



37/03:06GGG	9 MONTGOMERY AVE
Takoma Park Historic District	



FICE



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 12/1/06

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #436390, window replacement and rear porch enclosure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the November 15, 2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Dennis & Susan Huffman

Address: 9 Montgomery Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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: DENNIS HUFFMAN
 Daytime Phone No. (240) 508-6151 cell

Tax Account No. 275-44-3646
 Name of Property Owner: DENNIS + SUSAN HUFFMAN Daytime Phone No.: (301) 891-2663
 Address: 9 MONTGOMERY AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
 Contractor: HERITAGE BUILDING + RENOV. Phone No.: (301) 270-4799
 Contractor Registration No.: _____
 Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: MONTGOMERY AVE
 Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE.
 Lot: 9 Block: 17 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
 Lines: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Star Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 75,000.00
 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 an agency as 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

10/18/06
 Date

Approved: [Signature] For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature _____ Date: 11/15/06
 Application/Permit No: 430390 Date Filed: _____ Date Issued: _____

FILE



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: November 16, 2006

MEMORANDUM

TO: Dennis & Susan Huffman
9 Montgomery Ave, Takoma Park

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #436390

Your Historic Area Work Permit application for window replacement and rear porch enclosure was **Approved** by the Historic Preservation Commission at its November 15, 2006 meeting.

Prior to applying for a county building permit, if applicable, from the Montgomery County Department of Permitting Services, you must contact your assigned staff person to arrange for your three (3) sets of final permit drawings to be stamped at the Historic Preservation Office at 1109 Spring Street. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another town government agency before work can begin.

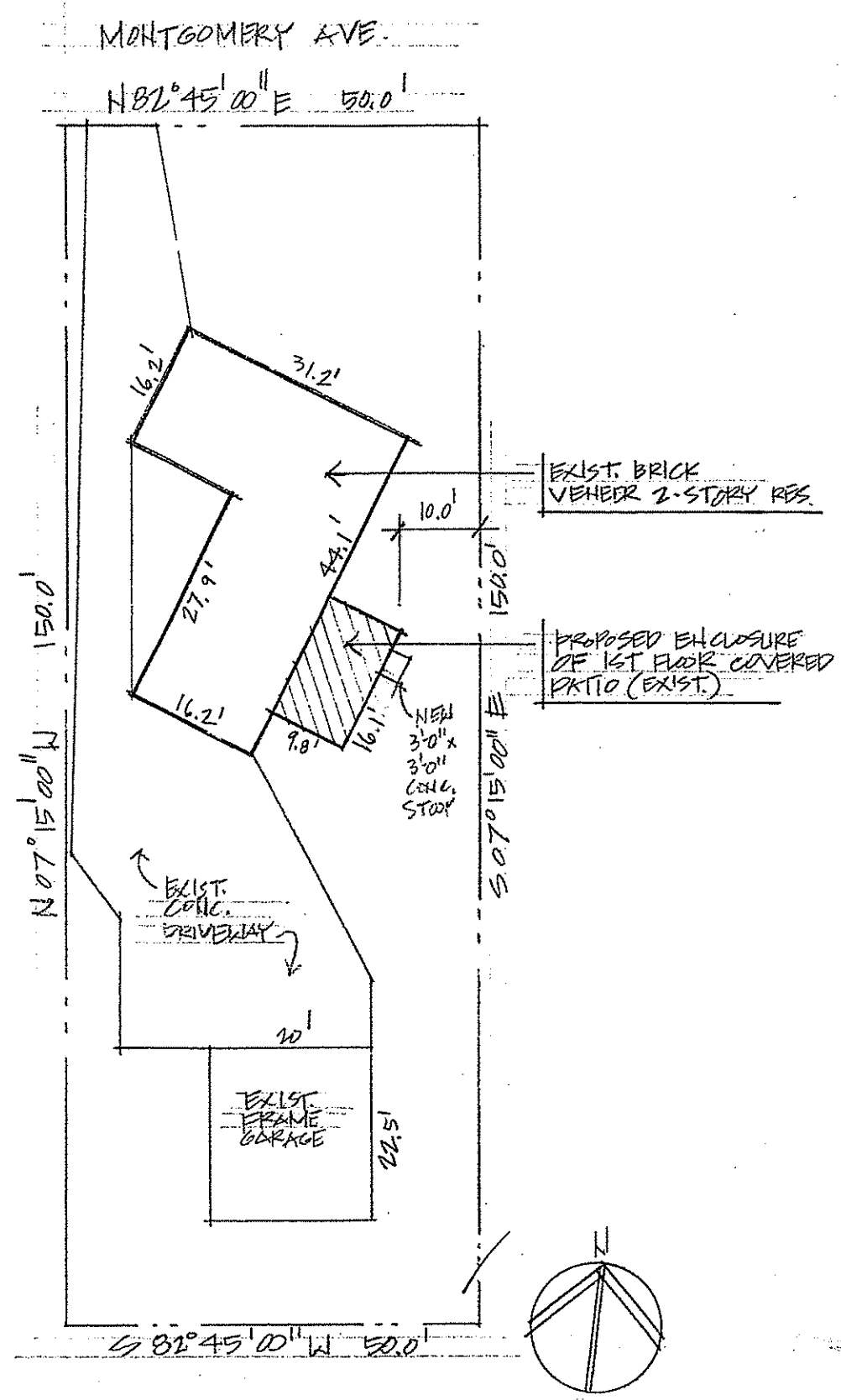
When you file for your building permit at DPS, you must take with you stamped drawings and the official approval memo (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or 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, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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



STAMPED



Sheet No. Sheet Title Legend

Cover Site Plan / Project Description / Window & Door Schedule

DEMOLITION

D-1 Demolition Plan / First & Second Floor

ARCHITECTURAL

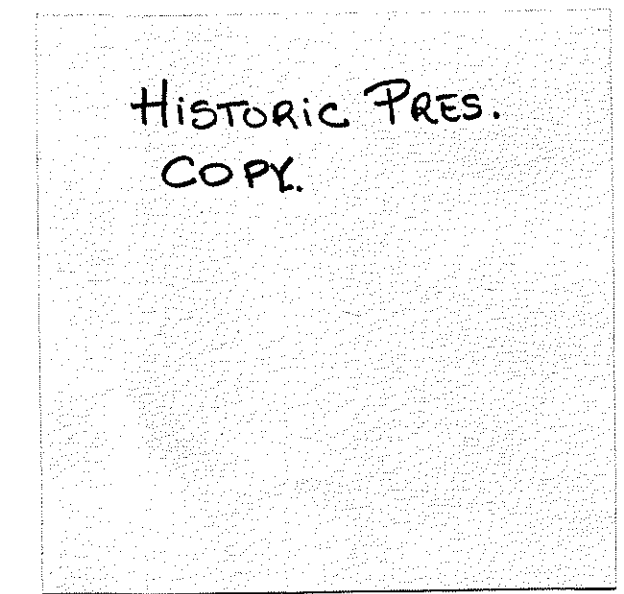
- A-1 First & Second Floor Plan (1/4"=1'-0")
- A-2 Exterior Elevations (1/4"=1'-0")
- A-3 Wall Sections (1"=1'-0") / Details
- A-4 Interior Elevations (3/8"=1'-0")

ELECTRICAL / LIGHTING

E-1 First & Second Floor Electrical & Lighting Plan (1/4"=1'-0")

Proposed Addition & Alterations to:

Huffman Residence
9 Montgomery Avenue
Takoma Park, MD 20912



Site Plan

1" = 20'-0"

Lot: 5 Block: 17
 Plat Book: A, Plat No.: 2
 Subdivision: B.F. Gilbert's Addition to Takoma Park
 Address: 9 Montgomery Ave., Takoma Park, MD 20912
 Zoning: R-60

RESIDENTIAL CODE NOTES:

All construction shall be in conformance with the International Residential Code (IRC), 2003 Edition.

PROJECT DESCRIPTION:

Construct new den enclosure of covered patio (under existing 2nd floor den). Replace existing door at south end of den with new door/window combination.

AREA CALCULATIONS

EXISTING:

Lot Area: 7500 s.f.
 Lot Coverage/Building Area: 1407 s.f.
 % of Lot Coverage: 20%
 Height of Structure: 18'-0" +/-

PROPOSED:

Footprint Expansion: 158 s.f.
 Total Lot Coverage (New & Existing): 1565 s.f.
 % Lot Coverage: 21%
 Total Square Feet of Addition (all levels): 158 s.f.
 Gross Wall Area of New Construction: 304 s.f.
 Gross Glazing Area of New Construction: 44.3 s.f.
 Average U-value: 0.38 (0.40 max.)
 % of Glazing: 14.5% (15%, max.)

ENERGY PACKAGE:

7

WINDOW SCHEDULE						Manufacturer- Windows: Weathershield							
No.	Mfr. No.	Height -unit size (R.O.)	Width -unit size (R.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Exterior Clad Color	Overall Opening Size/Total (s.f.)	U-value Total Unit	Egress window	Quant.	Remarks
A	T11-30 x 22	4'-5 1/8" (4'-5 5/8" R.O.)	2'-11 5/16" (3'-0 5/16" R.O.)	5 1/2-Inch	double hung /clad exterior	3/4-inch insulated Low-E	none	White	13.03*	0.36	n/a	3	* Two of Type A windows to be installed in existing house
B	T21-20 x 22	4'-5 1/8" (4'-5 5/8" R.O.)	4'-2 11/16" (4'-3 11/16" R.O.)	5 1/2-Inch	double hung /clad exterior	3/4-inch insulated Low-E	none	White	n/a*	n/a	n/a	1	* Type B windows to be installed in existing house
DOOR SCHEDULE						Manufacturer- Doors: Weathershield							
No.	Mfr. No.	Height -unit size (R.O.)	Width -unit size (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Exterior Clad Color	Overall Opening Size/Total (s.f.)	U-value Total Unit	Swing direction (shown from inside)	Quant.	Remarks
100	FD11-2-9 x 7-2	7'-2" (7' 2 1/2" R.O.)	2'-6 5/16" (2'-9 1/16" R.O.)	5 1/2-Inch	French inswing/ clad exterior (primed)	1-inch insulated Low-E (tempered)	none	White	19.3	0.39	Inswing-Code B	1	Exterior Door
101	FD11-1-5 x 7-2	7'-2" (7' 2 1/2" R.O.)	1'-4 1/2" (1'-5 1/4" R.O.)	5 1/2-Inch	French sidelite/ clad exterior (primed)	1-inch insulated Low-E (tempered)	none	White	12	0.39	Fixed	1	Exterior Sidelite
102	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	3 1/2-Inch	solid wood, flat, paint-grade	none	none	n/a	n/a	n/a	Right-hinged	1	Interior Door
103	TBD	6'-6" (6'-9" R.O.)	Pair of 3'-0" sliding doors	3 1/2-Inch	solid wood, flat, paint-grade	none	none	n/a	n/a	n/a	n/a	1	Interior Door
200	FD11-3-1 x 6-8	6'-7 1/2" (6' 8" R.O.)	3'-0 5/16" (3' 1 1/16" R.O.)	5 1/2-Inch	French inswing/ clad exterior (primed)	1-inch insulated Low-E (tempered)	none	White	n/a	n/a	Inswing-Code A	1	Exterior Door (to be installed in existing house)
TOTALS									44.3 s.f.	0.38 avg.			

Heritage Building & Renovation, Inc.
 7334 Carroll Ave.
 Takoma Park, MD 20912

Vinilo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

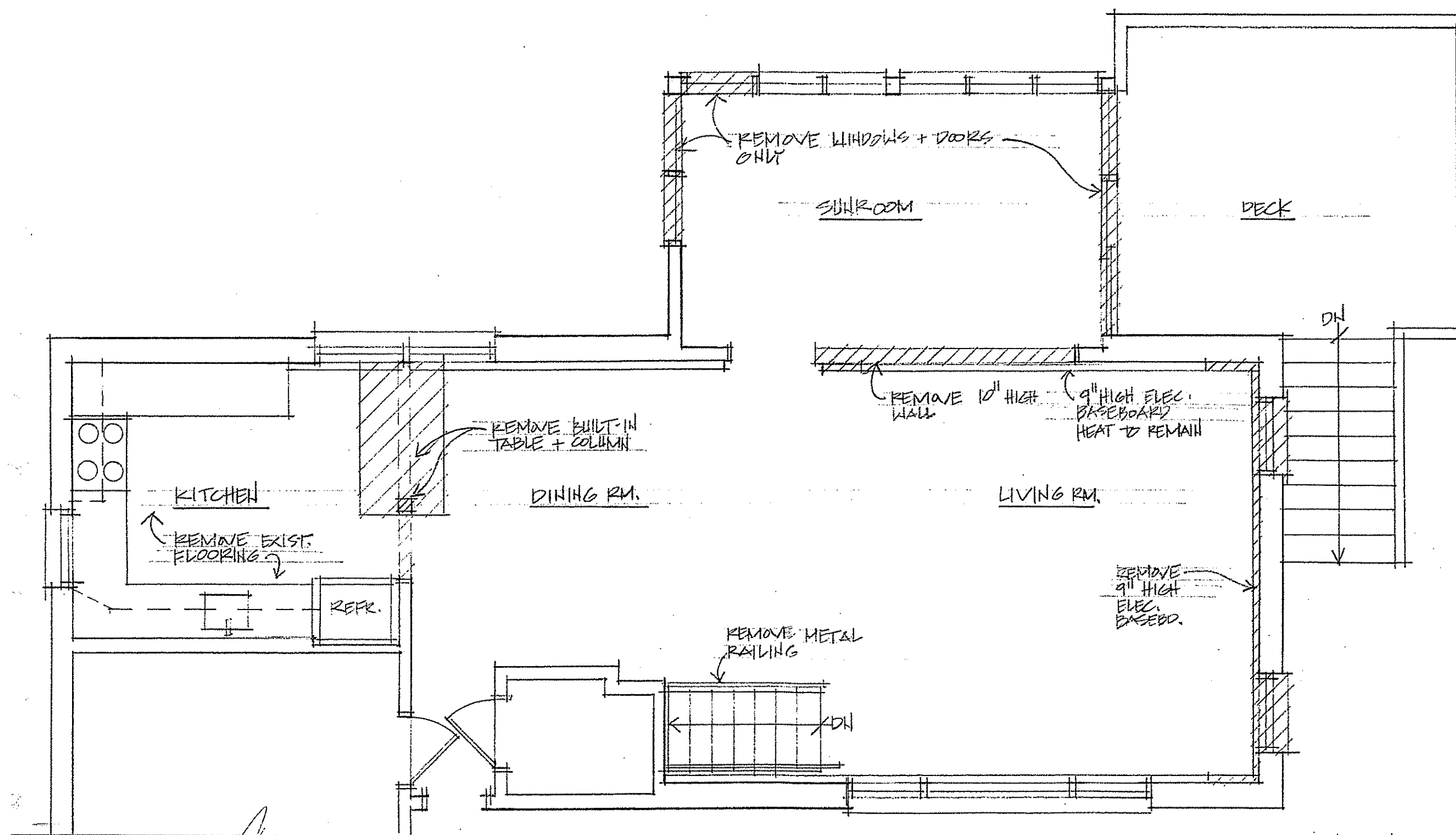
APPROVED
 Montgomery County Historic Preservation Commission
 [Signature]

Huffman Residence
 9 Montgomery Ave.
 Takoma Park, MD 20912

11-27-06

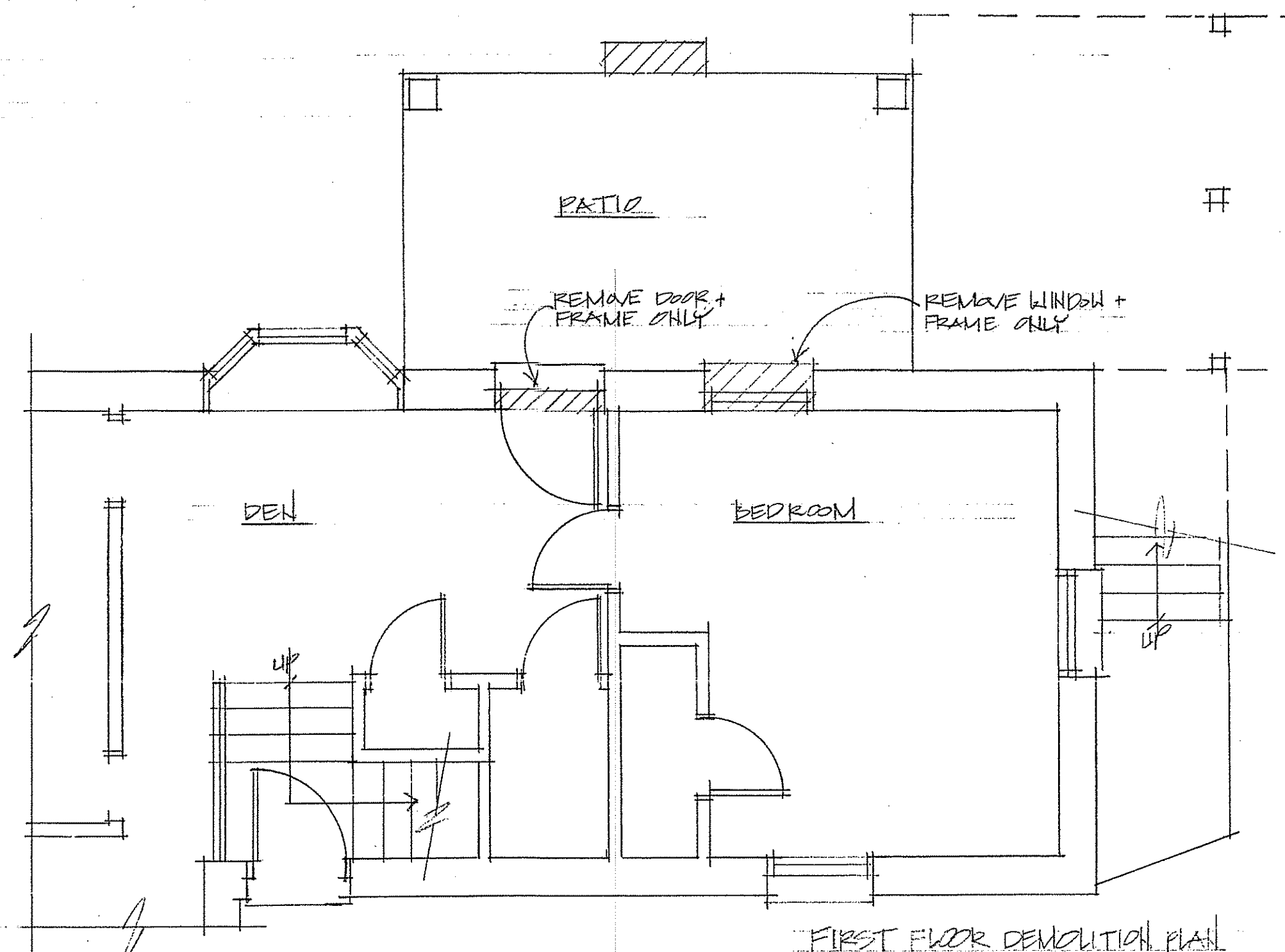
COVER

STAMPED



SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

[Solid Line] EXIST. TO REMAIN
 [Hatched Area] TO BE DEMOLISHED



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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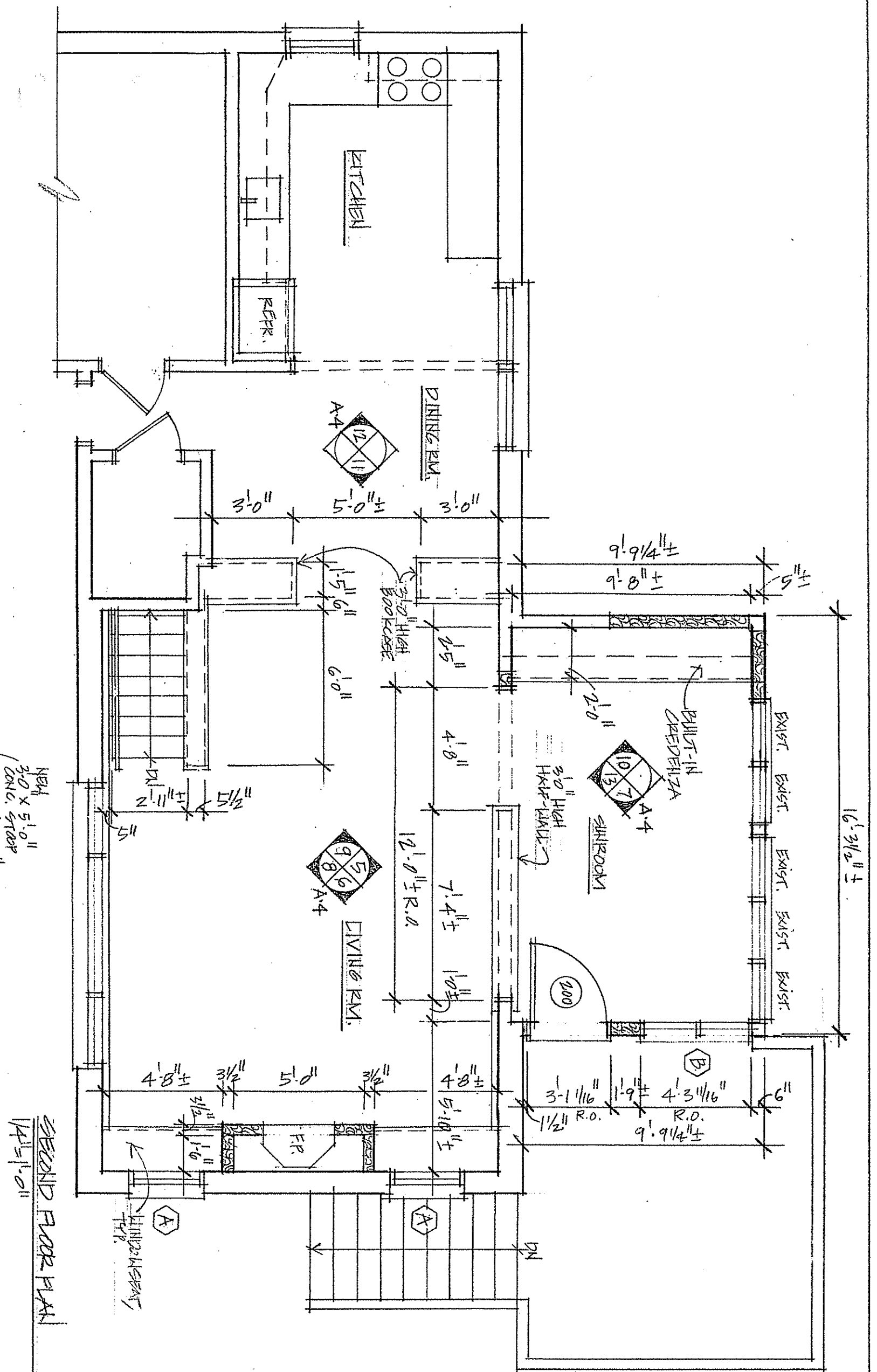
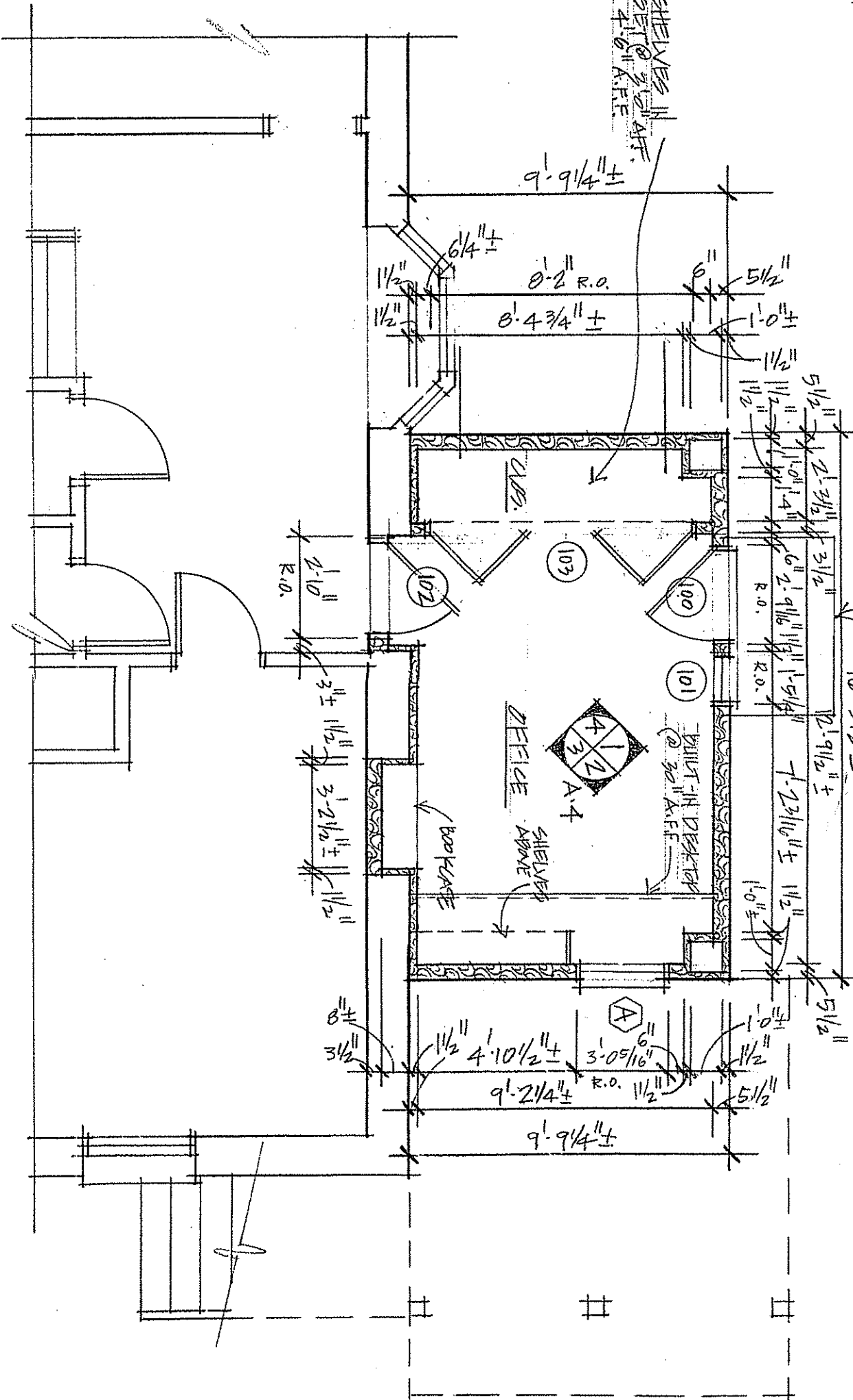
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D-1

