



**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? 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

36 Philadelphia Ave.
Takoma Park, MD 20912

40 Philadelphia Ave.
Takoma Park, MD 20912

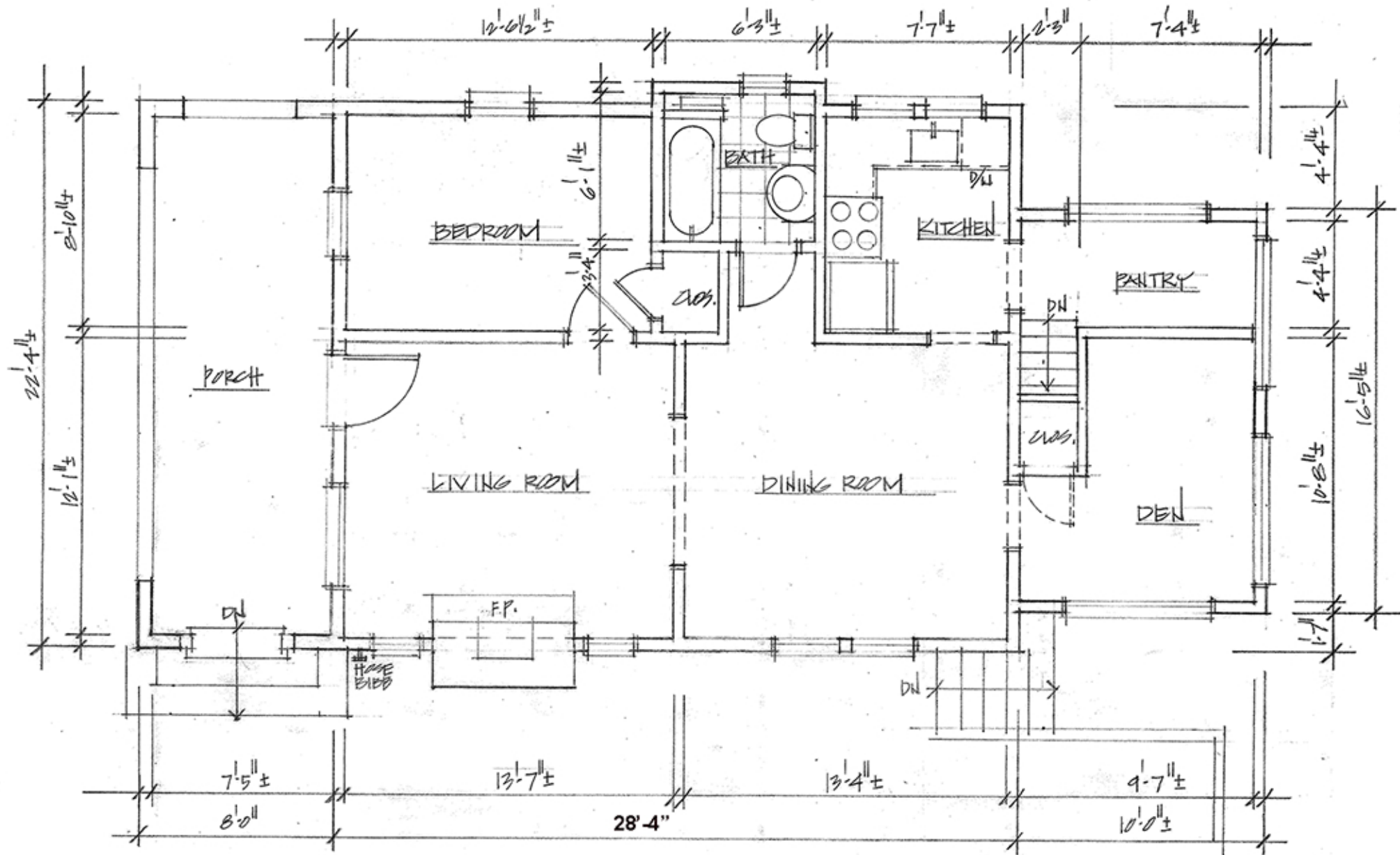
39 Philadelphia Ave.
Takoma Park, MD 20912

