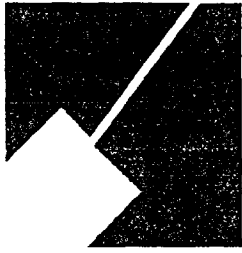


37/3-00AA 238 Park Avenue
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

April 26, 2001

Ms. Kathryn Desmond
242 Park Avenue
Takoma Park, MD 20912

Dear Ms. Desmond:

Thank you for contacting the Historic Preservation Commission (HPC) with a request to restore the original stucco siding, with the addition of cedar shingles in the upper gable ends of the side walls of the house.

At the Work Session on April 25, 2001, the HPC discussed this and agreed to support your proposal. During the consideration of your HAWP at the 12/20/00 meeting, the HPC did not support your proposal to install wood siding, but strongly supported the restoration of the exterior stucco. Because this had already been discussed and supported by the HPC in their public meeting, and because you are currently in the middle of construction and your new proposal would meet the goals of the commission, the HPC agreed that you would not need to formally apply for a HAWP for this work.

This letter serves as your permission to proceed with the proposed work of removing the asbestos shingles and restoring the stucco siding on your house, with the addition of wood shingles in the upper gable ends at the second floor level. You may proceed without filing for a revision to your existing Historic Area Work Permit.

If you have any further questions, please do not hesitate to call me at (301) 653-3400.

Sincerely,

Robin D. Ziek
Historic Preservation Planner

**Dennis and Kathryn Desmond
242 Park Avenue
Takoma Park, MD 20912**

April 25, 2001

Montgomery County Historic Preservation Commission
MNCPPC
Georgia Avenue
Silver Spring, MD

Dear Commissioners:

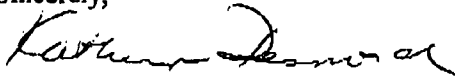
This letter is to request approval for a change in the exterior finish on a house at 238 Park Avenue in Takoma Park.

In the course of a whole-house renovation, we are restoring the original stucco exterior, a project which also includes replacing sections that are beyond repair. Specifically, the stucco on the front porch arches, front wall, and front dormer will be patched and repainted, but the side walls and small rear wall are being replaced with new stucco to match the original.

In this regard, we would like to install cedar shingles on the **upper gable ends of the side walls** of the house, in order to better blend in new construction that was part of the expansion of the rear dormer on the house. The vast majority of the house would be in its original finish, and the addition of the cedar shingles would be in keeping with the style of many Craftsman-style bungalows in the neighborhood, including that of the next-door house at 236 Park.

We would be happy to work with staff to answer any questions you may have.

Sincerely,



Kathryn Desmond

Nancy Lessee
Julie O'Malley
Susan Vallesgues
Steven Spurlack
Marilyn DeKee
Dore Harbit
Kim Williams

4/25/01

Approved in context of HPC
Work Session, staff level
approval.



BNA International, Inc.
1231 25th Street, N.W.
Washington, D.C. 20037

Fax: (202) 452-7549

FAX TRANSMISSION COVER SHEET

Date: 4-25-01

To: Robin Zeile

Company: Historic Preservation Comm

Telephone Number: 301 563 3408

FAX Number: 301 563 3412

From: Kathryn Desmond

Department: _____

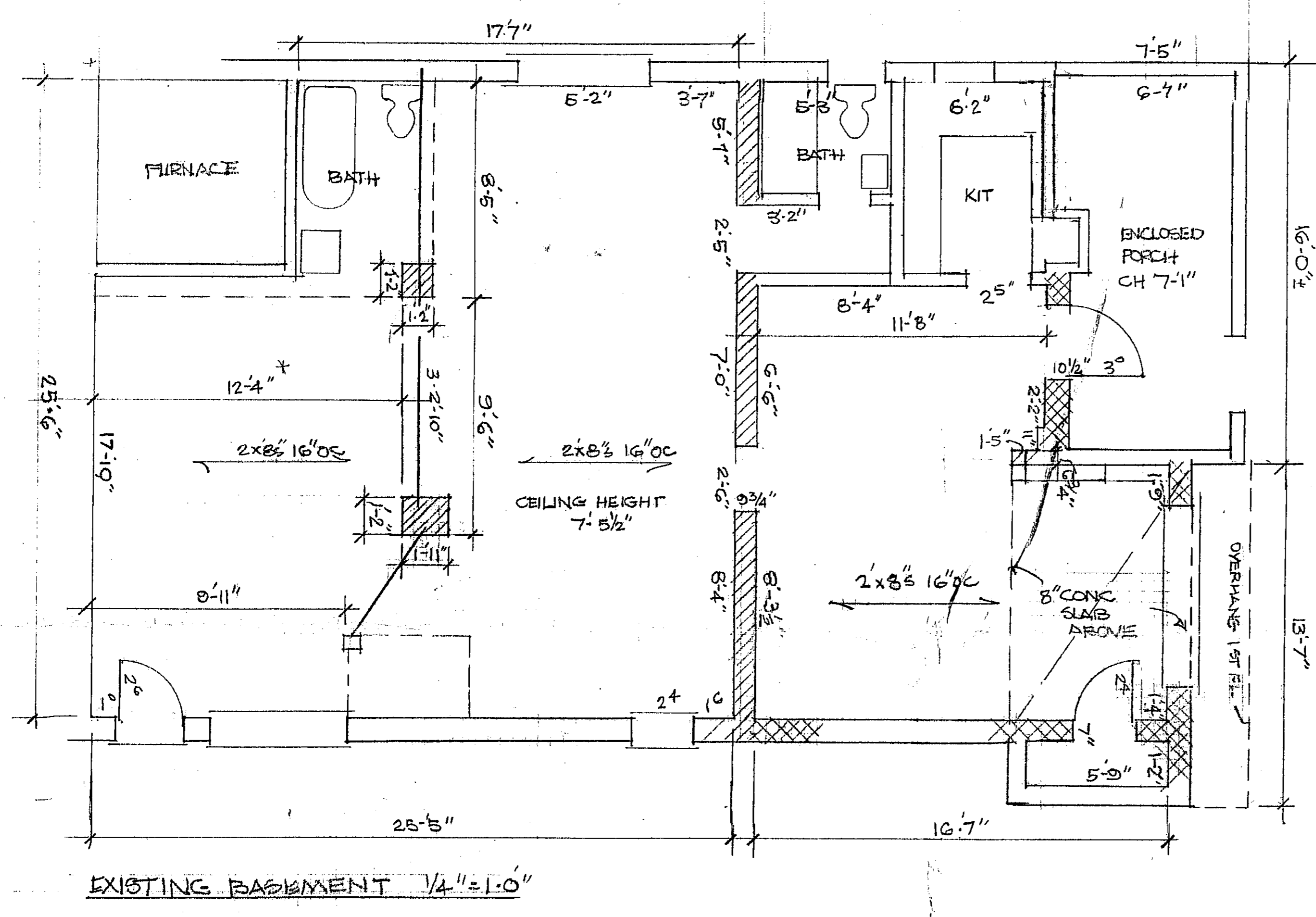
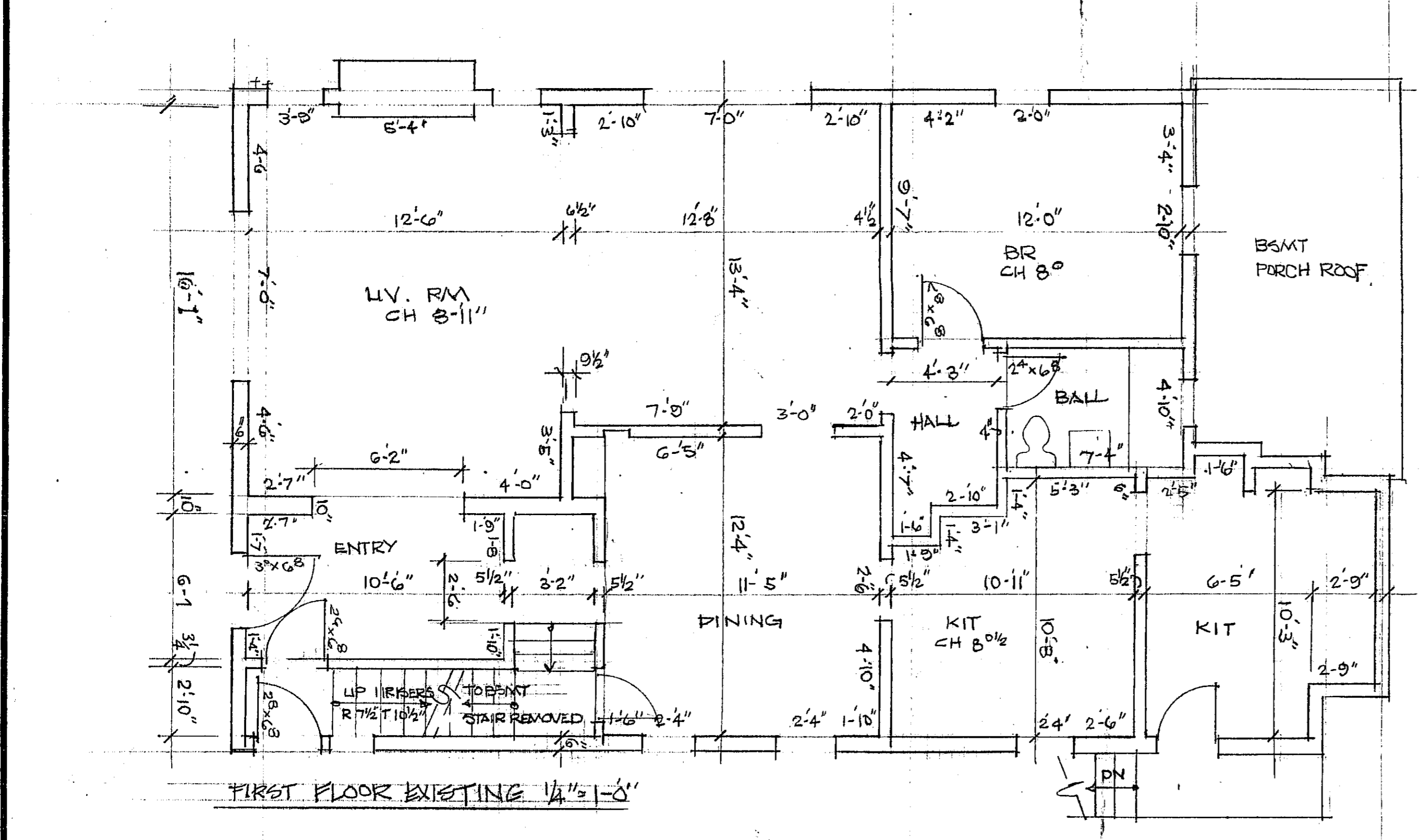
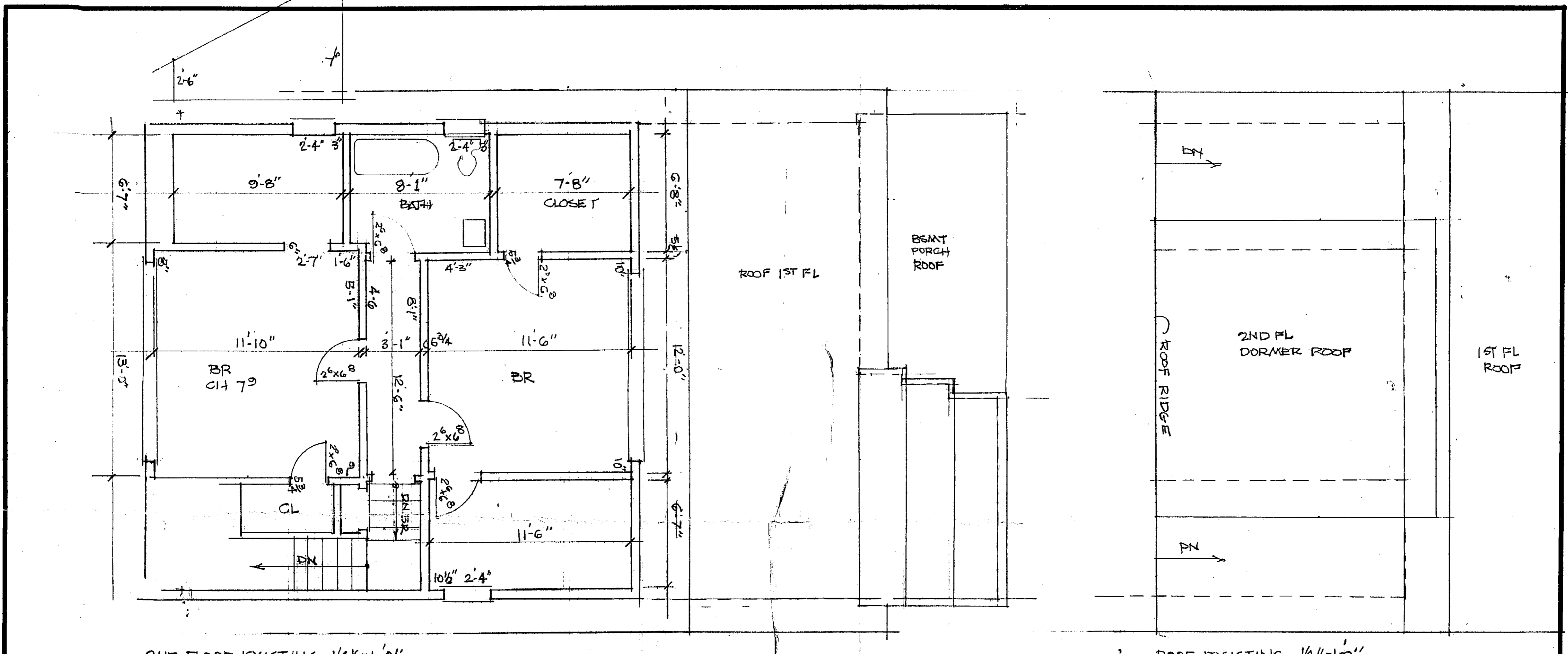
Telephone Number: 301 270-9065 202 452 5350 (work)

NUMBER OF PAGES: 2 (including this cover sheet)

Comments: Robin-

Attached is letter as suggested. I hope you will be able to obtain staff approval of this request - KD

