

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:

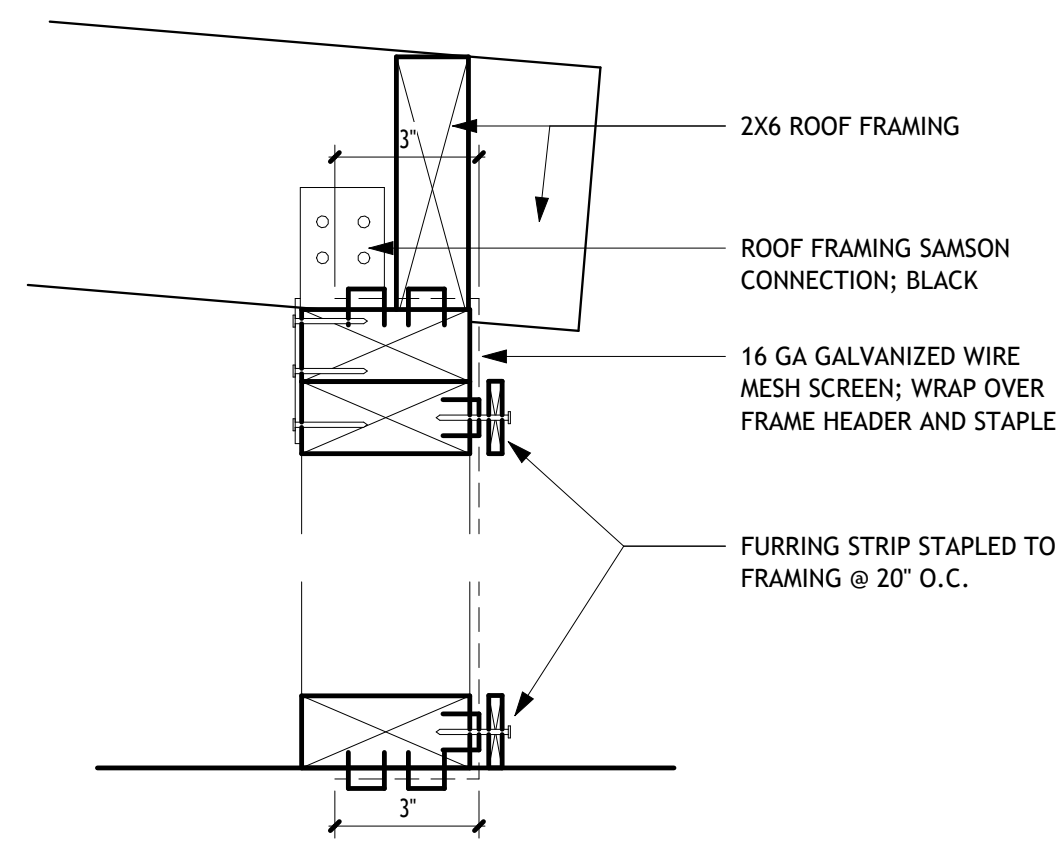
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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

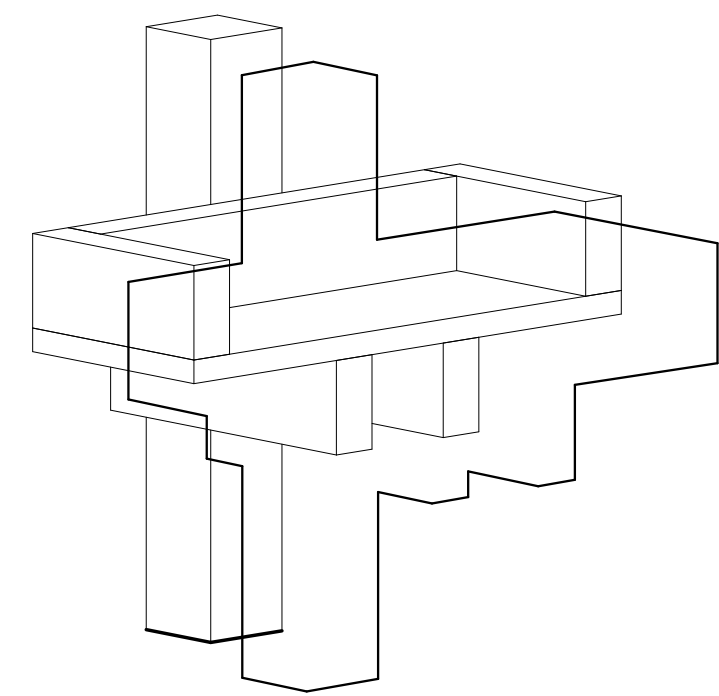
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

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

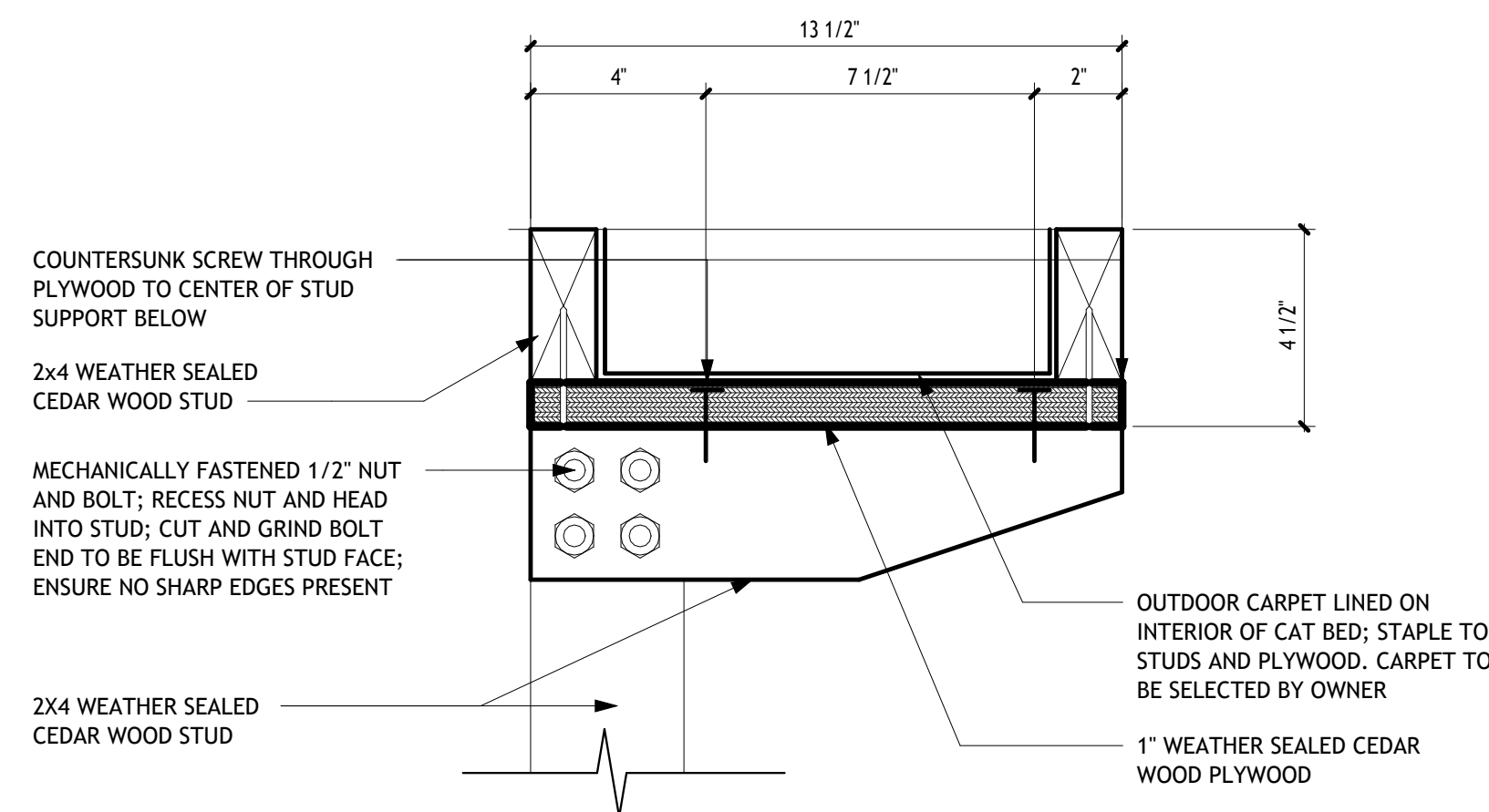
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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



