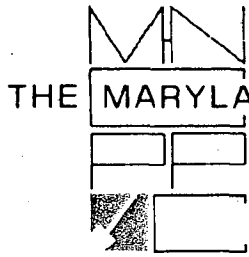


37/3-02DD 608 Philadelphia Avenue ^C
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 08/14/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

DPS #283094
HAWP# 37/3-02DD

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

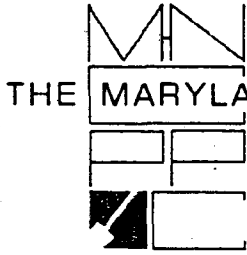
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

* Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 08/14/02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 283094
HAWP # 37/3-02DD

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

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

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

Applicant: Bernard Fragan

Address: 608 Philadelphia Ave., Takoma Park

and 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 @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	608 Philadelphia Ave.	Meeting Date:	08/14/02
Applicant:	Bernard Fagan	Report Date:	08/07/02
Resource:	Takoma Park Historic District	Public Notice:	07/31/02
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-02DD	Staff:	Corri Jimenez
PROPOSAL:	Rear alterations		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Colonial Revival
DATE: c. 1928

PROPOSAL

The applicant proposes to:

1. Construct a second story over an existing brick first story on the rear, which will have hardi-plank walls that have a stucco-covered appearance. The addition will mimic the Tutor-style with separating wood battens as well as carries historic design elements, such as cornice returns. The roof will be gable, asphalt shingled.
2. Add a powder room on the first floor, which will be approximately 3' x 5' and will be constructed out on to the existing porch.

STAFF DISCUSSION

608 Philadelphia is a c. 1928 2-story brick Colonial Revival structure that is a non-contributing resource to the Takoma Park Historic District. The structure has an asphalt roof and two symmetrical dormers on the front façade. The applicant is proposing to add a second story master bathroom to the rear of the house over an existing brick sunroom. In addition, a powder room will be constructed on the southwest corner of the sunroom where a 6-lite window is present.

Takoma Park Master Plan articulates leniency for non-contributing structures and encourages innovative building materials, and this proposal is a fine example of innovation. The wood addition is proposed to be constructed of concrete hardi-plank boards with a beige, stucco-covered look and mimic the Tudor style with wooden battens. Cornice returns also decorate the addition as well as imitate existing features on the main house. A tri-partite window with two 8-lite Pella wood casement windows and one fixed 8-lite casement window will be installed on the south elevation. Double Pella wooden casement windows will be placed on the east elevation. All the windows will be simulated true divided lites. The west elevation will be similar in design to what is being constructed on the east elevation, although no windows will be installed on this elevation.

Two historic windows will be displaced: a 6/1 double hung wood window and a 6-lite casement window. Staff encourages these historic windows to be stored on site incorporated into the project, or donated for salvaged.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 1:

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

and with the Secretary of the Interior's *Guidelines* #9 & #10:

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

New additions and adjacent or related new construction shall 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.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bernard Fagan

Daytime Phone No.: 202-208-7469

Tax Account No.: _____

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

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

Contractor: (Self) Phone No.: _____

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: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Install
- Wreck/Raze
- 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: \$ 20,000.00

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 Fagan
Signature of owner or authorized agent

July 18, 2002
Date

Approved: ✓ g _____
 Disapproved: _____
 Application/Permit No.: 283094 _____
 Signature: _____
 Date: 9/14/02
 Date Issued: 7/18/02

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-02DD

**THE FOLLOWING ITEMS MUST BE COMPLETE 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:

Existing structure is a brick Colonial Revival-style house in Takoma Park designated as a non-contributing structure. The house is situated approximately in the middle of the 1/2 acre lot, which is heavily treed with mature oaks and tulip poplar (30+ inch diameter). At the rear of the house is a first floor sun room and a covered wood deck. Part of the wood deck is superimposed atop a concrete porch measuring 63' x 80'. Property on one side and rear is Montgomery College. Property on other side is single family home.

