

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	117 Park Ave., Takoma Park	Meeting Date:	1/22/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/15/2020
Applicant:	Collin and Katie Lawson (Shawn Buehler, Architect)	Public Notice:	1/8/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20F	Staff:	Michael Kyne
PROPOSAL: Window well installation and window replacement			

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1910-1920

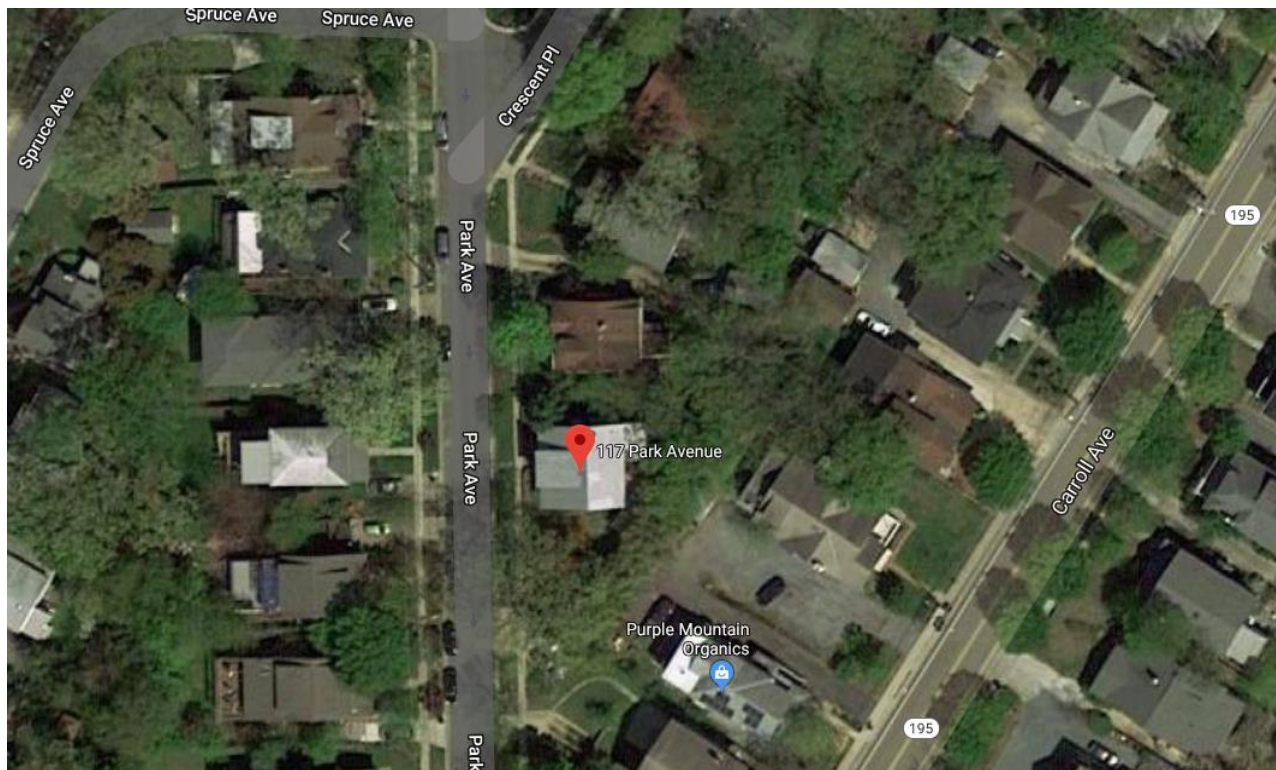


Fig. 1: Subject property.

