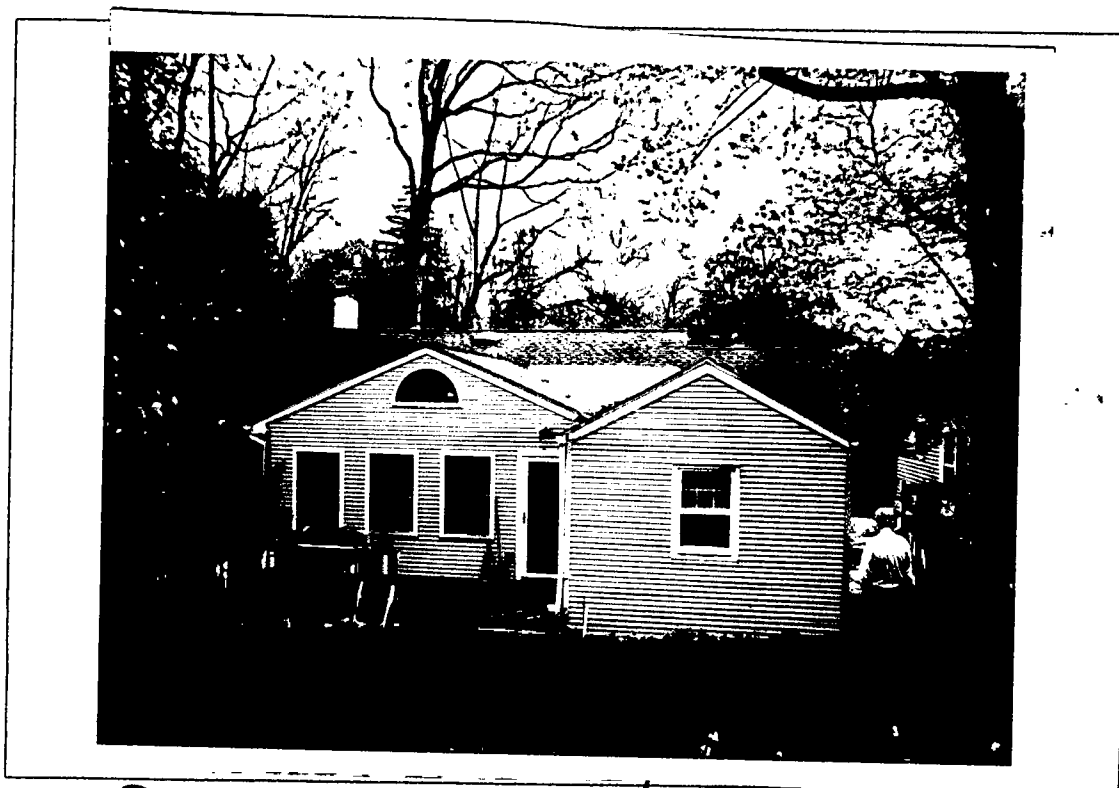


444 Columbia Avenue, Takoma Park
[HPC Case # 37/03-12AA]
Takoma Park H.D.

Existing Property Condition Photographs (duplicate as needed)



Detail: 42 Columbia (left) & 44 Columbia



Detail: Rear elevation of the house

Existing Property Condition Photographs (duplicate as needed)



Detail: *View of Contrasting Property of Poplar Ave from the driveway*



Detail: *Poplar Ave @ Columbia Ave, from the driveway*

Applicant: *Weiss/Alexander*

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	44 Columbia Avenue, Takoma Park	Meeting Date:	7/11/2012
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	7/4/2012
Applicant:	Roland Weiss and H. Alexander	Public Notice:	6/27/2012
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-12AA	Staff:	Josh Silver
PROPOSAL:	Alterations to driveway		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c1926

PROPOSAL:

The applicants are proposing to remove and replace an existing asphalt driveway with concrete in the same location.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
- (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.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Steve.Strategies@gmail.com Contact Person: Steve Hage
 Tax Account No.: 57-1232155 Daytime Phone No.: 301-523-5440
 Name of Property Owner: Roland Weisz/H. Alexanders Daytime Phone No.: 301-270-8411
 Address: 44 Columbia Ave Takoma Park, MD. 20912
Street Number City State Zip Code
 Contractor: Strategies for Independent Living Phone No.: 301-585-5738
 Contractor Registration No.: 75561
 Agent for Owner: Stephen Hage, contractor Daytime Phone No.: 301-523-5440

LOCATION OF BUILDING/PREMISE

House Number: 44 Columbia Ave. Street: Columbia Ave.
 Town/City: Takoma Park Nearest Cross Street: Poplar
 Lot: 14 Block: 19 Subdivision: B.F.G. Iberts Addition
 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: Driveway

1B. Construction cost estimate: \$ 5,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERNS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A.

