

516 Philadelphia Avenue, Takoma Park  
(HPC Case # 37103-09P)  
Takoma Park Historic District

Knee braces -- side

Unique detailing -- exposed rafter tails

Original windows

~~W/~~ High level of architectural detailing

516 Philadelphia Ave.

- Asphalt shingle cladding exterior -- for addition?
- Hardi-panel foundation

~~Falkland -- GIS Layer~~

~~Wild Acres -- " Layer~~

## Silver, Joshua

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**From:** Colleen Gove [cgove@mcinturffarchitects.com]  
**Sent:** Tuesday, May 05, 2009 10:43 AM  
**To:** Silver, Joshua  
**Subject:** Re: 516 Philadelphia Ave

Josh,

We should be able to do that meeting on Friday - I will confirm tomorrow but please put us on your schedule and I will do the same. My boss returns from a week in Spain tomorrow but I am fairly sure that we should be able to get everything gathered up by then. The client actually just brought over some older photographs of the house - we really are wondering why it was considered historic in the first place... she is right on the border and although nothing can be done about it now she wonders if it was a mistake. She said that when they changed the designation to historic she had a meeting with staff and she asked why it was deemed at such a high level and the staff member told her she wasn't sure why it would have gotten that designation. Are there any ways to find out why or what aspects of the house make it such an important piece of building stock?

Colleen

Colleen Gove  
[cgove@mcinturffarchitects.com](mailto:cgove@mcinturffarchitects.com)  
4220 Leeward Place  
Bethesda MD 20816  
(301)-229-3705 Fax: (301) 229-6380

On May 5, 2009, at 10:19 AM, Silver, Joshua wrote:

Hi Colleen,

Thank you for following up so quickly on our conversation from yesterday. Per your request below, the project has been removed from the May 13<sup>th</sup> HPC agenda. Assuming the necessary revisions and application materials can be submitted on or before May 13<sup>th</sup> the project can be considered at the scheduled May 27<sup>th</sup> meeting. Resubmission of the application materials by May 13<sup>th</sup> is necessary in order to allow enough time for me to prepare a staff report. The actual deadline for the May 27<sup>th</sup> meeting is May 6<sup>th</sup>.

Are you available to meet on Friday, May 8<sup>th</sup> at 10:00 a.m.? We can meet in my office at the address below. Also, please bring any material samples to the meeting you are considering for the addition.

Regards,  
Josh

Joshua Silver, Senior Planner  
Urban Design and Preservation Division, Historic Preservation Section  
The Maryland-National Capital Park and Planning Commission  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
1109 Spring Street, Suite 801

Silver Spring, MD 20910  
[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)

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**From:** Colleen Gove [<mailto:cgove@mcinturffarchitects.com>]  
**Sent:** Tuesday, May 05, 2009 9:42 AM  
**To:** Silver, Joshua  
**Cc:** Mark McInturff FAIA  
**Subject:** 516 Philadelphia Ave

Joshua,

I confirmed with our client that we would like to set up a meeting with your staff sometime hopefully this Friday. In anticipation that some things might change in our application after this meeting we would like to remove ourselves for the May 13th public review and instead move our review date to the May 27th meeting. We are available at this point anytime before 3pm on Friday or anytime in the morning on Tuesday of next week.

Our client was able to find some photographs that show the "porch" that she referred to yesterday - we will make sure to bring that photograph along as well as anything else that we are able to compile.

Thank you for all of your help.

Colleen

Colleen Gove  
[cgove@mcinturffarchitects.com](mailto:cgove@mcinturffarchitects.com)  
4220 Leeward Place  
Bethesda MD 20816  
(301)-229-3705 Fax: (301) 229-6380

# McInturff Architects

## Meeting Minutes

Date	FRI. May, 8 2009
Project Name	Mullet Addition
Date of Meeting	FRI. May, 8 2009
Location of Meeting	Historic Preservation Office
Attendees	Joshua Silver, Colleen, Mark, Scott Whipple

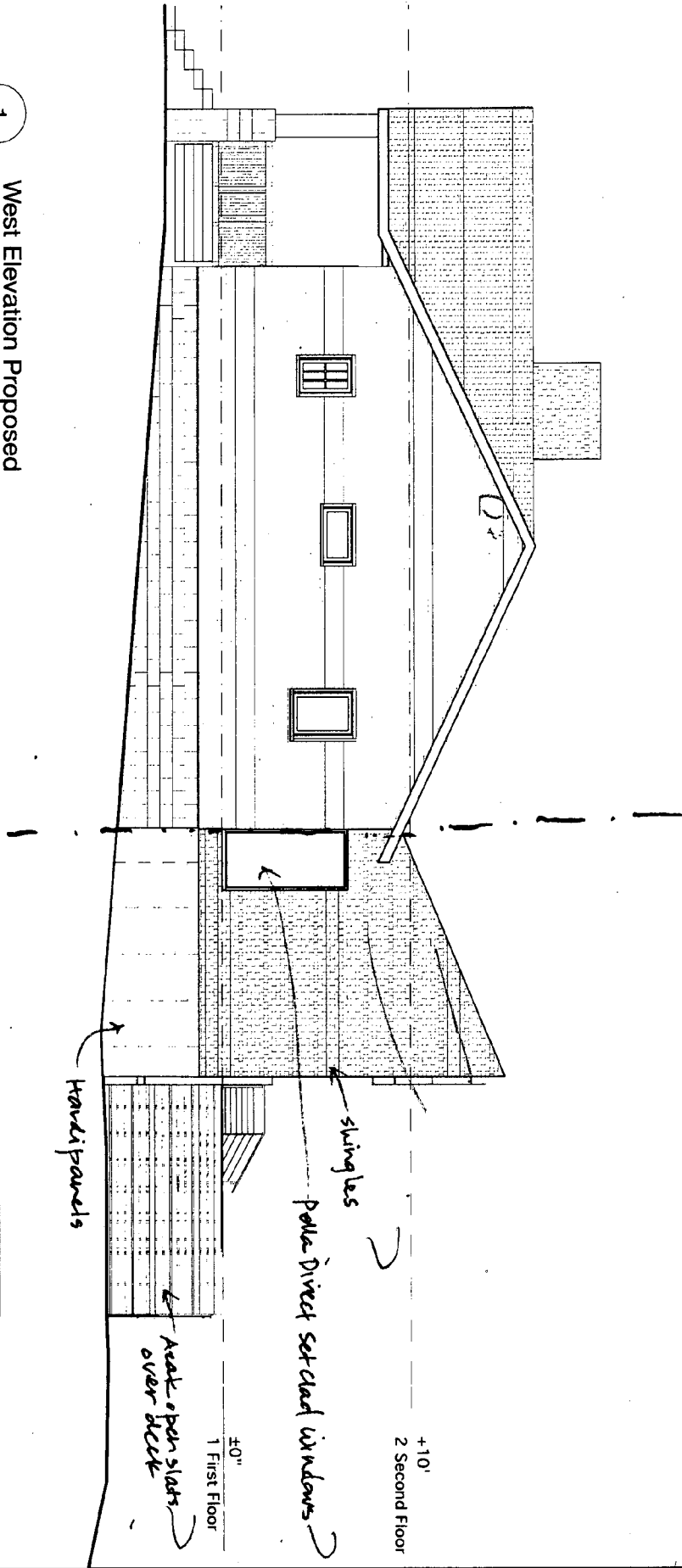
### Prelim Staff Consultation:

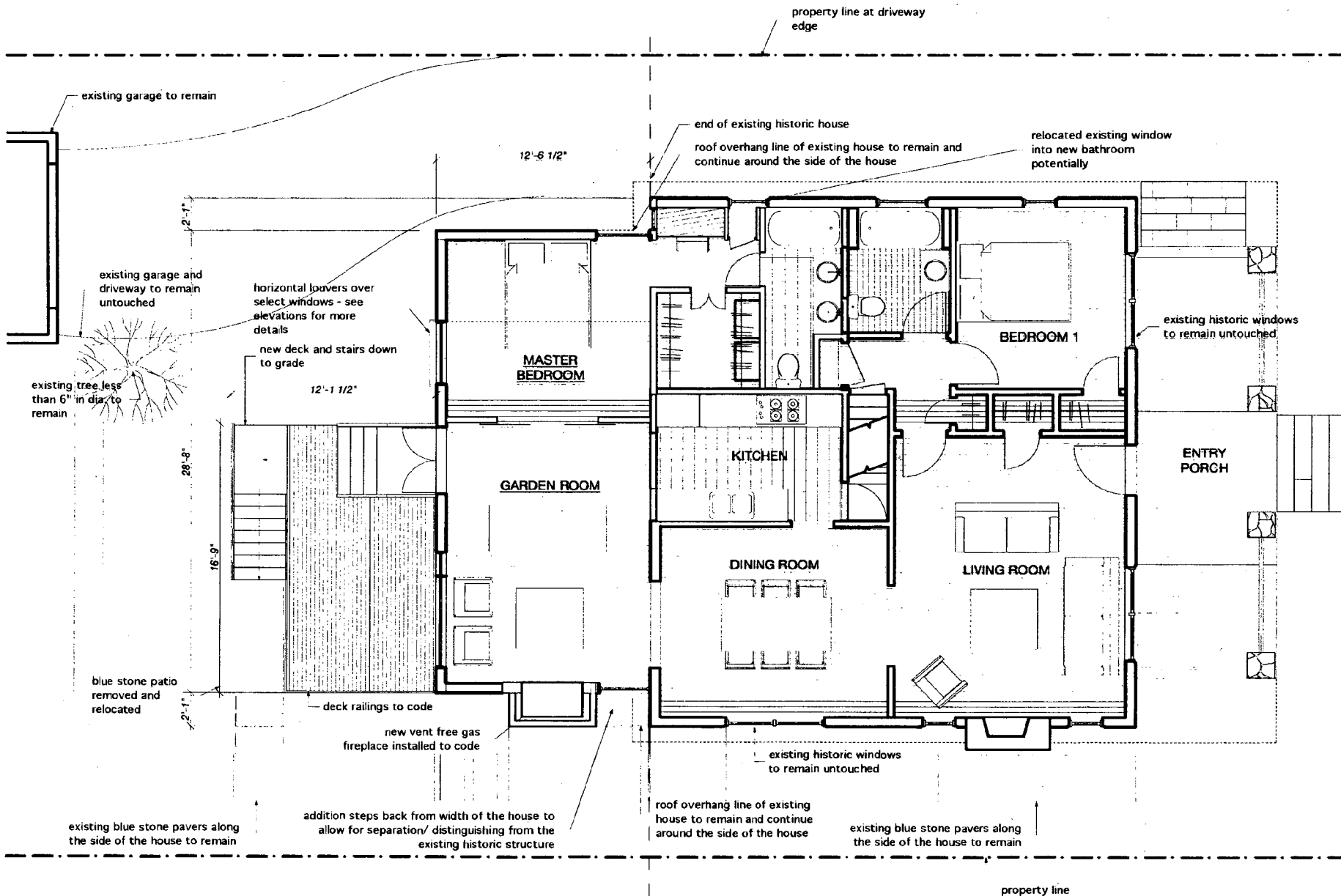
- Mark and Colleen showed photographs that the client provided that show that the majority of the exterior wall of the original porch does not remain intact – therefore, the main side of the house and in particular the existing roofline are the most important aspects of the house to be preserved in their original manner. Mark and Colleen proposed keeping this side driveway elevation intact and keeping the new addition pulled in from the edge of the historic house to have a clean delineation between the old and the new.
- The staff liked the approach to the massing as well as the preserved areas of the existing house which preserve the roofline on the side of the house.
- The staff proposed that we now go for a preliminary consultation on May 27<sup>th</sup> in order to get an okay from the committee at least on the massing and potentially on the entire project.
- The staff would then do their best to get us on the calendar for the first June review in order to get final Historic Area work permit.
- The staff felt that we had a strong approach to distinguishing the old from the new and that the massing was different but compatible which falls under the secretary of interiors standards.
- Josh and Scott both felt comfortable with the approach to massing and were convinced of the shingles but did not know how the committee would respond.
- Materials Commentary:
  - Perhaps too many materials, try to stick with just a few
  - Azak versus wood – maybe should bring to samples to show differences, pros/cons for the client
  - Bring along/ put in power point/ examples of work that shows similar materials
  - Mark made the point that there are three ingredients on the house – siding, block and trim and that now we are just using three new materials in the same way that the siding, block and trim work. These new materials compliment and at the same time distinguish from the existing house

### Next steps:

- Mark and Colleen to resubmit before the end of the day May 13, 2009
- Mark and Colleen to provide a power point for the May 27<sup>th</sup> date when Mark will present to the committee – we should supplement this presentation with materials samples, window sample profile, renderings, images of different ways that the siding could be envisioned etc.. we can even have a full out rendering "in our back pocket" in case the committee is still undecided or confused
- Mark and Colleen will provide this power point prior to next Wednesday via email or ftp site
- Others on the committee include Jorge Rodriguez, Tom Jester from Quinn Evans, Bob Kirwan
- Colleen to show height of new roof in relation to the existing building
- Colleen to provide view from the street to show un-evasiveness of the building on the public realm
- We have the potential to get on the consent calendar with both the May 27<sup>th</sup> and the June meeting.

1 West Elevation Proposed  
 SCALE: 1/8" = 1'-0"



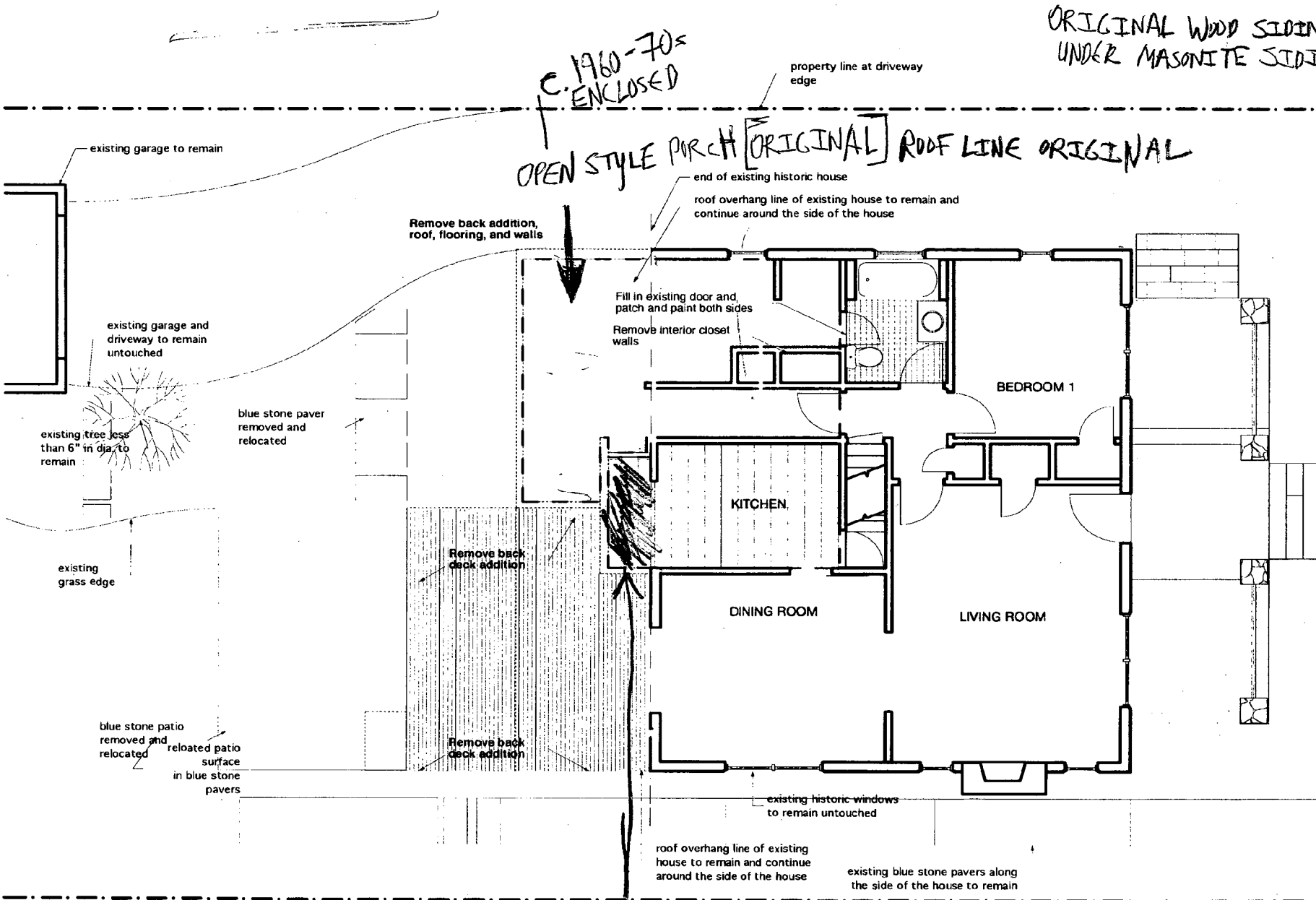


1 First Floor Plan Proposed  
 SCALE: 1/8" = 1'-0"

McInturff Architects  
 4220 Leeward Place, Bethesda, MD 20816  
 Fax: 229.6380 301.229.3705

Mullet Residence  
 516 Philadelphia Ave, Takoma Park, MD, 20912

Proposed Plan  
 4/22/09  
 A100



ORIGINAL WOOD SIDING  
UNDER MASONITE SIDING

C. 1960-70s  
ENCLOSED

OPEN STYLE PORCH [ORIGINAL] ROOF LINE ORIGINAL

1

First Floor Plan Existing  
SCALE: 1/8" = 1'-0"

