

37/3-93P 234 Park Avenue
Takoma Park Historic District

MEMORANDUM

TO: Robert Seely, Chief
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 6-10-93

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 6-9-93 reviewed the attached application by PANISSET for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

- 1) basement windows will be used, double hung sash windows matching the dimensions of the second story windows
- 2) a French door is approved for installation on the rear basement level

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

* this elevation was not shown on paper to the HPC but was approved.

Attachments:

1. _____
2. _____
3. _____
4. _____
5. _____

hawpok.dep



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. 270-5232
(Contract/Purchaser) ULYSSES + LETICIA PANISSET (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE:

House Number 23A Street PARK AVE.

Town/City TAKOMA PARK Election District _____

Nearest Cross Street PHILADELPHIA AVE

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room-Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 9000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO IN A HISTORIC DISTRICT

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required)

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 of owner or authorized agent (agent must have signature notarized on back) _____ Date 5-29-93

APPROVED: For Chairperson, Historic Preservation Commission
DISAPPROVED: _____ Signature Albert B. Randall Date 6-9-93

APPLICATION/PERMIT NO: 9305240062 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 234 Park Avenue Meeting Date: 6/9/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93P Tax Credit: No
Public Notice: 5/26/93 Report Date: 6/2/93
Applicant: Ulysses & Leticia Panisset Staff: Nancy Witherell
PROPOSAL: Side addition RECOMMEND: Approve

The applicants are purchasing a contributing structure in the historic district that requires code improvements. The HAWP concerns adding an interior staircase from the basement to the first floor. In order to accommodate the lower stair run, the projection of the existing one-story side bay would be doubled from approximately 2 feet to approximately 4 feet. At the same time, the width of the bay would be increased from 11'2" to 16'2". As a result, the square casement windows on the side elevation would be relocated closer to the front of the house.

An equal projection would be constructed at the basement level (where none now exists) but no projection would be constructed on the second floor. A basement door would be installed and a small window also relocated at the ground level. The existing sash windows and rafter tails would be reused. All new wall and trim materials would match the existing.

The application suggests the option of adding windows to the side wall of the basement-level bay and the front and rear walls of the first floor bay.

STAFF DISCUSSION

The staff finds the proposal consistent with the Takoma Park guidelines. The change in the existing bay projection is not a substantial alteration, and the ground level changes would not be very visible considering the grade and the vegetation on the site. The changes are compatible with the style and proportion of the house.

The staff finds that the proposed basement-level windows would be appropriate on the condition that they be wood casements matching the proportions (if not the light configuration) of the existing

casements on the side elevation. The staff would also recommend against the installation of the proposed fixed glass windows as drawn. However, the applicant might consider square casements in this location as an appropriate alternative.

STAFF RECOMMENDATION

Based upon the conditions noted above, the staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 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 Standard #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 with the Takoma Park guidelines.



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Town/City TAKOMA PARK Election District _____

Nearest Cross Street PHILADELPHIA AVE

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 9000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES IN A HISTORIC DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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3

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:

BUNGALOW - PROBABLY 1920'S - SEE PHOTOS

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

ENLARGING EXISTING SIDE BUMP OUT AND EXTENDING IT TO BASEMENT LEVEL. MATERIALS USED WILL MATCH EXISTING. PURPOSE IS TO PROVIDE A STAIRWAY FROM THE 1ST. FLOOR TO THE BASEMENT WHERE NONE EXISTS. BASEMENT IS TO BE FINISHED IN THE FUTURE AND THERE IS INADEQUATE ROOM INSIDE THE HOUSE TO LOCATE THE STAIR.

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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:

RECTANGULAR BOX ON SIDE OF HOUSE - SIMILAR TO BUT
LARGER THAN THE ONE IT REPLACES. MATERIALS TO MATCH EXISTING.
EXISTING WINDOWS WILL BE REUSED. THE RESULT WILL BE WELL
BALANCED AND SHOULD HARDLY BE NOTICEABLE TO THE CASUAL OBSERVER.

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

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

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 _____
 Address _____
 City/Zip _____
2. Name _____
 Address _____
 City/Zip _____

Takoma Park, May 25

Dear Nancy Withersell,

Following are the addresses of our
"future neighbors" on 234 Park Avenue:

1. George & Joan Whitney
232 Park Ave.
2. Ms. Minnie A. Whalley
238 Park Ave.
3. Steve & Barbara Whitney
16 Crescent Place

Please get in touch with us if you
need any further information.

Thank you, we really appreciate
your attention.

