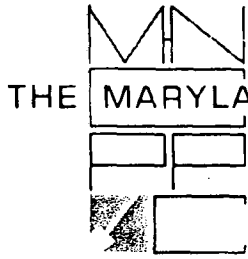


37/03-16 17 Montgomery Ave  
(Takoma Park Historic District)



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

Date: Oct 22, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

HAWP # 37/03-LL  
DPS # 0

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

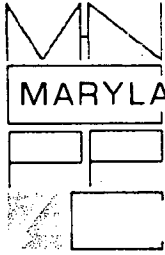
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) of your anticipated work schedule.

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

C:\hawpapr.wpd



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

Date: Oct. 22, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 0  
HAWP # 37/03-LL

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

- Approved
- Approved with Conditions: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Kerry Richter

Address: 17 Montgomery Ave., Takoma Park 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
25 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240117-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: self  
Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: KERRY RICHTER Daytime Phone No.: 202-785-0072  
Address: 17 MONTGOMERY AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: 301-920-1061  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 17 Street: MONTGOMERY AVE  
Town/City: TAKOMA PARK Nearest Cross Street: HICKORY  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: TREE REMOVAL

1B. Construction cost estimate: \$ \_\_\_\_\_  
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 plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kerry Richter  
Signature of owner or authorized agent

16-Sept-03  
Date

Approved: ✓ G For Chairperson Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Susan C. Delaney Date Issued: Oct 22, 2003  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

KERRY RICHTER  
17 MONTGOMERY AVE  
TAKOMA PARK MD  
20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

SAMEN, J. & SCHER, A.  
16 MONTGOMERY AVE.  
TAKOMA PARK MD  
20912

SPEAR, C  
19 MONTGOMERY AVE  
TAKOMA PARK MD  
20912

MEYER, A. & C.  
15 MONTGOMERY AVE  
TAKOMA PARK MD  
20912

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301-891-7633  
FAX: 301-585-2405



31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

August 27, 2003

Kerry Richter  
17 Montgomery Avenue  
Takoma Park, Maryland 20912

Dear Ms. Richter:

The City of Takoma Park has granted preliminary permit approval for you to remove the 8 inch diameter at breast height (dbh) Canadian hemlock tree located at the front right of your property. Preliminary approval means that the City will post the property for a 15 day period beginning August 28, 2003 and ending September 13, 2003 for public comment. If no objections are filed by the community, you will be granted a permit to remove the trees pending receipt of your signed agreement to adhere to the City's replanting/replacement requirements. The replanting/ replacement agreement is enclosed, the terms of which require you to replant one 2 ½ inch caliper trees, or make a contribution of \$257.00 to the City's Tree Fund.

