

37/3-99D 227 Park Avenue
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-24-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 37/3-99D // 990225085

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

Approved Denied

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: Dan Aibel

Address: 227 Park Avenue 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 DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



URN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Rick LEONARD
Daytime Phone No.: 301-270-4799

Tax Account No.: _____
Name of Property Owner: DAN AIBEL Daytime Phone No.: _____
Address: 227 PARK AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: HELMGUE BUILDING-RENOVATION INC. Phone No.: 301-270-4799
Contractor Registration No.: MHC 32422
Agent for Owner: RICK LEONARD Daytime Phone No.: 301-270-4799

LOCATION OF BUILDING/PREMISE

House Number: 227 Street: PARK AVE.
Town/City: TAKOMA PARK Nearest Cross Street: HOLT AVE.
Lot: 1+2 Block: 5 Subdivision: HILL-CREST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: GARAGE
1B. Construction cost estimate: \$ 10,000⁰⁰
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: NA
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

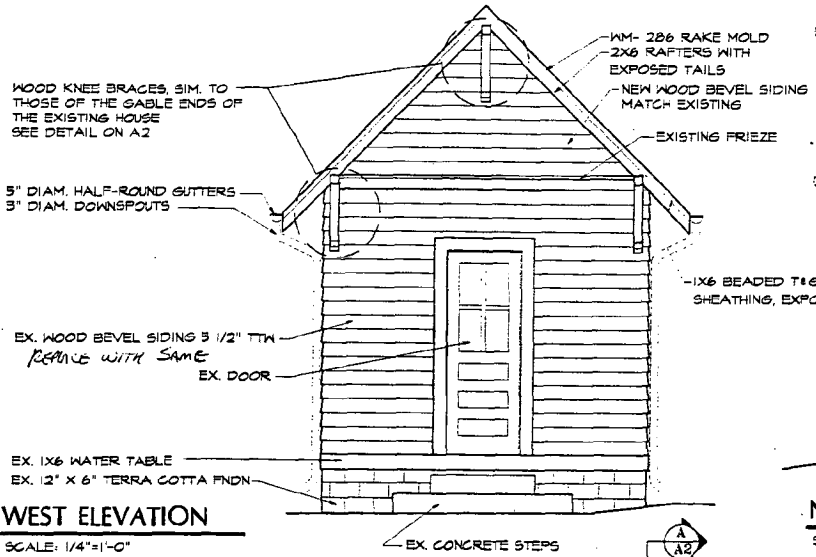
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

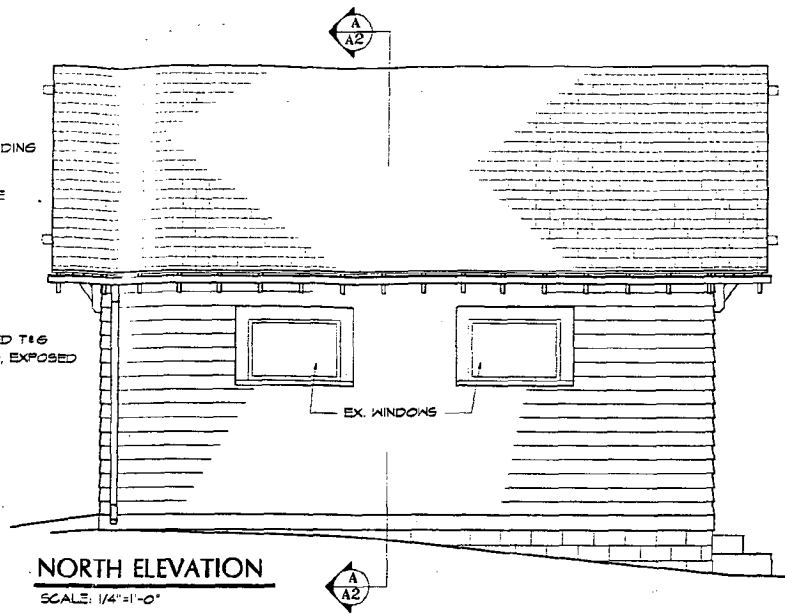
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ 2-24-99
Signature of owner or authorized agent Date

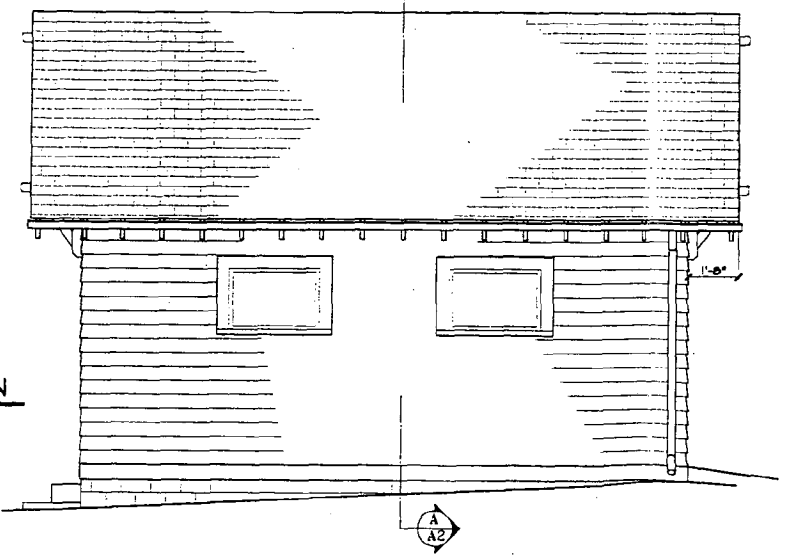
Approved: X _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 3/24/99
Application/Permit No.: 9902250085 Date Filed: 2/25/99 Date Issued: _____



