

37/3-93 00 516 Philadelphia Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

February 3, 1995

Carolyn Mullet
516 Philadelphia Avenue
Takoma Park, MD 20912

Dear Ms. Mullet:

This letter is to confirm our recent conversations about your property at 516 Philadelphia Avenue.

The Approved and Adopted Amendment to the Master Plan for Historic Preservation which created the Takoma Park Historic District included your house as an "Outstanding Resource". You had questions about why the house was classified as such.

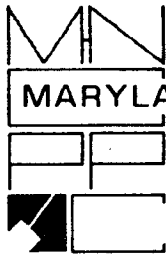
I have reviewed our files on the Takoma Park Historic District and have made a site visit to your house. Your house is a very intact bungalow with one particularly nice architectural detail - decorative rafter ends.

However, I agree that your house is a very typical style for the Takoma Park Historic District and that it has had some alterations - although they are compatible. It is my judgement that the designation of your house as an "Outstanding Resource" was a borderline decision.

For this reason, it would be my opinion that changes to your property would be reviewed with some latitude. The designation of your property as "Outstanding" can not be changed without a new Master Plan amendment; however, it is clearly a borderline case and that should be taken into account in reviewing alteration proposals.

Please call me if you have questions.

Sincerely,
Gwen L. Marcus
Gwen L. Marcus
Historic Preservation
Coordinator



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: December 20, 1993

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Crawlyn Mullet & Larry Lawrence

Address: 516 Philadelphia Avenue
Takoma Park, Md. 20912



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

DATE: December 20, 1993

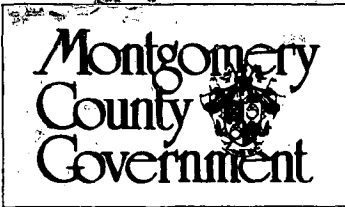
Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1076744

NAME OF PROPERTY OWNER Caroline Mullet & Larry Lawrence TELEPHONE NO. 301-588-0476
 (Contract/Purchaser) (Include Area Code)

ADDRESS 516 Philadelphia Ave Takoma Park MD STATE MD ZIP 20912
 CITY STATE ZIP

CONTRACTOR OWNER TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 516 Street Philadelphia Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Takoma Avenue

Lot P11 Block 73 Subdivision Takoma Park

Liber 576 Folio 758 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4)	Other				

1B. CONSTRUCTION COSTS ESTIMATE \$ 1000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

1E. IS THIS PROPERTY A HISTORICAL SITE? in an historic district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Dther		01 () WSSC
		02 () Well
		03 () Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 6 feet 2 inches

4B. 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 _____ (Revocable Letter Required).

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.

Signature of owner or authorized agent (agent must have signature notarized on back) Caroline Mullet Date 11/8/93

APPROVED A For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 12.20.93

APPLICATION/PERMIT NO: 9311160061 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 516 Philadelphia Avenue Meeting Date: 12/15/93
Resource: Takoma Park Historic District HAWP/Fence
Case Number: 37/3-93 00 Tax Credit: No
Public Notice: 12/01/93 Report Date: 12/08/93
Applicant: Carolyn Mullett/
 Larry Lawrence Staff: Patricia Parker
PROPOSAL: Install fence RECOMMEND: Approval

This is a retroactive Historic Area Work Permit application for an outstanding resource in the Takoma Park Historic District. The applicants installed a solid cedar board privacy fence inside the property line having a maximum height of 6'-2". The fence is located at the rear of the house, 66' back from the front property line and sidewalk (70' from the nearest street, Philadelphia Avenue). This fence screens the existing paved parking area from the adjacent neighbor's play yard. It also creates an enclosure for garden supply storage and carport bins. The step down fence closely follows a descending grade from the front to the back of the property. There are two gates.

STAFF DISCUSSION:

In this historic district, variations of picket fences are more typical; especially, for houses of this scale and time period. However, staff feels that, although the style of the fence is inappropriate for the historic district, its placement and construction is comprehensible for utilitarian purposes. Weathering of the cedar provides for the fence to blend in with the natural landscape, so that it causes less of a negative impact than if it were painted.

