

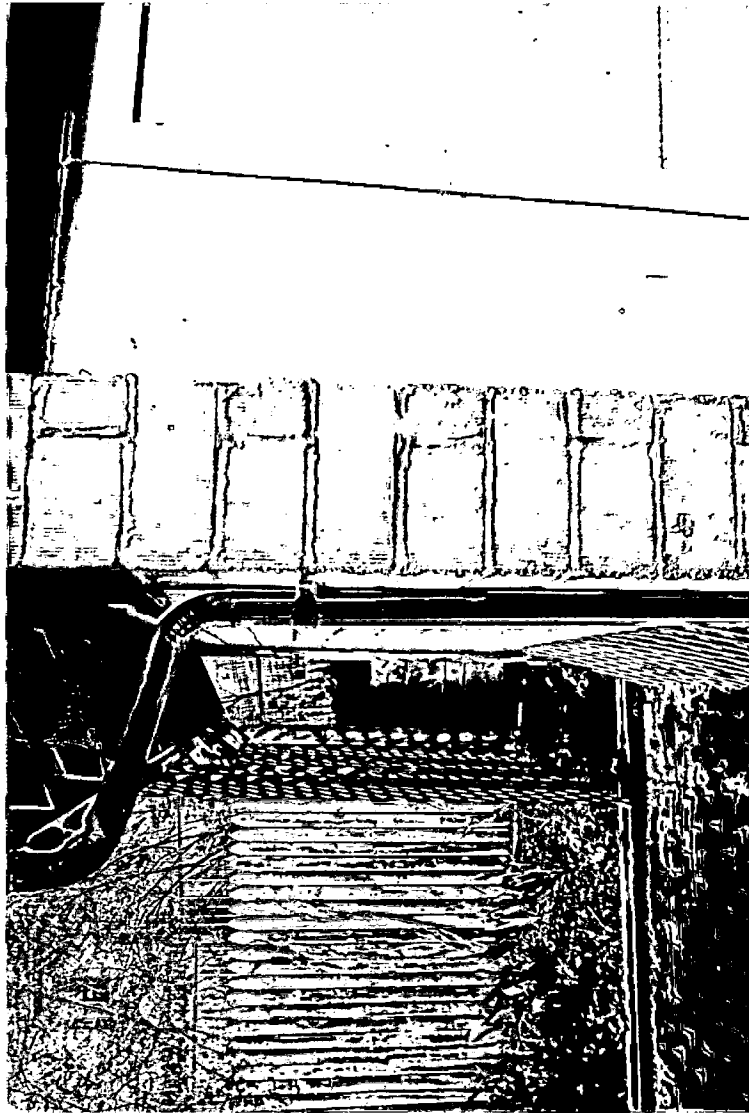
4 Valley View Avenue, Takoma Park
[HRC Case No. 37/03-09N]
Takoma Park Historic District



REAR WALL, Tree

Out of View, Wall
to be Replaced

TAYLOR 4888 F100544

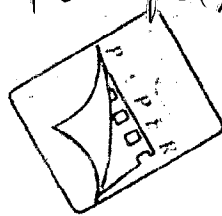


Left Side Wall

Taken From Front
This wall to ~~RA~~ Remain

12110R4888 P1004513

E
R



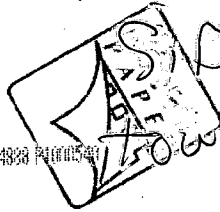
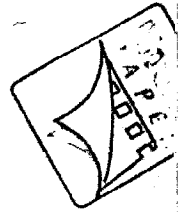


front view

notice how in Rt.

side wall. It's worse

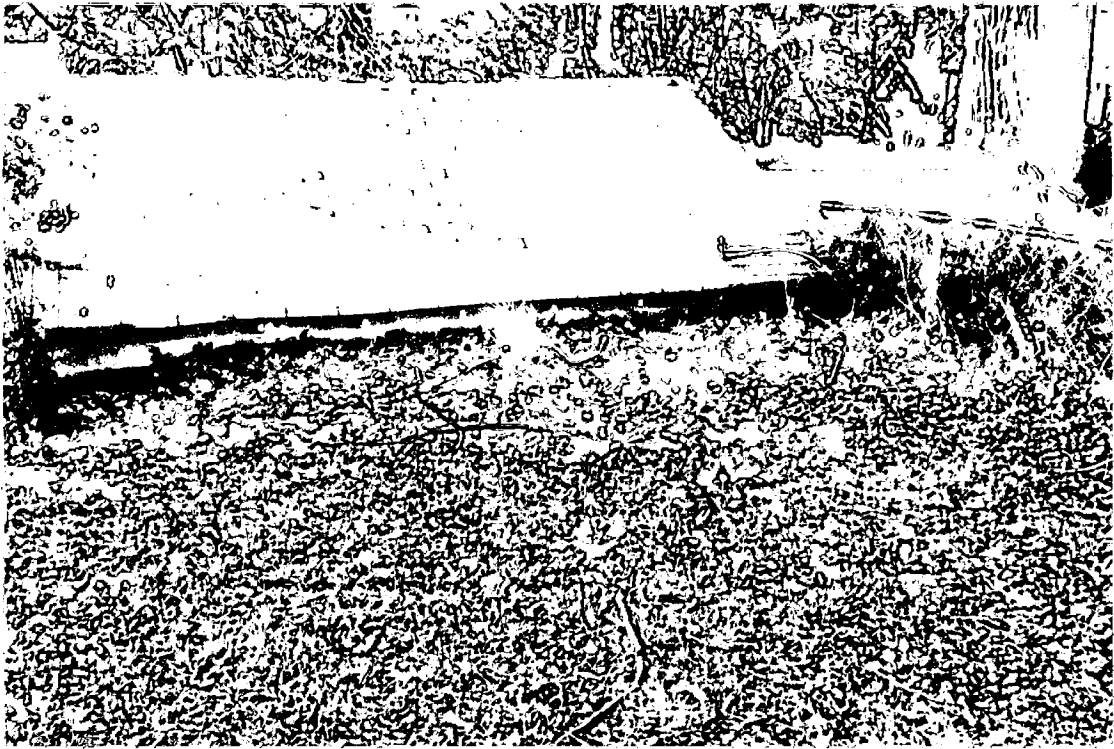
to express the back



48851

1431 064828 7400549

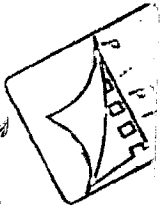
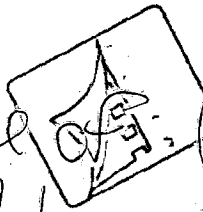
1431 064828 7400549



