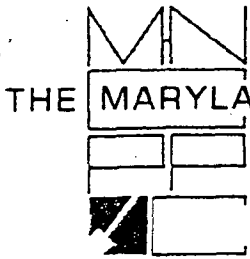


#37/3-01M 12 Valley View Avenue
(Takoma Park Historic District)



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

Date: 5/9/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *RDZ* Gwen Wright, Coordinator
Historic Preservation

245914

SUBJECT: Historic Area Work Permit

3713-01M

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

Approved

Approved with Conditions: _____

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

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

Applicant: Mark Flory

Address: 12 Valley View Ave, Takoma Park MD 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org 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

OPS - #8

245914

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MARK FLORY

Daytime Phone No.: (202) 564-3643

Tax Account No.: 161301062177

Name of Property Owner: MARK FLORY Ashley Fries Daytime Phone No.: 202 564-3643

Address: 12 VALLEY VIEW AVE TAKOMA PARK MD VALLEY VIEW AVE 20912
Street Number City Side Zip Code

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

Address:

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: VALLEY VIEW AVE

Town/City: TAKOMA PARK Nearest Cross Street: WILLOW AVE

Lot: 59 Block: Subdivision: HOBERTS SUBDIVISION (25)

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Reuse
- Revision Repair Relocatable

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 2,500

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.

Mark Flory
Signature of owner or authorized agent

4/18/01
Date

Approved: X _____
Signature: _____ Date: _____

Disapproved: _____ Signature: _____ Date: 5/9/01

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

245914 37/3-0(m)

**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:

NON-CONTRIBUTING HOUSE WITH EMPTY BACKYARD. NEIGHBORS TO
NORTH & SOUTH ALSO NON-CONTRIBUTING. YARD ENCLOSED BY
FENCE. HOUSE UP ON A HILL 20' ABOVE STREET LEVEL -
BACK IS NOT VISIBLE FROM STREET. NO HISTORICAL
FEATURES OR SIGNIFICANCE.

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

① CONSTRUCT FLAGSTONE PATIO AND INSTALL ORNAMENTAL POOL NO EFFECT ON
HOUSE DOES NOT EVEN TOUCH HOUSE NOT VISIBLE FROM STREET

② SCREEN IN EXISTING BACK PORCH NO EFFECT ON HISTORIC RESOURCES
TAKOMA PARK HISTORIC DIST.

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
- 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 effected 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)278-1355.

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: 12 Valley View Meeting Date: 5/9/01
 Applicant: Mark Flory & Ashley Files Report Date: 5/2/01
 Resource: Takoma Park Historic District Public Notice: 4/25/01
 Review: **HAWP** Tax Credit: No
 Project Number: #37/3-01M Staff: Robin D. Ziek

PROPOSAL: Enclose existing open rear porch with screening; add at-grade flagstone patio off of existing concrete patio, add small fish pond off of patio.

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing
 STYLE: Tudor Revival
 DATE: 1920-30s

This brick single-story home has a side gable ell fronting the street. The property sits on the high side of the street, and the rear is not visible at all from the public right-of-way.

PROPOSAL

The applicant proposes to screen-in an existing open rear porch. They wish to install a flagstone patio with an associated fish pond off of the existing concrete patio.

STAFF DISCUSSION

The proposed changes will have no effect on the district. As a Non-Contributing resource in the historic district, the HPC is directed to provide the most lenient level of design review.

STAFF RECOMMENDATION

Staff recommends that the Commission 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 Secretary of the Interior's Standards for Rehabilitation #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.

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.



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: MARK FLORY

Daytime Phone No.: (202) 564-3643

Tax Account No.: 161301062177

Name of Property Owner: MARK FLORY ASHLEY FLES Daytime Phone No.: 202 564-3643

Address: 12 VALLEY VIEW AVE TAKOMA PARK, MD VALLEY VIEW AVE 20912
Street Number City State Zip Code

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

Address:

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: VALLEY VIEW AVE

Town/City: TAKOMA PARK Nearest Cross Street: WILLOW AVE

Lot: 59 Block: _____ Subdivision: HOBARTS SUBDIVISION (25)

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Teaze
- Revision
- Repair
- Relocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- PATIO
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2,500

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

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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.

