

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	217 Park Ave., Takoma Park	Meeting Date:	5/9/18
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	5/2/18
Review:	HAWP	Public Notice:	4/25/18
Case Number:	37/03-18FF	Tax Credit:	n/a
Applicant:	Daniel Mudd	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION:

Staff recommends the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-1925

The subject property is a one-and-a-half story Craftsman Bungalow. It has a side gable roof with a large hipped dormer and a front-facing gable roof over the porch. The house is clad in stucco on the first floor with shingles siding in all of the gables and has one-over-one sash windows throughout. The 1999 rear of the house has a large non-historic shed dormer and a non-historic 1st floor, shed roof addition.

To the left of the historic house is a shared concrete driveway that widens at the rear wall plane of the historic massing of the house. The wood frame single-bay detached garage is placed at the rear of the lot and is orientated toward the driveway.

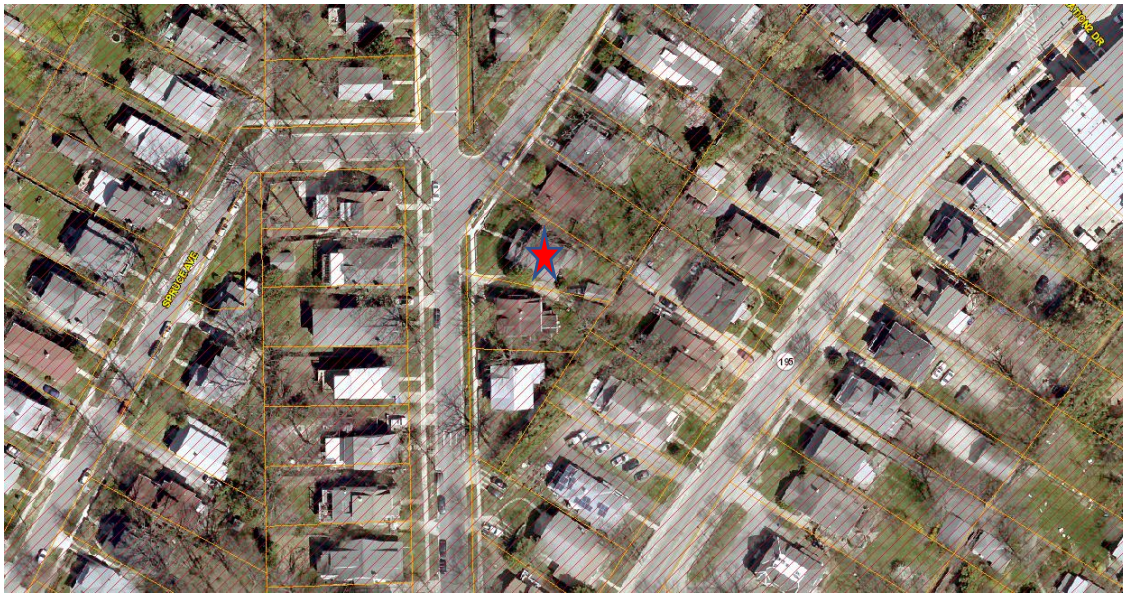


Figure 1: 217 Park Ave.

BACKGROUND

On March 28, 2018 the applicant came before the HPC for a preliminary review for a rear deck, and two-story rear addition with a cantilevered second story. The current proposal was significantly revised based on the feedback presented at the meeting.

PROPOSAL

The applicant proposes to construct a two-story, rear addition and deck at the rear of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and additions for new construction 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).

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.

Outstanding 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, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

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

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)

(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.

STAFF DISCUSSION

The applicant proposes to construct a rectangular, two-story, side gable addition to the rear of the historic house that projects to the right of the historic massing of the house. The proposal also includes a rear deck that is accessed by a ramp at the rear. The proposed construction will have minimal impact on the historic fabric of the house, and it is compatible in design and materials with the surrounding district.

New Construction.

The applicant proposes constructing a two-story addition that will encompass the 1999 addition and extend 19' (nineteen feet) beyond the rear wall plane of the historic massing and will be approximately 23' 6" (twenty-three feet, six inches) wide. The proposed addition will maintain the 1999 addition's 4' 6" (four feet, six inch) projection to the right of the historic massing while keeping most of the new construction to the rear out of view of the right-of-way.

The proposed addition will have a side gable roof with three-tab asphalt shingles that sits 18" (eighteen inches) below the ridgeline of the historic roof. The shingles will match the appearance of the historic house. Staff finds this is an appropriate treatment. While similar in

slope to the historic roof, the proposed roof will be less steep than the historic. The historic roof slope is 7.5 to 12 while the historic is slightly flatter at 6.5 to 12. The slope of the historic dormer is 3.5 to 10 compared to the flatter 2.5 to 12 slope of the proposed dormer. Under the gable, the applicant proposes to add a more modest version of the decorative trim found in the historic house. The wall dormer proposed at the rear also echoes the form of the rear shed dormer in the historic massing to create adequate living space in the upper floor to the rear. Staff finds that this form is compatible with the historic house while having a minimal impact on the surrounding streetscape.

The applicant proposes to clad the addition in smooth Hardi panels on the ground floor that will cover the foundation and Hardi shingles in the upper floor. Staff finds that the smooth materials successfully differentiate the new construction with the historic stucco while simultaneously tying together the design of the historic building's original design with the Hardi shingles above (per the *Guidelines*).

The applicant proposes to install Weather Shield, wood, double hung windows on the first floor and under the gables in the addition. There are two windows proposed for the north elevation and a single window and a pair of windows on the south elevation. The applicant proposes to install four windows and a pair of wood French doors at the rear. Staff finds that the wood windows and doors are of a compatible material and in a configuration that is consistent with the historic house and Staff supports approval. The applicant proposes installing wood casement windows in the wall dormer at the rear. These single-lite windows create a consistent appearance with the windows in the shed dormer on the massing of the historic house. Staff finds that this window uses an appropriate material in an acceptable configuration per the *Guidelines*.

Staff finds that the form and design of the proposed addition are consistent with this Outstanding resource and supports its approval.

Deck

The applicant proposes to construct a triangular deck to the rear that will be approximately 18' (eighteen feet) deep by 19' (nineteen feet) wide and will have a ramp at the rear. The applicant has indicated that this ramp will be built out of cedar and will only be 18" (eighteen inches) tall. A railing is not required for a deck of this height. The applicant proposes a simple steel pipe handrail up the ramp. This feature will be at the rear of the property and will be obscured by the house and will not be visible from the public right-of-way. Staff supports approval of the deck, ramp, and railing.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

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 prior to commencement of work and not more than two weeks following completion of work.



DPS - 08

HISTORIC PRESERVATION COMMISSION
301/883-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jackie Braitman

Daytime Phone No.: 301-891-3800

Permit Number: 01078630

Name of Property Owner: Daniel H. Mudd Daytime Phone No.: _____

Address: 217 Park Ave, Takoma Park, MD 20912
Street Number City State Zip Code

Contractor: Braitman Design Studio, Inc. Phone No.: 301-891-3800

Contractor Registration No.: MHC# 125978

Agent for Owner: Jackie Braitman Daytime Phone No.: 301-891-3800

LOCATION OF BUILDING/PROJECT

House Number: 217 Street: Park Ave

Town/City: Takoma Park Nearest Cross Street: Carroll Ave

Lot: P25 Block: 2 Subdivision: 0025

Libr: _____ Folio: _____ Parcel: _____

WHAT TYPE OF PERMIT ACTION IS THIS

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wood/Raze
- Demolish
- Repair
- Strengthen

CHECK ALL APPLICABLE:

- AC
- Deck
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ \$400,000

1C. Is this a revision of a previously approved active permit, see Permit # _____

EXISTING UTILITIES, NEW CONSTRUCTION AND OTHER NOTATIONS

2A. Type of sewage disposal: 01 WESC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WESC 02 Well 03 Other: _____

EXISTING OR PROPOSED RETAINING WALL

2C. Height _____ feet _____ inches

2D. 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/roadway

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.

