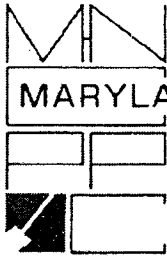


37/03-05XX 612 Philadelphia Ave
Takoma Park Historic District



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

Date: October 27, 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 #395370

Your Historic Area Work Permit application for Continuation side extension was **Approved** by the Historic Preservation Commission at its October 26, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 stamped drawings and an official approval letter (given at the time of drawing stamping). 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.

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

Date: October 27, 2005

MEMORANDUM

TO: Robert Hubbard, Director

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

SUBJECT: Historic Area Work Permit #395370

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

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

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

Applicant: Ruth Skafsgaard & Martin Lowery

Address: 612 Philadelphia Ave, Takoma Park

This HAWP approval is subject to 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 applicable Montgomery County Department of Permitting Services (DPS) building permits.



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.: 578-78-1023
 Name of Property Owner: RUTH SKAFSGAARD Daytime Phone No.: 301-585-5800
MARTIN LOWERY Daytime Phone No.: 523-0483 CELL
 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 PHILADELPHIA AVE Street: PHILADELPHIA AVE
 Town/City: TAKOMA PARK Nearest Cross Street: CHICAGO & TAKOMA
 Lot: P11 Block: 69 Subdivision: 025
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: (OUTPOUT) 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: \$ 6000 - 10000
 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: ONLY BREC. NEEDED FOR FA106C
 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.

Ruth Skafsgaard 8/24/05
Signature of owner or authorized agent Date
 Approved: Julia O'Malley For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 10/26/05
 Application/Permit No.: 395370 Date Filed: 8/24/05 Date Issued: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	612 Philadelphia Ave, Takoma Park	Meeting Date:	10/26/2005
Applicant:	Ruth Skafsgaard & Martin Lowery	Report Date:	10/19/2005
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	10/12/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05XX CONTINUED	Staff:	Tania Tully
PROPOSAL:	Small side extension	RECOMMENDATION:	Approve

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 house is a somewhat modified frame foursquare with wood shingles. The lot slopes up from the street and becomes level at the front of the house.

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 or 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:

- Remove existing stoop, steps and door. (Circle 8)
- Construct a small (6'4" X 4'10"), chamfered 2-story bump-out in the location of the former stoop. (Circles 6-11)
- The siding will match the existing
- The window will be faux. (Circle 6)

STAFF DISCUSSION

The intent of this bump-out is to provide room for a 2nd refrigerator on the main level, linen closet on the 2nd and storage at grade. The proposal in this submission reflects modifications suggested by the Commission at the September 14, 2005 HPC Meeting. Changes include widening the bump-out and angling the sidewalls in order to create a more bay-like appearance. The roof of the bay has also been changed to a shed so that it will be less obtrusive and blend in more with the existing house.

The existing stoop, steps and door are not historic so minimal removal of historic fabric will occur and the change is towards the rear of the house, behind the porch. Combined with the siting of the house on the sloping lot, the bump-out will likely be only minimally visible from the public right-of-way. This addition will not harm the architectural integrity of the historic district and Staff is recommending approval.

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 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 applicable Montgomery County Department of Permitting Services (DPS) building permits.



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 SEAFSEMAN

Daytime Phone No.: 301 585-8374

Tax Account No.: 579-78-1023

Name of Property Owner: RUTH SEAFSEMAN

Daytime Phone No.: 301-585-8374
523-0493 CELL

Address: 112 PHILADELPHIA AVE TAKOMA PARK MD 20912

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 Nearest Cross Street: CHICAGO & TAKOMA

Lot: P11 Block: 69 Subdivision: 025

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: (BUMP OUT)
- | | | | | | | | | |
|---|--|---|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <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 checked="" 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 type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 6000 - 10000

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: ONLY BEC. NEEDED FOR FAYO EC

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.

Ruth Seafseman
Signature of owner or authorized agent

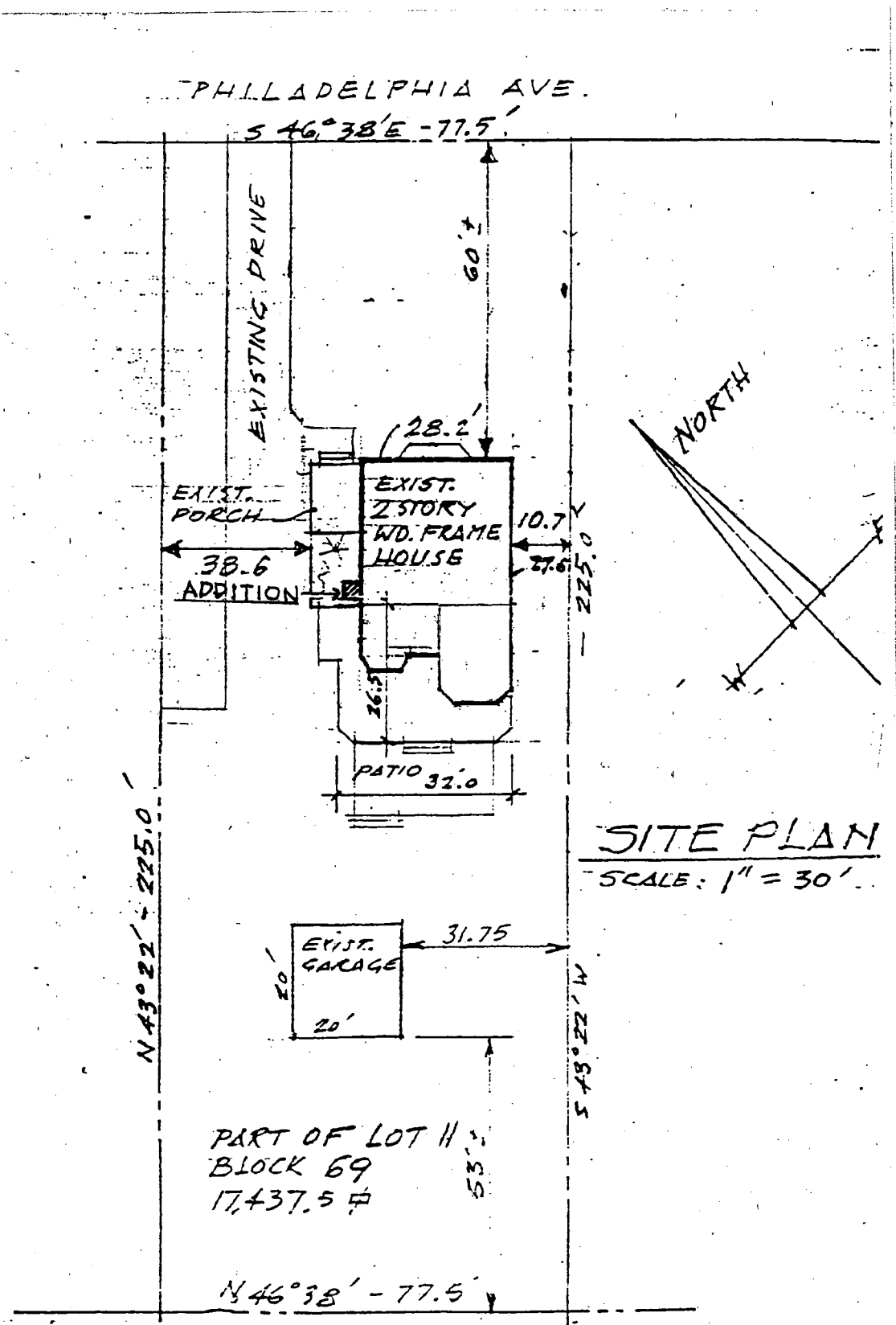
8/24/05
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 395370 Date Filed: 8/24/05 Date Issued: _____

(4)



