

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6805 Westmoreland Ave., Takoma Park	Meeting Date:	4/28/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/21/2021
Applicant:	Sharon Lambert & Greg Swaluk Richard Vitullo, Architect	Public Notice:	4/14/2021
Review:	HAWP	Staff:	Dan Bruechert
Permit No.:	947547	Tax Credit:	n/a
PROPOSAL:	Building Addition		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP with one (1) condition:

1. The proposed areaway railing needs to be wood or metal. Verification that this condition has been met and final approval authority are delegated to Staff.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1933

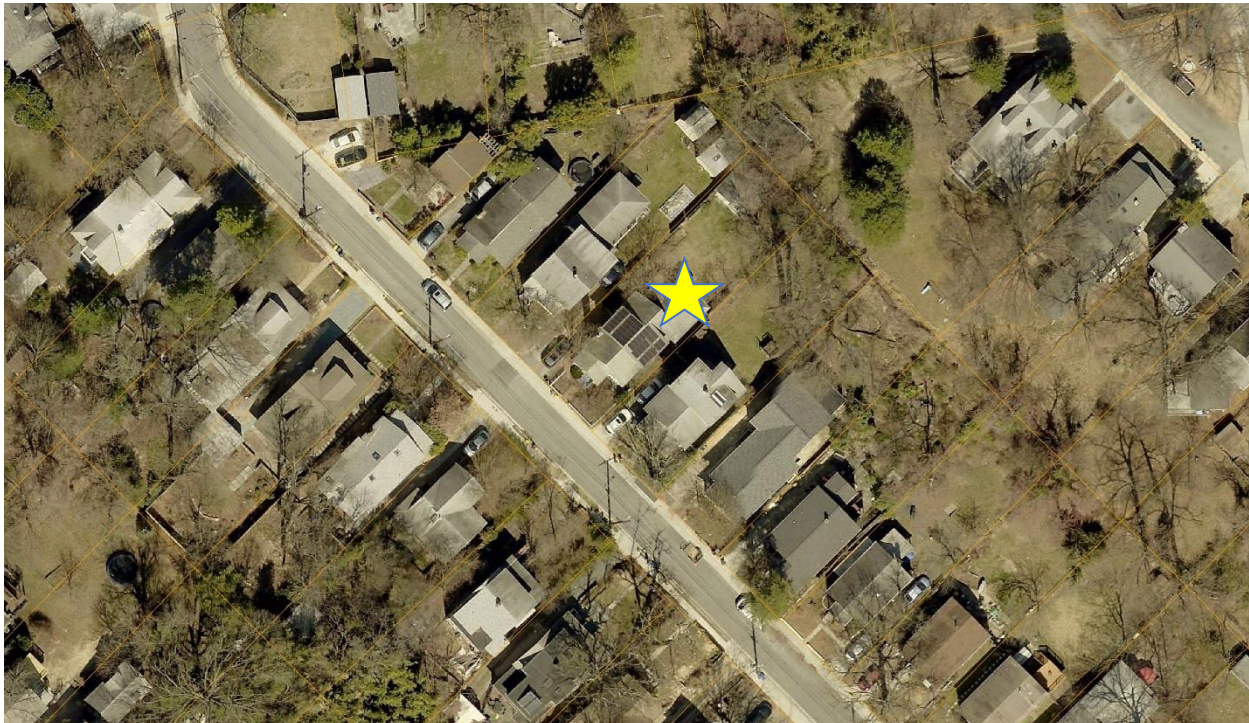


Fig. 1: 6805 Westmoreland Ave.

BACKGROUND

The applicant presented a proposal as a Preliminary Consultation at the March 24, 2021 HPC meeting.¹ The HPC was supportive of adding a second story to the rear addition, but found the massing on the right side to be too boxy to be compatible with the historic house and surrounding district. The HPC recommended revisions to that section and that the inset between the historic and new construction be increased. The HPC advised the applicant to consider returning for a second preliminary consultation; however, staff recommends and the applicants desire to proceed with this proposal as their HAWP.

The applicants have made revisions based on that feedback and have returned for a HAWP.

PROPOSAL

The applicant proposes partial demolition and the construction of a two-story addition at the rear that will project to the right of the right wall plane.

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.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve

¹ The Staff Report and application for the Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2021/03/II.A-6805-Westmoreland-Avenue-Takoma-Park.pdf> and the recording of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=3ec577d8-8d72-11eb-8549-0050569183fa.

the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-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; or
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

STAFF DISCUSSION

The subject property is a one-and-a-half story Craftsman with a partial width front porch and a non-historic addition to the rear that projects beyond the right (south) wall plane. This addition was approved by the HPC in 2001 (See attached).

The applicant proposes constructing additions to the rear and expanding the existing second story. On the first floor, the applicant proposes a 50 ft² (fifty square foot) addition to the existing kitchen and a screened-in porch with a shed roof. The section of the addition at the rear has been reoriented so that it now has a side gable form with a wall dormer. The height of the rear addition has been raised slightly from the Preliminary proposal so that it now matches the historic ridge height. On the left side of the house, the inset from the historic dormer has been eliminated; however, the proposal retains the roof overhang from the existing rear of the house.

The proposed materials include stuccoed fiber cement siding, asphalt shingles, clad windows and doors, and a parged CMU foundation. Staff finds these materials are all compatible and consistent with the existing house, including stucco siding, asphalt shingles, and wood casement and sash windows.

Staff finds that this section of the Takoma Park Historic District is comprised of small bungalows on relatively small lots. Many of the houses, including the subject property, have been added onto over the years both on the rear and adding second stories. Staff finds that the subject property can accommodate an addition at the rear.

Staff finds that the proposed first-floor addition and second-floor addition on the left (north) side of the house (and screened-in porch) will not have a significant impact on the character of the house or surrounding district when viewed from the right-of-way. Staff finds eliminating the inset from the prior proposal will have some visual impact on the character of the house, however, retaining the roof overhang is an appropriate mitigation to retain the historic character. The screened-in porch is set back far enough from the street that it will only be minimally visible from the right-of-way. Staff finds that many of the

surrounding houses have rear decks and porches and that this is an appropriate feature.



Figure 2: View of the subject property from the northwest.

The largest concerns expressed by the HPC were the views of the house from the right side (see perspective photo, below). The previous proposal maintained a front gable roof configuration that matched the historic roof pitch. Staff and the HPC found that this roof form made the proposals massing too boxy to be compatible and recommended revisions. The HPC also supported a larger inset behind the

dormer on the right side to better break up the massing.



Figure 3: View from the southwest.

In response to this feedback, the applicant revised their design so that there is a much larger inset behind the dormer that runs for 7' 6" (seven feet, six inches). The drawings don't notate the inset dimension, but it appears to be approximately 2' (two feet). Additionally, the proposal retains the roof overhang. This effect makes the inset look more significant and retains the dormer's expression. Staff finds this design revision is a significant improvement and is a compatible alteration, consistent with 24A-8(b)(2).

At the rear, the applicant proposes to construct a second floor over the existing, non-historic 2001 addition. The addition now has a side gable roof and a dormer. The ridge of this roof matches the height of the principal roof ridge. Staff finds that this revision successfully addressed the massing concerns raised at the Preliminary Consultation, by breaking up the massing. The roof form eliminated the two-story vertical wall plane presented previously. Staff finds the proposal is compatible with the historic house and surrounding district and recommends the HPC approve the proposal under the *Design Guidelines*, 24A-8(b)(2), and Standards 2, 9, and 10.

One additional not discussed at the Preliminary Consultation is the proposed areaway to the right of the house. The size and placement of the areaway will not have a substantial impact on the house or surrounding district and Staff finds it to be appropriate. However, details for the material and configuration of the railing were not included with the application materials. Staff finds that a simply detailed wood or metal railing would be appropriate and recommends the HPC delegate final approval authority for the railing to Staff for review and approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The proposed areaway railing needs to be wood or metal. Verification that this condition has been met and final approval authority are delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the surrounding district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 947547
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

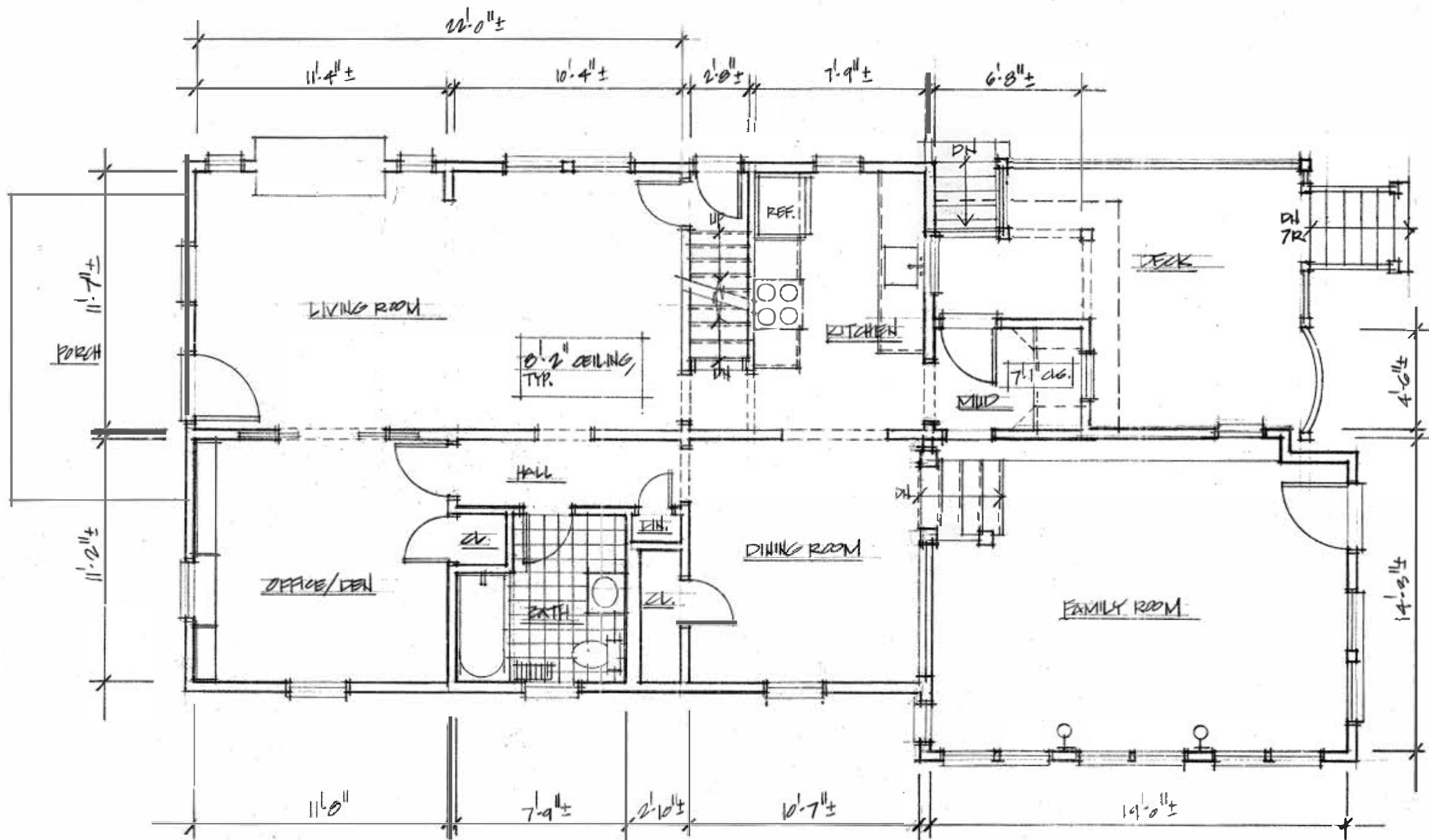
- | | | |
|---------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

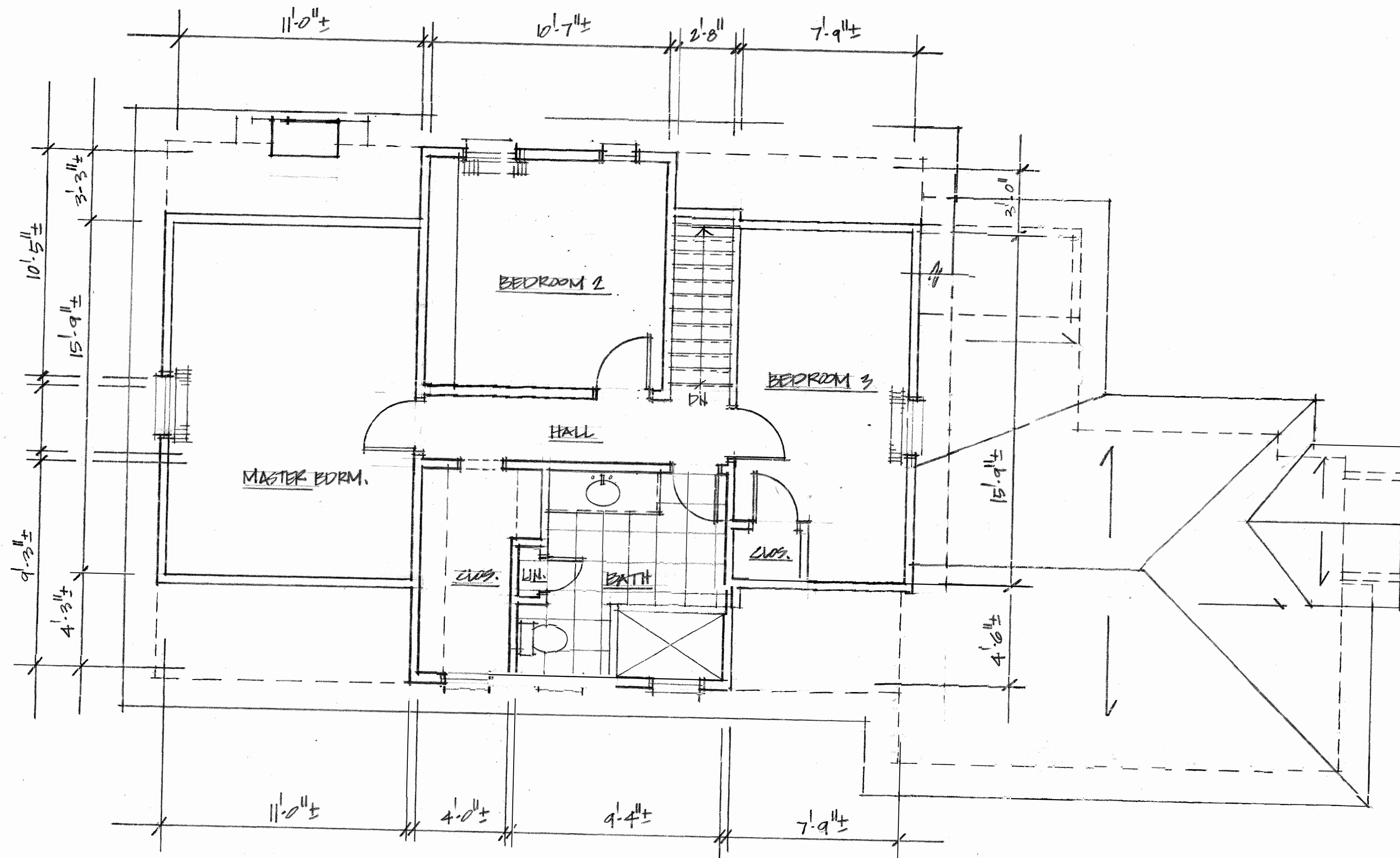
Date





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

LAMBERT/SWALLIK
6805 WESTMORELAND AVE.



EXIST. SECOND FLOOR PLAN
 1/4" = 1'-0"

2-13-15

7



EXISTING
FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING
SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$



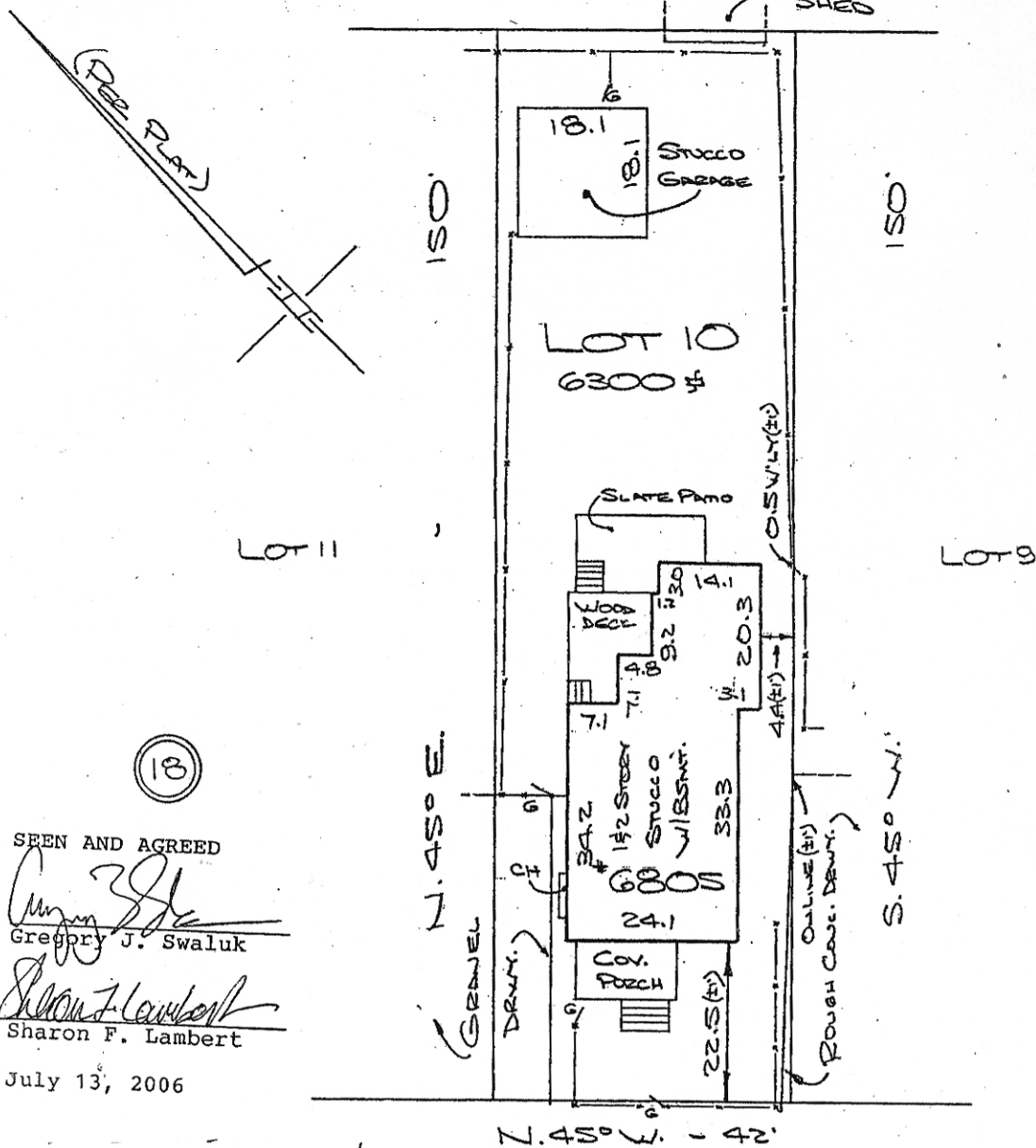
EXISTING
REAR ELEVATION
1/4" = 1'-0"

2.13.15

9



SHED



WESTMORELAND

AVENUE

Fax 301-931-1352

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. Such identification may not be required for the transfer of title or securing financing or refinancing.

PINECREST

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 145 Scale 1" = 20'

ASE: DE7676 FILE: 83653

ATE: JUNE 27, 2006

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.
Maryland Property Line Surveyor No. 522



OWNERS:

Sharon Lambert

Greg Swaluk

6805 Westmoreland Ave.

Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.

Takoma Park, MD 20912

Adjoining Property Owners

Kelley La Greca Living Trust

6807 Westmoreland Ave.

Takoma Park, MD 20912

David Weinreich

Shoshanna Sumka (Owners of 6803 Westmoreland Ave., Takoma Park, MD 20912)

739 Thayer Ave.

Silver Spring, MD 20910

David & K. A. Dixon-Peugh

6806 Westmoreland Ave.

Takoma Park, MD 20912

Thomas Harrison (Owner of 6804 Westmoreland Ave., Takoma Park, MD 20912)

300 Southwest Drive

Silver Spring, MD 20901

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

6805 Westmoreland Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman-style house, built in 1933, and it is located in the Takoma Park Historic District. It is a 1 ½ -story house, rectangular in shape; the original house is 24' x 34', with a later 15'x 20' addition built on the rear, but also extending 3' out from the right side of the original house towards the side property line. There is an 8' x 15' front porch across the front. The existing house has a 1158 S.F. footprint, with a full basement under the original house.

- a. Original House Structure:** *The main house structure is wood framed and is gabled (10:12 slope), with the ridge perpendicular to Westmoreland Ave.. There are two shed dormers (3:12 slope), one on each side of the middle of the ridge of the house.*
- b. Foundation:** *The foundation is parged CMU, painted.*
- c. Exterior Finish:** *The exterior finish of the original house and later addition is stucco on wood frame. Trim is generally a 1 x 6 with a perimeter backband attached as a "frame".*
- d. Windows:** *Original house-There are original painted wood windows, predominantly 6-over-1 double hung. Other upper level windows are 6-lite casements. Later addition- All windows are painted wood windows; see elevations for mullion divisions.*
- e. Wood Deck:** *There is a 12' x 15' rear wood deck, built at the same time as the later rear addition. There is an areaway at the rear of the original house, with a basement access door at the rear; the wood deck is inset over this areaway to allow for proper headroom.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
6805 Westmoreland Ave., Takoma Park, MD 20912

Rear Additions:

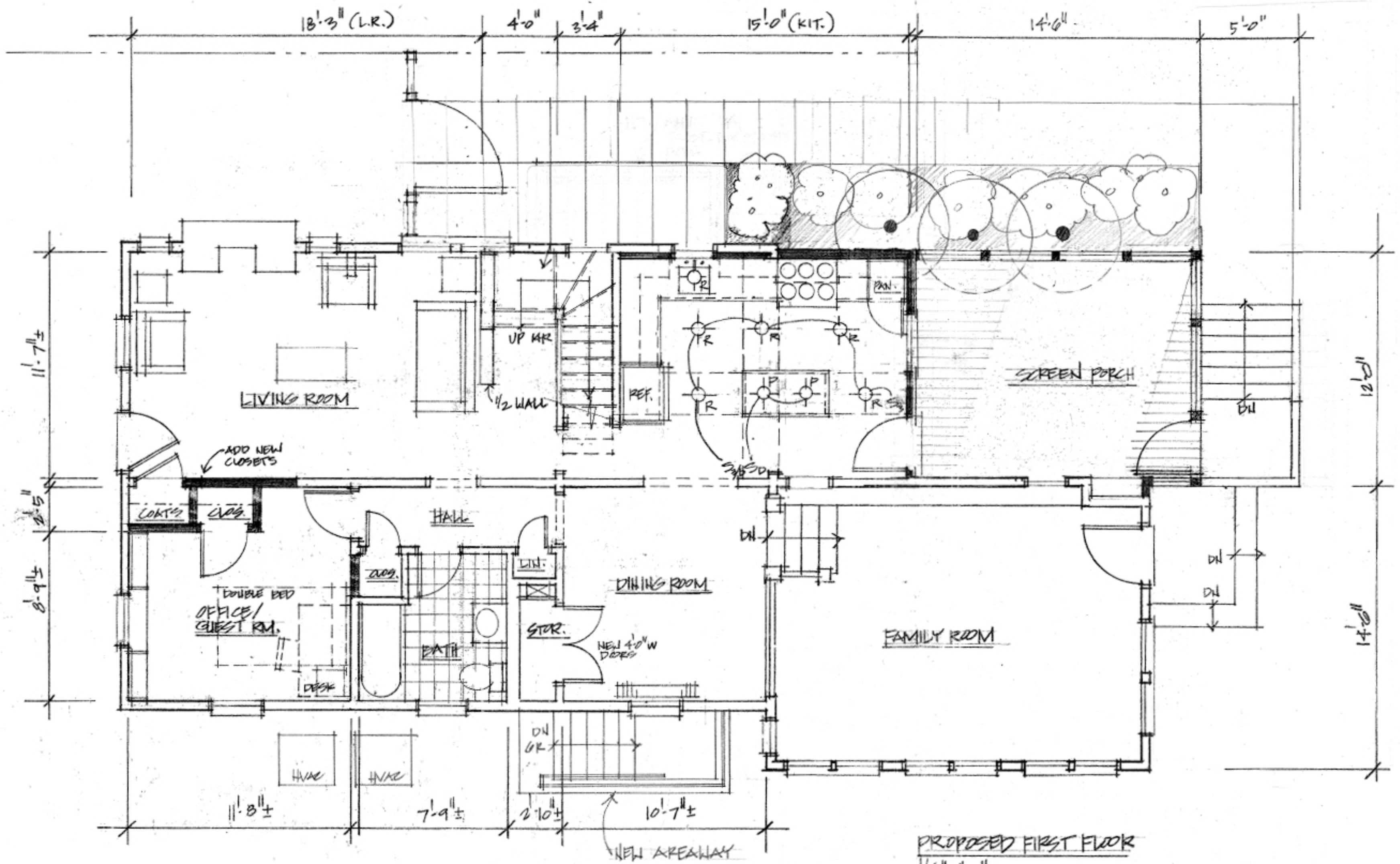
- a. **1st floor, Rear:** A 50 sf addition to the kitchen is being added, along with a 175 sf 1-story screen porch with a shed roof (pitch: 1.5:12). A wood stoop and stair to grade is at the rear of the screen porch. Both additions are set in 4" from the original house.
- b. **2nd Floor, Rear:** The upper floor now has one large bedroom and 2 small bedrooms and one bathroom. The addition will expand one of the small bedrooms and add a 4th (new master) bedroom suite, with a full bathroom. The expanded 3rd bedroom will be built over the kitchen addition below. The new master bedroom suite will be built over the (later) addition below. This addition will be gabled, with the ridge perpendicular to the existing house ridge, with a 10:12 pitch to match the existing main house, and with two dormers, each with a 3.25:12 pitch.

