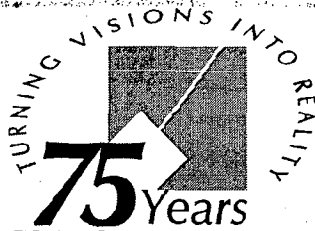


37/03-03YY 254 Park Ave

Takoma Park Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 324532

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Ms. Edina Morse

Address: 254 Park Avenue, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**

301/563-3400

324532

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JAMES OR FRED SHELTON  
Daytime Phone No.: 240-355-8007  
240-687-1942

Tax Account No.: \_\_\_\_\_

Name of Property Owner: EDINA MOUSE Daytime Phone No.: (301) 792-6111  
Address: 254 - PARK AVENUE TAKOMA PARK 20912  
Street Number City Street Zip Code

Contractor: OWNER Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: JAMES / FRED SHELTON Daytime Phone No.: 240-355-8007  
240-687-1942

**LOCATION OF BUILDING/PREMISE**

House Number: 254 Street: PARK AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVENUE  
Lot: 30 Block: 1 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

**CHECK ALL APPLICABLE:**

- |                                    |  |   |  |                                    |  |   |                               |                               |
|------------------------------------|--|---|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend            | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input checked="" type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other:    | _____                                      |   |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

James A. Shelton Signature of owner or authorized agent 11/12/03 Date

Approved:  For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Jason C. Wilgus Date: 12-1-03  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 254 Park Avenue, Takoma Park      **Meeting Date:** 12/03/03  
**Applicant:** Edina Morse      **Report Date:** 11/26/03  
**Resource:** Contributing Resource      **Public Notice:** 11/19/03  
Takoma Park Historic District  
**Review:** HAWP      **Tax Credit:** Partial  
**Case Number:** 37/03-03YY      **Staff:** Anne Fothergill

**PROPOSAL:** Replacement of front door, front porch floor, and porch railing and rear windows

**RECOMMEND:** Approval

---

PROJECT DESCRIPTION

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

This two-story Craftsman style single family home was built circa 1920 and is located on Park Avenue and faces Philadelphia Avenue in the Takoma Park Historic District.

BACKGROUND

The applicant came before the Historic Preservation Commission on October 22, 2003 with a Historic Area Work Permit application for alterations and additions to the rear of the house. That HAWP was approved by the HPC. The applicant is now submitting a second (and final) HAWP application for alterations to the front of the house. Staff has reviewed the entire workscope and determined that all other work that is currently being done to the house includes repair of exterior features (with retention of original materials) or replacement in-kind and does not require a HAWP.

PROPOSAL

The applicant is proposing the following alterations to the front porch (see Circle 6 for details):

- 1) To install wood tongue and groove flooring on the front porch; the current front porch floor is plywood
- 2) To install a new front porch railing (36" high 2" x 2" inset wood pickets)
- 3) To install a new wood railing for the front stairs with the same pattern and materials as the porch railing; the existing railing is metal and not original.
- 4) To install a new front door which would be a 6-light over 2-panel 1 3/4" solid oak door. The new 6'8" tall and 3' wide door would fit in the existing door opening. The applicant is also proposing removal of the existing security door. The existing front door is not the original door.

The applicant is also proposing a change that the Commission saw in the drawings of the previous HAWP application but it was unclear at that time if the change was actually being proposed as it had not been included in the application. The applicant would like to replace the three rear windows in the 2<sup>nd</sup> floor back room (the side windows in this section will remain the same). This part of the house is a 1950s addition and the three windows are not original to the house. The applicant is proposing new wood windows (see Circles 11 and 12).

### STAFF DISCUSSION

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.” This building and its front porch play an important role in the character of the block, the overall streetscape, and the District as they are visible from both Park Avenue and Philadelphia Avenue. All the alterations proposed are an improvement over the current dilapidated state of the front of this house, and in fact they would enhance the house and its impact on the block.

The *Guidelines* also state that “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.” All the proposed changes utilize compatible materials and design and are sympathetic to the house and the District.

Staff finds that the proposal is compatible with the District’s guidelines and recommends approval.

