

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	217 Park Ave., Takoma Park	<b>Meeting Date:</b>	07/25/2018
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	07/18/2018
<b>Review:</b>	HAWP	<b>Public Notice:</b>	07/11/2018
<b>Case Number:</b>	37/03-18FF	<b>Tax Credit:</b>	n/a
<b>Applicant:</b>	Daniel Mudd	<b>Staff:</b>	Michael Kyne
<b>Proposal:</b>	Revision to a Previously Approved Building Addition		

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**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 1<sup>st</sup> 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.

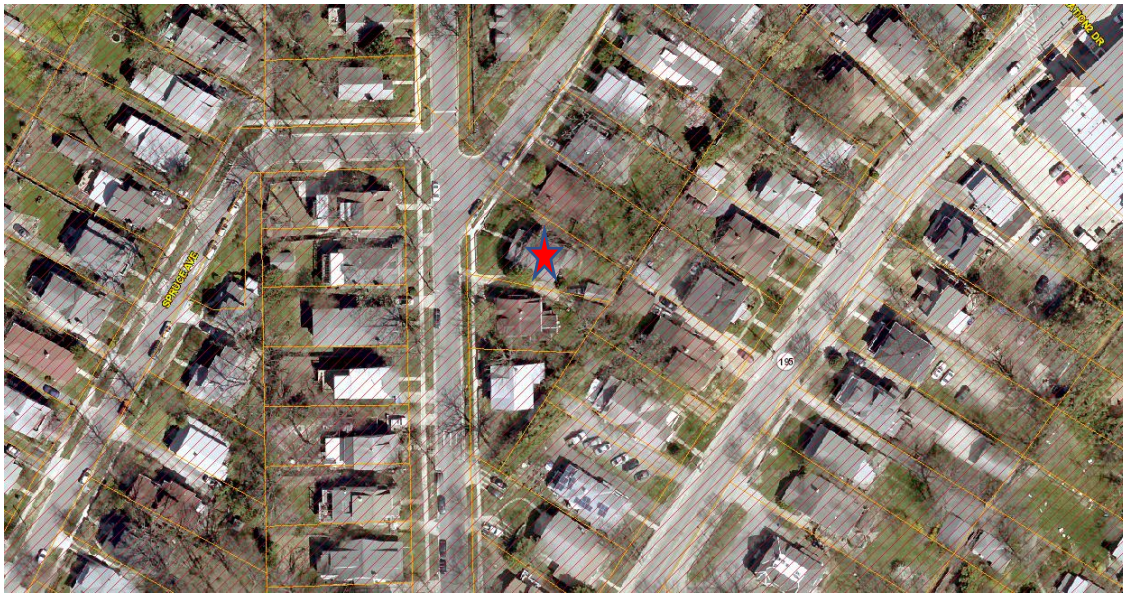


Figure 1: 217 Park Ave.

## **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 applicants returned with a HAWP application at the May 9, 2018 meeting, and the application was approved.

## **PROPOSAL**

The applicant proposes alterations to the fenestration and the door location of the previously approved rear addition.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District 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 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 historic district.

## ***Outstanding Resources – Residential***

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These 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 to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

The *Guidelines* that pertain to this project are as follows:

- 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, setbacks, 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 and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- 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) 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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

***Secretary of the Interior’s Standards for Rehabilitation:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF DISCUSSION**

The applicant proposes the following revisions to the fenestration of the previously approved rear addition:

*North Elevation*

As previously approved, there were two 1-over-1 double-hung wood windows on the first-

floor of the north elevation of the rear addition. As revised, the applicant proposes to install paired 1-over-1 double-hung wood windows, which will be offset closer to the rear.

#### *South Elevation*

The applicant is proposing to shift the location of a window on the first floor of the south elevation of the previously approved rear addition, moving it closer to the historic house. A new window is also proposed in the approximate center of the first floor, south elevation of the rear addition.

#### *Rear (East) Elevation*

The applicant proposes to revise the location of the French door on the rear elevation of the previously approved rear addition. As approved, the French door was justified to the right (as viewed from the rear), while, as revised, the French door will be justified to the left. The adjacent ganged windows will shift accordingly.

Staff supports the proposed revisions, finding that the proposed window and door alterations are generally compatible with the asymmetrical fenestration of the historic house. The proposed fenestration will be far removed from the street or on the rear of a non-historic rear addition, where it will not detract from the character-defining features of the historic house, in accordance with *Standards #2 and #9*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*;

and with the general condition that the applicant shall present the **3 permit sets 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - 08

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# 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 Street Zip Code

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

Contractor Registration No.: MHIC# 125978

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

### PROPERTY IDENTIFICATION

House Number: 217 Street: Park Ave

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

Lot: P25 Block: 2 Subdivision: 0025

Libr: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PERMIT TYPE AND EXTENT OF WORK

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wood/Raze
- Revision
- Repair
- Replace

#### CHECK ALL APPLICABLE:

- AC
- Dish
- Room Addition
- Porch
- Deck
- Shed
- Sider
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall/Jumpgate Section(s)
- Other: \_\_\_\_\_