612 PHILADELPHIA AVE.
 TAKOMA PARK MD

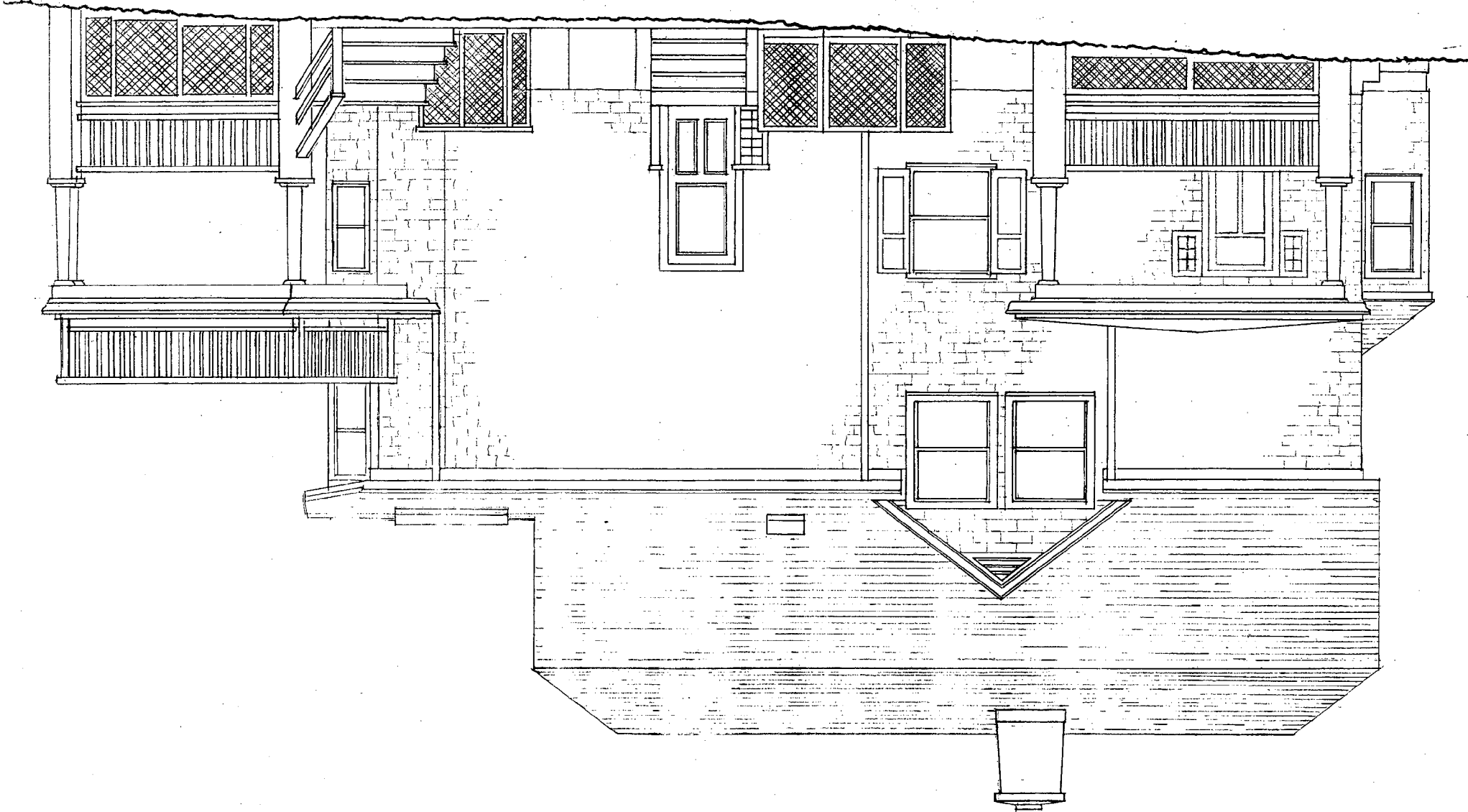


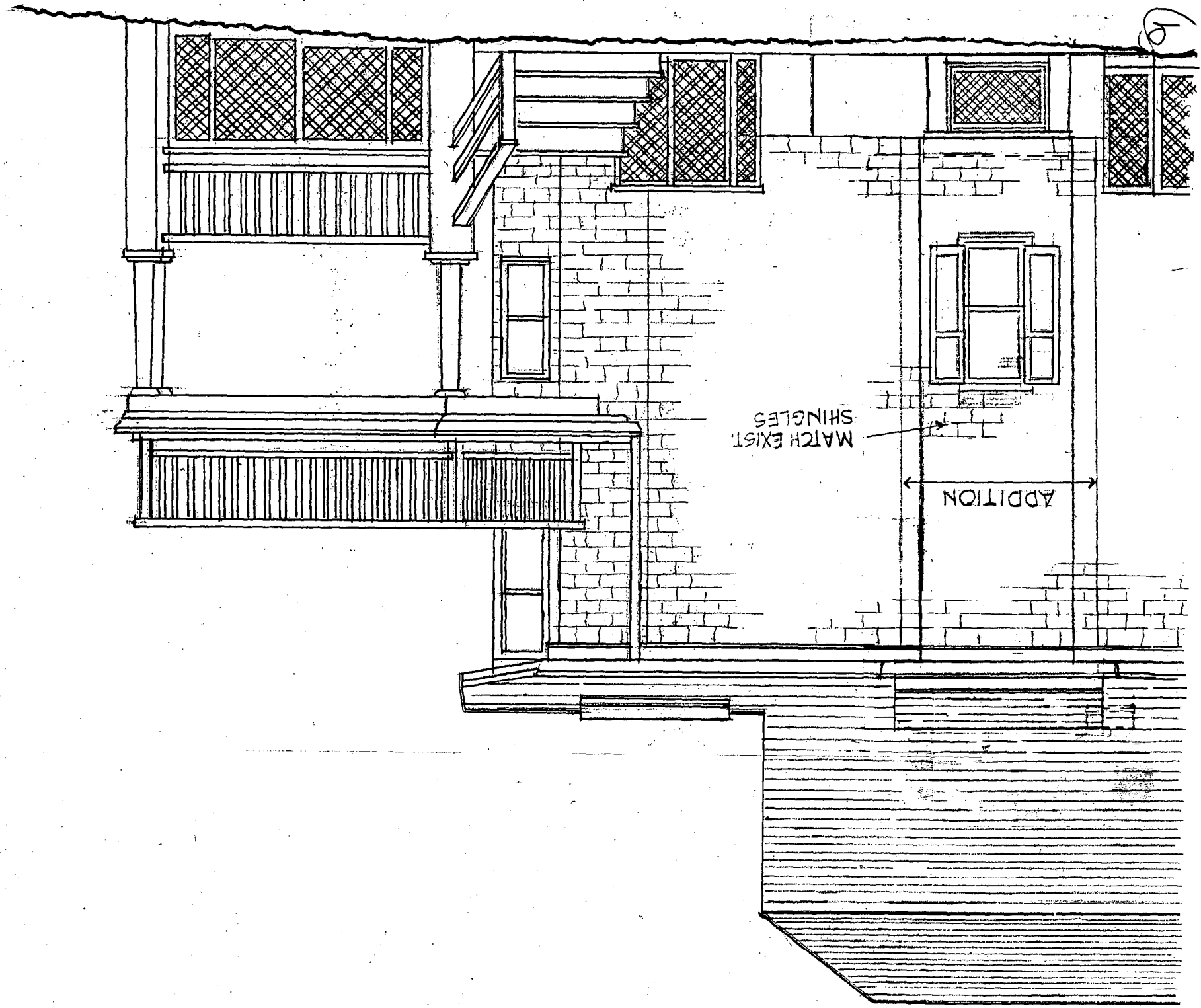


PRIOR DESIGN

NORTH ELEVATION - ADDITION

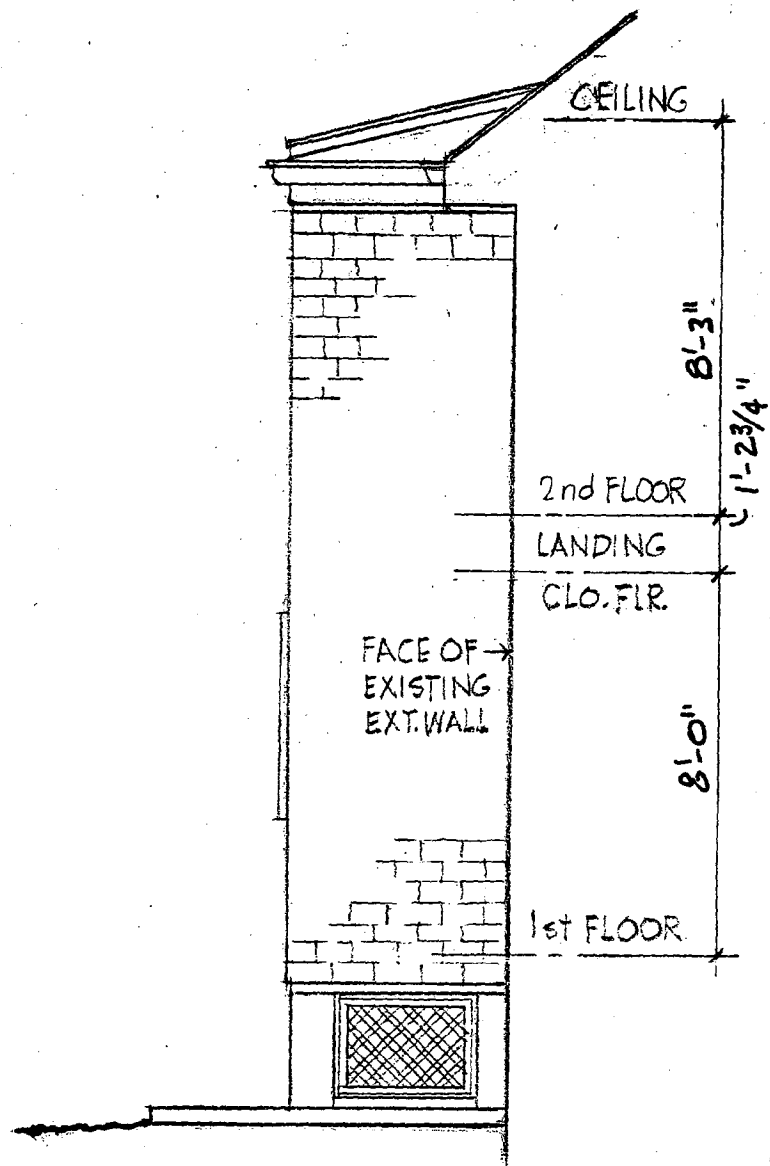
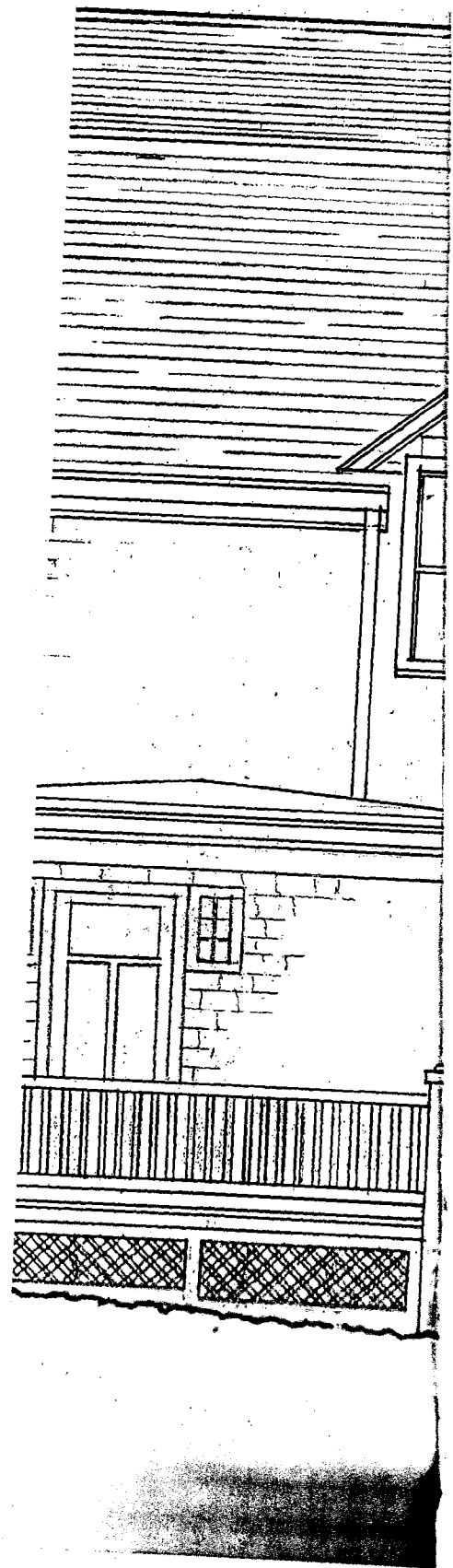
EXISTING

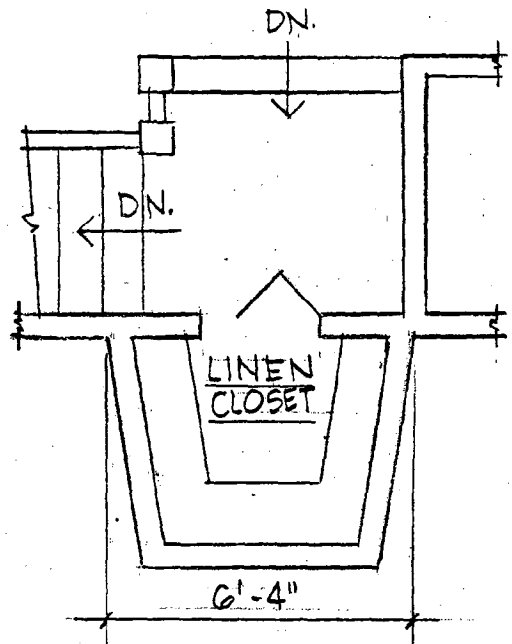




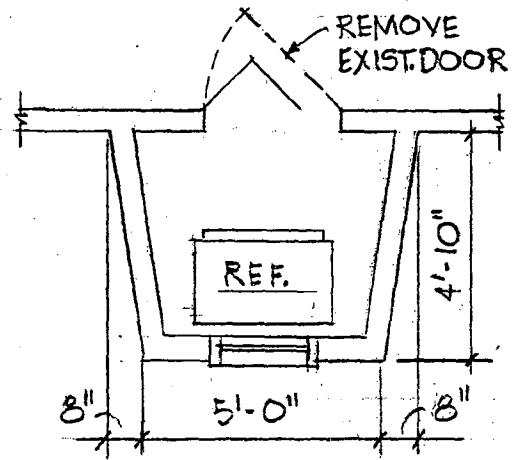
MATCH EXIST.
SHINGLES

ADDITION





SECOND FLOOR PLAN

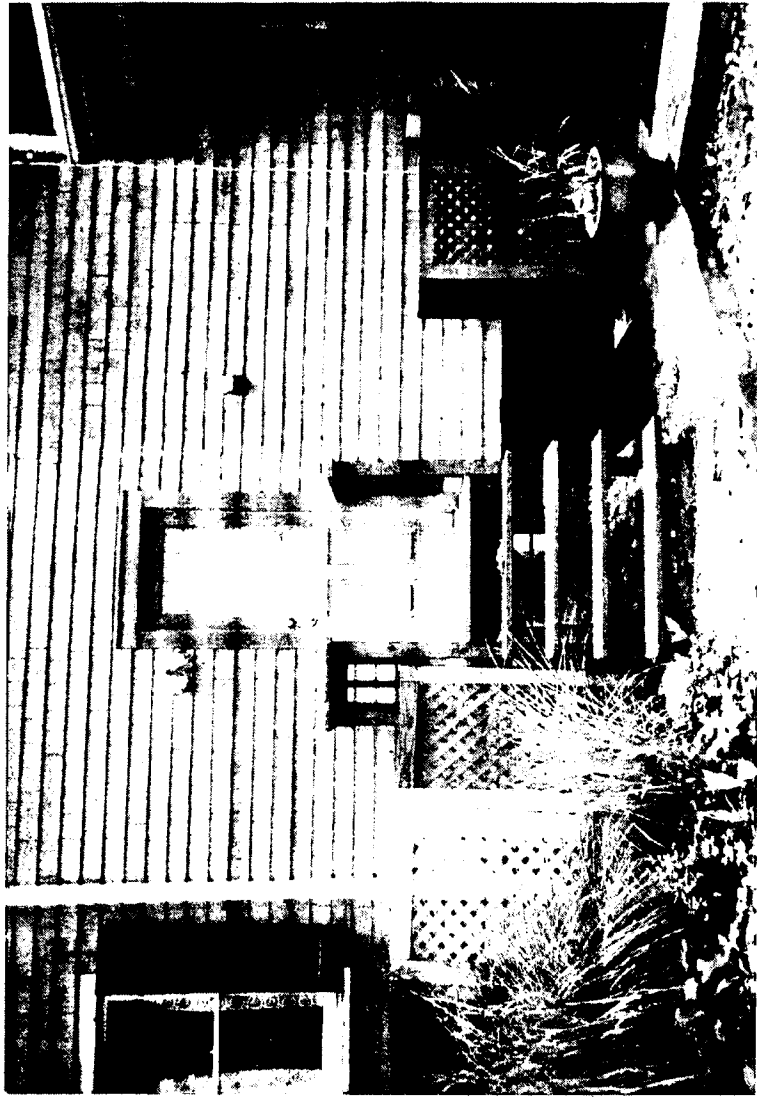


FIRST FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$



(12)



13

PH. 301 589-8514

KATH SKRISGARD
612 PHILADELPHIA AVE

THOMAS PARK, MD 20912
301 523-0483 CELL

CONTACTS OF PROPERTY OWNERS

1. DEBORAH & BERNARD FAGAN
608 PHILADELPHIA AVE
THOMAS PARK, MD 20912
2. JAMES & FANCOISE EVANS
703 NEW YORK AVE
THOMAS PARK, MD 20912
3. JOHN SANDAGE
707 PHILADELPHIA AVE
THOMAS PARK, MD 20912

2) WRITTEN DESCRIPTION:

A SMALL 4 X 4 BUMPOUT ON THE SIDE OF OUR HOUSE (BARELY VISIBLE FROM THE STREET) IF AT ALL.

BUMPOUT WILL EXTEND UP TO FOOTING

& THE INTO EAST COPYING THE TRAVEL

OVER THE MAIN ENTRANCE - BUT SPARKER

SMALL REAR ON BEHIND WITH HOUSE BECOMING

MIDDLE KITCHEN MATCHING OTHER REAR.

* 1ST FLOOR WITH HOUSE A PRIMARY + BEDROOM.

