

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

<b>Address:</b>	220 Park Ave., Takoma Park	<b>Meeting Date:</b>	10/24/18
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	10/17/18
<b>Applicant:</b>	Rebecca and David Williamson	<b>Public Notice:</b>	10/10/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-18QQQ	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Chimney Removal		

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c.1915-25

The subject house is a one-story, stuccoed, hipped-roof bungalow with Craftsman and Colonial Revival elements. It has a full-width front porch supported by wood columns and a centrally-located front gable dormer



Figure 1: 220 Park Ave. is located near the intersection of Park Ave., Spruce Ave., and Crescent Pl.

**PROPOSAL**

The applicant is proposing to remove a chimney from the left rear of the house and fill in the opening to match the existing roof slope and material.

**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).

***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 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 right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.

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

***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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

**STAFF DISCUSSION**

The applicant proposes to remove the chimney from the left rear of the house. Staff supports its removal.

The house at 220 Park Ave. has two chimneys on the left elevation, a larger exterior chimney to the front and a smaller interior chimney to the rear. Both chimneys are covered in the same rough stucco and are visible from the public right-of-way. Internally, the chimney to the rear is not associated with a fireplace and the applicant suspects that the chimney was associated with a woodstove. Staff has been unable to determine if the rear of the house is an addition or original construction. Because most of the houses in the surrounding district only have one chimney, Staff reasons that there is a high likelihood that this rear chimney is a later, non-historic modification to the house.

Staff finds that the removal of the rear chimney will not have a significant impact on the visual and character of the house for several reasons. First, this chimney is partially obscured by the larger, front chimney on the same side of the house, and is therefore not a character defining feature of the house. Second, the rear chimney is set back from the street front to the extent that it's removal will have less impact on the building patterns in the surrounding district, per the *Guidelines*. Third, Staff finds that the removal of the rear chimney will not have a significant impact on the historic character of the house, per Standard 2, as the decorative elements (i.e. columns, full-width front porch, front gable dormer) will all remain expressed from the public right-of-way. Finally, consistent with Staff's reasoning that this feature is not historic, its removal is compatible with the architectural features of the house (see 24A-8(b)(2)).

Staff supports approval of this HAWP.

**STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve condition** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3**

**permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

853569 Prelim?



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: becca\_williamson@hotmail.com Contact Person: Becca Williamson  
Tax Account No.: \_\_\_\_\_ Daytime Phone No.: 202-258-2324  
Name of Property Owner: Rebecca + David Williamson Daytime Phone No.: 202-258-2324  
Address: 220 Park Ave Takoma Park Md 20912  
Street Number City State Zip Code  
Contractor: Kelly Thurman Phone No.: 301-840-9121  
Contractor Registration No.: Hopkins + Porter Construction Inc.  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 220 Street: Park Ave  
Town/City: Takoma Park Nearest Cross Street: \_\_\_\_\_  
Lot: 213 Block: 1 Subdivision: Hillcrest in Takoma Park  
Liber: 10276 Folio: 104 Parcel: Plot Book 2 at Plot No. 140

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Wreck/Raze  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Other: 2nd Chimney  
1B. Construction cost estimate: \$ 8-11,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 10/1/13  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 853569 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

We are requesting permission to remove the second, smaller chimney in order to remodel and upgrade and, expand slightly our kitchen. There was no evidence of 2nd chimney, in the basement when we moved. We believe the 2nd chimney starts in the NE corner of the kitchen, goes through the ceiling joists from the east side of our roof. We would like to remove it for safety purposes, at least.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

I don't think our 2nd chimney has any architectural significance to the neighborhood of our property. We are not asking to remove the main original hearth in our home. Our 2nd chimney might have been used for a wood stove years ago. It remains behind our kitchen wall and seems actively w/out structural support.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

