

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	230 Park Avenue, Takoma Park	Meeting Date:	2/21/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/14/2024
Applicant:	Slater & Ellen Knowles Brian McCarthy, Architect	Public Notice:	2/7/2024
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1057294	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Building Addition, Fenestration Alterations, and Hardscape Alteration		

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application with **two (2) conditions**:

1. Specifications for the proposed window well need to be submitted to Staff for review and approval before the issuance of the approval documents. Final approval authority to ensure the window well is consistent with the character of the house and surrounding district is delegated to Staff.
2. Detailed specifications for the new exterior stairs to the south of the house need to be submitted to Staff for review and approval. Final approval authority to ensure the stairs are compatible with the historic character of the house and surrounding district is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1920



Figure 1: The subject property is located mid-block on Park Ave.

PROPOSAL

The applicant proposes to demolish a non-historic patio and construct a two-story addition at the rear.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*). Additionally, as a building located within the Takoma Old Town and Commercial Revitalization Area, Ordinance No. 2592 applies.

Takoma Park Historic District Design 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.

Contributing Resources should receive a more lenient 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. As stated above, 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.

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 to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition,

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited,

While additions should be compatible, they are not required to be replicative of earlier architectural styles,

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course,

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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 insure 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 subject property is a one-story front-gable Craftsman house with an enclosed front porch. A small addition was constructed on wood piers on the left side of the house sometime after 1959 to create an enlarged dining area. The subject property slopes away from the street, creating a walk-out basement. In the backyard, there is a patio with retaining walls. The applicant proposes to demolish the existing patio and construct a two-story addition at the rear. Additionally, the applicant proposes to remove and replace two basement-level windows in the south elevation to create a code-compliant bedroom. The applicant also shows the removal of the existing exterior stairs along the left side of the house, but does not include specifications for their replacement. Staff finds the work is in keeping with the character of the house and surrounding district and recommends the HPC approve the HAWP.

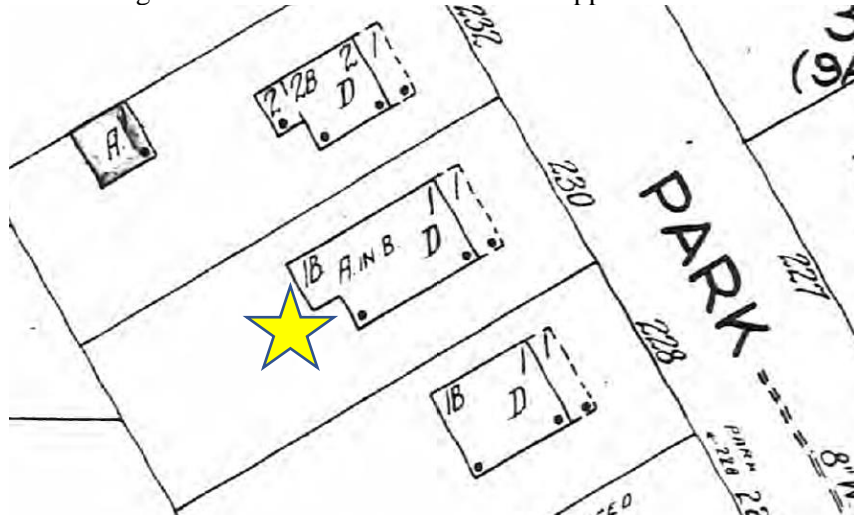


Figure 2: 1959 Sanborn map showing the subject property before the dining room was enlarged.

Patio Demolition

At the rear of the subject property, there is a terraced brick patio with concrete retaining walls. While some of the bricks in the patio appear to date to the period of construction, Staff does not find the patio to be consistent with the character of the site and surrounding district and finds it is a non-historic feature. Additionally, as this feature is not visible from the public right-of-way, Staff finds its removal will not substantially impact the character of the site or surrounding district and recommends the HPC approve its demolition under 24A-8(b)(1) and (2), Standard 2, and the *Design Guidelines*.

Building Addition

At the rear, the applicant proposes to construct a two-story addition that includes a sunroom and kitchenette in the basement and an enlarged kitchen on the first floor. The basement addition measures approximately 17' 6" × 17' 6" (seventeen feet, six inches square), with the first-floor addition measuring approximately 9' × 12' (nine feet deep by twelve feet wide). The proposed building additions will not be visible from the public right-of-way as the change in grade blocks the basement's visibility and the non-historic dining room addition will block the view of the first-floor addition. The roofs on the addition will have exposed rafter tails to match the historic house.

The basement foundation will be stucco over concrete to match the historic house foundation. While most of the basement walls are covered in multi-light clad wood windows, there is a small section of fiber cement paneling on the south elevation. The first floor of the addition, which is constructed flush with the existing wall, will be clad in wood clapboards to match the historic siding. Windows on the first floor will be clad wood sash windows. At the rear of the first-floor addition, the applicant proposes to

construct a wood deck, measuring 5' × 12' (five feet by twelve feet), on wood piers. The roofing on both floors of the addition will be fiberglass shingles to match the existing roof.

Staff finds the size and placement of the addition will not overwhelm the character of the house and are designed in such a way that they will not be visible from the right-of-way as recommended in the *Design Guidelines*. Staff additionally finds the proposed materials including stuccoed concrete, fiber cement panels, and wood-clad windows have consistently been considered appropriate materials for additions and new construction in the Takoma Park Historic District. Staff finds the addition is appropriate under the *Design Guidelines*; 24A-8(b)(2) and (d); and Standards 2, 9, and 10 and recommends the HPC approves the rear addition.

Basement Window Replacement and Window Well

On the left side of the house, near the front wall, the applicant proposes to remove the existing basement windows and install new egress-compliant windows in a new window well. The existing basement windows are two-light casements that Staff finds do not contribute to the historic character of the house. Staff finds basement and foundation level windows and doors do not typically have the same architectural significance as windows and doors above grade. Staff finds that to be the case here and recommends the HPC approve the removal of the existing basement windows.

In a slightly enlarged opening, the applicant proposes to install a pair of clad wood casement windows designed to look like six-over-one sash windows which will satisfy egress requirements. Material specifications for the window well were not included in the application. Staff finds the new windows are appropriate for the house and recommends the HPC approve them under 24A-8(b)(2) and (d), the *Design Guidelines*; and Standards 2 and 10. As the proposed window well will not be visible from the public right-of-way, as it will be obscured by the front steps, Staff recommends the HPC adds a condition to the approval of the HAWP that detailed specifications for the window well needs to be submitted and reviewed by Staff before the release of the final approval documents. Final approval authority to ensure the window well is compatible with the design of the house and surrounding district can be delegated to Staff.

