

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	28 Pine Avenue, Takoma Park	<b>Meeting Date:</b>	4/6/2022
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/30/2022
<b>Applicant:</b>	Nicholas Lusiani (Richard Vitullo, Architect)	<b>Public Notice:</b>	3/23/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
		<b>Staff:</b>	Michael Kyne

**Permit Number:** 986613

**PROPOSAL:** Fenestration and door alterations

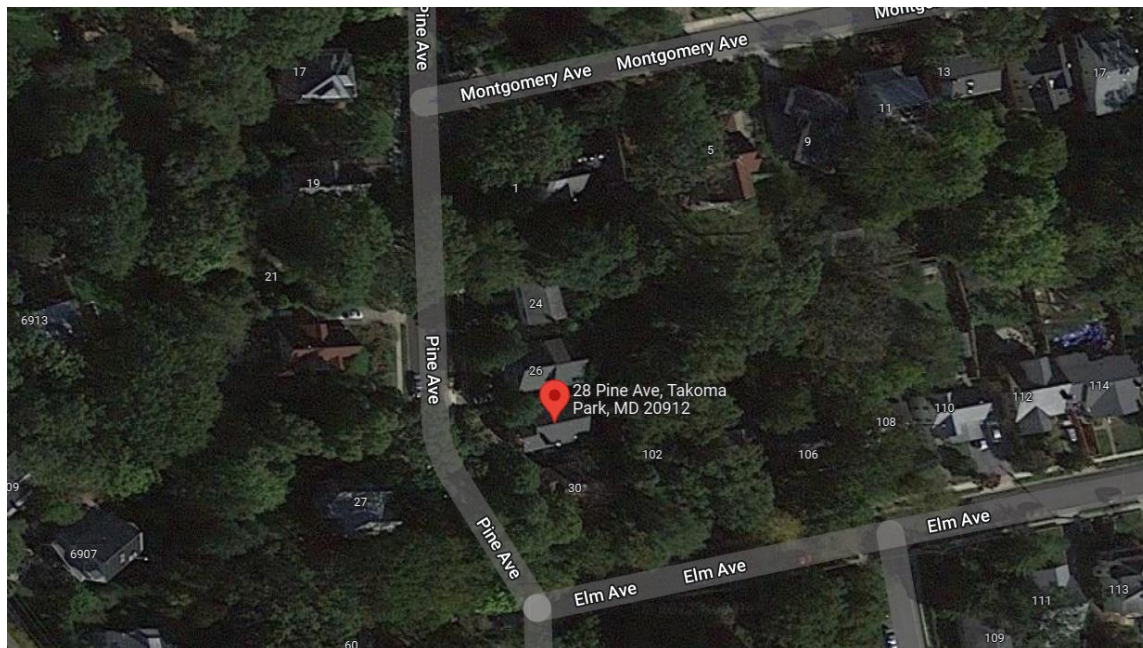
**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The proposed removal of the existing awning window on the south/right side of the basement-level garage and installation of paired six-over-one double-hung wood windows in its place is not approved.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c. 1910s



*Fig. 1: Subject property.*

## **PROPOSAL**

The applicant proposes fenestration and door alterations at the subject property.

## **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.

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

The *Guidelines* state the following regarding the review of Outstanding Resources:

These resources have the highest level of architectural and/ or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, change and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources [only guidelines applicable to this project included]:

- Plans for all alterations should be compatible with the resource's original design
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

- Preservation of original building materials and use of appropriate, compatible new materials is encouraged
- 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.
- (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***

