

112 Park Avenue, Takoma Park
[HPC Case # 37/03-09 F]
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: March 26, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #505513, storm window and door 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 March 25, 2009 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: Naftali Bendavid

Address: 112 Park 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
246/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

#505513

Contact Person: NAFTALI BENDAVID
Daytime Phone No.: 202-862-9284

Tax Account No.: 578-98-1542
Name of Property Owner: NAFTALI BENDAVID Daytime Phone No.: 202-862-9284
Address: 112 PARK AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: SUMMERS INC. (HOME DEPOT) Phone No.: (301) 891-1106
Contractor Registration No.: 50037264
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 112 Street: PARK AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVENUE
Lot: 6 Block: 1 Subdivision: HILLCREST
Liber: _____ Folio: _____ Parcel: PLAT BOOK 2, 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 (complete Section 4) Other: STORM DOORS

1B. Construction cost estimate: \$ 2,000.00

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.

Naftali Bendavid
Signature of owner or authorized agent

1-21-09
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/31/09

Application/Permit No.: _____ Date Filed: _____ 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:

THIS IS A 2-STORY HOME WITHIN TAKOMA
PARK'S HISTORIC DISTRICT.

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

WE'D LIKE TO INSTALL STORM DOORS IN EACH
OF OUR HOUSE'S FOUR DOORS, FOR ENERGY-
SAVING PURPOSES.

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).

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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	112 Park Avenue, Takoma Park	Meeting Date:	3/25/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/18/2009
Applicant:	Naftali Bendavid	Public Notice:	3/11/2009
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-09F	Staff:	Josh Silver

PROPOSAL: Storm window and door installation

STAFF RECOMMENDATION:

Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within the Takoma Park Historic District
STYLE: Bungalow
DATE: c1915-25

PROPOSAL:

The applicant is proposing to install four metal framed exterior storm doors at the subject property. New doors will be installed on the east (front), south (left) and west (rear) elevations of the house. Staff encourages the applicant to submit a county historic preservation tax credit application for eligible historic preservation expenses associated with this project.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

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

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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Naftali Bendavid
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1-21-09
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Disapproved: _____ Signature: _____ Date: _____

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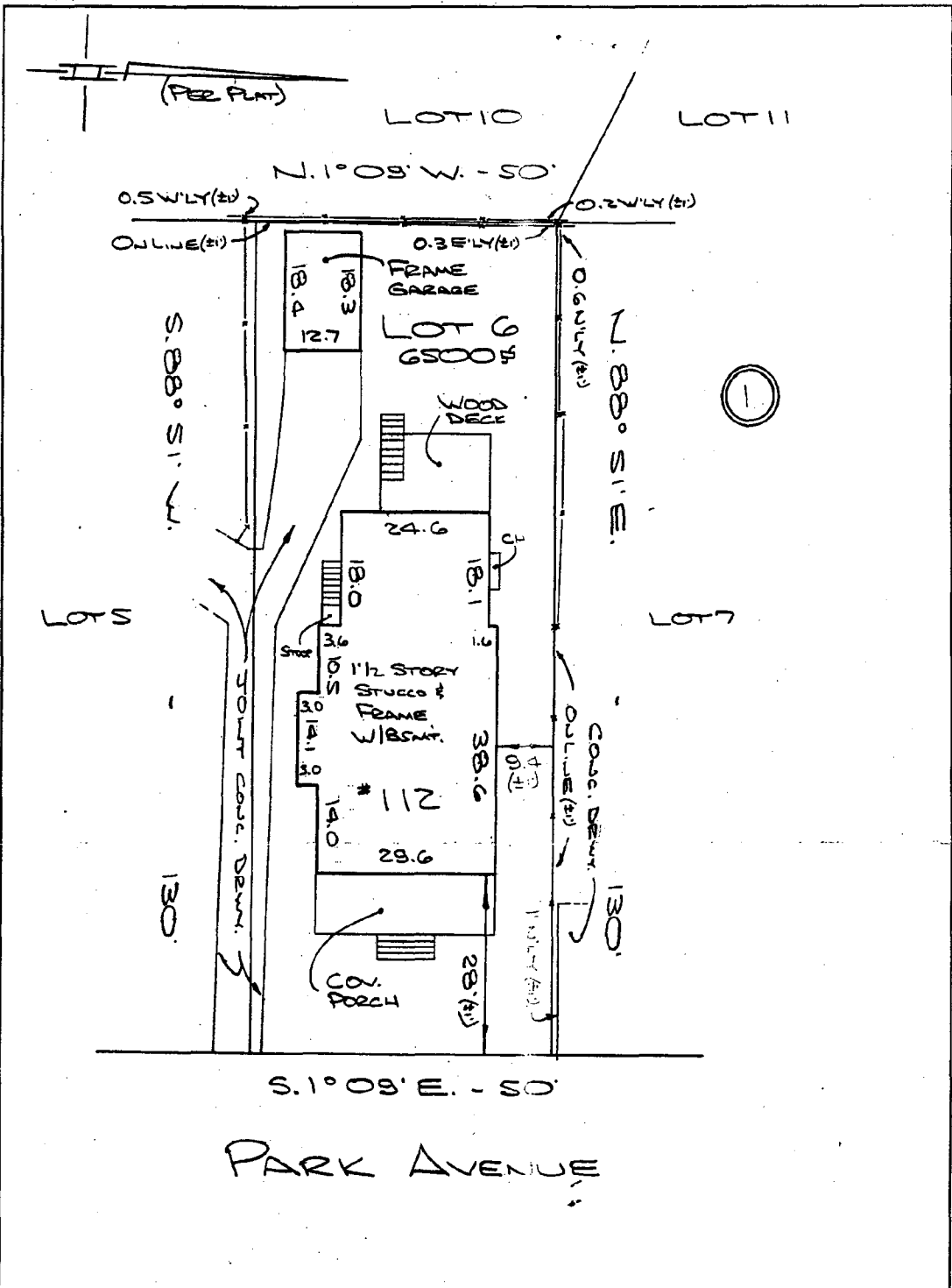
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4

