



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 9, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 981519: New rear addition and porch, and other alterations

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 2, 2022 HPC 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: Scott Russell
Address: 517 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. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 981519
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: scott russell
Address: 517 philadelphia ave
Daytime Phone: 301.325.3296

E-mail: strussell70@gmail.com
City: takoma park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: n/a
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Pr

Is the Property Located within an Historic District? Yes/
No/I
Is there a REVIEWED reservation/Land Trust/Environmental map of the easement, and documentation from the Easement By Michael Kyne at 11:08 am, Mar 09, 2022
Are other Planning and/or Hearing Examiner Approvals /Re (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.



Building Number: 517 Street: philadelphia ave
Town/City: Takoma Park Nearest Cross Street: Takoma Ave
Lot: 10 Block: 72 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

scott russell 1/27/2022

Signature of owner or authorized agent

Date

7

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing 2 story wood frame residence with covered front porch and rear steps to main level, recessed steps to basement level. Existing detached wood garage to remain

Description of Work Proposed: Please give an overview of the work to be undertaken:

Add 200 sf attached screened in porch to the northwest corner of the residence, matching main floor level of house. Refurbish the rear stairs in place in conjunction with new structure for porch.

REVIEWED

By Michael Kyne at 11:08 am, Mar 09, 2022

APPROVED

Montgomery County

Historic Preservation Commission



Adjacent and Confronting Properties:

Takoma Park, MD 20912

515 Philadelphia Avenue

519 Philadelphia Avenue

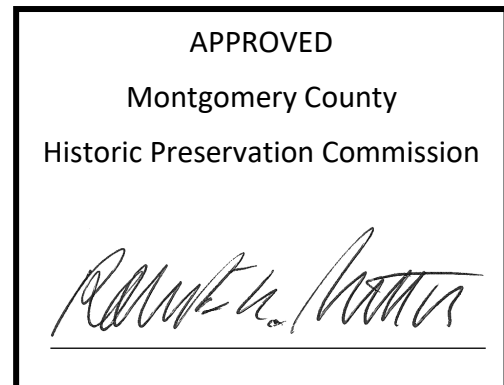
520 Philadelphia Avenue

506 Boston Avenue


508 Boston Avenue

REVIEWED

By Michael Kyne at 11:08 am, Mar 09, 2022



Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:
<div data-bbox="175 1045 837 1178" style="border: 1px solid blue; border-radius: 10px; padding: 5px; background-color: #e6f2ff;"> <p>REVIEWED By Michael Kyne at 11:08 am, Mar 09, 2022</p> </div>	<div data-bbox="889 898 1382 1278" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>APPROVED Montgomery County Historic Preservation Commission</p>  </div>

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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NOTES:

1. NEW COVERED PORCH TO MATCH STYLE OF HOUSE
2. WORK IS OUTSIDE OF TREE PROTECTION RADIUS
3. PROPERTY IS WITHIN TAKOMA PARK HISTORIC DISTRICT AND IS A CONTRIBUTING RESOURCE HISTORIC HOME

EXISTING 8" DIA TREES

lot 11
jane r latman
robert d kerr
519
philadelphia ave
takoma park, md

lot 19
david & m.h. anderson
508 boston ave
takoma park, md

lot 20
micah elazar & anseia broadneck
505 boston ave
takoma park, md

GARAGE

TRFF PROTECTION ARFA,
APPROX. 30' DIAMETER

NEW SCREENED IN PORCH
AND REAR STEPS

68'-0"

19'-0"

16'-0"

26'-0"

11'-0"

10'-0"

NEW COVERED PORCH

2 story
frame
dwelling

district 13
block 72
lot 10
scott & jacqueline russell
517 philadelphia ave
takoma park md

lot 9
justine j larsen
chapin white
515 philadelphia ave
takoma park, md

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Robert H. [Signature]

philadelphia avenue

lot 11 block 72a dist. 13
james g and m.h. anderson
520 philadelphia ave
takoma park, md

lot 9 block 72a dist. 13
kean kastman & craig kasper
520 philadelphia ave
takoma park, md

scott russell, aia
517 philadelphia ave.
takoma park, md 20912
ph
301.328.3296
e-mail
strussell17@gmail.com
Copyright 1992 Scott Russell, AIA

revision	issue record	date
	historical record	
	work permit	

project title
property
alterations
at
517 philadelphia ave.
takoma park, md.

scale: 1/16" = 1'-0"
drawing information
drawn by: str
project no: 003
file name: sp01.dwg
drawing title
PROPOSED SITE PLAN
sheet
COVER 2



