



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 23, 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 #1004962: Screened porch infill and “catio”

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 September 21, 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: Colleen Phillips
Address: 21 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.





**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Colleen Phillips
Address: 21 Philadelphia Ave
Daytime Phone: 6466702141

E-mail: Colzmp@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 161301056768

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Y Yes/District No/Individual

Is there any other Planning and/or Hearing Examiner Approvals / Review (Conditional Use, Variance, Record Plat, etc.?) If YES, include in supplemental information.

REVIEWED
By Michael Kyne at 1:40 pm, Sep 23, 2022

APPROVED
Montgomery County
Historic Preservation Commission

Building Number: 21 Street: Philadelphia Avenue
Town/City: Takoma Park Nearest Cross Street: Holt Place
Lot: 6 Block: 4 Subdivision: 25 Parcel: JN52

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 type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input 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 type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Catio</u> |

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.

/s/ Colleen Phillips

08/21/2022

Signature of owner or authorized agent

Date

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

Owner's mailing address
21 Philadelphia Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Beau & Danielle Willis
19 Philadelphia Ave
Takoma Park, MD. 20912

Alex Minicozzi
23 Philadelphia Ave
Takoma Park, MD. 20912

Danny & Sarah Gubitza
241 Park Ave
Takoma Park, MD. 20912

Ira Vaughan
22 Philadelphia Ave
Takoma Park, MD. 20912

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APPROVED

Montgomery County

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

Ours is a two story single family home, with an front porch and back deck, both unenclosed. The front porch was enclosed at some point, as the frames for the windows and door are still attached. We are surrounded by other single family homes. There is also an unattached garage on the property.

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

1) We would like to enclose our front porch by adding screens to the open window and door spaces. The front porch used to be enclosed, as the frames for prior window screens and a door are still in place, although in a state of disrepair. We do not know when in the house's 101 year history the screens were removed.


2) We would like to enclose part of our back deck with a catio. A catio is similar to a screened-in porch as it adds a wood rectangular structure on top of the existing deck. However, instead of screens, the structure is enclosed with 16-gauge galvanized fencing wire. We are not looking to add an extensive addition with a permanent roof and electricity. We are just looking to add a rectangular enclosure that will be secured to the side of our house where a sliding door and cat door are located. The floor of the structure will be our existing deck. The three sides and roof will be covered with the fencing wire, which will allow our cats to go outside, while also preventing them from chasing local wildlife or running into the street where they can be hit by a car.

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Montgomery County
Historic Preservation Commission


Work Item 1: <u>Screened in front porch</u>	
Description of Current Condition: Unenclosed front porch	Proposed Work: Add screens and a screen door to currently empty window and door spaces.

Work Item 2: <u>Back Deck Catio</u>	
Description of Current Condition: Unenclosed, wooden back deck that can be accessed from a sliding door at the back of our house.	Proposed Work: Add a 13'4" x 10'2" x 7'4" rectangular structure which will cover approximately 3/4 of the deck. The structure will be attached to the outside wall of our house at one end and the existing deck on the bottom. The frame of the structure will be built out of 2 x 2 cedar boards, and three sides and the roof will be enclosed by 16 gauge galvanized welded fencing wire. There will be a door, made of the same materials, at one side, so we can access the rest of the deck.

Work Item 3: _____	APPROVED Montgomery County Historic Preservation Commission
Description of Current Condition: REVIEWED By Michael Kyne at 1:40 pm, Sep 23, 2022	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	*	*	*	*	*		*

REVIEWED

By Michael Kyne at 1:40 pm, Sep 23, 2022

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By Michael Kyne at 1:41 pm, Sep 23, 2022

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Montgomery County
Historic Preservation Commission
Robert H. Norton



