

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                       |  |                       |               |
|-----------------------|--|-----------------------|---------------|
| <b>Address:</b>       | 38 Philadelphia Avenue, Takoma Park  | <b>Meeting Date:</b>  | 12/18/2024    |
| <b>Resource:</b>      | Contributing Resource<br><b>Takoma Park Historic District</b>  | <b>Report Date:</b>   | 12/11/2024    |
| <b>Applicant:</b>     | DTP RE Fund 3, LLC<br>(Richard Vitullo, Architect)   | <b>Public Notice:</b> | 12/4/2024     |
| <b>Review:</b>        | Historic Area Work Permit  | <b>Tax Credit:</b>    | Partial       |
| <b>Permit Number:</b> | 1082111  | <b>Staff:</b>         | Dan Bruechert |
| <b>Proposal:</b>      | Fenestration alterations, partial demolition, construction of new rear addition, grading alterations, hardscape alterations. |                       |               |

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one condition** the HAWP application with final approval delegated to staff:

1. Material and design specifications for the proposed rear deck railing must be submitted to Staff for review and approval before HAWP approval documents are released to the applicant.

**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.<sup>1</sup> 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 HPC held a second Preliminary Consultation at the November 13, 2024 HPC meeting.<sup>2</sup> The commissioners acknowledged that the applicant took the HPC's previous comments to heart in making significant revisions to the proposal. The applicant presented two roof forms for the HPC to provide feedback. A majority of the commissioners present preferred the scheme with two hipped roofs; the remaining commissioners indicated that while they preferred the other scheme would support the two hipped roof proposal.

The applicant has made revisions based on the HPC's feedback and returns for a HAWP.

## **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,

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<sup>1</sup> 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>.

<sup>2</sup> The application materials and Staff Report for the November 13, 2024 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/11/III.A-38-Philadelphia-Avenue-Takoma-Park.pdf>. The recording of the hearing is available here: [https://mncppc.granicus.com/player/clip/3130?publish\\_id=ffcdd6a1-a2c1-11ef-ab4b-005056a89546&redirect=true](https://mncppc.granicus.com/player/clip/3130?publish_id=ffcdd6a1-a2c1-11ef-ab4b-005056a89546&redirect=true).

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.

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
- (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 ft<sup>2</sup> (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, the condition of the stucco 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 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 proposal under consideration has only been changed in two ways from the proposal presented at the second Preliminary Consultation. The two alterations are:



- The roof over the proposed addition has been raised so that it is now 16” (sixteen inches) taller than the second-story expansion; and,
- The siding on the proposed addition will only use fiber cement in a 7” (seven-inch) reveal. (Window and door trim will be painted Boral.)

Staff finds the proposal is consistent with the HPC’s feedback and the requisite guidance and recommends the HPC approve the HAWP with a condition.

### **Addition Demolition**

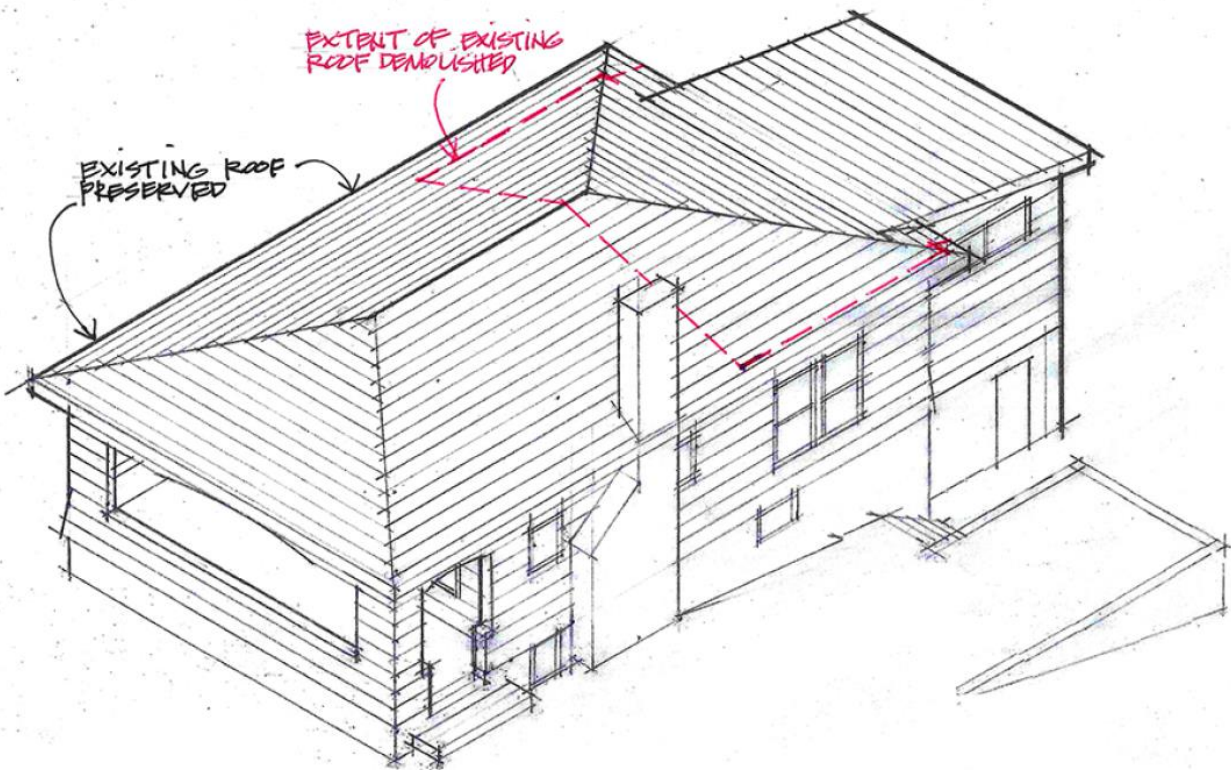
At the rear of the existing house, there is a small 10’ × 16’ 5” (ten feet deep by sixteen feet, five inch wide) shed roof addition. The date of the addition is unknown, but it is shown on the 1927 Sanborn Fire Insurance Map. The addition is covered in the same asbestos shingle siding as the rest of 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 the historic fabric or the historic character of the feature. The PC concurred with Staff’s finding at the November 13, 2024 Preliminary Consultation. Staff recommends the HPC approve its demolition under 24A-8(b)(2) and (d), *Standard 2*, and the *Design Guidelines*.

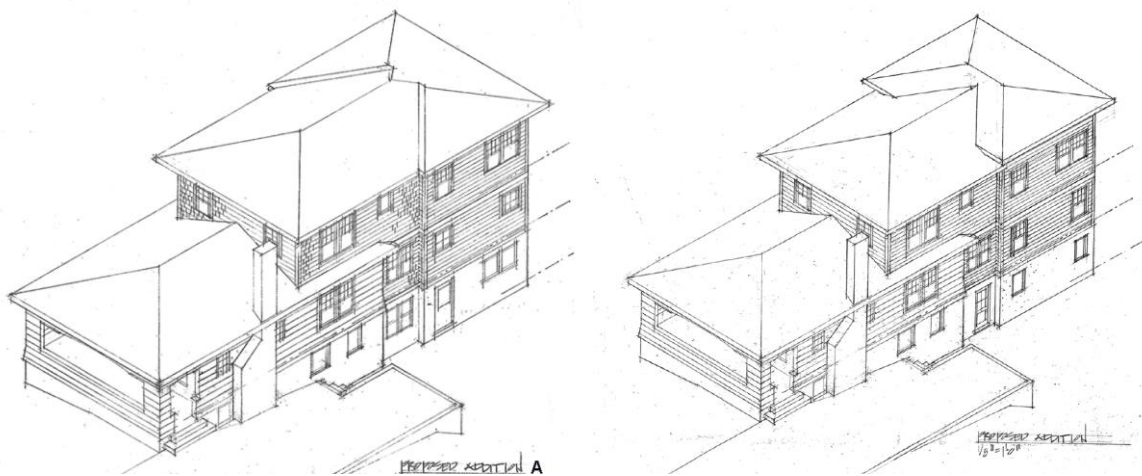
### **Second Story Addition**

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. The proposed hipped roof matches the pitch of the historic hipped roof and has a 23’ 10” (twenty-three feet, ten inches) ridge height. The hipped roof of the rear addition (discussed below) will be 16” (sixteen inches) taller than the intermediate roof. 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 2<sup>nd</sup> story addition will be covered in 7" (seven-inch) exposure fiber cement shakes. Windows proposed for the addition are aluminum-clad 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: Proposal presented at the November 11 Preliminary Consultation (left) and revised HAWP design (right).*

Staff finds the proposal is consistent with the feedback presented at the Preliminary Consultation and is appropriate under the *Design Guidelines*. In part, Staff finds this proposal is compatible with the

character of the historic resource because it is 8' 6" (eight feet, six inches) taller than the existing hipped roof ridge and will not overwhelm the size historic house. While this proposal is approximately 2' (two feet) taller than the proposal presented at the first preliminary consultation, the HPC recognized that this proposal is setback from the front wall plane and retains approximately two-thirds of the existing roof.

Staff finds the massing of the proposal similar to the second-story addition approved by the HPC at 7417 Baltimore Ave.<sup>3</sup> Staff and the HPC found that this design is an improvement over that proposal because it preserves the outline of the historic building. The addition constructed at 7417 Baltimore Ave. was designed to be co-planer with the historic wall planes. Additionally, the design failed to preserve the outline of the historic house and did not differentiate the new construction from the historic, 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 along the streetscape 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) beginning 23' 10" (twenty-three feet, ten inches) from the front of the porch. At 36' 4" (thirty-six feet, four inches) from the front of the front porch, the roof rises an additional 1' 4" (one foot, four inches) for a maximum height of 25' 2" (twenty-five feet, two inches). Staff finds this height is generally consistent with the character of the adjacent streetscape.

While the data show 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, from the beginning of the 20<sup>th</sup> 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 19<sup>th</sup> 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

<sup>3</sup> 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/IJ-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](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](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).

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. The applicant eliminated the fiber cement shake siding proposed at the Preliminary Consultation and now proposes to use the same fiber cement clapboards proposed for the rear addition, discussed below. Staff finds the proposed fiber cement clapboards are an improvement to the design by creating a simpler appearance, and limiting the siding to only two materials. Staff finds the revised siding is consistent with the *Takoma Park Design Guidelines*, 24A-8(b)(2) and (d), and *Standards 2, 9, and 10*.

The majority of the HPC present at the November 13, 2024, Preliminary Consultation concurred with Staff's findings and voiced their support for the proposed second-story expansion.

