

37/03-05TT 612 Philadelphia Ave
Takoma Park Historic District

612 Philadelphia Ave

PHOTOS





022 NA010ANA0N NNN+ 1 0135

<No. 9A> MOTOPHOTO 15648



030 NA010ANA0N NNN+ 1 0135

<No. 13A> MOTOPHOTO

15652



<No. 12A> MOTOPHOTO 15651

028 NA010000N NNN+ I 0135

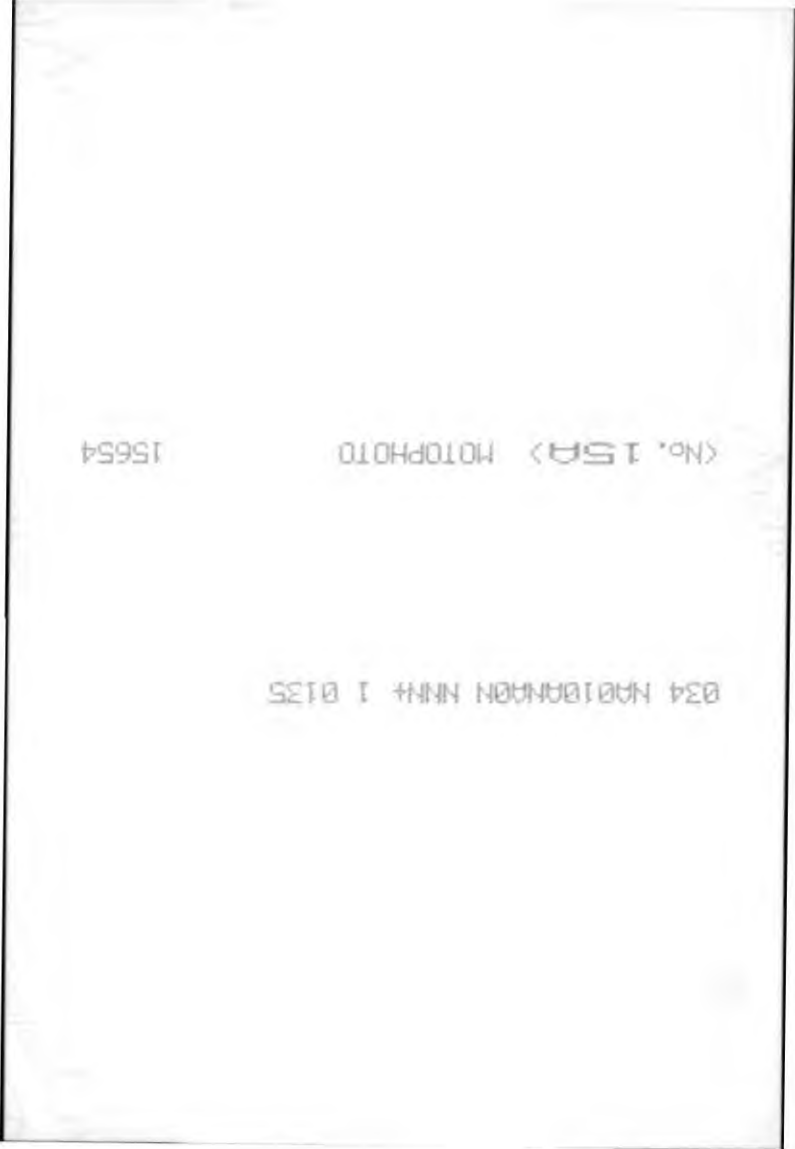


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<No. 16A> MOTOPHOTO

15655





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15658



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<No. 10A> MOTOPHOTO

15649



026 NA010ANA0M NNIN+ 1 0135

<No. 1 1A> MOTOPHOTO

15650



Sorry only half of the
existing garage showing



033 NA010ANA0N NNIN+ 1 0135

<No. 15A> MOTOPHOTO

15654



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<No. 17A> MOTOPHOTO

15656



023 NA010ANA00N NNN+ 1 0135

<No. 10A> MOTOPHOTO

15649



027 NABIBANABEN NINH 1 0135

<No. 12A> MOTOPHOTO

15651



032 NAD10ANANON NINH 1 0135

<No. 14A> MOTOPHOTO

15653



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(No. 9A) MOTOPHOTO

15648



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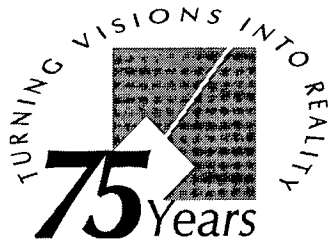
<No. 17A> MOTOPHOTO

15656



040 NA010ANA0N NINH 1 0135

<No. 18A> MOTOPHOTO 15657



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Ruth Skafsgaard & Martin Lowery
612 Philadelphia Ave, Takoma Park

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #392230

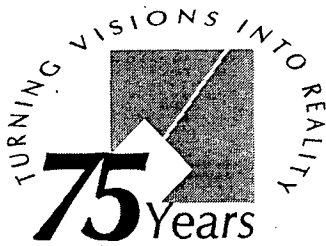
Your Historic Area Work Permit application for garage demolition and studio/shop construction was **Approved with Conditions** by the Historic Preservation Commission at its August 17, 2005 meeting. Enclosed is a transmittal memorandum stating conditions of approval.

When you file for your building permit at DPS, you must take with you the enclosed forms. 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 at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit #392230

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.**

1. The applicant will work contact the Takoma Park arborists and obtain any necessary tree permits prior to demolition of the garage.
2. The applicant will work with staff o the design of the proposed garage replacement and return to the Commission for a separate HAWP for its construction.

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 APPROVEDD HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Ruth Skafsgaard & Martin Lowery

Address: 612 Philadelphia Ave, Takoma Park

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: RUTH SKAFSGAARD
Daytime Phone No.: 301/585-8374

Tax Account No.: 16 13 01069646
Name of Property Owner: MARTIN LOWERY / RUTH SKAFSGAARD Daytime Phone No.: 301/585-8374
Address: 612 PHILADELPHIA AVE. TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 612 Street: Philadelphia Ave.
Town/City: Takoma Park, MD Nearest Cross Street: Takoma Ave.
Lot: P11 Block: 69 Subdivision: 25
Liber: 5133 Folio: 112 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 07/12/05
Signature of owner or authorized agent Date

Approved: WITH CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 8/17/05
Application/Permit No.: 392230 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:

Outbuilding behind the main house, once used as a garage, is structurally damaged beyond saving. The plan is to demolish the building and to replace it with a new structure that will architecturally complement the main house. Structure has no historic significance.

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

Construction of gardening / art studio structure after demolition. Separate permit will be requested

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.



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: RUTH SKAFSGAARD

Daytime Phone No.: 301 / 585-8374

Tax Account No.: 16 13 01069646

Name of Property Owner: MARTIN LOWERY / RUTH SKAFSGAARD Daytime Phone No.: 301 / 585-8374

Address: 612 PHILADELPHIA AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 612 Street: Philadelphia Ave.

Town/City: Takoma Park, MD Nearest Cross Street: Takoma Ave.

Lot: P11 Block: 69 Subdivision: 25

Liber: 5133 Folio: 112 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: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Martin Lowery / Ruth Skafsgaard
Signature of owner or authorized agent/

07/12/05
Date

Approved: WITH CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 8/17/05

Application/Permit No.: 392230 Date Filed: _____ Date Issued: _____

Tully, Tania

199

200 (D)


Subject: ruth skafsgaard
Entry Type: Phone call
Start: Thu 8/4/2005 2:14 PM
End: Thu 8/4/2005 2:14 PM
Duration: 0 hours

1990 addition

fenton
left on 410 cross chicago
3rd house on right
after 30mph sign

612 philadelphia

Trellis - no
Carport - no
Concrete patio -
gravel as it is new

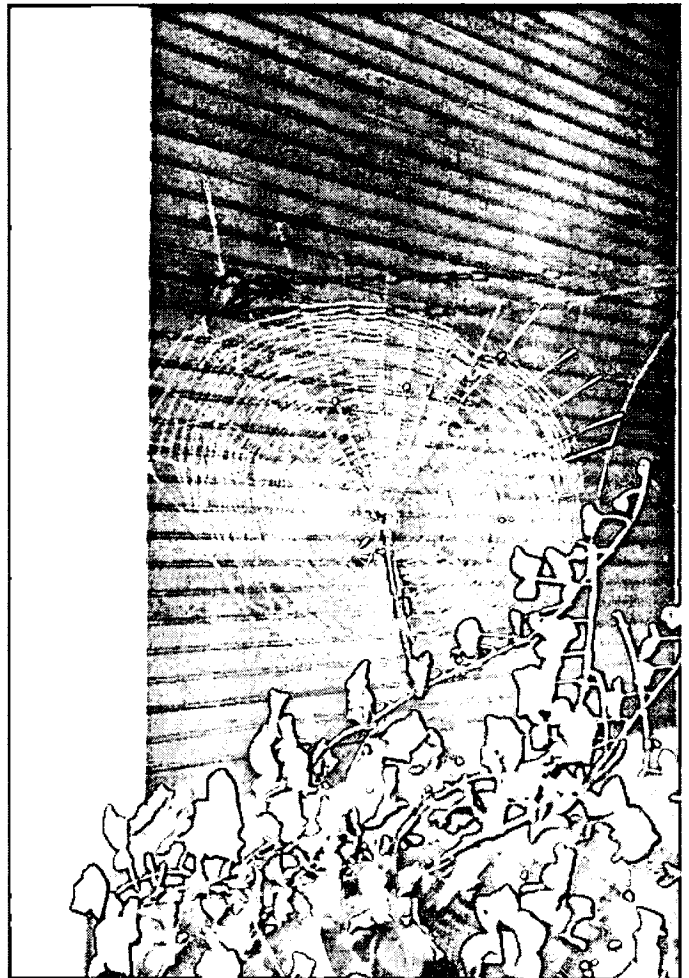
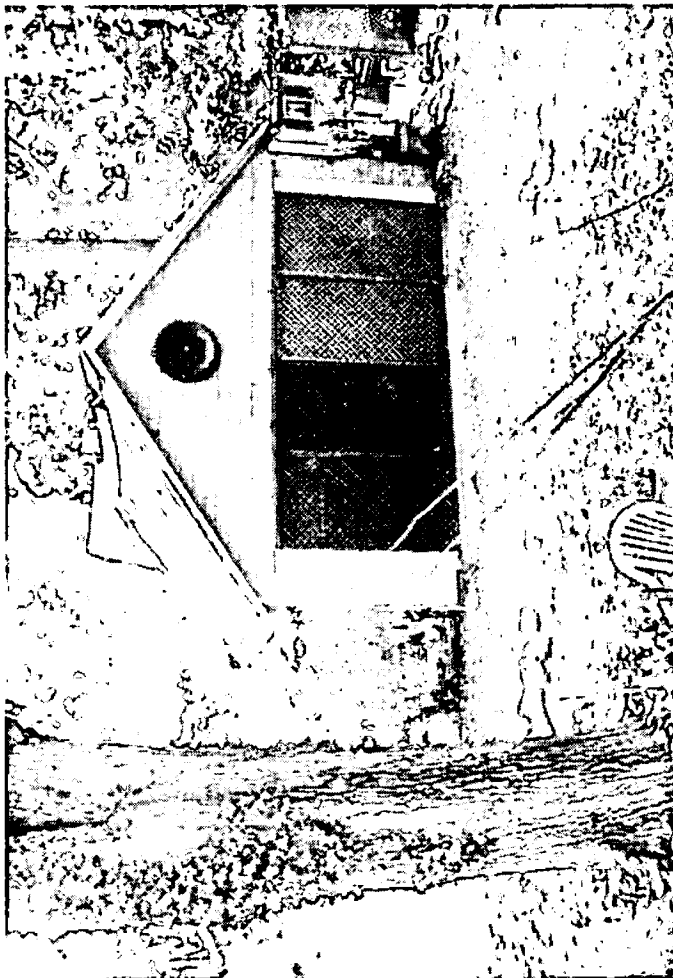
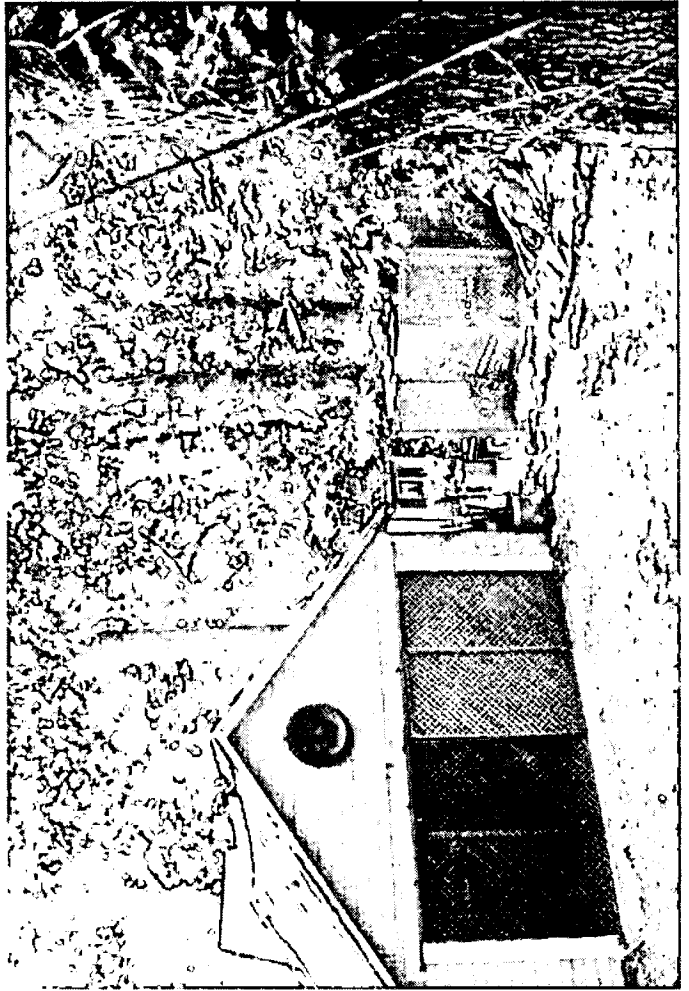
Small
Full
Bathroom 
+ garden sink

