

37/03-04AAA 117 Park Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 9-23-04

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Gwen Wright, Coordinator
Historic Preservation
SUBJECT: Historic Area Work Permit

AW

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

- Approved
- Approved with Conditions
-
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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: Scott Hardy

Address: 117 Park Ave. Takoma Park, MD 20912

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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8
RECEIVED
AUG 27 2004
DIV. OF CASE WORK MGMT.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Scott Hardy
Daytime Phone No.: 202-437-0003

Tax Account No.: _____
Name of Property Owner: Scott A. Hardy Daytime Phone No.: 202-437-0003
Address: 117 Park Ave Takoma Park MD, 20912
Street Number City Street Zip Code

Contractor: Prestige Group, Inc. Phone No.: 703-928-8954
Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 117 Park Ave Street: _____
Town/City: Takoma Park Nearest Cross Street: Spruce
Lot: 28 Block: 2 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: _____
1B. Construction cost estimate: \$ 11,500
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 3 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 of owner or authorized agent: Scott Hardy Date: 8/16/04

Approved: For Chairman of Historic Preservation Commission
Signature: Julia O'Malley Date: 9-23-04
Application/Permit No.: 3566001 Date Filed: 8-31-04 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

PRESTIGE GROUP, INC.

5653 KATHRYN STREET

ALEXANDRIA, VA. 22303

TEL: (703) 928-8954

FAX: (703) 329-0667

PROPOSAL/CONTRACT

August 5, 2004

Scott Hardy

117 Park Avenue

Takoma Park, MD. 20912

The following agreement is between PRESTIGE GROUP, INC. AND SCOTT HARDY

JOB SITE: 117 Park Avenue, Takoma Park, MD. 20912

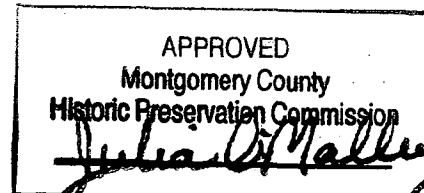
Scope & Specifications:

PRESTIGE GROUP, INC. Is pleased to submit the scope and specification for Demolish , re-build of existing granite wall and lay new flagstone on steps. All scope(s) of work include required labor, materials and equipment to complete the work in a timely and professional manner. The scope and specification of the work are as follows:

- 1) Demolish existing granite wall, clean and re-use the stones.
- 2) Break out existing footings, where necessary.
- 3) Put in new concrete footings with rebars.
- 4) Build a 6 inches cinderblock wall and fill in with concrete.
- 5) Build new stone wall, with existing stones.
- 6) Put in drainage pipe behind the wall with run off pipes coming through the wall.
- 7) Make repairs to damaged concrete steps and extend them approx 10 inches each side.
- 8) Lay new flagstone on the steps.
- 9) Clear site of all wastes and materials.

Cost for the above scope of work: \$11,575.00

All the permits to be getting by the owner of the house.



9-23-04

EXPEDITED

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 117 Park Avenue, Takoma Park **Meeting Date:** 09/22/04
Applicant: Scott Hardy **Report Date:** 09/15/04
Resource: Contributing Resource **Public Notice:** 09/08/04
 Takoma Park Historic District
Review: HAWP **Tax Credit:** Partial
Case Number: #37/03-04AAA **Staff:** Anne Fothergill
PROPOSAL: Retaining wall and step alterations **RECOMMEND:** Approval

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Craftsman Bungalow
DATE: c. 1910-1920

PROPOSAL:

The applicant is proposing to lay flagstone on the existing concrete steps and to rebuild the existing granite retaining wall with the existing granite and with reinforced footings and better drainage.

