

27 Philadelphia Avenue, Takoma Park
(HPC Case # 37/03-08 BBB)

Takoma Park Historic District

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 Philadelphia Avenue, Takoma Park	Meeting Date:	9/10/2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/3/2008
Applicant:	Patrick & Sharon Sheehan	Public Notice:	8/27/2008
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-08BBB	Staff:	Josh Silver
PROPOSAL:	Garage replacement		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application with the following conditions:

1. The applicants will utilize simulated divided light wooden windows and doors.
2. The proposed garage must have a brick veneer exterior.
3. The applicants must contact the Takoma Park arborist to determine if a tree protection plan is required for this project. If required, the plan will be implemented prior to beginning any work at the site.

ARCHITECTURAL DESCRIPTION

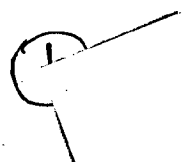
SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1915-25

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.



Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL

The applicants are proposing to construct a 21' x 12'6" cinderblock (with brick veneer exterior) flat roof

garage at the back of the subject property. The subject property is a through lot that fronts Philadelphia Avenue and connects to Park Avenue where the proposed garage will be located. The proposed garage will be located in the same approximate location as an original garage of the same dimensions and materials that was severely damaged by a recent storm event. The applicants are also proposing a minor adjustment to the existing driveway apron on Park Avenue to provide improved access to the new garage that must be shifted 5' west to meet current county setback requirements for new construction.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient 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. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- 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;

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed garage installation project and minor adjustment to existing driveway apron at the subject property. Although the new garage does not include the reconstruction of an original fireplace at the rear of the structure, the design, materials and location are replicative of the original garage. Because of the buildings visibility from Park Avenue, it is important that the brick be compatible with the streetscape. The proposed garage will be located 5' further west than the original garage in order to comply with current county setback requirements associated with the property. This required adjustment will have no impact to the streetscape of the historic district. The proposed work will not impact the streetscape of the historic district and is consistent with the *Guidelines* and *Standards* for new construction within the Takoma Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 9370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: SHARON SHEEHAN

Daytime Phone No.: 301-641-0636

Tax Account No.: 13-25-01058621

Name of Property Owner: PATRICK J. + SHARON M. SHEEHAN Daytime Phone No.: 301-641-0636

Address: 4720 JASMINE DR ROCKVILLE MD 20853
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: NONE Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 27 PHILADELPHIA AVE Street: _____

Town/City: TAKOMA PARK Nearest Cross Street: (The lot is a THROUGH LOT. FRONTS ON PHILA + BACKS ON TO PARK (W.))

Lot: 9 Block: 4 Subdivision: HILL-CREST, PLAT BK 2 PLAT 140

Liber: 4841 Folio: 648 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|---|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Job | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>GARAGE DRIVEWAY w/ NEW APRON</u> | | | |

1B. Construction cost estimate: \$ 20000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

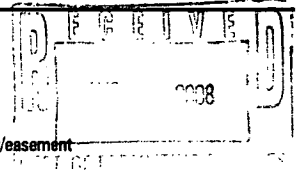
2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 2 1/2 feet 6 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.

Sharon M. Sheehan 8/20/08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 493663 Date Filed: 8/20/08 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:

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

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. **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.
- b. 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

- a. 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.
- b. 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.

⑥

SHARON M. SHEEHAN, ESQ.
4720 JASMINE DRIVE
ROCKVILLE, MARYLAND 20853

August 20, 2008

Department of Permitting Services
255 Rockville Pike, 2nd Floor,
Rockville, Maryland 20850

FAX- 240-777-6262

Re: Historical Permit to Replace Garage at 27 Philadelphia Avenue, Takoma Park
PERMIT #493663

Dear Sir or Madam,

This morning I submitted our application for the Historical Permit, which included 8-1/2" x 11" copies of the structural engineers plan, and photographs. I forgot to include a statement that I have spoken to Alana (did not write down her last name) from the Historical Committee office, I believe, and Laura Bradshaw, Permitting Office, regarding our situation. Here is what they recommended that I cover in our application:

1. 27 Philadelphia Avenue, Takoma Park is a "through lot," which fronts on Philadelphia Avenue and backs onto Park Lane. The driveway entrance is on Park Lane.
2. The lot is less than 5,000 square feet.
3. The garage was demolished in a storm when a huge tree fell on it.
4. To abide by zoning, we plan to reconstruct the garage and driveway to follow current set back restrictions. The code has changed since the original garage and driveway were built.
5. There are no storm water management, or well and septic issues.
6. We plan to construct the garage so that it is like the one that was demolished, even with the flat roof. The original garage was similar in large part to the one next door. The original garage was cinder block with brick facing, similar to the garage next door. Prior owners removed the brick facing. If we can afford it, we'll reconstruct the garage with the brick facing. If we can't afford it, we'll reconstruct it only with the cinder blocks and paint it, similar to what it looked like when the tree demolished it. We do not plan to replace the brick fireplace that was affixed to the back of the garage. Instead, we plan to put a back door in.

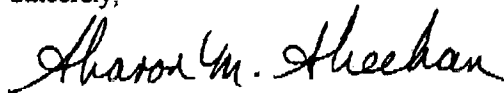
August 20, 2008
Re: 27 Philadelphia Avenue: Historical Permit
Page 2

7. We have submitted an application for a Driveway Apron Permit (copy attached).

8. The residence is a rental property and we abide by all licensing requirements.

If you have any questions, or require additional information, please let me know (Cell: 301-641-0636). Also, I have the large size typical engineering plans if you want to see detail clearly. *would you please attach this letter to our application today? Thank you.*

Sincerely,



Sharon M. Sheehan

Enclosure



VICINITY MAP

General Notes

1. Property Data

Legal References (deed and/or subdivision record reference):

Lot 9 Block 4

Parcel Area 4892.5 Square Feet

Water and Sewer Category Public Water and Sewer

2. Existing Site Data

Property lines shown hereon were taken from field observation and available records.

This plan has been prepared without the benefit of a title examination.

3. Utility Data

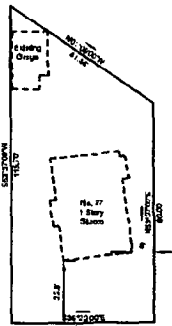
Utility locations shown hereon are from available plans and field observations where surface indications exist.

Digging of test pits at all future utility crossing is recommended.

Contact "Miss Utility" at 1-800-257-7777, 48 hours prior to any excavation.

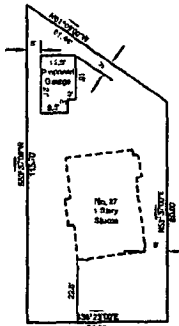
4. Proposed Site Data

9



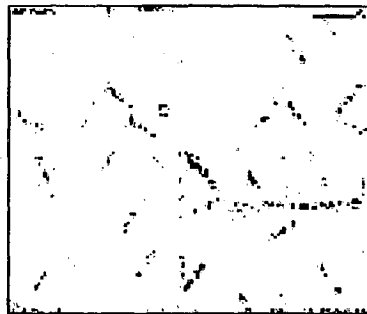
EXISTING CONDITIONS

SCALE: 1"=20'



PROPOSED CONDITIONS

SCALE: 1"=20'



VICINITY MAP

General Notes

1. Property Data
Legal References (deed and or subdivision record reference):
Lot 9, Block 4
Parcel Area 4992.1 Square Feet
Water and Sewer Category Public Water and Sewer
2. Existing Site Data
Property lines shown between were taken from field observation and available records.
This site has been prepared without the benefit of a site examination.
3. Utility Data
Utility locations shown herein are from available plans and field observations. Water surface indications exist.
Digging of test pits at all future utility crossing is recommended.
Contact "Mitas Utility" at 1-800-227-1111, 48 hours prior to any excavation or construction.
4. Proposed Site Data
Building Restriction Lines shown herein were obtained from the Montgomery County Code, unless otherwise noted.
No Change to Existing Building setbacks.
Area of Disturbance not shown here.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14075, Expiration Date: 08-16-2016.

