

37/302J 40 Philadelphia Avenue
(Takoma Park Historic District)

II - L Perry



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 5/20/2002

Permit No: 273862
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

NICK SCHAFFZIN
40 PHILADELPHIA AVE
TAKOMA PARK MD 20912

HAS PERMISSION TO: ADD

PERMIT CONDITIONS: fence

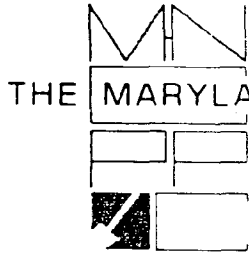
PREMISE ADDRESS 40 PHILADELPHIA AVE
TAKOMA PARK MD 20912-0000

LOT P20 BLOCK 3 PARCEL ZONE R-60
LIBER ELECTION DISTRICT PLATE GRID
FOLIO SUBDIVISION
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y
HISTORIC ATLAS: N

**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

Date: APRIL 24, 2002

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation Section

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

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

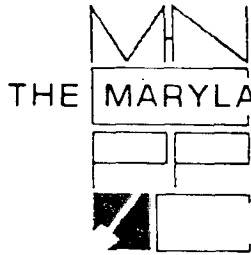
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing 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 also 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 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



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

Date: APRIL 24, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved

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: NICK SCHAFFZIN/BETH YOUNG

Address: 40 PHILADELPHIA AVE., TAKOMA PARK

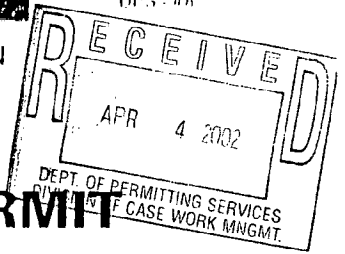
and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20860
240/777-9370

DP'S - 01

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NICK SCHAFFERIN
Daytime Phone No.: (410) 332-3649

Tax Account No.: 01076937
Name of Property Owner: NICK SCHAFFERIN / BETH YOUNG Daytime Phone No.: (410) 332-3649
Address: 40 PHILADELPHIA AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: LONG FENCE Phone No.: (301) 662-1600
Contractor Registration No.: 9615
Agent for Owner: N/A Daytime Phone No.: N/A
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 40 Street: PHILADELPHIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: MAPLE AVE
Lot: 20 Block: 3 Subdivision: HILL CREST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate MC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Retire Sbrn Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 1,100
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 4 feet 0 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] Signature of owner or authorized agent 4/2/02 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 4/24/02
Application/Permit No.: 2738602 Date Issued: 4/5/02

SEE REVERSE SIDE FOR INSTRUCTIONS



**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:

Addition of fence
1920s bungalow house, unaffected by fence

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

ADDITION OF FENCE, SIMILAR TO OTHER FENCES ON SAME STREET
WOOD, IN HARMONY WITH REST OF DISTRICT
PROVIDES SAFETY FOR YOUNG CHILD WHILE MAINTAINING
NEIGHBORHOOD CHARACTER

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

NICK SCHIAFFZINI, BETH YOUNG
40 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