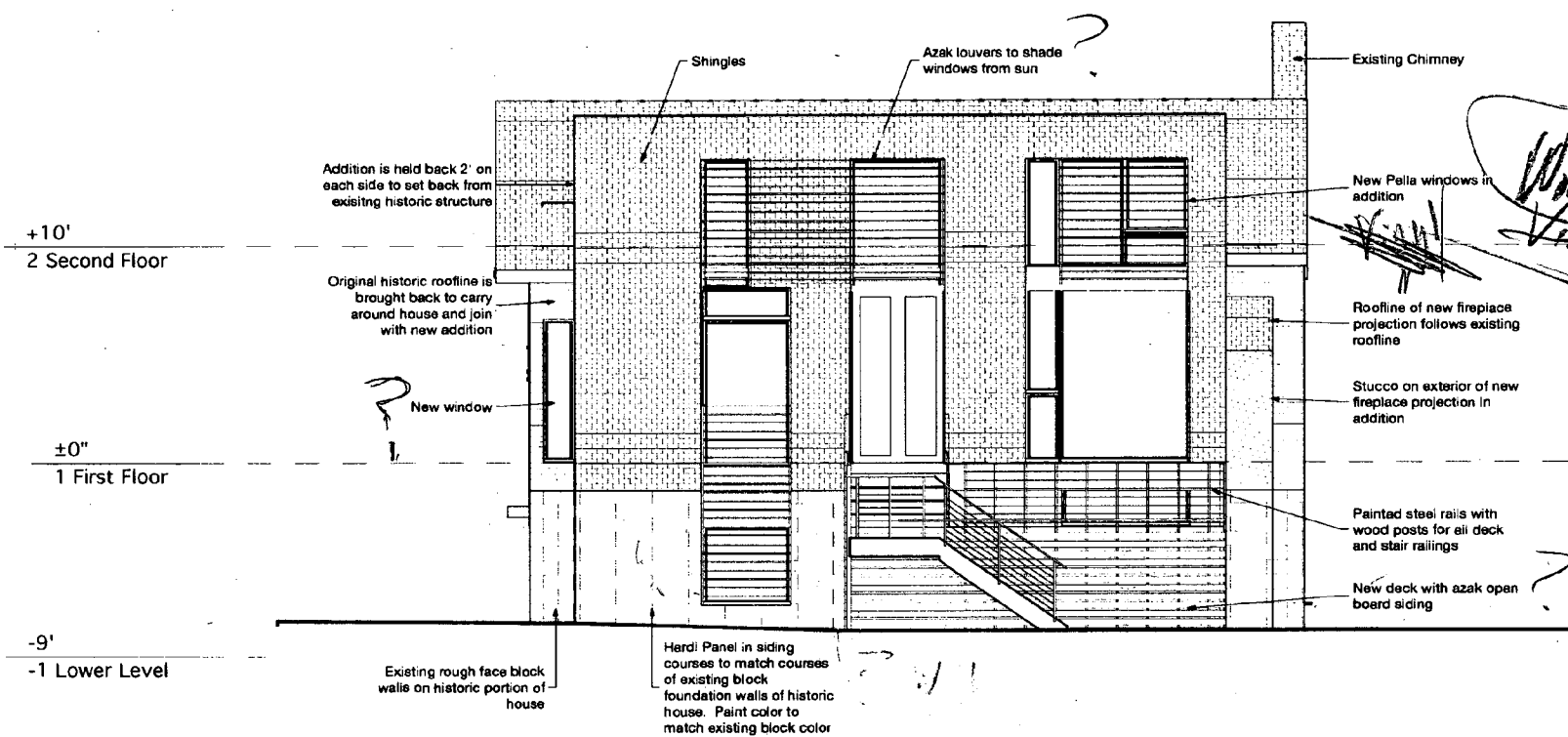
NON-ORIG. ADDITION

McInturf Architects  
4220 Leeward Place, Bethesda, MD 20816  
Tel: 229.6380 Fax: 301.229.3705

Mullet Residence  
516 Philadelphia Ave, Takoma Park, MD, 20912

Existing/ Demolition Plan  
4/22/09  
D100





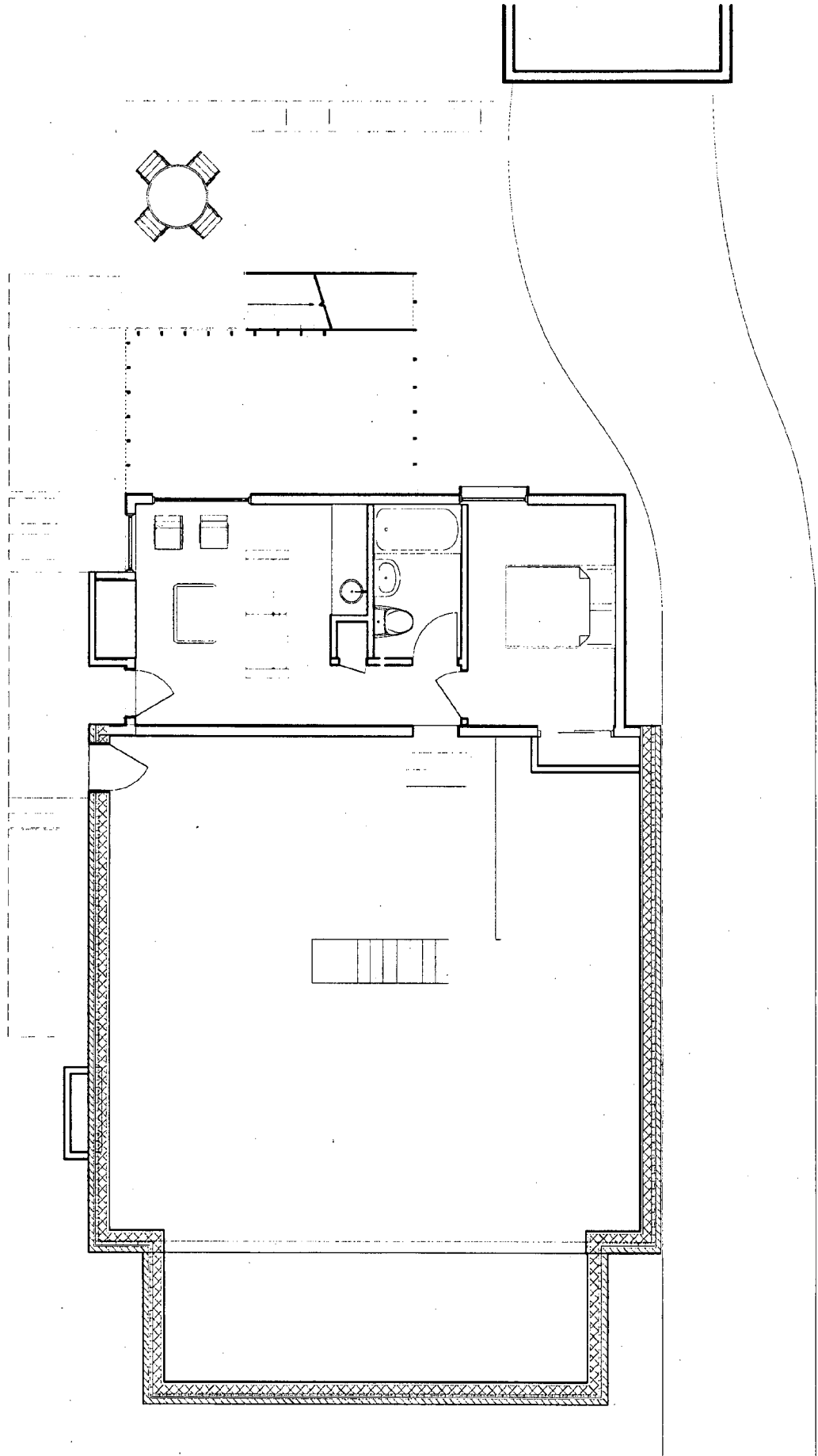
Wesliff Architects  
 4220 Leeward Place, Bethesda, MD 20816  
 fax: 229.6380 301.229.3705

Mullet Residence  
 516 Philadelphia Ave, Takoma Park, MD, 20912

Proposed South Elevation  
 4/22/08  
 A200

1

Proposed Lower Level  
SCALE: 1/8" = 1'-0"





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: Colleen Gove  
Daytime Phone No.: 301-229-3705

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Carolyn Mullet Daytime Phone No.: 240-508-2692  
Address: 516 Philadelphia Ave Takoma Park MD 20912  
Street Number City Street Zip Code  
Contractor: To be selected Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Colleen Gove/McInturff Daytime Phone No.: 301-229-3705  
Architects

**LOCATION OF BUILDING/PREMISE**

House Number: 516 Street: Philadelphia Avenue  
Town/City: Takoma Park Nearest Cross Street: Baltimore Ave/Takoma Ave  
Lot: Block II Block: 73 Subdivision: T.P.L. + T. Co's Subdivision of Takoma Park  
"Part of"  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 110,000  
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 25 feet 0 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.

Colleen Gove April 21, 2009  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 509768 wp 4/22/09 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:

The existing property is a category 1 historical asset. There is currently a previous addition that we propose removing in order to add an addition that better suits the needs of the client. The current addition blends with the existing structure in a way that makes it hard to discern the existing historic original building. We propose removing this to create a clearer understanding of new from old.

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

The new addition would be placed on the back of the property out of view almost entirely from the public right of way. The new addition clearly distinguishes itself from the old and takes cues from the historic structure in its roofline & massing that pulls in or pitches in from the existing house with allowing the original roofline to reveal itself around the building in a way that it cannot currently.

**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.

See elevations

**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).

Building Location Plat

Part of Lot 11, Block 73  
The T.P.L. & T. Co's Subdivision of  
TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 40'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown: No MNCP&PC Flood Plain effects this lot.

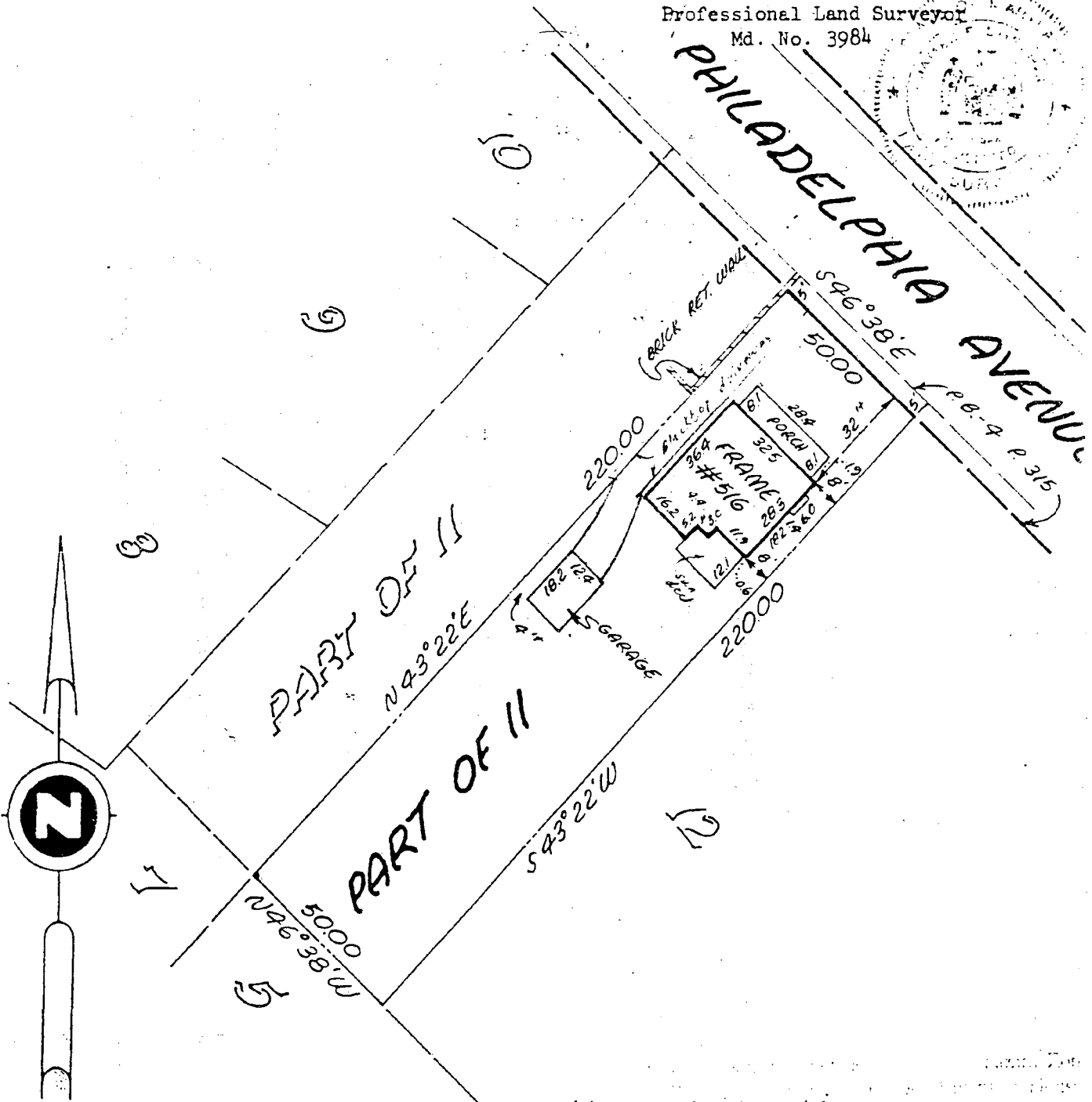
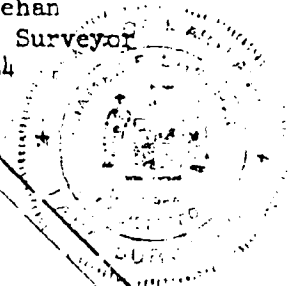
Date: May 28, 1981

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

Plat Book B.  
Plat 23

Recertified July 14, 1986

By: *James F. Sheehan*  
James F. Sheehan  
Professional Land Surveyor  
Md. No. 3984



EXISTING PLAT

1891

Building Location Plat

1891 10

Part of Lot 11, Block 73  
The T.P.L. & T. Co's Subdivision of  
TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 40'

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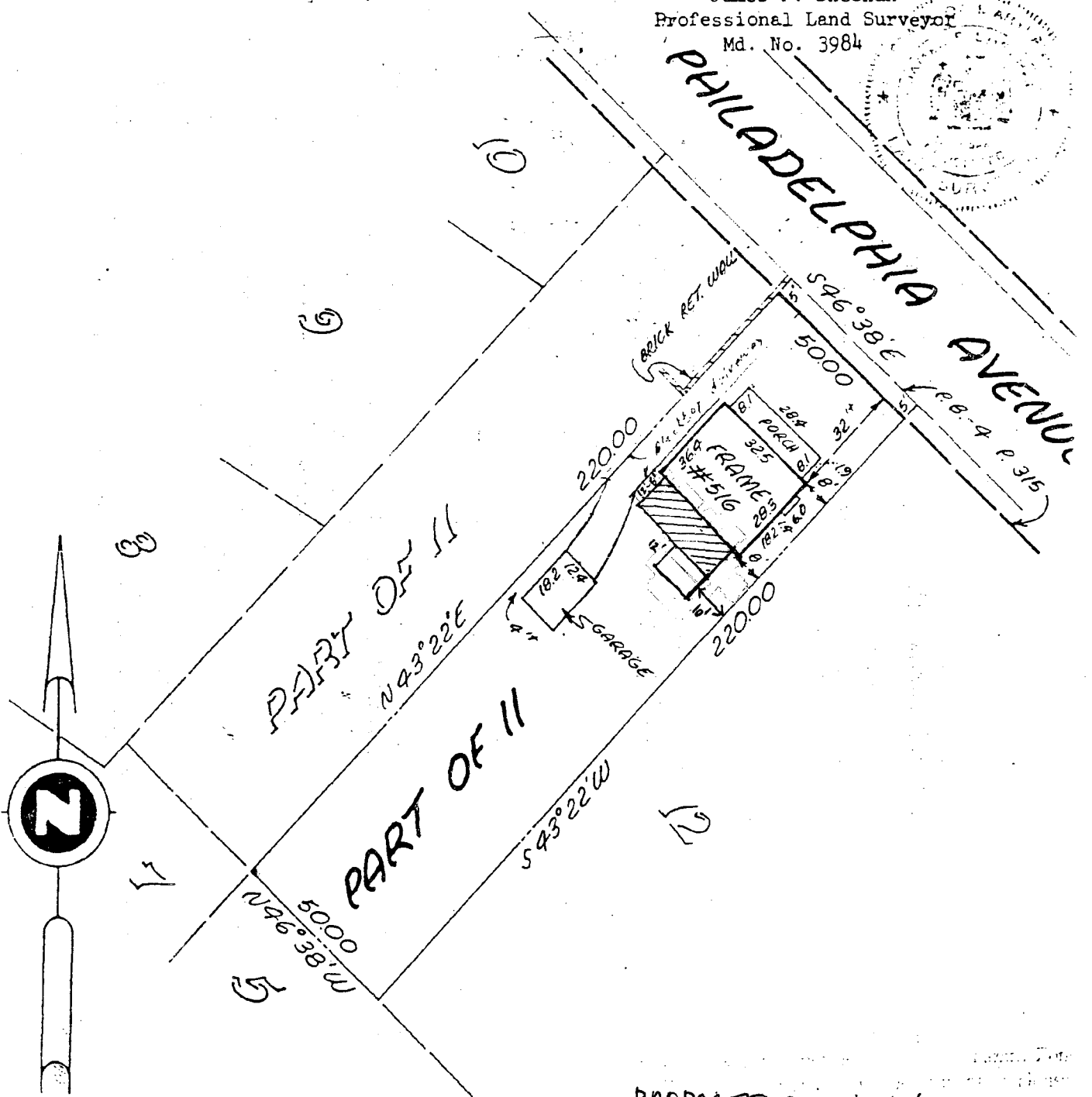
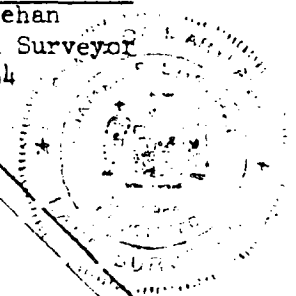
Recertified July 14, 1986

By: *James F. Sheehan*

James F. Sheehan

Professional Land Surveyor

Md. No. 3984



PROPOSED SITE PLAN

Existing Property Condition Photographs (duplicate as needed)

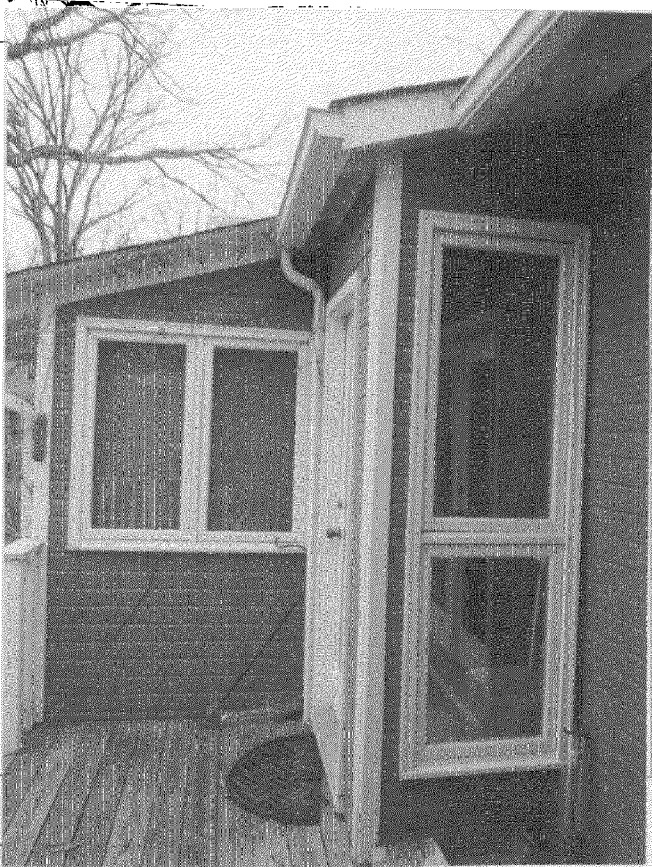
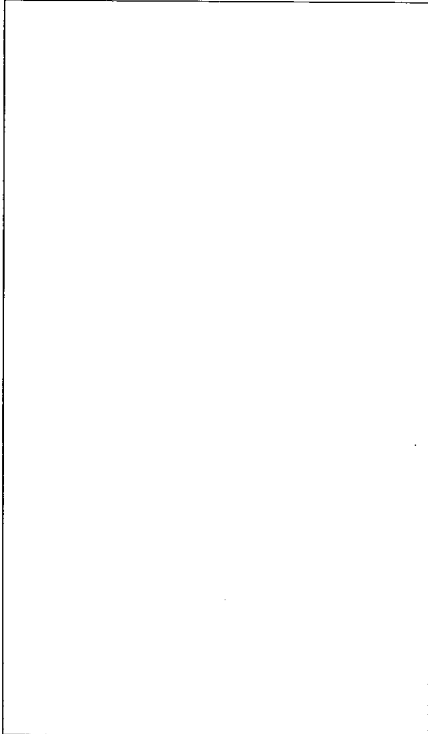