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

The first floor powder room will be constructed on one section of the concrete porch. The master bath will be constructed as a second story above the sunroom. Neither will adversely affect a historic resource. The simulated stucco siding will complement the existing brick, as has typically been done on other older brick homes in the area. The new additions will not be visible from Philadelphia Avenue.

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

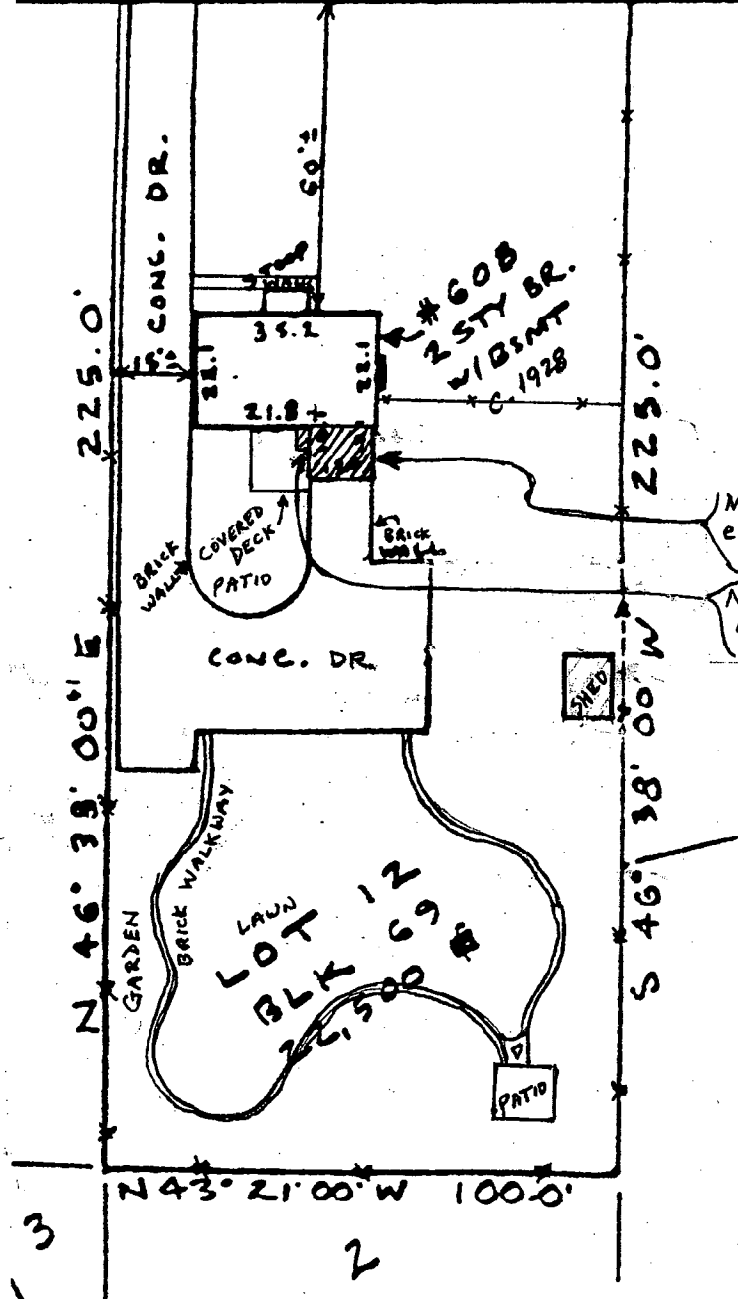
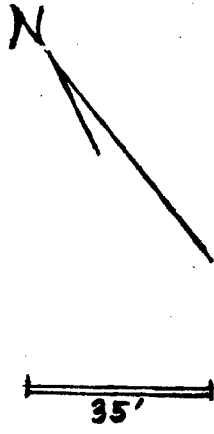
For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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 BOUNDS OF THE YELLOW AREA AT THE END OF EVERY COLUMN DIRECTLY ABOVE THESE HEADINGS.

