

37/3-02B 232 Park Avenue

(Takoma Park Historic District)



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 1/30/2002

Permit No: 266521
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

JESSICA C & LANDMAN
L DANIEL MULLANEY 232 PARK AVENUE
TAKOMA PARK MD 209120000

HAS PERMISSION TO: INSTALL

PERMIT CONDITIONS: WINDOW ON SIDE OF HOUSE AT BASEMENT LEVEL

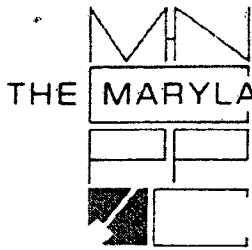
PREMISE ADDRESS 232 PARK AVE
TAKOMA PARK MD 20912-

LOT 19 BLOCK 1 PARCEL ZONE R-60
LIBER ELECTION DISTRICT 13 PLATE GRID
FOLIO SUBDIVISION GROSVENOR PARK II CODM*
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services




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

January 23, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No: **37/3-02B** DPS No.: **266521**

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

APPROVED

APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Jessica C. Landman & L. Daniel Mullaney**

Address: **232 Park Avenue, Takoma Park**

subject to the general conditions pertinent to all Historic Area Work Permits that:


1. **HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.**
2. **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 prior to commencement of work and not more than two weeks following completion of work.**



January 23, 2002

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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

HPC Case No. 37/3-02B

DPS #: 266521

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
285 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20860
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jessica C. Landman
Daytime Phone No.: 301-891-3379

Tax Account No.: 16 13 01063968

Name of Property Owner: Jessica C. Landman/L. Daniel Mulaney Daytime Phone No.: 301-891-3379 or 202-345-4625

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

Contractor: James F. Maguire Phone No.: 410-549-8867

Contractor Registration No.: MHIC LIC # 40471

Agent for Owner: Self (owner) Daytime Phone No.: 301-891-3379

Address: (of contractor) 7129 Carmar Rd, Sykesville, MD 21784

LOCATION OF BUILDING/PREMISE

House Number: 232 Street: Park Ave

Town/City: Takoma Park Nearest Cross Street: Spruce

Lot: 19 Block: 1 Subdivision: Hillcrest 25

Liber: 25 Folio: 190/1 Parcel: 13-25-1063968

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|---|--|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> A/C |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Teaze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input checked="" type="checkbox"/> Other: <u>window</u> |

1B. Construction cost estimate: \$ 57,000

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 C. Landman Signature of owner or authorized agent 12/9/01 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 1/23/02

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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:

The house is a 1924 2-story wood single family. The foundation is brick.
The house has been significantly changed by addition of a bigger kitchen, 2 story high new
rooms & 2 story deck in back

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

The project consists of finishing the existing basement level. The only exterior
visible change would be the addition of one new window on the side of the house
on the basement level, visible only from the side yard of one neighbor. The new
window would be of the same size and matching in style to another window
immediately adjacent on the same side of the basement wall.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

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.

- a. 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.
- b. 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

- a. 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.
- b. 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.

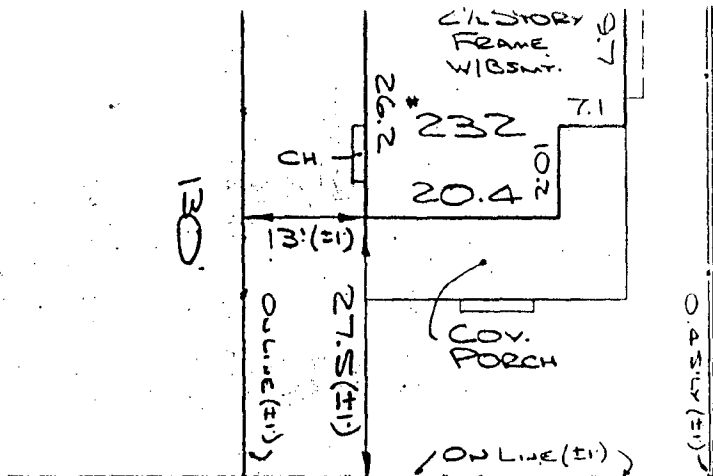
6. TREE SURVEY

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.



