

37/3-02NN 7129 Willow Avenue
(Takoma Park Historic District)



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 10/14/2002

Permit No: 288002
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

LIN & LEZETTA MOYER
7129 WILLOW AVENUE
TAKOMA PARK MARYLAND 20912

HAS PERMISSION TO: ADD

PERMIT CONDITIONS: ROOM ADDITION, (TO DIG CRAWL SPACE)

PREMISE ADDRESS 7129 WILLOW AVE
TAKOMA PARK MD 20912-

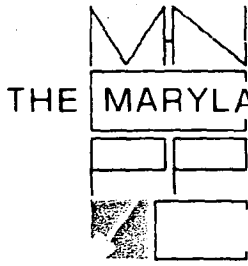
LOT p12 BLOCK 6
LIBER ELECTION DISTRICT
FOLIO SUBDIVISION
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

PARCEL ZONE
PLATE GRID

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



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

Date: 10/9/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

DPS# 28800Z

HAWP# 37/3-02NN

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

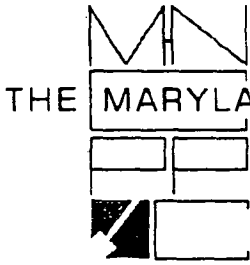
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



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

Date: 10/9/02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS# 288002

HAWP# 37/3-02NN

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

 Approved

Approved with Conditions: ① The historic windows on the east & west elevations be salvaged, reused, or stored on site; ② Staff will review more finalized elevations drawings of the addition; ③ Tree Save measures will be undertaken in conjunction with consultation with the City of Takoma Park's arborist, 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: Lin & Lezetta Meyer

Address: 7129 Willow Avenue, Takoma Park

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
288 F
4407 470
VILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20860

DPS - #0

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: LIN EDGAR MOYER

Daytime Phone No.: 301/270-7659

Tax Account No.: 199-34-9708

Name of Property Owner: LIN & LEZETHA MOYER Daytime Phone No.: 301/270-7659 OR 202/737-2154

Address: 7129 WILLOW AVE., TAKOMA PARK, MD. 20912
Street Number City Street Zip Code

Contractor: LIN MOYER Phone No.: 301-270-7659

Contractor Registration No.: (currently soliciting bids from sub-contractors)

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7129 Street: WILLOW AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE

Lot: pts. 12, 13, 14 Block: 6 Subdivision: Lipscomb & Earnest Trustee's Addition

Liber: 5011 Folio: 281 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/renovate
 - Move
 - Install
 - Wreck/tear
 - 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: TO DIG CRAWL SPACE

1B. Construction cost estimate: \$ \$18,000 - \$23,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

Lin Moyer
Signature of owner or authorized agent

September 19, 2002
Date

Approved: [Signature] _____
Disapproved: _____ Signature: _____ Date: 10/9/02

Application/Permit No.: 288005 Date Issued: 9/19/02

**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:

7129 Willow sits at the corner of Willow and Trulips
avenues in Takoma Park, MD. The house is called an
"expanded bungalow and was built circa 1923. The
exterior was sheathed in aluminum siding sometime in the
1950's. A two-car garage sits at the left rear of the lot.

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

The rear porch was enclosed when the house was sided
in aluminum (1950's?) and the enclosure was also
aluminum sided. We wish to dig out the crawl space
under the enclosed space to create an additional room.
The house's footprint remains the same. We also want to remove
some windows (see photos) of the enclosed porch. Presently it has

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)779-1355.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address

LIN & KELETHA MOYER
7129 WILLOW AVE.
TAKOMA PARK, MD. 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

JIM & NANCY WITKIN
7127 WILLOW AVE.
TAKOMA PARK, MD. 20912

KURT LAWSON
316 TULIP AVE.
TAKOMA PARK, MD. 20912

PETER & MARY NOTERMAN
7128 WILLOW AVE.
T. P. 20912

CHERYL JONES
402 TULIP AVE.
T. P. 20912

ELIZABETH COOK
7130 WILLOW AVE.
T. P. 20912

KATIE KINCAID
404 TULIP AVE.
T. P. 20912

CAROL BANNERMAN
7201 WILLOW AVE.
T. P. 20912

STEVEN HOFFMAN
406 TULIP AVE.
T. P. 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7129 Willow Ave **Meeting Date:** 10/09/02
Applicant: Lin & Lezetta Moyer **Report Date:** 09/25/02
Resource: Takoma Park Historic District **Public Notice:** 09/18/02
Review: HAWP **Tax Credit:** Partial
Case Number: 37/3-02NN **Staff:** Corri Jimenez
PROPOSAL: Excavation work & window replacement
RECOMMEND: Approve with conditions

CONDITIONS

1. The historic windows on the east and west elevations be salvaged, reused or stored on site.
2. Staff will review more finalized elevation drawings of the addition
3. Tree save measures will be undertaken in conjunction with consultation with the City of Takoma Park's arborist.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman Bungalow
DATE: c. 1923

PROPOSAL

The applicant proposes to:

1. Excavate approximately 4-5' underneath an enclosed, altered rear porch to make a new basement room approximately 8' in length. The basement space will have concrete block walls and be parged on the outside. All of the floor joists and existing hollow clay tile piers that support the porch need to be rebuilt due to structural deflection.

2. Create a stairwell into the basement from the east elevation that will be parged on concrete masonry block walls. A 9-lite wood panel door will be installed and be similar to an existing basement door.
3. Add two 6-lite awning windows to the south, east, and north elevations on the basement level, which will be similar to existing basement windows on the house.
4. Remove and reduce windows on the enclosed porch, which were added in the 1950s, when a second porch was enclosed and expanded: Two 1/1 wood double hung on the south elevation, three 1/1 wood double hung the east elevation and two 1/1 wood double hung window on the west side will be removed. All of the windows used on the addition will be original and reused, and no new windows will be installed.
5. Remove the aluminum siding on the porch and install wood clapboard siding.

STAFF DISCUSSION

7129 Willow Avenue is a contributing resource to the Takoma Park Historic District as a 1-½ story Craftsman Bungalow, which sits on a corner lot off Tulip Avenue. A screened porch was located on the rear of the property that was significantly altered in the 1950s, and included both enclosing as well as expanding it to the north and east.

The applicant proposes to excavate 4'-5' of earth underneath the existing porch to expand the basement space for an additional room. A concrete slab floor will be poured and concrete masonry units will be used as wall cladding under the porch. These masonry walls will be parged with a cementitious material that will match the existing basement. Two awning 6-lite wood basement windows will be fit into each of these basement walls, and match existing windows (see Circle 18). A 9-lite wood panel door will be installed into the basement, which will have concrete steps leading up to the ground level. This door will match an existing basement door on the east elevation (see Circle 18). On the south elevation, two 1/1 double hung wood window will be removed as one window relocates farther to the building corner (see Circle 12, 16). Three windows on the east elevation will also be removed (see Circle 13, 15). One of these three windows is shorter than the others on the elevation because it will become a light well for a staircase in the future, which will lead down into the basement. On the west elevation, two 1/1 double hung wood window will be removed (see Circle 14, 16). The existing roof of the porch will not be altered and will stay as a flat roof with an ornamental balcony.

Besides the reconfiguration of window openings, the applicant is proposing to replace the exterior aluminum siding with horizontal wood clapboards, a more historical material. Aluminum siding sheathing the exterior has an exposure of approximately 8," and will be different compared to the approximate 4" exposure of clapboards. The applicant's long goal plan is to replace the aluminum siding on the house with clapboards. In addition to the exterior, the floor joists underneath the porch are in fair condition and appear to be stressed and bowing. A 2"x 8" sill plate over the middle of the room was laid face down and is now supporting a majority of the joists' weight. This plate is being compacted under the hollow clay tile piers at both ends (See Circle 20).

Also, a large approximately 24" diameter oak exists facing Tulip Street about 10' from the north side of the house, which will be protected.

Staff finds the proposal overall compatible. The porch was significantly altered in the 1950s, and nothing really appears to be present from its original 1920s design. The proposed alterations to the porch will make it more of an addition, than a porch, and will give the applicant interior wall space. One concern is it will be visible from Tulip because the house sits on a hill, although staff feels it will be sympathetic as more of an addition than as its original use as a porch. The applicant is using in-kind materials, such as window openings and clapboard siding, as replacements.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 1:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

and with the Secretary of the Interior's *Standards #10*:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

with conditions:

1. The historic windows on the east and west elevations be salvaged, reused or stored on site.
2. Staff will review more finalized elevation drawings of the addition
3. Tree save measures will be undertaken in conjunction with consultation with the City of Takoma Park's arborist.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

AC872920

Contact Person: LIN EDGAR MOYER
Daytime Phone No.: 301/270-7659

Tax Account No.: 199-34-9708

Name of Property Owner: LIN & LEZETHA MOYER Daytime Phone No.: 301/270-7659 or 202/737-2154

Address: 7129 WILLOW AVE, TAKOMA PARK, MD. 20912
Street Number City State Zip Code

Contractor: LIN MOYER Phone No.: 301-270-7659

Contractor Registration No.: (currently soliciting bids from sub-contractors)

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7129 Street: WILLOW AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE

Lot: pts. 12, 13, 14 Block: 6 Subdivision: Lpscomb & Corneet Trustee's Addition

Liber: 5011 Folio: 281 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Move
- Revision
- Extend
- Install
- Repair
- Alter/Renovate
- Wreck/Rear
- Revocable

CHECK ALL APPLICABLE:

- AC
- Solar
- Fence/Wall (complete Section 4)
- Room Addition
- Porch
- Deck
- Shed
- Fireplace
- Woodburning Stove
- Single Family
- Other: TO DIG CRAWL SPACE

1B. Construction cost estimate: \$ 18,000 - 23,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

Lin Moyer
Signature of owner or authorized agent

September 19, 2002
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 288002 Date Filed: 9/19/02 Date Issued: _____

**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:

7129 Wilkau sits at the corner of Wilkau and Tulip
avenues in Takoma Park, MD. The house is called an
"expanded bungalow and was built circa 1923. The
exterior was sheathed in aluminum siding sometime in the
1950's. A two-car garage sits at the left, rear of the lot.

