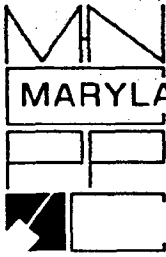


37/3-93CC 7001 Westmoreland Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 10.14.93

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Philip and Paula Beck

Address: 7001 Westmoreland Avenue, Yucca Park



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Philip & Paula Roark TELEPHONE NO. 301) 270 3374
(Contract/Purchaser) (Include Area Code)

ADDRESS 7001 Westmoreland Ave Takoma STATE MD ZIP 20912
CITY

CONTRACTOR DON MARETTA TELEPHONE NO. 301) 587 5292
CONTRACTOR REGISTRATION NUMBER MD HIC 054 14 30

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7001 Street Westmoreland Ave

Town/City Takoma MD Election District MONT 031

Nearest Cross Street Carroll Ave

Lot 9 Block F Subdivision GILBERT & WOOD

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 15,000 Including appliances & fixtures

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT-SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PECO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Philip Roark Signature of owner or authorized agent (agent must have signature notarized on back)

Lat 20, 1993 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 10.16.93

APPLICATION/PERMIT NO: 431197710 75 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7001 Westmoreland Avenue Meeting Date: 10/13/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93CC Tax Credit: No
Public Notice: 9/29/93 Report Date: 10/6/93
Applicant: Philip and Paula Roark Staff: Nancy Witherell
PROPOSAL: Alteration of openings RECOMMEND: Approve with
Condition

The applicants plan to remodel the kitchen and dining room of their home, designated an outstanding resource in the Takoma Park Historic District. As a result, they propose changing a kitchen door opening into a window, matching adjacent window openings. In addition, a dining room window opening would be enlarged to allow installation of French doors. The new window and doors would be of wood "with panels matching the existing style."

STAFF RECOMMENDATION

The staff assumes that "panels" refers to the casing around the edge of the opening. The staff recommends that the Commission approve the application provided the trim for the new openings match that of the existing and that the new wood double-hung sash window have true wooden muntins in the top sash, since it will be installed adjacent to existing original 6/1 windows on the rear facade.

The staff finds the proposal consistent with the Takoma Park guidelines for outstanding resources and with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Philip & Paula Roark TELEPHONE NO. 301) 270 3374
(Contract/Purchaser) (Include Area Code)

ADDRESS 7001 Westmoreland Ave Takoma PR MD 20912
CITY STATE ZIP

CONTRACTOR DON MARETTE TELEPHONE NO. 301) 587 5393
CONTRACTOR REGISTRATION NUMBER MHC 054 14 30

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7001 Street Westmoreland Ave

Town/City Takoma PR MD Election District MONT 031

Nearest Cross Street Carrol Ave

Lot 9 Block F Subdivision GILBERT & WOOD

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>After/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 15,000 Including appliances & fixtures

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 () Well
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

1

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Our home is a single family bungalow at 7001 Westmoreland Ave in Takoma Park. The house is a two story with stucco on the bottom floor and shingles on the upper portion. The house is located one half block from the commercial zone of old town Takoma on a tree lined street of family dwellings with some rentals.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project is designed to remodel our kitchen and dining room, both of which are located at the back of the house. From the back of the house several minor changes will occur to the outside appearance. A kitchen door will be changed to a window which will be identical to the existing two windows next to the door. An existing window in the dining room will be converted to a French door. All window and doors will be wood with panels matching the existing style. The finished work will not be noticeable by our neighbors.

(2)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Replace kitchen door with window which matches two adjacent windows. Replace dining room window with French door. Doors and windows are pre hung of wood materials. No change to landscaping

- b. the relationship of this design to the existing resource(s):

The design copies existing style

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent Property Owners.** For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name George & Maureen Khole
 Address 7000 Westmoreland Ave across street
 City/Zip Takoma 20912
2. Name Megan Taylor & Franz Rossman
 Address 6913 Westmoreland south
 City/Zip Takoma 20912

