

37/3-02PP 239 Park Avenue C  
(Takoma Park Historic District)

III-F

Curri

Side bay ~~fast~~  
original -  
↳ duplication in back  
• same height  
• overhang / long  
angled and soft over  
• Book - filled in sleeping  
porch -

W/ not. hist - Anderson.

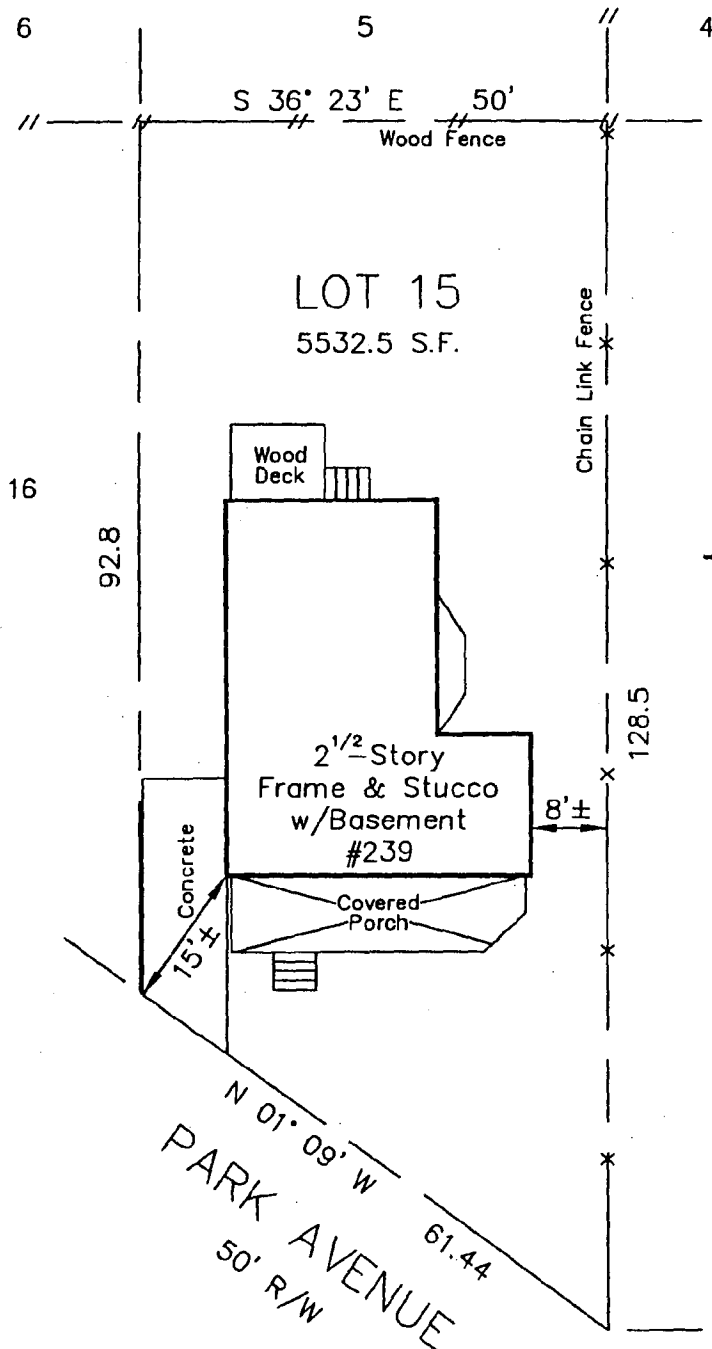
- Concrete <sup>only</sup> / w/ Parge } Masonry  
brick
- Sim divided lites -
- Metal roof - like other bay
- Patterning it like original

12/15/15  
12/15/15  
12/15/15

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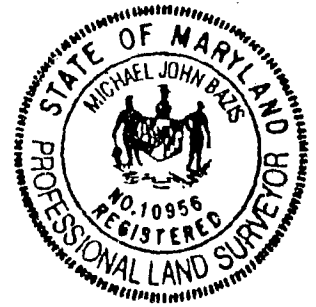
NOTES:

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Date of Map: 8-5-91  
Flood Zone: "C"
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 2'±



*Jason E. Velazquez*

14 APPROVED  
Montgomery County  
Historic Preservation Commission  
*7/25/03*



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, if any. This plat is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

*Michael J. Bazis*

Michael J. Bazis

RPLS #10956

LOCATION DRAWING  
LOT 15 BLOCK 4  
HILL-CREST  
MONTGOMERY COUNTY, MARYLAND

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 02.0347H	DATE 5-29-02
FIELD PC/JT	DRAFT DAB
	P.B. 2 P #140
	SCALE: 1" = 20'

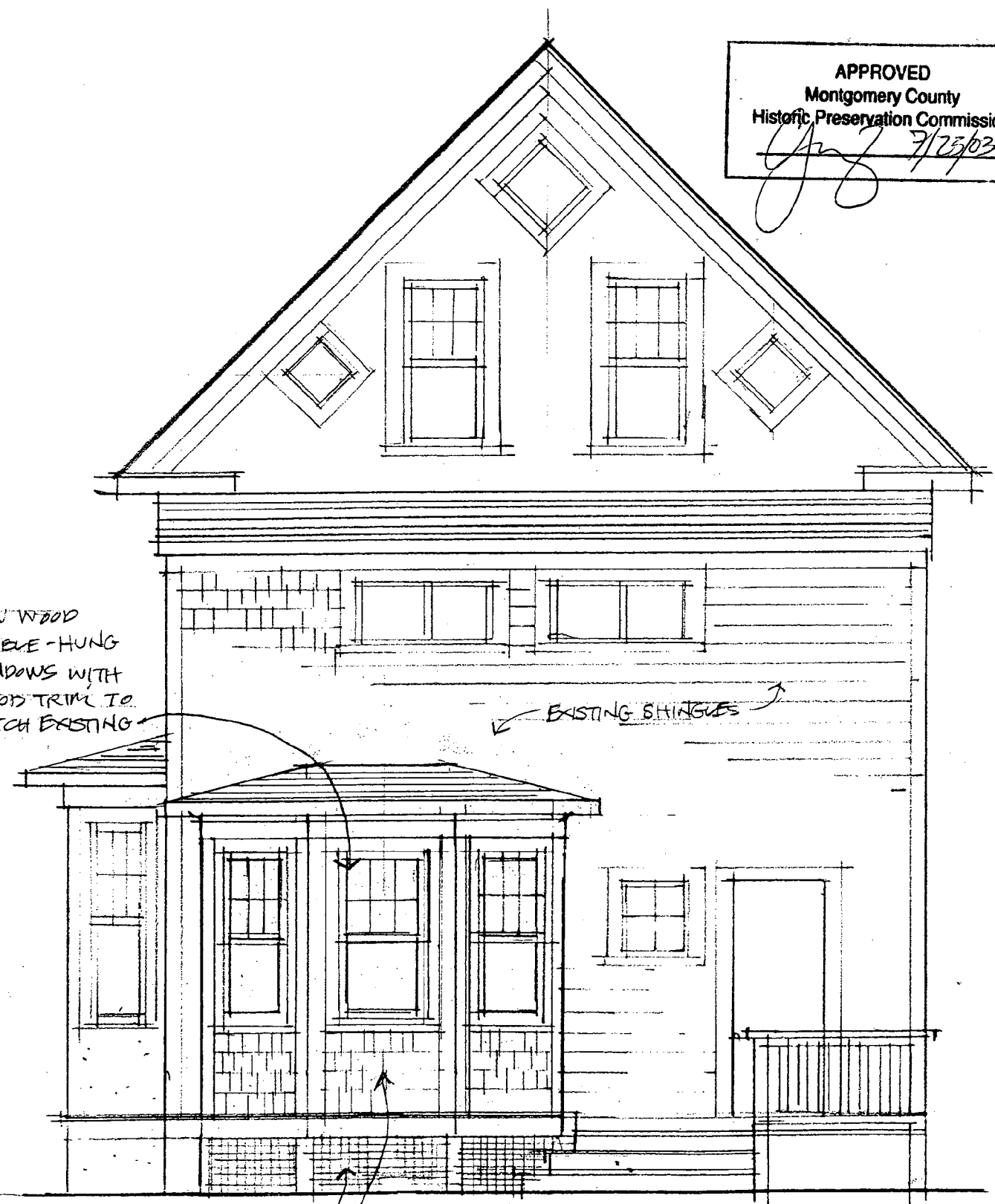
**R.C. KELLY & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

