

37/03-05SSS 228 Park Ave
Takoma Park Historic District, 37/03



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 12/22/2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #400833, Rear deck replacement and extension

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved at the 12/21/2005 meeting.

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

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

Applicant: Alexander Laskaris

Address: 228 Park Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MD 20850
301-777-3377

DPS-#8

HISTORIC PRESERVATION COMMISSION

301-7563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alex Laskaris
 Daytime Phone No.: 240 475 0517
 Tax Account No.: 416 98 0246
 Name of Property Owner: Alexander M. Laskaris Daytime Phone No.: 240 475 0517
 Address: 228 Park Ave Takoma Park Park 20912
Street Number City Street Zip Code
 Contractor: Overlook Fencing Phone No.: 301 748 4477
 Contractor Registration No.: 43345
 Agent for Owner: Greg Ponce Daytime Phone No.: 301 748 4477

LOCATION OF BUILDING/PREMISE

House Number: 228
 Town/City: Takoma Park Name of Cross Street: Opence
 Lot: 17 Block: 1 Subdivision: Hillcrest
 Label: Parcel Folio: Plat book 144 plat no. 140

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|---|----------------------------------|--|--|----------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Add | <input type="checkbox"/> Sign | <input type="checkbox"/> Screen 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/Rear | <input type="checkbox"/> Solar | <input type="checkbox"/> Repaint | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Rerocable | <input checked="" type="checkbox"/> Fence (with/without Section 911) | <input type="checkbox"/> Other | | | | |

1B. Construction cost estimate: \$ 11,000

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

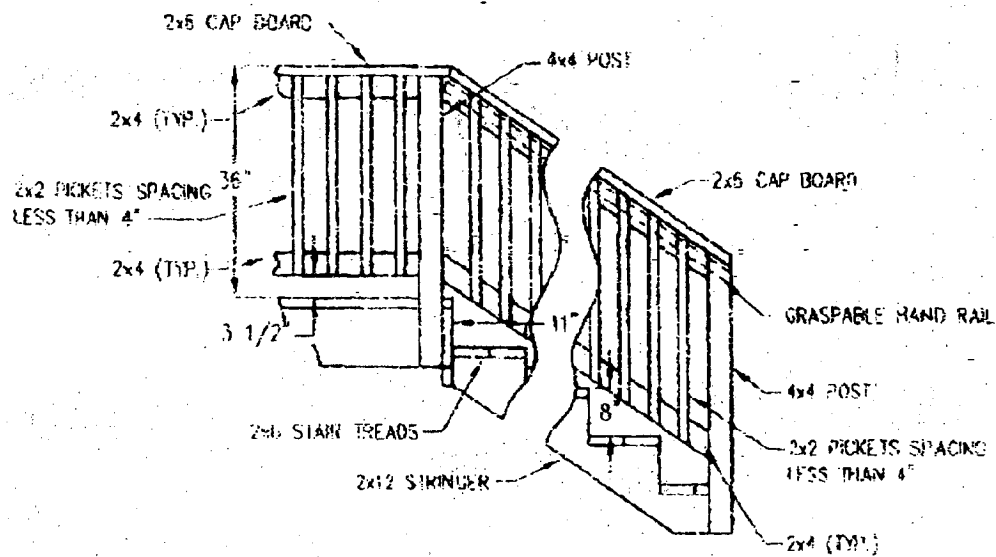
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 11-29-2005
Signature of owner or authorized agent Date

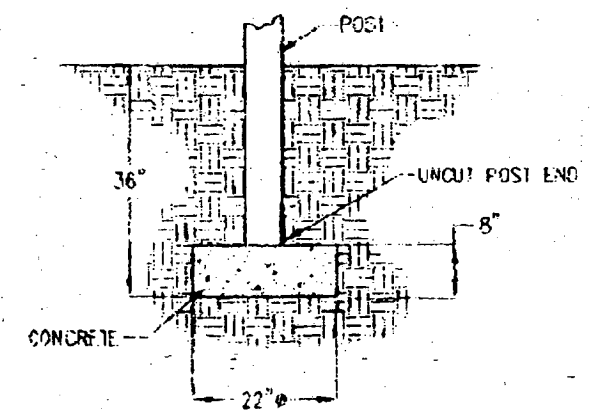
Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____
 Signature: Julia O'Malley Date: 12-22-05
 Application/Permit No.: 400833 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Oct 25 05 09:09o Jeff & Doris Oct 3018384257 P.3



TYP. HANDRAIL & STAIR DETAIL
SCALE: 1/2" = 1'-0"



TYP. FOOTER DETAIL
SCALE: 1/2" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
John D. ...
 7-27-05

