

~~2713-02-V~~ 3 Valley View Avenue^P
(Takoma Park Historic District)

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600
(www.montgomerycountymd.gov/mc/council/board.html)

Case No. A-5839

PETITION OF JEFFREY P. AND MARGRETA K. SILVERSTONE

(Hearing held January 8, 2003)

OPINION OF THE BOARD

(Effective date of Opinion, February 13, 2003)

This proceeding is a petition pursuant to Section 59-A-4.11(b) of the Zoning Ordinance (Chap. 59, Mont. Co. Code 1994, as amended) for a variance from Section 59-C-323(b)(2). The petitioners propose to construct a one-story addition that requires an 8.50 foot variance as it is within 11.50 feet of the rear lot line. The required setback is twenty (20) feet.

Paul Josetter, an architect, appeared with the petitioners at the public hearing.

The subject property is Lot 50, Block 87, Homes and Austins Subdivision, located at 3 Valley View Avenue, Takoma Park, Maryland, 20818, in the R-60 Zone (Tax Account No. 01076072).

Decision of the Board: Requested variance: **granted**.

EVIDENCE PRESENTED TO THE BOARD

1. The petitioners propose to construct a one-story addition in the southwest corner of the property.
2. The petitioner testified that the property is a historic lot and that the residence was constructed in 1923. The petitioners testified that property is a small, triangular-shaped lot that is less than 4,000 square feet. The petitioners testified that because of the triangular shape of the lot, Valley View Avenue wraps around the northeast corner of the lot.
3. The petitioners testified that the Department of Permitting Services (DPS) designated their southern boundary line as the property's rear lot line. Section 59-A-2.1. *Definitions* of the Montgomery County Ordinance states:

Lot line, rear: The lot line generally opposite or parallel to the front lot line, except in a through lot. If the rear lot line is less than 10 feet long or the lot comes to a point at the rear, such rear lot line is assumed to be a line not less than 10 feet long lying wholly within the lot, parallel to the front lot line, or in the case of the curved front lot line, parallel to the chord of the arc of such front lot line.

4. The petitioners testified that the proposed addition will replace an existing the deck that will increase the deck's footprint by 2 feet. The petitioners have received the approval of the Historic Preservation Commission for the proposed addition. See, Exhibit No. 8. A letter dated September 25, 2002, from the Commission states in part "that the Historic Preservation Commission would be **unlikely** to approve a structure equivalent to the one that was approved for the rear of the house if it was placed at either side."
5. The petitioners testified that the proposed addition will be screened by mature trees and vegetation and by an existing 6-foot fence. See, Exhibit Nos. 7(a) through 7(c).

FINDINGS OF THE BOARD

Based on the petitioners' binding testimony and the evidence of record, the Board finds that the variance can be granted. The requested variance complies with the applicable standards and requirements set forth in Section 59-G-3.1 as follows:

- (a) *By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of these regulations would result in peculiar or unusual practical difficulties to, or exceptional or undue hardship upon, the owner of such property.*

The property is a small, triangular lot that is located in the Takoma Park Historic District. The Board finds that the triangular shape of the lot and its historic designation are conditions peculiar the property and that the strict application of the regulations would result in practical difficulties for and undue hardship upon the property owners if the variance were not granted.

- (b) *Such variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions.*

The Board finds that the proposed construction will be replace and slightly extend the footprint of an existing deck and that the requested variance is the minimum reasonably necessary.

- (c) *Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any duly adopted and approved area master plan affecting the subject property.*

The proposed construction will continue the residential use of the property and the variance will not impair the intent, purpose, or integrity of the general plan or approved area master plan.

- (d) *Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.*

The proposed addition will be screened by mature trees and vegetation and a 6-foot fence and the Board finds that the variance will not be detrimental to the use and enjoyment of the adjoining and neighboring property owners.

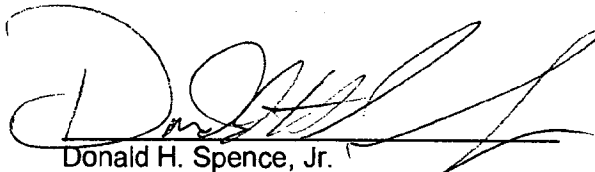
Accordingly, the requested variance of 8.50 feet from the required twenty (20) foot rear lot line setback for the construction of a one-story addition is granted subject to the following conditions:

1. The petitioners shall be bound by all of their testimony and exhibits of record, and the testimony of their witnesses, to the extent that such evidence and representations are identified in the Board's Opinion granting the variance.
2. Construction must be completed according to plans entered in the record as Exhibit Nos. 4 and 5(a) through 5(e).

The Board adopted the following Resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland, that the opinion stated above be adopted as the Resolution required by law as its decision on the above entitled petition.

On a motion by Allison Ishihara Fultz, seconded by Donna L. Barron, with Louise L. Mayer, Angelo M. Caputo and Donald H. Spence, Jr., Chairman, in agreement, the Board adopted the foregoing Resolution.



Donald H. Spence, Jr.
Chairman, Montgomery County Board of Appeals

I do hereby certify that the foregoing Opinion was officially entered in the Opinion Book of the County Board of Appeals this 13th day of February, 2003



Katherine Freeman
Executive Secretary to the Board

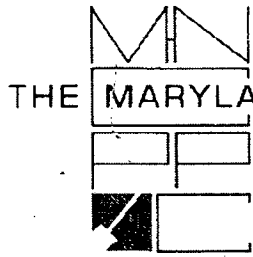
NOTE:

See Section 59-A-4.53 of the Zoning Ordinance regarding the twelve (12) month period within which the variance granted by the Board must be exercised.

The Board shall cause a copy of this Opinion to be recorded among the Land Records of Montgomery County.

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date of the Opinion is mailed and entered in the Opinion Book (see Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County in accordance with the Maryland Rules of Procedure.




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

July 10, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC Case No: **37/3-02V** DPS No.: **280568**

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

APPROVED APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Jeffrey & Marguerite Silverstone**

Address: **3 Valley View Avenue, Takoma Park**

subject to the general conditions pertinent to all Historic Area Work Permits that:

1. **HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.**
2. **After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant should arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 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

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: JEFFREY & MARGUERITE SILVERSTONE Daytime Phone No.: 301-270-5593

Address: 3 VALLEY VIEW AVENUE TAKOMA PARK, MD. 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESIEDER Daytime Phone No.: 301-320-1500

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: VALLEY VIEW

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

Lot: 50 & PTS 2 Block: 87 Subdivision: HOLMES & AUSTIN'S SUBDIVISION OF PT. OF TAK. PARK.

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 30,000

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.

[Signature]
Signature of owner or authorized agent

[Signature]
Date

Approved: [Signature] _____ for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7/10/02

Application/Permit No.: 28058 Date Filed: 6/19/02 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:

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

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 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 on your design drawings.

5. **PHOTOGRAPHS**

- a. 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.
- 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**

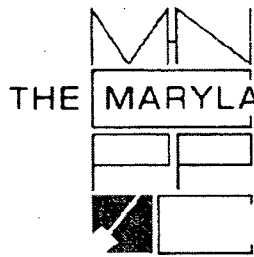
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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.**

DESCRIPTION OF #3 VALLEY VIEW AVENUE PROJECT

Valley View Avenue is a short, winding street in Takoma Park lined with modest houses built from the early 1900's through the 1940's. As the name suggests, houses on one side of the street have backyards that form a treed valley. #3 Valley View is on a small, triangular lot at the bottom of the valley. It is a Dutch Colonial, probably built in the 1930's or 40's. The owners propose to add a small back porch and powder room in the rear, on the same footprint where a wood deck currently exists. It will be visible from the street because of the lot configuration. The porch is designed with vertical, beaded style wood siding and paned wood casement windows in the manner of utility porches of the time of the original house. Its hip roof will tuck into a corner formed by the main house and an old ell addition. A masonry basement structure avoids the look of an addition on stilts. As part of this project, a larger window is being added in side wall of the existing basement which will be of the same size and style of the window located above it.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/12/02




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

July 10, 2002

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

HPC Case No. 37/3-02V

DPS #: 280568

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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 of your anticipated work schedule.

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

SURROUNDING NEIGHBORS
OF #3 VALLEY VIEW AVE

Jeffrey P. Silverstone

Full Name: Ron Schecter and Susan Gilbert
Last Name: Gilbert
First Name: Ron Schecter and Susan

Home Address: 5 Valley View Ave
Takoma Park, MD 20912-4330

Assistant: Ron and Susan
Home: (301) 891-2727

E-mail: schecro@hotmail.com
E-mail Display As: Ron Schecter and Susan Gilbert (schecro@hotmail.com)

Spouse: Susan D. Gilbert
Assistant: Ronald A Schecter

Categories: J, M, NEIGHBOR

Jeffrey P. Silverstone

Full Name: Pat and Gregory Holobaugh
Last Name: Holobaugh
First Name: Pat and Gregory

Home Address: 4 Valley View Ave
Takoma Park, MD 20912-4329

Assistant: Pat and Gregory

Spouse: Pat A Holobaugh
Assistant: Gregory K Holobaugh

Categories: J, M, NEIGHBOR

Jeffrey P. Silverstone

Full Name: Mrs. Bonnie Kennealy
Last Name: Kennealy
First Name: Bonnie

Home Address: 2 Valley View Ave
Takoma Park, MD 20912-4329

Assistant: Bonnie

Spouse: Bonnie E Kennealy
Assistant: John H Kennealy (deceased)

Categories: M, NEIGHBOR

Jeffrey P. Silverstone

Full Name: Edith and George LaRoche
Last Name: LaRoche
First Name: Edith and George

Home Address: 1 Valley View Ave
Takoma Park, MD 20912-4330

Assistant: George and Edith
Home: +1 (301) 270-2199

E-mail: LaRoche@us.net
E-mail Display As: Edith and George LaRoche (LaRoche@us.net)

Spouse: Edith
Assistant: LaRoche, George S

Categories: J, M, NEIGHBOR

Jeffrey P. Silverstone

Full Name: Kolya Vishnevsky
Last Name: Vishnevsky
First Name: Kolya

Home Address: 6 Valley View Ave
Takoma Park, MD 20912-4329

Assistant: Kolya
Home: (301) 270-1558

Categories: J, M, NEIGHBOR

Jeffrey P. Silverstone

Full Name: Mr. and Mrs. Fred and Barbara Berman
Last Name: Berman
First Name: Fred and Barbara

Home Address: 8 Valley View Ave
Takoma Park, MD 20912-4329

Assistant: Fred and Barbara
Home: (301) 270-6883

Spouse: Barbara Z Berman
Children: Doug, Christine, Abby, Laura, Charlotte
Assistant: Fred M Berman

Categories: M, NEIGHBOR

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3 Valley View Avenue, Takoma Park	Meeting Date:	07/10/02
Applicant:	Jeffrey & Marguerite Silverstone (Paul Treseder, Agent)	Report Date:	07/03/02
Resource:	Takoma Park Historic District	Public Notice:	06/26/02
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-02V	Staff:	Perry Kapsch
PROPOSAL:	Construct rear addition, install basement windows.		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Dutch Colonial Bungalow
DATE: circa 1930

PROPOSAL

The applicant proposes to construct a one-story rear addition at the first level over a walk in basement entryway. The addition is proposed to replace an existing wood deck. On the first floor level, the addition is to have vertical beaded wood siding under six-light ribbon windows (three on the side elevation, two at the rear). A rear door is proposed to lead to a cantilevered wood porch that connects to existing steps leading down to grade. On the lower level, the addition is to be constructed of concrete block with concrete parging. Awning windows are proposed to be installed in the existing basement façade.

STAFF DISCUSSION

The modifications proposed to this property are within the guidelines for changes to a Contributing Resource in the Takoma Park Historic District both as to design and materials.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 #9 and #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.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the general condition 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 calling 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.



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: JEFFRY & MARGUERITE SILVERSTONE Daytime Phone No.: 301-270-5593

Address: 3 VALLEY VIEW AVENUE TAKOMA PARK, MD, 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-320-1500

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: VALLEY VIEW

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

Lot: 50 & PT 52 Block: 07 Subdivision: HOLMES & AUSTIN'S SUBDIVISION OF PT. OF TAK. PARK.

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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1B. Construction cost estimate: \$ 30,000

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

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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.

[Signature]
Signature of owner or authorized agent

Jan 19 2002
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 280568 Date Filed: 6/19/02 Date Issued: _____

37/3-02V (3)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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SURROUNDING NEIGHBORS
OF #3 VALLEY VIEW AVE

Jeffrey P. Silverstone

Full Name: Ron Schecter and Susan Gilbert
Last Name: Gilbert
First Name: Ron Schecter and Susan
Home Address: 5 Valley View Ave
Takoma Park, MD 20912-4330
Assistant: Ron and Susan
Home: (301) 891-2727
E-mail: schecro@hotmail.com
E-mail Display As: Ron Schecter and Susan Gilbert (schecro@hotmail.com)
Spouse: Susan D. Gilbert
Assistant: Ronald A Schecter
Categories: J, M, NEIGHBOR

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Full Name: Pat and Gregory Holobaugh
Last Name: Holobaugh
First Name: Pat and Gregory
Home Address: 4 Valley View Ave
Takoma Park, MD 20912-4329
Assistant: Pat and Gregory
Spouse: Pat A Holobaugh
Assistant: Gregory K Holobaugh
Categories: J, M, NEIGHBOR

Jeffrey P. Silverstone

Full Name: Mrs. Bonnie Kennealy
Last Name: Kennealy
First Name: Bonnie
Home Address: 2 Valley View Ave
Takoma Park, MD 20912-4329
Assistant: Bonnie
Spouse: Bonnie E Kennealy
Assistant: John H Kennealy (deceased)
Categories: M, NEIGHBOR

6

Jeffrey P. Silverstone

Full Name: Edith and George LaRoche
Last Name: LaRoche
First Name: Edith and George

Home Address: 1 Valley View Ave
Takoma Park, MD 20912-4330

Assistant: George and Edith
Home: +1 (301) 270-2199

E-mail: LaRoche@us.net
E-mail Display As: Edith and George LaRoche (LaRoche@us.net)

Spouse: Edith
Assistant: LaRoche, George S

Categories: J, M, NEIGHBOR

Jeffrey P. Silverstone

Full Name: Kolya Vishnevsky
Last Name: Vishnevsky
First Name: Kolya

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Assistant: Kolya
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Last Name: Berman
First Name: Fred and Barbara

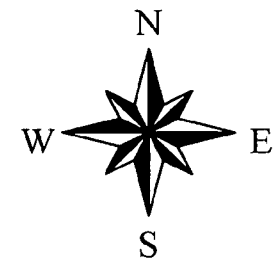
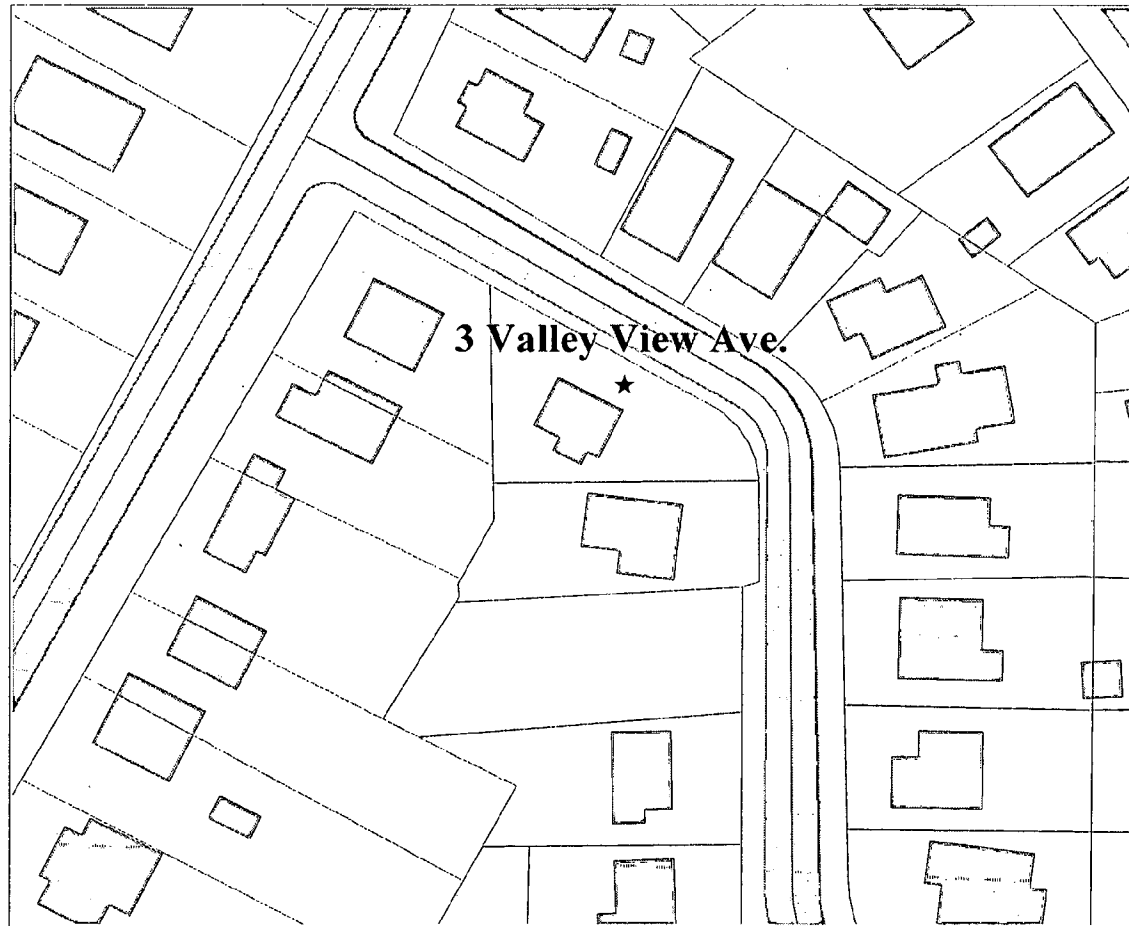
Home Address: 8 Valley View Ave
Takoma Park, MD 20912-4329

