

37/3-97U 232 Park Avenue  
(Takoma Park Historic District)

9

Rear, right view





Front from street,



Rear, straight on. Decks on  
1st & 2nd levels



Rear, left view



Front, from street

DATE: 7-9-97

MEMORANDUM

TO: Robert Hubbard, Acting Director  
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator  
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County 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 ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: L. Daniel Mollenz & Jessica C. Handman

Address: 232 Park Ave Takoma Park

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.\*\*\*



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: L. Daniel Mullaney

Daytime Phone No.: 202-452-6947

Tax Account No.: 13-25-1063968

Name of Property Owner: L. Daniel Mullaney + Jessica C. Landman Daytime Phone No.: 202-452-6947

Address: 232 Park Ave. Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Rick Leonard, Heritage Building + Renov, Inc. Phone No.: 301-270-4799

Contractor Registration No.: 32422 (M.D. Home Improvement license No.)

Agent for Owner: (owners) Daytime Phone No.: 202-452-6947

LOCATION OF BUILDING/PREMISE

House Number: 232 Street: Park Avenue

Town/City: Takoma Park Nearest Cross Street: Between willow & Spruce

Lot: 19 Block: 1 Subdivision: "Hill Crest"

Liber: 7053 Folio: 413 Parcel: 13-25-1063968

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: \$ ± 25,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

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

Jessica Clardman (owner) 6/17/97  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature \_\_\_\_\_ Date: 7-9-97

Application/Permit No.: 9706180074 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-97U



**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 home located on sloped, wooded lot, with large front porch. House is located in historic district & has already been renovated (plans were approved prior to inclusion of area in the historic district) in a style consistent w/ original design: clapboard mid-20's 2 story house.

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**2. SITE PLAN (plat)**

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.

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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.

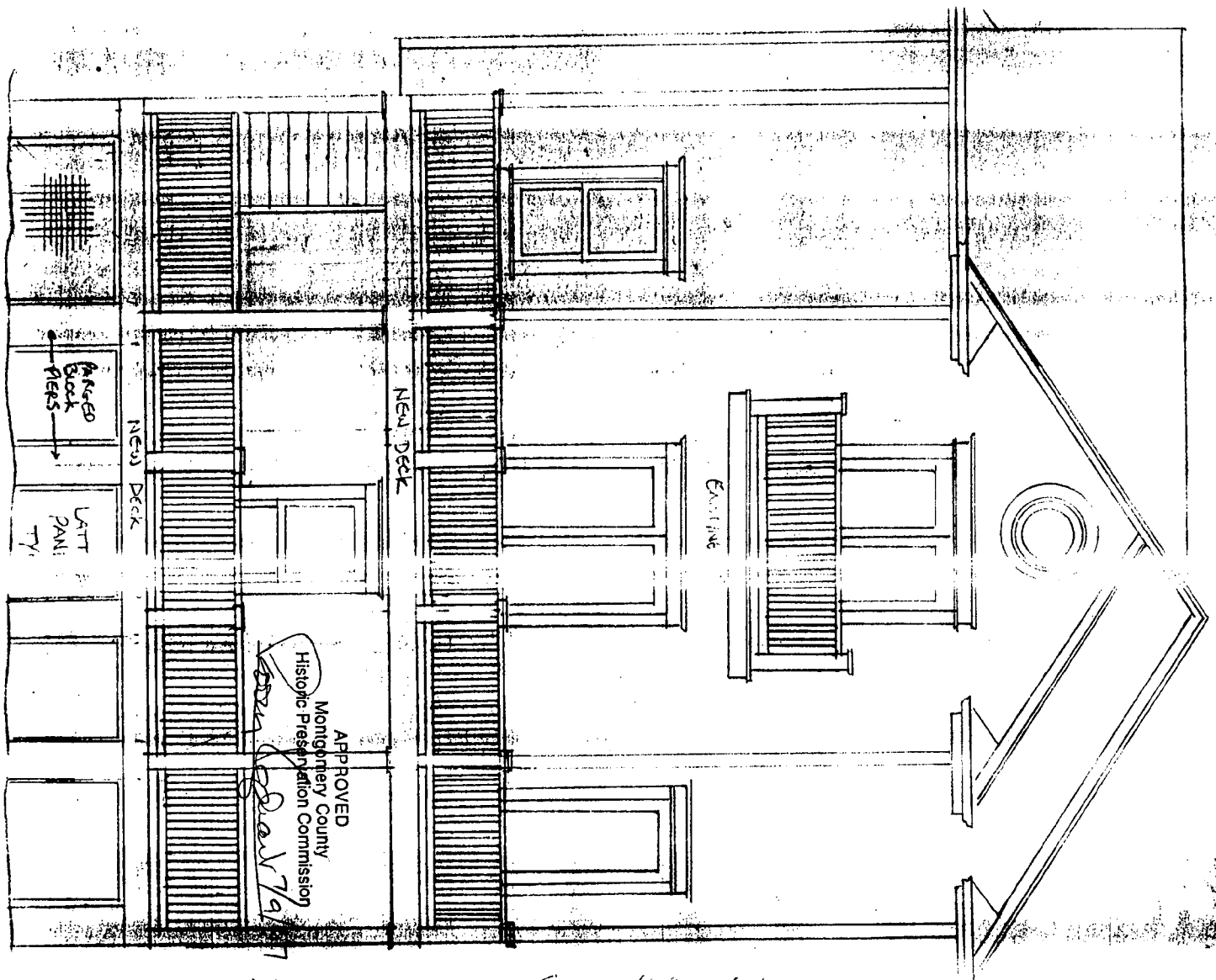
**6. TREE SURVEY**

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).