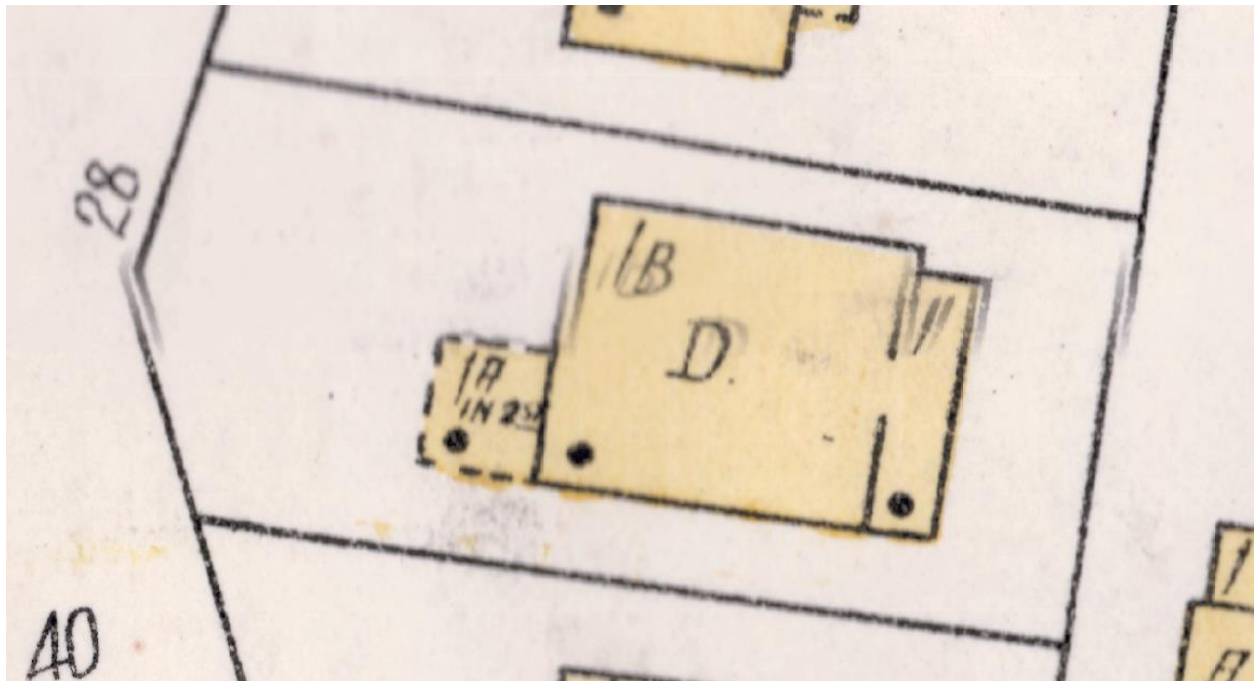
The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as 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. 1910s Craftsman-style Outstanding Resource within the Takoma Park Historic District. There is an original attached basement-level garage at the front of the historic house (Fig. 2). The garage is constructed from rusticated concrete block, matching the house's foundation and exposed basement at the south (right, as viewed from the public right-of-way of Pine Avenue) side, as well as the south/right side chimney.



**Fig. 2: 1927 Sanborn Fire Insurance Map.**

The applicant proposes the following work items at the subject property:

- Replacement of the existing non-original roll-up garage door with paired painted wood outswing carriage-style garage doors.
- Removal of the existing awning window on the south/right side of the basement-level garage.
- Installation of paired six-over-one double-hung wood windows in place of the south/right side basement-level garage window to be removed.

Staff supports the applicant's proposal to replace the existing roll-up garage door. The door to be replaced is non-original, and the proposed new garage doors are generally compatible with the historic house, in terms of style and material. Staff finds this aspect of the proposal consistent with the *Guidelines* and *Standards*.

Staff does not support the proposal to remove the existing awning window on the south/right side of the basement-level garage and install paired six-over-one double-hung wood windows in its place. Per the *Guidelines*, "[p]reservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged." Although the Commission



typically exercises greater leniency in reviewing basement-level fenestration alterations on secondary elevations, the window to be altered is in a prominent location, and it is highly visible from the public right-of-way of Pine Avenue.

Staff's primary concern with this aspect of the proposal is the loss of a substantial amount of rusticated concrete block in a highly visible location on the original attached basement-level garage. As noted, the house's foundation, exposed basement on the south/right side, and south/right side chimney are all constructed from rusticated concrete block, and staff finds this to be a significant character-defining feature of this Outstanding Resource (*Fig. 3*).