Montgomery
Historic Preservation Commission
[Signature]

(From previous construction project)

S. 1° 19' E. - 50'

232 - PARK AVENUE

REC 72197
PAGE

DEK

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'

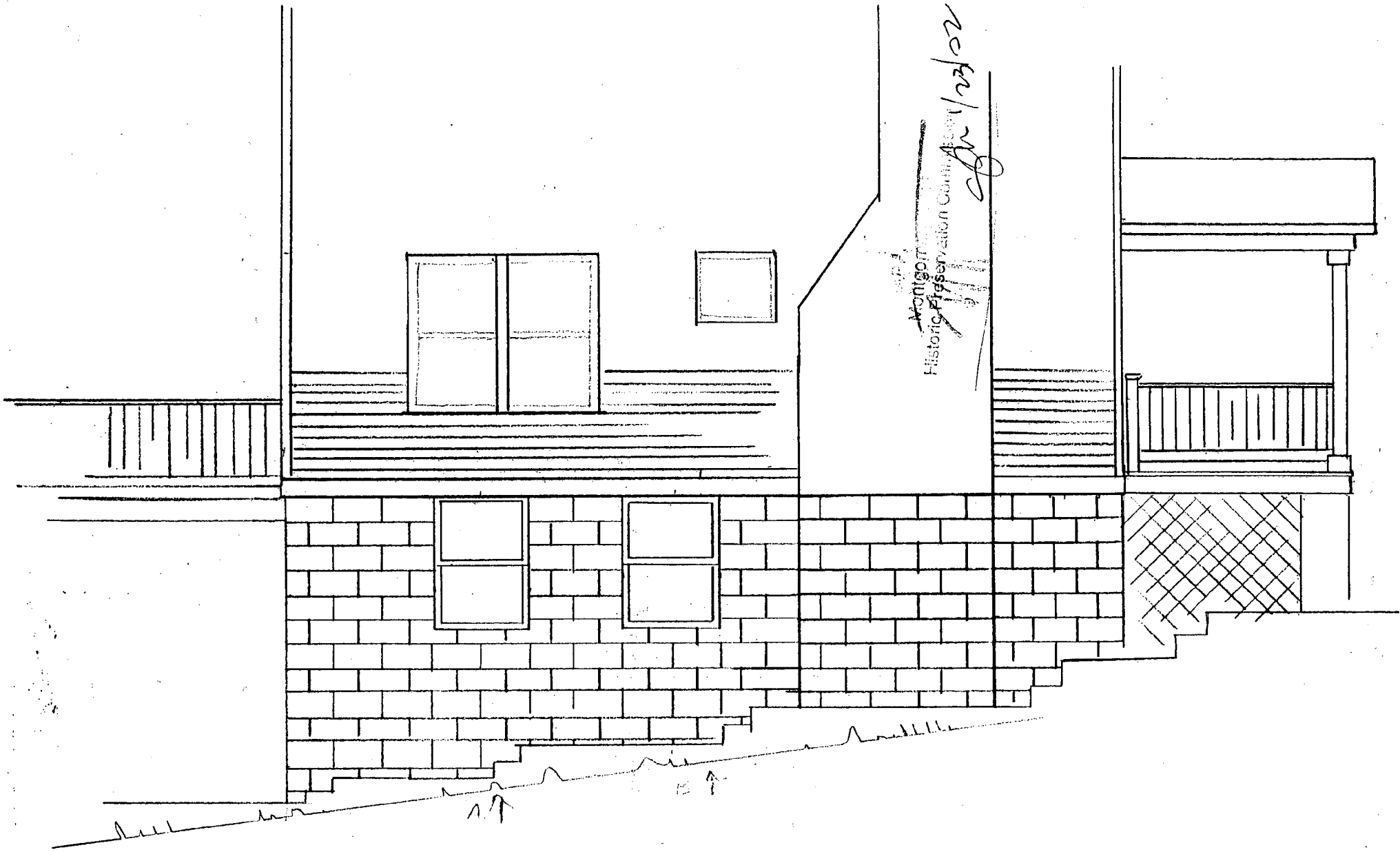
Case 521-96 File 53863

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.

