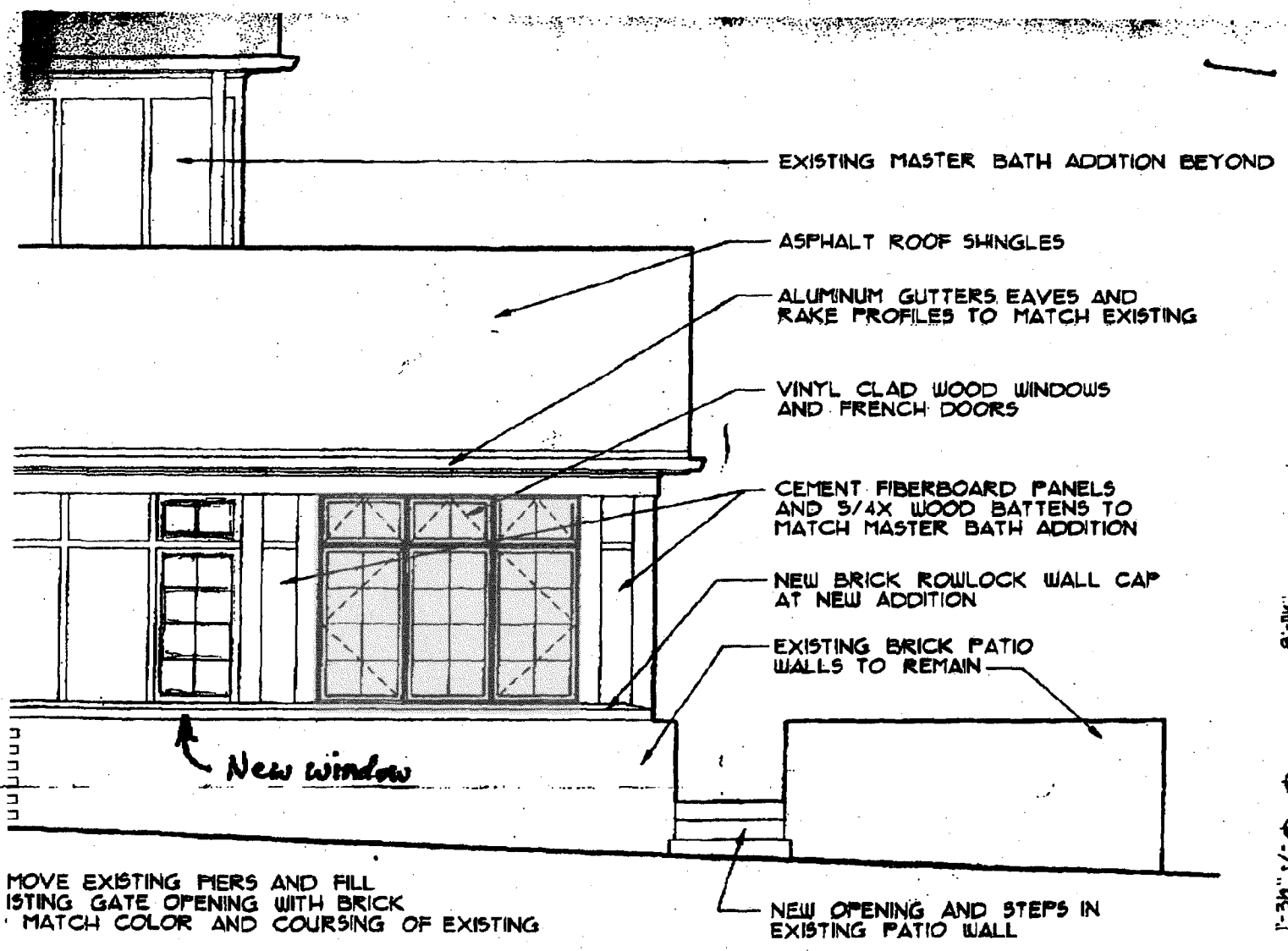


37/03-04T 608 Philadelphia Ave
Takoma Park Historic District

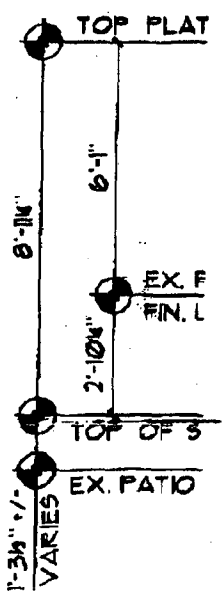
stamped
plans

in copy
room



10' ARCH R (FROM TO)

5/4X10 TR WITH WM T



NEW PATIO AND SAND PATIO SLA

HAWP # 339608

2 SIDE ELEVATION

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

APPROVED
 Montgomery County
 Historic Preservation Commission

Julia O'Malley AF

11-3-04

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Mallon

BEYOND

304

New Window

10' ARCH RADIUS
 (FROM TOP OF SLAB)

