

8 Valley View Avenue Takoma Park  
HPD Case # 3703-08F  
Takoma Park Historic District



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 3/11/2008

Permit No: 477430  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT:

DOUGLAS & JANE WILLIAMS-GRUBE GRUBE  
8 VALLEY VIEW AVENUE  
TAKOMA PARK MD 20912

HAS PERMISSION TO: ADD

PERMIT CONDITIONS:

The work involves removing and replacing the entire porch from the ground up. A new roof will be installed on the entire house due to extensive leaks of an aged roof. **\*\*This application was APPROVED WITH CONDITIONS at the 2/27/08 meeting.\*\***

*Roofing  
Samples*

PREMISE ADDRESS

8 VALLEY VIEW AVE  
TAKOMA PARK MD 20912-

LOT  
LIBER  
FOLIO  
PERMIT FEE: \$0.00

BLOCK  
ELECTION DISTRICT  
SUBDIVISION  
TAX ACCOUNT NO.:

PARCEL  
PLATE

ZONE  
GRID

HISTORIC MASTER: Y  
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

**481653**

Director, Department of Permitting Services



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: February 28, 2008

**MEMORANDUM**

TO: Carla Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *(JD)*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #477430, porch alterations and window replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the February 27, 2008 meeting.

1. The applicants will install true divided light wood windows on the front elevation of the house. (*Window specifications to be shown on permit set of drawings*)

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Douglas and Jane-Williams Grube  
Address: 8 Valley View Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



48 16 53



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HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Douglas I. Grube or Jane Williams-Grube
Daytime Phone No.: 301-920-0026

Tax Account No.: 01073056
Name of Property Owner: Douglas I. Grube and Jane Williams-Grube
Address: 8 Valley View Avenue Takoma Park Maryland 20912
Contractor: Maguire Building and Remodeling Inc.
Agent for Owner: Douglas I. Grube or Jane Williams-Grube

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: Valley View Avenue
Town/City: Takoma Park Nearest Cross Street: Maple Avenue
Lot: 48 Block: 87 Subdivision: Holmes and Austin's Subdivision
Liber: 7692 Folio: 179 Parcel: 8 Valley View Avenue

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Reuse, Revision, Repair, Revocable
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other
1B. Construction cost estimate: \$ 80000
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.

Signature of owner or authorized agent: Douglas I. Grube
Date: Feb 6, 2008

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 2/28/08
Application/Permit No.: 477430 Date Issued: 2/16/2008

**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:

The house is a modified bungalow built about 1928 located within the Historic District of  
Takoma Park, Maryland.

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

The project is to replace the existing porch which is severely damaged. The work involves removing and replacing the entire porch from the ground up. The replacement porch will be the same as the existing one with two exceptions:

1. The existing Victorian-style porch pillars are to be replaced with Craftsman square pillars which are more consistent with the bungalow design and the surrounding neighborhood, and will provide greater support for the porch roof.
2. The existing cement blocks in front will be replaced with a diagonal wood lattice which is more consistent with the style of the house and the neighborhood.

A new roof will be installed on the entire house due to extensive leaks of an aged roof. The roofing will be consistent with the existing roof shingles. As a result of the work the house will be in greater conformity with the original style of the house and with the historic area.

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**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 dripline 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.

**Site Plan  
8 Valley View Avenue**

**CONSUMER INFORMATION NOTES:**

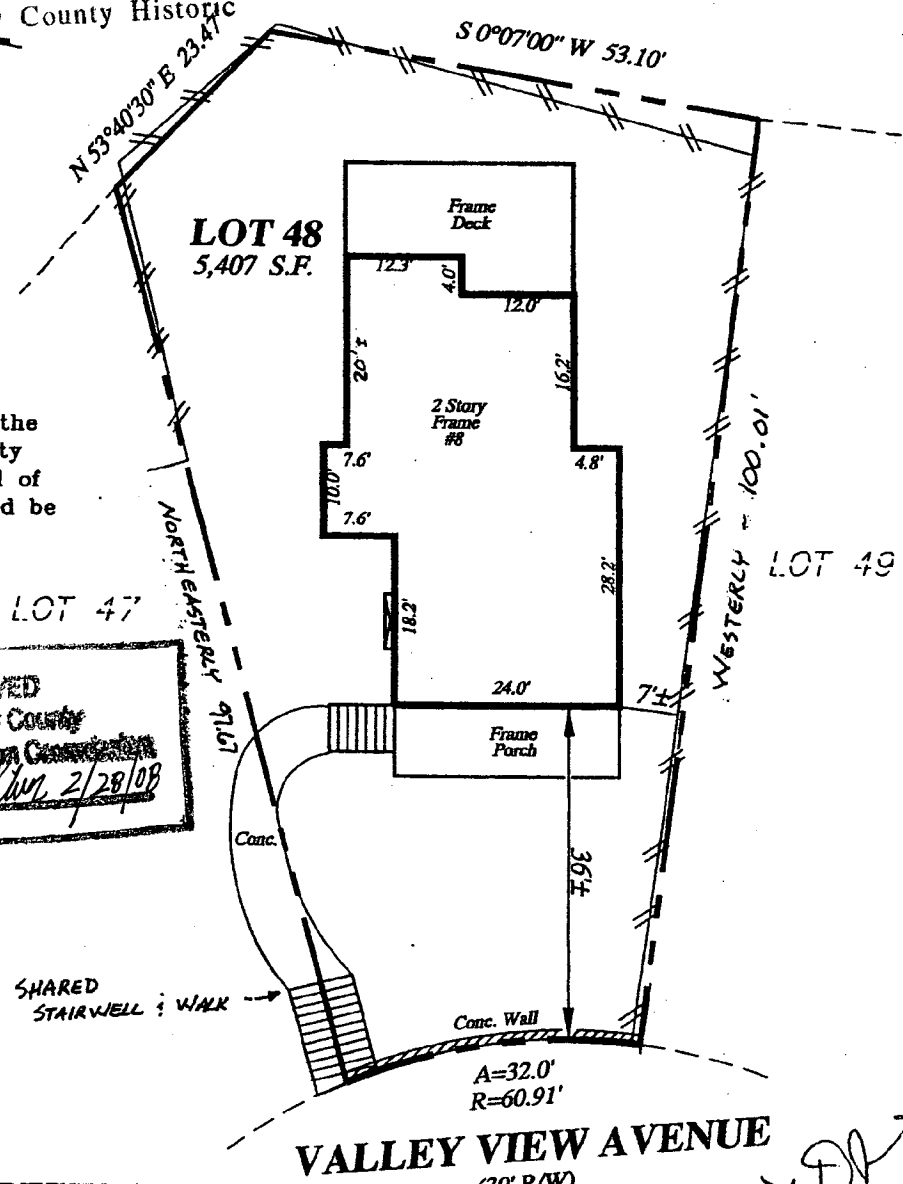
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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.

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

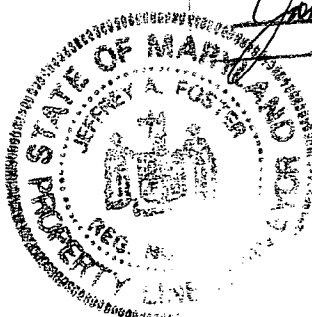
**Notes :**

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 .5 feet.

No PROPERTY CORNERS FOUND.




APPROVED  
Montgomery County  
Historic Preservation Commission  
*Januel Kim 2/28/08*



**LOCATION DRAWING  
LOT 48, BLOCK 87  
HOLMES AND AUSTIN'S SUBDIVISION  
OF  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND**

*J.D.P.*  
*James D. P...*

<b>SURVEYOR'S CERTIFICATE</b>		<b>REFERENCES</b>			<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	
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.		PLAT BK. 3 PLAT NO. 223				
LIBER FOLIO		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 7-31-03		SCALE: 1" = 20' DRAWN BY: T.N.T. JOB NO.: 03-4704		

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

Plans and Elevations

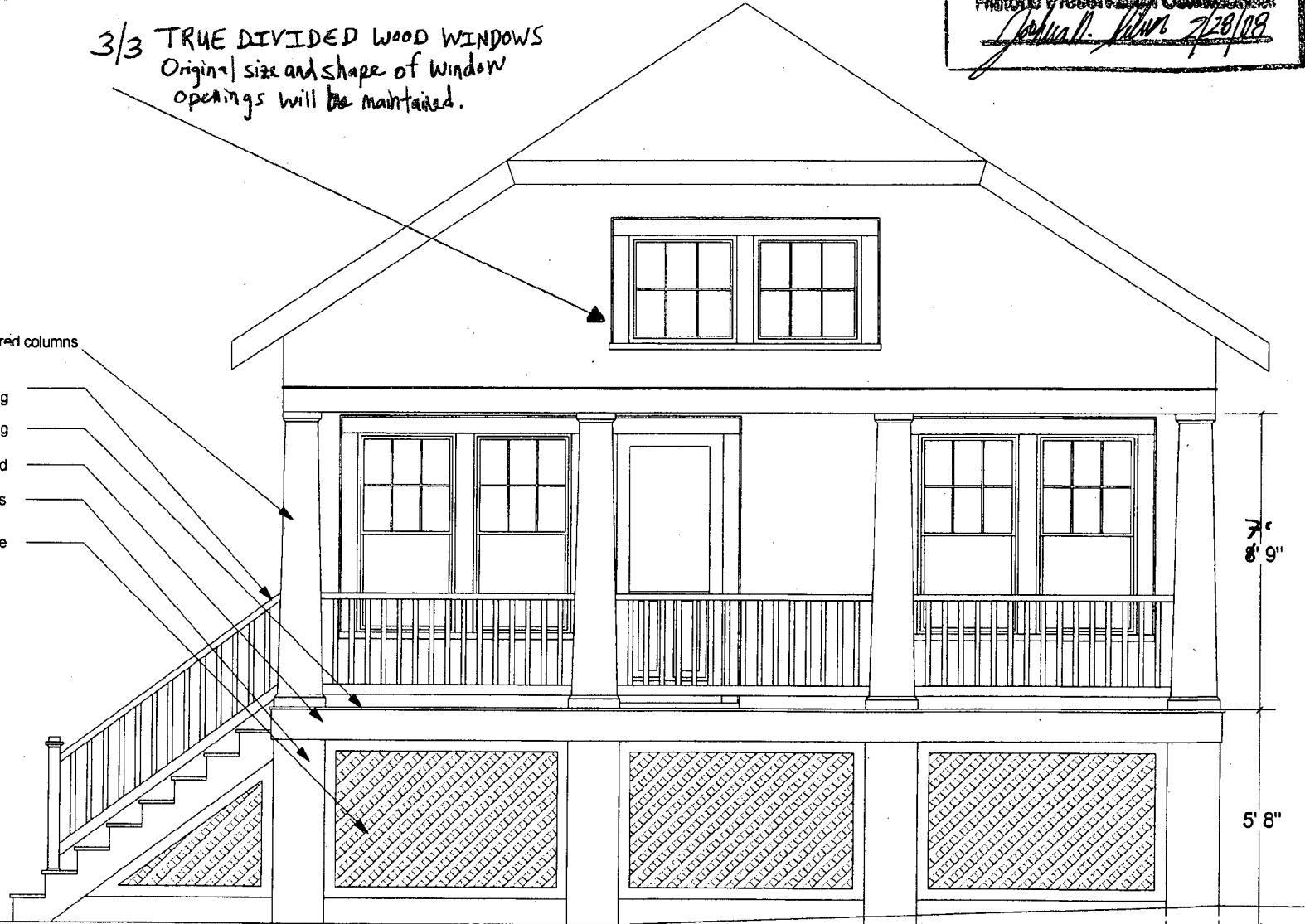
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APPROVED  
Montgomery County  
Historic Preservation Commission  
*Joseph L. Adams 2/28/08*

3/3 TRUE DIVIDED WOOD WINDOWS  
Original size and shape of window  
openings will be maintained.

- WOOD  
16"x 9"x 8" Craftsman tapered columns
- Wooden railing  
Style consistent with existing
- IPE tongue & groove flooring
- WOOD ribbon board
- 20"x 20" Masonry piers
- Wooden lattice

Grade





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APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Carroll A. Foster 4/18/08*

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**Notes:**

1. Flood zone "C" per H.U.D. panel No. 0200C.
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No PROPERTY CORNERS FOUND.

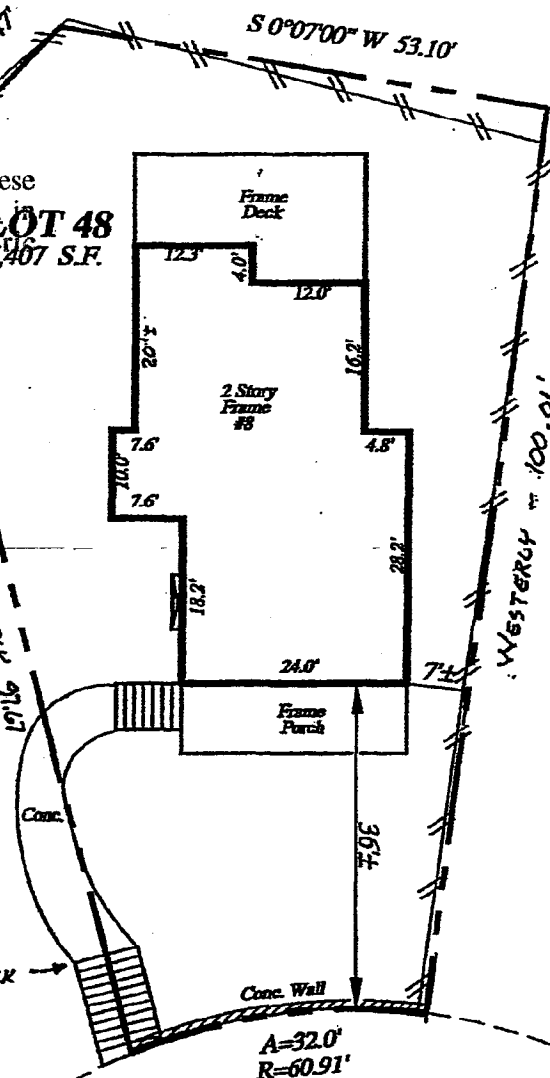
LOT 47

481653



LOCATION DRAWING  
 LOT 48, BLOCK 87  
 HOLMES AND AUSTIN'S SUBDIVISION  
 OF  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

SHARED STAIRWELL & WALK



VALLEY VIEW AVENUE  
 (30' R/W)

MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED: *[Signature]* DATE: 4-1-08  
 ZONING CLASS: R-60 (209 W/W)  
 BOARD OF APPEALS CASE: *[Signature]*

**SURVEYOR'S CERTIFICATE**

"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."

*Carroll A. Foster*

**REFERENCES**

PLAT BK. 3  
 PLAT NO. 223

LIBER



DATE OF LOCATIONS

WALL CHECK:

SNIDER & ASSOCIATES  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 218  
 Gaithersburg, Maryland 20879  
 301/948-5100, Fax 301/948-1286

SCALE: 1" = 20'

DRAWN BY: T.N.T.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: February 28, 2008

**MEMORANDUM**

TO: Carla Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #477430, porch alterations and window replacement

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481653



# City of Takoma Park

Housing & Community  
Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568



7500 Maple Avenue  
Takoma Park, MD 20912

February 6, 2008

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166

Property Owner Name: Douglas and Jane Grube [Fax (240) 777-6262; Attn: Chris Allen]

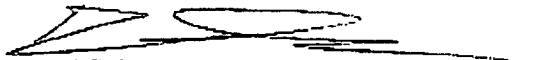
Location of Requested Building Permit: 8 Valley View Avenue

Proposed Scope of Work: porch

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for permits for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and permit requirements that may apply to their project and if they do not comply they may be cited or fined.

