

2B Philadelphia Avenue, Takoma Park
(HPC Case No. 3703-08VV)
Takoma Park Historic District

Fences on either side of 23 Philadelphia Ave.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: August 14, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JDS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #491008, fencing installation

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 August 13, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Alex Minicozzi

Address: 23 Philadelphia Avenue, 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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240 777 6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

191008

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bill Eunnelfsen

Daytime Phone No.: 240-731-4731

Tax Account No.: 13-01081273

Name of Property Owner: Alex Minicozzi Daytime Phone No.: 202-360-1610

Address: 28 Philadelphia Avenue Talking Park, MD 20912
Street Number City Street Zip Code

Contractor: Long Fence Phone No.: 301-428-9040 x3503

Contractor Registration No.: MHC # 9615-02 3396612

Agent for Owner: Bill Eunnelfsen Daytime Phone No.: 240-731-4731

LOCATION OF BUILDING/PREMISE

House Number: 28 Philadelphia Avenue Street: _____

Town/City: Talking Park Nearest Cross Street: Carroll Avenue

Lot: 6 Block: 4 Subdivision: 25 Hillcrest

Liber: 3926 Folio: 138 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: \$ 2989.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITONS

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.

Bill Eunnelfsen
Signature of owner or authorized agent

7/21/08
Date

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 8/14/08

Application/Permit No.: 491008 Date Filed: 7/21/08 Date Issued: _____

PROPERTY REPORT
LOT 7 BLOCK 4

JOB NUMBER: 04-0712



HILL-CREST

CITY OF TAKOMA PARK, MONTGOMERY COUNTY, MARYLAND
CLIENT: GOULD & MINICOZZI

SCALE: 1"=30'
CASE NO.: 040299

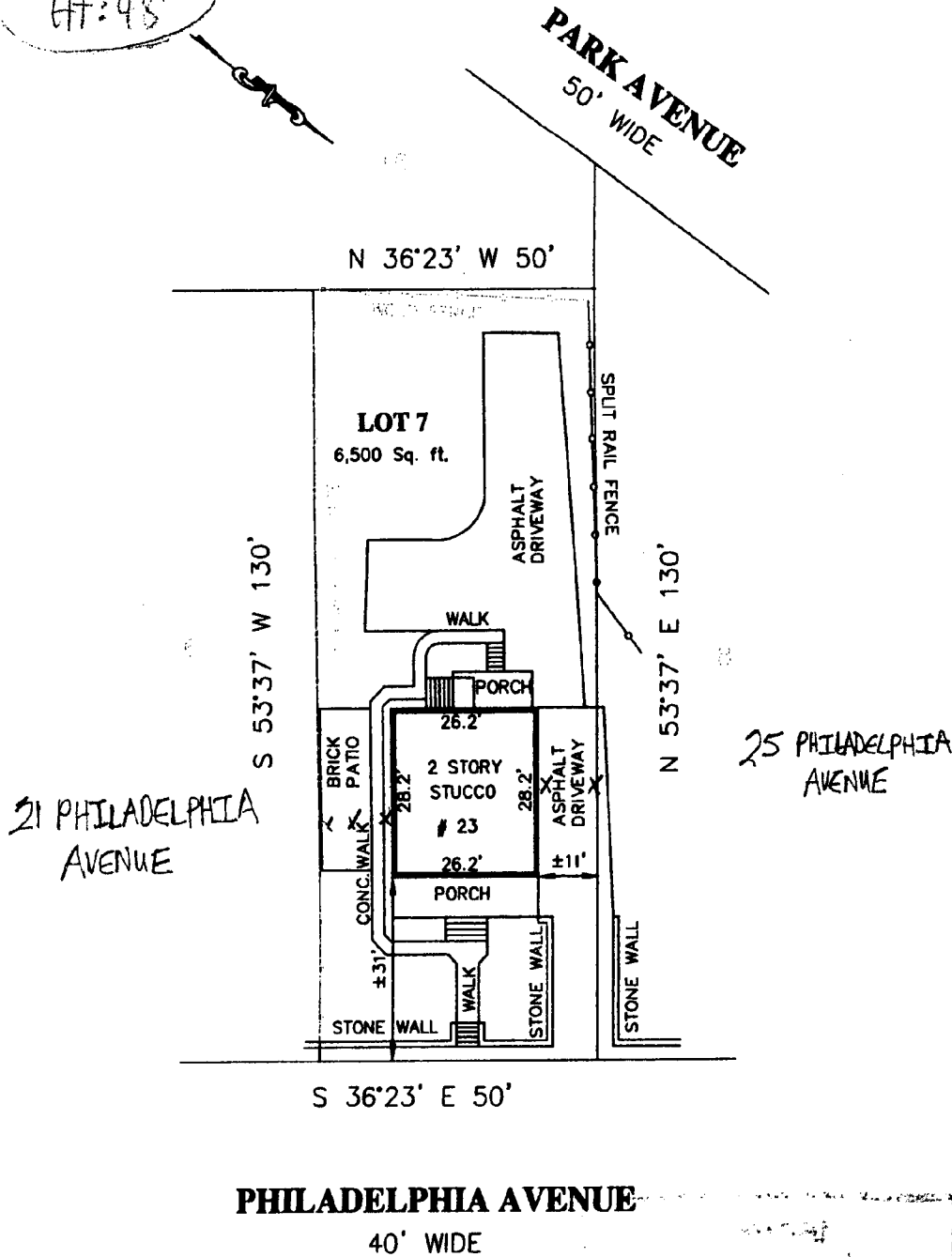
THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