5/4X10 TRIM BAND
 WITH WM TRIM CAP

TOP PLATE

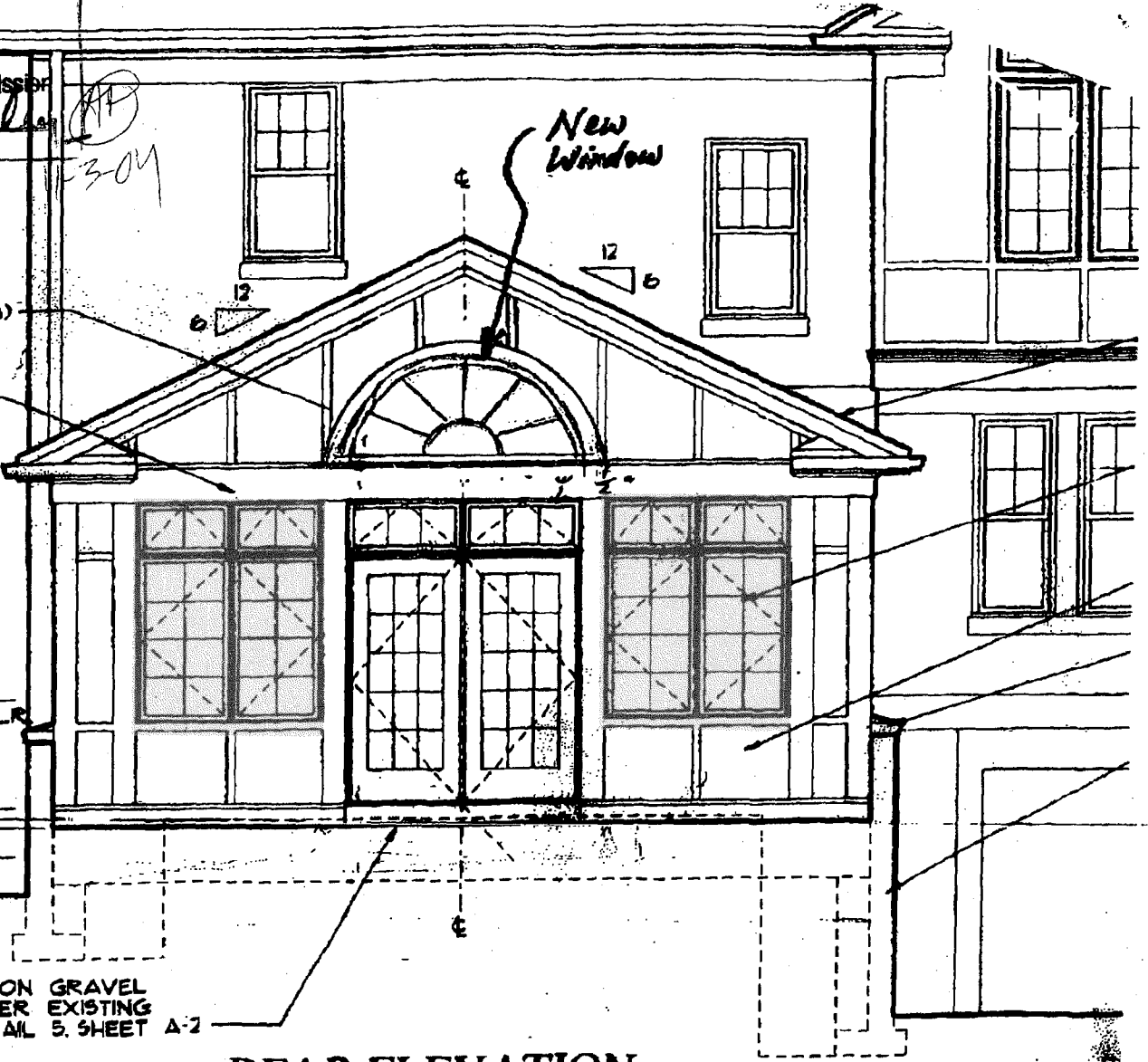
6'-0"
 2'-10 1/2"
 1'-3 3/4" VARIES

EX. FIN. FLR
 FIN. LANDING FLR

TOP OF SLAB

EX. PATIO SLAB

NEW PATIO PAVERS ON GRAVEL
 AND SAND BASE OVER EXISTING
 PATIO SLAB. SEE DETAIL 5. SHEET A-2



3

REAR ELEVATION

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

HAWP # 339608

FAX

To: Anne Fothergill (FAX # 301-563-3412)
From: Bernard Fagan (Tel. 202-208-7469; FAX 202-219-8835)
Re: Request to amend HAWP # 339608

On visiting your office several months ago, I asked what procedure I should follow if I needed to alter the plans that had been approved by your office. (The plans were for a family room addition to the rear of my home at 608 Philadelphia Avenue in Takoma Park.) In particular, I was concerned that—as the work progressed—I might want to revise the number or placement of windows.

You indicated to me that it would be a relatively simple process of faxing you the requested changes, which you would be able to evaluate and, if acceptable, authorize in that manner. As work has slowly progressed on the project, it has become apparent that my family's enjoyment of the new room would be enhanced by the addition of two windows.

Attached to this cover note are two pages showing changes to the drawings that were originally approved. I would very much appreciate your approval of these changes.

Please feel free to call me at 202-208-7469 if you require any additional information.




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit #339608

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: Bernard Fagan

