

37/03-06BBB 226 PARK AVE

Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 12, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner (AF)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #433638, deck replacement

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 October 11, 2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

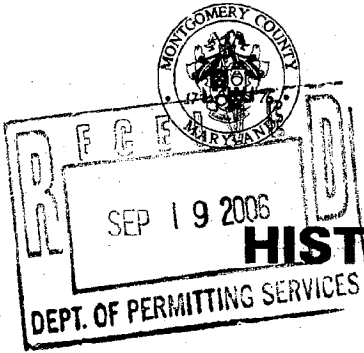
Applicant: Barbara & Kenneth Firestone

Address: 226 Park Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



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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

433638

Contact Person: KEN FIRESTONE

Daytime Phone No.: 301-270-6710

Tax Account No.: 01062634

Name of Property Owner: BARBARA & KENNETH FIRESTONE Daytime Phone No.: 301-270-6710

Address: 226 PARK AVE. TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: SOLAR BEAM WOODWORK Phone No.: 240-893-9552

Contractor Registration No.: 33839

Agent for Owner: LOVRE TOVIC Daytime Phone No.: 240-893-9552

LOCATION OF BUILDING/PREMISE

House Number: 226 Street: PARK AVE.

Town/City: TAKOMA PARK Nearest Cross Street: SPRUCE

Lot: 16 Block: 1 Subdivision: HILL-CREST

Liber: 17274 Folio: 215 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: \$ 3,000

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.

Krista Foster
Signature of owner or authorized agent

19 Sept 2006
Date

Approved: For Chairpersons Historic Preservation Commission

Disapproved: _____ Signature: Judith Walker Date: 10-12-06

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:

DEMOLISH AND REPLACE EXISTING DECK WITH NEW DECK
THAT MEETS CURRENT CODE SPECIFICATIONS. THE NEW
DECK WILL HAVE THE SAME DIMENSIONS AS THE
EXISTING DECK. (8' x 16') NO HISTORICAL FEATURES.
ENVIRONMENTAL SETTING UNAFFECTED.

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

SEE ABOVE

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.

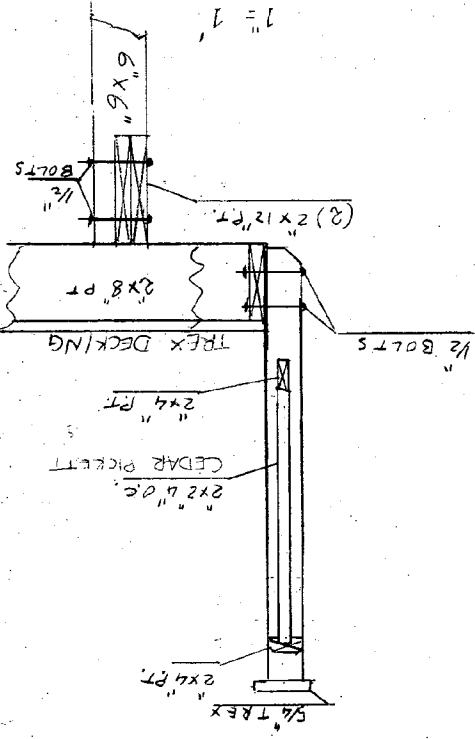
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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).

