

37/3-97I 5 Valley View Drive  
(Takoma Park Historic District)

No cupola.  
But ~~use~~ extend wall plane  
w/ window on side & roof

ROOF PITCH  
MATCHES EXISTG  
HOUSE

5" OGG  
ALUM.  
GUTTER

6" LAP  
SIDING  
2" ALUM.  
DOWNSPOUT

TREE &  
DECK &  
RAIL NOT  
SHOWN

MDO  
PWWD

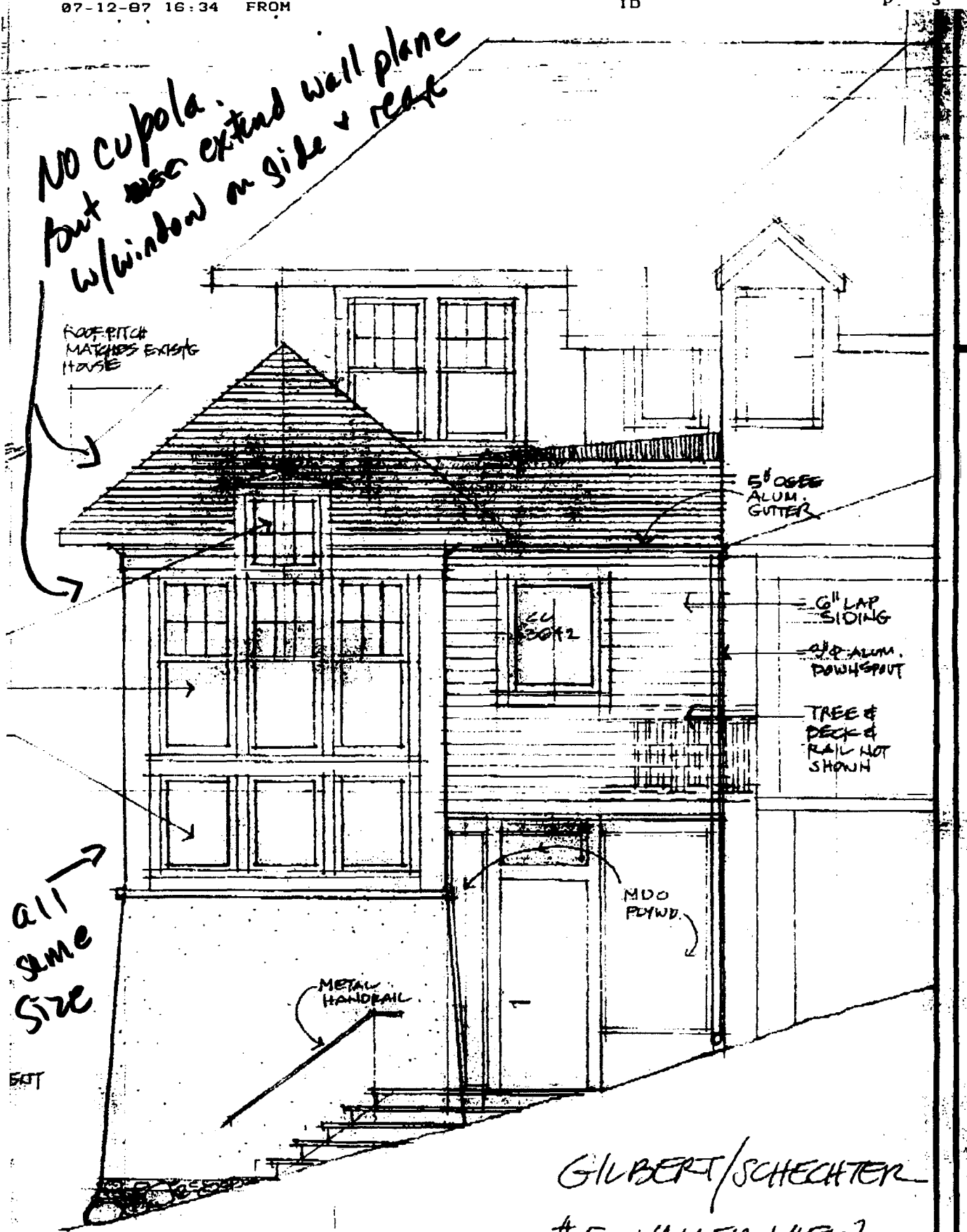
METAL  
HANDRAIL

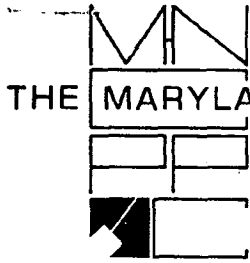
all  
same  
size

50T

Proposed

GILBERT/SCHUCHTER  
#5 VALLEY VIEW  
TAKOMA PARK





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

DATE: 3/3/97

MEMORANDUM

TO: Robert Hubbard, Acting Director  
Department of Permitting Services

FROM: <sup>RDZ</sup> 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: Consult with Arborist &  
follow advice re: health of tree with which is in the  
location of the proposed deck. Deck to be constructed  
around the tree. Provide HPC staff copies of  
Arborist recommendation & proof of completion of work.

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

Applicant: Susan Gilbert, Dan Schechter

Address: 5 Valley View Drive, Takoma Park, MD 20912

\*\*\*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.\*\*\*



DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: PAUL TRESEDER

Daytime Phone No.: 301-891-2911

Tax Account No.: 1070031

Name of Property Owner: SUSAN GILBERT & DAN SCHECHTER Daytime Phone No.: 301-891-2727

Address: 5 VALLEY VIEW DR TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-891-2911

**LOCATION OF BUILDING/PREMISE**

House Number: 5 VALLEY VIEW Street: VALLEY VIEW DR

Town/City: TAKOMA PARK Nearest Cross Street: MAPLE

Lot: 51, PT 52 Block: 9A Subdivision: HOLMES & AUSTIN'S SUB. OF TAKOMA PARK

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Revision
  - Install
  - Repair
  - Wreck/Raze
  - Revocable
- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 75,000

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 of owner or authorized agent: \_\_\_\_\_ Date: Feb 3 1997

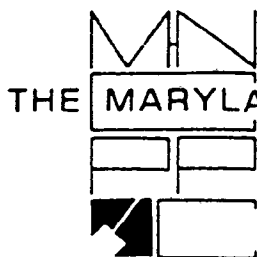
Approved: [Signature] Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/3/97

Application/Permit No.: 9702040069 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

3113.47I



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 3/3/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, <sup>102</sup>Historic Preservation Coordinator  
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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5 Valley View Drive

Meeting Date: 2/26/97

Resource: Takoma Park Historic District

Review: HAWP/Addition

Case Number: 37/3-97I

Tax Credit: No

Public Notice: 2/12/97

Report Date: 2/19/97

Applicant: Susan Gilbert & Dan Schechter

Staff: Robin D. Ziek

PROPOSAL: Rear addition with stair  
tower and new deck

RECOMMENDATIONS: APPROVAL w/  
CONDITIONS

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RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District

STYLE: Colonial Revival (c1915-25)

SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION: Expand existing kitchen and add stair tower at rear; remove existing deck and rebuild adjacent to new construction

PROJECT DESCRIPTION

The subject property is a large two-story Colonial Revival house with a stucco finish. The neighborhood includes homes in a variety of styles, including frame Colonial Revivals, bungalows, and more recent brick in-fill.

The applicants own two lots on Valley View. The house was mostly built on Lot 51, but actually crosses the lot line to Lot 54. The side porch is clearly built on Lot 54. The property slopes away steeply from the front yard so that the basement at the northwest corner of the house is well above grade.

The existing house already has several additions off of the main block of the house. This includes the screened porch on the south side of the building, a rear addition which appears to be a glassed-in porch, and a deck at the rear west corner of the house.

The applicant proposes to **remove** the existing deck, **expand** the existing kitchen into the area of the existing deck, **build** a stair tower off of this southwest corner to provide access to the basement and rear yard, and **build** a new deck between the proposed kitchen addition and the existing screened porch. (See plans at Circles 5, 6 .)

The applicants propose to match existing materials for the most part: composition shingles for roofing, wood windows, wood clapboard for the walls of the kitchen addition, and stucco at the basement level of the tower. They propose MDO plywood (to be painted) for the walls of the rear basement extension, and for the basement level of the kitchen extension. The proposed railings at the deck and the rear basement steps will be painted or stained fir.

#### GENERAL STAFF COMMENTS

This new proposal is wholly at the rear of a Contributing Resource. With the sloping topography, and the low massing of the proposed construction, the new work will be only somewhat visible from Valley View. The Takoma Park Guidelines specify leniency in the review of changes proposed at Contributing Resources "which are at all visible from the public right-of-way." And the Guidelines note that "while additions should be compatible, they are not required to be replicative of earlier architectural styles."

This proposed work is respectful of the historic district, and does not affect the streetscape. The tower, while certainly a striking element, is low in relation to the original house, and pulled away from it. Through the additional use of compatible materials, the new project works together with the existing additions.

Staff is concerned, however, with the proposal to wrap the new deck around an existing mature tree. This has been done successfully at other sites, but one must be sure that the construction impacts on the tree roots are minimized.

