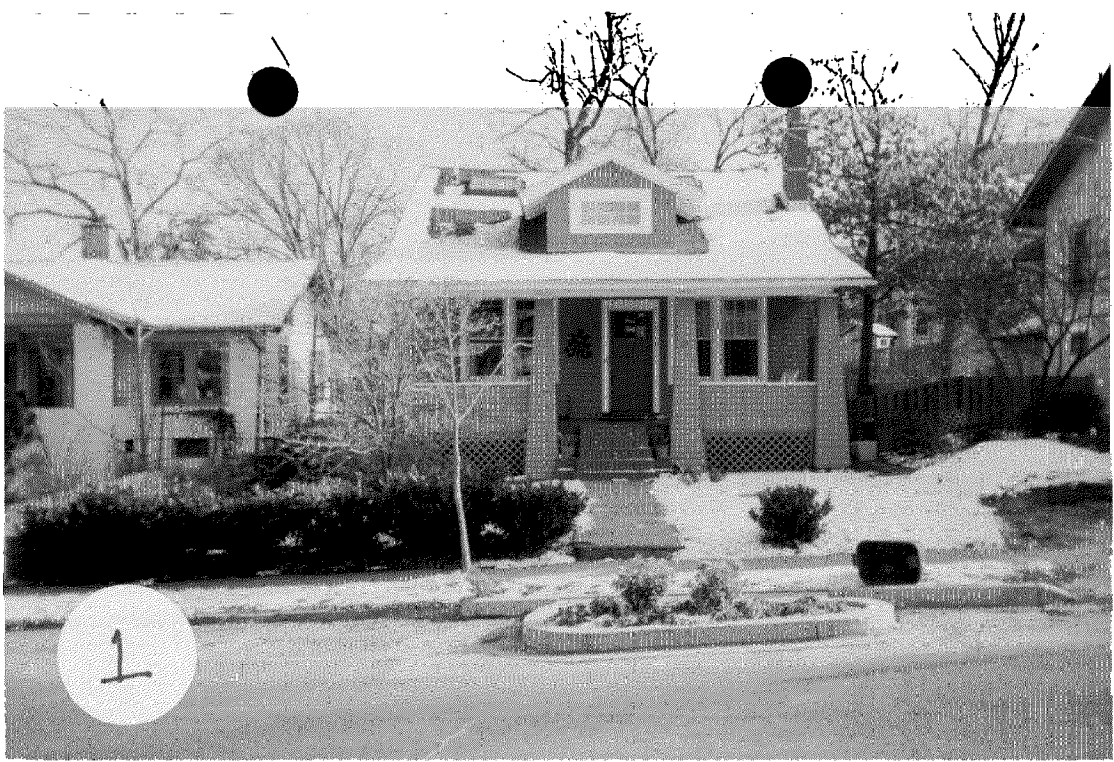
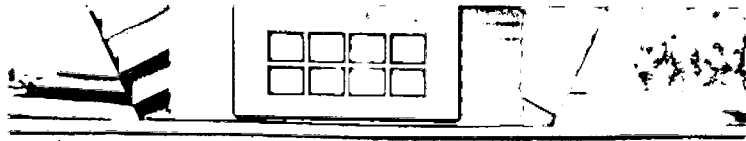


37/3-97F 55 Walnut Avenue  
(Takoma Park Historic District)





2

DATE: 2/12/97

MEMORANDUM

TO: Robert Hubbard, Acting Director  
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator  
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

Approved with Conditions: \_\_\_\_\_


1) picket fence be 4'-4'6" high

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

Applicant: Jessie Blackburn & Jordan Bartz

Address: 55 Walnut Avenue Takoma Park

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.\*\*\*

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

DATE: 2/12/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *gh*  
Design, Zoning, and Preservation Division  
M-NCPPC

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

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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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

January 21, 1997

Historic Preservation Commission  
Montgomery County, MD  
250 Hungerford Drive  
Rockville MD 20850

Re: Blackburn/Barab Residence  
55 Walnut Avenue  
Takoma Park, MD 20912

Dear Commissioners & Staff:

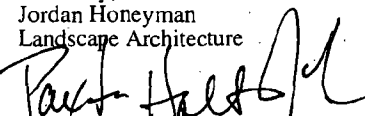
Below the outline of work proposed for the Blackburn/Barab Residence in Takoma Park Historic District:

LANDSCAPING

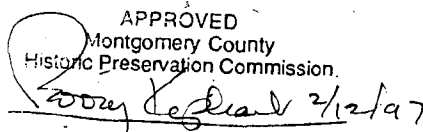
1. Plant new plantings.
2. Modify existing flagstone walk to create base at existing steps.
3. Erect guardrail & handrail on steps, with gate to provide security for children & pets.
4. Remove existing picket fence along north property line and install matching board on board fence to front face of house. (This does not include the porch.) Enclose from property line with a 2"X2" Picket fence, (pickets shall be spaced about 4-5" apart.) with 3'-6" gate. The height of the fence is to match the existing fence @ about 4'-4" 6"
5. Remove existing railroad tie retaining wall and replace with dry stack stone wall.
6. Repave driveway with new gravel
7. Lay flagstone patio & stepping stones
8. Demolish part of the existing deck & replace existing steps with new wood steps & landing.

Thank you for your consideration.

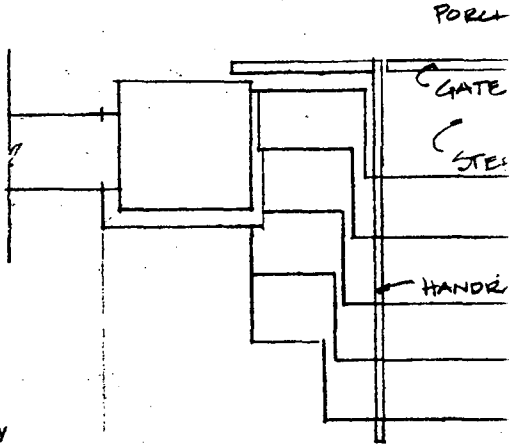
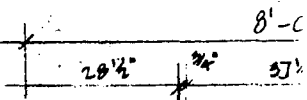
Sincerely,  
Jordan Honeyman  
Landscape Architecture

  
Paxton Holt Jordan, ASLA  
Partner

APPROVED  
Montgomery County  
Historic Preservation Commission

  
Ronny Kedia 2/12/97

1 GUARD GATE & HANDR  
2 ELEVATION

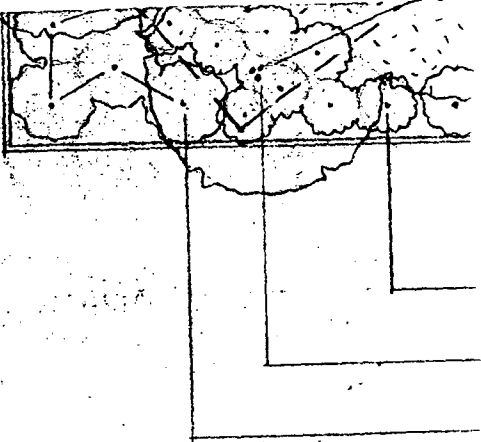


APPROVED  
Montgomery County  
Historic Preservation Commission

*Signature* 2/12/91

3  
2 GUARD GATE & HANDR

2	DETAILS FOR
	BARAB / BLAC
	55 WALNUT A
	TAKOMA PA



APPROVED  
Montgomery County  
Historic Preservation Commission

*Sony Legend* 2/12/97

1	PLANTING PLAN BARAB / BLACK 55 WALNUT A TAKOMA PARK
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# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Holt Jordan  
 DAYTIME TELEPHONE NO. (202) 737 0451  
 TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER Jessie Blackburn & Jordan Bayard DAYTIME TELEPHONE NO. (301) 270 8466  
 ADDRESS 55 Walnut Ave Takoma Park MD 20912  
 CITY STATE ZIP CODE  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 55 STREET Walnut Ave  
 TOWN/CITY Takoma Park NEAREST CROSS STREET Eastern Ave, DC  
 LOT 19 BLOCK 17 SUBDIVISION PINECREST  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct  Extend  Alter/Renovate  Repair  Move  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Wreck/Raze  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ \$20,000  
 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 5 feet 0 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.

Jessie Holt Signature of owner or authorized agent 1/20/97 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 2/12/97

Historic Preservation Commission, Montgomery Co., MD  
Blackburn/Barab Residence  
January 21, 1997  
Page 2

LIST OF PHOTOGRAPHS

1. Perspective image of 55 Walnut Avenue.
2. Close up of the front steps where the proposed guardrail, handrail and gate are to be installed.