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

The rear porch was enclosed when the house was sided
in aluminum (1950's?) and the enclosure was also
aluminum sided. We wish to dig out the crawl space
under the enclosed space to create two additional rooms.
The house's footprint remains the same. We also want to remove
some windows (see photos) of the enclosed porch. Presently it has

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 wall ways, 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.

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address

LIN & KELETHA MOYER
7129 WILLOW AVE.
TAKOMA PARK, MD. 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

JIM & NANCY WITKIN
7127 WILLOW AVE.
TAKOMA PARK, MD. 20912

KURT LAWSON
316 TULIP AVE.
TAKOMA PARK, MD. 20912

PETER & MARY NOTERMAN
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T. P. 20912

CAROL BANNERMAN
7201 WILLOW AVE.
T. P. 20912

STEVEN HOFFMAN
406 TULIP AVE.
T. P. 20912

g addresses: noticing table

of Wills of Montgomery
 of Lot Four (A) of the Grammar
 that I have planted a monument
 inches in diameter at the top, and
 each end of one of the principal
 the location of said stones is are
 plat, being indicated by the figures
 ns have M.C. Hozen.
 Civil Engr.
 Washington D.C.

Filed June 17th 1902

7th June
 plat book
 46... one of the
 Montgomery Co. plat
 books

Alwson

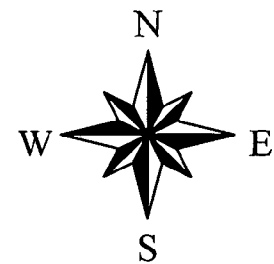
June 17th 1902
 No. 1
 John Clerk



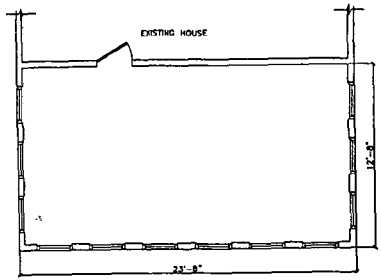
existing house

detached 2-car
 garage
 22' x 21'

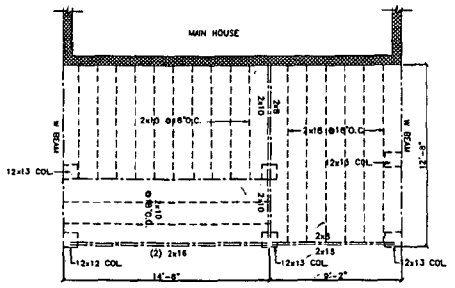
Takoma Park Historic District



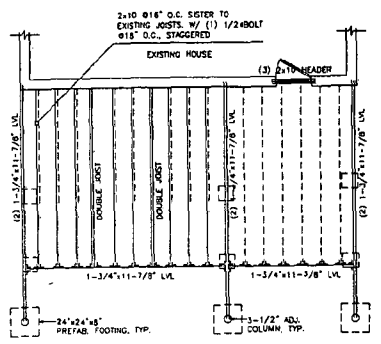
REDUCED SCALE
 $\frac{1}{4}'' = 2.11'$
 or: 1 inch = 8.44 ft.



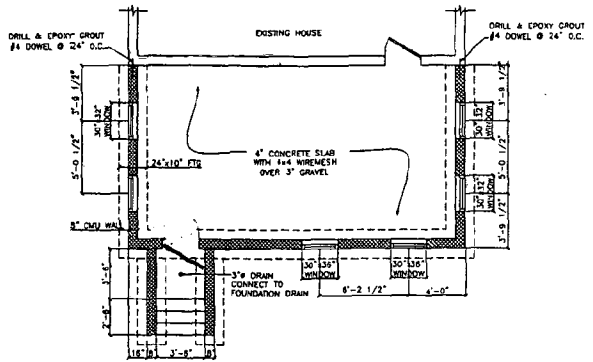
EXISTING 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"



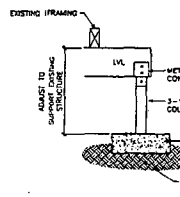
EXISTING 1st FLR FRAMING PLAN
 SCALE: 1/4" = 1'-0"



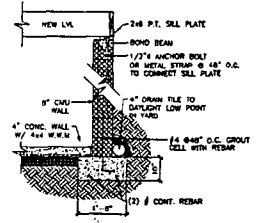
NEW FRAMING PLAN
 SCALE: 1/4" = 1'-0"



NEW BASEMENT & FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



TEMPORARY BRACING PIER DETAIL
 SCALE: 1/2" = 1'-0"



WALL SECTION
 SCALE: 1/2" = 1'-0"

NOTES

- The plan and details show on this drawing are excavating the existing crawl space under the rear covered porch.
- Home owner shall block all access and use of the area above the new basement construction till the under pinning is completed block wall are in place.
- The existing porch and house structure is to remain as is. It is assumed that components of the existing structure are in satisfactory structural condition.
- Contractor to insure stability of upper structure during new construction. Show the floor joint as shown on this drawing and as required per field conditions.
- Contractor to verify the existing conditions and dimensions before starting work. If any unsatisfactory condition occurs, contractor shall immediately bring to the attention of the engineer.
- The First floor framing of the existing covered porch shall be modified as shown on this drawing prior to starting excavation.
- The excavation and basement wall construction may be done in two phases.
- The new double LVL beams must be supported on the existing house block wall with a minimum bearing of 3 inches. The LVL beams shall be extended as shown and columns must be installed over very firm and level ground. Contractor must ensure the stability of the structure over temporary supports before removing existing piers and excavation. The beams may be braced temporarily during under pinning.
- Cut the excess length of LVL beams after block wall has been installed and trimmed as required for tight fit.
- The minimum compressive strength of concrete shall be $F_c = 3000$ psi @ 28 days.
- Reinforcing shall comply with the requirements of ASTM A615 and shall have yield strength of 60,000 psi.
- All longitudinal reinforcement in footing must be continuous.
- Concrete blocks shall comply with the requirements of ASTM C-90.
- All joint reinforcement, ties and other accessories shall be resistant to corrosion.
- All head joints shall be 3/8 inch thick. Bed joints of the starting course over the concrete foundation may be between 1/2" and 5/8".
- Mortar for masonry construction shall conform to the requirements of ASTM C270.
- CMS containing reinforcement shall be grouted with concrete.
- The soil bearing pressure is assumed to be 2000 psf for footing, if lower pressure is found contact the engineer.
- Provide arch tie along the outside perimeter of the new foundation and day light to yard.
- The backfilling material behind the basement walls shall be draining type as per the requirements of Montgomery County. Backfilling against the wall shall not be permitted until at least 7 days after placing grout in cells. The heavy back filling equipment shall not come closer than 6 ft.

FRAMING

- Framing Lumber Mem. Fr #2 or SPF #2 or better.
- New floor joists are 2X10.
- JAM Headers for opening up to 4' - 0" shall be (2)2x10.
- Wall studs are 2x4 @ 16" on center for interior partition walls.
- The new air ports (2x4 P.I.) ports must be tight under the existing floor joists so that loads are transferred to the block wall.

NO.	DATE	REVISION	BY

DESIGNED BY	SCALE
CHECKED BY	AS NOTED
DATE	

CIVIL ENGINEER
 JIN E. LEZETTA J. MOYER

NEW BASEMENT UNDER EXISTING CRAWLSPACE
 MOYER RESIDENCE

SNG Engineering, Inc.
 2440 Rockville Road, Suite 100
 Rockville, MD 20851
 Phone: 301-983-8888 Fax: 301-983-8889
 www.sng-engineering.com

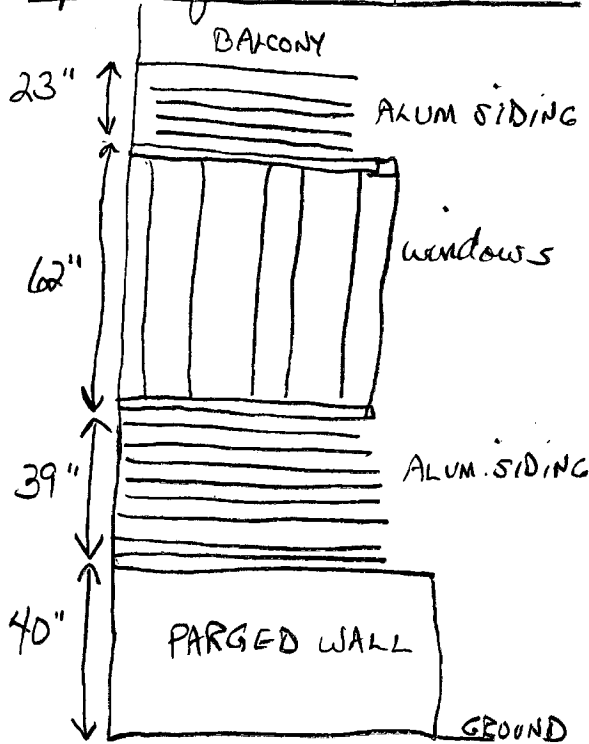
REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 1872

