

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	40 Philadelphia Ave., Takoma Park	Meeting Date:	12/1/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/24/2021
Applicant:	Richard Vitullo, Architect	Public Notice:	11/17/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	973535	Staff:	Dan Bruechert
Proposal:	Fenestration Alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

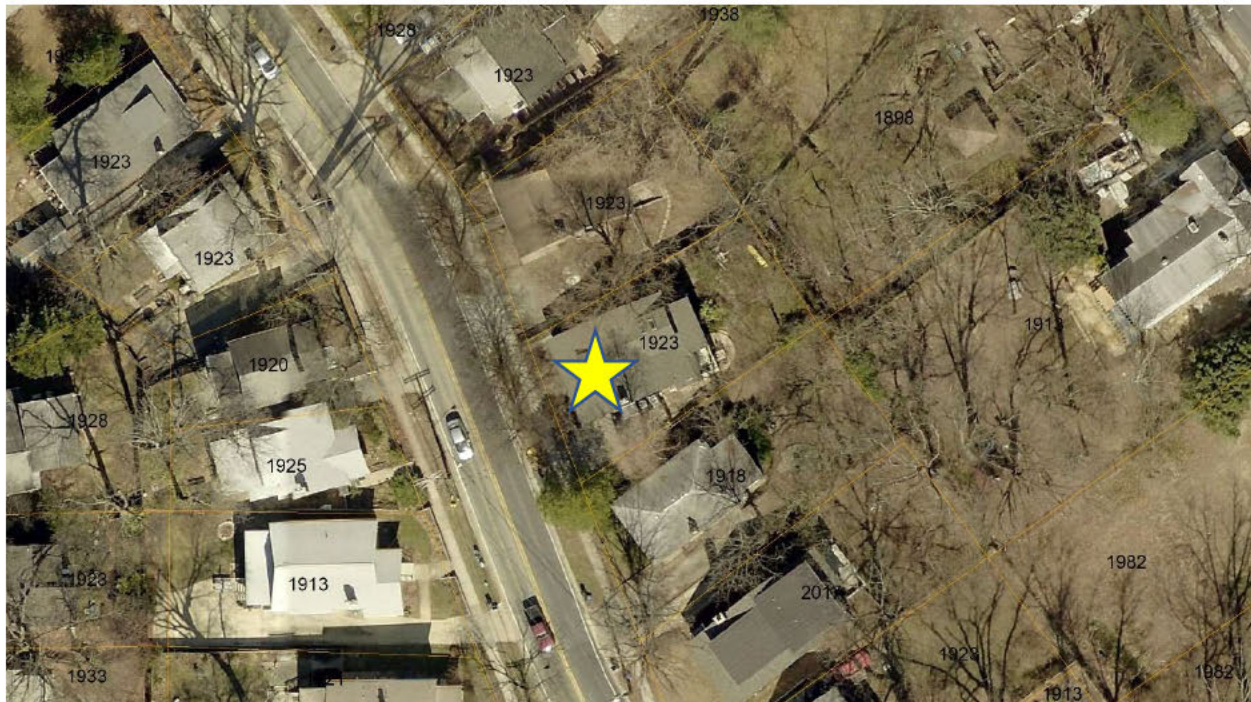


Figure 1: 40 Philadelphia Ave., Takoma Park.

PROPOSAL

The applicant proposes to replace the existing rear door and reverse the swing of an existing door.

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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Montgomery County Code; Chapter 24A-8

- (a) 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 ensure 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
- (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:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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 subject property is a one-and-a-half-story craftsman bungalow covered in wood shingles. At the rear, there is a non-historic addition covered in a mix of wood shiplap and asbestos siding.

The applicant proposes to remove the existing, non-historic, sliding glass door and replace it with a 2' 6" (two-foot, six-inch-wide) aluminum clad full-lite door with an 18" (eighteen inch) sidelight. The remaining wall will be infilled with wood German siding to match the rear wall of the addition.