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

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

### PERMITS COMPLETE FOR NEW CONSTRUCTION AND EXTENS/REVISIONS

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

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

### PERMITS COMPLETE FOR EXISTING/REMAINING 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

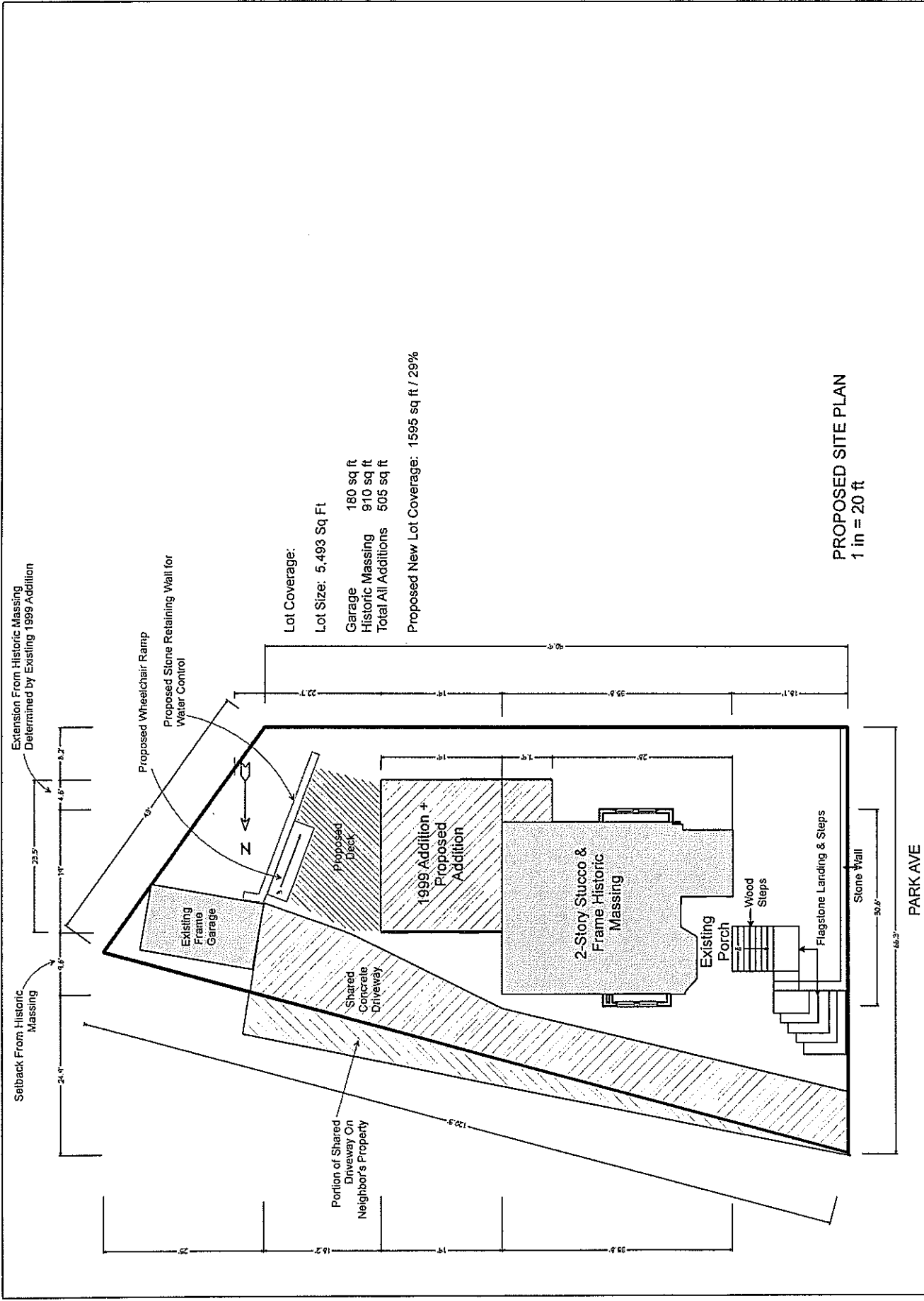
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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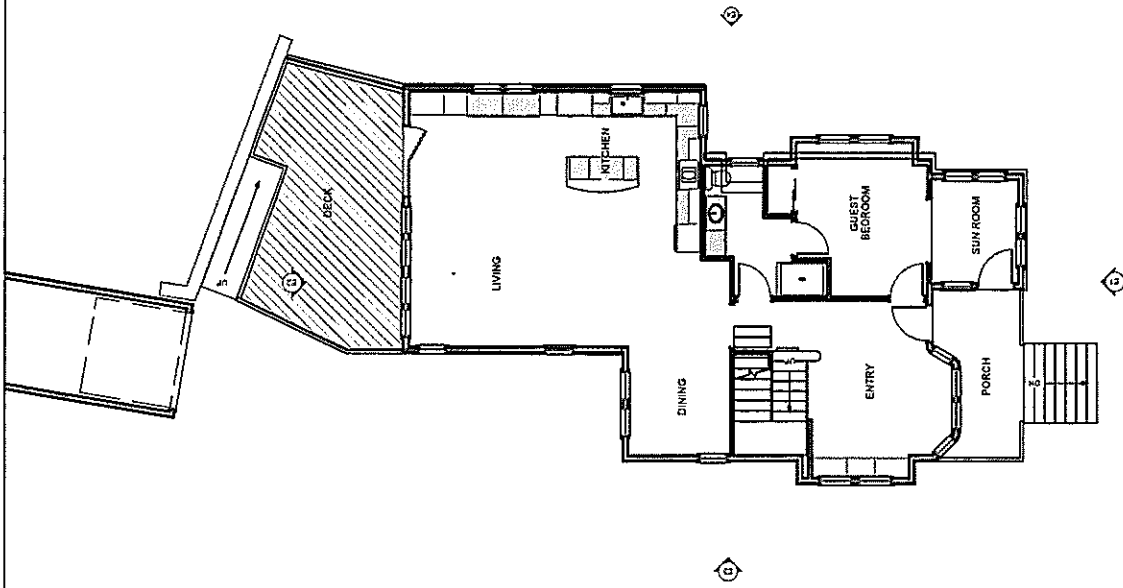
PROPOSED SITE PLAN  
1 in = 20 ft

Brailman Design Studio  
MHIC License #125978  
120 Park Ave  
Takoma Park, MD 20912  
Phone: 301-891-3800  
www.BrailmanDesign.Com

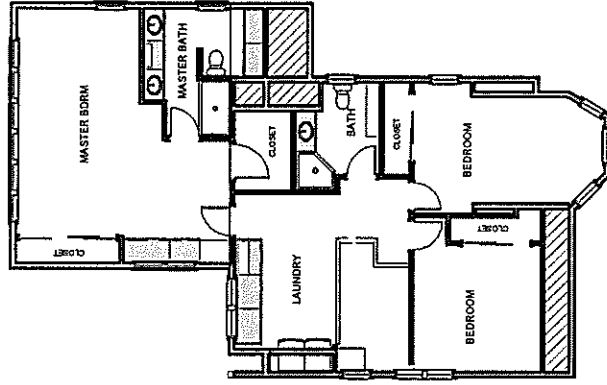
04/02/18

PROPOSED SITE PLAN  
HAWP APPLICATION (Updated)

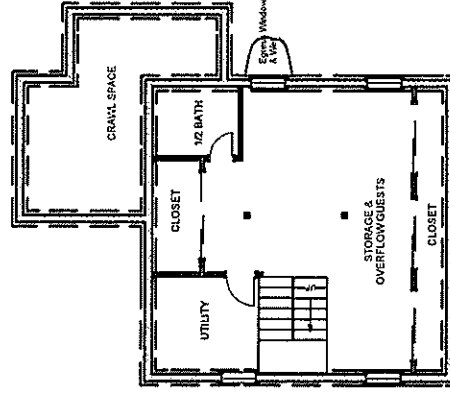
PERRY-MUDD RESIDENCE  
217 Park Ave, Takoma Park, MD 20912



