



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: May 10, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 989539: After the fact basement window and door alterations, alterations to an existing rear addition, enclosure of an attached rear garage, new deck construction, front porch handrail installation, and foundation re-parging

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 4, 2022 HPC meeting.

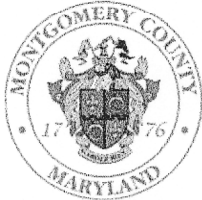
The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Marwan Hishmeh (Richard J. Vitullo, Architect)  
Address: 19 Montgomery Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@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: Marwan Hishmeh  
Address: 904 Erie Avenue  
Daytime Phone: 301-448-0704

E-mail: aceconstruction127@gmail.com  
City: Takoma Park Zip: 20912  
Tax Account No.: \_\_\_\_\_

**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/D  
   No/In

Is there a Historic Preservation/Land Trust/Environmental E  
map of the property and documentation from the Eastern

**REVIEWED**  
*By Michael Kyne at 1:28 am, May 10, 2022*

Are other Planning and/or Hearing Examiner Approvals / Rev  
(Conditional Use, Variance, Record Plat, etc.?) If YES, include  
supplemental information.

APPROVED  
Montgomery County  
Historic Preservation Commission  
  
*Richard J. Vitullo*

Building Number: 19 Street: Montg

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

Lot: 10 Block: 17 Subdivision: BF Gilbert 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 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 type="checkbox"/> Window/Door                                |
|   |  | <input checked="" type="checkbox"/> Other: <u>Windows and doors</u> |

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

4/8/2022

Signature of owner or authorized agent

Date

**OWNER:**

**Ace Construction** (Marwan Hishmeh)  
904 Erie 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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**Kerry Richter**

17 Montgomery Ave.  
Takoma Park, MD 20912

**Laura Coughlin & Steven Edminster**

25 Montgomery Ave.  
Takoma Park, MD 20912

**Rachel Sturke & Joshua Stebbins**

20 Montgomery Ave.  
Takoma Park, MD 20912

**Julian Mulvey & Margaret Omero**

18 Montgomery Ave.  
Takoma Park, MD 20912

116 Elm Avenue  
Takoma Park, MD 20912

29 Hickory Avenue  
Takoma Park, MD 20912

33 Hickory Avenue  
Takoma Park, MD 20912

**REVIEWED**

*By Michael Kyne at 1:28 am, May 10, 2022*

APPROVED

Montgomery County  
Historic Preservation Commission



DESCRIPTION OF ***EXISTING*** STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:  
**19 Montgomery Ave., Takoma Park, MD 20912**

This is an "Outstanding Resource" Bungalow built in 1918, and it is located in the Takoma Park Historic District. It is a 1-story house approx. 37.7' x 26.4', with a 8' x 26.5' front porch and a 1-story rear addition over a garage in the rear. Overall, it has a 1218 S.F. footprint, with a full basement.

- a. Original House Structure:** The main house structure is wood framed and is gabled (5.75:12 pitch). The rear addition is a shed roof.
- b. Front Porch:** The foundation is parged CMU, with a 4" thick concrete slab porch floor and steps. The porch sides are 28" high x 8" wide stucco walls with a flat top rail/cap. The roof is gabled (5.75:12 pitch), set perpendicular to the main roof. There is no railing at stairs.
- c. Exterior Finish:** The exterior finish on the main house is smooth stucco over lath; the siding on the rear addition is wood beadboard set between posts.
- d. Foundation:** Parged CMU.
- e. Roof:**
- f. Windows & Doors:** Painted wood windows, predominately 6-over-1 double hungs, with some 6-lite casements. Many are dilapidated; most will be restored. Basement windows are generally painted wood double-hungs, 1-over-1.

**NOTE:** As the new architect of record for this revised HAWP application now documenting the property in its present state (after a significant number of changes had been made), I was not privy to observe the actual existing floor plans or elevations. Many windows, and 3 of 4 doors, had already been replaced when I documented the site; all of the new interior wall framing is also in place. Therefore, I am not able to provide existing plans and elevations. In their stead, I am attaching exterior photos provided by my client that show a majority of the original exterior issues; these photos are marked as "exist". The proposed exterior elevations show which windows and doors are "new" versus "existing".

**REVIEWED**

By Michael Kyne at 1:28 am, May 10, 2022

APPROVED

Montgomery County

Historic Preservation Commission



**REVIEWED**

By Michael Kyne at 1:28 am, May 10, 2022

DESCRIPTION OF THE PROPOSED PROJECT ON THE HISTORIC RESOURCE  
19 Montgomery Ave., Takoma Park, MD

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Montgomery County

Historic Preservation Commission



**Alteration to existing House/Property:**

a. **Existing Rear Structure:**

The 1<sup>st</sup> floor windows of the existing rear addition will be restored and repainted. The existing beadboard and T-111 siding is replaced with 5" exposure painted smooth fiber cement siding, with 5/4 x 4 Boral (fly-ash) trim. The lower level, in the prior garage door opening at the rear, it will be infilled with wood framing, and 5" exposure painted smooth fiber cement siding, with 5/4 x 4 Boral (fly-ash) trim, and will have new painted wood double hung windows (5.0 SF egress each). A small shed addition adjacent to the existing 2-level rear structure will be restored, and with a new steel rear door.

b. **Original House Windows and Doors:**

All existing wood windows and front entry door on 1<sup>st</sup> floor level will be restored and repainted, except one rear-facing 1<sup>st</sup> floor window in new bathroom that is to be closed up as it is now in a shower. Both basement entry doors and 1<sup>st</sup> floor side door will be new painted wood doors with 6-lite SDL glass (see photo "19 montgomery\_prop front right elev 2" for 2 new side doors).

Basement window, Right Side: At basement/ground level, a dilapidated window to left of door (2'-6" w x 3'-6" h +/-) will be replaced with painted wood double hung window (6-over-1). All other windows will be restored.

Basement windows, Rear: At basement/ground level, the 3 large windows at rear (2'-9" w x 4'-0" h), under the new wood deck, will be replaced with painted wood double hung windows (6-over-1); a smaller awning window will be replaced with a painted wood 3-lite awning window.

