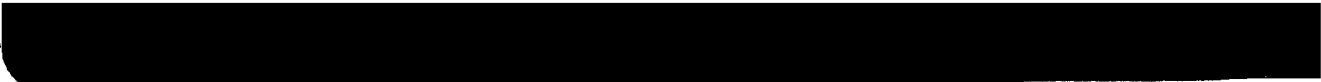


~~13~~ 13 Montyons Ave, Takoma Park  
HDC Lic No 37103-08III  
Takoma Park H.D.



TOP SECRET  
TO ESSELB  
ESSELB

N/C

28 Oct - May only be one of the windows  
both maybe -

" talked to Amy Strick - Email her -

28 Oct - emailed



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 12 November, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *OK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #498209, New basement windows and remove lattice and replace screen on rear porch

---

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 12, 2008 meeting.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Leslie Strauss  
Address: 13 Montgomery Avenue, Takoma Park. Takoma Park Historic District.

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MARYLAND  
20850-4000

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Amy Abrams  
 Daytime Phone No.: 202-726-5894-0  
202-427-4445-C  
 Tax Account No.: 01061297  
 Name of Property Owner: Leslie Strauss Daytime Phone No.: 240-381-1389  
 Address: 13 Takoma Park Montgomery Ave 20912  
Street Number City State Zip Code  
 Contractor: Abrams Design Build Phone No.: 202-726-5894  
 Contractor Registration No.: BC 3767  
 Agent for Owner: Amy Abrams Daytime Phone No.: 202-726-5894  
202-427-4445

**LOCATION OF BUILDING/PREMISE**

House Number: 13 Street: Montgomery Ave  
 Town/City: Takoma Park Nearest Cross Street: Hickory Ave  
 Lot: 7 Block: 17 Subdivision: 25  
 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  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: interior renovation

1B. Construction cost estimate: \$ 165,000  
 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

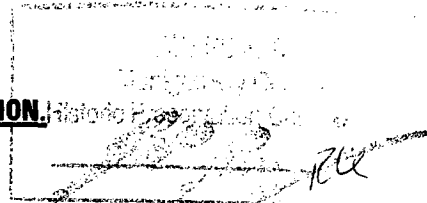
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Amy Abrams  
 Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 798209 Date Filed: 10/17/08 Date Issued: \_\_\_\_\_

(5)

**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:

13 Montgomery Ave is a non-conforming resource built in the 1960's. It stands among early 20<sup>th</sup> century vernacular homes to late 20<sup>th</sup> century homes.

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

The main objective is an interior renovation. Changes to the exterior are replacing lattice clad openings on a back porch with screen and removing portions of wall in basement level left side elevation and replacing with taller wood windows within width of existing opening. No changes will be made to footprint or character of dwelling, impact on historic district will be minimal.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include: - see page 3

- 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**

see addendum, sheets 1-7

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**

see pages 4-6

- 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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

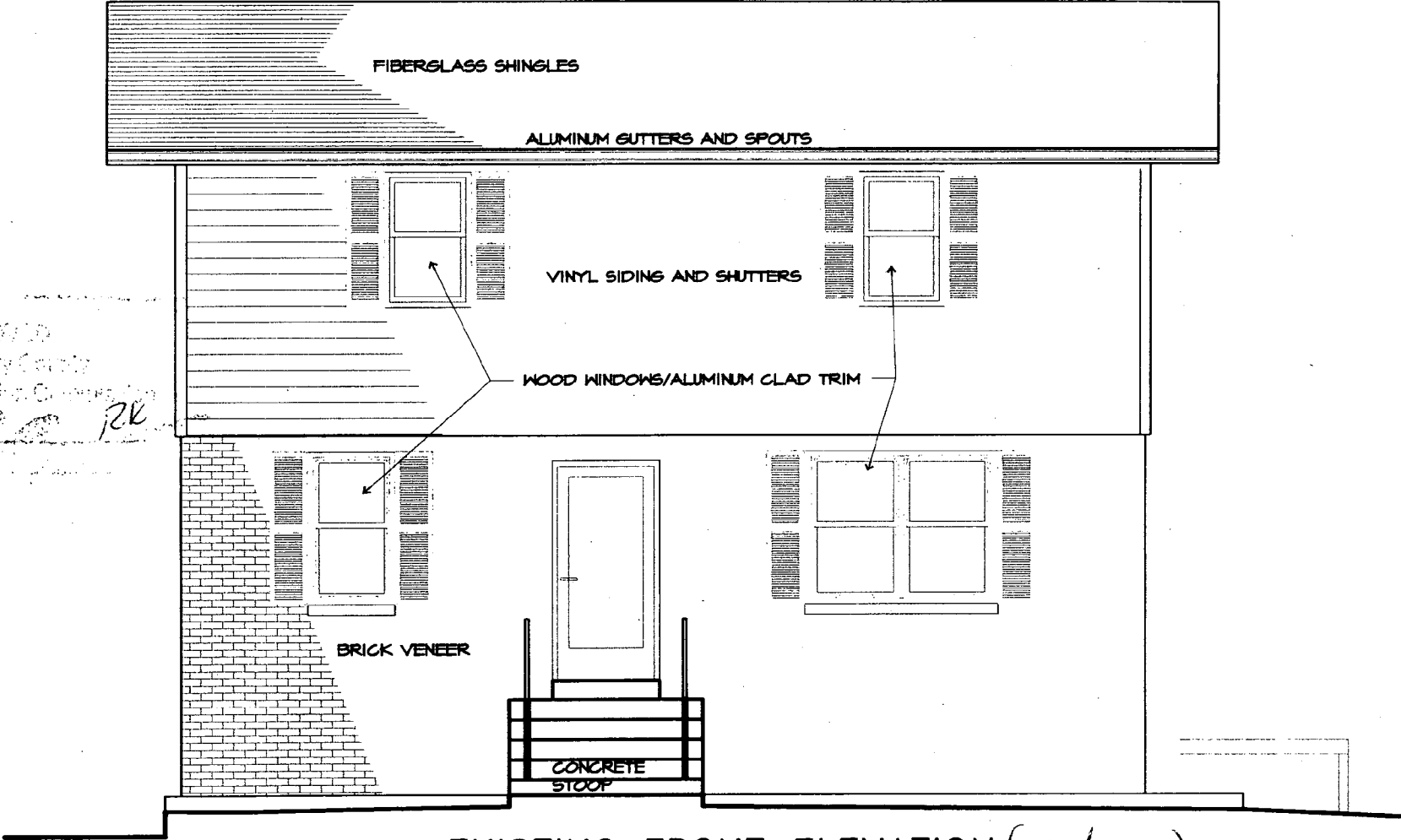
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see page 7