7

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
NARTALI BENDAVID 112 PARK AVENUE TAKOMA PARK, MD. 20912	
Adjacent and confronting Property Owners mailing addresses	
NORMAN DEAN 114 PARK AVENUE TAKOMA PARK, MD. 20912	
MARK SHONKWILER 106 PARK AVENUE TAKOMA PARK, MD. 20912	



Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

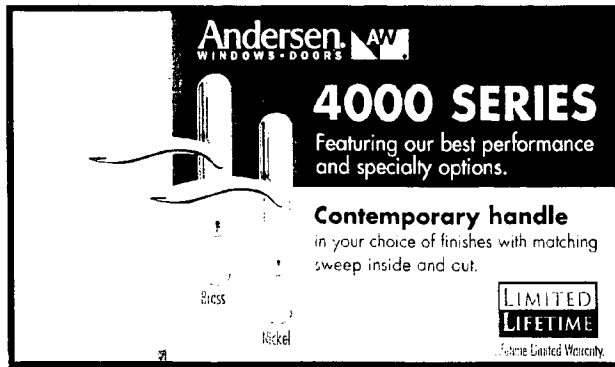
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other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

LOCATION DRAWING
LOT 6 BLOCK 1
HILL - CREST
MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book **2** Plat **140** Scale 1" = 20'
 CASE: **1047-06** FILE: **84242**
 DATE: **AUGUST 29, 2006**

I hereby certify that this plat was prepared by me or under my direction in accordance with the minimum standards of practice of 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.
 Maryland Property Line Surveyor No. 522

6



FRONT DOOR
AND UPPER (DECK)
DOOR.

Choose from three designs:

LAMINATED SAFETY GLASS	INSULATING GLASS	CLEAR GLASS
<p>Permanently mounted full-length laminated safety glass panel and three-point deadbolt</p> <p>Venting Style</p> <ul style="list-style-type: none"> This door does not vent <p>Lock</p> <ul style="list-style-type: none"> Top, bottom and center Keyed deadbolt anchors into frame Rekeyable to match entry door <p>Hardware</p> <ul style="list-style-type: none"> Contemporary style Brass or Nickel finish TarnishGuard <p>Closer</p> <ul style="list-style-type: none"> Dual closers Push-button closer Matches door color <p>Weatherstripping</p> <ul style="list-style-type: none"> Two layers on top, bottom and sides <p>Sizes</p> <p>30 32 33 34 36</p>	<p>Full-length dual-pane insulating safety glass and insect screen</p> <p>Venting Style</p> <ul style="list-style-type: none"> Interchangeable glass and insect screen panels <p>Lock</p> <ul style="list-style-type: none"> Keyed deadbolt anchors into frame Rekeyable to match entry door <p>Hardware</p> <ul style="list-style-type: none"> Contemporary style Brass or Nickel finish TarnishGuard FlipAway handle <p>Closer</p> <ul style="list-style-type: none"> Dual closers Push-button closer Matches door color <p>Weatherstripping</p> <ul style="list-style-type: none"> Two layers on top, bottom and sides <p>Sizes</p> <p>30 32 33 34 36</p>	<p>Full-length clear safety glass and insect screen</p> <p>Venting Style</p> <ul style="list-style-type: none"> Interchangeable glass and insect screen panels <p>Lock</p> <ul style="list-style-type: none"> Keyed deadbolt anchors into frame Rekeyable to match entry door <p>Hardware</p> <ul style="list-style-type: none"> Contemporary style Brass or Nickel finish TarnishGuard FlipAway handle <p>Closer</p> <ul style="list-style-type: none"> Dual closers Push-button closer Matches door color <p>Weatherstripping</p> <ul style="list-style-type: none"> Two layers on top, bottom and sides <p>Sizes</p> <p>30 32 33 34 36</p>
		<p>WHITE ALMOND</p> <p>BRONZE FOREST GREEN TERRATONE® BLACK WINEBERRY</p>
Check color and finish availability		Custom Sizes Available

MATERIALS:

METAL

GLASS

BRASS

7

Andersen AW
WINDOWS • DOORS

3000 SERIES

High performance and specialty features on our easiest venting doors.

Traditional handle
in your choice of finishes with matching sweep inside and out.

Brass
Nickel

LIMITED LIFETIME
Lifetime Limited Warranty.

SIDE AND
BASEMENT
DOORS

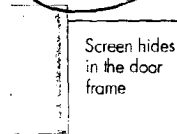
MATERIALS:

METAL
GLASS

BRASS

Choose from two styles:

SELF-STORING WITH SLIDEAWAYSM INSECT SCREEN



Venting Style

- Vents from top with one-hand operation
- Unlimited positioning

Lock

- Keyed deadbolt anchors into frame
- Rekeyable to match entry door

Hardware

- Traditional style
- Brass or Nickel finish
- TarnishGuard™
- FlipAway™ handle

Closer

- Push-button closer
- Matches door color

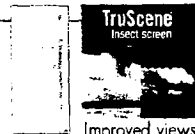
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- Two layers on top, bottom and sides

