

II-E Robin

37/3-0111 6701 Westmoreland
Ave., Takoma Park Historic Dist



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 11/6/2001

Permit No: 262692
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

MILDRED WEISS
6701 WESTMORELAND AVE
TAKOMA PARK MD 20912

HAS PERMISSION TO:

ADD

PERMIT CONDITIONS:

1. Replace existing stone faced concrete block ret.wallwith new block to be parged; 2.The stone faced concrete block side wall for the front porch steps may NOT be replaced. 3. The appl. will work with staff to including fencing, if different from existing and side walls for front porch steps.

PREMISE ADDRESS

6701 WESTMORELAND AVE
TAKOMA PARK MD 20912-0000

LOT 24
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK 18
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

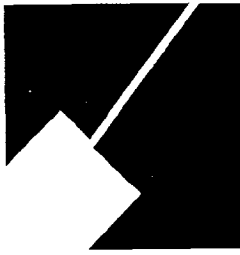
PARCEL
PLATE
ZONE R60
GRID

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 26, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *PAZ* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 37/3-01LL

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

Approved Denied **Approved with Conditions:**

1. Replace existing stone-faced concrete block retaining wall with new block to be parged; coloration for finished wall to be determined with staff approval.
2. The stone-faced concrete block side wall for the front porch steps may **NOT** be replaced.
3. The applicant will work with staff on other aspects of the project which require a HAWP including fencing, if different from existing, and side walls for front porch steps.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: Mildred Weiss
6701 Westmoreland Avenue
Takoma Park, MD 20912



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: MILDRED WEISS Daytime Phone No.: 301-270-3248

Address: 6701 Westmoreland Ave., Takoma Park 20912
Street Number City Street Zip Code

Contractor: self Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 6701 Street: Westmoreland Ave.

Town/City: Takoma Park Nearest Cross Street: First

Lot: 24 Block: 18 Subdivision: Pinecrest

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Tease
- 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: steps + walkway

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 2 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.

Mildred V. Weiss

Signature of owner or authorized agent

3 Oct. 2001

Date

Approved: X UNCONDITIONAL For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 10/24/01

Application/Permit No.: _____ File Filed: _____ Date Issued: _____

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3713-01 LL

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:

1. the retaining walls on 2 sides of the lot, facing 2 streets
2. the fence and gates above the retaining walls
3. lower-level front steps (sidewalk to yard)
4. yard-level front walkway
5. yard-to-porch front steps
6. lower-level rear steps (sidewalk to yard)
7. yard-level rear walkway

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

replacement of existing structures due to their deterioration and their resulting threat to public safety

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 in 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6701 Westmoreland Avenue Meeting Date: 10/24/01
 Applicant: Mildred Weiss Report Date: 10/17/01
 Resource: Takoma Park Historic District Public Notice: 10/10/01
 Review: HAWP Tax Credit: No
 Case Number: 37/3-01LL Staff: Robin D. Ziek

PROPOSAL ^{(1) MOTION} Replace existing stone-faced concrete block retaining wall with new parged block. *under condition (1), and any coloration be left to staff approval.*

RECOMMEND: Approve with the following Conditions:

- 1) The applicant shall salvage all intact historic block for future repairs to house and porch foundations.
- 2) The porch steps may be replaced in kind, but the stone-faced concrete block side walls may NOT be replaced.
- 3) The new retaining wall parging will either be painted or have an integral color.

RESOURCE: Outstanding Resource
 STYLE: Craftsman
 DATE: ca. 1915-25

- all in proposal.*
1. Retaining wall
 2. Walkway to front + side doors.
 3. Steps from street to yard walkway.
 4. Front steps to porch including cheek walls.
 5. fence replacement

This corner property was designated as an Outstanding Resource in the Historic District because of notable architectural details. This includes the shaped outriggers on the front elevation over the porch, and the roof brackets. The foundation is stone-faced concrete block. As the land slopes up from Westmoreland Avenue at this point, the porch sits high up off the ground. There is a basement garage which is entered off of First Street. The existing block retaining wall extends along the entire street frontage, on both Westmoreland and First Avenues. There is a chain link fence set just behind the existing retaining wall to enclose the yard. The block wall has deteriorated over the years. Numerous blocks, and capping blocks are missing; modern concrete blocks have been set in for patches. In addition, the applicant removed a long segment of wall along First Avenue prior to submission of this HAWP.

PROPOSAL

The applicant proposes to remove the existing block wall and rebuild it with new concrete block which would be parged with concrete. The new wall would match the existing in terms of height along the length of the property. In addition, the applicant would replace the front concrete steps and walkway at yard level leading from the street to the property. The application also indicates that the applicant will replace the existing porch front steps, which

~~Motion (2)~~ *the "3-steps" @ front + side, and the 2 concrete walkways will be replaced in kind - no HAWP necessary.* (1)

have the stone-faced concrete block end walls. The applicant will also replace the side yard steps and walkway leading from First Avenue, and will replace the fence and gates.