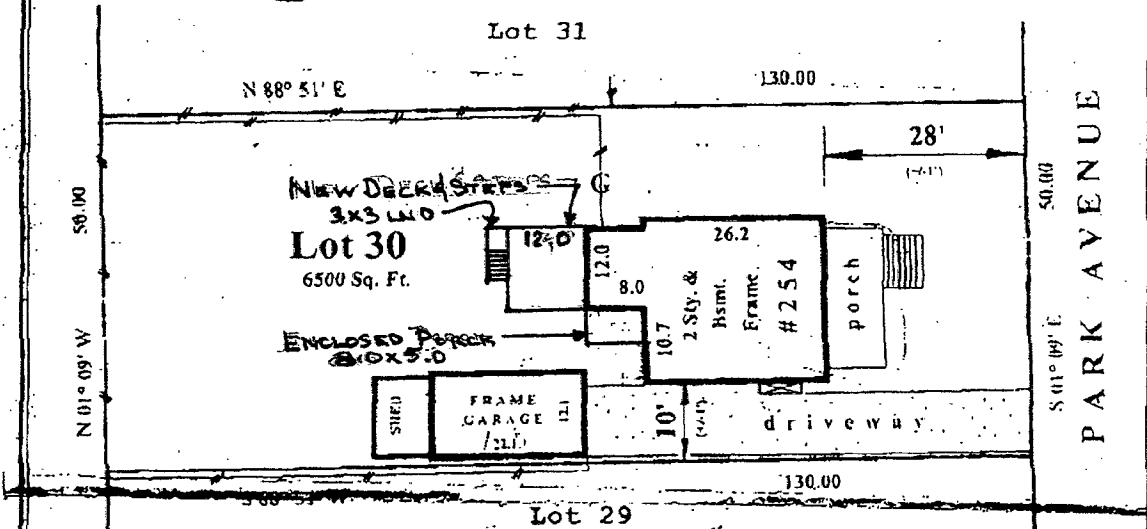
### STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 (b) 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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

1



Note: This property lies in Flood Zone "C" - an area of minimal flooding as delineated on the maps of the National Flood Insurance Program.

Location Drawing of:	LOT: 30	BLOCK: 1
#254 Park Avenue	PLAT BK: 2	PLAT#: 140
<b>HILL-CREST</b> Takoma Park HOLT TRACT Montgomery Co., MD	DATE: 4-17-03	SCALE: 1"=20'
	CASE NUMBER:	0311120-MP
	FILE NUMBER:	MPP-203044

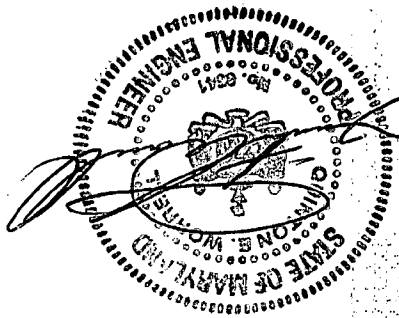


NO TITLE REPORT  
FURNISHED

- NOTES:
1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
  2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
  3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