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

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

**PROPOSED FLOOR PLANS**  
HAWP APPLICATION (Updated)

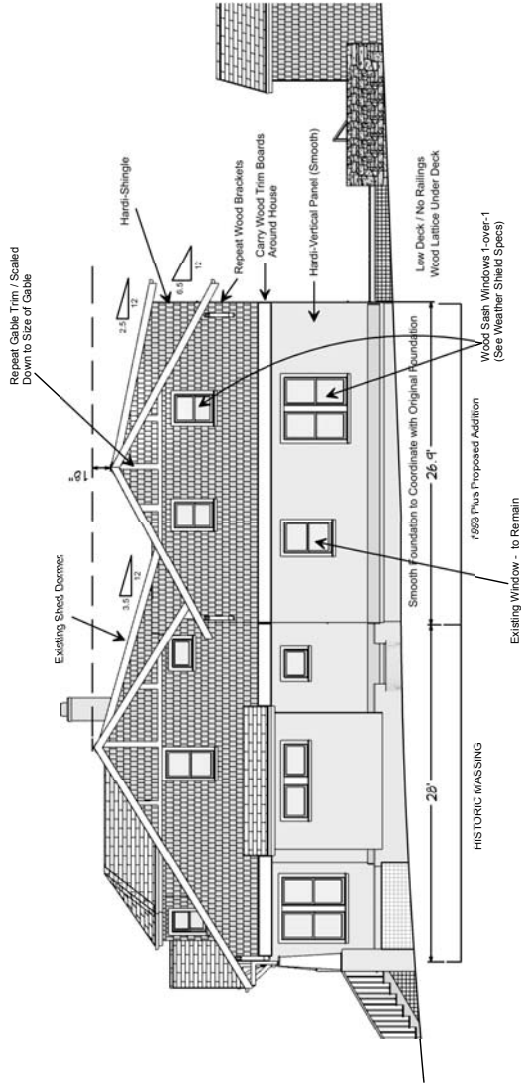
04/02/18

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MHIC License #125978  
120 Park Ave, MD 20912  
Takoma Park, MD 20912  
Phone: 301-897-3800

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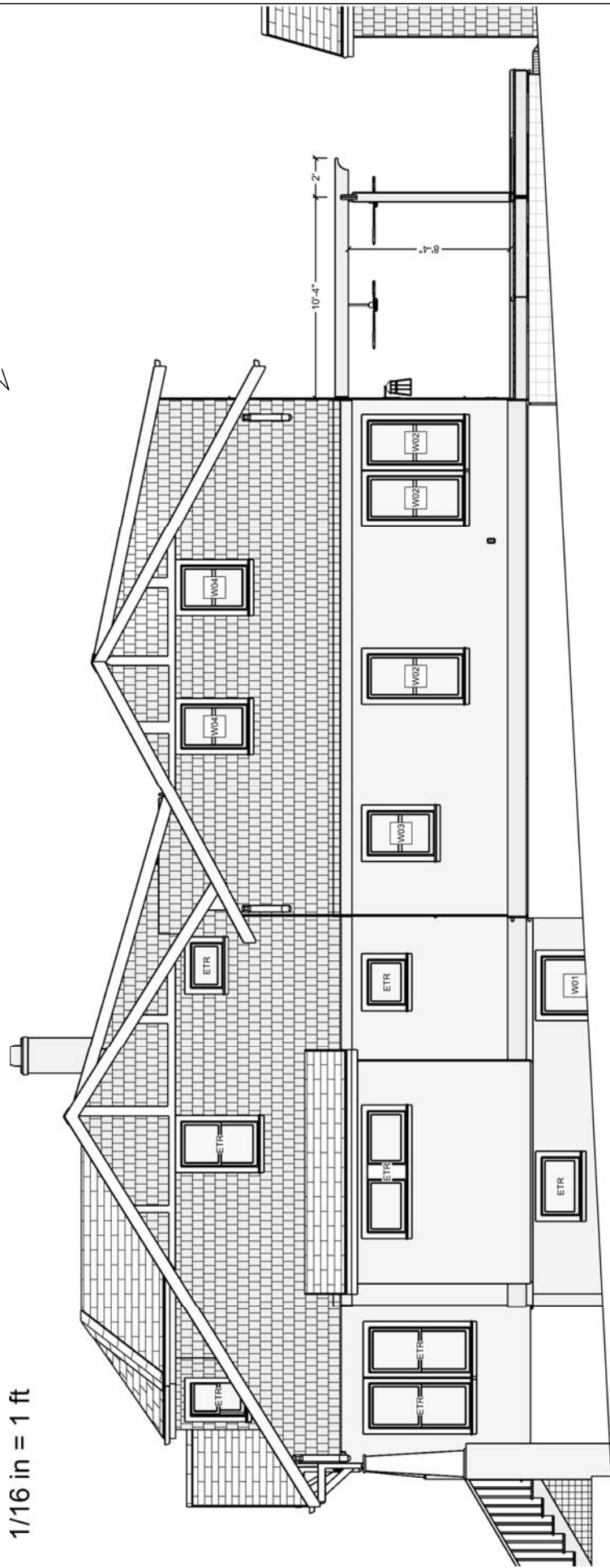