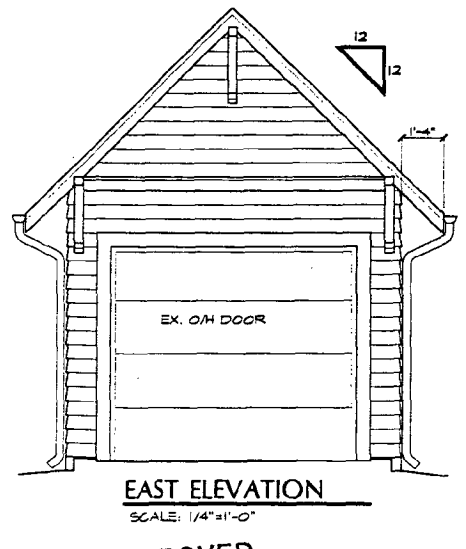
WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



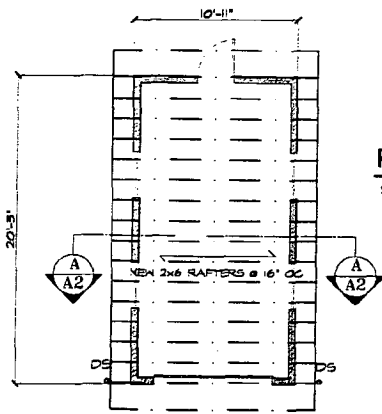
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

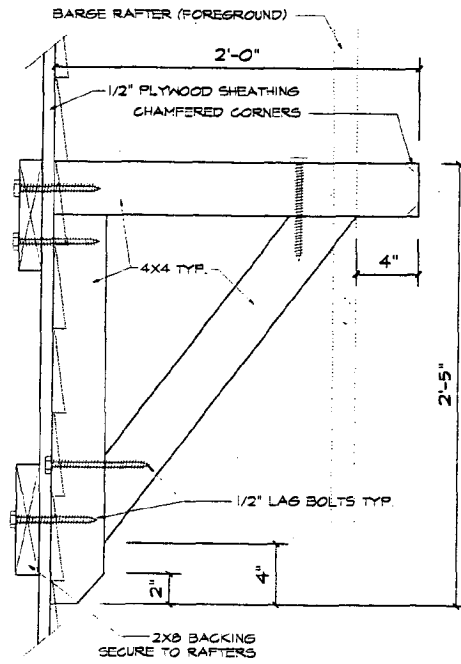
REVISION	SCALE: 1/4"=1'-0"
ELEVATIONS	
Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	
AIBEL RESIDENCE GARAGE 227 PARK AVENUE TAKOMA PARK, MD 20912	
DATE	FEB 8, 1999
A1	

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 RD2
 3/24/99



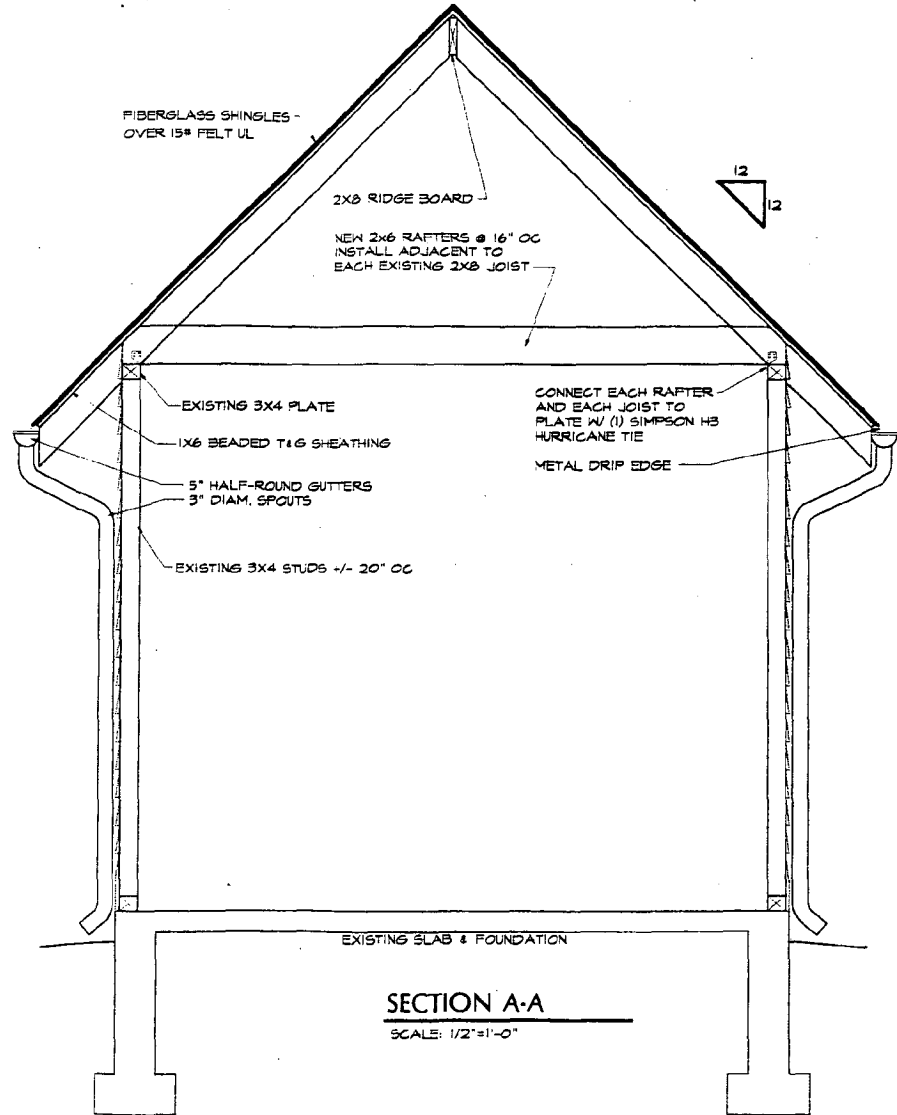
ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"