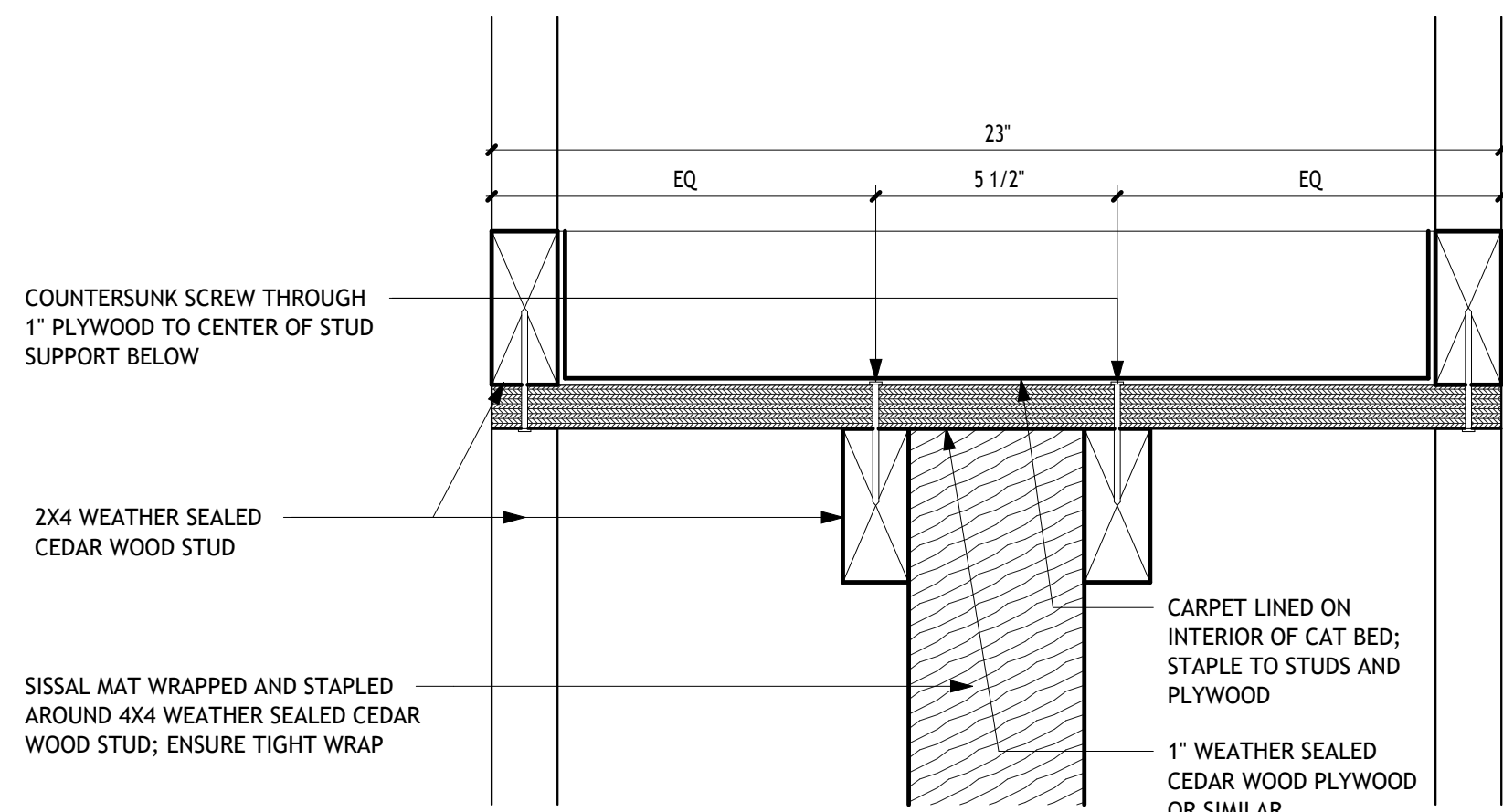
15 TYP WIRE MESH CONNECTIONS
3" = 1'-0"



