

37/03-04SS 10 Philadelphia Ave
Takoma Park Historic District


File



Date: August 23, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 353178 – Garage Rehabilitation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. 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: David and Susan Montgomery

Address: 10 Philadelphia Avenue, Takoma Park Historic District

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
295 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240-777-6370

DPS -#8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: SUSAN WEST MONTGOMERY

Daytime Phone No.: 202-549-7708

Tax Account No.: 065-60-4889

Name of Property Owner: DAVID & SUSAN WEST MONTGOMERY Daytime Phone No.: 202-549-7708

Address: 10 PHILADELPHIA AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BUILDING RENOVATION Phone No.: 301-270-4799

Contractor Registration No.: MHIC Lic. 32422

Agent for Owner: SAME AS OWNER Daytime Phone No.: 11

LOCATION OF BUILDING/PREMISE

House Number: 10 Street: PHILADELPHIA AVE

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE

Lot: 28 Block: 3 Subdivision: HILLCREST

Liber: 14104 Folio: 284 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: GARAGE

1B. Construction cost estimate: \$ 25,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDINS

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.

Susan West Montgomery
Signature of owner or authorized agent

7/25/04
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 8/23/04

Application/Permit No.: 353178 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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 structure consists of a one-car, wood-sided garage with a small concrete block addition located at the rear of the property. The garage has shiplap siding, an asphalt shingle roof, and an overhead door. The opening for the door has been altered and the overhead door is not original. It has one window opening on the left facade. The wood frame, concrete exists but has been removed for safety reasons. The concrete block addition has an asphalt shingle roof and a solid metal door.

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 repair the structure using existing and in-kind materials. Work will include repair and re-shingling of asphalt roof, repair and replacement of shiplap siding, repair of window opening and ~~replacement~~ ^{re-installation} of original window. We propose to replace overhead door with a wood two-door, side opening door with two eight-light windows. The design of the door is based on numerous examples in the area. The metal door would be replaced with an eight-light wood paneled door.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

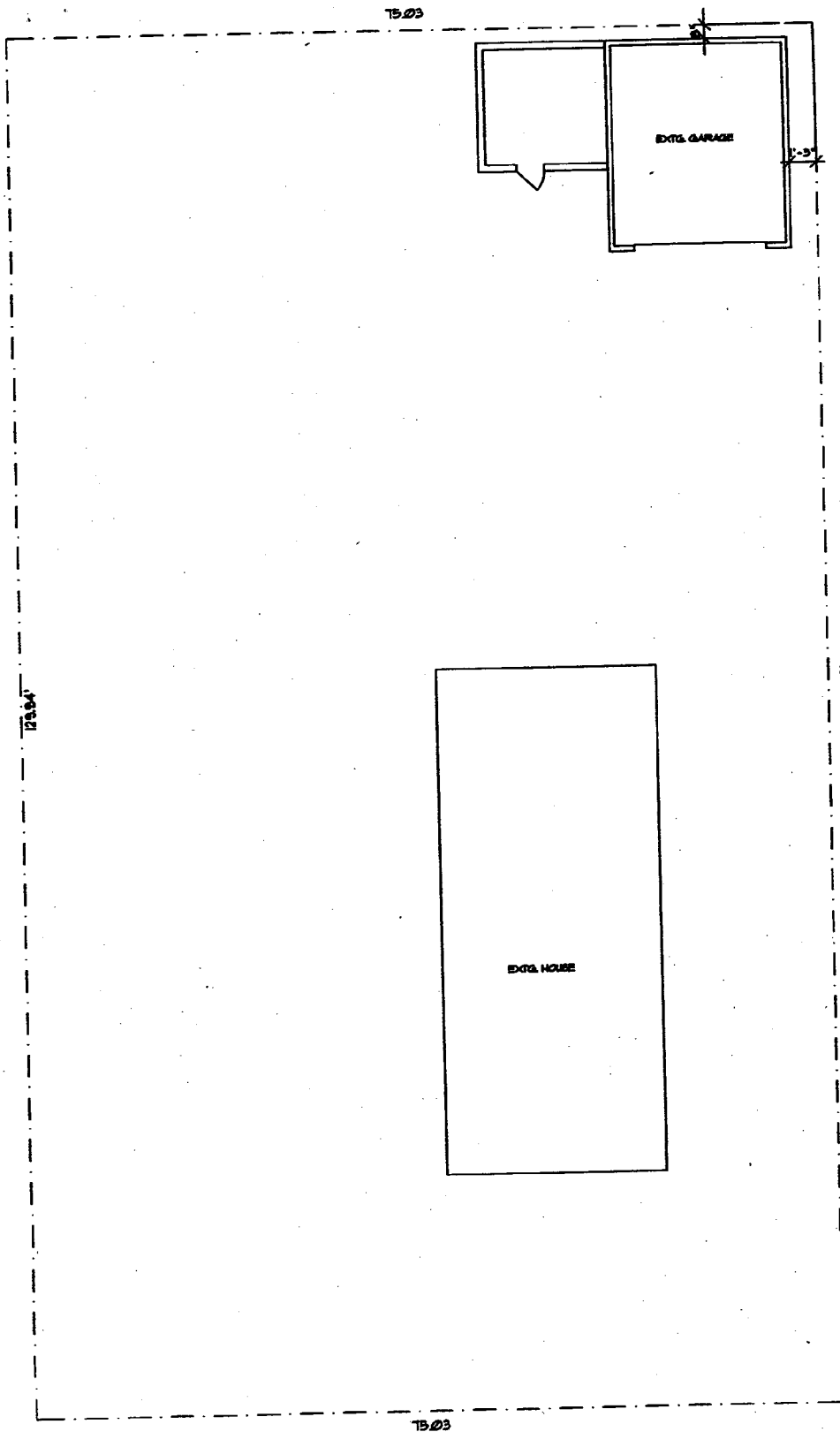
**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

GARAGE RENOVATION
PHILADELPHIA AVE
TAKOMA PARK, MD

ZONING INFORMATION

LOT: LOT 28
BLOCK: 3
HILLCREST
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY CO. MD.

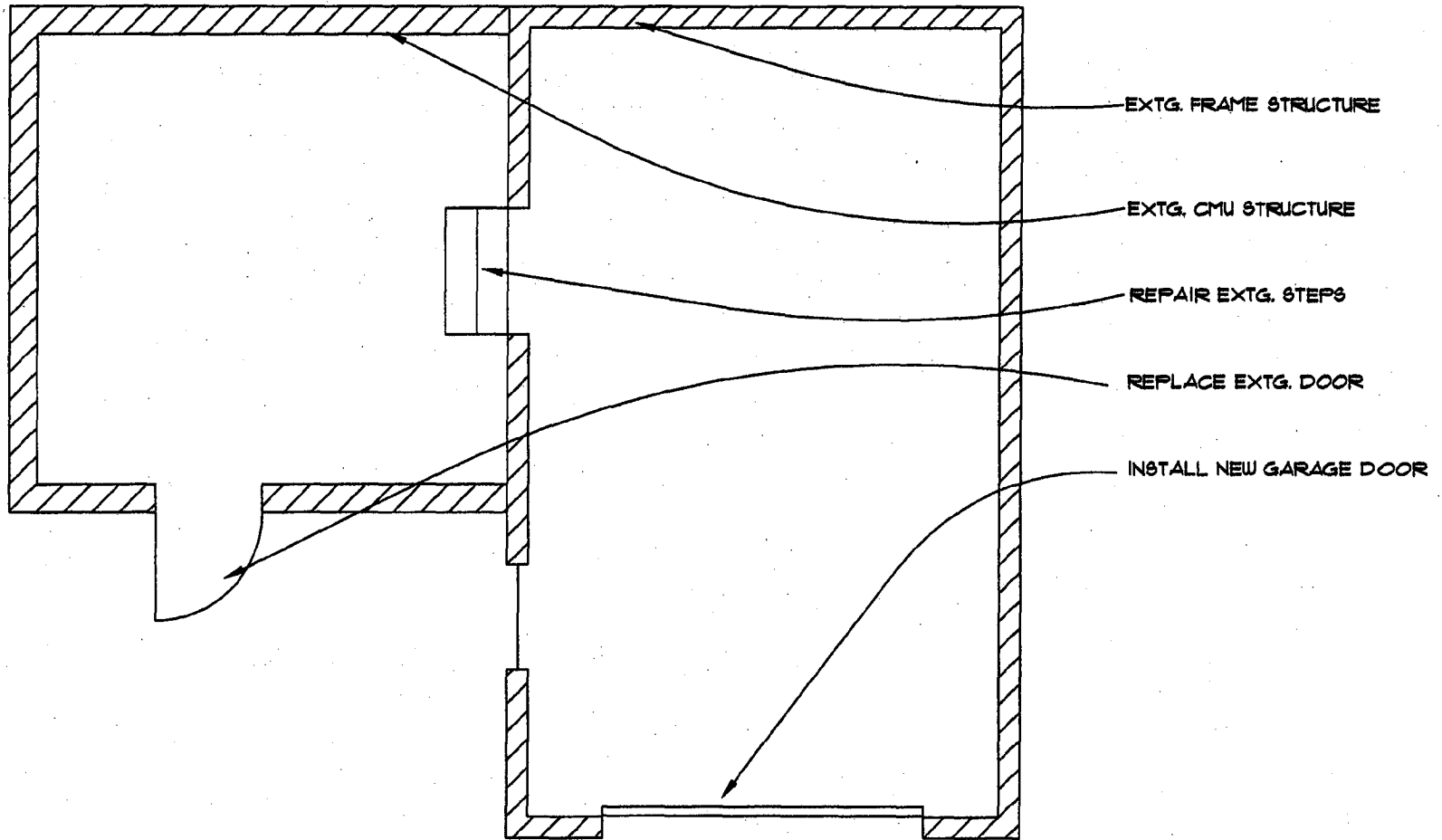
APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
8/25/04