KNEE BRACE DETAIL

SCALE: 1 1/2"=1'-0"



SECTION A-A

SCALE: 1/2"=1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 1202
 3/24/99

REVISION	SCALE/AS NOTED	SECTION, DETAIL
		ROOF FR. PLAN
Alan Abrams AIBD 808 Aspen St. NW Wash. DC 20012 202.726.5684 fax 202.291.8772		
AIBEL RESIDENCE GARAGE 227 PARK AVENUE TAKOMA PARK, MD 20912		
DATE FEB 8, 1999		
SHEET		
A2		

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 227 Park Avenue Meeting Date: 3/24/99
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-99D Tax Credit: No
Public Notice: 3/10/99 Report Date: 3/17/99
Applicant: Dan Aibel Staff: Robin D. Ziek
PROPOSAL: Roof alterations on garage RECOMMENDATIONS: Approval

PROJECT DESCRIPTION

RESOURCE: Primary Resource in the Takoma Park Historic District
STYLE: Cape Cod
DATE: c1920-30

The subject property is a 1-1/2 story frame Cape Cod, with Craftsman details. The property occupies its own block, with Crescent Place on two sides and Park Place along the front of the property. Access to the existing one-car garage is on the northern leg of Crescent Place. The small building measures approximately 11' x 20'. It has wood bevel siding and a flat roof.

PROJECT PROPOSAL

The applicant proposes to add a simple pitched roof to the existing garage. No other changes are proposed at the site. The new roof would have a 12/12 pitch, and would utilize craftsman details similar to those used on the house. This includes exposed rafter tails and brackets to support the eaves. The roofing material would be asphalt, as is on the existing house.

STAFF DISCUSSION

The proposed alterations would be compatible with the resource, both the house and the Historic District. The existing garage stands in marked contrast to the existing buildings in the area, all of which have pitched roofs. The building itself is not remarkable but is indicative of the scale of the early 20th century outbuildings. The proposal would not change the size or scale of this outbuilding.

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 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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rick LEONARD

Daytime Phone No.: 301-270-4799

Tax Account No.: _____

Name of Property Owner: DAN AIBEL Daytime Phone No.: _____

Address: 227 PARK AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BUILDING & RENOVATION, INC. Phone No.: 301-270-4799

Contractor Registration No.: MHIC 32422

Agent for Owner: RICK LEONARD Daytime Phone No.: 301-270-4799

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Town/City: TAKOMA PARK Nearest Cross Street: HOLT AVE.

Lot: 1+2 Block: 5 Subdivision: HILL-CREST

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: GARAGE

1B. Construction cost estimate: \$ 10,000⁰⁰

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

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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.

[Signature]
Signature of owner or authorized agent

2-24-99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

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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 small wood frame garage, 20 feet by 11 feet, with a flat roof (which leaks), a large door opening on street, a small door opening opposite, and two small windows on each of the other sides. The garage sits on a cement slab with a rough brick foundation. The garage is located on a triangular lot, bounded by streets on two long sides and on the third side by a lot (owned by the same owner) with a wood frame house originally constructed in 1918 which is considered a significant historical resource. Presumably, the garage was built at the same time. Apart from the garage, the lot is undeveloped but has some large trees that would not be affected by this project.

- 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 replace the existing flat roof with a peaked roof to match the adjacent house, using the same shingles used on the adjoining house, and with triangular wooden braces under the roof similar to those on the adjoining house. In addition, the owner intends to repair the existing siding (replacing only when deteriorated beyond repair) and paint the garage to match the adjoining house. If permissible, the project would include adding to northwest side an attached wooden bin or shed (not full height) to hold garbage bins and gardening supplies, which would only extend over a part of that side.

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 deteriorating flat roof with traditional peaked roof, and matching siding materials to integrate with existing structure. Scale will be consistent with existing structure, and materials will match existing structure except that roofing shingles will match adjoining house.

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

New roof will be consistent with existing structure; although the roofline will be different from the original, it will be consistent in style with the overall structure.