SCALE: AS NOTED
DATE: 10/25/05

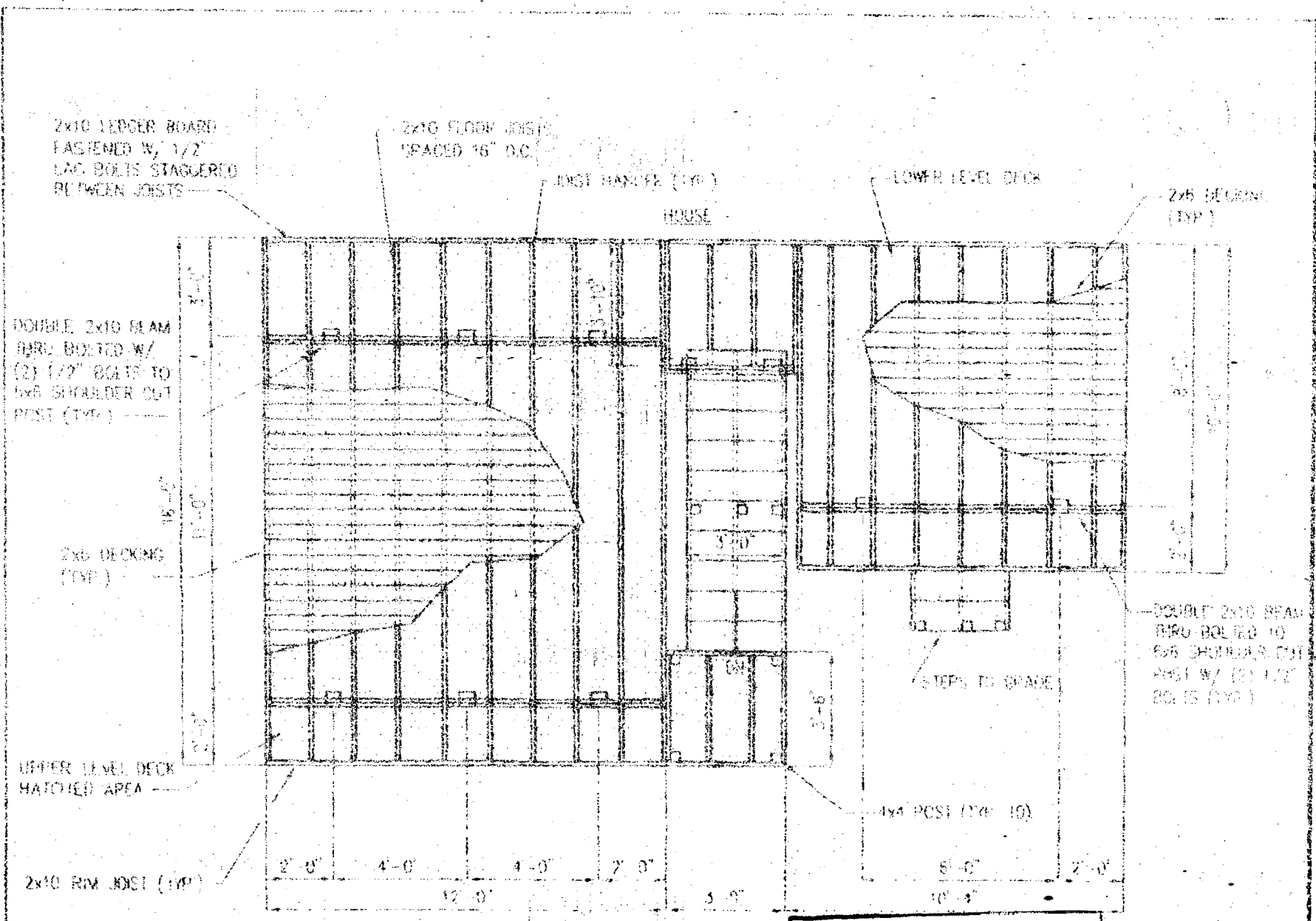
PROJECT: 228 PARK AVENUE
TAKOMA PARK, MD 20912

OVERLOOK FENCE CO.

SHEET 3 OF 3

11/29/2005 09:32 3018625679 OVERLOOK FENCE CO. PAGE 03

7



2x10 LEDGER BOARD
FASTENED W/ 1/2"
LAG BOLTS STAGGERED
BETWEEN JOISTS

2x10 FLOOR JOISTS
SPACED 16" O.C.

POST BRACKET (TYP)

HOUSE

LOWER LEVEL DECK

2x6 BEAM
(TYP)

DOUBLE 2x10 BEAM
THRU BOLTED W/
(2) 1/2" BOLTS TO
4x4 SHOULDER CUT
POST (TYP)

2x6 DECKING
(TYP)

UPPER LEVEL DECK
HATCHED AREA

2x10 RIM JOIST (TYP)

DOUBLE 2x10 BEAM
THRU BOLTED TO
4x4 SHOULDER CUT
POST W/ (2) 1/2"
BOLTS (TYP)

STEPS TO GRADE

4x4 POST (TYP 10)

PLAN VIEW
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia M. Hall
12-22-05

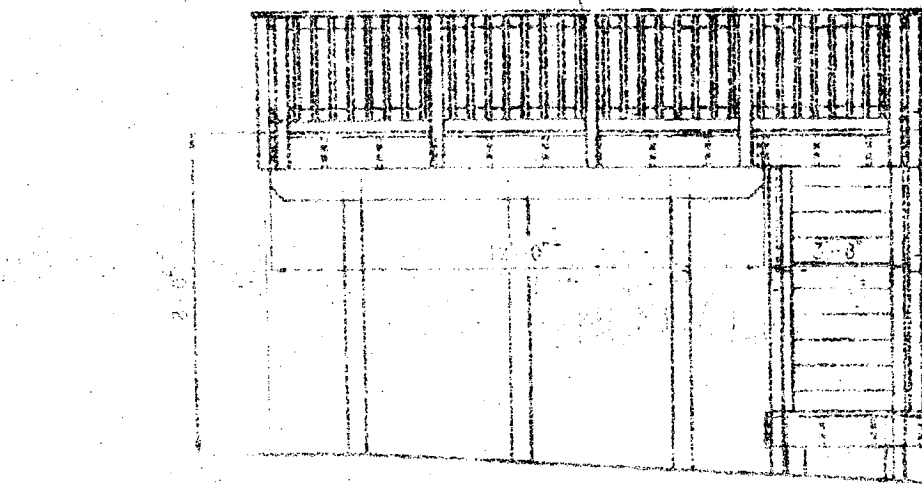
SHEET 1 OF 3

OVERLOOK FENCE CO.

