

37/03-04E 30 Philadelphia Ave
Takoma Park Historic District

3713



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 3/1/2004

Permit No: 331466
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

DANA HADEN
805 SLIGO CREEK PKW.
TAKOMA PARK MD 20912

HAS PERMISSION TO: ADD

PERMIT CONDITIONS: APPROVED W/CONDITIONS: The front domer be clad in wood not hardiplank siding.

PREMISE ADDRESS 30 PHILADELPHIA AVE
TAKOMA PARK MD 20912-0000

LOT 15 BLOCK 3 PARCEL ZONE R60
LIBER ELECTION DISTRICT 13 PLATE GRID
FOLIO SUBDIVISION
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 26, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 331466

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITION:**

1. The front dormer be clad in wood not Hardiplank siding.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Margaret Foster

Address: 30 Philadelphia Avenue, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RECEIVED
FEB 12 2004
Dept. of Permitting Services
Division of
Casework Management

Contact Person: DANA HADEN
Daytime Phone No.: 301-270-5811

Tax Account No.: _____
Name of Property Owner: MARGARET FOSTER Daytime Phone No.: 202-588-6062
Address: 30 PHILADELPHIA AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: DANA HADEN AIA Daytime Phone No.: 301-270-5811

LOCATION OF BUILDING/PREMISE

House Number: #30 Street: PHILADELPHIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: MAPLE AVE
Lot: 15 Block: 3 Subdivision: HILLCREST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 90,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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

3A. Height _____ feet _____ inches
3B. 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

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.

Dana Haden
Signature of owner or authorized agent

2/4/04
Date

Approved: with condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Joson E. Williams Date: 2-26-04
Application/Permit No.: 331466 Date Filed: 2-4-04 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The existing home in question is a Bungalow that was built approx. ~~1913~~ 1915-1920. It is listed as a contributing resource in the Takoma Park historic district. The home features a large porch, classic windows and an intact interior.

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

We propose to finish off the unfinished attic w/ 2 bedrooms and a bathroom. We would modify 2 windows on each side w/ new larger egress windows. At the first floor level we propose 2 small additions on the rear, using ext. roof line to enlarge kitchen and dining in order to incorporate new modified stair to new space above.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	30 Philadelphia Ave., Takoma Park	Meeting Date:	02/25/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	37/03-04E	Tax Credit:	None
Applicant:	Margaret Foster (Dana Haden, Agent)	Staff:	Anne Fothergill

PROPOSAL: Addition to rear of house; 2nd story side window replacement; front dormer siding replacement

RECOMMEND: Approval with condition

STAFF RECOMMENDATION

Staff is recommending approval of the HAWP application with the condition that:

1. The front dormer be clad in wood not Hardiplank siding

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Bungalow
DATE: c. 1915-1925

PROPOSAL

The applicant is proposing to extend slightly the rear left side of the house. On the left side in this section they will remove an existing door and install a 6-over-1 vinyl-clad wood double hung window with simulated true divided lights. At the rear they will remove one window and install a wood full glass door and a 6-over-1 vinyl clad wood double hung window with simulated true divided lights. The siding in this new rear extension will be 6" Hardiplank siding.

The applicant is proposing replacement of the asphalt shingle siding on the front dormer with new 6" Hardiplank siding.

The applicant is proposing to replace the existing attic windows on both the right and left sides with a double 6-over-1 vinyl-clad wood window with simulated true divided lights.

They are also proposing a new wood stoop and steps from the existing deck down to the back yard.

STAFF DISCUSSION

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to Contributing Resources within the historic district.

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

The *Guidelines* also state that “all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required...[and]...all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.”

Additionally the *Guidelines* state for Contributing Resources that “the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way...*”

Any changes to the front elevation of a Contributing Resource are reviewed very closely. The one proposed change to the front of the house is the siding replacement on the dormer. The HPC generally allows Hardiplank infrequently for new construction or rear additions. This house is currently clad in asphalt shingles. Staff is making a condition of approval that the replacement siding on the front elevation dormer be wood.

The proposed small addition will be located at the rear of the house in a section that is not an original part the house. The proposed changes are compatible with the existing house and because the bulk of this rear section is new construction, Hardiplank and vinyl-clad simulated true divided light windows are approvable.

In terms of the second story side windows replacement, these windows are visible from the public right-of-way, but they are on side elevations. The *Guidelines* state “some non-original building materials may be acceptable on a case-by-case basis.” The windows to be replaced are not original and the applicant has selected an acceptable window style and type for this building so this is an approvable change.

This proposal meets the above criteria outlined in the *Takoma Park Guidelines*. Staff recommends approval with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

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

with the condition that:

1. The front dormer be clad in wood not Hardiplank siding

and with the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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Dana Haden
Signature of owner or authorized agent

2/4/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 331466 Date Filed: 2-4-04 Date Issued: _____

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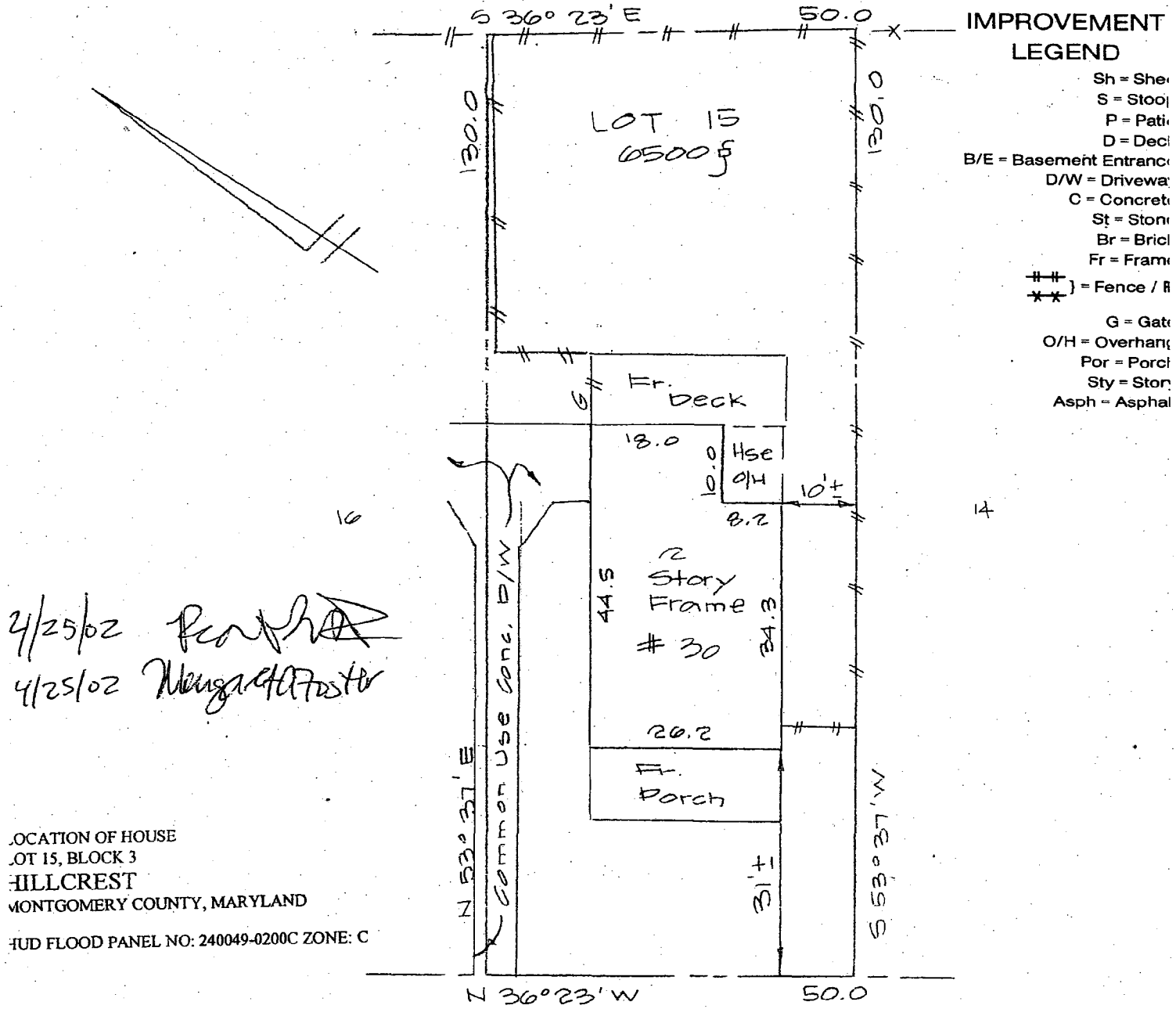
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.