**ASPE
Consulting Engineer**

11005 Roundtable Ct.
North Bethesda, MD 20862
Tel: 301-714-0282, 301-630-1710
e-mail: aspe@aol.com

PROJECT

Sheehan Residence
Lot 9, Block 4
27 Philadelphia Avenue
Silver Spring Maryland

SYMBOL	DATE	ISSUED FOR

SCALE	NORTH

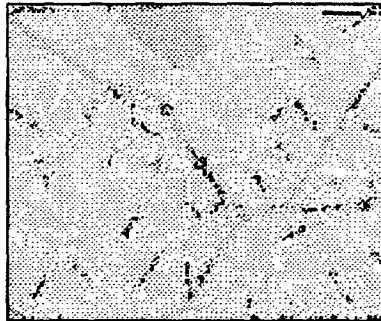
SHEET TITLE

Site Plan

SHEET NO.

C-01

10

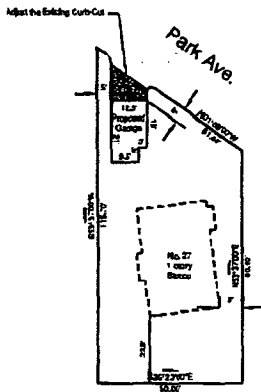


VICINITY MAP

General Notes

1. Property Data
 Legal References (deed and/or subdivision record reference):
 Lot 9 Block 4
 Parcel Area 4892.5 Square Feet
 Water and Sewer Category: Public Water and Sewer
2. Existing Site Data
 Property lines shown hereon were taken from field observations and available records.
 This plan has been prepared without the benefit of a 60c consolidation.
3. Utility Data
 Utility locations shown hereon are from available plans and field observations were surface indications only.
 Digging of test pits at all future utility crossing is recommended.
 Contact "Nasa Utility" at 1-800-253-7777, 48 hours prior to any excavation or construction.
4. Proposed Site Data
 Building Restrictions Lines shown hereon were obtained from the Montgomery County Code, unless otherwise noted.
 No Change to Existing Dumbing as back.
 Area of disturbance: 600 Square Feet

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14073, Expiration Date: 08-20-2016.



PROPOSED CONDITIONS

SCALE: 1"=20'

**ASPE
Consulting Engineer**

11005 Roundtable Ct.
 North Bethesda, MD 20852
 Tel: 301-717-6982, 301-630-1710
 e-mail: aspe@aspe.com

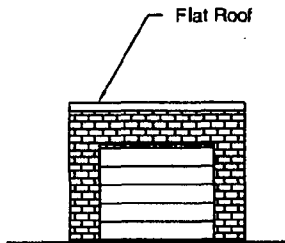
PROJECT

Sheehan Residence
 Lot 9, Block 4
 27 Philadelphia Avenue
 Silver Spring Maryland

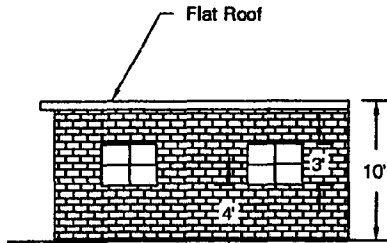
SYMBOL	DATE	ISSUED FOR

SCALE	NORTH

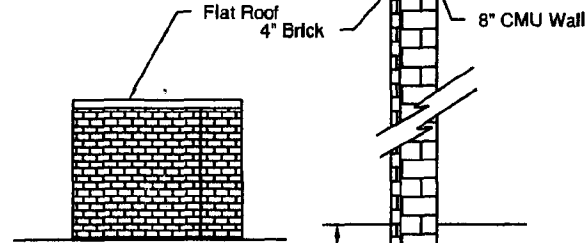
SHEET TITLE
Site Plan
SHEET NO.
C-01



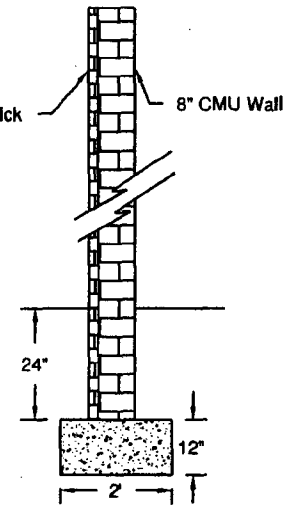
Front Elevation



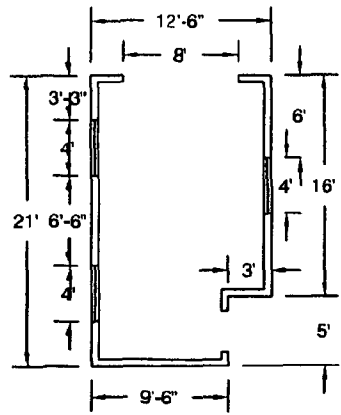
Right Elevation



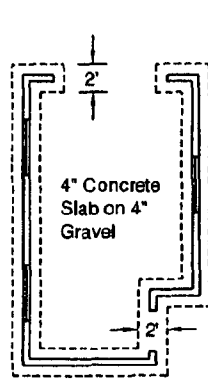
Back Elevation



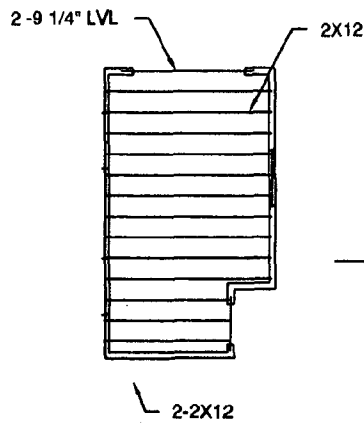
Typical Wall Section



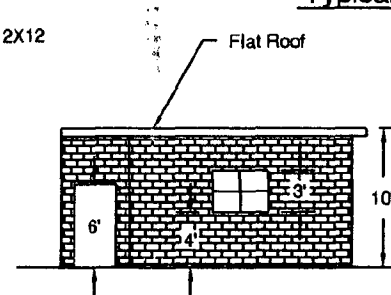
Garage Plan



Foundation Plan



Roof Framing Plan



Left Elevation

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14073, Expiration Date: 08-20-2018

ASPE
Consulting Engineer

1001 Roundtable Ct.
North Bethesda, MD 20852
Tel: 301-717-6982, 301-690-1710
email: aspe@aspe.net

PROJECT

Sheehan Residence
Lot 9, Block 4
27 Philadelphia Avenue
Silver Spring Maryland

SYMBOL	DATE	ISSUED FOR

SCALE	NORTH

SHEET TITLE

Plan & Elevation

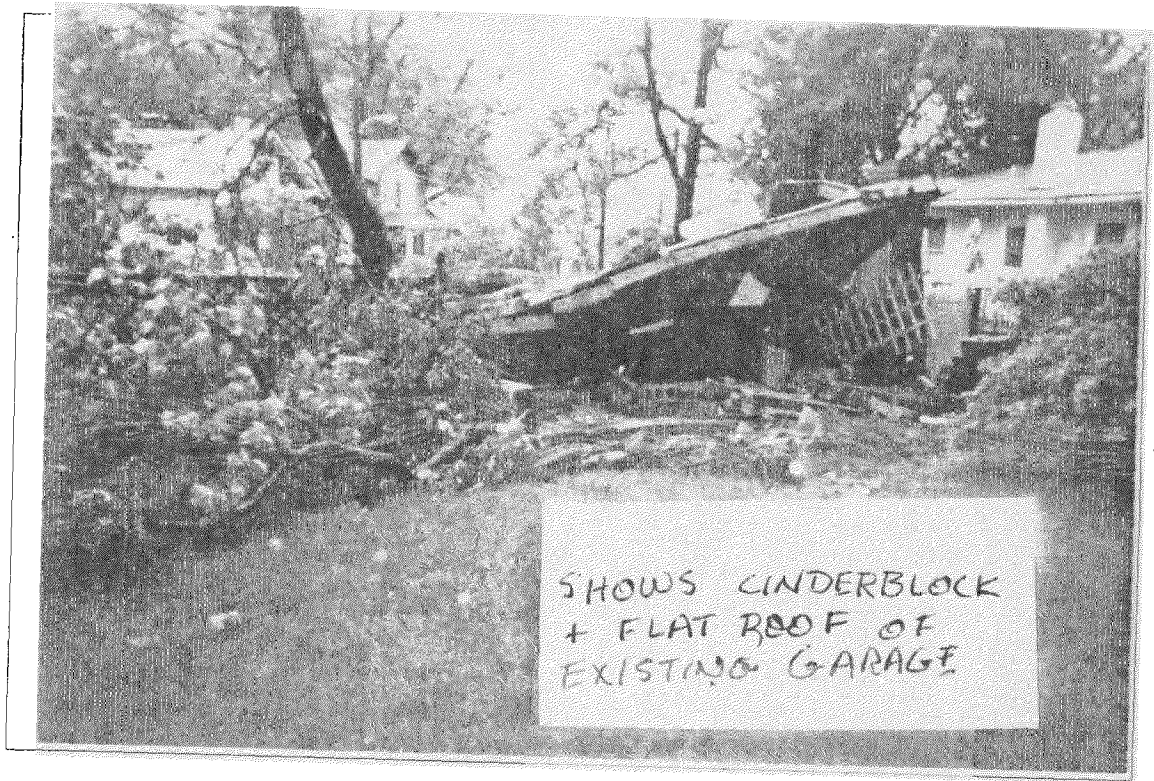
SHEET NO.