***Fig. 3: South/right side of the historic house and original attached garage, showing the character-defining rusticated concrete block.***

Accordingly, staff finds that the proposed window removal/installation will remove and/alter original and distinctive architectural features of the historic house, contrary to the *Guidelines*. Additionally, it will remove and/or alter character-defining features or materials of the subject property and/or surrounding

streetscape, contrary to *Standards #2* and *#9*.

Staff recommends that the HPC approve the applicant's proposal, with the condition that the proposed removal of the existing awning window on the south/right side of the basement-level garage and installation of paired six-over-one double-hung wood windows in its place is not approved.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the recommended condition, as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the proposal, as modified, is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#10*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the one (1) condition outlined on Page 1** 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 the 3 electronic 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 986613  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Nicholas Lusiani  
Address: 28 Pine Avenue  
Daytime Phone: 718-877-2476

E-mail: nejma.cheikh@gmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 01063172

**AGENT/CONTACT (if applicable):**

Name: Richard J. Vitullo AIA  
Address: 7016 Woodland Avenue  
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com  
City: Takoma Park Zip: 20912  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name Takoma Park  
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: 28 Street: Pine Avenue  
Town/City: Takoma Park Nearest Cross Street: Elm Avenue  
Lot: 29 Block: 17 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:**

<input type="checkbox"/> New Construction	<input type="checkbox"/> Deck/Porch	<input checked="" type="checkbox"/> Shed/Garage/Accessory Structure
<input type="checkbox"/> Addition	<input type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input type="checkbox"/> Hardscape/Landscape	<input type="checkbox"/> Tree removal/planting
<input type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Window/Door
		<input type="checkbox"/> Other: _____

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.

Richard J. Vitullo AIA

3/15/2022

Signature of owner or authorized agent

Date

7

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

See attached

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

See attached

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:



# **HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**OWNERS:**

**Nejma & Nicholas Lusiani**  
28 Pine Ave.  
Takoma Park, MD 20912

**AGENT FOR OWNER:**

**Richard J. Vitullo AIA**  
**Vitullo Architecture Studio, PC**  
7016 Woodland Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

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**Gary Geck**  
26 Pine Ave.  
Takoma Park, MD 20912

**Margaret McCarthy**  
**Timothy Brown**  
23 Pleasant St.  
Somerville, MA 02143  
(30 Pine Ave., Takoma Park, MD 20912)

**Natalie Angier**  
**Richard Weiss**  
27 Pine Ave.  
Takoma Park, MD 20912

Adjacent and Confronting Properties:

Takoma Park, MD 20912

26 Pine Avenue

27 Pine Avenue

30 Pine Avenue

102 Elm Avenue

DESCRIPTION OF **EXISTING STRUCTURE**,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:

**28 Pine Ave. Takoma Park, MD 20912**

*This is an "Outstanding Resource" Craftsman style house built in 1923, and it is located on Pine Ave., near Elm Ave. in the Takoma Park Historic District. It is a 1-story house, rectangular in shape, 24'-0" across the front at Pine Ave. and 34'-0" along the side with a full basement and garage at front.*

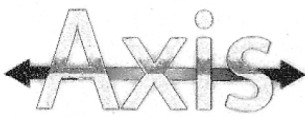
- 1) **Foundation:** The foundation is rusticated CMU, and painted.
- 2) **Garage Door:** Roll-up wood garage door.

DESCRIPTION OF THE **PROPOSED PROJECT** AND ITS  
EFFECT ON THE HISTORIC RESOURCE:

**28 Pine Ave. Takoma Park, MD 20912**

- 1) **New windows and Garage door:** *In place of the one small awning window in garage at the right side, we are replacing it with 2 large painted wood double-hung windows (2'-6" wide x 4'-6" high each), matching the adjacent existing basement windows.*  
In place of the existing roll-up garage door, we are replacing it with painted wood outswing "carriage-type" garage doors.