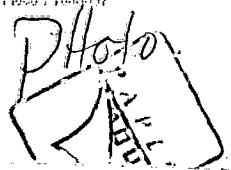


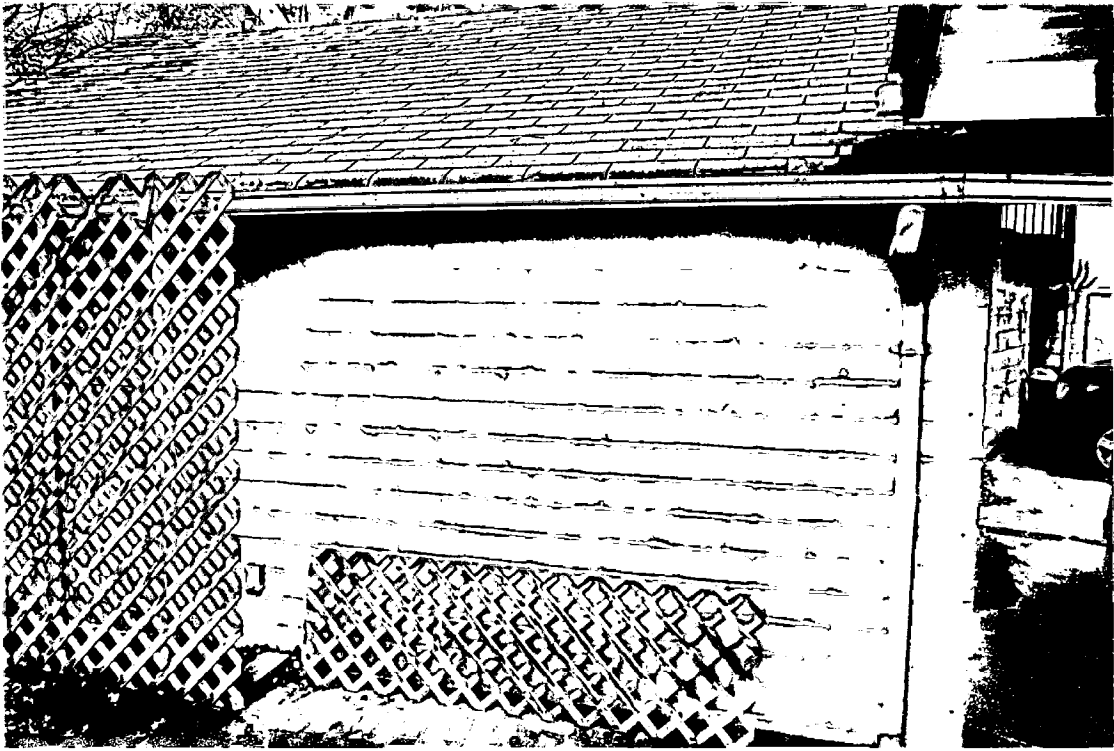
488851

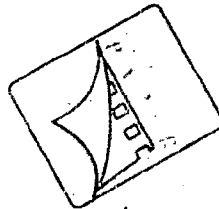
RT SIDE OF GARAGE
That's neighbors YARD
stacked AGAINST GARAGE
Notice tree in RT side of



TAYLOR & FRANCIS

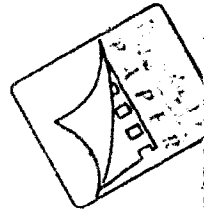






488951

Left Side
Wash To Remain



12/10/89 895 P100542





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: May 14, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #508918, alterations to garage

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 May 13, 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: Patricia Holobaugh

Address: 4 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. 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 to schedule a follow-up site visit.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Patricia Holobough Daytime Phone No.: 301 252 6685

Address: 4 Valley View Ave Takoma Park
Street Number City State Zip Code

Contractor: M TAYLOR Enterprise LLC Phone No.: 301 649 3406

Contractor Registration No.: 46894

Agent for Owner: MATT TAYLOR Daytime Phone No.: 301 649 3406

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: Valley View DR

Town/City: Takoma Park Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

RECEIVED
MAR 13 2009
Division of
Geospatial Management

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: Replace 2 of the GARAGE WALLS w/ concrete

1B. Construction cost estimate: \$ 910,000

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.

Matthew Taylor
Signature of owner or authorized agent

April 9, 2009
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 5/14/09

Application/Permit No.: 508918 Date Filed: 4/13/09 Date Issued: _____

A

**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:

2 of the ~~two~~ 3 garage walls are pushed
in soil pressure
We want to remove + replace the damaged walls
w poured concrete
See Plans

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

This project has zero/no impact
on environmental setting or historic resources.

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.

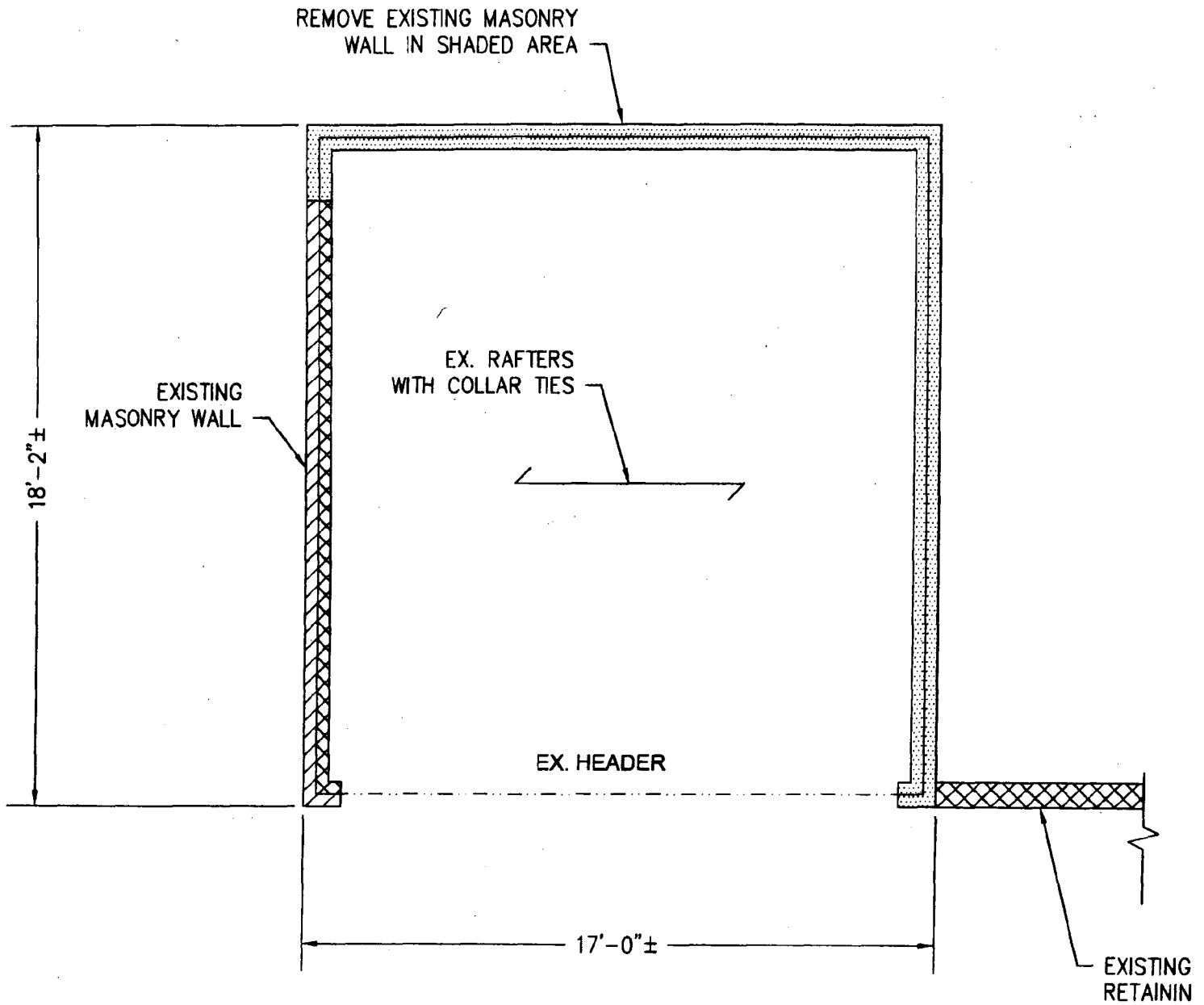
6. TREE SURVEY

If you are proposing construction adjacent to or within the 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).