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

New roof will be consistent with the existing structure and will have no noticeable impact on house or surroundings (except that it will look better than existing garage). Actually, it will fit with surroundings better since none of the surrounding houses have flat roofs.

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).

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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

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.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name L. Daniel Mullaney and Jessica Landman _____

 Address 232 Park Avenue _____

 City/Zip Takoma Park, Md. 20912 _____

2. Name M. Leticia and Ulysses B. Panissett _____

 Address 234 Park Avenue _____

 City/Zip Takoma Park, Md. 20912 _____

6

3. Name Harry C. and M.A. Whalley
Address 238 Park Avenue
City/Zip Takoma Park, Md. 20912

4. Name Stephen and Barbara Whitney
Address 16 Crescent Place
City/Zip Takoma Park, Md. 20912

5. Name Juan Valazquel-Ortiz
Address 230 Park Avenue
City/Zip Takoma Park, MD 20912

6. Name Michael Mills and Connie Markakis
Address 14 Crescent Place
City/Zip Takoma Park, Md. 20912

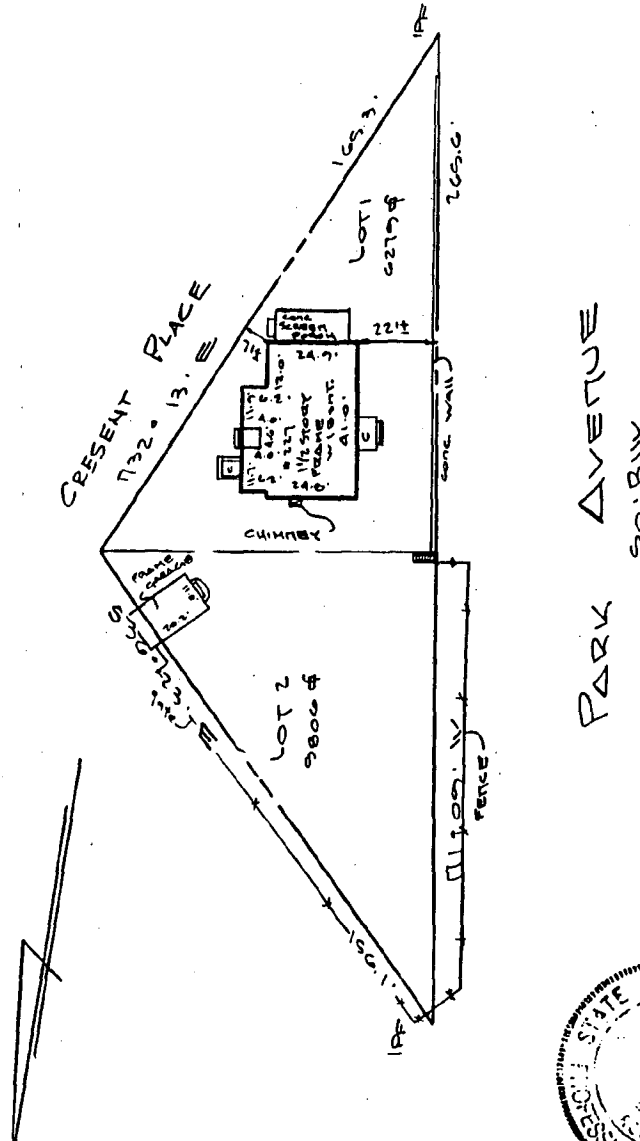
7. Name Andrew and Katya Partan
Address 25 Holt Place
City/Zip Takoma Park, Md. 20912

8. Name David Hauck and Mary M. Voorhees
Address 24 Holt Place
City/Zip Takoma Park, Md. 20912

1757E

(7)

NOTE: Not shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
 Date of Map: 8571
 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

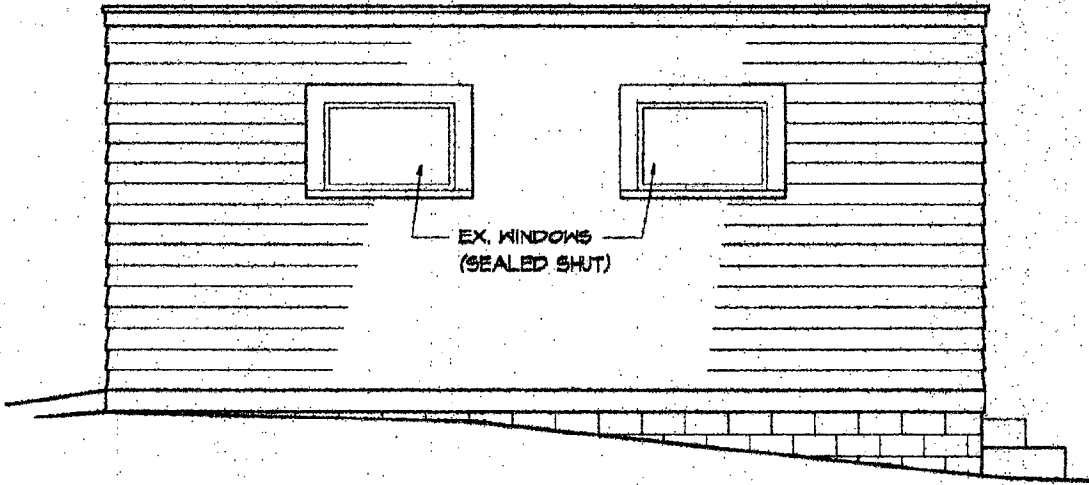
THIS SURVEY IS FOR TITLE PURPOSES ONLY

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.