10111 COLESVILLE ROAD, SUITE 133  
SILVER SPRING, MARYLAND 20901  
(301)593-8005 FAX (301)681-7216  
E-MAIL: survey@rckelly.com

APPROVED  
Montgomery County  
Historic Preservation Commission  
*J. J.* 7/25/03



PROPOSED SIDE ELEVATION

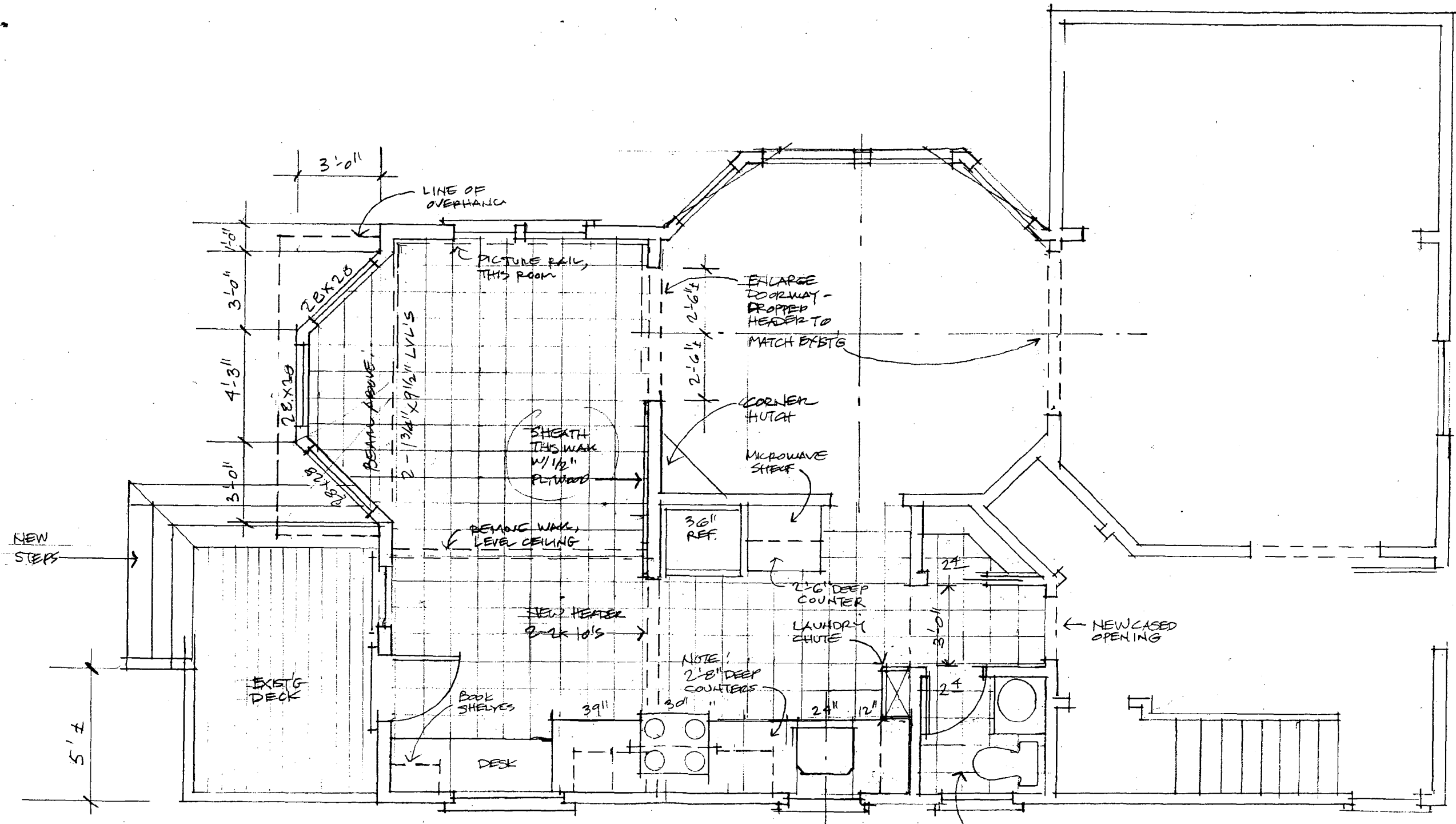


3  
NEW WOOD  
DOUBLE-HUNG  
WINDOWS WITH  
WOOD TRIM TO  
MATCH EXISTING

EXISTING SHINGLES

CEDAR LATTICE  
CEDAR SHINGLES

PROPOSED REAR ELEVATION



FLOOR PLAN

1/2 BATH - NEW  
FIXTURES, NEW  
CER. TILE FLOOR

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/25/03

GRADWAHL KITCHEN

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/25/03

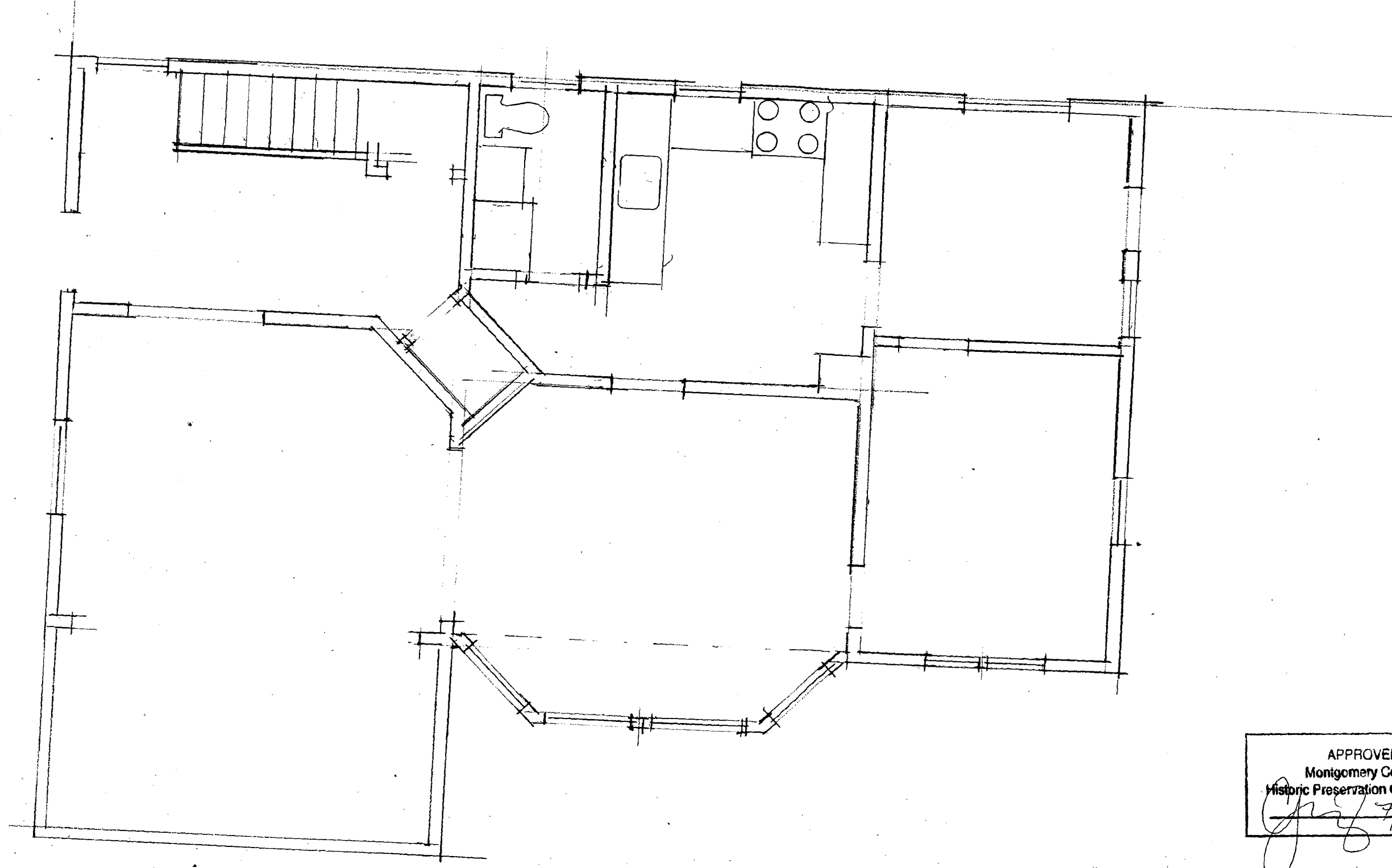


EXISTING SIDE ELEVATION



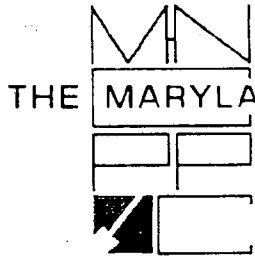
EXISTING REAR ELEVATION

~~EXISTING CONDITIONS~~  
~~CHANGES~~



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/25/03





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

Date: 10/23/02

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

DPS # 288883  
HAWP # 3713-02PP

FROM: Gwen Wright, Coordinator  
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: \_\_\_\_\_

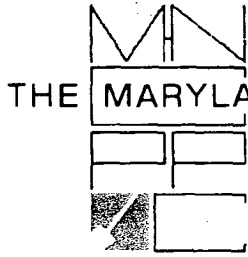
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Judy Grodwohl & R. Greenberg

Address: 739 Park Avenue, Takoma Park

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



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

Date: 10/23/02

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

DPS# 288883  
HAWP # 37/3-02 PP

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](http://permits.emontgomery.org) of your anticipated work schedule.

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



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

DPS - #8

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

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: PAUL TRESEDER

Daytime Phone No.: 301/320-1580

Tax Account No.: 01066084

Name of Property Owner: JUDY GRADWOHL & R. GREENBERG Daytime Phone No.: 202/357-2699

Address: 239 PARK AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: C & C CONSTRUCTION Phone No.: 202/213-0307

Contractor Registration No.: 77668 ALVIN SMITH

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 239 Street: PARK AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: CRESCENT PLACE

Lot: 15 Block: 4 Subdivision: HILLCREST

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 4500

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.

Juanita G. \_\_\_\_\_ 9/27/02  