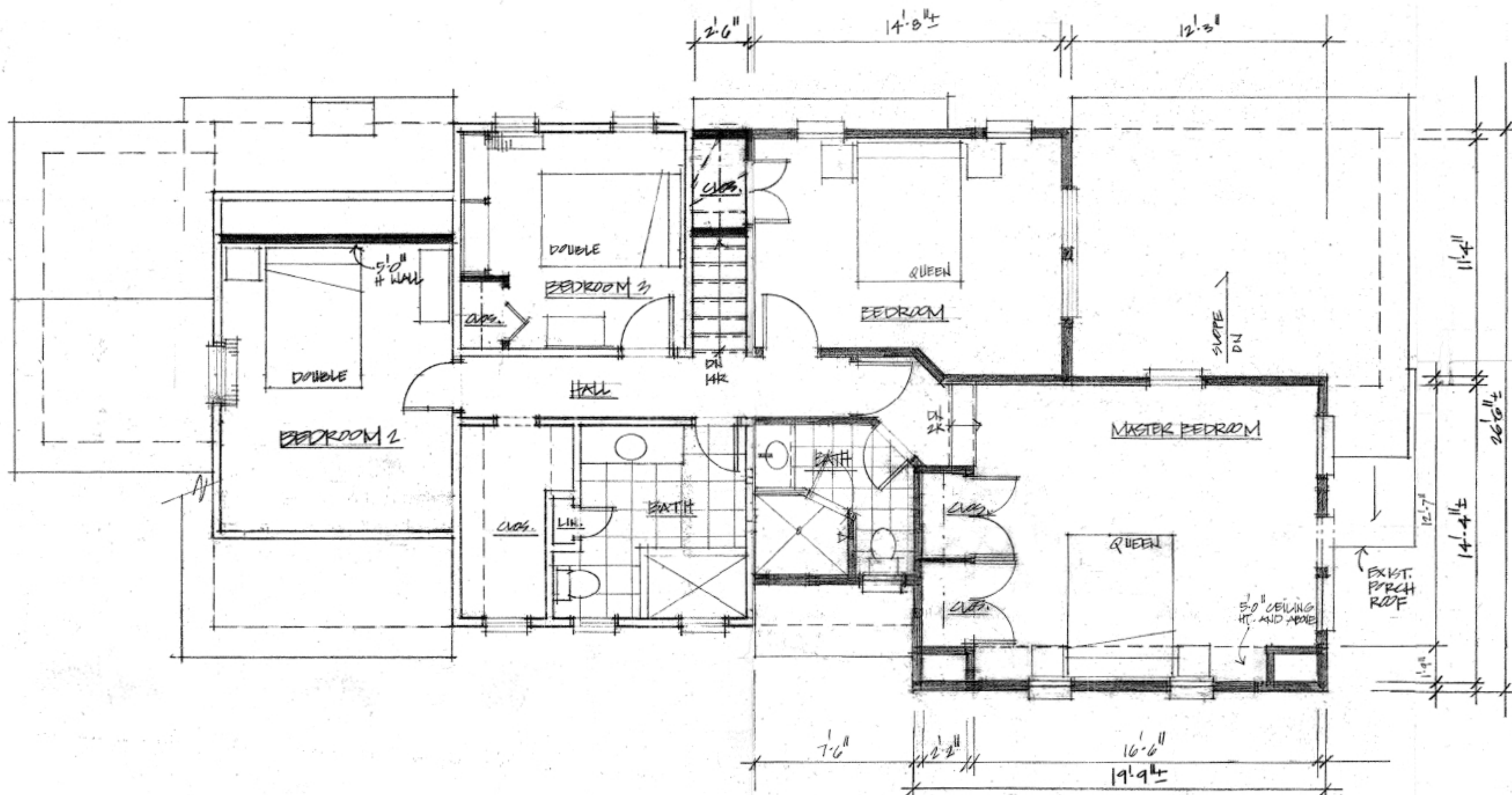
NOTE: The ridgeline for this rear-most addition is equal to the existing/original house ridgeline, and it is set 43' back from the front property line. The ridge for the middle addition is 4" lower than both front and rear ridges.

These will be built using the following materials/details:

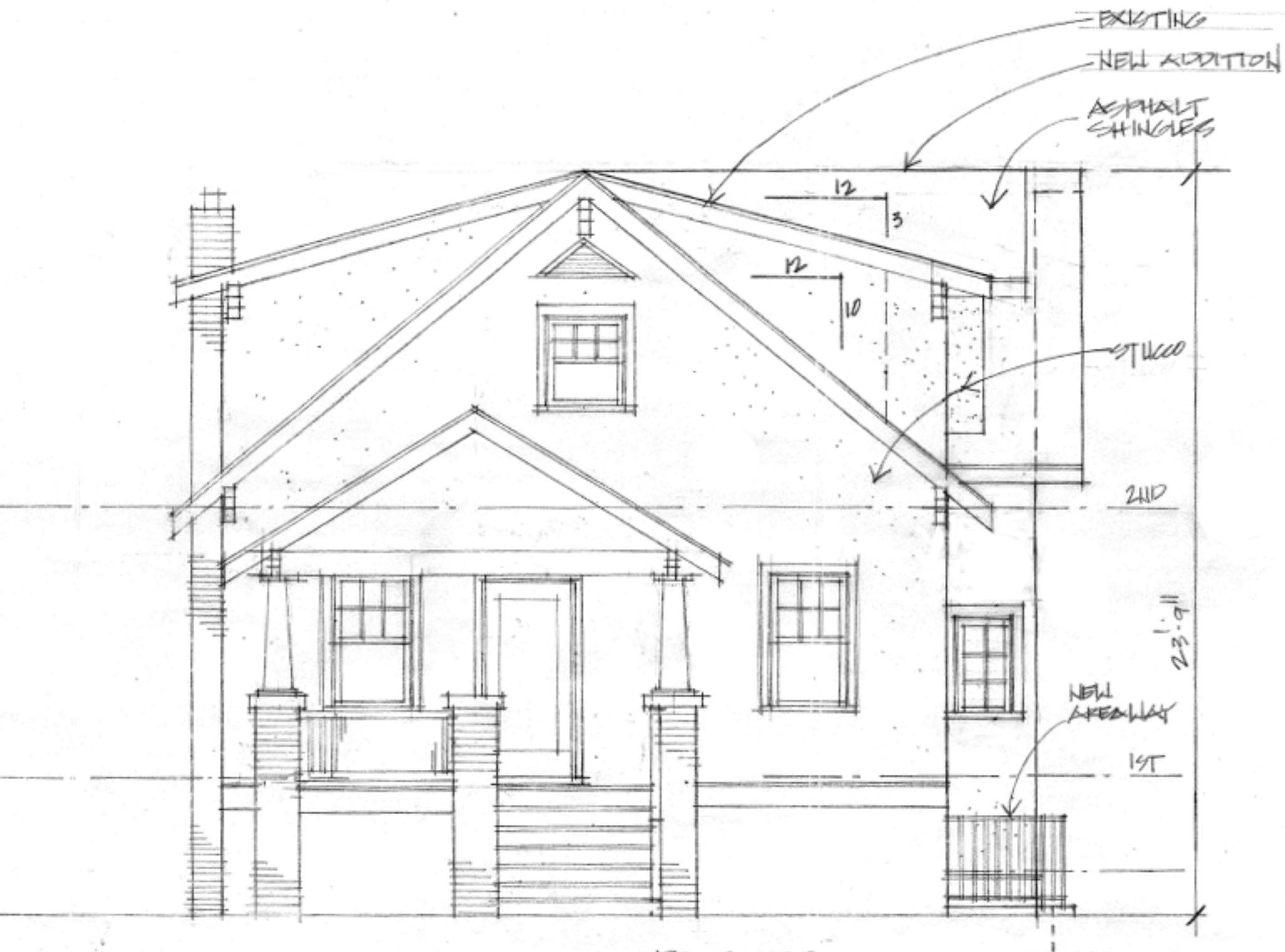
- 1) **Exterior Finish:** Painted and stuccoed fiber cement panels to match existing on all new façades of additions. Window and door trim will be a 1 x 6 fiber cement trim with a perimeter backband to match existing. Wood outrigger-type brackets will be added on rake overhangs to match existing.
- 2) **Roofing:** Asphalt shingles at all new roofs at rear.
- 3) **Windows and Doors:** The new windows in the additions will be painted wood casements and double hung windows; see elevations for mullion divisions. The new door to the screen porch will be painted wood with one glass lite.
- 4) **Foundation:** This will be parged CMU at the 1st floor kitchen addition.
- 5) **Screen Porch:** Wood framed with PVC screening.



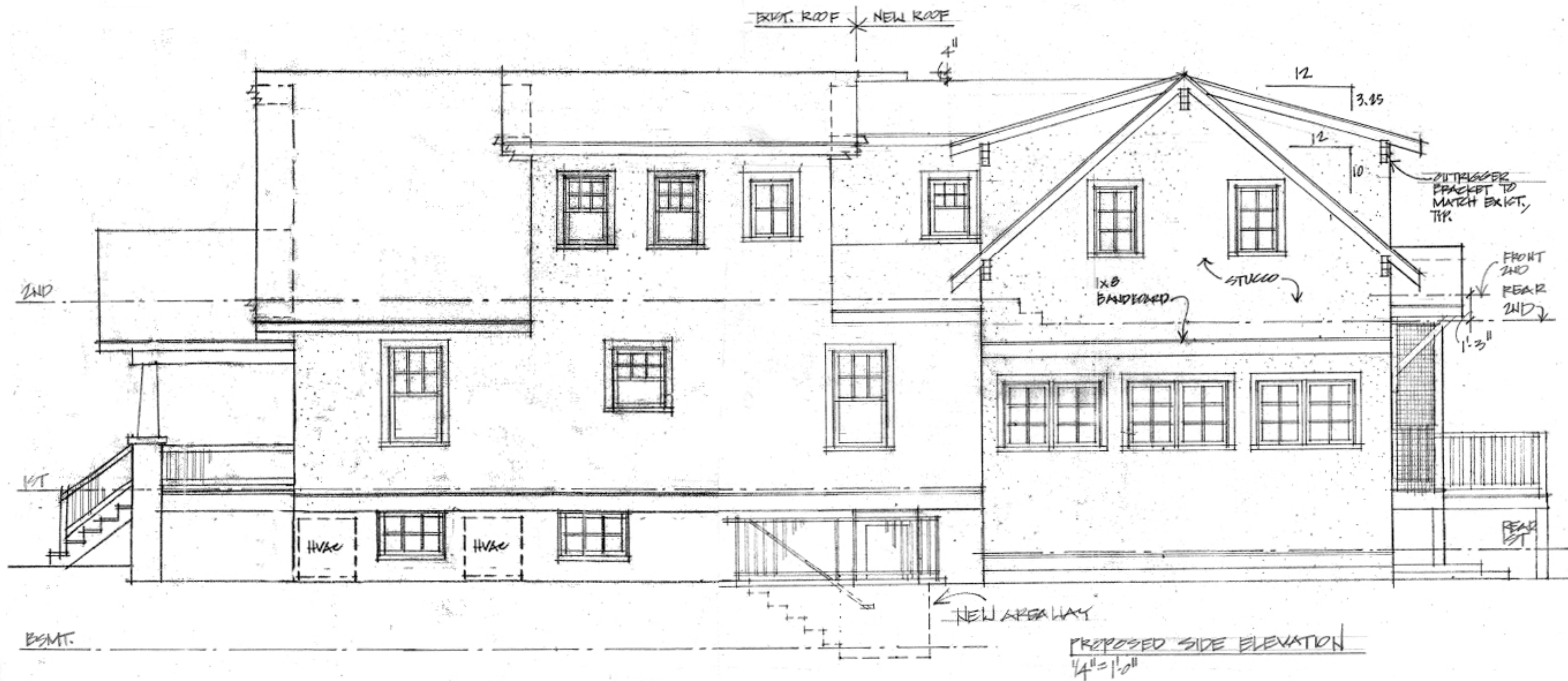


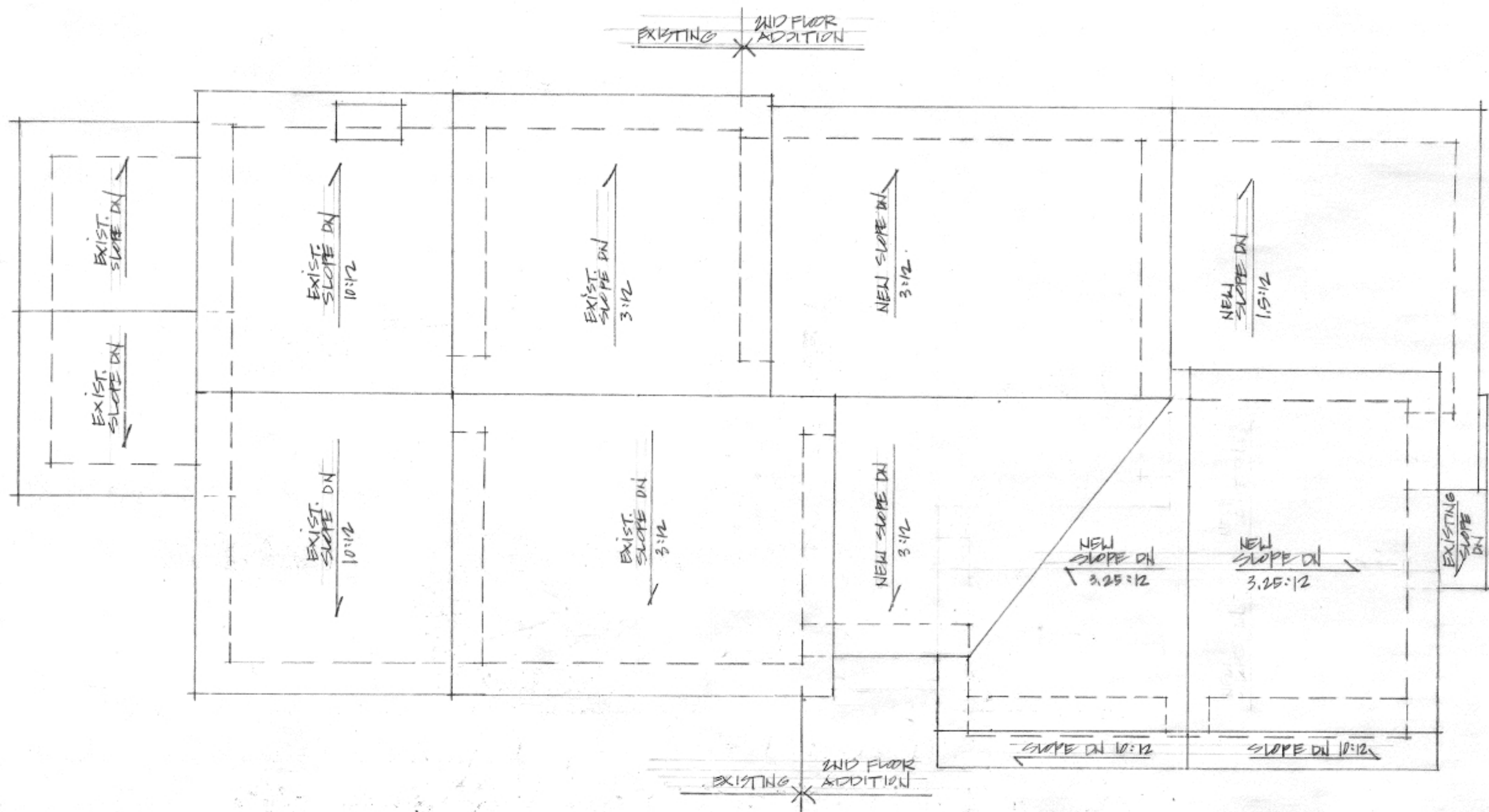


PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



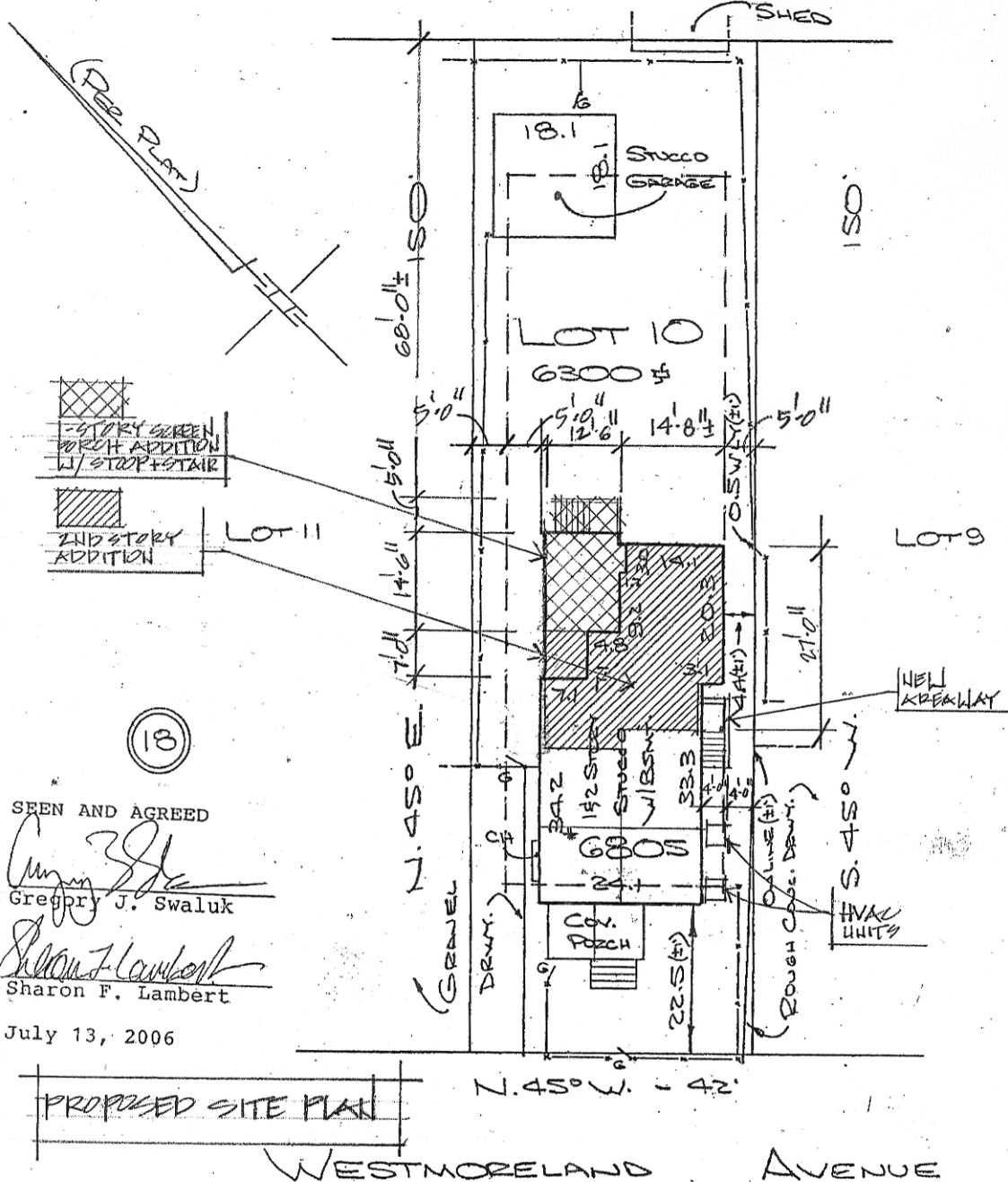






PROPOSED ROOF PLAN
1/4" = 1'-0"

S. 45° E. - 42'



SEEN AND AGREED

Gregory J. Swaluk

Sharon F. Lambert

July 13, 2006

PROPOSED SITE PLAN

N. 45° W. - 42

WESTMORELAND AVENUE

Capitol Surveys, Inc.

10762 Rhode Island Avenue

Beltville, Maryland 20705

Phone 301-931-1350

Fax 301-931-1352

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 constitute the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
LOT 10 BLOCK 18

PINECREST

MONTGOMERY COUNTY, MARYLAND

Recorded In Plat Book

2

Plat

45

Scale 1" = 20'

ASE: DE7676

FILE: 23653

DATE: JUNE 27, 2006

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

Edward L. Lopez, Jr.

Maryland Property Line Surveyor No: 522







#37/03-01Q 6805 Westmoreland Ave.
(Takoma Park Historic District)

M

2001 HAWP

DIACCO



APC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 9/16/2002

Permit No: 282027

Expires:

X Ref:

Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

JAMES SEBASTIAN
6805 WESTMORELAND AVE
TAKOMA PARK MD 20912

HAS PERMISSION TO: ADD

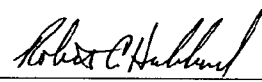
PERMIT CONDITIONS: solar

PREMISE ADDRESS 6805 WESTMORELAND AVE
TAKOMA PARK MD 20912-

LOT 10	BLOCK 18	PARCEL	ZONE
LIBER	ELECTION DISTRICT	PLATE	GRID
FOLIO	SUBDIVISION	COLESVILLE OUTSIDE	
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

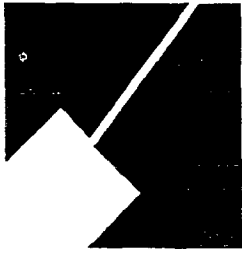
HISTORIC MASTER: Y
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**



Director, Department of Permitting Services

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

August 17, 2001

Mr. James Sabastian
6805 Westmoreland Avenue
Takoma Park, Maryland 20910

Mr. Sabastian:

I am writing you this letter in response to the Historic Preservation Commission's comments with regard to the removal of three (3) river birch trees from your property. The Commission voted to add an additional condition to your existing approved HAWP which states, "Approval is given for the removal of the said three (3) river birch trees from the property at 6805 Westmoreland Avenue in Takoma Park, Maryland with the condition that the trees are raised in accordance with the City of Takoma Park's Tree Ordinance."

This letter will serve as your official approval for the removal of these trees. If you have any additional questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Michele Naru
Historic Preservation Planner

Cc: Mr. Brett Linkletter, Takoma Park City Arborist

FAX TRANSMISSION

CITY OF TAKOMA PARK
Department of Public Works
31 Oswego Avenue
Silver Spring, Md 20910

Phone: (301) 585-8333

Fax: (301) 585-2405

TO: Michele Narn DATE: 8/8
FAX: 301/563-3412 PAGE(S): 3
FROM: Brett @ Takoma Park
SUBJECT: _____

COMMENTS:

City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR
PUBLIC WORKS DEPARTMENT
TEL: 585-8333



MUNICIPAL BUILDING
7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

July 20, 2001

James Sebastian
6805 Westmoreland Avenue
Takoma Park, Md 20912

Dear Mr. Sebastian:

If there are no appeals filed in opposition to your permit request to remove tree(s) located on your property, your request will be approved and a permit issued when you meet the tree replacement requirements of the City of Takoma Park Tree Ordinance No. 1995-5 as stated below:

Replacement trees shall be nursery stock trees with a minimum size of 2 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Number of 2 1/2 inch caliper trees

Signature

Date

Three

OR

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

Value

Signature

Date

\$ 771.00

[Signature] 7/31/01

Assuming no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and, if applicable, approval from the Historic Preservation Commission. Payment must be made by check to the City of Takoma Park, and submitted to the Public Works Department, 31 Oswego Avenue, Silver Spring, MD. 20910.

