

37/3-93BB 32 Philadelphia Avenue
Takoma Park Historic District

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: 9.27.93

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: COOPER / STREIT

Address: 32 PHILADELPHIA AVE, TAKOMA PARK



Historic Preservation Commission

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

Call when Ready
Gary Williford
933-2541

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1077130

NAME OF PROPERTY OWNER David E. Cooper TELEPHONE NO. 270-4845
(Contract/Purchaser) David T. Streit (Include Area Code)

ADDRESS 32 Philadelphia Ave. Takoma Park STATE MD ZIP 20912
CITY

CONTRACTOR Williford Contracting TELEPHONE NO. 301 933 2541 ZIP
CONTRACTOR REGISTRATION NUMBER 43702

PLANS PREPARED BY Menegus Associates TELEPHONE NO. 202 625-6629 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 32 Street Philadelphia Avenue

Town/City Takoma Park Election District 13

Nearest Cross Street Park Avenue

Lot 16 Block 3 Subdivision Hill-Crest

Liber 8868 Folio 122 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) Door, Deck Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 8660.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. 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.

Gary Williford 8/25/93
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Albert B. Randall Date 9.22.93

APPLICATION/PERMIT NO: 9308310071 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: 32 Philadelphia Avenue Meeting Date: 9/22/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93BB Tax Credit: No
Public Notice: 9/8/93 Report Date: 9/16/93
Applicant: David Cooper/David Streit Staff: Nancy Witherell
PROPOSAL: Construct rear deck RECOMMEND: Approve

The applicants propose construction of a two-level deck at the rear of a stuccoed Craftsman-style house listed as a contributing resource in the Takoma Park Historic District. The yard, typical for this section of Philadelphia Avenue, falls away steeply toward the rear of the lot.

Two windows on the rear wall (of a stuccoed rear addition) would be removed and replaced with a pair of French doors. A mature oak tree is incorporated into the plan of the deck; the posts are kept between 12" and 18" away from the trunk.

The two deck levels measure approximately 10'6" x 22'5" and 7'6" x 15'6". A staircase at the side of the deck leading to the rear yard does not extend beyond an existing side porch on the south-east side of the house.

STAFF ANALYSIS

The staff finds the deck to be well designed in articulation and massing. The tree is incorporated in the deck design and the alteration in the opening at the rear is consistent with the Takoma Park guidelines and with other approved HAWP cases in the historic district. Even though the deck's dimensions are generous, it is situated behind the house and set in from the driveway side of the house.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural fea-

tures 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;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

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(Contract/Purchaser) David F. Streit (Include Area Code)

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①

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:

TWO STORY SINGLE FAMILY HOME OF WOOD FRAME WITH STUKCO FINISH. THE BUNGALOW STYLE HOME HAS A 57'± DEEP BACKYARD W/ LARGE OAK TREES. THE HOME IS CHARACTERIZED BY 'CRAFTSMAN' DETAILS.

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

THE PROPOSED PROJECT, A REAR DECK & NEW DOORS, WILL HAVE LITTLE OR NO IMPACT ON THE DISTRICT SINCE THERE WILL BE LITTLE OR NO VISIBILITY FROM THE STREET. THE DECK IS BEING BUILT AROUND THE EXISTING TREE, SO THE ENVIRONMENTAL SETTING IS BEING ALTERED AS LITTLE AS POSSIBLE.

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:

MAKING THE DECK TWO LEVELS BREAKS UP ITS MASS AND
REDUCES THE SCALE. UNPAINTED WOOD AND SIMPLE DETAILING
ARE IN THE SPIRIT OF THE HOUSE STYLE.

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

THE DECK AND NEW DOORS ARE LOCATED AT THE REAR OF
THE HOUSE. THE NEW DOORS ARE BEING INSTALLED INTO AN EXISTING
ADDITION TO THE ORIGINAL HOUSE.

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

THE PROJECT ENHANCES THE CONTINUED USE AND BEAUTY OF THE
HOUSE THROUGH ITS SYMPATHETIC DESIGN AND BY THE PRESERVATION
OF THE EXISTING TREES.

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 Susan McMillan ET AL
 Address 30 Philadelphia Avenue
 City/Zip Takoma Park Md 20912
2. Name Moise & P Claude ET AL
 Address 34 Philadelphia Avenue
 City/Zip Takoma Park Md 20912

(A)

3. Name Laurem C. Karamihos
Address 29 Philadelphia Avenue
City/Zip Takoma Park Md 20912

4. Name A&T Const. Co Inc
Address 116 Grant Ave 7721 Roston Avenue.
City/Zip Chazy House Md 20315

5. Name Sylvia E. Cubello ETAL
Address 112 Grant Avenue
City/Zip Takoma Park Md 20912

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

(5)