Mark Flory Signature of owner or authorized agent Date: 4/18/01

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 245914 Date Filed: _____ Date Issued: _____

3

37/3-01M

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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TAKOMA PARK HISTORIC DIST.

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

(4)

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

~~RON & SUSAN GILBERT
#7 VALLEY VIEW AVENUE
TAKOMA PARK, MD 20912~~

RON SCHECTER & SUSAN GILBERT
5 VALLEY VIEW AVENUE
TAKOMA PARK, MD 20912

PETER & MELISSA SMITH
10 VALLEY VIEW AVE
TAKOMA PARK, MD 20912

~~LOUIS & ROHENA NELSON~~
LOUIS & ROHENA NELSON
14 VALLEY VIEW AVE
TAKOMA PARK, MD 20912

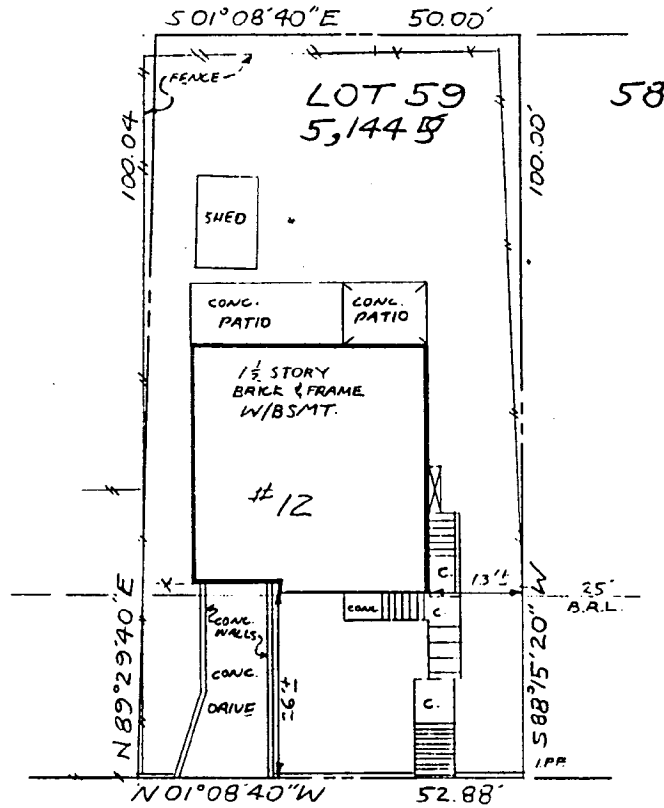
MARK & SANDY EGAN
#9 VALLEY VIEW AVE
TAKOMA PARK, MD 20912

5

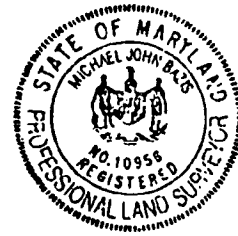
The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing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

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8-5-97
Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.



VALLEY VIEW AVENUE



LOCATION DRAWING
LOT 59
HARRY HOBARTS SUBDIVISION
TAKOMA PARK
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis

Michael J. Bazis

RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 95.1429 H	DATE 10-19-95
FIELD W.P.	DRAFT W. [Signature]
	P.B. 6 P# 512
	SCALE: 1" = 20'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
1301) 593-8006
FAX: (301) 681-7216

6

S 01° 08' 40" E

50.00'

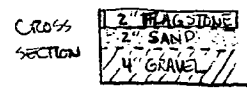


SCALE 1" = 10'

LOT 59
5,144 sq

PROPOSED POOL
APPROX 7' x 7'
2' TO 2' DEEP

PROPOSED FLAGSTONE PATIO 16' x 10'



- 22 FLAGSTONES 2' x 3'
- 3 FLAGSTONES 2' x 2'
- 3 FLAGSTONE 2' x 1'

EXISTING DRAINAGE CHANNEL
8" WIDE
FILLED WITH
4" DIA PLASTIC
DRAIN PIPE
AND GRAVEL

EXISTING
CONC.
PATIO

EXISTING
CONC.
PATIO
(COVERED)

PROPOSED
SCREENED-IN
PORCH

1 1/2 STORY
BRICK & FRAME
W/BSMT.