Staff finds that this will not be at all visible from the public right of way and should be allowed "as a matter of course" per the *Design Guidelines*. Staff additionally finds that this proposed change will not impact the historic fabric or character of the historic resource or surrounding district. Staff recommends the HPC approve the rear door and siding replacement.

The other work proposed for this HAWP is to reverse an existing wood door to allow the door to change its swing from an inswing to an outswing door. Staff finds that this will not result in a visual or material change and, therefore, does not require a HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application, under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) of the *Takoma Park Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 973535

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

Address: 40 Philadelphia Ave.Daytime Phone: 301-775-3409E-mail: kristina.grear@jhpiego.orgCity: Takoma Park Zip: 20912Tax Account No.: 01076937**AGENT/CONTACT (if applicable):**Name: Richard J. Vitullo AIAAddress: 7016 Woodland AvenueDaytime Phone: 301-806-6447E-mail: rjv@vitullostudio.comCity: Takoma Park Zip: 20912

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____Is the Property Located within an Historic District? Yes/District Name Takoma Park
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 40 Street: Philadelphia AvenueTown/City: Takoma Park Nearest Cross Street: Park AvenueLot: P20 Block: 3 Subdivision: Hillcrest Parcel: _____**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Richard J. Vitullo

11/8/2021

Signature of owner or authorized agent

Date

OWNERS:

Kristina Grear

Stephane Faucillon

40 Philadelphia Ave.

Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.