APPROVED
 TW 210410 2-11 X 5-0
 TW 34410 2-5 X 5-0
 TW 20810 2-1 X 4-0
 TW 28910 2-9 X 5-0

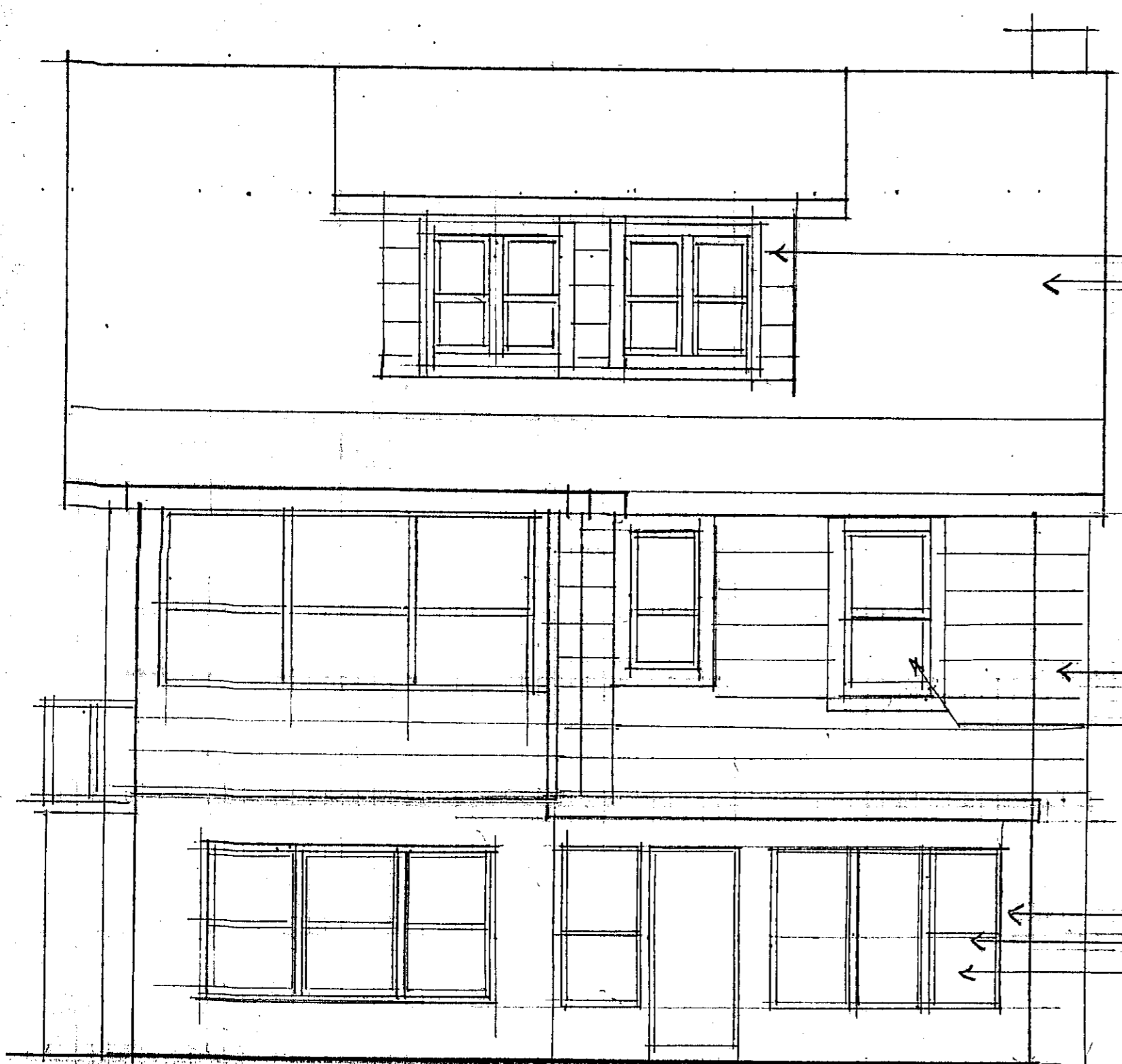


APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 9/22/10

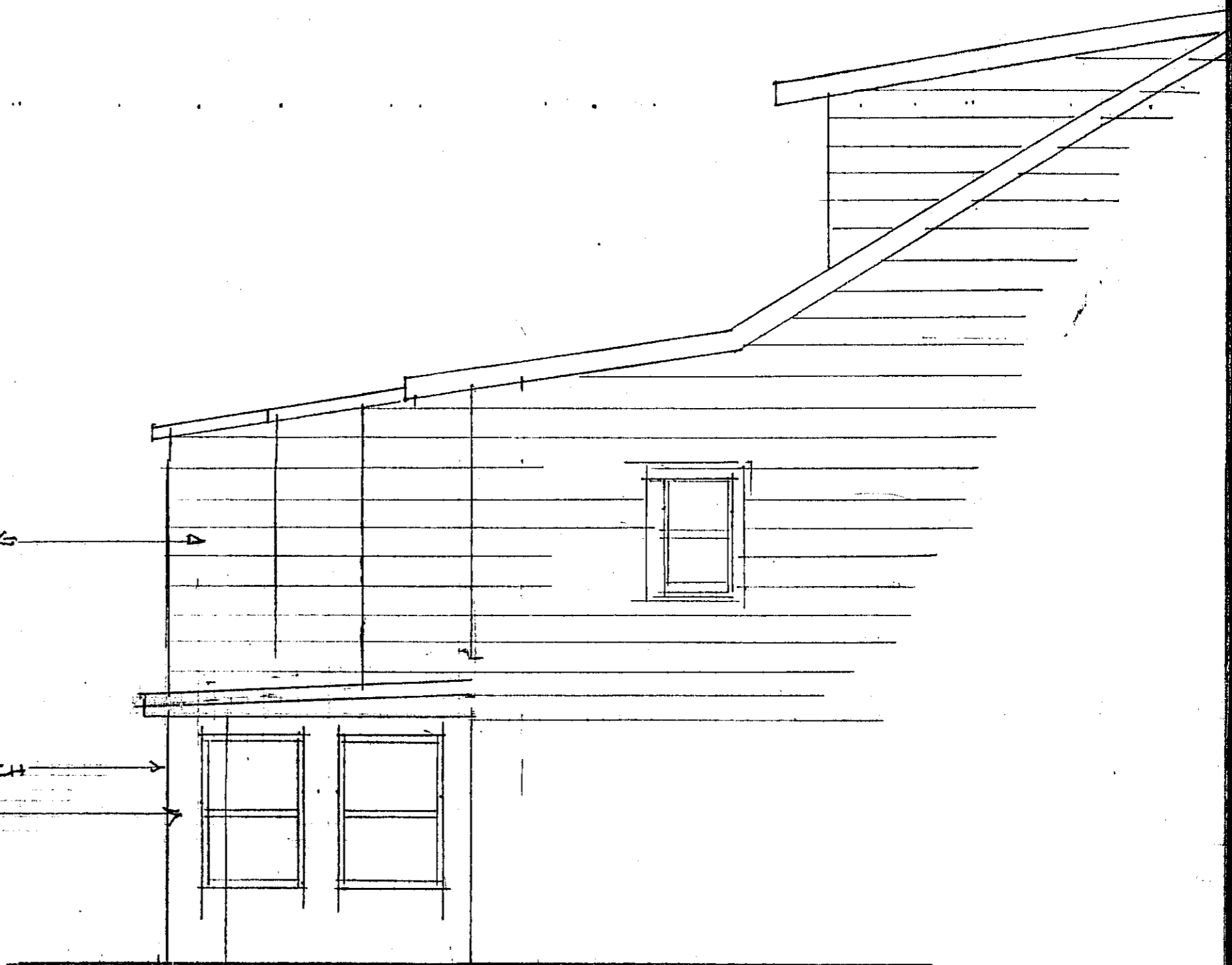
238 ~~238~~ PARK AVE
 TAKOMA PARK MD 20912
 LOT 22 BLOCK 1 HILL CREST

EXISTING CONDITIONS

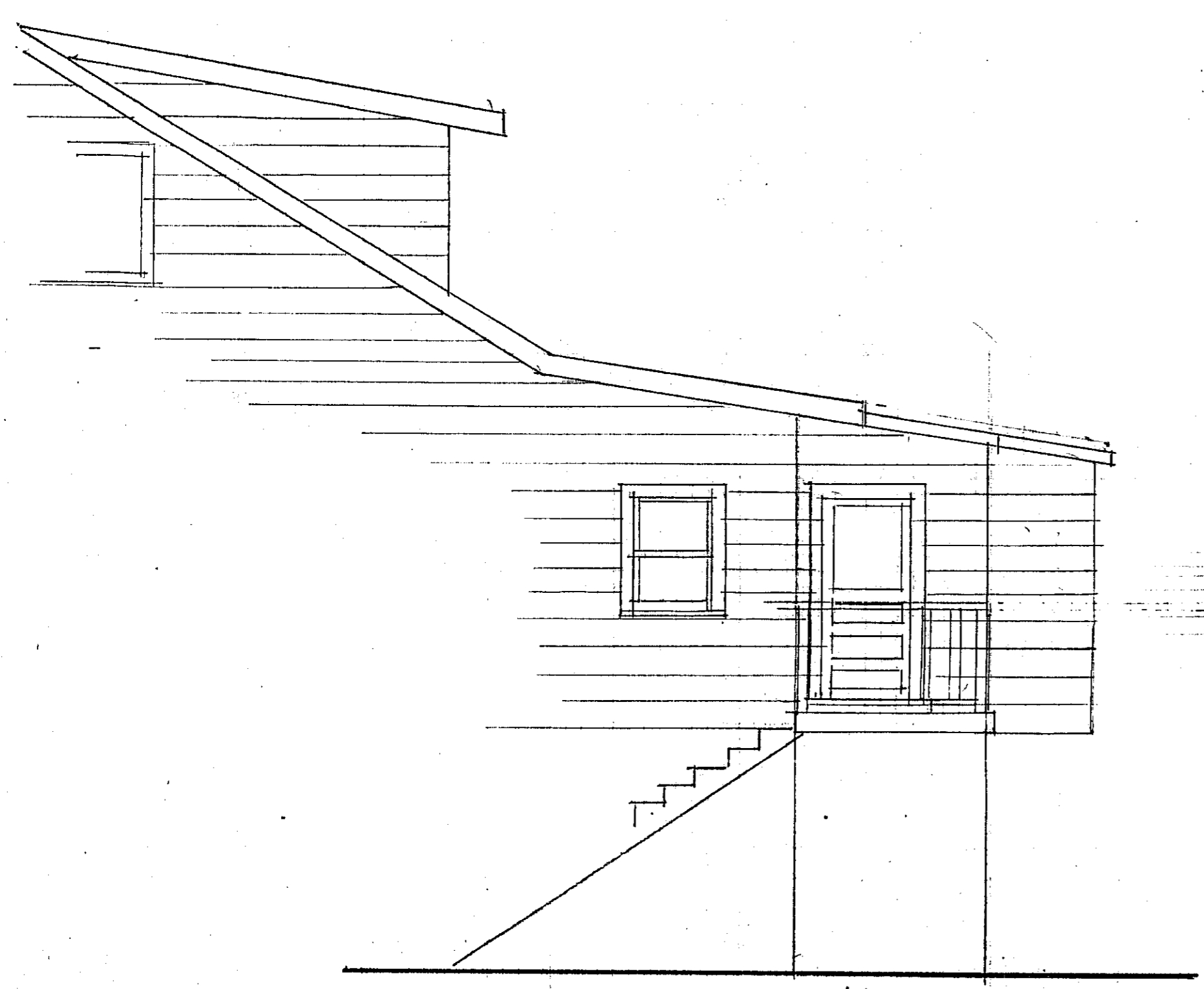
DC 202 7971086
 CP 215 6802774
 TX 215 7901104
 WILLIAM GILBERT MIDDLETON
 ARCHITECTS AIA
 1718 PINE ST
 PHILADELPHIA PA 19103



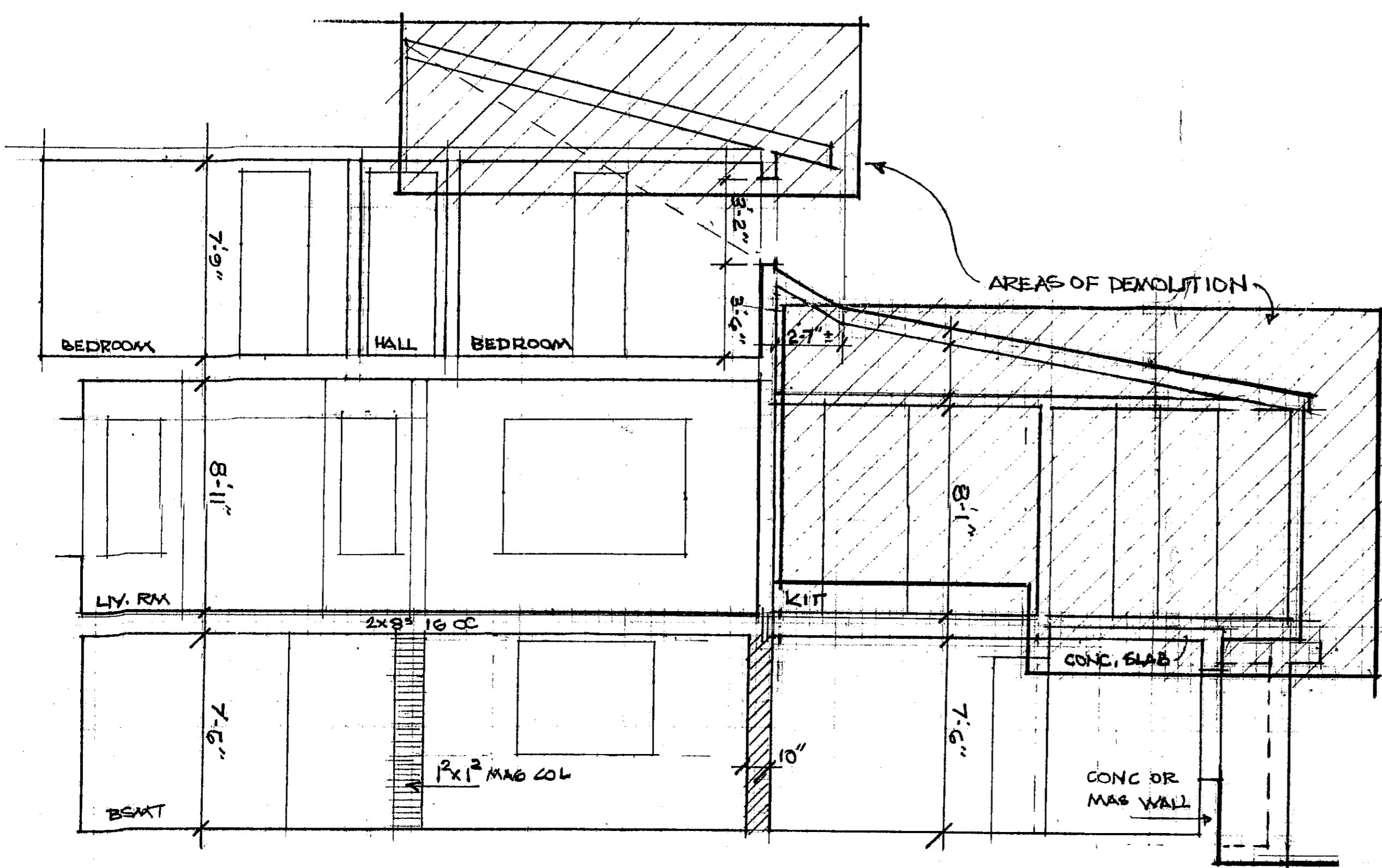
EXISTING REAR ELEVATION 1/4"=1'-0"



EXISTING NORTH ELEVATION 1/4"=1'-0"



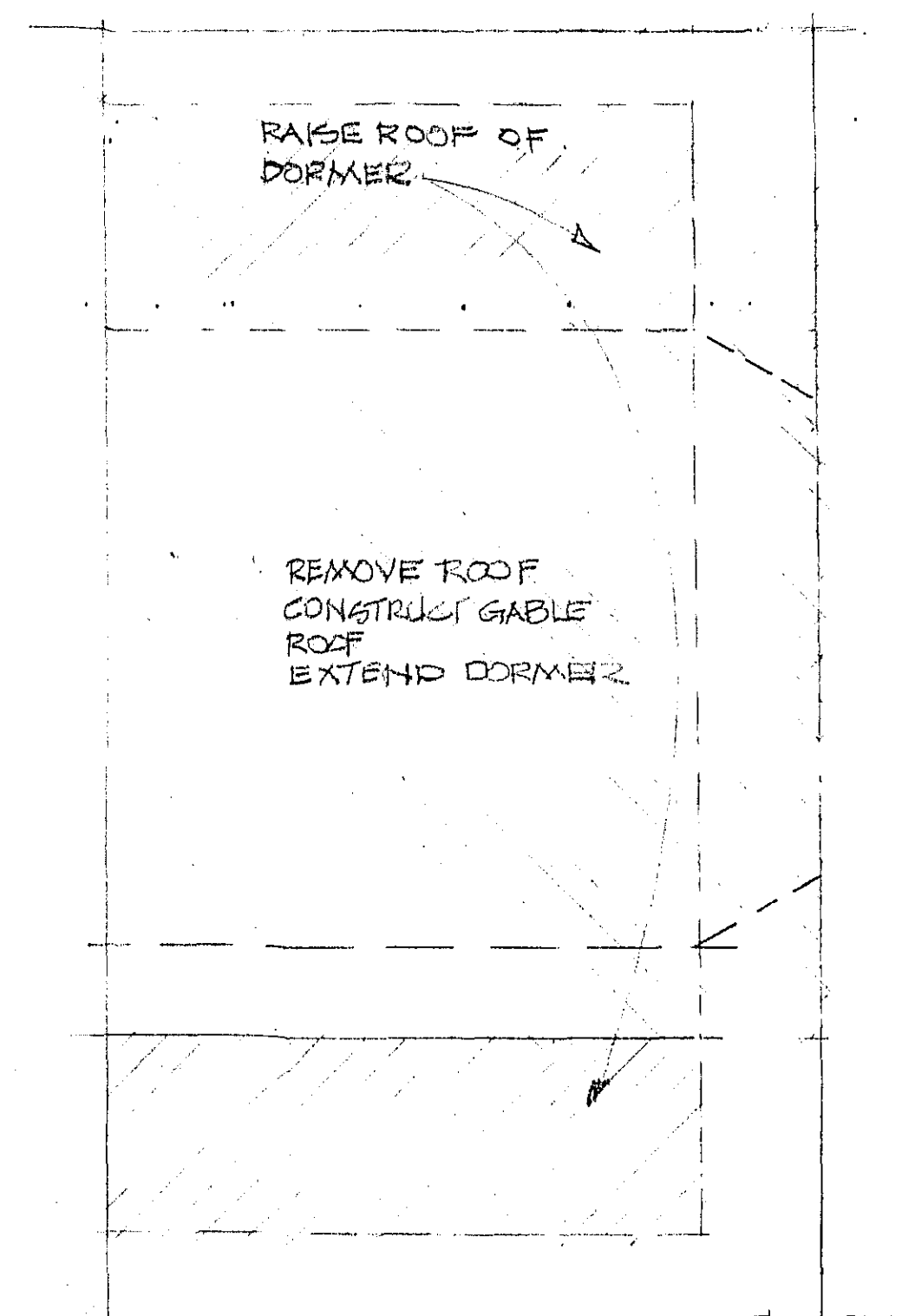
EXISTING SOUTH ELEVATION 1/4"=1'-0"



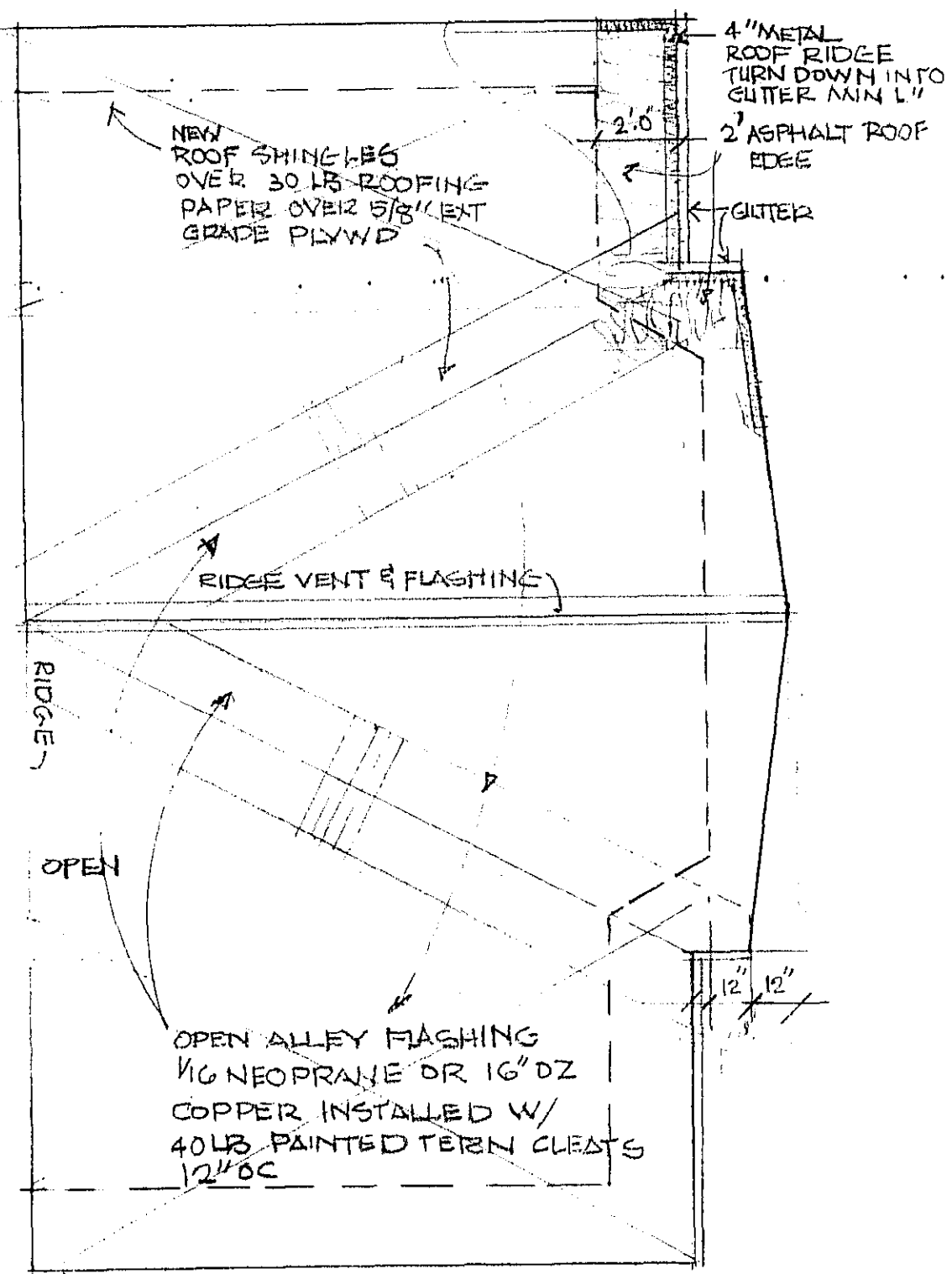
SECTION AA EXISTING HOUSE
1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] Rpt
9/22/00

