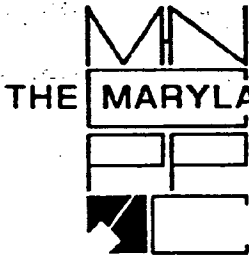


37/3-94A 608 Philadelphia Avenue
Takoma Park Historic District



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: 2.24.93

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: Bernard C. Fagan

Address: 608 Philadelphia Ave, Takoma Park



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Bernard C. Fagan TELEPHONE NO. (301) 565-5915
(Contract/Purchaser) (Include Area Code)

ADDRESS 9100 Sudbury Rd., Silver Spring MD STATE MD ZIP 20901
CITY

CONTRACTOR N/A TELEPHONE NO. _____

PLANS PREPARED BY Bernard C. Fagan CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

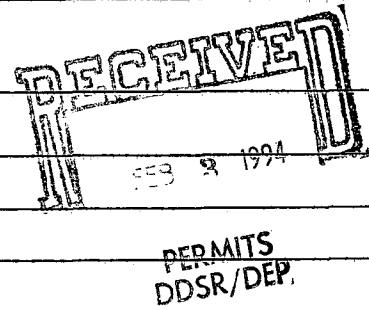
House Number 608 Street Philadelphia Ave

Town/City Takoma Park Election District 13

Nearest Cross Street Takoma Ave

Lot 12 Block 69 Subdivision Takoma Park

Liber _____ Folio _____ Parcel _____



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

<input checked="" type="radio"/> Construct	<input type="radio"/> Extend/Add	<input type="radio"/> Alter/Renovate	<input type="radio"/> Repair	Circle One: A/C	<input type="radio"/> Slab	<input type="radio"/> Room Addition
<input type="radio"/> Wreck/Raze	<input type="radio"/> Move	<input type="radio"/> Install	<input type="radio"/> Revocable	<input type="radio"/> Porch	<input type="radio"/> Deck	<input type="radio"/> Fireplace
			<input type="radio"/> Revision	<input checked="" type="radio"/> Shed		
				Solar Woodburning Stove		

Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,500⁰⁰

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY N/A (PEPCO)

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS (Shed will not be hooked up to water or sewer)

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches N/A

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) Bernard C. Fagan Date 1/30/94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 2.23.94

APPLICATION/PERMIT NO: _____ 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: 608 Philadelphia Avenue Meeting Date: 2/23/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94A Tax Credit: No
Public Notice: 2/9/94 Report Date: 2/16/94
Applicant: Bernard C. Fagan Staff: Nancy Witherell
PROPOSAL: Erect a shed RECOMMEND: Approve

The applicant owns a brick, Colonial Revival-style house in Takoma Park designated as a non-contributing structure. The 10' x 14' shed would be installed at the rear corner of the 1/2-acre lot. The corner is lower than other parts of the yard and is planted with trees. The shed would be clad with brown-stained T-111 plywood with an asphalt roof.

The staff finds the size, material, and location of the shed to be well-selected. The shed is typical of storage sheds in the neighborhood and would not be incompatible with the character of the house, the adjacent buildings, or the historic streetscape of Takoma Park.

STAFF RECOMMENDATION

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

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

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

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Bernard C. Fagan TELEPHONE NO. (301) 565-5915
(Contract/Purchaser) (Include Area Code)

ADDRESS: 9100 Sudbury Rd., Silver Spring, MD 20901
CITY STATE ZIP

CONTRACTOR N/A TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

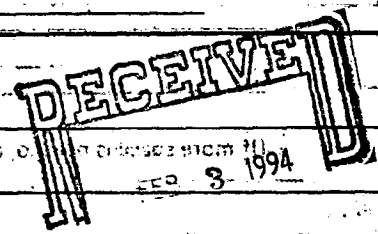
House Number 608 Street Philadelphia Ave

Town/City Takoma Park Election District 13

Nearest Cross Street Takoma Ave

Lot 12 Block 69 Subdivision Takoma Park

Liber _____ Folio _____ Parcel _____



PERMITS
DDSP/DEP

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|--|----------------------------------|--------------------------------------|---------------------------------|---|-----------------------------|---|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> After/Rehovate | <input type="radio"/> Repair | Circle One: <input type="radio"/> A/C | <input type="radio"/> Slab | <input type="radio"/> Room Addition |
| <input type="radio"/> Wreck/Raze | <input type="radio"/> Move | <input type="radio"/> Install | <input type="radio"/> Revocable | <input type="radio"/> Porch | <input type="radio"/> Deck | <input type="radio"/> Fireplace |
| | | | <input type="radio"/> Revision | <input type="radio"/> Fence/Wall (complete Section 4) | <input type="radio"/> Other | <input checked="" type="radio"/> Shed |
| | | | | | | <input type="radio"/> Solar |
| | | | | | | <input type="radio"/> Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 1,500⁰⁰
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY N/A (PEPCO)
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

- PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY to water or sewer
- | | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____ | |

- PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
- 4A. HEIGHT _____ feet _____ inches N/A
- 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.

