EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 40 Philadelphia Ave., Takoma Park  Meeting Date: 11/15/17
Resource: Contributing Resource  Report Date: 11/08/17
Takoma Park Historic District
Review: HAWP  Public Notice: 11/01/17
Case Number: 37/03-17UUU  Tax Credit: None
Applicant: Kristina Gear  Staff: Dan Bruechert
Proposal: Rear Deck Construction

STAFF RECOMMENDATION:
Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION
SIGNIFICANCE: Contributing building to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-25

PROPOSAL:
The applicant proposes to install a rear deck at 40 Philadelphia Ave. The deck will be wood and measures approximately 6' x 10' (six feet by ten feet). In order to accommodate the rear deck a non-historic Chicago window in the rear corner will be removed and replaced with a set of simulated divided lite, sliding glass doors. The railing and balusters are to be 36” (thirty-six inches) tall and will match the details of the side porch and railing. Due to the placement of the deck and the angled shape of the lot the new deck will not be visible from the public right of way.

STAFF RECOMMENDATION:

__X__ Approval
_____ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

__x__ 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: contractorservicesdc@gmail.com  Contact Person: Beth Davis
Tax Account No.: 01076937
Name of Property Owner: Kristina Grear  Daytime Phone No.: 301-775-3409
Address: 40 Philadelphia Ave. Takoma Park, MD 20912
Contractor: Alco Products Company, Inc  Phone No.: 301-593-1691
Agent for Owner:  Daytime Phone No.:  

LOCATION OF BUILDING PREMISE
House Number: 40  Street: Philadelphia Ave
Town/City: Takoma Park  Nearest Cross Street: Park Ave.
Lot: P20  Block: 3  Subdivision: North Takoma Park
Lot:  Folio:  Parcel: 1301076937

PART ONE: TYPE OF PERMIT, ACTION AND USE
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section 4) ☐ Other: 
1B. Construction cost estimate: $ 50,000
1C. If this is a revision of a previously approved active permit, see Permit:

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION
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 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 of owner or authorized agent  Date

Approved:  For Chairperson, Historic Preservation Commission
Disapproved:  Signature:  Date:
Applications/Permit No.:  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:

   Single family bungalow built in 1923 with typical period features on a 5311 sq ft lot with well established shrubs and trees.

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

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

   Construction of a new wood deck in the rear of the main structure at the first floor level.

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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.

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

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kristina Grear</td>
<td>Beth Davis - BD Contractor Services</td>
</tr>
<tr>
<td>40 Philadelphia Ave.</td>
<td>15416 Baileys Lane</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Silver Spring, MD 20906</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gary Lovett</td>
</tr>
<tr>
<td>38 Philadelphia Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
Current condition of rear of house.

Detail: Rear of house. No existing trees or shrubs to be disturbed.
REAR DECK ADDITION TO THE GREAR/FAUCILLION RESIDENCE
40 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

ZONING INFORMATION

SCOPE OF WORK:

SETBACKS / COVERAGE
MAIN STRUCTURE SETBACKS: 5'-0"
FRONT YARD: 20'-0"
SIDE YARD: 17'-0" (4'-0" max side) (can be less than 20')
REAR YARD: 20'-0"
SIDE (can be less than 20')

DESIGN PARAMETERS:

INDEX OF DRAWINGS

A-1 COVER SHEET
A-2 CONSTRUCTION SPECIFICATIONS
A-3 DETAILS
A-4 ELEVATION PLANS
A-5 SHEET SETUP AND TABLES
A-6 FIRST FLOOR PLAN
A-7 FOUNDATION FRAMING

CONTRACTORS CERTIFICATE:

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland.

License Number: 10132; Expiration Date: 10-09-2014
**DIVISION 1: GENERAL REQUIREMENTS**

A. Summary of Work

1. All work shall comply with the codes and ordinances of Montgomery County, Maryland, and shall be done to the highest standards of craftsmanship by journeymen of their respective trades.

2. The Contractor/Owner shall fully acquaint himself with all conditions relating to construction so that he understands the facilities, difficulties, and restrictions attending the execution of the work under the contract; any omissions will be allowed due to failure to understand all the conditions involved.

3. Should the Contractor/Owner find at any time discrepancies, omissions, ambiguities, or mistakes in the Contract Documents, or be in doubt as to their meaning, he shall consult the Architect before proceeding with any work in question. The Contractor shall check and verify all dimensions and quantities in the field and inform the Architect of any discrepancies. Large-scale drawings take precedence over small. Where necessary dimensions are not given, Contractor is responsible for obtaining clarification from the Architect. Do not scale drawings.

4. All materials and systems are to be selected per Manufacturer's recommendations.

5. These Documents do not include the necessary components for construction safety. Safety and care of adjacent properties during construction are and shall be the Contractor's responsibility. The Contractor shall maintain the job clear of trash and debris. All waste materials shall be removed from the site prior to substantial completion.

**DIVISION 2: SITEWORK**

A. Selective Demolition

1. Required demolition of structural work carefully to maintain the structural integrity of the building. Contractor to be responsible for providing temporary bracing and other structural supports as necessary.

2. Notify Owner and Architect if windows, conduits, pipes, or other utilities will be affected by demolition or renovation before commencing such operations.

