

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	507 Philadelphia Ave., Takoma Park	Meeting Date:	2/12/2019
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	2/5/2019
Applicant:	Dan Goodman	Public Notice:	1/31/2019
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building Addition		

RECOMMENDATION

Staff recommends that applicant revise their design based on the feedback provided by the HPC and return for a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Tudor Revival
DATE: c.1930s

The subject property is a one-story, brick building with a complex form, Tudor details, and a front-projecting gable. The house has multi-lite casement windows throughout. The historic district terminates at the rear property boundary.

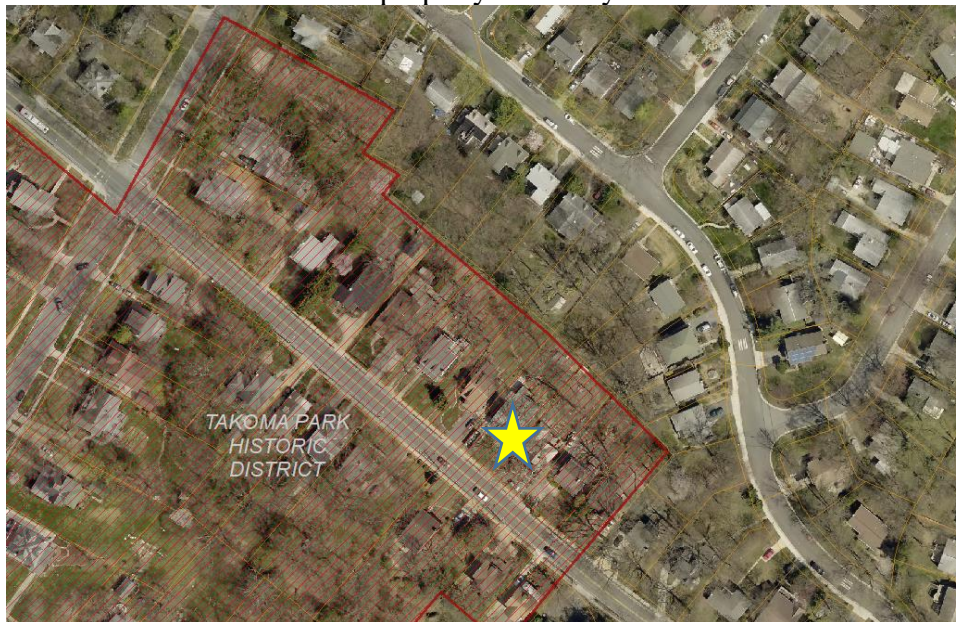


Figure 1: 507 Philadelphia Ave.

PROPOSAL

The applicant proposes construct a one-story addition to the rear. The addition includes a rear deck.

APPLICABLE GUIDELINES

Takoma Park

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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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;

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of

distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved

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.

STAFF DISCUSSION

The applicant proposes to construct an addition on the rear of the subject property. The proposed addition has a bedroom and living room on the ground floor with a new bedroom in the 2nd floor. The addition will be constructed on wood piers with wood lap siding that matches the wood siding in the side and rear-facing gable.

Staff will evaluate this addition in three parts: the flat-roof (northwest addition) section, the one-and-a-half story rear gable section, and the rear deck. Staff finds that overall the proposal is appropriate, though the HPC may have specific comments.

The flat roof section in the northwest corner of the house will be co-planer to the historic wall plane with wood lap siding matching the siding in the west-facing gable with clerestory windows. It will be constructed on 8" × 8" (eight-inch square) wood piers. The addition proposes to continue the historic eave height and will have a flat roof.



Figure 2: The proposed addition will project along the west (left) wall plane, but due to the narrow setback is only visible from a narrow vantage point.

The rear elevation of the addition faces outside of the district and has a low wall with casement windows with transom windows above matching the clerestory.

As this building is categorized Non-Contributing to the Takoma Park Historic District, Staff finds that the materials and window details do not impact the size or scale of the building from the public right-of-way and Staff would support approval at the HAWP stage; but wants to remind the applicant that window specifications need to be included with the Historic Area Work Permit application. Staff also finds that the co-planer location of the western wall is appropriate. Typically, additions are required to be inset from the historic wall plane to differentiate the new from the historic. Because the building is categorized as Non-Contributing, Staff finds that the co-planer wall will not impact the scale of the house and it is toward the rear to a degree that it will not impair the character of the surrounding district. Additionally, Staff finds that the change in exterior material sufficiently differentiates the new construction from the historic. Staff finds that the flat roof form is acceptable in this location as it retains the expression of the historic rear-orientated hipped-roof. Staff could also support the use of a rear-facing gable or hipped roof that extended the existing roof massing.

The next section of the addition will be one-and-a-half stories tall, built on wood piers, with wood lap siding matching the western wall discussed above. The roof of this section of the addition continues the rear-facing gable roof and has a flat roof section added on the western side with a large flat-roof dormer on the east side with a multi-lite casement window. This section of the rear addition will be inset from the historic wall plane, leaving a rear casement window and existing basement access door uncovered. As this is classified as Non-Contributing, most changes that aren't visible from the right-of-way are to be approved as a matter of course. The only portion of this addition that will be visible from the public right of way is a small section of the east-facing, flat-roofed dormer. Staff finds that while this change affects the massing of the addition, it is not to a sufficient degree to impair the historic character of the district as a whole.

Finally, the applicant proposes constructing a rear deck. The deck will be supported by wood piers. Details for the railing and decking surface were not included in the submitted materials and need to be included with the HAWP application. A portion of the deck will be visible from the public right-of-way, see drawing A007 and the photo below. Staff finds that a wood or wood and metal railing would be appropriate for this house. This deck will have only a minimal visual impact from the public right of way and will not impair the district's character, per the *Guidelines*.



Figure 3: From the east (right) side of the house, the new deck will be partially visible from the right-of-way.

STAFF RECOMMENDATIONS

Staff recommends that applicant revise their design based on the feedback provided by the HPC and return for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: anne@studiocrowkyhall.com Contact Person: Anne Crowky
Daytime Phone No.: 202.387.3003

Tax Account No.: _____
Name of Property Owner: Tan Goodman Daytime Phone No.: 301.460.4134
Address: 537 Philadelphia Avenue Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Mark Gokczynski Phone No.: 240.401.8410

Contractor Registration No.: _____
Agent for Owner: ANNE CROWKY Daytime Phone No.: 202.387.3003
Studio Crowky Hall, Pk

LOCATION OF BUILDING/PREMISE
House Number: 507 Street: Philadelphia Avenue
Town/City: Takoma Park Nearest Cross Street: _____
Lot: 37 Block: 72A Subdivision: 0025
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: \$ 200,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

Owner's mailing address	Owner's Agent's mailing address
Dan Goodman & Shadi Houshgar 507 Philadelphia Avenue Takoma Park, MD 20912	Studio Chalkytall, LLC 1402 Mendenhall Place NW Washington, DC 20010
Adjacent and confronting Property Owners mailing addresses	
Randall Clark 505 Philadelphia Avenue Takoma Park, MD 20912	
Carl & Lauren Wilk 589 Philadelphia Avenue Takoma Park, MD 20912	
Marc & Meredith Santora 506 Philadelphia Avenue Takoma Park, MD 20912	

863885

Studio : CrowleyHall, PLLC

1402 Meridian Place, NW

Washington, DC 20010

P: 202.387.3003

17 January 2019

HAWP Application Responses

507 Philadelphia Avenue

Takoma Park, MD 20912

1. WRITTEN DESCRIPTION OF PROJECT

- a. The existing Tudor-style one-story brick house with loft and basement was built in 1933 and has remained largely unaltered since that time. It sits on an 8,125 SF wooded lot.
- b. The goal of this project is to create more useable living space for this family of five, but without significantly altering any of the historic features that are visible to public space. The one-story addition is at the rear of the house and the roof lines will tie into and be at the height of (or below) the existing roof lines. The addition will use finish materials which match or are compatible with the existing finish materials.

The project should have no impact on the environmental setting. It does get close to one large tree, but the contractor will coordinate as necessary to make sure that tree is protected.

