

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	241 Park Ave., Takoma Park	Meeting Date:	5/7/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/30/2019
Applicant:	Dan Gubits	Public Notice:	4/23/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-19S	Staff:	Dan Bruechert
PROPOSAL: Porch Alterations			

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

1. The design for the porch railing is appropriate, however, PVC is an inappropriate material in this application. The proposed porch railing needs to be wood.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c1922-29

The subject property is a Sears Puritan Dutch Colonial with a non-historic screened in porch to the left.

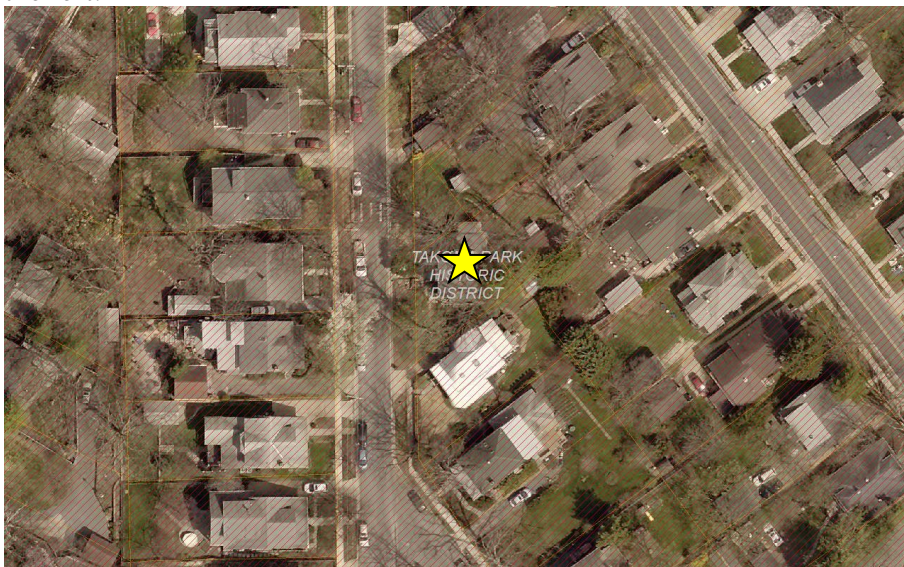


Figure 1: 241 Park Ave.

PROPOSAL

The applicant is proposing to enclose the existing screened-in porch, and make modifications to the roofline.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources 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), and the Secretary of the Interior's Standards for Rehabilitation (the Standards).

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.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

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; exact replication of existing details and features is, however, not required

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

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

architectural styles.

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

Secretary of the Interior's Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes enclosing the screened-in porch installed to the left of the sunroom. The porch will be enclosed using large clad windows with transoms and will maintain the more open appearance of the existing porch. Staff supports approval of this HAWP.

The existing house appears to be a relatively intact Sears Puritan kit house. Based on the foundation and clapboard, it appears that the sunporch on the left is a historic feature (a \$300 option at the time of purchase). To the left of the sunporch, a screened-in porch with a lower roof

was constructed. This appears to have been done well before the establishment of the historic district. The screened-in porch has a red brick foundation and wood framing. The roofline of the screened-in porch steps down from the sunporch.

The applicant proposes removing the screens from the screened-in porch and installing large clad windows with transoms in the openings. Below the windows the applicant proposes to install several clapboards that match the siding of the historic house. The roof of the screened-in porch will also be raised to match the height of the sunporch and a PVC railing will be installed around the edge of the flat roof (there is currently a door to access the roof above the sunroom). The applicant proposes to install a new HVAC condenser to the rear of the property.

Staff finds that the proposed work generally comports with the character of the house and surrounding district; and the architectural details are consistent with the house style, per the *Guidelines*. The proposed changes will have a minimal impact on the existing massing of the house and will not alter any historic features of the house (per 24A-8(b)(1)).

Staff additionally finds that the materials proposed are generally consistent with the house and surrounding district. The infill siding will be German lap siding to match the house. The Azek trim work will not detract from the wood and wood trim of the house and is used in a manner so as not to detract from the historic materials and character. The clad wood windows will provide profiles that are similar to wood and are being installed on a non-historic feature. The HPC has consistently approved clad wood windows on additions and new construction for Contributing Resources in the Takoma Park Historic District. Staff finds these details to be appropriate.