Yours sincerely,



David Suls  
Associate Planner

481653

THE FINAL INSPECTION MUST BE  
REQUESTED AND APPROVED BEFORE  
BUILDING (OR PORTION THEREOF)  
IS USED OR OCCUPIED

# Porch Renovation

MONTGOMERY COUNTY  
Department of Permitting Services

Approved: R. Garden  
Date: 4/4/08

Electrical wiring must conform to  
the 2002 National Electric  
Code and County Requirements

## INDEX

Elevation	1
Foundation Plan	2
Framing Plan	3
Section Details Pier	4
Section Details Storage Area	5

THIS PERMIT DOES NOT INCLUDE  
APPROVAL FOR ANY ELECTRICAL WORK.  
YOU MUST HAVE A SEPARATE ELECTRICAL  
PERMIT FOR ALL ELECTRICAL WORK.

CHANGES OR MODIFICATIONS TO  
THESE PLANS MAY REQUIRE  
RESUBMITTAL WITH ADDITIONAL  
PERMIT FEES. NO CHANGES  
CAN BE MADE TO THE APPROVED  
DRAWINGS.

481653

**APPROVED**  
Montgomery County  
Historic Preservation Commission

All construction shall be in conformance with the International Residential Code (IRC), 2003 edition, as amended by Montgomery County Executive Regulation No. 24-04. All chapters, tables, sections, figures and appendices referenced here within are from IRC. This document contains items often written on approved plans and is provided for convenience only. It is not intended as a substitute for the code or all of its provisions.

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

**MAGUIRE  
BUILDING & REMODELING**

**Grube Residents  
8 Valley View Ave.  
Takoma Park, MD 20912**

MONTGOMERY COUNTY  
APPROVED  
AS SHOWN

DEPARTMENT OF PERMITTING SERVICES

STAIRWAY ILLUMINATION  
MUST COMPLY WITH  
R313.6 2003

STAIRS  
MUST COMPLY WITH  
R311.3.2 2003

EXISTING STRUCTURE ABOVE THE  
NEW PORCH SUPPORT POSTS WILL  
REMAIN ORIGINAL.

Douglas & Jane Grube  
8 Valley View Ave.  
Takoma Park, MD 20912

**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*John A. Kiser 4/13/08*

481653

JDS 4/18/08  
SEE OTHER PLAN  
SHOWING 3/3 TOL  
WINDOWS

Grade

Concrete slab

80.00"

24.00"

24.00"

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# Elevation

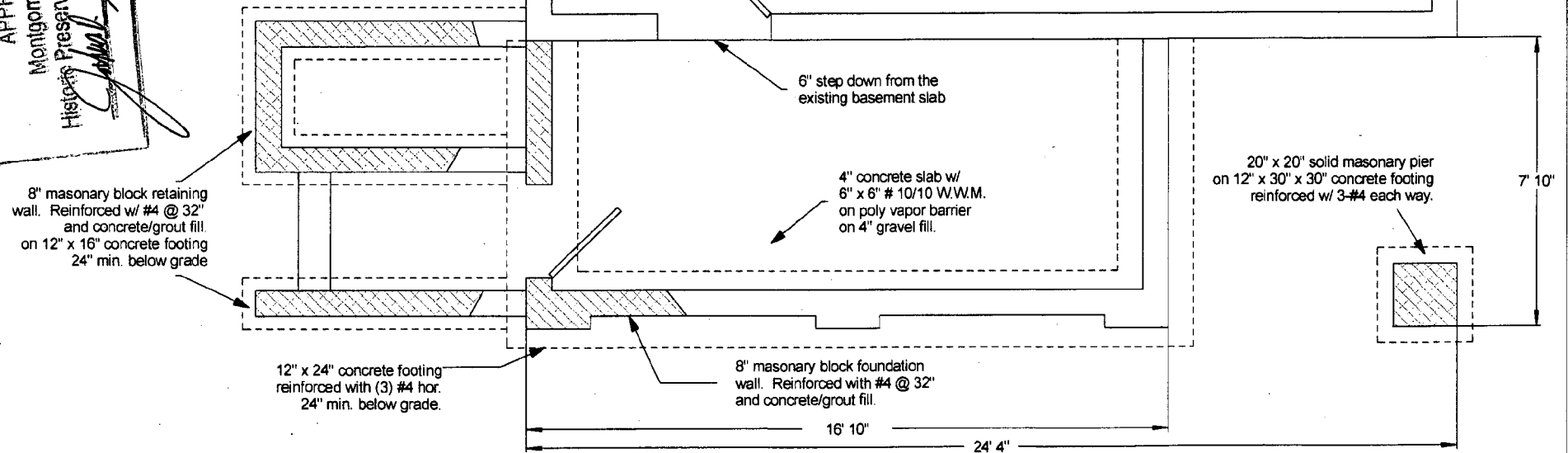
2. Table R301.2 (1). The residential construction design parameters are shown in the following table:

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS											
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			Weathering	Frost Line Depth	Termite	Decay					
30 psf	90 mph	B	Severe	24 in	Moderate to Heavy	Slight to Moderate	13°F	Yes	July 2, 1979	300	55°F

**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
*Carol S. [Signature]* 2/12/09

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

EXISTING HOUSE



Douglas & Jane Grube  
 8 Valley View Ave.  
 Takoma Park, MD 20912

# Foundation Plan

MONTGOMERY COUNTY  
 APPROVED  
 AS NOTED  
 DIVISION OF BUILDING CONSTRUCTION

2

TABLE R301.5  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
(in pounds per square foot)

USE	LIVE LOAD
Attics with storage <sup>b</sup>	20
Attics without storage <sup>b</sup>	10
Decks <sup>a</sup>	40
Exterior balconies	60
Fire escapes	40
Guardrails and handrails <sup>d</sup>	200
Guardrails in-fill components <sup>d</sup>	50
Passenger vehicle garages <sup>a</sup>	50 <sup>a</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stair	40 <sup>c</sup>

For SI: 1 pound per square foot = 0.0479 kN/m<sup>2</sup>, 1 square inch = 645 mm<sup>2</sup>, 1 foot = 0.305 m

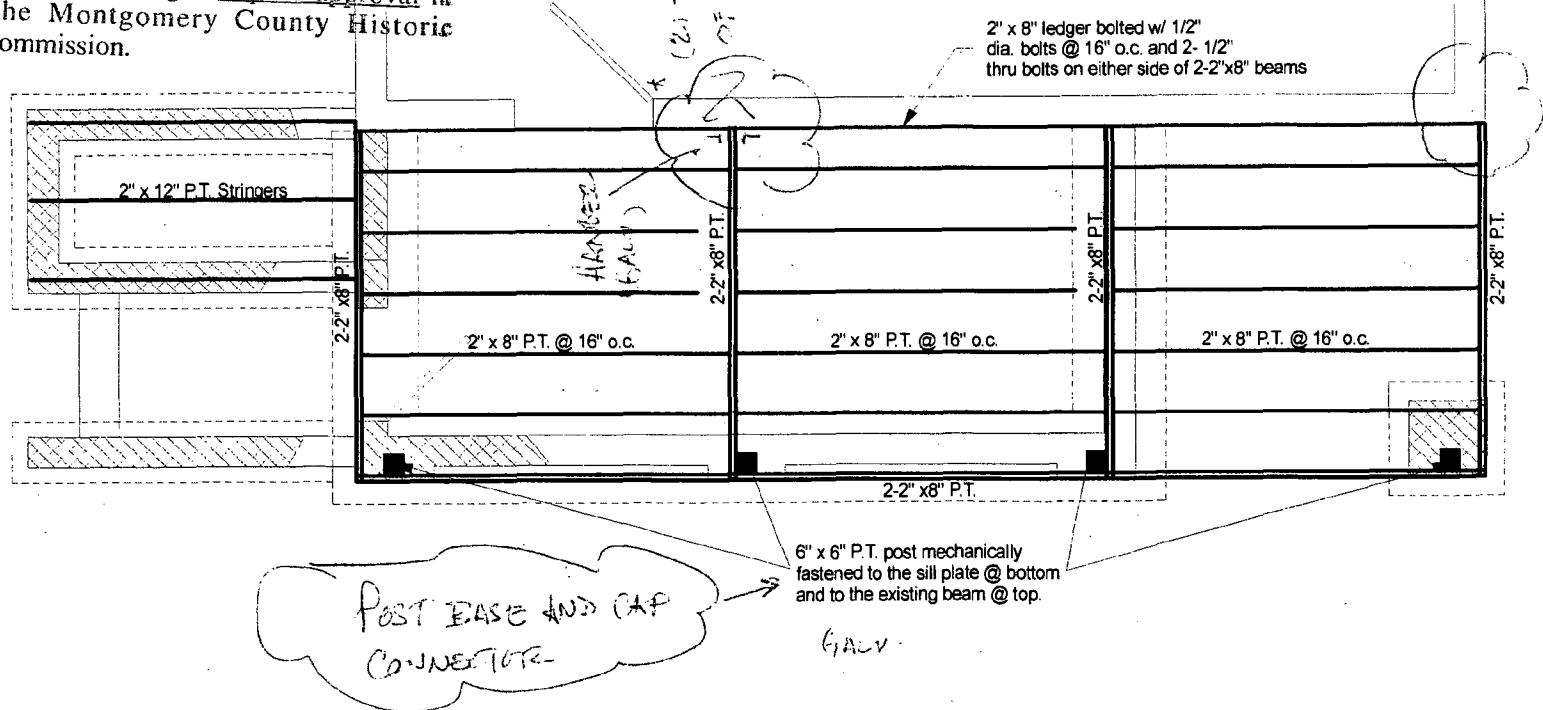
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APPROVED  
Montgomery County  
Historic Preservation Commission  
*Janet Silver 4/19/08*

MONTGOMERY COUNTY  
APPROVED  
AS NOTED  
DIVISION OF BUILDING CONSTRUCTION

481653

EXISTING HOUSE



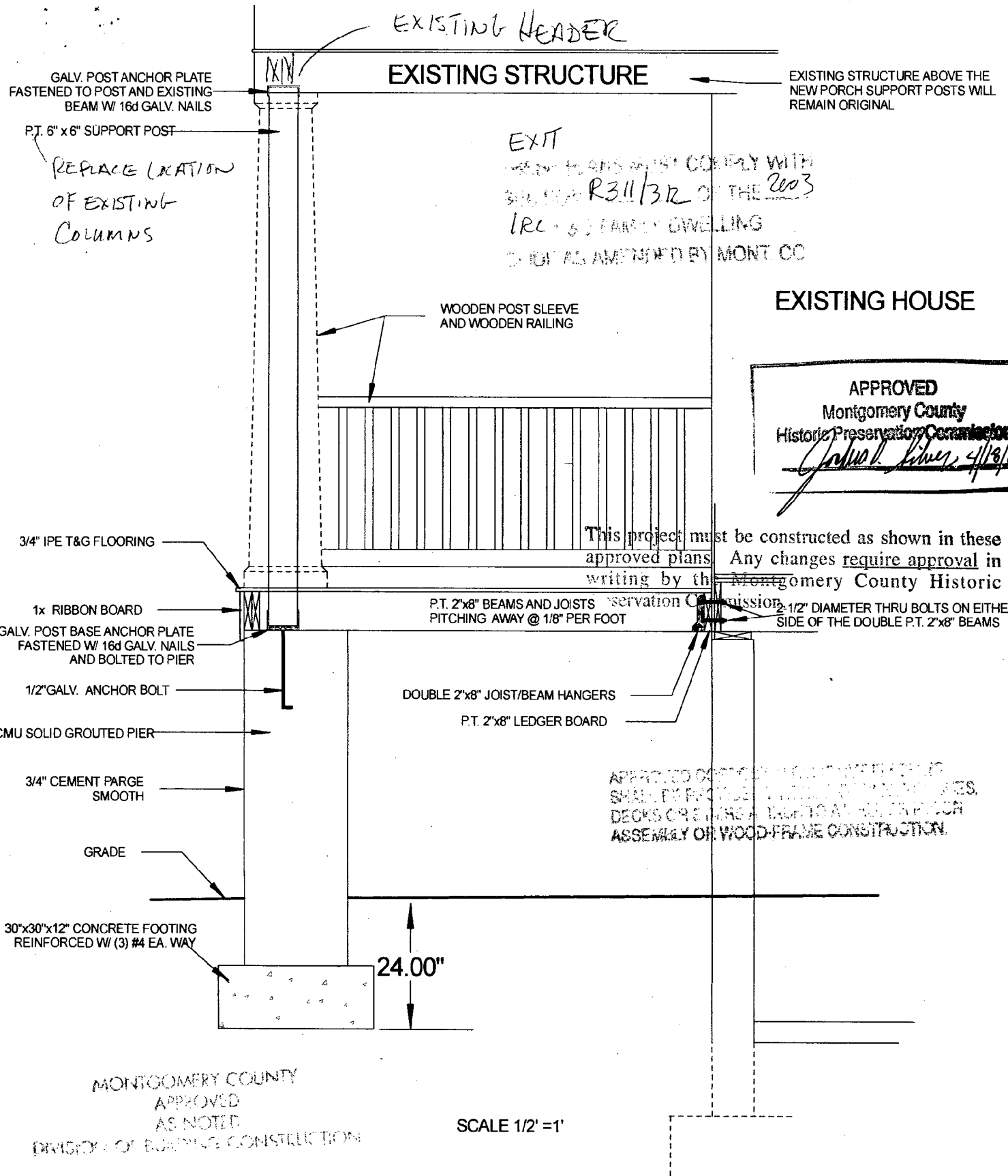
Douglas & Jane Grube  
8 Valley View Ave.  
Takoma Park, MD 20912

# Framing Plan

SCALE: 1/4" = 1'

**MAGUIRE**  
BUILDING & REMODELING, INC.

Drawing by:  
James Maguire





**EXISTING STRUCTURE**

EXISTING STRUCTURE ABOVE THE NEW PORCH SUPPORT POST WILL REMAIN ORIGINAL

GALV. POST ANCHOR PLATE FASTENED TO POST AND EXISTING BEAM W/ 16d GALV. NAILS

P.T. 6" x 6" SUPPORT POST

*APPROVED CORROSION RESISTIVE FLASHING  
6" x 6" x 1/2" WOODEN POSTS FOR  
WOODEN POST SLEEVE AND WOODEN RAILING  
ASSEMBLY AND WOODEN CONSTRUCTION.*

**EXISTING HOUSE**

WOODEN POST SLEEVE AND WOODEN RAILING

*ATTACH FLASHING TO  
PER MONT CO  
BEAR DETAILS*

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

3/4" IPE T&G FLOORING

1x RIBBON BOARD

GALV. POST BASE ANCHOR PLATE FASTENED W/ 16d GALV. NAILS AND BOLTED TO PIER

1/2" GALV. ANCHOR BOLT

8" MASONRY BLOCK WALL REINFORCED W/ #4 @ 32" AND CONCRETE/GROUT FILL

3/4" CEMENT PARGE SMOOTH

P.T. 2"x8" BEAMS AND JOISTS PITCHING AWAY @ 1/8" PER FOOT

2-1/2" DIAMETER THRU BOLTS ON EITHER SIDE OF THE DOUBLE P.T. 2"x8" BEAMS

P.T. SILL PLATE BOLTED 4' O.C.