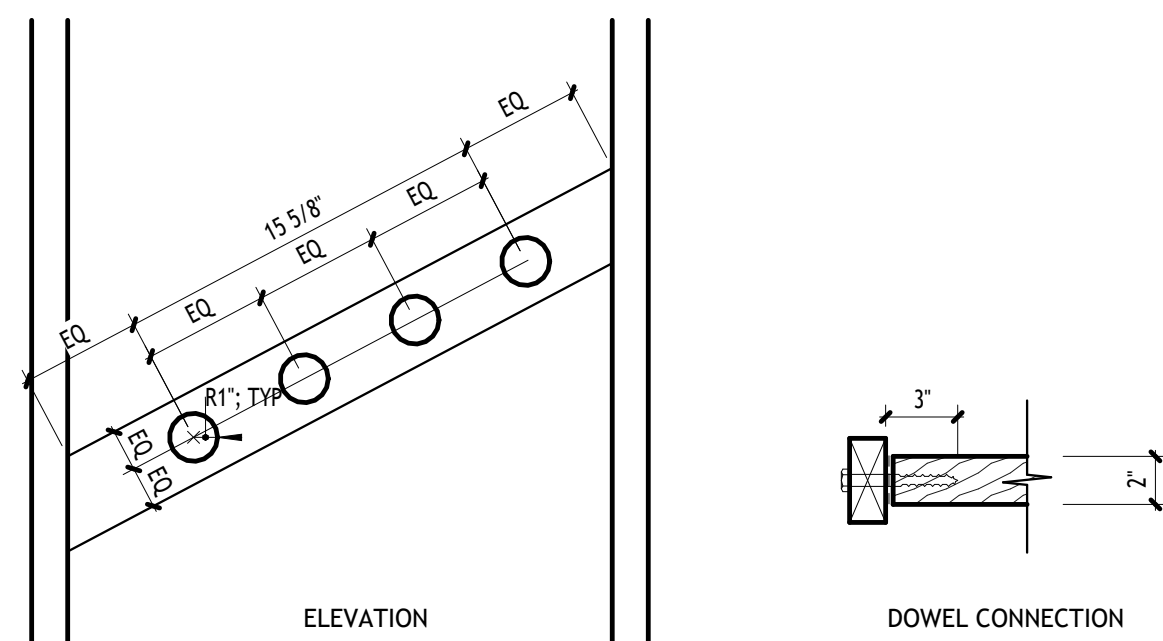
14 CAT BED ISO



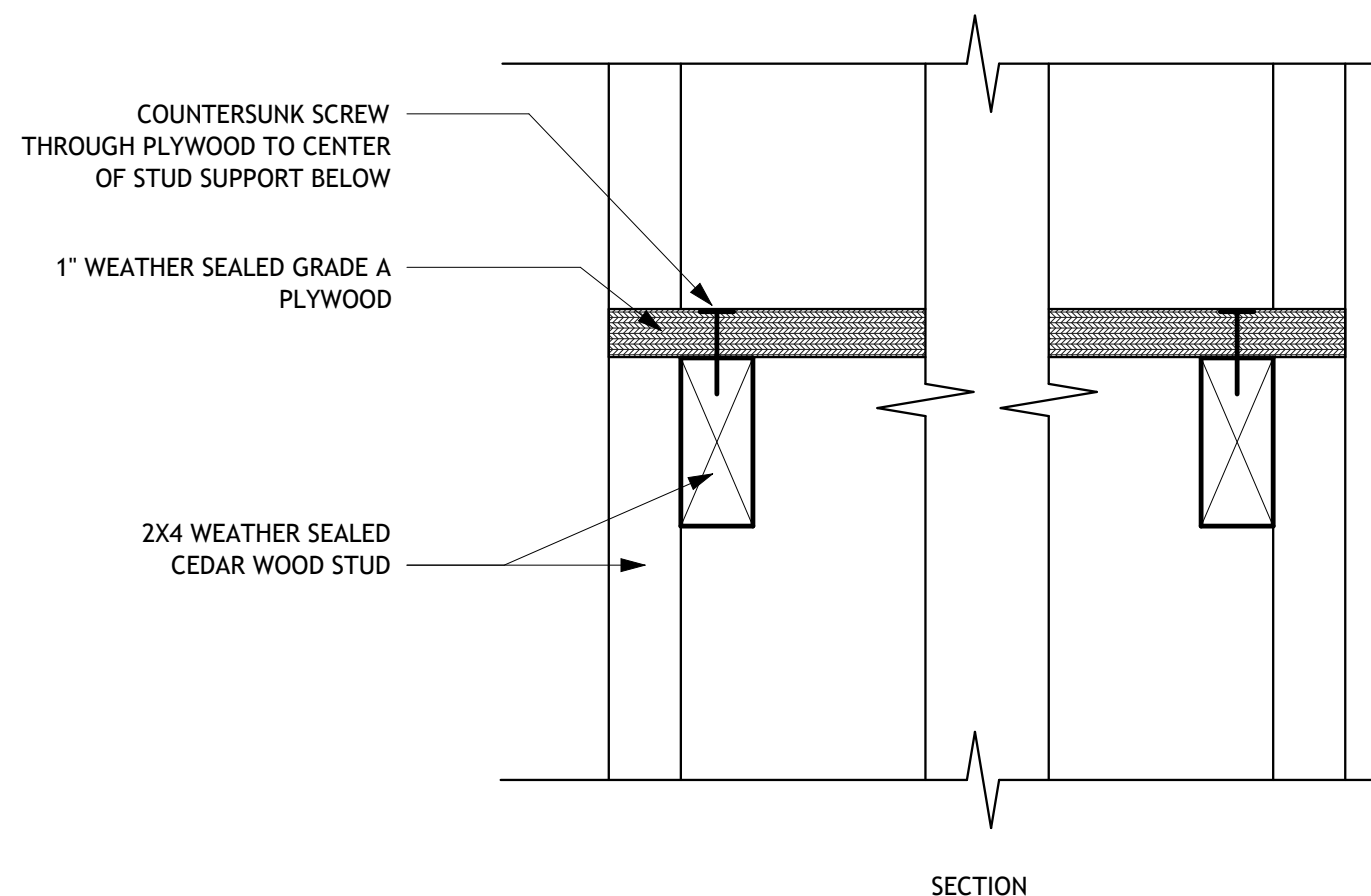
13 CAT BED - ELEVATION
3" = 1'-0"