Sincerely,

[Signature]
Brett Linkletter
Certified Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR ACKNOWLEDGMENT, BY SIGNATURE, NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.

City of Takoma Park, Maryland

PUBLIC WORKS DEPARTMENT
31 OSWEGO AVENUE
SILVER SPRING, MD 20912
TEL: (301) 585-8333



MUNICIPAL BUILDING
7500 MAPLE AVENUE
TAKOMA PARK, MD 20912
(301) 270-1700

August 8, 2001

Michele Naru
M-NCPPC - Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 6805 Westmoreland Avenue, Takoma Park

Dear Michele,

Per our conversation of last week, I am submitting this letter to recommend that the three (3) river birch trees at the above address be removed.

The area in which they were planted is very tight spatially, causing them to interfere with the existing house, the neighbor's house and the existing fence. The trees went through a removal posting process (with no objections) and the homeowners have signed a replacement agreement (enclosed).

Please call if you have any questions. I look forward to being of further assistance.

Sincerely,

Brett Linkletter
City Arborist

City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR
PUBLIC WORKS DEPARTMENT
TEL: 585-8333



MUNICIPAL BUILDING
7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

July 20, 2001

James Sebastian
6805 Westmoreland Avenue
Takoma Park, Md 20912

Dear Mr. Sebastian:

If there are no appeals filed in opposition to your permit request to remove tree(s) located on your property, your request will be approved and a permit issued when you meet the tree replacement requirements of the City of Takoma Park Tree Ordinance No. 1995-5 as stated below:

Replacement trees shall be nursery stock trees with a minimum size of 2 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Number of 2 1/2 inch caliper trees

Signature

Date

Three

OR

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

Value

Signature

Date

\$ 771.00

[Signature] 7/31/01

Assuming no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and, if applicable, approval from the Historic Preservation Commission. Payment must be made by check to the City of Takoma Park, and submitted to the Public Works Department, 31 Oswego Avenue, Silver Spring, MD. 20910.

Sincerely,

[Signature]

Brett Linkletter

Certified Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR ACKNOWLEDGMENT, BY SIGNATURE, NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.

City of Takoma Park, Maryland

PUBLIC WORKS DEPARTMENT
31 OSWEGO AVENUE
SILVER SPRING, MD 20912
TEL: (301) 585-8333



MUNICIPAL BUILDING
7500 MAPLE AVENUE
TAKOMA PARK, MD 20912
(301) 270-1700

August 8, 2001

Michele Naru
M-NCPPC - Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 6805 Westmoreland Avenue, Takoma Park

Dear Michele,

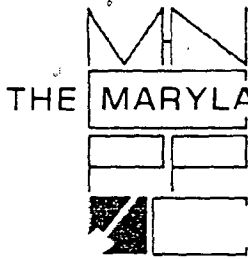
Per our conversation of last week, I am submitting this letter to recommend that the three (3) river birch trees at the above address be removed.

The area in which they were planted is very tight spatially, causing them to interfere with the existing house, the neighbor's house and the existing fence. The trees went through a removal posting process (with no objections) and the homeowners have signed a replacement agreement (enclosed).

Please call if you have any questions. I look forward to being of further assistance.

Sincerely,

Brett Linkletter
City Arborist



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

FILE

Date: 6/20/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC # 31/03-016 DPS # 248906

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

X Approved

____ Approved with Conditions: _____

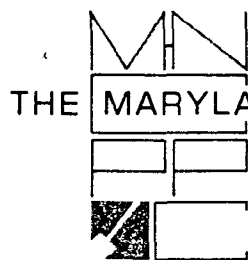
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: JAMES GABRIELIAN

Address: 6805 WESTMORELAND AVE, TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

Date: 6/20/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

HPC# 31/03-01Q DPS# 248906

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ **permits.emontgomery.org** of your anticipated work schedule.

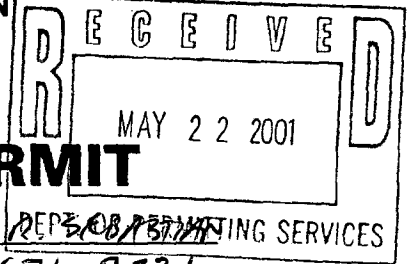
Thank you very much for your patience and good luck with your project!



RETURN TO

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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570APPLICATION FOR
HISTORIC AREA WORK PERMITContact Person: JAMES R. SEBASTIAN DEPT. OF PERMITTING SERVICESDaytime Phone No.: (202) 671-2331Tax Account No.: 01076460Name of Property Owner: JAMES R. SEBASTIAN Daytime Phone No.: (202) 671-2331Address: 6805 Westmoreland Ave Takoma Park 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: TOM HARRISONDaytime Phone No.: 703-228-3950EVE 301-270-5325

LOCATION OF BUILDING/PREMISE

House Number: 6805 Street: WestmorelandTown/City: Takoma Park Nearest Cross Street: ELM / WALNUTLot: 10 Block: 18 Subdivision: Pinecrest

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: _____

1B. Construction cost estimate: \$ _____

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

5/14/01
Date

Approved: X

For the Commission, Historic Preservation Commission

Disapproved: _____ Signature: _____

Date: 6/20/01Application/Permit No.: 248906Date Filed: 5/23/01 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**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:

Single family 1.5 story framed stucco bungalow in
historic district, circa 1925. Craftsman features,
open front porch, over hanging eaves, bracketed
gables & eaves.

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

One story, one room addition off the rear of
the house. One-half floor lower than first floor.
off-set by 3 feet on one side. compatible in
style and materials with existing structure.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), 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 NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

JAMES + PATHERINE SEBASTIAN
6805 Westmoreland Ave
Takoma Park, MD 20912

Owner's Agent's mailing address**Adjacent and confronting Property Owners mailing addresses**

TOM HARRISON
6804 WESTMORELAND AVE
TAKOMA PARK, MD 20912

DARYL BRAITHWAITE
6803 WESTMORELAND AVE
TAKOMA PARK, MD 20912

ANTHONY LAGRECA
6807 Westmoreland Ave
Takoma Park, MD 20912

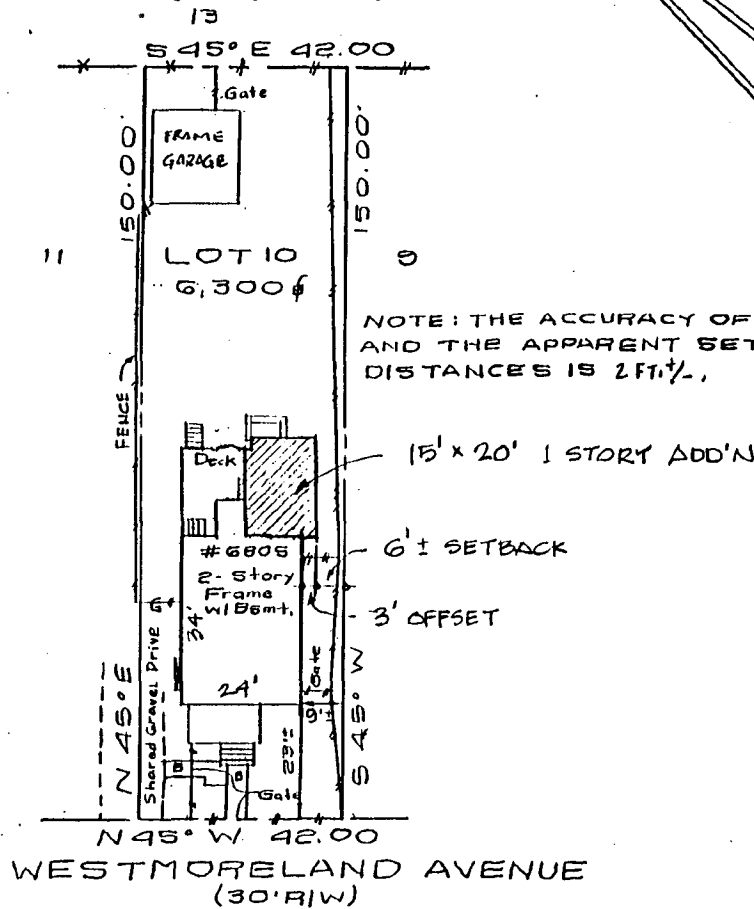
~~BOOTH~~
IAN BARBER
6716 ALLEGHENY AVE
TAKOMA PARK, MD 20912

g:\addresses\ noticing table

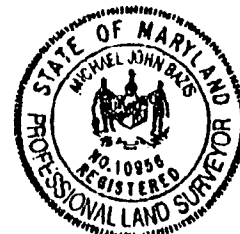
The plat is of benefit to a customer only insofar as it is required by a lender or insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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.

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8/5/91
Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.



NOTE: THE ACCURACY OF THIS SURVEY AND THE APPARENT SETBACK DISTANCES IS 2 FT. ±.



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 and apparent encroachments, 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

THIS SURVEY IS FOR TITLE PURPOSES ONLY

LOCATION DRAWING
LOT 10 BLOCK 18
PINECREST
MONTGOMERY COUNTY, MD.

JOB # 36.0808H	DATE 7-5-96	R.C. KELLY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 10111 COLESVILLE ROAD, SUITE 133 SILVER SPRING, MARYLAND 20901 (301) 693-8005 FAX: (301) 681-7218
FIELD D.H.	DRAFT DJD	
	P.B. 2 P. 15	
	SCALE: 1" = 30'	

6

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6805 Westmoreland Avenue, Takoma Park	Meeting Date:	06/13/01
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	06/06/01
Review:	HAWP	Public Notice:	05/30/01
Case Number:	31/03-01Q	Tax Credit:	None
Applicant:	James Sabastian	Staff:	Michele Naru
PROPOSAL:	Rear Addition	RECOMMEND:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District.
STYLE: Craftsman
DATE: 1910-1920

This 1-1/2-story, three-bay dwelling is located in the Takoma Park Historic District. This originally Craftsman, cottage style house is clad in painted stucco and sheathed in asphalt shingles. The character-defining elements of the house are the 6/1 wood windows, the brackets, the open eaves and the battered columns on the front porch. The present lot size is 6,300 sq. feet. The footprint of the present house is approximately 900 sq. feet.

PROPOSAL:

The applicant proposes to construct a one-story, 15' x 20' rear addition. The addition will project 3' beyond the original massing of the house. The applicants are proposing to clad the new addition in stucco and sheathing the roof in asphalt shingles. The windows and doors are to be Weathershield, painted, wood, true-divided light with wood detailing.

STAFF DISCUSSION

The *Takoma Park Guidelines* state :

“Contributing resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.”

“The HPC considers alterations to Contributing resources in terms of their impact on the overall character of the district and the streetscape. Alterations should be compatible in their size, scale and architectural character, rather than for their particular architectural features.”

“Major additions should, where feasible, be placed to the rear of the existing structures so that they are less visible from the public right-of-way. While additions should be compatible, they are not required to be replicative of earlier architectural styles.”

Staff commends the applicant’s desire to use historically accurate, natural materials in the design of this addition. The proposed addition is very sympathetic to the style, scale and massing of the historic resource and will not negatively impact the integrity of the resource or the surrounding landscape of the historic district. Staff recommends approval.

STAFF RECOMMENDATION

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

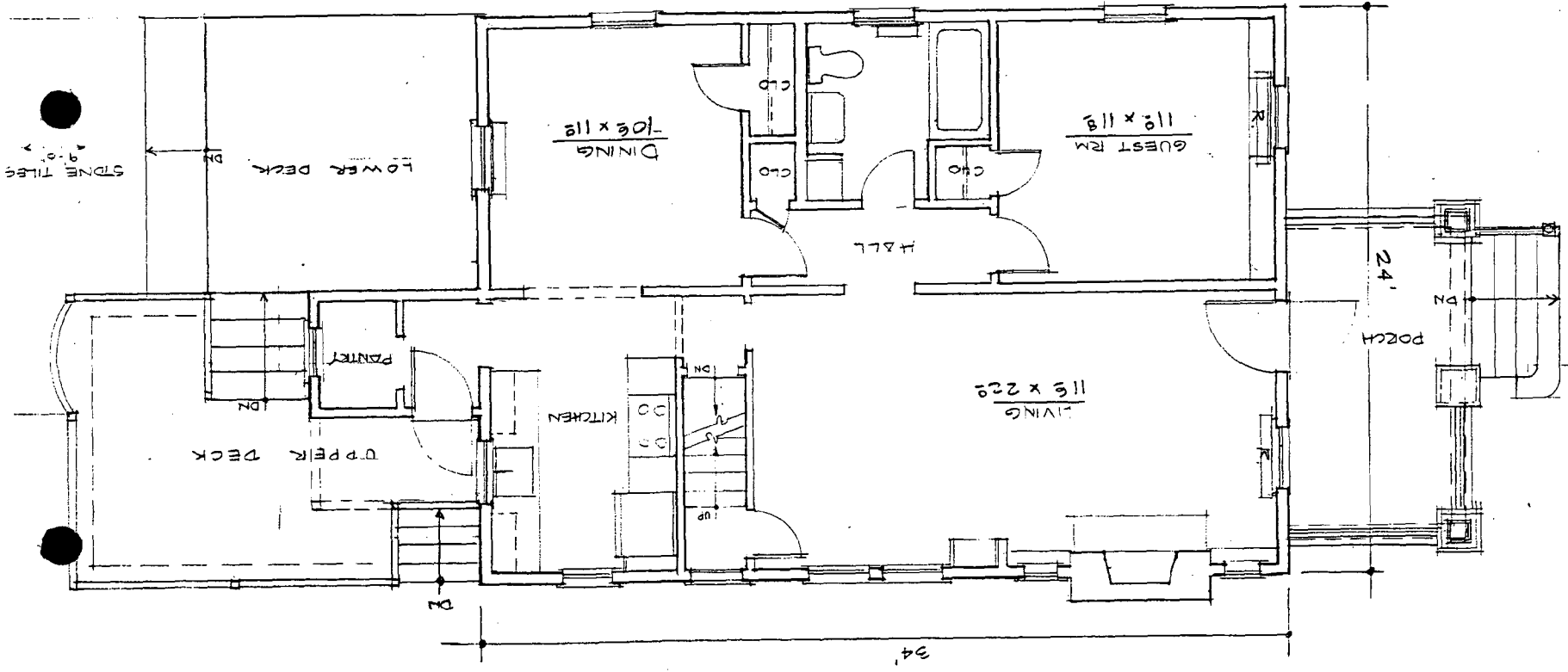
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guideline #9:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

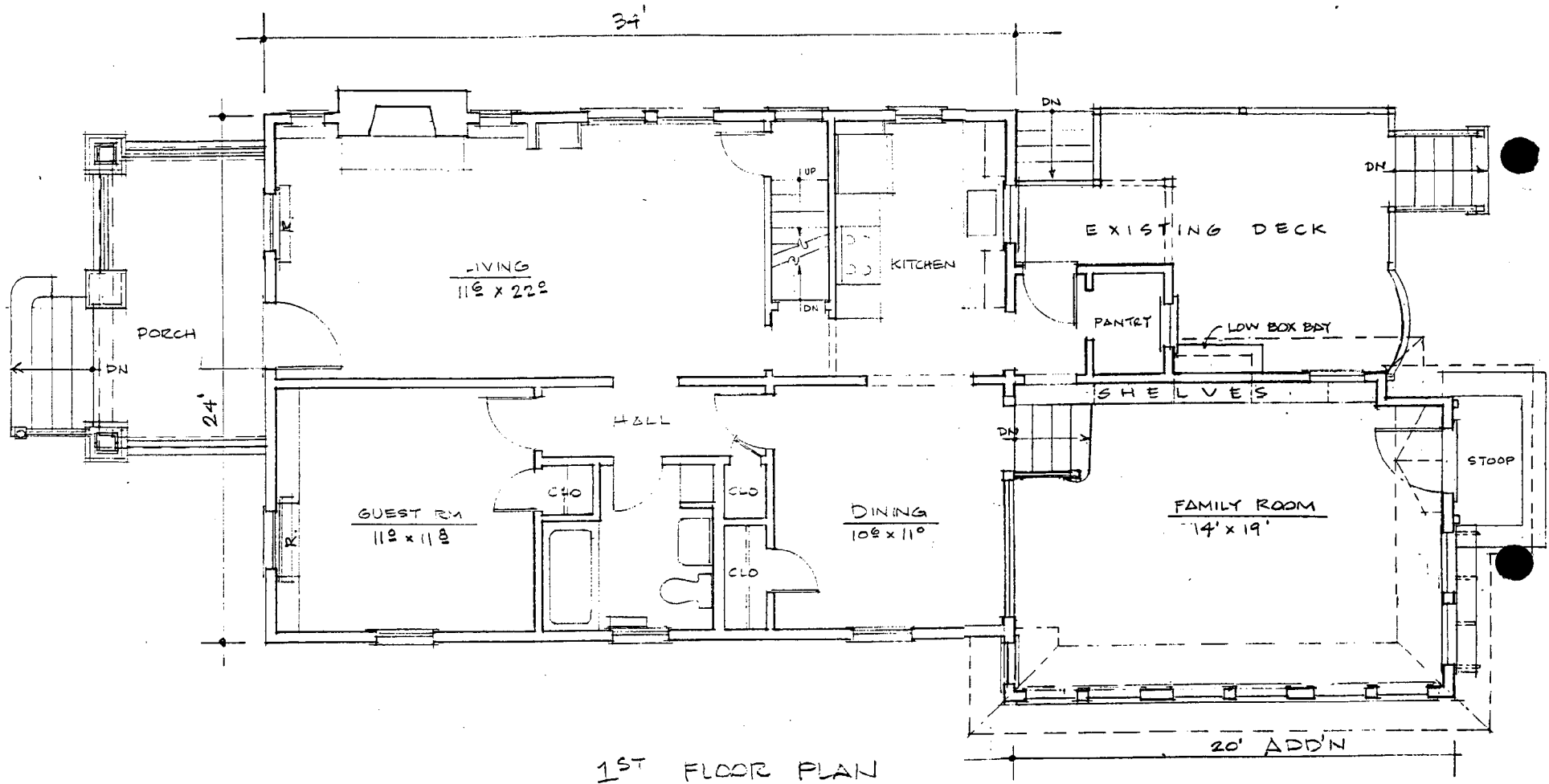
1st FLOOR PLAN



EXISTING

5/8

PROPOSED

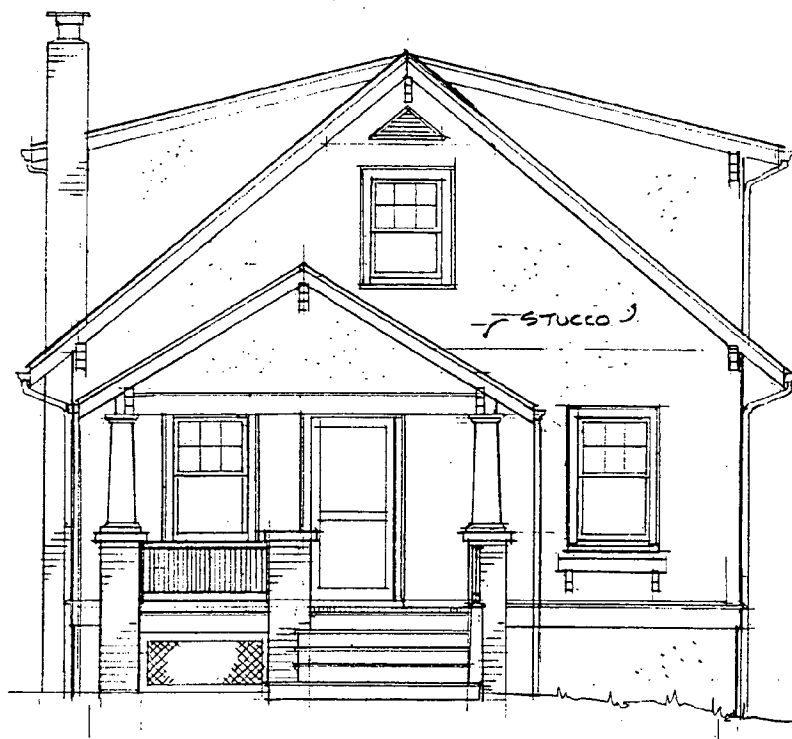


2/6

EXISTING



REAR

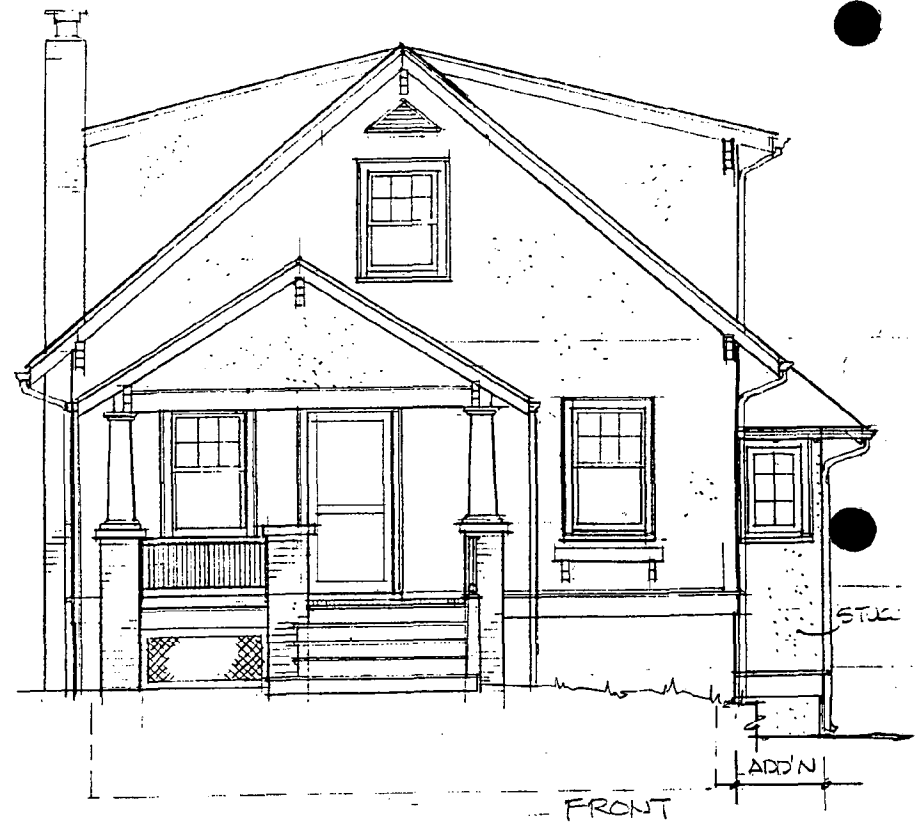
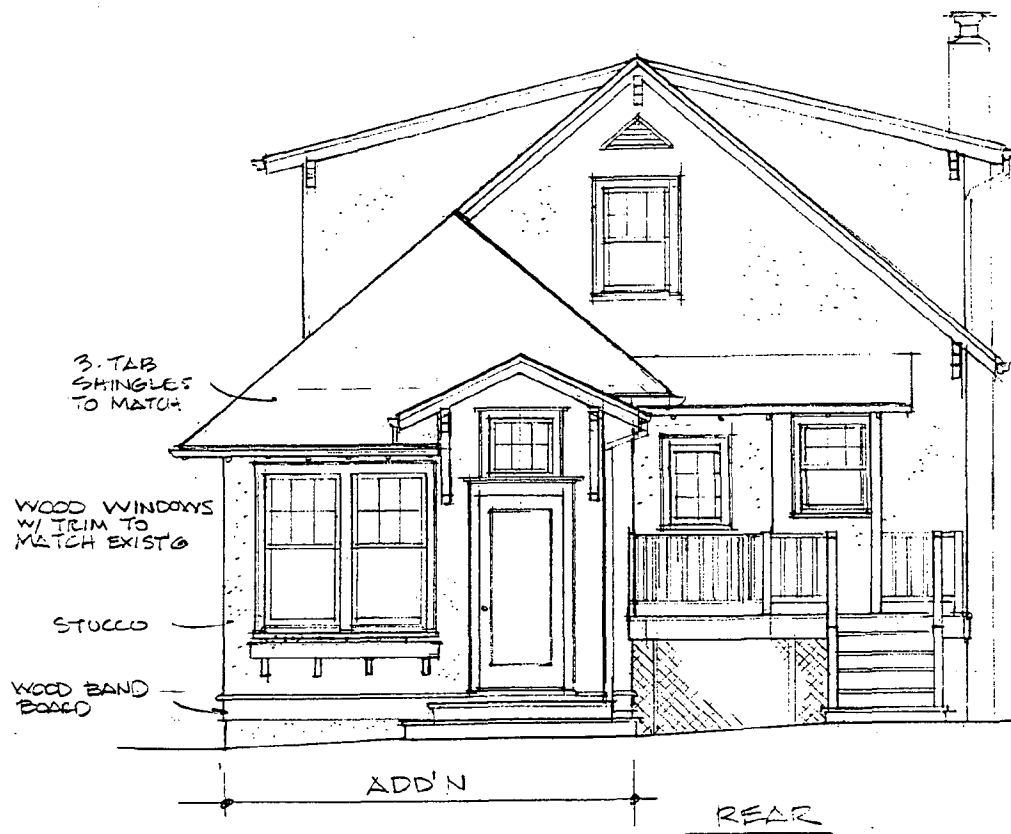