EXIST. CONSTRUCTION
NEW CONSTRUCTION



A-1

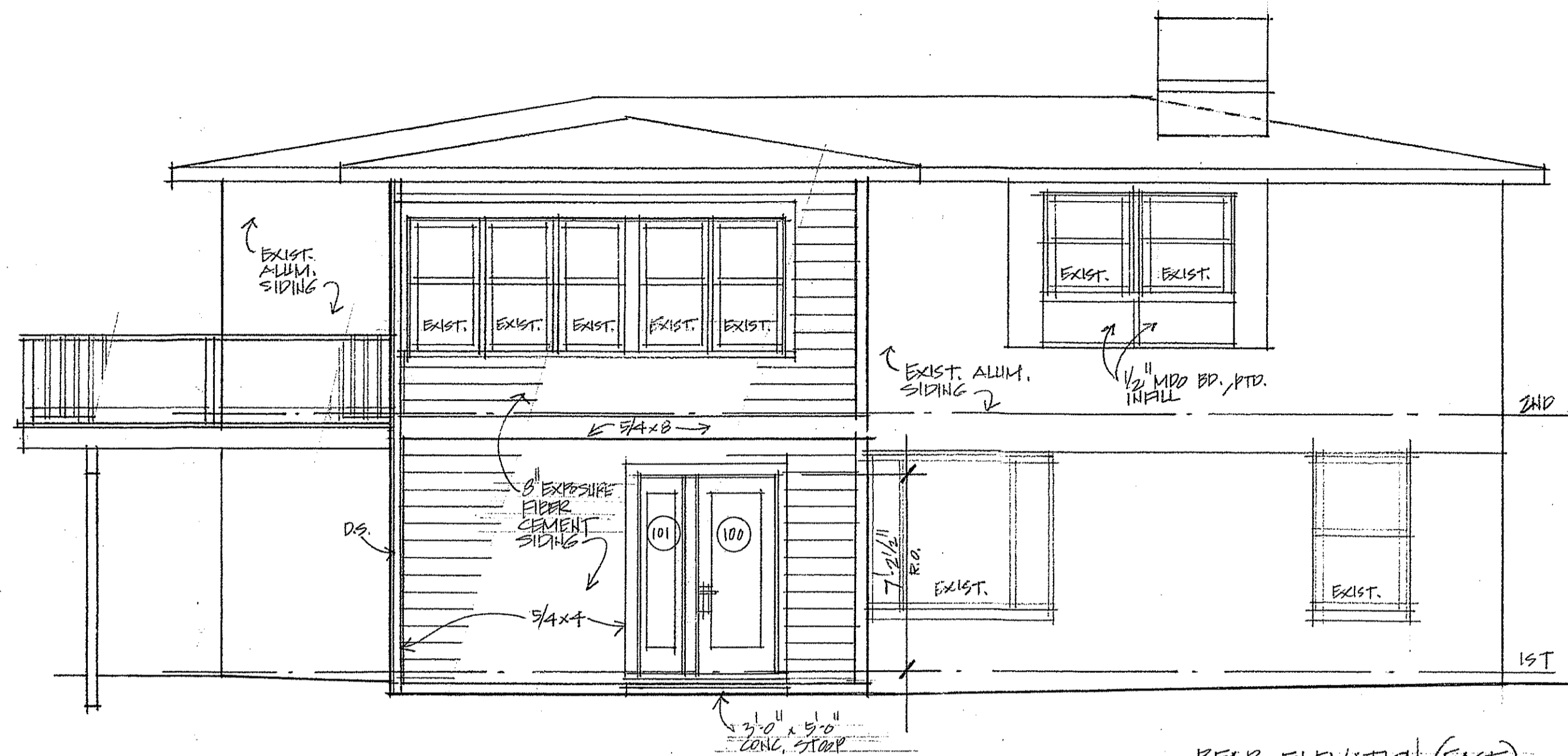
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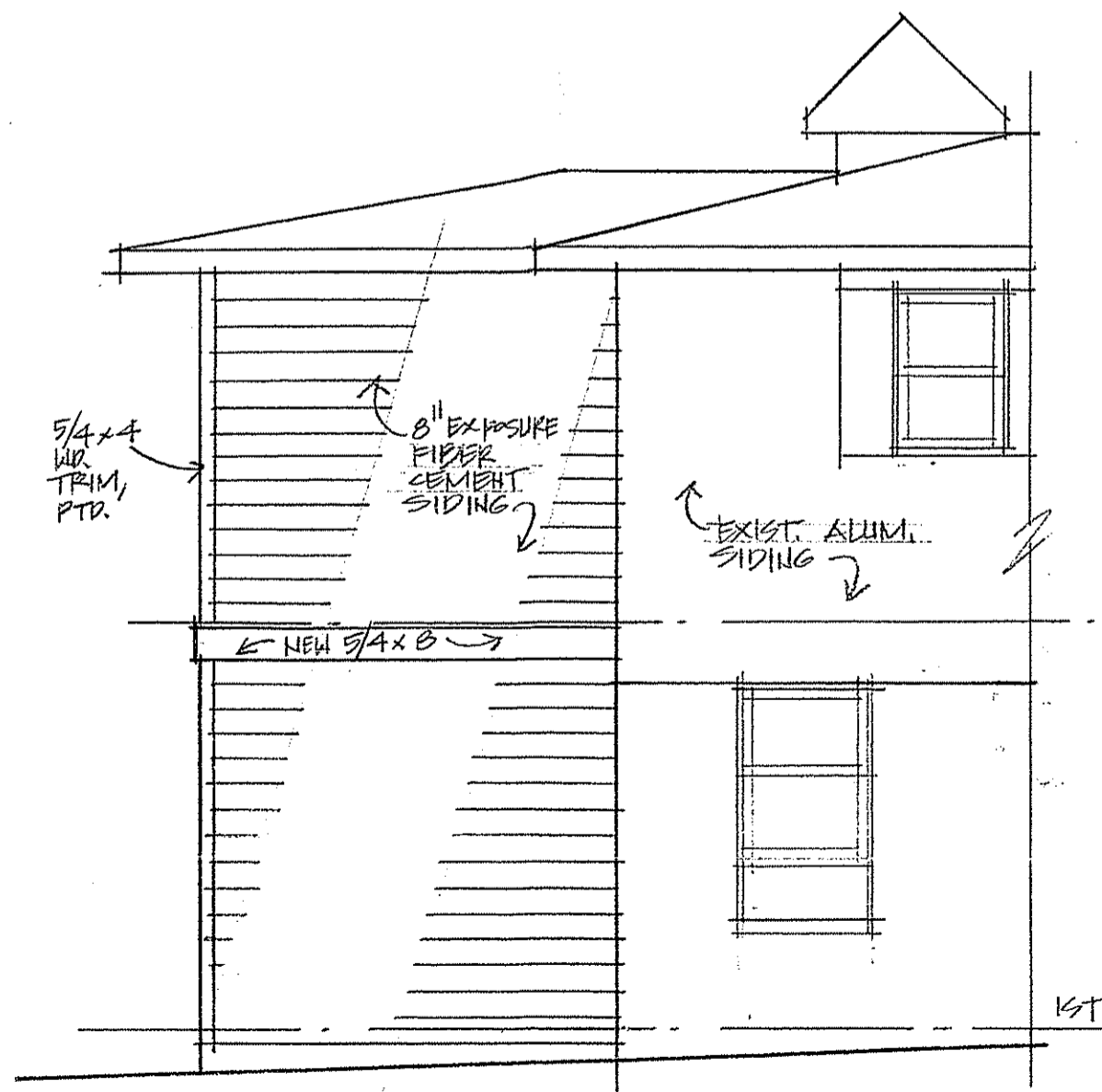
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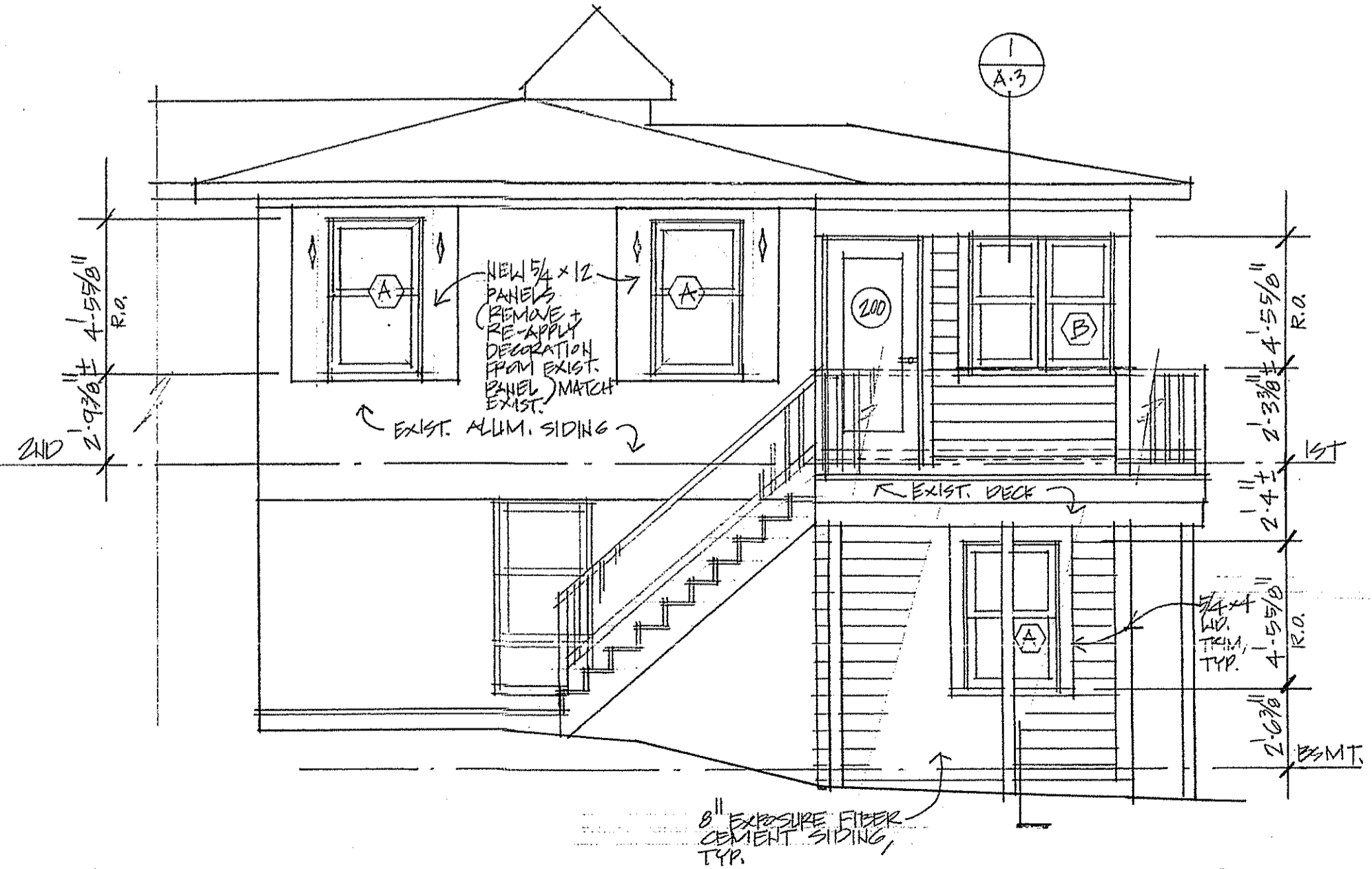
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REAR ELEVATION (EAST)
1/4" = 1'-0"



SIDE ELEVATION (NORTH)
1/4" = 1'-0"



SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

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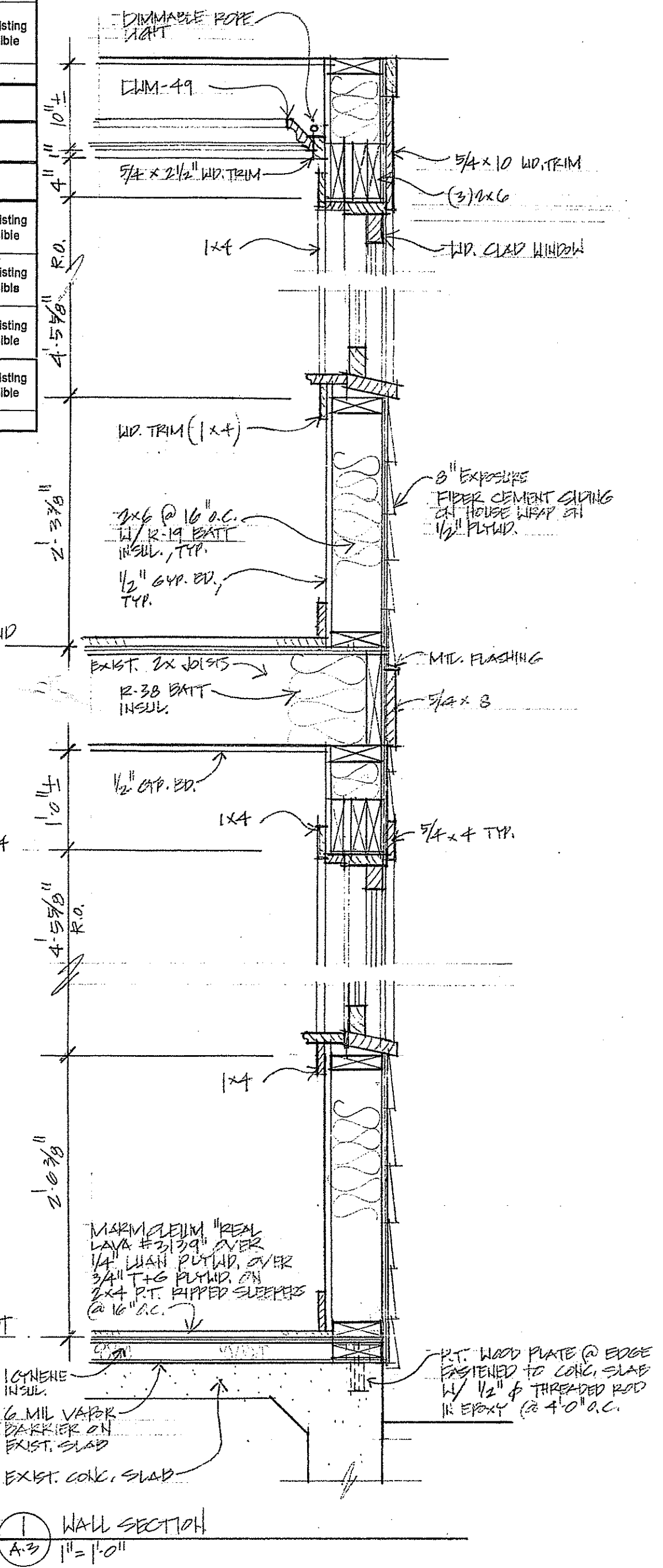
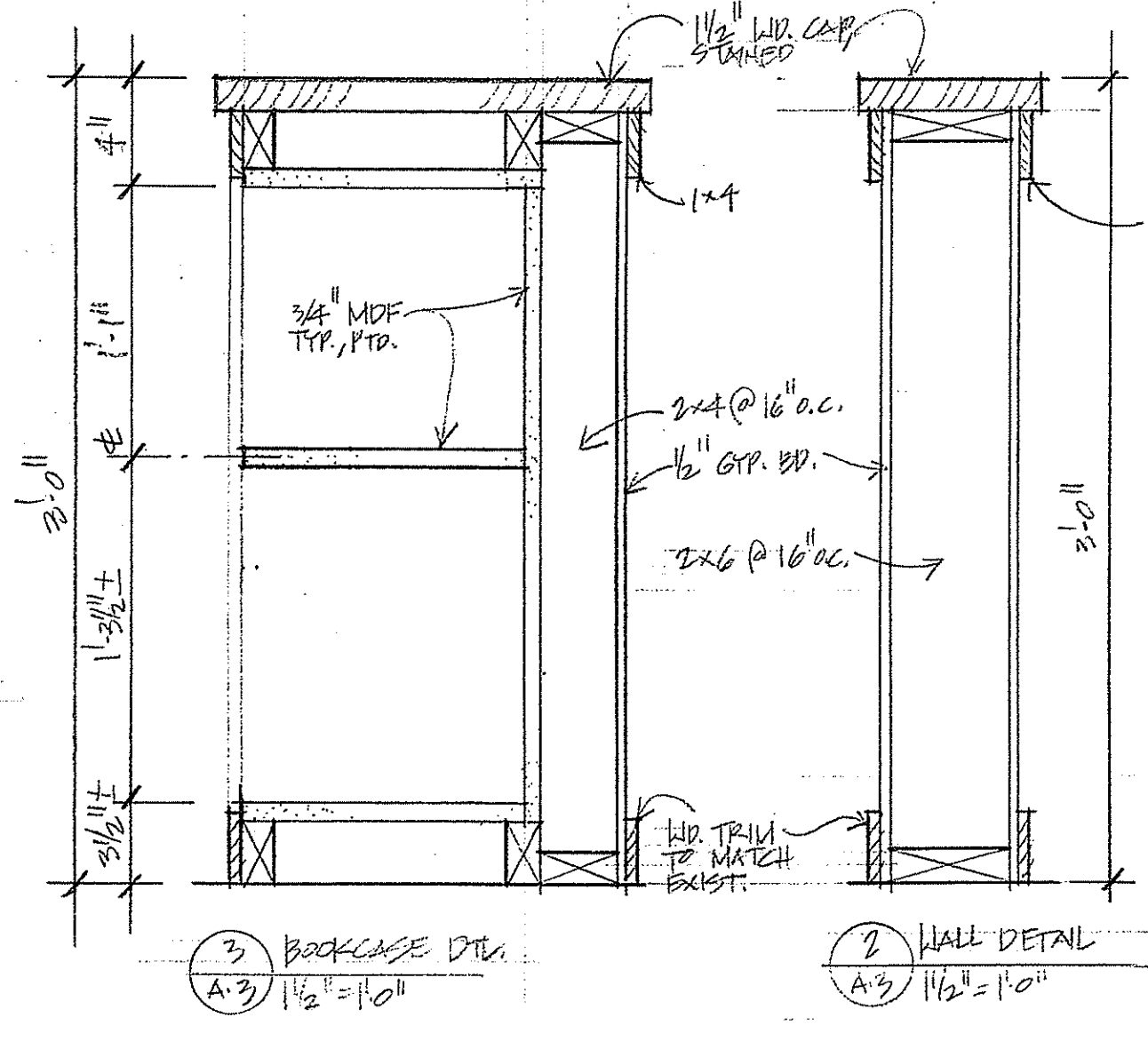
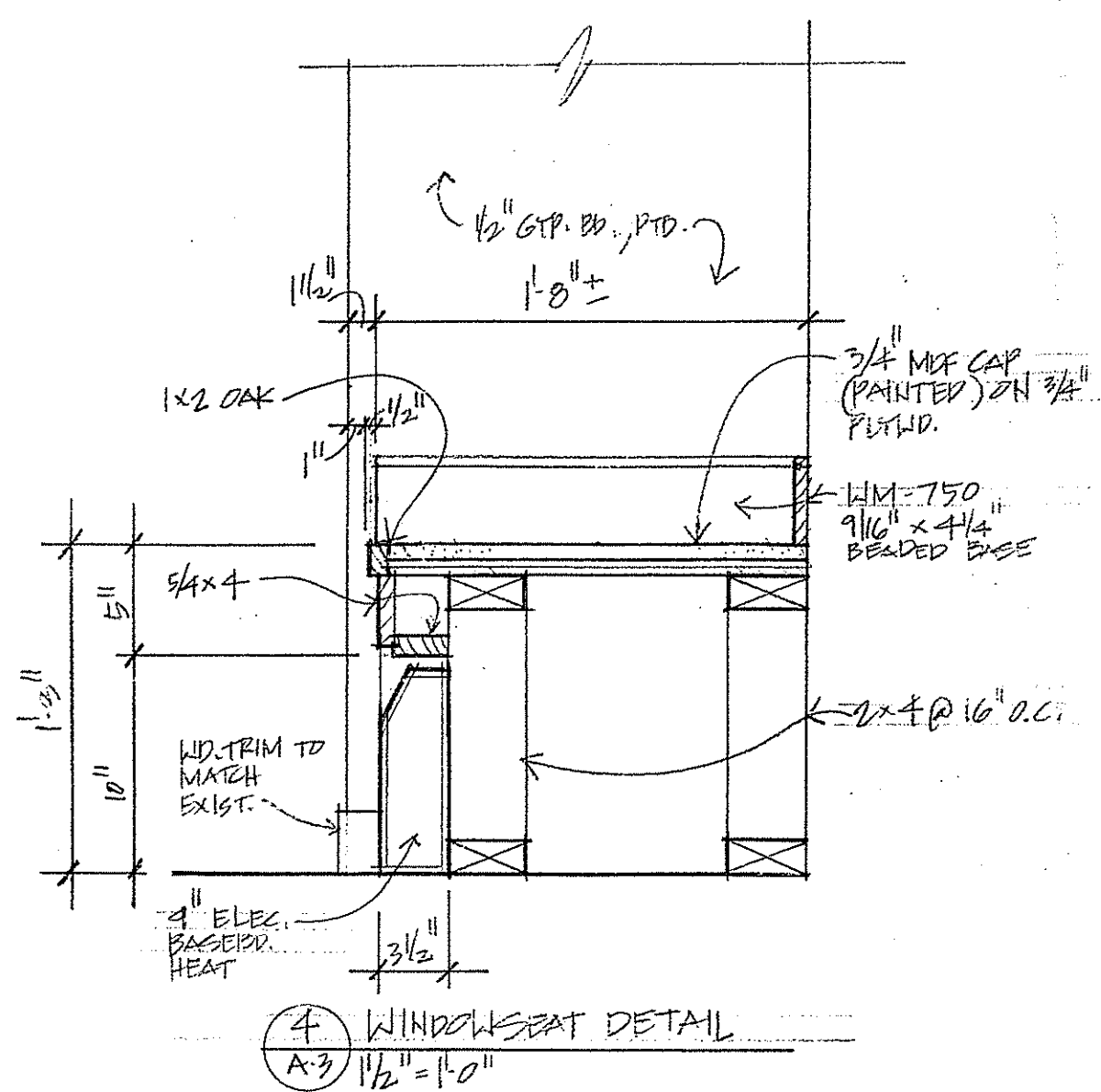
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A-2

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FINISH SCHEDULE																		
FIRST FLOOR																		
ROOM	FLOORS		FLOOR COVERING		BASE		WINDOW / DOOR TRIM				WALLS		CEILING		Ceiling Height	Area +/- (Sq. Feet)	Remarks	
	Material	Finish	Material	Finish	Material	Finish	Head Material	Jamb Material	Stool Material	Apron Material	Finish	Material	Finish	Material				Finish
Office	1/4-inch luan plywood	none	Marmoleum "Real Lava" #3139	none	Match existing	Paint	1 x 4	1 x 4	Match existing	Match existing 1x4	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	8'-0" +/-	122	All new trim to match existing trim as closely as possible
Closet	1/4-inch luan plywood	none	Marmoleum "Real Lava" #3139	none	Match existing	Paint	1 x 4	1 x 4	Match existing	Match-existing 1x4	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	8'-0" +/-	25	All new trim to match existing trim as closely as possible
SECOND FLOOR																		
ROOM	FLOORS		FLOOR COVERING		BASE		WINDOW / DOOR TRIM				WALLS		CEILING		Ceiling Height	Area +/- (Sq. Feet)	Remarks	
	Material	Finish	Material	Finish	Material	Finish	Head Material	Jamb Material	Stool Material	Apron Material	Finish	Material	Finish	Material				Finish
Kitchen	3/4-inch T & G Oak	Re-finish with Water-based Polyurethane	none	none	Match existing	Paint	1 x 4	1 x 4	Match existing	1 x 4	Paint	Existing GWB	Paint	Existing GWB	Paint	8'-0" +/-	120	All new trim to match existing trim as closely as possible
Dining Room	Existing T & G Oak	Re-finish with Water-based Polyurethane	none	none	Match existing	Paint	1 x 4	1 x 4	Match existing	1 x 4	Paint	Existing GWB	Paint	1/2-inch gypsum board	Paint	8'-0" +/-	82	All new trim to match existing trim as closely as possible
Living Room	Existing T & G Oak	Re-finish with Water-based Polyurethane	none	none	Match existing	Paint	1 x 4	1 x 4	Match existing	1 x 4	Paint	Existing GWB	Paint	1/2-inch gypsum board	Paint	8'-0" +/-	330	All new trim to match existing trim as closely as possible
Sunroom	Existing T & G Oak	Re-finish with Water-based Polyurethane	none	none	Match existing	Paint	1 x 4	1 x 4	Match existing	1 x 4	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	8'-0" +/-	122	All new trim to match existing trim as closely as possible