3. Name Carol Browner + Micheal Podhozer
Address 7003 Westmoreland
City/Zip Takoma 20912 north

4. Name _____
Address _____
City/Zip _____

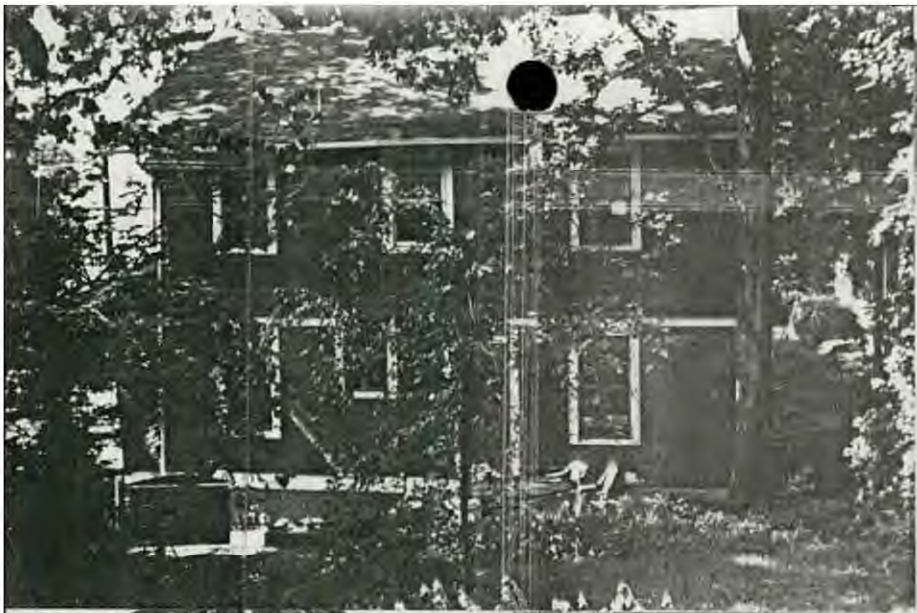
5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

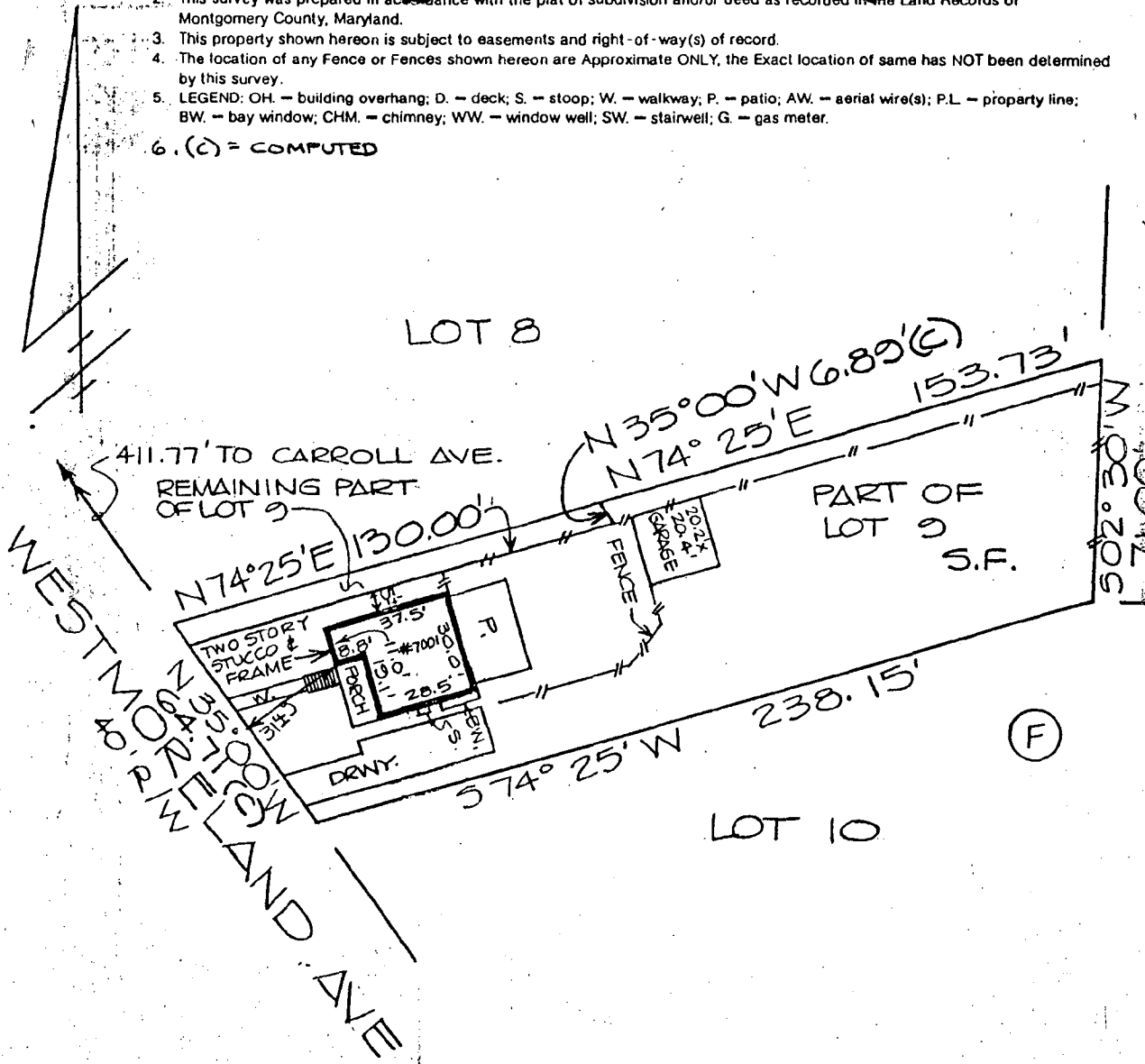
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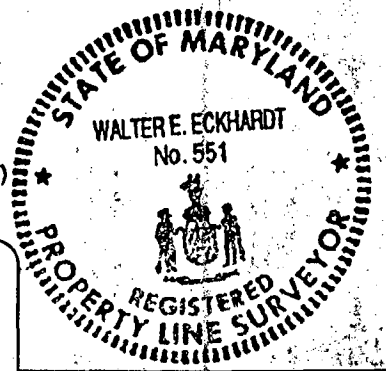
(Face forward) ↑ ↑