Signature of owner or authorized agent

3/5/18
Date

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Ed: 6/21/99

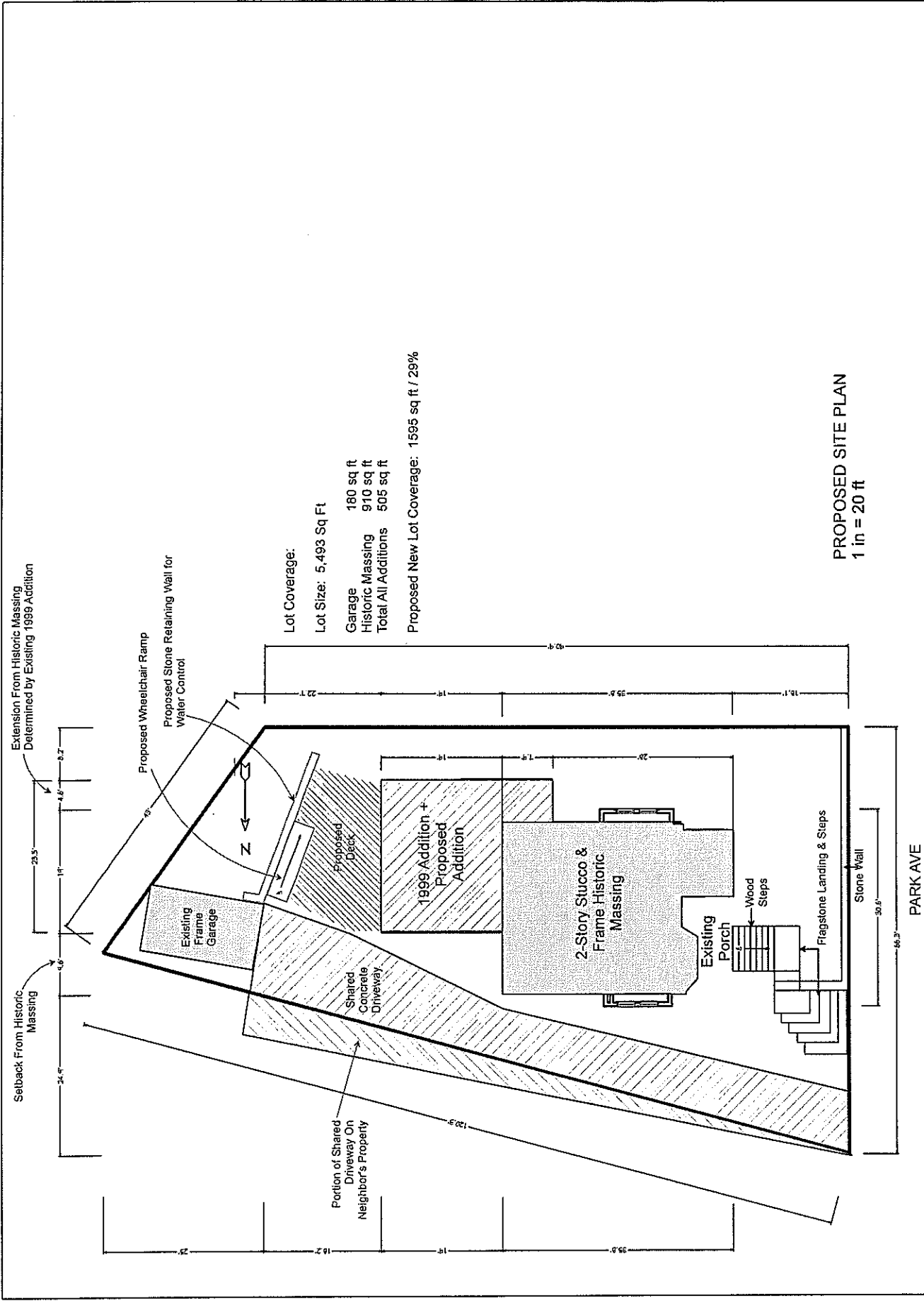
SEE REVERSE SIDE FOR INSTRUCTIONS



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

Owner's mailing address	Owner's Agent's mailing address
DANIEL H. MUDD 217 PARK AVE TAKOMA PARK, MD 20912	JACKIE BRAITMAN Braitman Design Studio, Inc. 120 PARK AVE TAKOMA PARK, MD 20912-4311
Adjacent and confronting Property Owners mailing addresses	
LAWSON COLLIN M LAWSON KATIE E 117 PARK AVE TAKOMA PARK, MD 20912	WILLIAMSON DAVID 3RD 220 PARK AVE TAKOMA PARK, MD 20912
GARDNER STEVE B & ELIZABETH W 219 PARK AVE TAKOMA PARK, MD 20912	LICKERMAN JON, DIANE IVES 122 PARK AVE TAKOMA PARK, MD 20912
KARIYA JAMES P 218 PARK AVE TAKOMA PARK, MD 20912	AUGUSTIN GILBERT 16905 HARBOUR TOWNE DR SILVER SPRING MD 20905-





Lot Coverage:
 Lot Size: 5,493 Sq Ft
 Garage: 180 sq ft
 Historic Massing: 910 sq ft
 Total All Additions: 505 sq ft
 Proposed New Lot Coverage: 1595 sq ft / 29%

PROPOSED SITE PLAN
 1 in = 20 ft

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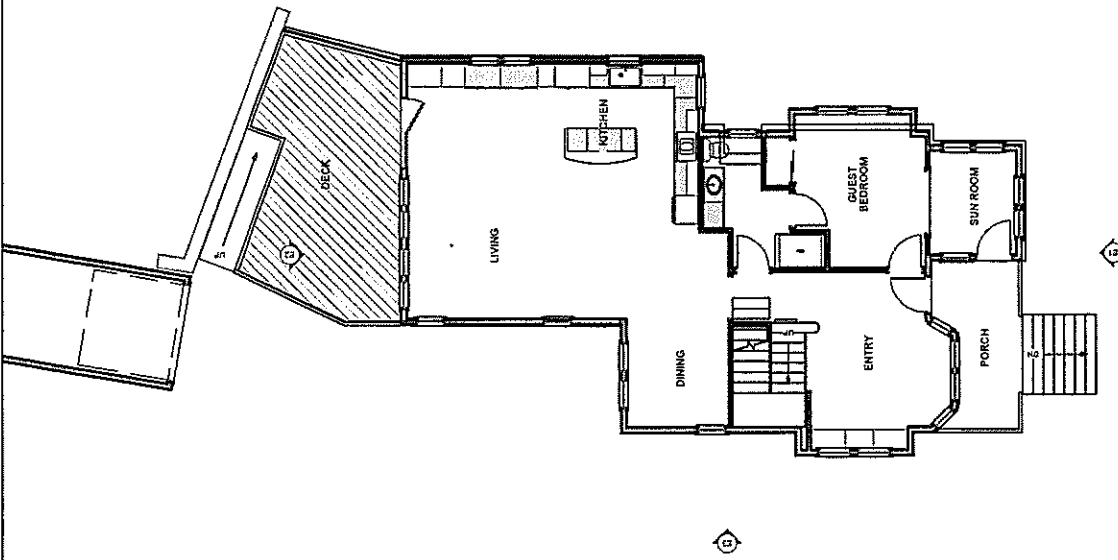
Braitman Design Studio
 MHC License #125978
 120 Park Ave
 Takoma Park, MD 20912
 Phone: 301-891-3800

04/02/18

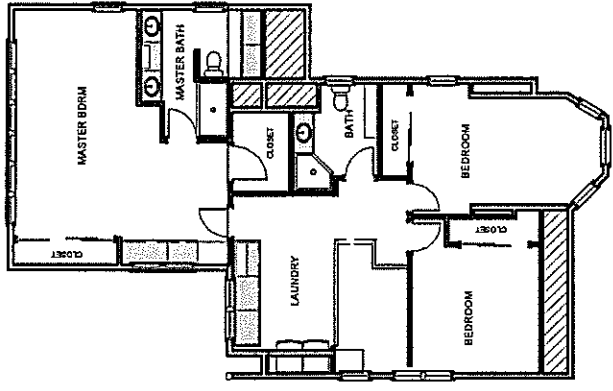
PROPOSED SITE PLAN
 HAWP APPLICATION (Updated)

PERRY-MUDD RESIDENCE
 217 Park Ave, Takoma Park, MD 20912

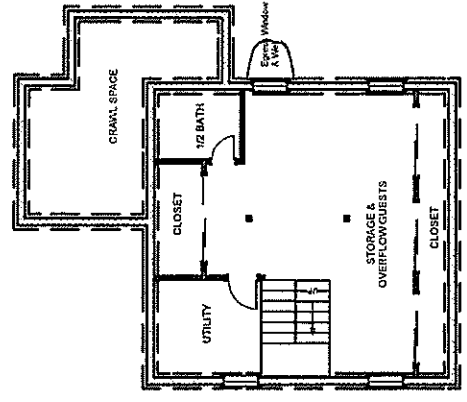
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PROPOSED - 1ST FLOOR PLAN
1/16 in = 1 ft



PROPOSED - 2nd FLOOR PLAN
1/16 in = 1 ft



PROPOSED - BASEMENT PLAN
1/16 in = 1 ft

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PROPOSED FLOOR PLANS
HAWP APPLICATION (Updated)

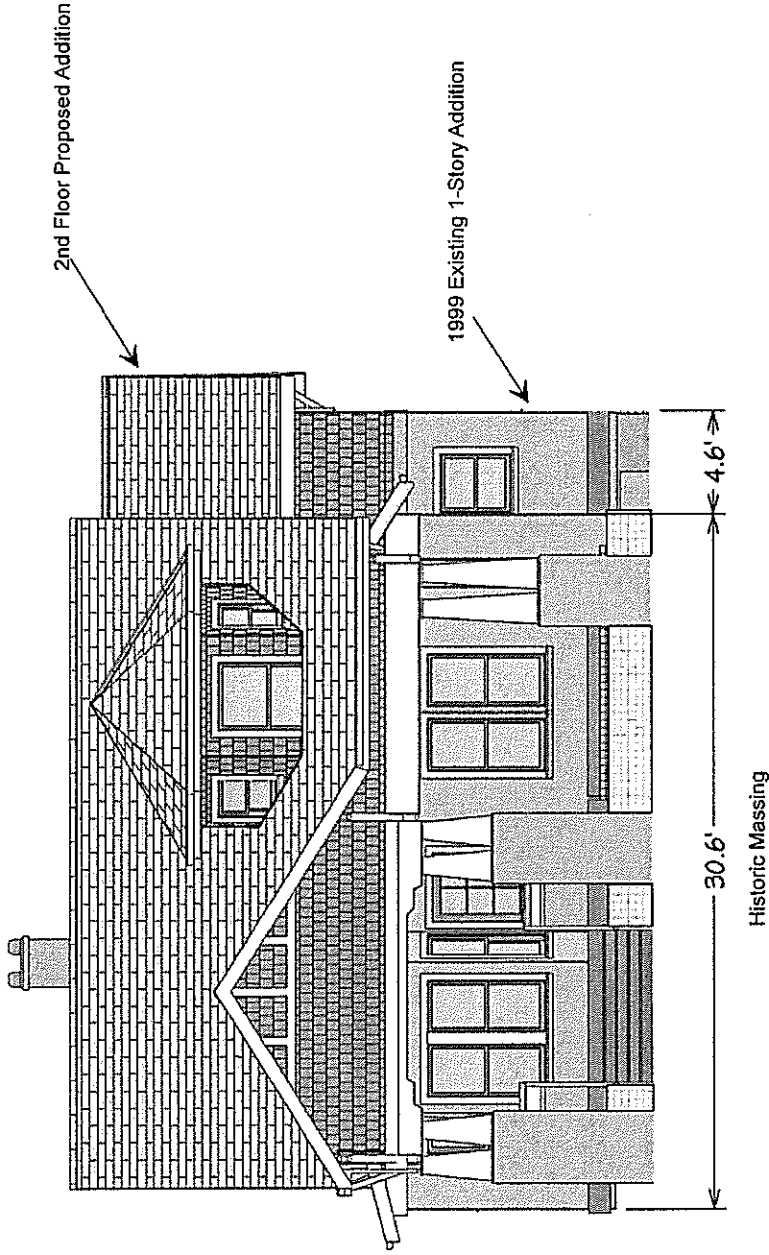
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No Changes to Historic Details



E1 - PROPOSED FRONT ELEVATION
1/8 in = 1 ft

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PROPOSED ELEVATIONS
HAWP APPLICATION (Updated)