Cooper / Striet Residence
32 Philadelphia Ave
Takoma Park Md 20912



FRONT



Front

Acorn Street

32 Philadelphia Ave



Right side - southeast
showing existing side porch



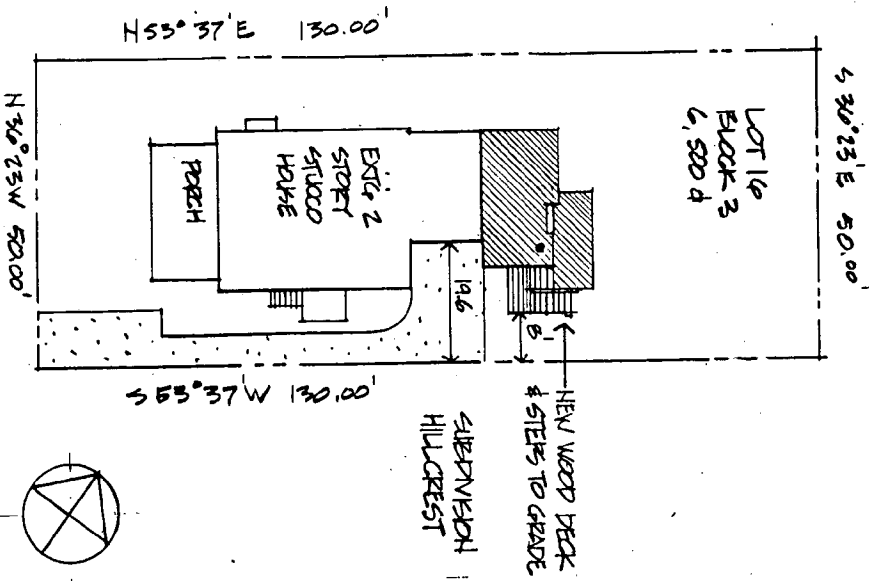
(2 windows to be removed)
Rear

COOPER / STREET RESIDENCE

NOTES:

1. ALL LUMBER TO BE PRESSURE TREATED
2. ALL FASTENERS TO BE GALVANIZED
3. VERIFY ALL DIMENSIONS. REPORT DISCREPANCIES TO ARCHITECT
4. BUILDER TO OBTAIN APPLICABLE PERMITS. ALL WORK SHALL CONFORM TO APPLICABLE CODES.

NO. 32 PHILADELPHIA AVE.
SITE PLAN
SCALE 1" = 20'