Basement windows, Left Side: For the 3 existing window openings at left side, windows will be replaced with painted wood double hung windows (6-over-1). A new 4<sup>th</sup> window, an egress window, will be added behind existing chimney at left side for new bedroom. No photos exist of original windows on this side.

**See "Proposed Basement & 1<sup>st</sup> Floor Plans and Elevations" for extent of existing and new windows and doors.**

c. **Roof:** Via a previous HAWP, the asphalt shingles have already been replaced with new asphalt shingles.

**Additions:**

a. **New Wood Deck:** A new 24'-6" wide x 16'-10" (414 sf) wood deck will be constructed at the rear with a wood railing around; it is set in 3'-0" on the left side at the rear and 6" inside of the existing rear addition. It will be supported by 6 x 6 wood posts. On the rear of deck, there will be a 4'-3" x

4'-3" wood stoop and stairs to grade. Decking will be pressure treated 2 x 6 deck boards.

- b. **Re-built Side stoop**: A new 4'-0" x 3'-6" wood deck/ stoop with wood steps to grade, will be built on the west (right) side to replace the existing dilapidated stoop and stairs.
- c. **Front Porch**: A new painted steel railing will be added to both sides of existing concrete stairs.

**NOTE**: As the new architect of record for this revised HAWP application now documenting the property in its present state (after a significant number of changes had been made), I was not privy to observe the actual existing floor plans or elevations. Many windows, and 3 of 4 doors, had already been replaced when I documented the site; all of the new interior wall framing is also in place. Therefore, I am not able to provide existing plans and elevations. In their stead, I am attaching exterior photos provided by my client that show a majority of the original exterior issues; these photos are marked as "exist". The proposed exterior elevations show which windows and doors are "new" versus "existing".

**REVIEWED**

By Michael Kyne at 1:28 am, May 10, 2022

APPROVED

Montgomery County

Historic Preservation Commission



NOTES:

- 1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the purchaser, mortgage or guarantee the title within six months from the date hereof and as to them I warrant this for the purposes only.
- 2. For title purposes only.
- 3. No title reports furnished at this time, subject to all easements and rights of ways of record.
- 4. Property corners have not been set with this survey. Property information was taken from the best available records for the construction of fences or other improvements. A boundary survey is required to establish the true boundaries.
- 5. The Property shown hereon is located within Zone \_\_\_\_\_ as shown on F.E.M.A. Flood Insurance Rate Map C\_\_\_\_\_.

**REVIEWED**

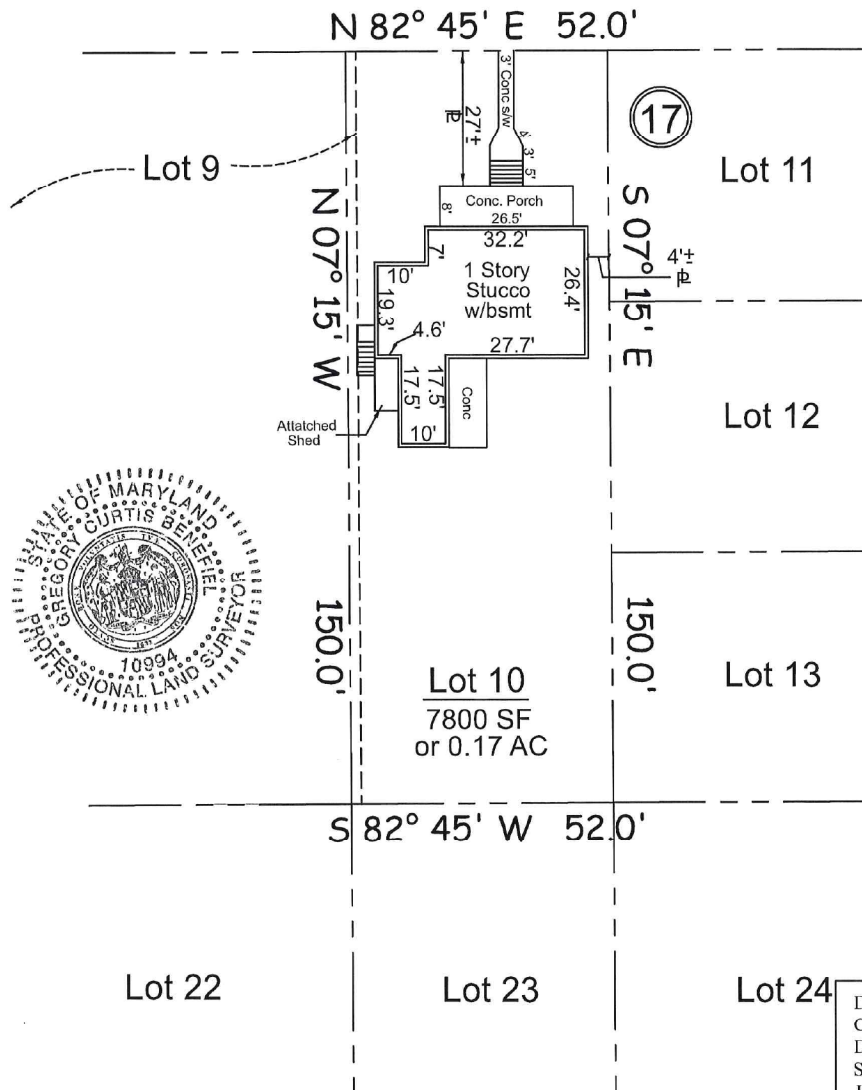
By Michael Kyne at 1:28 am, May 10, 2022

APPROVED

Montgomery County  
Historic Preservation Commission

*Robert A. Potter*

MONTGOMERY AVENUE



DRAWN BY TB  
 CHECKED BY GB  
 DATE 2/8/2022  
 SCALE: 1" = 30'  
 JOB NO. HL-2022-38  
 CASE NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.  
 Date 2-9-2022  
 Gregory C. Benefiel  
 Registered Professional  
 Land Surveyor, MD. No. 10994  
 License Expiration 08-08-2022

**HOUSE LOCATION PLAT**  
 19 Montgomery Avenue  
 Lot(s)/Parcel 10, T.M./Block 17  
 Plat \_\_\_\_\_ Section \_\_\_\_\_ Phase \_\_\_\_\_