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

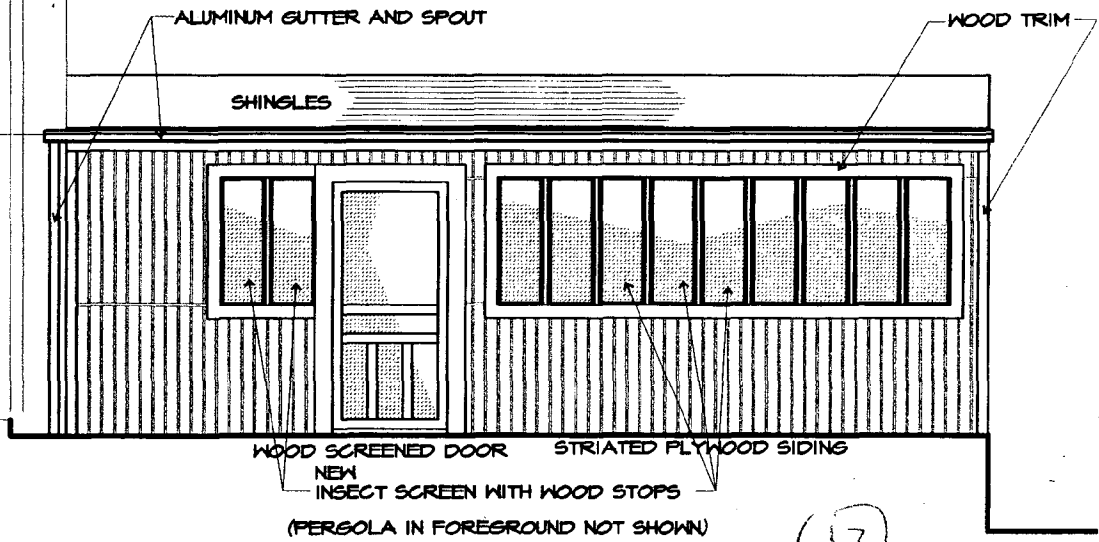
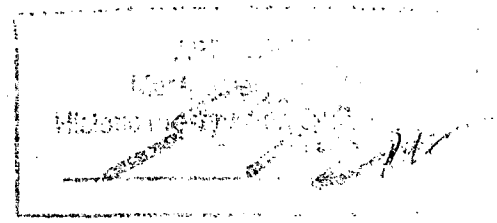
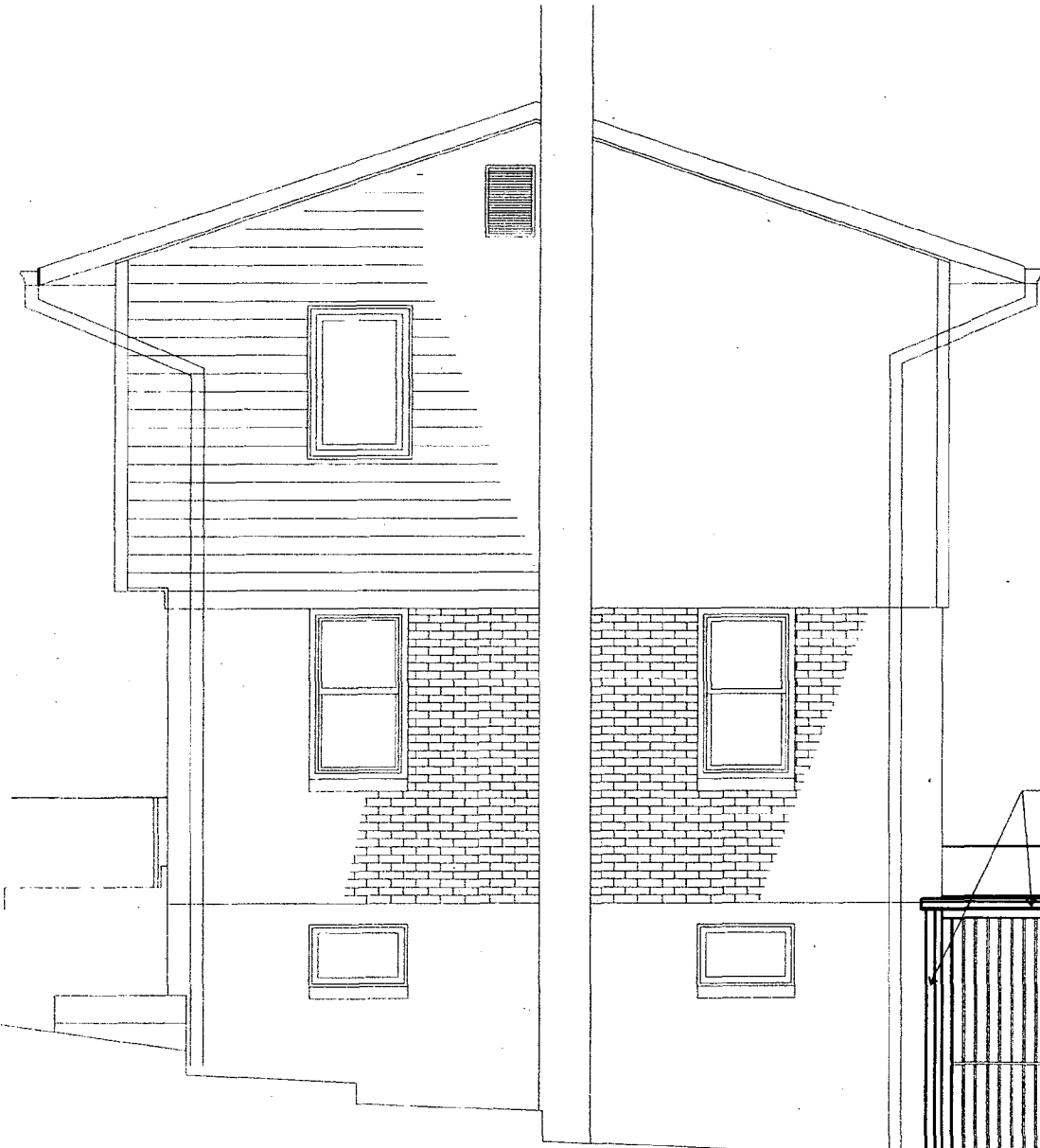


APPROVED  
Montgomery County  
Historic Resources Commission  
RK

EXISTING FRONT ELEVATION (no changes)

SCALE: 3/16"=1'-0" (south)





**PROPOSED RIGHT ELEVATION**

SCALE: 3/16"=1'-0"

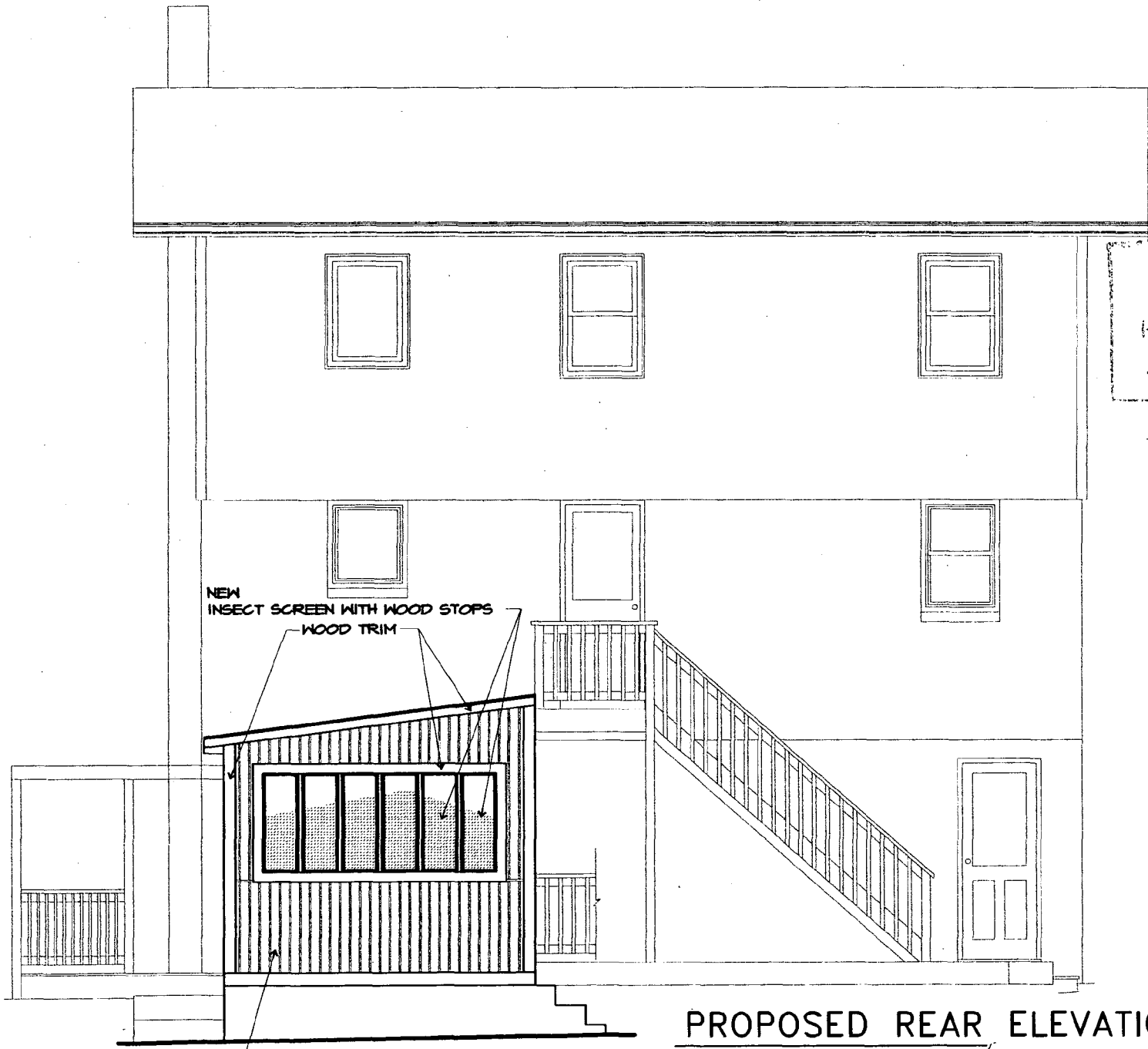
(west)

