

— 37/3-95U .6914 Westmoreland Ave
Takoma Park Historic District

Andrew Margaus
6914 Westmendale Avenue
Takoma Park District District
IPPC # 373-950 7/12/95











Dear Robin

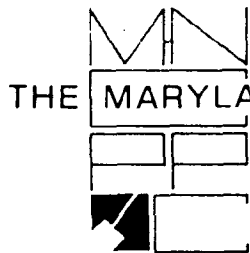
I'm sorry it took
so long to get you the
requested photos of
6914 Westmoreland Ave.

I understand that my
case is E on the 12th of
July.

If you have any questions,
I can be reached at 202/663-5906
or at home at 270-3563.

Thanks.

Andy Magnus



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 12, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, 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!

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6914 Westmoreland Avenue Meeting Date: 7/12/95
Resource: Takoma Park Historic District Public Notice: 6/28/95
Case Number: 37/3-95U Report Date: 7/05/95
Review: HAWP/Patio/Deck Tax Credit: No
Applicant: Andrew Marques Staff: Patricia Parker

DATE OF CONSTRUCTION: 1918

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Frame bungalow with notable porch columns.

PROPOSAL: Construct a 8'-3" wide x 20' deep wood deck without rail on grade in the rear of the property. Staff recommends that the applicant use treated lumber for protection and durability.

RECOMMENDATION: Approval
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
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; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an

historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- _____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- _____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- _____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER ANDREW MARQUES DAYTIME TELEPHONE NO. (202) 663-5906

ADDRESS 6914 WESTMORELAND AVE MD 20912
CITY STATE ZIP CODE

CONTRACTOR J B FLEMING TELEPHONE NO. (301) 891-2880
 CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 6914 WEST STREET WESTMORELAND AVE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET CARROLL AVE

LOT 44 BLOCK A SUBDIVISION BE. GILBERTS ADDITION

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

Construct 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 \$ 4800

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

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 ALL APPROVED REGULATIONS. (3)

**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:

Scar bungalow with an addition in the rear. A garage.
Site is a long lot with two wild cherry trees.

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

To build a ground level deck which will not be tied into
the existing structure

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. 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