Exterior Stair Removal and Replacement

Along the left side of the house, there is a set of concrete and stone steps that provide access to the rear patio. The applicant proposes to remove these stairs and replace them. No specifications were provided for the new exterior stairs.

Staff finds the existing stairs are below grade and do not substantially contribute to the historic character of the house and recommends the HPC approve their removal under 24A-8(b)(2) and (d) and the *Design Guidelines*. Because of the stairs limited visibility, Staff recommends the HPC delegate final approval authority for the new exterior stairs to Staff to ensure they are consistent with the historic character of the house and the surrounding district. Based on the submitted drawing, the new stairs will not be larger than the existing stairs, making them eligible to be approved at the Staff level

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP **with two (2) conditions**:

1. Specifications for the proposed window well need to be submitted to Staff for review and approval before the issuance of the approval documents. Final approval authority to ensure the window well is consistent with the character of the house and surrounding district is delegated to Staff;
2. Detailed specifications for the new exterior stairs to the south of the house need to be submitted to Staff for review and approval. Final approval authority to ensure the stairs are compatible with

the historic character of the house and surrounding district is delegated to Staff; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, as modified by the condition, is consistent with the *Takoma Park Historic District Guidelines* 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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Slater and Ellen Knowles

E-mail: sknowl2@gmail.com

Address: 230 Park Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 301.602.0115

Tax Account No.: 13-01079463

AGENT/CONTACT (if applicable):

Name: Brian McCarthy
Bennett Frank McCarthy Architects

E-mail: brian@bfmarch.com

Address: 1400 Spring Street #320

City: Silver Spring Zip: 20910

Daytime Phone: 301.602.0115

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 230 Park Ave, Takoma Pk.

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: 230 Street: Park Avenue

Town/City: Takoma Park Nearest Cross Street: Spruce Avenue

Lot: P18 Block: 1 Subdivision: 0025 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 checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" 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.

[Signature]

1/29/2024

Signature of owner or authorized agent

Date

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

<p>Owner's mailing address 230 Park Avenue Takoma Park, Md 20912</p>	<p>Owner's Agent's mailing address Bennett Frank McCarthy Architects, Inc 1400 Spring Street #320 Silver Spring, Md 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Jessica Landman & Daniel Mullaney 232 Park Avenue Takoma Park, Md 20912</p>	<p>Bonnie Jo Mount 228 Park Avenue Takoma Park, Md 20912</p>
<p>Ann Maxwell & Michael Reust 227 Park Avenue Takoma Park, Md 20912</p>	<p>Anat Shabar & Aaron Kofner 7230 Spruce Avenue Takoma Park, Md 20912</p>

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

Please see Memorandum dated January 29, 2024, Addendum A

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

Please see Memorandum dated January 29, 2024, Addendum B

Work Item 1: Kitchen, stair to basement

Description of Current Condition:

Small kitchen on main level at rear of house.
Existing narrow staircase to basement
No outdoor space at main level.

Proposed Work:

Add 100 SF addition to extend kitchen 9 ft to the rear and remodel existing kitchen.
Replace/widen stair
Add small deck behind kitchen addition.

Work Item 2: Rear garage & patio

Description of Current Condition:

One-car garage at ground/alley level, with adjacent patio under the existing kitchen. Garage to remain.

Proposed Work:

Remove existing patio and add sunroom behind ground level basement.

Work Item 3: Basement Family room

Description of Current Condition:

Existing Family room, laundry and bathroom.

Proposed Work:

Relocate laundry to small addition/enclosure under existing dining room extension. Remodel Family room area to create a guest bedroom with new egress window and window well. No scope of work for the existing bathroom.

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

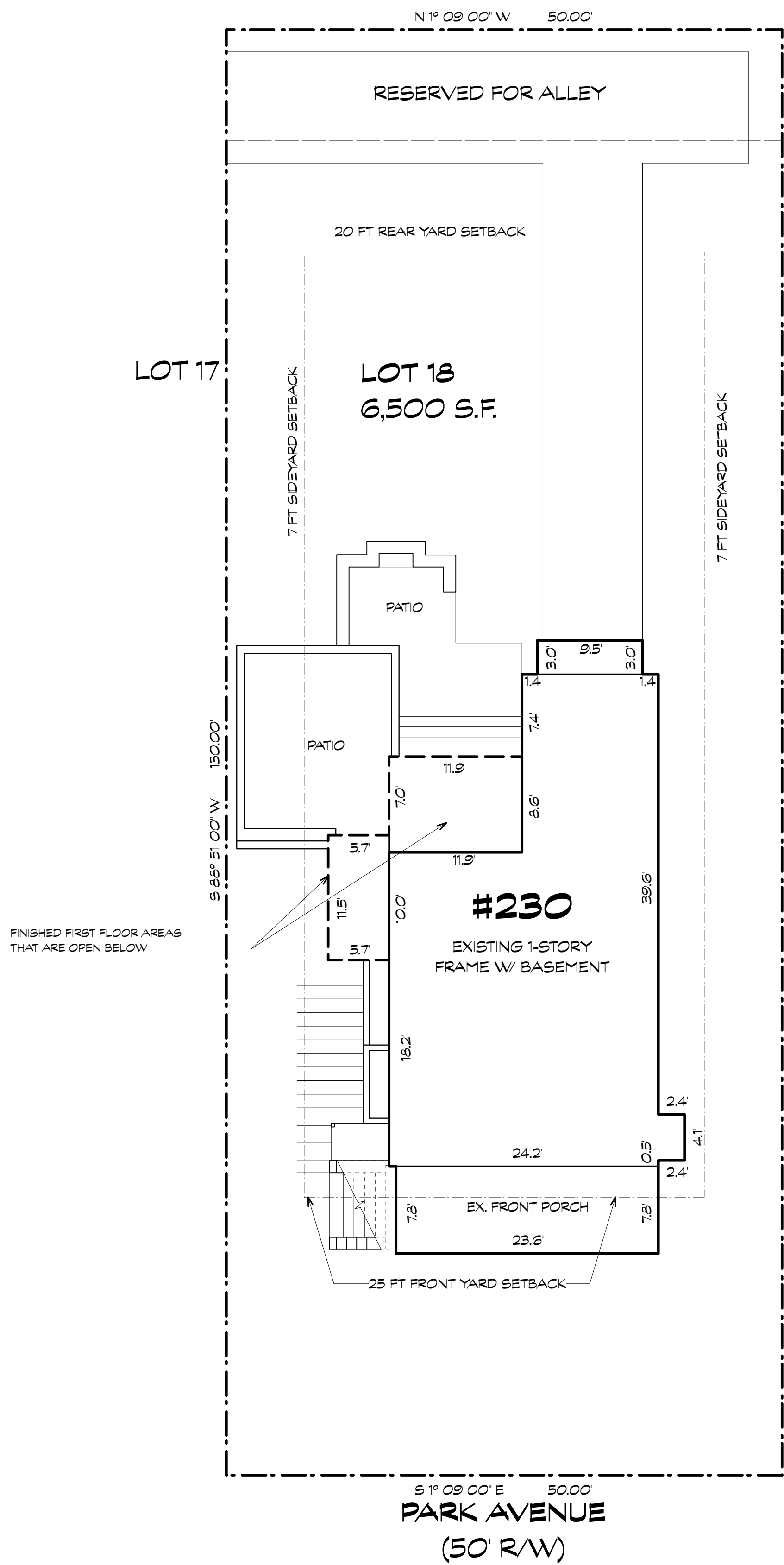
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