37 Philadelphia Ave.
Takoma Park, MD 20912

41 Philadelphia Avenue
Takoma Park, MD 20912

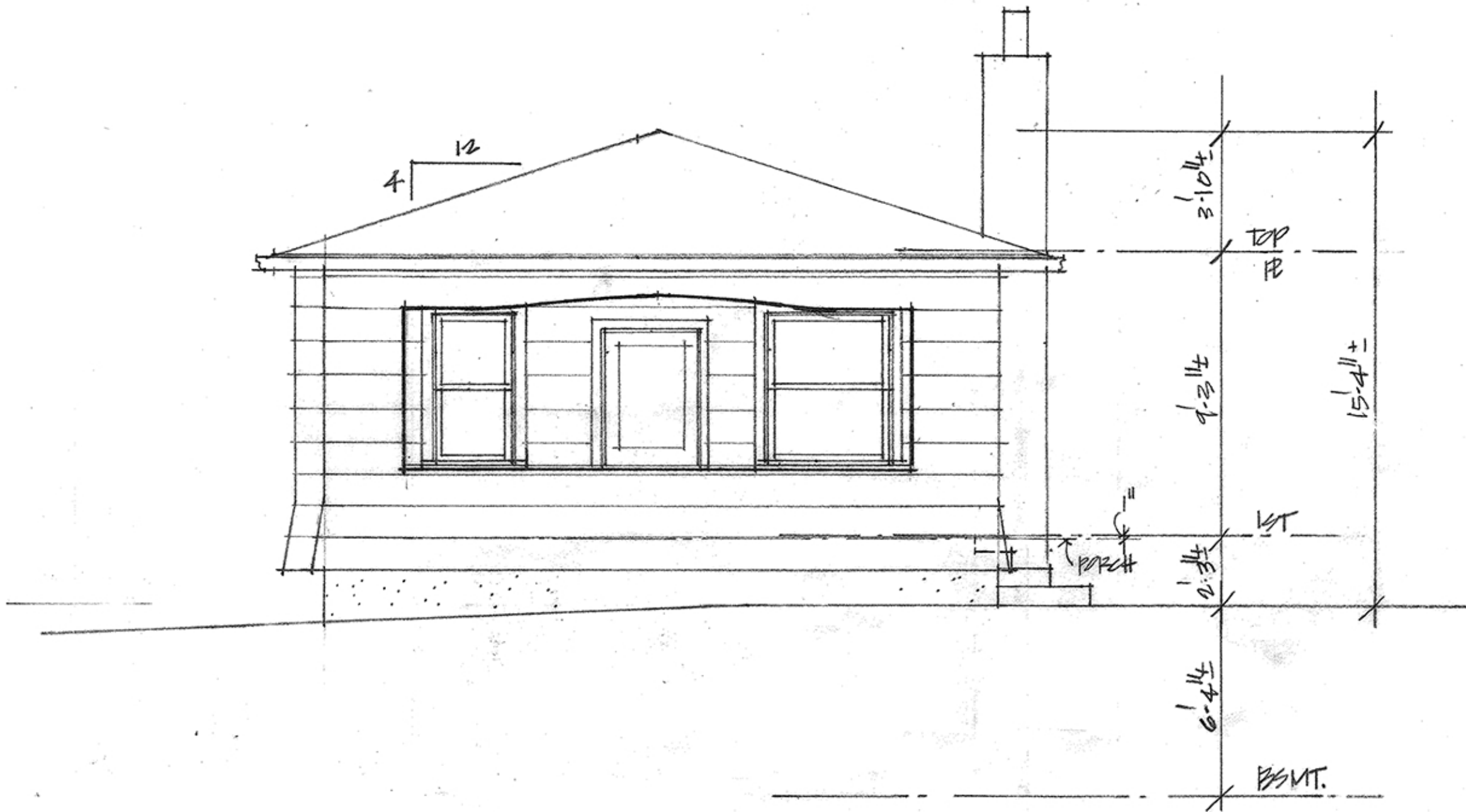
120 Grant Avenue
Takoma Park, MD 20912

124 Grant Avenue
Takoma Park, MD 20912

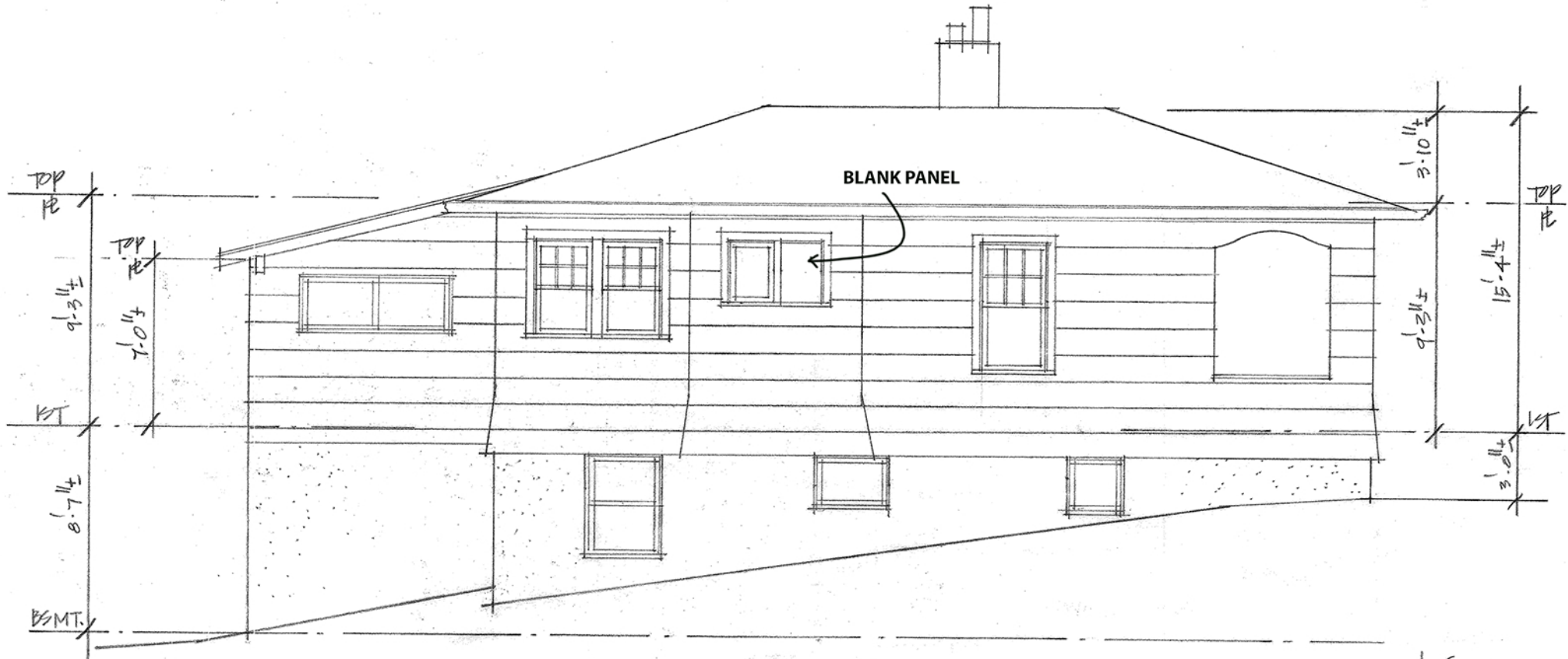


EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



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



BLANK PANEL

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

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



EXISTING NEIGHBORHOOD PLAN

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.

As a new feature (different from the 2nd 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 2nd HAWP are highlighted in red.