AND FURN WITH HOUSE GIVEN CASES

* SO HERE IS THE ONLY FLOOR. NEED - NO WATER

AS THIS IS OUR SECOND REFERR. ONLY TYPE

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HISTORIC PRESERVATION COMMISSION

- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 23/71-05AA
21211 Denit Estates Drive, :
Brookville :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 31/07-05E
10001 Menlo Avenue, :
Silver Spring :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 35/15-05S
15 West Kirke Street, :
Chevy Chase, :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 23/65-05C
203 Market Street, Brookeville:
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05UU
13 Columbia Avenue, :
Takoma Park :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 10/59-04D
26130 Frederick Road, :
Hyattstown :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05VV
6908 Westmoreland Avenue :
Takoma Park :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05WW
7420 Cedar Avenue :
Takoma Park :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 35/15-05T
4 Laurel Parkway :
Chevy Chase Village :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 23/71-05B
21205 Denit Estates Drive :
Brookeville :
- - - - - X
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05XX
612 Philadelphia Avenue :
Takoma Park :
- - - - - X
- - - - - X
Deposition Services, Inc.
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05YY
7417 Piney Branch Road, Executive Boulevard
Takoma Park, Rockville, MD 20852
Tel: (301) 881-3344 Fax: (301) 881-3338
info@DepositionServices.com www.DepositionServices.com
PRELIMINARY CONSULTATION - :
7401 Brookeville Road :

1 - - - - - X
 2 PRELIMINARY CONSULTATION - :
 3 7333 Piney Branch Road :
 4 - - - - - X
 5 PRELIMINARY CONSULTATION - :
 6 10932 Montrose Avenue :
 7 - - - - - X
 8

9 A meeting in the above-entitled matters was held
 10 September 14, 2005, commencing at 7:40 p.m., in the MRO
 11 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
 12 20910, before:

13 COMMISSION CHAIRPERSON

14
 15 Julia O'Malley
 16

17 COMMISSION MEMBERS

18
 19 Timothy Duffy
 20 David Rotenstein
 21 Warren Fleming
 22 Nuray Anahtar
 23 Jeff Fuller
 24 Tom Jester
 25 Caroline Alderson
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1 The next case that we'll hear is Case K, 612
2 Philadelphia Avenue.

3 MS. TULLY: The property at 612 Philadelphia
4 Avenue in Takoma Park is a contributing resource to the
5 Takoma Park Historic District. You recently saw this
6 property with respect to a garage removal. The proposal
7 tonight is for a small bump out to replace an existing
8 stoop, and I do have a photographs if you are interested.

9 The proposal, the bump out is quite small. It's
10 approximately four by four. The, you know, just in stoop
11 and the steps, and door would be removed, and the proposal
12 is the bump out is proposed to be sided to match the
13 historic house and the intent is to provide a room for a
14 second refrigerator on the main level in eliminating closet
15 space on the top level. Because of the small size and the
16 limited if not, at all visibility from the public right of
17 way, and the alterations have already occurred on that
18 portion of the house, staff is recommending a approval with
19 some changes to the faux windows. I do have some
20 photographs if you would like to see them.

21 MS. O'MALLEY: Quickly, yes.

22 MS. TULLY: Basically I start off of the street
23 and work my way closer. From here you can just see the
24 corner of the door. I'm happy to answer any questions you
25 have, and the applicant and architect are also here this
26 evening.

1 MS. O'MALLEY: Any questions for staff? Would the
2 applicant come up, please. Good evening.

3 MS. SKAFSGAARD: Good evening.

4 MS. O'MALLEY: Did you have anything that you
5 wanted to add at this point?

6 MS. SKAFSGAARD: No.

7 MS. O'MALLEY: All right. Then maybe
8 commissioners have a couple of questions?

9 MR. ROTENSTEIN: I have one question. Why do you
10 find it necessary to break the cornice line with the full
11 height of this bump out?

12 MS. SKAFSGAARD: Why do I, I'm sorry, I didn't
13 hear that.

14 MR. ROTENSTEIN: Why do you find the need to
15 extend it through the cornice and break the line? In other
16 words, why does the bump out have to go the entire height of
17 the --

18 MS. SKAFSGAARD: Oh, well I think that's because
19 of the need for the additional linen closet on the second
20 floor, and this is a house built in 1920 and the closet
21 space is limited, so since we're doing it anyway, and the
22 cost is not very good to, in terms of bringing it all the
23 way out, and they are following the same roof line as the,
24 or the main entrance to the house.

25 I also think it would be, right now the way, and
26 this was a addition we did 18 years ago. This was approved

1 by permit. A lean to was proposed at the time and approved.
2 We never followed through on that, and as it is now, it's a
3 fairly messy look on that side of the house, so in my view,
4 that would be an improvement because it would simply just be
5 putting on a structure and wouldn't show really very much,
6 you know, if you were standing right there.

7 MS. ALDERSON: But what you're saying is that the
8 lean to just simply doing a little shed roof there, not
9 taking it all the way up as a gable that extends the wall
10 up, that would not give you enough room above the cornice
11 line? So you need the wall above the cornice line?

12 MS. SKAFSGAARD: Yeah.

13 MR. JESTER: You don't have the floor plans in the
14 package, but I'm wondering if you looked at other
15 alternatives to meeting these programmatic needs without
16 building an addition. It just seems like a lot of effort
17 and even cost to accommodate a refrigerator and a linen
18 closet.

19 MS. SKAFSGAARD: Well, there is no space on the
20 first floor for any additional refrigerator, and given the
21 amount of cooking and entertainment that we do, that build
22 becomes quite a necessity. Right now we have several people
23 in the house as guests, and it's a bear having to run down
24 into the basement to the second refrigerator. So that's
25 almost a must, but there is no other space. Now given on
26 the second floor, the linen closet is not quite as dire

1 need, but it is very big on our list.

2 MS. O'MALLEY: I think that Commissioner
3 Rotenstein was saying that, asking whether you would end the
4 top of the linen closet right at the cornice which is where
5 the gutter goes across, rather than having that gable at the
6 top.

7 MS. SKAFSGAARD: That could be a possibility.

8 MS. ALDERSON: Okay, that's what I'm asking also.

9 Yeah, I was asking whether you needed, whether you could
10 get by without perforating the cornice. Same question. So
11 you could. That makes a big difference.

12 MS. ANAHTAR: If you look at the window height, I
13 don't think it'll be possible. They can't have enough head
14 room in this.

15 MR. DUFFY: That's right, so the window is how
16 high it is about the furnace line. Do you know
17 approximately what the height of the, height of the windows
18 are?

19 MS. TULLY: The windows aren't really windows.
20 They're, are you looking at on the --

21 MS. ALDERSON: The other windows. The existing
22 windows.

23 MR. DUFFY: The existing second floor.

24 MS. SKAFSGAARD: The fake windows would not
25 obviously fit at the top. They could only match the bottom.

26 MS. O'MALLEY: I think we're looking at how tall

1 your closet would be if it ended, -- it looks like it would
2 end about the middle of the window. Do you see where the
3 two windows are?

4 MS. SKAFSGAARD: Right.

5 MS. O'MALLEY: It looks, -- if you protected that
6 cornice you would have to end your closet --

7 MR. FULLER: I guess the real question is first
8 understanding, how high is the top of that window that we're
9 seeing on the left there? Is that eight, nine feet off the
10 floor?

11 MS. ANAHTAR: it looks like it's the standard six
12 foot eight high.

13 MR. DUFFY: Six eight is fairly normal. Eight or
14 nine feet would be unusually high. Of the window head is at
15 six eight, then even in the elevation we have of this bump
16 out for the closet, the top of the closet would only be at
17 about six feet.

18 MS. ALDERSON: So I think that the thought is here
19 that with a gable, gable being the finished treatment, it's
20 so narrow it's rather awkward. I've never gable that skinny
21 and tiny. So the thought is, could it possibly be
22 redesigned to read as a small bay instead? Which wouldn't
23 given you as much height, but would be more integrated with
24 the wall and less affect the appearance of the roof line.

25 MR. LOWRY: I don't follow it.

26 MS. ALDERSON: Can you just project out in the

1 wall and then --

2 MR. FULLER: Do you spend the money to make the
3 addition is a little bit different.

4 MS. ALDERSON: Yeah, not going to give you much
5 height. I don't have another solution.

6 MS. O'MALLEY: Well the gable doesn't give you any
7 height.

8 MS. SKAFSGAARD: No, that's really just --

9 MS. O'MALLEY: It's just decorative. The gable
10 that's here won't add any height for the --

11 MS. SKAFSGAARD: To match up, no.

12 MS. ALDERSON: Not much, no.

13 MR. JESTER: And aside from the height issue, I
14 think the proportion of this element of this new feature is
15 awkward, and again, I think, --

16 MS. O'MALLEY: You would expect it to be wider.

17 MR. JESTER: Yes, and given some of the
18 constraints with, that we've seemed to identify for the
19 second story component of it, perhaps the way to go would be
20 to look a more graciously proportioned one story bump out
21 that could accommodate the refrigerator and something else.

22 MS. ALDERSON: Something with a traditional bay.

23 MS. ANAHTAR: I guess we need to see the floor
24 plans and also a section through the second floor that shows
25 the ceiling height and the line, then we will have a better
26 idea. There is not enough information for us to understand

1 the need for this.

2 MS. O'MALLEY: Would you be willing to come back
3 to the commission with more information at the next meeting?
4 Is that possible?

5 MR. LOWRY: Yeah. When is it?

6 MS. O'MALLEY: It would be two weeks. Is that
7 possible, staff?

8 MS. WRIGHT: We could add this to the September
9 28th agenda.

10 MS. O'MALLEY: To look at the proportions, the
11 width and what happens up at the cornice.

12 MR. FULLER: This is one of the few cases where we
13 want to recommend bigger is better.

14 MS. TULLY: Staff would just need to have the
15 alterations by close of business Monday.

16 MR. LOWRY: I beg your pardon?

17 MS. TULLY: In order to accommodate getting it on
18 the schedule for September 28th, we would have to have
19 rebuttals, drawings by close of business Monday. Otherwise,
20 we could push it to the first October meeting.

21 MS. ALDERSON: Totally awkward is that four feet
22 is so narrow. It's practically a chimney, and that actually
23 to look like a bump out or bay it would read more, it would
24 be more integrated if it's at least six feet wide.

25 MR. LOWRY: I need a little more time.

26 MS. O'MALLEY: So perhaps you could come back at

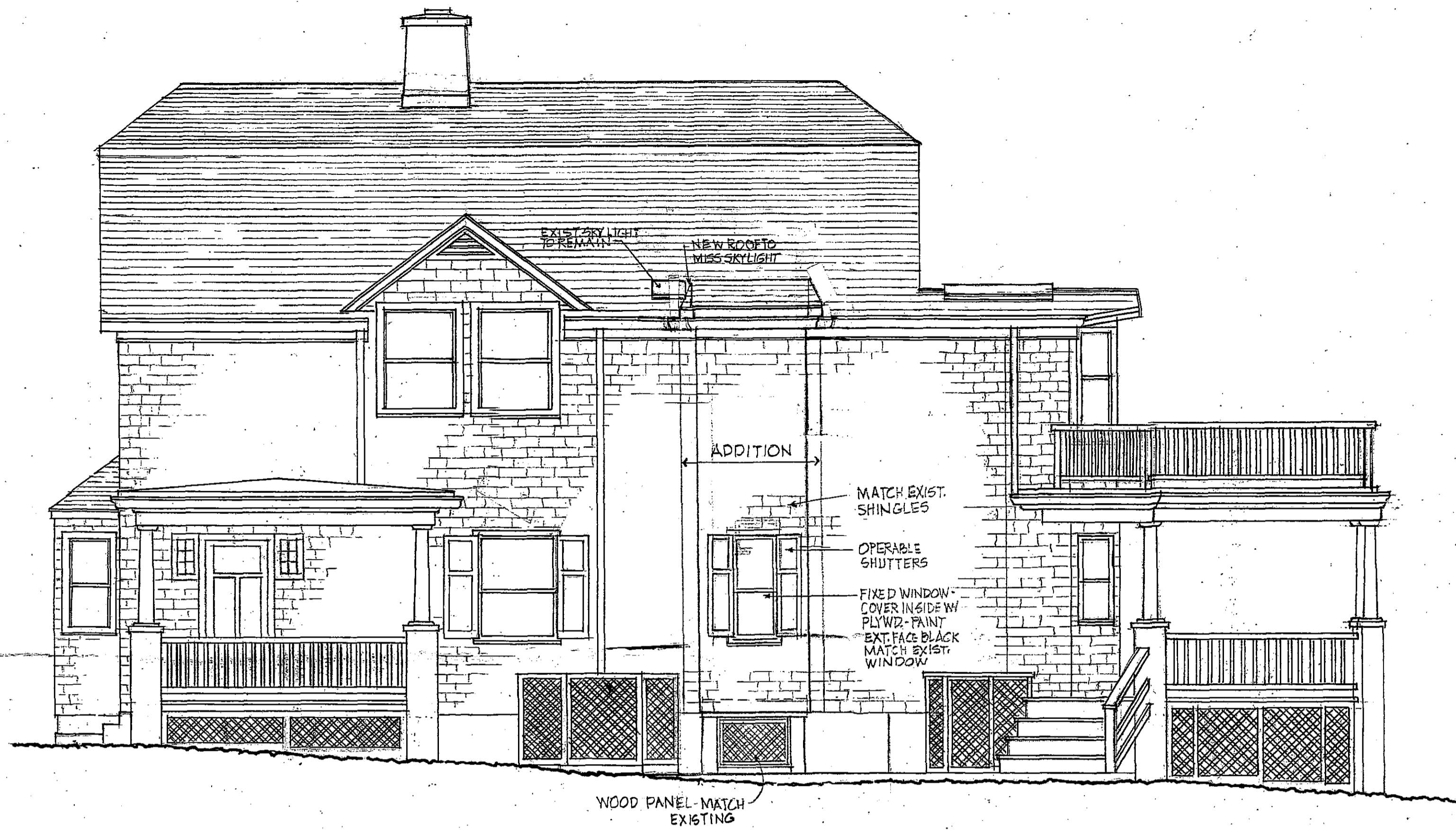
1 the first October meeting?