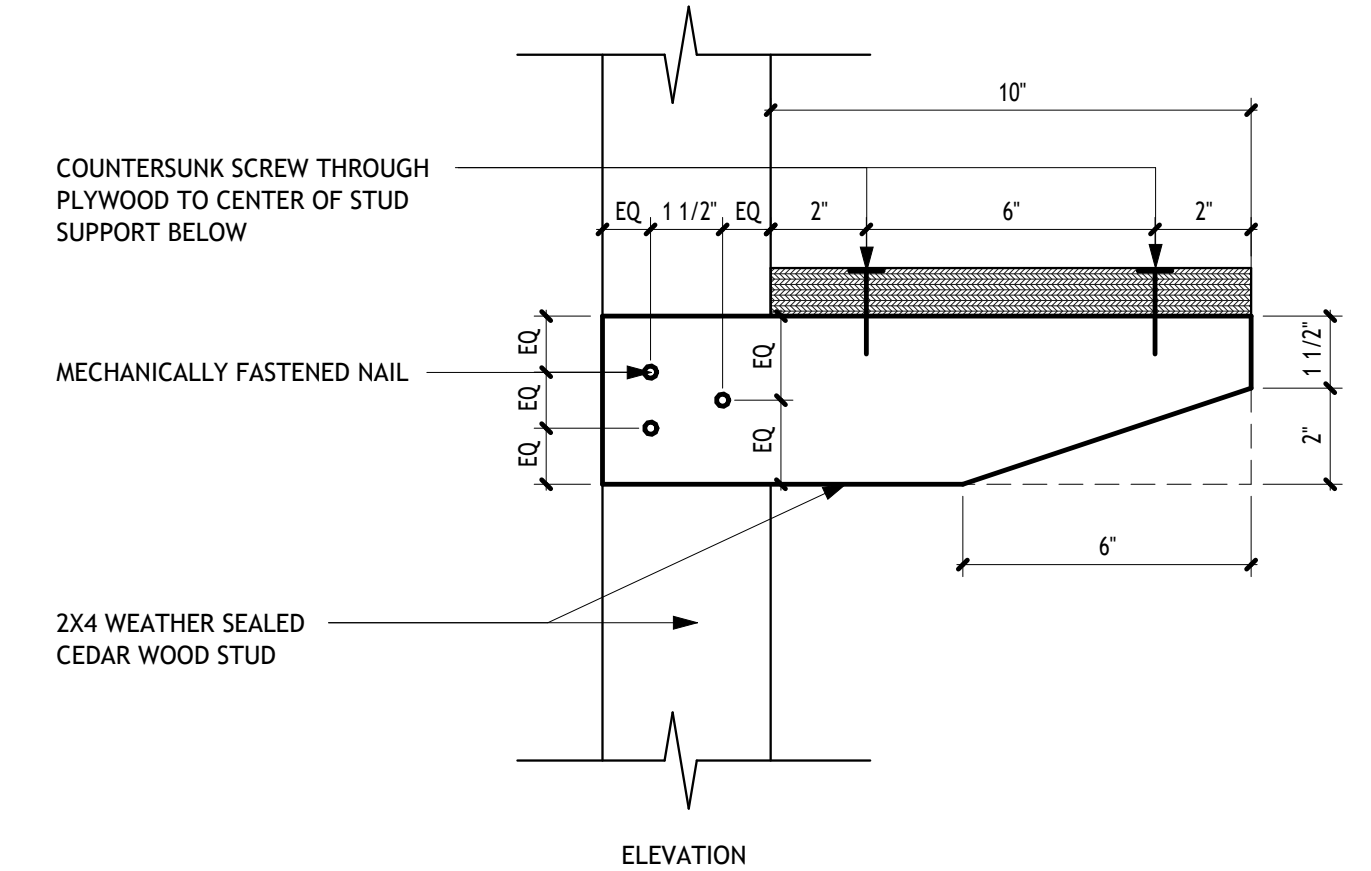
12 CAT BED - SECTION
3" = 1'-0"



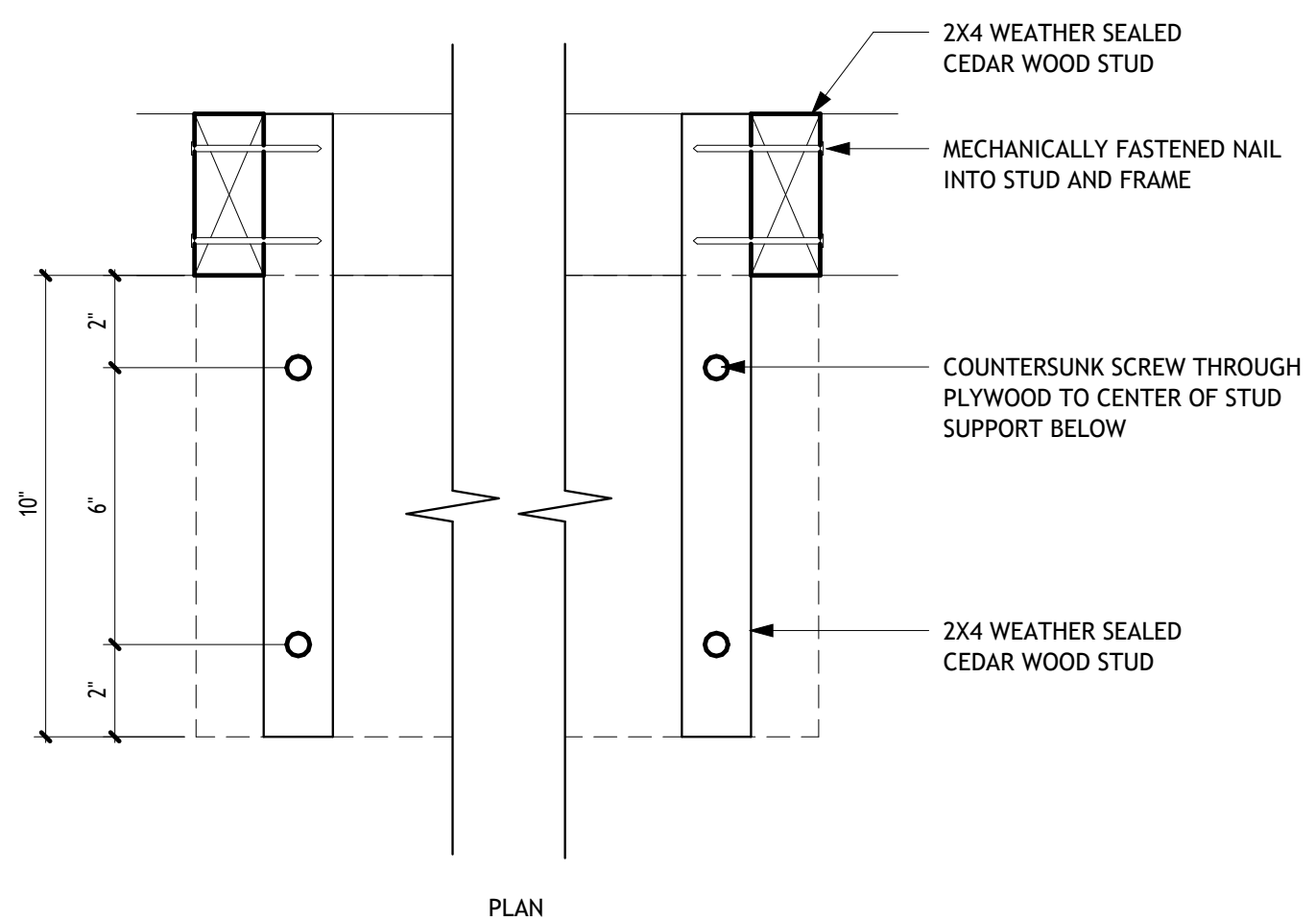
11 RUNG STEPS
1 1/2" = 1'-0"