DOUBLE 2"x8" JOIST/BEAM HANGERS

P.T. 2"x8" LEDGER BOARD

**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*Charles Kline 4/18/07*

**STORAGE AREA**

*UNCONDITIONED*

MONTGOMERY COUNTY  
APPROVED  
AS NOTED  
DIVISION OF BUILDING CONSTRUCTION

481653

GRADE

*12" MIN*

FOUNDATION COATING WATER PROOFING

FILTER FABRIC

GRAVEL 3/4"-1 1/2"

4" DRAIN TILE RUN TO DAYLIGHT

*24" MAX*

4" CONCRETE SLAB W/ 6"x6" #10/10 W.W.M. ON POLY VAPOR BARRIER ON 4" GRAVEL FILL

12"x24" CONCRETE FOOTING REINFORCED W/ (3) #4 HOR.

SCALE 1/2" = 1'

**MAGUIRE  
BUILDING & REMODELING**

Grube Residents  
8 Valley View Ave.  
Takoma Park, MD 20912

**SECTION DETAILS  
STORAGE AREA**

**5**

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8 Valley View Avenue, Takoma Park	<b>Meeting Date:</b>	2/27/2008
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	2/20/2008
<b>Applicant:</b>	Douglas Grube and Jane Williams-Grube	<b>Public Notice:</b>	2/13/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	37/03-08G	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Porch alterations and window replacement		

---

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. The applicants will install true divided light wood windows on the front elevation of the house  
(*window specifications to be shown on permit set of drawings*).

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c. 1915-25

The house is a 1 ½ story, three-bay frame dwelling with a jerkin head gable roof, a single story, full-width, front porch detailed with turned columns and a simple, square-picket balustrade. The house is clad in stucco, and sheathed with an asphalt shingle roof.

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

## **PROPOSAL**

The applicants are proposing full replacement of the front porch at the subject property. The proposed

work will include (1) removal of the non-original turned posts and installation of wooden tapered columns; (2) removal and replacement of the wooden stairs and railing; (3) removal of the decorative cement block foundation and installation of wood lattice panels; and (4) removal of the damaged masonry piers and replacement with similar parged masonry piers.

The applicants are also proposing to remove two non-historic aluminum windows from the 2<sup>nd</sup> story front elevation and install two 3/3 double-hung true divided light wooden windows in the same openings. The proposal also includes the removal and in-kind replacement of the existing asphalt shingle roof on the house.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Takoma Park Historic District Guidelines***

**Contributing Resources** should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;
- original size and shape of window and door openings should be maintained, where feasible

#### ***Montgomery County Code; Chapter 24A***

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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 a historic site or historic resource within a historic district; or

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

***Secretary of the Interior's Standards for Rehabilitation:***

- #1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- #2 The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces that characterize the property shall be avoided.
- #3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**STAFF DISCUSSION**

Staff supports the proposed front porch replacement project. The proposed work is sympathetic to the style of the house and utilizes compatible materials; and, when completed, the porch will convey a more appropriate appearance from the streetscape of the historic district. The proposed work does not include the removal of any distinctive architectural features or materials that define the character of the building.

The removal of two non-historic aluminum windows from the 2<sup>nd</sup> story on the front elevation will not have an adverse impact on the historic resource. The *Guidelines* state original size and shape of window openings should be maintained where feasible, and the proposed installation of two double-hung 3/3 true divided light wooden windows will not alter the size of the current openings. The proposed windows are more historically appropriate and can be considered an improvement to the appearance of the house from the public right-of-way.

Staff is recommending approval of this HAWP with the condition specified on Circle 1.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Douglas I. Grube or Jane Williams-Grube
Daytime Phone No.: 301-920-0026

Tax Account No.: 01073056
Name of Property Owner: Douglas I. Grube and Jane Williams-Grube
Address: 8 Valley View Avenue Takoma Park Maryland 20912
Contractor: Maguire Building and Remodeling Inc.
Agent for Owner: Douglas I. Grube or Jane Williams-Grube

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: Valley View Avenue
Town/City: Takoma Park Nearest Cross Street: Maple Avenue
Lot: 48 Block: 87 Subdivision: Holmes and Austin's Subdivision
Liber: 7692 Folio: 179 Parcel: 8 Valley View Avenue

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Reze, Revision, Repair, Revocable
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other
1B. Construction cost estimate: \$ 80000
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.

Signature of Douglas I. Grube, Date Feb 6, 2008

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 477430 Date Filed: 2/6/2008 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The house is a modified bungalow built about 1928 located within the Historic District of  
Takoma Park, Maryland.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

The project is to replace the existing porch which is severely damaged. The work involves removing and replacing the entire porch from the ground up. The replacement porch will be the same as the existing one with two exceptions:

1. The existing Victorian-style porch pillars are to be replaced with Craftsman square pillars which are more consistent with the bungalow design and the surrounding neighborhood; and will provide greater support for the porch roof.

2. The existing cement blocks in front will be replaced with a diagonal wood lattice which is more consistent with the style of the house and the neighborhood.

A new roof will be installed on the entire house due to extensive leaks of an eged roof. The roofing will be consistent with the existing roof shingles. As a result of the work the house will be in greater conformity with the original style of the house and with the historic area.

\_\_\_\_\_

**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 dripline 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.

Owners Mailing Address	Owner's Agent Mailing Address
Douglas I. Grube Jane Williams-Grube 8 Valley View Avenue Takoma Park, MD 20912 Telephone: 301-920-0026	None

Adjacent and Confronting Property Owners' Addresses

Jeffrey & Margreta Silverstone  
 3 Valley View  
 Takoma Park, MD 20912  
 301-270-5142  
[jps-pen@margreta.com](mailto:jps-pen@margreta.com)

Property  
 6 Valley View  
 Takoma Park, MD 20912

Owner  
 Mr. J.T. Bell  
 101 W. Jefferson Street, Rockville, MD 20850  
 301-762-1771

Susan Gilbert and Ron Schecter  
 5 Valley View  
 Takoma Park, MD 20912  
 301-891-2727  
[schecro@gmail.com](mailto:schecro@gmail.com)

Melissa & Peter Smith  
 10 Valley View  
 Takoma Park, MD 20912  
 301-270-8834  
[klackersmms@yahoo.com](mailto:klackersmms@yahoo.com)



**Site Plan  
8 Valley View Avenue**

**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.

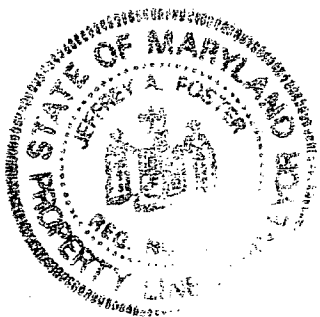
**Notes :**

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 0.5 feet.

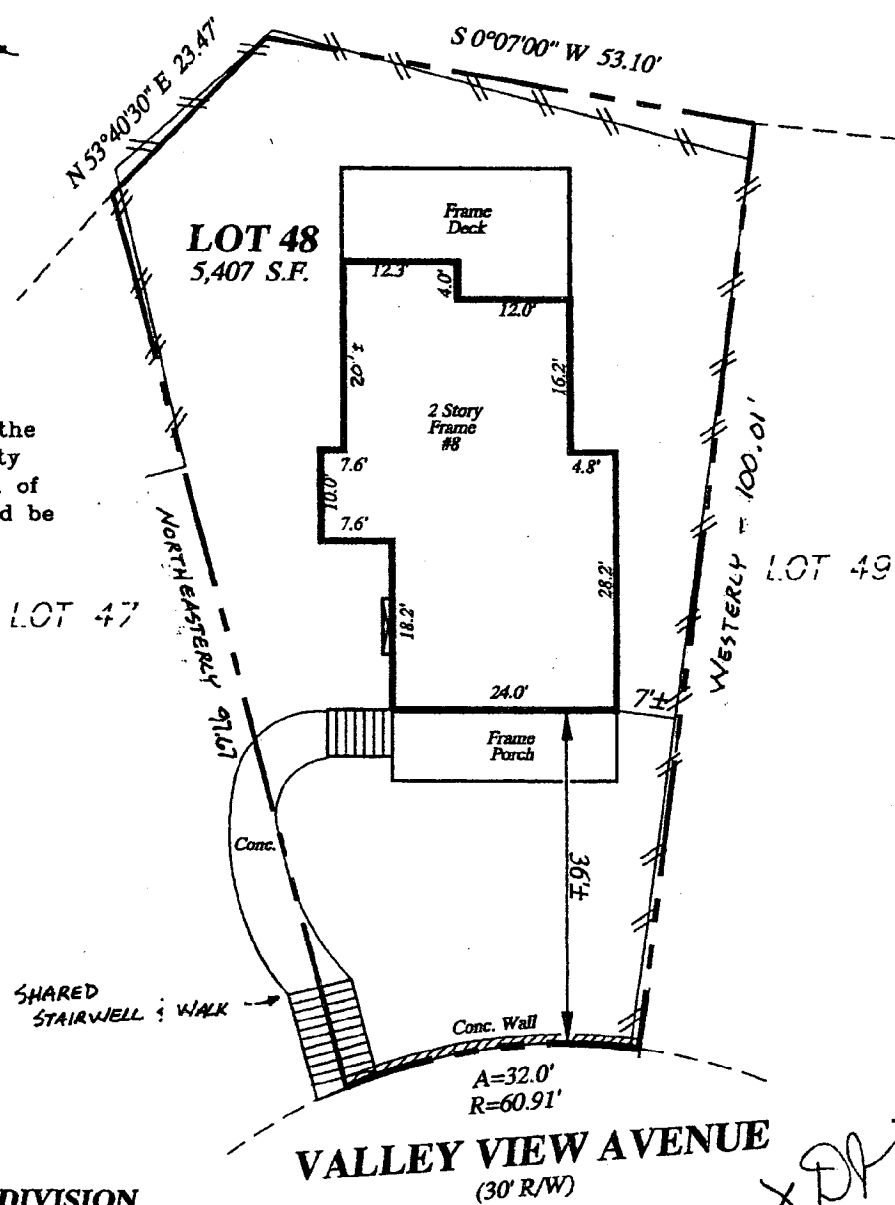
*No PROPERTY CORNERS FOUND.*


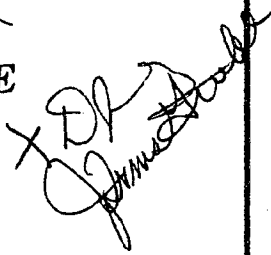
LOT 47

LOT 49



**LOCATION DRAWING  
LOT 48, BLOCK 87  
HOLMES AND AUSTIN'S SUBDIVISION  
OF  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND**



SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
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.		PLAT BK. 3 PLAT NO. 223		DATE OF LOCATIONS	SCALE: 1" = 20'
LIBER FOLIO		HSE. LOC.: 7-31-03	WALL CHECK:	DRAWN BY: T.N.T.	
MARYLAND PROPERTY LINE SURVEYOR REG. NO. <i>507</i>		JOB NO.: 03-4704			

Plans and Elevations

- 16"x 9"x 8' Craftsman tapered columns  
**WOOD** ~~protect fiberglass~~
- Wooden railing
- Style consistent with existing
- IPE tongue & groove flooring
- WOOD** ~~2x2~~ ribbon board
- ~~20"x 20"~~ Masonry piers
- Wooden lattice

Grade



7' 9"

5' 8"

10

**MAGUIRE**  
BUILDING & REMODELING, INC.

SCALE: 1/4" = 1'

