

Second Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	38 Philadelphia Avenue, Takoma Park	Meeting Date:	10/23/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/16/2024
Applicant:	DTP RE Fund 3, LLC (Richard Vitullo, Architect)	Public Notice:	10/9/2024
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Construction of a new second-story and two-story rear addition with basement		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP or a third preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1918



Figure 1: The subject property is located on the north side of Philadelphia Ave.

BACKGROUND

On September 4, 2024, the HPC held a Preliminary Consultation for a partial demolition and building addition at the subject property.¹ A majority of the commissioners present found the proposal did not retain enough of the existing character of the house and indicated more of the house needed to be preserved. Additionally, the commissioners found that the rear addition needs to be revised to have a smaller footprint and to appear less massive.

Commissioner's comments were in one of two groups. One group recommended a more cohesive design that would unify the design between the historic and new construction. This group found the addition's roof form was the biggest opportunity to unify the design. The second group recommended using a different architectural vocabulary, but a style that would be appropriate in a 'boxier' massing. A member of this group noted that this feedback was in keeping with Standard 9.

Two commissioners at the hearing questioned whether the program for the house was too intensive for the diminutive size of the historic resource.

The applicant has revised the proposal in response to the commissioners' feedback and seeks additional feedback.

PROPOSAL

The applicant proposes to expand the existing house by adding a second story and constructing a two-story rear addition with a basement.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Takoma Park Historic District Design 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

¹ The application materials and Staff Report for the September 4, 2024 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/08/II.C-38-Philadelphia-Avenue-Takoma-Park.pdf>.

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.

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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 from the public right-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 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; 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.
- (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 small one-story Craftsman house with a low-pitched hipped roof with exposed rafters and a full-width front porch. The house is only 16' (sixteen feet) from grade to the existing roof ridge (some elevation drawings note the height at 15' 4" (fifteen feet, four inches tall). The existing house measures 22' 4" × 36' (twenty-two feet, four inches wide by thirty-six feet deep), including the front porch, with a 10' (ten foot) deep addition off the rear. The house's only decorative elements are the exposed rafter tails and the arches in the front porch. The house is approximately 800 ft² (eight hundred square feet) and has a walk-out basement, as the lot slopes down from street level. At the rear, there is a small shed-roof projection (identified as an addition in the application materials). That addition is shown on the 1927 Sanborn Fire Insurance Map.

The house is currently covered in asbestos shingles. Broken shingles show stucco below the asbestos shingles, however, its condition is unknown. No original windows remain, all existing windows are vinyl replacements. The date of the wood front door is unknown.

The applicant proposes to expand the small house to accommodate multiple generations of the family by:

- Demolishing a non-historic addition at the rear of the house;
- Constructing a second story above a portion of the existing house and
- Constructing a two-story addition at the rear, with a full walk-out basement.

The applicants intend to treat much of the basement level in the rear addition as an ADU that can function independently of the rest of the house. The applicant presents three different massing proposals with the same footprint size for the rear addition.

The primary concern for this preliminary consultation is the appropriateness of the massing and the size of the proposed rear addition.

Addition Demolition

At the rear of the existing house, there is a small 10' × 16' 5" (ten feet deep by sixteen feet, five inch wide) shed roof addition. The date of the addition is unknown, but it is shown on the 1927 Sanborn Fire Insurance Map. The addition is covered in the same asbestos shingle siding as the rest of the house, but its windows are narrow pairs of six-light sliding windows, as opposed to the sash windows found throughout the house. The addition's basement is covered in parged brick, with a large rear window, that appears to be a replacement for a sliding glass door, and a ¼ light vinyl door.

The applicant proposes to demolish the existing addition to accommodate the construction of a new, larger addition in its place (discussed below).

Staff finds the existing addition is not an architecturally significant feature; and its roof form, foundation treatment, and door and window shapes all suggest this is later non-historic construction. Therefore, Staff finds its demolition will not alter historic fabric or the historic character of the feature, and Staff recommends the HPC approve its demolition under 24A-8(b)(2) and (d), Standard 2, and the *Design Guidelines*.

Second Story Addition

The applicant proposes to remove the rear section of the low-pitched hipped roof (4:12) and install a second story beginning at the third bay toward the rear. The proposal will preserve the front 23' 10" (twenty-three feet, ten inches) of the historic roof. Scheme A has a hipped roof with a ridge height of 23' 10" (twenty-three feet, ten inches); with a lower hipped roof for the rear addition (discussed below). Details for the treatment of the eaves was not provided in the drawings. Scheme B proposes a front gable roof with a ridge height of 26' 10" (twenty-six feet, ten inches) and includes a small fixed window under the gable. Roof shingles for the second-story addition will match the historic house. The second-story rear addition extends 6' 6" (six feet, six inches) to the rear of the historic rear wall plane and will preserve the rear corners and roof overhang.

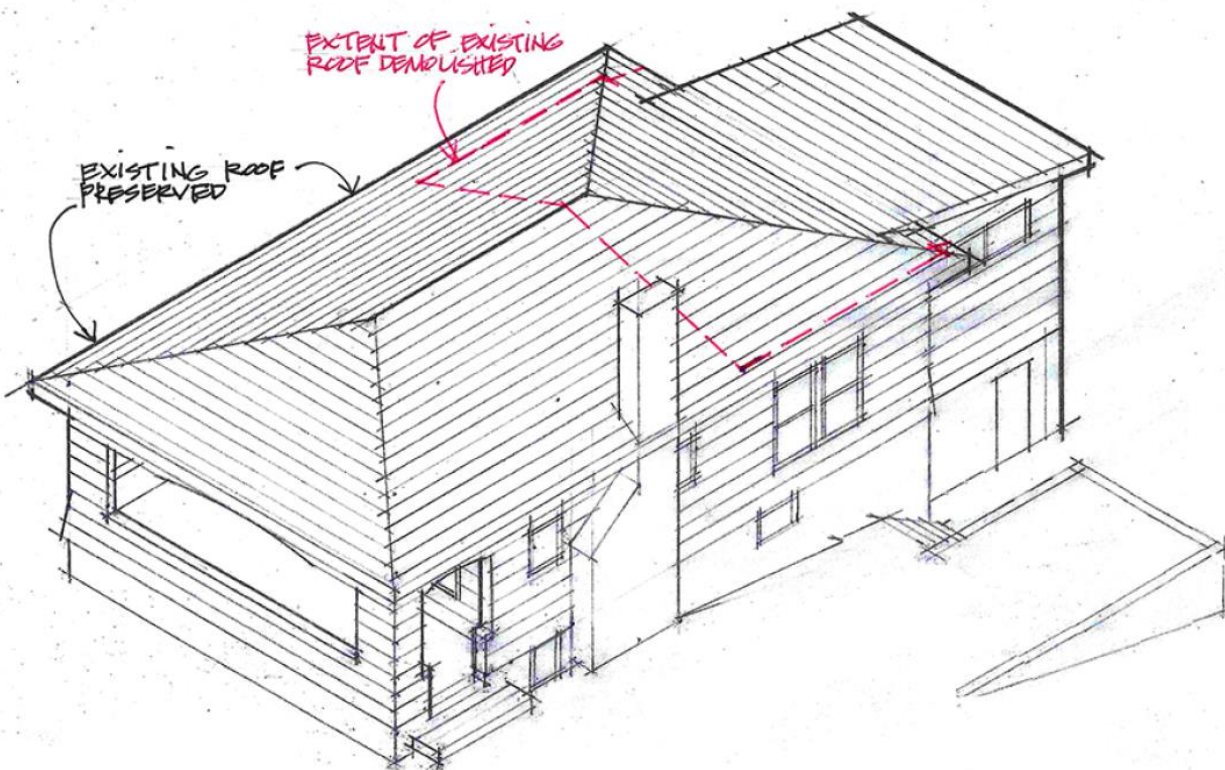


Figure 2: Proposed location for the second-story addition, identifying the area of the historic roof to be demolished.

The exterior of the 2nd story addition will be covered in 7" (seven-inch) exposure fiber cement shakes. Windows proposed for the addition are aluminum wood multi-light over one sash windows and small multi-light fixed or casements. The applicants' proposal includes two sash windows on the front elevation of the second-story addition.

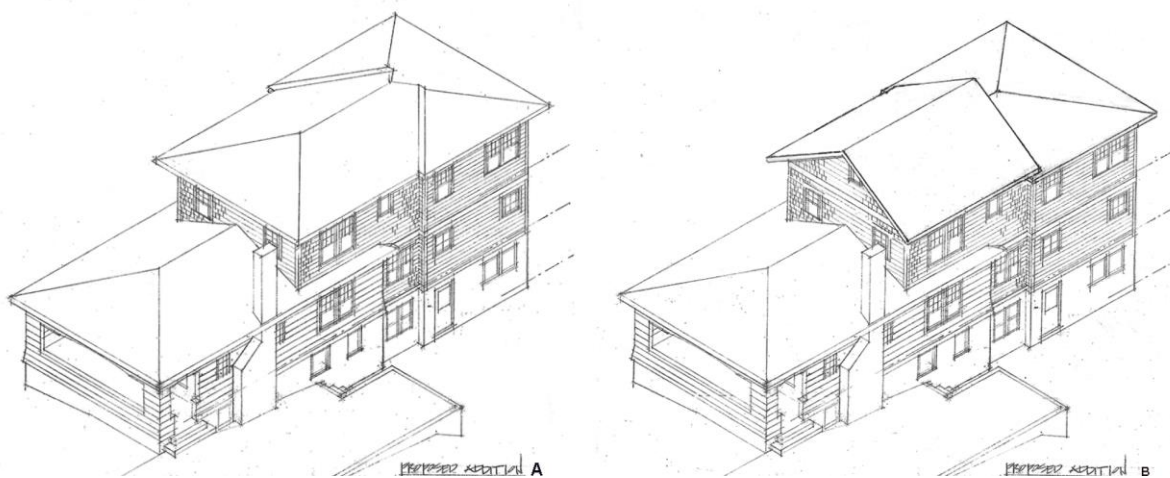


Figure 3: Proposed scheme 'A' (left) and scheme 'B' (right).

Staff finds the proposed scheme ‘B’ is too tall and massive, and overwhelms the historic construction. Staff finds this proposal is inappropriate for the historic resource.

Staff finds scheme ‘A’ is more compatible with the historic resource, as it is 8’ 6” (eight feet, six inches) taller than the existing hipped roof ridge. This proposal is approximately 2’ (two feet) taller than the proposal presented at the last preliminary consultation. However, that proposal altered the historic roof form and brought it to the front wall plane of the existing porch (see *Fig. 4*, below), whereas this scheme retains the historic hip for the front two-thirds of the house (exact measurements for this distance were not included in the submitted materials), Staff finds the currently proposed Scheme ‘A’ is more compatible with the character of the historic resource.



Figure 4: Front elevation of the subject property (left), and proposed elevation (right).

Staff finds the massing of scheme ‘A’ is similar to the second-story addition approved by the HPC at 7417 Baltimore Ave.² Staff finds that scheme ‘A’ is an improvement over that proposal, because it preserves the outline of the historic building, whereas the addition constructed at 7417 Baltimore Ave. is co-planar with the historic wall planes, so the outline of the historic house was lost as part of the rehabilitation, and because the new construction fails to differentiate the historic from the new, as required by Standard 9.

In a purely numerical analysis, the information presented demonstrates the size of the house at the front is consistent with the surrounding streetscape. The applicant provided a streetscape study covering the north side of Philadelphia Ave. from 48 Philadelphia Ave. through 18 Philadelphia Ave. The average height of the houses in that stretch is 23’ 7” (twenty-three feet, seven inches) and ranges from the subject property’s low of 15’ 4” (fifteen feet, four inches) to 31’ (thirty-one feet tall) at 22 Philadelphia Ave. Staff finds the proposed roof height is not out of character with the surrounding streetscape, as the proposed roof height will be 23’ 10” (twenty-three feet, ten inches) at the front of the house, lowering by approximately 1’ (one foot) 42’ 10” (forty-two feet, ten inches) back from the front wall plane.

While that data shows the proposed house will not be an outlier in terms of height, this is just one consideration in determining the compatibility of the proposal. One of the defining characteristics of the Takoma Park Historic District is its idiosyncratic nature. There are a variety of styles, sizes, and shapes,

² The 2020 Staff Report and application for the porch modifications to 7417 Baltimore Ave. is available here: <https://montgomeryplanning.org/wp-content/uploads/2020/12/LJ-7417-Baltimore-Avenue-Takoma-Park.pdf>. The 1994 Preliminary Consultation is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640006/Box041/EXCEPTIONS/Unknown_Takoma%20Park%20Historic%20District%20PrelimConsult_7417%20Baltimore%20Avenue_11-03-1994.pdf. And the 1995 HAWP approval is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640006/Box041/37-3-95%20C_Takoma%20Park%20Historic%20District_7417%20Baltimore%20Avenue_06-23-1995.pdf.

from the beginning of the 20th century that reflect suburban development of the era. The amendment creating the historic district cites the period of 1900 to 1920 “reveal[s] changing American taste in house design from the elaborate ornamentation of the late 19th century to more practical simplified designs.” The *Design Guidelines* provide support for allowing expansions including explicitly stating, “Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing,” but do not include a limiting principle beyond stating the expanded building is the same predominate style. Does this mean that any one-story house can be converted into a two-story house provided the style does not change and the size is not too large? Staff finds that cannot be the case, because the *Design Guidelines* also encourage the preservation of window and door sizes and discourage alterations on the first floor at the front.

Proposals of this type clearly would not meet the Standards because of the dramatic change to the house massing, however, the administrative regulations for evaluating HAWPs state when there is a conflict between the Standards and any district-specific guidance, the district-specific guidance controls. So, Staff finds that the primary consideration is whether the proposal is consistent with the spirit and letter of the *Design Guidelines*, while still retaining some vestige of the house’s character, per 24A-8(b)(2). Craftsman architecture is generally defined by a low-pitched gable or hipped roofs with wide, unenclosed eave overhangs with exposed roof rafters. Designs often incorporate exposed beams or braces under gables or porch eaves. Houses frequently have full or partial-width front porches supported with tapered columns. Staff recognizes that the subject property lacks ornamentation and the house’s only Craftsman elements are the low-pitched roof and exposed rafter tails.

Staff finds the materials proposed are appropriate and are generally consistent with what the HPC has approved for building additions and new construction in the Takoma Park Historic District. Staff notes that certain fiber cement shake siding is only ¼” (one-quarter inch) and is too narrow to be a compatible substitute for wood shake siding.

Overall, Staff finds the design presented in scheme ‘A’ is a more compatible design than the one presented on September 4, 2024.

Staff requests feedback on the appropriateness of:

- Constructing a second story above a portion of the historic one-story house;
- The proposed materials;
- The best way to incorporate Craftsman design elements; and
- Specific recommended design revisions.

Rear Addition

At the rear of the existing house, the applicant proposes to demolish the existing shed-roofed addition (discussed above) and to construct a new two-story, hipped-roof addition. The footprint of the addition is 17’ × 23’ (seventeen feet deep by twenty-three feet wide). This is approximately 5’ (five feet) shallower and 3’ (three feet) narrower than the design presented at the September Preliminary Consultation. The rear addition will be co-planer with the historic walls, but the second-story addition (discussed above), creates a 6’ 6” (six foot, six inch) inset to visually separate the historic construction from the new. The hipped roof will be covered in asphalt shingles to match the roofing on the historic house. Siding for the rear addition will be fiber cement in a 7” (seven-inch) exposure with Boral trim. The foundation level will be stuccoed CMU. Windows and doors on the rear addition are the same aluminum-clad wood windows proposed for the second-story addition. At the rear of the addition, the applicant proposes to install a small deck on the first floor with wood stairs down to grade.