PROPOSAL

The applicants propose the following work items at the subject property:

- Replace an existing non-original basement-level vinyl window on the left (north) elevation with an egress window.
- Construct a window well at the proposed new egress window.
- Relocate existing A/C unit several feet to the east (rear) to accommodate the proposed window well.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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.
- 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 from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

The subject property is a c. 1910s-1920s Bungalow -style Contributing Resource within the Takoma Park Historic District. The applicants propose the following work items at the subject property:

- Replace an existing non-original basement-level vinyl window on the left (north) elevation with an egress window.
- Construct a window well at the proposed new egress window.
- Relocate existing A/C unit several feet to the east (rear) to accommodate the proposed window well.

The proposed replacement window will be an aluminum-clad SDL window with permanently affixed interior and exterior muntins and internal spacer bars. The proposed window well will be constructed from timbers with a gravel base.

The *Guidelines* state that “[o]riginal size and shape of window and door openings should be maintained, where feasible.” However, the Commission typically exercises greater leniency when reviewing basement-level fenestration alterations and egress installation, especially on secondary elevations.

Staff supports the applicants’ proposal, finding that the proposal will not detract from the character-defining features of the subject property, in accordance with *Standards #2 and #9*.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) (1) and (2), and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2 and #9* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore 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;

and with the *Secretary of the Interior’s Standards for Rehabilitation #2 and #9*;

and with the general condition that the applicant shall present the **3 permit sets 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: shawn@bfmarch.com Contact Person: Shawn Buehler
Daytime Phone No.: 301-585-2222
Tax Account No.: 13-03296180
Name of Property Owner: Collin & Katie Lawson Daytime Phone No.: 513-309-2114
Address: 117 Park Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Shawn Buehler Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 117 Street: Park Avenue
Town/City: Takoma Park Nearest Cross Street: Crescent Place
Lot: 28 Block: 2 Subdivision: Hill - Crest
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Egress Window

1B. Construction cost estimator: \$ 60,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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.

Shawn Buehler
Signature of owner or authorized agent

12.27.19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

see attached memorandum

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

see attached memorandum

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". 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.

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.

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

27 December 2019

To: Historic Preservation Commission (HPC)
 Maryland-National Capital Park & Planning Commission
 C/o Department of Permitting Services, Montgomery County

From: Shawn Buehler

Re: Historic Area Work Permit for the Contributing Resource at 117 Park Avenue,
 Takoma Park Historic District
 Addenda to HAWP: **Written Description of Project**

Addendum a. *Description of existing structure and environmental setting, including the historical features and significance.*

The house is a 2-story wood frame bungalow in the Takoma Park historic district, sited on a sloped lot on a residential street with mature trees. The house was built in 1923 and is registered as a Contributing Resource. The gable roof features a front shed dormer. The exterior house finish is stucco.

