

37/03-05S 234 Park Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 12, 2005

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Tania Georgiou Tully, ^{TGT} Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

When you file for your building permit at DPS, you must take with you the enclosed forms. 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 at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 12, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: ^{TGT} Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #380324

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

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: Anand & Pooja Parikh

Address: 234 Park Avenue, Takoma Park

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



RETURN TO DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850 240777-6370

HISTORIC PRESERVATION COMMISSION 301/563-3400

DPS - #8 RECEIVED

APR 18 2005

APPLICATION FOR HISTORIC AREA WORK PERMIT OF CASE WORK MGM

Contact Person: ANAND PARIKH Daytime Phone No.: 301 270 1022

Tax Account No.: Name of Property Owner: ANAND & POOJA PARIKH Daytime Phone No.: 301 270 1022 Address: 234 PARK AVE Takoma Park 20912

Contractor: Contractor Registration No.: Agent for Owner: owner Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 234 Street: PARK Ave Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave / Park Ave Lot: 20 Block: 1 Subdivision: Hill-Crest (Plat Book 2 at Plat 140)

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other

1B. Construction cost estimate: \$

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: N/A 2B. Type of water supply: 01 WSSC, 02 Well, 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: feet inches: N/A 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: 4/12/05

Approved: [Signature] for Chairperson, Historic Preservation Commission Disapproved: Signature: Julia O'Malley Date: 5/12/05 Application/Permit No.: 380324 Date Filed: 4/18/05 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:

Removal of:
Staircase on side of home (Northside) & sleeper porch
at top of staircase

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

• Stairs & porch are not original
• wood is rotting & not built solidly
• stairs sinking into ground, pulling down roof
& threat to collapse on own & neighbor's
property

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

Owner's mailing address

Parikh
234 Park Ave
Takoma Park MD
20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Kathy Brooks Denny &
Robert Denny
236 Park Ave
Takoma Park MD 20912

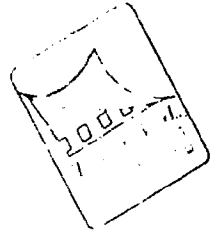
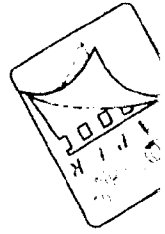
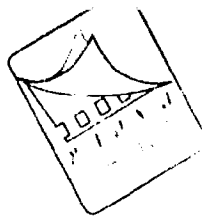
Jessica Lundman & Dan Mullany
232 Park Ave
Takoma Park MD 20912

Barbara & Steve Whitney
16 Crescent Place
Takoma Park MD
20912



APR 17 1964

10341-365 (2) CAKS



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	234 Park Avenue, Takoma Park	Meeting Date:	05/11/05
Applicant:	Anand & Pooja Parikh	Report Date:	05/04/05
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	04/27/05
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-05S	Staff:	Tania Tully
PROPOSAL:	Selective demolition and storm window installation	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Bungalow
DATE: c.1915-25

PROPOSAL:

The applicants are proposing to remove non-historic exterior stairs. The stairs will be removed in a manner that will do minimal damage to the historic house and where the stairs contacted the historic house, repairs will be made in kind. The applicants are also proposing to install aluminum storm windows.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

#6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

The proposals in this application are for the good of the historic house. Storm windows protect the wood windows from the elements and increase energy efficiency. The stairs proposed for removal are not historic and pose a hazard to the historic house and the adjoining property.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

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

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.

and with the *Secretary of the Interior's Standards for Rehabilitation*.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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 Address: 234 PARK AVE Takoma Park 70912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: owner Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 234 Street: PARK Ave
 Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave / Park Ave
 Lot: 20 Block: 1 Subdivision: Hill-Crest (Plat Book 2 at Plat 140)
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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2A. Type of sewage disposal: 01 WSSC 02 Septic N/A 03 Other: _____
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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

4/12/05
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 380324 Date Filed: 4-18-05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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Tully, Tania

From: Anand Parikh [llgg23@hotmail.com]

Sent: Thursday, April 28, 2005 3:15 PM

To: Tully, Tania

Amendment to Historic Work Permit Application

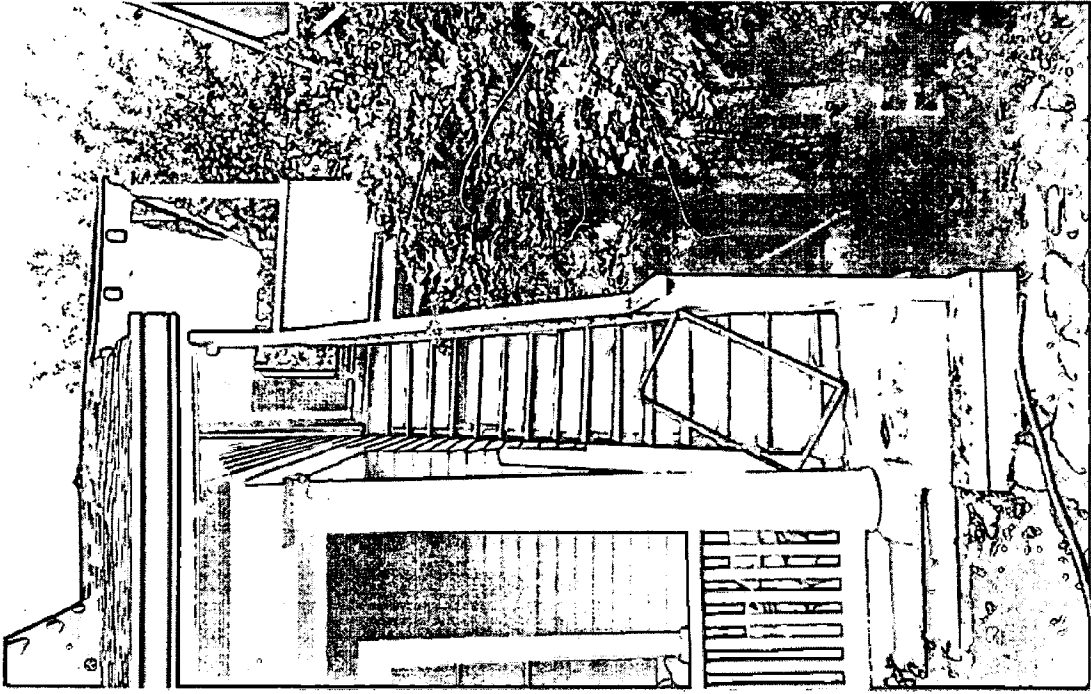
- installation of aluminum storm windows
- in area abutting rotting side staircase to be removed, repair section of front porch that is rotting

Anand Parikh

4/28/05

4/28/2005

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

Owner's mailing address Parikh 234 Park Ave Takoma Park MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Kathy Brooks Denny & Robert Denny 236 Park Ave Takoma Park MD 20912	Jessica Lundman & Dan Mullumy 232 Park Ave Takoma Park MD 20912
Barbara & Steve Whitney 16 Crescent Place Takoma Park MD 20912	