Address: 608 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



240/777-6370

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bernard Fagan

Daytime Phone No.: 202-208-7469

Account No.: 339608

Name of Property Owner: Bernard Fagan Daytime Phone No.: 202-208-7469

Address: 608 Philadelphia Ave, Takoma Park, MD 20912
Street Number City Street Zip Code

Contractor: (self) Phone No.: 202-208-7469

Contractor Registration No.: N/A

Agent for Owner: (self) Daytime Phone No.: 202-208-7469

LOCATION OF BUILDING/PREMISE

House Number: 608 Street: Philadelphia Avenue

Town/City: Takoma Park Nearest Cross Street: Takoma Avenue

Lot: 12 Block: 69 Subdivision:

Block: Folio: 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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

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

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

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.

Bernard C Fagan
Signature of owner or authorized agent

4/1/04
Date

Approved: _____
 Disapproved: _____
 Signature: Julia O'Malley Date: 4-29-04
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

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

House is a c. 1928 2-story brick Colonial Revival structure that is a non-contributing resource to the Takoma Park Historic District. The house is situated in the front half of a 1/2 acre lot that is heavily treed. At the rear of the house is a covered wood deck and concrete patio within a "U"-shaped brick wall approx. 3' high. The structure has an asphalt roof and two symmetrical dormers on the front facade.