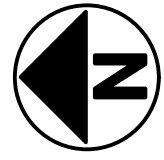
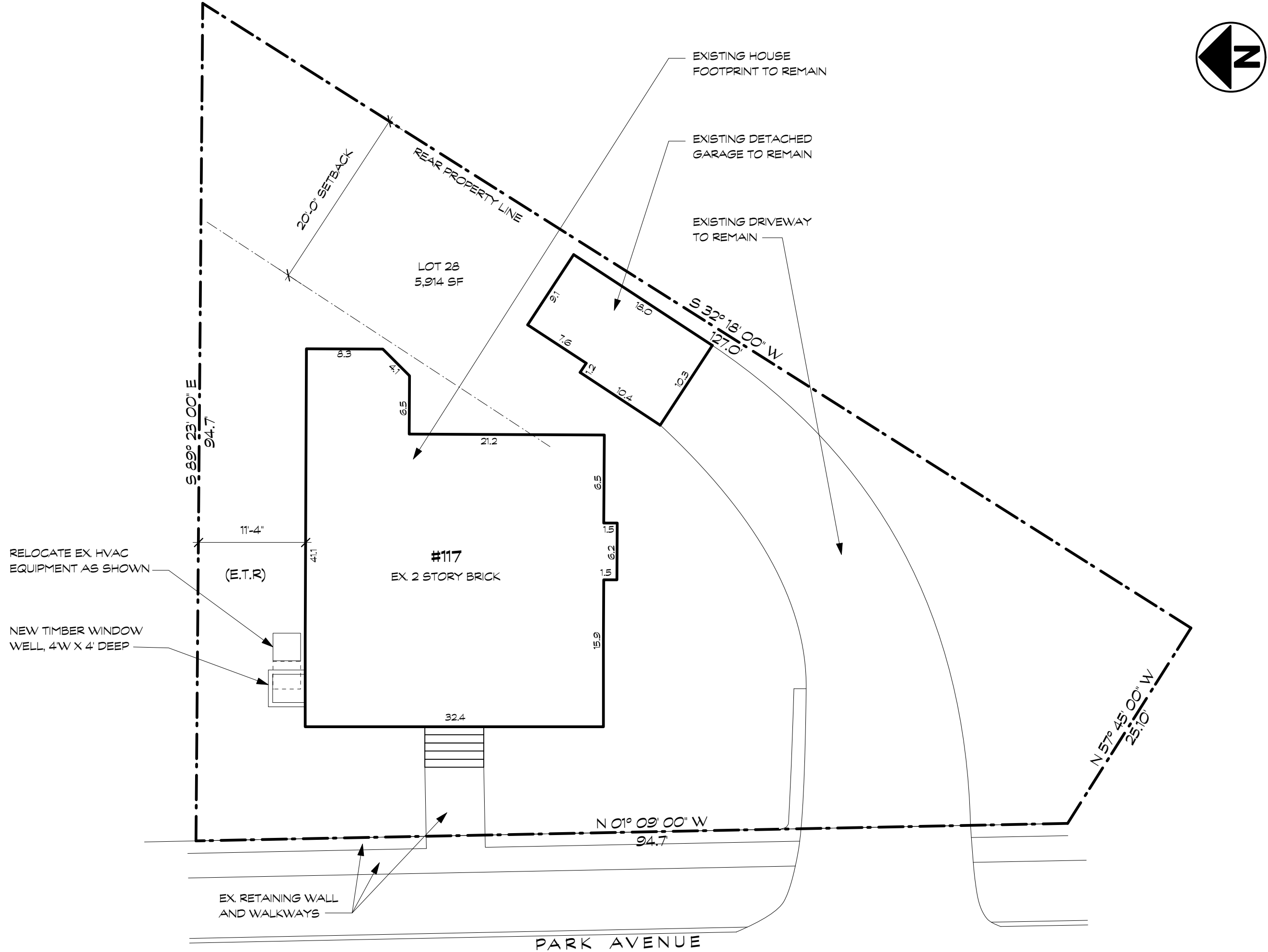
Next door and in the surrounding neighborhood are bungalows with front shed dormers.

Addendum b. *General description of project and its effect on the historic resource, the environmental setting and, where applicable, the historic district.*