Staff does not find that the using cellular PVC for the new railing is an appropriate material. The proposed railing is will be highly visible from the side and front of the house. While a railing in this location is appropriate, the prominence of the feature is increased due to the larger size of the roof that the railing is enclosing. Staff finds that the use of Cellular PVC would not be an appropriate substitute material on the front of the house. This material does not weather like wood and will result in an incompatible appearance. Staff recommends the HPC condition approval on the use of a wood railing in this location.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with one condition:

1. The design for the porch railing is appropriate, however, PVC is an inappropriate material in this application. The proposed porch railing needs to be wood; 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.

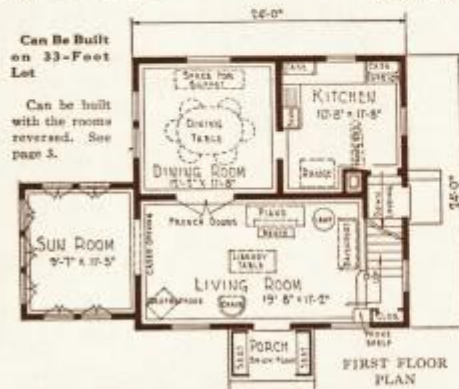
SEVEN OR SIX ROOMS, BATH AND PORCH



THE PURITAN is the most modern type of Dutch Colonial architecture. Painted pure white with contrasting green shutters, and the red or green roof with Colonial red brick chimney, it is an architectural masterpiece. Where will you find a more inviting entrance than this quaint Colonial doorway with Colonial hood, which can be ornamented by the Colonial benches on either side of the doorway? The Puritan has a larger living room, a more spacious dining room and a more roomy kitchen than is found in houses at nearly twice its price. The Puritan, with a foundation of only 24 feet by 24 feet, has just as much real living room space as many houses with dimensions of 34 feet by 34 feet.

FIRST FLOOR

The Living Room. This large living room with four full size windows providing light and ventilation, measures over 19 feet 8 inches by 11 feet 2 inches. To the right an open stairway to the second floor carries out the true Colonial charm. A clothes closet is on the stair landing within a few steps of the front door. Opposite the front entrance a large wall space affords room for a grand or upright piano. Phone shelf provided near stair landing.



Honor Bill

The Puritan

"Already Cut" and Fitted
3190A with Sun Room, \$2,395.00. 3190B without Sun Room, \$2,098.00

The Sun Room. Size, 9 feet 7 inches by 11 feet 5 inches. A covered opening leads into the sun room from the living room if 3190A is ordered. Seven pairs of French windows flood this room with sunshine. Tastily furnished and draped, it can be made the chosen spot in winter or summer.

Dining Room. Size, 12 feet 3 inches by 11 feet 8 inches. French doors lead from living room to dining room. A wide casement window is on the rear wall just over the space for the buffet. Two regular size windows give plenty of light from the sides. A swinging door opens into kitchen.

The Kitchen. Size, 10 feet 8 inches by 11 feet 8 inches. The range and sink are handy as we enter. A kitchen case makes the work of food preparation easy. A long work table with five drawers is directly underneath the window. Ample space for a refrigerator. There is a built-in ironing board. The grade entrance ledge to keep the kitchen clean and warm. It also makes it easy to reach the basement from the yard or kitchen.

SECOND FLOOR

The Bedrooms. A spacious hall connects all rooms. Facing the stairway is the bathroom. Each of the three bedrooms has two of three windows, and a clothes closet. A linen closet is in the hall.

Basement. Room for furnace, laundry and storage.

Heights of Ceilings. Basement, 7 feet from floor to joists, with concrete base. First floor, 9 feet from floor to ceiling. Second floor, 8 feet 2 inches from floor to ceiling.

OPTIONS

Shut Plaster and Finish to take the place of wood sash for 3190A, \$173.00 extra; for 3190B, \$161.00 extra. See page 90.