228 PARK AVENUE
TAKOMA PARK, MD 20912

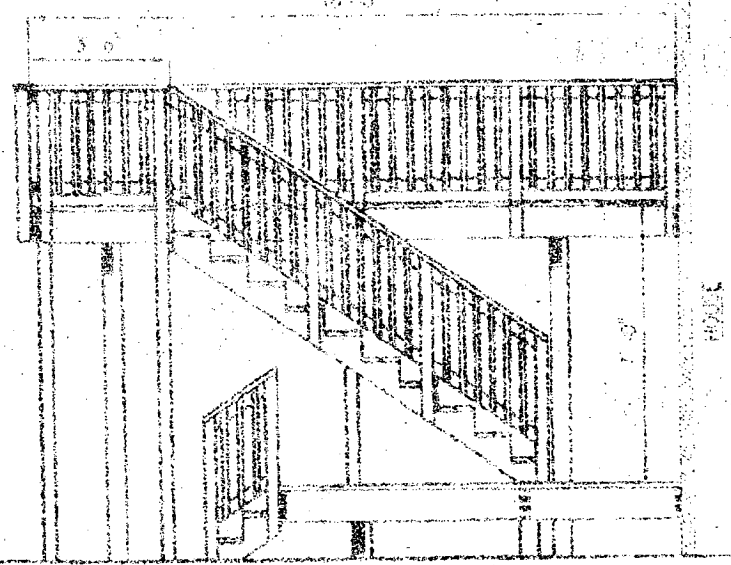
SCALE AS SHOWN
DATE: 12/22/05

USE 25 05 02107W JEFF & DORIS INC 3018555297 P. 2

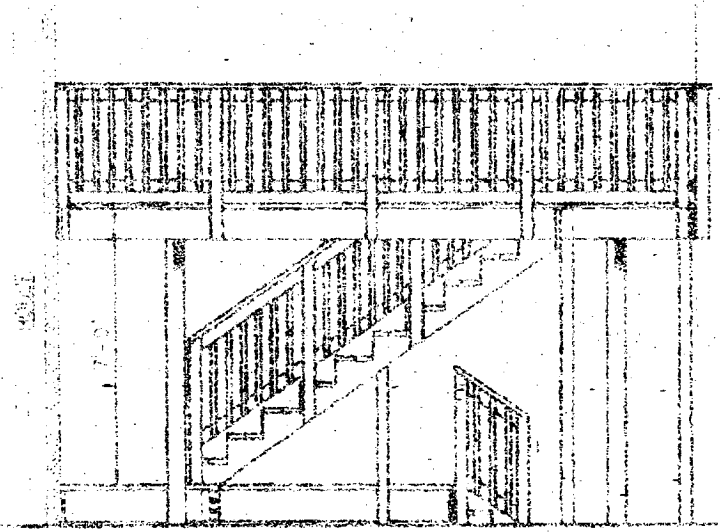


EAST ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
2-22-05



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

OVERLOOK FENCE CO
PROJECT: 228 PARK AVENUE
TAKOMA PARK, MD 20912
PROJECT AS NOTED
DATE: 07/25/04

SHEET 2 OF 3

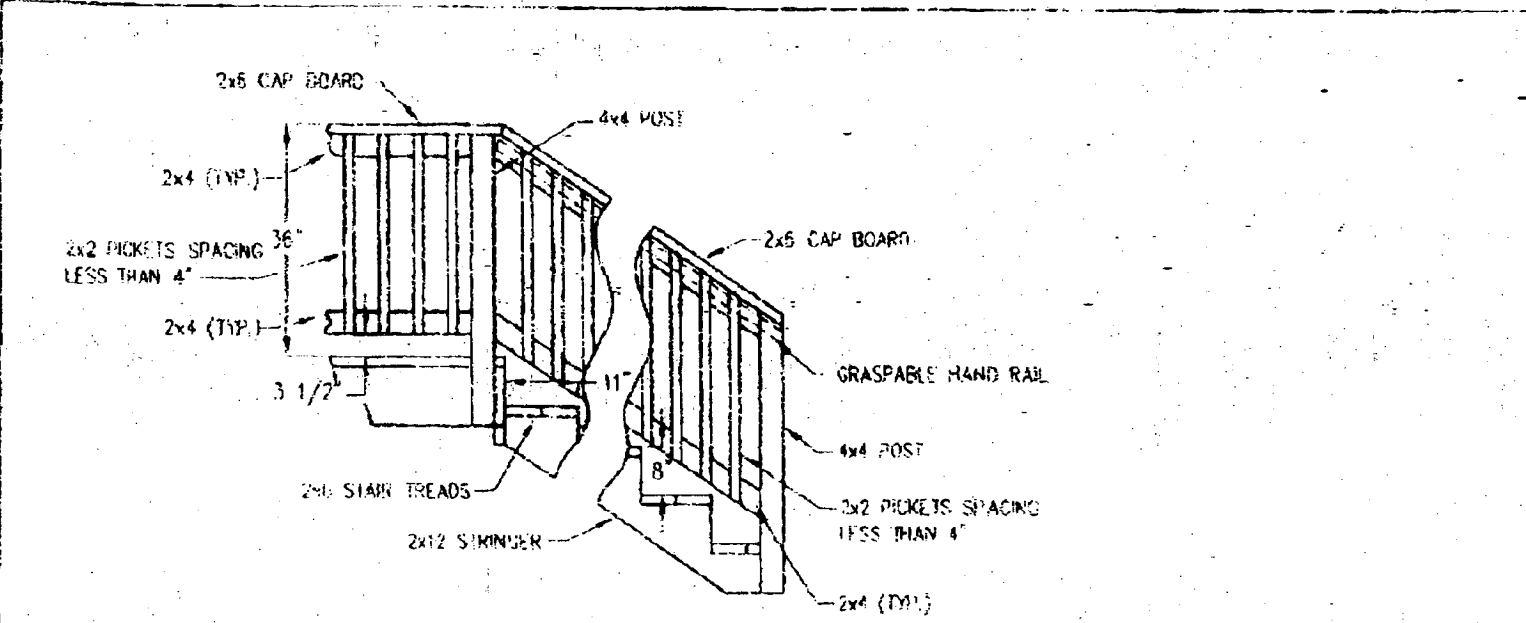
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P.3

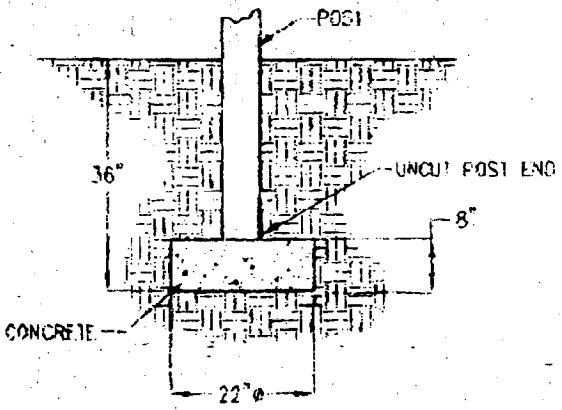
3018004257

Jeff & Doris Ott

Oct 25 05 09:09p



TYP. HANDRAIL & STAIR DETAIL
 SCALE: 1/2" = 1'-0"



TYP. FOOTER DETAIL
 SCALE: 1/2" = 1'-0"