**SURVEYS, INC.**  
 SURVEYORS \* ENGINEERS \* LAND PLANNERS  
 PERMIT SERVICES  
 350 MAIN STREET LAUREL, MARYLAND, 20701  
 PHONE 301-716-0561 E-MAIL SURVEYSINC@VERIZON.NET

**TAKOMA PARK**  
 (13TH) Wheaton Election District  
 Montgomery County, Maryland  
 Plat Book \_\_\_\_\_ Plat No. \_\_\_\_\_  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_  
**S- 5802**

NOTES:

1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owners of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to them i w
2. For title purposes only.
3. No title reports furnished at this time, subject to all easements and rights of ways of record.
4. Property owners have not been set with this survey. Property information was taken from the best av
5. This location plat is not to be used for the construction of fences or other improvements. A boundar
6. The lot is located within Zone \_\_\_\_\_ as shown on FEMA Flood Insurance Ra
7. This

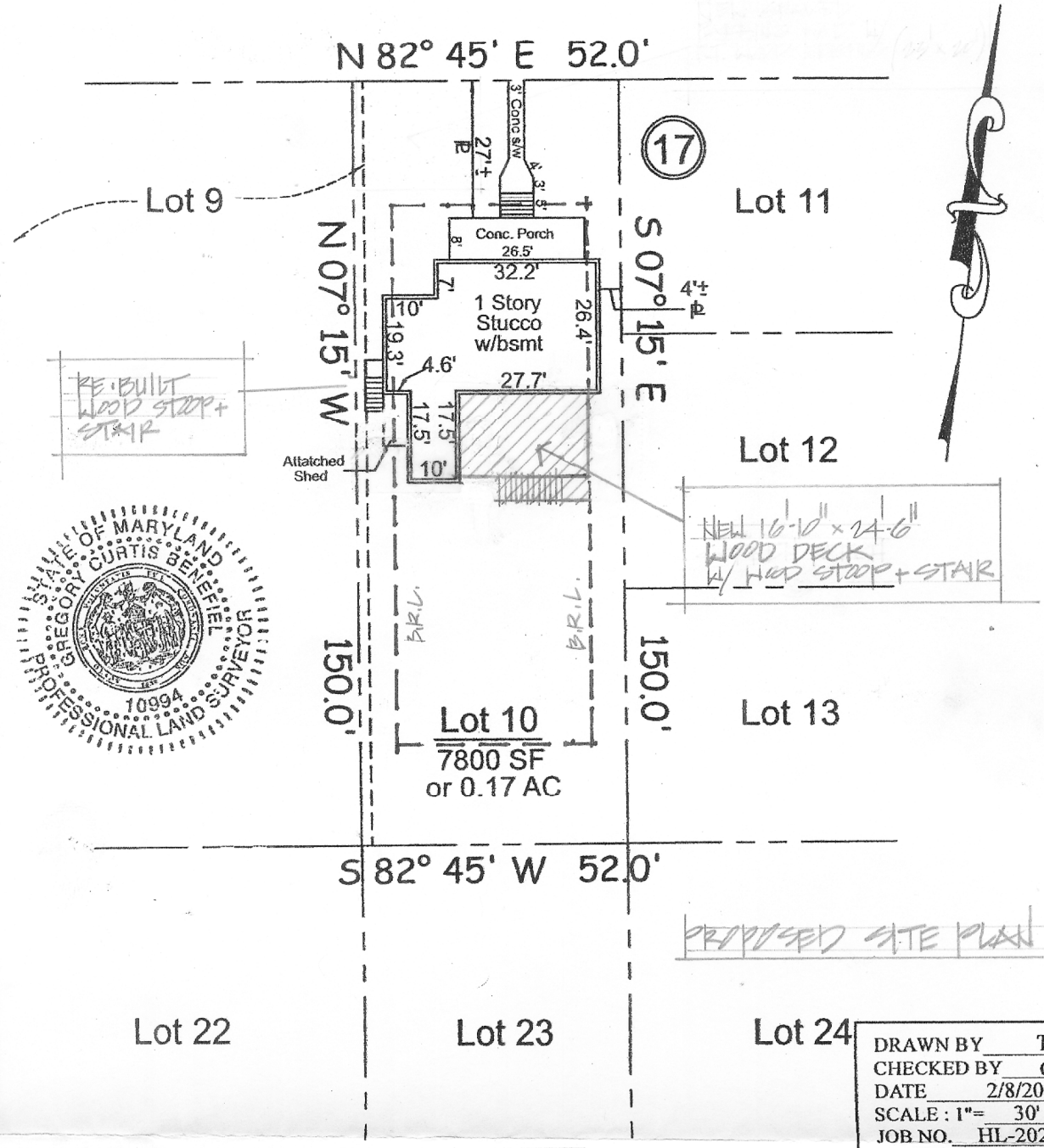
**REVIEWED**

By Michael Kyne at 1:28 am, May 10, 2022

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Robert A. Patton*

# MONTGOMERY AVENUE



DRAWN BY TB  
 CHECKED BY GB  
 DATE 2/8/2022  
 SCALE: 1"= 30'  
 JOB NO. HL-2022-38  
 CASE NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