DATE	ISSUE - REMARKS
01/29/2024	HAWP SET

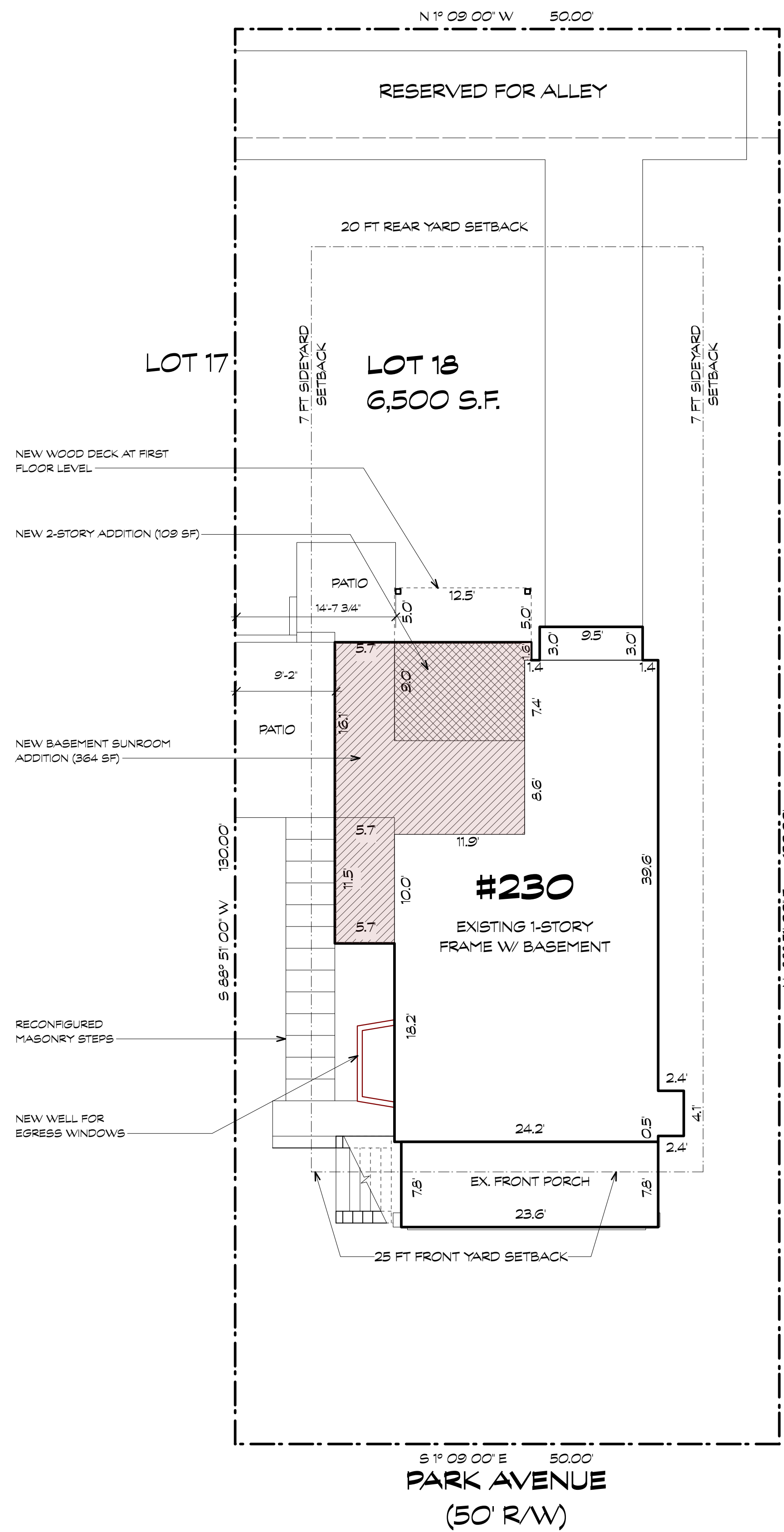
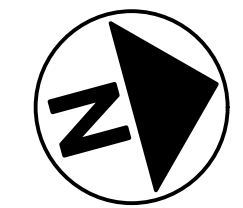
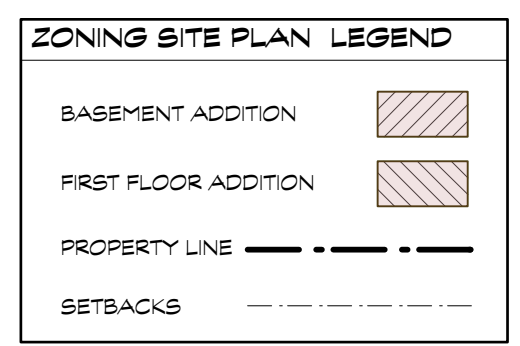
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

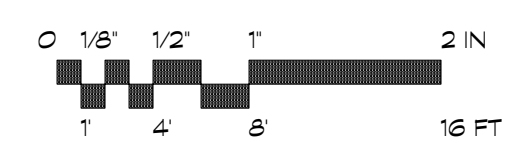
© 2024 Bennett Frank McCarthy Architects, Inc.



