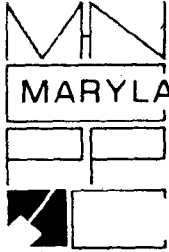


- 37/3-95EE 6916 Westmoreland Ave -
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 10/11/95

MEMORANDUM

TO: Robert Hubbard, Chief
 Division of Development Services and Regulation
 Department of Environmental Protection (DEP)

FROM: Gwen Marcus, ^{DDZ}Historic Preservation Coordinator
 Design, Zoning, and Preservation Division
 M-NCPPC

SUBJECT: Historic Area Work Permit

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

~~_____~~ Approved _____ Denied

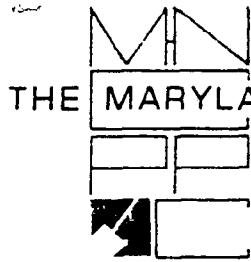
_____ Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: ARTHUR KALPAS

Address: 6916 WESTMORELAND AVENUE, TAKOMA PARK

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: 10/11/95

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{RDZ} Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

→ When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

TAX ACCOUNT # 13 025 01076232

CONTACT PERSON ARTHUR KARPAS
 DAYTIME TELEPHONE NO. (301) 496-6141

NAME OF PROPERTY OWNER ARTHUR KARPAS DAYTIME TELEPHONE NO. (301) 496-6141

ADDRESS 6916 WESTMORELAND AVE. TAKOMA PARK MD 20912

CITY STATE ZIP CODE

CONTRACTOR SELF TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 6916 STREET WESTMORELAND AVE.

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET CARROLL AVE

LOT 43 BLOCK A SUBDIVISION 25

LIBER 4445 FOLIO 897 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct NO Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 500.-

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER N/A

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches N/A

3B. 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 _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS
MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

Garage converted 20 years ago into a studio shed
located behind the house of no historic
significance. See photos

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

Repair + rebuild roof and front wall damaged by termites
and rot. The back half of the roof will be raised
three feet to increase storage area. See photos

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Approved.

Address: 6916 Westmoreland Avenue

Meeting Date: 10/11/95

Resource: Takoma Park Historic District

Review: **HAWP/
RETROACTIVE**

Case Number: 37/3-95EE

Tax Credit: No

Public Notice: 9/27/95

Report Date: 10/4/95

Applicant: Arthur Karpas

Staff: Robin D. Ziek

PROPOSAL: Alterations to altered garage/shed

RECOMMEND: APPROVAL

BACKGROUND

RESOURCE: Takoma Park Historic District

STYLE: Bungalow, with modern rear addition, and altered garage

DATE: ca. 1910-1920's

SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION

The secondary structure to the rear of house measures 10.3' x 18.3' and was originally built as a garage/auto house. This structure was modified prior to the establishment of the Takoma Park H.D. and has served as extra studio/family space. Modifications include installation of a 3' front door and home-built window on the front facade.

The applicant wishes to expand the use of the building for more extended use by family, and began necessary roof repairs as part of a rehabilitation of the structure. In the process, the applicant discovered damage/rot to the roof structure and decided to tear off the original rafters to replace them.

When the applicant realized the extent of the required repairs, the project was expanded to try and get more space in the second level by raising the roof at the rear portion only. At this point, the applicant thought to apply (retroactively) for the HAWP.

The applicant proposes to use wood siding to match the existing garage siding (and the residence). The applicant also proposes to replace two home-built existing windows with two vinyl windows which were salvaged from a renovation down the block, and add two more vinyl windows at the rear.

STAFF DISCUSSION

This small garage structure is severely altered, and has been partially integrated into the residence through alterations to the front facade, and through landscaping. The structure is at the end of a narrow driveway and is not readily apparent from the street.

Staff feels that the proposed alterations to the structure will have little effect on the district. This decision is based on the fact that the building has already been altered, balanced

①

by the understanding that there are a large number of other existing small garages in the historic district. While the alterations to this structure both change its appearance and support a change in function, the scale is compatible with the small scale of the original garage. Therefore the relationship between bungalow and outbuilding remains intact.

Because the structure is well back from the public right-of-way, staff feels that the re-use of scavenged vinyl windows is acceptable because they will not stand out.

STAFF RECOMMENDATION

The proposal meets the Takoma Park Guidelines for Contributing Resources that state:

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;

Staff recommends, with the following conditions, that the Commission find the proposal consistent with the purposes of Chapter 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 with Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

2

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON ARTHUR KARPAS
 DAYTIME TELEPHONE NO. (301) 496-6141

TAX ACCOUNT # 13 025 01076232

NAME OF PROPERTY OWNER ARTHUR KARPAS DAYTIME TELEPHONE NO. (301) 496-6141

ADDRESS 6916 WESTMORELAND AVE. TAKOMA PARK MD 20912
CITY STATE ZIP CODE

CONTRACTOR SELF TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

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TOWN/CITY TAKOMA PARK NEAREST CROSS STREET CARROLL AVE

LOT 43 BLOCK A SUBDIVISION 25

LIBER 4445 FOLIO 897 PARCEL _____

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 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

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3A. HEIGHT _____ feet _____ inches N/A

3B. 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 _____

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.

Arthur Karpas
 Signature of owner or authorized agent

9.7.95
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

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and rain. The back half of the roof will be raised
three feet to increase storage area. See photos

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6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at

4

George + Maureen Kohl
7000 Westmoreland Ave
Takoma Park MD 20912

Andy + Becky Margues
6917 Westmoreland Ave
Takoma Park MD 20912

Franz Rasmussen Margaret Taylor
6913 Westmoreland Ave
Takoma Park MD 20912

Plat of House Location
 Lot-43 Block-A
 Plat of Herber L. Thornton's Resubdivision of Lots
 numbered 15 Thru 20 in Block-A E.F. Gilbert's Add. to
 TAKOMA PARK

Wheaton (13th) District
 Montgomery County, Maryland.
 Surveyor's Certificate

I hereby certify that the plan shown hereon is correct;
 and that the location of all the existing improvements
 on the described property have been carefully established
 by a transit-tape survey and that unless otherwise shown
 there are no encroachments.