As Approved  
 Current Design

1/16 in = 1 ft



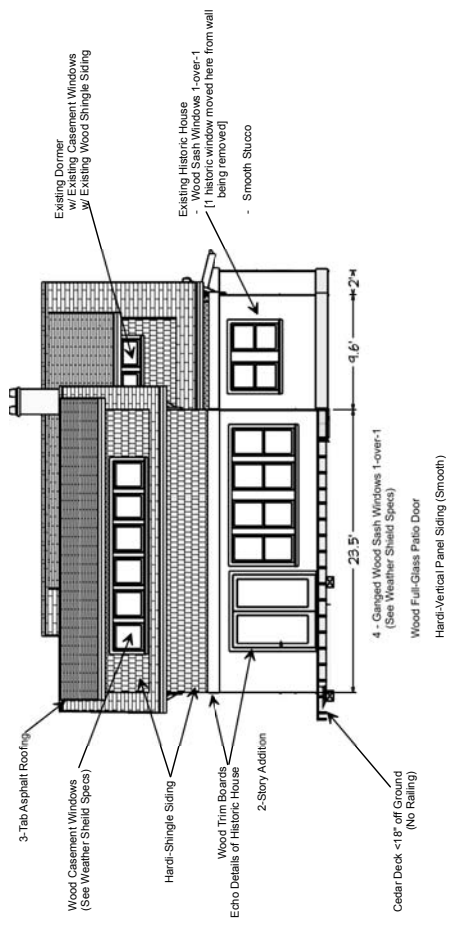
1/8 in = 1 ft

Perry-Mudd Residence  
 217 Park Ave  
 Takoma Park, MD 20912

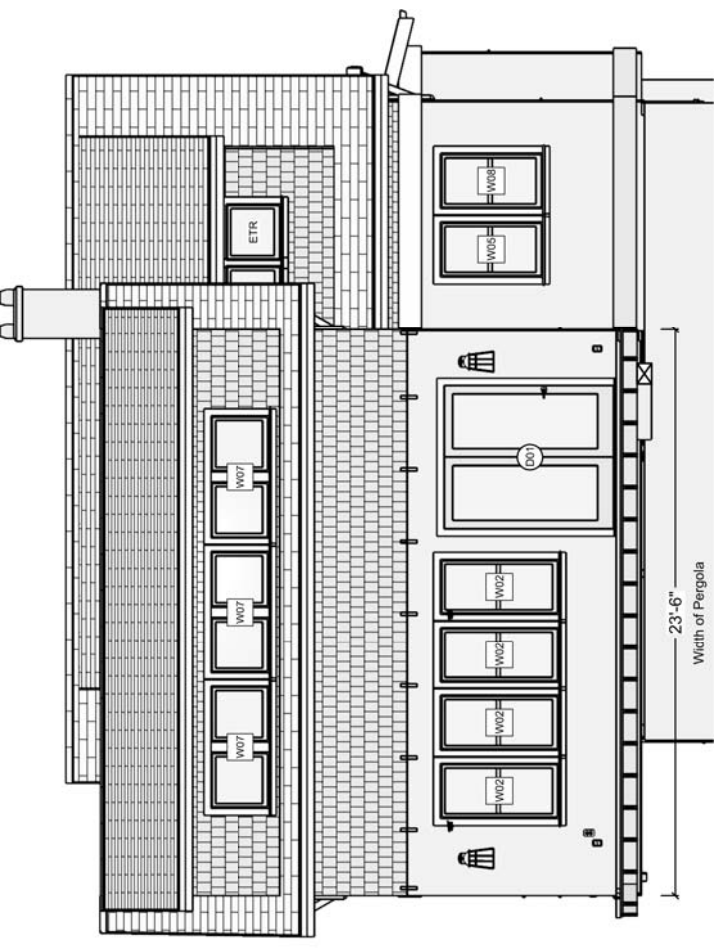
SOUTH ELEVATION  
 Revision from Approved HAWP

2 of 5  
 06/28/18

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



As Approved  
Current Design



1/16 in = 1 ft

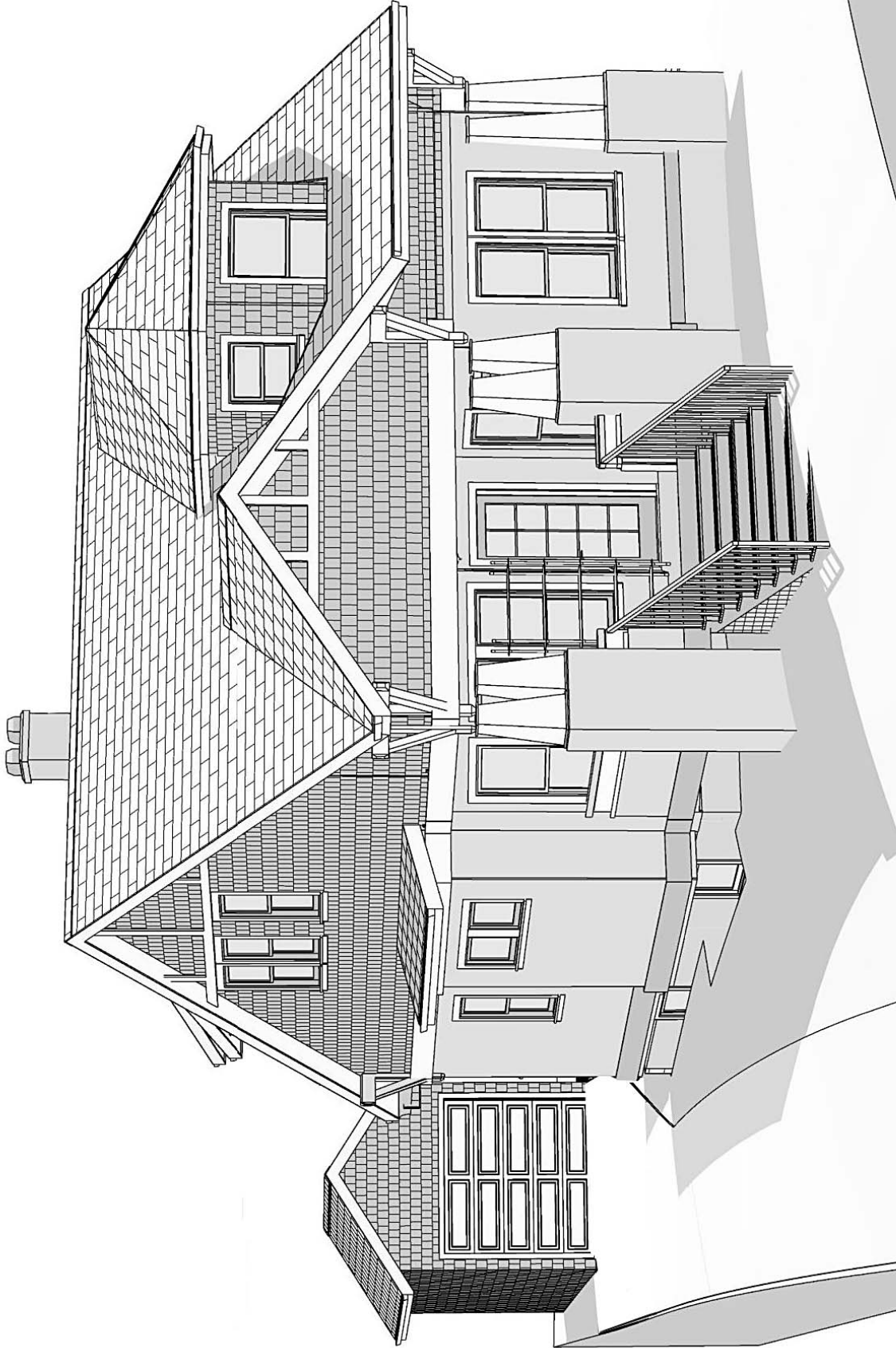
1/8 in = 1 ft

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BACK ELEVATION  
Revision from Approved HAWP