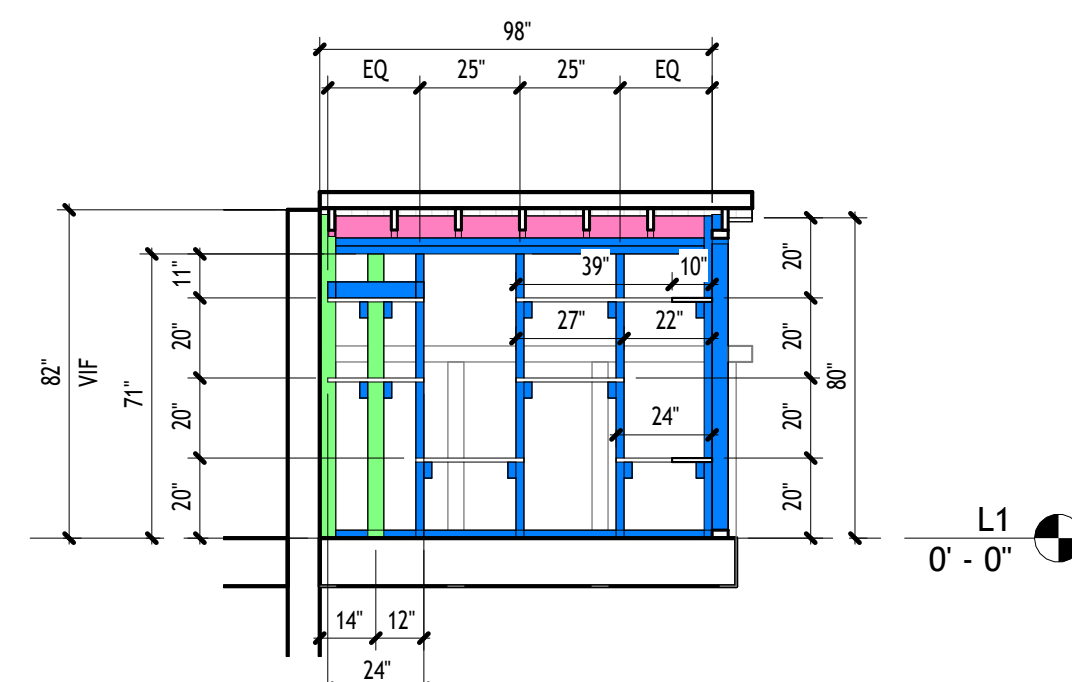
10 CONNECTION DETAIL @ PLATFORM SECTION
3" = 1'-0"



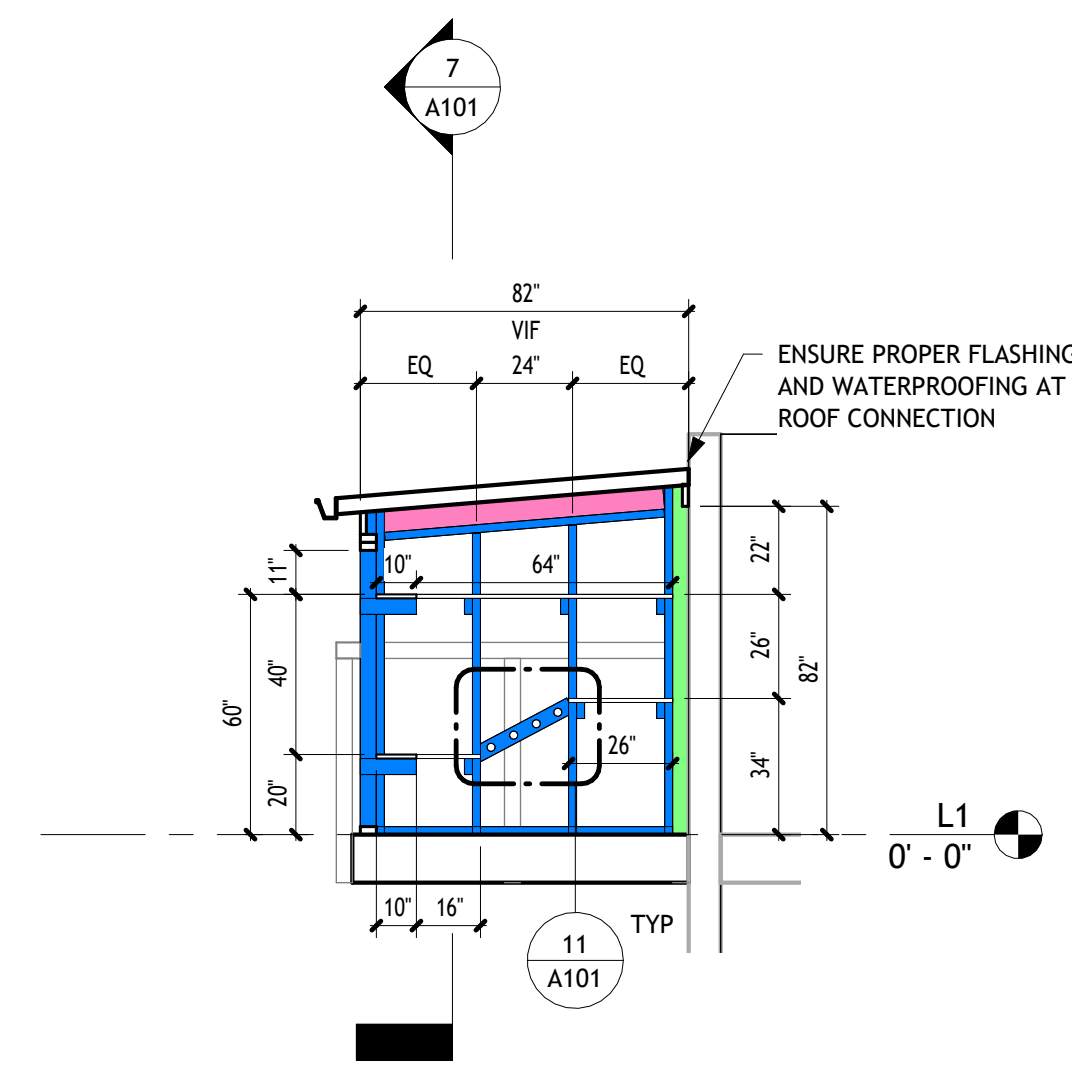
9 CONNECTION DETAIL @ PLATFORM ELEVATION
3" = 1'-0"



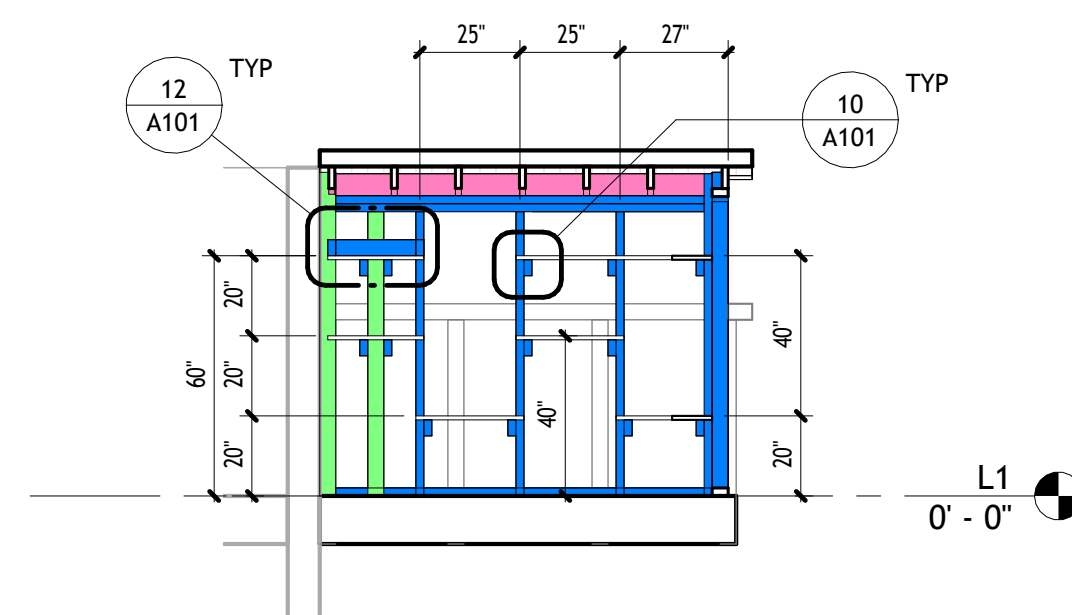
8 CONNECTION DETAIL @ PLATFORM PLAN
3" = 1'-0"