Detail: Rear yard view of previous addition & deck to be removed

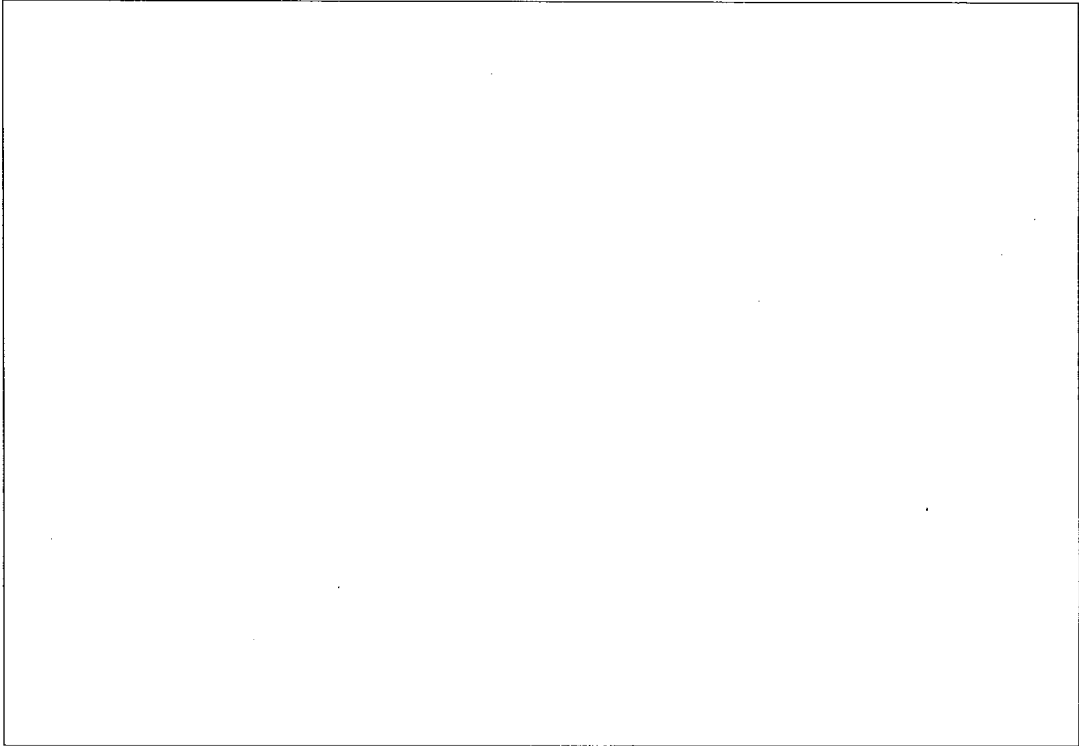


Detail: Public Right of way view from sidewalk

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing Addition  
details.



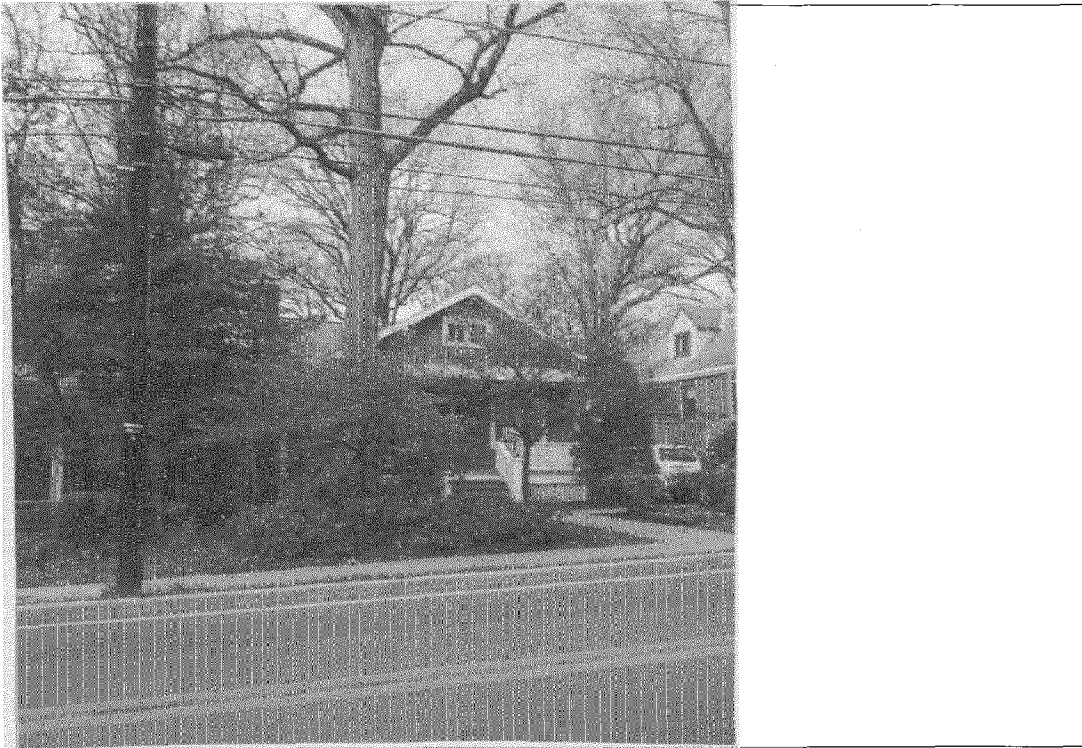
Detail: \_\_\_\_\_



Existing Property Condition Photographs (duplicate as needed)

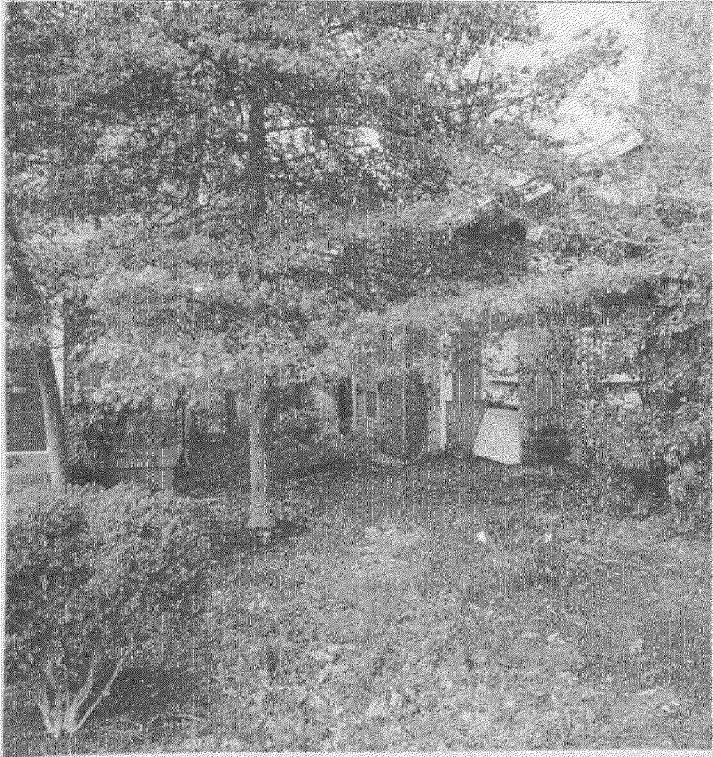


Detail: Front Street View from Philadelphia Ave

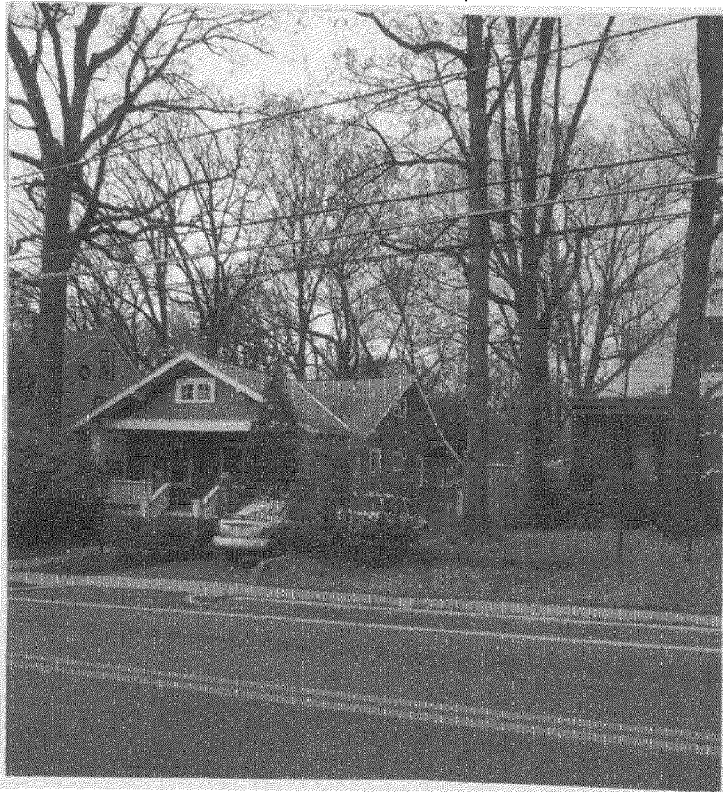


Detail: View Across Philadelphia Ave - New Addition would not be seen from this side of street

Existing Property Condition Photographs (duplicate as needed)

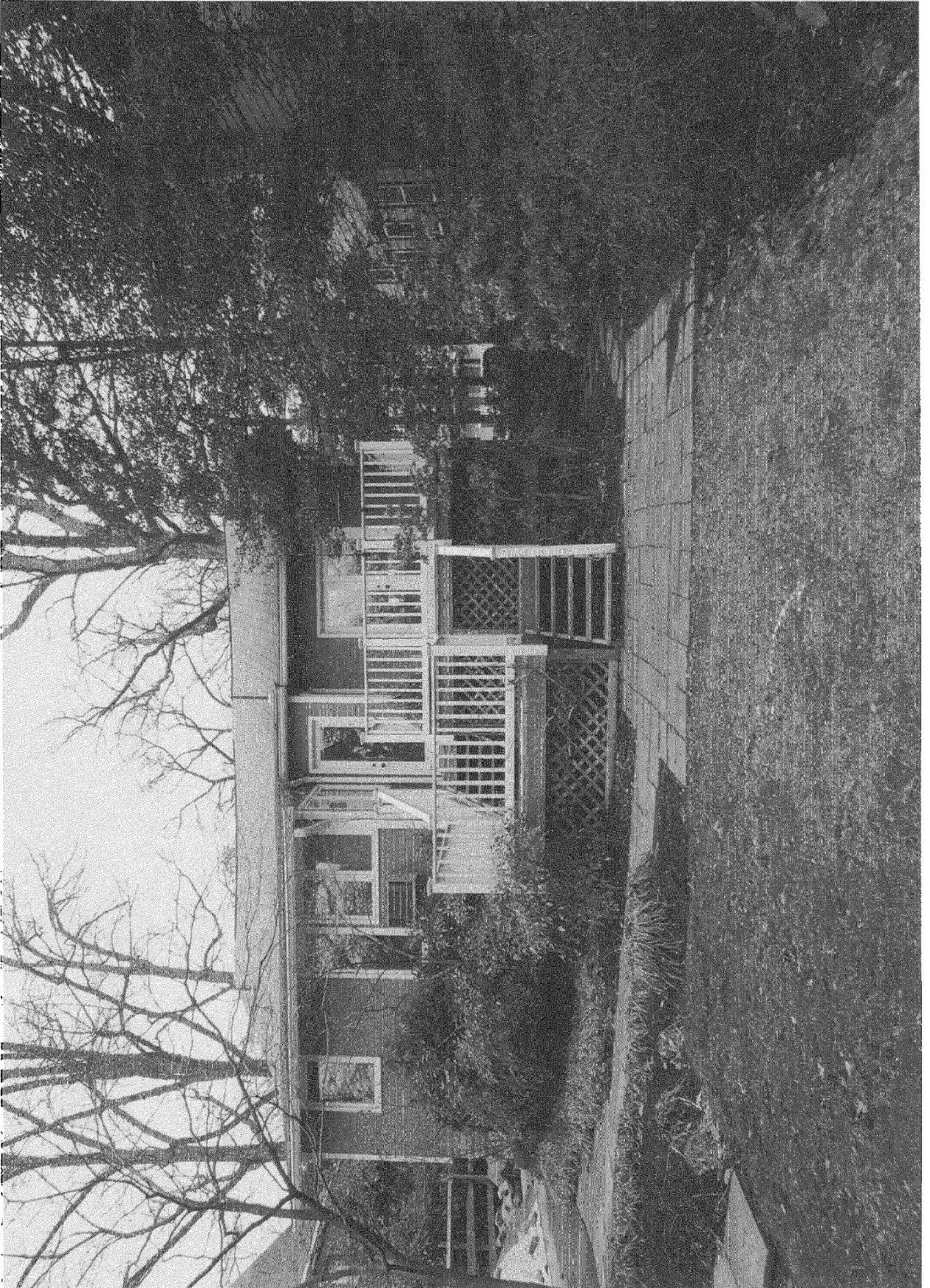


Detail: View from sidewalk public rite of way of East Elevation

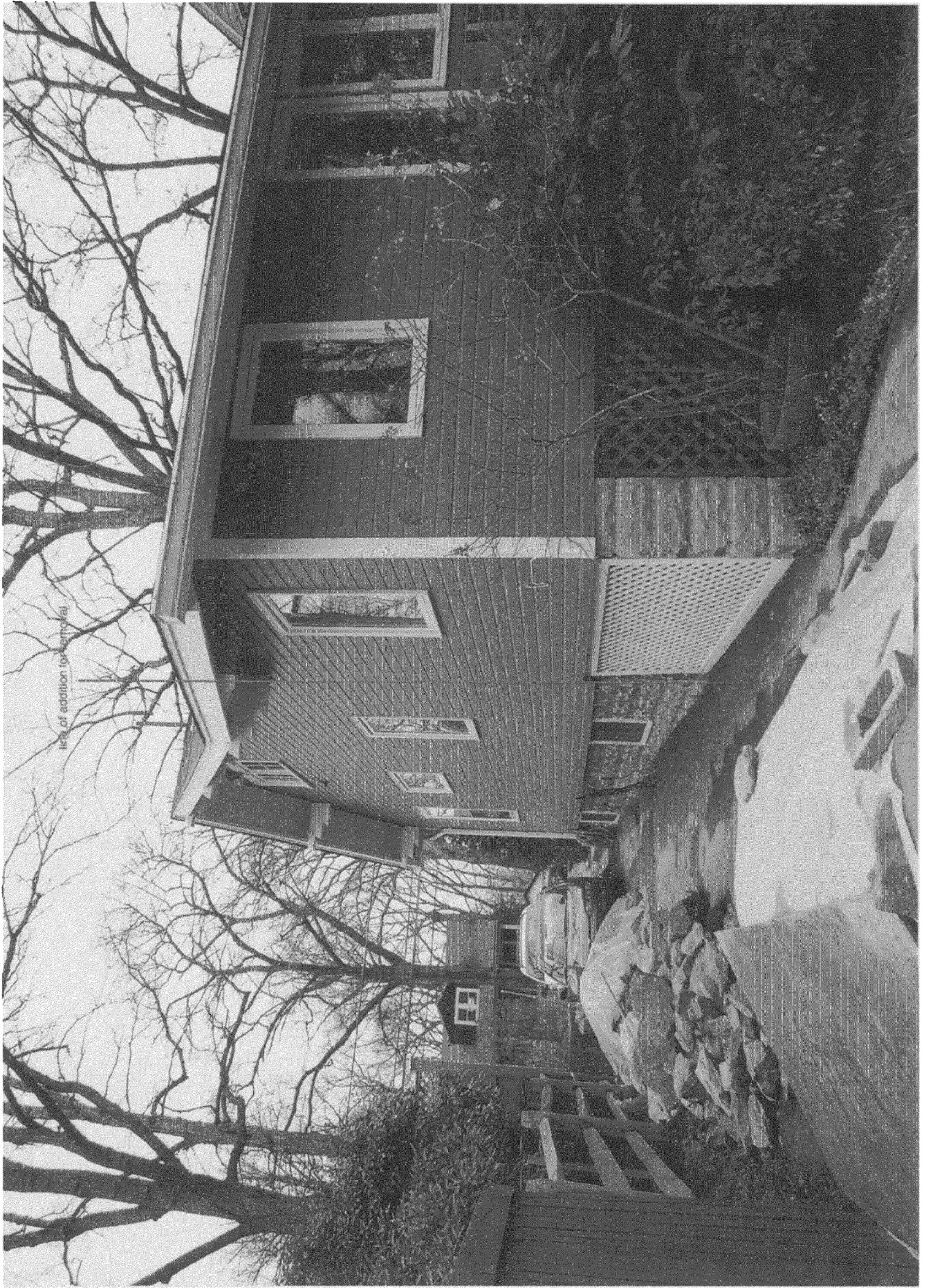


Detail: View from across Philadelphia Ave showing some slight visibility of new addition possible