Staff finds the proposed addition is substantially smaller than the design presented in the first preliminary consultation. The footprint of the proposed additions is only 542 ft²(five hundred, forty-two square feet), which is only 65% (sixty-five percent) of the footprint of the existing historic house. The previous proposal, which a majority of the commissioners present found to be too large, was approximately 120% (one hundred twenty percent) of the footprint of the historic house.

The addition's hipped roof sits approximately 1' (one foot) lower than the hipped roof proposed in scheme 'A'. Staff finds only the side portion of the hip will be visible from an acute angle from the public right-of-way.

Staff finds the several factors will reduce the visibility of the proposed rear additions including the narrowness of the lot, the narrow side setbacks of the adjacent houses, the curve in Philadelphia Ave. which obscures views from further down Philadelphia Ave., and the slope of the lot down from the street level.



Figure 5: The subject property along Philadelphia Ave.

Staff finds the proposed materials are all compatible substitute materials the HPC has consistently determined are appropriate for additions and new construction in the Takoma Park Historic District. Typical required conditions include installing the fiber cement siding with the smooth side facing out and requiring the aluminum-clad wood windows to have permanently affixed exterior and interior grilles with a spacer bar between the glass. This proposal will have three principal siding materials, the asbestos shingle on the historic house, the shake siding on the second-story addition, and the fiber cement clapboards on the rear addition. Staff is unsure if three siding materials will make for a cluttered appearance and requests feedback from the HPC regarding the proposed siding.

Staff finds the revisions to the massing of the proposed addition have significantly reduced the visual impact on the historic resource and retains a substantial portion of the historic construction. The rear addition's height is 2' (two feet) lower than the previous proposal, and because of the change in roof shape, moves more of the mass away from the side wall planes.

Staff finds that without the proposed two-story addition, the massing of the proposed rear addition would overwhelm the character of the site and potentially the surrounding streetscape. However, as proposed, Staff finds the visual impact of the proposed rear addition will not substantially detract from the character of the surrounding historic district because so much of the proposed addition is obscured by the second-story addition. Typically, additions are required to be inset from the historic wall planes to minimize their appearance and retain the primacy of the historic resource. The proposed inset will preserve the location of the historic corners of the house, but the HPC typically requires at least a 1' (one foot) inset. Dimensions for this inset were not notated on the submitted plans.

The primary question for this Preliminary Consultation is whether the HPC finds the revised design still overwhelms the character of the resource and surrounding Historic District. Staff additionally requests feedback from the HPC on the appropriateness of the rear addition's design, massing, and materials.

Other Changes

The applicant proposes to remove all of the existing vinyl windows and replace them with multi-light aluminum-clad sash and casement windows. Staff finds that because the existing windows are vinyl replacements with grilles between the glass, the HPC should approve their removal as a matter of course. Staff further finds the proposed replacement windows appear to be appropriate replacements in both material and configuration. Full window specifications should be submitted with the HAWP application for a full evaluation.

To the rear of the proposed rear addition, the applicant proposes to construct a small deck with stairs down to grade. The proposed decking and stairs will be wood with a steel railing. Staff finds the proposed stairs will not overwhelm the character of the addition and will not be at all visible from the public right of way and, per the *Design Guidelines*, should be approved as a matter of course.

Finally, the applicant proposes to construct replacement concrete stairs on the right side of the house to the rear yard and construct a stone on concrete patio. Staff finds these changes will not have a significant impact on the character of the house or surrounding district, but notes any railing or materials alterations must be shown on the final HAWP drawings.

Staff request feedback from the HPC on the proposed window replacement, proposed deck and exterior stairs, and proposed hardscaping.

Staff requests the applicant submit the following information with the HAWP application:

- City of Takoma Park Tree Impact Assessment;
- Window and door specifications; and
- Hardscaping material specifications.

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP or a third preliminary consultation.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 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.

Signature of owner or authorized agent

Date

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
Adjacent and confronting Property Owners mailing addresses	

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

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

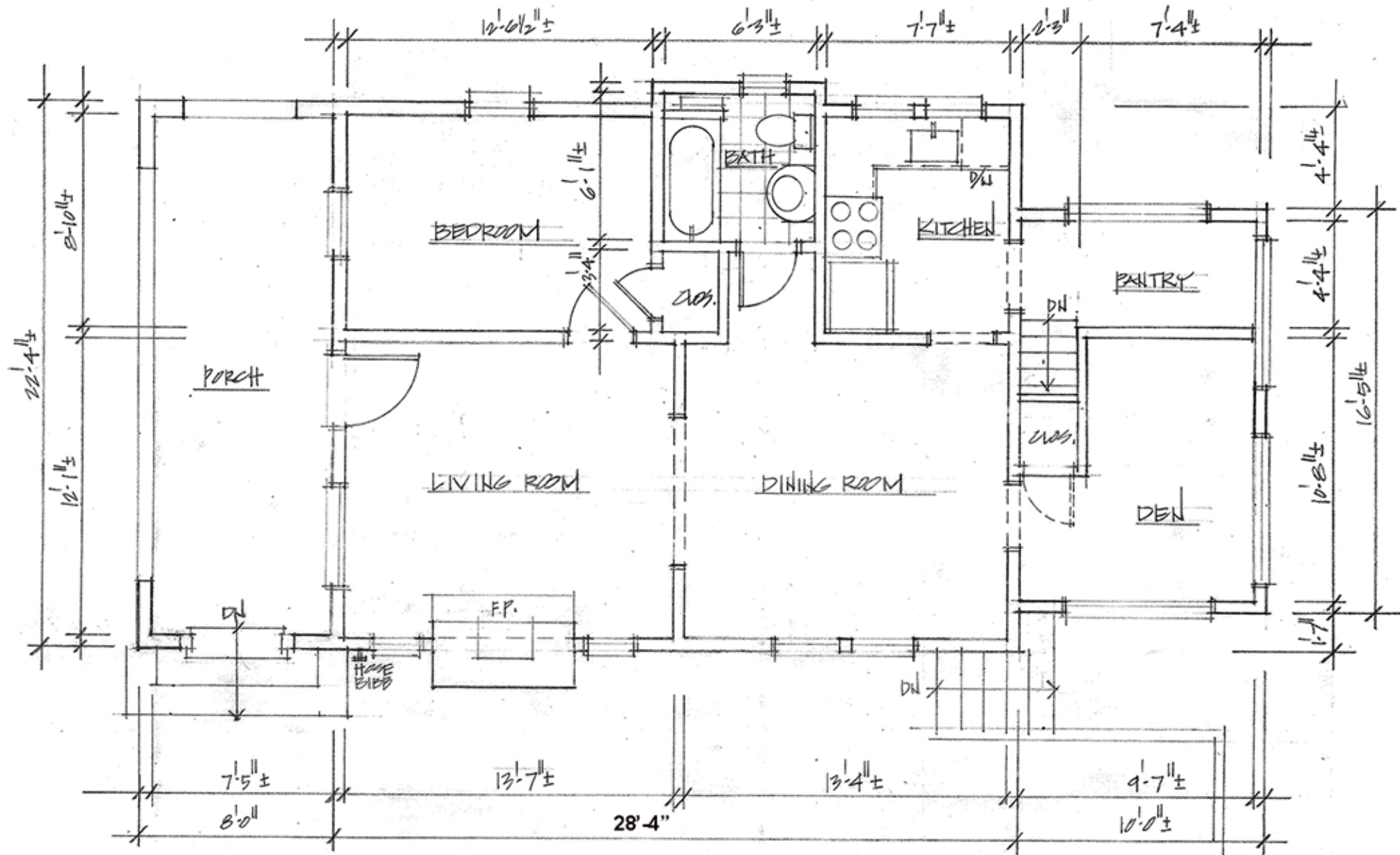
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

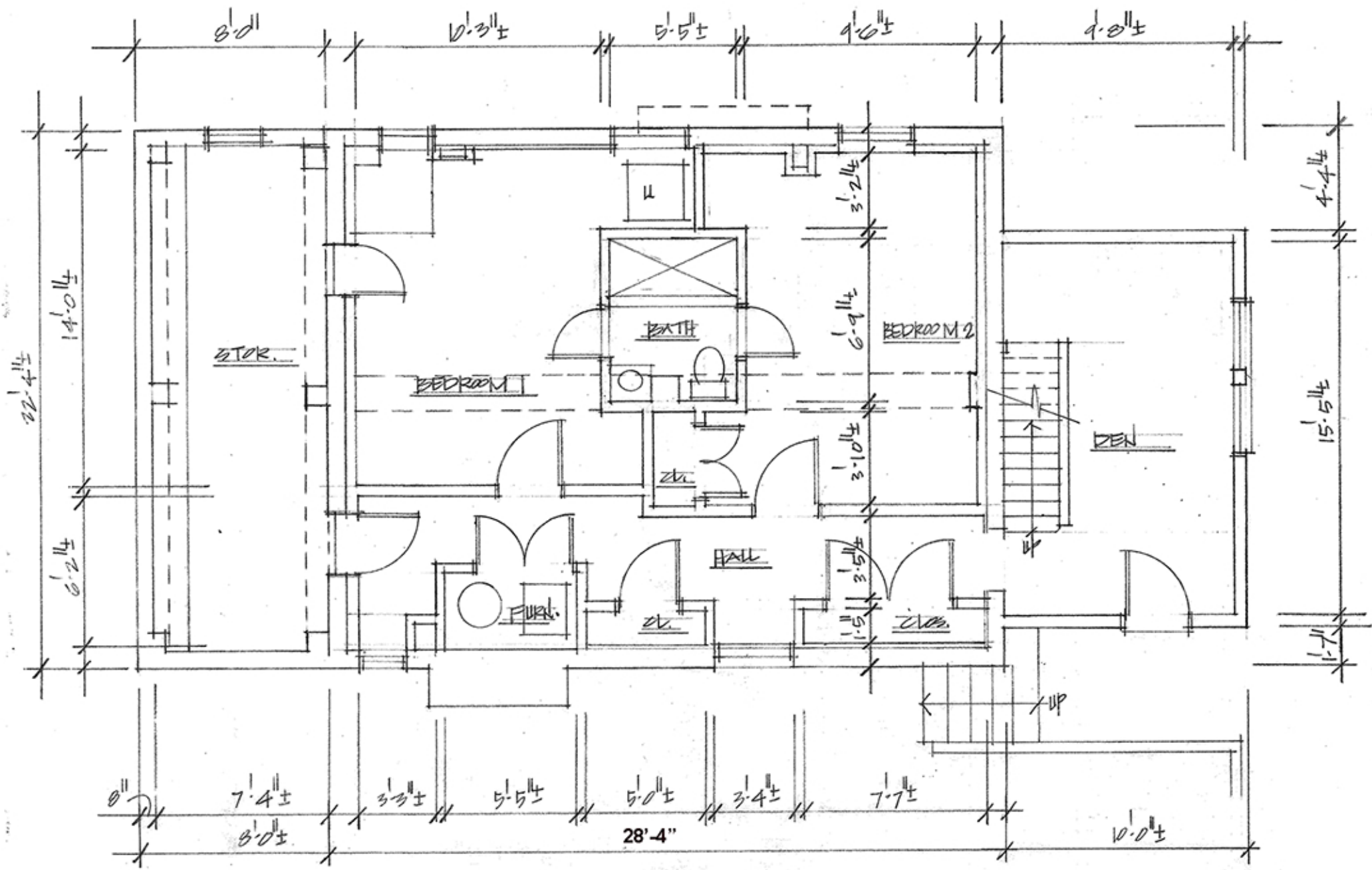
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	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	*	*	*	*	*		*