2. SITE PLAN (see attached drawings)
3. PLANS & ELEVATIONS (see attached drawings)
4. MATERIALS SPECIFICATIONS (see attached drawings)
5. PHOTOGRAPHS (see attached drawings)
6. TREE SURVEY (see attached drawings)

507 Philadelphia Ave - Renovation and Addition

PROJECT DIRECTORY

ARCHITECT
Studio CrowleyHall, PLLC
1402 Meridian Place, NW
Washington, DC 20010
(202) 387 - 3003
info@studiocrowleyhall.com

OWNERS
Shadi Houshyar and Dan Goodman
507 Philadelphia Ave.
Takoma Park, Maryland 20912

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A0002 - BASEMENT DEMOLITION
A0003 - FIRST FLOOR DEMOLITION
A0004 - SECOND FLOOR DEMOLITION
A0005 - BASEMENT PROPOSED
A0006 - FIRST FLOOR PROPOSED
A0007 - SECOND FLOOR PROPOSED

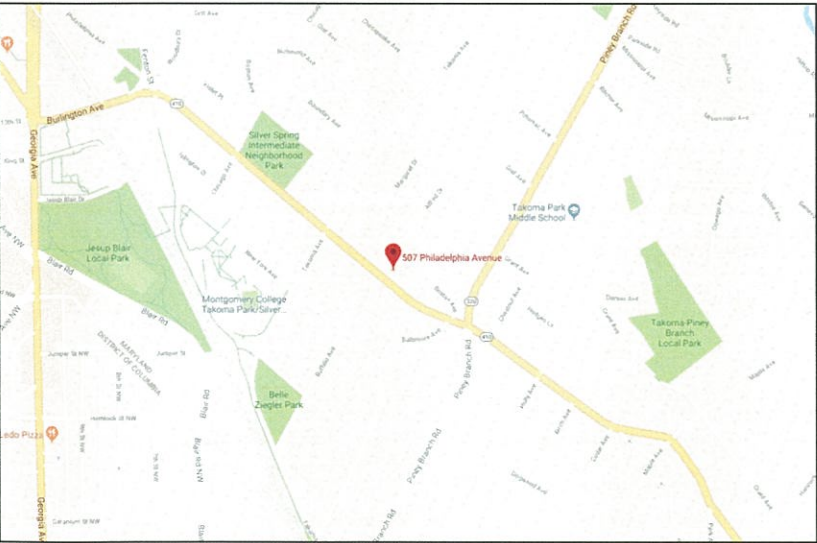
PROJECT INFO.

Existing single family masonry two story house. Work to include rear addition and general interior renovations.

GENERAL NOTES

1. All work and materials shall comply with all local and governing codes.
2. All work and materials shall be provided and installed by qualified personnel in a workmanklike manner.
3. All products shall be new, best of their kind and installed in accordance with manufacturer's instructions.
4. Owner shall be responsible for permits and fees associated with this work; Contractor shall be responsible for inspections.
5. Contractor shall verify existing conditions in field prior to submitting a bid or beginning construction. Should the Contractor find any discrepancies, omissions, ambiguities or conflicts within the Contract Documents, or should he be in doubt as to their meaning or intention, he should notify the Architect in writing for clarification prior to the contract to the beginning of work.
6. Contractor to coordinate work with Owner's subcontractors.
7. Contractor to coordinate all required utility work.
8. Contractor to maintain clean and secure premises at all times.
9. Do not scale drawings. Written dimensions on these drawings shall have precedence over scaled dimensions. Contact the Architect for dimensions and clarifications.
10. Plan dimensions are to finished face of walls, unless otherwise noted.
11. All dimensions shall be checked and verified by the Contractor prior to beginning the work. Notify the Architect of any discrepancies.
12. Contractor to follow strictly all manufacturer's written directions and recommendations when using or installing respective products.

LOCATION MAP



STUDIO
CROWLEY
HALL

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1402 Meridian Place, NW
Washington, DC 20010
(202) 387-3003

Copyright 2019 Studio:
CrowleyHall, pllc) The drawings
and specifications--and the ideas,
designs and arrangements represented
thereby--are and shall remain property of
the architect. No part thereof shall be
copied, disclosed to others or used in
connection with any work or project or by
any other person for any purpose other
than for the specific project for which they
have been prepared and developed
without the written consent of the
architect. Visual contact with these
drawings or specifications shall constitute
conclusive evidence and acceptance of
these restrictions. Absent a written
agreement to the contrary, and strictly
conditioned on the full and timely
payment of all sums due to Architect
under this agreement, upon Architect's
delivery of sealed construction drawings
to client, Architect grants client a
nontransferable, nonexclusive right to
construct the building depicted in the
plans, once and only once, and only on
the site identified in the plans.



Shadi Houshyar

507 PHILADELPHIA AVE RENOVATION & ADDITION

Shadi Houshyar and Dan Goodman
507 Philadelphia Ave.
Takoma Park, Maryland 20912

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COVER SHEET

A001



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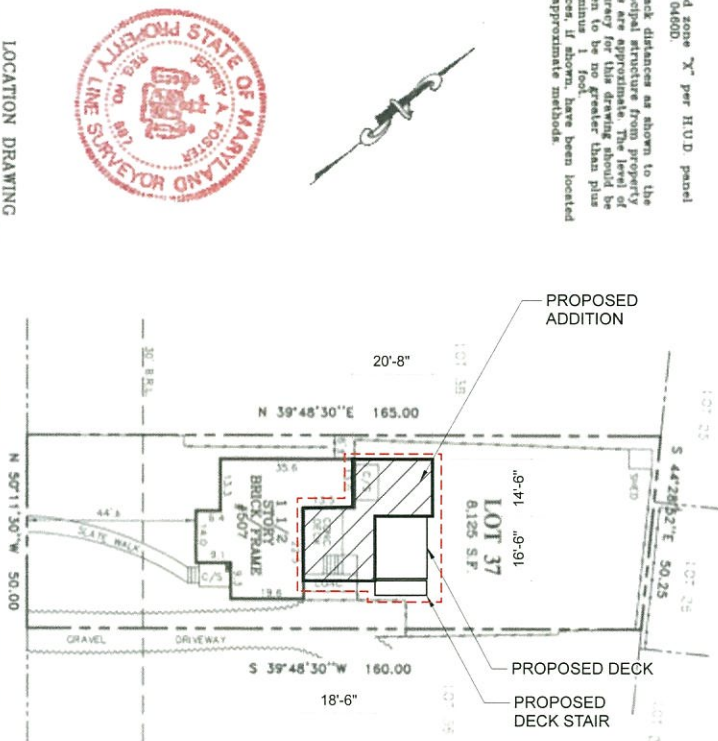
SITE PLAN

A002

- CONSUMER INFORMATION NOTES:
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
 5. No Title Report furnished.

Notes

1. Flood zone "X" per HUD panel No. 04600.
2. Setback distance as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be as shown by the greater than plus or minus 1 foot.
3. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 37, BLOCK 72A
T.P.L. & T.CO.'S SUBDIVISION OF
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION CONDUCTED BY THE SURVEYOR OR A FIELD INSPECTOR ATTACHED TO THE FIELD OF RECORD INSPECTION. THE SURVEYOR HAS BEEN ADVISED BY THE FIELD INSPECTOR THAT THE MEASUREMENTS WERE TAKEN FROM PROPERTY MARKERS FOUND ON THE EVIDENCE OF LINES OF APPARENT OCCUPATION.

Shadi Houshyar
LAND SURVEYOR REG. NO. 507

REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldensrod Lane, Suite 110 Cermansville, Maryland 20878 301/946-5100 Fax 301/946-1286
PLAT SEC.	4	
PLAT NO.	315	
DATE OF LOCATIONS		SCALE: 1" = 30'
LIBER		DRAWN BY: D.M.L.
FOLD		
WALL CHECK		JOB NO.: 08-02077
HEB. LOC.	06-03-10	



Handwritten signature of Anne B. Crowley

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Takoma Park, Maryland 20912

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01/15/19 HPC Review
02/05/10 HPC Exst. Elev.