Takoma Park, MD 20912

Adjoining Property Owners

Carlos Sejas & Soledad Rojas

42 Philadelphia Ave.

Takoma Park, MD 20912

Gary Lovett

501 Hungerford Drive, Apt. 123

Rockville, MD 20850

Owner of: 42 Philadelphia Ave., Takoma Park, MD 20912

Thomas Bray

39 Philadelphia Ave.

Takoma Park, MD 20912

Karen Lange & Stuart Gagnon

41 Philadelphia Ave.

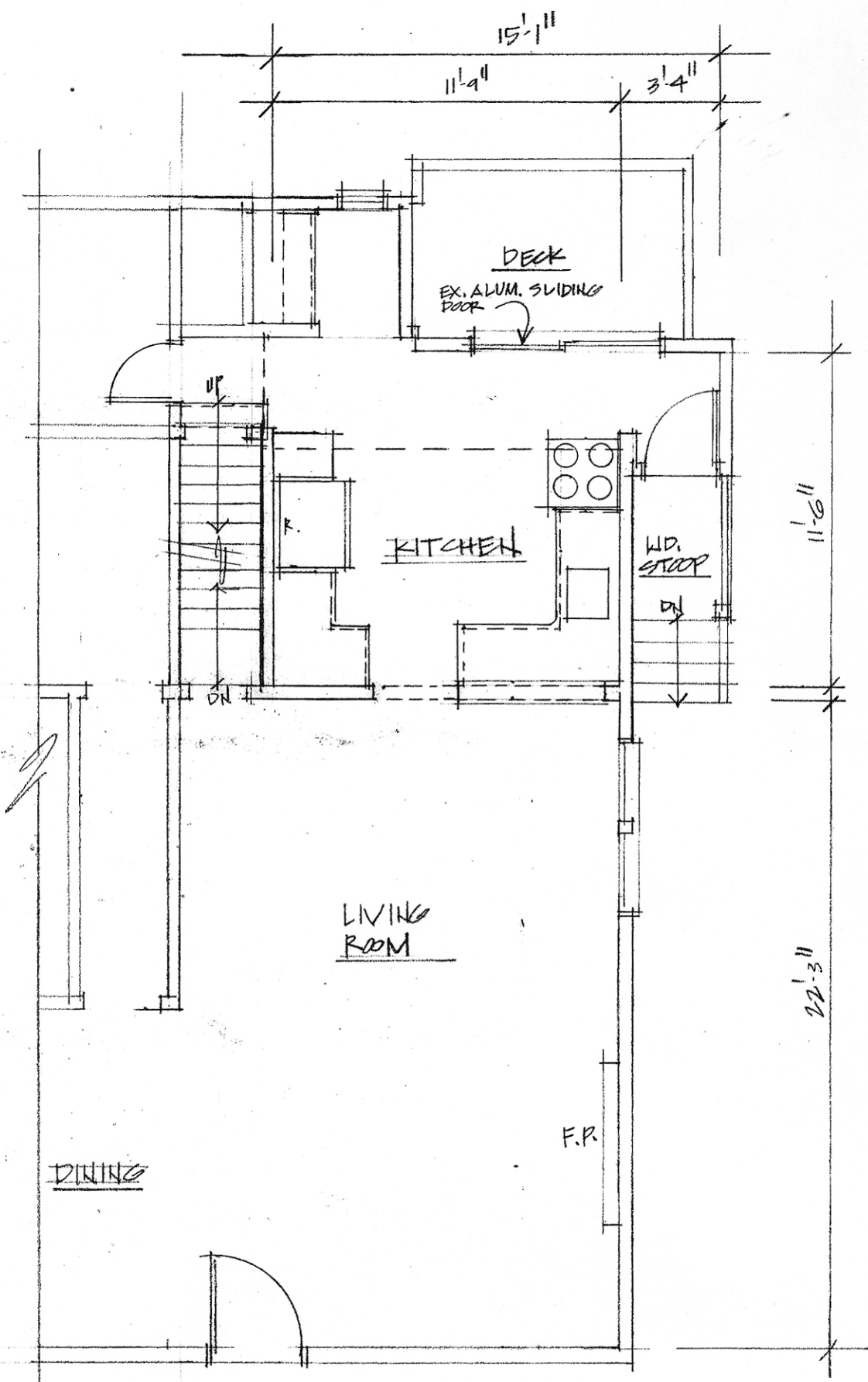
Takoma Park, MD 20912

38 Philadelphia Avenue

Takoma Park, MD 20912

124 Grant Avenue

Takoma Park, MD 20912



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

ALUMINUM-
CLAD SLIDING
DOOR

5" EXPOSURE
GERMAN
WD. SIDING

WD. RAILING

115'-9"

1ST

EXISTING REAR ELEVATION





DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

40 Philadelphia Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Bungalow-style house, built in 1923, and it is located in the Takoma Park Historic District. It is a 1 ½ -story house, rectangular in shape (1132 S.F. footprint), with a covered front porch and a small addition in the rear.

- 1) **Original Structure:** *This is a wood frame structure with cedar shake siding. There is a later series of small additions at the rear and right side clad in 10" exposure and 7" exposure asbestos siding, and 5" exposure German siding.*
- 2) **Windows/Doors:** *The windows of the main house are mostly painted wood double-hungs: 6-over-1.
The door between the rear deck and kitchen is a 6'-4" high x 6'-4" wide aluminum-clad sliding patio door.
The door at the right side stoop, probably non-original, is a painted wood, 4-lite inswing door.*

