

*Preliminary Consultation*  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	217 Park., Takoma Park	<b>Meeting Date:</b>	3/28/18
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/21/18
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	3/14/18
<b>Applicant:</b>	Daniel Mudd	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building Addition		

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**STAFF RECOMMENDATION:**

Staff recommends that the applicant make any revisions based on the HPC's comments and return for either an additional preliminary consultation or a HAWP.

**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 with shingles siding in all of the gables and has one-over-one sash windows throughout. The 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.

**PROPOSAL**

The applicant proposes to construct a rear addition and deck at the rear of the house and remove the chimney.

**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; or

#### **STAFF DISCUSSION**

The applicant proposes to construct a small rear addition to the first floor and a larger addition to

the second floor with a deck off the rear and to remove the chimney. The second floor will hang over a portion of the driveway shared with their neighbor and will be partially visible from the public right-of-way. The subject property and its neighbor to the left share a common driveway. The driveway begins to widen at the rear wall plane of the historic house.

### New Construction.

The applicant proposes expanding the first floor at the rear near the left corner by approximately 10' × 12' (ten feet by twelve feet). This addition will be inset 4' 8" (four feet, eight inches) from the historic wall plan to the left side of the house. The applicant proposes to clad the new construction in smooth Hardi Panel Vertical Siding and provided the illustration (below).

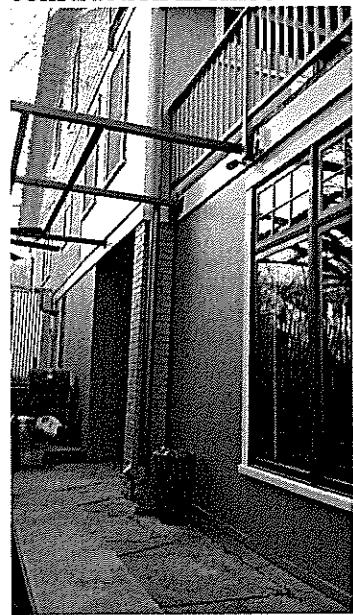


Figure 1: Image showing the proposed Hardi Panel Vertical Siding

Staff finds that this material will successfully differentiate the new construction with the historic stucco. The windows on the first-floor addition will be single-lite casement windows that match the dimensions of the existing windows in the non-historic addition. The applicant proposes to block in one casement window from the non-historic addition on the right side to the rear; as this is not a historic window, Staff finds this to be appropriate. Based on Staff's observations, the new construction will be visible from the right-of-way, but not to a degree that will detract from the surrounding district.

The applicant is further proposing to construct a much larger addition on the second floor that will project 8' (eight feet) over the rear addition. The 2<sup>nd</sup> floor addition will have a rear facing gable roof with 3-tab asphalt shingles to match the existing roof, with vertical Hardi-panel siding to match the first floor. The applicant proposes a mix of casement and one-over-one sash windows to the rear of the addition. The left side of the addition will have a pair of casement windows, while the right side of the addition will have three one-over-one windows. The 2<sup>nd</sup> floor, 8' (eight foot) overhang, will be supported by a steel post. The application materials for this preliminary consultation does not provide more details for the post. Based on the information provided in this preliminary consultation, Staff cannot determine if this element would be at all visible from the public-right-of-way. Staff is unaware of a precedent for this type of structural element being approved for a HAWP in a visible location and believes that it should only be allowed after the applicant can demonstrate that it will not be visible from along Park Ave. (this has been used in Takoma Park where the lot slopes away from the right-of-way and

supports the expansion of a ground floor). If it will not be visible, Staff finds that the applicant has significant flexibility in its design and materials for the rear addition. It is apparent to Staff that the design of the second-floor overhang would allow for additional square footage to the historic house while allowing for full access to the one-bay, detached garage.\*

The applicant is proposing to install windows that match the appearance and dimensions of the non-historic windows in the rear addition. Other windows for the addition are either one-over-one sash windows or single-lite casements. The applicant proposes to install Weather Shield Series windows throughout (see attached window details). Staff finds these windows have compatible details, materials, and size for the resource.

The applicant also proposes to remove the historic chimney from the roof. The red brick chimney is installed on the back side of the side gable ridge and is partially visible from the public right of way. Staff finds that removing this element would alter the roof form and would result in the loss of original building materials. The proposal runs counter to the *Guidelines* which state that the preservation of original building materials should be considered in making decisions for Outstanding Resources in the Takoma Park Historic District.

Staff requests the HPC provide guidance and recommendations regarding several elements of the proposed new construction:

- Is the size and scale of the new construction compatible with the existing house?
- Is the vertical Hardi-siding for the addition a compatible material?
- The 2<sup>nd</sup> floor addition will be supported by a steel post. If this overhang is appropriate, what kind of detailing will the HPC require to make a determination of its appropriateness?
- Are the windows in the proposed addition compatible with the historic resource?
- As part of this rehab project, the applicant proposes removing the chimney, is this change compatible with the character of the historic resource and surrounding district?

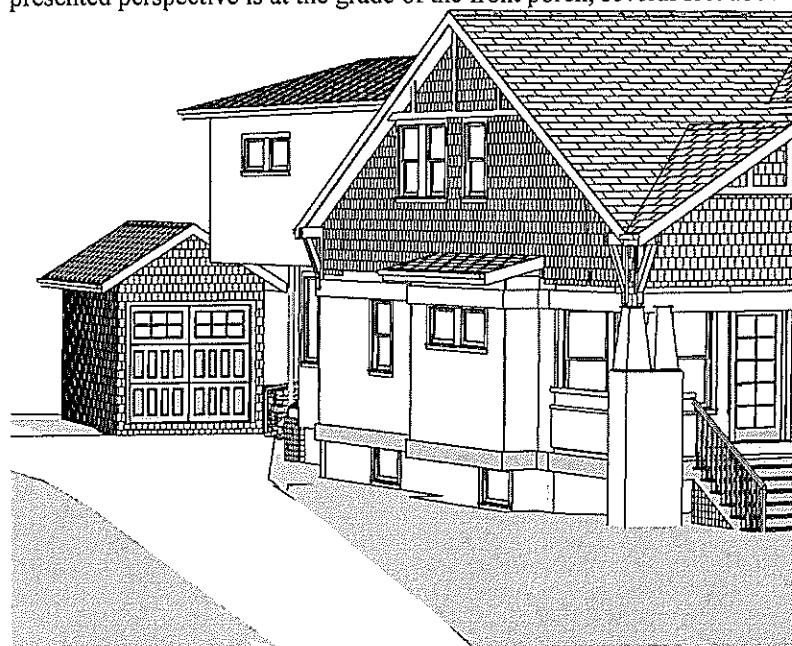
#### **Deck**

The applicant proposes to construct a triangular deck to the rear that will be approximately 28' (twenty-eight feet) wide at its base and will extend between 15' – 20' (fifteen to twenty feet) to the rear and will have a ramp. The applicant has indicated that this ramp will be built out of cedar, but has not provided details regarding the height of the deck and identified where railings will be required and how they will be detailed. The placement of this deck is behind the massing of the historic house and is inset from the left rear wall plane so that it will be minimally visible, to not at all visible, from the public right-of-way. Staff recommends the applicant provide these details and return for a HAWP for this element.

#### **STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for either an additional preliminary consultation or submit a HAWP application.

\* After the completion of this Staff Report the applicant provided this perspective view showing the visibility of the garage with the proposed overhang. Staff finds that the garage would be more visible from street level, as the presented perspective is at the grade of the front porch, several feet above the street.



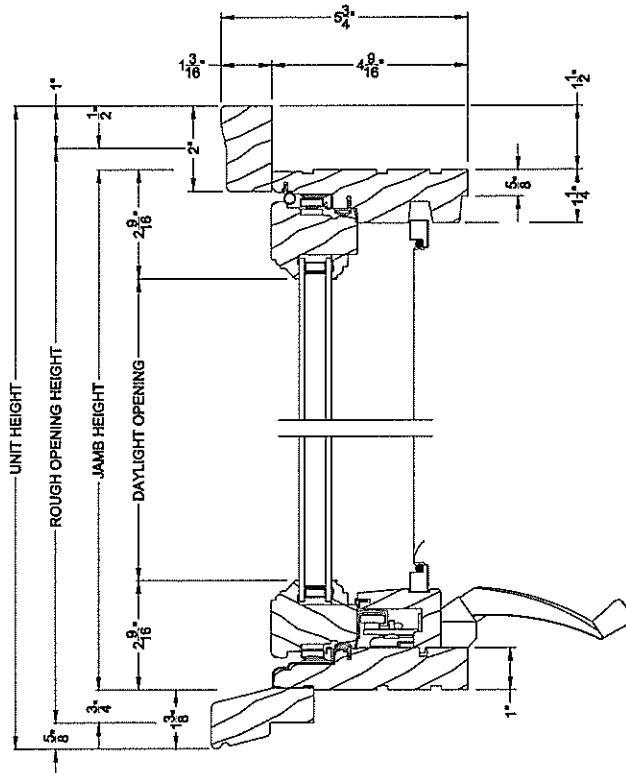
# **Weather Shield®**

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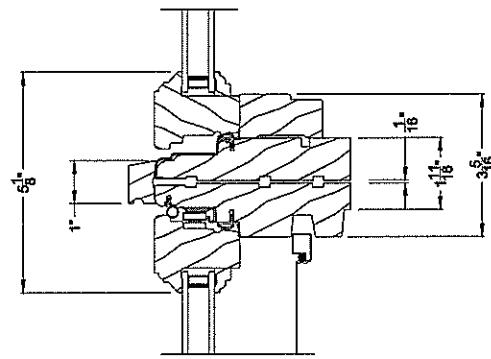
## **Weather Shield Series™**

## Casement Windows

### CROSS SECTION DETAILS

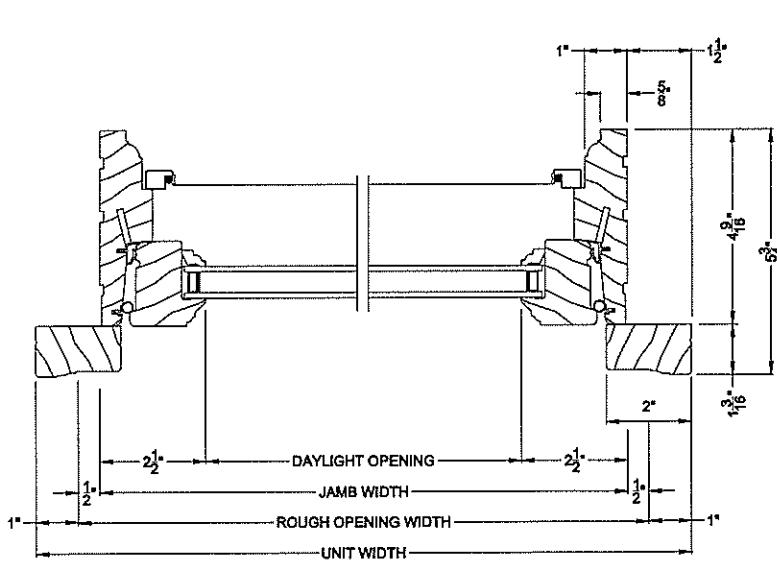


## WEATHER SHIELD CASEMENT WINDOW (6204)

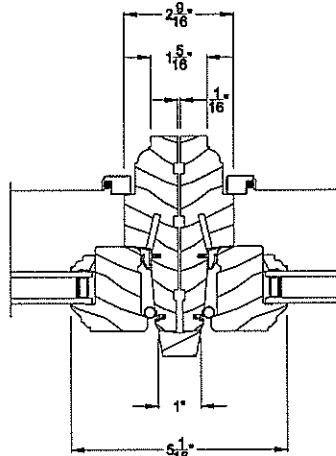


## **WEATHER SHIELD CASEMENT WINDOW**

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## WEATHER SHIELD CASEMENT WINDOW (6204)



