STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP with one condition:

1. Window specifications are required before Staff can stamp the permit drawings. Final review and approval authority for the proposed windows is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1940s
PROPOSAL

The applicant proposes to renovate the existing rear sunroom.

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 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

Montgomery County Code; Chapter 24A-8

(a) 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

(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:
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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The existing sunroom is a partially enclosed rear porch with a shed roof on brick piers. The applicant proposes to renovate the sunroom with new siding, windows, and skylights. Staff finds the work is compatible in character with the existing house and will not be visible from the right-of-way and recommends the HPC approve the HAWP.

As constructed, the existing porch does not contribute to the historic character of the house or the surrounding district. Staff supports removing the exiting siding and windows. In place of the existing siding, the applicant proposes to install fiber cement clapboards. Staff finds this is an appropriate material for new construction at the rear. On the roof, the applicant proposes to install two skylights. Staff finds these will not change the character of the roof and, were it not for the other work proposed in this HAWP, would have approved these at the Staff Level. The final change proposed is the new windows. The applicant proposes to install two pairs of six-over-one sash windows and a single lite, fixed window with frosted glass (this window is proposed for the new interior bathroom). No window specification was included with the HAWP application. Because this is a Non-Contributing Resource in a location that is not at all visible from the right-of-way, Staff finds virtually any window would be appropriate. Staff recommends the HPC include a condition for approval that permit drawings may not be stamped until a window specification is provided and final approval authority is delegated to Staff.

Staff finds that the proposal will not have an impact on the character of the resource or the surrounding district. Under the Design Guidelines, this proposal should be approved as a matter of course. Staff additionally finds the proposal complies with 24A-(b)(1), (2), and (d); and Standards 2, 9, and 10 and recommends approval.

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application with one condition;

1. Window specifications are required before Staff can stamp the permit drawings. Final review and approval authority for the proposed windows is delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), and the Takoma Park Historic District Guidelines, having found that the proposal 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, 9, and 10;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Jason Lange
Address: 507 New York Ave.
Daytime Phone: 202 999 9379
E-mail: langejason@gmail.com
City: Takoma Park
Zip: 20912
Tax Account No.: 01061218

AGENT/CONTACT (if applicable):
Name: Nestor Gomez
Address: 
Daytime Phone: 240 828 9923
E-mail: gocontractors77@gmail.com
City: Beltsville MD
Zip: 20705
Contractor Registration No.: 105528

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property
Takoma Park Historic District
37/03

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: 507
Street: New York Ave.
Town/City: Takoma Park
Nearest Cross Street: Buffalo Ave.
Lot: 23
Block: 73
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 ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ "Renovation"

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.

Signature of owner or authorized agent  Date 5/20/21
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is a two-story colonial revival-style single-family detached home in the Takoma Park Historical District where it is classified as a non-contributing resource. The house dates from the 1940s and has a brick exterior. It sits on one quarter acre lot and has a small creek running through the ravine along the back edge of the property.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This project entails the renovation of a sunroom which is identified on the attached plans as an enclosed patio. The walls are to be re-framed with insulation so as to make the room into a bedroom. Skylights will also be added. The project also entails expanding the bathroom that currently abuts the enclosed patio. The enclosed patio currently sits on brick piers, which will remain. The renovated room will occupy the same square footage currently used by the enclosed patio. It will not add to the building’s footprint and, as can be seen in the attached photographs, no trees will be affected. Therefore, no tree survey is included here. The attached plans/elevations include the site plan and material specifications.
<table>
<thead>
<tr>
<th><strong>Work Item 1:</strong></th>
<th>Renovate enclosed patio</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
<td>An enclosed patio sits on brick piers behind the house. It has minimal insulation.</td>
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<tr>
<td><strong>Proposed Work:</strong></td>
<td>Replace the existing walls with new insulated walls. Add skylights to the existing roof.</td>
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<table>
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<tr>
<th><strong>Work Item 2:</strong></th>
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<td><strong>Proposed Work:</strong></td>
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<tr>
<th><strong>Work Item 3:</strong></th>
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<tr>
<td><strong>Proposed Work:</strong></td>
<td></td>
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</tbody>
</table>
# Hawp Application: Mailing Addresses for Notifying

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>507 New York Ave</td>
<td></td>
</tr>
<tr>
<td>Takoma Park MD</td>
<td></td>
</tr>
<tr>
<td>20912</td>
<td></td>
</tr>
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## Adjacent and Confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>509 New York Ave</td>
<td>Takoma Park MD</td>
<td>20912</td>
<td></td>
</tr>
<tr>
<td>74 27 Buffalo Ave</td>
<td>Takoma Park MD</td>
<td>20912</td>
<td></td>
</tr>
<tr>
<td>504 Philadelphia Ave</td>
<td>Takoma Park MD</td>
<td>20912</td>
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</tr>
<tr>
<td>505 New York Ave</td>
<td>Takoma Park MD</td>
<td>20912</td>
<td></td>
</tr>
</tbody>
</table>
Scope of Work

Renovation: Remove the existing second floor and expand the existing powder room to include a shower.

Drawing Index:
- A001 - Architectural Plans and Elevations
- A002 - Architectural Wall Sections
- 001 - Structural Plans
- 002 - Structural System and Details

Project Data
Initiation: Montgomery County, MD
Building Code: 2018 IBC as amended by Montgomery County

The Lange/Mackinnon Residence
507 New York Ave
Takoma Park, MD
Scope of Work

Renovation - Remove the existing owner's shower and expand the existing powder room to include a shower.

Drawing Index:

- A001 - Architectural Plans and Elevations
- A002 - Architectural Wall Sections
- S001 - Structural Plans
- S002 - Structural Spec and Details

Project Data

Location:              Montgomery County, MD
Building Code:         2018 IRC as amended by Montgomery County
Existing property conditions photographs:

Detail: View from the rear of the back of the house and the attached enclosed patio sitting on brick piers.

Detail: View of the front of the house.

Applicant: Jason Lange
Existing property conditions photographs:

Detail: View from street, angled from west.

Detail: View from street, angled from east

Applicant: Jason Lange