EXISTING
ELEVATIONS

A0010



4
A0010
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



3
A0010
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2
A0010
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



1
A0010
EXISTING SOUTH ELEVATION / PHILADELPHIA AVE.
SCALE: 1/8" = 1'-0"



Andrew B. Crowley

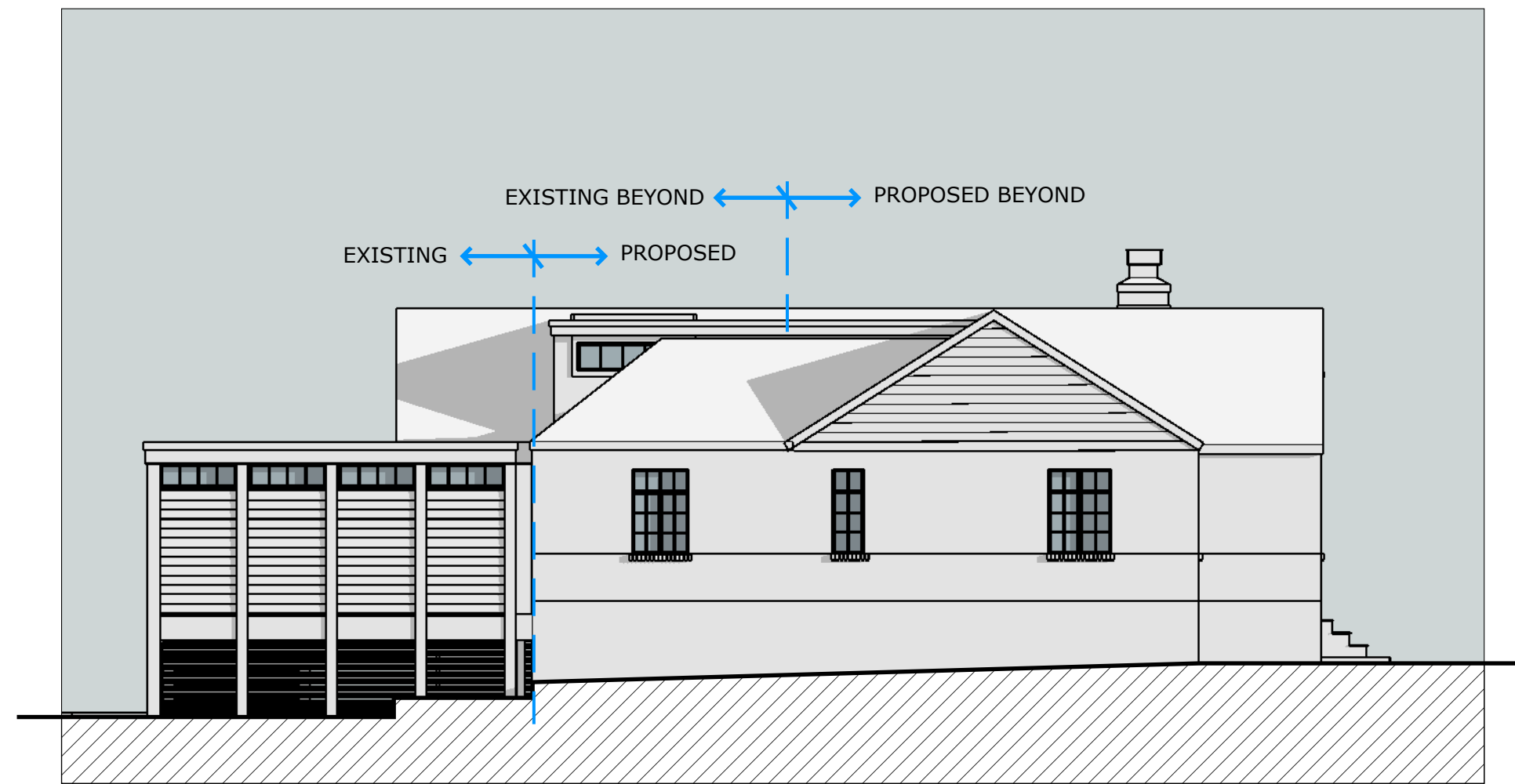
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ELEVATIONS

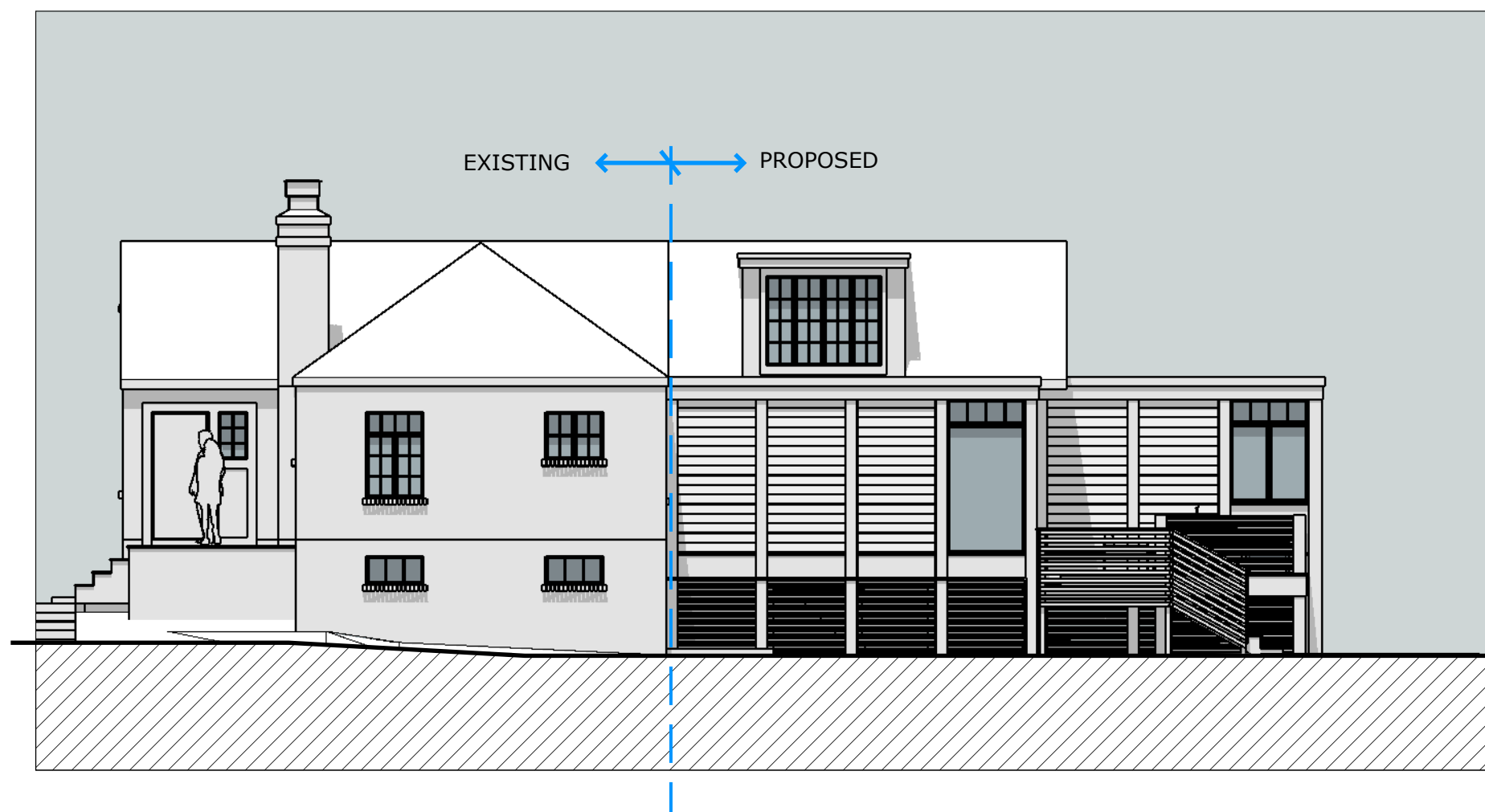
A009



4 WEST ELEVATION
A009 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A009 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A009 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION / PHILADELPHIA AVE.
A009 SCALE: 1/8" = 1'-0"

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Copyright 2019 Studio:
CrowleyHall, pllc. The drawings
and specifications--and the ideas,
designs and arrangements represented
thereby--are and shall remain property of
the architect. No part thereof shall be
copied, disclosed to others or used in
connection with any work or project or by
any other person for any purpose other
than for the specific project for which they
have been prepared and developed,
without the written consent of the
architect. Visual contact with these
drawings or specifications shall constitute
conclusive evidence and acceptance of
these restrictions. Absent a written
agreement to the contrary, and strictly
conditioned on the full and timely
payment of all sums due to Architect
under this agreement, upon Architect's
delivery of sealed construction drawings
to client, Architect grants client a
nontransferable, nonexclusive right to
construct the building depicted in the
plans once and only once, and only on
the site identified in the plans.