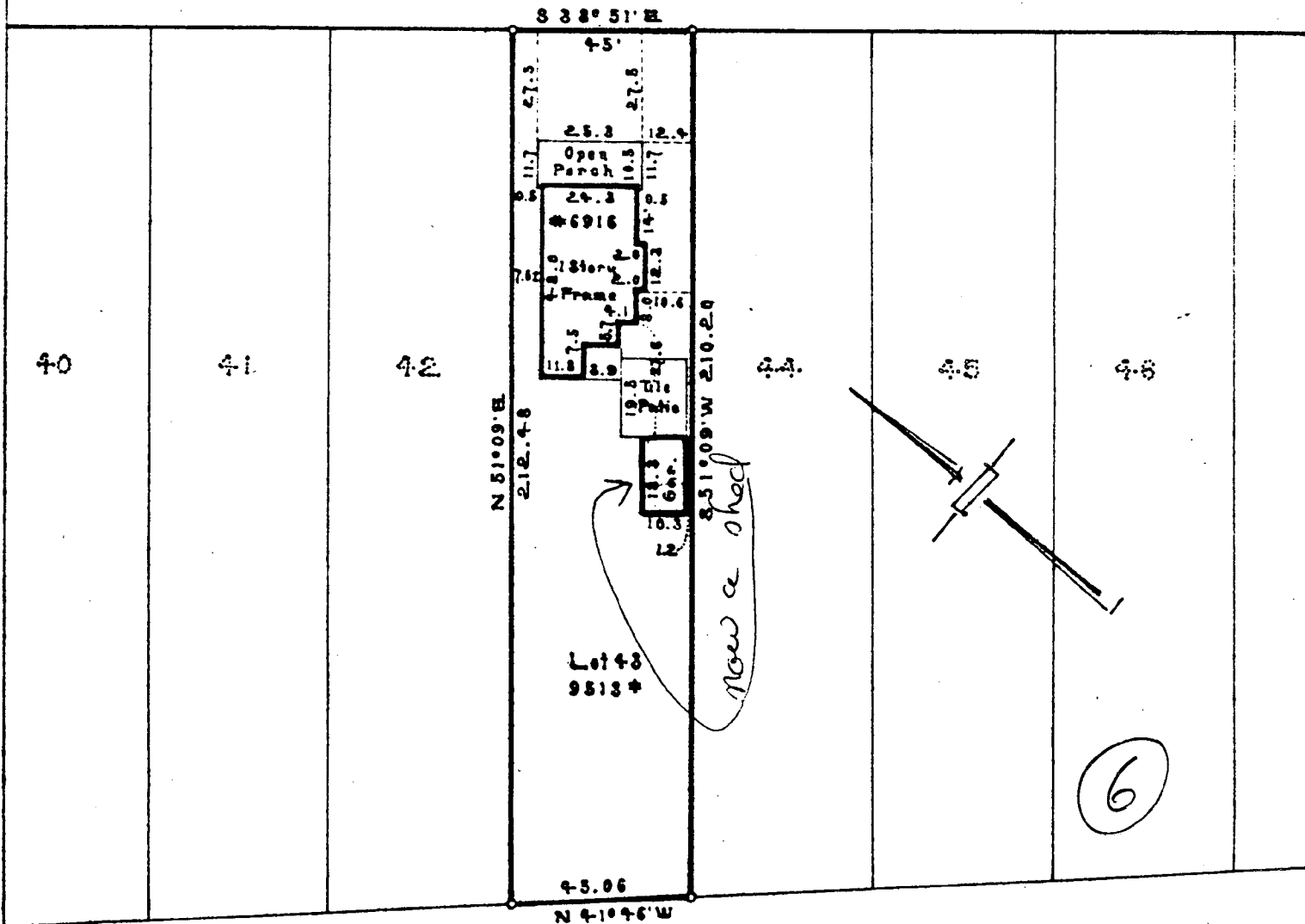
Dated August 10, 1973
 Plat Book-3 Plat-224
 Scale 1" = 40'

R.K. Maddox County Surveyor
 Court House Rockville, Md.



House # 6916 Westmoreland Street, Takoma Park, Md. 20012

WESTMORELAND (ELM AVENUE) STREET

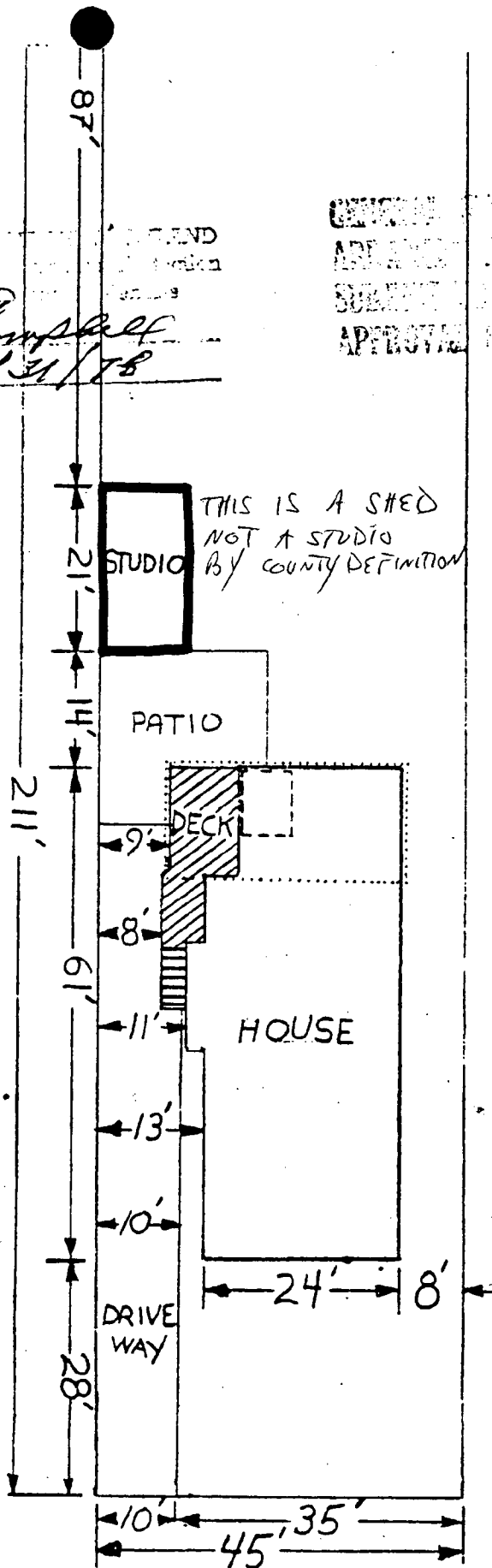


APPROVED
 DATE: 5/31/78
 APPROVED: Campbell

SUBMITTED FOR APPROVAL
 OF CONSTRUCTION

916
 WESTMORELAND
 AVENUE
 KOMA PARK MD
 2012

LIBERT + WOODS
 3 DIVISION
 BER 4445
 OLIO 897
 OT 43
 LK A
 513 sq. ft.