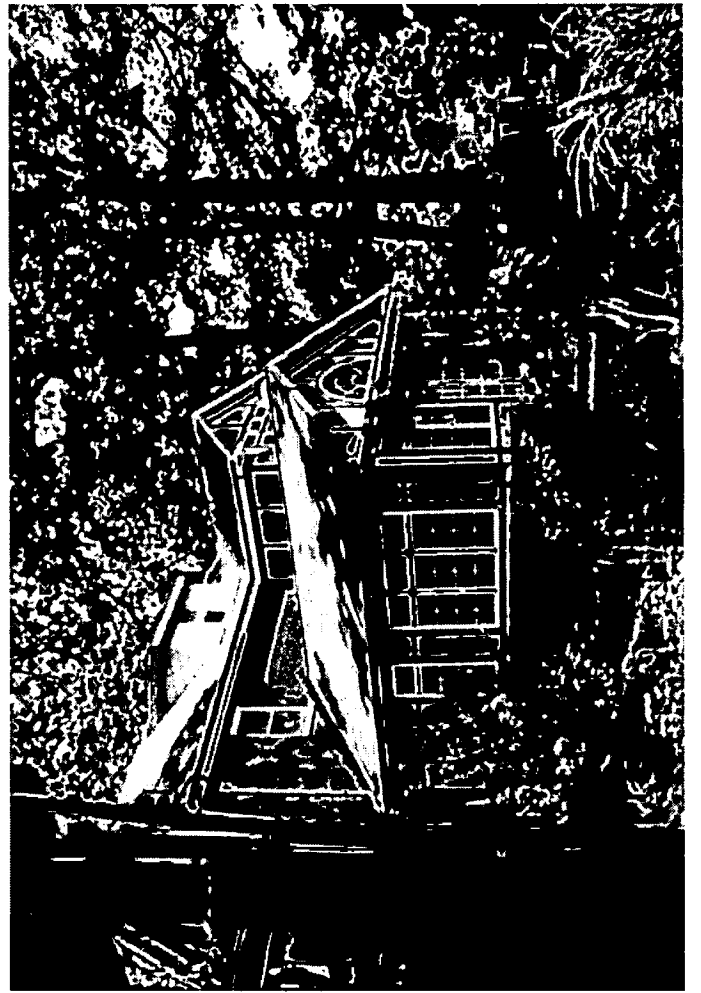
may 80 bigger on one side

Studio/cottage

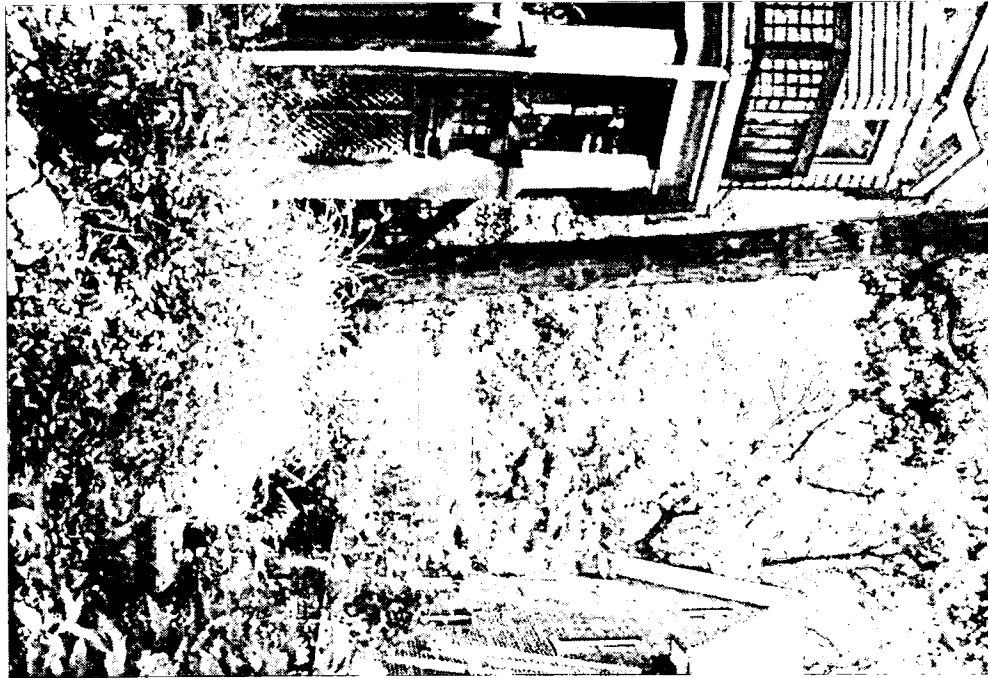
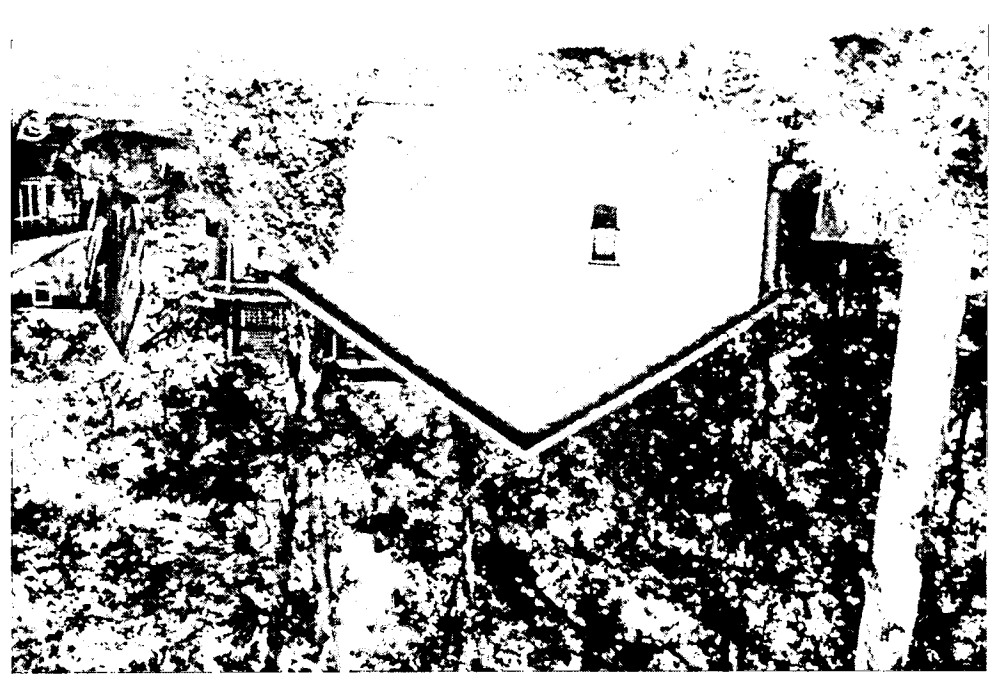
Tree Protection

August 1, 2005

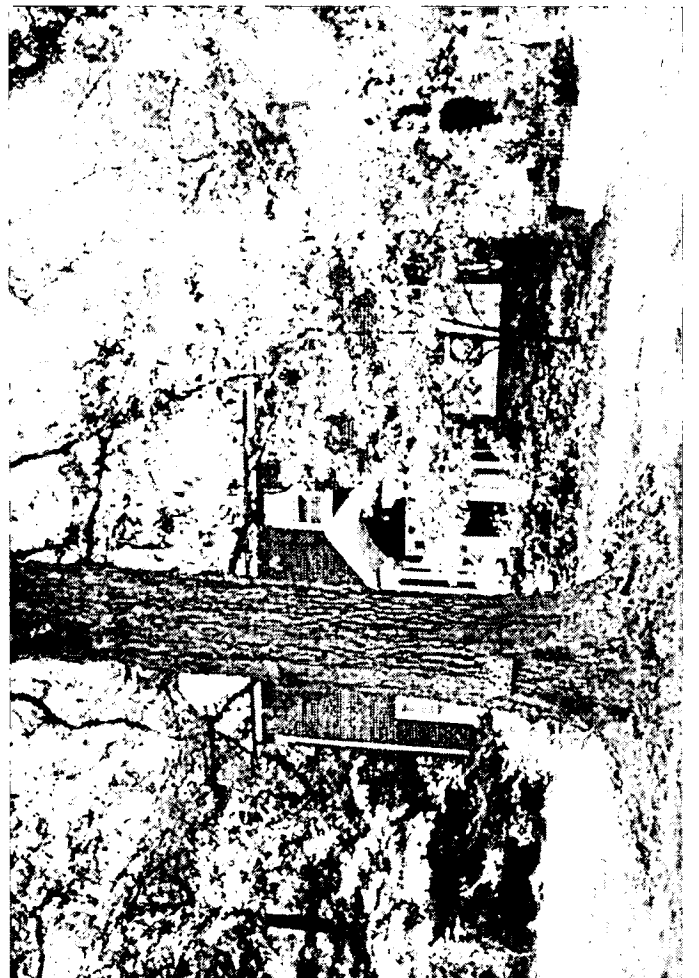
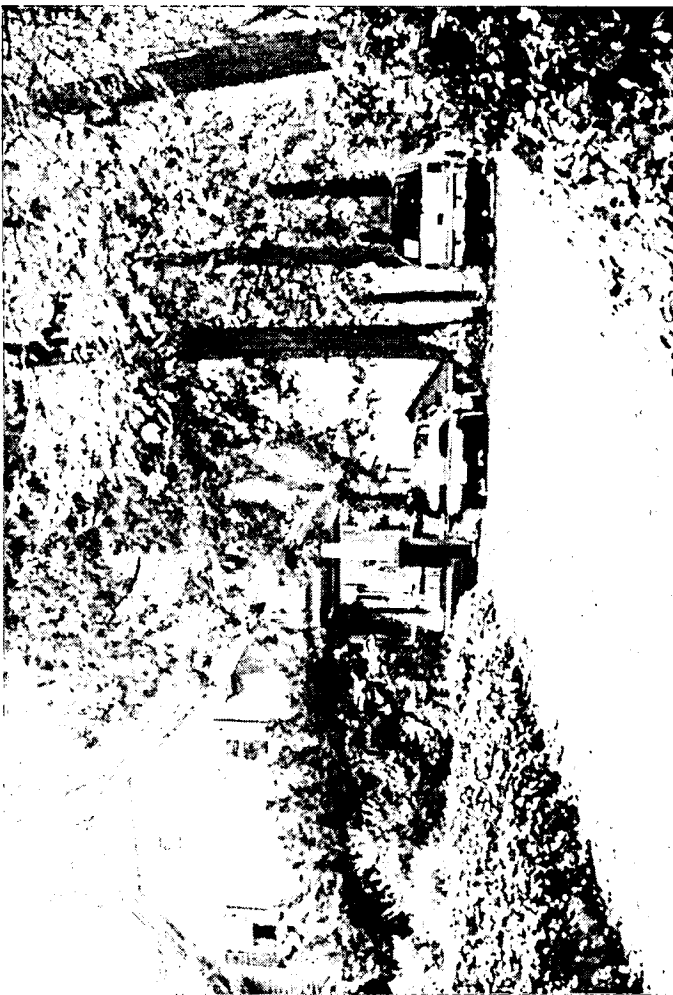