Sizes

30 32 33 34 36

TRUEASESM DOOR WITH TRUSCENESM INSECT SCREEN



Venting Style

- Vents top, bottom or both with one-hand operation
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- Keyed deadbolt anchors into frame
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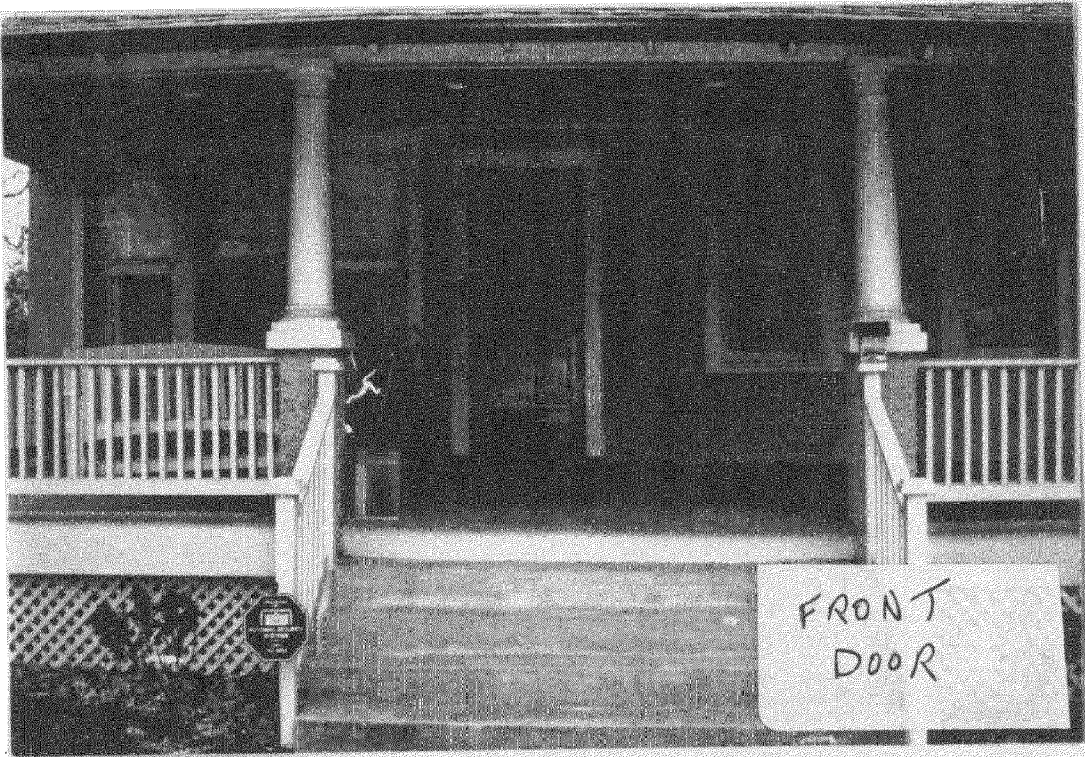
					WHITE
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					BRONZE
					FOREST GREEN
					TERRAZZO™
					BLACK
					WINEBERRY

* Lock colors and sizes vary by trim.

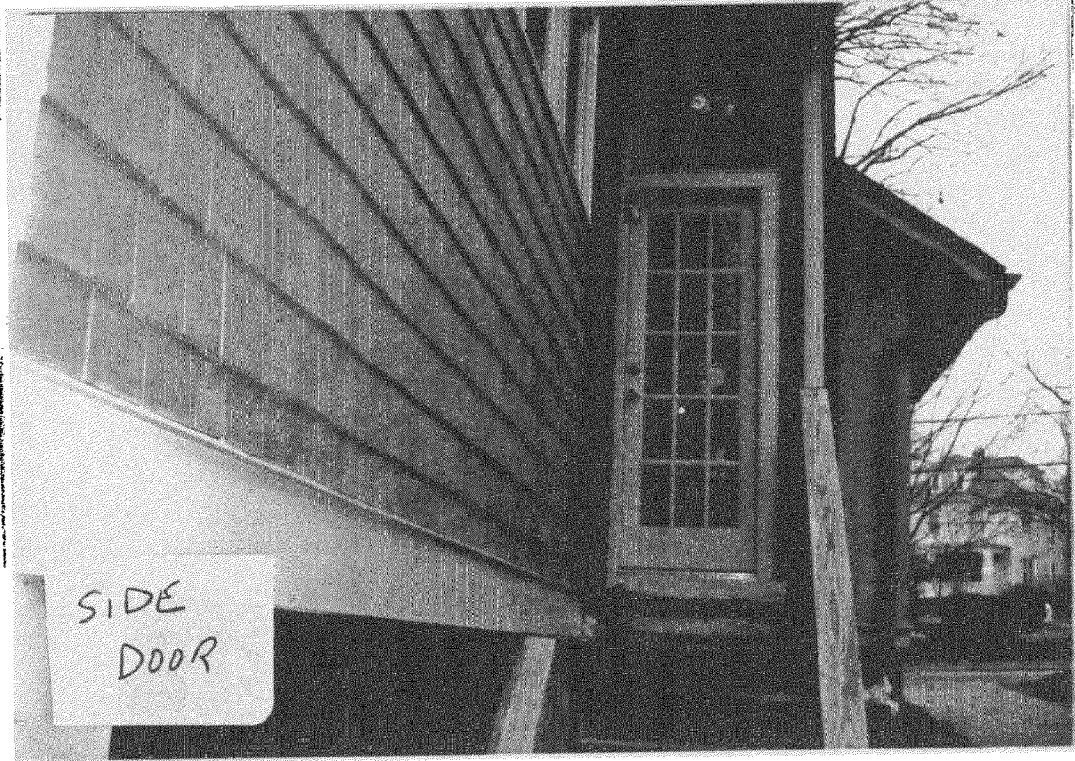
**112 Park Avenue, Takoma Park
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Existing Property Condition Photographs (duplicate as needed)