Vendor Group

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PROPERTY ADDRESS

28 PINE AVENUE TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER

6356

FIELD WORK DATE: 5/31/2015

REVISION DATE(S): (REV.0 6/1/2015)

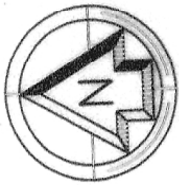
1505.3965

LOCATION DRAWING

LOT 14 AND 15, BLOCK 17

GILBERT'S ADDITION TO TAKOMA PARK,  
MONTGOMERY COUNTY, MARYLAND

06-01-2015 SCALE 1"=20'



REMAINDER OF LOT 14  
(NOT INCLUDED)

REMAINDER OF LOT 15  
(NOT INCLUDED)

PART  
LOT 15  
BLK 17

PART  
LOT 14  
BLK 17

REMAINDER OF LOT 14  
(NOT INCLUDED)

PINE AVENUE

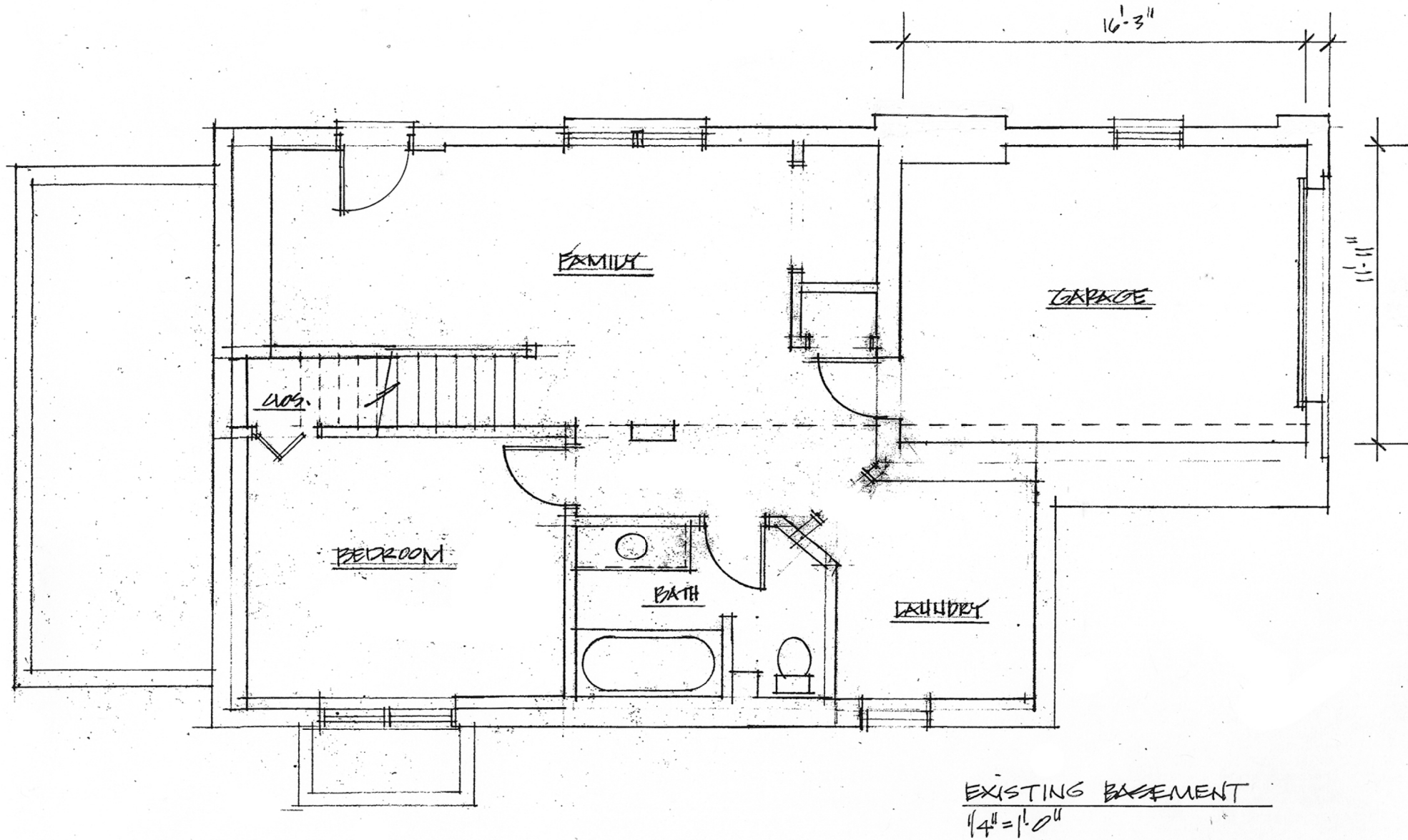


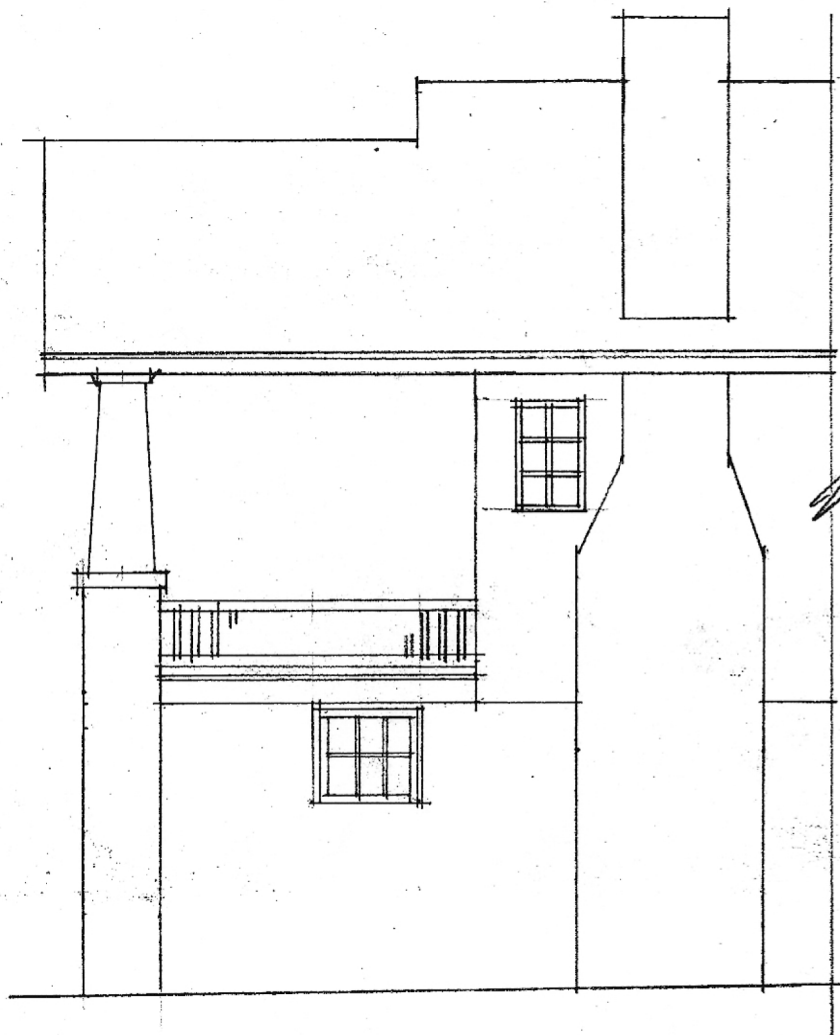
GRAPHIC SCALE (In Feet)

1 inch = 20' ft.