FRONT

(b)

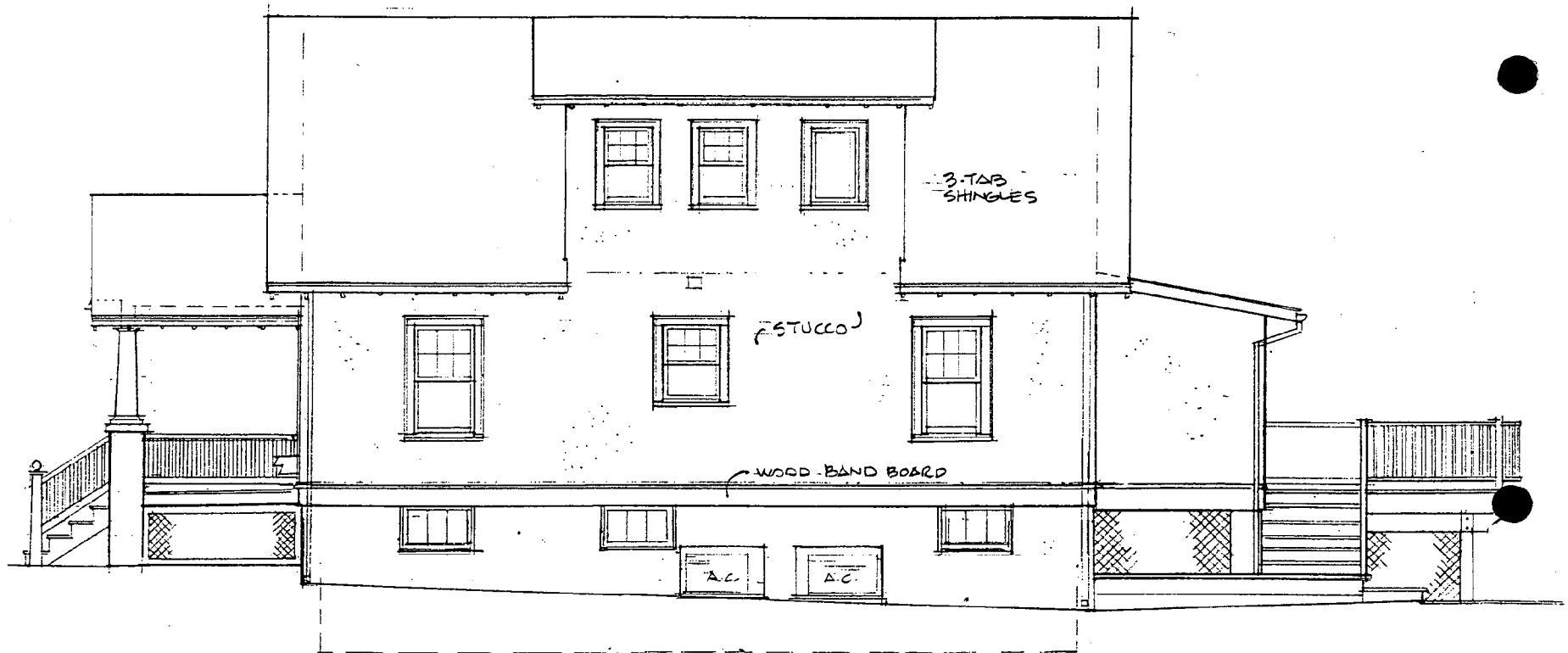
PROPOSED

6/8



3/8

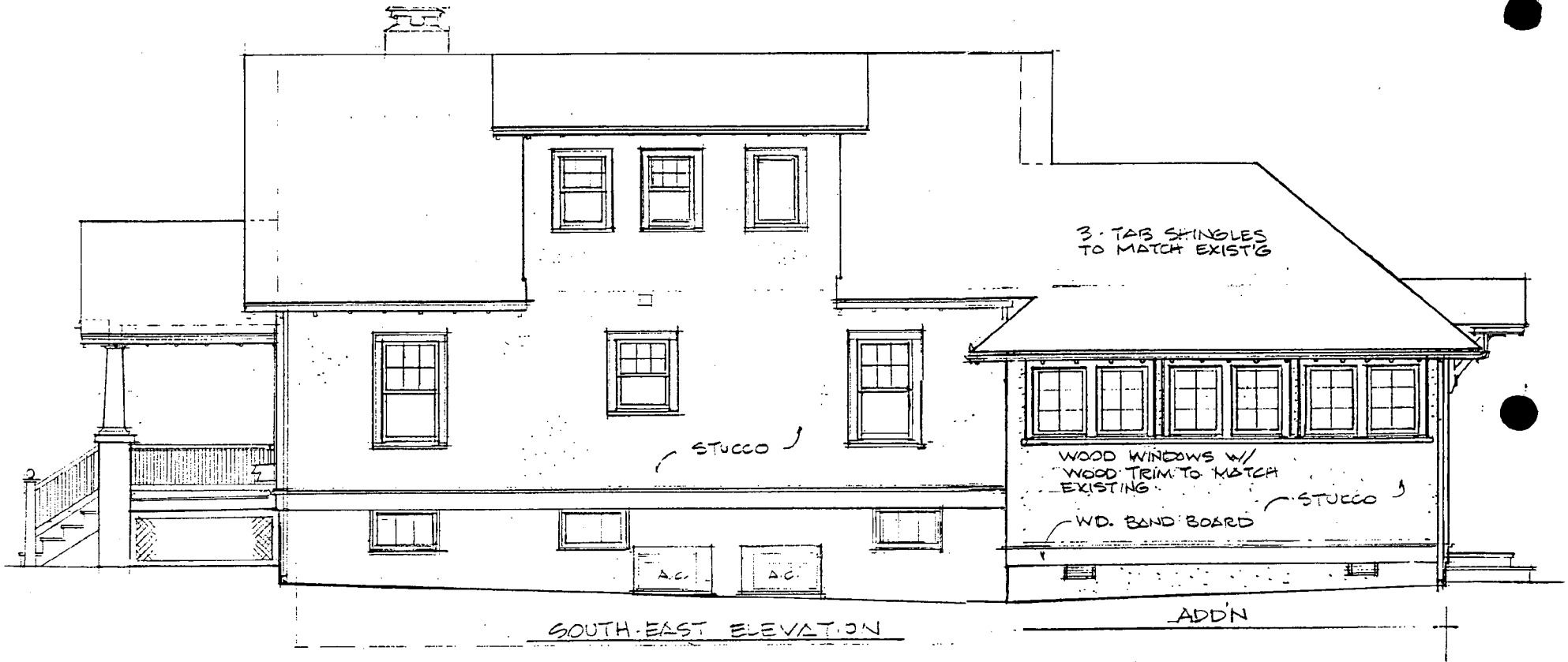
EXISTING



SOUTH-EAST ELEVATION

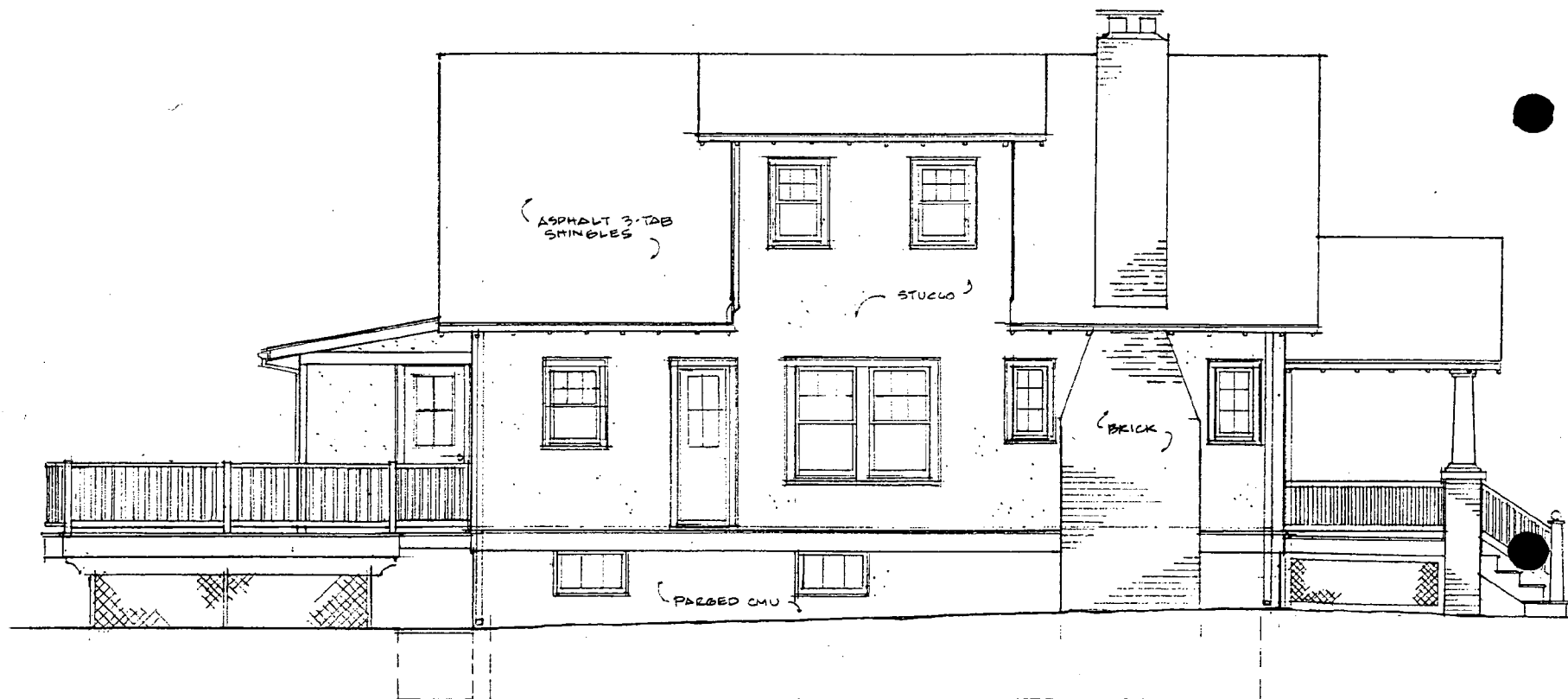
11

PROPOSED



4/8

EXISTING



NORTH - WEST ELEVATION

13

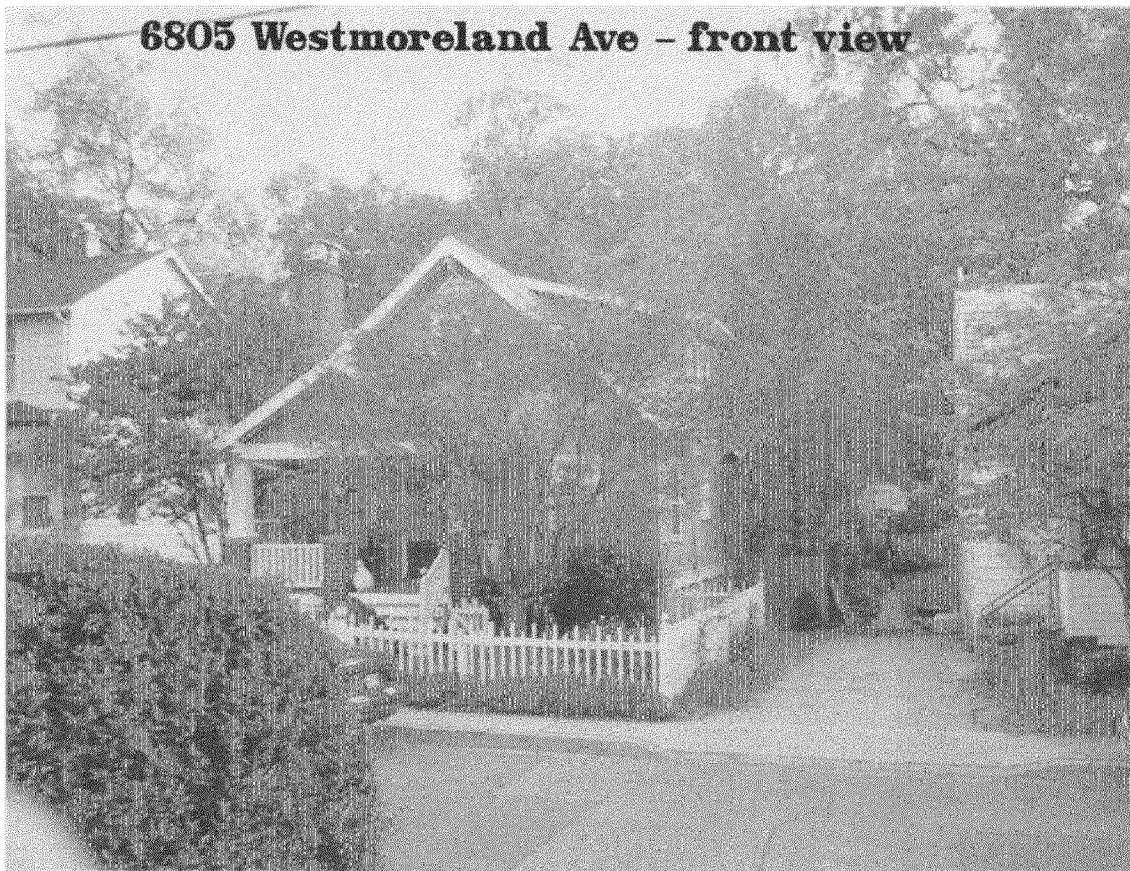
8/3

PROPOSED



14

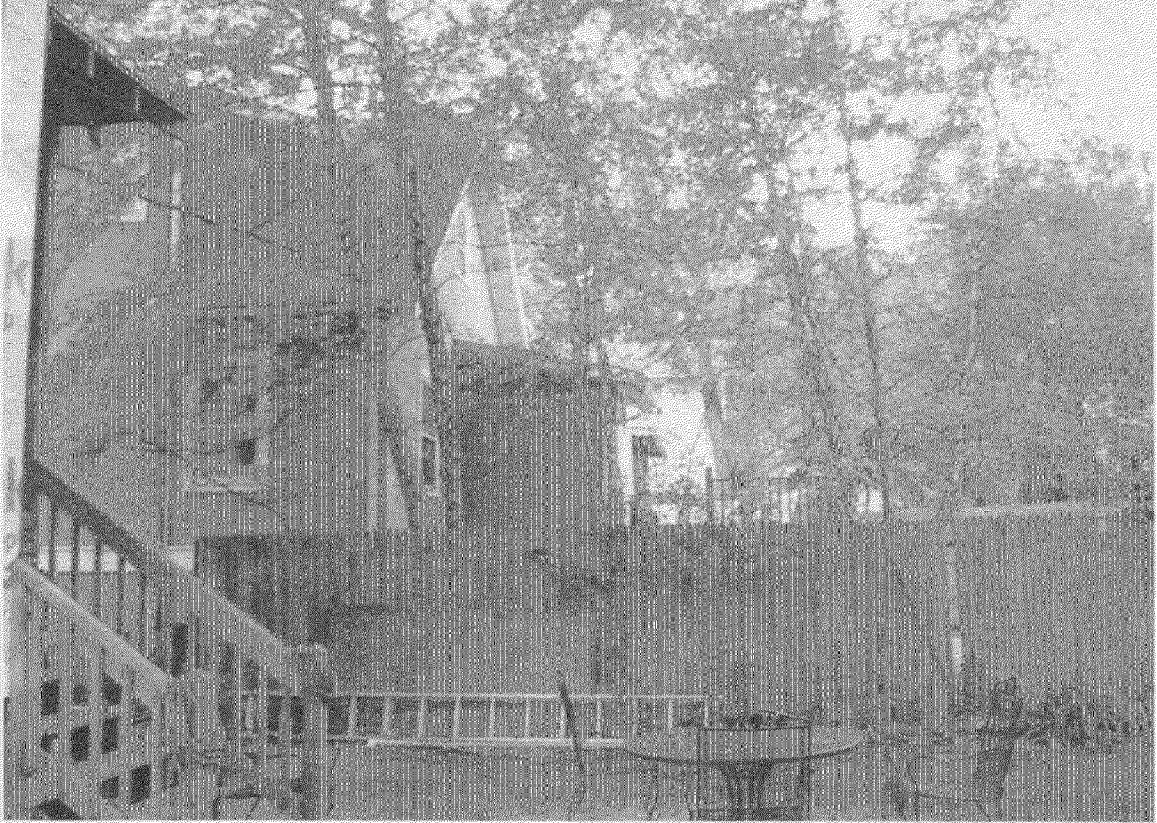
6805 Westmoreland Ave - front view



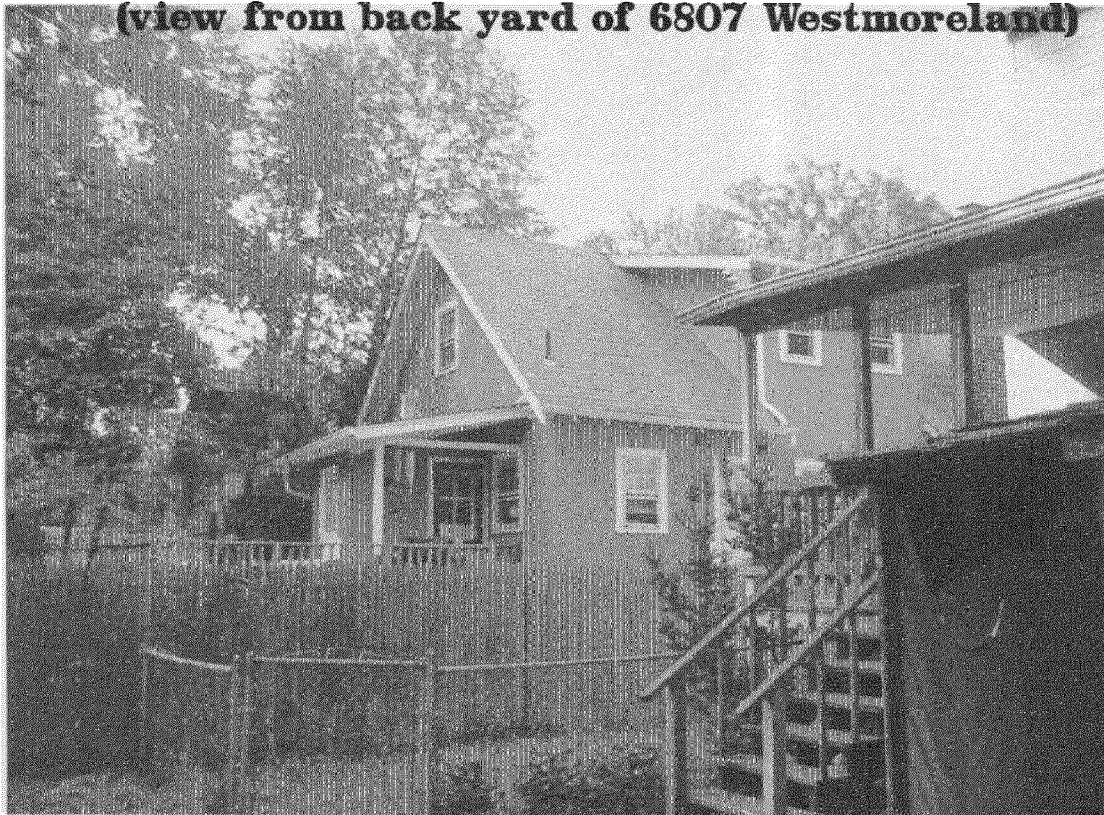
Back view



**East side/back - where addition will be constructed
(view from back yard of 6803 Westmoreland)**



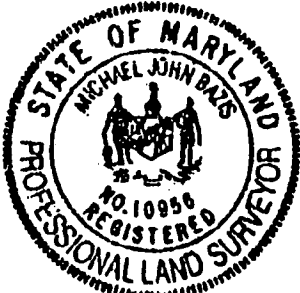
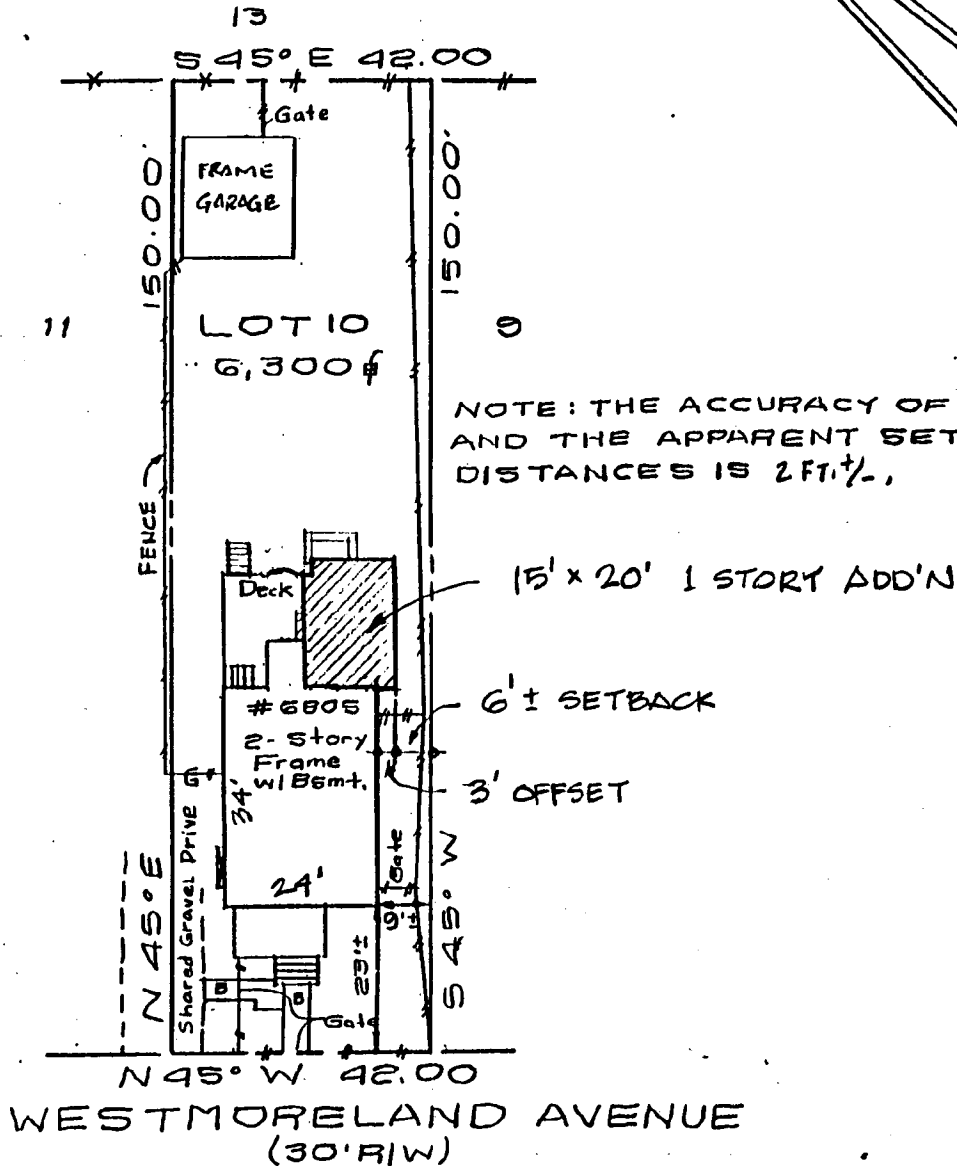
**West side
(view from back yard of 6807 Westmoreland)**



The 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. 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.

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Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.



