

37/03-05VV 6908 Westmoreland Ave  
Takoma Park Historic District

No tree  
removal

10-27-05 email from  
Trish  
Tree TBR  
(hazard)

We have discussed  
possible tree removal  
with Brett Unkletter;  
~~was~~<sup>are</sup> discussing with  
client. See plan for  
tree location.


thanks,  
trish



Date: September 15, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 395250

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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 THE FOLLOWING CONDITION:**

1. A tree protection plan will be developed with the Takoma Park arborist and tree protection measures will be in place before work begins.

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

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

Applicant: Jane Powers and Rick Colbert

Address: 6908 Westmoreland Avenue, Takoma Park, 20912

This HAWP approval is 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 at <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  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

HISTORIC PRESERVATION COMMISSION  
301/563-3400

OPS-#8  
**RECEIVED**

AUG 15 2005

DIV OF CASE WORK MGMT

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Trish Atkins / Holt Jordan  
Daytime Phone No.: 202.737.0451

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Jane Powers / Rick Colbert Daytime Phone No.: 202.564.4205  
Address: 6908 Westmoreland Avenue Takoma Park MD 20912  
Street Number City Street Zip Code  
Contractor: Jose Carlota / JMC Masonry Phone No.: 301.990.9872  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Trish Atkins / Holt Jordan Daytime Phone No.: 202.737.0451

### LOCATION OF BUILDING/PREMISE

House Number: 6908 Street: Westmoreland Avenue  
Town/City: Takoma Park Nearest Cross Street: Heber L. Thornton's of  
Lot: 47 Block: A Subdivision: B.F. Gilbert's Addn.  
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:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: bluestone patio, wall renovation, pond

1B. Construction cost estimate: \$ 10,000.00 (repair)

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 2 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.

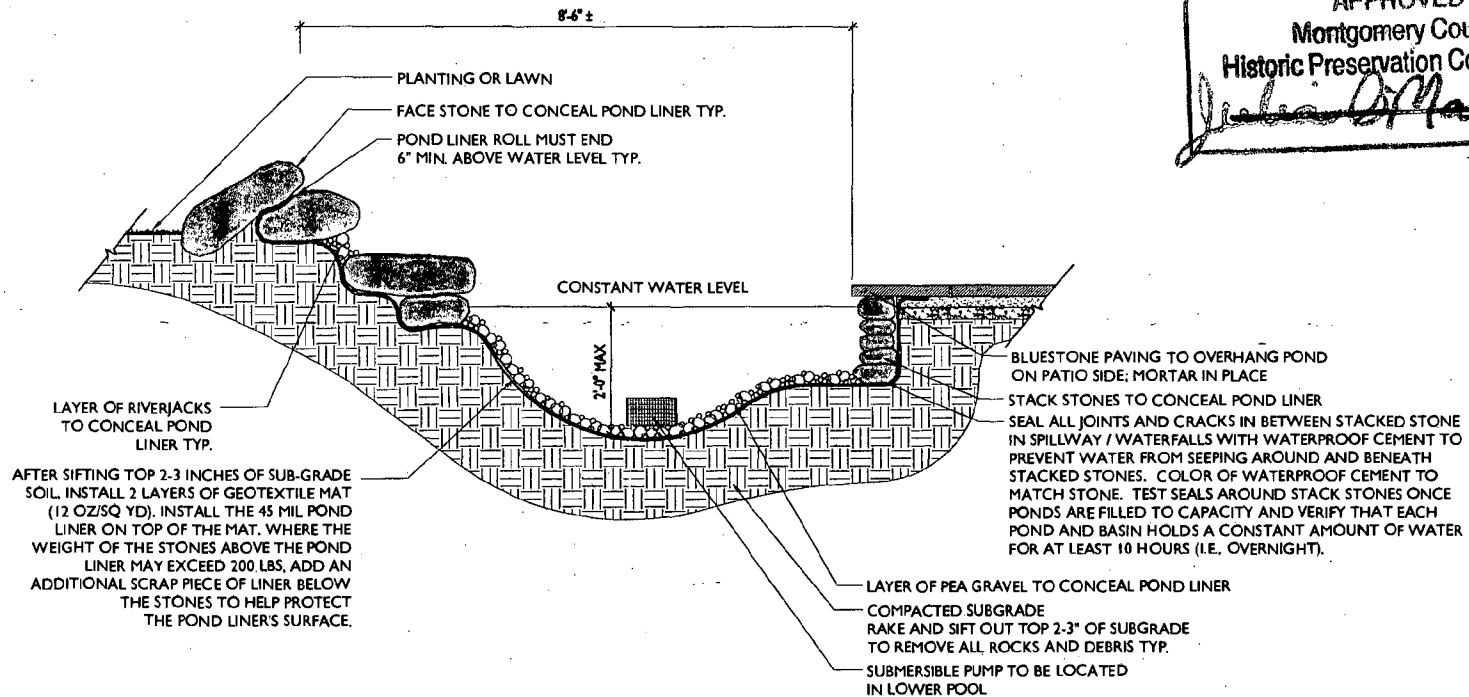
[Signature] Signature of owner or authorized agent Date: 8/12/05