Assistant: Fred and Barbara
Home: (301) 270-6883

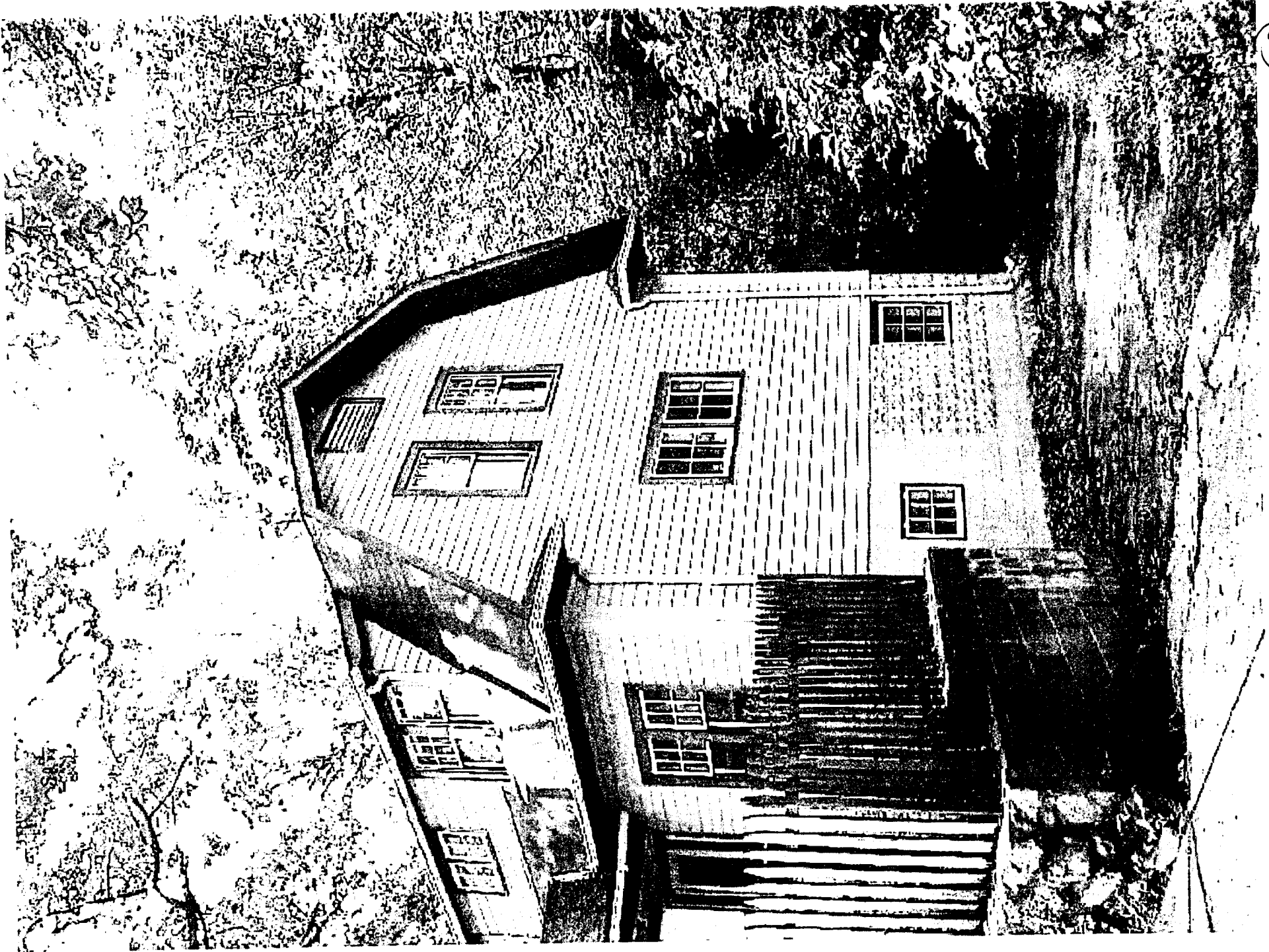
Spouse: Barbara Z Berman
Children: Doug, Christine, Abby, Laura, Charlotte
Assistant: Fred M Berman

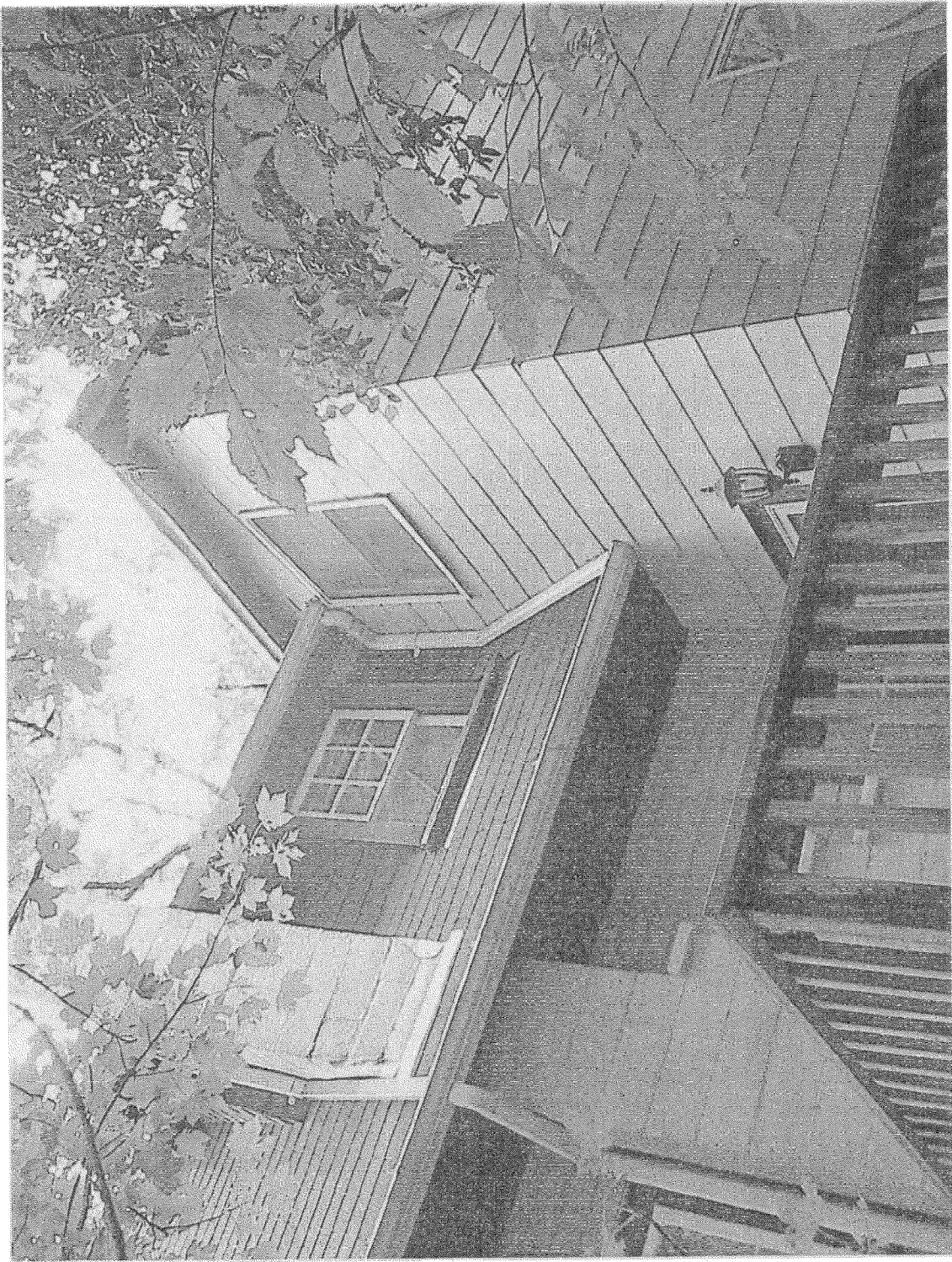
Categories: M, NEIGHBOR

Takoma Park Historic District

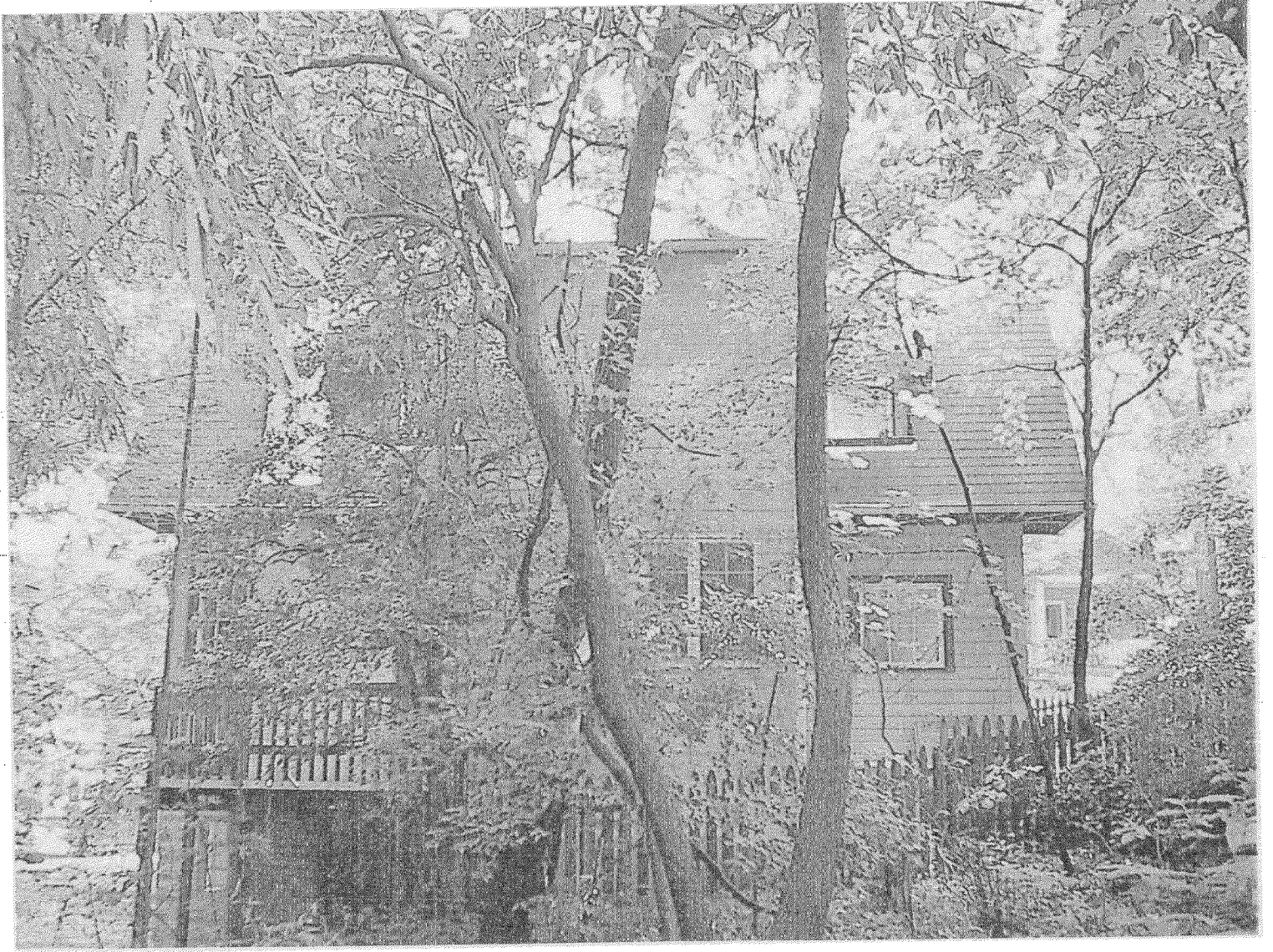








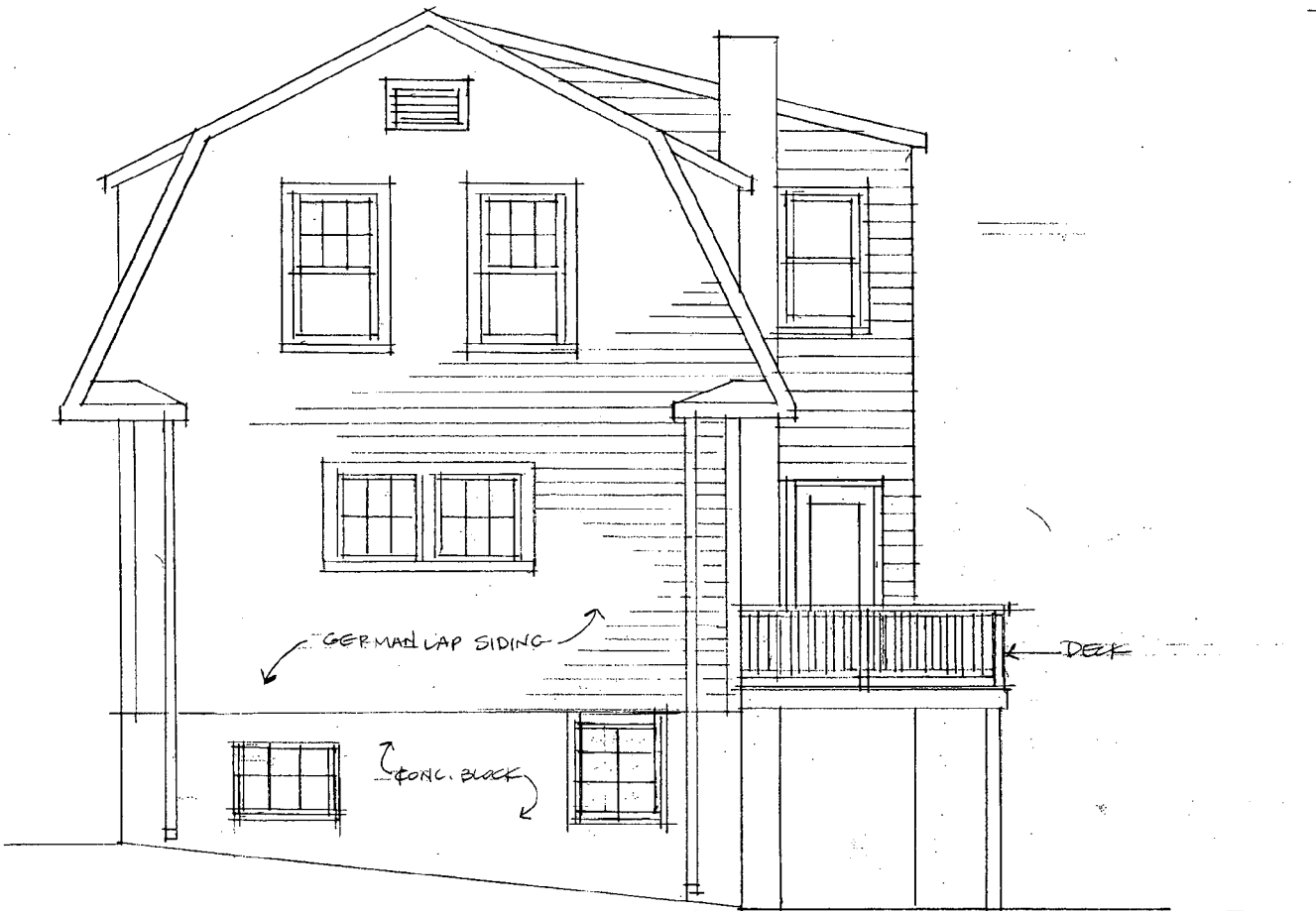
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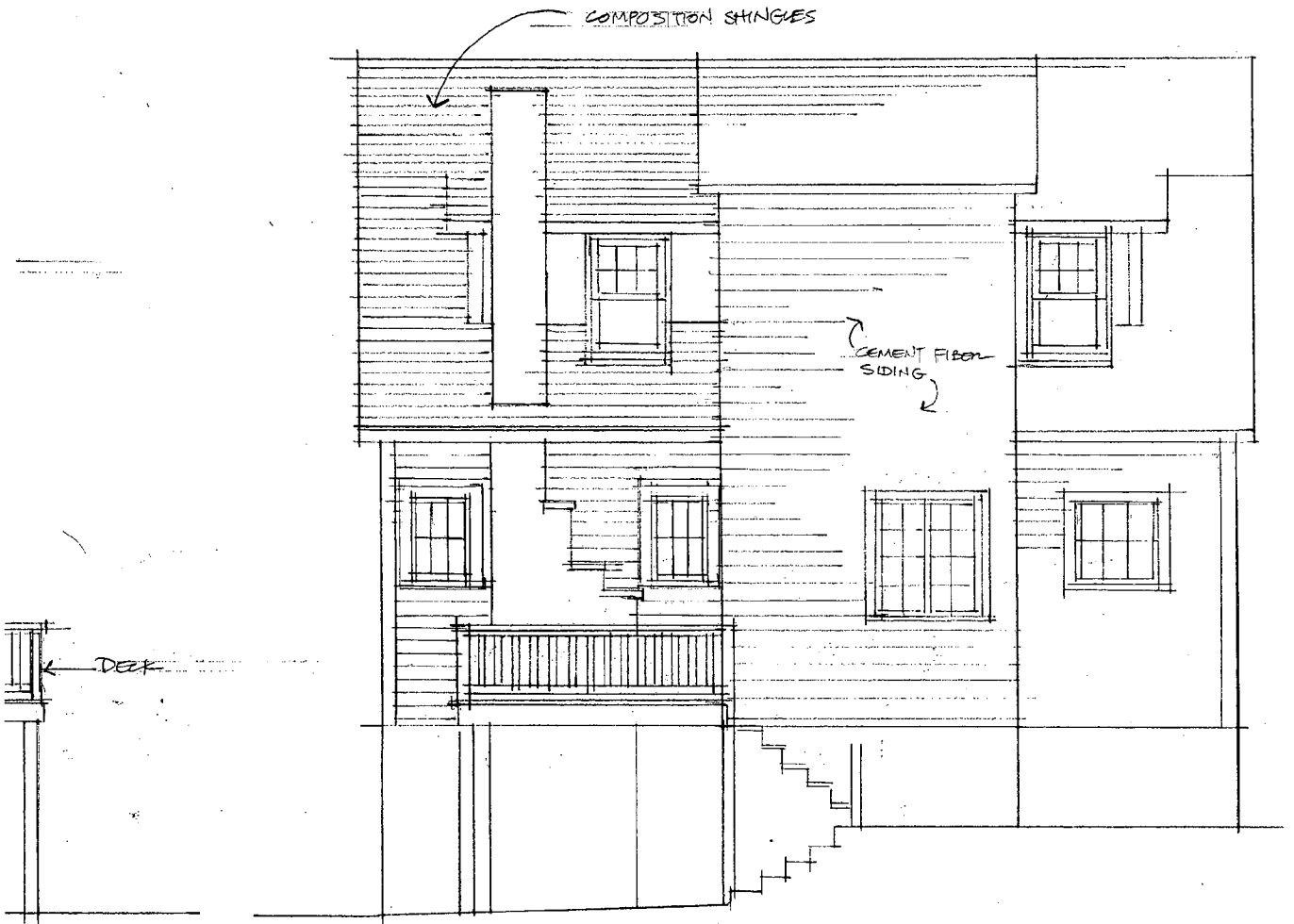
13