Chevy Chase Pavilion
5335 Wisconsin Ave., NW
Suite 700
Washington DC 20015

Office: 202-362-1500
Fax: 202-362-5901

www.FederalTitle.com

23 Philadelphia Ave
TAKOMA PARK, MD
x=fence
HT: 48"



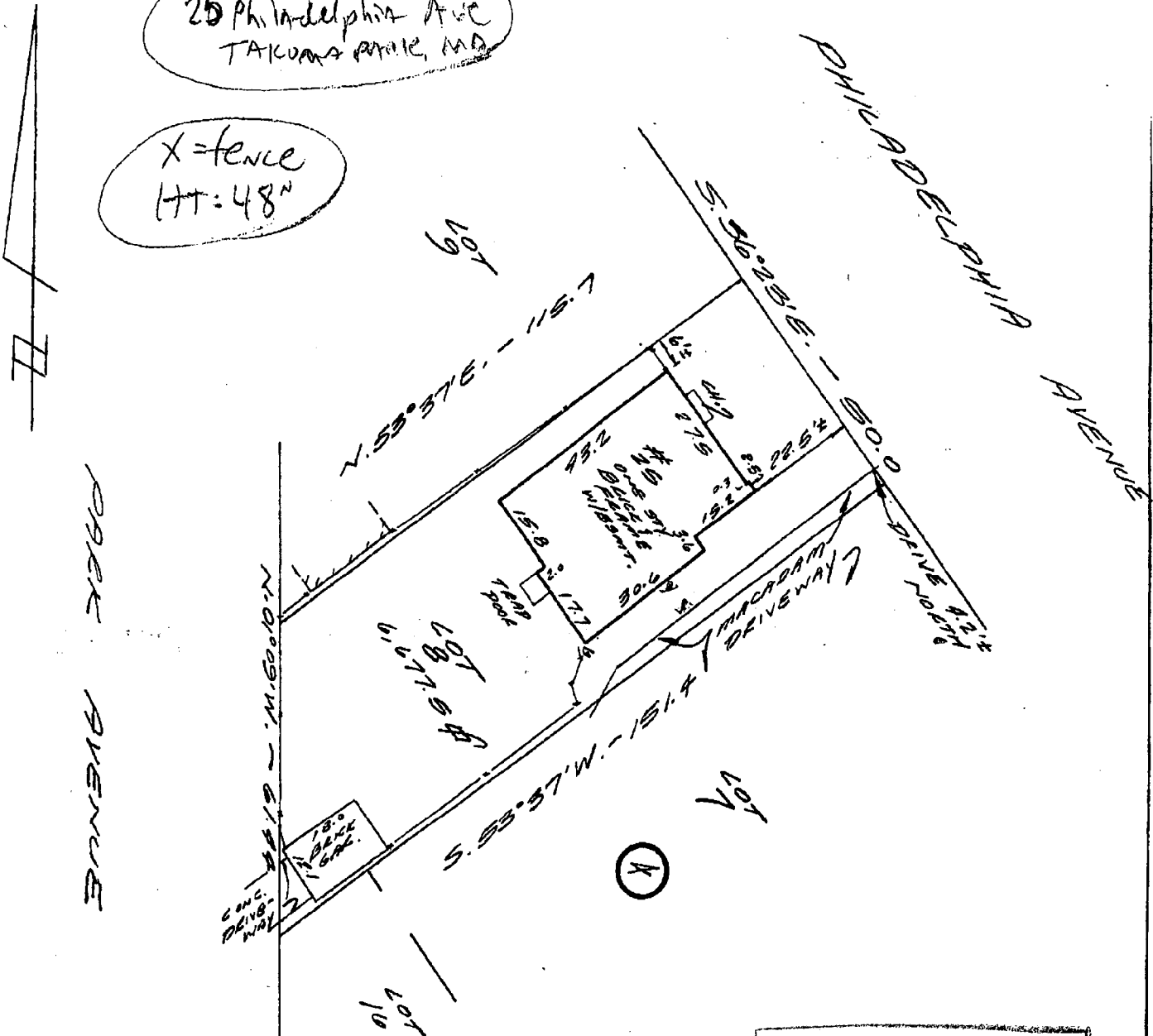
This plat has been provided for a transaction on or about the date of this survey. This certification is limited to the parties of this transaction. This plat is furnished for informational purposes in the issuance of title insurance and is not to be used for any design or construction or to set property corners. The settlement agent has requested this survey pursuant to the terms of a contract of sale or in conjunction with a re-finance of the subject property at the owner's, prospective purchaser's, and/or lender's direction. The settlement agent has requested that only that information required for title insurance purposes be shown and does not certify to the accuracy of any of the information shown hereon. No title report has been furnished. This plat is subject to restrictions and easements of record. o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features. Any reproduction of this document that does not bear an original signature is an unauthorized copy and may violate U.S. copyright laws.

I hereby certify that survey shown hereon is correct to the best of my knowledge and that, unless otherwise shown, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or 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

John A. Smith
8/14/08

25 Philadelphia Ave
TAKOMA PARK, MD

X = fence
HT = 48"



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

APPROVED
Montgomery County
Historic Preservation Commission
J. Hall 8/14/09

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the and records of the county or city in which the property is located.

HOUSE LOCATION
LOT - B BLOCK - A

HILL - CREST

MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book - 2 Plat - 140 Scale 1" = 30'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

