



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: November 30, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1011214 - Fenestration and Hardscape Alteration

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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 November 16, 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: Margaret Flaherty (Christian Lopez, Agent)  
Address: 29 Philadelphia 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. Once work is complete the applicant will contact Dan Bruechert at [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) or 301.563.3408 to schedule a follow-up site visit.



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	29 Philadelphia Ave., Takoma Park	<b>Meeting Date:</b>	11/16/2022
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/9/2022
<b>Applicant:</b>	Margaret Flaherty (Christian Lopez, Agent)	<b>Public Notice:</b>	11/2/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1011214	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fenestration and Hardscape Alteration		

**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with two (2) conditions** the HAWP application.

1. The proposed windows shall be wood or aluminum clad with a multi-lite appearance and exterior applied muntins of an appropriate profile. Final approval authority for the windows is delegated to Staff.
2. The new concrete driveway shall be tinted or have exposed aggregate to blend in with the surrounding streetscape. Final approval authority to verify this condition has been satisfied is delegated to Staff.

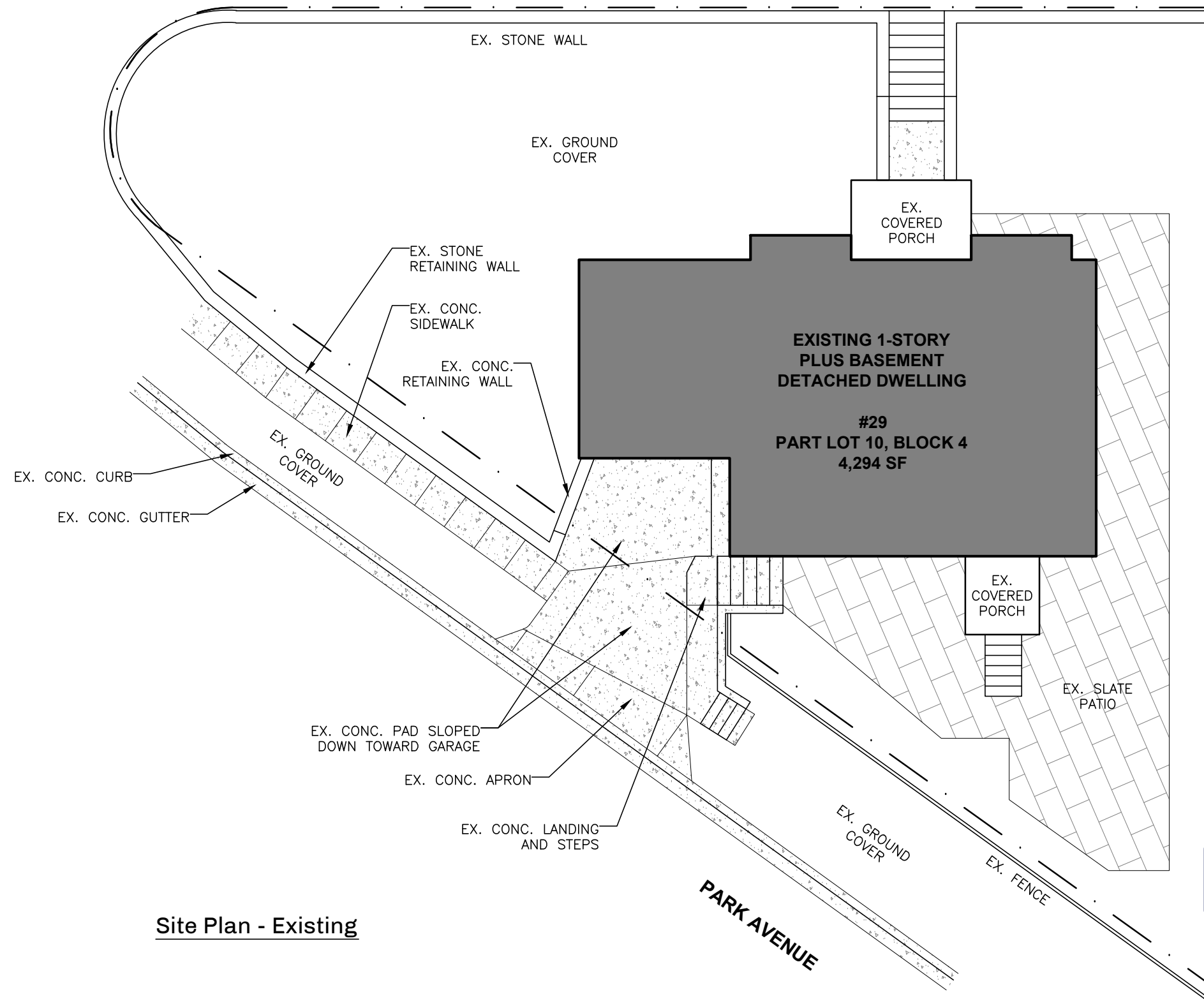
**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1923