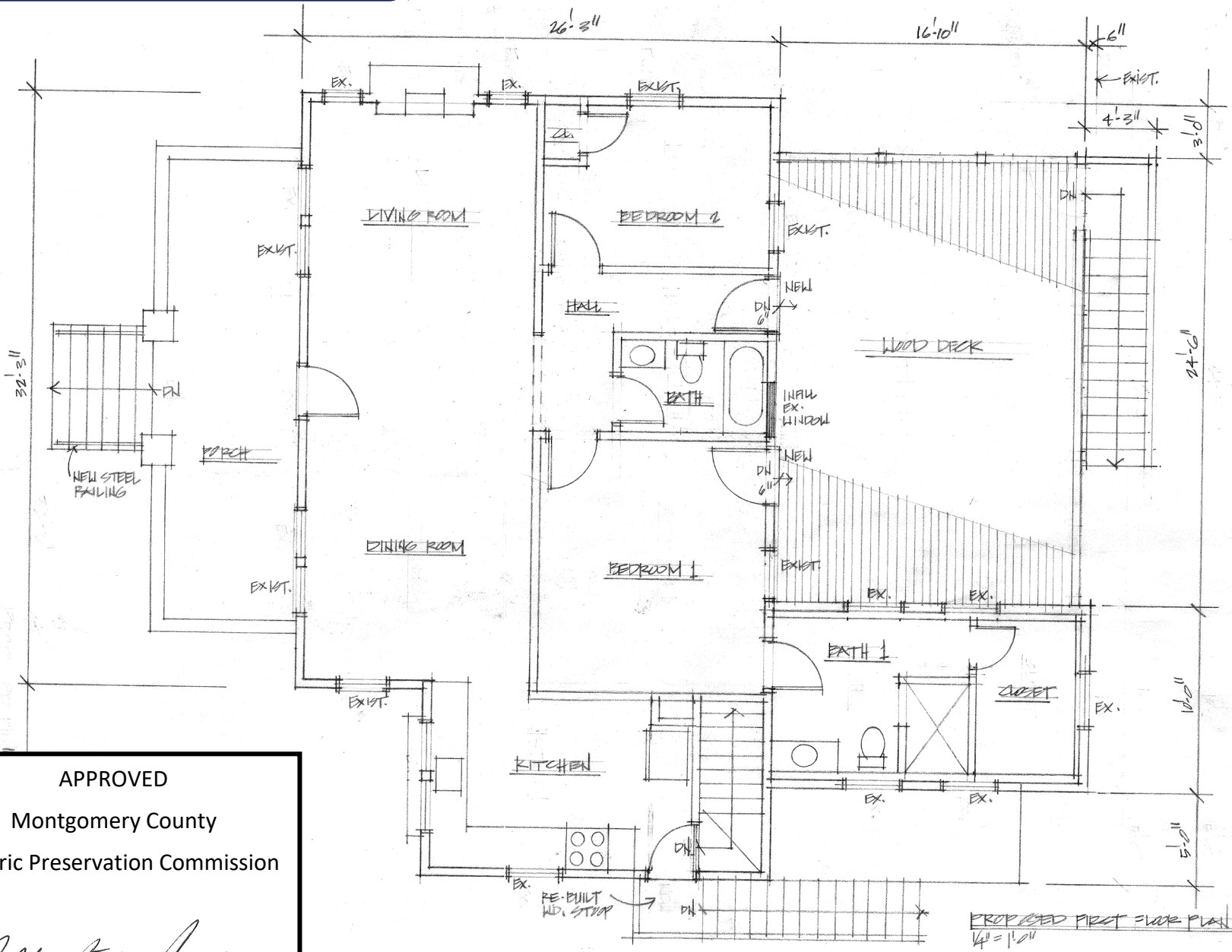
I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.

HOUSE LOCATION PLAT  
 19 Montgomery Avenue **15**



**REVIEWED**

By Michael Kyne at 1:29 am, May 10, 2022



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Montgomery County  
Historic Preservation Commission

*Robert A. [Signature]*

PROJECT:  
19 MONTGOMERY

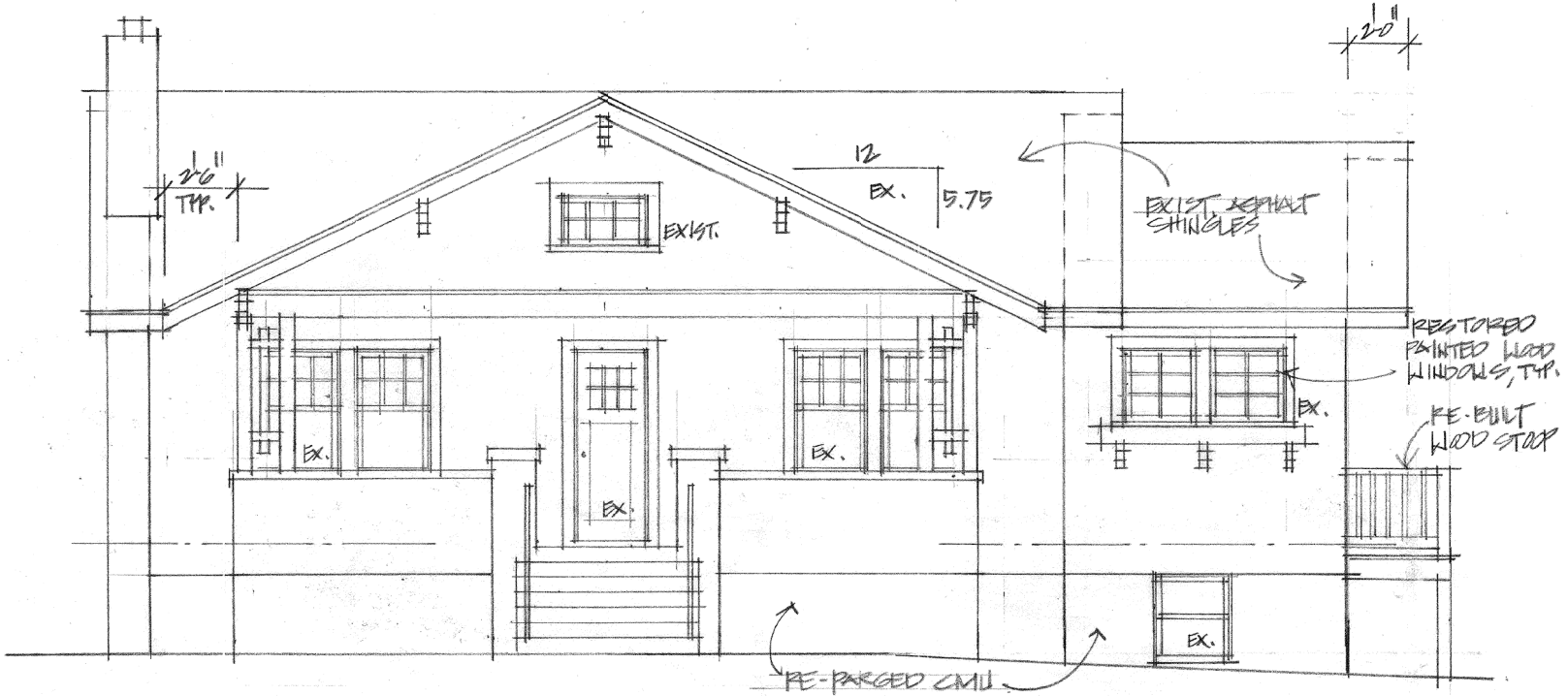
PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