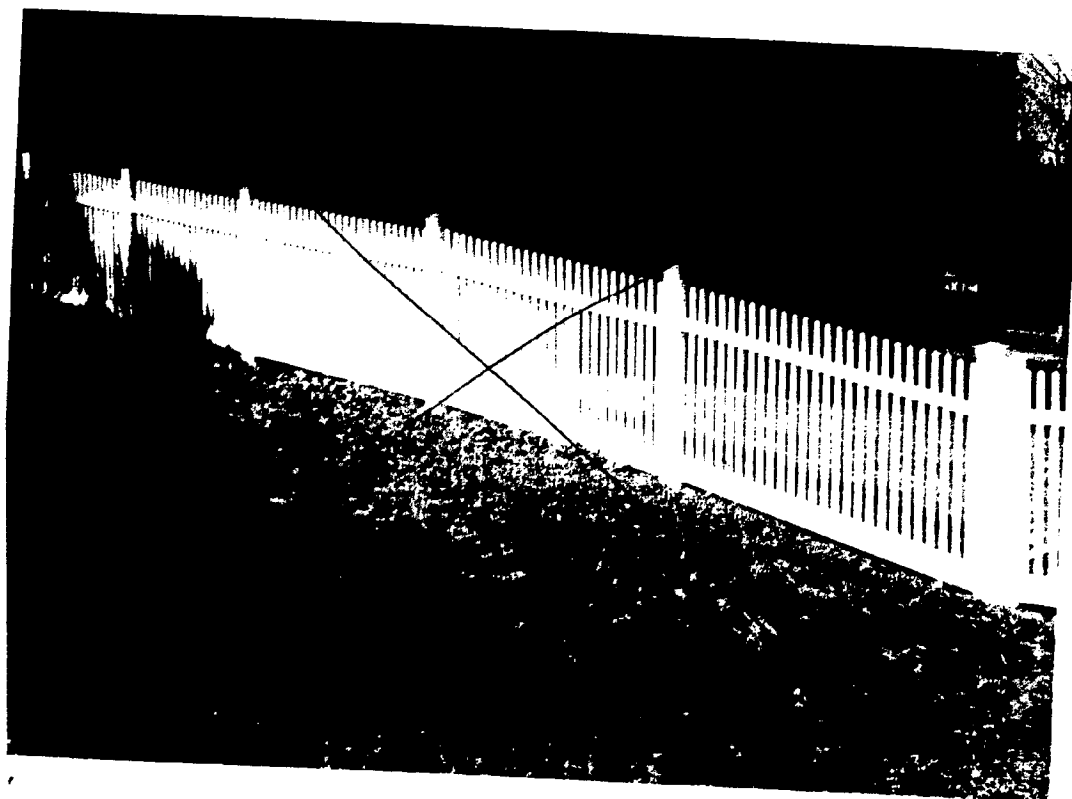
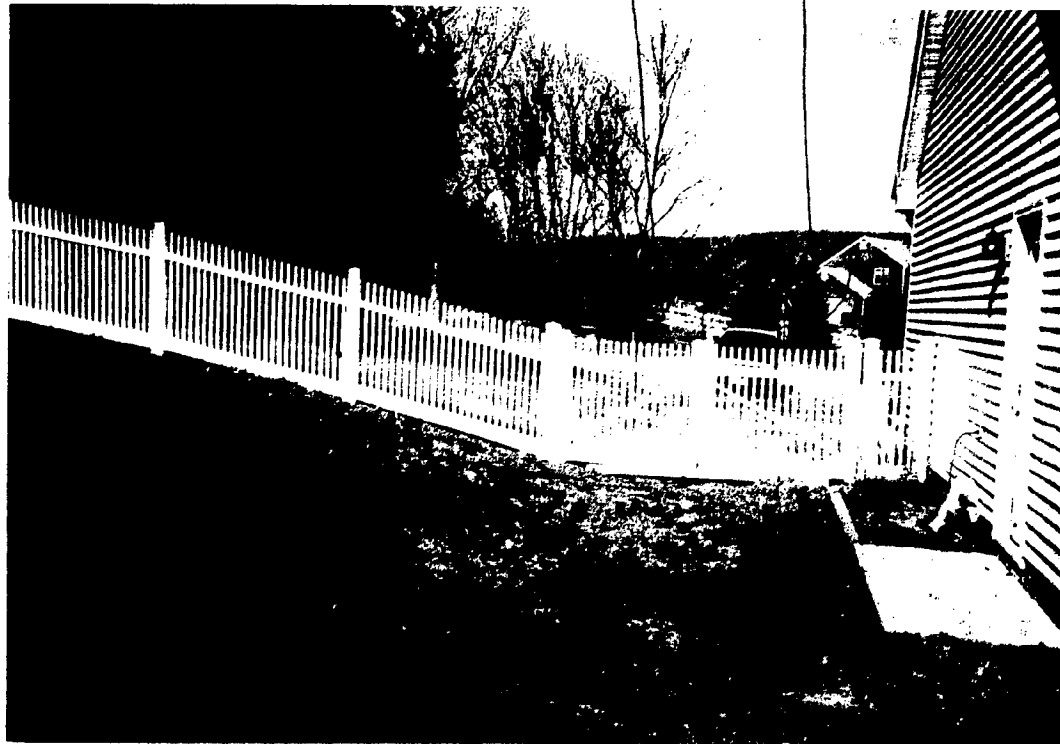
Louis Cohen
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

DATE: OCT. 23, 1989

CASE: 1510-89

FILE: 34888

Minicozzi + Gould Wooden 4' high gate



Minicozzi + Gould
8/14/02

LONG FENCE[®]

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23-25 Philadelphia Avenue, Takoma Park	Meeting Date:	8/13/2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/6/2008
Applicant:	Alex Minicozzi	Public Notice:	7/30/2008
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-08VV	Staff:	Josh Silver
PROPOSAL:	Gate installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Bungalow
DATE: 1915-1925

PROPOSAL:

The applicant is proposing to install three 4' high open picket style wooden gates between the properties located at 23-25 Philadelphia Avenue. The proposed work is consistent with the *Guidelines* and *Standards* for new construction within the Takoma Park Historic District.

STAFF RECOMMENDATION

Staff recommendation of **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 Montgomery County Department of Permitting Services (DPS) building permits.



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255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE MD 20850
240-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Liber: 8926 Folio: 138 Parcel:

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Bill Gunnelfsen
Signature of owner or authorized agent

7/21/08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 491008 Date Filed: 7/21/08 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:

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

Install three 4' wooden gates between 23-25 Philadelphia Avenue.

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.

Neighbors to 23 Philadelphia Ave.

Alexandra Minicozzi [Alexandra.Minicozzi@cbo.gov]