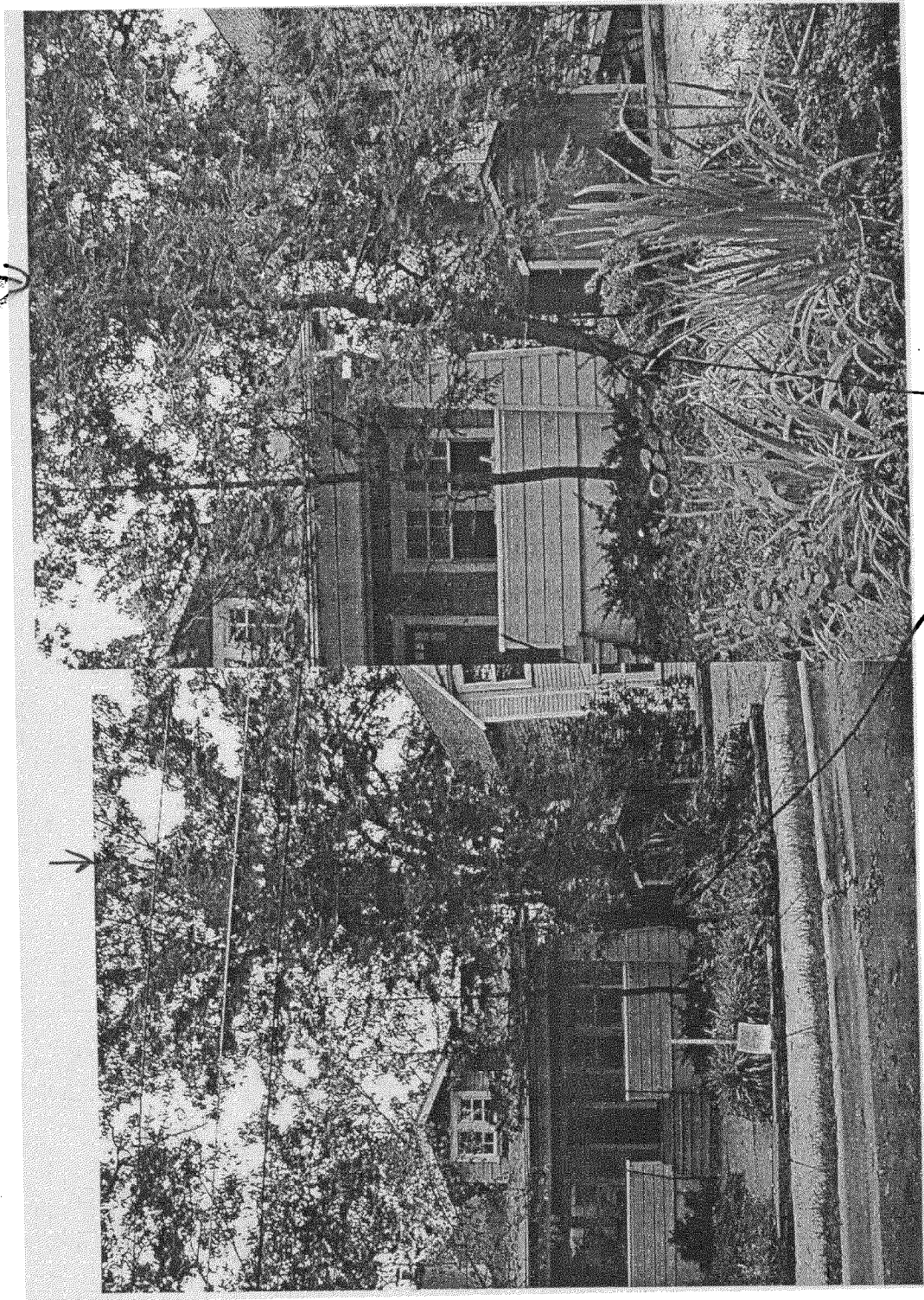
Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