*Graden A. Rogers*  
 -----  
 GRADEN A. ROGERS---Prop.L.S. LIC. NO. 119

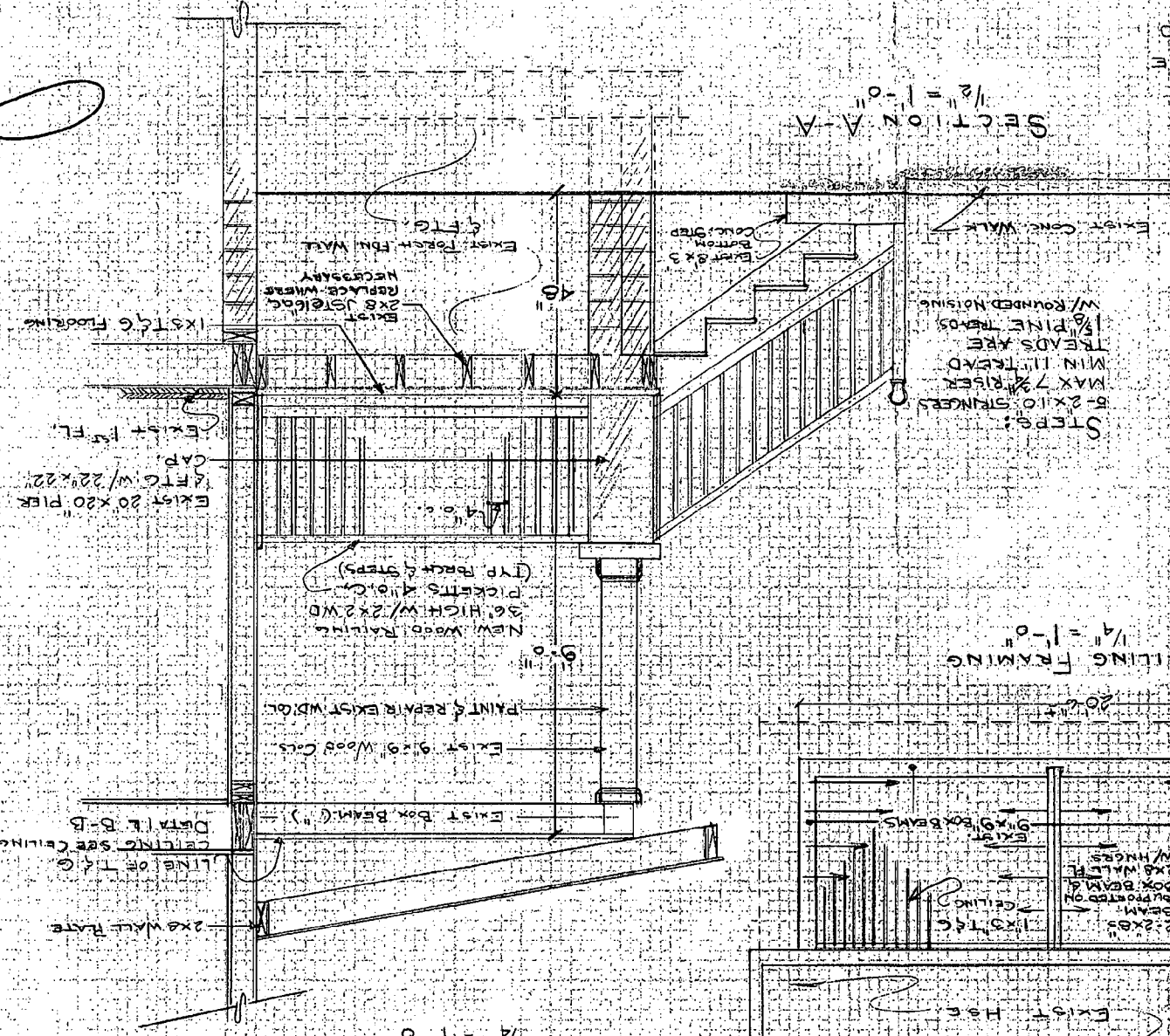


**PORTCH. RUDIMAS**  
 254 DAPK AVENUE  
 1K027 DPK, MD

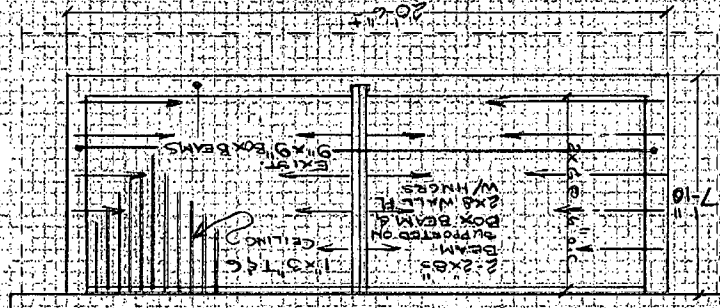
**FRONT ELEVATION**  
 1/4" = 1'-0"



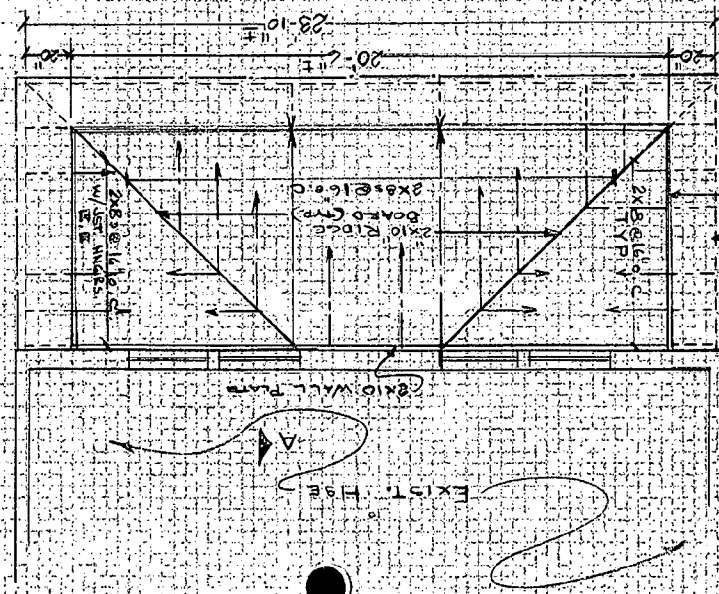
**SECTION A-A**  
 1/2" = 1'-0"