## WEATHER SHIELD CASEMENT WINDOW

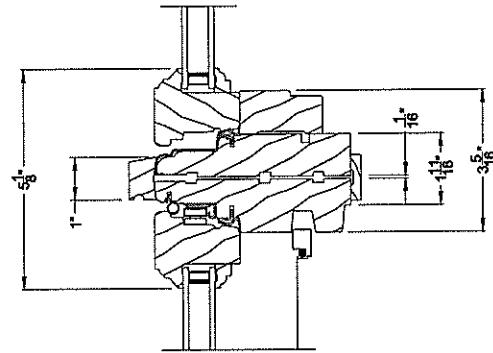
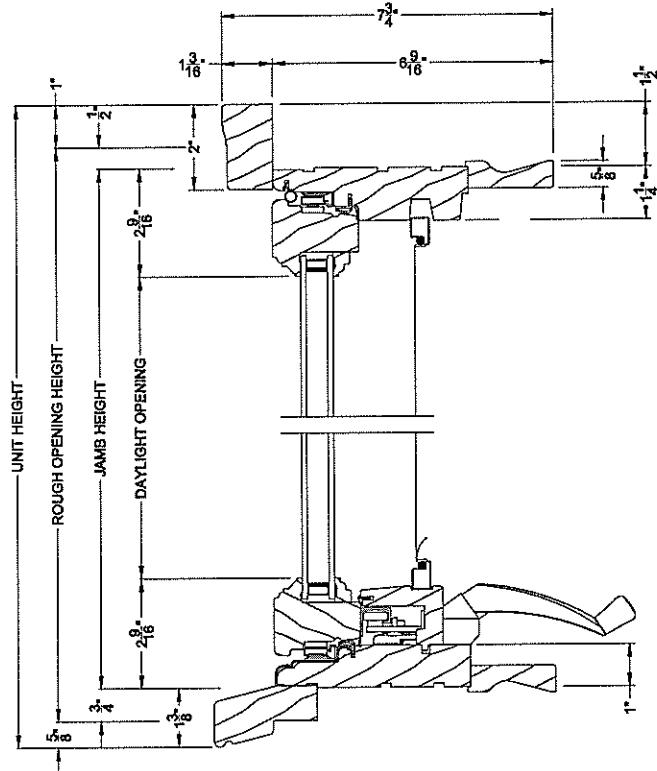
**Note:** All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

# Weather Shield®

## Weather Shield Series™

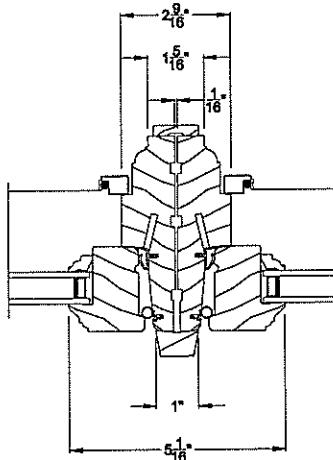
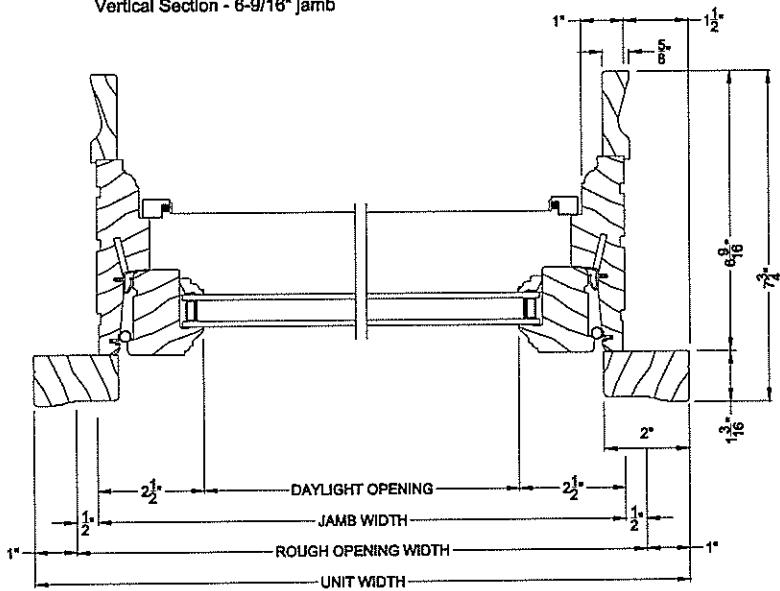
### Casement Windows

#### CROSS SECTION DETAILS



**WEATHER SHIELD CASEMENT WINDOW**  
Horizontal Stack Section - Transom Stack over Casement

**WEATHER SHIELD CASEMENT WINDOW (6204)**  
Vertical Section - 6-9/16" jamb



**WEATHER SHIELD CASEMENT WINDOW (6204)**  
Horizontal Section - 6-9/16" jamb

**WEATHER SHIELD CASEMENT WINDOW**  
Vertical Mull Section

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

# **Weather Shield®**

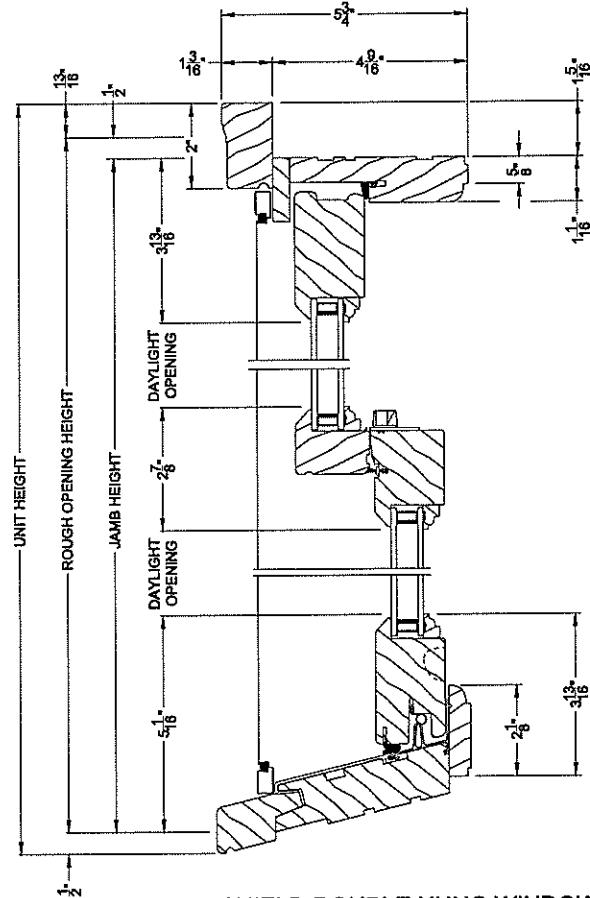
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## **Weather Shield Series™**

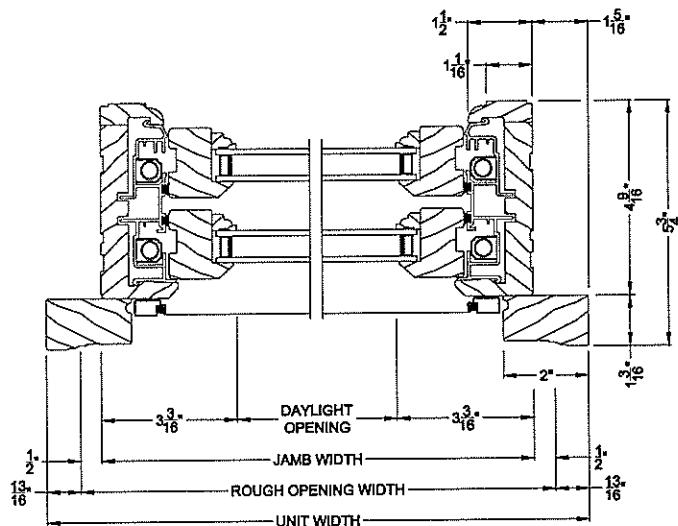
## Double Hung Windows

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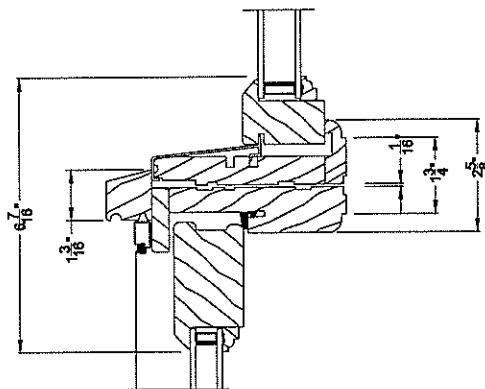
### CROSS SECTION DETAILS