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

Project includes removal of the covered wood deck at the rear of the house and replacing it with a family room measuring approximately 20' x 20'. The existing brick patio walls will remain and be integrated into the exterior of the new room. Exterior will be Hardie panels with simulated stucco appearance, mimicking the Tudor style. Windows will be casements with grids. French doors will open onto what remains of the existing patio.

SITE PLAN

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

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

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.

1. 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.
1. 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.

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.

PHOTOGRAPHS

1. 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.
1. 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.

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.

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	608 Philadelphia Ave., Takoma Park	Meeting Date:	04/28/04
Applicant:	Bernard Fagan	Report Date:	04/21/04
Resource:	Non-Contributing Resource Takoma Park Historic District	Public Notice:	04/17/04
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-04T	Staff:	Anne Fothergill
PROPOSAL:	Rear addition	RECOMMEND:	Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Takoma Park Historic District
STYLE: Brick Colonial Revival
DATE: c.1928

PROPOSAL

The applicants are proposing to remove the covered wood deck at the rear of the house and construct a 1-story 20' x 20' addition. The existing brick patio walls will remain and become part of the exterior of the new addition. The new addition will be clad with Hardiepanel vertical siding that has a simulated stucco appearance and will have asphalt roofing shingles. The addition will have vinyl-clad wood casement windows and French doors that open to the remaining section of the existing patio.

STAFF DISCUSSION

A Non-Contributing resource in the Takoma Park Historic District is subject to the most lenient level of design review. The HPC considers alterations to Non-Contributing resources in terms of their impact on the overall streetscape and environmental setting of the historic district. The *Takoma Park* Guidelines state "most alterations and additions to non-contributing resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole." The proposed addition to this building is at the rear of the house and the alterations do not negatively impact the streetscape, landscape or historic district. Staff recommends approval.

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,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. 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) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address