Sent: Wednesday, July 16, 2008 4:27 PM

To: Kathy E. Dillman

Betsy Strickler

25 Philadelphia Ave

Takoma Park, MD 20912

Terry and Neal Musto

21 Philadelphia Ave

Takoma Park, MD 20912

Dana Martin

24 Philadelphia Ave

Takoma Park, MD 20912

Daniel Gubits

241 Park Ave

Takoma Park, MD 20912

Patrick Sheehan

27 Philadelphia Ave

Takoma Park, MD 20912

5

PROPERTY REPORT
 LOT 7 BLOCK 4
HILL-CREST

JOB NUMBER: 04-0712

FEDERAL TITLE & ESCROW COMPANY
 Smart Solutions. Simple Settlements

CITY OF TAKOMA PARK, MONTGOMERY COUNTY, MARYLAND
 CLIENT: GOULD & MINICOZZI

SCALE: 1"=30'
 CASE NO.: 040299

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

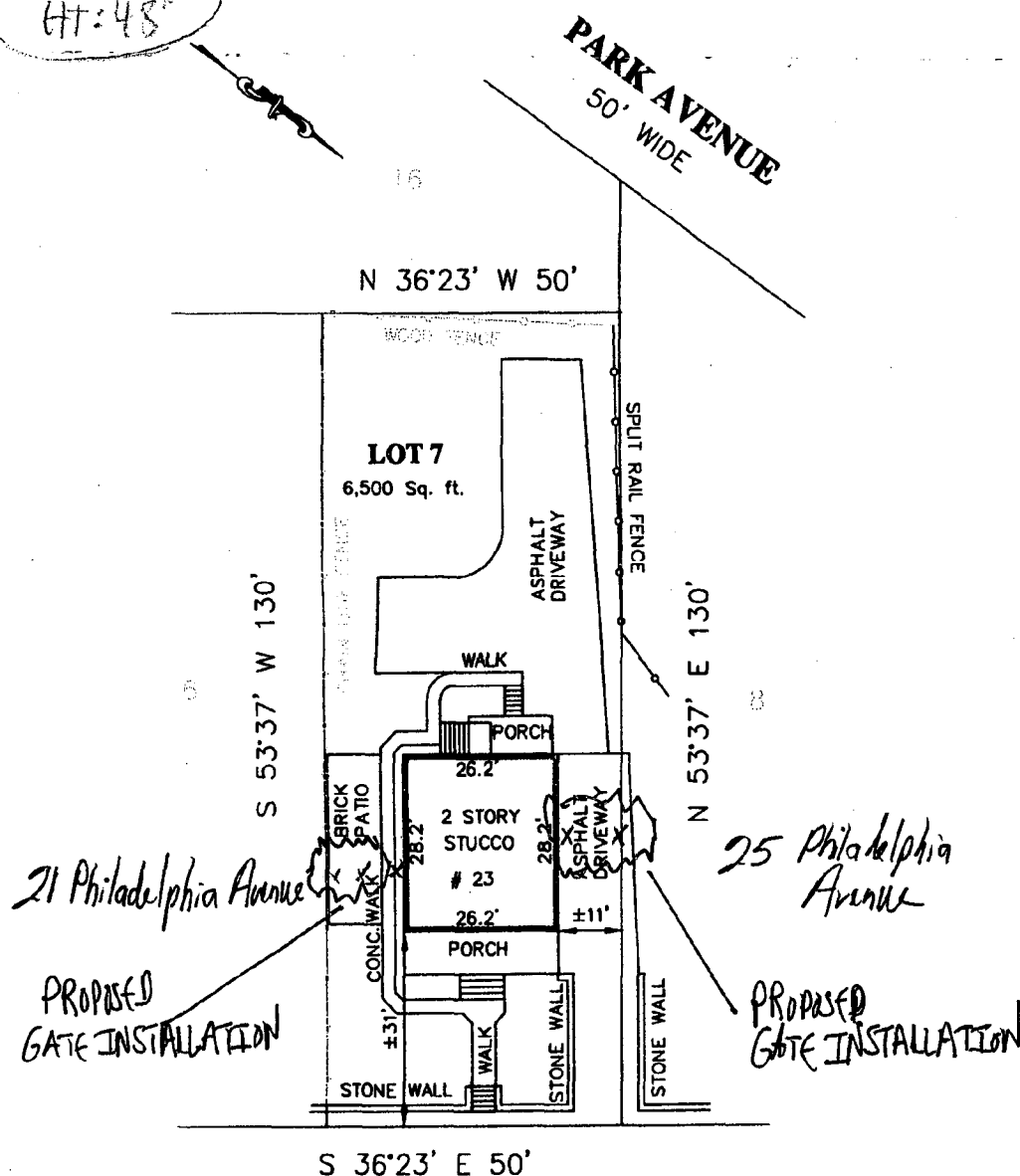
Chevy Chase Pavilion
 5335 Wisconsin Ave., NW
 Suite 700
 Washington DC 20015

Office: 202-362-1500
 Fax: 202-362-5901

www.FederalTitle.com

23 Philadelphia Ave
 TAKOMA PARK, MD

X-fence
 HT: 48"



23 PHILADELPHIA AVENUE
 40' WIDE

This plat has been provided for a transaction on or about the date of this survey. This certification is limited to the parties of this transaction. This plat is furnished for informational purposes in the issuance of title insurance and is not to be used for any design or construction or to set property corners. The settlement agent has requested this survey pursuant to the terms of a contract of sale or in conjunction with a re-finance of the subject property at the owner's, prospective purchaser's, and/or lender's direction. The settlement agent has requested that only that information required for title insurance purposes be shown and does not certify to the accuracy of any of the information shown hereon. No title report has been furnished. This plat is subject to restrictions and easements of record. o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features. Any reproduction of this document that does not bear an original signature is an unauthorized copy and may violate U.S. copyright laws.

I hereby certify that survey shown hereon is correct to the best of my knowledge and that, unless otherwise shown, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or 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 unless otherwise shown hereon. Building restriction lines shown as per available information.

The realtor's name and company affiliation are shown for promotional purposes only. Realtors are not responsible for any of the information shown on this plat.

LYNN RANDELS RASKIN, GRI
 Licensed in DC, MD & VA

Phone: 202-255-0100
 Fax: 202-722-5950
 E-Mail: Lynn@NotableHomes.com
 Website: www.NotableHomes.com