RECOMMENDATION:

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

with Standard #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the Takoma Park guidelines.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1076744

NAME OF PROPERTY OWNER Carolyn Mallet & Larry Lawrence TELEPHONE NO. 301-588-0476
(Contract/Purchaser) (Include Area Code)

ADDRESS 516 Philadelphia Ave Takoma Park MD 20912
CITY STATE ZIP

CONTRACTOR owner TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 516 Street Philadelphia Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Takoma Avenue

Lot P11 Block 73 Subdivision Takoma Park

Liber 5710 Folio 758 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wal	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck
			<input type="checkbox"/> Revision	(complete Section 4) Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 1000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peperco

1E. IS THIS PROPERTY A HISTORICAL SITE? in an historic district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 () WSSC
		02 () Well
		03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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- Entirely on land of owner
- On public right of way/easement _____ (Revocable Letter Required).

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.

Carolyn Mallet 11/8/93
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 931160061 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

1920's Sears Bungalow - frame home

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

fence to screen parking area from neighbors play area
+ create enclosure for garden supply storage &
screening for crystal bins.



2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

6'2" Cedar Fence Flat Board - w/ PTP 4x4 Posts
along NE Prop. Line & along NE & SW sides of garage
to create enclosure for gardening supplies, compost etc.
E-W section of fence to step down w/ grade. Also
& there will be 2 gates.

- b. the relationship of this design to the existing resource(s):

on Rt. property line (partially)

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- ✓ a. the scale, north arrow, and date;
- ✓ b. dimensions and heights of all existing and proposed structures;
- ✓ c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).



5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Rick Kirt & Patti Goldman
 Address 518 Philadelphia Ave
 City/Zip Takoma Park MD 20912
2. Name Jeff & Pat Cohn
 Address 514 Philadelphia Ave
 City/Zip Takoma Park MD 20912

3. Name Jim & Susan Benfield
Address 519 New York Ave.
City/Zip Takoma Park, MD 20912

4. Name Ina Rhett
Address 515 Philadelphia Ave.
City/Zip Takoma Park MD 20912

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



Building Location Plat
 Part of Lot 11, Block 73
 The T.P.L. & P.C.'s Subdivision of
 TAKOMA PARK
 Montgomery County, Maryland

1891

Scale: 1" = 40'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown: No MNCP&PC Flood Plain effects this lot.
 Date: May 28, 1981