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

<p>Owner's mailing address Margaret Foster #30 Philadelphia Ave Takoma Park, MD. 20912</p>	<p>Owner's Agent's mailing address Dana Hades 805 Sligo Creek Parkway Takoma Park, MD. 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Jonathan B. Weiss 28 Philadelphia Ave Takoma Park, MD. 20912</p>	<p>Rachel and Seth Coleman 29 Philadelphia Ave Takoma Park, MD 20912</p>
<p>Melanie Hennigan 32 Philadelphia Ave Takoma Park, MD. 20912</p>	<p>Robert & Barbara Griffith 108 Grant Ave Takoma Park, MD. 20912</p>
<p>Mike & Sylvia Okala 112 Grant Ave Takoma Park, MD. 20912</p>	<p>A P J Construction (116 Grant Ave) 9244 East Hampton Dr. Suite 612 Capital Heights, MD 20743</p>

USE NO. 02-40225

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location



PHILADELPHIA AVENUE
40' R/W

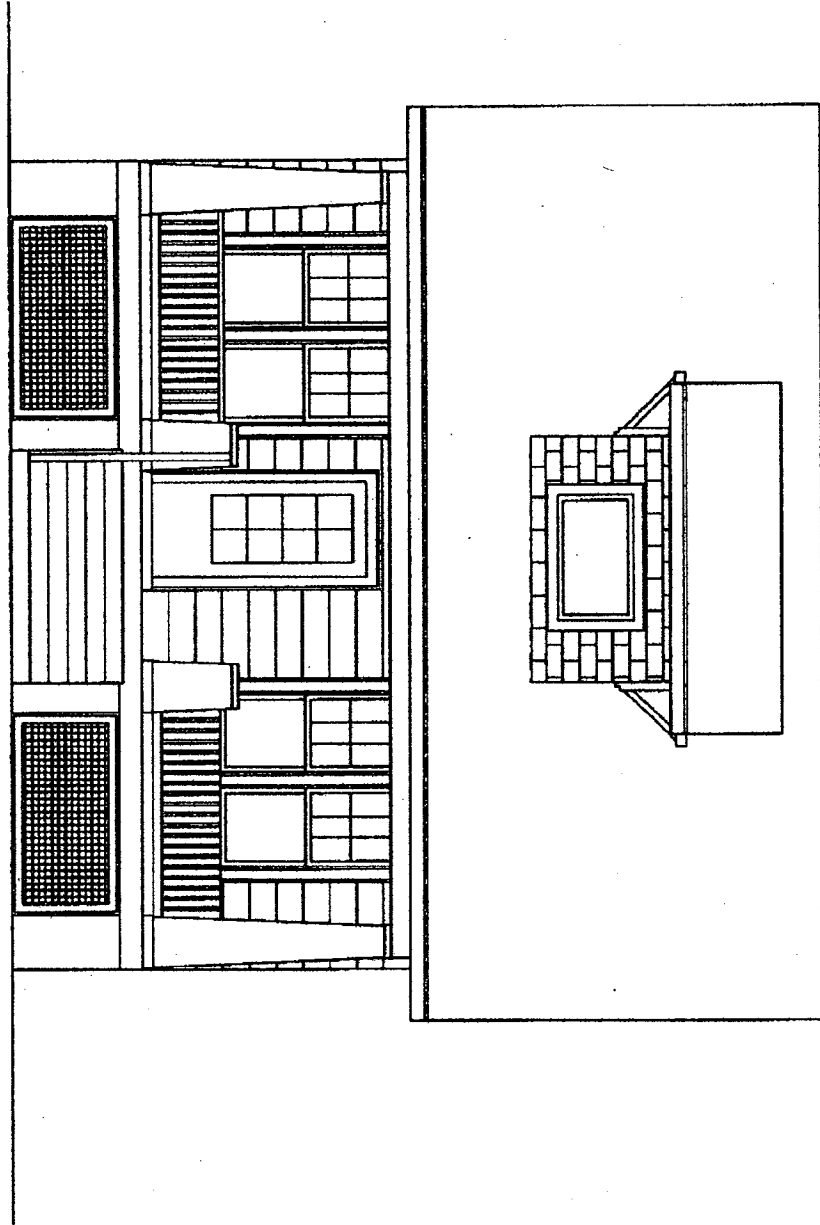
note: No Property Corners Found.

<p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A FIELD SURVEY.</p> <p><i>[Signature]</i></p> <p>DAVID L. HALLER MARYLAND RPLS No. 240</p>	<p>REFERENCES</p> <p>PLAT BK 2</p> <p>PLAT NO 140</p>	<p>HALLER-BLANCHARD & ASSOCIATES</p> <p>SURVEYING · ENGINEERING · PLANNING</p> <p>(301) 228-2266 P.O. BOX 1774, FREDERICK, MARYLAND 21702</p>	
	<p>LIBER</p> <p>FOLIO</p>	<p>DATE OF SURVEYS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 2-13-02</p> <p>BOUNDARY:</p>	<p>SCALE: 1" = 20'</p> <p>DRAWN BY: <i>[Signature]</i></p> <p>JOB NO. 02-20529</p>

Ⓟ

8

1
EX-2
SCALE: 1/4"=1'-0"
EXTG. FRONT ELEVATION



(b)



REPLACE ASPHALT SHINGLE SIDING W/
NEW 6" HARDPLANK SIDING

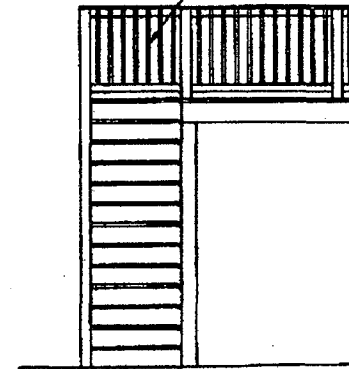
NEW ADDITIONS TO WORK
WITHIN EXTG. ROOF LINE

NEW 6" HARDPLANK SIDING

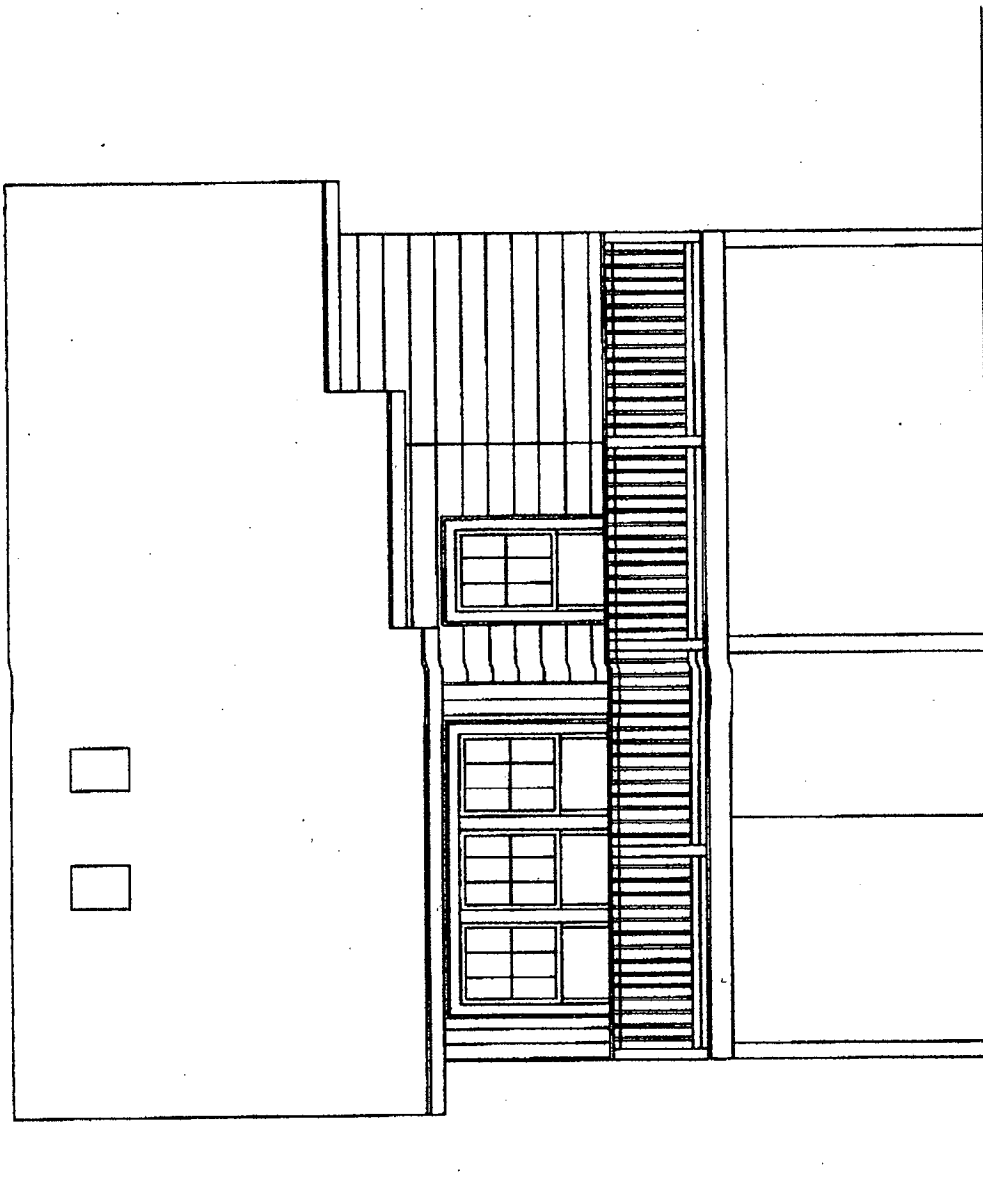
NEW VINYL CLAD WOOD DBLE. HUNG
WINDOW TO MATCH EXTG.