Drawing by:  
James Maguire

Aluminum Window to be  
replace with wood –  
consistent basic design

New railing to be  
consistent with existing  
style

Stairs to be replaced with  
same basic design

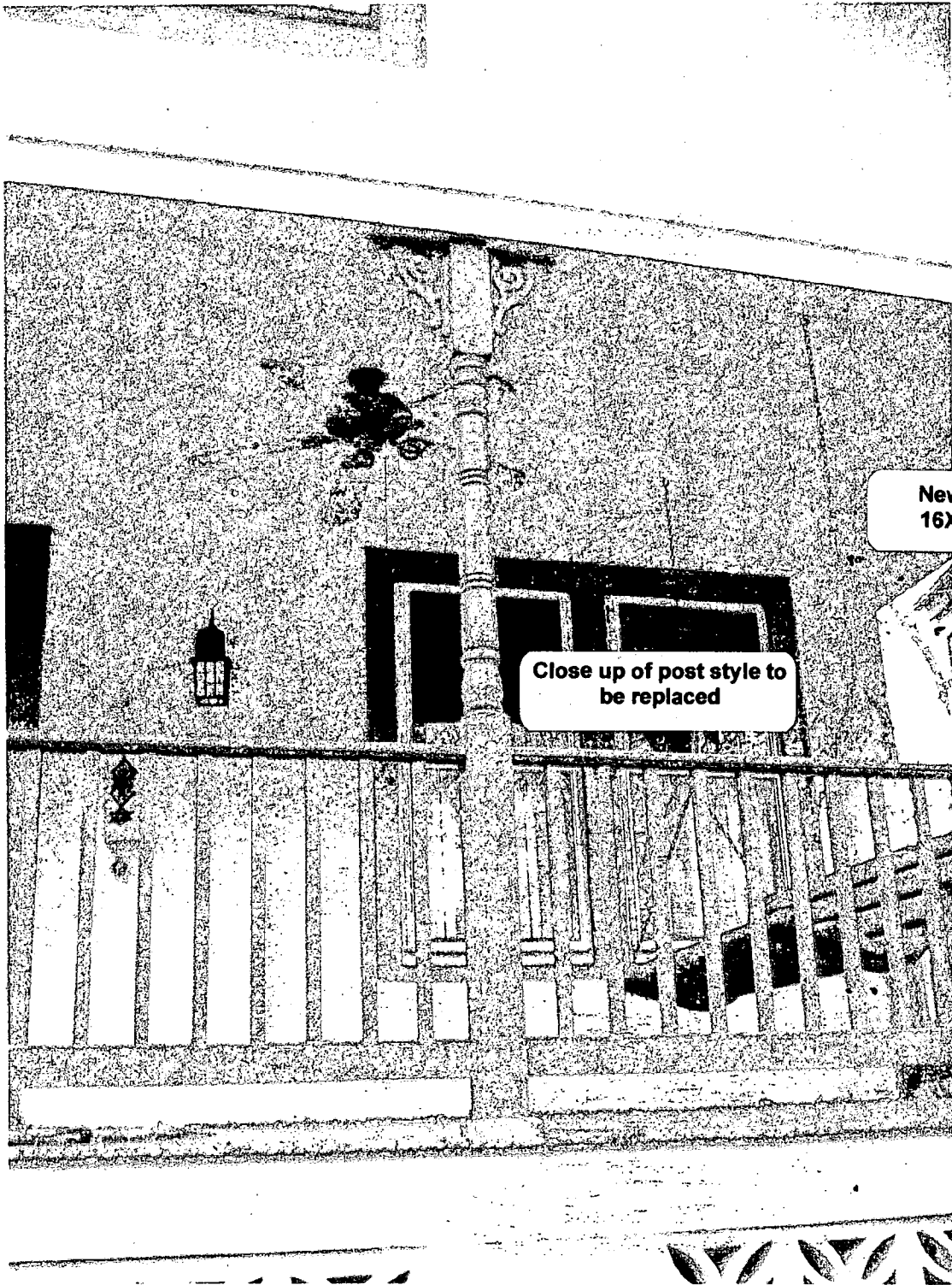


Round Posts to be  
replaced with square

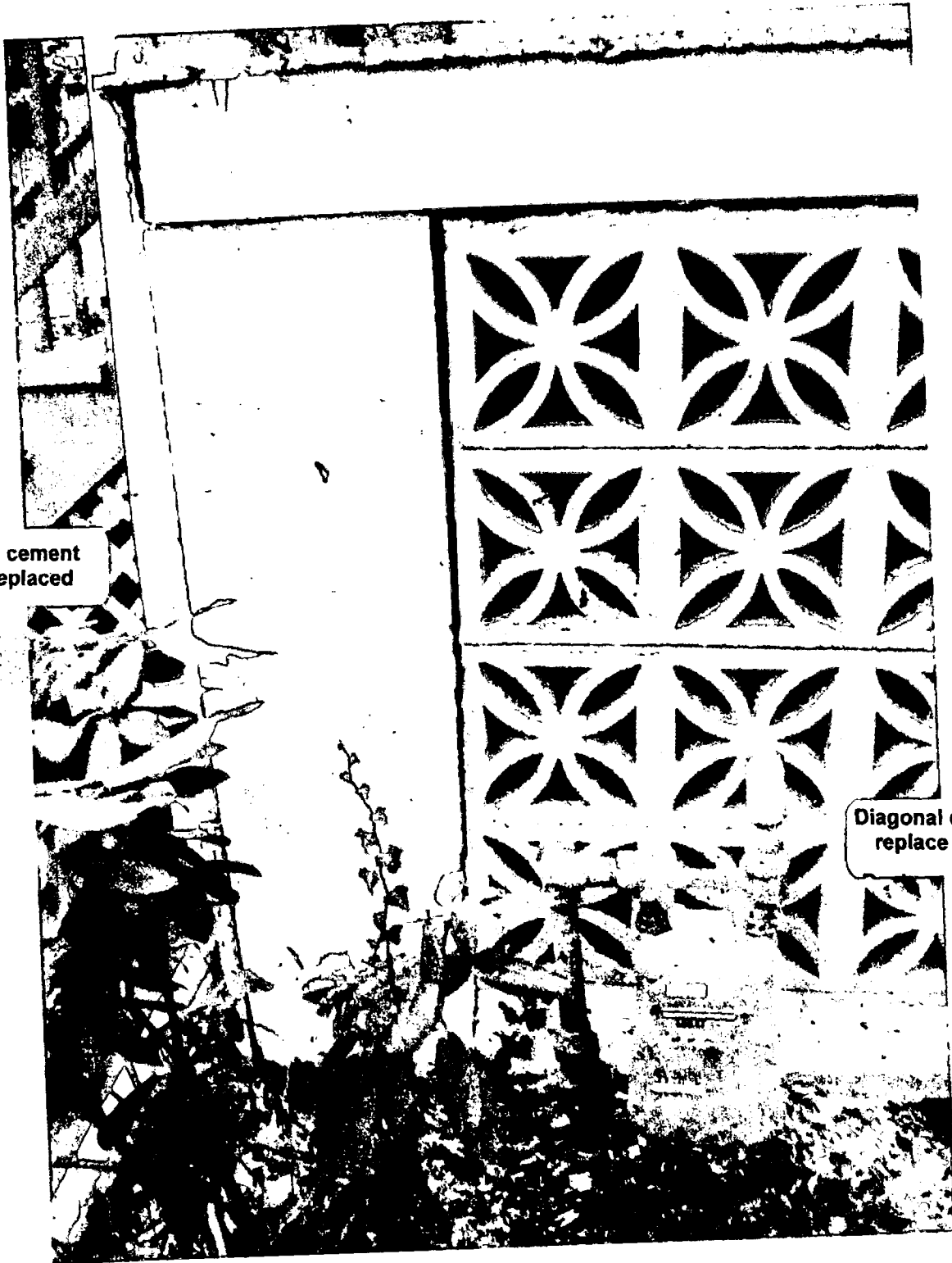
Cement block to replaced  
with diagonal lattice

FRONT VIEW  
8 VALLEY VIEW AVE





8 Valley View Avenue  
Takoma Park, MD



Deteriorating cement  
piers to be replaced

Diagonal design lattice to  
replace cement block

**Aluminum Window to be  
replace with wood –  
consistent basic design**

**New railing to be  
consistent with existing  
style**

**Stairs to be replaced with  
same basic design**



**Round Posts to be  
replaced with square**

**Cement block to replaced  
with diagonal lattice**

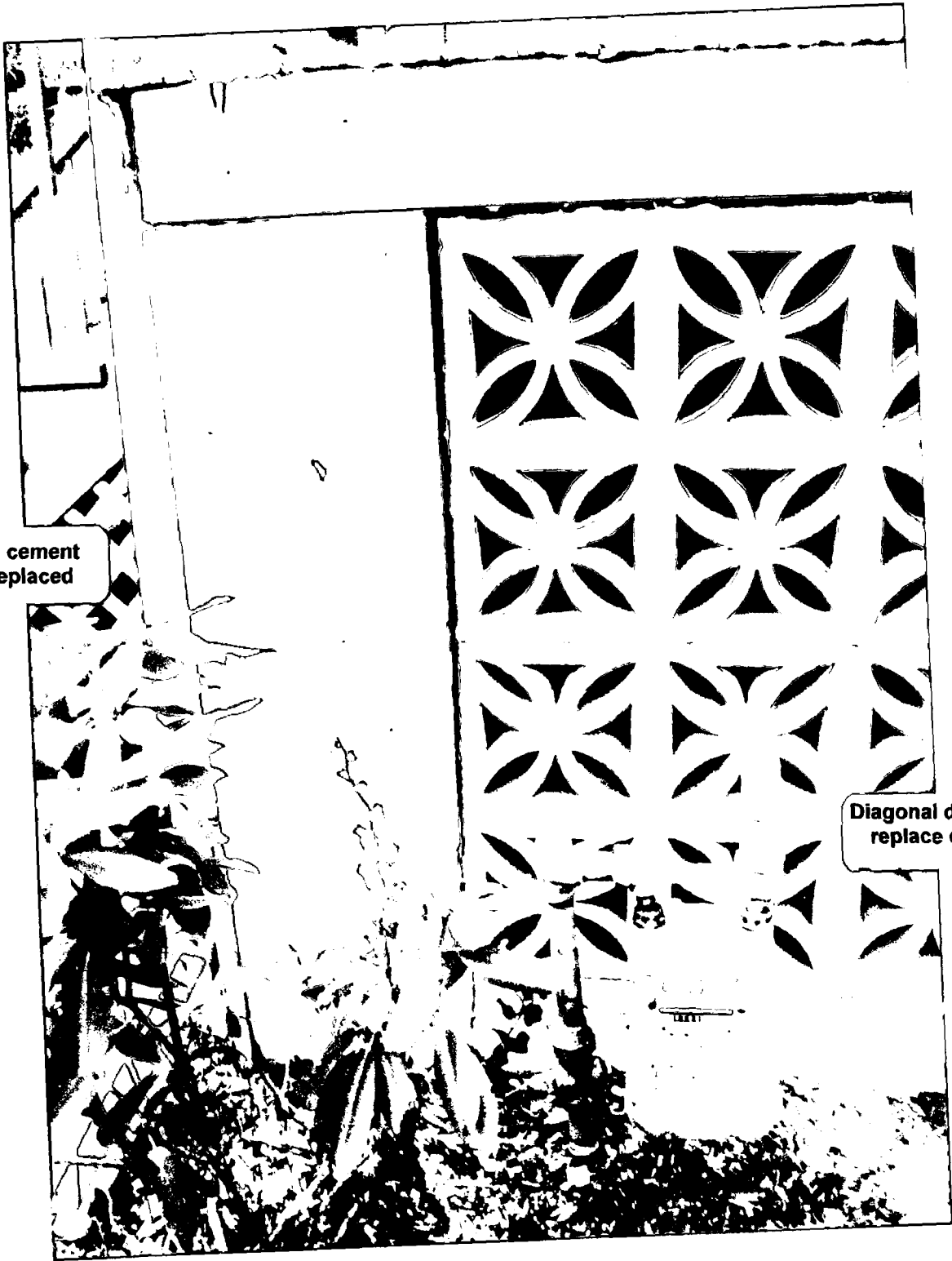
**FRONT VIEW  
8 VALLEY VIEW AVE**



**New Porch Pillars  
16X9X8" Tapered**

**Close up of post style to  
be replaced**

**8 Valley View Avenue  
Takoma Park, MD**



Deteriorating cement piers to be replaced

Diagonal design lattice to replace cement block





## Silver, Joshua

---

To: douglas.grube@gmail.com  
Cc: Gail Lucas (Gail.Lucas@montgomerycountymd.gov)  
Subject: 8 Valley View Avenue, Takoma Park

Mr. Grube,

This letter is in response to your proposal to remove and replace an existing wooden fence with a new wooden fence in the same location in the rear yard of your property at 8 Valley View Avenue, a Contributing Resource within the Takoma Park Historic District (#37/3). The Montgomery County Historic Preservation Commission (HPC) considers your request to remove and replace the existing wooden fence with a new wooden fence in the same location to be an in-kind replacement, and as such, your request is **approved**.

The proposed work is to be limited to the removal of the existing fence and installation of a new fence only. Any changes to the approved work, such as selection of alternative materials, project revisions, or additional exterior alterations to this site, must be reviewed by the Historic Preservation Commission prior to the project's commencement.

This letter will serve as your official HPC approval for the above referenced fence installation project at the subject property. If you have any additional questions, please do not hesitate to contact me at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org). Thank you for your cooperation and assistance in this matter. Please note that your project may still require certain County permits. Please contact the Department of Permitting Services ([www.montgomerycountymd.gov/index.asp](http://www.montgomerycountymd.gov/index.asp)) for additional information.

Joshua Silver, Senior Planner  
Urban Design and Preservation Division, Historic Preservation Section  
The Maryland-National Capital Park and Planning Commission  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)



To Montgomery County  
Historical Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Attn Josh Silver

From Douglas I. Grube and Jane Williams-Grube  
8 Valley View Avenue  
Takoma Park, MD 20912

Date May 1 2009

Ref. Replacement of wooden fencing in back yard of 8 Valley View Avenue

We are replacing the rotten wooden fence at the back of the property with a new wooden fence. The replacement will follow the existing fence line. Neither the current fence nor the replacement is visible from the street. It does not affect the historical bungalow. Please note the placement marked on the attached site plan.

Sincerely,

Douglas I. Grube

Jane Williams-Grube

*Douglas.Grube@gmail.com*

*301.920-0026*

**Site Plan  
8 Valley View Avenue**

**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.

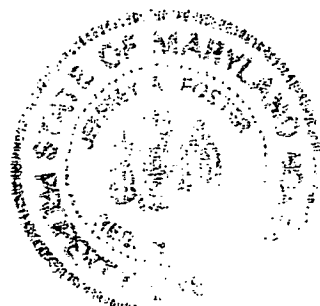
**Notes :**

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 .5 feet.

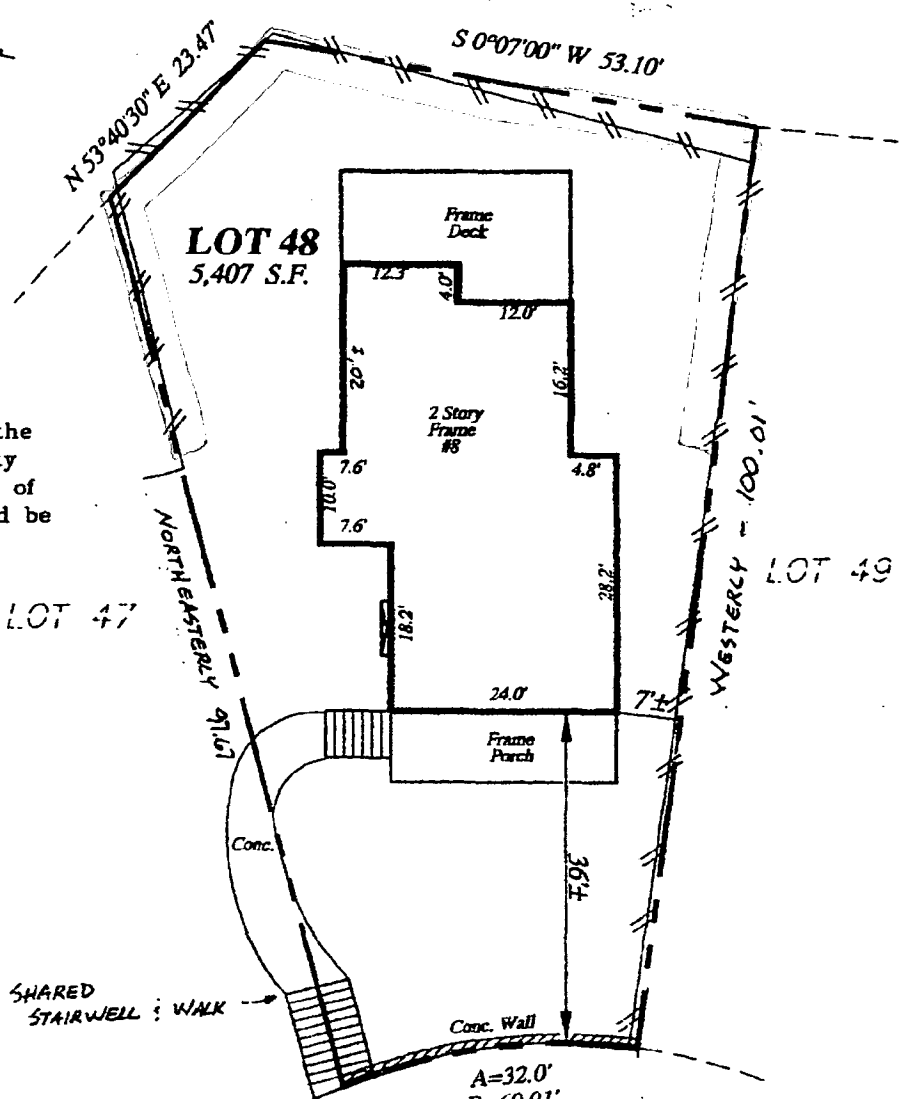
*No PROPERTY CORNERS FOUND.*

LOT 47

LOT 49



**LOCATION DRAWING  
LOT 48, BLOCK 87  
HOLMES AND AUSTIN'S SUBDIVISION  
OF  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND**



**VALLEY VIEW AVENUE  
(30' R/W)**

*T.D.P.  
James D. ...*

<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.  <i>Belinda A. Fritz</i>	<b>REFERENCES</b> PLAT BK. 3 PLAT NO. 223		<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
			DATE OF LOCATIONS SCALE: 1" = 20' WALL CHECK:



## HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: April 12, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # **415241** for fence installation

---

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on April 11, 2006. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Jeffrey Hopkins and Rebecca Smith

Address: 51 Walnut Avenue, Takoma Park (Takoma Park Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

415241

A

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED

MAR 16 2006

# APPLICATION FOR HISTORIC AREA WORK PERMIT

OF CASE WORK MGT

Contact Person: Jeffrey W. Hopkins  
Daytime Phone No.: 202-225-2681

Tax Account No.: 01064985  
Name of Property Owner: Jeffrey Hopkins & Rebecca Smith Daytime Phone No.: 202-225-2681  
Address: 51 Walnut Avenue Takoma Park Maryland 20912  
Street Number City State Zip Code  
Contractor: Long Fence Phone No.: 1-800-222-9650  
Contractor Registration No.: MNIC # 9615  
Agent for Owner: Jeffrey W. Hopkins Daytime Phone No.: 202-225-2681

**LOCATION OF BUILDING/PREMISE**  
House Number: 51 Walnut Ave. Street: Walnut Ave.  
Town/City: Takoma Park Nearest Cross Street: Eastern Ave.  
Lot: 17 Block: 17 Subdivision: Pinecrest  
Liber: 2 Folio: 145 Parcel: Case # 040689 File # TE2#170

**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: \_\_\_\_\_  
1B. Construction cost estimate: \$ 2969  
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 4 feet 0 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.