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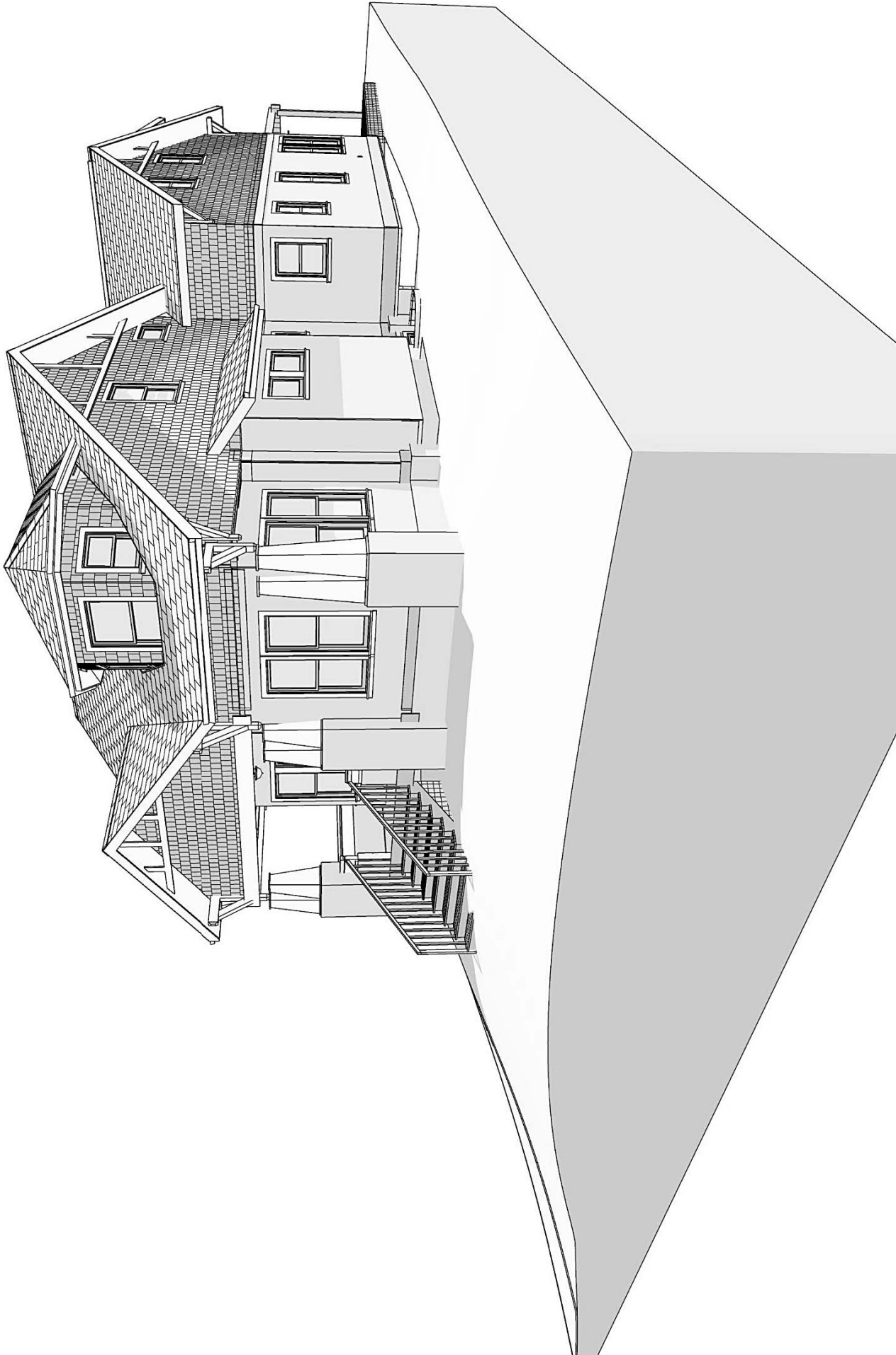


Perry-Mudd Residence  
217 Park Ave  
Takoma Park, MD 20912

Perspective View from Sidewalk at Left  
Property Line  
Addition Cannot Be Seen

4 of 5  
06/28/18

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Perry-Mudd Residence  
217 Park Ave  
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Perspective View from Sidewalk at Right  
Property Line

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06/28/18

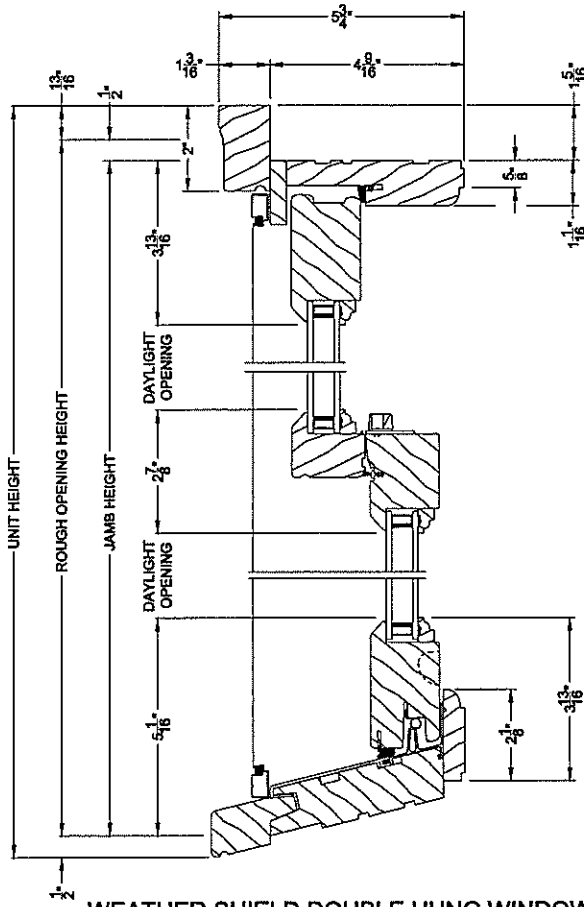
Braitman Design Studio  
MHIC License #125978  
120 Park Ave  
Takoma Park, MD 20912  
Phone: 301-891-3800