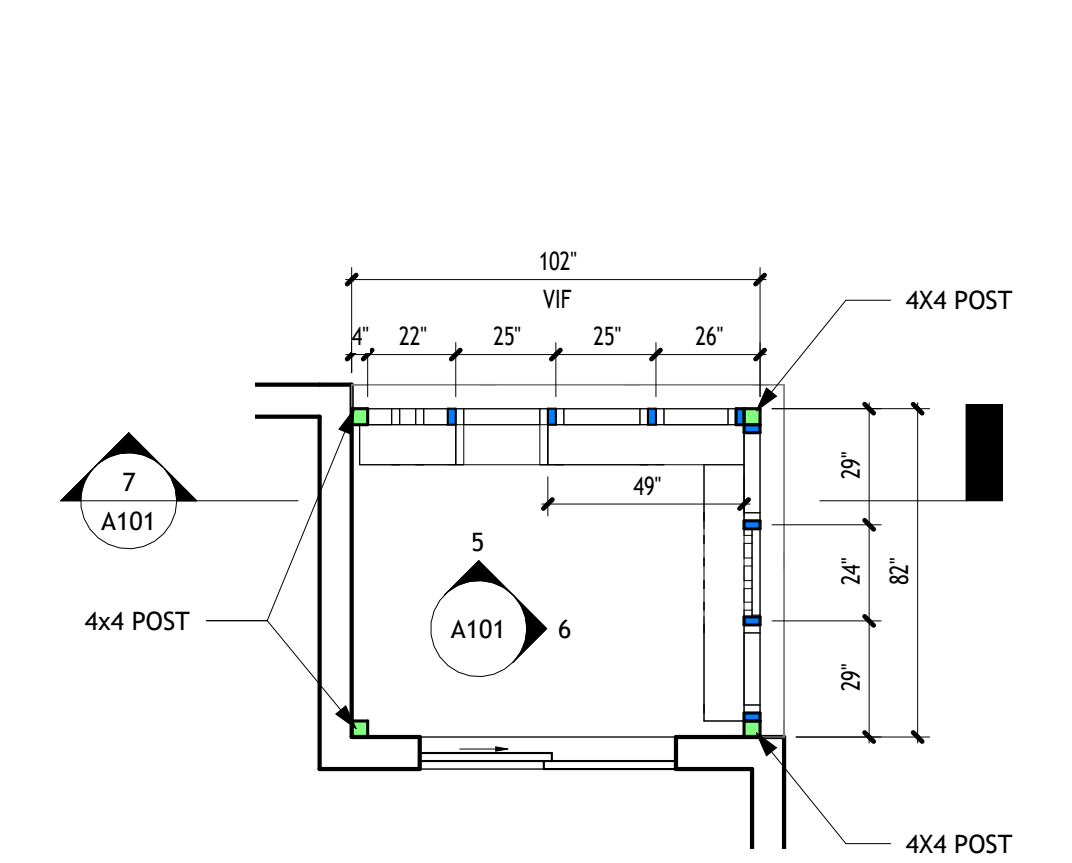
7 SECTION A
1/4" = 1'-0"



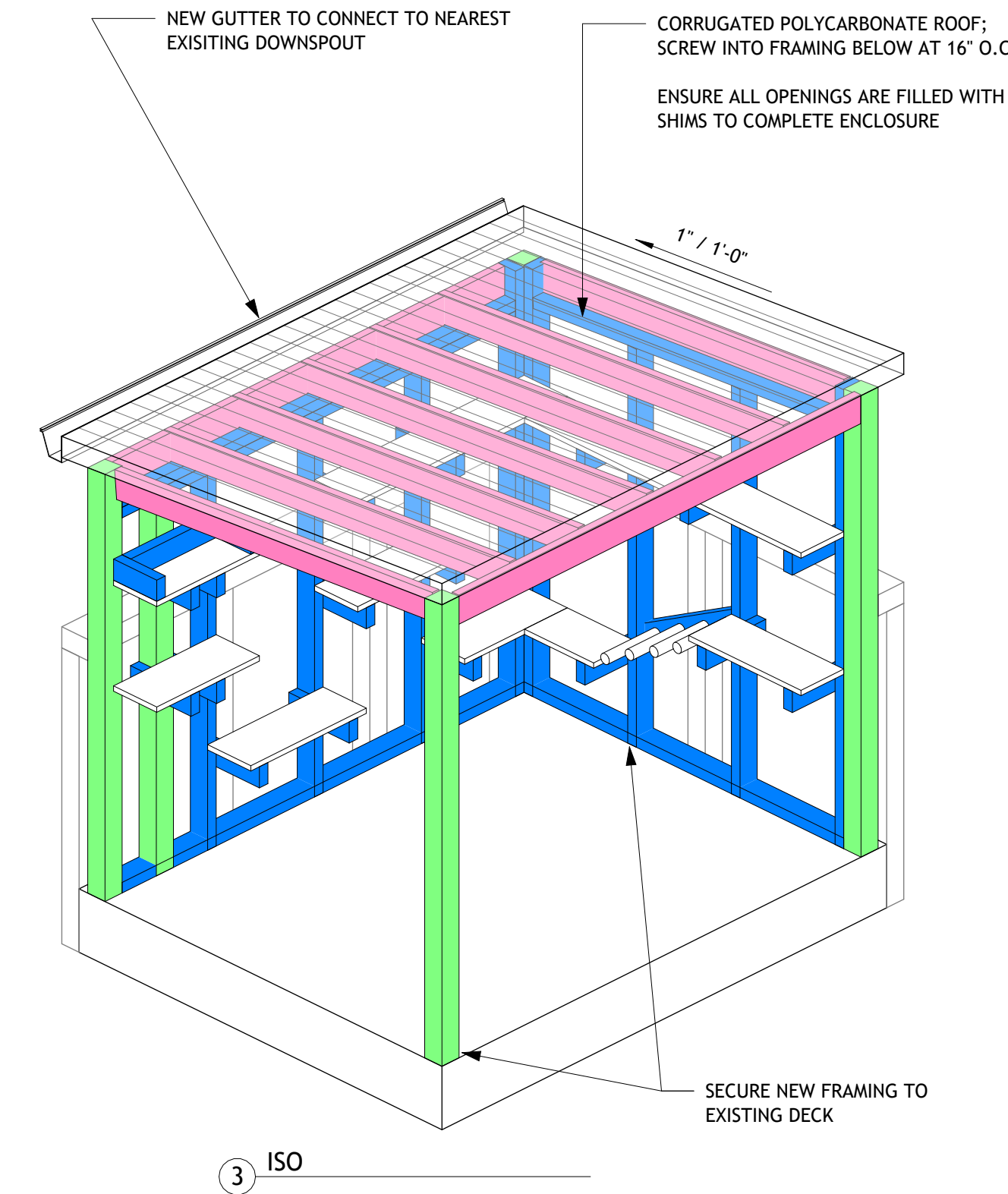
6 ELEVATION B
1/4" = 1'-0"