● PHILADELPHIA ● AVE.

S 43° 21' 00" E 100.0'



R# 608
2 STY BR.
w/ BSMT
C. 1928

New master bath above existing 1st floor sun room. (Approx 10' x 13')

New powder room on existing 1st floor concrete porch. (Approx 3' x 5')

CONC. DR.

BRICK WALKWAY

GARDEN

LAWN
LOT 12
BLK 69
221,500

PATIO

SIED

3

2

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 08/14/02

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Bernard Fagan
608 Philadelphia Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

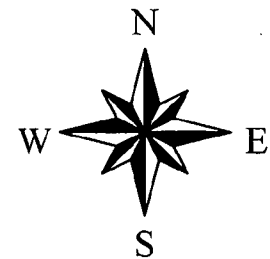
Montgomery College
~~Montgomery College~~
~~Rockville, MD 20850~~
7600 Takoma Avenue
Takoma Park, MD 20912

Ernestine Hersey
609 Philadelphia Avenue
Takoma Park, MD 20912

Nick and Anita Chawla
7710 Takoma Avenue
Takoma Park, MD 20912

Douglas and Peg
Leatherbury Bulger
607 Philadelphia Avenue
Takoma Park, MD 20912

Takoma Park Historic District





ABOVE: View of house from Philadelphia Avenue

BELOW: View of house from rear yard



New master bath

New powder room

APPROVED
Montgomery County
Historic Preservation Commission

08/14/02

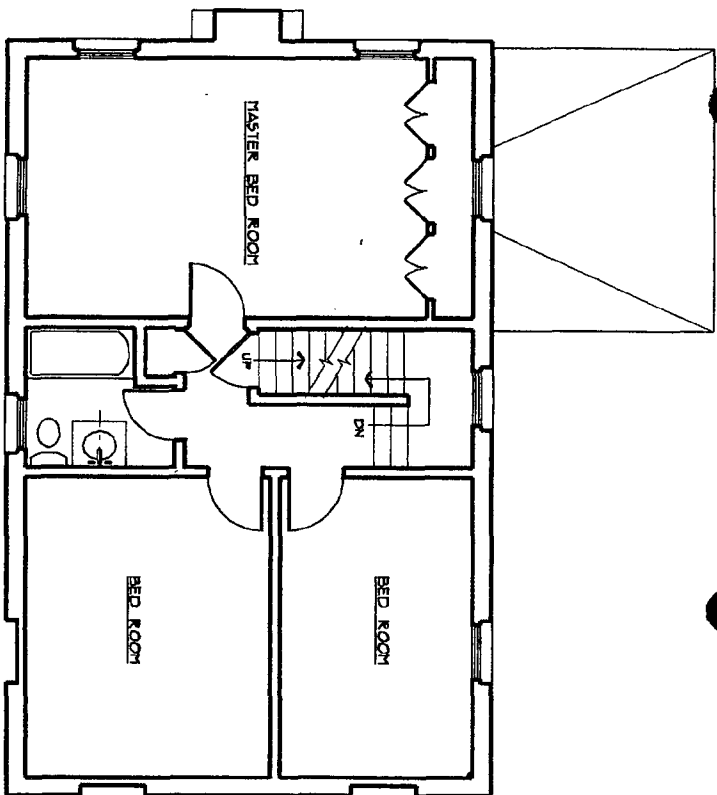


ABOVE: View from northwest side

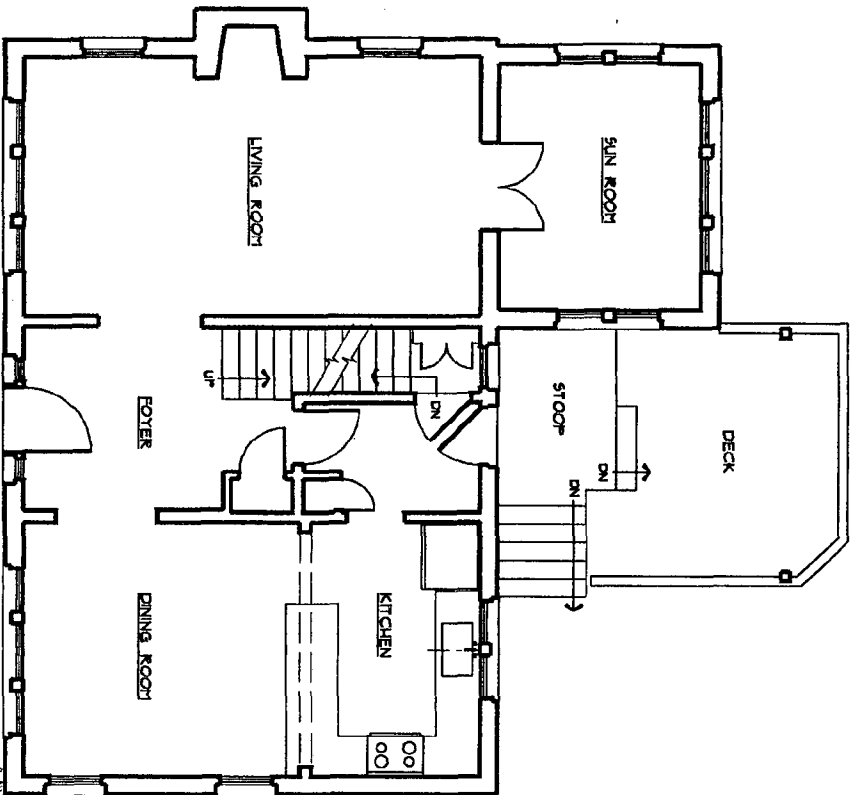
BELOW: View from southeast side



APPROVED
Montgomery County
Historic Preservation Commission
Jim Z 08/14/02



① EXISTING SECOND FLOOR



② EXISTING FIRST FLOOR

APPROVED
 Montgomery County
 Historic Preservation Commission
 NORTH
 08/14/02

Bennett Frank McCarthy Architects, Inc.
 7003 Carroll Avenue
 Takoma Park, Maryland 20912 301-270-9480