### **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 feet, 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 ft<sup>2</sup> (five hundred, forty-two square feet), which is only 65% (sixty-five percent) of the footprint of the existing historic house. The majority of the commissioners at the November 13, 2024 Preliminary Consultation found the size of the proposed rear addition to be appropriate with the character of the district.

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 4: 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. The applicant has eliminated the fiber cement siding from the proposal and now proposes to only install fiber cement siding, with a 7" (seven inch) reveal on the rear addition. This revision was recommended by a commissioner at the November 13, 2024 Preliminary Consultation. Staff finds this revision simplifies the appearance of the proposed new construction while still successfully differentiating the historic construction from the new, per *Standard 9*.

Staff finds the revisions to the massing of the proposed addition have significantly reduced the visual impact on the historic resource and retain a substantial portion of the historic construction. The rear addition's height is 2' (two feet) lower than the proposal presented at the first Preliminary Consultation, and because of the change in roof shape, more of the mass has been moved 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 discussed above. 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 rear addition is actually co-planer with the historic wall planes, but Staff finds it is appropriate in this instance. Because the second-story addition creates a 6' 6" (six foot, six inch) hyphen at the rear of the historic house, inset by 1' (one foot) from the historic wall planes, the hyphen creates enough visual separation between the historic house form from the new addition. This separation allows the two periods of development to be read as distinct from one another further satisfying the requirements of *Standard 9*.

At the November 13, 2024 Preliminary Consultation, all of the commissioners present supported the size of the proposed addition, finding it would not overwhelm the character of the historic house and



surrounding streetscape. Based on the HPC's feedback and Staff's reasoning discussed above, Staff recommends the HPC approve the rear addition as consistent with the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standards 2, 9, and 10*.

### **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. The requested window specifications were included in the submitted HAWP application materials. Staff finds these windows are appropriate and recommends their approval under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard 2*.

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. The drawings do not detail the proposed railing. Staff finds the proposed deck and 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. Because of the lack of detail, Staff recommends the HPC add a condition to the approval of this HAWP that requires the applicant to submit a compatible railing detail before the HAWP approval documents are released. Final approval authority to ensure the proposed railing is consistent with the requisite guidance can be delegated to Staff. With the recommended condition, Staff finds the proposed deck will be comparable with 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

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.

Typically, applicants are required to submit a tree impact assessment from the Takoma Park Arborist. The submitted site plan and Staff's site visits confirm there are no trees that will be impacted by the proposed construction.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one condition** the HAWP application, with final approval delegated to staff:

1. Material and design specifications for the proposed rear deck railing must be submitted to Staff for review and approval before HAWP approval documents are released to the applicant under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (6), and (d), 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, with the approved *Guidelines*;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@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: DTP RE Fund 3 LLC  
Address: 38 Philadelphia Avenue  
Daytime Phone: 202-630-8838

E-mail: damien@wncapitalpartners.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 01078297

**AGENT/CONTACT (if applicable):**

Name: Richard J. Vitullo AIA  
Address: 7016 Woodland Avenue  
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com  
City: Takoma Park Zip: 20912  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? X 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: 38 Street: Philadelphia Avenue  
Town/City: Takoma Park Nearest Cross Street: Park Avenue  
Lot: 19 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 checked="" type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition           | <input type="checkbox"/> Fence                          | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition         | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" 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 AIA

11/22/2024

Signature of owner or authorized agent

Date

**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**

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36 Philadelphia Ave.  
Takoma Park, MD 20912

40 Philadelphia Ave.  
Takoma Park, MD 20912

39 Philadelphia Ave.  
Takoma Park, MD 20912

37 Philadelphia Ave.  
Takoma Park, MD 20912

41 Philadelphia Avenue  
Takoma Park, MD 20912

120 Grant Avenue  
Takoma Park, MD 20912

124 Grant Avenue  
Takoma Park, MD 20912

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

|   |  |
|---|--|
| <b>Owner's mailing address</b>                                    | <b>Owner's Agent's mailing address</b> |
| <b>Adjacent and confronting Property Owners mailing addresses</b> |  |
|   |  |
|   |  |
|   |  |



**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:

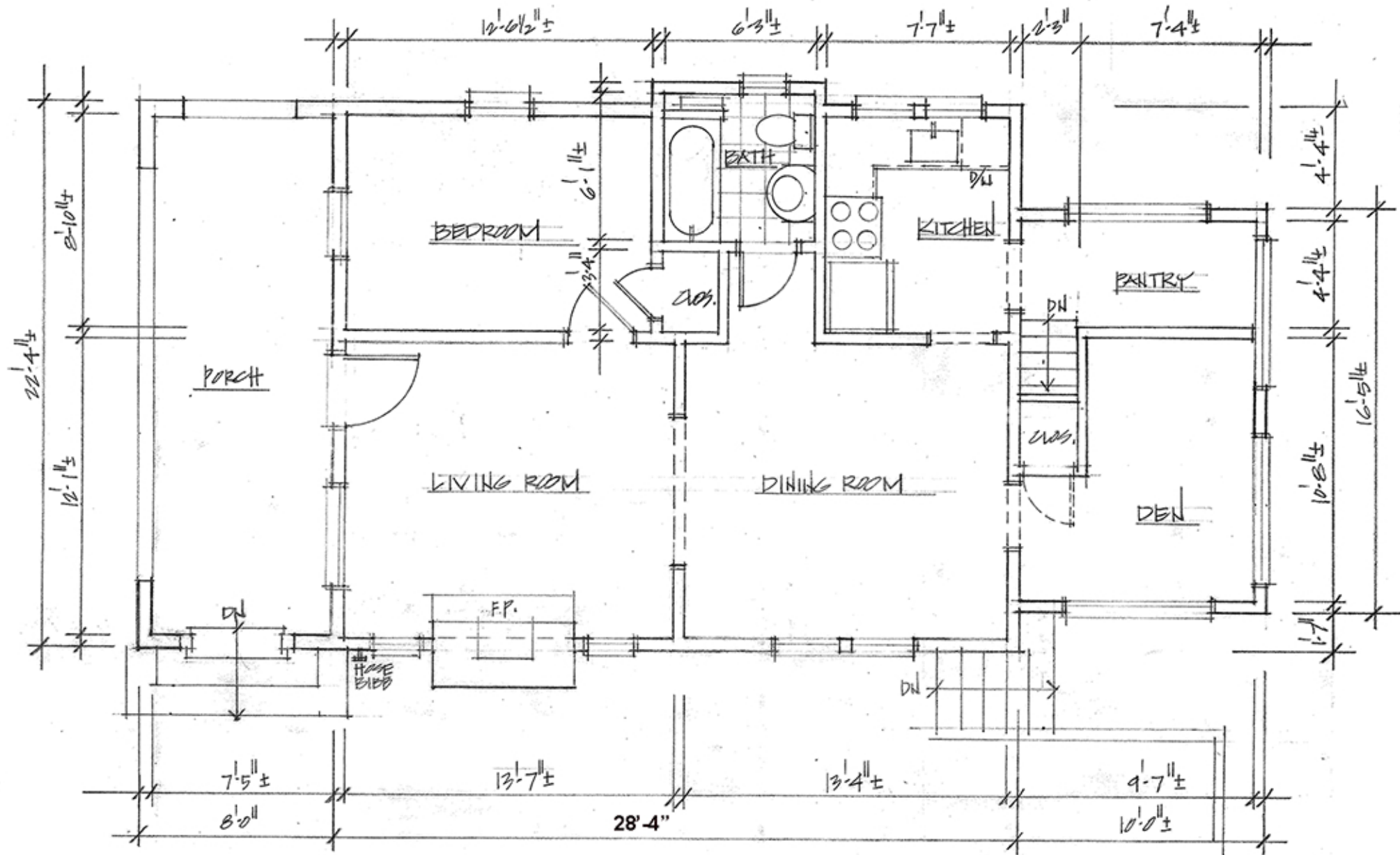
Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

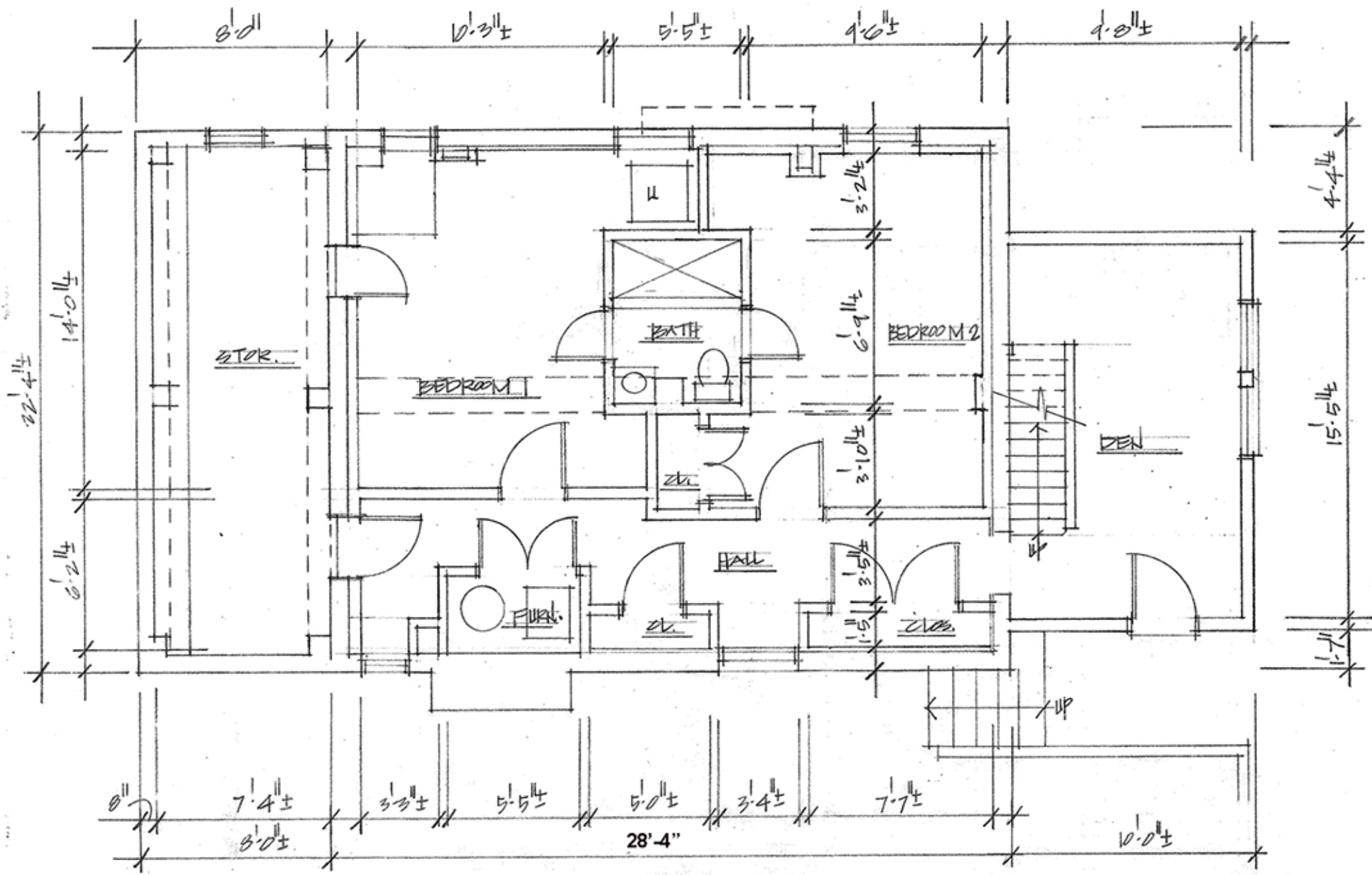
**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