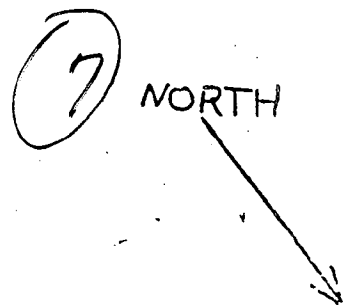
THIS IS A SHED
 NOT A STUDIO
 BY COUNTY DEFINITION

- EXISTING
- - - PROPOSED MAIN FLOOR ADDITION
- · · PROPOSED SECOND FLOOR ADDITION
- ▨ DECK
- ≡ STAIRS

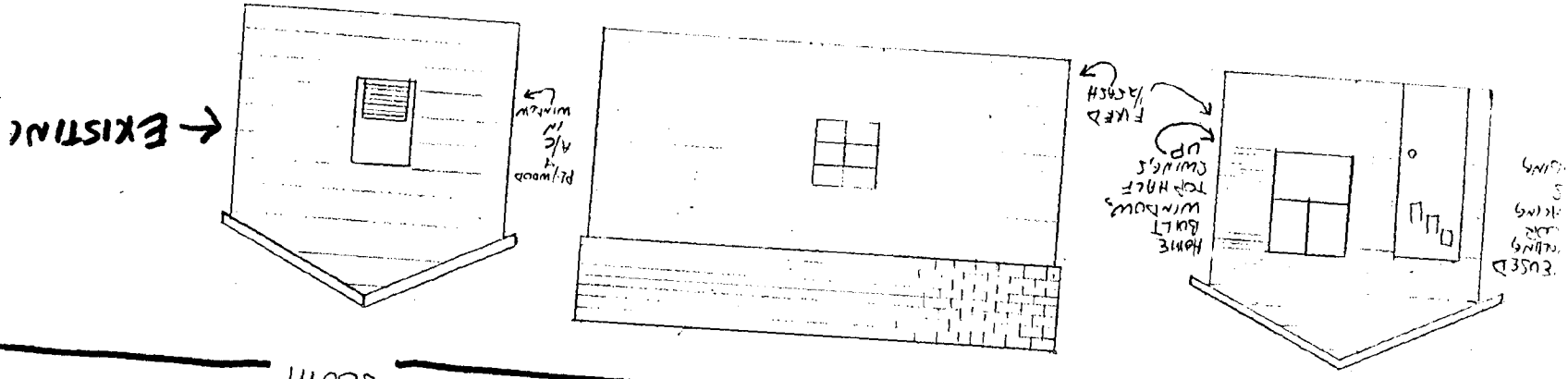
SCALE 1" = 20'

MAY 23, 1978

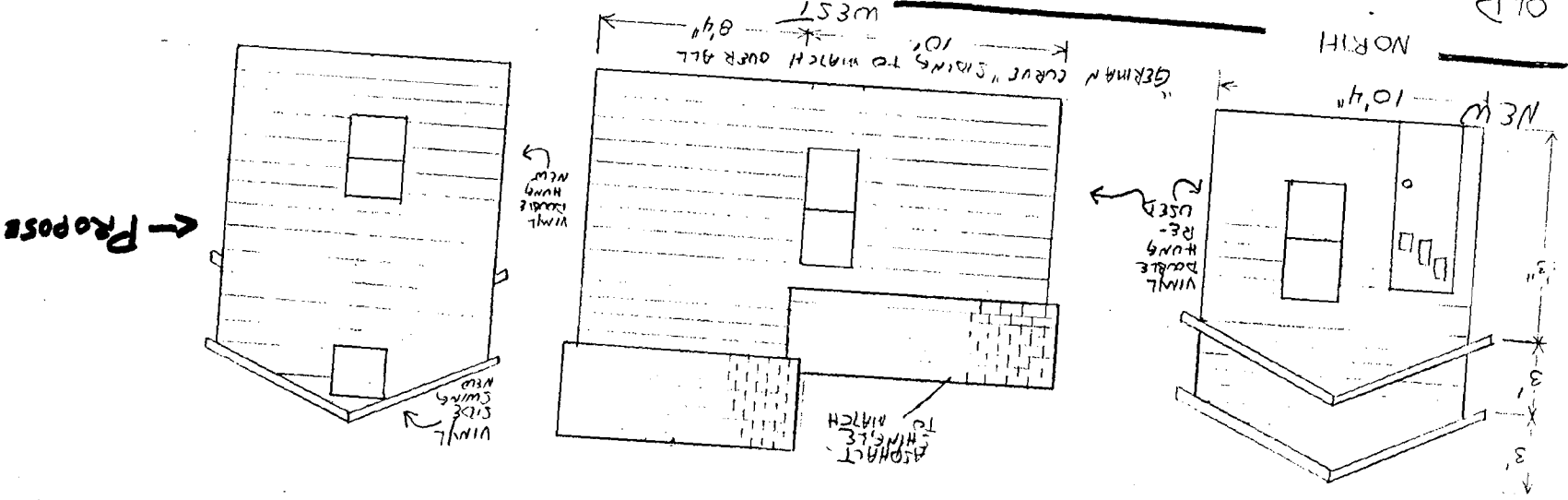
AREA: HOUSE = 3250 sq. ft.



STREET



————— SOUTH —————



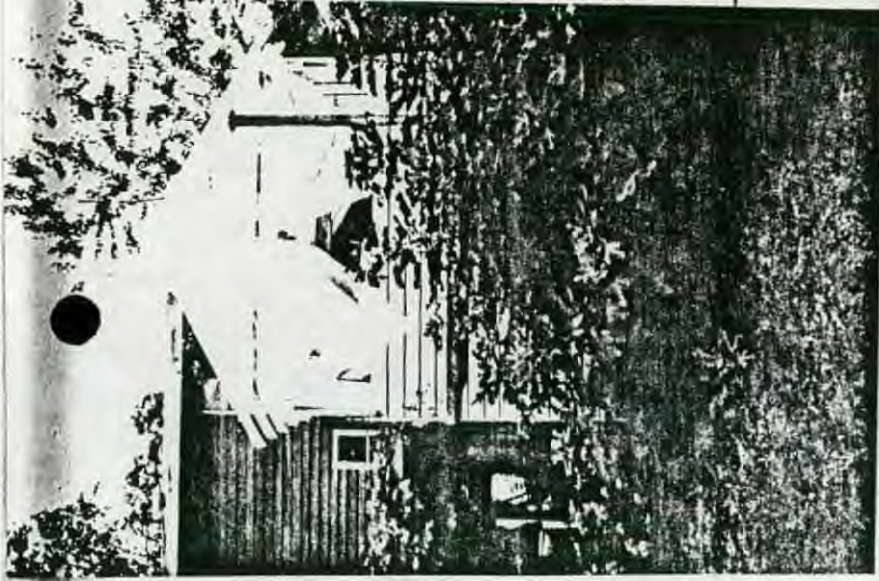
← Propose

————— NORTH —————

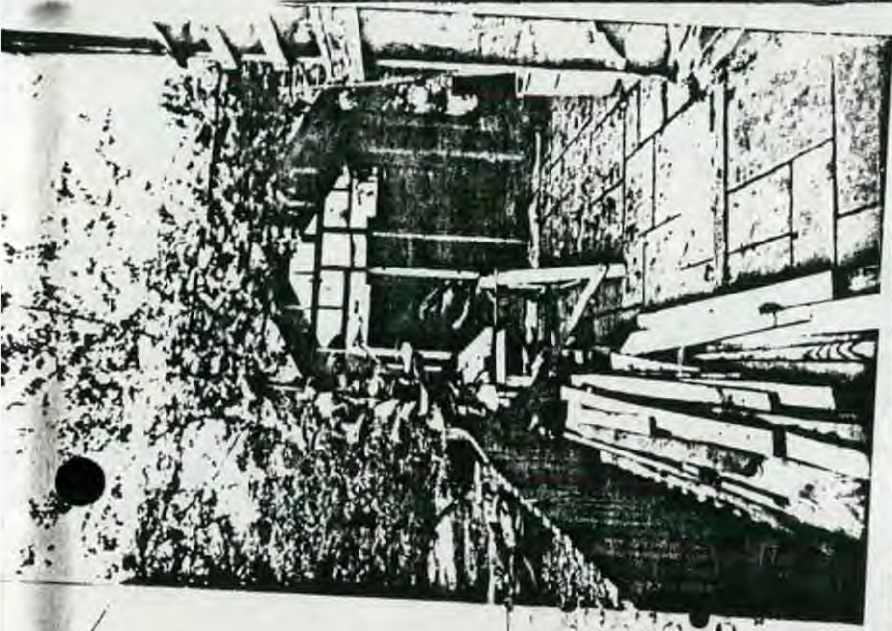
6916 WESTMORELAND AVE
TAKOMA PARK MD 20912
SHEP