STAFF DISCUSSION

Some of this work does not need a HAWP. The replacement in-kind of the walkway and steps which are presently poured-in-place concrete, does not need a HAWP. The replacement of the existing chain-link fence with a new chain-link fence of the same height in the same location will not need a HAWP. The HPC reviews only changes and alterations to a property.

The proposed replacement of the block retaining wall with new and dis-similar block does need a HAWP. Staff notes that there are no readily available sources of this block, and the use of the parged concrete block, while very different in feel and character, is not atypical in the district. Staff feels that the block retaining wall is not a character defining element of this property, and staff also notes that the wall needs to be repaired.

The one aspect that raises some concern for staff is the removal of the existing front porch steps because of the potential damage which may occur to the historic concrete block side walls. Staff would not recommend replacement of these concrete block walls with modern smooth concrete block. This part of the porch is integral with the porch foundation and is a character-defining element of the house.

STAFF RECOMMENDATION

Staff recommends that the Commission, with the following Conditions find this proposal consistent with the purposes of Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

1. The applicant shall salvage all intact historic block for future repairs to house and porch foundations.
2. The porch steps may be replaced in kind, but the stone-faced concrete block side walls may NOT be replaced.
3. The new retaining wall parging will either be painted or have an integral color

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



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Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: MILDRED WEISS Daytime Phone No.: 301-270-3248

Address: 6701 WESTMORELAND AVE., TAKOMA PARK 20912
Street Number City Street Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 6701 Street: WESTMORELAND AVE.

Town/City: TAKOMA PARK Nearest Cross Street: FIRST

Lot: 721 Block: 18 Subdivision: PINECREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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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.

Mildred Weiss
Signature of owner or authorized agent

3 Oct. 2001
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

3

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4

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

| | |
|---|--|
| <p>Owner's mailing address MILDRED Weiss 6701 WESTMORELAND AVE TAKOMA PARK MD 20912</p> | <p>Owner's Agent's mailing address </p> |
| <p>Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>near house →</p> | <p>104 FIRST AVE.</p> |
| <p>6618 WESTMORELAND AVE.</p> | <p>6619 WESTMORELAND AVE</p> |
| <p>6702 WESTMORELAND AVE.</p> | <p>6705 WESTMORELAND AVE</p> |
| | |