WOOD SCREENED DOOR  
NEW  
INSECT SCREEN WITH WOOD STOPS  
(PERGOLA IN FOREGROUND NOT SHOWN)

STRIPATED FLYWOOD SIDING

(12)

Historic Preservation  
PK



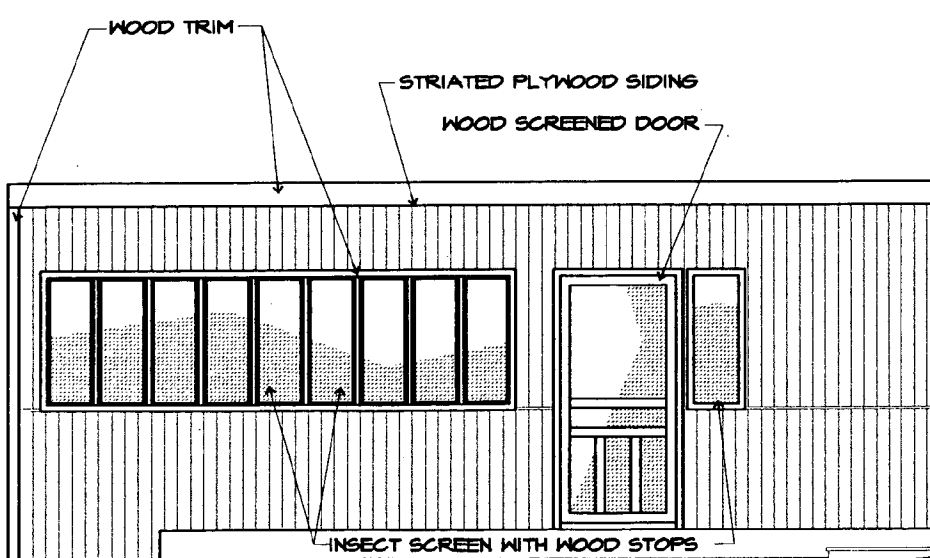
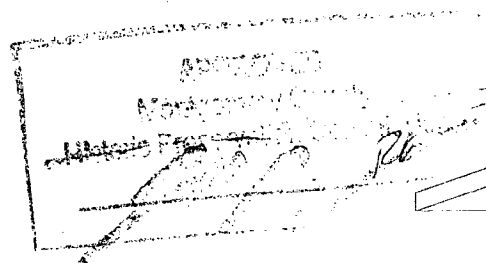
NEW  
INSECT SCREEN WITH WOOD STOPS  
WOOD TRIM

STRIATED PLYWOOD SIDING

PROPOSED REAR ELEVATION  
SCALE: 3/16"=1'-0" (NMM)

14





PROPOSED LEFT ELEVATION  
SCALE: 3/16"=1'-0" (East) (16)

(PERSON A IN FOREGROUND NOT SHOWN)

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	13 Montgomery Avenue, Takoma Park	<b>Meeting Date:</b>	11.12.08
<b>Resource:</b>	Noncontributing Resource Takoma Park Historic District	<b>Report Date:</b>	11.05.08
<b>Applicant:</b>	Leslie Strauss	<b>Public Notice:</b>	10.29.08
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-08III	<b>Staff:</b>	Rachel Kennedy
<b>PROPOSAL:</b>	New basement windows and remove lattice and replace screen on rear porch		

---

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Noncontributing Resource within the Takoma Park Historic District  
**STYLE:** 2-story Contractor's Ranch  
**DATE:** circa 1960

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these

houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

**PROPOSAL:**

The applicants are proposing an interior program that will require removal of two small basement windows and replacement with two new larger windows on the east elevation. The new windows will be single pane wood casement windows manufactured by Marvin with Argon filled glazing.

The other exterior change proposed is removal of the wood latticework on the rear porch and replacement with insect screen. Underneath the lattice is a series of vertical wood members which will be trimmed with wood casings and stops and covered in mesh screen.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction for noncontributing structures 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)* and the *Montgomery County Code Chapter 24A (Chapter 4A)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District Guidelines***

Noncontributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside the district's primary periods of historical importance. These types of resources receive the most lenient level of design review.

The *Guidelines* that pertain to this project are as follows:

- Most alterations and additions to Noncontributing/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 which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

**Montgomery County Code; Chapter 24**

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

#### **STAFF DISCUSSION**

Staff is recommending that the Commission approve this HAWP application as being consistent with the *Guidelines*. The status of this house as noncontributing means that the work should receive lenient review that analyzes the massing and form of any proposed change with relation to the larger district. The proposal of enlarging basement level windows does not negatively impact the streetscape of the district, though certainly street visible. Additionally, the removal of lattice on the rear porch and addition of insect screen cannot be viewed from the street and can certainly be seen as an improvement to the site and district as a whole. Neither of these alterations is a major addition with impact to the larger district.

#### **STAFF RECOMMENDATION:**

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

and with the general condition that the applicant shall present the **3 permit sets of drawings 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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3407 or [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org) to schedule a follow-up site visit.



**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

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

Contact Person: Amy Abrams  
 Daytime Phone No.: 202-726-5894-0  
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 Tax Account No.: 01061297  
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202-427-4445

**LOCATION OF BUILDING/PREMISE**

House Number: 13 Street: Montgomery Ave  
 Town/City: Takoma Park Nearest Cross Street: Hickory Ave  
 Lot: 7 Block: 17 Subdivision: 25  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: interior renovation

1B. Construction cost estimate: \$ 165,000

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

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2A. Type of sewage disposal: 01  WSSC 02  Septic 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:  
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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.

Amy Abrams \_\_\_\_\_  
 Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 498209 Date Filed: 10/17/08 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include: - see page 3

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see page 7

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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]

<p><b>Owner's mailing address</b>                  Strauss, Leslie                  13 Montgomery Ave                  Takoma Park, MD 20912</p>	<p><b>Owner's Agent's mailing address</b>                  Amy Abrams                  Abrams Design Build                  409-1 Butternut St., NW                  Washington, DC 20012</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Diggs, Marianna B.                  11 Montgomery Ave                  Takoma Park, MD 20912</p>	<p>Meyer, Alden M &amp; C C                  15 Montgomery Ave                  Takoma Park, MD 20912</p>
<p>Miller, Paul R &amp; SK                  12 Montgomery Ave                  Takoma Park, MD 20912</p>	<p>Huang, William S                  14 Montgomery Ave                  Takoma Park, MD 20912</p>
<p>Salmen, John PS &amp;                  Ann E Scher                  16 Montgomery Ave                  Takoma Park, MD 20912</p>	<p>Lambiotte, Benjamin J &amp;                  Maria Tsiolis                  110 Elm Ave                  Takoma Park, MD 20912</p>
<p>Middendorf, George A &amp;                  Lisa M Famolare                  112 Elm Ave                  Takoma Park, MD 20912</p>	<p>Hartley, Christopher H &amp; H KH                  114 Elm Ave                  Takoma Park, MD 20912</p>



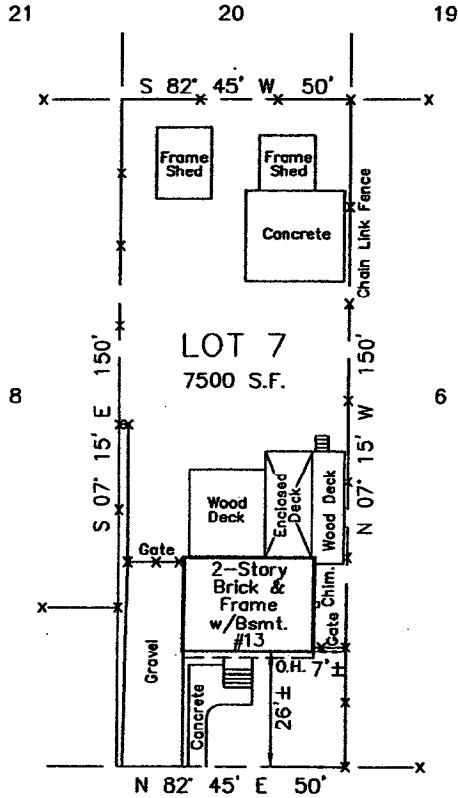
contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

the limits of the 100 year flood plain as shown on FIRM Panel No. 200  
Date of Map: 8-5-91  
Flood Zone: 'C'