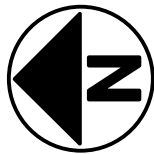
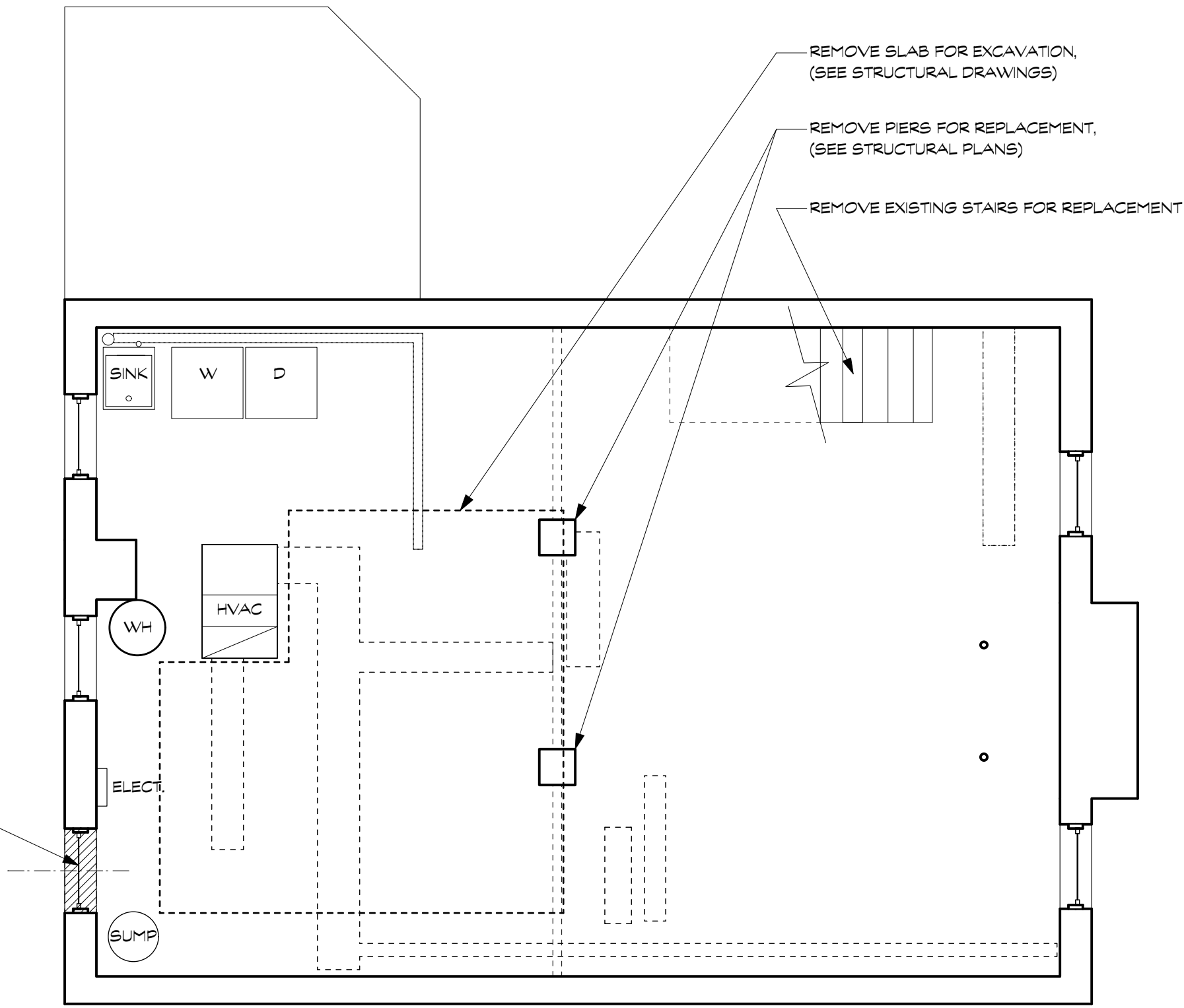
We are proposing to add an egress window and window well at the left side elevation for a proposed interior basement remodel. The proposed window is an aluminum clad wood casement window with simulated divided lites (Wethersfield Signature series.) The proposed window well will be built of timber, and will be shallow such that railings/cover are not required.

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

Owner's mailing address Collin & Katie Lawson 117 Park Ave. Takoma Park, MD 20912	Owner's Agent's mailing address Shawn Buehler BFM Architects, Inc. 1400 Spring St #320 Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
Daniel H. Mudd 217 Park Ave. Takoma Park, MD 20912	John H. Lickerman et al 122 Park Ave. Takoma Park, MD 20912
Jackie L Braitman 120 Park Ave. Takoma Park, MD 20912	Alberto Ramos 7118 Carroll Ave. Takoma Park, MD 20912
Kamau Amen 7120 Carroll Ave. Takoma Park, MD 20912	Pittman Residential Properties 7105 Holly Avenue Takoma Park, MD 20912 (7124 Carroll Avenue owner)