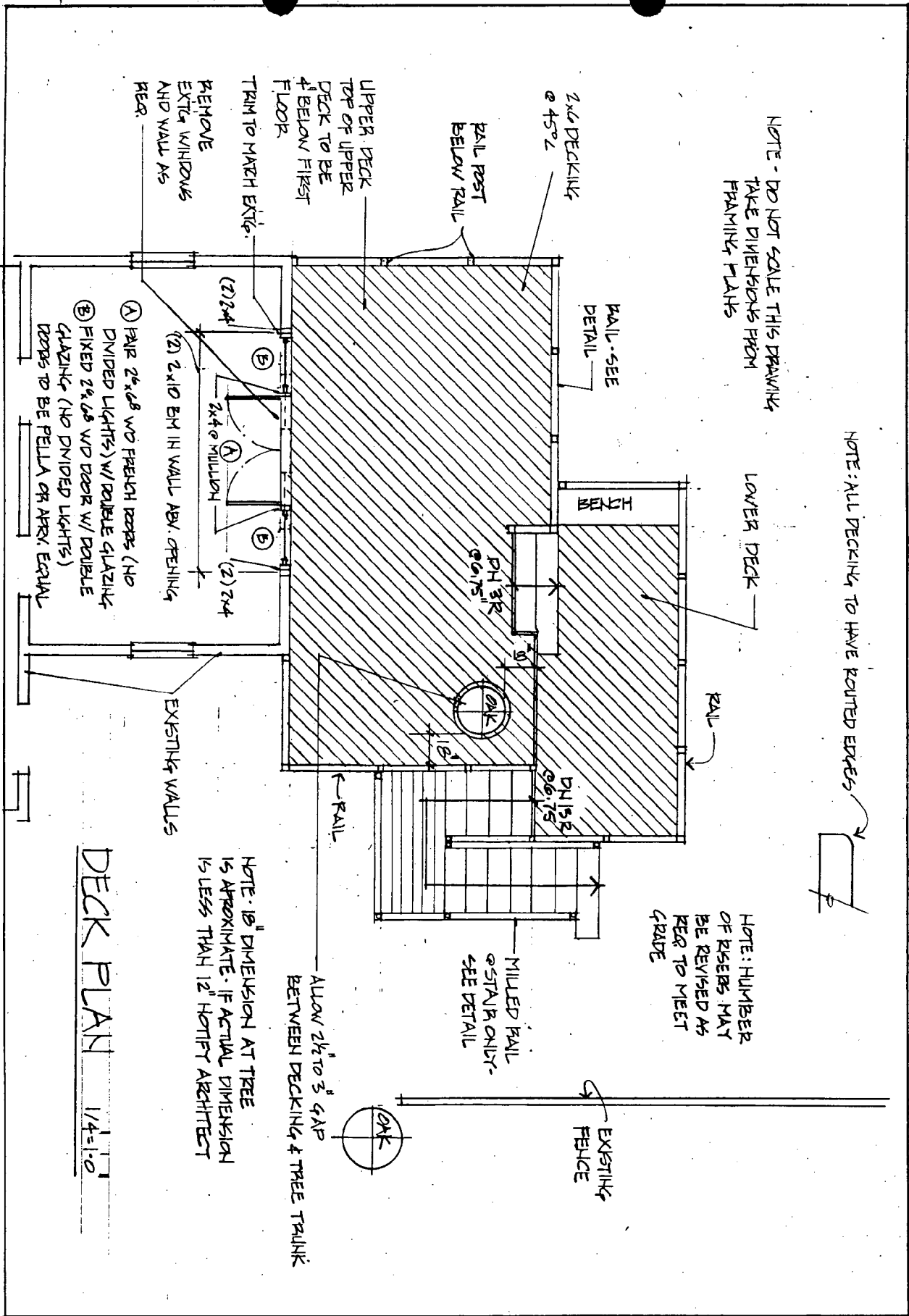


CS
6/28/93

2211 Hall Place NW
Washington, DC 20007
ARCHITECTURE + SPACE PLANNING
202-625-6629
Fax 202-363-2178

MENEGUS ASSOCIATES





NOTE - DO NOT SCALE THIS DRAWING
TAKE DIMENSIONS FROM
FRAMING PLANS

NOTE: ALL DECKING TO HAVE ROUTED EDGES

NOTE: NUMBER
OF RISERS MAY
BE REVISED AS
REAR TO MEET
GRADE

UPPER DECK
TOP OF UPPER
DECK TO BE
4" BELOW FIRST
FLOOR
TRIM TO MATCH EXTG.
REMOVE
EXTG. WINDOWS
AND WALL AS
REAR.

- (A) PAIR 2"x4" W/ DOUBLE ROPE (NO DIVIDED LIGHTS) W/ DOUBLE GLAZING
- (B) FIXED 2"x4" W/ DOUBLE ROPE W/ DOUBLE GLAZING (NO DIVIDED LIGHTS) ROPE TO BE PELLA OR AFRY. EQUAL

NOTE: 18" DIMENSION AT TREE IS APPROXIMATE. IF ACTUAL DIMENSION IS LESS THAN 12" NOTIFY ARCHITECT

ALLOW 2 1/2" to 3" GAP BETWEEN DECKING & TREE TRUNK

DECK PLAN 1/4"=1'-0"