# Weather Shield®

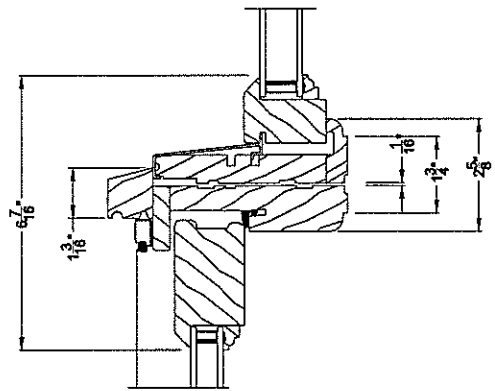
## Weather Shield Series™

# Double Hung Windows

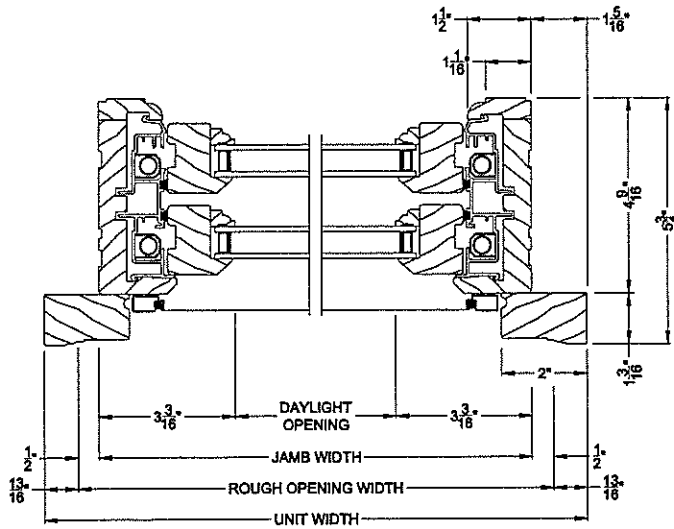
## CROSS SECTION DETAILS



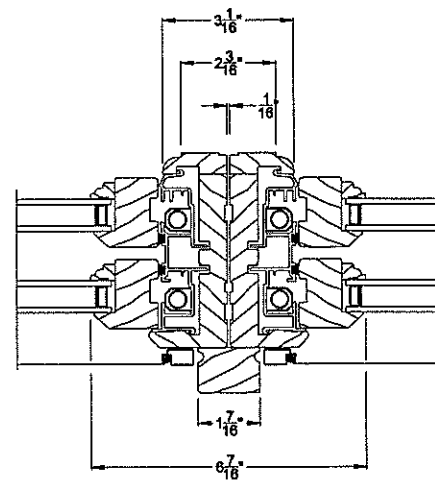
**WEATHER SHIELD DOUBLE HUNG WINDOW (610)**  
Vertical Section



**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

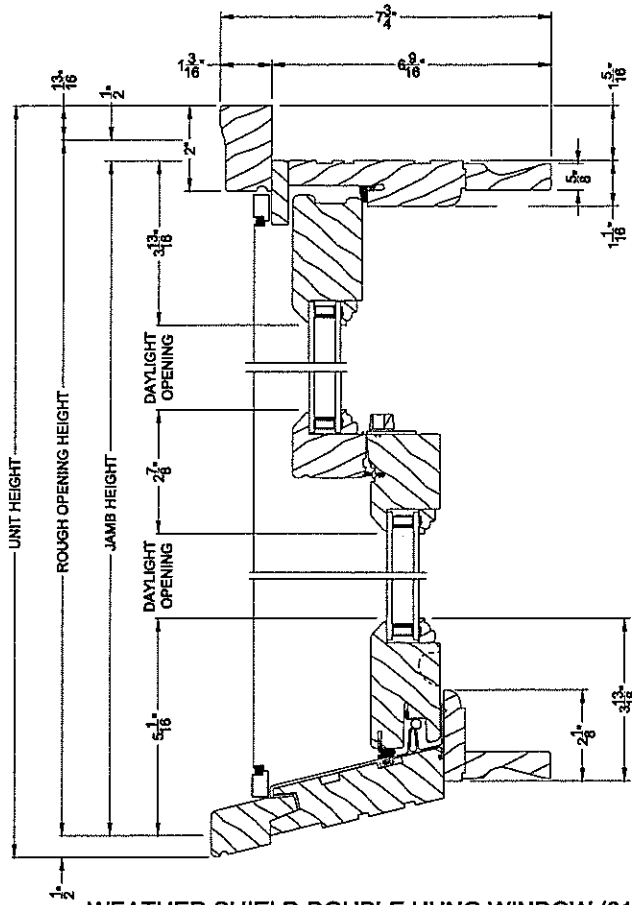
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

# Weather Shield®

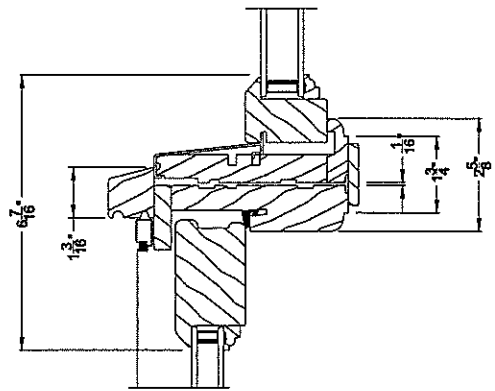
Weather Shield Series™

## Double Hung Windows

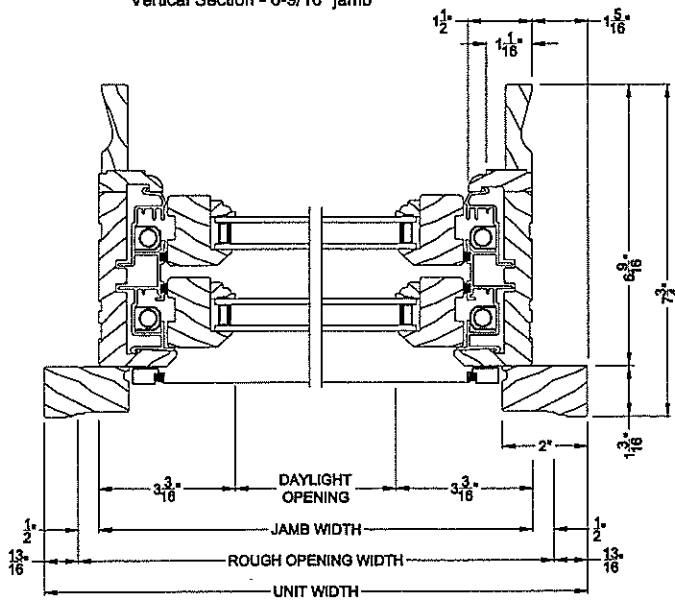
CROSS SECTION DETAILS



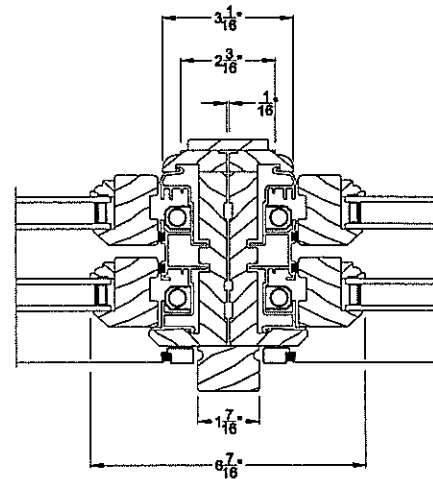
**WEATHER SHIELD DOUBLE HUNG WINDOW (610)**  
Vertical Section - 6-9/16" jamb