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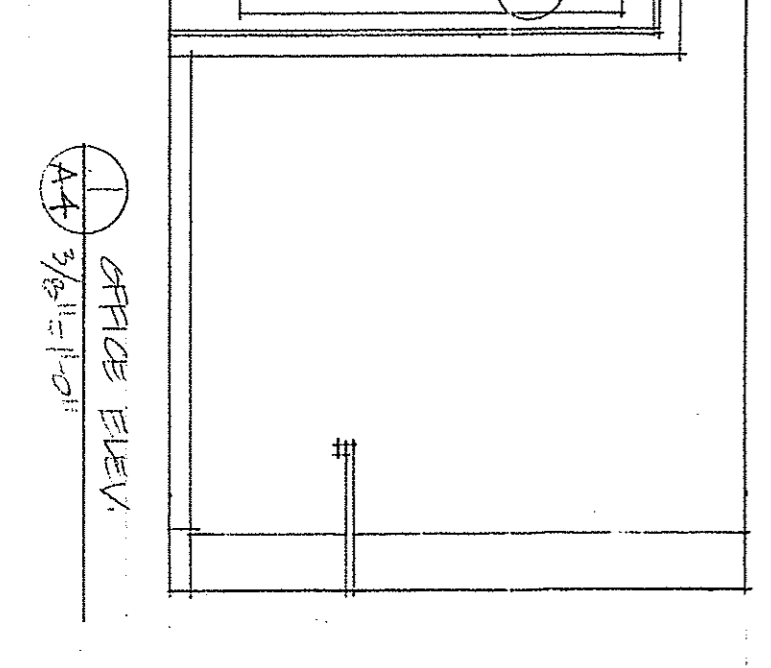
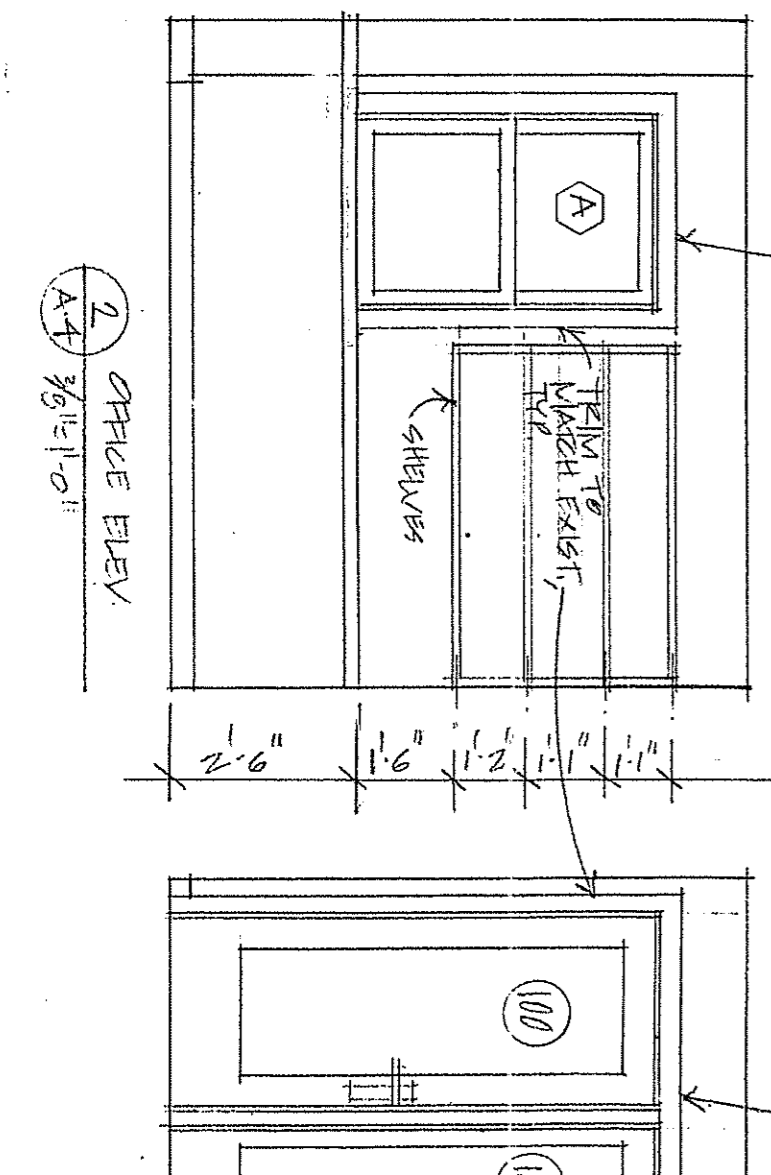
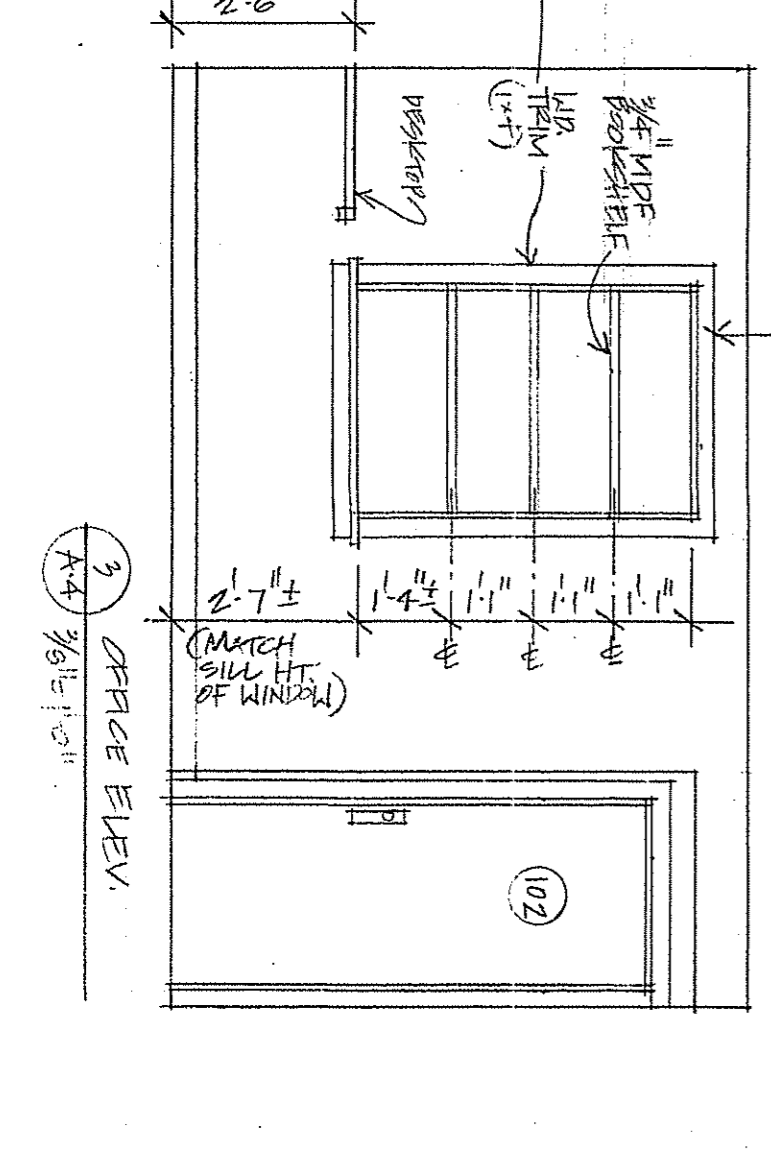
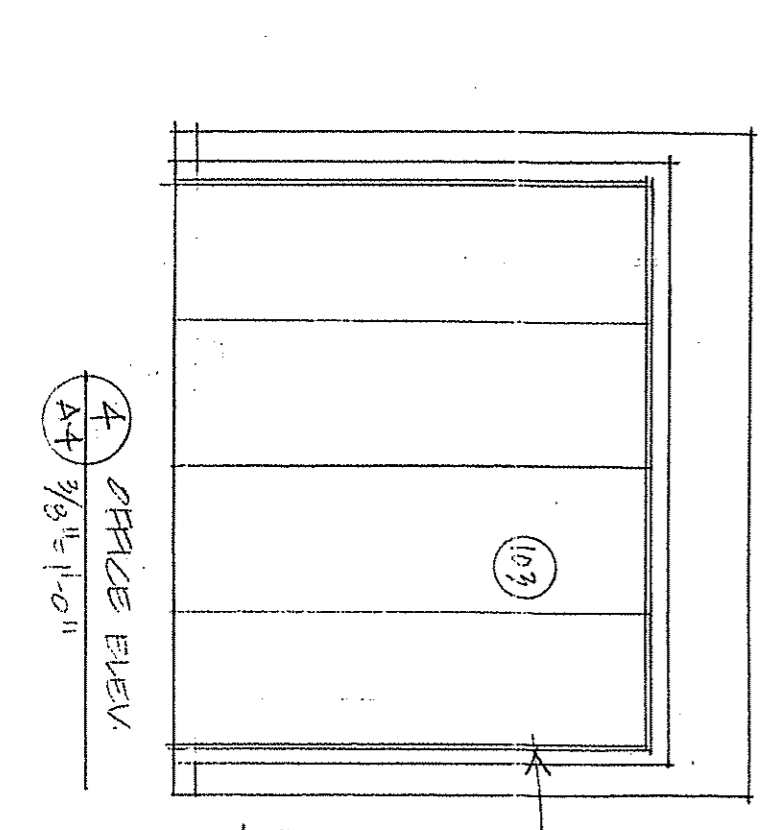
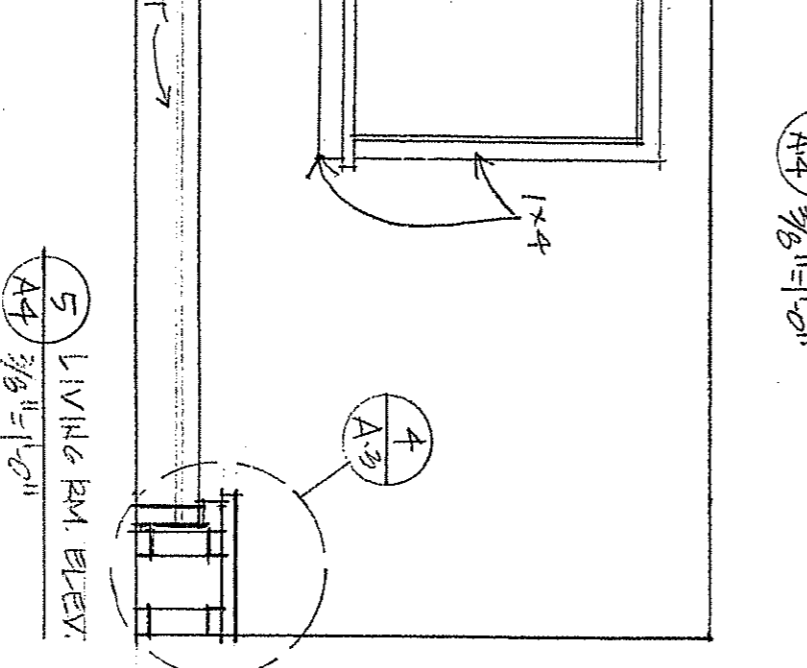
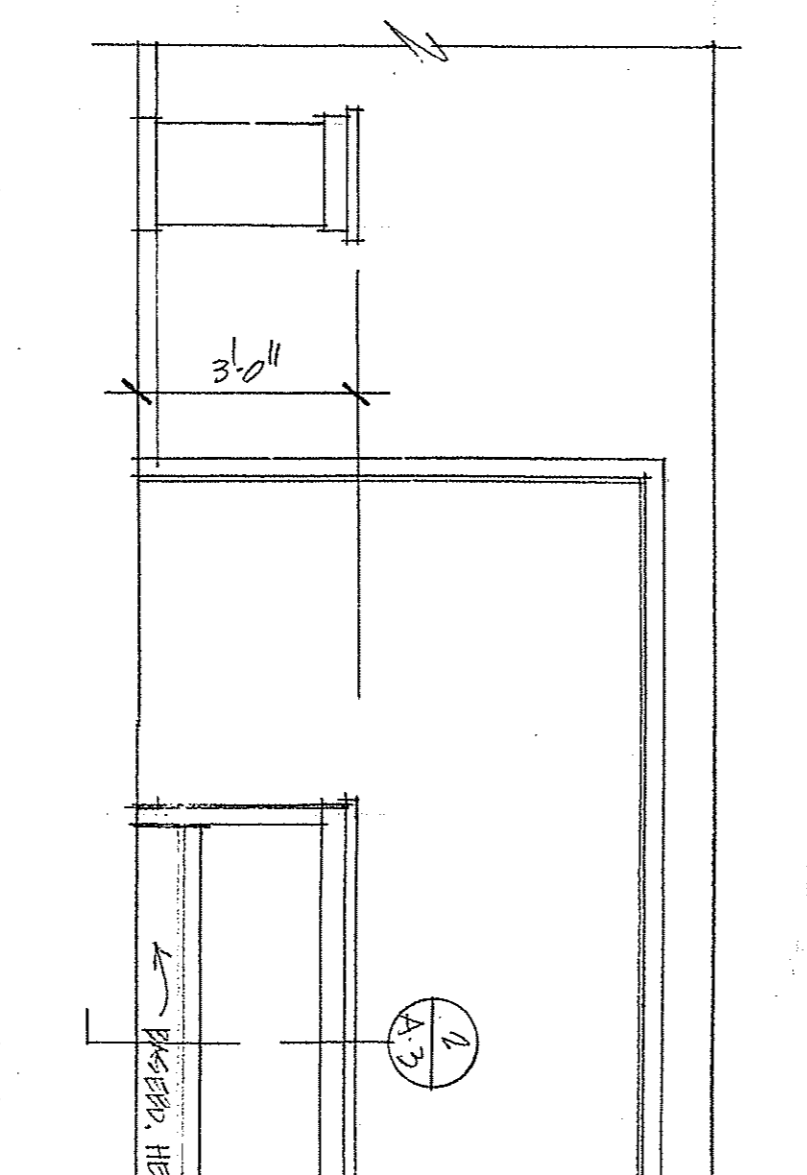
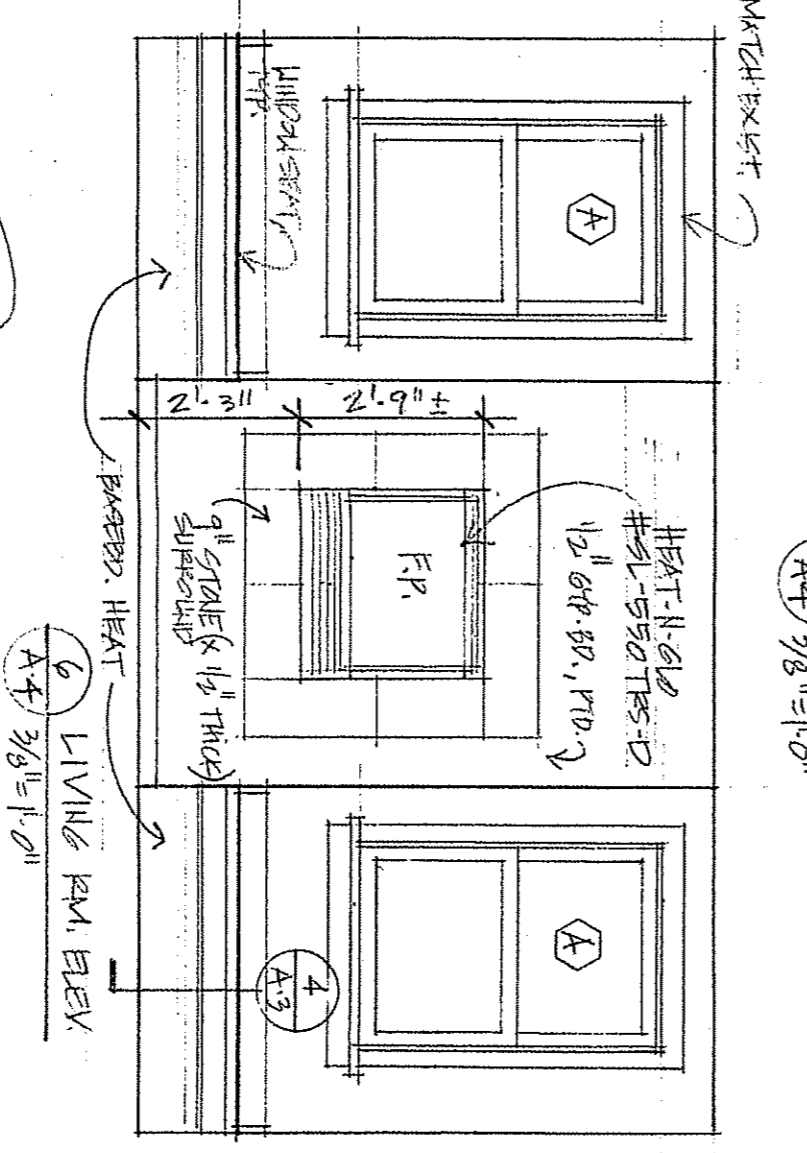
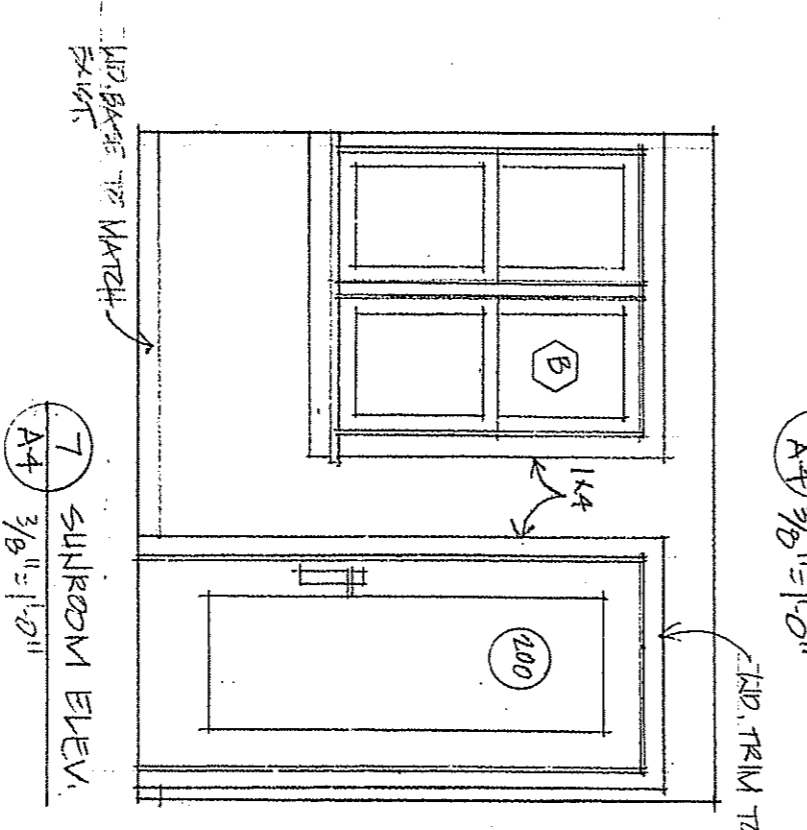
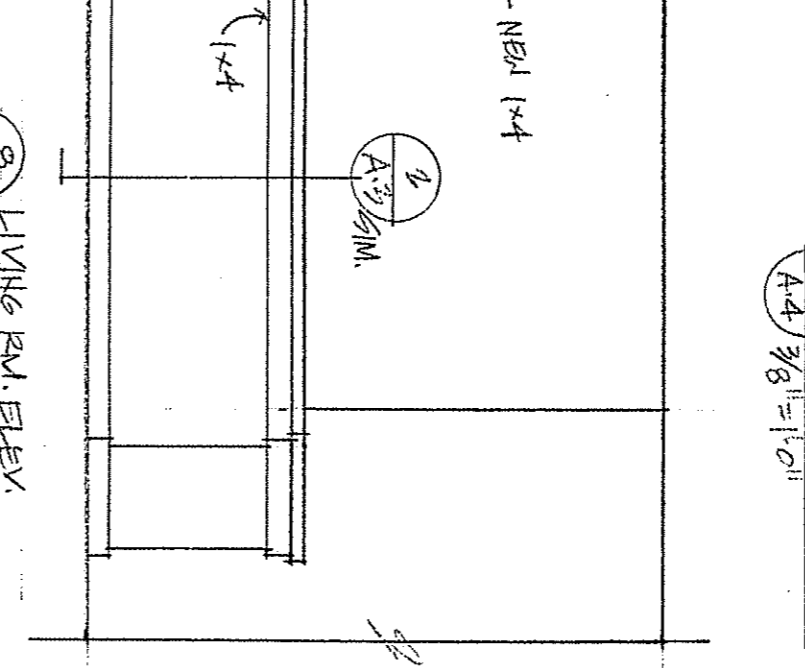
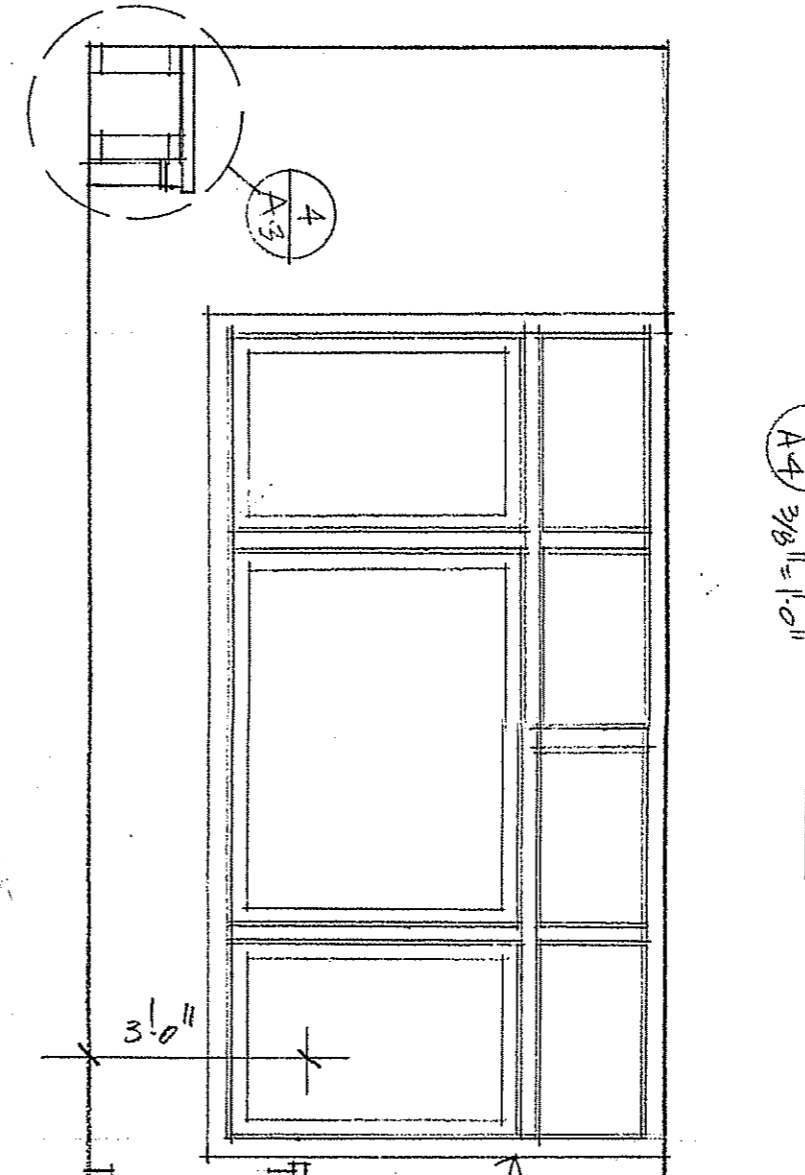
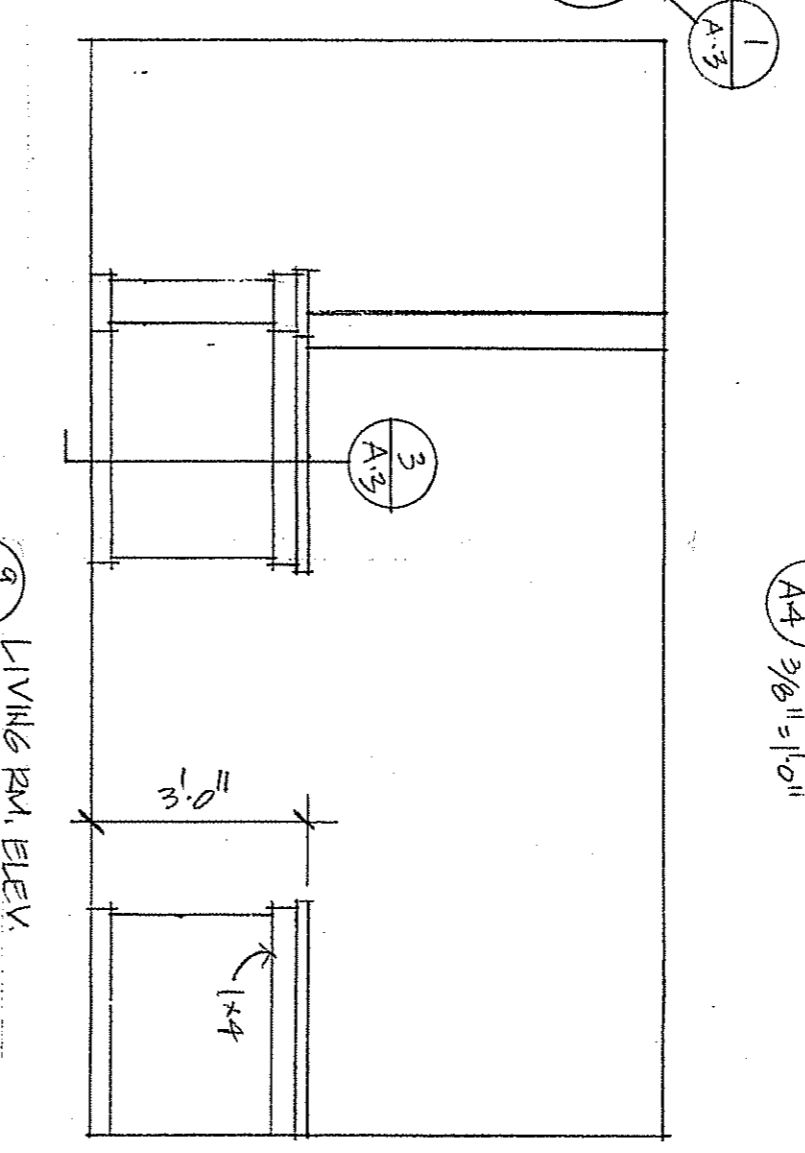
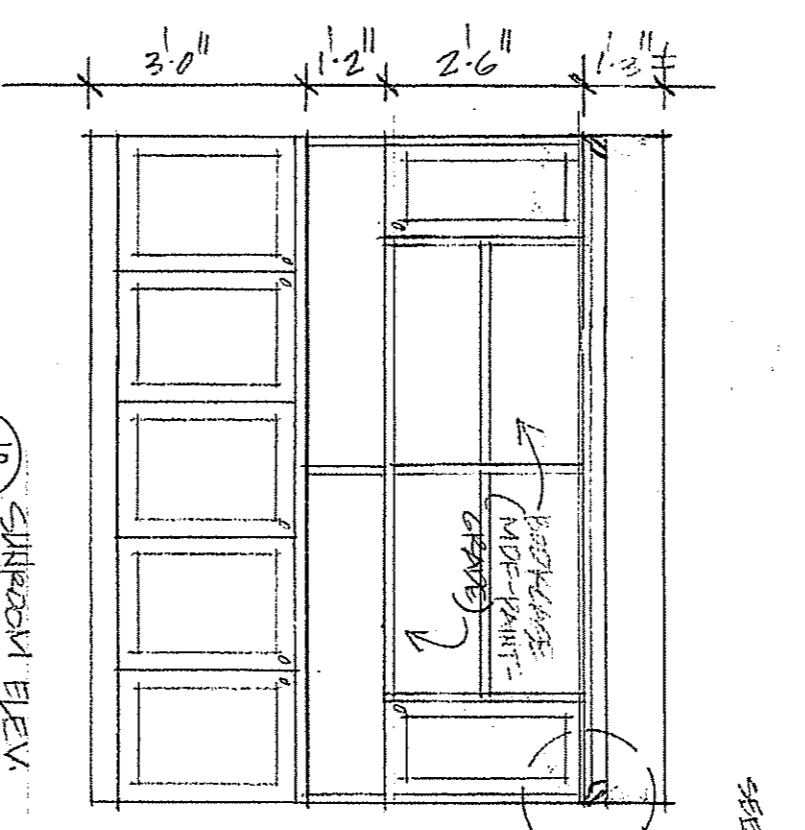
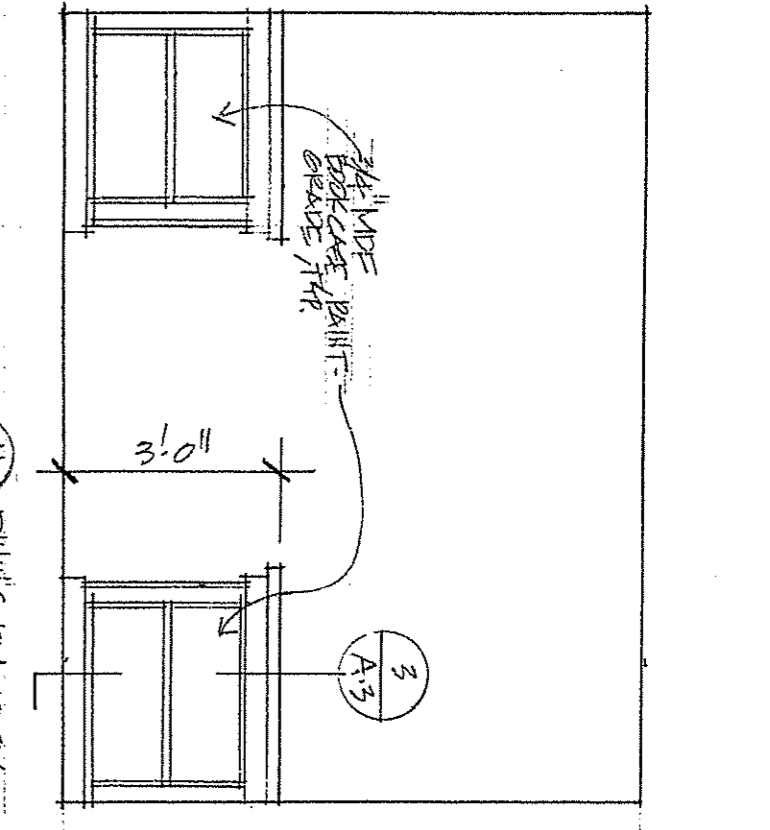
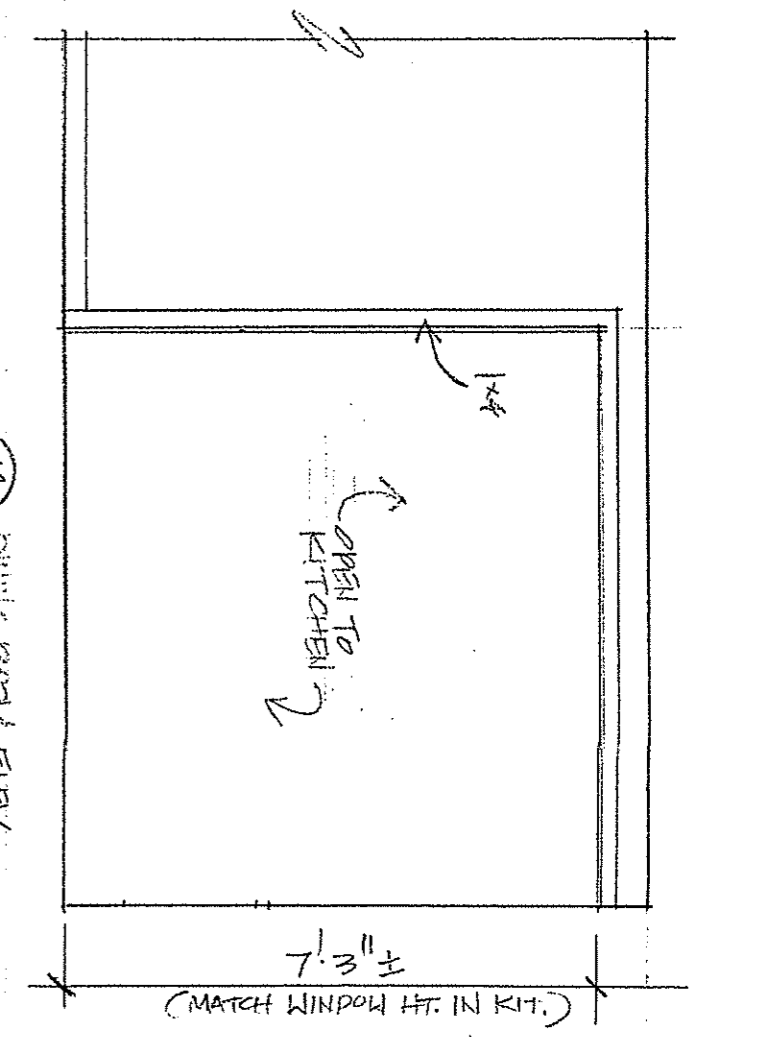
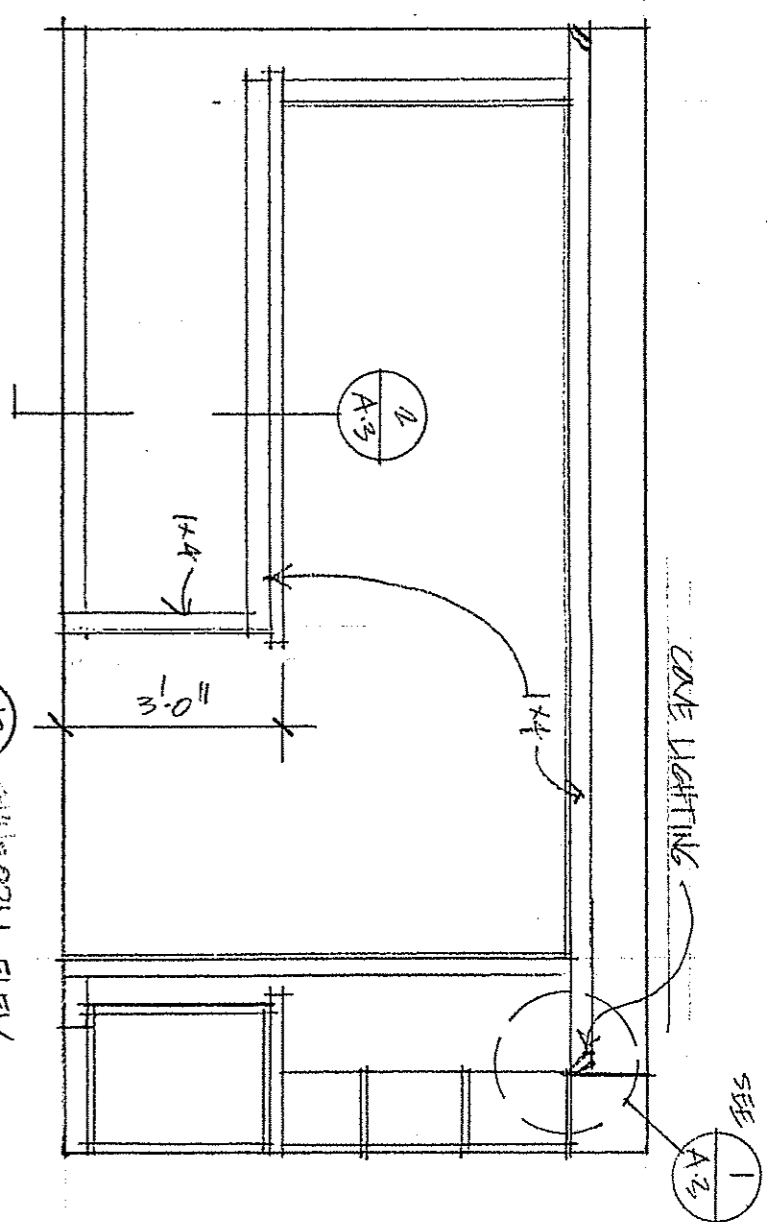
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Historic Preservation Commission
12/1/12

Huffman Residence
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A-3

11-27-06



A-4

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[Signature] 12/1/06

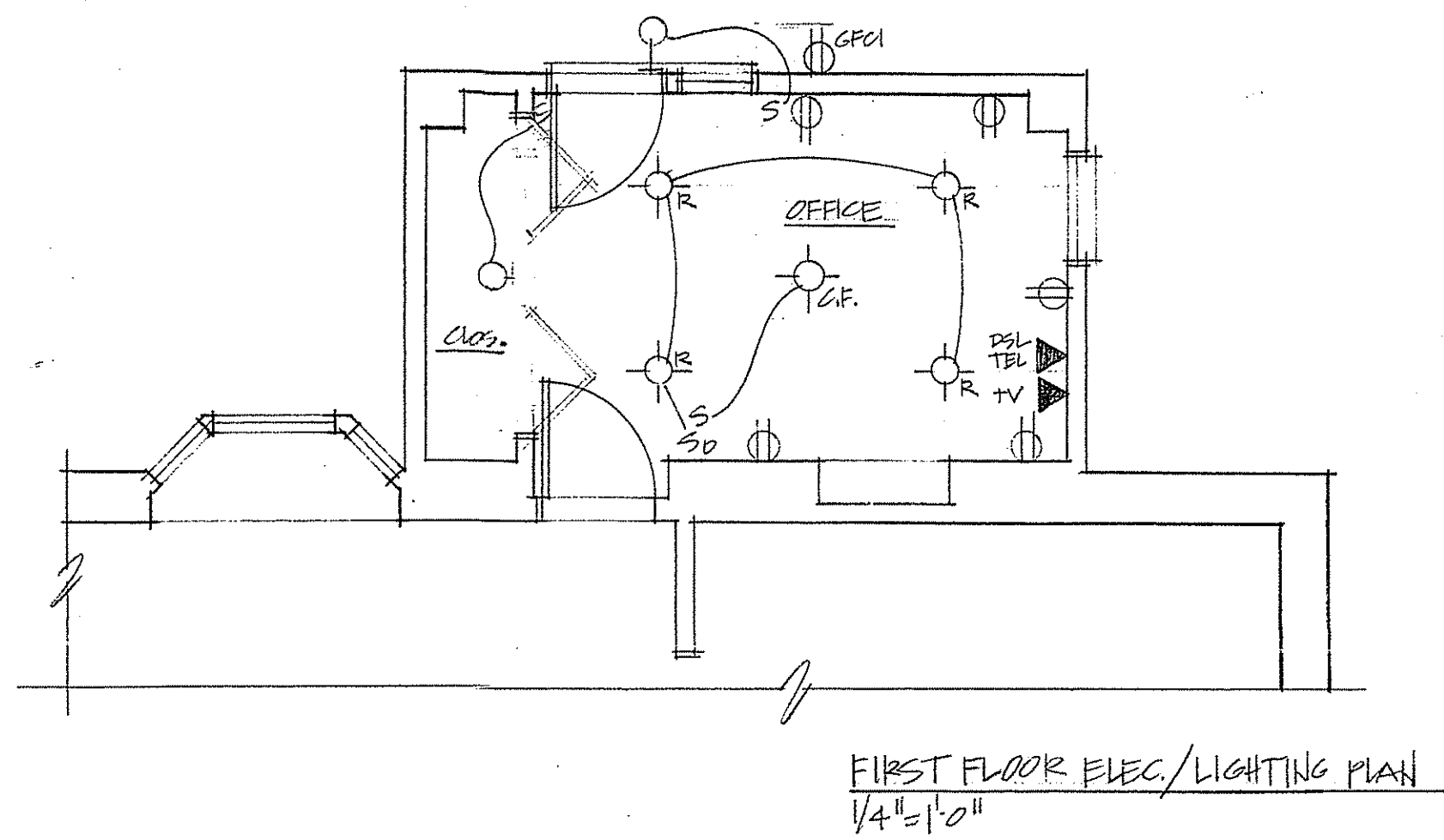
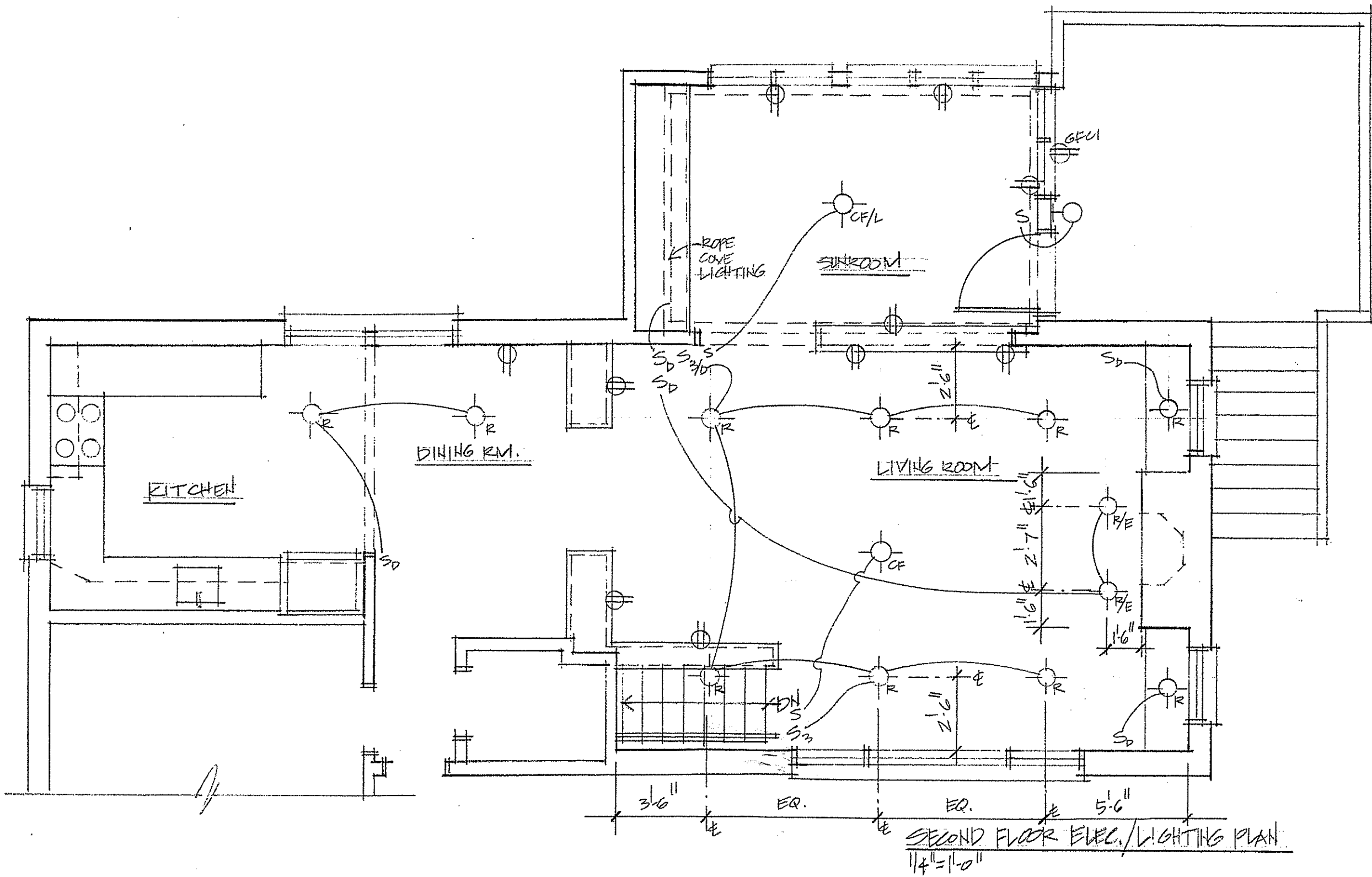
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11-27-06

ELECTRICAL & LIGHTING LEGEND

- ⊕_E Duplex Outlet/existing
- ⊕ Duplex Outlet/new
- ⊕_{A/C} Duplex Outlet/new/above counter
- ⊕_{GFCI} Duplex Outlet/new/GFCI
(all outlets in kitchens, baths, and exterior are to be GFCI)
- ⊕_{DD} Double Duplex Outlet
- ⊕_F Duplex Floor Outlet
- ⊕₂₄₀ 240v Outlet
- ⊕_{EF} Exhaust Fan
- ⊕_{EF/H} Exhaust Fan/Heat
- ⊕_{EF/H/L} Exhaust Fan/Heat/Light
- ⊕_{CF} Ceiling Fan
- ⊕_{CF/L} Ceiling Fan/Light
- ⊕_P Pendant Light Fixture
- ⊕_R Recessed Light Fixture
- ⊕_{R/E} Recessed Light Fixture/Eyeball
- ⊕_{SM} Surface Mounted Light Fixture
- ⊕_W Wall Mounted Light Fixture/Sconce
- ⊕_{WP} Light Fixture /Waterproof
- ◀_{DSL} Data/Telephone Jack
- ◀_{TV} Cable TV
- S Switch
- S_D Switch/Dimmer
- S₃ Three-way Switch
- ===_T Track light
- ===_P "Plugmold" Power Strip
- ===_{u/c} Undercabinet Lights
- ▲ Smoke Detectors
(hard-wired in dedicated circuit, interconnected, with battery backup)
- △ Thermostat



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11-27-06

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 12/1/02

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9 Montgomery Ave, Takoma Park	Meeting Date:	11/15/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/8/2006
Applicant:	Dennis & Susan Huffman	Public Notice:	11/1/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06GGG	Staff:	Tania Tully
PROPOSAL:	window replacement and rear porch enclosure		
RECOMMENDATION:	Approve with Conditions		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Modern , Split Level
DATE: c1940-50s

PROPOSAL:

The applicant is proposing to alter a rear (east) sunroom and enclose the patio space underneath. New windows will be installed in the rear (south) elevation. The new windows will be clad wood with no divided lights.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources that affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural, or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

STAFF DISCUSSION

Regarding window replacement, Staff espouses the benefits of window rehabilitation regardless of the resource category. However, the *Guidelines* require more latitude when reviewing Non-Contributing resources therefore restricting Staff's ability to force the issue. With this in mind, window replacement is routinely approved for non-contributing resources. In this case, the applicant has chosen clad wood as is often recommended by staff. The modifications to the rear sunroom and patio are minimal and will not likely be seen from the public right-of-way. Again, the *Guidelines* emphasize lenience for alterations and additions to Non-Contributing Resources. The changes made by the applicant do not diminish the integrity or character of the historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 355 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #6

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DENNIS HUFFMAN
 Daytime Phone No. ~~(301)~~ (240) 508-6151 cell

Tax Account No.: 275-44-3646
 Name of Property Owner: DENNIS + SUSAN HUFFMAN Daytime Phone No.: (301) 891-2663
 Address: 9 MONTGOMERY AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
 Contractor: HERITAGE BUILDING + RENOV. Phone No.: (301) 270-4799
 Contractor Registration No.: _____
 Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: MONTGOMERY AVE
 Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE.
 Lot: 5 Block: 17 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other: _____				

1B. Construction cost estimate: \$ 75,000.00

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

10/18/06

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No: 430390 Date Filed: _____ Date Issued: _____

10/18/06

Huffman Residence
9 Montgomery Ave.
Takoma Park, MD 20912

Description of existing structure and environmental setting:

The existing house is a 2-story frame house and was built in 1940's or 1950's by the original owner/builder. The structure is placed at a 45 degree angle to the street. The existing windows are a combination of fixed pane and movable louvers for ventilation. It is a Non-contributing Resource structure.