1 SITE PLAN
A-1 no scale

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley

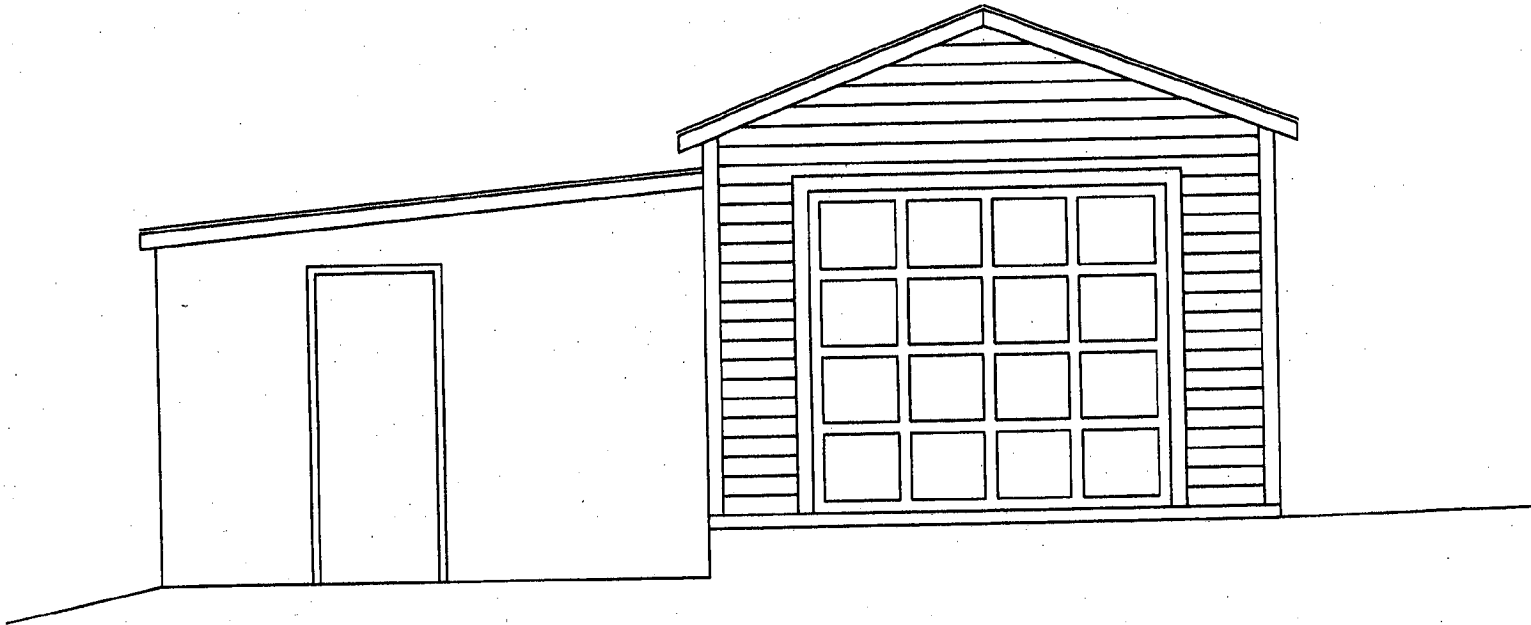
08/25/04



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

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia M. Malley

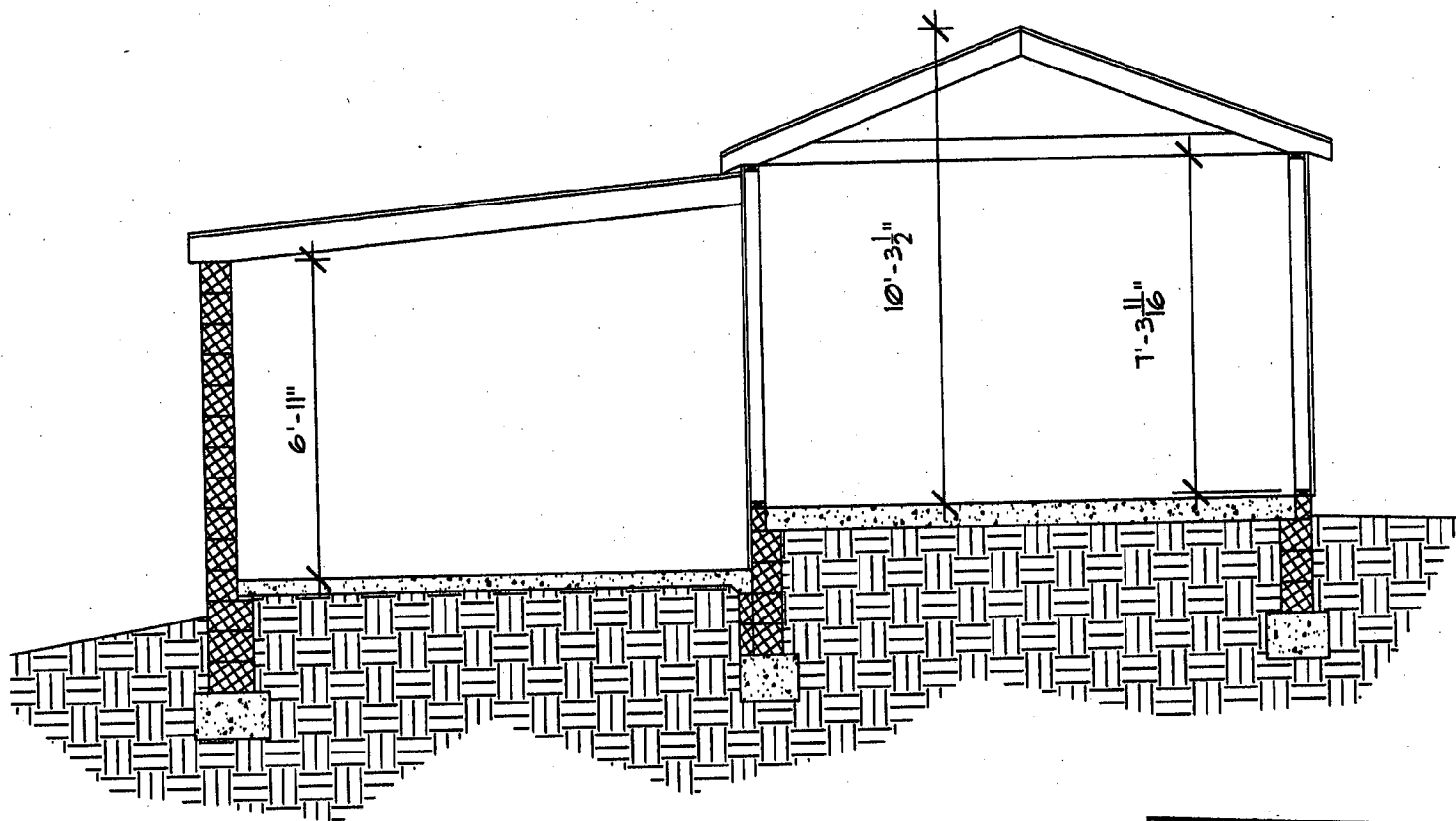
8/25/84



3 EXTG. ELEVATION
A-1 SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley

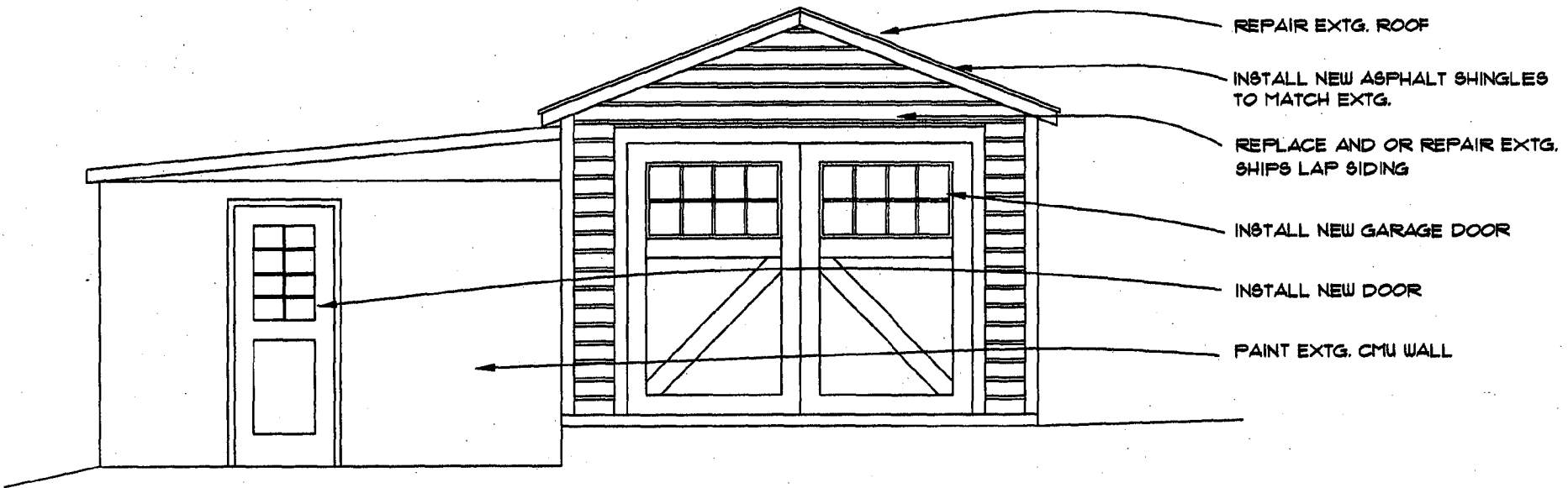
08/25/04



4 SECTION
 A-1 SCALE: 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

4/25/04

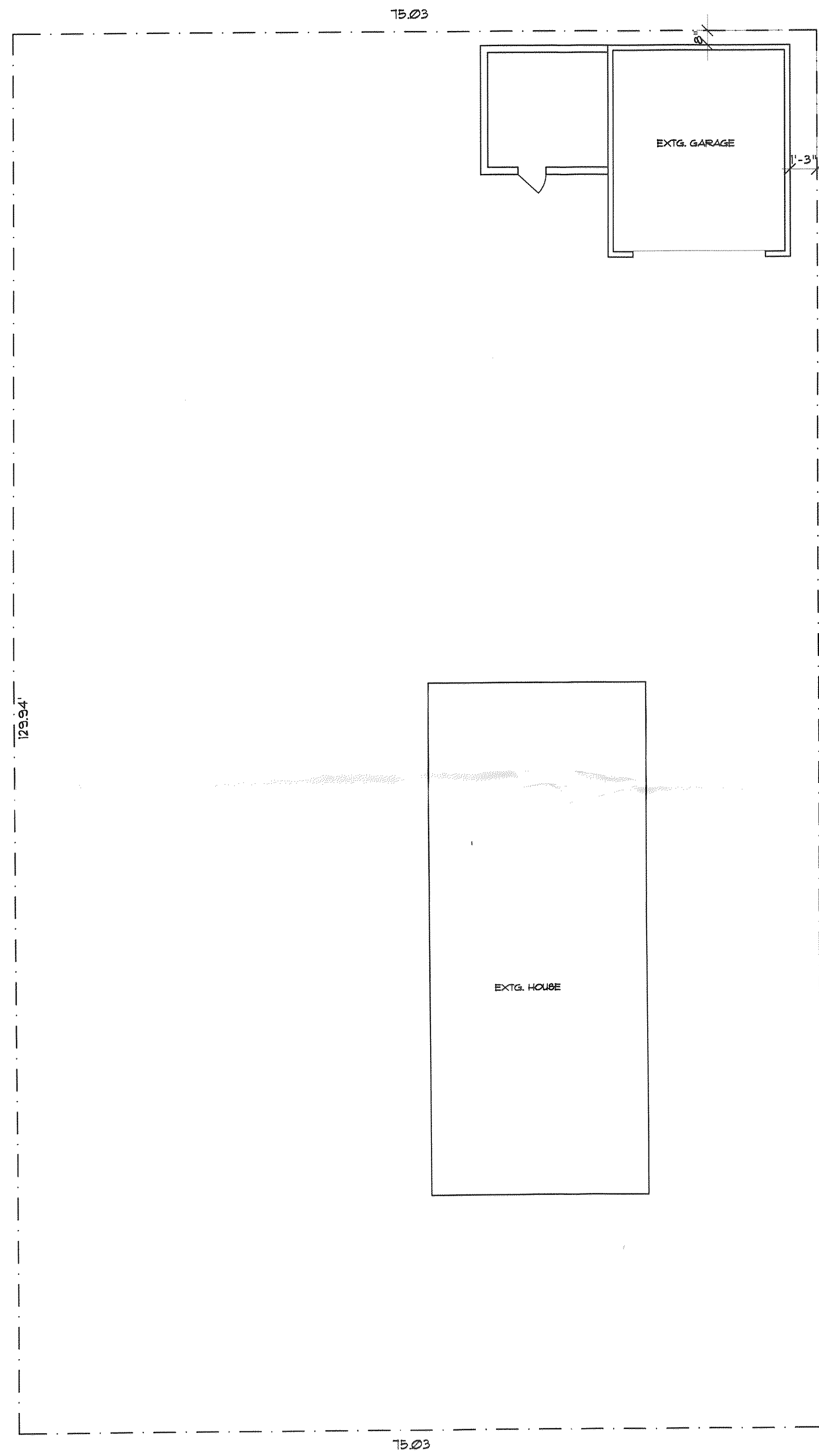