Oriental Asphalt Shingles, guaranteed 17 years, for roof instead of wood shingles, \$30.00 extra.

Maple Flooring for kitchen and bathroom, instead of yellow pine, no extra charge.

Seats for Porch, \$27.00 per pair extra.

Storm Doors and Windows for 3190A, \$105.00 extra; for 3190B, \$74.00 extra.

Screen Doors and Windows, galvanized wire, for 3190A, \$65.00 extra; for 3190B, \$46.00 extra.

Side Porch, \$78.00 extra.

Rear Porch, \$129.00 extra.

Oak Doors, Trim and Floors, in living room, dining room, sun room and stairs, instead of yellow pine, for 3190A, \$138.00 extra.

Oak Doors, Trim and Floors, in living room, dining room and stairs, instead of yellow pine, for 3190B, \$117.00 extra.

What Our Price Includes

At the price quoted we will furnish all the material to build this six-room house consisting of:

Lumber; Lath;
Shingles, Best Grade Thick Cedar;
Siding, Clear Cypress, the "Wood Eternal";
Framing Lumber, No. 1 Quality Yellow Pine;
Flooring, Clear Grade Yellow Pine;
Porch Ceiling, Clear Grade Yellow Pine;
Finishing Lumber;
High Grade Mill Work (see pages 86 and 87);
Interior Doors, Two Vertical Panel Design of White Pine with Fir Panels;
Trim, Beautiful Grain Yellow Pine;
Kitchen Cupboards; Medicine Case;
Built-In Ironing Board;
Windows of California Clear White Pine;
40-Lb. Building Paper; Sash Weights;
Eaves Trough and Down Spout;
Stratford Design Hardware (see page 107);
Paint for three coats outside;
Varnish and Filler for Interior Trim and Doors;
Complete Plans and Specifications.
Built on a concrete and brick foundation and excavated under entire house.
We guarantee enough material to build this house. Price does not include cement, brick or plaster.
See Description of "Honor Bill" Houses on Pages 12 and 13.
For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 106.



Figure 2: The Puritan model was offered with or without the sun porch.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net Contact Person: PAUL TRESEDER
Daytime Phone No.: 301.367.2190

Tax Account No.: _____

Name of Property Owner: DAN GURITS Daytime Phone No.: _____

Address: 241 PARK AVE TAKOMA PARK MD. 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301.367.2190

LOCATION OF BUILDING/PREMISE

House Number: 241 Street: PARK AVE

Town/City: TAKOMA PARK Nearest Cross Street: CRESCENT

Lot: 16 Block: 4 Subdivision: HILL-CREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE

- ☐ A/C ☐ Slab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 50,000

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.

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED PAGE

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED PAGE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

Owner's mailing address DAN GUBITS 241 PARK AVE TAKOMA PARK, MD. 20912	Owner's Agent's mailing address PAUL TRESEDER, ARCHITECT 6320 WISCASSET ROAD BETHESDA, MD. 20816
Adjacent and confronting Property Owners mailing addresses	
ALIA ANDERSON AND JEREMY CHRZAN 239 PARK AVE TAKOMA PARK, MD. 20912	ROBERT MUEHLENKAMP AND KAREN ACKERMAN 240 PARK AVE TAKOMA PARK, MD. 20912
ELIZABETH KLEEMEIER 242 PARK AVE TAKOMA PARK, MD. 20912	ANDREW MARKLE AND MEGAN KENNEDY 244 PARK AVE TAKOMA PARK, MD. 20912