8

Post-It® Fax Note	7671	Date	3.16	# of pages	2
To	ROBIN ZIEK	From	RICK LEONARD		
Co./Dept.		Co.	VIA ALAN ABRAMS		
Phone #		Phone #			
Fax #		Fax #			



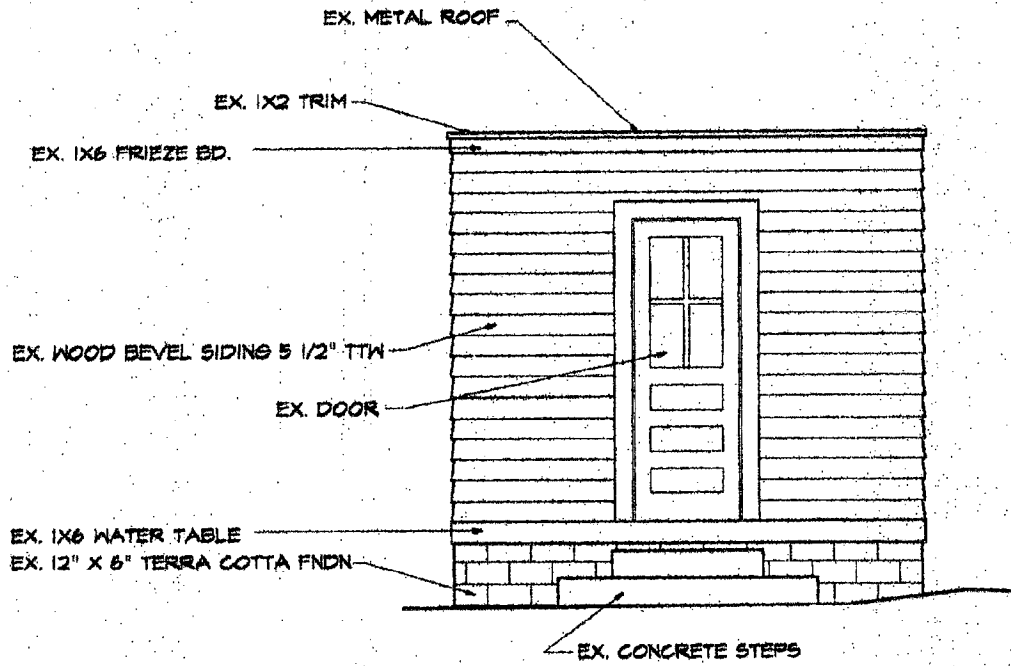
EXISTING NORTH ELEVATION

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



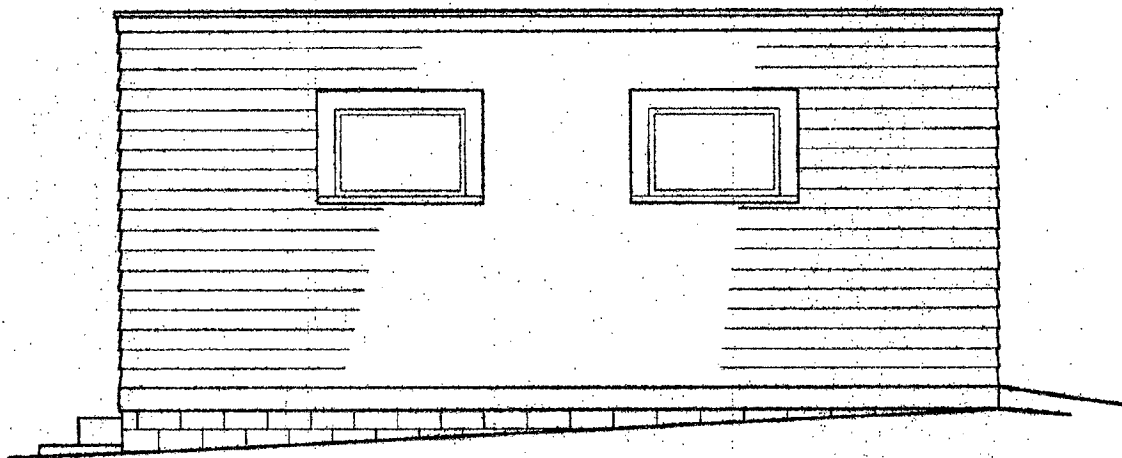
EXISTING EAST ELEVATION

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



EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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

10

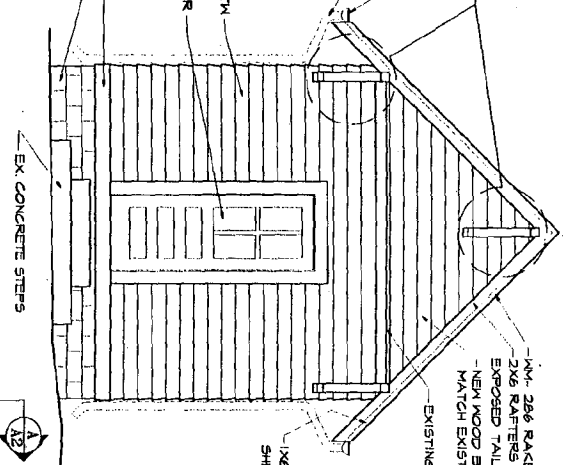
WOOD KNEE BRACES SIM TO
THOSE ON THE GARBLE ENDS OF
THESE TRUSSES IN HOUSE
SEE DETAIL ON A2