Arthur Karpas

6916 Westmoreland Ave

T.P. 20912

301/270-4239

Brad Blower

6912 Westmoreland Ave

T.P. 20912

301/270-1627

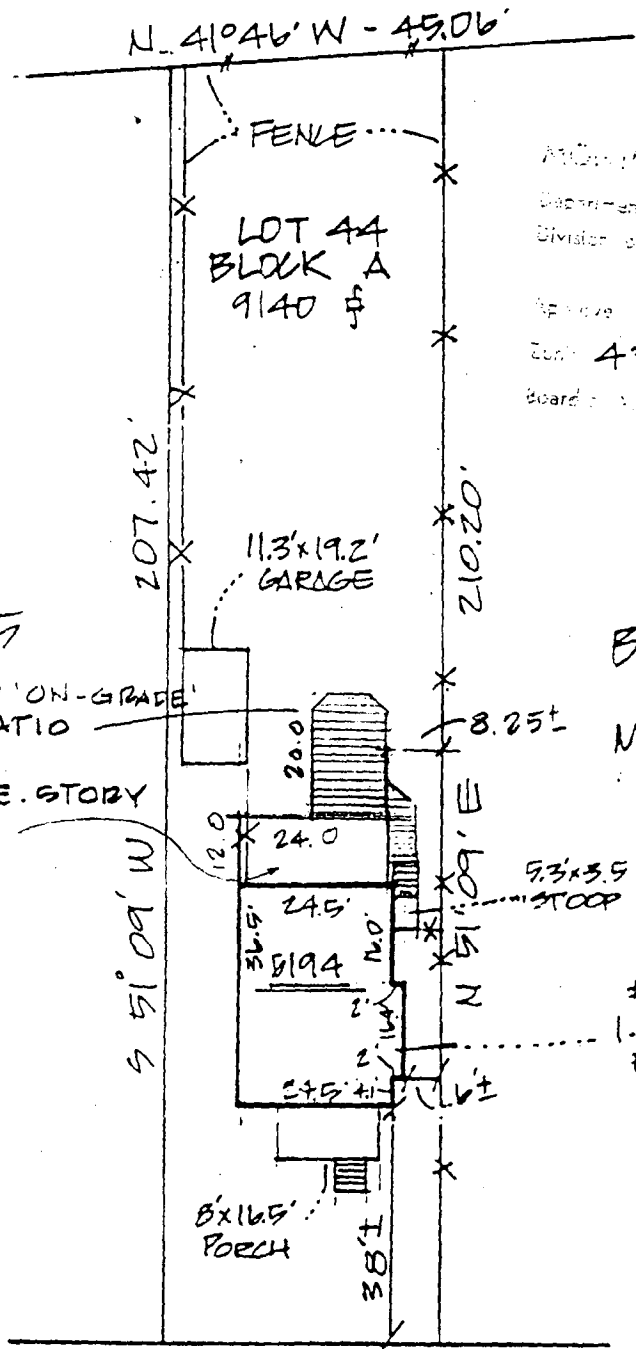
Franz Rossman

6913 Westmoreland Ave.

T.P. 20912

301/270-1564

Non-conforming to present R60 zoning.



MONTGOMERY CO. GOVERNMENT
 Department of Environmental Protection
 Division of Environmental Policy & Compliance

Approved: RRP/RRD Date 6/22/95
 Case: 43 R60 Page 208 NW1
 Board: Decks Case

DECK

HOUSE LOCATION
 LOT 44 BLOCK A
 B.F. GILBERTS ADDITION
 TAKOMA PARK
 MONTGOMERY COUNTY, M



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.