SHEET 1

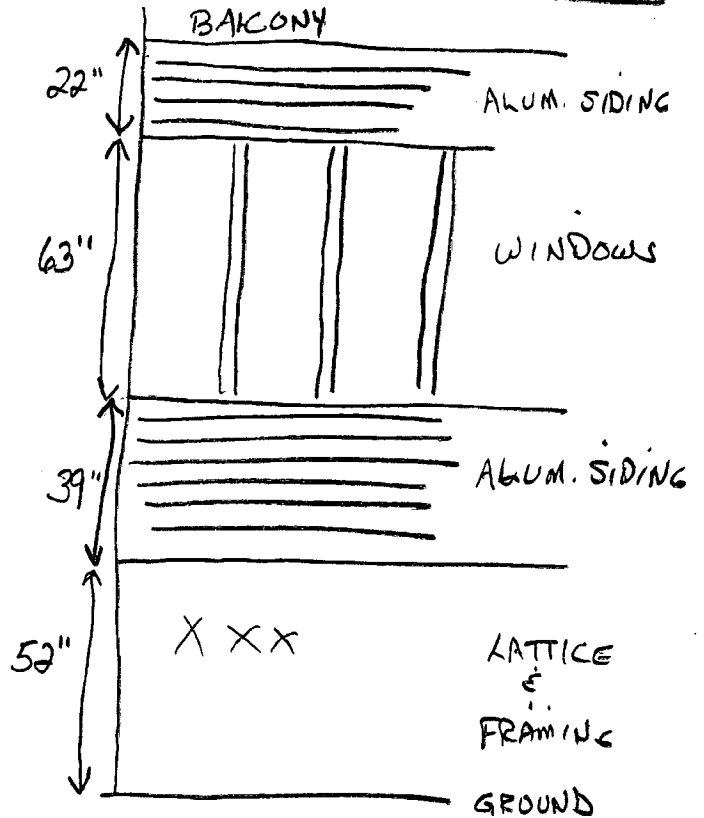
Address: 7129 Wilbur Ave., Takoma Park, MD 20912

owners: Jim & Legetta Meyer 301/270-7659

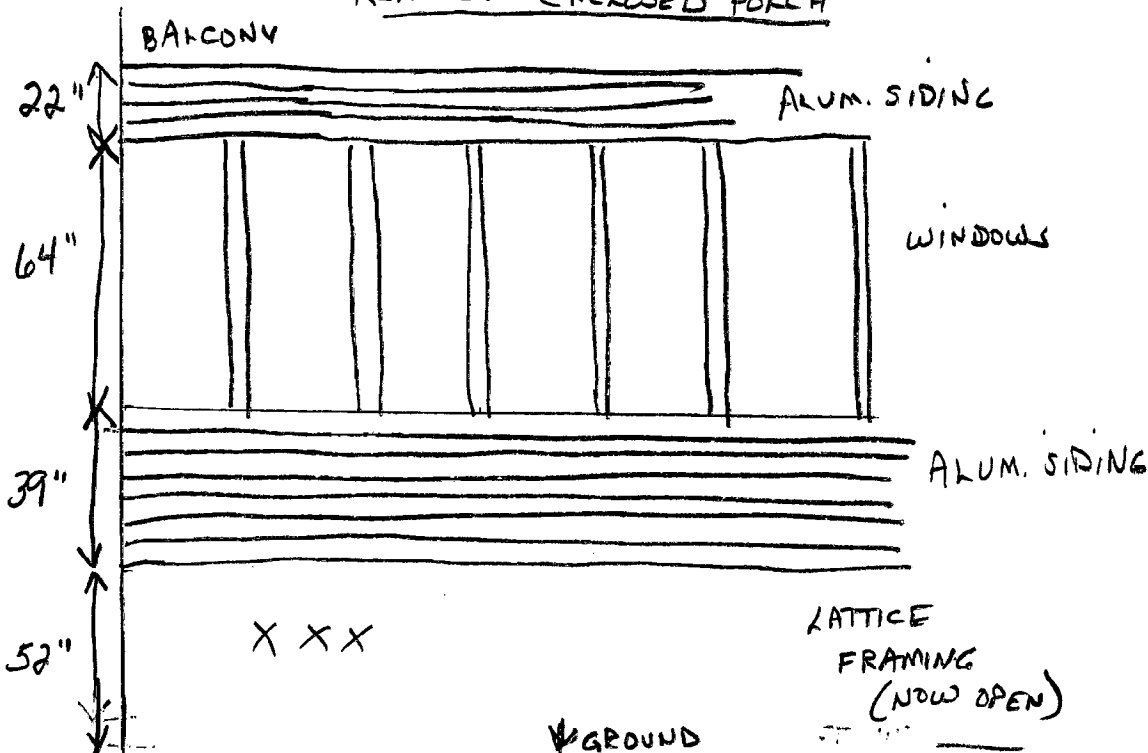
Stoop side of ENCLOSED, REAR PORCH



Tulip Ave. side of ENCLOSED, REAR PORCH



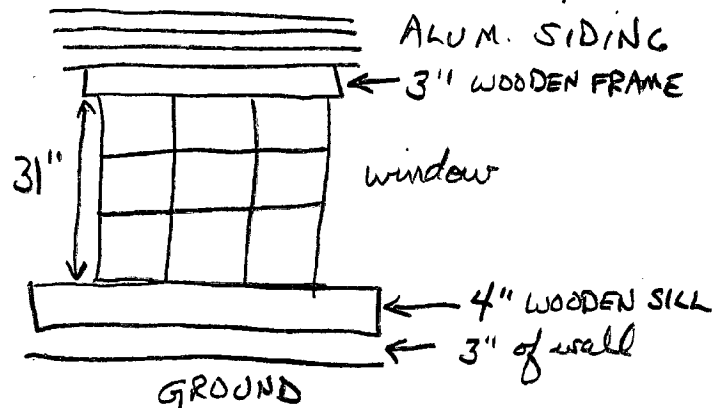
REAR OF ENCLOSED PORCH



Address: 7129 Window Ave., Takoma Park, MD. 20912

owners: Lin & Legetta Moyer 301/270-7659

Basement windows on sides of HOUSE have these dimensions:



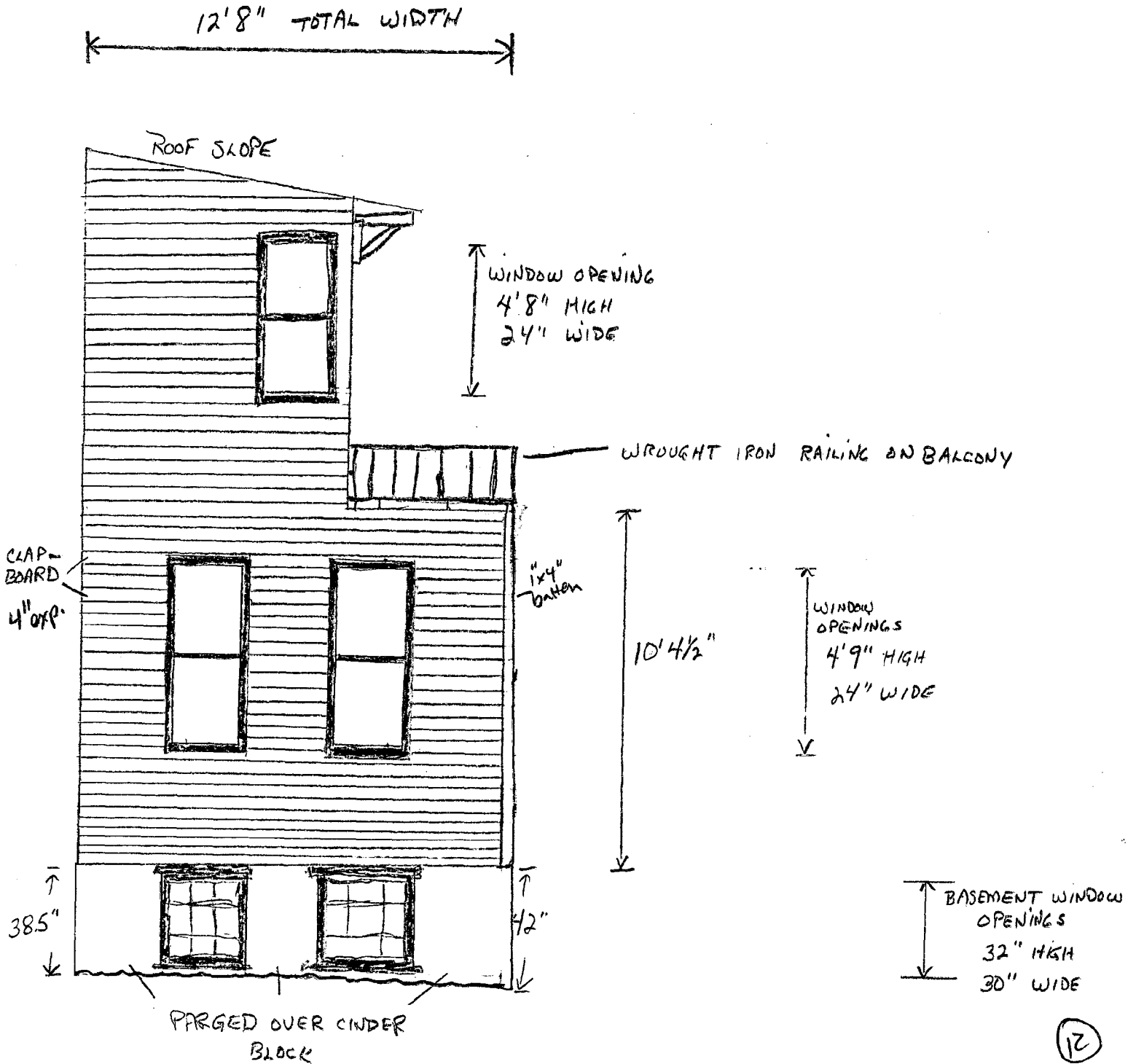
As can be seen on the already submitted drawings by the structural engineer, we have tried to match, closely the new windows for the proposed basement to the existing ones.

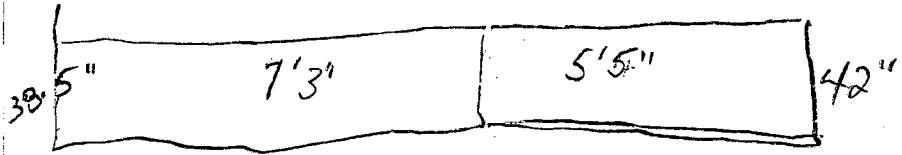
Also, the new door for the proposed basement area will match the existing entrance door to the existing basement.

PROPOSED LOOK FOR REAR SIDE FACING NEIGHBORS

AT: 7129 WILLOW AVENUE, TAKOMA PARK

SCALE: 1/4" = 1'0" APPROX.