[Signature]
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

Site & Elevation



J. Landman & L. deMott
 232 park ave.
 Talman Park

Proposed Elevation
 Window A is existing
 Window B is proposed.

Scale:
 1" = 1'-0"
 1/4" = 1'-0"
 Material:
 New wood siding on upper level, windows

Lisa Tate and
gail Jensen

7315 Willow Ave

Takoma Park, MD 20912

Roger L. Naylor

7230 Spruce Ave

Takoma Park, MD 20912

Ulysses & Leticia Panisset

234 Park Ave

Takoma Park, MD 20912

Juan & Minerva Velazquez

230 Park Ave

Takoma Park, MD 20912

Daniel Albel

227 Park Ave

Takoma Park, MD 20912

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	232 Park Avenue, Takoma Park	Meeting Date:	01-23-02
Applicant:	Jessica C. Landman & L. Daniel Mullaney	Report Date:	01-16-02
Resource:	Takoma Park Historic District	Public Notice:	01-09-02
Review:	HAWP	Tax Credit:	No
Case Number:	37/3-02B	Staff:	Perry Kapsch
PROPOSAL:	Basement Window Installation	RECOMMENDATION:	Approve.

DATE OF CONSTRUCTION: c1925

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource – Sears, Roebuck – *Lexington*
- Contributing Resource
- Non-contributing/Out-of-Period Resource

PROPOSAL: The applicants propose to install a second window at basement level on the left side façade. The window will match the existing basement window in terms of design and materials.

RECOMMENDATION:

- Approve
- Approve 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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 4. Removal of accessory building that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777.8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jessica C. Landman

Daytime Phone No.: 301-891-3379

Tax Account No.: 16 13 01063968

Name of Property Owner: Jessica C. Landman/L. Daniel Mullaney Daytime Phone No.: 301-891-3379 or 202-345-9625

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

Contractor: James F. Maguire Phone No.: 410-549-8867

Contractor Registration No.: MHIC LIC # 40471

Agent for Owner: SELF (owner) Daytime Phone No.: 301-891-3379

Address: (of contractor) 7124 Carme Rd, Sykesville, MD 21784

LOCATION OF BUILDING/PREMISE

House Number: 232 Street: Park Ave.

Town/City: Takoma Park Nearest Cross Street: Spruce

Lot: 19 Block: 1 Subdivision: Hillcrest 25

Liber: 27 Folio: 146/413 Parcel: 13-25-1063968
Plot Book 2 Plot 140

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Retire
- 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: window

1B. Construction cost estimate: \$ 57,000

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 C. Landman
Signature of owner or authorized agent

12/9/01
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 266521 Date Filed: 12/31/01 Date Issued: _____

3713-02B

5

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:

The house is a 1924[±] 2 story wood single family. The foundation is blocks.
The house has been significantly changed w/ addition of a bigger kitchen, 3 story high new rooms & 2 story deck in back.

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

The project consists of finishing the existing basement level. The only exterior visible change would be the addition of one new window on the side of the house on the basement level, visible only from the side yard of one neighbor. The new window would be of the same size and matching in style to another window immediately adjacent on the same side of the basement wall.

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Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
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- 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.
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6