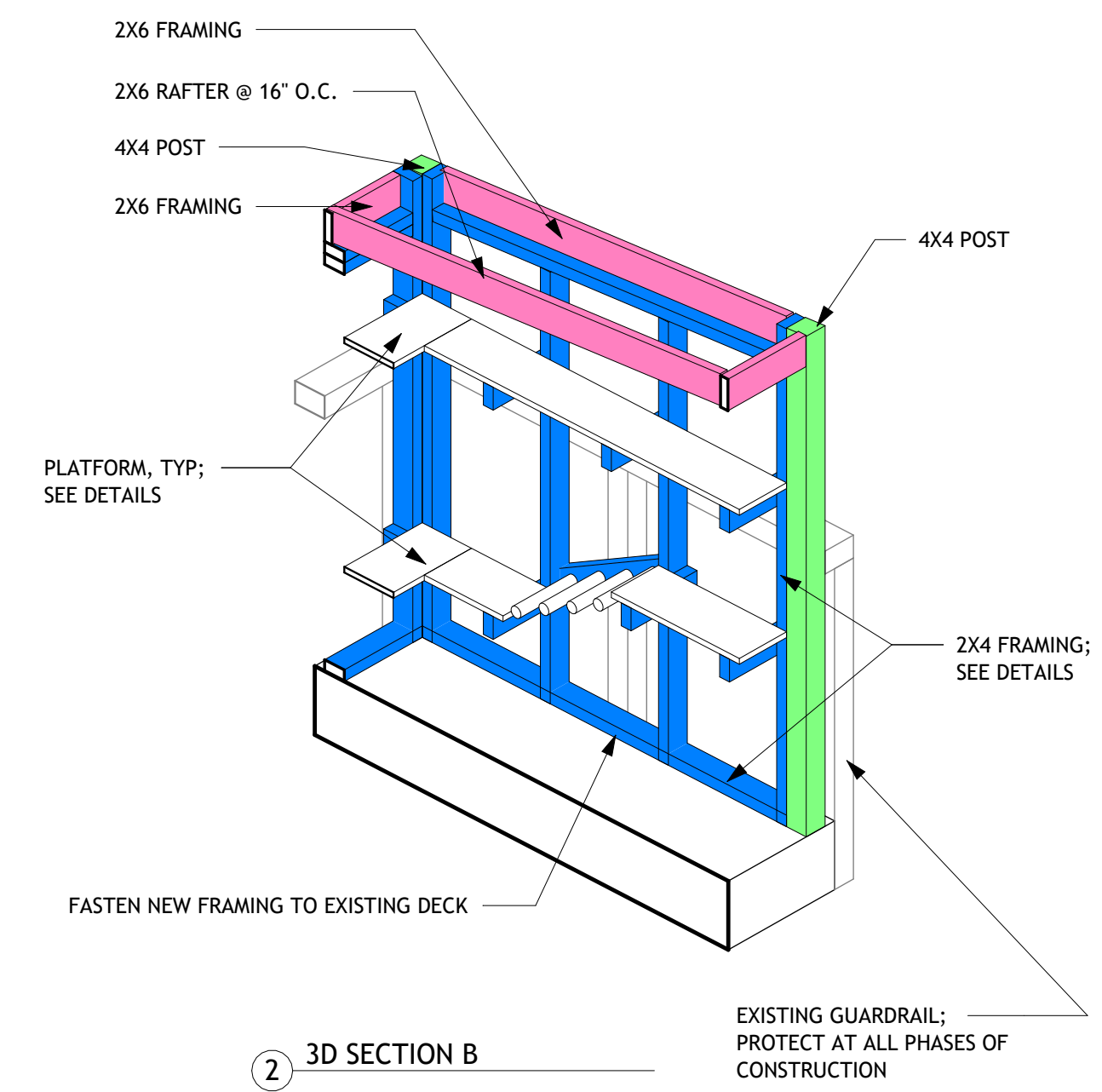
5 ELEVATION A
1/4" = 1'-0"