N/A

Adjacent and confronting Property Owners mailing addresses

GARY LOVETT
38 PHILADELPHIA AVE
TAKOMA PARK, MD
20912

MARTHA KALTSUKIS
39 PHILADELPHIA AVE
TAKOMA PARK, MD
20912

STUART GAGNON
41 PHILADELPHIA AVE
TAKOMA PARK, MD
20912

WILLIAM MELLO
42 PHILADELPHIA AVE
TAKOMA PARK, MD
20912

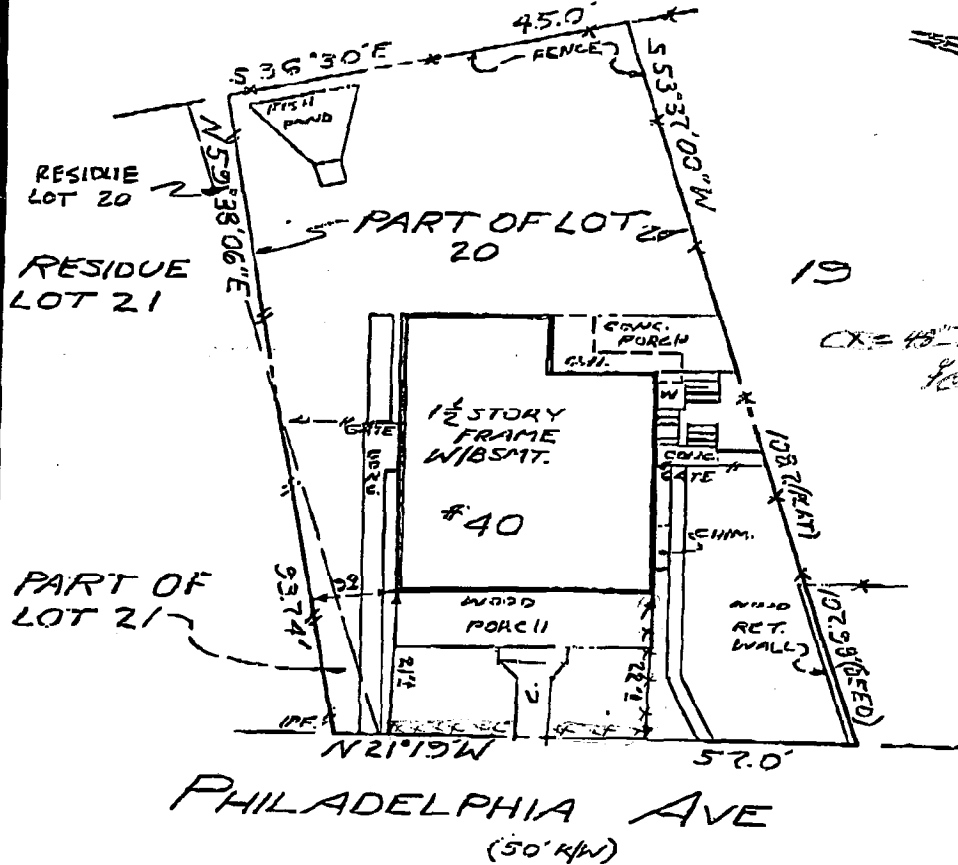
JOSEPH HICKERSON
43 PHILADELPHIA AVENUE
TAKOMA PARK, MD
20912

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. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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.

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 203
Date of Map: 8-5-91
Flood Zone: "2"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2 FT.



CR = 40' WOOD PICKETS
FENCE - LOCATION



LOCATION DRAWING
PART OF LOTS 20 & 21 BLOCK 3
HILL-CREST
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

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 apparent 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 the Plat.

Michael J. Bazis
Michael J. Bazis RPLS #10958

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 99.0745 N	DATE 2-5-99
FIELD D.T.F.	DRAFT <i>W.J.S.</i>
	P.B. 2 P# 140
	SCALE: 1" = 20'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 103
SILVER SPRING, MARYLAND 20807
(301) 593-8005
FAX: (301) 681-7218



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	40 Philadelphia Avenue, Takoma Park	Meeting Date:	04-24-02
Applicant:	Nick Schaffzin & Beth Young	Report Date:	04-17-02
Resource:	Takoma Park Historic District	Public Notice:	04-10-02
Review:	HAWP	Tax Credit:	No
Case Number:	37/3-02J	Staff:	Perry Kapsch
PROPOSAL:	Fence Installation	RECOMMENDATION:	Approve.

DATE OF CONSTRUCTION: c1915-25

SIGNIFICANCE:

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

PROPOSAL: The applicant proposes to install a 48" painted or unpainted wood picket fence in front of and along the right side of the historic resource.