g addresses: noticing table

5

WITNESS
ASSENT TO THIS PLAN
TE: _____

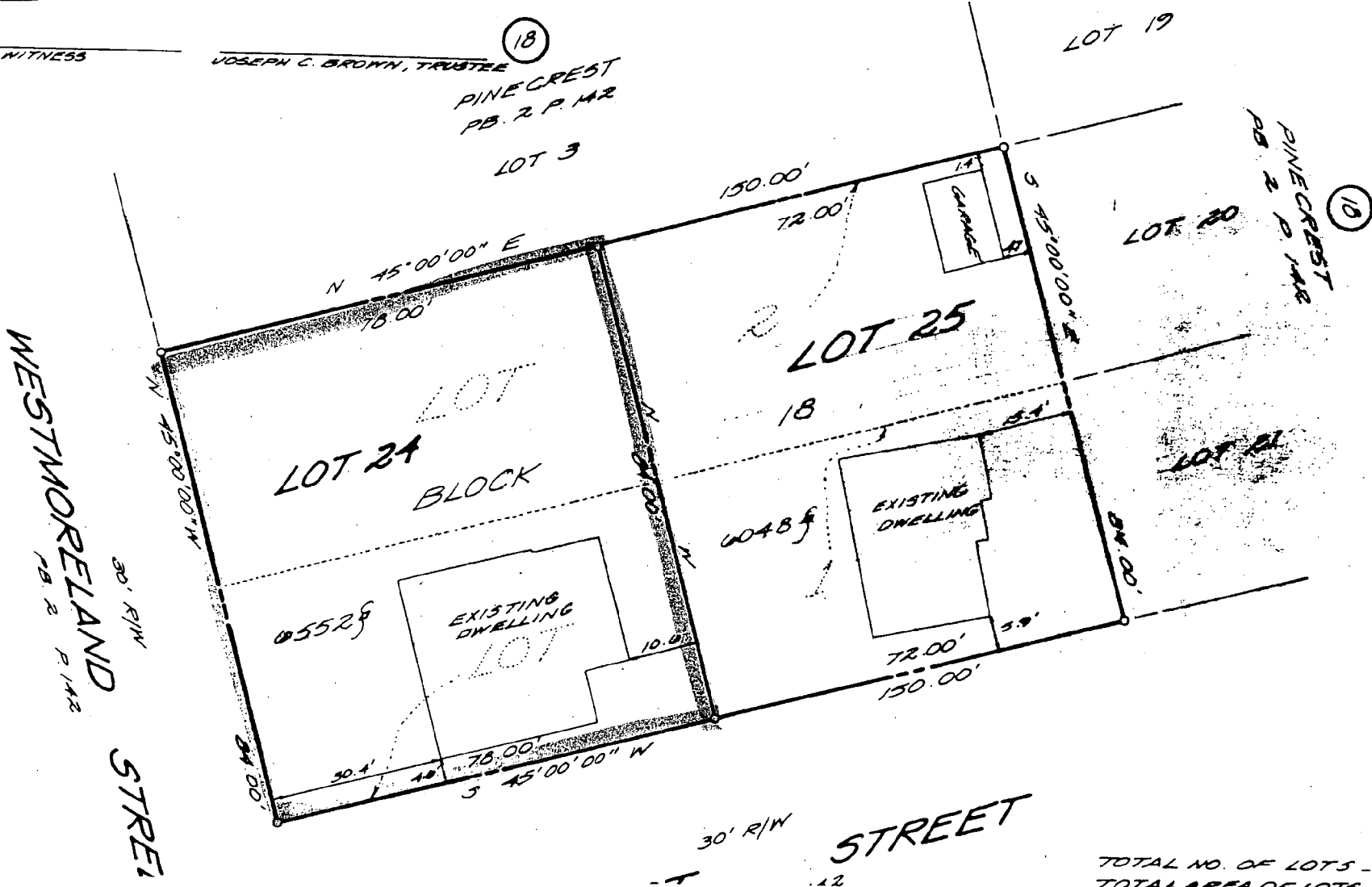
MARK H. GUNDERSON, PARTNER

WITNESS

JOSEPH C. BROWN, TRUSTEE

18
PINECREST
PB. 2 P. 142

VICIN



WESTMORELAND
PB. 2 P. 142
30' R/W
STREET

30' R/W
STREET

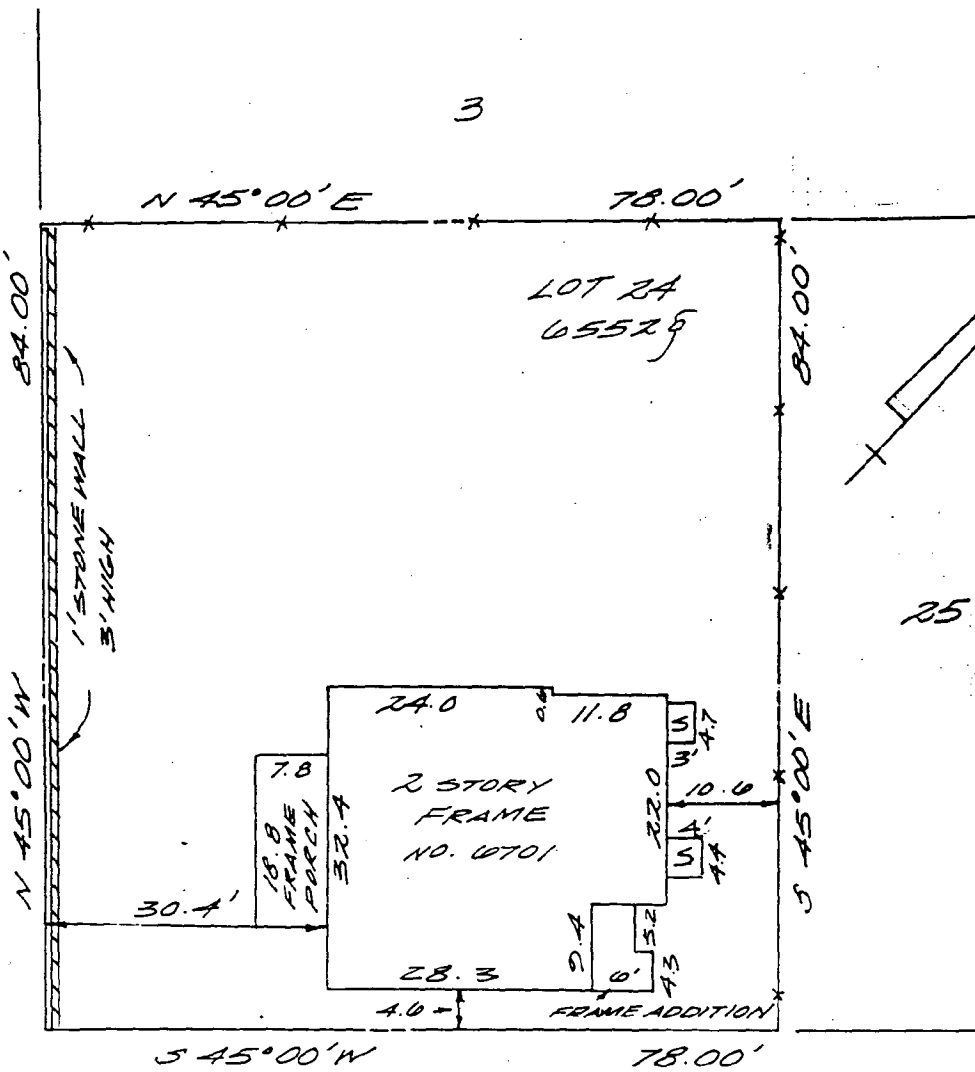
TOTAL NO. OF LOTS ----- 8
TOTAL AREA OF LOTS ----- 12