Approved: with one condition For Chairperson of Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 9-15-05  
Application/Permit No.: 3952510 Date Filed: 8-24-05 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

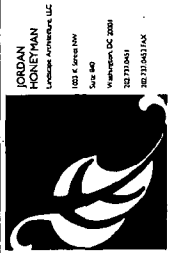






APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*J. J. Malley*

9-15-05



Scale: Varies
Date: 03.23.05
Revisions:

Powers Colbert Residence  
 6908 Westmoreland Avenue  
 Takoma Park, MD 20912

Pond  
 Detail

F-3

1 POND WITH WATERFALL SECTION

SCALE: 3/4" = 1'-0"

LAYOUT NOTES:

1. ALL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION.
2. BOULDER STONE SELECTION AND PLACEMENT TO BE DIRECTED BY LANDSCAPE ARCHITECT ON SITE. BOULDER SIZES VARY UP TO 3'x4' TYP.
3. STONE SAMPLES OF ALL STONE TYPES SPECIFIED FOR PROJECT TO BE PROVIDED FOR APPROVAL BY LANDSCAPE ARCHITECT AND CLIENT PRIOR TO PLACING ORDERS.
4. CONTRACTOR TO PROVIDE A ONE-YEAR WARRANTY AGAINST LEAKAGE FROM UPPER AND LOWER PONDS AND WATERFALLS / SPILLWAY AT 100 % CONSTRUCTION COMPLETION.

MECHANICAL NOTES:

1. ALL MECHANICAL COMPONENTS (I.E., 45MIL EDPM RUBBER LINER, 12 OZ/YD SQ NONWOVEN GEOTEXTILE MAT, SUBMERSIBLE PUMP, FLEXIBLE TUBING / PIPE, BIOFILTER GRATE, WATER SUPPLY LINE, EQUALIZER LINE, BACK FLOW PREVENTER, OVERFLOW PIPE, DRAINS, DRAIN LINES, BULKHEAD FITTINGS, FOGGER/MISTER, POND/WATERFALL LIGHTING, ETC.) TO BE SPECIFIED, SIZED AND LOCATED BY FOUNTAIN CRAFT, BALTIMORE, MD (410-525-3344).
2. 45 MIL EDPM RUBBER OR BETTER POND LINER AND 12 OZ/YD SQ NONWOVEN GEOTEXTILE MAT TO BE INSTALLED PRECISELY PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO INSTALL ONE CONTINUOUS ROLL OF 45 MIL RUBBER LINER TO SEAMLESSLY LINE UPPER POND, WATERFALLS / SPILLWAY, AND LOWER POND.
4. 12 OZ/YD SQ NONWOVEN GEOTEXTILE MAT MUST ALWAYS BE PLACED BETWEEN POND LINER AND COMPACTED SUBGRADE AND/OR POND LINER AND BOULDER STONES AS A MEANS OF PROTECTING THE INTEGRITY OF THE POND LINER AT ALL TIMES.
5. COMPACTED SUBGRADE SURFACE MUST BE FREE OF ALL ROCKS, DEBRIS, OR ANY OTHER OBJECTS THAT MAY PUNCTURE THE POND LINER. RAKE AND SIFT OUT TOP 2-3" OF SUBGRADE TO REMOVE ALL ROCKS AND DEBRIS BEFORE LAYING THE NONWOVEN GEOTEXTILE MAT AND PVC LINER ABOVE.



The following site improvements are proposed for the property located at 6908 Westmoreland Avenue, located in the Takoma Park historic district. The improvements shall maintain and compliment the established character of the existing house.

**Rear/Side Improvements:**

- Repair existing stone walls using existing stone.
- Lay new bluestone patio and steps from porch stairs.
- Install stepping stones in side yard to new stone patio and from patio into rear yard.
- Install pond water feature on bluestone patio.
- Add timber edge to existing garbage area under porch (necessary for grading purposes).
- Add concrete riser to basement stairs to help with grading in this area.

