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.
**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 its 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.
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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: becca.williamson@hotmail.com
Contact Person: becca.williamson

Daytime Phone No.: 202-258-2328

Tax Account No.:

Name of Property Owner: Rebecca David Williamson

Daytime Phone No.: 202-258-2328

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

Nearst Cross Street:

Lot: 123 Block: 1 Subdivision: Hillcrest #30 Takoma Park

Lot: 10276 Folio: 104 Parcel: Rad Book 2 at Plot No. 190

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wind/Rise ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: 2nd chimney

1B. Construction cost estimate: $ 1,000

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 WHEN HECH 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/assessment

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 the risk of use and condition for the issuance of this permit.

Signature of owner or authorized agent

Date 10/11/18

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature: 

Date:

Application/Permit No: 853569

Date Filed: 

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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 where there was no evidence of the 2nd chimney is the basement where we moved in.
      We believe the 2nd chimney started in the NE corner of the kitchen, goes through the attic, that comes from the rear side of our from the second floor.
      Remove it for safety purposes at least.
   b. General description of project and its affect on the historic resource(s), the environmental setting and, where applicable, the historic district:
      I don't think the 2nd chimney had any architectural significance to the neighborhood or property. We are not asking to remove the main 1st floor hearth and fireplace and chimney which were used for two cooking stoves years ago. It remains behind our kitchen. Support wall and seems actively use/lost structural support.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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". Please 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.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
Reminder!

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

**NEEDED**

- 36" CabiNET DEPTH REFRIGERATOR FRENCH DOORS
- 30" SLIDE IN GAS RANGE
- 30" MICRO HOOD - 400 CFM
- 24" DISHWASHER

**INCLUDED BY W.O.C.**

- CABINETS A.K. DRAWER 1 3/4 #35 MOLDING AT CEILING
- INSTALLATION OF SAME

**OPTIONAL**

- SINK
- FAUCET
- DISPOSAL

**BY CONTRACTOR**

- ALL PREPARATION
- GUARD TAPE CEILING
- ELECTRICAL & LIGHTING
- CARMEN FLOOR & BASE MOLDING
- PLUMBING & GAS
- REMOVE CHIMNEY
- DUCT WORK
- PAINTING

By Wash: MARBLE GRANITE MARBLE COUNTERTOPS 4" BACKSPLASH

**HARDWARE**

- SOFT CLOSER

**TYPE OF WOOD**

- MAPLE

**FINISH**

- PAINTED DECORATOR WHITE

**DOOR STYLE**

- TC MAP 10 - SHAKER

**PANEL PROFILE**

- REV. G

**SINK**

- SINGLE - OPTIONAL

**COUNTERTOP GRAVITY**

- EDGING 1/2" THICK

**EXTRAS**

- SILVER DRAWER #2

**UTENSIL DRAWER**

- V

**DOOR WIDTH**

- CHECK SPLIT INTERIORS IF WE DO JOB G
Reminder!
you have an appointment to meet with Rudy Day
this Friday, June 15 at 9:00am
here at our showroom.

Included by W.C.C.

36" Cabinet Depth Refrig.
French Doors

Cabinets as drawn
1/4" at ceiling
Installation of same

By Contractor

All Preparation
Overhead Ceiling
Electrical & Lighting
Oak Floor & Shoe Molding
Plumbing & Gas
Remove Chimney
Duct Work
Painting

Optional

Sink
Faucet
Disposal

By Wash, Marble & Granite
Granite Counter Tops
4" Backsplash

Hardware
Soft Close

Sink - Single - Optional

Counter Top Granite

Door Width

Type of Wood
Maple

Finish - Painted Decorator White

Door Style
Rev. C

Check Soft Interiors
If We Do Job C

Splash 4" 3/4" Backsplash
Extr. Silver Drawer #2
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 back splash.
- 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 1st floor.
2) Patch roof to match existing.
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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>220 Park Ave.</td>
<td>X</td>
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<td>Takoma Park, Md. 20912</td>
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<td>Becca &amp; David Williamsau</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Poora &amp; Anand Parikh</td>
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<td>222 Park Ave.</td>
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<td>Takoma Park, Md. 20912</td>
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<td>Jim Kervin</td>
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<td>218 Park Ave.</td>
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<td>217 Park Ave.</td>
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<td>Takoma Park, Md. 20912</td>
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<td>Liz &amp; Steve Gardner</td>
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<td>219 Park Ave.</td>
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<td>Takoma Park, Md. 20912</td>
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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 2nd chimney

Detail: Close-up of disconnected & unused chimney in the walls of our house

Applicant: Williamson 220 Park Ave, Takoma Park, Md 20912
Detail: 2nd small chimney in rear of 220 Park Ave

Detail: We'd like to remove our second small chimney which is excused as the walls remain unused.

Applicant: Williamson 220 Park Avenue, TP, MD