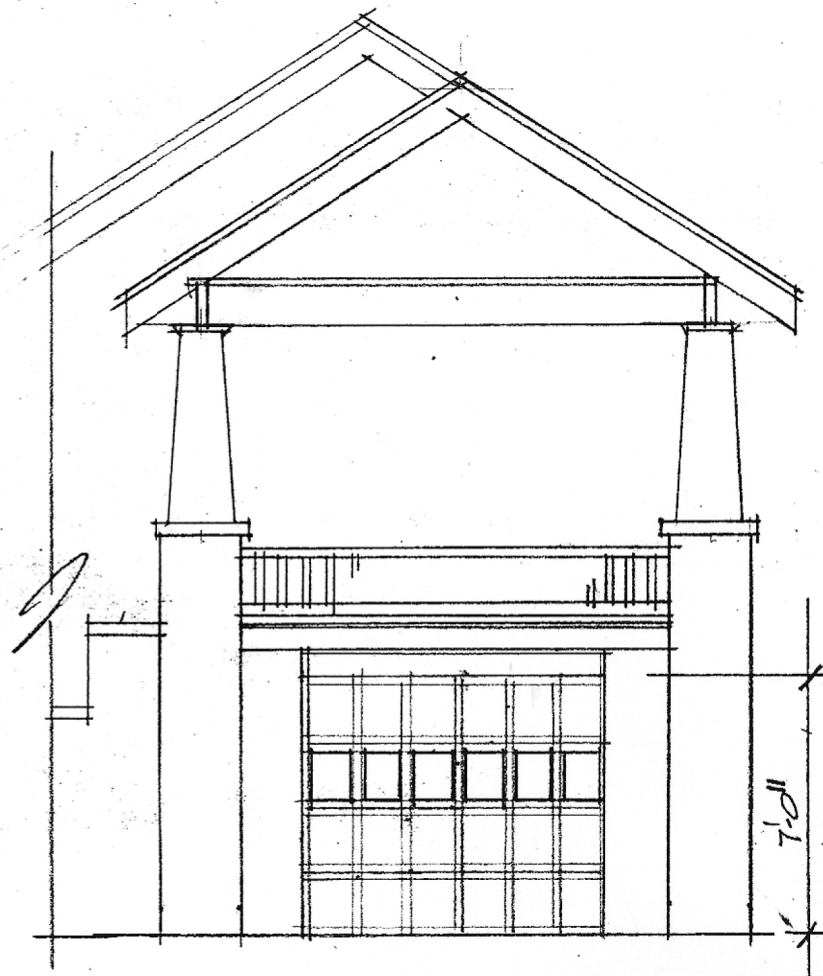
ACCURACY=3/4"