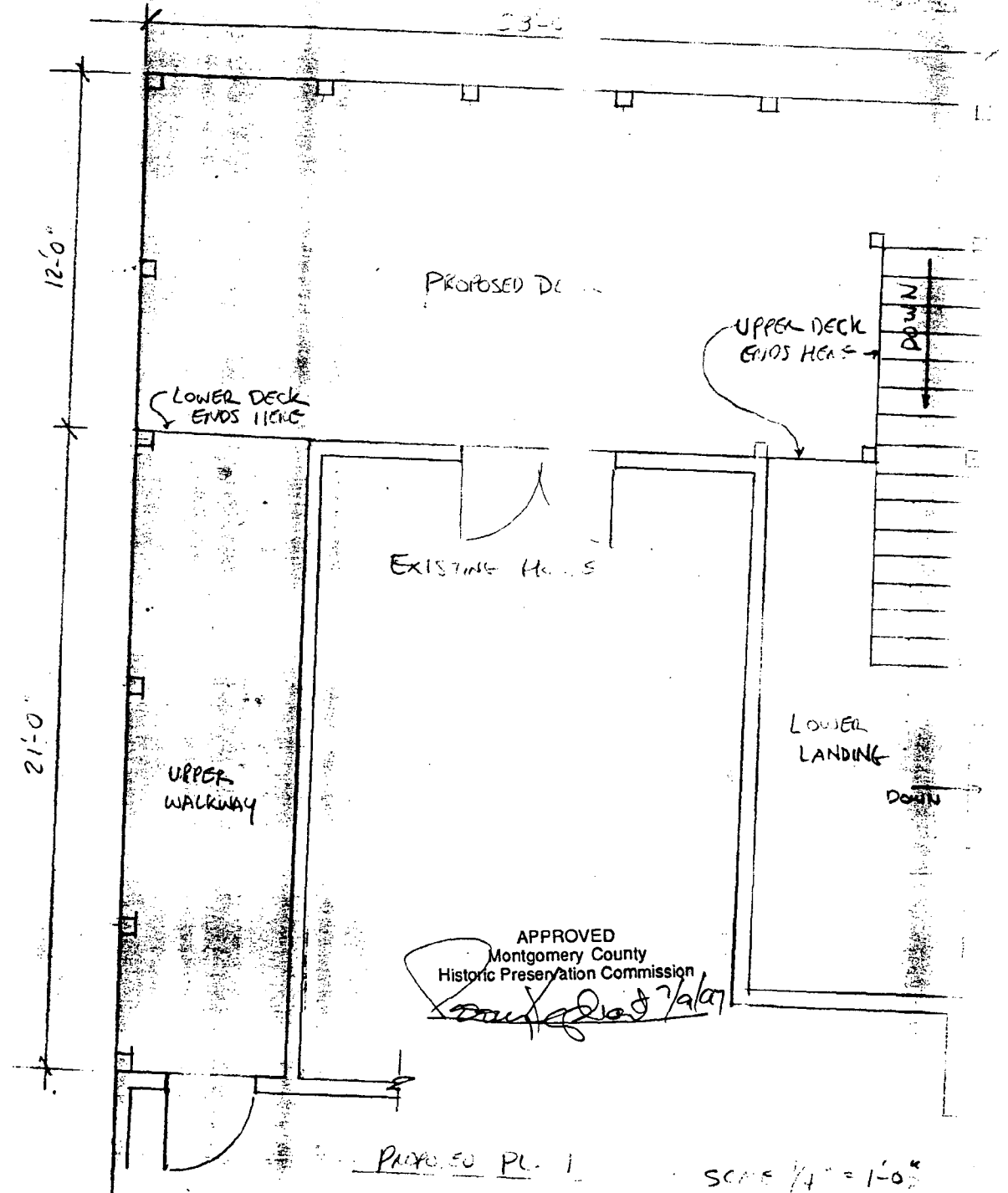
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



1541 N.

SCALE 1/4" = 1'-0"