Scale: 1/4" = 1'-0"

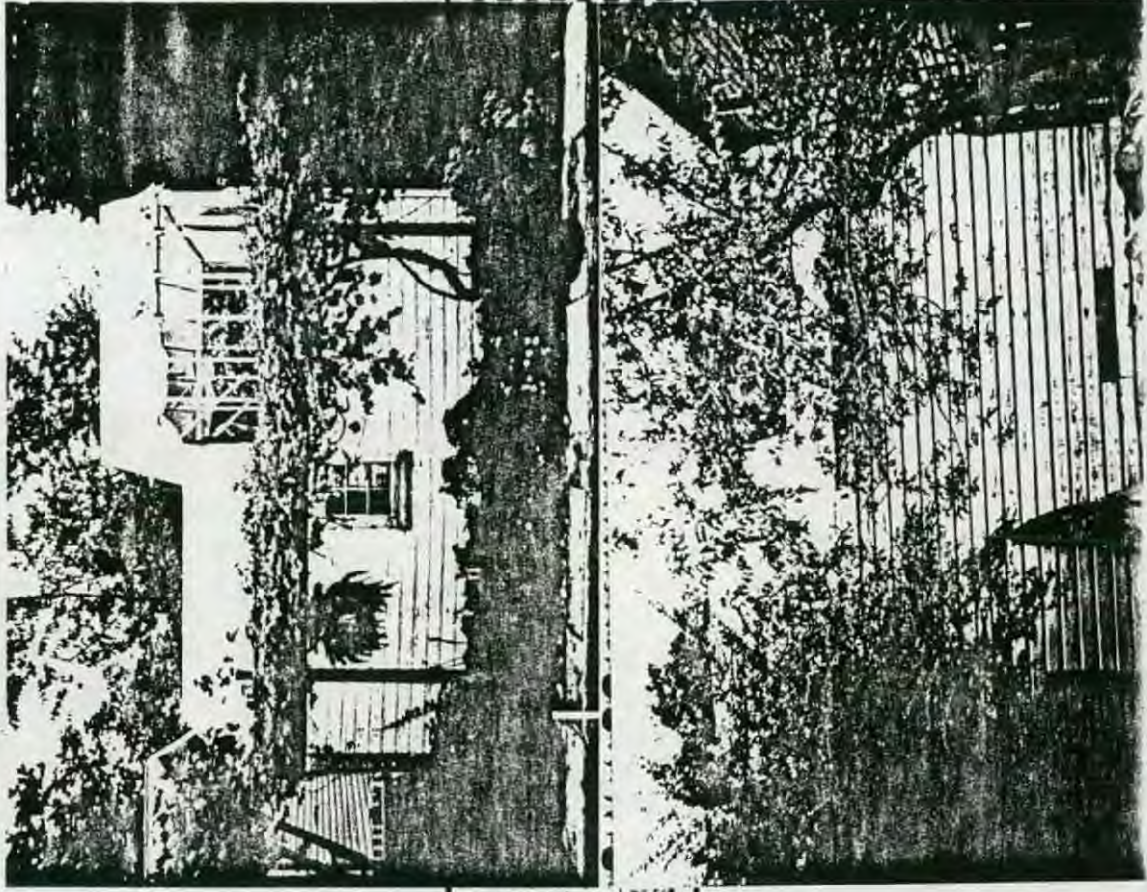
8



BACK SOUTH



FRONT (NORTH)