Jeffrey W. Hopkins Signature of Owner or authorized agent 13 MARCH 2006 Date

Approved: X For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 4/12/06  
Application/Permit No.: 415241 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

construct "flat topped picket with cypress" fence, red cedar, with 3 gates, to enclose back yard. Total fence length is 87.5 feet, of which 58' runs along S1 Walnut & Eastern Ave. sidewalk, 23' will divide the yard & driveway of S1 Walnut (and therefore lie entirely on owner's property, and remaining fence connects S1 Walnut House w/ Eastern Ave. sidewalk (also entirely w/in owner's property). Eastern Ave. is not within the historic district; fence will not be visible from Walnut Ave. or other streets within historic district.

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

See above for project description. We believe that the red cedar fence will add to the attractiveness of the property, will allow us to further our landscaping plans, without any negative impact to the area.

**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**

If you are proposing construction adjacent to or within the crown 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**

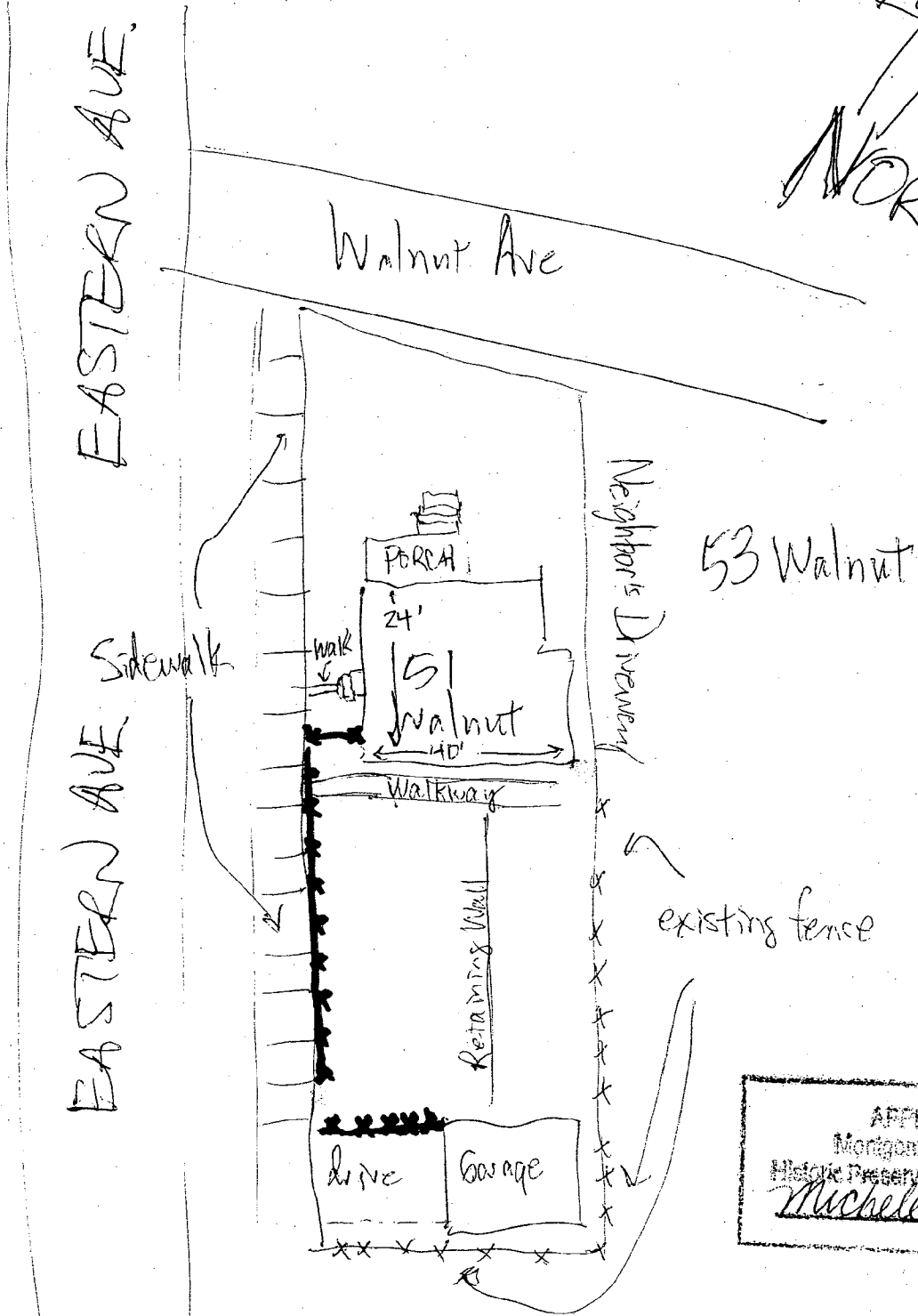
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Scale: 1" = 30'



2) SITE PLAN



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle Oaks*

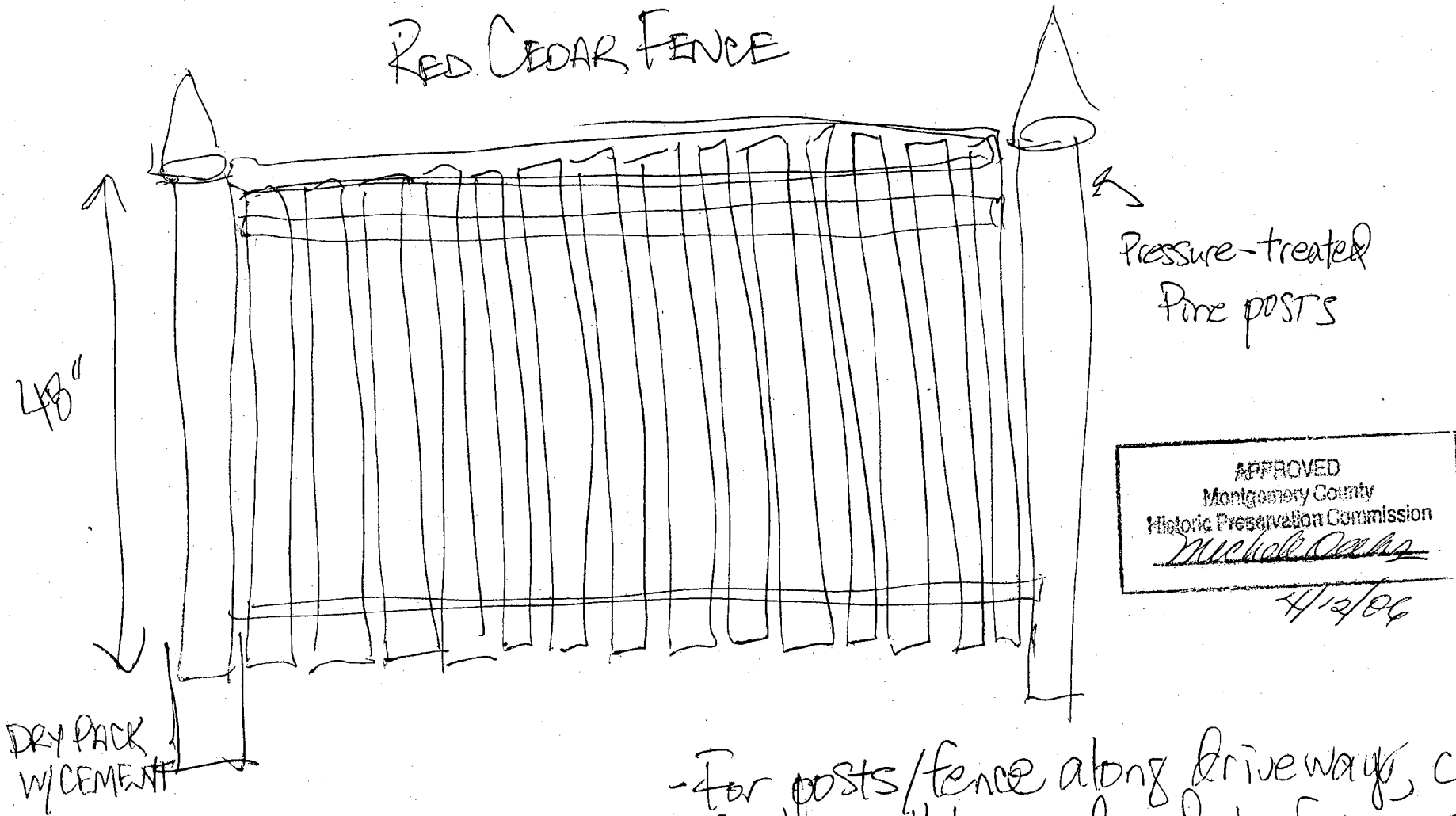
4/12/06

- Fence - 4' Tall, Red Cedar
- Gates - 3 Single Gates

### 3) PLANS & ELEVATIONS

PROPOSED FENCE FOR 51 WALNUT Ave.  
PICKET w/ CAPBOARD

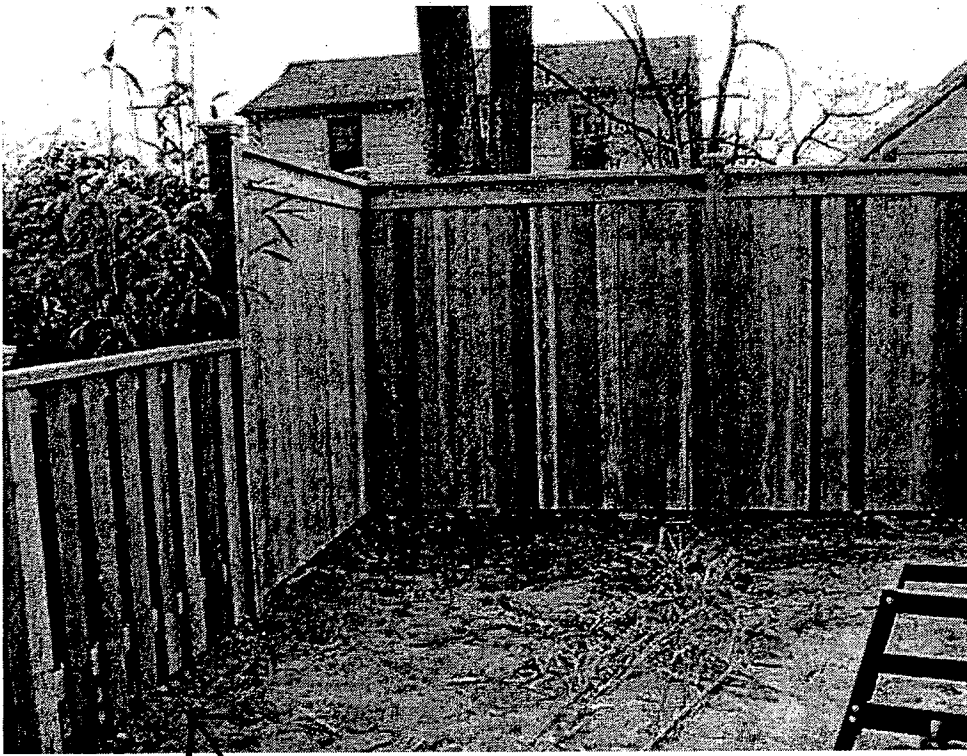
RED CEDAR FENCE



-For posts/fence along driveways, core drilling will be anchored to fence post to secure fence, i.e.

post  
concrete driveway





LIKE THIS

9

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

<b>Address:</b>	51 Walnut Ave, Takoma Park	<b>Meeting Date:</b>	4/11/2006
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	4/4/2006
<b>Applicant:</b>	Jeffrey Hopkins & Rebecca Smith	<b>Public Notice:</b>	3/28/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-060	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Fence Installation		
<b>RECOMMENDATION:</b>	Approve		

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival: Bungalow  
**DATE:** c1920s

**PROPOSAL:**

Construct a "flat-topped picket with capboard", red cedar, 48" high, fence with three gates along the owner's western property line and along their driveway to enclose their rear yard. (see attached map on circle **6** for exact fence location).

No trees affected, nor proposed to be removed as part of this HAWP proposal.

**STAFF 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.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DPS - #8

415241

A

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

RECEIVED

MAR 16 2006

APPLICATION FOR  
 HISTORIC AREA WORK PERMIT

Contact Person: Jeffrey W. Hopkins OF CASE WORK MGT

Daytime Phone No.: 202-225-2681

Tax Account No.: 01064985

Name of Property Owner: Jeffrey Hopkins & Rebecca Smith Daytime Phone No.: 202-225-2681

Address: 51 Walnut Avenue Takoma Park Maryland 20912  
Street Number City State Zip Code

Contractor: Long Fence Phone No.: 1-800-222-9650

Contractor Registration No.: MVIC # 9615

Agent for Owner: Jeffrey W. Hopkins Daytime Phone No.: 202-225-2681

LOCATION OF BUILDING/PREMISE

House Number: 51 Walnut Ave. Street: Walnut Ave.  
 Town/City: Takoma Park Nearest Cross Street: Eastern Ave.  
 Lot: 17 Block: 17 Subdivision: Pinecrest  
 Lites: 2 Folio: 145 Parcel: Case # D40689 File # TE24170

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: \_\_\_\_\_

1B. Construction cost estimate: \$ 2969

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: \_\_\_\_\_  
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches  
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 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.

Jeffrey W. Hopkins  
 Signature of Owner or authorized agent

13 MARCH 2006  
 Date

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

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

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

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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construct "flat topped picket with capboard" fence, red cedar, with 3 gates, to enclose back yard. Total fence length is 87.5 feet, of which 58' runs along S1 Walnut & Eastern Ave. sidewalk, 23' will divide the yard & driveway of S1 Walnut (and therefore lie entirely on owner's property, and remaining fence connects S1 Walnut House w/ Eastern Ave. sidewalk (also entirely w/in owner's property). Eastern Ave. is not within the historic district; fence will not be visible from Walnut Ave. or other streets within historic district.