*Figure 1: The subject property is located on a triangle-shaped parcel at the intersection of Philadelphia Ave. and Park Ave.*

PHILADELPHIA AVENUE

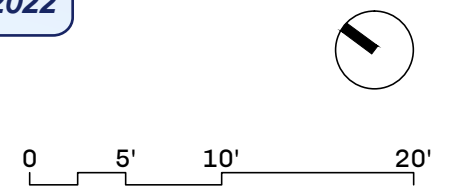


Site Plan - Existing

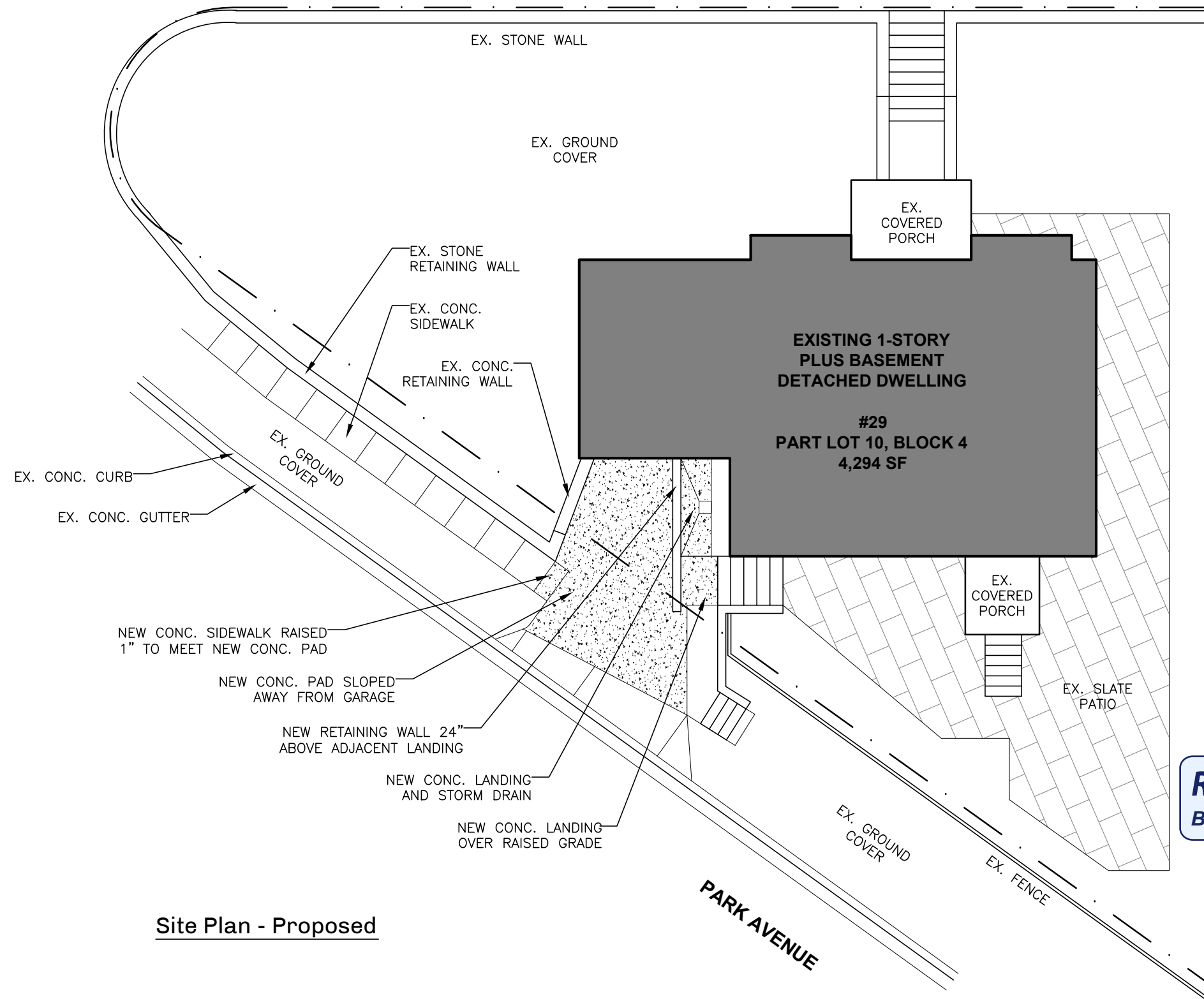
APPROVED  
 Montgomery County  
 Historic Preservation Commission