Ulysses & Leticia Panisset

MAY - 24 - 93 MON 15:48

ATTN: NANCY WITHERELL
RE: PANSET

P. 02

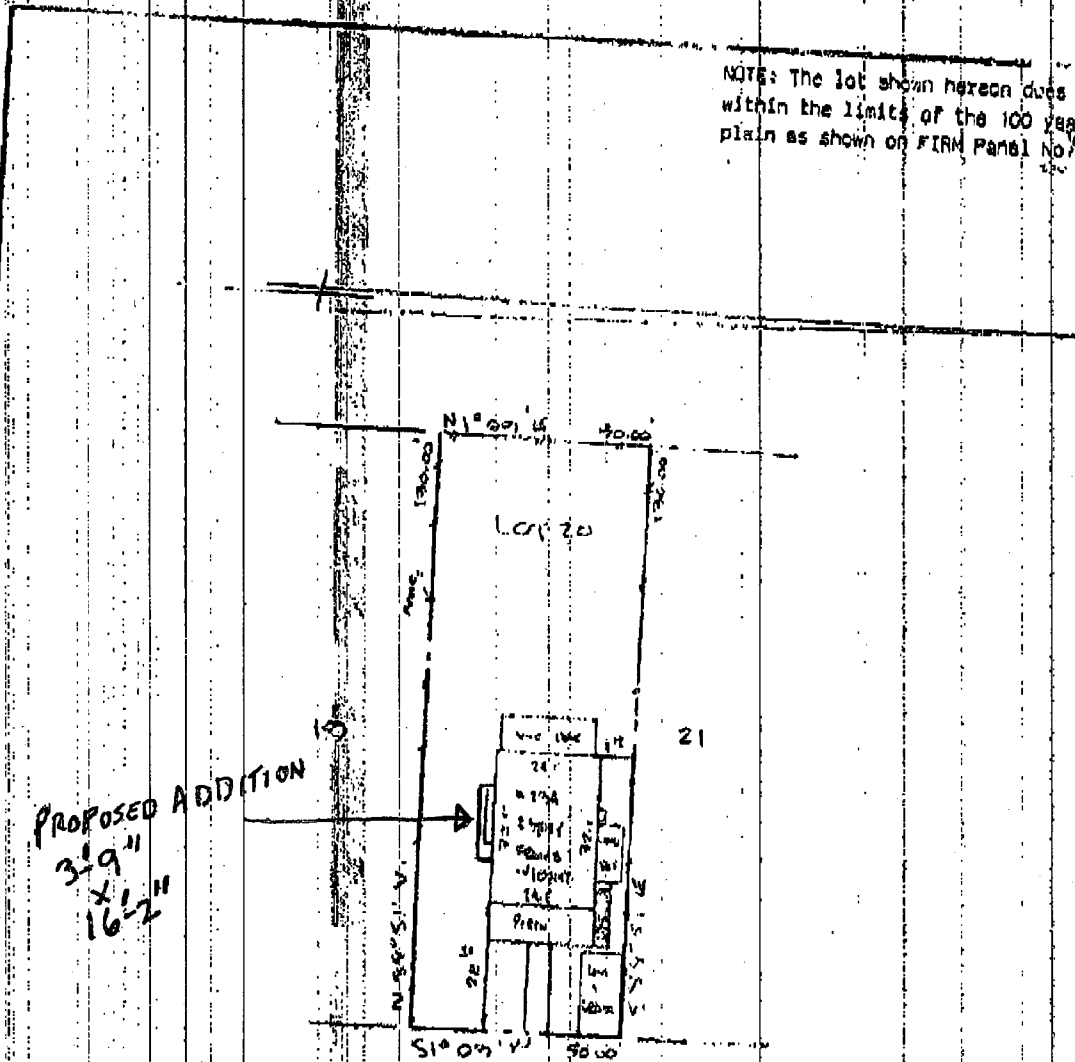
MAY 24 1993 9:59

THK & ASSOCIATES

FAX NO. 5106565730

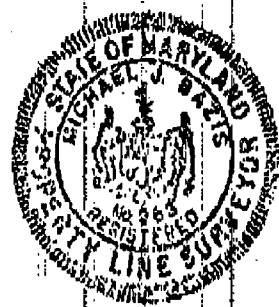
P. 02

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 13074



PROPOSED ADDITION
3'-9"
X
16'-2"