#### STAFF RECOMMENDATION

Staff recommends that, **with the following condition**, the Commission approve the proposal, finding that it meets the Takoma Park Guidelines for Contributing Resources that state:

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required;

and, that the proposal is consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #2:

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

#### CONDITION:

Applicant to consult with an arborist on the health of the tree and on possible construction impacts on the tree. Applicant to follow the advice of said arborist, and supply information and confirmation of these tree-saving activities to HPC staff.

and subject to the general condition that the applicant 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: PAUL TRESEDER

Daytime Phone No.: 301-891-2911

Tax Account No.: 1070031

Name of Property Owner: SUSAN GILBERT & DAN SCHECHTER Daytime Phone No.: 301-891-2727

Address: 5 VALLEY VIEW DR TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-891-2911

### LOCATION OF BUILDING/PREMISE

House Number: 5 VALLEY VIEW Street: VALLEY VIEW DR

Town/City: TAKOMA PARK Nearest Cross Street: MAPLE

Lot: 51, PT 52 Block: 54 Subdivision: HOLMES & AUSTIN'S SUB. OF TAKOMA PARK

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Solar
- Fireplace
- Woodburning Stove
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_
- Porch
- Deck
- Shed
- Single Family

1B. Construction cost estimate: \$ 75,000

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: \_\_\_\_\_

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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

Feb 3 1997  
 Date

3

Approved: \_\_\_\_\_

For Chairperson Historic Preservation Commission



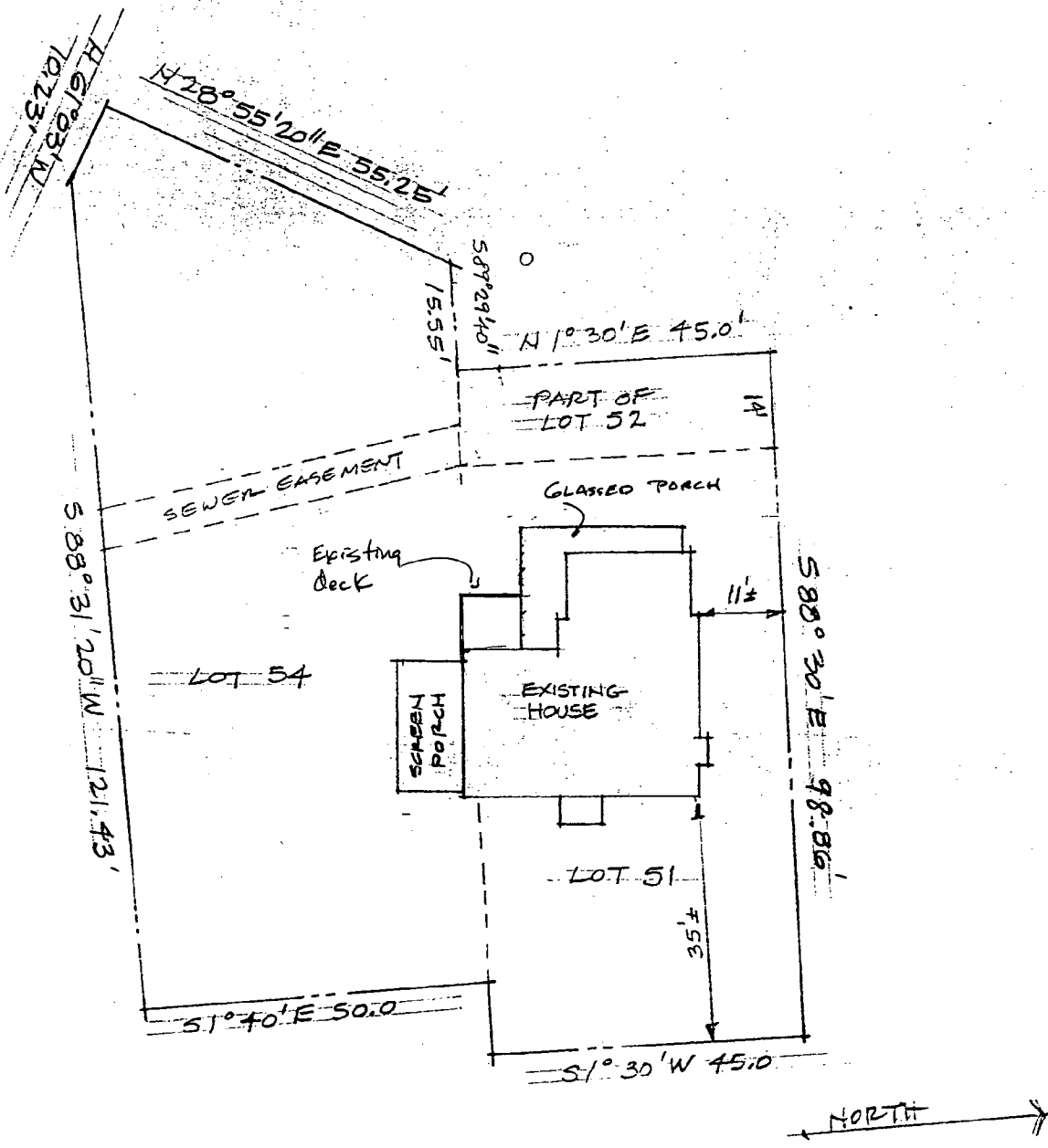
#5 VALLEY VIEW AVENUE, TAKOMA PARK, MARYLAND

DESCRIPTION OF PROJECT

The existing house is a 1-1/2 story stucco house in the cottage style, built probably around 1930, in a neighborhood of similar bungalows of the same or earlier vintage. It is distinguished by its steeply pitched roof, hips, and dormers. A screen porch extends to the side, toward an additional side lot that belongs to this house. An existing addition, made predominantly of windows, extends to the back. The lot slopes to the rear, so that the basement is at grade level in the back of the house. The existing addition is therefore a full story off the ground. A distinguishing feature of the project is a large oak tree close to the southwest corner of the house.

This project is off the southwest corner of the house; the primary feature is a stair tower that connects the main level to the basement; this is connected to the house by an extension of the existing addition. A new deck wraps around the large oak tree. This tree, by the way, dictates the placement of the tower, since the foundations need to avoid its roots.

The addition, although on the back of the house, is visible from Valley View across the large side yard. Its design is therefore intended to recall the finishes and roof pitch of the existing house, but float free of the main volume of the house, connected by the existing, modified glass addition. Most of the new space of this project is actually achieved by filling in below the existing house and existing addition, adding no new bulk to the house.



VALLEY VIEW DRIVE

LOT 51 & PART OF LOT 52  
 HOLMES & AUSTIN'S SUBDIVISION  
 LOT 54  
 HARRY K. HOBART'S SUBDIVISION  
 TAKOMA PARK, MONTGOMERY COUNTY, MD.