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

**Owner's mailing address**

Jane Powers & Rick Colbert  
6908 Westmoreland Avenue  
Takoma Park, MD 20912

**Owner's Agent's mailing address**

Jordan Honeyman L.A.  
1003 K Street NW  
Suite 840  
Washington, DC 20001

**Adjacent and confronting Property Owners mailing addresses**

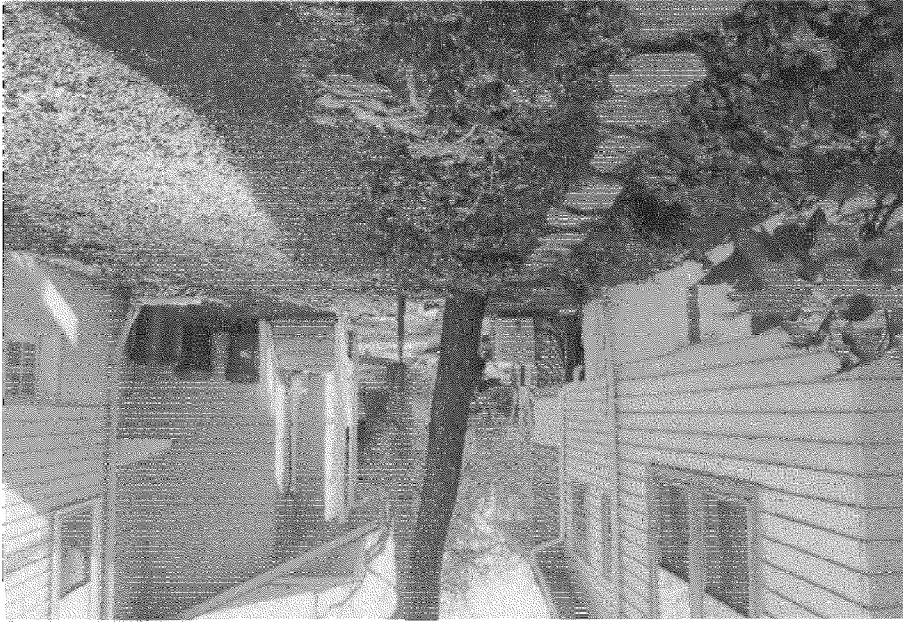
**Owner of 6906 Westmoreland:**

Judy Brockett  
16844 Harbour Town Drive  
Silver Spring, MD 20905

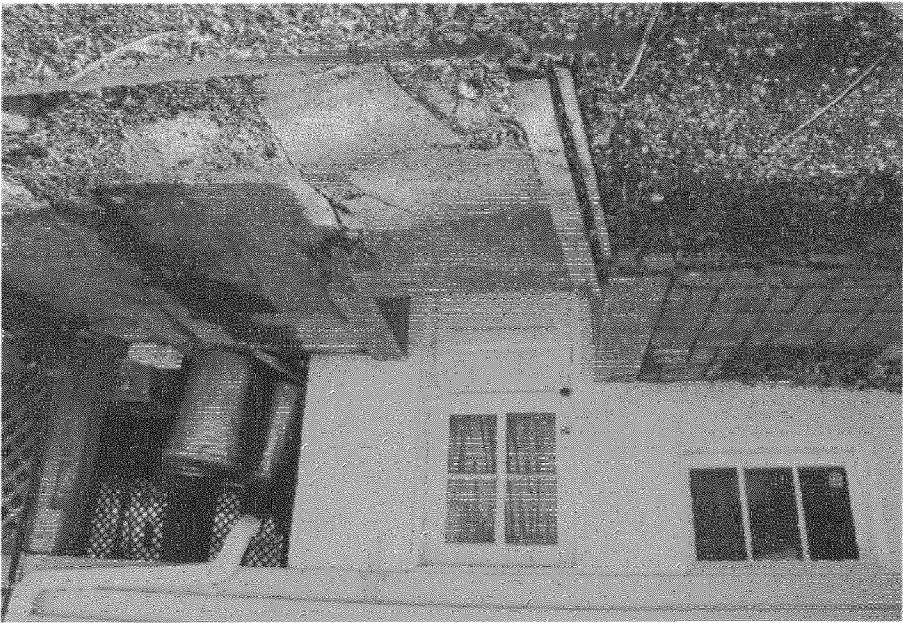
Marianne Clarke & John Redman  
6910 Westmoreland Avenue  
Takoma Park, MD 20912