5 NEW ELEVATION
 A-1 SCALE: 1/4" = 1'-0"

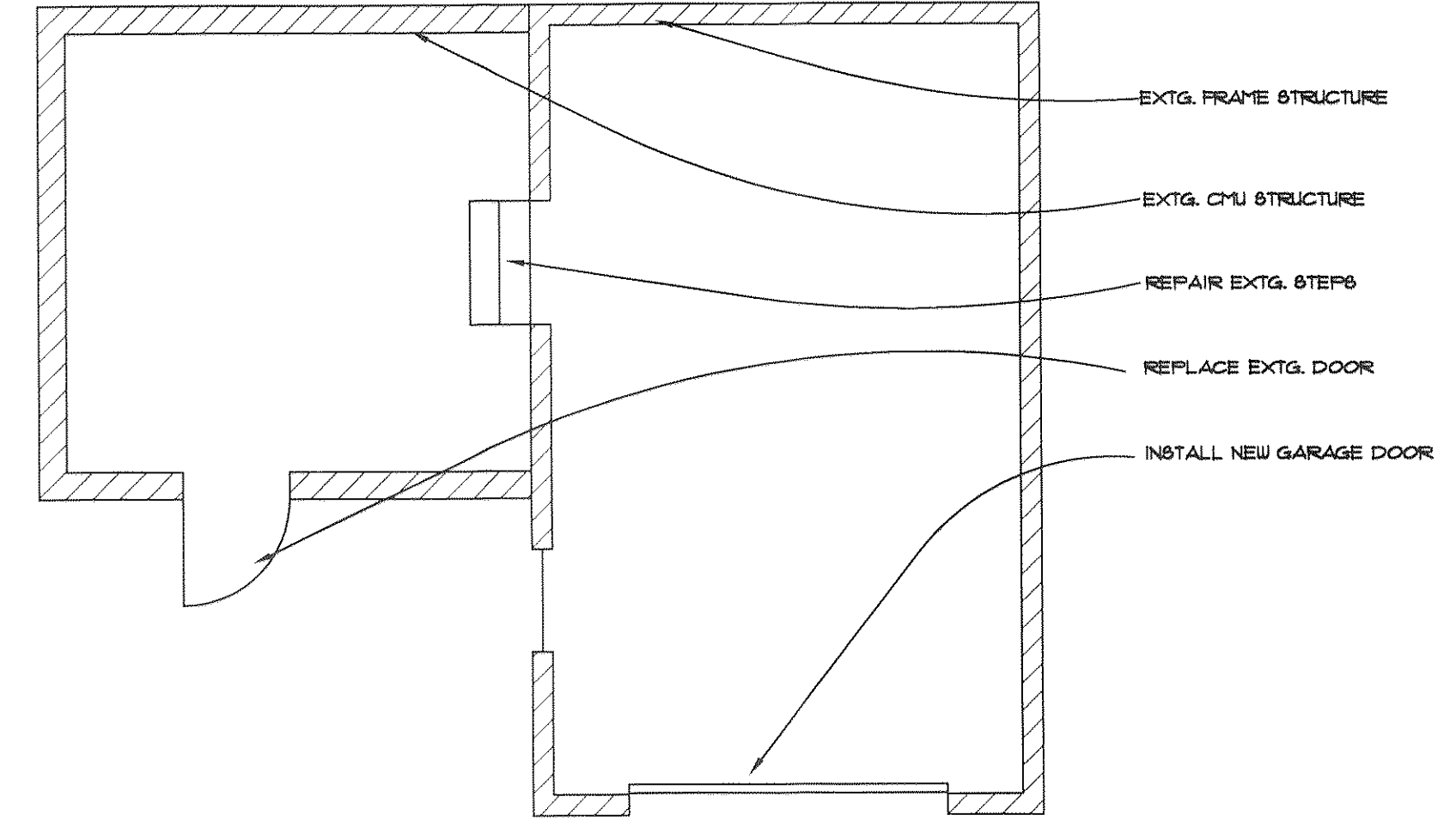
APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley
 8/25/04

GARAGE REPAIR PHILADELPHIA AVE TAKOMA PARK, MD

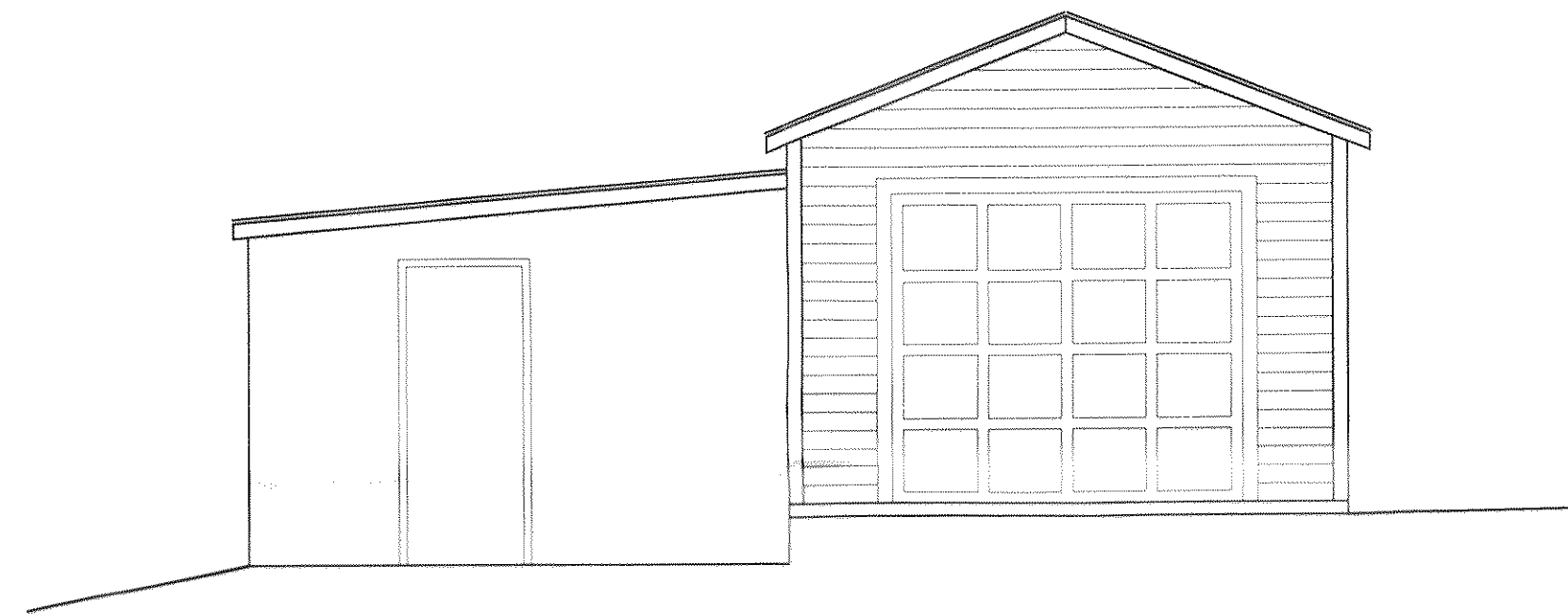
ZONING INFORMATION
 LOT: LOT 28
 BLOCK: 3
 HILLCREST
 WHEATON (13TH) ELECTION DISTRICT
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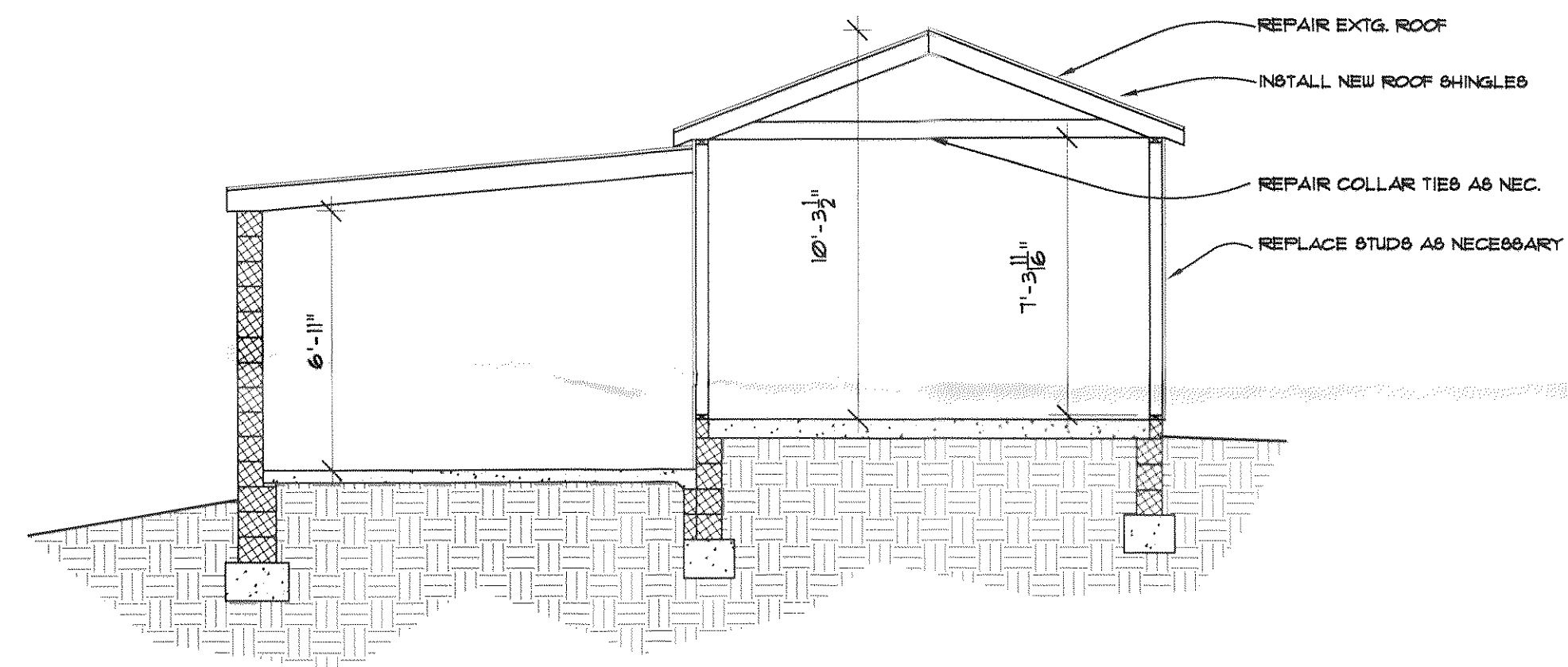
1 SITE PLAN
 A-1 no scale



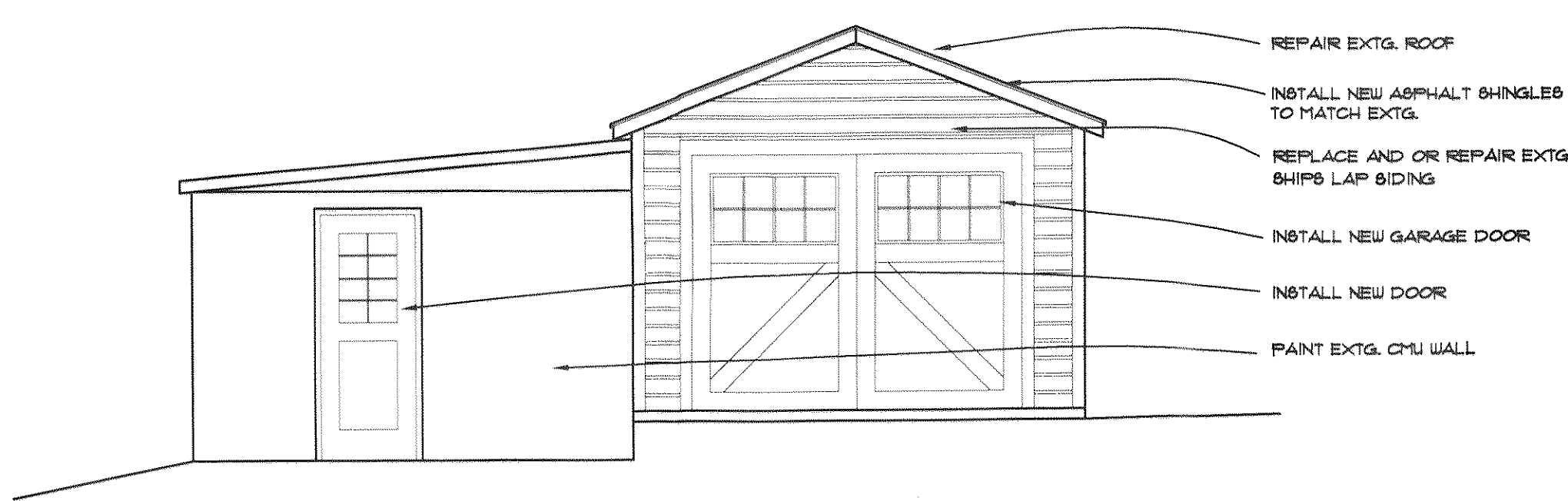
2 FLOOR PLAN
 A-1 SCALE: 1/4" = 1'-0"