Signature of owner or authorized agent Date

Approved: ✓ cj \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/23/02

Application/Permit No.: 288883 Date Filed: 9/30/02 Date Issued: \_\_\_\_\_

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	239 Park Avenue	<b>Meeting Date:</b>	10/23/02
<b>Applicant:</b>	Judy Gradwohl & R. Greenberg (Paul Treseder, Agent)	<b>Report Date:</b>	10/16/02
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	10/09/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/3-02PP	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Construct a rear addition		
<b>RECOMMEND:</b>	Approve		

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**PROJECT DESCRIPTION**

<b>SIGNIFICANCE:</b>	Contributing Resource
<b>STYLE:</b>	Eclectic Victorian
<b>DATE:</b>	c. 1915-25

**PROPOSAL**

The applicant proposes to:

1. Construct a 3-sided bay addition to the rear of the house that is patterned like an existing side 3-sided bay. All the existing materials will match this side bay, which will include cedar shingle siding, a terne plate roof, and 6/1 simulated true divided lite double hung wood windows.
2. Remove a non-historic 6/1 Anderson window on the rear.

**STAFF DISCUSSION**

239 Park Avenue is a contributing resource to the Takoma Park Historic District, as an interesting designed almost eclectic Victorian. Small square windows are located along both the front and back gables that are original to the house. The main of the building is stucco covered on the sides with cedar shingles on the front as well as back. A two-story sleeping porch is located on the back that has been modified and enclosed. On the southeast elevation is an original, 3-sided bay with 6/1 double hung wood

windows. The roof is a coated terne plate and the walls are sheathed with a pebbly stucco covering that is typical in Takoma Park.

The applicants propose to add another 3-sided bay to the rear that will match the existing 3-sided bay, located on the southeast elevation. The height and width of the bay will be duplicated from construction to subtle design details. The bay will be situated on masonry piers, either brick or concrete blocks that will be parged. Wood lattice covers will be placed around the foundation perimeter. Three 6/1 simulated true divided lite, double hung wood windows will be installed and cedar shingles will cover each elevation. In addition, the roof will be metal, matching the existing bay. Presently, a 6/1 non-historic Anderson window exists on this rear elevation, which will be removed.