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A.

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.

St. Hage Signature of owner or authorized agent
6/8/2012 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 601958 Date Filed: 6/13/12 Date Issued: _____

**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:

Bungalow style - classic w/ porch
1-story studio detached (circa 1926)
w/ basement
Urban wooded lot
Existing on Local & Federal Historic Register

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

Project is to replace the existing asphalt
paving on the driveway with concrete.
Same location, same dimensions - No expansion
Existing concrete apron will remain in place,
unchanged.

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

Owner's mailing address Weiss Alexander 44 Columbia Ave. Takoma Park, MD 20912	Owner's Agent's mailing address Strategies for Ind. Living 1007 Elm Ave. Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Joan Meyer & Lynn Silverman 42 Columbia Ave Takoma Park, MD 20912	David Pallok 7118 Poplar Ave. Takoma Park, MD 20912
Mrs. Sampter 7125 Poplar Ave. Takoma Park, MD 20912	

Site Plan

Project:

Replace only,
 Driveway asphalt
 paving with
 concrete;
 Same location,
 Same dimensions
 standard 4" thickness
 Existing apron to remain
 Scale: $3/32" = 1'-0"$

6/8/2012

44 Columbia Ave.

Property line

7'55" 0"

7'70" 0"

10' 0"

15' 0"

3' 9"

Existing house,
Porch & sidewalk
(No Change)

Replace
Pavement
only.
New
Surface
will be
Concrete
4" thick

Existing concrete
apron (no change)

Public walkway

Shade portion to indicate North

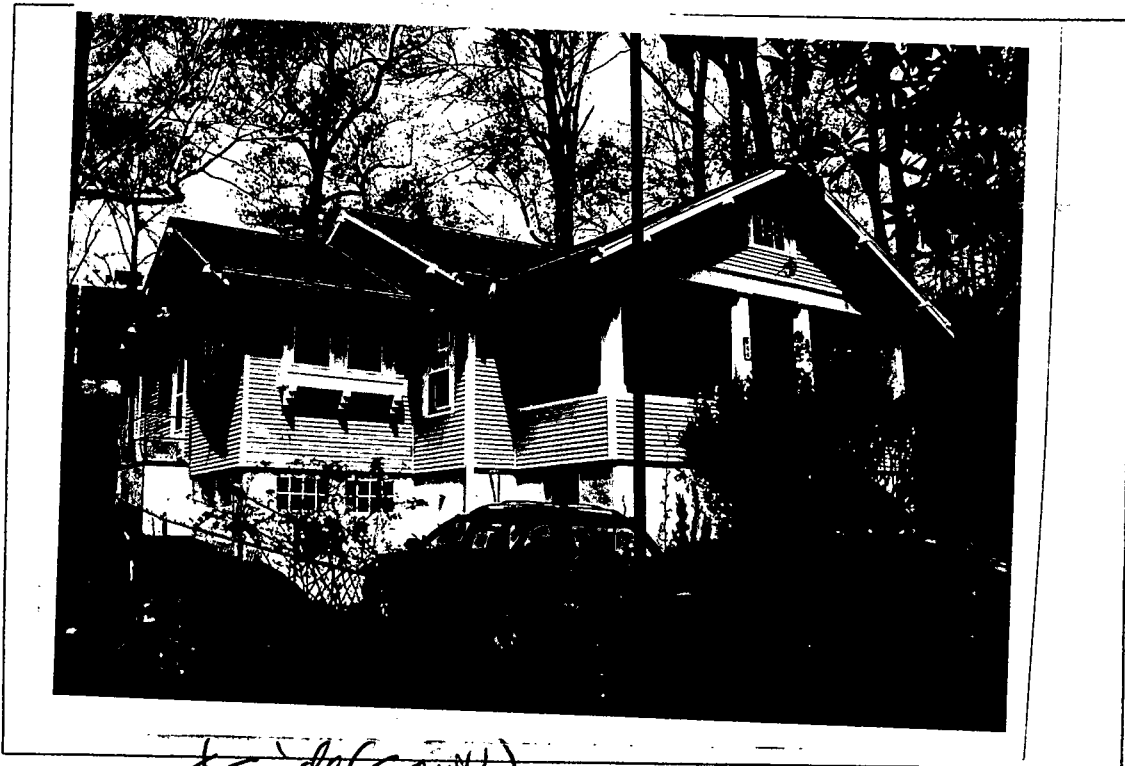
Columbia Ave.