**CEILING FRAMING**  
 1/4" = 1'-0"



**ROOF FRAMING PLAN**  
 1/2" = 1'-0"

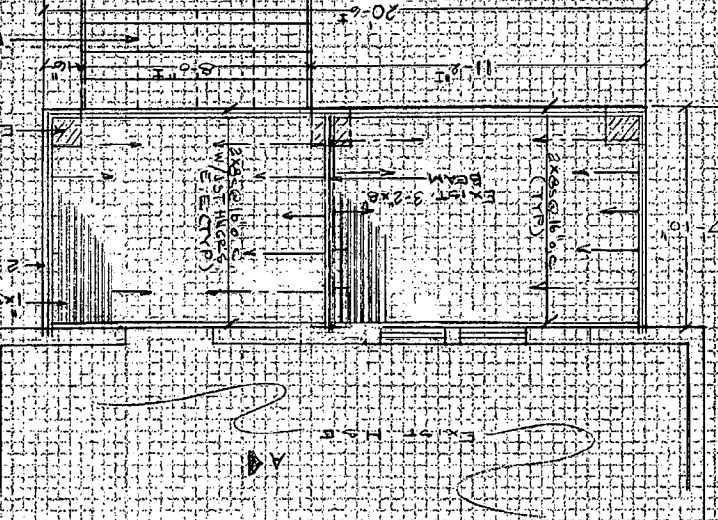


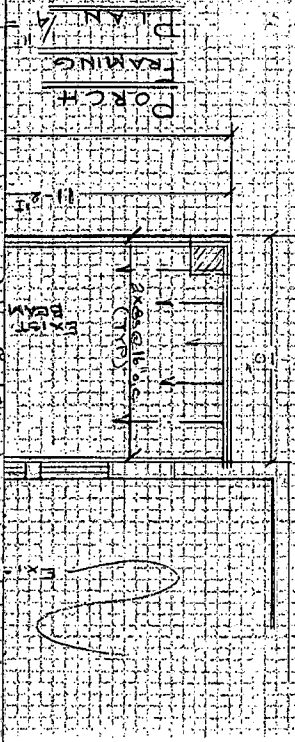
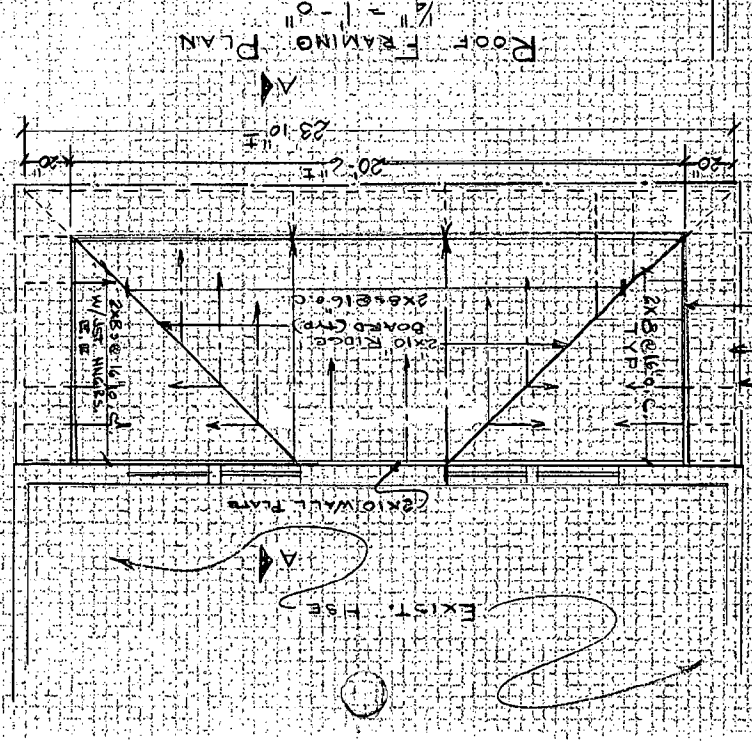