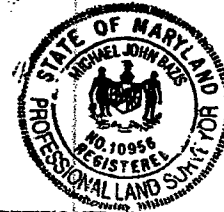
(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2'±

Site Plan



MONTGOMERY AVENUE



**SURVEYOR'S CERTIFICATE**

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

*Michael J. Bazis*  
Michael J. Bazis RPLS #10956

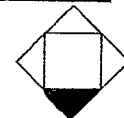
LOCATION DRAWING  
LOT 7 BLOCK 17  
B.F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 06.0213H	DATE 6-10-06
FIELD JDH/MH	DRAFT DAB
	P.B. A P # 2
	SCALE: 1" = 30'

**R.C. KELLY & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 190  
SILVER SPRING, MARYLAND 20901  
(301)593-6005 FAX (301)681-7216  
E-MAIL: survey@rckelly.com



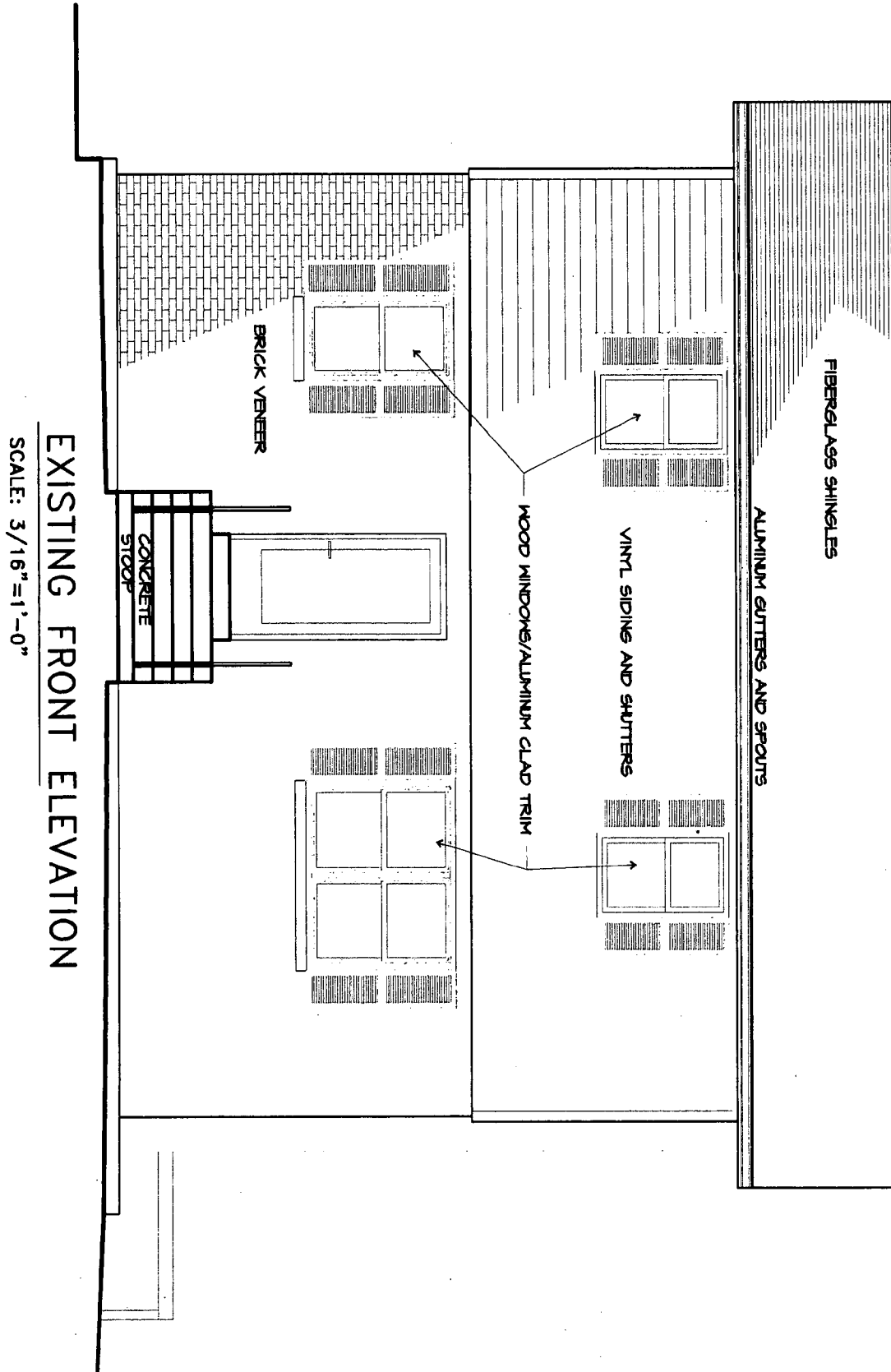
Shade portion to indicate North

Applicant: Abrams Design Build  
(for Larisa Strasser)



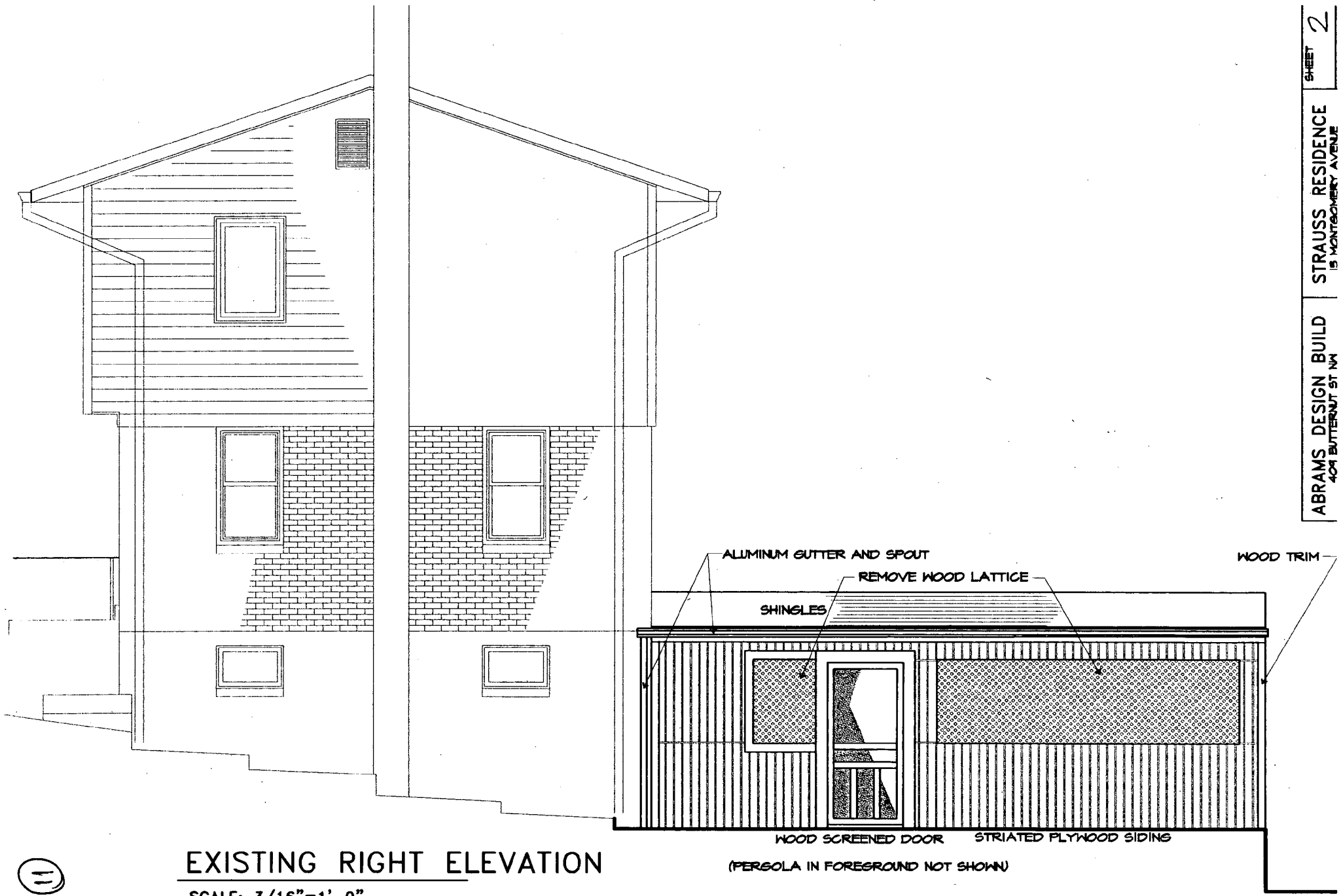
13 Montgomery Avenue, Takomca Park  
Astoria District, Aerial View