EXISTING SIDE ELEVATION

15

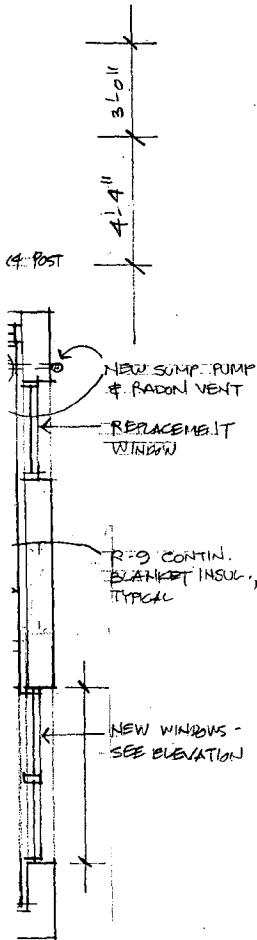


16

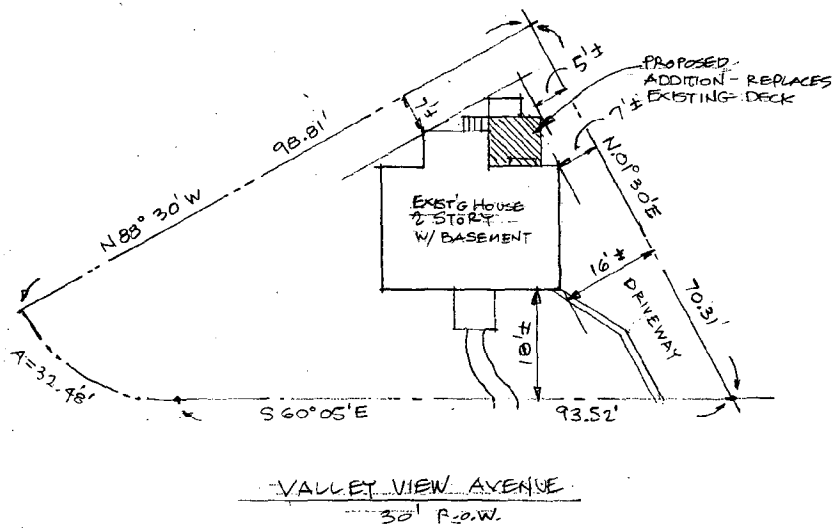
- PRESSURE-TREATED
- 2X8 @ 16" o.c.
- JOIST HANGERS
- 4X4 POST



BALCONY ABOVE
 8" CONCRETE BLOCK WALL
 ON 8"X16" CONC. FOOTING



TAPS
 P.



IN

SITE PLAN

SCALE: 1" = 20'-0"

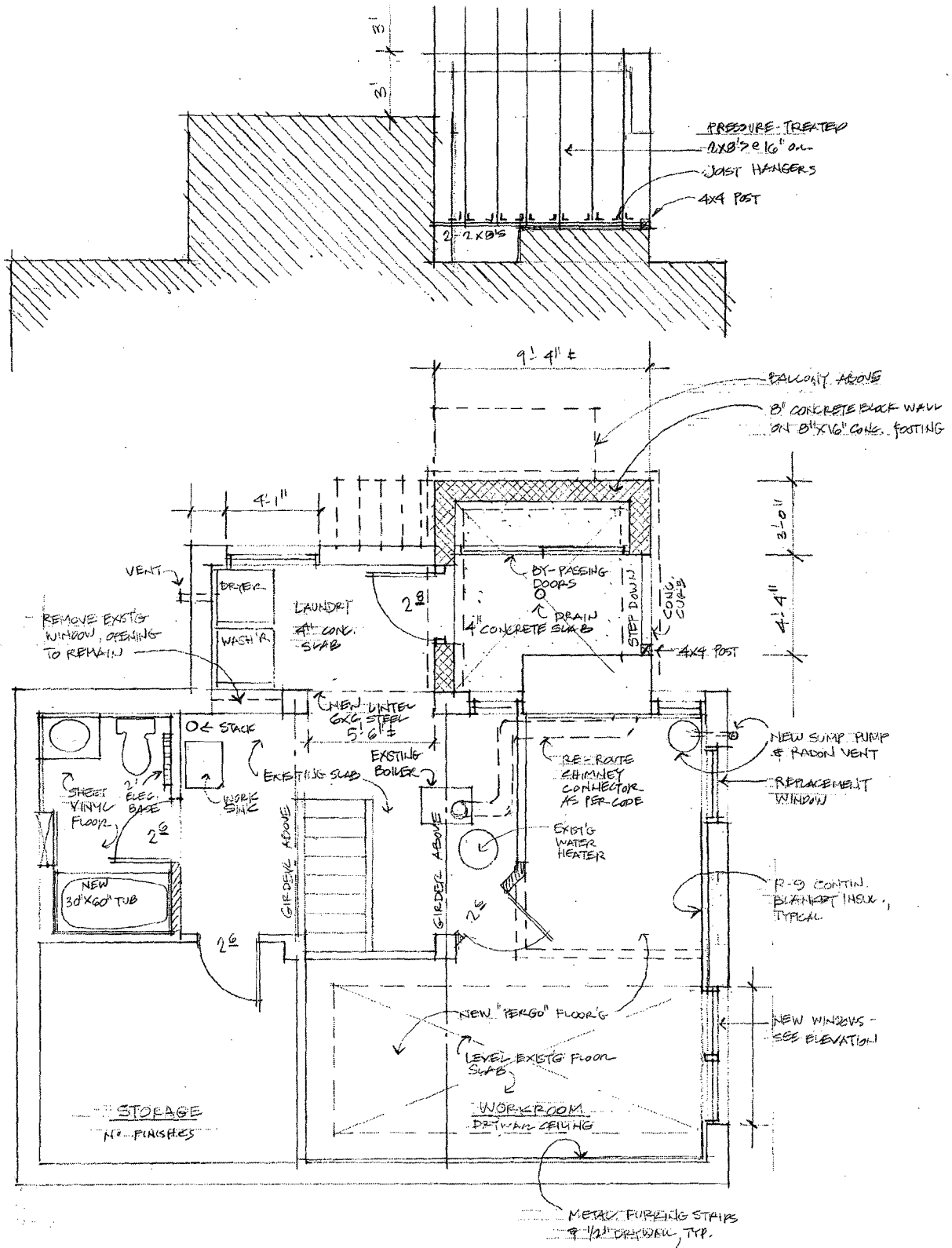
LOT 50 & PART OF LOT 52
 BLOCK 87
 HOMES & AUSTINS SUBDIVISION OF
 TAKOMA PARK

17

SILVERSTONE RESIDENCE
 1401 VALLEY VIEW AVE

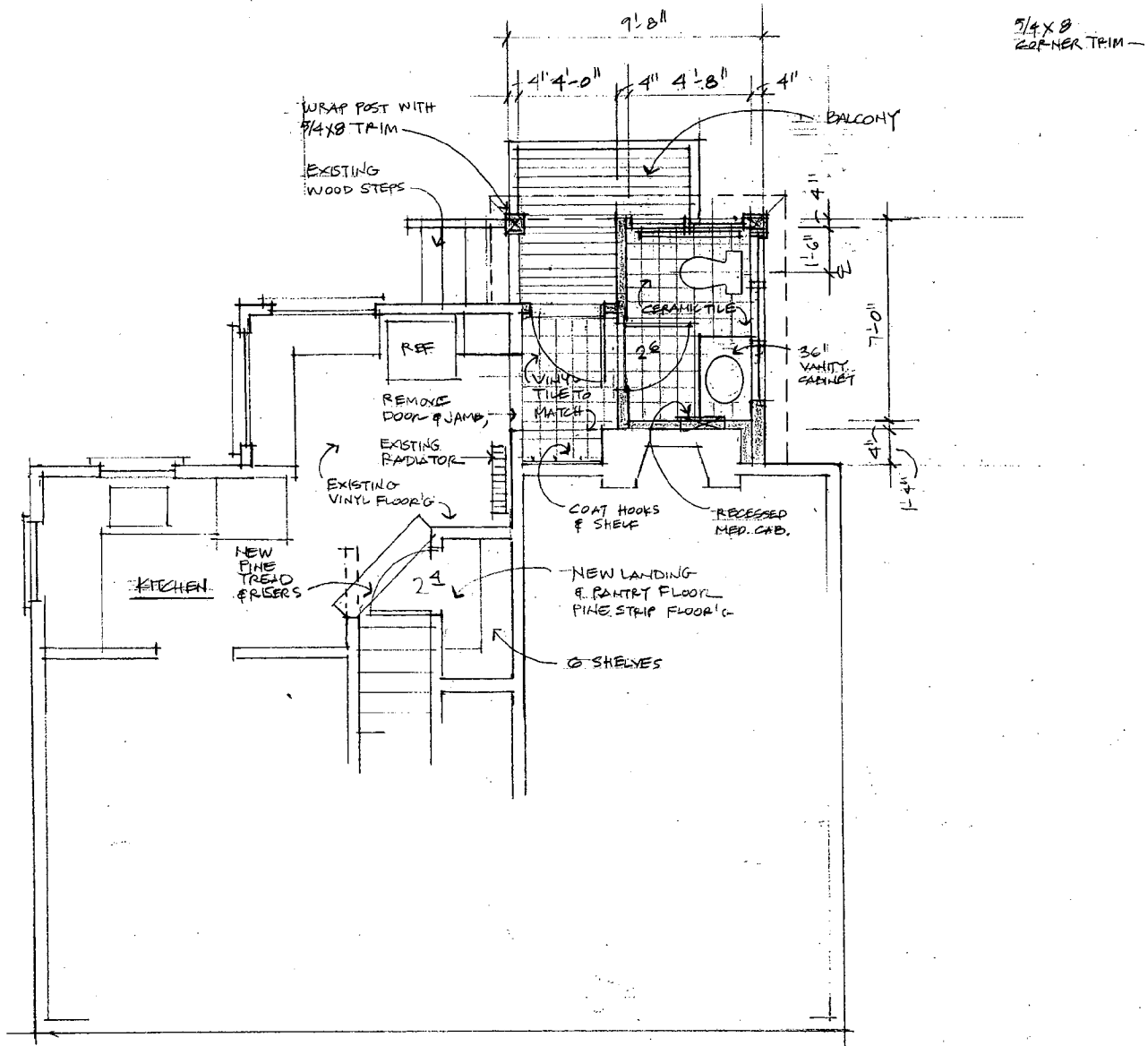
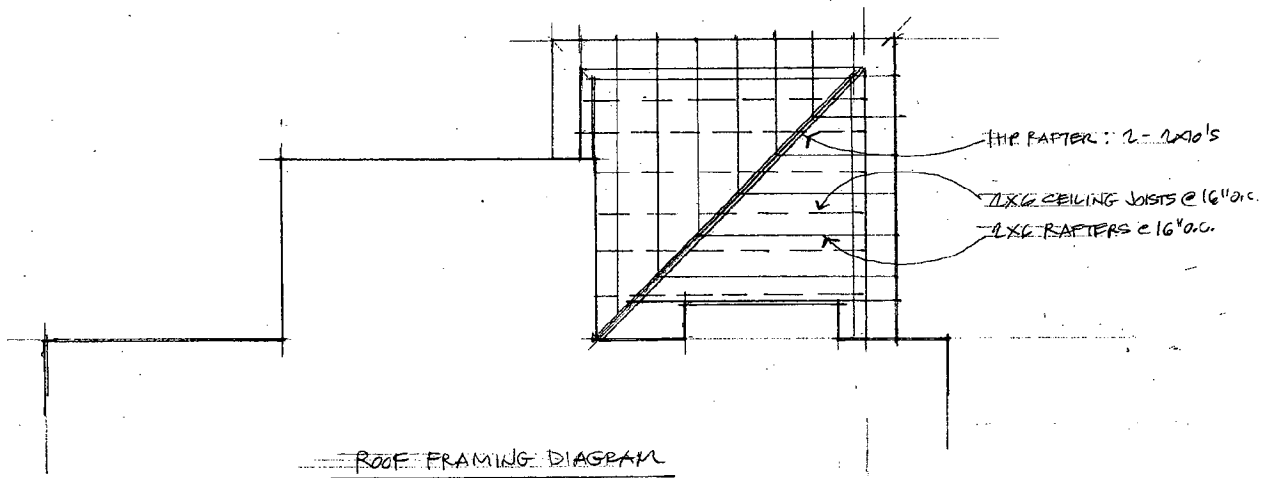
Paul Treco