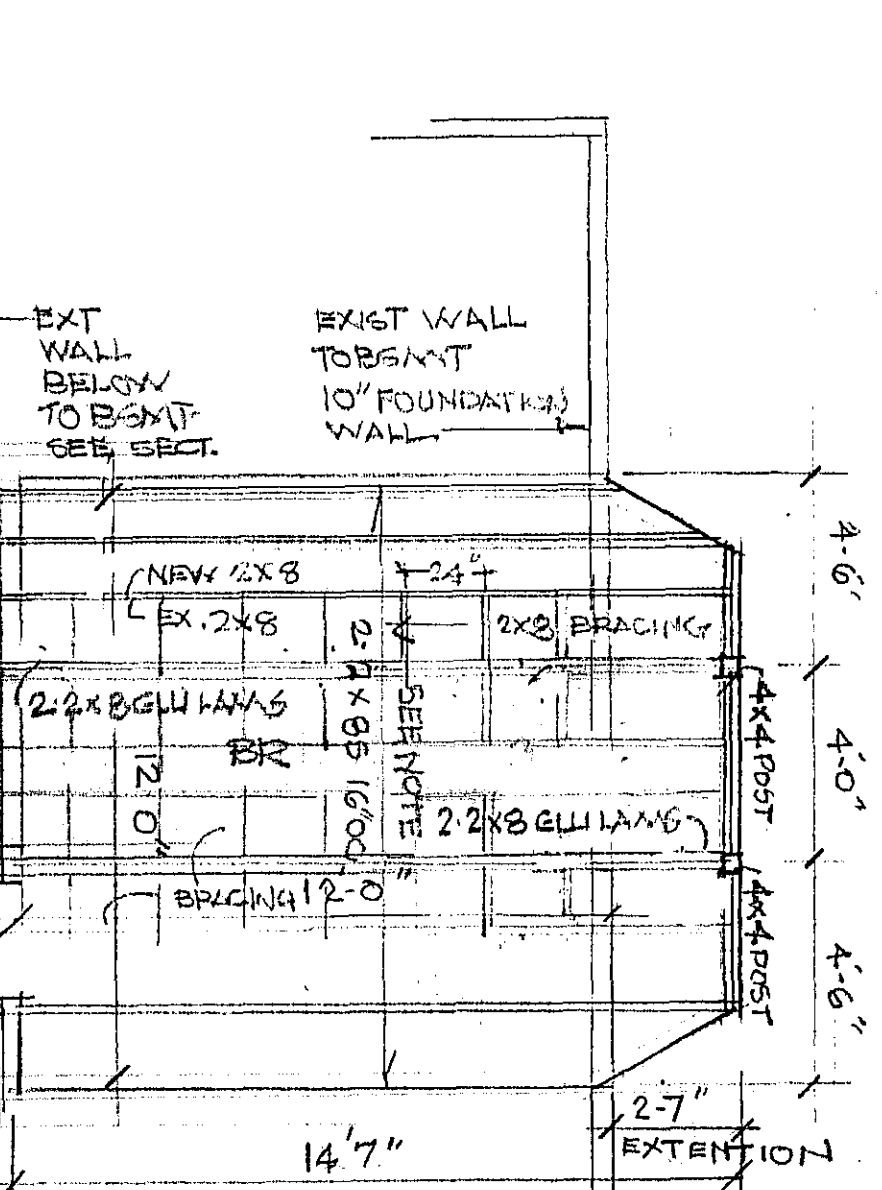
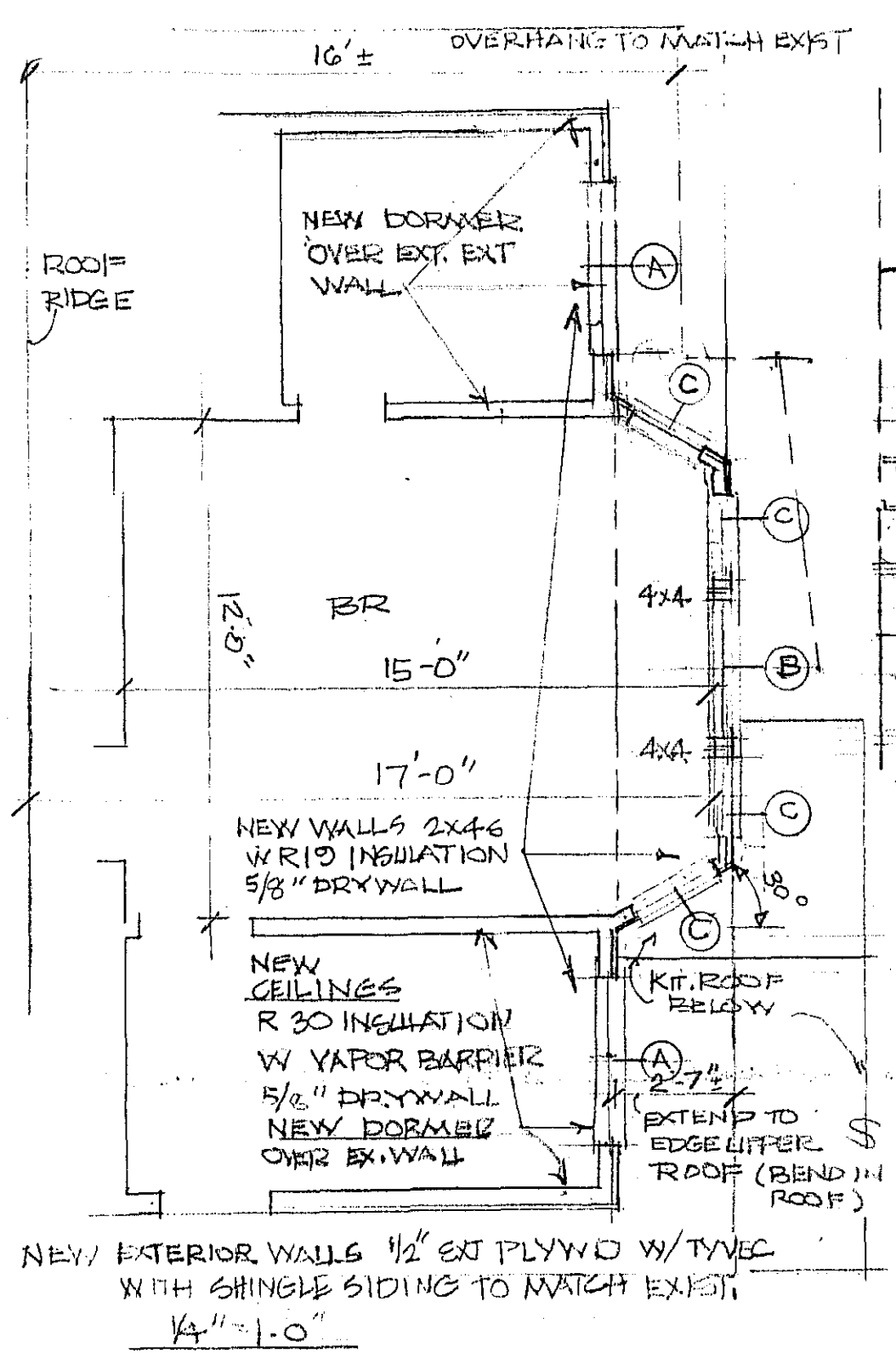
EXISTING CONDITIONS



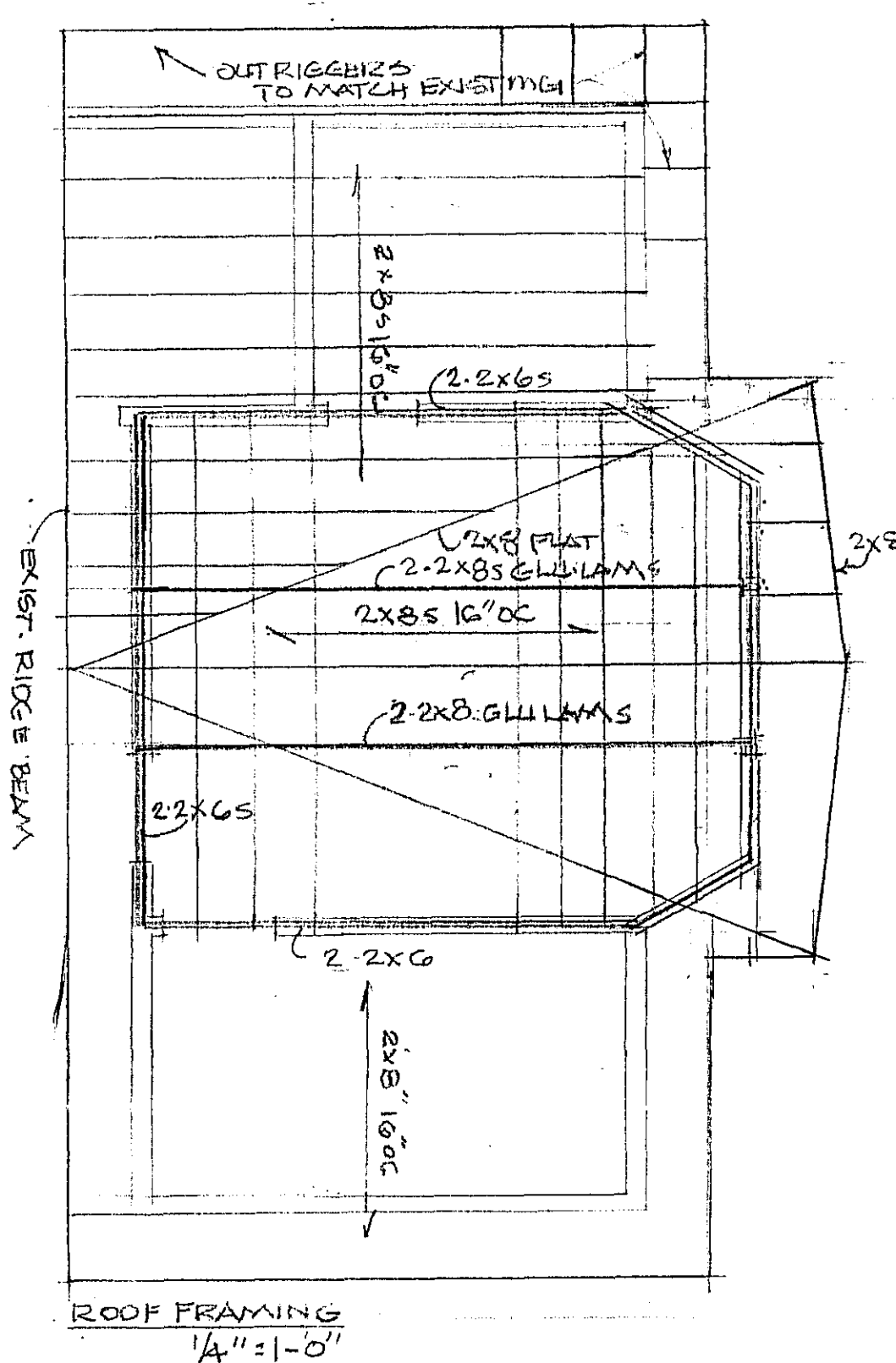
ROOF DEMOLITION PLAN 1/4"=1'-0"



GABLE ROOF OVER EXTENDED DORMER. RAISE ROOF OVER EX. AREA



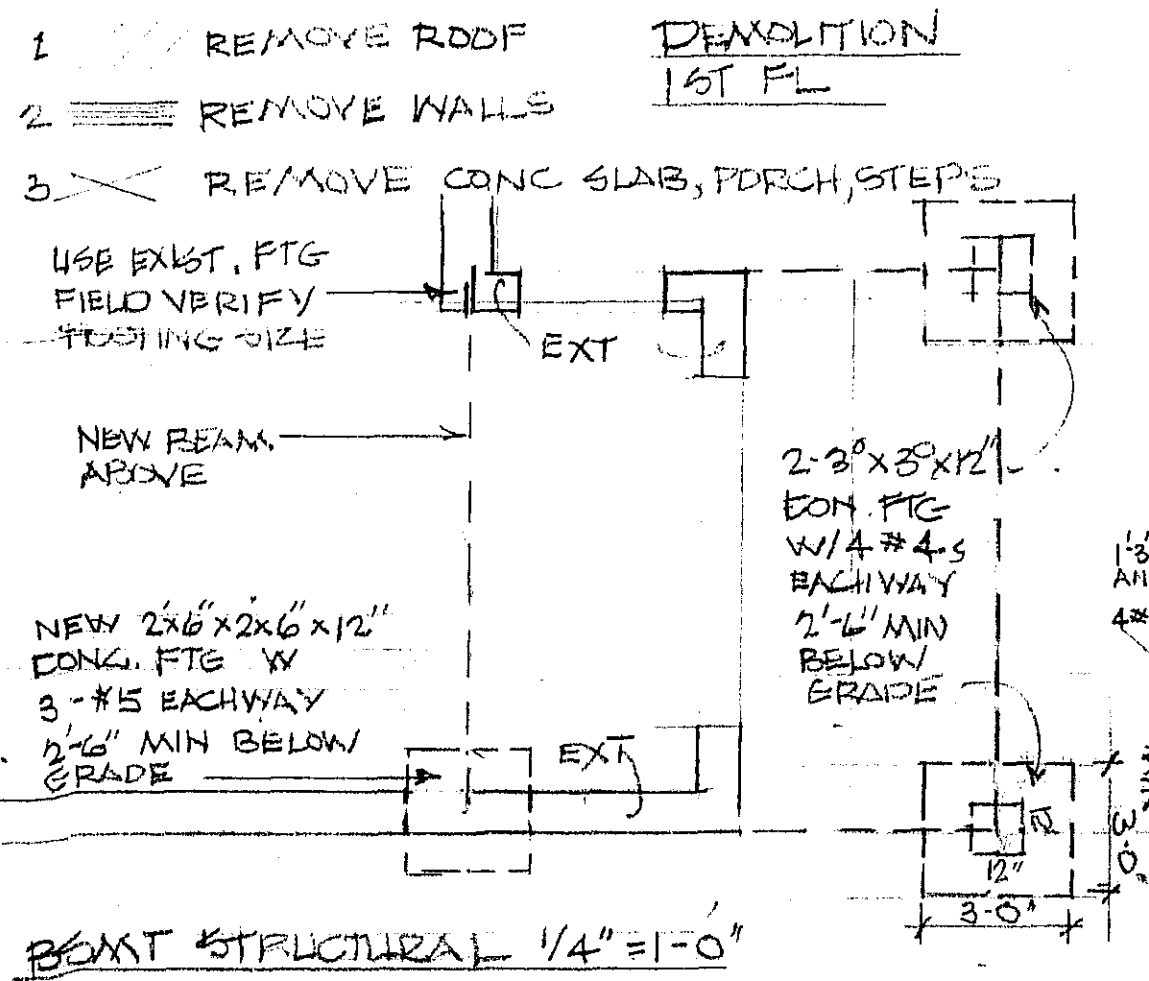
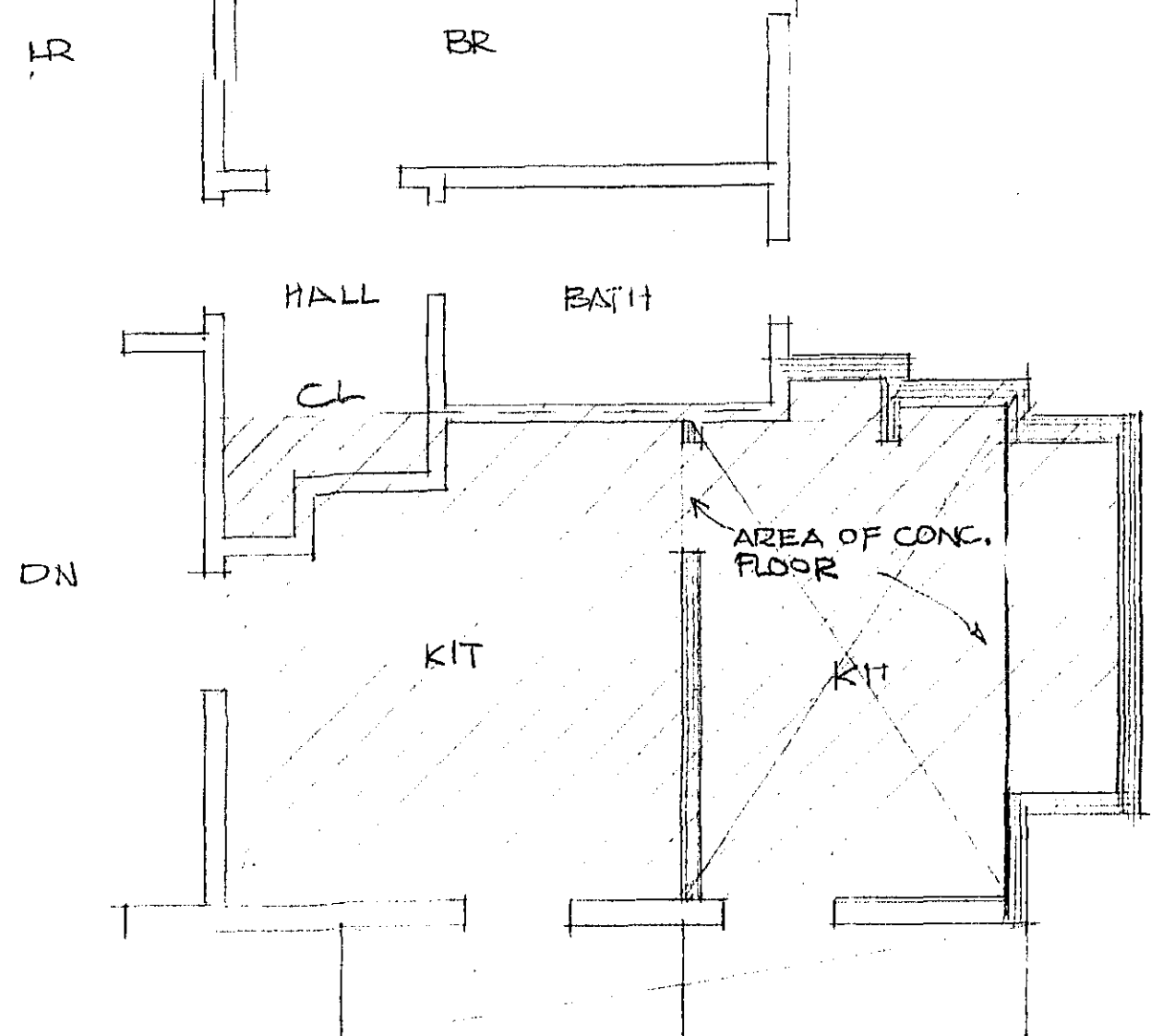
FLOOR FRAMING FOR EXTENSION 1/4"=1'-0"
NOTE: DOUBLE UP EXISTING 2x8 FLOOR JOIST W/ 2x8 EXTENDED TO BAY