General description of project and its effect on the historic resource:

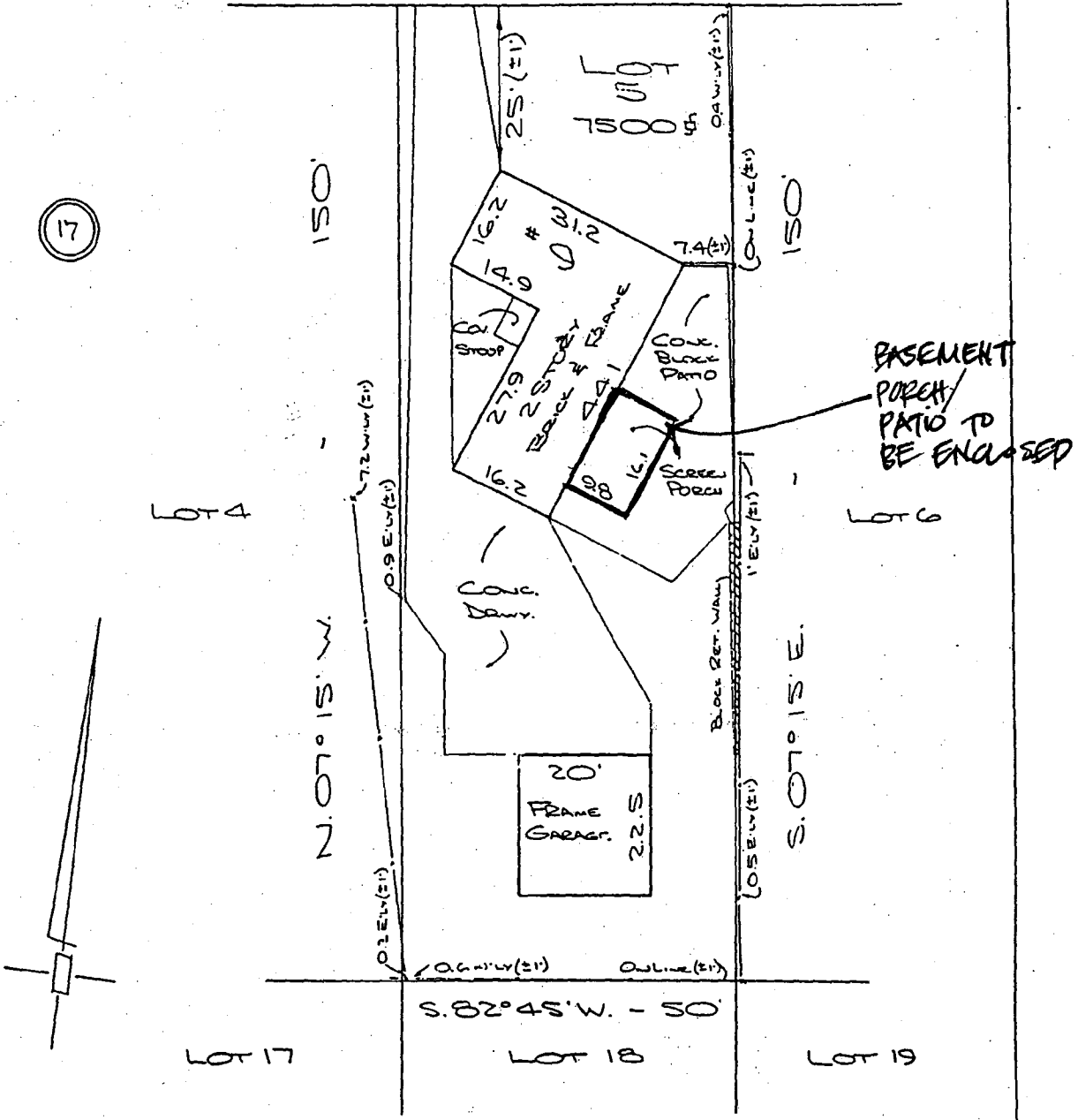
The proposed work is to renovate the existing living and dining room on the first floor changing out some windows and doors (see elevations), and to enclose an existing covered patio and convert it to a new office/den.

9 MONTGOMERY AVE, TAKOMA PARK, MD 20912

MONTGOMERY AVENUE

N. 82° 45' E. - 50'

(17)



Capitol Surveys, Inc.
 1300 Mercantile Lane
 Suite 138
 Largo, Maryland 20774
 Phone 301-772-1654
 Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundaries or lines, but such identification may not be required for the transfer of title, or financing, or refinancing.
 This property lies within Zone C (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

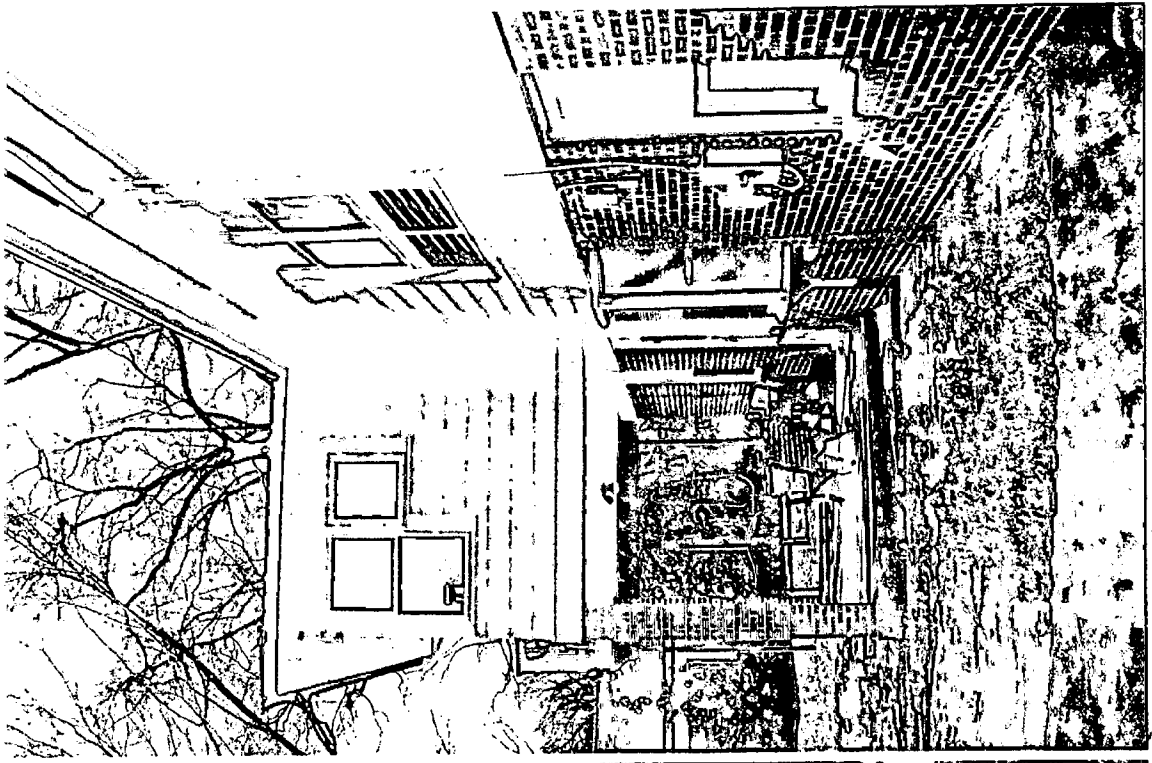
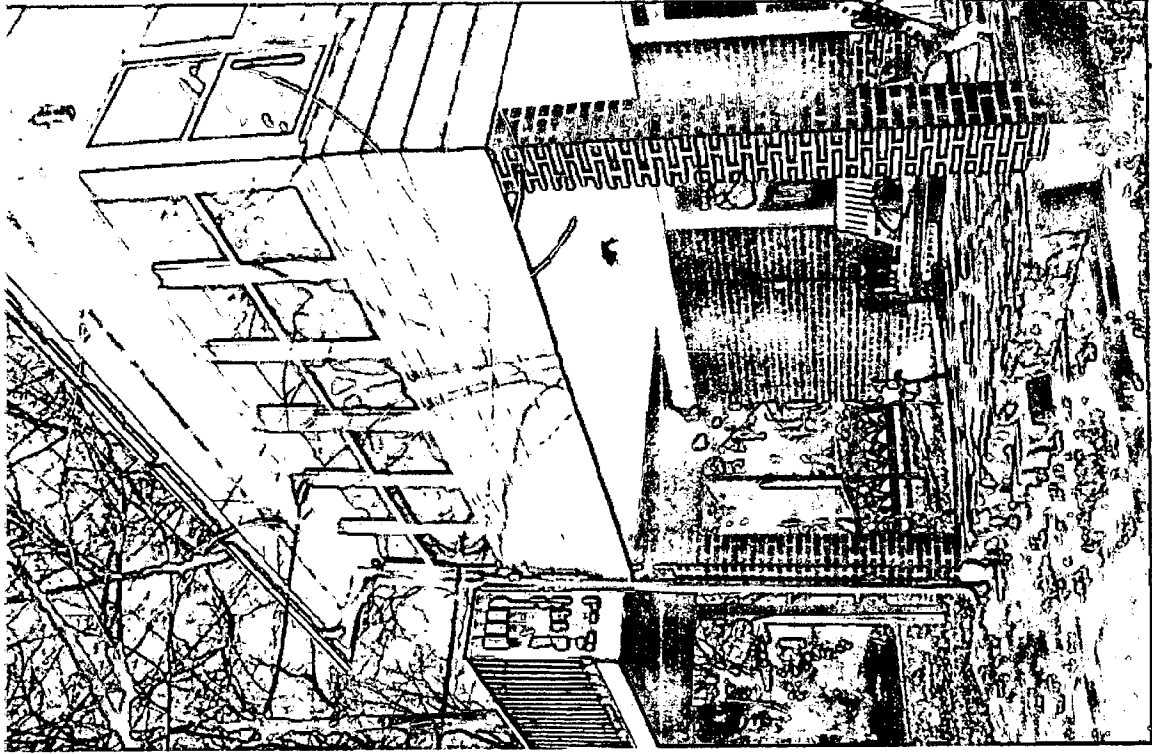
LOCATION DRAWING
 LOT 5 BLOCK 17
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

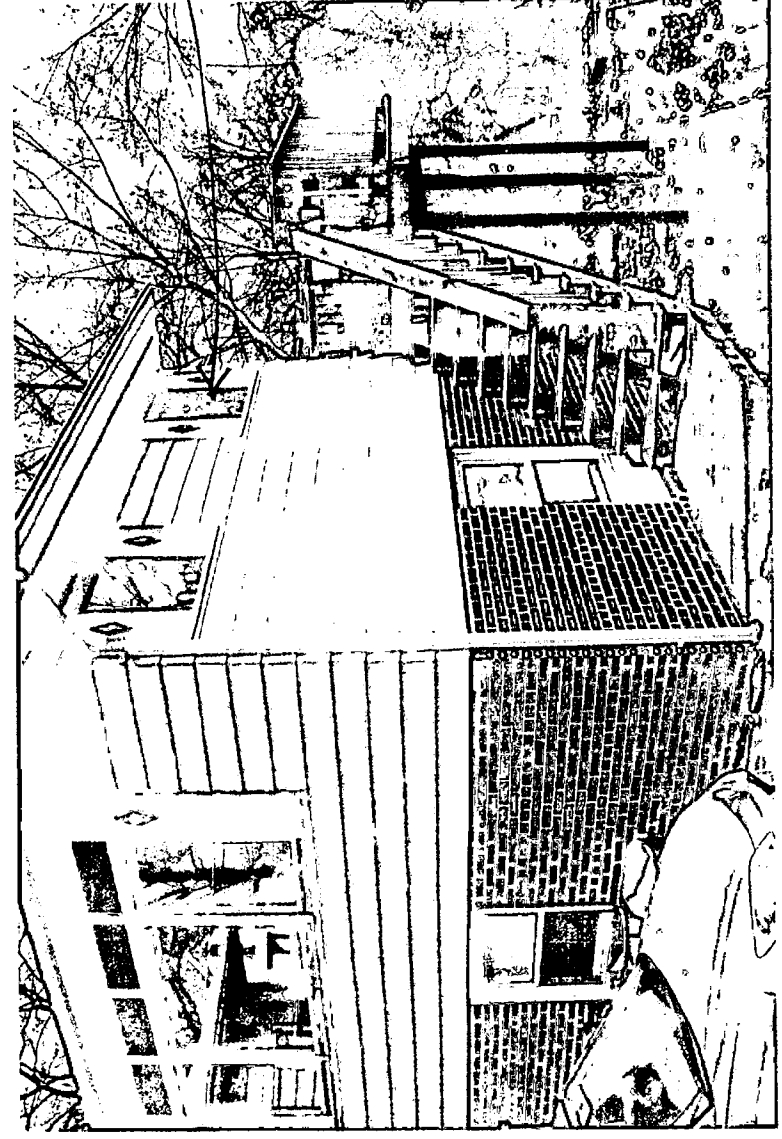
Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

Recorded in Plat Book A Plat 2 Scale 1" = 20'
 CASE: 1133-96 FILE: 54688
 DATE: JULY 29, 1996

(5)



COVERED PATIO TO BE ENCLOSED



WINDOWS TO BE ENLARGED

10.18.06

9 MONTGOMERY AVE,
TERRACE MADE IN 1912

6



7

10-16-06

~~3/16~~

REAR ELEVATION

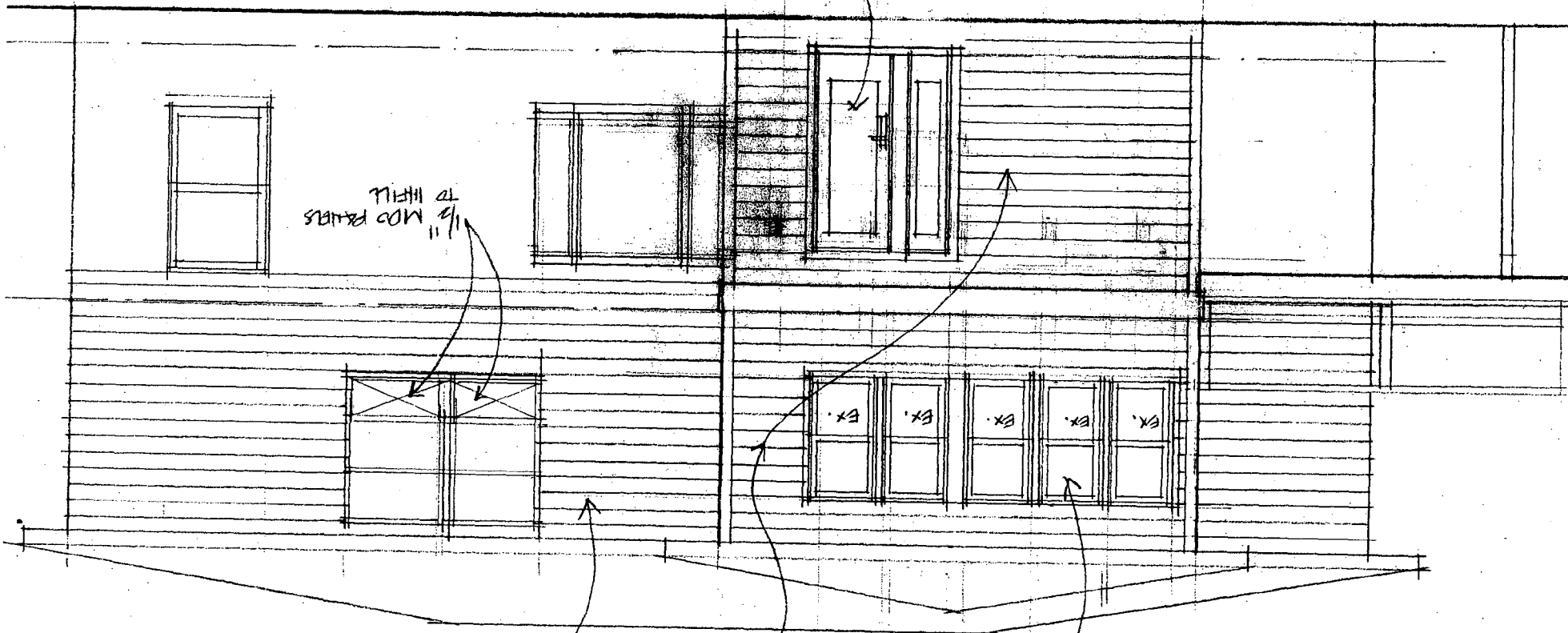
HALL DOOR +
STAIRWELL

1 1/2" NO. 8
RAILS
TO FILL

SIDING

CEMENT
SIDING

ALL WINDOWS
TYPE

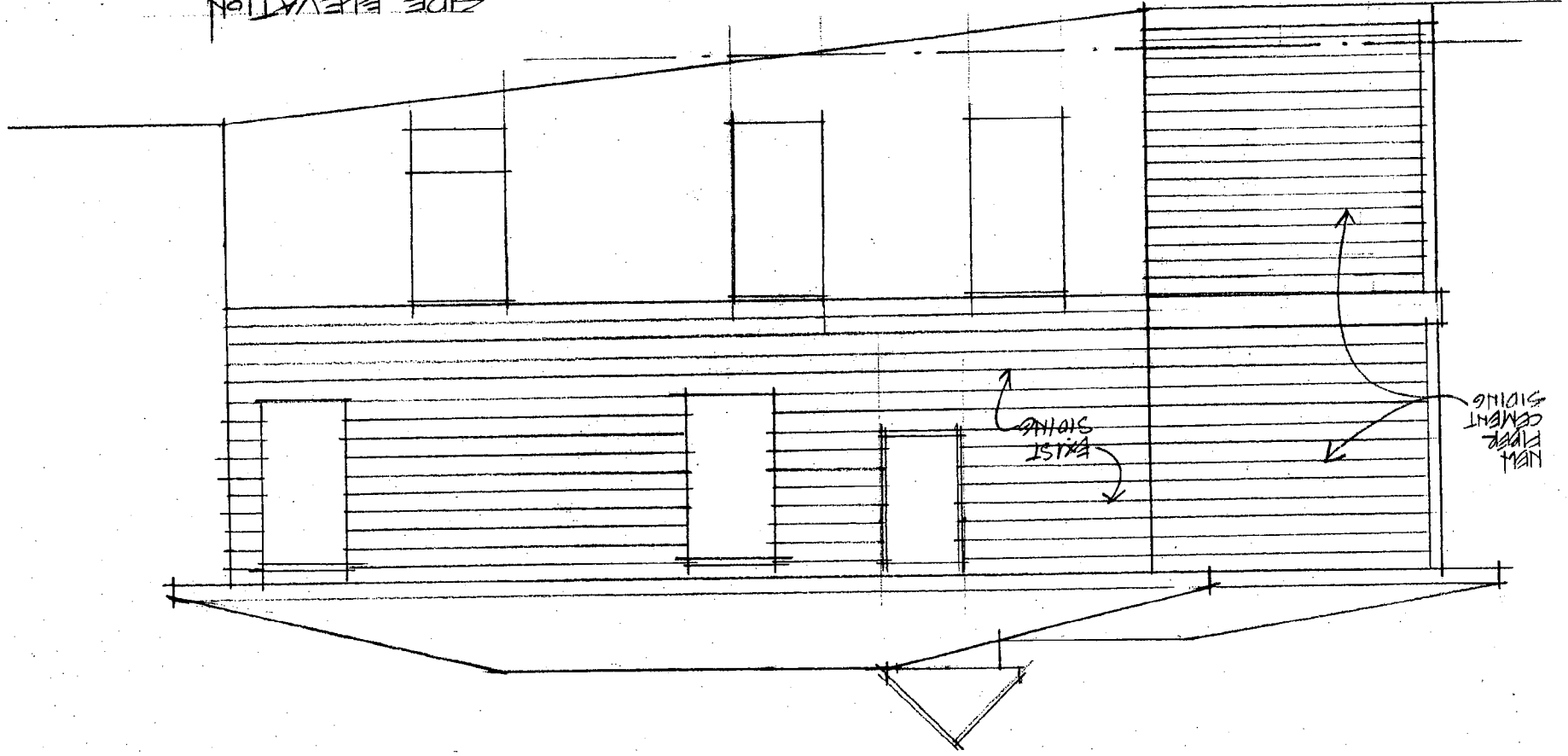


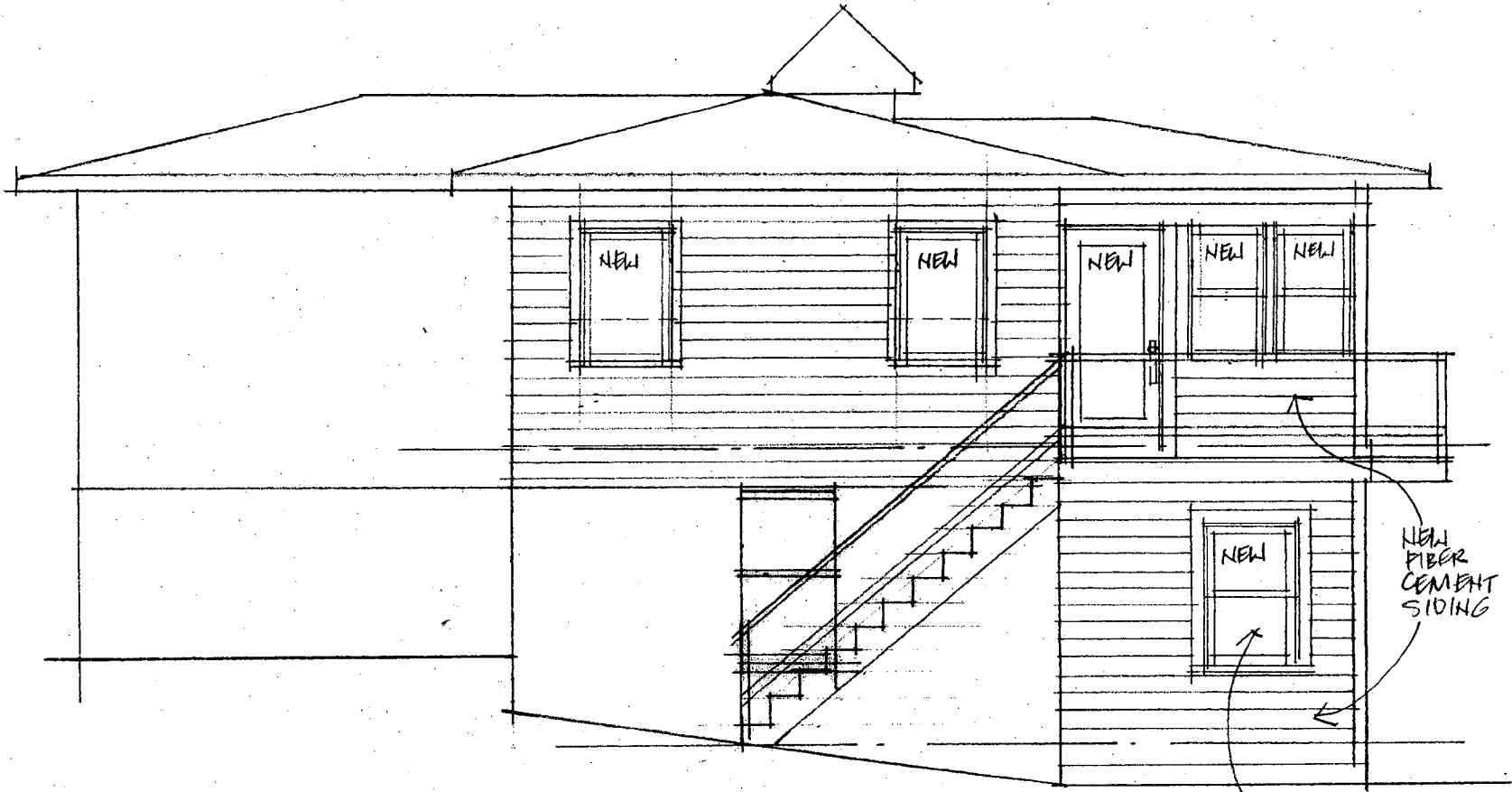


19-16-06

~~3 1/2"~~ 3 1/2"

SIDE ELEVATION





SIDE ELEVATION

~~10-16-06~~ 3/16"

10-16-06

NEW WINDOW, TYP.



10

VITULLO ARCHITECTURE STUDIO, P.C.

7016 Woodland Ave. Takoma Park, MD 20912

Phone 301 920-0737

Fax 301 920-0738

Email vitullostudio@earthlink.net

Website www.vitullostudio.com

October 18, 2006

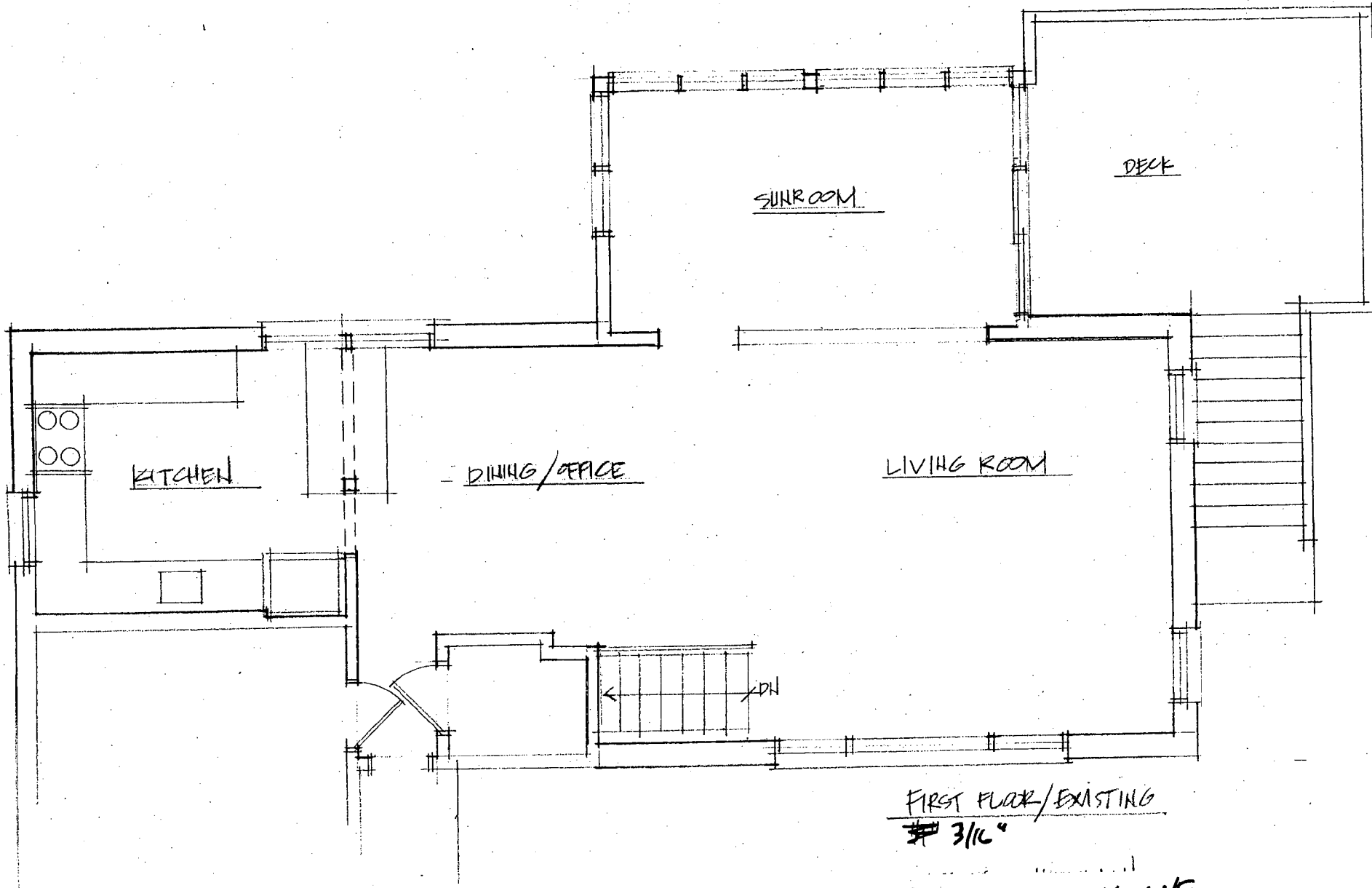
Huffman Residence

9 Montgomery Ave.

Takoma Park, MD 20912

MATERIALS LIST :

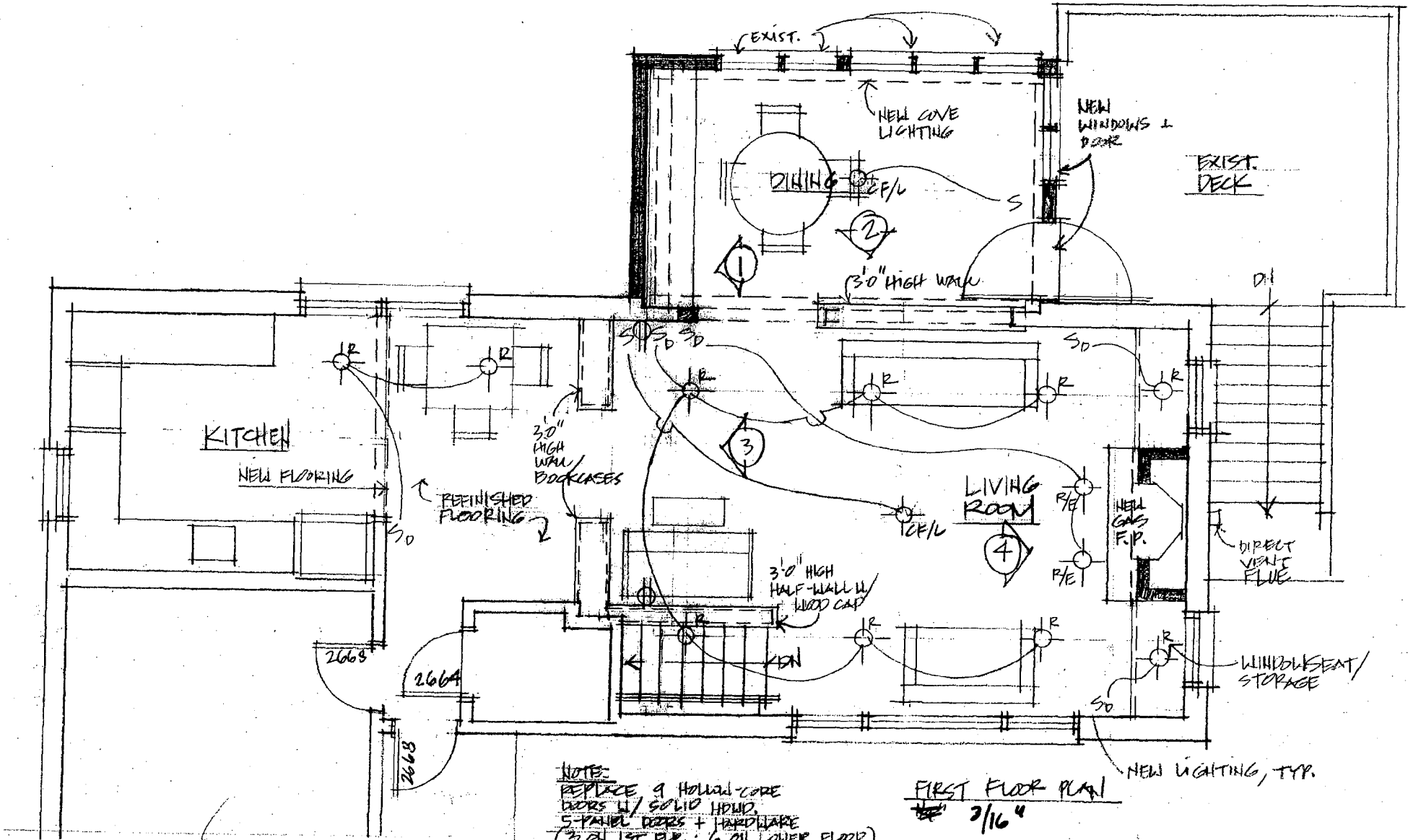
1. **Siding:** 8-inch exposure fiber cement lap siding to match existing aluminum siding.
2. **Windows:** new windows in existing house at 1st floor and basement to be wood clad double hung and casement.
3. **Window and Door Trim:** wood trim to match existing (5/4 x 6).