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

①

_____ 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.

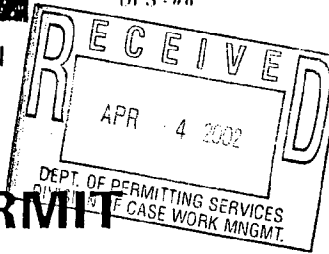
7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period 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
 266 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NICK SCHAFFZIN
 Daytime Phone No.: (410) 332-3649

Tax Account No.: 01076937
 Name of Property Owner: NICK SCHAFFZIN / BETY YOUNG Daytime Phone No.: (410) 332-3649
 Address: 40 PHILADELPHIA AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: LONG FENCE Phone No.: (301) 662-1600
 Contractor Registration No.: 9615
 Agent for Owner: N/A Daytime Phone No.: N/A
 Address: _____

LOCATION OF BUILDING/ITEMISE

House Number: 40 Street: PHILADELPHIA AVE
 Town/City: TAKOMA PARK Nearest Cross Street: MARLE AVE
 Lot: 20 Block: 3 Subdivision: HILL CREST
 Litter: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Abate Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 1,100
 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 4 feet 0 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] 4/2/02
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 273862 Date Filed: 4/5/02 Date Issued: _____

**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:

Addition of fence
1920s Bungalow House; unaffected by fence

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

Addition of fence; similar to other fences on same street
wood, in harmony with rest of district
Provides safety for young child while maintaining
neighborhood character