1 EXISTING SITE PLAN
 Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
 Scale: 1/8" = 1'-0"



KNOWLES ADDITION
 230 Park Avenue, Takoma Park, Maryland 20912
 Project #2254

HAWP SET

29 January 2024

EXIST. & PROPOSED
 SITE PLANS
A100

DATE	ISSUE - REMARKS
01/29/2024	HAWP SET

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

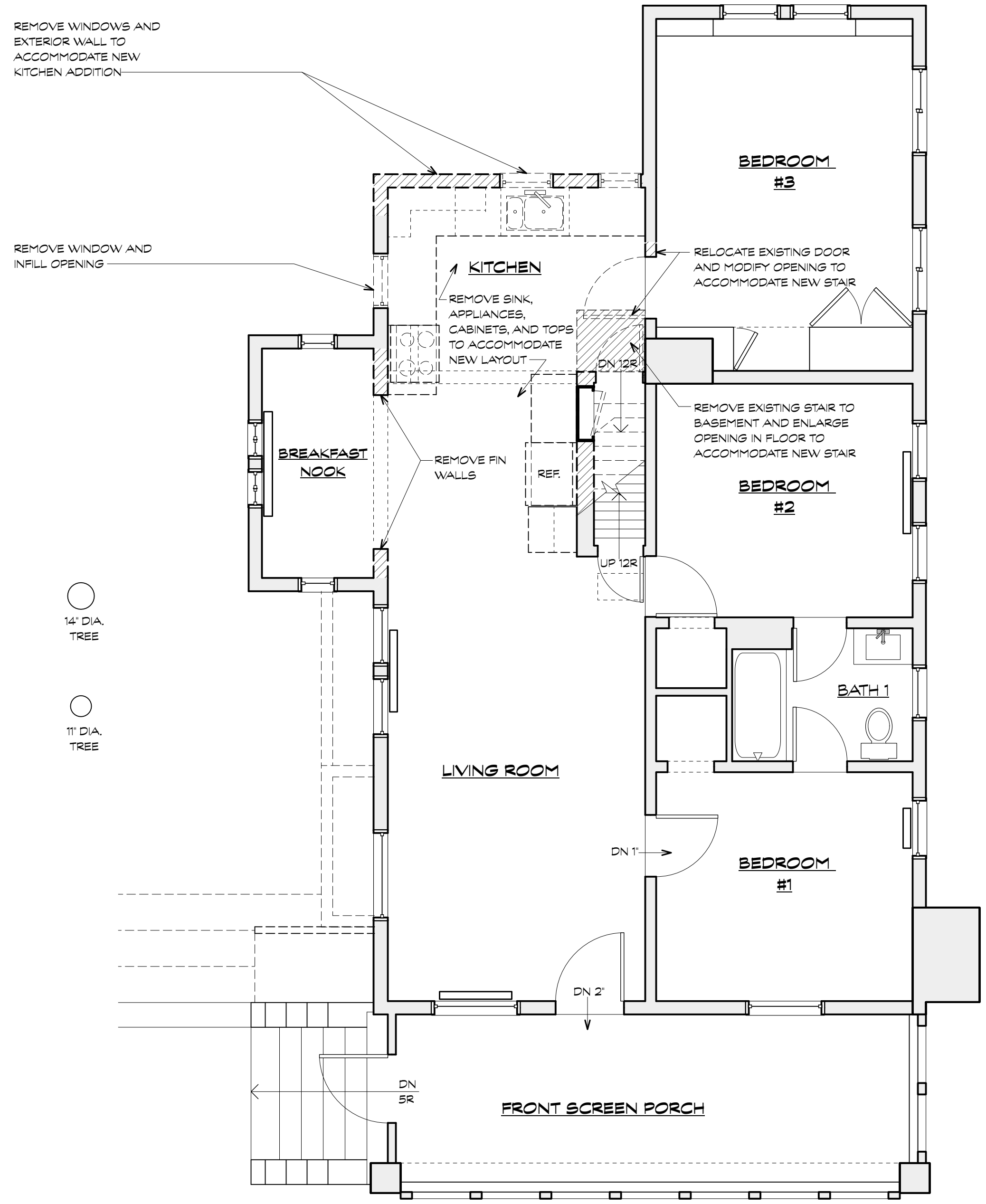
© 2024 Bennett Frank McCarthy Architects, Inc.