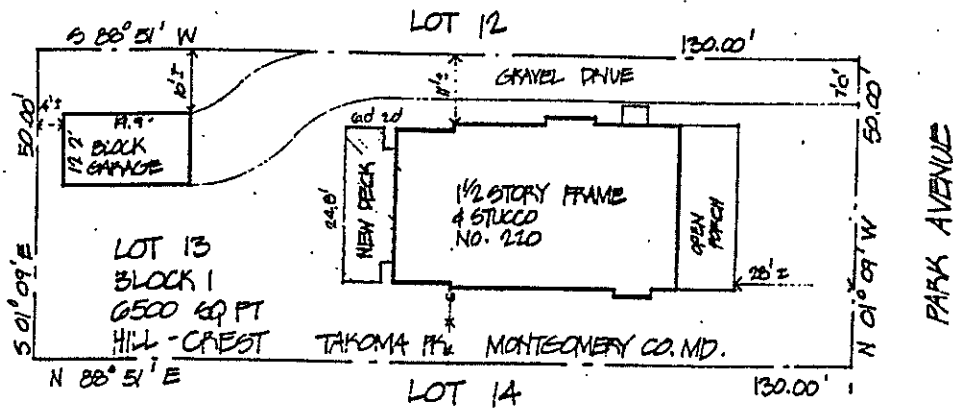
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

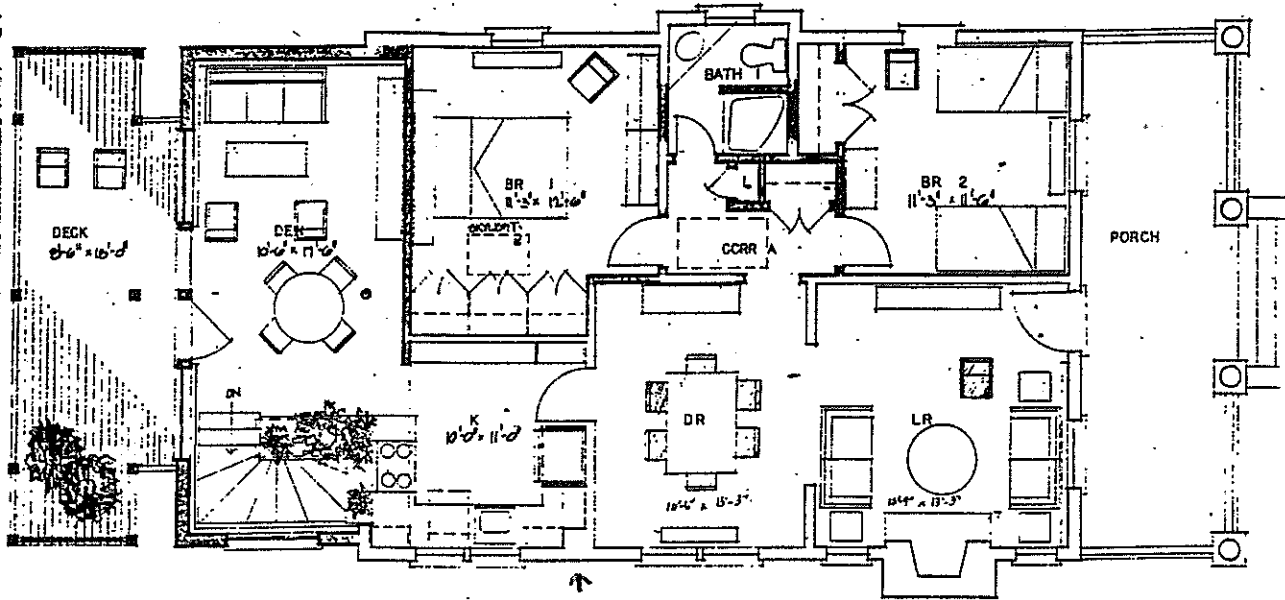
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.



HOUSE LOCATION PLAN  
SCALE 1" = 20'