EXISTING PLAN

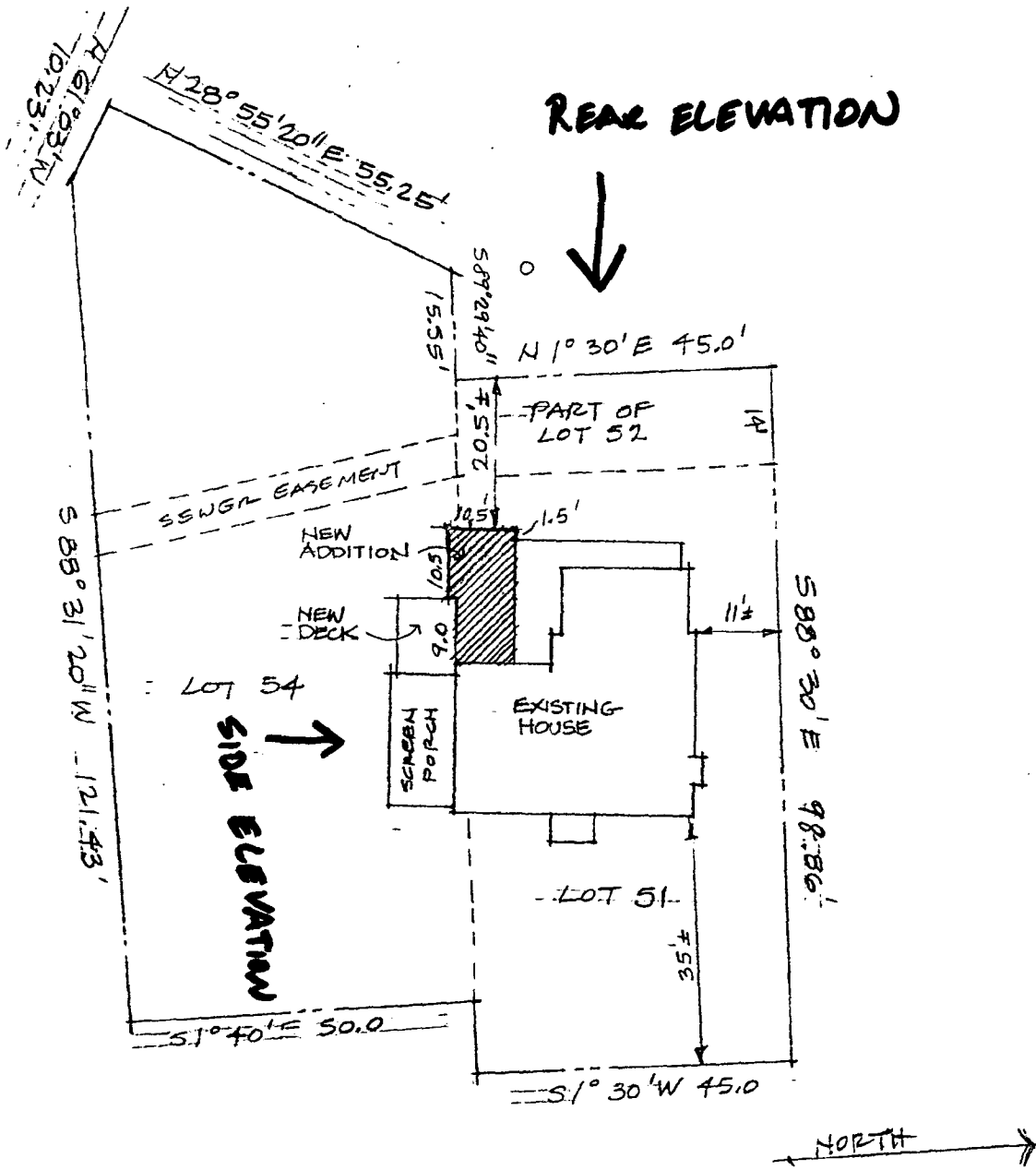
SITE PLAN

#5 VALLEY VIEW DRIVE  
TAKOMA PARK, MARYLAND

SCALE: 1" = 25'-0"

5

# REAR ELEVATION

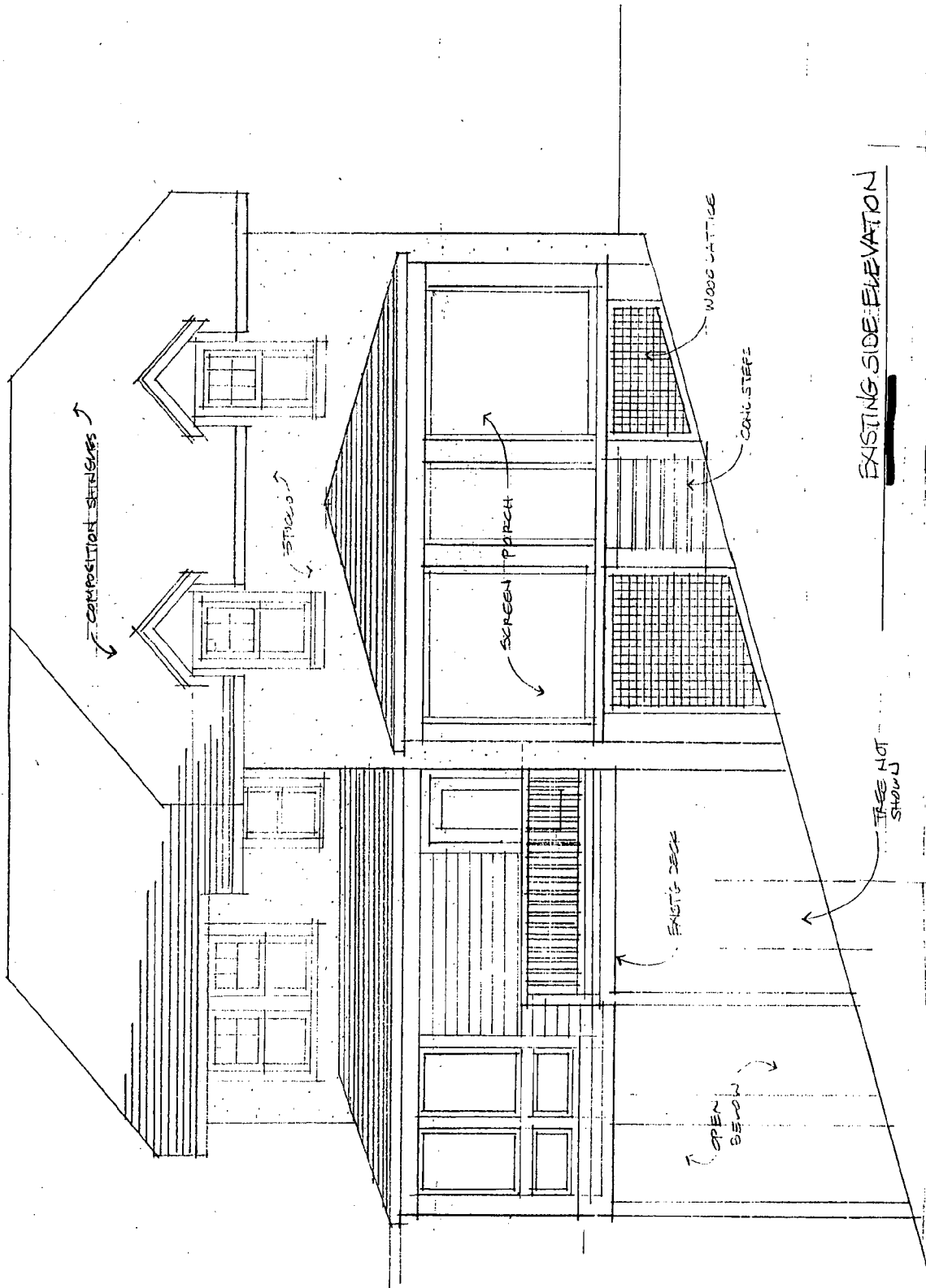


VALLEY VIEW DRIVE

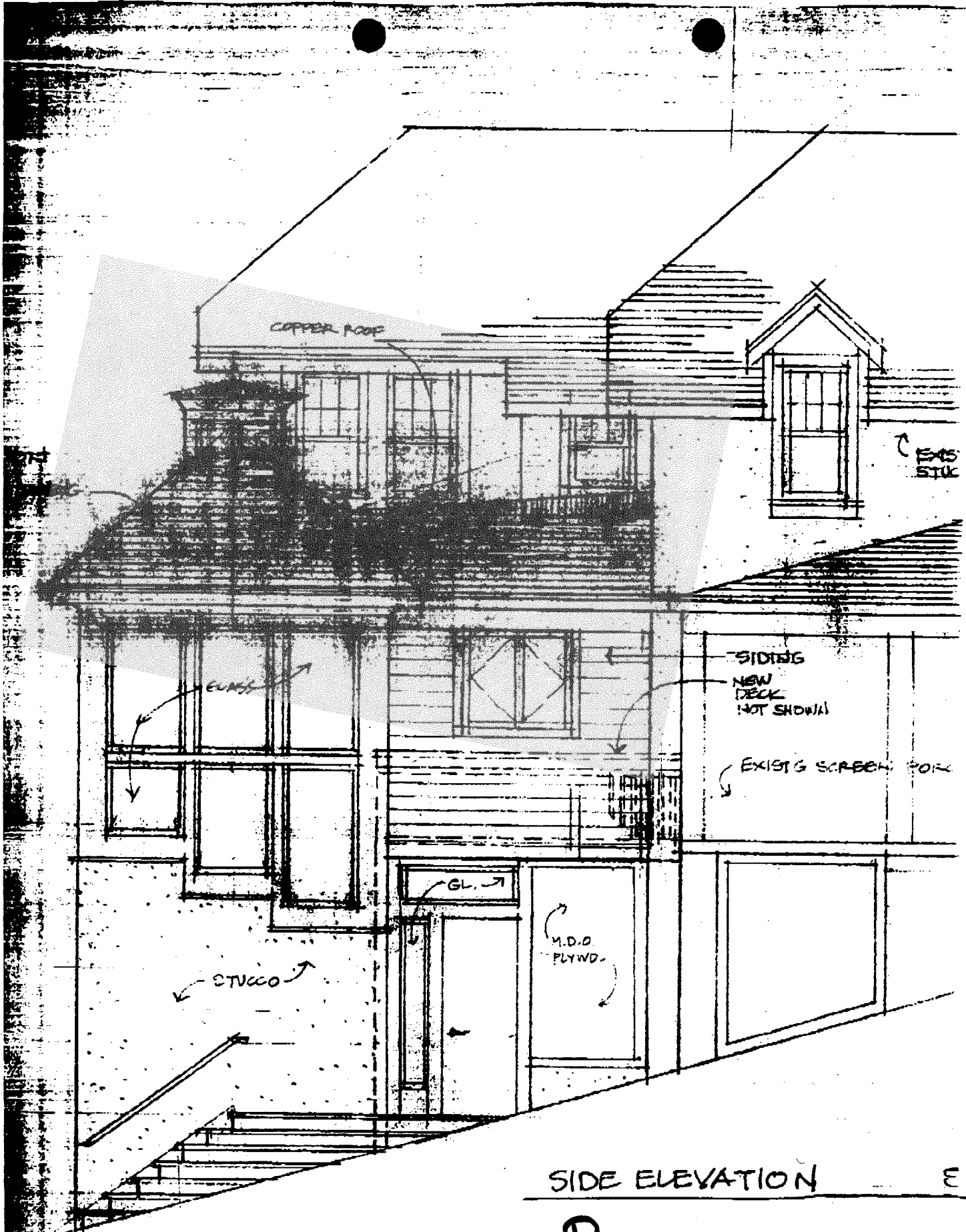
LOT 51 & PART OF LOT 52  
 HOLMES & AUSTIN'S SUBDIVISION  
 LOT 54  
 HARRY K. HOBART'S SUBDIVISION  
 TAKOMA PARK, MONTGOMERY COUNTY, MD.