3 EXTG. ELEVATION
 A-1 SCALE: 1/4" = 1'-0"



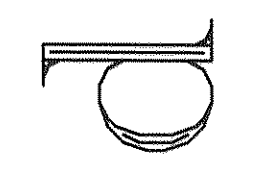
4 SECTION
 A-1 SCALE: 1/4" = 1'-0"



5 NEW ELEVATION
 A-1 SCALE: 1/4" = 1'-0"

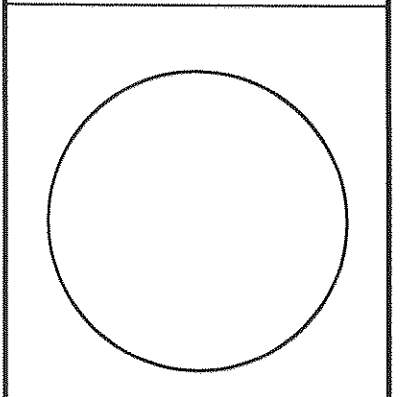
GARAGE REPAIR
 10 PHILADELPHIA AVE
 TAKOMA PARK, MD

STUDIO D
 805 eligo crest parkway
 takoma park, md
 301-270-9511



DANA ROGERS HADEN, AIA architect

ISSUE:
 PERMIT SET: 7/25/04



DRAWN BY: DRH

SHEET:

PLANS

A-1

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley
 9/14/04

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10 Philadelphia Avenue, Takoma Park	Meeting Date:	08/18/04
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	08/11/04
Review:	HAWP	Public Notice:	08/04/04
Case Number:	37/03-04SS	Tax Credit:	Yes
Applicant:	David and Susan Montgomery	Staff:	Michele Naru

PROPOSAL: Garage Rehabilitation

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Bungalow
DATE: c1915-25

PROPOSAL:

The applicant is proposing to rehabilitate the existing contributing garage on the property by:

1. Repair and re-shingle asphalt roof.
2. Repair and replacement, as necessary, of wood slap siding.
3. Repair of existing window opening and re-installation of original window.
4. Replace incompatible overhead door with wood, side-opening doors with two eight light windows. The design of the doors was based on numerous examples found in the Takoma Park Historic District (see photos).
5. Replace existing metal door on the concrete block addition with an eight-light wood paneled door.
6. Paint existing concrete block wall addition and new rehabilitated garage building.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource that contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or

ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.

The following guidelines pertain to this project:

- 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.
- Original size and shape of window and door openings should be maintained, where feasible.

Staff commends the applicants desire to rehabilitate this ancillary structure. These structures are important character defining features that contribute to the district's historic streetscape pattern. Staff feels that this proposal meets the above criteria outlined in the *Takoma Park Guidelines* and notes that the abovementioned work is eligible for the County tax credits. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

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

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,

and with the Takoma Park District Guidelines adopted in August, 1992.

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.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
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Lot: 28 Block: 3 Subdivision: HILLCREST

Liber: 14104 Folio: 234 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

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- Room Addition
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- Fireplace
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- Single Family
- Fence/Wall (complete Section 4)
- Other: GARAGE

1B. Construction cost estimate: \$ 25,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Susan West Montgomery
Signature of owner or authorized agent

7/25/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 353178 Date Filed: _____ Date Issued: _____

(3)

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

1. WRITTEN DESCRIPTION OF PROJECT

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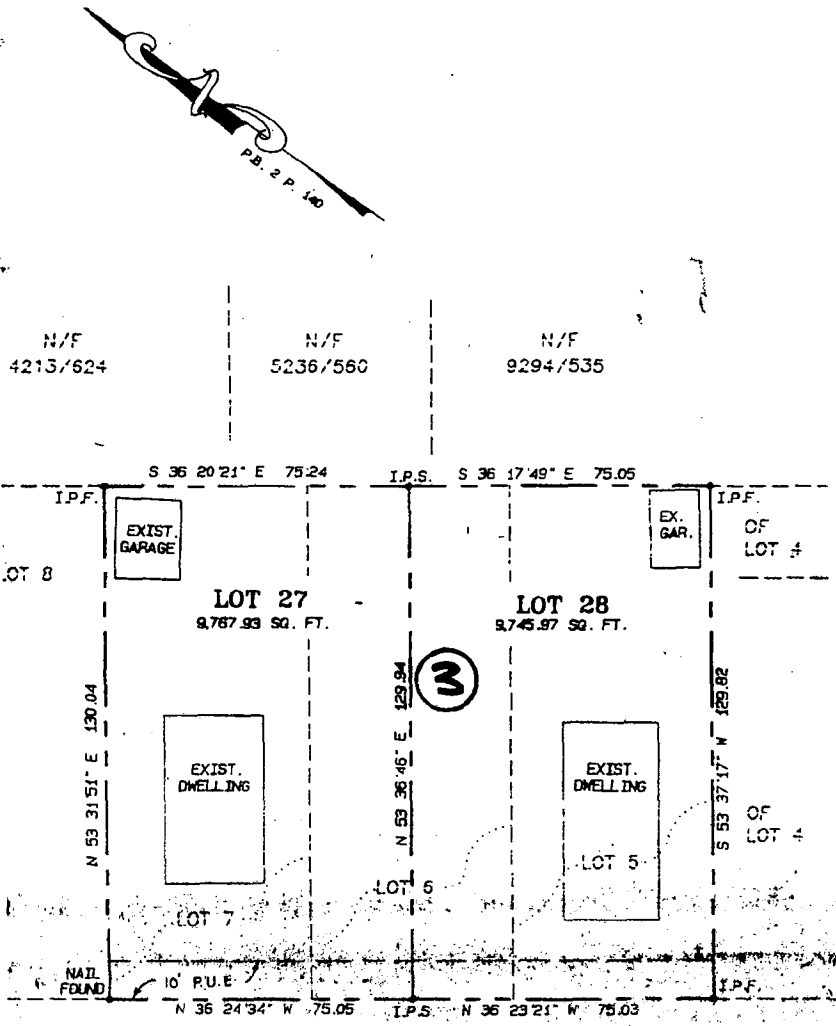
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address DAVID MONTBOMERY SUSAN WEST MONTBOMERY 10 PHILADELPHIA AVE TAKOMA PARK MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>JAY HESSEY TERESE BOUEY 14 PHILADELPHIA TAKOMA PARK MD 20912</p> <p>NOTE: THERE IS NO #12 PHIL.</p>	<p>KEVIN AND JENNIFER MAHER 7 PHILADELPHIA AVE TAKOMA PARK MD 20912</p>
<p>SILVER SPRING INTERFAITH HOUSING COALITION PROGRESS PLACE 8210 COLONIAL LANE SILVER SPRING MD 20910 (CORNER OF #8 PHIL. AVE)</p>	<p>9 PHILADELPHIA AVE TAKOMA PARK MD 20912 (unable to confirm owner)</p>
<p>ASHWANI K. GUPTA PO BOX 773 COLLEGE PARK MD 20740 (OWNER OF #12 GRANT ST. APT. BUILDING)</p>	<p>PAUL E. RICHARDS 18 GRANT AVE TAKOMA PARK MD 20912</p>

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY SITE PLAN, PROJECT PLAN OR OTHER PLAN, DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION CHAPTER 50 OF THE COUNTY CODE. THIS PLAT IS A CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A ONE LOT AS PROVIDED FOR IN SECTIONS 50-35.
3. THIS SUBDIVISION PLAT IS NOT INTENDED TO BE A MATTER AFFECTING THE OWNERSHIP AND USE, OR A MATTER RESTRICTING THE OWNERSHIP AND USE OF ANY PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT TO REPLACE THE EXAMINATION OF TITLE OR TO NOTE ALL MATTERS AFFECTING TITLE.
4. THE PROPERTY SHOWN HEREON IS SHOWN ON MONTGOMERY TAX MAP JM-562.
5. THIS PROPERTY IS ZONED R-60.



WE DAVID METALITZ, OWNERS OF THIS PLAN (10 P.U.E.) FOR DOCUMENT MONTGOMERY ON THE PLAT CERTAIN THERE TO

7/12
DATE

7/12
DATE

7/13
DATE

7/13
DATE

7/13
DATE

7/13
DATE

8/16
DATE

PHILADELPHIA AVENUE — MD. RTE. 410
(DENWOOD AVENUE PER PLAT)
(40' R/W PER P.B. 2 P. 140)

SURVEYOR'S CERTIFICATE

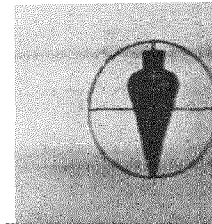
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF LOTS 5, 6, & 7, BLOCK 3 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS "HILL-CREST" AS RECORDED IN PLAT BOOK 2 AS PLAT 140 AND IS ALL OF THE LAND CONVEYED TO DAVID E. MONTGOMERY JR. AND SUSAN WEST MONTGOMERY DEED DATED APRIL 30, 1996 AS RECORDED IN LIBER 14104 FOLIO 234; TO STEVEN J. METALITZ AND CATHERINE J. GAGE, HUSBAND AND WIFE, BY DEED MARCH 25, 1991 AS RECORDED IN LIBER 9689 AS FOLIO 820; AND TO JAY R. HESSEY AND TERESE Y. BOUEY, HUSBAND AND WIFE BY DEED DATED AUGUST 16, 1996 AS RECORDED IN LIBER 14319 AT FOLIO 60 ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY CORNERS MARKED THIS—O— ARE IN PLACE AS SHOWN HEREON.