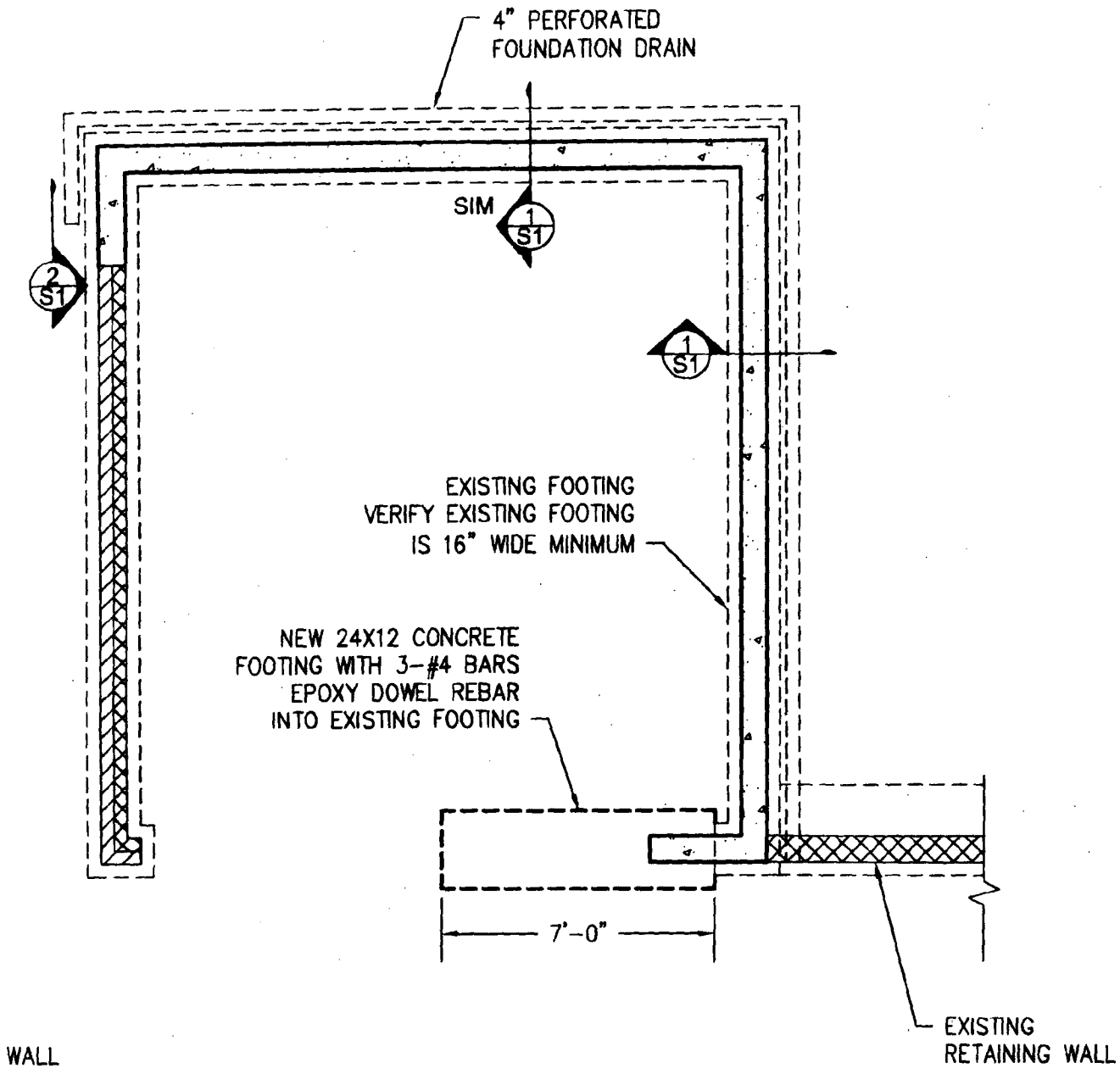
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