## WEATHER SHIELD DOUBLE HUNG WINDOW (610)

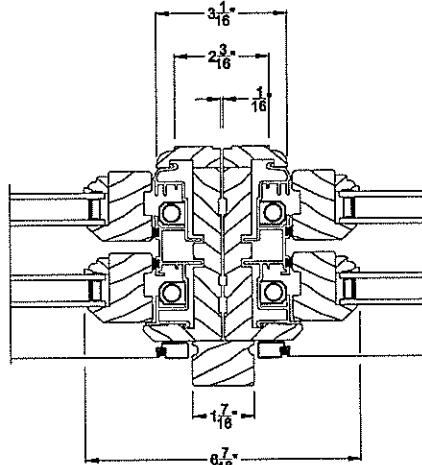


## WEATHER SHIELD DOUBLE HUNG WINDOW (610)



## **WEATHER SHIELD DOUBLE HUNG WINDOW**

Horizontal Stack Section - Transom Stack over DH



**WEATHER SHIELD DOUBLE HUNG WINDOW**

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

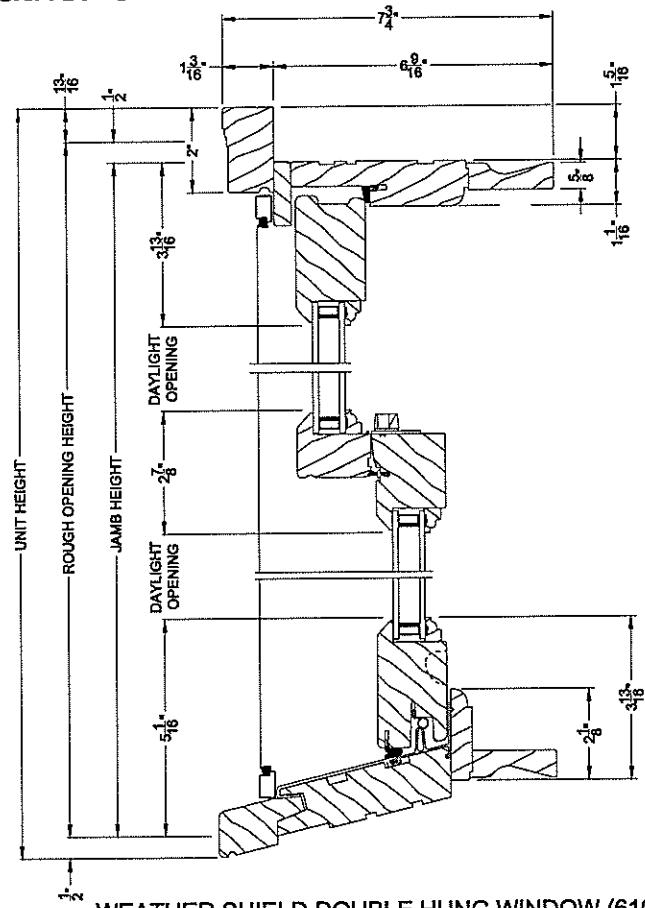
# Weather Shield®

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## Weather Shield Series™

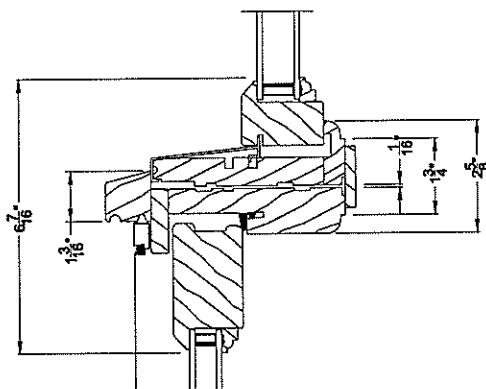
## Double Hung Windows

## CROSS SECTION DETAILS



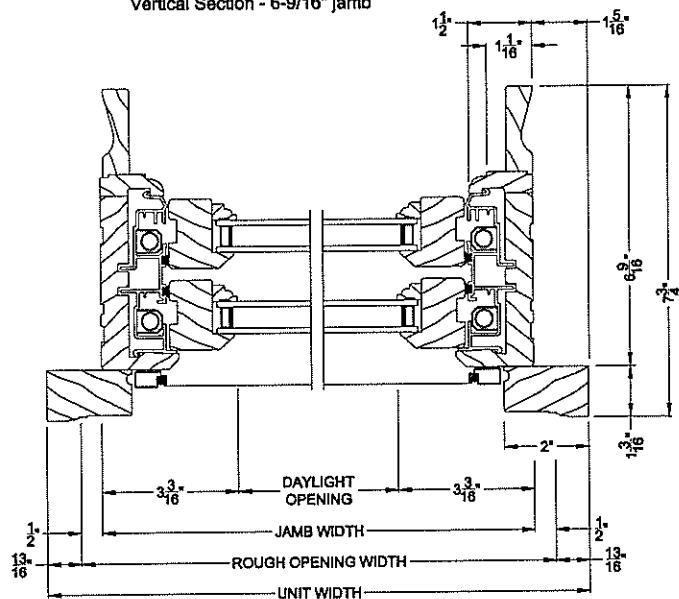
## WEATHER SHIELD DOUBLE HUNG WINDOW (610)

#### Vertical Section - 6-9/16" Jamb



## WEATHER SHIELD DOUBLE HUNG WINDOW

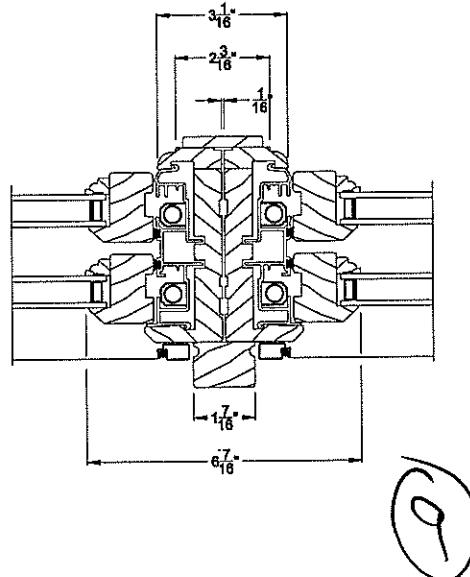
### **Horizontal Stack Section - Transom Stack over DH**



## WEATHER SHIELD DOUBLE HUNG WINDOW (610)

#### **Horizontal Section - 6-9/16" jamb**

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



## WEATHER SHIELD DOUBLE HUNG WINDOW

#### Vertical Mull Section - DH / DH



DPS - 64

## HISTORIC PRESERVATION COMMISSION

301/583-3400

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Jackie Braitman  
Daytime Phone No.: 301-891-3800

Tax Assessor No.: 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.: MHIC# 125978

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

**DETAILED INFORMATION**

House Number: 217 Street: Park Ave

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

Lot: P25 Block: 2 Subdivision: 0025

User: \_\_\_\_\_ Filing: \_\_\_\_\_ Period: \_\_\_\_\_

**ITEMS TO BE ATTACHED**

## 14. CHECK ALL APPLICABLE:

- |   |                                 |   |  |                                    |   |  |   |                               |
|---|---------------------------------|---|--|------------------------------------|---|--|---|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Remodel | <input type="checkbox"/> AC                              | <input type="checkbox"/> Stab      | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch                   | <input checked="" type="checkbox"/> Deck          | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Amend  | <input type="checkbox"/> Wood/Bam                 | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input checked="" type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Single Family |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair | <input type="checkbox"/> Renovate                 | <input type="checkbox"/> Fence/Wall (complete Section 6) |                                    |   |  |   |                               |

## CHECK ALL APPLICABLE:

15. Construction cost estimate: \$ 400,000

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

**CONSTRUCTION AND SITE INFORMATION**24. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_25. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_**RETAINING WALL OR TERRACE INFORMATION**

26. Height: feet inches

27. 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/assessment.

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.

3/5/18

Signature of owner or authorized agent

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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

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

See reverse side for instructions

SEE REVERSE SIDE FOR INSTRUCTIONS

(1)

**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)

**Schedule 1a: Description of Existing Structures and Environmental Setting**

217 Park Ave is an Outstanding Resource in the Takoma Park historic district. It is a craftsman style home with prominent architectural details including coupled, tapered columns, wood brackets and a 2nd floor turreted bay. It was built in 1923.

The home is a small 2-story stucco on frame construction. The historic first floor is approximately 750 sq ft with another 725 sq ft on the second floor with two bedrooms. Half of the open porch was previously converted to an enclosed sun room prior to establishment of the historic district. In 1999 a 240 sq ft first floor addition was added for a total living area of 1715 sq ft. The 1999 addition is behind and to the right side of the historic massing and obscures the back, right corner of the historic massing.

The house sits on a 5493 sq ft lot -- smaller than the 6,000 sq ft minimum for R-60 zoning. And 27% smaller than the 7500 sq ft average size lot for Takoma Park. The lot is almost pie-shaped. The house sits near the top of a long hill that is approximately 30 ft lower 1 street to the west (Spruce Ave) and approximately 8 ft higher one street to the east (Carroll). The home is approximately 9 ft higher than the sidewalk on Park.

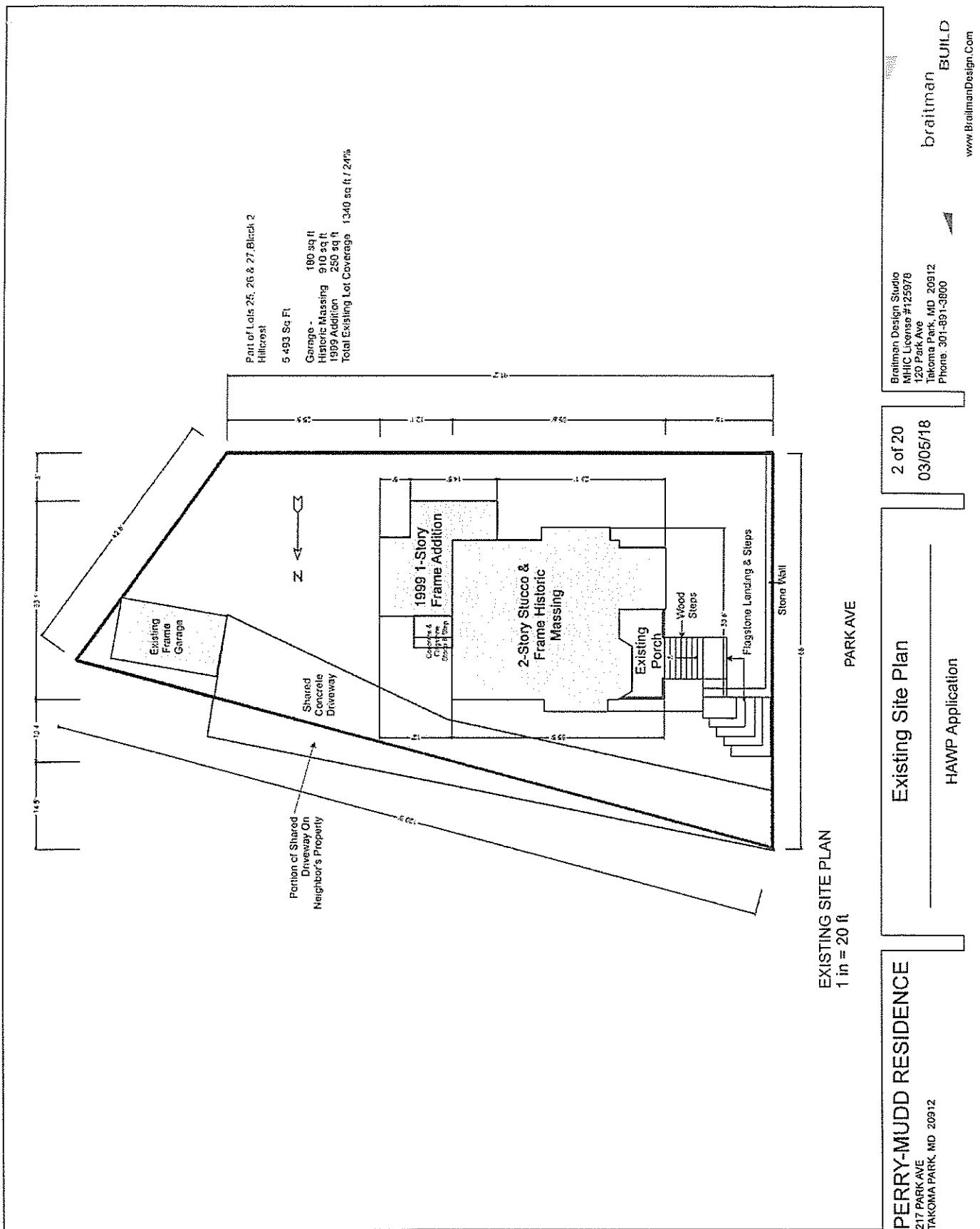
**Schedule 1b: General Description of Project and Effect on the Historic Resource, Setting and District**

This 2 bedroom house is too small to raise a family in today's environment. The homeowner is in the process of combining households with a significant other who has 3 children. In addition, the homeowner seeks to provide wheelchair accessible living to accommodate an aging parent who is also expected to join the household.