Bernard Fagan
608 Philadelphia Ave.
Takoma Park, MD 20912

Owner's Agent's mailing address

N/A

Adjacent and confronting Property Owners mailing addresses

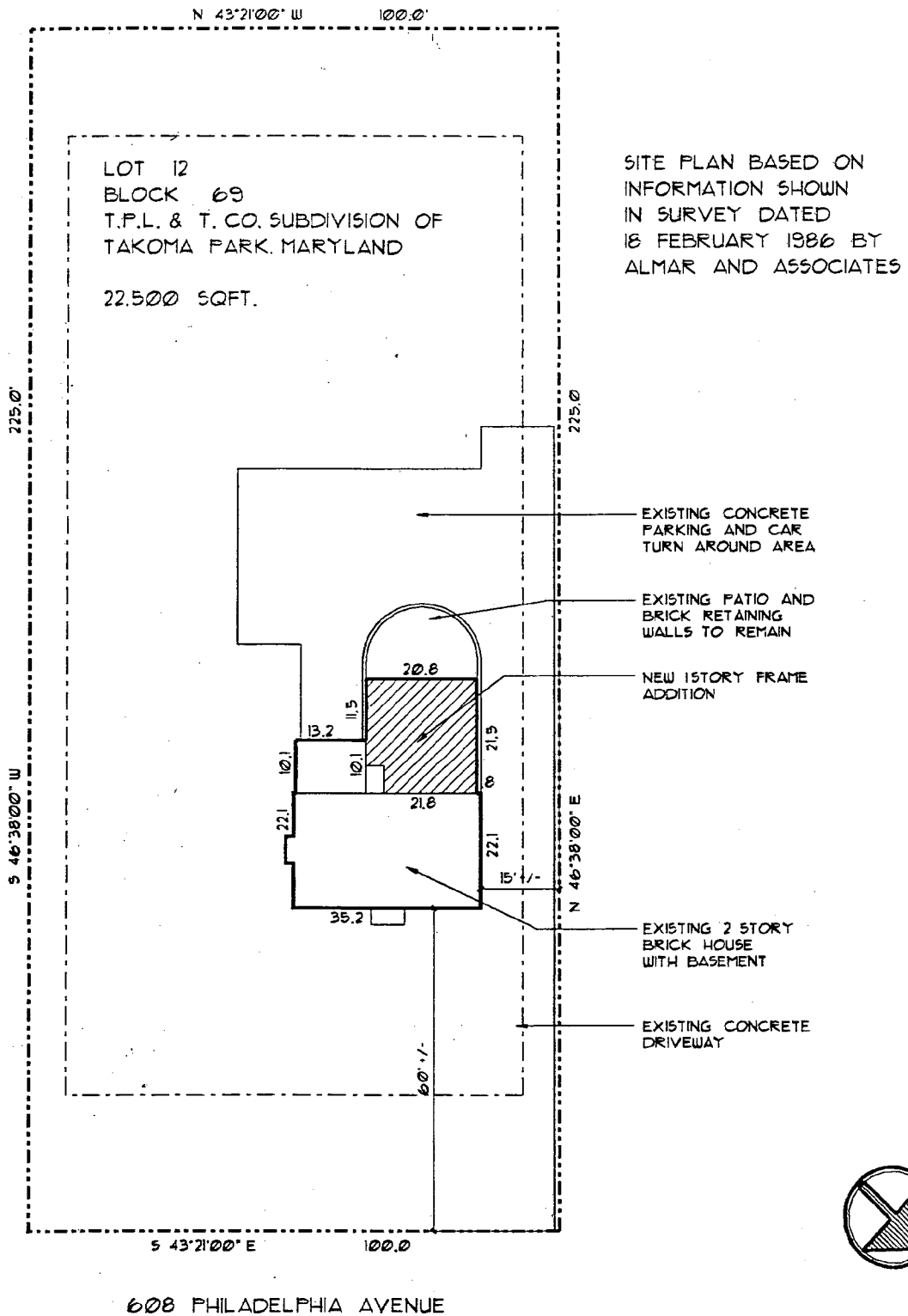
Martin J. Lowery
612 Philadelphia Ave
Takoma Park, MD 20912