Existing Garage/Demo Plan

Scale: $\frac{1}{4}" = 1'-0"±$

APPROVED
 [Signature]
 5/14/09



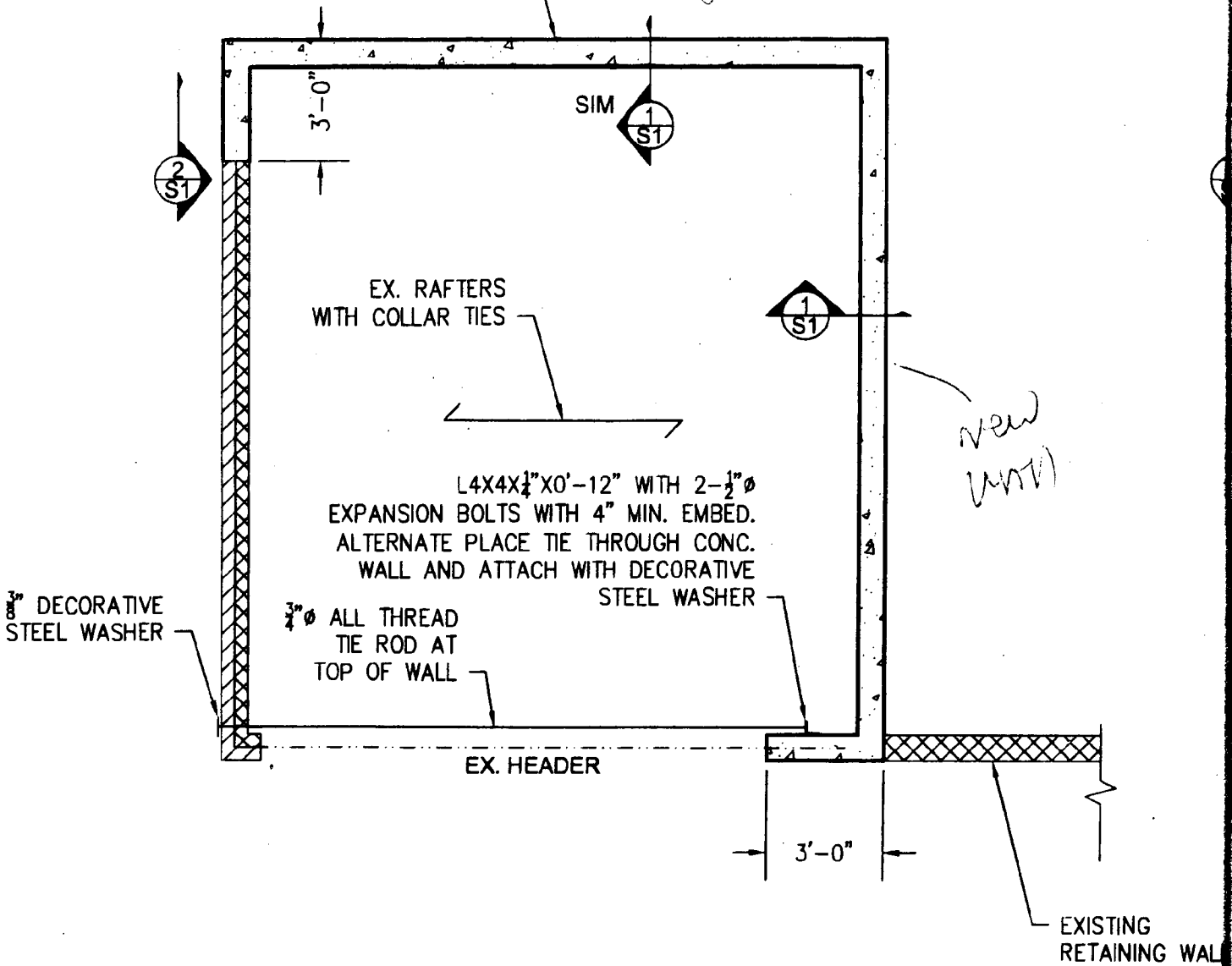
Foundation Plan

Scale: $\frac{1}{4}" = 1'-0" \pm$

APPROVED
 Masonry Council
 Metropolitan Area
Carol Miller 5/11/09

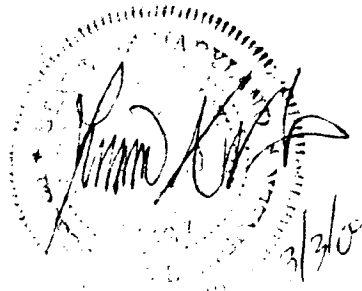
WITH 4-#4 BARS AT TOP OF WALL

*APPROVED
5/14/09*



Wall Repair Plan

Scale: 1/4" = 1'-0"±



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 5/14/09

shall be 3/4" diameter ASTM A325 bolts, designed to act in
heads included.

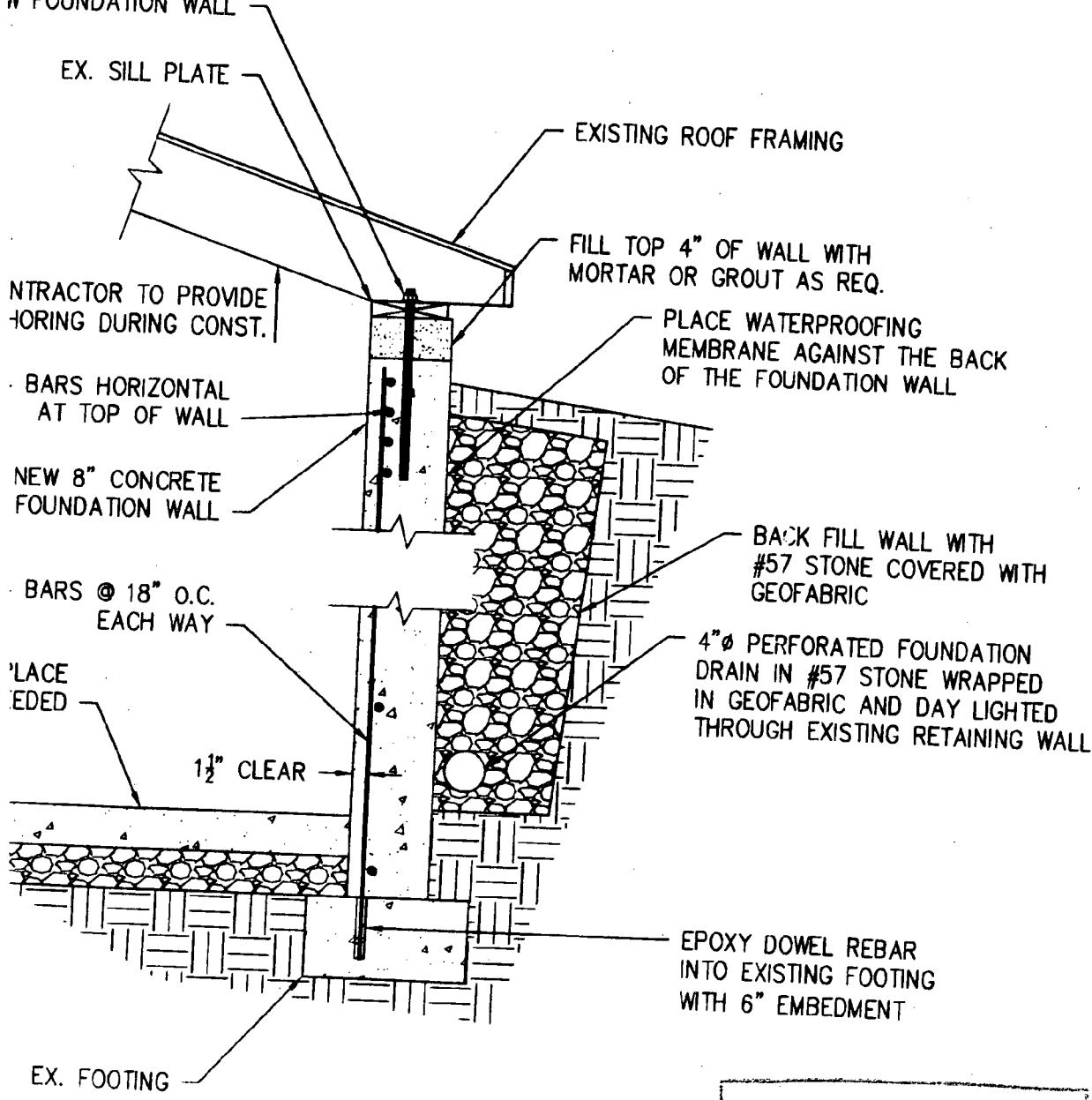
unless noted otherwise.
over supports with no end laps.
steel support.

1 5/8" Diameter puddle welds @ 12" O.C.

Weld side laps together with 5/8" Diameter puddle welds @ 36"

- A. Reinforcing bars shall be deformed bars conforming to ASTM
- B. Welded wire fabric (wvf) shall conform to ASTM A185. Lap e
each direction.
- 11. Dimensions: the contractor shall field verify all dimensions prior t
structural components.
- 12. Coordination: The contractor shall coordinate all sleeves, duct o
between trades.

L THREAD @ 32" O.C.
12" MIN. EMBEDMENT
W FOUNDATION WALL



SECTION

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



APPROVED
Manufacture Council
Historic Preservation Commission
David Miller 5/14/09

of 3
sect
60) grad
tions of
filled per th
lumber plac
and roof rafe
red decking.
-0" with a min.
16" O.C. with a
eams. Provide
I joist spans
a minimum
400,000 psi

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4 Valley View Avenue, Takoma Park	Meeting Date:	05/13/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	05/6/2009
Applicant:	Patricia Holobaugh	Public Notice:	05/29/2009
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-09N	Staff:	Josh Silver
PROPOSAL:	Alterations to garage		

STAFF RECOMMENDATION:

Approve

ARCHITECTURAL DESCRIPTION

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

PROPOSAL:

The applicant is proposing to remove and replace two existing masonry walls and one section of a third wall and construct new concrete walls in the same location on a garage located at the rear of the property. All walls are partially located below grade. The proposed work is consistent with the *Guidelines* and *Standards* and will have no impact on the streetscape of the historic district.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (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.)

STAFF RECOMMENDATION:

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

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 to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITS SERVICES
25000 ROCKVILLE PIKE, SUITE 100
ROCKVILLE, MD 20850

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: PATRICIA HOLBOUGH Daytime Phone No.: 301 252 6685

Address: 4 VALLEY VIEW AVE TAKOMA PARK
Street Number City State Zip Code

Contractor: M TAYLOR Enterprise LLC Phone No.: 301 649 3406

Contractor Registration No.: 46996

Agent for Owner: MATT TAYLOR Daytime Phone No.: 301 649 3406

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: Valley View DR

Town/City: Takoma Park Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

RECEIVED
APR 13 2009
Division of
Casework Management

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: REPLACE 2 OF THE GARAGE WALLS w/ CONCRETE

1B. Construction cost estimate: \$ 910,000

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.