7-8-99
DATE

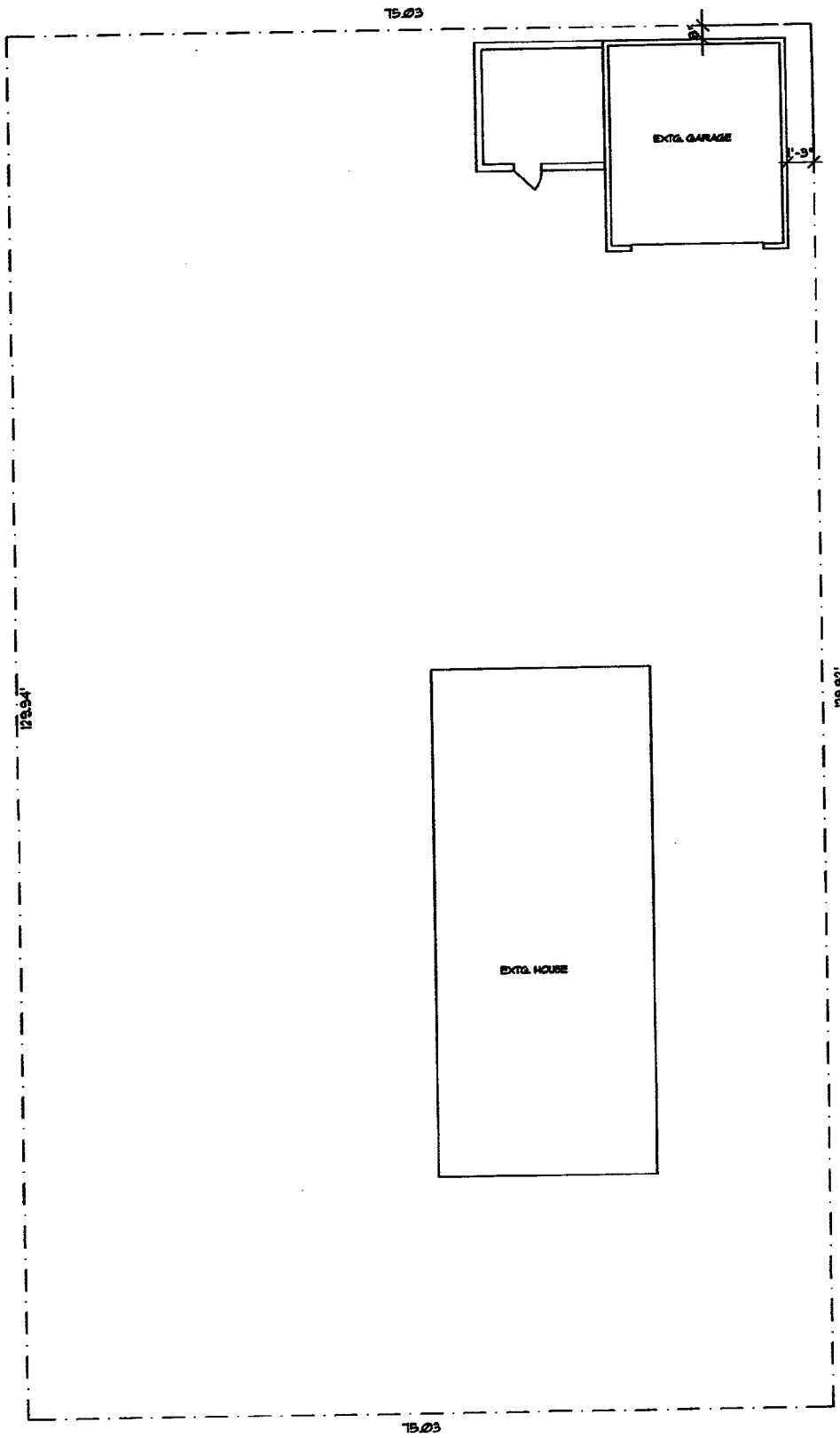
Jeffrey A. Foster
JEFFREY A. FOSTER
PROPERTY LINE SURVEYOR
NO. REG. NO. 587

ARLO MINOR (3)

Department of Permitting Services Division Development Section Montgomery County, Maryland Approved: <u>Sept 8, 1999</u> Director: <i>[Signature]</i>	Plat Tabulation Total Plat Area = 19,513.89 SQ.FT. or 0.4479 AC. Area dedicated to public use - none.	Drafting: <u>M.A.S.</u> Checked: <u>J.A.F.</u> File No. <u>98-2356P</u>
	Maryland National Capital Park and Planning Commission Montgomery County Planning Board Approved: <u>April 22, 1999</u> Chairman: <i>[Signature]</i> ASST. Secretary - <i>[Signature]</i>	Recorded Plat Book <u>145</u> Plat No. <u>31102</u>
C.P. & P.C. Record File No. <u>610-30</u>		

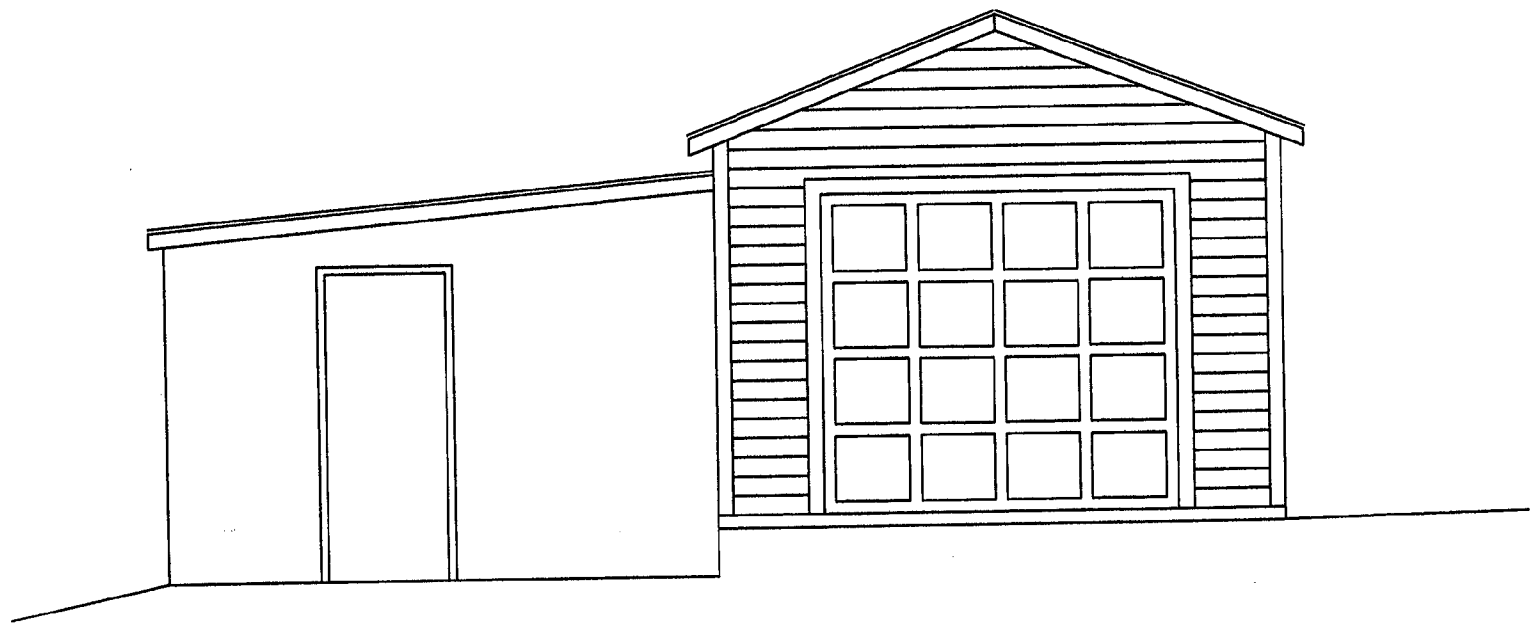


6



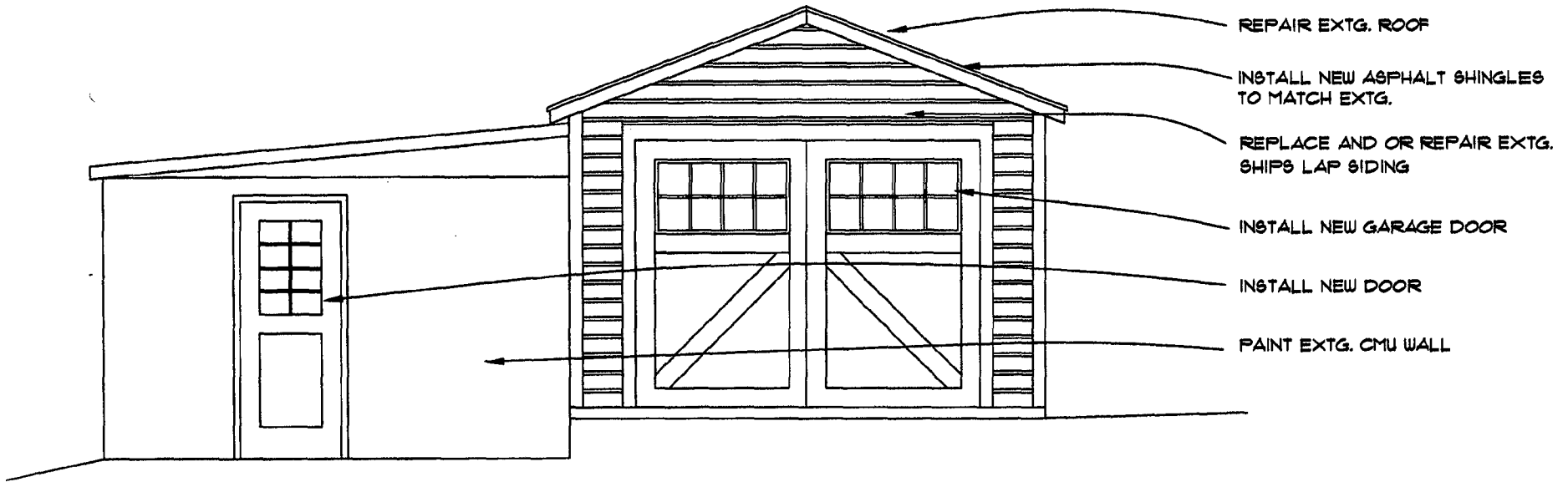
1 SITE PLAN
A-1 no scale

7



3 EXTG. ELEVATION
A-1 SCALE: 1/4" = 1'-0"

(A)