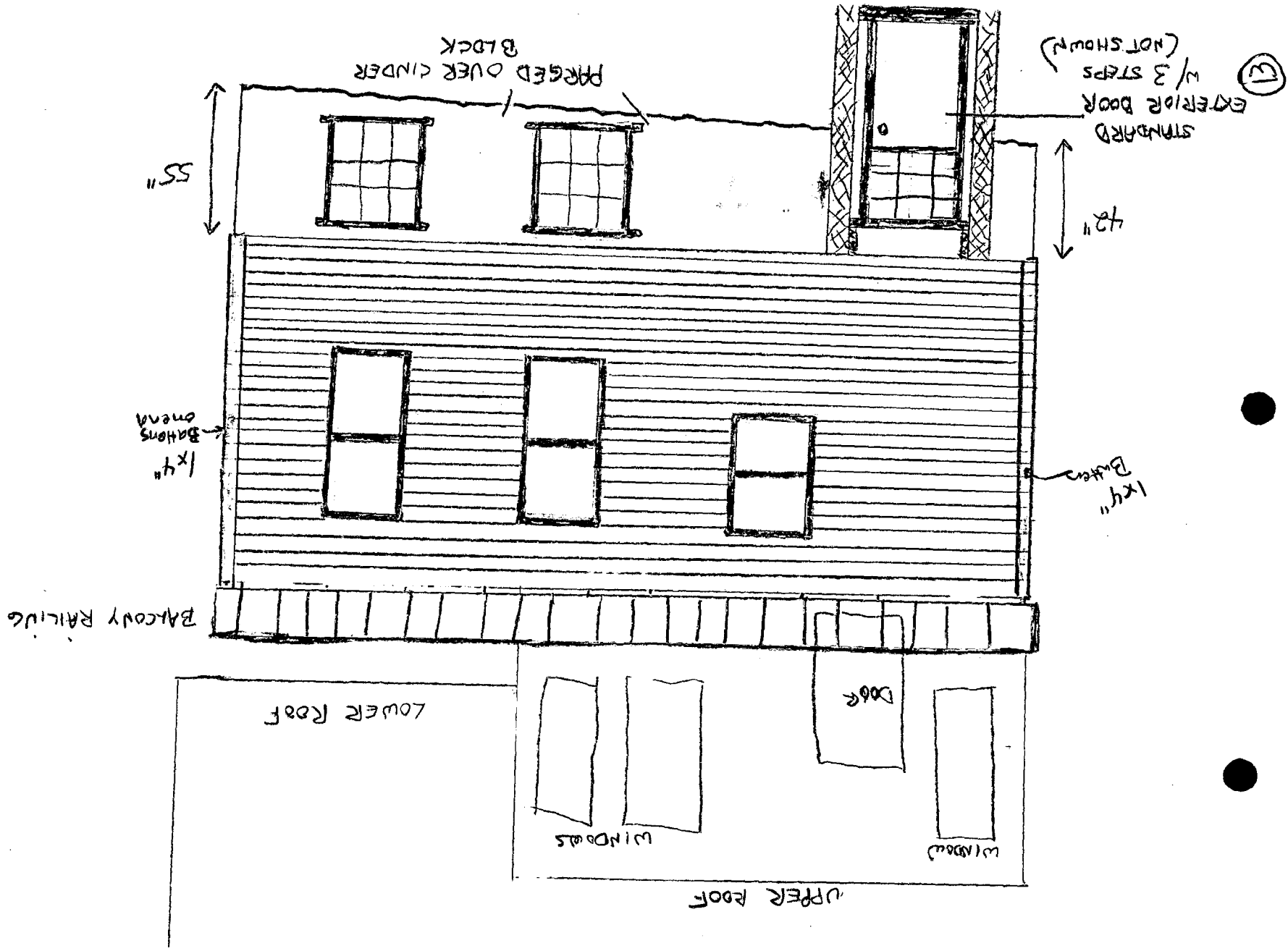




41" to window
124.5"

24" opening
on
windows

57" light
opening

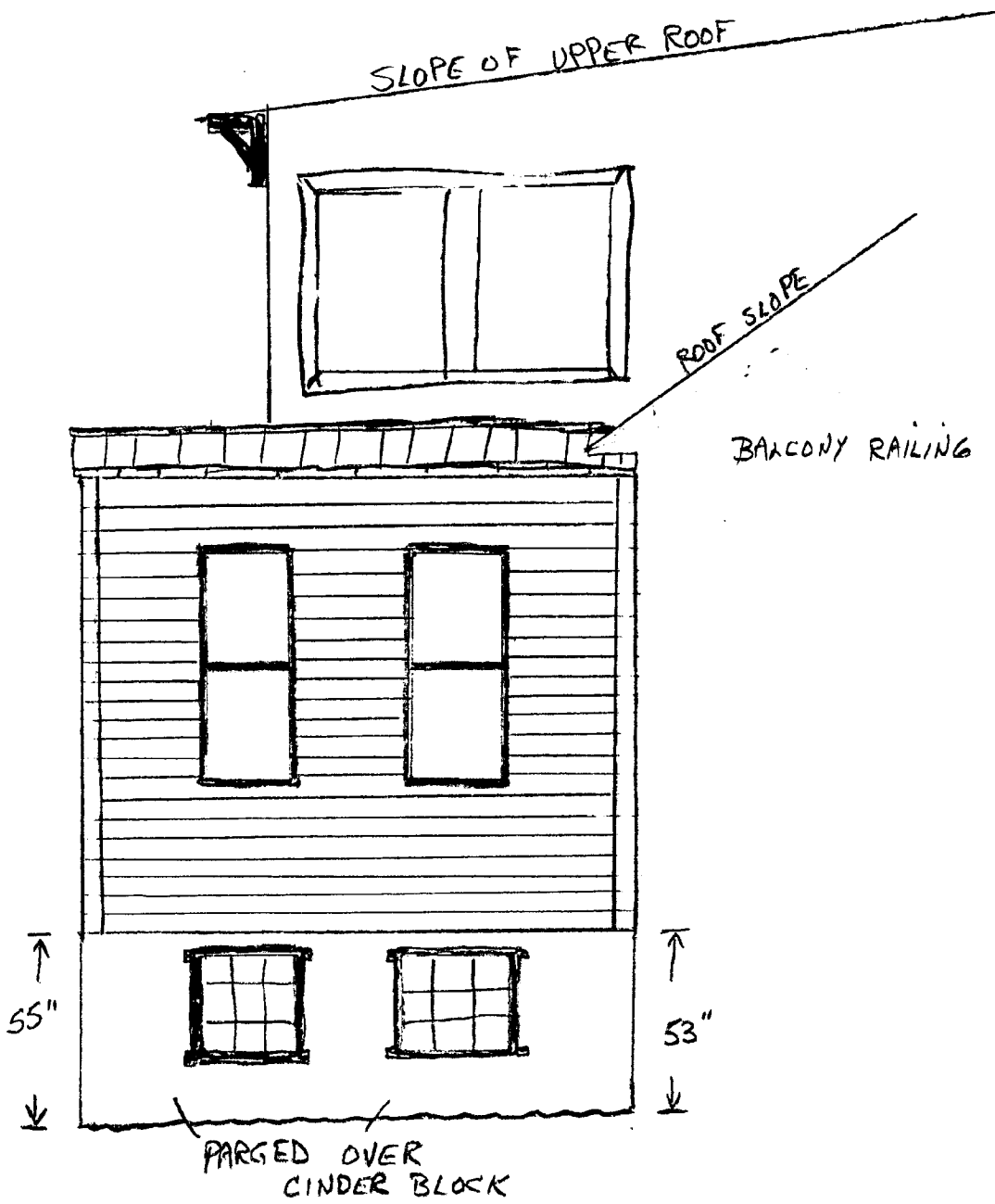


PROPOSED LOOK FOR REAR OF:
 7129 WILLOW AVENUE, TAKOMA PARK

TULIP AVENUE SIDE

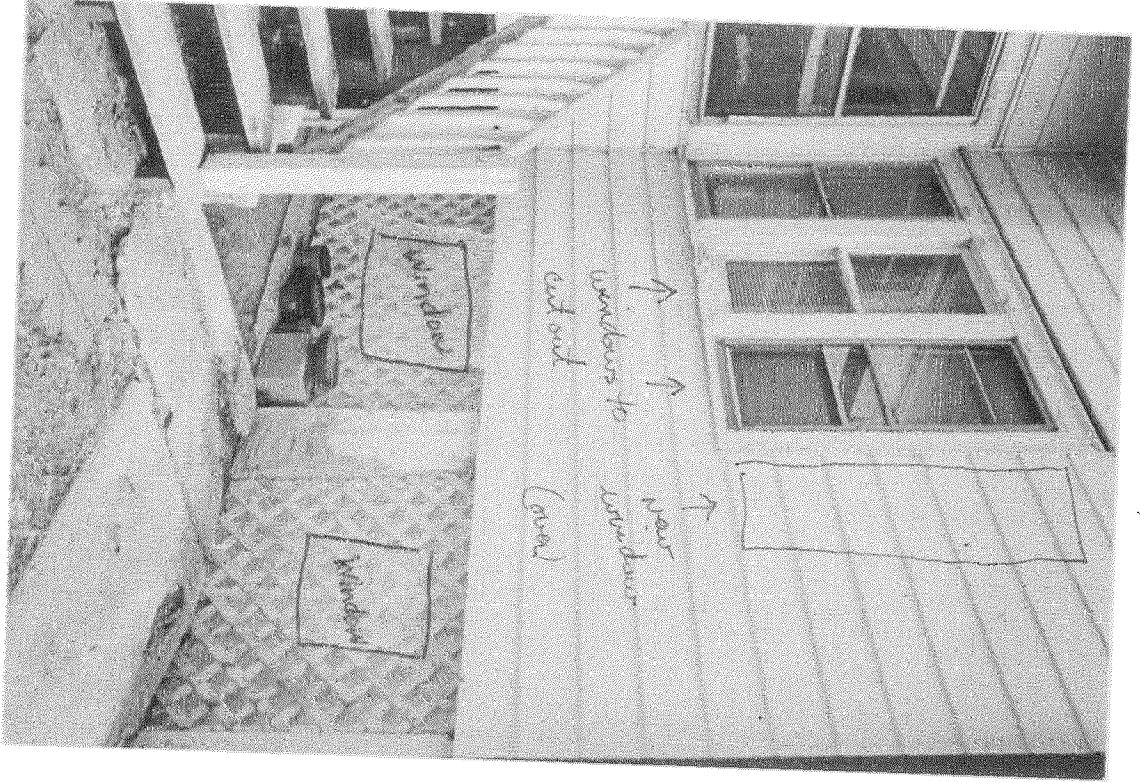
PROPOSED LOOK AT:

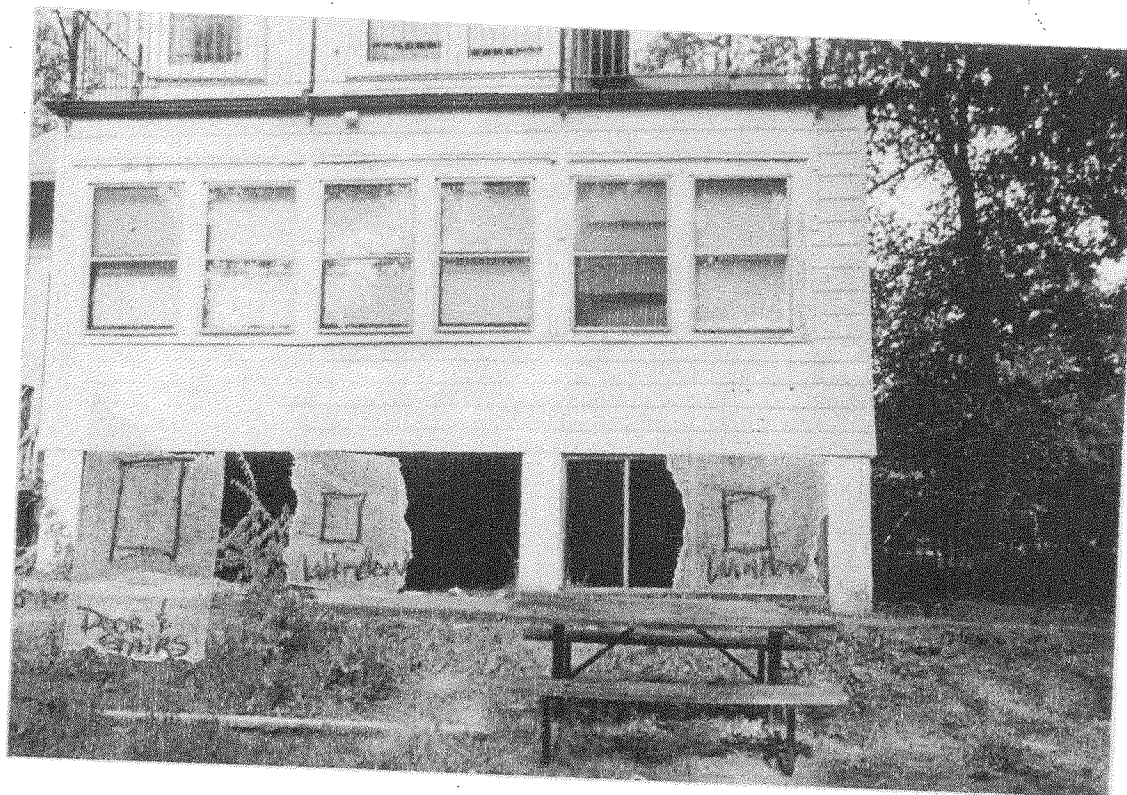
7129 WILLOW AVENUE, TAKOMA PARK

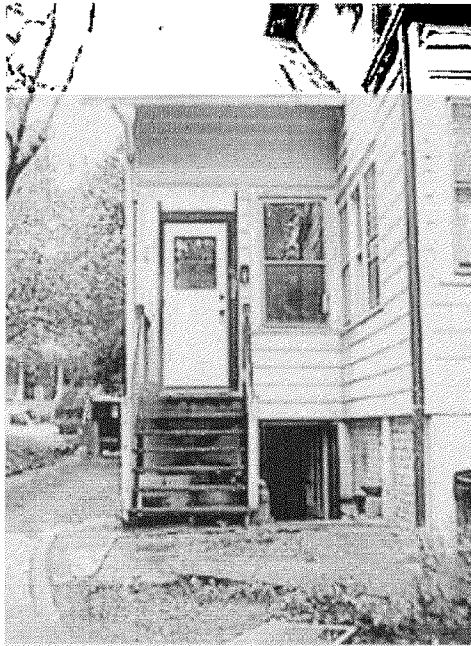




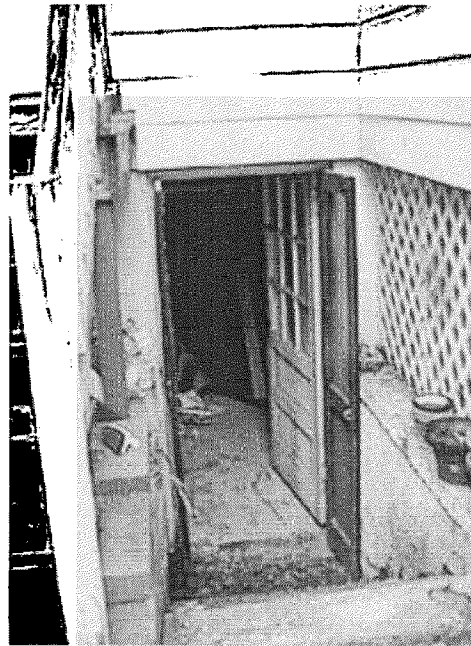
91







Back door in the rear



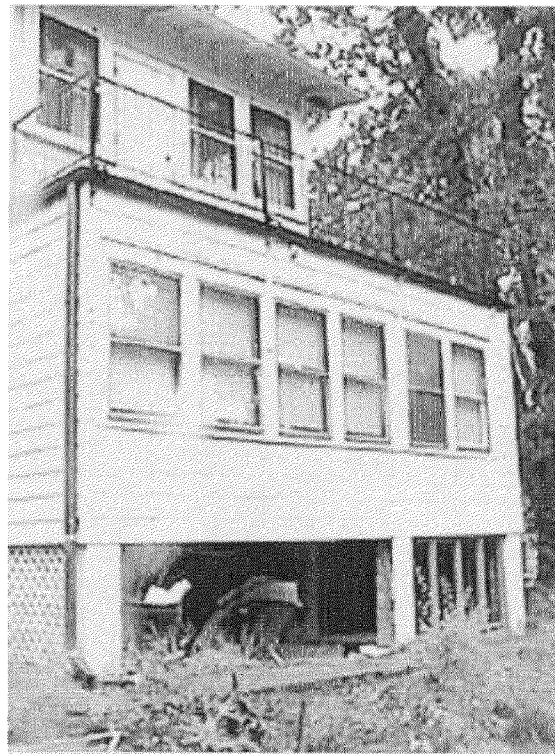
Basement back door



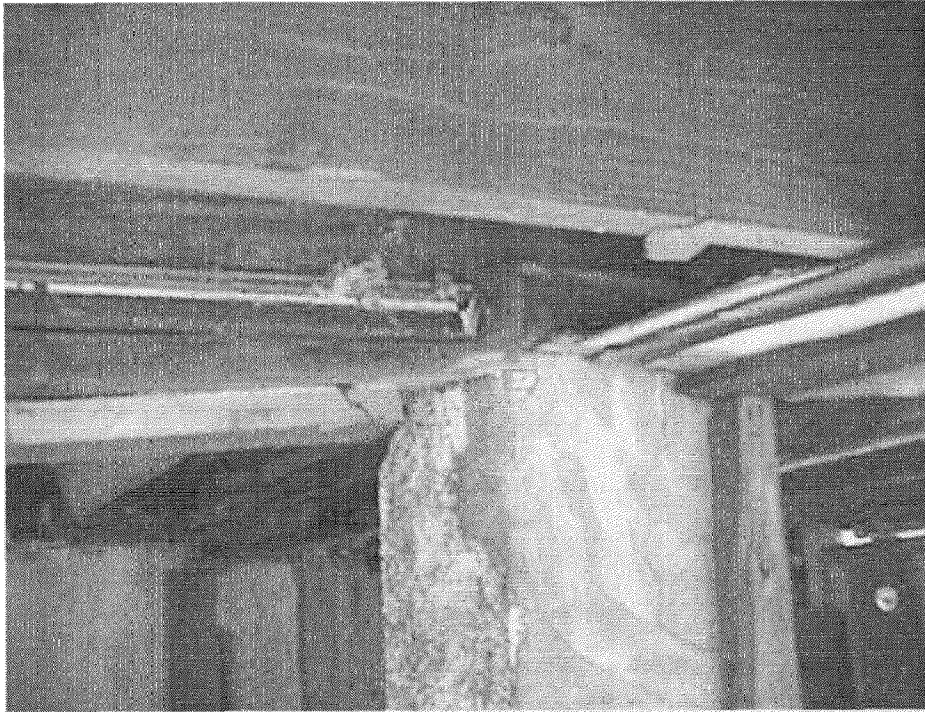
Basement windows



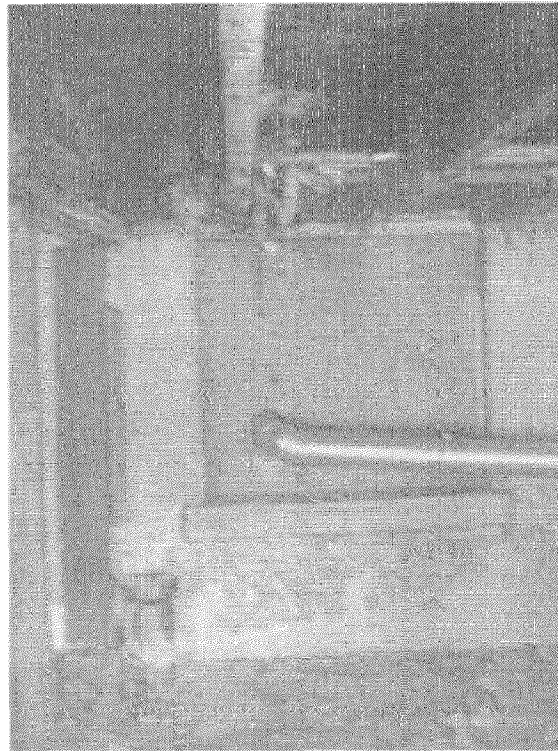
Historic windows on the west side



Rear back windows



Buckling Sill Plate under original floor joists



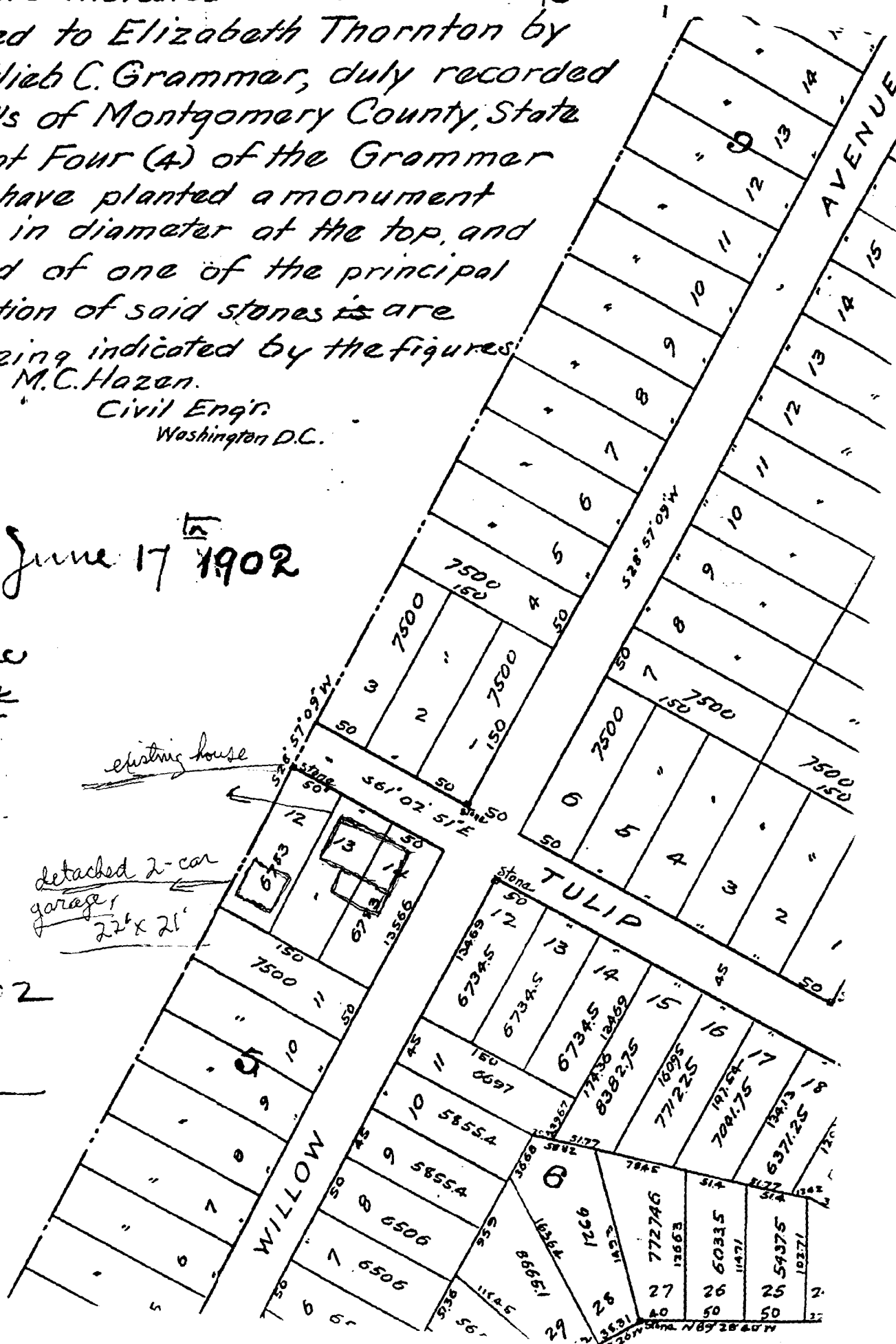
Interior door from basement to new space.
(note: sewer pipe of the existing house)

and streets indicated in the
 devised to Elizabeth Thornton by
 of Gottlieb C. Grammar, duly recorded
 of Wills of Montgomery County, State
 of Lot Four (4) of the Grammar
 that I have planted a monument
 6 inches in diameter at the top, and
 at each end of one of the principal