The primary purpose of the proposed remodel is to provide for 3 bedrooms and 2 baths upstairs and a wheelchair accessible bedroom and bath on the first floor.

The proposed 2-story addition is behind and set in at least 2ft from the historic massing. We propose adding 115 sq ft on the first floor and 440 sq ft on the second floor (partially over the 1999 addition and fully over the proposed first floor addition). The historic lot coverage was 20%, with the 1999 addition the lot coverage increased to 24%. With the proposed addition, the lot coverage will increase to 30%. If the proposed construction was on a lot of average size in the historic district (7500 sq ft), the lot coverage would be 22% -- thus, the house is not at all large for the area. Nor does the new construction overwhelm the historic massing. As mentioned, the grade of the houses to the rear are approximately 8 ft above the grade of this property and therefore the added roof areas won't obscure any views. Further, since the house is approximately 9 ft above the sidewalk and the addition is inset by more than 2ft on each side, thus the added space isn't easily seen from the street.

All original architectural details, with two exceptions, will be retained and repaired, as needed. We propose to remove the chimney. The bulk of the brick chimney is contained in the home, is small and not a significant architectural detail. Should I-PC find the chimney is significant, we will build a platform in the attic to support the exposed parged chimney above the roof and will remove the interior mass of the chimney. Second, in order to make use of the basement, we propose to add an egress window and window well on the south side of the house. Due to grade, it should not be visible from the public right of way.

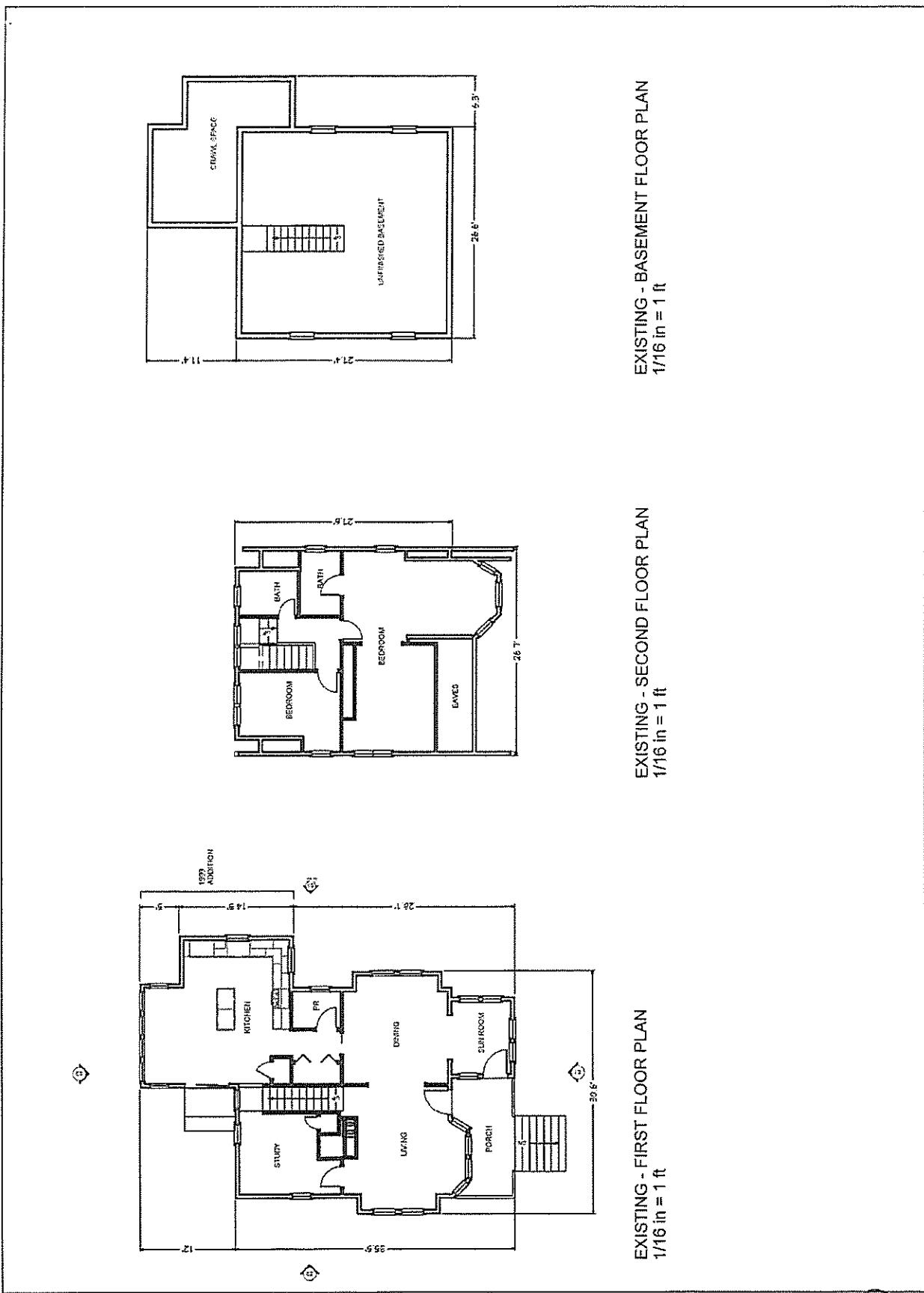


**PERRY-MUDD RESIDENCE**  
2127 PARK AVE  
TAKOMA PARK, MD 20912

Existing Site Plan  
HAWP Application

Braitman Design Studio  
MHIC License #1259  
120 Park Ave  
Takoma Park, MD 20912  
Phone: 301-271-2000

braitman B.U.I.D  
[www.BraitmanDesign.Com](http://www.BraitmanDesign.Com)



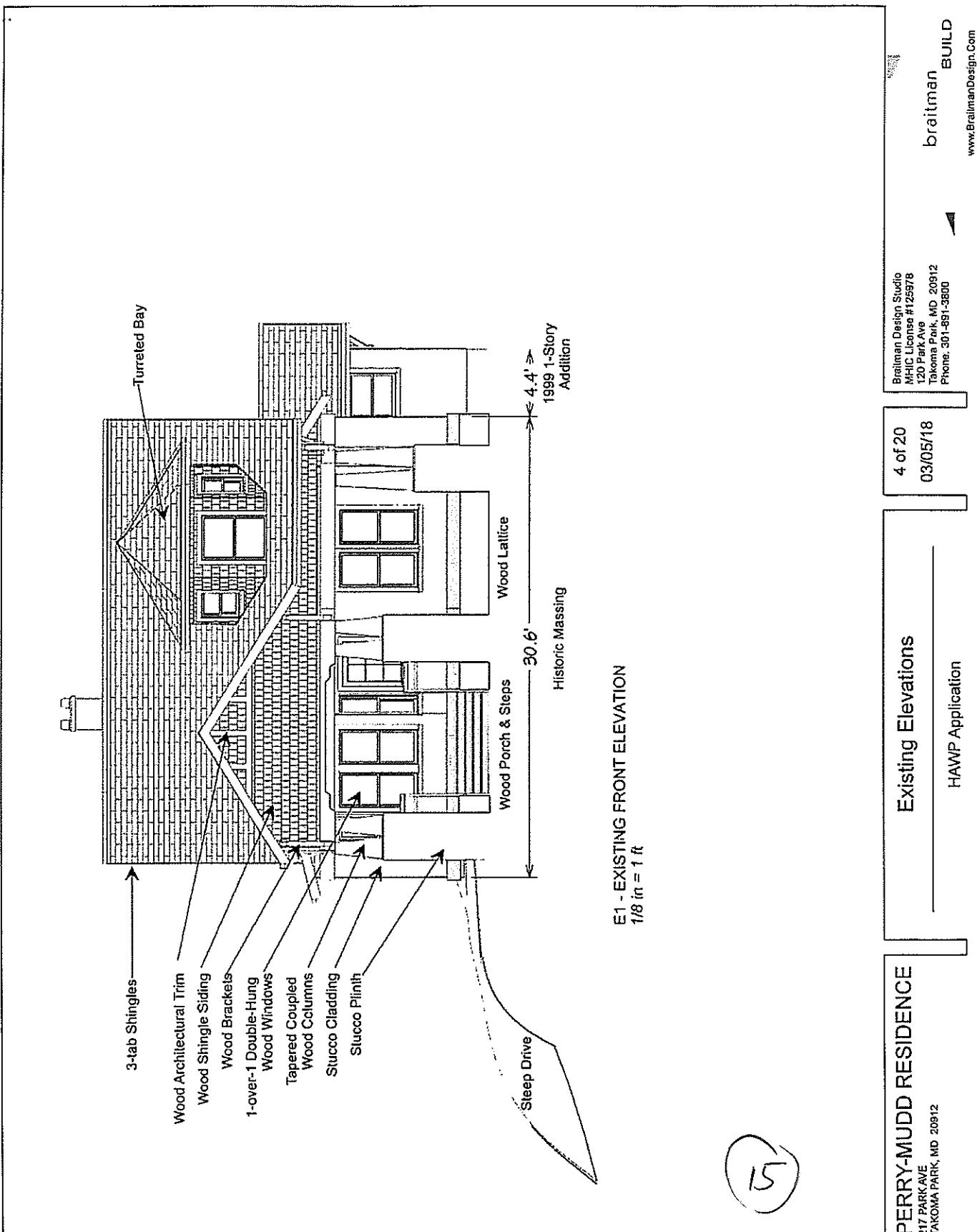
braitman  
BUILD  
www.BraitmanDesign.Com