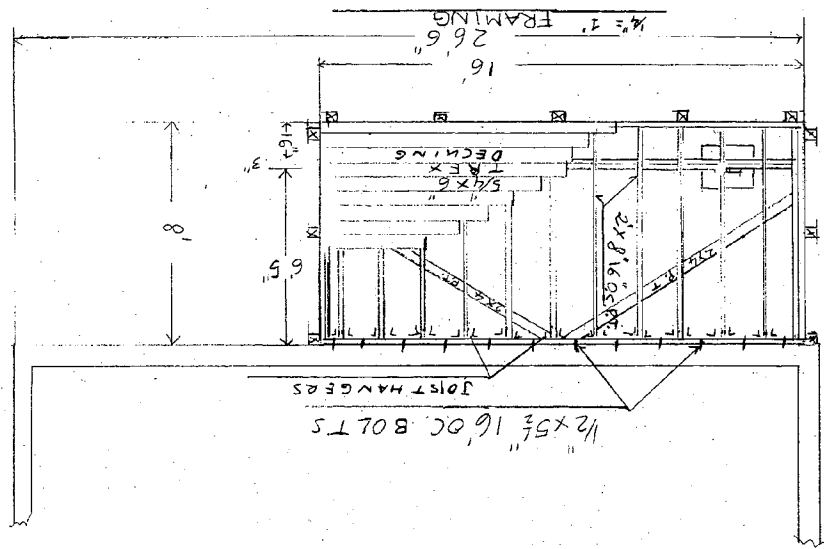
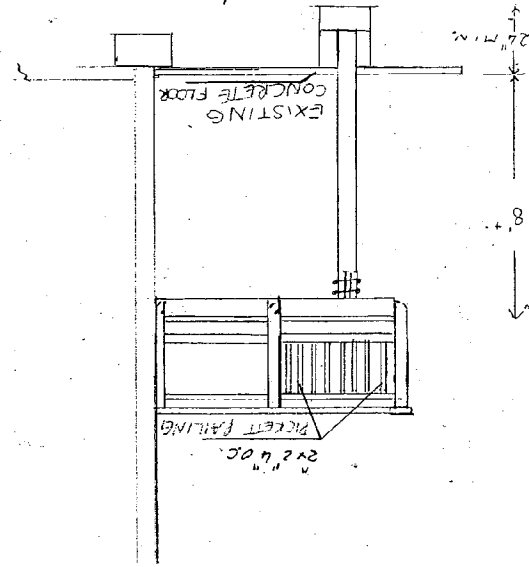
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

10-12-06
 APPROVED
 Montclair County
 Historic Preservation Commission
 (Signature)

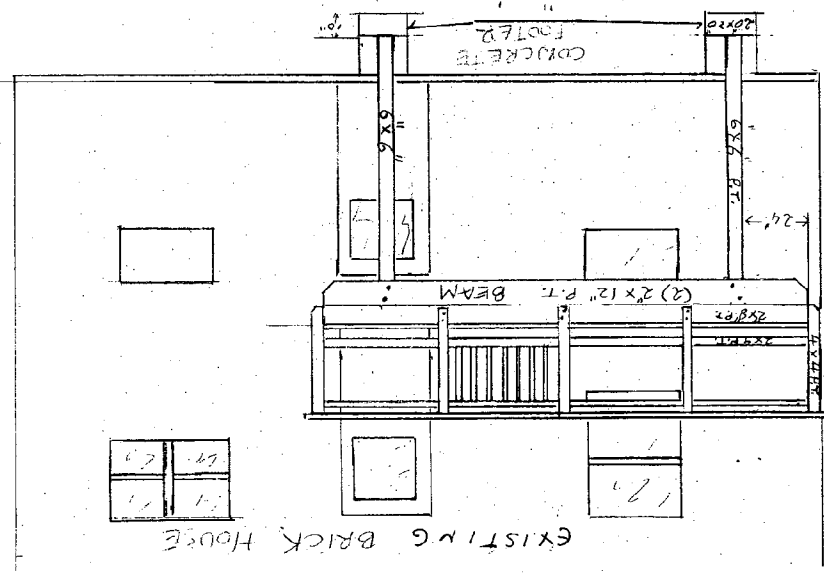
RAILING DETAIL



1/4" = 1' SIDE ELEVATION



1/8" = 1' FRONT ELEVATION



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	226 Park Avenue, Takoma Park	Meeting Date:	10/11/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/4/2006
Applicant:	Barabara and Kenneth Firestone	Public Notice:	9/27/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06BBB	Staff:	Anne Fothergill

PROPOSAL: Deck replacement

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Cottage
DATE: c. 1938

PROPOSAL

The applicants are proposing to replace their rear deck with a new deck with same dimensions (8' x 16") in the same location at the rear right corner of the house. The replacement deck will have Trex decking and a wood picket railing.

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 – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