A-01

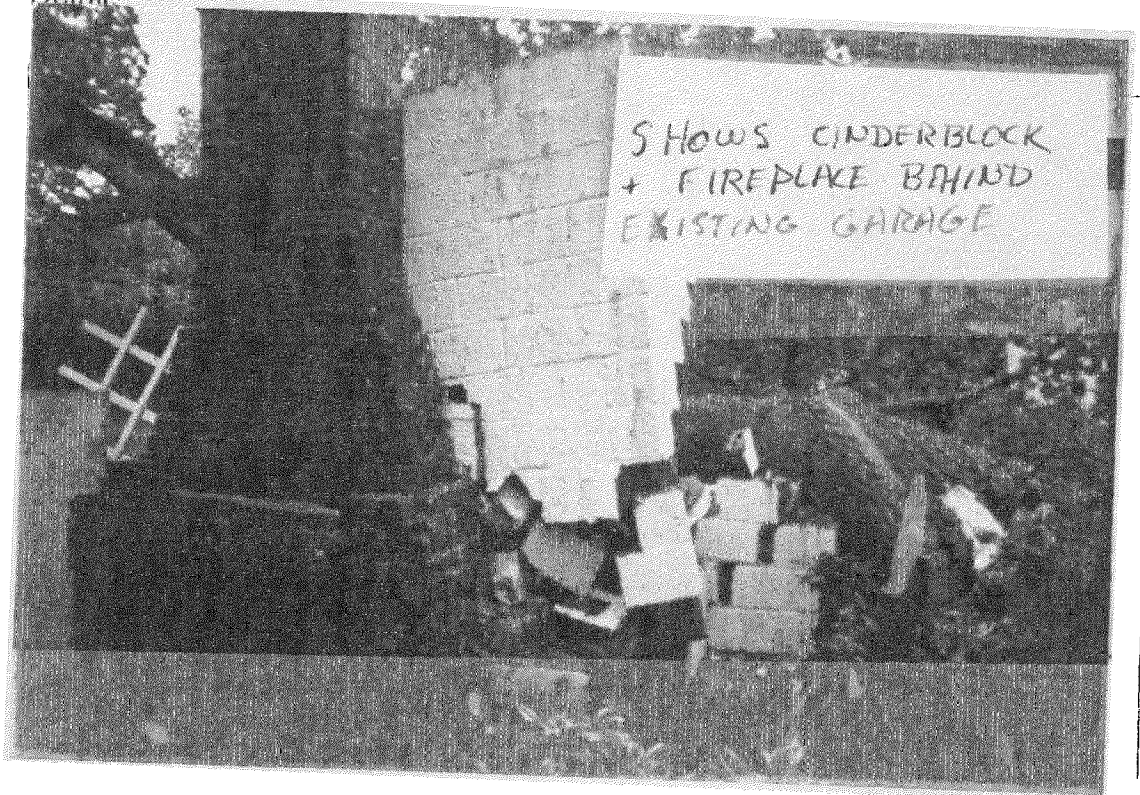
**27 Philadelphia Avenue, Takoma Park
Takoma Park Historic District**



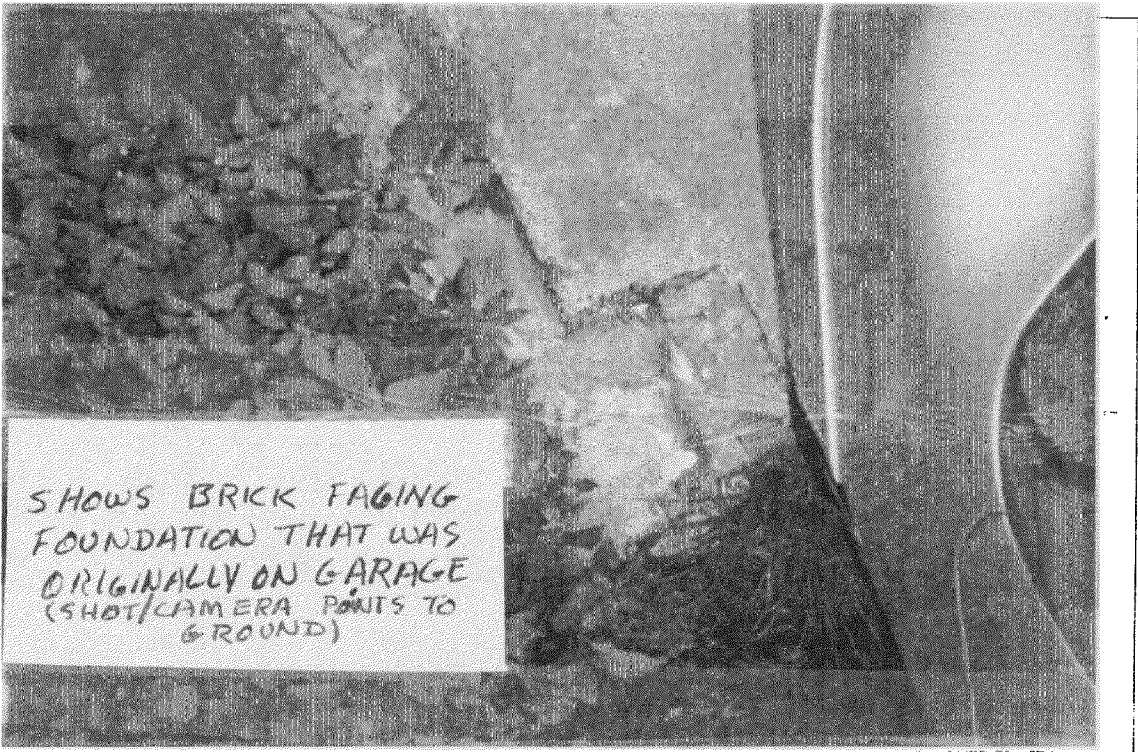
Existing Property Condition Photographs (duplicate as needed)



Detail:



Existing Property Condition Photographs (duplicate as needed)



Detail:





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

September 11, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JIS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #493663, garage replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the September 10, 2008 meeting.

1. *The applicants will utilize simulated divided light wooden windows and doors.*
2. *The proposed garage must have a brick veneer exterior.*
3. *The applicants must contact the Takoma Park arborist to determine if a tree protection plan is required for this project. If required, the plan will be implemented prior to beginning any work at the site.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Partrick & Sharon Sheehan

Address: 27 Philadelphia Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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**

Contact Person: SHARON SHEEHAN

Daytime Phone No.: 301-641-0636

Tax Account No.: 13-25-01058 (0.21)

Name of Property Owner: PATRICIA J. + SHARON M. SHEEHAN Daytime Phone No.: 301-641-0636

Address: 4720 JASMINE DR ROCKVILLE MD 20853
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: NONE Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 27 PHILADELPHIA AVE Street: _____

Town/City: TAKOMA PARK Nearest Cross Street: (The lot is a THROUGH LOT, FRONTS ON PHILA + BACKS ON TO PARK W.)

Lot: 9 Block: 4 Subdivision: HILL-CREST, PLAT BK 2, PLAT 140

Liber: 4841 Folio: 648 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|---|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Add | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | | Other: <u>GARAGE DRIVEWAY w/ NEW APRON</u> | | |

1B. Construction cost estimate: \$ 20000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

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 2 1/2 feet 6 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.