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03/05/18

Existing Floor Plans  
HAWP Application

Braitman Design Studio  
MHIC License #125578  
120 Park Ave  
TACOMA PARK, MD 20912  
Phone: 301-891-3800

braitman  
BUILD  
www.BraitmanDesign.Com



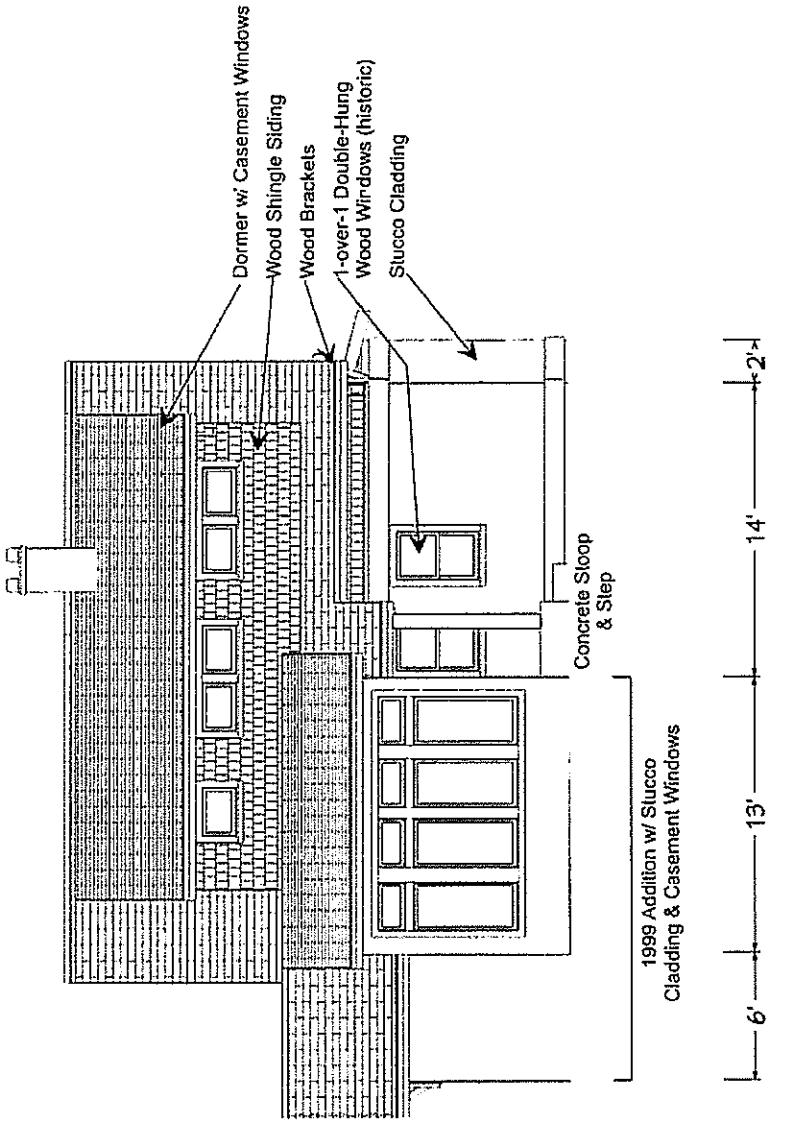
PERRY-MUDD RESIDENCE  
217 PARK AVE  
TAKOMA PARK, MD 20912

Existing Elevations  
HAWP Application

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03/05/18

Braitman Design Studio  
MHIC License #125578  
120 Park Ave  
Takoma Park, MD 20912  
Phone: 301-891-3800

braitman BUILD  
www.BraitmanDesign.Com



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

(-)

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

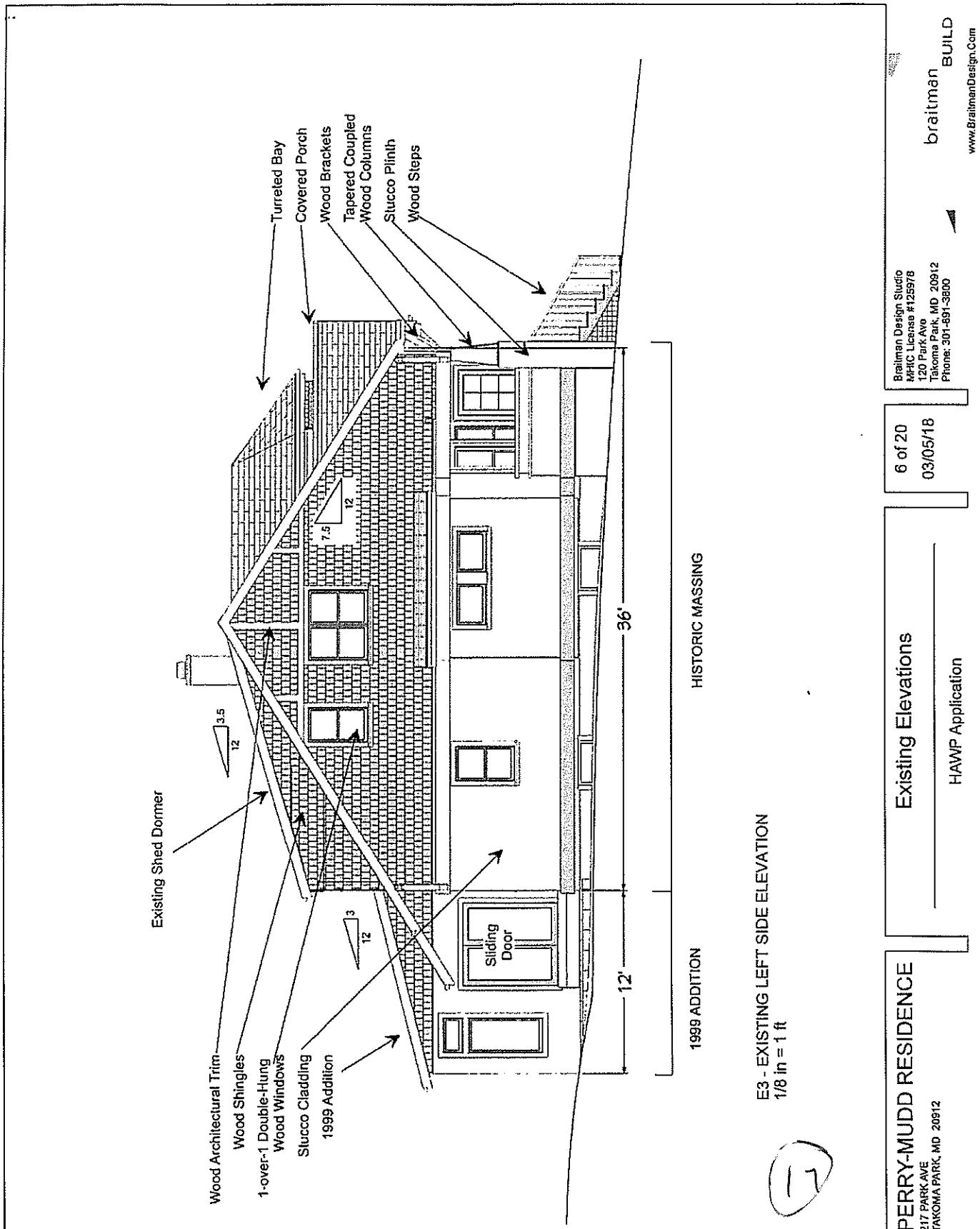
Existing Elevations

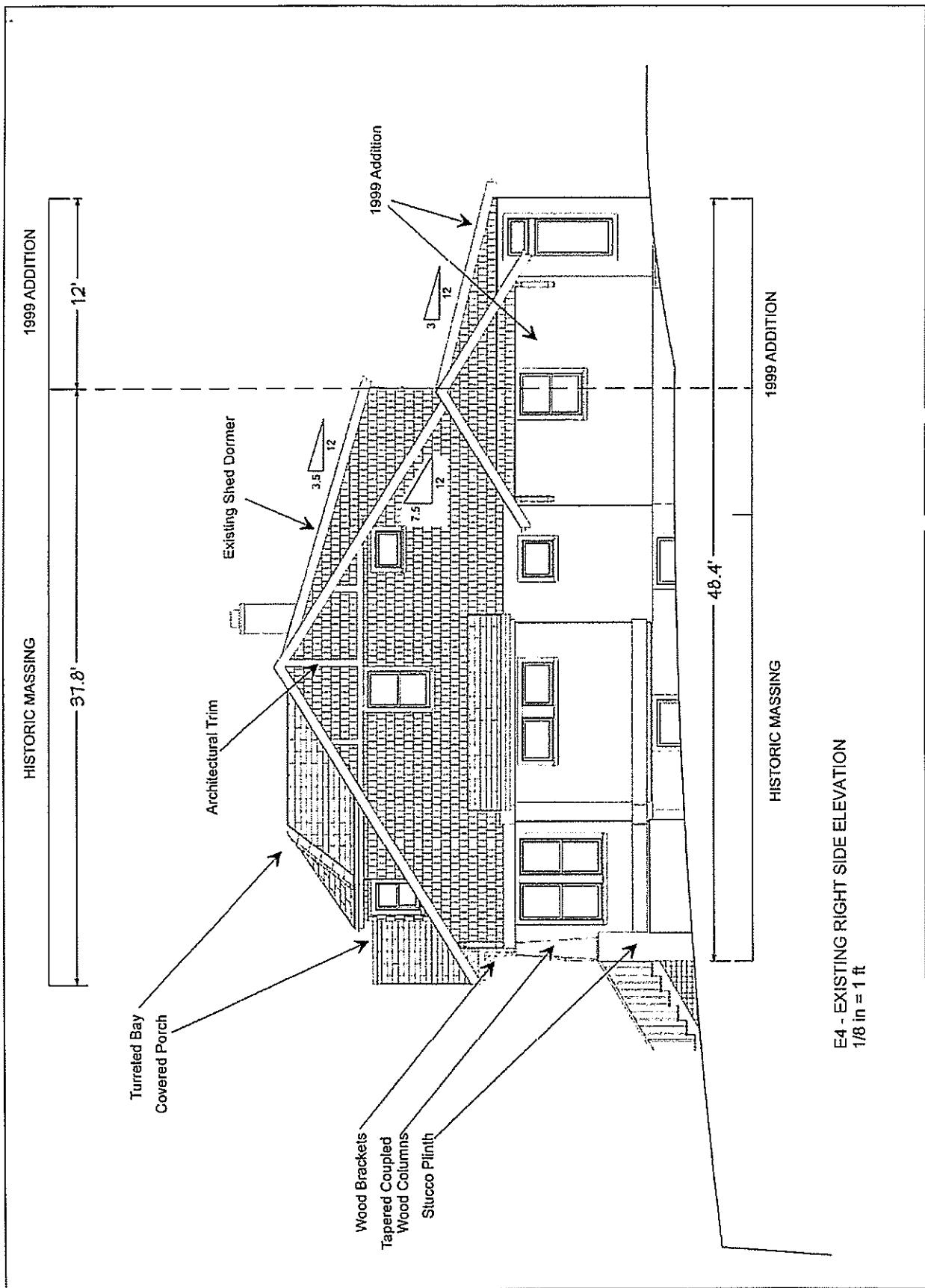
HAWP Application

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03/05/18

Braithman Design Studio  
MHIC License # 125378  
120 Park Ave  
Takoma Park, MD 20912  
Phone: 301-391-3900