W.C. & A.N.
MILLER
 REALTORS®

CHRISTIE'S
 GREAT ESTATES



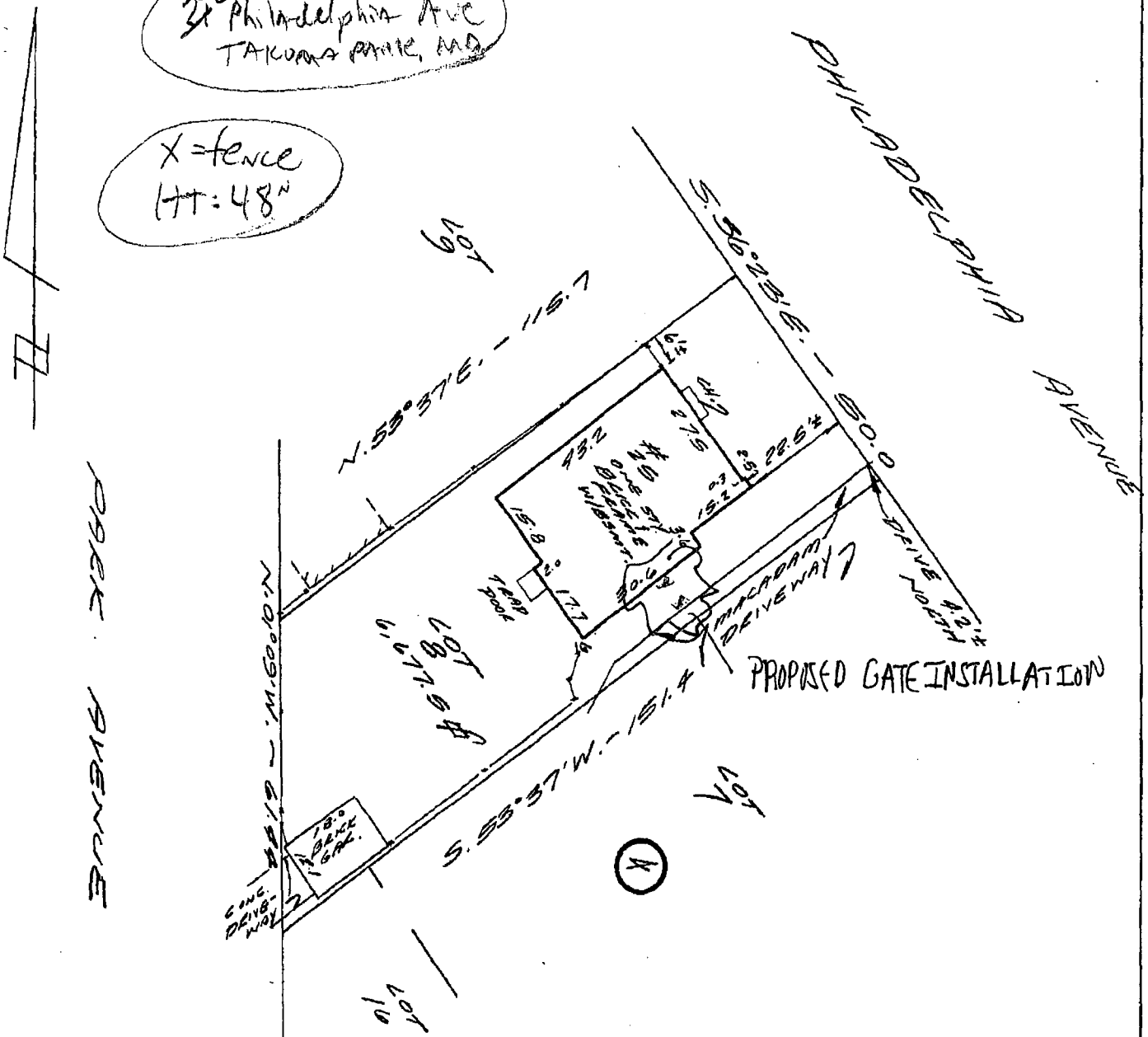
Surveyor:
CERTIFIED REAL ESTATE SERVICES, Ltd.
 1831 WIEHLE AVE.
 SUITE 105
 RESTON, VA. 20190
 PHONE: 703.742.9105
 FAX: 703.742.9104
 Email: satellitesurvey@aol.com

COPYRIGHT CERTIFIED REAL ESTATE SERVICES, Ltd.
 2001-2003

Louis J. Matacia

26 Philadelphia Ave
TAKOMA PARK, MD

X=fence
HT: 48"



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the and records of the county or city in which the property is located.

HOUSE LOCATION
LOT - 8 BLOCK - 4

HILL - CREST

MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book - 2 Plat - 140 Scale 1" = 30'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

Louis Cohen
LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: **OCT. 23, 1989**