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Bill & Marlana Valdez  
53 Walnut Avenue  
Takoma Park, MD 20912

Steve Morse & Janie Casey  
57 Walnut Avenue  
Takoma Park, MD 20912

Tom Forhan & Michele Moriarty  
60 Walnut Ave.  
Takoma Park, MD 20912

Resident  
58 Walnut Avenue  
Takoma Park, MD 20912

**Historic Preservation Commission Staff Report**

**Address:** 55 Walnut Avenue                      **Meeting Date:** 02/12/97  
**Resource:** Takoma Park Historic District                      **Public Notice:** 01/29/97  
**Case Number:** 37/3-97E                      **Report Date:** 02/05/97  
**Review:** HAWP                      **Tax Credit:** Yes  
**Applicant:** Holt Jordan, Landscape Architect                      **Staff:** Perry Kephart  
**PROPOSAL:** New fence and landscaping.                      **RECOMMEND:** Approval w/condition

---

**DATE OF CONSTRUCTION**      c1920

**SIGNIFICANCE**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION**      Arts and Crafts frame bungalow.

**PROPOSAL**

Applicant proposes landscape changes including:

1. Modify existing front flagstone walk to create base for existing front steps.
2. Erect guardrail and handrail for front steps.
3. Install approximately 4' - 4'6" high picket fence from left corner of house out to property line. Fence to be of 2" x 2" pickets spaced 4-5" apart. A 3'6" picket gate to be installed slightly off center to left.
4. Remove existing picket fence along north (left) property line and install board on board 6" fence (to match existing fence along rear property line) from rear line to meet proposed picket fence.
5. Remove existing railroad tie retaining wall beside driveway on the right side of property and replace it with a 30" max height dry stone wall.
6. Repave driveway with new gravel.
7. Lay flagstone patio at rear of house. Add stepping stones from front of property to rear.

8. Modify existing rear deck by demolishing left (north) side and existing steps and replacing them with wood steps and landing on the left side.
9. Install a security gate on the porch at the top of the front steps.

### **STAFF DISCUSSION**

The proposed landscaping, deck modification, and fence replacement are, in staff's opinion, compatible with the historic features of the neighborhood.

However, the addition of a security gate at the top of the front steps constitutes an alteration of the appearance of the front facade of the historic resource. Permanent security gates were not a typical feature of a 1920's bungalow. Staff would recommend that the point clearly be made that installations of this nature are approved on a case by case basis, and that this approval should not be seen as blanket approval for similar proposals made in the future. Staff feels that the particularly handsome design proposed in this case is compatible in design with the Arts and Crafts style of the property. At the same time, it is clearly a contemporary addition that is well differentiated from the existing porch features and could be removed at a later date without having a permanent effect on the appearance of the house.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the proposal as being in compliance 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's Standards for Rehabilitation #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 shall 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.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Holt Jordan  
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER Jessie Blackburn & Jordan Bayab DAYTIME TELEPHONE NO. (301) 270 8466  
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 LOT 19 BLOCK 17 SUBDIVISION PINECREST  
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 Construct    Extend    Alter/Renovate    Repair    Move    Porch     Deck    Fireplace    Shed    Solar    Woodburning Stove  
 Wreck/Raze    Install    Revocable    Revision     Fence/Wall (complete Section 4)    Single Family    Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ \$20,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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Holt Jordan Signature of owner or authorized agent      1/20/197 Date

APPROVED an For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



**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:

Arts & Craft Bungalow

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

Remove existing picket fence; extend board on board privacy fence to front of Bldg & enclose with 2x2 pickets spaced 4" apart. with picket gate. install guard & security rail on porch at top of steps  
stone wall @ driveway, re-gravel driveway ~~and~~ landscaping

- 2. SITE PLAN** remove part of existing deck & construct new steps & lay flagstone patio

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)

(A)

January 21, 1997

Historic Preservation Commission  
Montgomery County, MD  
250 Hungerford Drive  
Rockville MD 20850

Re: Blackburn/Barab Residence  
55 Walnut Avenue  
Takoma Park, MD 20912

**JORDAN  
HONEYMAN**  
Landscape Architecture

1003 K Street NW  
Suite 840  
Washington DC 20001  
202.737.0451  
202.737.0452 FAX

Dear Commissioners & Staff:

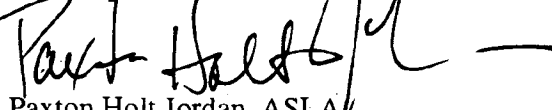
Below the outline of work proposed for the Blackburn/Barab Residence in Takoma Park Historic District:

LANDSCAPING

1. Plant new plantings.
2. Modify existing flagstone walk to create base at existing steps.
3. Erect guardrail & handrail on steps, with gate to provide security for children & pets.
4. Remove existing picket fence along north property line and install matching board on board fence to front face of house. (This does not include the porch.)  
Enclose from property line with a 2"X2" Picket fence, (pickets shall be spaced about 4-5" apart.) with 3'-6" gate. The height of the fence is to match the existing fence @ about 5'.
5. Remove existing railroad tie retaining wall and replace with dry stack stone wall.
6. Repave driveway with new gravel
7. Lay flagstone patio & stepping stones
8. Demolish part of the existing deck & replace existing steps with new wood steps & landing.

Thank you for your consideration.

Sincerely,  
Jordan Honeyman  
Landscape Architecture



Paxton Holt Jordan, ASLA  
Partner

Historic Preservation Commission, Montgomery Co., MD  
Blackburn/Barab Residence  
January 21, 1997  
Page 2

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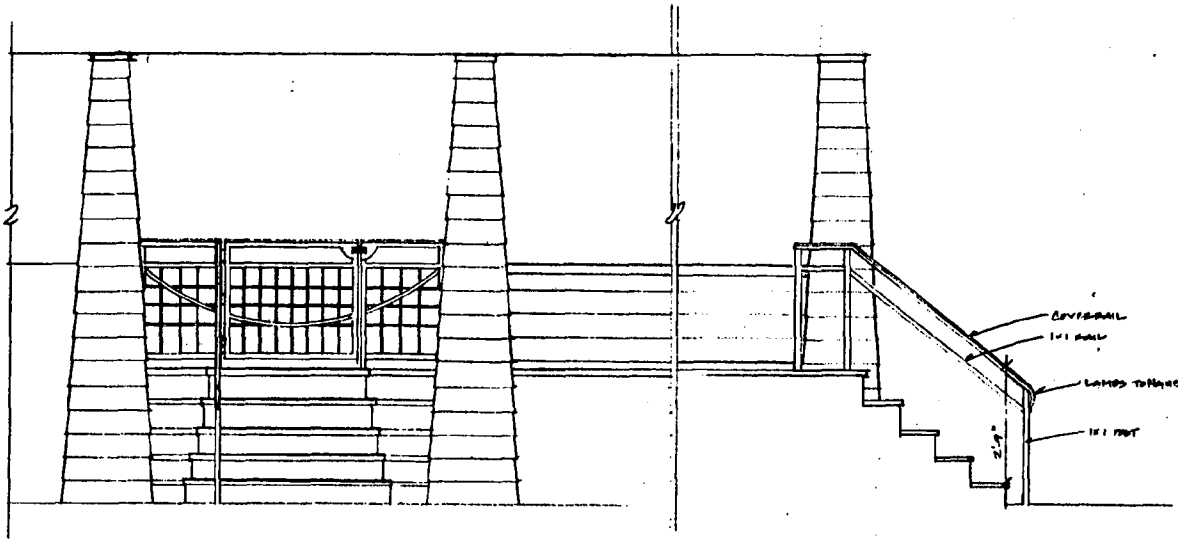
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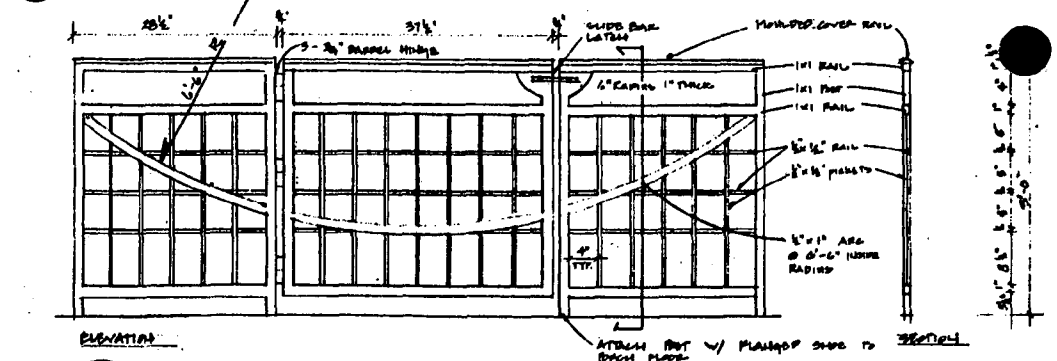
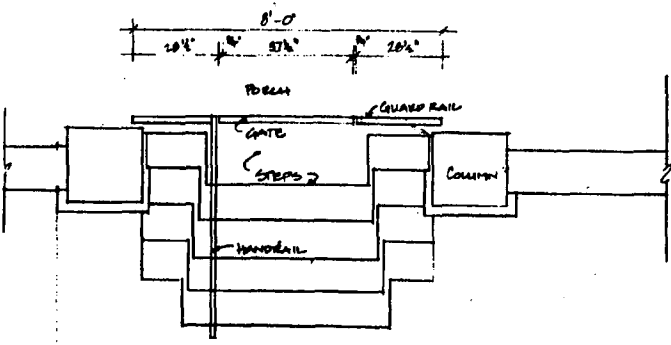
Resident  
58 Walnut Avenue  
Takoma Park, MD 20912