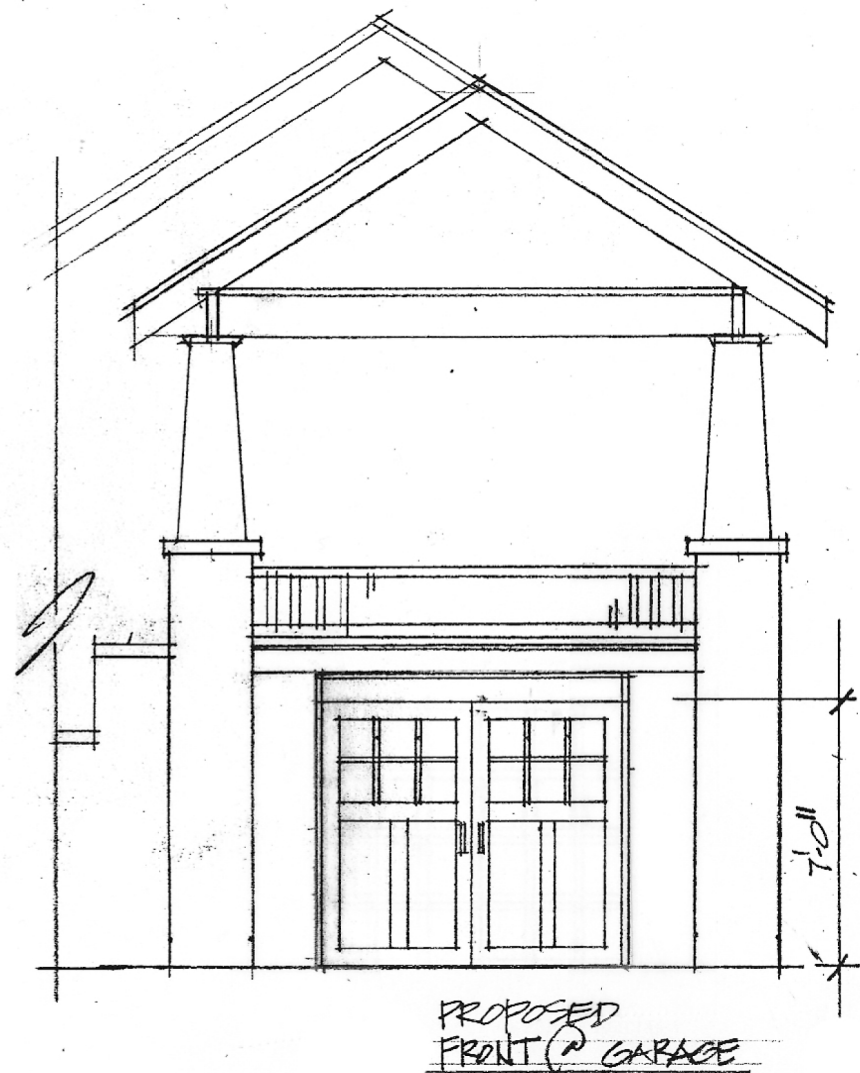
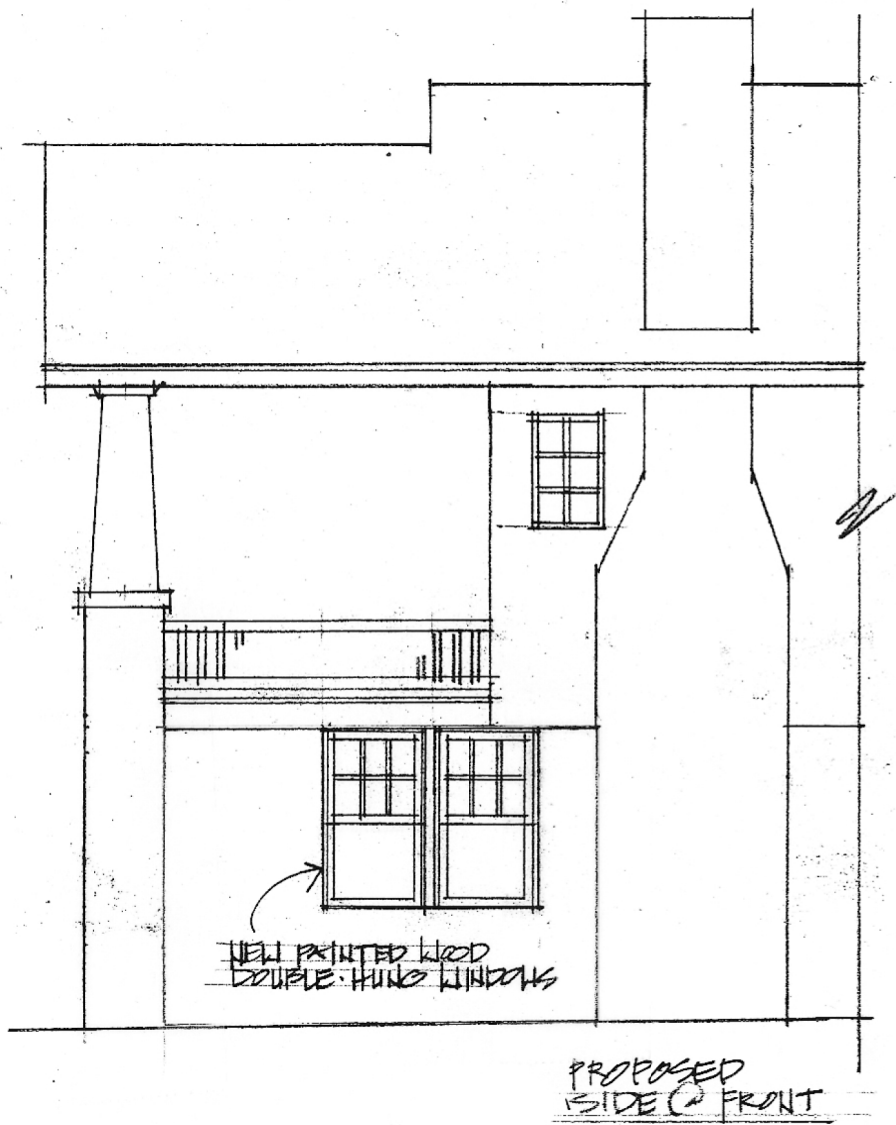