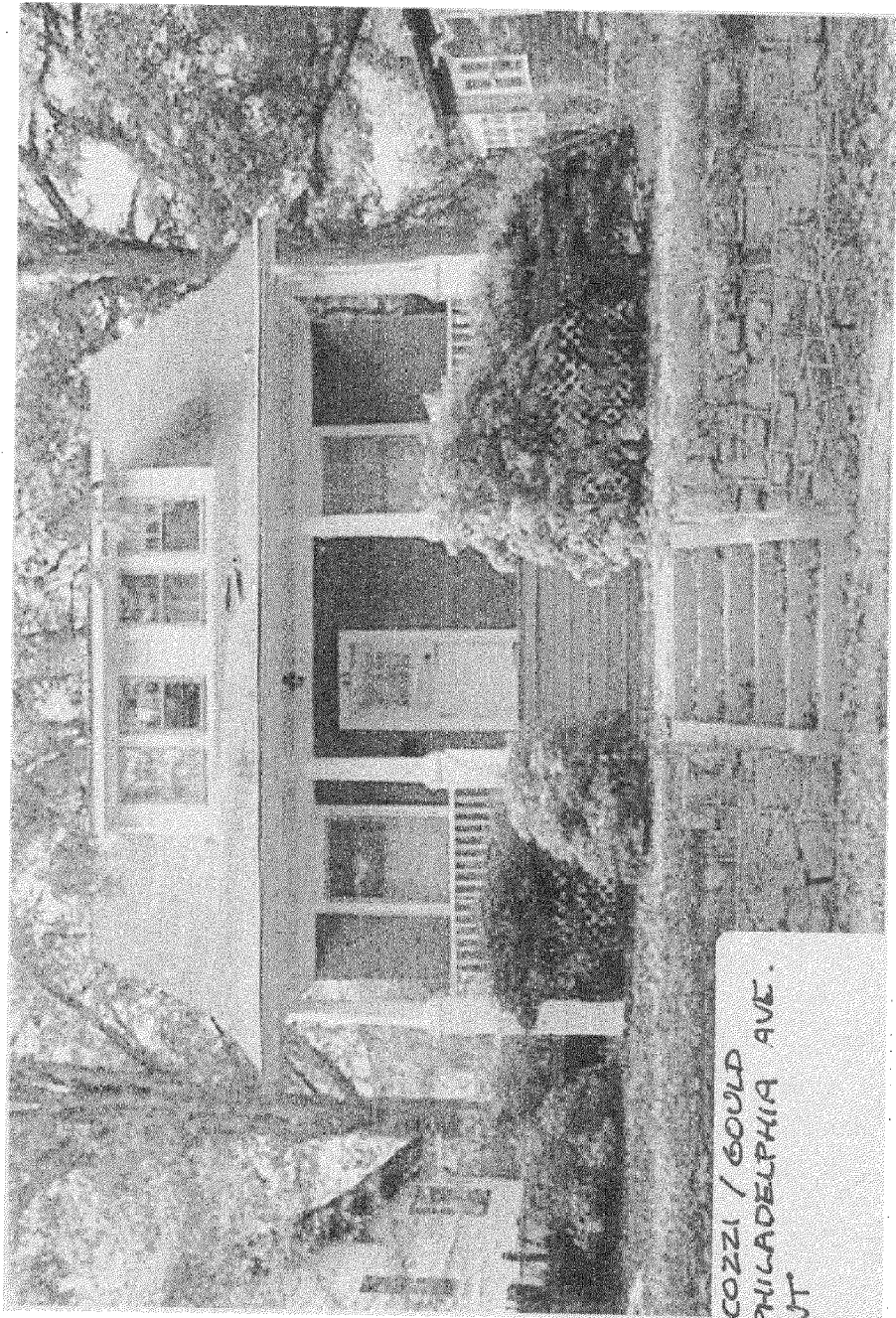
CASE: **1516.89**

FILE: **34888**

7

23 PHILADELPHIA AVENUE, TAKOMA PARK





MINICOZZI / GOULD
23 PHILADELPHIA AVE.
FRONT

4'1/2' ^{x 48" high} of fencing with 3'1/2' x 48" high gate

25 Philadelphia Ave.

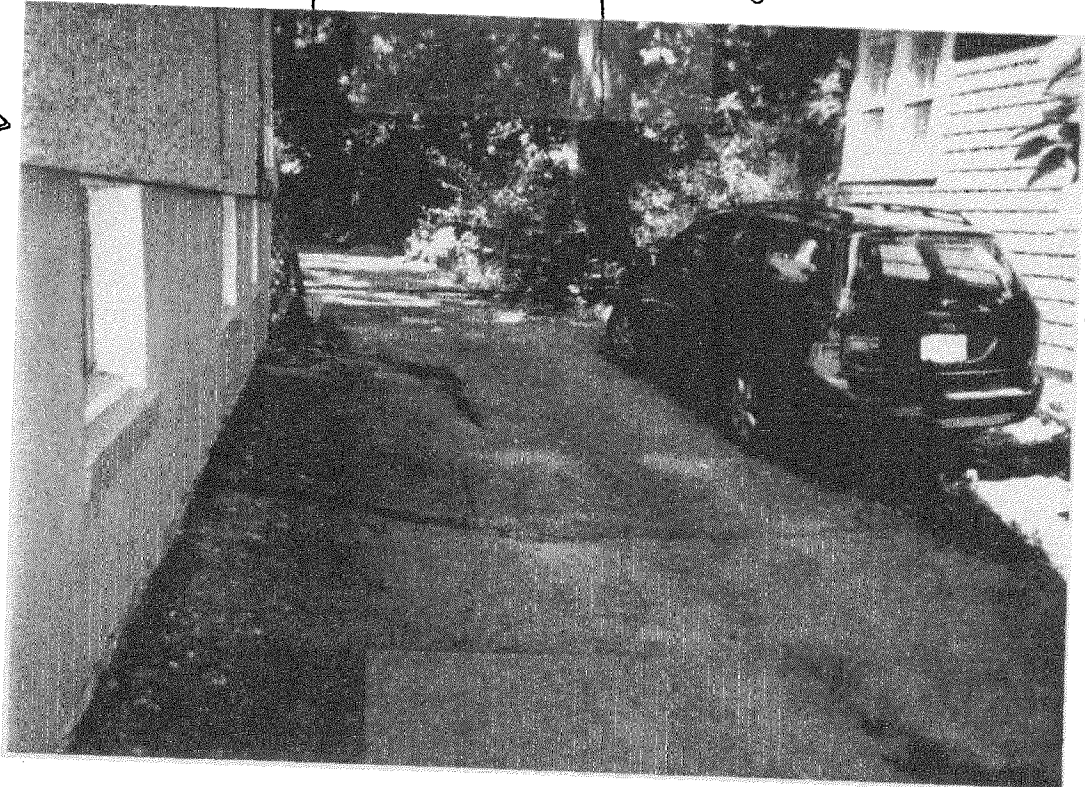


23 Philadelphia Ave



12' wide x 48" high double gate (posts to be placed just outside of asphalt.)