Signature: Sharon M. Sheehan Date: 8/20/08
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/11/2008
Application/Permit No.: 493663 Date Filed: 8/20/08 Date Issued: _____



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

Contact Person: SHARON SHEEHAN
Daytime Phone No.: 301-641-0636

Tax Account No.: 13-25-01058621
Name of Property Owner: PATRICK J. + SHARON M. SHEEHAN Daytime Phone No.: 301-641-0636
Address: 4720 JASMINE DR ROCKVILLE MD 20853
Street Number City State Zip Code
Contractor: SELF Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: NONE Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 27 PHILADELPHIA AVE Street: _____
Town/City: TAKOMA PARK Nearest Cross Street: (The lot is a THROUGH LOT, FRONTS ON PHILA + BACKS OUT TO PARK W.)
Lot: 9 Block: 4 Subdivision: HILL-CREST, PLAT BK 2, PLAT 140
Liber: 4841 Folio: 648 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: GARAGE, DRIVEWAY w/ NEW APRON
1B. Construction cost estimate: \$ 20000.00
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: _____
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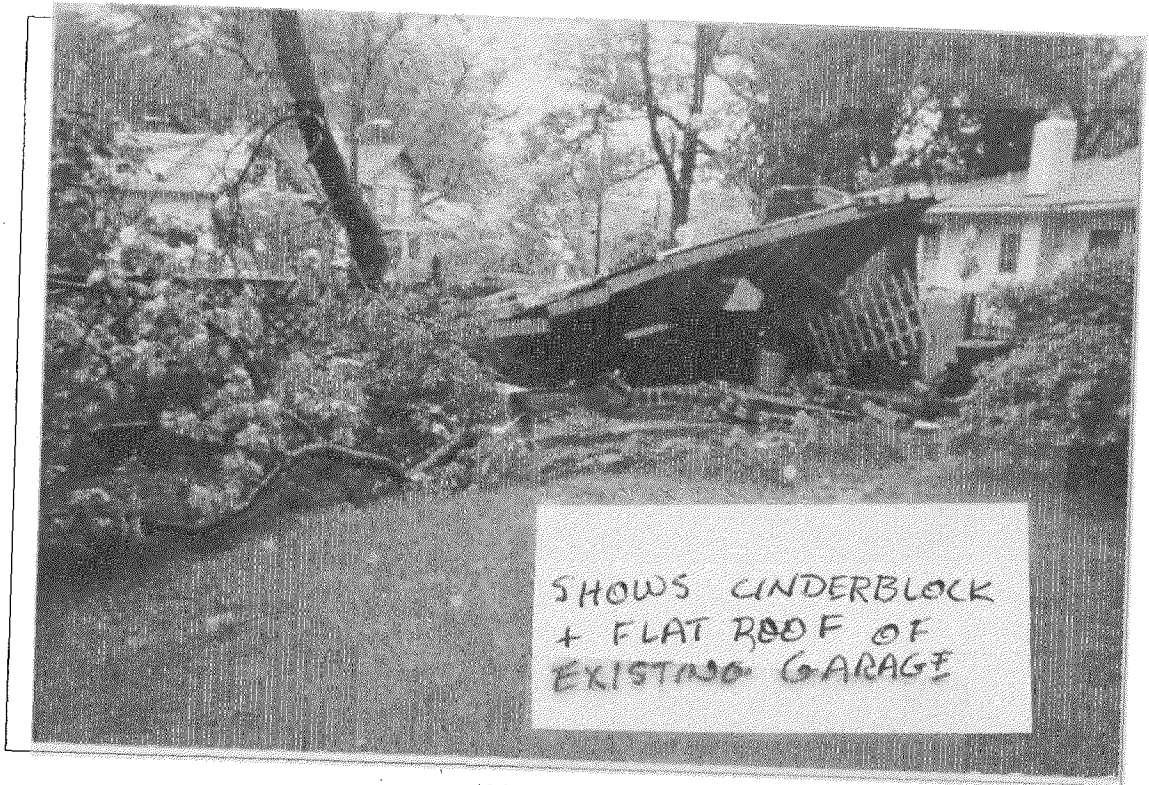
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sharon M. Sheehan
Signature of owner or authorized agent

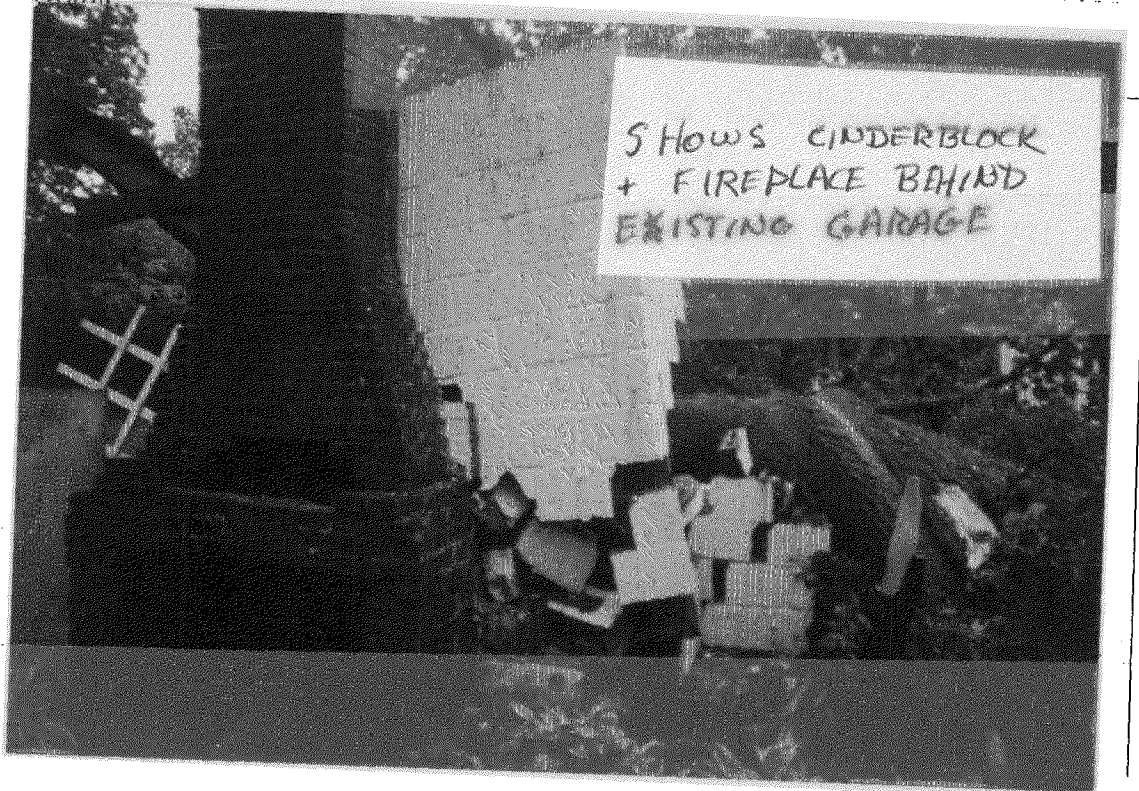
8/20/08
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 7/11/2008
Application/Permit No.: 493663 Date Filed: 8/20/08 Date Issued: _____

Existing Property Condition Photographs (duplicate as needed)



Detail

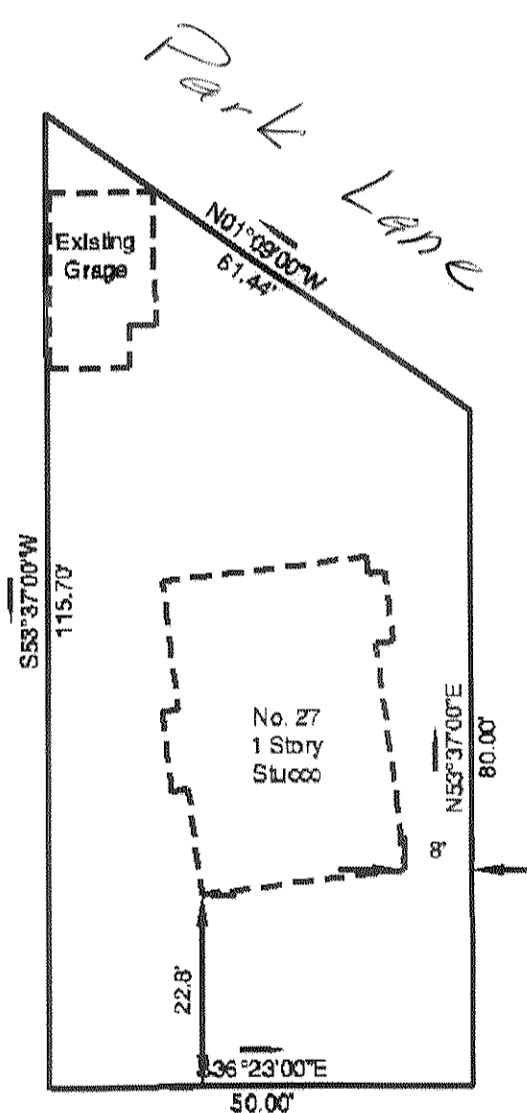
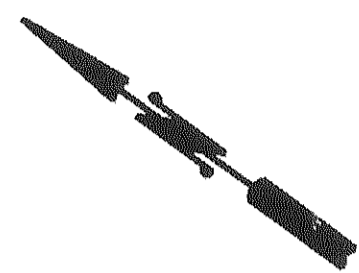