Staff finds the addition simple as well as compatible with the house. The new bay will also add a Victorian character-defining feature to the rear, which is found historically on the original house.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 1:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

and with the Secretary of the Interior's *Standards* #9 & #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

**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:

SEE ATTACHED

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

SEE ATTACHED

**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.**

**Description of project: Addition to rear of house, 239 Park Avenue**

This project would add a small angled bay to the rear of the house at 239 Park Avenue. The addition will not be visible from the street. We would like to create more space in an addition to the original structure, which was formerly a porch. Previous owners enclosed the porch and added replacement windows and a wall air conditioning unit. We would like to replace the sole double-hung window in the rear of the house with a three-sided bay, projecting three feet from the existing wall. This bay would replicate the details in an existing, original angled bay on the side of the house. Additionally, the project would close and patch the hole in the side of the enclosed porch that held the air conditioning unit.

The tax records indicate that the house was constructed in 1913, and the neighborhood is of similar vintage houses on similar-sized lots. The proposed addition would bring a previous addition more in line with the original character of the house.

Permit Application for 239 Park Avenue, Takoma Park, MD  
Contact: Paul Treseder, 301/320-1580  
Owner: Judy Gradwohl , day phone 202/357-2699

⑤

**Adjacent and confronting property owners to 239 Park Ave, Takoma Park**

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238 Park Ave  
Takoma Park, MD 20912-4348  
301-270-9065

Ellen & George Taylor  
241 Park Ave  
Takoma Park MD 20912-4301  
301-891-8768

Stephen H & Barbara Whitney  
16 Crescent Pl  
Takoma Park MD 20912  
301-270-4679

Ruth E. Fine  
19 Philadelphia Ave  
Takoma Park 20912  
301-270-0219

Yoshie Milburn  
17 Philadelphia Ave  
Takoma Park MD 20912  
301-270-4490

Neal A & T L Musto  
21 Philadelphia Ave  
Takoma Park MD 20912  
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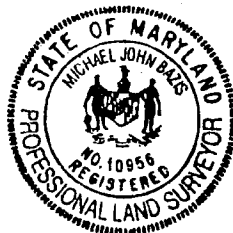
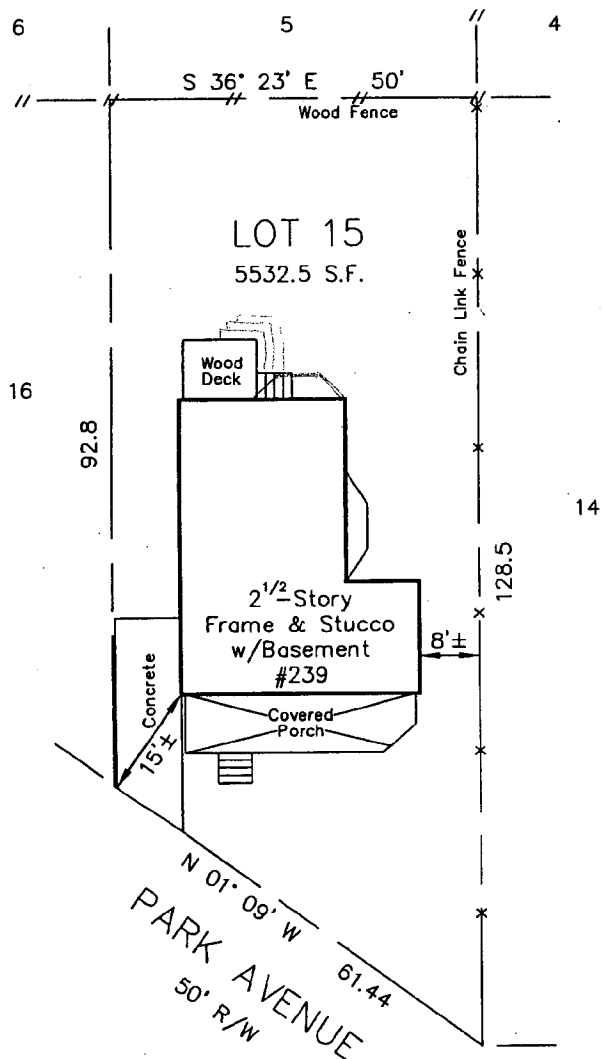


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 Flood Zone: "C"

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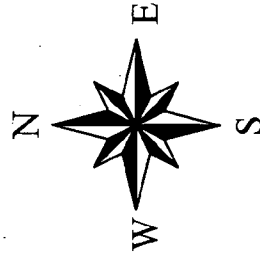
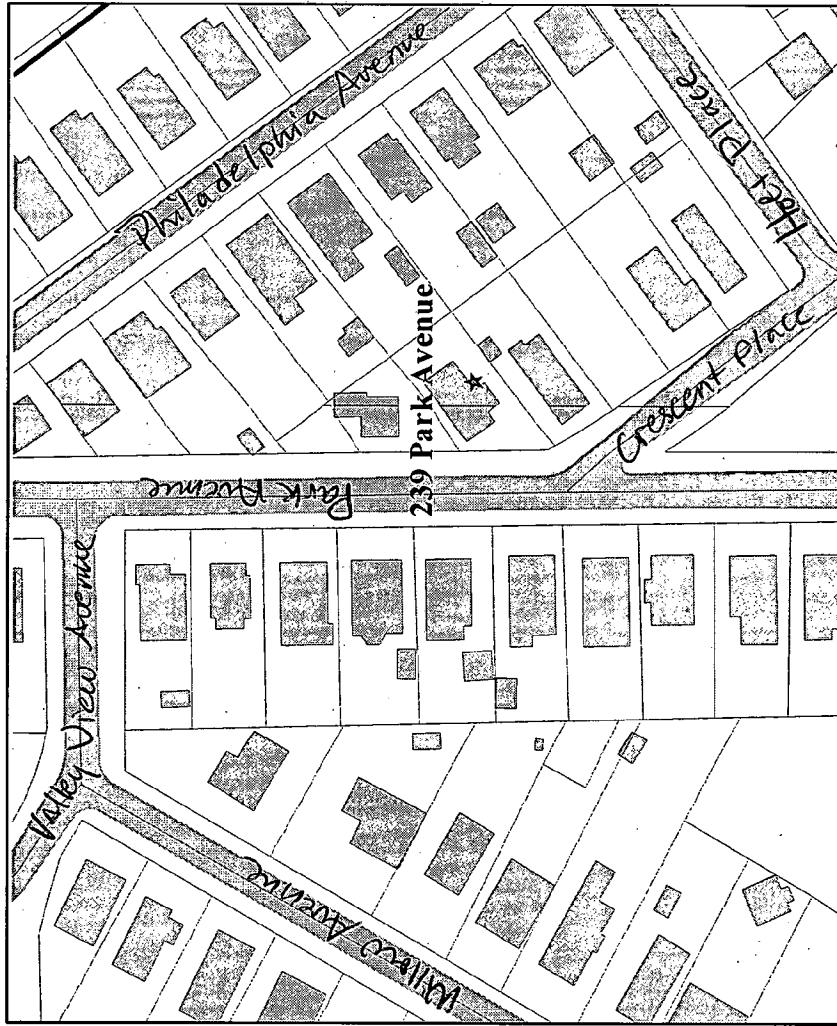
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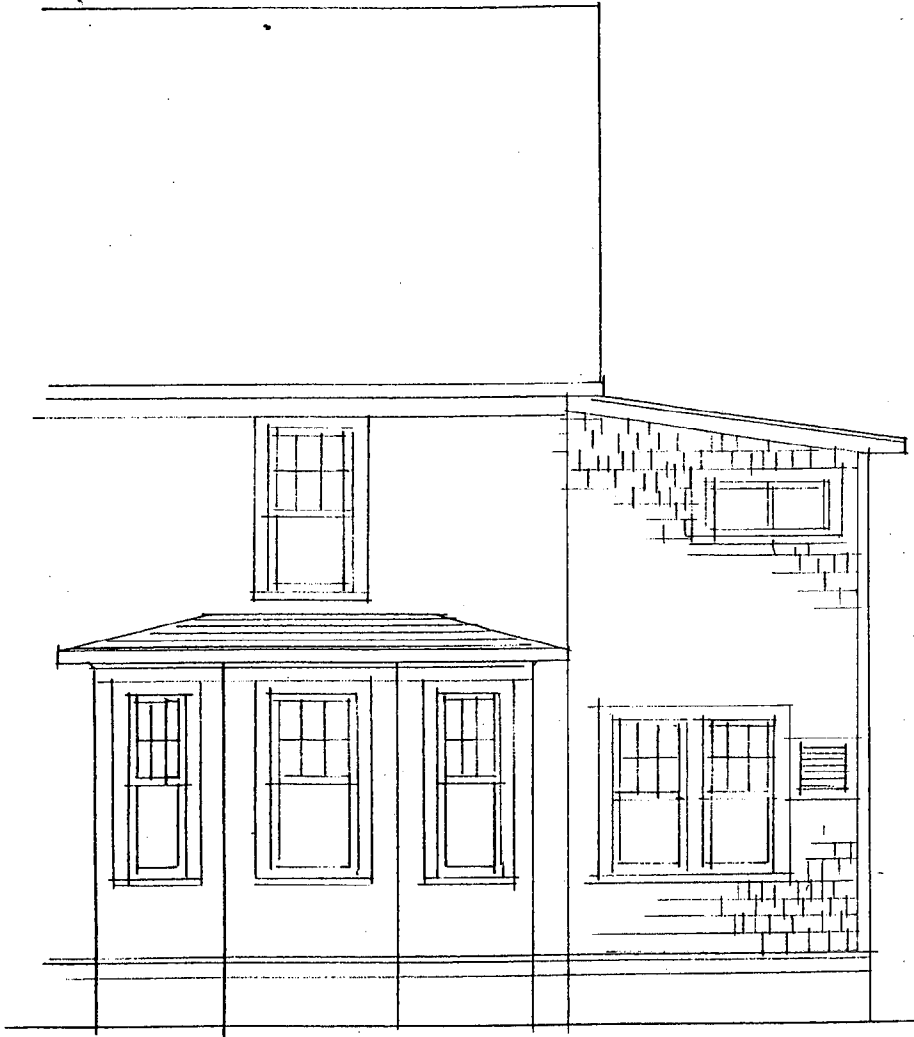
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# Takoma Park Historic District