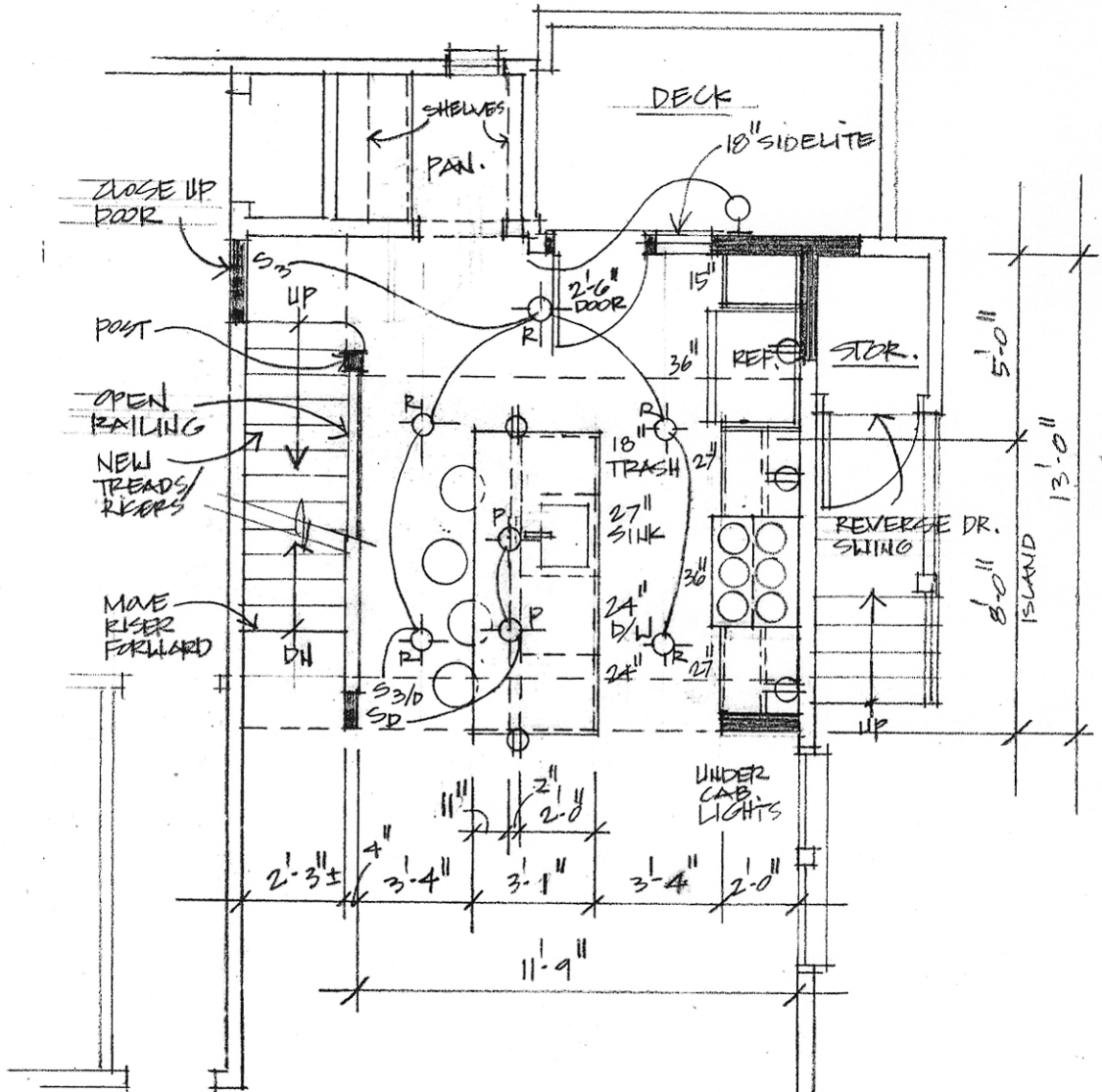
DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

40 Philadelphia Ave., Takoma Park, MD 20912

The existing kitchen, opening onto an existing wood deck/balcony, will be renovated. This will be done using the following materials/details:

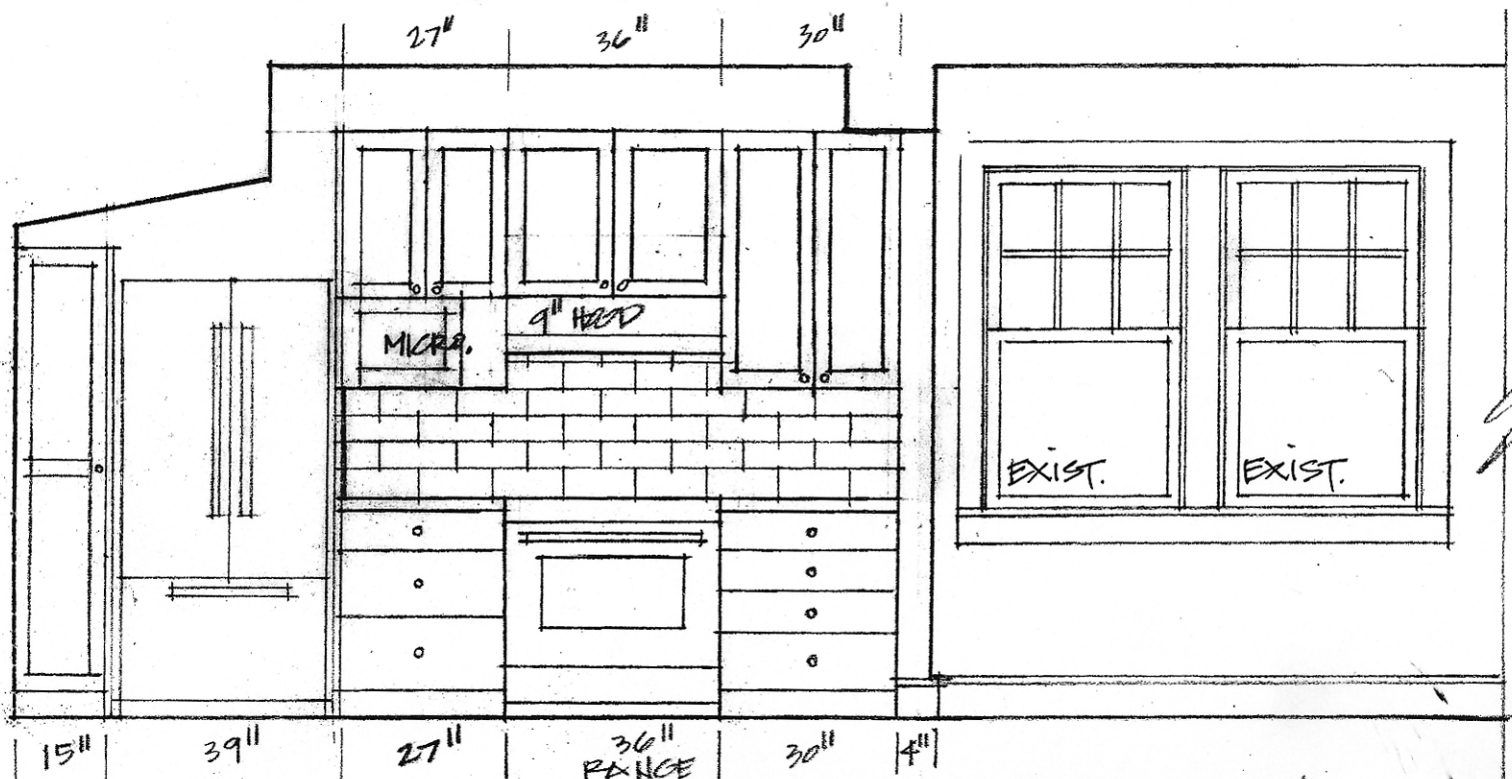
*1) **Rear Door onto Deck/Balcony:** The existing sliding patio door will be replaced by a 2'-6" wide aluminum-clad-on-wood inswing door with a full-lite and a 18" wide full-lite sidelite. The trim around door and sidelite will be 1 x 4 fiber cement, painted. The remaining wall will be clad in wood German siding to match existing.*

*2) **Side Door at Wood Stoop:** This interior space on the side accessed by the side entry door will be closed off to facilitate a better kitchen layout. This space will be turned into exterior-access only storage. The existing painted wood inswing door will be reversed and will become an outswing door.*