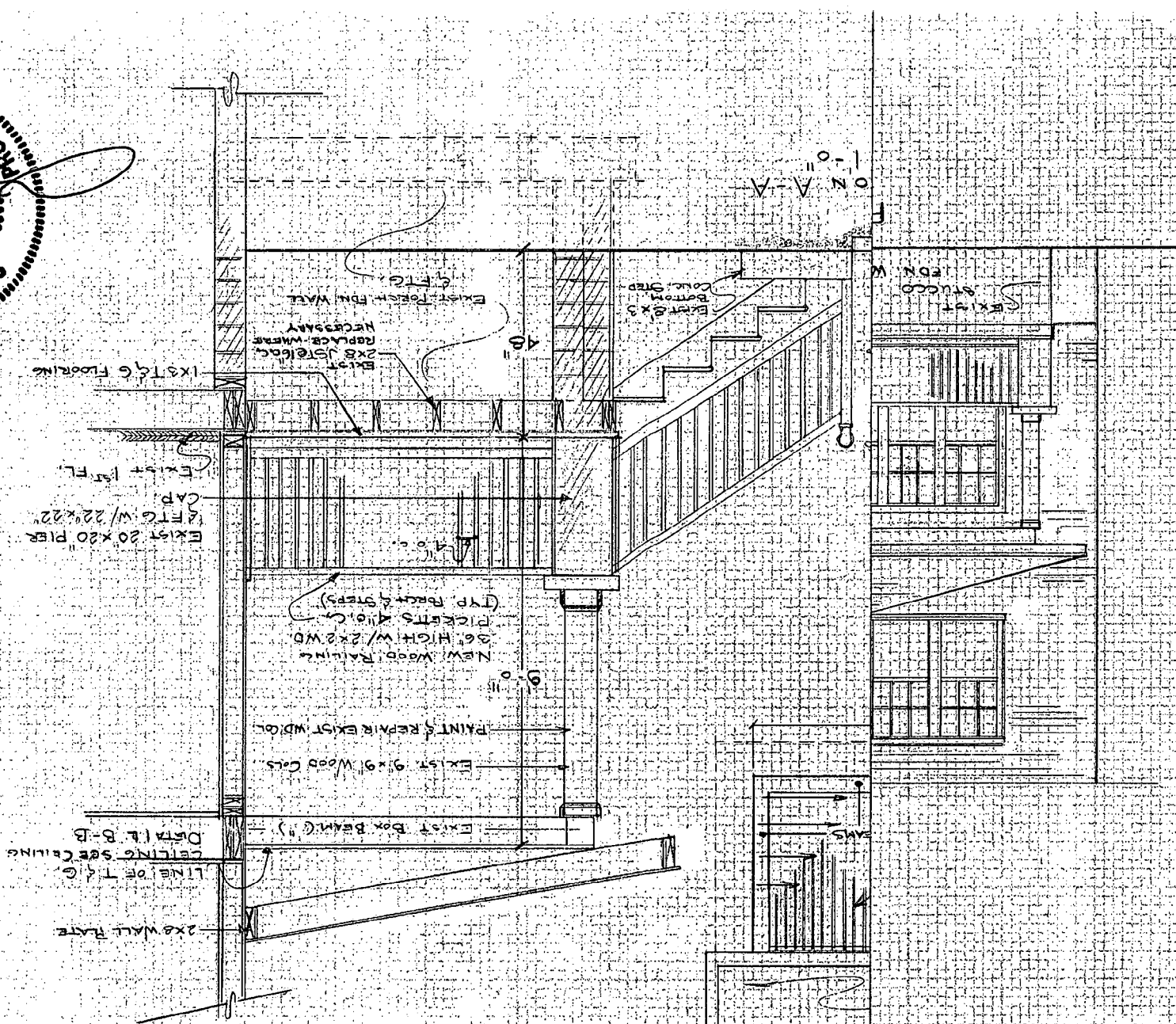
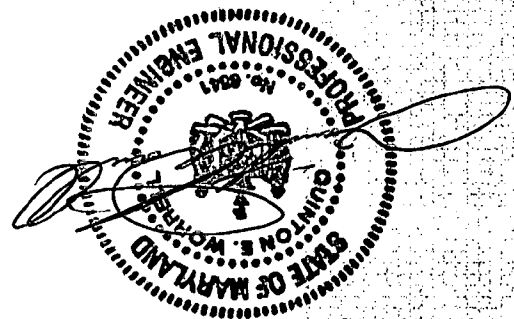
REPLACE EXIST. CONCRETE  
 WALK - NO CHANGE IN SIZE -  
 DESIGN OF LOCATION - IN  
 LIFE MATERIAL