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- ② See attached sheet "Site Plan"
- ③ See attached sheet "Plans & Elevations"
- ④ Materials - Red cedar fence, 48" with Red cedar gates, and Pine pressure-treated posts, packed in cement

⑤ See attached sheet "Photos"

⑥ Tree Survey - none affected

⑦ Adjacent and confronting property owners

William J. Valdez

53 Walnut Ave.

Takoma Park, MD 20912

A. Weisbord

15753 Eastern Ave.

Takoma Park, MD 20912

Scale: 1"=30'



EASTERN AVE.  
EASTERN AVE.

Walnut Ave

Sidewalk

PORCH

24'

51'

Walnut

40'

Walkway

Neighbor's Driveway

53 Walnut

existing fence

Retaining Wall

drive

Garage

- Fence - 4' Tall, Red Cedar
- Gates - 3 Single Gates

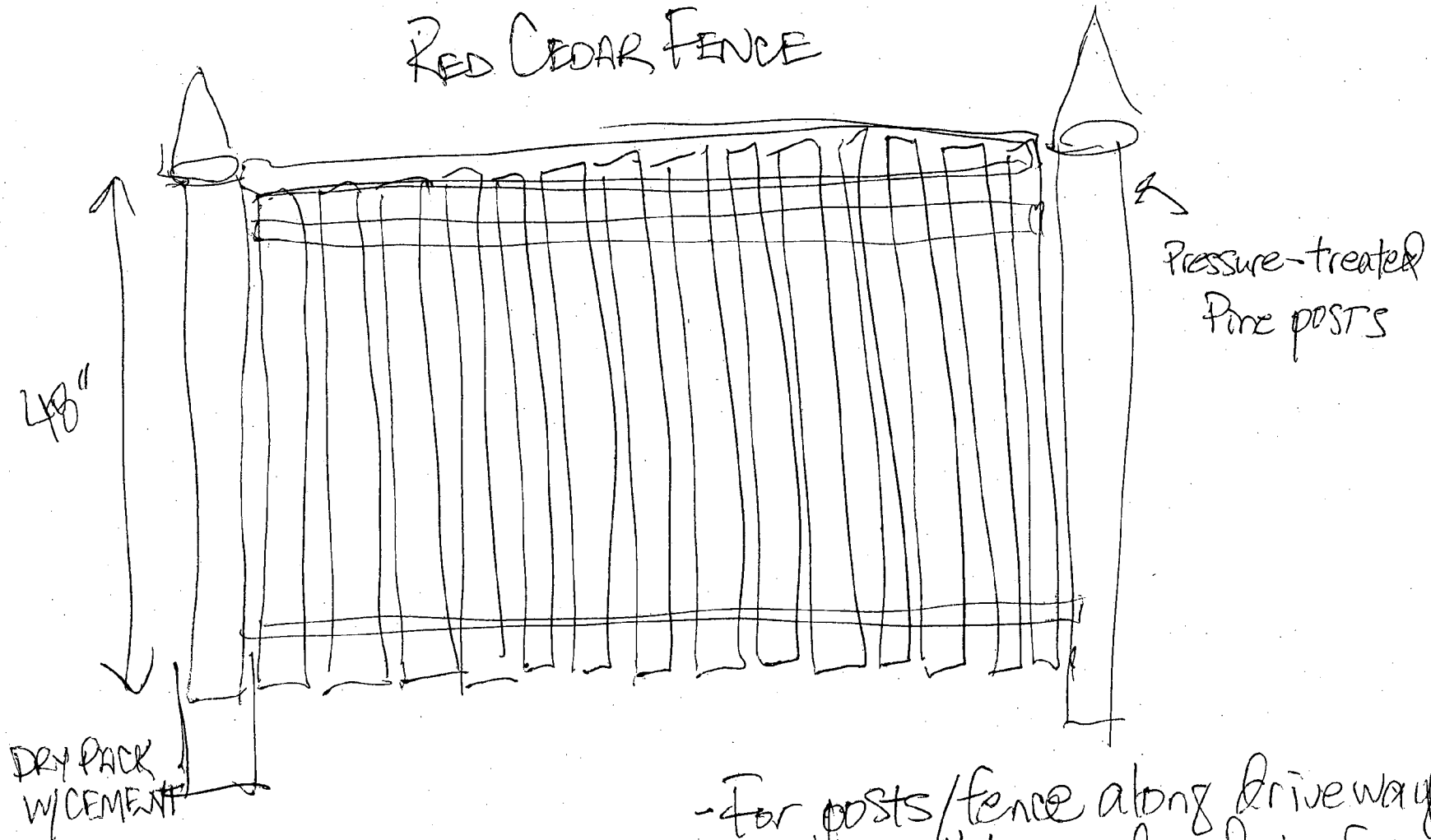
2) SITE PLAN

6

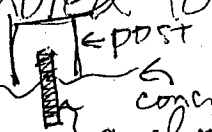
### 3) PLANS & ELEVATIONS

PROPOSED FENCE FOR 51 WALNUT AVE.  
PICKET W/ CAPBOARD

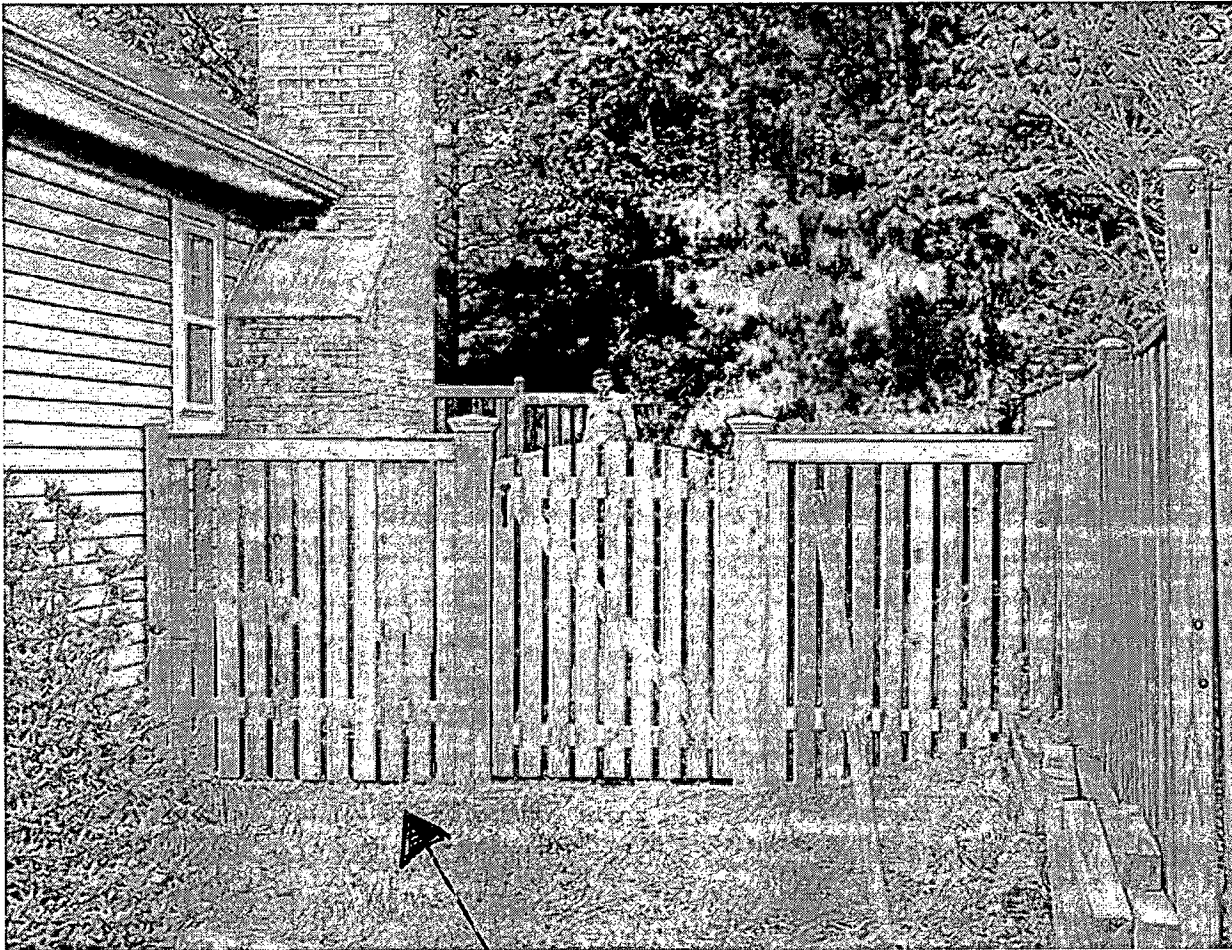
RED CEDAR FENCE



④

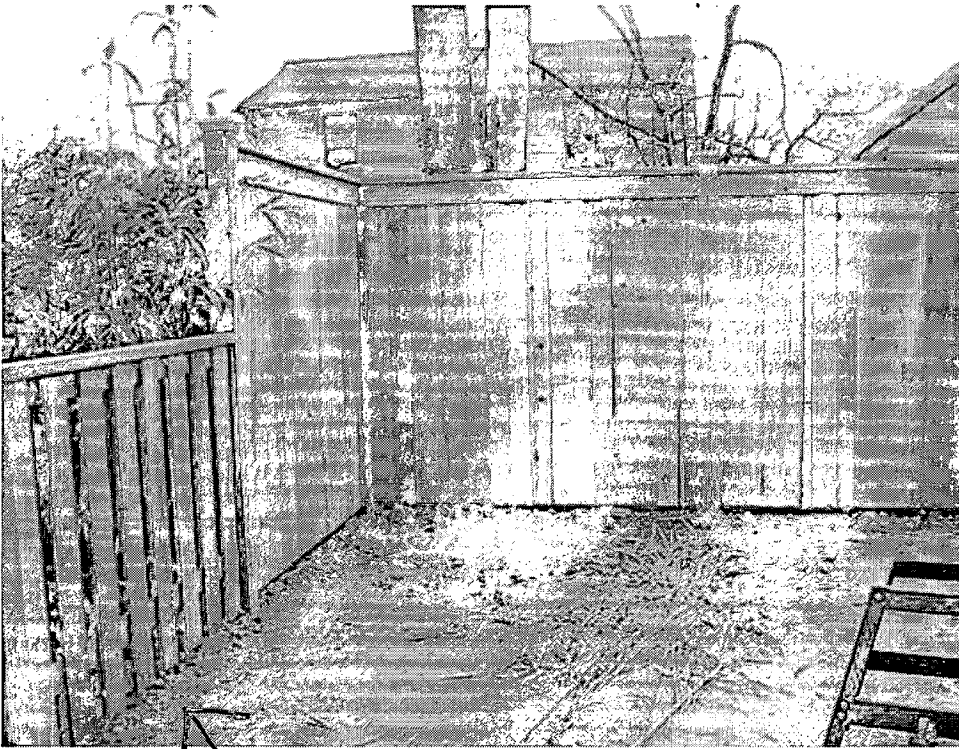
-For posts/fence along driveway, core drilling will be anchored to fence post to secure fence, i.e.  concrete driveway





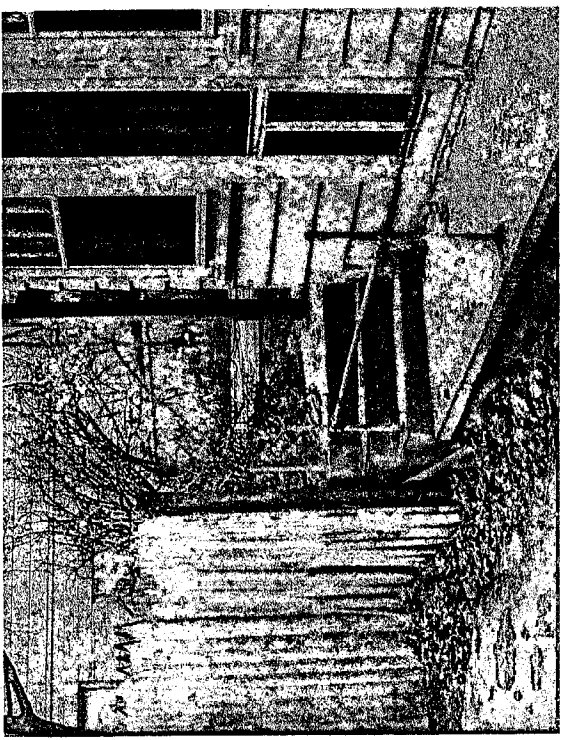
LIKE THIS  
W/ OUT  
SIDE RAIL ON TOP



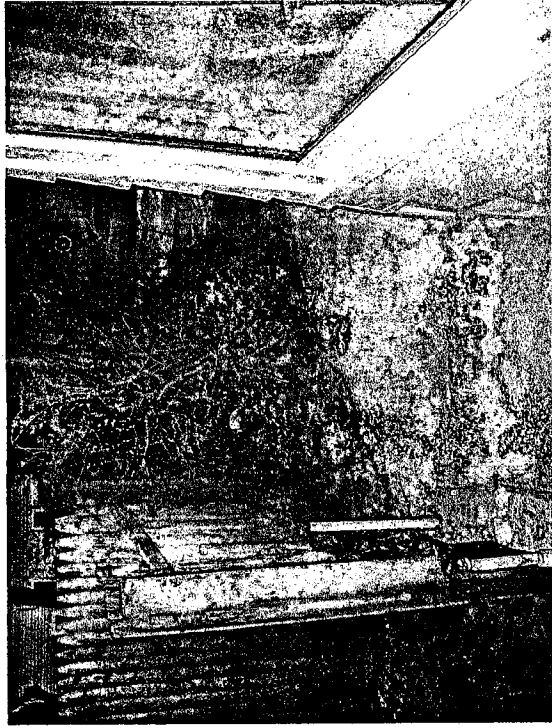


LIKE THIS

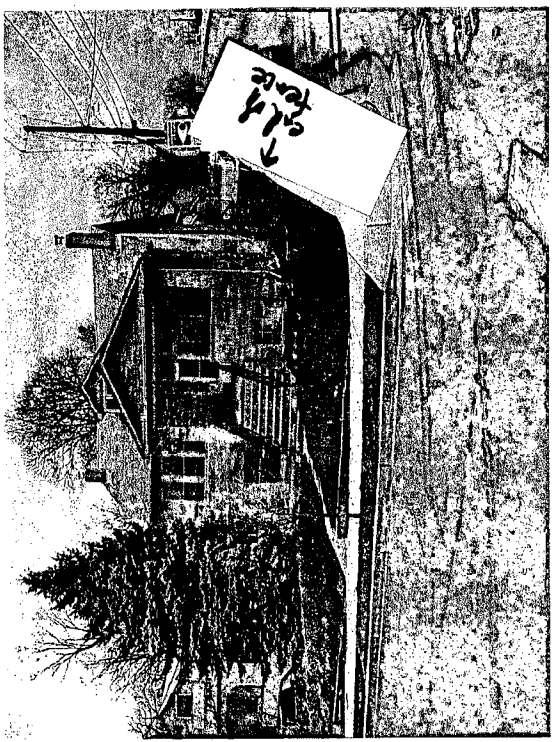
9



Gate View from driveway  
of 53 Walnut



Gate #3  
Next to 53 Walnut Dr.)