Richard Brown & Enrica Detragiacle  
6909 Westmoreland Avenue  
Takoma Park, MD 20912

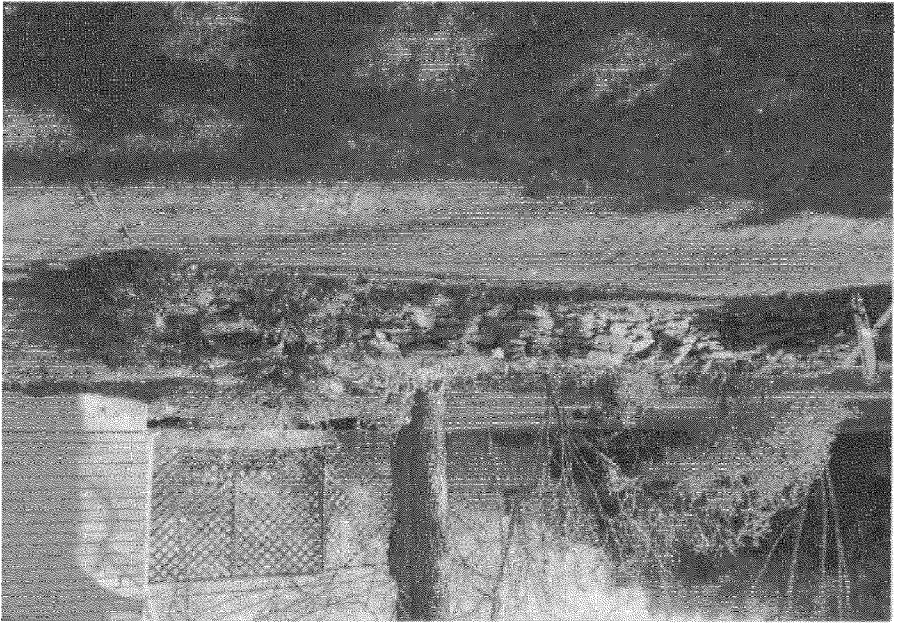
side yard - proposed addition of  
stepping stones



view from rear yard to neighbor



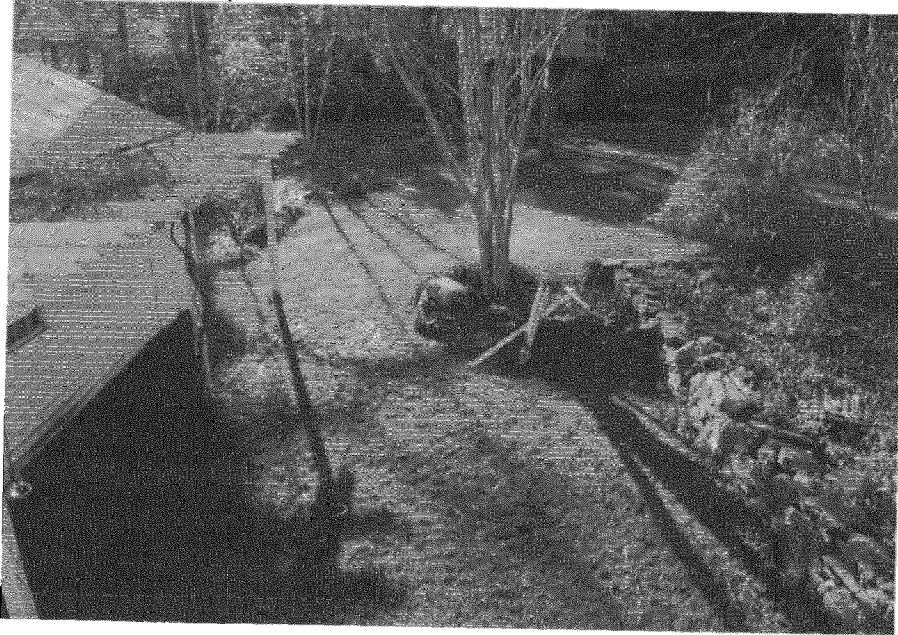
basement stairs - add one more  
to ensure proper grading & drainage