PROPOSED  
 PLAN

SITE PLAN #5 VALLEY VIEW DRIVE  
 TAKOMA PARK MARYLAND  
 SCALE: 1" = 25'-0"



EXISTING SIDE ELEVATION



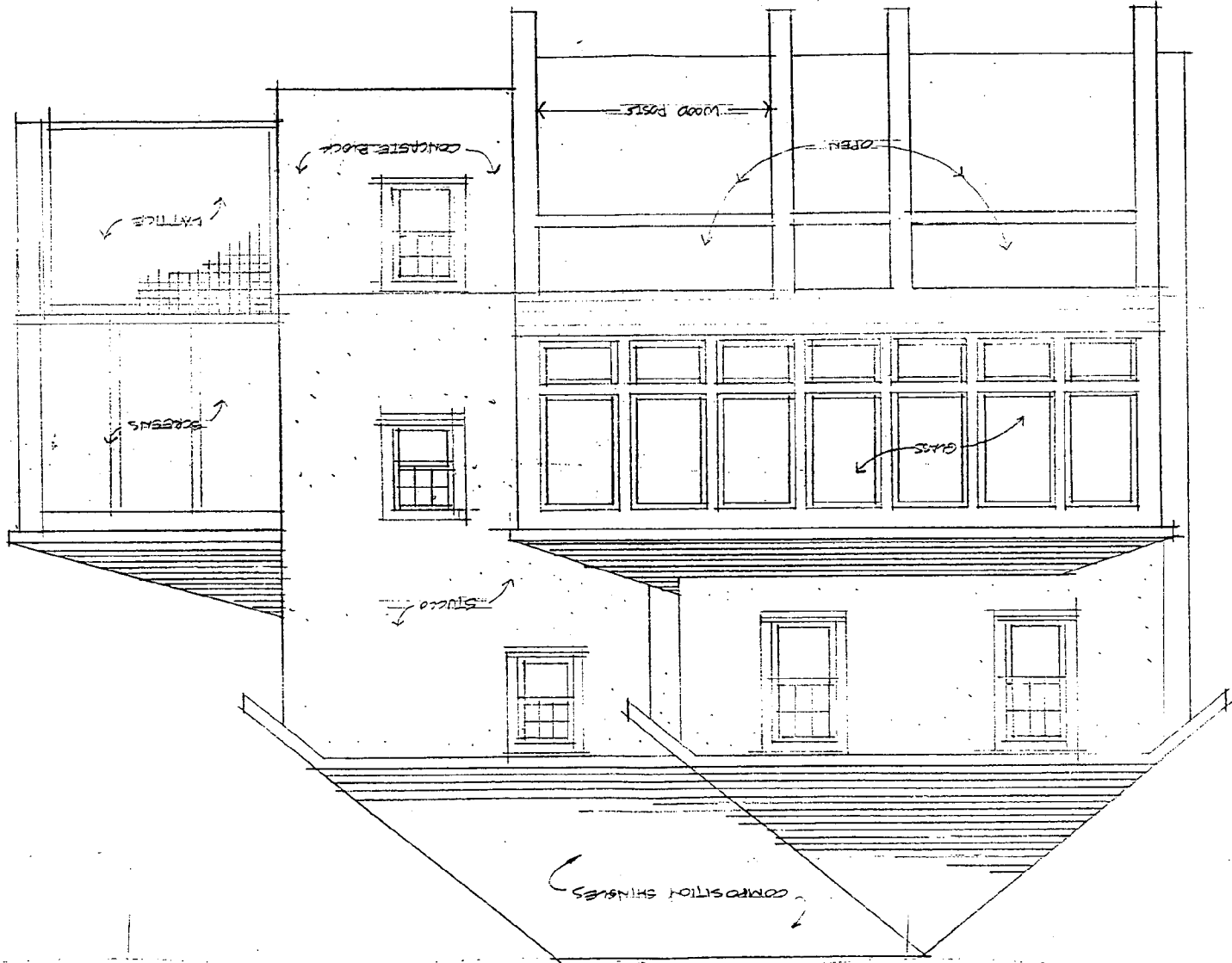
SIDE ELEVATION

E

PROPOSED

8

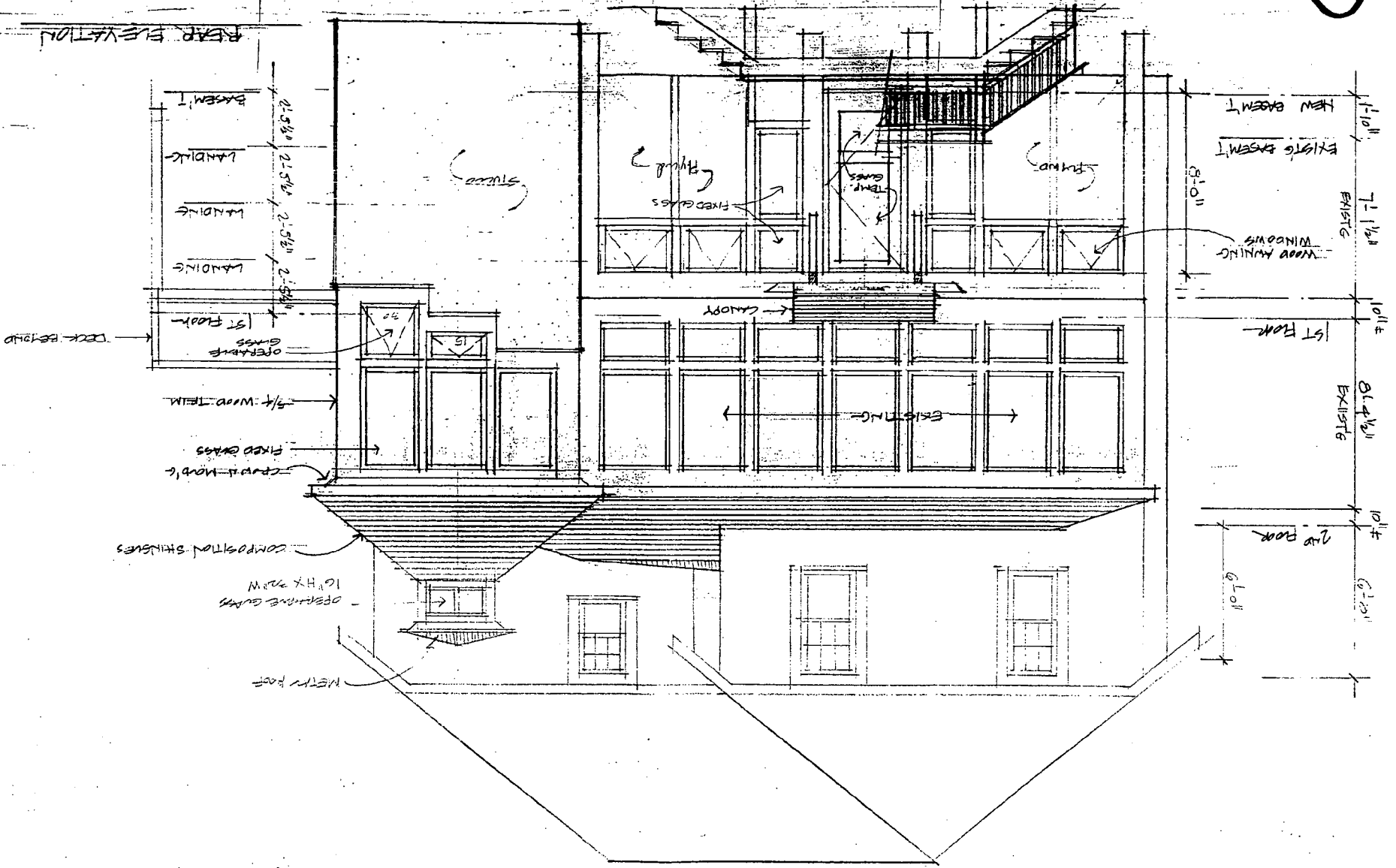
EXISTING REAR ELEVATION



01

PROPOSED

REAR ELEVATION





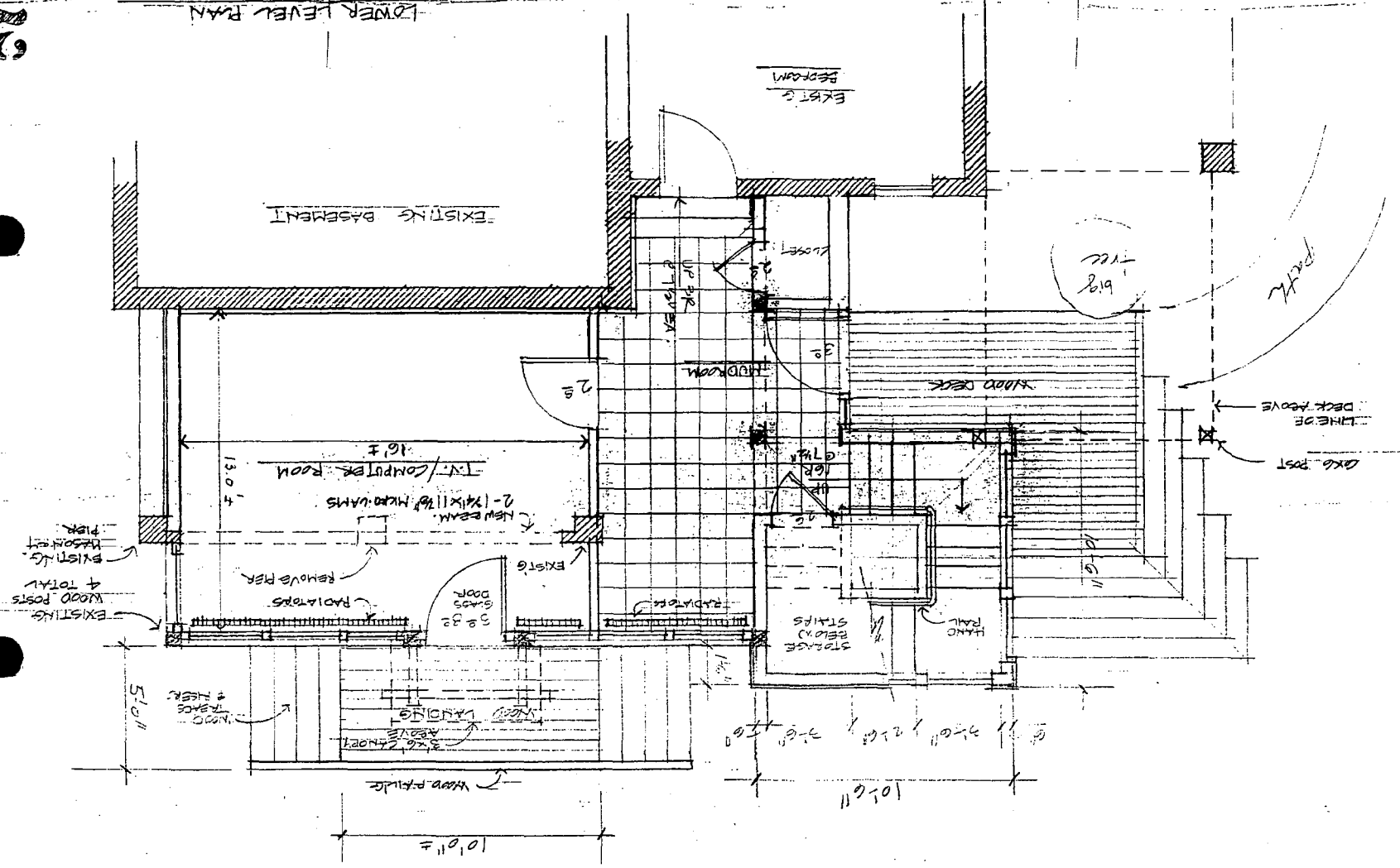


Scale: 1/4" = 1'-0"