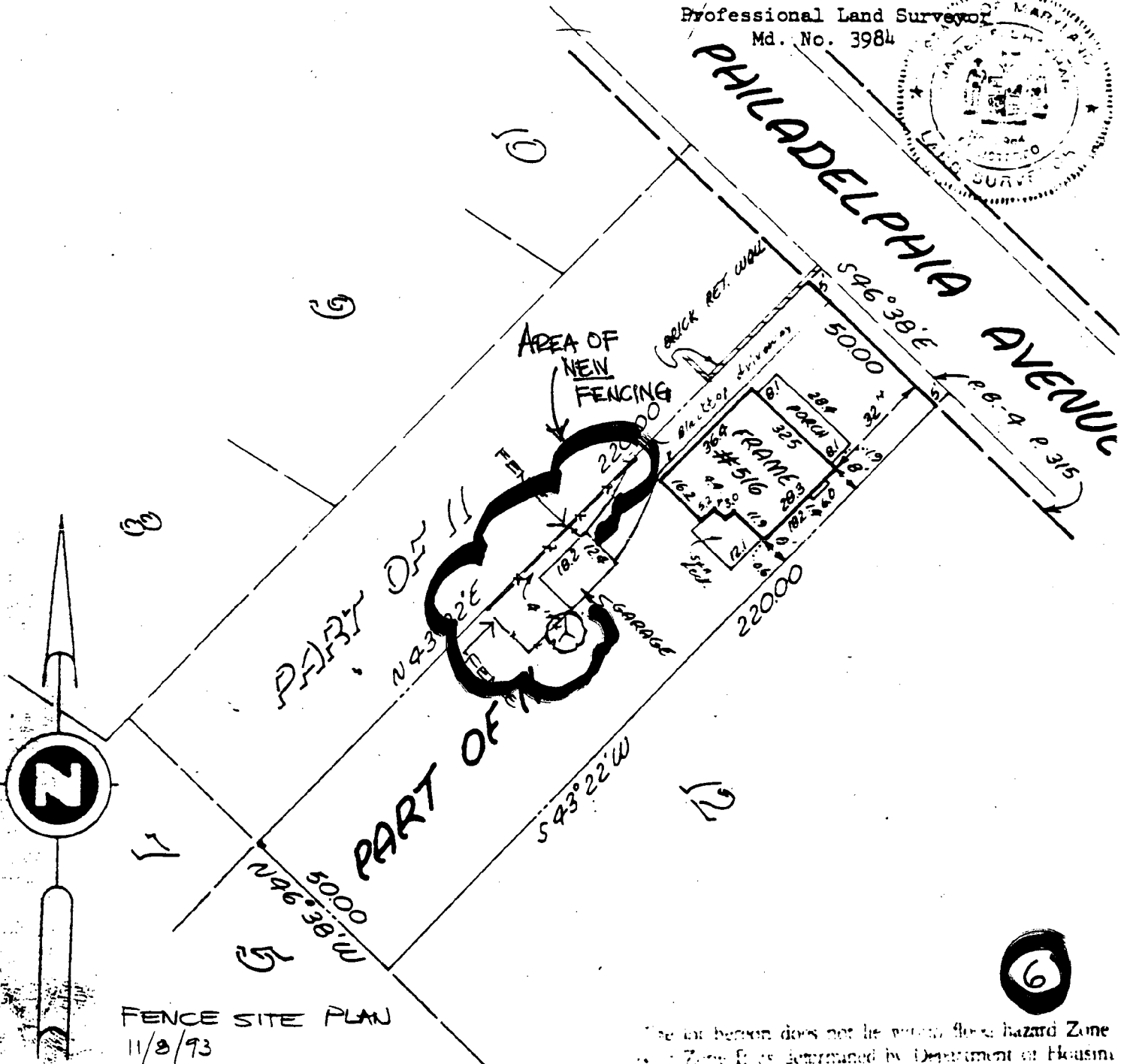
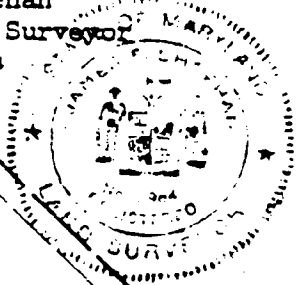
Frey, Sheehan, Stoker & Assoc., Inc.
 Land Planning Consultants
 Phone 588-3110