1

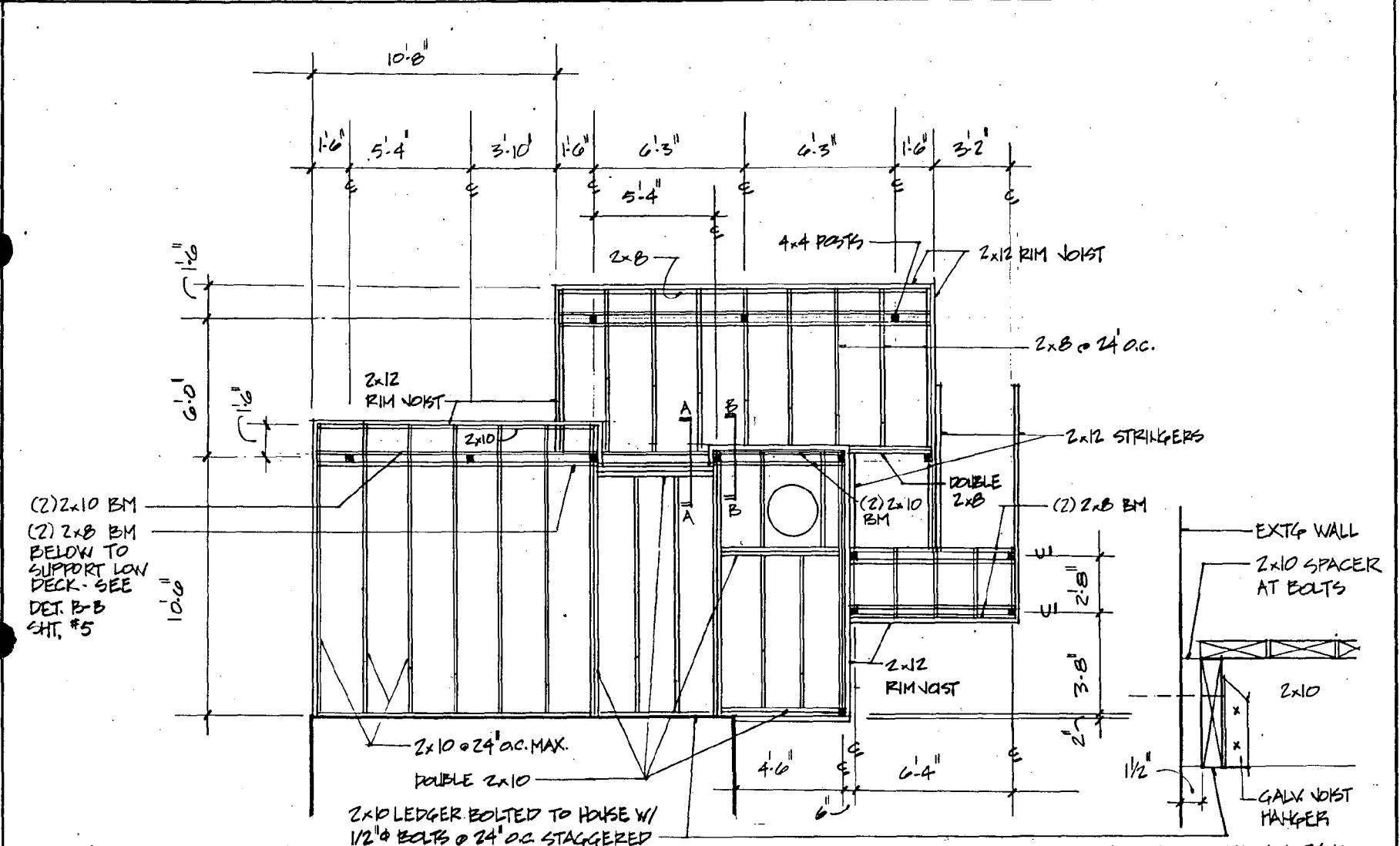
2211 Hall Place NW
Washington, DC 20007

ARCHITECTURE + SPACE PLANNING

202-425-6629
Fax 202-363-2128

MENEGUS ASSOCIATE

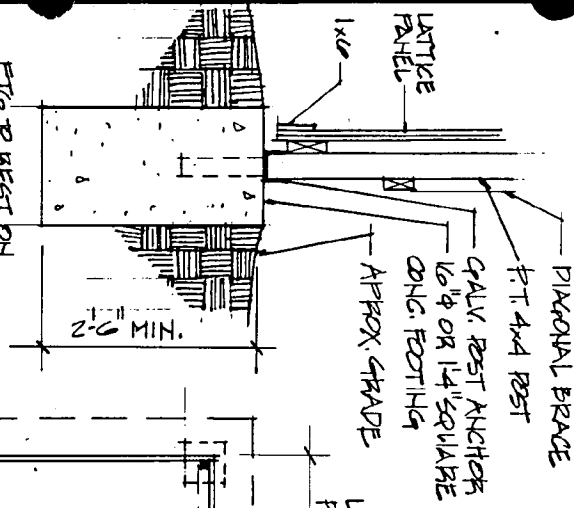
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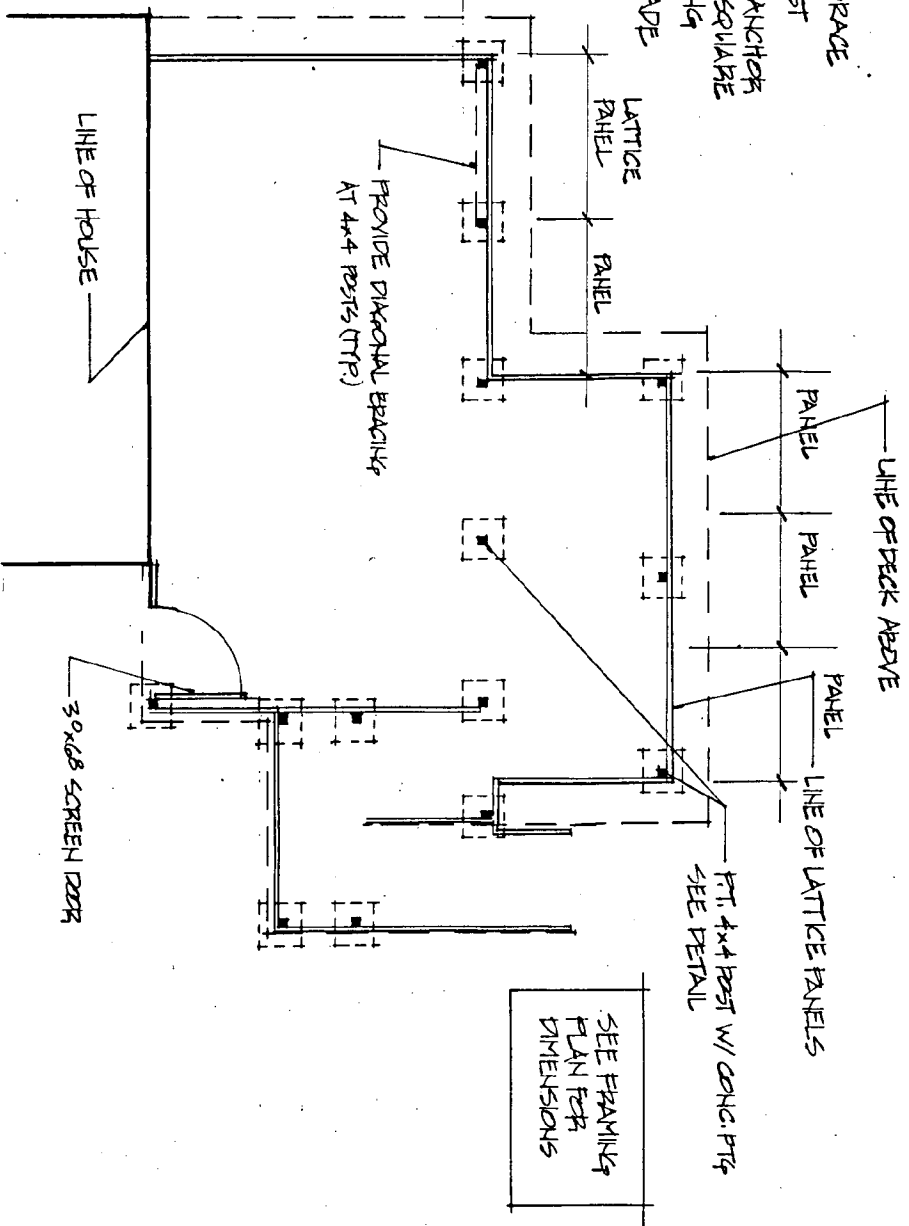
FRAMING PLAN