KNOWLES ADDITION
 230 Park Avenue, Takoma Park, Maryland 20912
 Project #2254

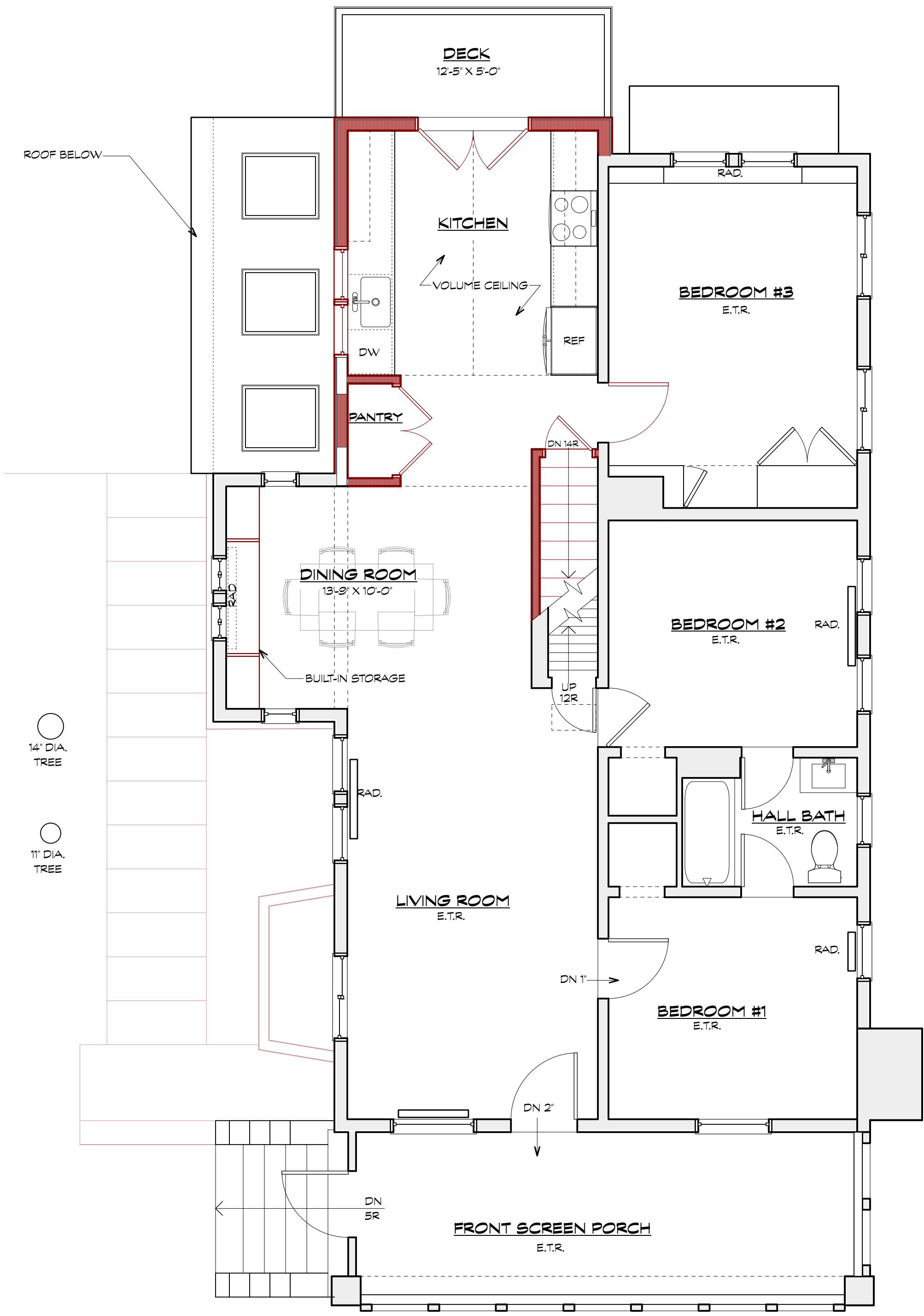
HAWP SET

29 January 2024

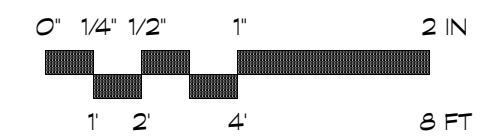
DEMO & PROPOSED
 FIRST FLOOR PLANS
A102



1 FIRST FLOOR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"

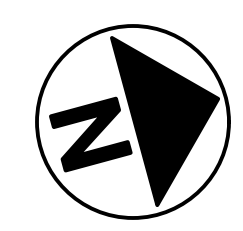


2 PROPOSED FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

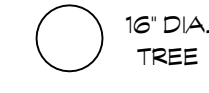


WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS



GENERAL NOTES:
 1. DO NOT SCALE THE DRAWINGS
 2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
 3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

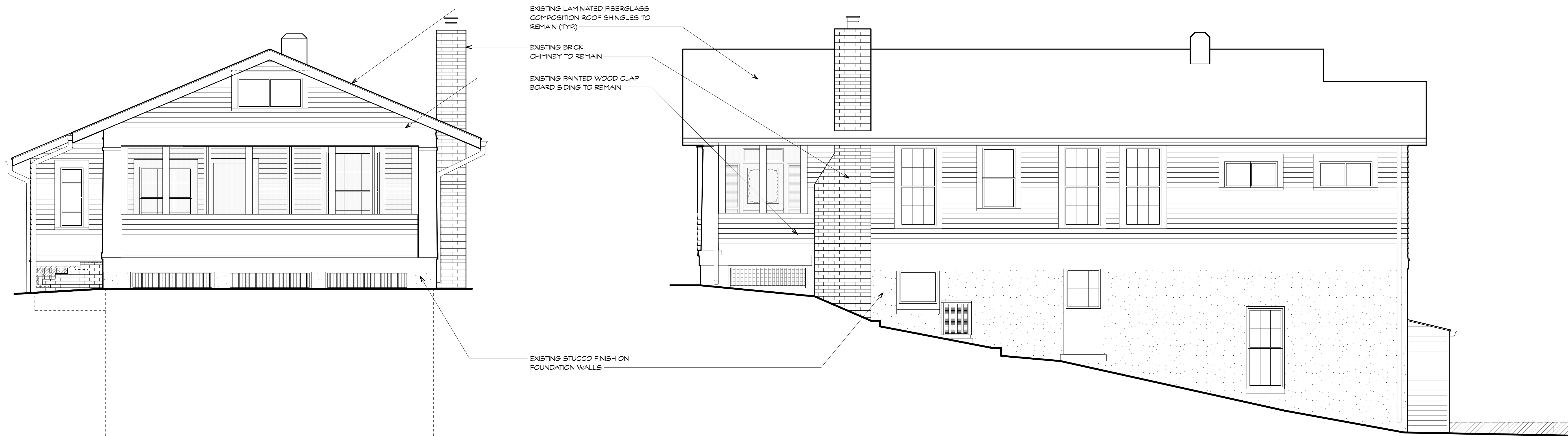


DATE	ISSUE - REMARKS
01/29/2024	HAWP SET

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

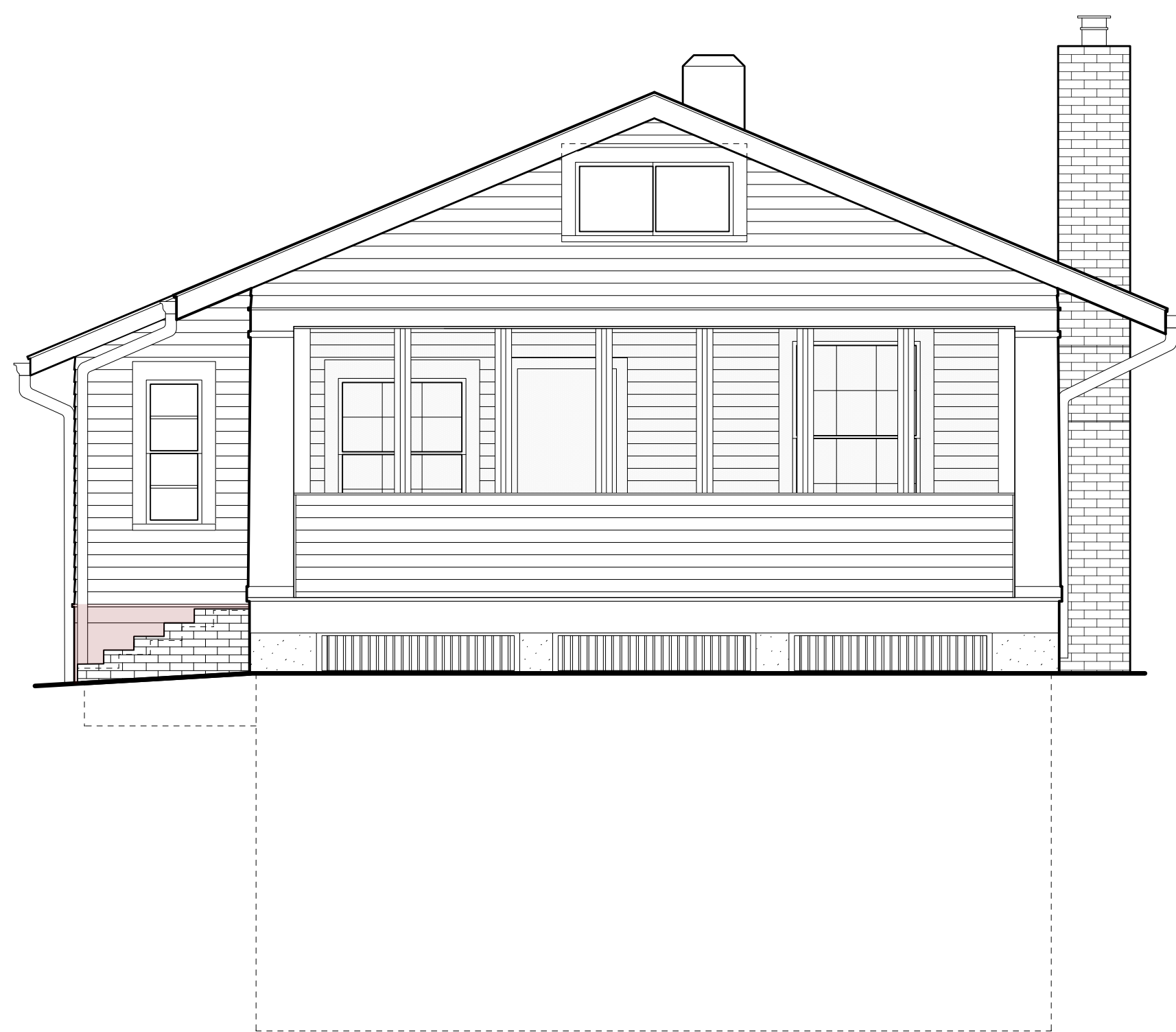
© 2024 Bennett Frank McCarthy Architects, Inc.



