

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Philadelphia Avenue, Takoma Park	Meeting Date:	9/21/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/14/2022
Applicant:	Colleen Phillips	Public Notice:	9/7/2022
Review:	HAWP	Tax Credit:	N/A
Permit Number:	1004962	Staff:	Michael Kyne
PROPOSAL:	Screened porch infill and “catio”		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

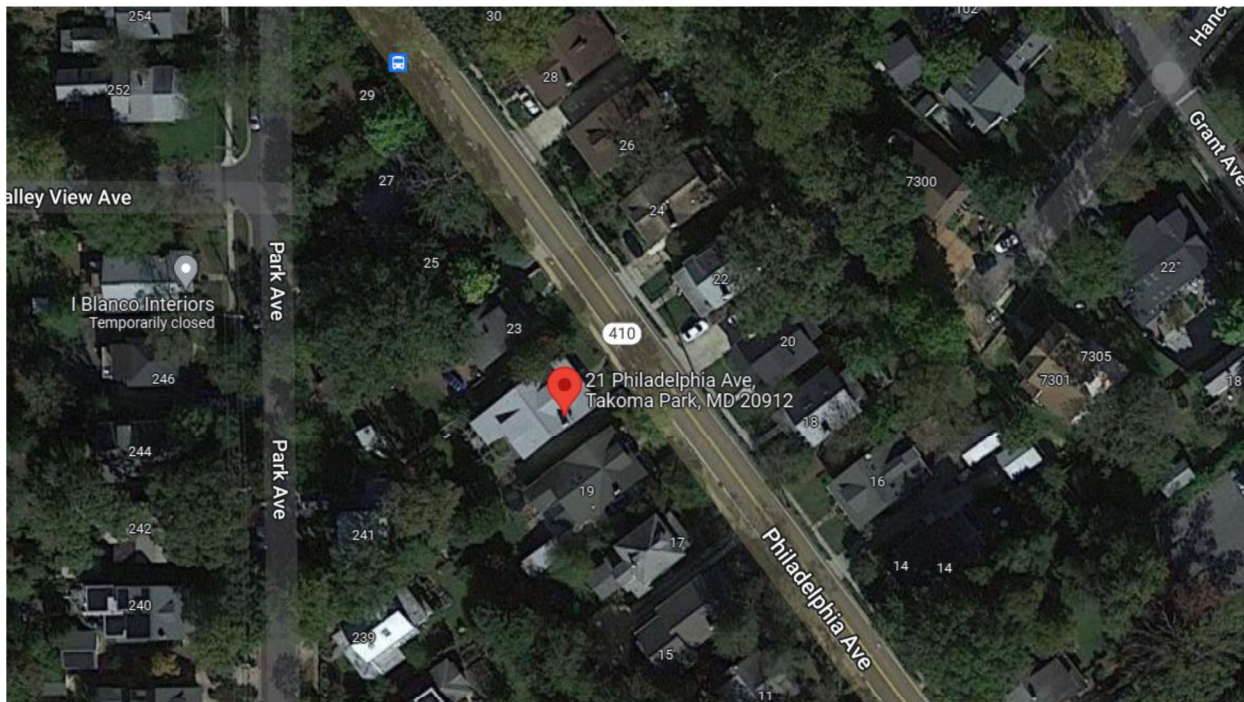


Fig. 1: Subject property, west side of Philadelphia Avenue.

PROPOSAL

The applicant proposes screened porch infill and “catio” construction at the subject property.

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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

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

- 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.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public tight-of-way should be allowed as a matter of course.

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

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 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
 - (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

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 applicable *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.

10. New additions and adjacent or related new construction shall 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 c. 1915-25 Bungalow-style Contributing Resource within the Takoma Park Historic District. The front porch of the house was previously altered, with painted wood framing installed at the porch entrance and within the front and side window openings for screening. Although the screening has been removed, the framing remains in place.