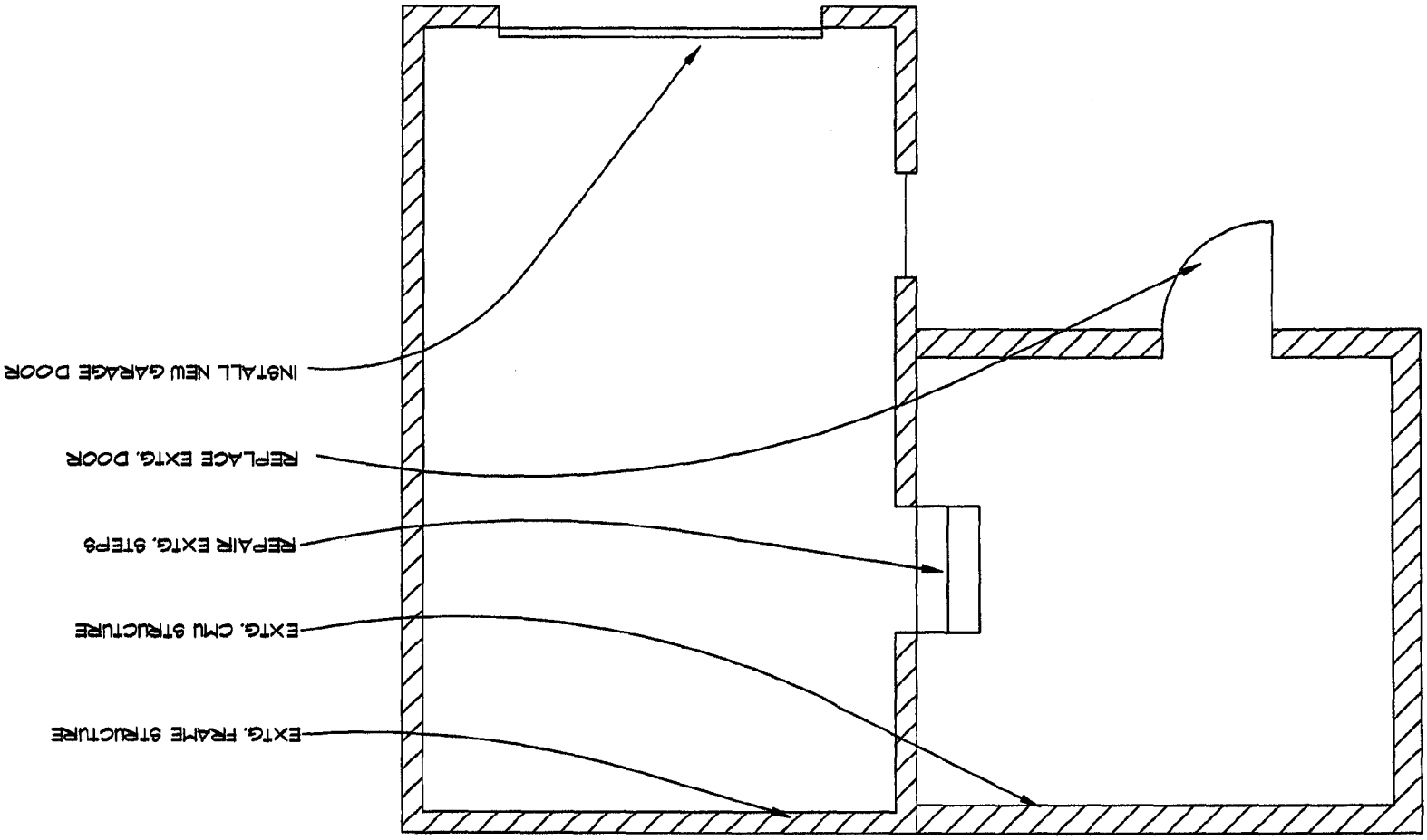


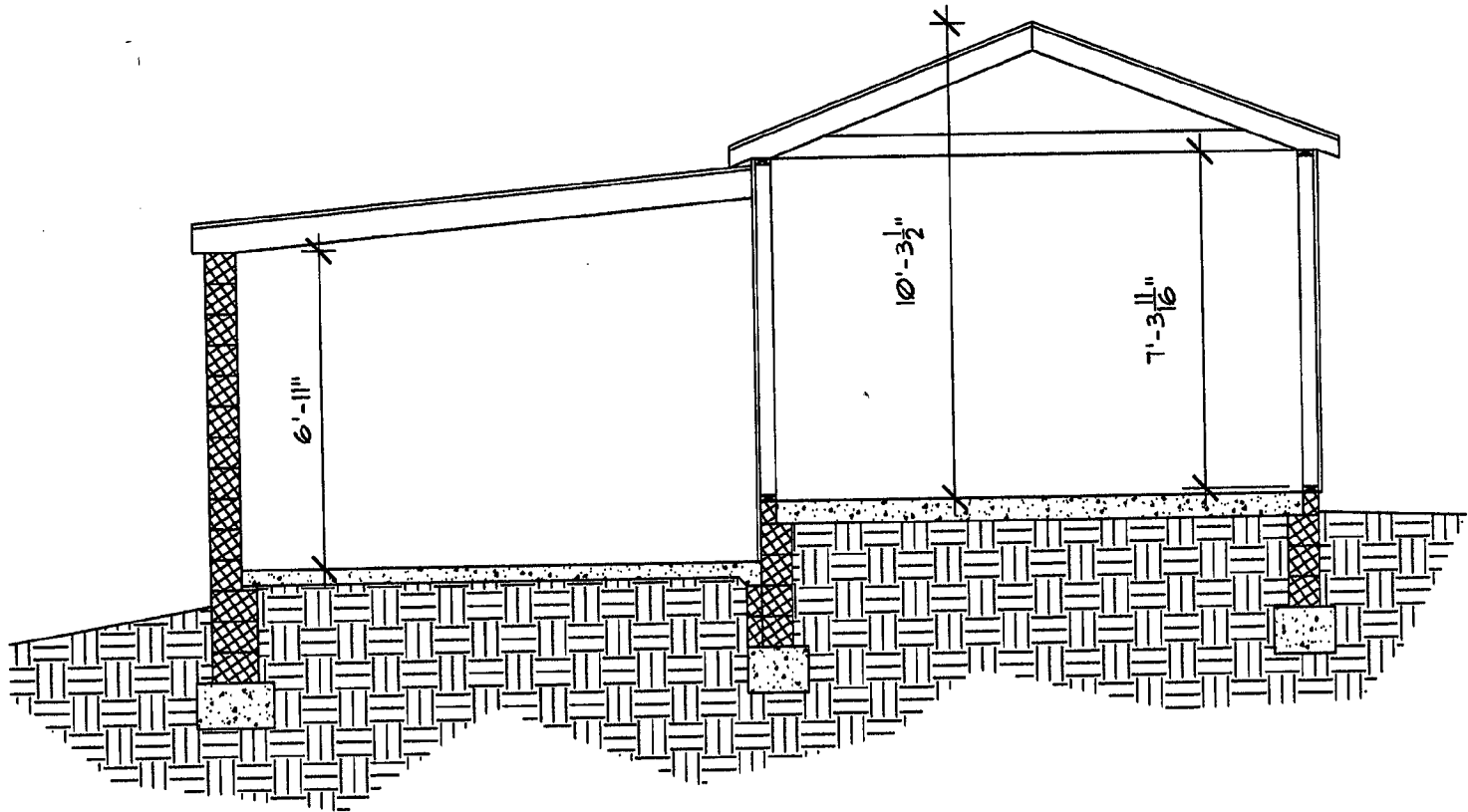
- REPAIR EXTG. ROOF
- INSTALL NEW ASPHALT SHINGLES TO MATCH EXTG.
- REPLACE AND OR REPAIR EXTG. SHIPS LAP SIDING
- INSTALL NEW GARAGE DOOR
- INSTALL NEW DOOR
- PAINT EXTG. CMU WALL

5 NEW ELEVATION
 A-1 SCALE: $1/4" = 1'-0"$

6

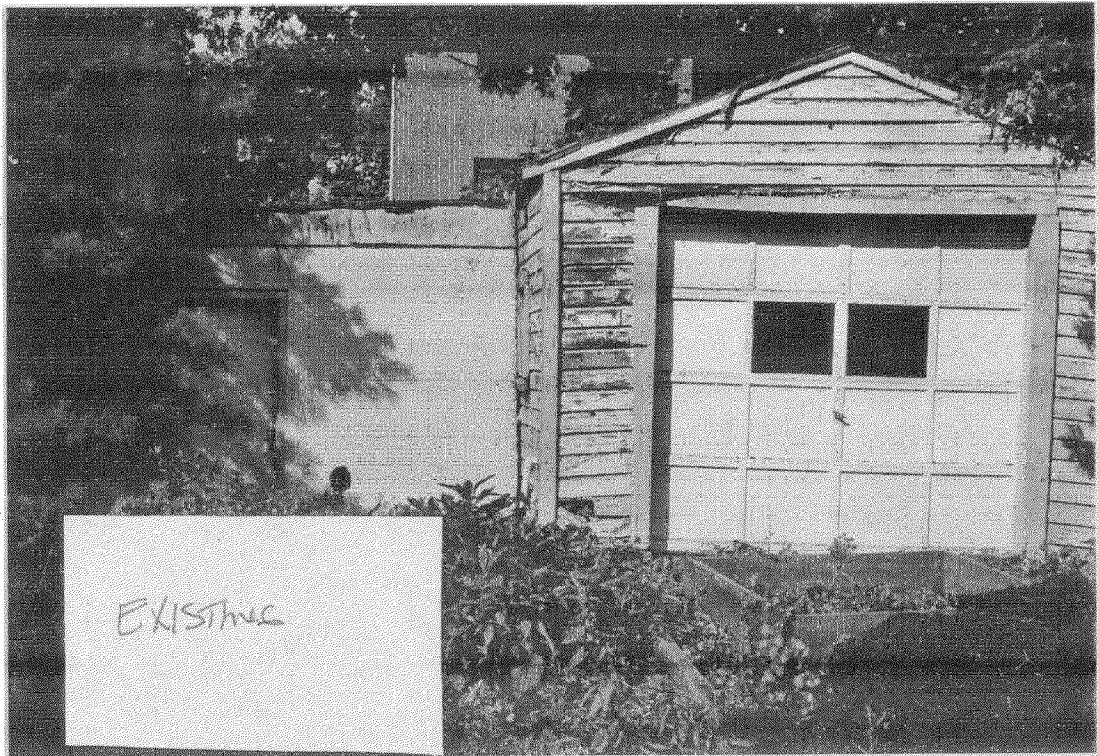
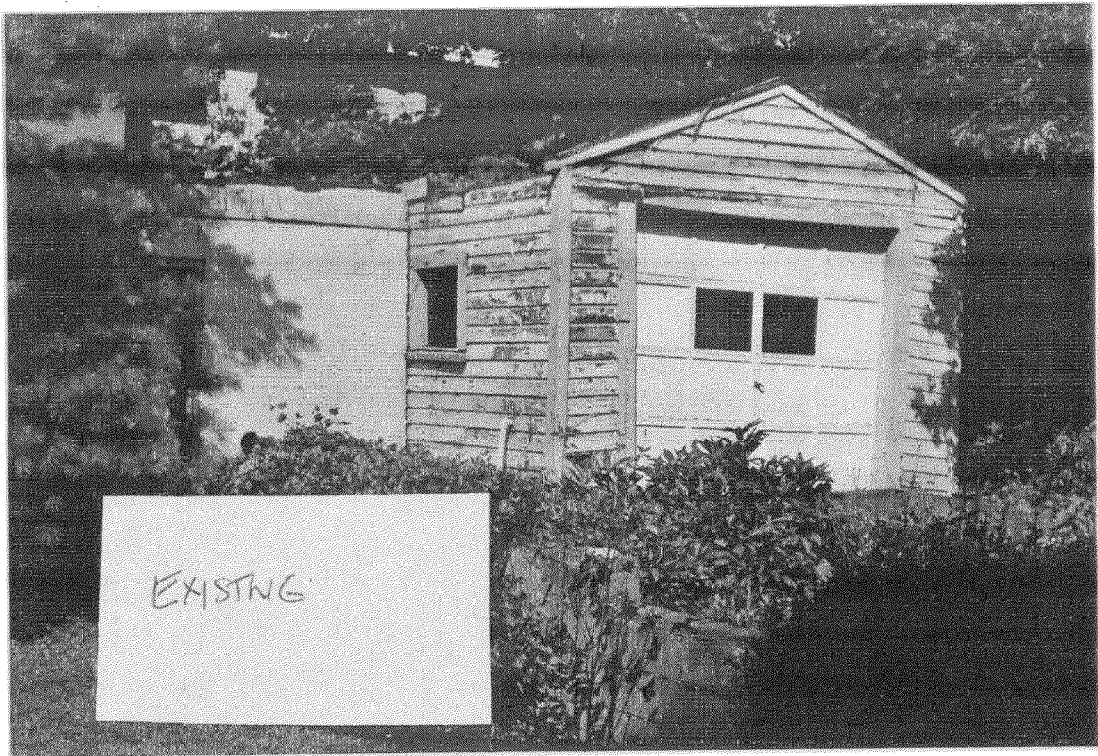
2 FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"