①



**REVIEWED**  
By Michael Kyne at 1:29 am, May 10, 2022

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert H. [Signature]*



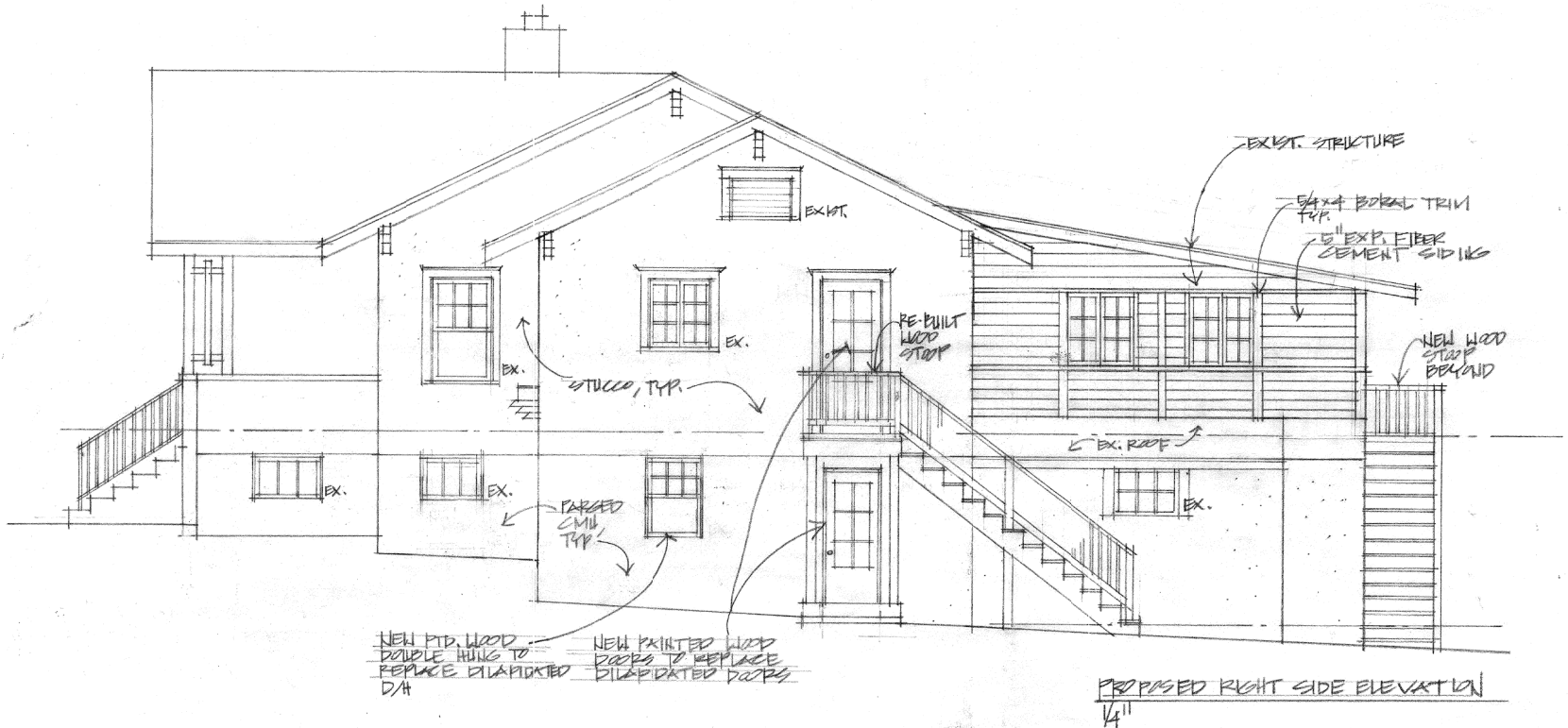
EXIST. (+ PROPOSED) FRONT ELEVATION  
1/4" = 1'-0"