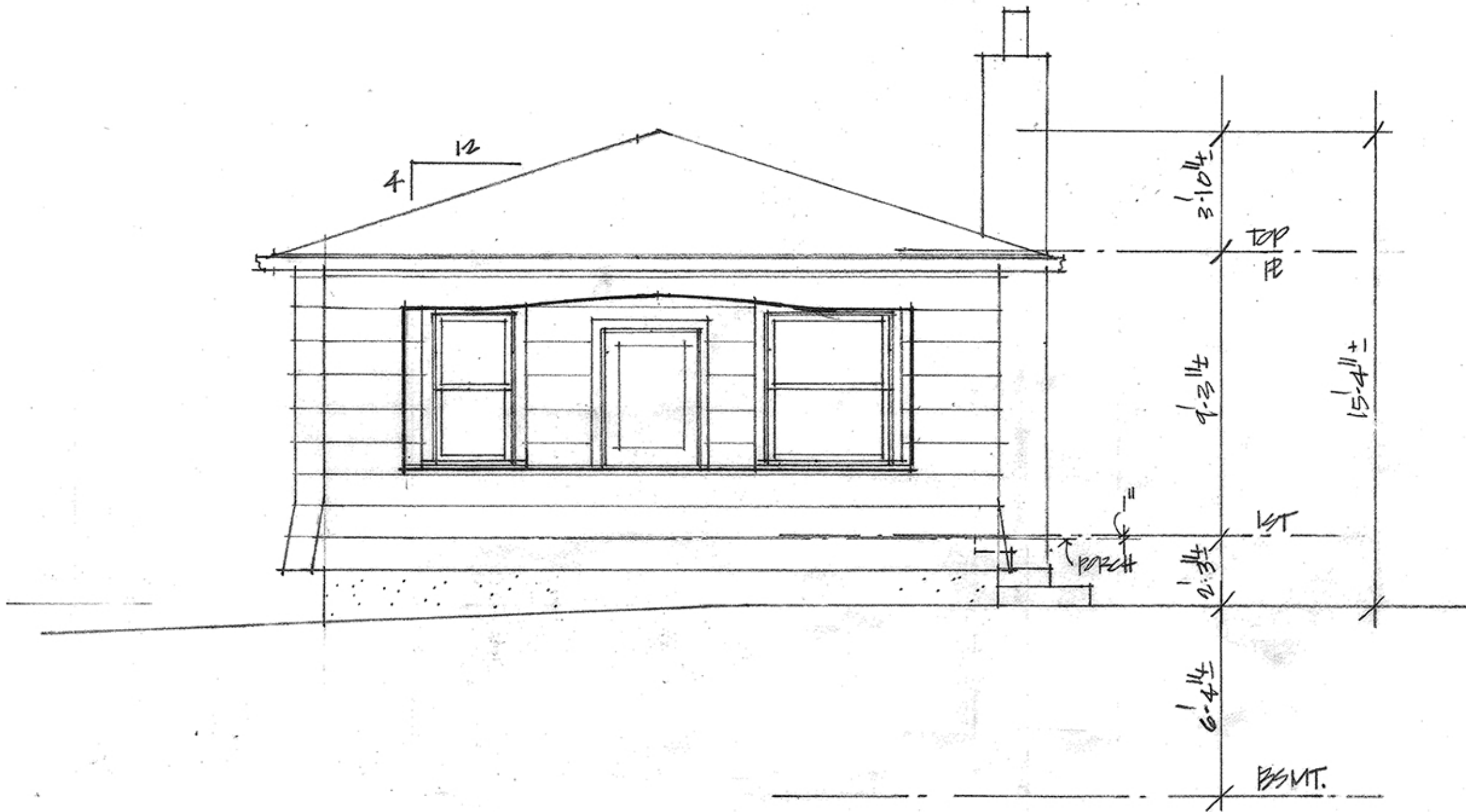


EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

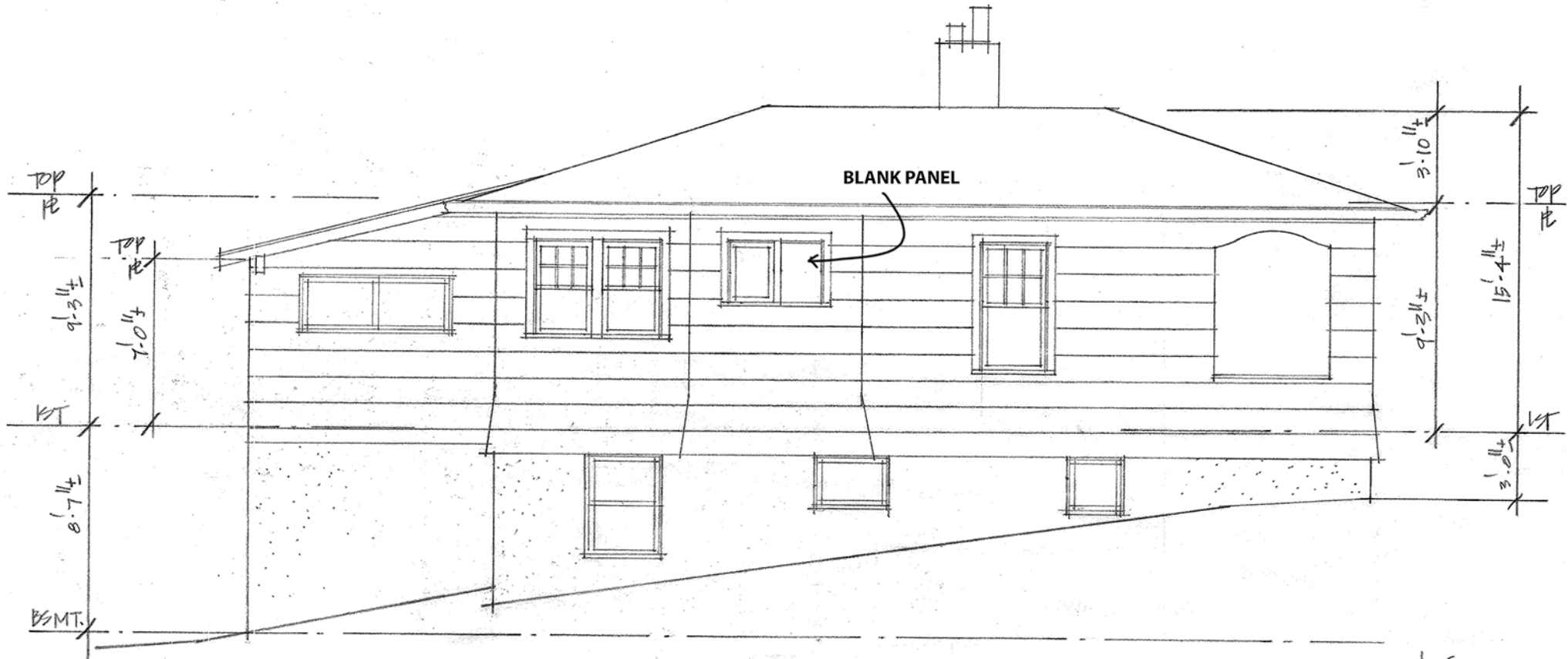


EXISTING BASEMENT PLAN
 1/4" = 1'-0"



EXISTING FRONT ELEVATION
 1/4" = 1'-0"

4



BLANK PANEL

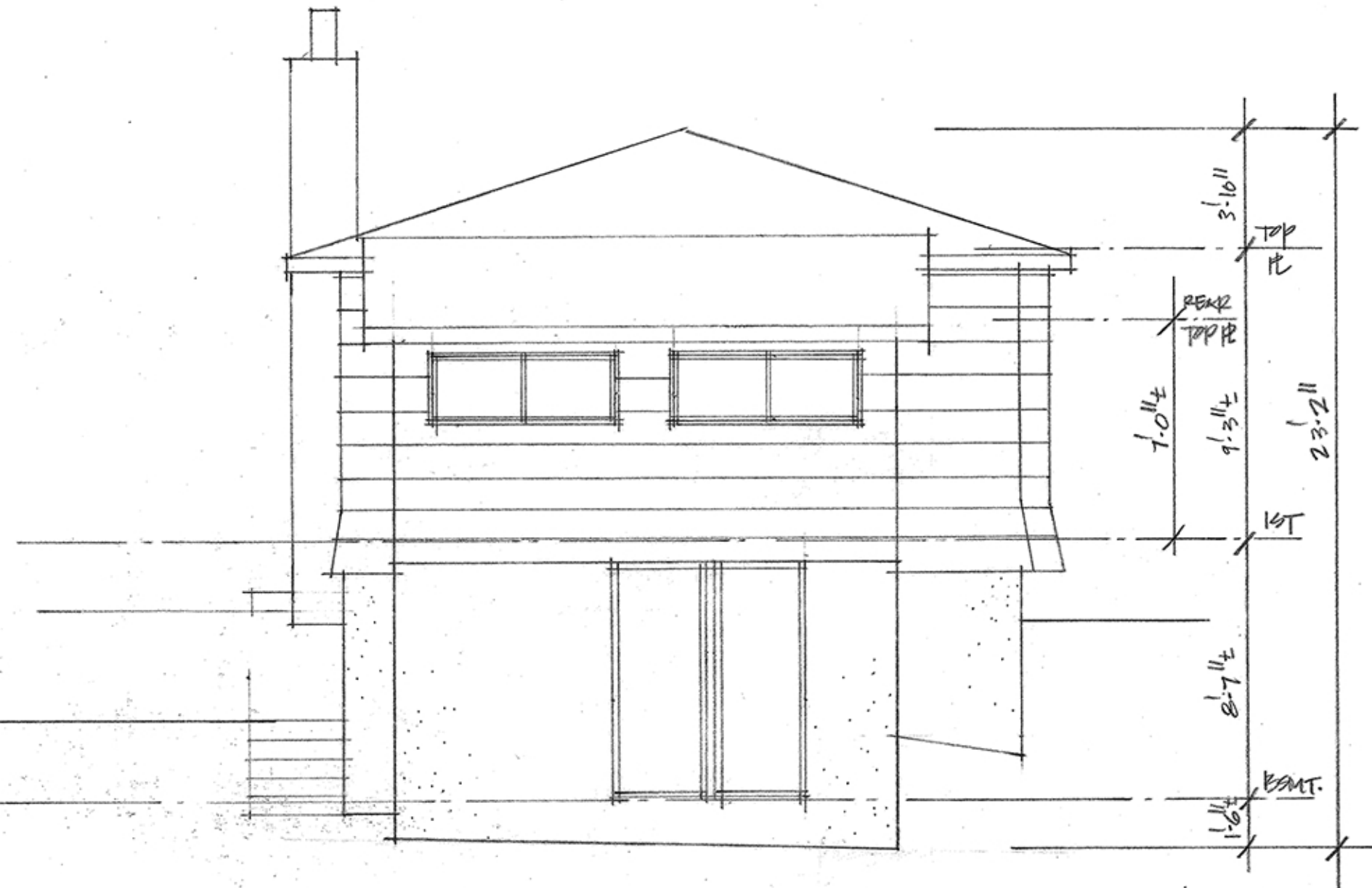
EXISTING SIDE ELEVATION (LEFT)
 $\frac{1}{4}'' = 1'-0''$

7

DISTANCE BETWEEN HOUSES
(Average: 23'-7")



EXISTING NEIGHBORHOOD PLAN



EXISTING REAR ELEVATION
 1/4" = 1'-0"

6

48 PHILADELPHIA AVE.

(23'-8" to ridge)



46

(20'-0" to ridge)



44

(22'-0" to ridge)



42

(19'-6" to ridge)



40

(21'-6" to ridge)



38
(existing: 16'-0" to ridge)



36
(26'-0" to ridge)



34
(20'-6" to ridge)



32 (23'-0" to ridge)



30 (21'-6" to ridge)

23



28 (21'-0" to ridge)

26 (18'-6" to ridge)

24 (22'-0" to ridge)

22 (31'-0" to ridge)

20 (30'-0" to ridge)

18 (30'-0" to ridge)

24

RIDGE HEIGHTS @ ADJACENT HOUSES ON PHILADELPHIA AVE. (Average height: 23'-7")



EXISTING RIDGE HEIGHTS: Immediate neighbors

42
● (19'-6" to ridge)

40
● (21'-6" to ridge)

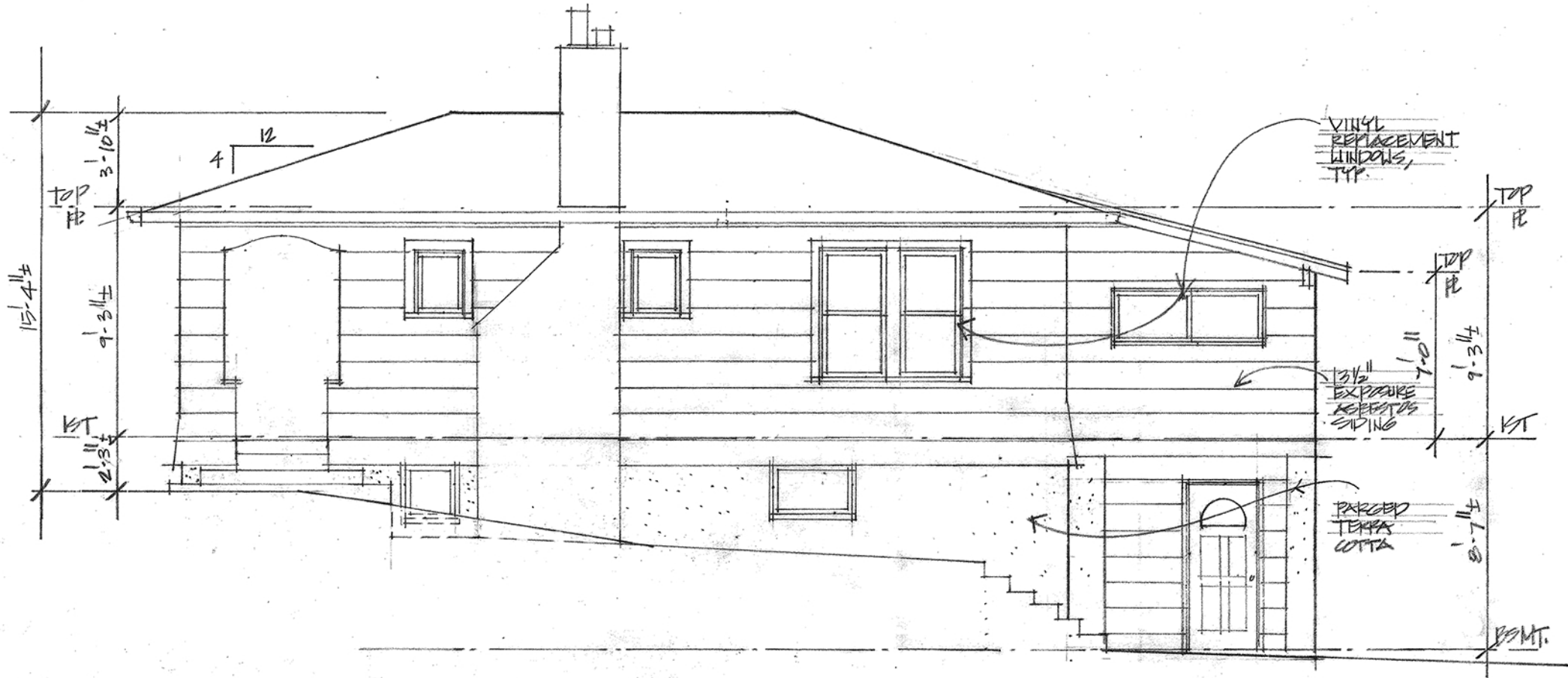
38
● (existing: 15'-4" to ridge)

36
● (26'-0" to ridge)

34
● (20'-6" to ridge)