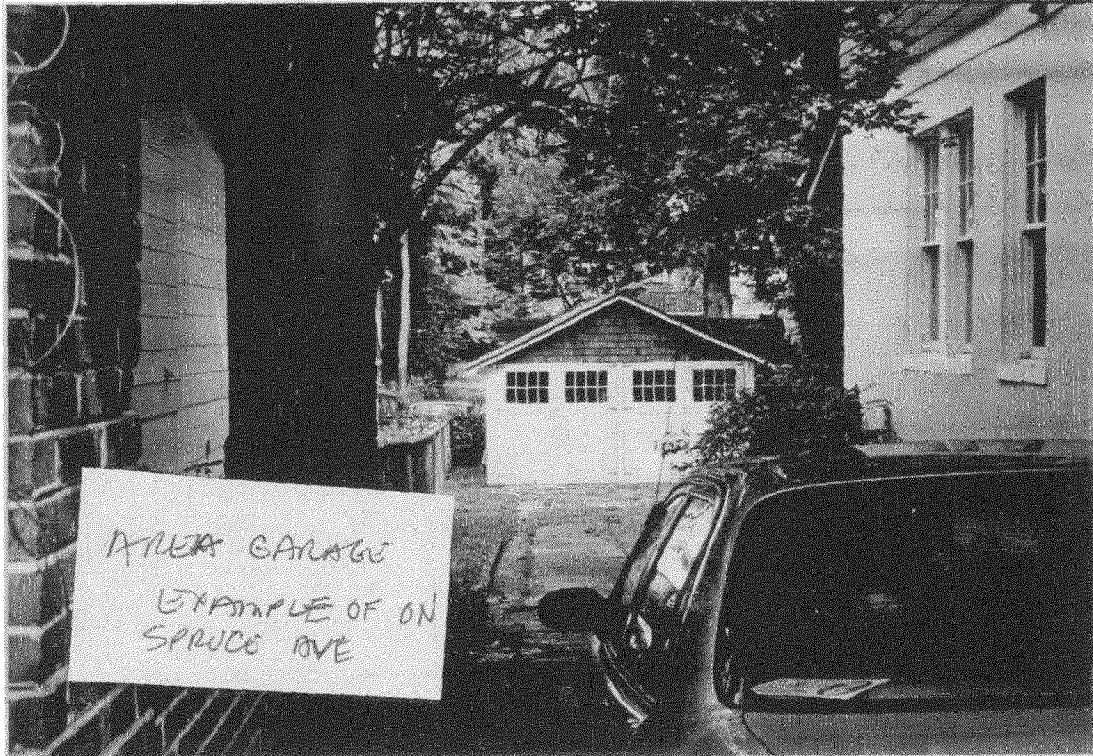
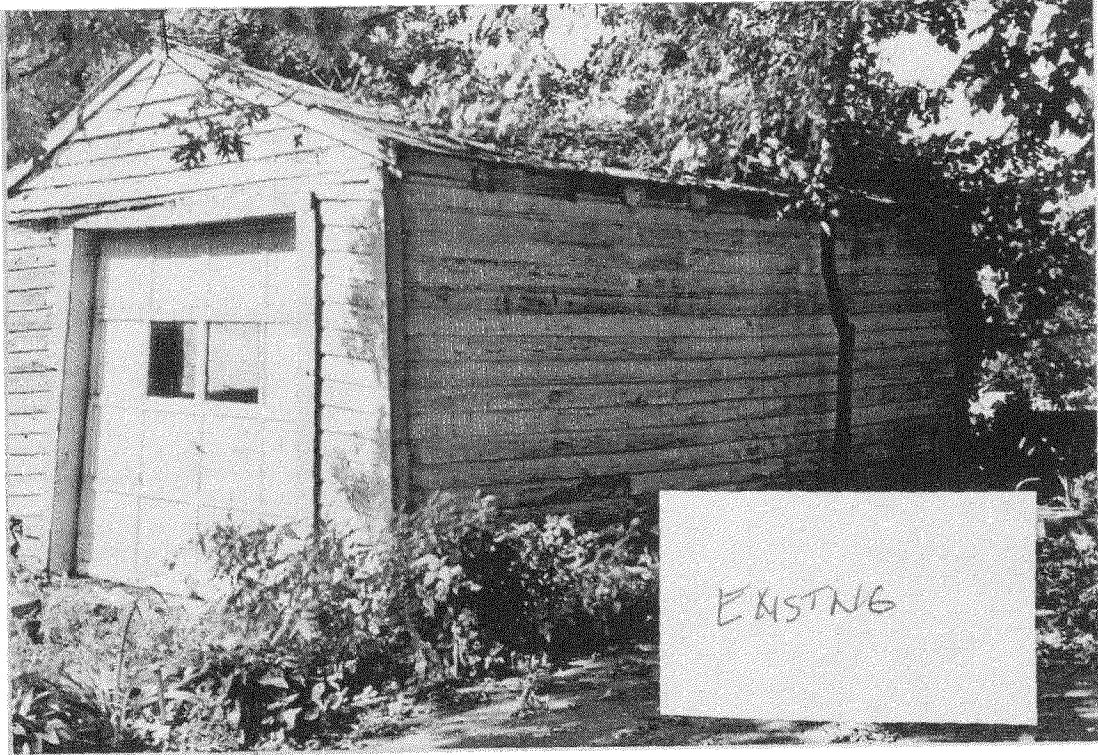




4 SECTION
 A-1 SCALE: 1/4" = 1'-0"

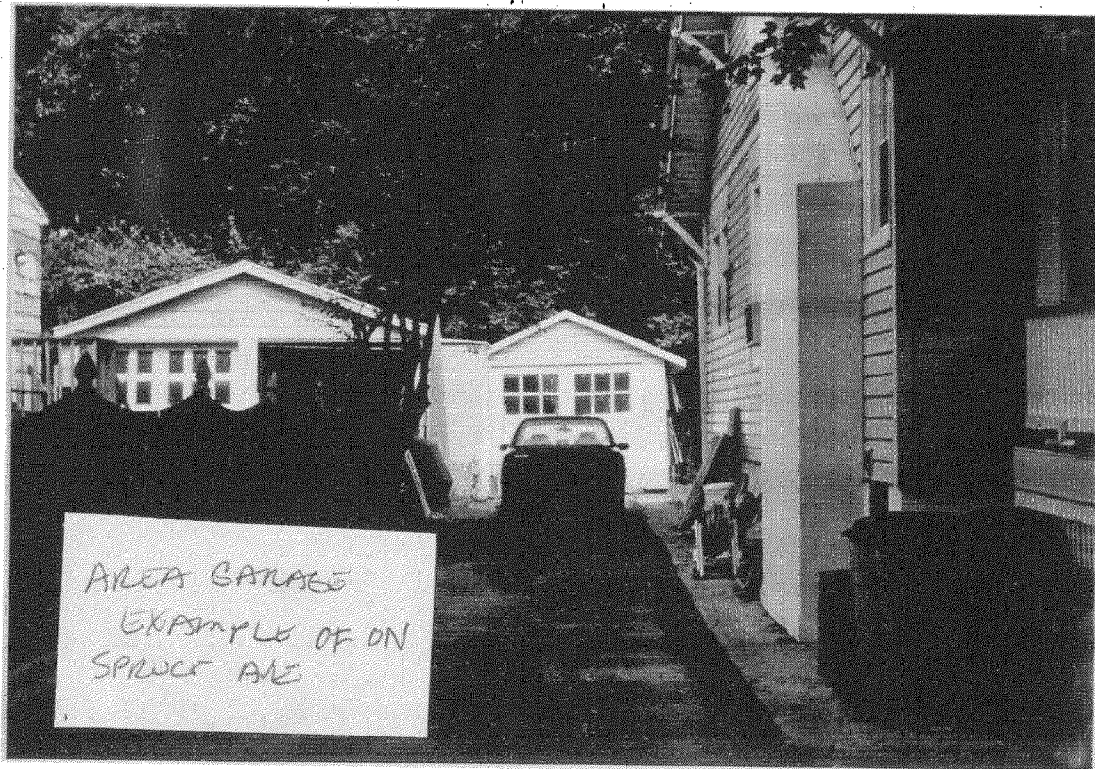
111



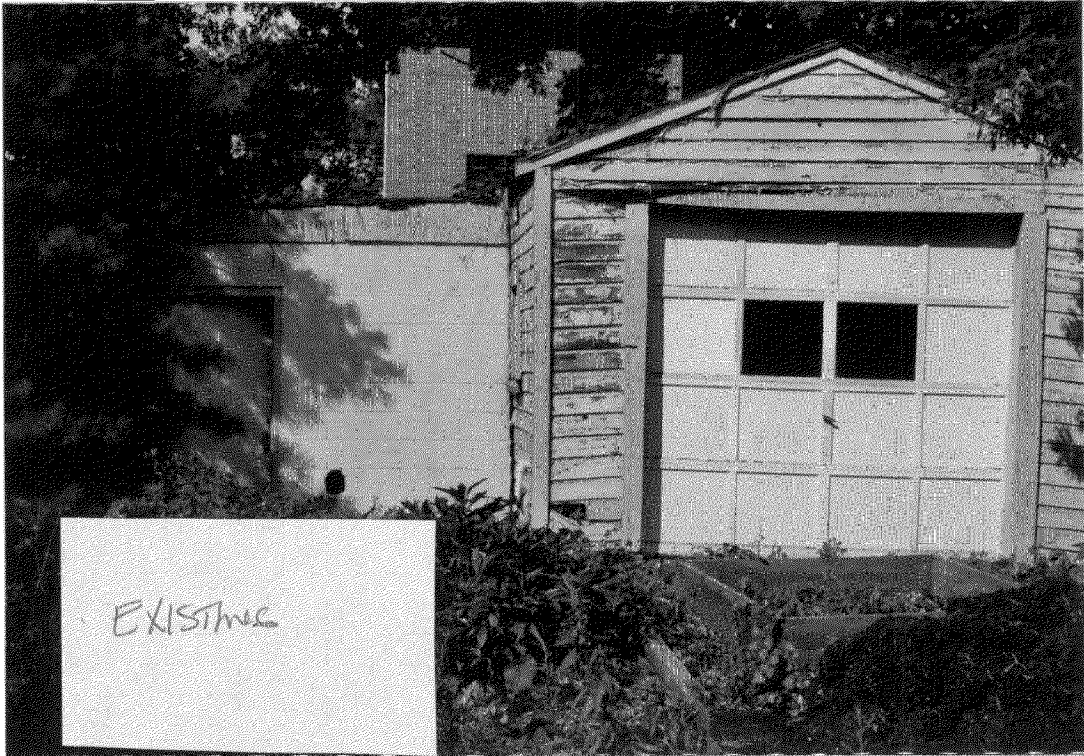
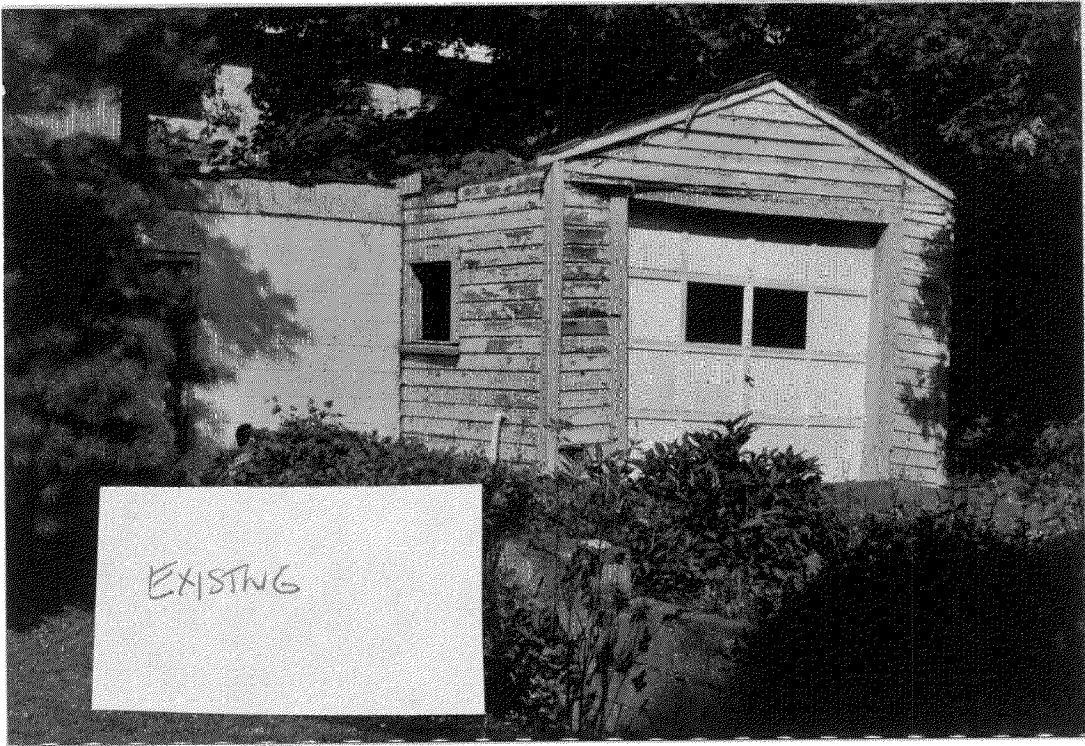