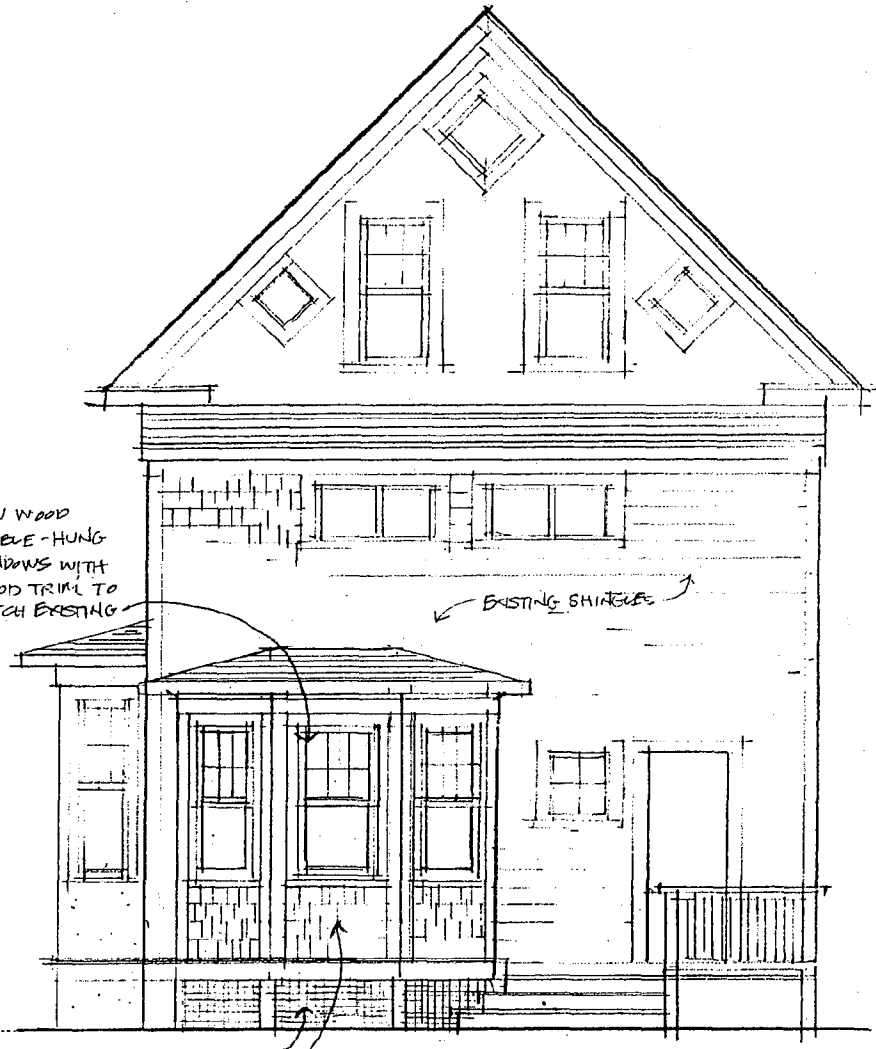
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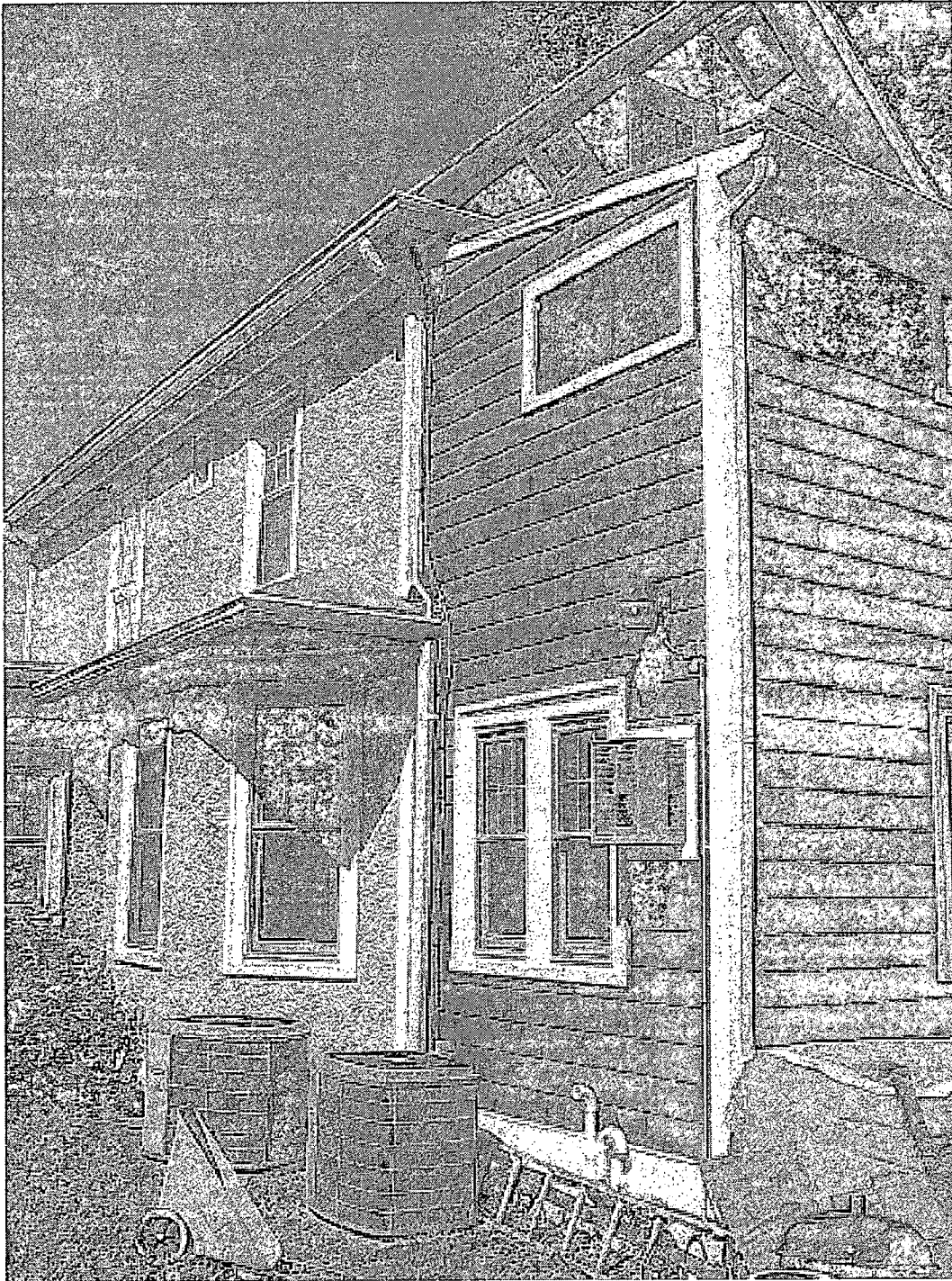
PROPOSED REAR ELEVATION