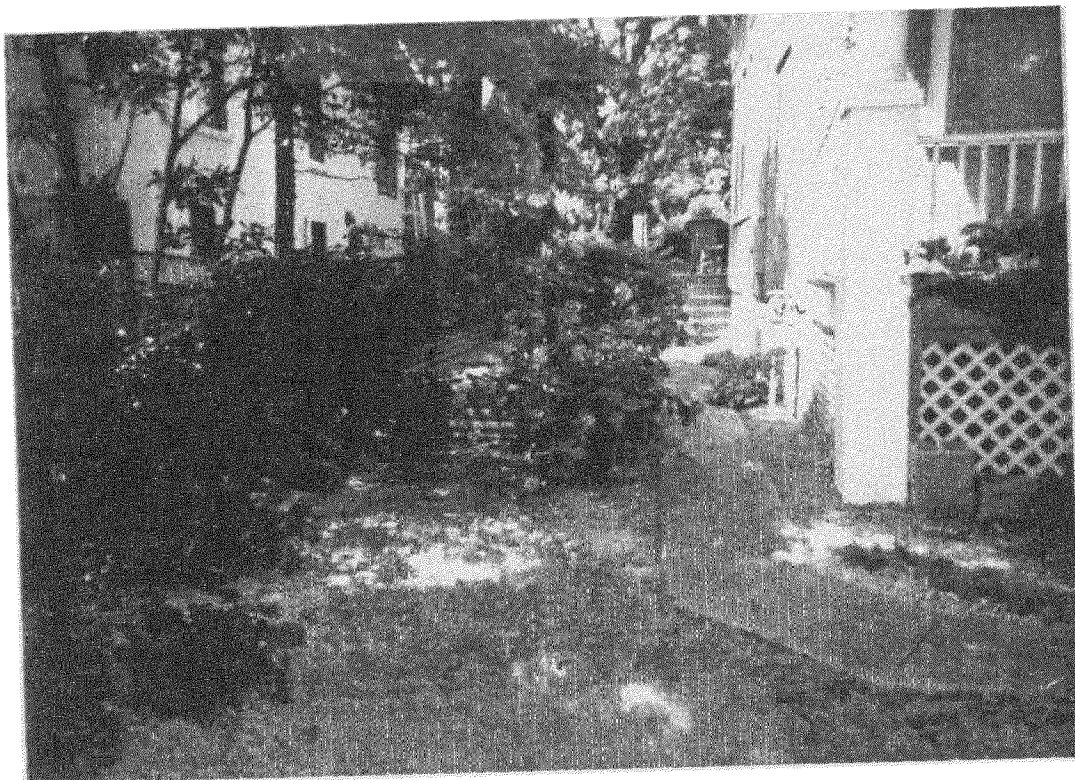
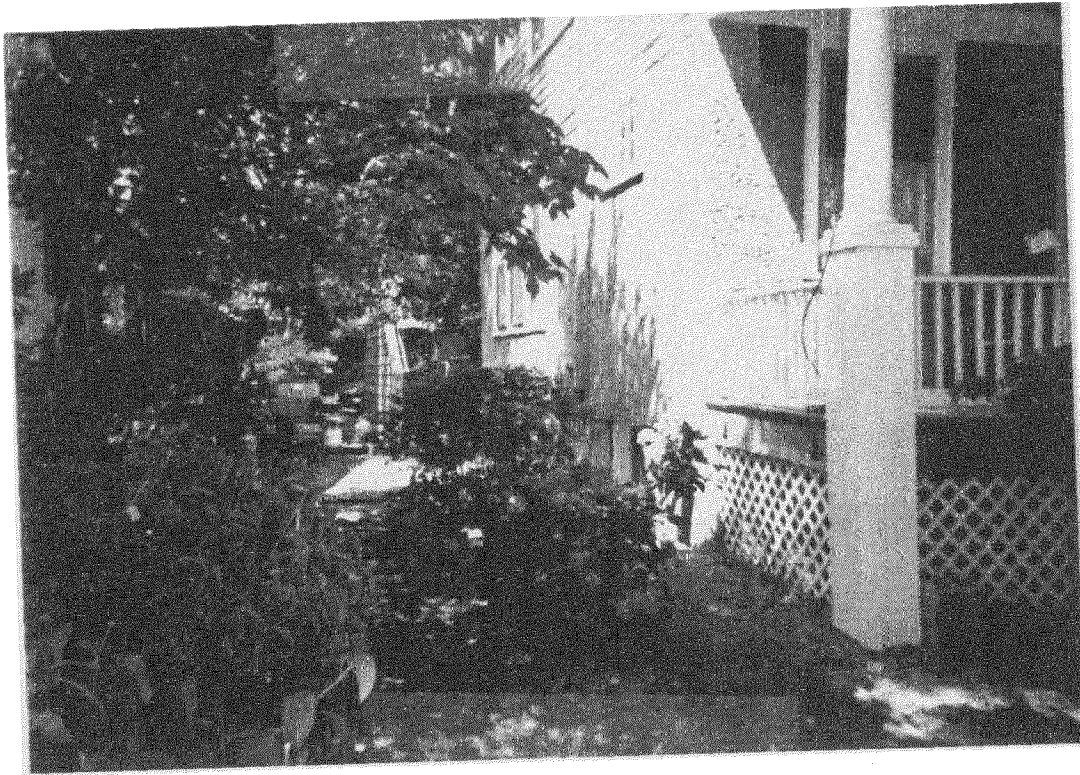
25 Philadelphia Ave.



25 Philadelphia Ave.

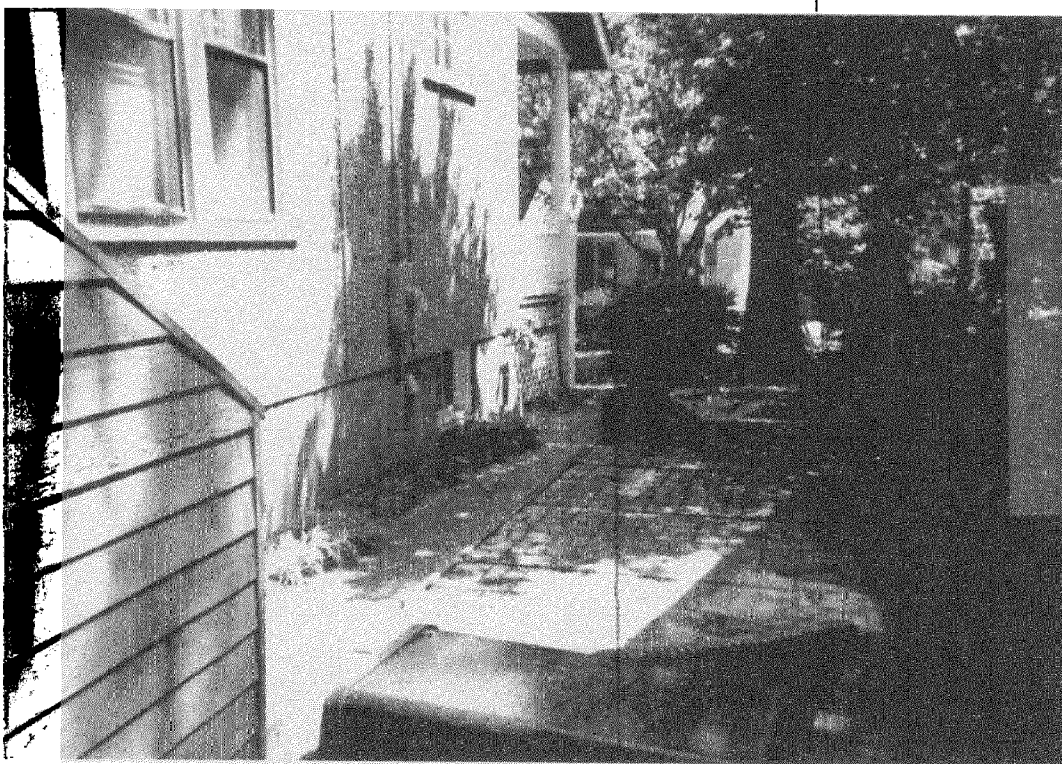
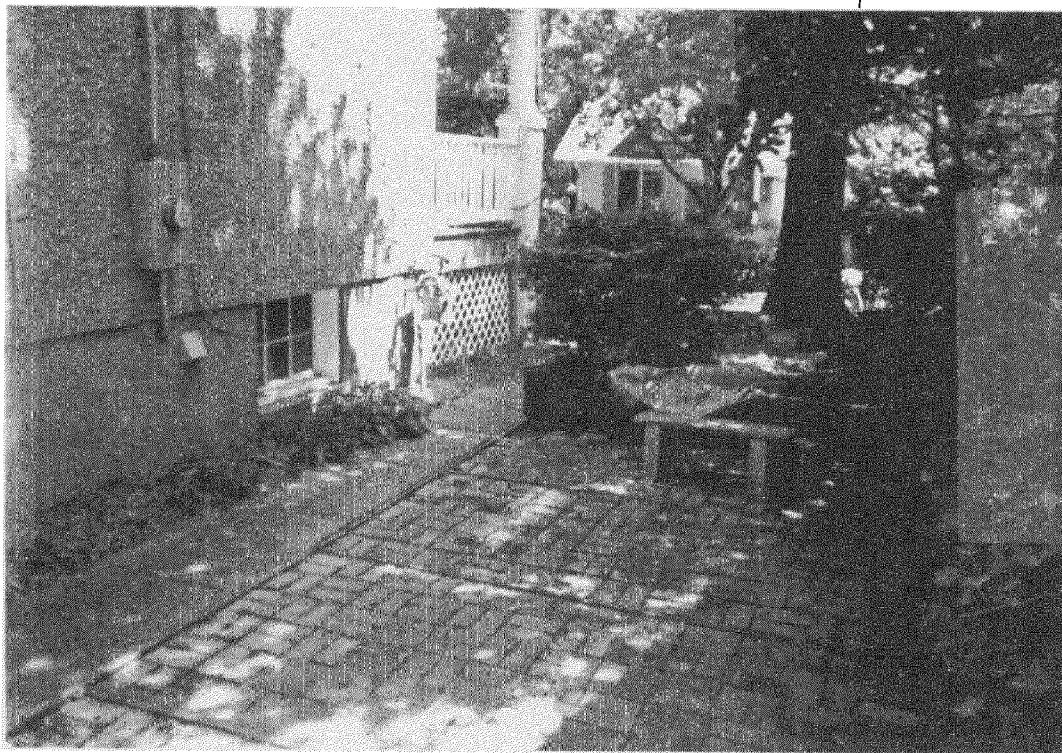