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

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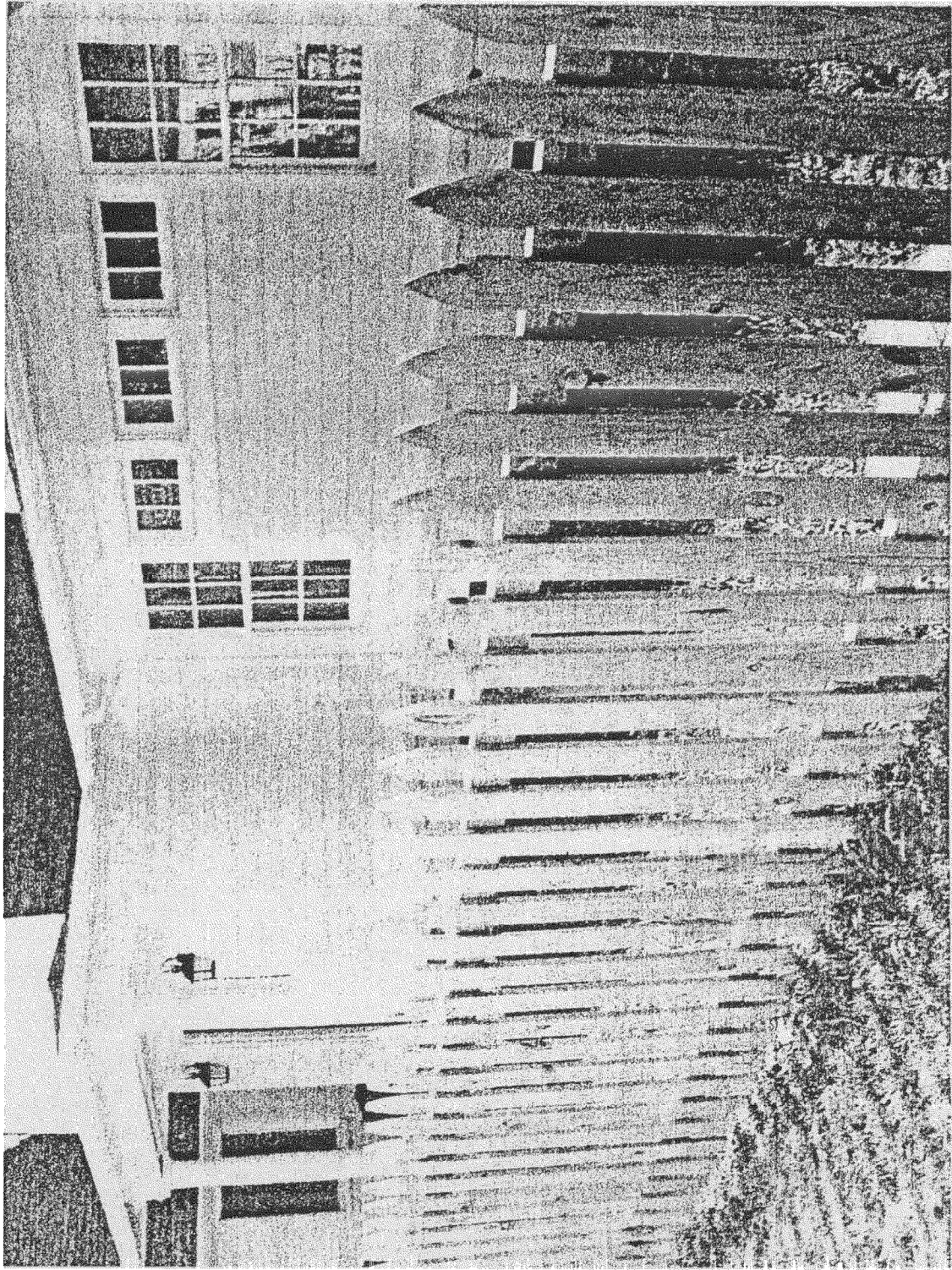
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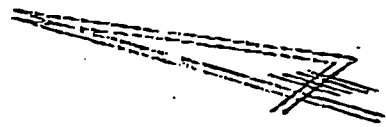
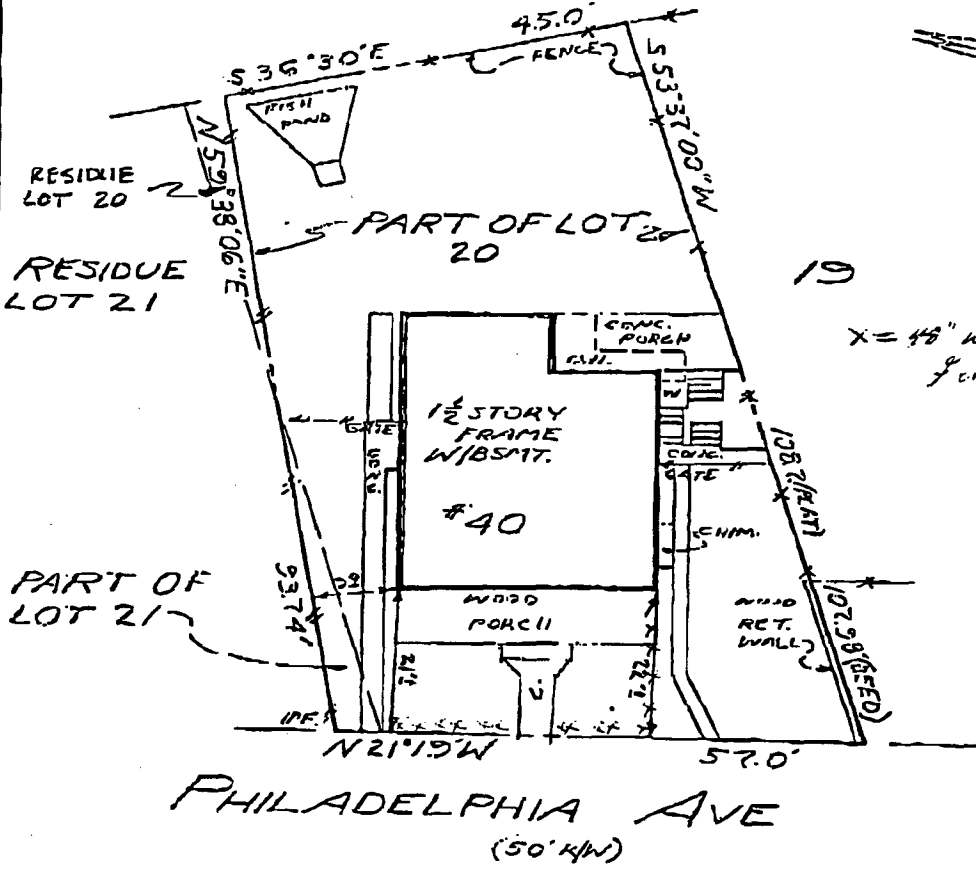
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The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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.