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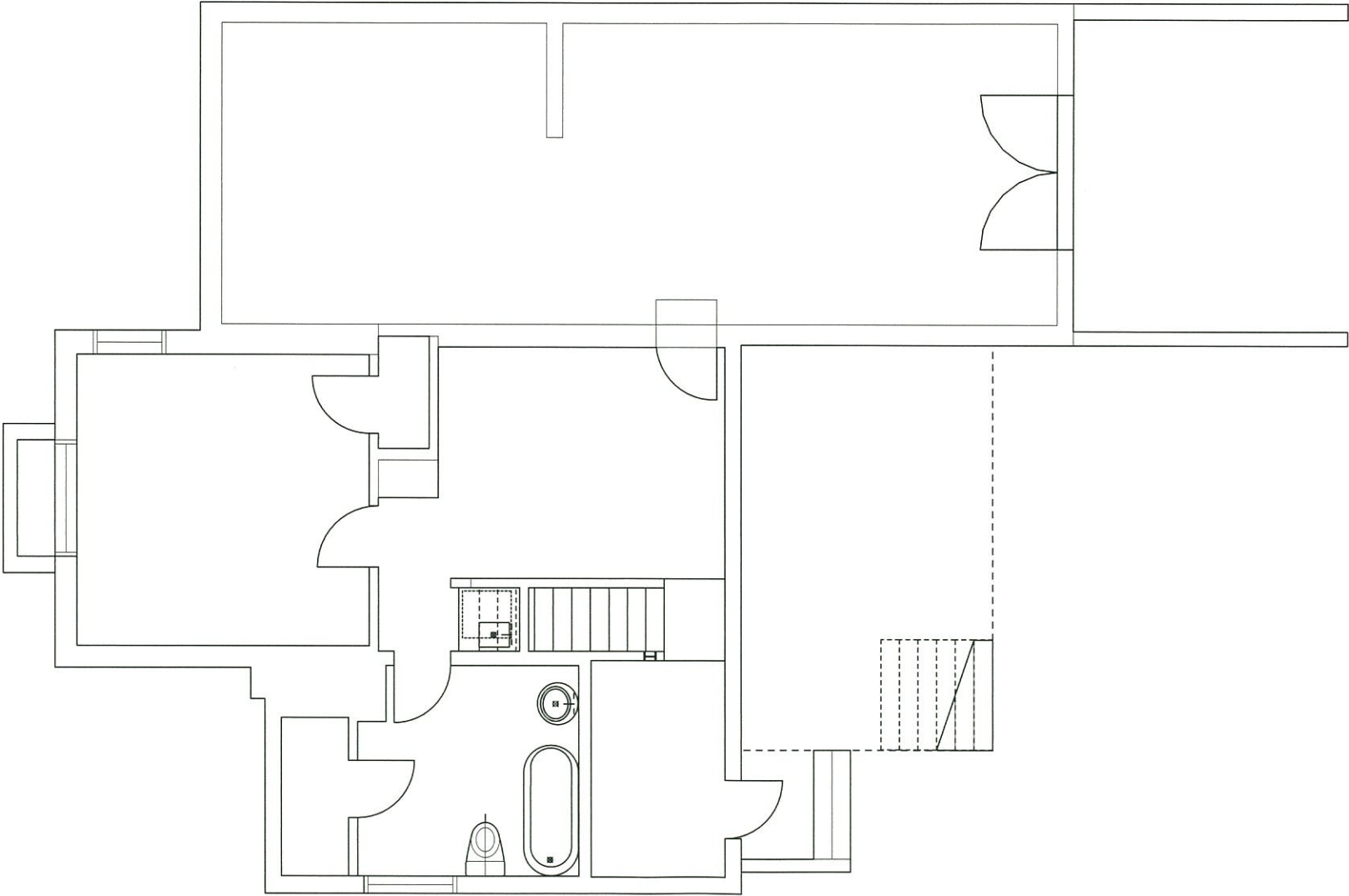
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Takoma Park, Maryland 20912

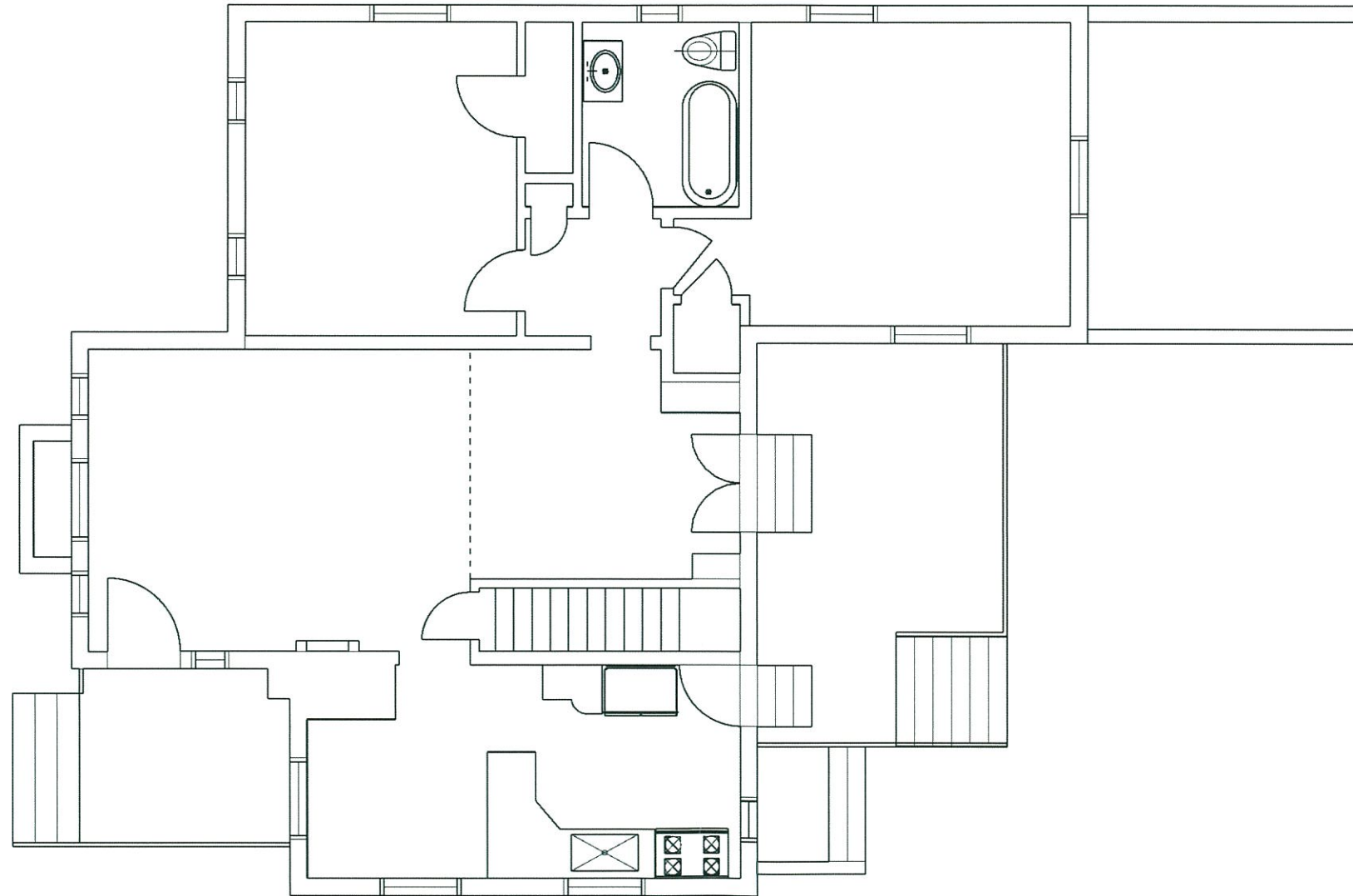
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BASEMENT
EXISTING