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



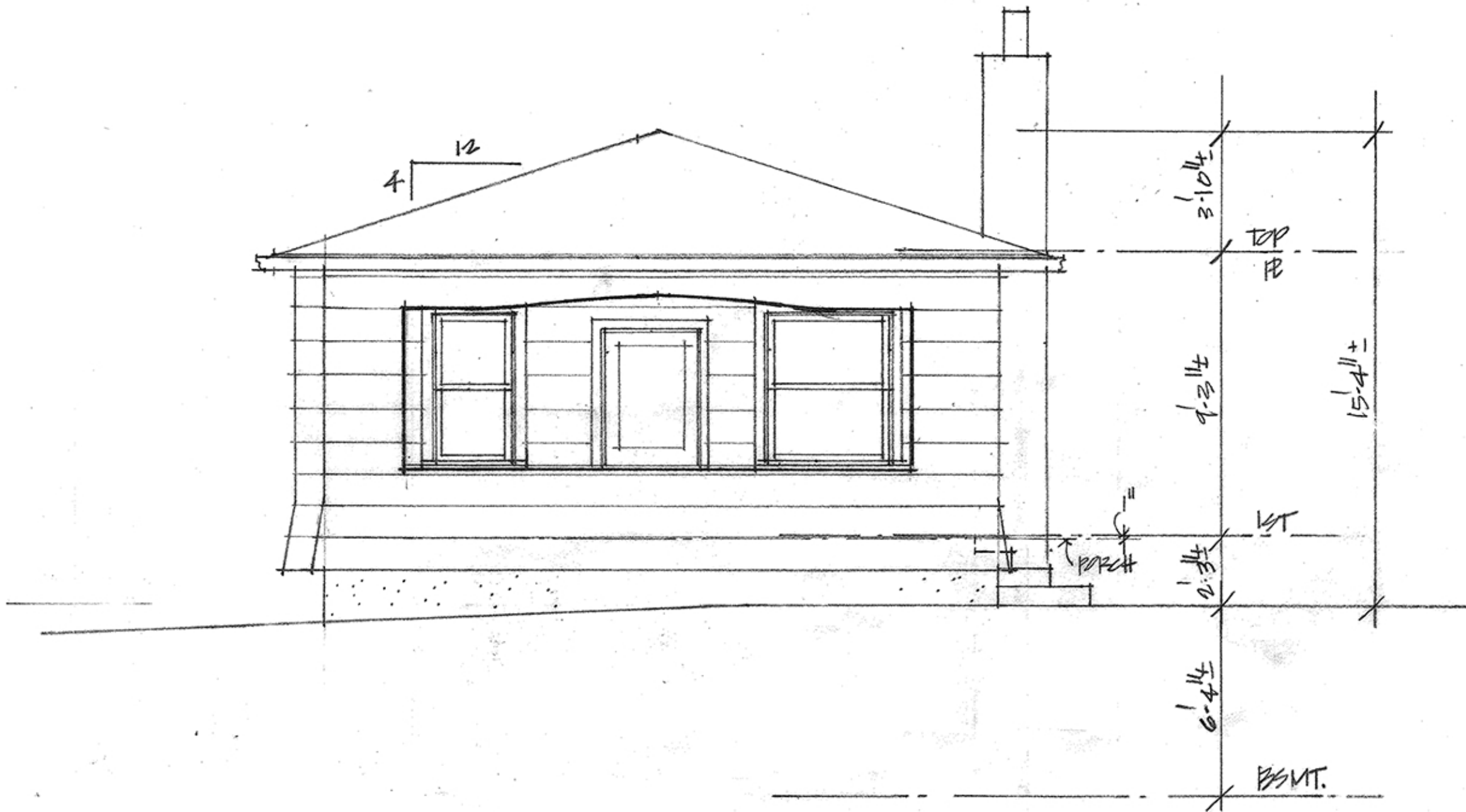
EXISTING FIRST FLOOR PLAN

$\frac{1}{4}'' = 1'-0''$



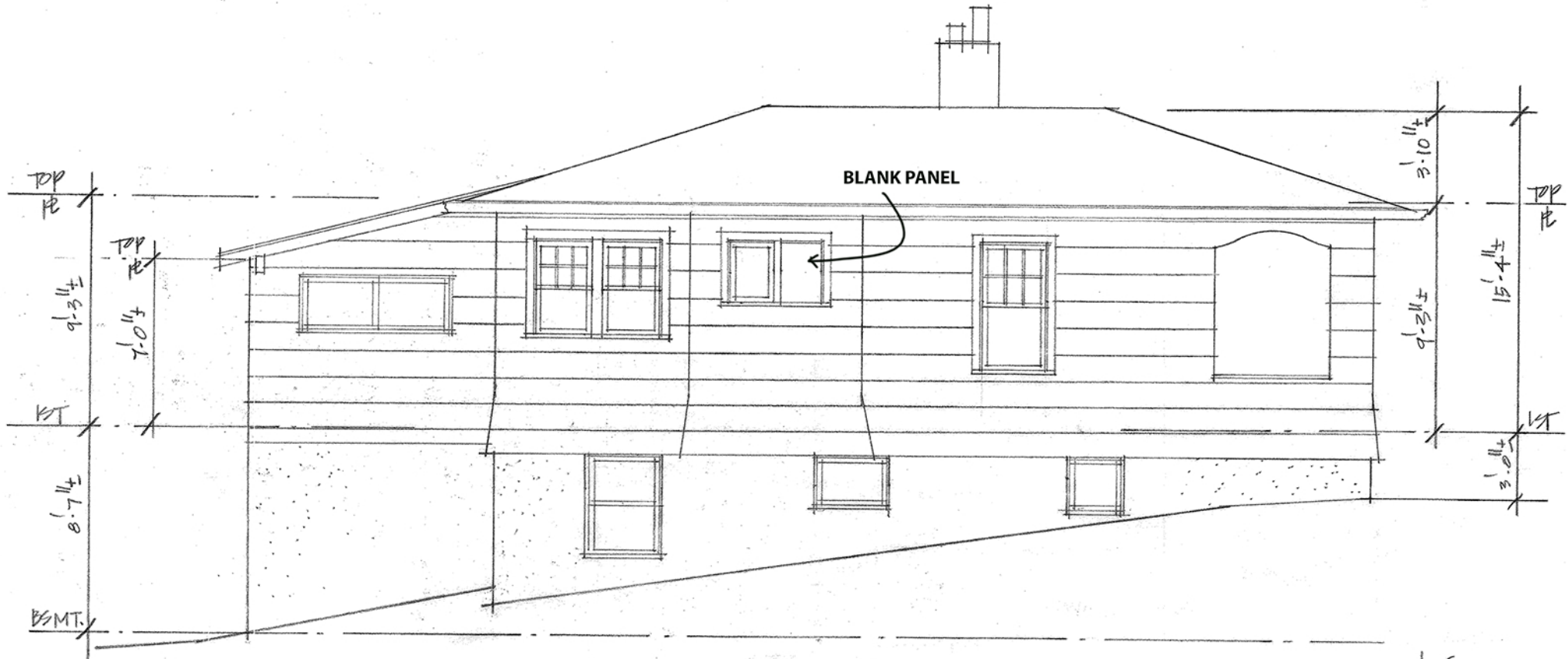
EXISTING BASEMENT PLAN  
 1/4" = 1'-0"