1 FRONT (EAST) DEMOLITION ELEVATION
 Scale: 1/4" = 1'-0"

2 SIDE (NORTH) DEMOLITION ELEVATION
 Scale: 1/4" = 1'-0"

DEMO / TO BE REMOVED

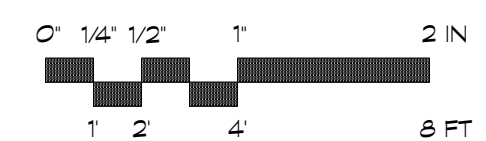


3 PROPOSED FRONT (EAST) ELEVATION
 Scale: 1/4" = 1'-0"



4 PROPOSED SIDE (NORTH) ELEVATION
 Scale: 1/4" = 1'-0"

PROPOSED ADDITION / ALTERATIONS



KNOWLES ADDITION
 230 Park Avenue, Takoma Park, Maryland 20912
 Project #2254

HAWP SET

29 January 2024

DEMO & PROPOSED ELEVATIONS

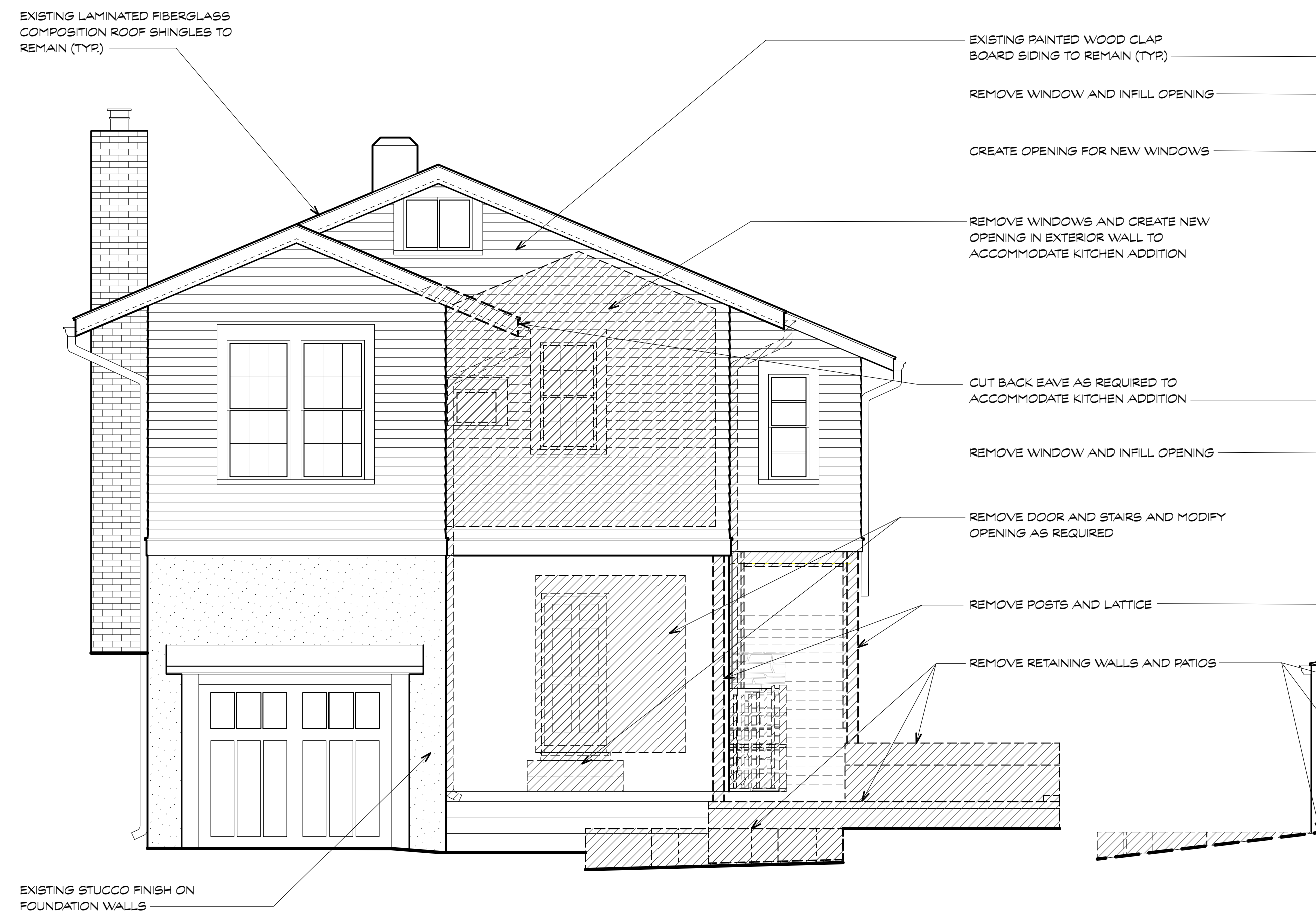
A200

DATE	ISSUE - REMARKS
01/29/2024	HAWP SET

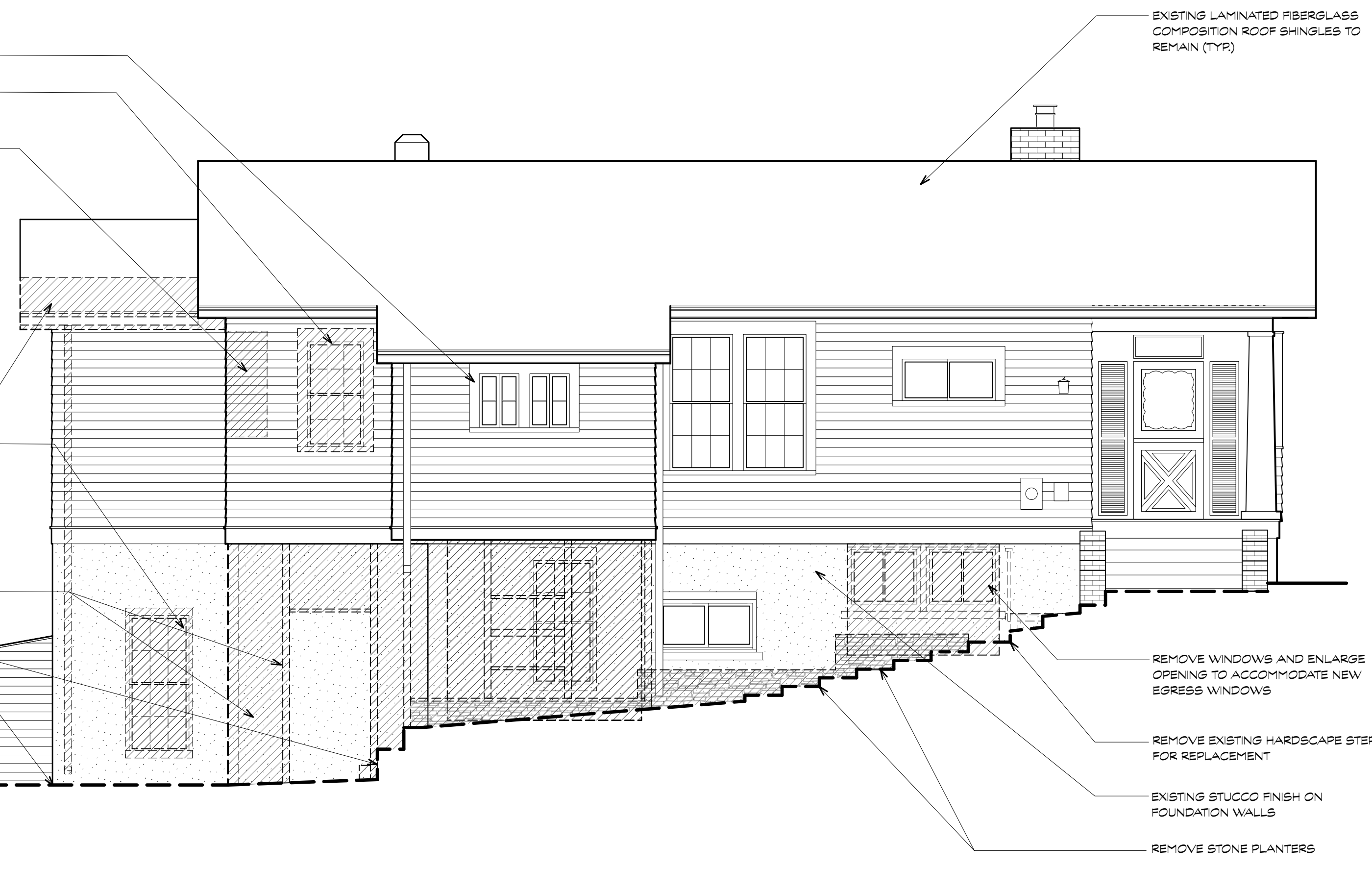
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

© 2024 Bennett Frank McCarthy Architects, Inc.