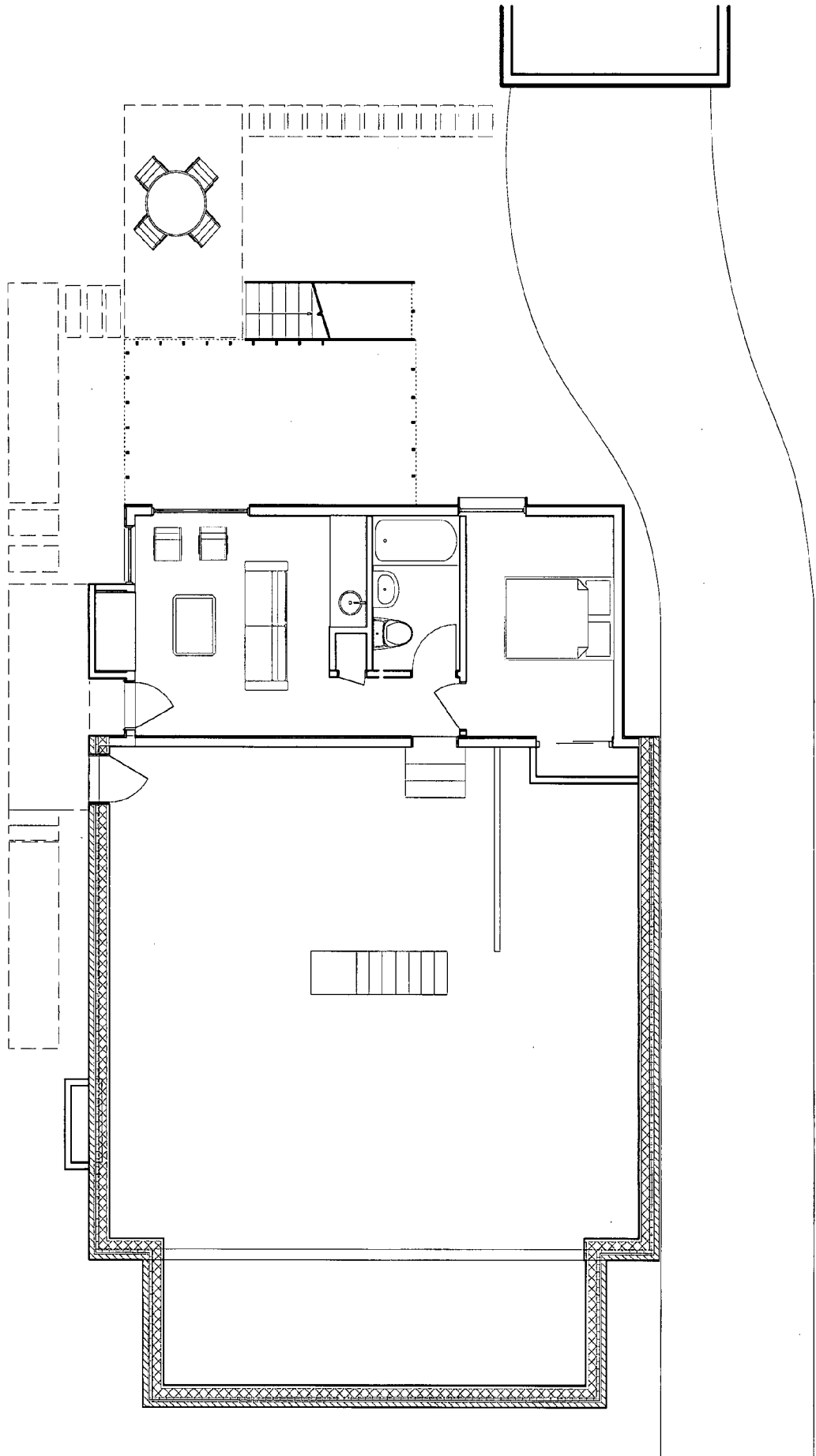


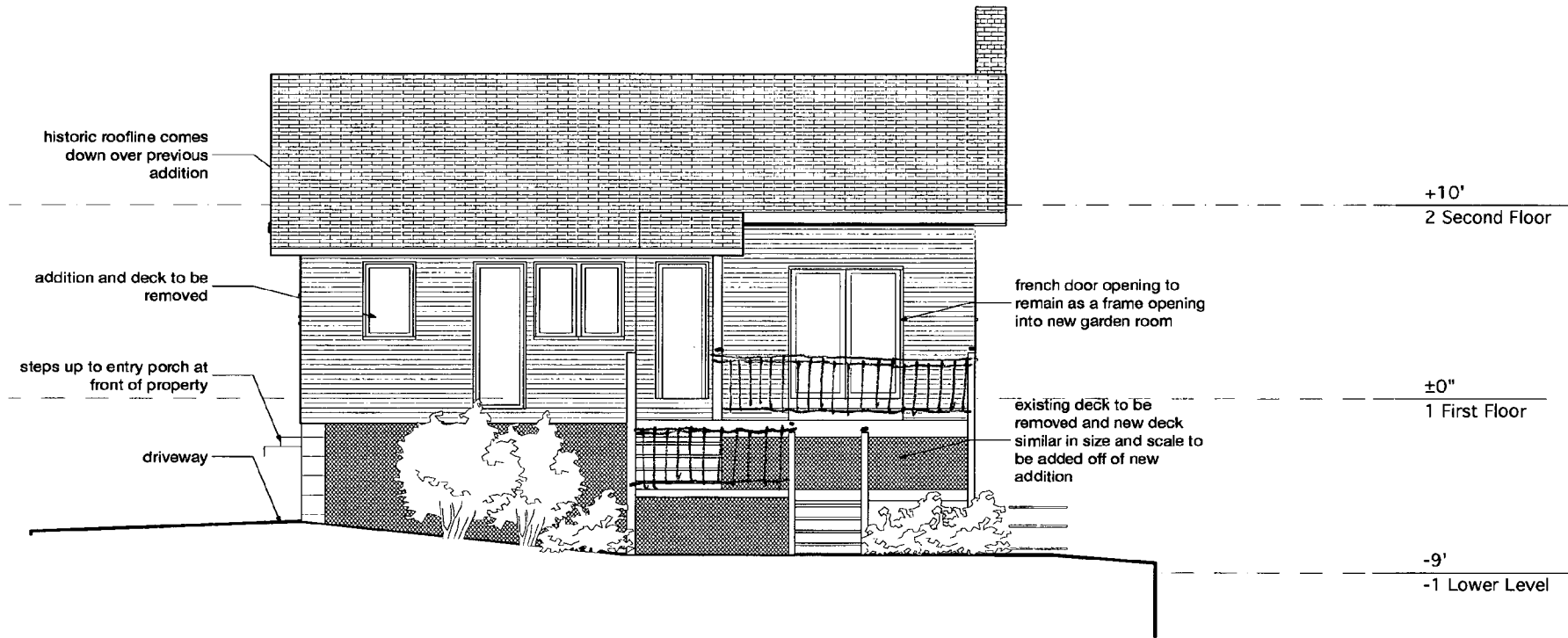




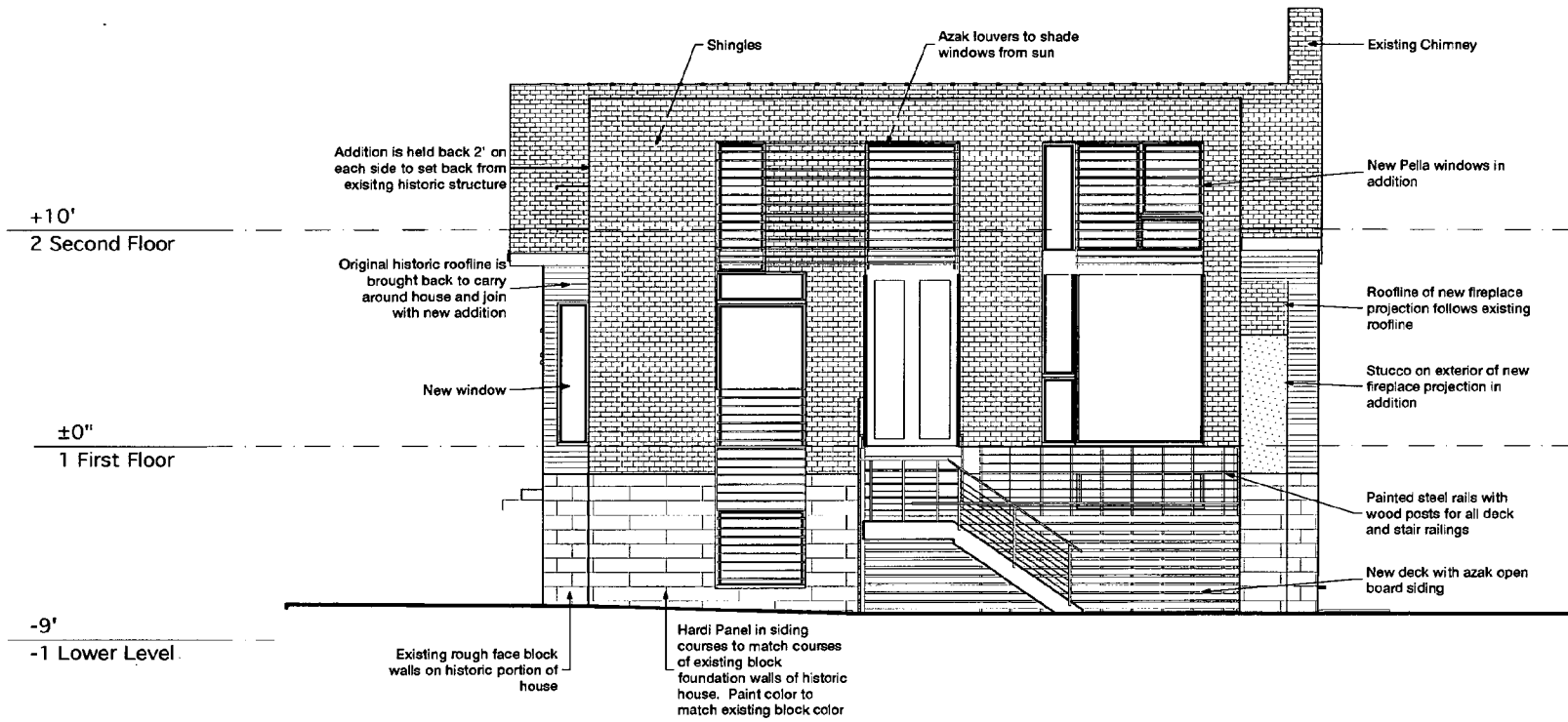
Area of exhibition for computers

1 Proposed Lower Level  
SCALE: 1/8" = 1'-0"



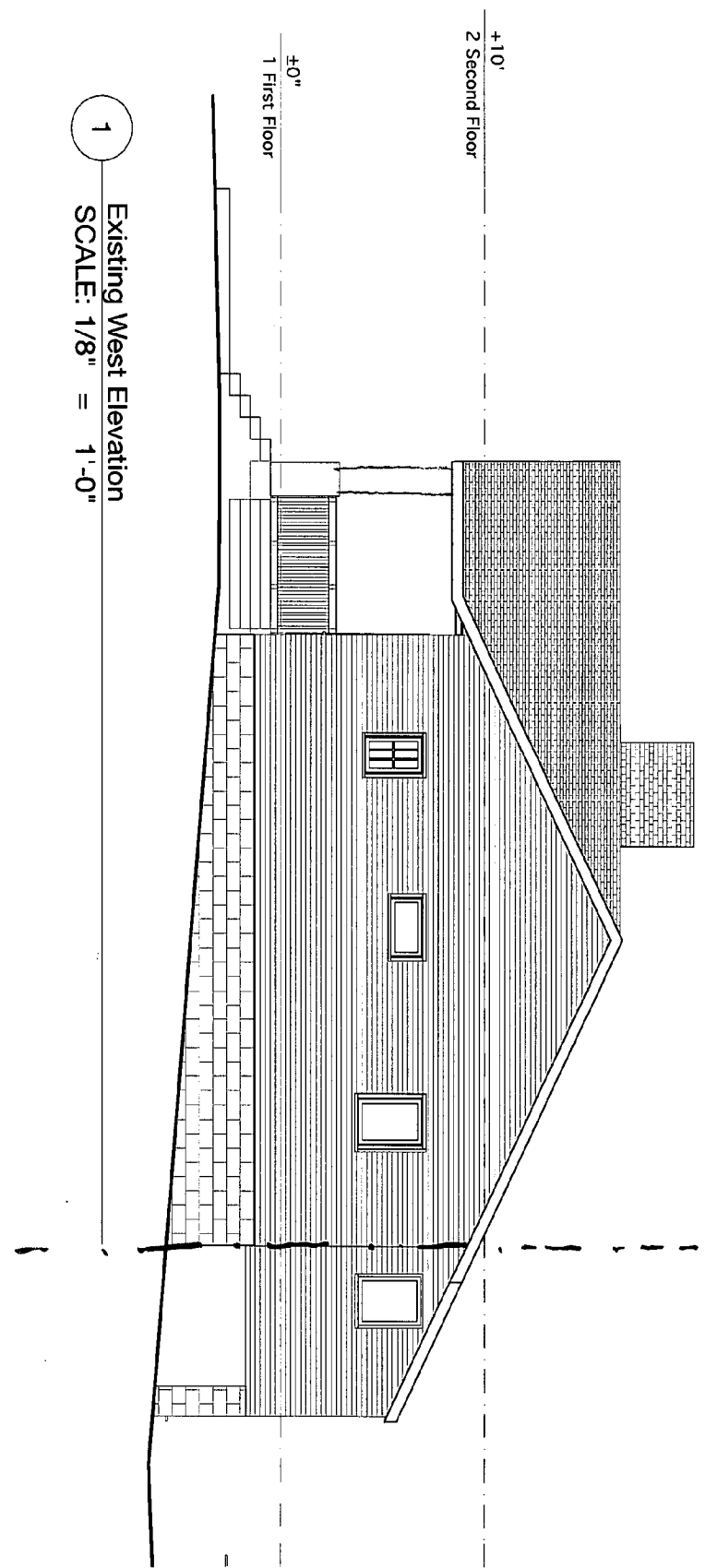


1 Existing South Elevation  
SCALE: 1/8" = 1'-0"



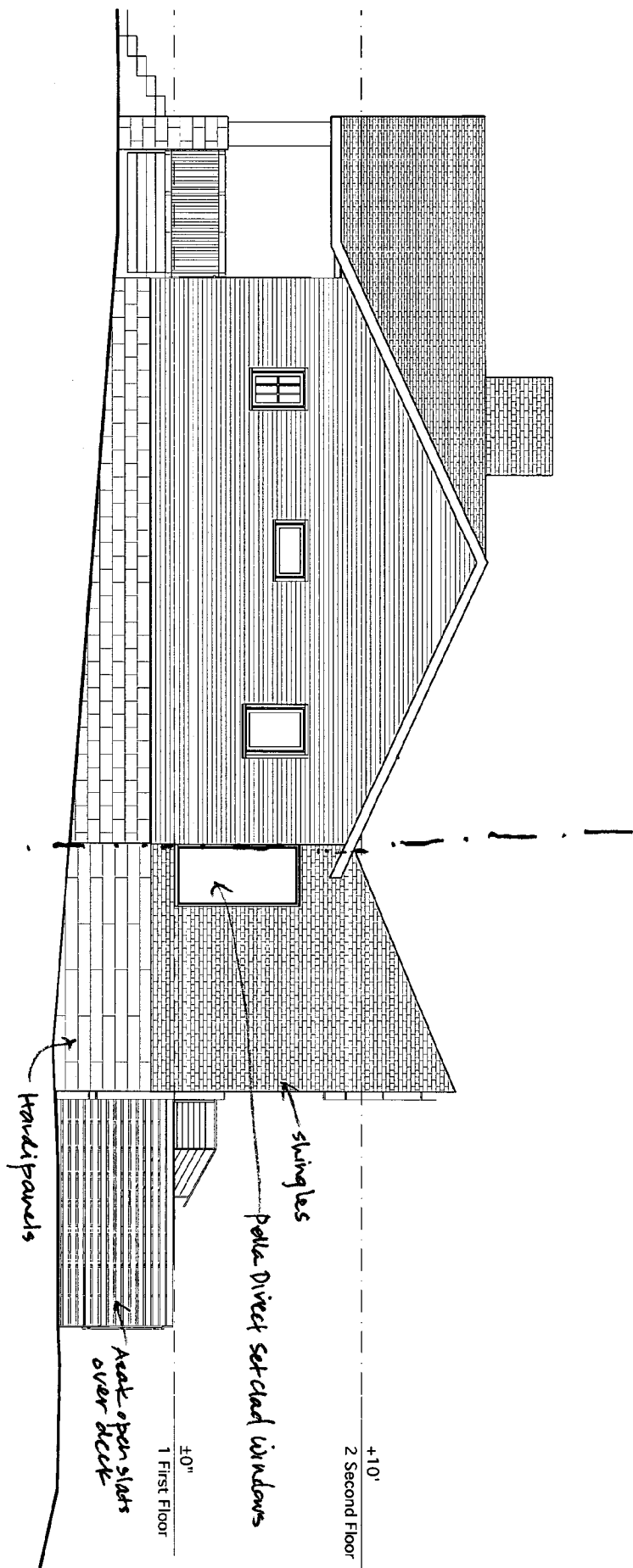
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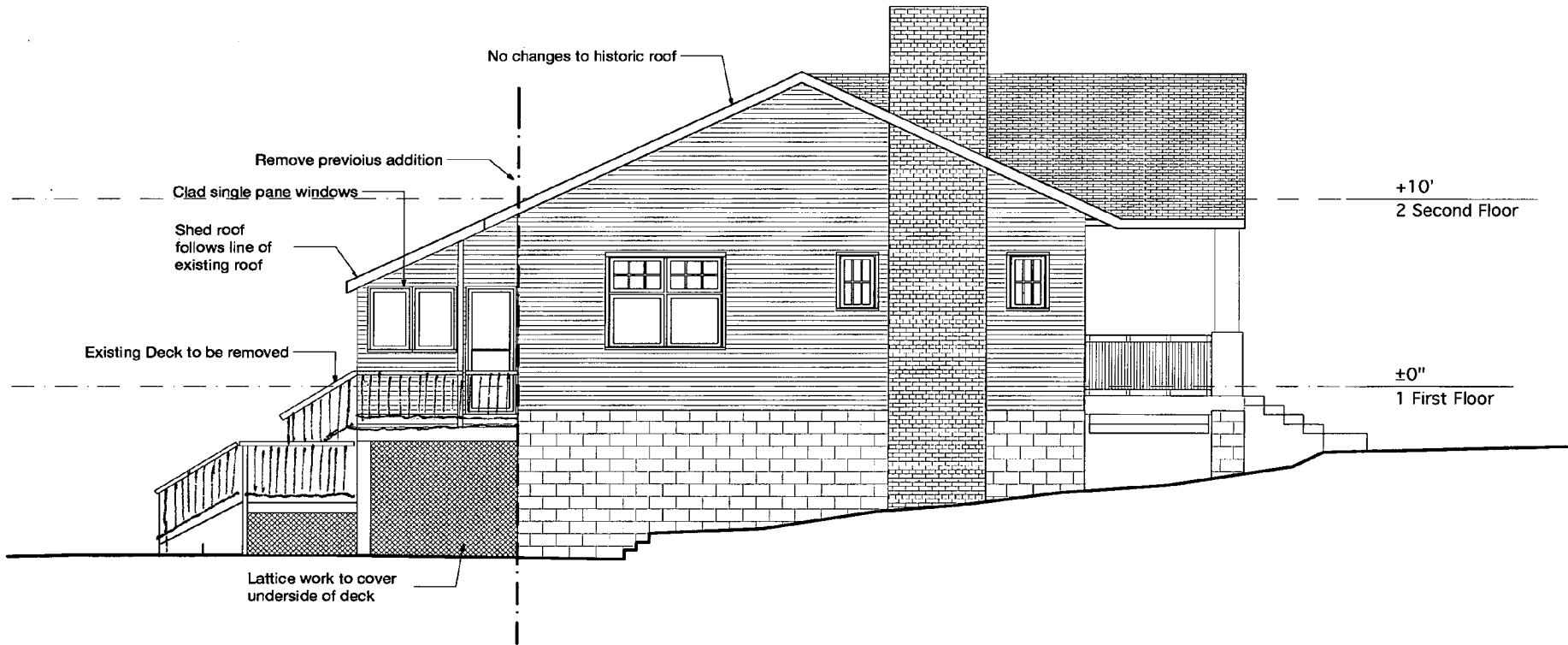
Existing West Elevation  
SCALE: 1/8" = 1'-0"