Applicant: Weiss/Alexander

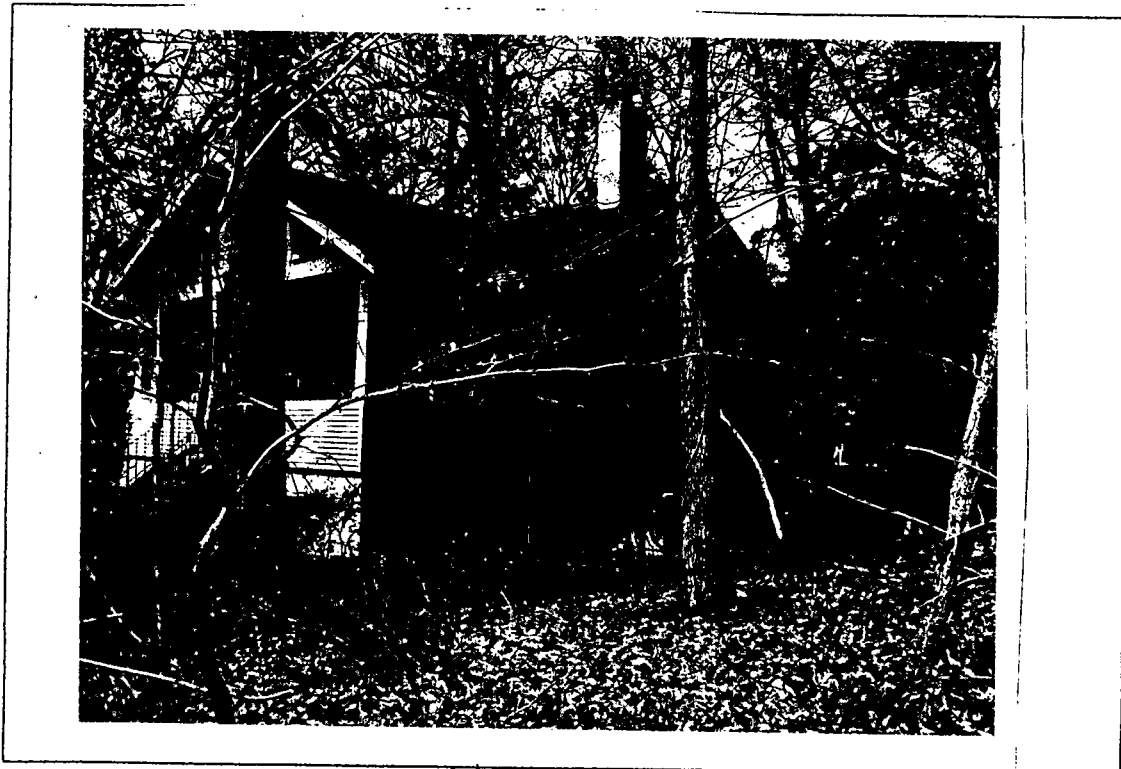
Page:

7

Existing Property Condition Photographs (duplicate as needed)



Detail: ^{East side (south)} Front View from Neighbor's Driveway



Detail: North side of house, viewed from vacant lot

Applicant: Weiss/Alexander

Existing Property Condition Photographs (duplicate as needed)