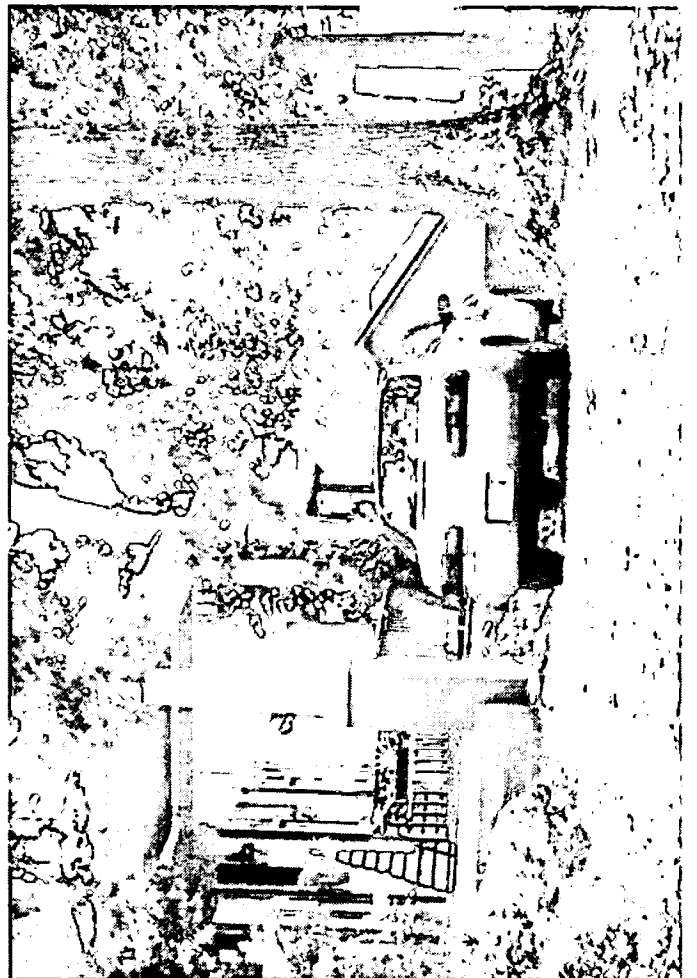
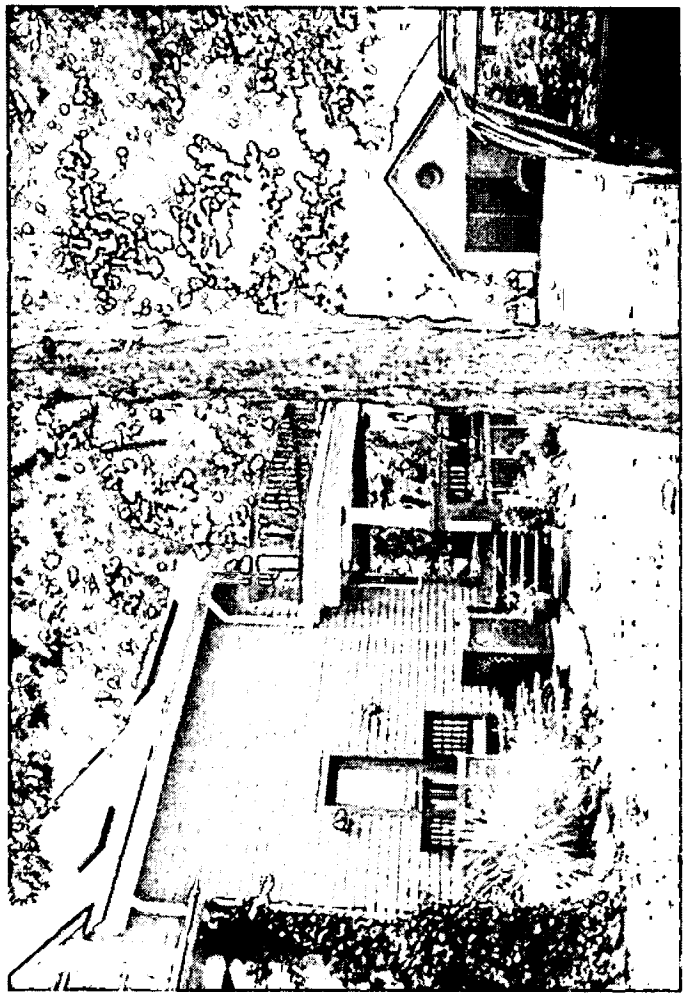
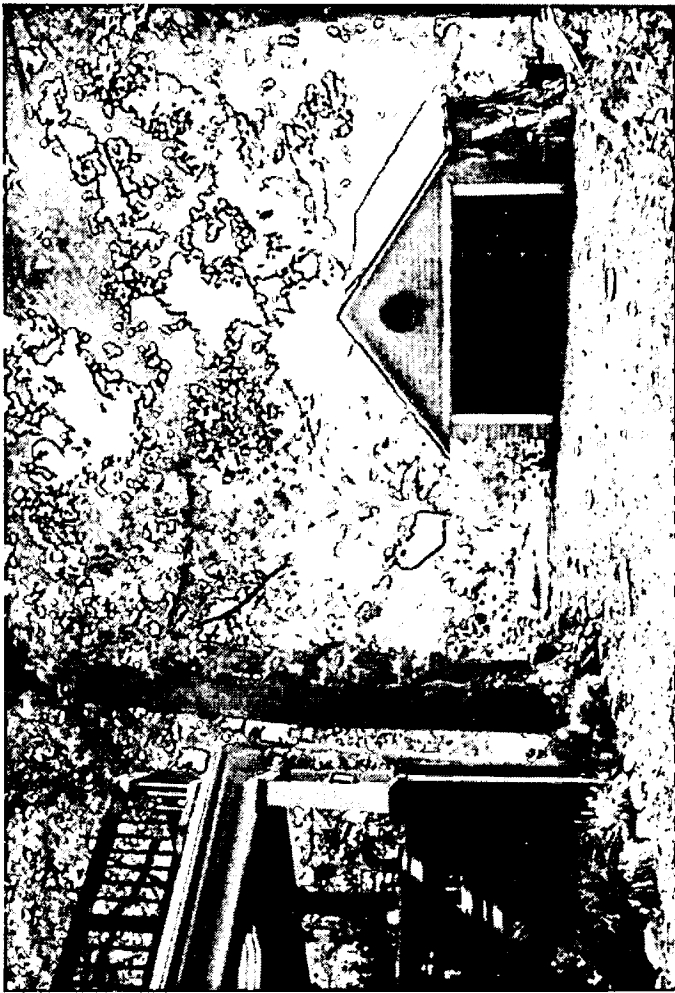