A003



1 BASEMENT EXISTING
A003 SCALE: 1/4" = 1'-0"



1
A004

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



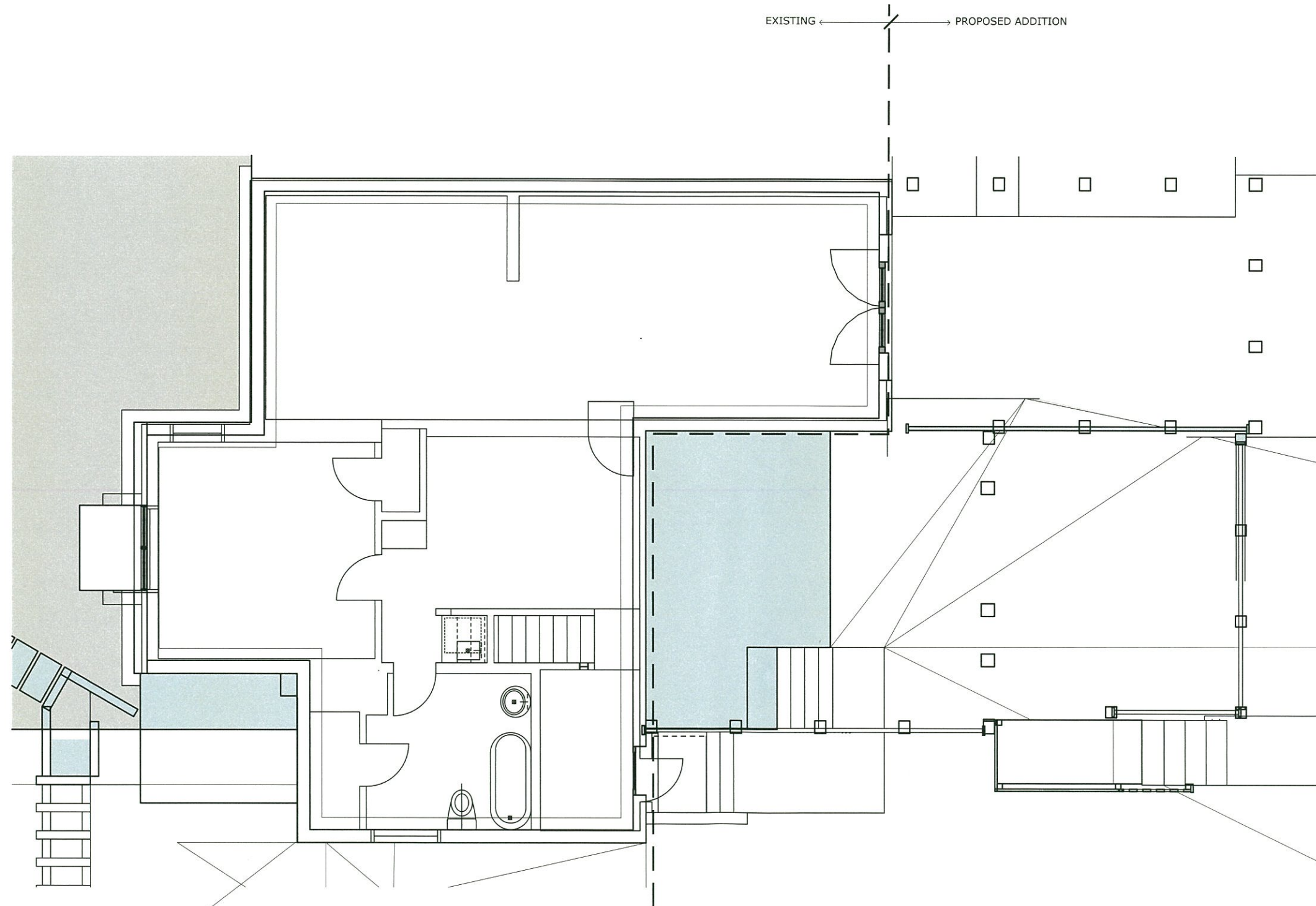
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**FIRST FLOOR
EXISTING**