252 PARK AVE,  
TAKOMA PARK



PROPOSED DECK

LOWER DECK ENDS HERE

EXISTING HOUSE

UPPER WALKWAY

UPPER DECK ENDS HERE

DOWN

LOWER LANDING

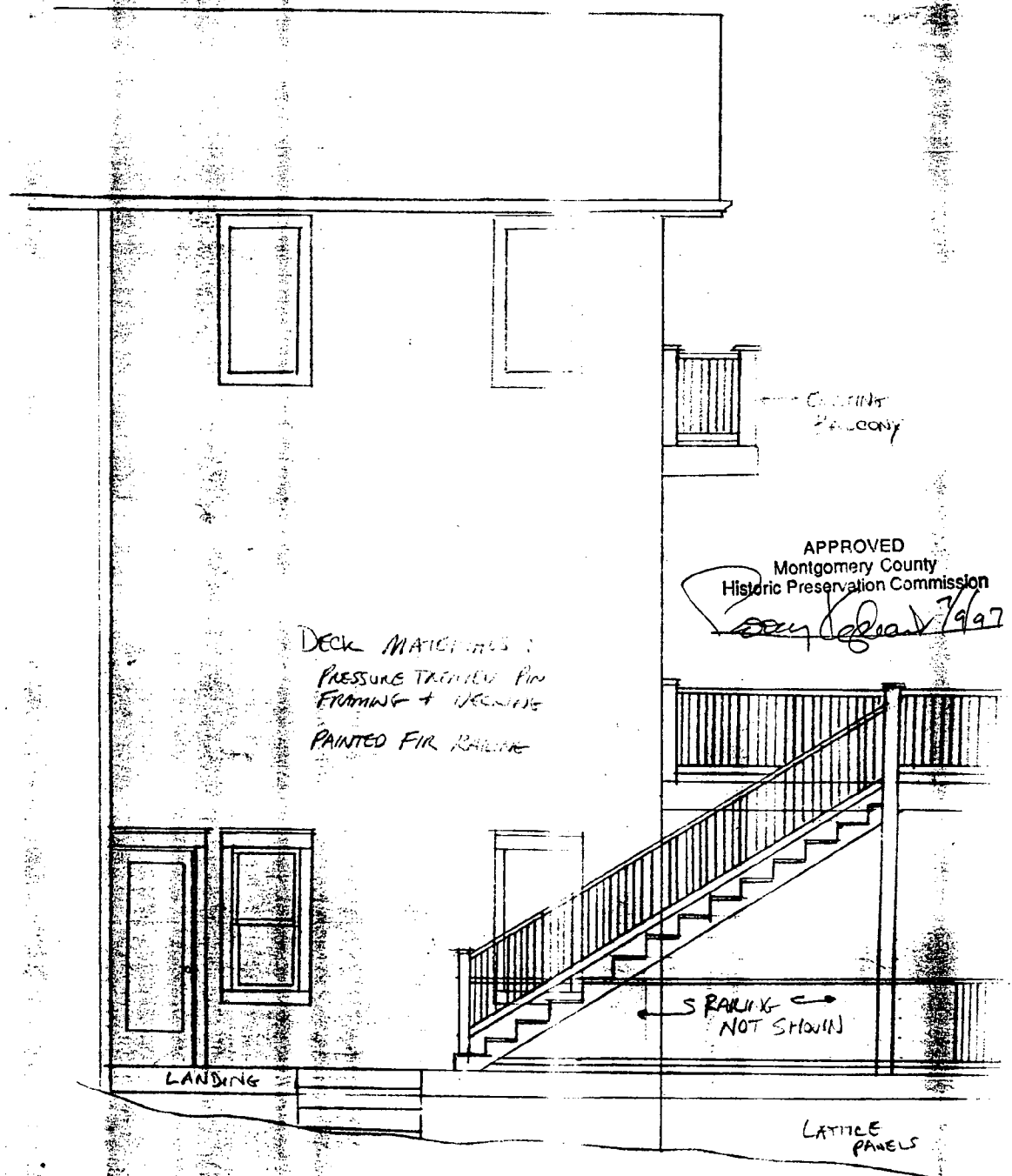
DOWN

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
7/9/01

PROPOSED PL. 1

SCALE 1/4" = 1'-0"



Deck MATERIALS:  
 PRESSURE TREATED PIN  
 FRAMING + WEARING  
 PAINTED FIR RAILING

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 7/9/97

LATTICE  
 PANELS

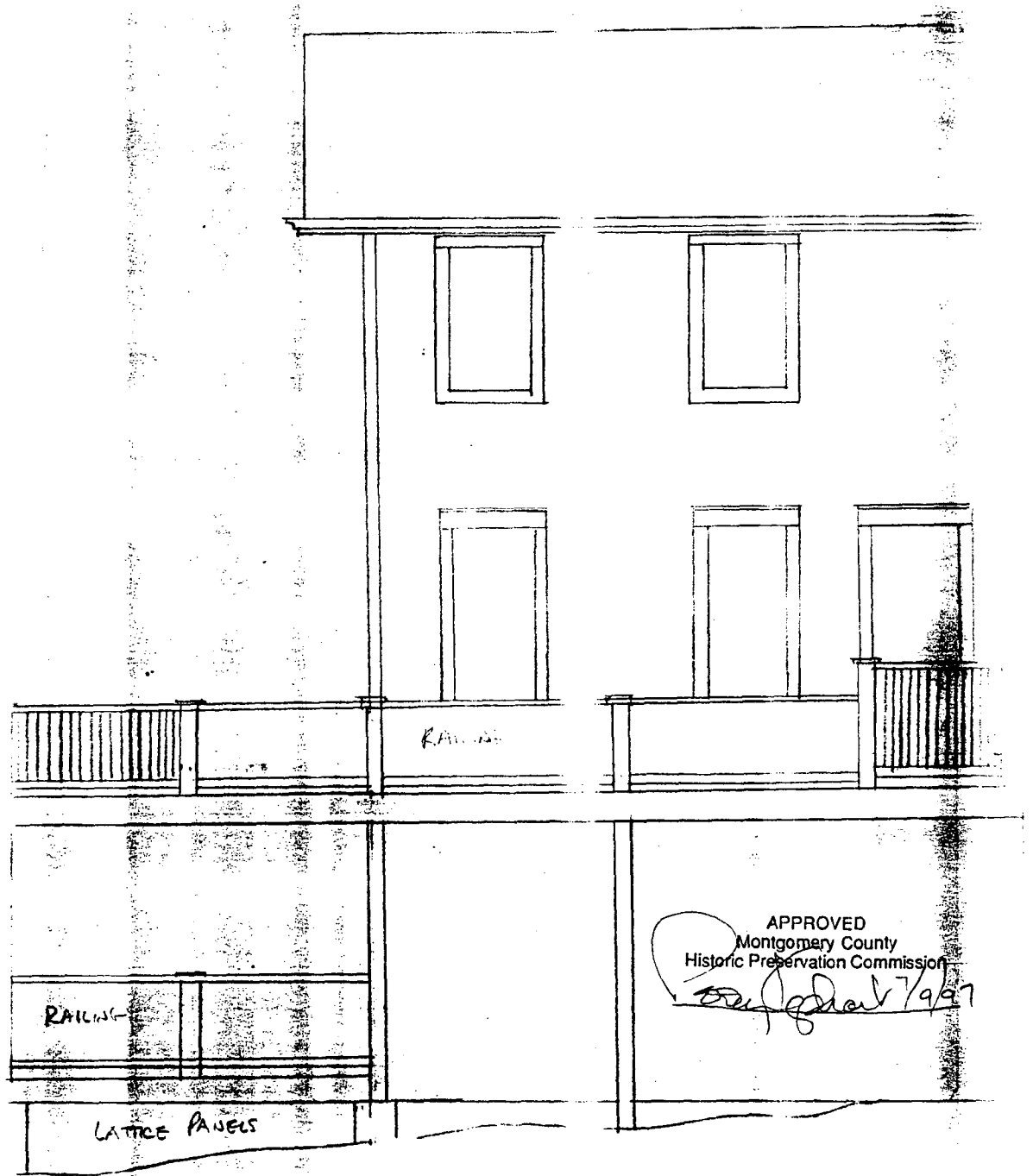
PROPOSED SIDE ELEVATION

Scale: 1/4" = 1'-0"

LANDING

SPACING  
 NOT SHOWN

SECOND  
 BALCONY



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/9/97

PROPOSED SUEVATION

SCALE 1/4" = 1'-0"

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

DATE: 7-9-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division *egh*  
M-NCPPC

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

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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.