EXTG. DECK

NEW P.T. STOOP AND STEPS

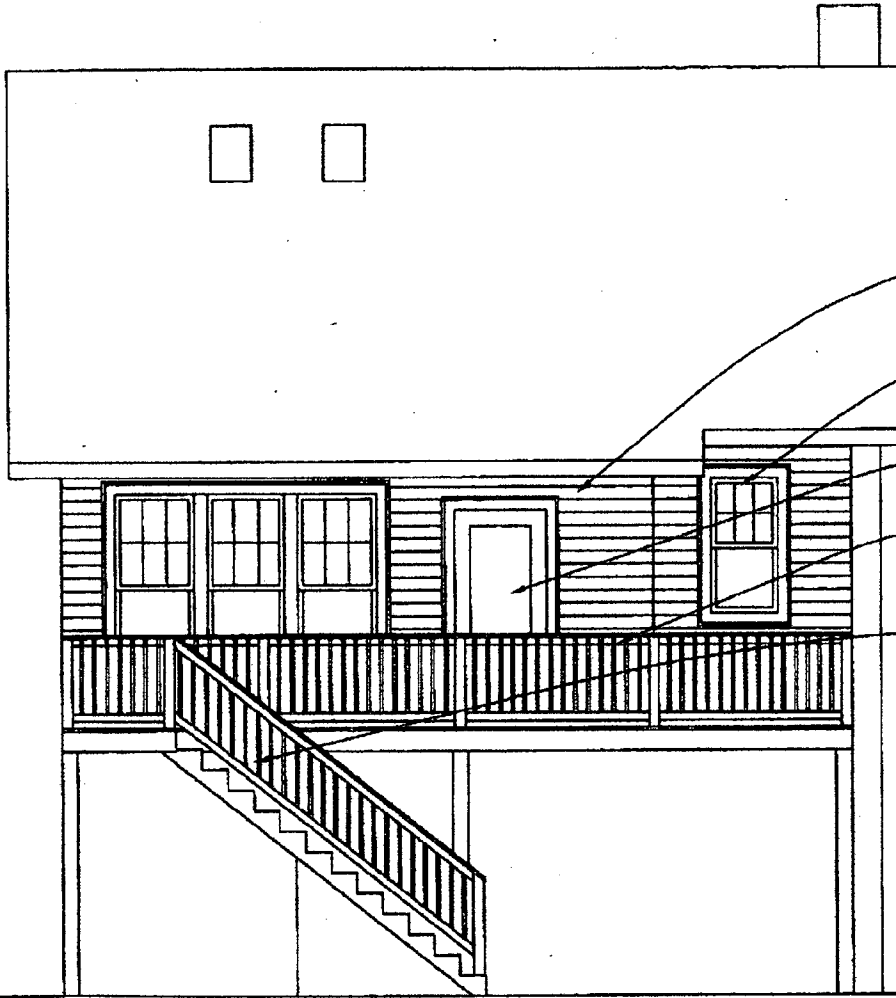


1 FRONT ELEVATION
A-2 SCALE: 1/4"=1'-0"



3 EXTG. REAR ELEVATION
EX-2 SCALE: 1/4"=1'-0"

11



REPLACE ASPHALT SHINGLE SIDING W/
NEW 6" HARDIPLANK SIDING

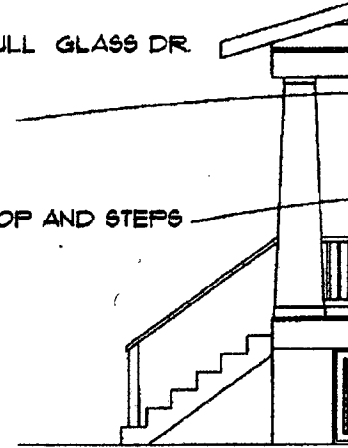
NEW 6" HARDIPLANK SIDING

NEW VINYL CLAD WOOD DBLE. HUNG
WINDOW TO MATCH EXTG.

NEW WOOD FULL GLASS DR.