REVIEWED

By Michael Kyne at 11:10 am, Mar 09, 2022



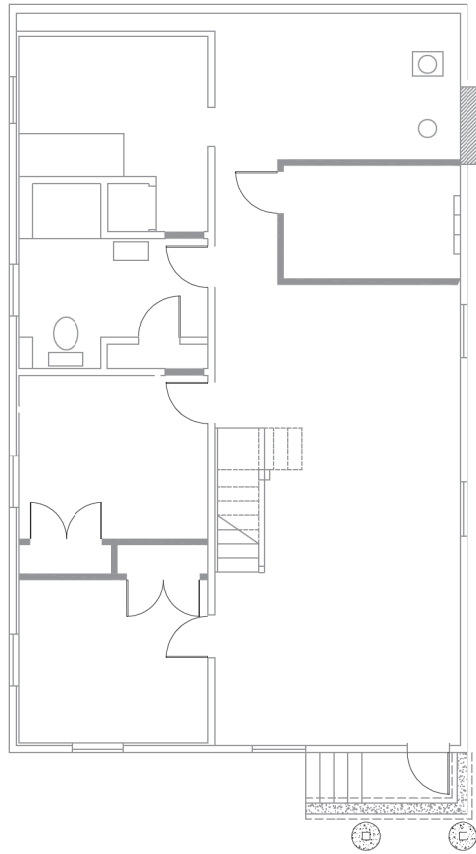
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Historic Preservation Commission

Robert A. Norton



REVIEWED

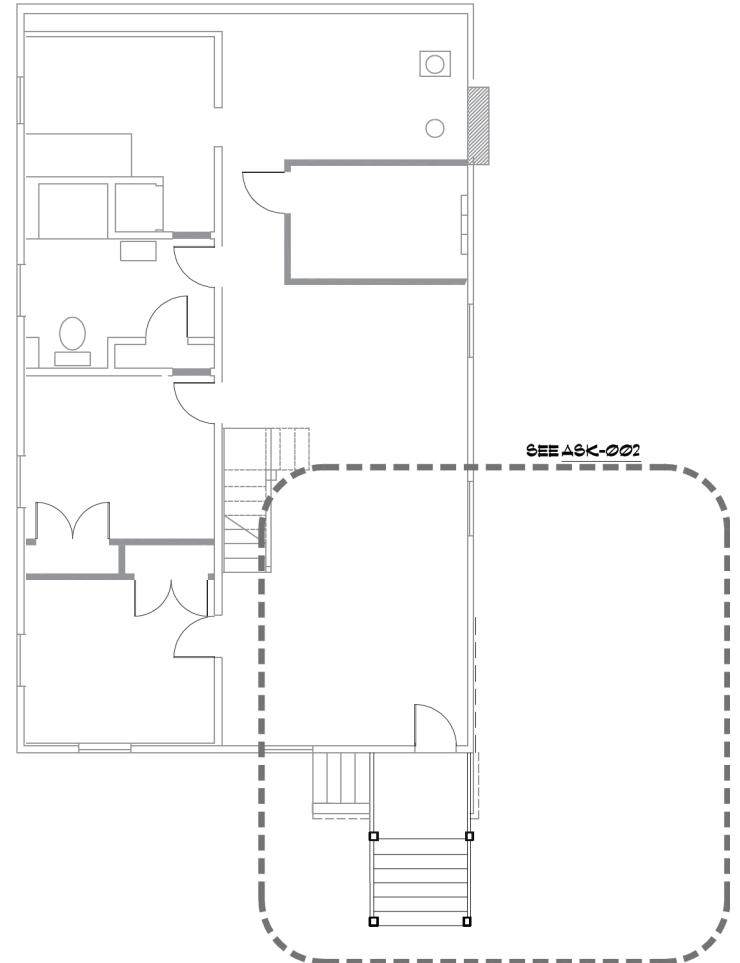
By Michael Kyne at 11:10 am, Mar 09, 2022



1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Robert H. [Signature]