STATEMENTS FOR 241 PARK AVE, TAKOMA PARK

1. Description of the existing structure and environmental setting:

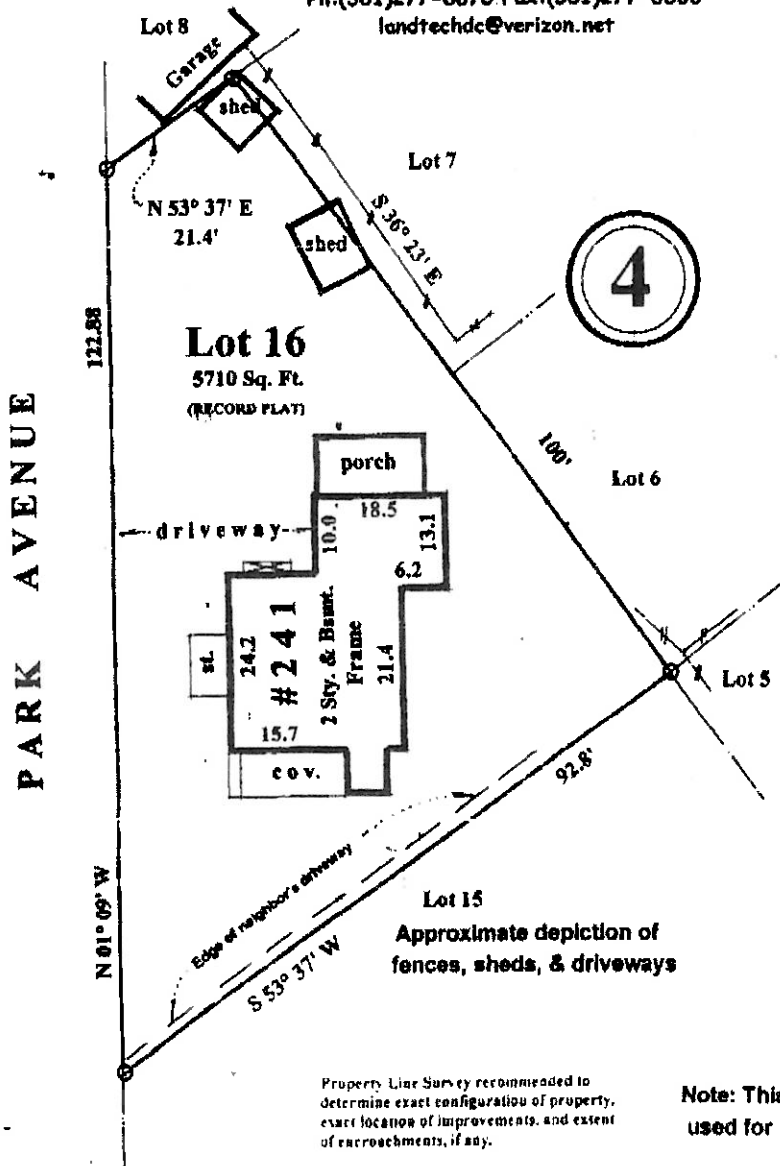
- This house is a very well preserved Sears cottage, the “Puritan” model, located on a small triangular lot in the Takoma Park Historic District. At some point in its life the porch on the left side was enclosed and a screen porch added on further to the left. There is a garage below the “first” porch. Also, when the porch was enclosed it was bumped out in the rear to allow for a small bathroom. The windows and siding used to enclose the porch are a close match to the existing house.
- There is a large oak tree between the porch and the street which seems to be very healthy.

2. Description of the proposed work;

- This project proposes to remodel the existing screen porch to make it part of the adjacent enclosed porch, creating a larger family room for the house. We are proposing to raise the roof level so it matched the existing roof, and add a balustrade to unify the two roofs. Photos of the “Puritan” model show such a balustrade on the original house. (There is an original door currently leading from the second floor to the roof).
- To make the porch an all weather space we are proposing to add windows and transoms as infill where the screen panels were in a size and pattern so as to maintain a porch like look. The corners and frieze and cornice are designed to read as columns and beams, and the windows are recessed to further this effect. The existing brick foundation will be preserved, and there is no change to the building footprint.
- The materials proposed for this work are wood and/or cellular PVC, painted to match the existing house. The windows will be white clad wood, with simulated divided lites where shown.
- New air conditioning will be added, so the existing window AC units will be removed, and a small ground mounted compressor will be installed in the rear.
- Because of the configuration of this lot, a variance may have to be obtained for this work, even though there is no change in the footprint.

LANDTECH ASSOCIATES, INC.