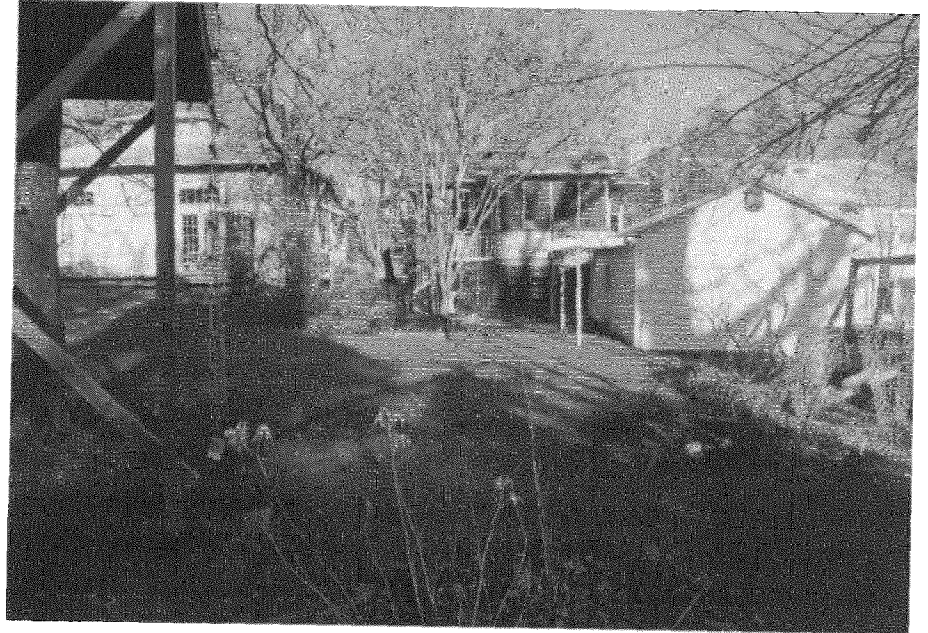
existing stone wall



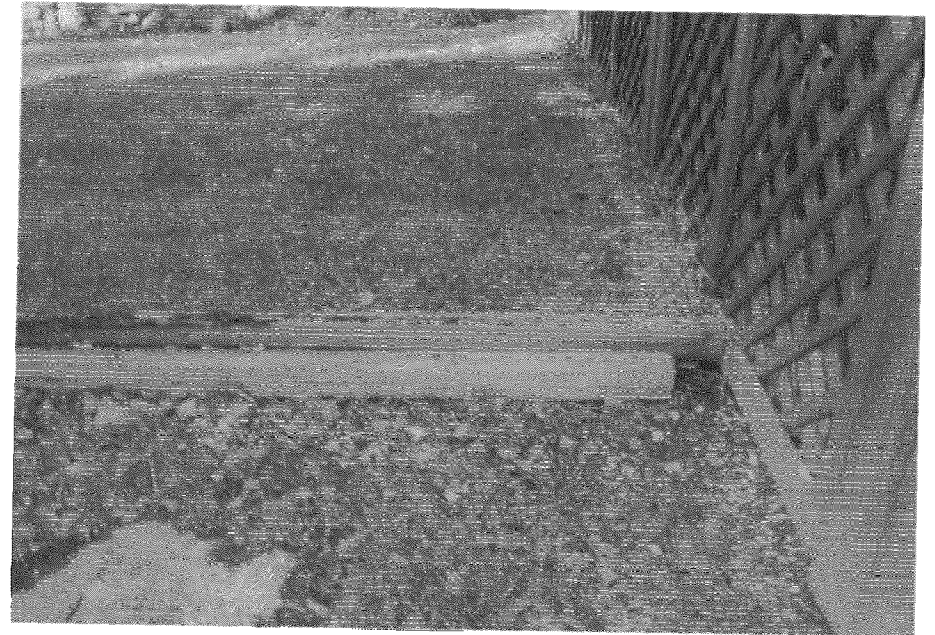
View from porch to rear yard



View from rear yard to house



garbage area - add timbers to help with grading & drainage in this area



step to driveway. Proposed renovations include adding a bluestone step here.

WESTMORELAND AVENUE

S.38°51'00"E. - 45.00

(A)