Date
Scale
Drawn
Job
Sheet
Or

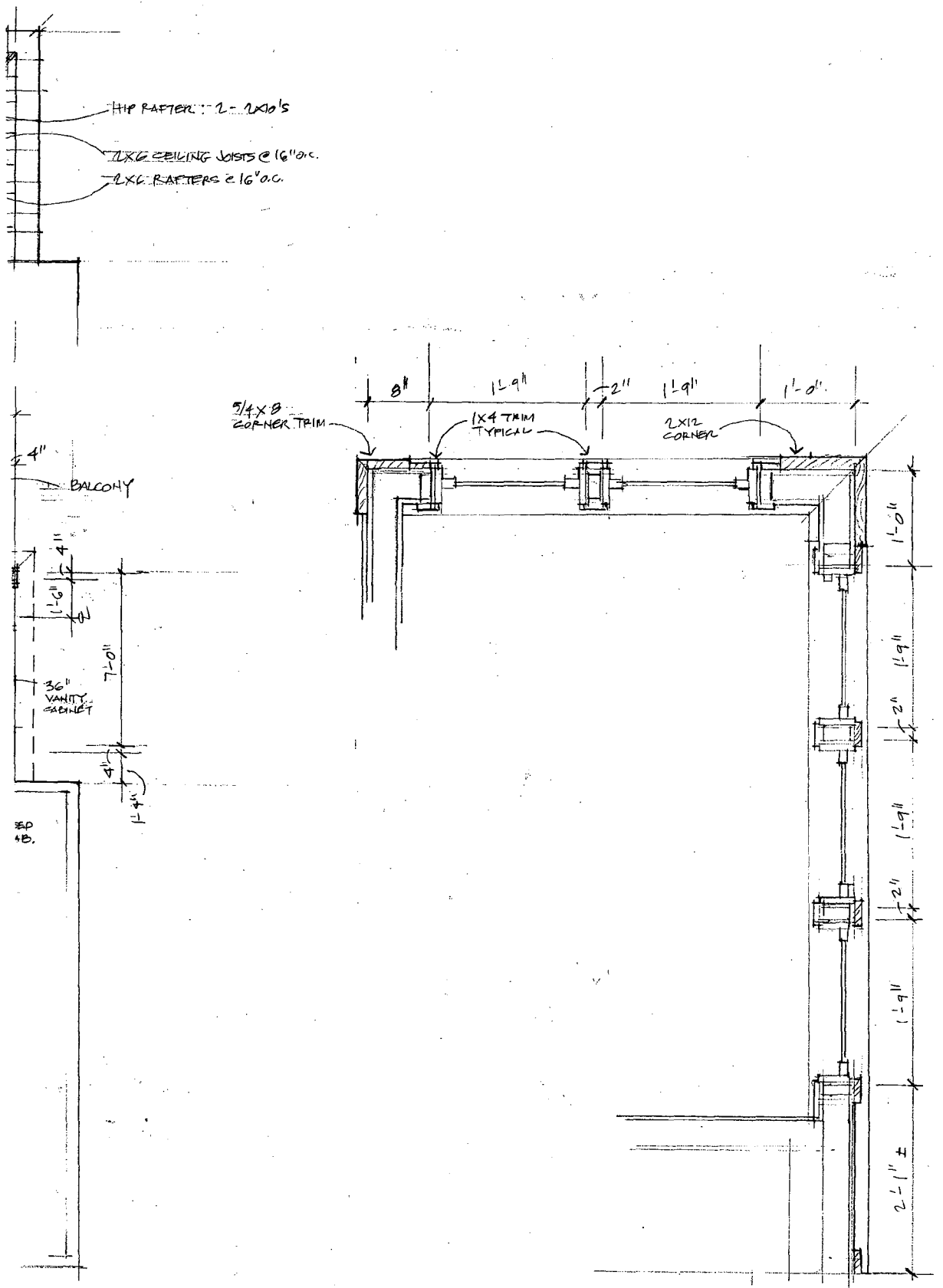


BASEMENT PLAN

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



FIRST FLOOR PLAN



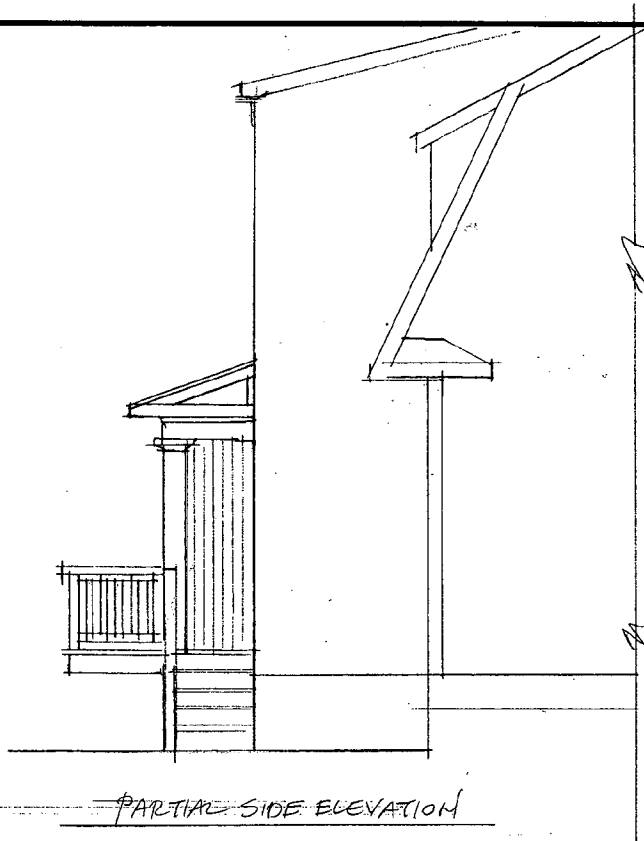
PLAN

PLAN DETAIL OF PORCH

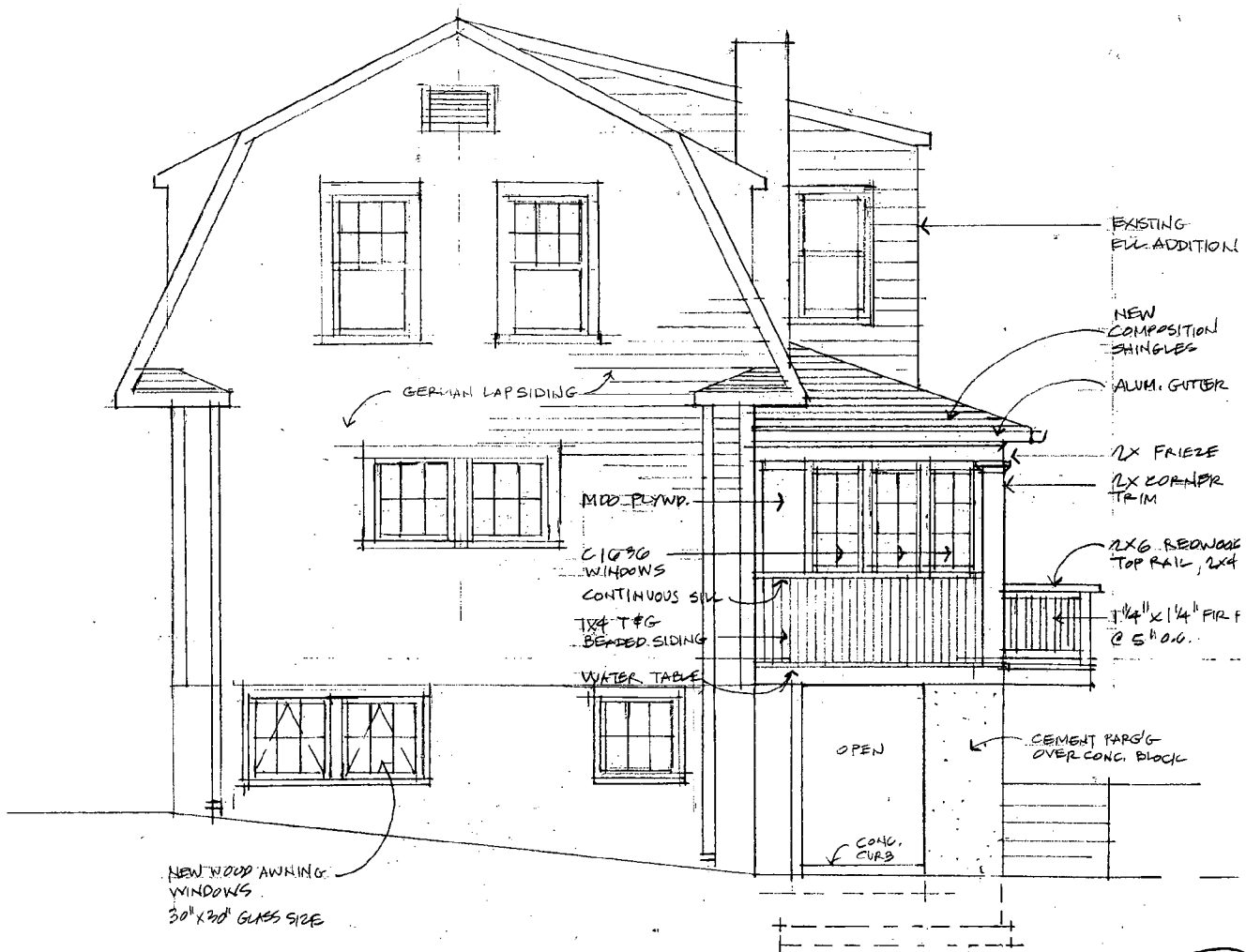
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(20)