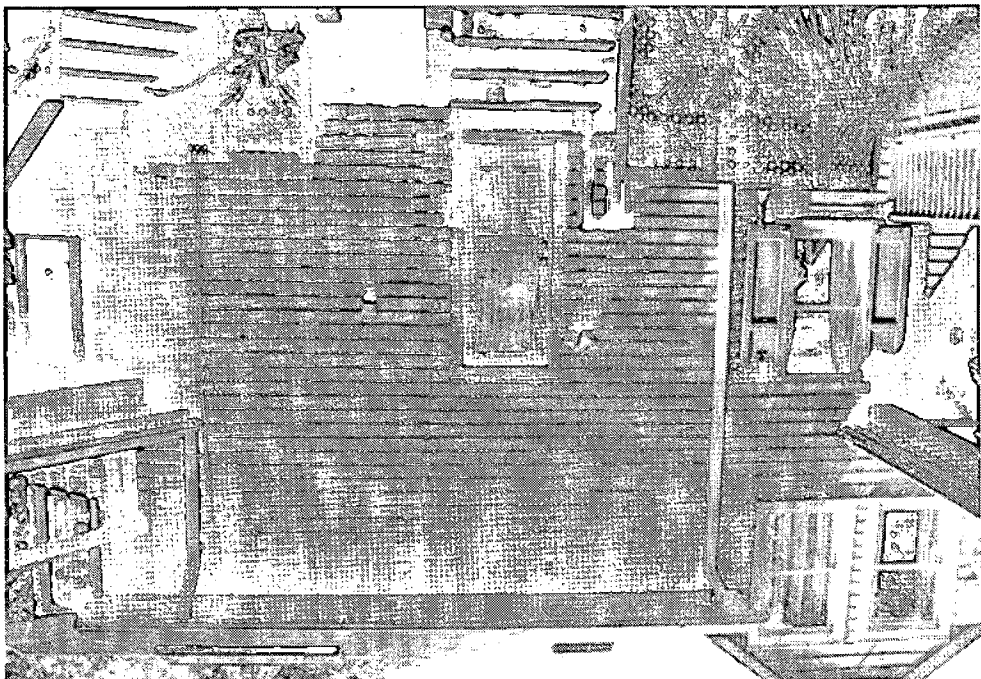








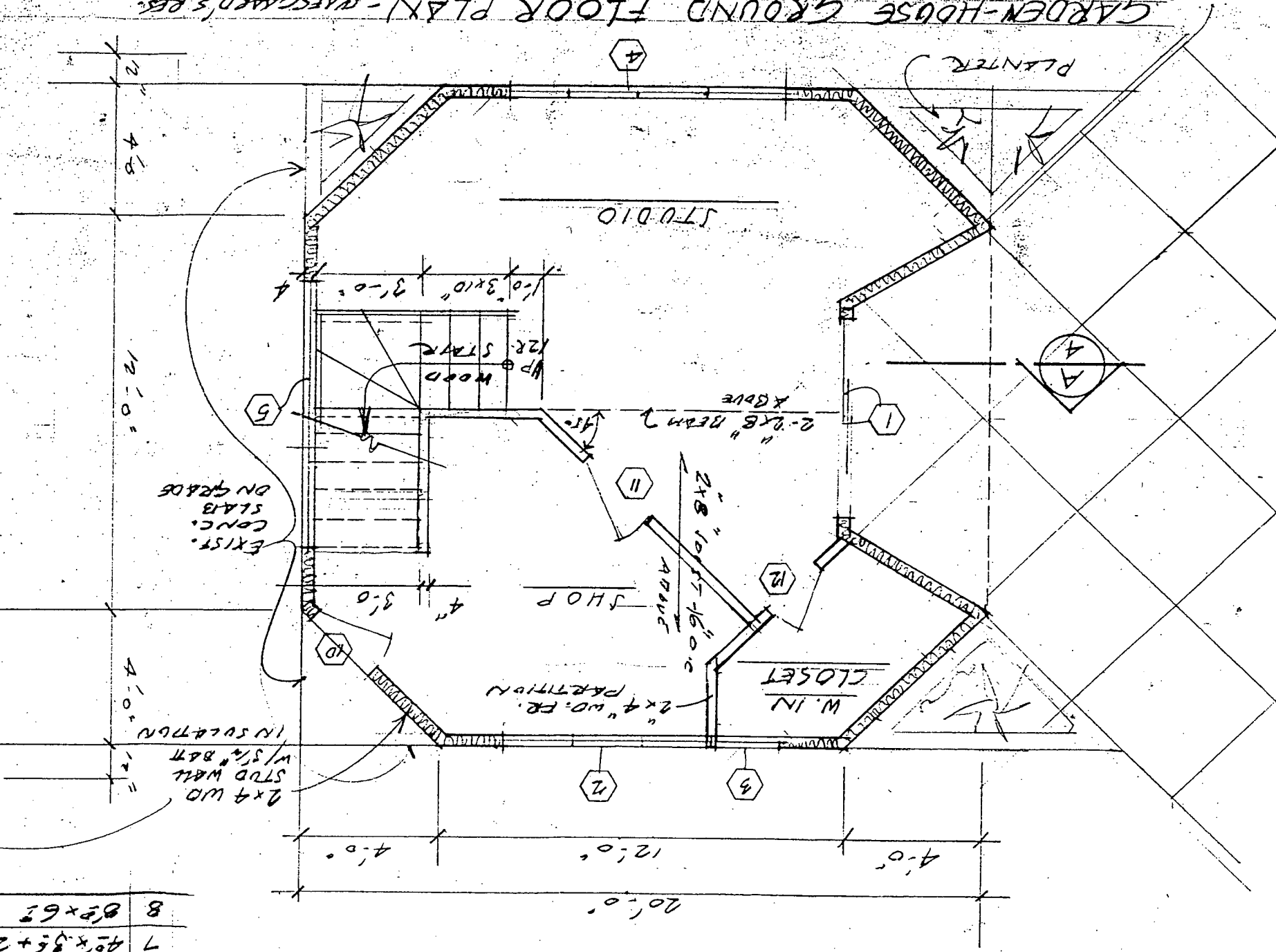




DWG. NO. 3/005

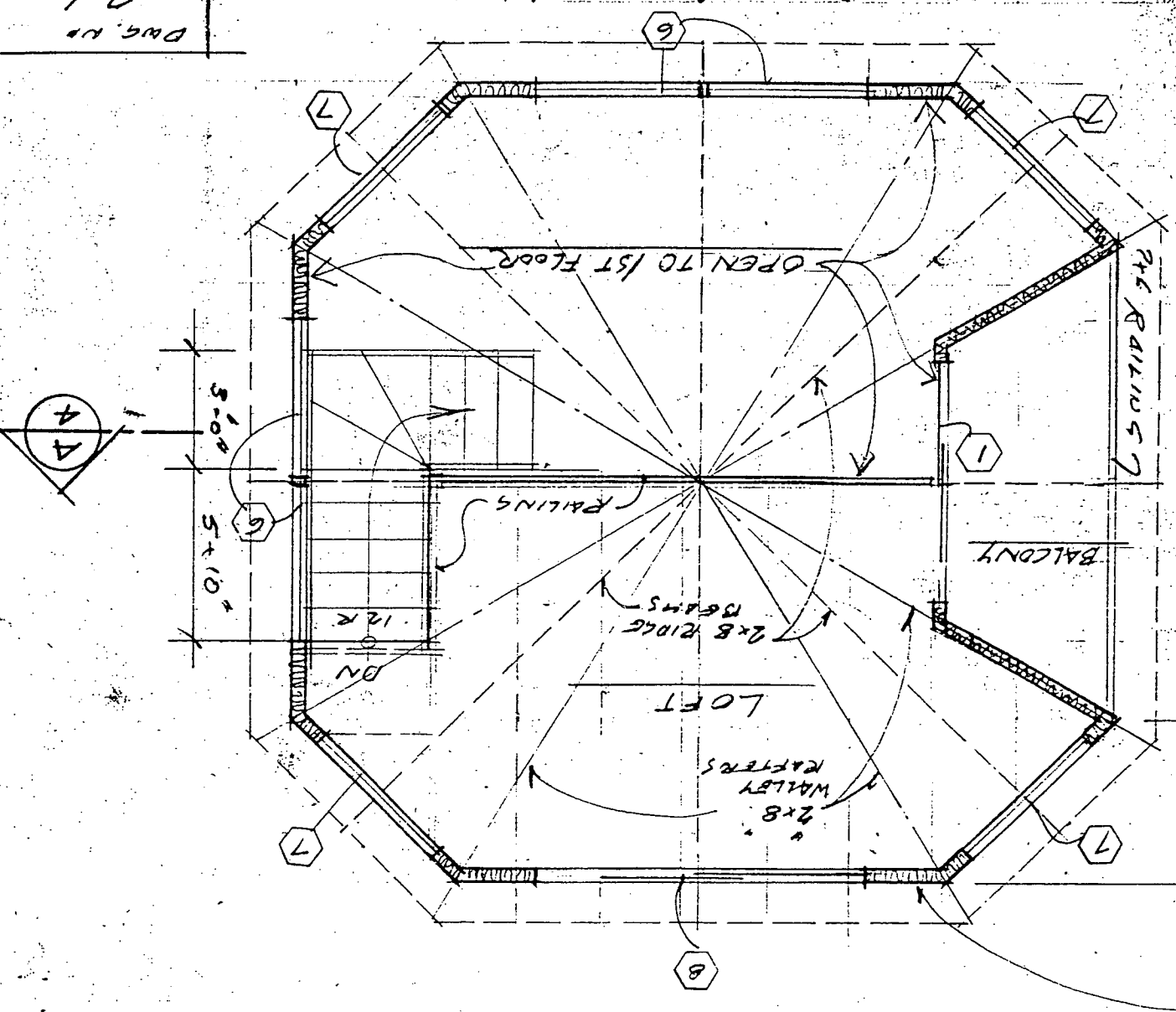
GARDEN-HOUSE GROUND FLOOR PLAN - RASSGAARD'S RES.

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



MEZZANIN FLOOR PLAN

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

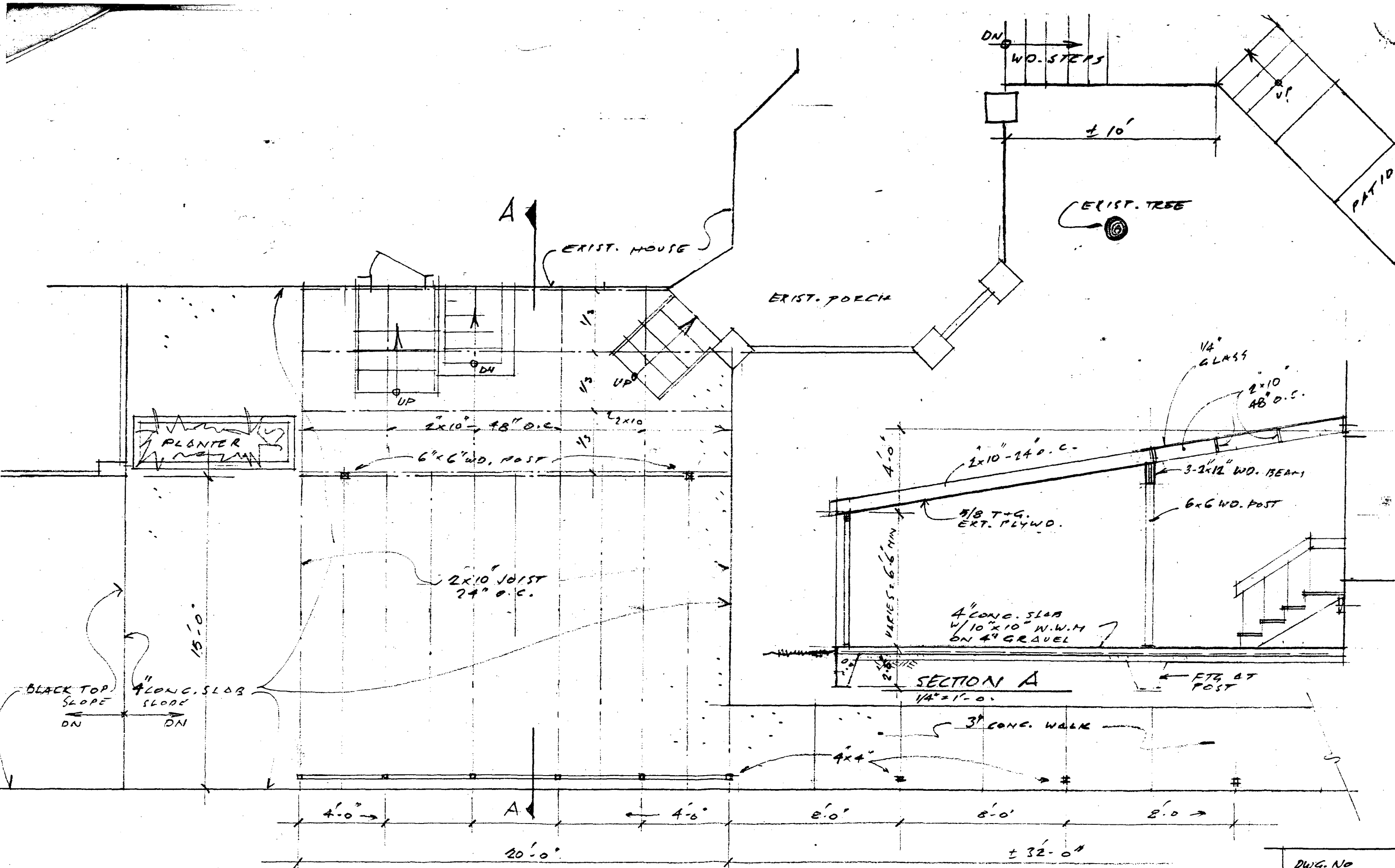


WINDOW SCHEDULE

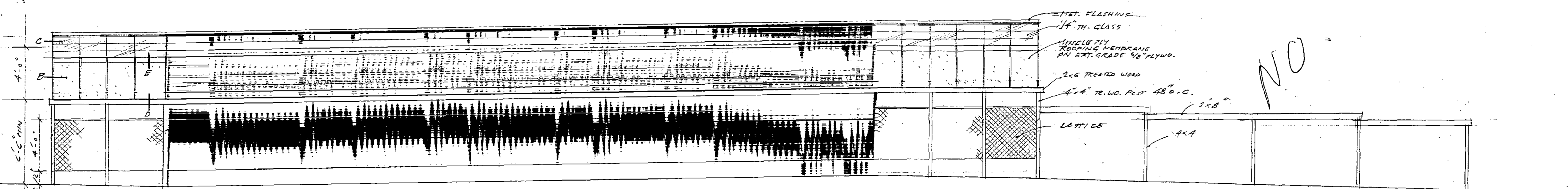
SIZE	TYPE	DESCRIPTION	QTY	MEASUREMENT
1	6'0" x 6'7"	ALUM. SLIDING DOOR	10	30' x 63'
2	5'8" x 3'10"	ALUM. SLIDING WINDOW	11	30' x 68'
3	1'10" x 2'10"		-	-
4	7'10" x 3'10"		-	-
5	7'10" x 3'10"	FIXED DOUBLE GLASS - WITHOUT FRAME	-	-
6	2'-48" x 68"		-	-
7	4'0" x 3'5" x 2'4"	MEASURE IN FIELD	-	-
8	8'9" x 6'3"	ALUM. SLID. DOOR	-	-

DOOR SCHEDULE

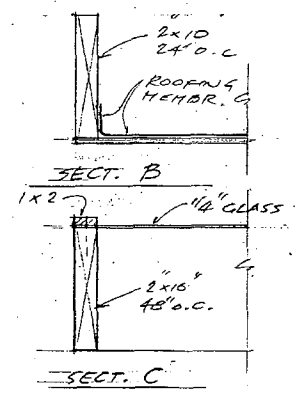
SIZE	TYPE	DESCRIPTION	QTY	MEASUREMENT
10	30' x 63'	ALUM. CORE MET.	-	-
11	30' x 68'	HOLLOW CORE WD.	-	-
12	24' x 68'		-	-



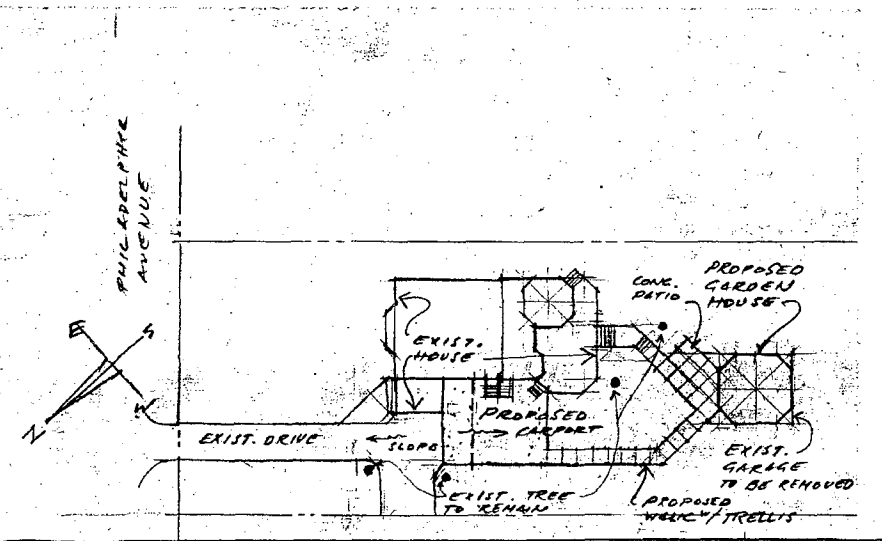
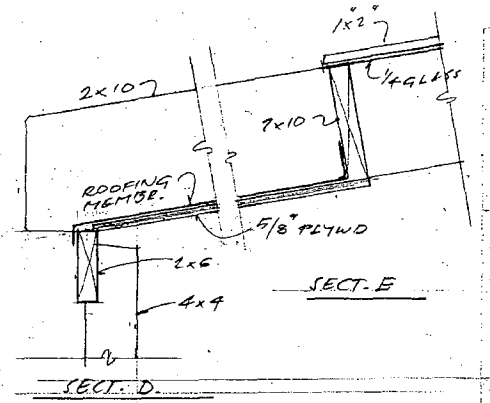
CARPORT PLAN - SKAFSGAARD'S RESIDENCE



CARPORT
 NORTH-WEST ELEVATION
 SCALE: 1/4" = 1'-0"