3

**REVIEWED**  
 By Michael Kyne at 1:29 am, May 10, 2022

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Robert H. [Signature]*



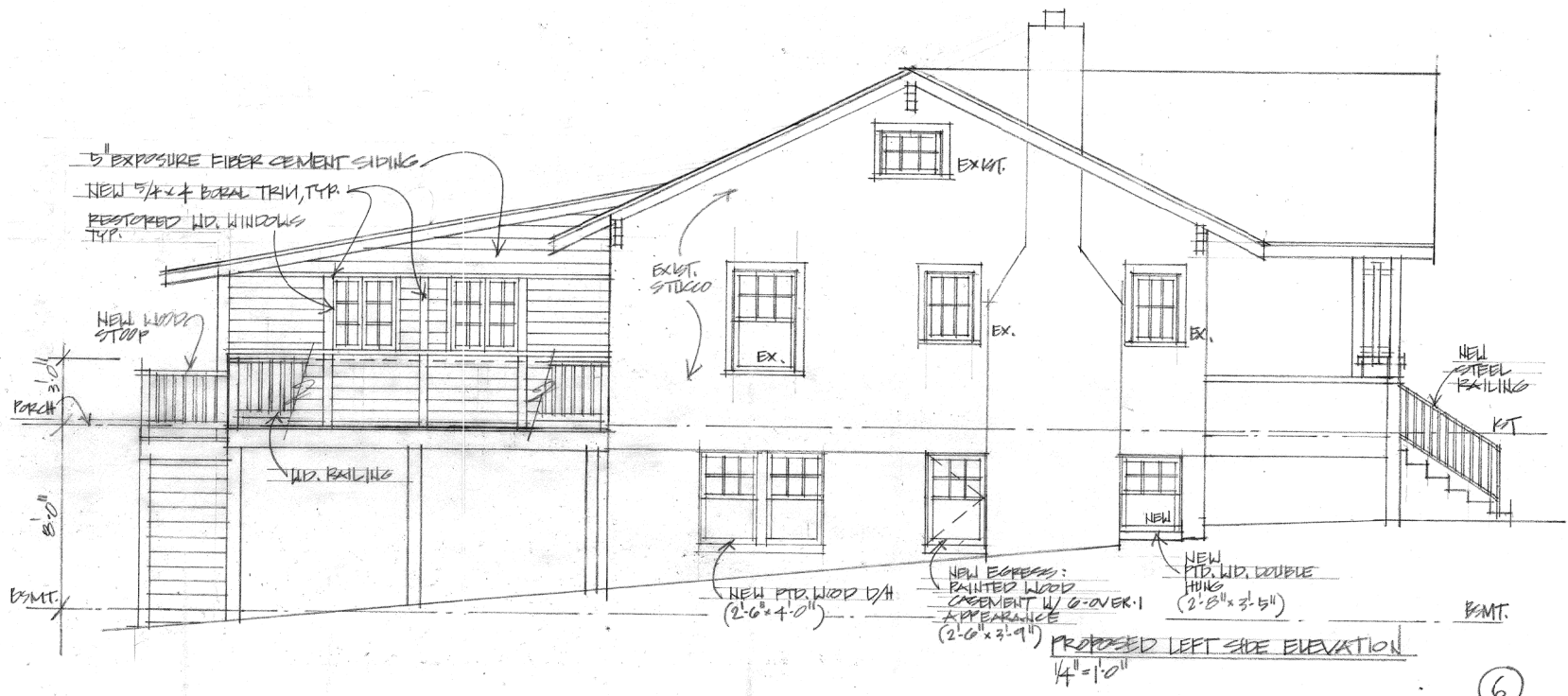
4



**REVIEWED**  
 By Michael Kyne at 1:29 am, May 10, 2022

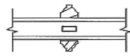
APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Robert A. [Signature]*



# PRODUCT OPTIONS

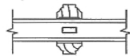
## MUNTIN PROFILES



WOOD 5/8" (16) SDL  
WITH SPACER BAR



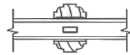
CLAD 5/8" (16) SDL  
WITH SPACER BAR



WOOD 7/8" (22) SDL  
WITH SPACER BAR



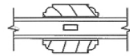
CLAD 7/8" (22) SDL  
WITH SPACER BAR



WOOD 1 1/8" (29) SDL  
WITH SPACER BAR



CLAD 1 1/8" (29) SDL  
WITH SPACER BAR



WOOD 1 15/16" (50) SDL  
WITH SPACER BAR



CLAD 1 15/16" (50) SDL  
WITH SPACER BAR



WOOD OGEE INTERIOR 1 1/8" (29) SDL  
CLAD EXTERIOR 1 1/8" (29) SDL  
WITH SPACER BAR

**REVIEWED**  
By Michael Kyne at 1:28 am, May 10, 2022

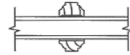
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Historic Preservation Commission  




WOOD 5/8" (16) SDL  
WITHOUT SPACER BAR



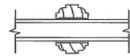
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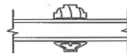
WOOD 7/8" (22) SDL  
WITHOUT SPACER BAR



CLAD 7/8" (22) SDL  
WITHOUT SPACER BAR



WOOD 1 1/8" (29) SDL  
WITHOUT SPACER BAR



CLAD 1 1/8" (29) SDL  
WITHOUT SPACER BAR



WOOD 1 11/16" (43) ADL\*



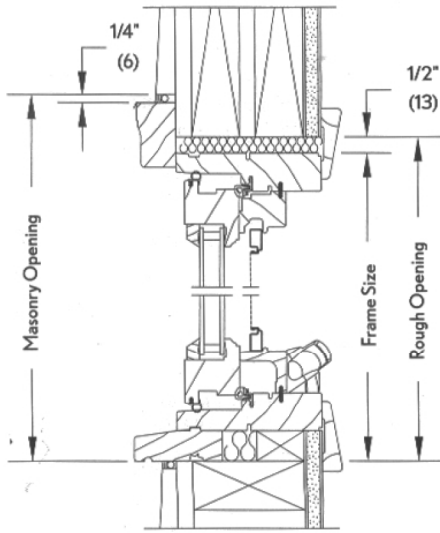
WOOD 7/8" (22) ADL\*

# WOOD ULTIMATE AWNING

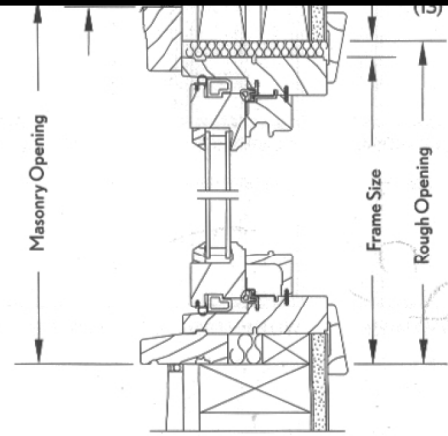
## CONSTRUCTION DETAILS

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Robert A. [Signature]*

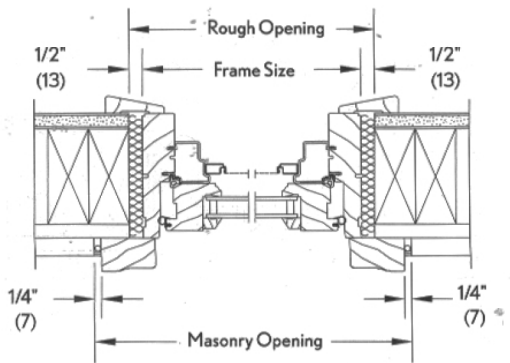


OPERATOR  
HEAD JAMB AND SILL

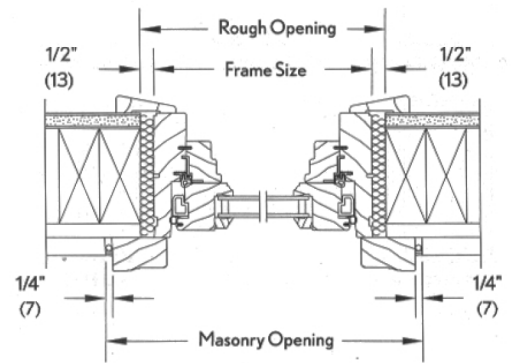


STATIONARY  
HEAD JAMB AND SILL

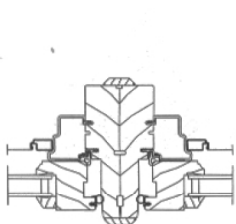
**REVIEWED**  
 By Michael Kyne at 1:28 am, May 10, 2022