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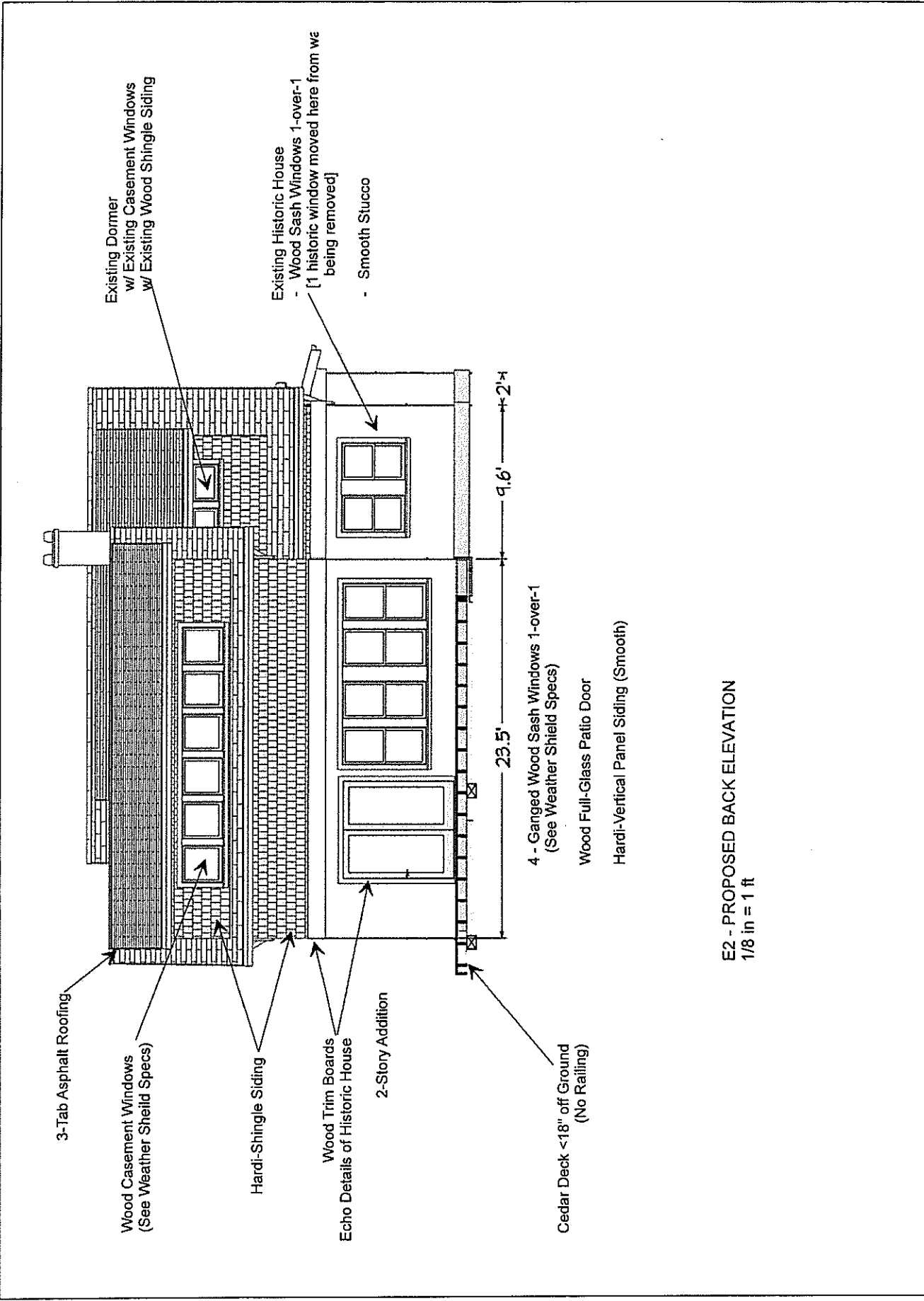
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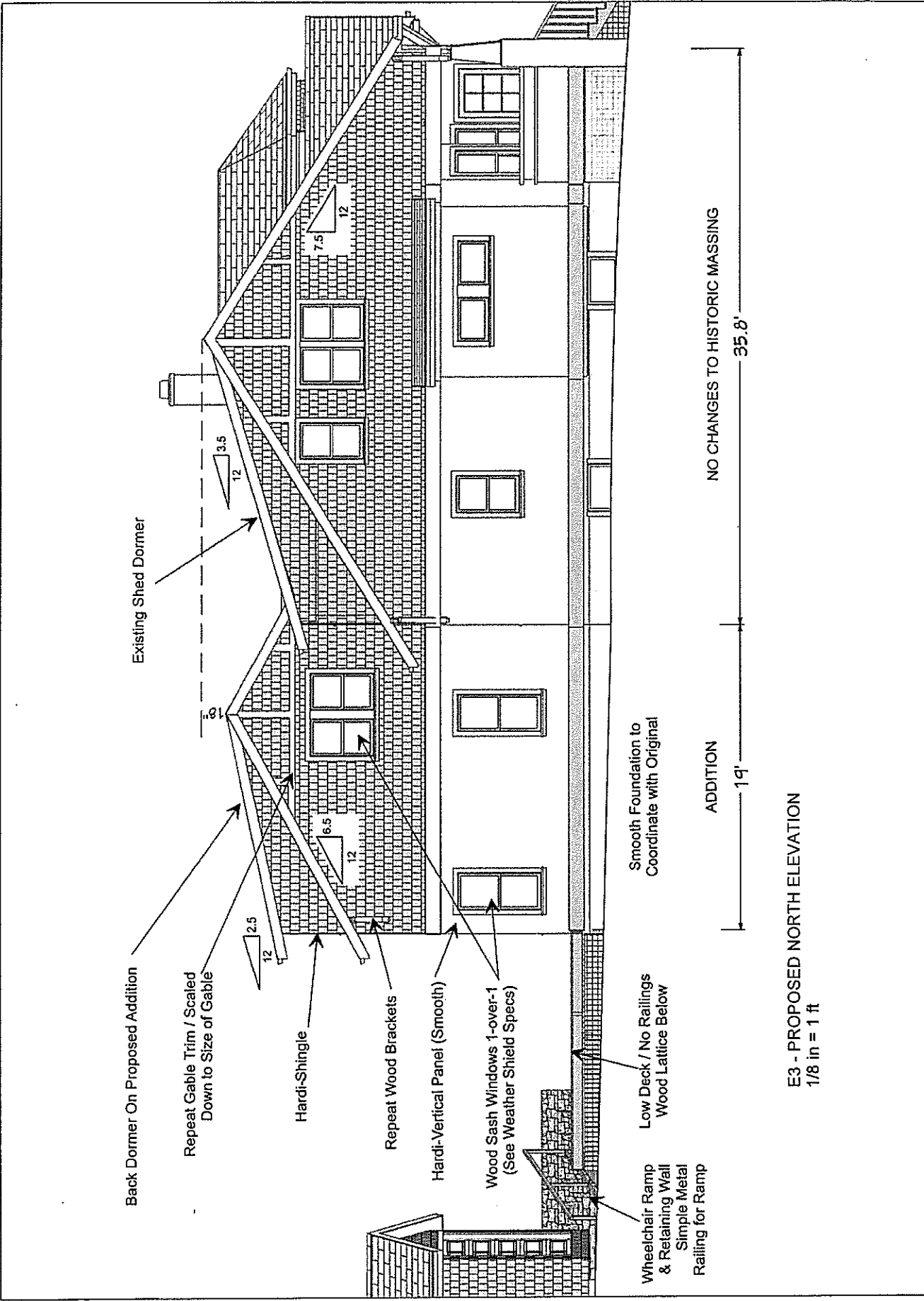
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PROPOSED ELEVATIONS
HAWP APPLICATION (Updated)

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E2 - PROPOSED BACK ELEVATION
 1/8 in = 1 ft



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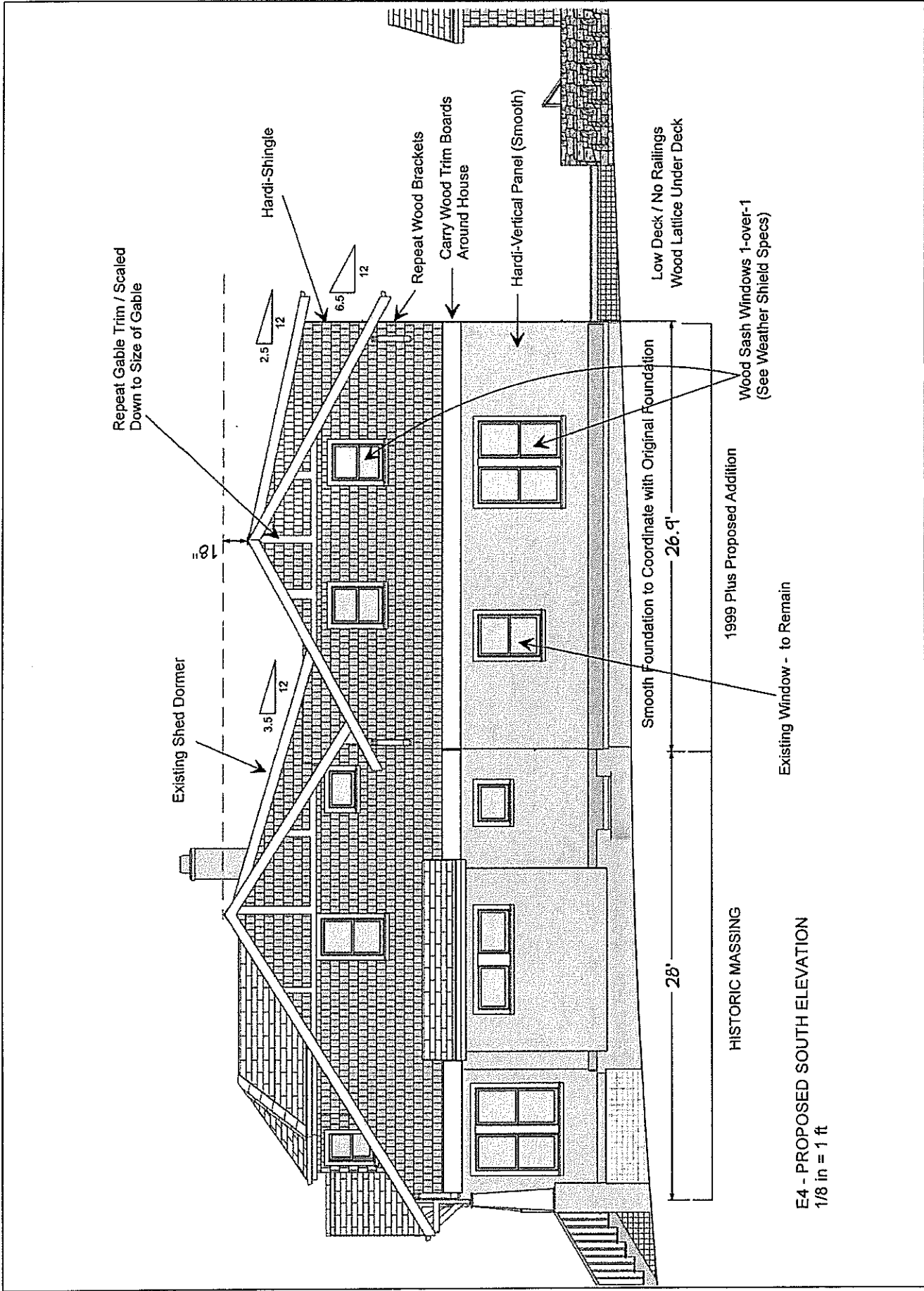
PROPOSED ELEVATIONS
HAWP APPLICATION (Updated)