32 ● (27'-6" to ridge)
26

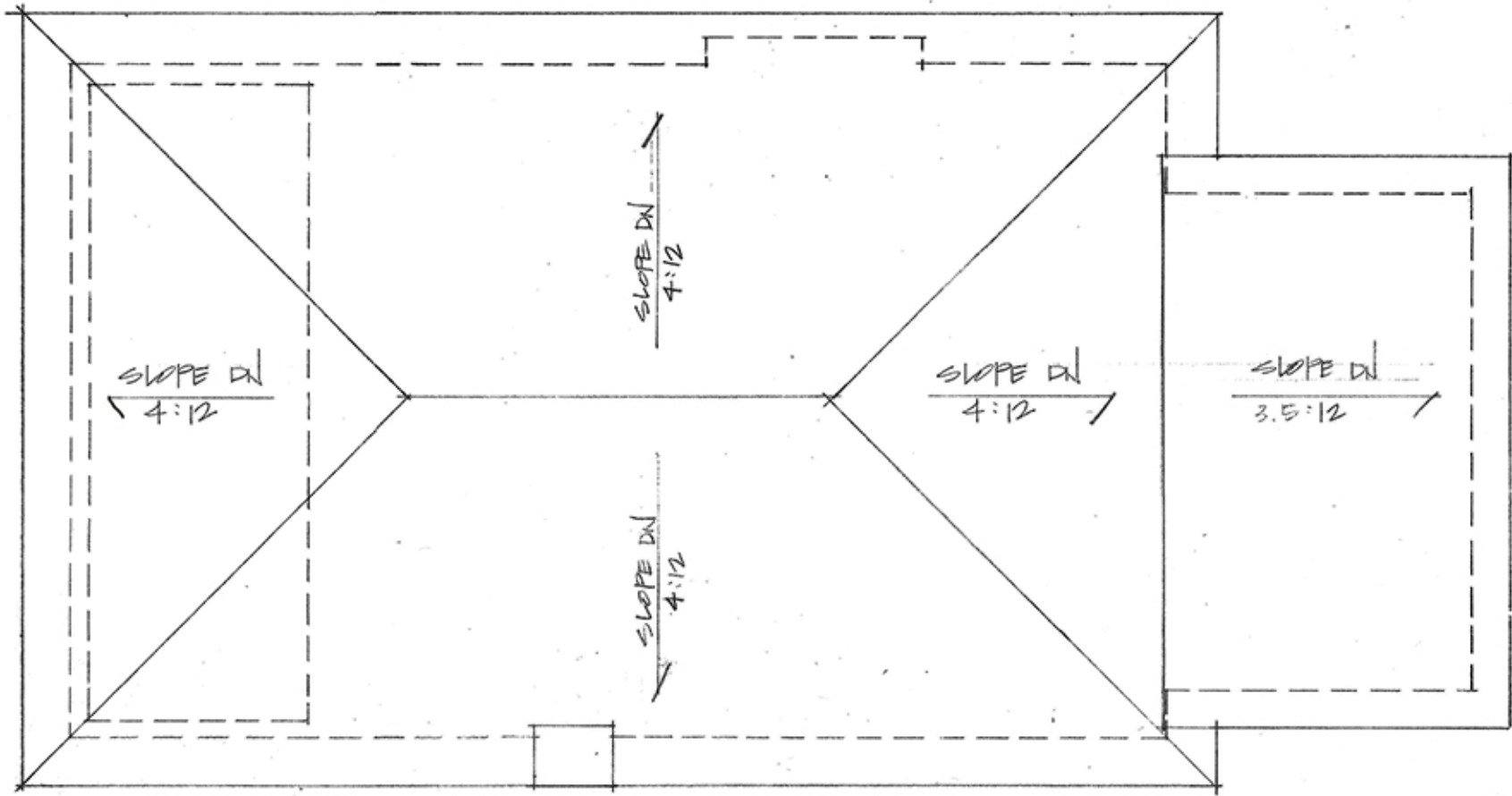




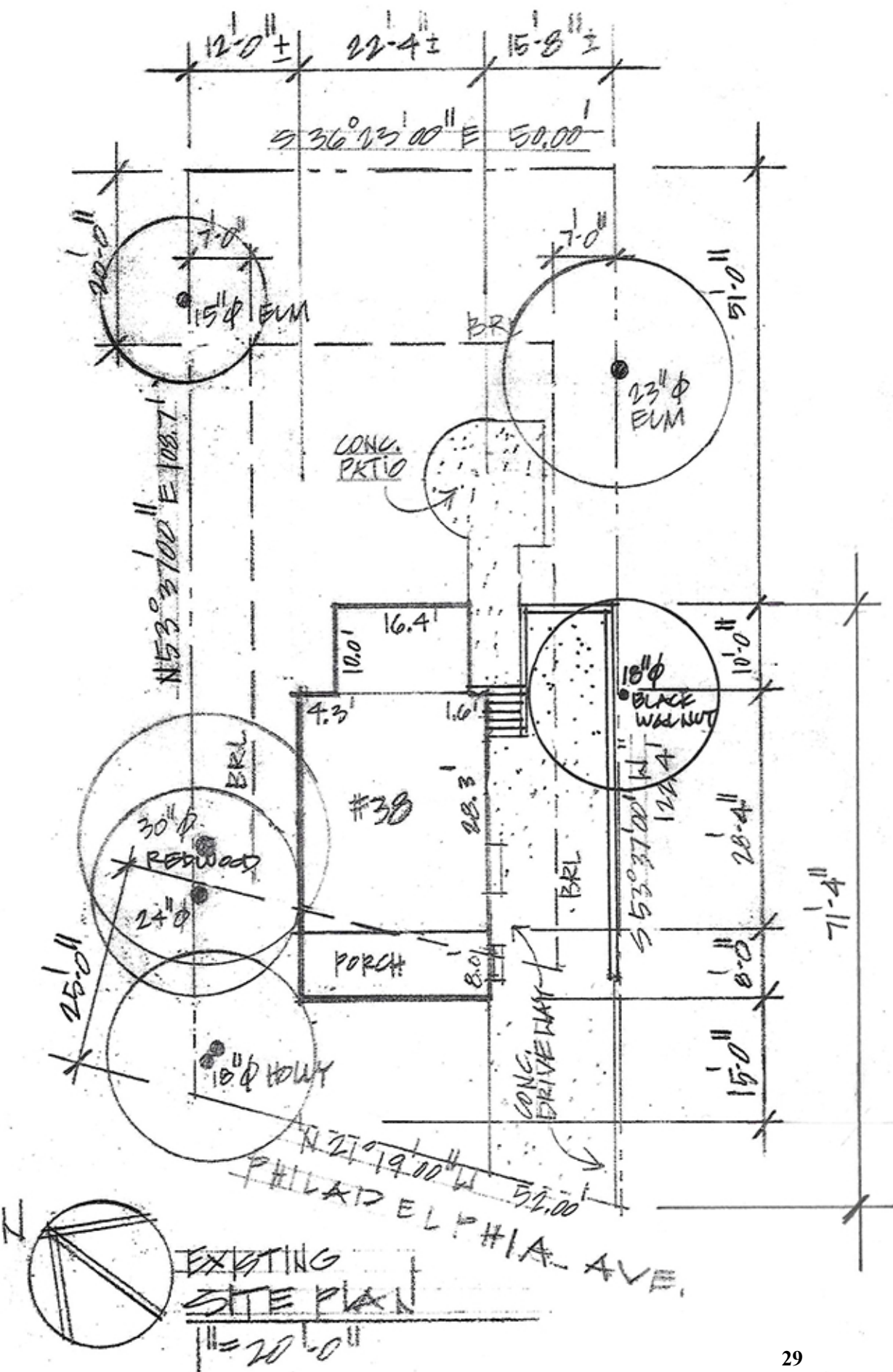
EXISTING SIDE ELEVATION (RIGHT)

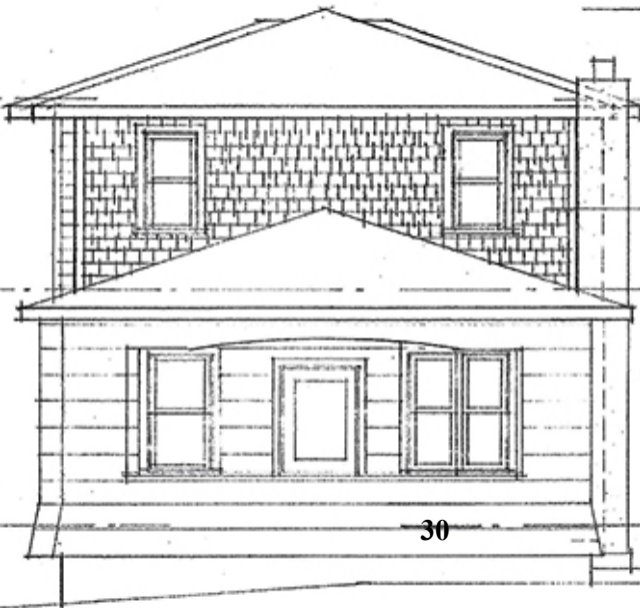
1/4" = 1'-0"

5

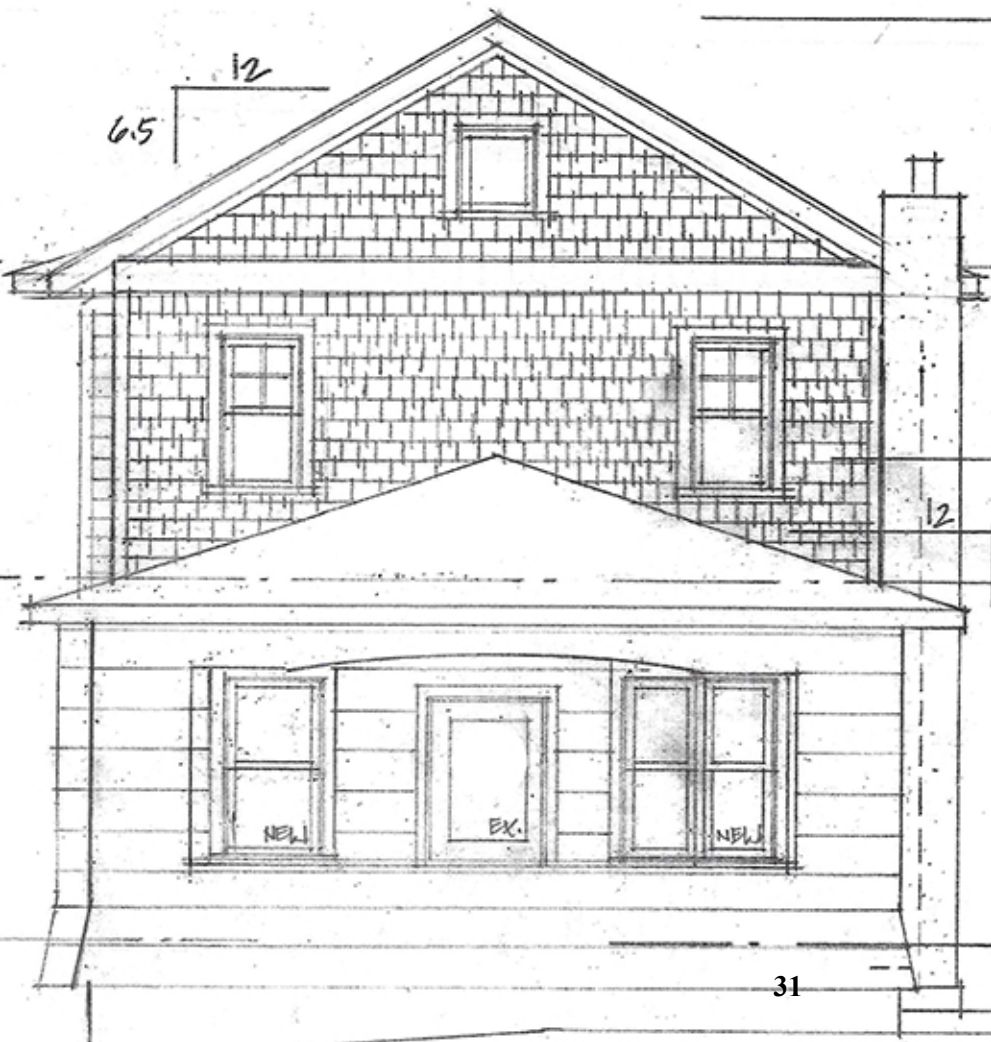


EXISTING ROOF PLAN
 $\frac{1}{4}'' = 1'-0''$





30





OWNERS:

DTP RE Fund 3 LLC

38 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

Kirsten & Wesley Reppert

36 Philadelphia Ave.
Takoma Park, MD 20912

Kristina Gear

Stephane Faucillon

40 Philadelphia Ave.
Takoma Park, MD 20912

Thomas Bray

39 Philadelphia Ave.
Takoma Park, MD 20912

Dana Mofett

Christopher Durban

37 Philadelphia Ave.
Takoma Park, MD 20912

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

38 Philadelphia Ave., Takoma Park, MD 20912

*This is an "Contributing Resource" 1-story Bungalow, built in 1918, and it is located in the Takoma Park Historic District. The existing house has a 975 S.F. footprint, with a full basement under the entire house, including under the front porch and is located on a 5777 SF lot. **The finished interior space of the house, including the later rear addition, is 795 SF; there currently are two legal bedrooms in the house on the 1st floor, one is 110 SF and the other is 78 SF. There currently is one legal 137 SF legal bedroom in the basement and one other 143 SF room.***

It is rectangular in shape; the original house is 22'-4" wide x 28'-4" long, with a later 10'-0" x 16'-5" addition on the rear (1st floor & basement). There is a 22'-4" wide x 8'-0" covered porch in the front, which is covered with a continuation of the main house hip roof.

- a. Original House Structure:** *The main house structure is wood framed with a hip roof (4:12 slope), with the main ridge perpendicular to Philadelphia Ave.. There is a shed roof over the later rear addition (3+/-:12 slope).*
- b. Foundation:** *The foundation is parged terra cotta.*
- c. Exterior Finish:** *The original exterior finish of the house is stucco; the later exterior finish over the stucco is 13" exposure asbestos lap siding. The exterior finish on the later addition is the same, although the original finish under the asbestos siding is currently unknown.*
- d. Windows and Doors:** *Original house-There are no original windows in the house; all windows are vinyl replacement windows. The 3-lite wood front door may be original.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
38 Philadelphia Avenue., Takoma Park, MD 20912

To create a house with adequate spaces for a large family, including a full ADU in the basement for an elderly family member, an addition is necessary to the current small house, currently with one small legal bedroom. Because of the small irregularly-shaped lot, and to avoid adding a larger footprint that would negatively impact the lot, it was determined to build a 3-level addition in the rear. Part of the 2nd floor addition is set over the existing 1st floor of the house.

The existing total square footage of the current house, on 2 levels, is 1761 sf. The new total square footage of the house will be 3284 sf, on 3 levels. Added to the existing 810 sf footprint (of the current 970 sf footprint) will be a 367 sf footprint addition; a 160 sf dilapidated addition will be torn down.

Of the existing 39'-0" length of roof, 25'-0" of it will be entirely preserved. Also, all 4 corners of both the house and the roof will be preserved.

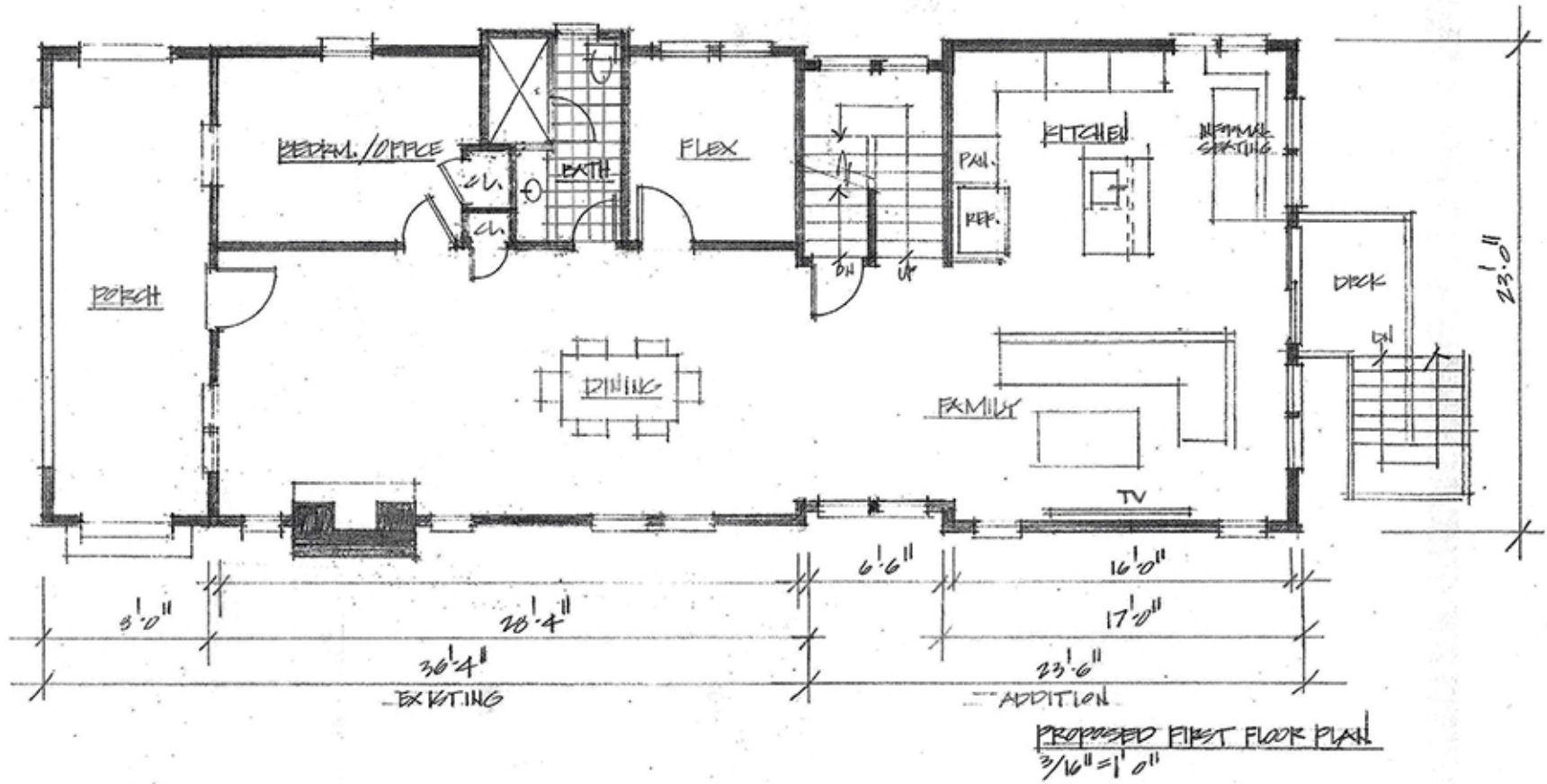
3-Level Rear Addition:

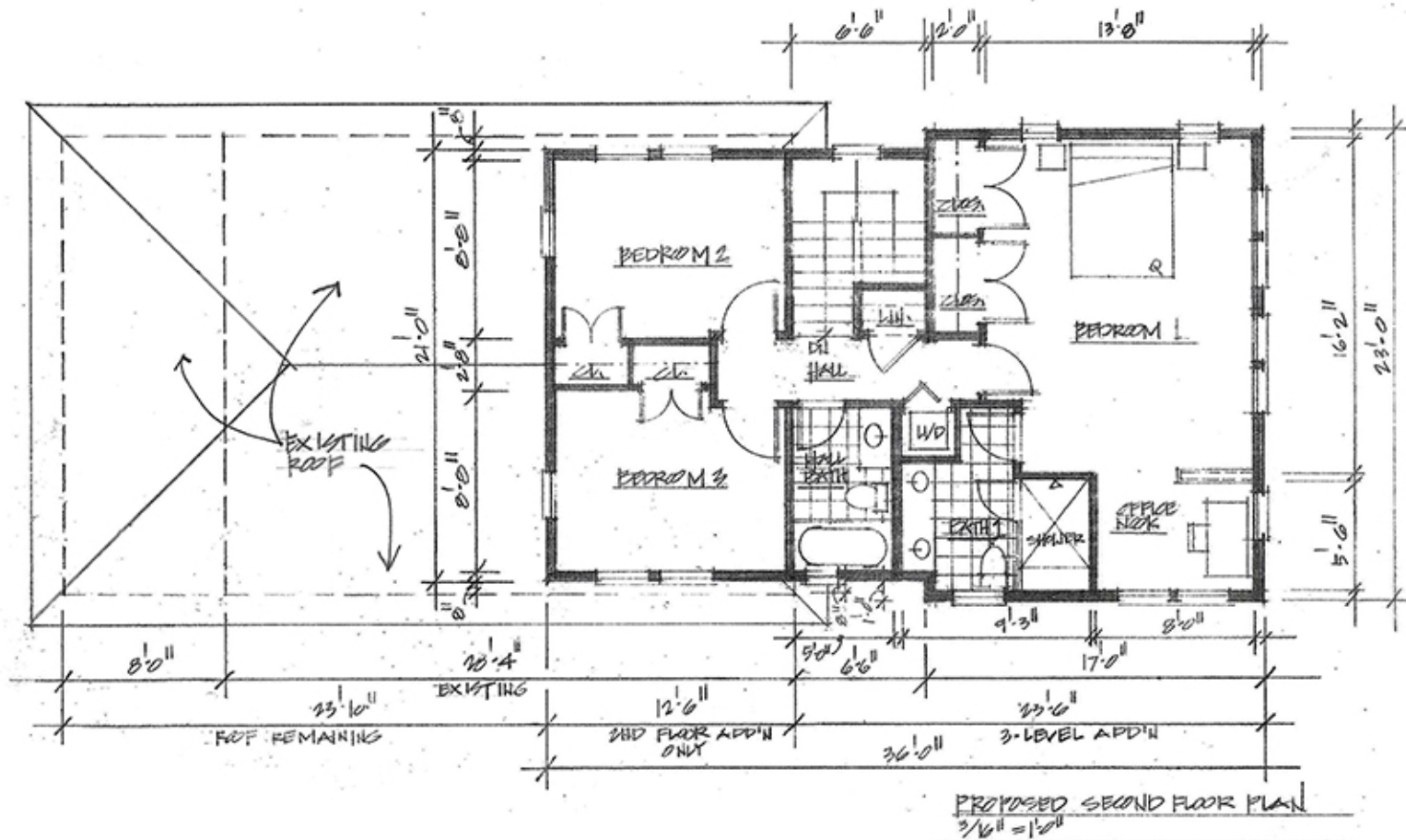
The addition to the house will contain 3 bedrooms and 2 full bathrooms on the 2nd floor, with an enlarged kitchen, dining room and family room on the 1st floor. In the basement will be a full 1-bedroom ADU, with another bedroom suite for a live-in caretaker. In the rear of this addition will be a small wood deck and a wood stair. A 12'-6" x 15'-0" patio will be at grade for use by both the main and ADU occupants. The existing house will be renovated on the interior.

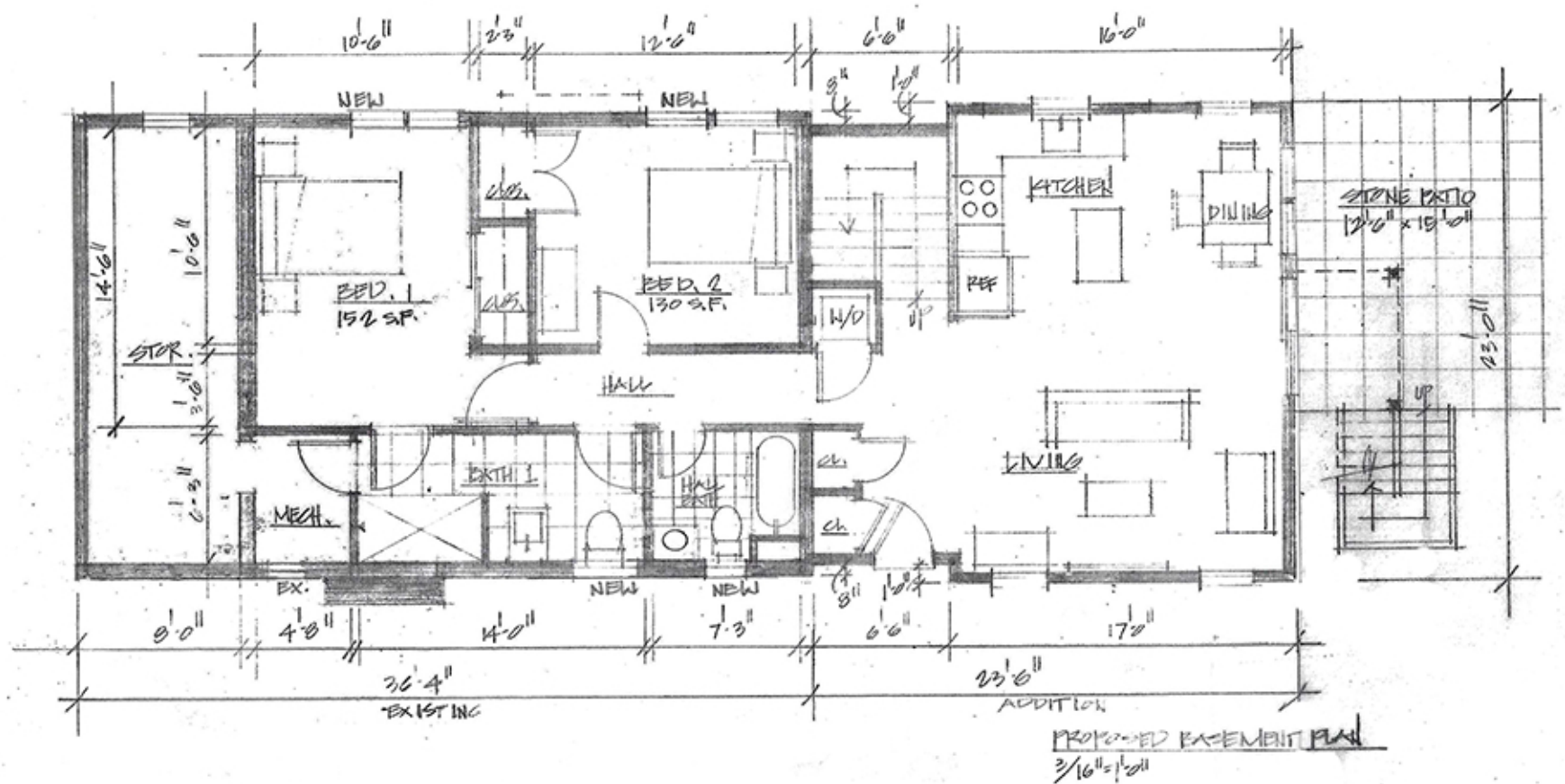
These will be built using the following materials/details:

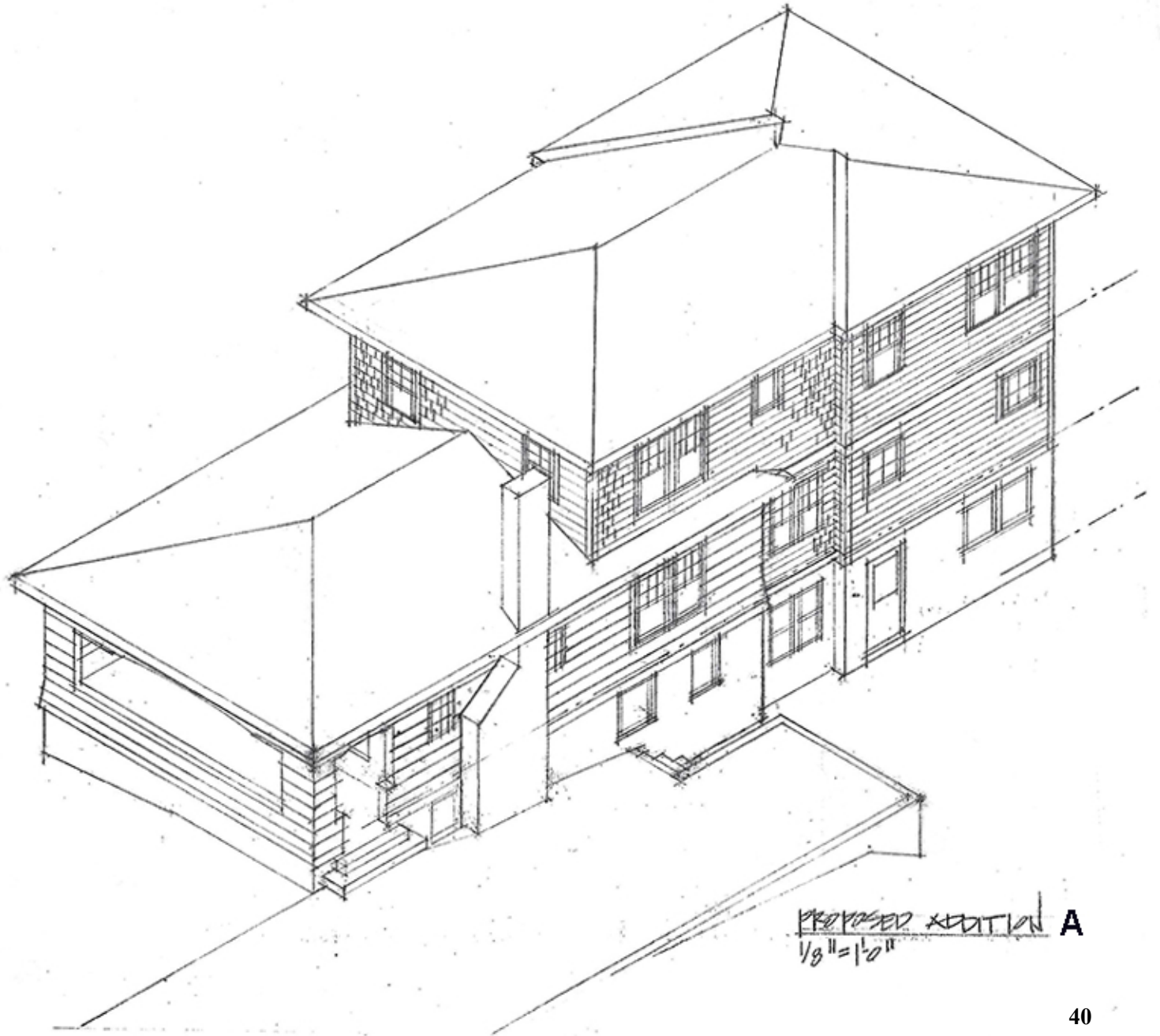
- 1) **Exterior Finish:** *Painted fiber cement smooth lap siding and fiber cement shakes, both with a 7" exposure, will be the main wall finishes on the new addition. Window and door trim will be painted Boral trim.*
- 2) **Roofing:** *Asphalt shingles at all new roofs at rear.*
- 3) **Windows and Doors:** *The existing vinyl replacement windows will be replaced with aluminum-clad Marvin wood windows; the existing wood front door will be restored. The new windows and doors will be Marvin aluminum-clad wood.*
- 4) **New Foundation:** *This will be a combination of parged CMU and stucco on wood-framed walls at the rear additions, with P.T. wood posts at the new deck and stair.*
- 5) **New Hardscaping:** *A new stone-on-concrete patio at the rear of the house. A new 4'-0" wide concrete stair will be built to access the rear yard from the re-built retaining wall for the driveway/parking pad.*