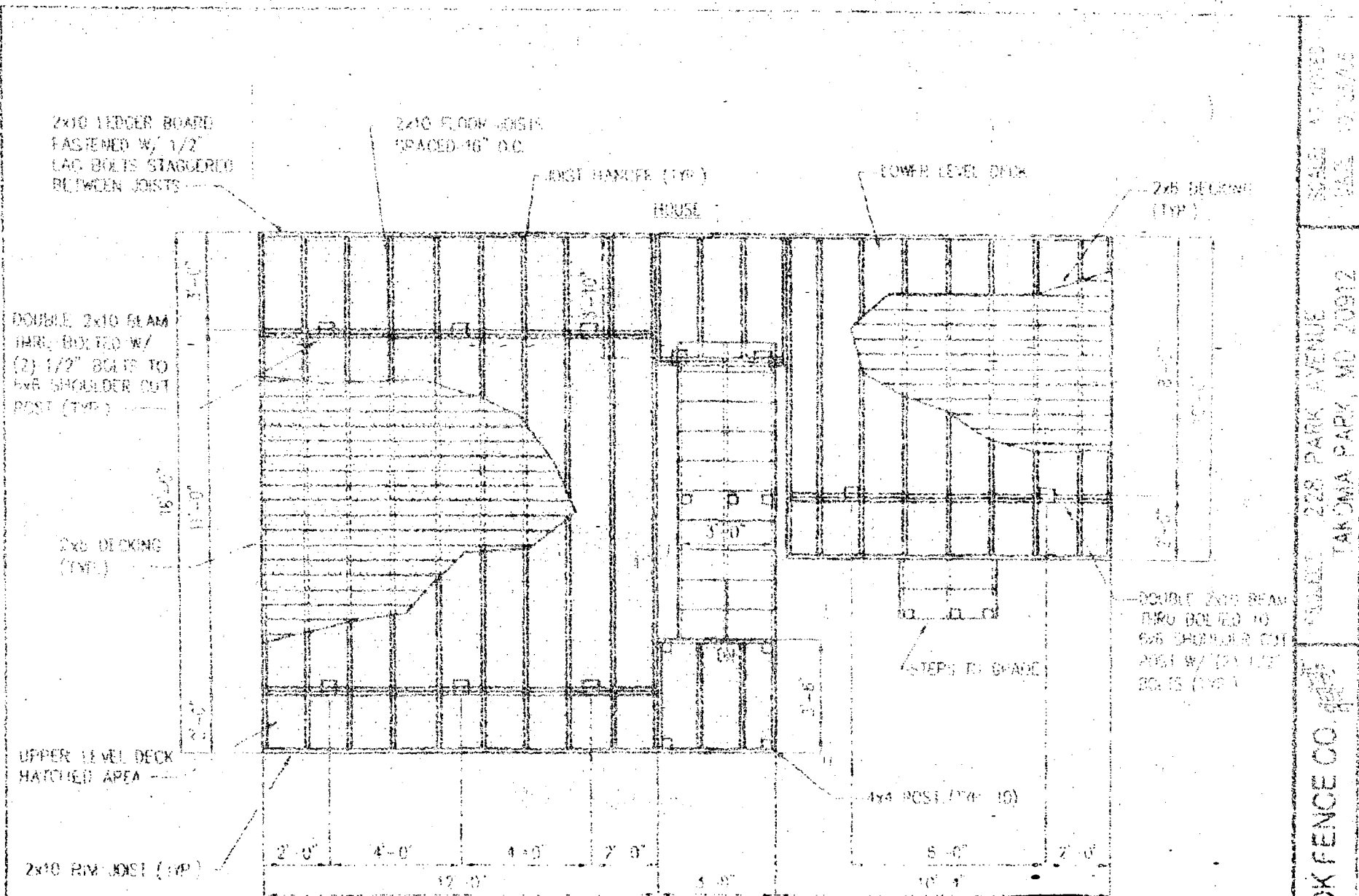
APPROVED
 Montgomery County
 Historic Preservation Commission
Julia Bell
 12-22-05

SCALE: AS NOTED
 DATE: 10/25/05
 PROJECT: 228 PARK AVENUE
 TAKOMA PARK, MD 20912
 OVERLOOK FENCE CO.

SHEET 3 OF 3

11/29/2005 09:32 30186256/9 OVERLOOK FENCE CO. P.03

7



PLAN VIEW
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley
12-22-05

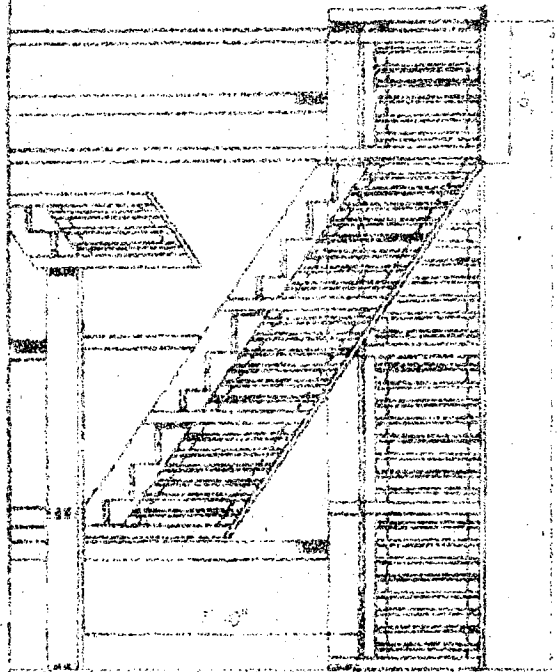
SHEET 1 OF 3

OVERLOOK FENCE CO.