3" DIAM HALF-ROUND GUTTERS
3" DIAM DOWNPOUTS

EX WOOD BEVEL SIDING 5 1/2" TIM
FASANE WITH SAME
EX DOOR

EX 1X6 WATER TABLE
EX 12" X 6" TERRA COTTA FINISH

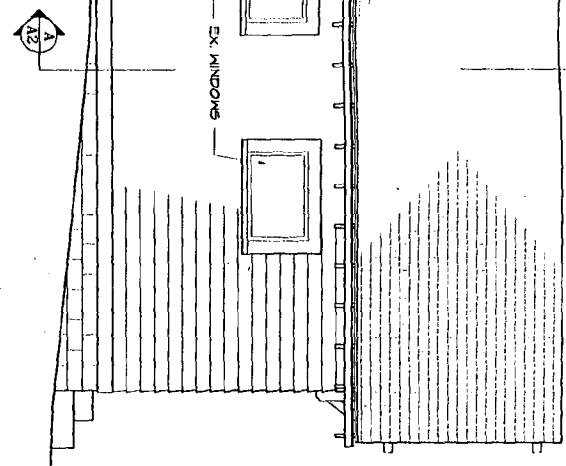
WEST ELEVATION
SCALE: 1/4"=1'-0"



1X6-2B& RAKE HOLD
2X6 RAFTERS WITH
EXPOSED TAILS
NEW WOOD BEVEL SIDING
MATCH EXISTING
EXISTING FRIEZE

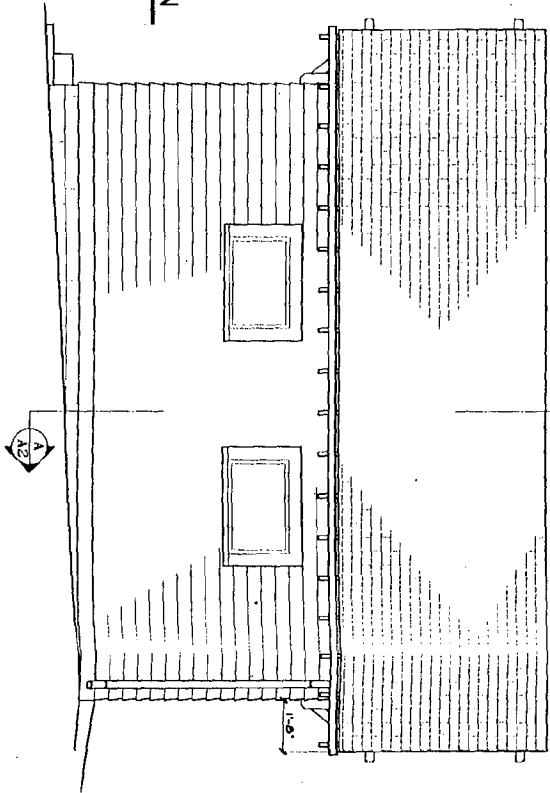
1X6 BEADED T&G
SHEATHING EXPOSED

NORTH ELEVATION
SCALE: 1/4"=1'-0"