10



EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"

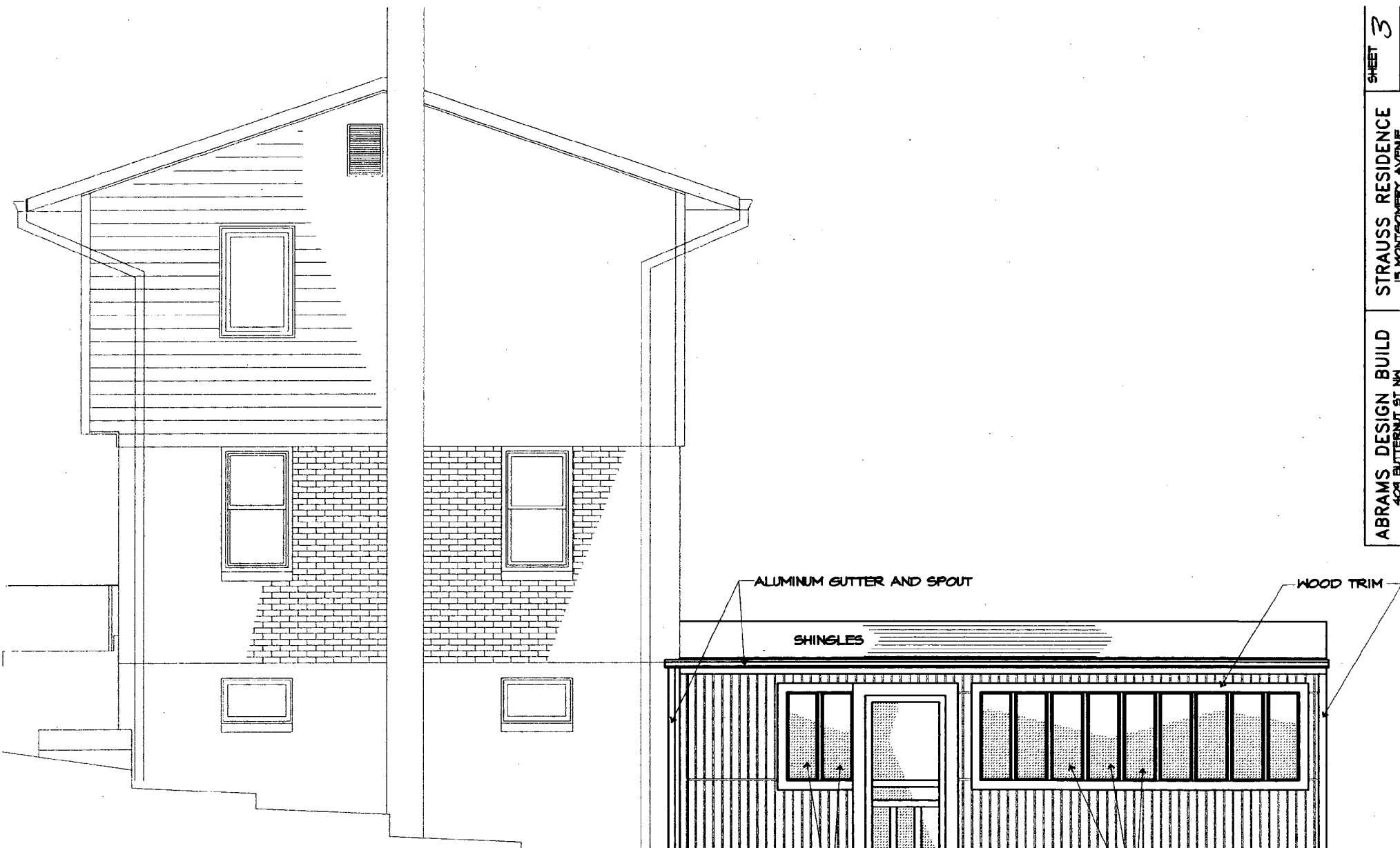


**EXISTING RIGHT ELEVATION**

SCALE: 3/16"=1'-0"



(PERGOLA IN FOREGROUND NOT SHOWN)



**PROPOSED RIGHT ELEVATION**

SCALE: 3/16"=1'-0"

ALUMINUM GUTTER AND SPOUT

SHINGLES

WOOD TRIM

WOOD SCREENED DOOR

STRIATED PLYWOOD SIDING

NEW  
INSECT SCREEN WITH WOOD STOPS

(PERGOLA IN FOREGROUND NOT SHOWN)

12

13



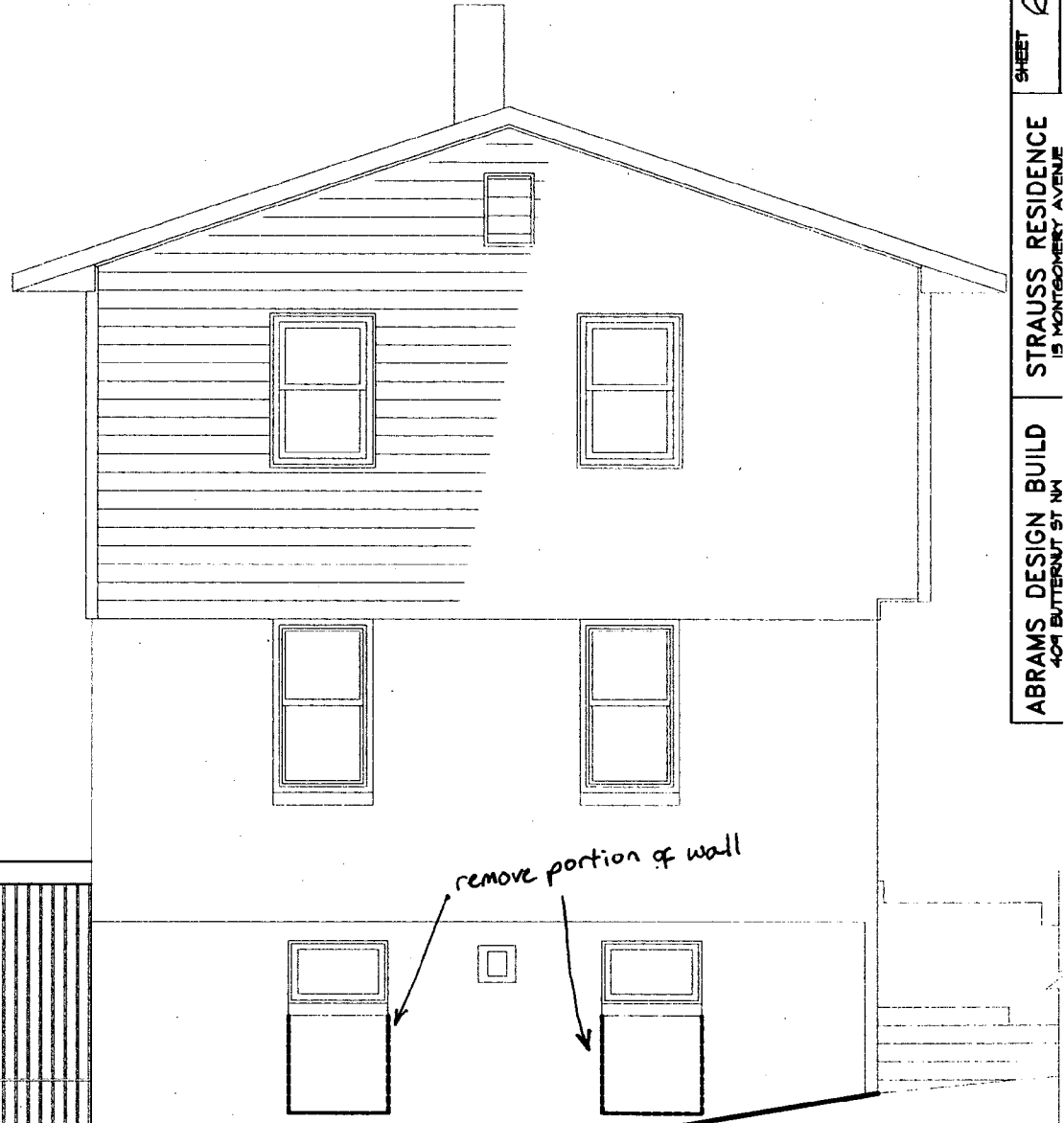
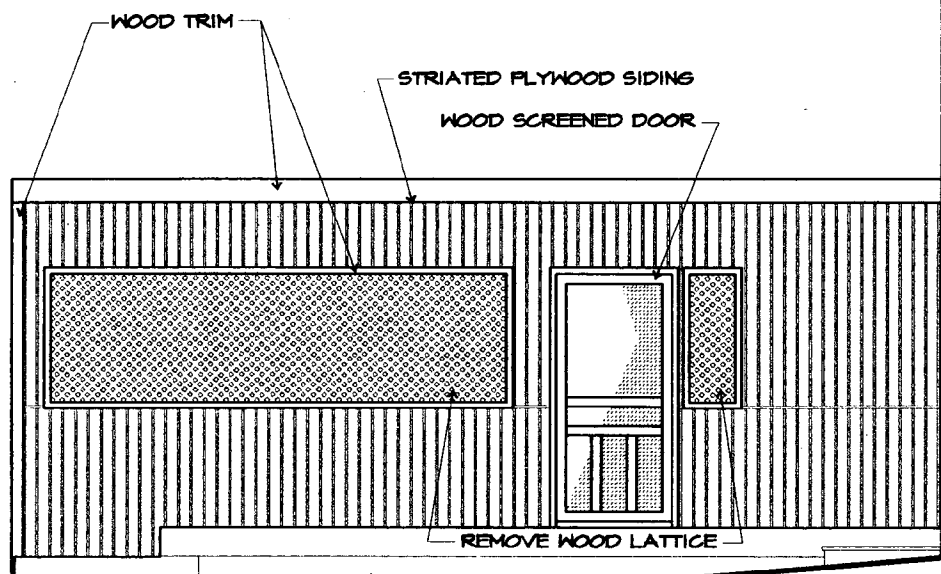
**EXISTING REAR ELEVATION**