19

19

NOTE: This survey for title purposes only - not to be used for determining property lines. Pr[...] Corner Markers Not guaranteed by this survey.

WESTMORELAND STREET



FIRST STREET



LOCATION OF HOUSE
LOT 24 BLOCK 18
PINECREST
CITY OF TAKOMA PARK
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Harry G. Blanchard
REGISTERED LAND SURVEYOR MD. # 7180

REFERENCES

PLAT BK. 108
PLAT NO. 12567

LIBER
FOLIO

ELDON E. SNIDER & ASSOCIATES



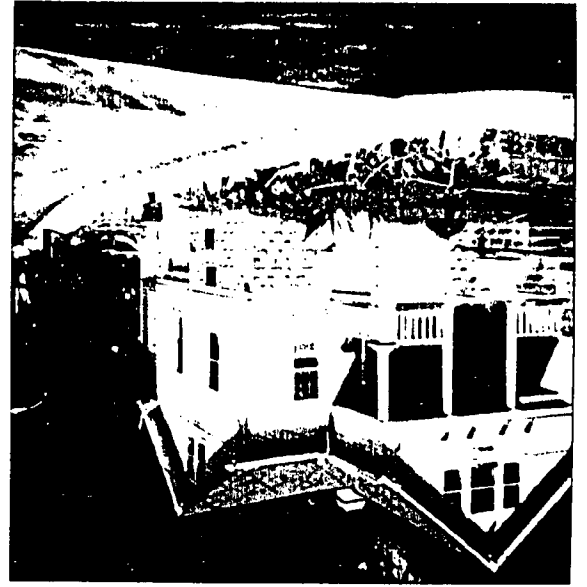
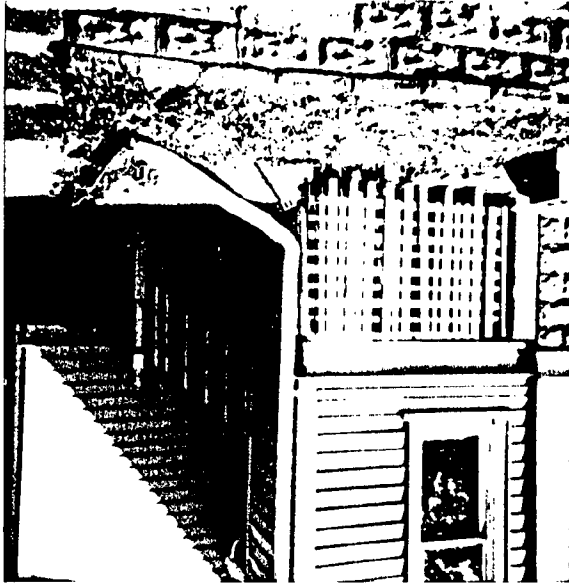
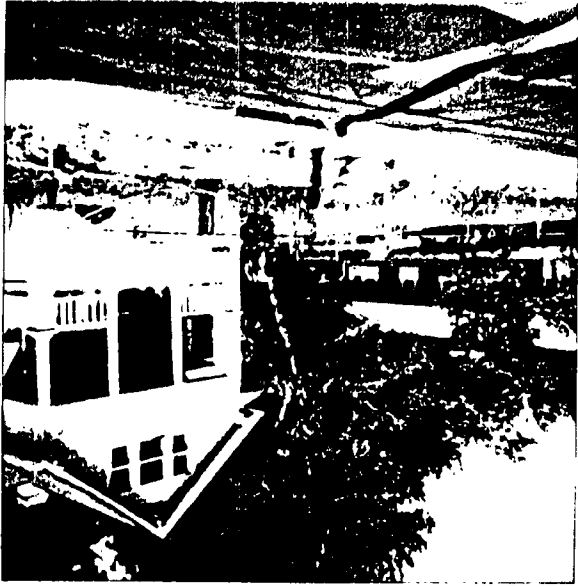
LAND SURVEYORS
LAND PLANNING CONSULTANTS
2 PROFESSIONAL DRIVE, SUITE 216
GAITHERSBURG, MD.
948 5150