EXIST. 2x10 STRUTS WHERE  
 @ 24\"/>

EXIST. 1 1/2\"/>
 4\"/>

**PORTCH. FRAMING**  
 1/2" = 1'-0"





Roof Framing Plan

Porch Framing Plan

EXIST. HSE

EXIST. WALL PLANS

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM

EXIST. BEAM



254 Park Avenue



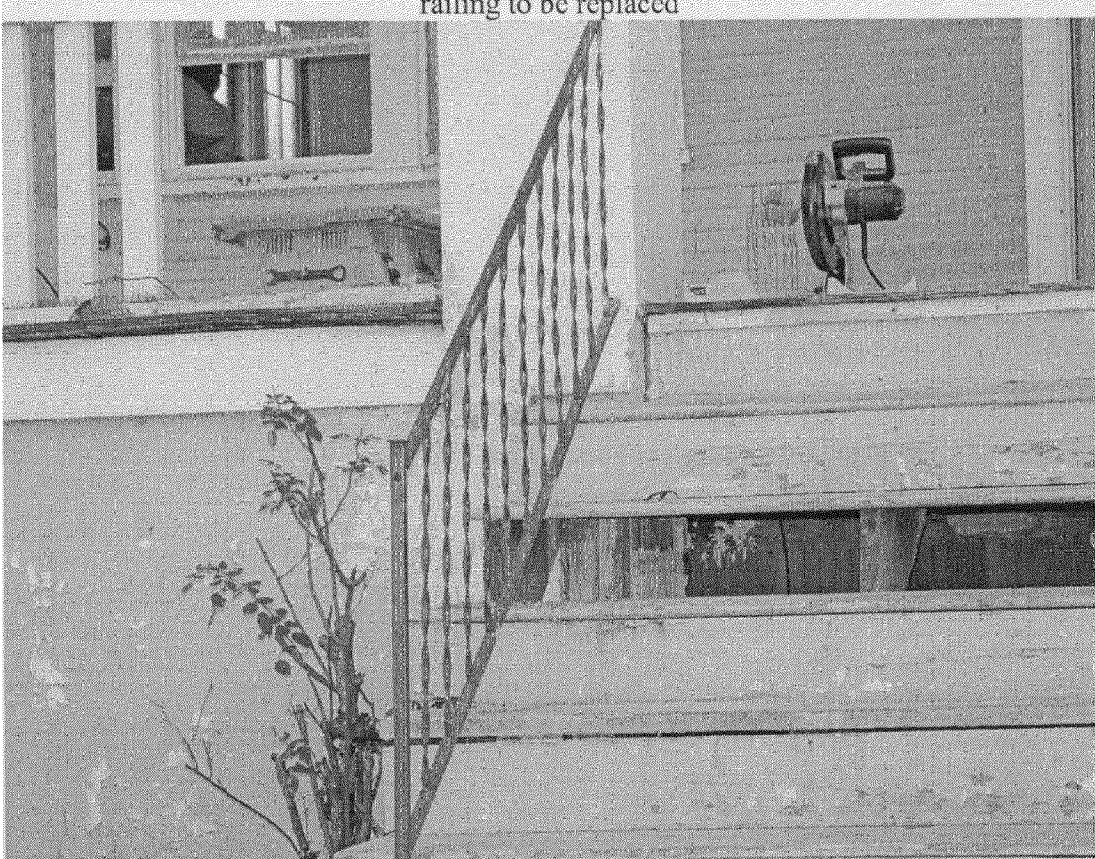
front porch floor to be replaced with tongue and groove