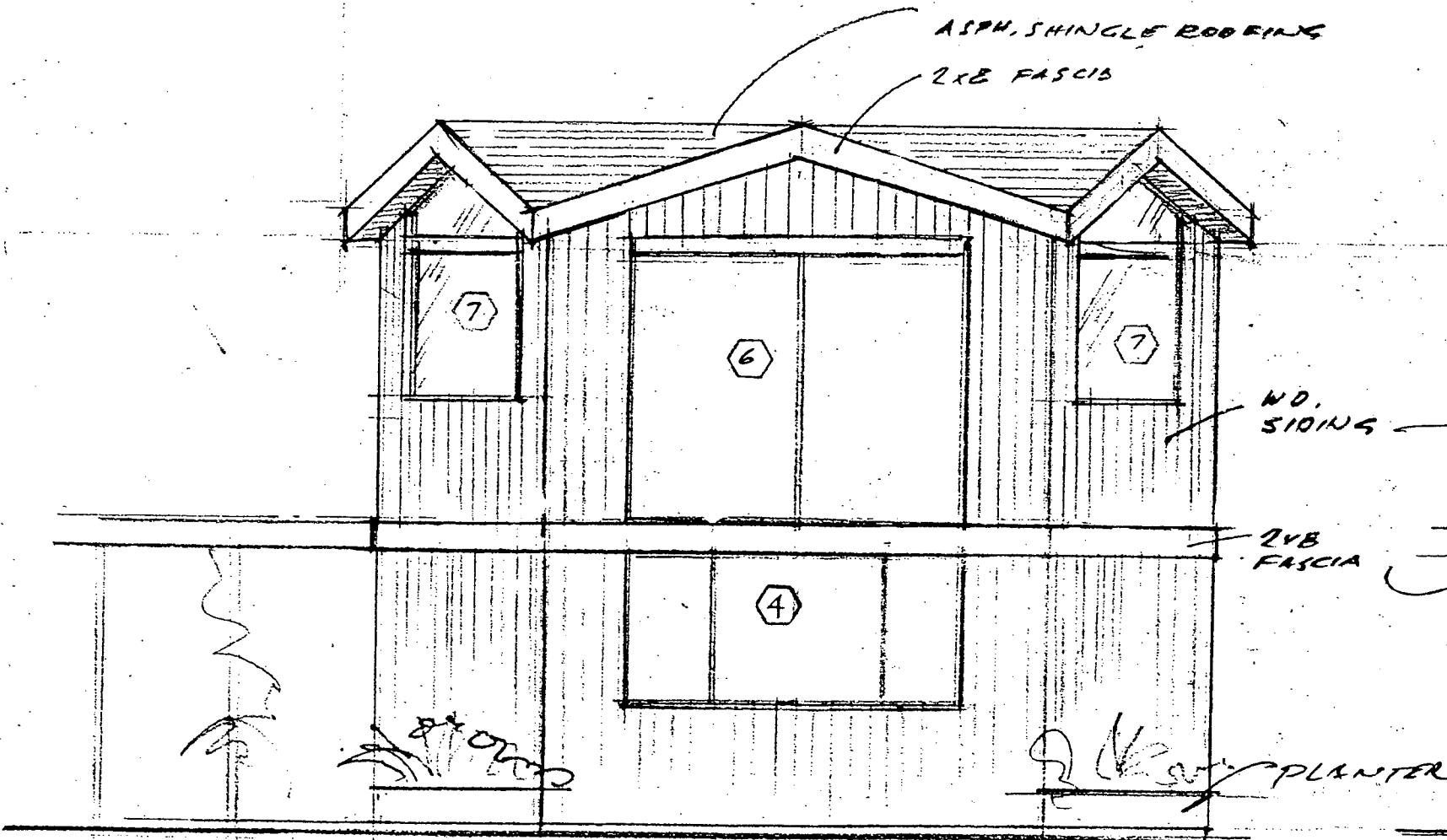
DETAILS - 1/2" = 1'-0"



SKAFSGAARD'S RESIDENCE - CARPORT & GARDEN-HOUSE
 612 PHILADELPHIA AVE, TAKOMA PARK, MD. - 20012

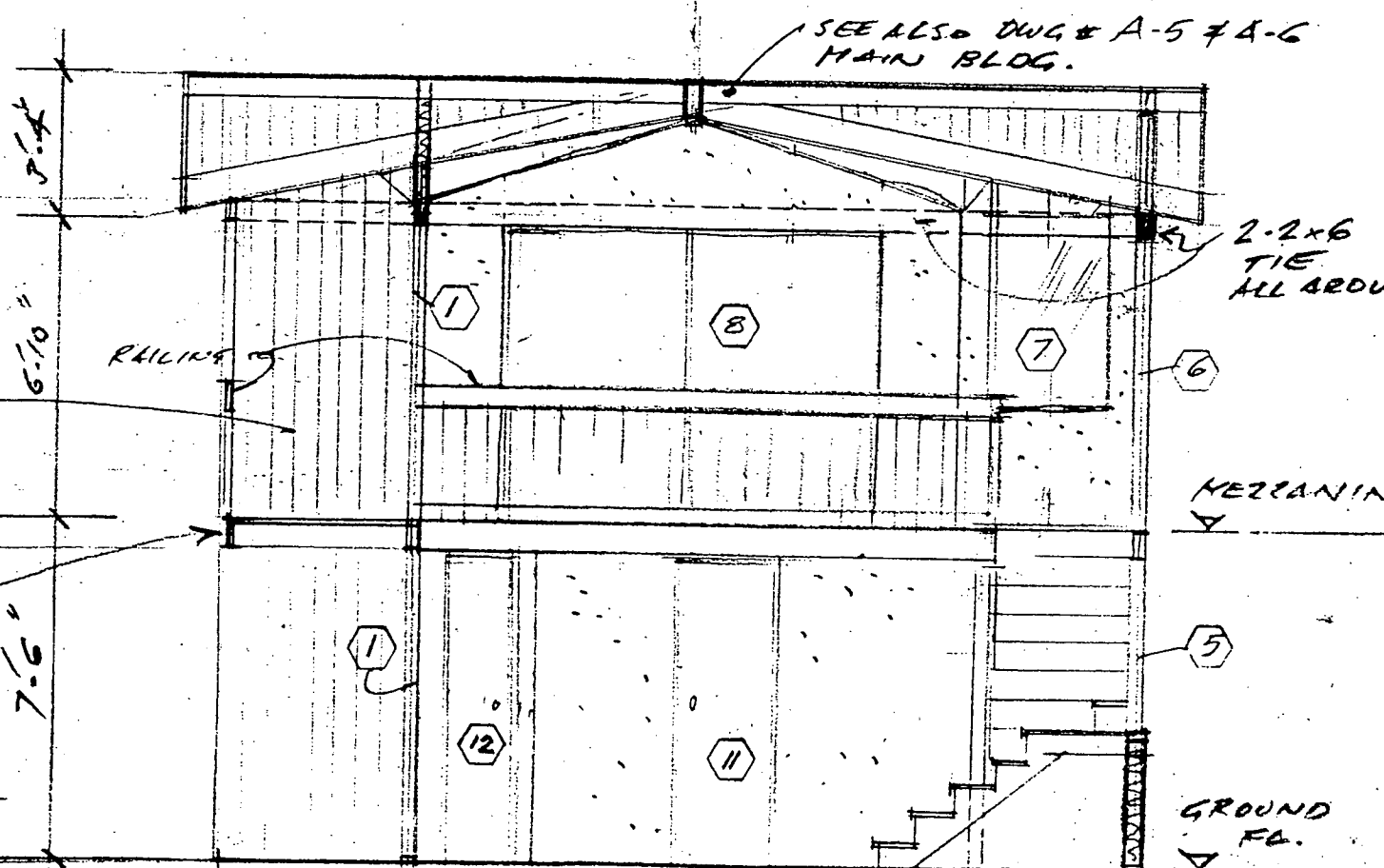
John G. Gabiny, A.I.A.
 6319 Potomac Ave., N.W.
 Washington, D.C. 20016
 tel. (202) 244-6727

ONG. NO.
 1/05



NORTH-WEST ELEVATION (SOUTH-WEST SH.)
 SCALE: 1/4" = 1'-0"

SKAFSGAARD'S RESIDENCE - GARDEN-HOUSE



EXIST. FOOTING & CONC. SLAB

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

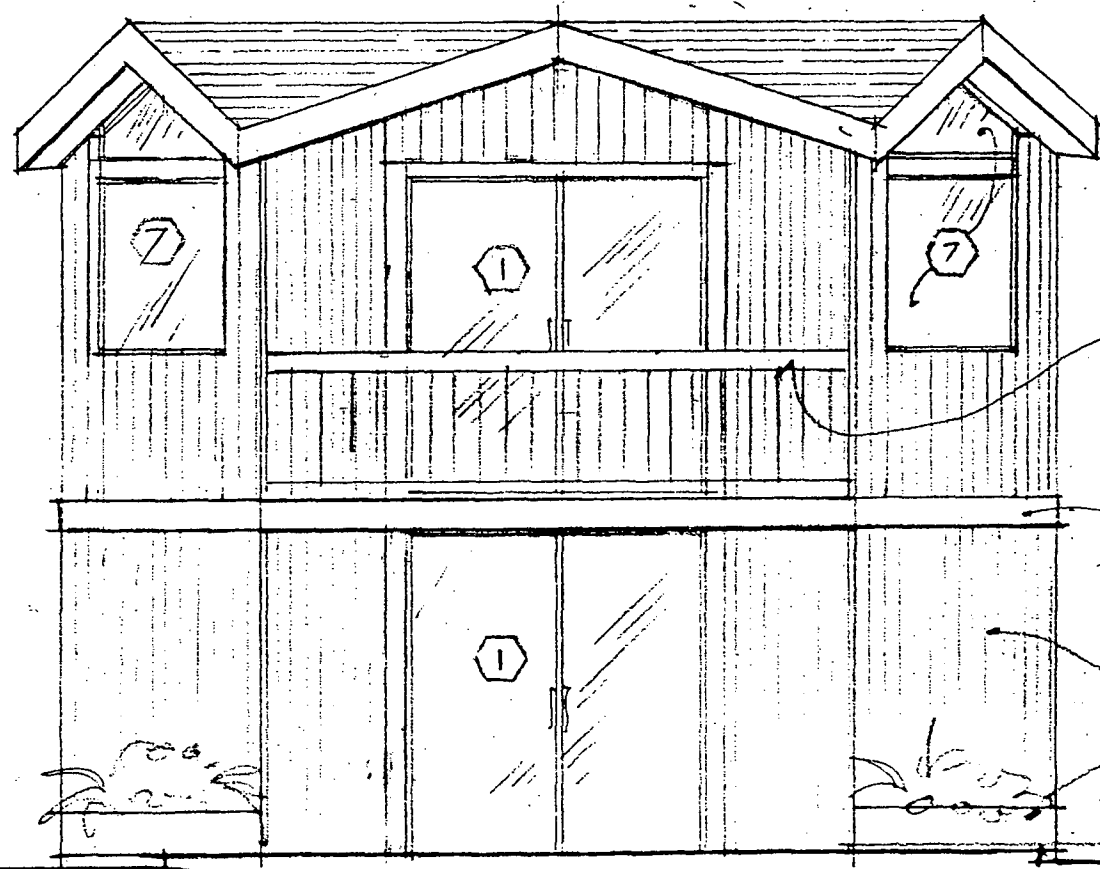
SEE ALSO DWG # A-5 & A-6
 MAIN BLDG.

2-2x6
 TIE
 ALL AROUND

MEZZANINE

GROUND
 FD.

DWG. NO
 4/10



2x6 RAILING
(INSIDE OR
OUTSIDE)