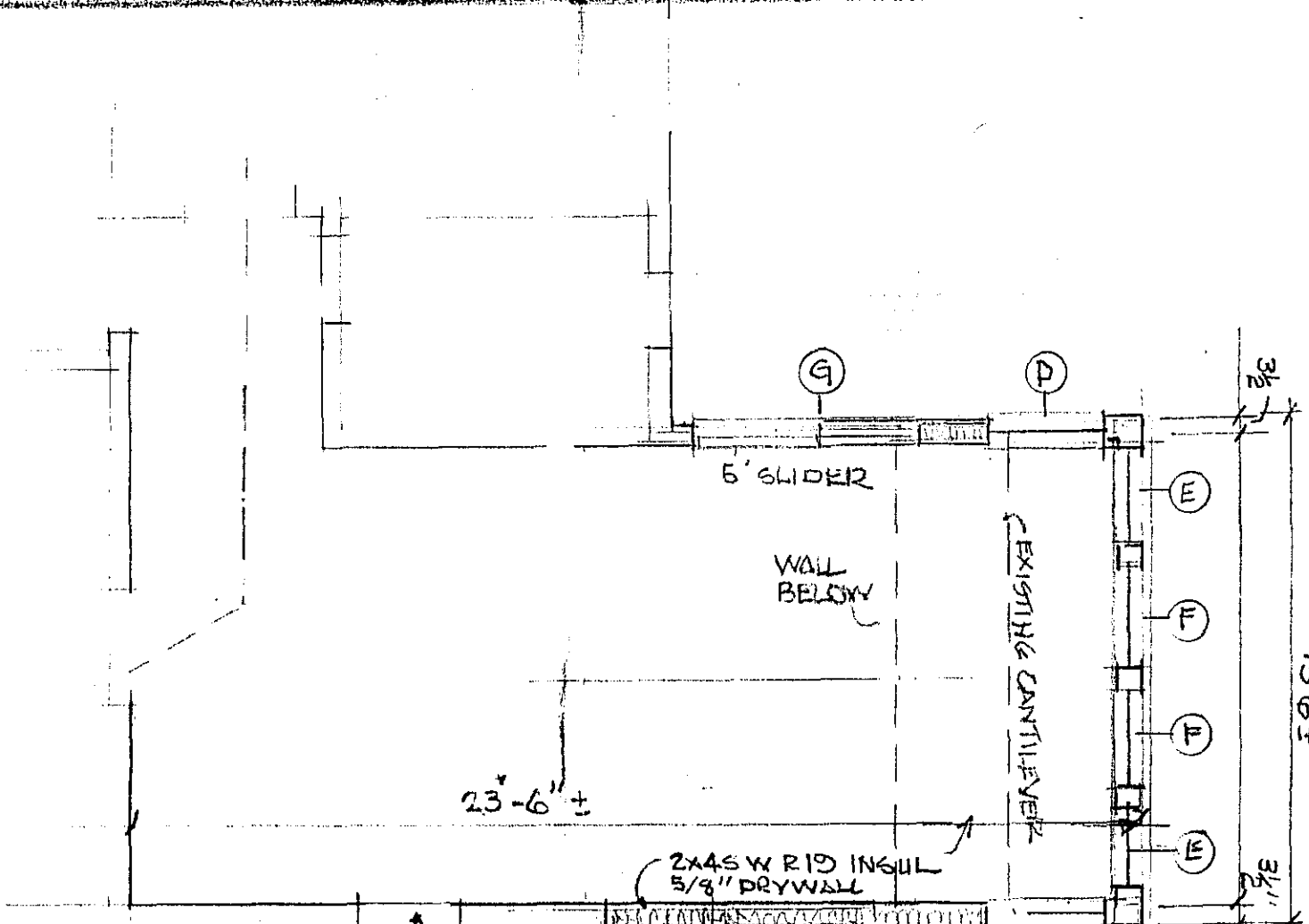
ROOF FRAMING 1/4"=1'-0"

NEW DORMER RENOVATIONS

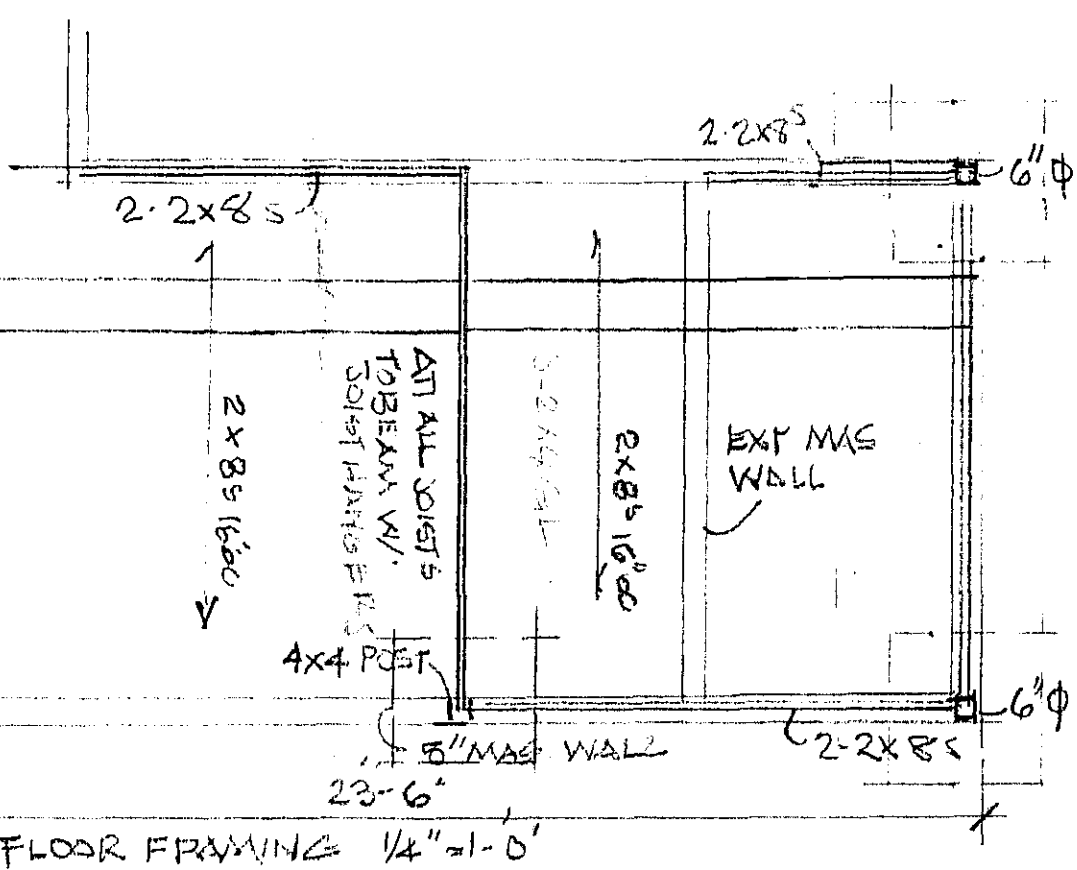
NOTE: MICRO LAMS MIN ALLOWABLE BENDING STRESS F_b 2400 PSI MIN ALLOWABLE SHEAR STRESS F_v = 220 PSI



BEAM STRUCTURAL 1/4"=1'-0"

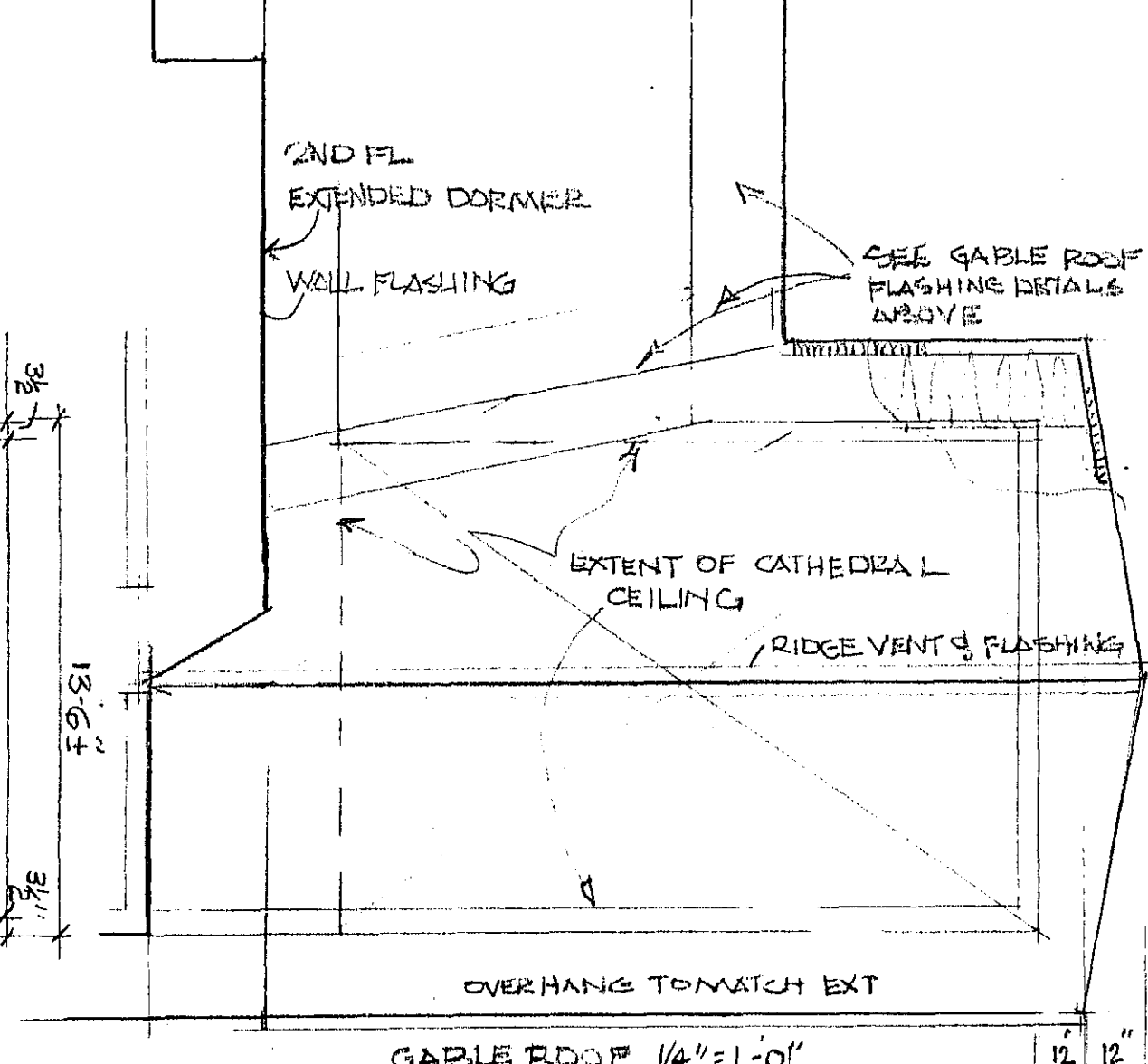


1ST FL RENOVATION 1/4"=1'-0" EXT WALLS 1/2" EXTERIOR PLYWOOD W/ TYVEC W/ SHINGLES TO MATCH EXST.

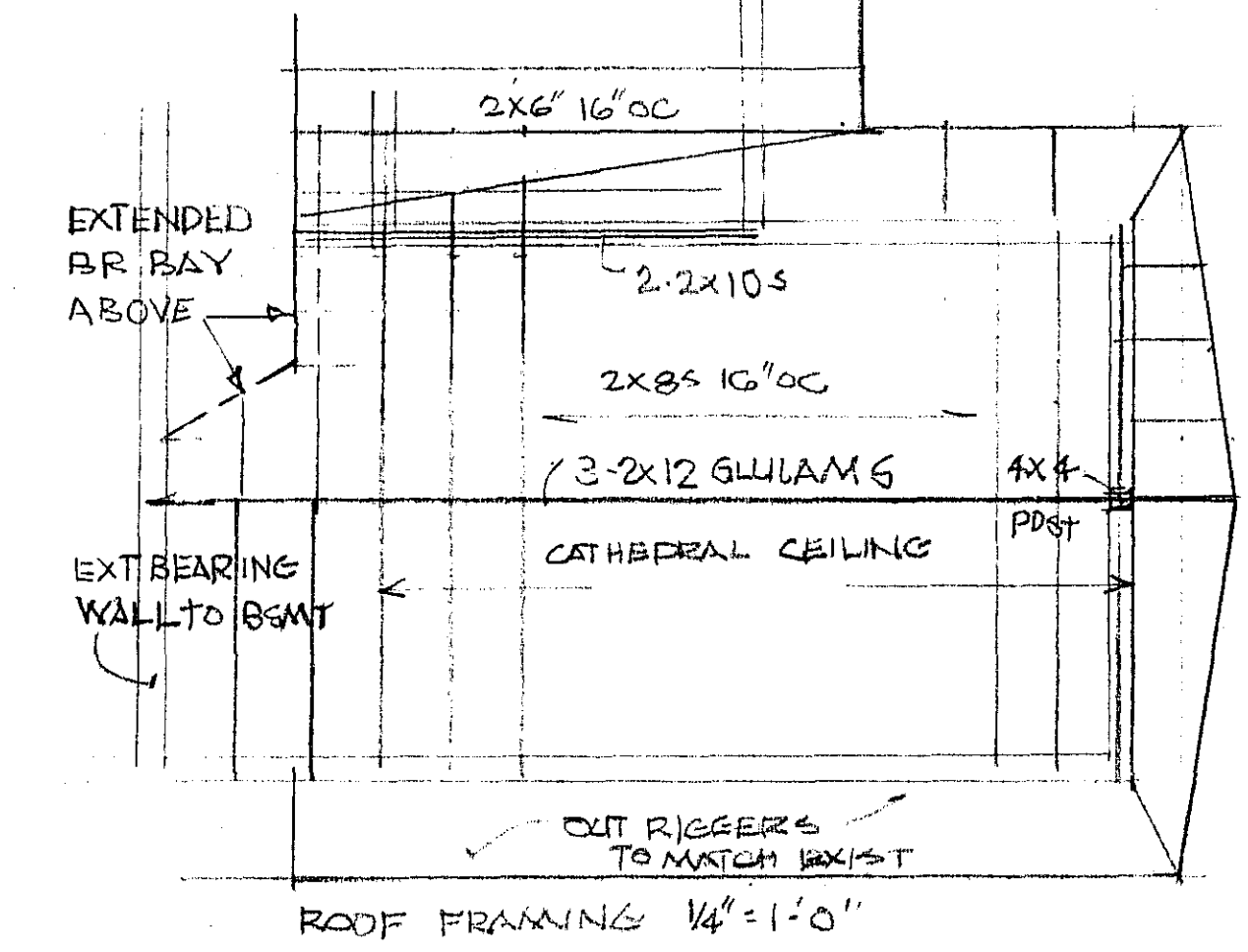


SECTION AT FTG TYP 2-#5EW

1ST FLOOR RENOVATIONS

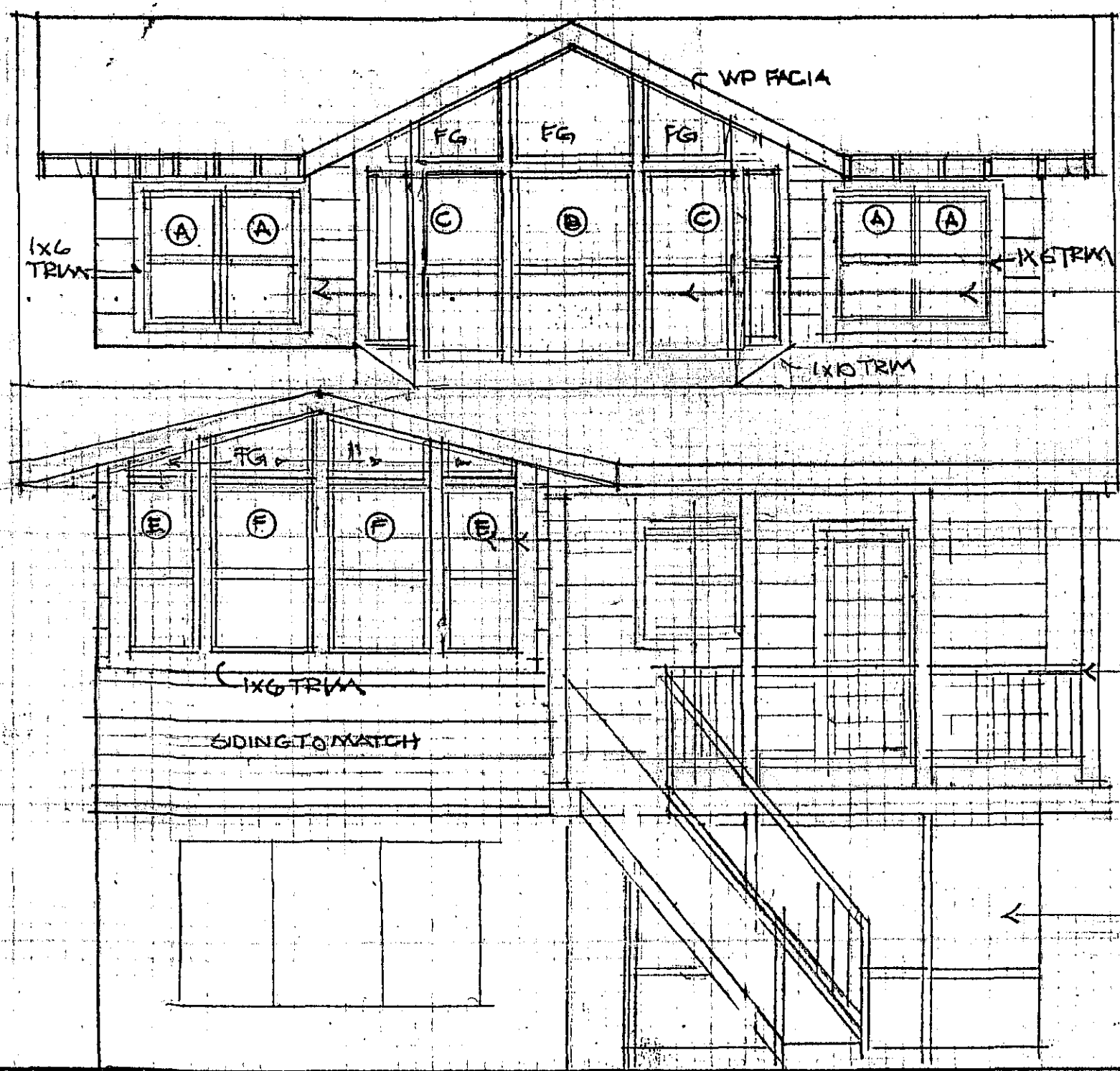


GABLE ROOF 1/4"=1'-0"