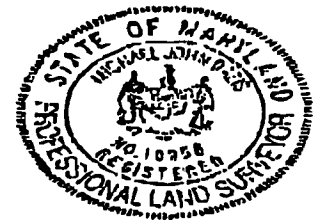
NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8-5-91
Flood Zone: "0"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2 FT.



X = 48" wood picket fence location



LOCATION DRAWING
PART OF LOTS 20 & 21 BLOCK 3
HILL-CREST
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

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 apparent 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 the Plat.

Michael J. Bazis
Michael J. Bazis RPLS # 10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 99.0745 M	DATE 7-5-99
FIELD D.T.F.	DRAFT <i>l.k. J.F.</i>
	P.B. 2 P# 140
	SCALE: 1" = 20'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 103
SILVER SPRING, MARYLAND 20901
(301) 595-8005
FAX: (301) 681-7218



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>NICK SCHIAFFZINÉ, BETH YOUNG 40 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>N/A</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>GARY LOVETT 38 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>	<p>MARTHA KALTSUKIS 39 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>
<p>STUART GAGNON 41 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>	<p>WILLIAM MELLO 42 PHILADELPHIA AVE TAKOMA PARK, MD 20912</p>
<p>JOSEPH HICKERSON 43 PHILADELPHIA AVENUE TAKOMA PARK, MD 20912</p>	

g addresses: noticing table

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	40 Philadelphia Avenue, Takoma Park	Meeting Date:	04-24-02
Applicant:	Nick Schaffzin & Beth Young	Report Date:	04-17-02
Resource:	Takoma Park Historic District	Public Notice:	04-10-02
Review:	HAWP	Tax Credit:	No
Case Number:	37/3-02J	Staff:	Perry Kapsch
PROPOSAL:	Fence Installation	RECOMMENDATION:	Approve.

DATE OF CONSTRUCTION: c1915-25

SIGNIFICANCE:

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

PROPOSAL: The applicant proposes to install a 48" painted or unpainted wood picket fence in front of and along the right side of the historic resource.

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

①

_____ 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.

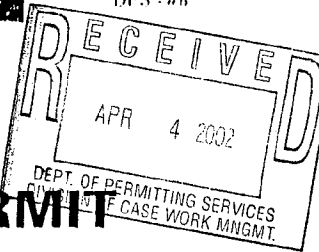
7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period 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
388 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370**

DPS - #B

**HISTORIC PRESERVATION COMMISSION
301/563-3400**



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: NICK SCHAFFZIN
Daytime Phone No.: (410) 332-3649

Tax Account No.: 01076937
Name of Property Owner: NICK SCHAFFZIN / BETT YOUNG Daytime Phone No.: (410) 332-3649
Address: 40 PHILADELPHIA AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: LONG FENCE Phone No.: (301) 662-1600
Contractor Registration No.: 9615
Agent for Owner: N/A Daytime Phone No.: N/A
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 40 Street: PHILADELPHIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: MARLE AVE
Lot: 20 Block: 3 Subdivision: HILL CREST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Abate	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 1,100

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 4 feet 0 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

Date: 4/2/02

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 273862 Date Filed: 4/5/02 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

5



**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:

Addition of fence
1920s bungalow house; unaffected by fence

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

ADDITION OF FENCE; SIMILAR TO OTHER FENCES ON SAME STREET
WOOD IN HARMONY WITH REST OF DISTRICT
PROVIDES SAFETY FOR YOUNG CHILD WHILE MAINTAINING
NEIGHBORHOOD CHARACTER

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

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.