Existing Property Condition Photographs (duplicate as needed)



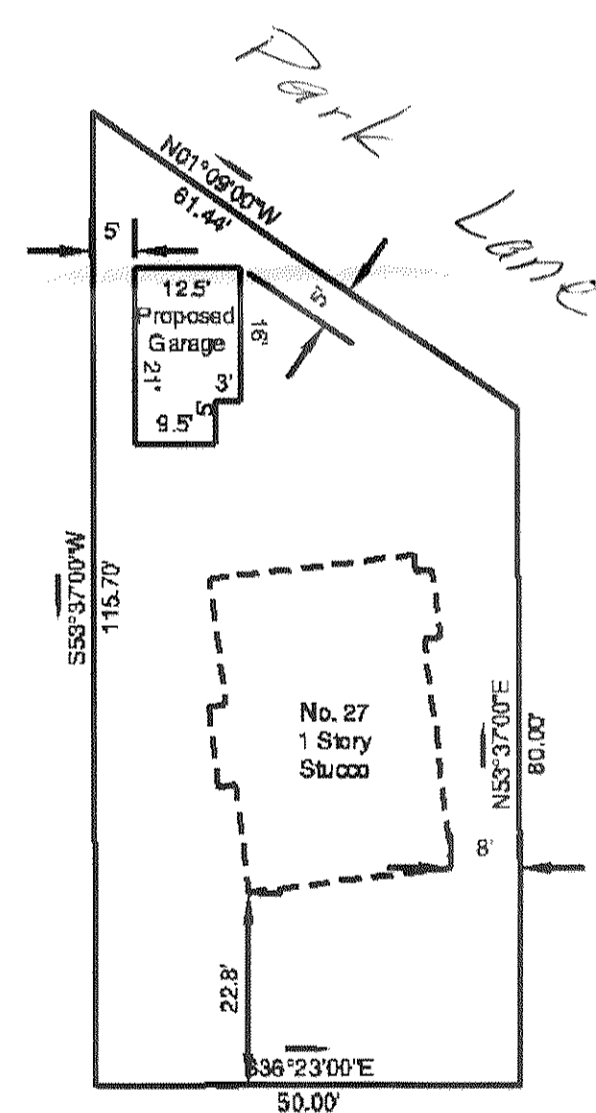
Detail:





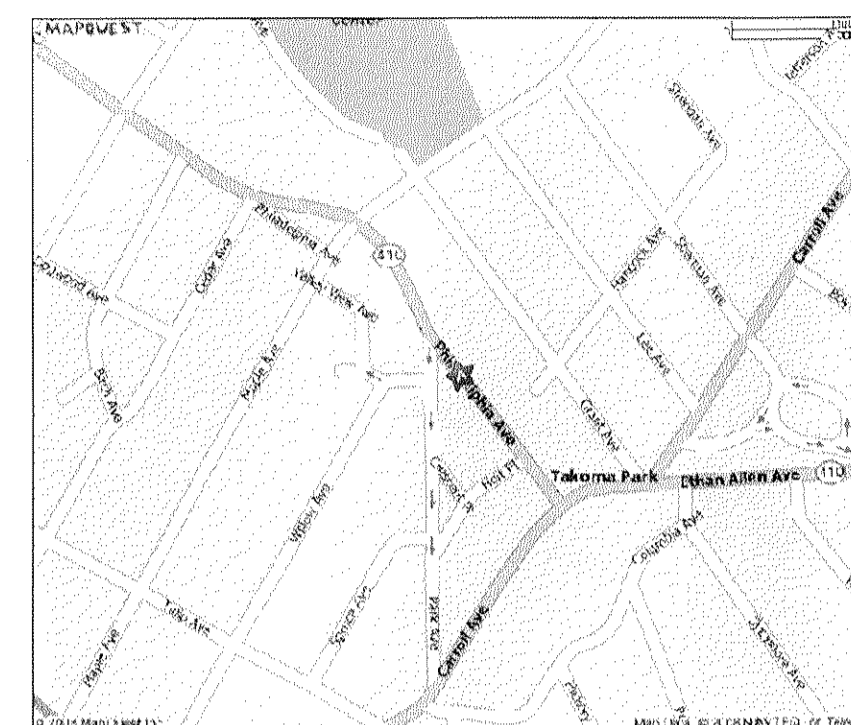
EXISTING CONDITIONS

SCALE: 1"=20'



PROPOSED CONDITIONS

SCALE: 1"=20'



VICINITY MAP

General Notes

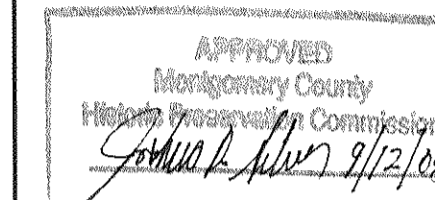
- 1. Property Data**
Legal References (deed and/or subdivision record reference):
Lot 9 Block 4
Parcel Area 4892.5 Square Feet
Water and Sewer Category Public Water and Sewer
- 2. Existing Site Data**
Property lines shown hereon were taken from field observation and available records.
This plan has been prepared without the benefit of a title examination.
- 3. Utility Data**
Utility locations shown hereon are from available plans and field observations were surface indications exist.
Digging of test pits at all future utility crossing is recommended.
Contact "Miss Utility" at 1-800-257-7777, 48 hours prior to any excavation or construction
- 4. Proposed Site Data**
Building Restrictions Lines shown hereon were obtained from the Montgomery County Code, unless otherwise noted.
No Change to Existing Building set backs
Area of disturbance: 600 Square Feet

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14073, Expiration Date: 08-20-2010.



**ASPE
Consulting Engineer**

11005 Roundtable Ct.
North Bethesda, MD 20852
Tel: 301-717-8982, 301-630-1710
e-mail: ashkeri@verizon.net



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

PROJECT
Sheehan Residence
Lot 9, Block 4
27 Philadelphia Avenue
Silver Spring Maryland