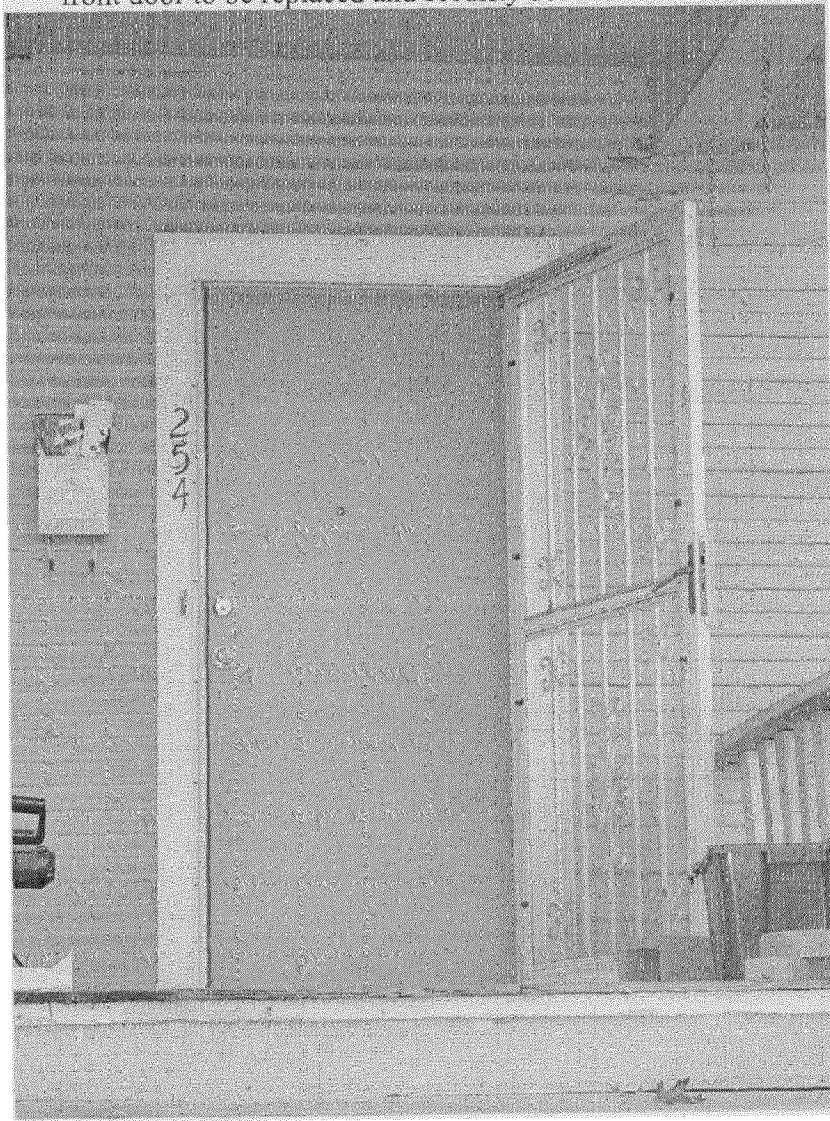
front porch railing to be replaced



railing to be replaced



front door to be replaced and security door to be removed



## Fothergill, Anne

---

**From:** graven22@att.net  
**Sent:** Wednesday, November 26, 2003 9:31 AM  
**To:** Fothergill, Anne  
**Subject:** window replacement 254 park