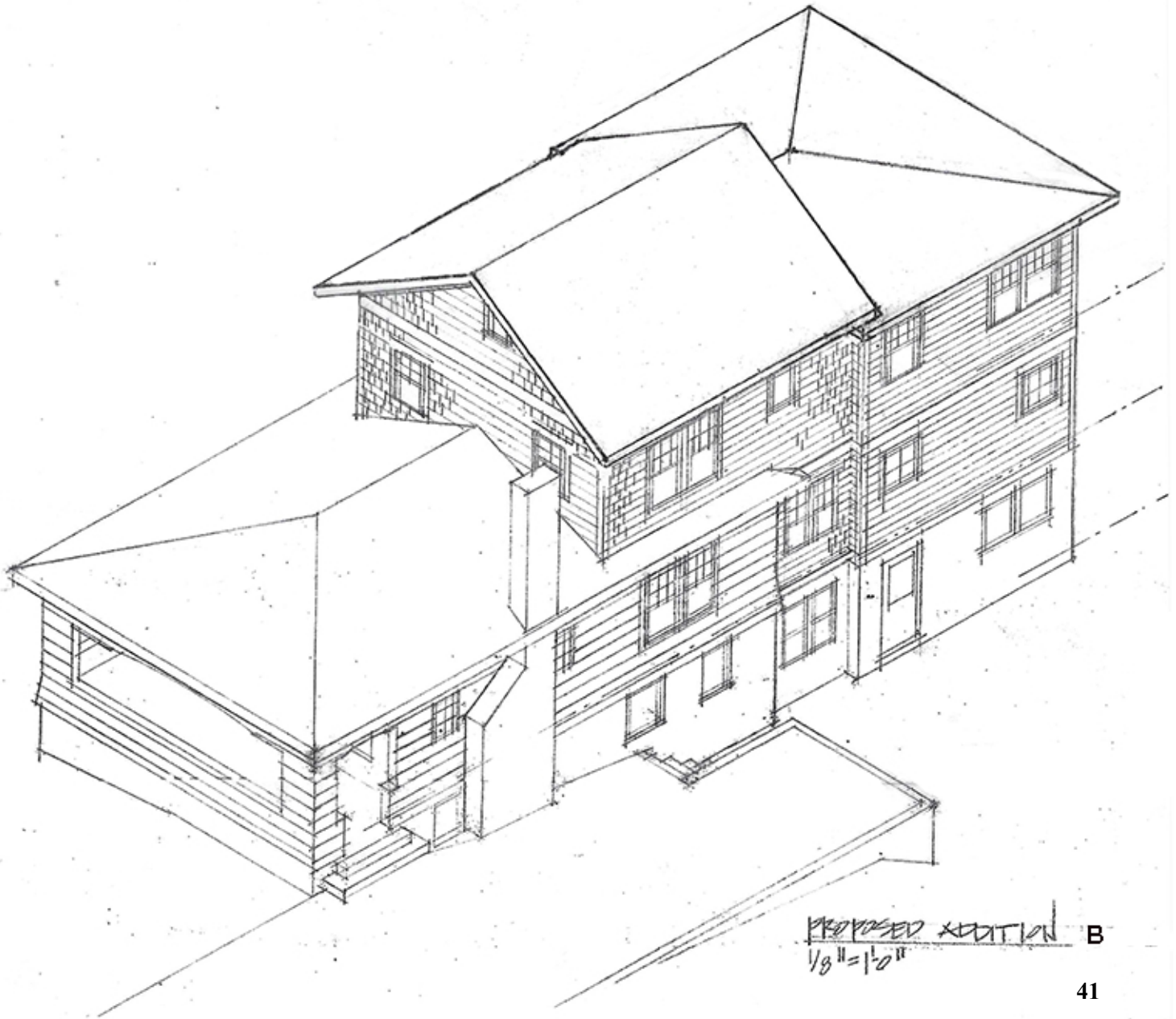




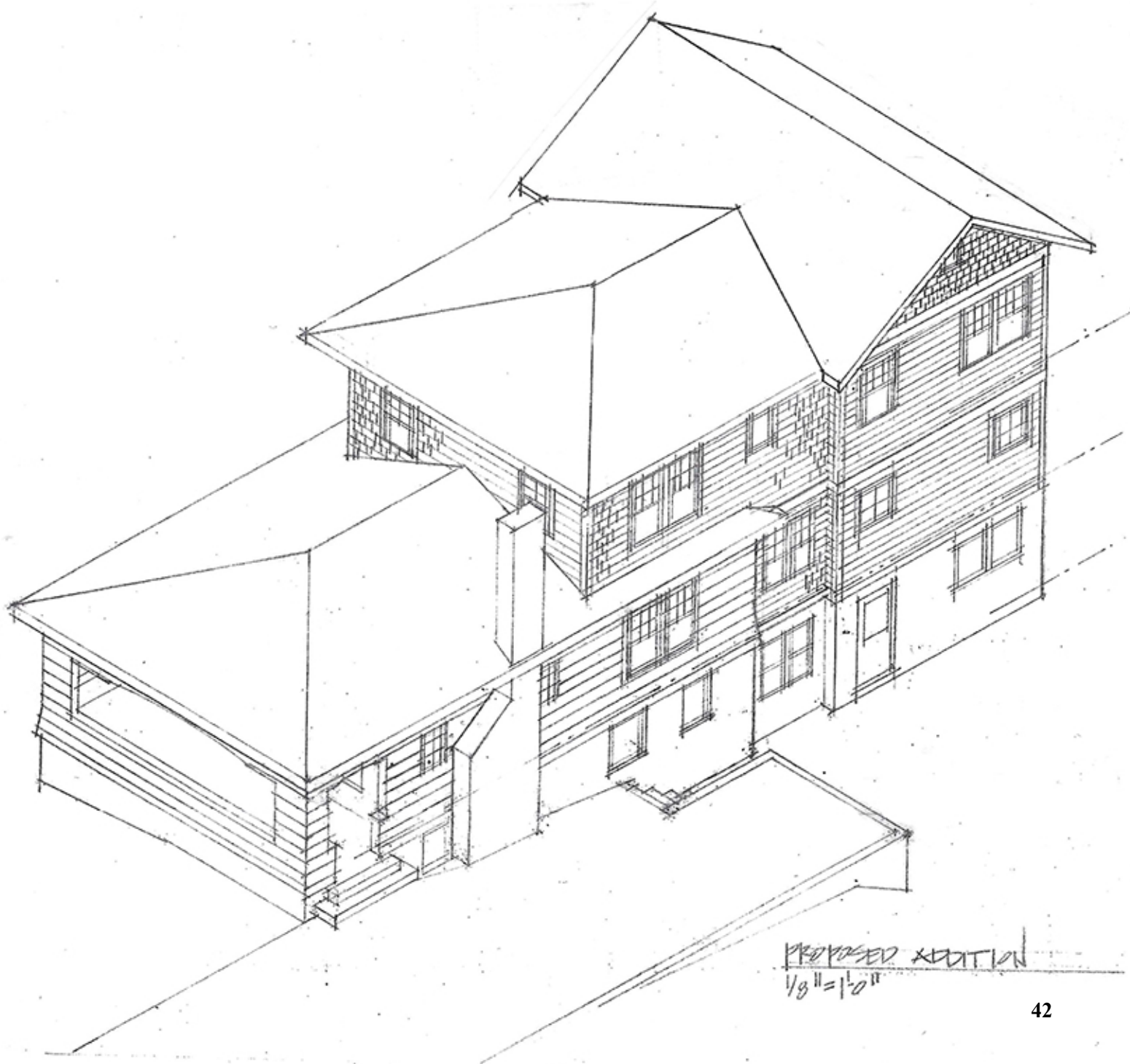




PROPOSED ADDITION A
1/8" = 1'-0"



PROPOSED ADDITION B
1/8" = 1'-0"

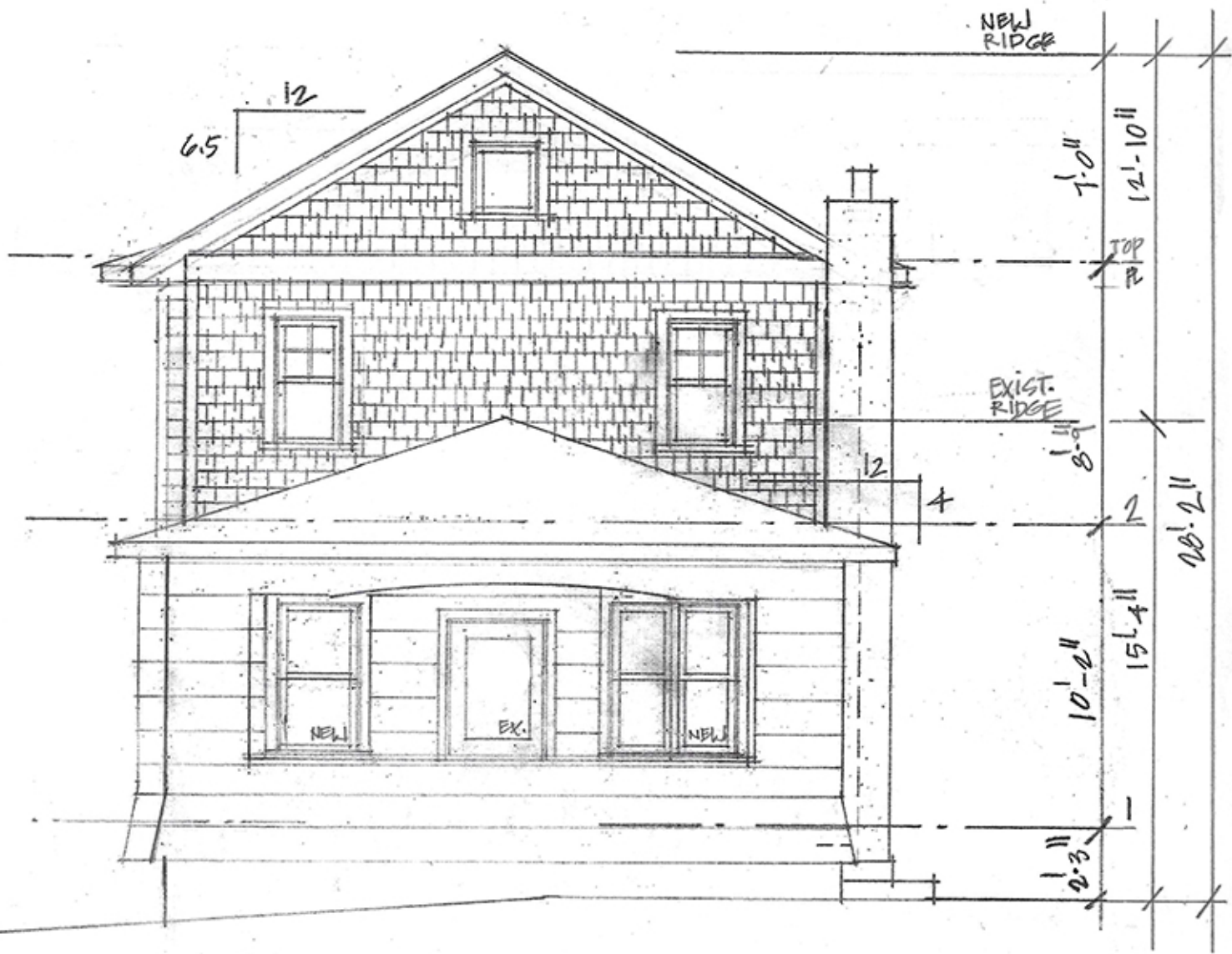


PROPOSED ADDITION
 $\frac{1}{8}'' = 1'-0''$



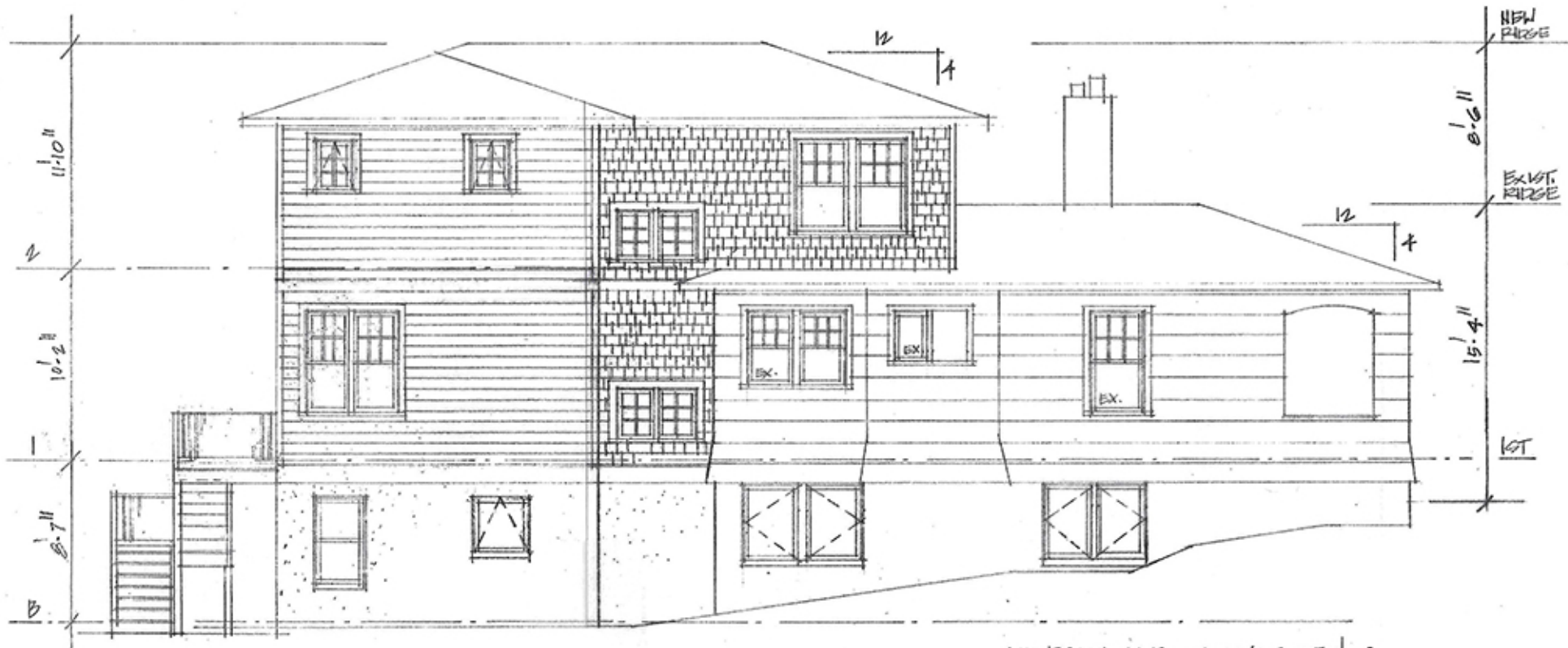
PROPOSED FRONT ELEVATION A

$\frac{3}{16}'' = 1'-0''$



PROPOSED FRONT ELEVATION B

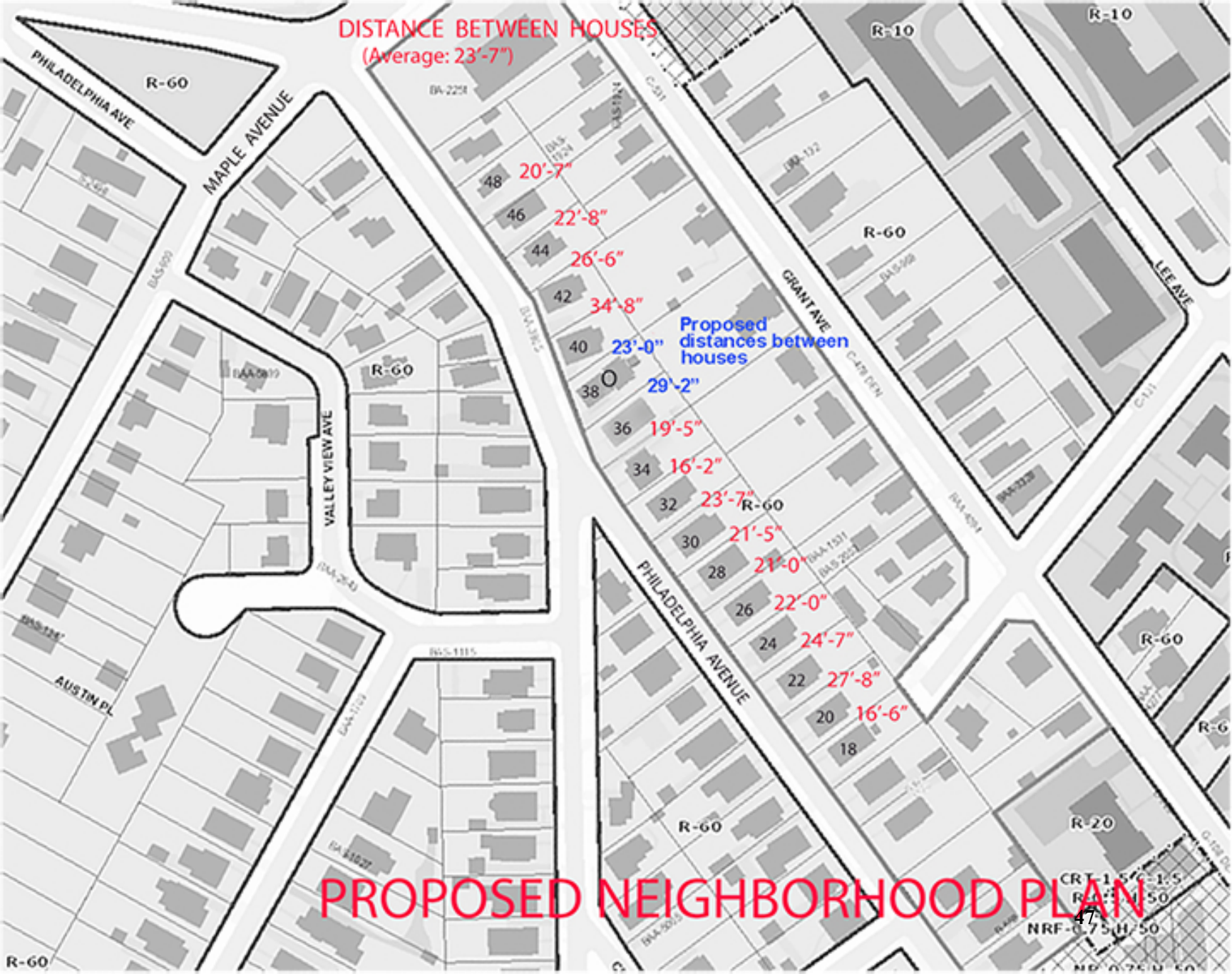
$\frac{3}{16}'' = 1'-0''$



PROPOSED LEFT SIDE ELEVATION A
 1/4" = 1'-0"



DISTANCE BETWEEN HOUSES
(Average: 23'-7")