PARK AVENUE
S&W



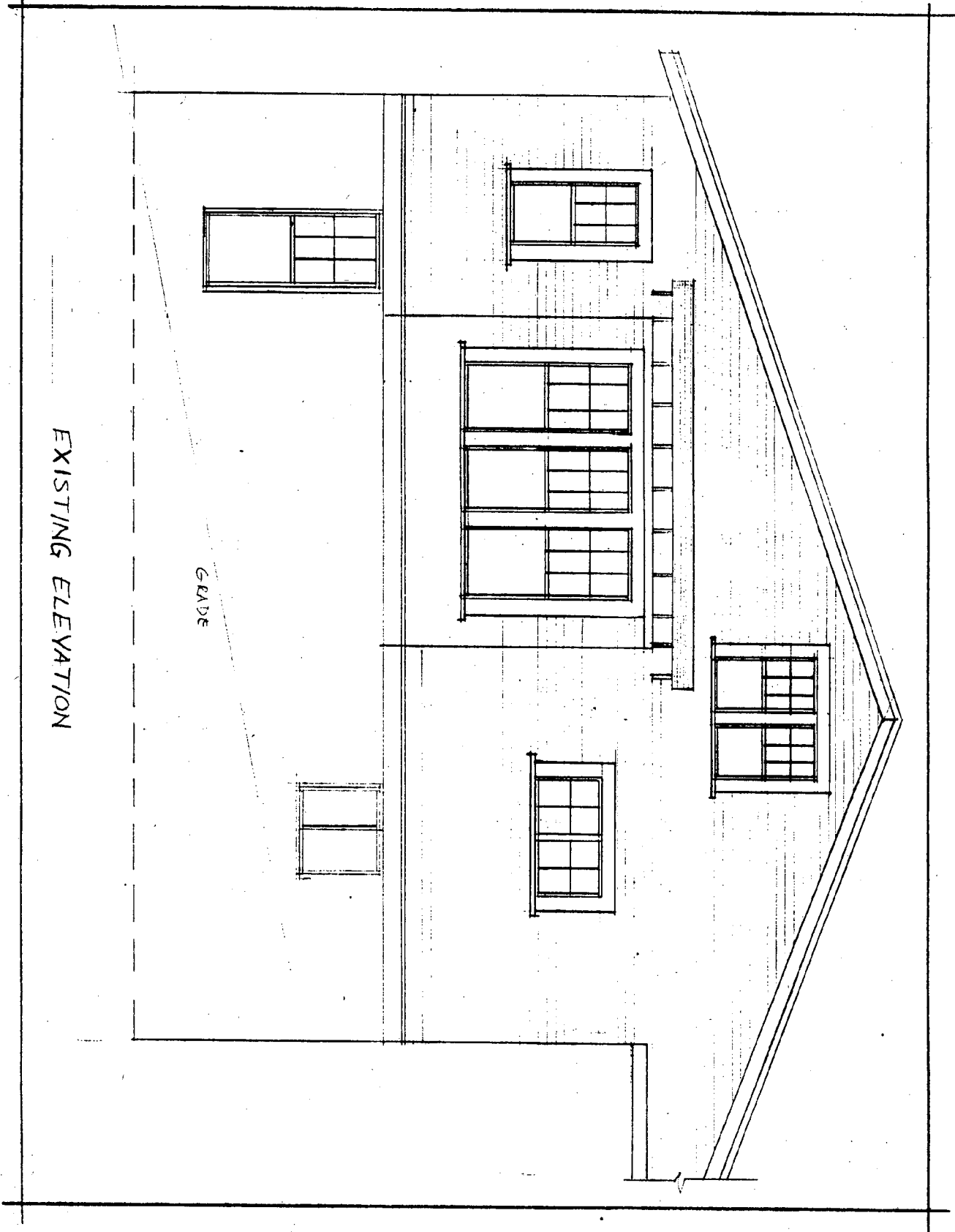
MINIMUM LOCATION SURVEY

SURVEYOR'S CERTIFICATE

LOT 20 BLOCK "1"