REMOVE WINDOW AND MASONRY
WALL TO CREATE 2'-9" X 4'-6" MO.
REUSE EXISTING LINTEL/HEADER



DEC-1

LAWSON BASEMENT
117 Park Avenue, Takoma Park, MD 20912

31 Dec. 2019

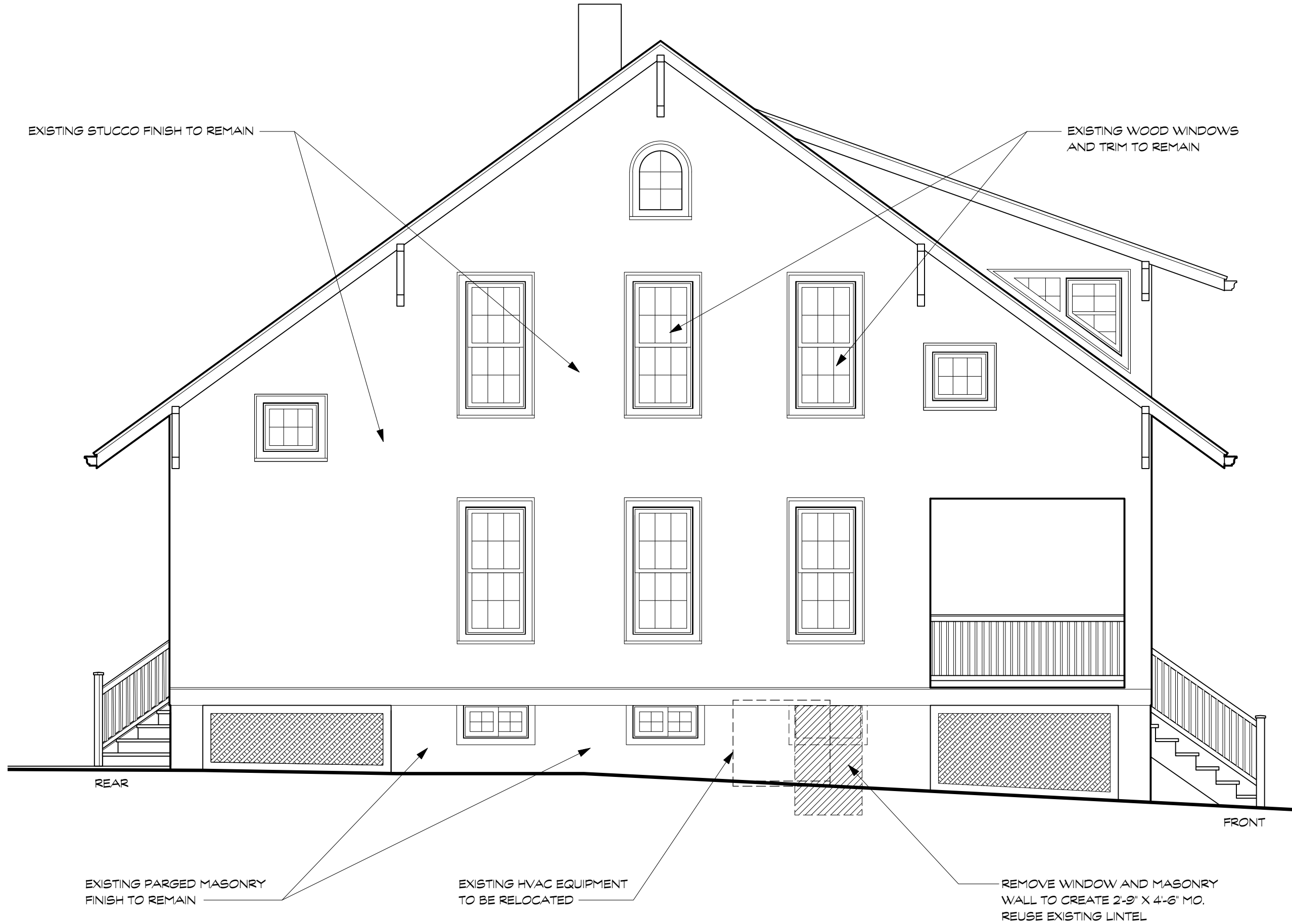
EXISTING PLAN
Scale: 1/4" = 1'-0"