LEDGER DETAIL

FOOTING DETAIL
 3/4" = 1'-0"



PLAN @ GROUND LEVEL
 1/4" = 1'-0"



SEE FRAMING
 PLAN FOR
 DIMENSIONS

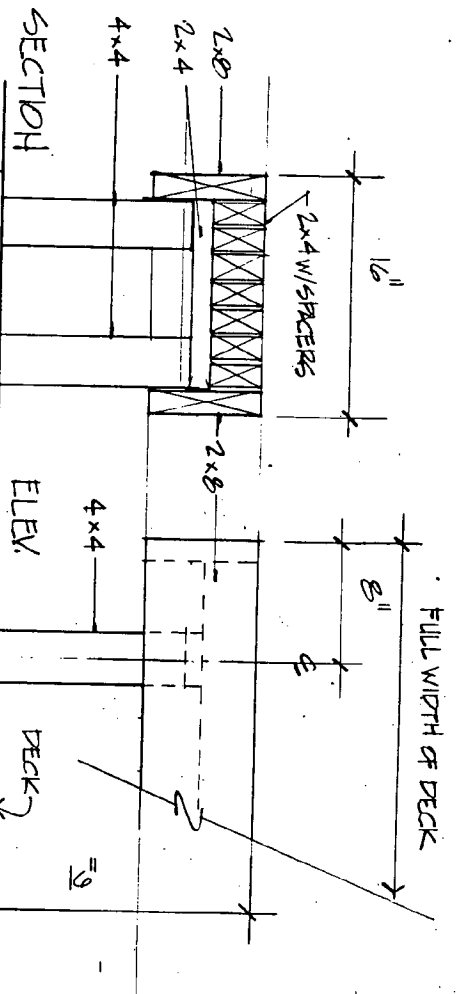
2

2211 Hill Place NW
 Washington, DC 20007

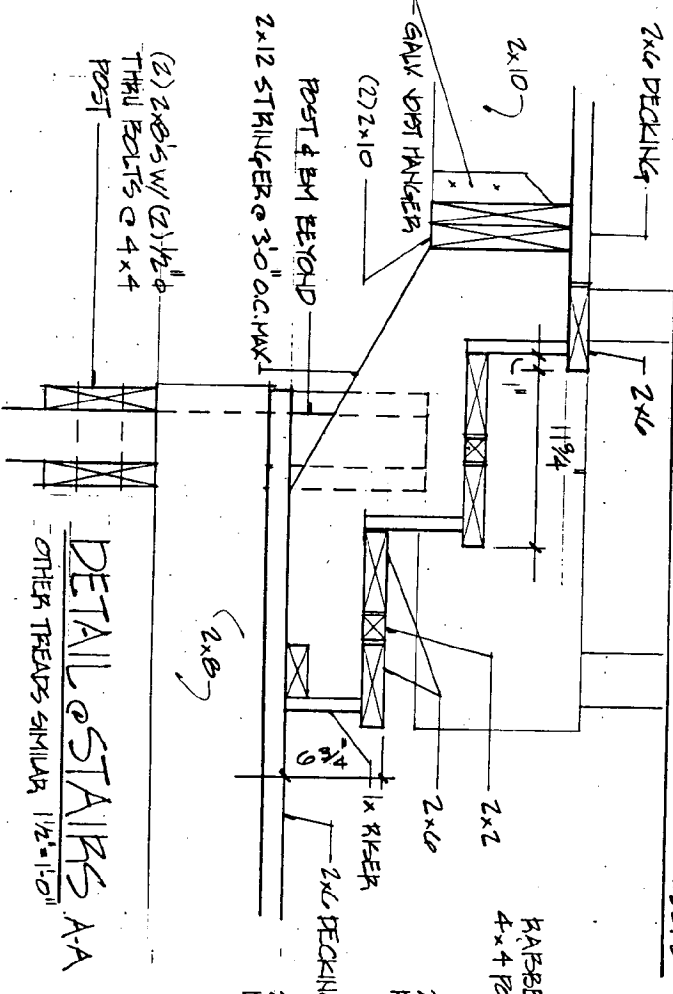
ARCHITECTURE + SPACE PLANNING

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MENEGUS ASSOCIATE