NOTES:

1. This is NOT a Property Line/Boundary Survey and is NOT to be used for the erection of fences or any other improvement; this Survey is for Title Purposes ONLY; Title Report was not furnished.
2. This survey was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of Montgomery County, Maryland.
3. This property shown hereon is subject to easements and right-of-way(s) of record.
4. The location of any Fence or Fences shown hereon are Approximate ONLY, the Exact location of same has NOT been determined by this survey.
5. LEGEND: OH. - building overhang; D. - deck; S. - stoop; W. - walkway; P. - patio; AW. - aerial wire(s); P.L. - property line; BW. - bay window; CHM. - chimney; WW. - window well; SW. - stairwell; G. - gas meter.
6. (C) = COMPUTED



Note: This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)



HOUSE LOCATION SURVEY
 #7001 WESTMORELAND AVENUE
 PART OF LOT 8 BLOCK F
 PLAT OF
 B.F. GILBERT'S ADDITION
 TO TAKOMA PARK
 P.B. A P. No. 49
13th Election District
 Montgomery County, Maryland

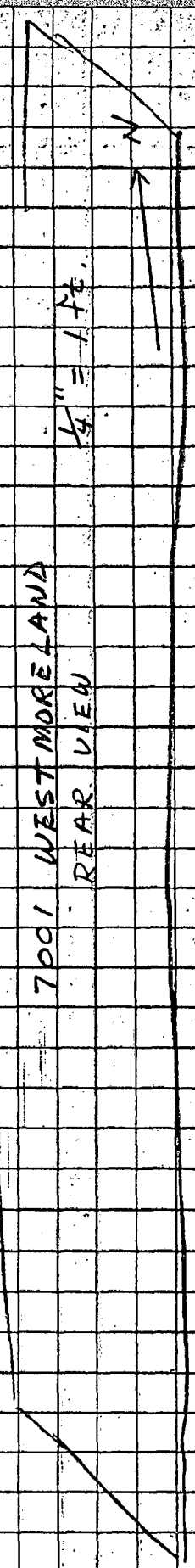
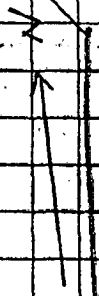
CERTIFICATION:
 I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.
Walter E. Eckhardt
 Walter E. Eckhardt
 Property Line Surveyor, Md. Reg. No. 551

MSI METROPOLITAN SURVEYS, INC.
 Rockville, Maryland

Case: V93-03-083 File: 03-30393 Ck.: ✓ DRN: FK Scale: 1" = 50' Date: 4-1-93

7001 WEST MORELAND
REAR VIEW

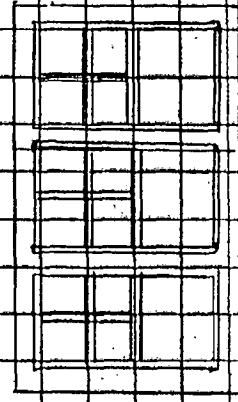
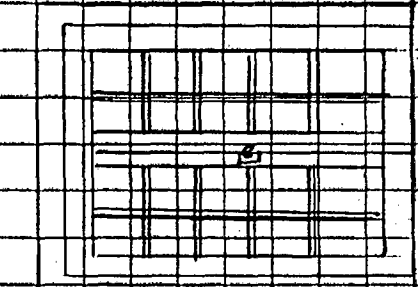
1/4" = 1 FT.



Shingles



Stucco



Hand drawn

Hand drawn



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**