239 Park Avenue, Front elevation



239 PARK AVENUE, TAKOMA PARK



EXISTING SIDE

CONTACT: PAUL TRESEDER 301/320-1580  
OWNER: JUDY GRADWOHL DAY: 202/357-2699

239 PARK AVENUE, TAKOMA PARK



EXISTING REAR

CONTACT: PAUL TRESEDER 301/320-1580  
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(13)

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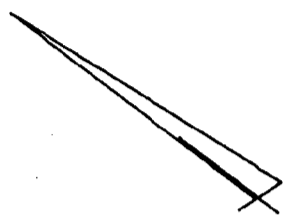
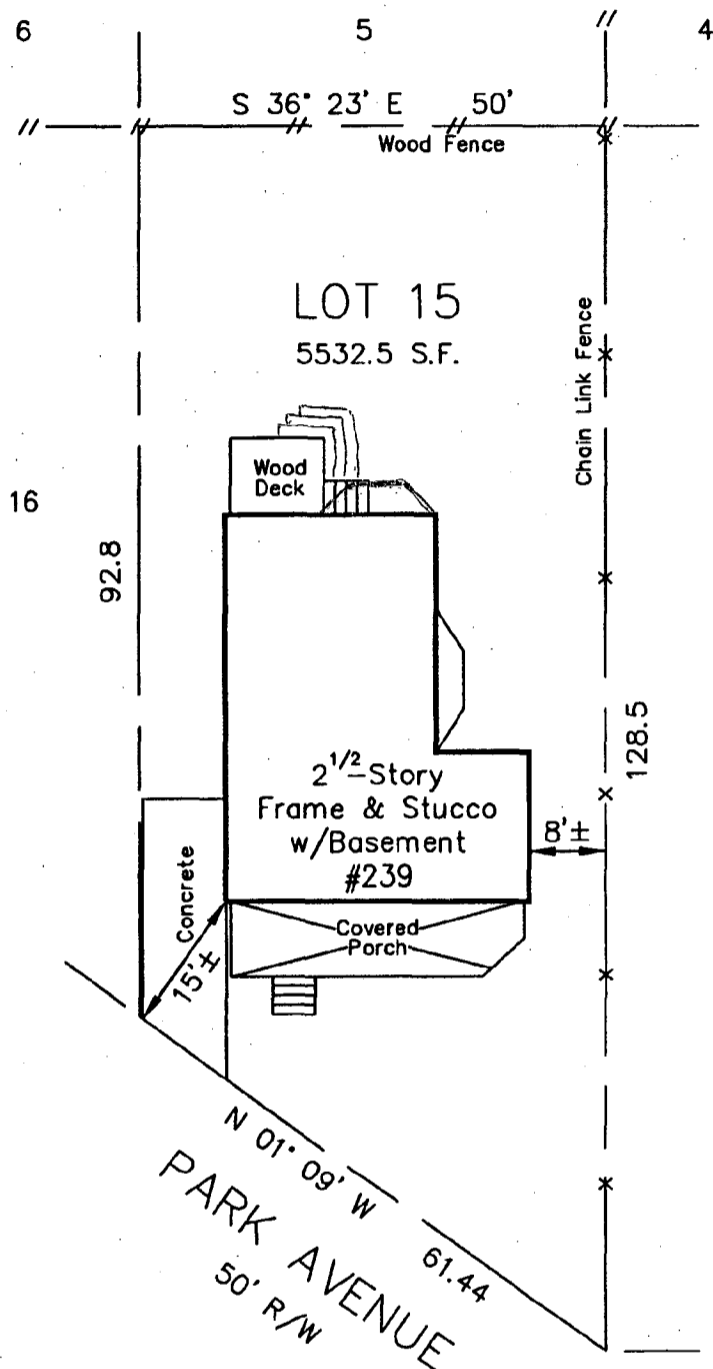
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RPLS #10956

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HILL-CREST  
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Owner: Judy Gradwohl , day phone 202/357-2699