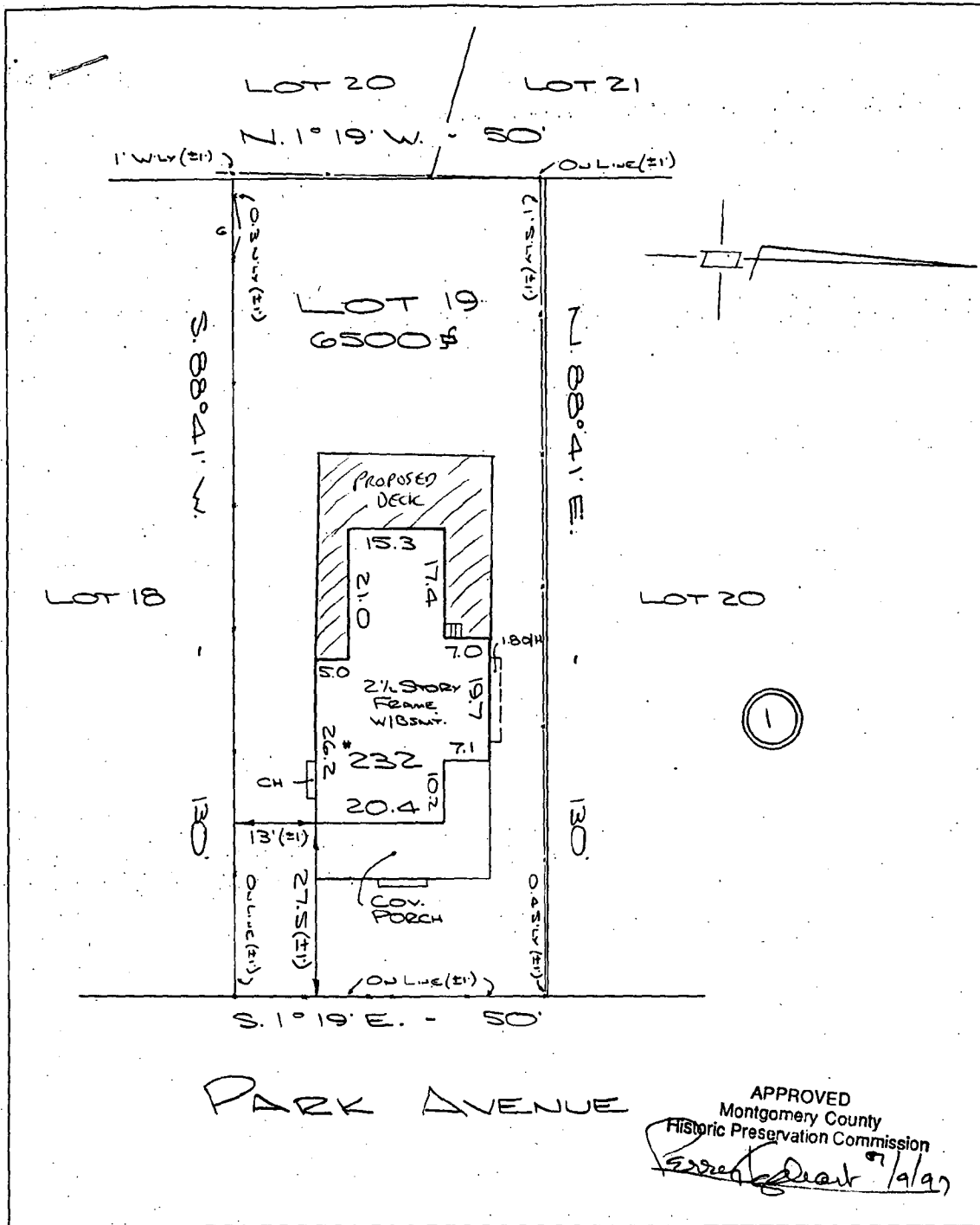
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



**Capitol Surveys, Inc.**

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

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

LOCATION DRAWING  
LOT 19      BLOCK 1

HILLCREST

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2      Plat 140      Scale 1" = 20'

CASE: 521-96      FILE: 53863

DATE: APRIL 13, 1996

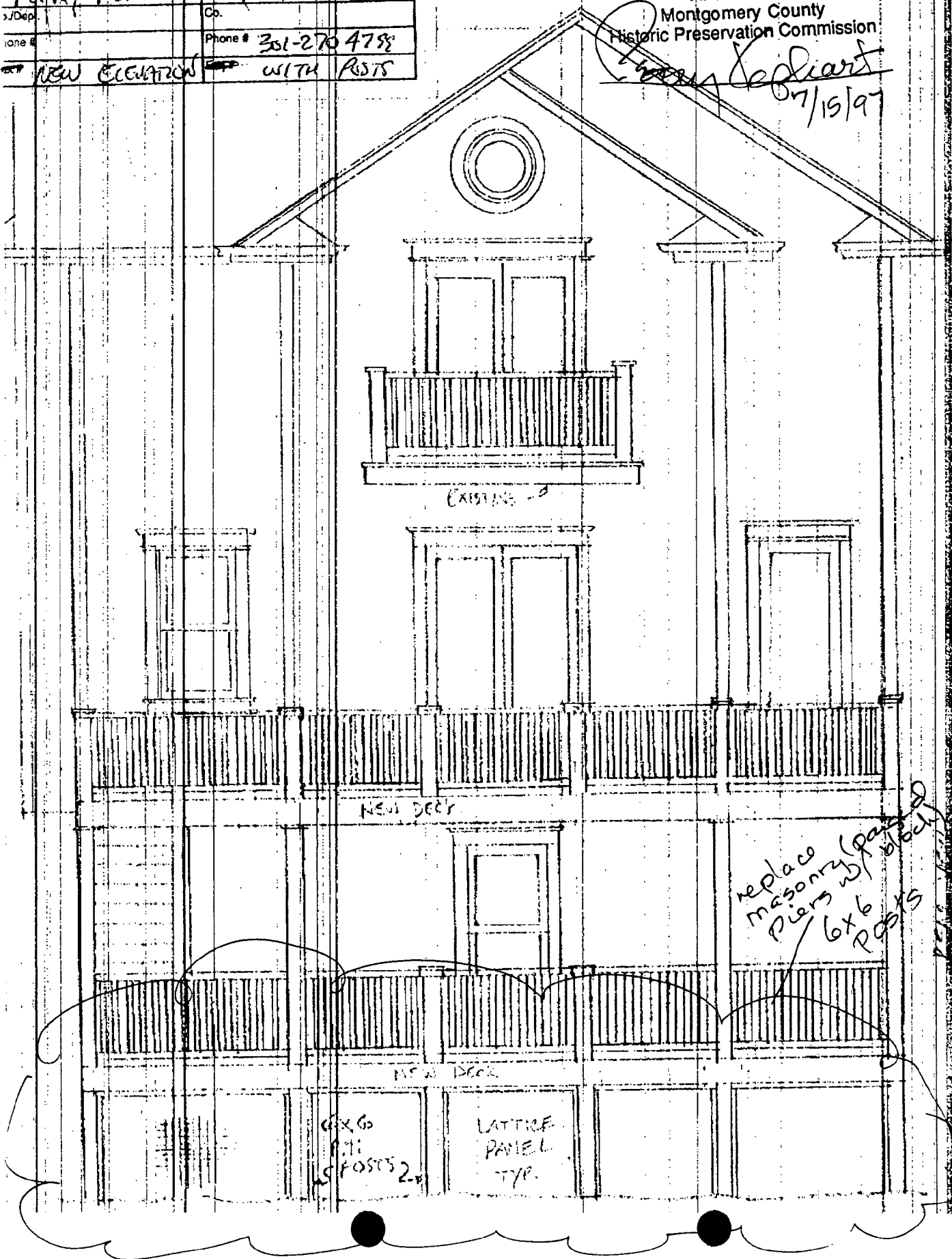
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Edward L. ...*  
Edward L. ... Jr.  
Maryland Property Line Surveyor No. 522