3. Disconnect and cap pipes and utilities as required and as necessary for demolition and renovation work.

4. Maintain existing services, to remain, intact unless otherwise acceptable to the Owner.

5. Restore work remaining in place that is damaged or changed during demolition or renovation.

6. If wires or plumbing is discovered during the demolition, Contractor shall contact the Owner and Architect immediately to determine appropriate course of action.

B. Excavation

1. Excavate to exact dimensions. Place fillings on firm undisturbed earth. Do not place fillings on frozen earth. Remove all material subject to settlement, rot or erosion prior to backfilling.

2. Minimum fill bearing capacity of 1100 psi under all fillings and slabs, as verified by soils engineer. No fillings are to be placed within 5' of seasonal high water table.

3. Select and maintain control.

4. Street and driveway shall be kept clean at all times during construction.

5. Provide erosion control methods in conformance with the local jurisdictions approved methods.

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**FIRST FLOOR PLAN**

1/4" = 1'-0"

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**DOOR SCHEDULE**

Notes:

1. New exterior doors to replace existing window unit.

Door No.1: (New) 6'-0" x 6'-0" Sliding Wood French Door with 1" insulated glass as manufactured by Marvin.

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**KJ D ARCHITECTS, LLC**

KEVIN J. DRISCOLL, A.I.A.

1-800-272-0575

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**PROJECT ADDITION**

GREAT FAULCHION RESIDENCE

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**DATE:**

10-02-17

**SCALE:**

AS NOTED

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**PROFESSIONAL CERTIFICATION**

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, License Number: 10130, Expiration Date: 10-09-2016

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**A - 1**
DIVISION 2: CONCRETE

A. Concrete

1. Concrete footing to have a minimum 28 day compressive strength of 2,000 psi. All other concrete to have a minimum 28 day compressive strength of 3,000 psi. Place concrete as per ACI 318-05. All concrete exposed to the weather shall be air entrained 0.7%. 

2. All reinforcement, anchor bolts, pipe clamps, steel rods and other inserts shall be positively secured in place before concrete is placed.

C. Foundation

1. Footing depth are as indicated on the plans unless otherwise noted. Footings shall be minimum of 1' - 0" into original undisturbed soil. Step footings at 3:1 ratio minimum.

DIVISION 4: MASONRY and DIVISION 5: METALS

Divisions Not Used

DIVISION 6: WOOD AND PLASTICS

A. Rough Carpentary

1. Structural lumber:
   A. All lumber shall be pressure treated, unless otherwise noted, No. 2 grade
   B. Hem-Fir with the following minimum allowable stresses and modulus of elasticity:
      1. Tension fiber stress: 7,000 psi
      2. Shear: 1,200 psi
      3. Compression parallel to grain: 5,000 psi
      4. Compression perpendicular to grain: 3,000 psi
      5. Modulus of elasticity: 1,500,000 psi
      6. Maximum moisture content: Exterior 15% Interior 12%

2. Rough hardware: as required for proper installation of all carpentry.

B. Hangers and other connectors

1. All porches, joists and beams frame over supporting members shall be supported by means of joint hangers.

2. Hangers and other connectors shall be "Timonol" unless otherwise noted or as architect approved equal.

D. Vertical Load Transfer

1. All structural posts must be vertically aligned and blocked to provide minimum bearing to foundation. If a double top plate of less than 6" is used, joists and trusses must be centered directly over and below bearing areas or double stabs at 35% or must be used. Unless certified by a structural engineer interior bearing walls must be sheathed with either 1/2" plywood fastened according to code or a diagonal metal 1-1/2" strip installed according to manufacturer's installation instructions prior to installation of all supported structure.

2. All beams, joists, rafters, and trusses shall bear on 4" minimum continuous wood plate. Floor joists, ceiling joists, and roof rafters shall have 4" nominal bearing on wood wall plates or wood planks mechanically fastened to steel members or masonry.

3. Where multiple trusses, rafters, or joists are indicated on the drawings, they must be mechanically fastened to each other in a manner to share all imposed loads, including loads from beam framing into the member. Wooden columns and posts shall be framed in true and bearing, and shall be positively anchored to foundation with approved metal post base.

BASEMENT PLAN

1/4" = 1'-0"
SIDE ELEVATION

EXIST CEDAR SHAKES
EXIST ROOF AND ROOF FRAMING TO REMAIN (BEYOND)
EXIST WOOD SAD SIDING TO REMAIN
EXIST VERT BEAD ED TO BE REMOVED. INSTALL NEW FIBER CEMENT SIDING TO MATCH REAR ELEV
NEW 36" HIGH WOOD RAILING TO MATCH SIDE ELEV.
NEW 4x4 P.T. WD POST
NEW 6x6 P.T. WD POST
EXIST DECK ON GRADE
NEW CB96 POST BASE OR NEW 15"X4.0" DEEP CONC. FTG

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, License Number: 19119. Registration Date: 10-09-2008
DECK FLASHING DETAIL

PER IRC CODE

EXIST ROCK FACED CMU TO REMAIN

NEW CB66 POST BASE ON NEW 15"x30" DEEP CONC FIG

EXIST 3.5" STL COL

EXIST 3.5" STL COL

EXIST ROCK FACED CMU TO REMAIN

NEW 4x6 POSTS AND CONC FIG'S

NOTES:
1. Consult siding manufacturer for securing edges of siding to the wall.

FOUNDATION PLAN

1/4"=1'-0"