Brett Linkletter  
City Arborist  
301-891-7612

Enclosure



tree

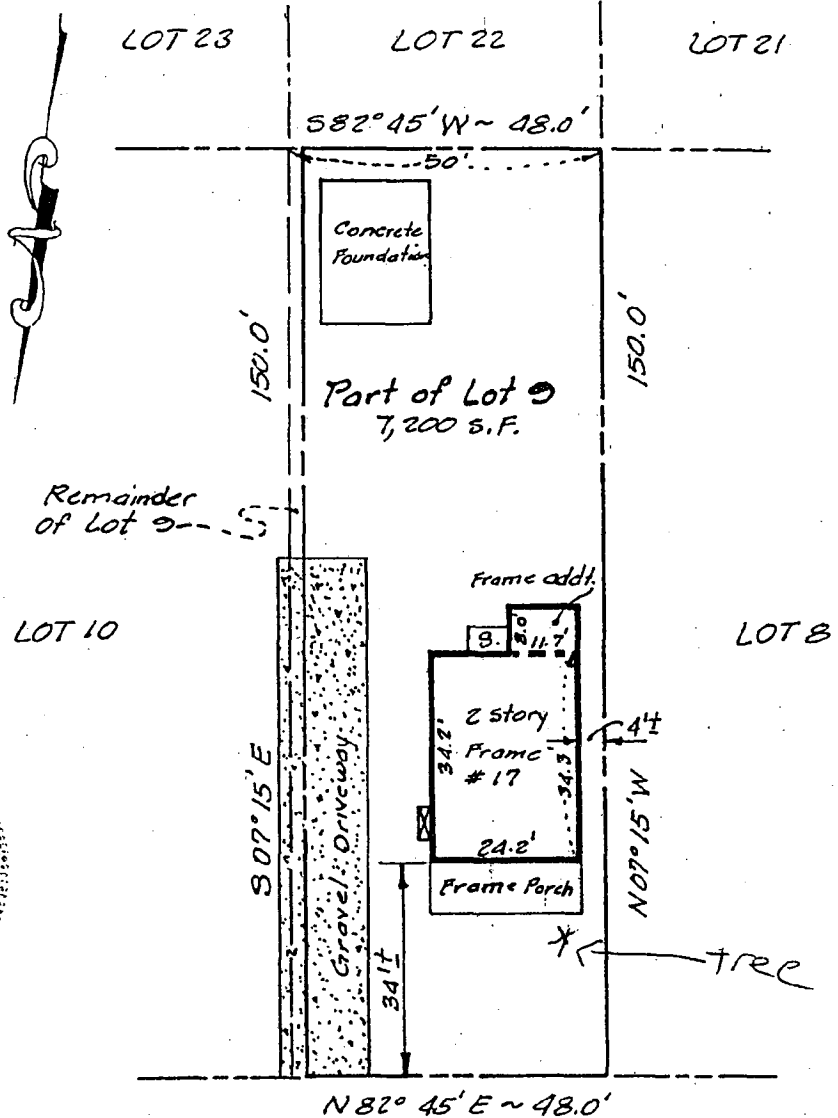
CONSUMER INFORMATION NOTES

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

*Kerry Richter*  
 KERRY RICHTER 6/23/98

Notes

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET.



LOCATION DRAWING  
 PART OF LOT 9, BLOCK 17  
 B.F. GILBERT'S ADDITION  
 -TO-  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND

**MONTGOMERY AVENUE**

<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		<b>REFERENCES</b> PLAT BK. A PLAT NO. 2			<b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
LIBER 751A FOLIO 883		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 6-9-98			SCALE: 1" = 30' DRAWN BY: V.G.S. JOB NO.: 98-2055	

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507



CORRE :

Thanks so much for  
your help!

Jay Richter  
(301) 920-1061

HAMP # for Oct. 8<sup>th</sup>

(I took it in through office because  
it was just a tree removal)

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	17 Montgomery Avenue	<b>Meeting Date:</b>	10/08/03
<b>Applicant:</b>	Kerry Richter	<b>Report Date:</b>	10/01/03
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	09/24/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-03LL	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Tree removal	<b>RECOMMEND:</b>	Approve

---

**DATE OF CONSTRUCTION:** c. 1910-20s

**SIGNIFICANCE:**

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

**PROPOSAL:** Remove an 8" diameter Canadian hemlock, located in the front of the property. The City of Takoma Park has granted her preliminary permit to remove the tree with the requirement to replant one tree, 2-1/2" in diameter. According to the city arborist, the hemlock is "anemic" and "close to foundation of house that could cause a problem in the future."

**RECOMMENDATION:**

Approve  
 Approve 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:

- X   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 PERMITTING SERVICES  
255 HICKORY AVENUE, SUITE 200, ROCKVILLE, MD 20850  
240/771-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: self

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

Name of Property Owner: KERRY RICHTER Daytime Phone No.: 202-785-0072

Address: 17 MONTGOMERY AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: 301-920-1061

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 17 Street: MONTGOMERY AVE

Town/City: TAKOMA PARK Nearest Cross Street: HICKORY

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: TREE REMOVAL

1B. Construction cost estimate: \$ \_\_\_\_\_

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 plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kerry Richter  
Signature of owner or authorized agent

16-Sept-03  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

Residential single-family house

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

8 inch (dbh) Canadian hemlock tree -  
right front of property - is too close to  
house and needs to be removed  
See letter from Takoma Park arborist - have  
agreed to plant replacement tree

**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**

If you are proposing construction adjacent to or within the drieline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
KERRY RICHTER 17 MONTGOMERY AVE TAKOMA PARK MD 20912	
Adjacent and confronting Property Owners mailing addresses	
SAMEN, J. & SCHER, A. 16 MONTGOMERY AVE. TAKOMA PARK MD 20912	SPEAR, C 19 MONTGOMERY AVE TAKOMA PARK MD 20912
MEYER, A. & C. 15 MONTGOMERY AVE TAKOMA PARK MD 20912	