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

4

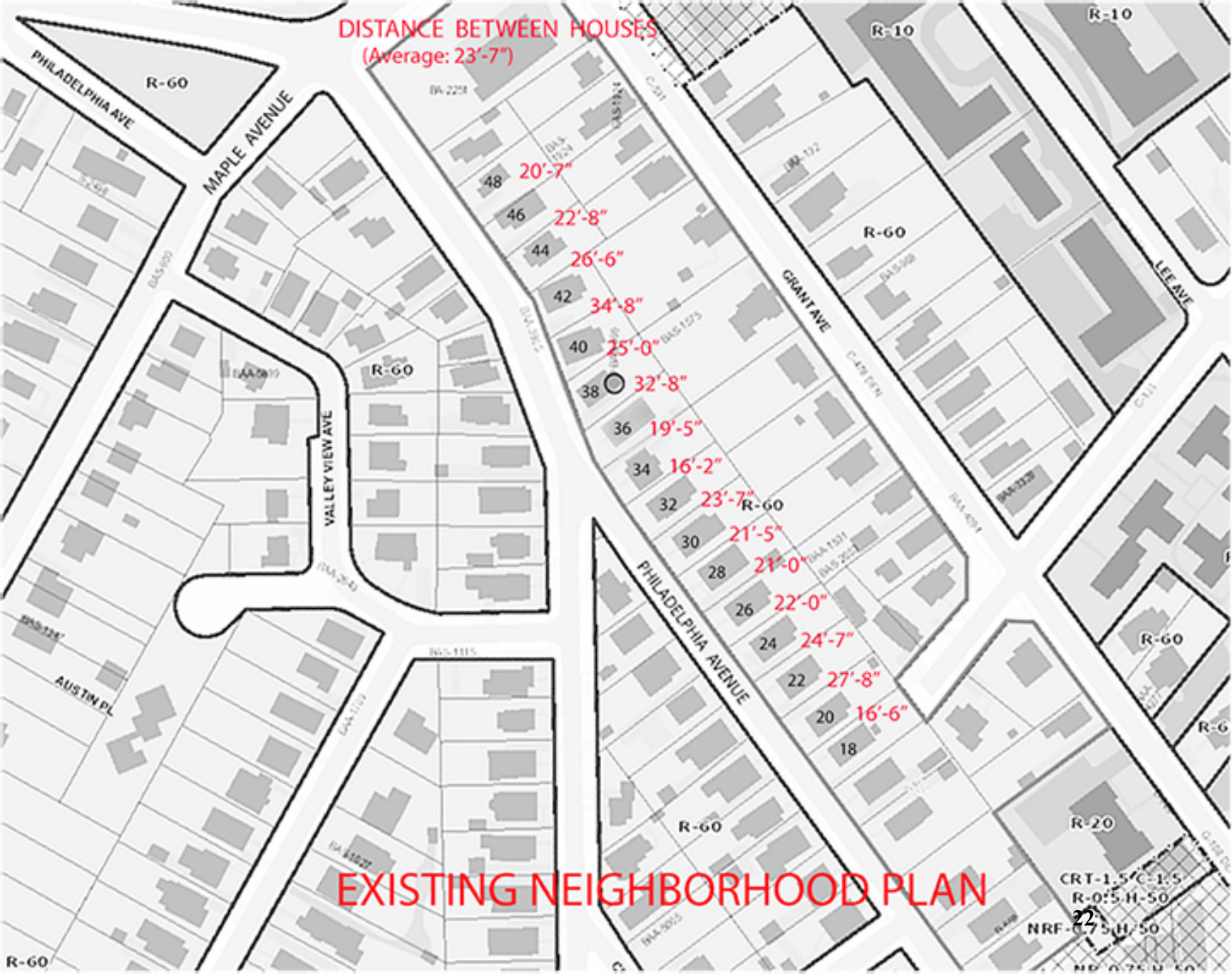


BLANK PANEL

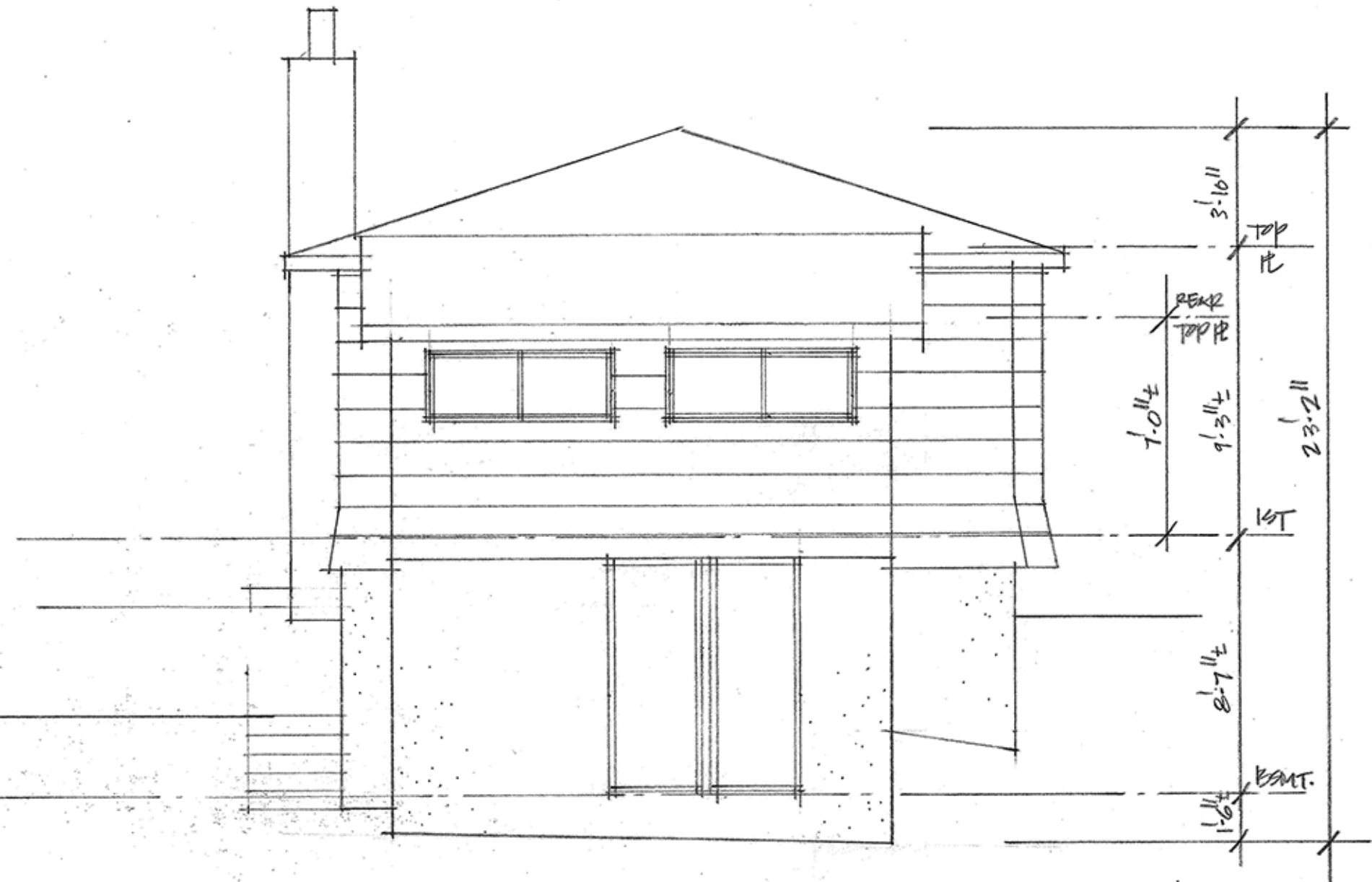
EXISTING SIDE ELEVATION (LEFT)  
 $\frac{1}{4}'' = 1'0''$

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)

25



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)

26



# 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)

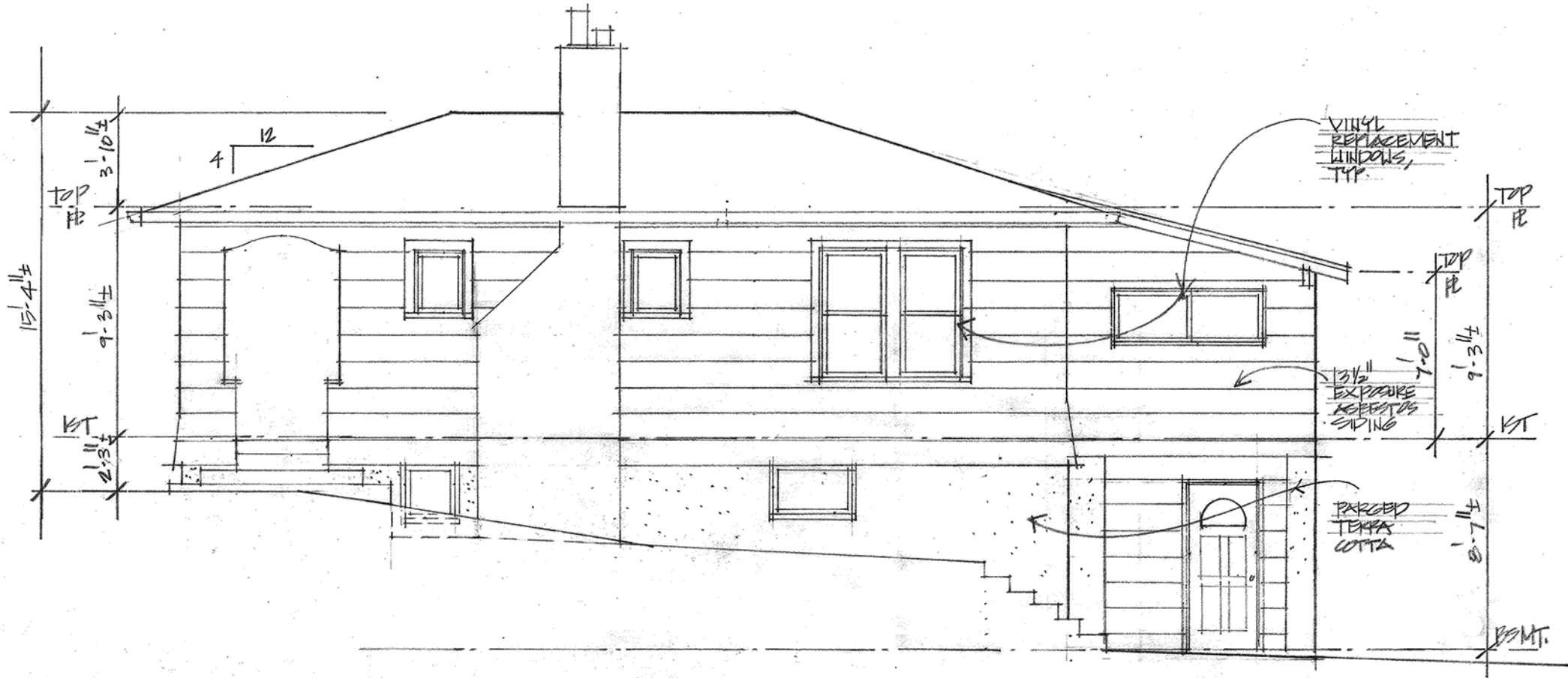
38  
● (existing: 15'-4" to ridge)

36  
● (26'-0" to ridge)

34  
● (20'-6" to ridge)

