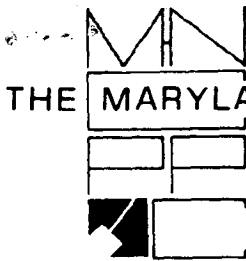


37/3-97Q 227 Park Avenue, Takoma Park
(Takoma Park Historic District)



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

DATE: June 16, 1997

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: ^{PDE} Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied
 Approved with Conditions: _____

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

Applicant: Daniel Aibel

Address: 227 Park Ave, Takoma Park, MD. 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



MONTGOMERY COUNTY

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

DPS - #8

HISTORIC PRESERVATION COMMISSION

301/495-4570

ESTABLISHED BY MONTGOMERY COUNTY

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: DANIEL AIRK Daytime Phone No.: (202) 619-2772

Address: 227 PARK AVENUE TAKOMA PARK, MD 20912

Contractor: NOT SELECTED YET - IF NECESSARY, PLEASE CALL Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 227 Street: PARK AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: HOLT PLACE

Lot: 1 Block: 5 Subdivision: HILLCREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: REPAIR ROOF (CHANGE OF MATERIALS FROM CEMENT-ASBESTOS TO FIRE-RESISTANT SHINGLES)

1B. Construction cost estimate: \$ 4000

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.

Daniel Airk
Signature of owner or authorized agent

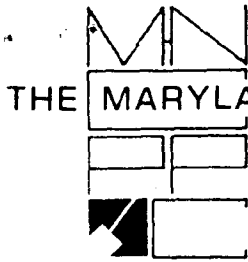
5/23
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: June 16, 1997

Application/Permit No.: 9705220140 Date Filed: 5-22-97 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



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

DATE: June 16, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus²⁰², Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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

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

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 227 Park Avenue

Meeting Date: 6/11/97

Resource: Takoma Park Historic District

Review: **HAWP**

Case Number: 37/3-97Q

Tax Credit: Yes

Public Notice: 5/28/97

Report Date: 6/4/97

Applicant: Daniel Aibel

Staff: Robin D. Ziek

PROPOSAL: Roof replacement

RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

STYLE: Cape Cod

DATE: c1920-1930

SIGNIFICANCE: Outstanding Resource

The subject property is considered unique in Takoma Park. It is a Cape Cod 1-1/2 story, with Craftsman details. The small gable entry porch utilizes decorative brackets, as do the three dormers in the roof on the front facade. The house, including the porch columns, is sided with wide-board lap siding that wraps the corners instead of utilizing corner boards.

The house currently has two different roofing materials on it: asbestos, and fiberglass shingles. The asbestos shingles are the original roofing material. They now cover approximately 3/4 of the house, including the front facade and most of the main roof on the rear facade (excepting that portion of the roof over the eaves along Crescent Place). The applicant appeared before the HPC in 1994, for HAWP approval of an extension of the rear dormer. As part of that construction, the rear dormer (and part of the main roof) were reroofed with fiberglass shingles.

The original asbestos shingles were applied in a "toothed" pattern, where alternate shingles extend approximately 1" forward of the adjacent shingles. The pattern provided a sense of depth and variety to the roof. The asbestos shingles may also be considered an attempt, at the time, to utilize a new technology to provide some of the characteristics of slate (fire-proofing, depth of material) without the expense or weight. Today, this product is no longer available, and the existing shingle roof is in poor condition, with many broken shingles.

PROJECT PROPOSAL

The applicant proposes to replace the asbestos shingles with fiberglass shingles, to match the fiberglass roofing material applied in 1994.

①

STAFF COMMENTS

The original roof had a dimensional thickness and texture, and was laid with a pattern which contributed to the overall character of the house. This material, however, is no longer available for use due to the environmental hazard of asbestos. A replacement product should be considered in terms of both the thickness, texture and ability to be laid up in a pattern similar to the original roof. Unfortunately, the choices are limited.

As the asbestos shingle was once considered a "knockoff" of slate, the fiberglass industry has also produced its version of the slate substitute. There are, however, no attempts to replicate the effect of the asbestos shingles, as a reduced version of the slate. In addition, the flexibility provided by the individual asbestos shingles is no longer available, as the fiberglass shingles are produced with the 3-tab construction. With the 3-tab configuration, one cannot alternate individual shingles to reproduce the original "toothed" pattern.