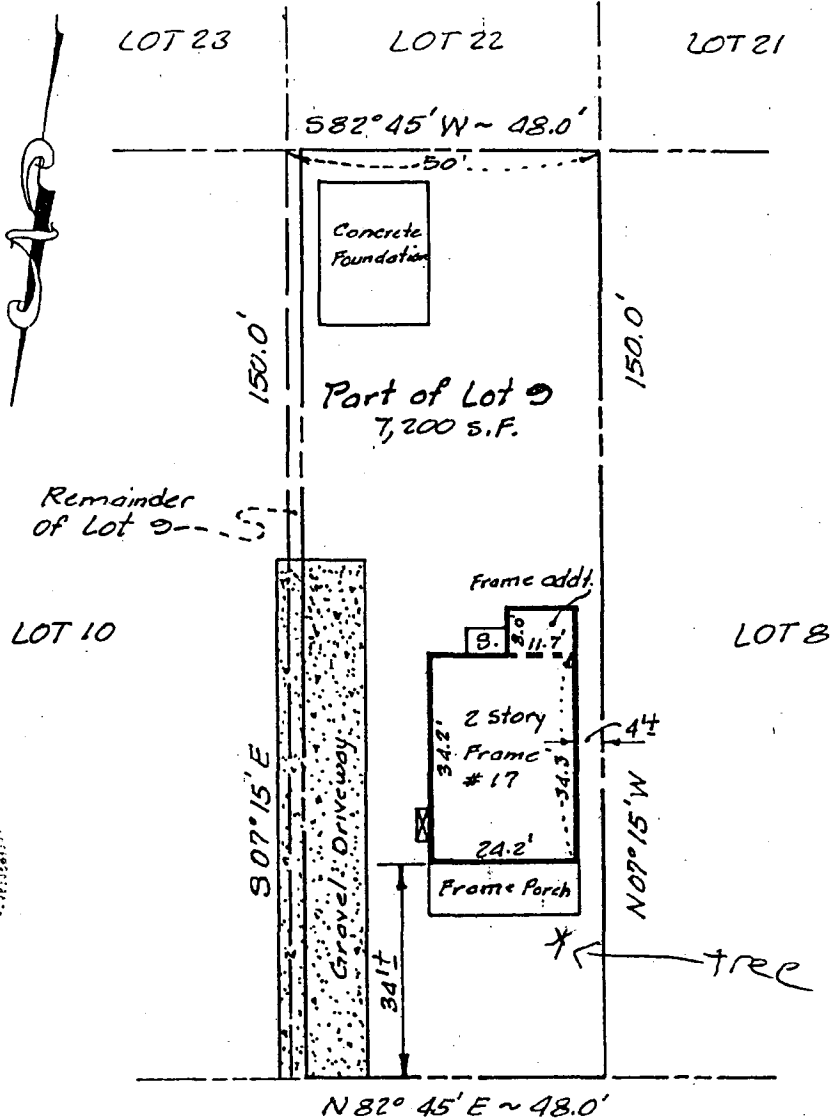
CONSUMER INFORMATION NOTES

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

*Kerry Richter*  
 KERRY RICHTER 6/23/98


Notes

1. Flood zone "C" per H.U.D. panel No. 02000.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET.



LOCATION DRAWING  
 PART OF LOT 9, BLOCK 17  
 B.F. GILBERT'S ADDITION  
 -TO-  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND

**MONTGOMERY AVENUE**

<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		<b>REFERENCES</b> PLAT BK. A PLAT NO. 2 LIBER 7514 FOLIO 883		 <b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		DATE OF LOCATIONS: 6-9-98 WALL CHECK: HSE. LOC.: 6-9-98			

# City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301-891-7633  
FAX: 301-585-2405



31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

August 27, 2003

Kerry Richter  
17 Montgomery Avenue  
Takoma Park, Maryland 20912

Dear Ms. Richter:

The City of Takoma Park has granted preliminary permit approval for you to remove the 8 inch diameter at breast height (dbh) Canadian hemlock tree located at the front right of your property. Preliminary approval means that the City will post the property for a 15 day period beginning August 28, 2003 and ending September 13, 2003 for public comment. If no objections are filed by the community, you will be granted a permit to remove the trees pending receipt of your signed agreement to adhere to the City's replanting/replacement requirements. The replanting/ replacement agreement is enclosed, the terms of which require you to replant one 2 ½ inch caliper trees, or make a contribution of \$257.00 to the City's Tree Fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