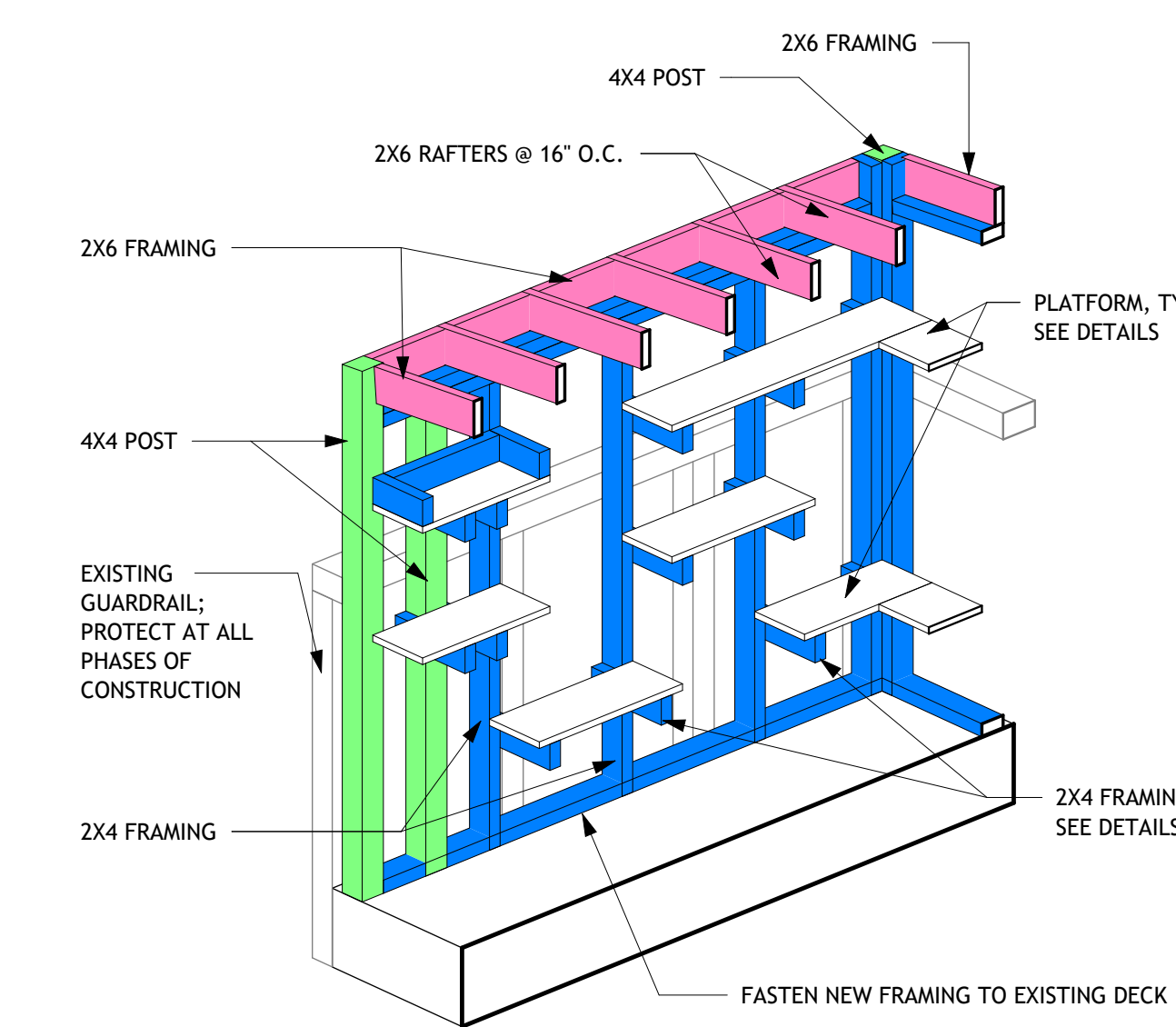
4 FLOOR PLAN
1/4" = 1'-0"



3 ISO



2 3D SECTION B



1 3D SECTION A

CONSTRUCTION SET FOR PERMITTING

PROJECT MOOCH

CATIO FOR SARAH GREENBERG

50 Philadelphia Ave, Takoma Park, MD 20912

FRAMING COLOR INDEX

Blue	2X4 CEDAR FRAMING
Pink	2X6 CEDAR FRAMING
Green	4X4 CEDAR FRAMING

SECTION, ELEVATIONS, DETAILS

Project number 2503
 Date 03/25/26
 Drawn by DO

A101

Scale As indicated





Material Specifications

The following materials will be used for the proposed catio (enclosed cat patio) structure to be constructed on the existing rear deck. All materials are selected for durability, weather resistance, and visual compatibility with the existing property.

Component	Specification
Framing	2x6 cedar lumber, structural grade. Rafters at 16" o.c. All framing secured to the existing deck structure.
Posts	4x4 cedar posts. Platform-mounted to the existing deck.
Mesh/Enclosure	16-gauge galvanized welded wire mesh panels, attached to framing using furring strip method. All openings filled with shims to complete the enclosure.
Roof	Corrugated polycarbonate panels, screwed into framing below at 16" o.c. UV-resistant, translucent.
Drainage	New aluminum gutter connected to the nearest existing downspout.
Flashing	Metal flashing and waterproofing sealant at roof-to-building connection point.
Fasteners	Exterior-grade galvanized or stainless steel screws and hardware throughout.
Finish	Cedar left natural or finished with a clear exterior sealant. No paint required.

Notes

All work will be performed by a licensed contractor (MHIC License No. 117147-01). Materials comply with applicable building codes. No hazardous or chemically treated materials will be used in areas accessible to animals or occupants.

Written Description

50 Philadelphia Avenue, Takoma Park, MD 20912

Project Information

Field	Detail
Property Address	50 Philadelphia Avenue, Takoma Park, MD 20912
Property Owner	Sarah Greenberg & Heather M. Hamilton
Contractor	Eduardo Francisco Acosta
MHIC License No.	117147-01
Historic District	Takoma Park Historic District (MIHP No. M: 37-3)
Tax Account No.	District 13 / Account Identifier 01069497
Parcel	Map JN42, Grid 0000, Parcel P728, Subdivision 0025

Description of Property

50 Philadelphia Avenue is a two-story, stucco-exterior single-family residence constructed in 1923, located within the Takoma Park Historic District (MIHP No. M: 37-3), which was listed on the National Register of Historic Places in 1976. The property contains approximately 1,591 square feet of above-grade living area on a 4,888 square foot lot in the Hillcrest subdivision.

The structure is consistent with the early 20th century residential character of the district, which features modest two-story homes built following the expansion of streetcar lines through the area. The home includes two fireplaces, wood flooring, crown molding, and a later family room addition with vaulted ceilings. A private driveway provides off-street access. A second-floor deck is located at the rear of the structure, which is the site of the proposed work.

The surrounding environment reflects the established residential character of Philadelphia Avenue, with neighboring properties of similar scale, age, and architectural character. The property features mature trees and a wooded rear yard. The street corridor is lined with early 20th century homes consistent with the district's period of significance (1883–1940).

Description of Work Proposed

Install a cat enclosure (catio) on the existing second-floor deck at the rear of the structure. Work includes attachment of new wood framing to the existing deck, installation of wire mesh panels to enclose the structure, and a corrugated polycarbonate roof with a new gutter connecting to the nearest existing downspout. All framing will be secured to the existing deck without new structural modifications to the building. Flashing and waterproofing will be applied at the roof connection point. The enclosure is fully reversible and does not alter the historic fabric of the structure.

Work Item 1: Cat Enclosure Framing and Mesh

Description of Current Condition

The existing second-floor deck at the rear of the structure is open and unenclosed. Deck framing and decking are in place with no existing enclosure structures.

Proposed Work

Install new 2x6 cedar framing secured to the existing deck. Enclose all sides with wire mesh panels attached using a furring strip method. All openings will be filled with shims to complete the enclosure. No modifications to the existing deck structure or building beyond attachment points.

Work Item 2: Polycarbonate Roof and Drainage

Description of Current Condition

The existing deck has no overhead covering. The nearest existing downspout is located adjacent to the deck area.

Proposed Work

Install corrugated polycarbonate roof panels screwed into new framing below at 16" o.c. Apply proper flashing and waterproofing at the roof connection to the building. Install a new gutter connected to the nearest existing downspout. No new penetrations to the historic building fabric beyond flashing attachment.

Additional Notes

This enclosure keeps cats safely contained, protecting local birds and wildlife, a benefit recognized by conservation groups. Materials are low-profile and reversible with no permanent alterations to the historic structure. Existing deck attachment points will be used. Cedar is a natural, traditional material consistent with the architectural character of the Takoma Park Historic District.





KOHLER POWER SYSTEMS