7307 Baltimore Avenue Suite 214
College Park, MD 20740
Ph:(301)277-8878 Fax:(301)277-5866
landtechdc@verizon.net



NO TITLE REPORT
FURNISHED

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---Prop. L.S. LIC. NO 119

Location Drawing of:	LOT: 16	BLOCK: 4
#241 Park Avenue	PLAT BK: 2	PLAT#: 140
Hill-Crest TAKOMA PARK Montgomery Co., MD	DATE: 8-01-05	SCALE: 1"=20'
	CASE NUMBER:	
	FILE NUMBER: LT-2052110	

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.



FRONT VIEW



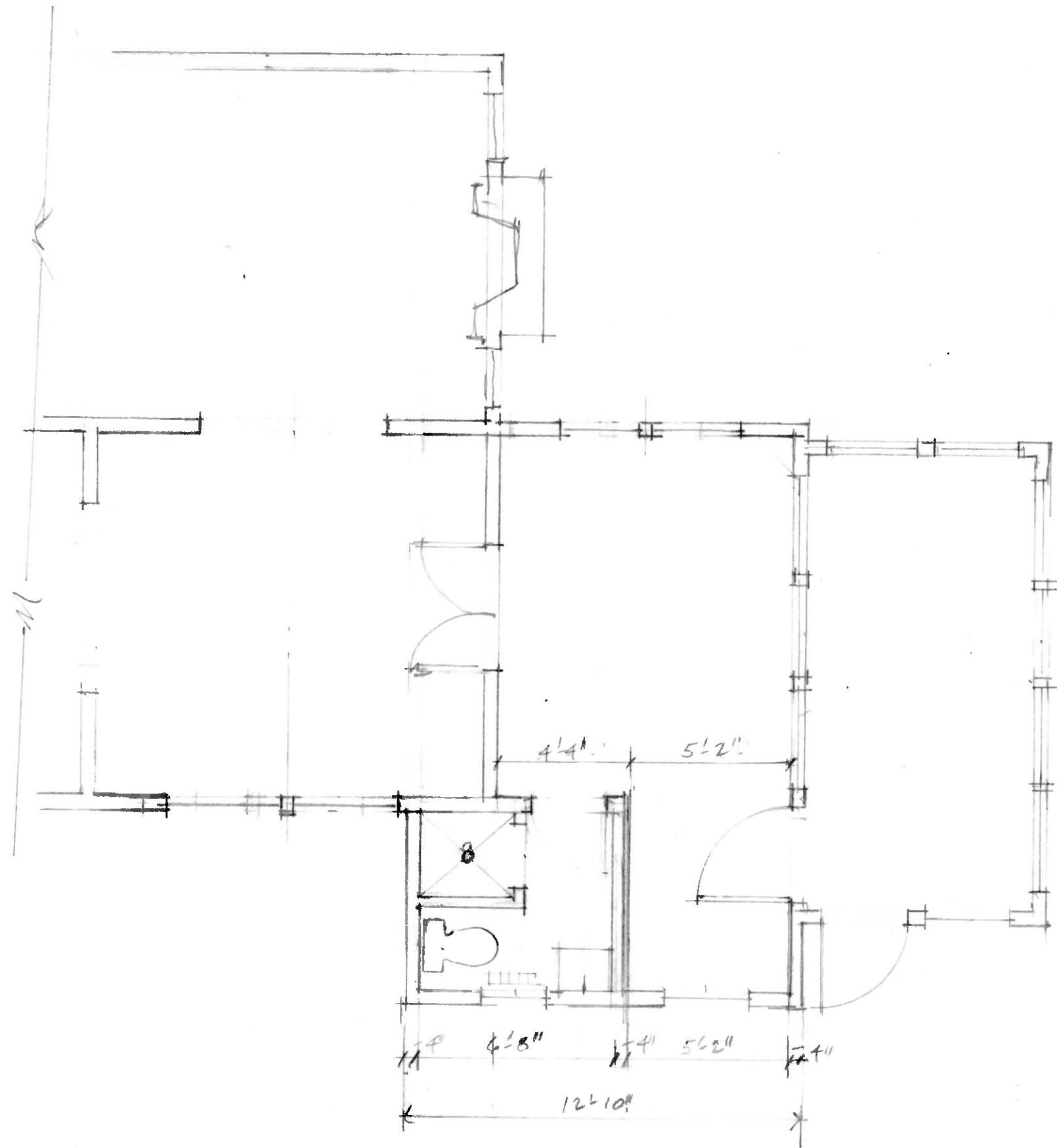
3/4 SIDE/FRONT VIEW



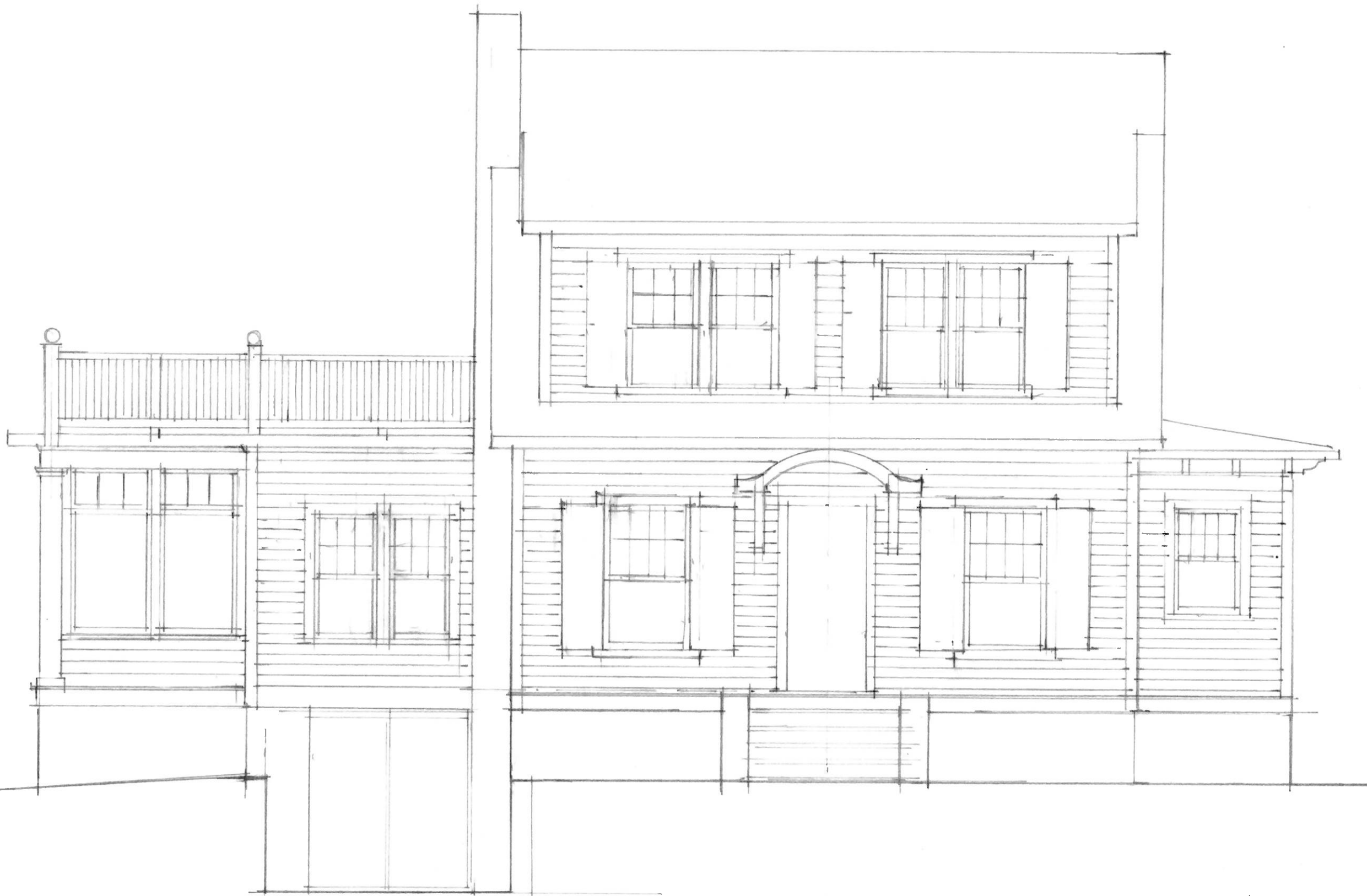
SIDE VIEW