Anne,

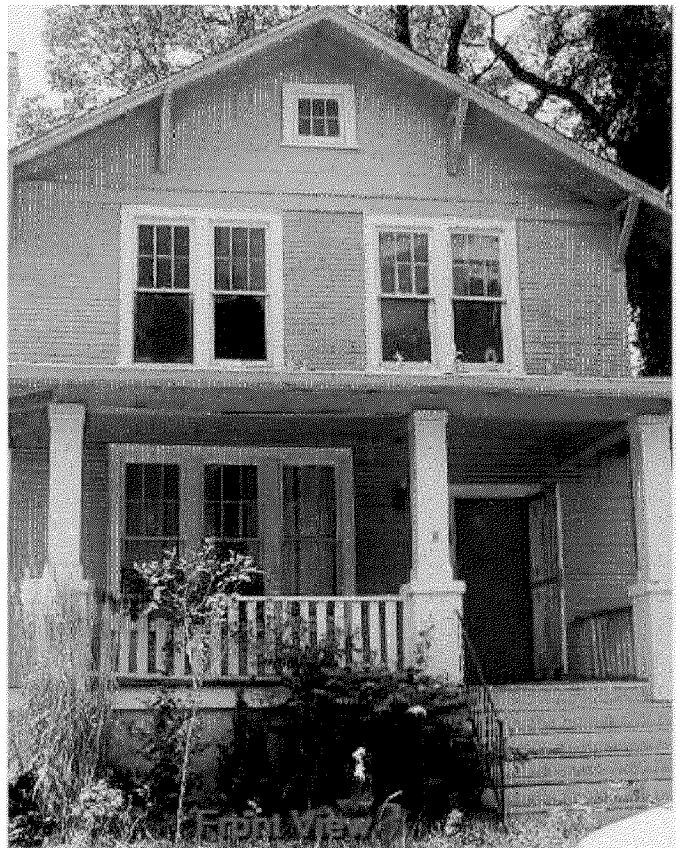
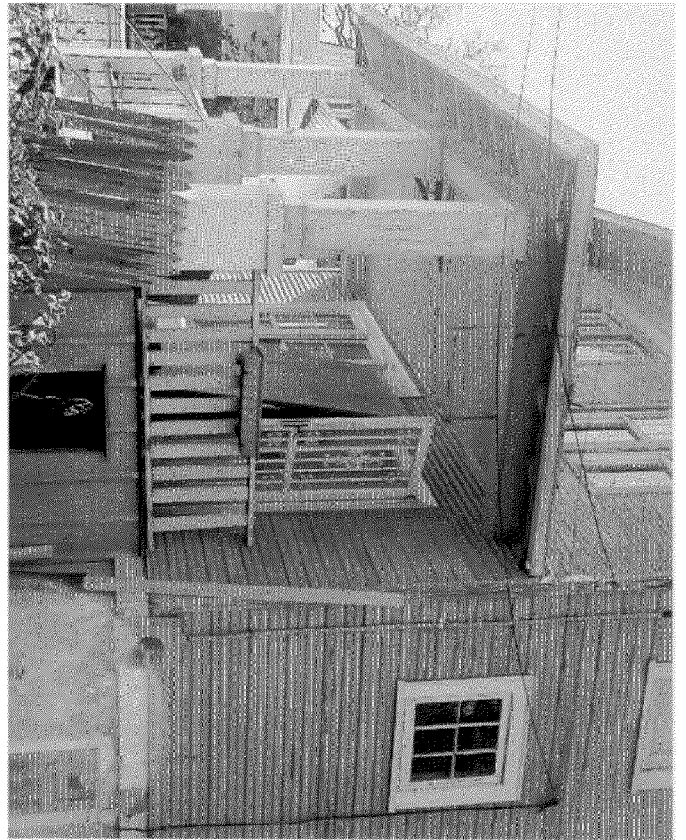
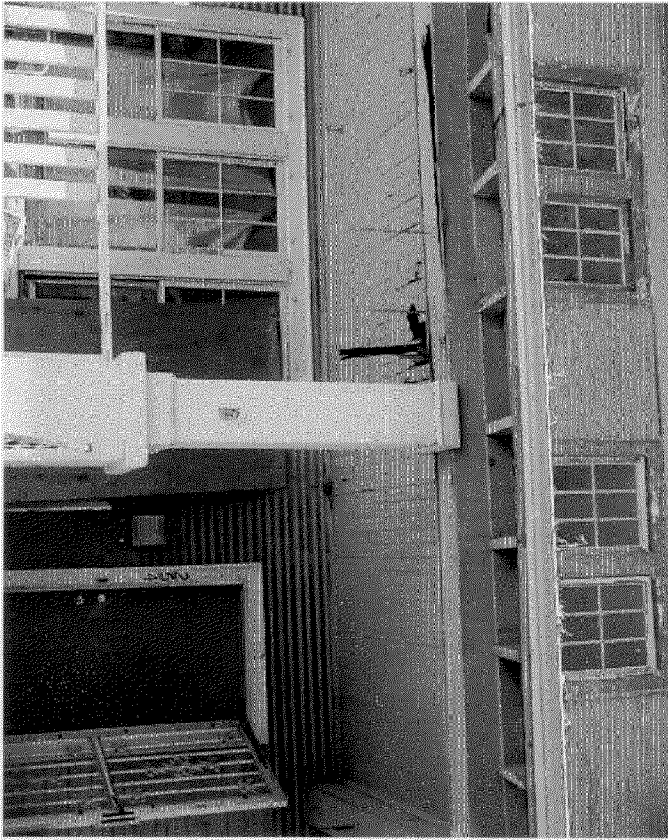
This is to confirm that we wish to replace the windows on the 2nd floor rear addition of our home located at 254 Park Ave. in Takoma Park, Maryland. The current windows are from the 1950's and we wish to replace them with age

appropriate windows. Please see the drawing for more details. The windows will be constructed out of wood.

If there are additional questions please call me at 202-277-4224.

Many thanks,  
Edina Morse

November 10, 2003



November 10, 2003

11/12/2003 7:04:31 A