2 MS. LOWRY: Yeah.

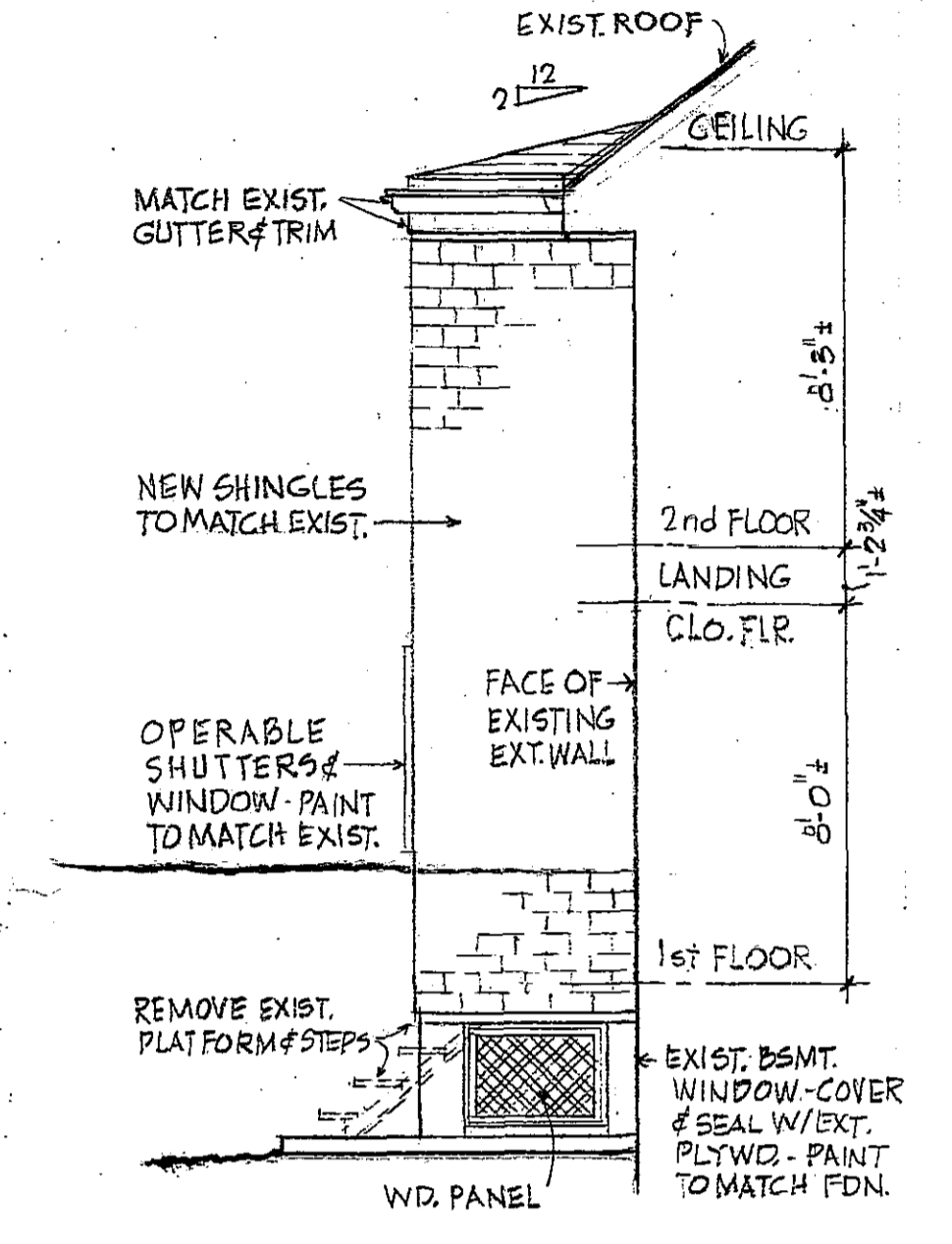
MS. O'MALLEY: That would be fine. All right,
thank you.

MR. FULLER: We're deferring it to --

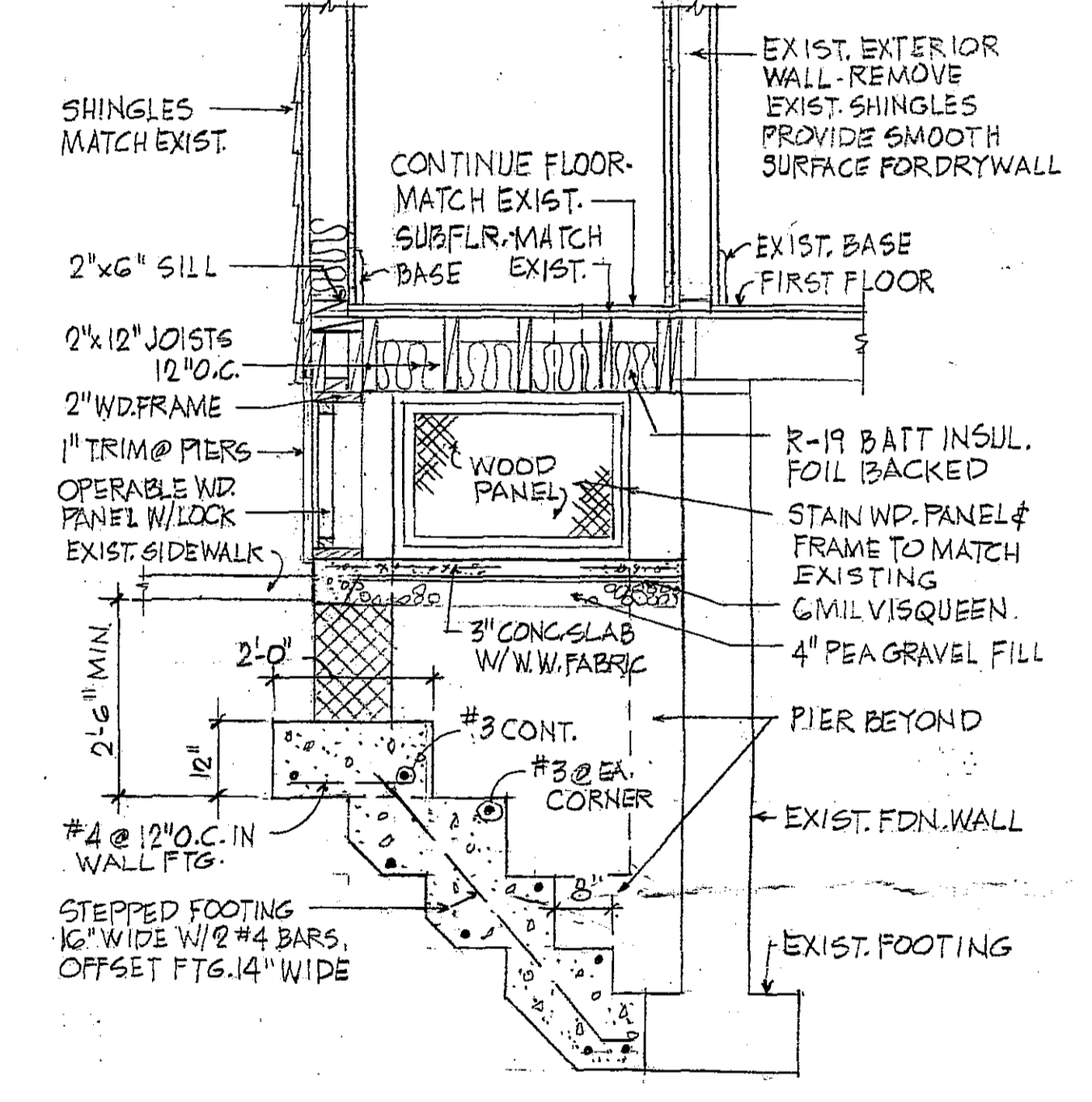
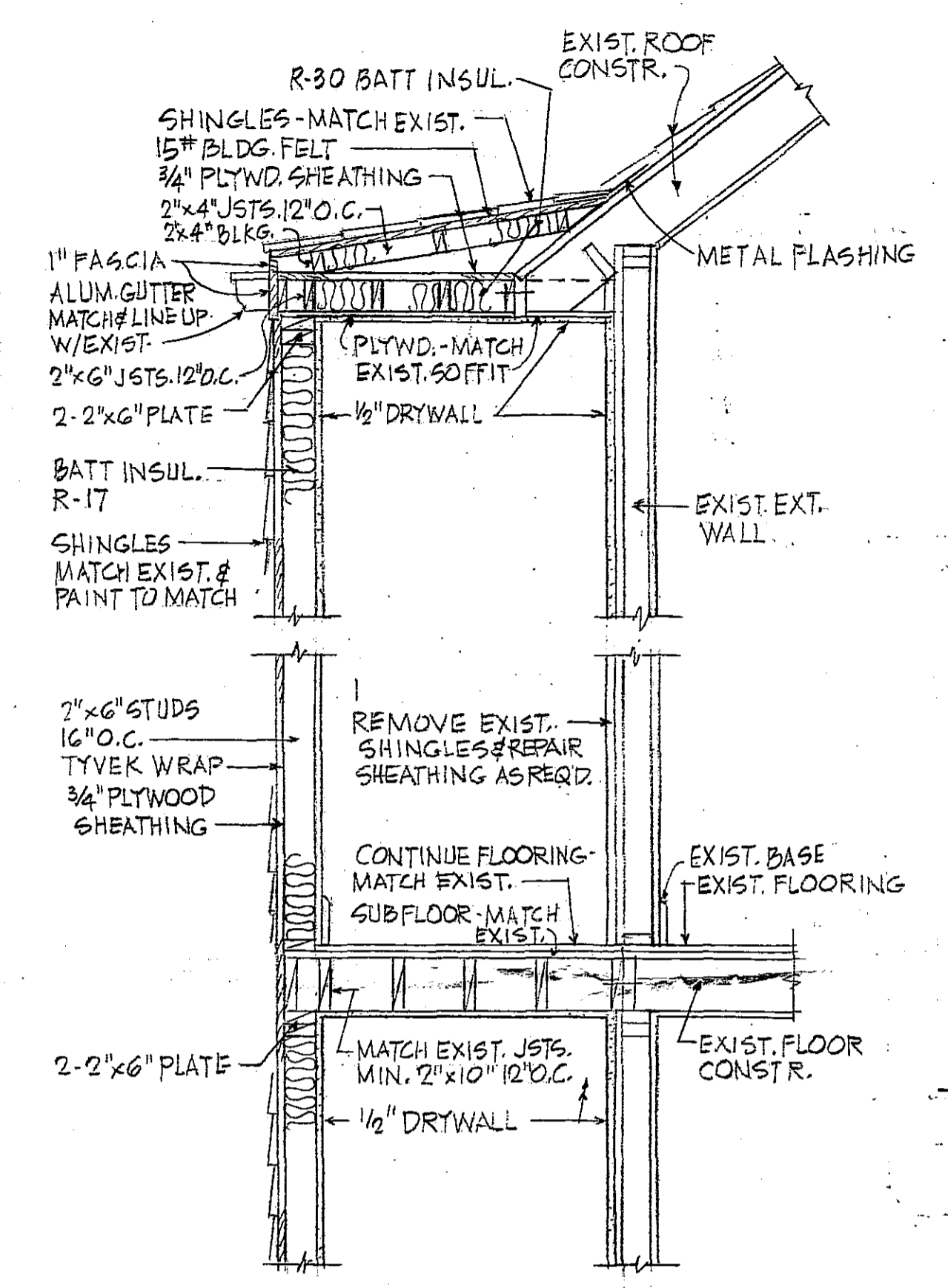
MS. O'MALLEY: We're deferring to a later meeting.
Early October.