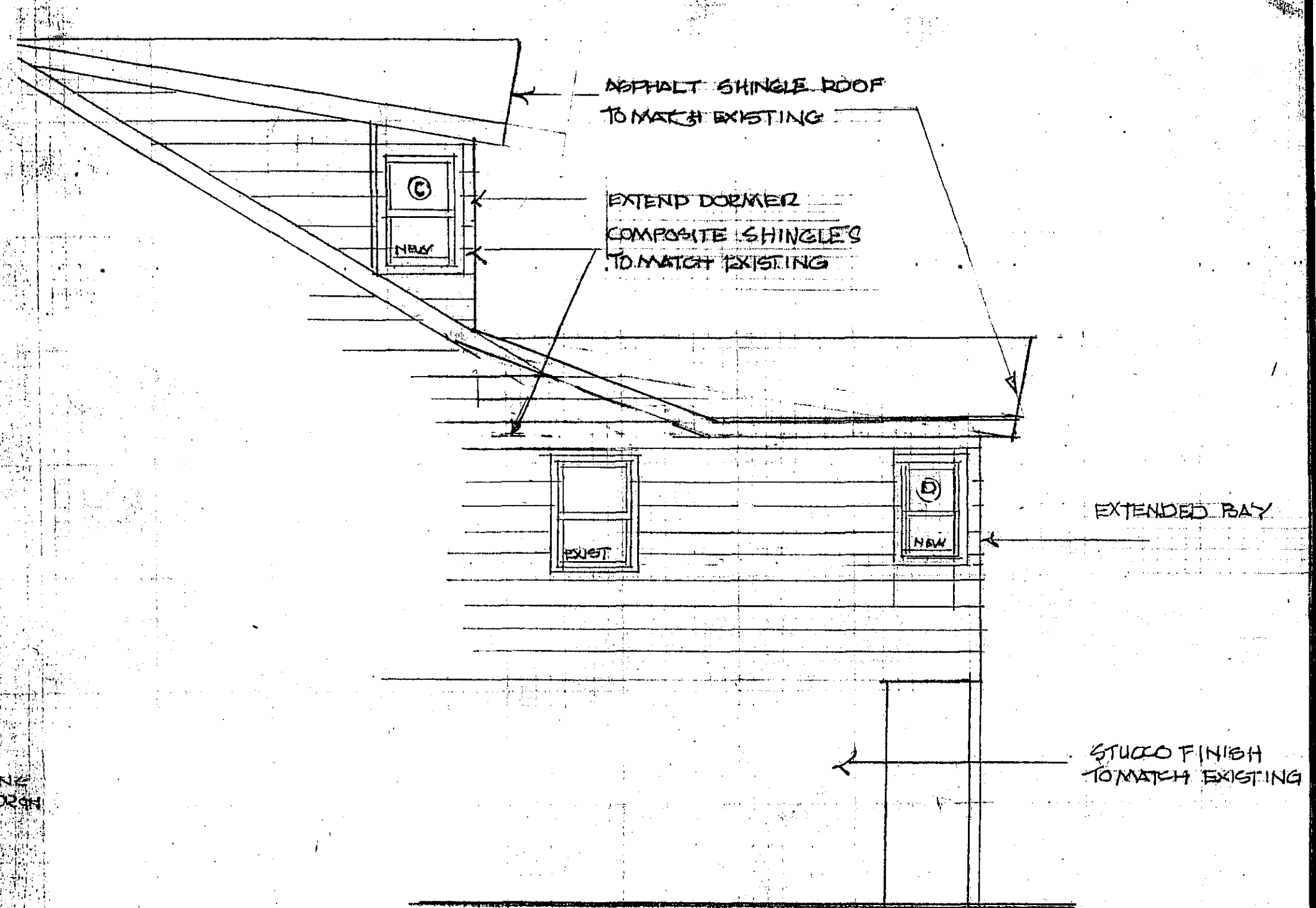


ROOF FRAMING 1/4"=1'-0"

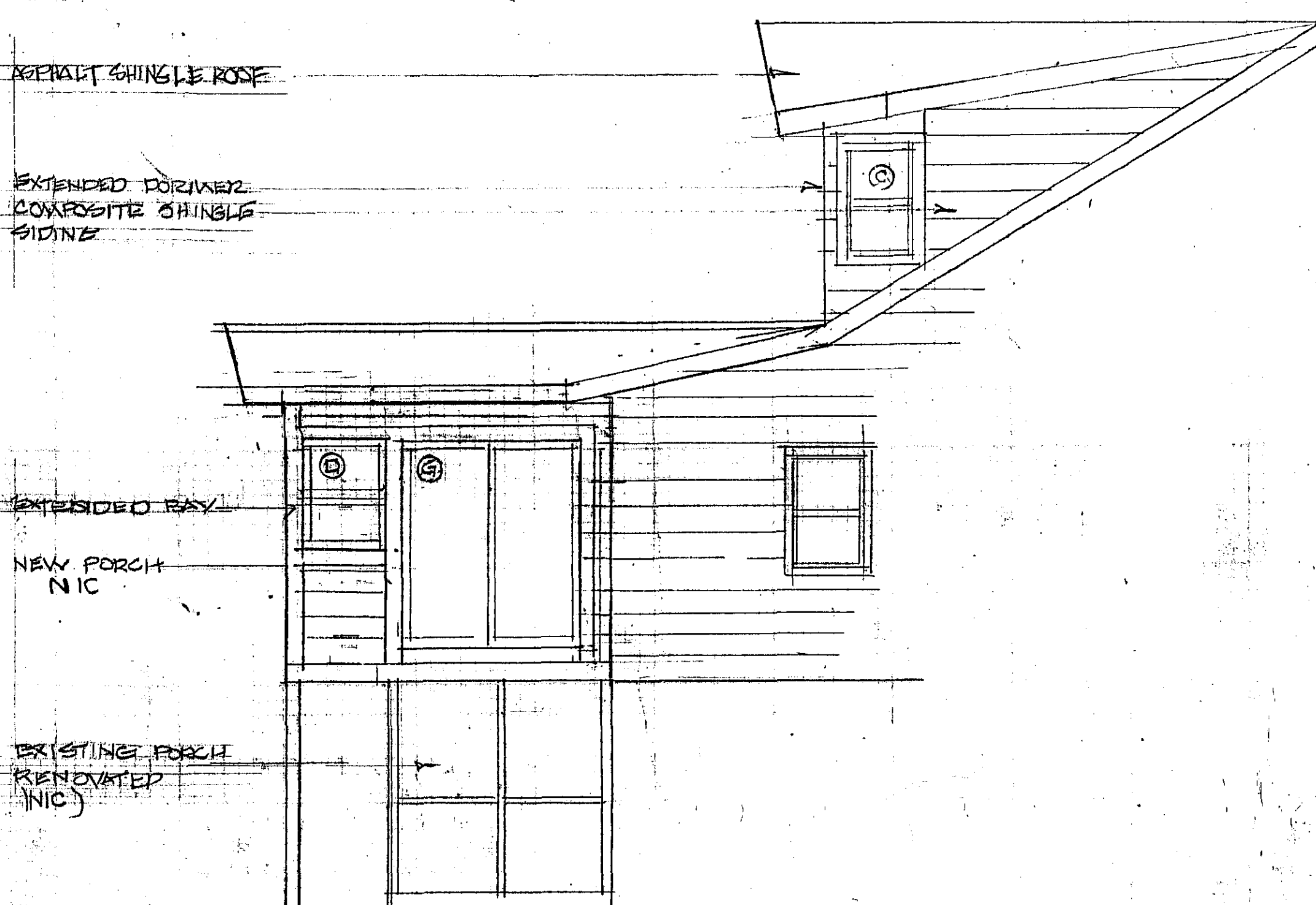
RENOVATIONS



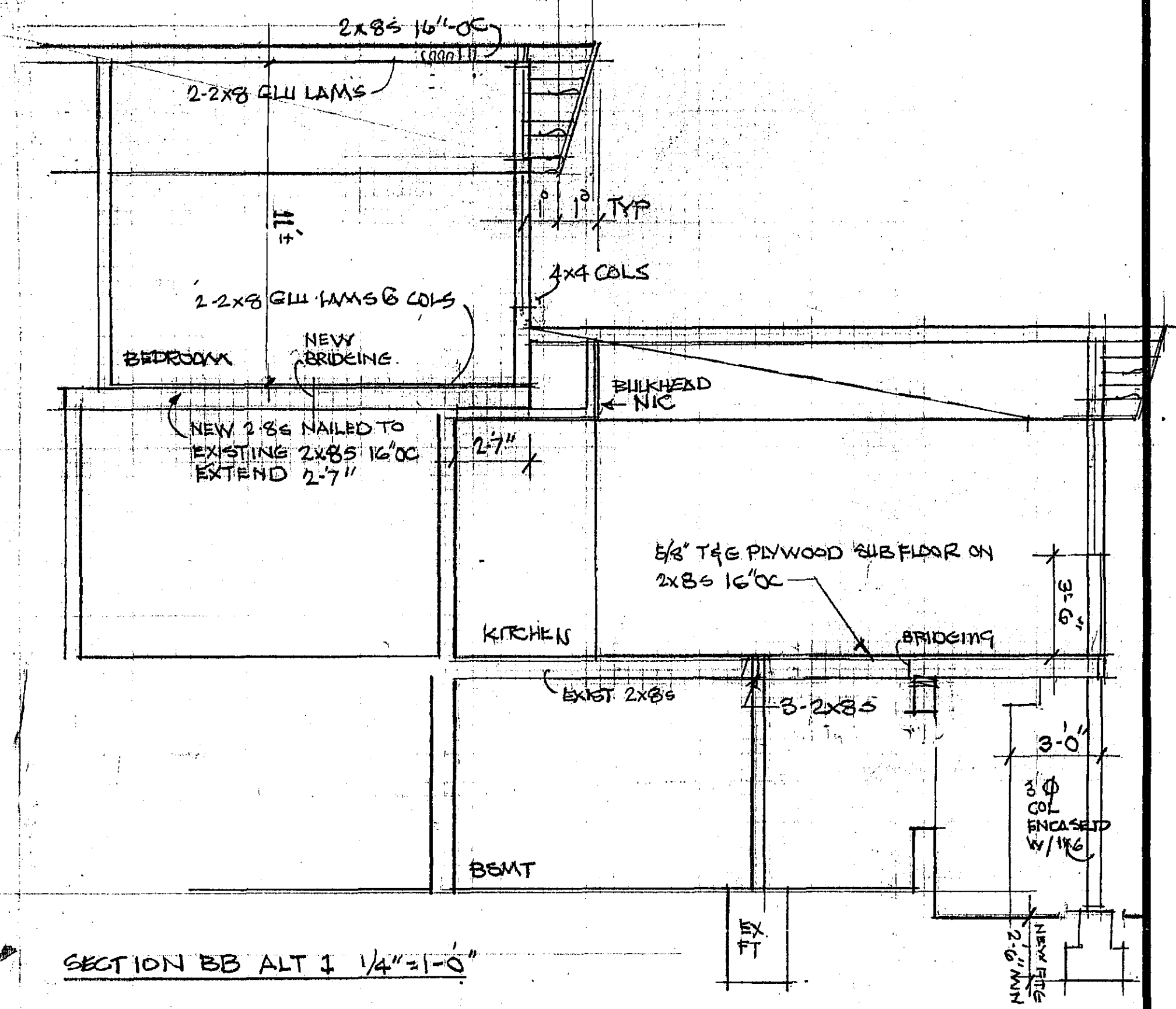
ALT 1 PROPOSED REAR ELEVATION 1/4" = 1'-0"



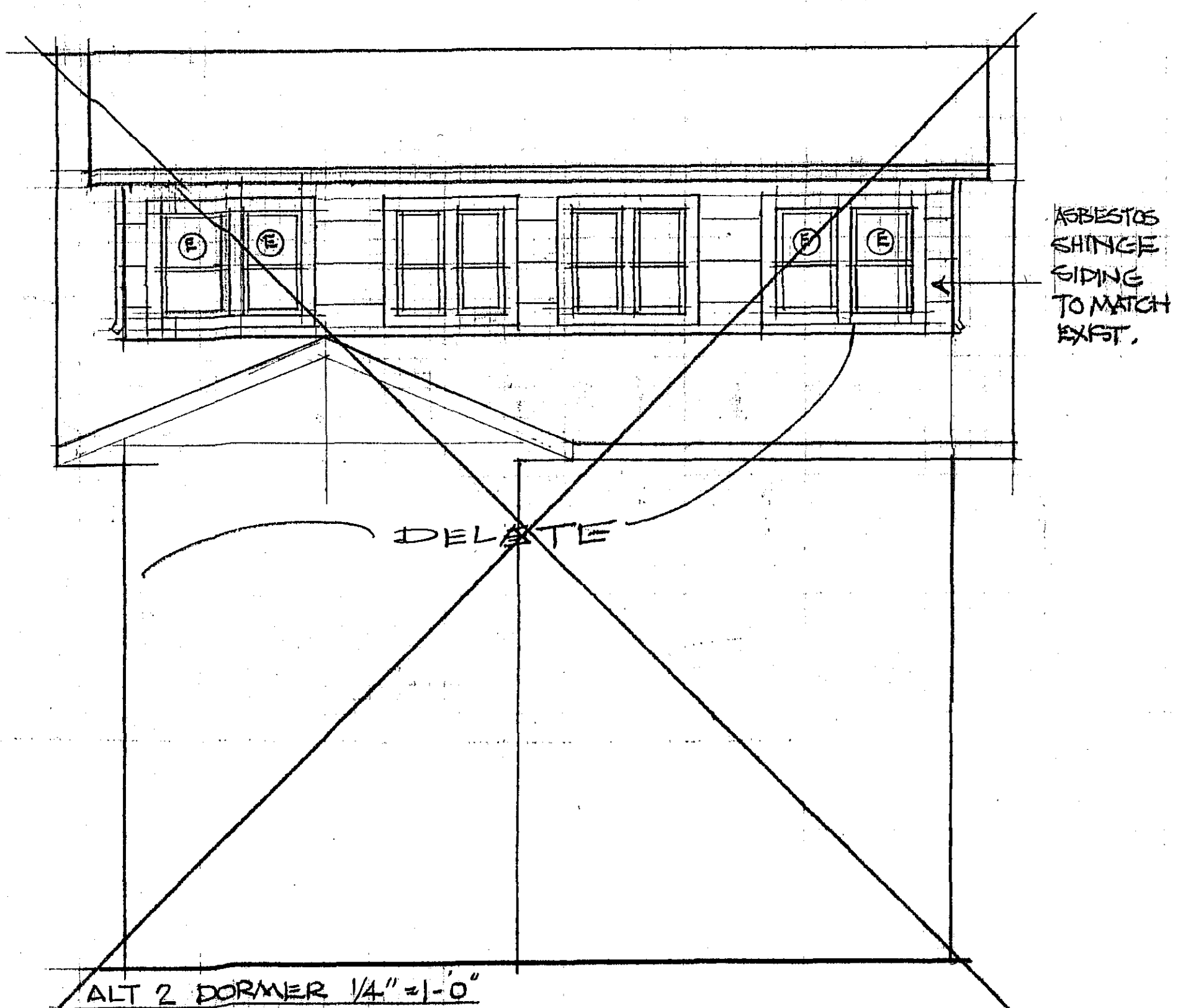
ALT 1 PROPOSED SOUTH ELEVATION 1/4" = 1'-0"



ALT 2 PROPOSED NORTH ELEVATION 1/4" = 1'-0"



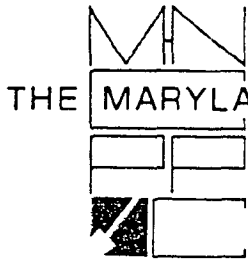
SECTION BB ALT 1 1/4" = 1'-0"



ALT 2 DORMER 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE

(A)	ANERSEN	TW20310-2
(B)	"	TW34310
(C)	"	TW20410
(D)	"	TW24410
(E)	"	TW20410
(F)	"	TW28410
(G)	"	PSGR



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 12/20/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

Re: Permit # 221798

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HAWP 3713 -00 AA

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

Approved with Conditions: Rear addition may be sided with asbestos shingle-look alike, stucco, "Hardi Plank", or German Siding.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Kathryn Desmond

Address: 238 Park Avenue Takoma Park MD 20912

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

Mailing address: 242 Park Ave
T.P., MD.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 238 Park Avenue Meeting Date: 12/20/00
 Applicant: Kathryn Desmond Report Date: 12/13/00
 Resource: Takoma Park Historic District Public Notice: 12/6/00
 Review: HAWP/ REVISION Tax Credit: Potential
 Case Number: 37/3-00AA REV Staff: Robin D. Ziek

PROPOSAL: Replace original stucco siding

Motion: Approve rear addition in stucco, wood plank on corner siding

RECOMMEND: Approval with the following Condition:

- 1) The asbestos shingle siding may be removed, but replaced only with a stucco finish that matches the original stucco finish.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: 1917

The 1-1/2 story frame Bungalow has full-width front porch supported by built-up battered columns, and a solid porch rail. The front-facing gable dormer has a bank of 6 double-hung windows, with generous trim that has a "battered" shape. The rafter tails are carved at the ends, with a curve similar to the adjacent Outstanding Resource at 240 Park Avenue, as noted in the district designation.

The original siding material was stucco, applied over wood lath. The original stucco finish is exposed at the rear, where the recently approved (7/18/00) rear addition is under construction. There are also areas on both sides, in the gable ends, where the stucco has been exposed. It was troweled on with a relatively smooth finish, and painted. As the stucco is exposed at the first floor level on the rear, and at the second floor level on the sides, it appears that the entire house was originally stuccoed. The basement has a parged cement finish.

The installation of the asbestos shingle over the stucco included nailing strips at approximately 12" intervals, so that the entire stucco finish has nail holes. There are also cracks visible in the exposed areas. It appears that large areas of the stucco siding would have to be removed if the stucco was exposed as the exterior siding once again.

*Repair original stucco or put in a stucco finish -
 Rear addition - ~~Keep~~ any capable material. Keep stucco on rest of house (1)*

PROPOSAL

The applicant is in the middle of a whole-house renovation project, and is living at another residence at 242 Park Avenue awaiting the completion of the renovation at 238 Park Avenue. The original HAWP included patching in new "asbestos" shingle which is readily available, as required, and using this same shingle siding for the new addition. The applicant is now reconsidering this, and would like to remove all of the asbestos shingle from the house, and replace the siding with another material.

Based on the visible condition of the original stucco, and the assumed poor condition of the unexposed stucco, the applicant would like to first remove all of the original stucco siding. Consideration is requested for a variety of siding materials – stucco, HardyPlank, "German" siding, or wood shingles. Consideration is also requested for the installation of two or more of these materials, with different installation options (see Circle 4,5).

STAFF DISCUSSION

Staff notes that the removal of the asbestos shingle siding would be considered a restoration effort, and would qualify for tax credits. The removal of the original stucco finish could be approved based on the existing poor condition of the stucco siding.

A proposal to install a new stucco finish should be readily approvable, and would also be considered a restoration project. Samples of the original stucco finish should be retained, in any case, on site, but should be used as a model for a new stucco finish. The original wood lath should be retained the maximum extent possible.