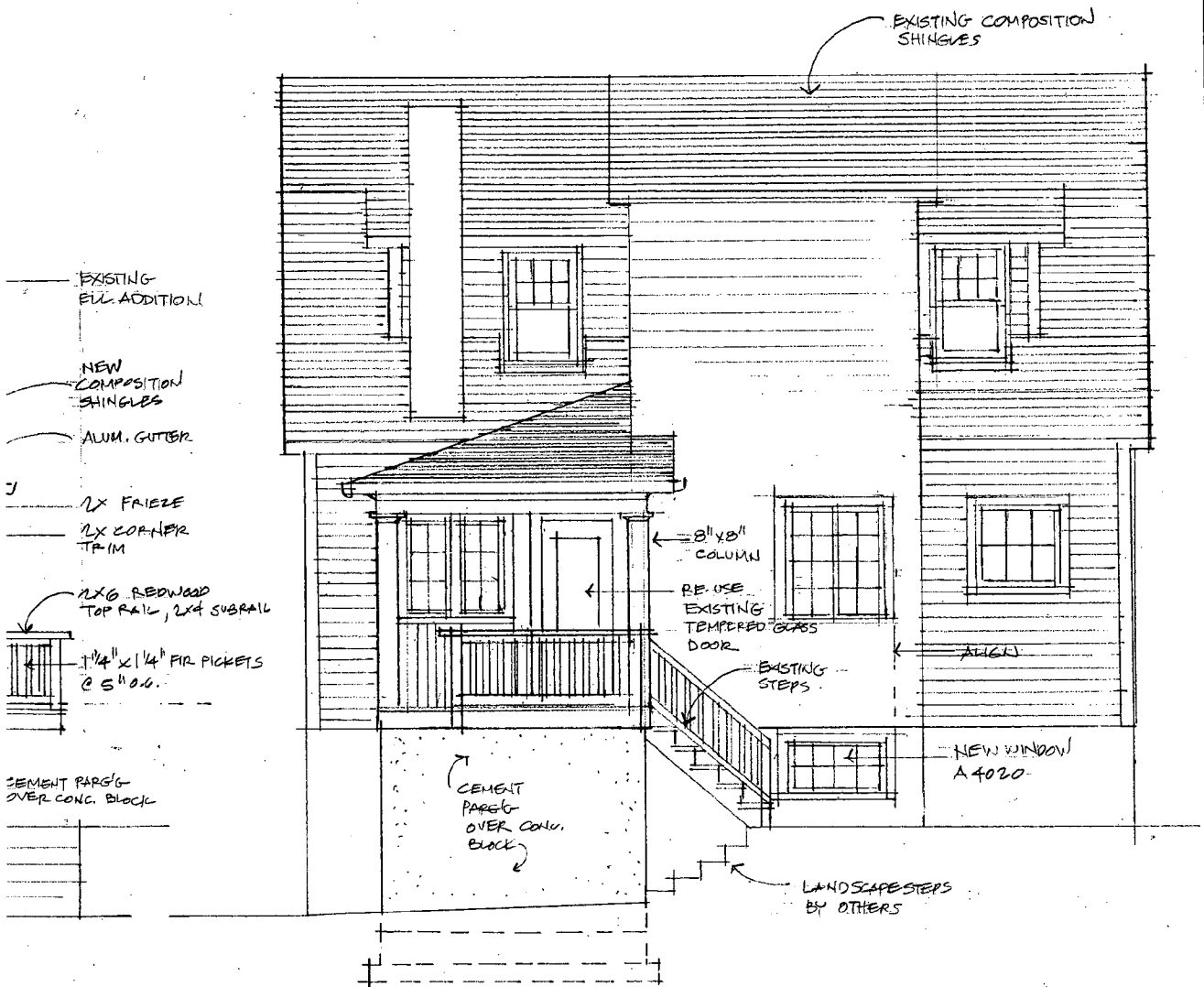
Date
Scale
Drawn
Job
Sheet
Of



PARTIAL SIDE ELEVATION



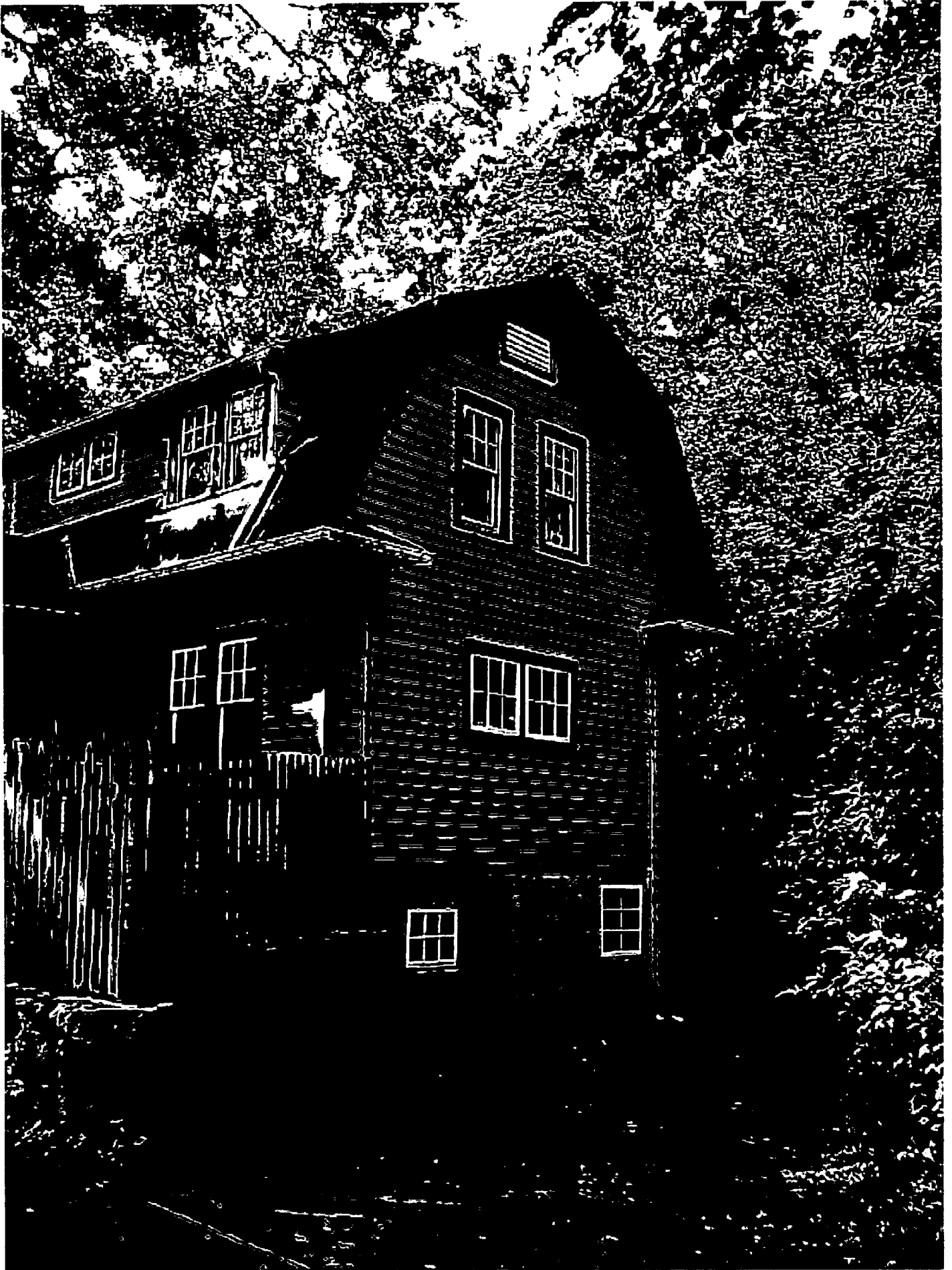
SIDE ELEVATION



REAR ELEVATION

22

D
S
D
J
S
C



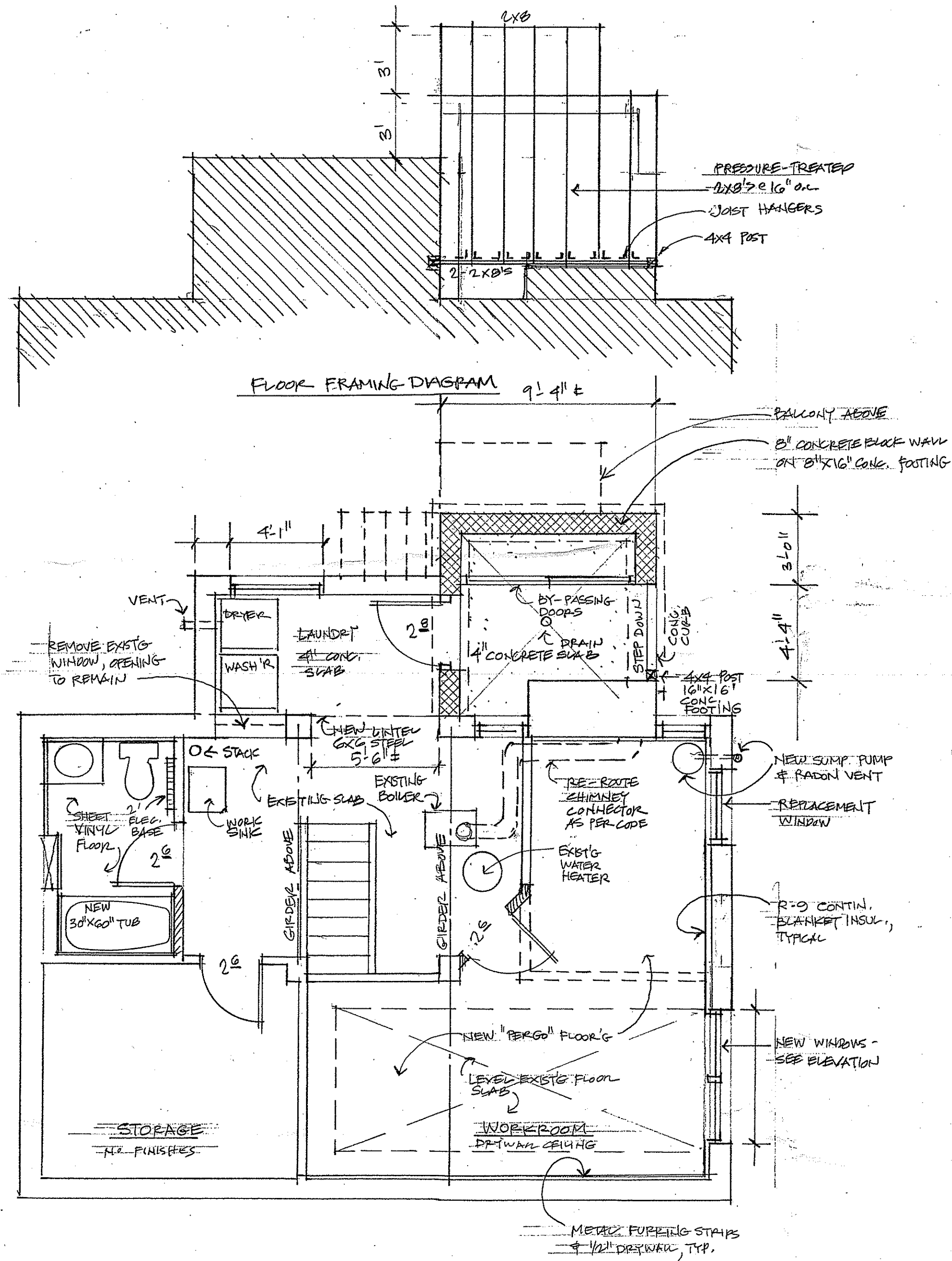








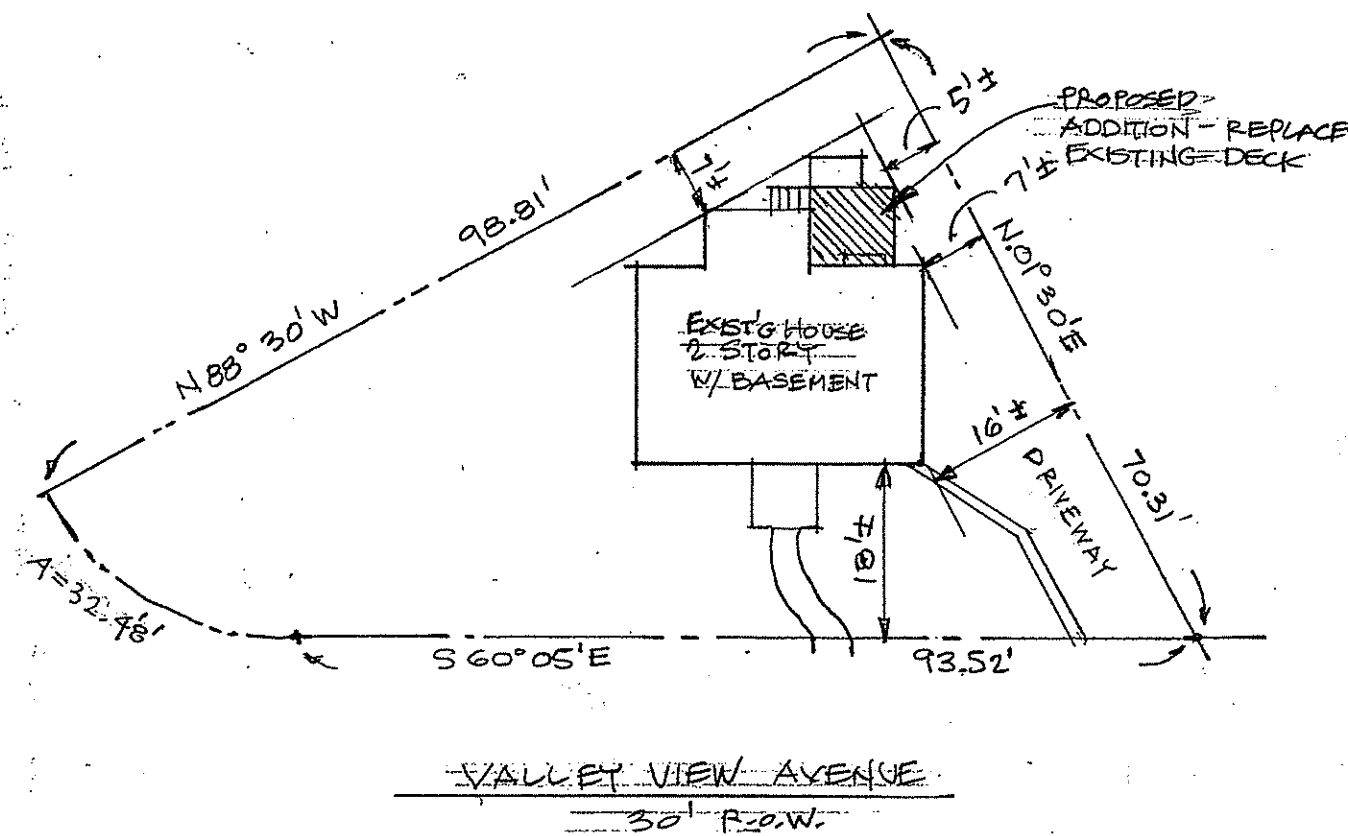




BASEMENT PLAN

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

APPROVED
Montgomery County
Historic Preservation Commission
Gwen Nuyt
7/24/02



SITE PLAN

SCALE: 1" = 20'-0"

LOT 50 & PART OF LOT 52
BLOCK 87
HUGHES & AUSTIN'S SUBDIVISION OF
TAKOMA PARK

SILVERSTONE RESIDENCE
#3 VALLEY VIEW AVE
TAKOMA PARK, MD.



(301) 320-1580

Date

Scale

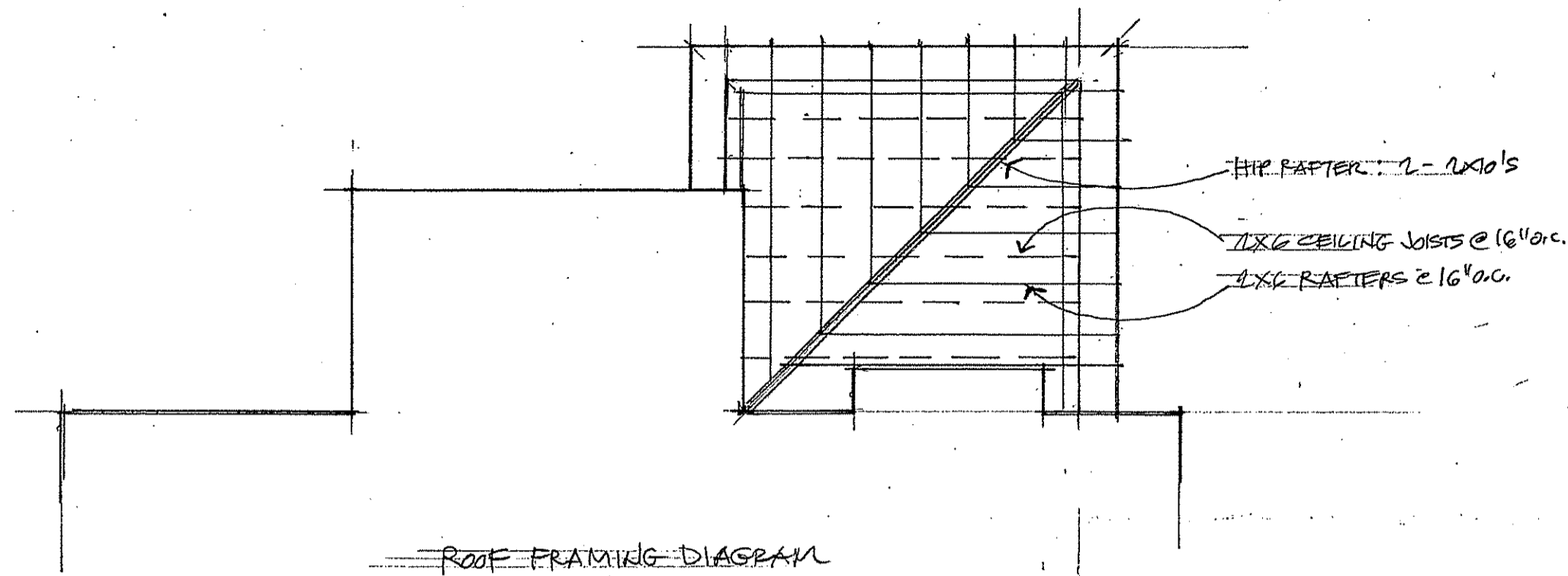
Drawn

Job

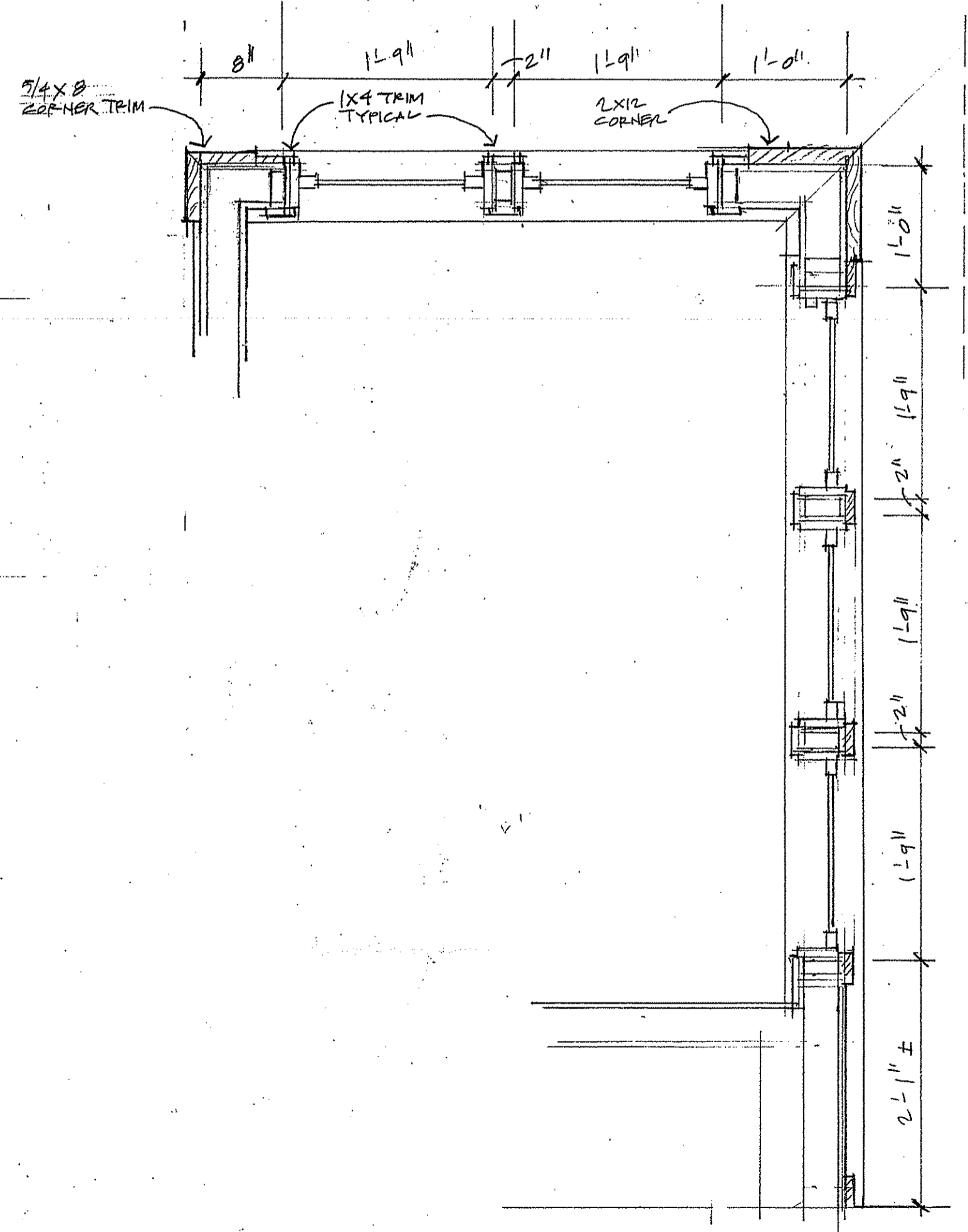
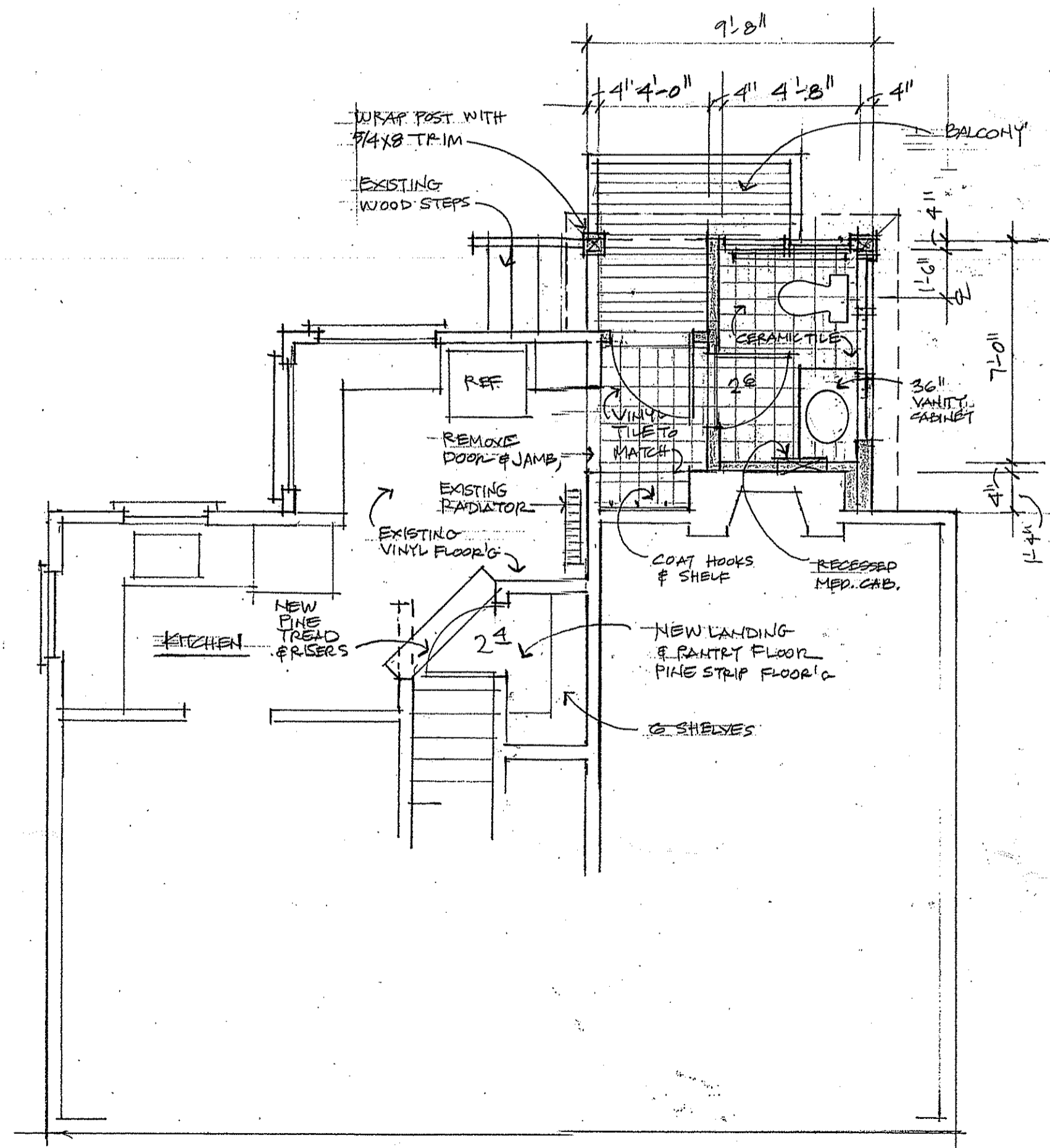
Sheet