RECOMMENDATION:

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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

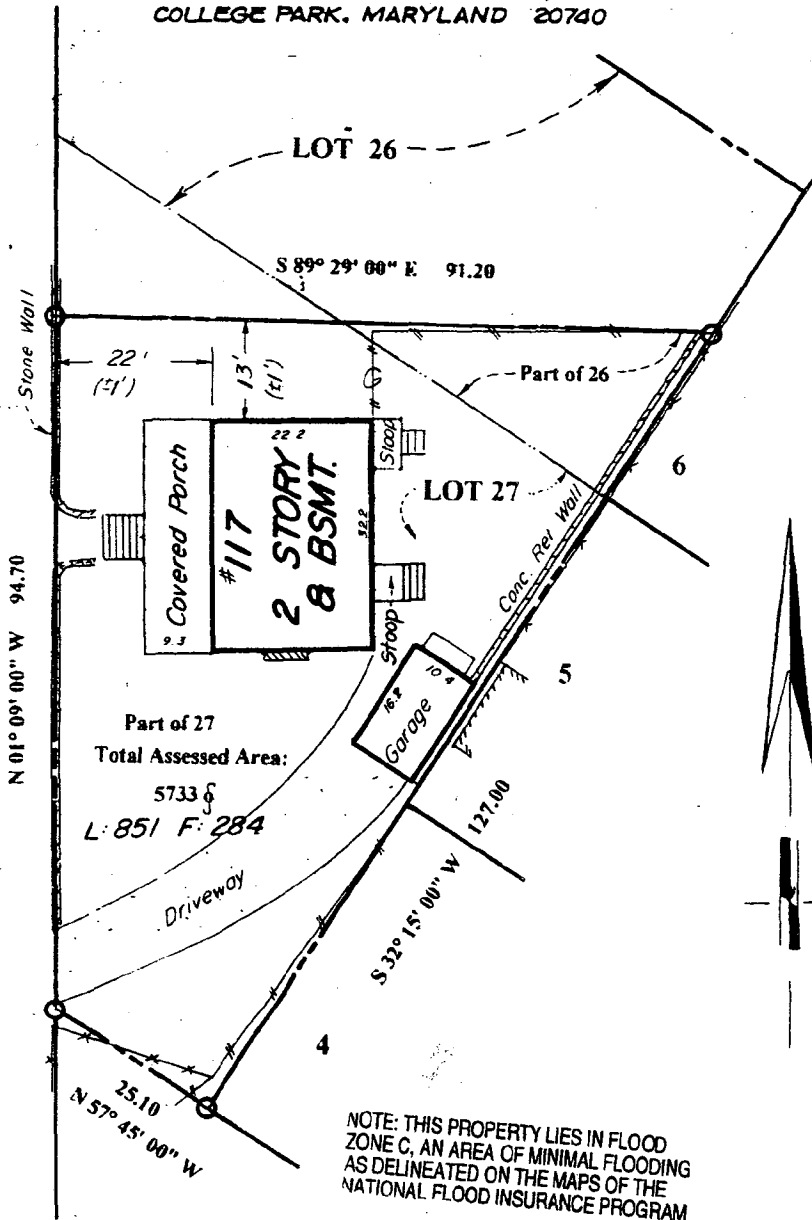
_____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

_____ 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.

LAND ECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740

PARK AVENUE



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

NOTES:

1. The 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.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. 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 re-financing.



NO TITLE REPORT FURNISHED

LOCATION PLAT OF: 117 PARK AVENUE Montgomery County, Maryland SUBDIVISION "HILL - CREST"	LOT: Parts of 26 & 27	BLOCK: 2
	PLAT BOOK: 2	PLAT NO: 140
	DATE: Feb. 18, 1997	SCALE: 1" = 20'
	CASE NO: 18395 mdg	FILE NO: 1st 97013