**REVIEWED**  
 By Dan.Bruechert at 1:30 pm, Nov 30, 2022



PHILADELPHIA AVENUE

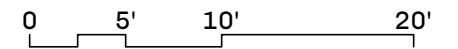


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*[Signature]*

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Site Plan - Proposed



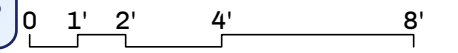


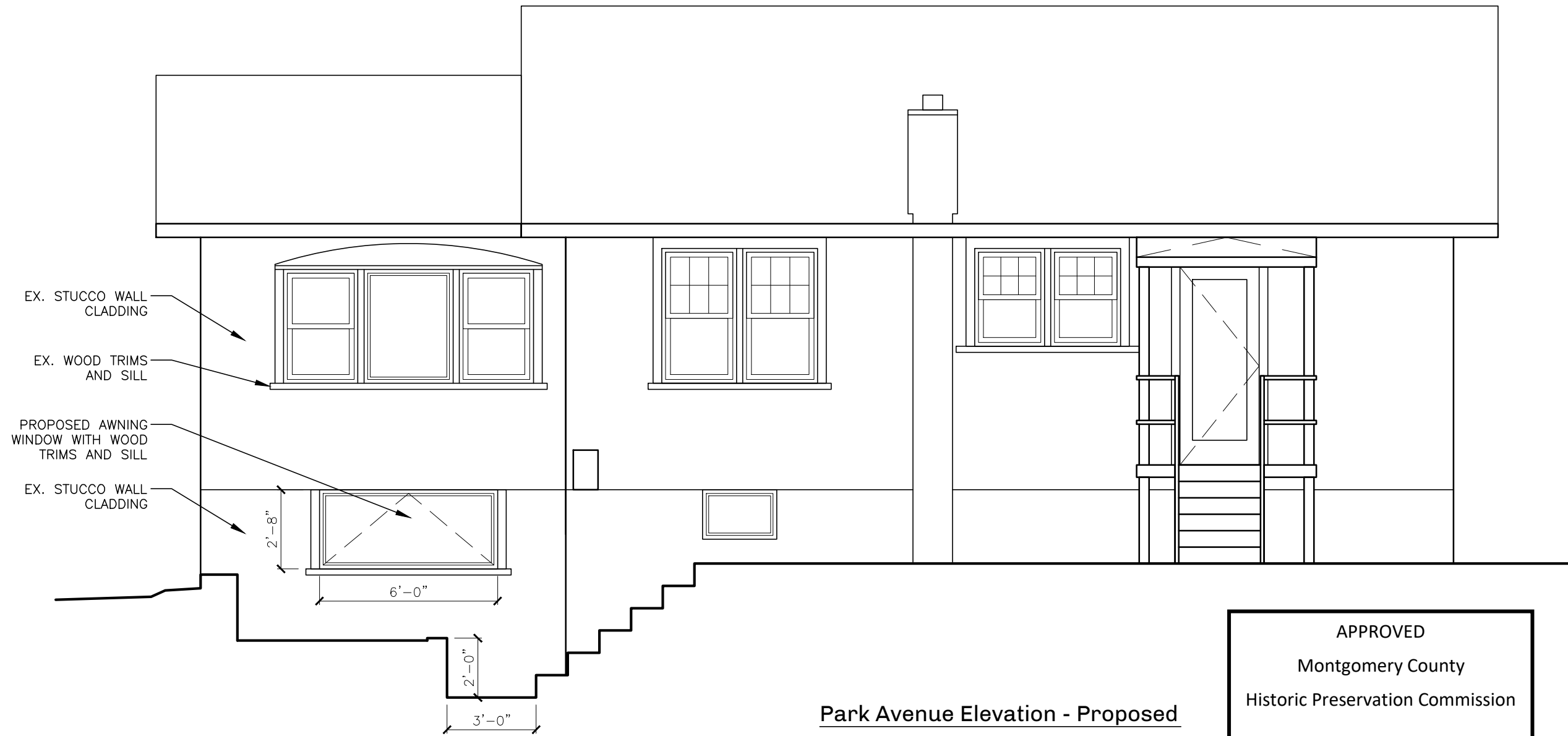
Park Avenue Elevation - Existing

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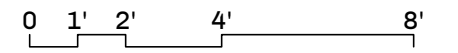