LOWER LEVEL PLAN

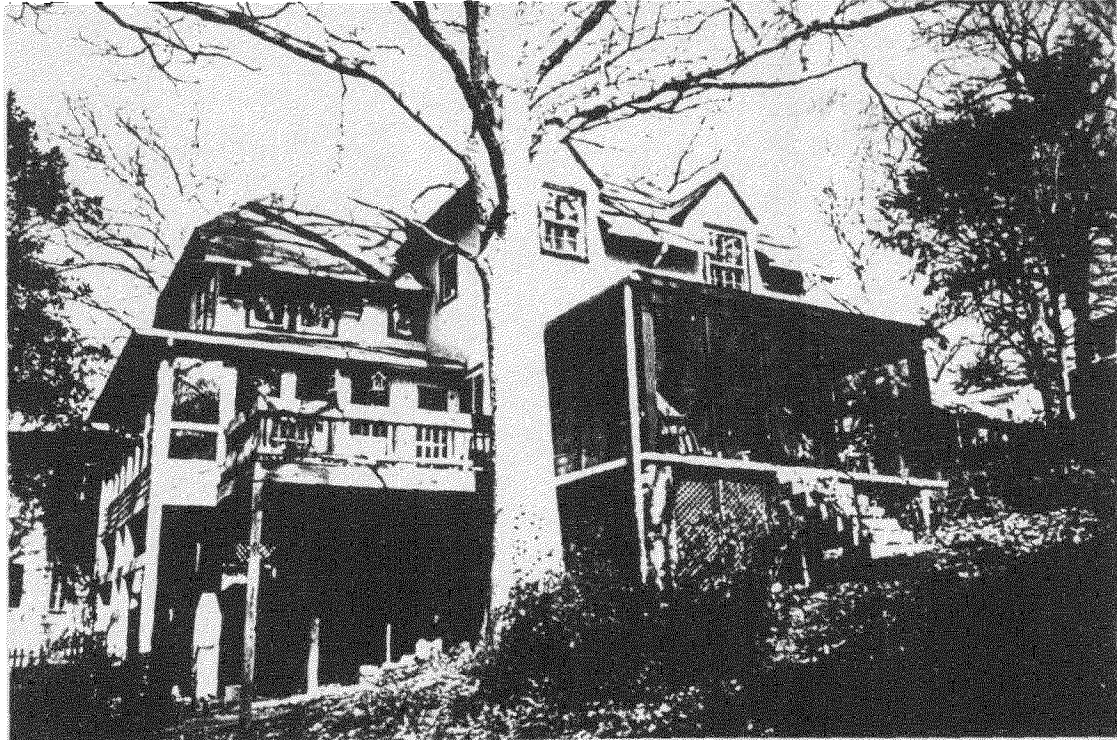
EXISTING BASEMENT

EXIST. BEDROOM



29

# 5 Valley View Drive

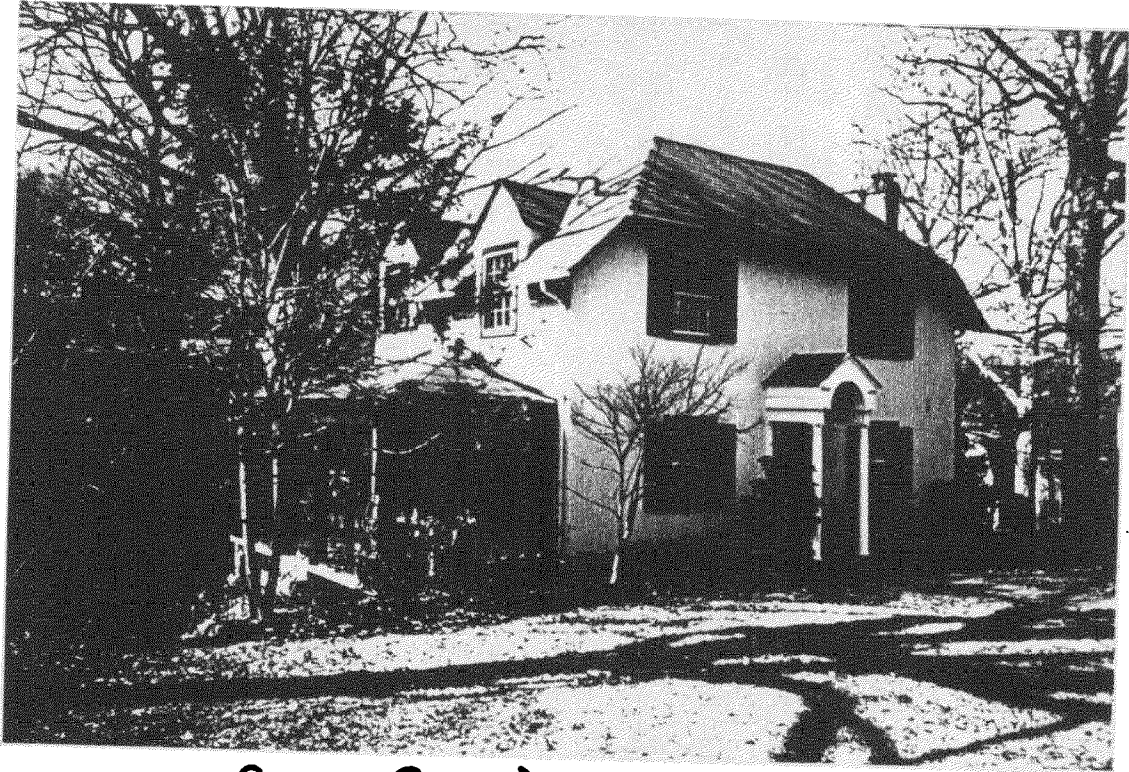


Side elevation; existing deck, screen porch, large oak tree, rear addition

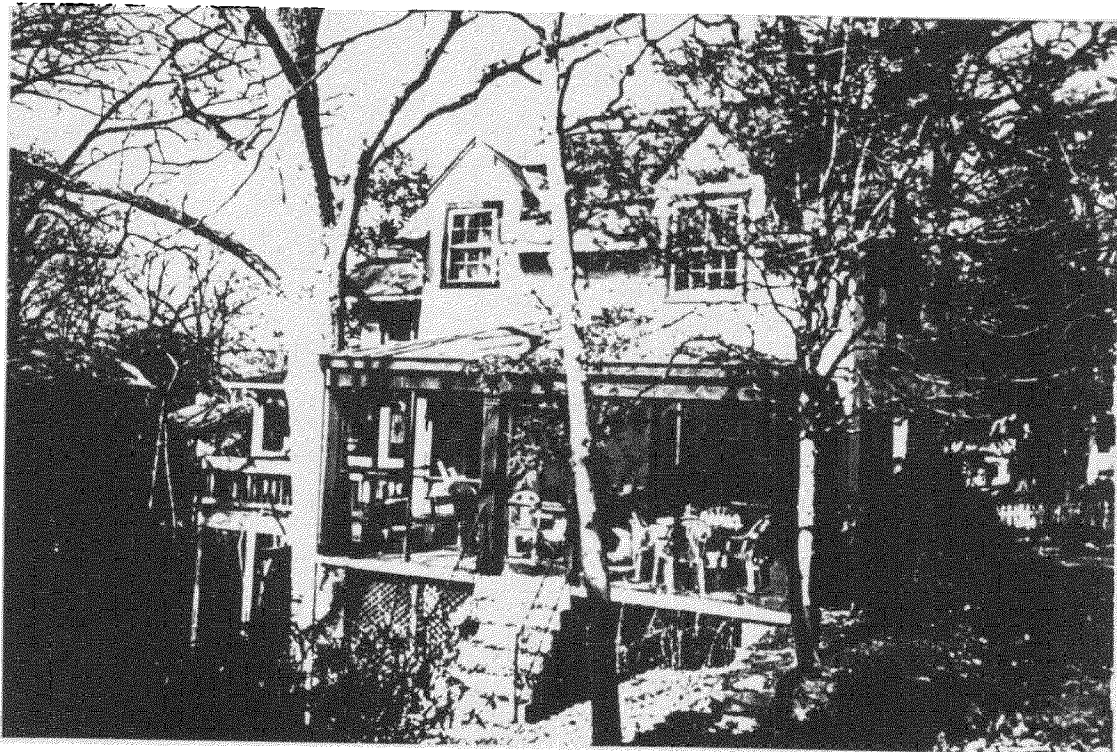


Side & rear elevations

# 5 Valley View Drive



front facade & screen porch



side elevation. large oak

Across-the-Street and Side Neighbors to 5 Valley View Avenue,  
Takoma Park, Maryland 20912

Warren Maruyama & Karen Chittenden  
3 Valley View Avenue

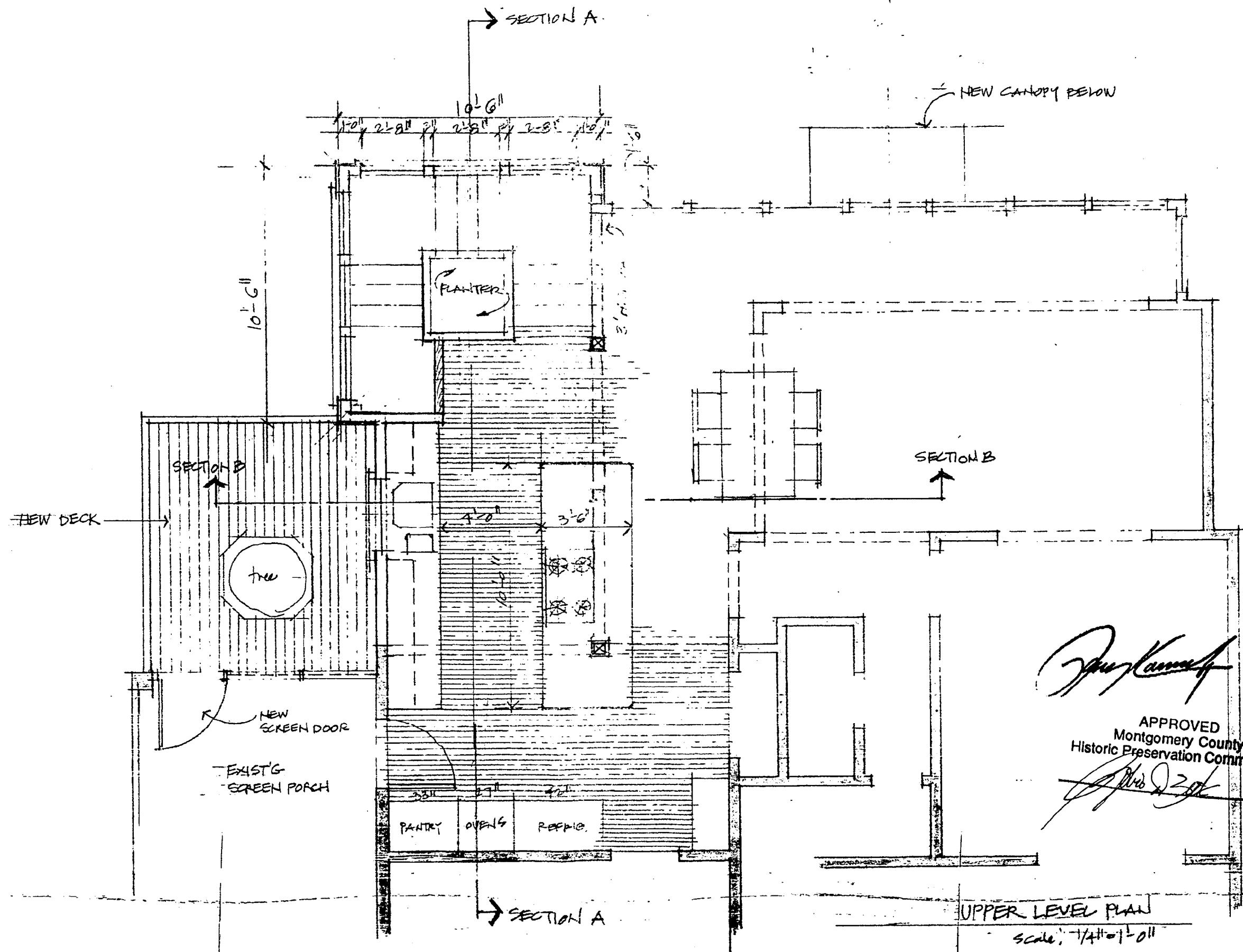
Fred & Barbara Berman  
8 Valley View Avenue

Kim Nelson & Beth Applegate  
9 Valley View Avenue

Melissa & Peter Smith  
10 Valley View Avenue

Ashley Files & Mark Flory  
12 Valley View Avenue

Note: There is no house at #7; we own that property.



*[Signature]*

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]* 3/3/77



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

LOWER LEVEL PLAN

APPROVED  
Montgomery County  
Historic Preservation Commission  
March 31, 2017

EXISTING BASEMENT

EXISTG  
BEDROOM

UP 3/8"  
DOWN 3/8"

BEDROOM

WOOD DECK

tree

LINE OF  
DECK ABOVE

AXIS POST

TV/COMPUTER ROOM  
16' x 13'0"