2 EXISTING MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"

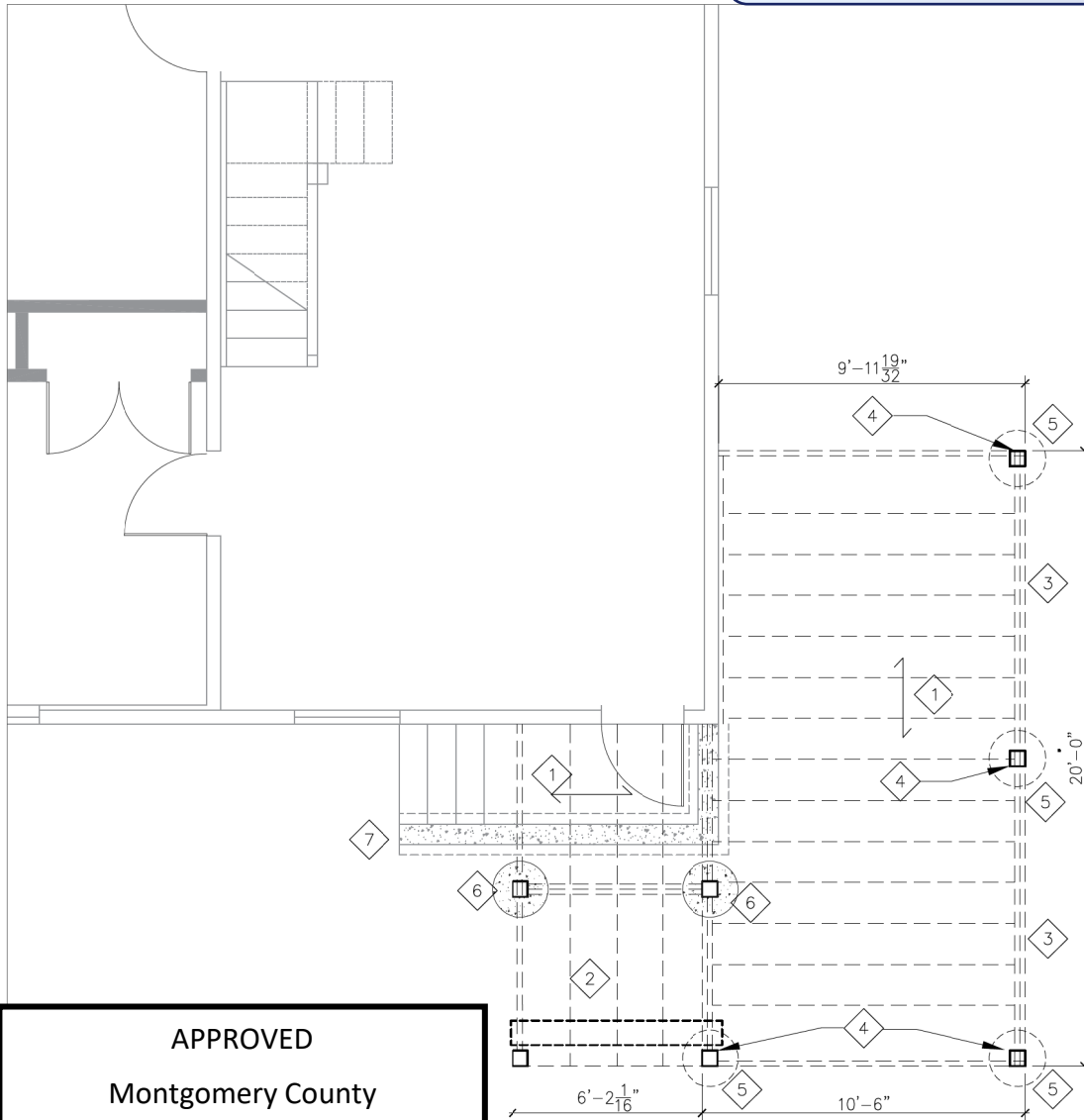
existing plans
517 philadelphia avenue
takoma park, md 20912

PROJECT NUMBER 0002
DRAWING SCALE NTS
DRAWN BY str
SKETCH TITLE project location plans
SKETCH NUMBER ASK-000



REVIEWED

By Michael Kyne at 11:10 am, Mar 09, 2022



- FRAMING NOTES**
- 1 NEW EXTERIOR PRESSURE TREATED WOOD FRAMING 2X10 @ 16" OC MAX
 - 2 NEW 2X10 WOOD STRINGERS
 - 3 NEW 2X10 DOUBLE RIM JOIST
 - 4 NEW 6X6 PRESSURE TREATED STRUCTURAL WOOD POST
 - 5 NEW 24" DIA 36" DEEP CONCRETE FOOTING
 - 6 NEW 24" DIA x 36" CONCRETE FOOTING
 - 7 EXISTING 8" CONCRETE RETAINING WALL