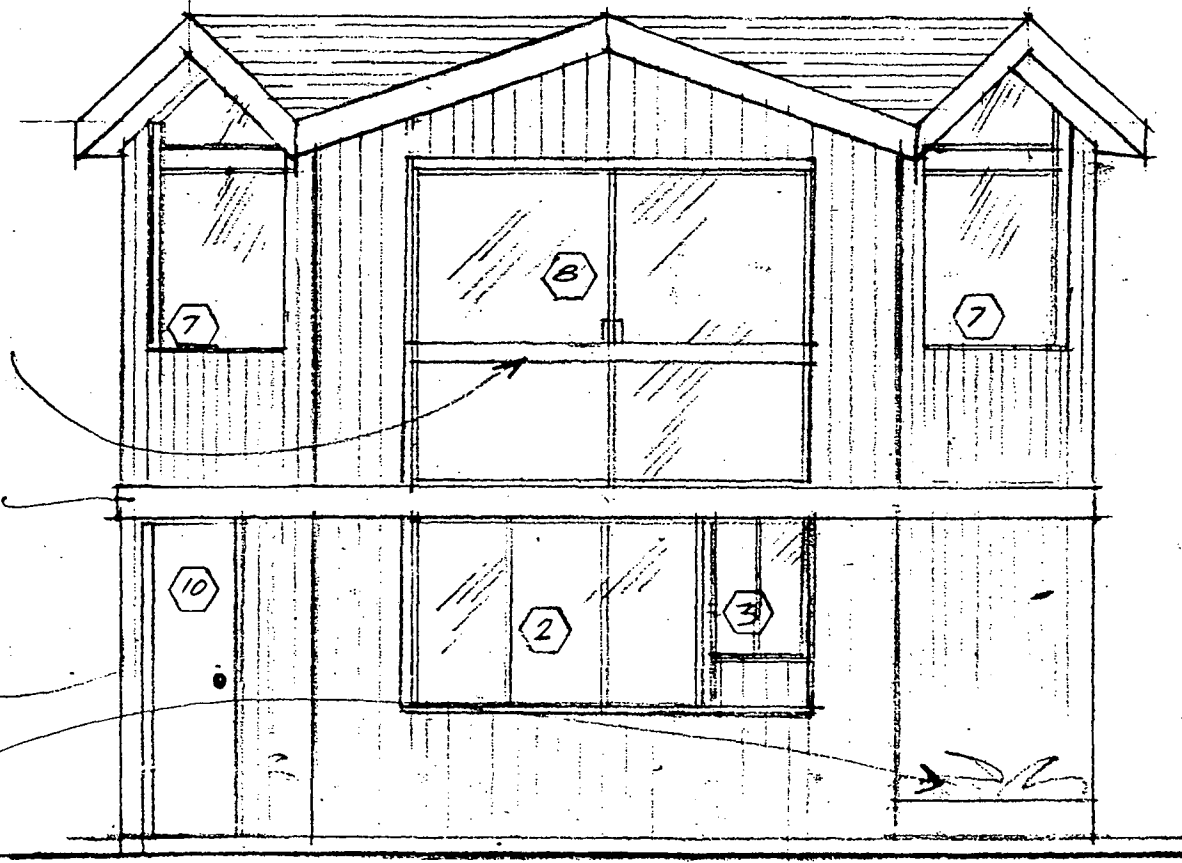
WD. FASCIA

WD. SIDING

PLANTER

NORTH-EAST ELEVATION

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



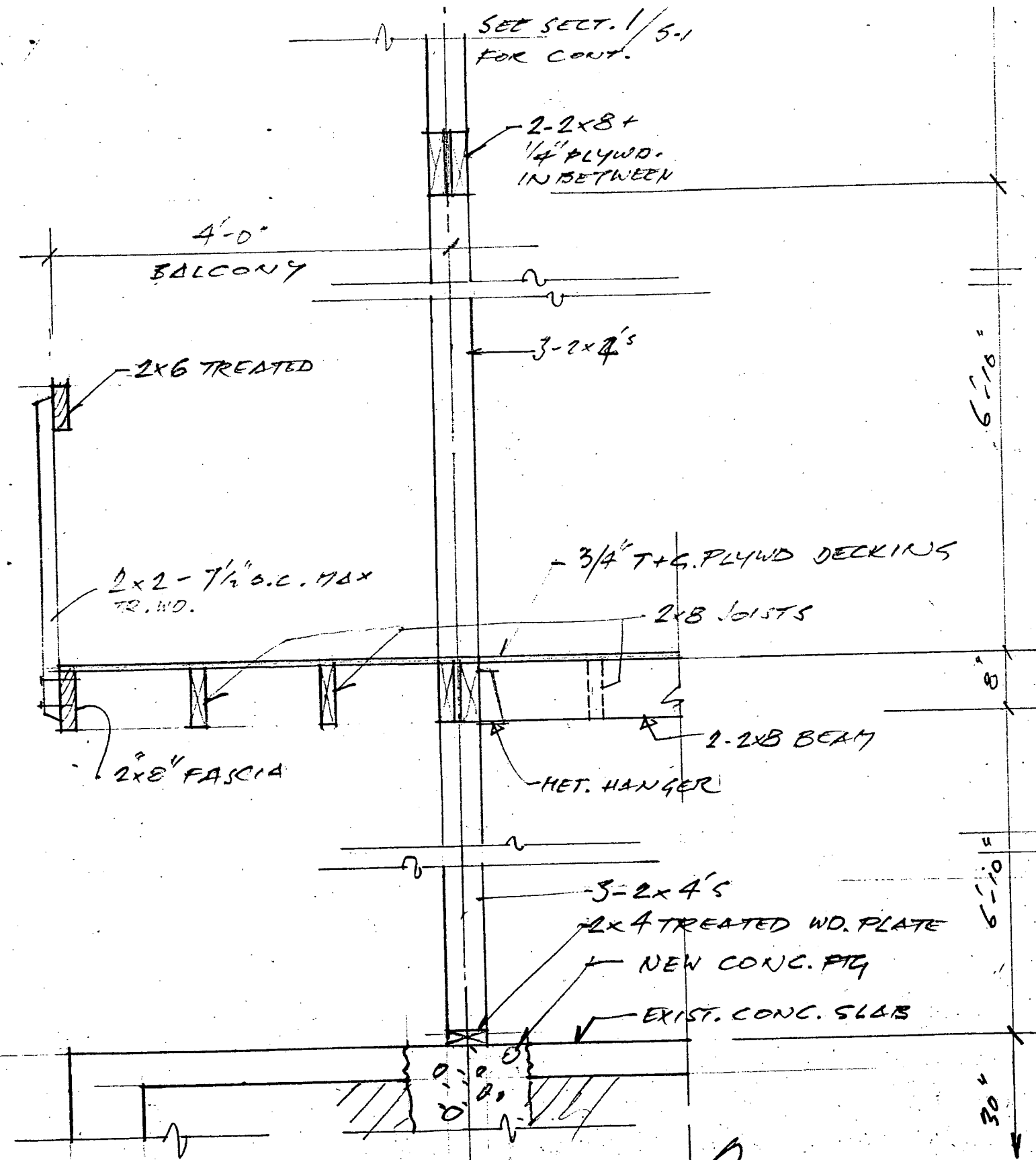
SOUTH-EAST ELEVATION

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

SKAFSGAARD'S RESIDENCE - GARDEN HOUSE

DWG. NO

5/073



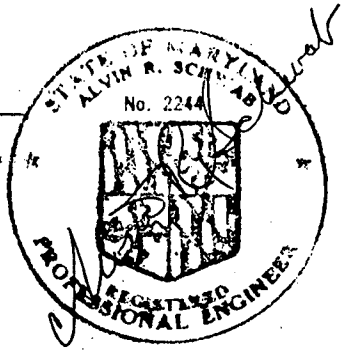
DET SECTION 2
SCALE = 3/4" = 1'-0"

Sheet 1 of
Date OCT 4 - 1990
Job No. 90-87
Revised

ATLANTIC ENGINEERS

11228 GEORGIA AVE., WHEATON, MD 20902
(301) 948-5300

Consulting Engineers



PROJECT SKAFSGAARD RES
GARDENHOUSE

Roof const. $30 \text{ psf LL} + 10 \text{ psf DL} = 40 \text{ psf}$; $\times 2'0"$ rafter $s/d = 80 \text{ plf}$
 Longest span $10'$ $M = \frac{80 \times 10^2}{8} = 12,000 \text{ ft-lb}$ $S = \frac{12,000}{1,150} = 10.43 \text{ in}^3$ 2x8
 $R = \frac{80 \times 10}{2} = 400 \text{ lb}$ $V = \frac{15 \times 10}{1.414} = 106 \text{ lbs}$ 2x8
 Cont. beam $M = \frac{180 \times 5^2}{2} = 2,250 \text{ ft-lb}$ $S = \frac{2,250}{1,150} = 1.96 \text{ in}^3$ 2-2x8

$\frac{180 \times 5 \times 18.5 + 200 \times 16 \times 8}{16} = 2640 \text{ ft-lb}$
 Cross beam $M = \frac{2640 \times 6}{4} = 3960 \text{ ft-lb}$ $S = \frac{3960}{1,150} = 3.44 \text{ in}^3$ 3-2x8
 $R = \frac{2640}{2} = 1320 \text{ lb}$

Mezz Framing Joists Span = $10'$ $40 \text{ psf LL} + 10 \text{ psf DL} = 50 \text{ psf}$ $\times 10'$ $s/d = 67 \text{ plf}$
 $M = \frac{67 \times 10^2}{8} = 8375 \text{ ft-lb}$ $S = \frac{8375}{1,150} = 7.3 \text{ in}^3$ 2x8

4 Beam Load = $\frac{50 \times 10}{2} = 250 \text{ psf}$ $M = \frac{250 \times 9^2}{8} = 2531 \text{ ft-lb}$ $S = \frac{2531}{1,150} = 2.2 \text{ in}^3$ 2-2x8
 $R = \frac{250 \times 9}{2} = 1125 \text{ lb}$

Beam $M = \left(\frac{84 \times 6^2}{8} + \frac{1,115 \times 6}{8} \right) = 24,790 \text{ ft-lb}$
 $S = \frac{24,790}{1,150} = 21.55 \text{ in}^3$ 2-2x8

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	612 Philadelphia Ave, Takoma Park	Meeting Date:	8/17/2005
Applicant:	Ruth Skafsgaard & Martin Lowery	Report Date:	8/10/2005
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	8/3/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05TT	Staff:	Tania Tully
PROPOSAL:	Garage demolition and studio/shop house concept	RECOMMENDATION:	Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- The applicant will work contact the Takoma Park arborists and obtain any necessary tree permits prior to demolition of the garage.
- The applicant will work with staff o the design of the proposed garage replacement and return to the Commission for a separate HAWP for its construction.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Craftsman
DATE: 1920s

The house and garage at 612 Philadelphia sit on a deep lot of approximately 17,437 SF (.4 acres). The house has a footprint of approximately 1218 SF and the existing garage has 400 SF. The garage is a two-bay, wood frame, gable roofed structure with wood shingle siding and asphalt shingle roof. One half of the roof is currently covered with a brown tarp. And the doors are constructed of wood lattice.

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 24A)*, 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

There are two very general, broad planning and design concepts which apply to all categories. These are:

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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

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.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 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 of to the achievement of the purposes of this chapter.

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 proportions, 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.

PROPOSAL:

- Demolish the existing garage (Circle 7)
 - Construct a new studio/shop in its place
- The 2 story proposed studio/shop would sit on the concrete slab from the garage. The design presented in the packet is from 15 years ago and is intended only to illustrate the concept.

STAFF DISCUSSION

This HAWP application originally only requested demolition of the existing garage but, at staff's request, the available information on the replacement structure was added (Circles 12-14). This is important to note, because these plans are not final and the applicant does have modifications they wish to make. The plans were drawn up on 1990 and the architect is now deceased. With this in mind, staff requests that the Commission consider the concept of a replacement structure when reviewing the demolition.

The existing garage is not likely original to the house, though at one time it was compatible. It is currently in a deteriorated state and the doors have been replaced with lattice. Staff recommends approval of its demolition.

Staff is also recommending concept approval of the replacement structure because there is currently no increase in the footprint, though the lot could accommodate a slight increase. The applicant is willing to work with staff and their new architect to arrive at a design that is more compatible with the historic house. Staff's primary suggestion is to reduce the height of the building and working with the roof form to make it appear less large. Large garages and outbuildings do exist on adjacent properties, but the forms are less bulky. The primary concern is the view from the public right of way.

STAFF RECOMMENDATION:

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

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

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 *Secretary of the Interior's Standards for Rehabilitation*.

and provided the conditions listed on Circle 1 are met;

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 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RUTH SKAFSGAARD

Daytime Phone No.: 301/585-8374

Tax Account No.: 16 13 01069646

Name of Property Owner: MARTIN LOWERY / RUTH SKAFSGAARD Daytime Phone No.: 301/585-8374

Address: 612 PHILADELPHIA AVE, TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 612 Street: Philadelphia Ave.

Town/City: Takoma Park, MD Nearest Cross Street: Takoma Ave.

Lot: P11 Block: 69 Subdivision: 25

Liber: 5133 Folio: 112 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: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

07/12/05
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 392230 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Outbuilding behind the main house, once used as a garage, is structurally damaged beyond saving. The plan is to demolish the building and to replace it with a new structure that will architecturally complement the main house. Structure has no historic significance.

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

Construction of gardening / art studio structure after demolition. Separate permit will be requested

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.