A004



1
A005
BASEMENT PLAN PROPOSED
SCALE: 1/4" = 1'-0"



James D. Crowley

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**BASEMENT PLAN
PROPOSED**

A005



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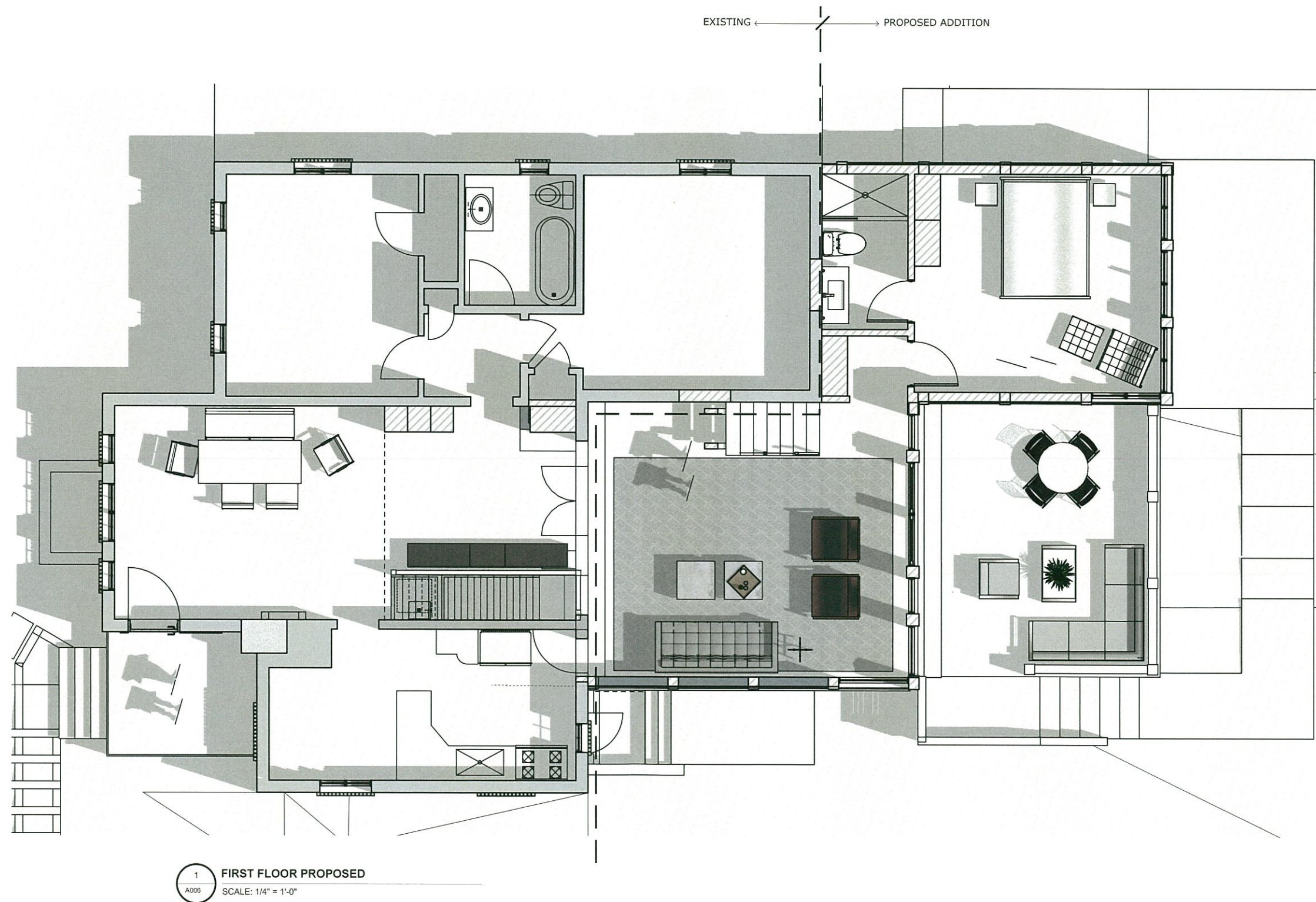
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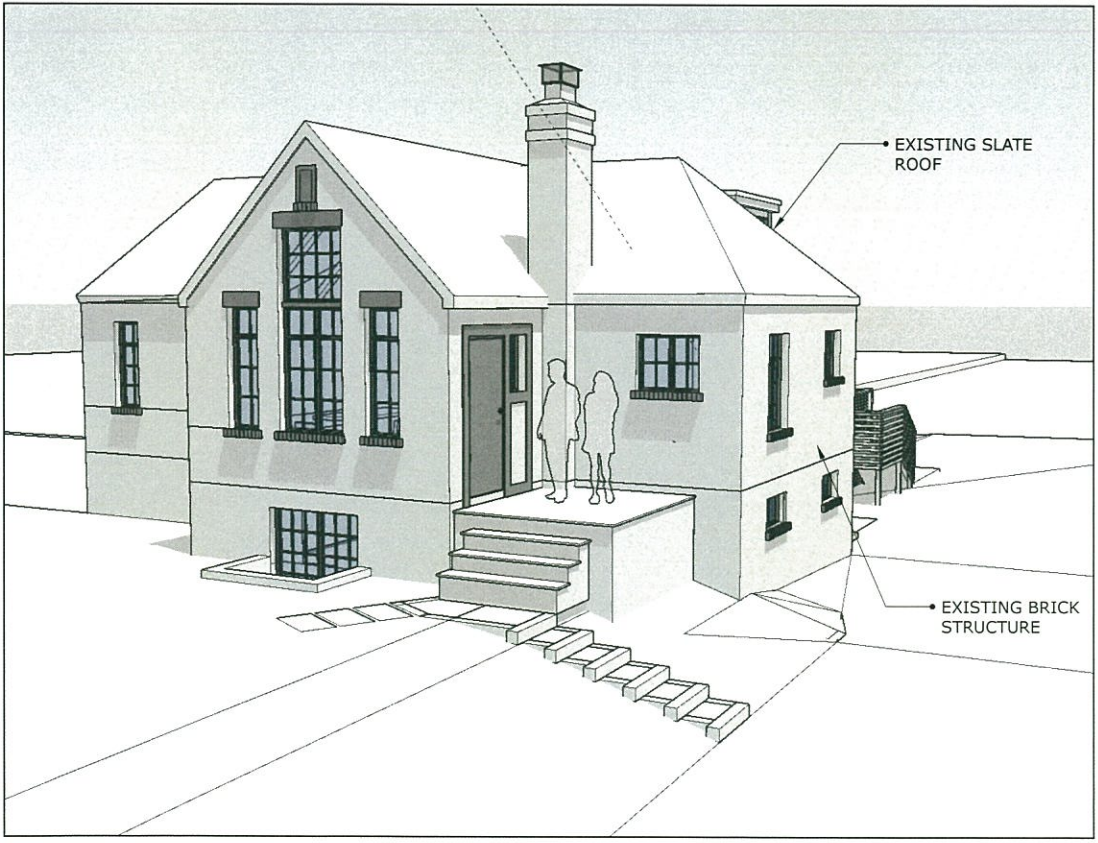