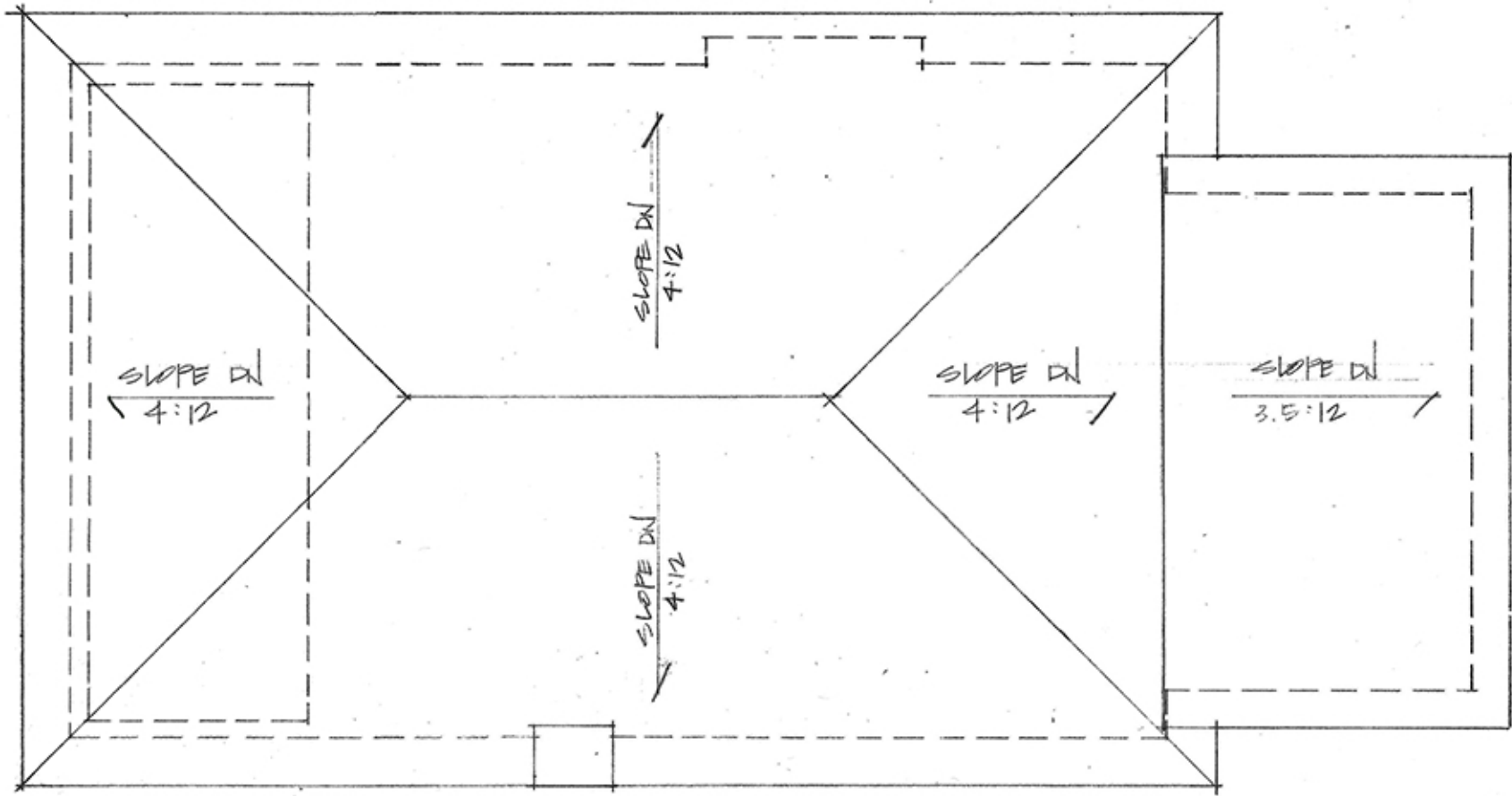
32 ● (27'-6" to ridge)  
28





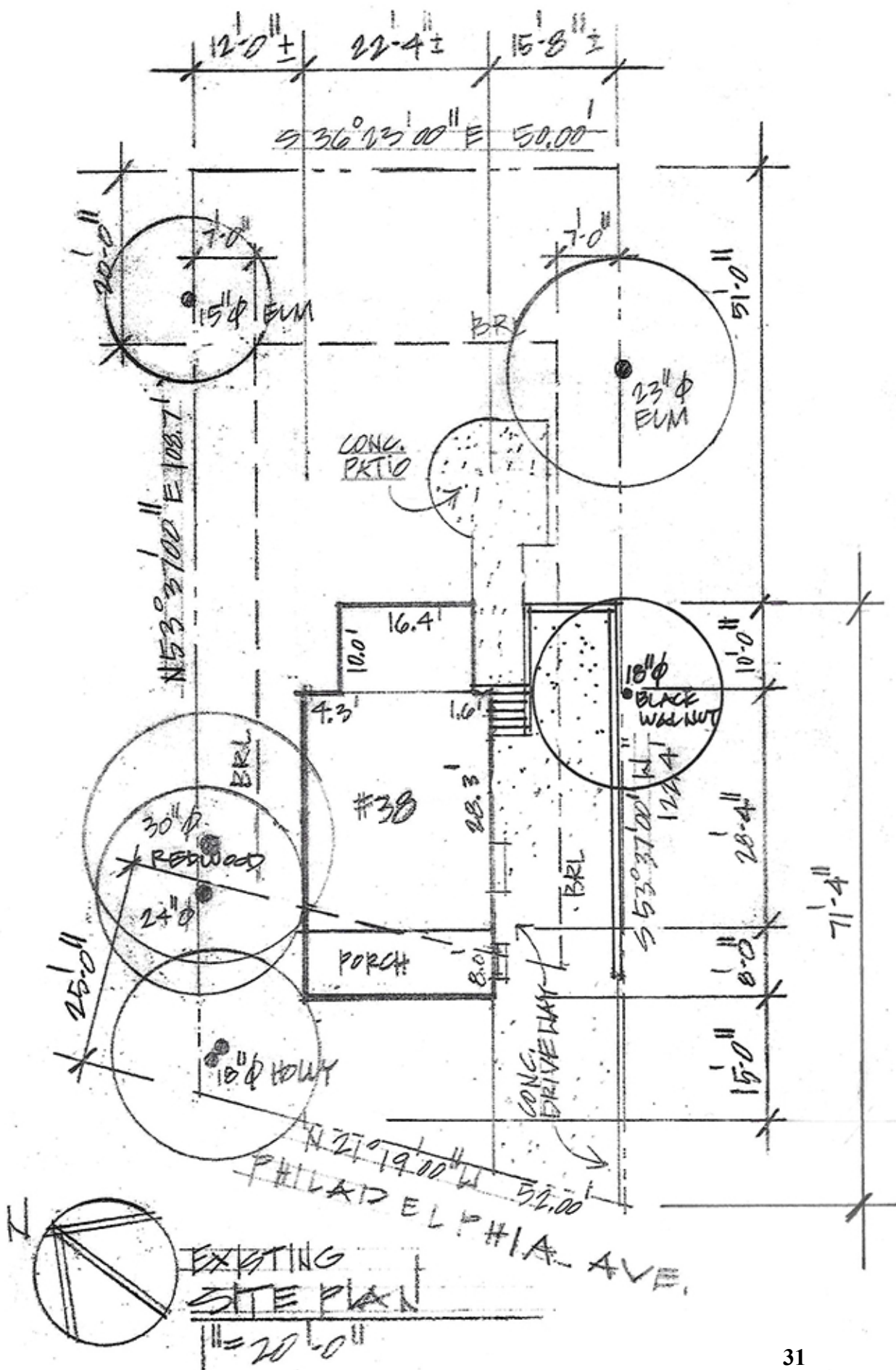
EXISTING SIDE ELEVATION (RIGHT)  
 1/4" = 1'-0"

5



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





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 2<sup>nd</sup> floor addition is set over the existing 1<sup>st</sup> 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 2<sup>nd</sup> floor, with an enlarged kitchen, dining room and family room on the 1<sup>st</sup> 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. **As a new feature (different from the 2<sup>nd</sup> HAWP), the roof of the rear 17'-0" x 23'-0" portion of the addition extends 16" higher than the roof of the 19'-0" x 21'-4" front portion of the addition.***

*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 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.

**Note:** All new descriptions that are different from the 2<sup>nd</sup> HAWP are highlighted in red.

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

**38 Philadelphia Ave., Takoma Park, MD 20912**

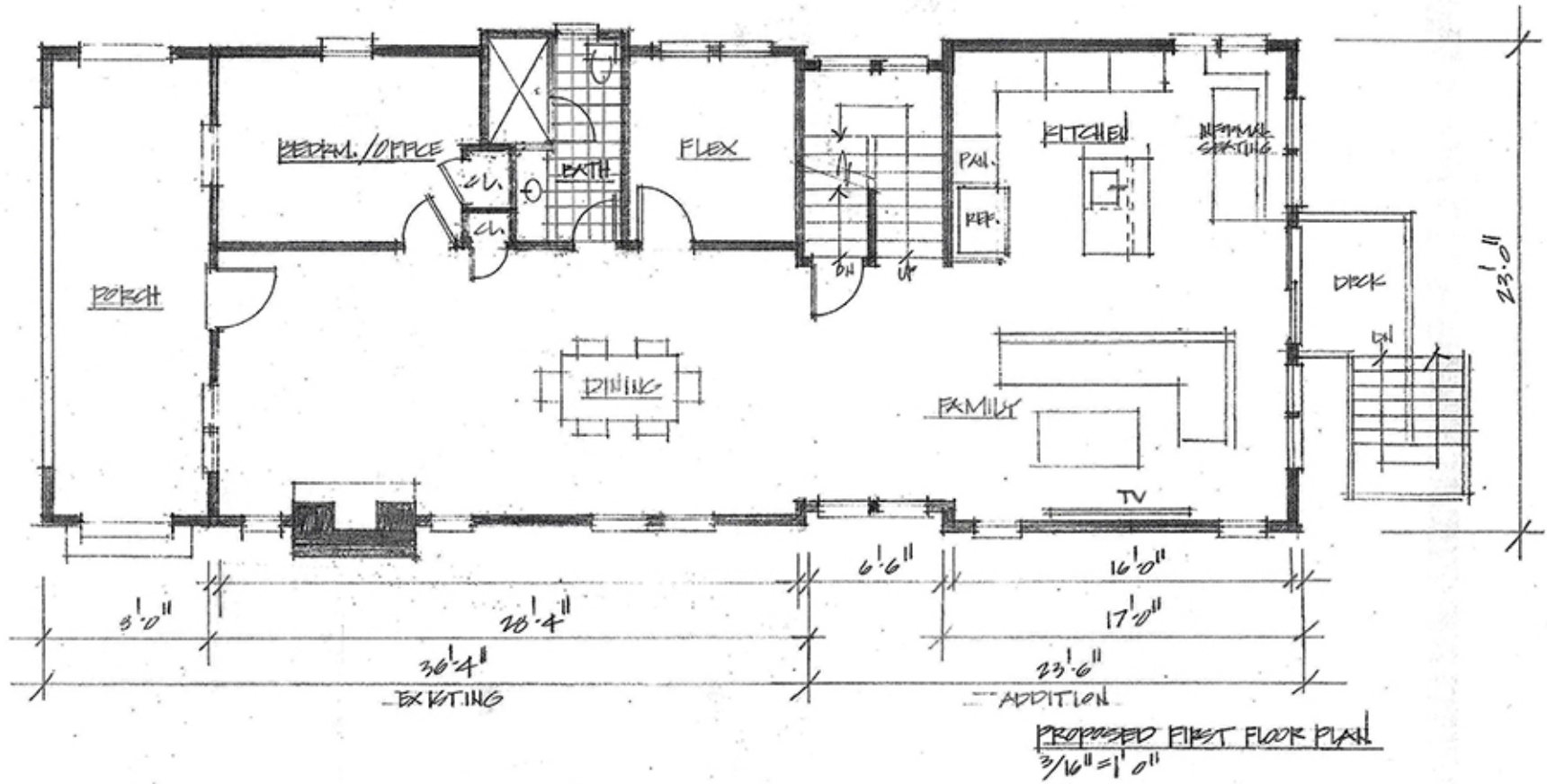
*This is an "Contributing Resource" 1-story Bungalow, built in 1918, and it is located in the Takoma Park Historic District. The existing house has a 975 S.F. footprint, with a full basement under the entire house, including under the front porch and is located on a 5777 SF lot. **The finished interior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