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PROPOSED ELEVATIONS
 HAWP APPLICATION (Updated)

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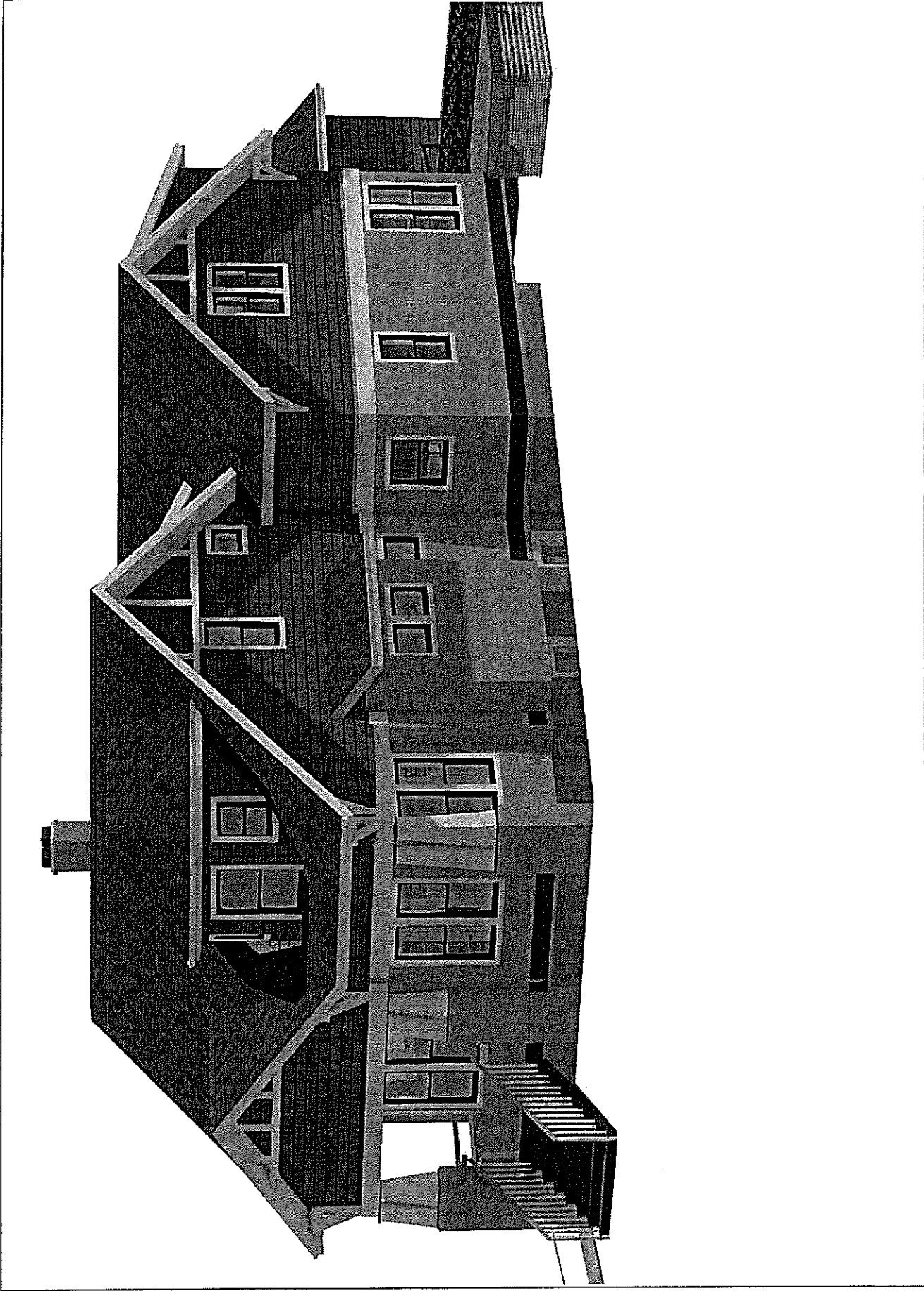
217 Park Avenue
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Right Facade As Viewed From Street

1 of 5
03/29/18

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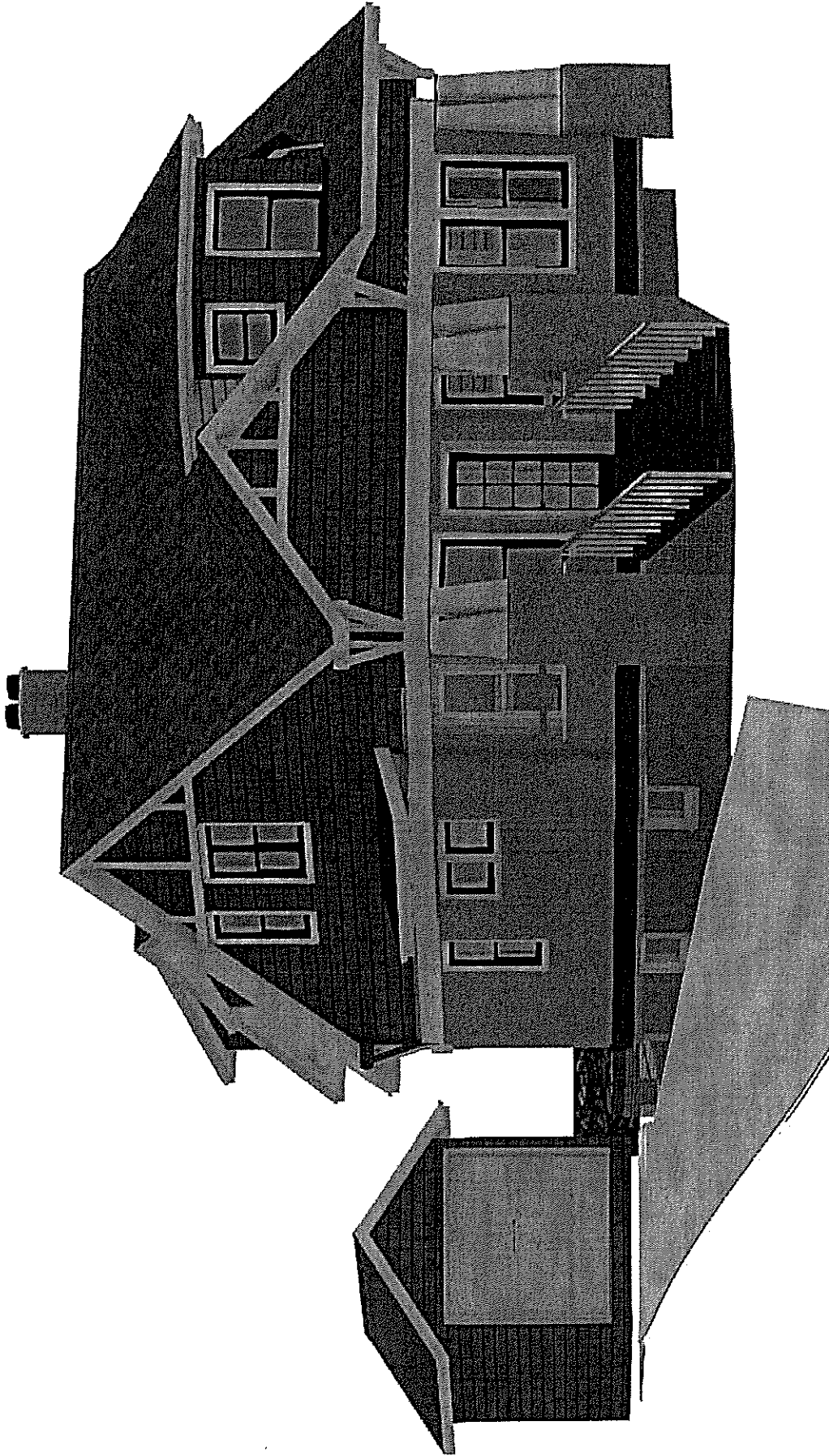
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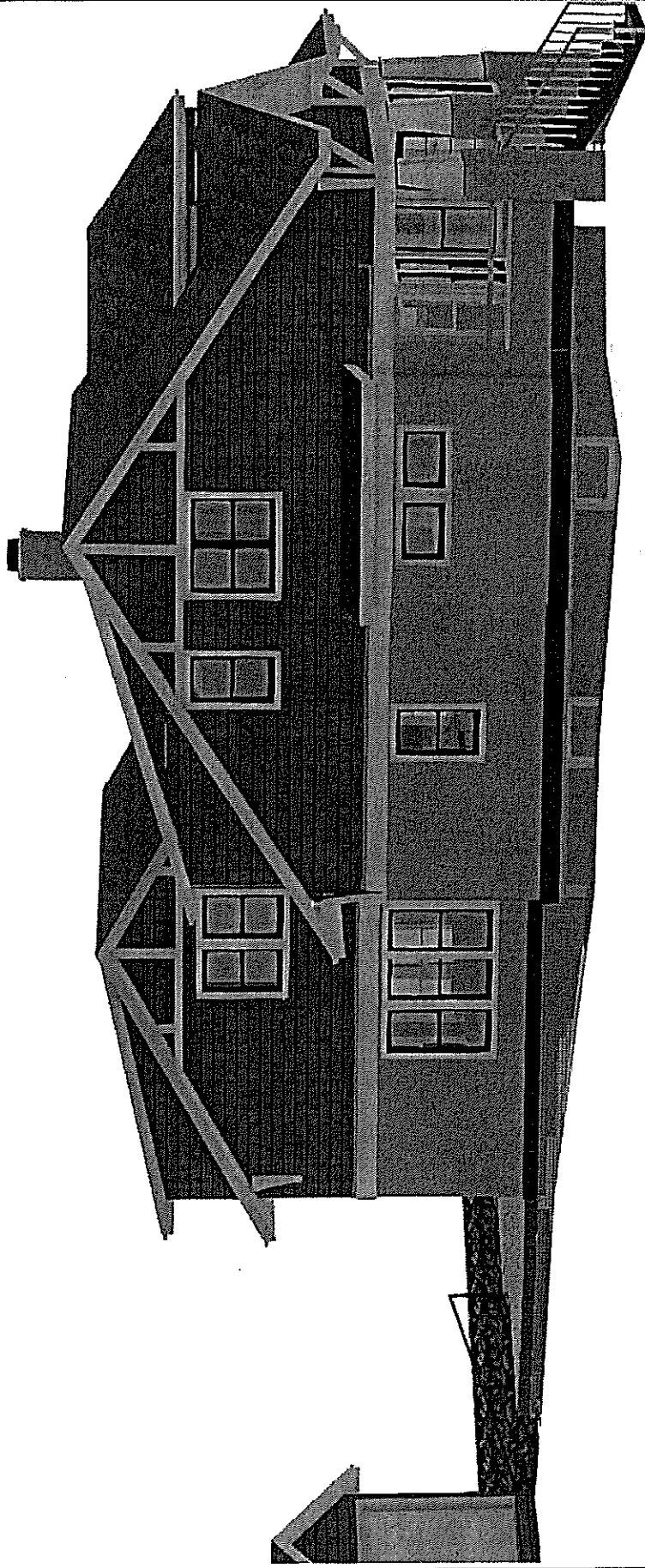
Left Facade As Viewed From Street