FAGAN ADDITION
 608 PHILADELPHIA AVENUE, TAKOMA PARK, MD 20912
 Project # 0209

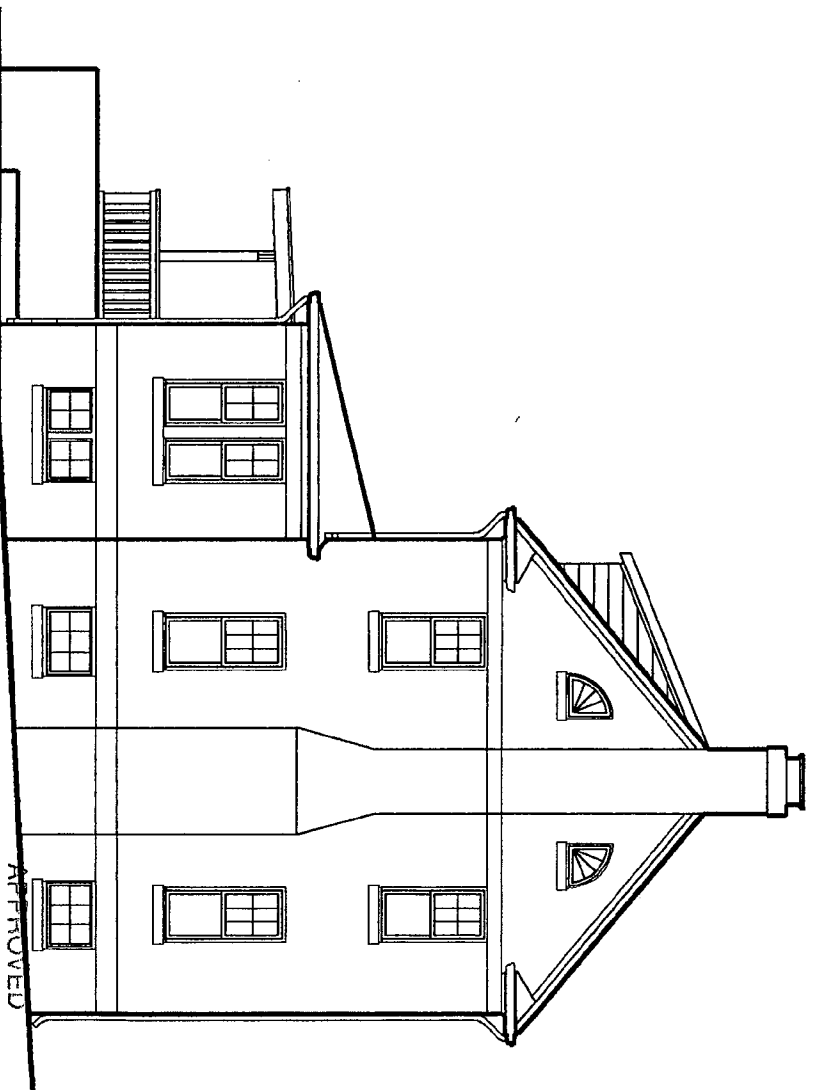
Date:
 17 July 2002

Sheet Title: EXISTING FLOOR PLANS

EC-1



1 EXISTING SOUTH ELEVATION



2 EXISTING EAST ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 08/14/02

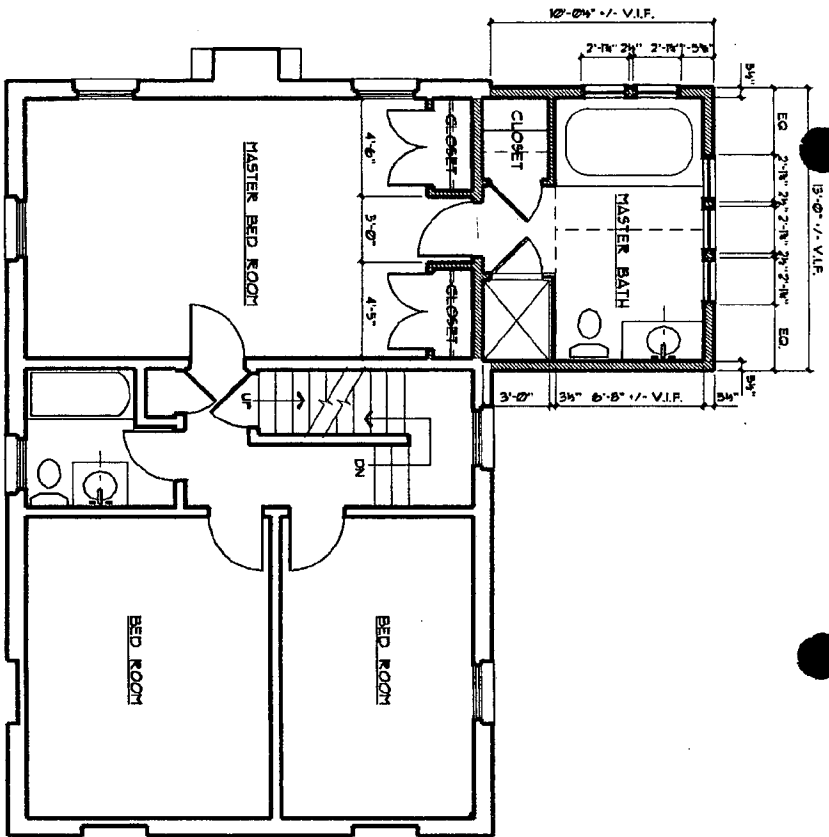
Bennett Frank McCarthy Architects, Inc.
 7003 Carroll Avenue
 Takoma Park, Maryland 20912 301-270-9480