LOCATION DRAWING
LOT 10 BLOCK 18
PINECREST
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

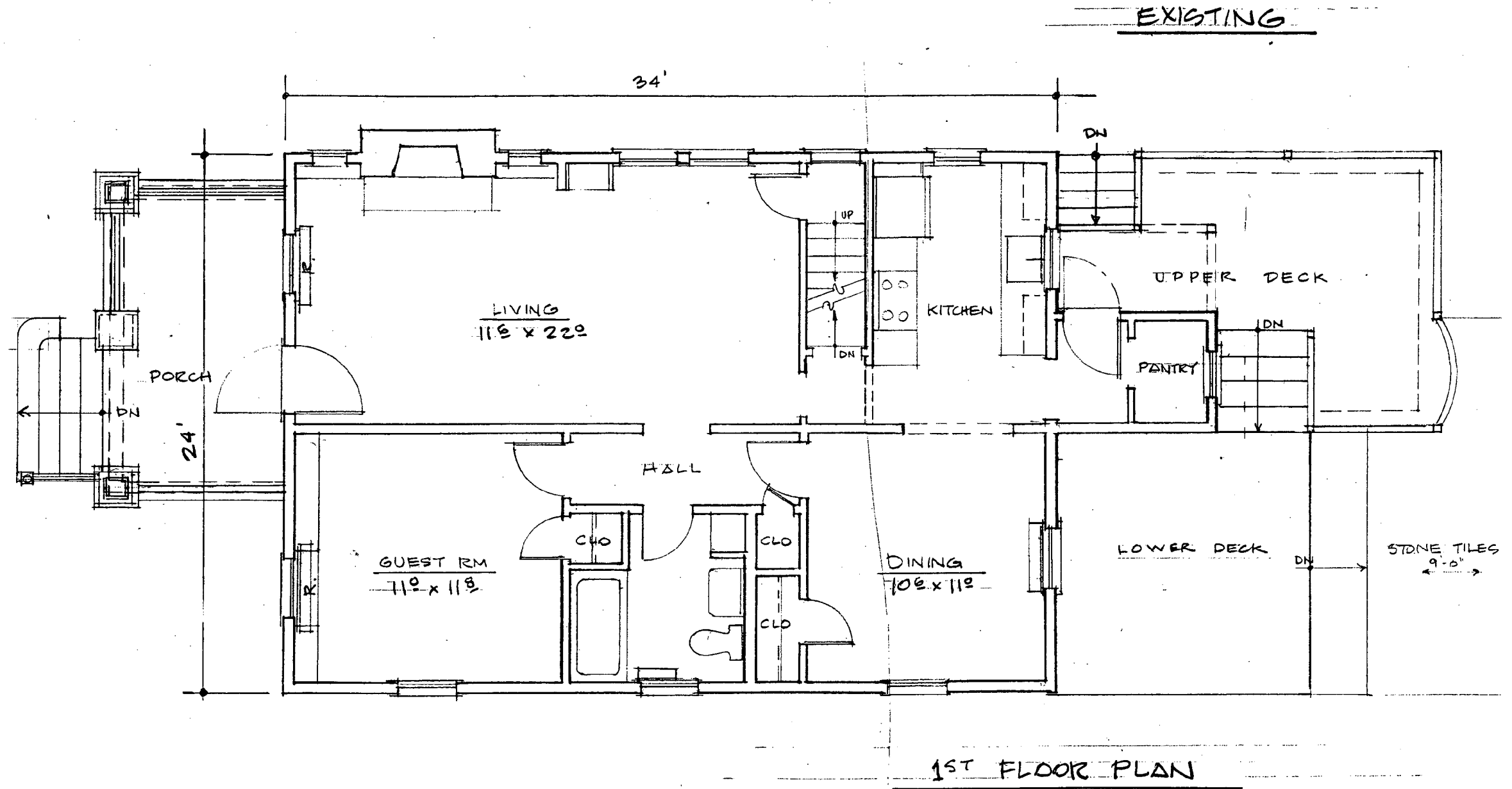
I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property 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

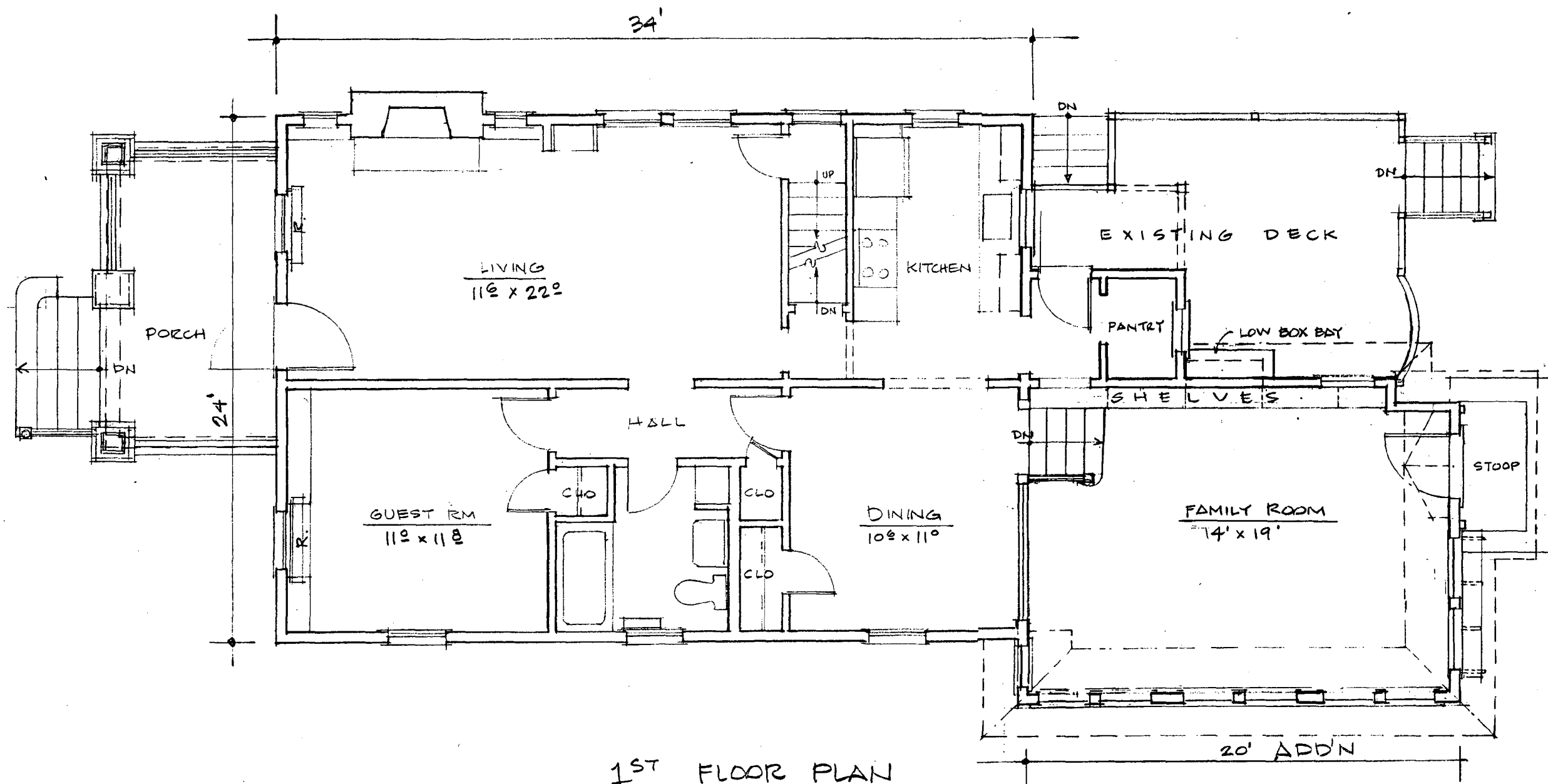
THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 36.0808H	DATE 7-5-96
FIELD D.H.	DRAFT DJD
	P.B. 2 P# 15
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
(301) 593-8005
FAX: (301) 681-7216



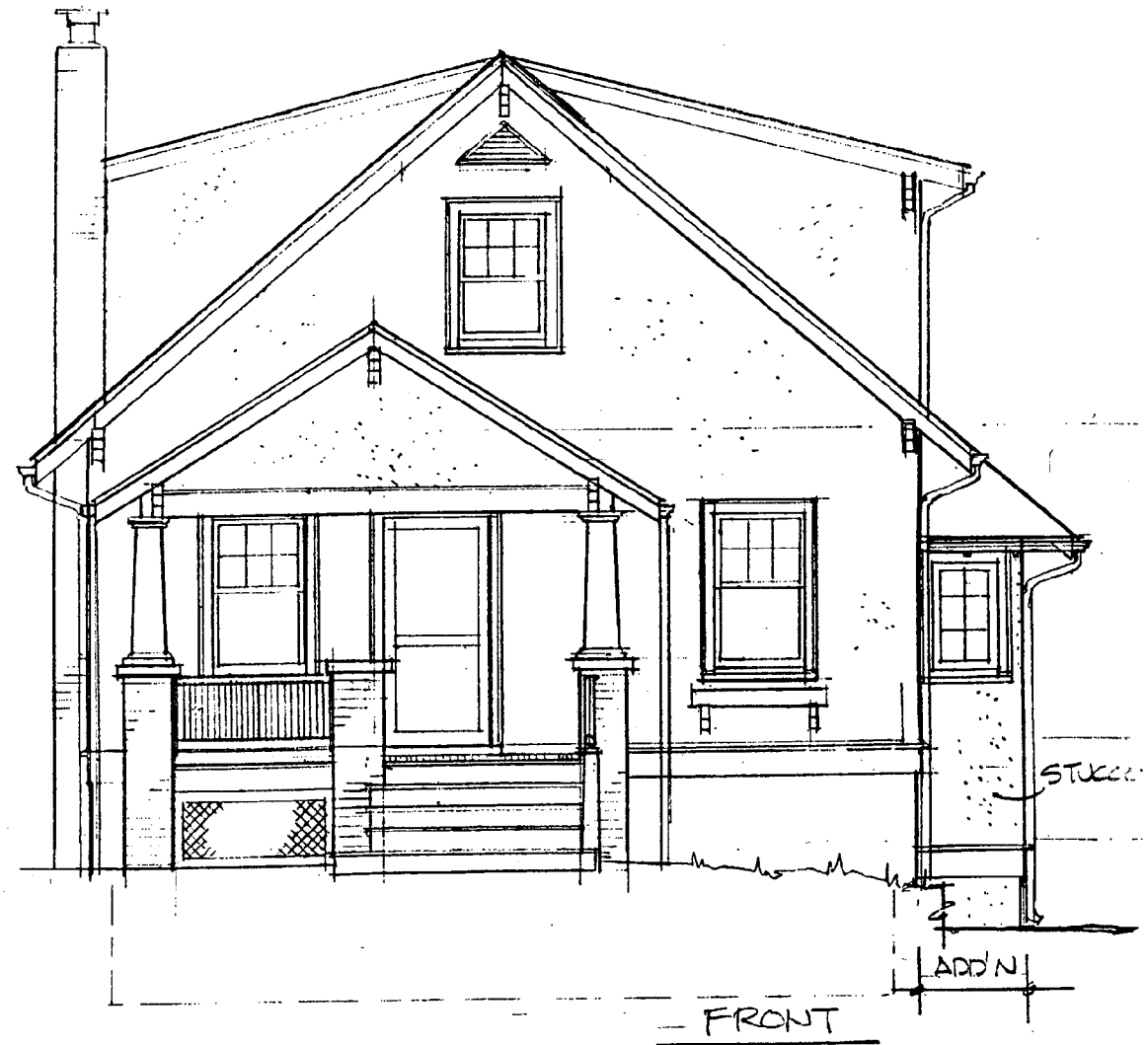
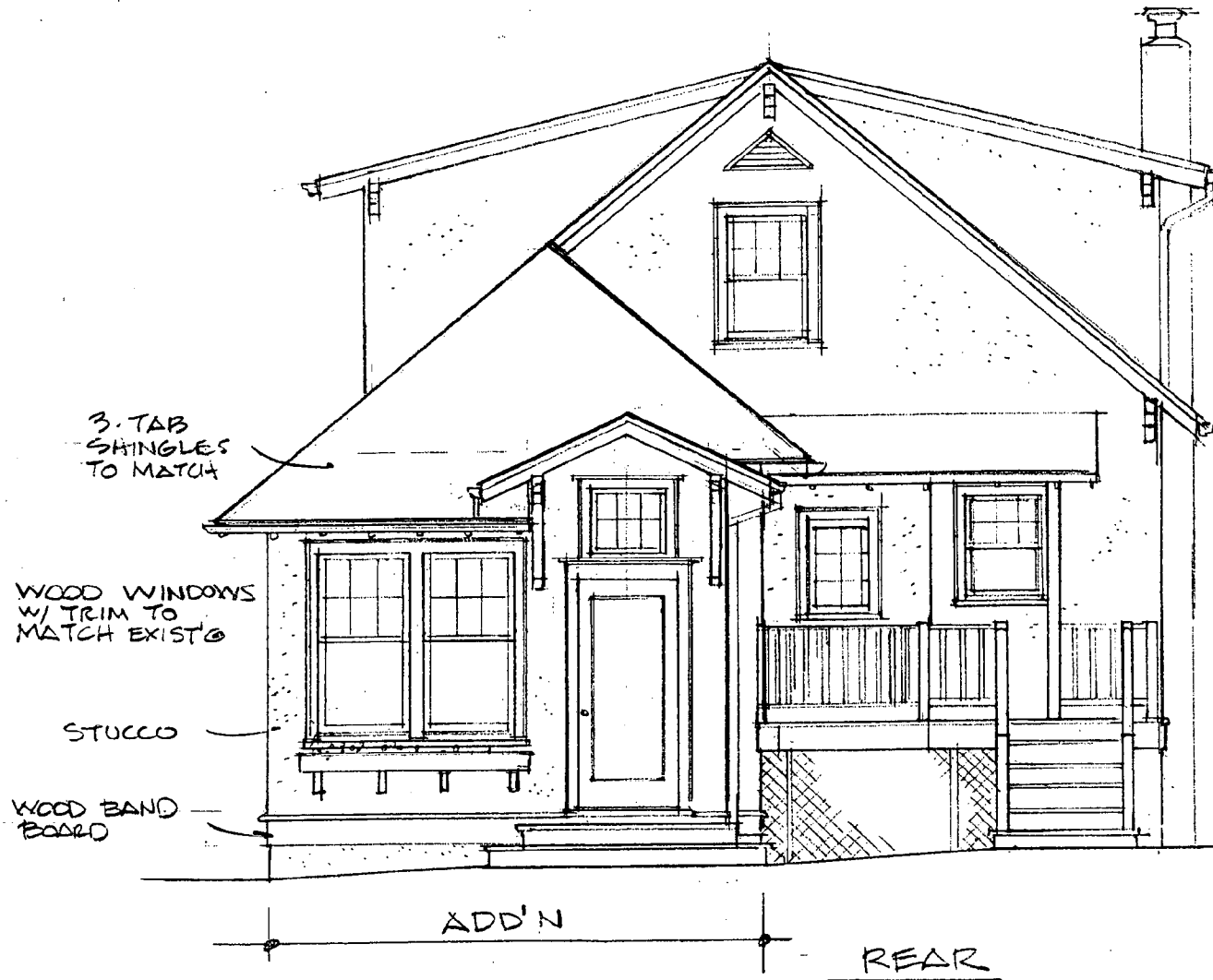
PROPOSED