228 PARK AVENUE
TAKOMA PARK, MD 20912

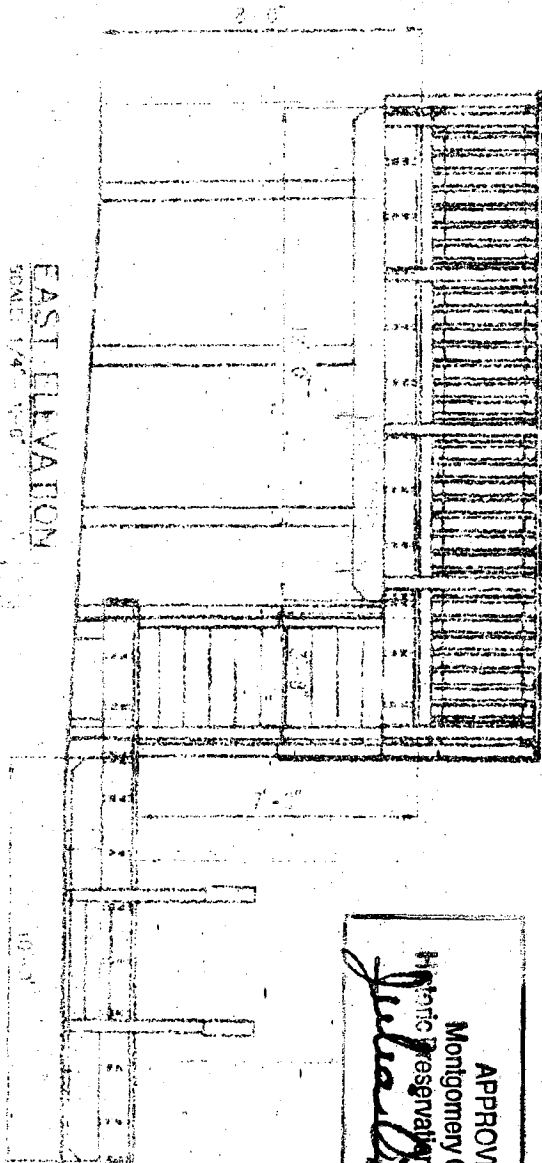
SCALE: AS SHOWN
DATE: 12/22/05

NORTH ELEVATION
SCALE 1/4" = 1'-0"

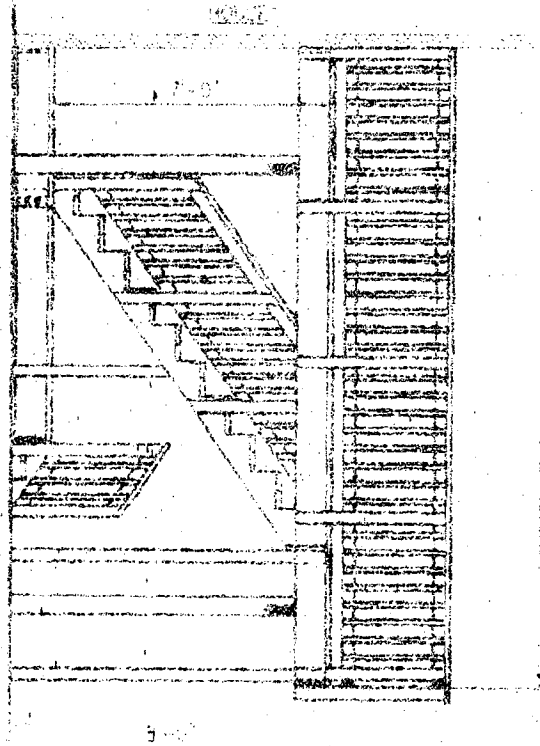


HOUSE

EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



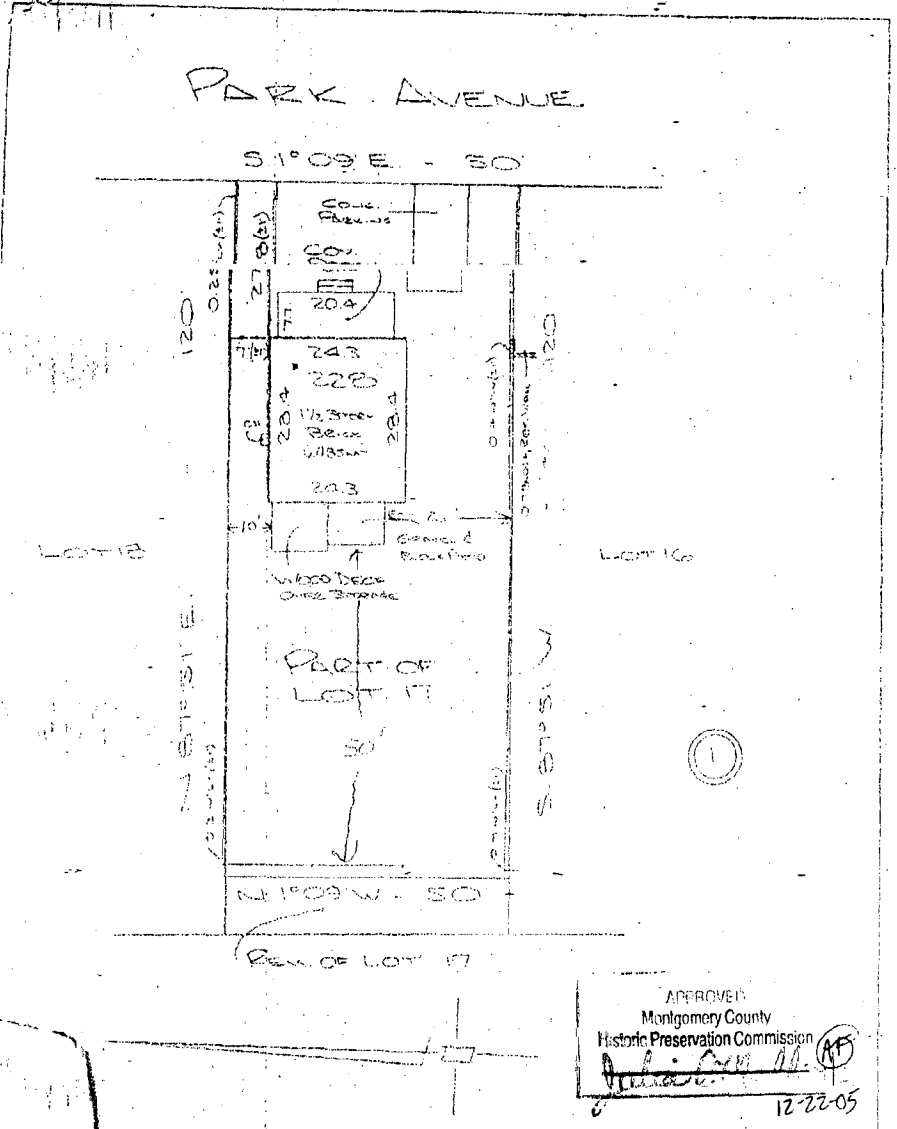
SHEET 2 OF

APPROVED
Montgomery County
Historic Preservation Commission
Juanita D. Hall
12-22-05

OVERLOOK FENCE CO

PROJECT 228 PARK AVENUE
TAKOMA PARK, MD 20912

SCALE AS NOTED
DATE 10/15/05



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 12-22-05

Capital 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 a title application may not be required for the transfer of title or security thereon without re-financing.
 This property lies within Zone C, (Areas of moderate flood hazard) as shown on the maps of the National Flood Insurance Program, and is not shown