Montgomery College
7600 Takoma Ave
Takoma Park, MD 20912

Ernestine Hersey
609 Philadelphia Ave
Takoma Park, MD 20912

Nick Chawla
7710 Takoma Ave.
Takoma Park, MD 20912

Douglas Leatherbury
607 Philadelphia Ave.
Takoma Park, MD 20912



Fagan Addition

608 Philadelphia Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue

Takoma Park, Maryland 20912

301-270-9480

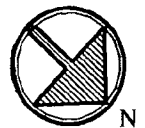
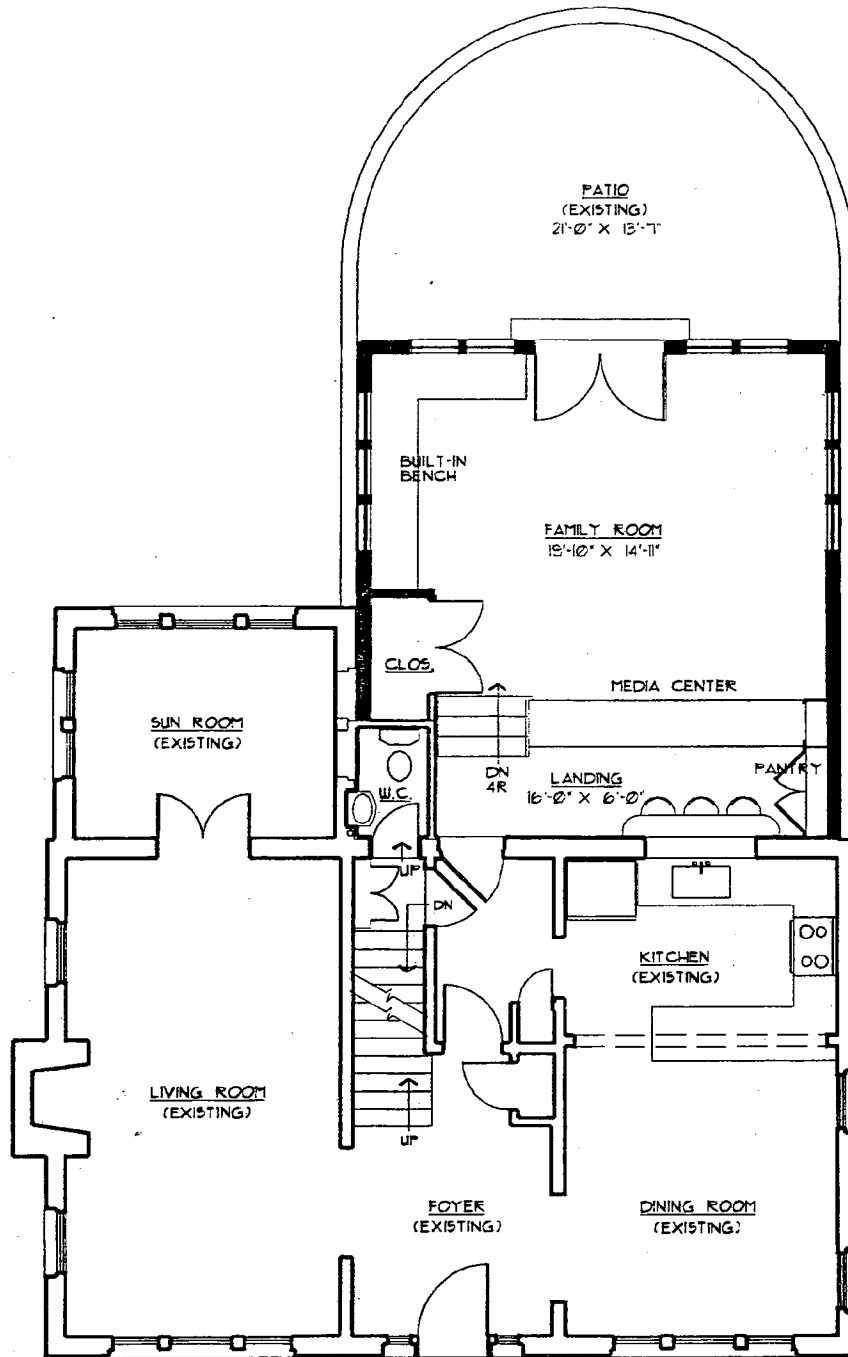
#0334

1" = 30'