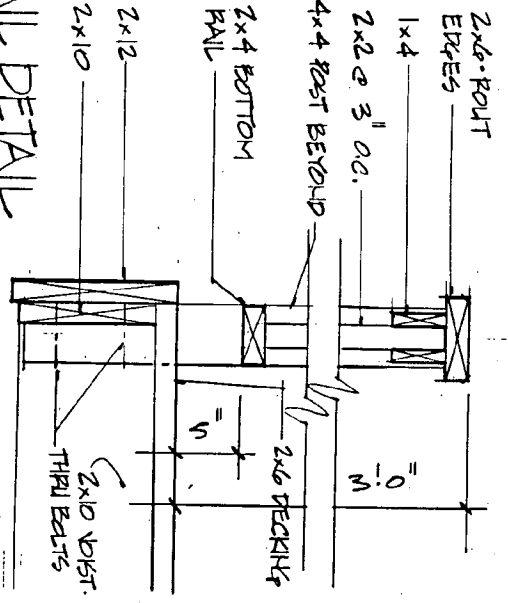


BENCH DETAIL

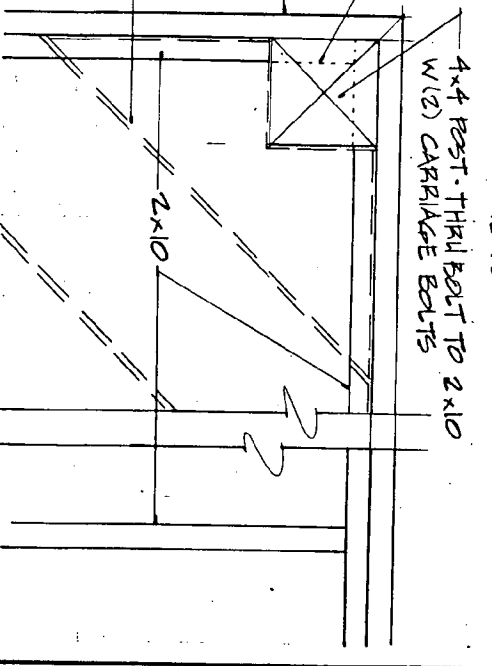


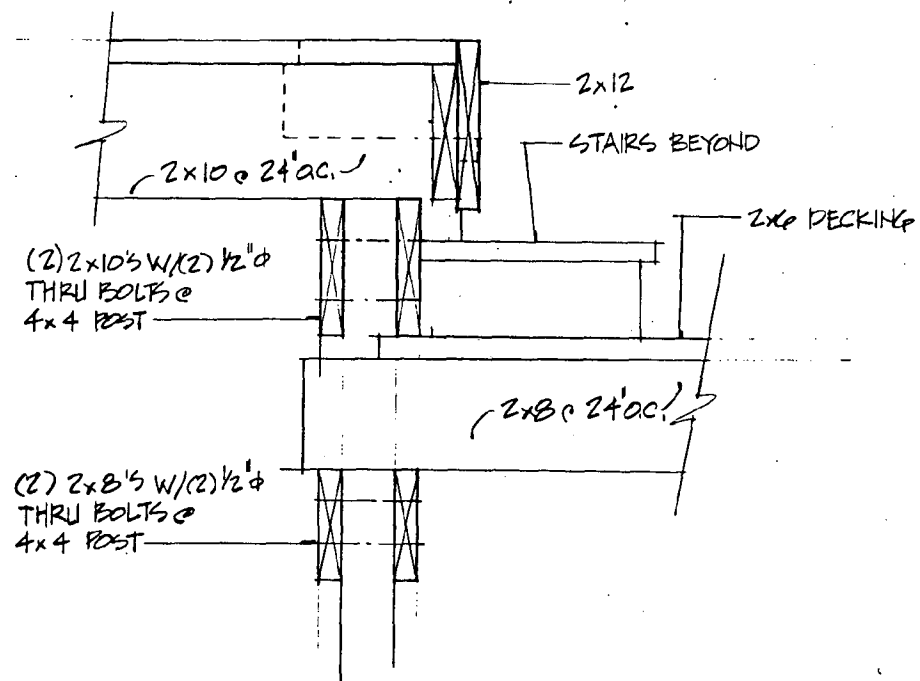
DETAIL STAIRS A-A
OTHER TREADS SIMILAR 1 1/2" = 1'-0"

RAIL DETAIL

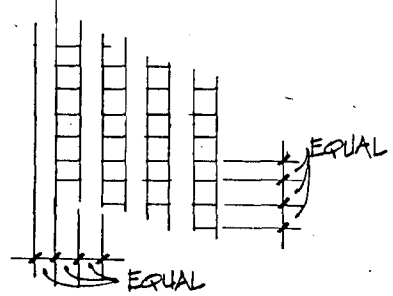


PLAN DETAIL CORNER
3" = 1'-0"