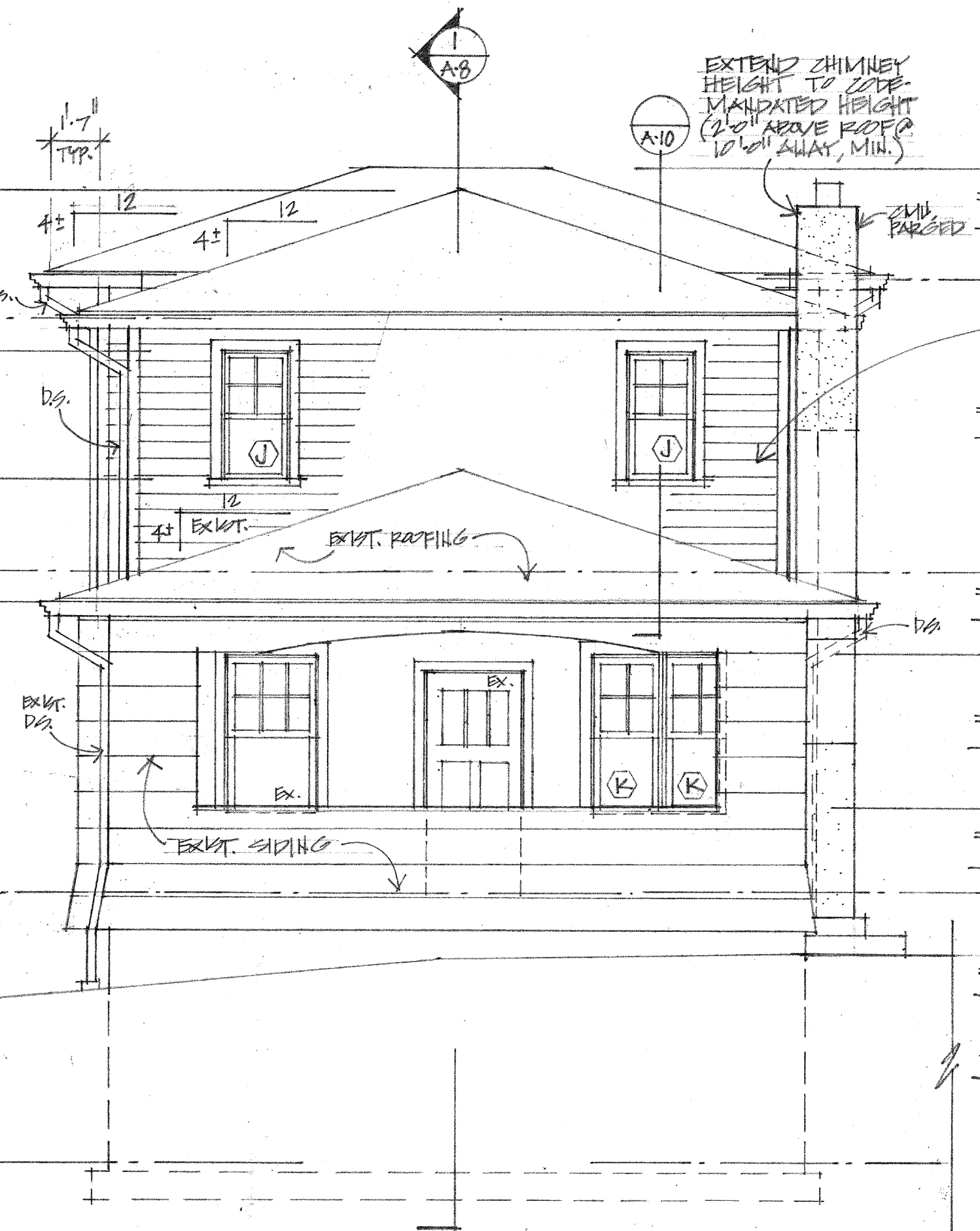
DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

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 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.*



EXTEND CHIMNEY
HEIGHT TO CODE-
MANDATED HEIGHT
(2'0" ABOVE ROOF @
10'0" AWAY, MIN.)

CHIMNEY PARAPET

EXIST. ROOFING

EXIST. SIDING

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

ASPHALT
SHINGLES

5/4 x 4 BOARDS
TRIM

7" EXP. FIBER
CEMENT
LAP SIDING,
PTD.

WOOD
DECK

STUCCO
FINISH

3'-10 1/2"

TOP E

9'-4"

2

10'-2"