1 GUARD GATE & HANDRAIL  
2 ELEVATION SCALE: 1/8" = 1'-0"

2 HANDRAIL  
2 SIDE ELEVATION SCALE: 1/8" = 1'-0"



3 GUARD GATE & HANDRAIL  
2 PLAN SCALE: 1/8" = 1'-0"

4 GUARDRAIL & GATE  
2 ELEVATION & SECTION SCALE: 1/8" = 1'-0"

2

2	DETAILS FOR <b>BARAB / BLACKBURN RESIDENCE</b> 89 WALNUT AVENUE TAKOMA PARK, MD. 20912	DATE: 1/21/97  SCALE: AS SHOWN	 <p><b>JORDAN MCVEYMAN</b> Architecture</p> <p>1000 R. Street NW          Suite 200          Washington DC 20001          202.775.2828          jordan@jordanm.com</p>
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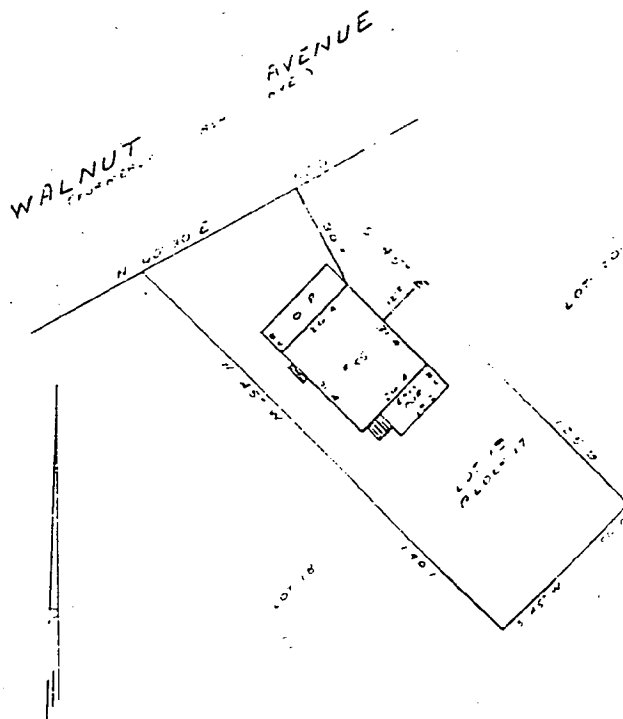
FINANCIAL JOURNAL

