



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: May 1, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic Area

SUBJECT: Work Permit # 1111755– Bracket replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Nicholas Lusiani
Address: 105 Elm Avenue, Takoma Park, MD

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1111755 at: 105 Elm Ave, Takoma Park, MD

submitted on: 4/4/2025

has been reviewed and determined that the proposal fits into the following category/categories:

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance; | <input type="checkbox"/> Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size; |
| <input type="checkbox"/> Installation of vents or venting pipes in locations not visible from the public right-of-way; | <input type="checkbox"/> Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape; |
| <input type="checkbox"/> New gutters and downspouts; | <input type="checkbox"/> Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way; |
| <input type="checkbox"/> Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind; | <input type="checkbox"/> Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials; |
| <input type="checkbox"/> Removal of accessory buildings that are not original to the site or non-historic construction; | <input type="checkbox"/> Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes); |
| <input checked="" type="checkbox"/> Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed; | <input type="checkbox"/> Installation of car charging stations in any location on a property or in the right-of-way; |
| <input type="checkbox"/> Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way; | Installation of satellite dishes; |
| <input type="checkbox"/> Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles; | <input type="checkbox"/> Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard. |
| <input type="checkbox"/> Installation of storm windows or doors that are compatible with the historic resource or district; | <input type="checkbox"/> Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site; |
| <input type="checkbox"/> Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource; | <input type="checkbox"/> Replacement tree required as a condition; and, |
| <input type="checkbox"/> Construction of fences that are compatible with the historic site or district in material, height, location, and design; | <input type="checkbox"/> Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property. |
| <input type="checkbox"/> Fence is lower than 48" in front of rear wall plane; | |

The proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Devon Murtha on 5/1/2025. The approval memo and stamped drawings follow.

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

1892 Single-family, 3-story home.

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

Project was a time-sensitive, like-for-like repair of rotting wood on a small area on the back of the house, specifically the outside, load-bearing part of a bay window . Concerned with both stability of the window and leak from water hitting the area from the roof adjacent. Licensed contractor Heritage Building and Renovation, Inc. removed rotted wood and plywood from rear bracket and replaced wood with Boral Tru Exterior trim (to prevent future rotting and adequately preserve this resource) and replaced plywood with MDO plywood. The area was then painted specifically as before.

All previous features of the bay window were retained in the job, and the replacement of the wood was done to protect the feature against any possible future rot.

Note that this is a retroactive application because the homeowner understood that "repair of exterior features" did not require an HAWP, but learned this project did require one when seeking a property tax credit.



REVIEWED

By Devon.Murtha at 2:12 pm, May 01, 2025

Work Item 1: Remove and replace rotten wood

Description of Current Condition:

Rotten wood was replaced to fully protect this resource.

Proposed Work:

Comment from HPC Staff on 5/1/2025 - wood trim feature on the rear of the building was replaced with boral trim to replicate historic profile. The trim was replaced with a new material due to consistent water damage from location of trim.

Work Item 2: Paint

Description of Current Condition:

Area was painted over in exactly the same way

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:



REVIEWED

By Devon.Murtha at 2:12 pm, May 01, 2025

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

APPROVED

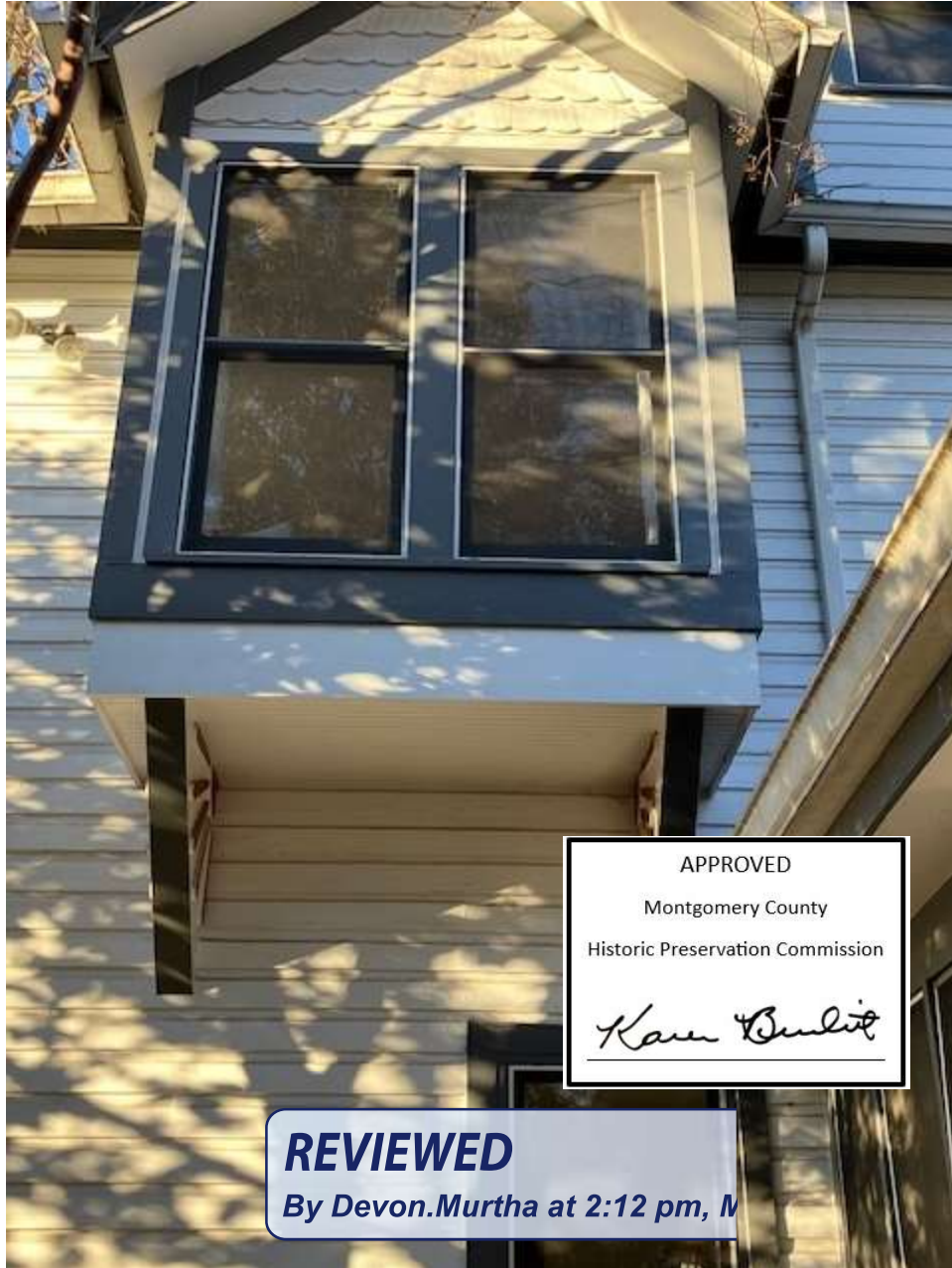
Montgomery County

Historic Preservation Commission



REVIEWED

By Devon.Murtha at 2:12 pm, May 01, 2025



APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit

REVIEWED

By Devon.Murtha at 2:12 pm, N



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Montgomery County
Historic Preservation Commission
Karen Buelit