NEW BEAM  
2-12"x11" MEMBERS

REMOVE PBR

EXISTG  
WOOD DOOR

STORAGE  
BEHIND  
STAIRS

HAND  
RAIL

EXISTING  
WOOD POSTS  
& TOTAL  
4  
EXISTING  
MASONRY  
PIER

WOOD  
TRAILS  
& ASK

WOOD LANDING  
3'6" x 2'6"  
ABOVE

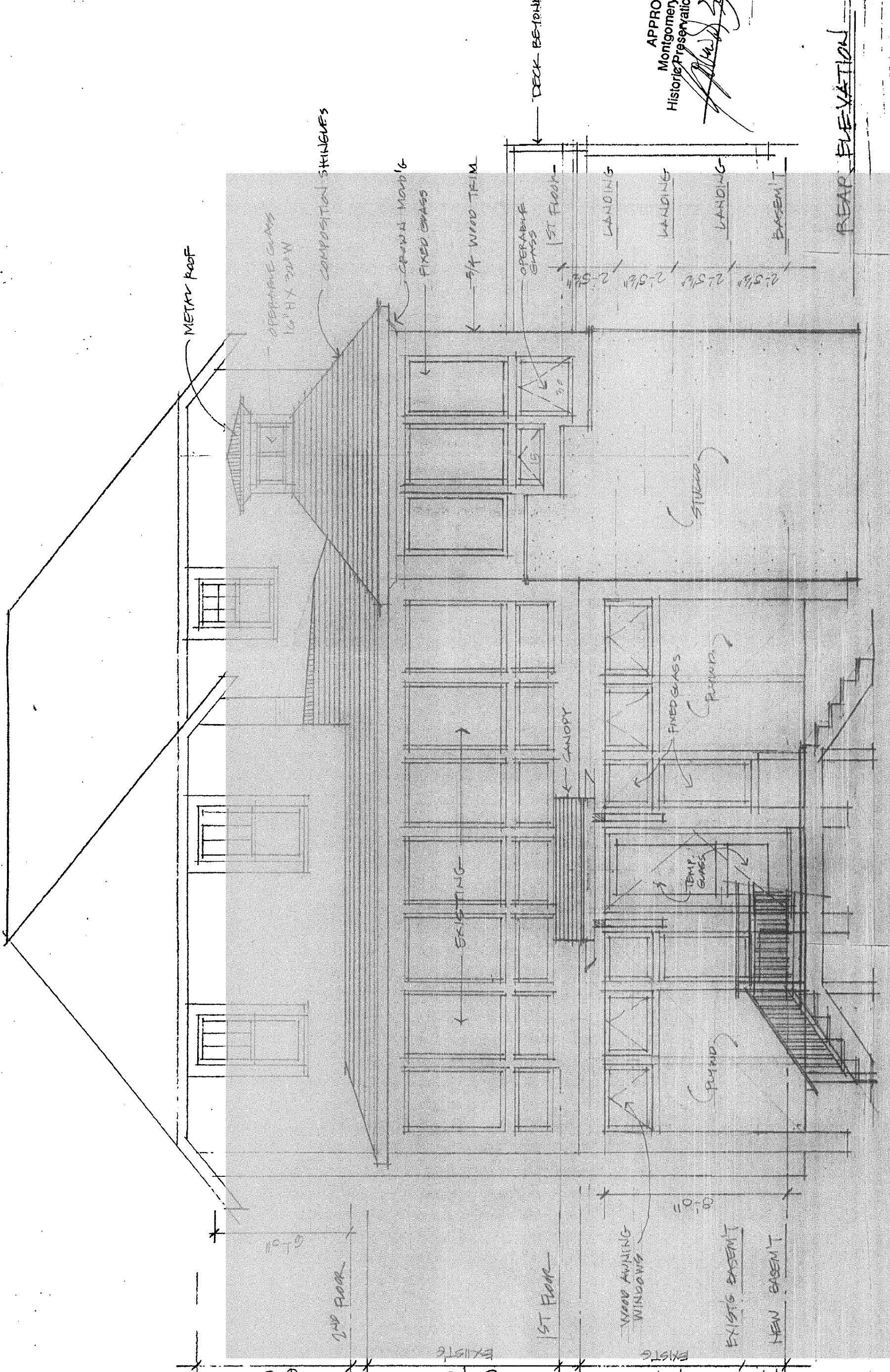
WOOD RAILING

10'0" ±

10'0"  
11'0"  
12'0"  
13'0"  
14'0"  
15'0"