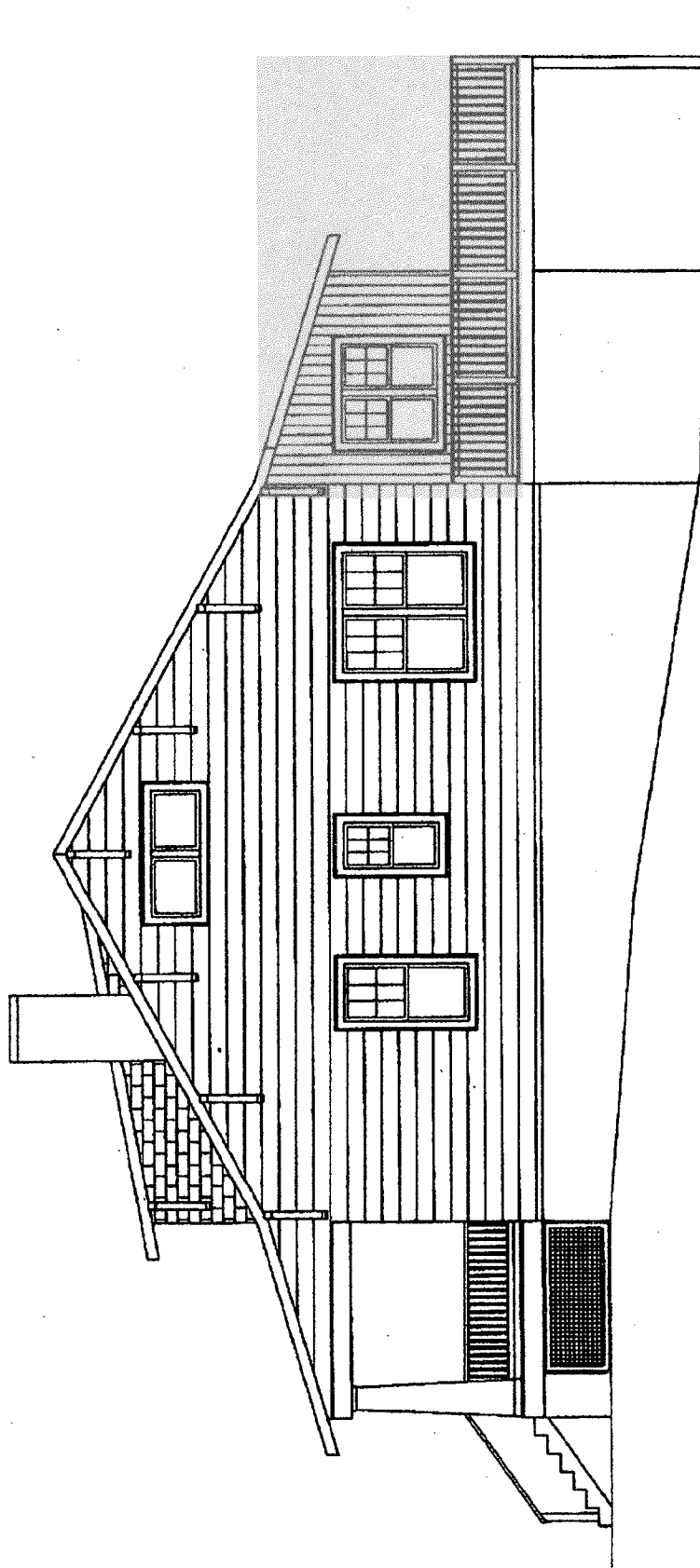
EXTG. DECK

NEW P.T. STOOP AND STEPS

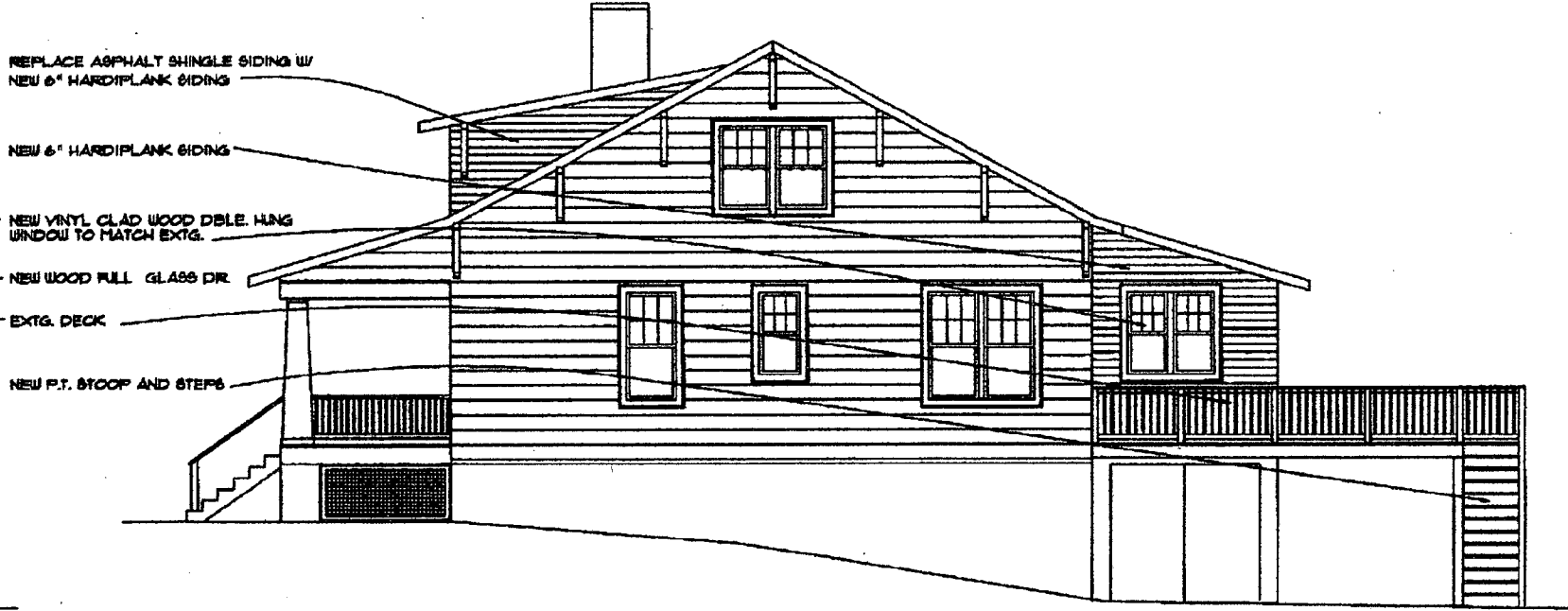


3 NEW REAR ELEVATION
A-2 SCALE: 1/4"=1'-0"

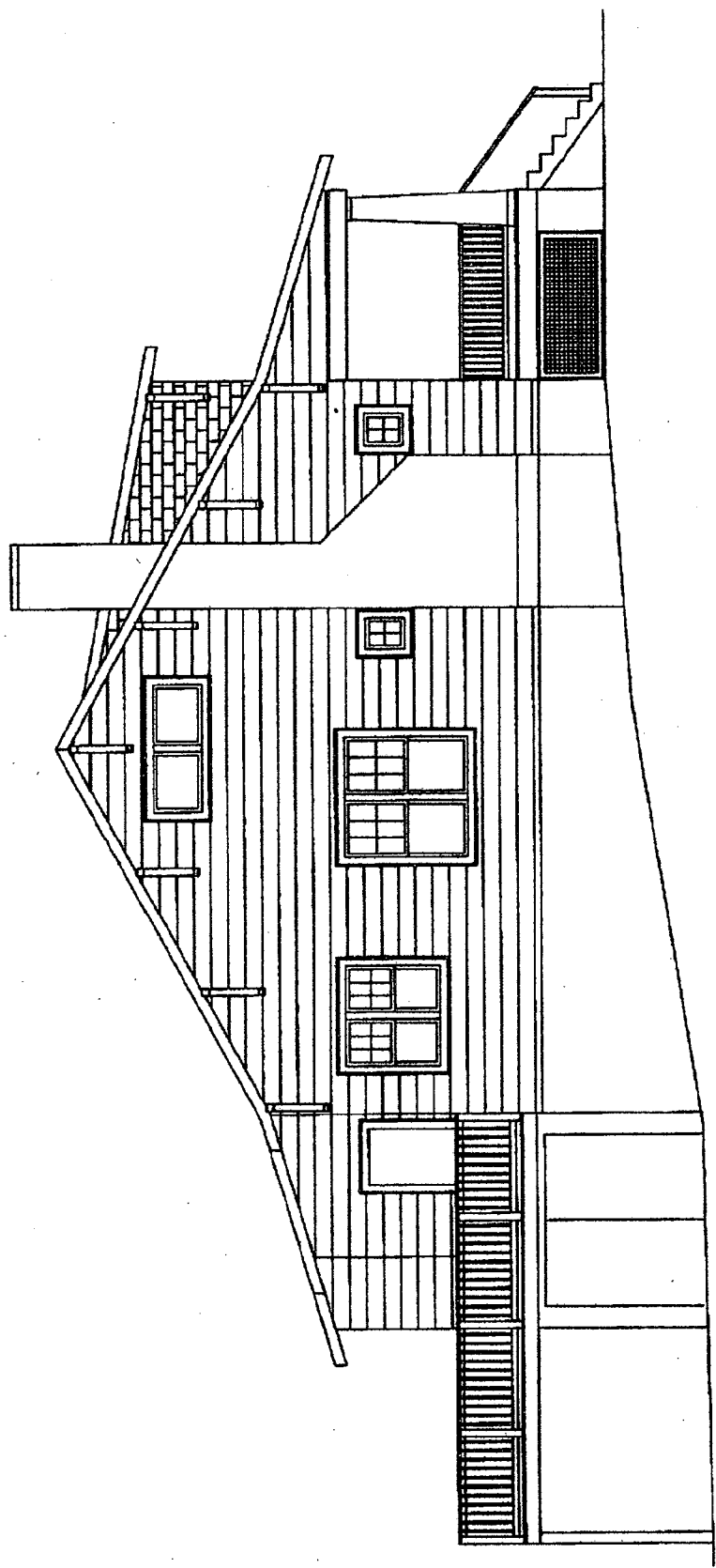
4
A-2



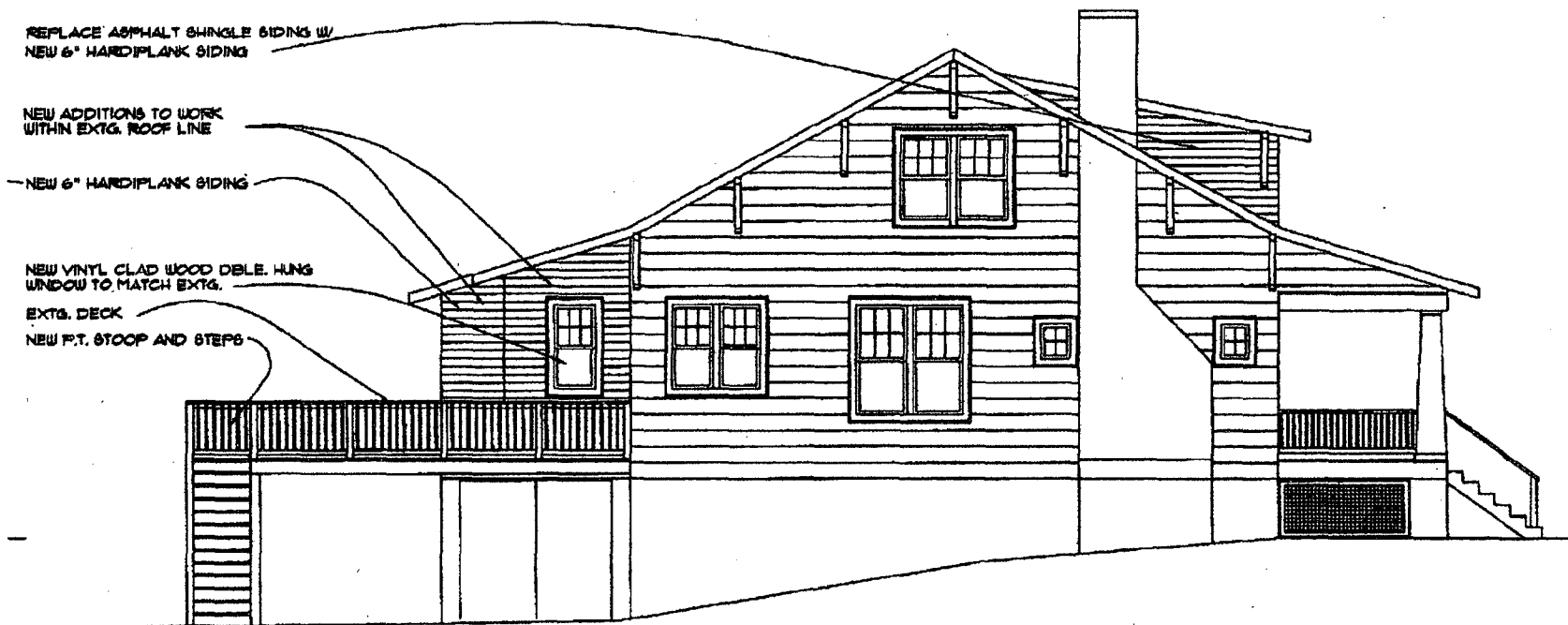
4 EXTG. RIGHT SIDE ELEVATION
EX-2 SCALE: 1/4"=1'-0"