View from Walnut  
Avenue to Eastern



View of fenced area  
at 53 Walnut

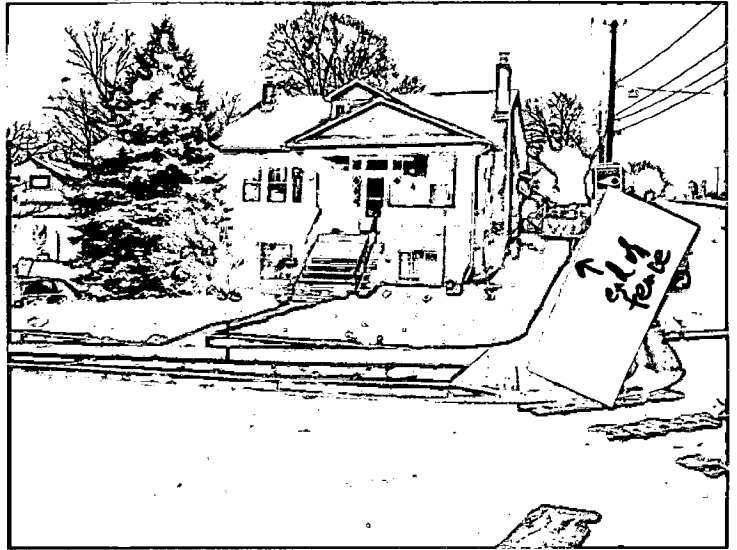




Gate View from driveway of 53 Walnut



Gate #3 Next to 53 Walnut Dr.)



View from Walnut Avenue + Eastern



View of fenced area from back of 51/53 Walnut





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: March 26, 2009

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JAS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #506239, basement window replacement

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the March 25, 2009 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.**

Applicant: Andrew Beuler

Address: 6705 Westmoreland Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mnccppc-mc.org](mailto:joshua.silver@mnccppc-mc.org) to schedule a follow-up site visit.



## Egress Window Specifications

Revision: Buhler Basement

Project Address: 6705 Westmoreland Ave  
Takoma Park, MD 20912

Window Specification:

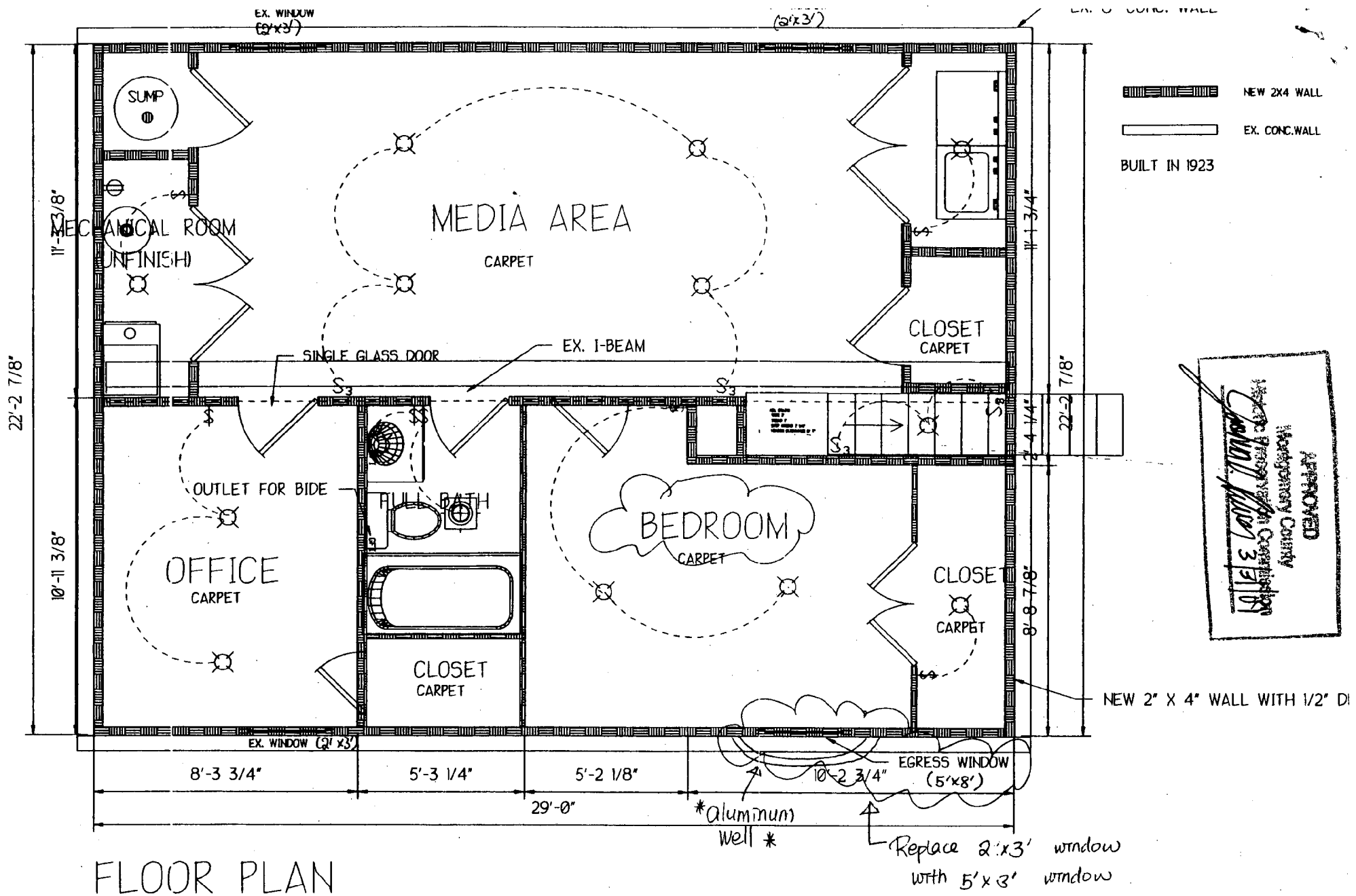
Double Hung White Aluminum 3' X 5' (36" X 60")

American Craftsman Windows, an Andersen Company 3000 Double Hung White with 7/8 In. LoE<sup>2</sup> Insulated Glass with Grilles and Screen

\* Remove the existing 2'x3' window

dig 44" deep hole in front of the window  
extend the window size and cut the  
existing concrete to fit <sup>a new</sup> 5'x3' window.

Install an aluminum well around the  
new window.



# FLOOR PLAN

<b>MB Construction. Inc</b> 10333 Democracy lane Suite A Fairfax VA TEL : 703-273-7030	<b>CUSTOMER:</b> ANDREW BUHLER	<b>DRAWING:</b> FLOOR PLAN	<b>REVISIONS:</b> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							<b>DRAWN BY:</b> [Signature]
6705 WESTMORELAND AVE.	<b>SCALE:</b> 1/2" : 1'	<b>DATE:</b> 03/03/09	<b>APPROVED BY:</b> [Signature]							

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	6705 Westmoreland Avenue, Takoma Park	<b>Meeting Date:</b>	3/25/2009
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/18/2009
<b>Applicant:</b>	Andrew Beuler	<b>Public Notice:</b>	3/11/2009
<b>Review:</b>	HAWP (RETROACTIVE)	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-09G	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Basement window replacement		

---

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c1915-25

**PROPOSAL**

The applicant is proposing to remove one 2' x 3' aluminum sash foundation level window and install a 5' x 3' double-hung 1/1 aluminum sash foundation level window and exterior window well egress system on the south (right) elevation of the house. The proposed work includes the removal of an approximately 1' section of the existing foundation wall above grade and an additional 2' below grade to accommodate the installation of the new 5' x 3' window.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be



restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will 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.

**STAFF DISCUSSION**

Staff supports the proposed foundation level window and window well egress system installation projects at the subject property. The proposed work is located on a secondary elevation, toward the rear of the house and will occur primarily below grade which diminishes the impact of the project on the streetscape of the historic district. The proposed window installation project maintains the 3' width of the existing window opening which preserves the appearance of a foundation level window when viewed from the public right-of-way. Cumulatively, the proposed work is consistent with the *Guidelines* for alterations to a Contributing Resource property in the Takoma Park Historic District. *Staff is recommending approval of this application.*

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b) (1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850

DPS-48

#806239

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rose H. Kim  
Daytime Phone No.: (703) 273-7030

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Andrew Bauler Daytime Phone No.: (703) 273-7030  
Address: 6705 Takoma Westmoreland Ave Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: MB Construction, Inc. Phone No.: (703) 273-7030  
Contractor Registration No.: 124567  
Agent for Owner: Rose H. Kim Daytime Phone No.: (703) 273-7030

**LOCATION OF BUILDING/PREMISE**

House Number: 6705 Street: Westmoreland Ave  
Town/City: Takoma Park Nearest Cross Street: \_\_\_\_\_  
Lot: 3 Block: 18 Subdivision: Takoma Park  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. 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: Window  
1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # 50496

**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.

[Signature] \_\_\_\_\_ Date: 3/4/09  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 506239 Date Filed: 3/4/09 Date Issued: \_\_\_\_\_

## Silver, Joshua

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**From:** office@e-mbconstruction.com  
**Sent:** Tuesday, March 17, 2009 10:54 AM  
**To:** Silver, Joshua  
**Subject:** Re: 6705 Westmoreland Ave Window Replacement

Mr. Silver-

Please make a revision to the original proposal I submitted on March 4, 2009 for a window replacement project at 6705 Westmoreland Avenue, Takoma Park MD.

The egress window to be installed is:

3' X 5' (Keeping the same width, enlarge the height to the below direction), white aluminum, double hung, one over one window with no clad.

\*For record: the existing windows on the property are all white aluminum.

Please do not hesitate to contact me if you have any additional question or comment.

Rose H. Kim  
Office Manager  
MB Construction, Inc.  
10333 Democracy Lane Ste A  
Fairfax, VA 22030  
Tel (703)273-7030  
Fax (703)273-7032

## Egress Window Specifications

### Revision: Buhler Basement

Project Address: 6705 Westmoreland Ave  
Takoma Park, MD 20912

#### Window Specification:

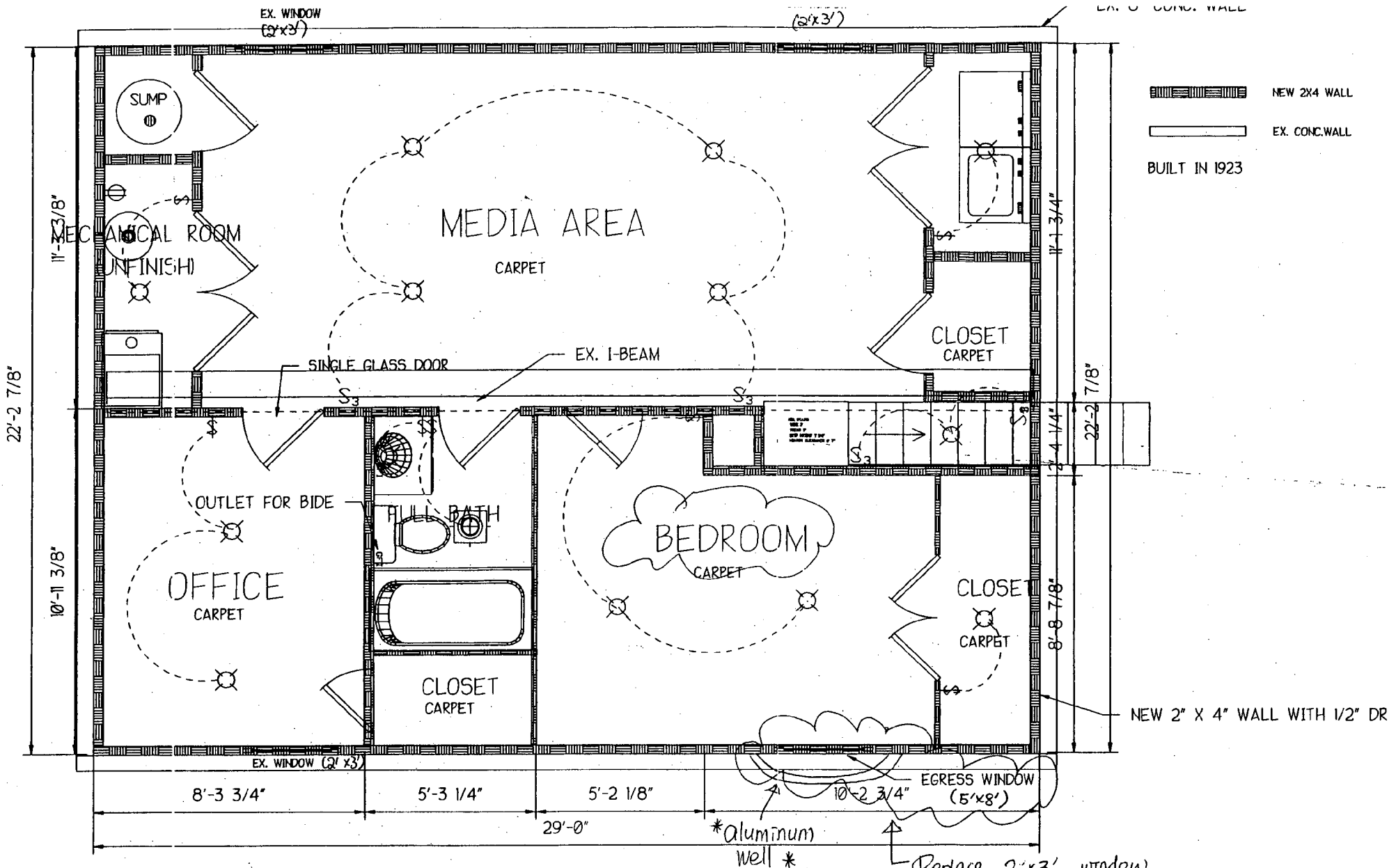
Double Hung White Aluminum 3' X 5' (36" X 60") with ~~tilt in~~  
top.

American Craftsman Windows, an Andersen Company 3000 Double Hung

\* Remove the existing 2'x3' window

dig 44" deep hole in front of the window  
extend the window size and cut the  
existing concrete to fit <sup>a new</sup> 5'x3' window.

Install an aluminum well around the  
new window.