INFORMATION OBTAINED FROM ELDON E. SNIDER & ASSOCIATES, LAND SURVEYORS, DATED REFERENCES, PLAT EK 2, PLAT NO 140



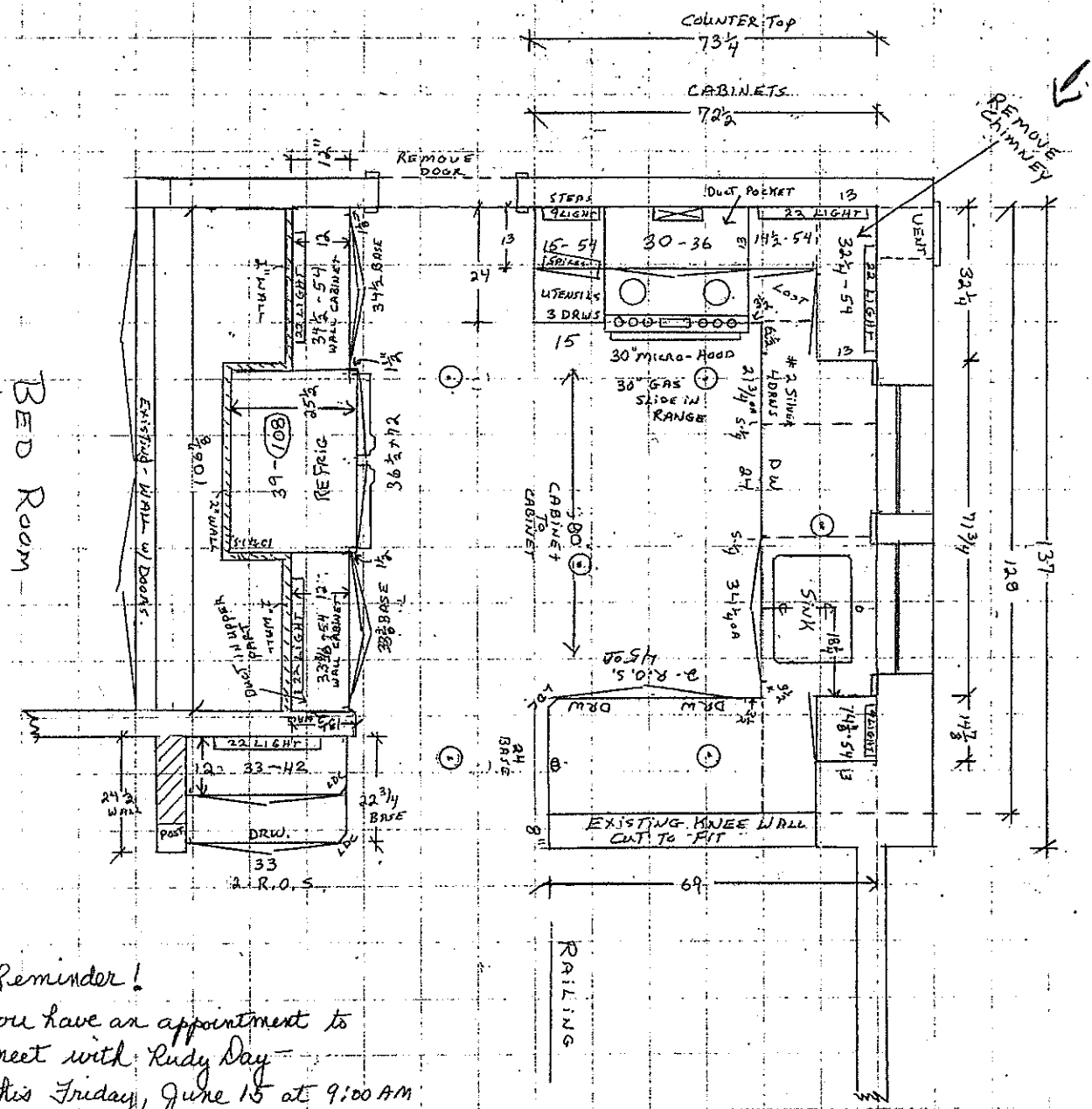
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