- 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

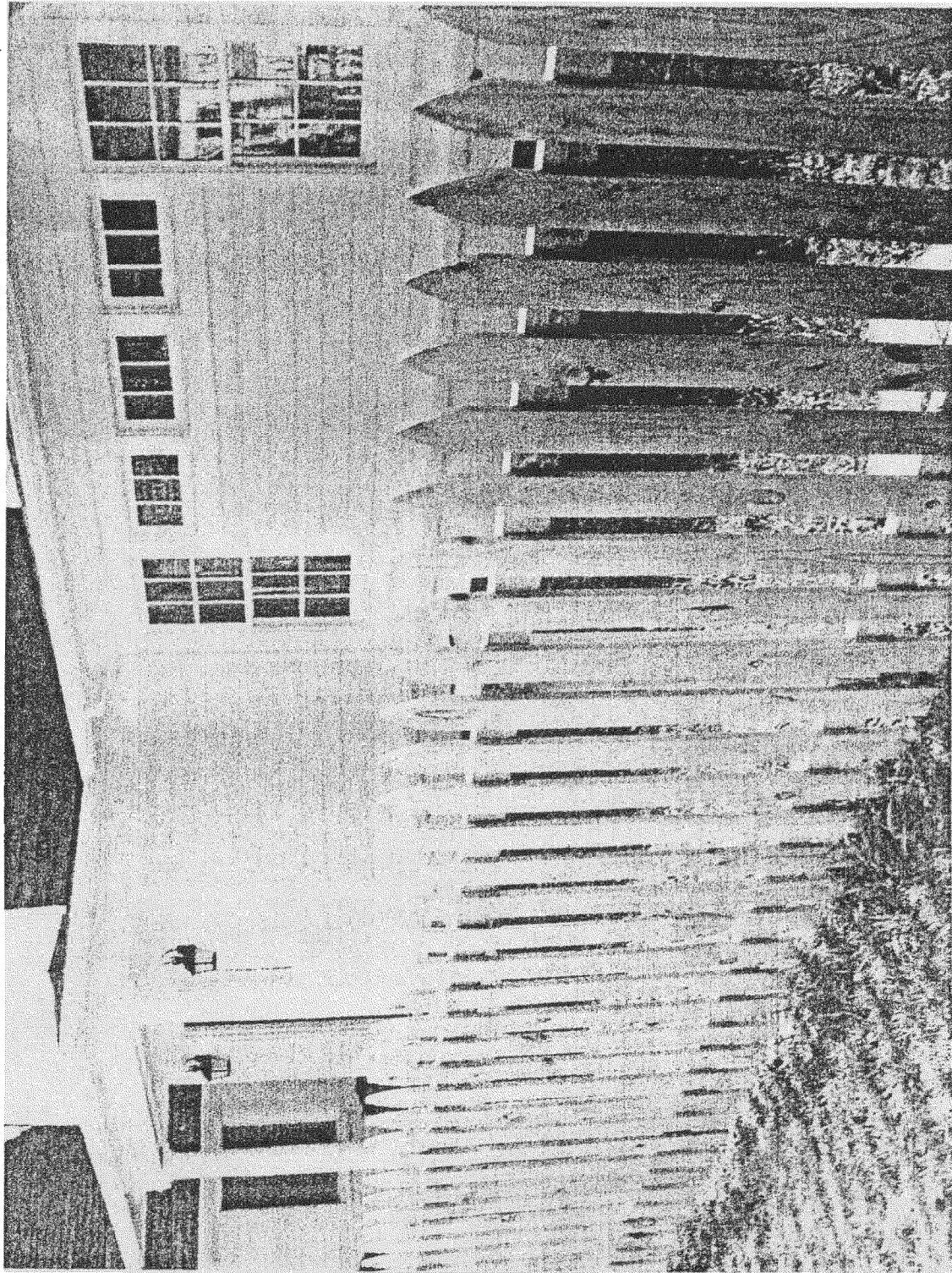
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