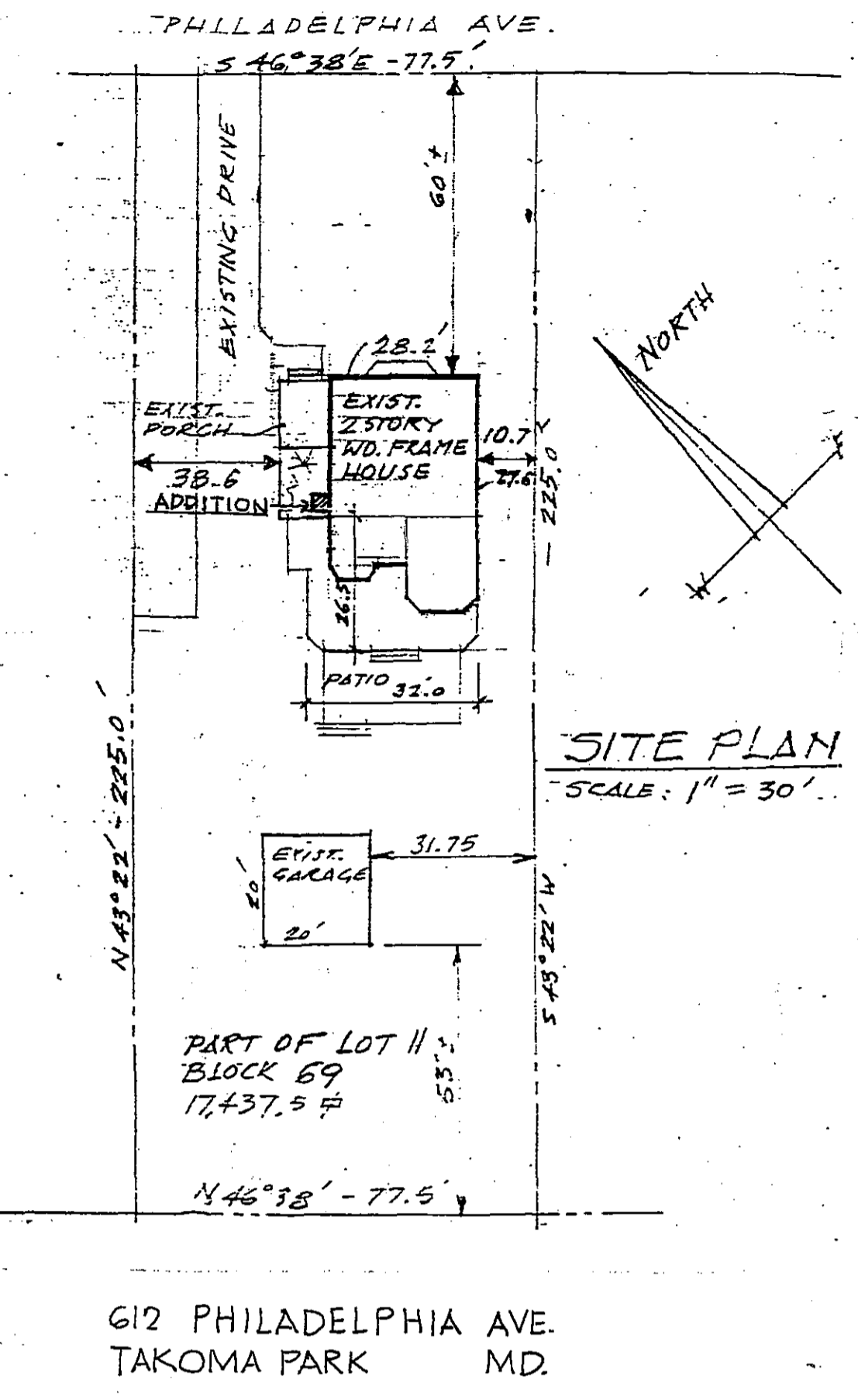
NORTH ELEVATION - ADDITION



END ELEVATION
OPPOSITE END SIMILAR

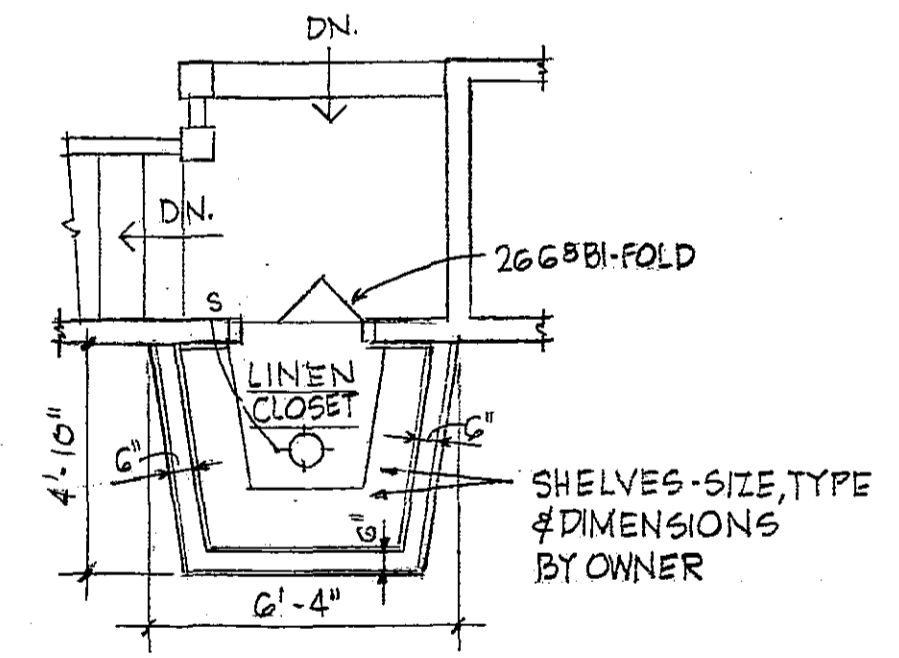


SECTION thru ADDITION 1/2" = 1'-0"

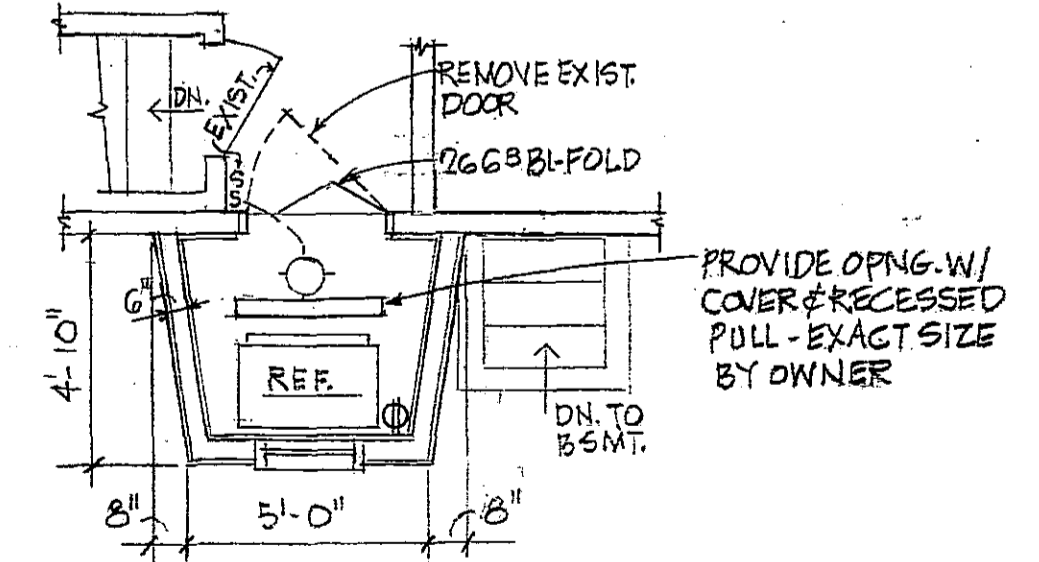


CONSTRUCTION NOTES

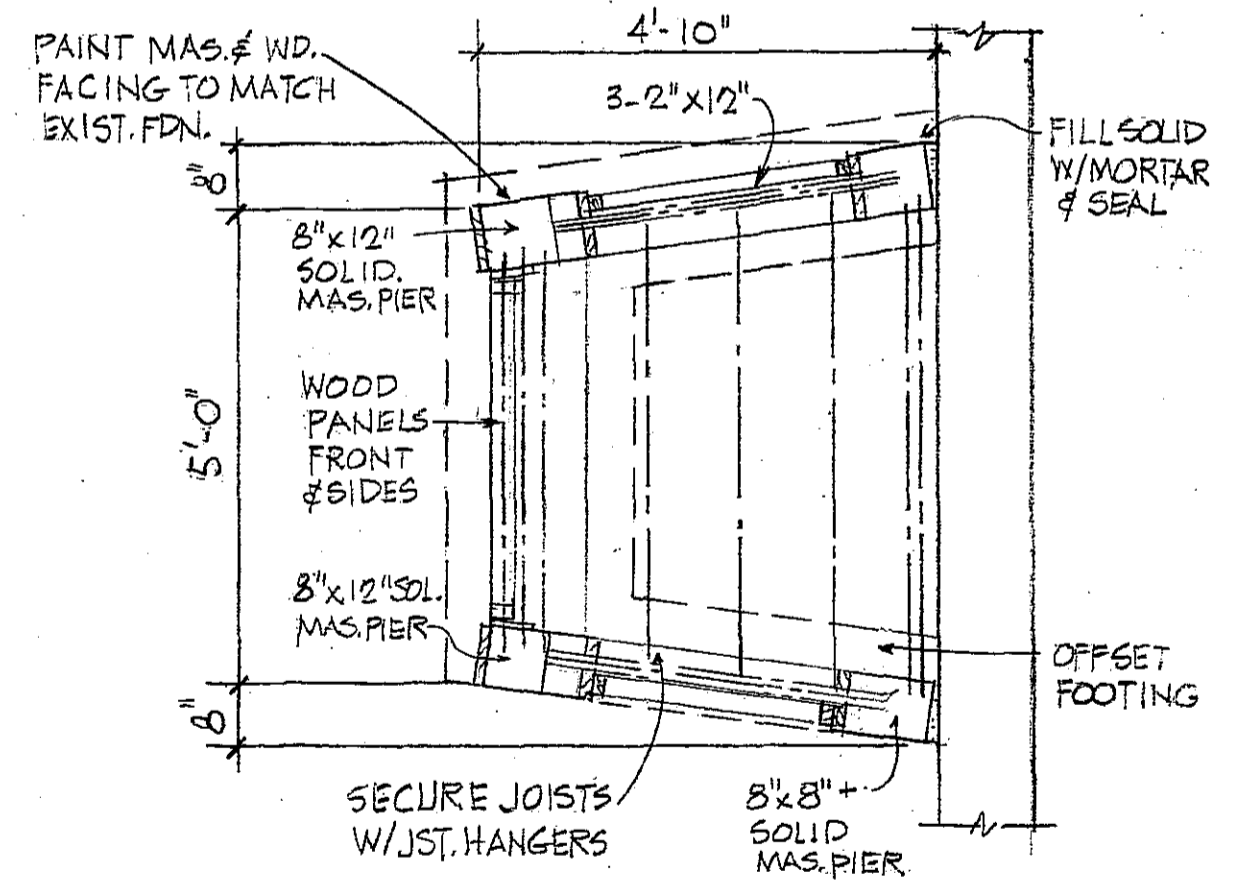
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE ADDITION AND CONSTRUCTION AREA AND SHALL BE RESPONSIBLE FOR THE SAME.
2. CONTRACTOR SHALL DO ALL REQUIRED PATCHING AND MATCHING OF EXISTING AND NEW CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL CODES.
4. ALL CONTRACTORS SHALL OBTAIN THE REQUIRED PERMITS.
5. LUMBER: SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AND SHALL BE No 2 OR BETTER.
6. CONCRETE: SHALL BE $f_c = 2500$ PSI AT 28 DAYS.
7. CONTRACTOR SHALL PROVIDE ALL WATERPROOFING REQUIRED TO PREVENT ANY MOISTURE PENETRATION AND SHALL REMOVE ANY DEBRIS DAILY TO PROVIDE A CLEAN AND SAFE ENVIRONMENT.



SECOND FLOOR PLAN



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



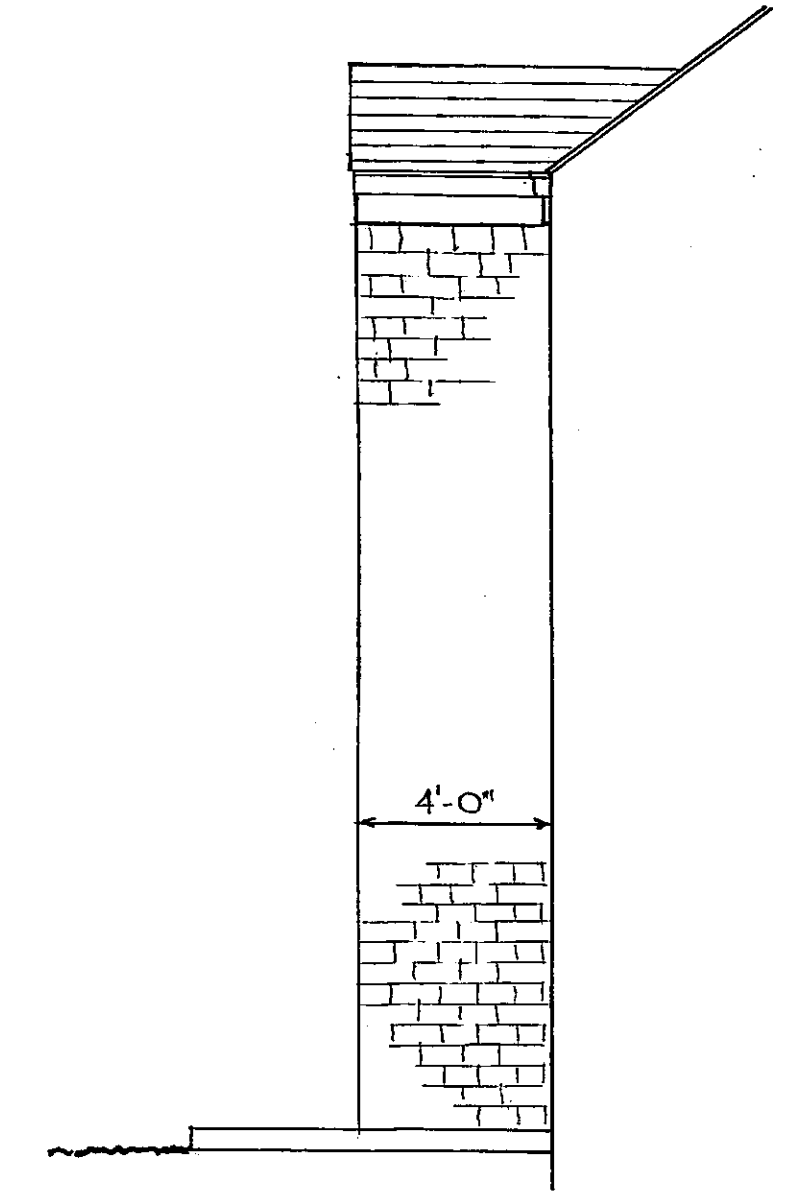
PLAN of 1st FLOOR FRAMING
1/2" = 1'-0"