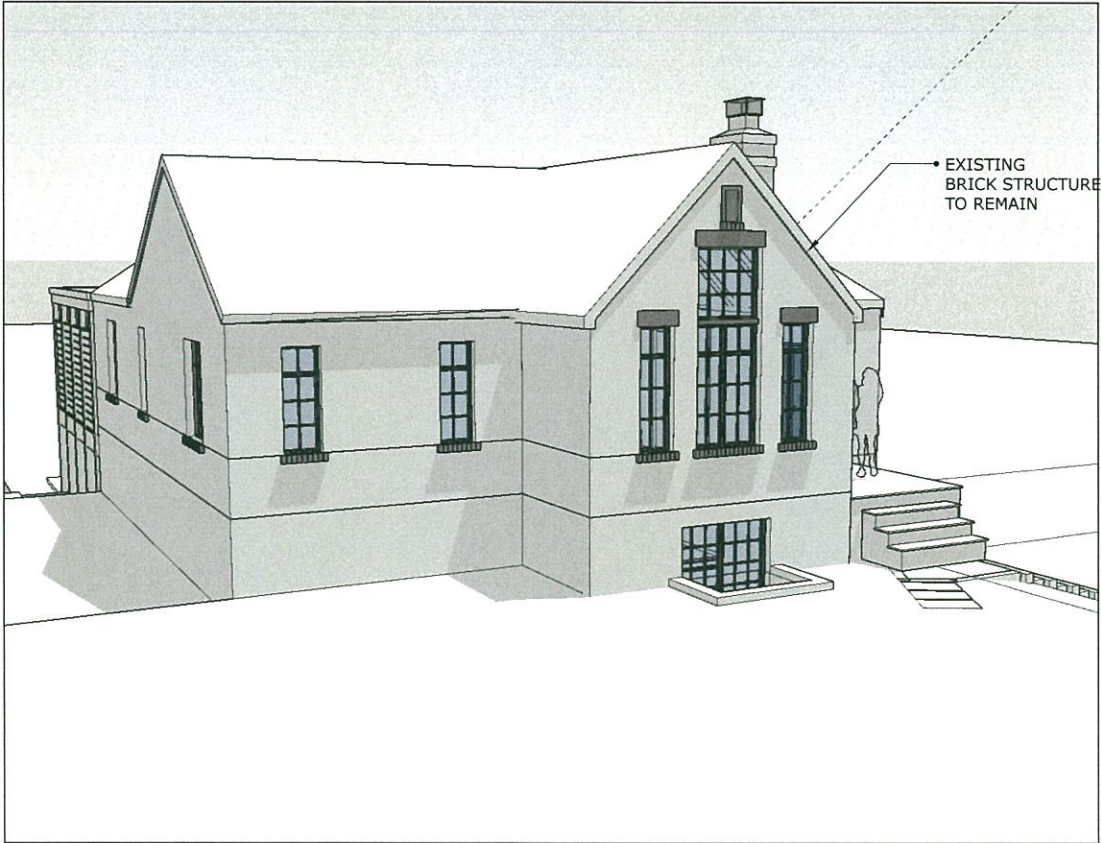
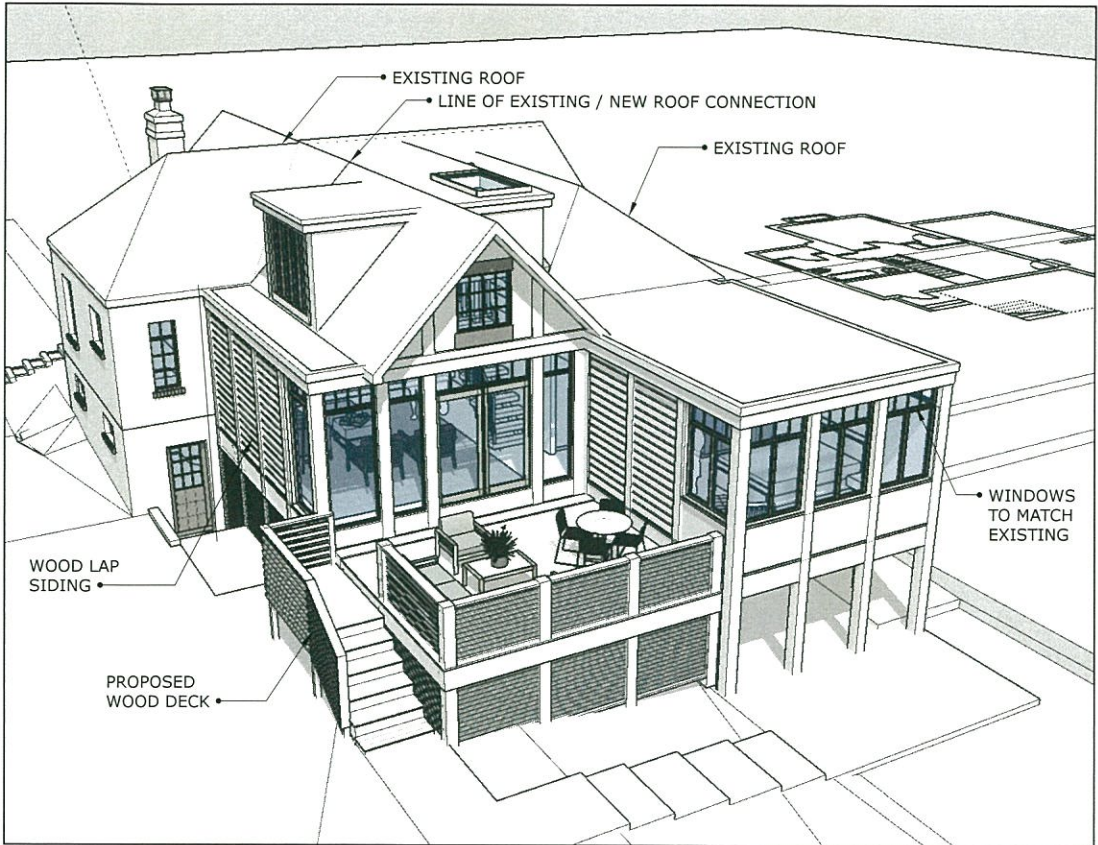
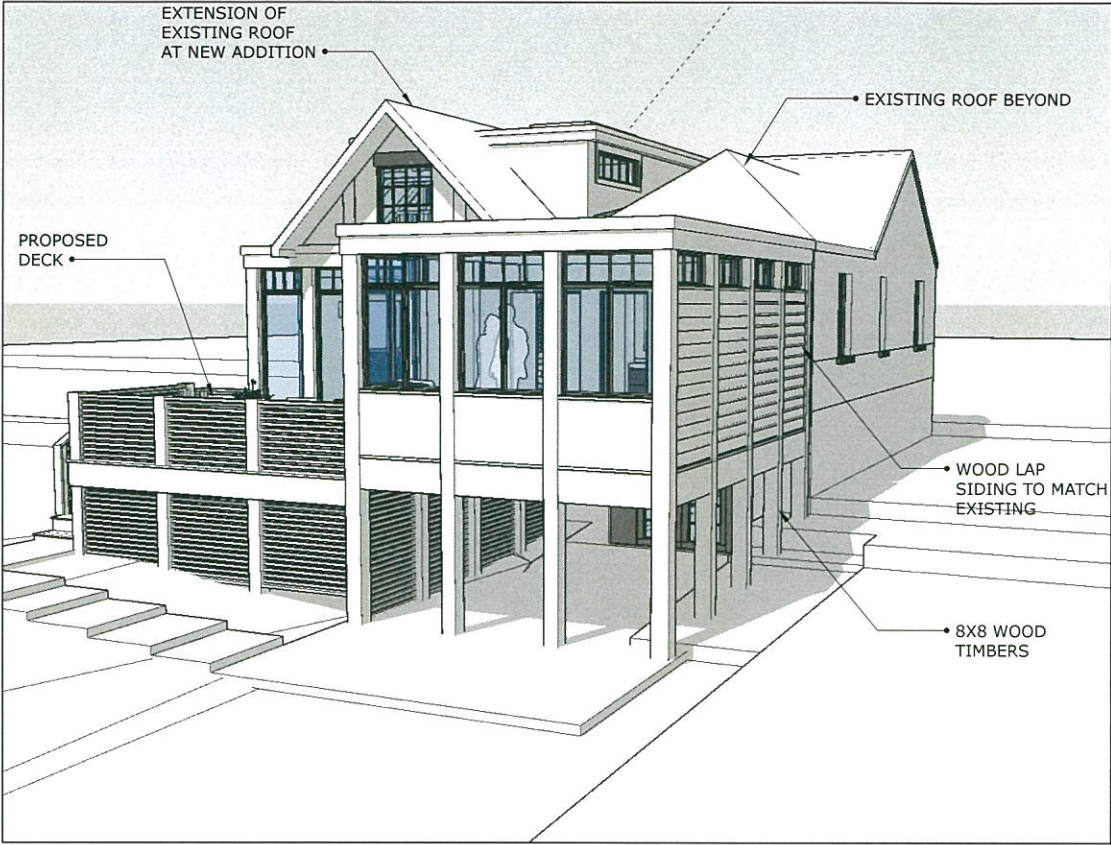
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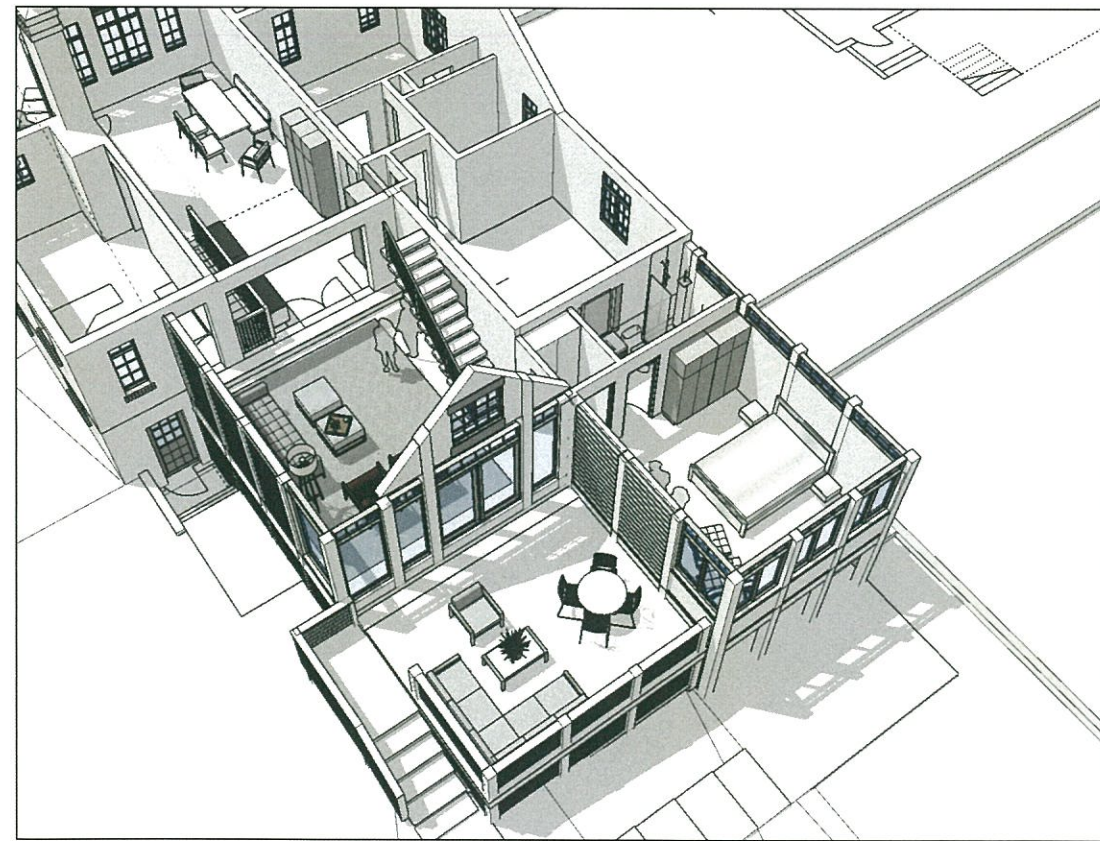
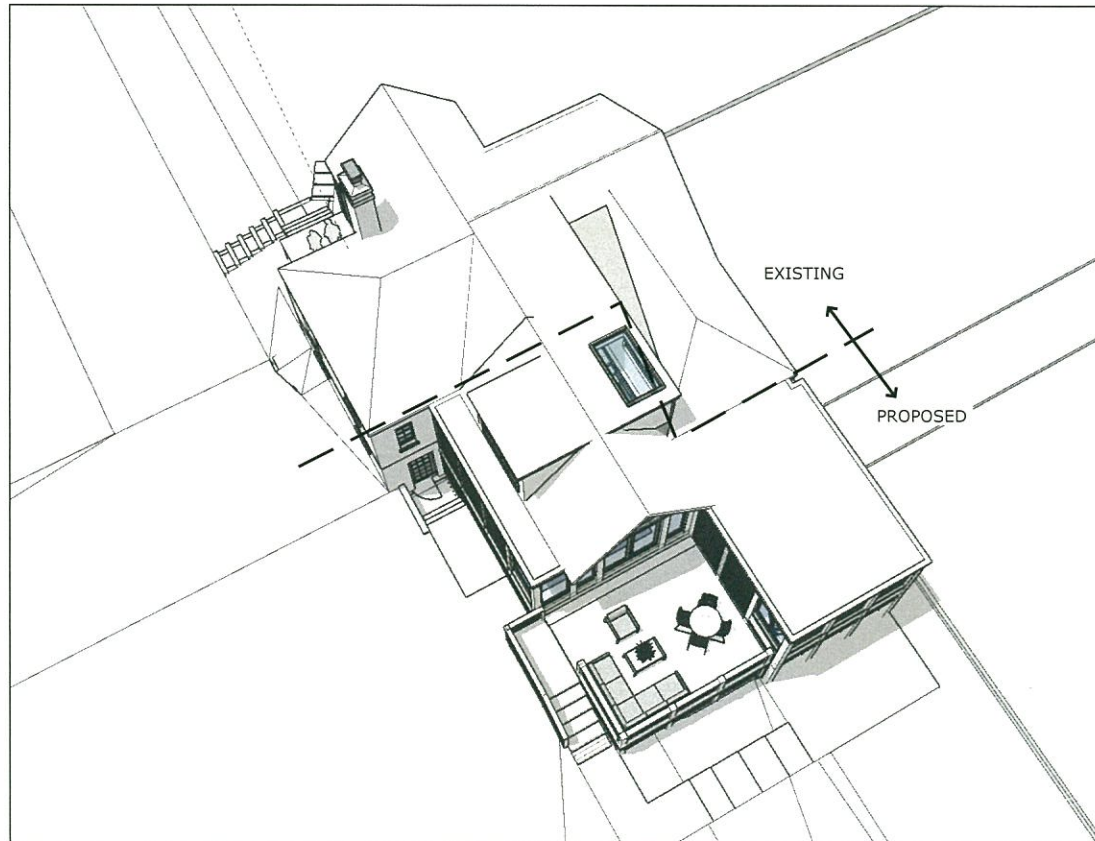
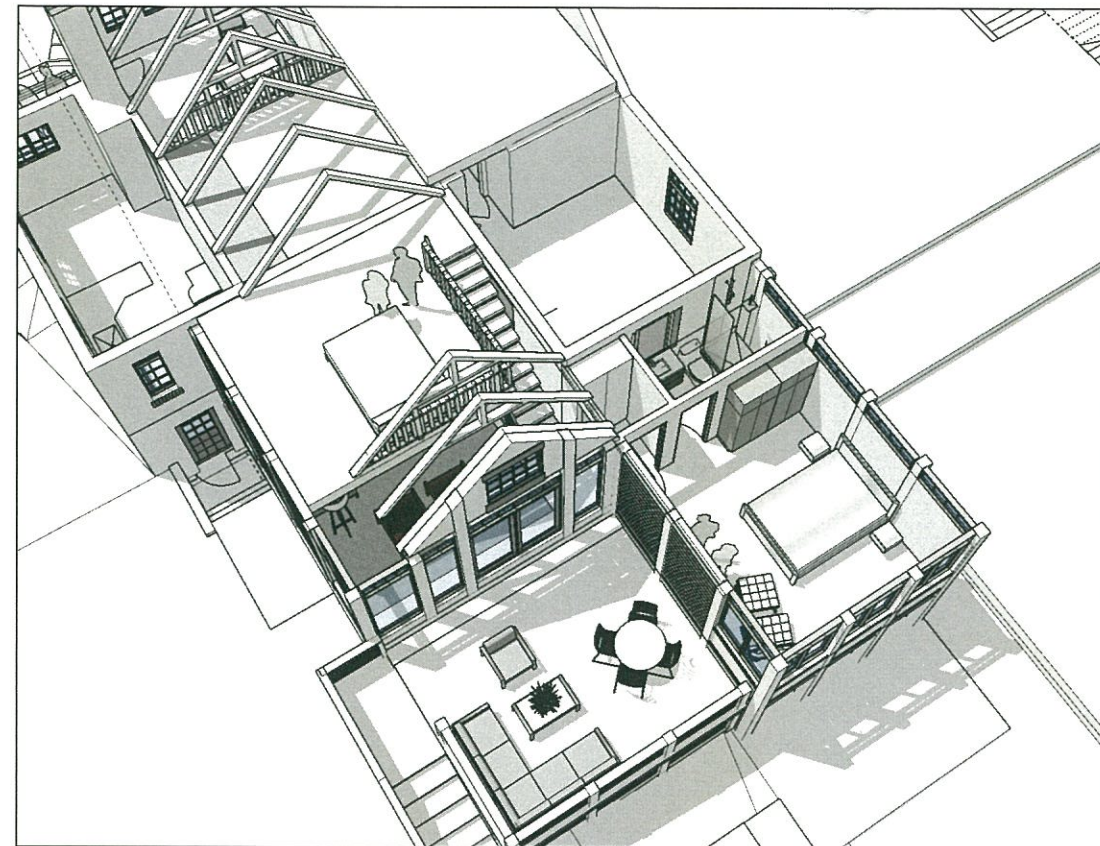