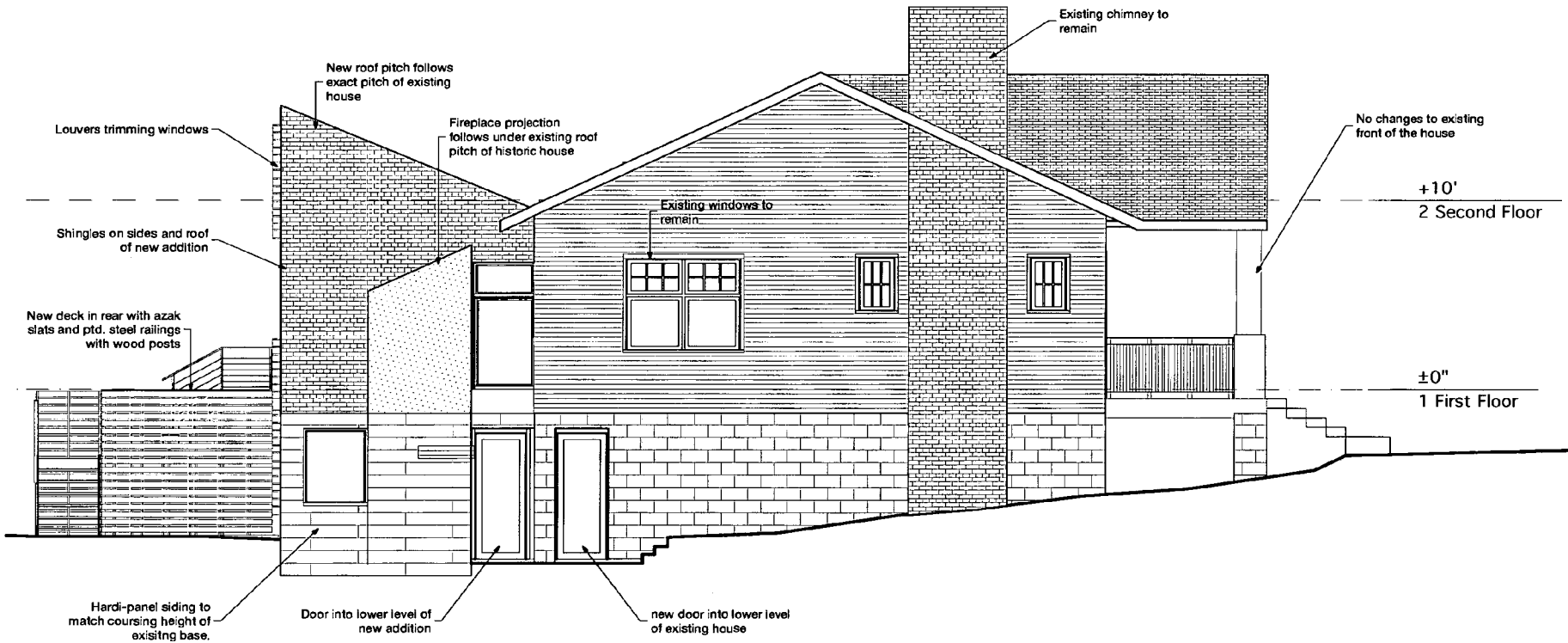


1 West Elevation Proposed  
 SCALE: 1/8" = 1'-0"





1 Existing East Elevation  
 SCALE: 1/8" = 1'-0"



1 East Elevation  
SCALE: 1/8" = 1'-0"

Neighbors: 516 Philadelphia Ave Takoma Park MD 20912

Jeff Cohn  
514 Philadelphia Ave.  
301 587 5854

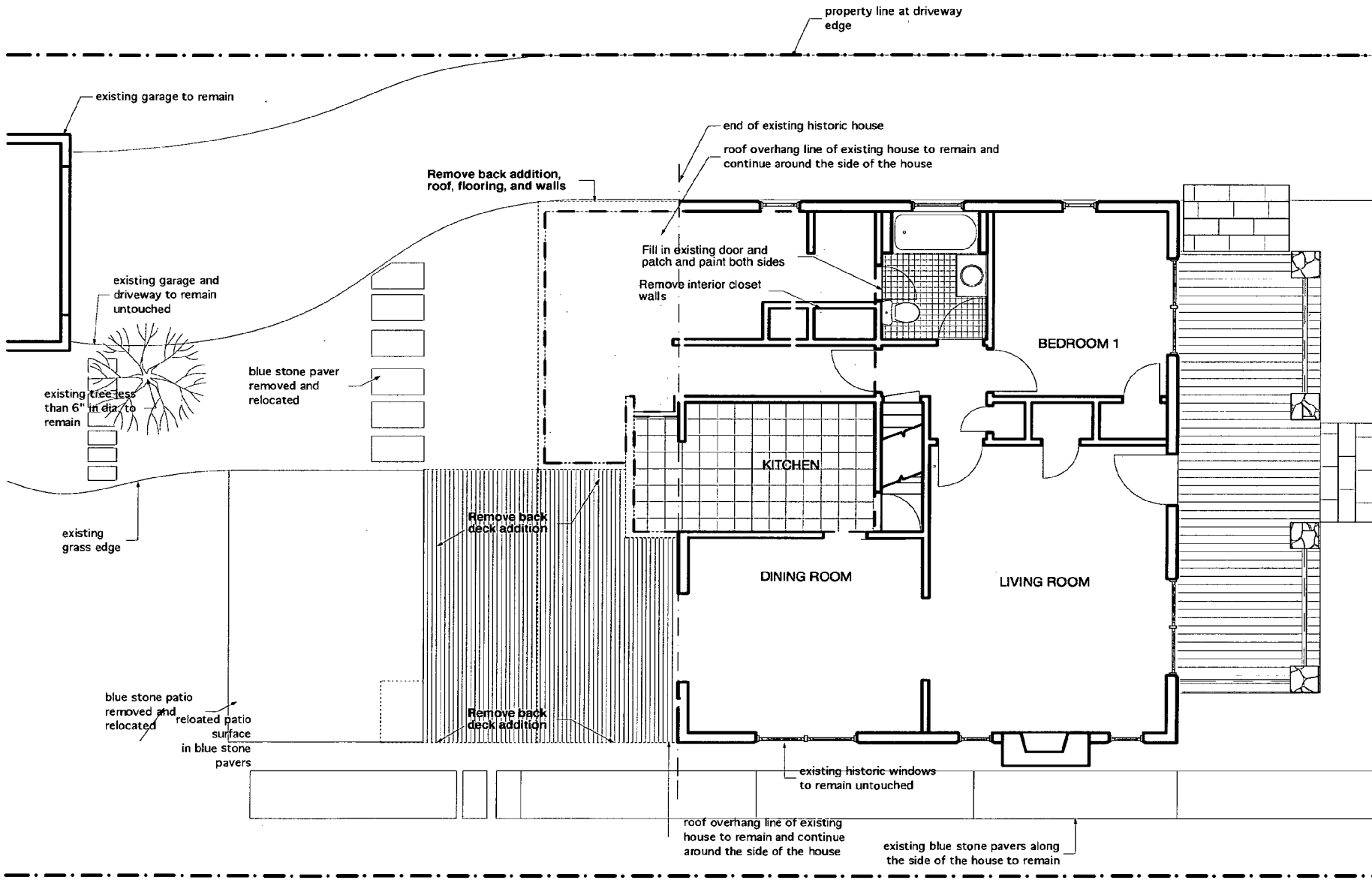
Barbara Tate  
513 Philadelphia Ave.  
301 565 2065

Justine Larson  
515 Philadelphia Ave.

Jacqueline Russell  
517 Philadelphia Ave.  
301 585 0848

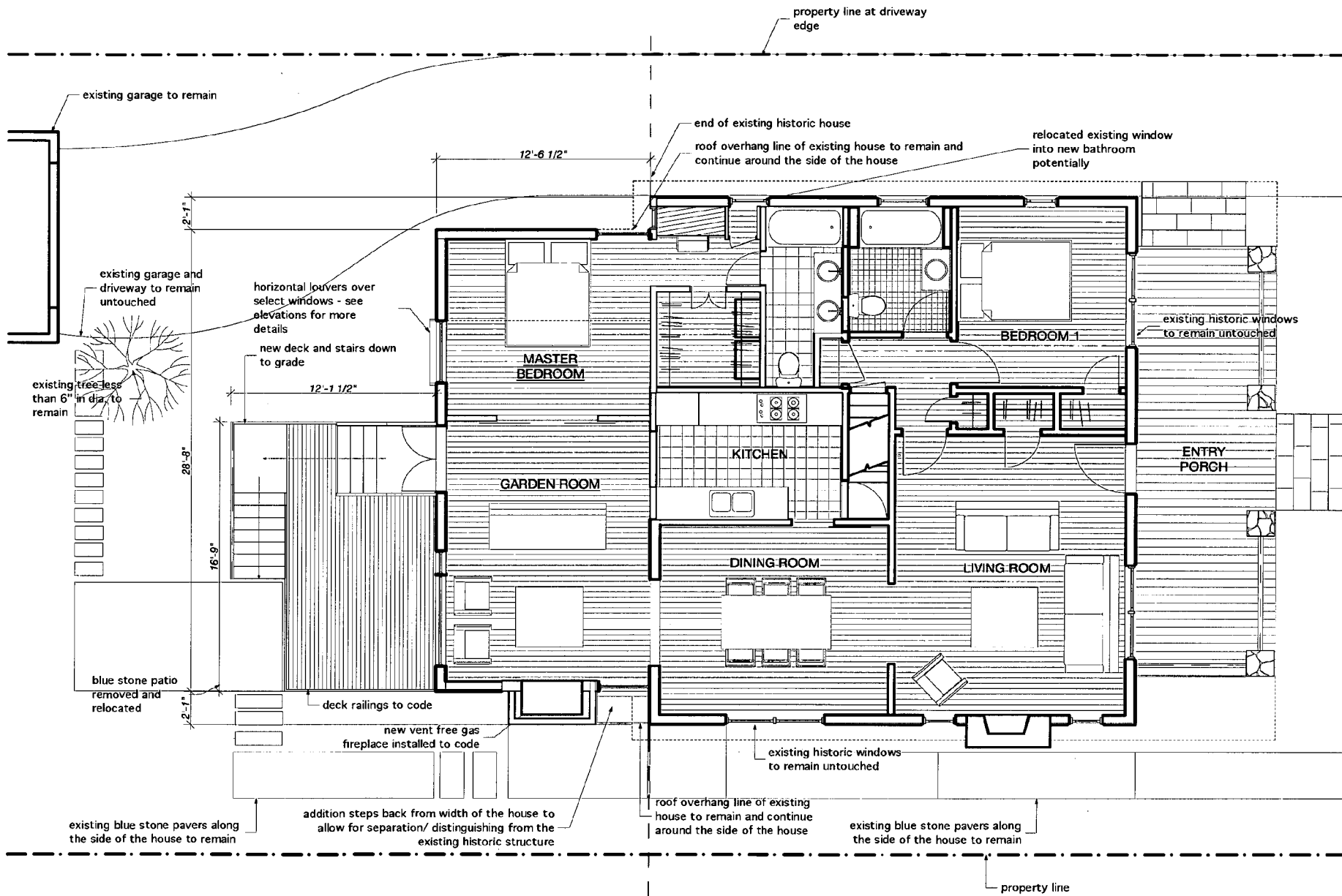
Kean Kaufmann  
518 Philadelphia Ave.  
301 891 1776

Susan Benfield  
519 New York Ave.  
301 588 7446



1

First Floor Plan Existing  
SCALE: 1/8" = 1'-0"



1

**First Floor Plan Proposed**  
**SCALE: 1/8" = 1'-0"**

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	516 Philadelphia Avenue, Takoma Park	<b>Meeting Date:</b>	5/27/2009
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	5/20/2009
<b>Applicant:</b>	Carolyn Mullet	<b>Public Notice:</b>	5/13/2009
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear addition		

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**STAFF RECOMMENDATION**

1. Staff recommends the applicant consult with the HPC to determine the feasibility of using synthetic materials for the proposed addition and deck.
2. Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and submit a Historic Area Work Permit (HAWP) application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Bungalow/Craftsman  
**DATE:** c1920

**PROPOSAL**

The applicant is proposing to construct 28'8" x 12'6", one-story addition and 16'9" x 12'1", deck at the rear of the subject property. Construction of the proposed addition requires the removal of a non-historic (c1983) addition and will impact an original rear porch that was enclosed by an alteration of an unknown date.

Material specifications for the proposed addition include asphalt shingle cladding, wooden aluminum clad exterior windows and doors, fiber cement foundation panels and Azek window louvers. Materials treatments for the proposed deck include Azek decking, wooden posts and painted steel railings.

The applicant is also proposing to install one all wood foundation level door on the left side (east) elevation of the historic massing. The proposed door is located at the rear of the elevation to diminish its visibility from the public right-of-way.

## 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*

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changed and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's Standards for Rehabilitation.

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

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- while additions should be compatible, they are not required to be replicative of earlier architectural styles
- preservation of original building materials and use of appropriate, compatible new materials is encouraged
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### *Montgomery County Code; Chapter 24A*

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or



- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
  - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
  - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

**Rear Addition and Deck**

Staff supports the design approach for the proposed rear addition and deck at the subject property. The addition and deck are both confined to the rear yard. The design of the proposed addition is contemporary in nature and clearly differentiated from the historic massing. The proposed design meets the design criteria for constructing a successful addition. The addition includes a roof form and slope that is proportional, subordinate and in scale with the historic massing. Differentiation between the historic massing and addition is achieved by a 2' inset on both sides.

The design approach preserves the original proportions and character of the historic massing and is successful in diminishing the visibility of the addition from the public right-of-way because it is inset and lower than the existing house. The design of the proposed addition is consistent with the *Guidelines and Standards* that pertain to this project by sensitively integrating a contemporary addition behind the historic

massing without compromising the character of the resource. Staff recommends no changes to the massing, scale and location of the proposed addition and deck.

### **Material Treatments**

Staff recommended the applicant pursue a Preliminary Consultation to determine the feasibility of using synthetic material treatments and exterior clad windows and doors for the proposed addition and deck because this property is categorized as an Outstanding Resource.

Staff generally supports the material treatments for the addition because of the contemporary design approach that is proposed. Despite the variances of the proposed treatments from what the HPC generally approves for new construction when reviewing alterations to Outstanding Resources staff finds these treatments are successful in conveying the contemporary expression of the addition without adversely affecting the integrity of the historic massing or impacting the streetscape of the historic district.

To achieve consistency with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, a proposed addition should meet the following guidelines:

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.

The applicant is requesting comments and feedback from the HPC on the following items before submitting a HAWP application:

- *Construction a one-story contemporary rear addition to an Outstanding Resource property*
- *Feasibility of using wooden fiberglass clad exterior windows and doors in the proposed addition*
- *Feasibility of using synthetic material treatments for an addition and deck to an Outstanding Resource property.*

### **STAFF RECOMMENDATION**

1. Staff recommends the applicant consult with the HPC to determine the feasibility of using synthetic materials for the proposed addition and deck.
2. Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and submit a HAWP application.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
265 PHILADELPHIA AVE 2ND FLOOR ROCKVILLE MD 20850  
301-229-3705

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Colleen Gove  
Daytime Phone No.: 301-229-3705

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Cardlyn Mullet Daytime Phone No.: 240-508-2692  
Address: 516 Philadelphia Ave Takoma Park MD 20912  
Street Number City Street Zip Code  
Contractor: To Be selected Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Colleen Gove/McInturff Daytime Phone No.: 301-229-3705  
Architects

**LOCATION OF BUILDING/PREMISE**

House Number: 516 Street: Philadelphia Avenue  
Town/City: Takoma Park Nearest Cross Street: Baltimore Ave/Takoma Ave  
"Part of" Lot: Block II Block: 73 Subdivision: T.P.L. & T. Co's Subdivision of Takoma Park  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Well (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 110,000  
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 25 feet 0 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.

Colleen Gove April 21, 2009  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 509768 nt 4/22/09 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

5

Written Description of Project – 516 Philadelphia Avenue Takoma Park MD  
09-0513

- a. The existing property is a category 1 historical asset. The original house had a back porch that was enclosed at an unknown date. This rear porch was then renovated in 1983 and a small kitchen bump out was added. The existing trim details on the front and side of the house are most likely the reason that the property was given such a high level of historic importance.

Currently, the renovated areas of the exiting porch blend with the house in a way that is hard to distinguish the historic structure from the renovated structure. We propose removing the indiscernible areas of the porch as well as the 1983 addition, and leaving the untouched side of the house with the existing base pier and important roofline.

- b. The new addition would be placed on the back of the property out of view almost entirely from the public rite of way. The new addition clearly distinguishes itself from the old and takes cues from the historic structure in its roofline and massing. The new addition pulls in or pinches in from the existing house width allowing the original roofline to reveal itself around the building.

Neighbors: 516 Philadelphia Ave Takoma Park MD 20912

Jeff Cohn  
514 Philadelphia Ave.  
301 587 5854

Barbara Tate  
513 Philadelphia Ave.  
301 565 2065

Justine Larson  
515 Philadelphia Ave.

Jacqueline Russell  
517 Philadelphia Ave.  
301 585 0848

Kean Kaufmann  
518 Philadelphia Ave.  
301 891 1776

Susan Benfield  
519 New York Ave.  
301 588 7446

Building Location Plat

1871

Part of Lot 11, Block 73  
The T.P.L. & T. Co's Subdivision of  
TAKOMA PARK

Montgomery County, Maryland

Scale: 1"=40'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown: No MNCP&PC Flood Plain effects this lot.