4 NEW RIGHT SIDE ELEVATION
 A-2 SCALE: 1/4"=1'-0"



2 EXTG. LEFT SIDE ELEVATION
EX-2 SCALE: 1/4"=1'-0"

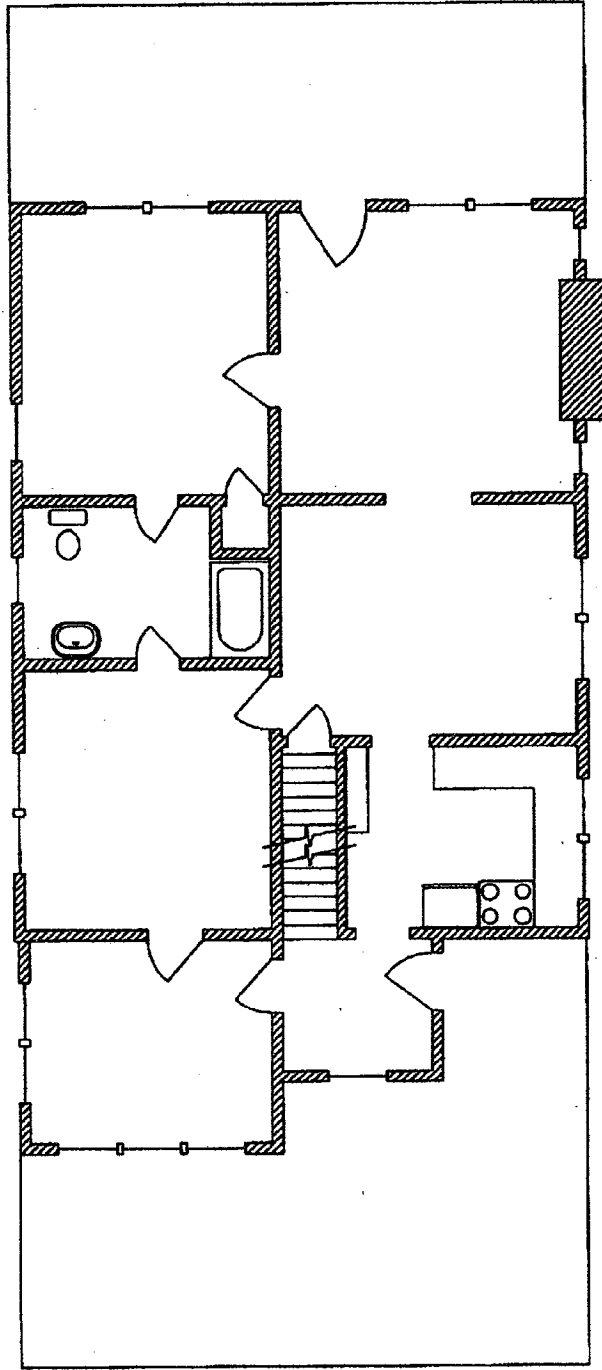


2 NEW LEFT SIDE ELEVATION
A-2 SCALE: 1/4"=1'-0"

15

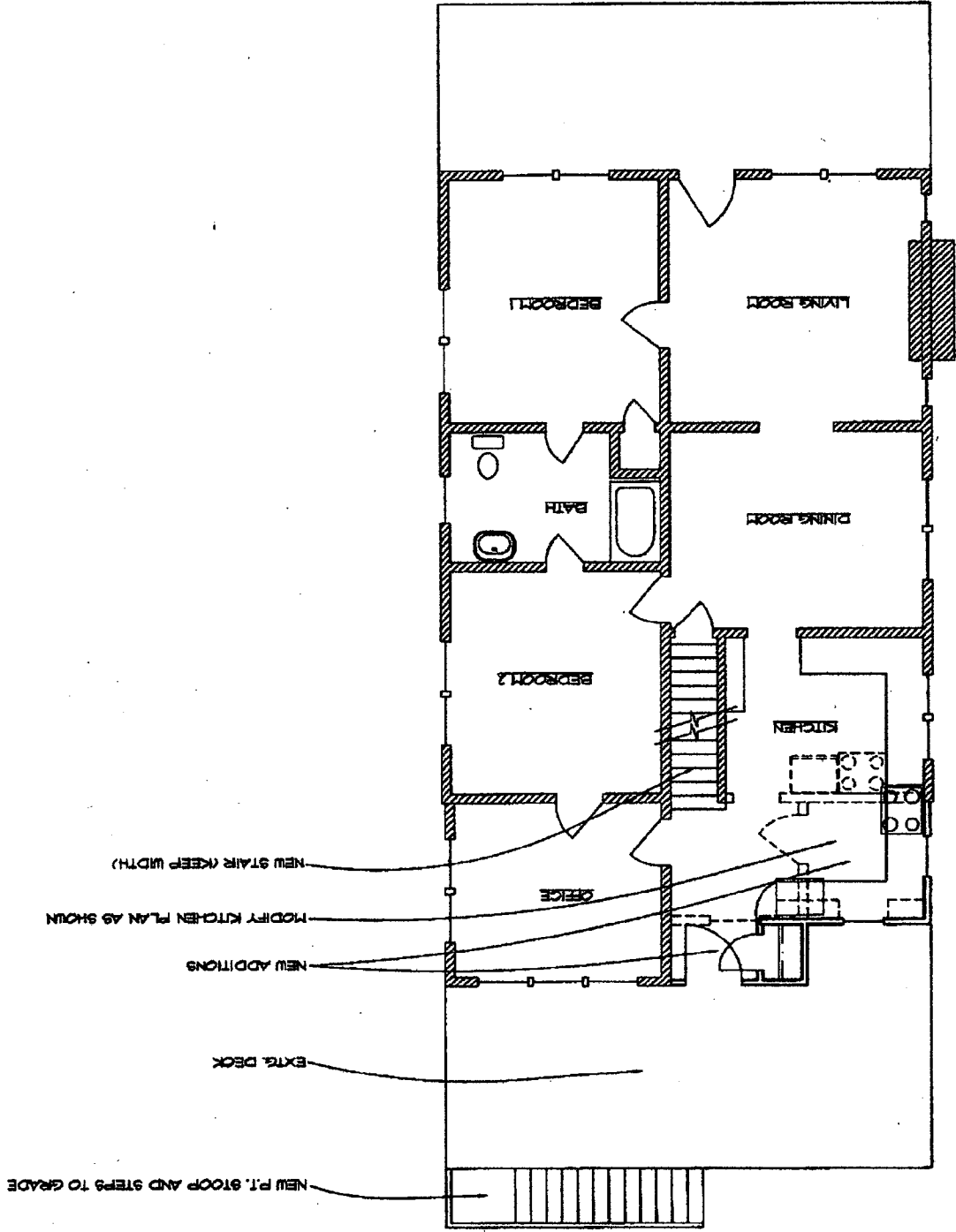
91

EX-1 SCALE: 1/4"=1'-0"
1 EXTG. FIRST FLOOR PLAN



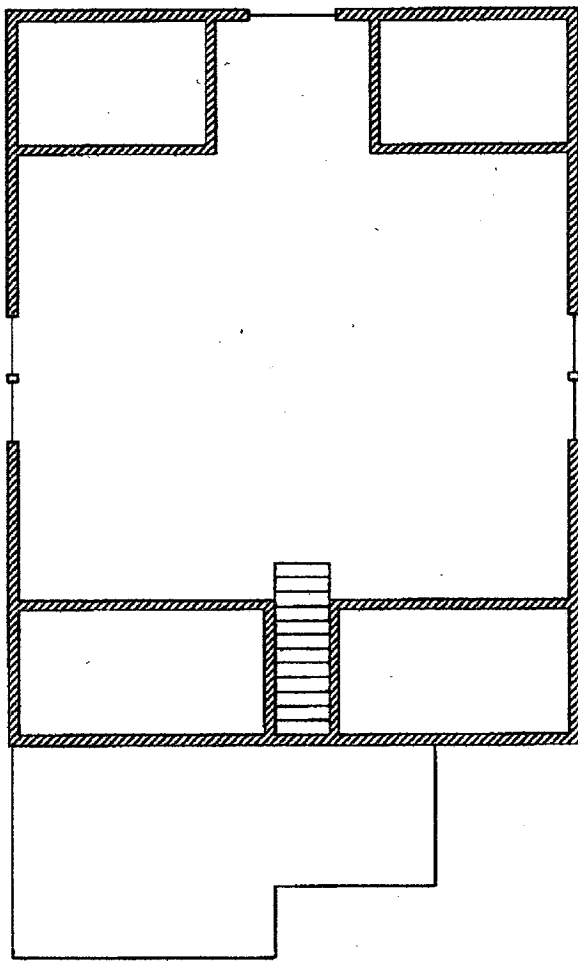
17

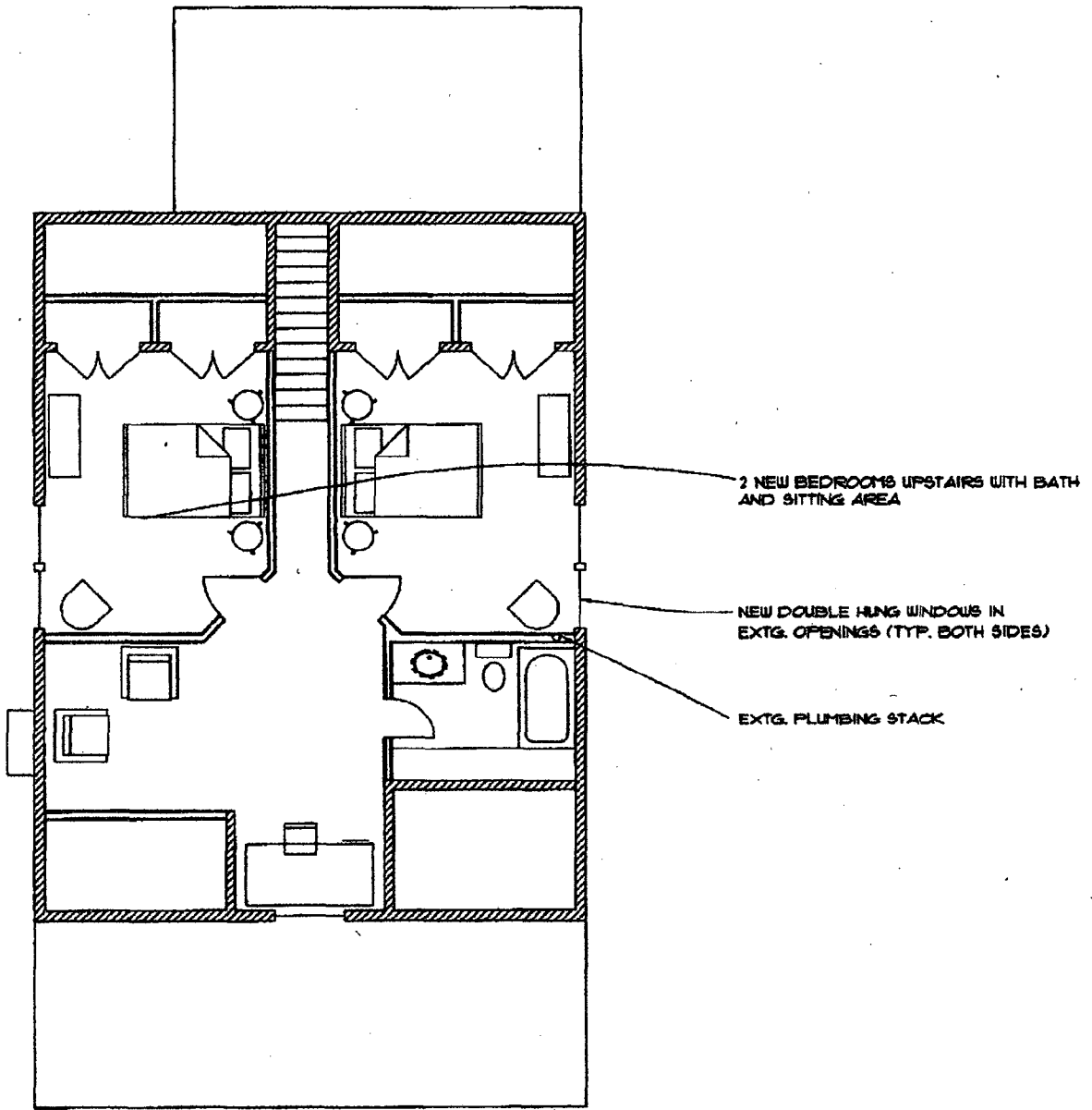
1 NEW FIRST FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"



81

EX-1 SCALE: 1/4"=1'-0"
2. EXTG. SECOND FLOOR PLAN

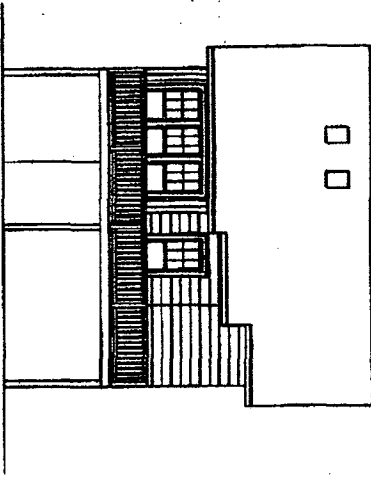




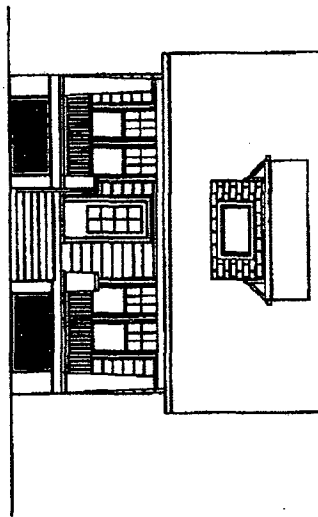
WE WILL NEED TO DOUBLE UP THE EXTG. RAFTERS AND THE SECOND FLOOR JOISTS.
 INSTALLATION OF PROPER INSULATION AND VENTING WILL OCCUR AS WELL