Flat Book B
 Flat 23

By: *James F. Sheehan*

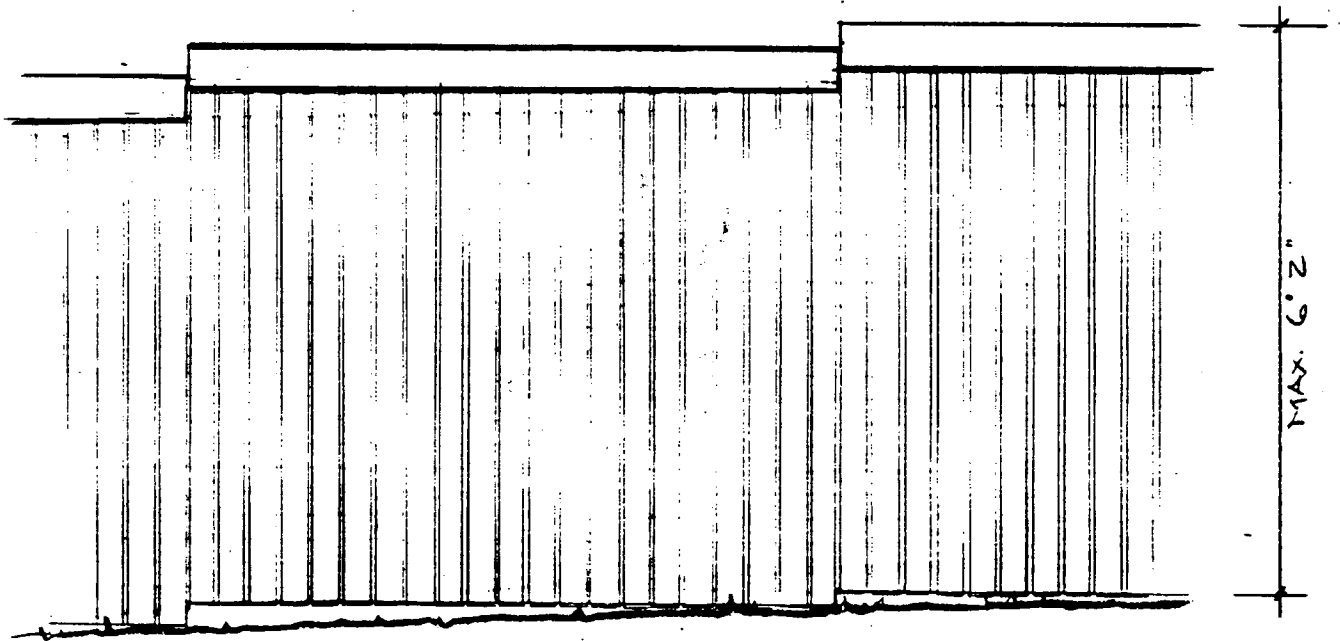
Recertified July 14, 1986

James F. Sheehan
 Professional Land Surveyor
 Md. No. 3984



FENCE SITE PLAN
 11/8/93

The lot shown does not lie within flood hazard Zone 1 or Zone B as determined by Department of Housing and Urban Development, Federal Insurance Administration



FENCE ELEVATION

SCALE: $\frac{1}{2}'' = 1'-0''$

MULLET/LAWRENCE RESIDENCE
516 PHILADELPHIA AVENUE
TAKOMA PARK, MARYLAND 20912



- Mullet/Lawrence Residence (#1 of 5)
- 516 Philadelphia Ave, Taluma Park
Front Facade



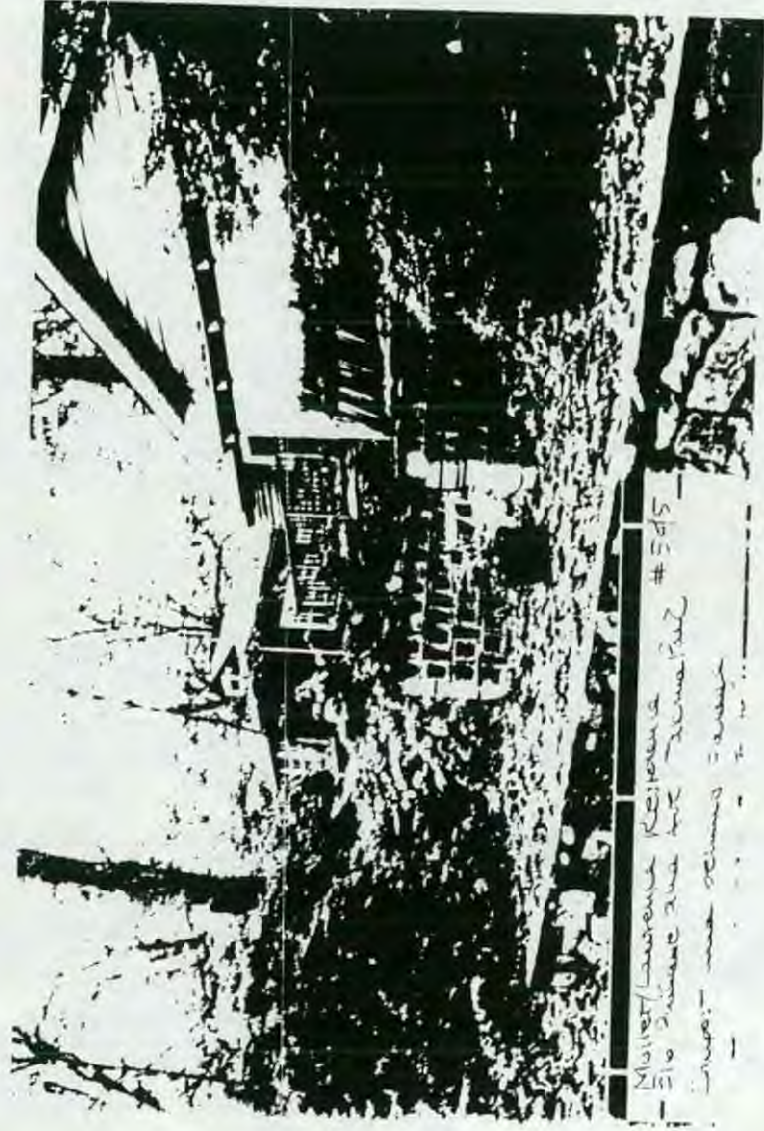
- Mullet/Lawrence Residence (#2 of 5)
- 516 Philadelphia, Taluma Park
Front Facade w/Neighbor (518 Philadelphia)