LOT 46

N.51°09'00"E. - 203.34

S.51°09'00"W. - 201.04

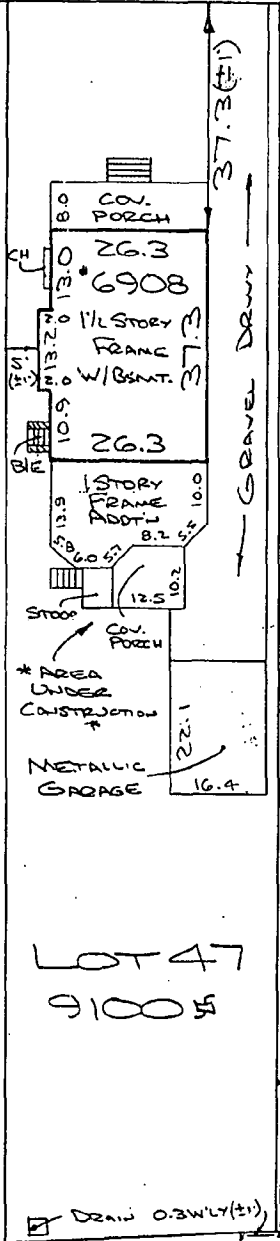
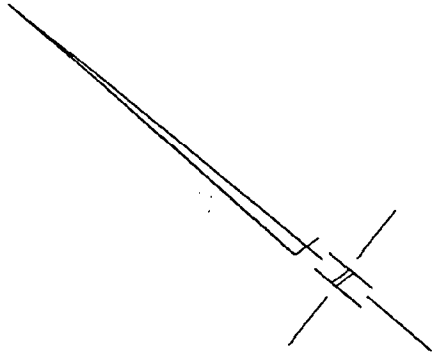
LOT 48

LOT 47  
9100<sup>55</sup>

N.41°46'00"W. - 45.06

LOT 31

LOT 26



Capitol Surveys, Inc.

10762 Rhode Island Avenue  
Beltsville, Maryland 20705  
Phone 301-931-1350

NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.

This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING  
LOT 47 BLOCK A

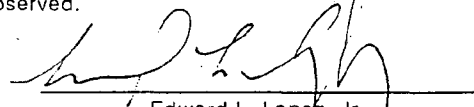
HEBER L. THORNTON'S RESUBDIVISION  
OF B.F. GILBERT'S ADDN. TO TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 3 Plat 224 Scale 1" = 30'

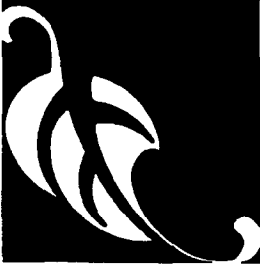
CASE: 808-01 FILE: 67333

DATE: MAY 2, 2001

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.



Edward L. Lopez, Jr.  
Maryland Property Line Surveyor No. 522



**JORDAN  
HONEYMAN**  
Landscape Architecture LLC  
1003 K Street, NW  
Suite 840  
Washington, DC 20001  
202-737-0451  
202-737-.0452 FAX

**RECEIVED**  
AUG 15 2005  
DIV. OF CASE WORK MGMT

**LETTER OF TRANSMITTAL**

DATE: 08.12.05

TO: Historic Preservation Commission

RE: Powers Colbert Residence HAWP

ATTENTION:

SENT BY: Trish Atkins

**WE ARE SENDING YOU**     Attached     Under Separate Cover Via \_\_\_\_\_

**THE FOLLOWING ITEM(S):**

- Schematic Design     Construction Documents     Copy of Letter     Contract     Specifications     Samples  
 Other: HAWP Application and Materials

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> For Review and Comment | <input type="checkbox"/> Returned for Corrections  |
| <input type="checkbox"/> For Your Use or File    | <input type="checkbox"/> Approved as Submitted  | <input type="checkbox"/> Resubmit                  |
| <input type="checkbox"/> As Requested            | <input type="checkbox"/> Approved as Noted      | <input type="checkbox"/> Returned after Loan to Us |
| <input type="checkbox"/> Other: _____            |   |  |

Copies	Date	Pages	Description
1	08.12.05		

**REMARKS:**

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

**Address:** 6908 Westmoreland Avenue, Takoma Park      **Meeting Date:** 09/14/05  
**Applicant:** Jane Powers and Rick Colbert      **Report Date:** 09/07/05  
**Resource:** Contributing Resource      **Public Notice:** 08/31/05  
Takoma Park Historic District  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 37/03-05VV      **Staff:** Anne Fothergill  
**PROPOSAL:** Landscape alterations  
**RECOMMENDATION:** Approval

**SIGNIFICANCE:**

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

**PROJECT DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Bungalow  
**DATE:** c. 1910-20s

**PROPOSAL:**

The applicants are proposing some landscape alterations including installation of a bluestone patio and steps from the rear porch stairs, stepping stones in the side yard, a small pond, and a timber edge at the side of the house. They also plan to repair an existing stone wall using the existing stone and add a concrete riser to the basement stairs.

**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.

6908 Westmoreland