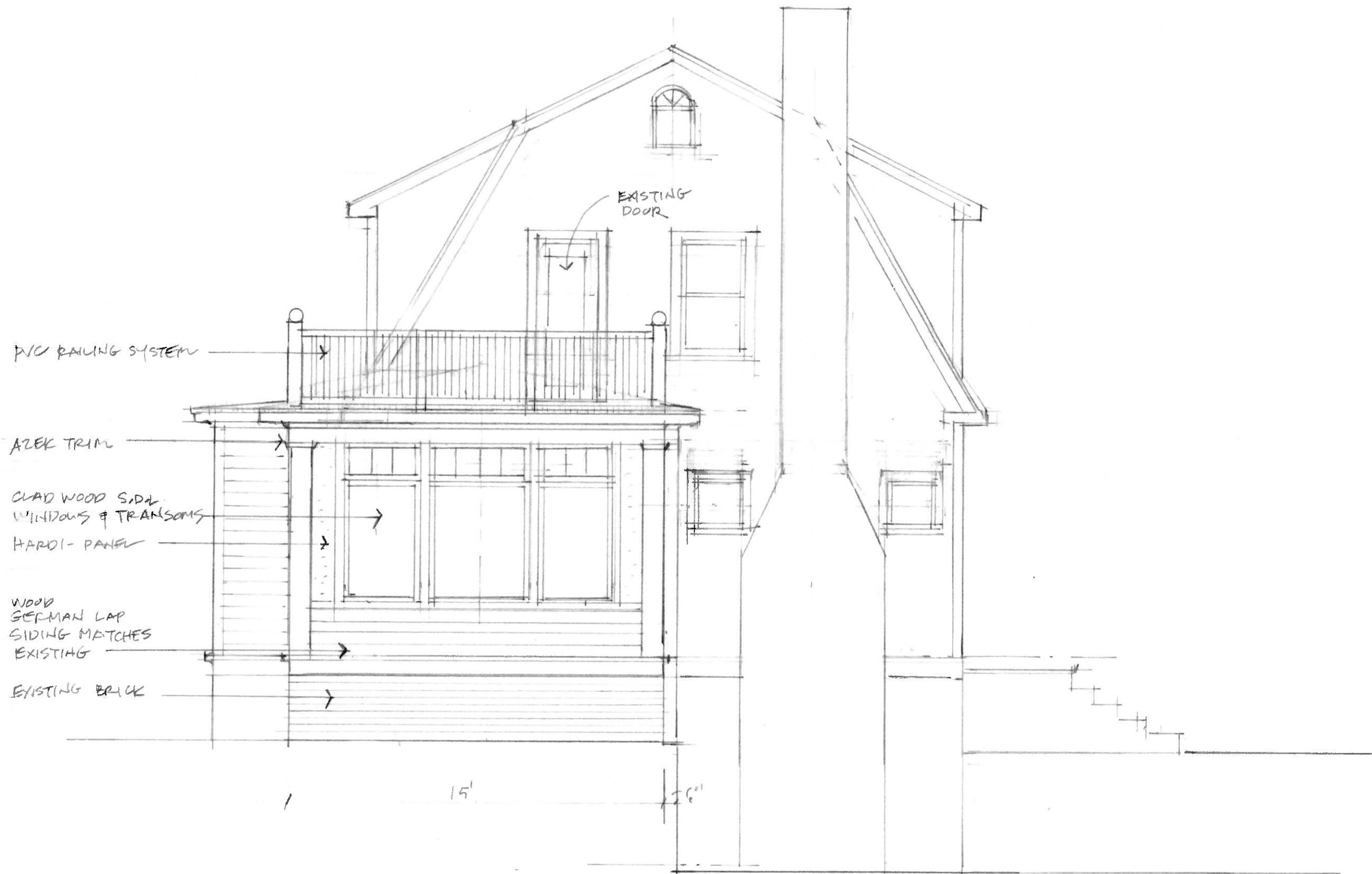
REAR VIEW



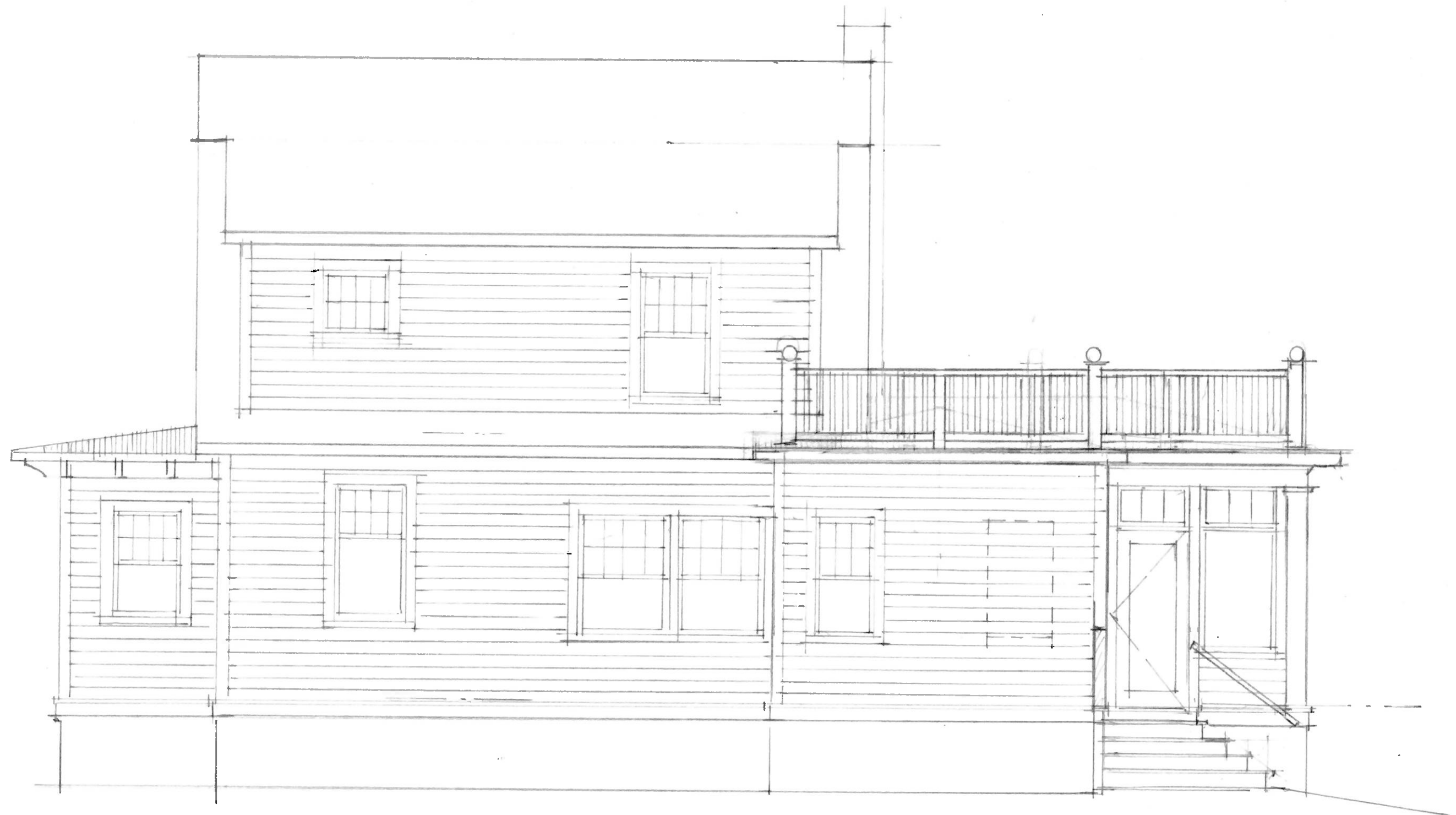
GURBS EXIST'G CONDITIONS



PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION (EAST)

#241 PARK AVENUE