LOCATION DRAWING
 PART OF LOT 17 BLOCK 1
 HILL-CREST
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 2 PLAT 140 Scale 1" = 20'
 CASE: 1460-96 FILE
 DATE: OCTOBER 1, 1996

I hereby certify this location drawing was prepared in accordance with the minimum standards established 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



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|--|------------------------|-----------------|
| Address: | 228 Park Avenue, Takoma Park | Meeting Date: | 12/21/2005 |
| Applicant: | Alex Laskaris | Report Date: | 12/14/2005 |
| Resource: | Contributing Resource Takoma Park Historic District | Public Notice: | 12/07/2005 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 37/03-05SSS | Staff: | Anne Fothergill |
| PROPOSAL: | Rear deck replacement and extension | RECOMMENDATION: | Approve |

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Bungalow
DATE: 1928

PROPOSAL

The applicants propose to replace a deteriorated 10' x 10' wood rear deck with a new 12' x 16' wood deck off the back of the house at the first floor level. Additionally, they propose a 12' x 10' wood deck off the basement level below the deck where there is an existing 10 x 10' patio. There will be wood stairs between the two decks. See plans in Circles 6-9.

STAFF RECOMMENDATION:

- Approval
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a

manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
755 ROCKVILLE PIKE, 3RD FLOOR, ROCKVILLE, MD 20850
301 772-6377

DPS - #8

HISTORIC PRESERVATION COMMISSION

301 563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alex. Laskaris
Daytime Phone No.: 240 475 0517

Tax Account No.: 416 98 0246

Name of Property Owner: Alexander M. Laskaris
Daytime Phone No.: 240 475 0517

Address: 228 Park Ave Takoma Park, MD 20912
Street Number City Street Zip Code

Contractor: Overlook Fencing
Phone No.: 301 748 4477

Contractor Registration No.: 43345

Agent for Owner: Greg Ponce
Daytime Phone No.: 301 748 4477

LOCATION OF BUILDING/PREMISE

House Number: 228

Town/City: Takoma Park

Lot: 17 Block: 1 Subdivision: Bill Creek

Parcel: Plat book 140 Plat no: 140

PART ONE: TYPE OF PERMITS ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct Extend Alter/renovate
 - Move Install Whack/Repair
 - Revision Repair Renewable
- 1B. Construction cost estimate: \$ 11,000
- 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 any 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: 11-29-2005

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

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:

Previous 10x10 upper wood deck taken down by owner due to rotting wood.

Currently, lower-level patio out of back bedroom door is made of paving stones. Patio is 10x10

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

Install new upper-level deck, made of wood,
Dimensions will be 12x16

Install lower-level wood deck; dimensions will be 12x10.
Build stairs from upper-level to lower-level.

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 a 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 circle of any tree 8" 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).

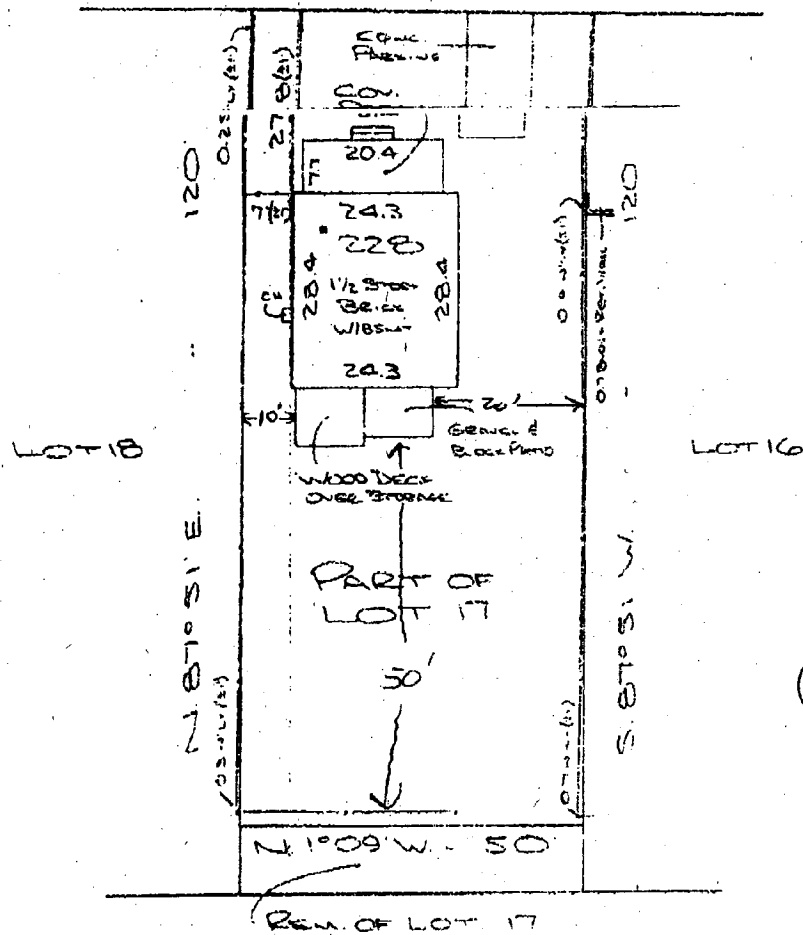
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

| | |
|---|---|
| Owner's mailing address Alex Laskaris 228 Park Ave. Takoma Park, MD 20912 | Owner's Agent's mailing address Same |
| Adjacent and confronting Property Owners mailing addresses | |
| Kenneth & Barbara Firestone 226 Park Ave. Takoma Park MD 20912 | Juan & Minerva Velazquez-Ortiz 230 Park Ave. Takoma Park MD 20912 |
| Daniel Aibel 227 Park Ave. Takoma Park MD 20912 | Roger Naylor 7230 Spruce Ave. Takoma Park MD 20912 |
| | |

PARK AVENUE

S 1° 09' E - 50'



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 thereof by re-financing.

This property lies within Zone C, (Areas of minimal flood hazard) as depicted on the maps of the National Flood Insurance Program, unless otherwise shown.