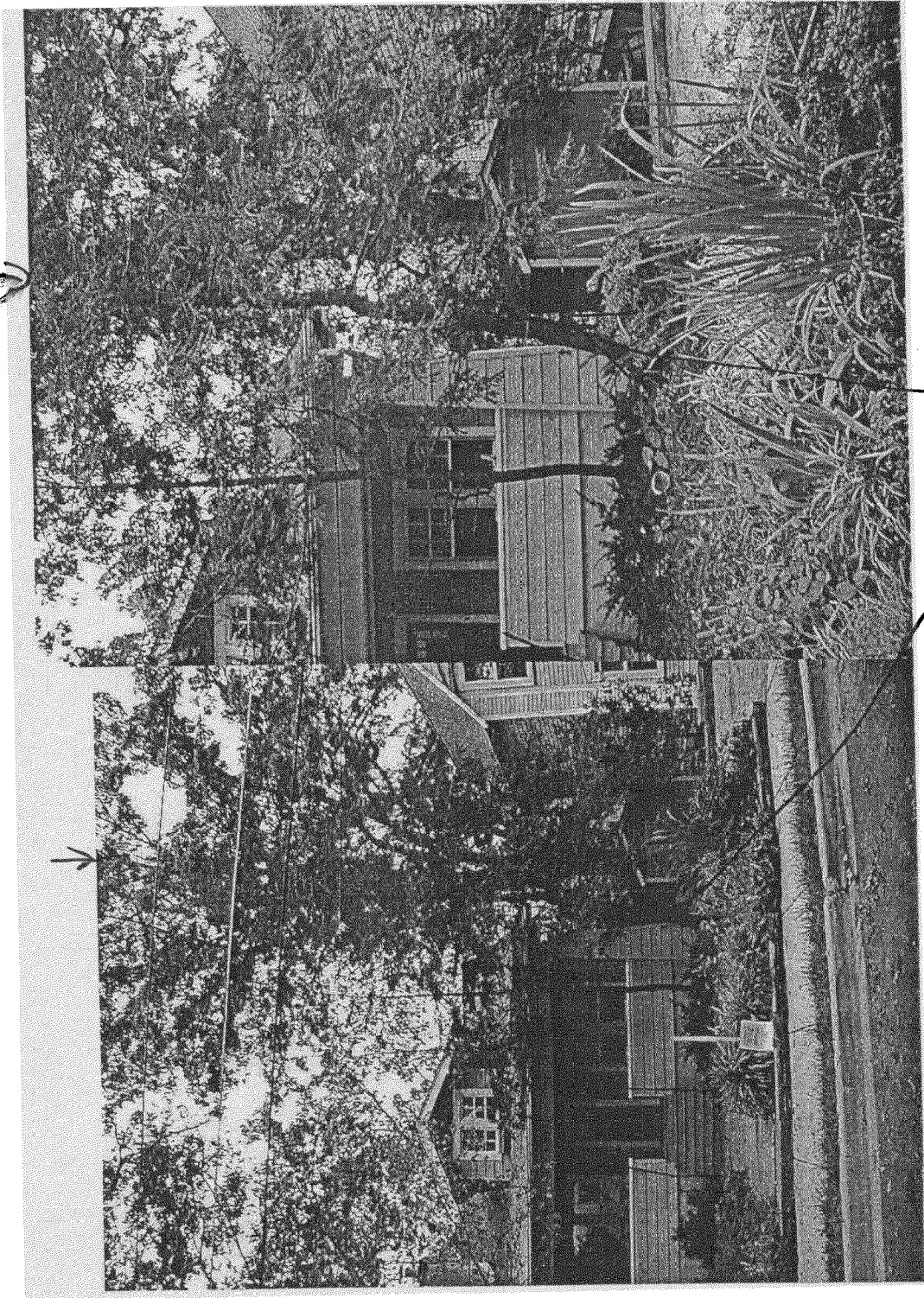
Please contact me if you have any questions.

Sincerely,

Brett Linkletter  
City Arborist  
301-891-7612

Enclosure





tree