DATE OF SURVEYS
WALL CHECK:
HSE. LOC.: 8-1-79
BOUNDARY:
SCALE: 1" = 20'
DRAWN BY: RB
JOB NO.: 24-0730

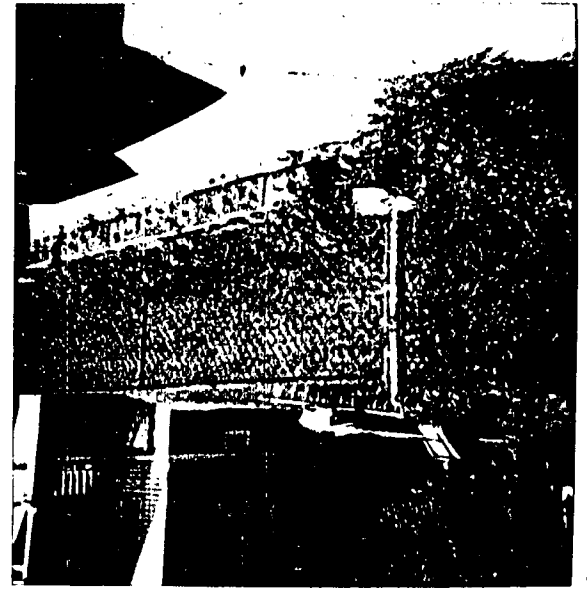
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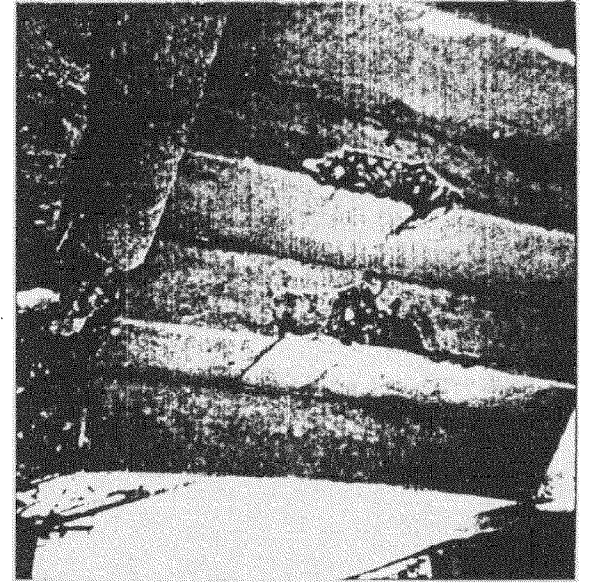
4. All materials will be the same as the existing materials with the exception of the cruder block which of necessity will be of a newer vintage.