 the location of said stones is are
 a plat, being indicated by the figures
 the plat have M.C. Hazen.
 Civil Engr.
 Washington D.C.

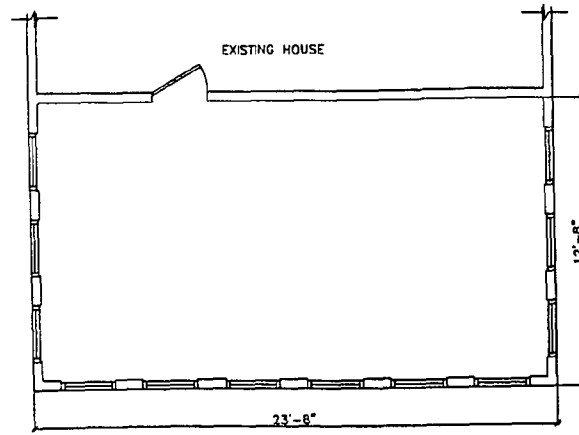
6 Filed June 17th 1902

17th June
 recorded at
 Plat Book
 lot 46, one of the
 of Montgomery Co., Md.
 and per
 a. *Newton*

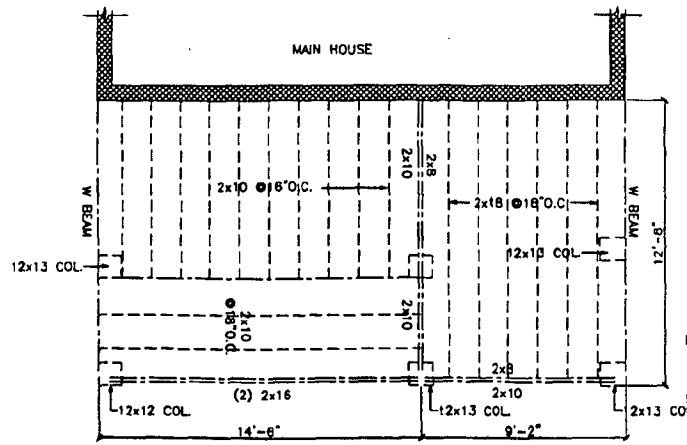
June 17th 1902
 J. J. O. I.
 Clerk



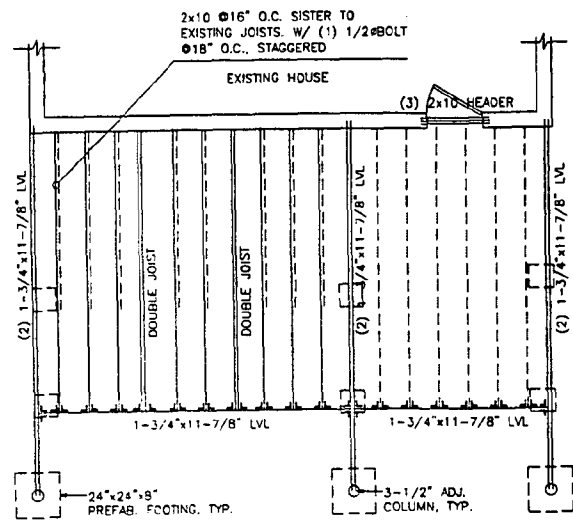
REDUCED SCALE:
 $\frac{1}{4}'' = 2.11'$
 or: 1 inch = 8.44 ft.



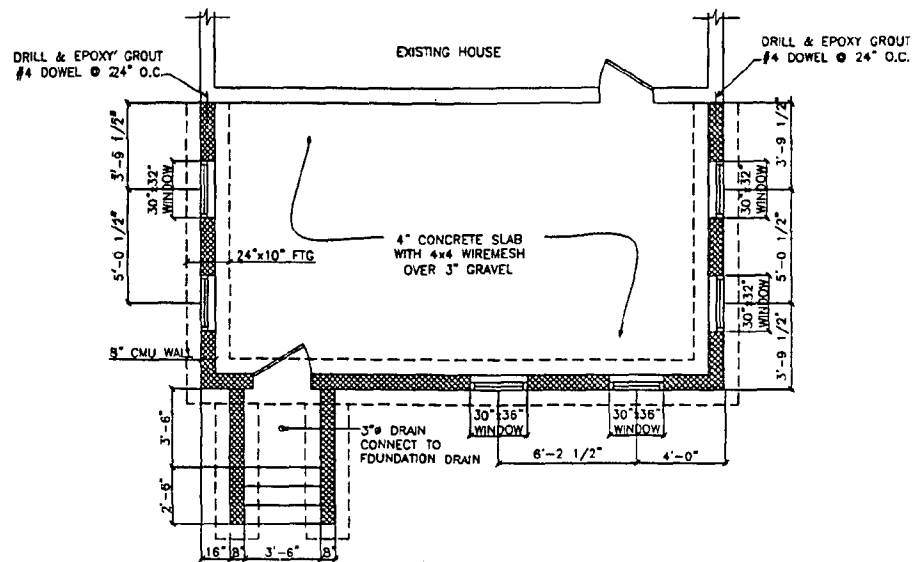
EXISTING 1ST. FLOOR PLAN
 SCALE: 1/4" = 1'-0"



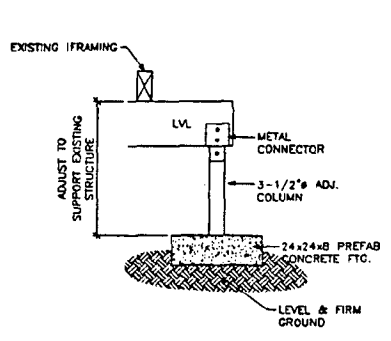
EXISTING 1st FLR FRAMING PLAN
 SCALE: 1/4" = 1'-0"



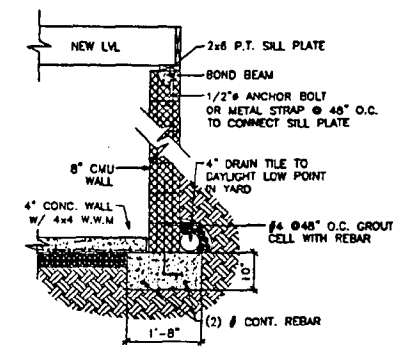
NEW FRAMING PLAN
 SCALE: 1/4" = 1'-0"



NEW BASEMENT & FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



TEMPORARY BRACING PIER DETAIL
 SCALE: 1/2" = 1'-0"