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

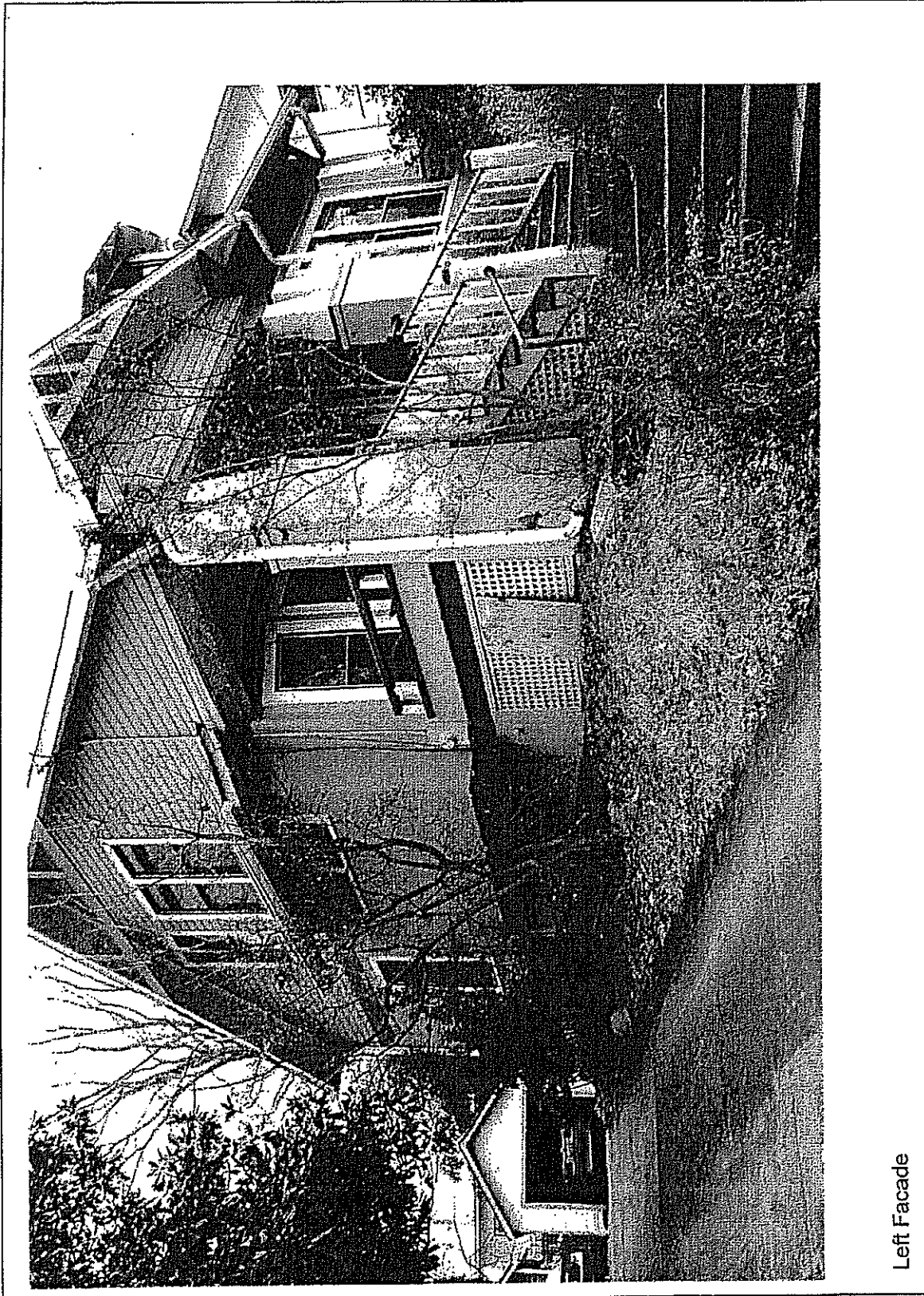


**WEATHER SHIELD DOUBLE HUNG WINDOW (610)**  
Horizontal Section - 6-9/16" jamb



**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  
TAKOMA PARK, MD 20912

Photos of Existing Conditions

HAWP Application

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03/05/18

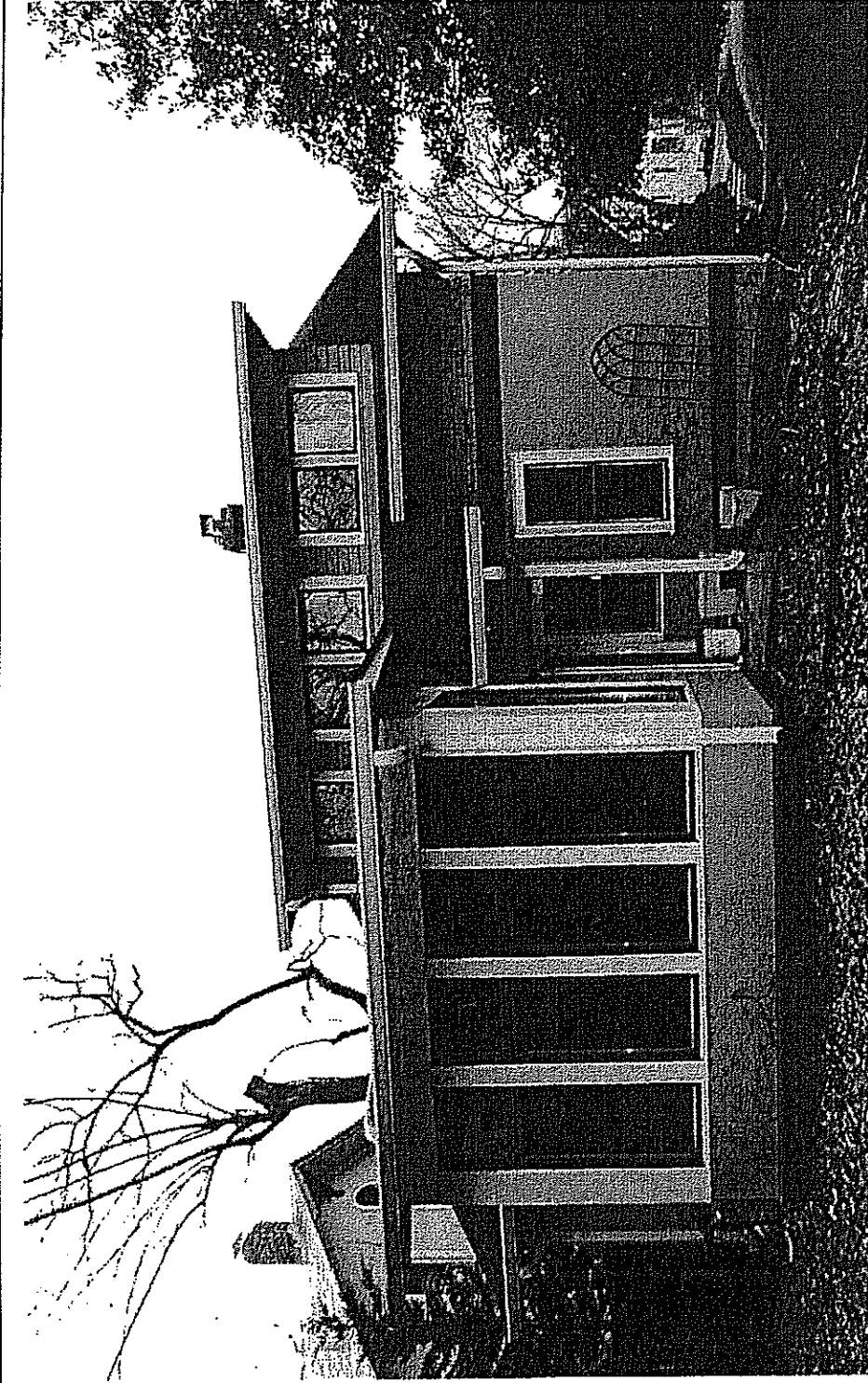
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Takoma Park, MD 20912  
Phone: 301-691-3800