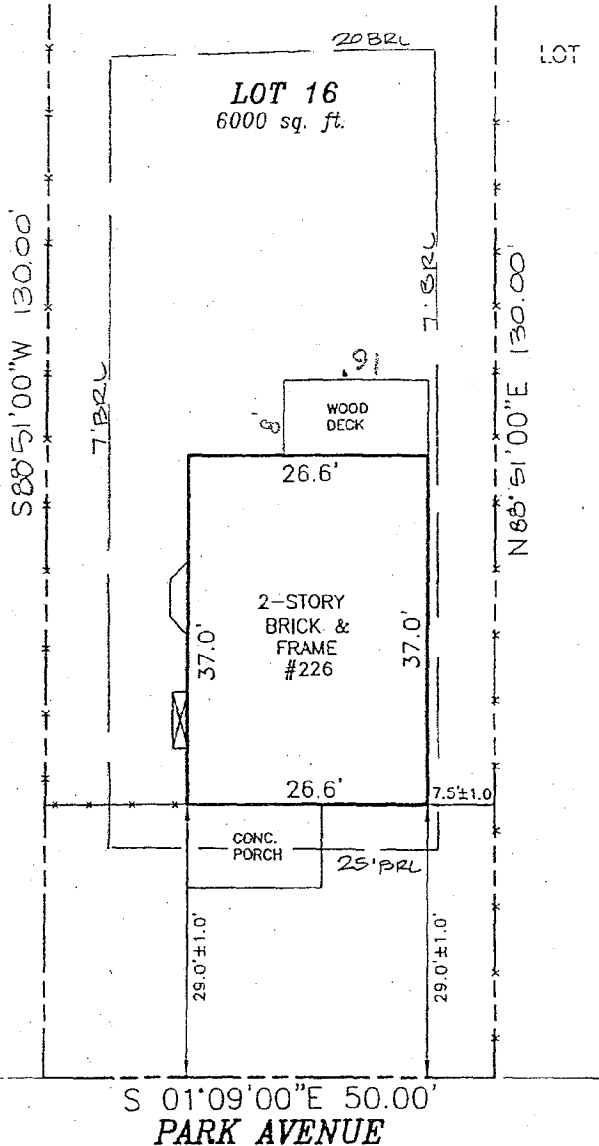
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

Owner's mailing address	Owner's Agent's mailing address
Barbara + Kenneth Firestone 226 Park Ave Takoma Park Md 20912	
Adjacent and confronting Property Owners mailing addresses	
Ashby Sharpe 7228 Spruce Ave Takoma Park Md 20912	Roger Lewis 7230 Spruce Ave Takoma Park MD 20912
Alex Loskaris 229 Park Ave Takoma Park 20912	<u>Mailing Address:</u> Alex Loskaris us office Pristina Unit 9520, Box 1000 APO AE 09741-9520
David Pittman Daniel Aibel 227 Park Ave Takoma Park Md 20912	Michael Klavars 222 Park Ave Takoma Park Md 20912

LOT 15

LOT 17



Unable to verify location of fences due to vegetation.

Date: 06-16-99 Scale: 1" = 20' Dwn: MZ
 Plat Book: 2
 Plat No.: 140 NO TITLE REPORT FURNISHED
 Work Order: 99-2910
 Address: 226 PARK AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing the description of record. This survey is not a boundary survey and the location existence of property corners is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Sandra F. Green

LOCATION DRAWING
 LOT 16 BLOCK 1
 "HILL-CREST"