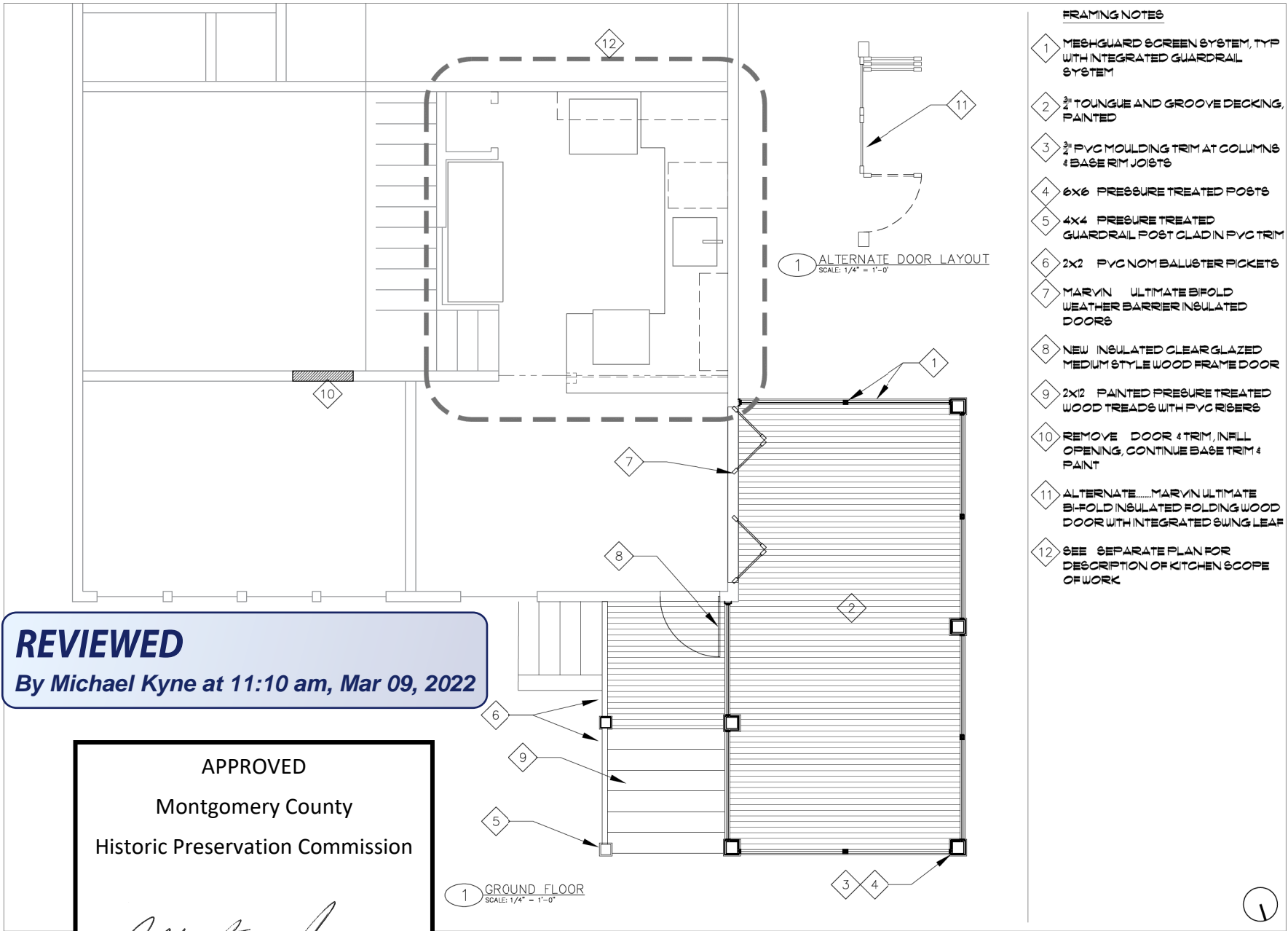
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Ronald A. ...

1 BASEMENT AND FRAMING PLAN
SCALE: 1/4" = 1'-0"

porch addition
517 Philadelphia Avenue
Takoma Park, MD 20912

PROJECT NUMBER: 0003
DRAWING SCALE: 1/4" = 1'-0"
DRAWN BY: ST
SKETCH TITLE: BASEMENT PLAN
SKETCH NUMBER: ASK-001



FRAMING NOTES

- 1 MESH GUARD & SCREEN SYSTEM, TYP WITH INTEGRATED GUARDRAIL SYSTEM
- 2 3/4" TONGUE AND GROOVE DECKING, PAINTED
- 3 3/4" PVC MOULDING TRIM AT COLUMNS & BASE RIM JOISTS
- 4 6X6 PRESSURE TREATED POSTS
- 5 4X4 PRESSURE TREATED GUARDRAIL POST CLAD IN PVC TRIM
- 6 2X2 PVC NOM BALUSTER PICKETS
- 7 MARVIN ULTIMATE BIFOLD WEATHER BARRIER INSULATED DOORS
- 8 NEW INSULATED CLEAR GLAZED MEDIUM STYLE WOOD FRAME DOOR
- 9 2X12 PAINTED PRESSURE TREATED WOOD TREADS WITH PVC RISERS
- 10 REMOVE DOOR & TRIM, INFILL OPENING, CONTINUE BASE TRIM & PAINT
- 11 ALTERNATE.....MARVIN ULTIMATE BIFOLD INSULATED FOLDING WOOD DOOR WITH INTEGRATED SWING LEAF
- 12 SEE SEPARATE PLAN FOR DESCRIPTION OF KITCHEN SCOPE OF WORK