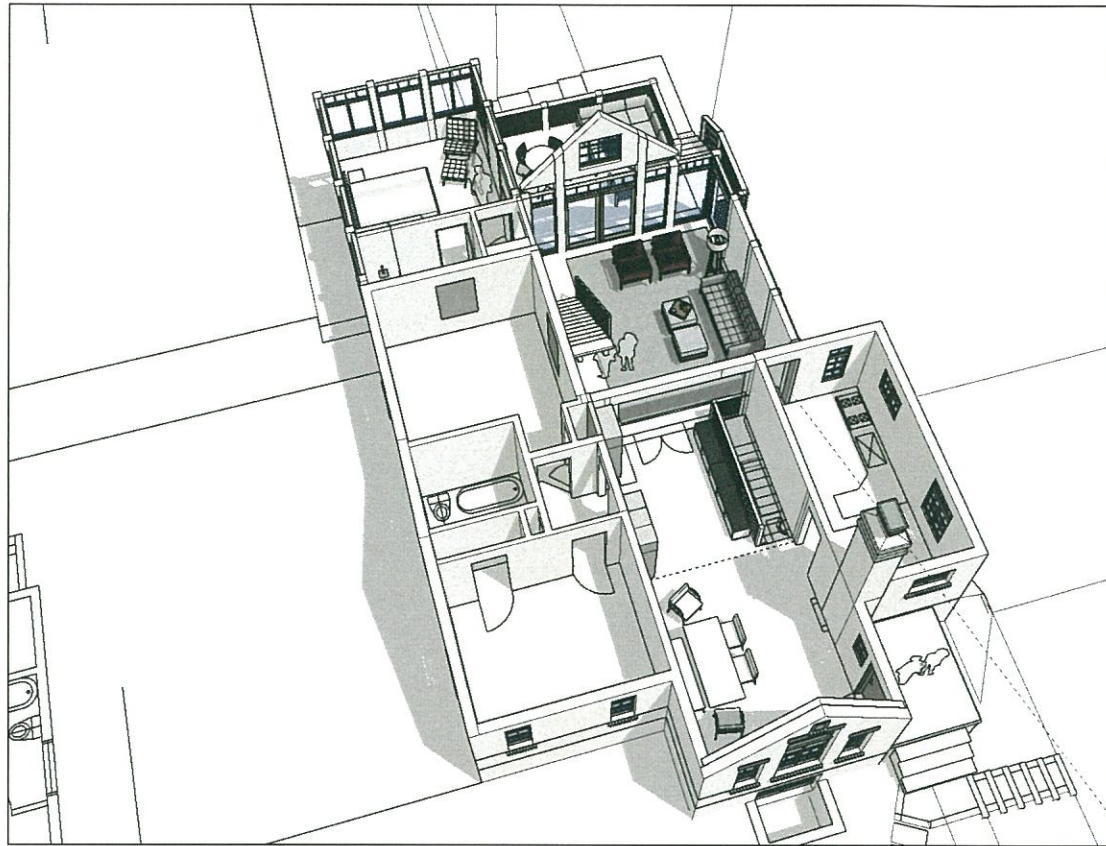
**FIRST FLOOR
PROPOSED**

A006



1 FIRST FLOOR PROPOSED
A006 SCALE: 1/4" = 1'-0"





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ELEVATIONS



1
A009 EXISTING PHOTOGRAPHS
SCALE: 1/4" = 1'-0"



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EXISTING
PHOTOGRAPHS