The choices, therefore, appear to be limited. The original material cannot be used. A new material will not approximate the original material in appearance, nor can it be laid up in the same pattern as the original roof. A new roof, which is necessary, will therefore have a different appearance than the original roof.

There are many fiberglass shingle products on the market today which provide a range of appearances, from approximating a wood shingle look to a slate look to a flat fiberglass look. In this case, staff feels that incorporating a single roofing material on the house that matches the existing new (1994) roofing material which has a flat appearance is appropriate in that uniformity of material will minimize the effect of the new material. In that way, one's attention will be directed to the remaining original features of the house, such as its massing, the lap siding, and the steeply pitched roofs.

STAFF RECOMMENDATION

Staff recommends that, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

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

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

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

and that it meets the Takoma Park Guidelines for Contributing Resources that state:

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

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: DANIEL AIRBL Daytime Phone No.: (202) 619-2772

Address: 227 PARK AVENUE TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: NOT SELECTED YET - IF NECESSARY PLEASE CALL Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

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Town/City: TAKOMA PARK Nearest Cross Street: HOLT PLACE

Lot: 1 Block: 5 Subdivision: HILLCREST

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: REPAIR ROOF (CHANGE OF MATERIALS FROM CEMENT-ASBESTOS TO FIBERGLASS SHINGLES)

1B. Construction cost estimate: \$ 4000

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: _____

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3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Daniel Airbl
 Signature of owner or authorized agent

5/23
 Date

Approved: _____

For Chairperson, Historic Preservation Commission

3

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
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Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

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Address 219 Park Avenue
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1757E

David Hauck & Mary M. Voorhees
24 Holt Place
Takoma Park, MD 20912

5

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing structure is a wood frame house, approximately 25x41 ft., with second story above the roof line. Exact date of construction is unknown, but newspaper found as insulation was dated 1917. The rear facade has a shed dormer with multiple casement windows extending 2/3 length of house. House is on a triangular lot, bounded by streets on two sides and by a lot (owned by same owner) which has a small garage. The property is in the Takoma Park historic district and is considered a significant historical resource (but has no particular features to note).

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

The project is to repair and replace roofing material on 2/3 of the existing roof. This part of the existing roof is made of cement-asbestos shingles, which are at the end of their life span. Around the edges, a number are broken and the underlying wood is rotting. This material is no longer available, and the proposed replacement would be fiberglass shingles. This change in materials should not alter the character of the house, nor deviate from area standards, since (to my knowledge) fiberglass shingles are used on all surrounding houses.

(Area to be replaced is all of roof except that part replaced as part of 1994 permit work. Part replaced will be front half of roof and 1/3 of back roof)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Replacing existing cement-asbestos shingle roofing on 2/3 of house with fiberglass shingles of similar color. Old shingles will be properly disposed in accordance with environmental requirements relating to asbestos.

- b. the relationship of this design to the existing resource(s):

Although the material of the roofing will be changed, there is no intention to alter the appearance of the existing house.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The intention is that the new roof will be entirely consistent with the existing structure and will have no noticeable impact on house or surroundings.

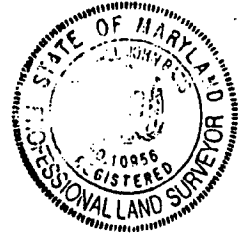
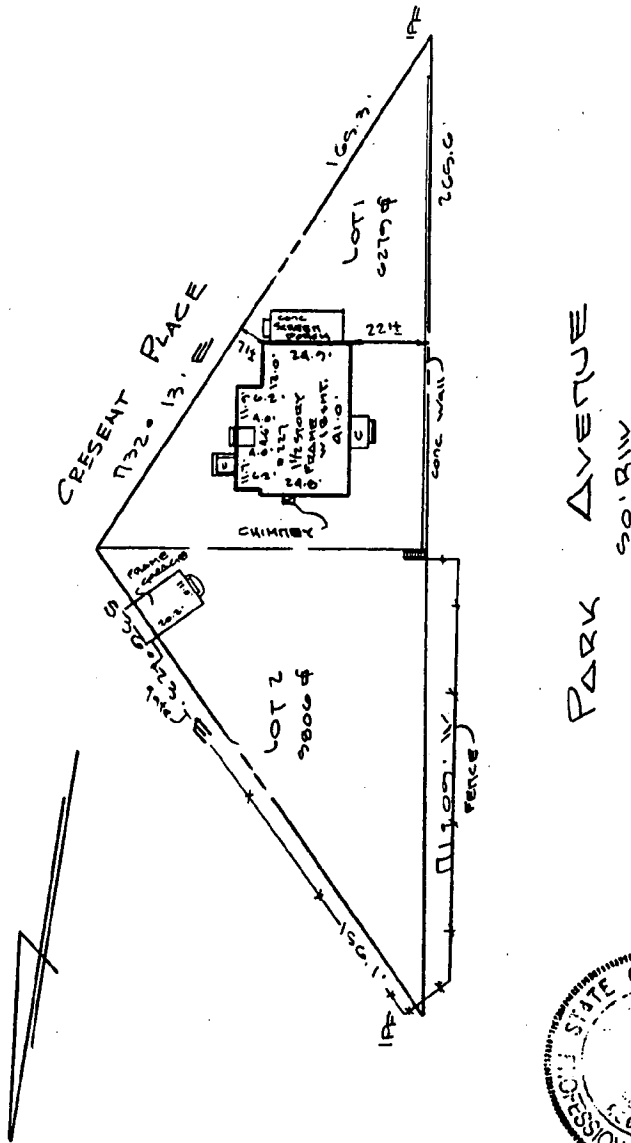
3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