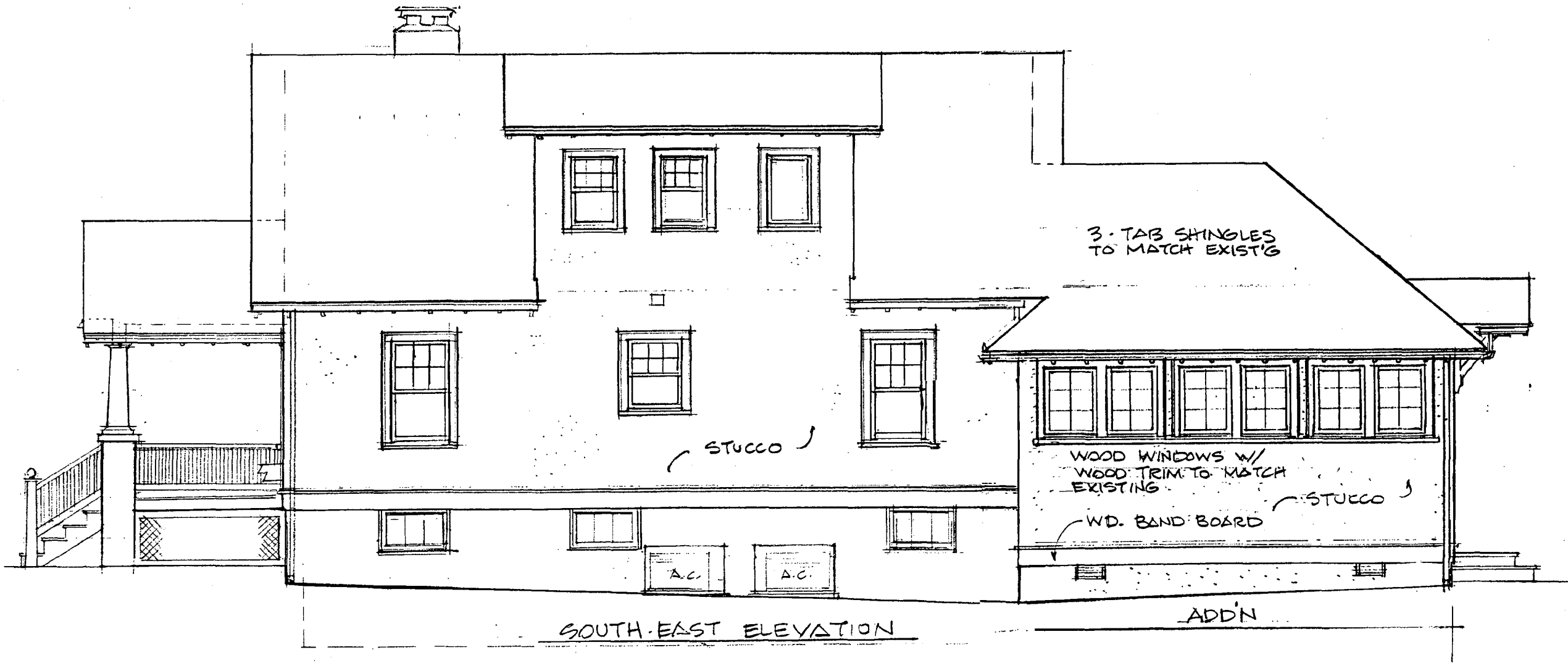
1ST FLOOR PLAN

PROPOSED

6/8



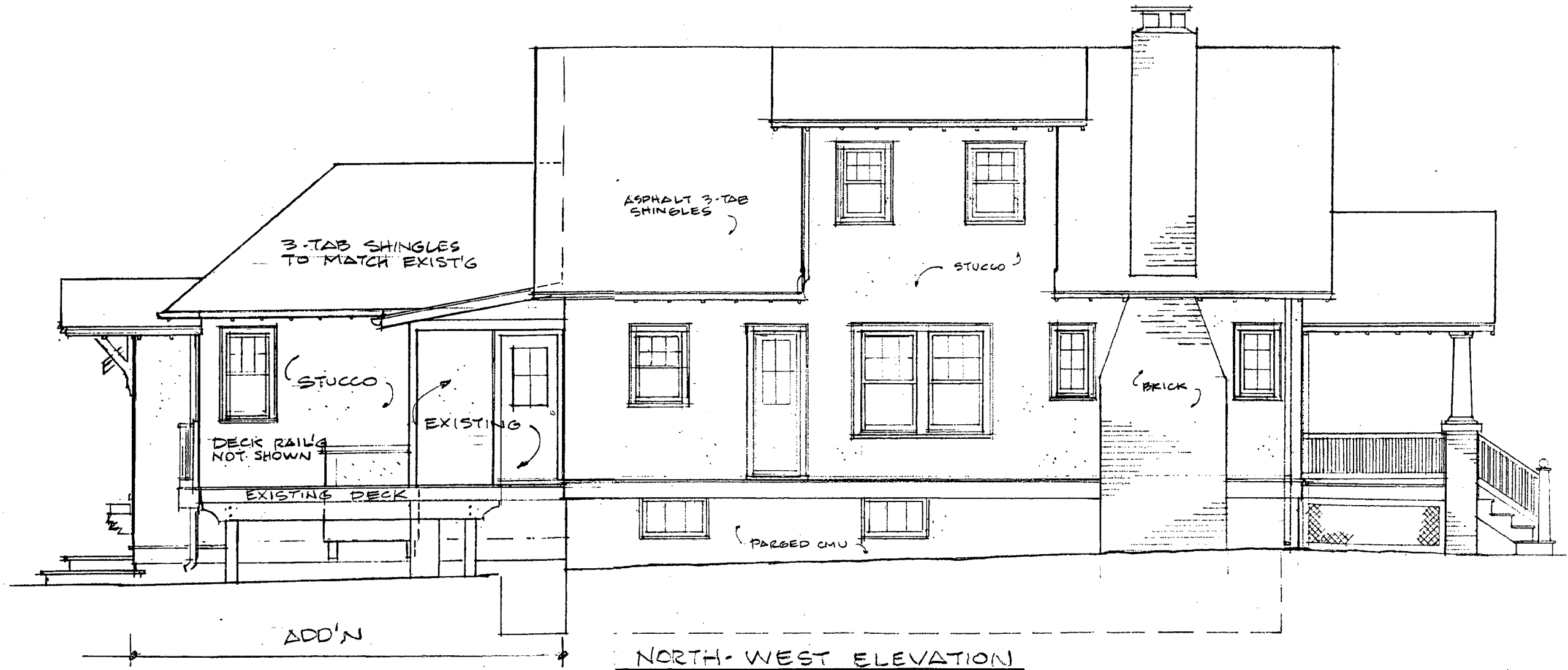
PROPOSED



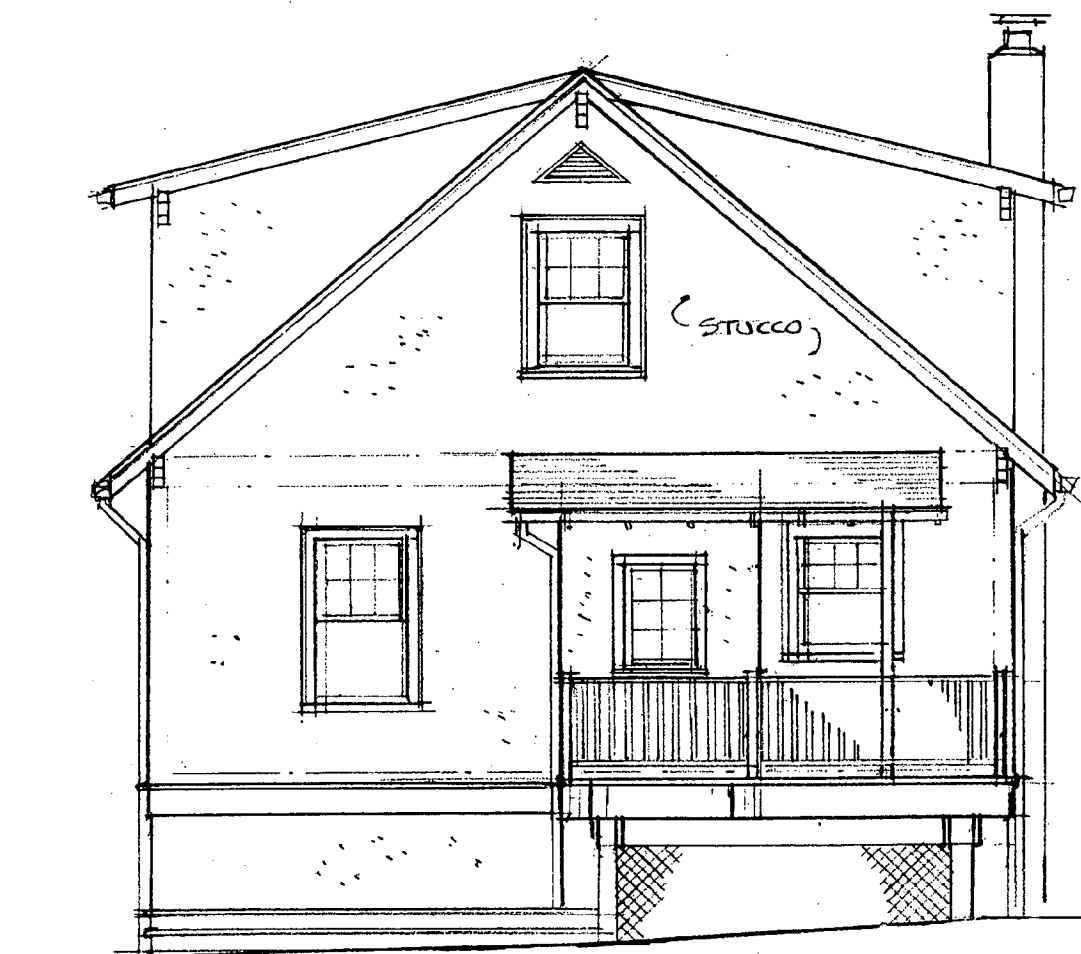
SOUTH-EAST ELEVATION

ADD'N

PROPOSED



EXISTING



REAR



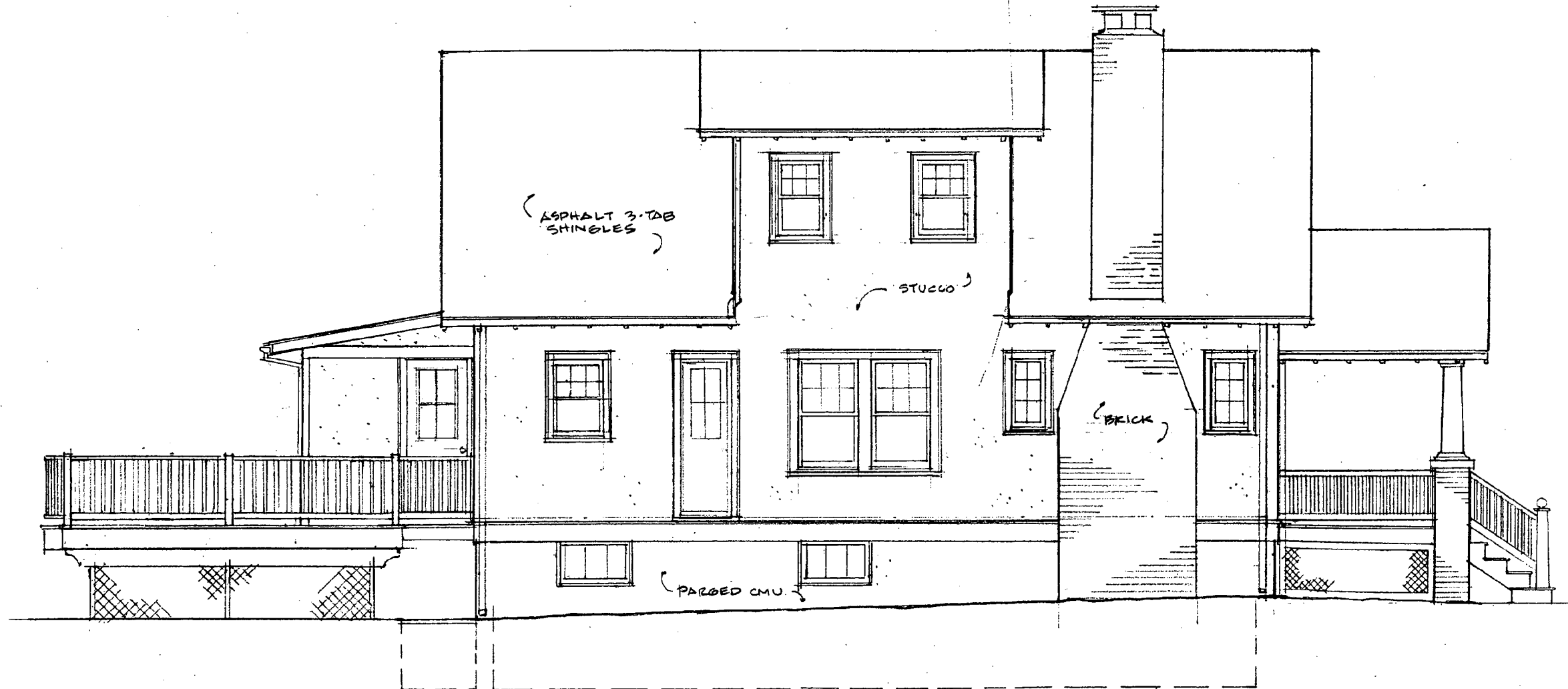
FRONT

EXISTING



SOUTH-EAST ELEVATION

EXISTING

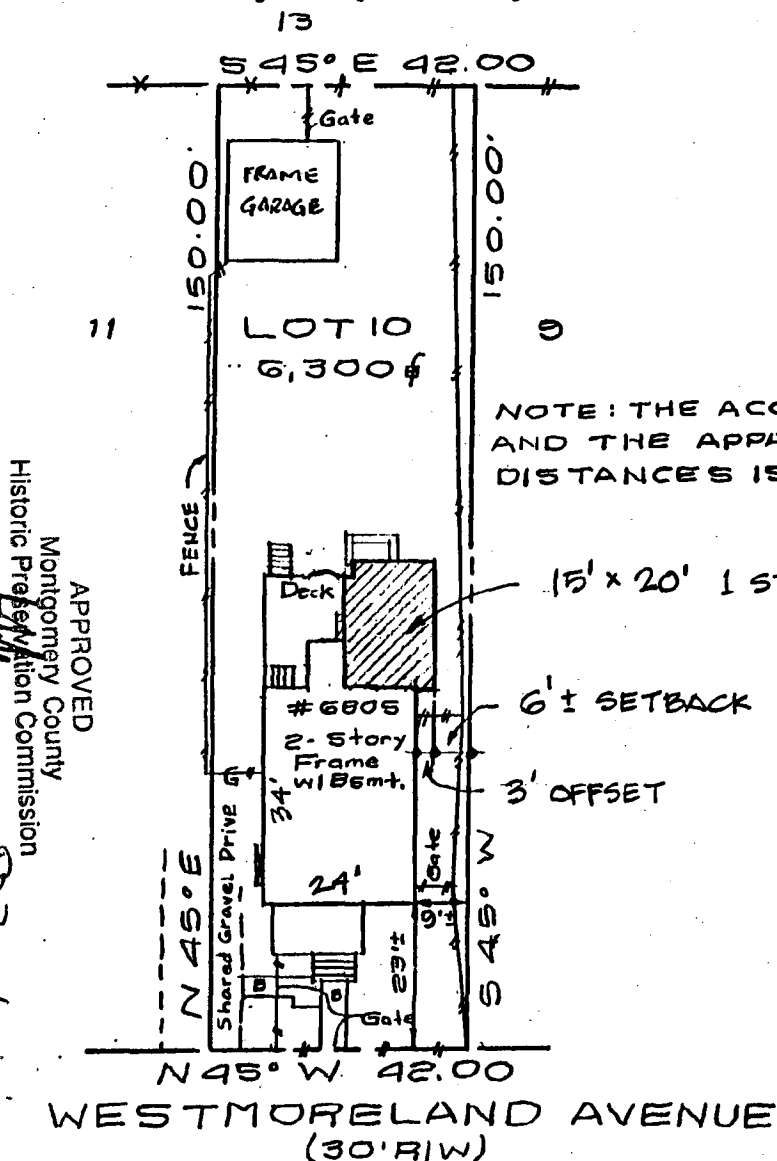


NORTH - WEST ELEVATION

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NOTE: THE ACCURACY OF THIS SURVEY AND THE APPARENT SETBACK DISTANCES IS 2 FT. +/-

15' x 20' 1 STORY ADD'N

6' ± SETBACK

3' OFFSET



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 and apparent encroachments, 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

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 96.0808H	DATE 7-5-96
FIELD D.H.	DRAFT DJD
	P.B. 2 P# 15
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
(301) 593-8005
FAX: (301) 681-7216

THOMAS W. HARRISON, D.A.
ARCHITECT
301-270-9489 FAX 301-270-8075

10.22.9

APPROVED
Montgomery County
Historic Preservation Commission

10/02/2021

DETAIL

FLOOK PLAN

$$110 - 1 = 114$$

290 Gross sq. ft.

FRONT
PORT

9N1A17

KITCHEN

EXISTG
PANTRY

CABINETS & SHELVES

FAMILY ROOM 3/4" 150 OAK T & G Floor, C

WALL W/
RAILING

DINING

RELOCATE
EXISTING
RADIATOR
TO NEW
LOCATION

NEW 2x4
UACK
ED. END

10'-0"

(2) 2x12 HEADER

1 KING STUD,
2 JACKS
EACH END

ADD BLOCKING
BEHATH EACH END
NEW BEARING
TO STEEL BEAM
BELOW

PR. 2"x6" POCKET DOORS
TO MATCH HOUSE STANDARD,
2. PIECE CASING TO MATCH,
REPAIR BASE, ADD FLOOR
TO MATCH.

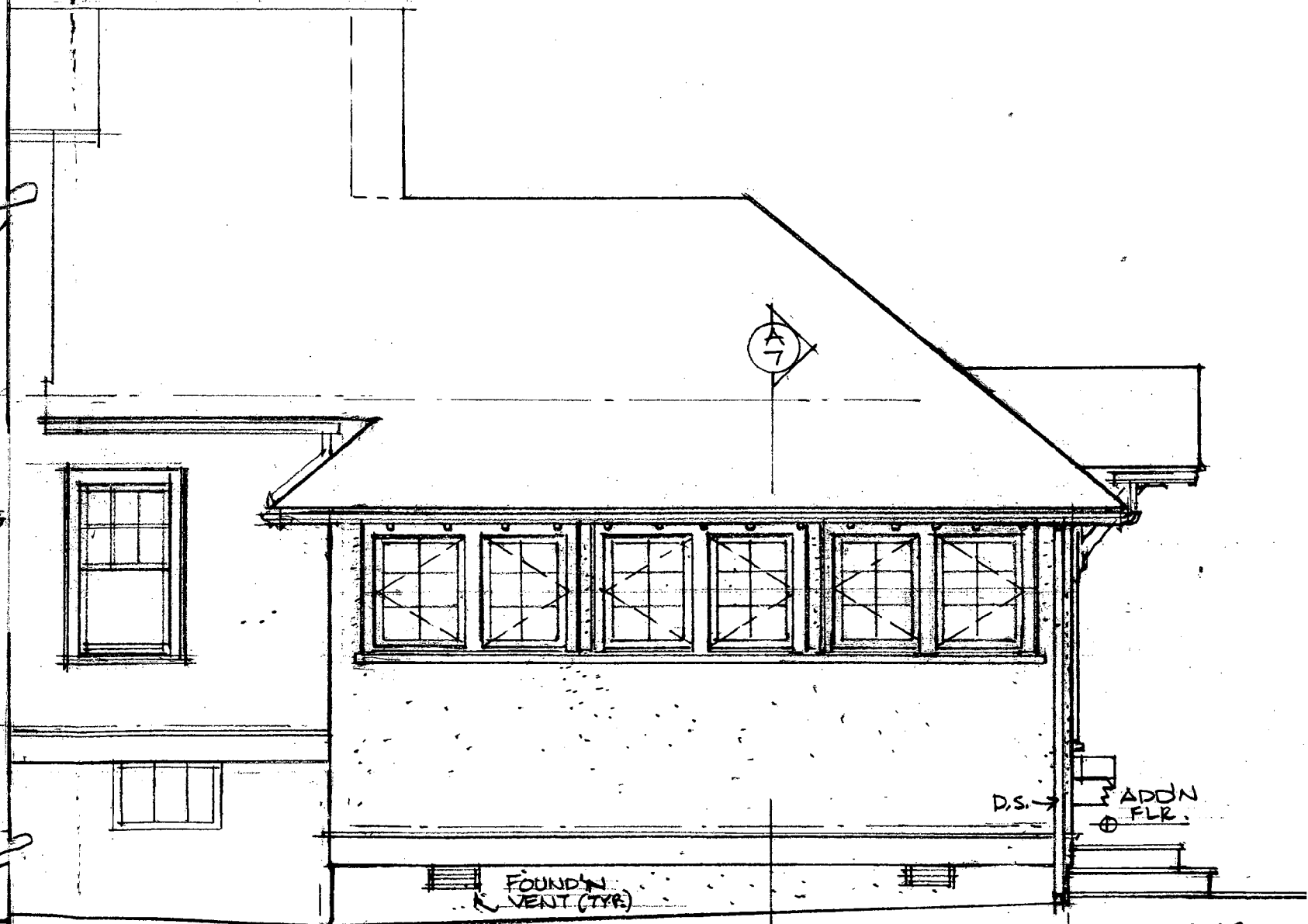
7 EQUAL RISERS @
67/8" ±
2 5/4 X 6 EACH TREAD

Hand-drawn structural drawing of a roof section. The drawing shows a cross-section of a building with a gabled roof. The roof slope is indicated as 12/12. The height of the roof is 15'-0". The width of the roof is 3'-0". The drawing includes dimensions for the roof truss system, including the height of the truss (15'-0") and the width of the truss (3'-0"). The roof sheath is labeled "PLYWOOD SHEATH". The roof truss is labeled "ROOF TRUSS". The drawing also shows the location of the roof truss system, including the truss height (15'-0") and the truss width (3'-0"). The drawing is labeled with "PLYWOOD SHEATH" and "ROOF TRUSS".

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Montgomery County
Historic Preservation Commission
[Signature]
RDZ
6/26/01



FRONT ELEVATION

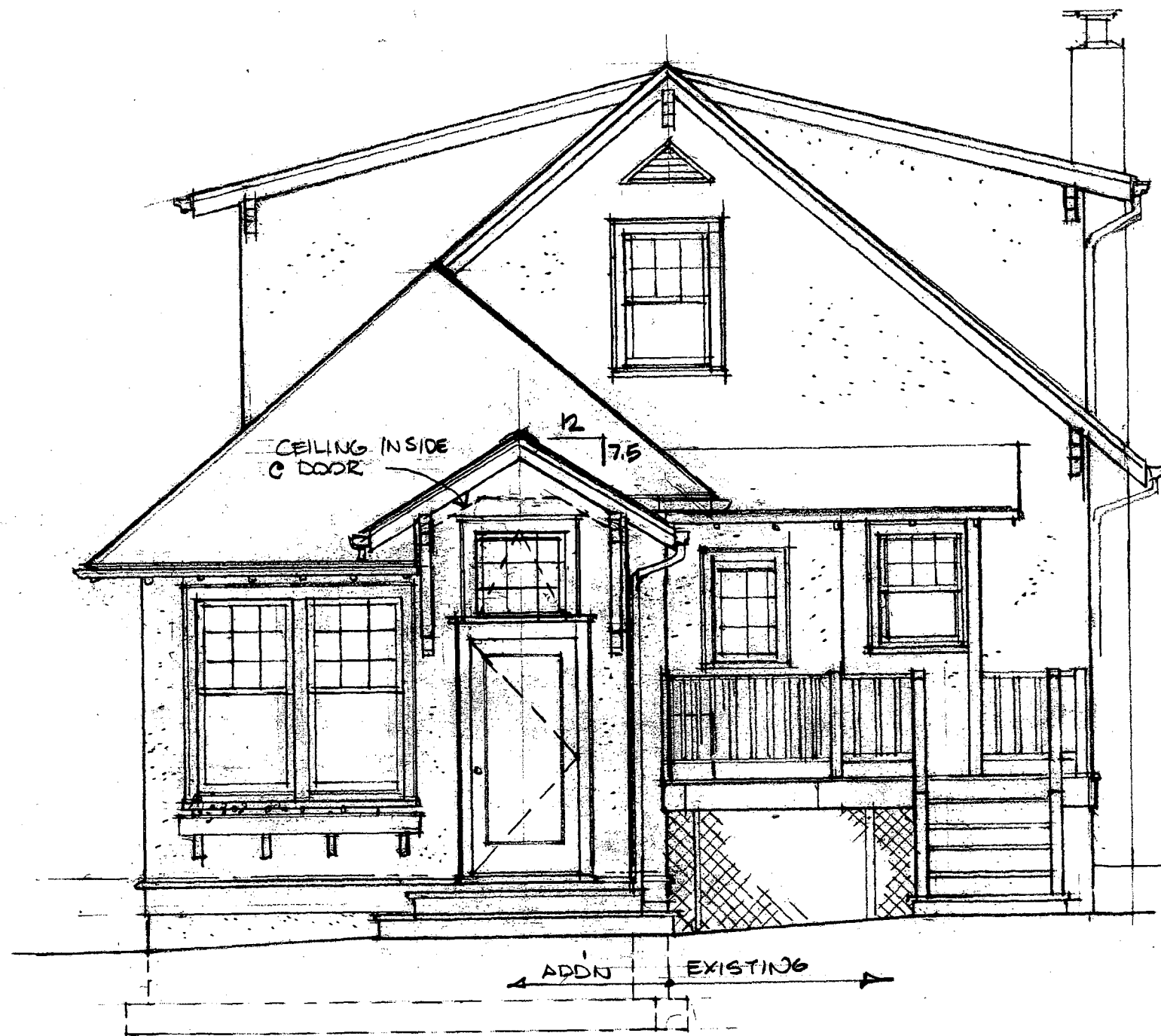


SOUTHEAST ELEVATION

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Montgomery County
Historic Preservation Commission

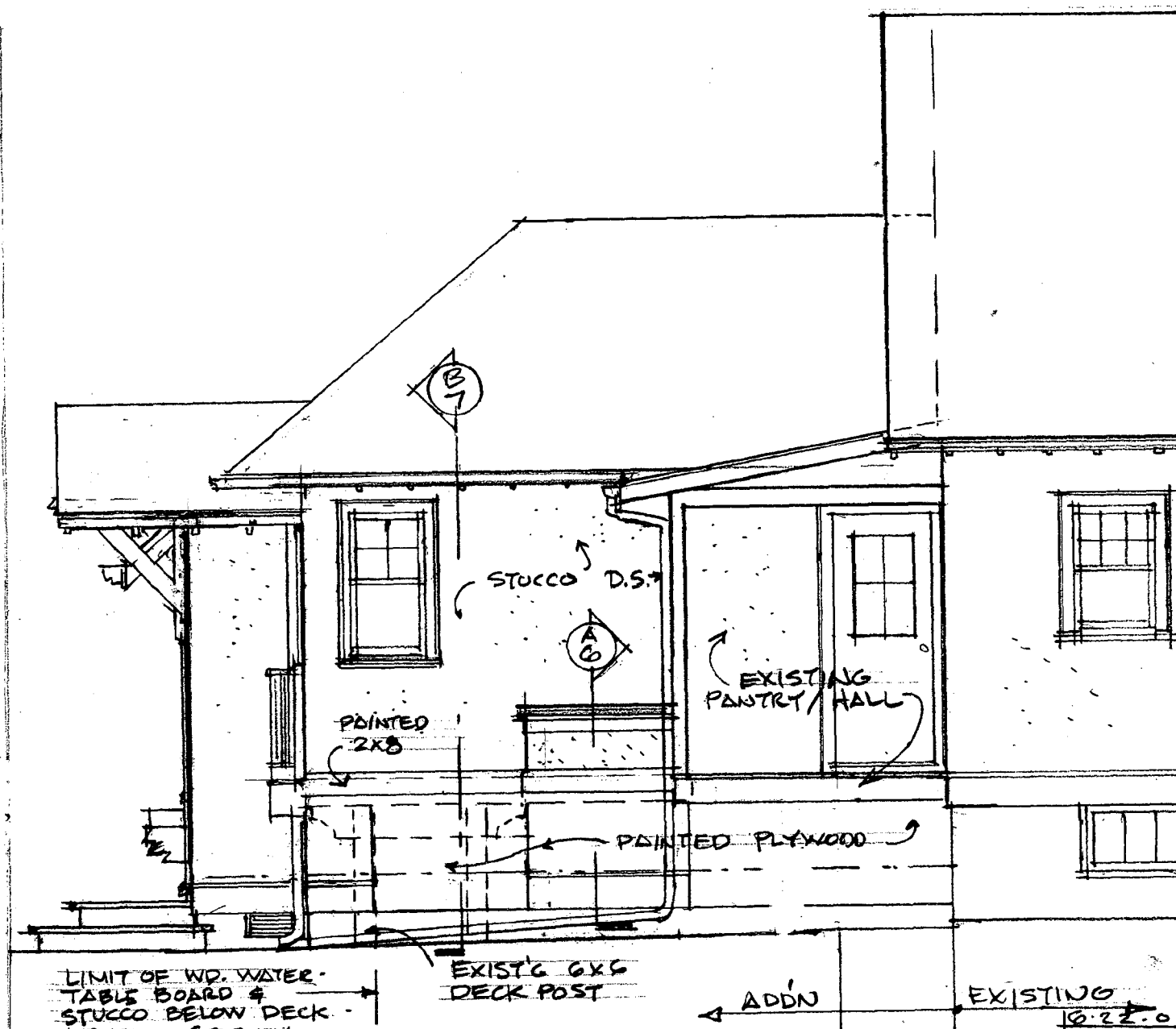
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PDZ
6/26/01



REAR ELEVATION

1/4" = 1'-0"



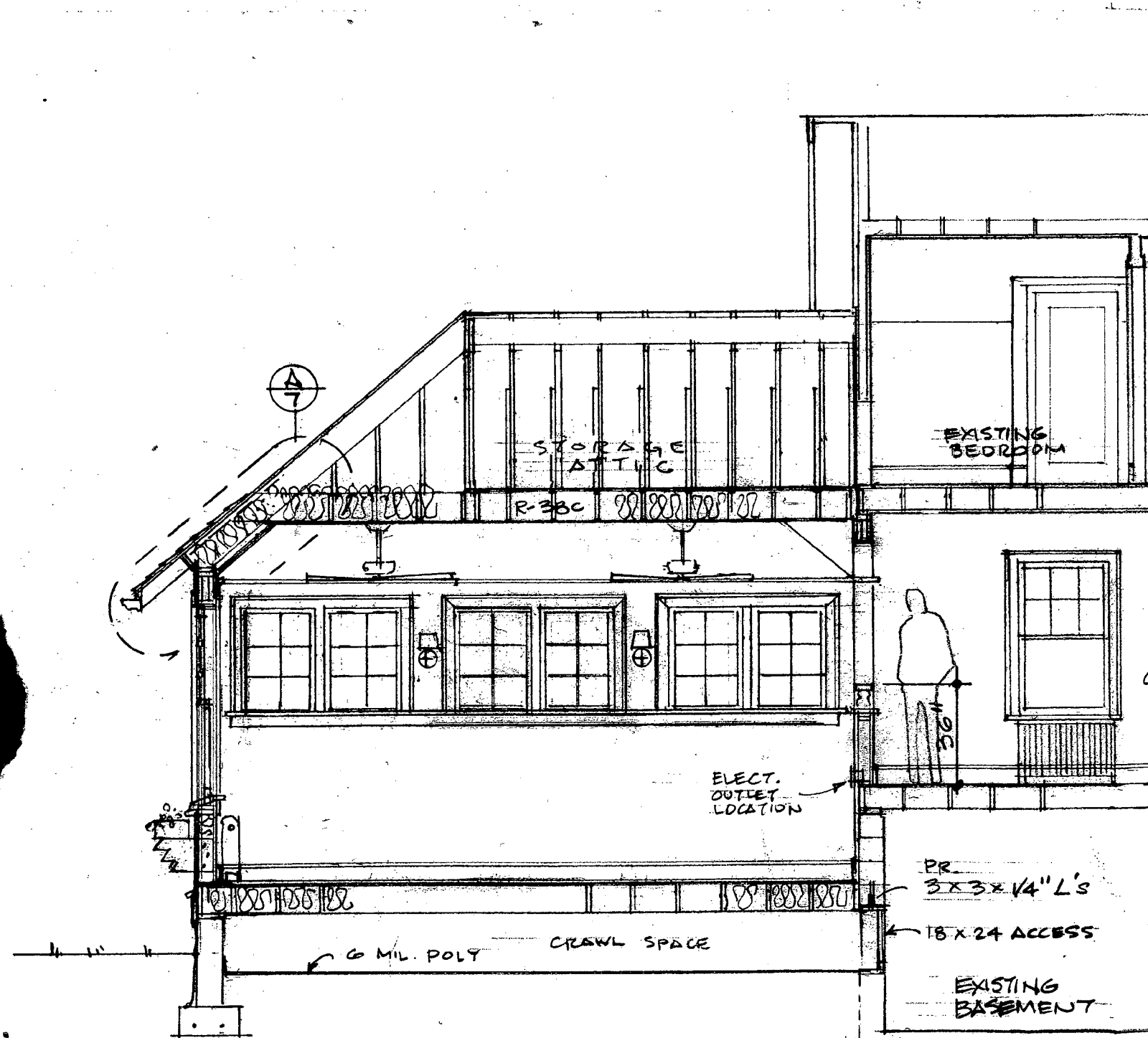
NORTH WEST ELEVATION

1/4" = 1'-0"