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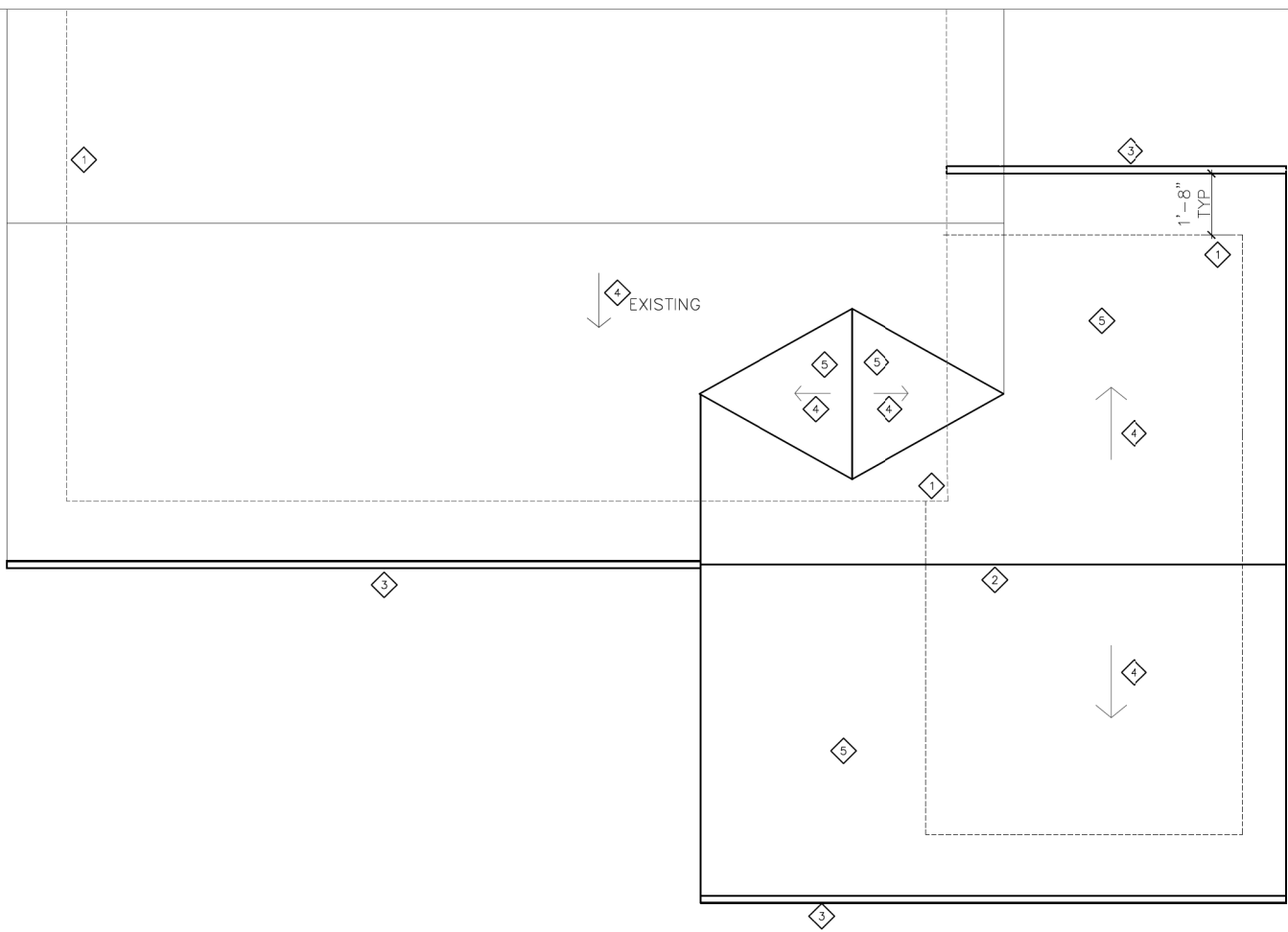
Robert H. [Signature]