I hereby certify that the position of all

8



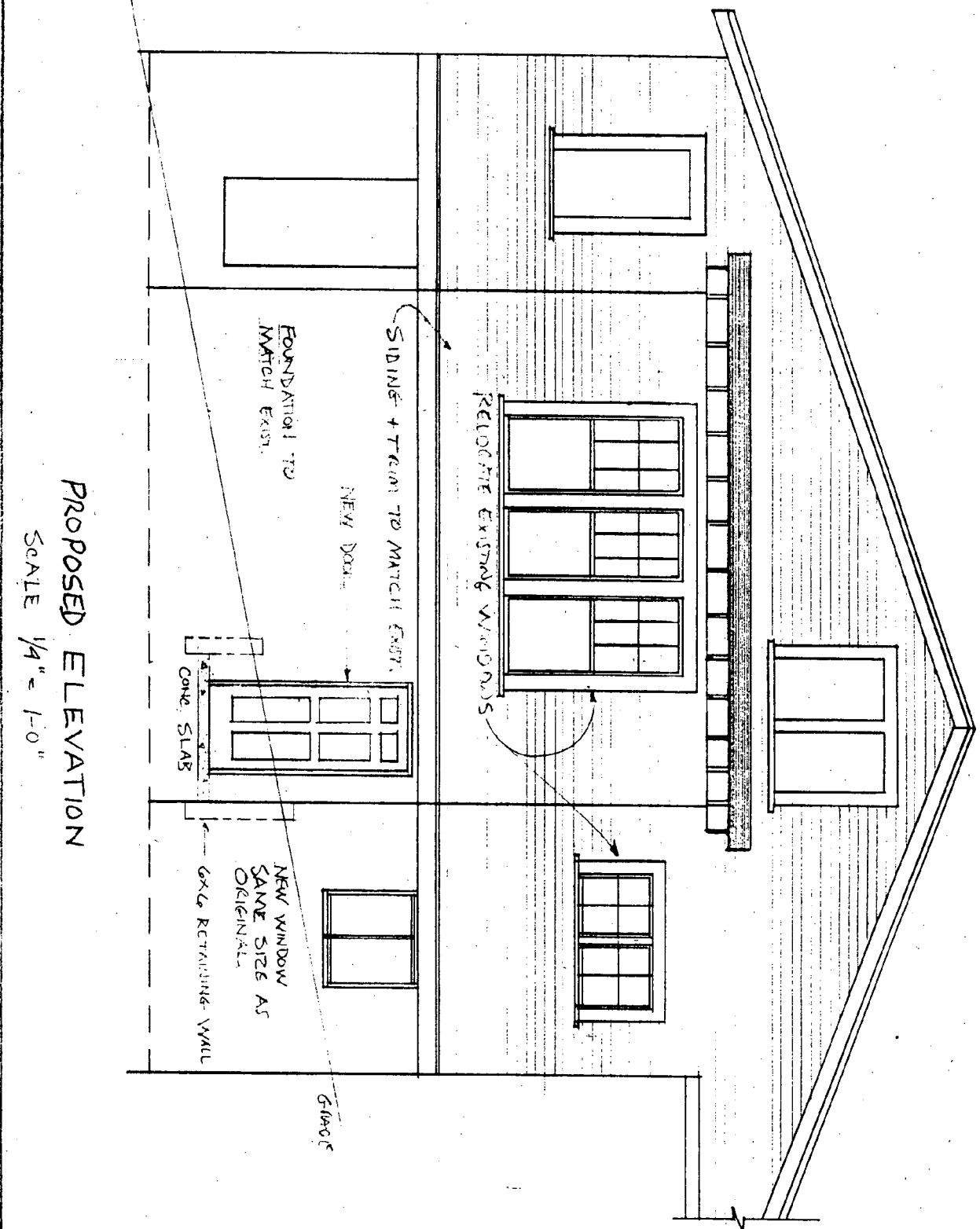
EXISTING ELEVATION

GRADE