B. Fagan

1

February 1, 1994

Montgomery County Historic Preservation Commission
c/o Department of Environmental Protection
Division of Construction Codes Enforcement
250 Hungerford Drive
Rockville, MD 20850-4153

Gentlepersons:

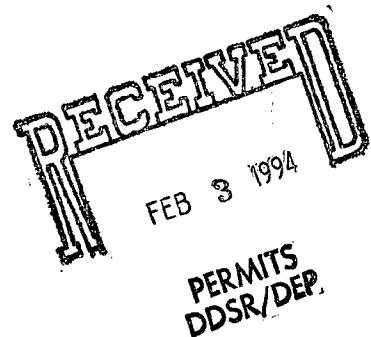
Enclosed is my application for an Historic Area Work Permit to install a shed on property I have contracted to purchase in the Takoma Park Historic District. Settlement is scheduled for late February. If I understand the process correctly, the DEP will refer the application to the Historic Preservation Commission. Assuming the Commission approves the permit, it will then be referred back to DEP. I understand that I will also need to apply to DEP for a construction permit; but I was advised to wait until the Commission first takes its action.

Please let me know if additional information is needed.

Sincerely,



Bernard C. Fagan
9100 Sudbury Road
Silver Spring, MD 20901
565-5915



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

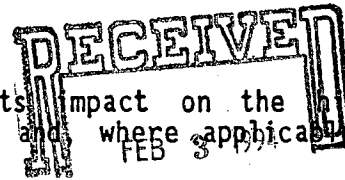
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Proposed storage shed will be constructed in the back yard of a "non-contributing" resource located on Philadelphia Ave in the extreme north west corner of the Takoma Park Historic District. The "non-contributing" resource is a 2 1/2 story brick colonial revival single family home; situated on a 1/2 acre parcel. The parcel slopes gently toward the rear, away from Philadelphia Ave, and is vegetated with mature mixed oak and American Holly.

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



PERMITS
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The project includes the construction of a 10' x 14' storage shed, 10' in height at its highest point. It will be made of texture 1-11 plywood, stained/painted chestnut brown, with brown asphalt shingle roof. The shed will be placed in a location that keep it hidden from view to the maximum extent possible -- in a low spot, adjacent to a fence along the southeast property line. Property on opposite side of fence maintains a large mulch pile there, and neighboring property along northwest property line will be shielded by two mature Holly trees. I do not believe this project will affect historic resources, including the historic district. Adjacent property to the southeast already has a similar shed in back yard. Adjacent property to southwest has a 2-car garage in back yard. Adjacent property to the rear is a modern building serving Montgomery Community College.

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:

The shed is a typical "barn-style" structure 10' long, 14' wide, and 10' high. Although it might seem large scale in many Takoma properties, it will not be very noticeable on this 1/2 acre lot, hidden by shrubs and stained dark brown.

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

The shed will be well-removed from any dwellings, and has no relationship to any historic resources or the historic district. The shed will not be noticeable from public thoroughfares.

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

The proposal will not alter the exterior features of an historic site, or historic resource within an historic district; would not be detrimental to historic resources or the purposes of 24A; and would be a reasonable use of applicant's property.

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).

RECEIVED
FEB 3 1994

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DDSR/DEP

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.

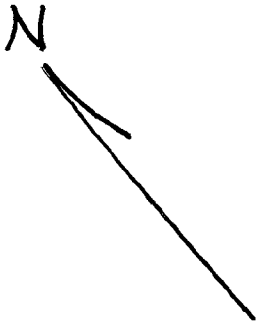
1. Name Martin J. Lowery
 Address 612 Philadelphia Ave.
 City/Zip Takoma Park, MD 20912
2. Name Paul C. Chrostoweki
 Address 7708 Takoma Ave.
 City/Zip Takoma Park, MD 20912