WALL SECTION
 SCALE: 1/2" = 1'-0"

NOTES

- The plan and details show on this drawing are excavating the existing crawl space under the rear covered porch.
- Home owner shall block all access and use of the area above the new basement construction till the under pinning is completed and block wall are in place.
- The existing porch and house structure is to remain as is. It is assumed that components of the existing structure are in satisfactory structural condition.
- Contractor to insure stability of upper structure during new construction. Shore the floor joist as shown on this drawing and as required per field conditions.
- Contractor to verify the existing conditions and dimensions before starting work. If any unsatisfactory condition occurs, contractor shall immediately bring to the attention of the engineer.
- The First floor framing of the existing covered porch shall be modified as shown on this drawing prior to starting excavation.
- The excavation and basement wall construction may be done in two phases.
- The new double LVL beams must be supported on the existing house block wall with a minimum bearing of 3 inches. The LVL beams shall be extended as shown and columns must be installed over very firm and level ground. Contractor must assure the stability of the structure over temporary supports before removing existing piers and excavation. The beams may be braced temporarily during under pinning.
- Cut the excess length of LVL beams after block wall has been installed and shimmed as required for tight fit.
- The minimum compressive strength of concrete shall be $F_c = 3000$ psi @ 28 days.
- Reinforcing shall comply with the requirements of ASTM A615 and shall have yield strength of 60,000 psi.
- All longitudinal reinforcement in footing must be continuous.
- Concrete blocks shall comply with the requirements of ASTM C-90.
- All joint reinforcement, ties and other accessories shall be resistant to corrosion.
- All head joints shall be 3/8 inch thick. Bed joints of the starting course over the concrete foundation may be between 1/4" and 3/4".
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- Cells containing reinforcement shall be grouted with concrete.
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NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6	9-02		

DESIGNED	SNG	PROJECT NO.	
DRAWN	RAM	DRAWING NO.	
CHECKED		SCALE	AS NOTED
		REVISION	

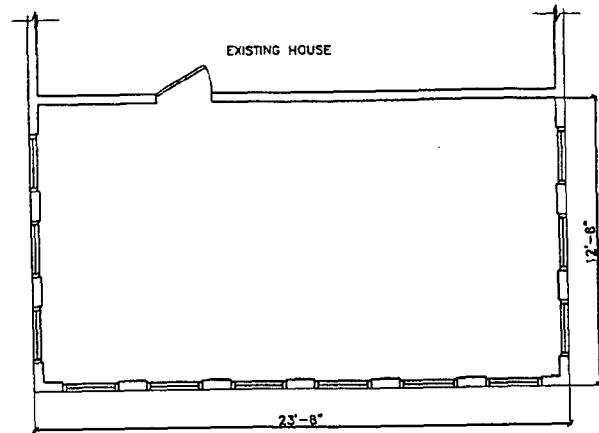
CIVIL ENGINEER
 IN E. & LEZETTA J. MOYER
 CLIENT

PROJECT TITLE
 NEW BASEMENT UNDER EXISTING CRAWL SPACE
 PROJECT
 MOYER RESIDENCE

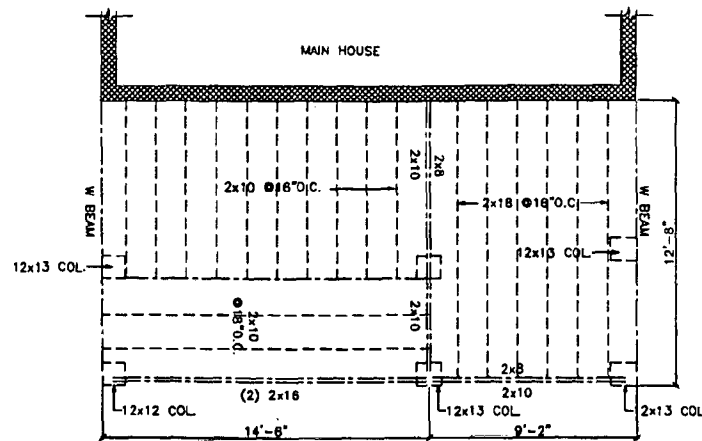


SNG Engineering, Inc.
 Consulting Structural Engineers & Project Managers
 10 Main Street, Suite 200
 Gaithersburg, MD 20878
 USA
 Phone: 301 284 0000 Fax: 301 284 1000
 Email: sng@sngeng.com Website: www.sng.com

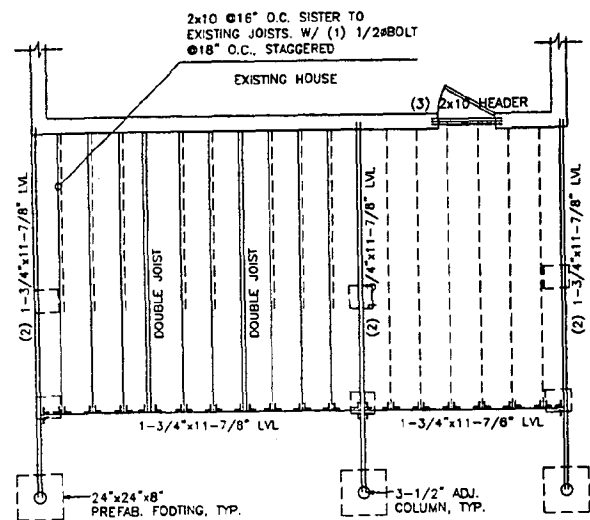
REDUCED SCALE
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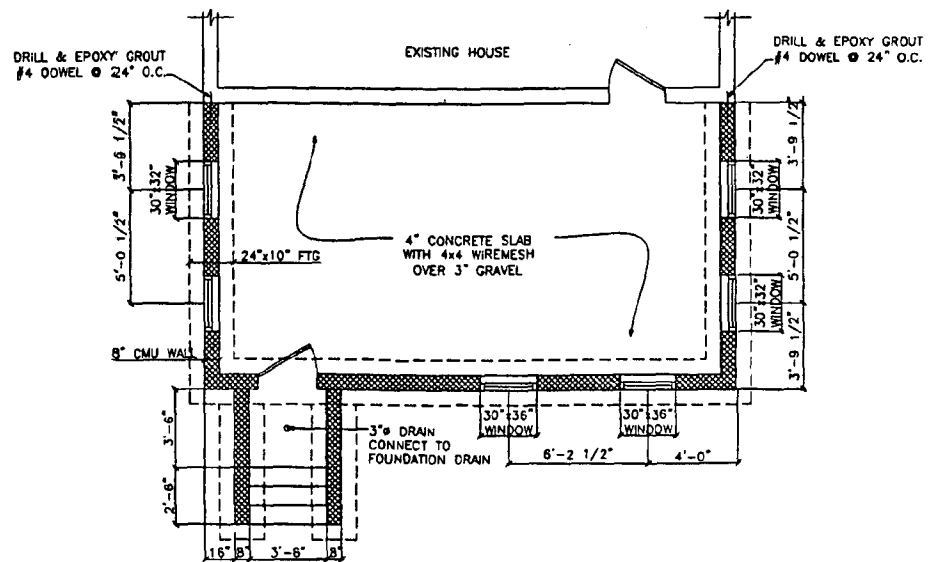
EXISTING 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"



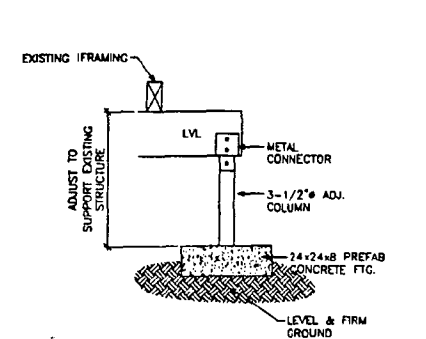
EXISTING 1st FLR FRAMING PLAN
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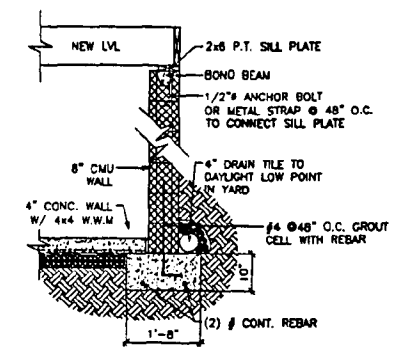
NEW FRAMING PLAN
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NEW BASEMENT & FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



TEMPORARY BRACING PIER DETAIL
 SCALE: 1/2" = 1'-0"



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NO.	DATE	REVISION	DWT
1	9-9-01		

DESIGNED	PROJECT NO.	CHECKED	SCALE AS NOTED
DRAWN	DRAWING NO.		REVISION

CIVIL ENGINEER
 IN E. & LEZETTA J. MOYER
 CLIENT

DRAWING TITLE
NEW BASEMENT UNDER EXISTING CRAWL SPACE
 PROJECT
MOYER RESIDENCE

SNG Engineering, Inc.
 Consulting Structural Engineers & Project Managers
 344 Main Street, Suite 200
 Gaithersburg, MD 20878
 Phone: 301.284.1800
 Fax: 301.284.1800
 Email: sng@sngeng.com Website: www.sngeng.com