ADDITION TO THE RESIDENCE OF
ULYSSES + LETICIA PANISSET

234 PARK AVE., TAKOMA PARK, MD 92000 4000 E 7

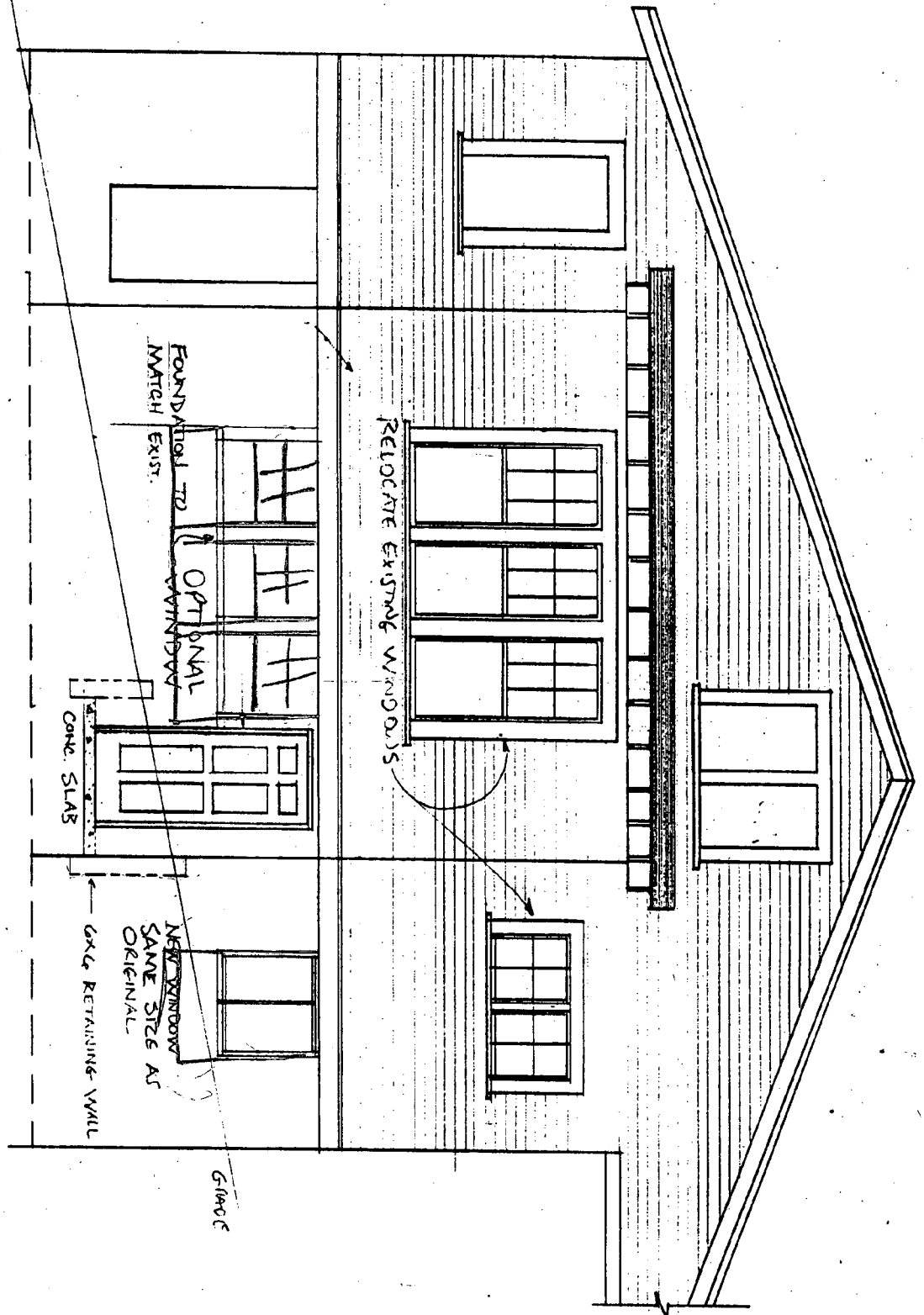