The Prudential Preferred Properties

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

Rebecca & David  
Williams  
220 Park Avenue  
Takoma Park, Md 209



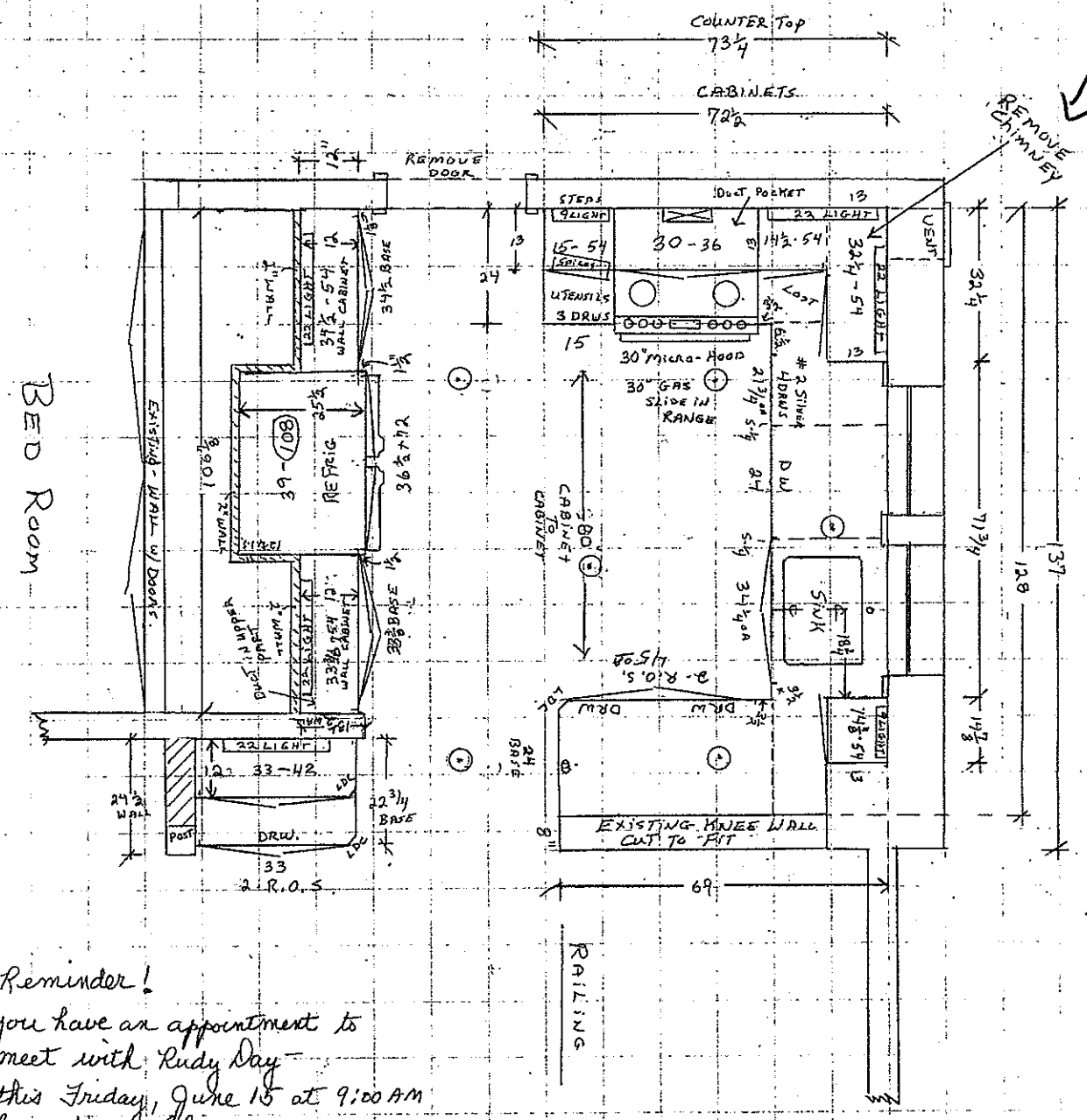
BED ROOM

Reminder!  
 You have an appointment to meet with Rudy Day this Friday, June 15 at 9:00 AM here at our showroom

NEEDED	INCLUDED by W.C.C.	By CONTRACTOR
36" CABINET DEPTH REFRIG. FRENCH DOOR	CABINETS AS DRAWN	ALL PREPARATION OVER TACK CEILING
30" SLIDE IN GAS RANGE	1 3/4" # 35 MOLDING AT CEILING	ELECTRICAL + LIGHTING
30" Micro-HOOD - 400 CFM	INSTALLATION OF SAME	OAK FLOOR + SHOE MOLDING
24 DISHWASHER		PLUMBING + GAS
		REMOVE CHIMNEY
		DUCT WORK
		PAINTING
	<u>OPTIONAL</u>	By WASH. MARBLE + GRANITE
	SINK	GRANITE COUNTER TOPS
	FAUCET	w/ 4" BACKSPLASH
	DISPOSAL	

HARDWARE	SOFT CLOSE	SINK - SINGLE - OPTIONAL	DOOR WIDTH
TYPE OF WOOD	MARBLE	COUNTERTOP GRANITE	CHECK SOFFIT INTERIORS
FINISH	PAINTED - DECORATOR WHITE	EDGING 1 1/4"	IF WE DO JOB
DOOR STYLE	TC WRP 10 - SHAKER	SPLASH 4" 3/4 THICK	8
PANEL PROFILE	REV. G	EXTRAS: SILVER DRAWER # 2 ✓	
		UTENSIL DRAWER ✓	