9

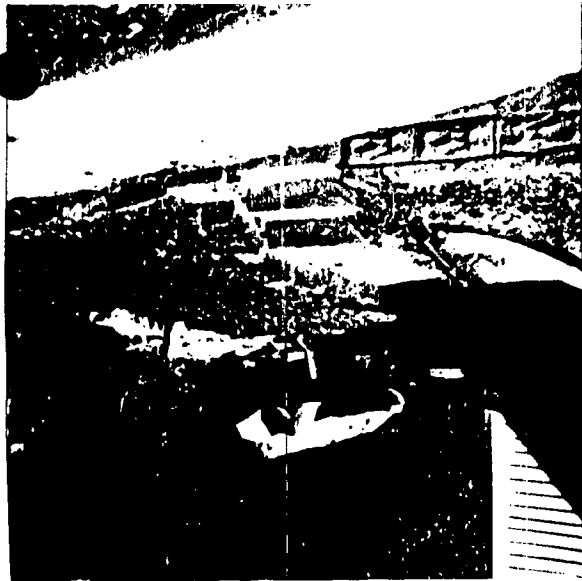


6701 Westmoreland Ave.
Takoma Park, MD.

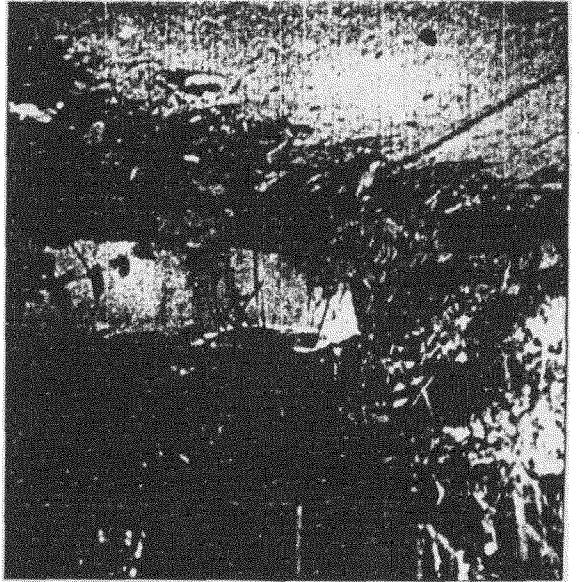
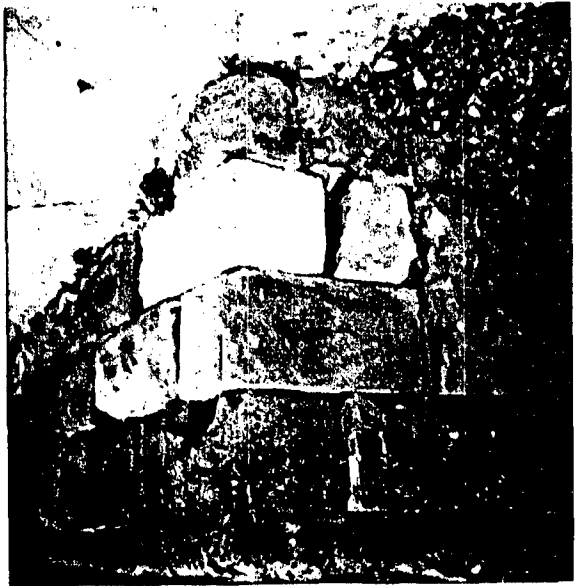
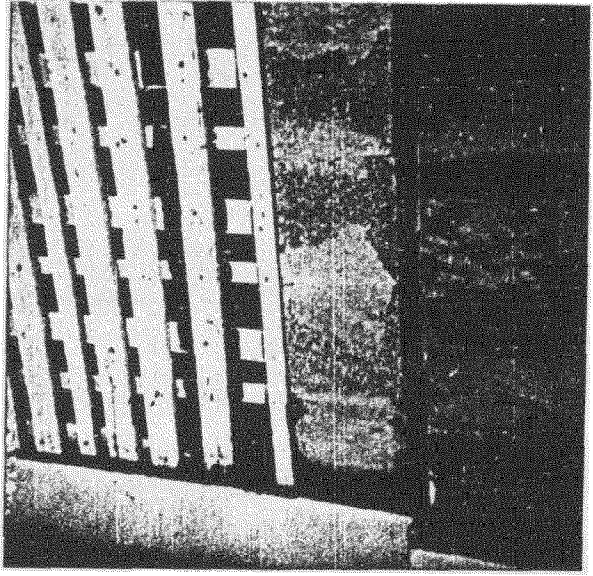




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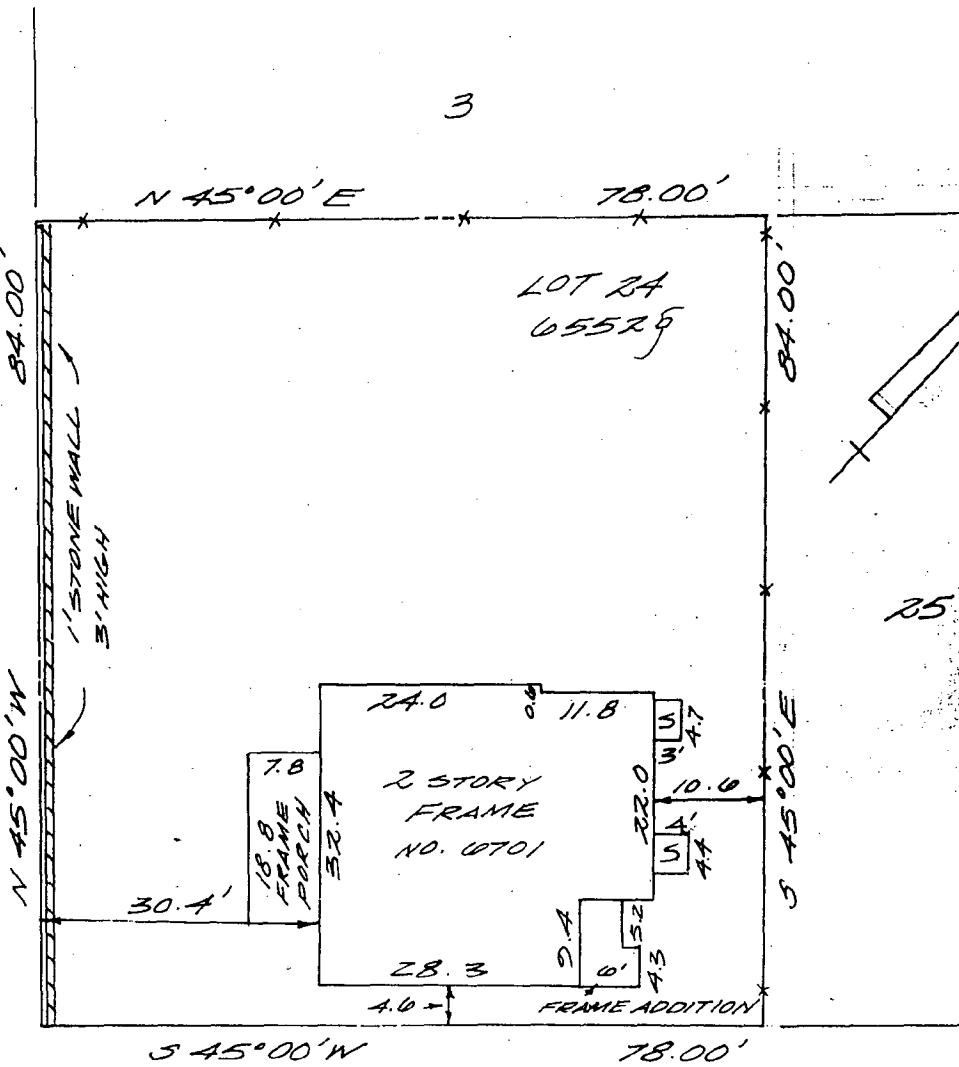
11