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Back Facade

**PERRY-MUDD RESIDENCE**

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TAKOMA PARK, MD 20912

Photos of Existing Conditions

HAWP Application

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03/05/18

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Back / Right Corner

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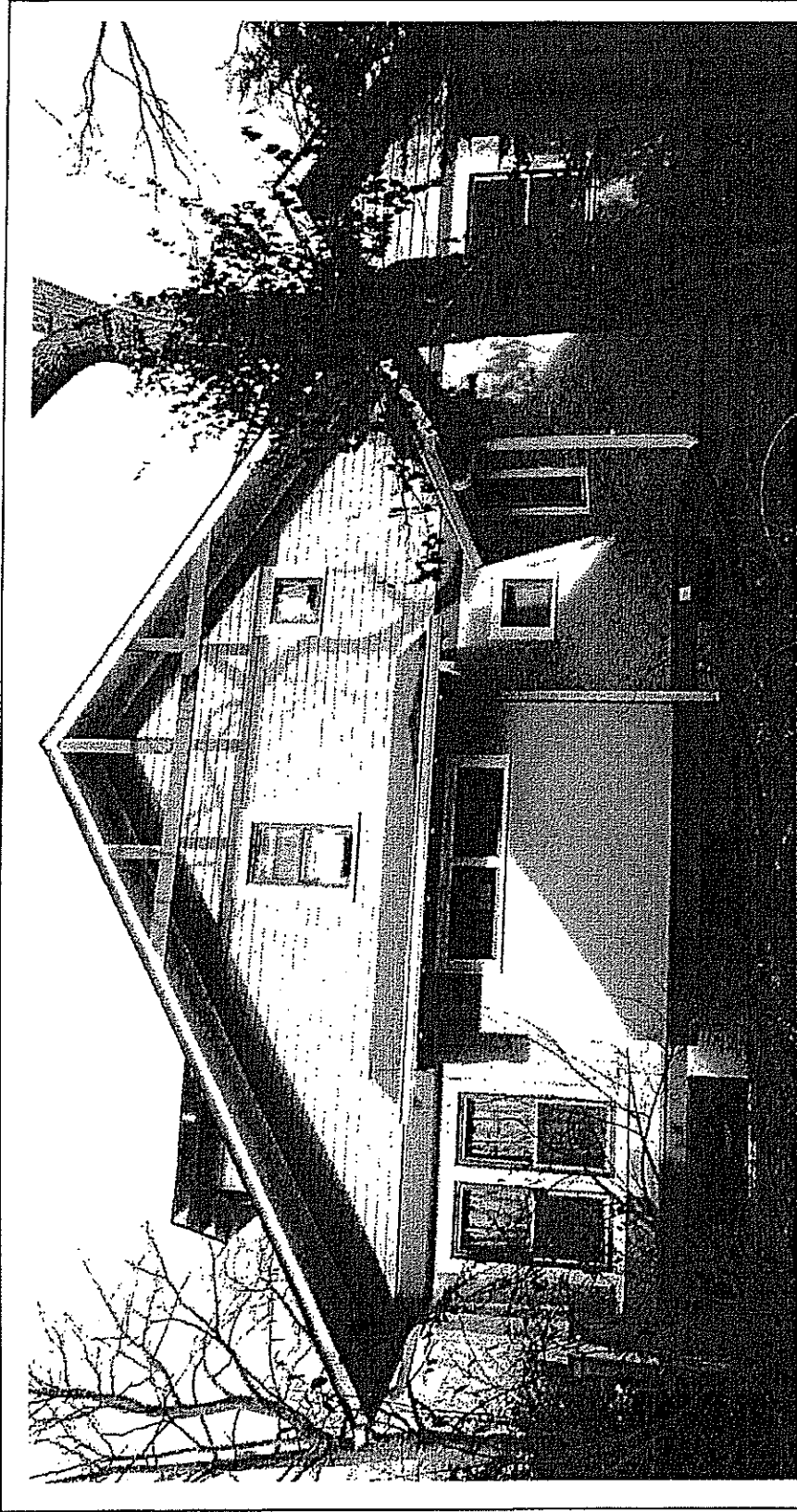
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03/05/18

Photos of Existing Conditions

HAMP Application

PERRY-MUDD RESIDENCE  
217 PARK AVE  
TAKOMA PARK, MD 20912

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Right Facade

PERRY-MUDD RESIDENCE

217 PARK AVE  
TAKOMA PARK, MD 20912

Photos of Existing Conditions

HAWP Application

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03/05/18

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View from Sidewalk

PERRY-MUDD RESIDENCE  
217 PARK AVE  
TAKOMA PARK, MD 20912

Photos of Existing Conditions

HAWP Application

20 of 20  
03/05/18

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Takoma Park, MD 20912  
Phone: 301-591-3900

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

<b>Owner's mailing address</b>		<b>Owner's Agent's mailing address</b>	
DANIEL H. MUDD 217 PARK AVE TAKOMA PARK, MD 20912		JACKIE BRAITMAN Braitman Design Studio, Inc. 120 PARK AVE TAKOMA PARK, MD 20912-4311	
<b>Adjacent and confronting Property Owners mailing addresses</b>			
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-	

(11)