PROJECT NUMBER	0003
DRAWING SCALE	1/4" = 1'-0"
DRAWN BY	str
SKETCH TITLE	main level porch plan
SKETCH NUMBER	ASK-A002

porch addition
517 Philadelphia Avenue
Takoma Park, MD 20912

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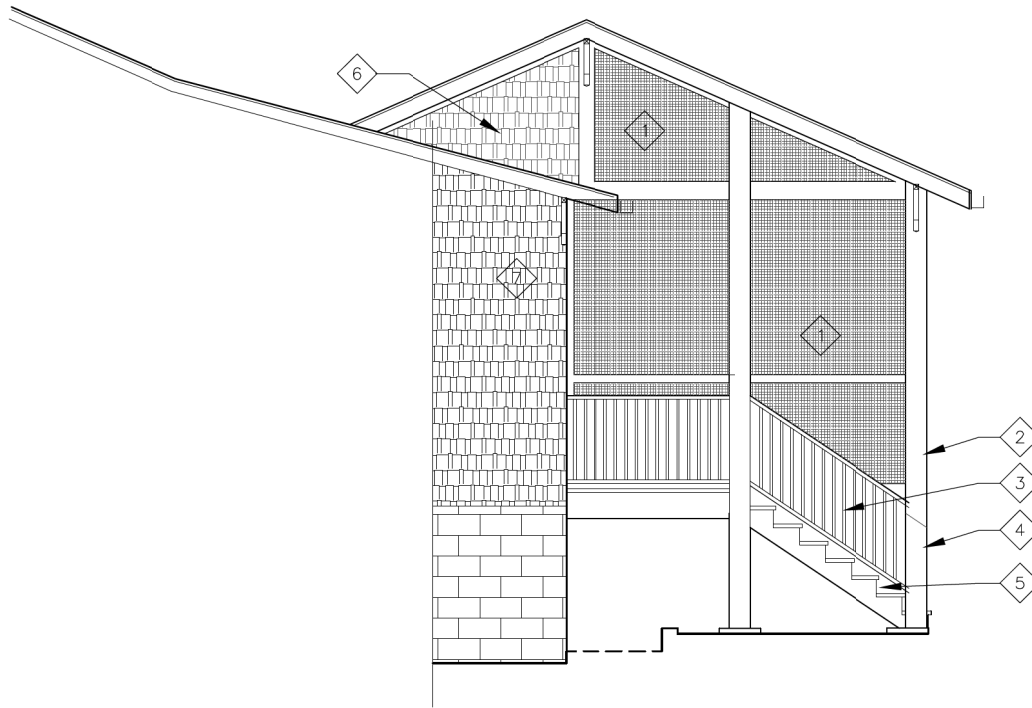
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- ROOF NOTES**
- 1 LINE OF BUILDING BELOW
 - 2 NEW PORCH PEAK LINE
 - 3 NEW PAINTED ALUMINUM GUTTER WITH LEAF COVER AND DOWNSPOUT
 - 4 ROOF SLOPE - NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING
 - 5 SHINGLES OVER ICE AND WATER SHIELD MEMBRANE OVER ^{5/8"} EXTERIOR GRADE PLYWOOD ON FRAMING, SEE FRAMING PLAN

porch addition
 517 Philadelphia Avenue
 Takoma Park, MD 20912


 PROJECT NUMBER: 0003
 DRAWING SCALE: 1/4" = 1'-0" st
 DRAWN BY: [blank]
 SKETCH TITLE: roof plan
 SKETCH NUMBER: ASK-003



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

- NOTES
- 1 MESHGUARD SCREEN SYSTEM, TYP WITH INTEGRATED SYSTEM
 - 2 3/4" PVC MOULDING TRIM AT COLUMNS & BASE RIM JOISTS
 - 3 PVC NOM BALUSTER PICKETS
 - 4 4X4 PRESSURE TREATED GUARDRAIL POST CLAD IN PVC TRIM
 - 5 2X12 PAINTED PRESSURE TREATED WOOD TREADS WITH PVC RISERS
 - 6 NEW CEDAR SHINGLES PAINTED TO MATCH EXISTING
 - 7 EXISTING SHINGLE SIDING