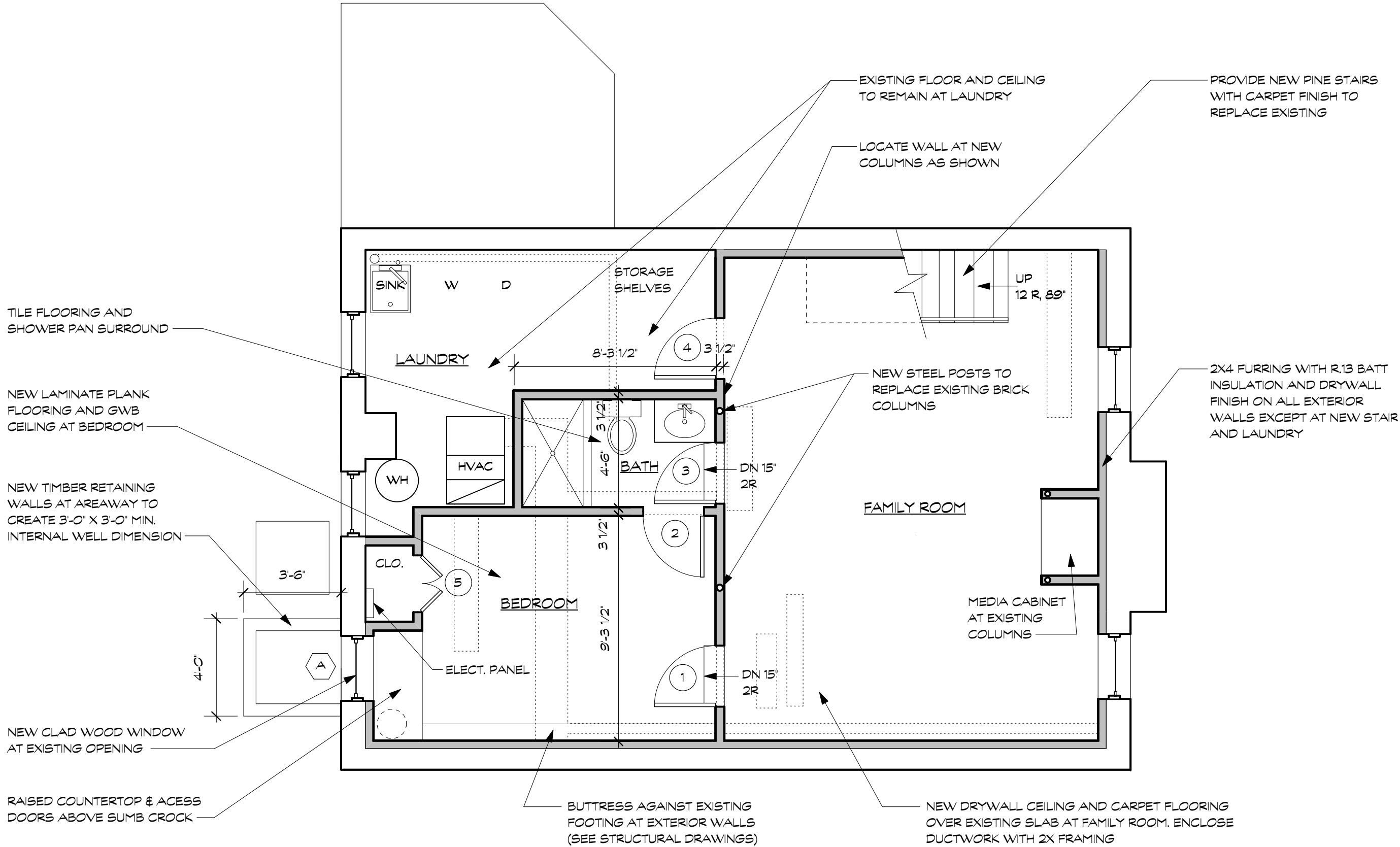
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