SPECIFIC SCOPE OF WORK
ADD MODEST TWO STORY ADDITION TO NORTH ELEVATION OF EXISTING RESIDENCE

USE GROUP R 3
TYPE OF CONSTRUCTION 5B

APPROVED
Montgomery County
Historic Preservation Commission
David Kelly 10/20/05

ADDITION to LOWERY-SKAFFSGAARD RESIDENCE 612 PHILADELPHIA AVE. TAKOMA PARK, MD.	
FLOOR PLANS, SITE PLAN, ELEVATION, SECTIONS and NOTES	
DRAWN: DH	SHEET NO.
SCALE: AS NOTED	A1
DATE: OCT. 20, 2005	



NORTH ELEVATION - ADDITION

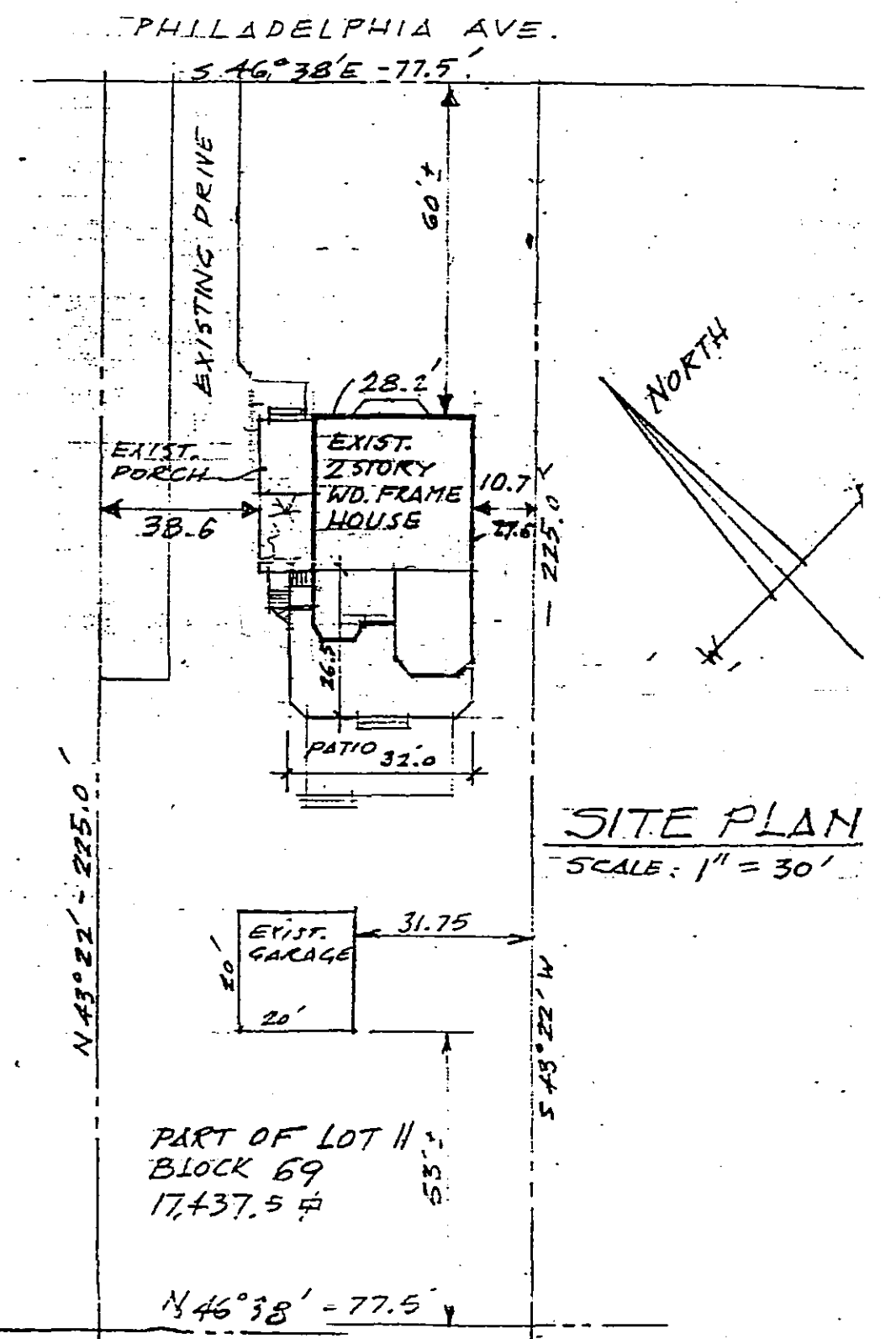
END ELEVATION

LOWERY-SKAFFSGAARD RESIDENCE 612 PHILADELPHIA AVE. TAKOMA PARK, MARYLAND

LOWERY-SKAFFSGAARD RESIDENCE
 612 PHILADELPHIA AVE. TAKOMA PARK, MARYLAND



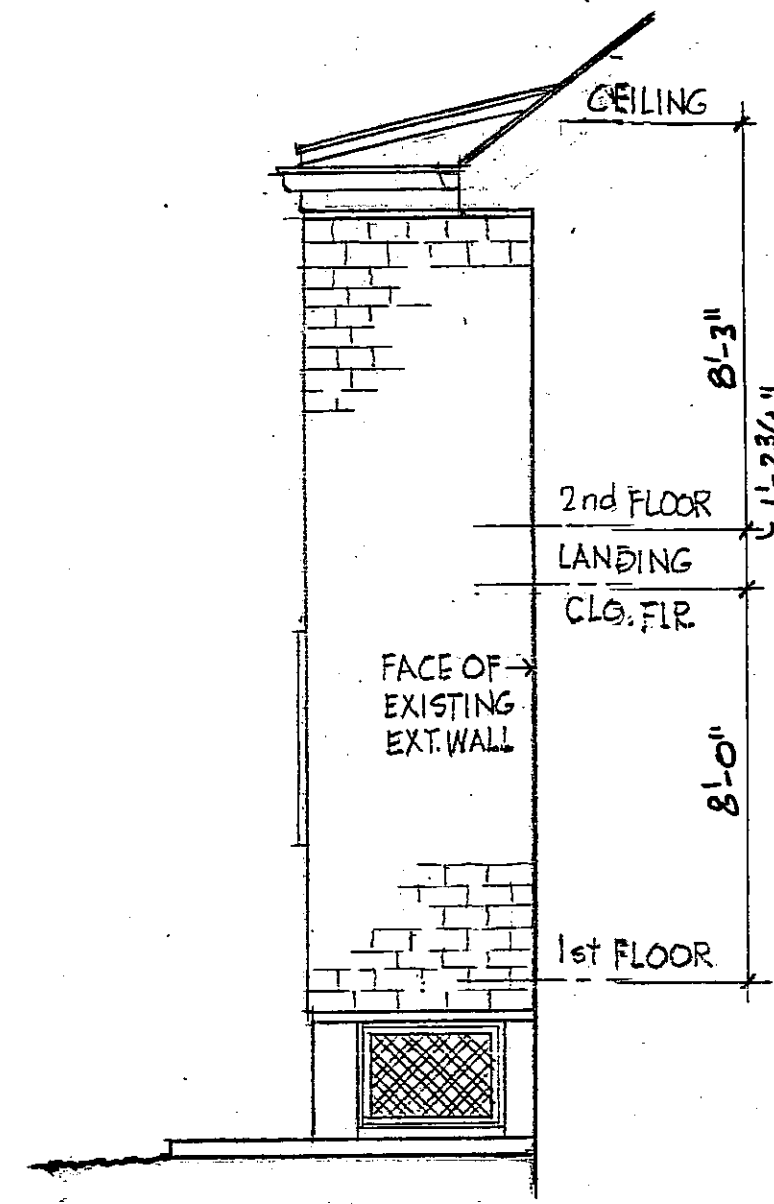
NORTH ELEVATION - EXISTING



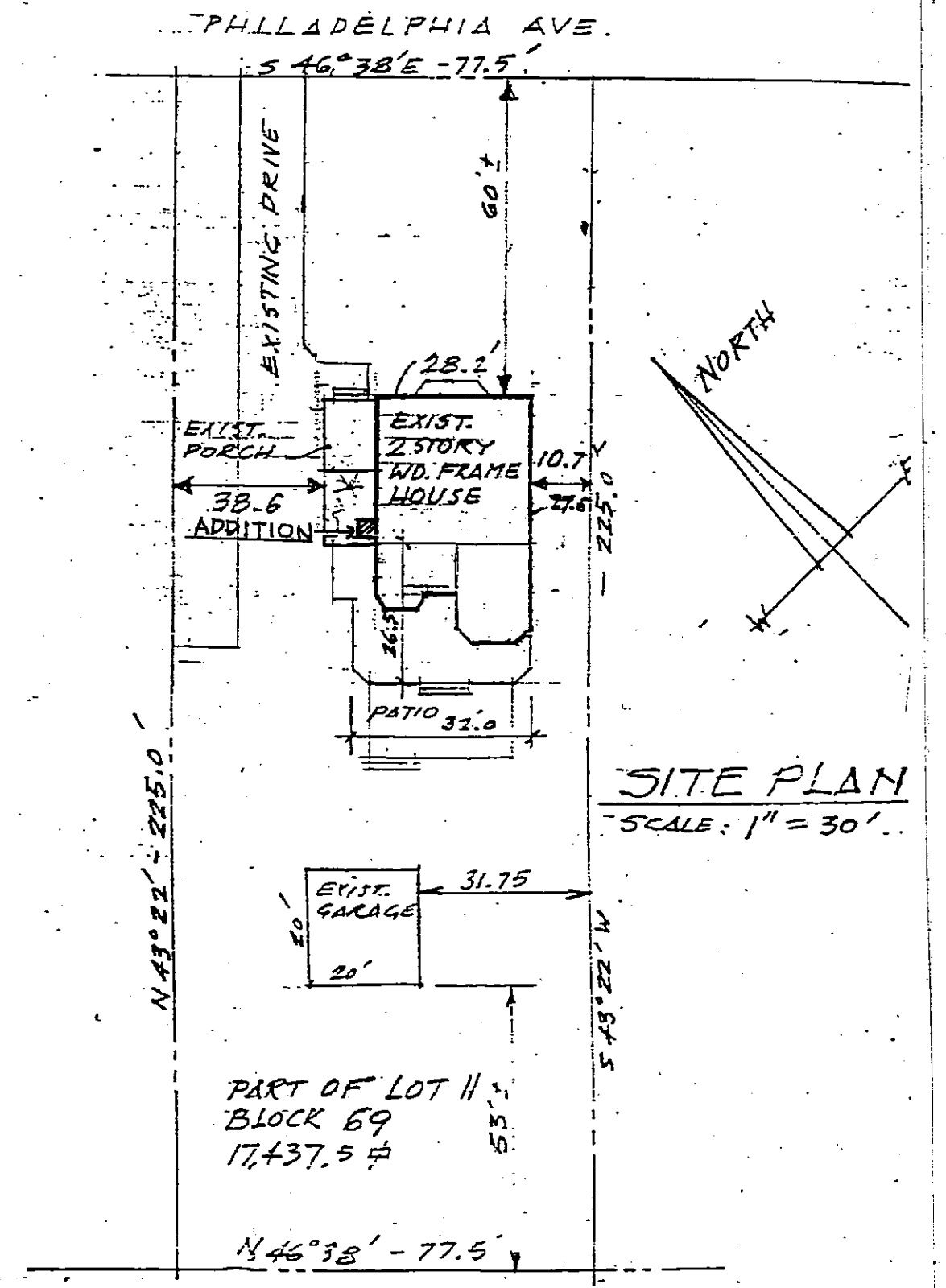
LOWERY-SKAFFSGAARD RESIDENCE 612 PHILADELPHIA AVE. TAKOMA PARK, MARYLAND



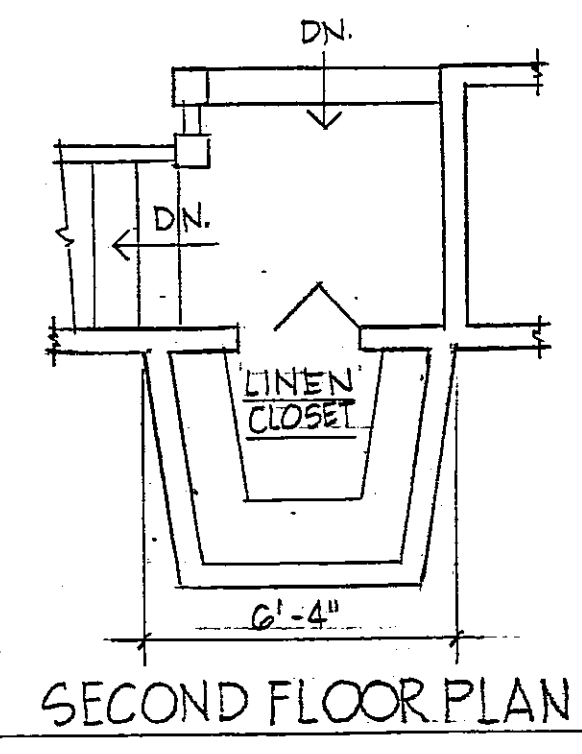
NORTH ELEVATION - ADDITION



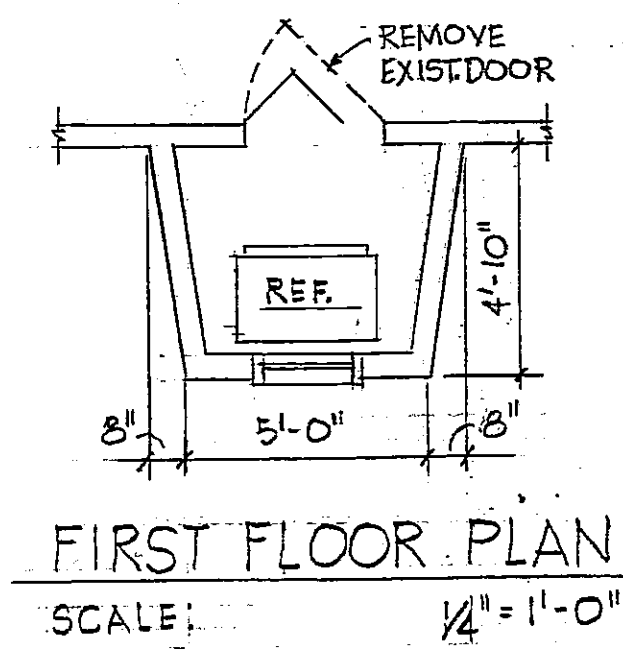
END ELEVATION
OPPOSITE END SIMILAR



612 PHILADELPHIA AVE.
TAKOMA PARK MD.



SECOND FLOOR PLAN



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

ADDITION to LOWERY-SKAFFSGAARD RESIDENCE 612 PHILADELPHIA AVE. TAKOMA PARK, MD.	
FLOOR PLANS, SITE PLAN & ELEVATIONS	
DRAWN: DH	SHEET NO.
SCALE: AS NOTED	A1
DATE: OCT. 4, 2005	



047 NA010ANABN NINH 1 0135

(No. 22A) MOTOPHOTO

15661



012 NA010ANA0H INN- 2 0135

<No. 4A> MOTOPHOTO 15643



045 NA010AN00N NNN+ 1 0135

(No. 21A) MOTOPHOTO

15660



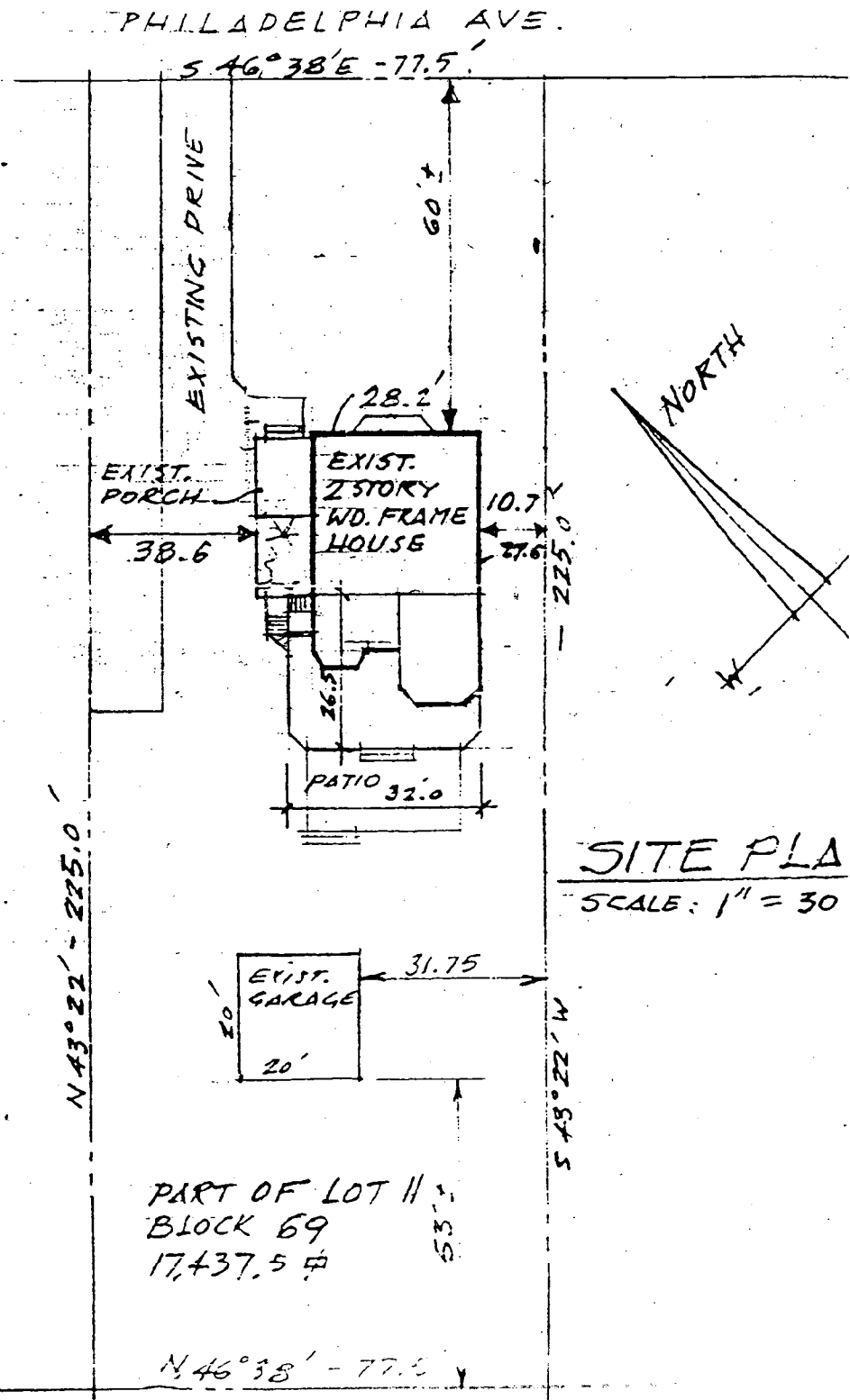
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<No. 20A> MOTOPHOTO

15659

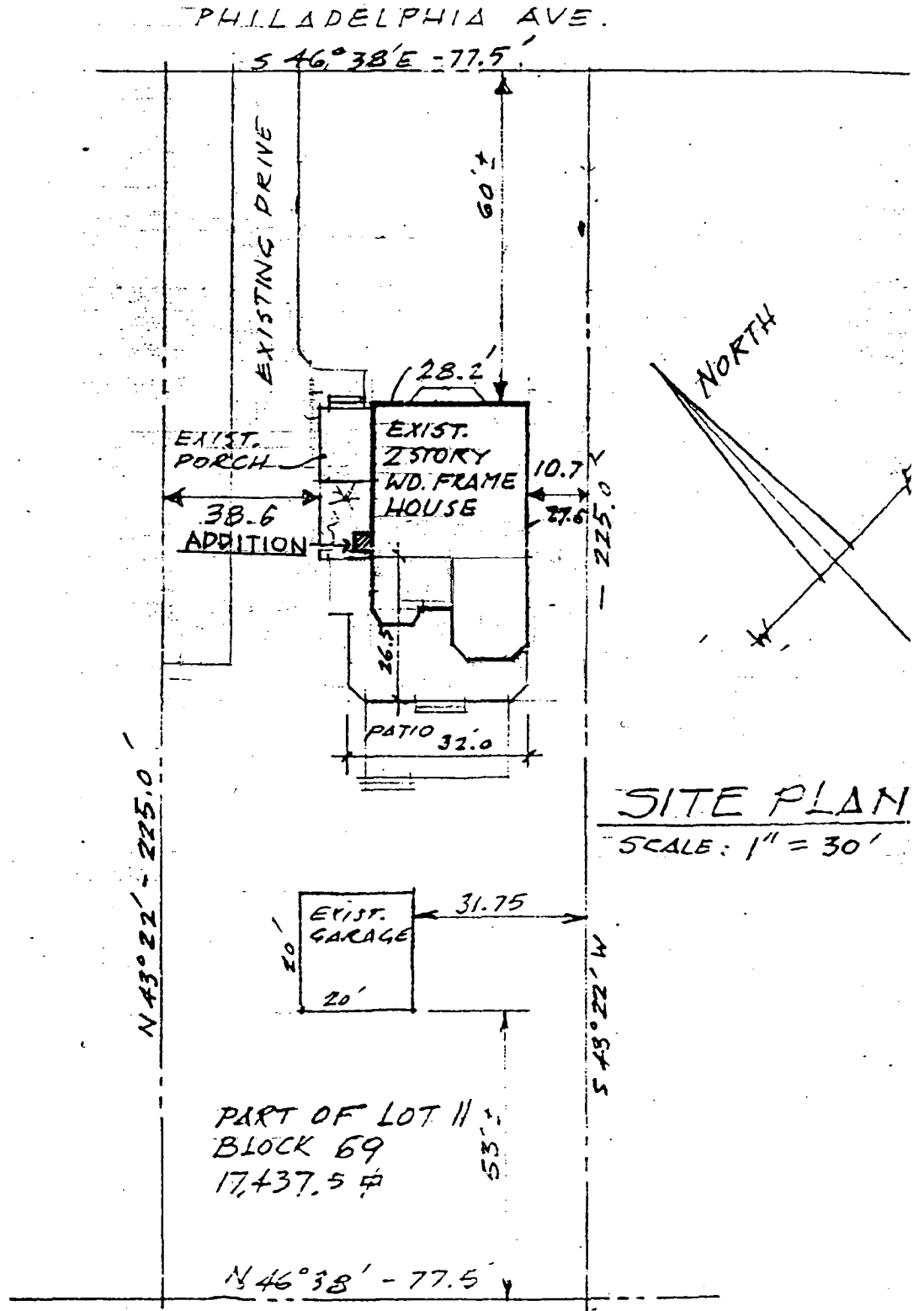
LOWERY-SKAFFSGAARD RESIDENCE

612 PHILADELPHIA AVE. TAKOMA PARK, MARYLAND



LOWERY-SKAFFSGAARD RESIDENCE

612 PHILADELPHIA AVE. TAKOMA PARK, MARYLAND





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

Tax Account No.: 578-78-1023
Name of Property Owner: RUTH STAFSGAARD
Address: 112 SHADERSHIRE AVE TAKOMA PARK MD 20912
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

Contact Person: RUTH STAFSGAARD
Daytime Phone No.: 301 585-8374
301-555-5522
523-0483 CELL

LOCATION OF BUILDING/PREMISE

House Number: 112 SHADERSHIRE AVE Street: PHILADELPHIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: CHICAGO & TAKOMA
Lot: P11 Block: 69 Subdivision: 025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: (OPEN LOT)