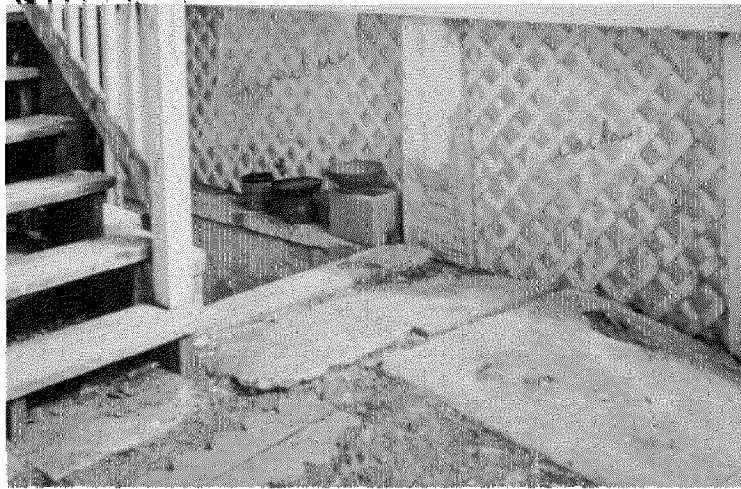
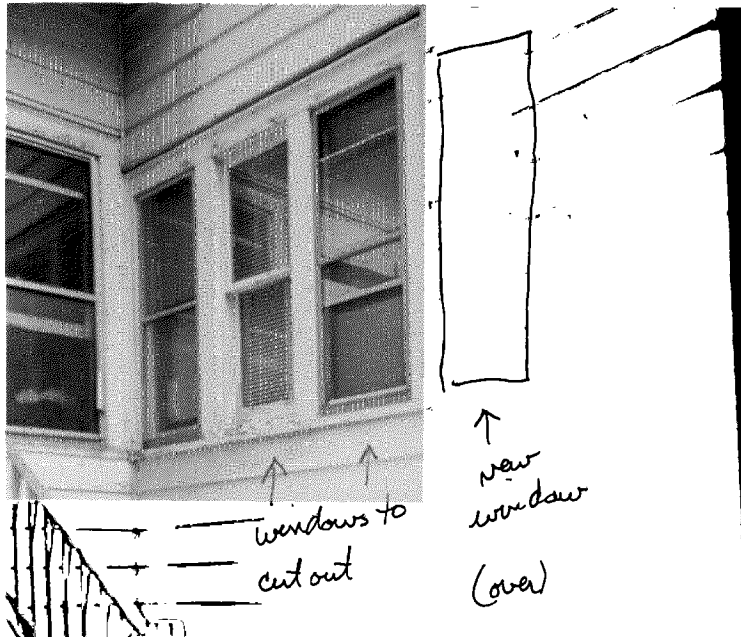


8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

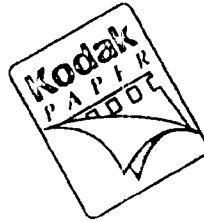


THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

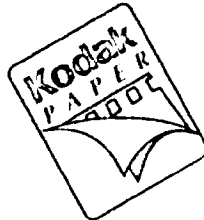




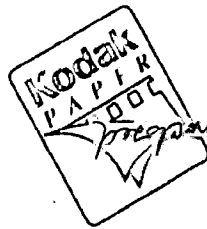
Kodak
PAPER



Kodak
PAPER



Kodak
PAPER



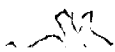
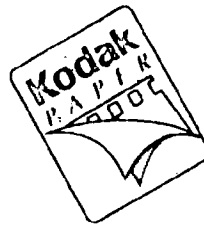
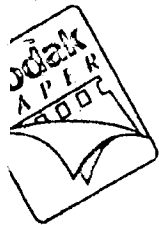
from sheet
cut straight
near of
part



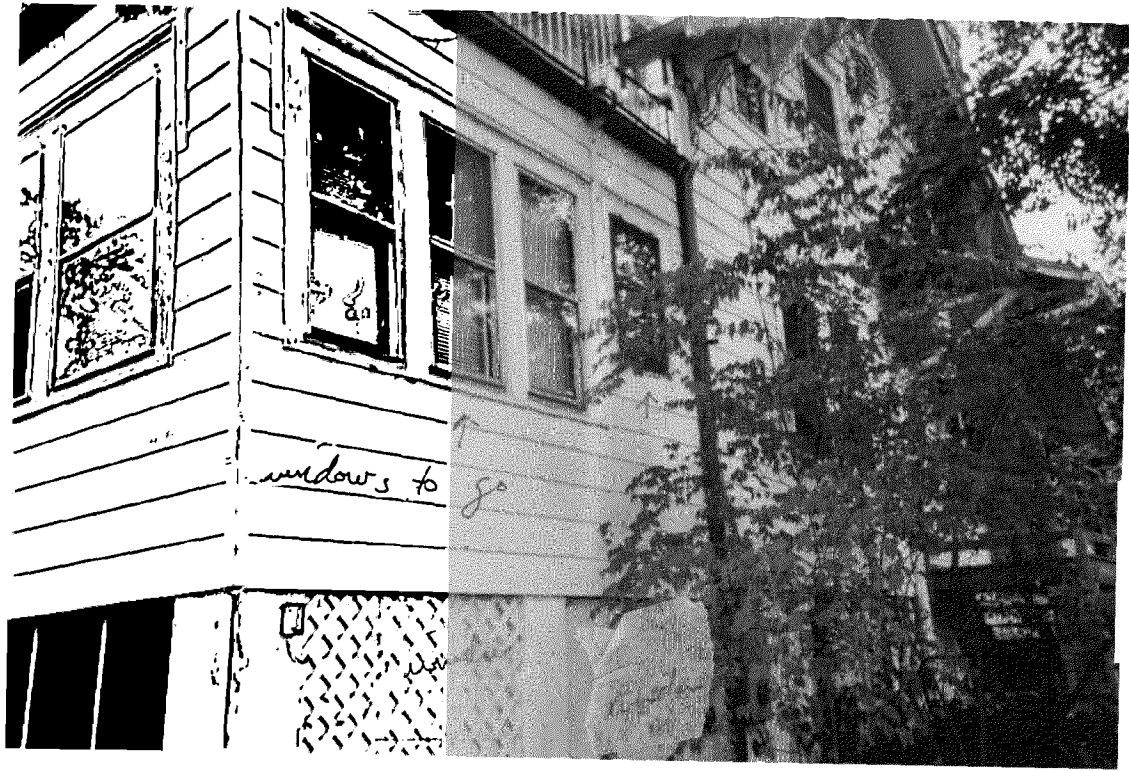
windows to go

window

~~Kodak~~
PAPER
from Willow
left side of rear enclosed porch



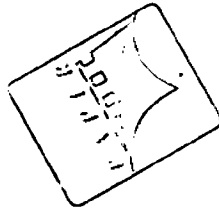




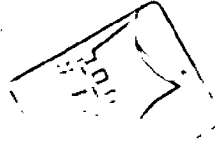


from below

left rear of horse (eye closed, post)



1
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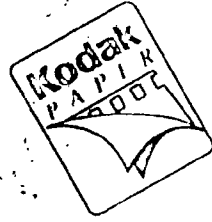


Kodak
PAPER

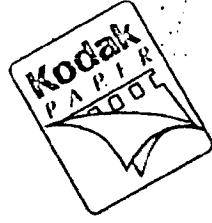


front of 5/12 9
Willow, T.P.

Kodak
PAPER



front of 5/12 9
Willow, T.P.

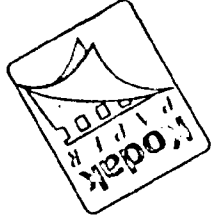


Kodak
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Kodak
PAPER





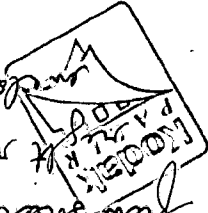
Handwritten text, possibly 'Kodak PAPER' or similar, oriented vertically.



Handwritten text, possibly 'Kodak PAPER' or similar, oriented vertically.

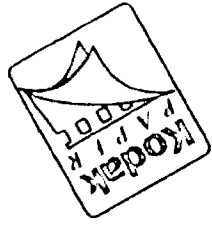


Handwritten text: "from sheet: Kodak PAPER it was of unrolled pack" written around a Kodak logo.

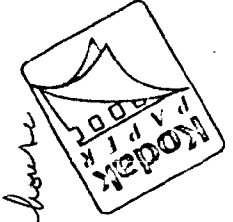




Kodak
PAPER



Kodak
PAPER



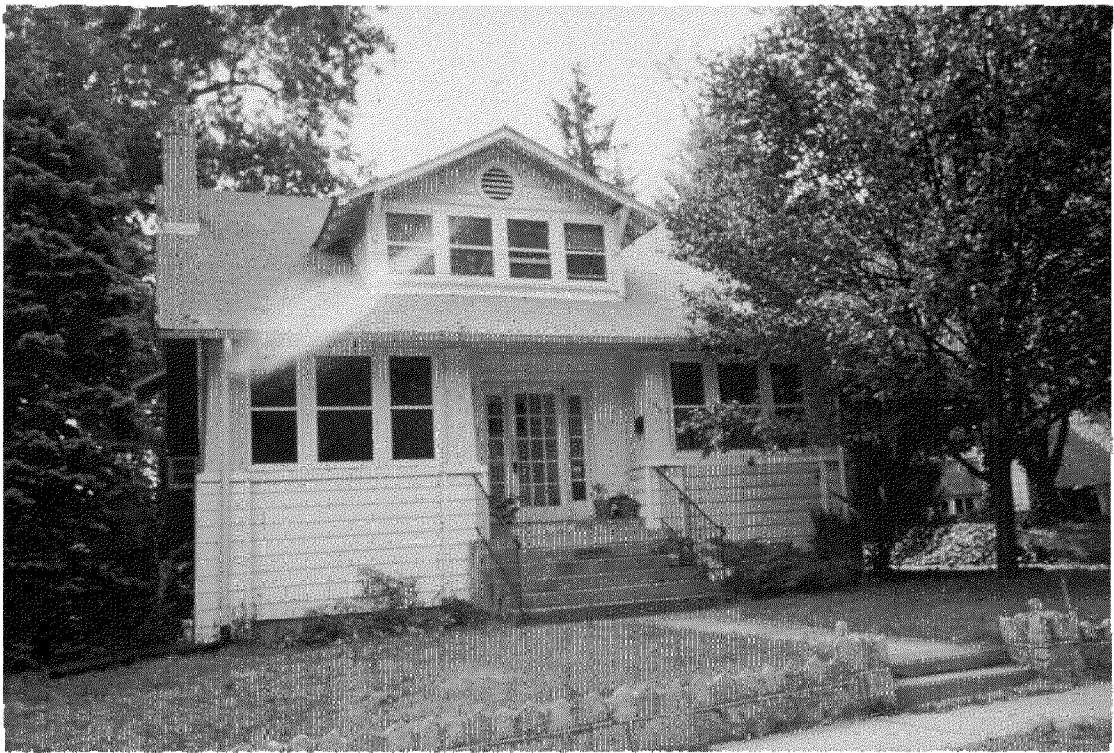
Pair of hours

Kodak
PAPER



Kodak
PAPER





front of 7129 Willow, T.P.