2 NEW SECOND FLOOR PLAN
 A-1 SCALE: 1/4"=1'-0"

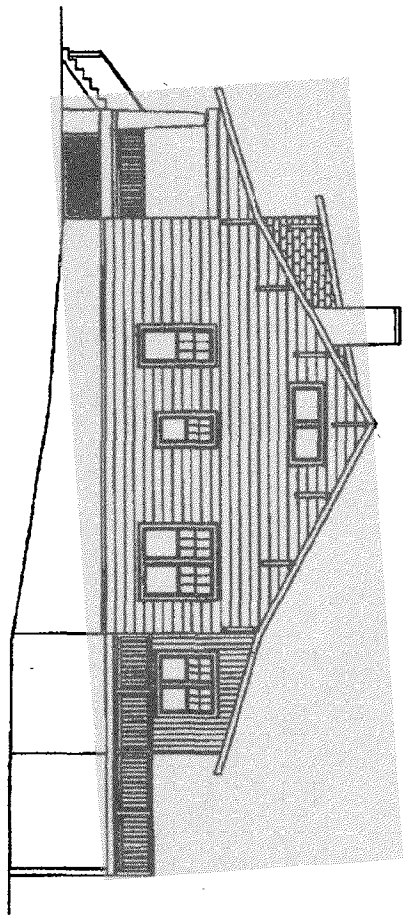
02



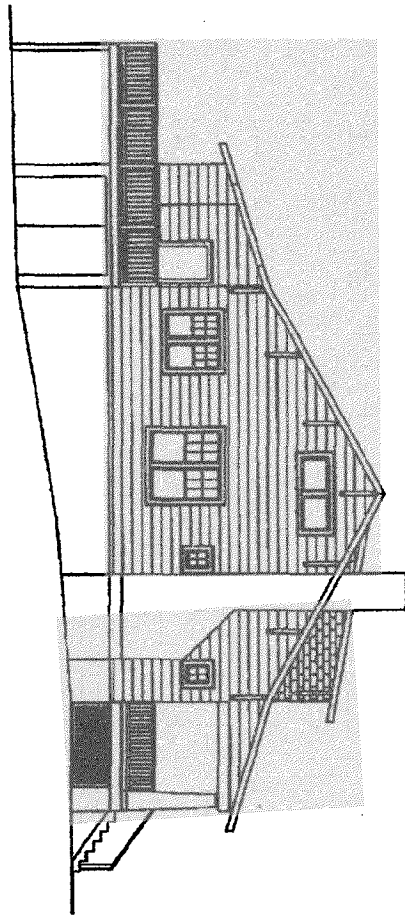
3 EXTERIOR REAR ELEVATION
EXC-3 SCALE 1/8"=1'-0"



1 EXTERIOR FRONT ELEVATION
EXC-1 SCALE 1/8"=1'-0"




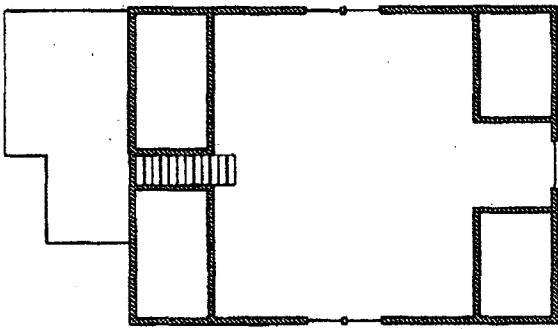
4 EXTERIOR RIGHT SIDE ELEVATION
EXC-4 SCALE 1/8"=1'-0"



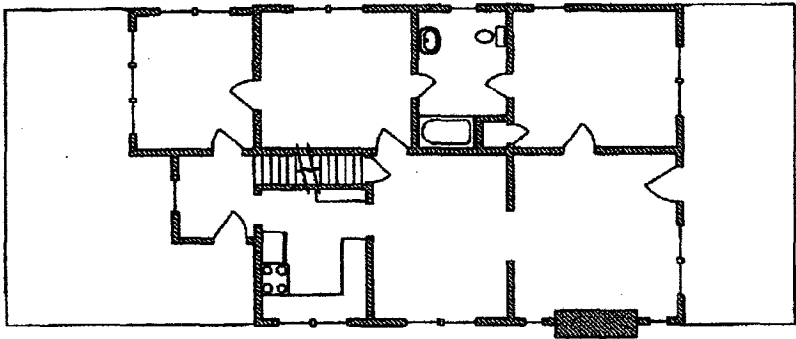
2 EXTERIOR LEFT SIDE ELEVATION
EXC-2 SCALE 1/8"=1'-0"

<p>DATE: 02/17/04 DRAWN BY: [Signature] CHECKED BY: [Signature] ISSUE: [Signature]</p>		<p>STUDIO D ARCHITECTS DANA RIGERS HENRY, AIA architect</p>	<p>ADDITION TO AND RENOVATION OF 30 PHILADELPHIA AVE. TOWSON, PA, MD</p>
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ADDITION TO AND RENOVATION OF 30 PHILADELPHIA AVE. <small>PHILADELPHIA, PA. 19106</small>	STUDIO D <small>ARCHITECT</small> <small>1000 MARKET STREET, PHILADELPHIA, PA. 19106</small>	d <small>DAVE BROWN ARCHITECTS, AIA</small> <small>1000 MARKET STREET, PHILADELPHIA, PA. 19106</small>	ISSUE <small>NO. 1</small> 
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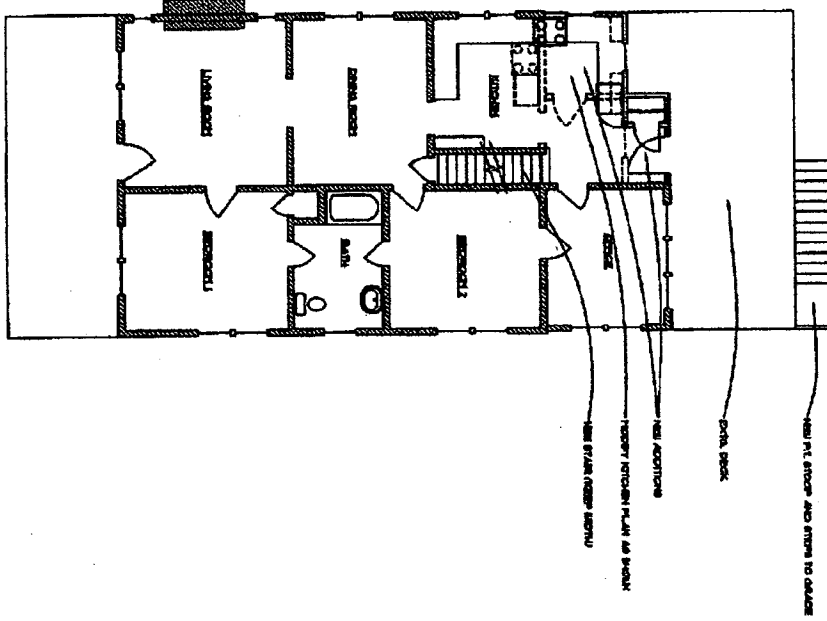
2 EXIST. SECOND FLOOR PLAN
EX-1 SCALE: 1/8"=1'-0"



1 EXIST. FIRST FLOOR PLAN
EX-1 SCALE: 1/8"=1'-0"

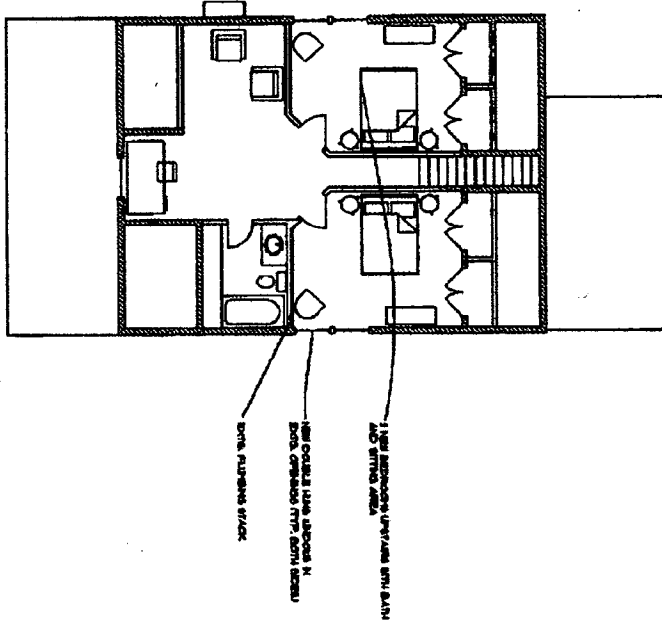
22

1 NEW FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 NEW SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIS FLOOR IS TO BE USED AS THE DATA CENTER AND THE SECOND FLOOR MUST BE INSTALLED AS SHOWN. THE DATA CENTER MUST BE INSTALLED AS SHOWN.