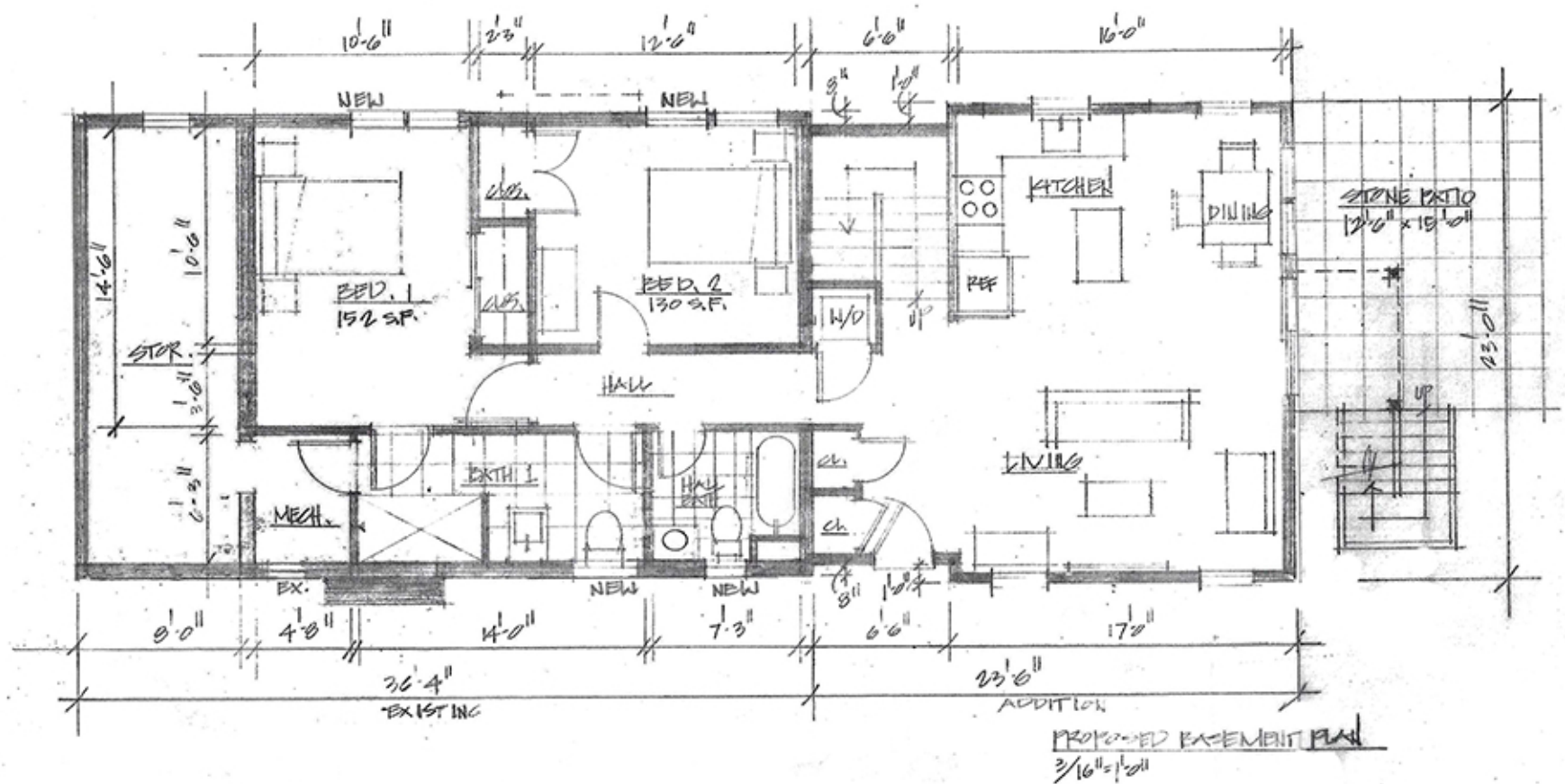


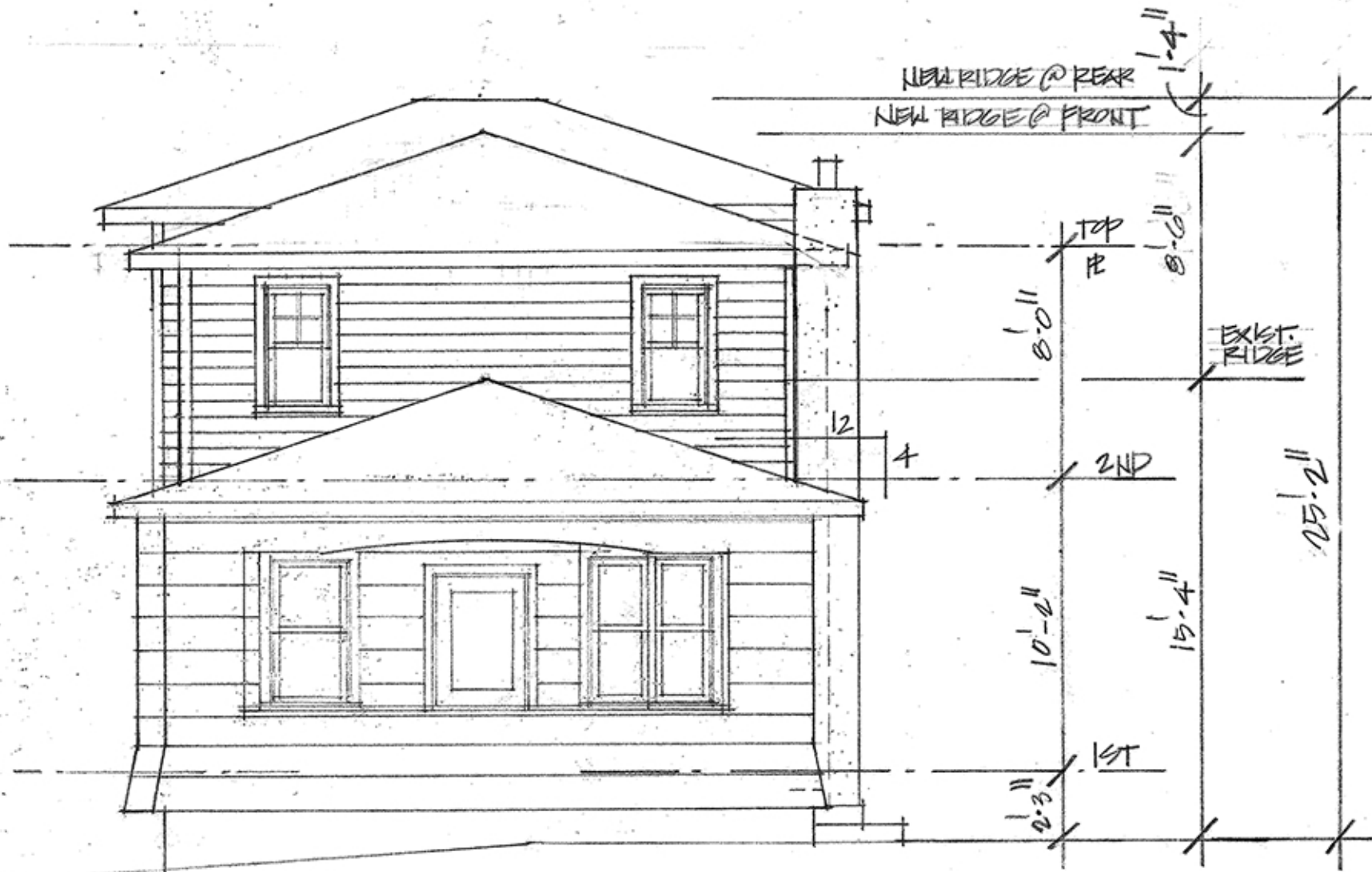




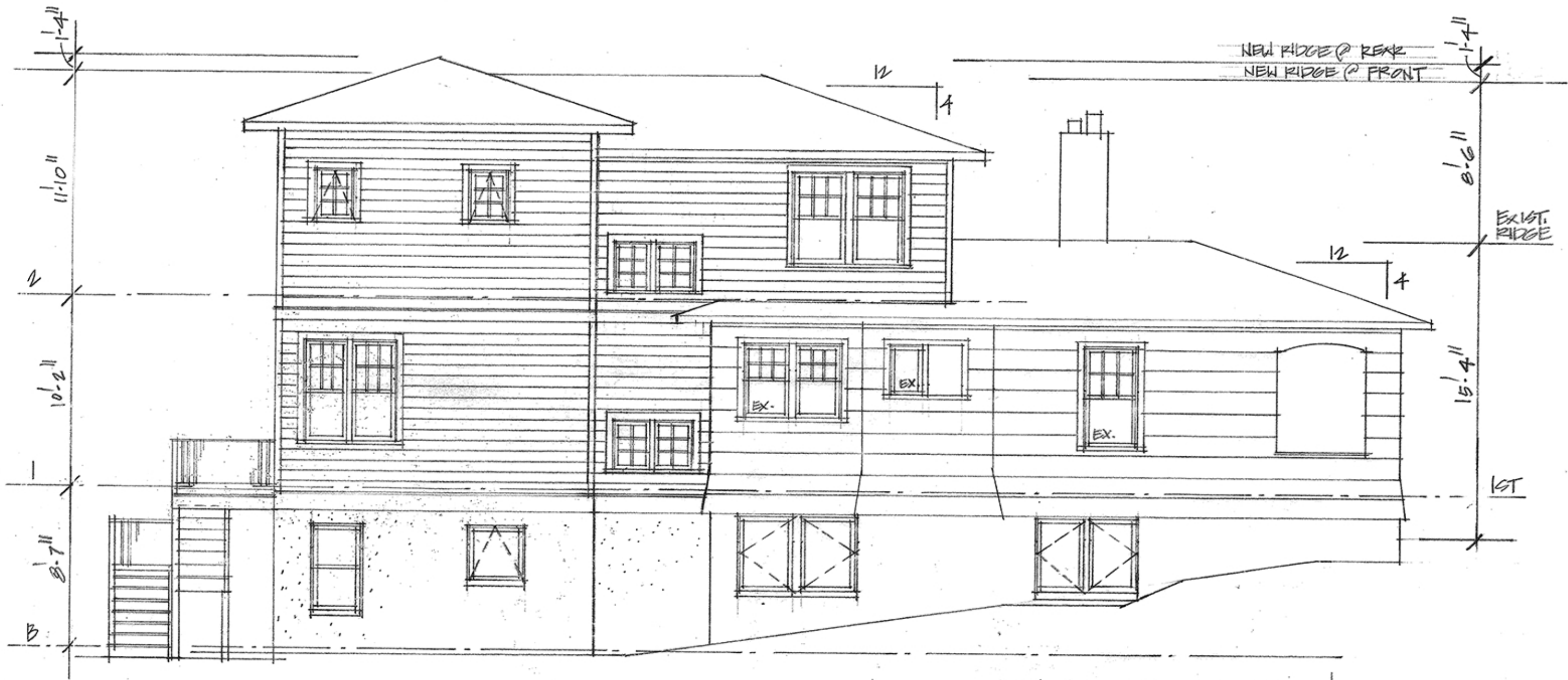








PROPOSED FRONT ELEVATION  
 $\frac{3}{16}'' = 1'-0''$



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