path

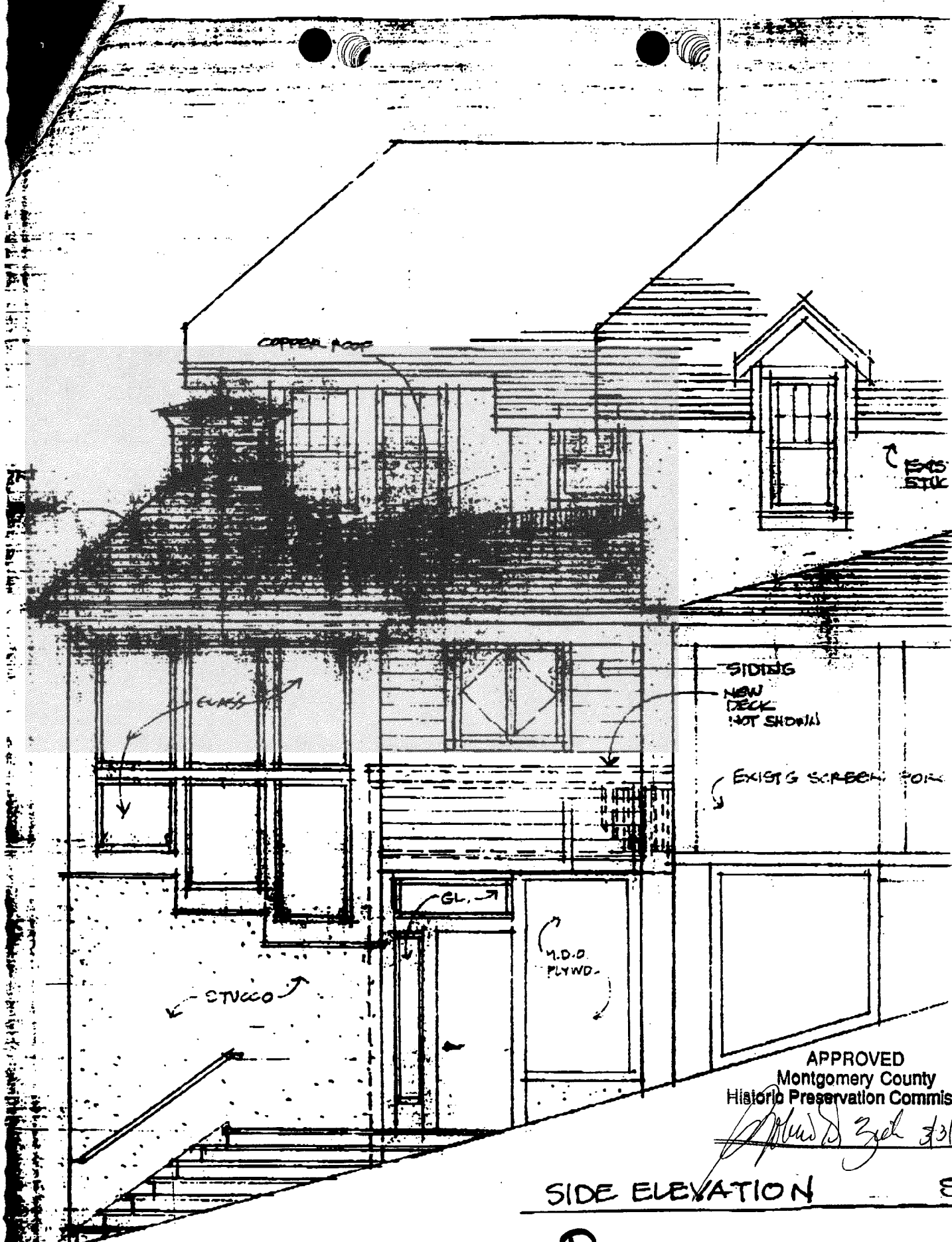




APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 3/3/07

REAR ELEVATION





APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 3/3/97

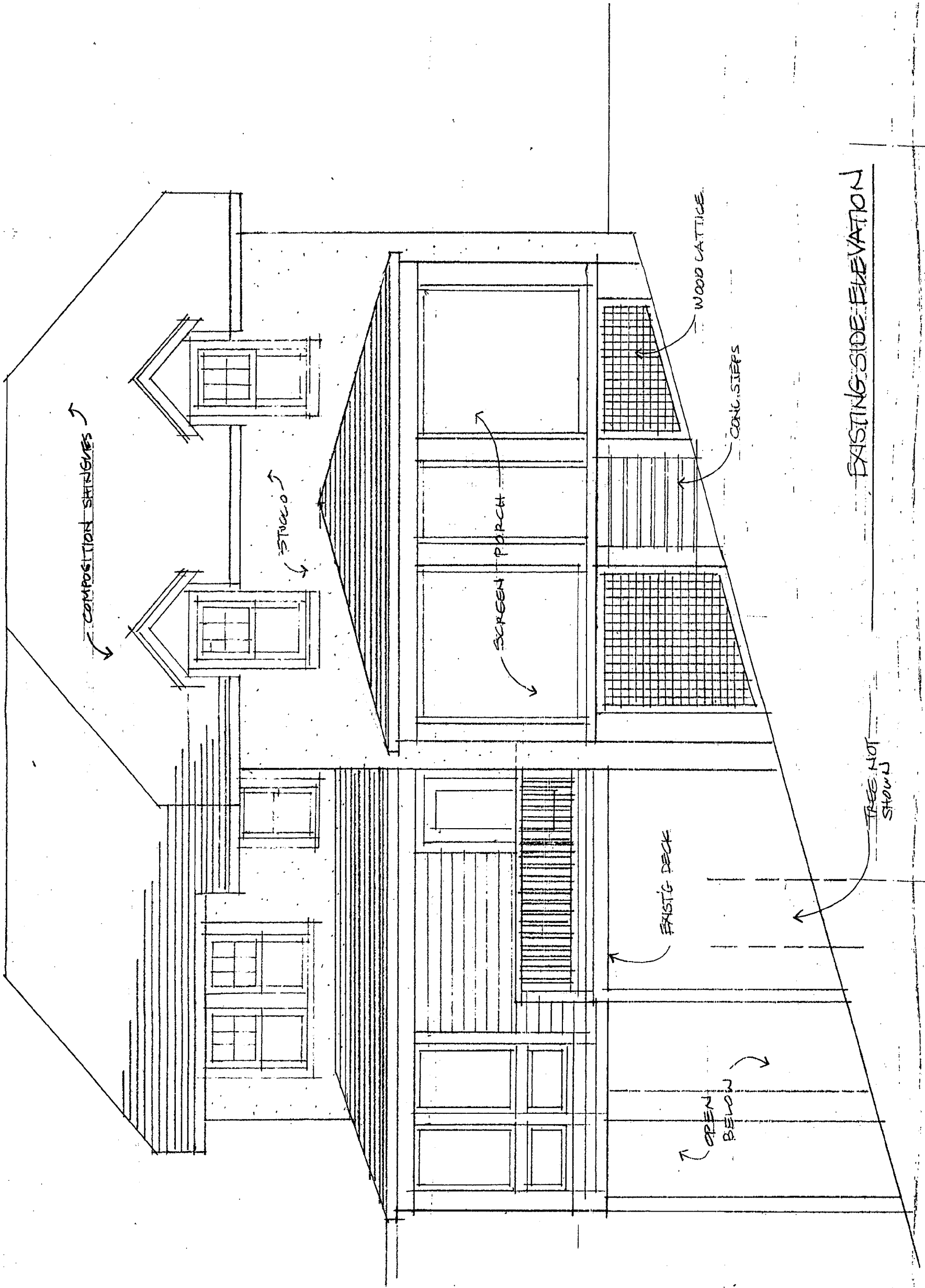
SIDE ELEVATION

E

PROPOSED

8





COMPOSITION SKETCHES →

STUCCO →

SCREEN PORCH →

WOOD LATTICE →

CONC. STEPS →

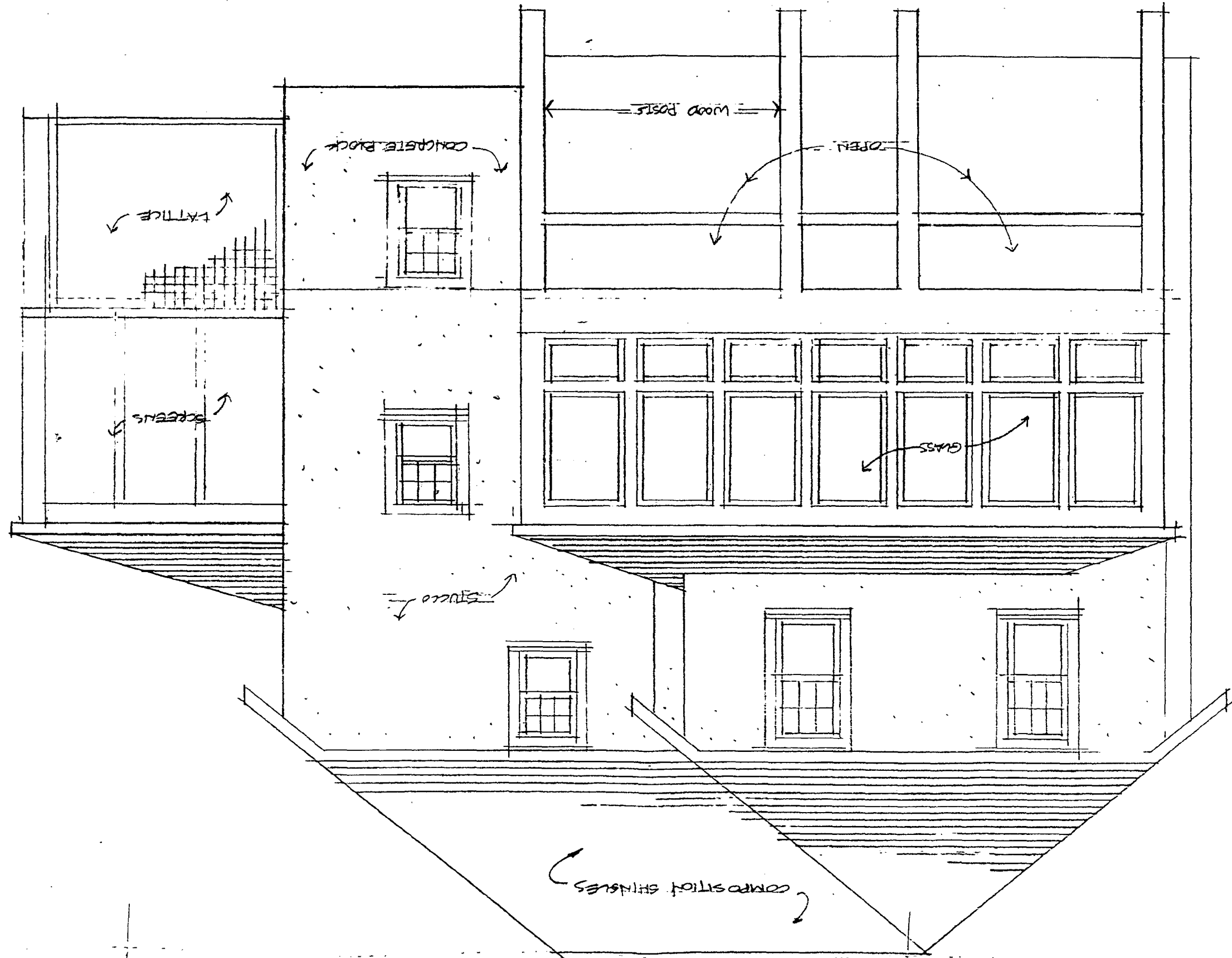
EXISTING DECK →

OPEN BELOW →

TREE NOT SHOWN →

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION



CONCRETE BLOCK

WOOD POSTS

LATTICE

SCREENS

OPEN

GLASS

STUCCO

COMPOSITE SHINGLES

FROM: PAUL TRESEDER

TO: ROBIN ZICK

RE: GIBERT/SCHUCHTER REVISIONS,

SIDE ELEVATION.

REVISED ELEVATION FORMS.

I HOPE IT'S CLEAR ENOUGH

CAN IF NOT

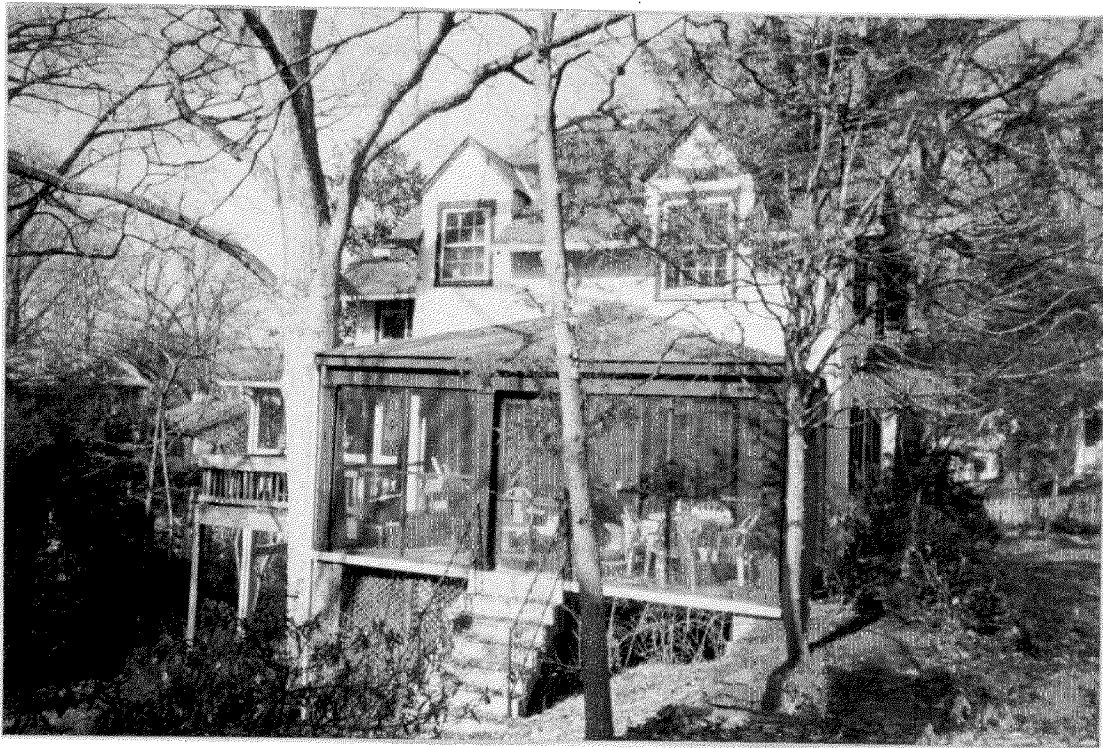
301.891.2911

THANKS.

# 5 Valley View Drive



front facade & screen porch



side elevation. large oak

# 5 Valley View Drive



Side elevation: existing deck, screen porch, large oak tree, rear addition



Side & rear elevations