LOCATION DRAWING
PART OF LOT 17 BLOCK 1

WILL-CREST

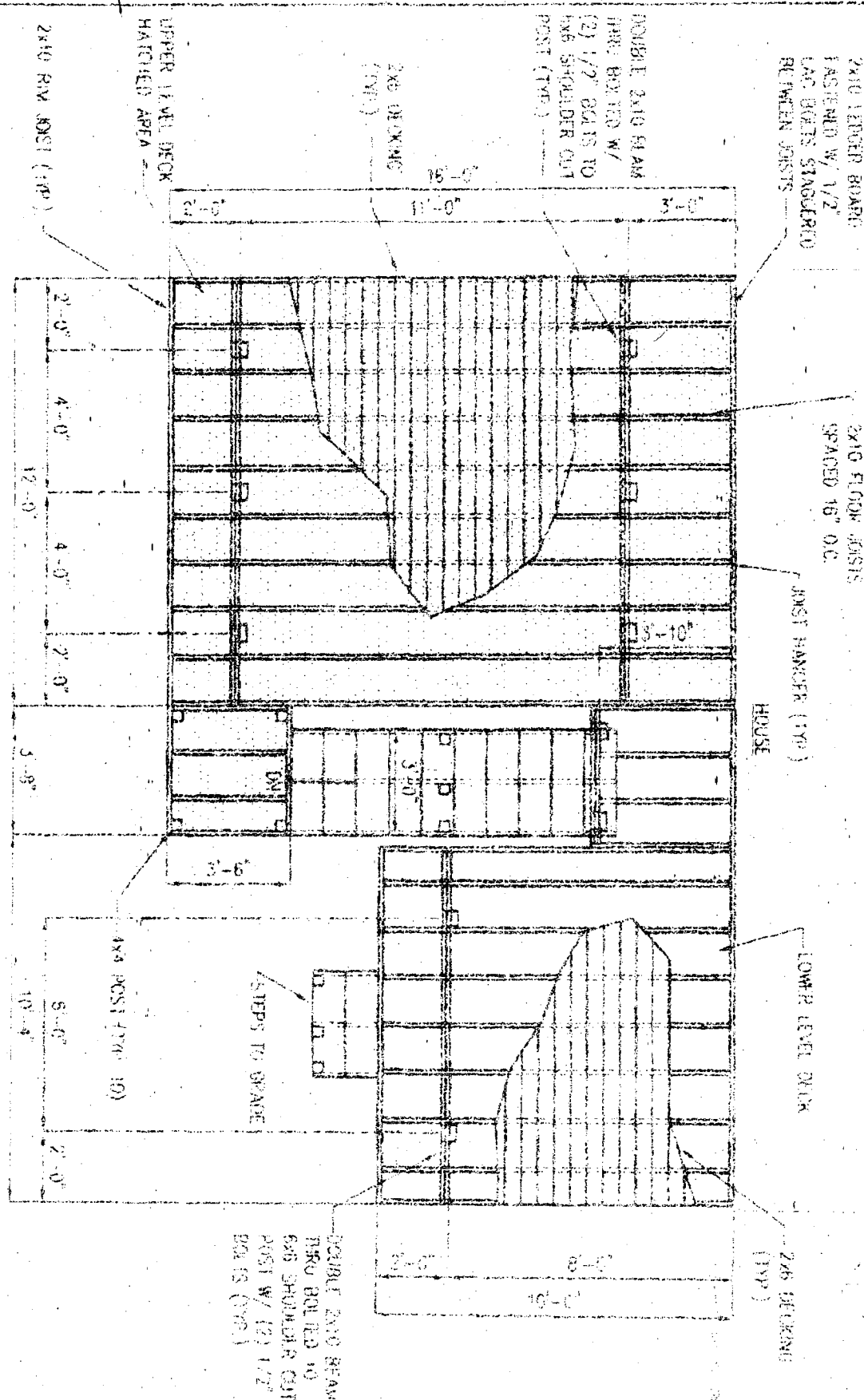
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards and practices 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

Recorded in Plat Book 2 File: 140 Scale: - 20
CASE: 1460-96 FILE:
DATE: OCTOBER 1, 1996

6



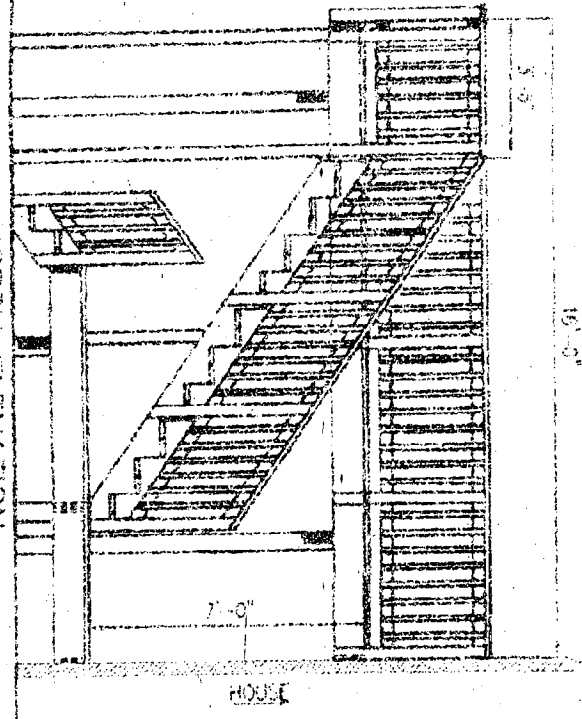
PLAN VIEW
SCALE: 1/4" = 1'-0"