DATE: 02/17/04 DRAWN BY: DD CHECKED BY: DD PROJECT: A-1		DESIGN: Dana Daden, AIA ARCHITECT		STUDIO D <small>1000 Locust St. Suite 200 Philadelphia, PA 19104</small>	ADDITION TO AND RENOVATION OF 30 PHILADELPHIA AVE. <small>Delaware Park, MD</small>
				SCALE: 1/8" = 1'-0"	

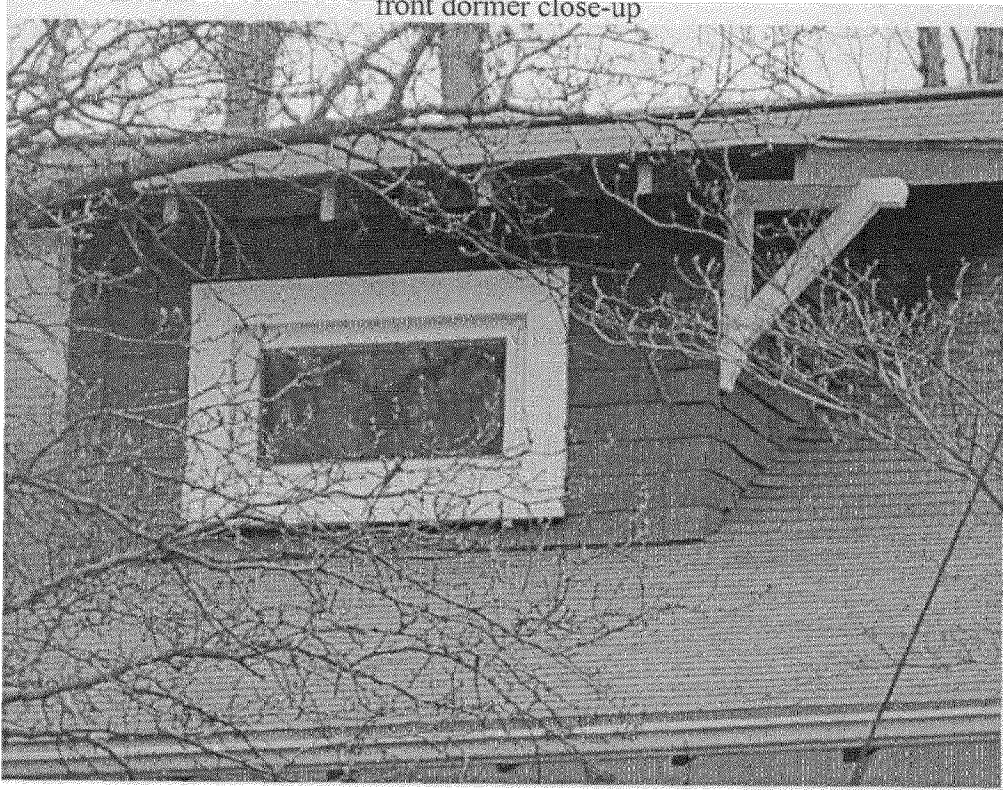
30 Philadelphia



left side



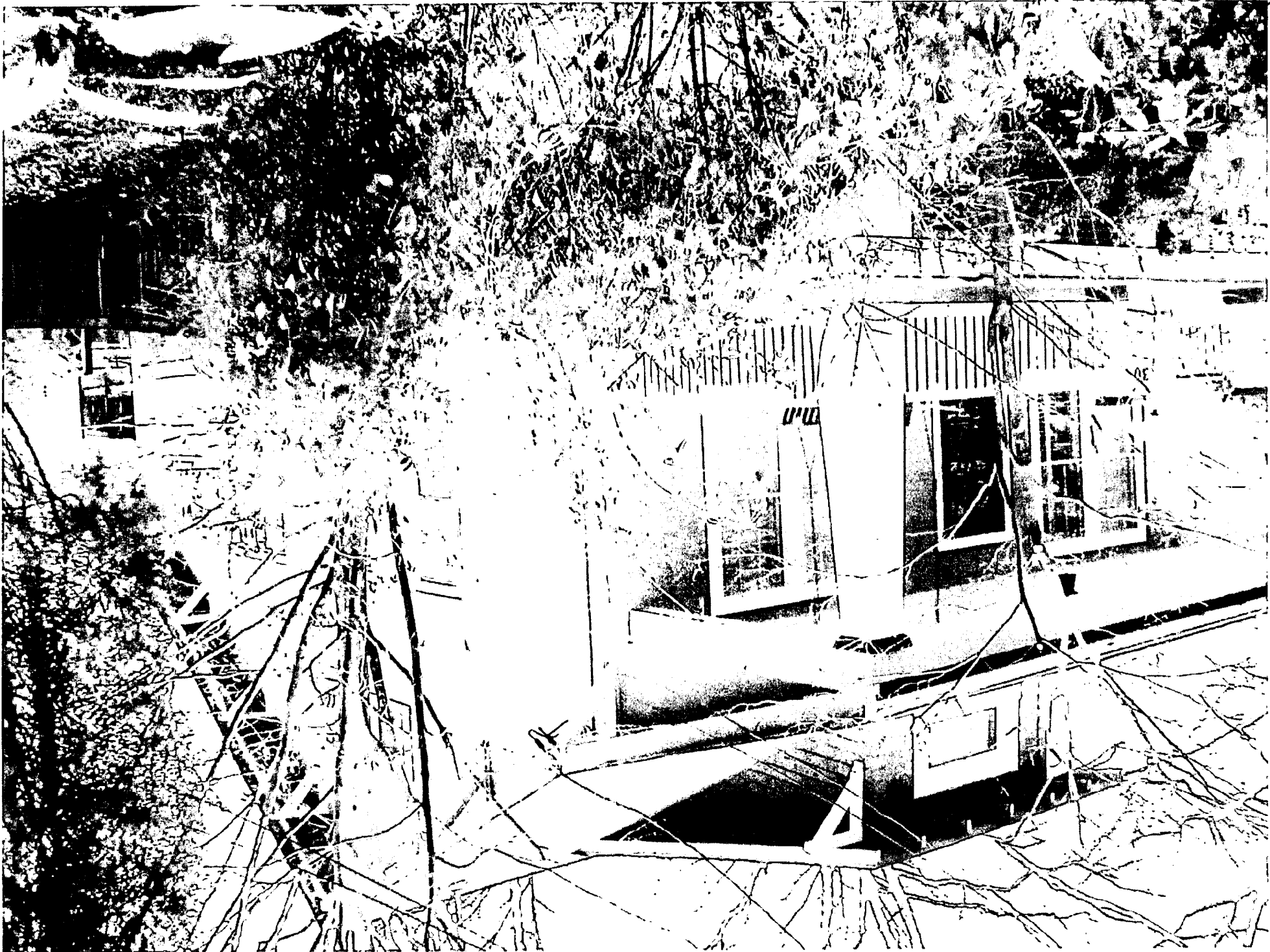
front dormer close-up

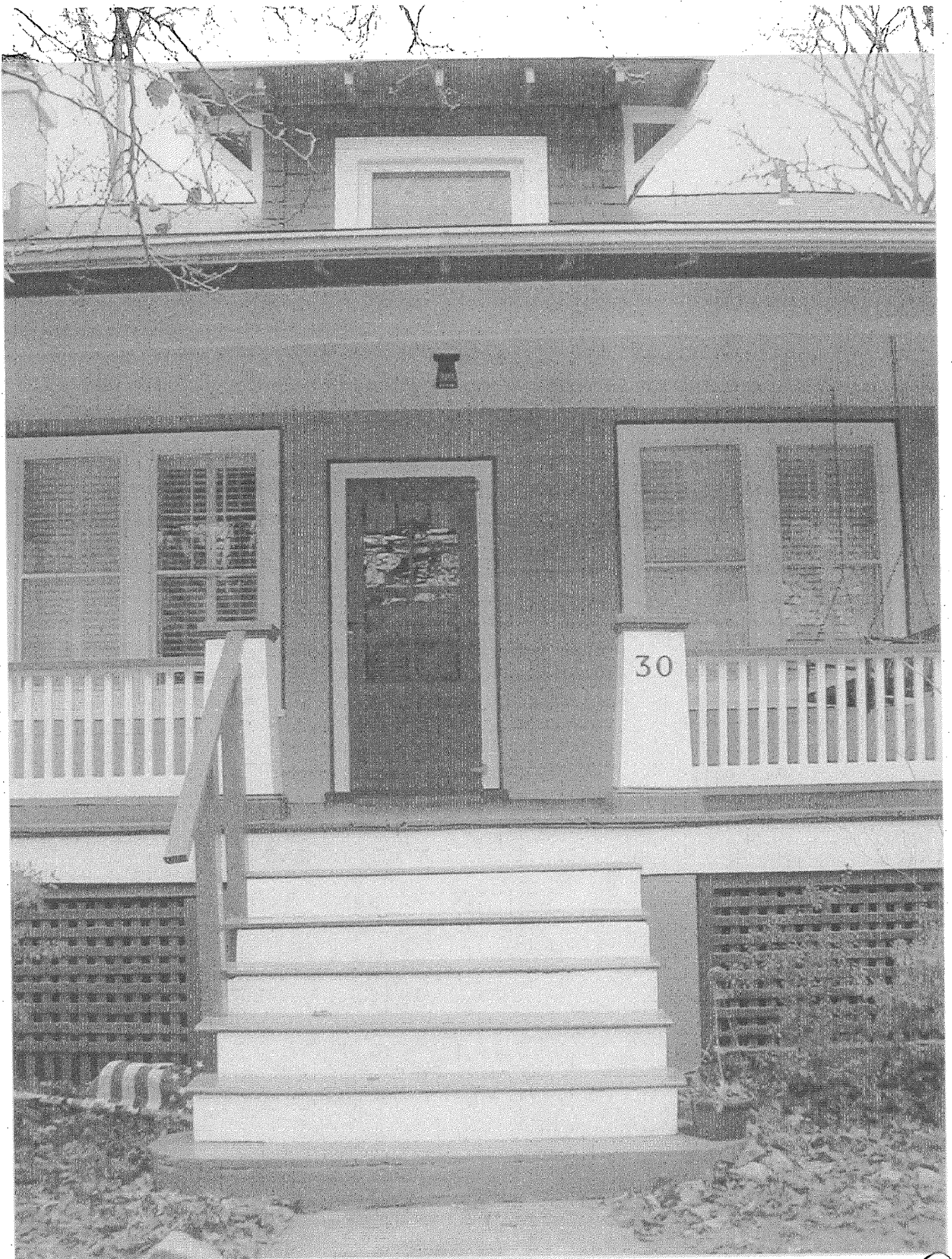


rear deck

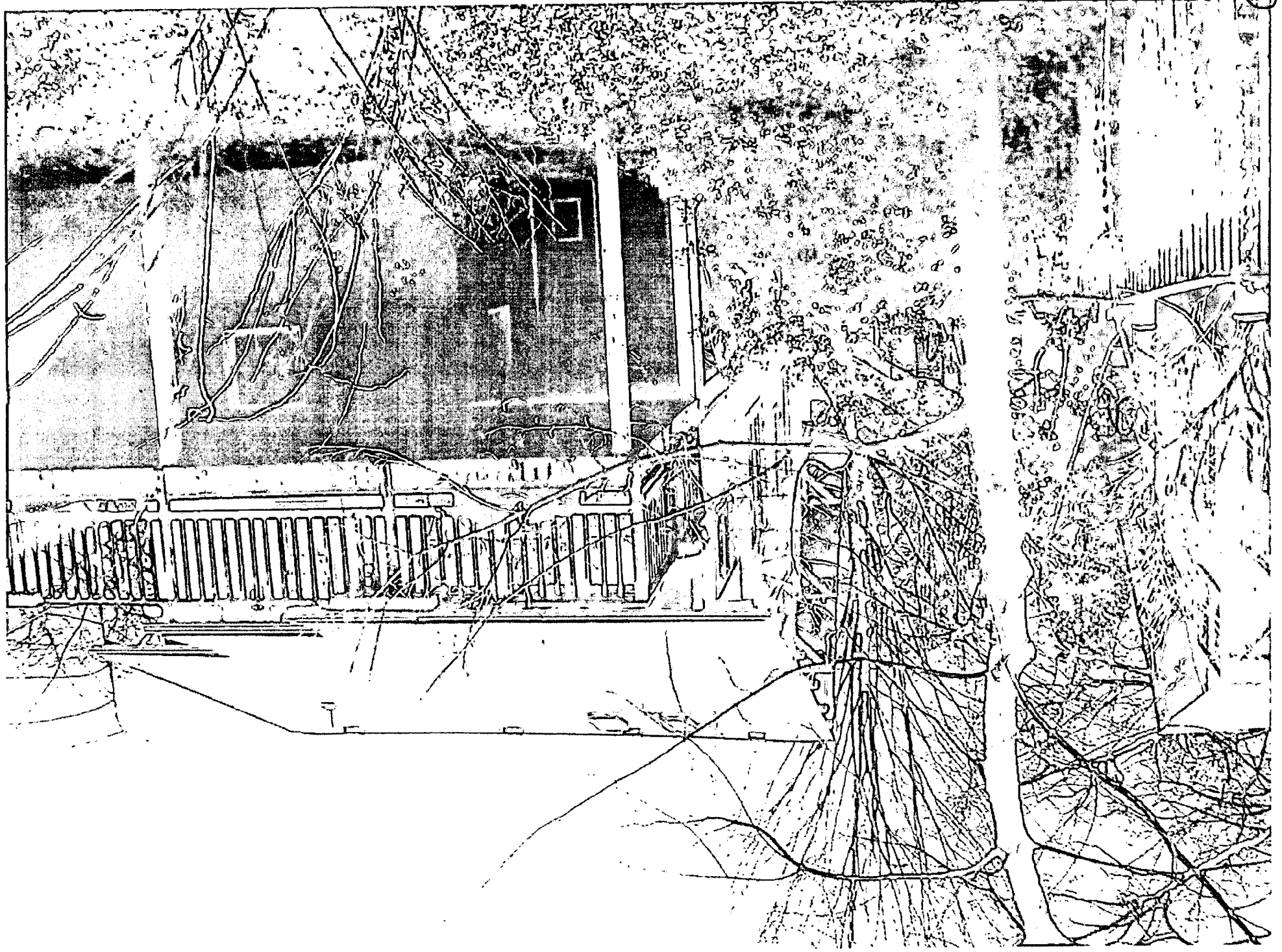








30





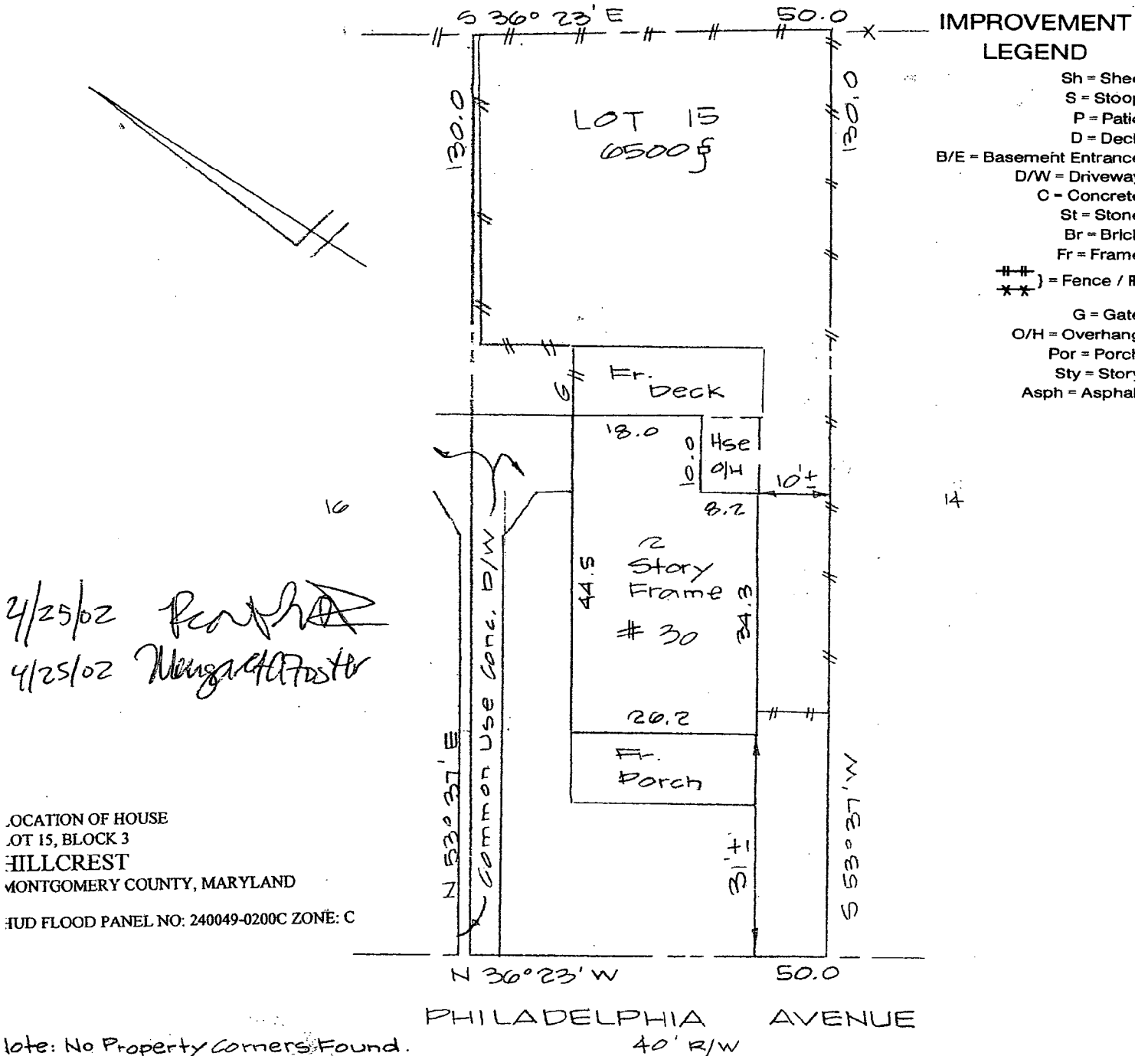


HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Margaret Foster #30 Philadelphia Ave Takoma Park, MD. 20912</p>	<p>Owner's Agent's mailing address</p> <p>Dana Hader 805 Sligo Creek Parkway Takoma Park, MD. 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Jonathan B. Weiss 28 Philadelphia Ave Takoma Park, MD. 20912</p>	<p>Rachel and Seth Coleman 29 Philadelphia Ave Takoma Park, MD 20912</p>
<p>Melanie Hennigan 32 Philadelphia Ave Takoma Park, MD. 20912</p>	<p>Robert & Barbara Griffith 108 Grant Ave Takoma Park, MD. 20912</p>