FIRST FLOOR/EXISTING
3/16"

9 MONTGOMERY AVE.
TAKOMA PARK, MD 20912

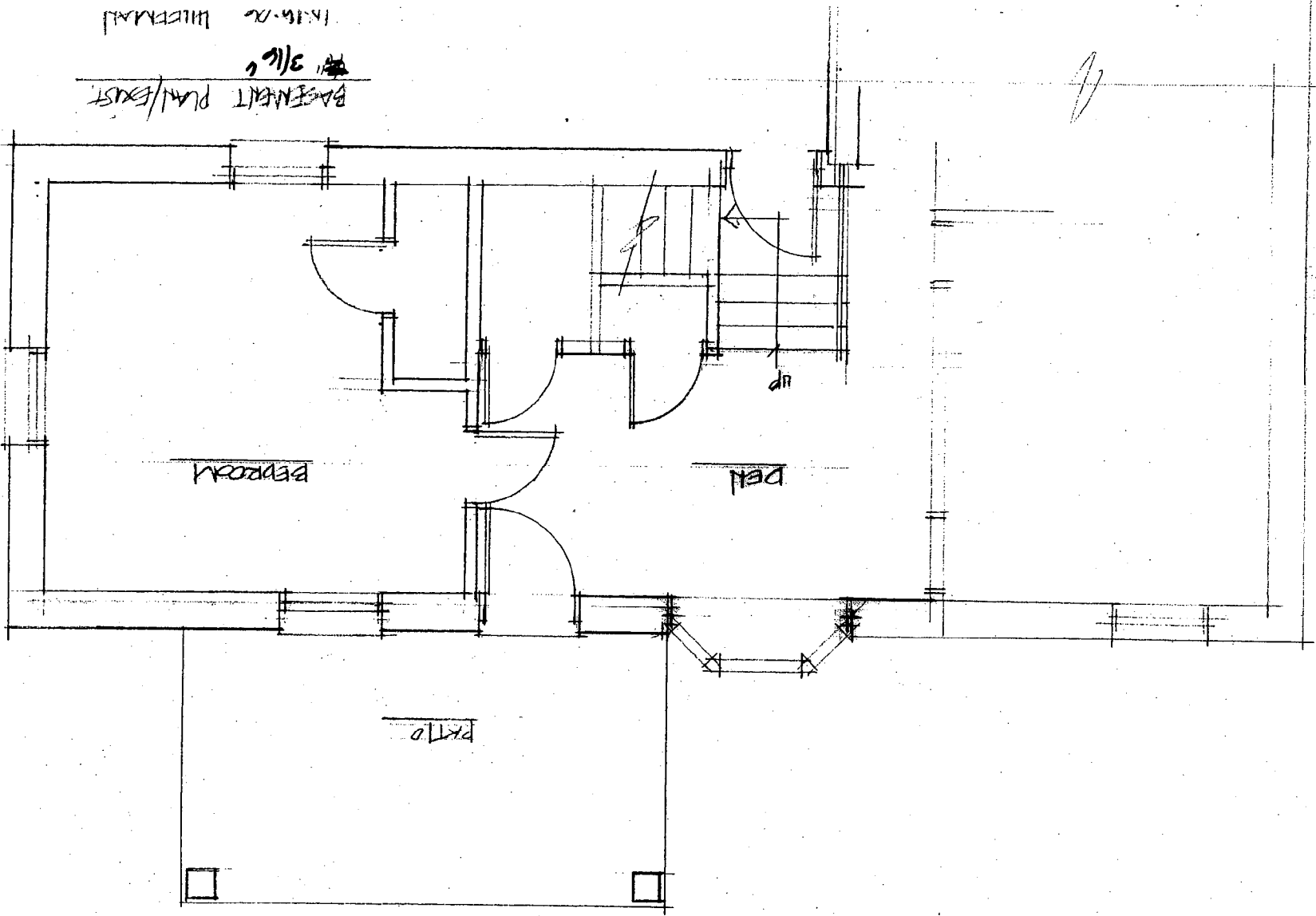
12



NOTE:
 REPLACE 9 HOLLOW CORE
 DOORS W/ SOLID HWWD.
 5-PANEL DOORS + HARDWARE
 (3 ON 1ST FLR.; 6 ON LOWER FLOOR)

FIRST FLOOR PLAN
 3/16

BASINENT PLAN/EXIST.
1/16" = 1' 0"

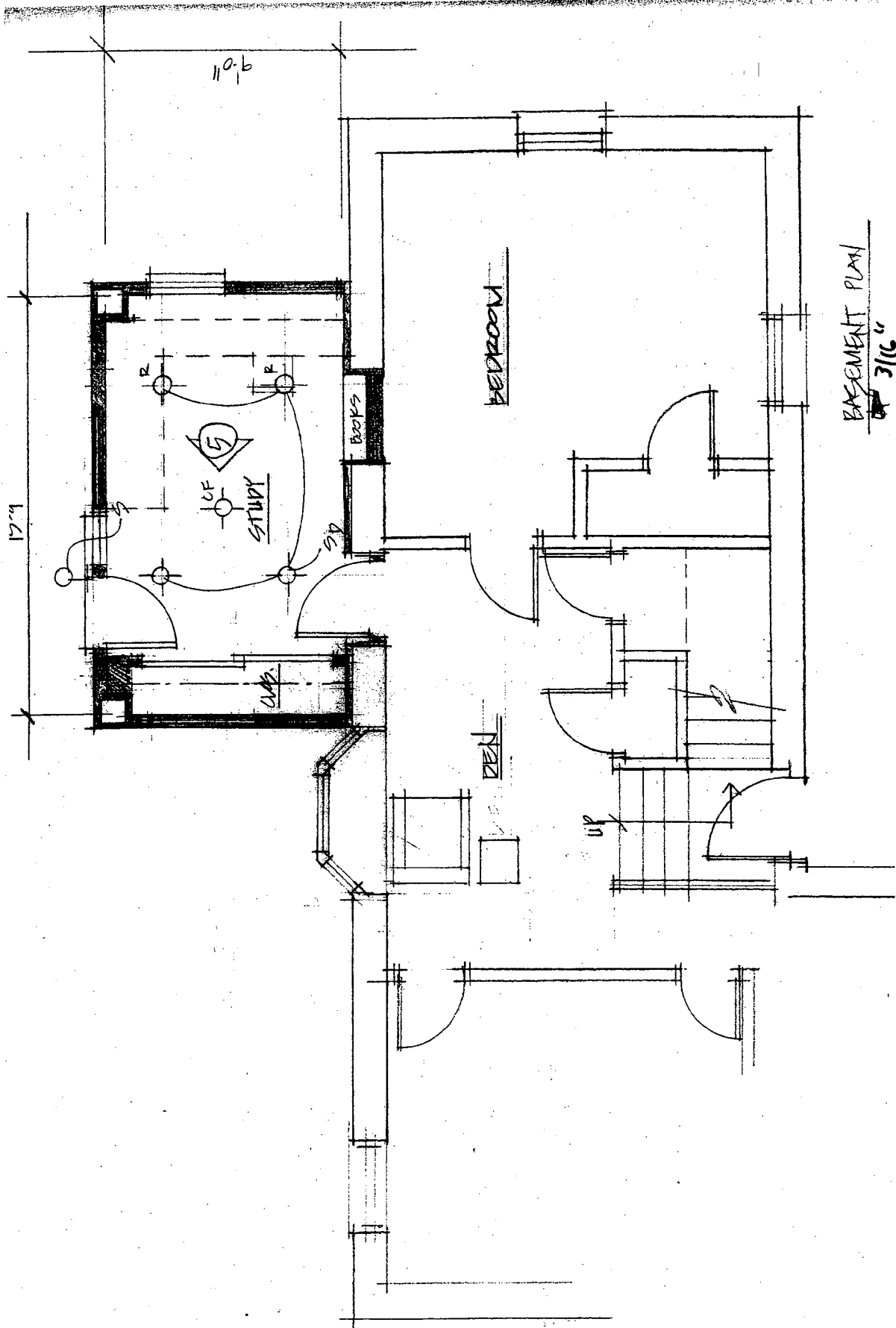


BATH

DR

KIT





BASEMENT PLAN
3/16"

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address DENNIS + SUSAN HUFFMAN 9 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address RICHARD J. VITULLO Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>MARIANNA DIGGS 11 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>	<p>WILLIAM RAMSEY 10 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>
<p>LESLIE STRAUSS 13 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>	<p>LARRY ROOD 5 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>



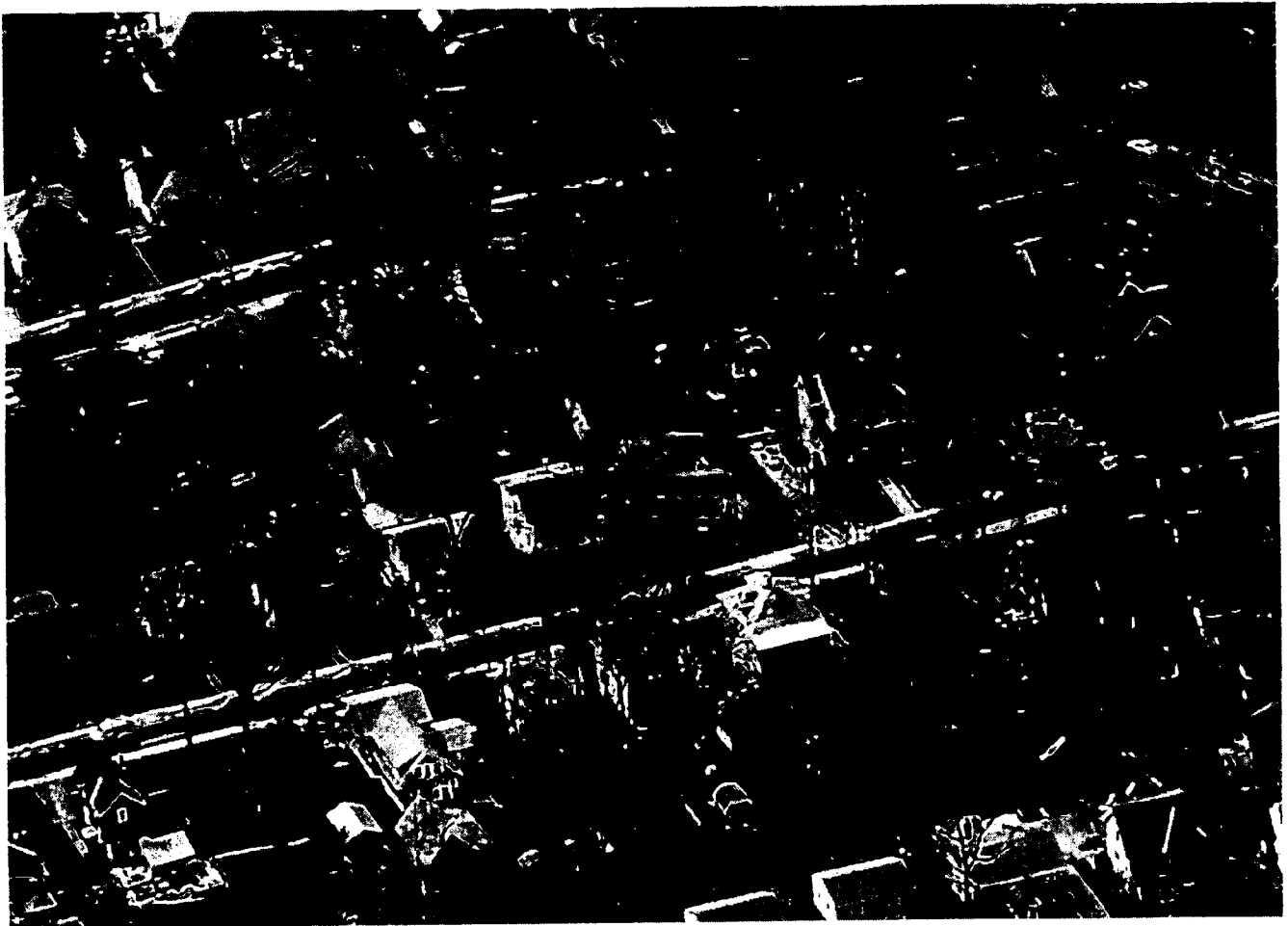
Casual User Application

Notice:
 The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
 Copyright © 1998

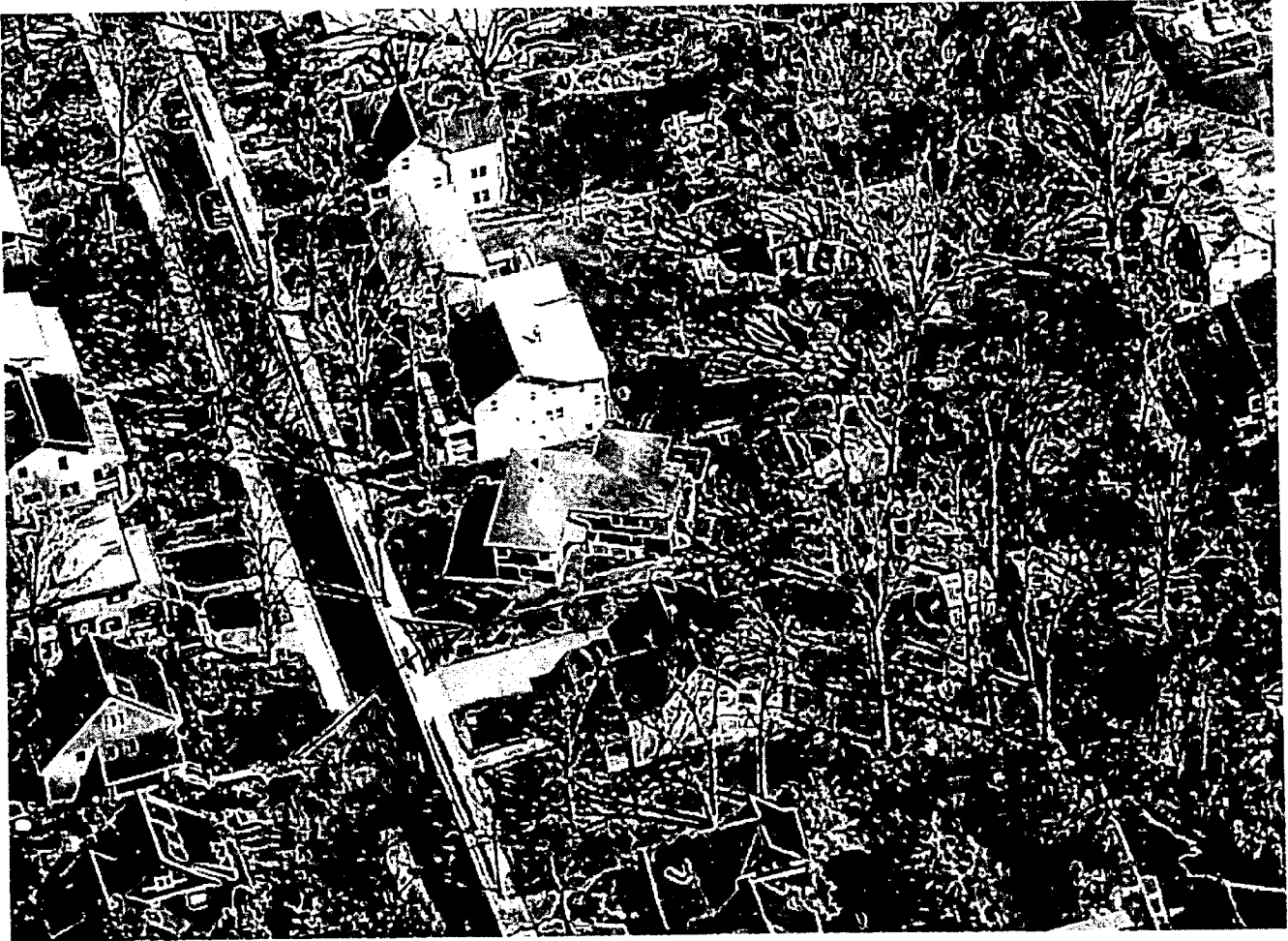


M-NCPPC
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3759

17



188





**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:

(see attached)

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

(see attached)

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 affected 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 decline 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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10/18/06

Huffman Residence
9 Montgomery Ave.
Takoma Park, MD 20912

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VITULLO ARCHITECTURE STUDIO, P.C.

7016 Woodland Ave. Takoma Park, MD 20912

Phone 301 920-0737

Email vitullostudio@earthlink.net

Fax 301 920-0738

Website www.vitullostudio.com

October 18, 2006

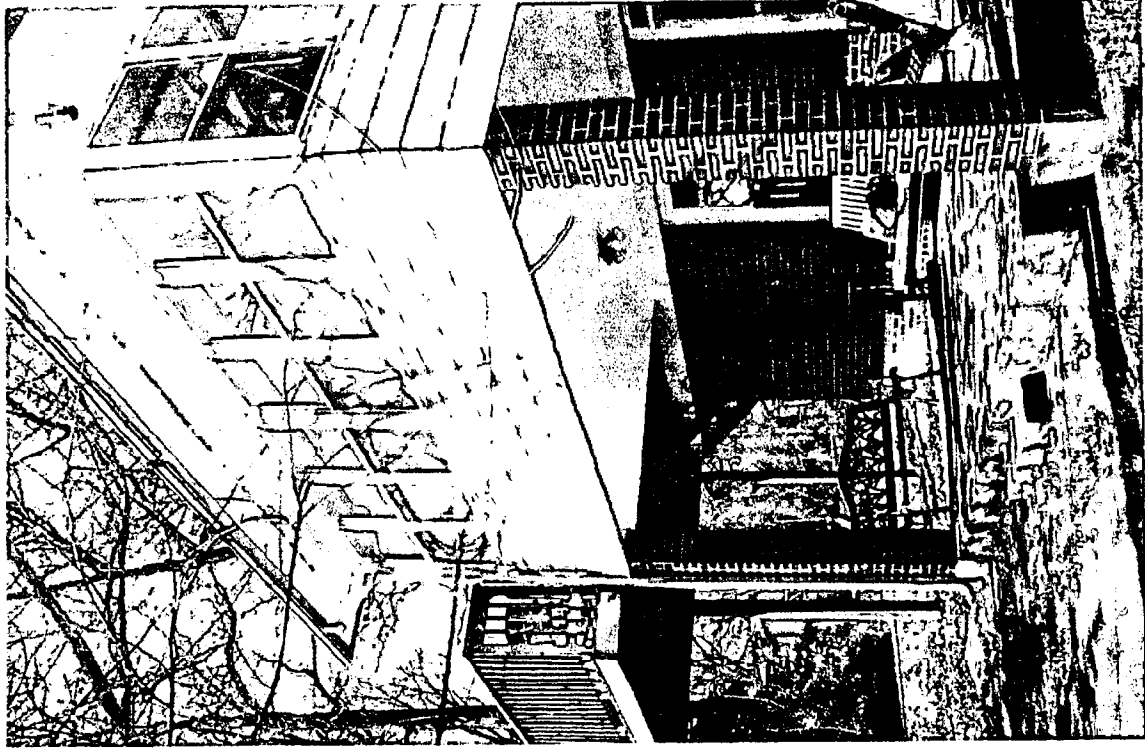
Huffman Residence

9 Montgomery Ave.

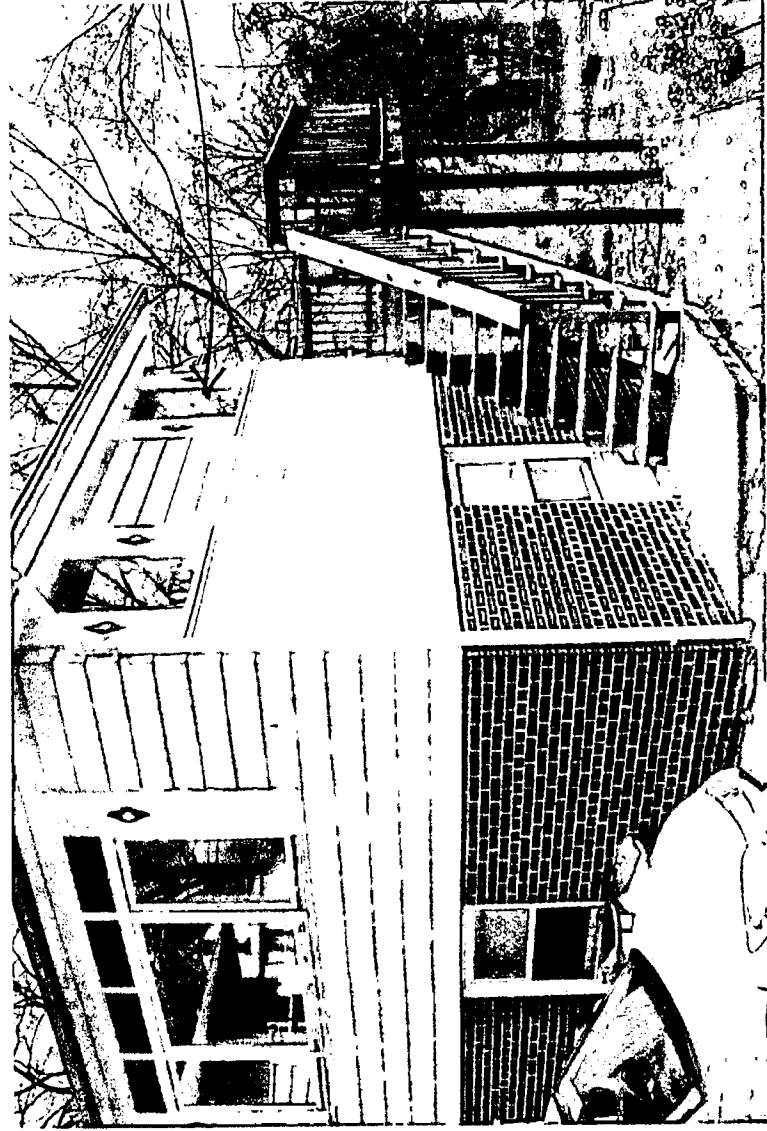
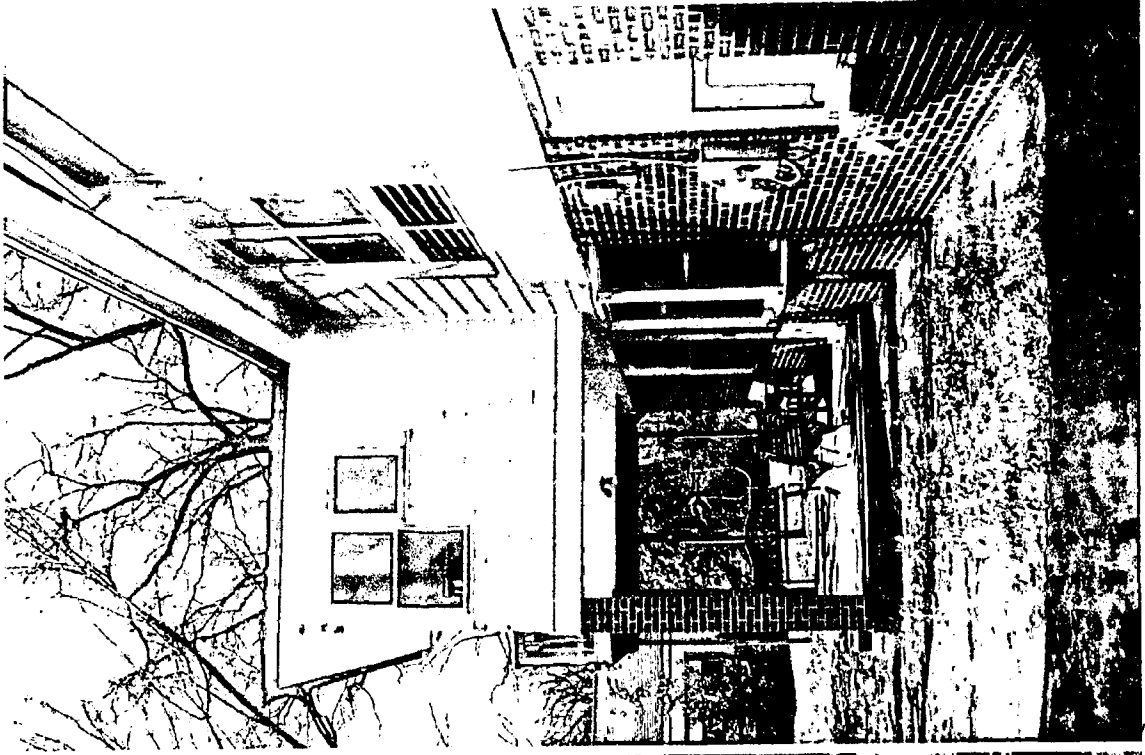
Takoma Park, MD 20912

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← COVERED PATIO TO BE ENCLOSED →



WINDOWS TO BE ENCLOSED

10.18.06

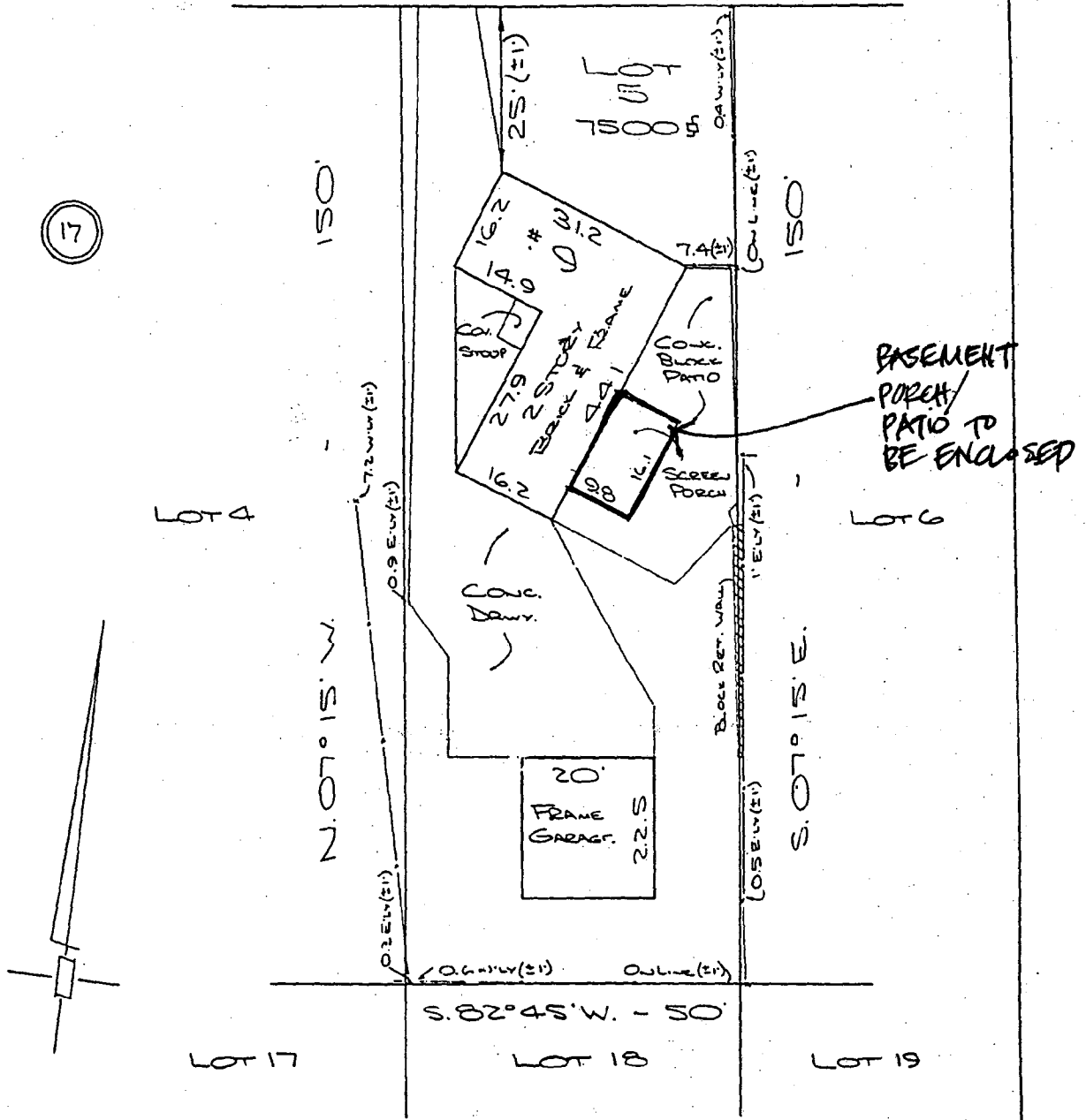
9 MONTGOMERY AVE,
TAKOMA PARK, MD 20912

9 MONTGOMERY AVE. TAKOMA PARK, MD
20912

MONTGOMERY AVENUE

N. 82° 45' E. - 50'

17



Capitol Surveys, Inc.