9

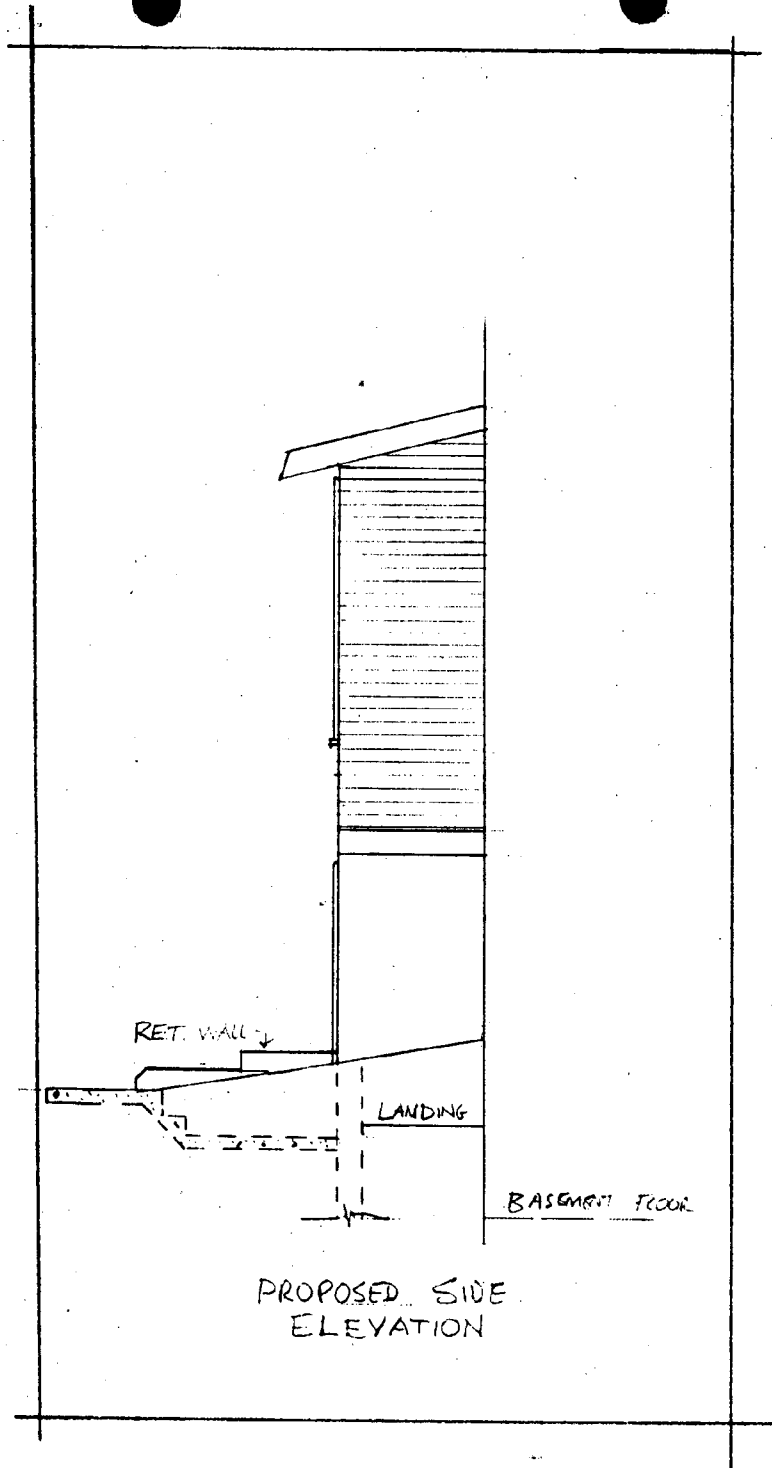


PROPOSED ELEVATION

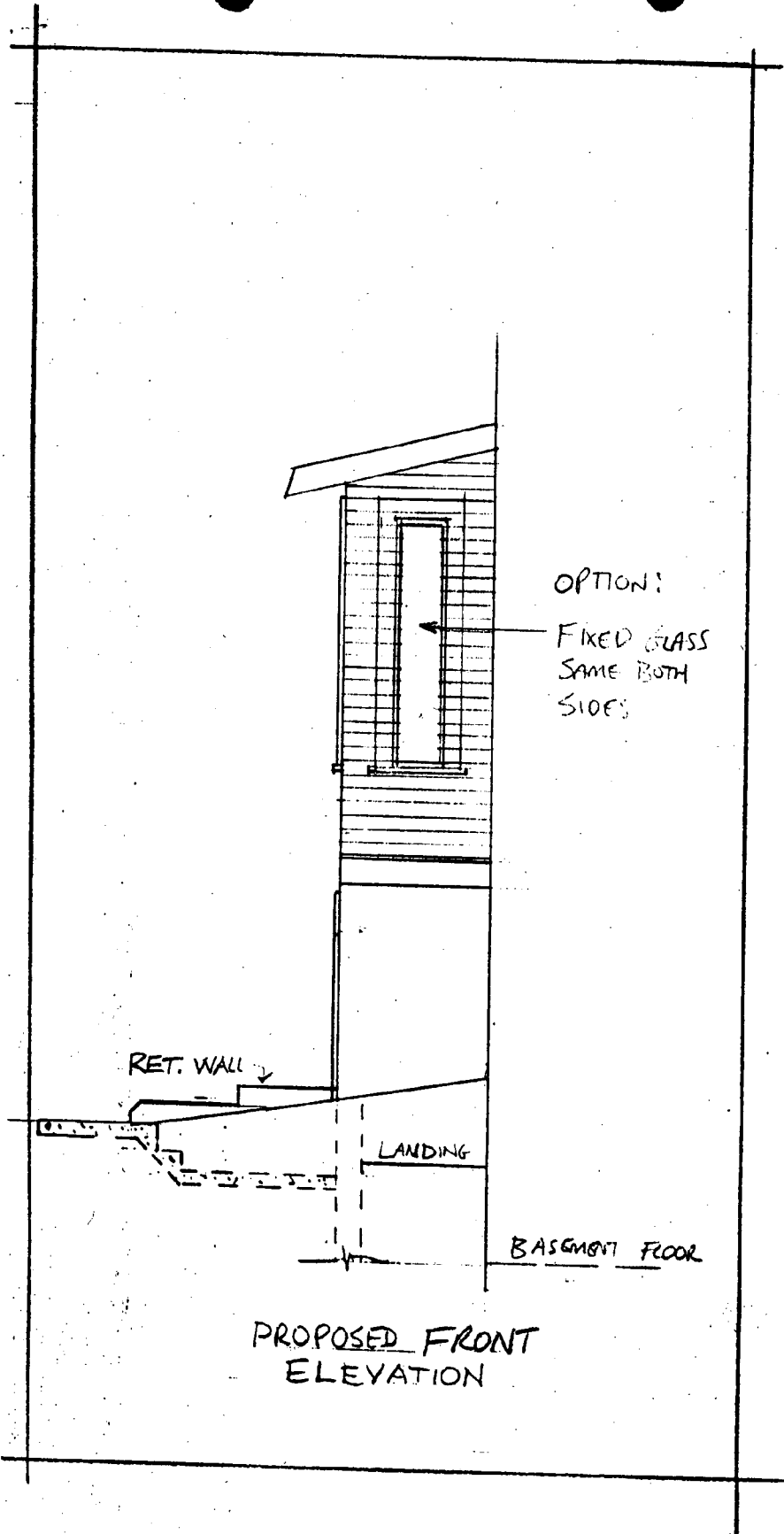
SCALE 1/4" = 1'-0"