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		PLUMBING + GAS
		REMOVE CHIMNEY
		DUCT WORK
		PAINTING
	<u>OPTIONAL</u>	<u>BY WASH. MARBLE + GRANITE</u>
	SINK	GRANITE COUNTER TOPS
	FAUCET	w/ 4" BACKSPLASH
	DISPOSAL	

HARDWARE	<u>SOFT CLOSE</u>
TYPE OF WOOD	<u>MAPLE</u>
FINISH	<u>PAINTED - DECORATOR WHITE</u>
DOOR STYLE	<u>TC MAP 10 - SHAKER</u>
PANEL PROFILE	<u>REV. G</u>

SINK	<u>SINGLE - OPTIONAL</u>
COUNTERTOP	<u>GRANITE</u>
EDGING	<u>1 1/4</u>
SPLASH	<u>4" - 3/4 THICK</u>
EXTRAS:	<u>SILVER DRAWER # 2 ✓</u>
UTENSIL DRAWER	<u>✓</u>

DOOR WIDTH	
CHECK SOFFIT INTERIORS IF WE DO JOB	<u>9</u>

# Hopkins & Porter

*Design • Remodeling • Handymen*  
Kelly Thorman Contractor  
301-846-9121

September 25, 2018

Rebecca & David Williamson  
220 Park Ave  
Takoma Park, MD 20912

## **Kitchen Remodel:**

\$48,000 - \$60,000

- Demo kitchen cabinets and tops.
- Demo Bulkheads and all plaster to studs.
- Demo kitchen door slab.
- Demo kitchen flooring.
- Reconstruct walls in closet per plan.
- Build new wall at post per plan.
- Rough-in plumbing per plan.
- Rough-in electric per plan.
- Relocate (1) one supply duct.
- Patch/hang and finish drywall/plaster as needed.
- Cabinets and tops by others.
- Install customer supplied sink, faucet and garbage disposal.
- Furnish and install ceramic tile on backsplash.
- Prime and paint walls, ceiling and trim.
- Furnish and install new hardwood floors in kitchen to blend with rear room as best as possible.
- Sand and Finish hardwood floors and stairs in rear room.

## **Not Included:**

- Cabinets and counter top installation by others.
- Appliance installation by others.

## **Masonry Chimney Removal:**

\$8,000 - \$11,000

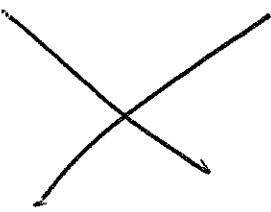
- 1) Demo/Haul masonry chimney down to 1<sup>st</sup> floor.
- 2) Patch roof to match existing.

(Page 1)