EXISTING SIDE ELEVATION



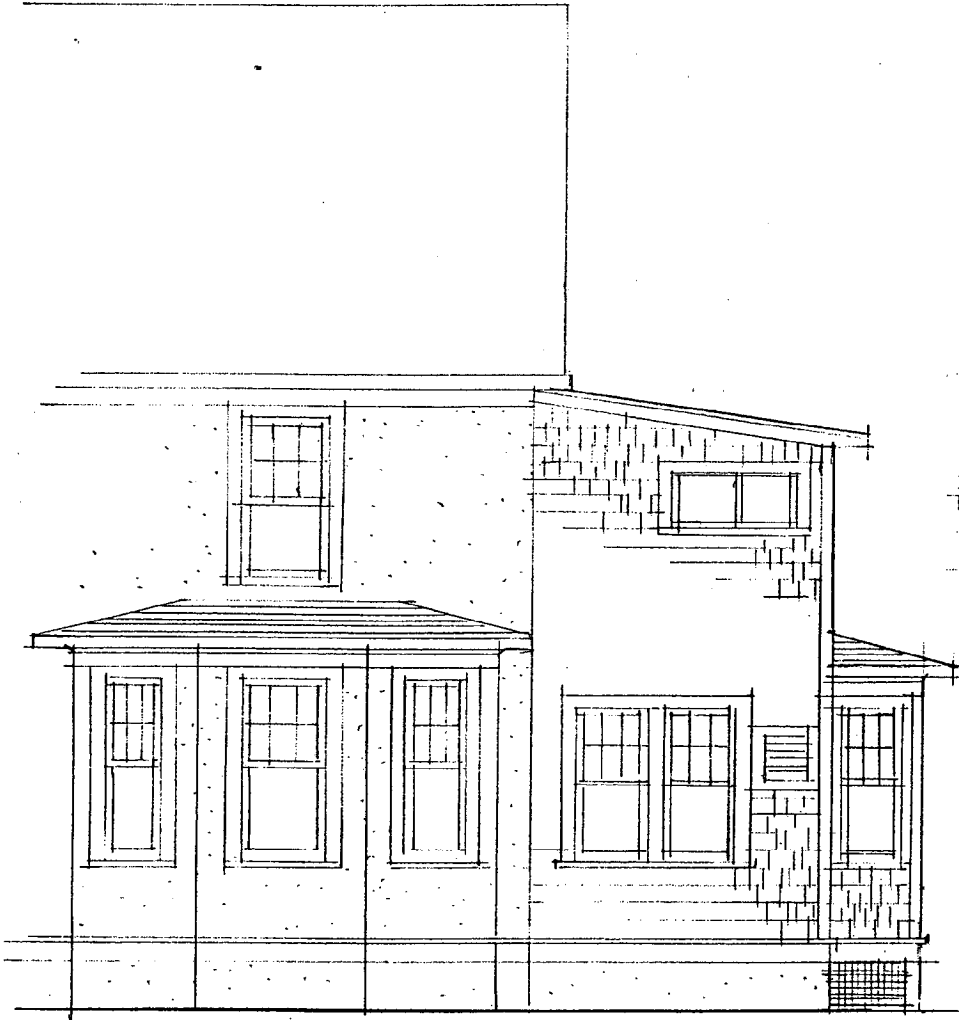
EXISTING REAR ELEVATION



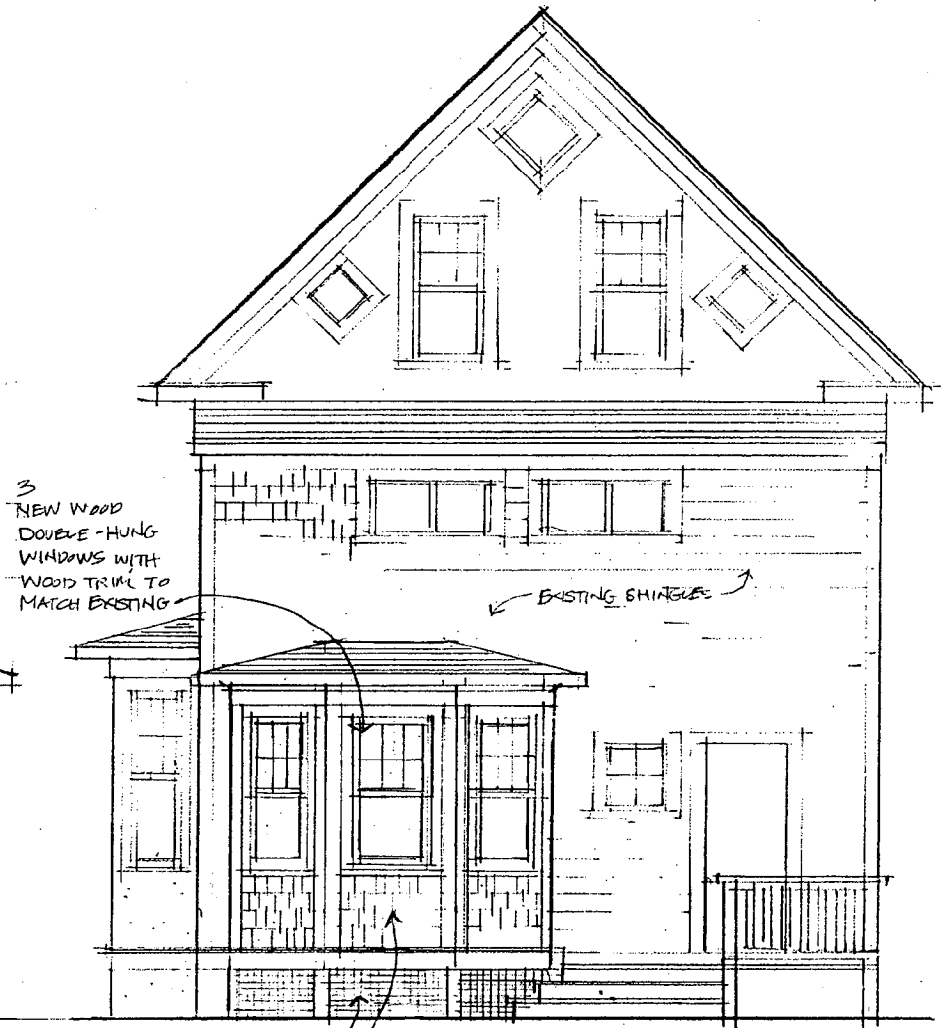
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED SIDE ELEVATION