This house apparently never had a multiple of siding materials, as is typical in Bungalow construction. The stucco finish was simple, and served in contrast to the strong building form and the decorative wood trim, columns, and rafter tail details. The house appears low along the street, although the steeply sloping site accommodates a walk-out basement at the rear. Thus, the house is larger on the interior than it appears from the street. Staff feels that the "small" house should retain only one siding material because too many materials would only serve to clutter the original design intentions.

Park Avenue has a large collection of Bungalows, including examples in brick. However, there are many stuccoed Bungalows on Park Avenue, and this is part of the local story. Stucco is a monolithic material, and staff is concerned that wood siding (either as HardyPlank or as German siding) provides strong horizontal lines and would be a new design element on the house. While the wood shingles are a small unit, they have a thicker quality than stucco, and would be a change.

It is noted (p.15) in the *Takoma Park Guidelines* that, for Outstanding Resources, "preservation of original building materials is encouraged." There is much more leeway for additions, where "compatible" materials are called for. Review in Takoma Park is lenient in terms of changes that aren't at all visible from the public way, and moderately lenient in terms of permitting new additions. However, the *Guidelines* note (p. 14) that "Outstanding Resources have the highest level of architectural and/or historical significance, and receive the most detailed level of design review."

②

While another "compatible" siding material might be approvable at a Contributing Resource, where the review is focused on the overall district, the review of an Outstanding Resource must be focused on the individual dwelling and site as well as the district. The diversity of original construction in the district will be compromised and eventually lost if the materials are changed and based solely on "compatibility" rather than site specific historic evidence.

One of the reasons that the HardyPlank has been readily acceptable as a substitute material is that it not only looks like clapboard, and is actually applied and finished in the same way as clapboard. This cannot be said of any of the proposed siding materials at the subject property, for none of them approximate stucco. Therefore, staff is not recommending approval of a change of siding material at this property. Staff would recommend that the applicant maintain the existing asbestos shingle siding until such time as the original stucco can be repaired or a matching stucco finish can be installed.

STAFF RECOMMENDATION

Staff recommends, with the following conditions, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the Secretary of the Interior Guidelines #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.

CONDITIONS:

- 1) The asbestos shingle siding may be removed, but replaced only with a stucco finish that matches the original stucco finish.

and subject to the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 extra set for HPC file copy)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

(4 pp.)

November 29, 2000

Ms. Robin Ziek
Historic Preservation Commission
301-563-3408
301-563-3412 (FAX)

Dear Robin:

I am writing to request consideration at the December 20 hearing of the Commission of a modification to a Historic Area Work Permit issued in July for our home renovation at 238 Park Avenue in Takoma Park.

The home in question is a one-and one-half story bungalow that we are restoring to a single family home from its previous use as an owner's apartment and three rental units. The July permit, and subsequent Montgomery County building permit, allowed us to expand the rear second-story dormer and to demolish and rebuild a kitchen/breakfast room on the first floor. The original plans, as approved by the Historic Commission, called for **simply matching the existing asbestos shingle exterior siding** on the expanded dormer and rebuilt kitchen.

However, now that the framing is nearly complete, and upon closer inspection of the existing asbestos shingles and underlying stucco, we are thinking that it would be better to choose a different exterior finish that would allow for the possibility of replacing **ALL** the asbestos shingle siding in the future. We ask you to consider other factors we face in making this choice:

- 1) budget limitations – i.e., interior renovation must be completed before exterior facelift is done;
- 2) uncertainty about the condition of underlying stucco and whether it is repairable;
- 3) approach of winter weather requires us to make decision about covering new construction;
- 4) necessity of securing Historic Commission approval of change from original plan (replacement asbestos shingles) in a timely manner because of approach of winter weather.

Therefore, we'd like to request approval to use any of the following materials on the new construction: 1) stucco; 2) HardyPlank concrete plank siding with a 7 ½ inch reveal; 3) "German" siding, or 4) Cedar shake shingles.

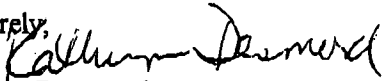
Ultimately, for a complete redo of the entire house, we would anticipate using some combination of the materials, for example:

- 1) Cedar shingles or stucco on the front porch, where the arches would be difficult to do in horizontal siding;
- 2) Cedar shingles or siding on the dormers;

- 3) Stucco or siding on the rest of the house; or
- 4) Siding or shingles on the upper half or third of the house (see drawing), contrasted with stucco on the first floor.
or shingles

I'm sorry I cannot be more specific, but a lot will depend on the condition of the stucco, once we can remove some more of the shingles. But I'm reluctant to start pulling off shingles on the main part of the house until we have finished the interior and moved in! And I'm concerned about moving along in a timely manner, so that we can get the new construction well closed in and weathertight before too long. So I hope we can work with you to secure whatever approval is needed to make both short-term and long-term decisions.

Sincerely,



Kathryn Desmond
242 Park Avenue
Takoma Park, MD 20912

Phone - 301-270-9065

E-mail - kdesmond@bna.com or dkdennis@erols.com

DECLARATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Melvin & Dolores Raff
7319 Willow Ave
Takoma Park MD 20912

(rear property)

Bob Muehlenkamp & Karen Ackerman
240 Park Ave
Takoma Park MD 20912

(next door)

Larry Rubin & Fran Tacl
239 Park Ave
Takoma Park MD 20912

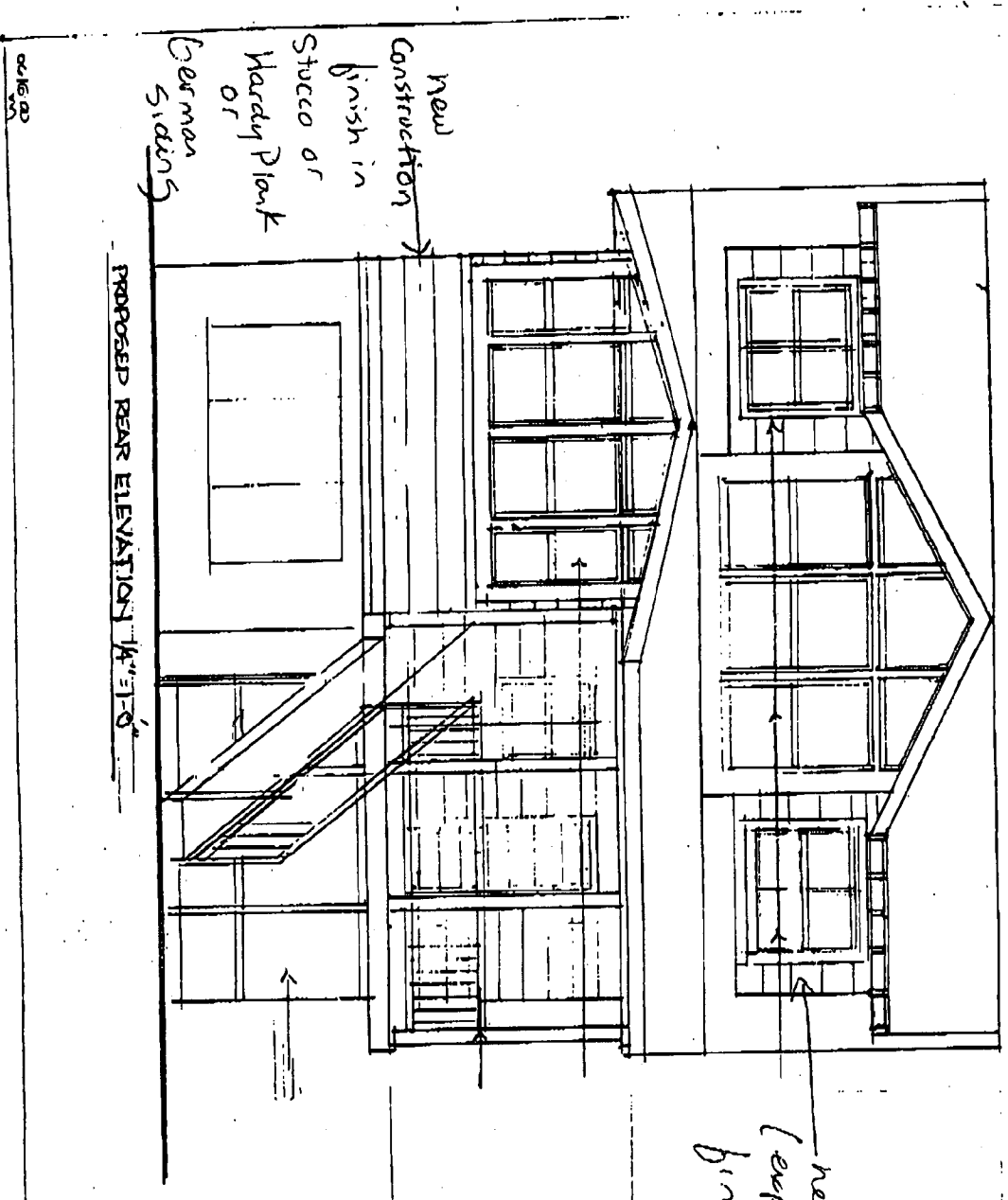
(facing)

Art & Ellen McMurdie
12 Cleveland Avenue
Takoma Park MD 20912

(owners of vacant home
next door)

(b)
(S)

7
~~8~~



Rear Elevation - 238 Park Ave
Takoma Park

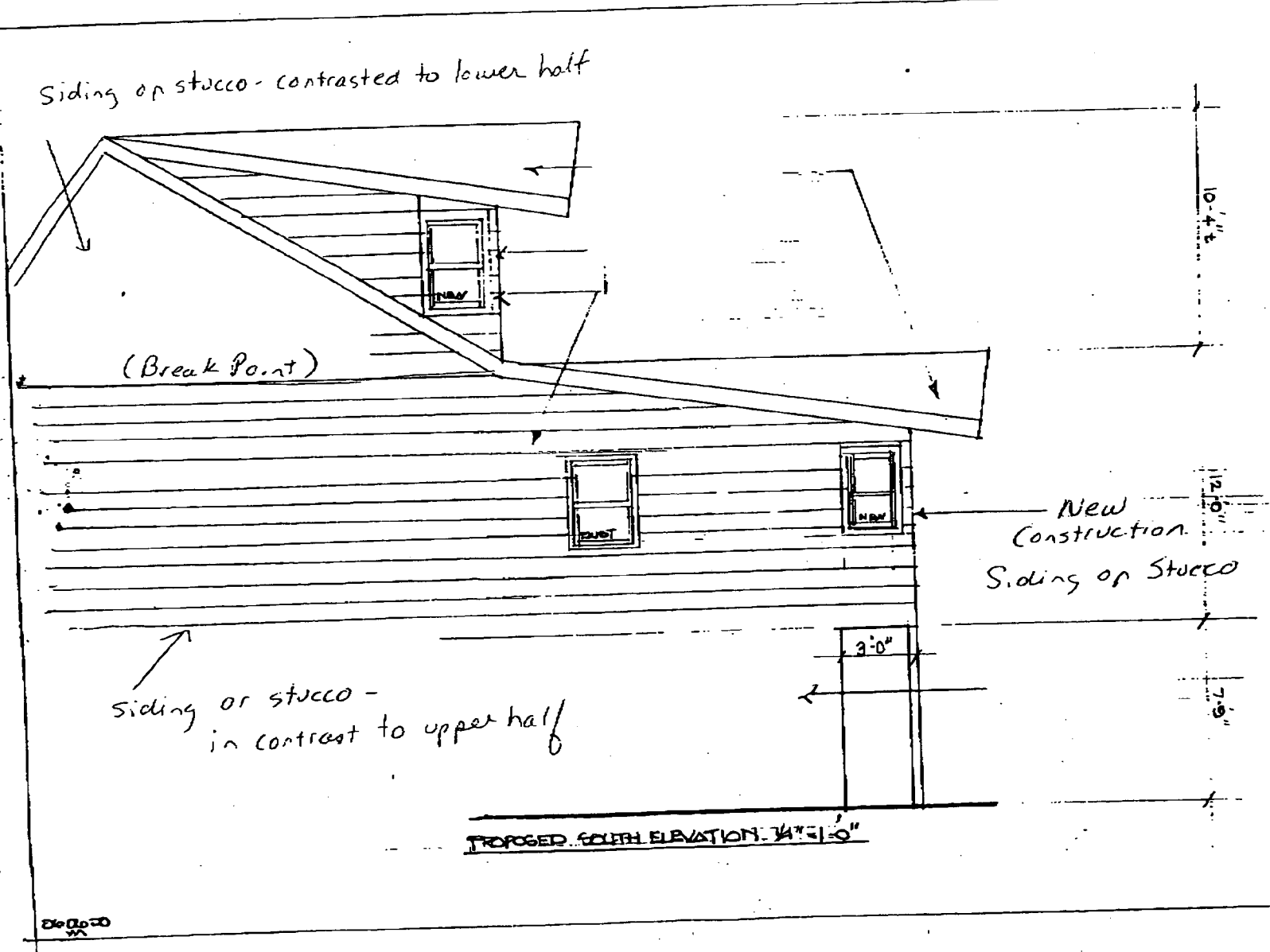
new construction
(expanded dormer)
finish in Cedar Shingles
or Hardy Plank
or German
Siding

PROPOSED REAR ELEVATION 14'-3" x 17'-0"

scale

South Elevation - 238 Park Avenue

P04



11-30-00 06:48PM FROM BNA INT'L

8



9

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7/18/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

X Approved with Conditions: (1) New porch railing will be painted or stained; (2) Applicant may use 1/1 Andersen windows for the new construction; (3) Alternate proposal is approved, so applicant has choice between rear additions/alterations with either gable or shed roof form.

B. → and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Dennis & Kathryn Desmond

Address: 242 Park Avenue, Takoma Park MD. 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BILL MIDDLETON - 215-680-2494
KATHRYN DESMOND 301 270 9065
Daytime Phone No.: _____

Tax Account No.: _____
Name of Property Owner: DENNIS + KATHRYN DESMOND Daytime Phone No.: 301 270 9065
Address: 242 PARK AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 238 PARK AVE Street: PARK AVE
Town/City: TAKOMA PARK Nearest Cross Street: WILLOW AVE
Lot: 22 Block: 1 Subdivision: HILLCREST
Lot: _____ Block: _____ Subdivision: _____
Floor: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimator: \$ _____
1C. If this is a revision of a previously approved incident permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

Kathryn J. Desmond
Signature of owner or authorized agent

6-19-00
Date

Approved: 221798 For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date Issued: 7/18/00
Application/Permit No.: _____ Date Filed: _____

Edr 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3713-00AA

w/conditions

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:

This is a 1 1/2 story bungalow - built 1917. Converted to multi-family dwelling (1 apartment on second floor - 2 in basement) in 1940s-50s. House is wood frame construction with asbestos shingle siding. Located on residential street in Takoma Park, Historic District.

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

Restoration of house to single family house. Enlarging 2nd floor rear dormer and extending one portion of it 3'. On 1st floor, rebuilding existing breakfast room with 3' bay extension, and adding new porch over existing basement porch. Impact on existing historic resource expected to be minimal & beneficial, as all work is on rear of house and all new work will reflect/harmonize with existing 1917 home.

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

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- b. dimensions of all existing and proposed structures; and
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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

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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARKING LABELS.

July 11, 2000

TO: Robin Zisk
FROM: Kathryn Desmond

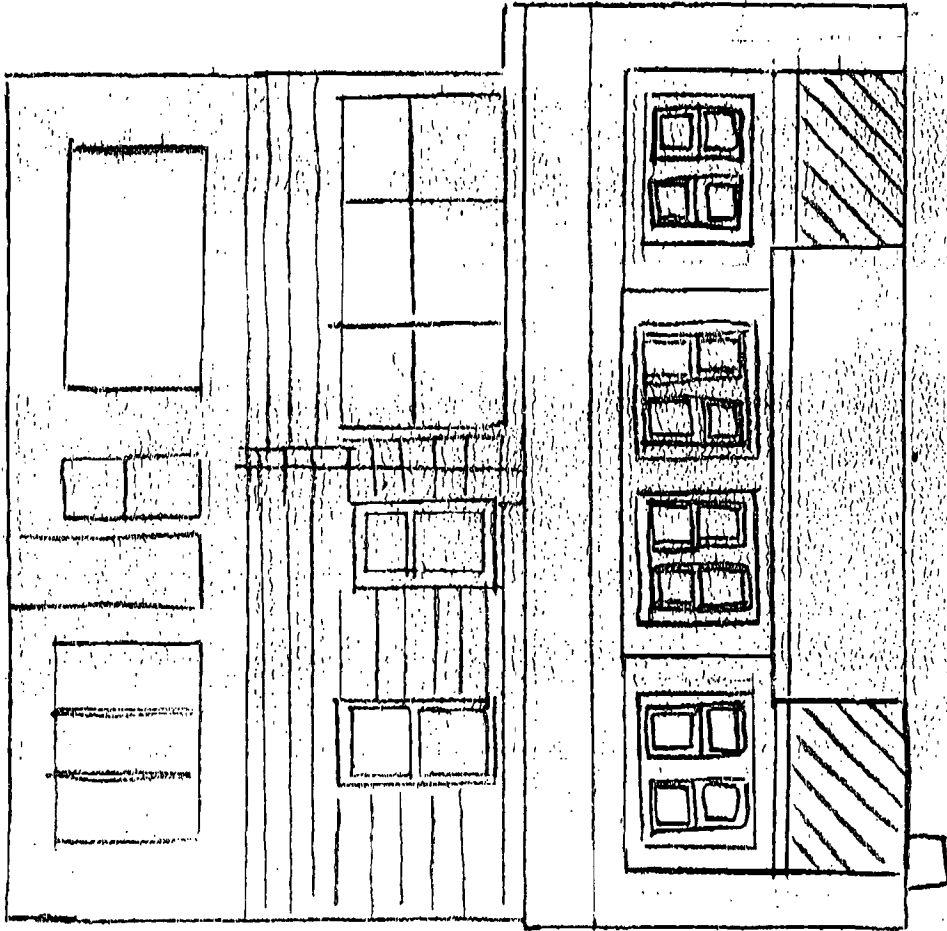
I am writing regarding our proposal for renovation of the house at 238 Park Avenue in Takoma Park. In addition to asking the Commission to approve the plans as initially submitted, we would also ask approval for an alternative, "scaled-back" plan, as shown on the drawing labeled "Alternative."

This alternative would simply extend the existing rear second-floor dormer the full width of the house, but preserve the existing second-story roofline by maintaining a "shed" roof rather than adding the new "gable roof." There would be no fixed windows in this plan, but simply double-hung sash windows consistent in size and appearance with the rest of the house.

We would also request approval for the option of using vinyl-clad wood windows (in which the window is wood, but the exterior sash is vinyl-clad) on the second-floor dormer and the first-floor breakfast room (both areas on the rear of the house.) The windows we would be replacing in these two areas are not original to the house, but are, in fact, full vinyl replacements in the second story, and simply aluminum storm windows in the breakfast room.