SCALE: 3/16"=1'-0"

14



**PROPOSED REAR ELEVATION**  
SCALE: 3/16"=1'-0"



15

(PERGOLA IN FOREGROUND NOT SHOWN)

EXISTING LEFT ELEVATION

SCALE: 3/16"=1'-0"





16

(PERGOLA IN FOREGROUND NOT SHOWN)

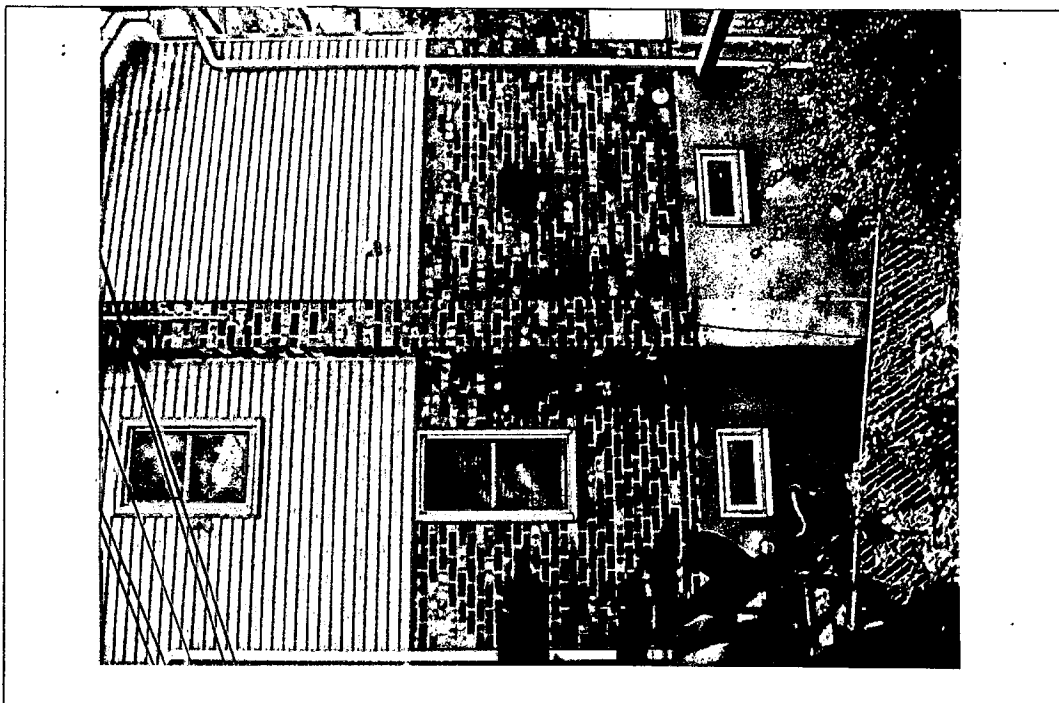
**PROPOSED LEFT ELEVATION**

SCALE: 3/16"=1'-0"

Existing Property Condition Photographs (duplicate as needed)



Detail: front elevation, viewed from public right-of-way  
no changes to be made (south)



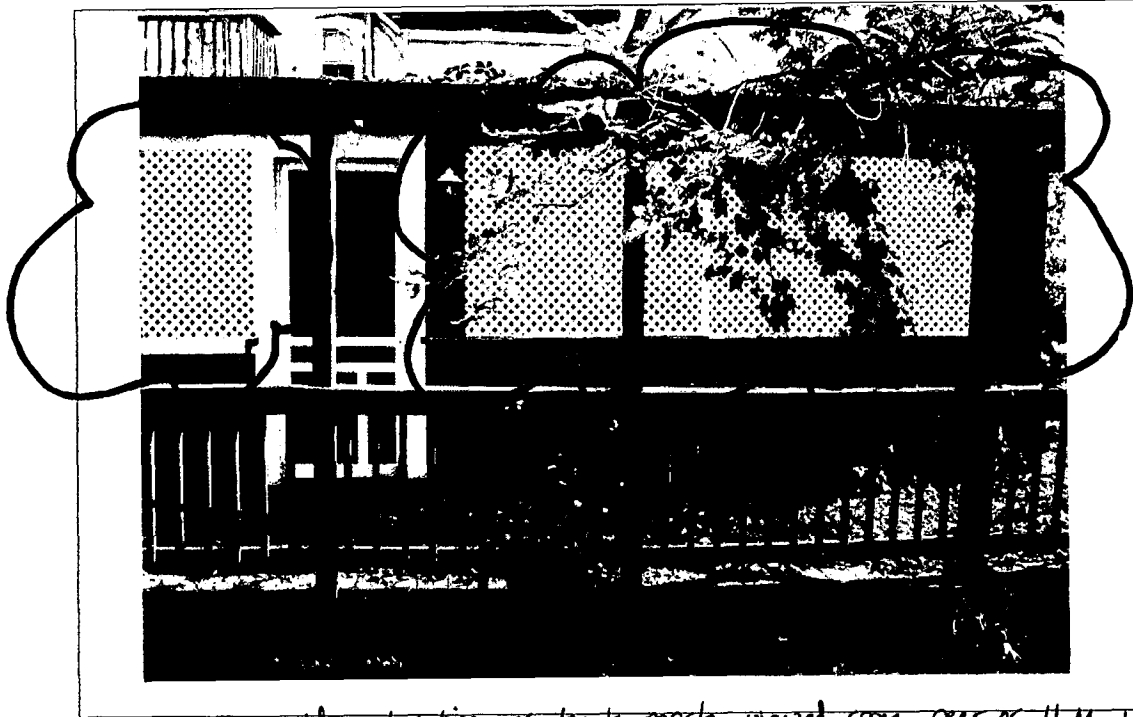
Detail: right side elevation, viewed from 11 Montgomery. No changes made  
to this section (west)