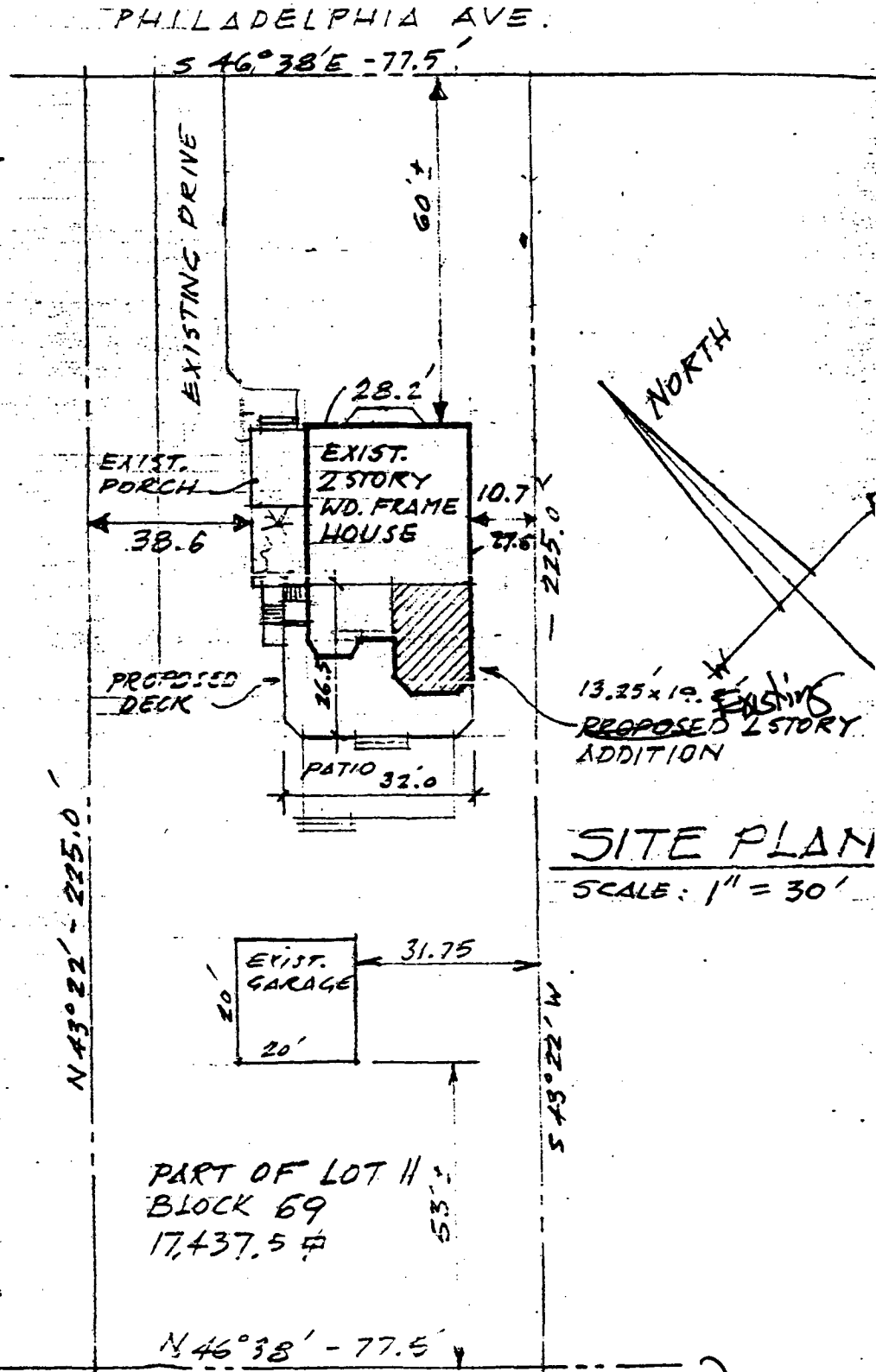
6. TREE SURVEY

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).

ATT: CRISS DOPEZ

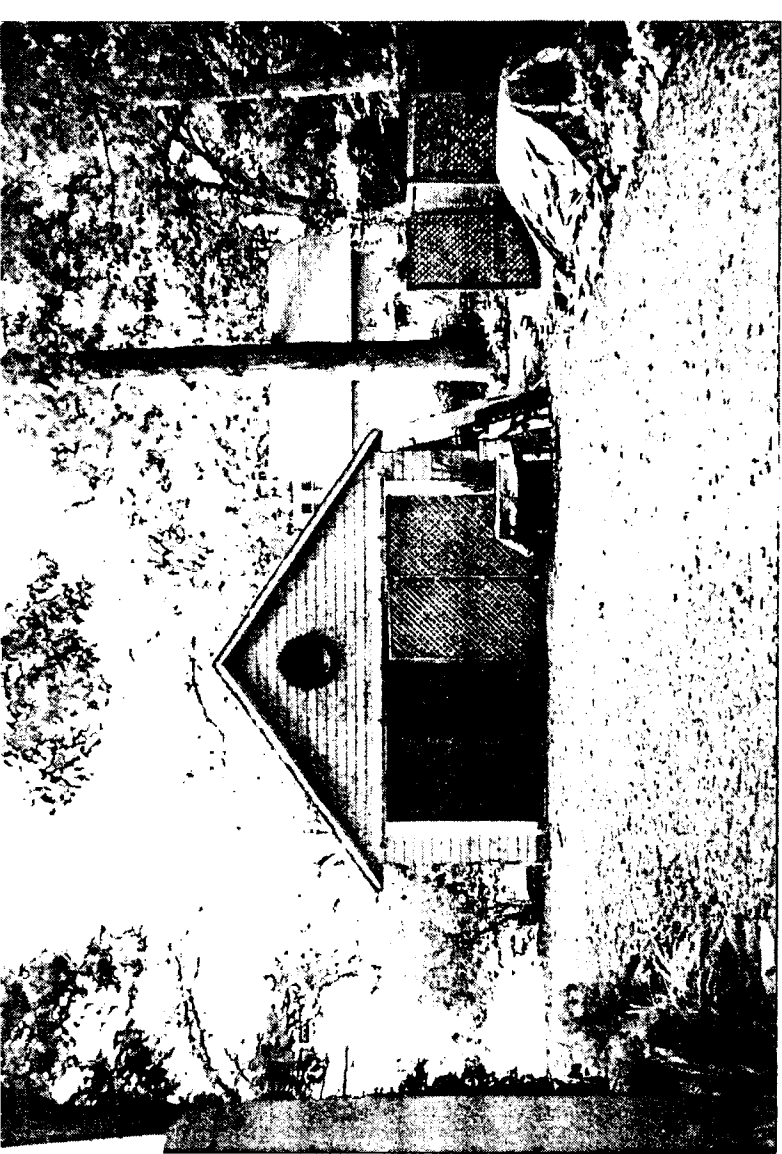


DOOR AREAS: SQ. FEET:

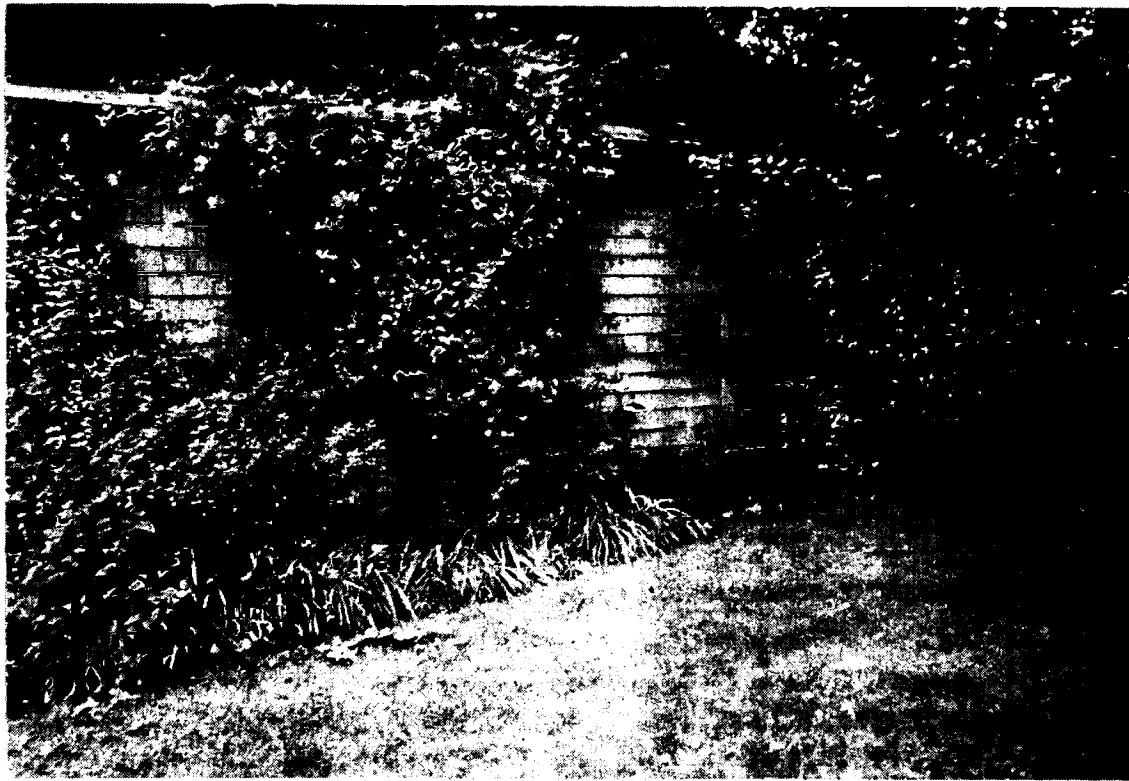
	EXIST.	ADDITION	TOTAL
ENT	802	-	802.0
FL	978	240	1,218.0
10.	778	346	1,124.0
21	2,558	586	3,144.0

SKAFSGARD'S RESIDENCE - ADDITION (1990)

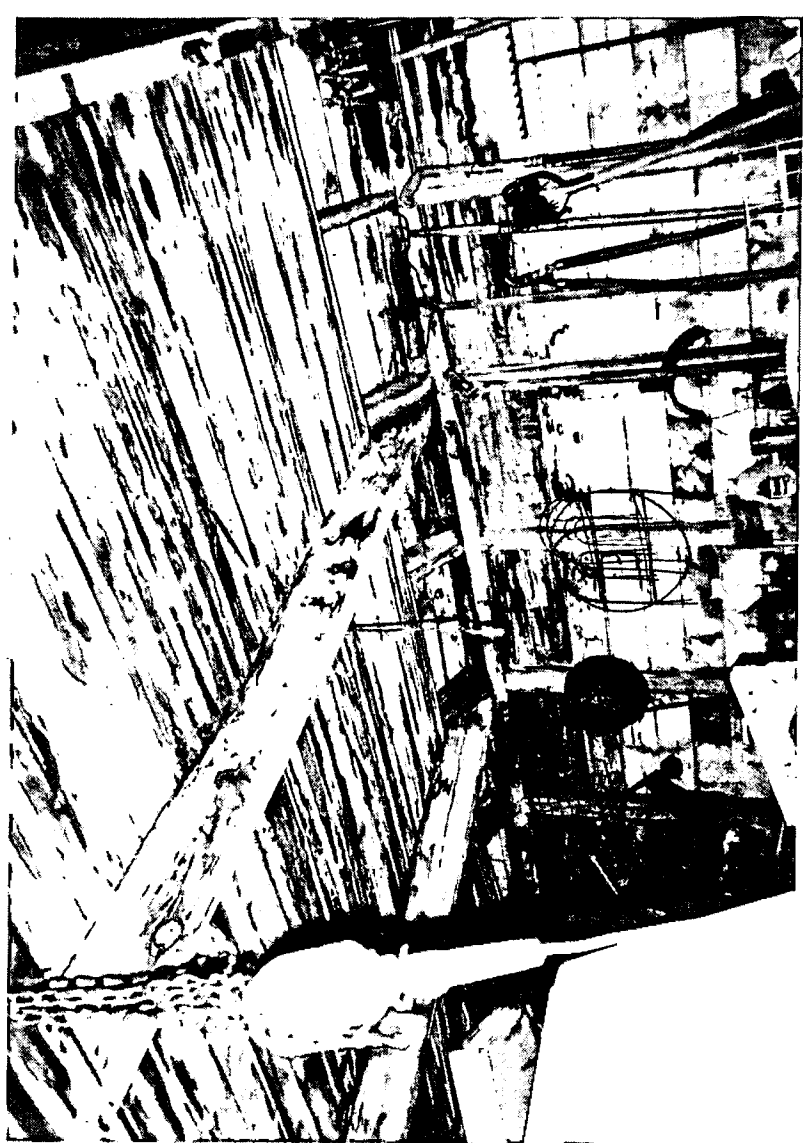
6

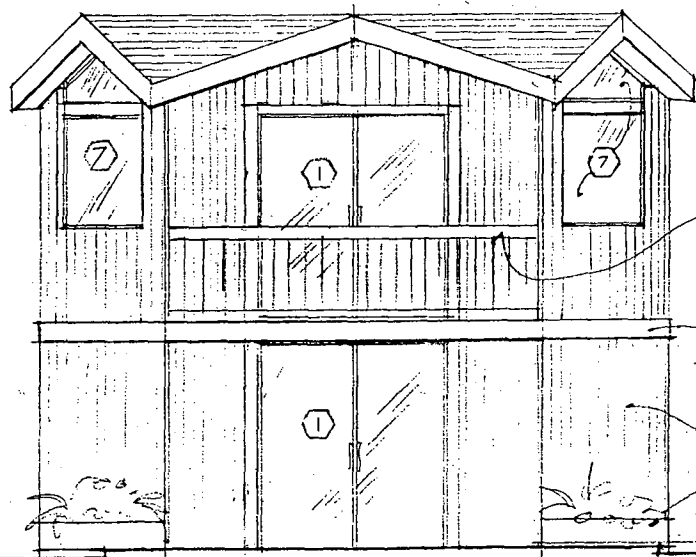












2x6 RAILING
(INSIDE OR
OUTSIDE)