3 REAR (WEST) DEMOLITION ELEVATION
 Scale: 1/4" = 1'-0"

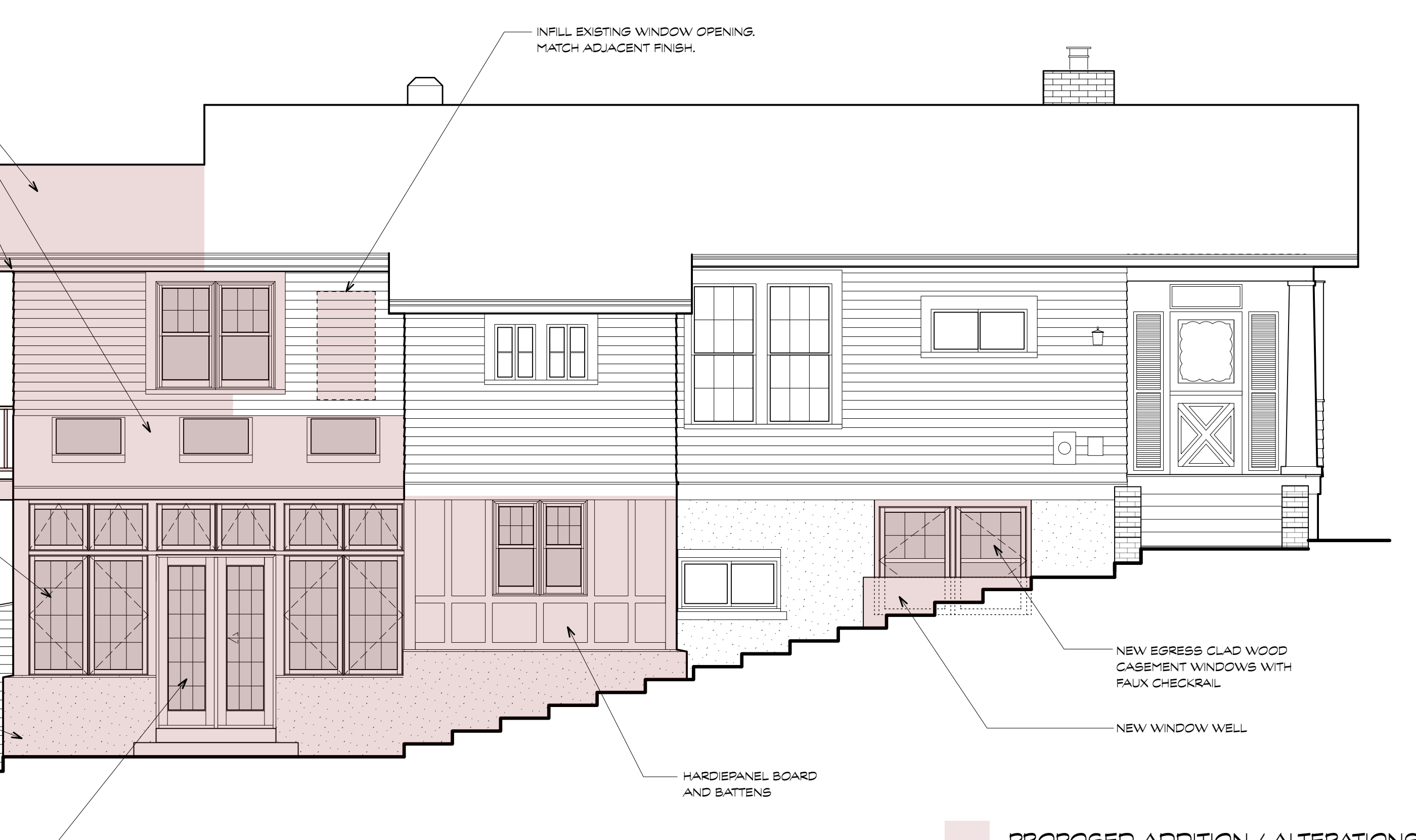


4 SIDE (SOUTH) DEMOLITION ELEVATION
 Scale: 1/4" = 1'-0"

DEMO / TO BE REMOVED

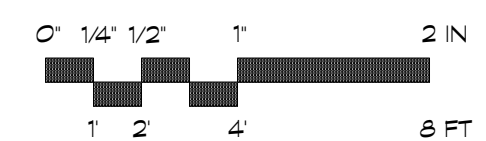


3 REAR (WEST) ELEVATION
 Scale: 1/4" = 1'-0"



4 SIDE (SOUTH) ELEVATION
 Scale: 1/4" = 1'-0"

PROPOSED ADDITION / ALTERATIONS



KNOWLES ADDITION
 230 Park Avenue, Takoma Park, Maryland 20912
 Project #2254

HAWP SET

29 January 2024

DEMO & PROPOSED ELEVATIONS

A201

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

Memorandum

29 January 2024

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

From: Brian McCarthy

Re: Historic Area Work Permit for
230 Park Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.

The property is a 1-story wood frame Bungalow with a finished basement, located at 230 Park Avenue on a modest 6,500 square foot lot near the intersection of Park and Spruce Avenues. The house, built circa 1920, is designated as a contributing resource in the Takoma Park Historic District. The form is a simple rectangle with the short side fronting Park Avenue and the long side parallel to Spruce. The east facing front façade is composed entirely of an enclosed screen porch. The original columns are still visible and fenestration fills the former openings over low siding clad walls. The main roof, which also covers the porch, is a simple gable with deep eaves and exposed rafter tails.

There are two projections from the main rectangle; a rather deep dining area bay on the southern side and a two-story extension on the rear. The bay off the dining room is perched somewhat precariously on two wood posts that sit on a coarse stone retaining wall. The site slopes down to the rear so the back façade is fully above grade. The rear extension, which appears to be original, consists of a bedroom over a one-car garage. The other noteworthy feature of the rear is the basement steps shy of the first floor above, creating a covered patio next to the garage.

The foundation is finished in smooth stucco and the wood frame walls above are finished in a 4-1/4 inch exposure beveled wood siding which extends up into the gabled ends. The roofing material is laminated fiberglass composition shingles.

The first floor, consists of the usual complement of living areas (living, dining and kitchen), three bedrooms and one bath in a compact 886 square feet (excluding the unconditioned screen porch). The basement provides one more bathroom and additional living space but with a ceiling height of only 7 ft.

Addendum b.

The owners want to add sun-filled living space at the level of the backyard, create a guest bedroom, stabilize the DR bay, and enlarge/remodel the kitchen. The 100 SF kitchen addition will be on the

back of the house while all the other changes will be on the basement level. The kitchen addition proposes to extend the existing kitchen roughly 9 ft toward the rear. For the sake of internal efficiency we wish to make the side of the addition flush with the existing side wall and relocate a window opening. These alterations would not be visible from Park Avenue because they would be behind and concealed by the projection of the existing dining room bay. Regardless, the owners plan to clad the kitchen addition in matching wood siding.

The basement level changes include a sunroom addition on the rear SE corner directly under the kitchen, a small addition to enclose the area under the dining room overhang, a new south-facing bedroom egress window, and hardscaping changes in the sideyard to improve drainage and circulation. The sunroom addition is proposed to extend southward to match the depth of the dining room projection.

The new roof eaves and rakes will feature exposed rafter tails and fly rafters to match the existing features. As noted above, the kitchen addition will be clad in matching wood siding while the ground floor walls will be stucco like the basement foundation. New windows in the additions will be clad wood and a mix of double hung, transom and casements with simulated divided lites. The new bedroom windows in the existing basement will be required to meet the emergency egress provisions of the building code. Consequently, they'll be casement style but with faux check rails to mimic double hungs. Roofing will be laminated fiberglass composition shingles. The rear deck rails, framing and flooring will be pressure treated wood.

We feel the proposed expansions are consistent with and sympathetic to the resource, and the historic district at large.

Existing Property Condition Photographs (duplicate as needed)



Detail: 230 Park Avenue-Subject-Front / Left (Southeast) side



Detail: 230 Park Avenue-Subject-Front / Right (Northeast) Side

Existing Property Condition Photographs (duplicate as needed)



Detail: 230 Park Avenue-Subject-Rear / Right (Northwest) Side



Detail: 230 Park Avenue-Subject-Rear (West)

Existing Property Condition Photographs (duplicate as needed)



Detail: 230 Park Avenue- Subject- Rear / Left (Southwest) Side



Detail: 230 Park Avenue-Rear Context

Existing Property Condition Photographs (duplicate as needed)



Detail: 227 Park Avenue-Context



Detail: 228 Park Avenue-Context

Existing Property Condition Photographs (duplicate as needed)



Detail: 232 Park Avenue-Context



Detail: 7230 Spruce Avenue -Context

Existing Property Condition Photographs (duplicate as needed)



Detail: 14 & 24 Crescent Place-Context



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/29/2024

Application No: 1057294
AP Type: HISTORIC
Customer No: 1482598

Comments

Brian McCarthy, Architect, brian@bfmarch.com; Susan Darcey, permitting, susan@bfmarch.com.

Affidavit Acknowledgement

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

Primary Applicant Information

Address 230 PARK AVE
TAKOMA PARK, MD 20912
Homeowner Slater & Ellen Knowles (Primary)
Othercontact Bennett Frank McCarthy Architects, Inc.

Historic Area Work Permit Details

Work Type ADD
Scope of Work Two story rear addition, small deck and interior renovations.