SYMBOL	DATE	ISSUED FOR

SCALE	NORTH

SHEET TITLE

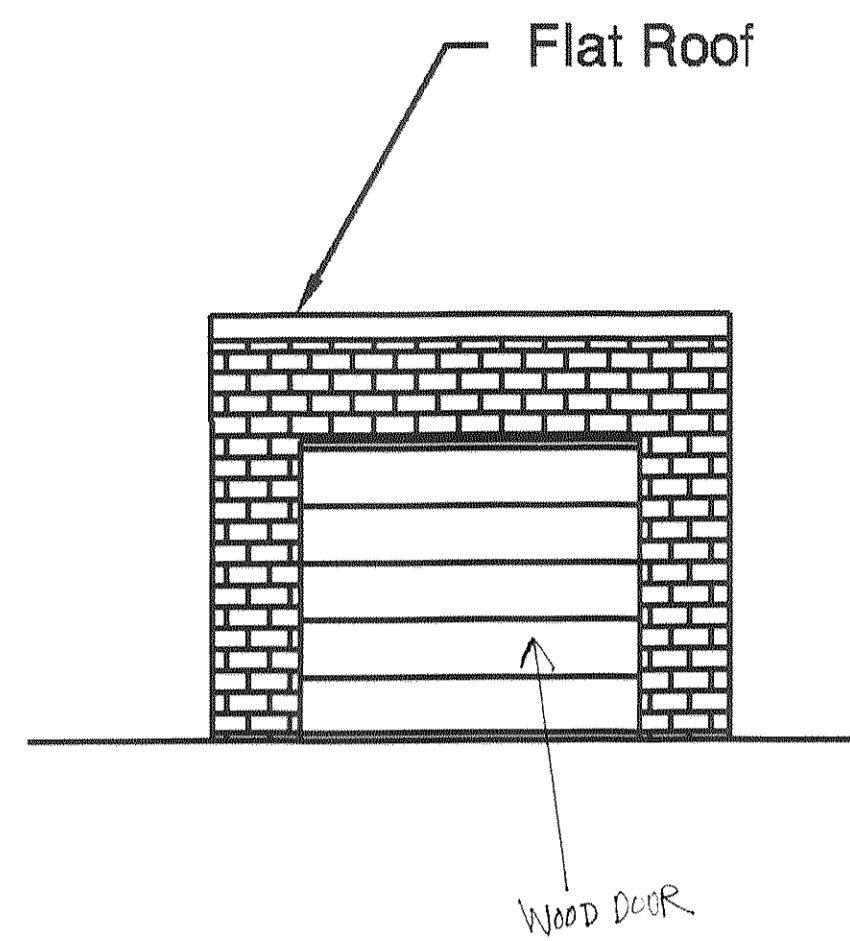
Site Plan

SHEET NO.

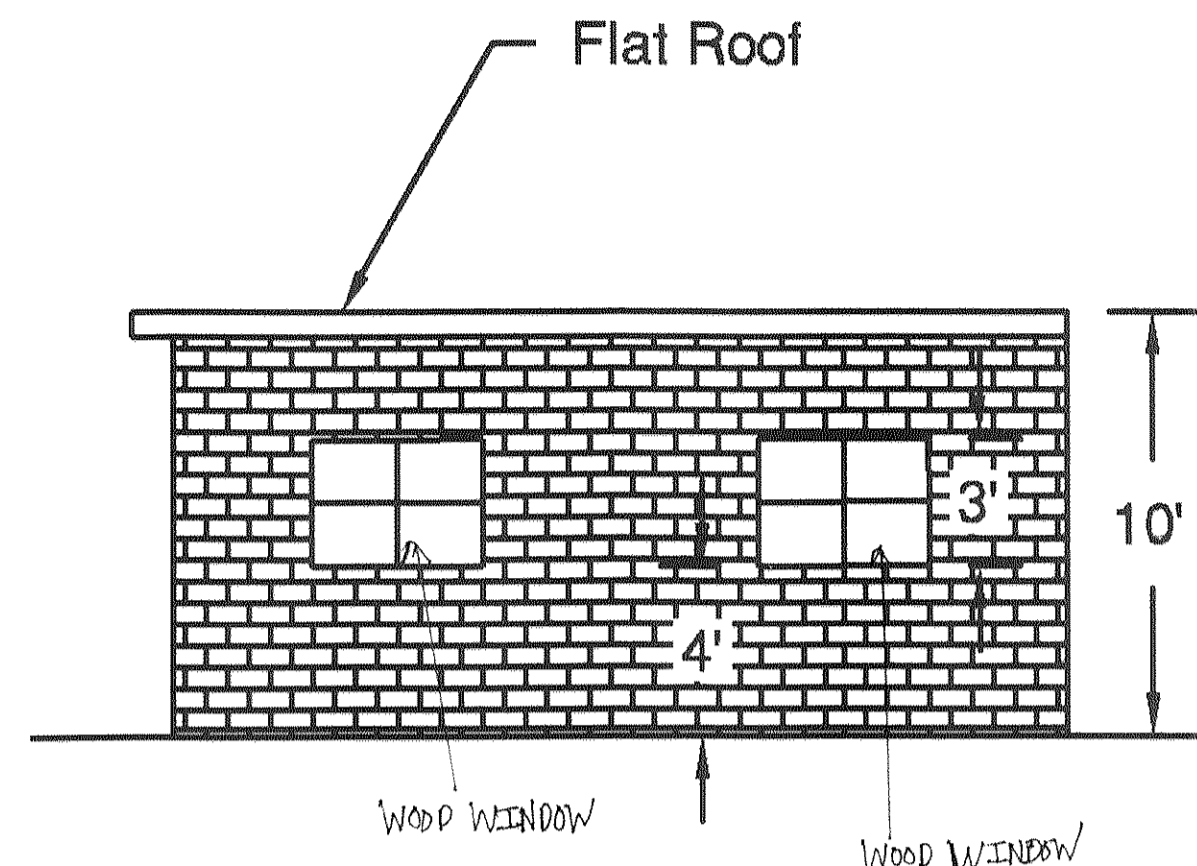
C-01

C-01

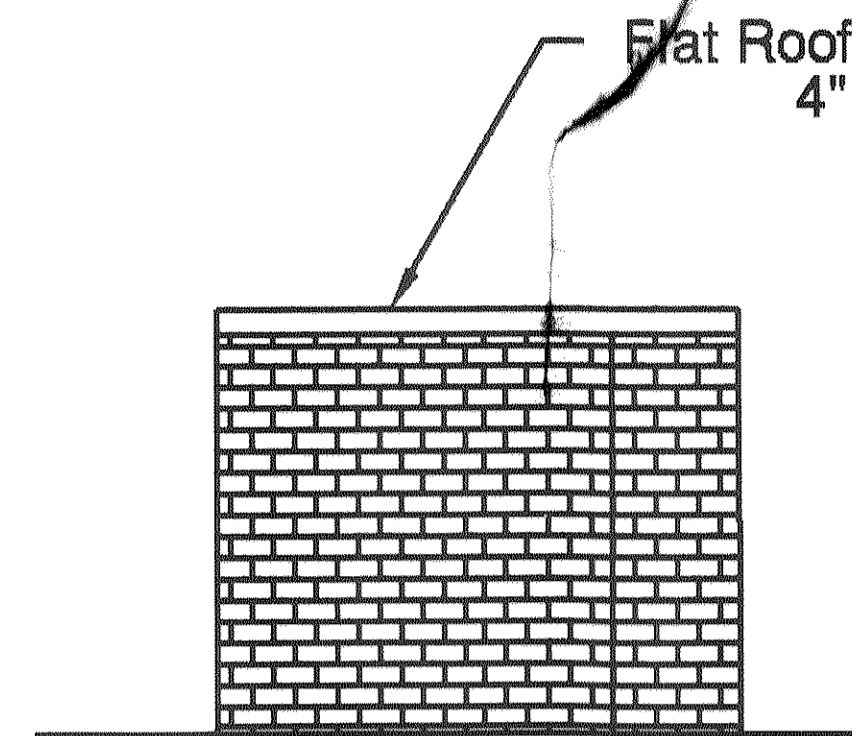
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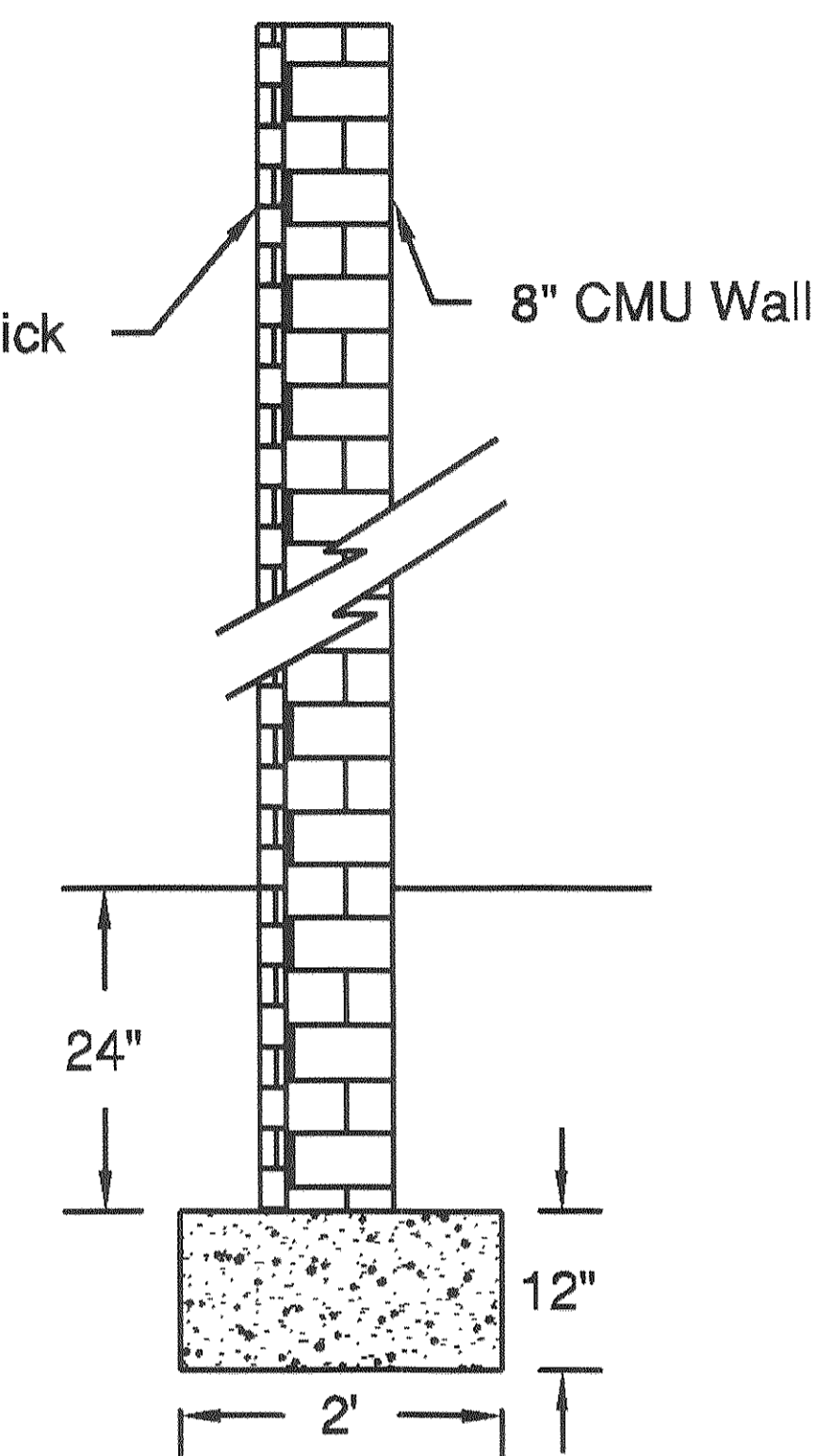
Front Elevation