Applicant: Abrams Design Build

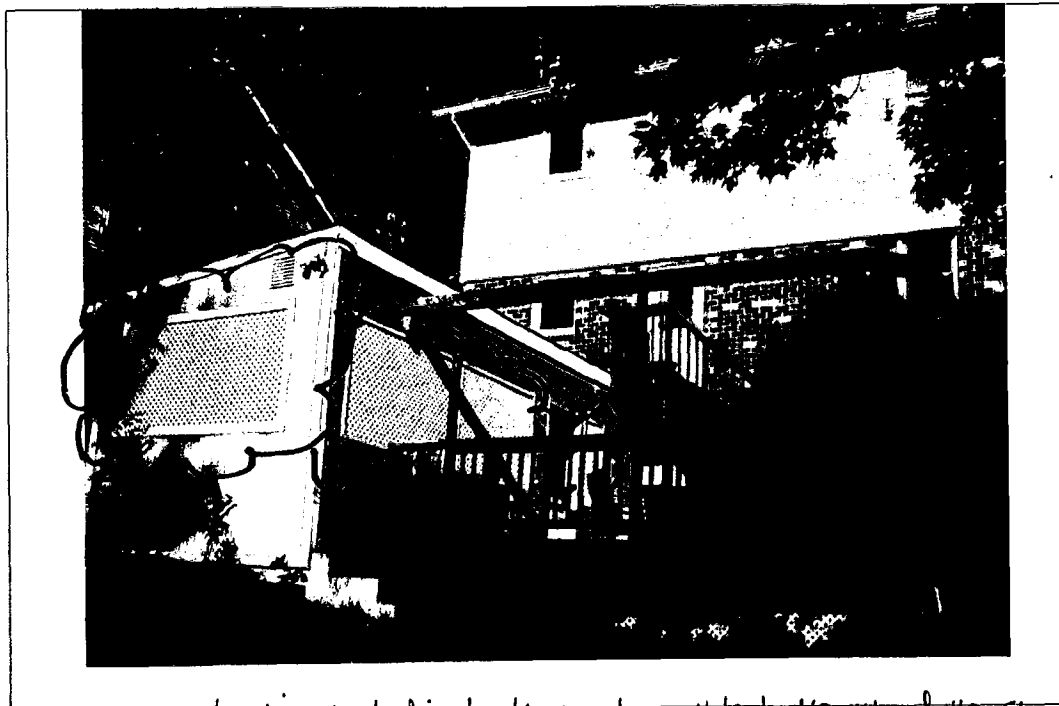
Page: ~~4~~

(17)

Existing Property Condition Photographs (duplicate as needed)



right side elevation of back porch, viewed from rear of 11 Montgomery  
Detail: lattice to be removed and replaced with screen



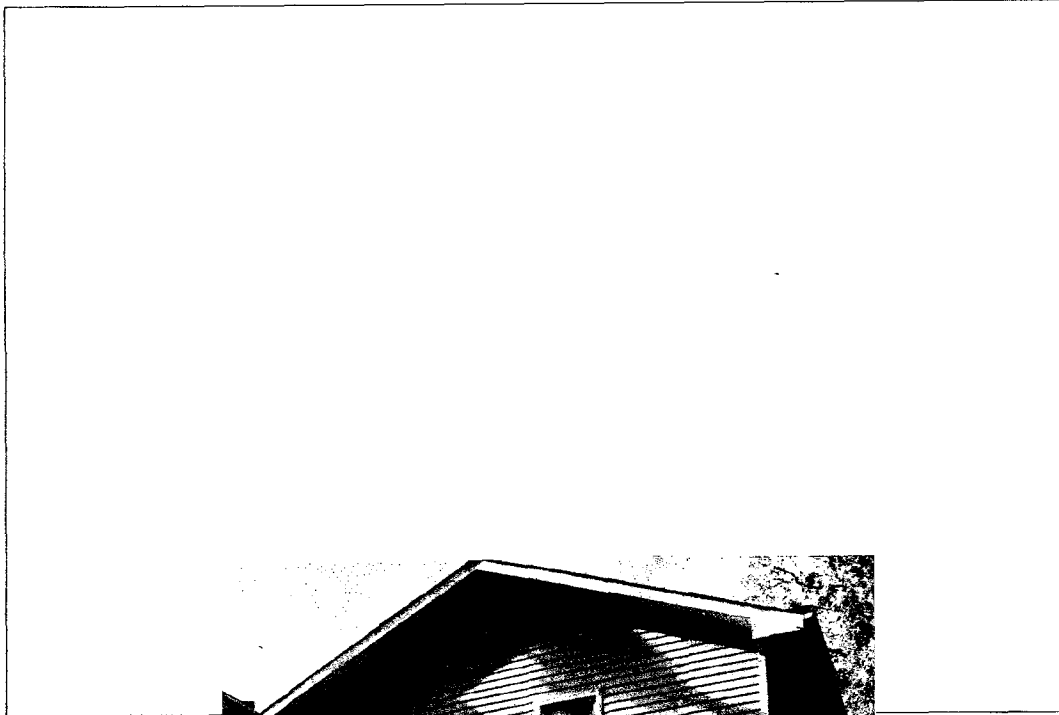
rear elevation, including back porch, visible to 112, 114 and 110 Elm  
Detail: lattice on porch to be removed and replaced with screen, no  
change to be made to main dwelling

Applicant: Abrams Design Build

Page: 5

(19)

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

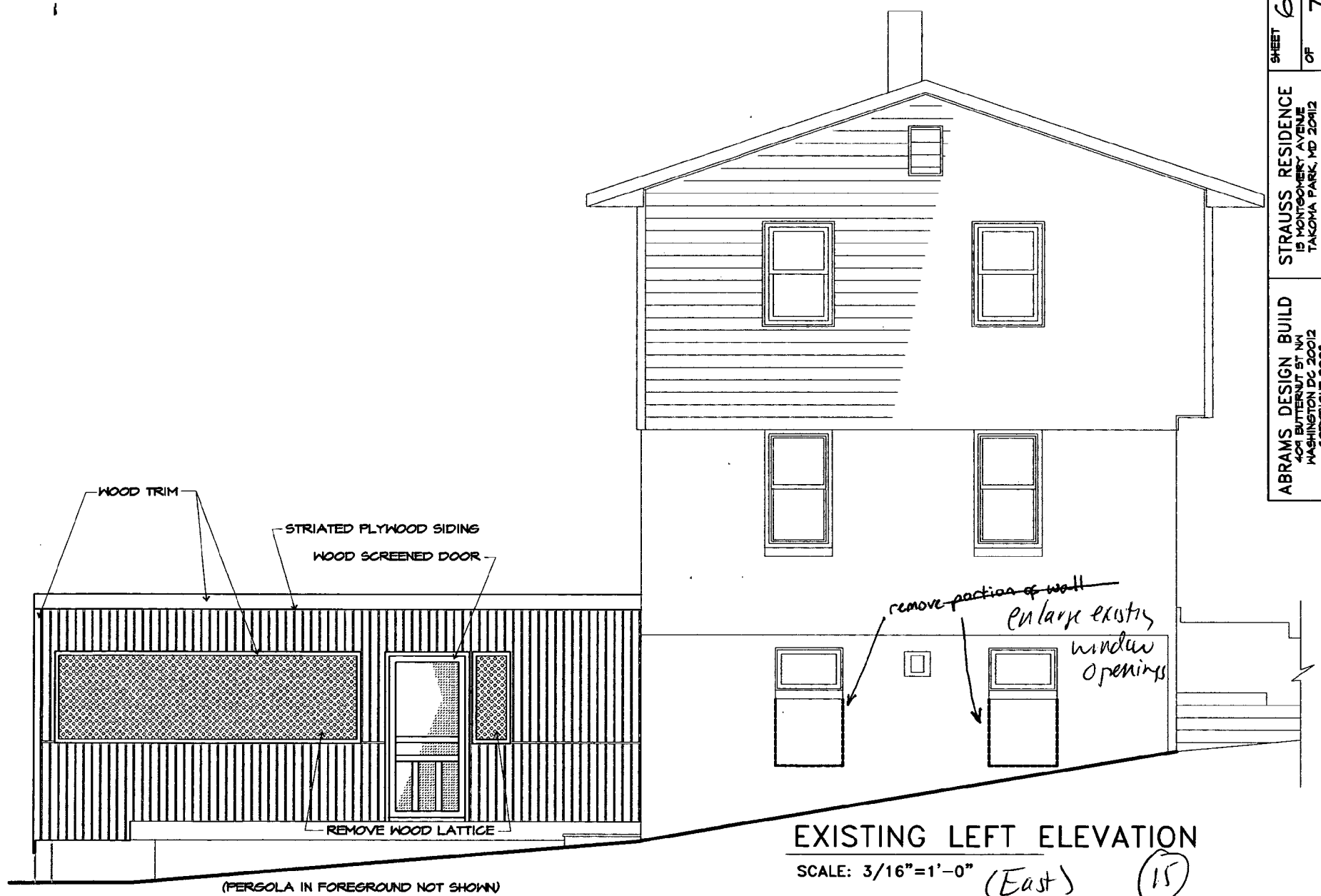


Detail: left side elevation, viewed from 15 Montgomery  
portion of wall below sill on basement level to be removed  
and replaced with taller wood windows within existing width  
of window opening