braithman  
BUILD  
www.BraithmanDesign.Com





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

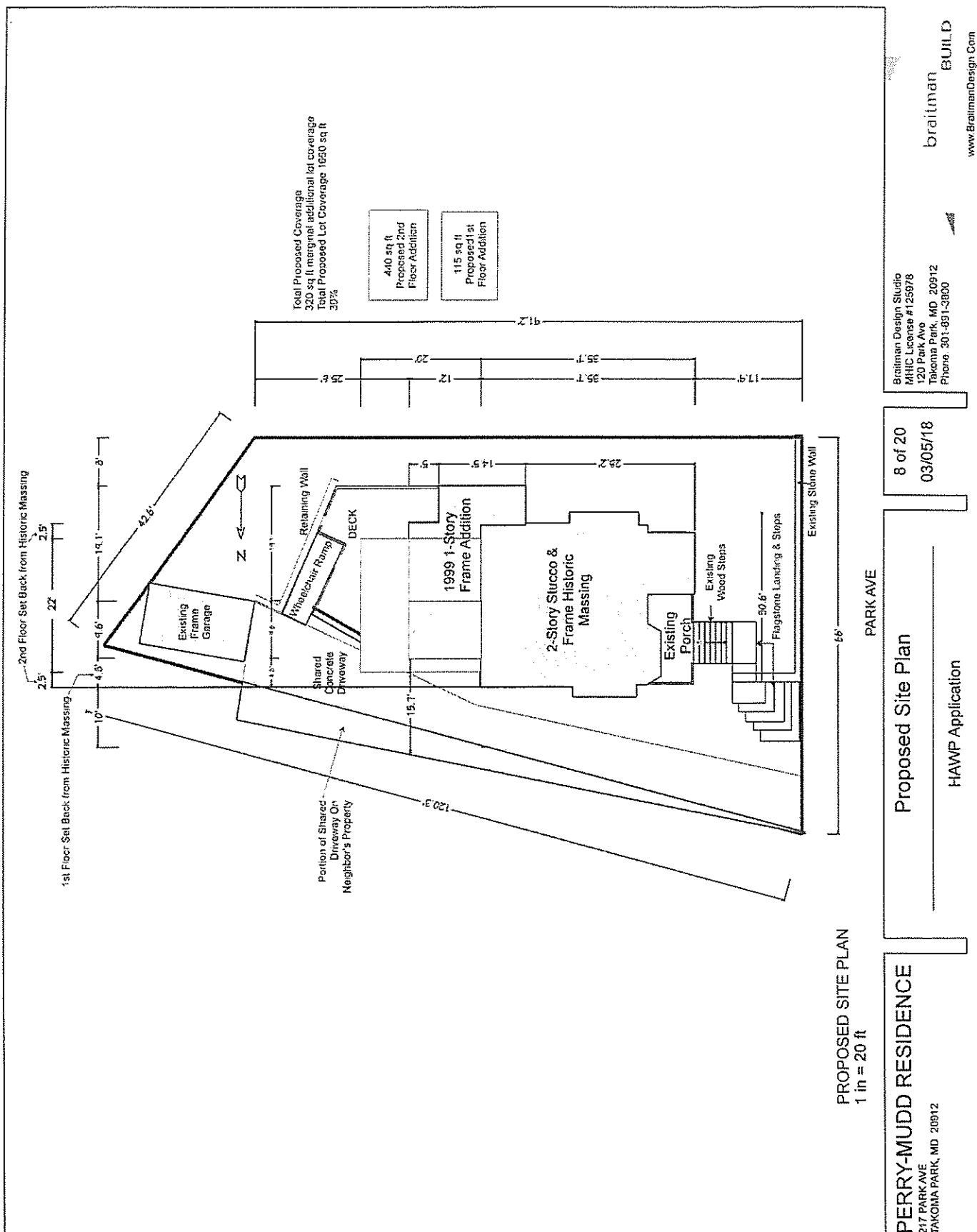
Existing Elevations  
HAWP Application

18

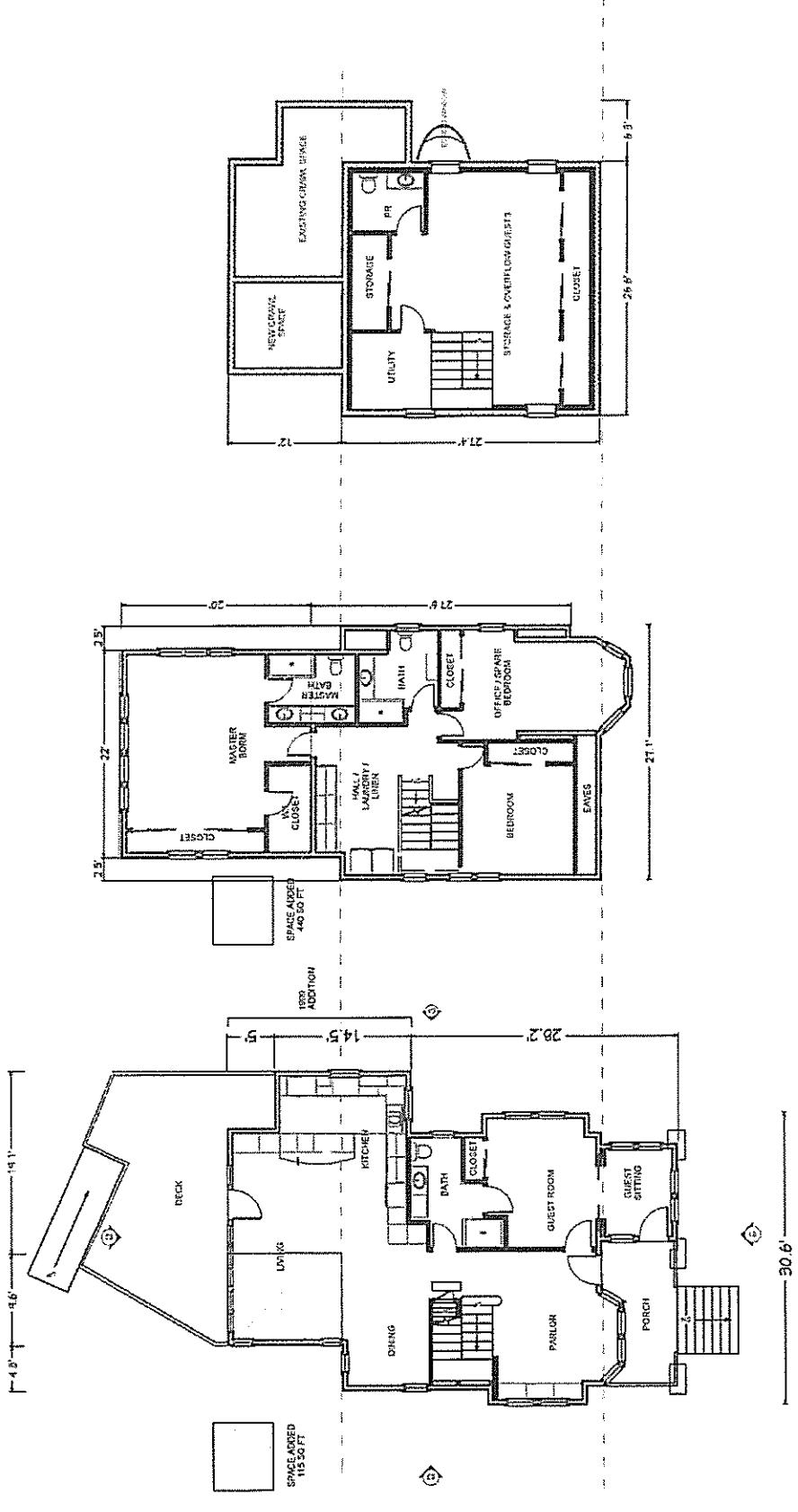
Bratman Design Studio  
MHIC License #125978  
120 Park Ave  
Takoma Park, MD 20912  
Phone: 301-891-3800

bratman BUILD  
www.BratmanDesign.com

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03/05/18



PERRY-MUDD RESIDENCE  
2177 PARK AVE  
FAIRFAX PARK, MD 20012



**PROPOSED - BASEMENT PLAN  
1/16 in = 1 ft**

1/16 in = 1 ft

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

16

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

1116 in -

2

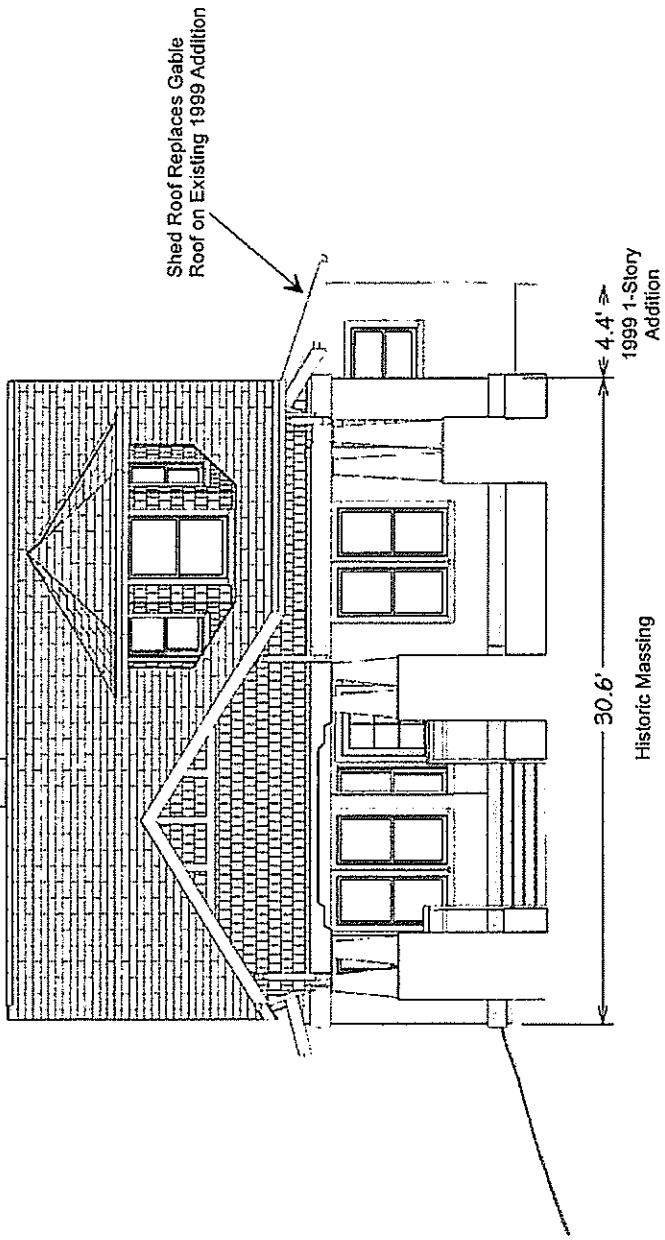
# PERRY-MUDD RESIDENCE

217 PARK AVE  
TAKOMA PARK, MD 20912

braitman 201

Bull. U.S.