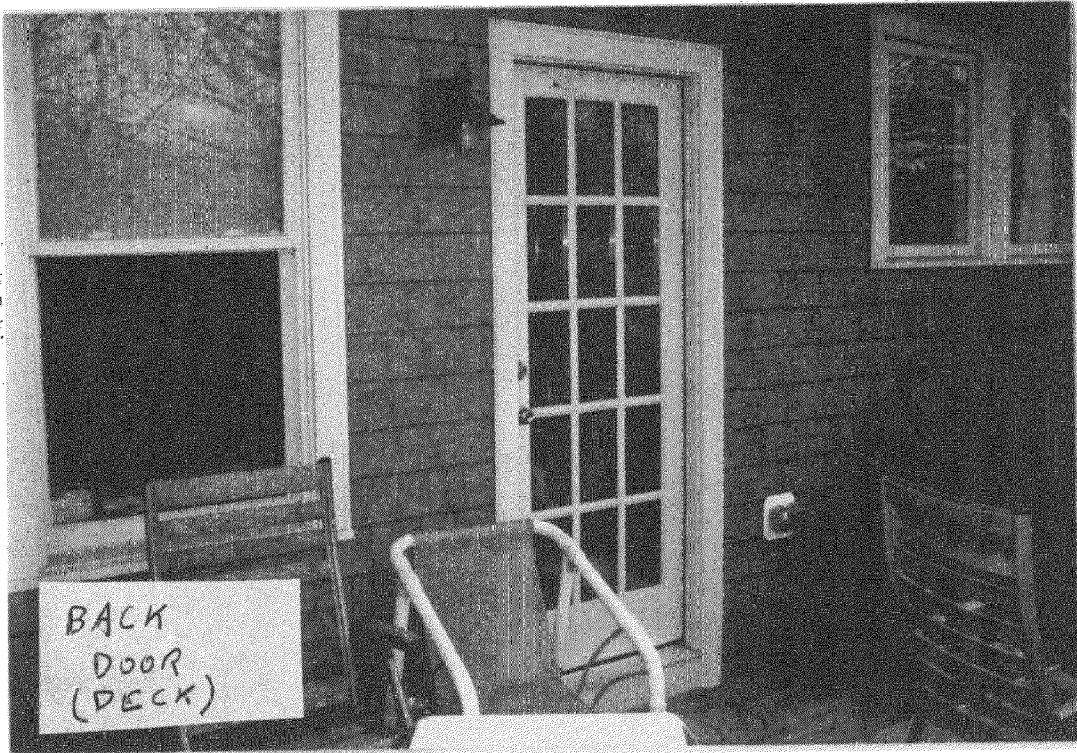


Detail: _____



Detail: _____

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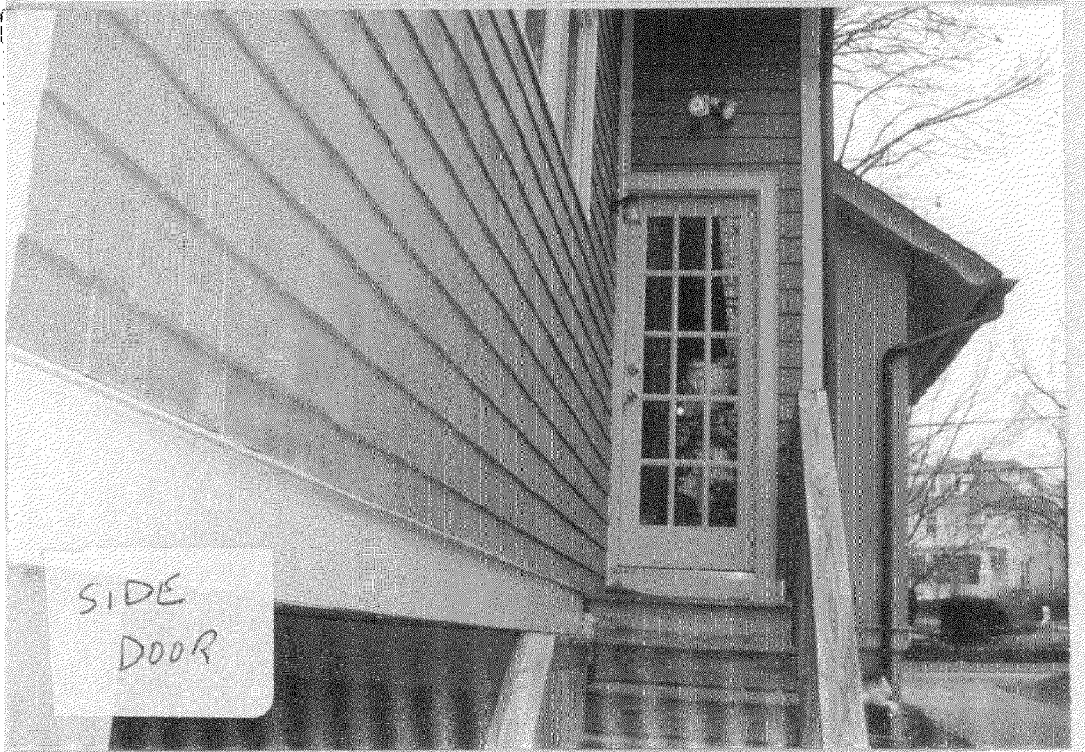
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Applicant: BEN DAVID