Post-it Fax Note	7671	Date	7-16-97	# of pages	1
PERRY KEPHART		From	RICK LEONARD		
s/Dep.		Co.			
Phone #		301-270-4758			
NEW EXCAVATION		WITH POSTS			

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Perry Kephart*  
 07/15/97



EXISTING

NEW DECK

NEW DECK

replace  
 masonry piers w/  
 6x6 posts

6x6  
 POSTS 2x

LATTICE  
 PANEL  
 TYP.



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Daniel Aibel  
227 Park Ave.  
Takoma Park, MD 20912

Juan + Minerva Velazquez  
230 Park Ave  
Takoma Park, MD 20912

The Leonards  
234 Park Ave  
Takoma Park, MD 20912

Roger L. Naylor  
7230 Spruce Ave.  
Takoma Park, MD 20912

Tom Tuomey  
7315 Willow Ave.  
Takoma Park MD 20912

Ulysses B Parnisset  
301 University Blvd.  
Galveston, TX 77555-1095

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 232 Park Avenue **Meeting Date:** 07/09/97  
**Resource:** Takoma Park Historic District **Review:** HAWP  
**Case Number:** 37/3-97U **Tax Credit:** None  
**Public Notice:** 06/25/97 **Report Date:** 07/02/97  
**Applicant:** L. Daniel Mullaney & Jessica C. Landman **Staff:** Perry Kephart  
**PROPOSAL:** Deck Installation **RECOMMEND:** Approval

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**DATE OF CONSTRUCTION:** ca. 1920

**SIGNIFICANCE:** Contributing Resource in Takoma Park Historic District

**ARCHITECTURAL DESCRIPTION**

Wood frame Colonial Revival front gable, ell-shaped two-story house with front gabled porch that extends the full width of the front section and wraps around to meet the ell on the right side. The house may be a Sears Catalog house as it resembles the Norwood. The house has large ca. 1980 three story rear addition built into the grade that drops off steeply from the front property line. Both the main block and the addition have lapped wood siding, and 1/1 windows. There is a 3rd story balcony at the rear with a railing matching that of front porch.

**PROPOSAL**

Applicant proposes to build decks on the first and second levels at the rear with a railed stairway on the left side that will lead from the 2nd level down to a side landing on the 1st level where three steps lead down to grade. The decks are proposed to wrap around the existing rear addition in an ell shape - the upper deck to wrap on the right side back to a door and the lower deck to wrap to the landing described above. The decks are to be the width of the house (23') and 12' deep.

The decks are to be of painted wood with a painted railing and inset picket design to match the existing railing on the house. Between the lower level and grade, lattice panels are to be installed.

**STAFF DISCUSSION**

The existing house was modified dramatically with the three story rear addition.. Staff is of the opinion that the proposed decks would add an interesting architectural element to the

①

imposing rear elevation and would effectively break up the verticality of the modern block. The materials used are appropriate to the house.

**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's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall 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,

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), 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: L. Daniel Mullaney

Daytime Phone No.: 202-452-6947

Tax Account No.: 13-25-1063968

Name of Property Owner: L. Daniel Mullaney + Jessica C. Landman Daytime Phone No.: 202-452-6947

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Contractor Registration No.: 32422 (MD. Home Improvement License No.)

Agent for Owner: (Owners) Daytime Phone No.: 202-452-6947

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Lot: 19 Block: 1 Subdivision: "Hill Crest"

Liber: 7053 Folio: 413 Parcel: 13-25-1063968

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 Solar    Fireplace    Woodburning Stove    Single Family  
 Fence/Wall (complete Section 4)    Other: \_\_\_\_\_