EXIST. SIDE @ FRONT  
1/4"



EXIST. FRONT @ GARAGE  
1/4"













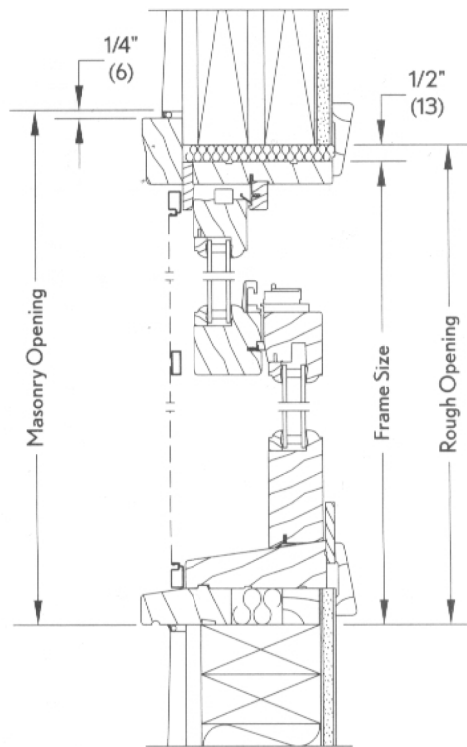




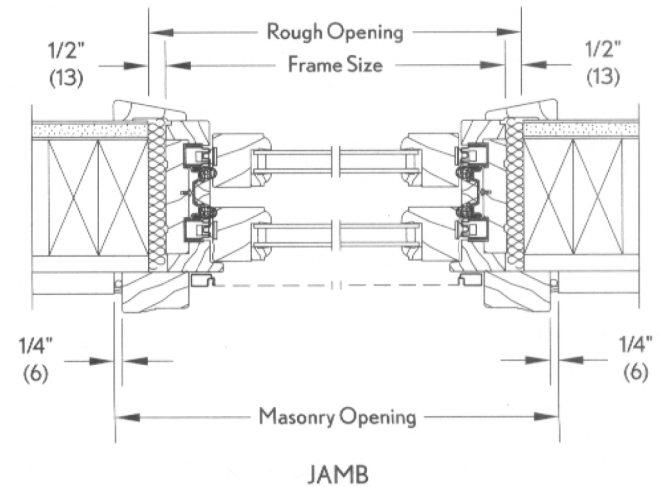
**Model 25**

# WOOD ULTIMATE DOUBLE HUNG

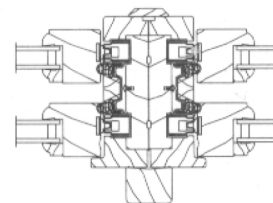
## CONSTRUCTION DETAILS



HEAD JAMB AND SILL



JAMB



VERTICAL MULLION



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/15/2022

Application No: 986613  
AP Type: HISTORIC  
Customer No: 1429813

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 28 PINE AVE  
TAKOMA PARK, MD 20912  
Homeowner Lusiani (Primary)  
Othercontact VITULLO

## Historic Area Work Permit Details

Work Type ALTER  
Scope of Work Add two new double hung windows to side of garage. Replace roll-up garage door with outswinging carriage-type painted wood doors, 8'-0" wide x 7'-0" high.