Remove Chimney - Only  
Change to Historic Details



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

PERRY-MUDD RESIDENCE  
2117 PARK AVE  
TAKOMA PARK, MD 20912

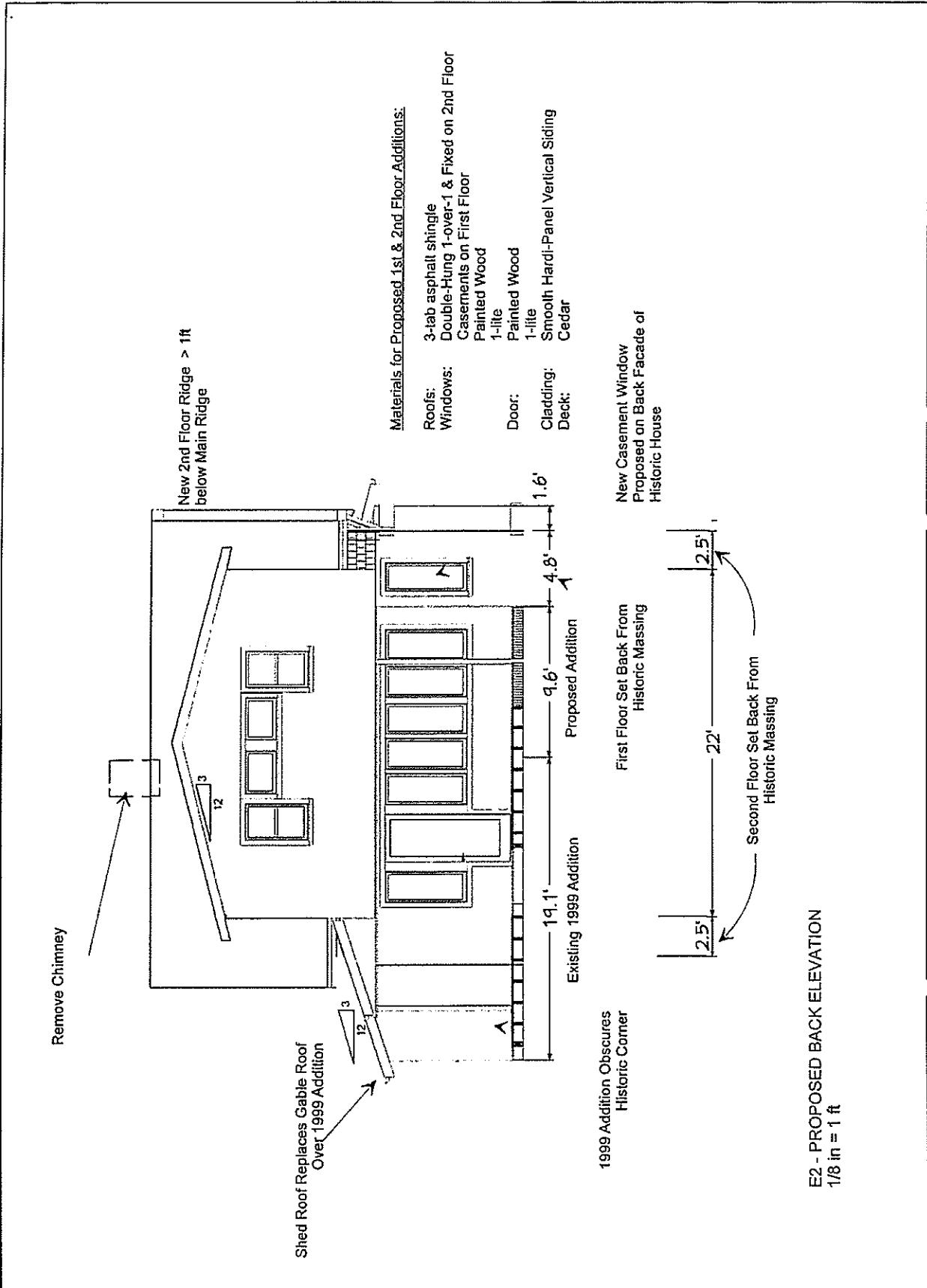
21

Proposed Elevations

HAWP Application

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Takoma Park, MD 20912  
Phone: 301-891-3800

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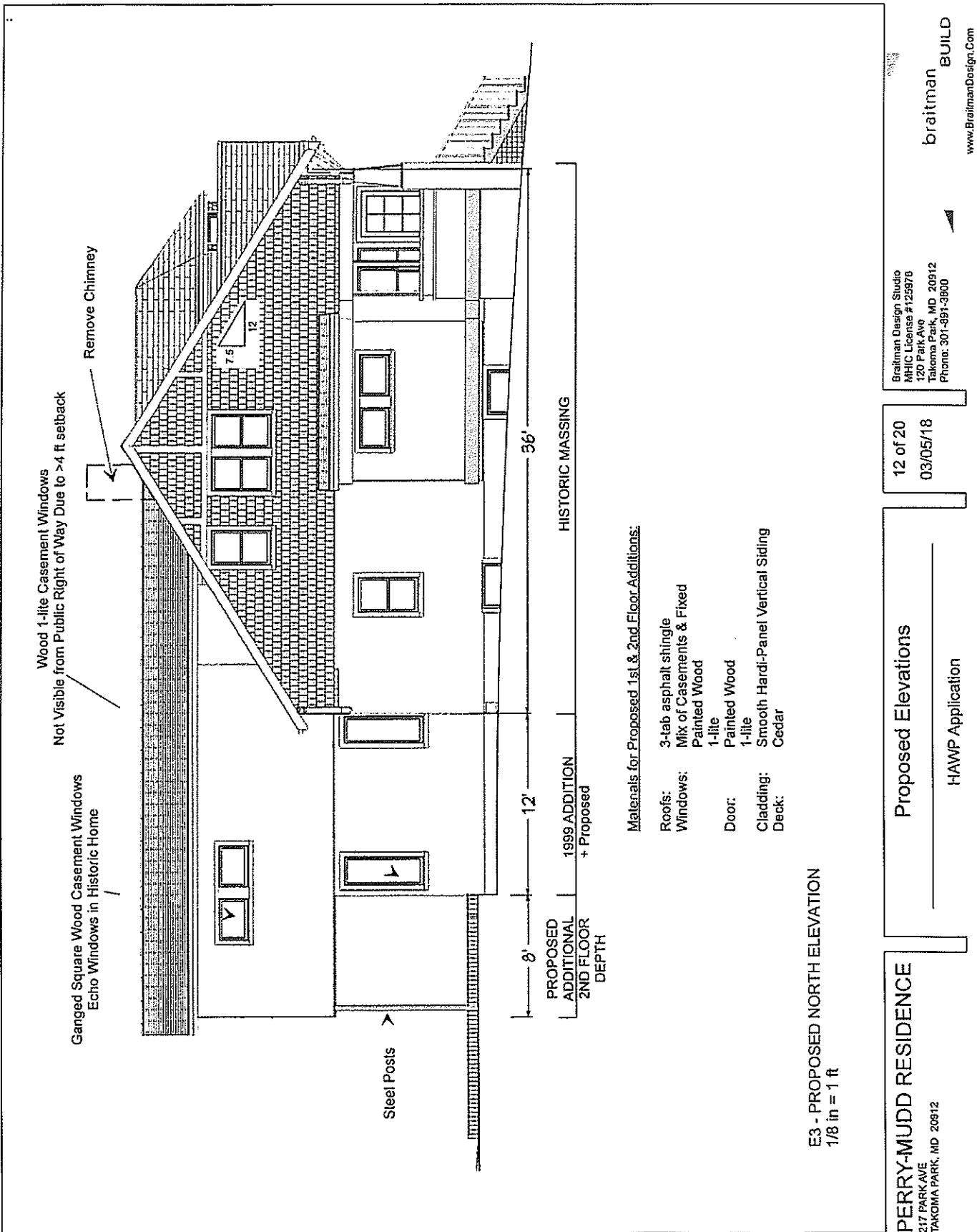
PERRY-MUDD RESIDENCE  
217 PARK AVE  
TAKOMA PARK, MD 20912