1B. Construction cost estimate: \$ ± 25,000.00

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

Jessica Landman (owner)  
Signature of owner or authorized agent

6/17/97   (3)  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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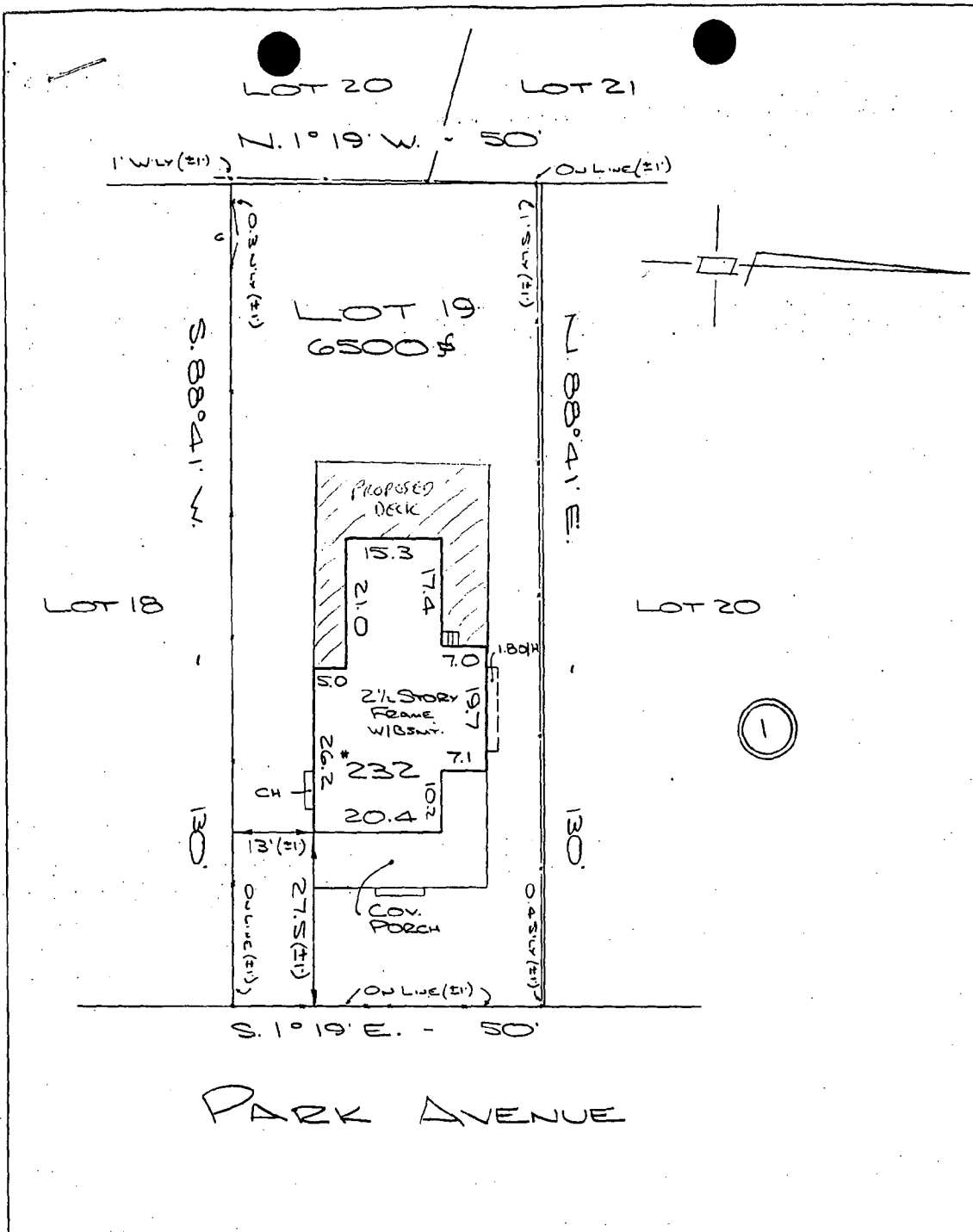
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4



**Capitol Surveys, Inc.**

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

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LOT 19 BLOCK 1

HILLCREST

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 140 Scale 1" = 20'

CASE: 521-96 FILE: 53863

DATE: APRIL 13, 1996

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

5

23 PARK AVE.  
TAKOMA PARK

33'-0"

12'-0"

PROPOSED DECK

LOWER DECK  
ENDS HERE

UPPER DECK  
ENDS HERE

DOWN

EXISTING HALLS

21'-0"