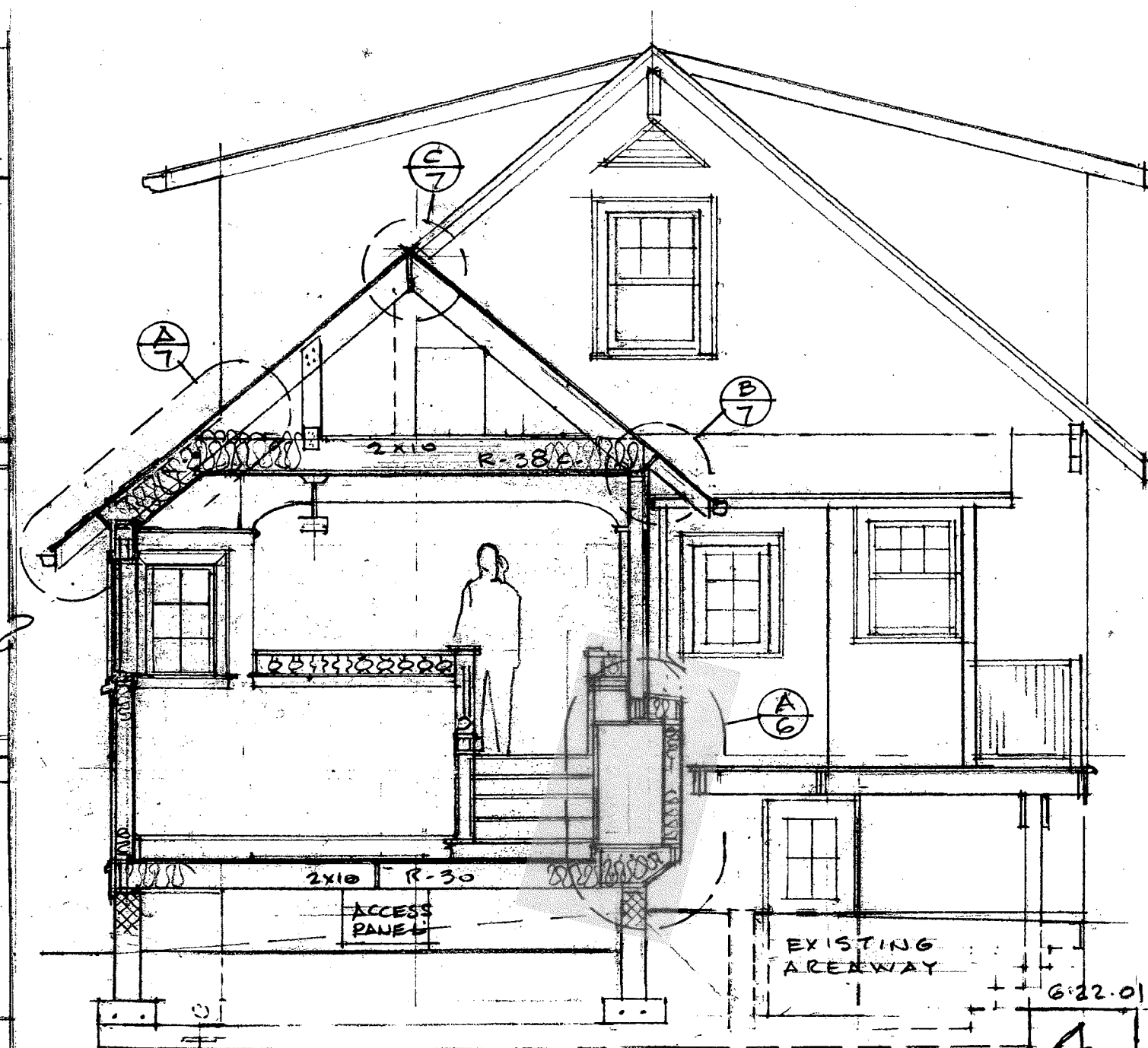
3

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
6/26/01



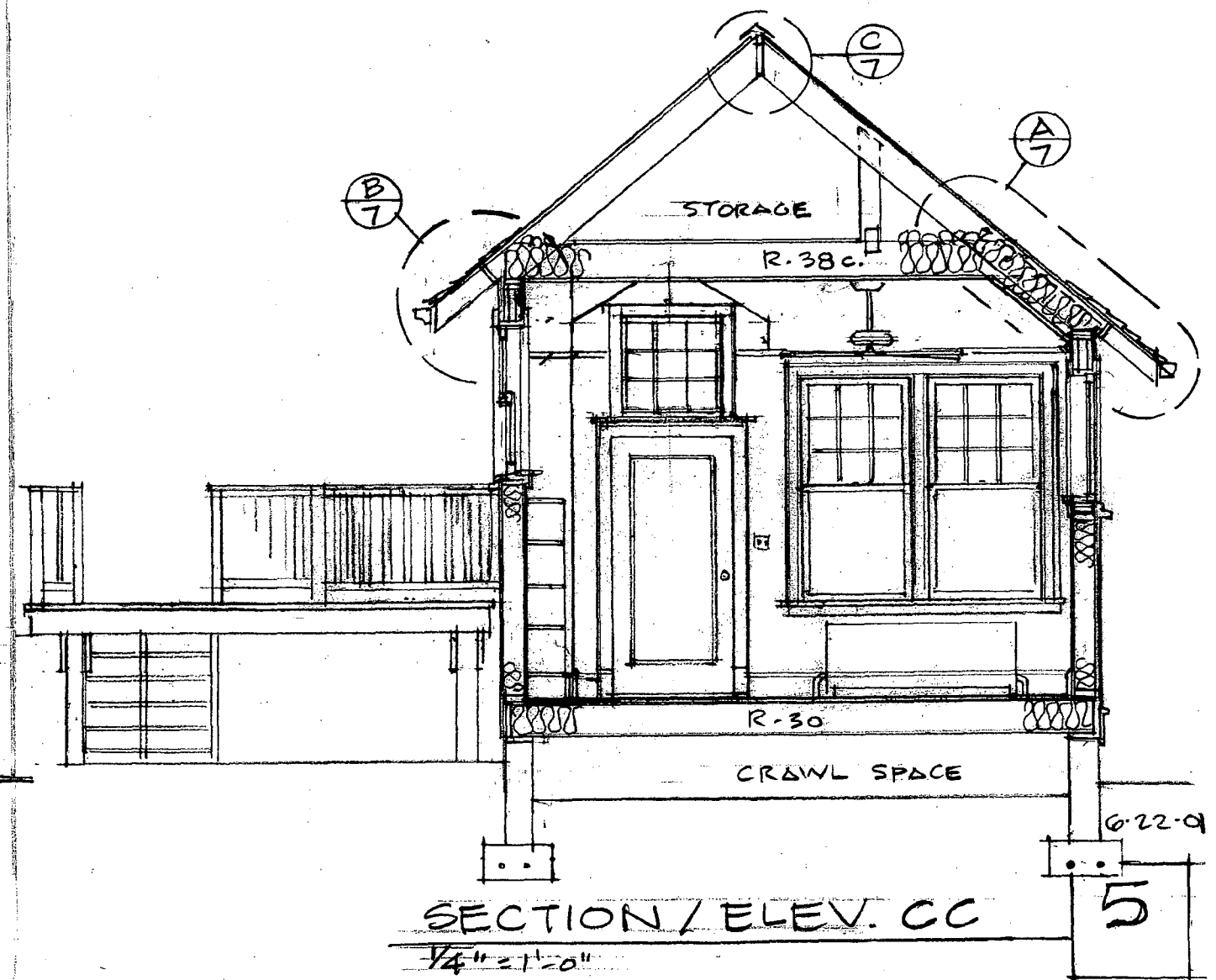
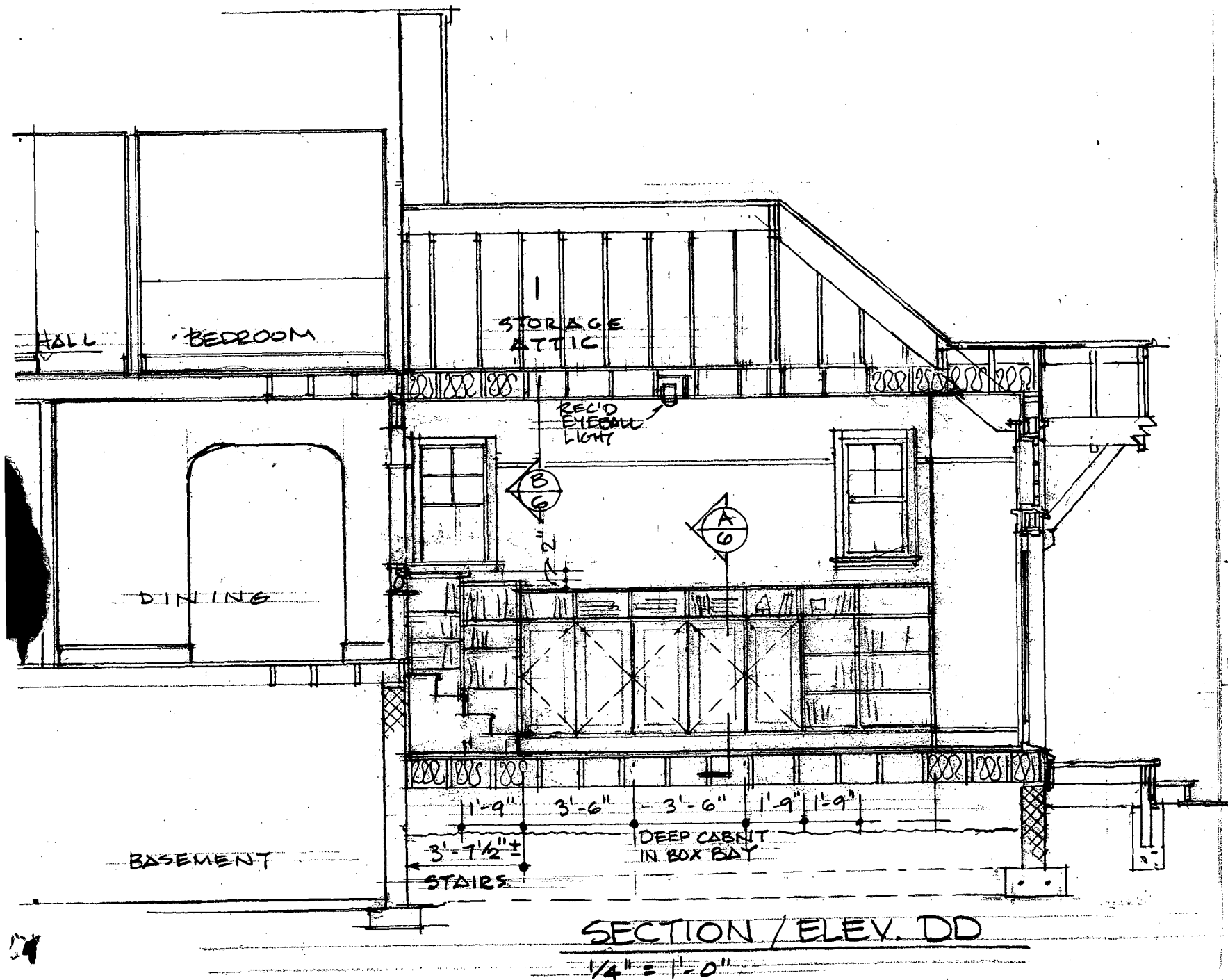
SECTION / ELEVATION BB
1/4" = 1'-0"



SECTION / ELEV. AA
1/4" = 1'-0"

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Montgomery County
Historic Preservation Commission

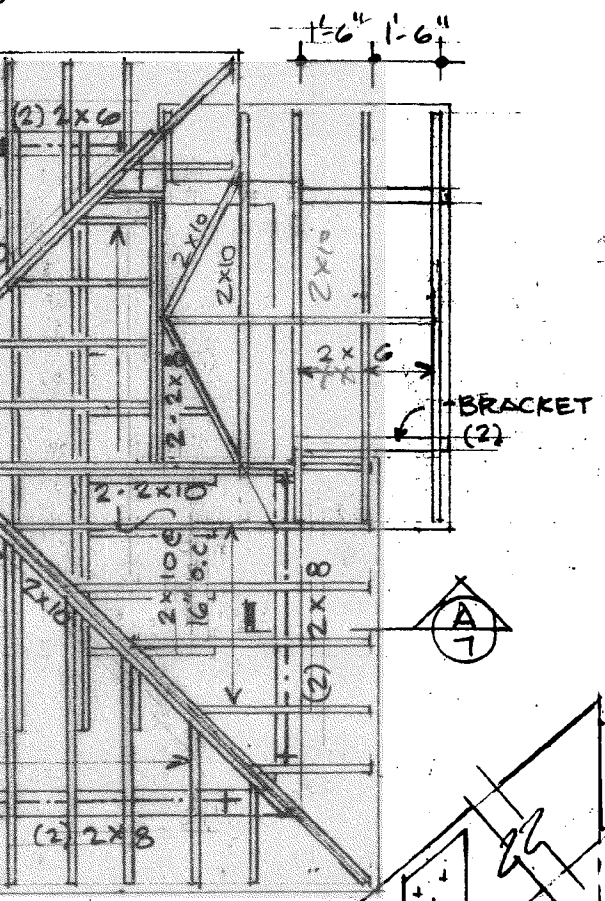
202
6/26/01



CENTER EXPOSED
HIP RAFTER TAIL
RAFTER @ CORNER
-TYPICAL

PLAN DETAIL

3/4" = 1'-0"



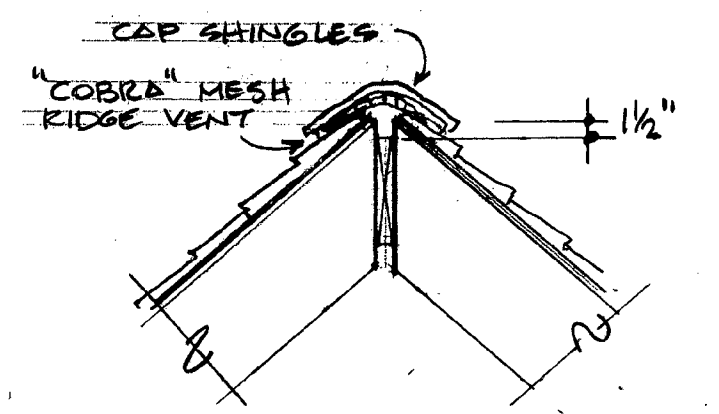
ROOF FRAMING PLAN

1/4" = 1'-0"

DETAIL

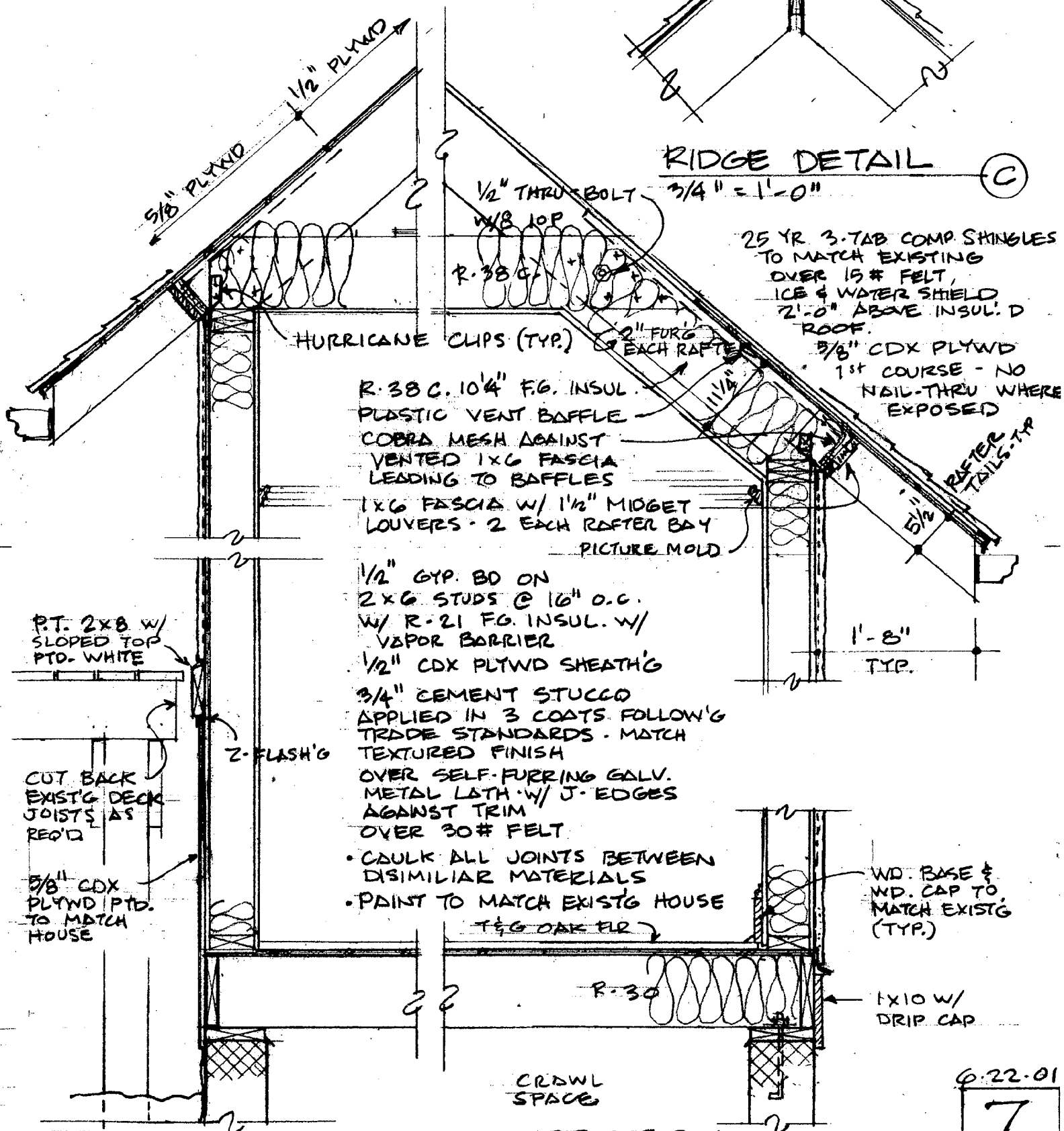
(D)

4x6 TRUSS PLATE



RIDGE DETAIL

(C)



SECTION

3/4" = 1'-0"

(B)

SECTION

3/4" = 1'-0"

(A)

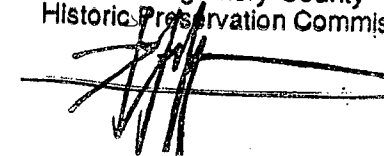
WINDOW SCHEDULE

MARK	MODEL	R.O. (WxH), R.O. HEAD	NOTES
A	CASEM'T 11-2036	2'-1" x 3'-5 ³ / ₈ ", 8'-5"	
B	CASEM'T 21-2436	4'-10 ¹ / ₂ " x 3'-5 ³ / ₈ ", 8'-5"	
C	DH 21-28x32	5'-11 ⁵ / ₈ " x 6'-1 ⁵ / ₈ ", 8'-5"	
D	AWN'G 11-2824	2'-9" x 2'-5 ¹ / ₄ ", SEE DETAIL	
E	DH 11-20x20	2'-2 ⁵ / ₁₆ " x 4'-1 ⁵ / ₈ ", 9'-8 ¹ / ₂ "	

ALL WINDOWS ARE "WEATHER SHIELD" FROM QUALITY WINDOW & DOOR, INC. 301-251-9290
 PRIMED WOOD (NOT CLAD) UNITS, UNPRIMED INTERIOR SIDE, W/ R-5 2 LAYERS LOW E GLASS, ARGON FILLED, TRUE DIVIDED LITES WHERE SHOWN ON ELEVATIONS, OPERABLE AS SHOWN ON ELEVATIONS, 6⁹/₁₆ JAMBS WITH 5/4 x FULL 4" FACTORY APPLIED EXTERIOR CASING WITH BUTTED (NOT MITERED) CORNERS; BACKBAND MOLDING TO BE FIELD APPLIED BY G.C. PER DETAILS; W/ 5" SILL HORNS FROM FACTORY, TO BE TRIMMED AND END-PRIMED TO ALIGN W/ SIDE OF BACKBAND; COPE BOTTOM OF BANDBAND TO RUN PAST FACTORY SILL TO REST ON FIELD-APPLIED SUBSILL.

WITH INSECT SCREENS FOR ALL UNITS; COLOR:
 HARDWARE FINISH:

APPROVED
 Montgomery County
 Historic Preservation Commission

 DDZ
 6/26/01

DOOR SCHEDULE

MARK

- "WEATHER SHIELD" 3-0 x 6-10 WOOD DOOR, DISTRIBUTOR AS ABOVE, "FRENCH INSWING", PRIMED WOOD, UNPRIMED INTERIOR, ONE LITE W/ TEMPERED R-5 INSULATED GLASS W/ 2 LAYERS LOW E, ARGON FILLED, SWING AS SHOWN ON ELEVATION, 6⁹/₁₆ JAMBS, W/ 5/4 x FULL 4" SIDE EXTERIOR CASING, 5/4 x 6 HEAD CASING, W/ BUTTED (NOT MITERED) CORNERS, EXTENDED SILL FOR 6⁹/₁₆ WALL, W/ FACTORY SCREEN DOOR

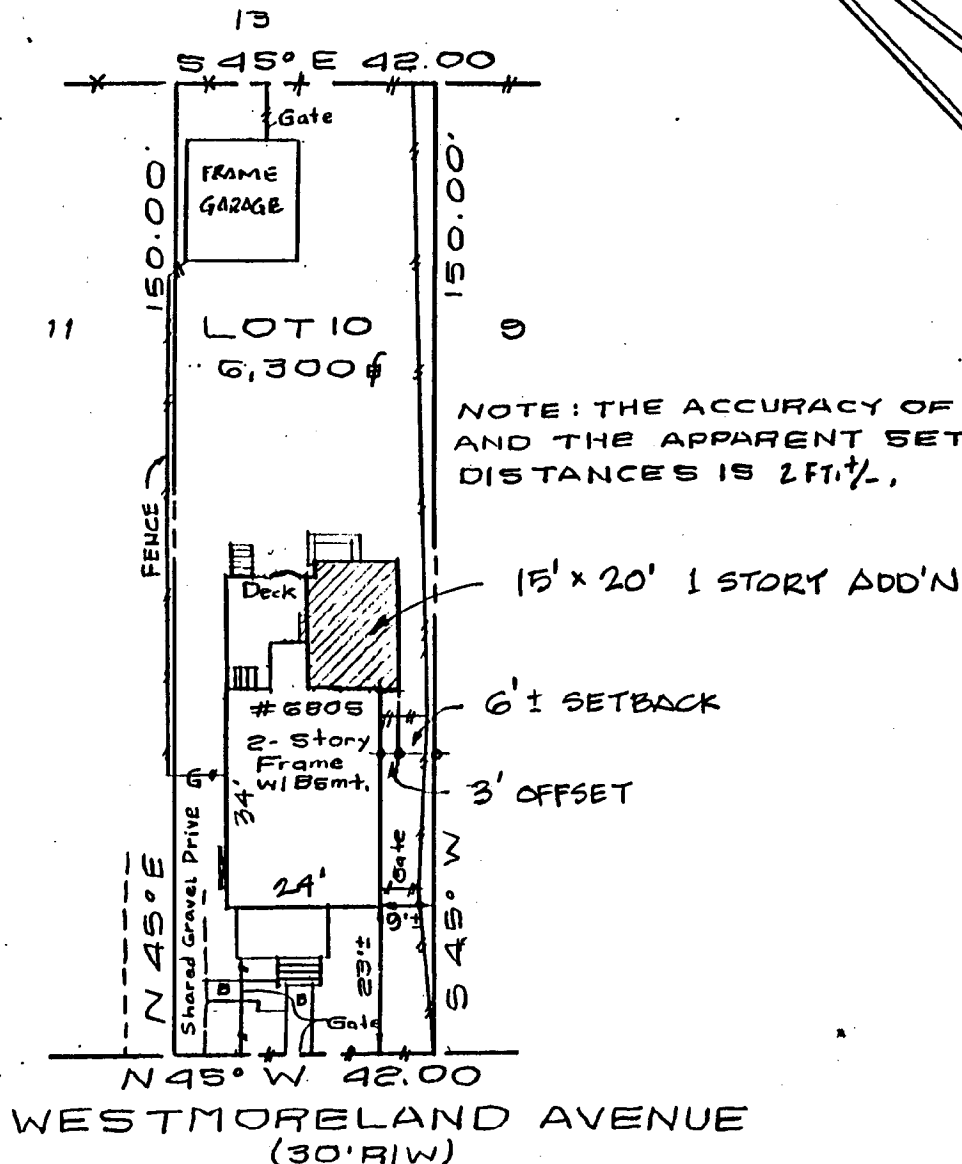
6-22-01

8

The plat is of benefit to a consumer 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. 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.

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8/5/91
Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.