HAWP: Addresses of Adjacent & Confronting Property Owners

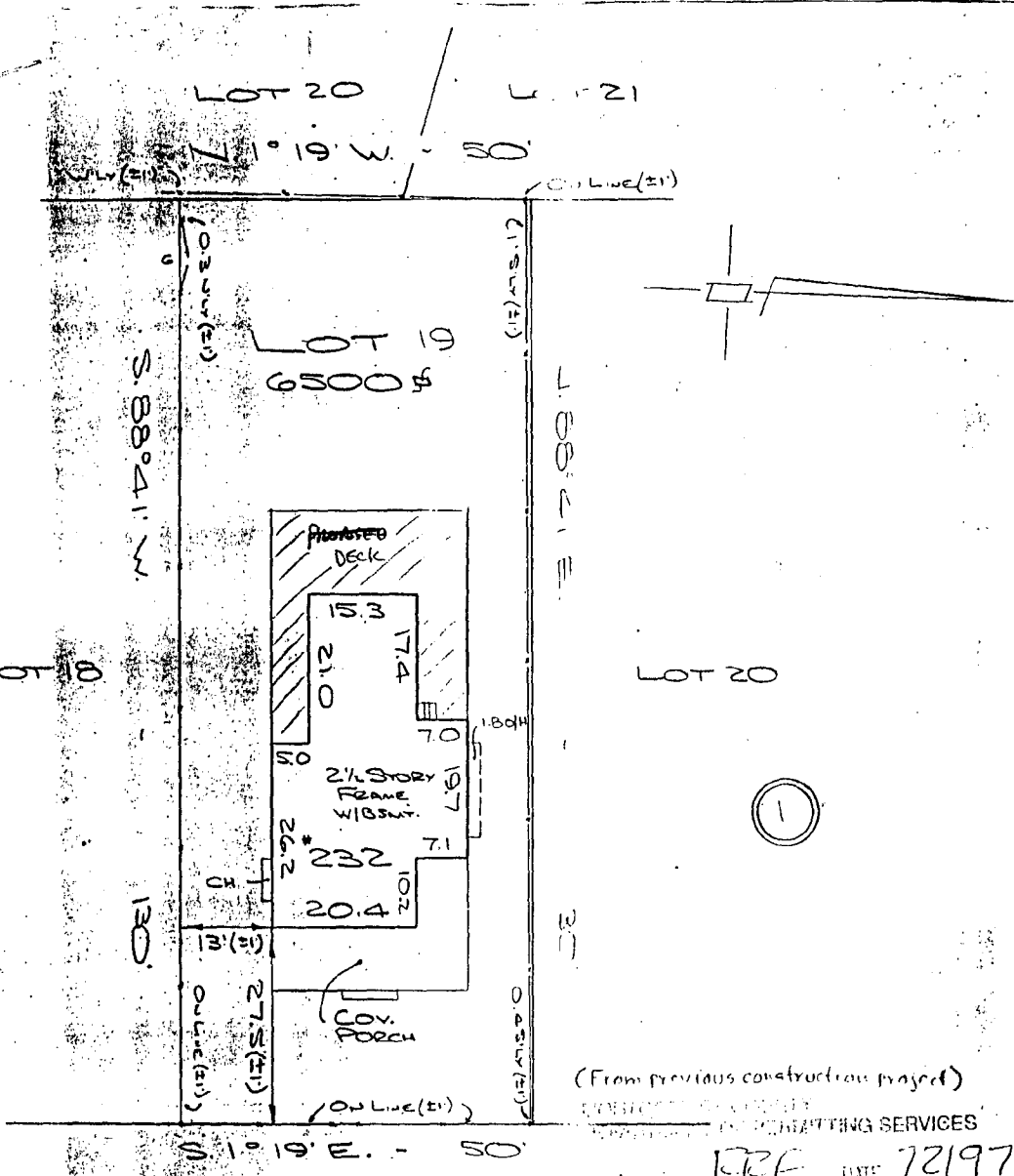
Lisa Tate and
gail Jensen
7315 Willow Ave.
Takoma Park, MD 20912

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

Ulysses & Leticia Paniset
234 Park Ave.
Takoma Park, MD 20912

Juan & Minerva Velazquez
230 Park Ave.
Takoma Park, MD 20912

Daniel Aibel
227 Park Ave.
Takoma Park, MD 20912



232 - PARK AVENUE

REF DATE 7/21/97
 K60 PAGE
 DRK

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

8



DEPARTMENT OF PERMITTING SERVICES
250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850-4153

INSPECTION APPROVAL

<input checked="" type="checkbox"/> Building <input type="checkbox"/> Sediment	<input type="checkbox"/> Electrical	Permit Number
Type of Inspection		9707210224
Name of Inspector	Telephone Number	Date
Jenkins	217-6240	7-29-97

Remarks:

168ERS

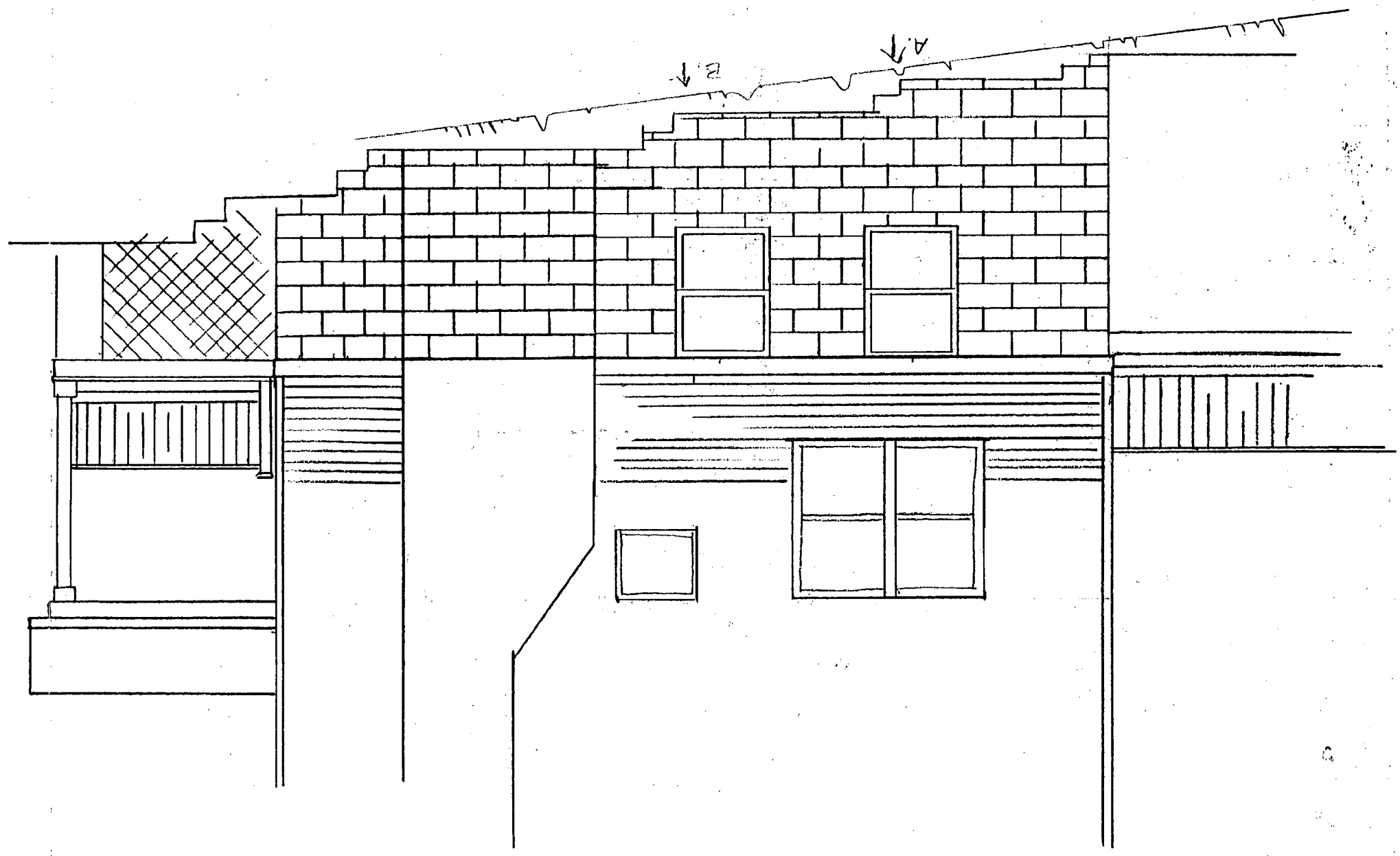
J. Landman - L.D. Mullooney
232 Park Ave.
Takoma Park, MD 20912

(2)

Proposed alteration:
Window A. is existing
Window B. is proposed.