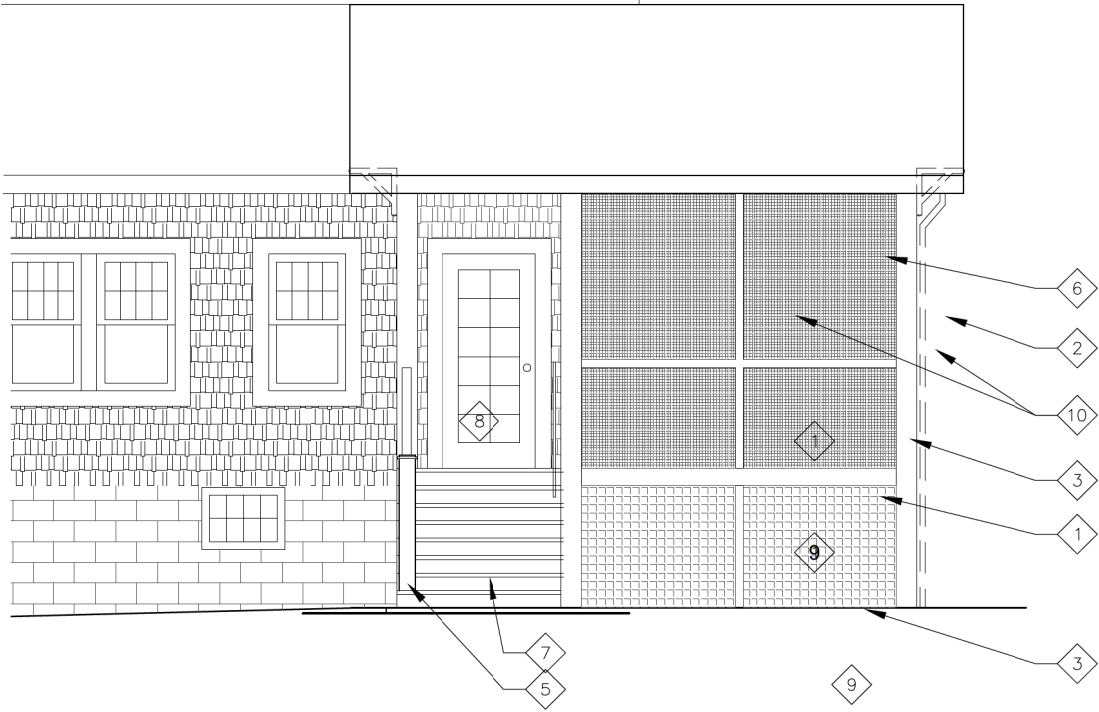
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Randy A. ...

porch addition
517 Philadelphia Avenue
Takoma Park, MD 20912

PROJECT NUMBER	0003
DRAWING SCALE	1/4" = 1'-0"
DRAWN BY	str
SKETCH TITLE	east porch elevation
SKETCH NUMBER	ASK-005



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

NOTES

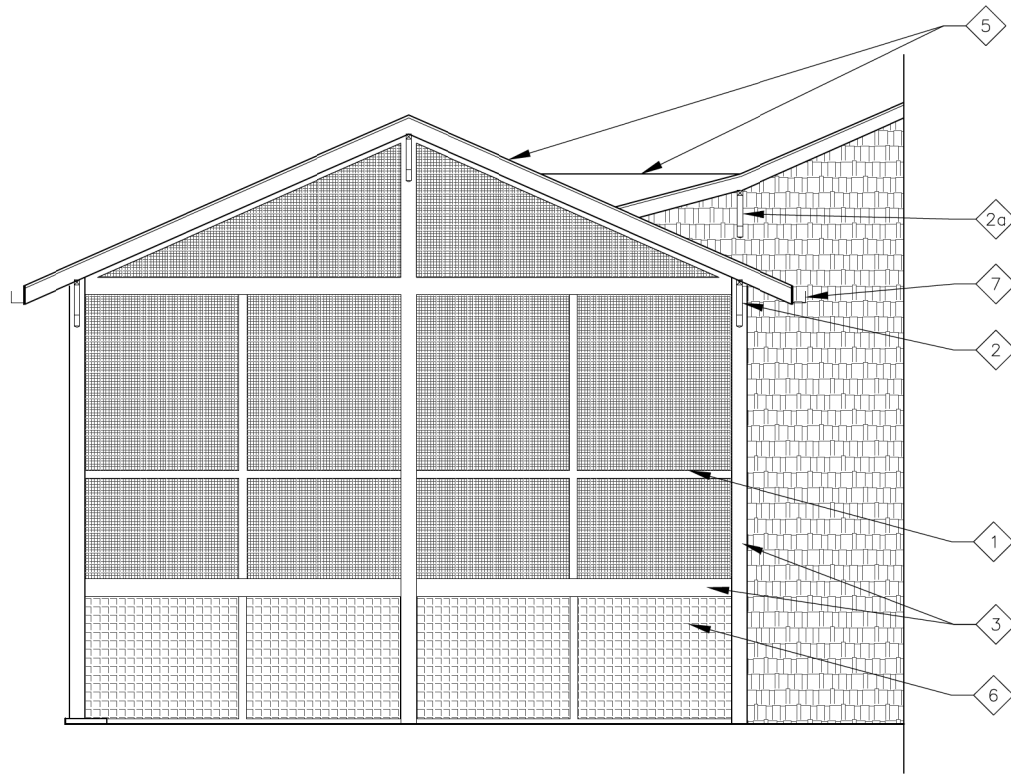
- 1 MESHGUARD SCREEN SYSTEM, TYP WITH INTEGRATED FRAMING
- 2 PAINTED WOOD RAFTER BRACKET TO MATCH EXISTING
- 3 3/4" PVC MOULDING TRIM AT COLUMNS & BASE RM JOISTS
- 4 6X6 PRESSURE TREATED POSTS
- 5 4X4 PRESSURE TREATED GUARDRAIL POST CLAD IN PVC TRIM
- 6 NEW ASPHALT SHINGLE ROOF ON ICE AND WATER SHIELD
- 7 2X12 PAINTED PRESURE TREATED WOOD TREADS WITH PVC RISERS
- 8 NEW MEDIUM STYLE WOOD DOOR WITH INSULATED GLAZING
- 9 PAINTED WOOD LATTICE
- 10 NEW GUTTER AND RAIN LEADERS