Of 4 Sheets



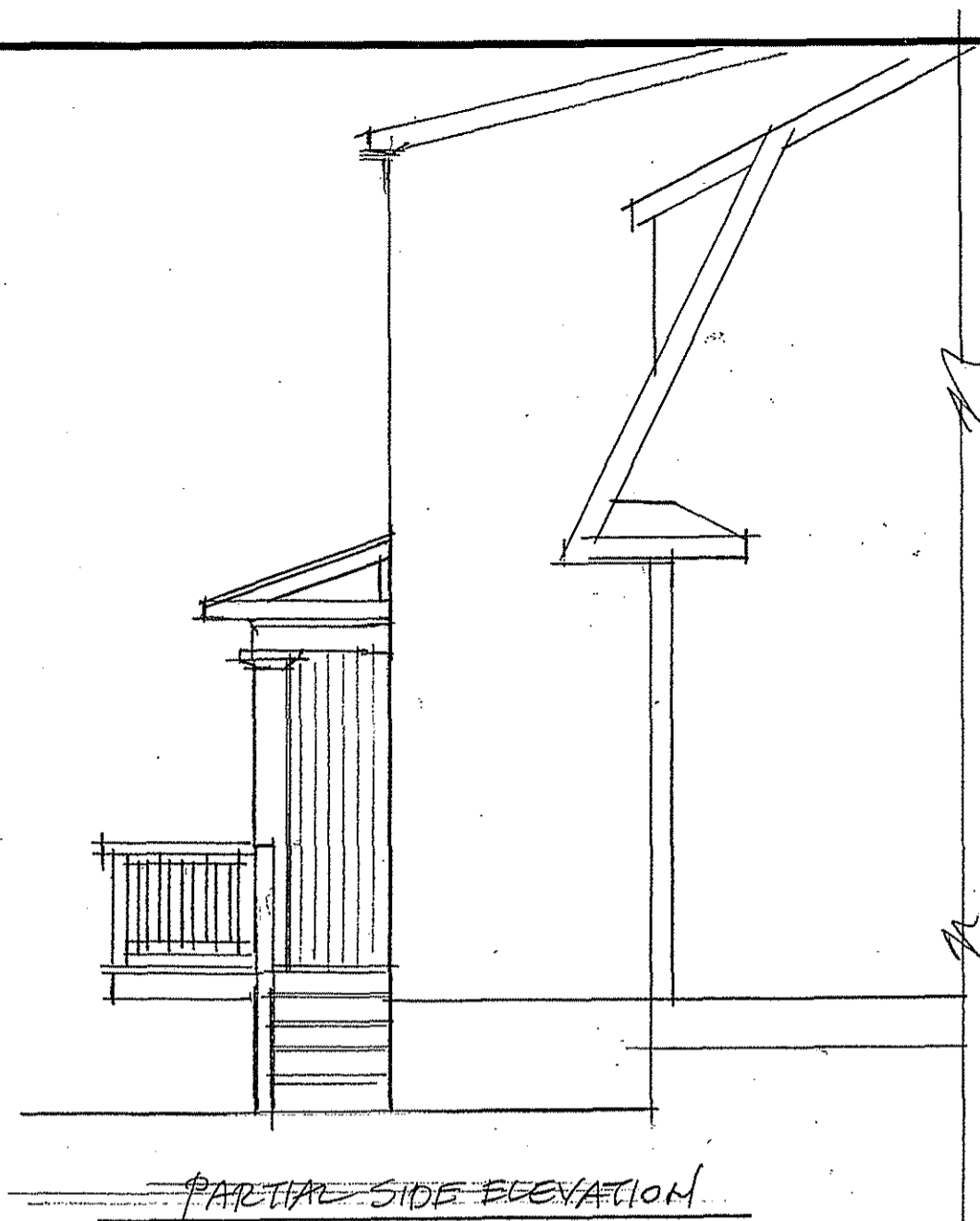
APPROVED
 Montgomery County
 Historic Preservation Commission
Genevieve Wright
 7/24/02



scale: 1" = 1'-0"

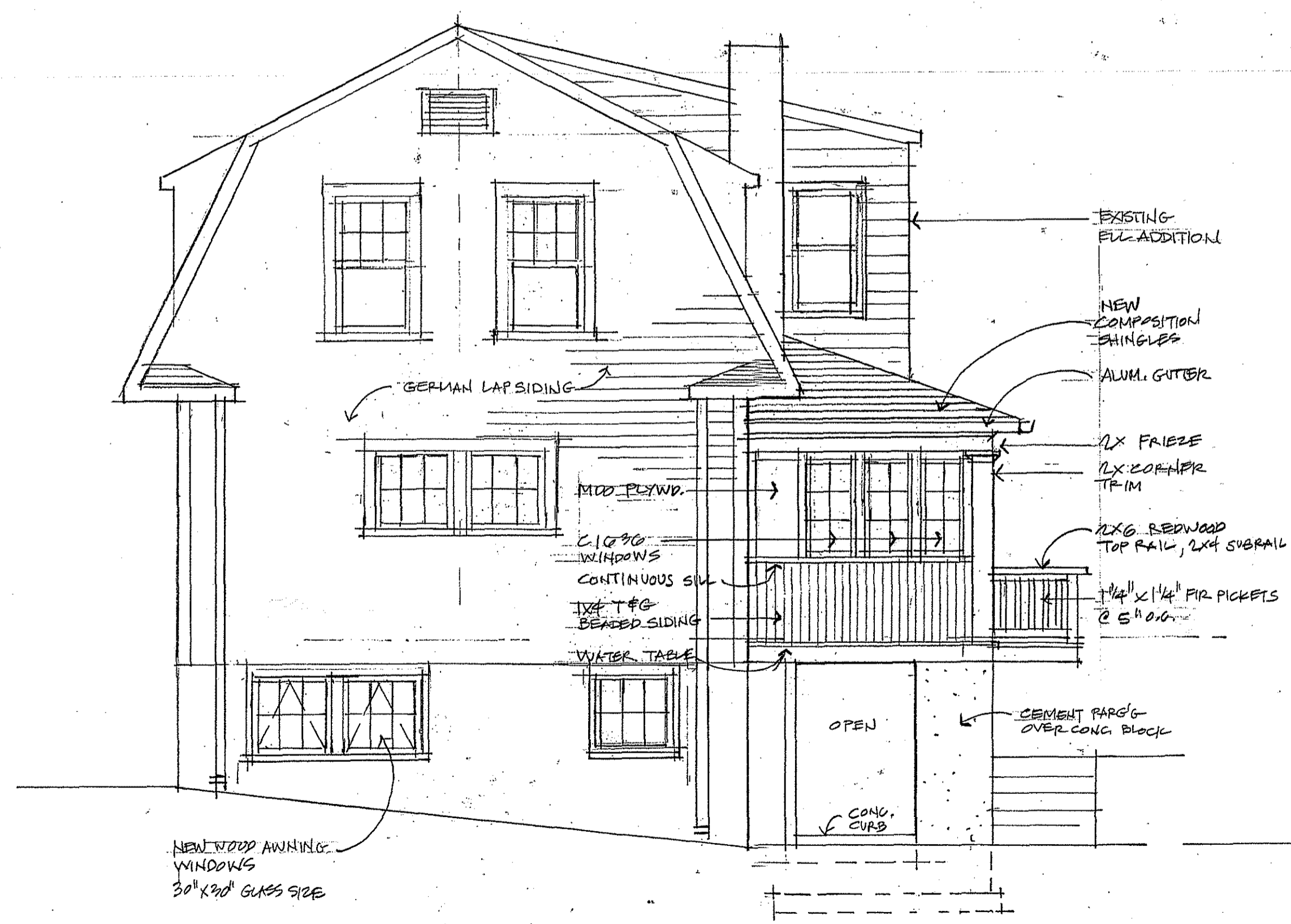
Paul Tressedler
 ARCHITECT AIA
 6320 Wisconsin Road, Bethesda, MD, 20816
 (301) 320-1580

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	2
Of	4 Sheets

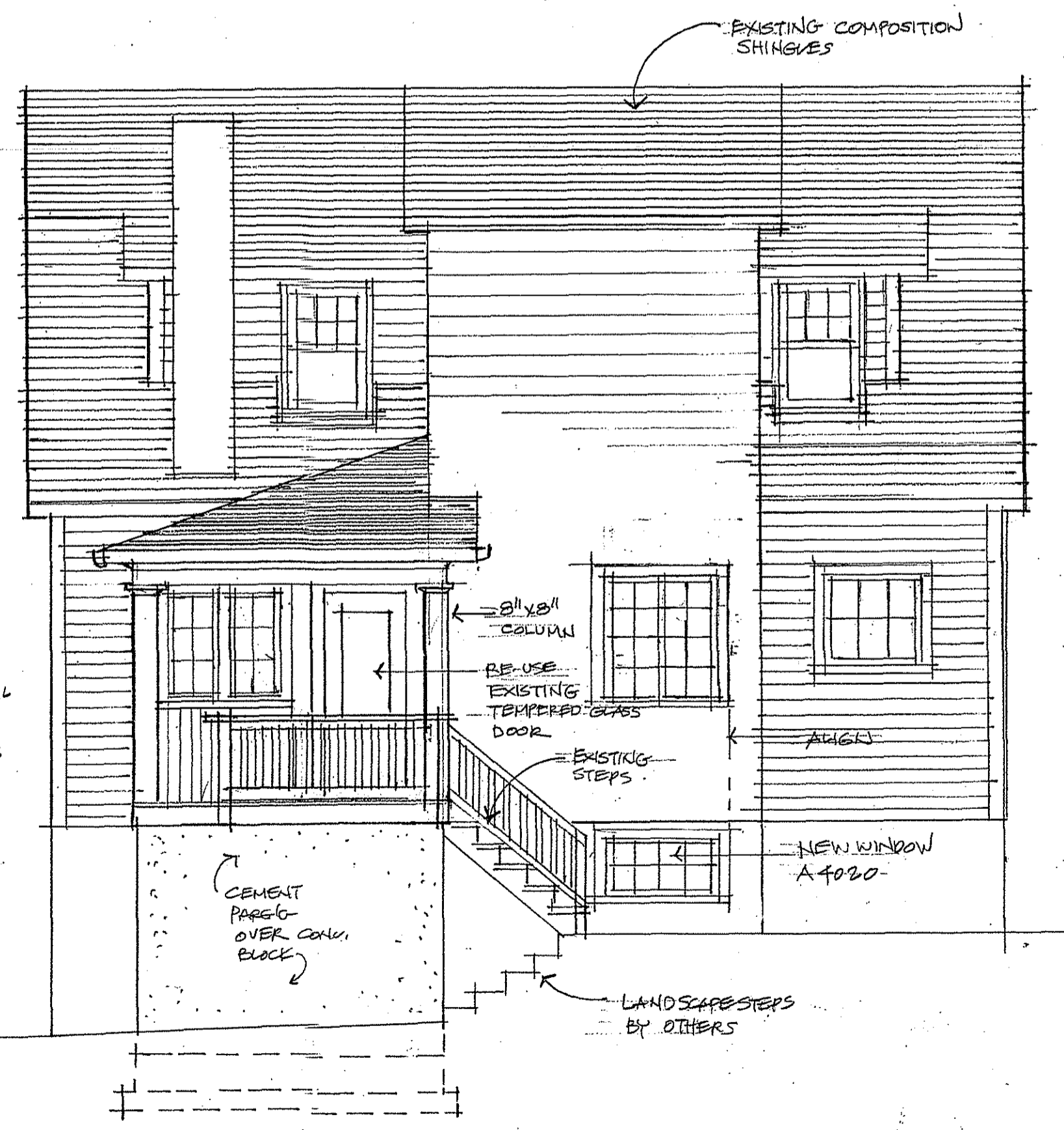


PARTIAL SIDE ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
Ames Wright
 7/24/02



SIDE ELEVATION



REAR ELEVATION

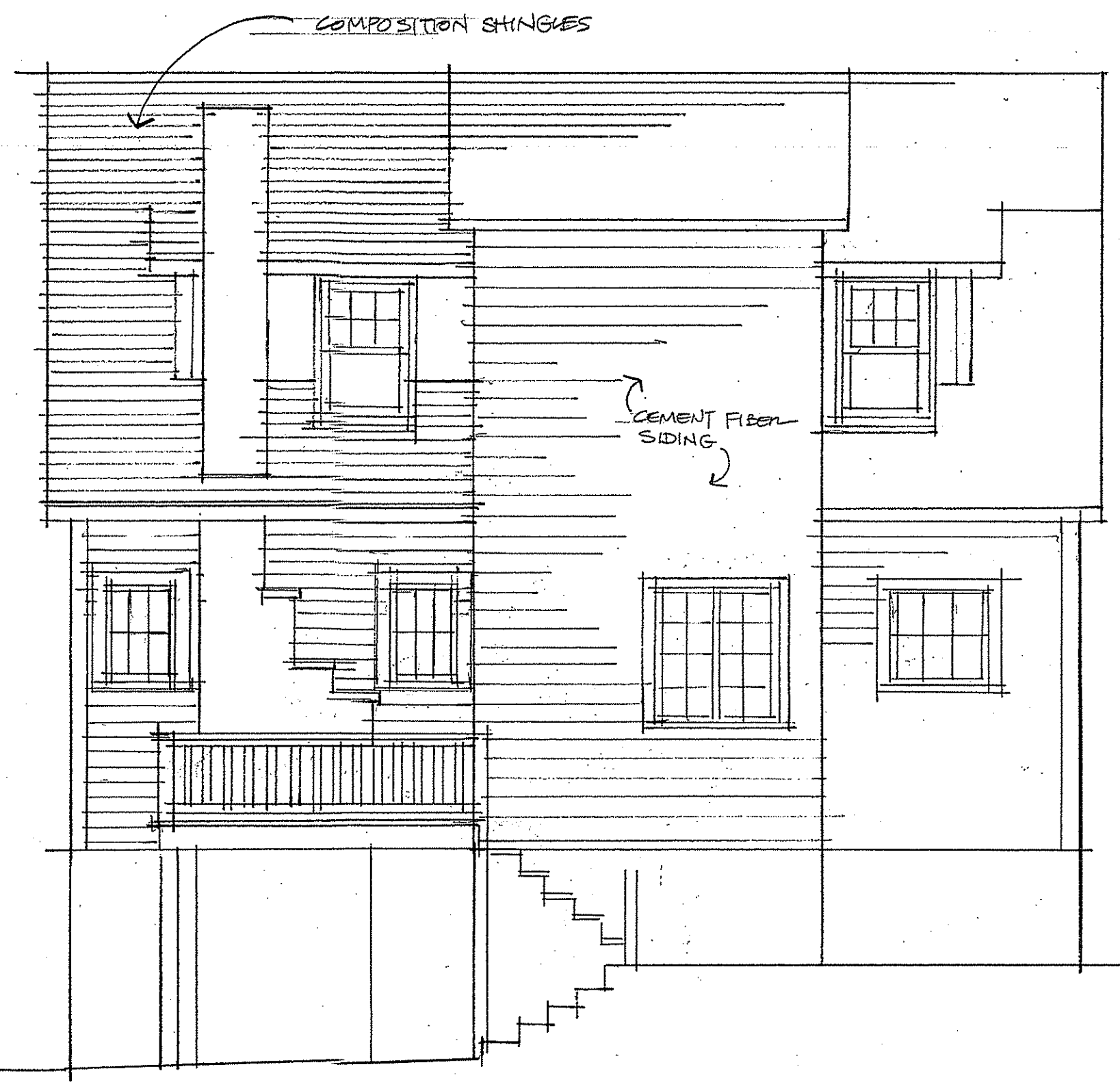
Paul Treseder
 ARCHITECT AIA
 6320 Wiscasset Road, Beltsville, MD, 20816
 (301) 320-1560

Date	
Scale	
Drawn	
Job	
Sheet	3
Of 4	Sheets

APPROVED
 Montgomery County
 Historic Preservation Commission
James Wright
 7/24/02