1

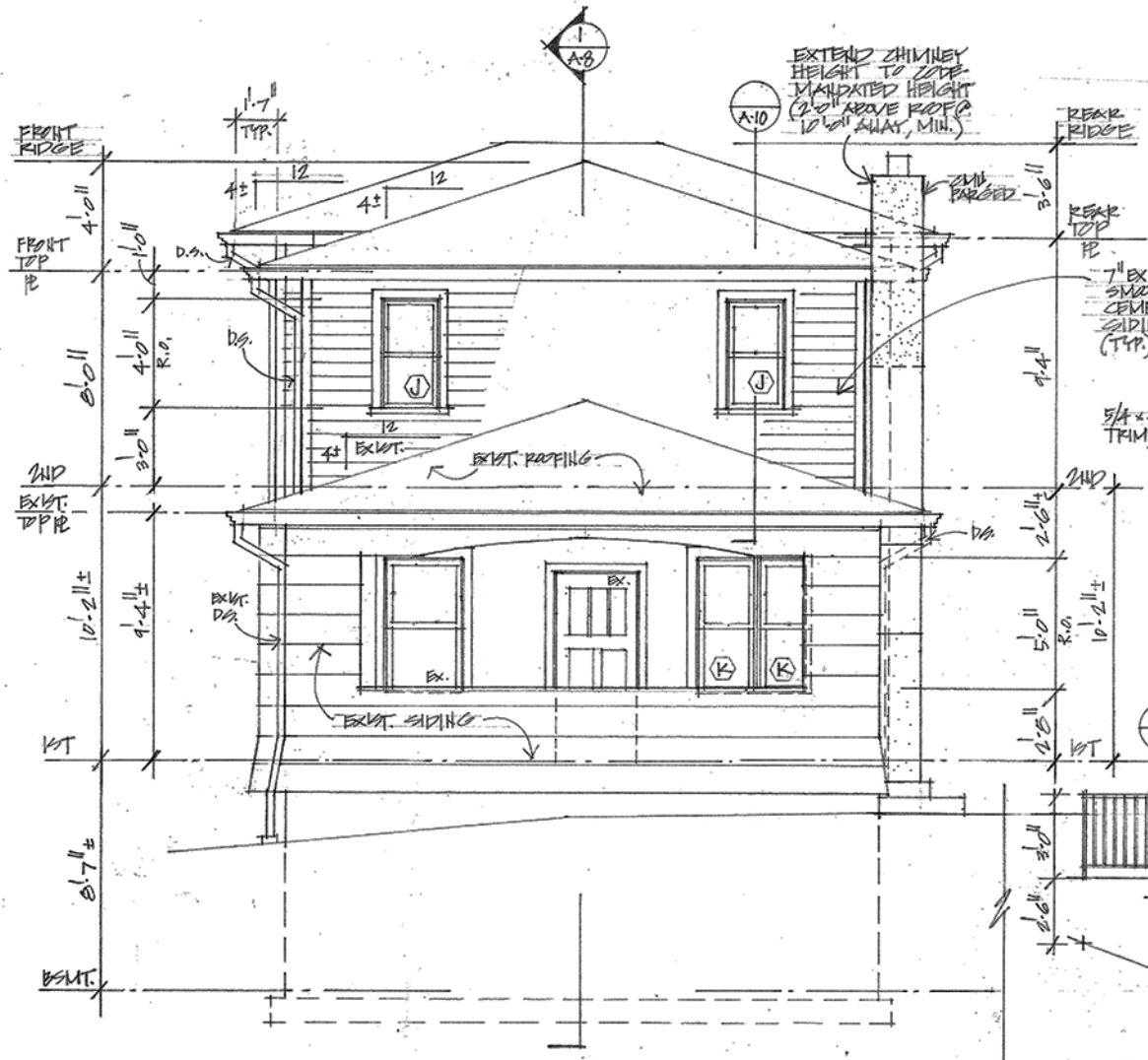
8'-7"