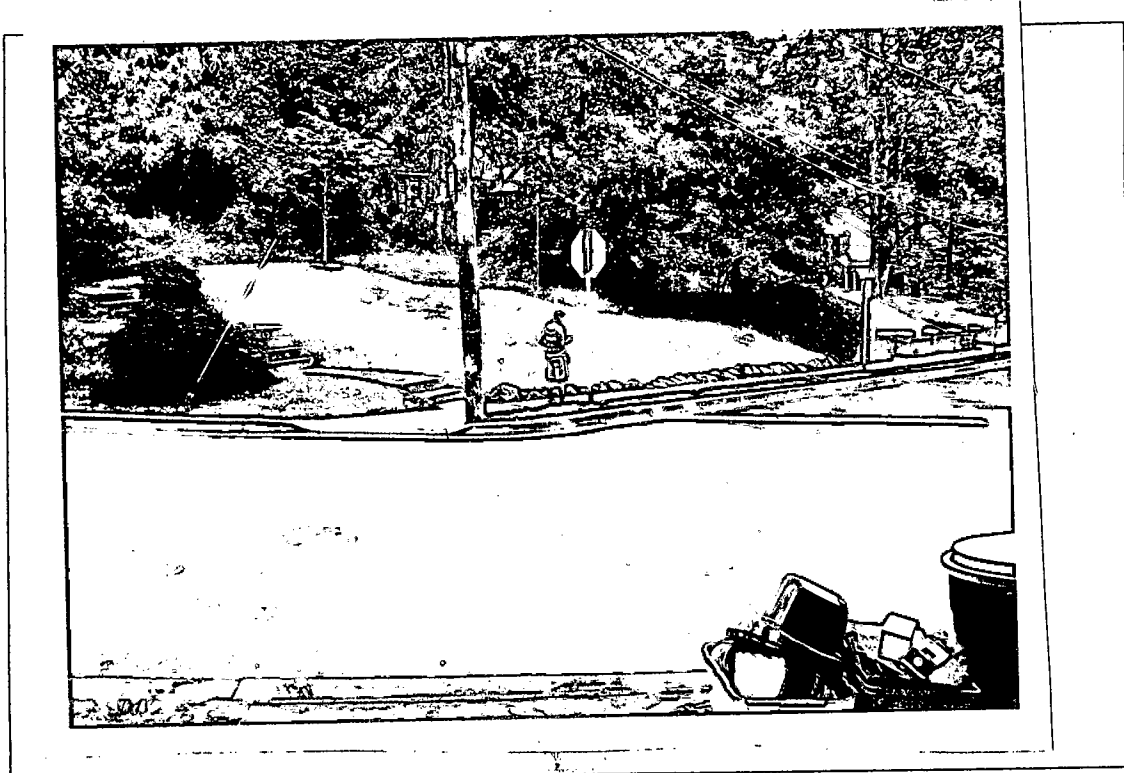
Detail: 42 Columbia (left) & 44 Columbia



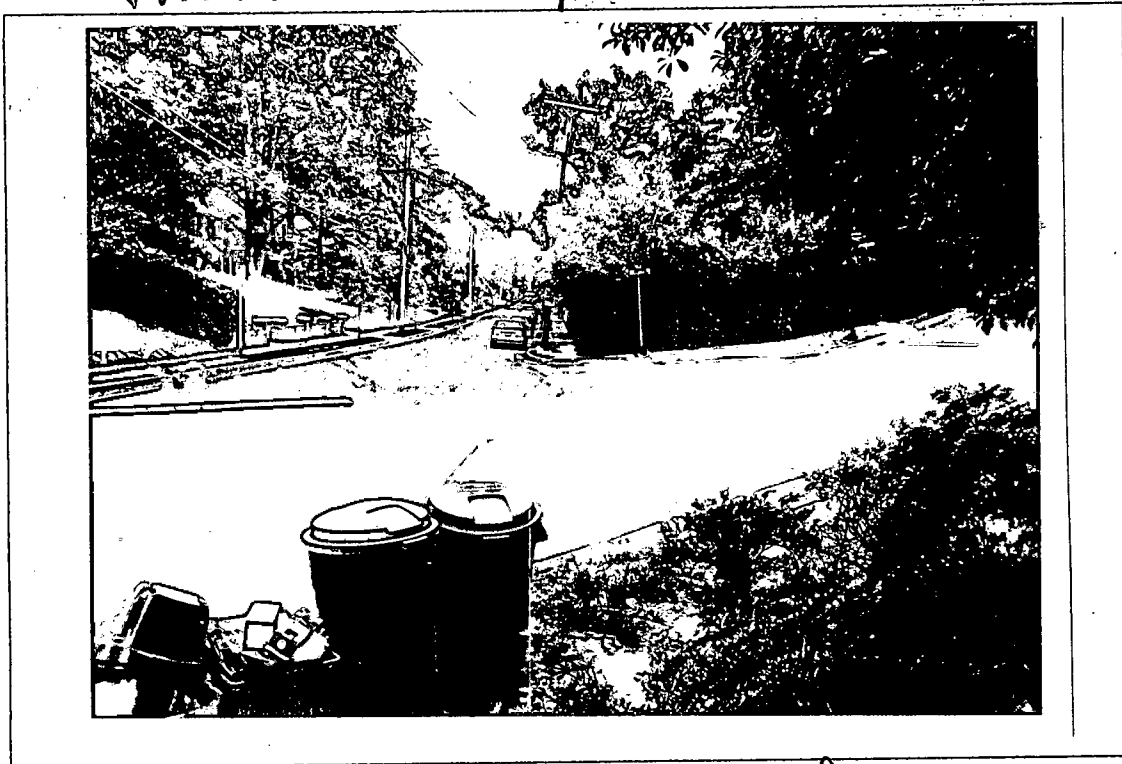
Detail: Rear elevation of the house

Applicant: Weiss/Alexander

Existing Property Condition Photographs (duplicate as needed)