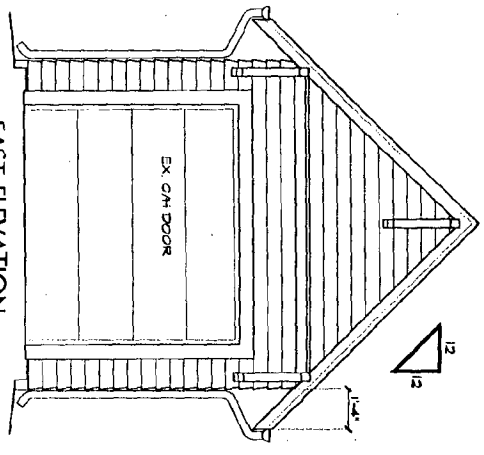


EX WINDOWS

SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

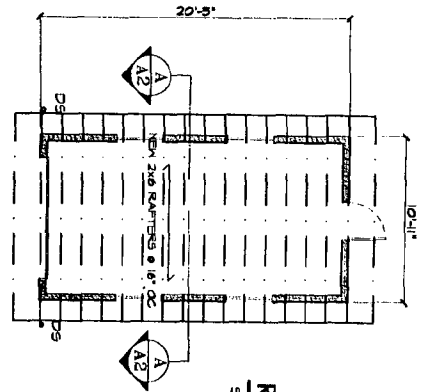


EX CM DOOR

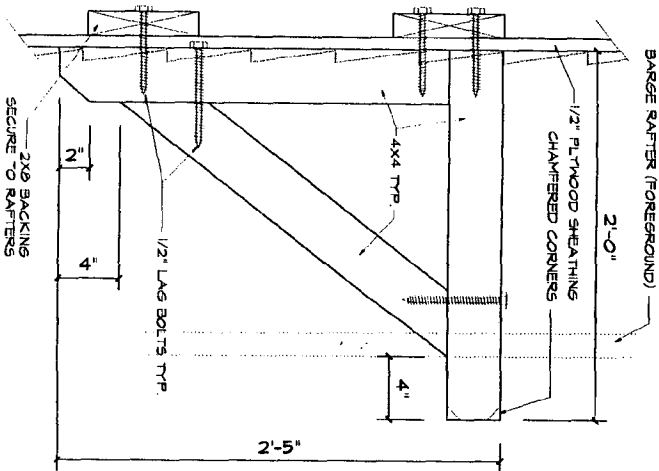


A1	DATE FEB 8, 1993 SHEET #	AIBEL RESIDENCE GARAGE 227 PARK AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0"	REVISION
				ELEVATIONS	