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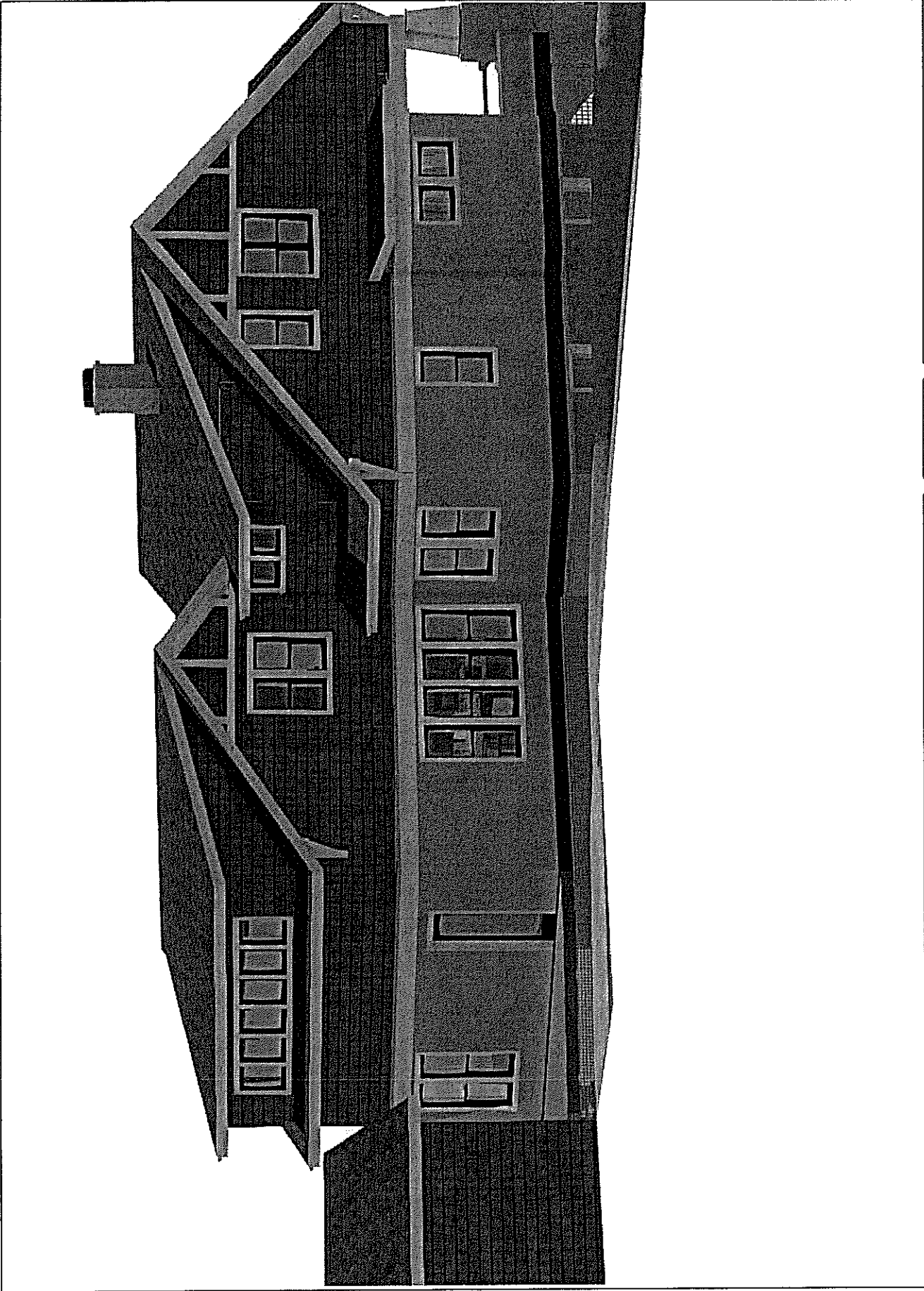
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Left Facade As Viewed by Neighbor

217 Park Avenue
Takoma Park, MD 20912

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217 Park Avenue
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Back Left

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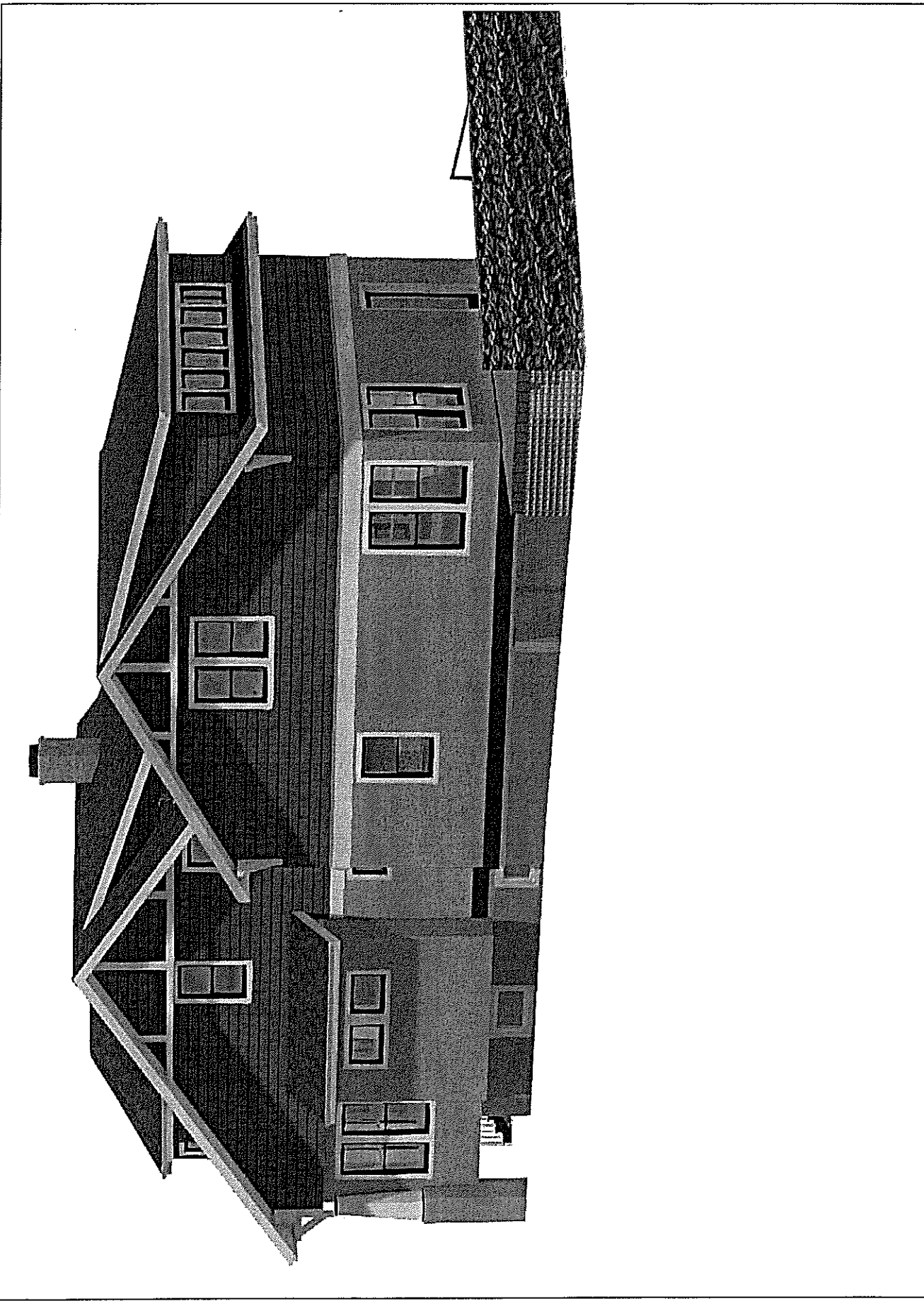
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Back Right

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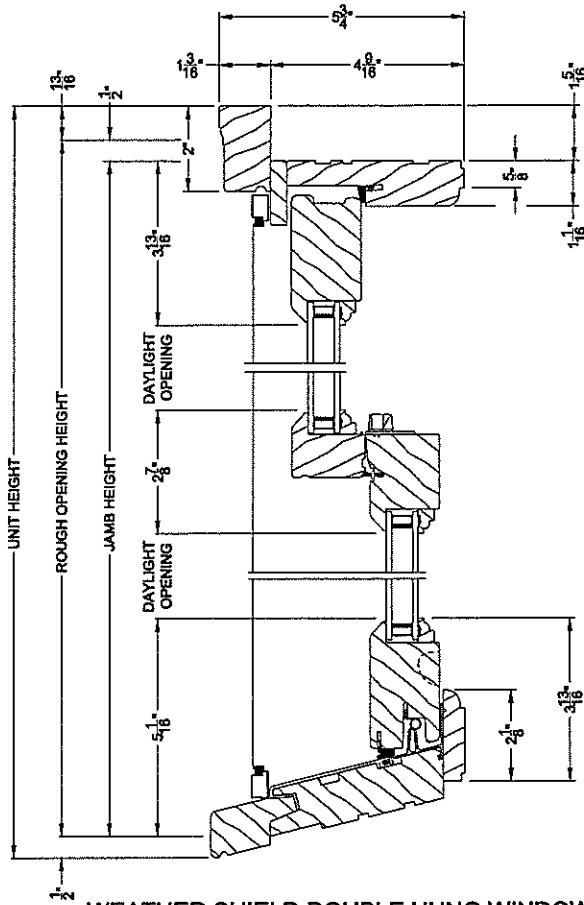