3. Name Marlin W. and B.N. Good
Address 7710 Takoma Ave
City/Zip Takoma Park, MD 20912
4. Name James I. and J. K. Barrett
Address 611 Philadelphia Ave
City/Zip Takoma Park, MD 20912
5. Name Ernestine C. Hersey
Address 609 Philadelphia Ave.
City/Zip Takoma Park, MD 20912
6. Name Barton D. Gellman
Address 607 Philadelphia Ave.
City/Zip Takoma Park, MD 20912
7. Name Constance M. Vecellio
Address 605 Philadelphia Ave
City/Zip Takoma Park, MD 20912
8. Name Montgomery Community College
Address Hungerford Drive
City/Zip Rockville, MD 20850

1757E

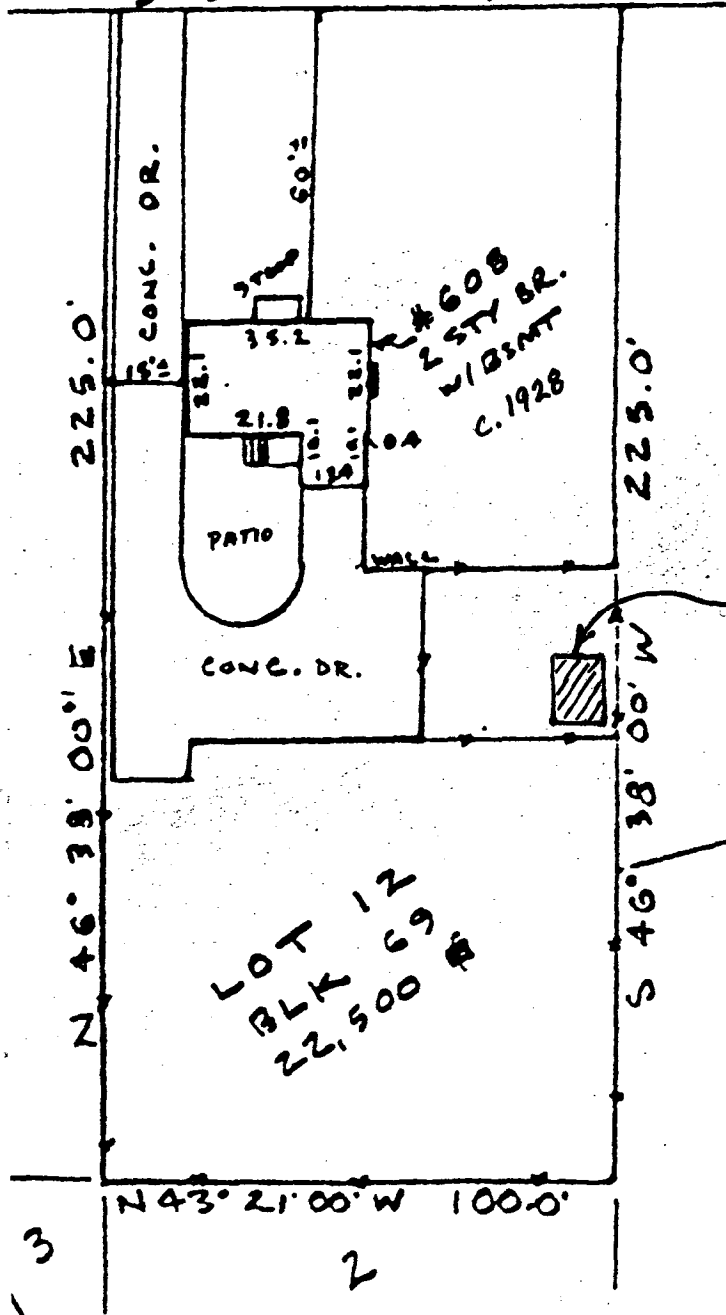
PHILADELPHIA AVE.

S 43° 21' 00" E 100.0'