Matthew Taylor
Signature of owner or authorized agent

April 9, 2009
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 508918 Date Filed: 4/13/09 Date Issued: _____

(3) A

**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:

2 of the ~~two~~ 3. ~~damaged~~ walls are pushed
in soil pressure

We want to remove + replace the damaged walls
w poured concrete

by see plans

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

This project has zero/no impact
on environmental setting or historic resources.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
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3. PLANS AND ELEVATIONS

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

4

Adjacent and confronting properties

#3 Valley View
Jeff Silverstone
301 270 5142

#2 Valley View
John Kennealy
301 270 6241

#6 John Bell
[rental property, Mr Bell does not live in house]
mail goes to 101 West Jefferson ST Rockville 20850

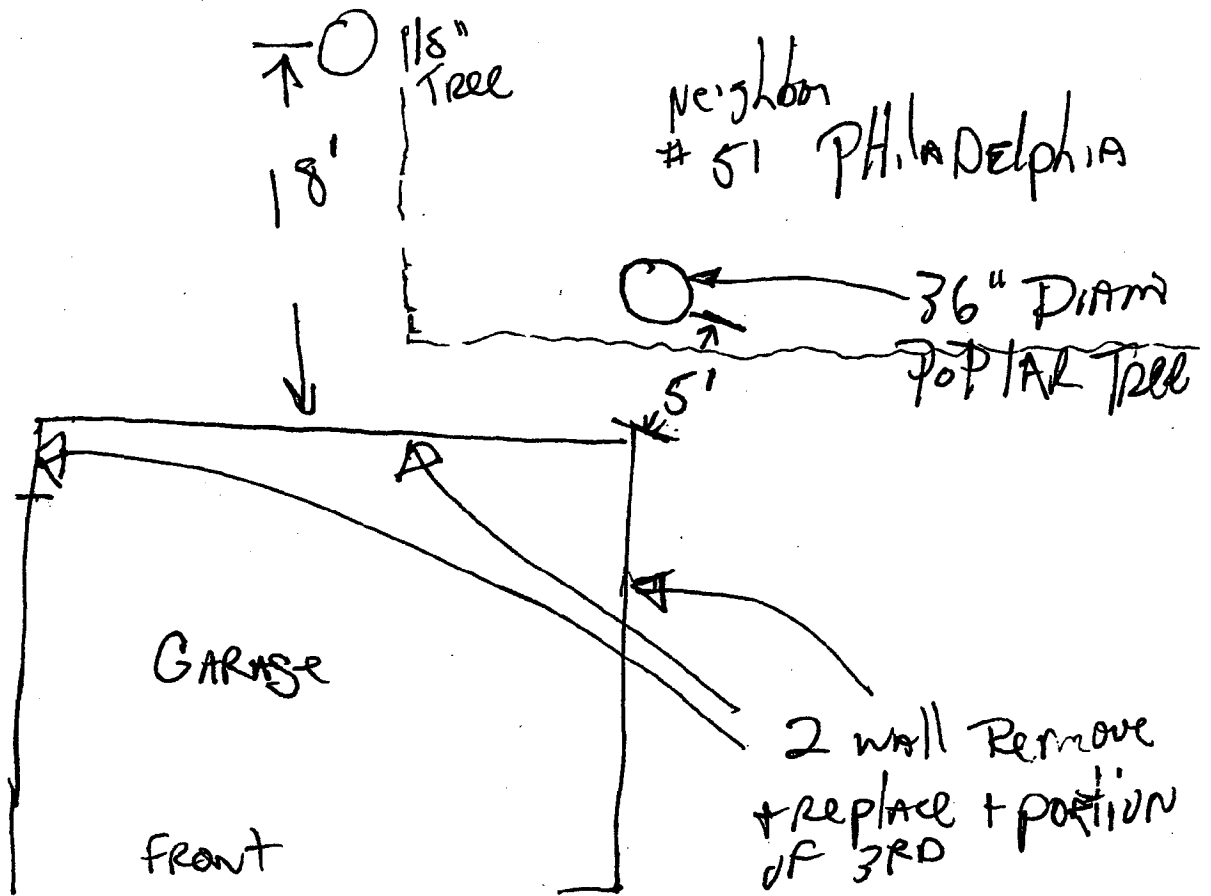
#5 Valley View
Susan Gilbert 301 891 2727