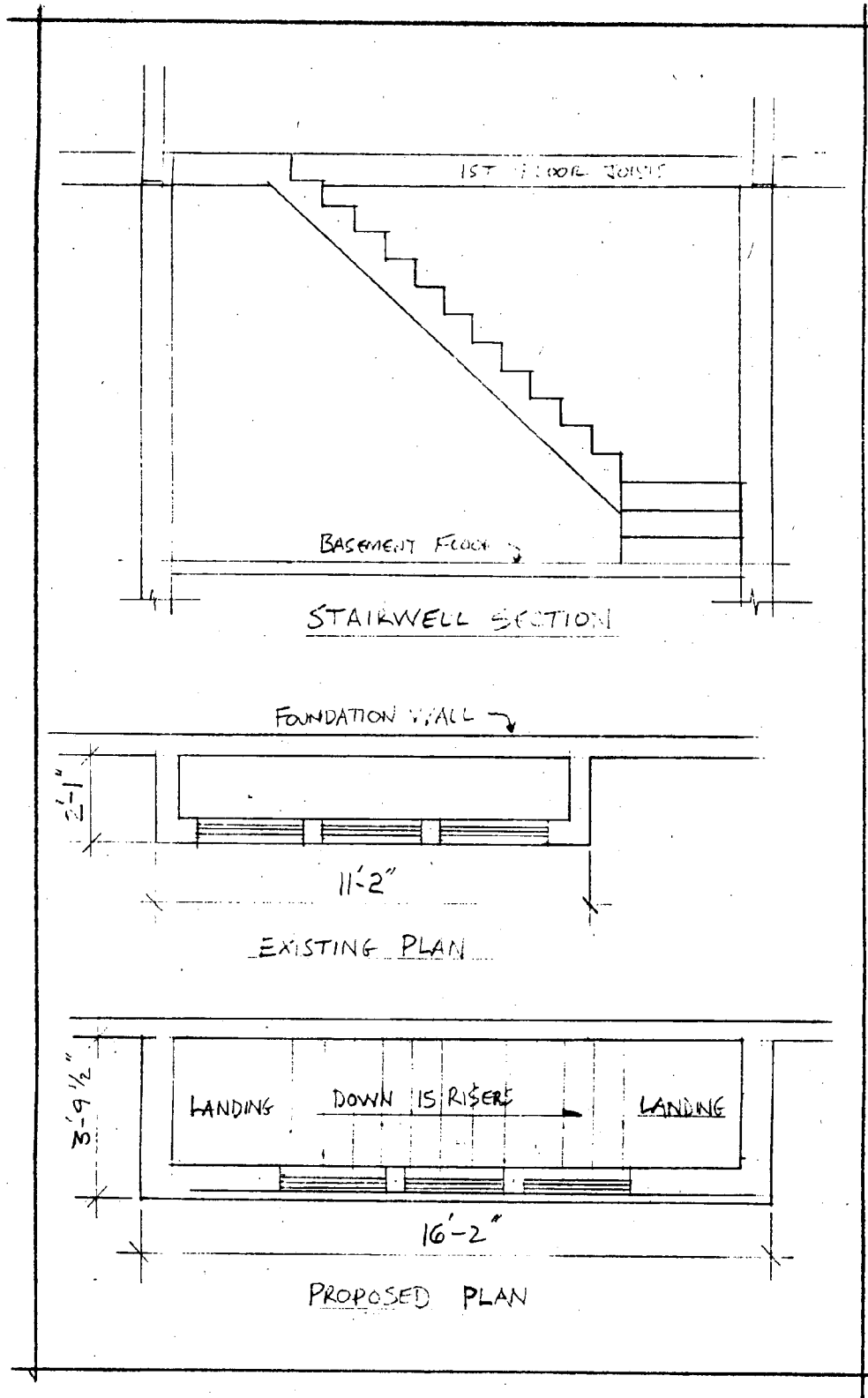
PROPOSED ELEVATION
SCALE 1/4" = 1'-0"
SHOWING OPTIONAL WINDOW





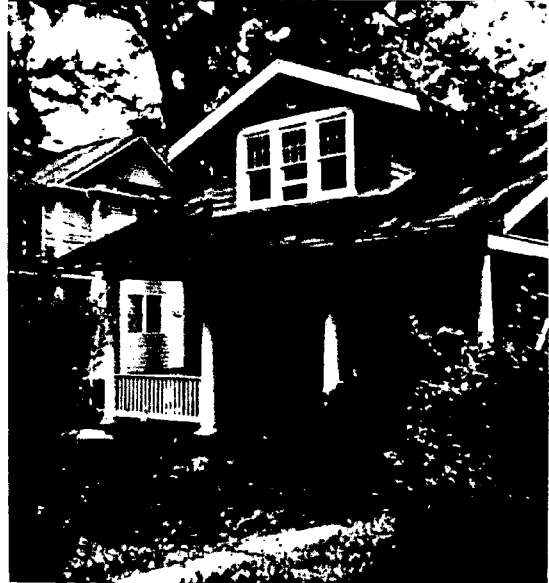
PROPOSED SIDE
ELEVATION







FRONT/SIDE VIEW



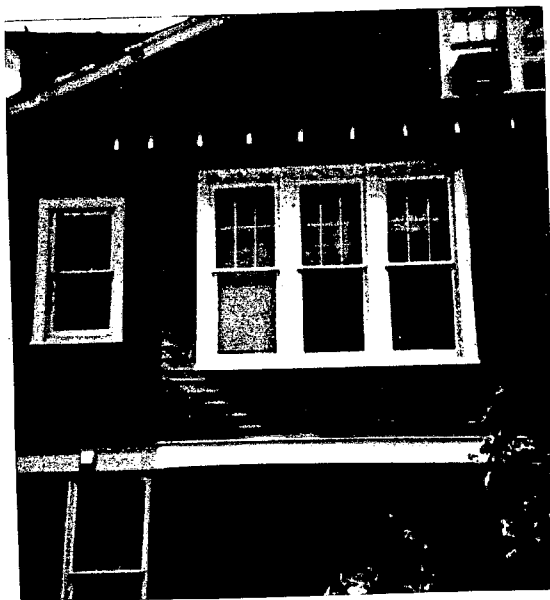
FRONT VIEW



SIDE VIEW

