MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 Philadelphia Ave., Takoma Park	**Meeting Date:**	3/10/2021
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	3/3/2021
		Public Notice:	2/24/2021
Applicant:	Marwan Hishmeh	**Tax Credit:**	N/A
Review:	HAWP	**Staff:**	Michael Kyne
Permit Number:	942087		
PROPOSAL:	New front door		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman, 2-Story
DATE: 1913

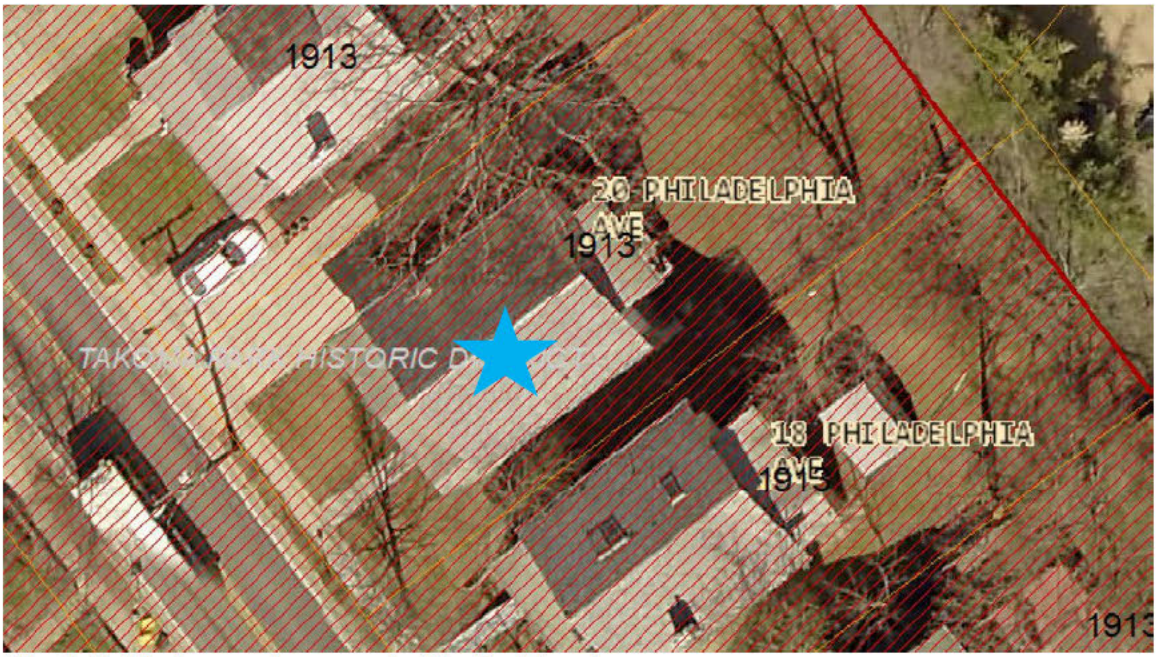


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL

The applicant proposes to replace the existing front door.

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 opening should be maintained, where feasible.

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.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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. 1913 two-story Craftman-style Contributing Resource within the Takoma Park Historic District. The applicant proposes to replace the existing front door (see *Fig. 2*) with a new front door. The existing door is a wooden four-panel, four-lite Craftsman-style door, with seven-lite sidelights that are covered with aluminum storm windows. The proposed replacement door is a wooden three-panel, six-lite Craftsman-style door. The existing casing and sidelights will be maintained.

Fig. 2: Existing front door.

The applicant's proposal is consistent with staff's recommendations. Staff's recommendations were based upon supporting evidence, which suggests that the existing sidelights are original, while the existing door is a replacement. Supporting evidence includes:

a) The existing door and sidelights have different muntin profiles.
b) Similar stucco-clad two-story Craftsman-style houses at 15 and 18 Philadelphia Avenue have comparable seven-lite sidelights. However, both of these examples have 21-lite front doors, which are mostly glass.
c) Historic preservation staff consulted 1910s-20s millwork catalogs, and they were unable to find a door that fits the description of the existing front door (four-panel, four-lite).

Staff finds that the proposed new front door is compatible with the subject property and surrounding streetscape. The proposed door is the same general style as the existing front door, and it is generally consistent with other Craftsman-style front doors on Philadelphia Avnue.

In accordance with the *Guidelines*, the proposed door replacement is generally consistent with the predominant architectural style and period of the resource, and it preserves the predominant architectural features of the resource. The proposal also retains the size and shape of the original door opening. Additionally, per *Standards #2* and *#9*, the proposal will not remove or alter character-defining features of the subject property and surrounding streetscape.

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-8(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), (1), (2) & (d), having found that the proposal, as modified by the condition, is consistent with the *Takoma Park Historic District Guidelines*, 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 an electronic set 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.

FOR STAFF ONLY:
HAWP# 942087
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT: Permit #942087

Name: Marwan Hishmeh E-mail: Markh76@aol.com

Address: 904 Erie Ave Takoma Park City: Takoma Park Zip: 20912

Daytime Phone: 301-448-0704 Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____

Address: _____ City: _____ Zip: _____

Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 20 Philadelphia Ave

Is the Property Located within an Historic District? ✓Yes/District Name_____
__No/Individual Site Name_____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 20 Street: Philadelphia Ave

Town/City: Takoma Park Nearest Cross Street: Carroll Ave

Lot: _____ Block: _____ Subdivision: _____ Parcel: ____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
- ☐ Addition
- ☐ Demolition
- ☐ Grading/Excavation
- ☐ Deck/Porch
- ☐ Fence
- ☐ Hardscape/Landscape
- ☐ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☐ Tree removal/planting
- ☑ Window/Door

[redacted]

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

MH
Signature of owner or authorized agent

2/12/21
Date

Work Item 1: 2 Exterior Doors

Description of Current Condition:

I have 2 old Doors Not Really Historic Looking

Proposed Work:

Front Door to be wood

Exterior Basement Door to be Fiber glass

*Staff notes that this HAWP application is only for the front door replacement. The basement door replacement was approved by staff under a separate HAWP (#943084).

Work Item 2: [redacted]

Description of Current Condition:

[redacted]

Proposed Work:

[redacted]

Work Item 3: [redacted]

Description of Current Condition:

[redacted]

Proposed Work:

[redacted]


secured by ADT


secured by ADT


15


18
18

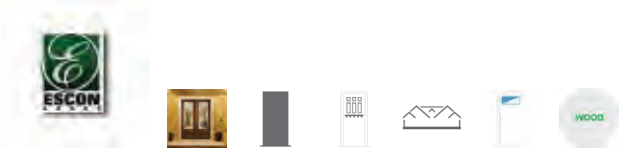

16
16


SPEED
LIMIT
25

-1.69%

Escon Wood Doors Guide /Warranty / Installation / Size (12.03 MB)

Randall Mahogany Exterior Single Door w/ DB Glass



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