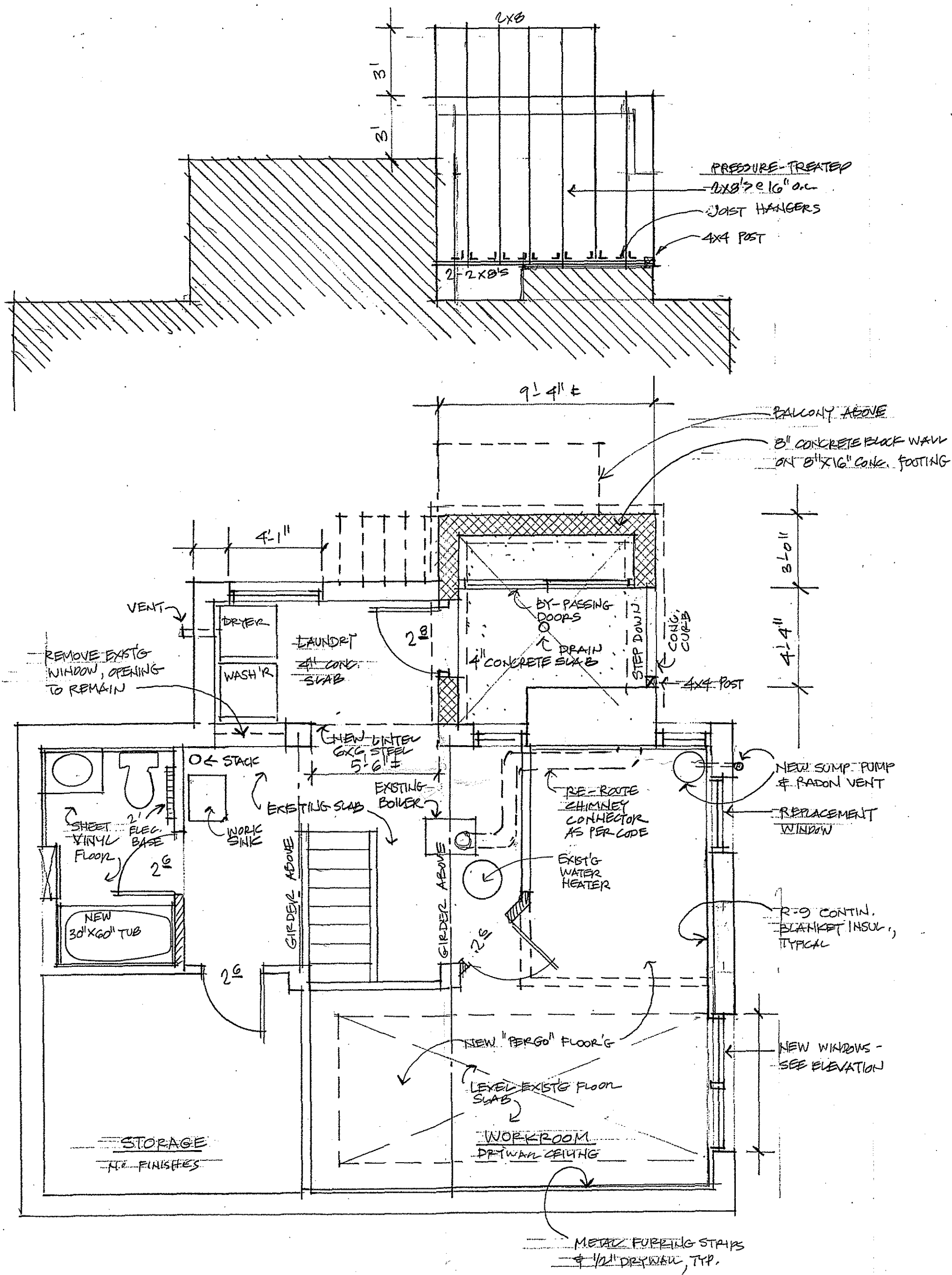
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

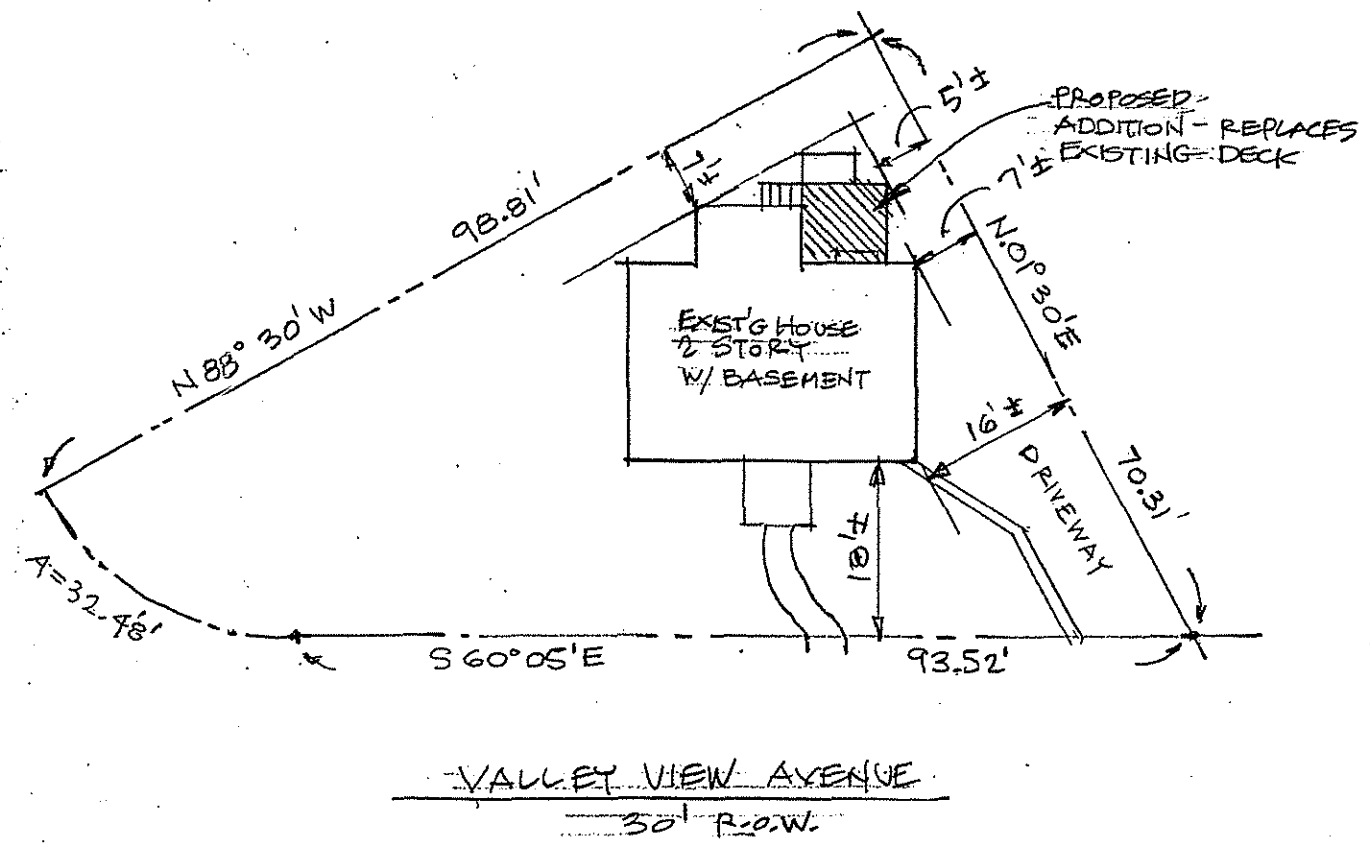
Paul Tresseder
 ARCHITECT AIA
 6320 Wisconsin Road, Bethesda, MD, 20816
 (301) 320-1580

Date	
Scale	
Drawn	
Job	
Sheet	4
Of 4 Sheets	



BASEMENT PLAN

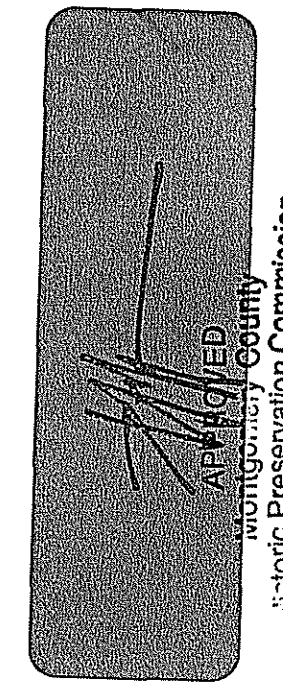
SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"

LOT 50 & PART OF LOT 52
BLOCK 87
HOMES & AUSTINS SUBDIVISION OF
TAKOMA PARK



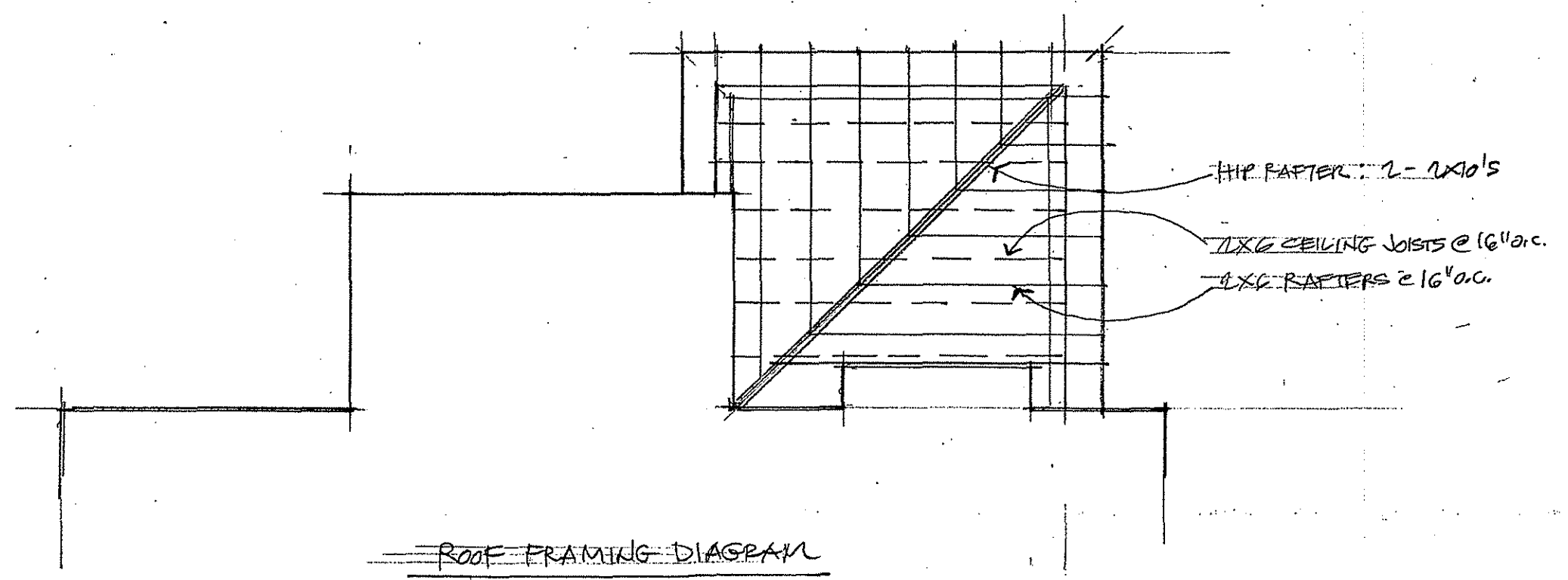
SILVERSTONE RESIDENCE
#8 VALLEY VIEW AVE
TAKOMA PARK, MD.

Paul Treseder
ARCHITECT AIA

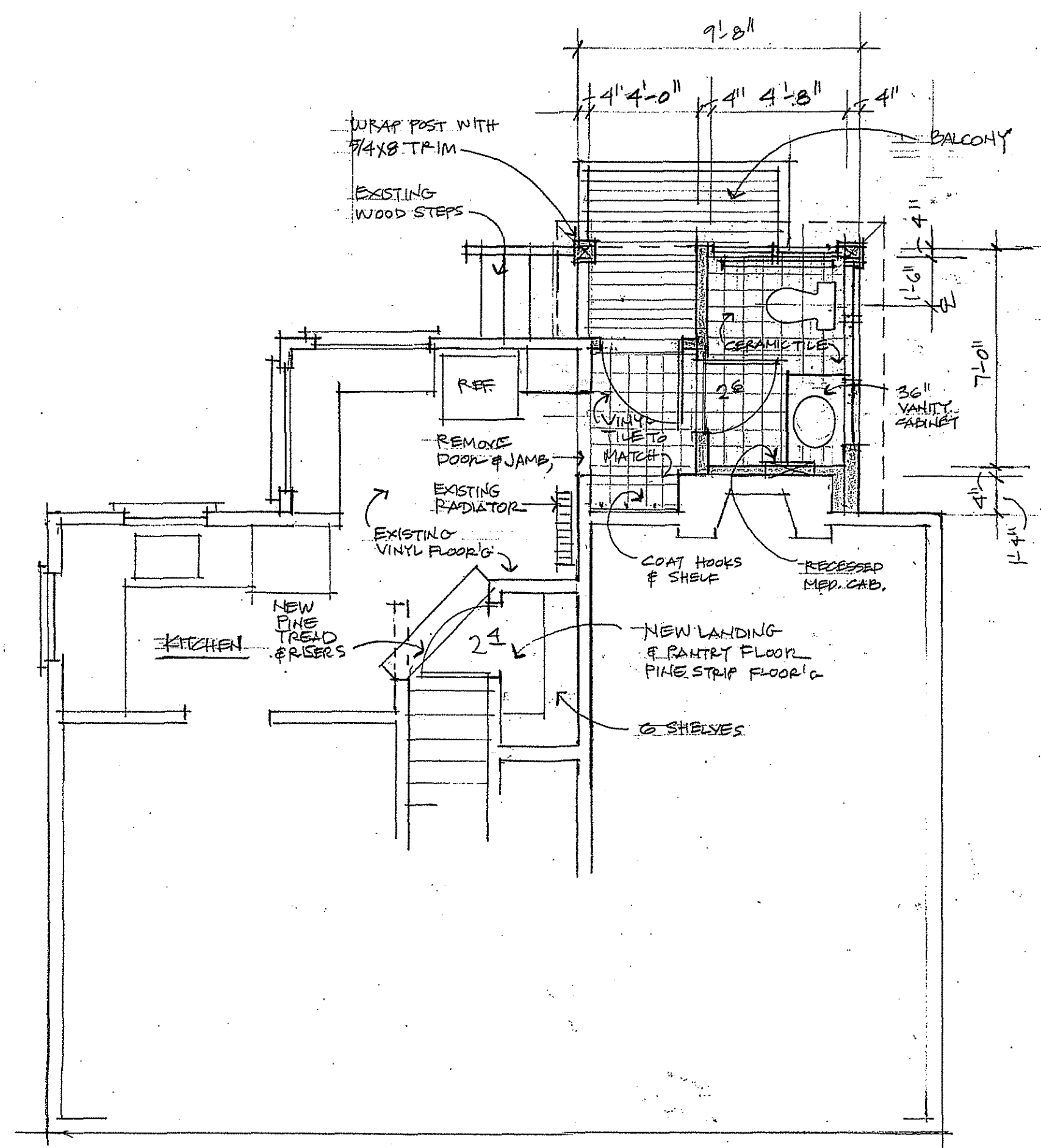
6320 Wisconsin Road, Bethesda, MD, 20816

(301) 320-1560

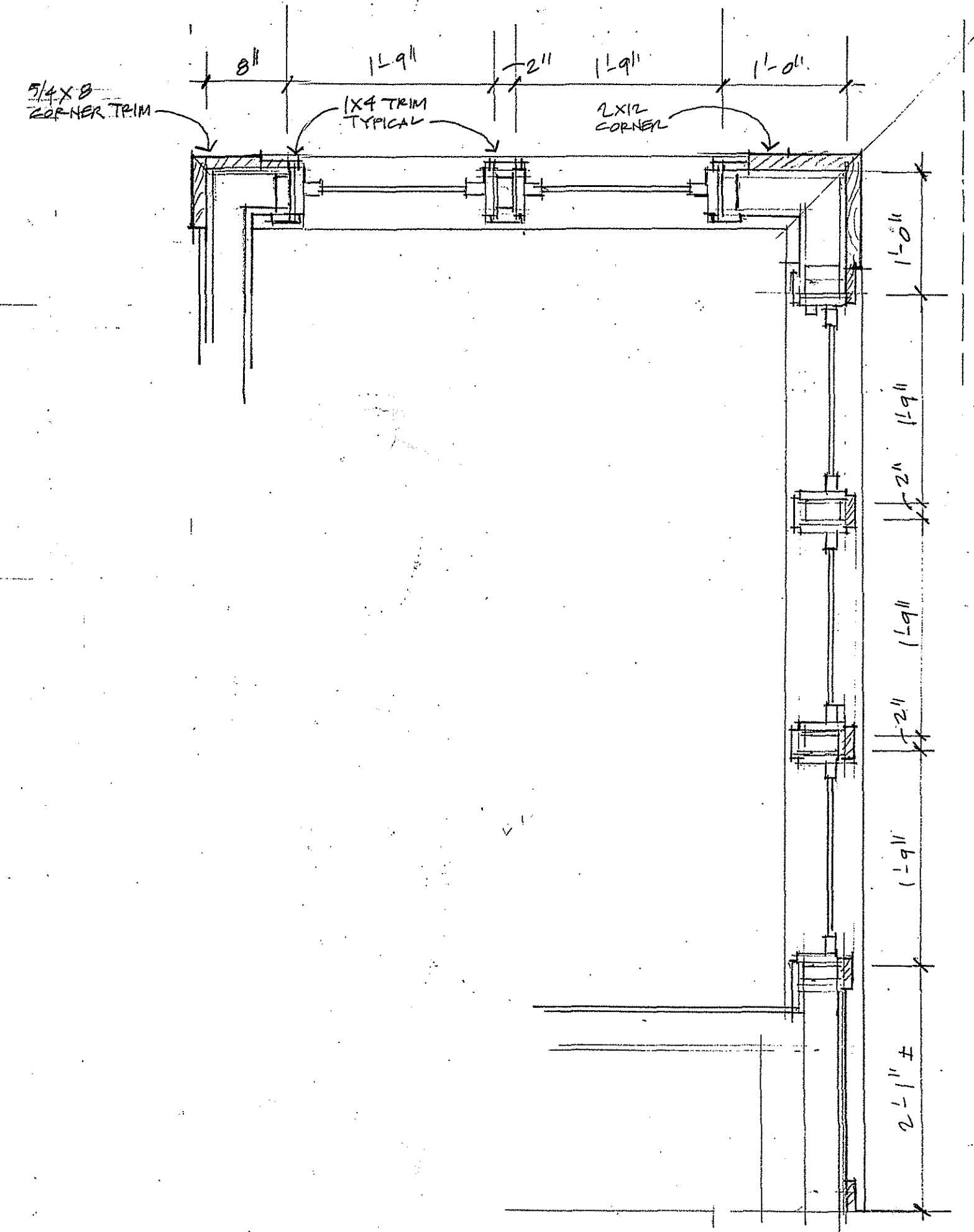
Date	
Scale	
Drawn	
Job	
Sheet	1
Of	Sheets