1300 Mercantile Lane
Suite 138
Largo, Maryland 20774
Phone 301-772-1654
Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, and such identification may not be required for the transfer of title or securing financing or refinancing.
This property lies within Zone C (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 5 BLOCK 17
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

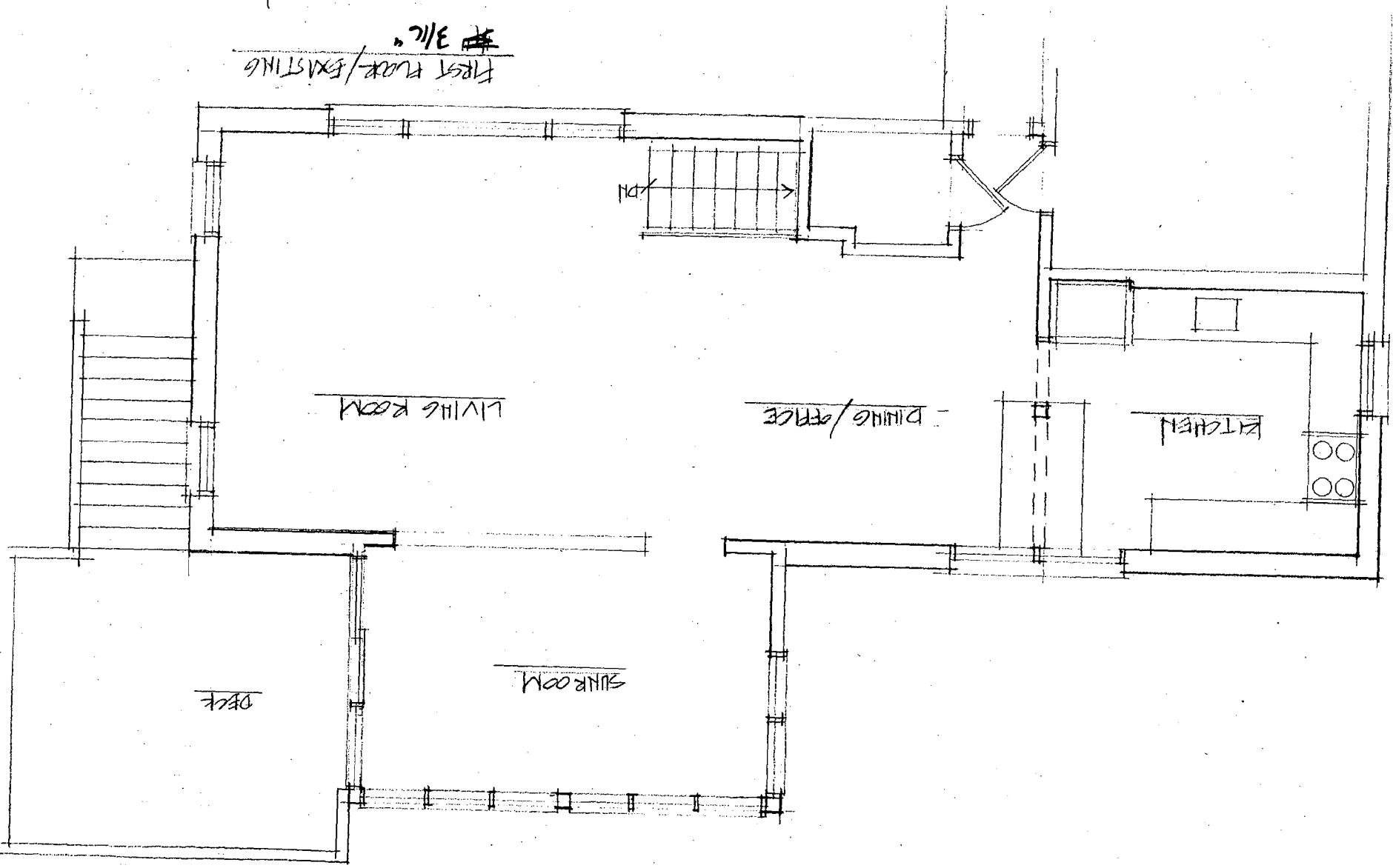
Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

Recorded in Plat Book A Plat 2 Scale 1" = 20'
CASE: 1133-96 FILE: 54688
DATE: July 29, 1996

5

9 MONTGOMERY AVE.
ATLANTA PARK, MD 20712

FIRST FLOOR/EXISTING
3112



LIVING ROOM

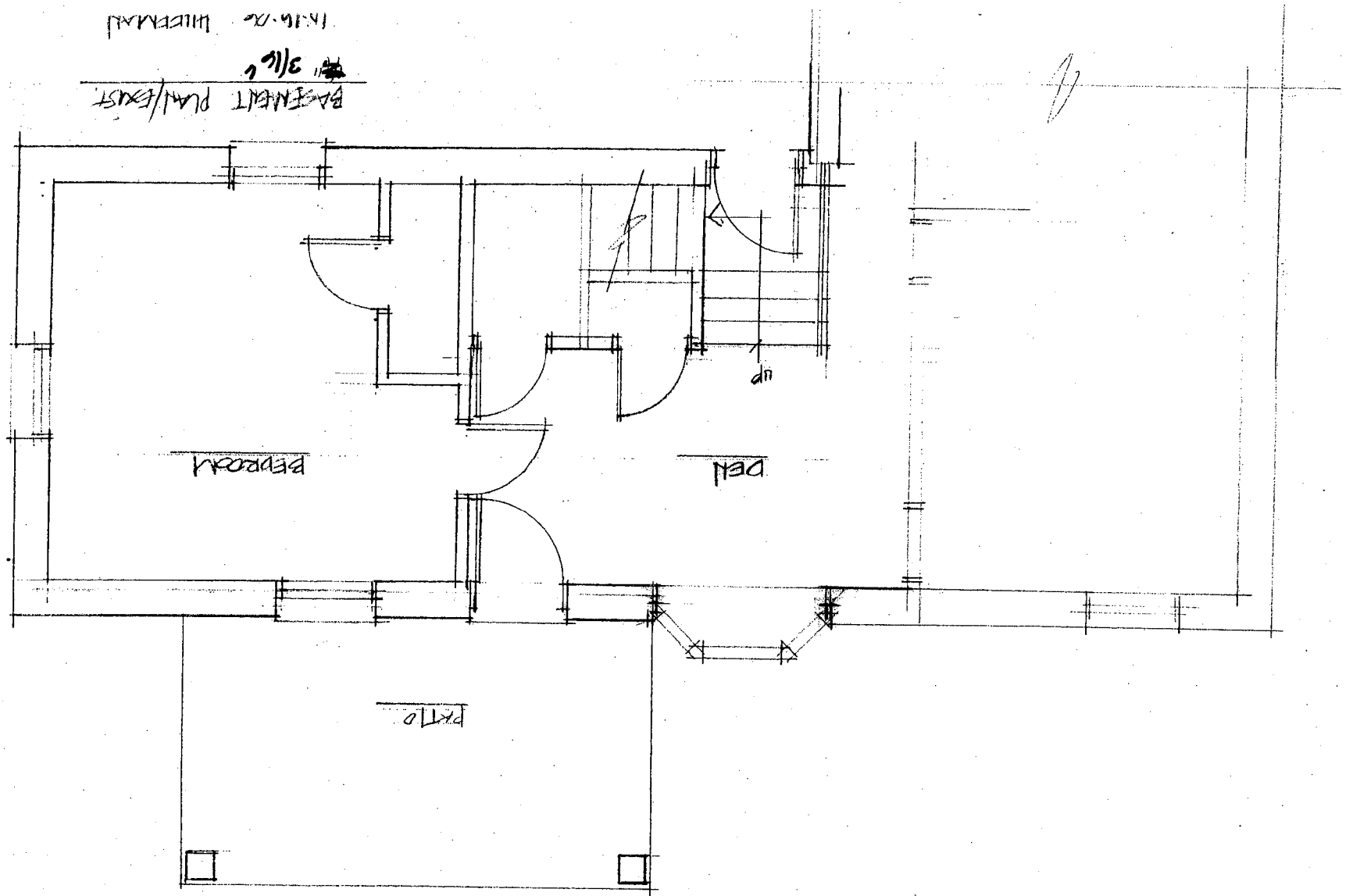
DINING/OFFICE

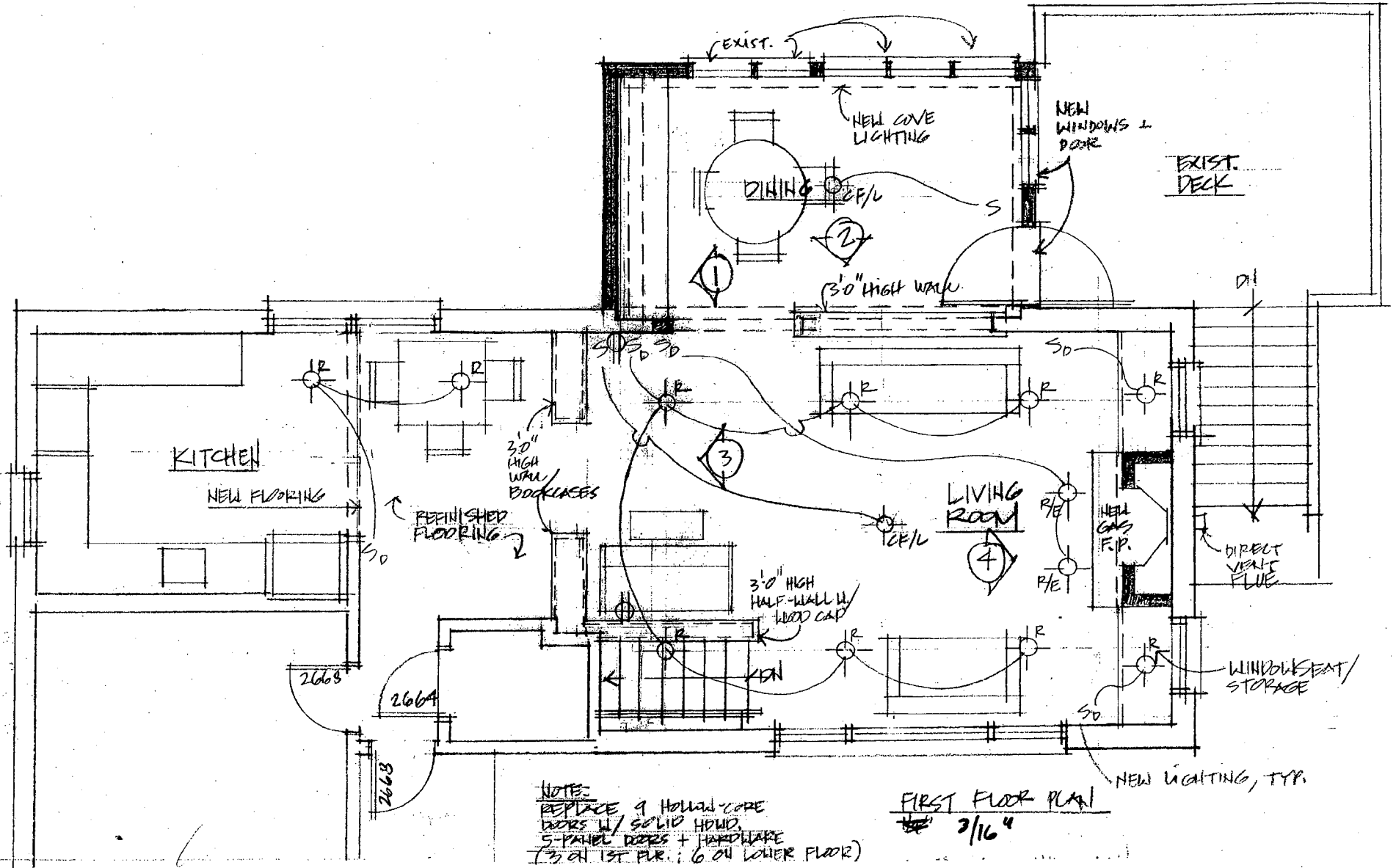
KITCHEN

SUNROOM

DECK

BASEMENT PLAN/EXIST.
3/16/00
1516-02 MICHAEL

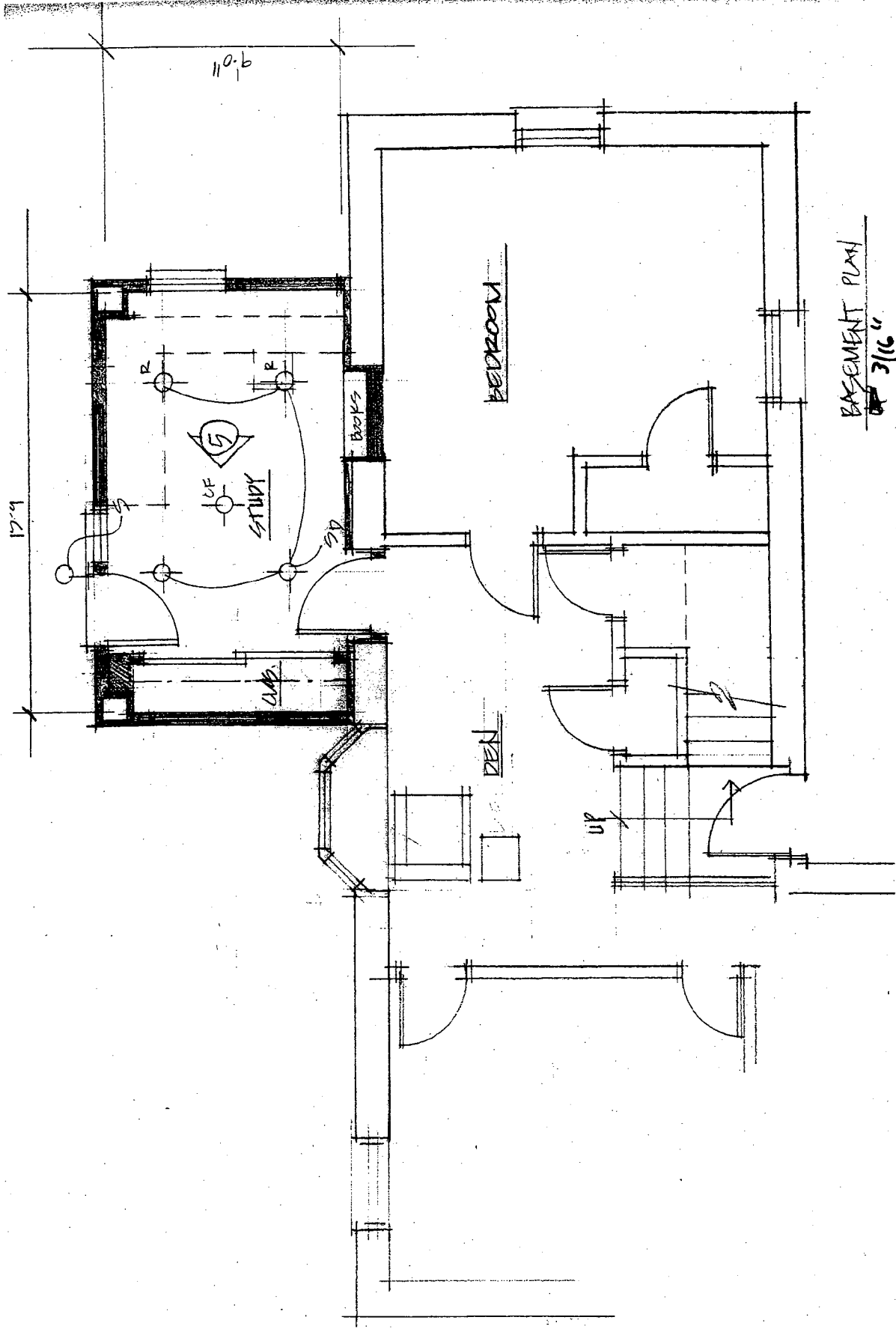




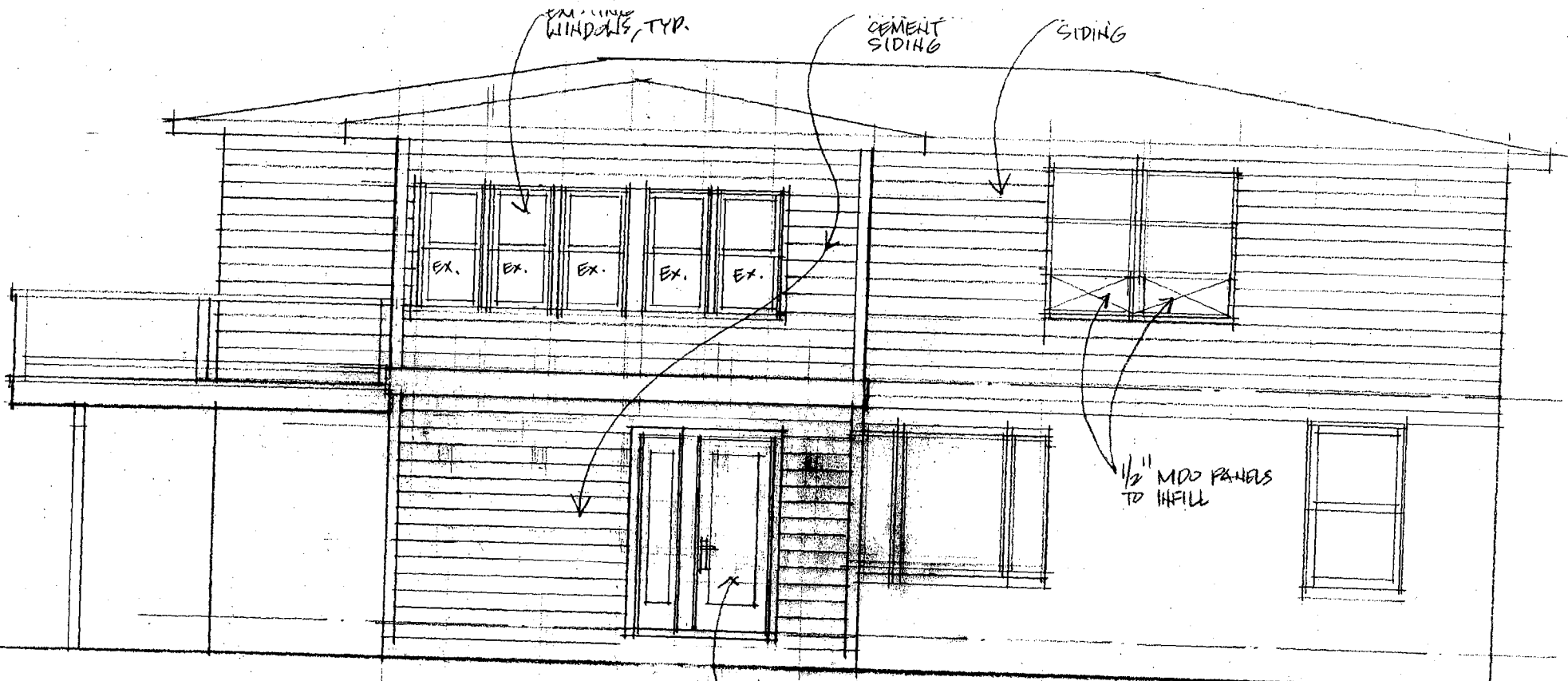
NOTE:
 REPLACE 9 HOLLOW-CORE
 DOORS W/ SOLID HARDW.
 5-PANEL DOORS + HARDWARE
 (5 ON 1ST FLR.; 6 ON LOWER FLOOR)

FIRST FLOOR PLAN
 3/16'

NEW LIGHTING, TYP.



BASEMENT PLAN
3/16

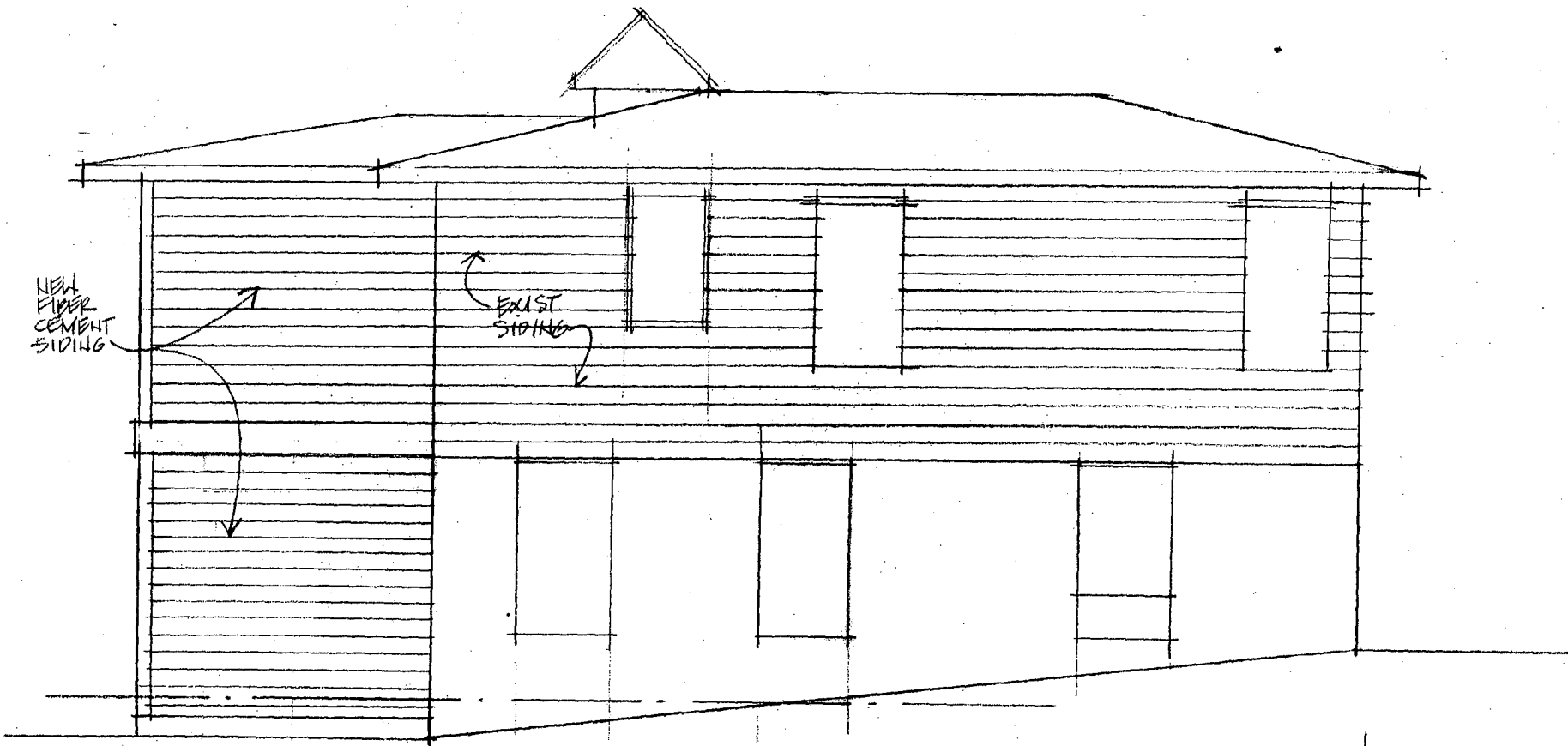


NEW DOOR +
SIDE LIGHT

REAR ELEVATION

~~3/16~~ 3/16"

10-16-06

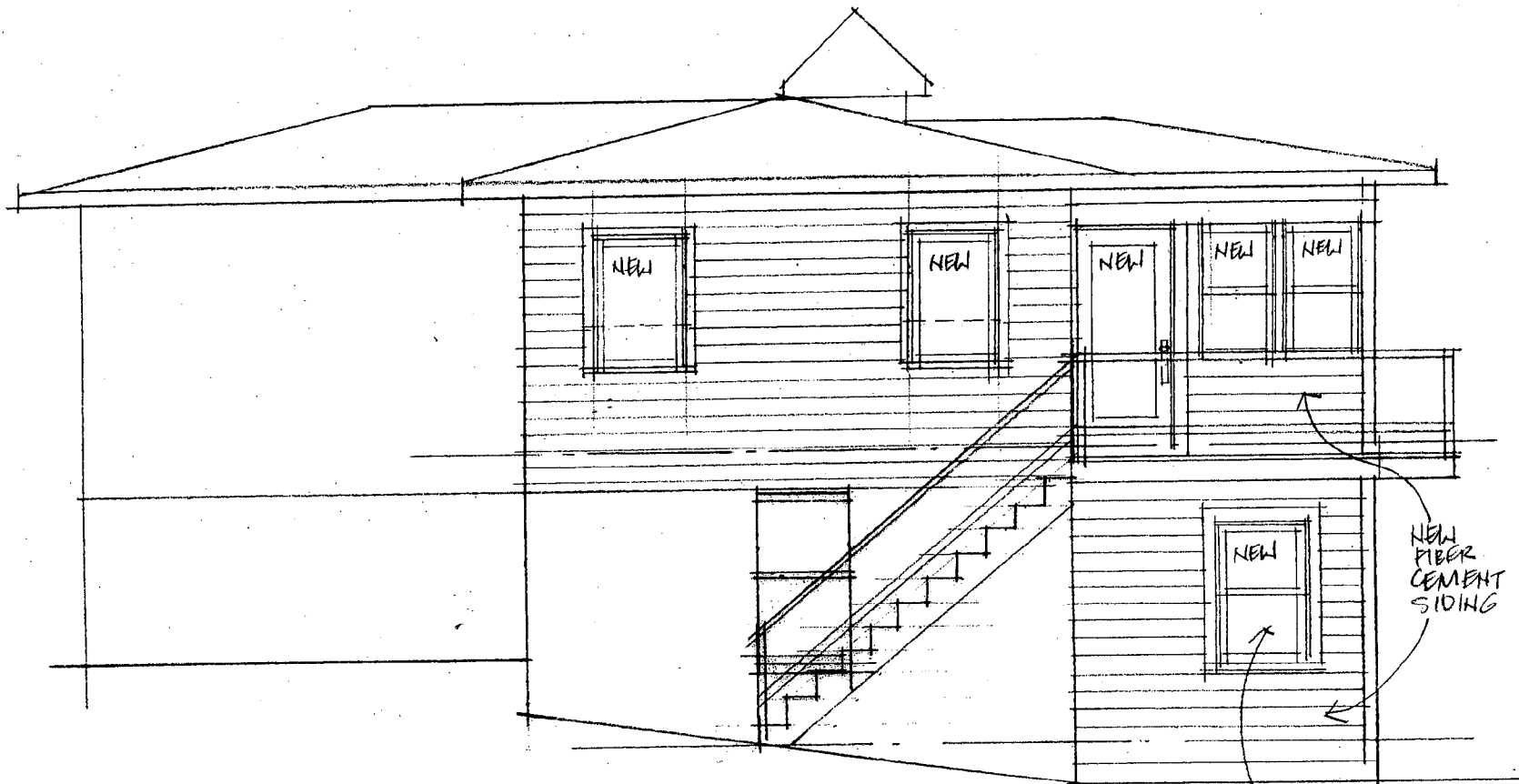


SIDE ELEVATION

~~11' 3 1/2"~~ 3 1/2"

10-16-06





SIDE ELEVATION

~~1/16"~~ 3/16"

10-16-06

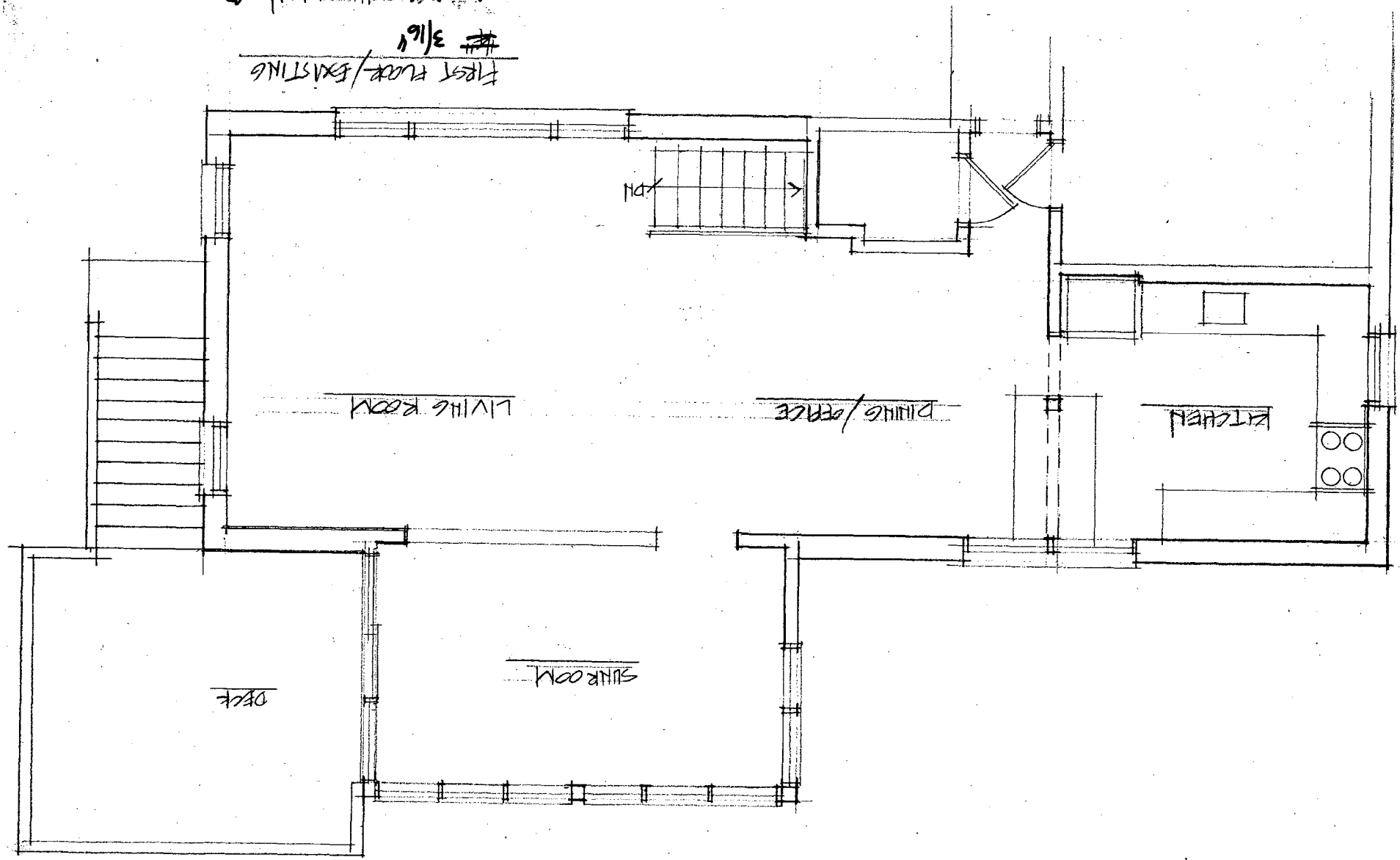
NEW WINDOW, TYP.