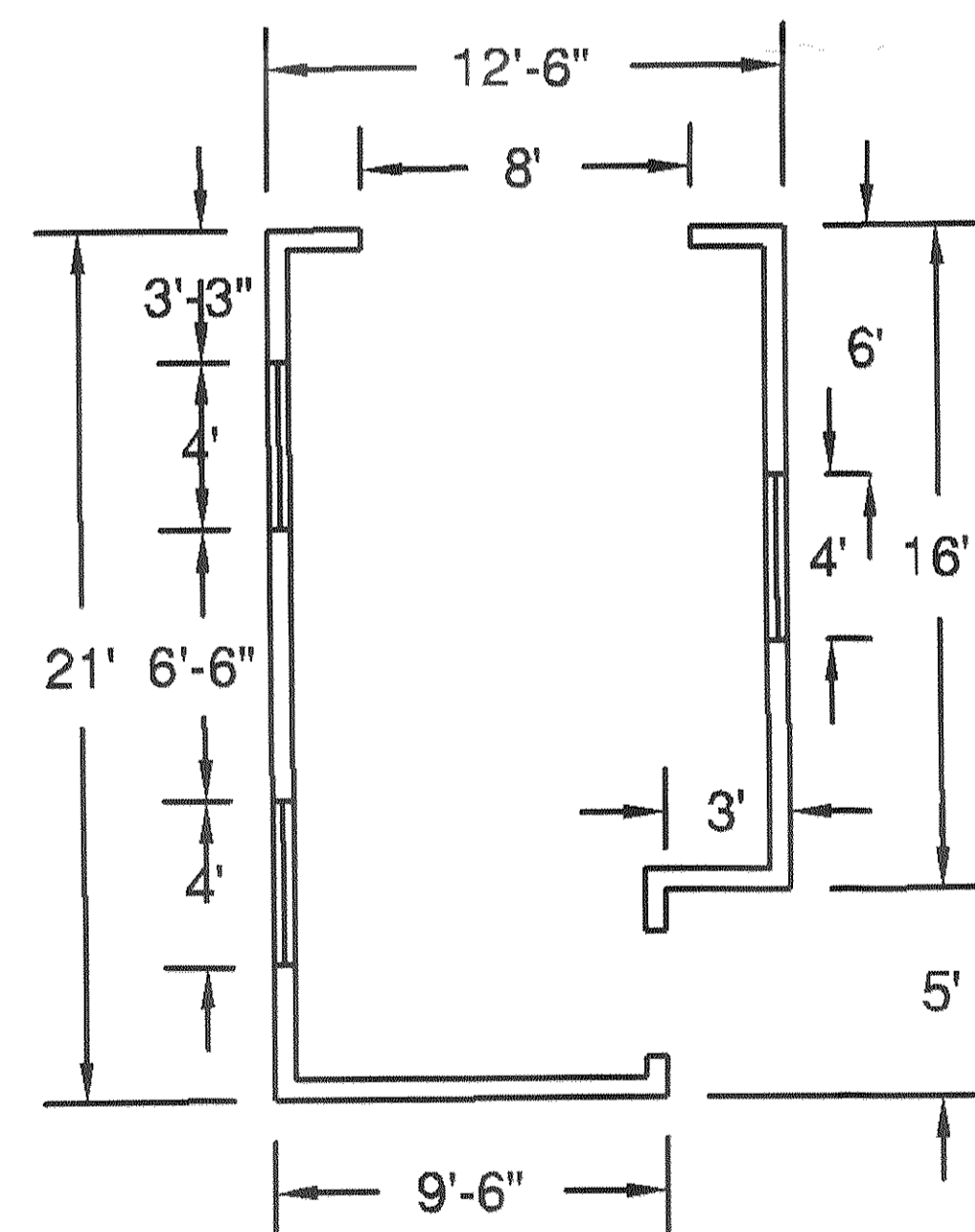
Right Elevation



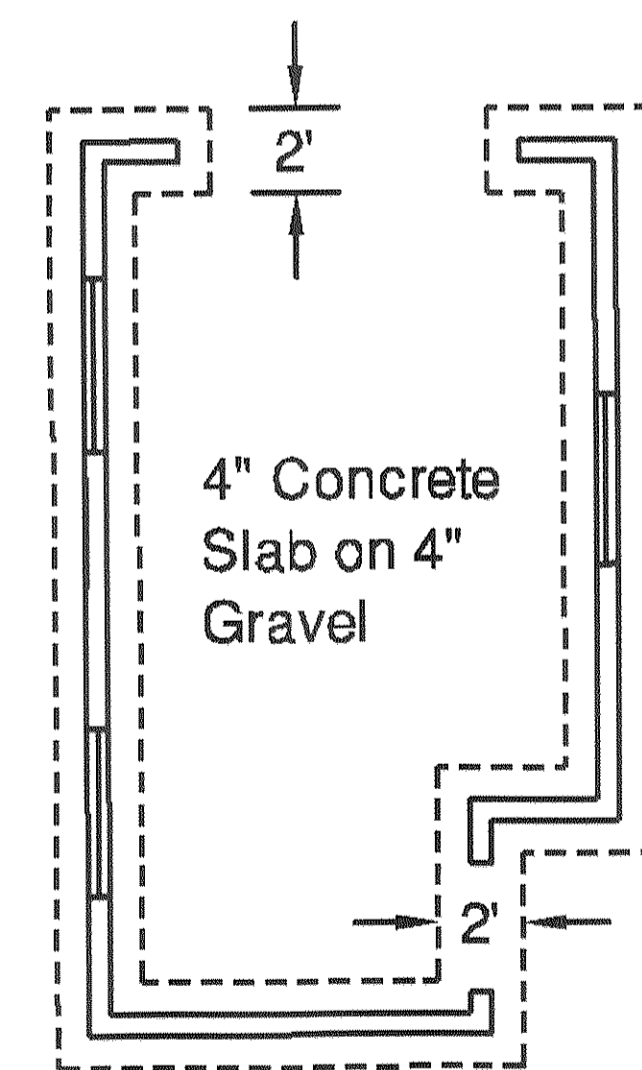
Back Elevation



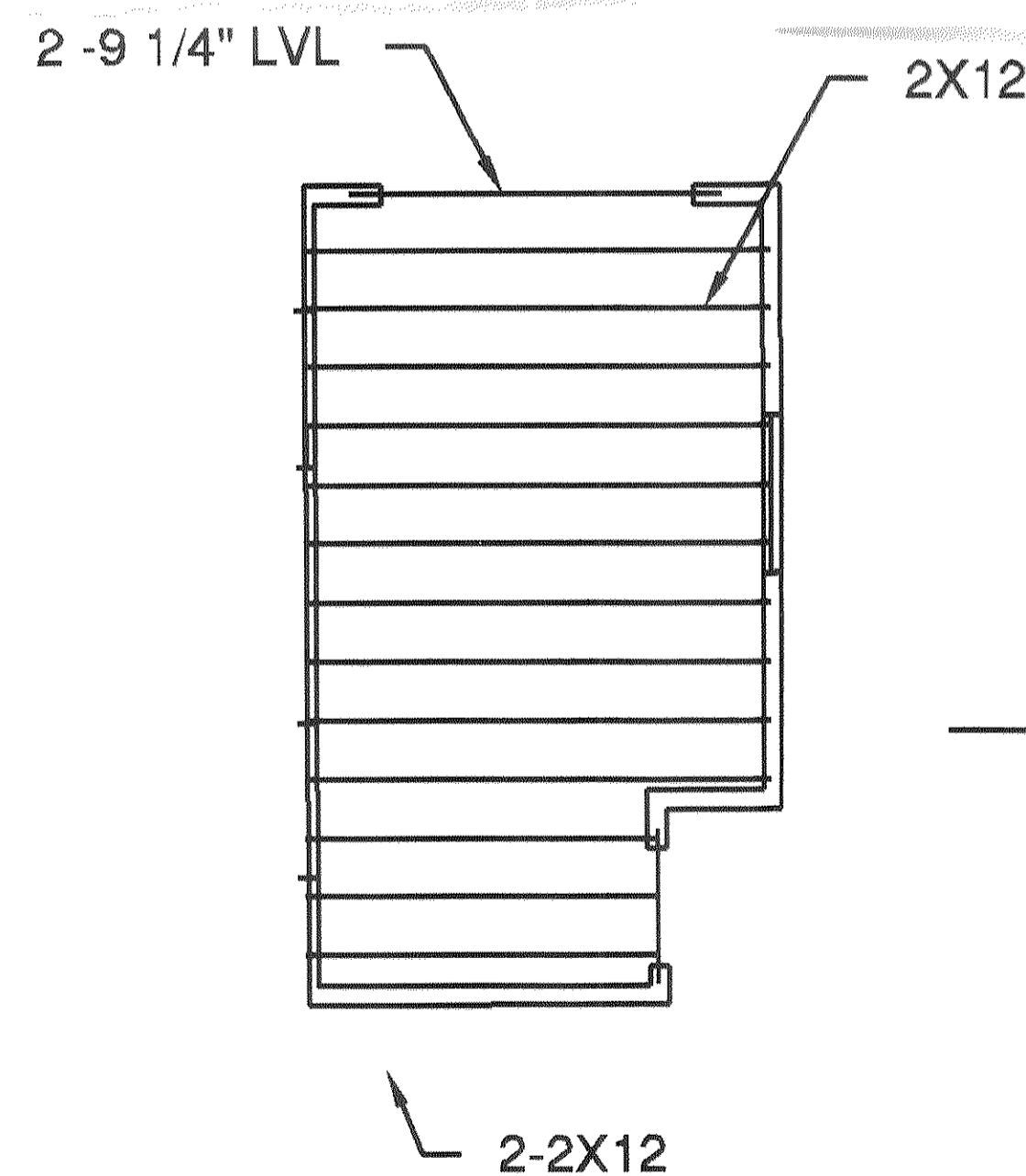
Typical Wall Section



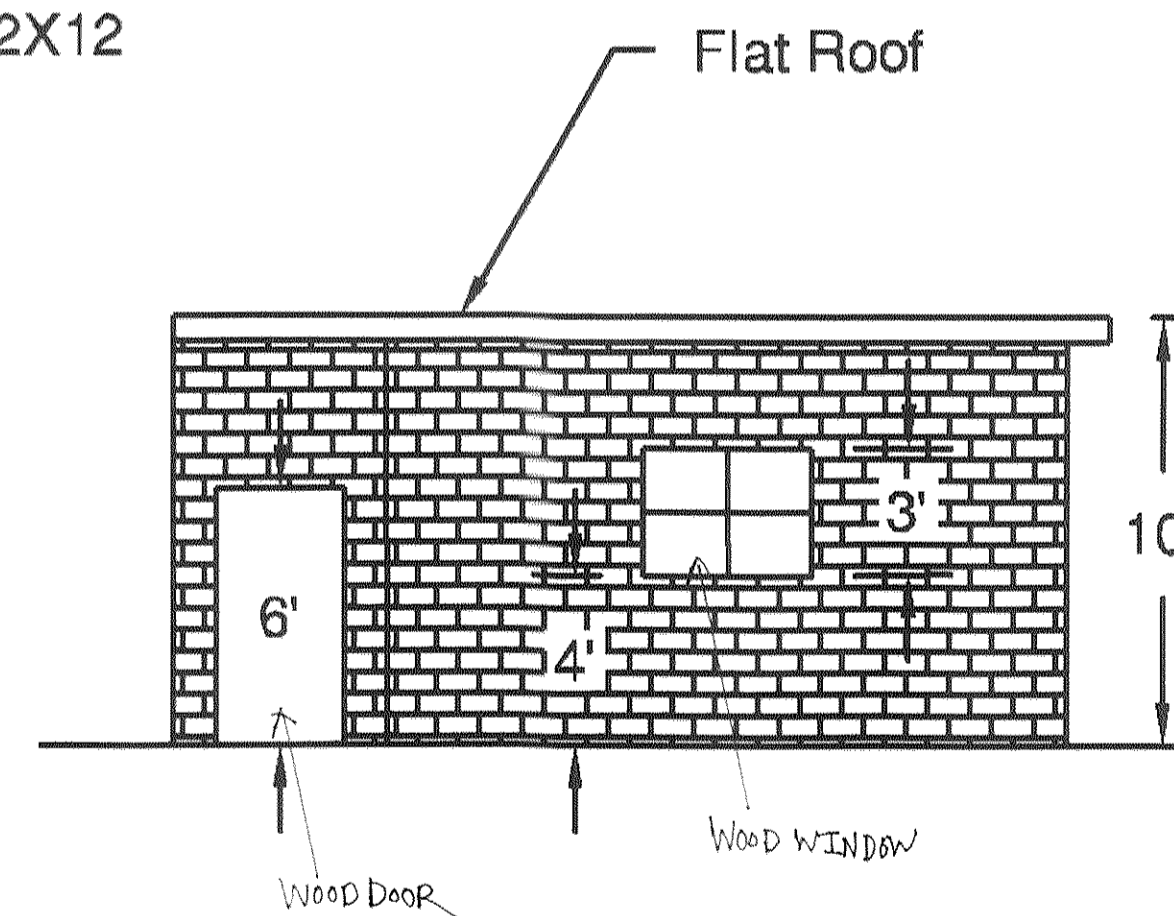
Garage Plan



Foundation Plan



Roof Framing Plan



Left Elevation

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14073, Expiration Date: 08-20-2010.



ASPE
Consulting Engineer

11005 Roundtable Ct.
North Bethesda, MD 20852
Tel:301-717-8982, 301-630-1710
e-mail: ashaker@verizon.net

ALL WINDOWS AND DOORS WILL BE FABRICATED FROM WOOD.

APPROVED
Montgomery County
Historic Preservation Commission
Julie L. Adams 7/14/08

PROJECT
Sheehan Residence
Lot 9, Block 4
27 Philadelphia Avenue
Silver Spring Maryland

SYMBOL	DATE	ISSUED FOR

SCALE	NORTH

SHEET TITLE

Plan & Elevation

SHEET NO.

A-01