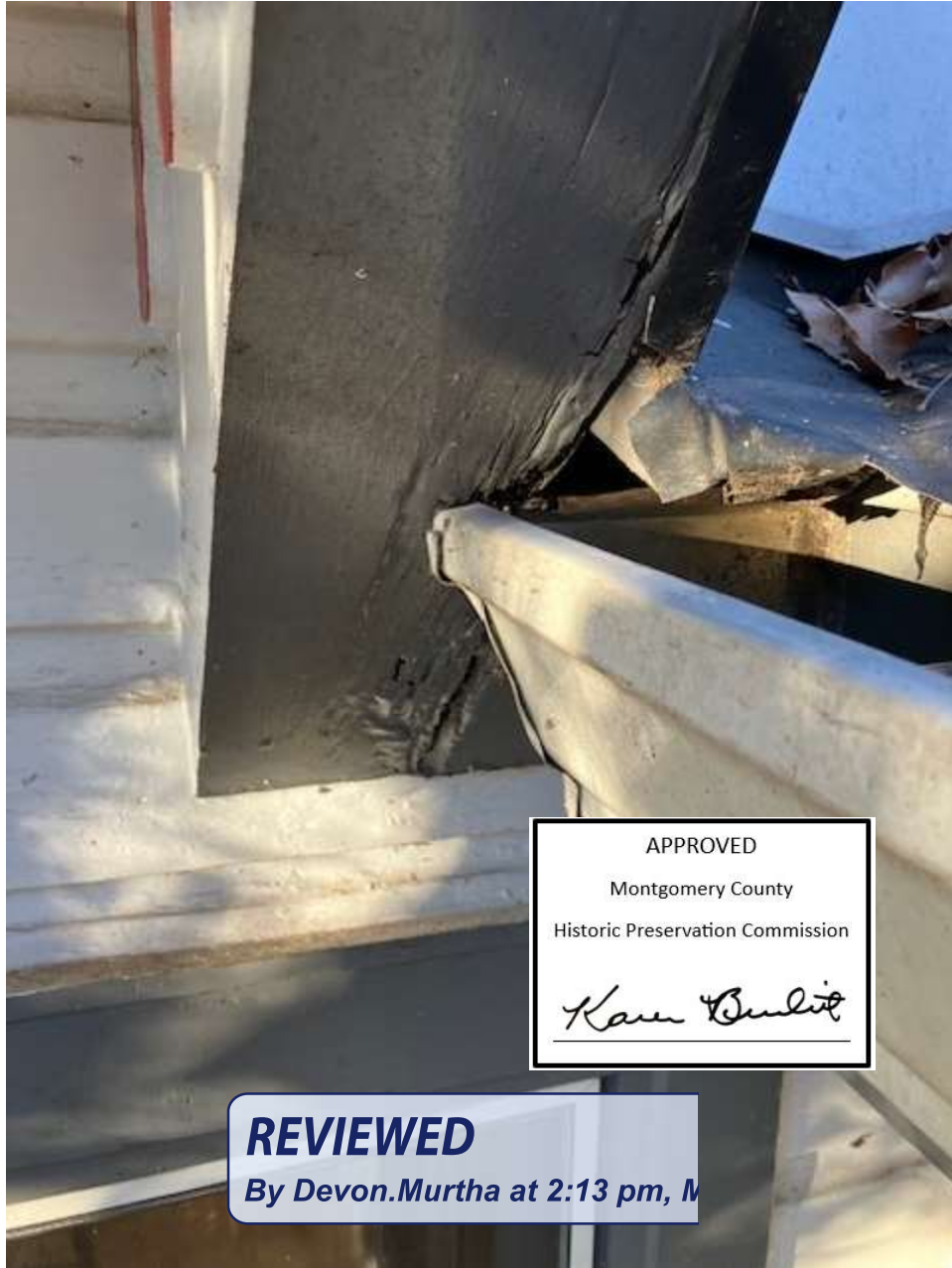
REVIEWED
By Devon.Murtha at 2:13 pm, M



APPROVED
Montgomery County
Historic Preservation Commission
Karen Bulleit

REVIEWED

By Devon.Murtha at 2:13 pm, May 01, 2025



APPROVED
Montgomery County
Historic Preservation Commission
Karen Benoit

REVIEWED
By Devon.Murtha at 2:13 pm, M



APPROVED

Montgomery County
Historic Preservation Commission

Karen Bunkle

REVIEWED

By Devon.Murtha at 2:13 pm, M