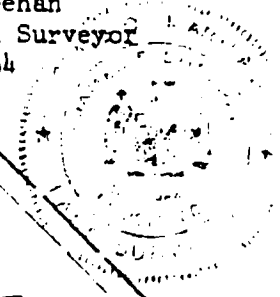
Date: May 28, 1981

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

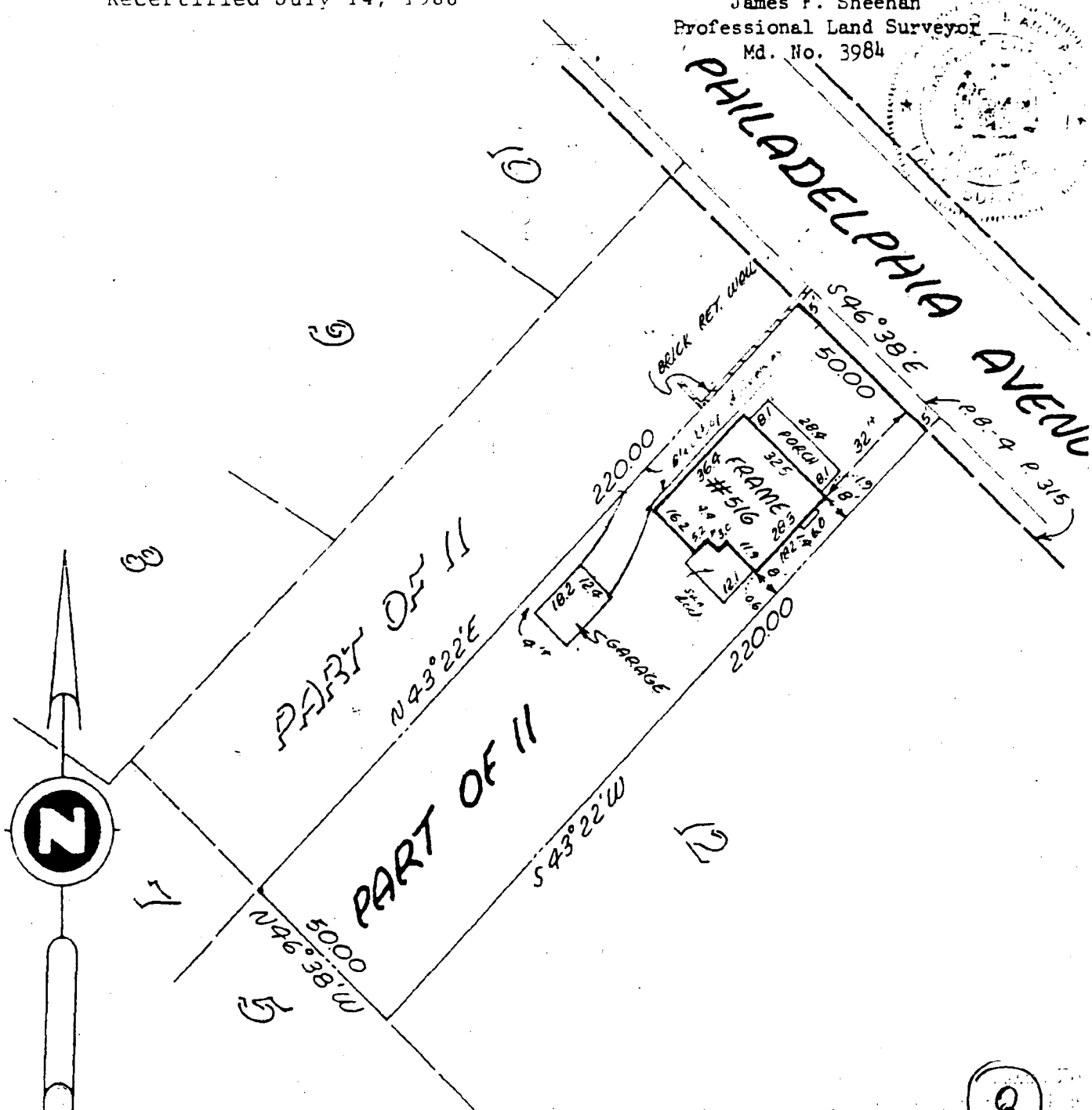
By: *James F. Sheehan*

James F. Sheehan

Professional Land Surveyor  
Md. No. 3984



Plat Book B.  
Plat 23  
Recertified July 14, 1986



EXISTING PLAT

8

Building Location Plat

1871

Part of Lot 11, Block 73  
The T.P.L. & T. Co's Subdivision of  
TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 40'

Surveyor's Certificate

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Date: May 28, 1981

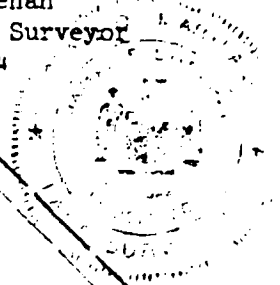
Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

By: *James F. Sheehan*

James F. Sheehan

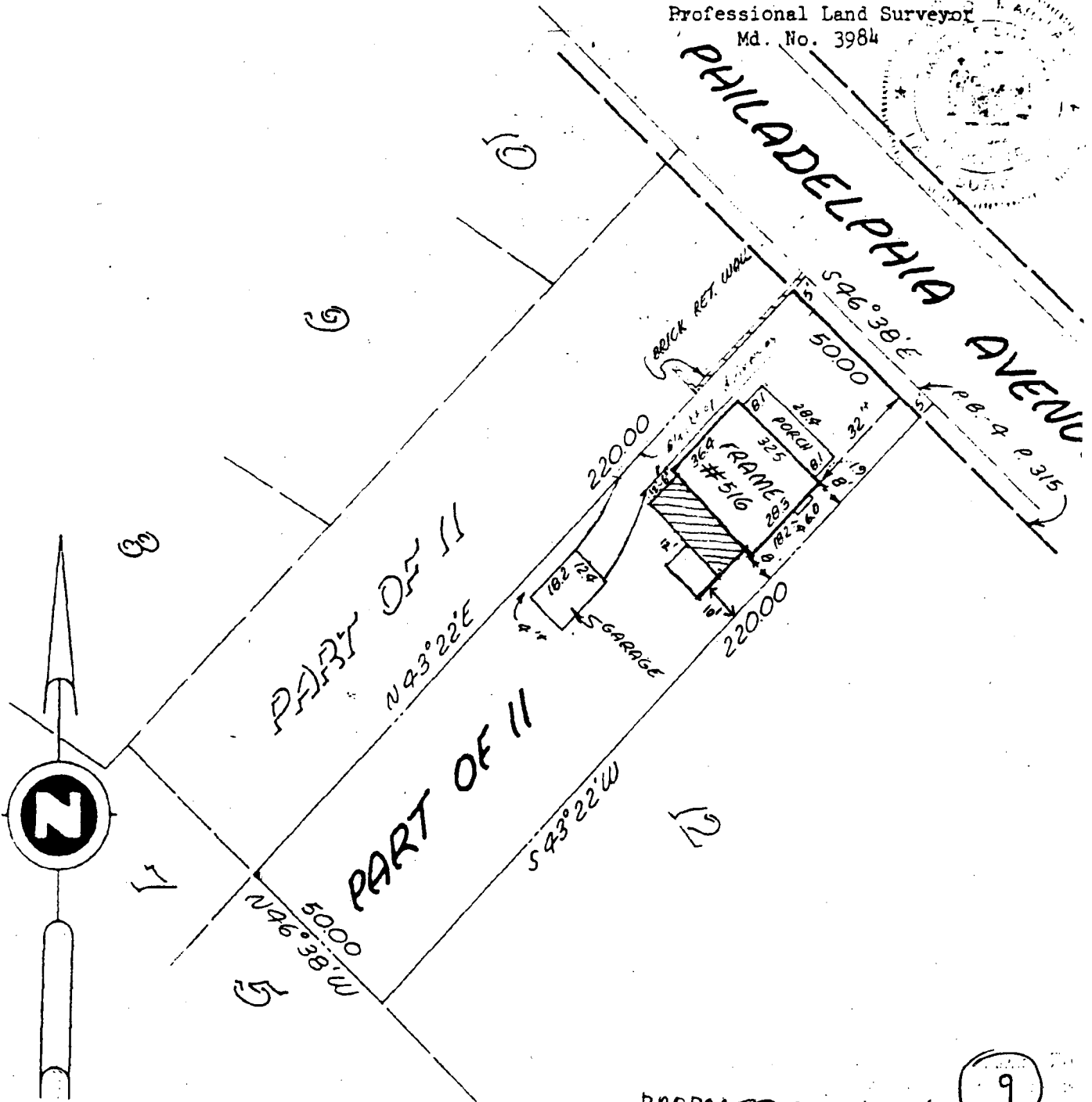
Professional Land Surveyor

Md. No. 3984



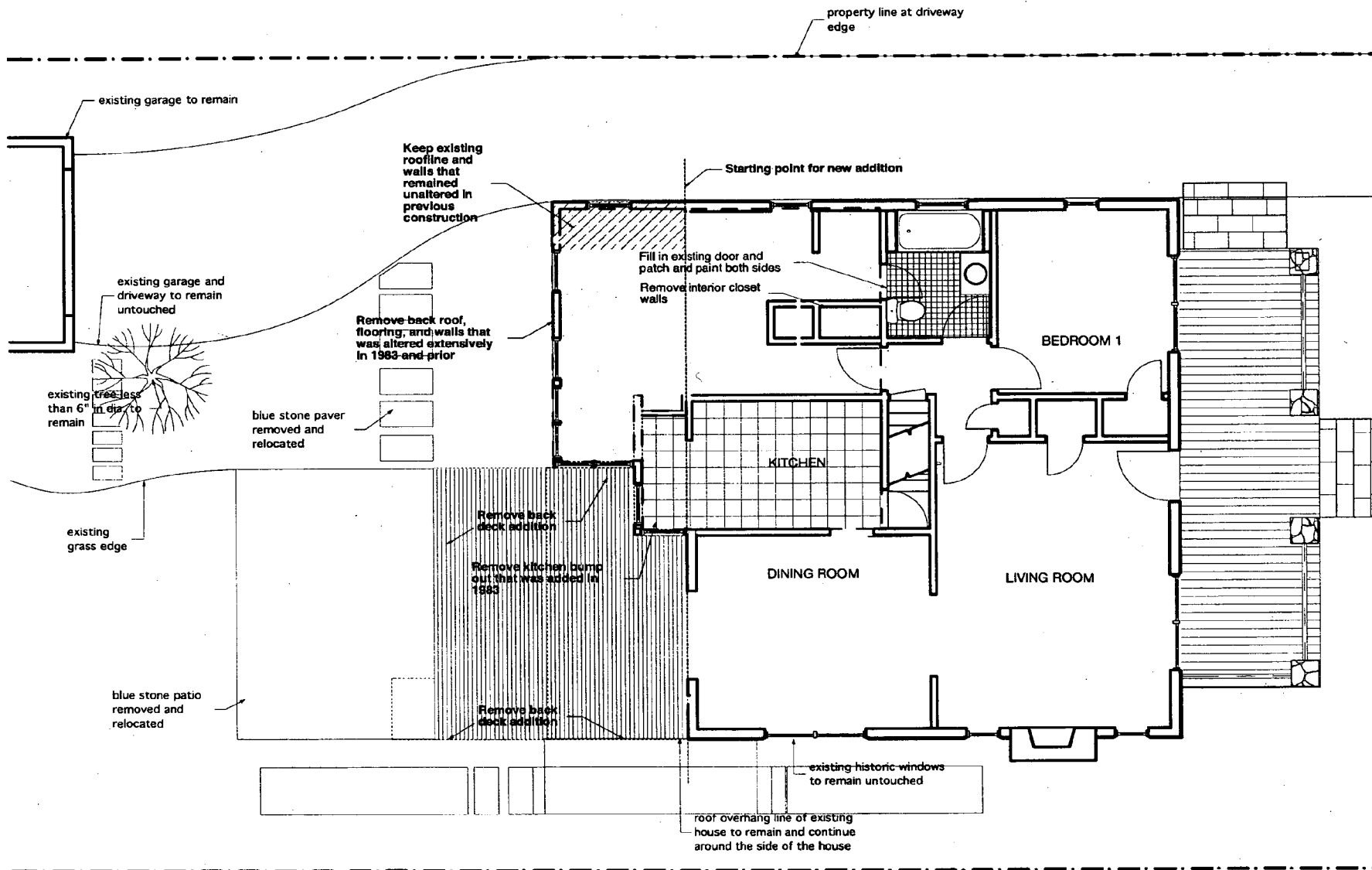
Plat Book B.  
Plat 23

Recertified July 14, 1986



PROPOSED SITE PLAN

9



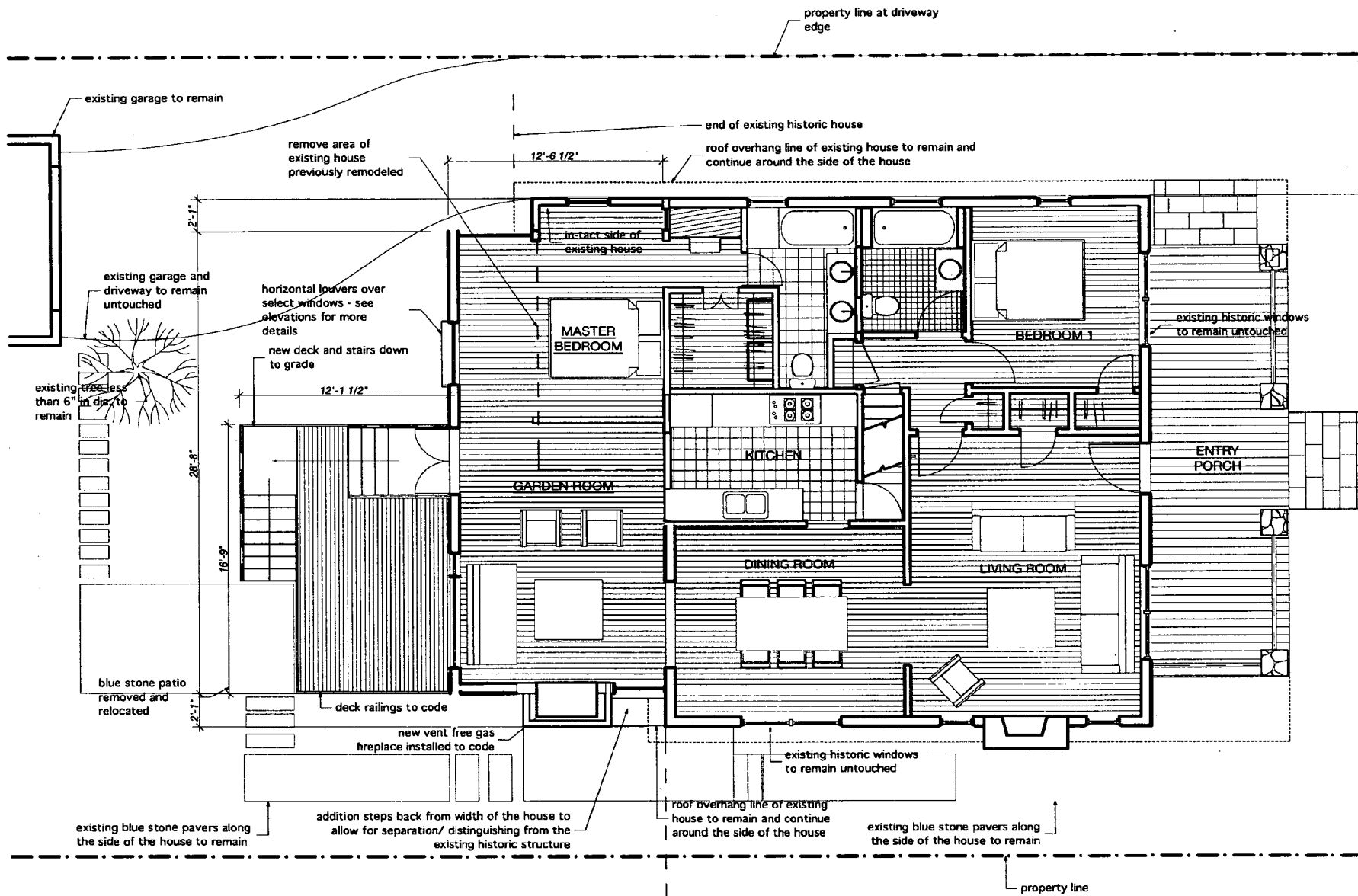
McInturff Architects  
 4220 Leeward Place, Bethesda, MD 20816  
 fax: 229.6390 301.229.3705

Mullet Residence  
 516 Philadelphia Ave, Takoma Park, MD, 20912

Existing/ Demolition Plan  
 5/12/09  
 D106

1 First Floor Plan Existing  
 SCALE: 1/8" = 1'-0"





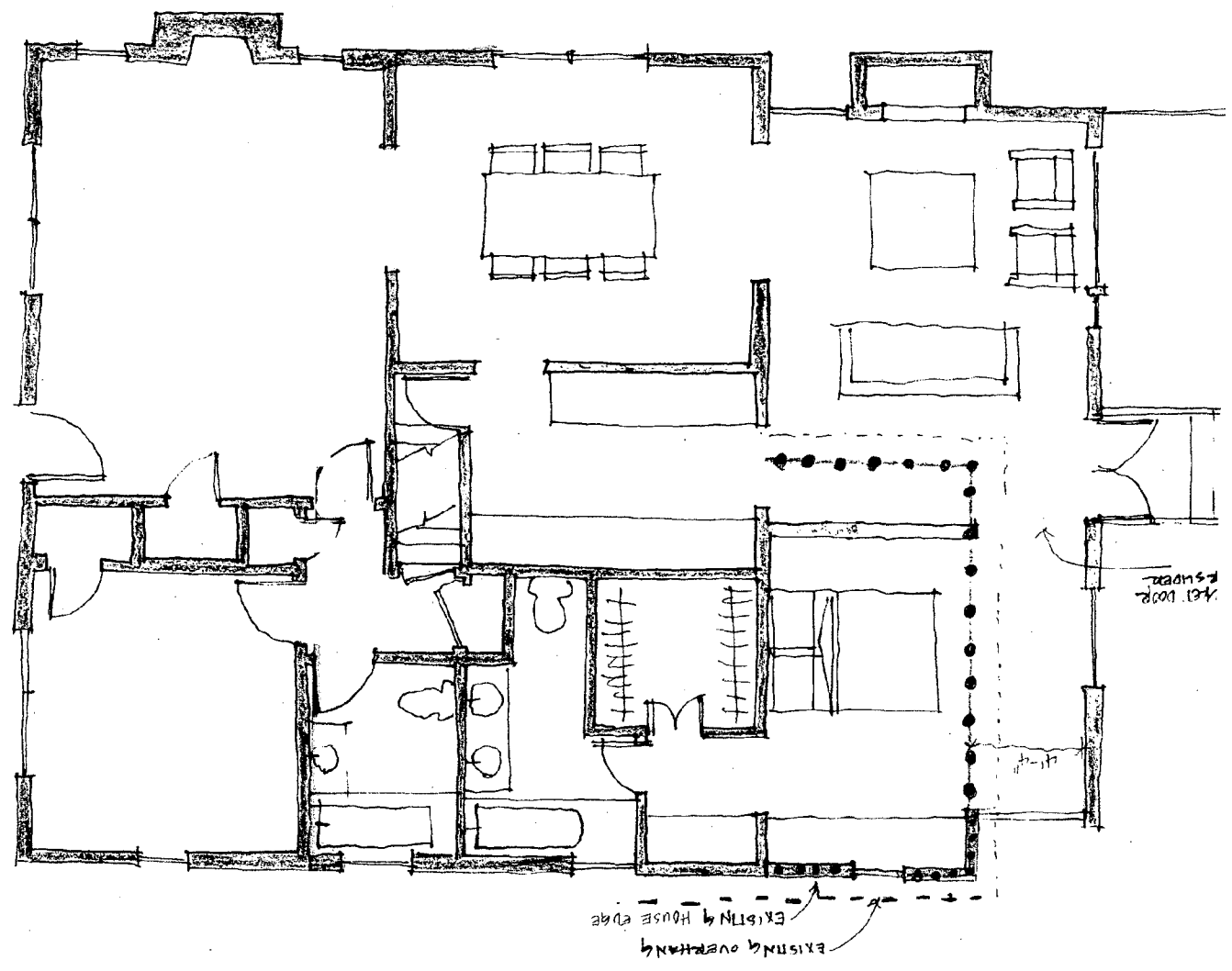
1

First Floor Plan Proposed  
SCALE: 1/8" = 1'-0"