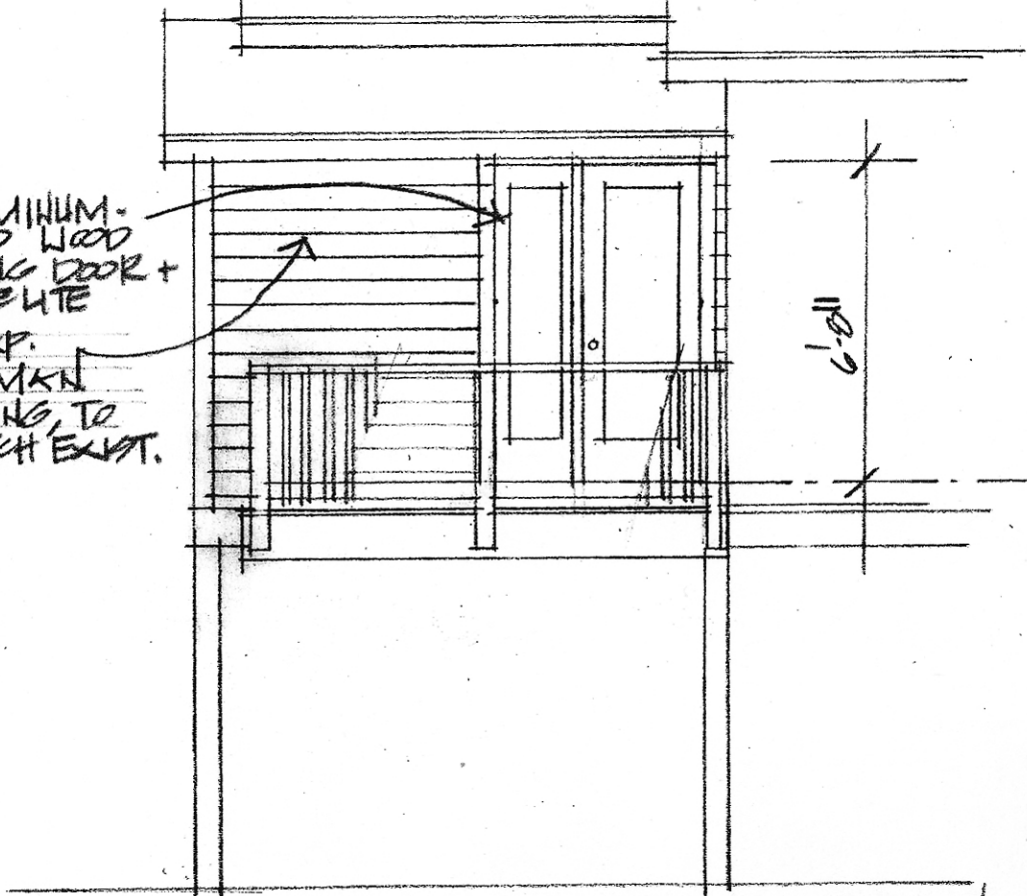
PROPOSED KITCHEN

1/4" = 1'-0"



KITCHEN ELEVATION
3/8" = 1'-0"

ALUMINUM-
CLAD WOOD
SWING DOOR +
SIDE LITE
5' EXP.
GERMAN
SIDING, TO
MATCH EXIST.