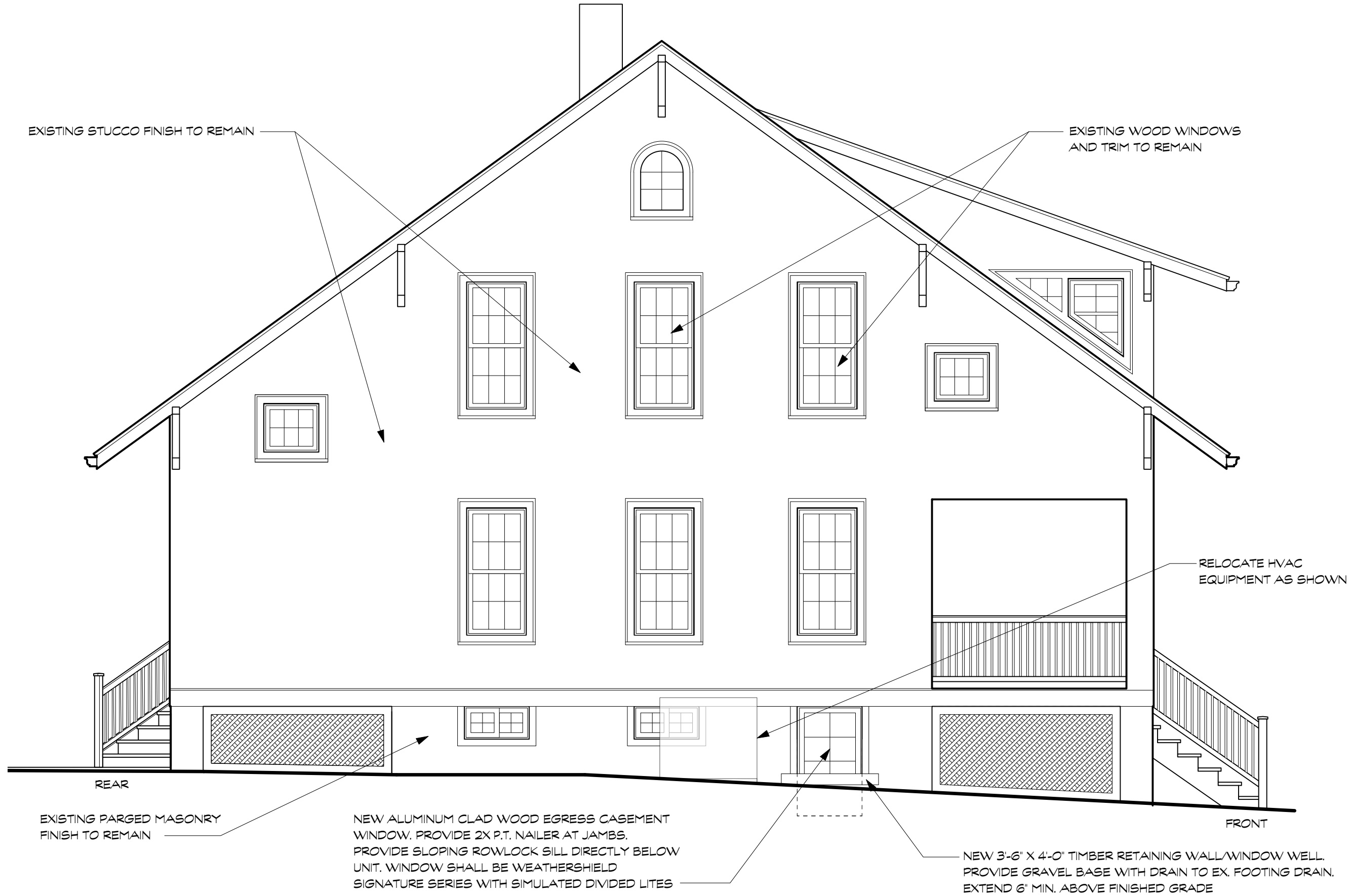
BENNETT FRANK MCCARTHY