FAGAN ADDITION
 608 PHILADELPHIA AVENUE, TAKOMA PARK, MD 20912
 Project # 0209

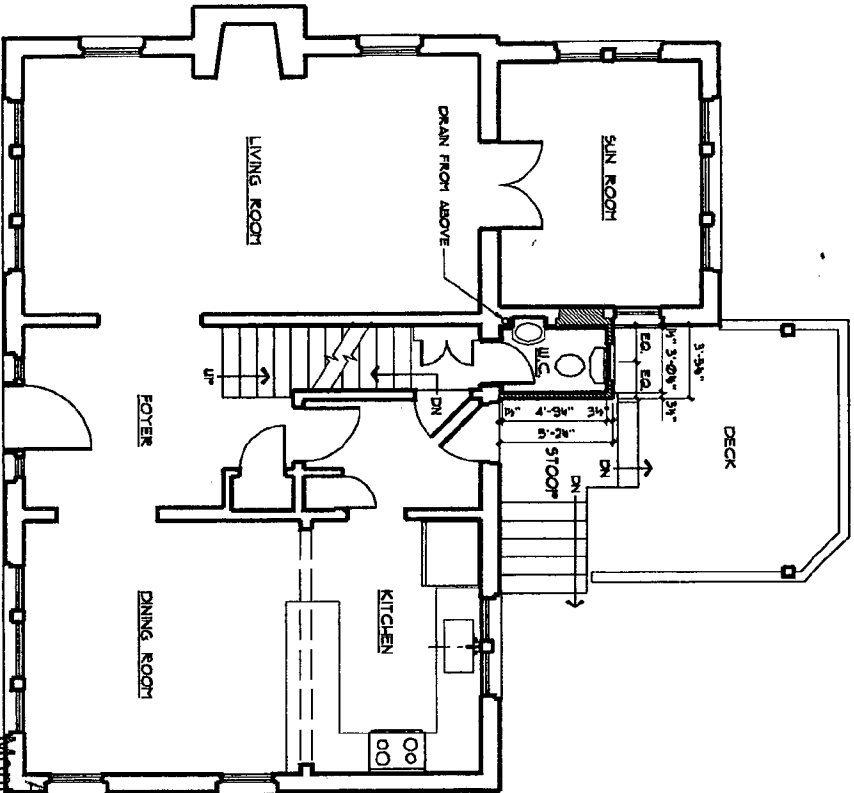
Date:
 17 July 2002

Sheet Title: EXISTING ELEVATIONS

BC-2



1 PROPOSED SECOND FLOOR



2 PROPOSED FIRST FLOOR

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 NORTH

Bennett Frank McCarthy Architects, Inc.
 7003 Carroll Avenue
 Takoma Park, Maryland 20912 301-270-9480

FAGAN ADDITION
 608 PHILADELPHIA AVENUE, TAKOMA PARK, MD 20912
 Project # 0209

Date:
 17 July 2002

Sheet Title: PROPOSED PLANS

A-1



① PROPOSED SOUTH ELEVATION

Pella Casement Windows



② PROPOSED EAST ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 08/14/02

Bennett Frank McCarthy Architects, Inc.
 7003 Carroll Avenue
 Takoma Park, Maryland 20912 301-270-9480

FAGAN ADDITION
 608 PHILADELPHIA AVENUE, TAKOMA PARK, MD 20912
 Project # 0209

Date:
 17 July 2002

Sheet Title: PROPOSED ELEVATIONS



608 Philadelphia Ave. (front view)



608 Philadelphia Ave. (back view)

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signature] 08/14/02