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: 8/5/71
 Flood Zone: C



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

LOTS 1 & 2 BLOCK 5
 HILL-CREST
 MONTGOMERY COUNTY, MD.

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 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 # 9A.0115.H	DATE 1.24.74
FIELD B.C.	DRAFT KAH0
	P.B. 2 P# 140
	SCALE: 1" = 40'

R. C. KELLY
LAND SURVEYORS
 10111 COLESVILLE ROAD, SUITE 123
 SILVER SPRING, MD 20901
 301-593-8005
& ASSOC., INC.



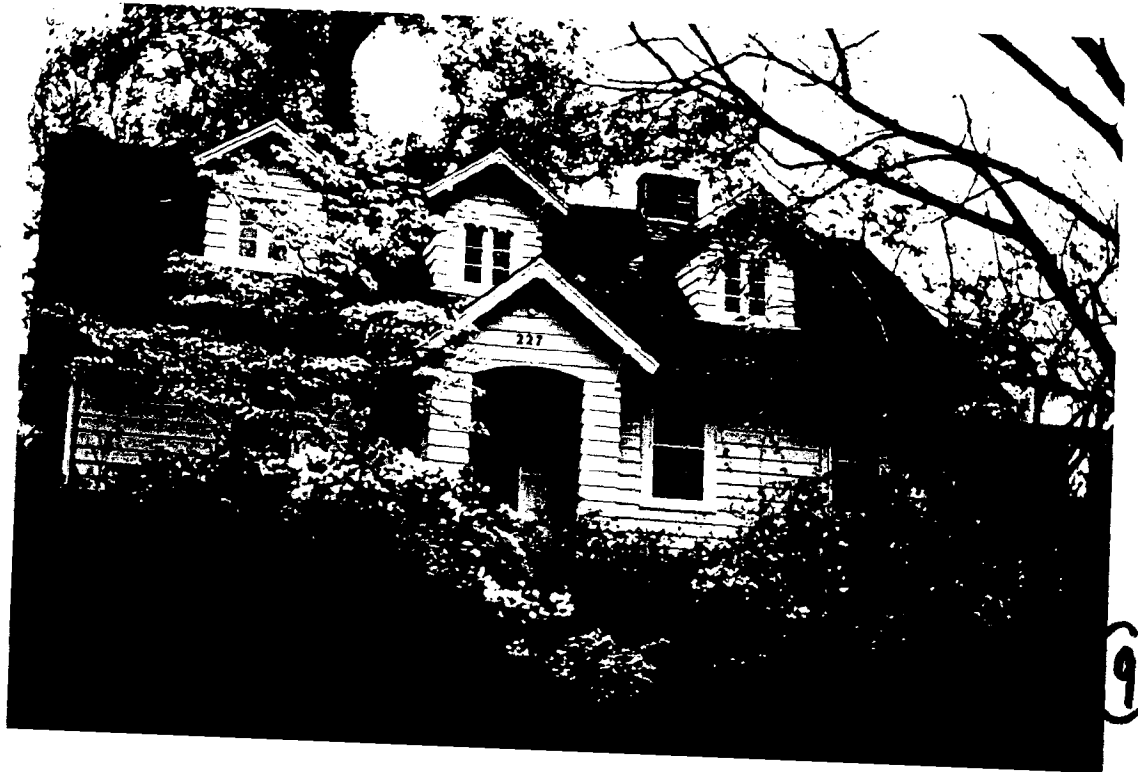
HISTORIC AREA WORK PERMIT
227 PARK AVE

PHOTOS - P. 1 OF 2

