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
Public Notice: 1/8/2020
(Shawn Buehler, Architect)

Case Number: 37/03-20F

Tax Credit: No

Review: HAWP

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 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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Shawn Busheier
Daytime Phone No.: 301-585-2222

Tax Account No.: 13-03296180
Daytime Phone No.: 513-309-2114

Name of Property Owner: Collin & Katie Lawson
Address: 117 Park Ave, Takoma Park MD 20912

Agent for Owner: Shawn Busheier
Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING

House Number: 117
Street: Park Avenue
Town/City: Takoma Park
Near Cross Street: Crescent Place
Lot: 28 Block: 2 Subdivision: Hill Crest

PART ONE: TYPE OF PLANNING AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Move ☐ Install ☐ Knock Down
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $ 60,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION, ADDED EXPANSIONS

2A. Type of sewage disposal: ☐ 1B 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/assessement

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 of owner or authorized agent

Date: 12/27/19

Approved: __________________________ For Chairperson, Historic Preservation Commission
Disapproved: __________________________

Application/Permit No. __________________________ 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:
      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 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 features 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 drip line 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 lots(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.
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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent’s mailing address</th>
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<tbody>
<tr>
<td>Collin &amp; Katie Lawson</td>
<td>Shawn Bushler</td>
</tr>
<tr>
<td>117 Park Ave.</td>
<td>BPM Architects, Inc.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>1400 Spring St # 320</td>
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<tr>
<td></td>
<td>Silver Spring, MD 20910</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Daniel H. Nudd</td>
</tr>
<tr>
<td>217 Park Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Jackie L Braitman</td>
</tr>
<tr>
<td>120 Park Ave.</td>
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<tr>
<td>Takoma Park, MD 20912</td>
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<tr>
<td>Karman Ammen</td>
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<tr>
<td>7120 Carroll Ave.</td>
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<tr>
<td>Takoma Park, MD 20912</td>
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</table>
RELOCATE EX. HVAC EQUIPMENT AS SHOWN

NEW TIMBER WINDOW WELL, 4W X 4 DEEP

EXISTING HOUSE FOOTPRINT TO REMAIN

EXISTING DETACHED GARAGE TO REMAIN

EXISTING DRIVEWAY TO REMAIN

EXISTING DRIVEWAY TO REMAIN

LOT 28 5,914 SF

#117 EX. 2 STORY BRICK

EXISTING HOUSE FOOTPRINT TO REMAIN

EXISTING DETACHED GARAGE TO REMAIN

EXISTING DRIVEWAY TO REMAIN

EX. RETAINING WALL AND WALKWAYS

PARK AVENUE
EXISTING PLAN

- Remove slab for excavation (see structural drawings)
- Remove piers for replacement (see structural plans)
- Remove existing stairs for replacement

- Remove window and masonry wall to create 2'-8" x 4'-6" opening
- Reuse existing lintel/header
EXISTING ELEVATION

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

REAR

FRONT

EXISTING HVAC EQUIPMENT TO BE RELOCATED

EXISTING STUCCO FINISH TO REMAIN

EXISTING WOOD WINDOWS AND TRIM TO REMAIN

EXISTING PARGED MASONRY FINISH TO REMAIN

REPLACE WINDOW AND MASONRY WALL TO CREATE 2'-9" X 4'-6" MO. REUSE EXISTING LINTEL
EXISTING FLOOR AND CEILING TO REMAIN AT LAUNDRY

LOCATE WALL AT NEW COLUMNS AS SHOWN

PROVIDE NEW PINE STAIRS WITH CARPET FINISH TO REPLACE EXISTING

2X4 FURRING WITH R.13 BATT INSULATION AND DRYWALL FINISH ON ALL EXTERIOR WALLS EXCEPT AT NEW STAIR AND LAUNDRY

NEW STEEL POSTS TO REPLACE EXISTING BRICK COLUMNS

EXISTING FLOOR AND CEILING TO REMAIN AT LAUNDRY

NEW LAMINATE PLANK FLOORING AND GWB CEILING AT BEDROOM

NEW TIMBER RETAINING WALLS AT AREAWAY TO CREATE 3'-0" X 3'-0" MIN. INTERNAL WELL DIMENSION

NEW CLAD WOOD WINDOW AT EXISTING OPENINGS

RAISED COUNTERTOP & ACCESS DOORS ABOVE SUMB CROCK

BUTTRESS AGAINST EXISTING FOOTING AT EXTERIOR WALLS (SEE STRUCTURAL DRAWINGS)

NEW DRYWALL CEILING AND CARPET FLOORING OVER EXISTING SLAB AT FAMILY ROOM. ENCLOSE DUCTWORK WITH 2X FRAMING

NEW LAMINATE PLANK FLOORING AND GWB CEILING AT BEDROOM

NEW STEEL POSTS TO REPLACE EXISTING BRICK COLUMNS

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NEW STEEL POSTS TO REPLACE EXISTING BRICK COLUMNS

EXISTING FLOOR AND CEILING TO REMAIN AT LAUNDRY
REAR

NEW ALUMINUM CLAD WOOD EGRESS CASEMENT WINDOW. PROVIDE 2X P.T. NAILE AT JAMBS. PROVIDE SLOPING ROWLOCK SILL DIRECTLY BELOW UNIT. WINDOW SHALL BE WEATHERSHIELD SIGNATURE SERIES WITH SIMULATED DIVIDED LITES.

EXISTING STUCCO FINISH TO REMAIN

EXISTING WOOD WINDOWS AND TRIM TO REMAIN

EXISTING PAIRED MASONRY FINISH TO REMAIN

NEW 3'-6" X 4'-0" TIMBER RETAINING WALL WINDOW WELL. PROVIDE GRAVEL BASE WITH DRAIN TO EX. FOOTING DRAIN. EXTEND 6" MIN. ABOVE FINISHED GRADE

RELOCATE HVAC EQUIPMENT AS SHOWN

EXISTING WOOD WINDOWS AND TRIM TO REMAIN

PROPOSED ELEVATION Scale: 1/4" = 1'-0"
Existing Property Condition Photographs (duplicate as needed)

Detail: 117 Park Avenue - Front Elevation

Detail: 117 Park Avenue - Right side elevation

Applicant: Collin & Katie Lawson
Existing Property Condition Photographs (duplicate as needed)

Detail: 117 Park Avenue - Rear elevation

Detail: 117 Park Avenue - Left side elevation

Applicant: Collin & Katie Lawson
Existing Property Condition Photographs (duplicate as needed)

Detail: 117 Park Avenue - Left side elevation

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Detail: 117 Park Avenue - Left side elevation

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Applicant: Collin & Katie Lawson
Existing Property Condition Photographs (duplicate as needed)

Detail: 117 Park Avenue - Left side elevation

Applicant: Collin & Katie Lawson