 **Roof Patch Summary:**

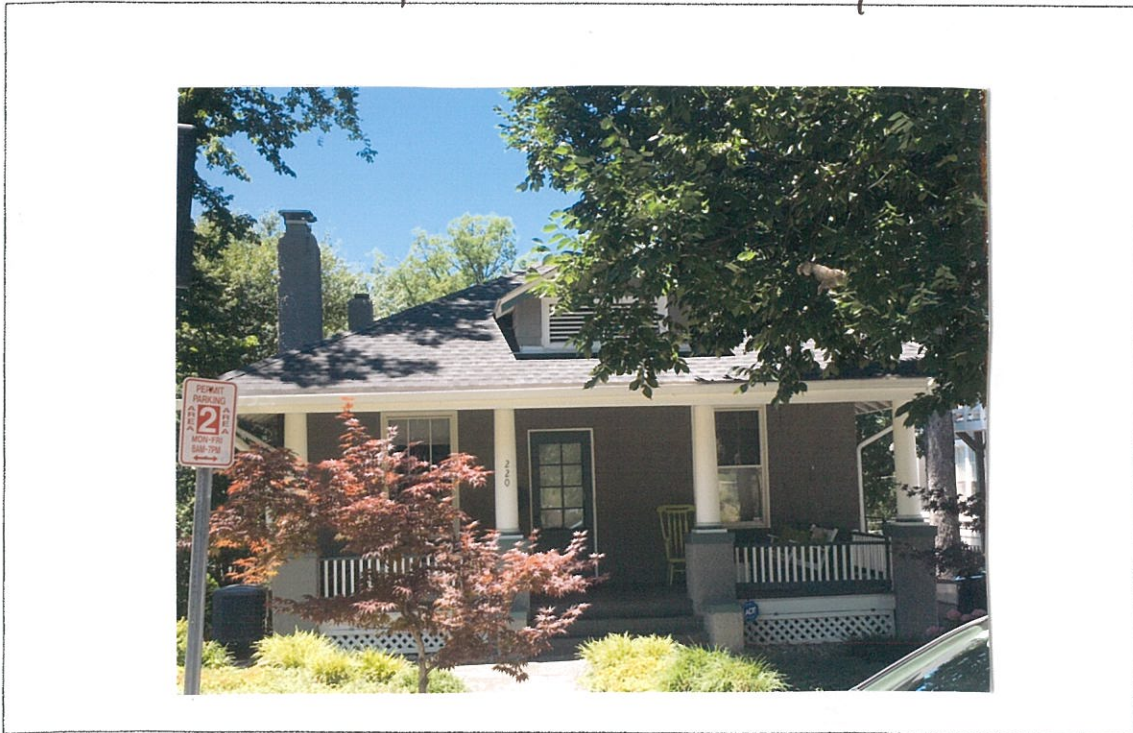
- 1) Remove roof singles around chimney removing enough shingles to expose an approximate 4 x 8 panel of roof sheathing.
- 2) Remove chimney.
- 3) Install wood blocking in attic as needed to support plywood roof patch.
- 4) Cut back existing roof sheathing approximately 4 x 8 area.
- 5) Install new sheathing.
- 6) Install ice and water shield at any areas less than 24" from gutters.
- 7) Install felt paper at remaining area.
- 8) Install new lifetime shingles to blend with existing color as best as possible.

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

<p><b>Owner's mailing address</b>                  220 Park Ave                  Takoma Park, Md.                  20912                  Becca + David Williamsou</p>	<p><b>Owner's Agent's mailing address</b></p> 
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Pooja + Anand Parikh                  222 Park Ave                  Takoma Park, Md.                  20912</p>	<p>JM Kartya                  218 Park Ave                  Takoma Park, Md.                  20912</p>
<p>Dan Mudd                  217 Park Ave                  Takoma Park, Md.                  20912</p>	<p>Liz + Steve Gardner                  219 Park Ave                  Takoma Park, Md.                  20912</p>



Detail: View from front of 220 Park Ave  
The small, second chimney is in the rear



Detail: View from front of 220 Park Ave  
We'd like to remove the 2nd chimney,  
in the rear of our home.

Applicant: Williamson  
220 Park Avenue  
TP, Md.

Existing Property Condition Photographs (duplicate as needed)



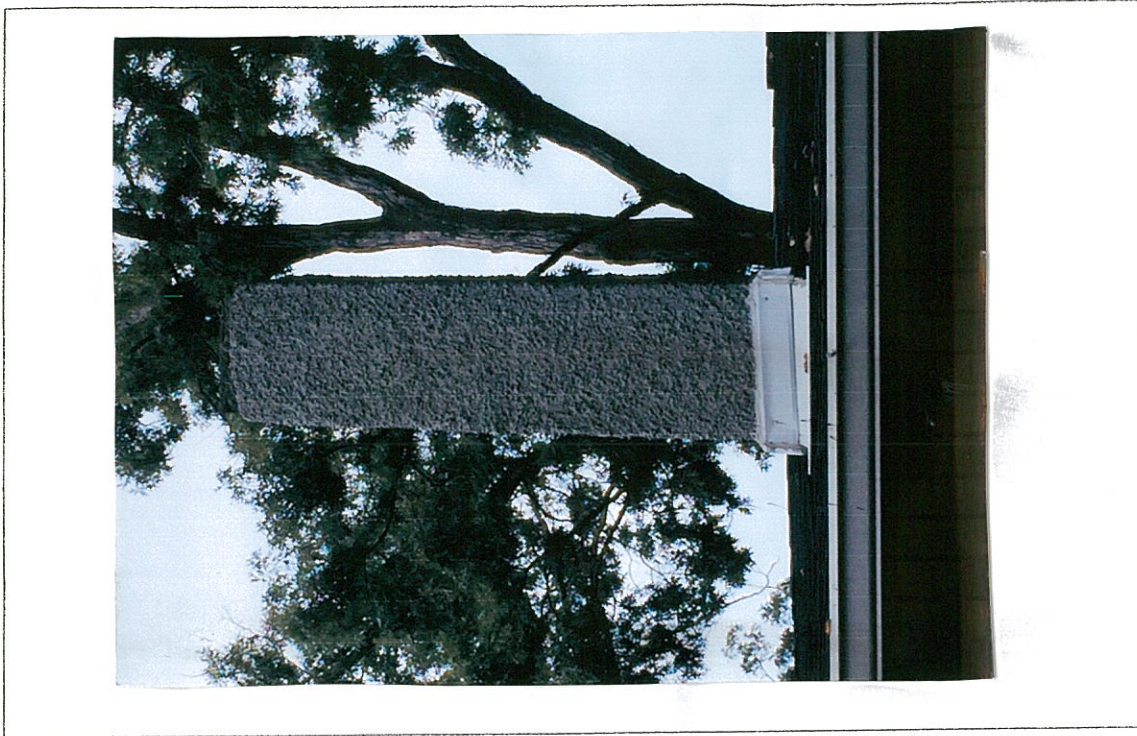
Detail: close-up of our 2<sup>nd</sup> chimney