PROPOSED NEIGHBORHOOD PLAN

CRT-1.5'-1.5'
R-1.5
NRF-0.75H-50
47

ASPHALT
SHINGLES

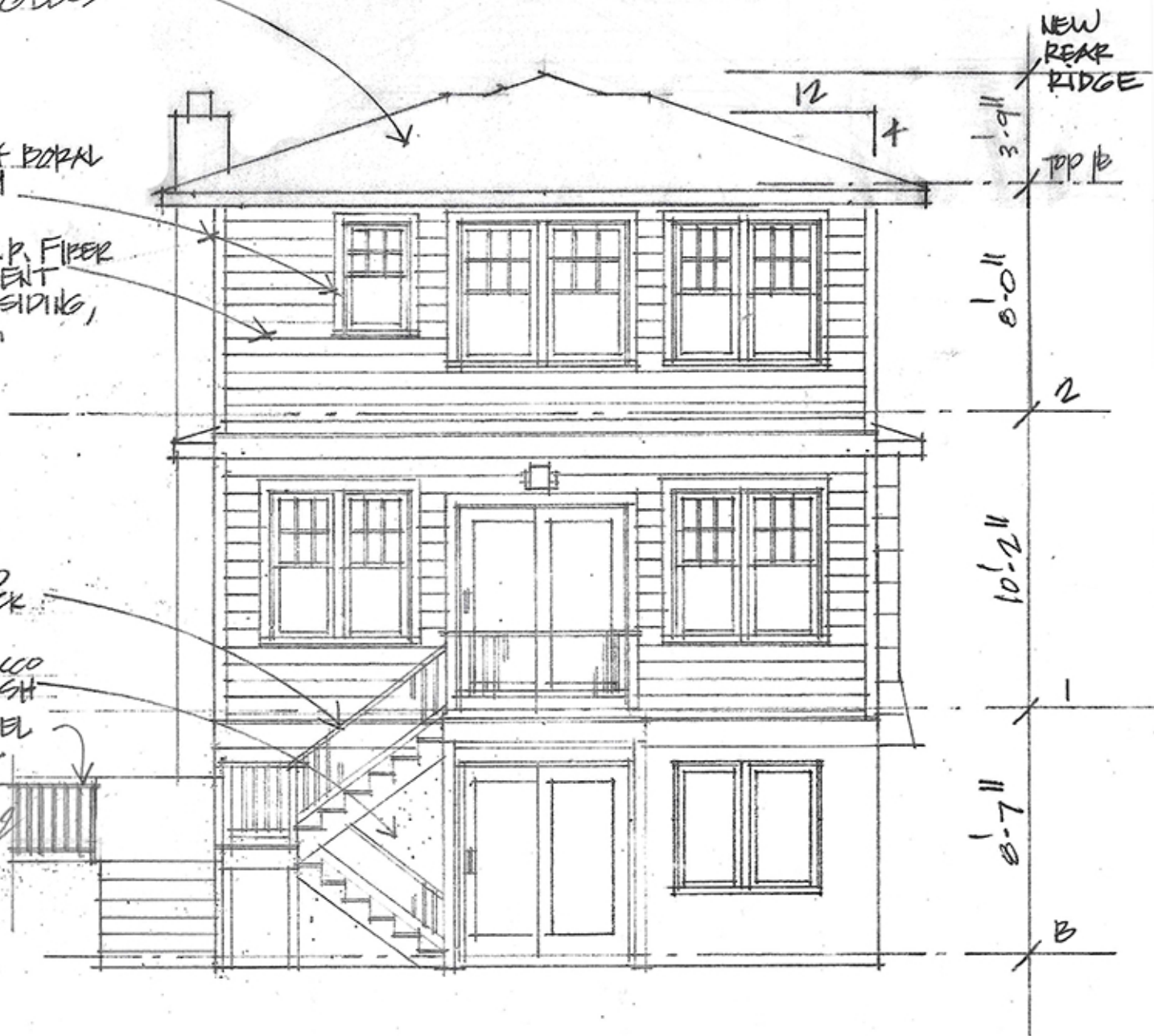
5/4 x 4 DORIC
TRIM

7" EXP. FIBER
CEMENT
LAP SIDING,
PTD.

WOOD
DECK

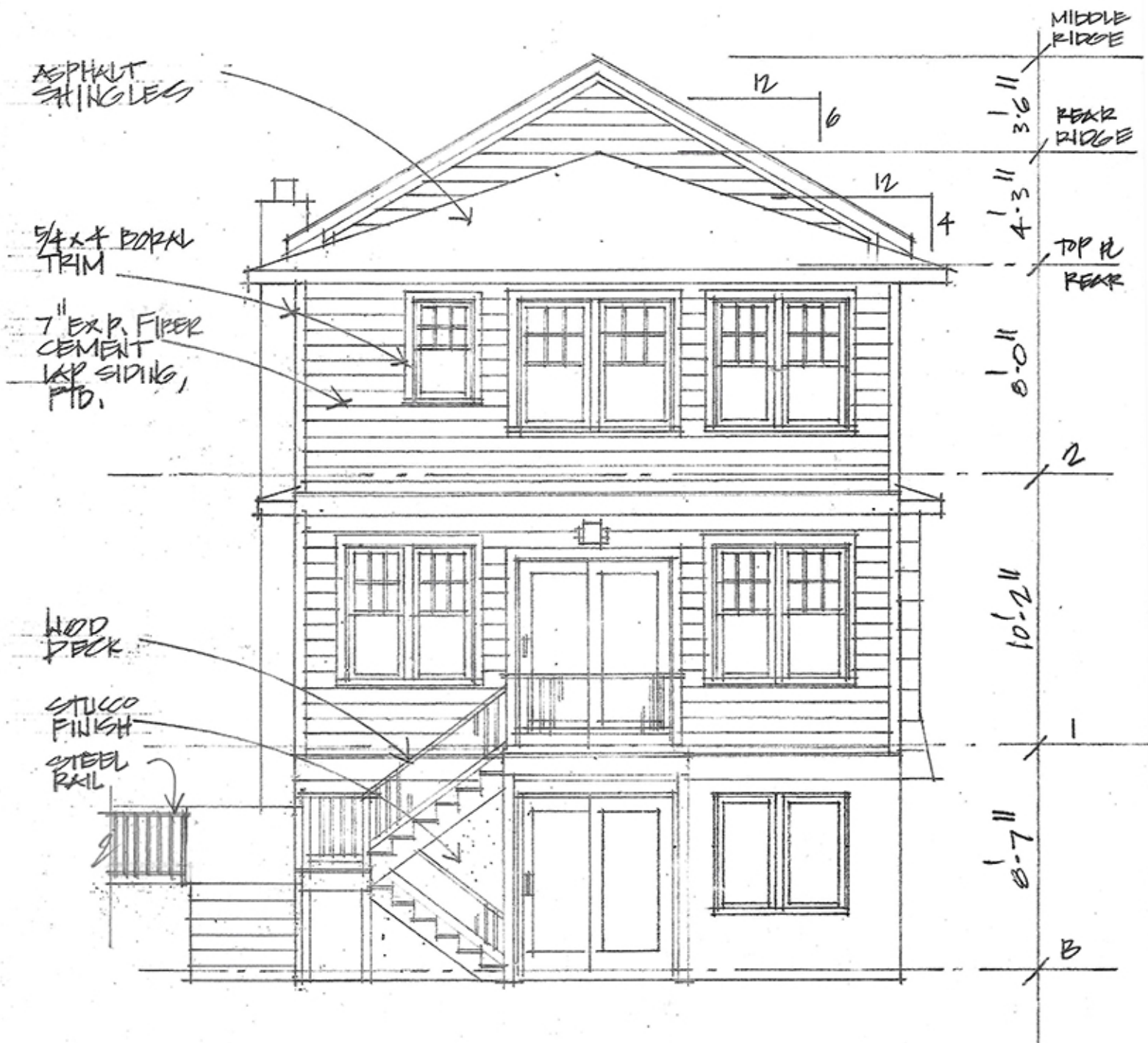
STUCCO
FINISH

STEEL
RAIL



PROPOSED REAR ELEVATION A

3/16" = 1'-0"



PROPOSED REAR ELEVATION B

3/16" = 1'-0"

PROPOSED SCHEME A

42
● (19'-6" to ridge)



40
● (21'-6" to ridge)



38
● (23'-10" to new ridge)



36
● (26'-0" to ridge)



34
● (20'-6" to ridge)



50
32 ● (27'-6" to ridge)



PROPOSED SCHEME B

42
● (19'-6" to ridge)



40
● (21'-6" to ridge)



38
● (26'-10" to ridge)



36
● (26'-0" to ridge)



34
● (20'-6" to ridge)

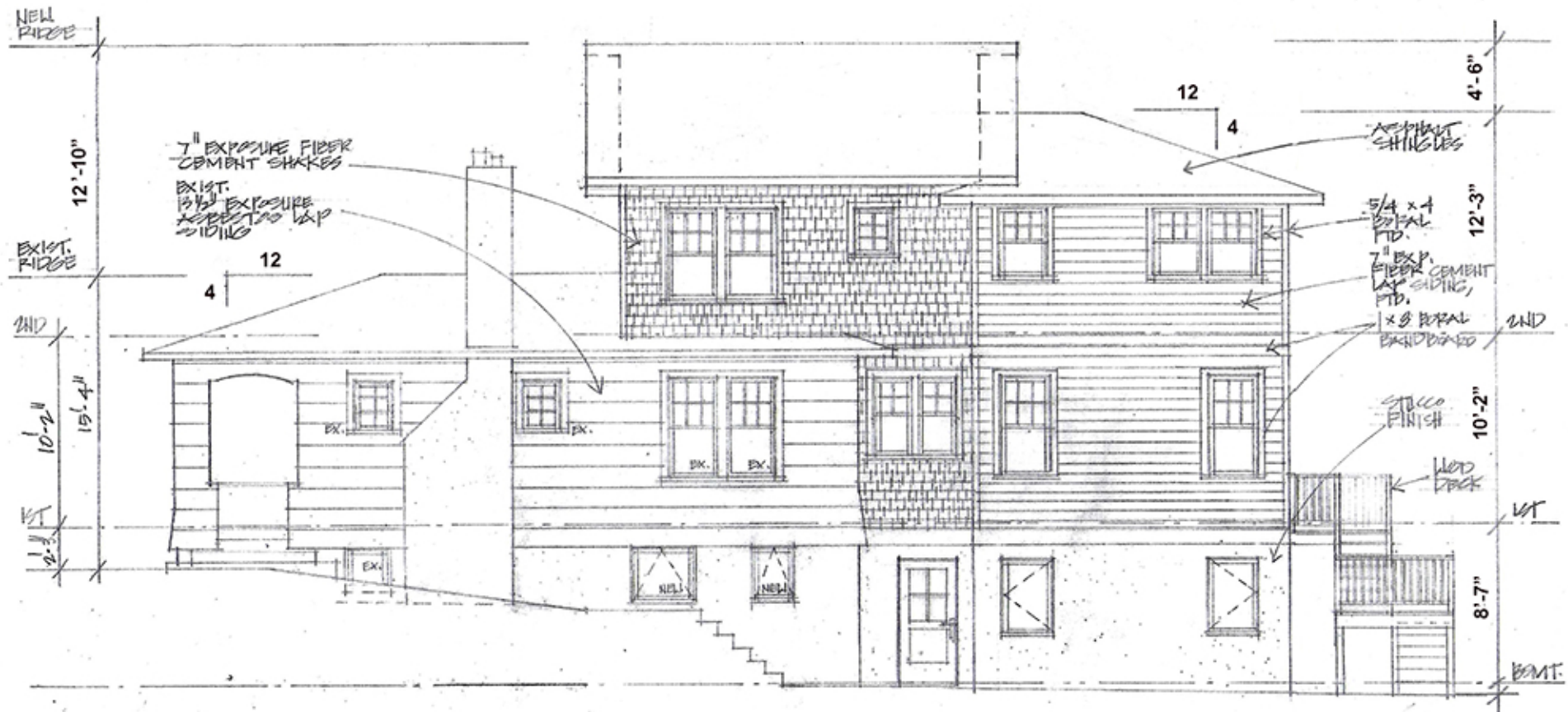


32⁵¹
● (27'-6" to ridge)