architects, inc.

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Existing Property Condition Photographs (duplicate as needed)



Detail: 117 Park Avenue - Front Elevation



Detail: 117 Park Avenue - Right side elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 117 Park Avenue - Rear elevation



Detail: 117 Park Avenue - Left side elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 117 Park Avenue - Left side elevation

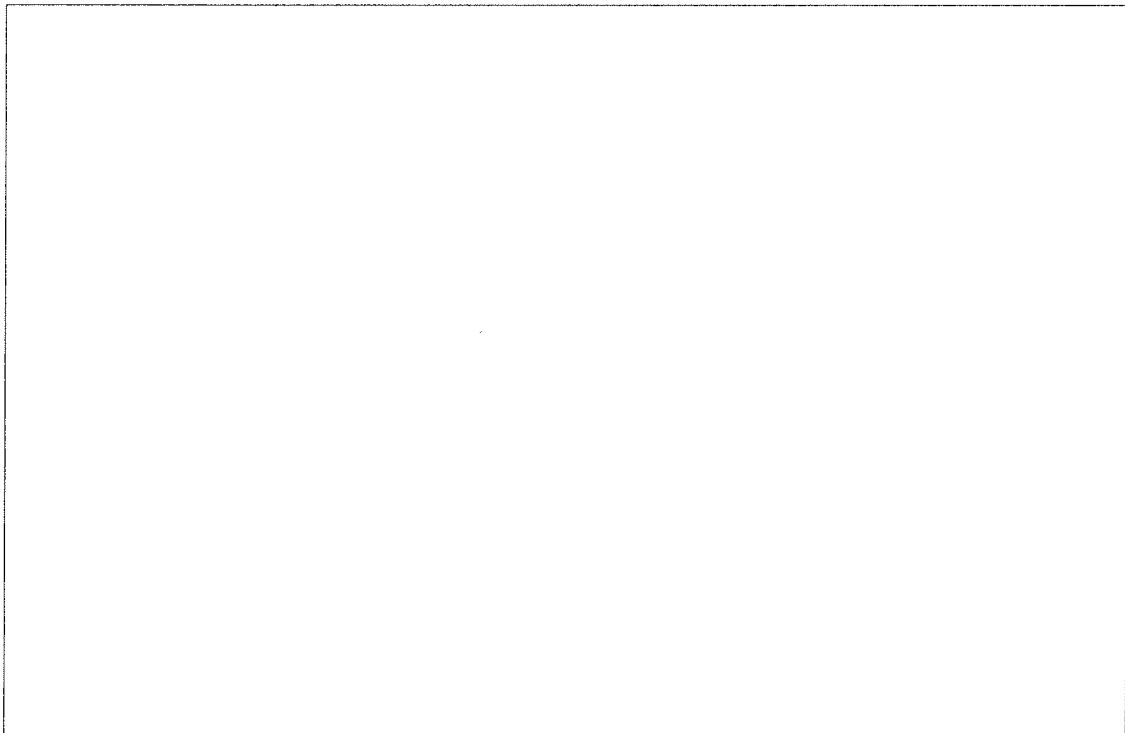


Detail: 117 Park Avenue - Left side elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 117 Park Avenue - Left side elevation



Detail: _____