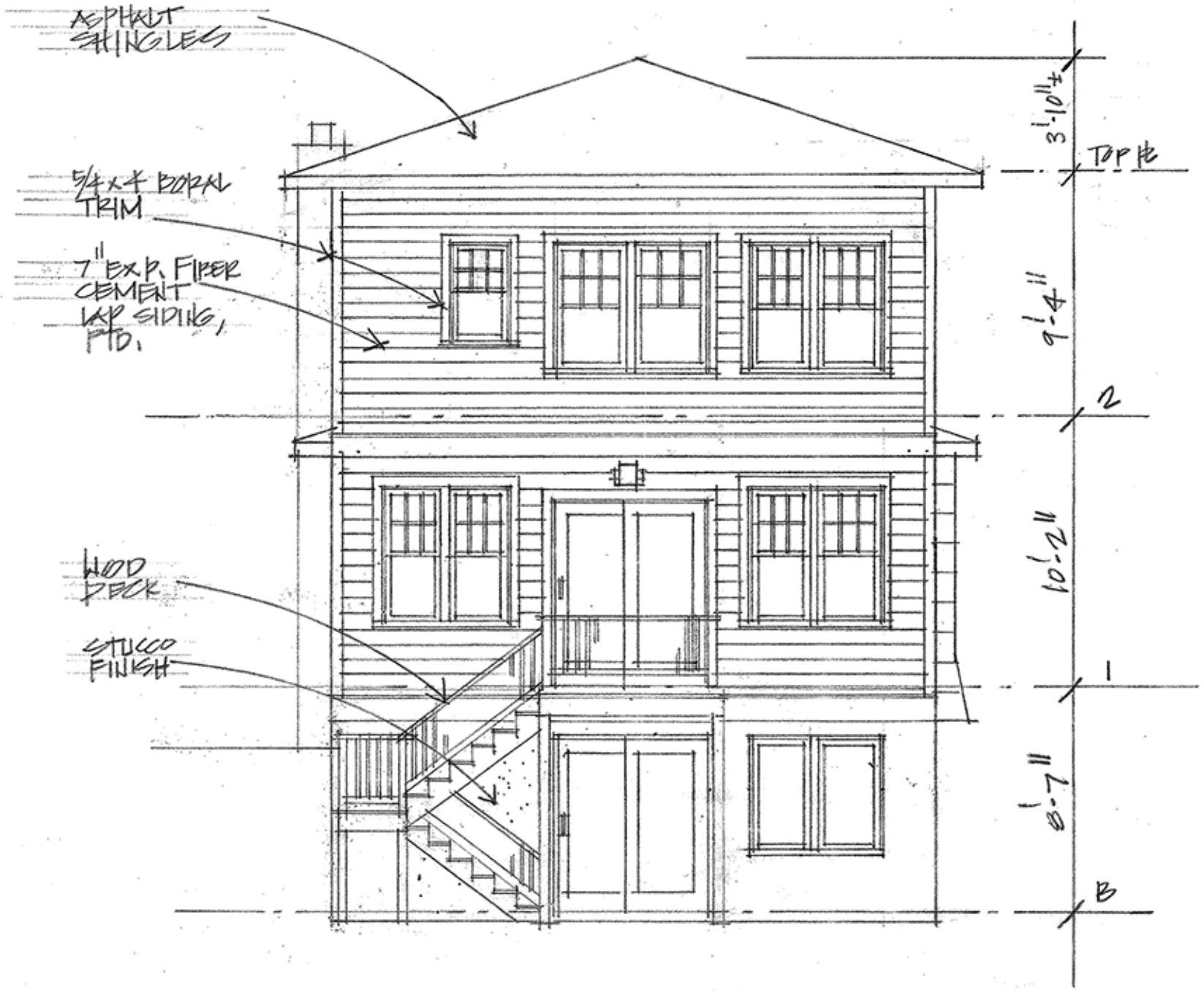
DISTANCE BETWEEN HOUSES  
(Average: 23'-7")



PROPOSED NEIGHBORHOOD PLAN

CRT-1 5'-1.5  
R-60 1.5  
NRF-0.75 H-50  
40  
ME 0.75 H-50



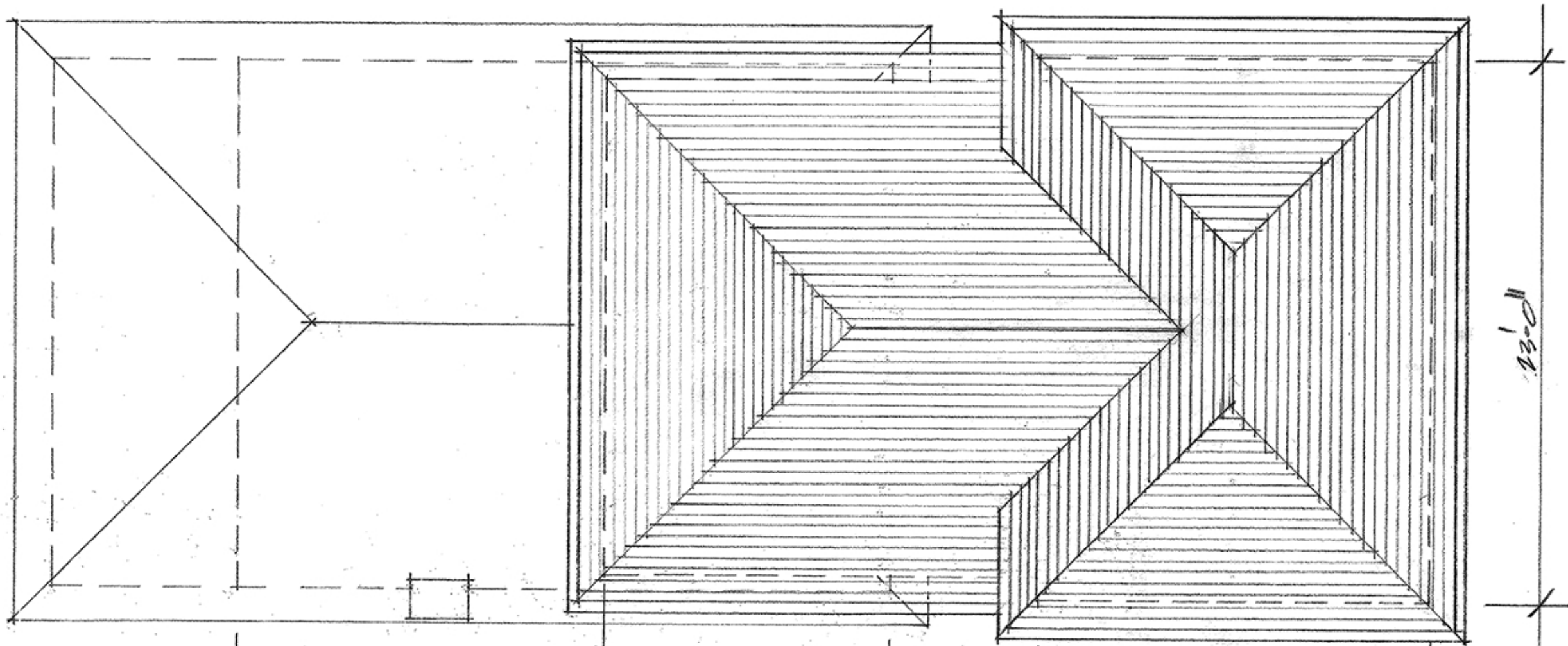


PROPOSED REAR ELEVATION  
 3/16" = 1'-0"