6



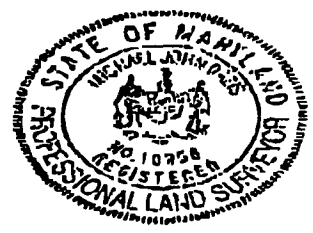
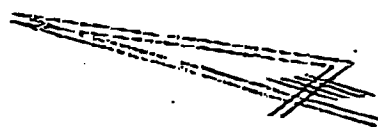
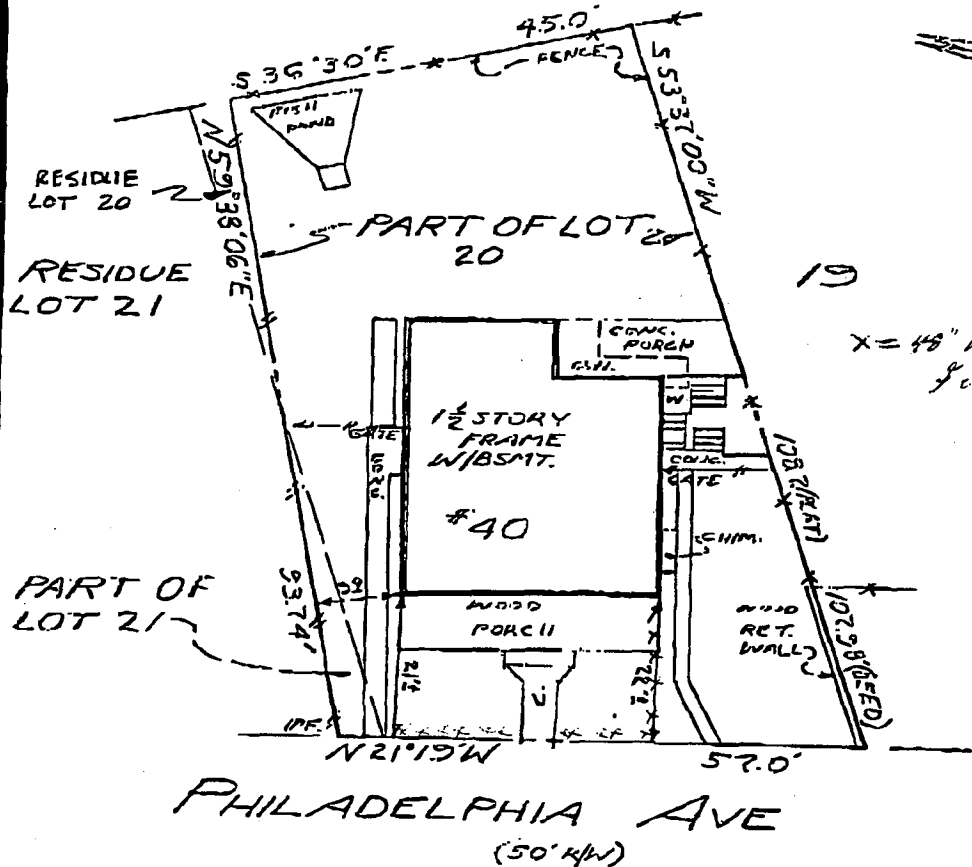
7

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. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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.

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 20-
Date of Map: 8-5-91
Flood Zone: "A"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2 Ft. ±.



LOCATION DRAWING
PART OF LOTS 20 & 21 BLOCK 3
HILL-CREST
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

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 apparent 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 the Plat.