Weather Shield®

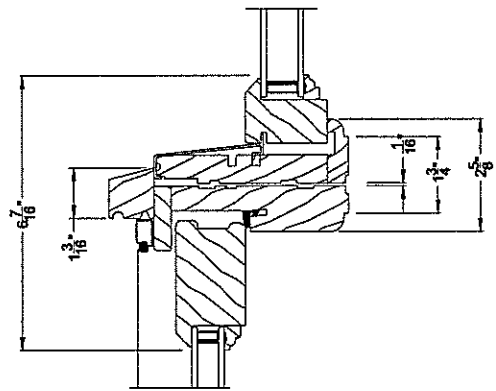
Weather Shield Series™

Double Hung Windows

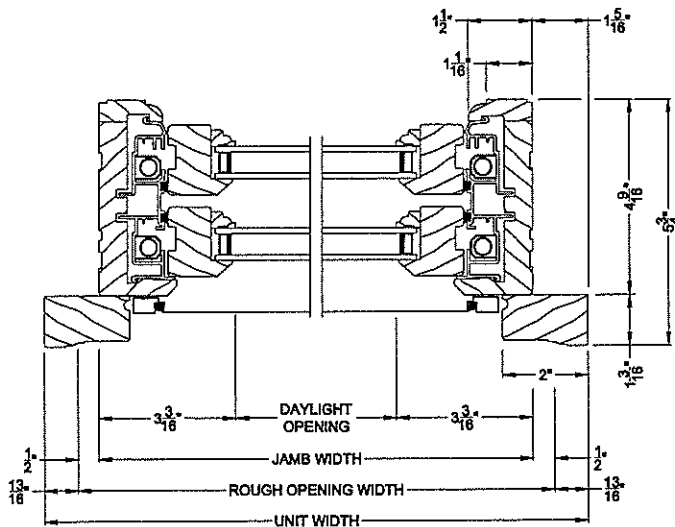
CROSS SECTION DETAILS



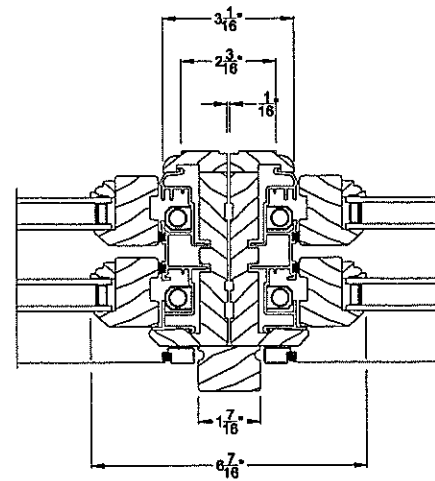
WEATHER SHIELD DOUBLE HUNG WINDOW (610)
Vertical Section



WEATHER SHIELD DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



WEATHER SHIELD DOUBLE HUNG WINDOW (610)
Horizontal Section



WEATHER SHIELD DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

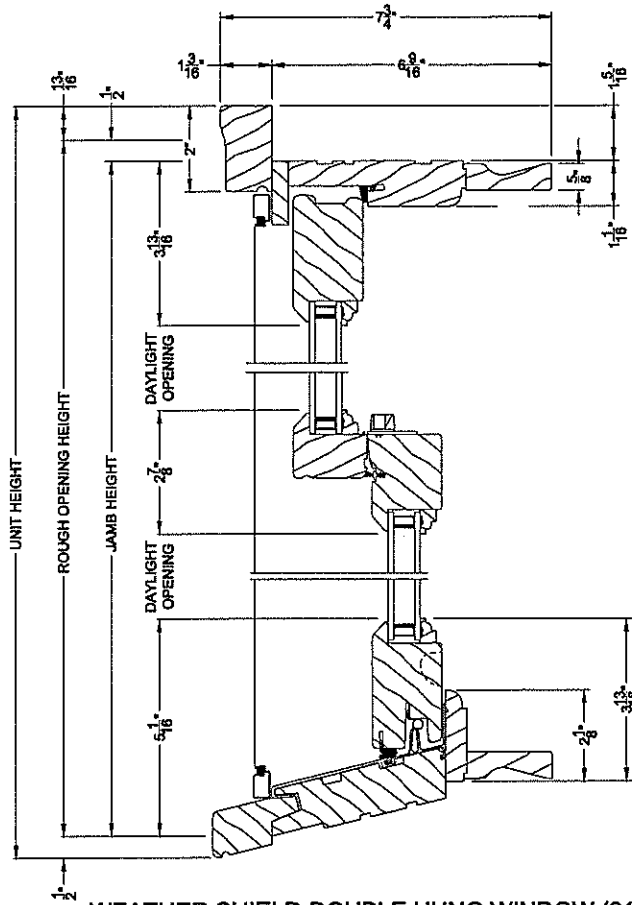


Weather Shield®

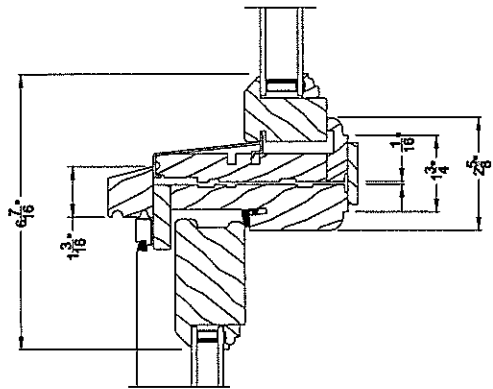
Weather Shield Series™

Double Hung Windows

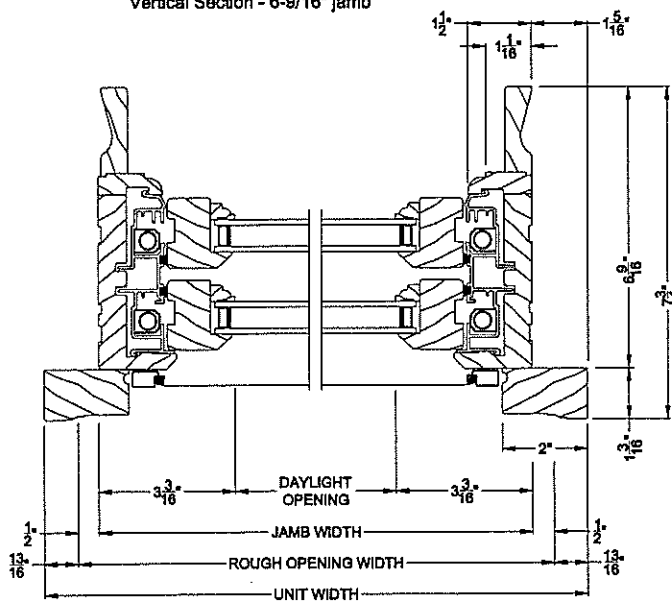
CROSS SECTION DETAILS



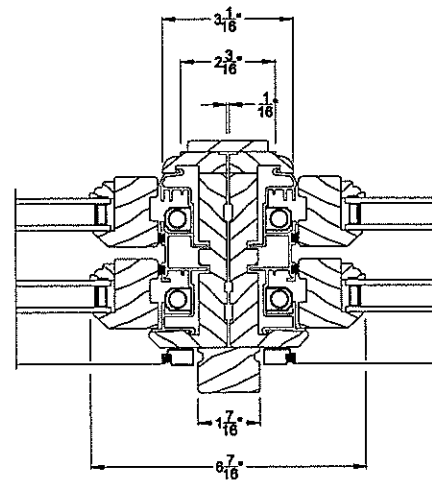
WEATHER SHIELD DOUBLE HUNG WINDOW (610)
Vertical Section - 6-9/16" jamb



WEATHER SHIELD DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH

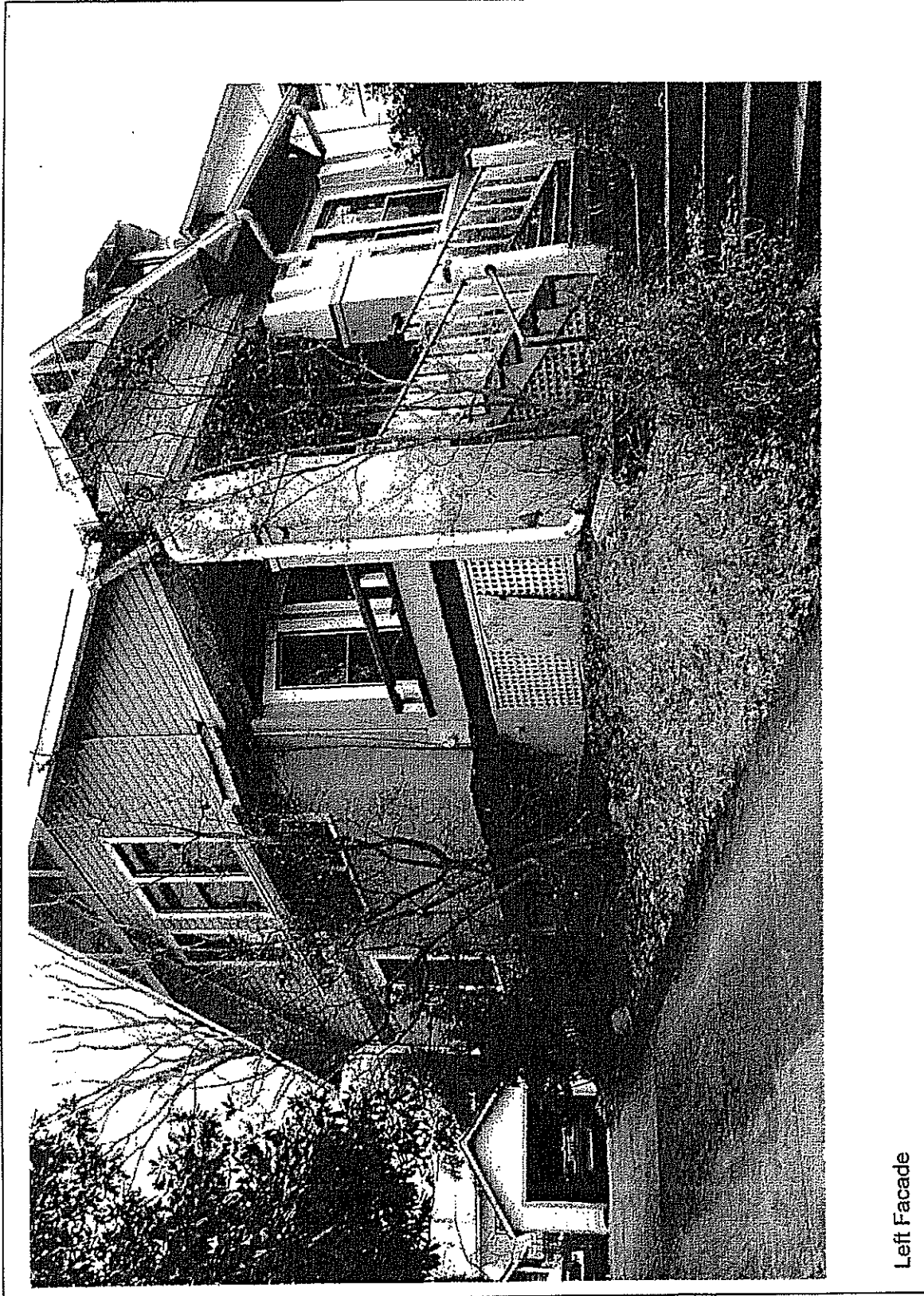


WEATHER SHIELD DOUBLE HUNG WINDOW (610)
Horizontal Section - 6-9/16" jamb



WEATHER SHIELD DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.