The applicant proposes to re-screen the front porch with custom-made, pet resistant screens. The proposed screens will be aluminum-framed with vinyl-coated polyester mesh screening, and they will be installed within the remaining wood framing. Vertical painted wood framing will be added at the porch entrance, supplementing remaining horizontal framing to accommodate a screen door. The screen door to be used will be relocated from its current location at the front door of the house (aluminum screen door with vinyl mesh screening and plexiglass).

The applicant also proposes to construct a “catio” at the rear of the property on an existing deck. The “catio” will be attached to the house in front of an existing sliding glass and cat door. It will be 13’-4” wide, 10’-2” deep, and 7’-4” high and constructed with 2 x 2 cedar framing and 16-gauge wire fencing on all sides, including the top.

Staff supports the applicant’s proposal. The front porch was previously altered and screened, and the proposed alterations will supplement the remaining framing to install new screening. The proposed new framing and screening will be installed in manner that could be easily removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired, in accordance with *Standard #10*. Additionally, staff finds that the proposed alterations will not alter or remove original character-defining materials or features of the subject property, in accordance with *Standards #2 and #9*.

The proposed “catio” will be constructed at the rear of the property, where it will not be visible from the public right-of-way, and, per the *Guidelines*, should be approved as a matter of course.

After full and fair consideration of the applicant’s submission, staff finds the proposal consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2 and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10*, and *Takoma Park Historic District Guidelines* outlined above.

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, #9, and #10*;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: Colleen Phillips
Address: 21 Philadelphia Ave
Daytime Phone: 6466702141

E-mail: Colzmp@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 161301056768

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Takoma Park

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: 21 Street: Philadelphia Avenue
Town/City: Takoma Park Nearest Cross Street: Holt Place
Lot: 6 Block: 4 Subdivision: 25 Parcel: JN52

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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other: Catio

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.

/s/ Colleen Phillips

08/21/2022

Signature of owner or authorized agent

Date

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

Owner's mailing address 21 Philadelphia Avenue Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Beau & Danielle Willis 19 Philadelphia Ave Takoma Park, MD. 20912	Alex Minicozzi 23 Philadelphia Ave Takoma Park, MD. 20912
Danny & Sarah Gubit 241 Park Ave Takoma Park, MD. 20912	Ira Vaughan 22 Philadelphia Ave Takoma Park, MD. 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Ours is a two story single family home, with an front porch and back deck, both unenclosed. The front porch was enclosed at some point, as the frames for the windows and door are still attached. We are surrounded by other single family homes. There is also an unattached garage on the property.

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

- 1) We would like to enclose our front porch by adding screens to the open window and door spaces. The front porch used to be enclosed, as the frames for prior window screens and a door are still in place, although in a state of disrepair. We do not know when in the house's 101 year history the screens were removed.
- 2) We would like to enclose part of our back deck with a catio. A catio is similar to a screened-in porch as it adds a wood rectangular structure on top of the existing deck. However, instead of screens, the structure is enclosed with 16-gauge galvanized fencing wire. We are not looking to add an extensive addition with a permanent roof and electricity. We are just looking to add a rectangular enclosure that will be secured to the side of our house where a sliding door and cat door are located. The floor of the structure will be our existing deck. The three sides and roof will be covered with the fencing wire, which will allow our cats to go outside, while also preventing them from chasing local wildlife or running into the street where they can be hit by a car.

Work Item 1: Screened in front porch

Description of Current Condition:
Unenclosed front porch

Proposed Work:
Add screens and a screen door to currently empty window and door spaces.

Work Item 2: Back Deck Catio

Description of Current Condition:
Unenclosed, wooden back deck that can be accessed from a sliding door at the back of our house.