Scale:
1/4" = 1'

Materials:
New window to match existing windows
wood frame



Site Elevation

232 Park Ave. Takoma Park, MD



Side view - arrow indicates location of proposed new window



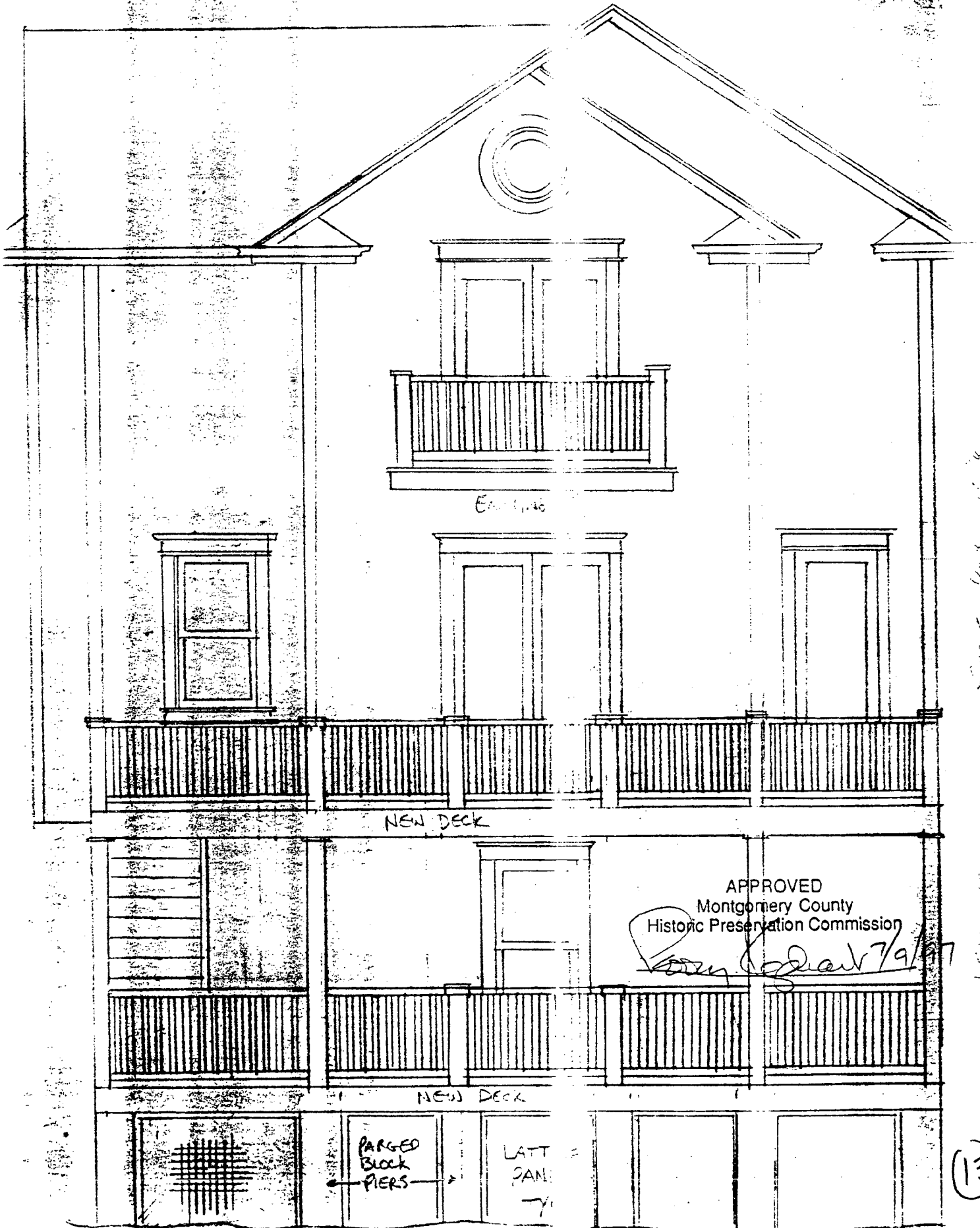
232 Park Ave. Takoma Park, MD



View from neighbors' side yard.
Arrow indicates location of proposed new window
in same size & materials as existing adjacent window

(12)

Rear view of 232 Park Ave



Scale 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Tom [unclear] 7/9/97

(13)