Existing Property Condition Photographs (duplicate as needed)



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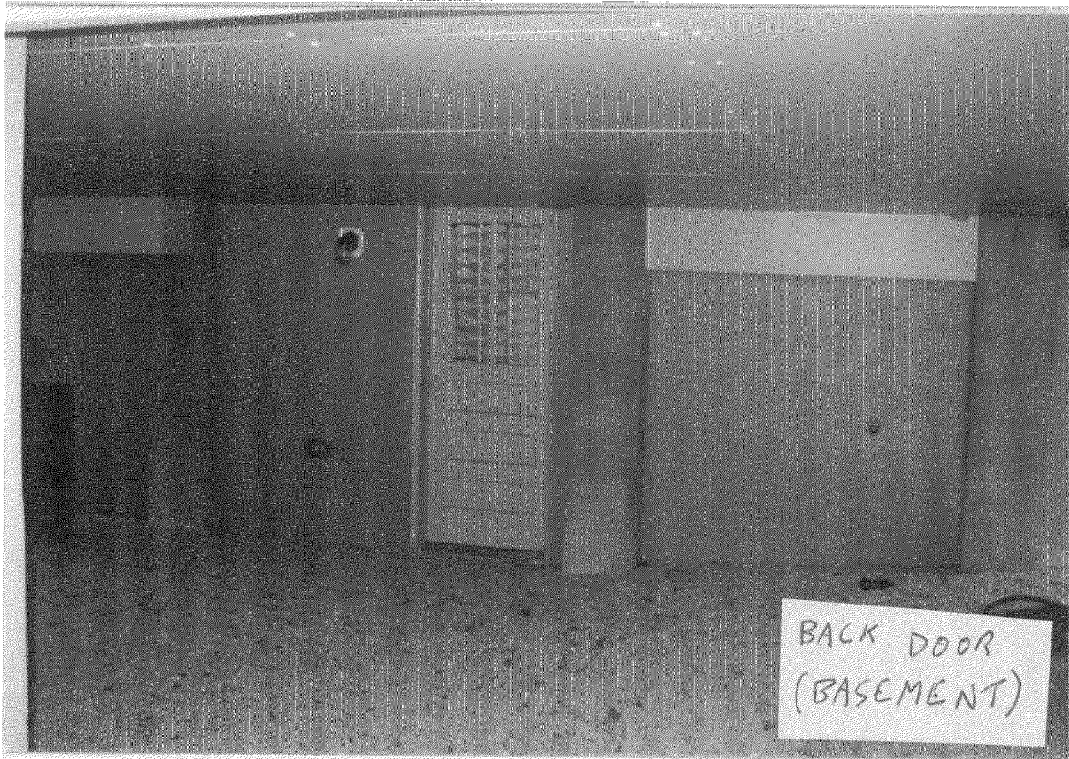


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