REVIEWED

By Michael Kyne at 1:41 pm, Sep 23, 2022

APPROVED

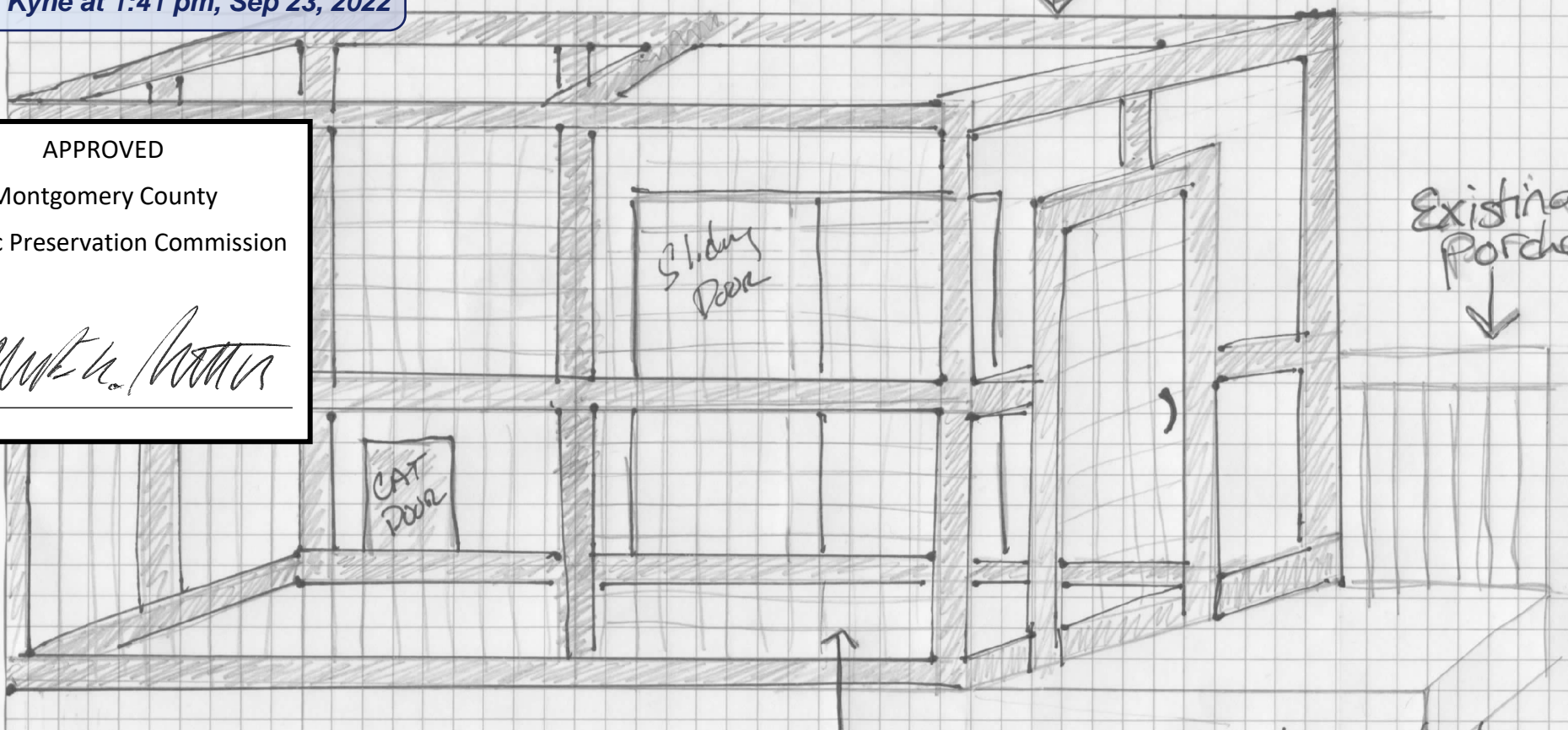
Montgomery County
Historic Preservation Commission



Roof

2x2 Cedar boards

Existing Porche



Existing Porche

16 gauge galvanized welded
2" x 3" fencing wire

CATTO
(NOT DRAWN TO SCALE
BECAUSE I AM NOT AN ARCHITECT)



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