Rear adjacent properties

#47 Philadelphia
Jerome Ernst
Mail 7805 Takoma Ave
Takoma Park MD

#51 Philadelphia Ave
Deanna Johnson

301 270 8583

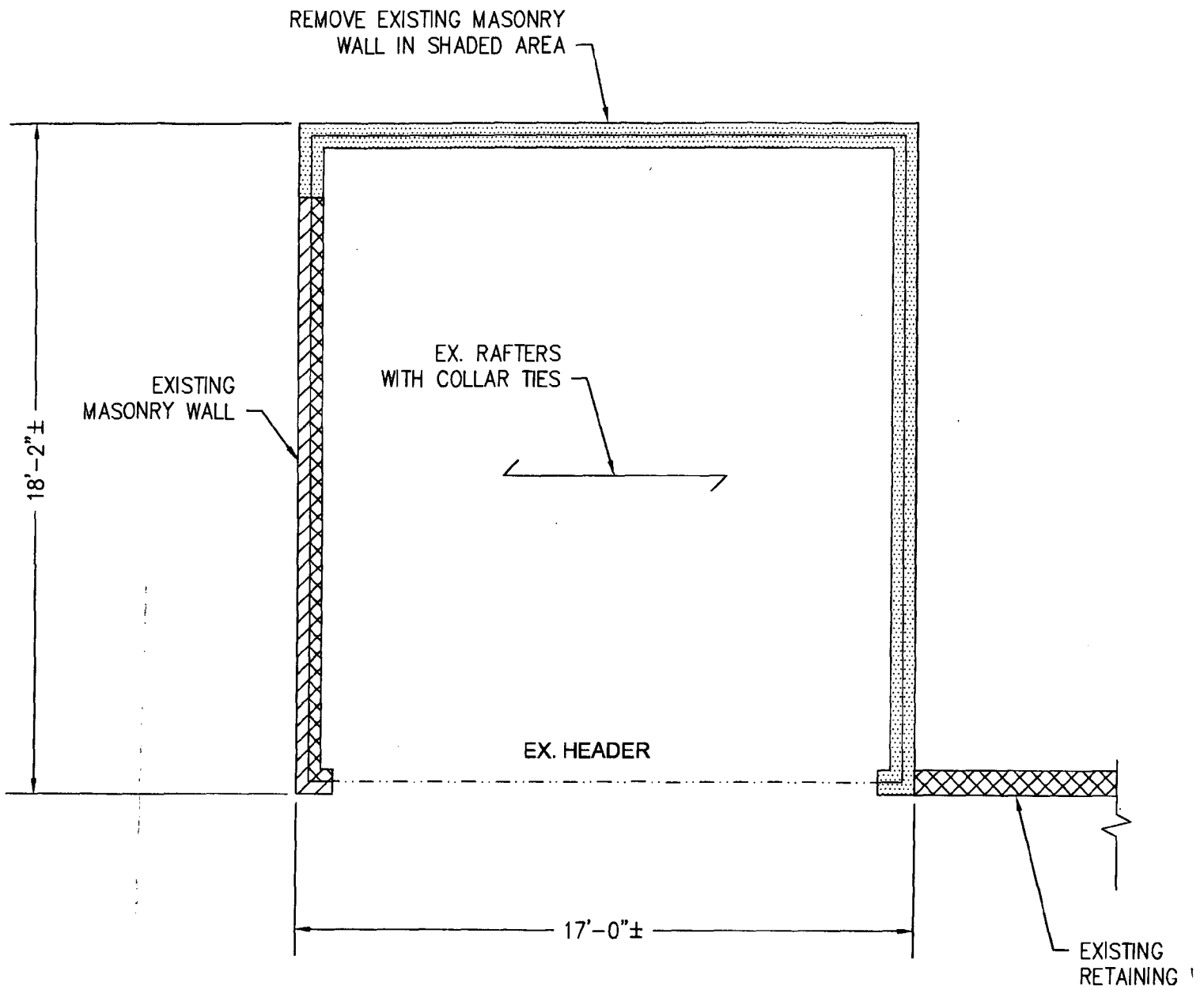


- ① All excavation w/ hand tools to Remove wall
- ② Work with town ARBORIST TODD Bolton @ 301 891 2612, call TODD to see root profile (if observed)
- ③ NO materials or debris on roots of tree
- ④ Proceed w/ work quickly to get backfilled AS SOON AS POSSIBLE



* General notes

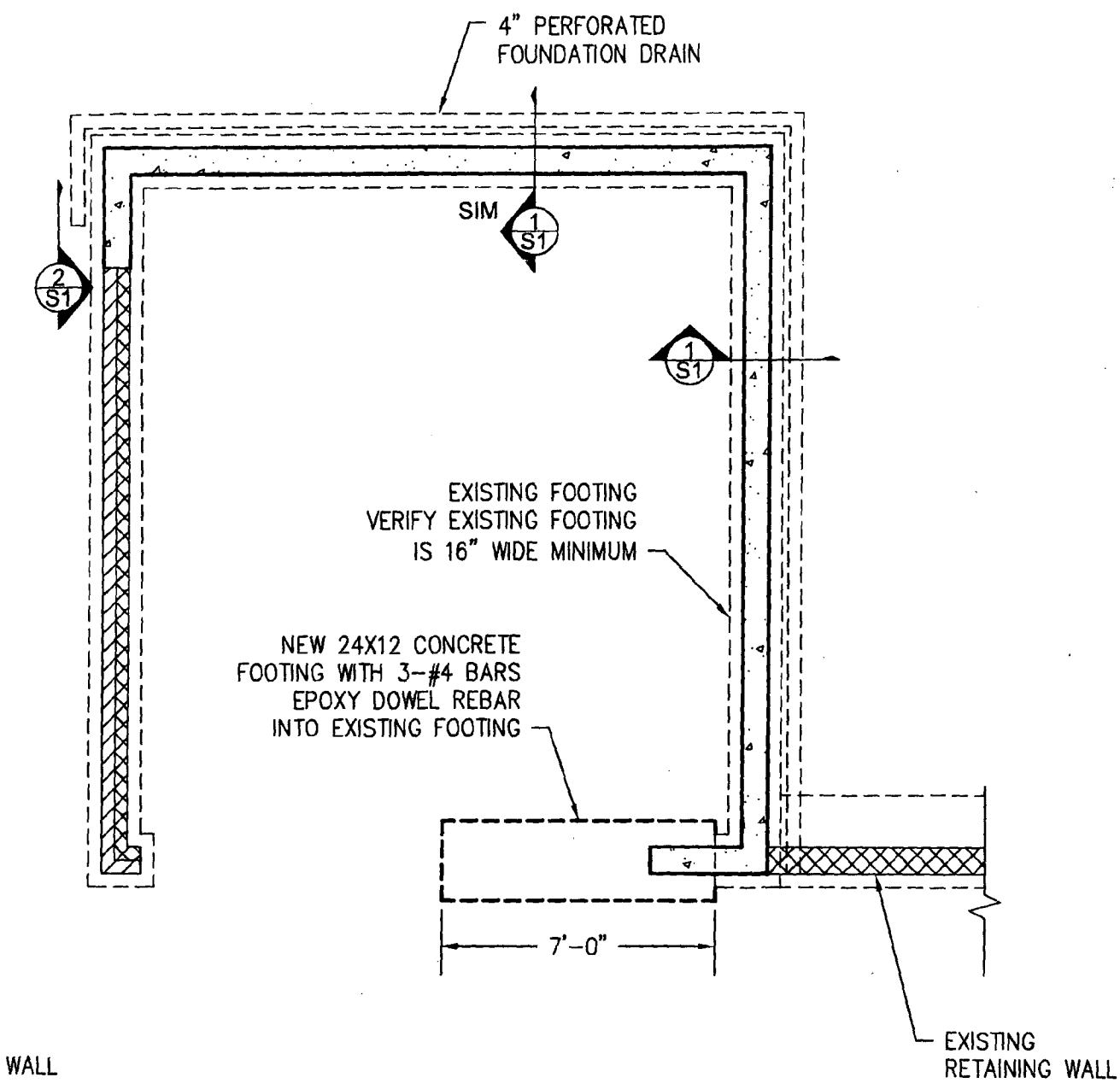
We are replacing walls below grade substantially. No visible difference to building appearance except front