Left Facade

PERRY-MUDD RESIDENCE
217 PARK AVE
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Photos of Existing Conditions

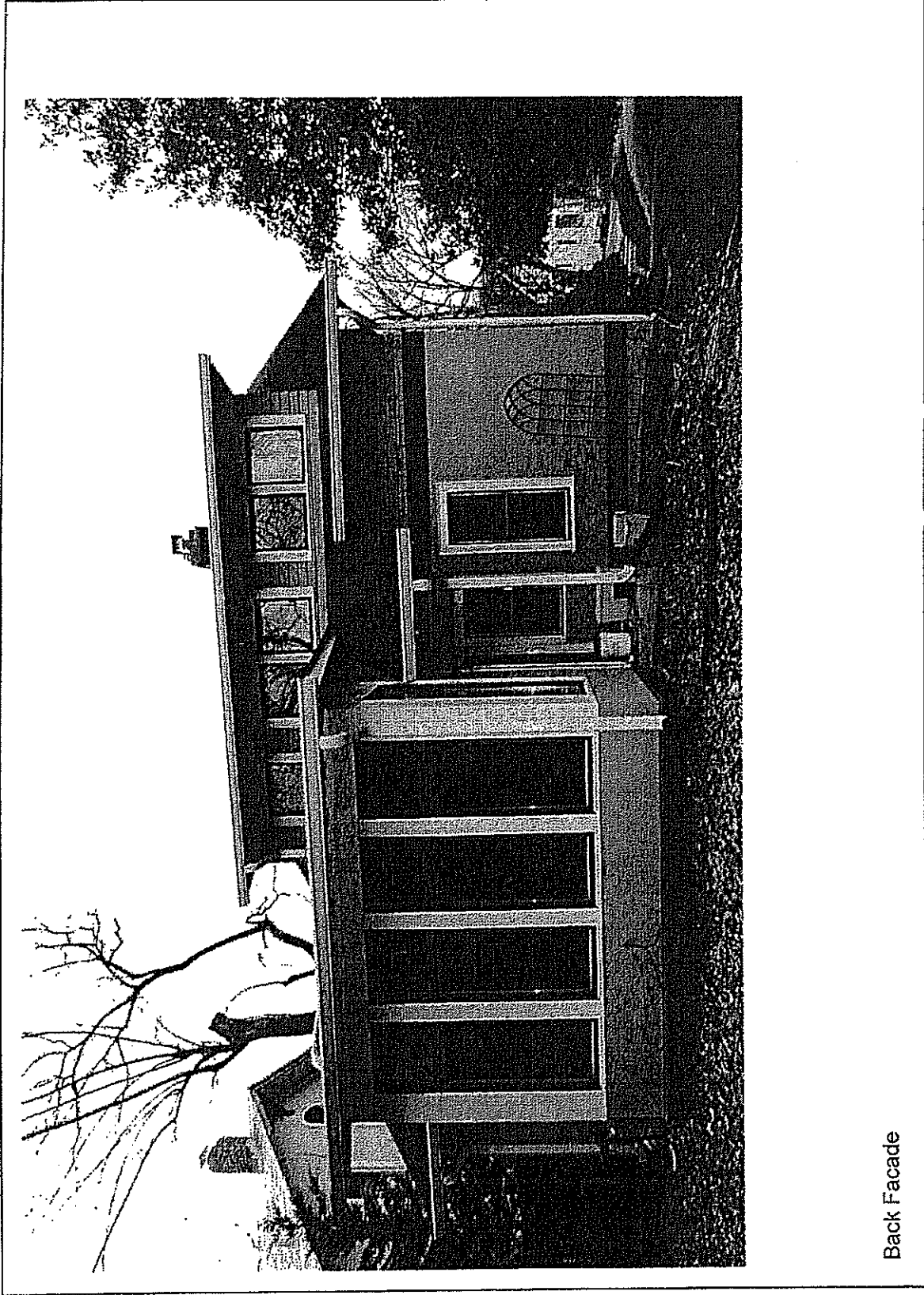
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Back Facade

PERRY-MUDD RESIDENCE

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Photos of Existing Conditions

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Back / Right Corner

PERRY-MUDD RESIDENCE
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Photos of Existing Conditions

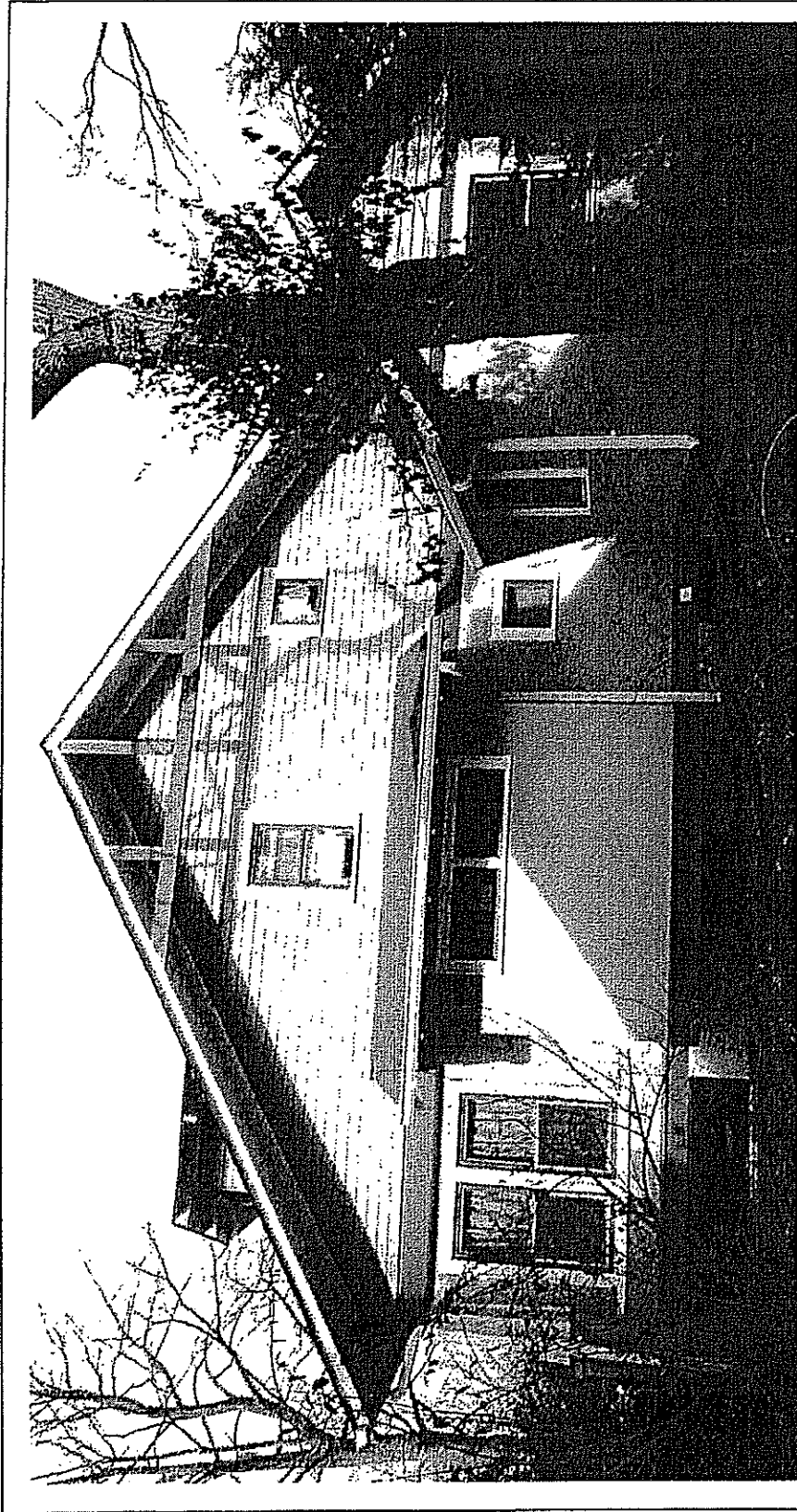
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Right Facade

PERRY-MUDD RESIDENCE

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Photos of Existing Conditions

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View from Sidewalk

PERRY-MUDD RESIDENCE

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Photos of Existing Conditions