 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: \$ 6000 - 10000

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: ONLY EBEC. NEEDED FOR FRI 05
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.

Ruth Stafsgaard
Signature of owner or authorized agent
Date: 8/24/05

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 395-070 Date Filed: 8/24/05 Date Issued: _____





HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	612 Philadelphia Ave, Takoma Park	Meeting Date:	09/14/2005
Applicant:	Ruth Skafsgaard & Martin Lowery	Report Date:	09/7/2005
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	08/31/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05XX	Staff:	Tania Tully TGT
PROPOSAL:	Small side bump-out	RECOMMENDATION:	Approve with Condition

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

1. The faux windows will be positioned in relationship to existing windows. Approval for the exact locations to be made by staff.

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 house is a somewhat modified frame foursquare with wood shingles. The lot slopes up from the street and becomes level at the front of the house.

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:

- Remove existing stoop, steps and door. (Circle 10)
- Construct a 4'x4' 2-story bump-out in the location of the former stoop. Siding will match existing and the windows will be faux. (Circles 7, 8)

STAFF DISCUSSION

The applicants recently receive approval to remove their garage. The intent of this bump-out is to provide room for a 2nd refrigerator on the main level, linen closet on the 2nd, and storage at grade. Staff is recommending conditional approval. The existing stoop, steps and door are not historic so minimal removal of historic fabric will occur. The change is towards the rear of the house and is less deep than the porch. Combined with the siting of the house on the sloping lot, the bump-out will not likely be visible from the public right-of-way. This addition will not harm the architectural integrity of the historic district.

At staff's suggestion, the applicant added faux windows to the bump-out to help break up the mass. Staff is recommending a refinement that would have the faux windows positioned in relationship to existing windows.