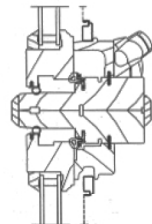
OPERATOR JAMB



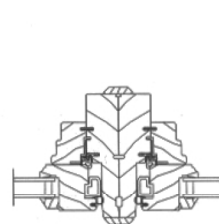
STATIONARY JAMB



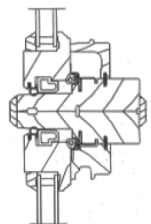
OPERATOR  
VERTICAL MULLION



OPERATOR  
HORIZONTAL MULLION



STATIONARY  
VERTICAL MULLION



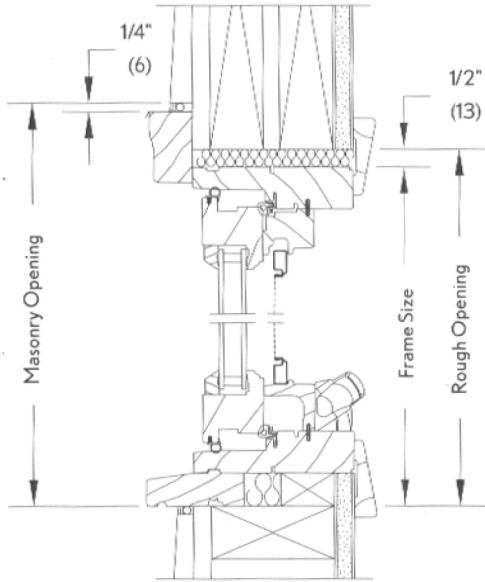
STATIONARY  
HORIZONTAL MULLION



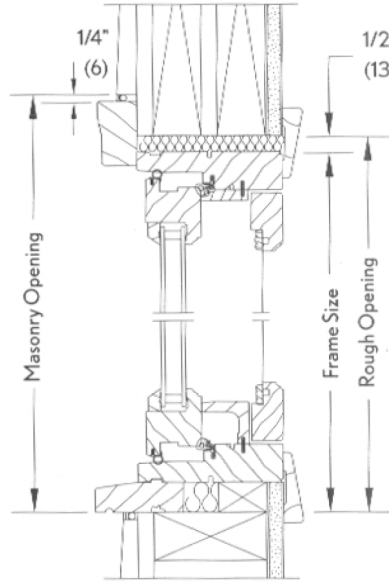
# WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

## CONSTRUCTION DETAILS

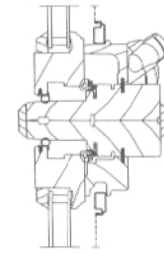
APPROVED  
 Montgomery County  
 Historic Preservation Commission

OPERATOR  
 HEAD JAMB AND SILL



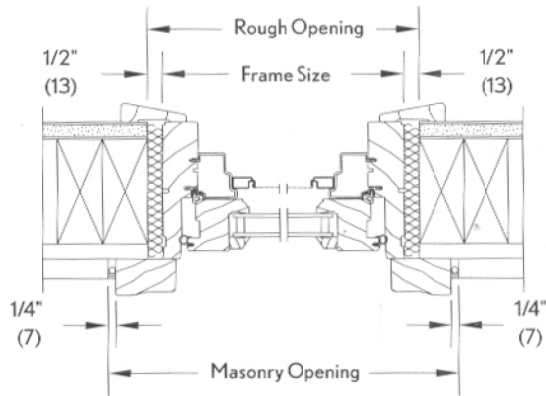
PUSH OUT OPERATOR  
 HEAD JAMB AND SILL



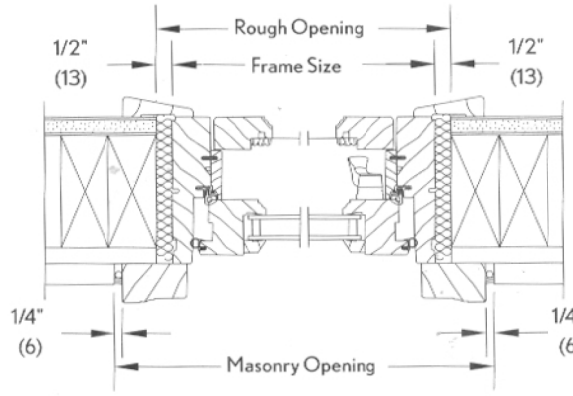
HORIZONTAL MULLION

**REVIEWED**

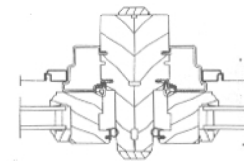
*By Michael Kyne at 1:29 am, May 10, 2022*