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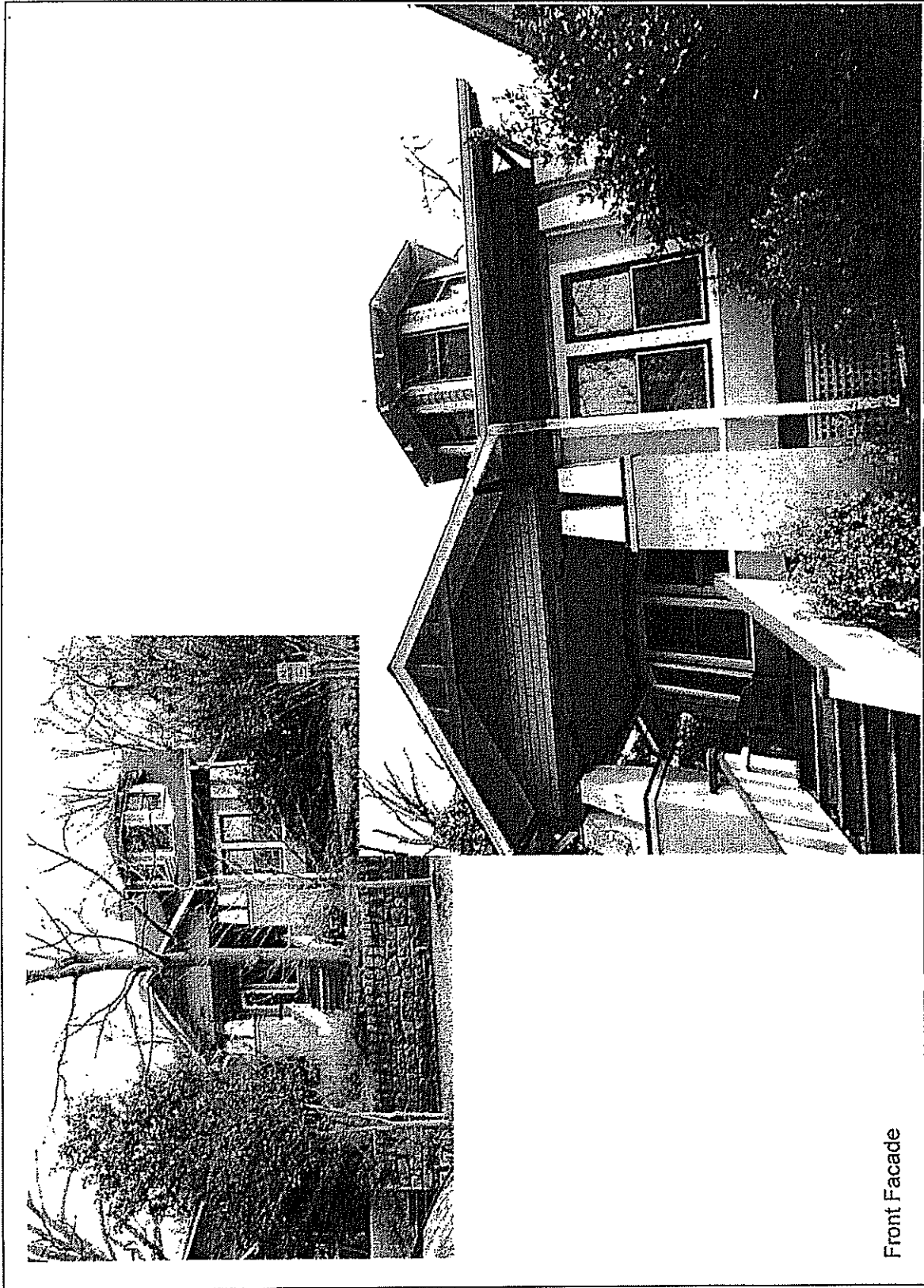
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Front Facade

PERRY-MUDD RESIDENCE
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Photos of Existing Conditions

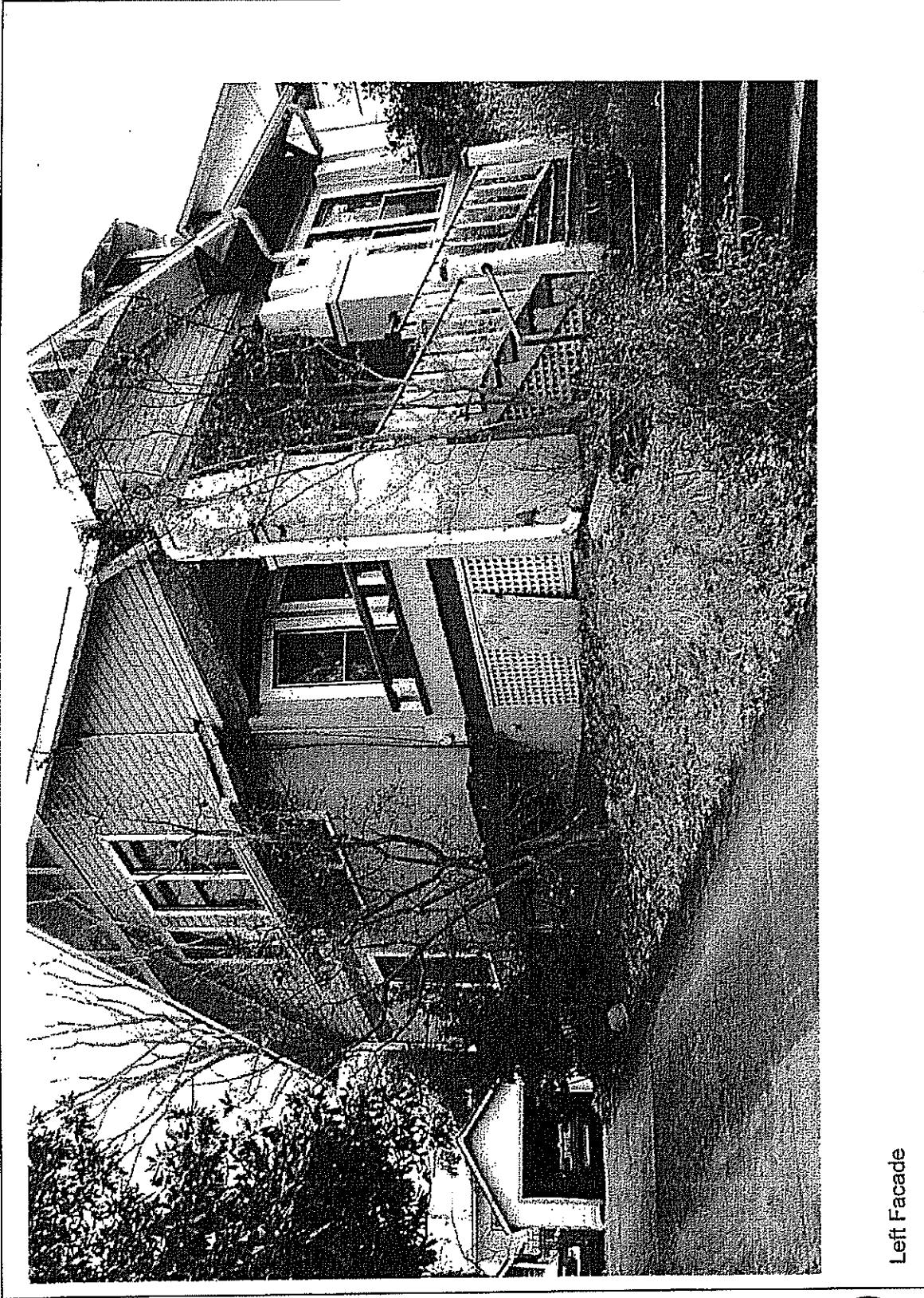
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Left Facade

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Photos of Existing Conditions

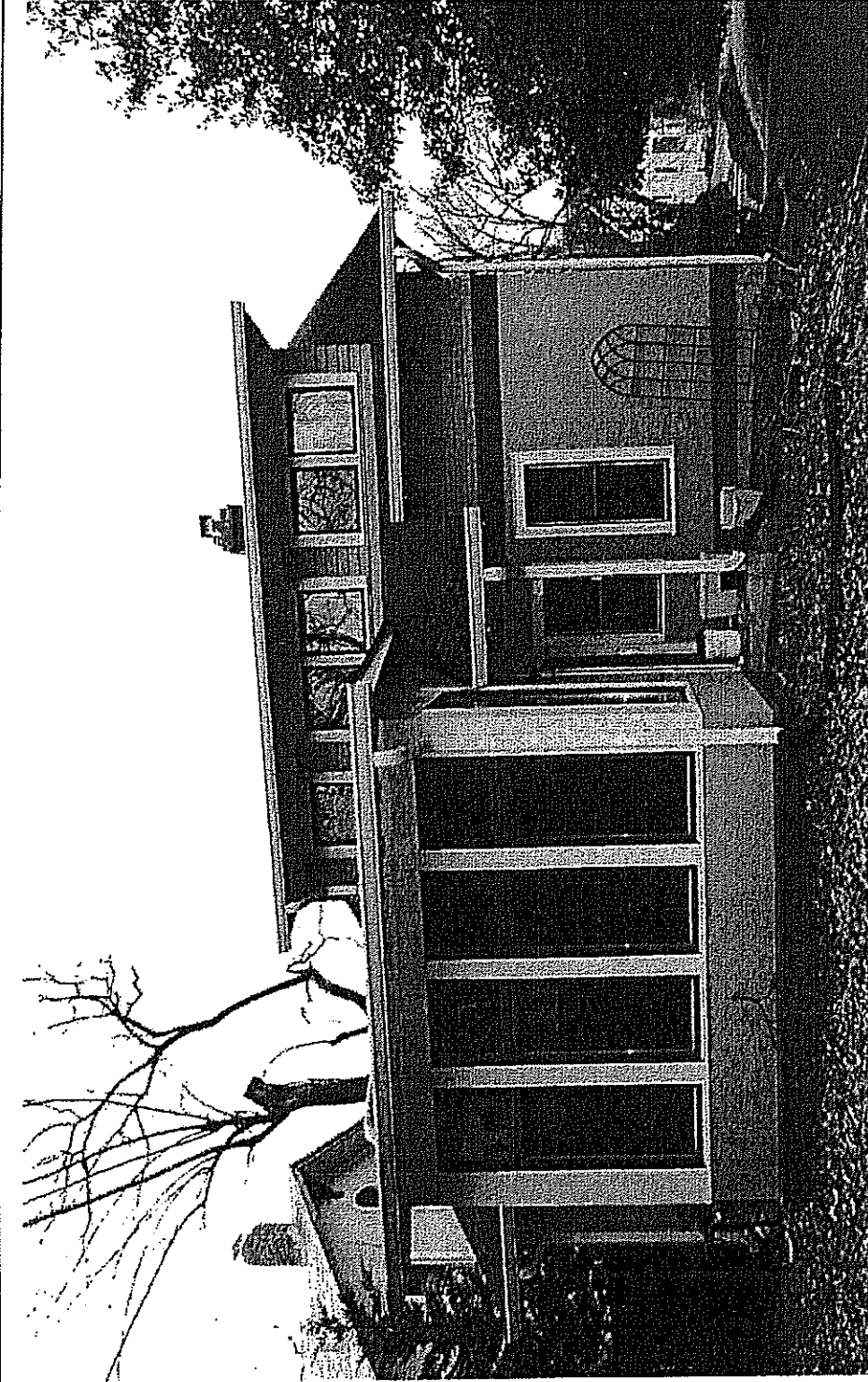
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Back Facade

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Back / Right Corner

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Photos of Existing Conditions

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Right Facade

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Photos of Existing Conditions

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View from Sidewalk

PERRY-MUDD RESIDENCE

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Photos of Existing Conditions

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