Minicozzi - Front left side of 23 Philadelphia Ave.



Minicozzi - Front left side of 23 Philadelphia Ave. (11)

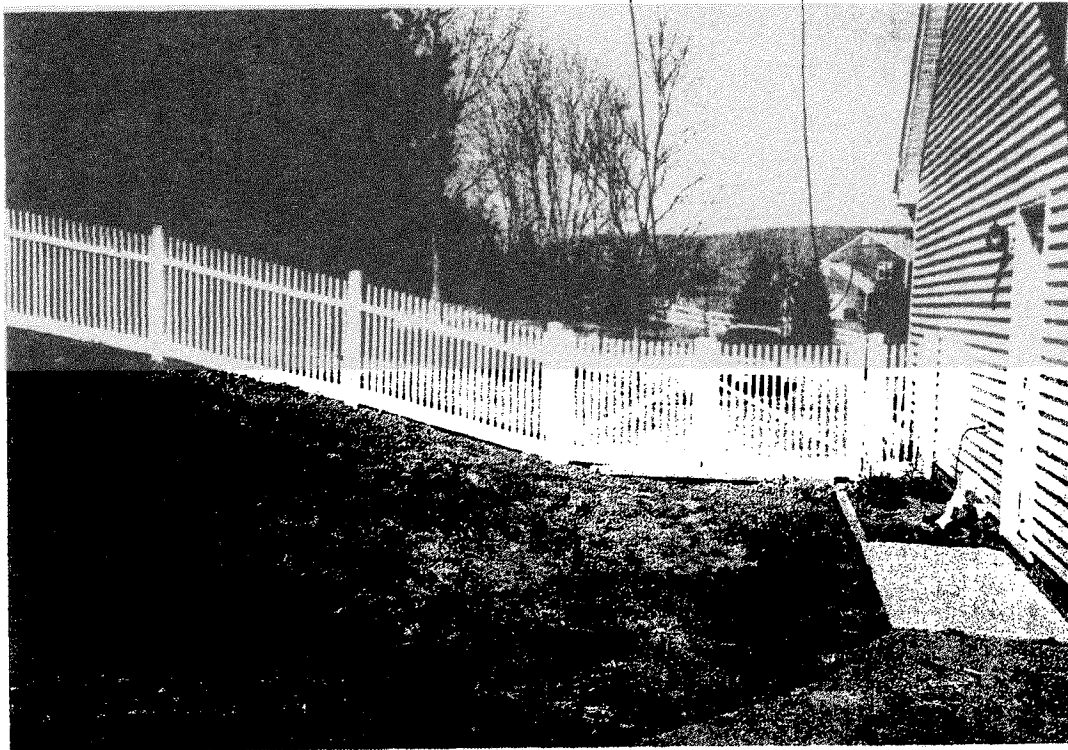
Minicuzzi - front left facing Philadelphia Ave



↓
Adjacent property on Philadelphia Avenue.

(12)

Minicozzi + Gould Wooden 4' high gate



PROPOSED GATE STYLE

Minicozzi - Front left side of 23 Philadelphia Ave.



Minicozzi - Front left side of 23 Philadelphia Ave.

4 1/2' ^{X48" high} of fencing with 3 1/2' x 48" high gate

25 Philadelphia Ave.



23 Philadelphia Ave



12' wide x 48" high double gate (posts to be placed just outside of asphalt.)

23 Philadelphia Ave.



25 Philadelphia Ave.



Minicozzi - front left facing Philadelphia Ave.



↓
Adjacent property on Philadelphia Avenue.

City of Takoma Park



**Housing & Community
Development**

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

June 4, 2008

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

Property Owner Name: Alex Minicozzi
Agent: Kathy Dillman

Fax: 301 874-5706

Location of Requested Building Permit: 21 and 23 Philadelphia Avenue

Proposed Scope of Work: Install fence in side yards.

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for permits for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and permit requirements that may apply to their project and if they do not comply they may be cited or fined.

Yours sincerely,

Ilona Blanchard
Senior Planner