Existing Garage/Demo Plan

Scale: 1/4" = 1'-0"±

7

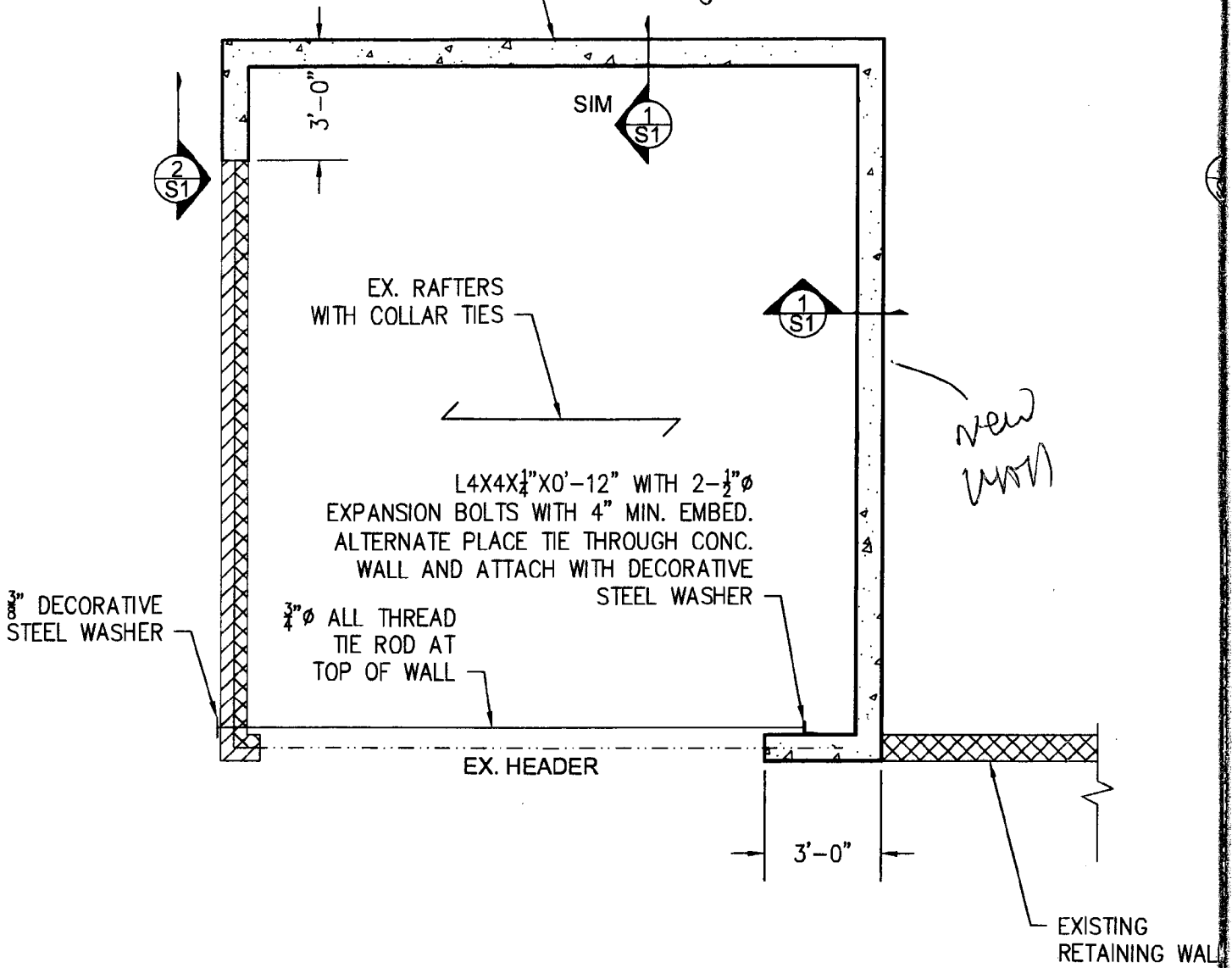


Foundation Plan

Scale: $\frac{1}{4}" = 1'-0" \pm$

WITH 4-#4 BARS AT TOP OF WALL

new wall



Wall Repair Plan

Scale: 1/4" = 1'-0"±



shall be 3/4" diameter ASTM A325 bolts, designed to act in heads included.

unless noted otherwise.

over supports with no end laps.

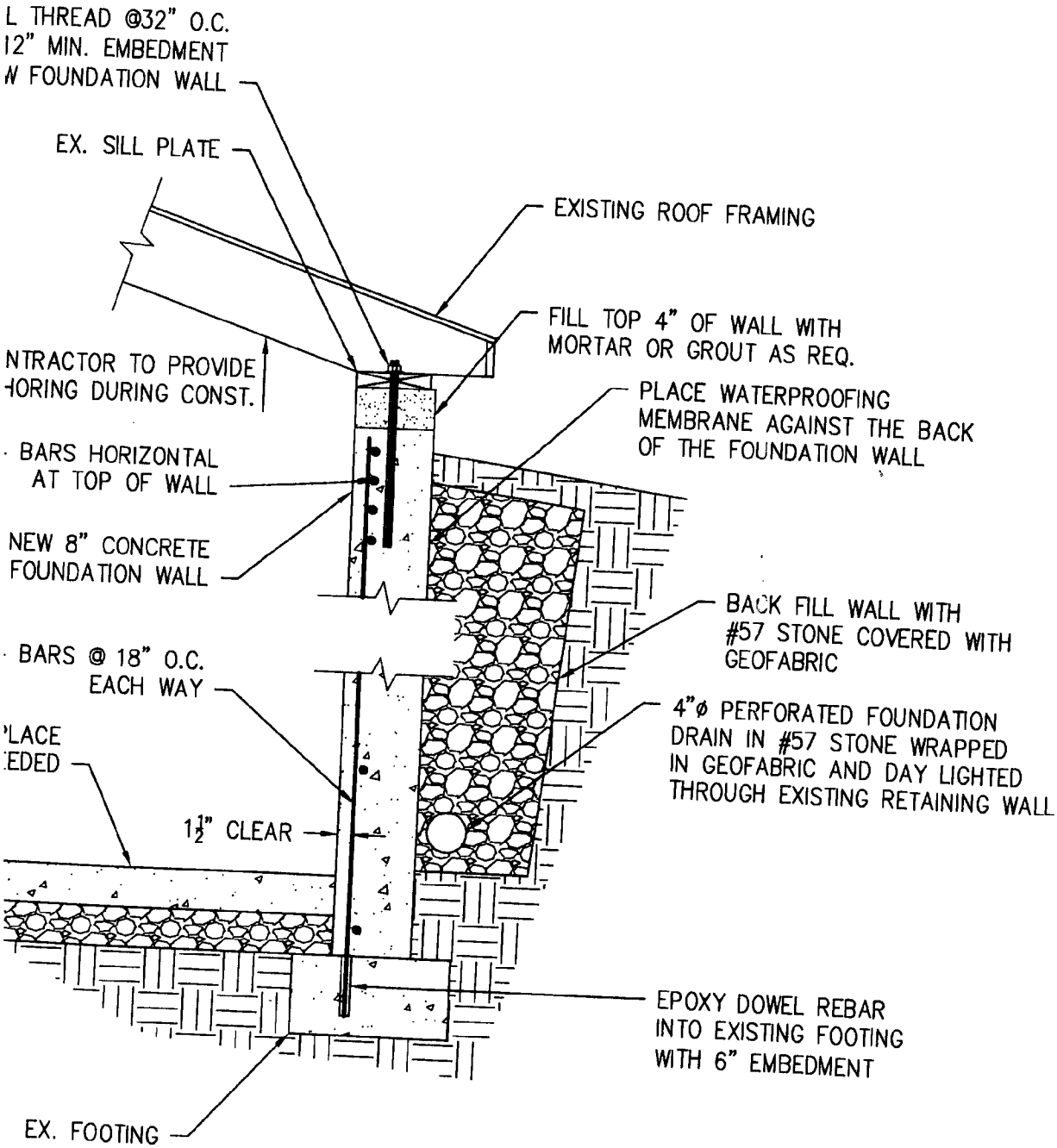
steel support.

7/8" Diameter puddle welds @ 12" O.C.

Weld side laps together with 5/8" Diameter puddle welds @ 36"

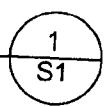
A. Reinforcing bars shall be deformed bars conforming to ASTM
 B. Welded wire fabric (wvf) shall conform to ASTM A185. Lap e

11. Dimensions: the contractor shall field verify all dimensions prior to structural components.
12. Coordination: The contractor shall coordinate all sleeves, duct or between trades.



SECTION

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



of 3
 sect
 (90) grad
 sections of
 stalled per th
 All lumber plac
 against decay an
 A rated decking
 joists and roof raffe
 @ 16" O.C. with a
 @ 4'-0" with a min.
 or beams. Provide
 of all joist spans
 id at a minimum
 = 1,400,000 psi.