Applicant: Abrams Design Build

Page: 6

(19)



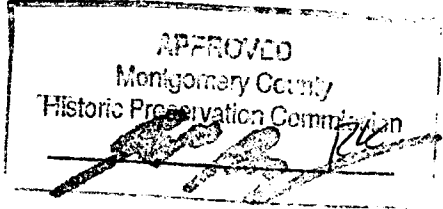
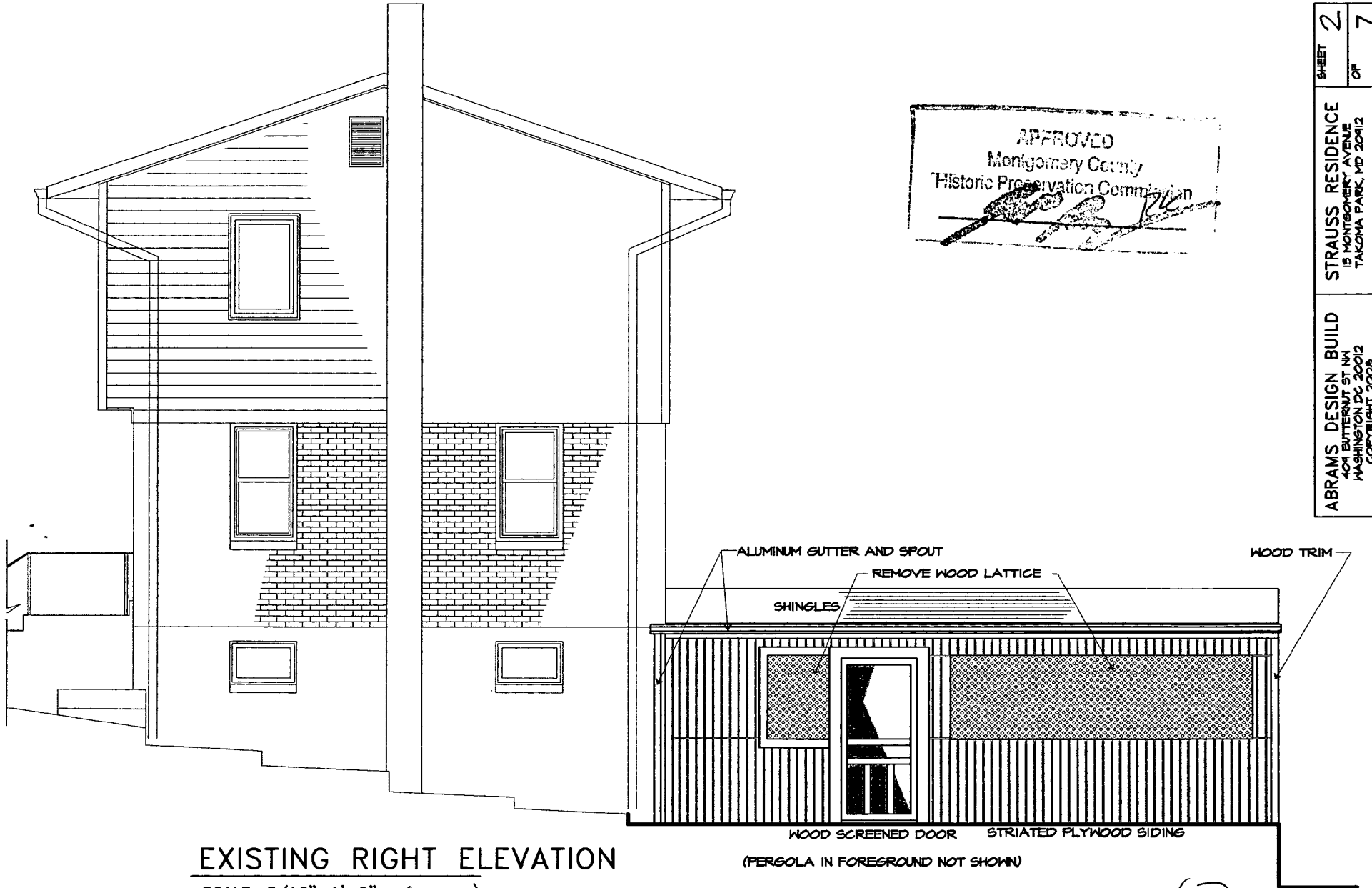
EXISTING LEFT ELEVATION  
 SCALE: 3/16"=1'-0" (East) 15



**EXISTING REAR ELEVATION**

SCALE: 3/16" = 1'-0" (GLASS) NORTH

13



SHEET 2  
OF 7

STRAUSS RESIDENCE  
15 MONTGOMERY AVENUE  
TAKOMA PARK, MD 20912

ABRAMS DESIGN BUILD  
404 BUTTERNUT ST NW  
WASHINGTON DC 20012  
COPYRIGHT 2008

**EXISTING RIGHT ELEVATION**

SCALE: 3/16"=1'-0" (west)

(11)

## Kennedy, Rachel

---

**From:** Alan Abrams [alan@abramsdesignbuild.com]  
**Sent:** Tuesday, October 28, 2008 3:53 PM  
**To:** amy@abramsdesignbuild.com; Kennedy, Rachel  
**Subject:** RE: 13 Montgomery Ave Takoma Park

Hi Rachel--

Thanks for the follow up. Replies to your questions are below, in all caps for clarity.

-AA

Alan Abrams, AIBD  
Abrams Design Build  
a sustainable approach to beautiful space [alan@abramsdesignbuild.com](mailto:alan@abramsdesignbuild.com)  
[www.abramsdesignbuild.com](http://www.abramsdesignbuild.com)  
202-726-5894 o  
202-291-0626 f

-----Original Message-----

From: Amy Abrams [mailto:amy@abramsdesignbuild.com]  
Sent: Tuesday, October 28, 2008 2:49 PM  
To: alan@abramsdesignbuild.com  
Subject: Fwd: 13 Montgomery Ave Takoma Park

Amy Abrams

Abrams Design Build  
A sustainable approach to beautiful space [www.abramsdesignbuild.com](http://www.abramsdesignbuild.com)  
202-726-5894

----- Original Message -----

From: "Kennedy, Rachel" Rachel.Kennedy@mncppc-mc.org  
To: amy@abramsdesignbuild.com  
Sent: Tue 28/10/08 15:48  
Subject: Fwd: 13 Montgomery Ave Takoma Park

Hi Amy,

It was a pleasure to speak with you today about the Historic Area Work Permit project for 13 Montgomery Ave in Takoma Park. Just a few questions that we need clarity on:

1) What type of windows are you proposing for placement in the basement? Please include material, manufacturer, and design (one over one, etc.) in your description. Drawings indicate single pane wood windows?

WINDOWS WILL BE MARVIN "CASEMASTER" WOOD CASEMENT WINDOWS WITH LOW-E, ARGON FILLED GLAZING, AND WITH NO MUNTINS (UNDIVIDED).

2) You are only planning to remove the lattice. The vertical wood members are an existing condition under the current latticework, correct?

THAT IS CORRECT; THE EXISTING VERTICAL MEMBERS ARE STUDS THAT WILL BE TRIMMED WITH WOOD CASINGS AND STOPS.



Rachel Kennedy

Senior Planner

Countywide Planning | Historic Preservation Section

Maryland-National Capital Park and Planning Commission

301-563-3400 phone | 301-563-3412 fax

1109 Spring Street, Suite 801

Silver Spring, MD 20910

[rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org), <http://www.mc-mncppc.org/historic/> [1]

Mailing Address:

8787 Georgia Avenue

Silver Spring, MD 20910

Links:

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[1] <http://www.mc-mncppc.org/historic/>