McInturf Architects  
4220 Leeward Place, Bethesda, MD 20816  
fax: 229.6380 301.229.3705

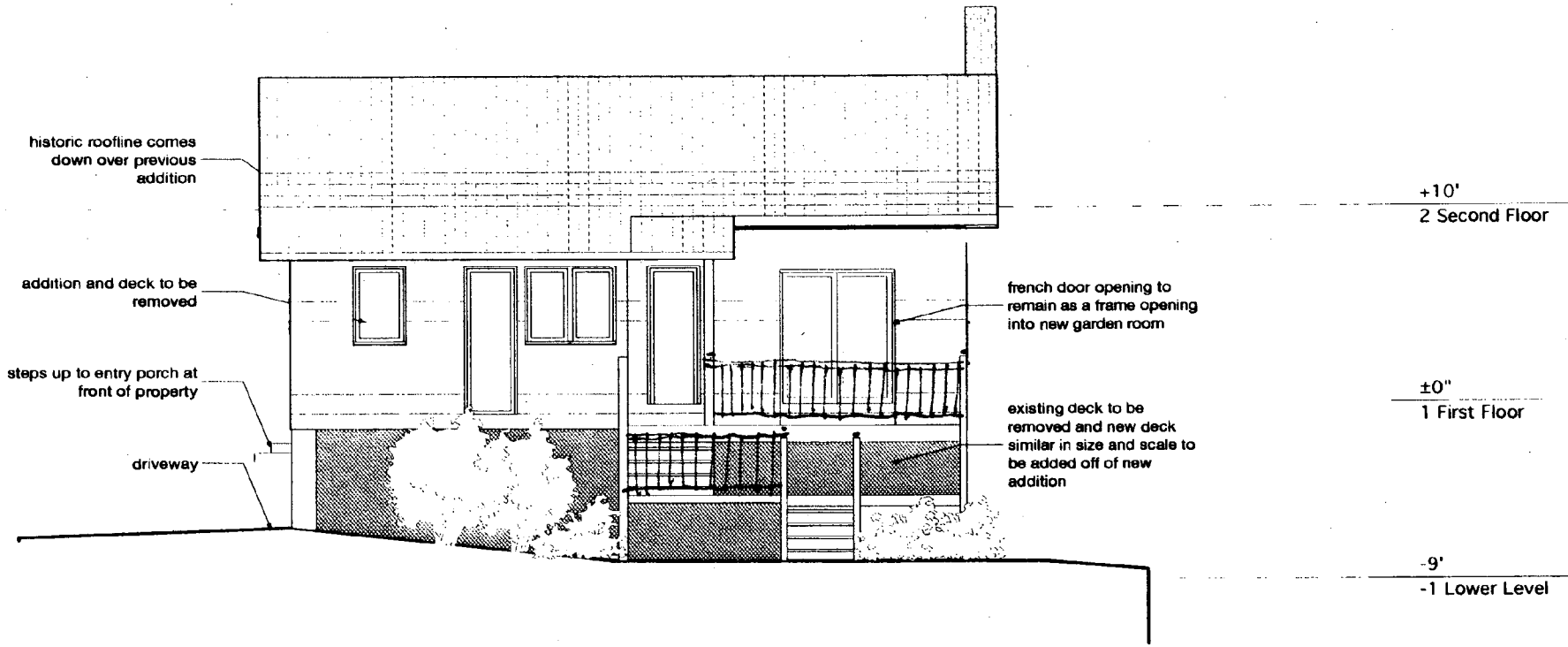
Mullet Residence  
516 Philadelphia Ave, Takoma Park, MD, 20912

Proposed Plan  
5/12/09  
A100



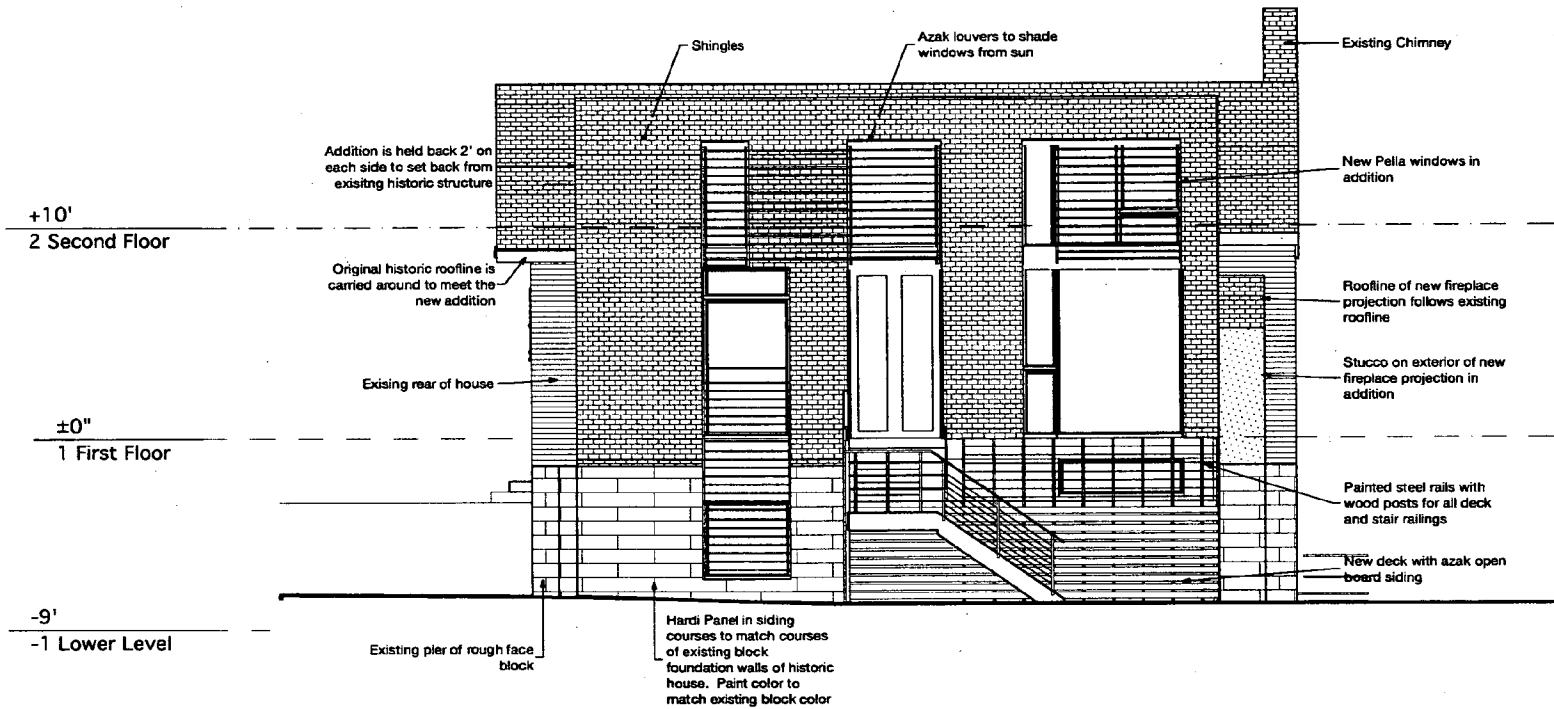
EXISTING OVERHANG  
EXISTING HOUSE EDGE

1st floor  
2nd floor



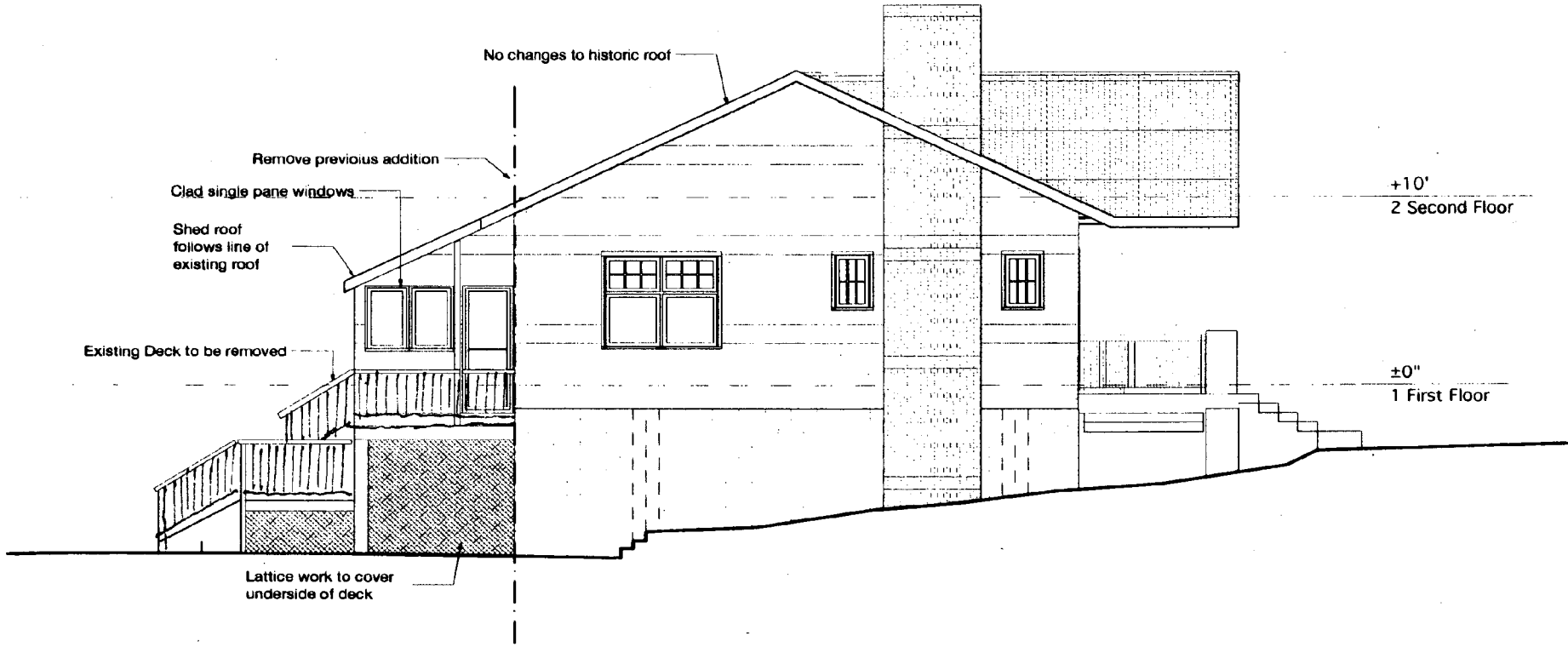
1 Existing South Elevation  
 SCALE: 1/8" = 1'-0"

13



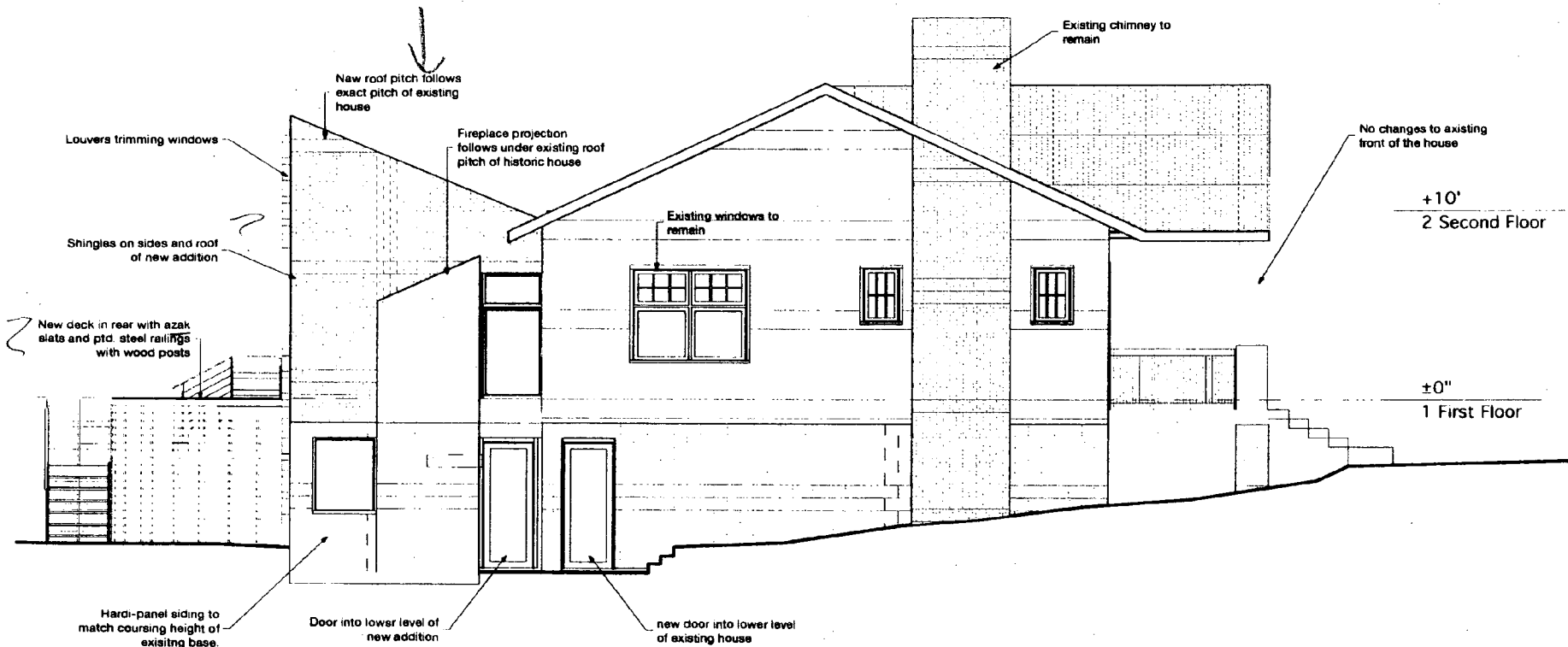
1 South Elevation  
SCALE: 1/8" = 1'-0"

14



1 Existing East Elevation  
 SCALE: 1/8" = 1'-0"

15



*PROPOSED*  
East Elevation

SCALE: 1/8" = 1'-0"

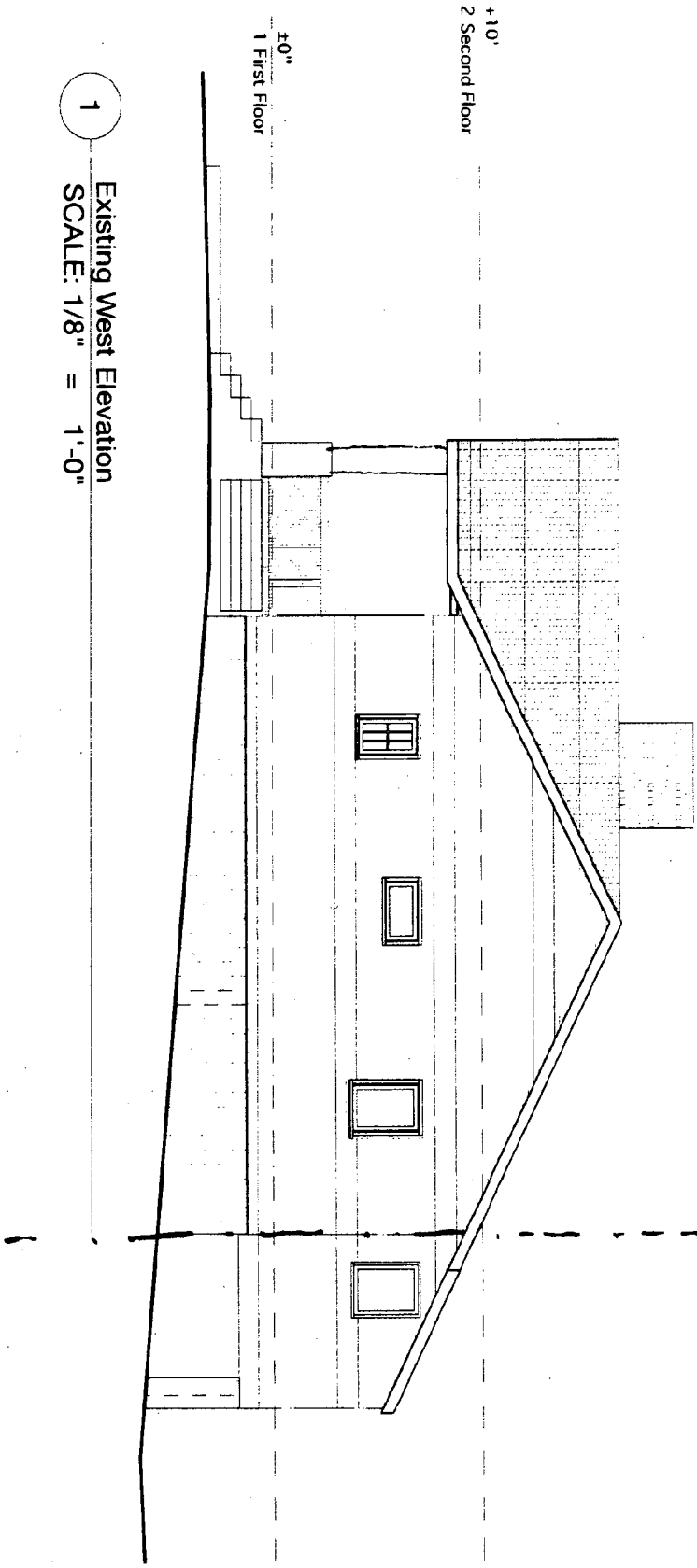
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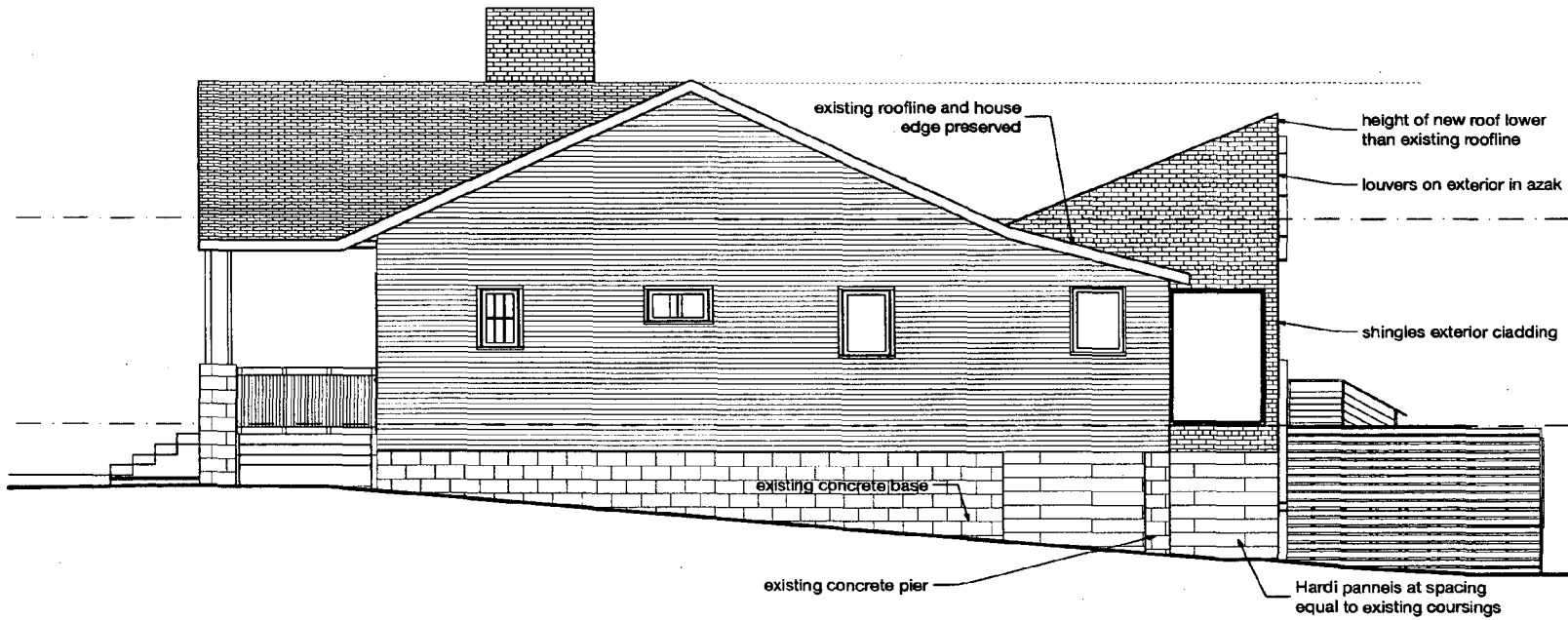
16