B

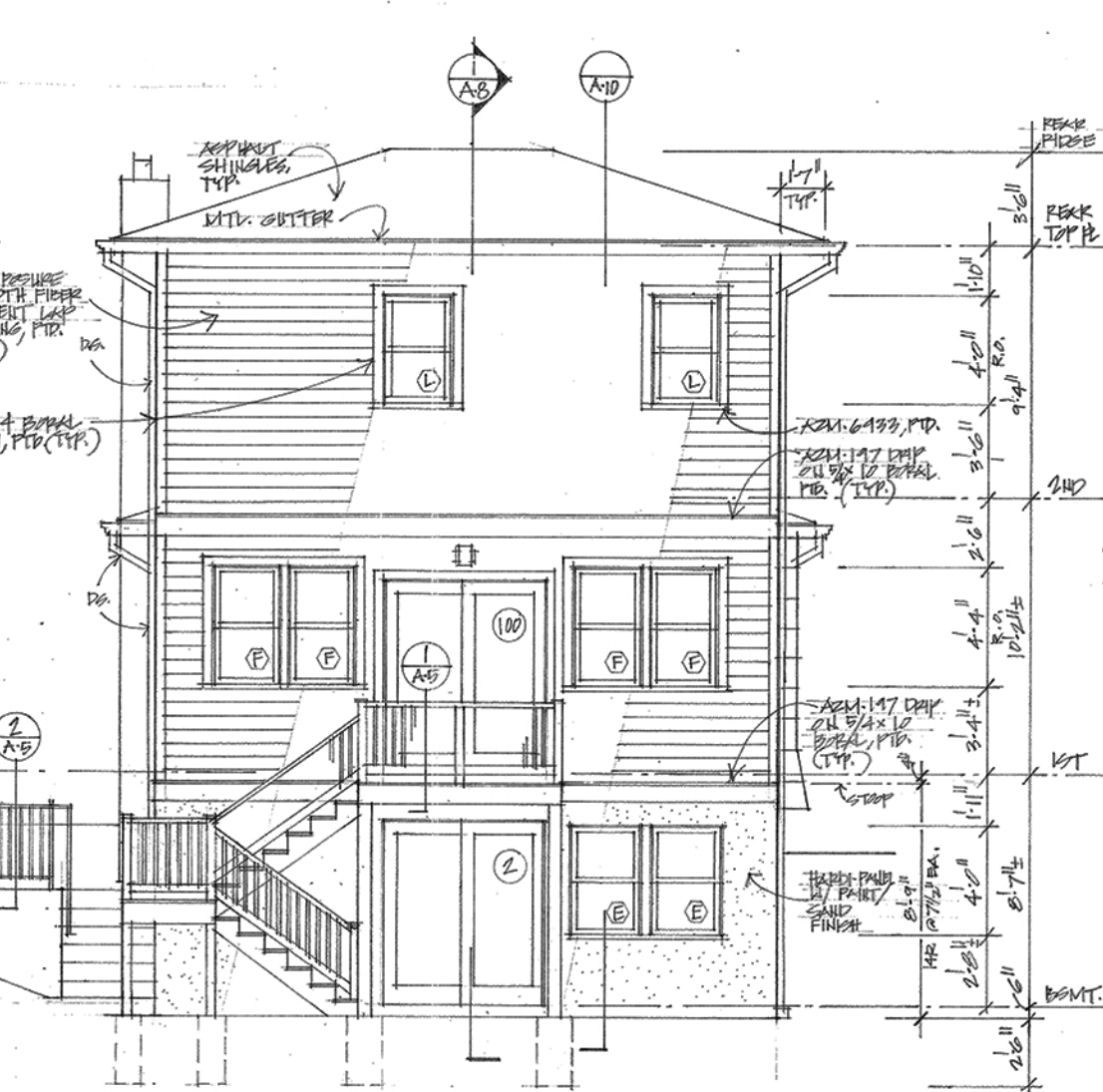
PROPOSED REAR ELEVATION

3/16" = 1'0"