EAST SIDE
⑥

TODAY'S
VIEWS

WEST SIDE

FRONT
WEST



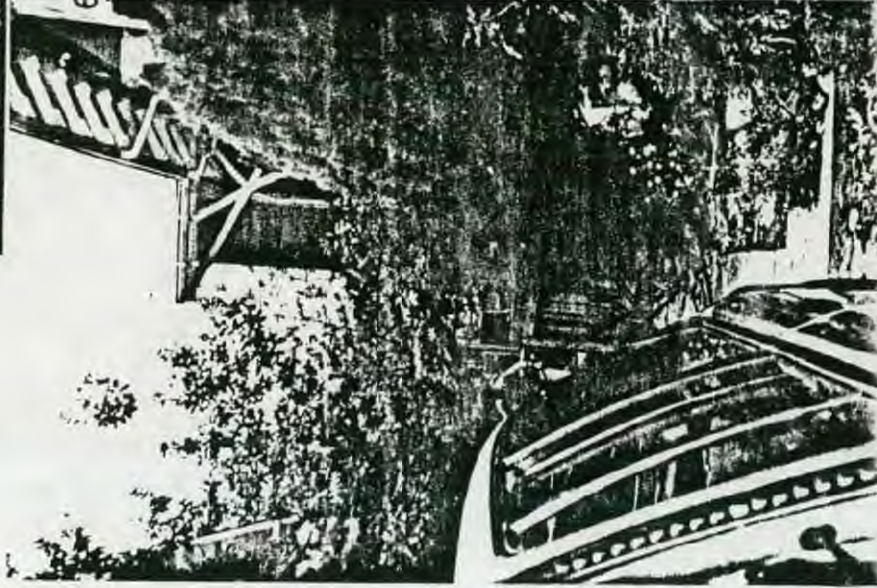
TODAY'S
VIEWS



REAR +
WEST



VIEW FROM
SIDE WALK



10



FRONT

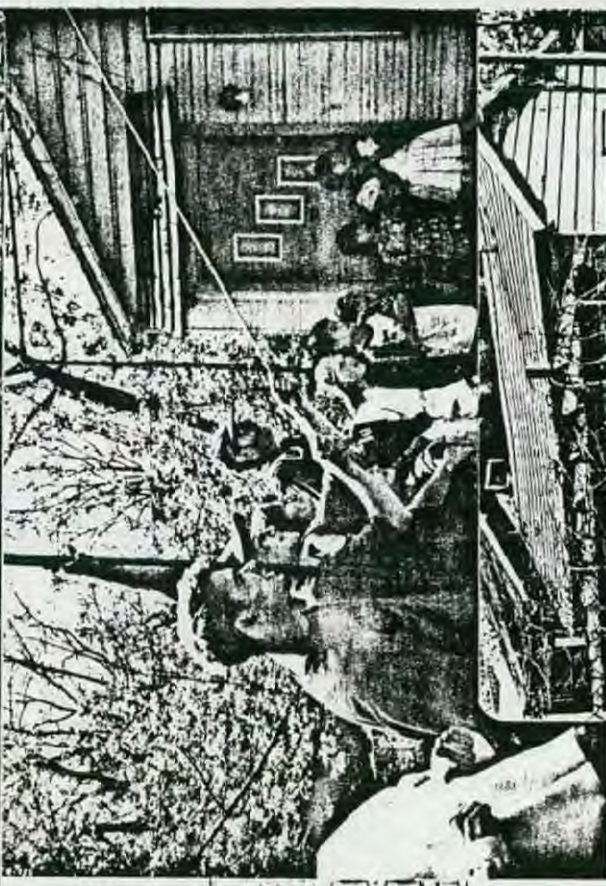
1994



FRONT 1995



FRONT 1994



REAR WEST 1986

11



27192



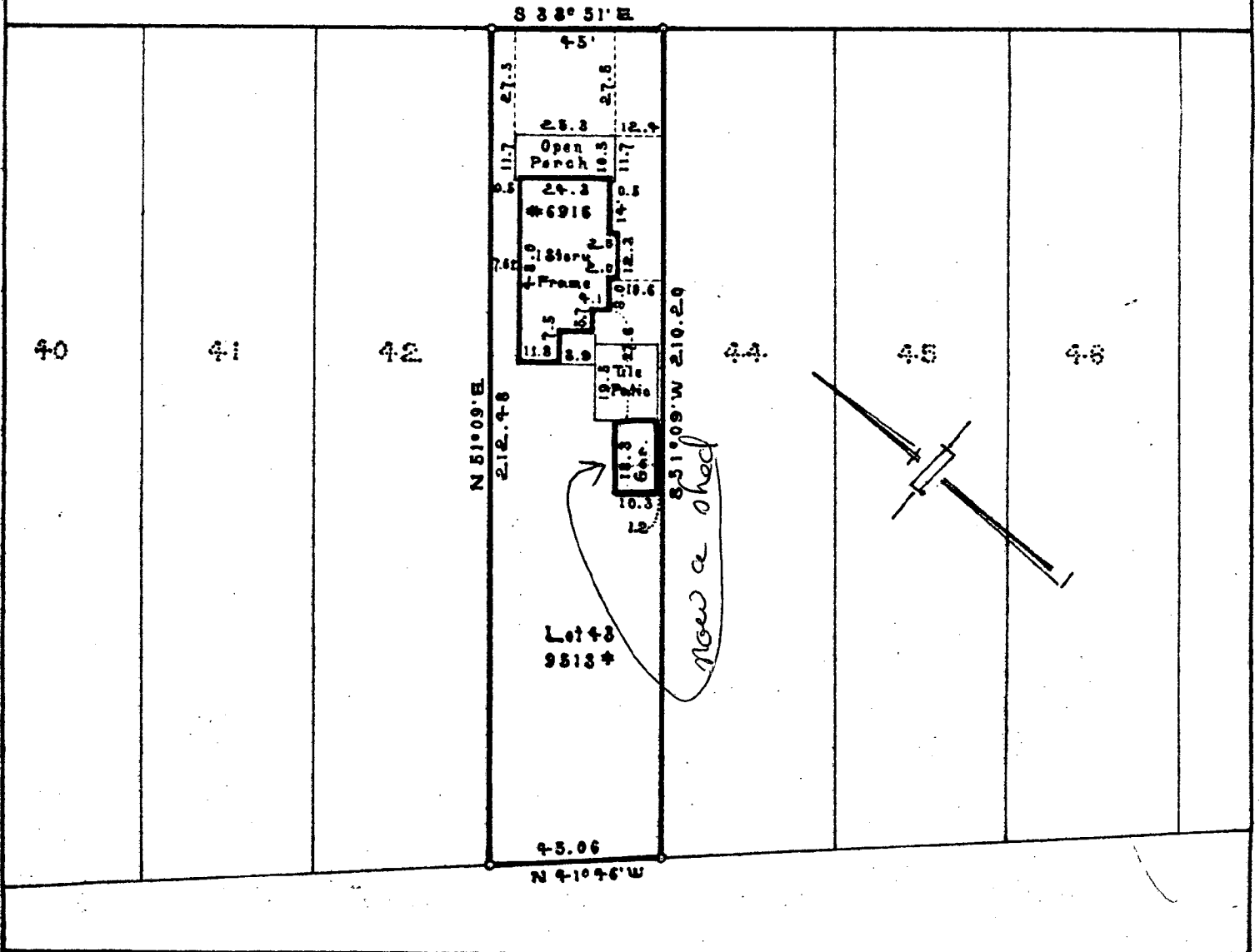
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on the described property have been carefully established
by a transit-tape survey and that unless otherwise shown
there are no encroachments.

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Scale 1" = 40'

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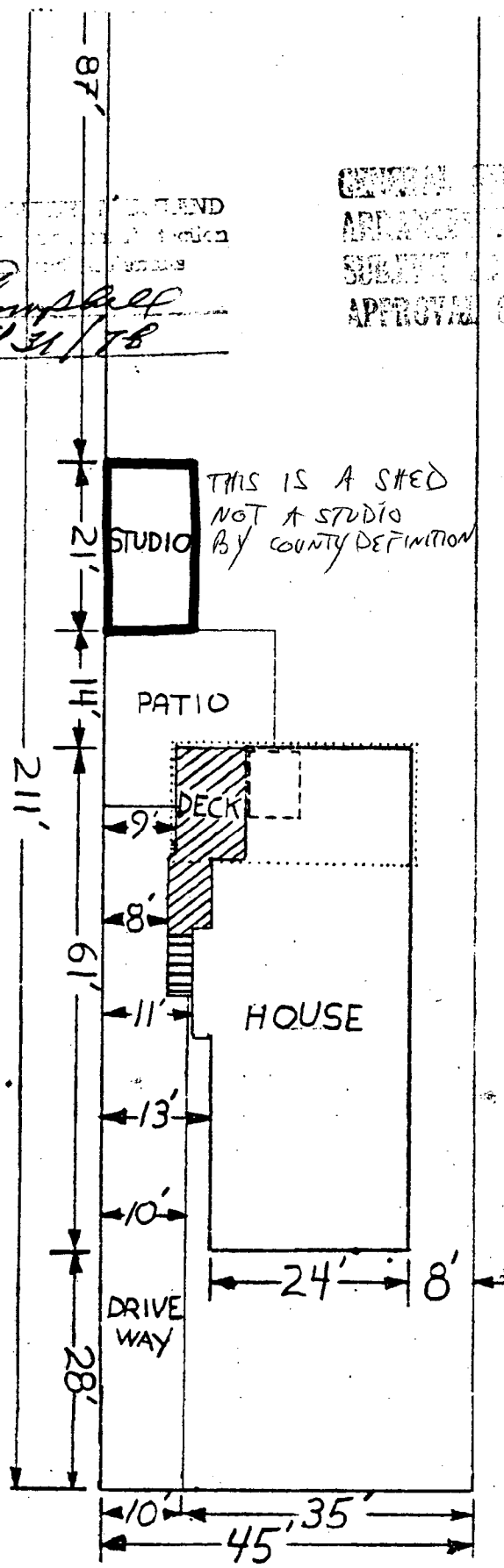
WESTMORELAND (ELM AVENUE) STREET



MONTEGOMERY COUNTY DEPARTMENT OF PLANNING
 Department of Planning
 Date: 5/31/78
 Approved: Campbell
 Date: 5/31/78

GENERAL INDUSTRIAL
 APPLICANT: [REDACTED]
 SUBJECT: [REDACTED]
 APPROVAL OF CONSTRUCTION

6916
 WESTMORELAND
 AVENUE
 TAKOMA PARK MD
 20012
 FILIBERT + WOODS
 SUBDIVISION
 - 13ER 4445
 - 010 897
 - 0T 43
 3LK A
 9513 sq. ft.



