EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 41 Philadelphia Avenue, Takoma Park
Resource: Contributing Resource
(Takoma Park Historic District)
Applicant: Stuart Gagnon
Review: HAWP
Case Number: 37/03-20ZZZZ
PROPOSAL: Storm door replacement

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1915-25

Fig. 1: Subject property.
PROPOSAL:

The applicant proposes to replace the non-historic aluminum storm door at the front of the historic house with a custom-made wood Craftsman-style storm door.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

Montgomery County Code; Chapter 24A-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:

(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 Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

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 proportion, and massing to protect the integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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 #9;

and with the general condition that the applicant shall present the **3 permit sets 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Stuart Gagnon
Address: 41 Philadelphia Ave
Daytime Phone: 240-421-7746

E-mail: sgagnon11@yahoo.com
City: Takoma Park
Zip: 20912
Tax Account No.: 13-01058734

AGENT/CONTACT (If applicable):

Name: 
Address: 
Daytime Phone: 

E-mail: 
City: 
Zip: 
Contractor Registration No.: 

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? __Yes/District Name Takoma Park Historic District
__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: 41 Street: Philadelphia Avenue
Town/City: Takoma Park Nearest Cross Street: Park Ave; 1911 Holt Tract
Lot: Plat 140 Block: Part 34 Subdivision: Hillcrest Parcel: 34/1

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:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ 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.

[Signature]
[Name]
[Date] 11/18/2020
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property.

1925 wood frame (kit) bungalow in keeping with surrounding historic district.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Front storm door restoration replacing an old aluminum storm door with a custom made wood door from Coppa Woodworking (https://coppawoodworking.com/doors/404.html). [Specs: Model 404; 1 1/8 in thickness; made from cedar wood, appropriately stained.] Hang wood door in existing opening. Replace hinges and handle with appropriate period-specific type same.
<table>
<thead>
<tr>
<th>Work Item 1: Front storm door restoration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong> Aluminum door not in keeping with historic look of the building; Broken sprung hinge</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 2:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 3:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
</tbody>
</table>
HISTORIC AREA WORK PERMIT APPLICATION
Application Date: 11/16/2020

Application No: 933679
AP Type: HISTORIC
Customer No: 1391099

Comments
Broken aluminum storm door to be replaced with an appropriate historical wood storm door in keeping with historical period of house (1925)

Affidavit Acknowledgement
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Address  41 PHILADELPHIA AVE
         TAKOMA PARK, MD 20912
Homeowner Gagnon (Primary)

Historic Area Work Permit Details
Work Type  RESREP
Scope of Work  Front storm door restoration
# HISTORIC AREA WORK PERMIT

## CHECKLIST OF APPLICATION REQUIREMENTS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additions/Alterations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deck/Porch</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fence/Wall</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveway/Parking Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grading/Excavation/Landscaping</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Removal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Siding/Roof Changes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Window/Door Changes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Masonry Repair/Repair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
1. Written description:


2. Site plan:

Work to be done on the front door of the house, facing the street.
3. Plans:

Door design

From: https://coppawoodworking.com/doors/404.html
From: https://coppawoodworking.com/doors/404.html

4. Material specifications:

1 1/8 in cedar wood door
Minwax stain
Interchangeable screen and (plexi)glass
Antique brass hardware

---

Pricing:

<table>
<thead>
<tr>
<th>Type of door</th>
<th>Thickness and Wood Type</th>
<th>3/4&quot; Doug Fir</th>
<th>3/4&quot; Oak or Cedar</th>
<th>3/4&quot; Mahogany</th>
<th>1-1/8&quot; Doug Fir</th>
<th>1-1/8&quot; Oak or Cedar</th>
<th>1-1/8&quot; Mahogany</th>
</tr>
</thead>
</table>
5. Photographs:
6. Tree survey: N/A

7. Property owners’ addresses:

Stuart Gagnon and Karen Lange
41 Philadelphia Ave
Takoma Park, MD 20912