3.30.04

Proposed Site Plan

A-1
6



Fagan Addition

608 Philadelphia Avenue, Takoma Park, MD 20912

Proposed Floor Plan

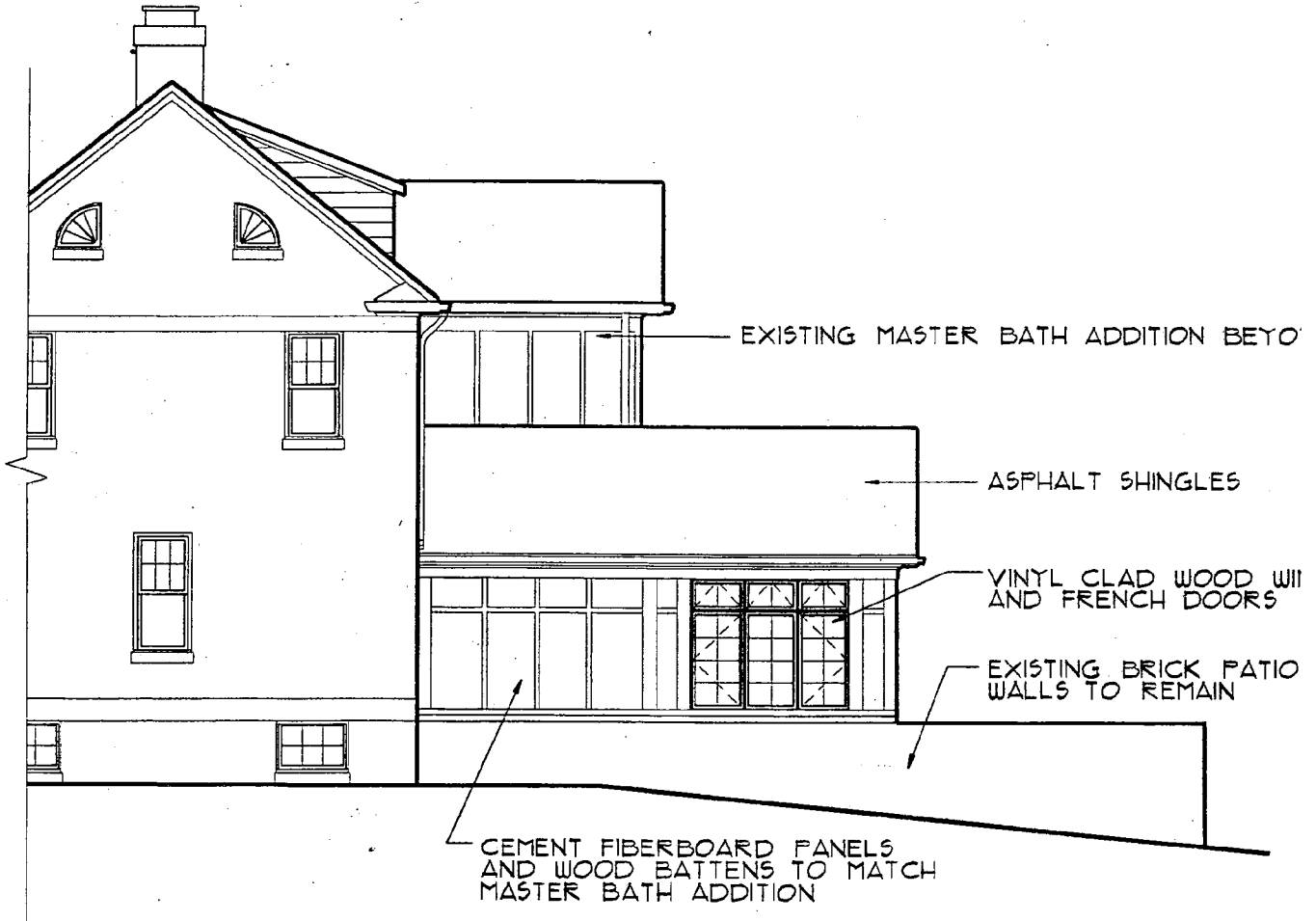
Bennett Frank McCarthy Architects, Inc.

#0334

7003 Carroll Avenue

1/8" = 1'-0"

A-2 (7)



Fagan Addition

608 Philadelphia Avenue, Takoma Park, MD 20912

Proposed Right Elevation

Bennett Frank McCarthy Architects, Inc.

#0334

7003 Carroll Avenue

1/8" = 1'-0"

Takoma Park, Maryland 20912

301-270-9480

3.30.04

A-3

8



Fagan Addition

608 Philadelphia Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue

Takoma Park, Maryland 20912 301-270-9480

Proposed Rear Elevation

#0334

1/8" = 1'-0"

3.30.04

A-4

9



Fagan Addition

608 Philadelphia Avenue, Takoma Park, MD 20912

Proposed Left Elevation

Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue

Takoma Park, Maryland 20912

301-270-9480

#0334

1/8" = 1'-0"

3.30.04

A-5
(16)

Bernard Fagan

608 Philadelphia Ave., Takoma Park



Rear view from West ↗

Front view from Philadelphia Ave ↘





Side view from West ↗

Side view from Southeast ↘



608 Philadelphia Ave, Takoma Park

Bernard Fagan