APPROVED
 Notary Public
 Historic Preservation Commission



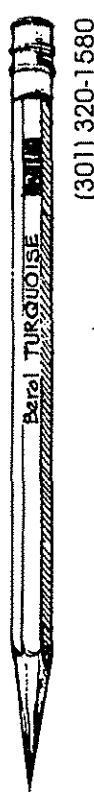
FIRST FLOOR PLAN



PLAN DETAIL OF PORCH

Scale: 1" = 1'-0"

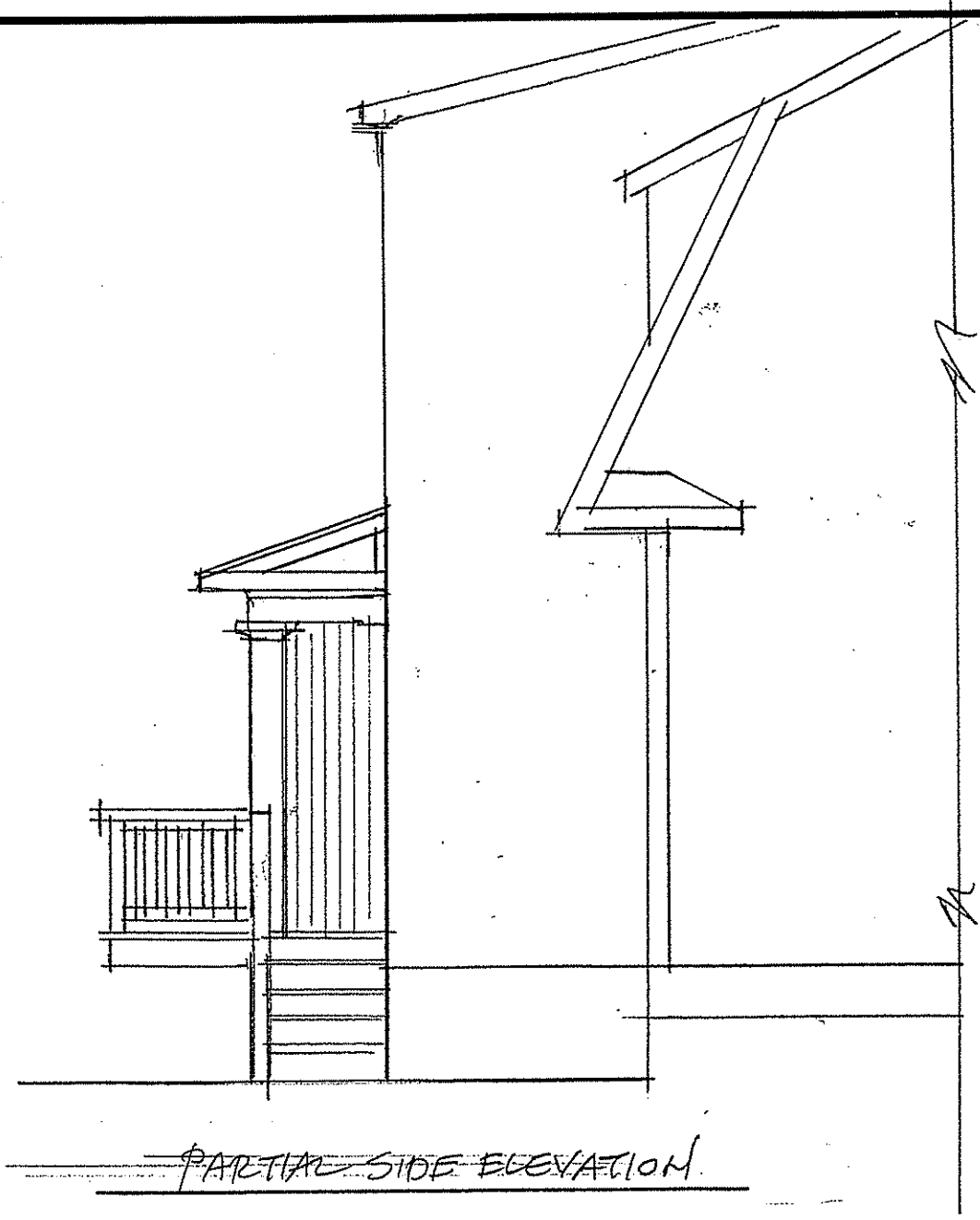
Paul Treseder
 ARCHITECT AIA



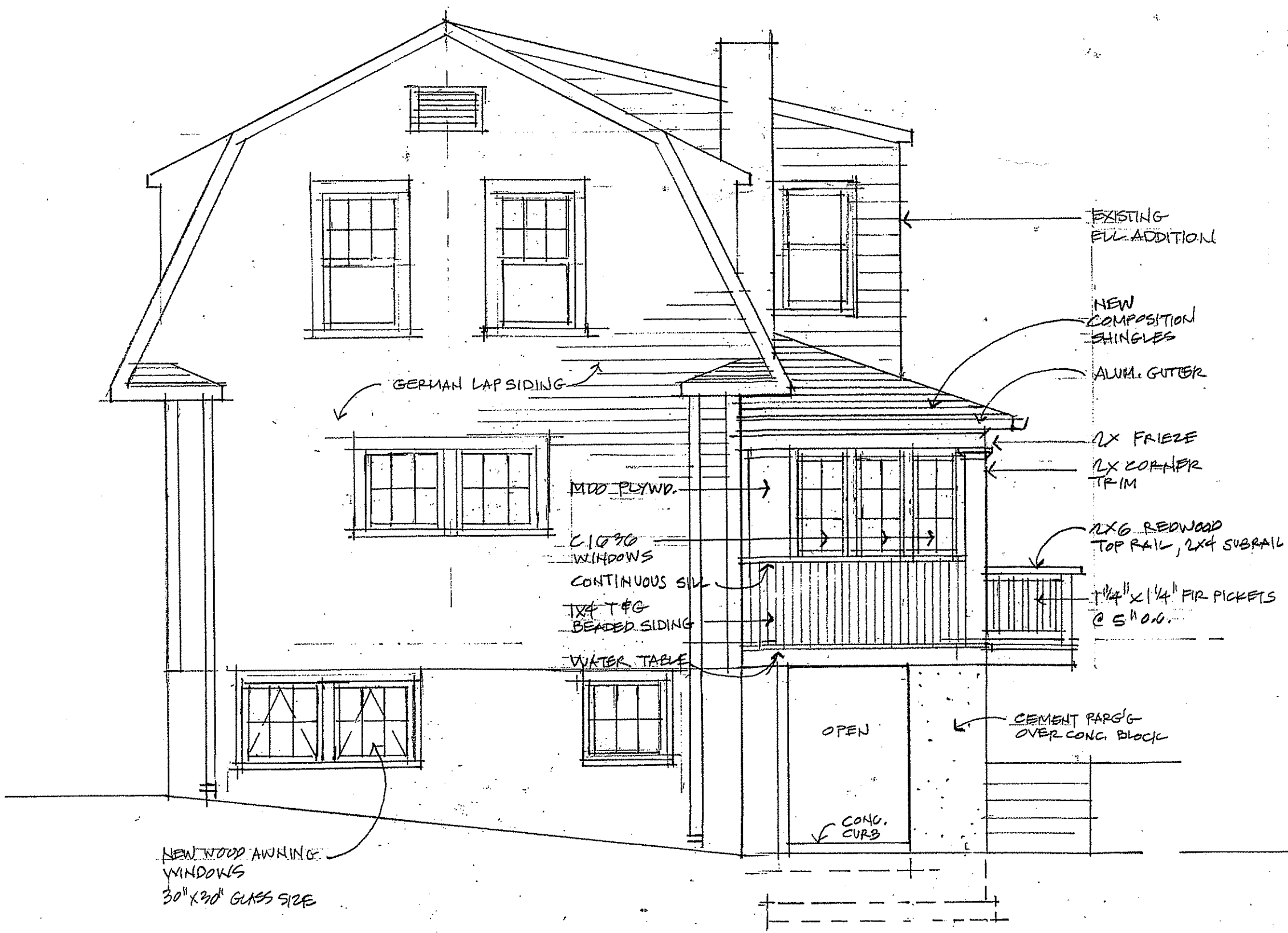
6320 Wisconsin Road, Bethesda, MD, 20816
 (301) 320-1560

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	2
Of	Sheets

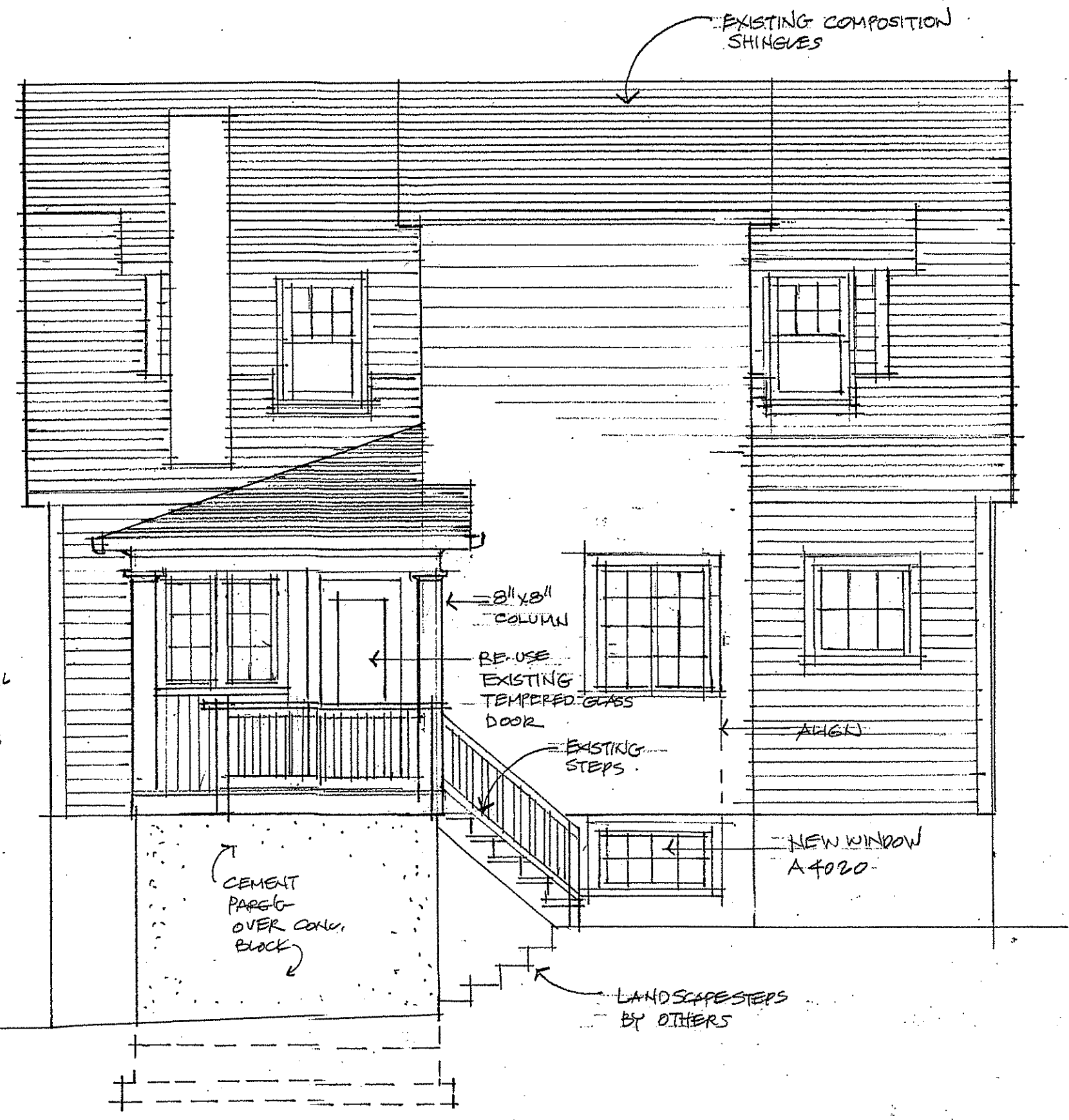
APPROVED
Montgomery County
Historic Preservation Commission



PARTIAL SIDE ELEVATION

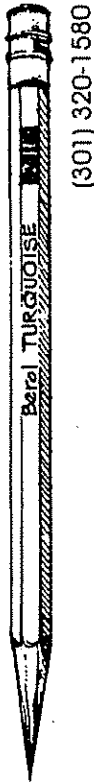


SIDE ELEVATION



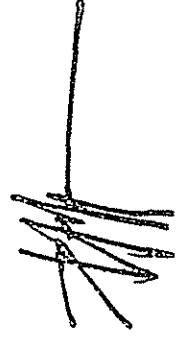
REAR ELEVATION

Paul Tresseder
ARCHITECT A / A
6320 Wiscasset Road, Bethesda, MD, 20816

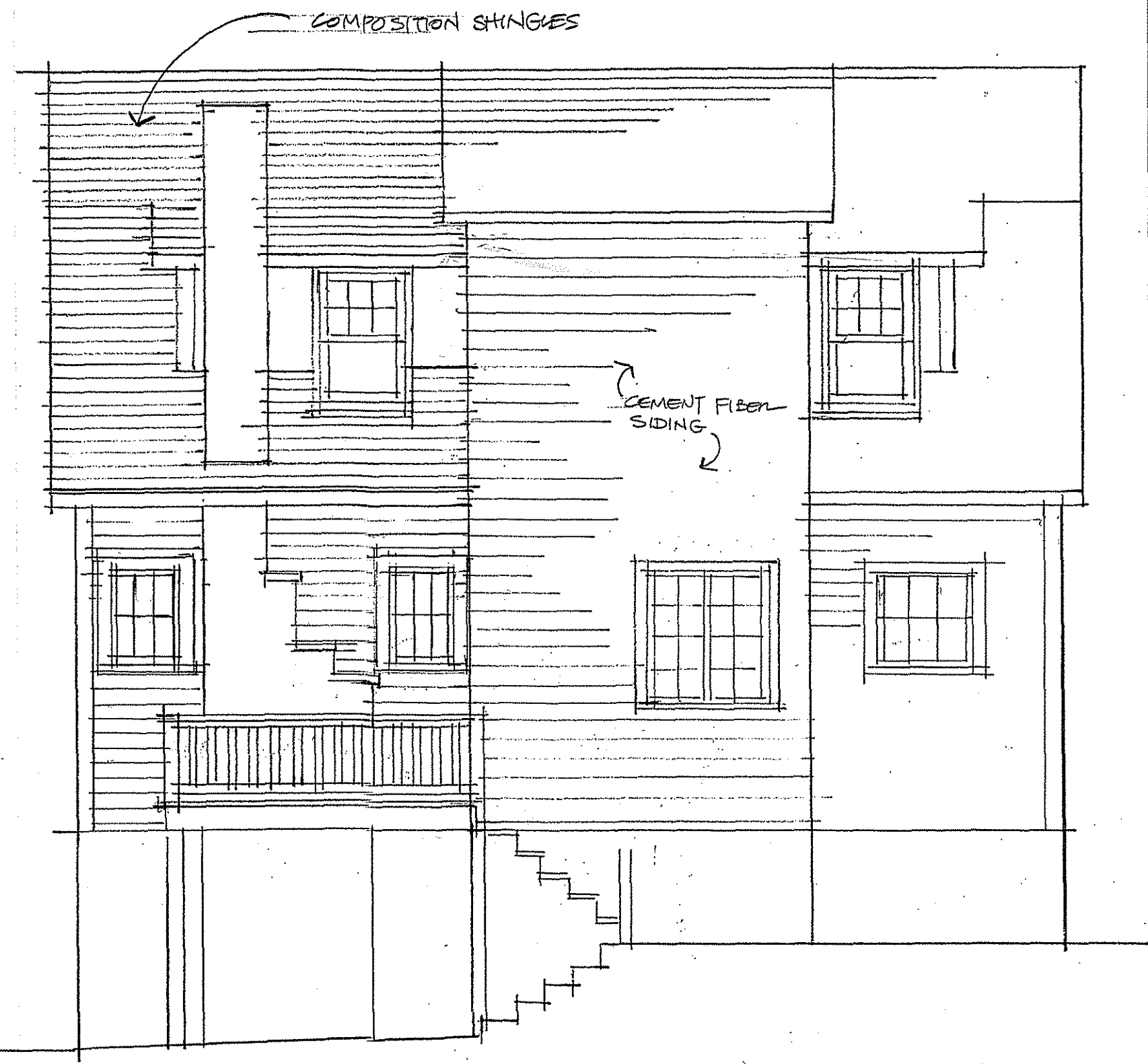


(301) 320-1580

Date	
Scale	
Drawn	
Job	
Sheet	3
Of	Sheets



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

Paul Tresseder
ARCHITECT AIA

6320 Wiccaset Road, Bethesda, MD, 20816
(301) 320-1580

Date

Scale

Drawn

Job

Sheet

Of

4
Sheets