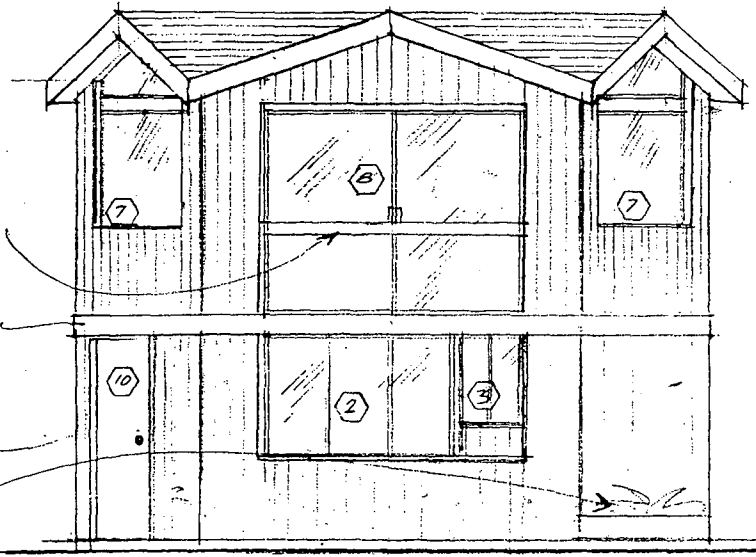
WD. FASCIA

WD. SIDING

PLANTER

NORT-EAST ELEVATION

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



SOUTH-EAST ELEVATION

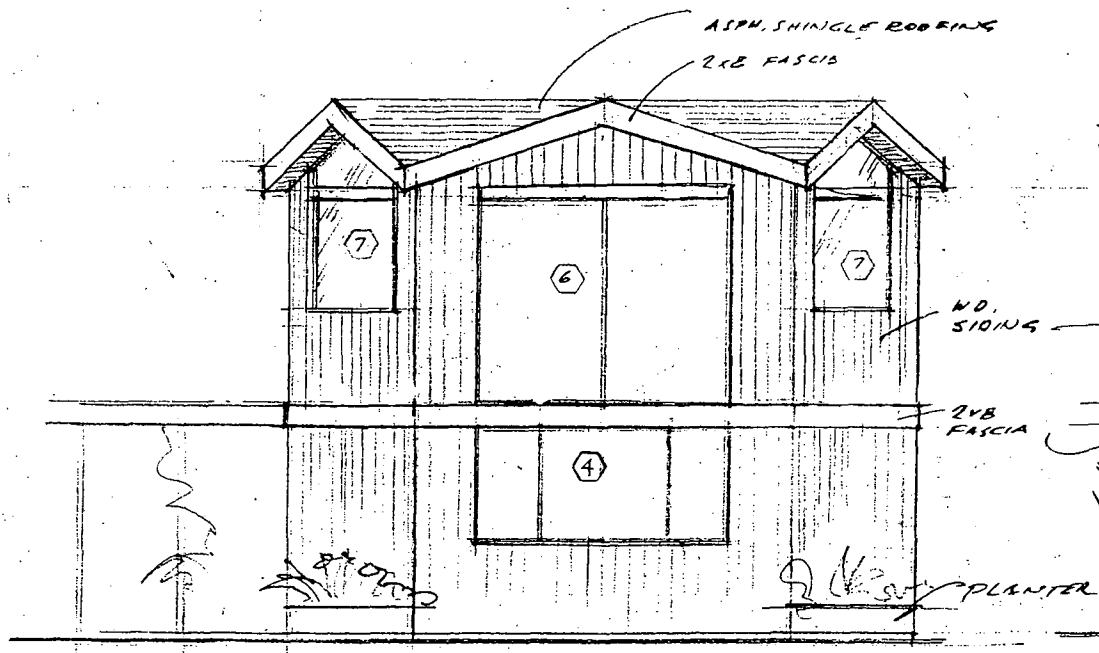
SCALE: 1/4" = 1'-0"

SKAFSGAARD'S RESIDENCE - GARDEN HOUSE

DWG. NO

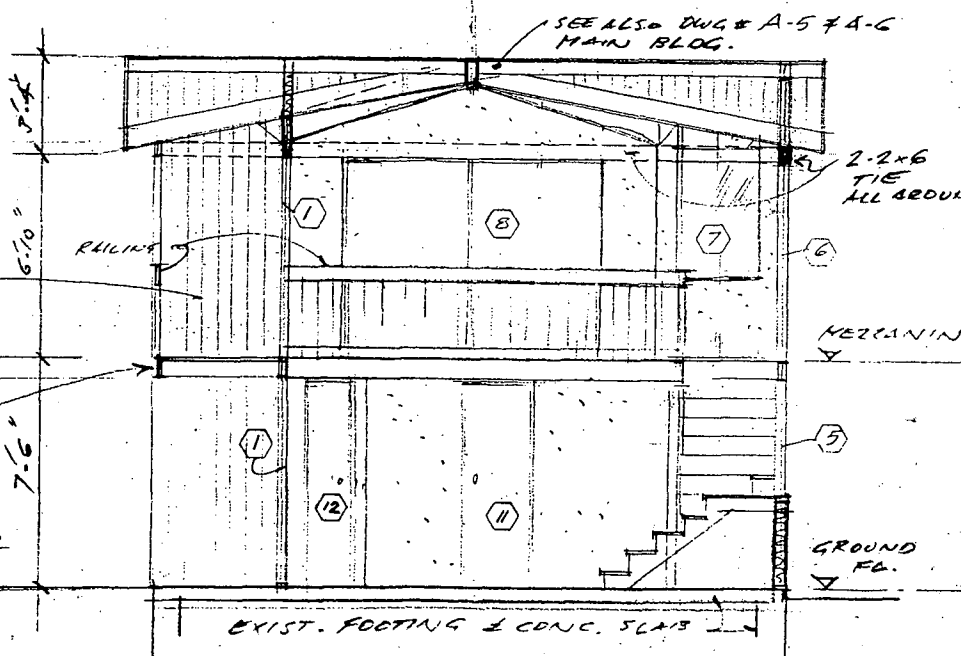
5/07

12



NORTH-WEST ELEVATION (SOUTH-WEST SH.)
 SCALE: 1/4" = 1'-0"

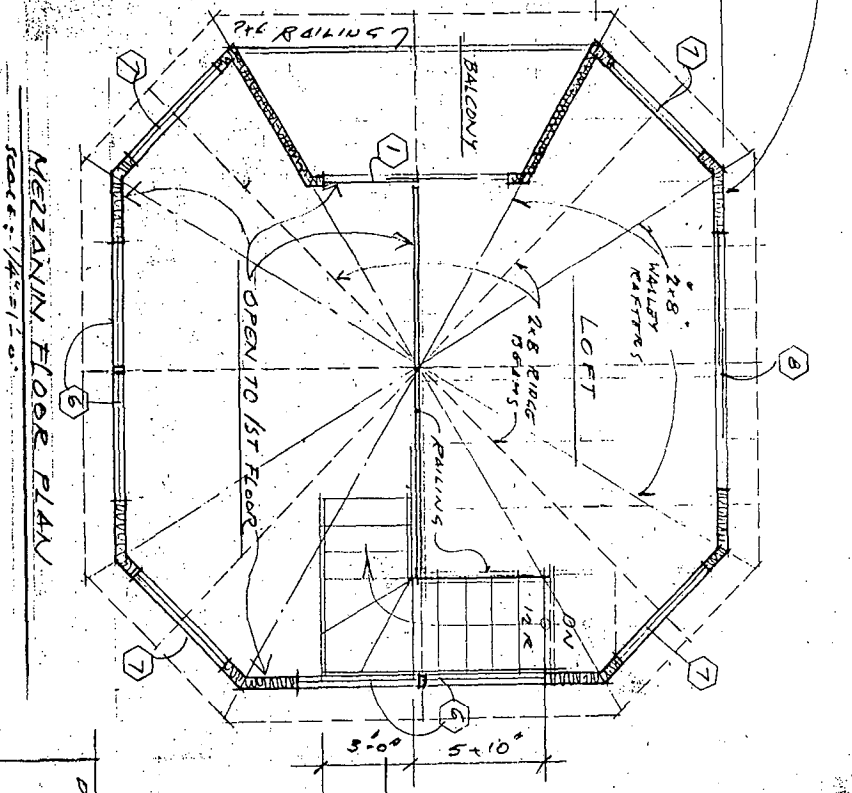
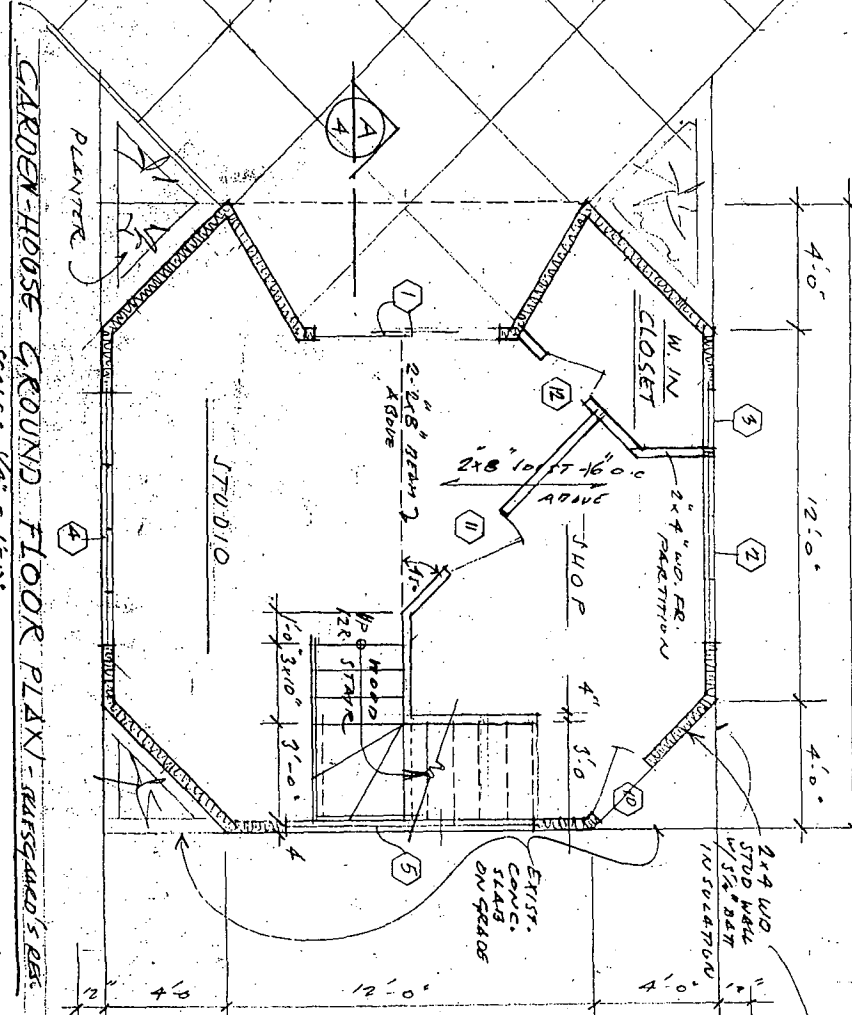
SKAFSGAARD'S RESIDENCE - GARDEN HOUSE



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

DWG. NO
 4

13



WINDOW SCHEDULE		DOOR SCHEDULE			
NO.	SIZE	TYPE	NO.	SIZE	TYPE
1	6'-1" x 6'-1"	ALUM. SLIDING DOOR	10	3'-0" x 6'-8"	HOLLOW CORE MET.
2	5'-8" x 3'-0"	ALUM. SLIDING WINDOW	11	3'-0" x 6'-8"	HOLLOW CORE WD.
3	1'-0" x 2'-10"	-H-	12	2'-4" x 6'-8"	-H-
4	7'-0" x 3'-0"	-H-			
5	7'-0" x 3'-0"	FIXED DOUBLE GLASS - WITHOUT REAR			
6	2'-4" x 6'-8"	-H-			
7	4'-0" x 3'-4" + 2'-4"	-H- MEASURE W/ FIELD.			
8	8'-2" x 6'-1"	ALUM. SLID. DOOR			

DRG. NO. 3/005

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

Owner's mailing address	Owner's Agent's mailing address
612 Philadelphia Ave. Takoma Park, MD 20912 (MARTIN LOWERY + RUTH SKAFSEGAARD)	
Adjacent and confronting Property Owners mailing addresses	
FAGAN, DEBORAH + BERNARD 608 Philadelphia Ave. Takoma Park, MD. 20912	JOHN SANDAGE 704 Philadelphia Ave. Takoma Park, MD 20912
JAMES EVANS 703 New York Ave. Takoma Park, MD 20912	CHERYL SLOAN 613 Philadelphia Ave. Takoma Park, MD 20912