H

1

Existing West Elevation  
SCALE: 1/8" = 1'-0"



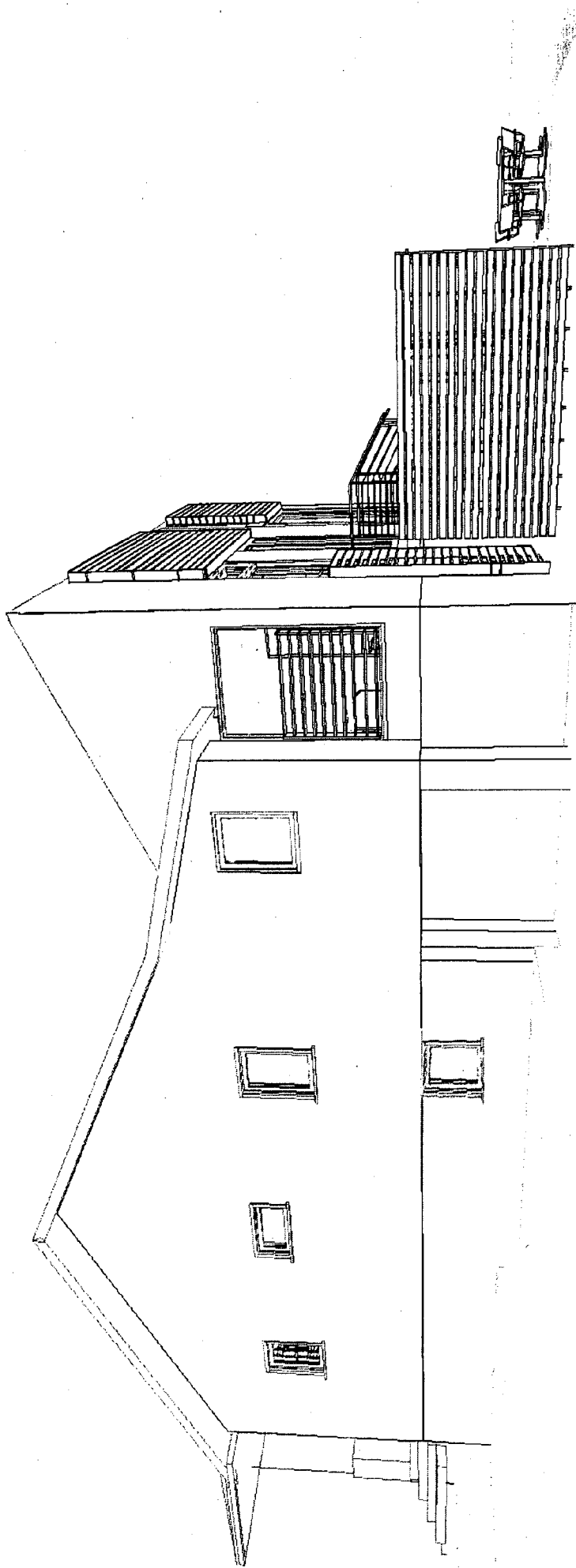


1

Proposed West Elevation  
 SCALE: 1/8" = 1'-0"

18





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



Existing Property Condition Photographs (duplicate as needed)



Detail: Front Street View from Philadelphia Ave



Detail: View Across Philadelphia Ave - New Addition would not be seen from this side of street

Existing Property Condition Photographs (duplicate as needed)

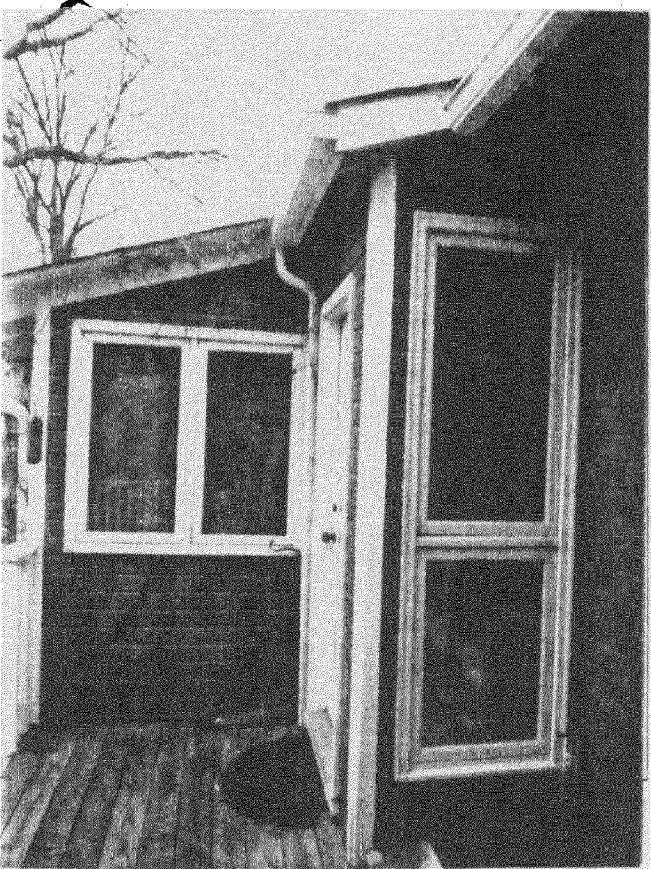
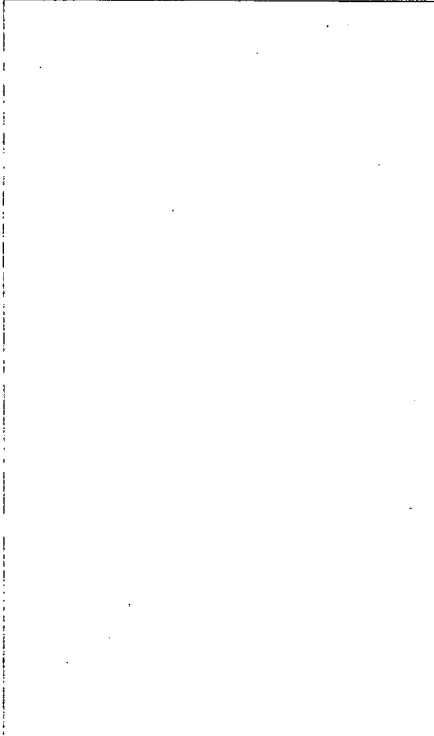


Detail: Rear yard view of previous addition & deck to be removed

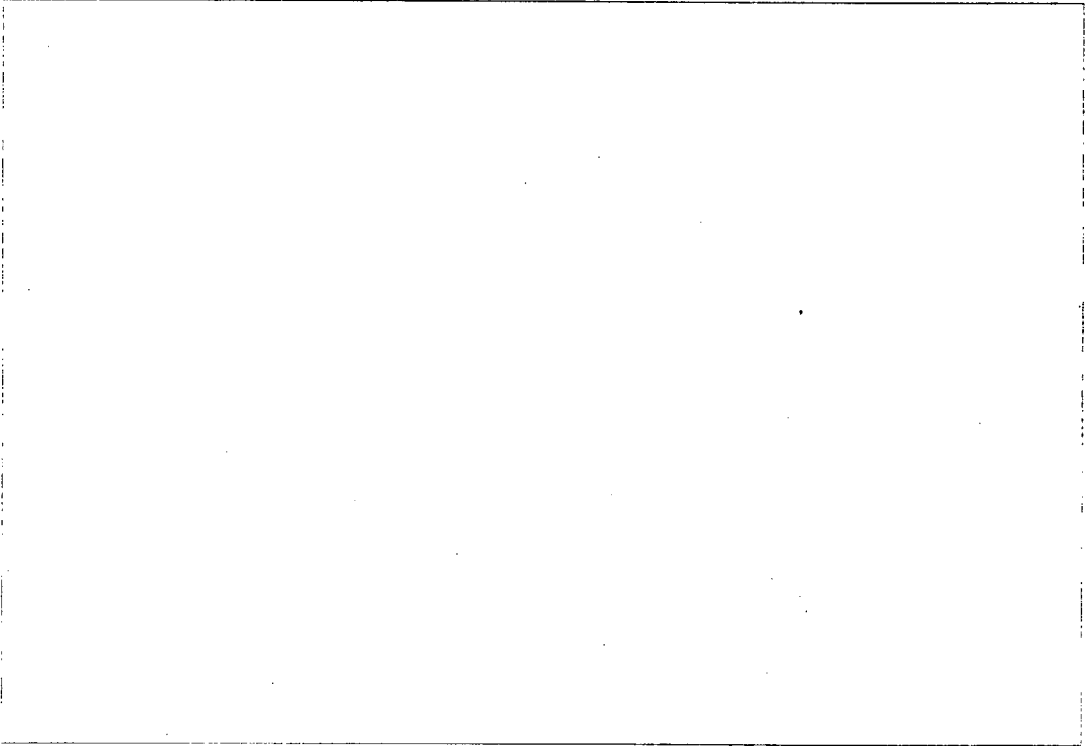


Detail: Public Route of way view from sidewalk

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing Addition  
details.



Detail: \_\_\_\_\_





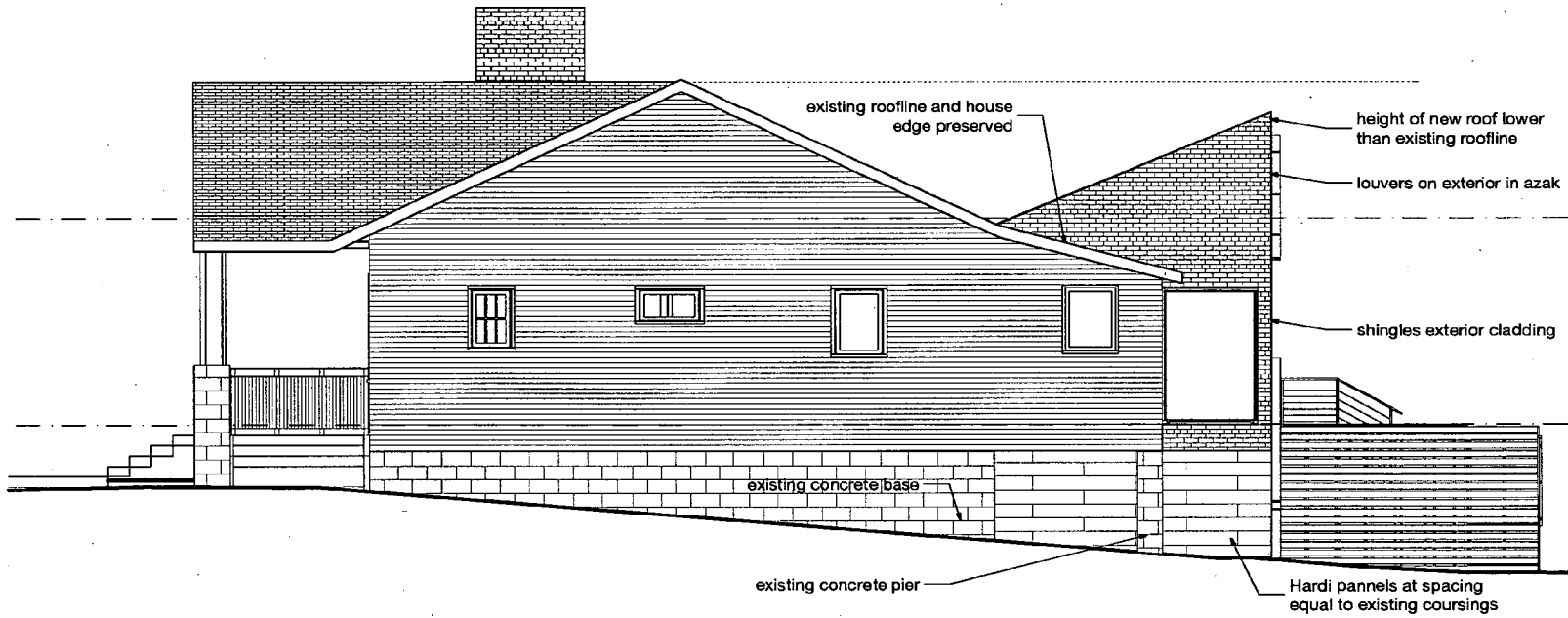


View of addition for garage



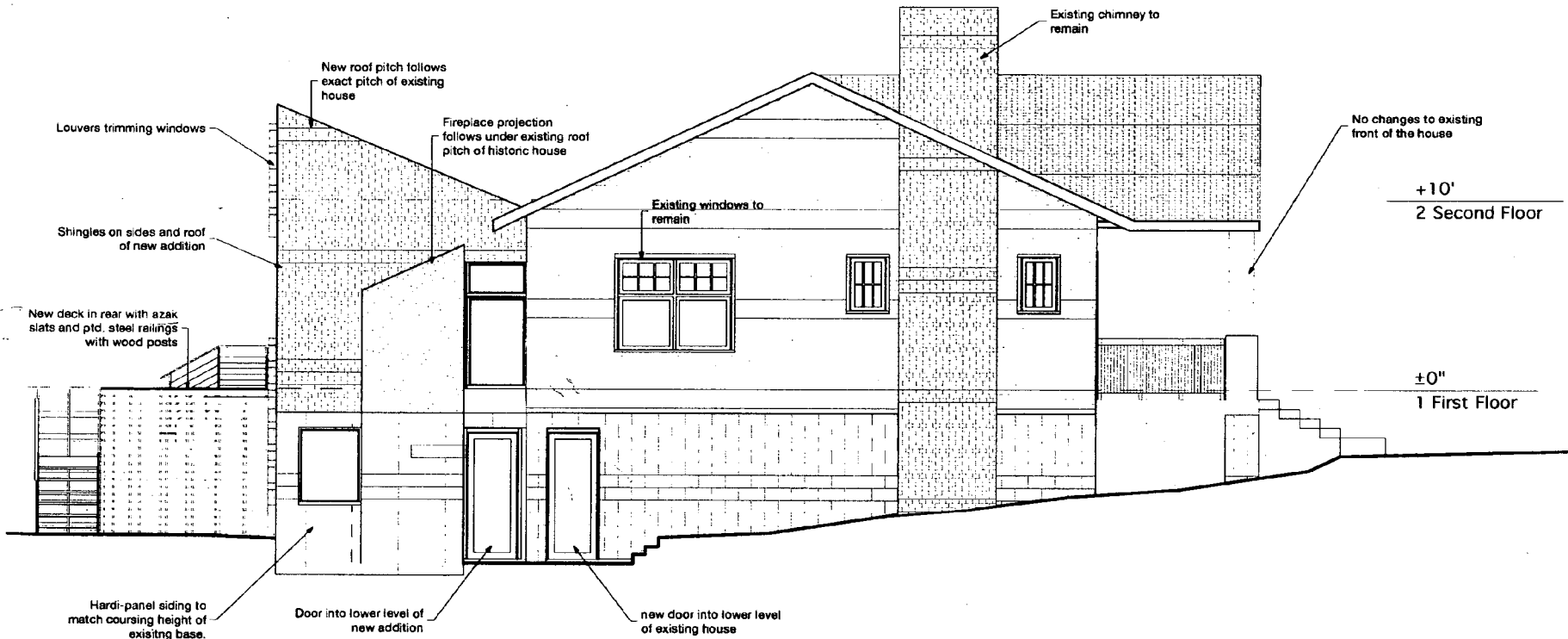






1

Proposed West Elevation  
 SCALE: 1/8" = 1'-0"



Louvers trimming windows

New roof pitch follows exact pitch of existing house

Fireplace projection follows under existing roof pitch of historic house

Existing chimney to remain

No changes to existing front of the house

Shingles on sides and roof of new addition

Existing windows to remain

+10'  
2 Second Floor

New deck in rear with a zinc slats and ptd. steel railings with wood posts

±0"  
1 First Floor

Hardi-panel siding to match coursing height of existing base.

Door into lower level of new addition

new door into lower level of existing house

1

**PROPOSED**  
East Elevation

SCALE: 1/8" = 1'-0"