<p>Mike & Sylvia Okala 112 Grant Ave Takoma Park, MD. 20912</p>	<p>A & J Construction (116 Grant Ave) 9244 East Hampton Dr. Suite 612 Capital Heights, MD 20743</p>

USE NO. 02-40225

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location



4/25/02 *[Signature]*
 4/25/02 *[Signature]*

LOCATION OF HOUSE
 LOT 15, BLOCK 3
 HILLCREST
 MONTGOMERY COUNTY, MARYLAND
 HUD FLOOD PANEL NO: 240049-0200C ZONE: C

note: No Property Corners Found.

<p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A FIELD SURVEY.</p> <p><i>[Signature]</i></p> <p>DAVID L. HALLER MARYLAND R.P.L.S No. 240</p>	<p>REFERENCES</p> <p>PLAT BK 2</p> <p>PLAT NO 140</p>	<p>HALLER-BLANCHARD & ASSOCIATES</p> <p>SURVEYING · ENGINEERING · PLANNING</p> <p>(301) 228-2286 P.O. BOX 1774, FREDERICK, MARYLAND 21702</p>	
	<p>LIBER</p> <p>FOLIO</p>	<p>DATE OF SURVEYS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 3-18-02</p> <p>BOUNDARY:</p>	<p>SCALE: 1" = 20'</p> <p>DRAWN BY: <i>[Signature]</i></p> <p>JOB NO. 02-20529</p>