Detail: View of Contrasting Property of Poplar Ave
from the driveway



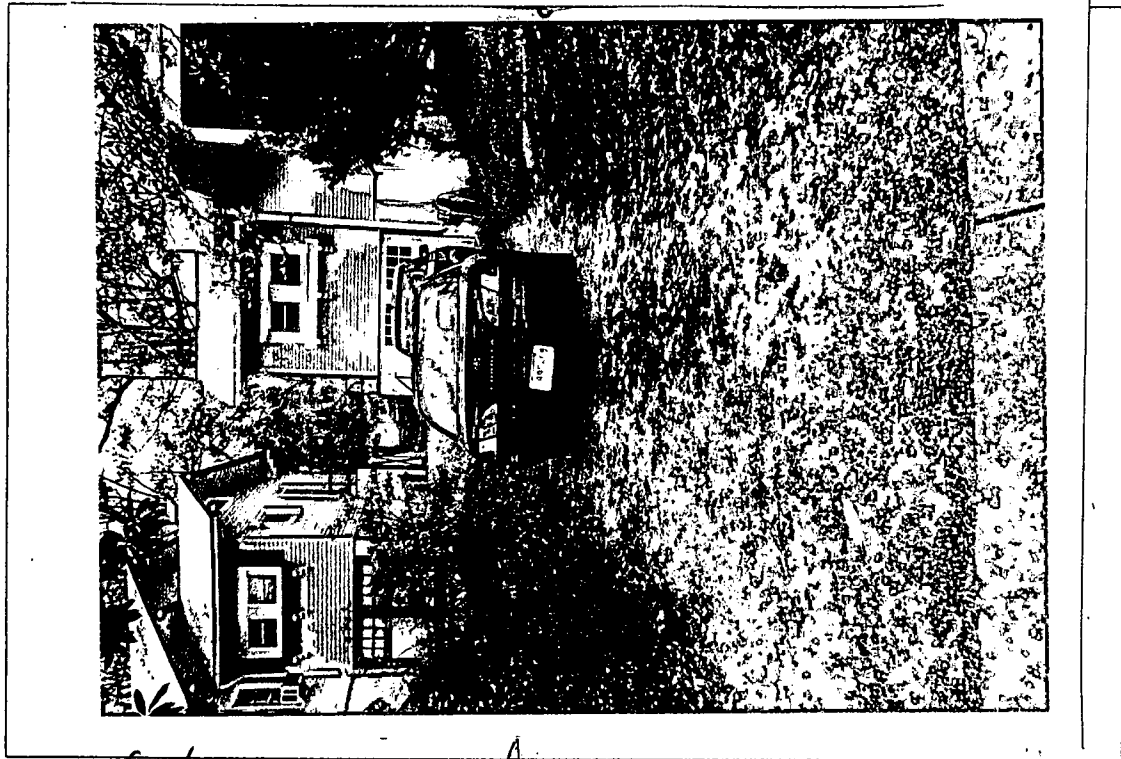
Detail: Poplar Ave @ Columbia Ave, from
the driveway

Applicant: Weiss/Alexander

Existing Property Condition Photographs (duplicate as needed)



Detail: *Close up of the existing driveway & apron*



Detail: *Close-up of the driveway*

Applicant: *Weiss/Alexander*



Copyright ©2007 Pictometry International Corp.