UPPER  
WALKWAY

LOWER  
LANDING

DOWN

6

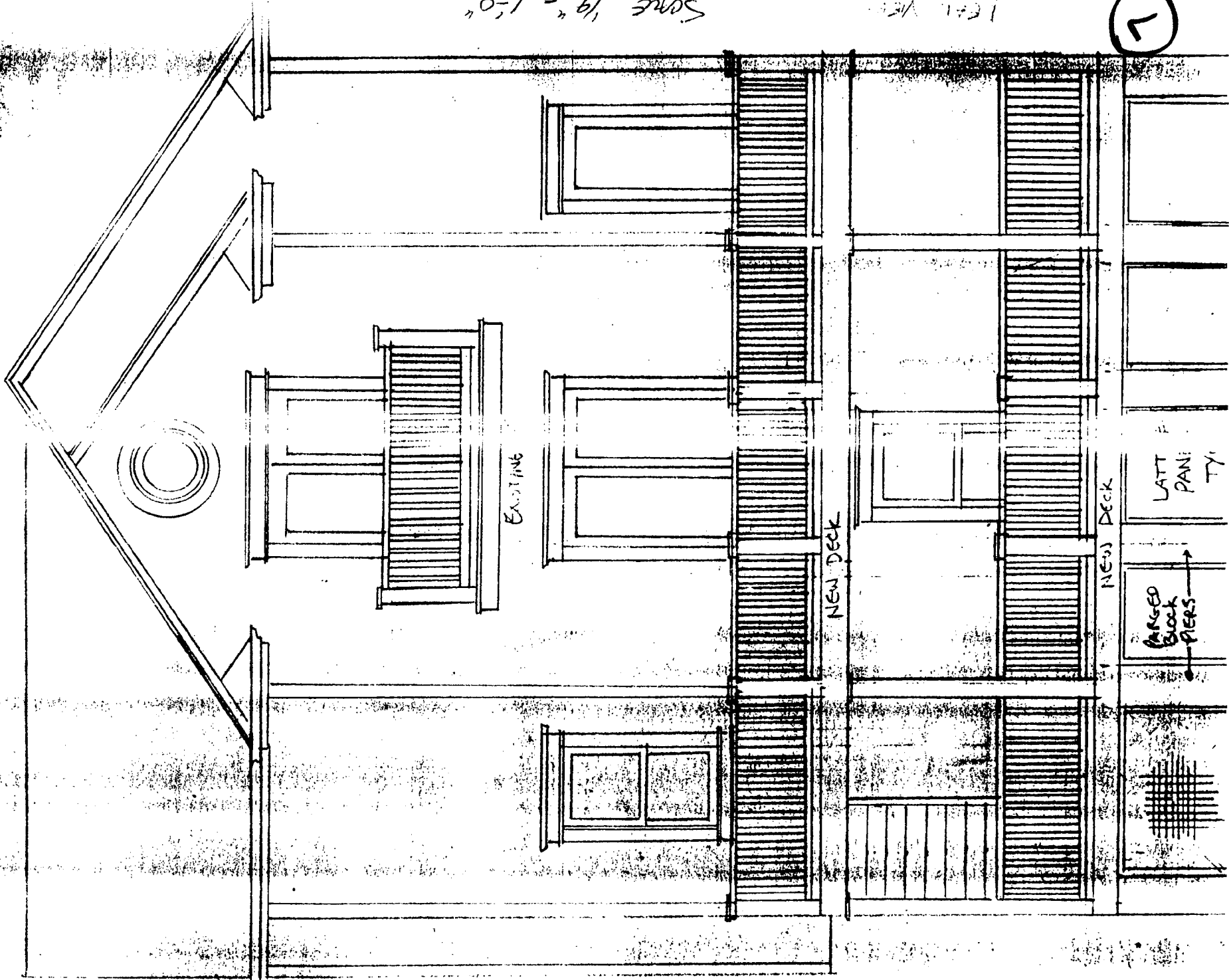
PROPOSED PL. 1

SCALE 1/4" = 1'-0"

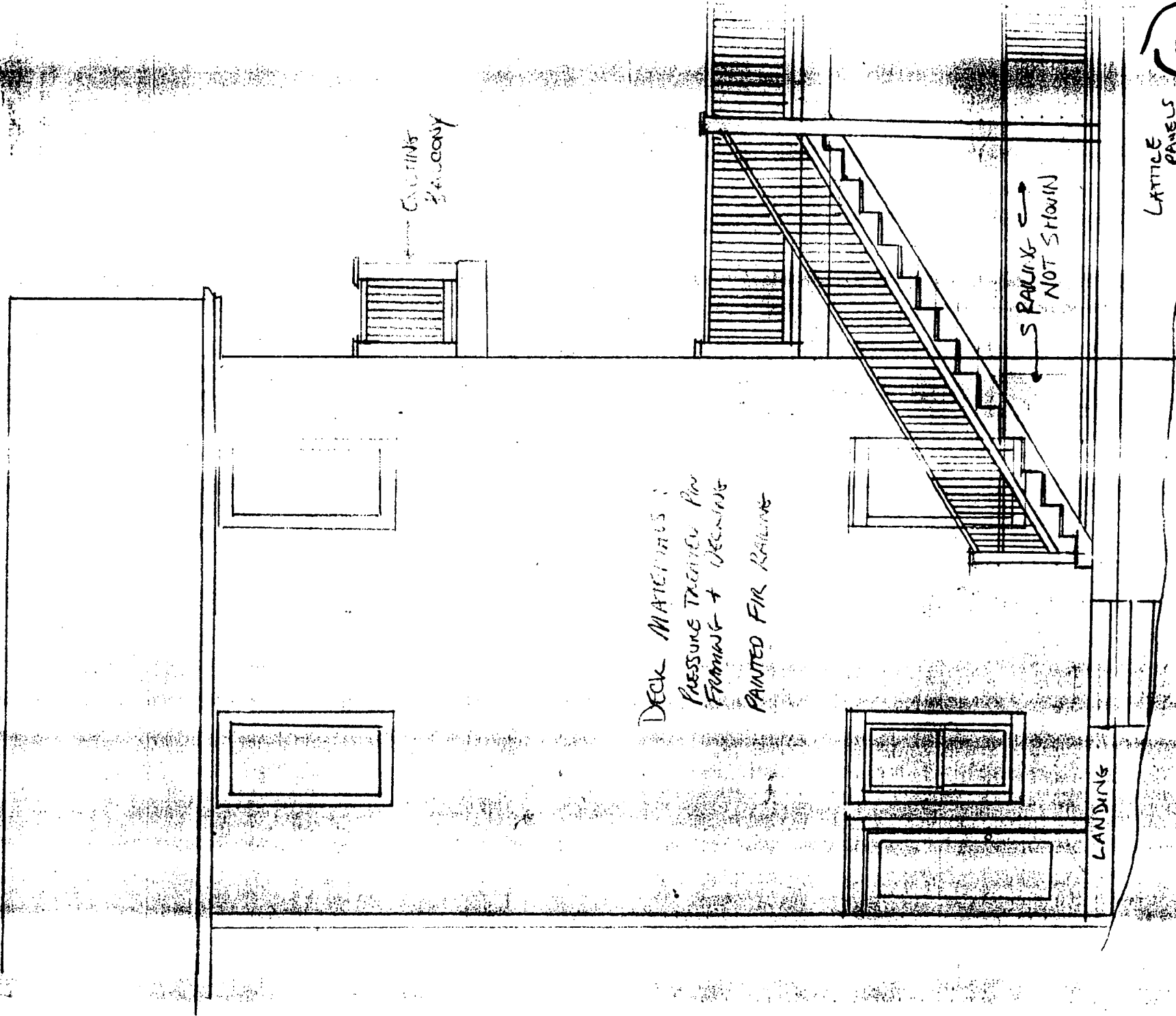
Some 1/4" - 1.0"

1/2" - 1.0"