29 80

9

E.L. RENN & ASSOCIATES

7 BROOKS AVE., GAITHERSBURG, MARYLAND 20760



SCALE 1" = 30'  
 RECORDED IN  
 PLAT BOOK - 2  
 PLAT - 145

HOUSE LOCATION  
 LOT 19 BLOCK 17

PINECREST

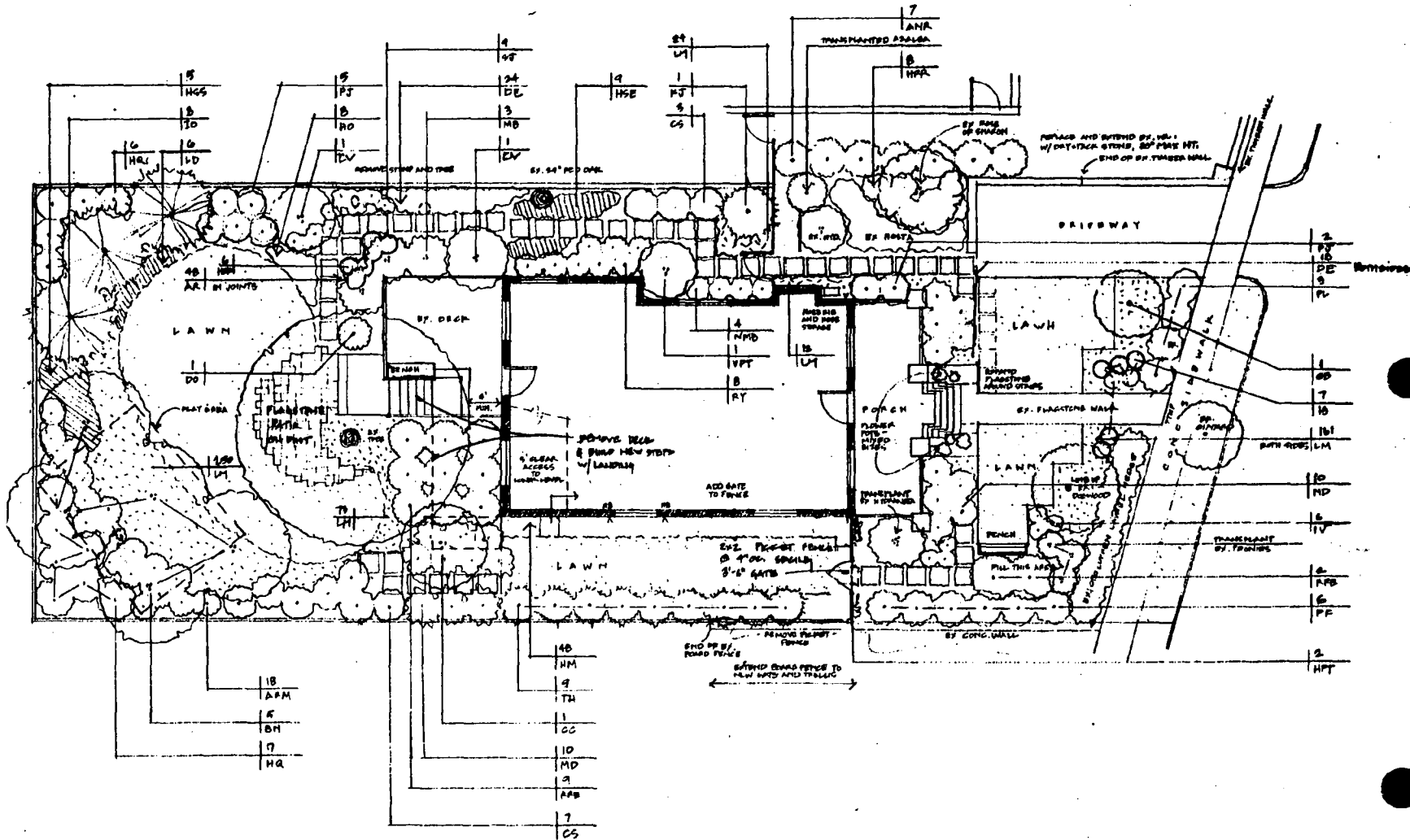
MONTGOMERY COUNTY, MARYLAND

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information herein is based on the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown there are no encroachments.

Date MAY 21, 1954

*Elwood L. Renn*  
 ELWOOD L. RENN  
 REGISTERED LAND SURVEYOR, MD. NO. 2887



5

<p>1</p>	<p>PLANTING PLAN FOR          BARAB / BLACKBURN RESIDENCE          55 WALNUT AVENUE          TAKOMA PARK, MD 20912</p>	<p>DATE: 11/21/96          1/21/98</p> <p>SCALE: 1/8"=1'-0"</p>	<p>JORDAN          HONEYBUSH          Landscape Architecture</p>
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