ALTERNATIVE SECOND STORY

238 PARK AVE
TAKOMA PARK



= roof shingles
to match
existing roof

PROPOSED REAR ELEVATION

ALTERNATIVE SECOND STORY



BNA International, Inc.
1231 25th Street, N.W.
Washington, D.C. 20037

Fax: (202) 452-7549

FAX TRANSMISSION COVER SHEET

Date: 7-11-00

To: Robin Zick

Company: HPC

Telephone Number: 301 563 3408

FAX Number: 301 563 3412

From: Kathryn Desmond

Department: _____

Telephone Number: 202 452 5350

NUMBER OF PAGES: 3 (including this cover sheet)

Comments:

Robin

I hope this drawing and narrative are sufficient
Please call if you have questions or need more.
I won't be available tomorrow until
late afternoon. (I'll be out of town)

Thank you
Kathryn

with

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 238 Park Avenue Meeting Date: 7/12/00
 Applicant: Dennis & Kathryn Desmond Report Date: 7/5/00
 Resource: Takoma Park Historic District Public Notice: 6/28/00
 Review: HAWP Tax Credit: No
 Case Number: 37/3-00AA Staff: Robin Ziek

PROPOSAL: Rear alterations to adapt house from apartments to single family occupancy

RECOMMEND: Approval with Conditions:

- 1) The new porch railing will utilize inset pickets, and will be painted or stained.
- ~~2) The new doors and windows will be wood, with true-divided light (TDL) glazing, or with simulated TDL glazing.~~ (2) Andersen windows 1/1 O.K.

PROJECT DESCRIPTION

3. Alternative ~~at~~ proposal would also be O.K.

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: 1917

The subject property is a 1-1/2 story frame bungalow, with asbestos shingle siding. The basement level is fully exposed at the rear elevation. There is a small shed dormer at the rear elevations, with four double-hung windows. Steps at the north (side) elevation lead down from an existing breakfast area on the first floor to grade.

PROPOSAL

The applicant proposes to remove the existing side steps, and renovated the kitchen on the first floor, incorporating the existing breakfast room into the kitchen, and adding an additional 3' with an extension to the rear. This room extension will be sided to match the existing, and the roof will be a shallow gable. At the same time, a new porch with railing will be built over the existing basement porch, with a small extension over the existing basement level (see Circle 1/3). New steps will be built from the 1st floor porch to the back yard. A rear window in an existing bedroom will be replaced with a French door, providing access to the back porch from this room, as well as from the kitchen room (with a 6' slider).

(1)

At the 2nd story level, the existing dormer will be removed, and a new dormer constructed along the back of the house (see Circle 8). This dormer will have a center gable bay and two smaller bays, with double-hung windows.

STAFF DISCUSSION

The proposed work is completely at the rear of this secondary resource. The alterations are designed to match the existing house in terms of massing and materials. The two new gable features will include extensive areas of glass, as opposed to individual window units. These are, however, broken up proportionally to match the scale of the existing windows.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #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.

and with the Secretary of the Interior Guidelines #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.

CONDITIONS:

- 1) The new porch railing will utilize inset pickets, and will be painted or stained.
- 2) The new doors and windows will be wood, with true-divided light (TDL) glazing, or with simulated TDL glazing.

and subject to the general condition that **the applicant shall present the 2 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (and 1 extra set for HPC file copy)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240.777-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: BILL MIDDLETON - 215-680-2494
KATHRYN DESMOND 301 270 9065

Daytime Phone No.: _____

Tax Account No.: _____
Name of Property Owner: DENNIS + KATHRYN DESMOND Daytime Phone No.: 301 270 9065
Address: 242 PARK AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 238 PARK AVE Street: PARK AVE
Town/City: TAKOMA PARK Nearest Cross Street: WILLOW AVE
Lot: 22 Block: 1 Subdivision: HILLCREST
Lot: _____ Block: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE: Construct External Alter/Renovate
 Move Install Whack/Roof Repair Relocatable
 Revision Repair Relocatable

CHECK ALL APPLICABLE:
 A/C Stab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved action permit, see Permit # _____

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Kathryn J. Desmond 6-19-00
Signature of owner or authorized agent Date

Approved: 221798 For Chairperson, Historic Preservation Commission

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

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4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Melvin & Dolores Raff
7319 Willow Ave
Takoma Park MD 20912

(rear property)

Bob Muehlenkamp & Karen Ackerman
240 Park Ave
Takoma Park MD 20912

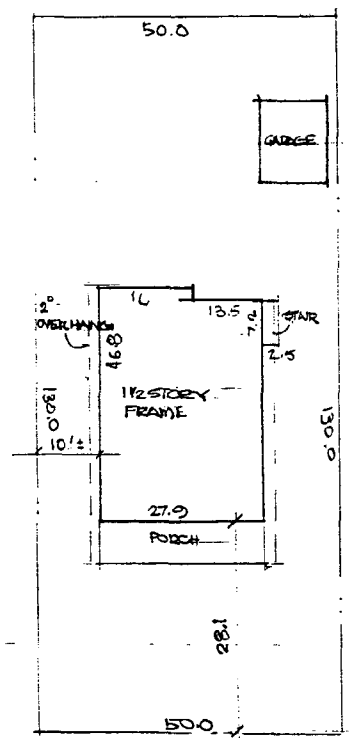
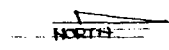
(next door)

Larry Rubin & Fran Tait
239 Park Ave
Takoma Park MD 20912

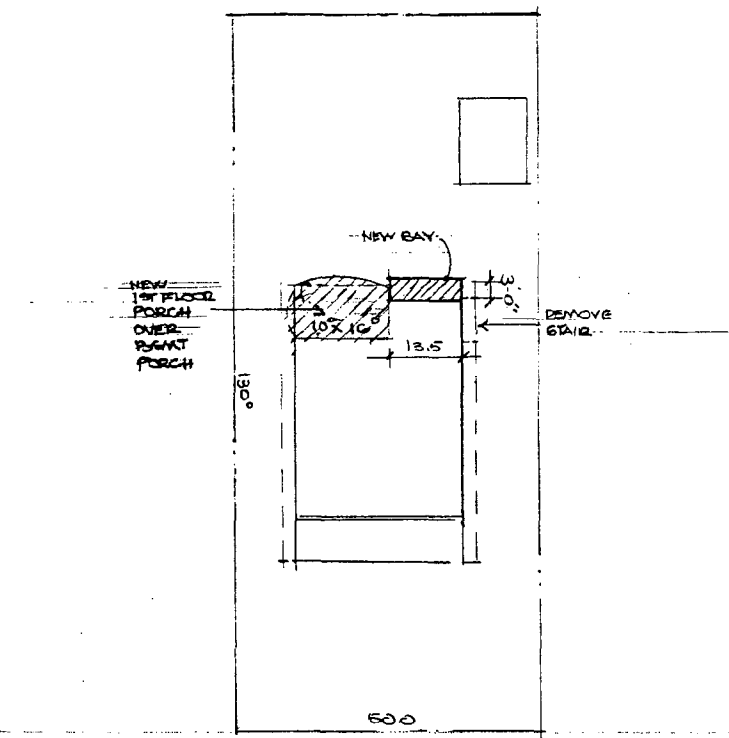
(facing)

Art & Ellen McMurdie
12 Cleveland Avenue
Takoma Park MD 20912

(owners of vacant home
next door)



PARK AVENUE
 EXISTING SITE PLAN
 SCALE 1"=20 FT



PARK AVENUE
 PROPOSED SITE PLAN
 SCALE 1"=20 FT

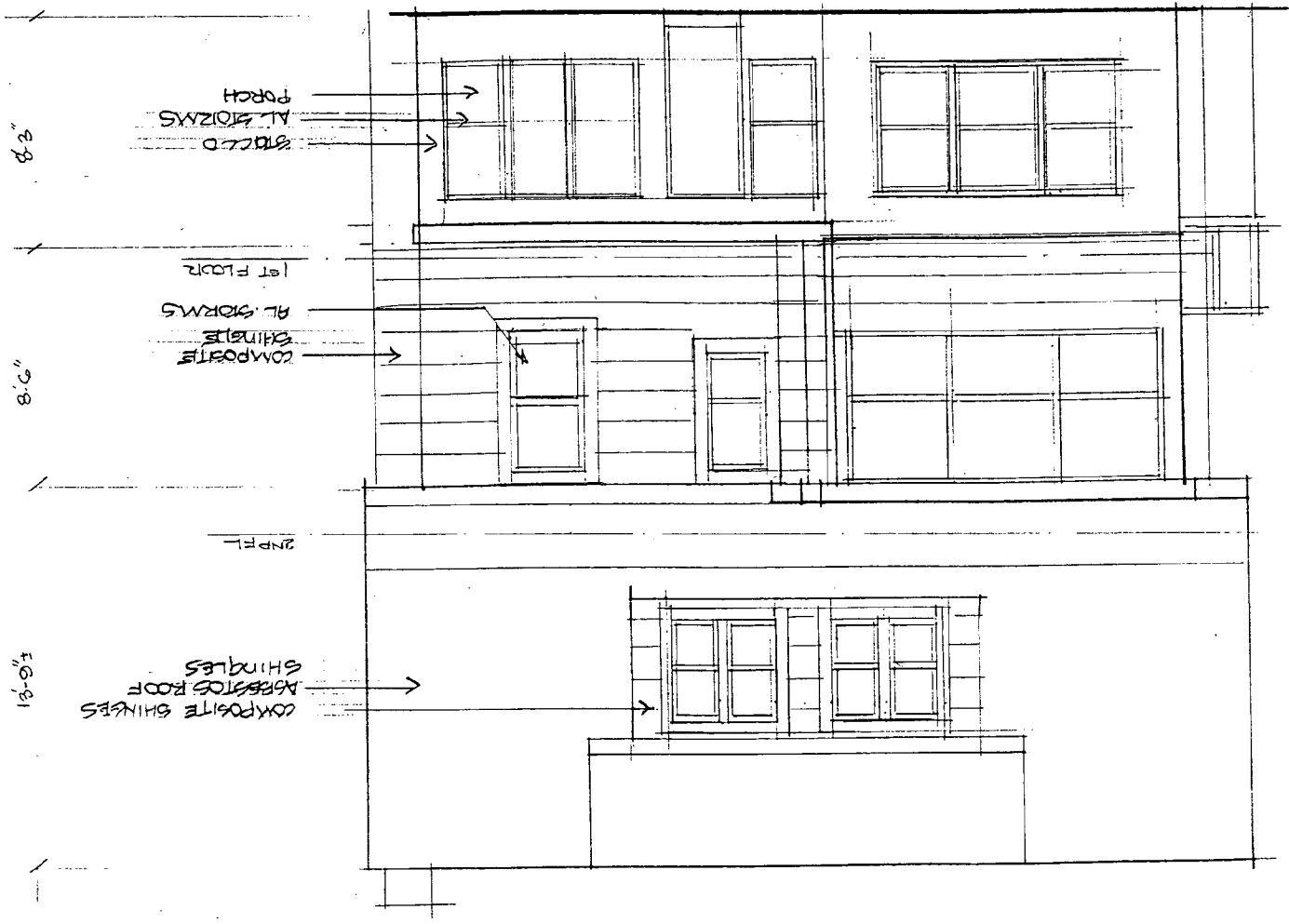
238 PARK AVENUE TA
 TAKOMA PARK MARYLAND
 HILL CREST
 LOT 22 BLOCK 1
 PLAT BK 2 PLAT NO 140
 081000

WILLIAM G MIDDETON AIA
 ARCHITECTS
 1715 PINE ST. 202 797 1096
 PHIL PA 19103 215 680 2484

9

1

EXISTING REAR ELEVATION 1/4"=1'-0"



8'-3"

8'-8"

13'-0"

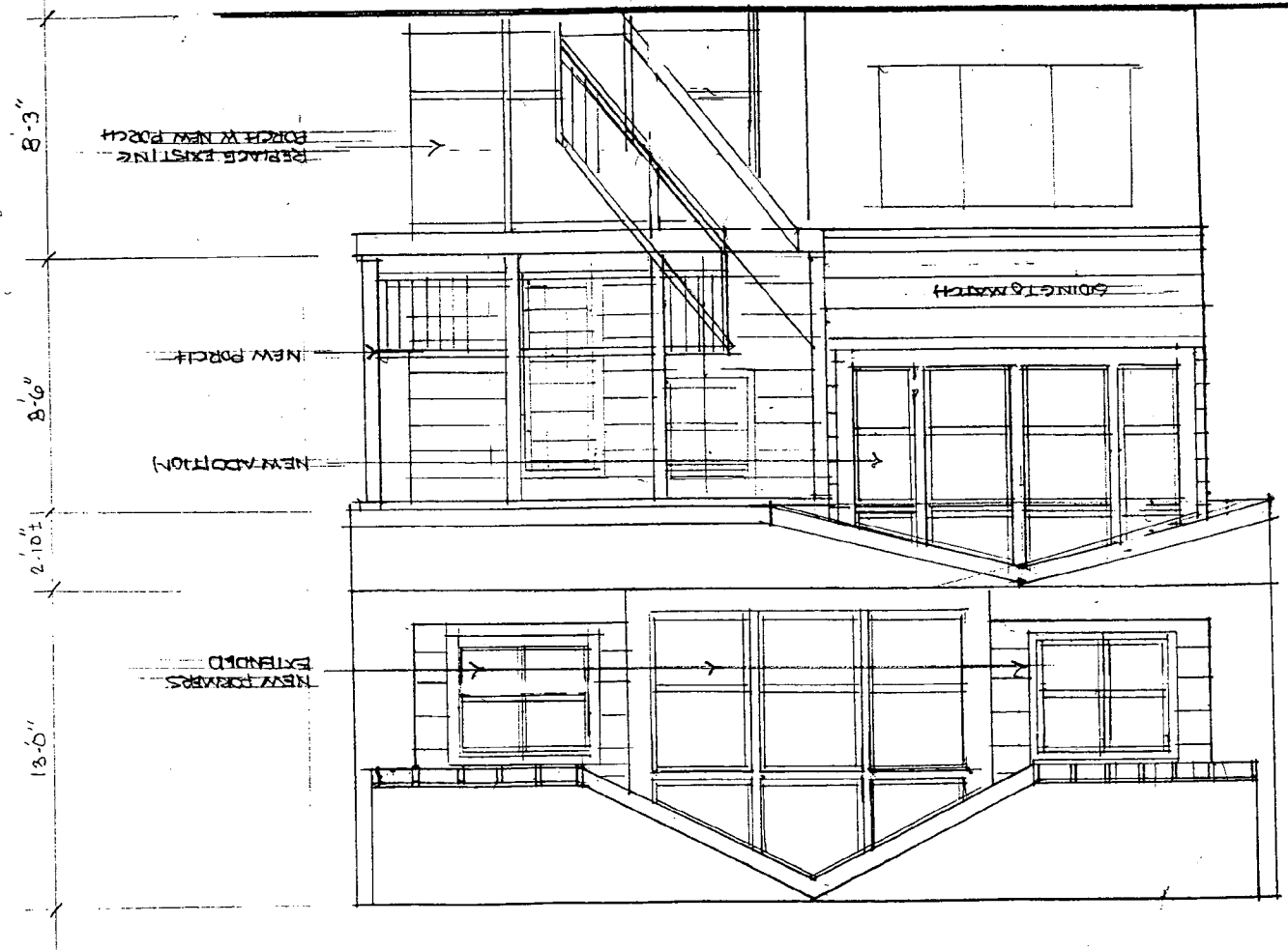
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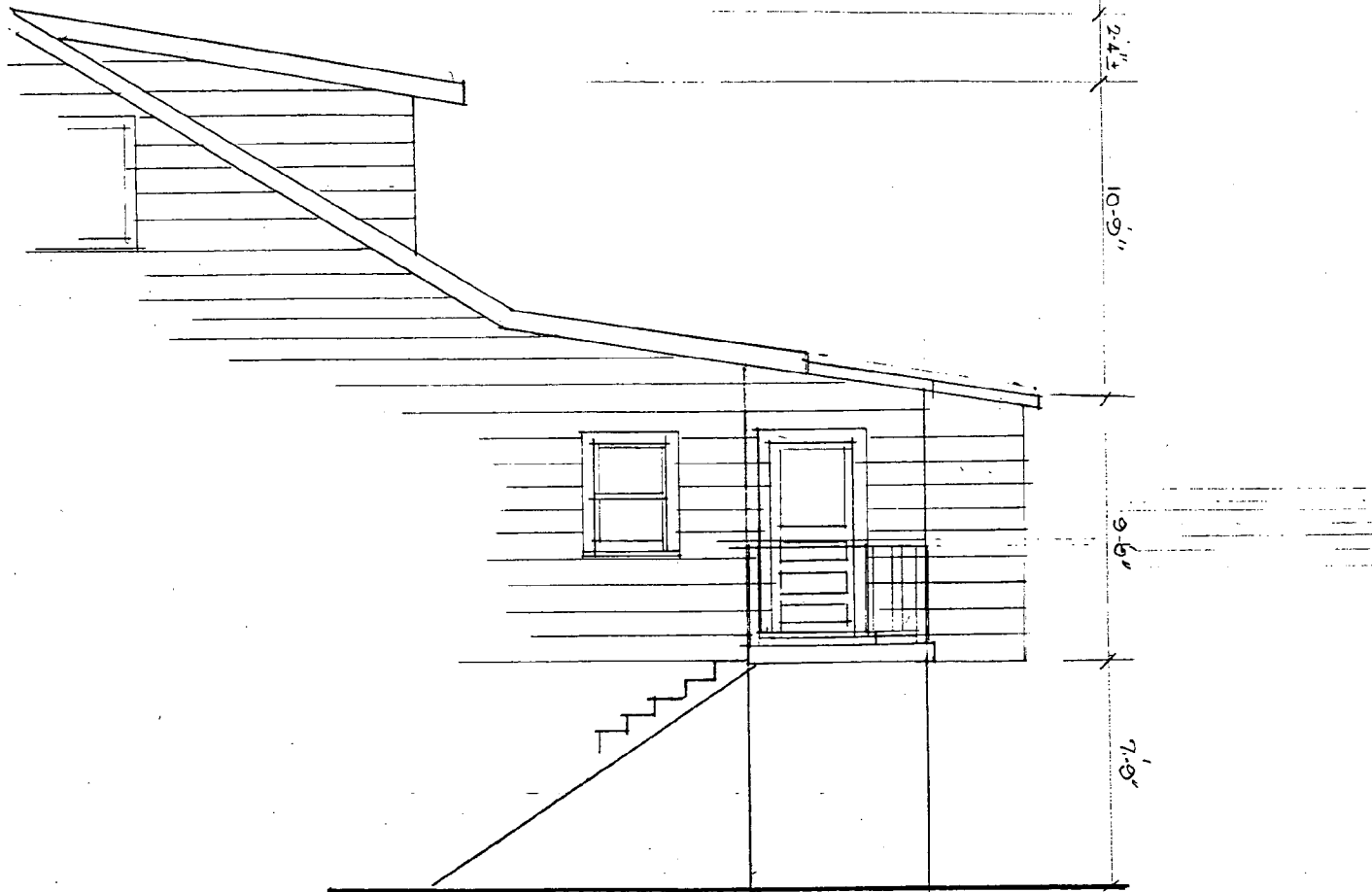
02