NEW FIBER CEMENT SIDING

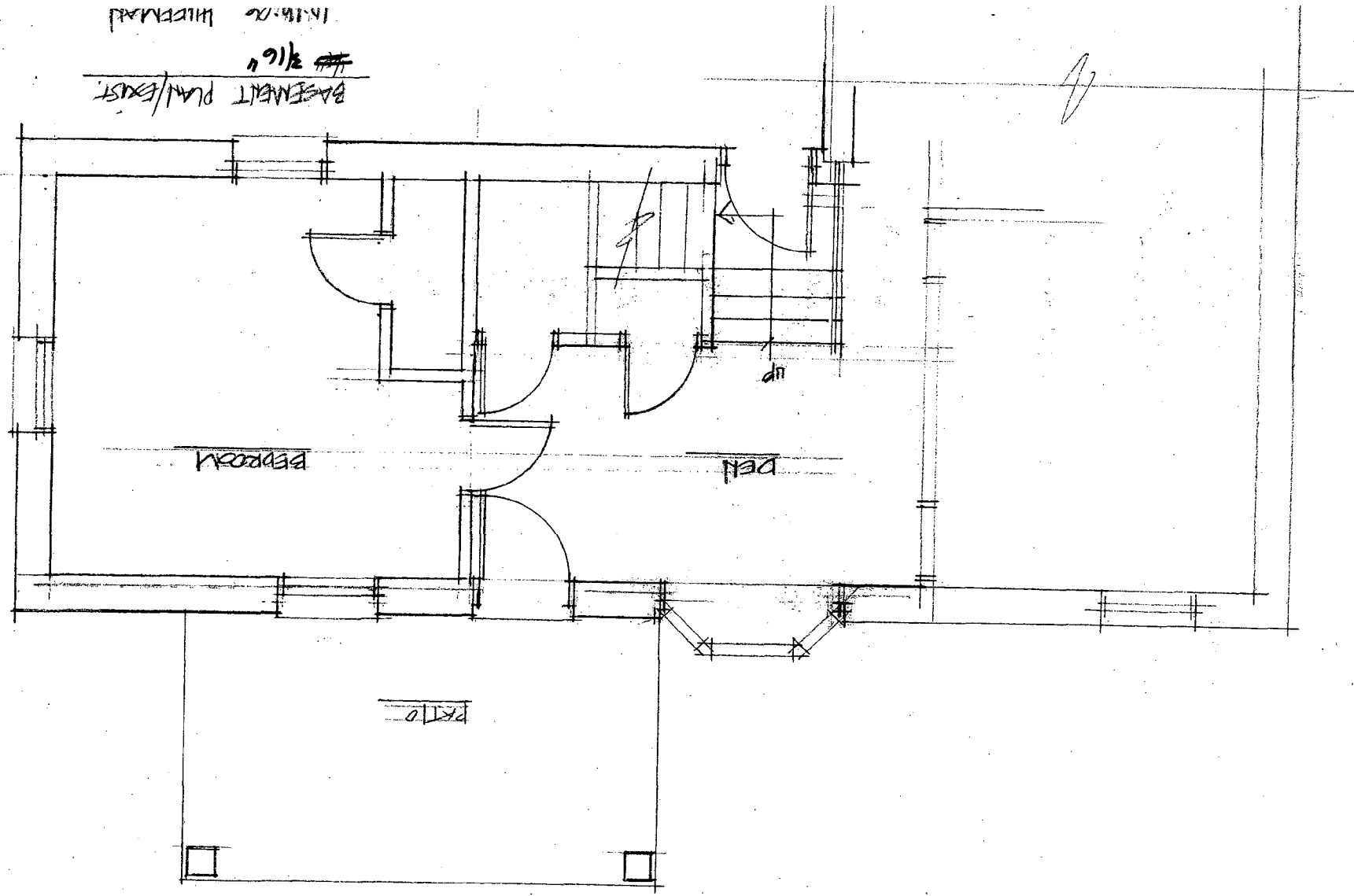


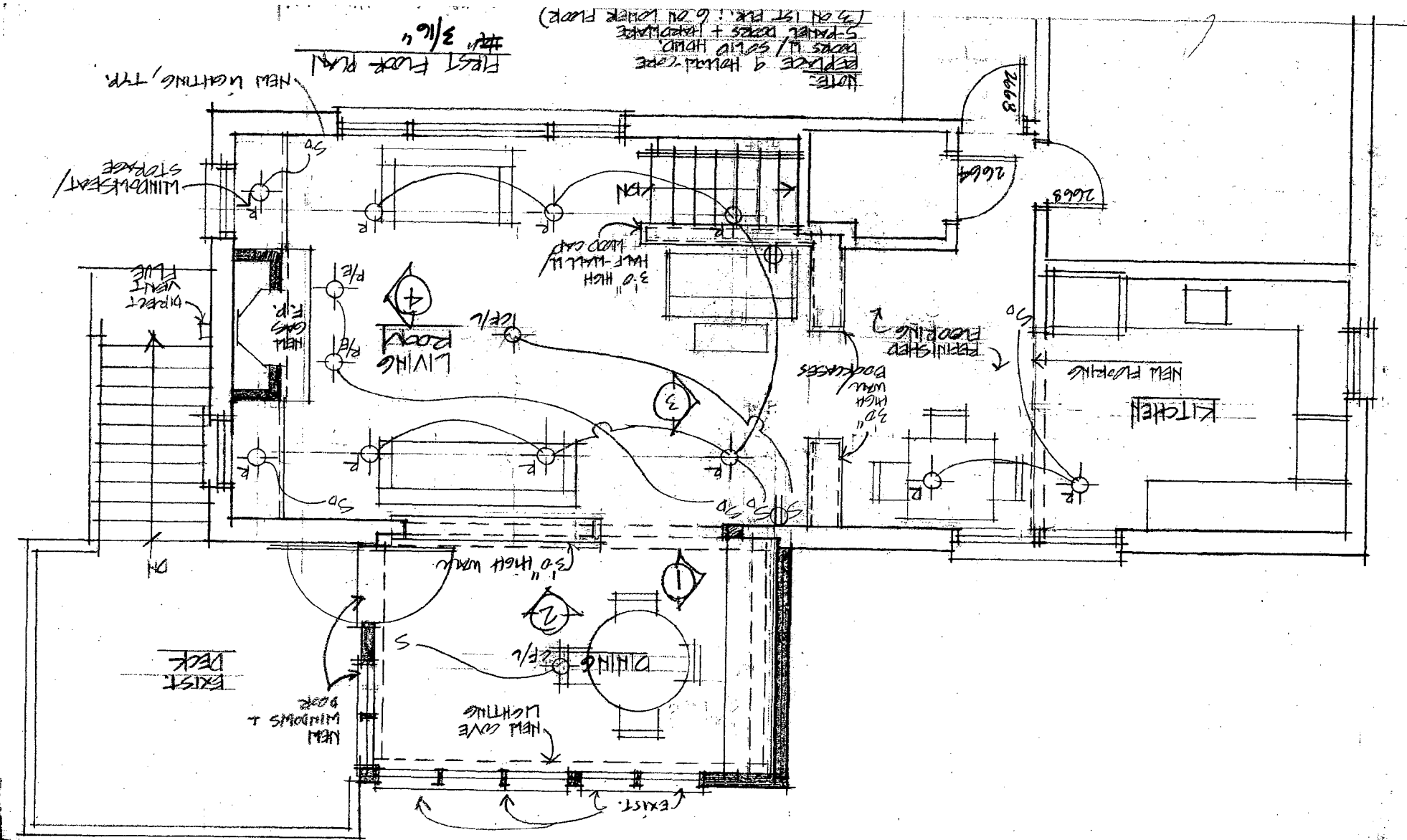
9 MALTSON RD
TRUNK PKY, MD 20912

FIRST FLOOR/EXISTING
3/16"



BASINAIT PLAN/EXIST.
2/16"
1/16" 02 W/STRAID

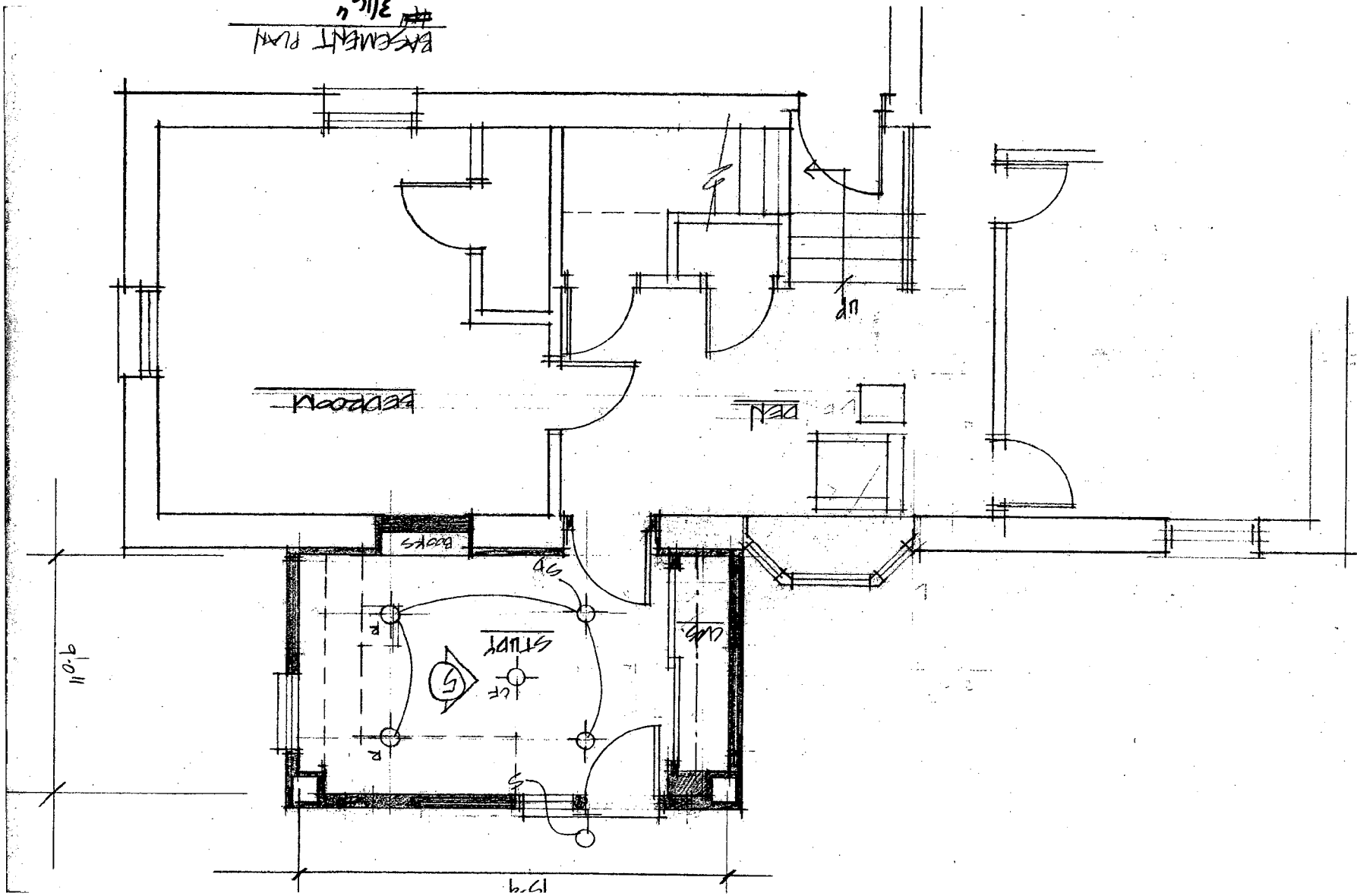




NOTE:
 REPLACE 9 HOLLOW CORE
 DOORS W/ SOLID HARD
 5 PANEL DOORS + HANDRAILS
 (3 ON 1ST FLR, 6 ON LOWER FLOOR)

FIRST FLOOR PLAN
 # 3/16

Basement Plan
3/16/42



10'0"

12'9"

BOOKS

STUDY

BOOKS

CL.

UP

DOWN

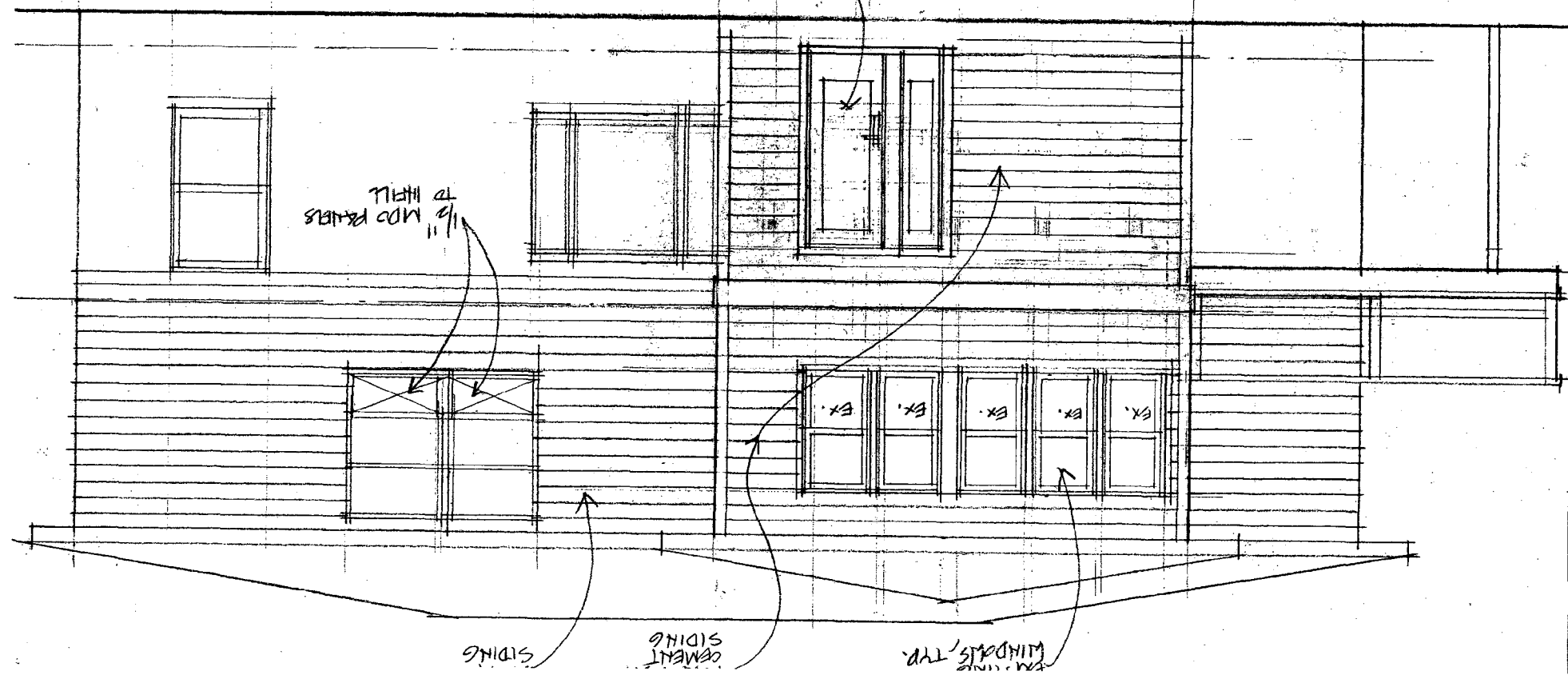
10-16-06

~~3/16"~~

BACK ELEVATION

HEAD DOOR +
STAIRWAY

1/2" MOD RAFTERS
TO HILL



SIDING

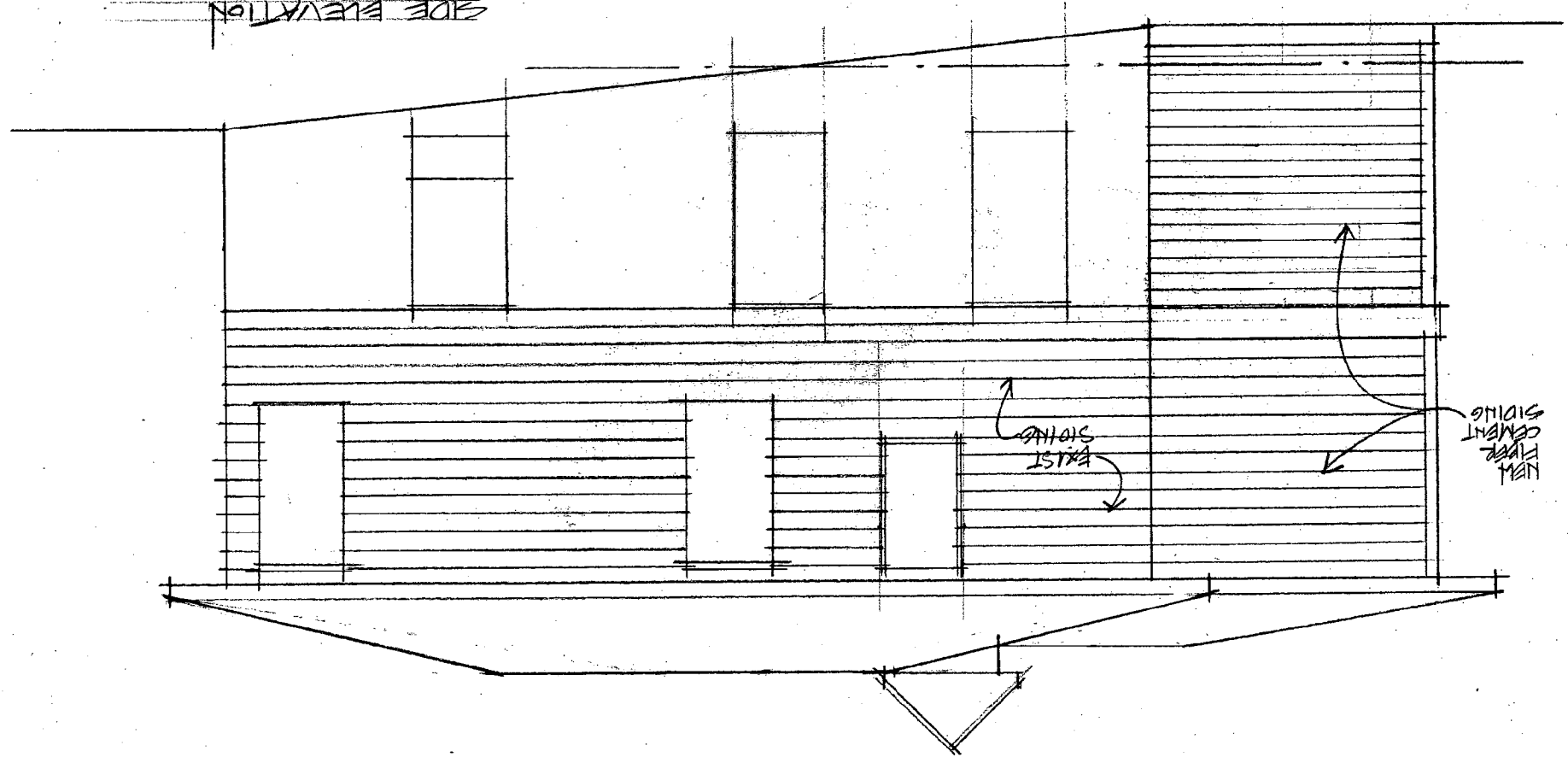
CEMENT
SIDING

TRIM
LINDING TOP



10.16.06

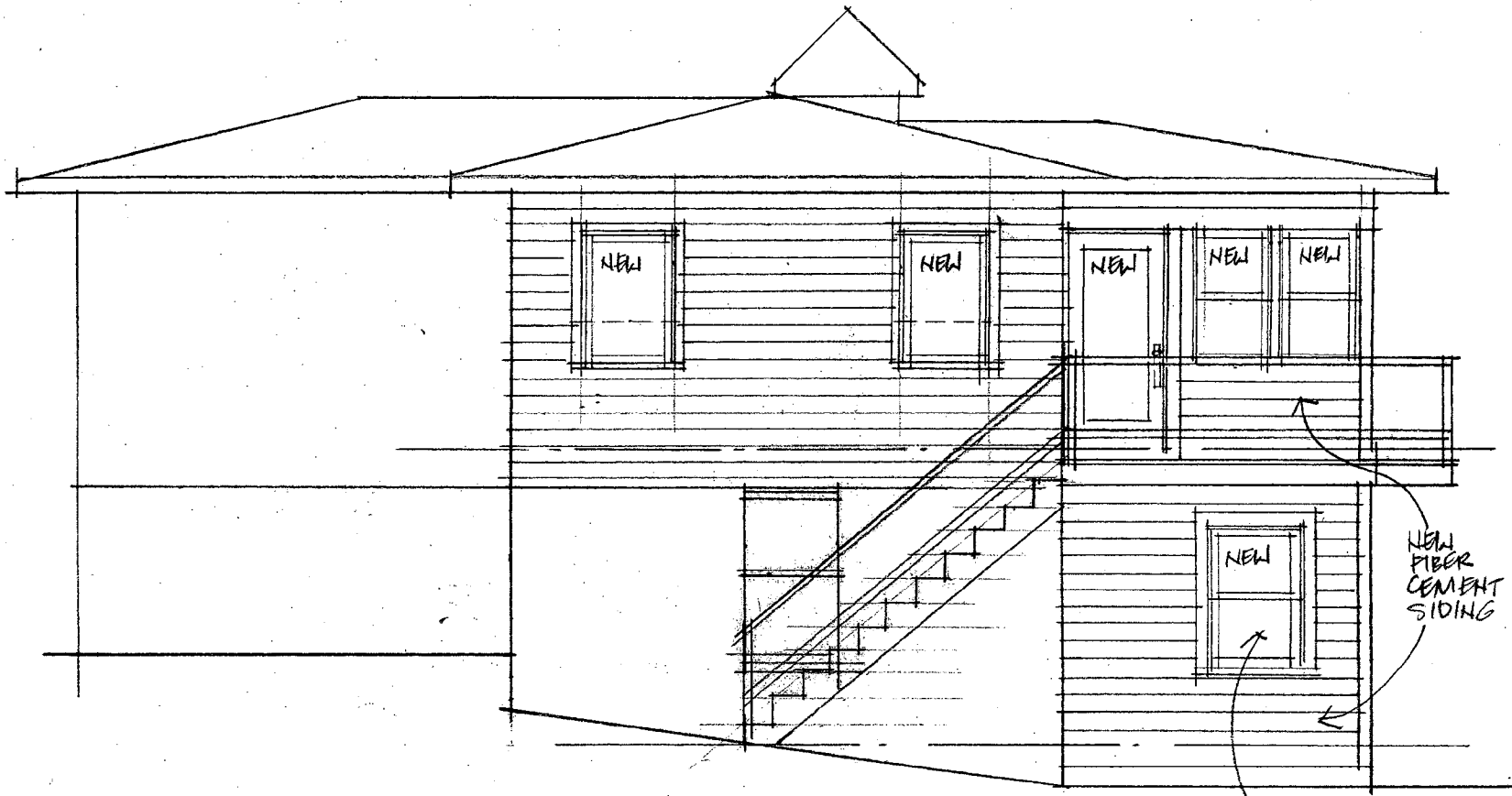
3116
SIDE ELEVATION



NEW
FLOOR
CEILING
NEW
SIDING

EXIST

NEW
SIDING



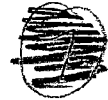
NEW
FIBER
CEMENT
SIDING

NEW WINDOW, TYP.

SIDE ELEVATION

~~3/16"~~ 3/16"

10/6/06



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9 Montgomery Ave, Takoma Park	Meeting Date:	11/15/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/8/2006
Applicant:	Dennis & Susan Huffman	Public Notice:	11/1/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06GGG	Staff:	Tania Tully

PROPOSAL: window replacement and rear porch enclosure

RECOMMENDATION: Approve with Conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Modern , Split Level
DATE: c1940-50s

PROPOSAL:

The applicant is proposing to alter a rear (east) sunroom and enclose the patio space underneath. New windows will be installed in the rear (south) elevation. The new windows will be clad wood with no divided lights.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources that affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural, or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

STAFF DISCUSSION

Regarding window replacement, Staff espouses the benefits of window rehabilitation regardless of the resource category. However, the *Guidelines* require more latitude when reviewing Non-Contributing resources therefore restricting Staff's ability to force the issue. With this in mind, window replacement is routinely approved for non-contributing resources. In this case, the applicant has chosen clad wood as is often recommended by staff. The modifications to the rear sunroom and patio are minimal and will not likely be seen from the public right-of-way. Again, the *Guidelines* emphasize lenience for alterations and additions to Non-Contributing Resources. The changes made by the applicant do not diminish the integrity or character of the historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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: DENNIS HUFFMAN
Daytime Phone No.: ~~(301)~~ (240) 508-6151 cell

Tax Account No.: 275-44-3646

Name of Property Owner: DENNIS + SUSAN HUFFMAN Daytime Phone No.: (301) 891-2663

Address: 9 MONTGOMERY AVE. TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: HERITAGE BUILDING + RENOV. Phone No.: (301) 270-4799

Contractor Registration No.:
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: MONTGOMERY AVE
Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE.
Lot: 5 Block: 17 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 75,000.00
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

10/18/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 436390 Date Filed: _____ Date Issued: _____

Edn 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

10/18/06

Huffman Residence
9 Montgomery Ave.
Takoma Park, MD 20912

Description of existing structure and environmental setting:

The existing house is a 2-story frame house and was built in 1940's or 1950's by the original owner/builder. The structure is placed at a 45 degree angle to the street. The existing windows are a combination of fixed pane and movable louvers for ventilation. It is a Non-contributing Resource structure.

General description of project and its effect on the historic resource:

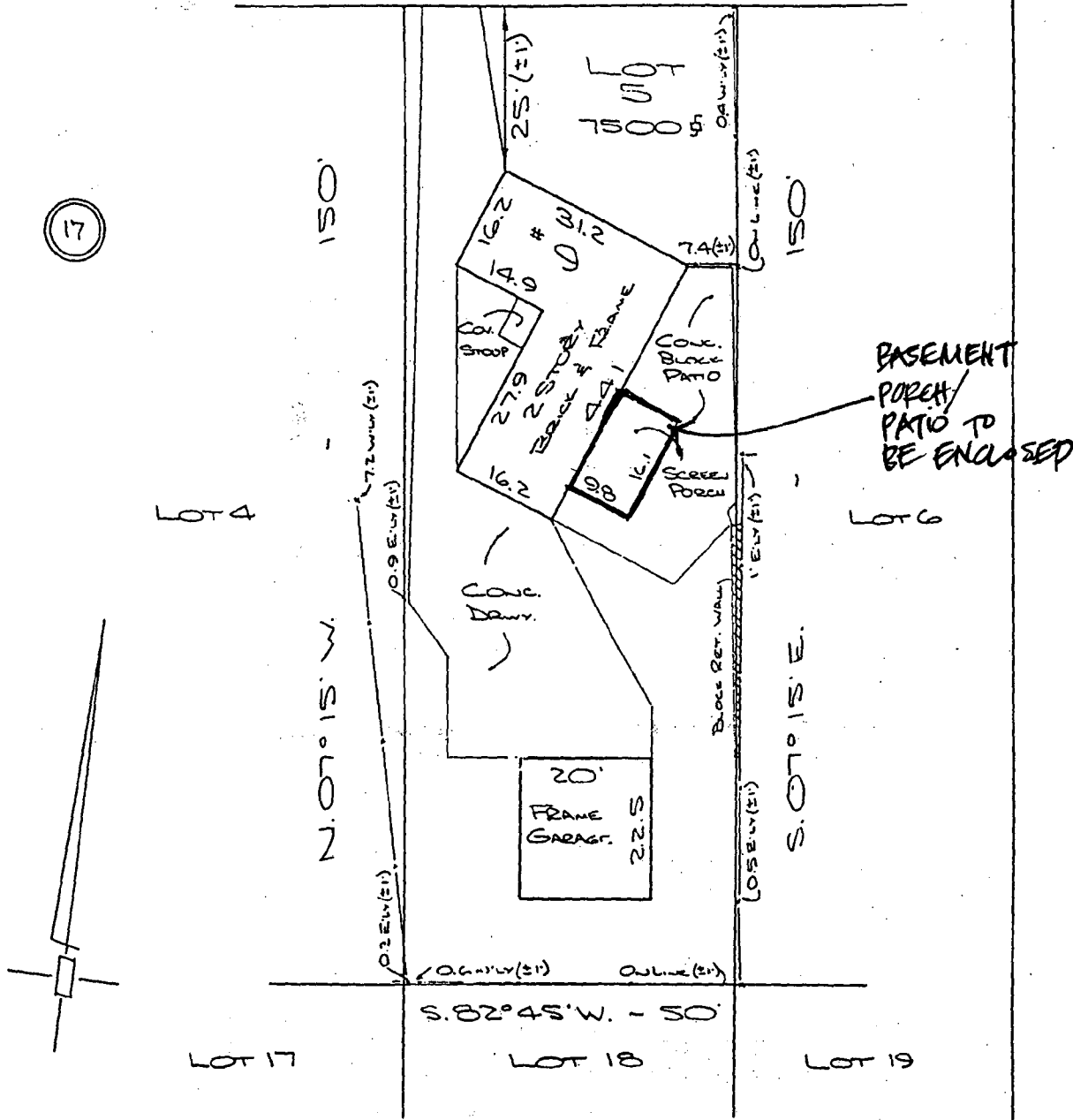
The proposed work is to renovate the existing living and dining room on the first floor changing out some windows and doors (see elevations), and to enclose an existing covered patio and convert it to a new office/den.

9 MONTGOMERY AVE. TAKOMA PARK, MD
20112

MONTGOMERY AVENUE

N. 82° 45' E. - 50'

(17)



Capitol Surveys, Inc.