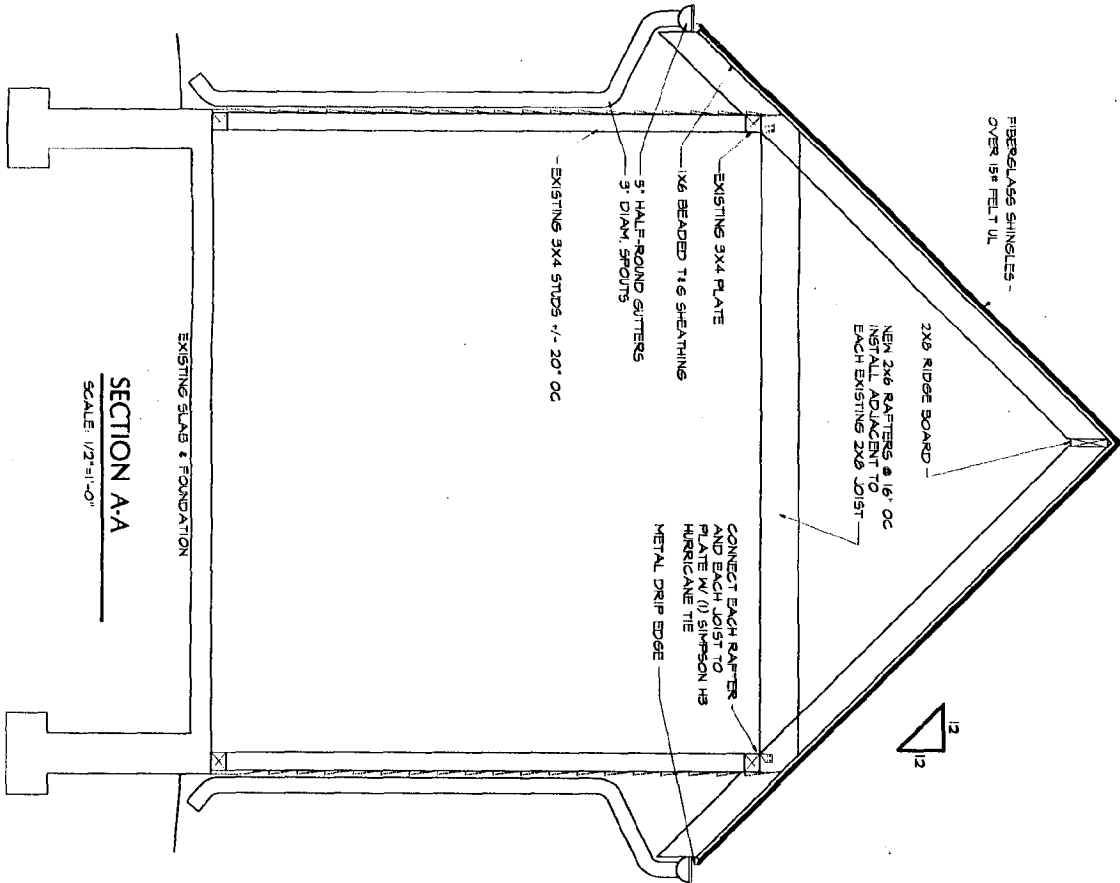
11



ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



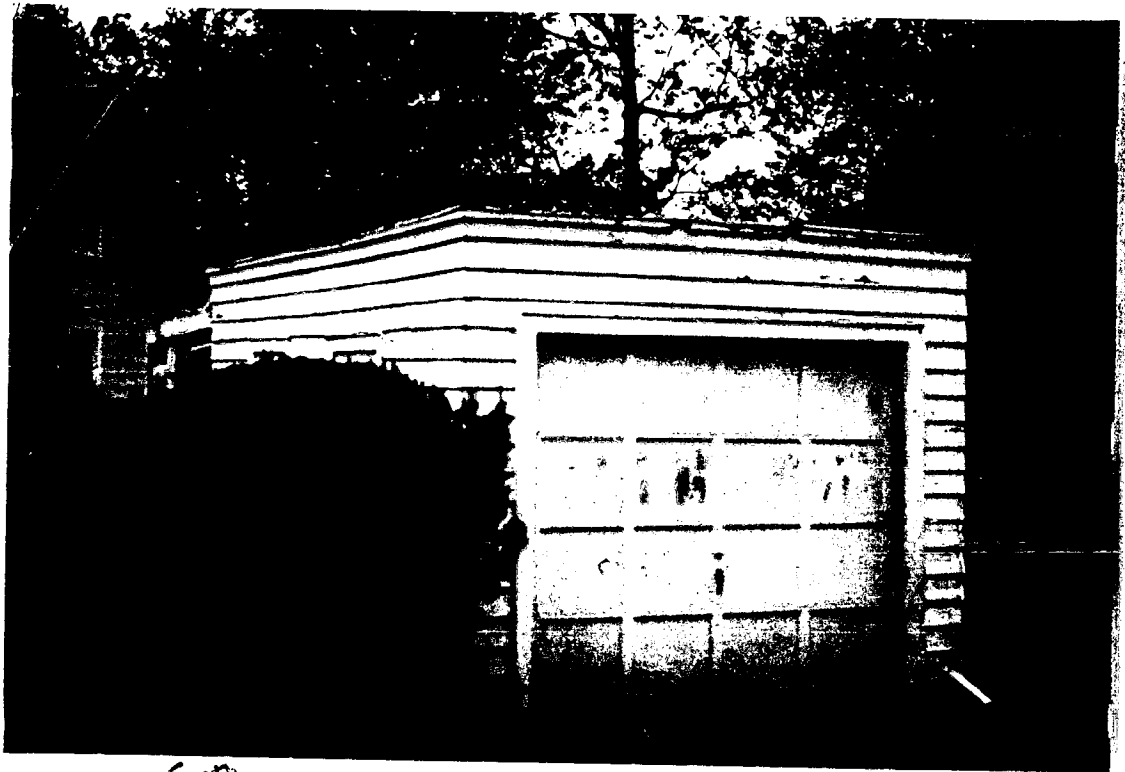
KNEE BRACE DETAIL
SCALE: 1/2"=1'-0"



SECTION A-A
SCALE: 1/2"=1'-0"

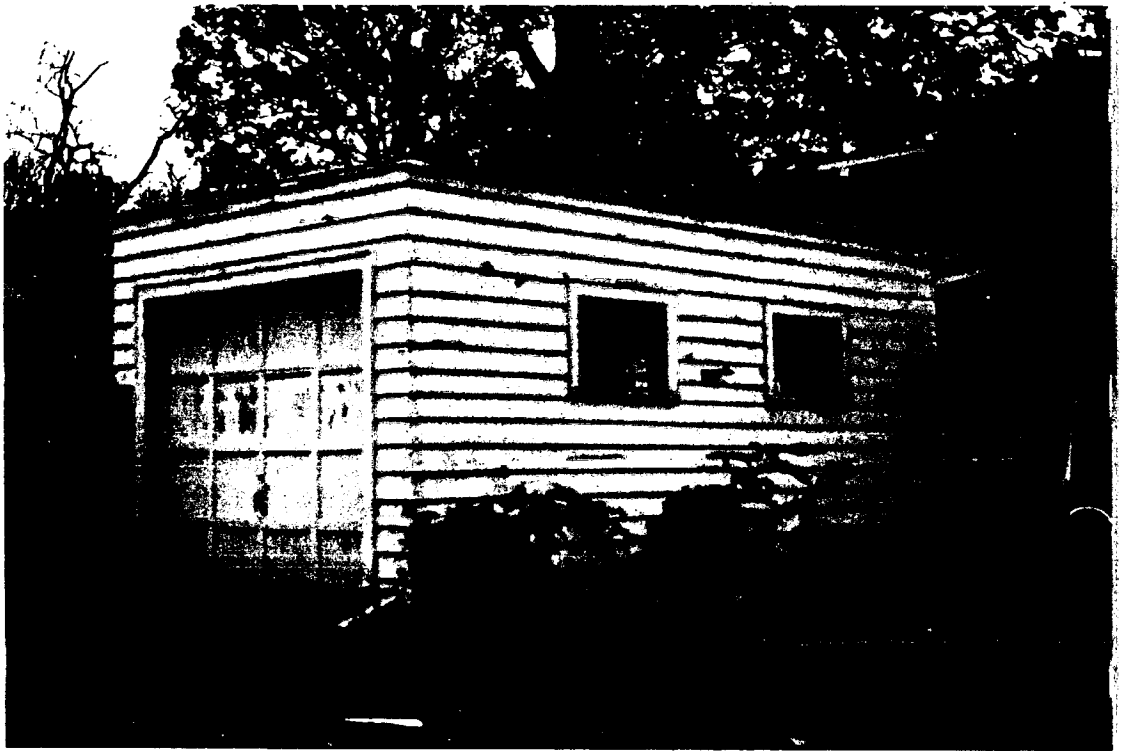
A2	DATE FEB. B. 1993 SHEET	AIBEL RESIDENCE GARAGE 227 PARK AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.8772	SCALE: AS NOTED	REVISION
					SECTION, DETAIL ROOF FR. PLAN

12



South elevation

East elevation



East elevation

North elevation

Flat Roof



West
Elevation

South Elevation





227 PANK AVE GARAGE
FRONT



227 PINK AVE GARAGE
FRONT AND SE SIDE

WITH HOUSE IN BACKGROUND



1993

1993

227 PARK AVE GRANGE
REAR + NW SIDE



227 PARK AVE. GARAGE
NW SIDE