VIEWS FROM STREET OF ROOF TO BE
REPLACED - ADDITIONAL PHOTOS WITH 1994
APPLICATION



← ROOF TO
BE
REPLACED



HISTORIC AREA WORK

PERMIT

227 PARK AVE

PHOTOS - P. 2 of 2



FRONT
↔ ROOF TO
BE REPLACED

PLEASE SEE 1994
APPLICATION FOR
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10

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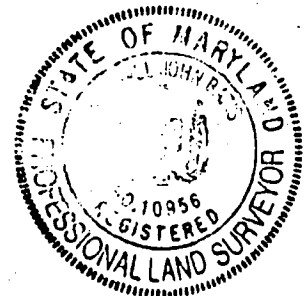
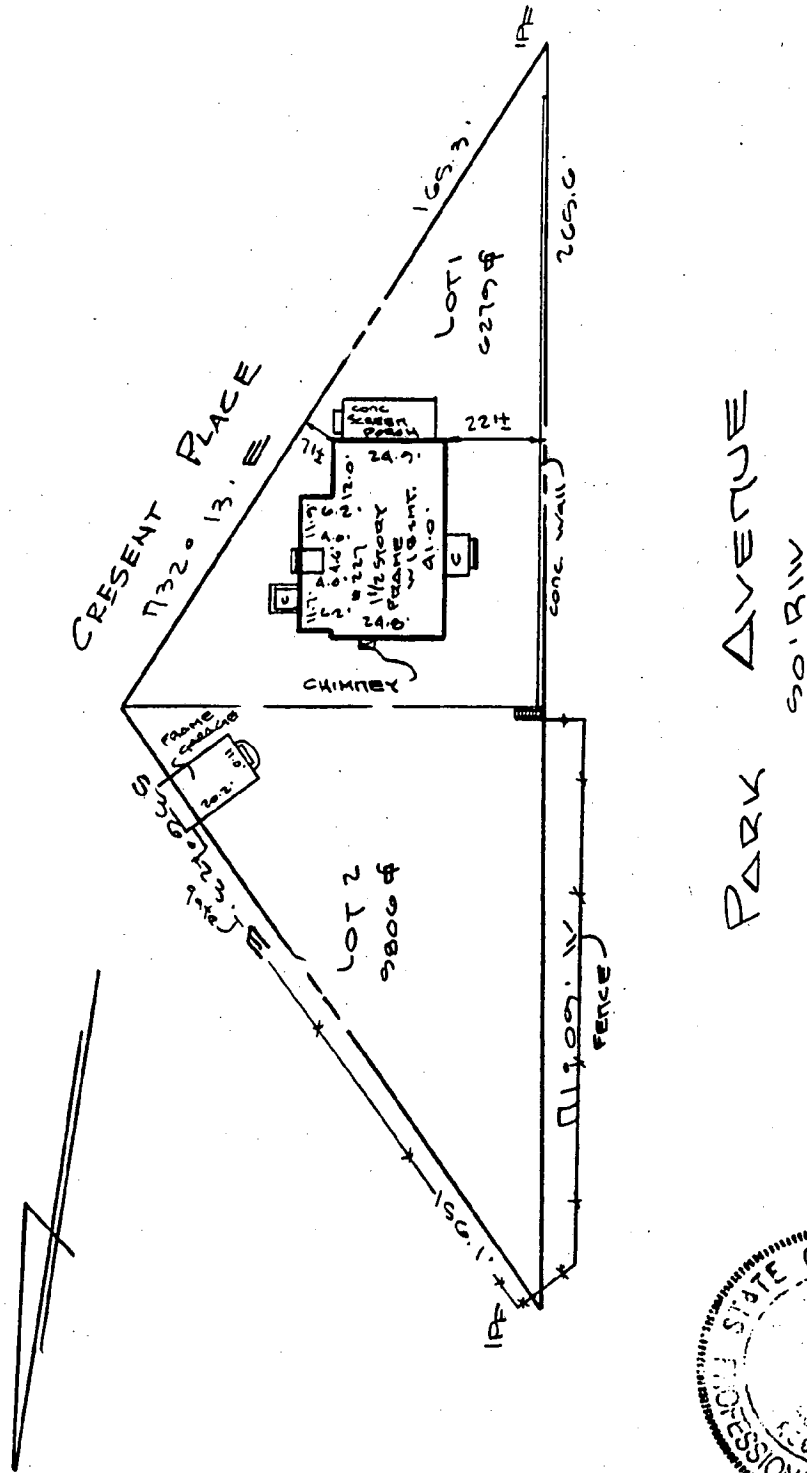
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David Hauck & Mary M. Voorhees
24 Holt Place
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 Date of Map: 8/5/91
 Flood Zone: 'C'