_____ EXISTING
 - - - - - PROPOSED MAIN FLOOR ADDITION
 PROPOSED SECOND FLOOR ADDITION
 [Hatched Box] DECK

[Stair Symbol] STAIRS

SCALE 1" = 20'

MAY 23, 1978

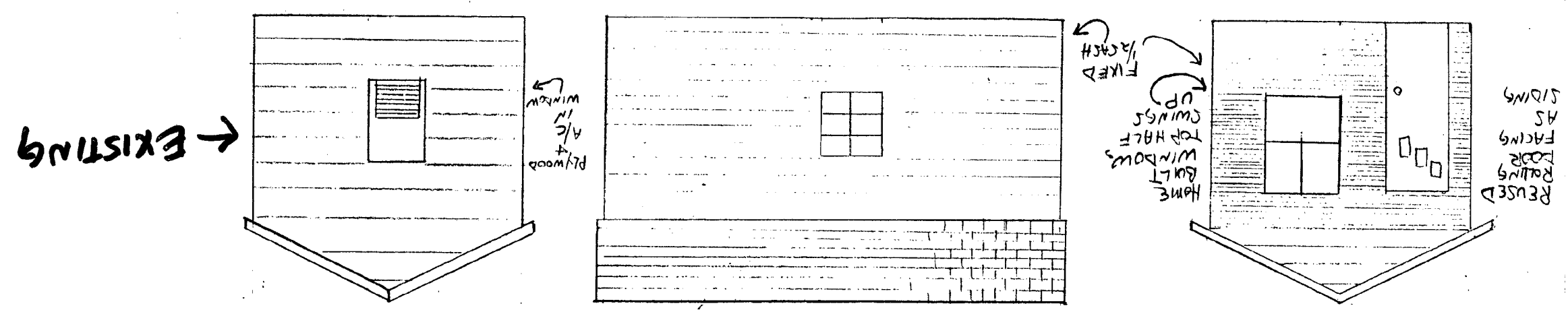
AREA: HOUSE = 3250 sq. ft.

NORTH
 [Arrow pointing down-right]