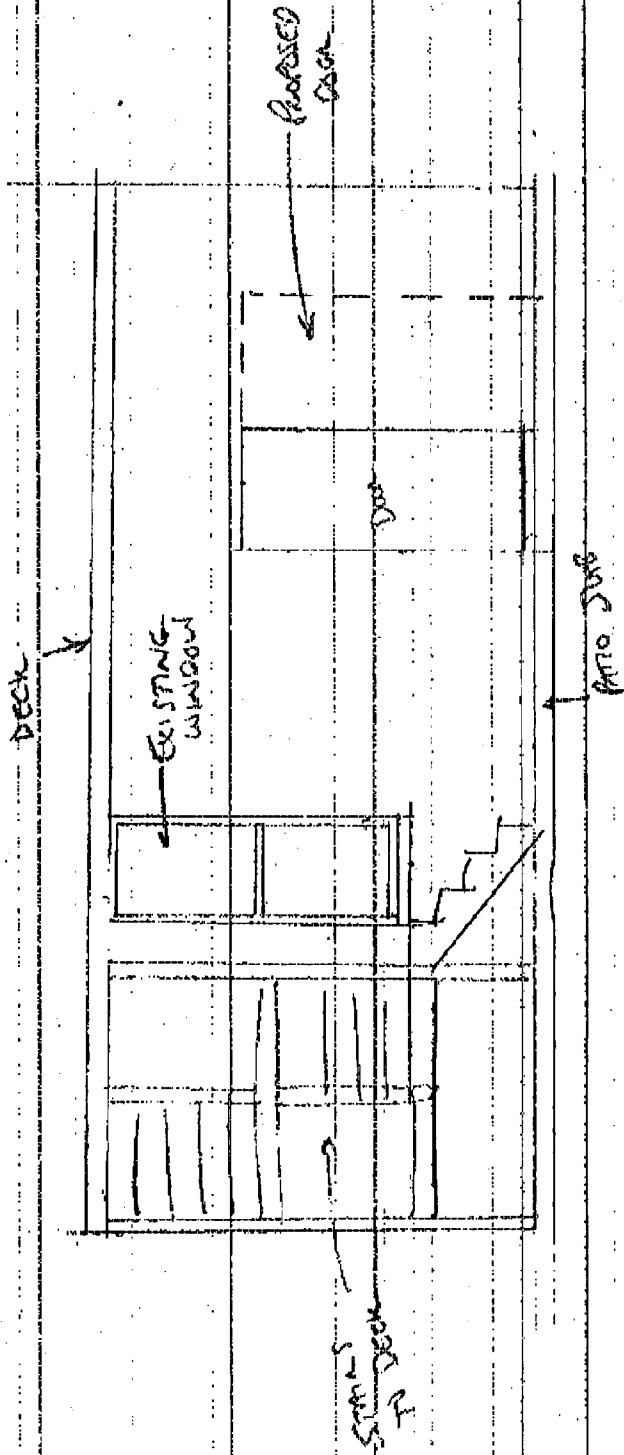


SIDE VIEW
WHERE WORK WILL TAKE
PLACE



SIDE VIEW

TO: NANCY WITHEGGER



PROJECT 234 PACE AVE.

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



SIDE VIEW



FRONT VIEW



SIDE VIEW



SIDE VIEW
WHERE WORK WILL TAKE
PLACE



FRONT/SIDE VIEW