4. All materials will be the same as the existing materials with the exception of the carbon block which of necessity will be of a newer vintage.

NOTE: This survey for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this survey.

WESTMORELAND STREET



FIRST STREET



LOCATION OF HOUSE
 LOT 24 BLOCK 18
 PINECREST
 CITY OF TAKOMA PARK
 MONTGOMERY COUNTY, MD.

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Harry G. Blanchard
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REFERENCES

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 LIBER
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 2 PROFESSIONAL DRIVE, SUITE 216
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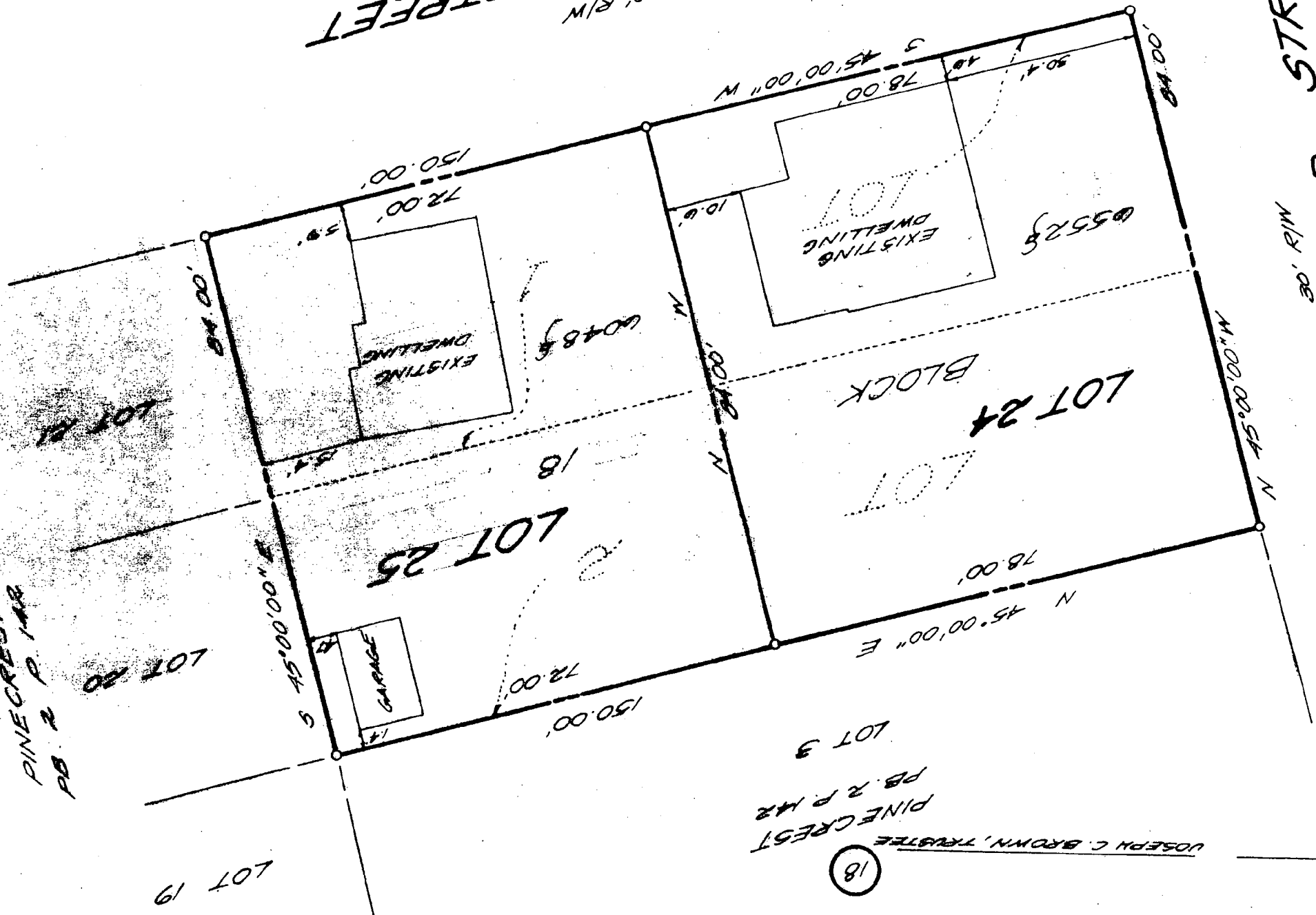
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|-------------------|-------------------|
| DATE OF SURVEYS | SCALE: 1" = 20' |
| WALL CHECK: | DRAWN BY: RB |
| HSE. LOC.: 8-1-79 | JOB NO.: 18-073 B |
| BOUNDARY: | |