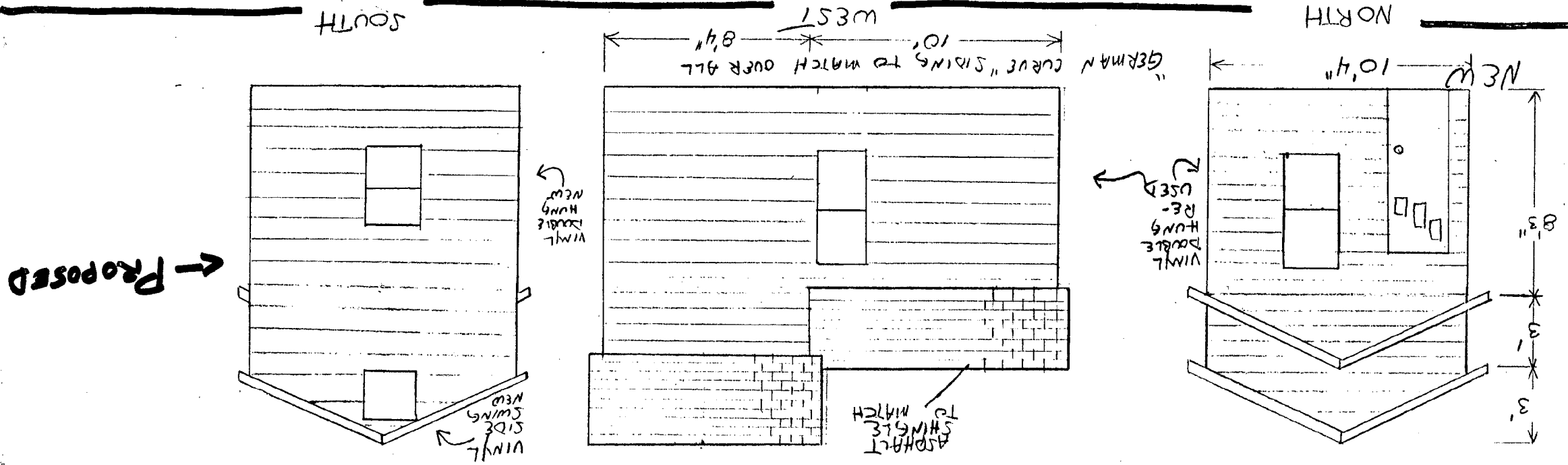
STREET

6916 WESTMORELAND AVE
 TAKOMA PARK MD 20912
 SHED

1 CM = 2 FT



OLD



SOUTH

NORTH

Proposed

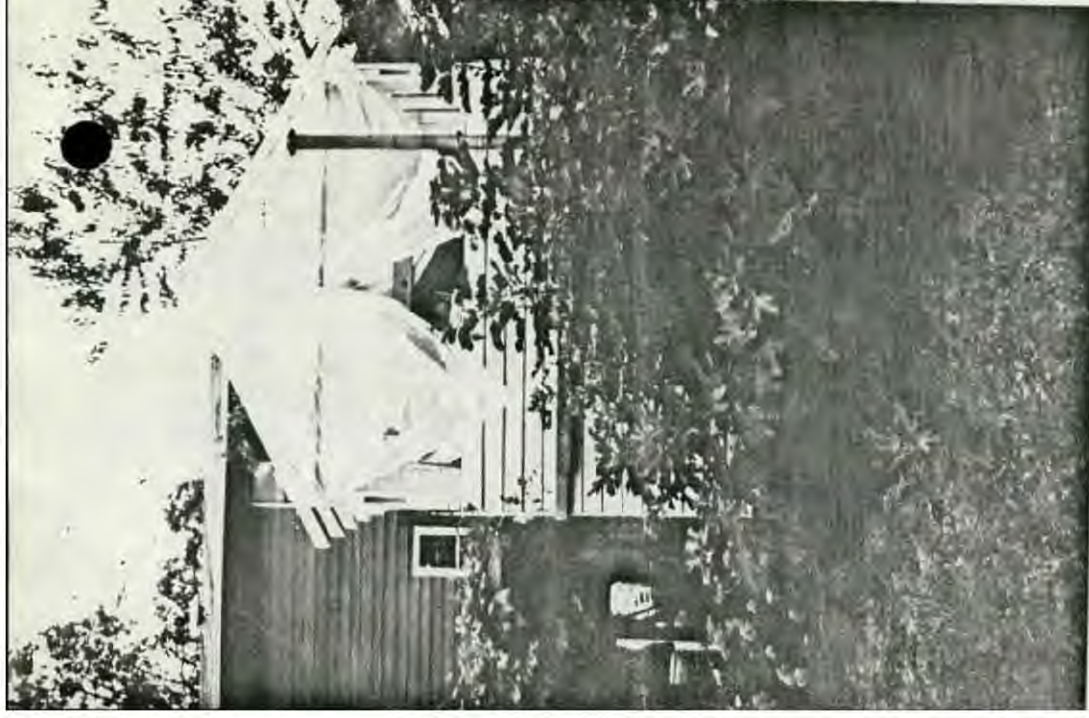
EXISTING

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

George + Maureen Kohl
7000 Westmoreland Ave
Takoma Park MD 20912

Andy + Becky Marques
6917 Westmoreland Ave
Takoma Park MD 20912

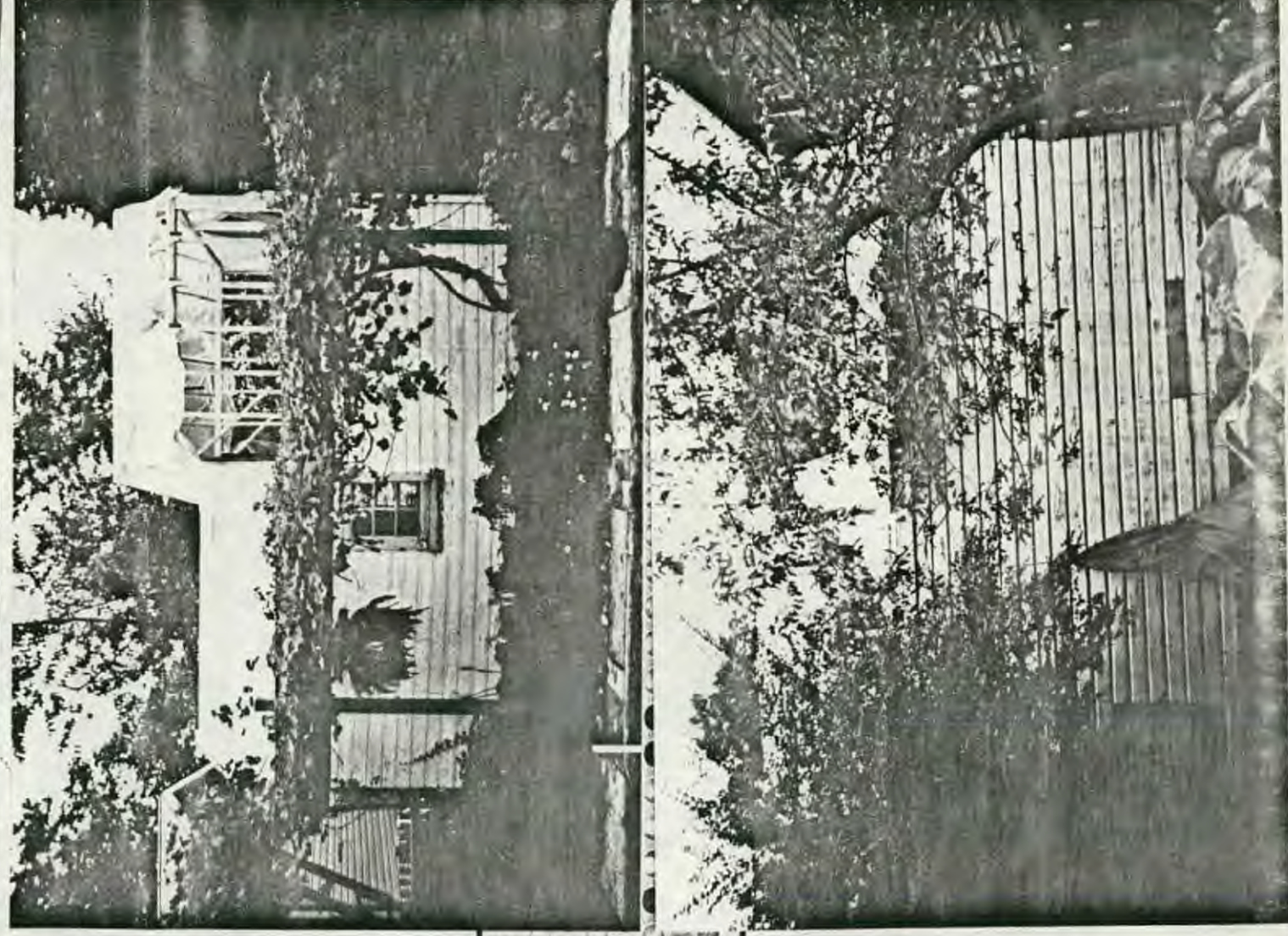
Franz Rassman Margaret Taylor
6913 Westmoreland Ave
Takoma Park MD 20912



BACK
SOUTH



FRONT
(NORTH)