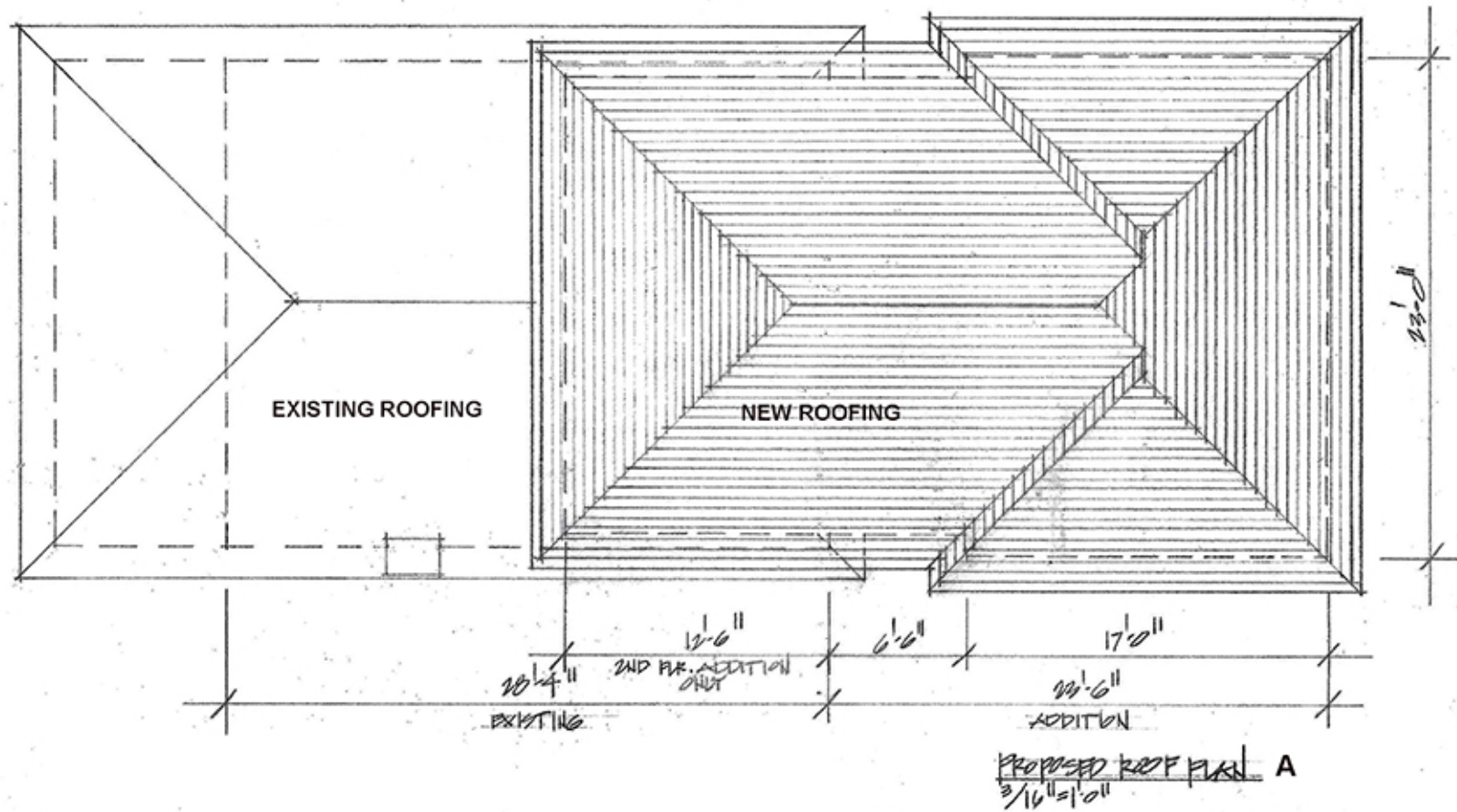


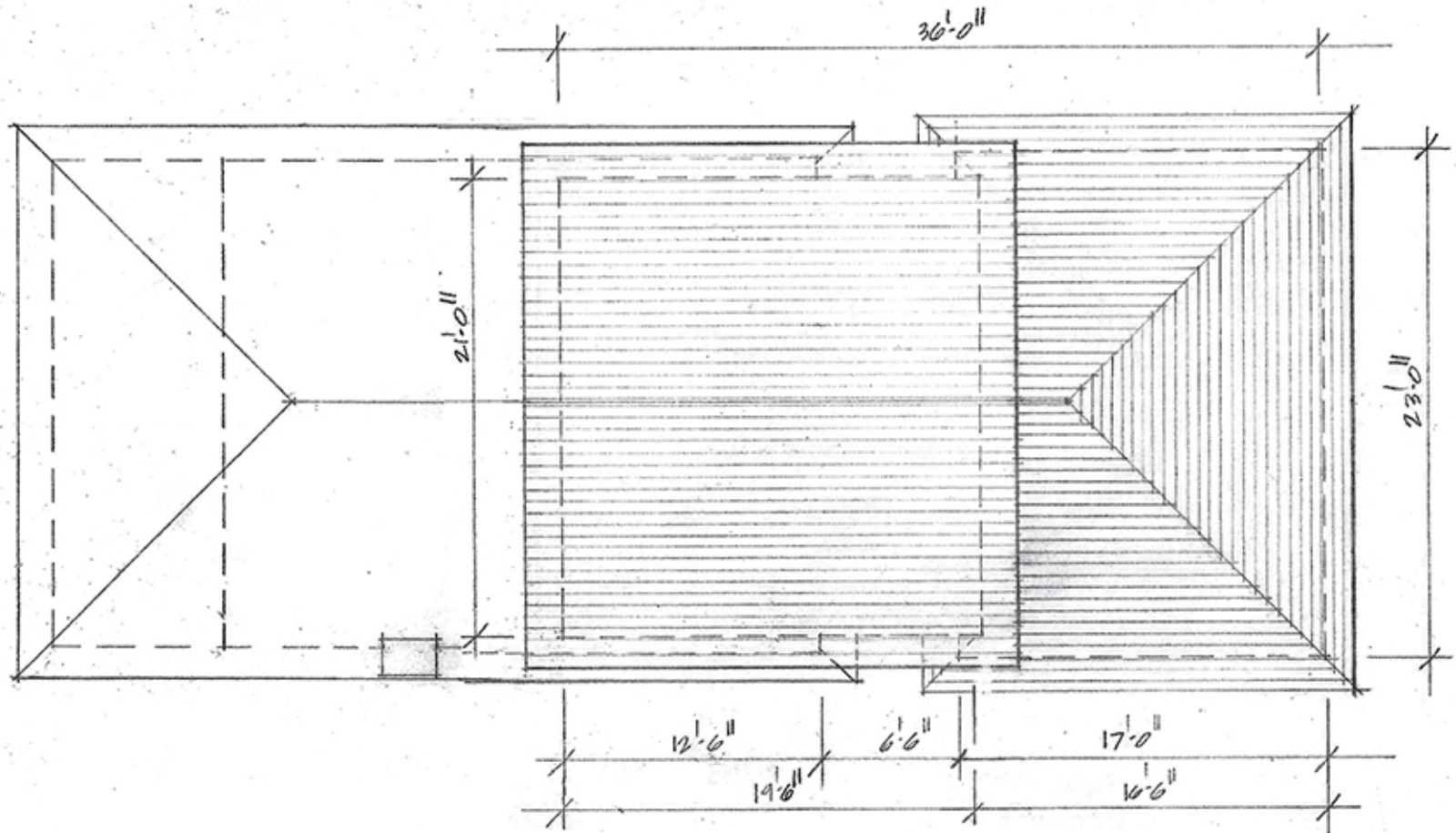


PROPOSED RIGHT SIDE ELEVATION A
 $\frac{3}{16}'' = 1'-0''$

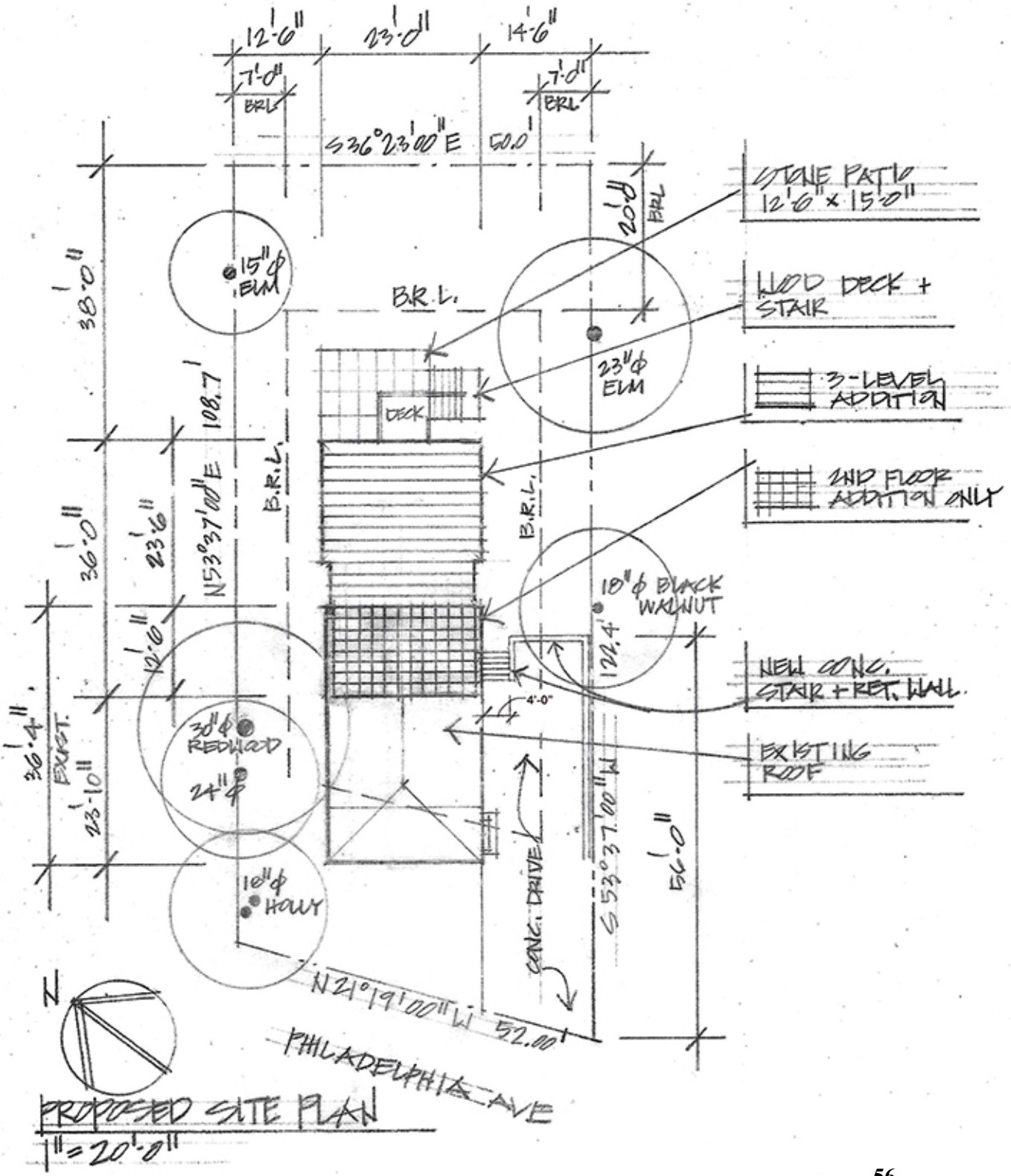


PROPOSED RIGHT SIDE ELEVATION B
 3/16" = 1' 0"





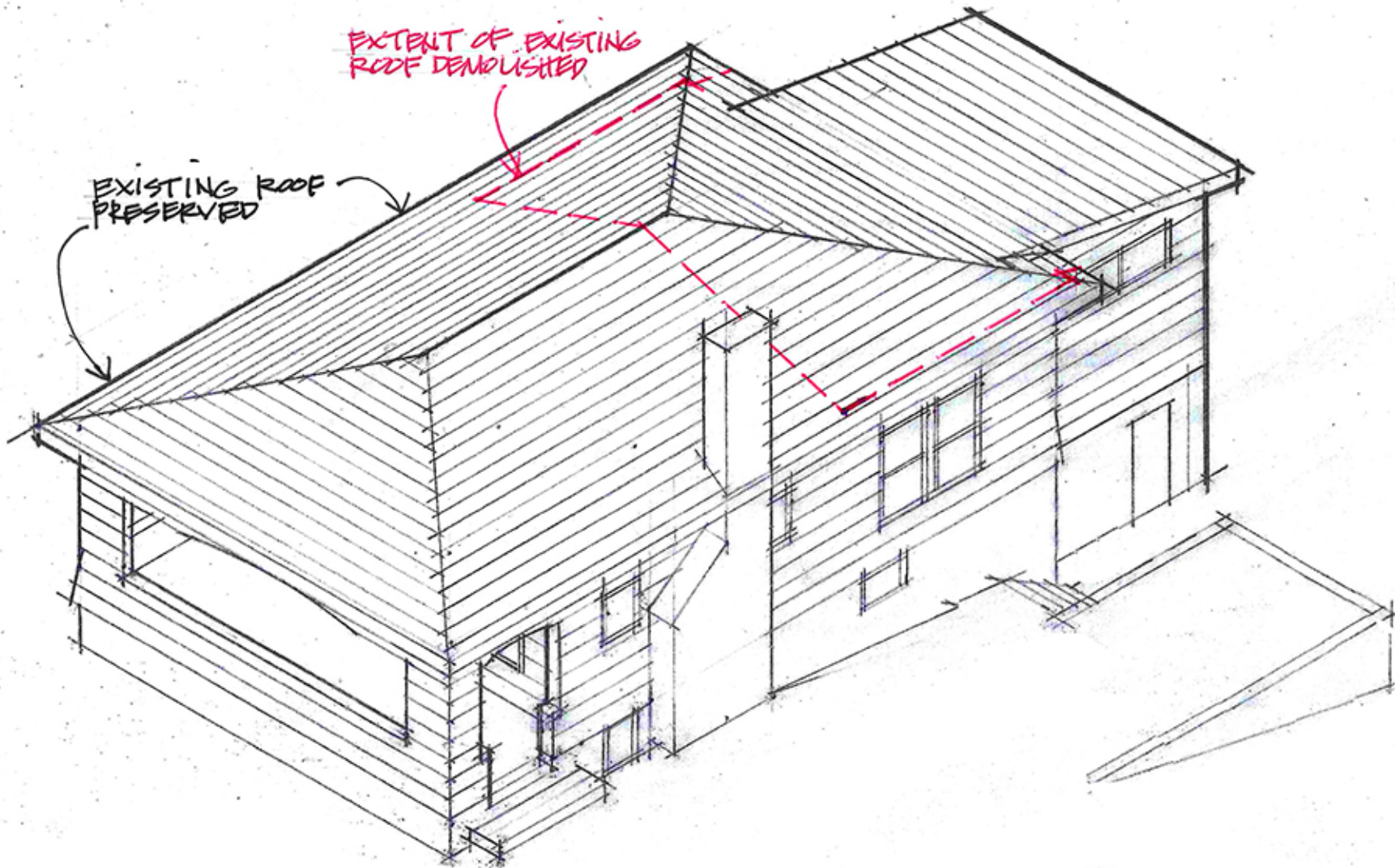
PROPOSED ROOF PLAN B
 $\frac{3}{16}'' = 1'-0''$











EXISTING HOUSE ISOMETRIC



61

DIVIDED LITES

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)

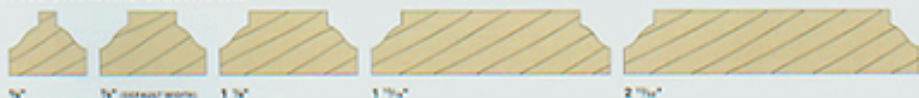
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS

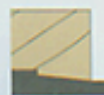


STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



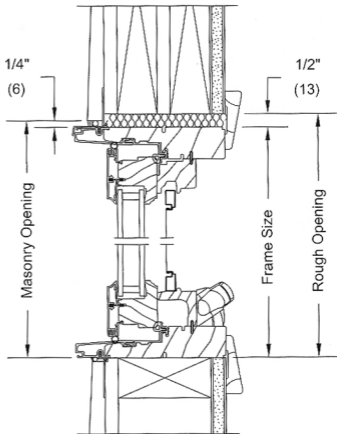
SQUARE



SQUARE STICKING

AWNING

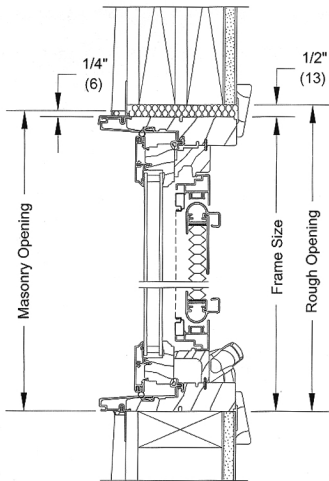
CONSTRUCTION DETAILS



63

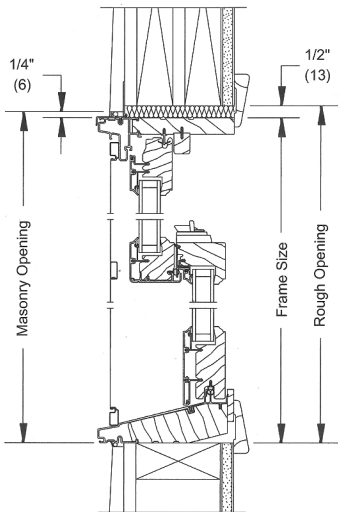
HEAD JAMB AND SILL - OPERATOR

CASEMENT / CASEMENT PUSH OUT CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR
WITH OPTIONAL INTERIOR SHADES

DOUBLE HUNG G2

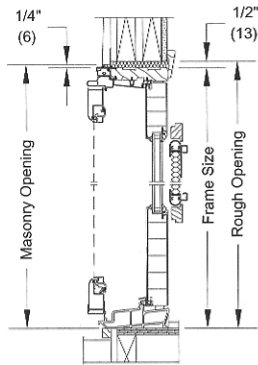


65

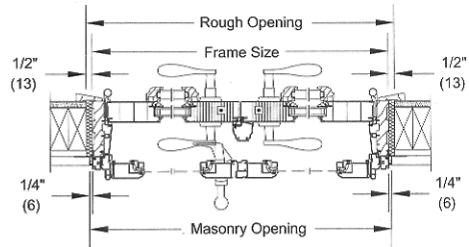
HEAD JAMB AND SILL - OPERATOR

1 3/4" INSWING FRENCH DOOR

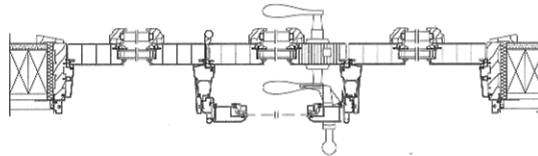
CONSTRUCTION DETAILS



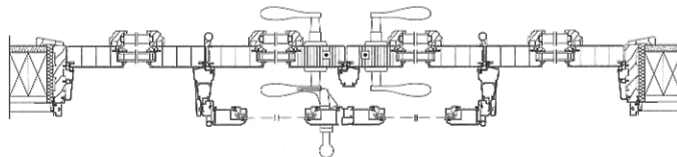
CLAD HEAD JAMB AND SILL
WITH ULTIMATE SWINGING SCREEN -
WITH OPTIONAL INTERIOR SHADES



CLAD 2 PANEL JAMB
XX LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES



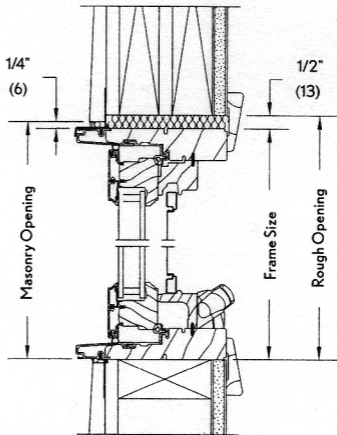
CLAD 3 PANEL JAMB
OXO LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES



CLAD 4 PANEL JAMB
OXXO LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES

CLAD ULTIMATE AWNING

CONSTRUCTION DETAILS



OPERATOR
HEAD JAMB AND SILL