OPERATOR JAMB



PUSH OUT OPERATOR JAMB



VERTICAL MULLION

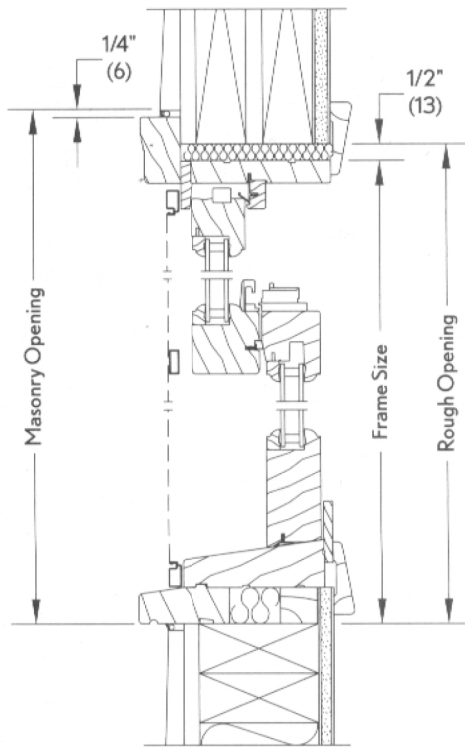
# WOOD ULTIMATE DOUBLE HUNG

## CONSTRUCTION DETAILS

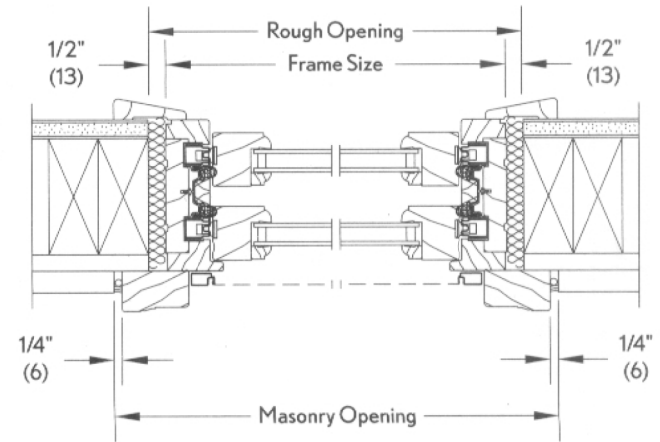
**REVIEWED**

*By Michael Kyne at 1:29 am, May 10, 2022*

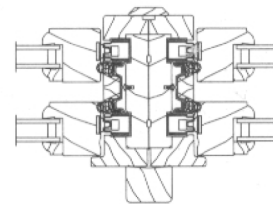
APPROVED  
Montgomery County  
Historic Preservation Commission



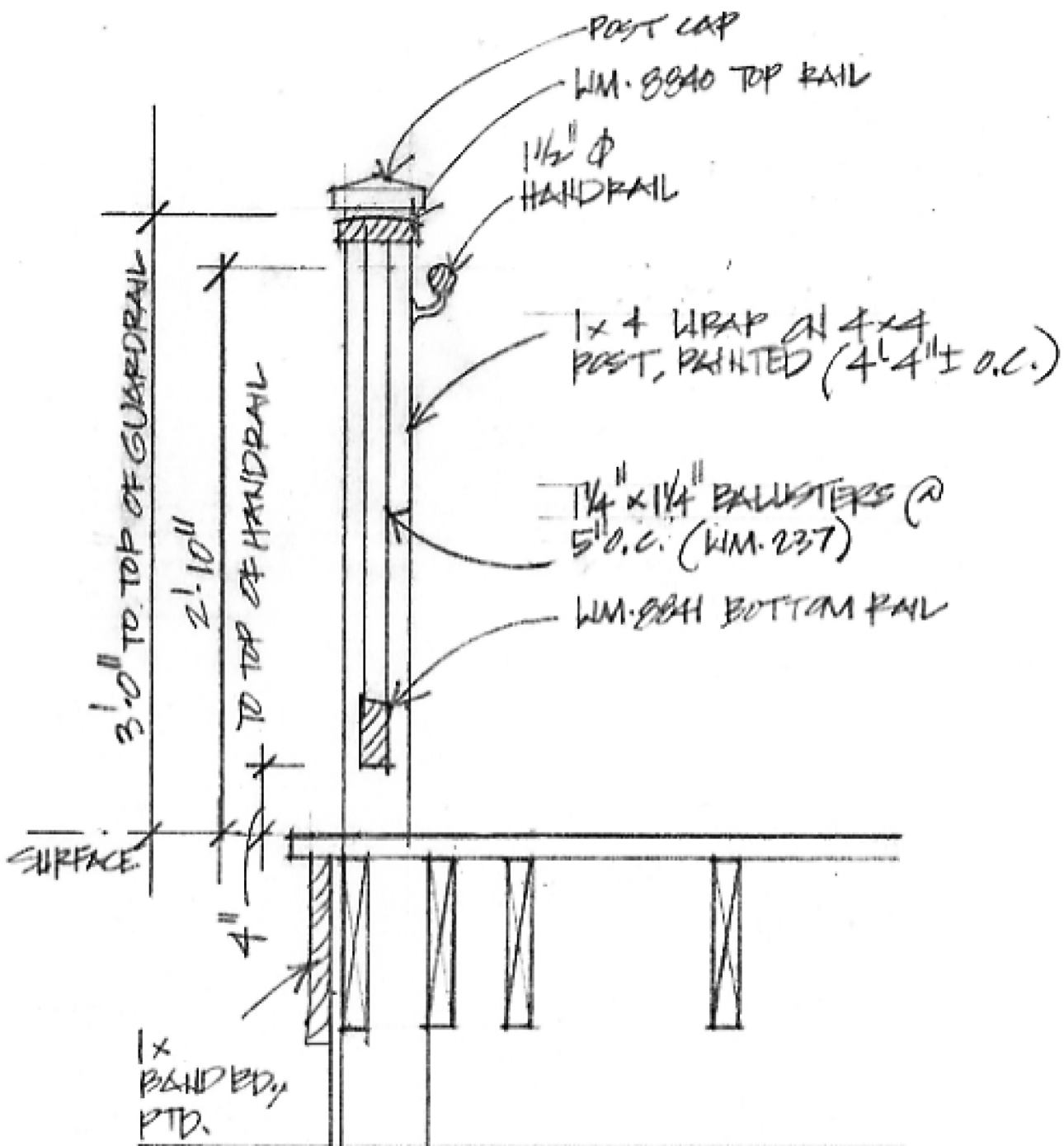
HEAD JAMB AND SILL



JAMB



VERTICAL MULLION



**REVIEWED**  
 By Michael Kyne at 1:28 am, May 10, 2022

APPROVED  
 Montgomery County  
 Historic Preservation Commission  


SECTION

HANDRAIL

STOCK  
P-NE



SM-8840  
1-1/2 X 3-1/2  
TOP PORCH RAIL



LWM-237  
1-1/4 X 1-1/4  
BALUSTER STOCK



SM-8841  
1-1/2 X 3-1/2  
BOTTOM PORCH RAIL

**REVIEWED**  
By Michael Kyne at 1:28 am, May 10, 2022

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

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