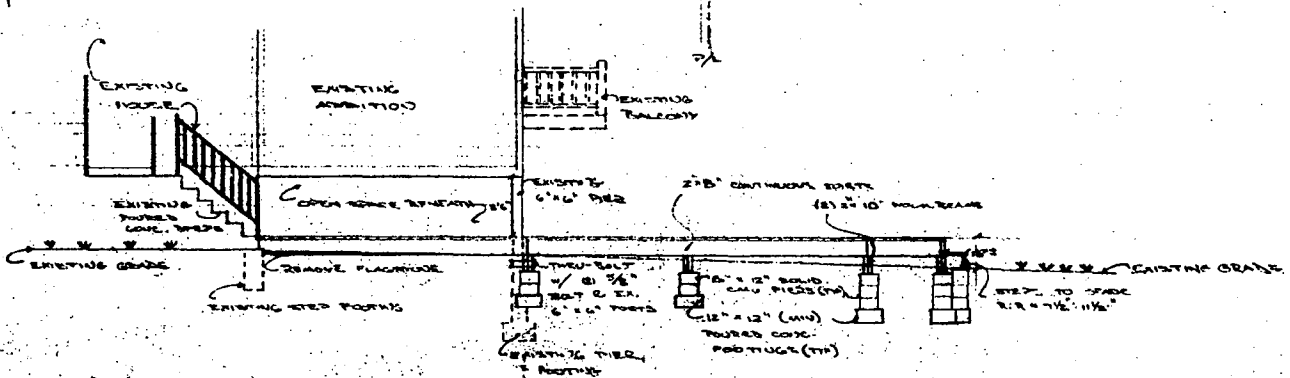
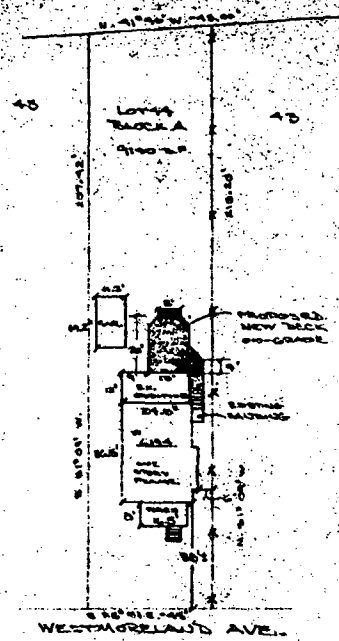
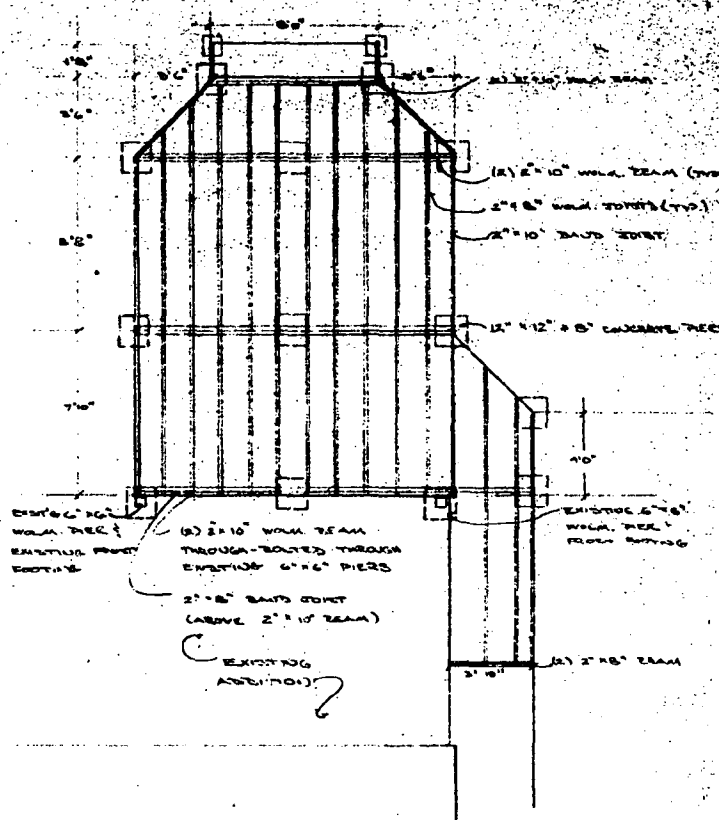
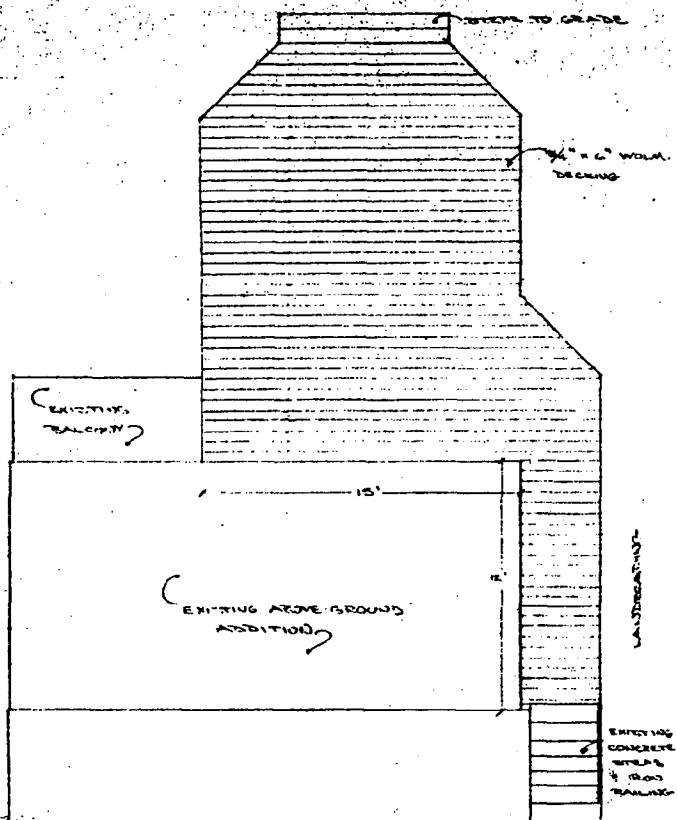
Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE
 REGISTERED LAND SURVEYOR MARYLAND # 5216

REFERENCES
 PLAT BK. 3
 PLAT NO. 224

LIBER
FOLIO

ANDJCN ASSOCIATES
 7 Brooke Avenue
 Gaithersburg, Maryland 20877
 (301) 840-8010

DATE OF SURVEYS	SCALE: <u>1"=30'</u>
WALL CHECK:	DRAWN BY: <u>B</u>
HSE. LOC.: <u>9/7/89</u>	JOB NO.: <u>10508</u>
BOUNDARY:	



DATE: 11/17/54	SCALE: 1/8" = 1'-0"	PROJECT: 100-1000
DATE: 11/17/54	SCALE: 1/8" = 1'-0"	PROJECT: 100-1000
DATE: 11/17/54	SCALE: 1/8" = 1'-0"	PROJECT: 100-1000



FRONT ELEVATION. WESTMORELAND AVENUE



REAR ELEVATION