4 Valley View Avenue, Takoma Park
Takoma Park Historic District



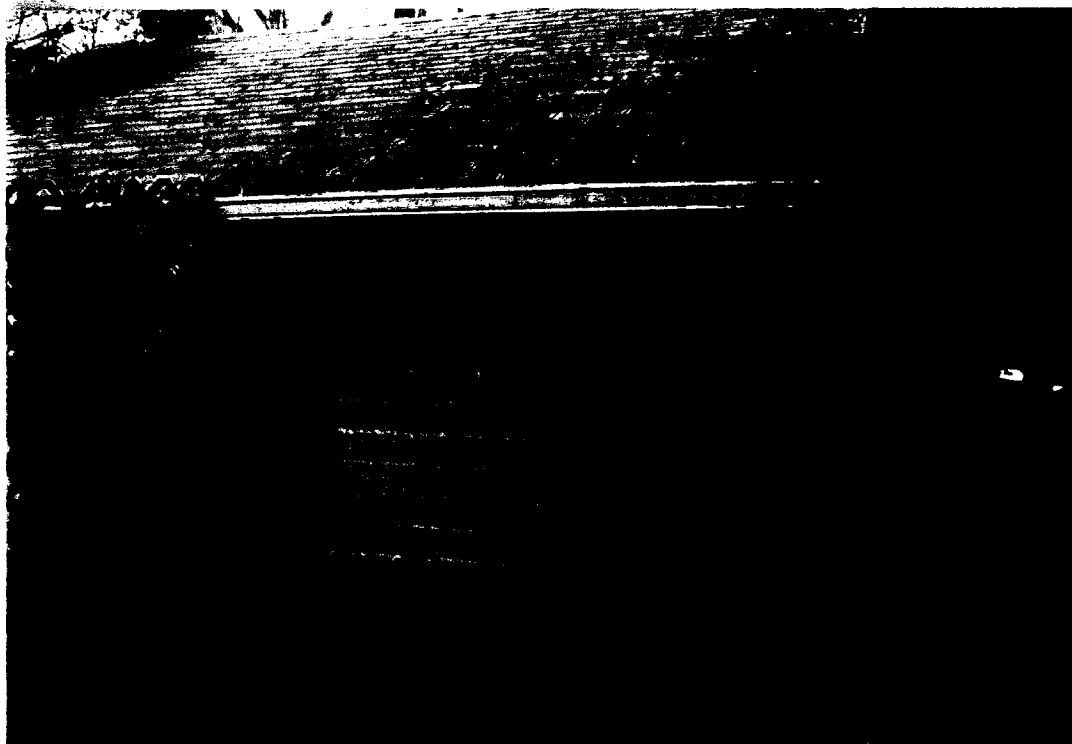
**4 Valley View Avenue, Takoma Park
Takoma Park Historic District**





Front View

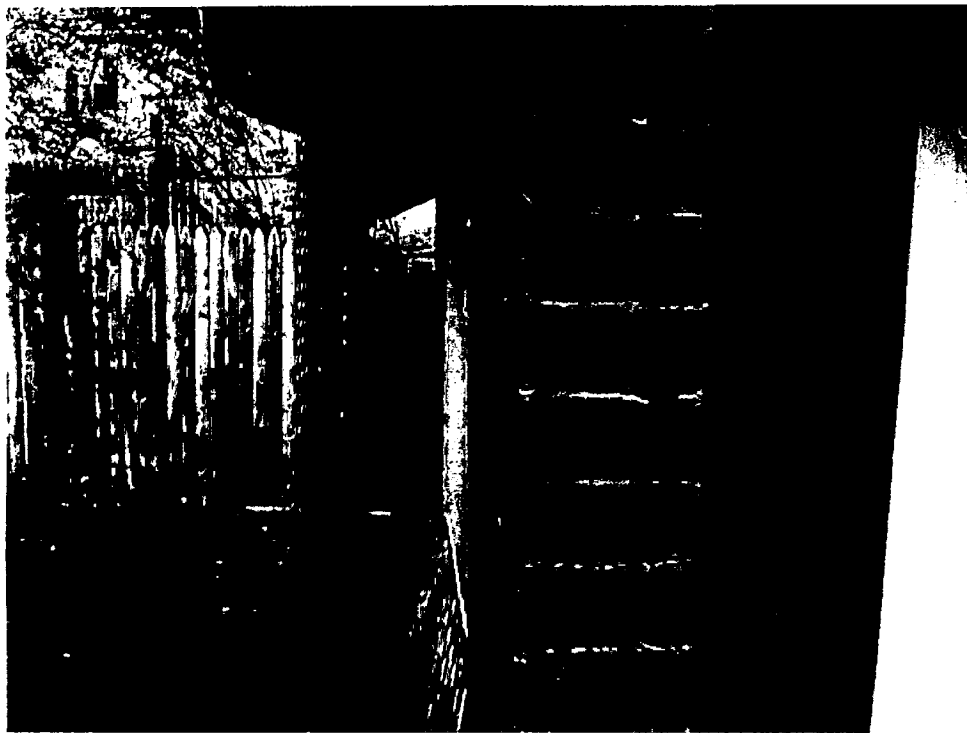
Notice bow in right
side wall. It's
worse towards
the back



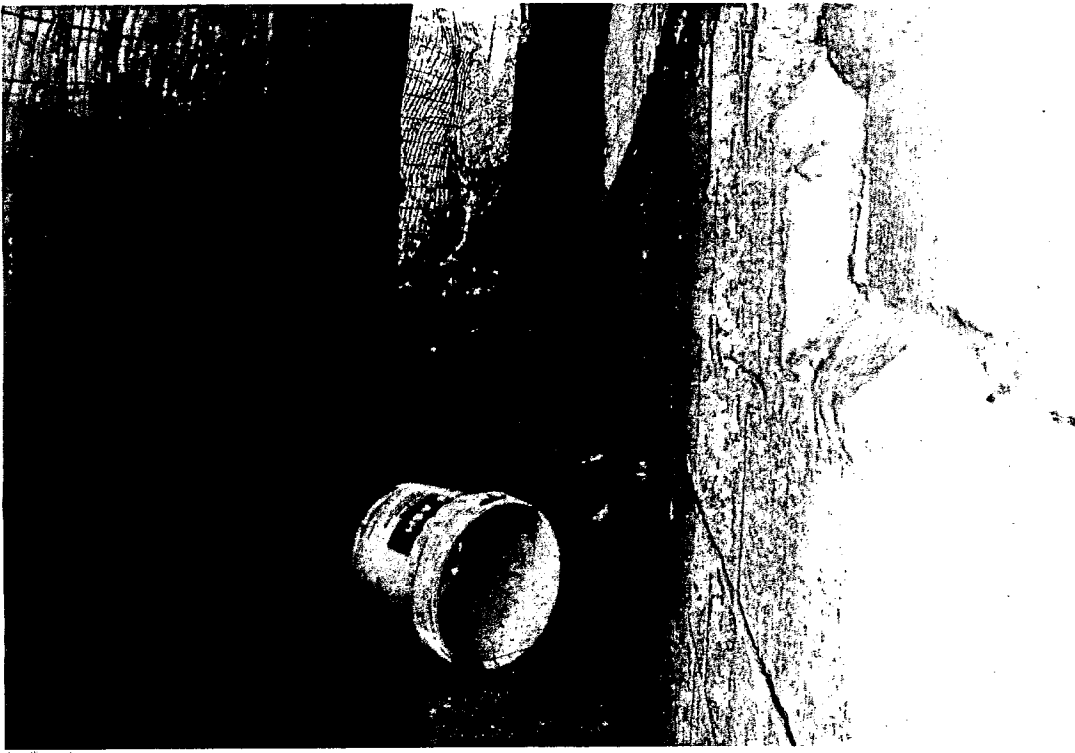
Left Side
wall to
remain



Right side of garage
that's neighbors yard
stacked against
garage. Notice tree
in right side of
photo



Left side wall
taken from front.
This wall to
remain.



Rear wall, tree
out of view.
wall to be
replaced