12

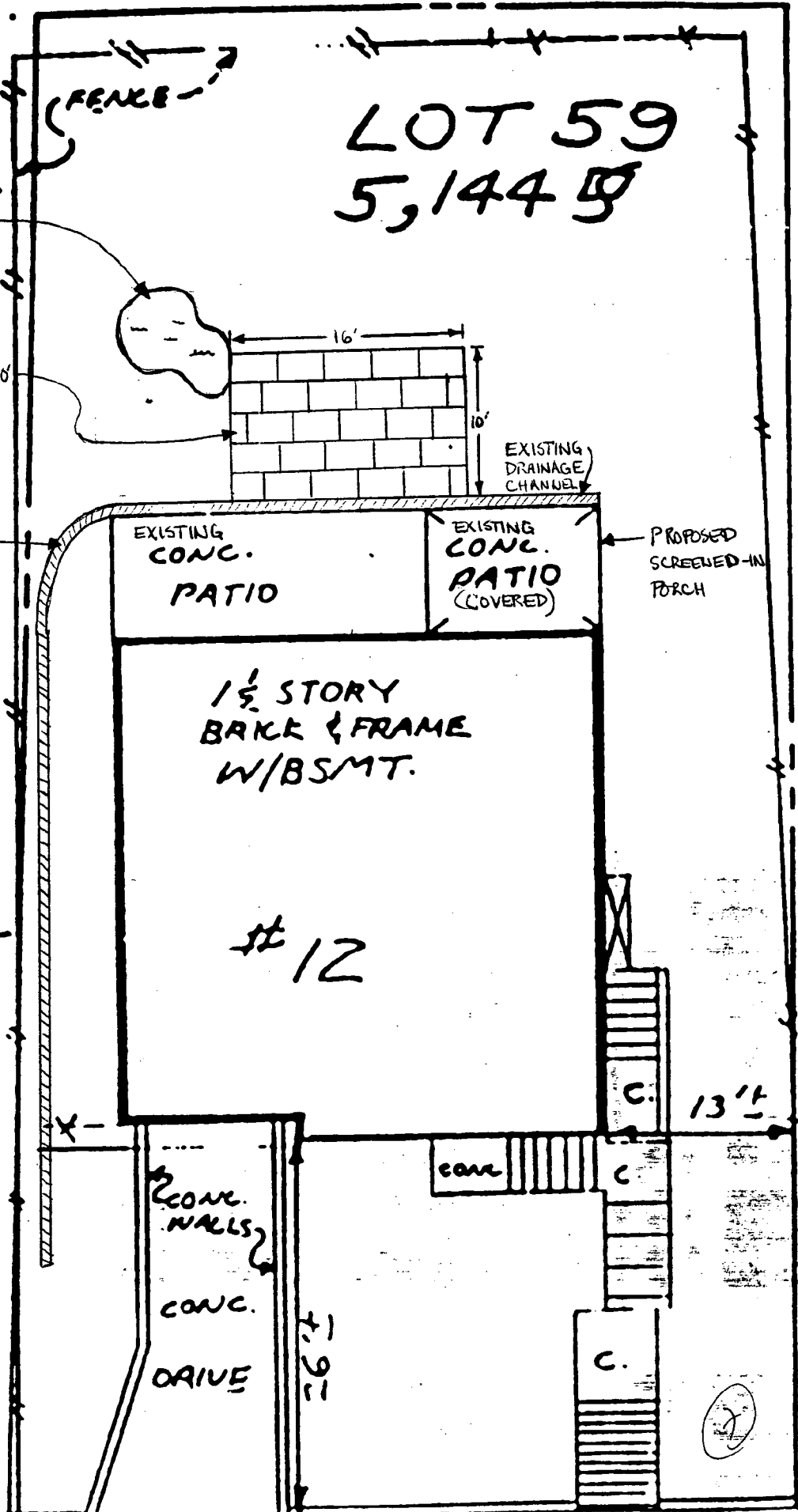
SCALE 1" = 10'