3 NEW WOOD  
DOUBLE-HUNG  
WINDOWS WITH  
WOOD TRIM TO  
MATCH EXISTING

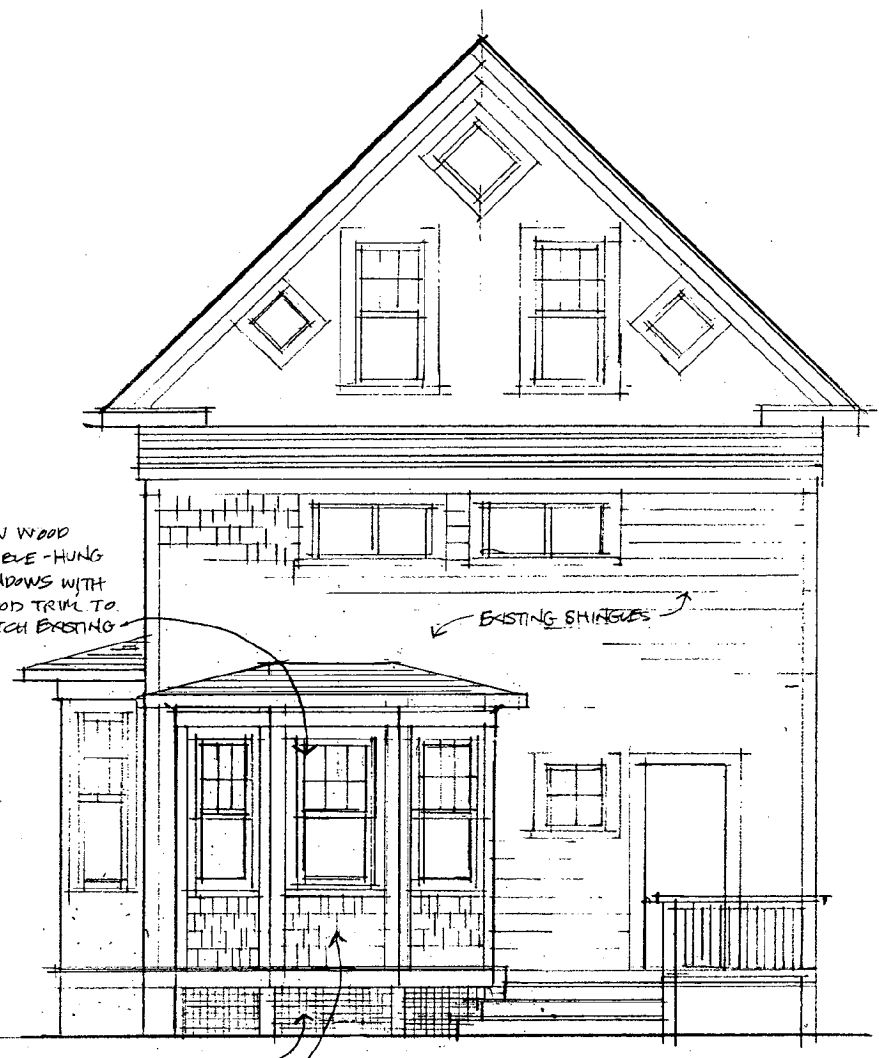
EXISTING SHINGLES

PROPOSED REAR ELEVATION

CEDAR LATTICE  
CEDAR SHINGLES



PROPOSED SIDE ELEVATION



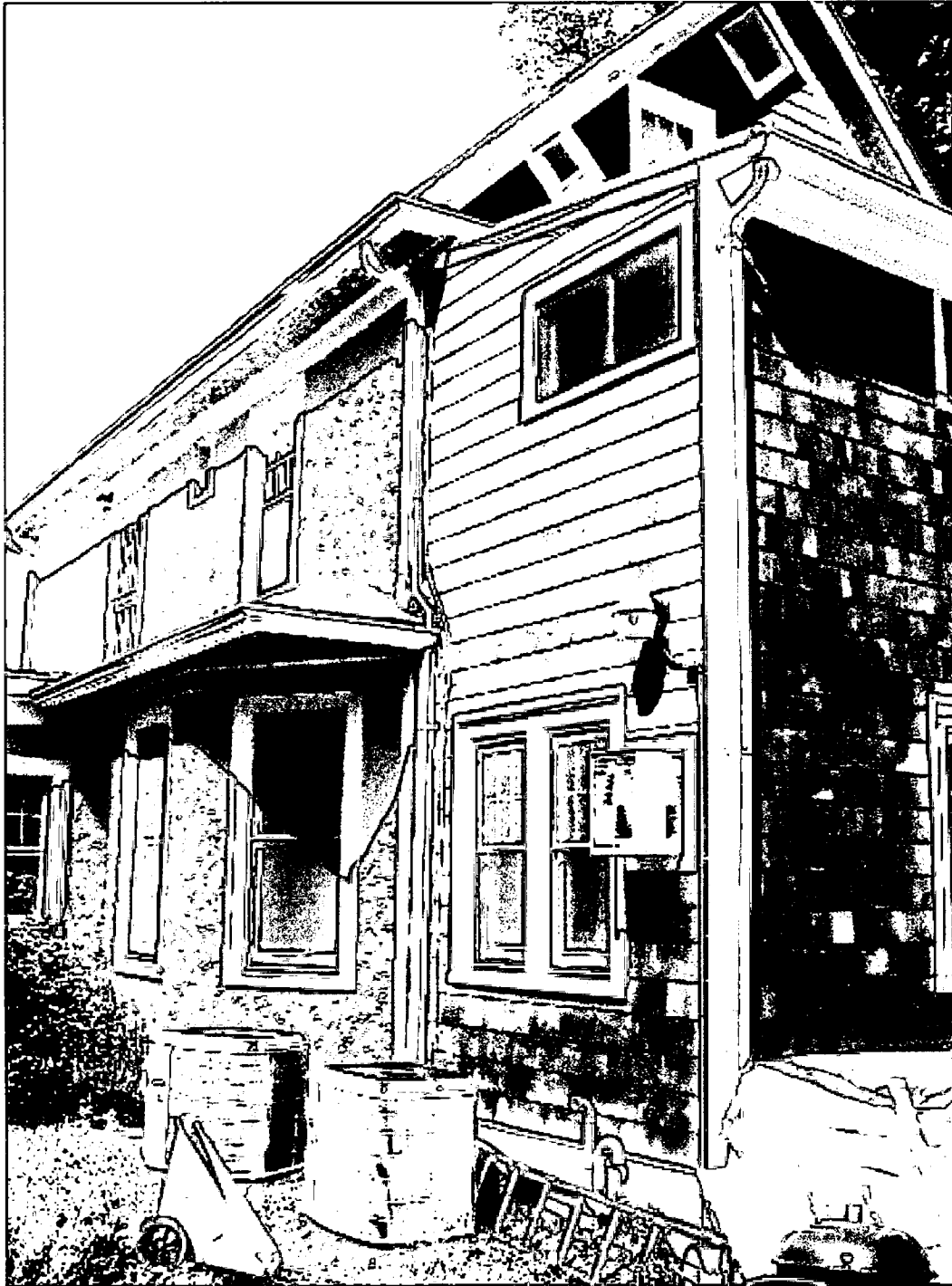
3  
NEW WOOD  
DOUBLE-HUNG  
WINDOWS WITH  
WOOD TRIM TO  
MATCH EXISTING

EXISTING SHINGLES

CEDAR LATTICE  
CEDAR SHINGLES

PROPOSED REAR ELEVATION

239 PARK AVENUE, TAKOMA PARK



EXISTING SIDE

CONTACT: PAUL TRESEDER 301/320-1580  
OWNER: JUDY GRADWOHL DAY: 202/357-2699

239 PARK AVENUE, TAKOMA PARK



EXISTING REAR

CONTACT: PAUL TRESEDER 301/320-1580  
OWNER: JUDY GRADWOHL DAY: 202/357-2699