PROPOSED REAR ELEVATION





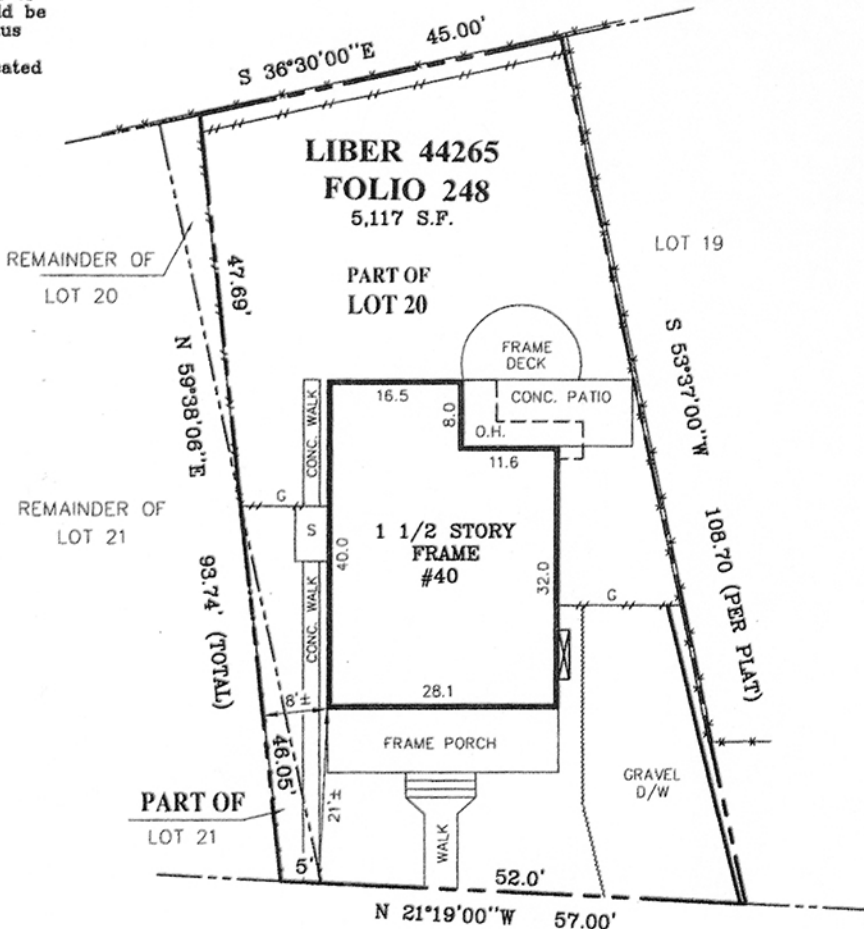


CONSUMER INFORMATION NOTES:

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. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
PARTS OF LOTS 20 & 21
BLOCK 3

HILL - CREST
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2017

REFERENCES

PLAT BK. 2
PLAT NO. 140

LIBER 44265
FOLIO 248



SNIDER & ASSOCIATES LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1288

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: D.M.L.