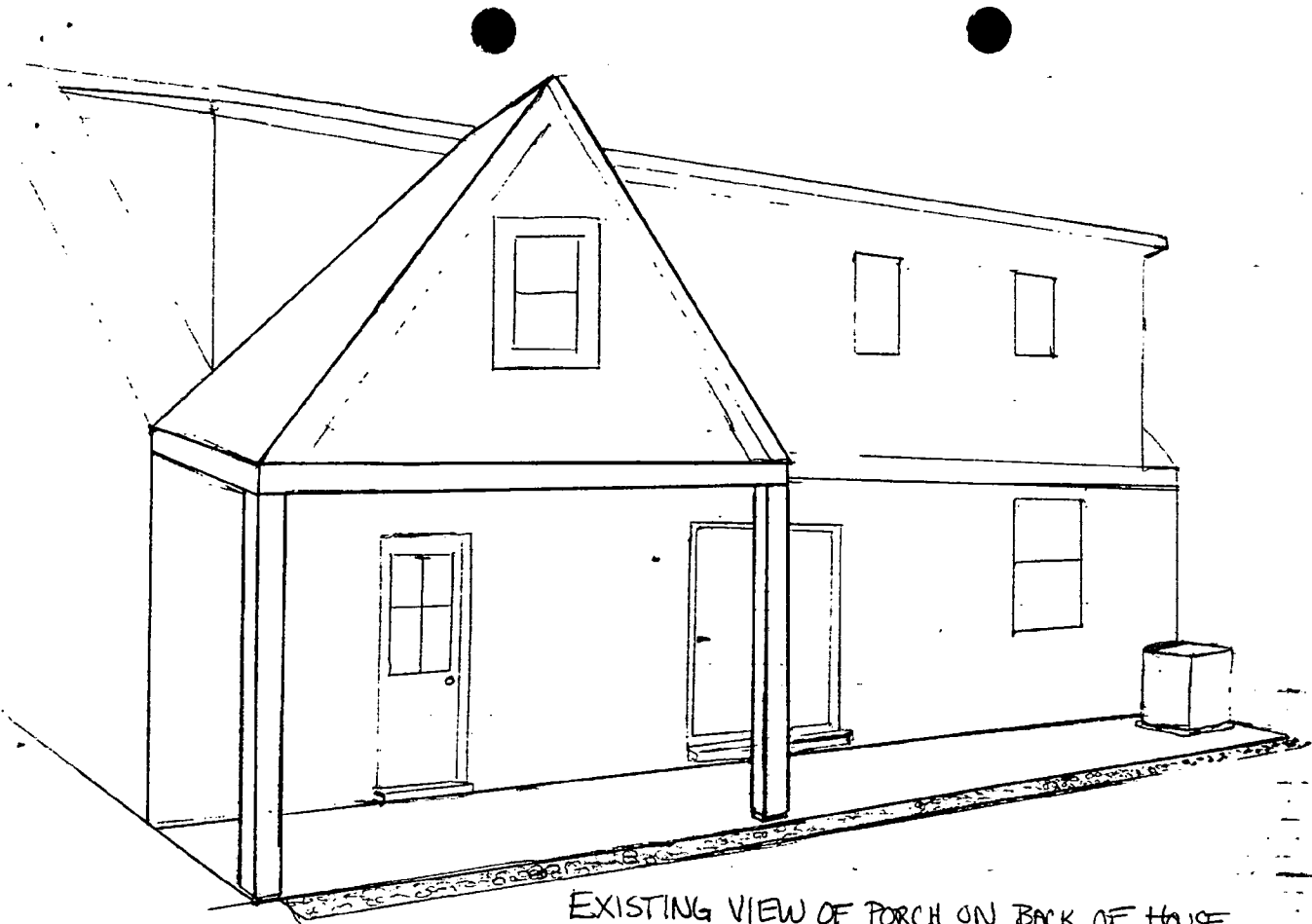
N 89° 29' 40" E

CONC. WALLS
CONC. DRIVE

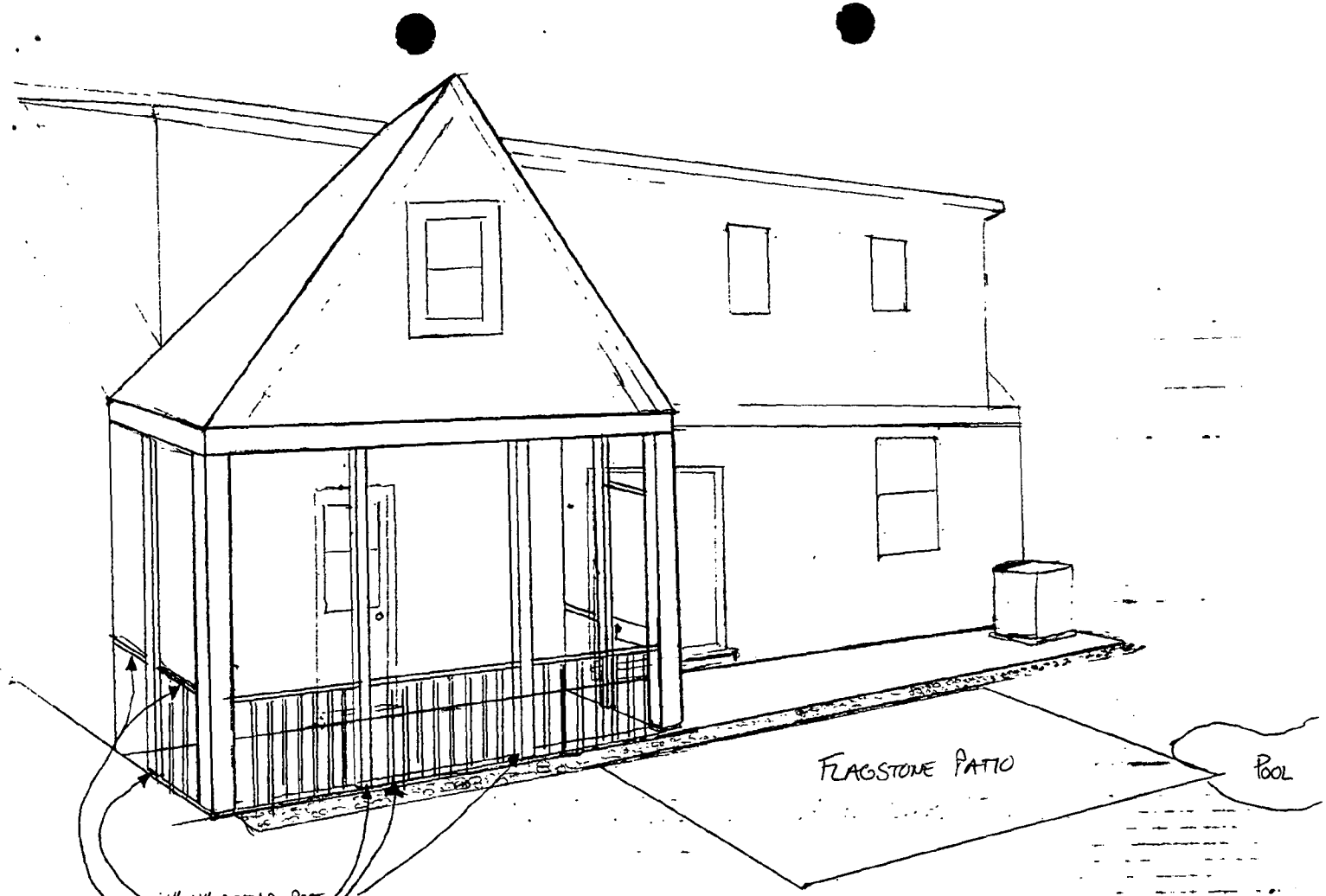
13' 11"

S 00° 15' 20" E





EXISTING VIEW OF PORCH ON BACK OF HOUSE.



4"x4" CEDAR POST
2"x4" SUPPRT
2"x2" RAILS

PROPOSED
SCREENED IN BACK PORCH

FLAGSTONE PATIO

POOL