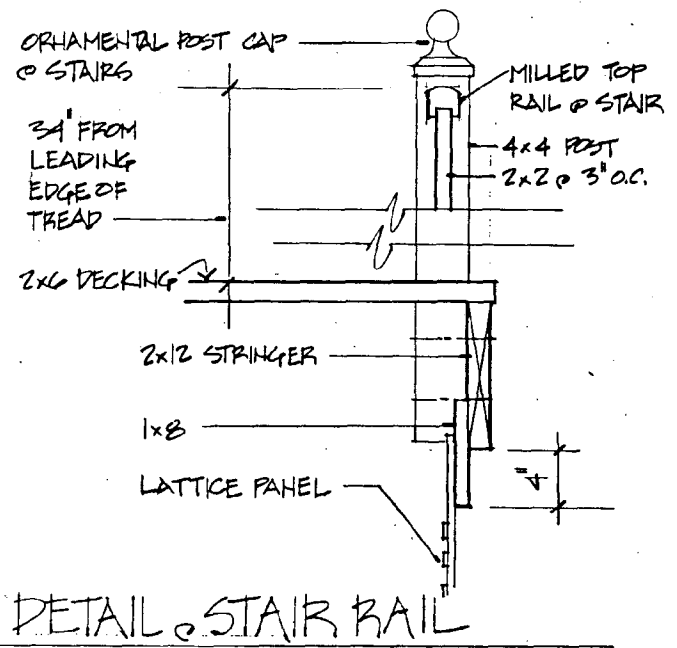




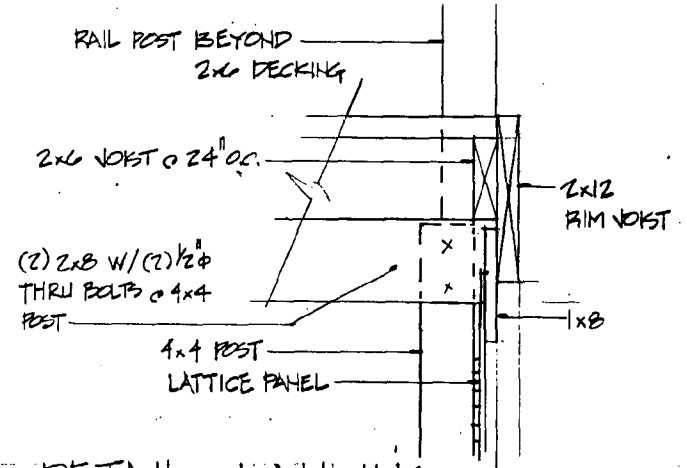
DETAIL @ UPPER & LOWER DECKS B-B



LATTICE PANEL

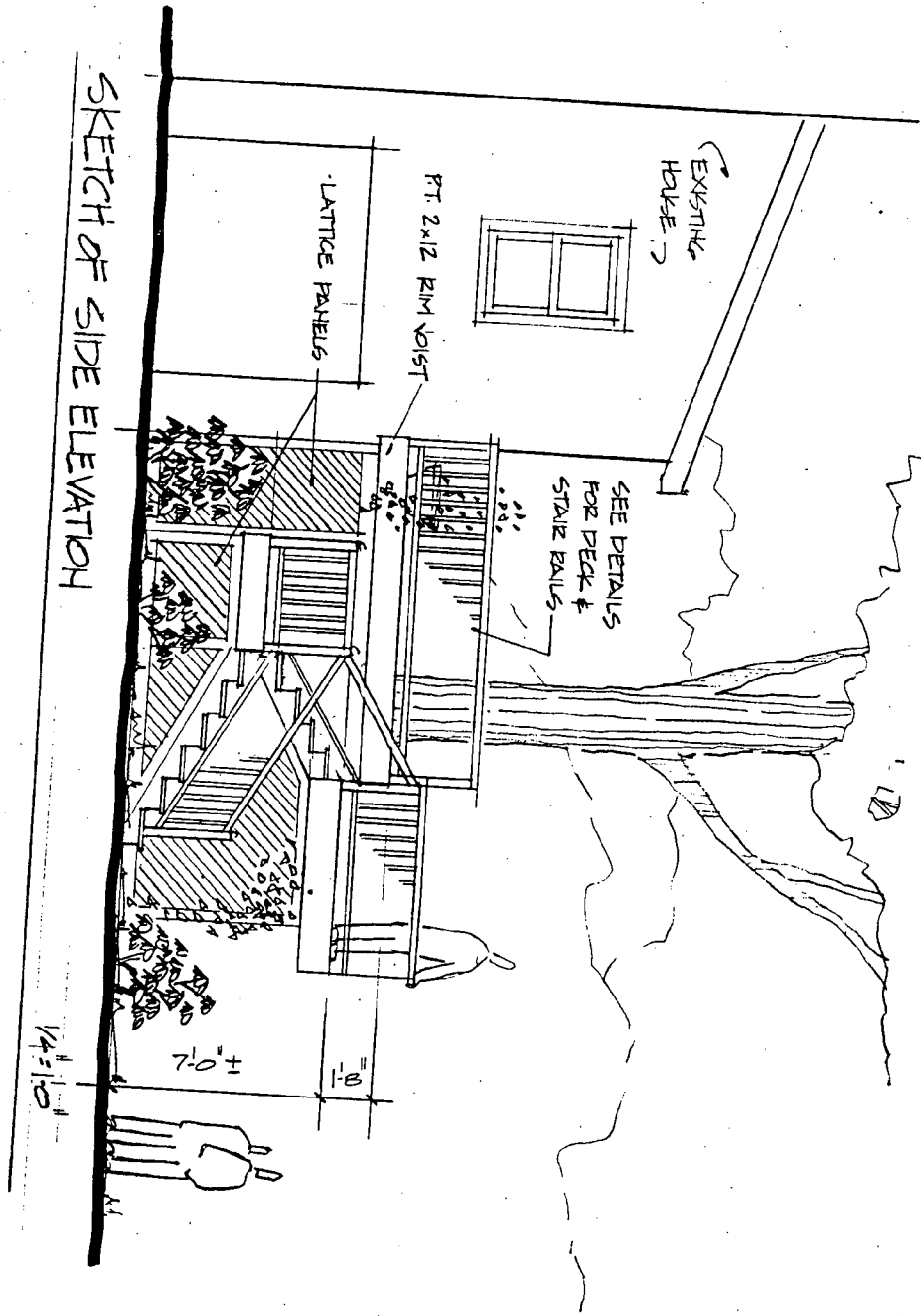


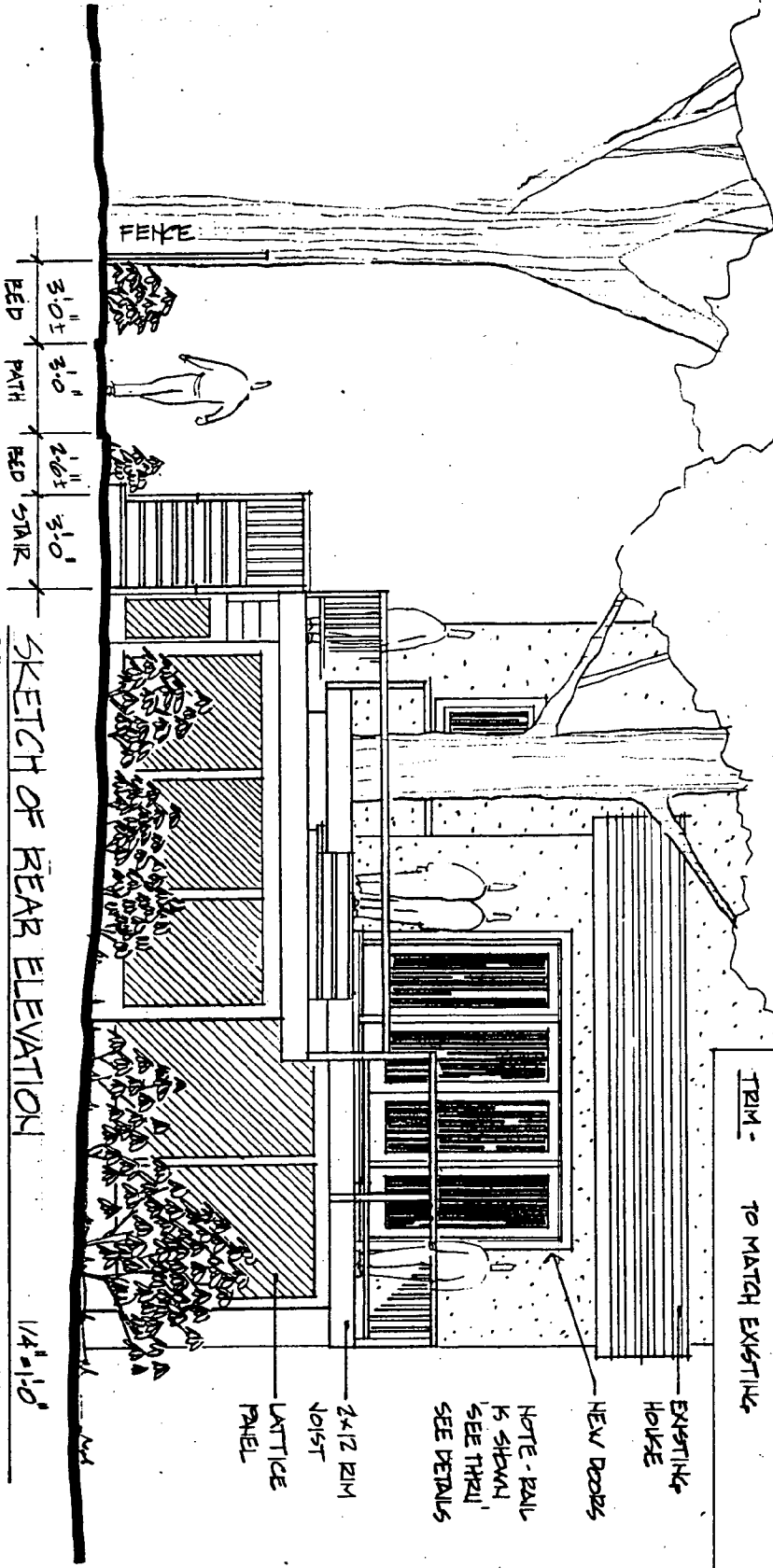
DETAIL @ STAIR RAIL



DETAIL @ LANDING

SKETCH OF SIDE ELEVATION





3'-0" BED
 3'-0" PATH
 2'-0" BED
 3'-0" STAIR

SKETCH OF REAR ELEVATION

1/4" = 1'-0"

2x12 RIM
 NOIST
 LATTICE
 PANEL

NOTE - RAIL
 IS SHOWN,
 SEE TRAIL
 SEE DETAILS

NEW DOORS
 EXISTING
 HOUSE

SPECIFICATIONS
 DOORS - BARBER & BOSS FULL VIEW WOOD
 FRENCH DOORS W/ TINTED GLASS
 WOOD - PRESURE TREATED YELLOW PINE
 TRIM - TO MATCH EXISTING

R

(R)

2211 Hall Place NW
 Washington, DC 20007

ARCHITECTURE + SPACE PLANNING

202-625-6629
 Fax 202-363-2128

MENEGUS
 ASSOCIATES

Cooper / Striet Residence
32 Philadelphia Ave
Takoma Park Md 20912



Front At Sidewalk
32 Philadelphia Ave



Front Across Street
32 Philadelphia Ave



Right Side
32 Philadelphia Ave.



Rear
32 Philadelphia Ave

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