SHEET 1 OF 3

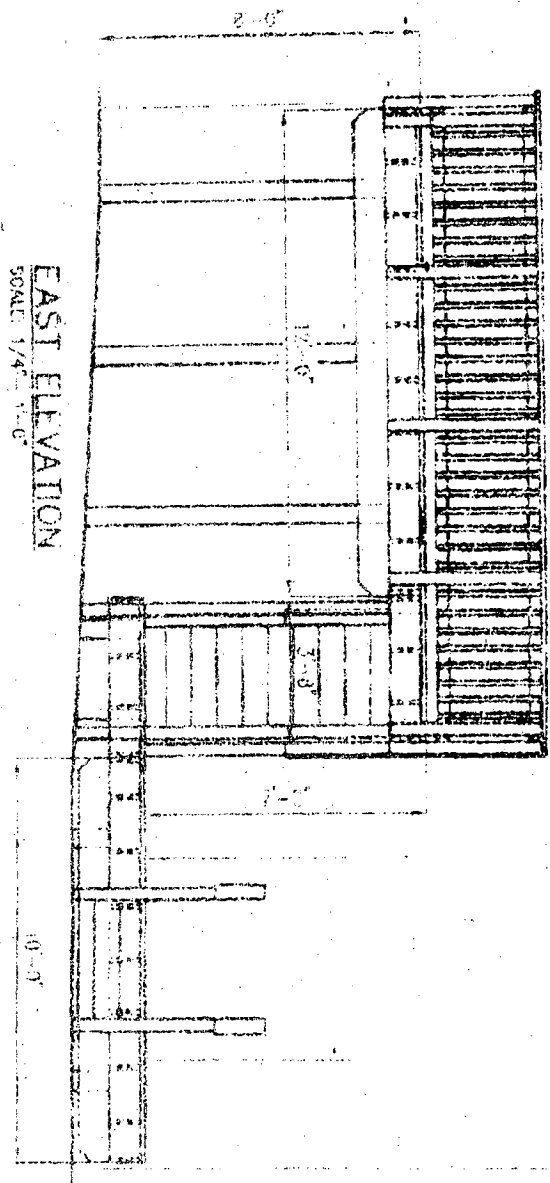
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|----------------------------------|---|---|
| <p>OVERLOOK FENCE CO.</p> | <p>PROJECT: 228 PARK AVENUE TAKOMA PARK, MD 20912</p> | <p>SCALE: AS NOTED DATE: 10/25/05</p> |
|----------------------------------|---|---|

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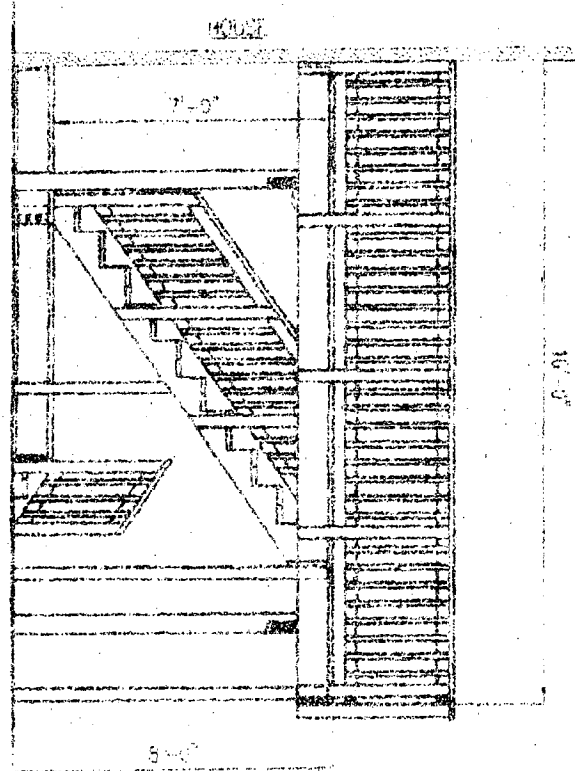
NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



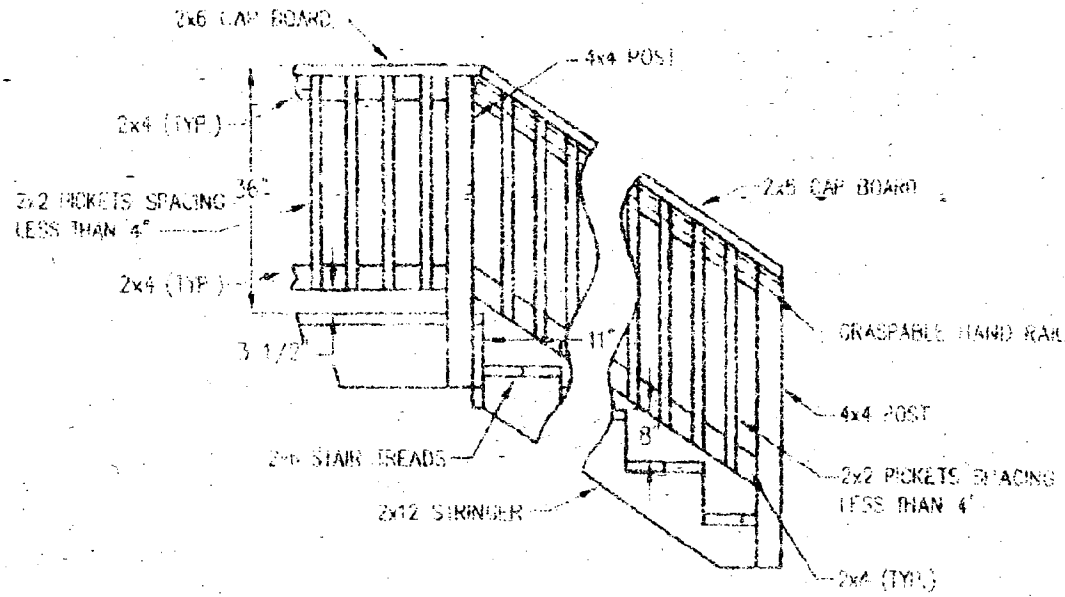
SHEET 2 OF 3

OVERLOOK FENCE CO.

PROJECT: 228 PARK AVENUE
TAKOMA PARK, MD 20912

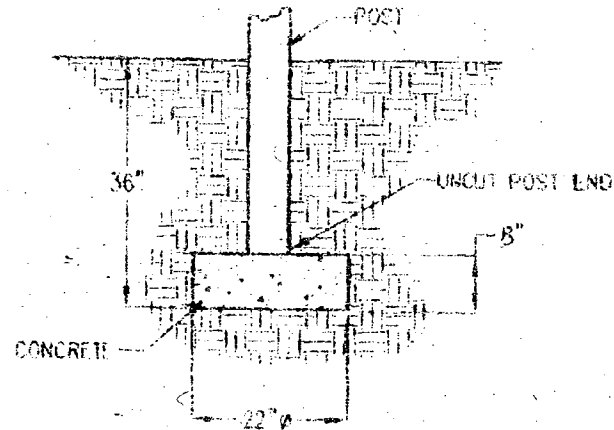
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DATE: 10/25/85

8



TYP. HANDRAIL & STAIR DETAIL

SCALE: 1/2" = 1'-0"



TYP. FOOTER DETAIL

SCALE: 1/2" = 1'-0"

SCALE: AS NOTED
DATE: 10/25/05

PROJECT: 228 PARK AVENUE
TAKOMA PARK, MD 20912

OVERLOOK FENCE CO.