TODAY'S
VIEWS

WEST SIDE

EAST
SIDE

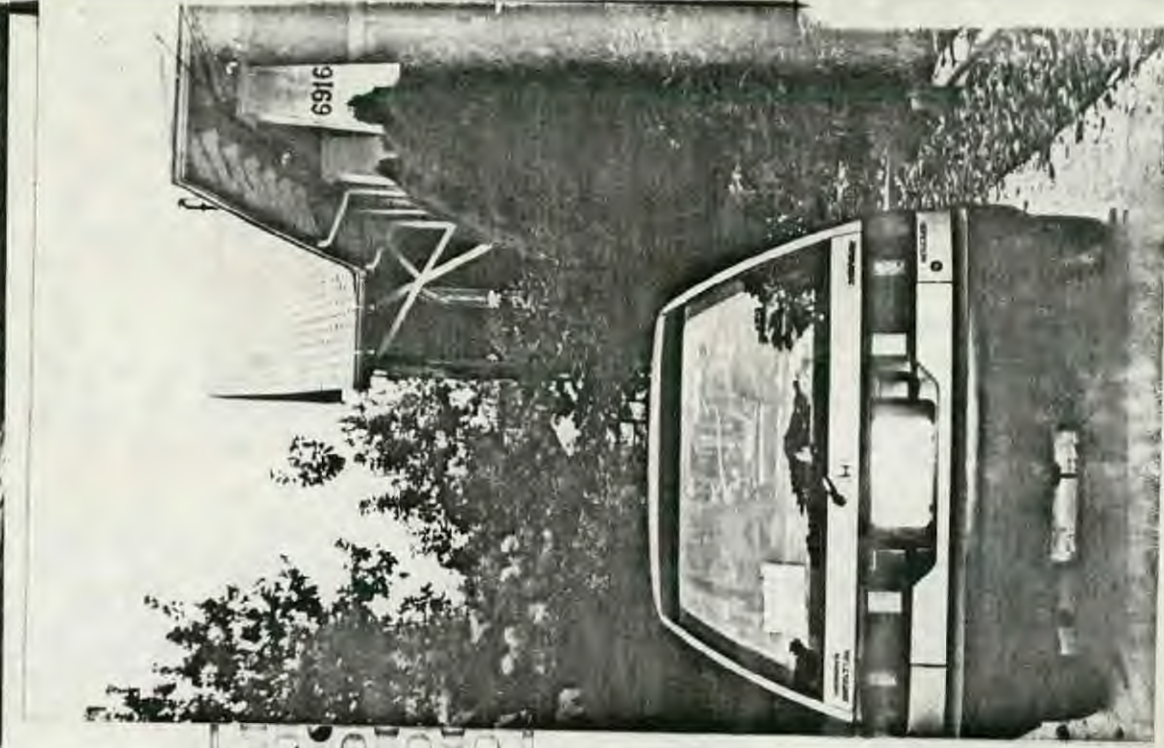
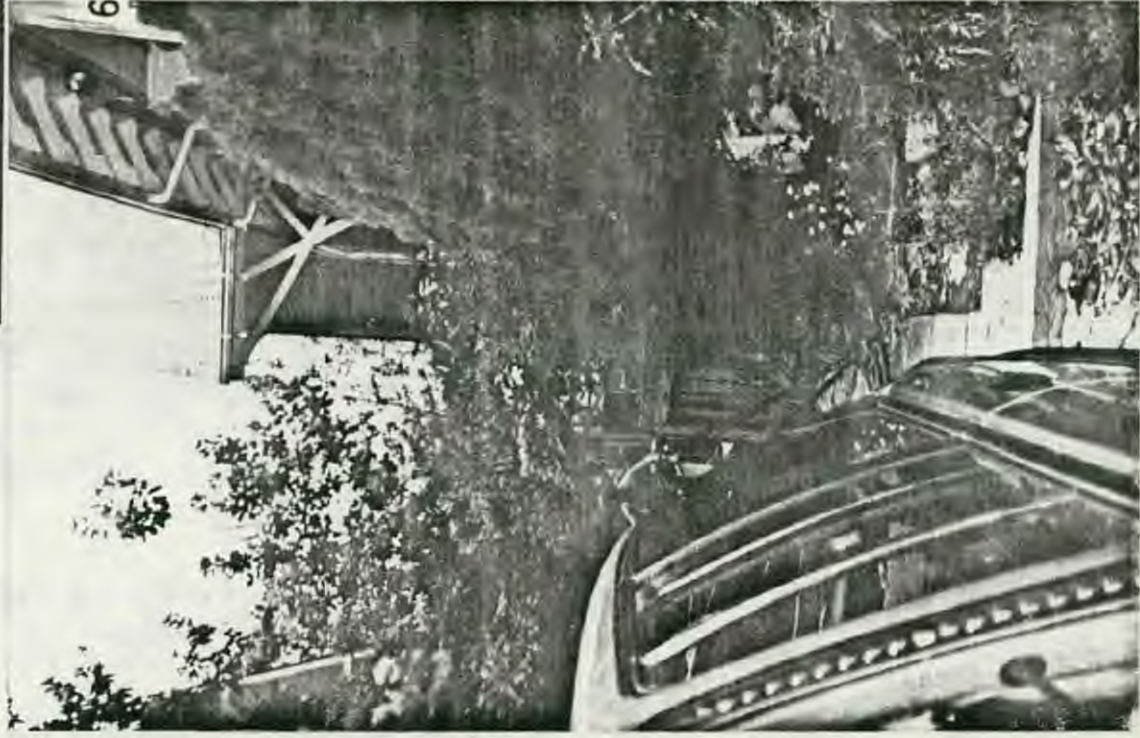
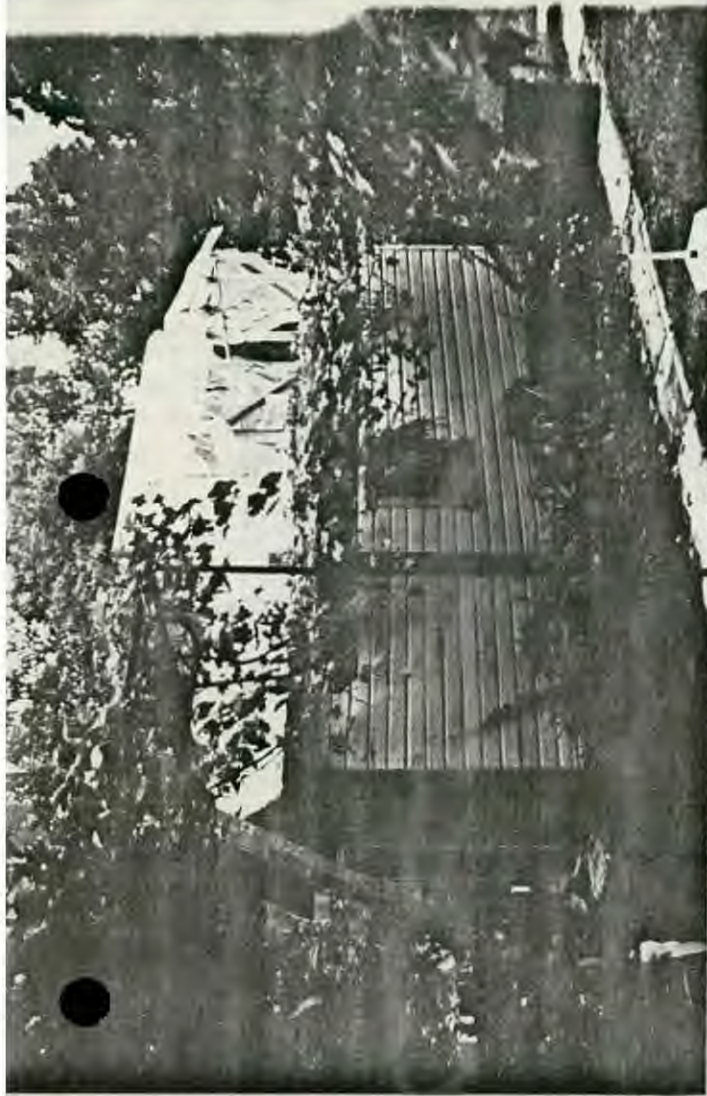
FRONT +
WEST

TODAY'S
VIEWS

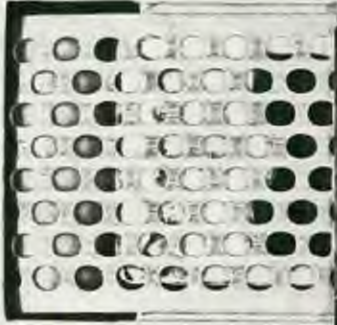


REAR +
WEST

12PM 301S
VIEW FROM 331N



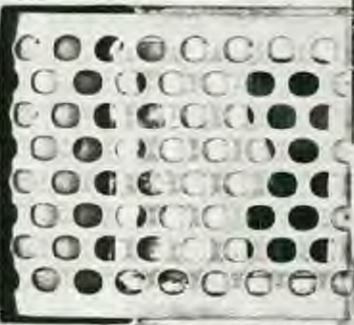
FRONT
1994



FRONT 1995



FRONT 1994



REAR & WEST 1986



Post-it™ Fax Note	7671	Date	9/20/95	# of pages	▶ 1
To	Sally Chen	From	Robin Ziek		
Co./Dept.	DEP	Co.			
Phone #		Phone #			
Fax #	217-6374	Fax #			



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

September 20, 1995

MEMORANDUM

TO: Sally Oden, Permits Section
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Robin D. Ziek, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: HAWP application intake

The purpose of this memo is to confirm that we would like you to accept the HAWP application of Arthur Karpas, for work at his residence on Westmoreland Avenue in Takoma Park even though he has not submitted a separate plan view of the outbuilding, and his materials are identified on the elevations.