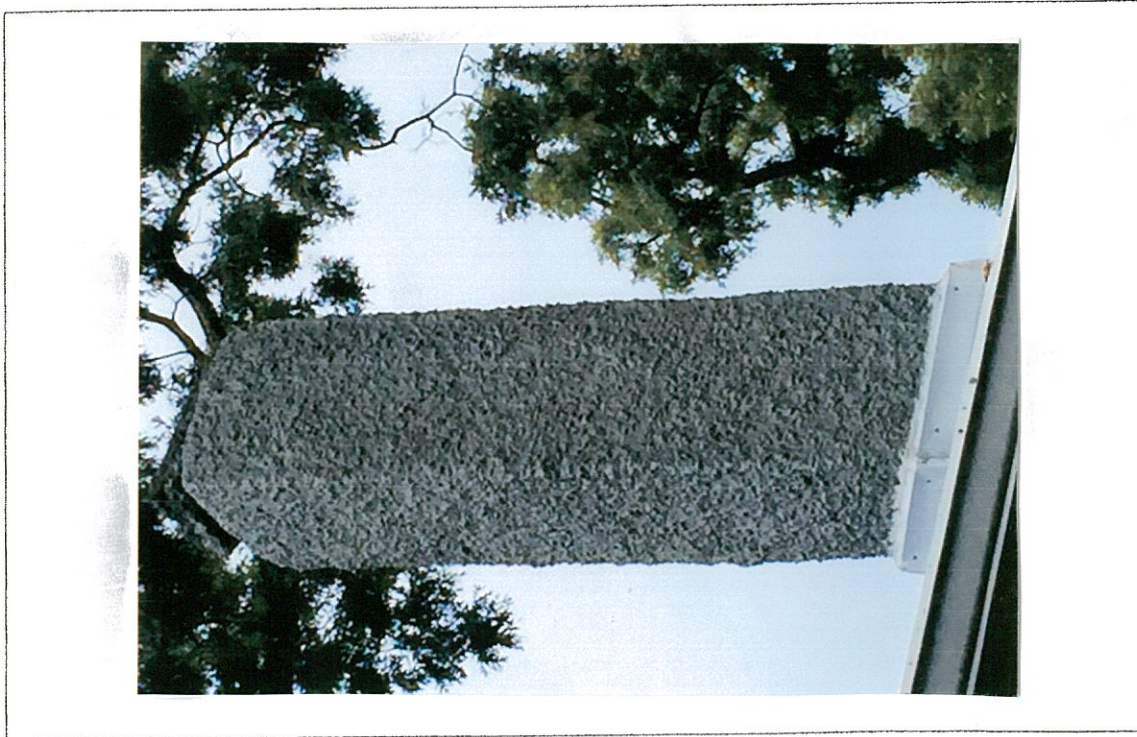
Detail: Close-up of unconnected + unused chimney in the walls of our house

Applicant: Williamson 220 Park Ave, Takoma Park, Md  
20912

Existing Property Condition Photographs (duplicate as needed)



Detail: 2nd, small chimney is rear of 220 Park Ave



Detail: We'd like to remove our second, small chimney which is encased in the walls & remains unused.

Applicant: Williamson 220 Park Avenue, TP, Md