Park Avenue Elevation - Proposed

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*[Signature]*

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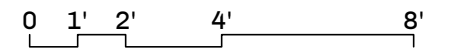


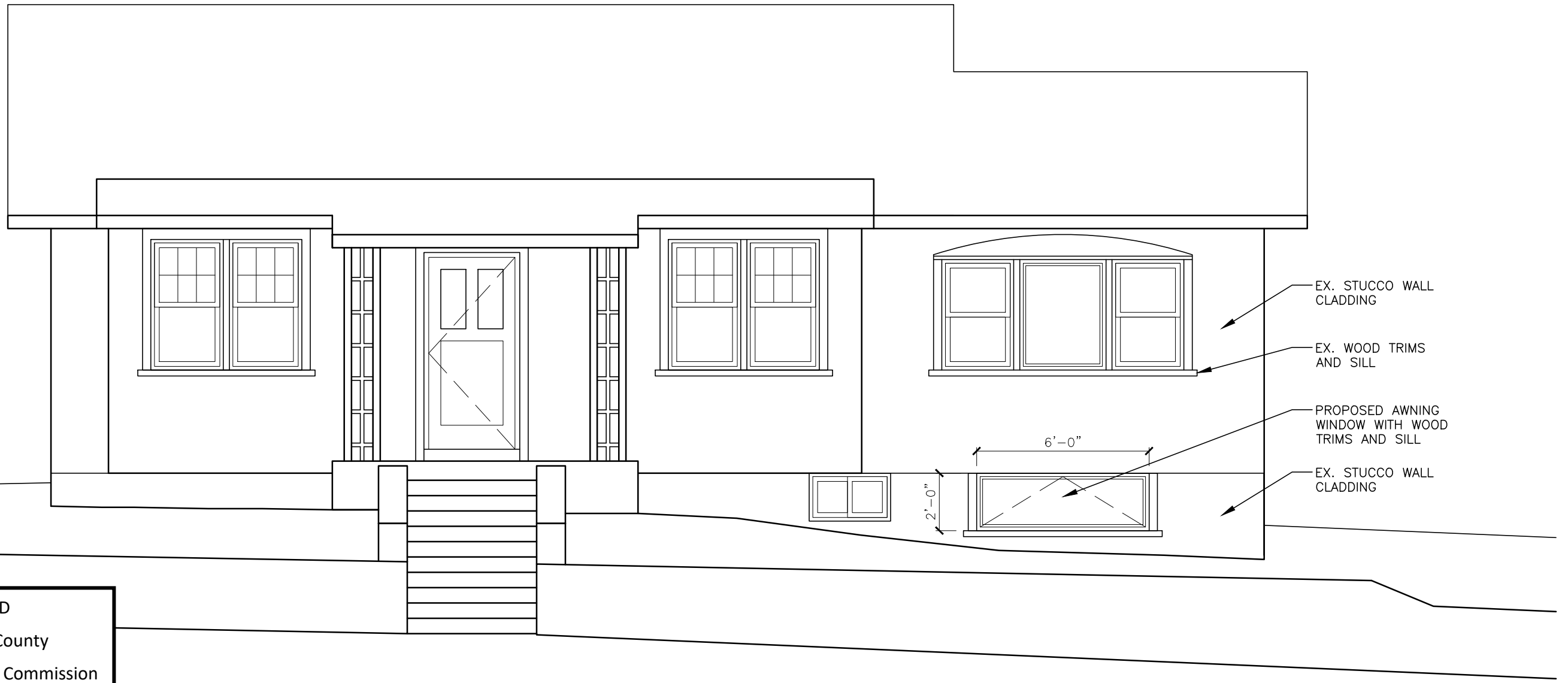
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*[Signature]*

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Philadelphia Avenue Elevation - Existing





- EX. STUCCO WALL CLADDING
- EX. WOOD TRIMS AND SILL
- PROPOSED AWNING WINDOW WITH WOOD TRIMS AND SILL
- EX. STUCCO WALL CLADDING

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*

Philadelphia Avenue Elevation - Proposed

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