~~X~~



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: July 13, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #601958, alterations to driveway

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 July 11, 2012 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: Roland Weiss and H. Alexander

Address: 44 Columbia Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Steve.Strategies@gmail.com Contact Person: Steve Hage
Tax Account No.: 57-1232155 Daytime Phone No.: 301-523-5440
Name of Property Owner: Roland Weiss & A. Alexander Daytime Phone No.: 301-270-8411
Address: 44 Columbia Ave Takoma Park, MD. 20912
Contractor: Strategies for Independent Living Phone No.: 301-585-5738
Contractor Registration No.: 75561
Agent for Owner: Stephen Hage, Contractor Daytime Phone No.: 301-523-5440

LOCATION OF BUILDING/PERMIT

House Number: 44 Columbia Ave. Street: Columbia Ave.
Town/City: Takoma Park Nearest Cross Street: Poplar
Lot: 14 Block: 19 Subdivision: B.F. Gilberts Addition
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Driveway
1B. Construction cost estimate: \$ 5,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A.
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A.
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

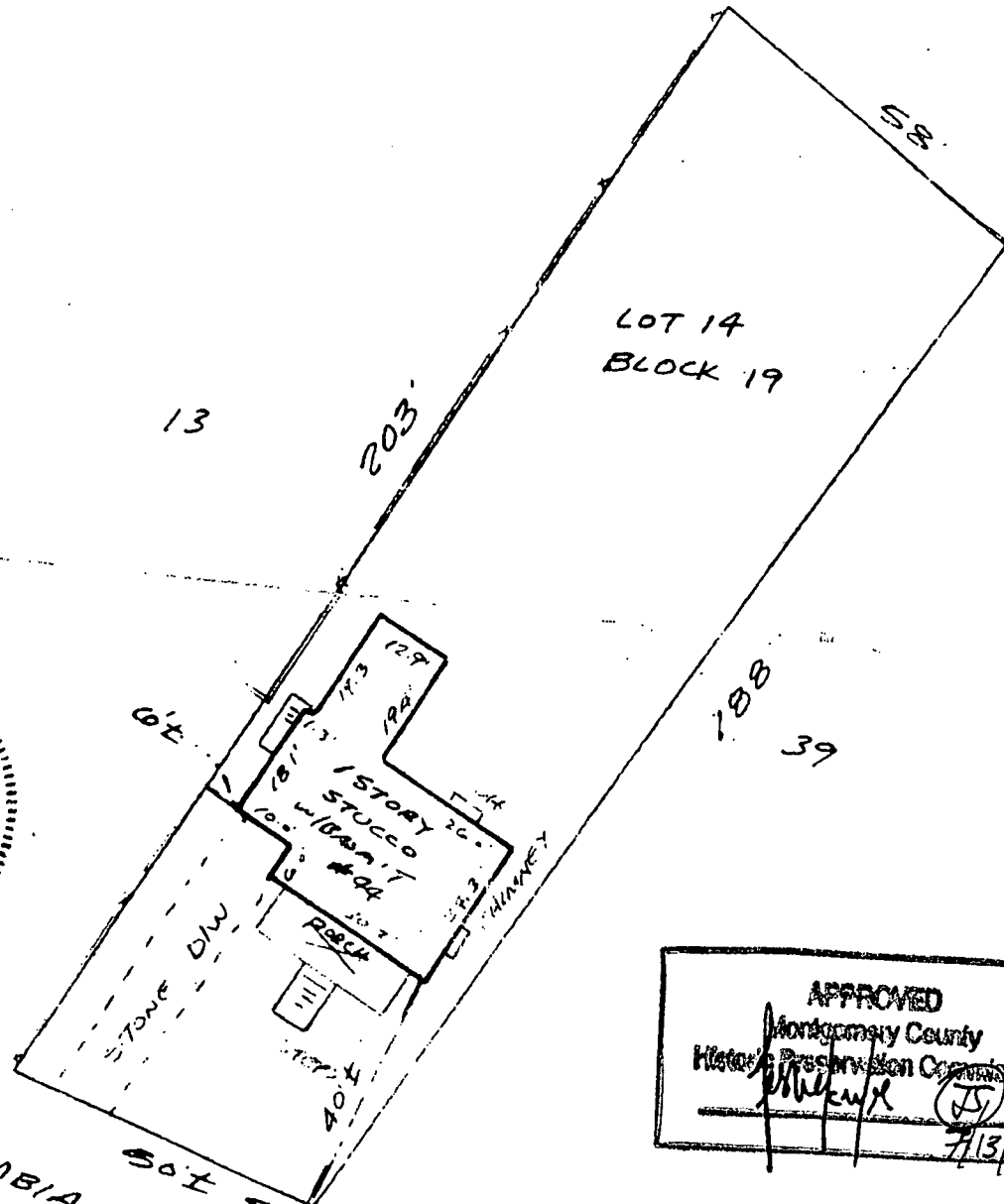
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

St. Hage Signature of owner or authorized agent Date: 6/8/2012

Approved: [Signature] by Chairperson, Historic Preservation Commission Date: 7/13/12
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 601958 Date Filed: 6/13/12 Date Issued: _____

HOUSE LOCATION
 LOT 14 BLOCK 19
 B F GILBERT'S ADDITION
 TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

CASE 17505



APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]
 7/13/12

PLAT BOOK A PLAT 2

NO LOT CORNERS FOUND
 NO TITLE REPORT WAS FURNISHED

I HEREBY CERTIFY THAT THE LOCATION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT LINES, AND NO PROPERTY CORNERS WERE SET.