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

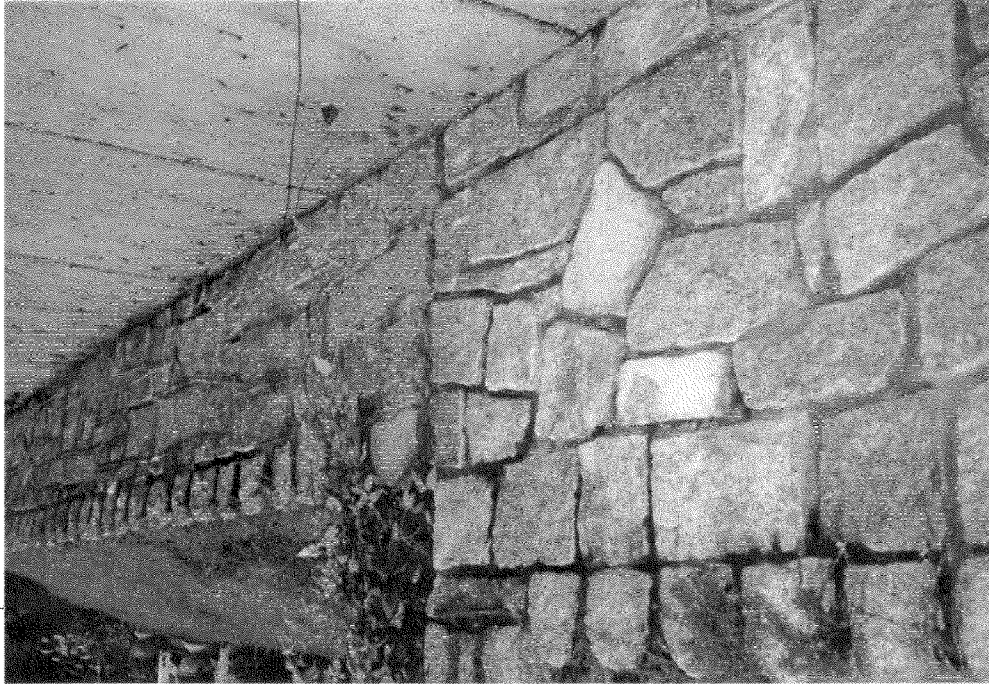
Graden A. Rogers
 GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119



Front
Wall &
Steps



117 Park Ave.

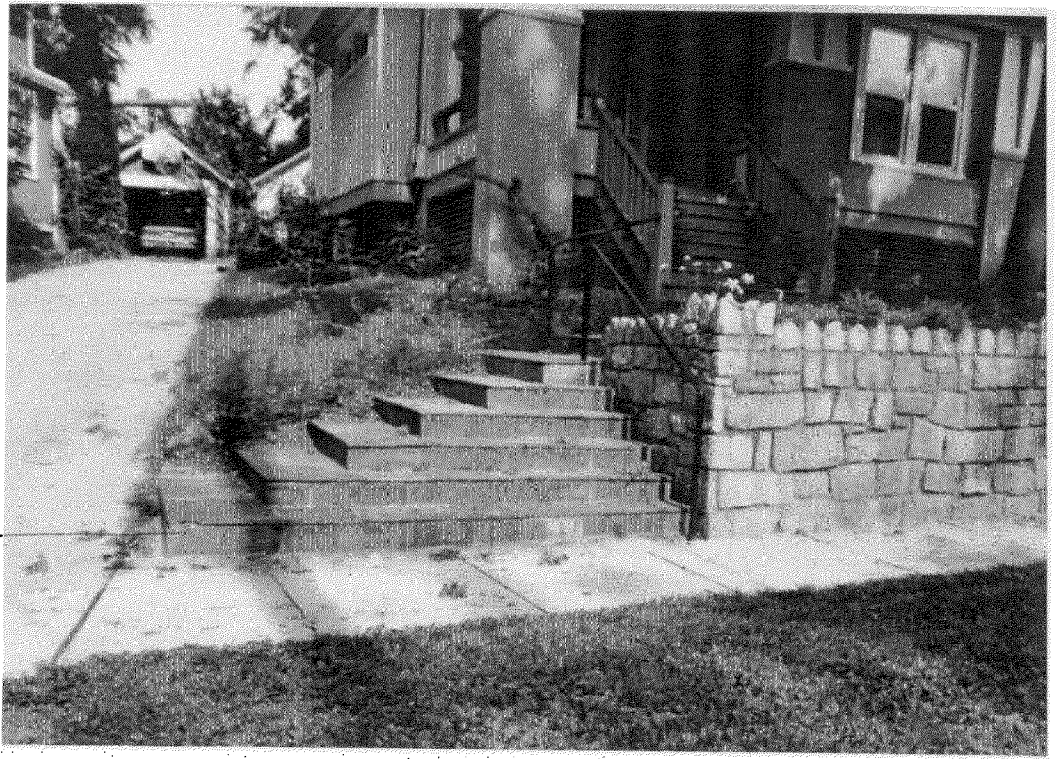


217 Park Ave



Steps to be replaced with flagstone

Example
of
Flagstone
Steps.



EXISTING FRONT ELEVATION



117 Park Ave
Takoma Park, MD 20912

HARDY RESIDENCE
THOMAS HARRISON, AIA - ARCHT