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE
 LOTS 1 & 2 BLOCK 5
 HILL-CREST
 MONTGOMERY COUNTY, MD.

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 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 # 9A.0115.H	DATE 1.24.94
FIELD B.C.	DRAFT KAH0
	P.B. 2 P# 140
	SCALE: 1" = 40'

R. C. KELLY
LAND SURVEYORS
 10111 COLESVILLE ROAD, SUITE 123
 SILVER SPRING, MD 20901
 301-593-8005
& ASSOC., INC.

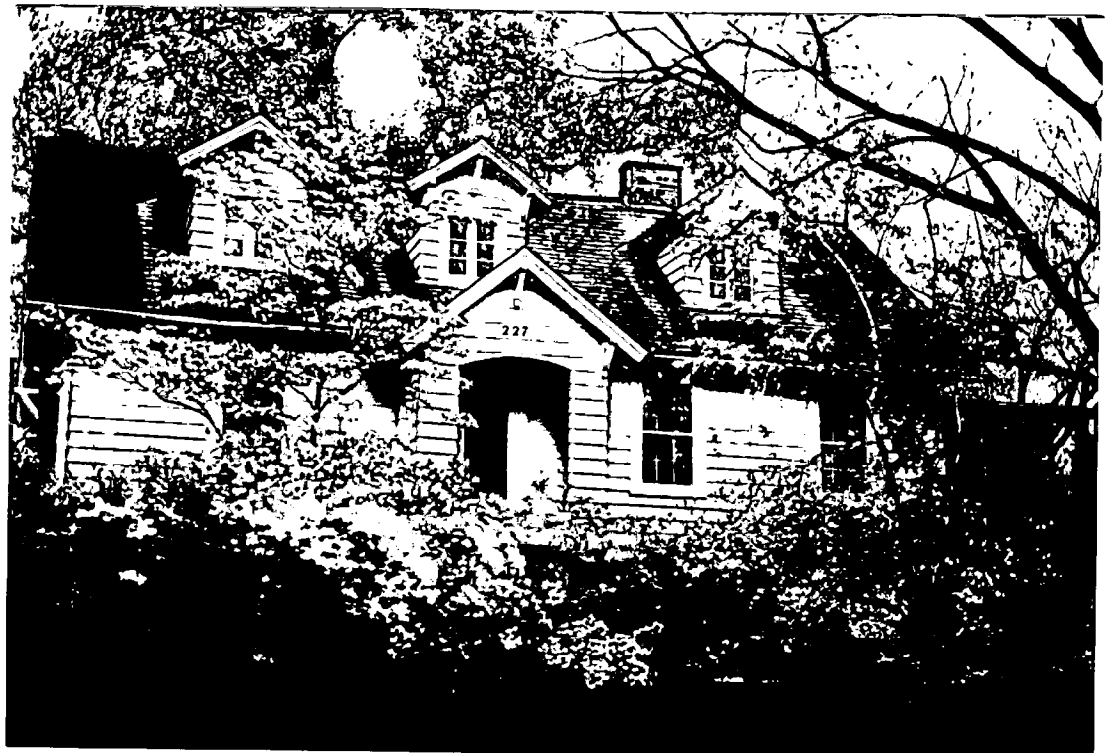
HISTORIC AREA WORK PERM
227 PARK AVE

PHOTOS - P. 1 of 2

VIEWS FROM STREET OF ROOF TO BE
REPLACED - ADDITIONAL PHOTOS WITH 1994
APPLICATION



← ROOF TO
BE
REPLACED



HISTORIC AREA WORK

PERMIT

227 PARK AVE

PHOTOS - P. 2 of 2



FRONT
← ROOF TO
BE REPLACED

PLEASE SEE 1994

APPLICATION FOR

ELEVATIONS

R
37/3-97Q
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Takoma Park, MD 20912

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Takoma Park, MD 20912

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