7/18/86 [Signature]
 "1" = 30'

BELTWAY SURVEYS

5627 ALLENTOWN ROAD
 CAMP SPRINGS, MARYLAND 20746
 STATE OF MARYLAND

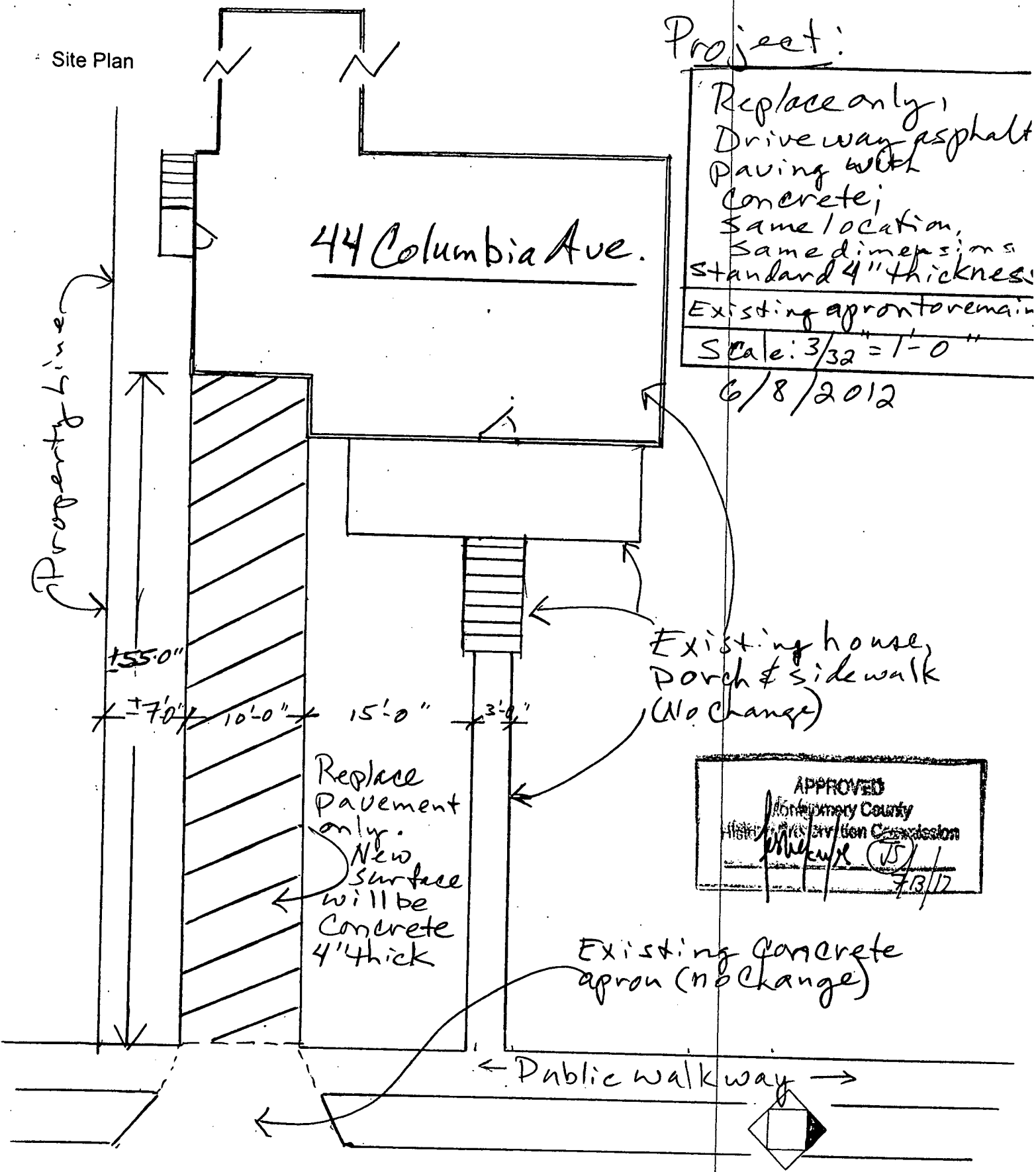
PLAT BOOK

Site Plan

Project:

Replace only,
 Drive way asphalt
 Paving with
 concrete;
 Same location,
 Same dimensions
 standard 4" thickness
 Existing apron to remain
 Scale: 3/32" = 1'-0"

6/8/2012



44 Columbia Ave.

Property line

155'0"

7'0"

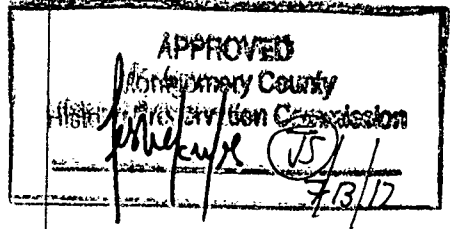
10'0"

15'0"

3'0"

Existing house,
Porch & sidewalk
(No Change)

Replace
Pavement
only.
New
Surface
will be
Concrete
4" thick



Existing concrete
apron (no change)

Public walkway

Shade portion to indicate North

← Columbia Ave. →

Applicant: Weiss/Alexander

Page: __

Existing Property Condition Photographs (duplicate as needed)



Detail: Close-up of the existing driveway from

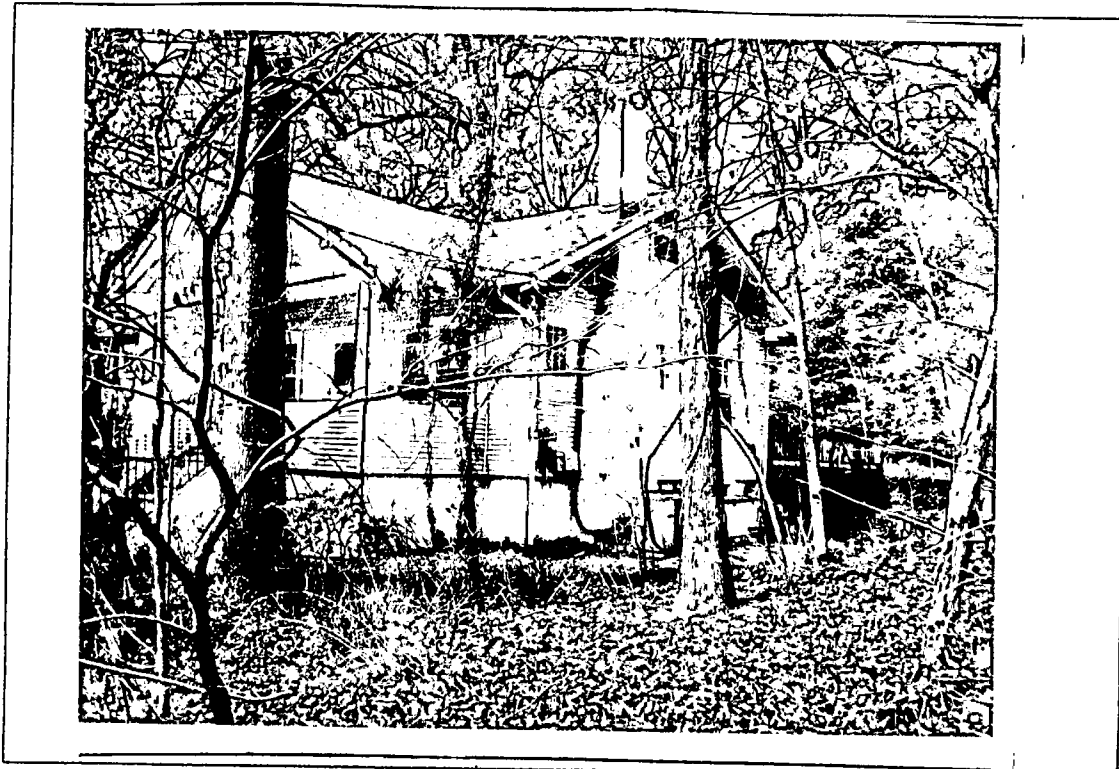


Detail: Close-up of the driveway

Existing Property Condition Photographs (duplicate as needed)



Detail: ^{Side (South)} Front View from Neighbor's Driveway



Detail: North Side of house, viewed from vacant lot

Applicant: Weiss/Alexander