7







EXISTING  
BALCONY

DECK MATERIALS:  
PRESSURE TREATED PINE  
FRAMING + DECKING  
PAINTED FIR RAILING

S RAILING  
NOT SHOWN

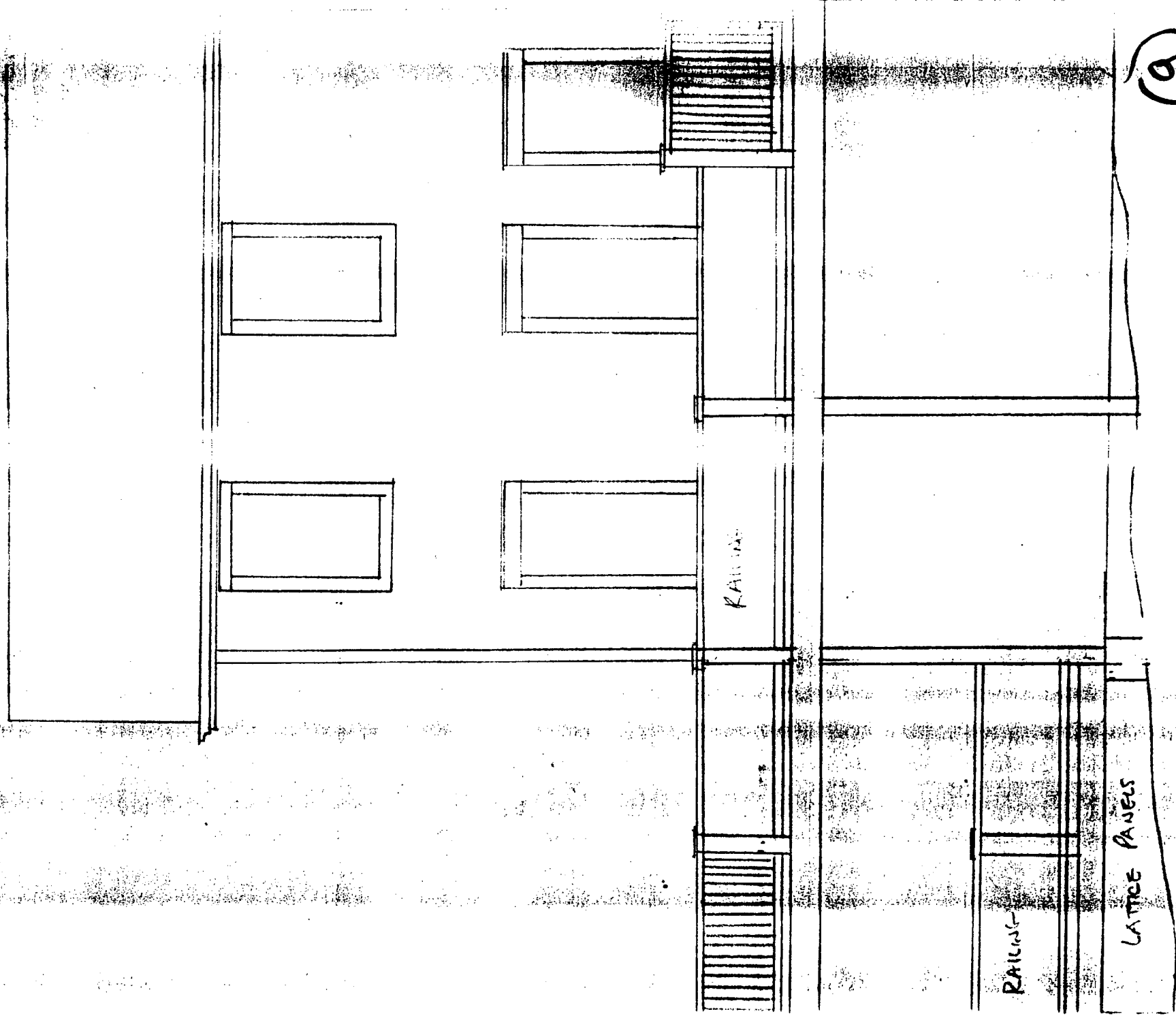
LANDING

LATTICE  
PANELS

B

PROPOSED SIDE ELEVATION

S. E. 1/4" = 1'-0"



RAILING

RAILING

LATTICE PANELS

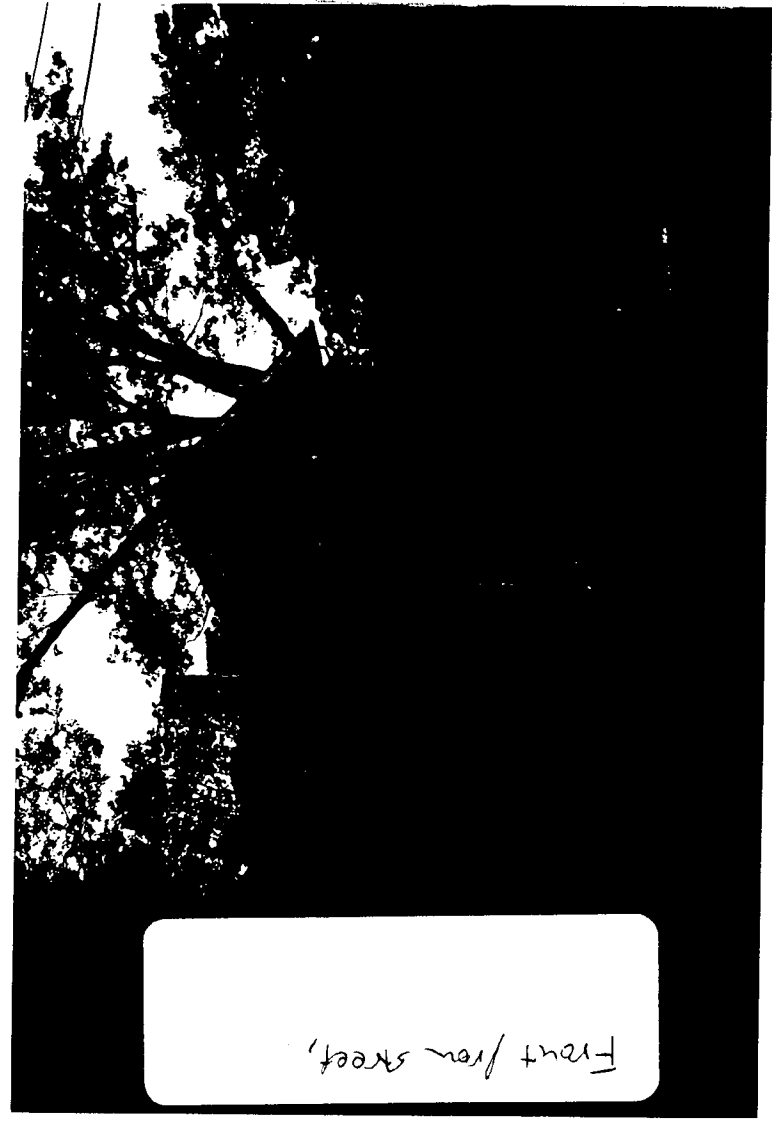
(9)

PROPOSED SILENT JUNCTION

SCALE 1/4" = 1'-0"



Front, from street



Front from street,

10

Rear, right view



Rear, straight on. Decks on  
1st & 2nd levels

11



Rear, left view