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

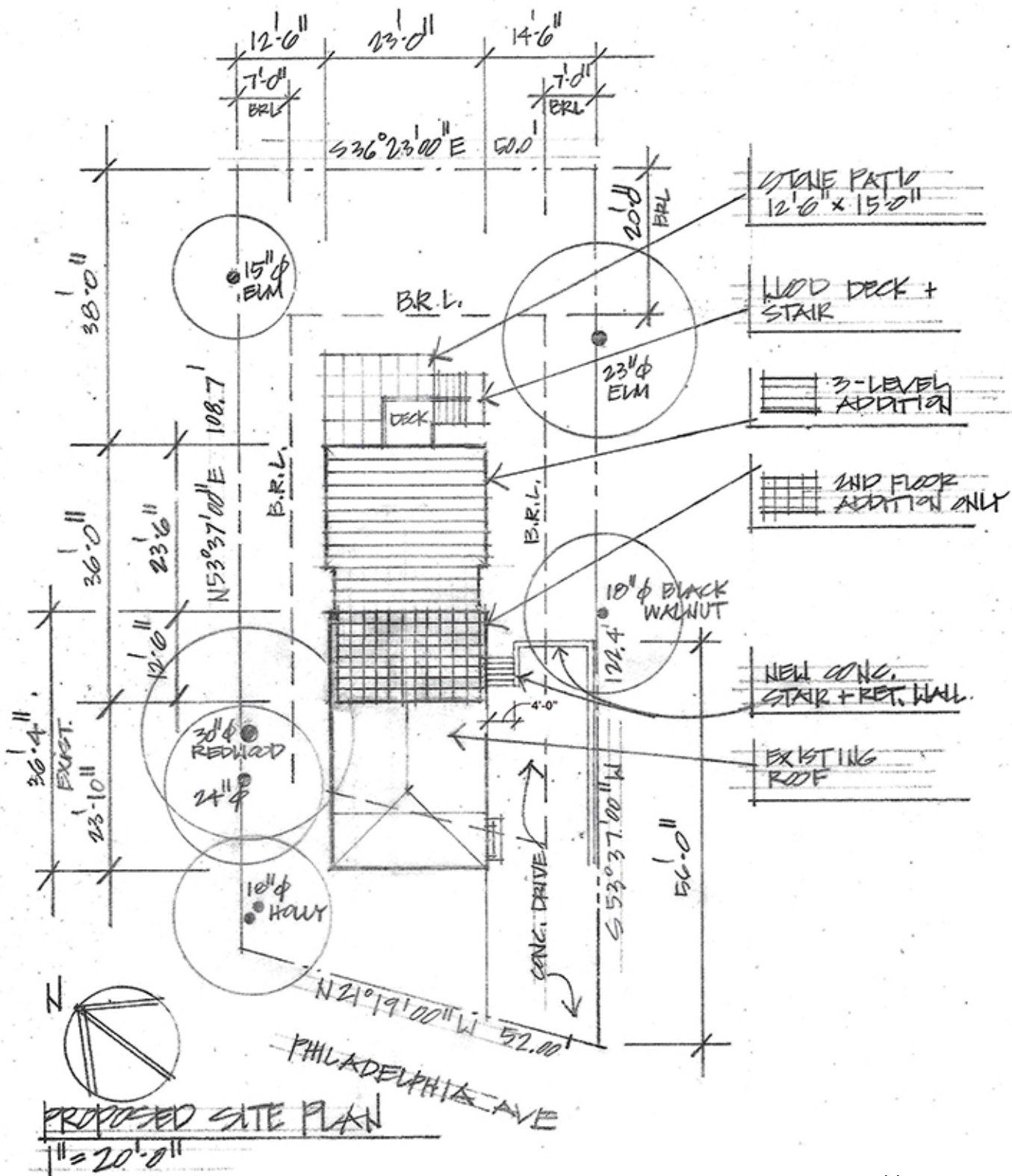


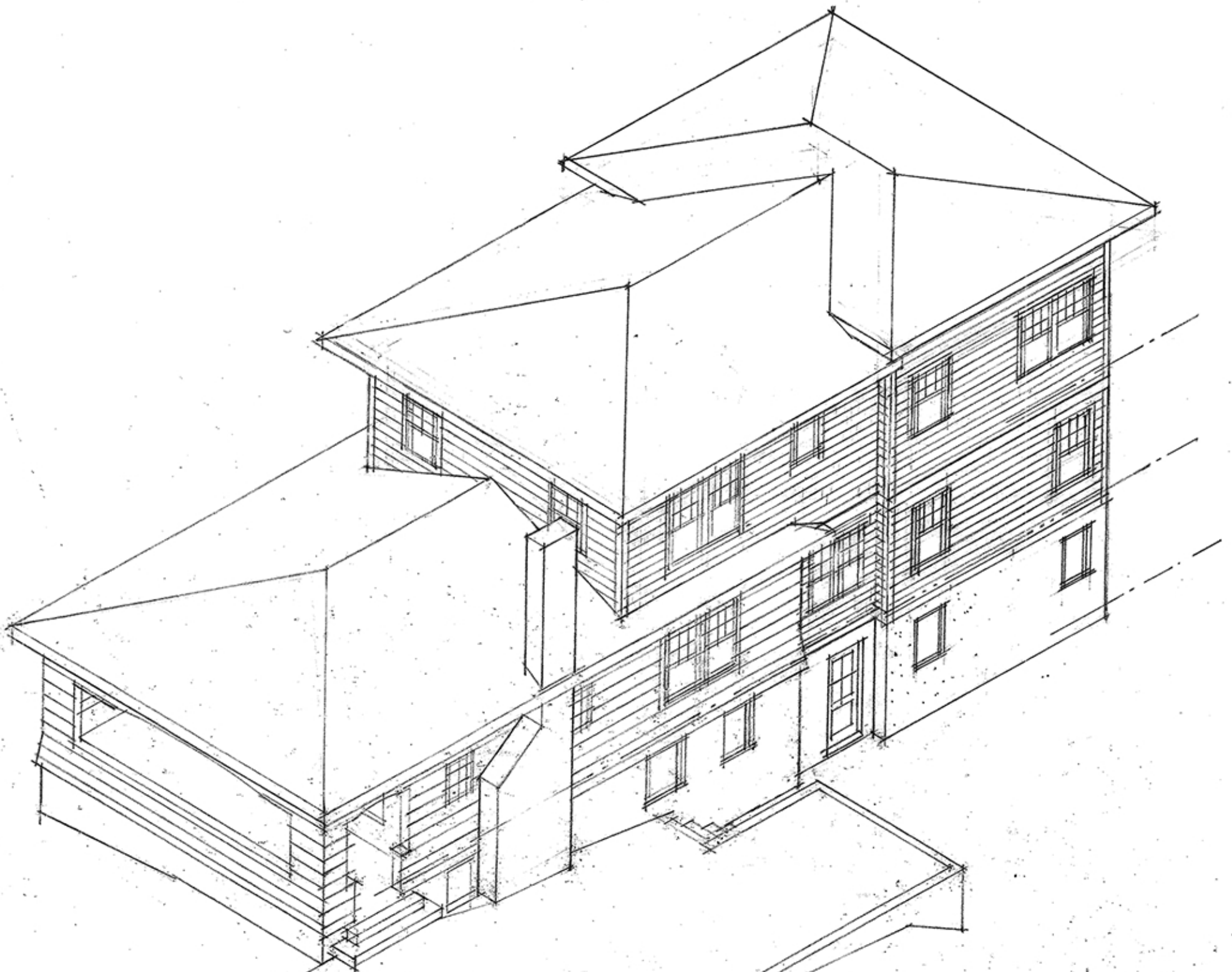


28'-4" EXISTING  
 12'-6" 2ND FR. ADDITION ONLY  
 6'-6"  
 17'-0"  
 24'-6" ADDITION

PROPOSED ROOF PLAN  
 3/16" = 1'-0"

13'-0"





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

PETERS RESIDENCE  
38 PHILADELPHIA AVE.  
TAKOMA PARK, MD 20912

















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## 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)

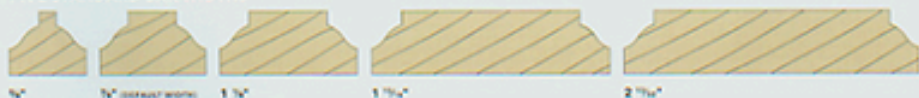
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



### 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

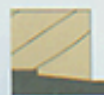


### STICKING AND PROFILES

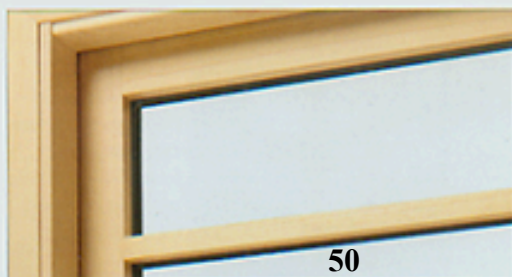
Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



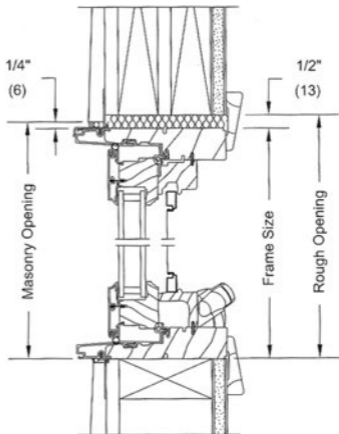
SQUARE



SQUARE STICKING

# AWNING

## CONSTRUCTION DETAILS

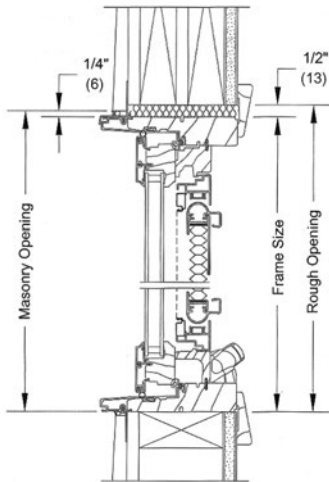


**51**

HEAD JAMB AND SILL - OPERATOR

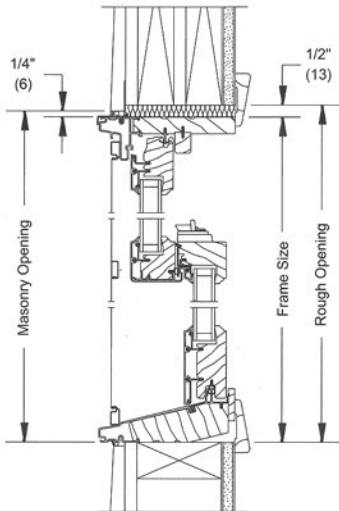


# CASEMENT / CASEMENT PUSH OUT CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR  
WITH OPTIONAL INTERIOR SHADES

# DOUBLE HUNG G2

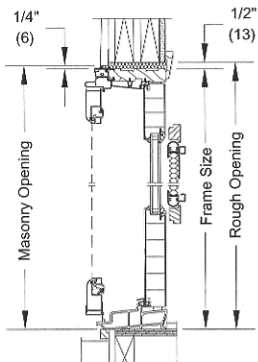


**53**

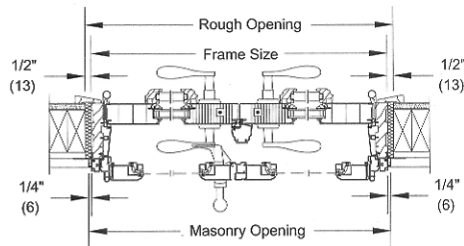
HEAD JAMB AND SILL - OPERATOR

# 1 3/4" INSWING FRENCH DOOR

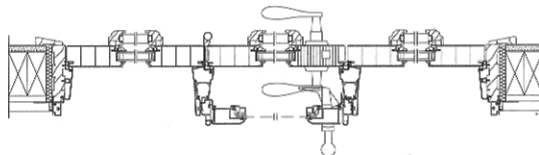
## CONSTRUCTION DETAILS



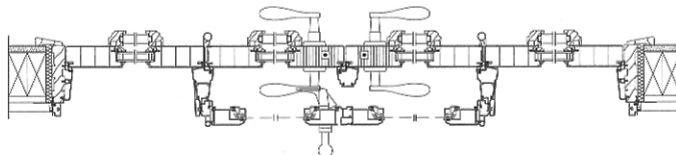
CLAD HEAD JAMB AND SILL  
WITH ULTIMATE SWINGING SCREEN -  
WITH OPTIONAL INTERIOR SHADES



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

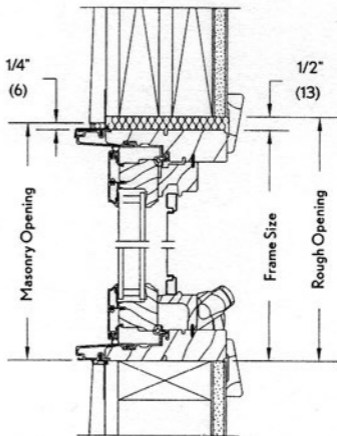


CLAD 4 PANEL JAMB  
OXXO LHI WITH ULTIMATE SWINGING SCREEN -  
WITH INTERIOR SHADES



# CLAD ULTIMATE AWNING

## CONSTRUCTION DETAILS



OPERATOR  
HEAD JAMB AND SILL