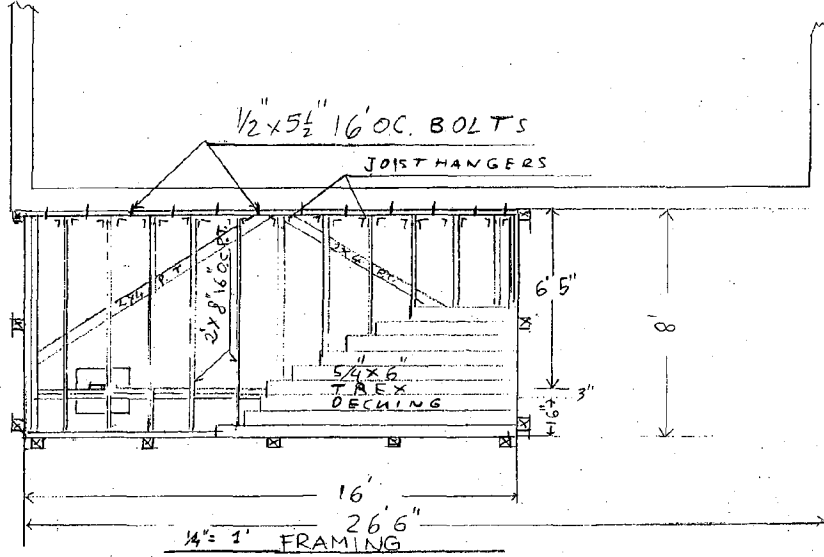
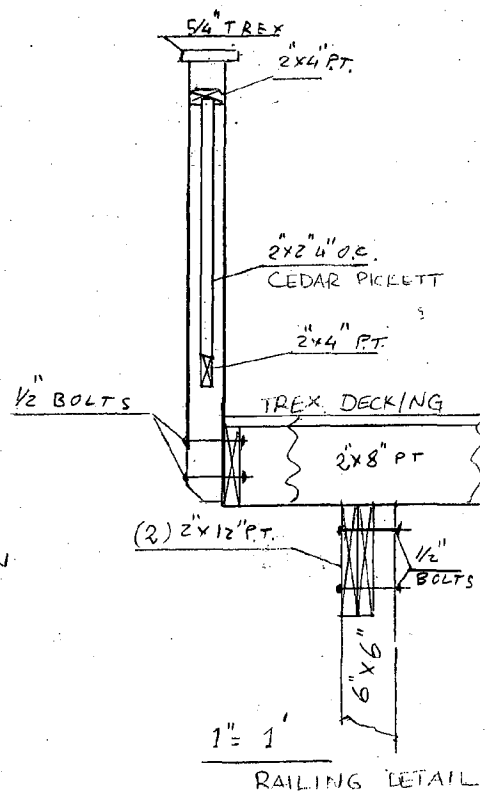
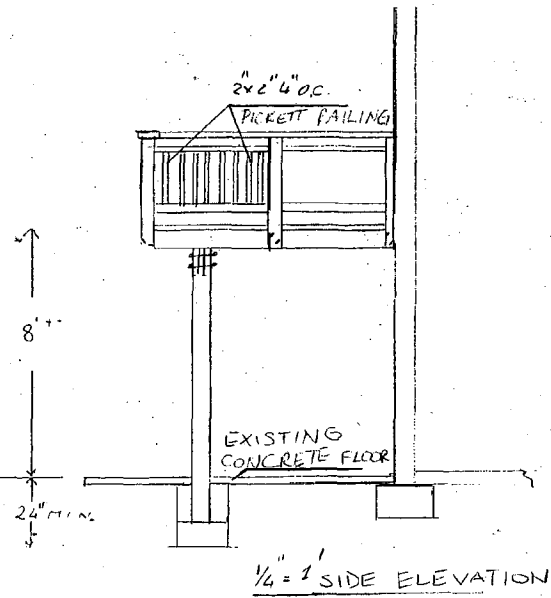
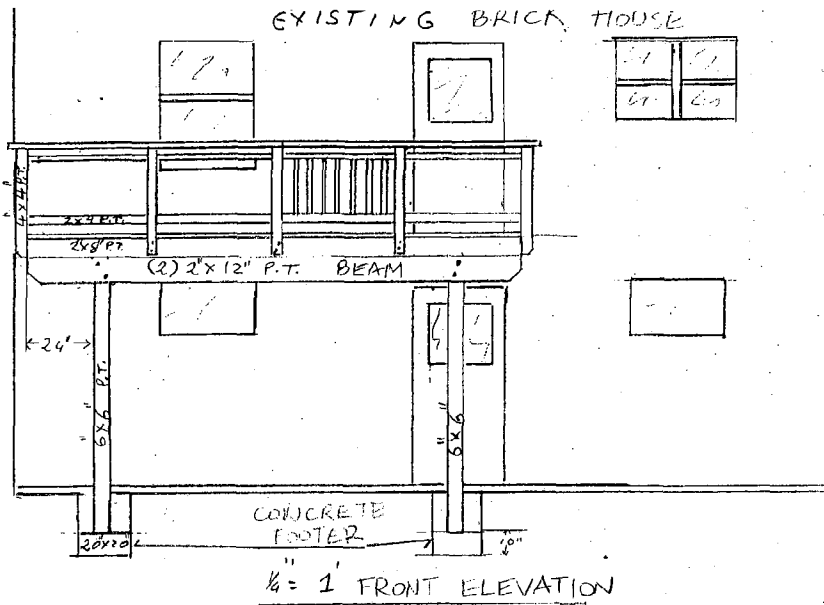
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

Firestone 226 Park Ave

6



Firestone
220 Park Ave

(7)