VICIN.



TOTAL NO. OF LOTS 8
TOTAL AREA OF LOTS 12.

(10)
PINECREST
PB. 2 P. 142



STREET

STREET

WESTMORELAND
PB. 2 P. 142

LOT 19
LOT 20
LOT 25

LOT 3
PINECREST
PB. 2 P. 142
JOSEPH C. BROWN, TRUSTEE

(18)

WITNESS

MARK H. BUNDERSON, PARTNER

WITNESS

ASSENT TO THIS PLAN

TE

Robin

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY
October 24, 2001

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

I. HPC WORKSESSION - 7:00 p.m.

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in MRO Auditorium.

A. Melinda Miller, for rear addition to 6709 East Street, Chevy Chase (HPC Case No. 35/13-2-01A) (*Master Plan Site #35/13-2, Chase House/Norwood Cottage*).

Exp. B. Bruno Mukendi, for exterior doors, handicapped ramp, parking at 7063 Carroll Avenue, Takoma Park (HPC Case No. 37/3-01KK) (Takoma Park Historic District).

C. Dane Butswinkas and Megan Rupp (Stephen Muse, Architect), for alterations at 3 Newlands Street (HPC Case No. 35/13-01X) (Chevy Chase Village Historic District).

(Postponed) D. Four Streams Golf Associates (Joseph Meyerhoff, Agent), for new construction, shutter replacement, fence installation at 19501 Darnestown Road, Beallsville (HPC Case No. 17/02-01A **RETROACTIVE**) (*Master Plan Site #17/02, Charline Manor/Hanover*).

E. Mildred Weiss, for steps, walkway, and retaining wall at 6701 Westmoreland Avenue, Takoma Park (HPC Case No. 37/3-01LL) (Takoma Park Historic District).

Exp. F. Rick and Sheryl Gross Glaser (Alan Abrams, Agent), for demolition and new rear addition at 7412 Maple Avenue, Takoma Park (HPC Case No. 37/3-01MM) (Takoma Park Historic District).

Exp. G. Suehart Murray Milsted Trust, for new shed at 3920 Washington Street, Kensington (HPC Case No. 31/6-01I) (Kensington Historic District).

(OVER)

*Epp w/
w/*

H. David & Nancy Morgan, for landscape walls and fencing at 17 Primrose Street, Chevy Chase (HPC Case No. 35/13-01Y) (Chevy Chase Village Historic District).

(Postponed) I. Susan & Charlie Tate, for rear/side addition at 5904 Connecticut Avenue, Chevy Chase (HPC Case No 35/13-01Z) (Chevy Chase Village Historic District).

III. MINUTES

A. September 24, 2001

IV. OTHER BUSINESS

A. Commission Items

B. Staff Items

V. ADJOURNMENT

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Split-face covered block? Commissioner Harbitt is
asking about this...

Rear addition
that currently
houses kitchen



Picture of break in foundation demonstrates
kitchen structure is an add-on to original structure.



15 and
Clyde Miller
09 East Avenue

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