REVIEWED
By Michael Kyne at 11:10 am, Mar 09, 2022

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Montgomery County
Historic Preservation Commission

porch addition
517 Philadelphia Avenue
Takoma Park, MD 20912

PROJECT NUMBER	0003
DRAWING SCALE	1/4" = 1'-0"
DRAWN BY	str
SKETCH TITLE	north porch elevation
SKETCH NUMBER	ASK-006



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

NOTES

- 1 MESHGUARD SCREEN SYSTEM, TYP WITH INTEGRATED FRAMING
- 2 PAINTED WOOD RAFTER BRACKET TO MATCH EXISTING (2a)
- 3 3/4" PVC MOULDING TRIM AT COLUMNS & BASE RIM JOISTS
- 4 6X6 PRESSURE TREATED POSTS
- 5 NEW ASPHALT SHINGLE ROOF ON ICE AND WATER SHIELD
- 6 PAINTED WOOD LATTICE
- 7 NEW GUTTER AND RAIN LEADERS

REVIEWED
By Michael Kyne at 11:10 am, Mar 09, 2022

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Montgomery County
Historic Preservation Commission



porch addition
517 Philadelphia Avenue
Takoma Park, MD 20912

PROJECT NUMBER	0003
DRAWING SCALE	1/4" = 1'-0"
DRAWN BY	str
SKETCH TITLE	west porch elevation
SKETCH NUMBER	ASK-007

Historic Area Work Permit Summary of intended work

517 Philadelphia Ave, Takoma Park

1/27/2022

The enclosed design concept illustrates the intent to add a screened in porch to the Northwest corner of the residence at 517 Philadelphia Ave in Takoma Park. The overall area of the work is about 240 sf including the stairs. The roof will be wood joist supported with an asphalt shingle roof material to match the existing. The finish floor will be at the same level as the main level of the residence. The walls will be entirely screened in, with columns and fascia to be finished painted trim to match the existing house. Additional detailing such as the roof overhang brackets will be duplicated to continue the continuity of the original design style. The existing large window that is not original to the house on the west side at the north west corner will be replaced with a sliding operable door to allow for free passage from interior to the new screened in porch area. The stairs will be replaced in kind to address new structure for the porch and replace rotting members.

REVIEWED

By Michael Kyne at 11:08 am, Mar 09, 2022

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Mott

City of Takoma Park

Housing and Community Development

Main Office 301-891-7119
Fax 301-270-4568



REVIEWED

By Michael Kyne at 11:08 am, Mar 09, 2022

January 27, 2022

APPROVED

Montgomery County
Historic Preservation Commission

To: Jacqueline & Scott Russell / 310-325-3296 / strussell70@gmail.com
517 Philadelphia Ave
Takoma Park, MD 20912

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only
VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Jacqueline & Scott Russell / 310-325-3296 / strussell70@gmail.com

Location of Project: 517 Philadelphia Ave, Takoma Park, MD 20912

Proposed Scope of Work: The addition of a 200sf screened in porch on the rear of the property, matching the materials, detailing and style of the original house.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park

The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or UrbanForestManager@TakomaParkMd.gov.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

City Right of Way:

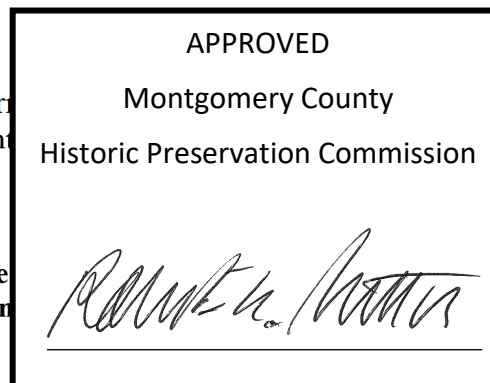
- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, visit <https://takomaparkmd.gov/services/permits/> or contact the City Engineer at 301-891-7633.

REVIEWED

By Michael Kyne at 11:08 am, Mar 09, 2022

Failure to comply with the City's permitting requirements may require a Work Order and other administrative actions within 30 days.



Public
top