STAFF RECOMMENDATION:

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

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

~~301-585-5500~~
523-0483 CELL

Tax Account No.: 578-78-1023
Name of Property Owner: MARTIN LOWERY

Daytime Phone No.: _____

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 PHILADELPHIA AVE Street: PHILADELPHIA AVE

Town/City: TAKOMA PARK Nearest Cross Street: CHICAGO & TAKOMA

Lot: P11 Block: 69 Subdivision: 025

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: (BUMP OUT) CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|---|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <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 checked="" 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 type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 6000 - 10000

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: ONLY BREC. NEEDED FOR FA/06

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.

Ruth Skafsgaard
Signature of owner or authorized agent

8/24/05
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 395370 Date Filed: 8/24/05 Date Issued: _____

RUTH SKAFSGAARD PH. 301 589-8311
612 PHILADELPHIA AVE
TAKOMA PARK, MD 20912 ~~PH~~ 301 523-0483 CELL

CONTACTS OF PROPERTY OWNERS

1. DEBORAH & BERNARD FAGAN
608 PHILADELPHIA AVE
TAKOMA PARK, MD 20912
2. JAMES & FRANCOISE EVANS
703 NEW YORK AVE
TAKOMA PARK, MD 20912
3. JOHN SANDAGE
704 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

2) WRITTEN DESCRIPTION:

A SMALL 4x4 BUMPOUT ON THE SIDE OF OUR HOUSE (BARELY VISIBLE FROM THE STREET) IF AT ALL.

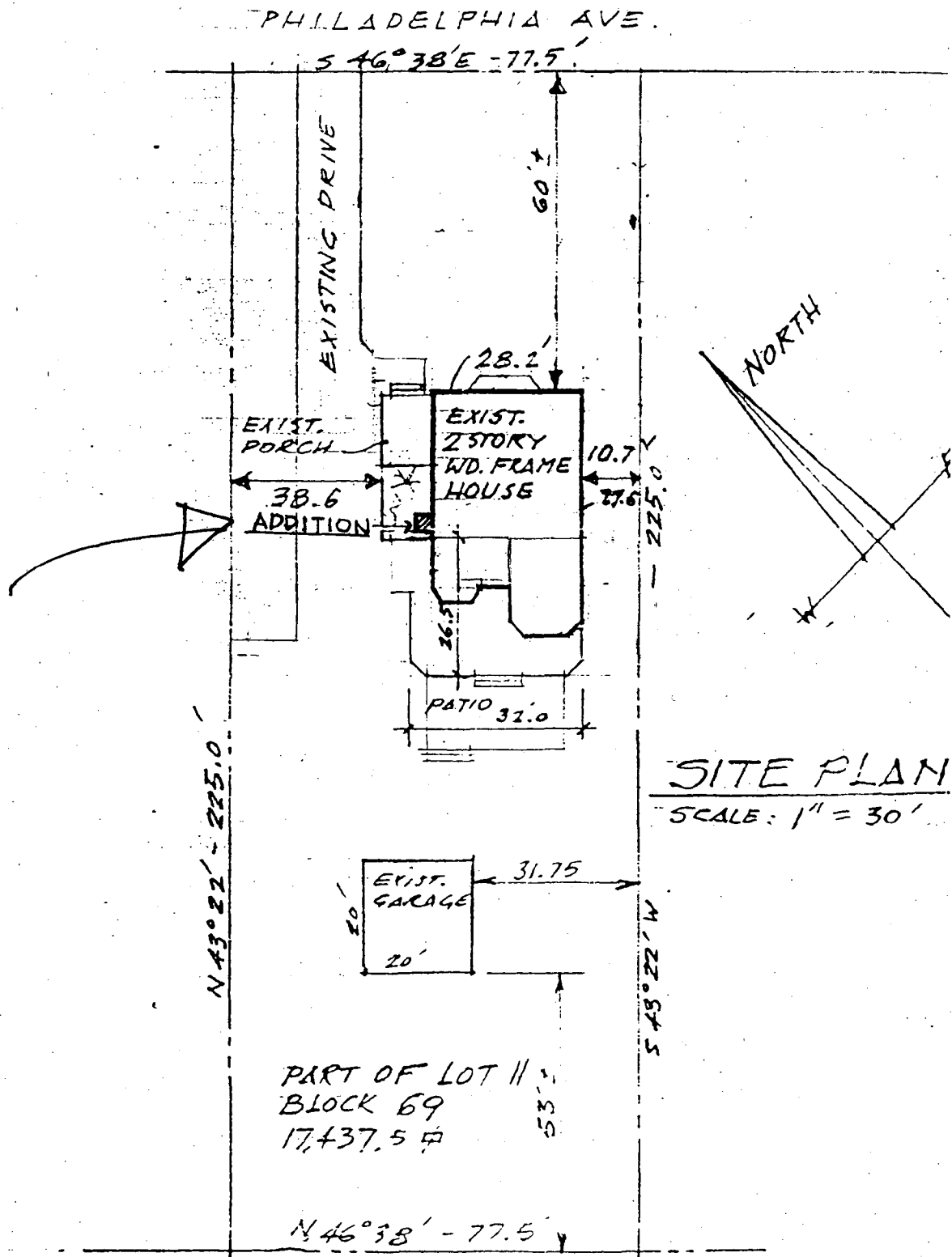
BUMPOUT WILL EXTEND UP TO ROOFLINE & TIE INTO EOOD COPYING THE TRIANGLE OVER THE MAIN ENTRANCE - BUT SMALLER SMALL AREA ON GROUND WILL HOUSE RECYCLING INSIDE MATCHING OTHER AREA.

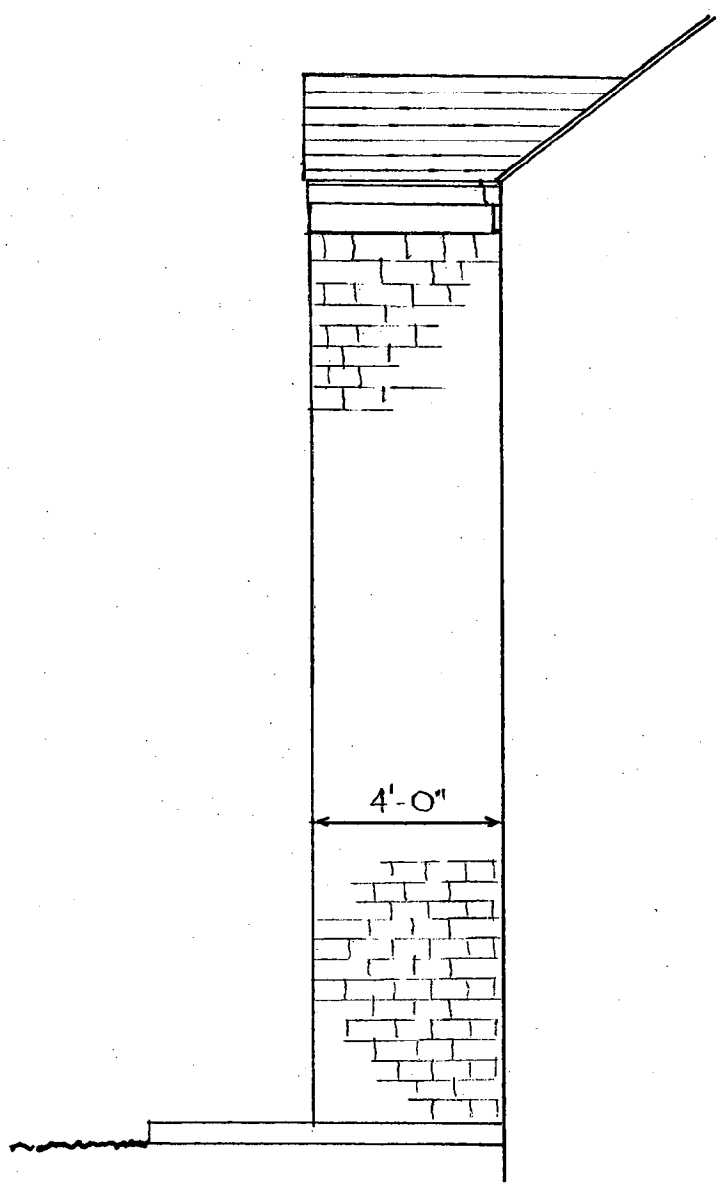
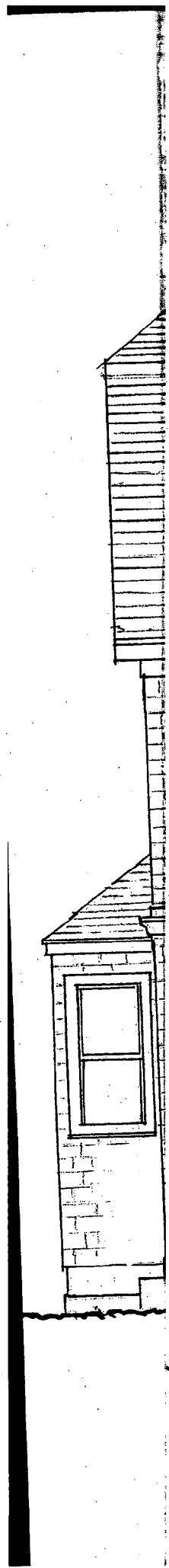
* 1ST FLOOR WILL HAVE A PANTRY + REFRIDGE,
2ND FLOOR WILL HAVE LINEN CLOSET

* SO HERE IS THE ONLY REEC. NEED - NO WATER AS THIS IS OUR SECOND REFRID. ONLY TYPE

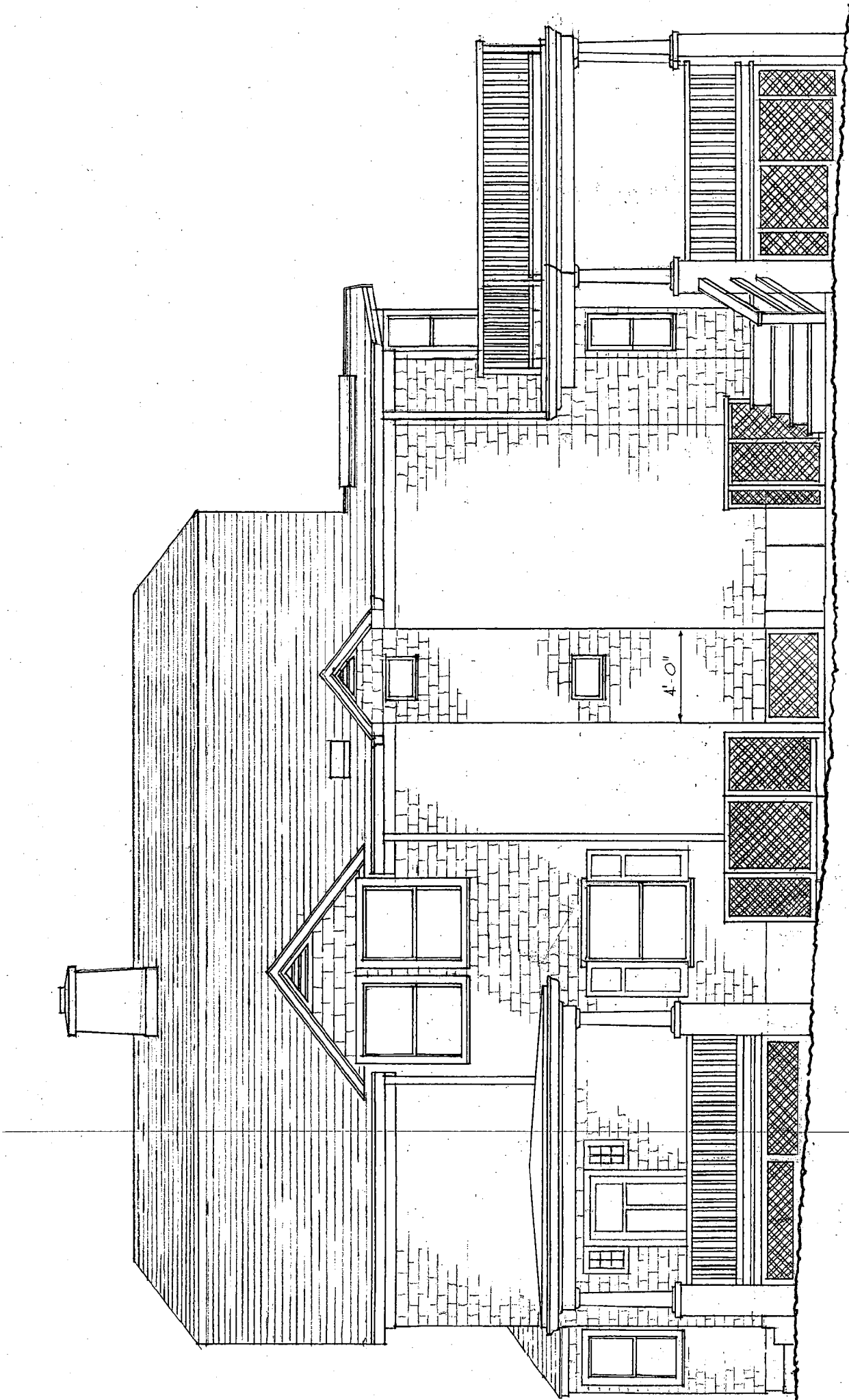
LOWERY-SKAFFSGAARD RESIDENCE

612 PHILADELPHIA AVE. TAKOMA PARK, MARYLAND





END ELEVATION



8

NORTH ELEVATION - ADDITION



5

NORTH ELEVATION - EXISTING



10



11