LOCATION DRAWING
LOT 10 BLOCK 18
PINECREST
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

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Michael J. Bazis
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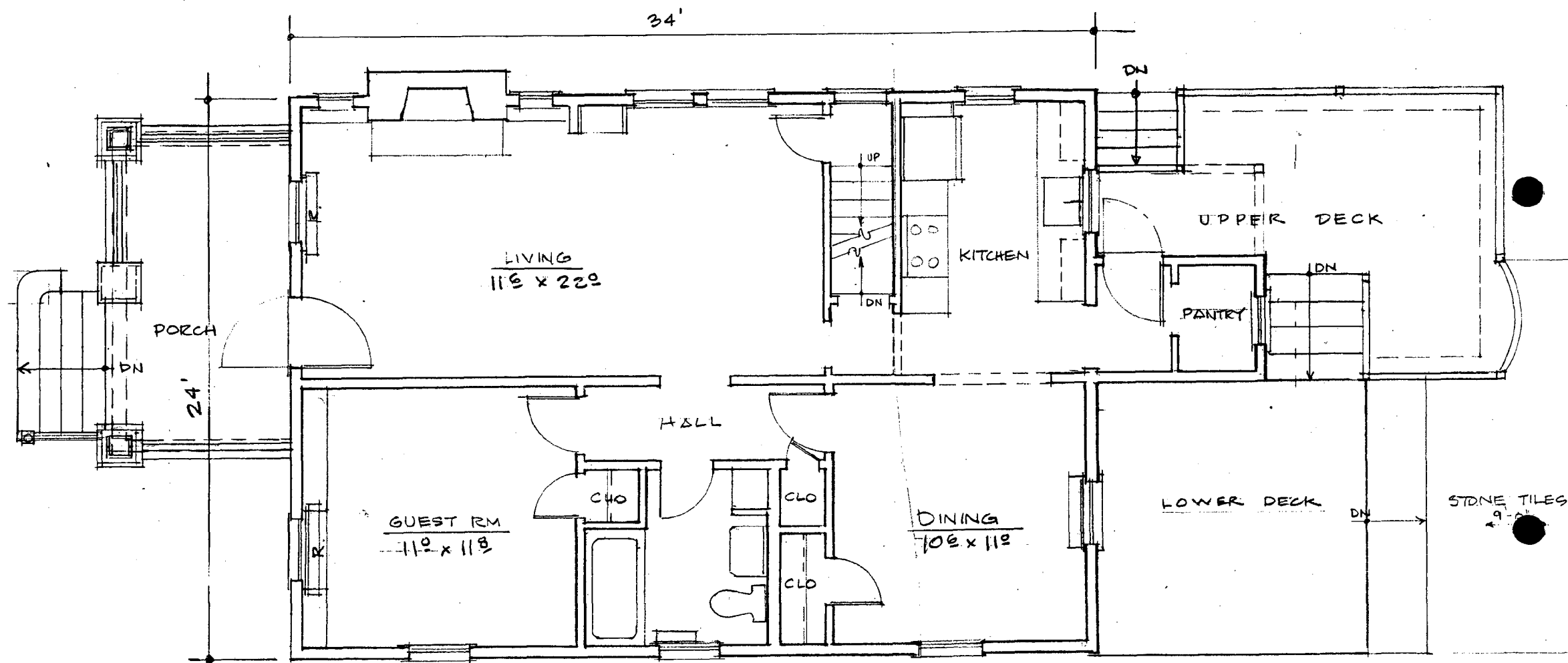
RPLS # 10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 36.0808H	DATE 7-5-96
FIELD D.H.	DRAFT DJD
	P.B. 2 P# 15
	SCALE: 1" = 30'

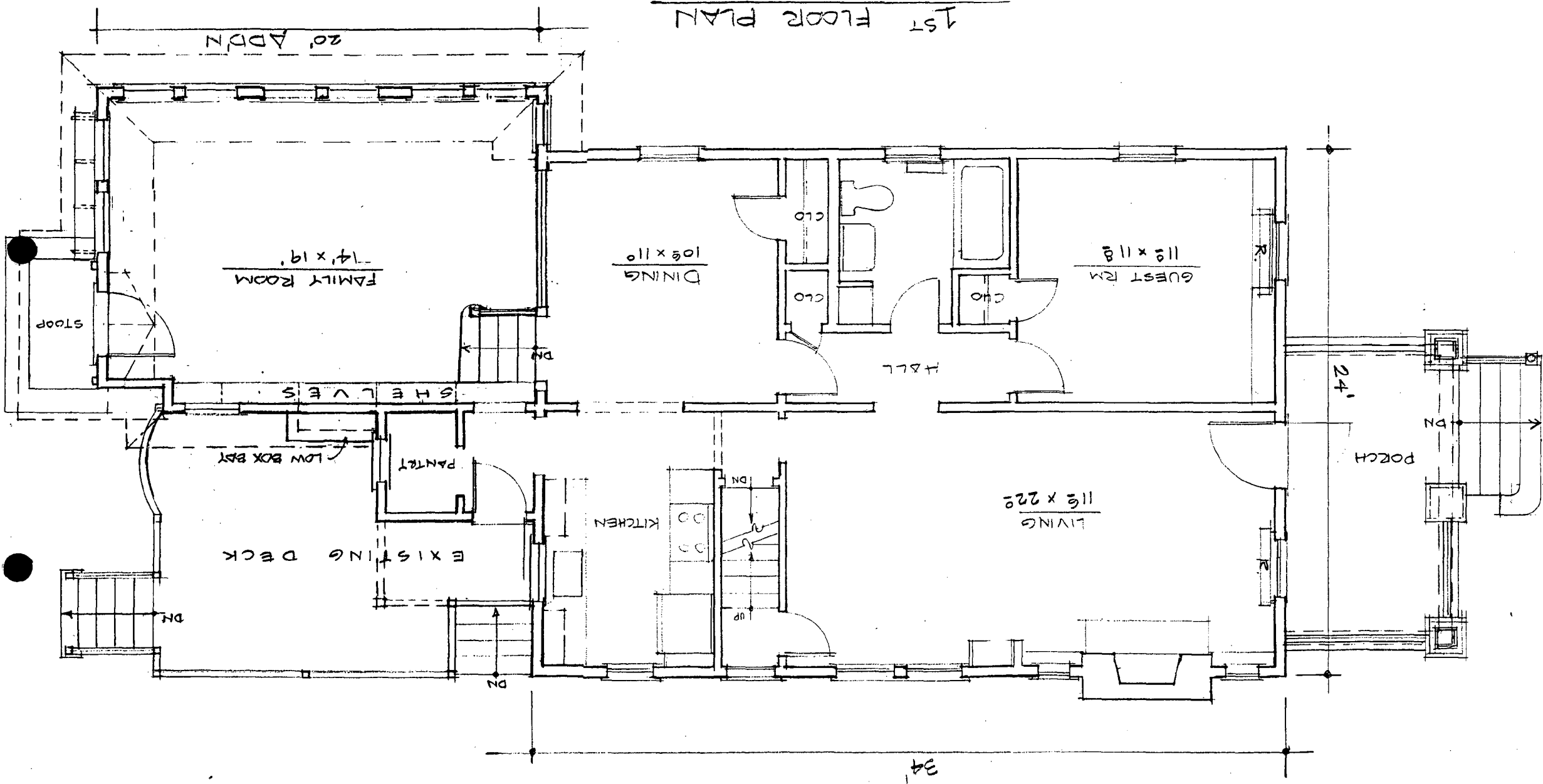
R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
(301) 693-8006
FAX: (301) 681-7216

EXISTING



1ST FLOOR PLAN

PROPOSED



1ST FLOOR PLAN

EXISTING



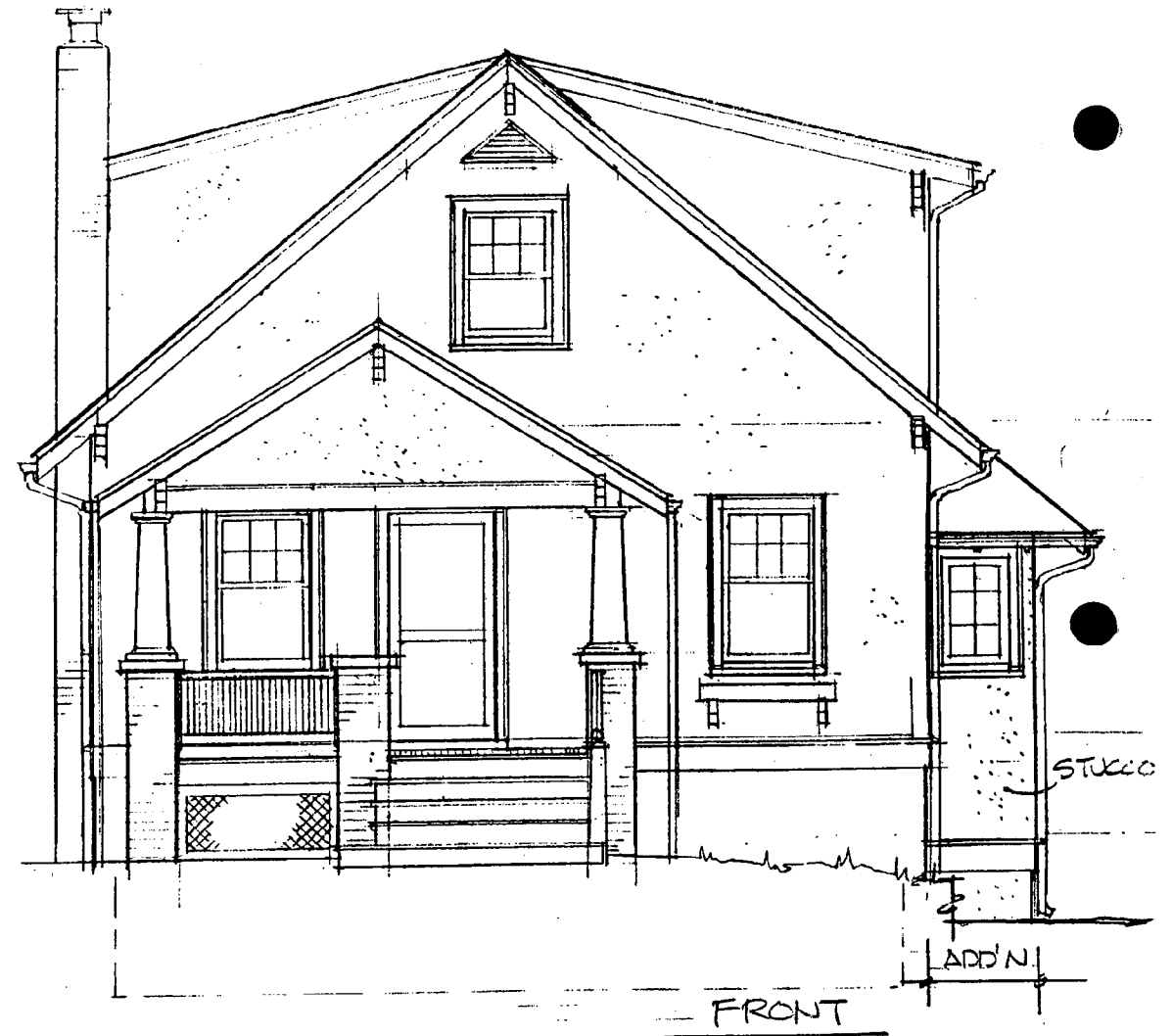
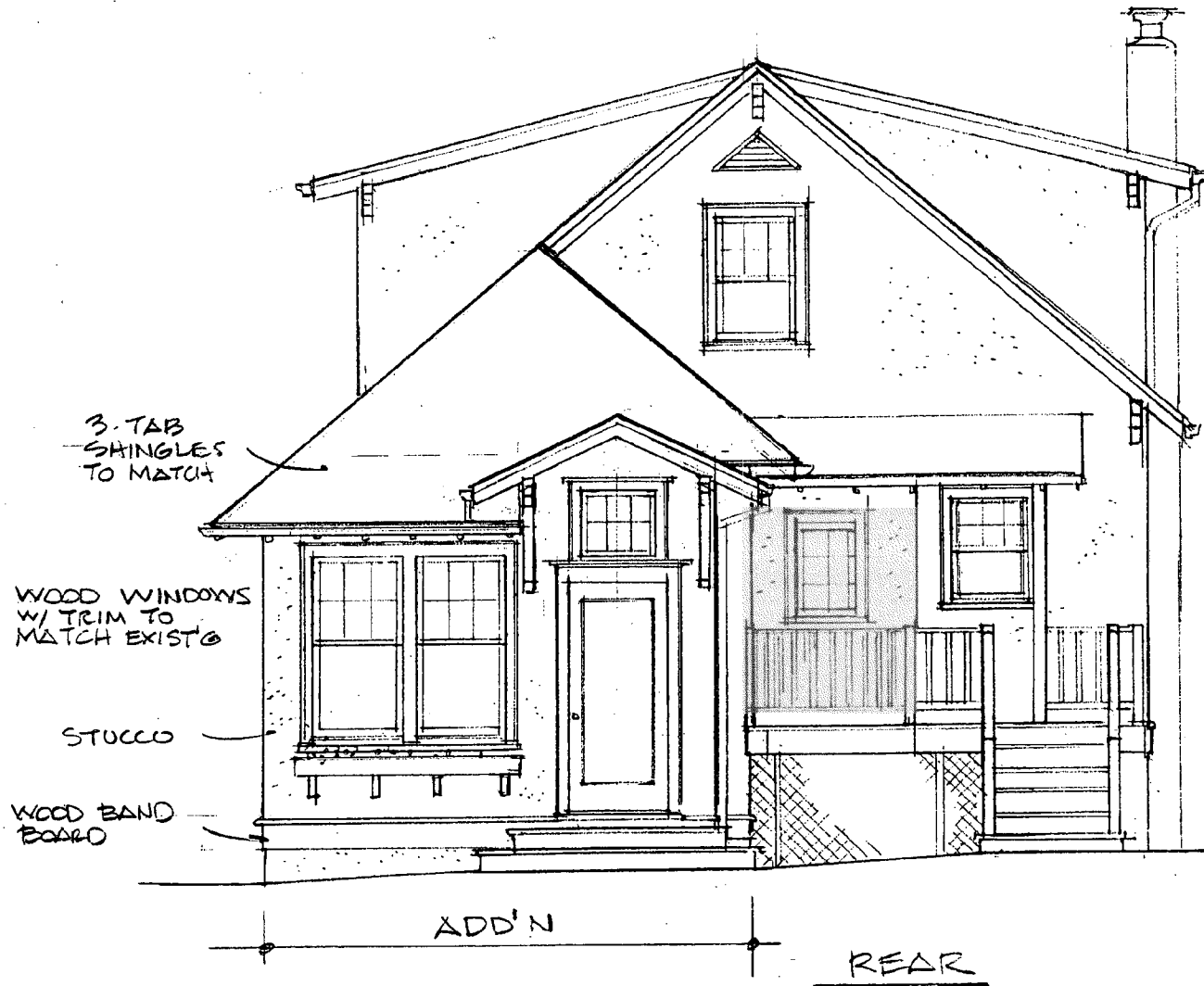
REAR



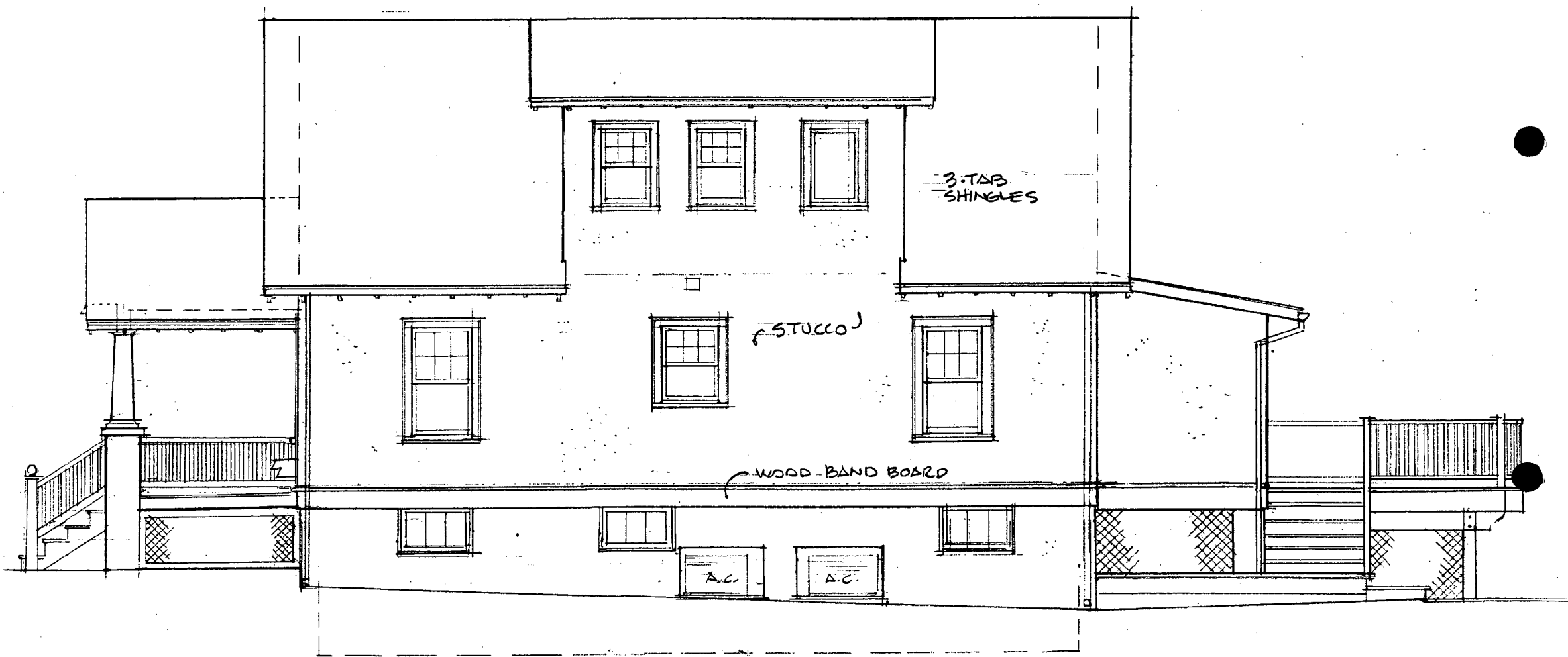
FRONT

PROPOSED

6/8

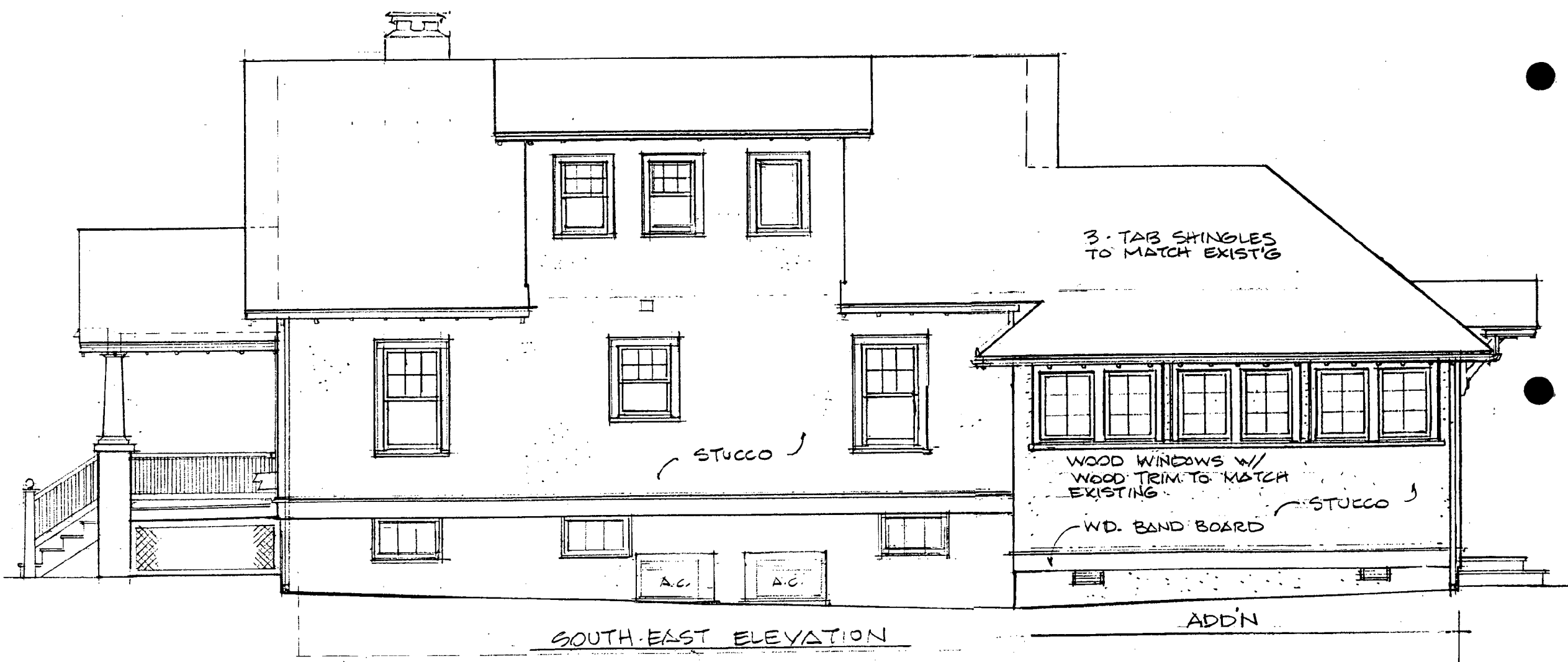


EXISTING

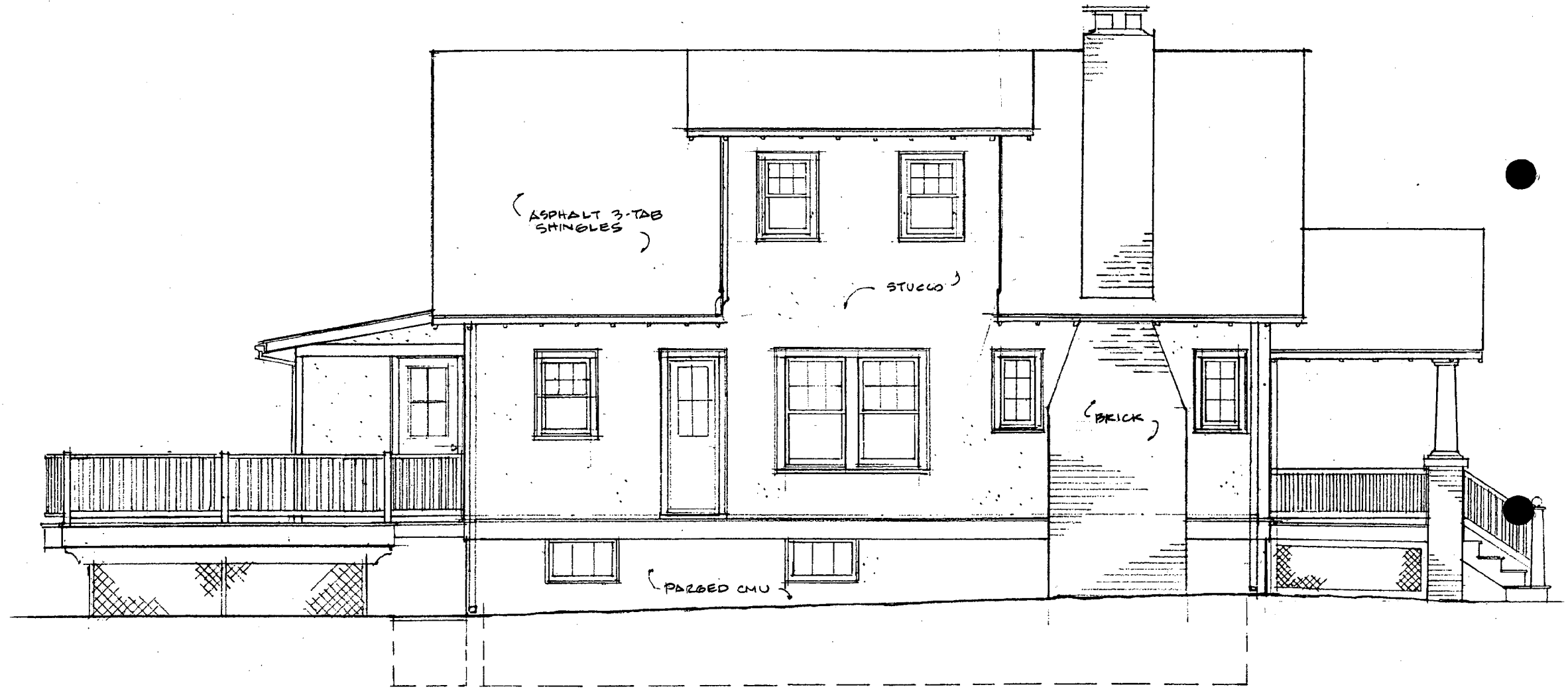


SOUTH-EAST ELEVATION

PROPOSED



EXISTING



NORTH - WEST ELEVATION

PROPOSED