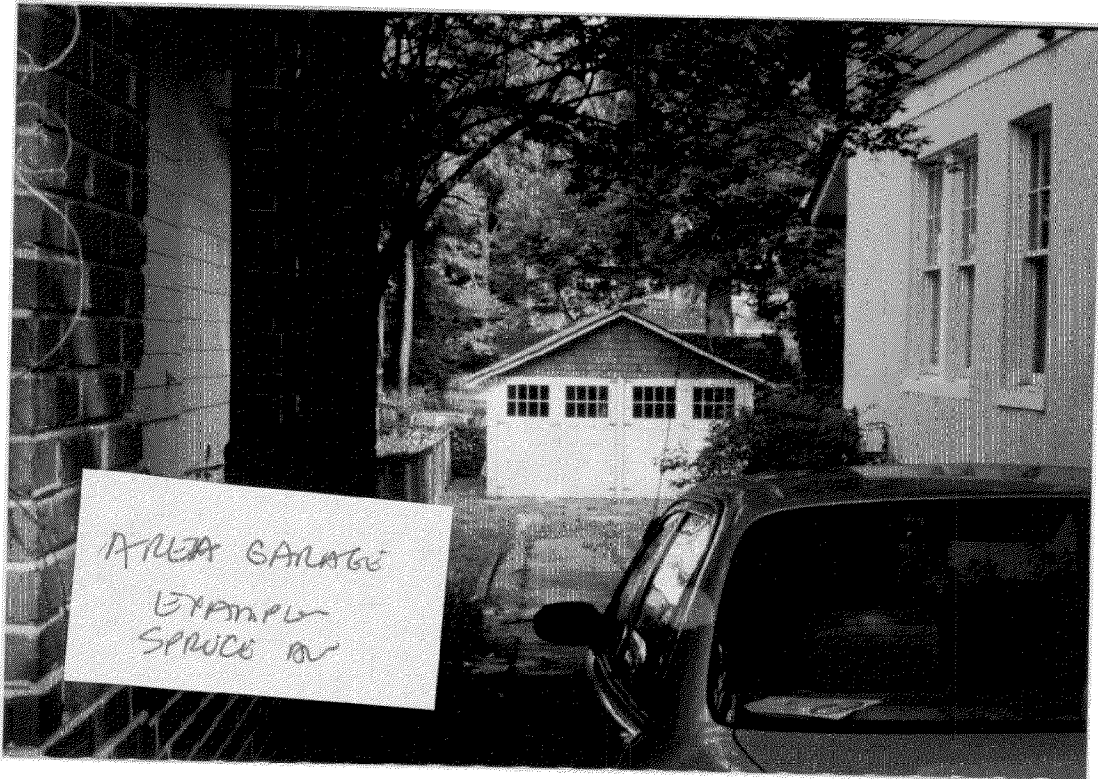
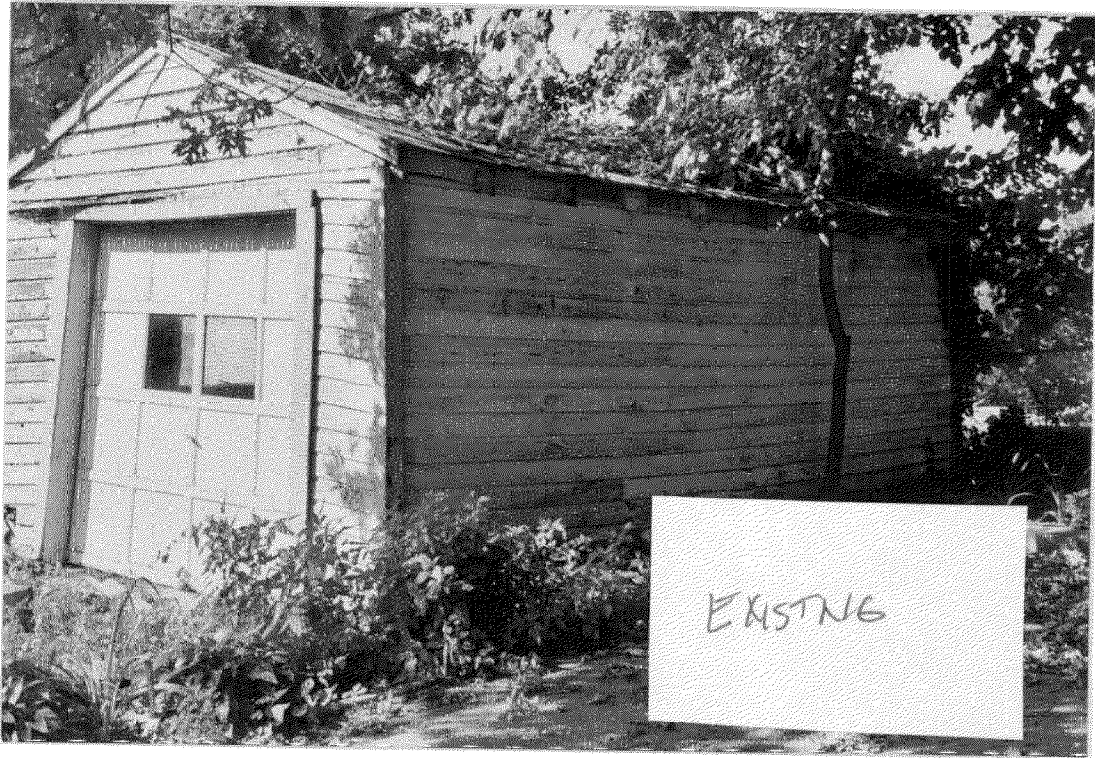


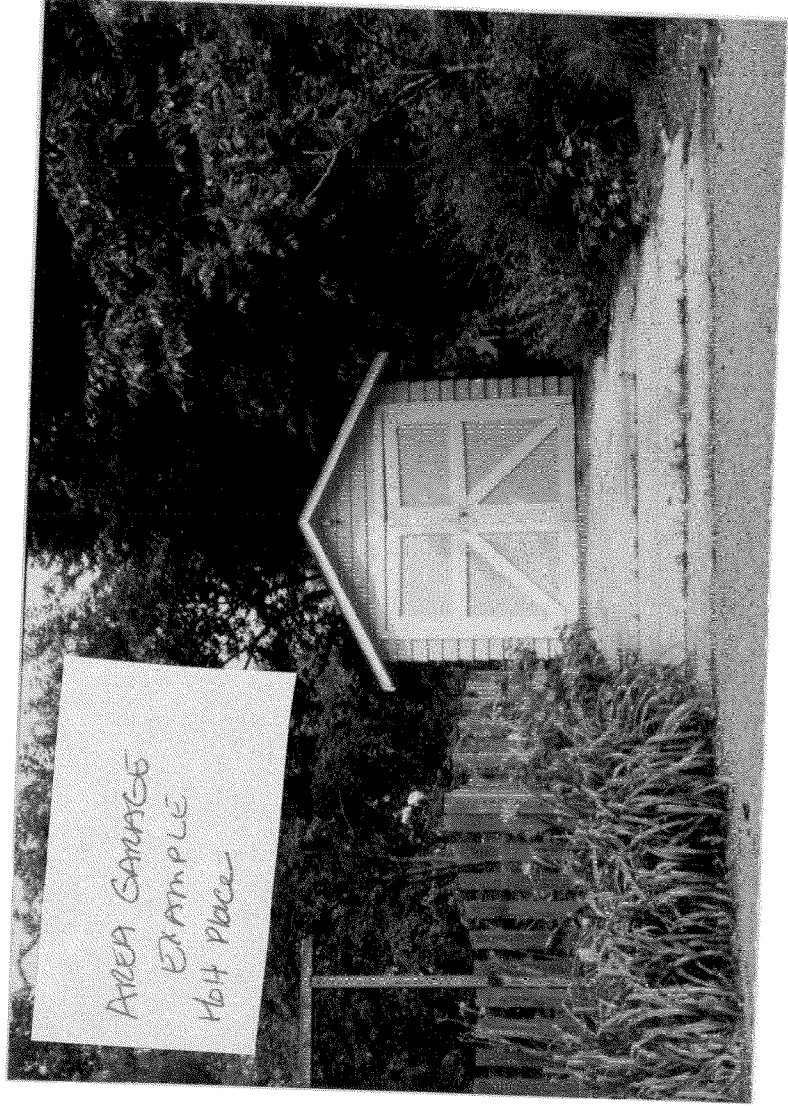
AREA GARAGE
EXAMPLE ON
Holt Place



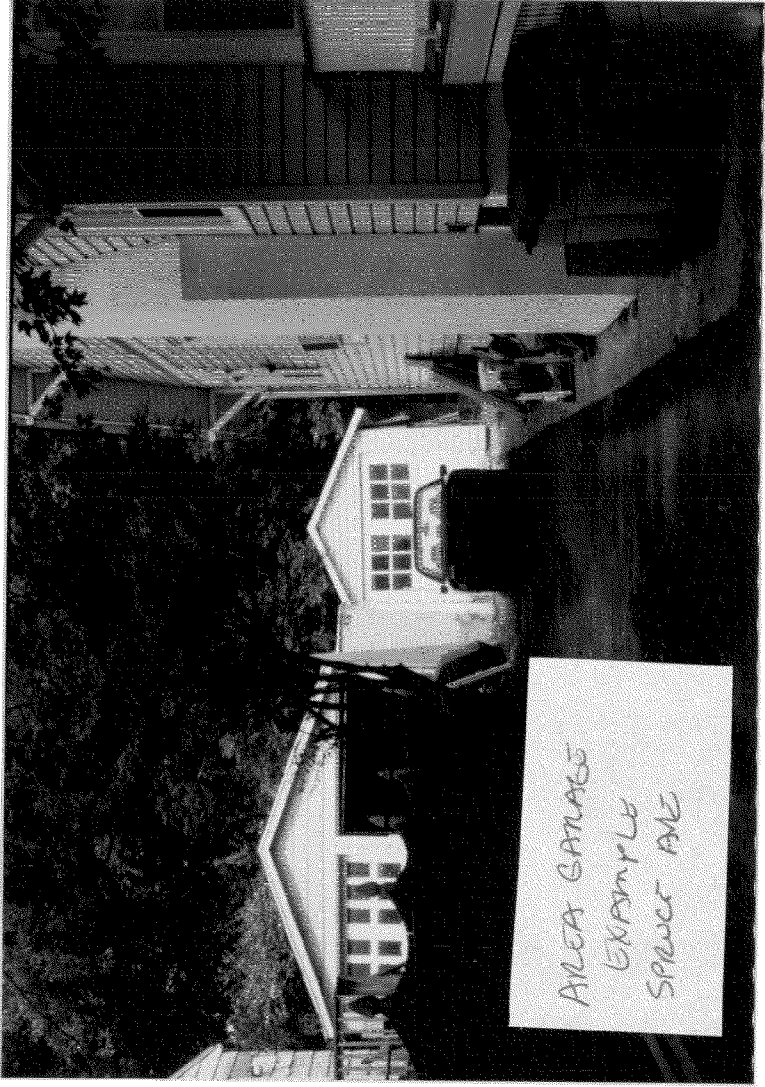
AREA GARAGE
EXAMPLE OF ON
SPRUCE AVE







AREA GARAGE
EXAMPLE
Holt Place



AREA GARAGE
EXAMPLE
SPRUE AVE