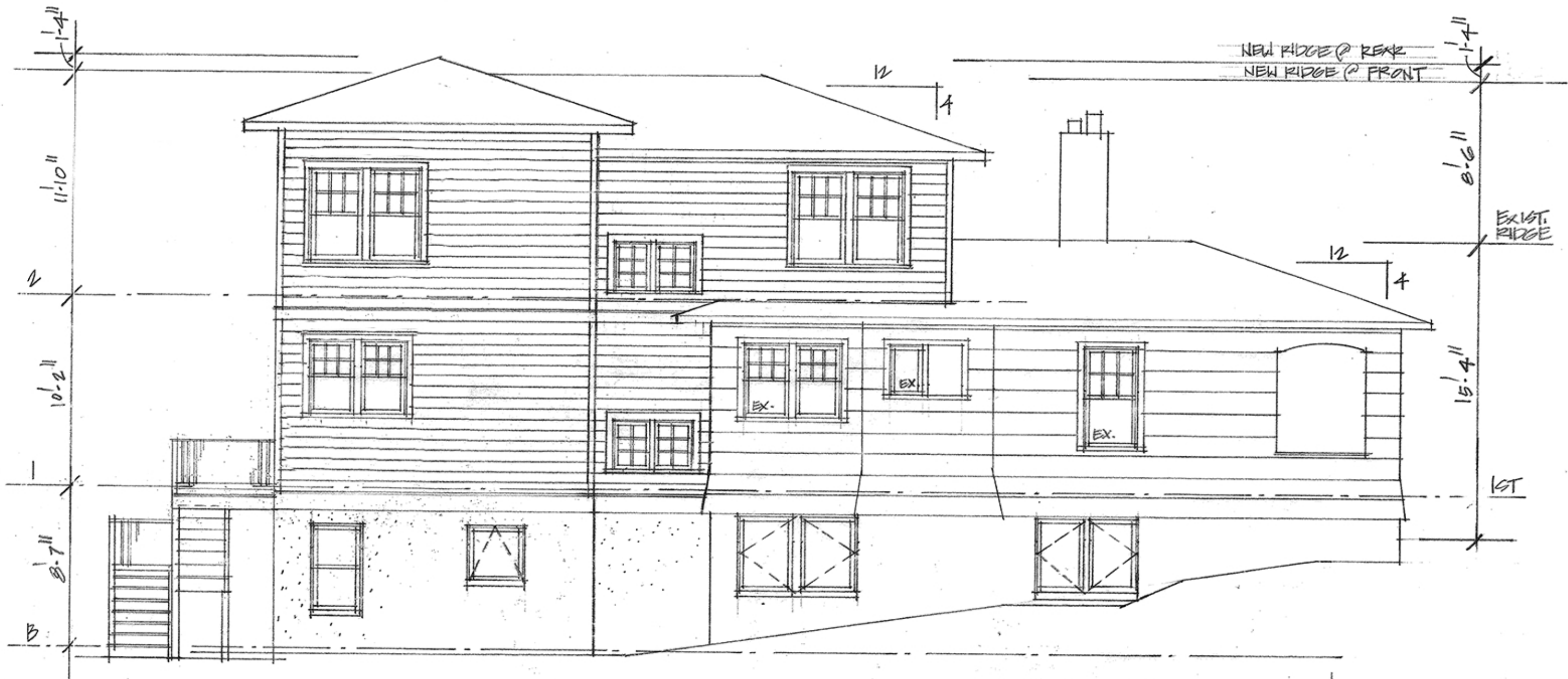




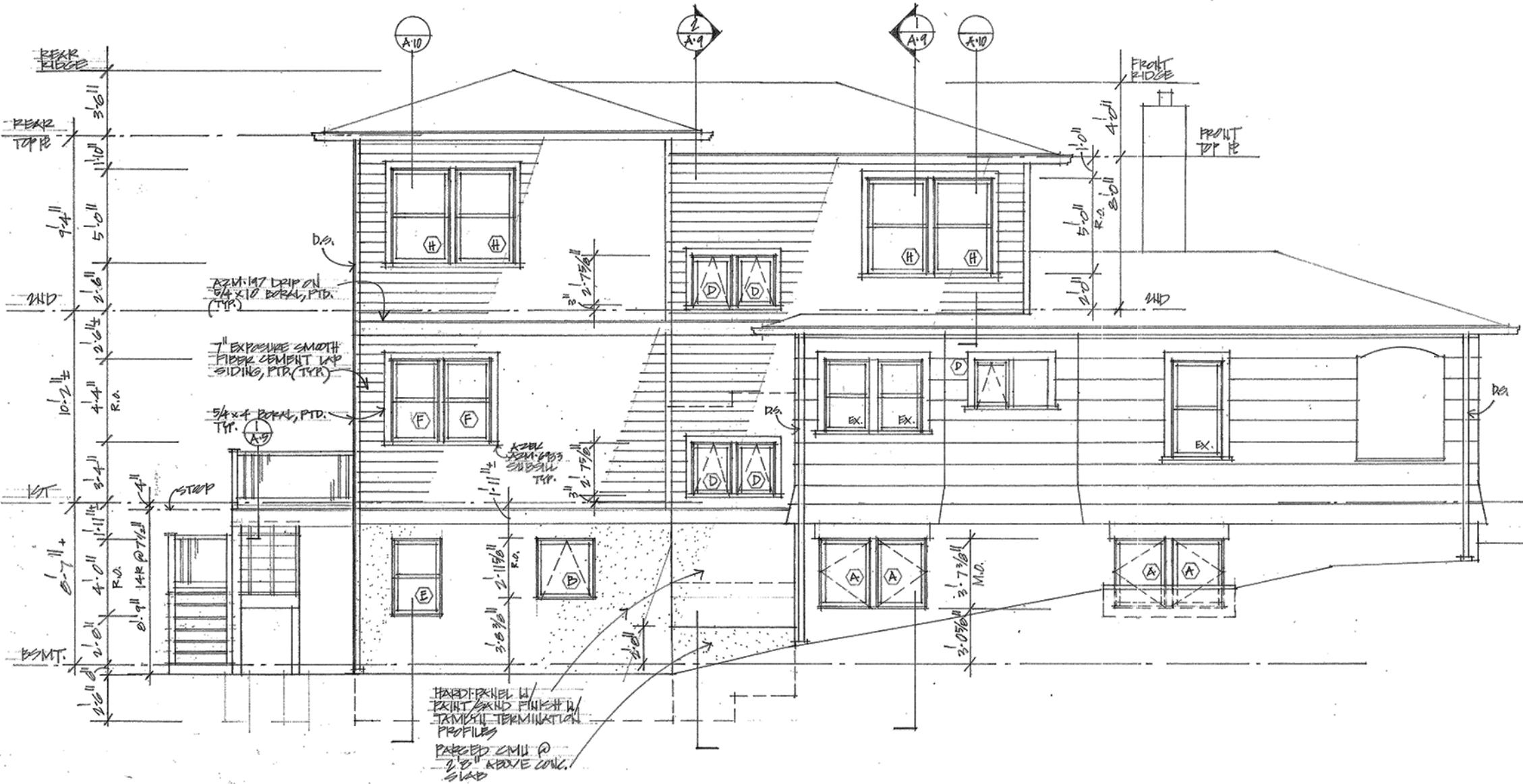
FRONT ELEVATION
1/4" = 1'-0"