Proposed Work:
Add a 13'4" x 10'2" x 7'4" rectangular structure which will cover approximately 3/4 of the deck. The structure will be attached to the outside wall of our house at one end and the existing deck on the bottom. The frame of the structure will be built out of 2 x 2 cedar boards, and three sides and the roof will be enclosed by 16 gauge galvanized welded fencing wire. There will be a door, made of the same materials, at one side, so we can access the rest of the deck.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

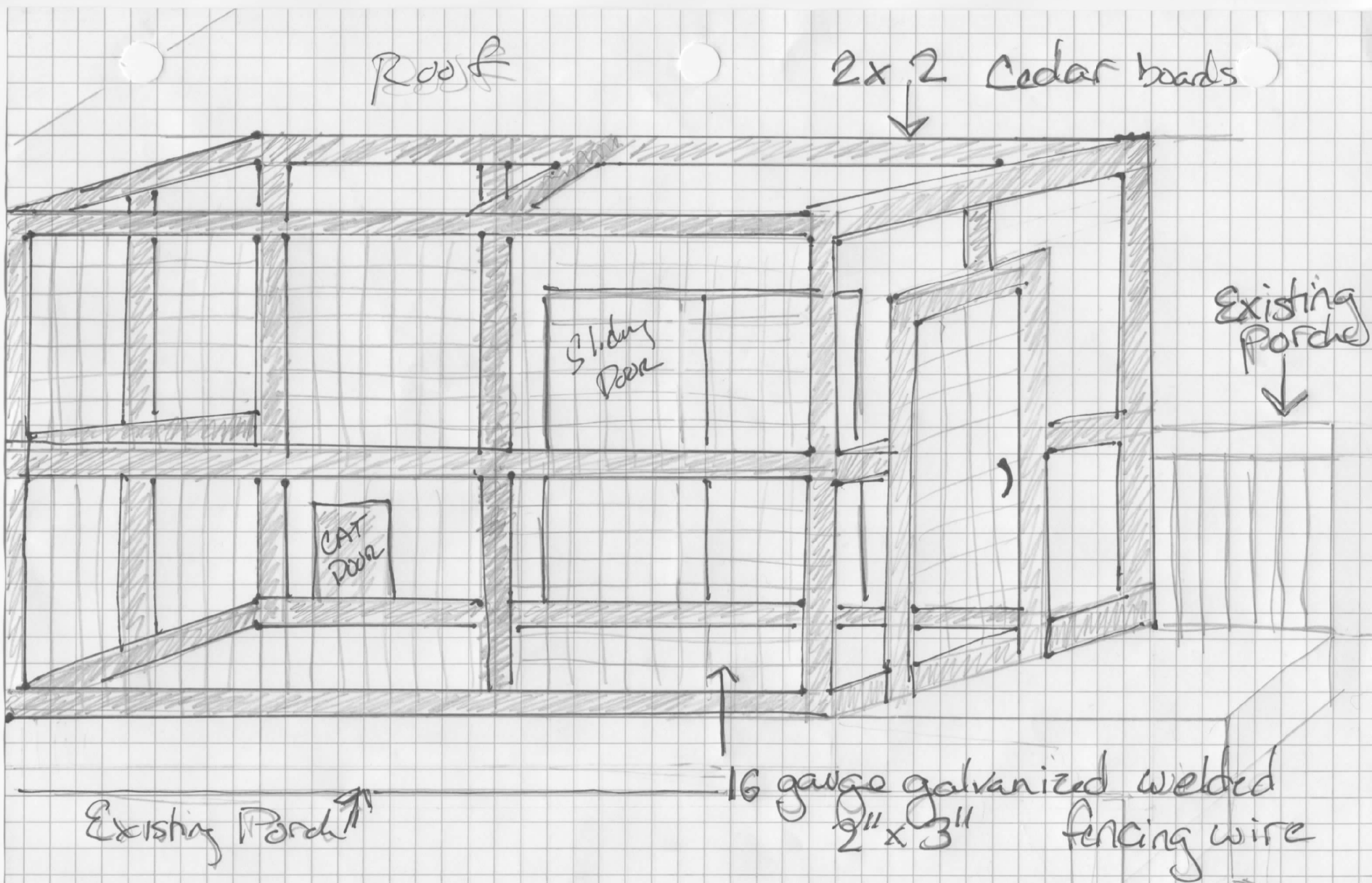












CATTO
 (NOT DRAWN TO SCALE
 BECAUSE I AM NOT AN ARCHITECT)