HSE. LOC.: 08-17-18

JOB NO. 19 02-4588

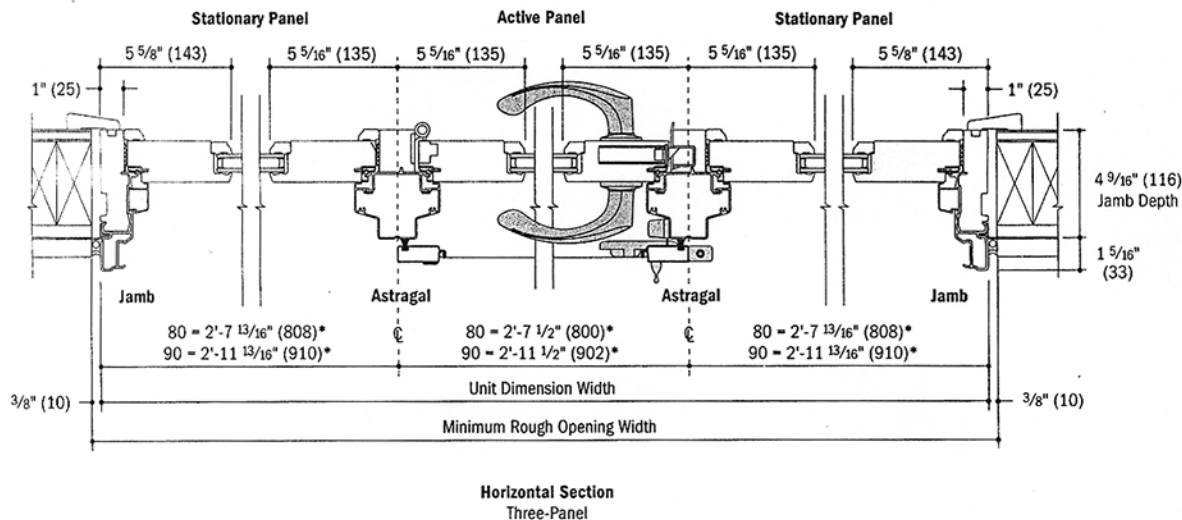
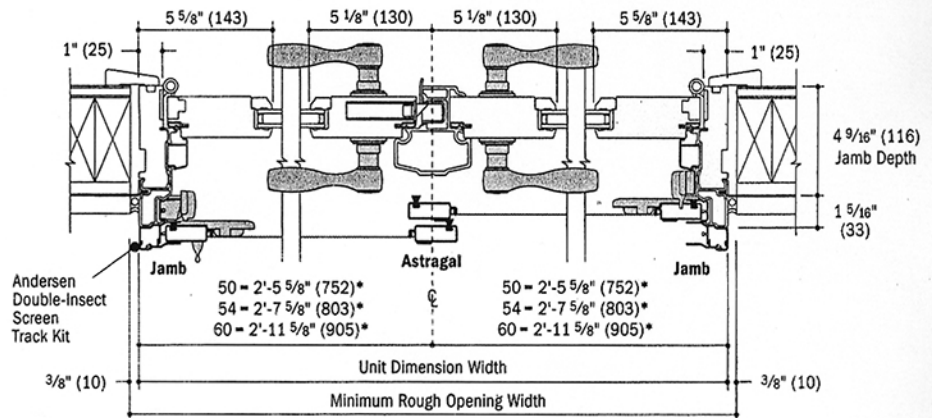
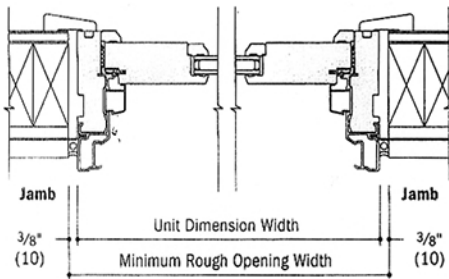
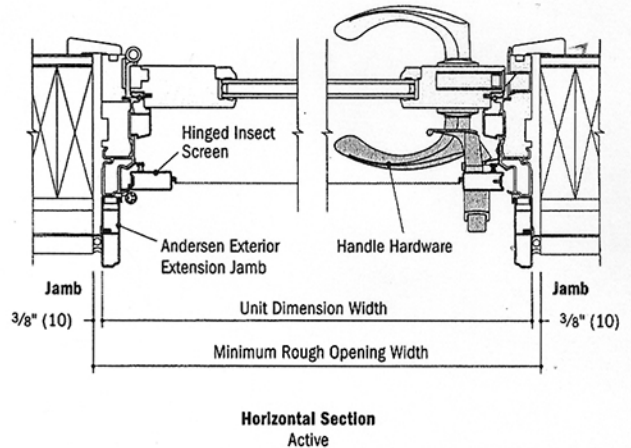
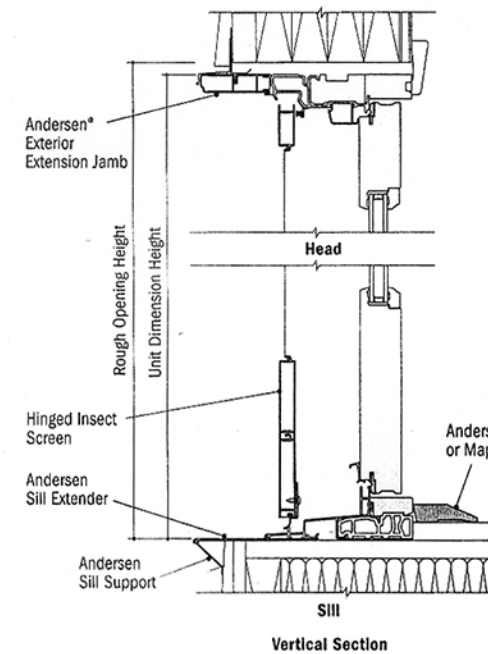
2016-2981



FRENCHWOOD® HINGED PATIO DOORS — INSWING

Frenchwood® Hinged Inswing Patio Door Details

Scale 1 1/2" (38) = 1'-0" (305) — 1:8



- 4 9/16" (116) jamb depth measurement is from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 288-289.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Dimension indicates location of astragal centerline.