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT

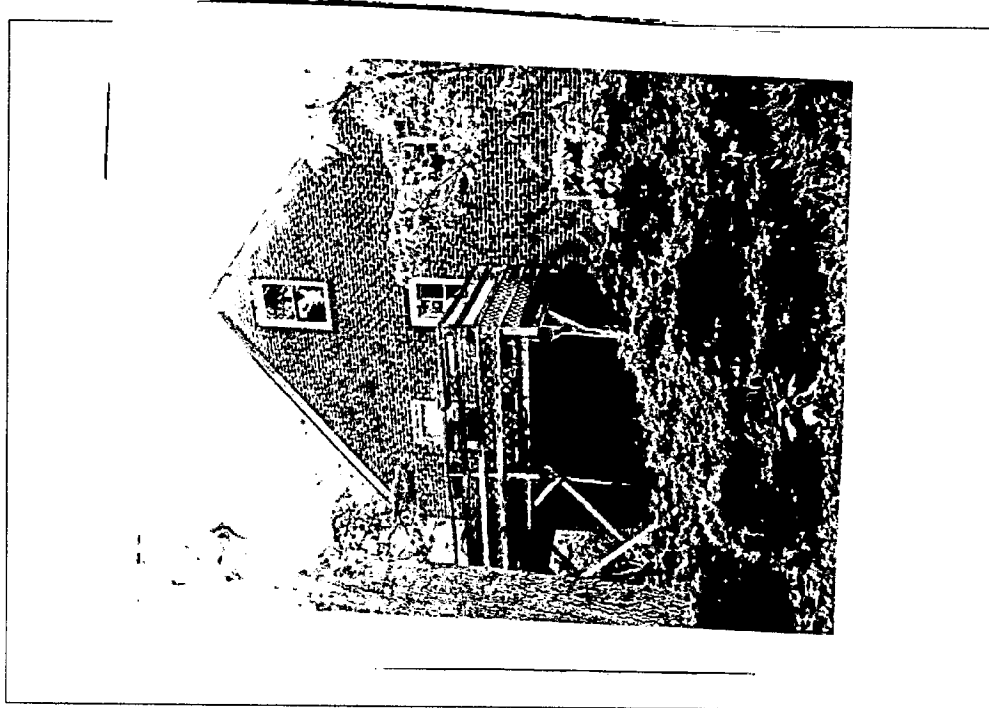


Detail: SOUTH SIDE

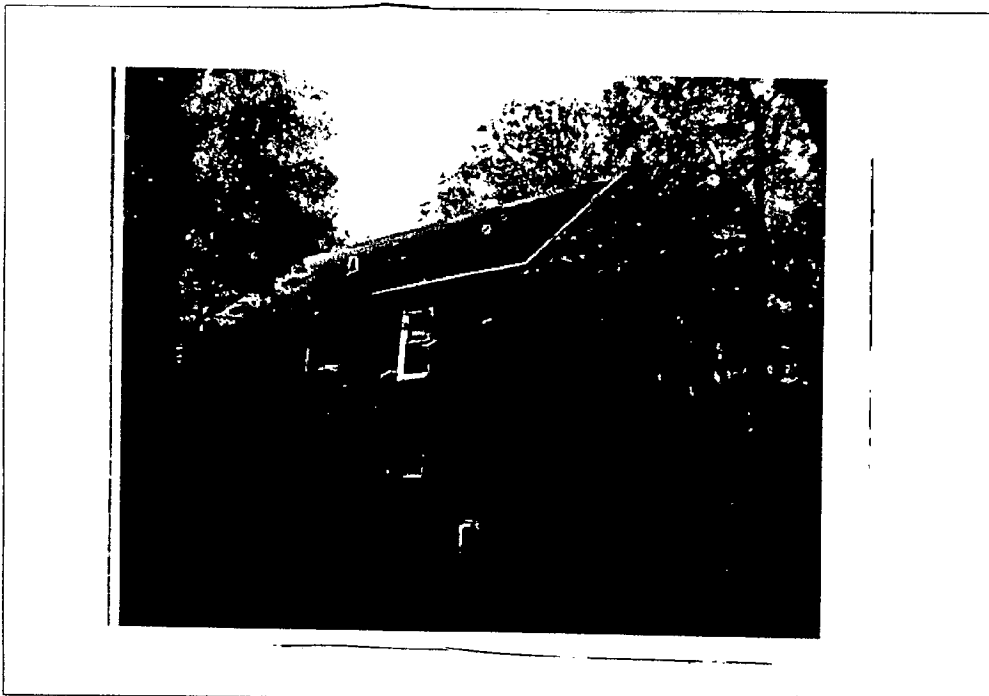
Applicant: Firestone 226 Park

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear Showing existing deck