# FLOOR PLAN

**MB Construction, Inc**  
 10333 Democracy lane  
 Suite A Fairfax VA  
 TEL : 703-273-7030

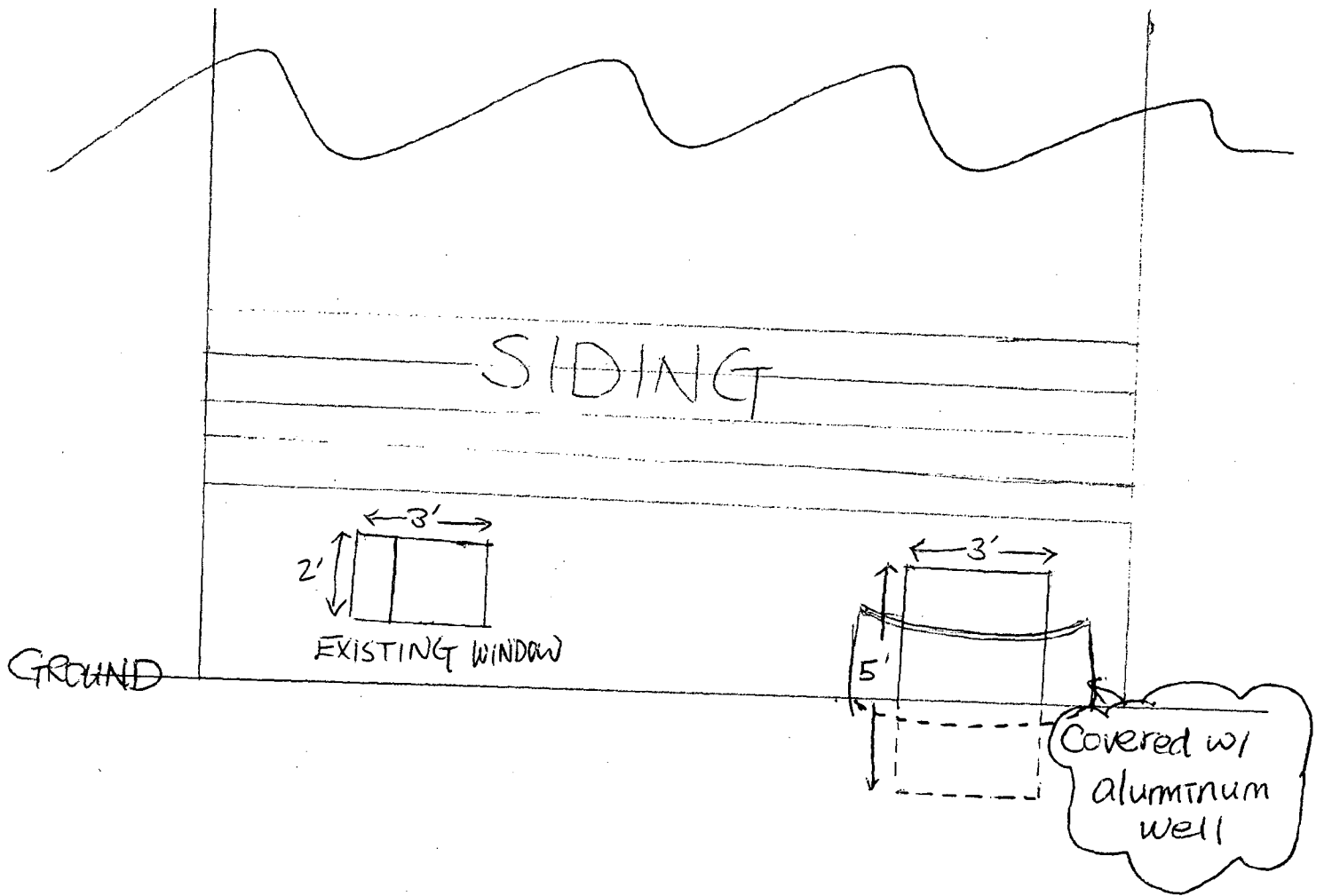
CUSTOMER:  
 ANDREW BUHLER  
 6705 WESTMORELAND AVE.

DRAWING:  
 FLOOR PLAN  
 SCALE:  
 1/2" : 1'

REVISIONS:	

DRAWN BY:	PA
DATE:	03/03/09
APPROVED BY:	

7



ELEVATION

6705 Westmoreland Avenue, Takoma Park  
Takoma Park Historic District

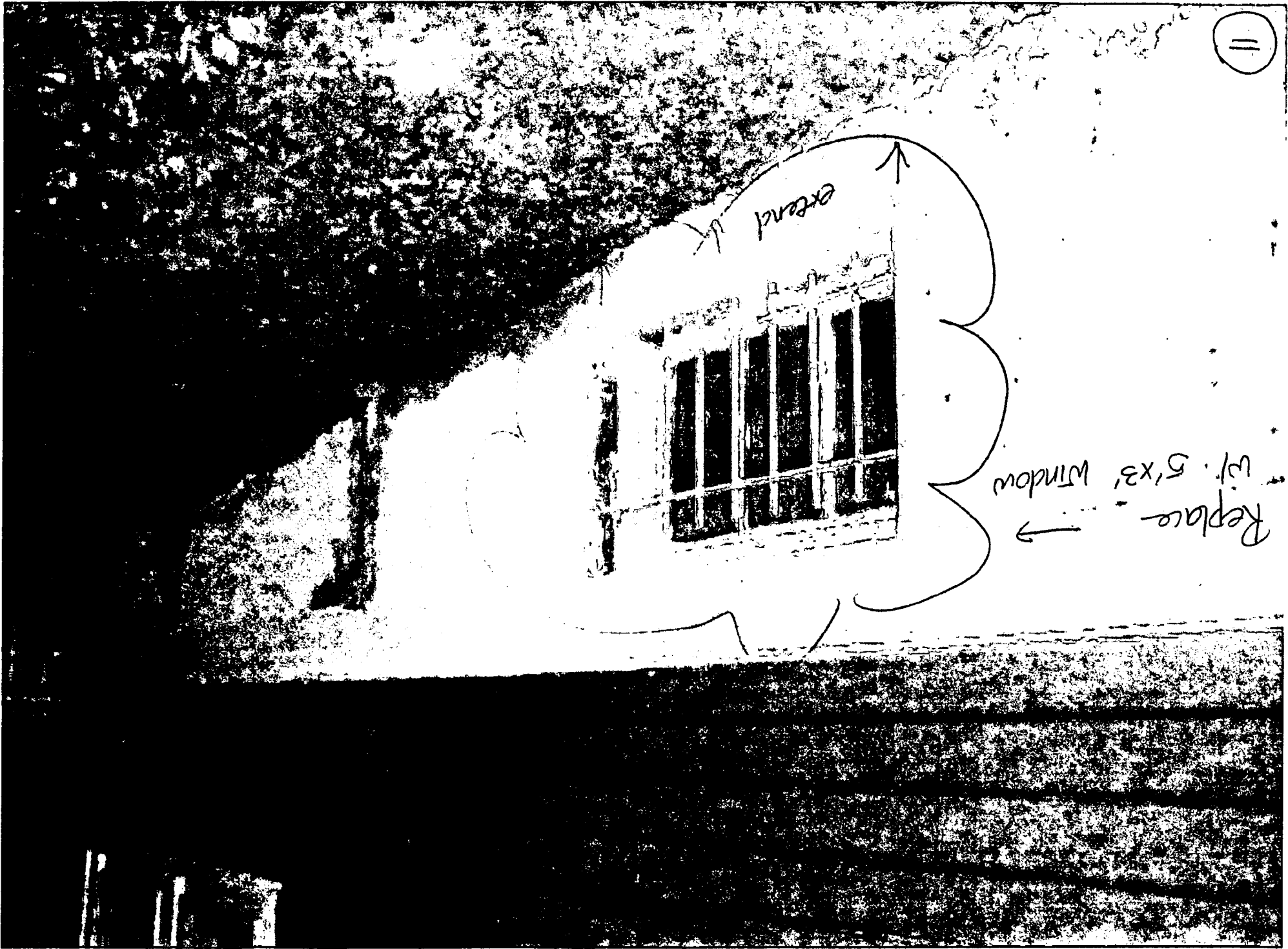




6705 Westmoreland Avenue, Takoma Park  
Takoma Park Historic District

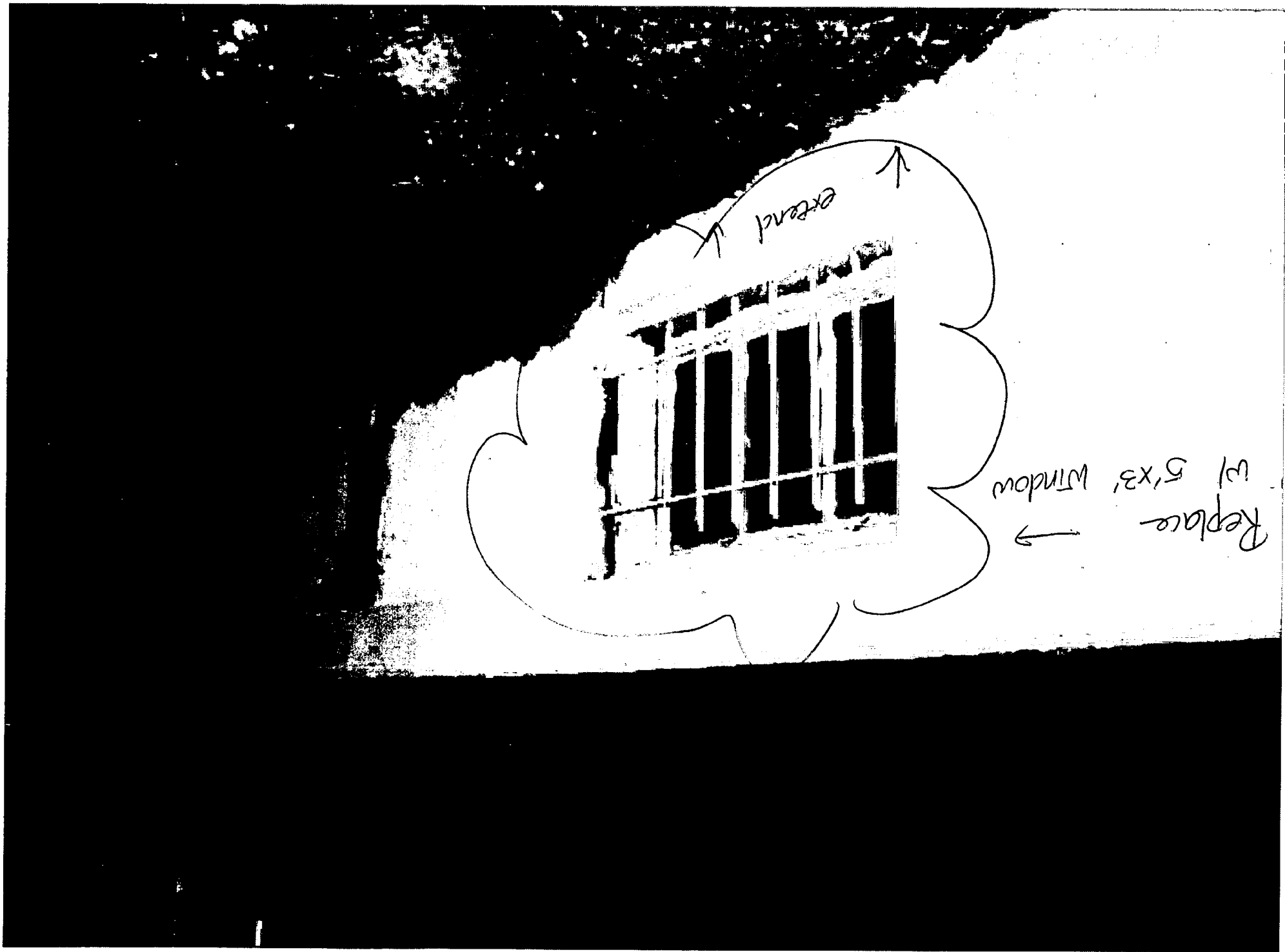


(=)



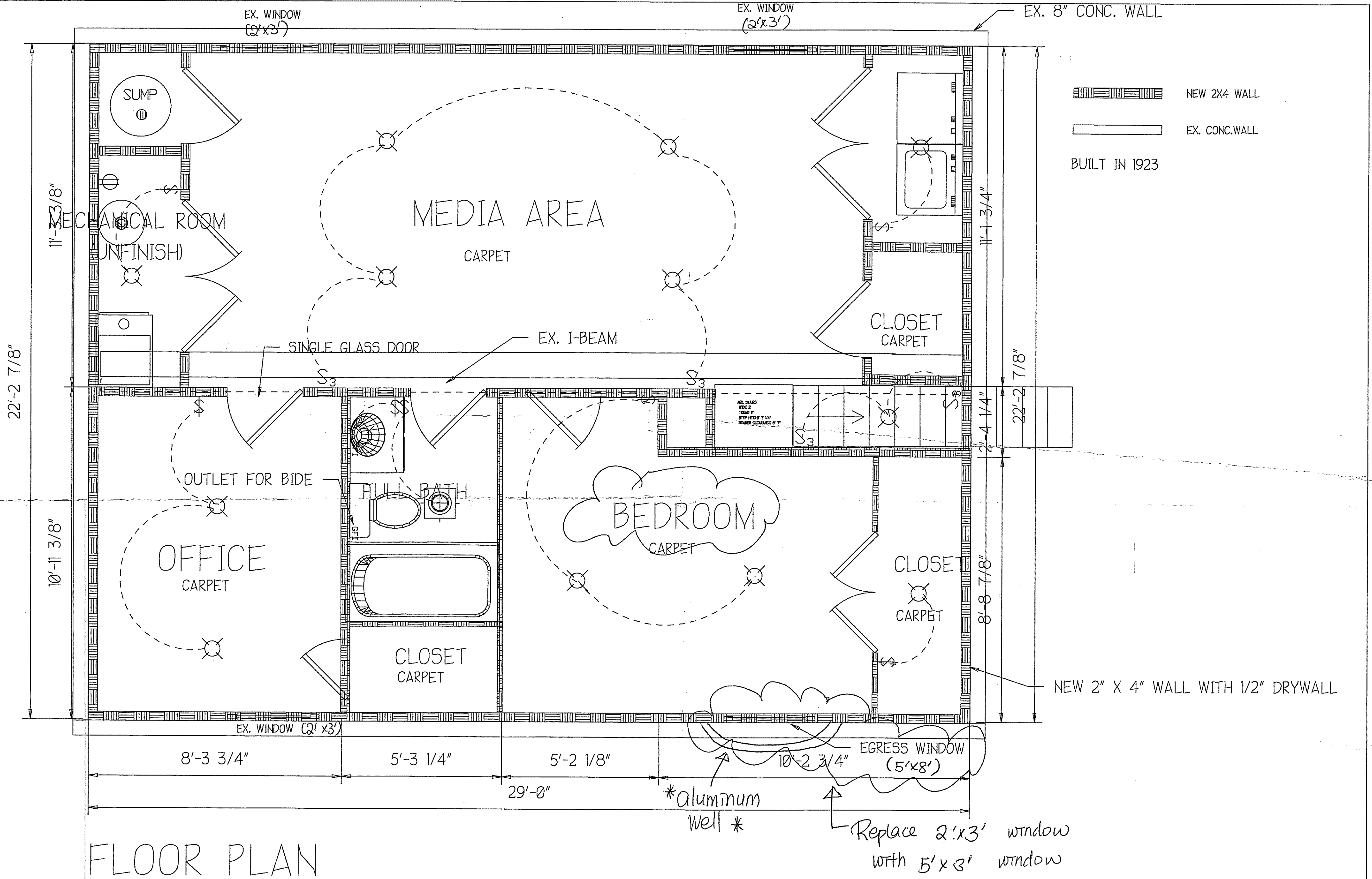
extend

Replace  
w/ 5'x3' window



extend

Replace  
w/ 5'x3' window



# FLOOR PLAN

<b>MB Construction. Inc</b> 10333 Democracy lane Suite A Fairfax VA TEL : 703-273-7030	<b>CUSTOMER:</b> ANDREW BUHLER	<b>DRAWING:</b> FLOOR PLAN	<b>REVISIONS:</b>	<b>DRAWN BY:</b>	<b>PAGE NO:</b> A-1				
	6705 WESTMORELAND AVE.	<b>SCALE:</b> 1/2" : 1'	<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>						
<b>APPROVED BY:</b>									