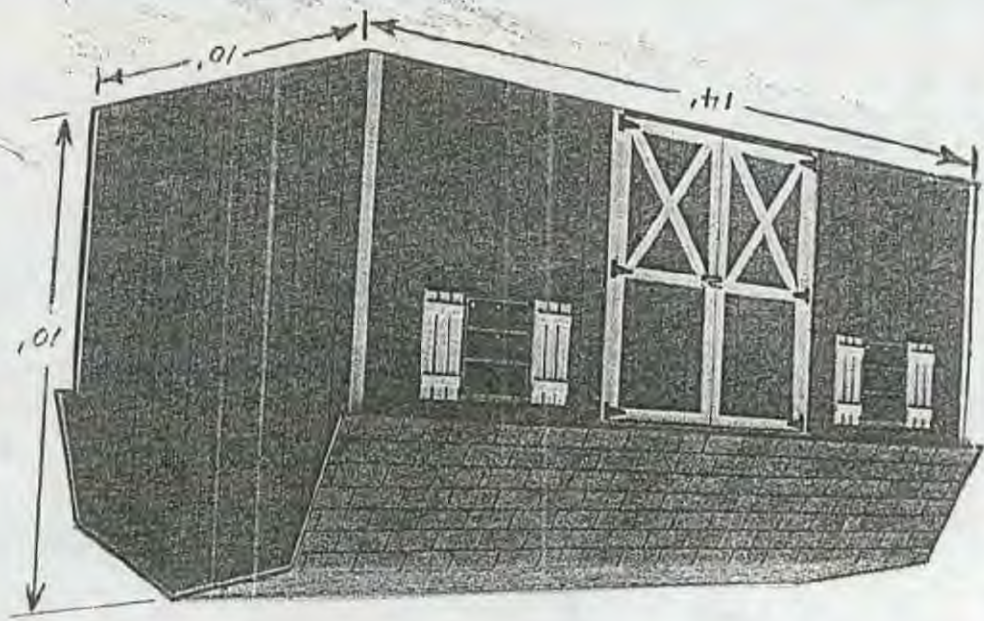


35'

1/31/94



Texture 1-11 plywood siding
Asphalt shingles





View from Phila. Ave. Shed will be sited 135' back from side walk.



View from rear property line. Shed will be at right center of photo.



View from Takoma Avenue. Shed will be on this side of Holly tree in left center of photo.

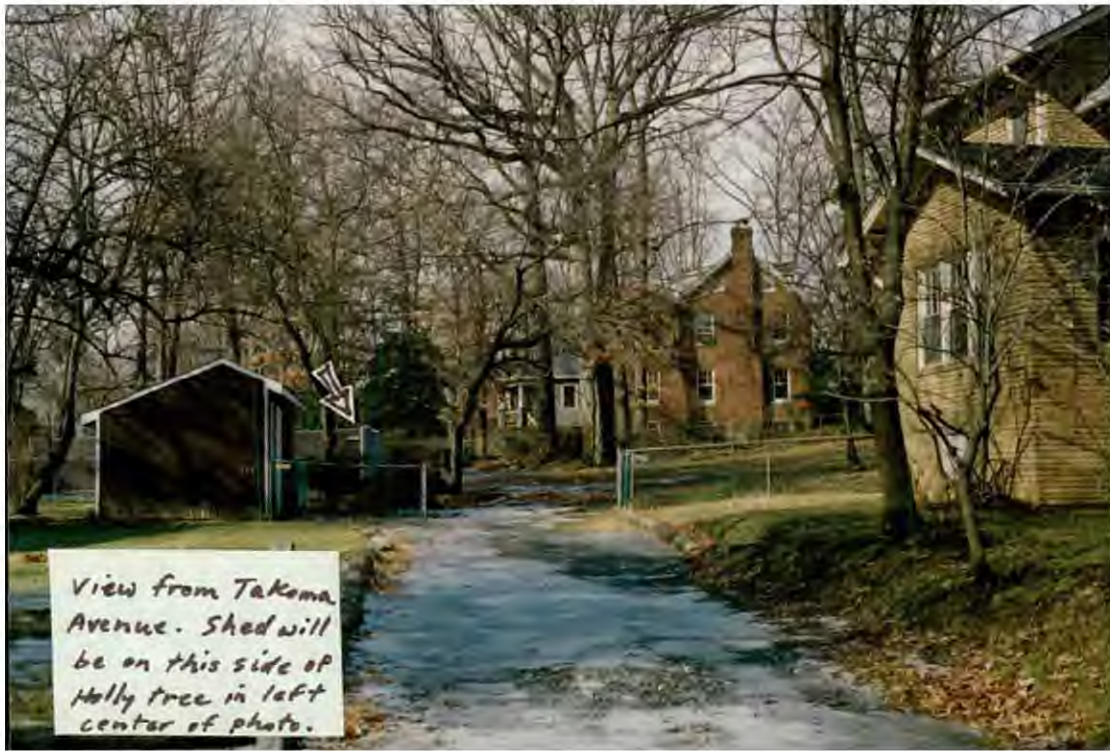
← (This property is owned by Montgomery Community College.)

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





View from rear
property line.
Shed will be
at right center
of photo.



View from Takoma
Avenue. Shed will
be on this side of
Holly tree in left
center of photo.