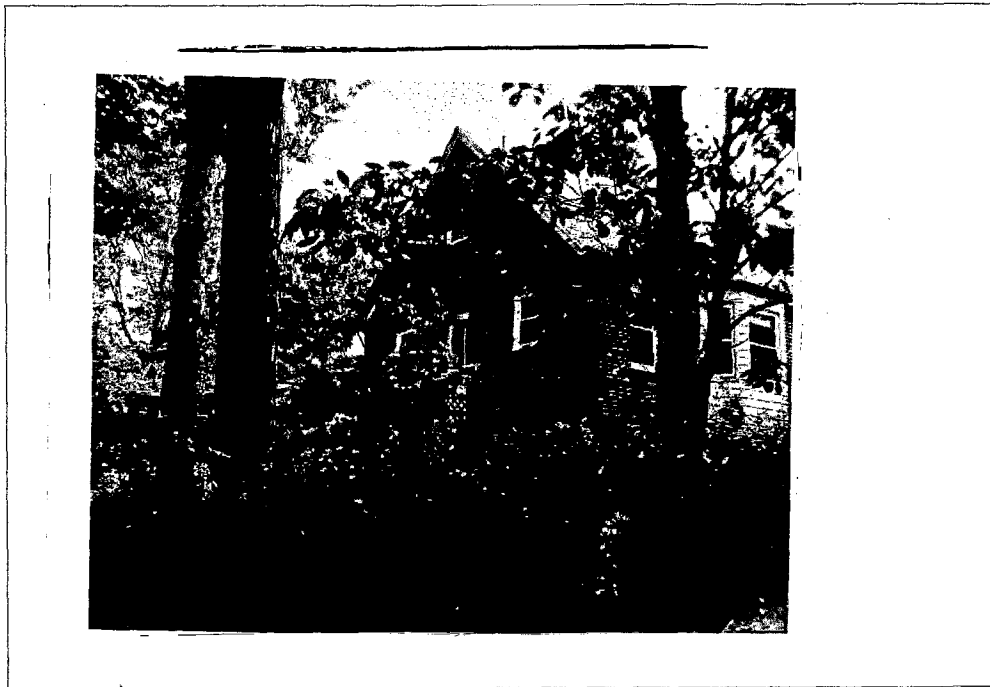


Detail: north side

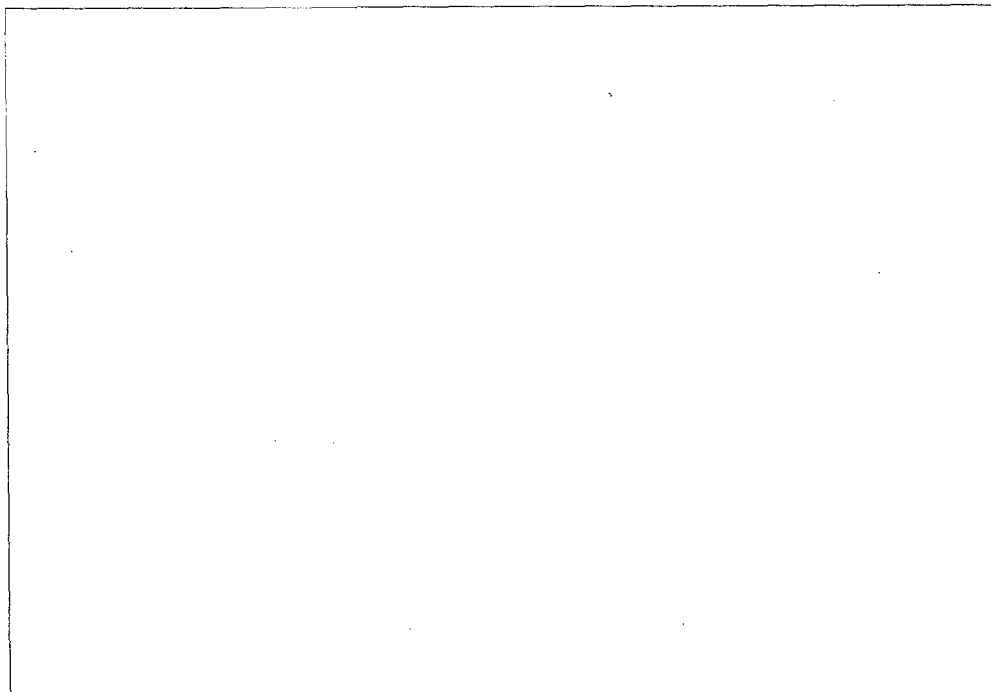
Applicant: Firestone 226 Park

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Existing Property Condition Photographs (duplicate as needed)



Detail: View of deck from street (spruce)



Detail: _____