Proposed Elevations  
HAWP Application

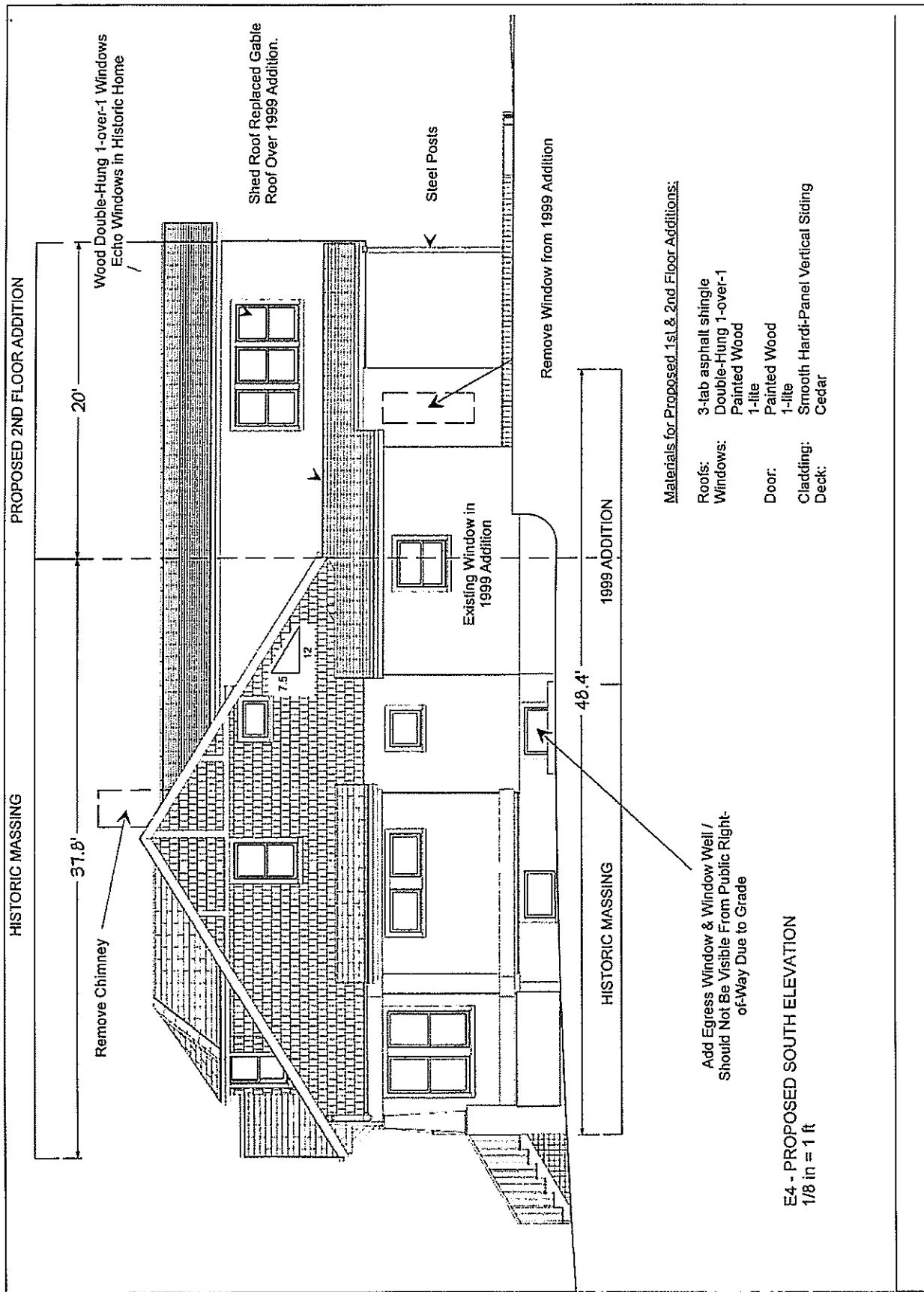
11 of 20  
03/05/18

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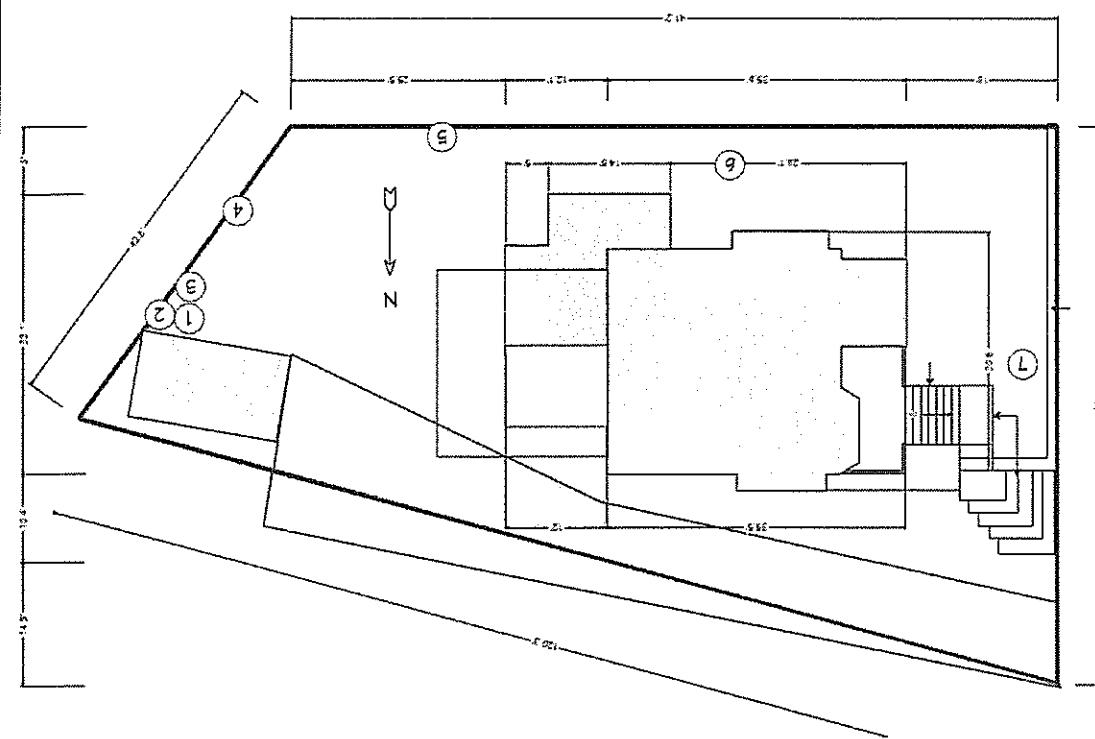


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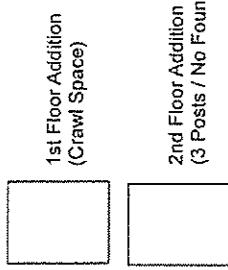
Proposed Elevations  
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### Tree Survey

- 1) Smooth Sumac 12"
- 2) Red Oak 12"
- 3) White Oak 15"
- 4) Smooth Sumac 6"
- 5) Red Maple 10"
- 6) Mulberry (lying) 8"
- 7) Red Maple 10"

No Trees in Construction Area  
Tree Protection Plan will be developed  
to protect trees during staging and trash control



TREE SURVEY  
1 in = 20 ft

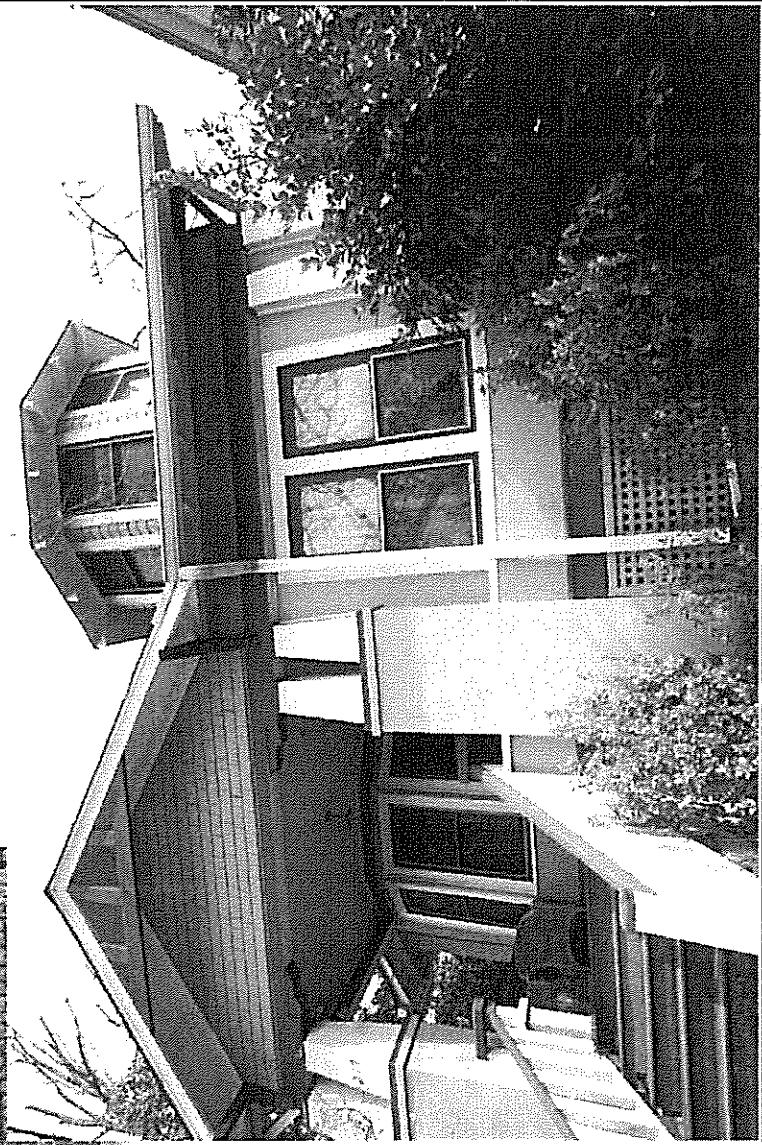
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Tree Survey  
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Front Facade

PERRY-MUDD RESIDENCE  
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TAKOMA PARK, MD 20912

Photos of Existing Conditions

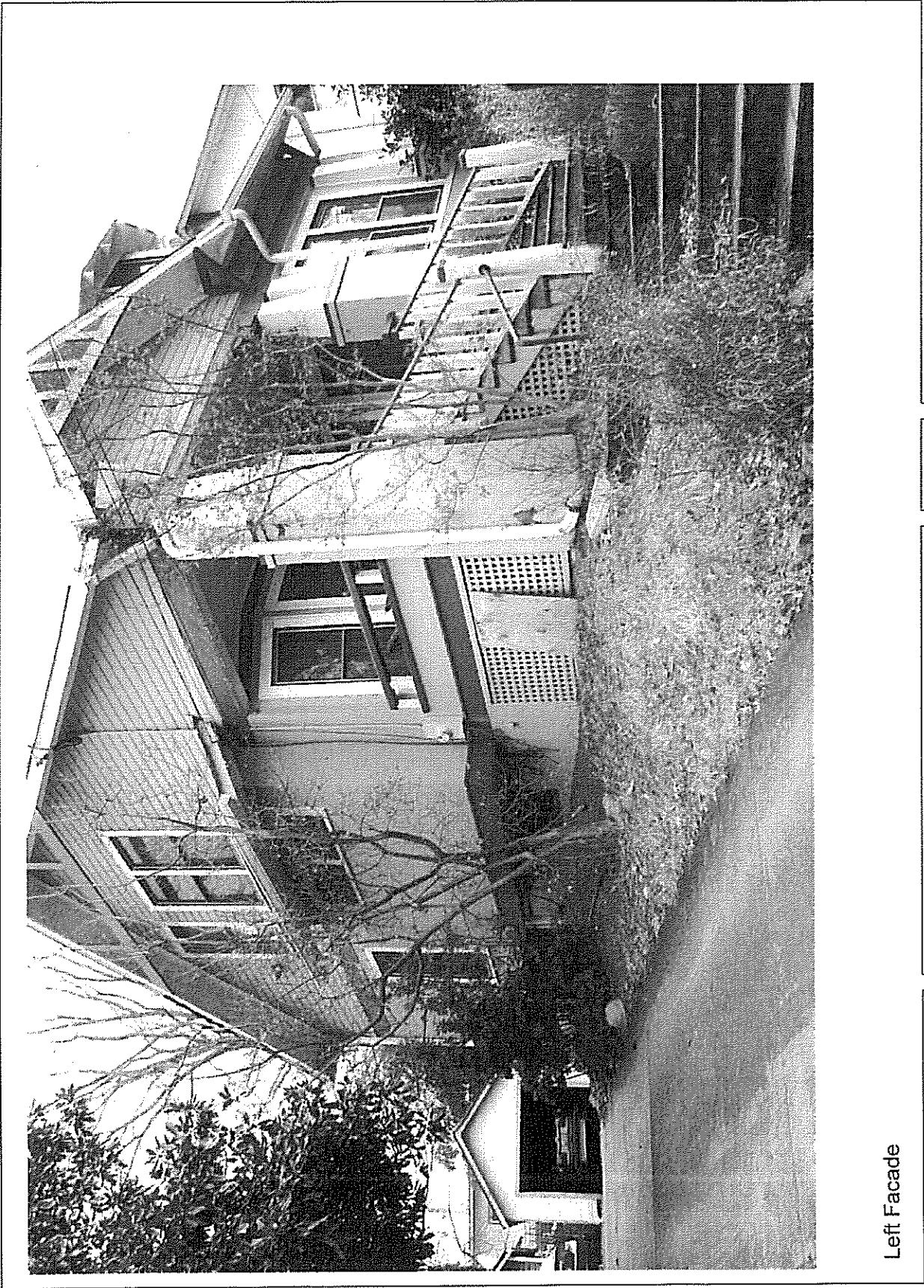
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Left Facade

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Photos of Existing Conditions

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Back Facade

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Photos of Existing Conditions

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Back / Right Corner

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Photos of Existing Conditions

18 of 20  
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Right Facade

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Photos of Existing Conditions

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View from Sidewalk

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Photos of Existing Conditions

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HAWP Application

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