1300 Mercantile Lane
Suite 138
Largo, Maryland 20774
Phone 301-772-1654
Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
This property lies within Zone C (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

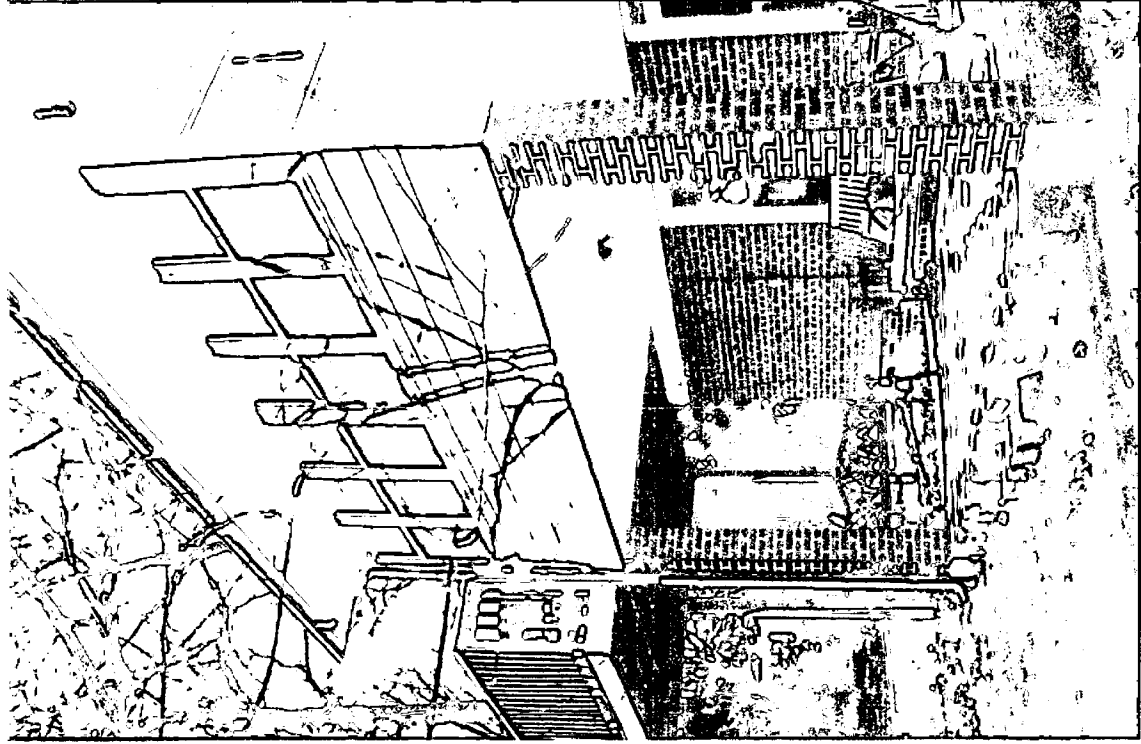
LOCATION DRAWING
LOT 5 BLOCK 17
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

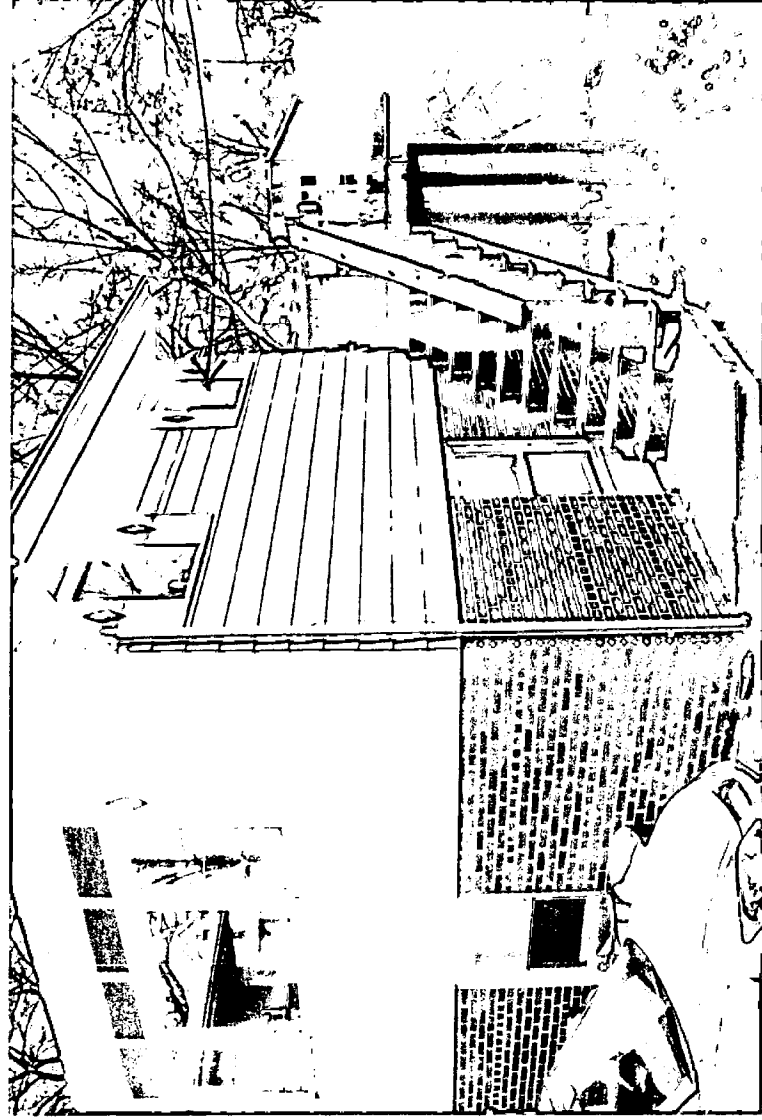
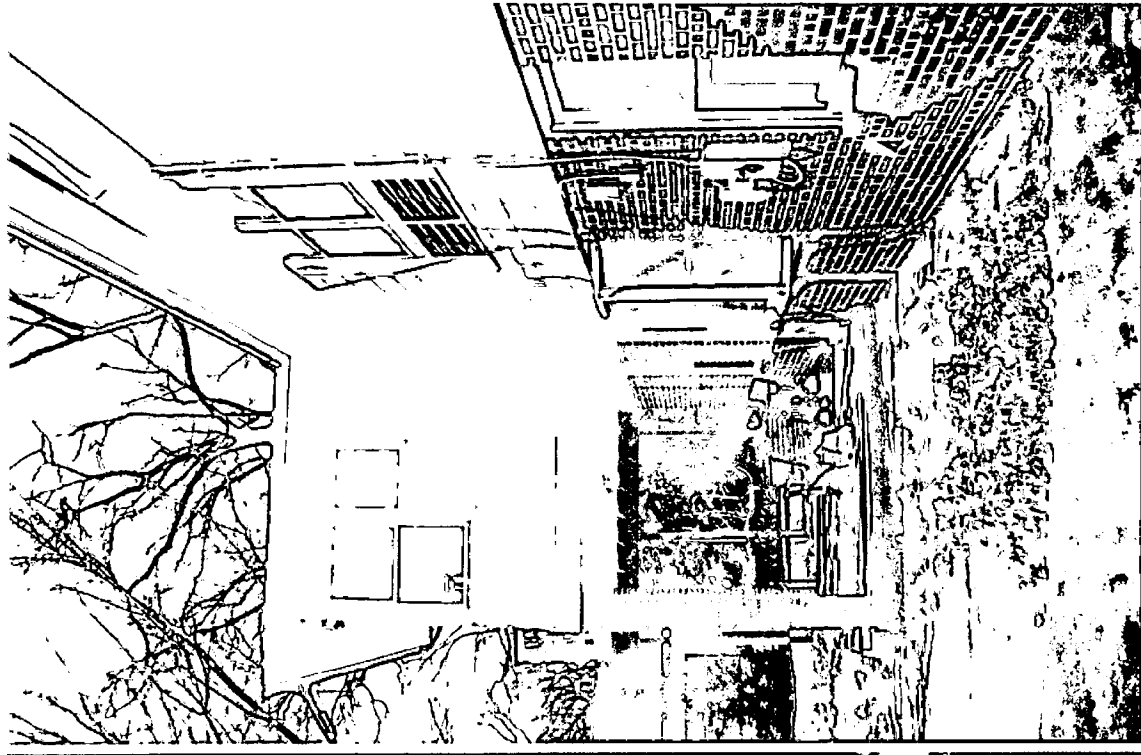
Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

(5)

Recorded in Plat Book A Plat Z Scale 1" = 20'
CASE: 1133-96 FILE: 54688
DATE: July 29, 1996



COVERED PATIO TO BE ENCLOSED



WINDOWS TO BE ENLARGED

10-18-06

9 MONTGOMERY AVE,
TAYLOR PARK, MD 20912

6



7

10-16-06

~~3/16"~~

REAR ELEVATION

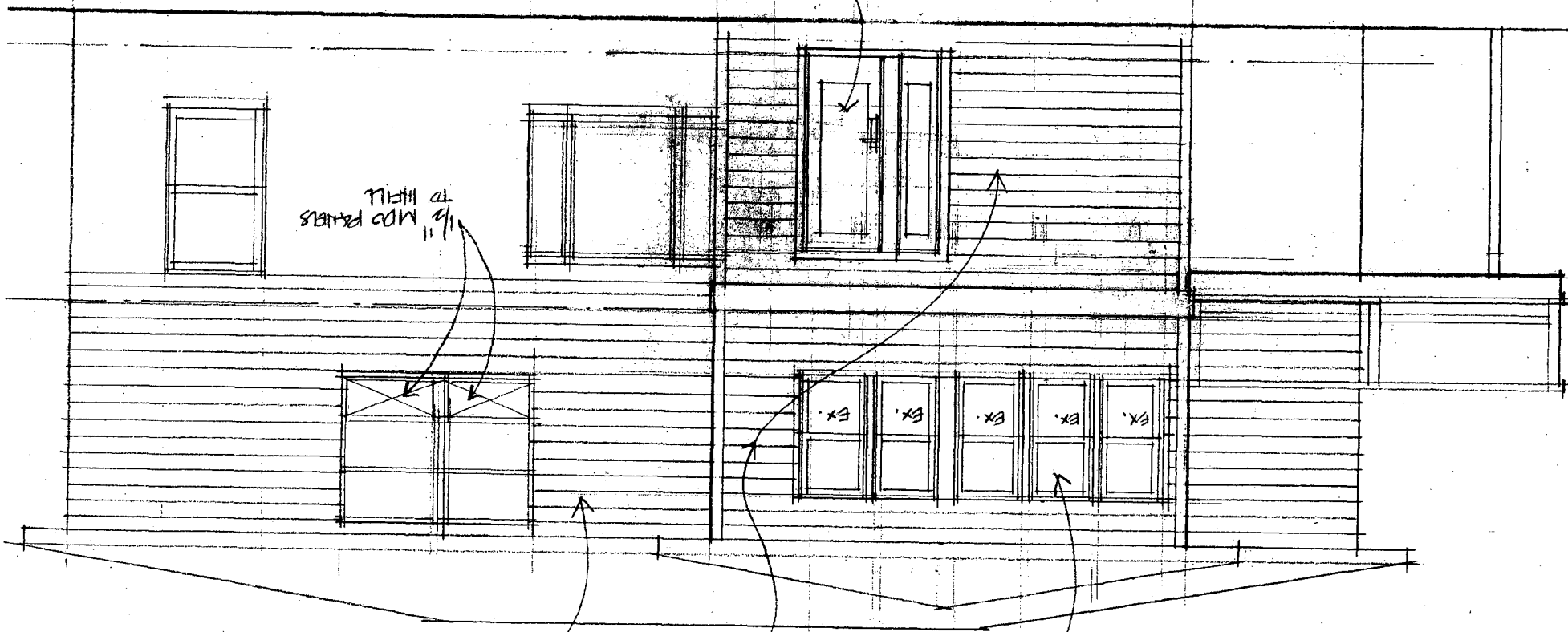
HIDE DOOR +
STAIRWELL

1/2" MDO PANELS
TO HIDE

SIDING

CEMENT
SIDING

WINDOWS, TRP.



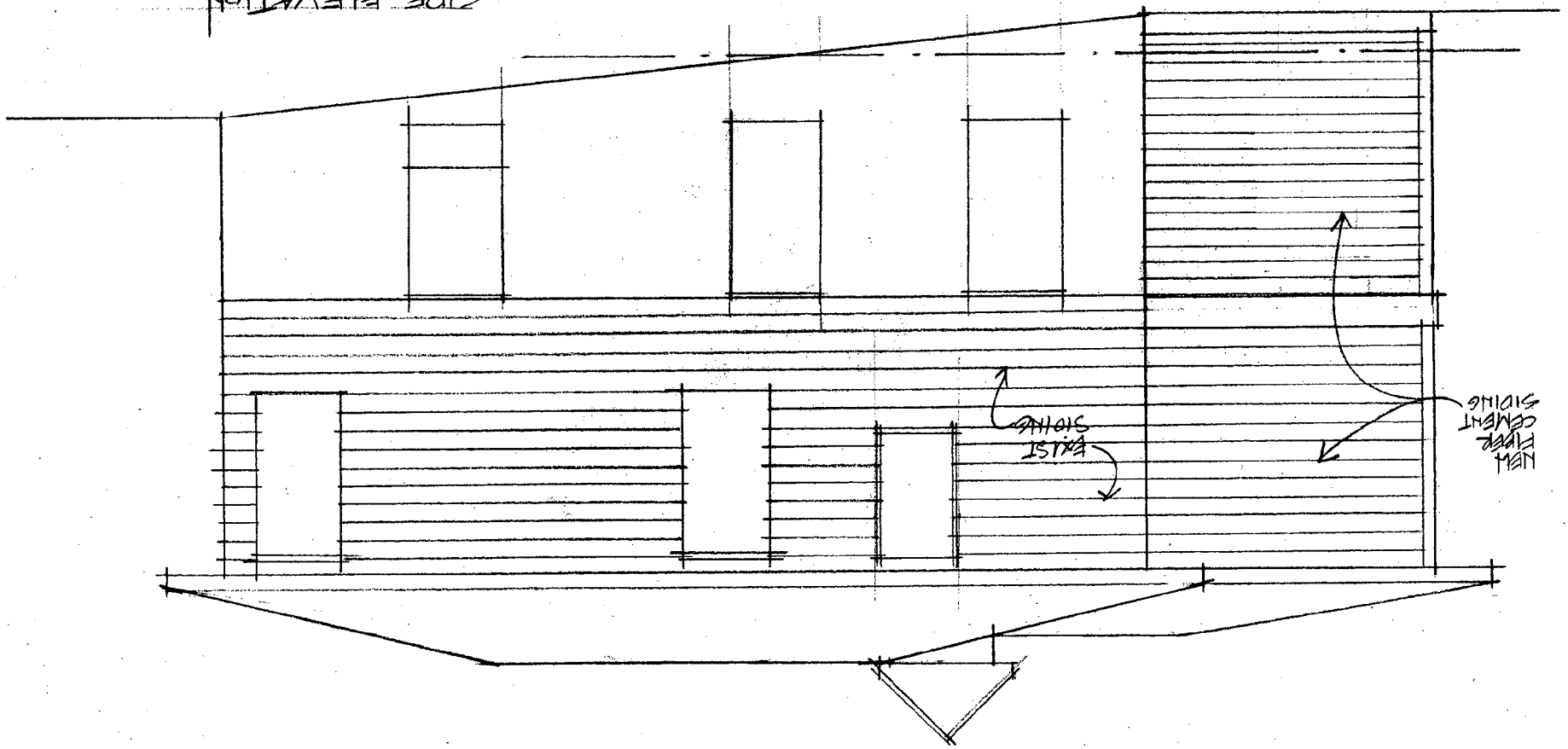
5



10-16-06

~~3/16"~~

SIDE ELEVATION



EXIST STONE

NEW FIBER CEMENT SIDING

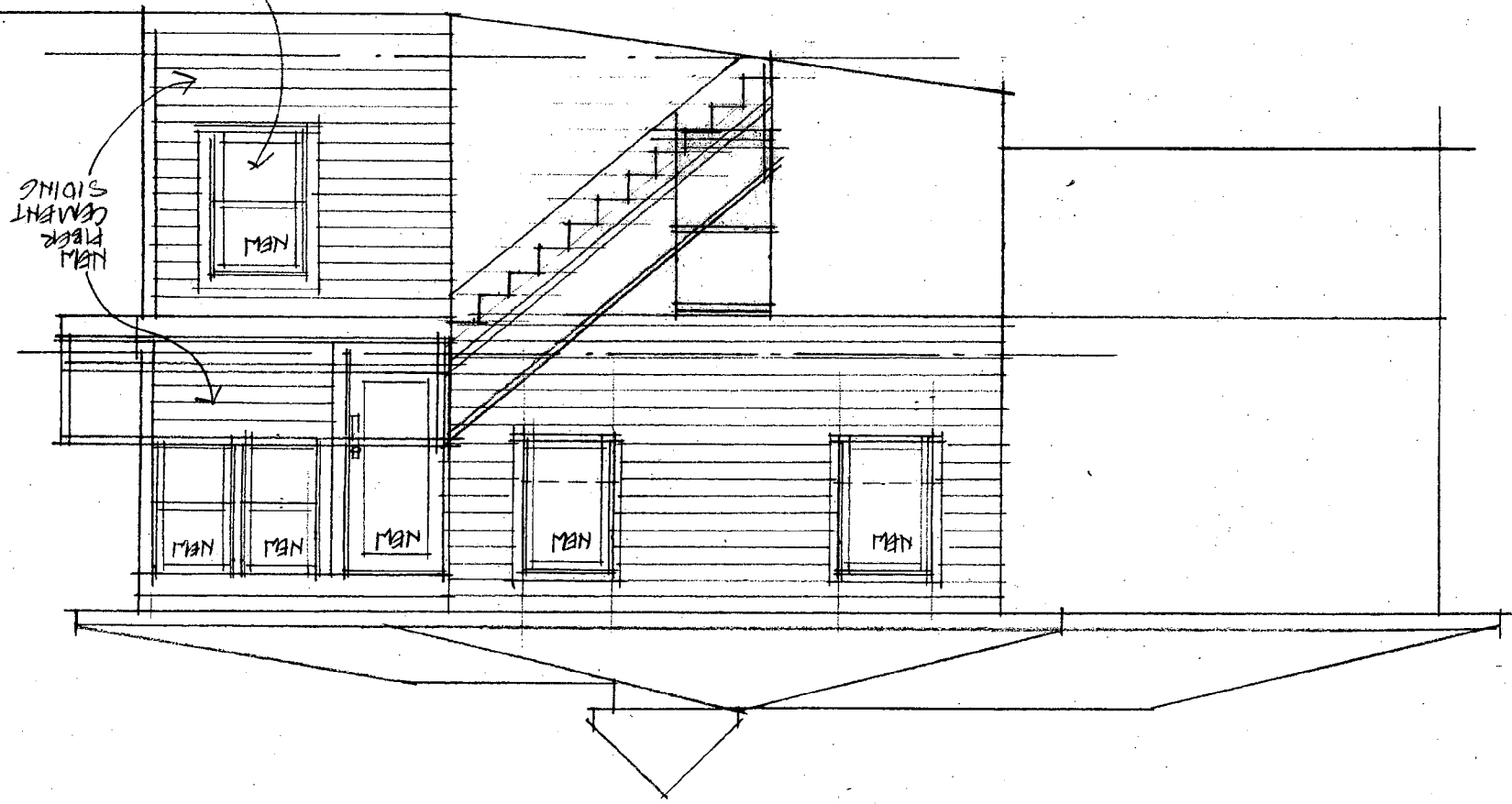


10-19-06

3/16"

~~1/4"~~
SIDE ELEVATION

NEW WOOD TRP.



VITULLO ARCHITECTURE STUDIO, P.C.

7016 Woodland Ave. Takoma Park, MD 20912

Phone 301 920-0737

Email vitullostudio@earthlink.net

Fax 301 920-0738

Website www.vitullostudio.com

October 18, 2006

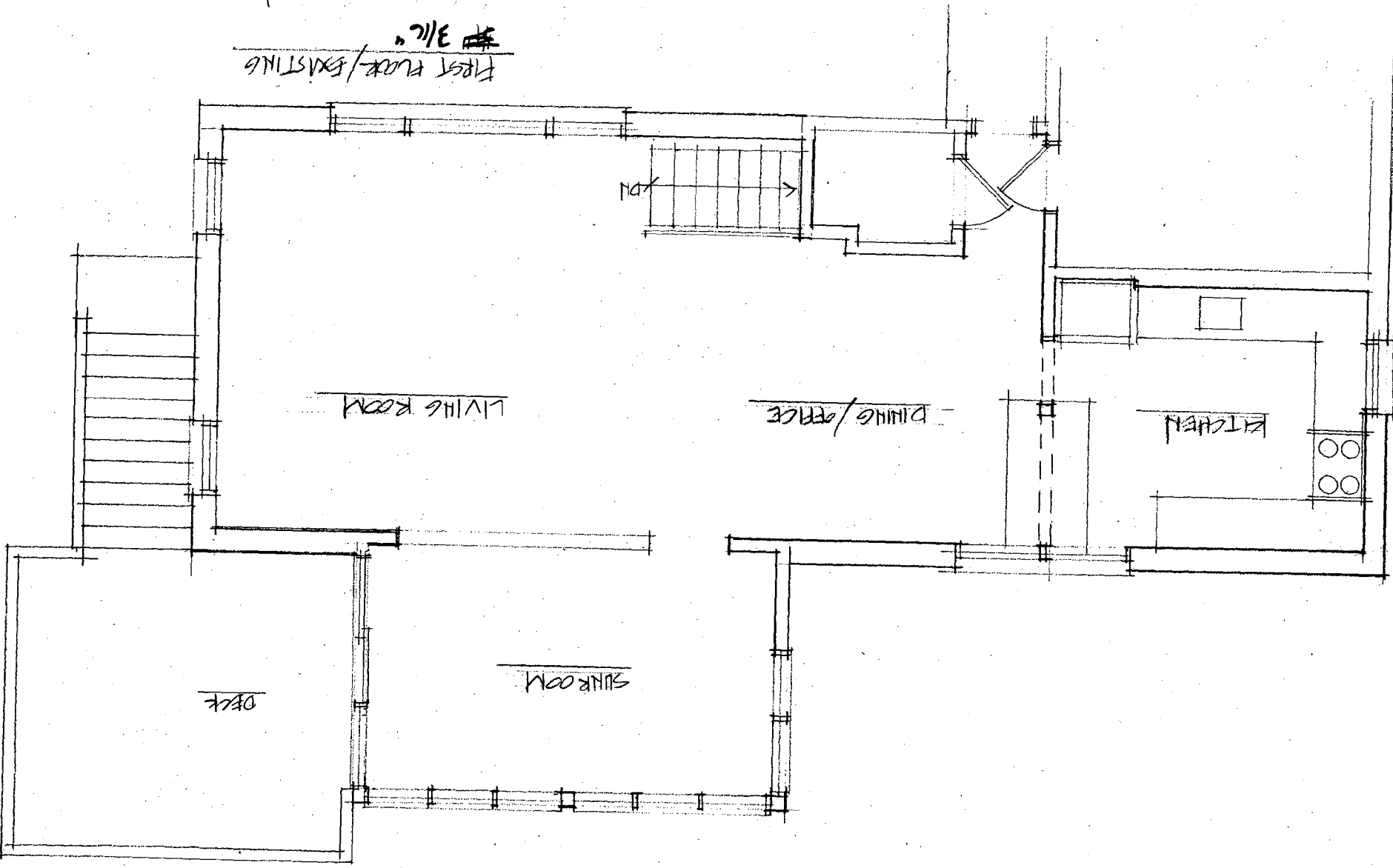
Huffman Residence
9 Montgomery Ave.
Takoma Park, MD 20912

MATERIALS LIST :

1. **Siding:** 8-inch exposure fiber cement lap siding to match existing aluminum siding.
2. **Windows:** new windows in existing house at 1st floor and basement to be wood clad double hung and casement.
3. **Window and Door Trim:** wood trim to match existing (5/4 x 6).

9 MONTGOMERY AVE.
TAKOMA PARK, MD 20912

FIRST FLOOR/EXISTING
3/11/00



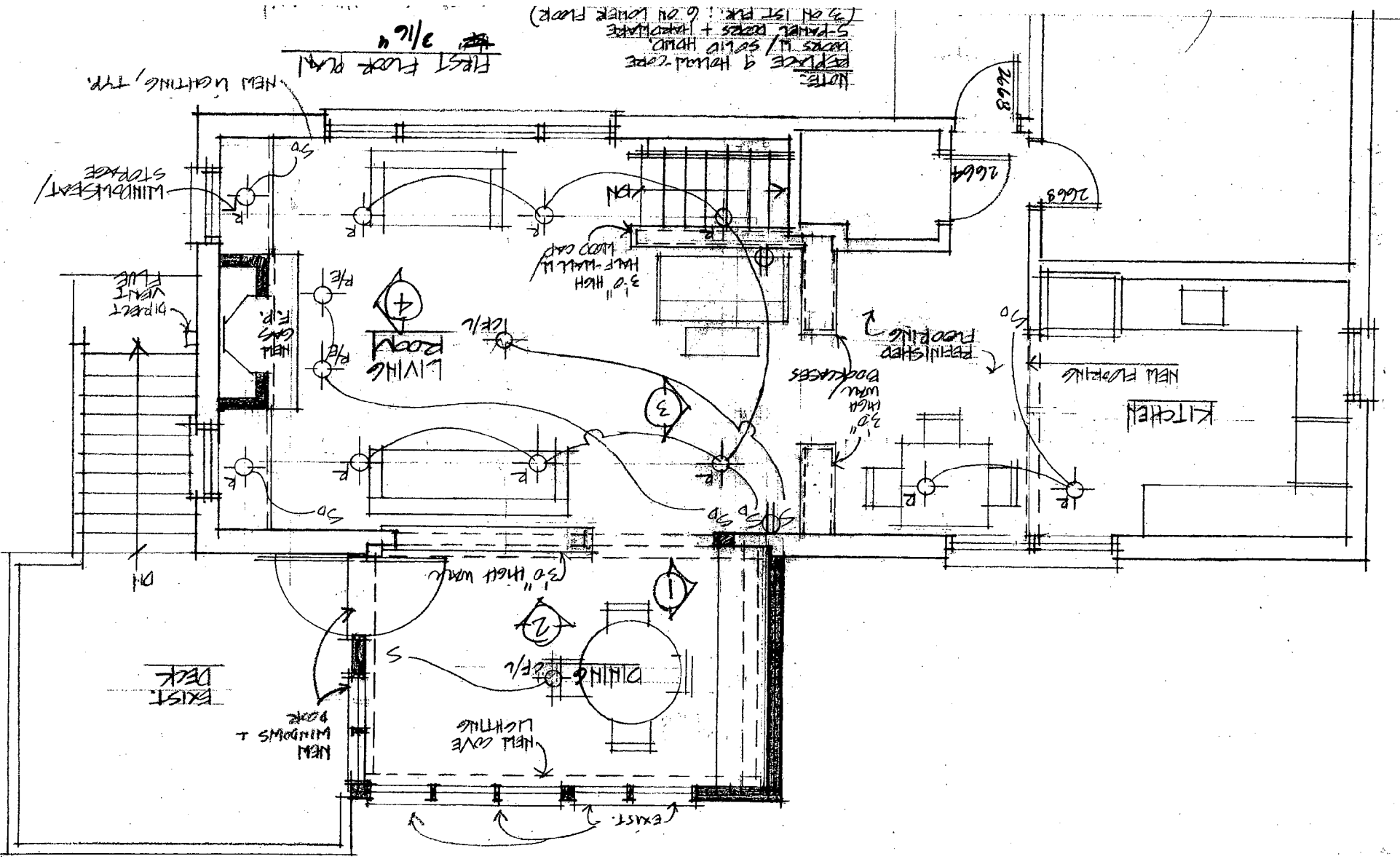
LIVING ROOM

DINING/OFFICE

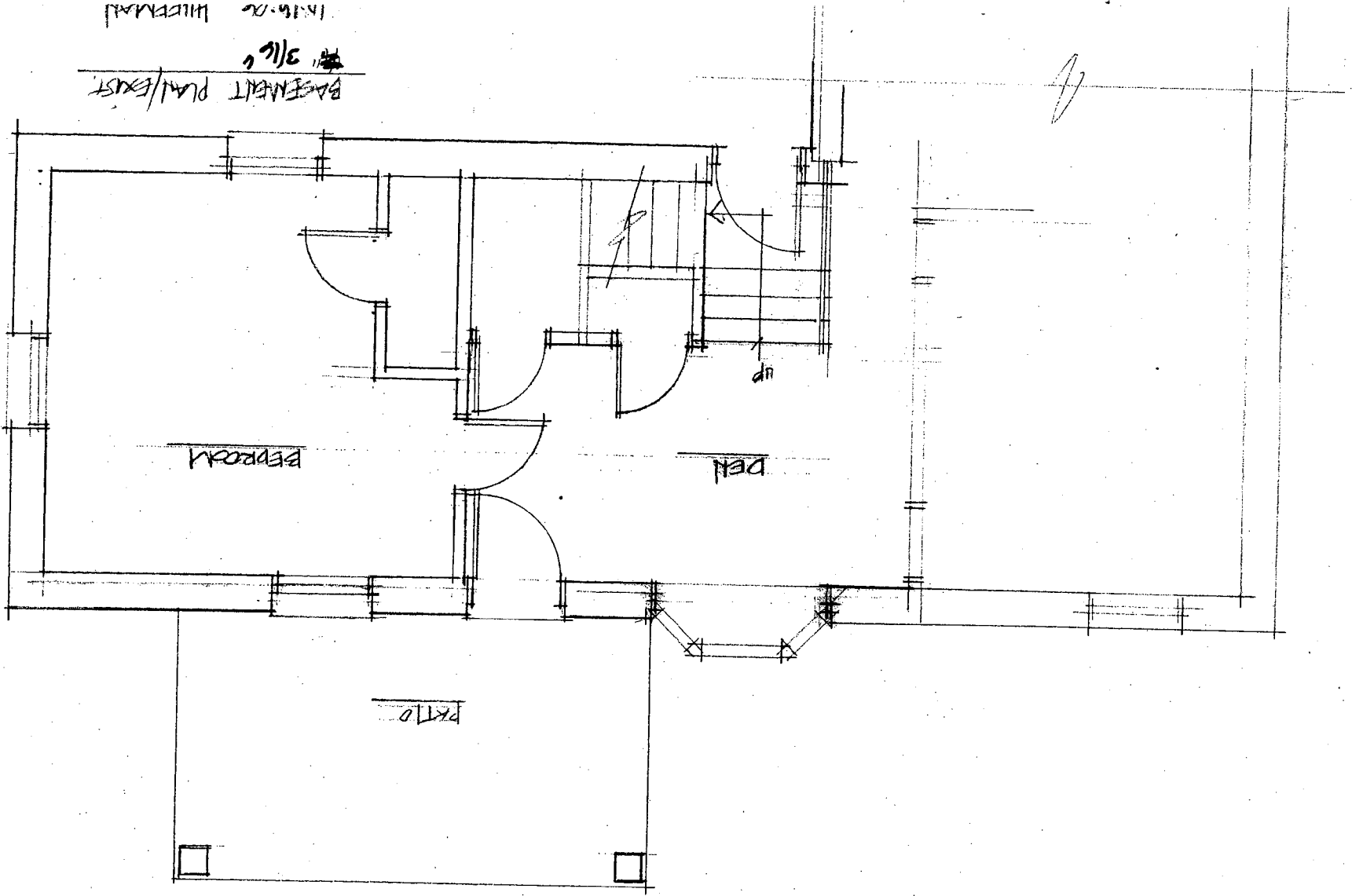
KITCHEN

SUNROOM

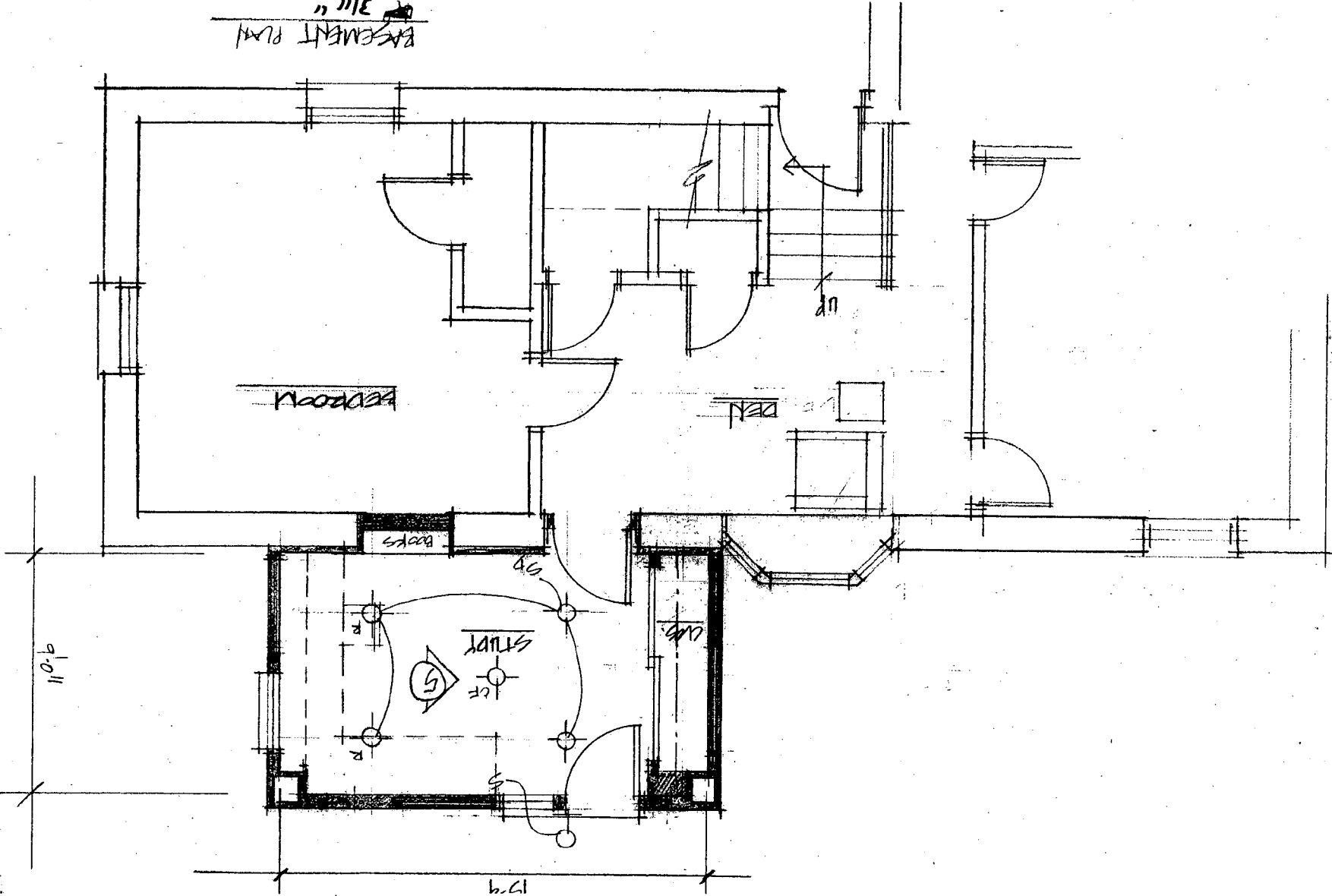
DECK



BASINAIT PLAT/EXIST
3/16
1/16-02 WICKHALL



BASMENT PLAN
3/11/01



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address DENNIS + SUSAN HUFFMAN 9 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address RICHARD J. VITULLO Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>MARIANNA DIGGS 11 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>	<p>WILLIAM RAMSEY 10 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>
<p>LESLIE STRAUSS 13 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>	<p>LARRY ROOD 5 MONTGOMERY AVE. TAKOMA PARK, MD 20912</p>



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Casual User Application



M-NCPPC
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

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