Michael J. Bazis
Michael J. Bazis RPLS #10858

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 99.0745 N	DATE 7-9-99
FIELD D.T.F.	DRAFT L.L. 2/3
	P.B. 2 P #140
	SCALE: 1" = 20'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 103
SILVER SPRING, MARYLAND 20901
(301) 593-8005
FAX: (301) 681-7216



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address NICK SCIAFFZIN E, BETH YOUNG 40 PHILADELPHIA AVE TAKOMA PARK, MD 20912	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
GARY LOVETT 38 PHILADELPHIA AVE TAKOMA PARK, MD 20912	MARTHA KALTSUKIS 39 PHILADELPHIA AVE TAKOMA PARK, MD 20912
STUART GAGNON 41 PHILADELPHIA AVE TAKOMA PARK, MD 20912	WILLIAM MELLO 42 PHILADELPHIA AVE TAKOMA PARK, MD 20912
JOSEPH HICKERSON 43 PHILADELPHIA AVENUE TAKOMA PARK, MD 20912	

g:addresses: noticing table

Revised

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY

April 24, 2002

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room.

7:00 - 7:15 p.m. Executive Session to discuss legal issues.

7:15 - 7:30 p.m. Regular worksession.

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in MRO Auditorium..

POSTPONED

A. John and Christine DeReggi, for alterations to existing HAWP at 26105 Frederick Road, Hyattstown (Hyattstown Historic District) (HPC Case No. 10/59-99C **RETROACTIVE**)

POSTPONED

B. John and Christine DeReggi, for alterations to existing HAWP at 26101 Frederick Road (Hyattstown Historic District) (HPC Case No. 10/59-00C **REVISION**).

C. Joe Melrod (Richard Foster, Architect), for garage construction at 11 West Kirke Street, Chevy Chase (HPC Case No. 35/13-02F) (Chevy Chase Village Historic District).

D. G. H. (Louise) Riedel, for fence installation at 3915 Washington Street, Kensington (HPC Case No. 31/6-98P **REVISION**) (Kensington Historic District).

E. Bruce Caswell & Lauren Deichman, for window replacement at 10312 Kensington Parkway (HPC Case No. 31/6-02F) (Kensington Historic District).

F. Nick Leung, for window/skylight installation at 7710 Takoma Avenue, Takoma Park (HPC Case No. 373-02K) (Takoma Park Historic District).

(OVER)

- G. Brian Kahin & Julia Reyll, for garage alteration at 10405 Fawcett Street, Kensington (HPC Case No. 31/6-02H) (Kensington Historic District).
- H. Ken & Kyle Richards, for rear deck construction at 10310 Fawcett Street, Kensington (HPC Case No. 31/6-02I) (Kensington Historic District).
- I. Salem United Methodist Church (Hal Bloom, Agent), for tree removal at 12 High Street, Brookeville (HPC Case No. 23/65-02C) (Brookeville Historic District).
- J. Tim Mullin, for rear addition to 3820 Washington Street, Kensington (HPC Case No. 31/6-02J) (Kensington Historic District).
- K. Nick Schaffzin & Beth Young, for fence installation at 40 Philadelphia Avenue, Takoma Park (HPC Case No. 37/3-02J) (Takoma Park Historic District).

III. PRELIMINARY CONSULTATION - 8:30 p.m. in MRO Auditorium.

- A. Montgomery County HOC (Peter Sallee, Agent), for window replacement, ADA alterations, and HVAC installation at 8700 – 8722 Colesville Road, Silver Spring (*Master Plan* Site # 36/7-2, **Montgomery Arms Apartments**).
- B. Deborah & A. J. Forst, for new construction at 19310 Mateny Hill Road, Germantown (Germantown Historic District).
- C. Stephen Strachen, for upper story addition, porch construction at 3924 Washington Street, Kensington (HPC Case No 31/6-02G) (Kensington Historic District).

POSTPONED

WITHDRAWN

IV. MINUTES

- A. March 27, 2002

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

IV. ADJOURNMENT

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