Muller/Lawrence Residence
516 Philadelphia Ave., Tacoma Park
Driver's view looking toward street



Muller/Lawrence Residence (#495)
516 Philadelphia Ave., Tacoma Park
Parking area looking toward Neighbors' place



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907

Mallett / Lawrence

*516 Philadelphia Avenue
Taberna Park Historic District*

Case # 37/3-93 00

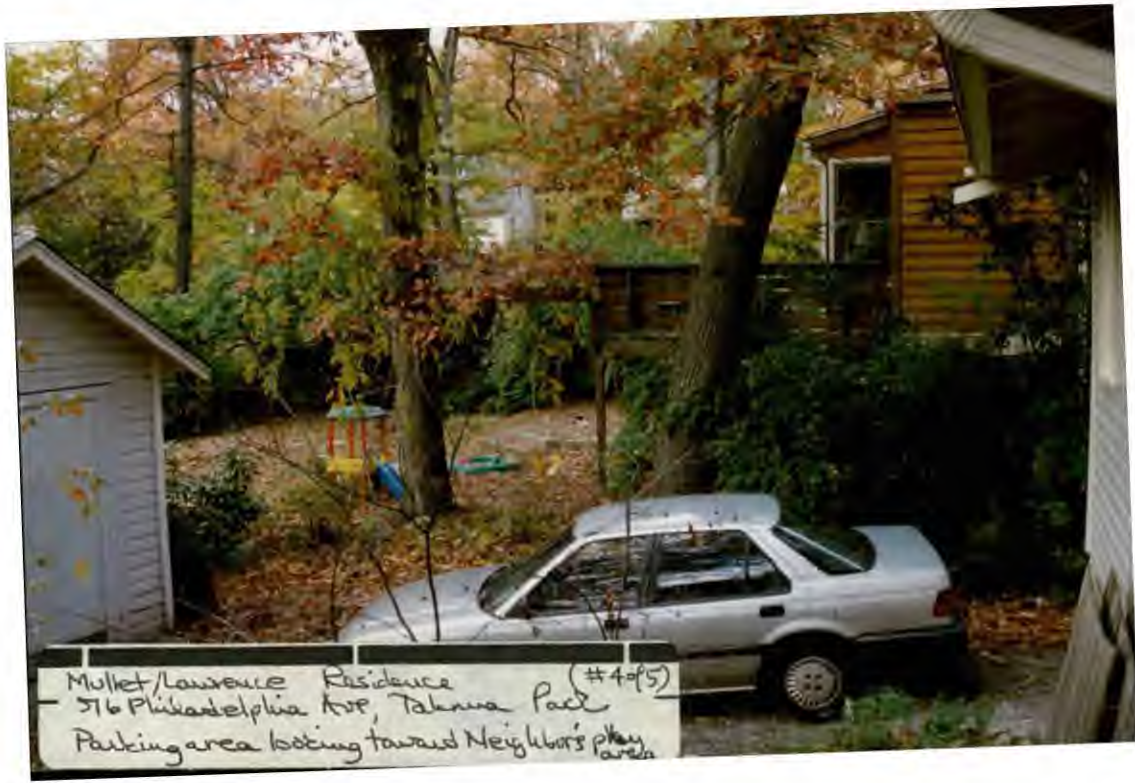
APC 12/15/93



Mollet/Lawrence Residence (#1 of 5)
516 Philadelphia Ave, Takoma Park
Front Facade







Mullet/Lawrence Residence (#4 of 5)
- 516 Philadelphia Ave, Takoma Park
Parking area looking toward Neighbor's play area