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



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

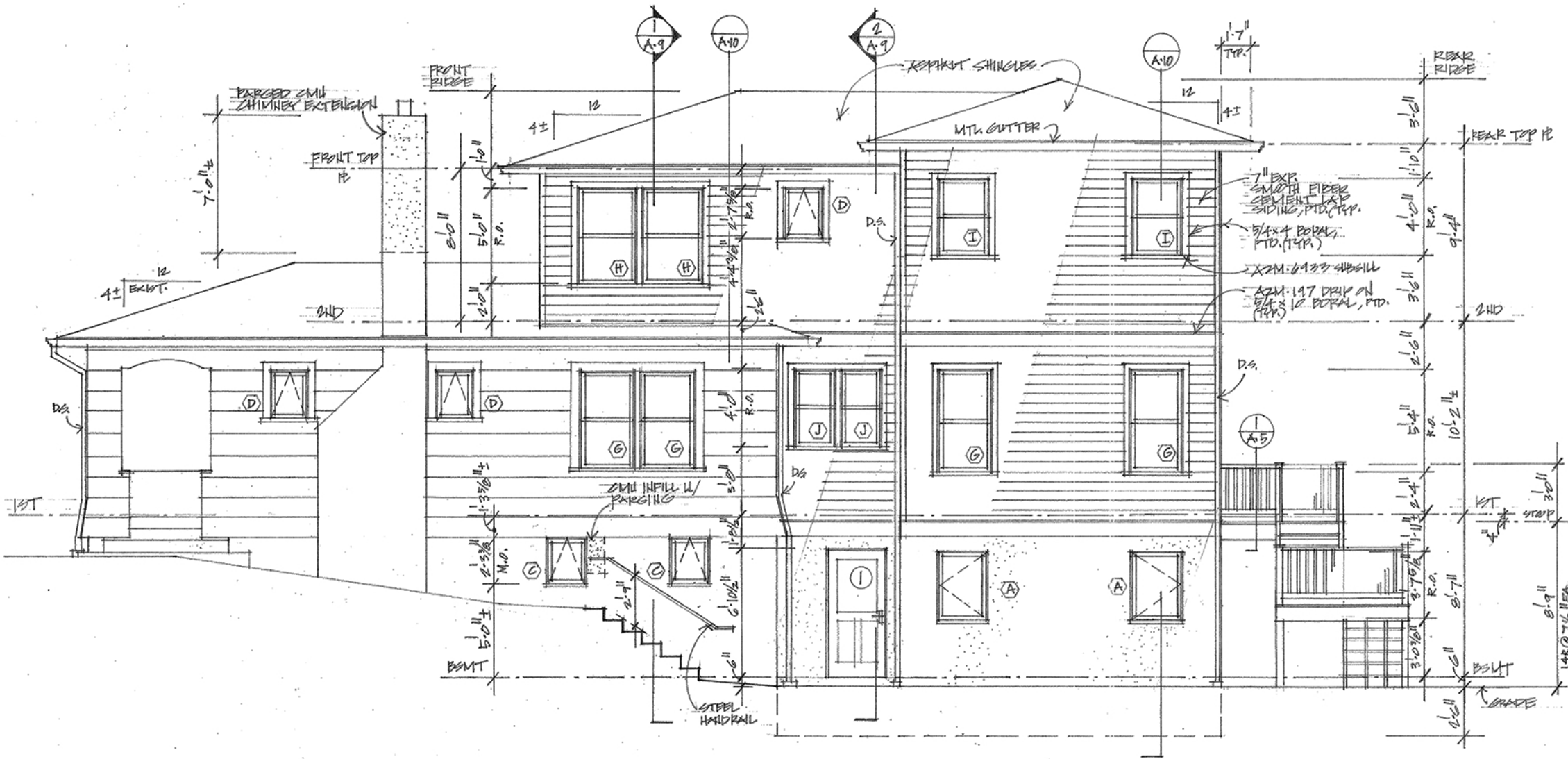


HARDIPANEL W/
 PRIME SAND FINISH W/
 TAMPON TERMINATION
 PROFILES
 PARALLEL CMU @
 2" ABOVE CONC.
 SLAB

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



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



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