021600

5

PROPOSED REAR ELEVATION 1/4"=1'-0"



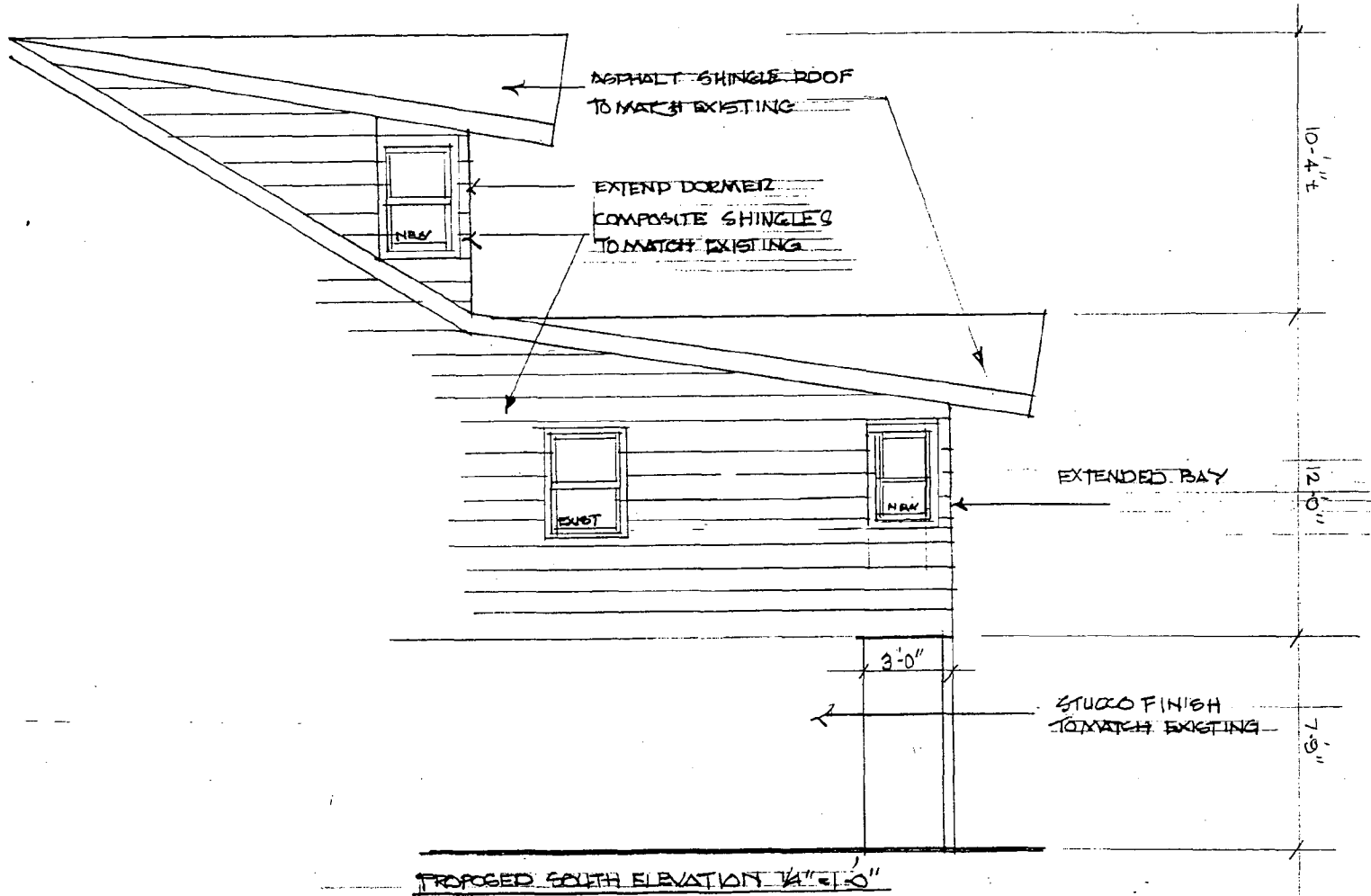


EXISTING SOUTH ELEVATION 1/4" = 1'-0"

061602M

9

9



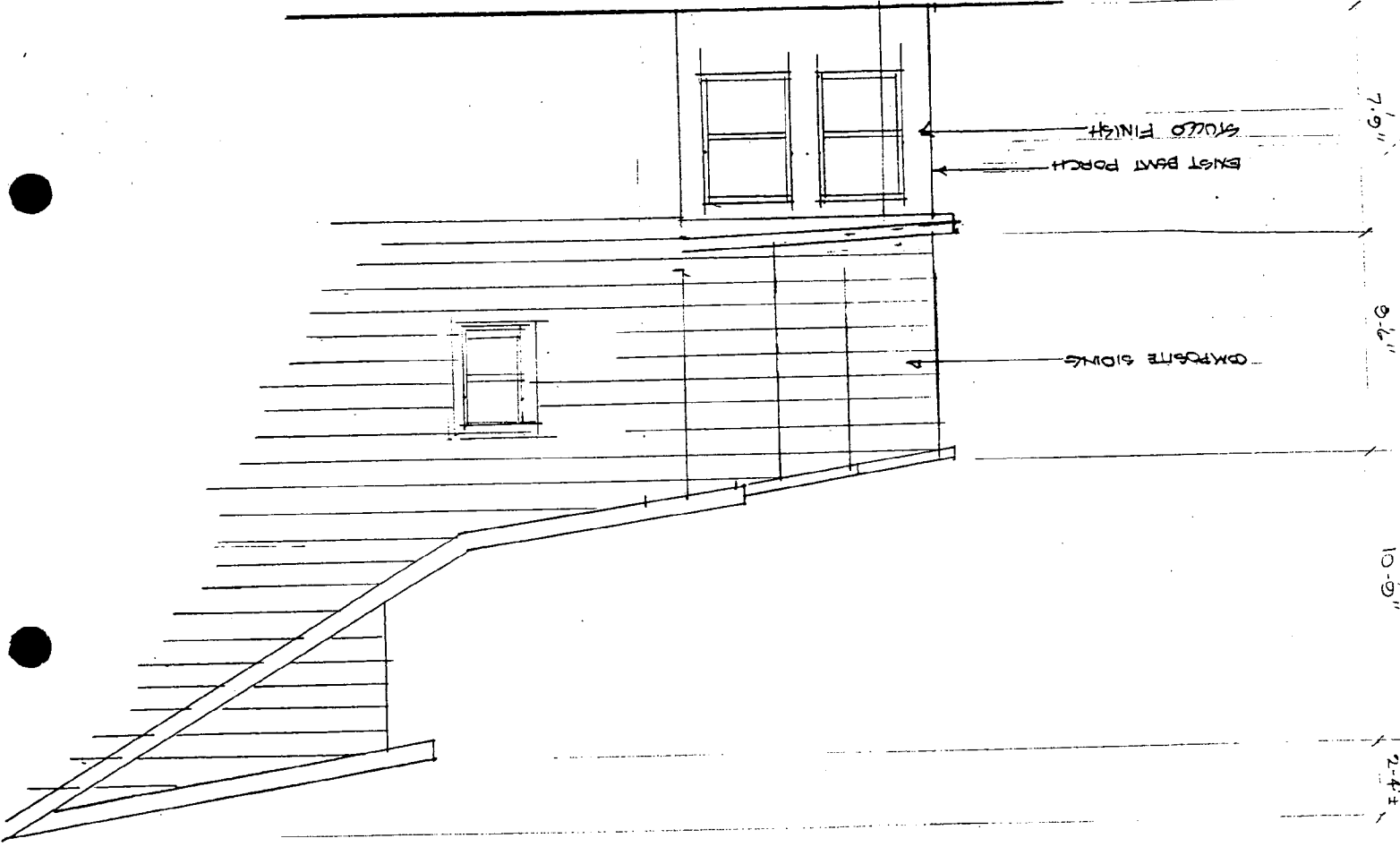
2/6/20
XX

01

06/16/00

08

EXISTING NORTH ELEVATION 1/4"=1'-0"



7'-9"

EXISTING BAWN PORCH

STUCCO FINISH

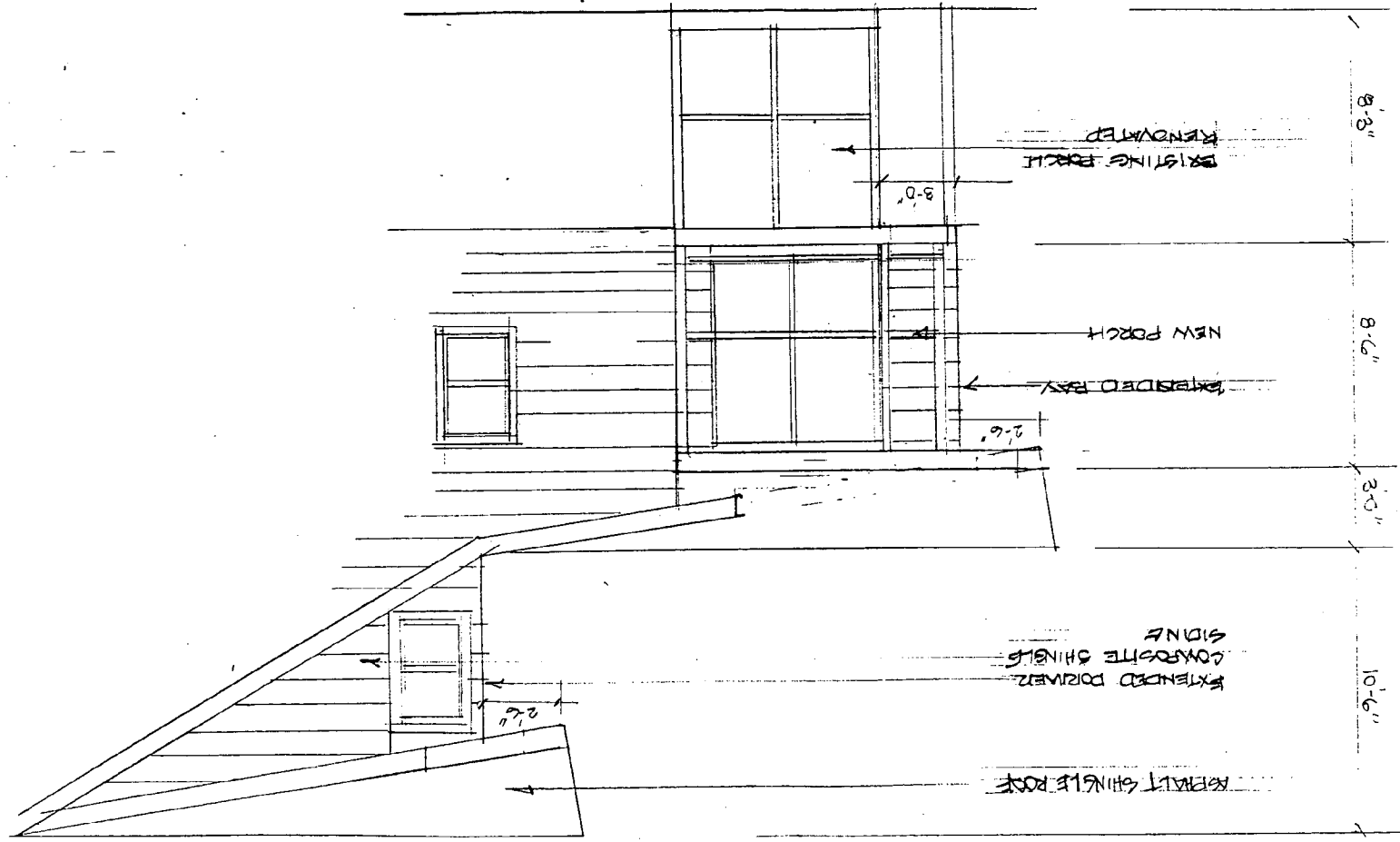
9'-6"

COMPOSITE SIDING

10'-9"

2'-4"

PROPOSED NORTH ELEVATION W/1'-0"



EXISTING PORCH
RENOVATED

NEW PORCH
EXTENDED PAV

EXTENDED POLYMER
COMPOSITE SHINGLES
SIDE

REAR SHINGLE ROOF

8'-3"

8'-0"

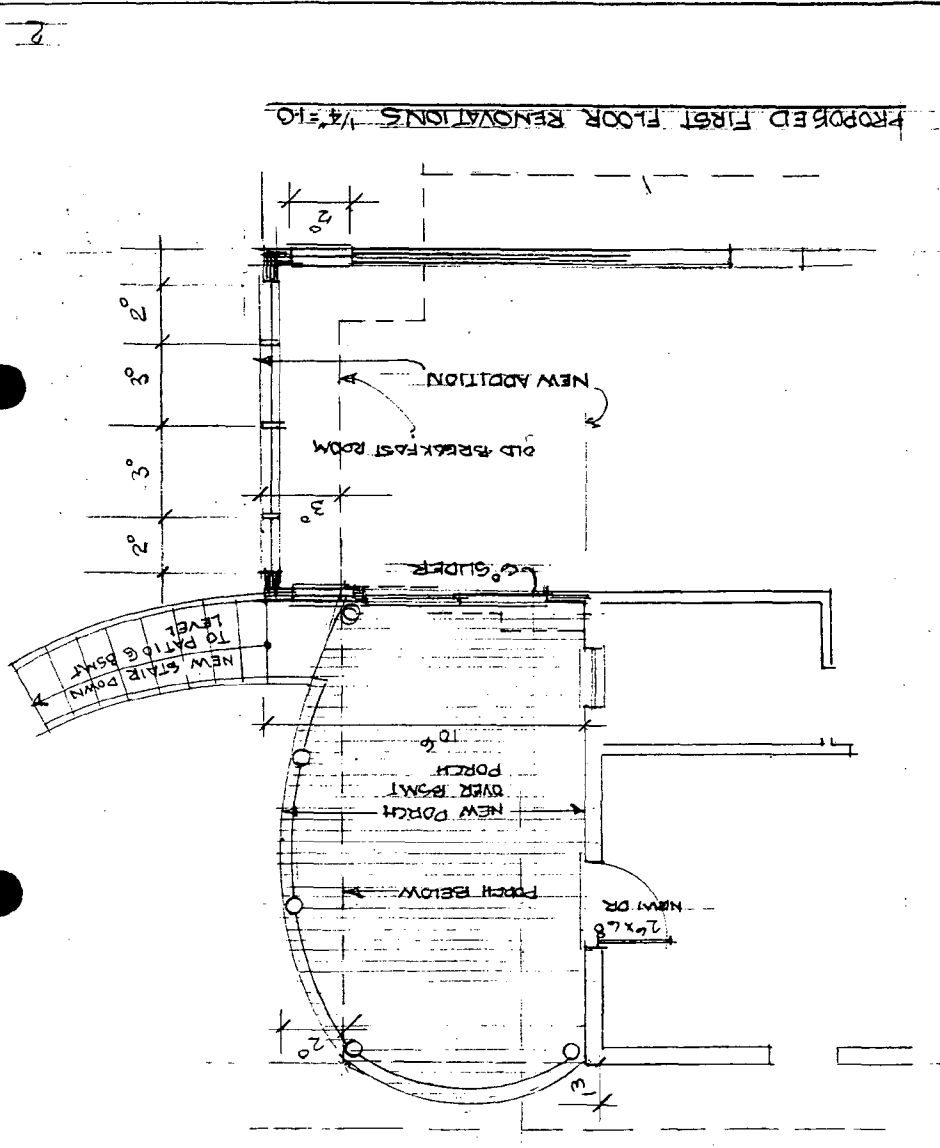
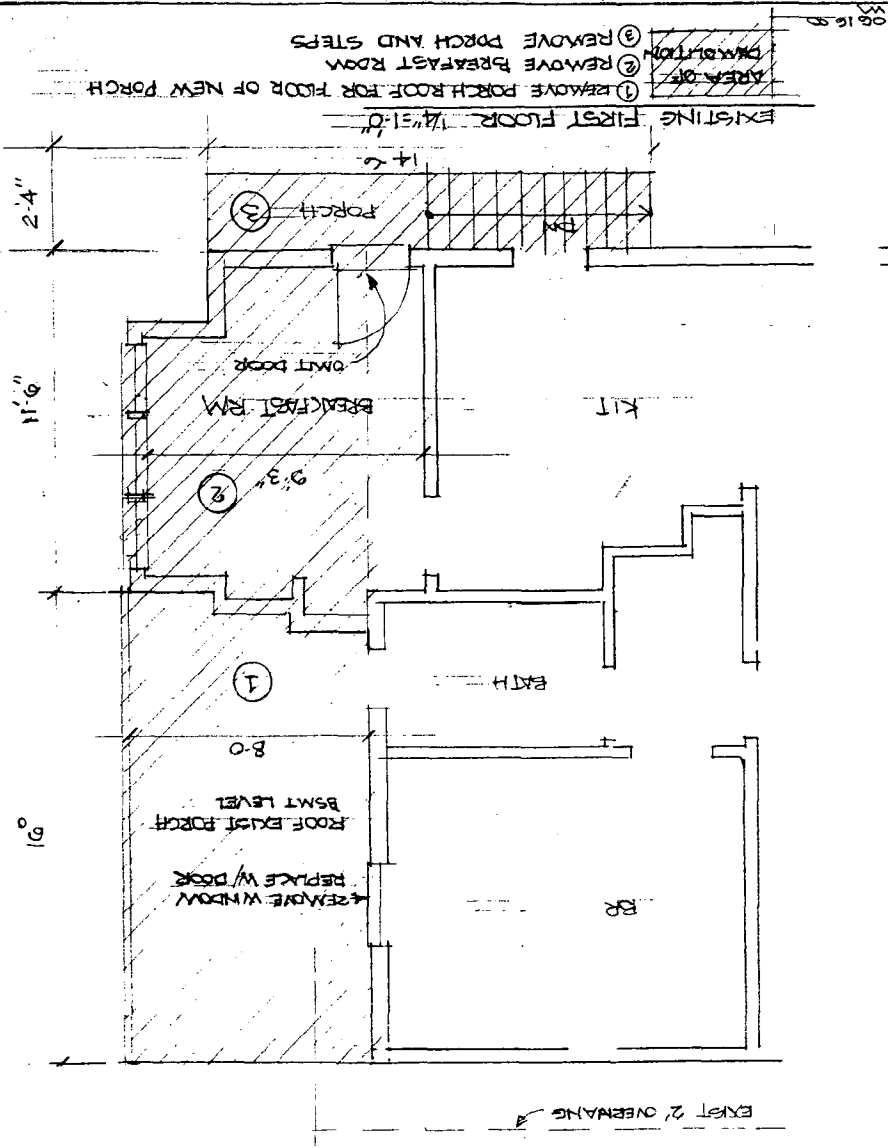
3'-0"

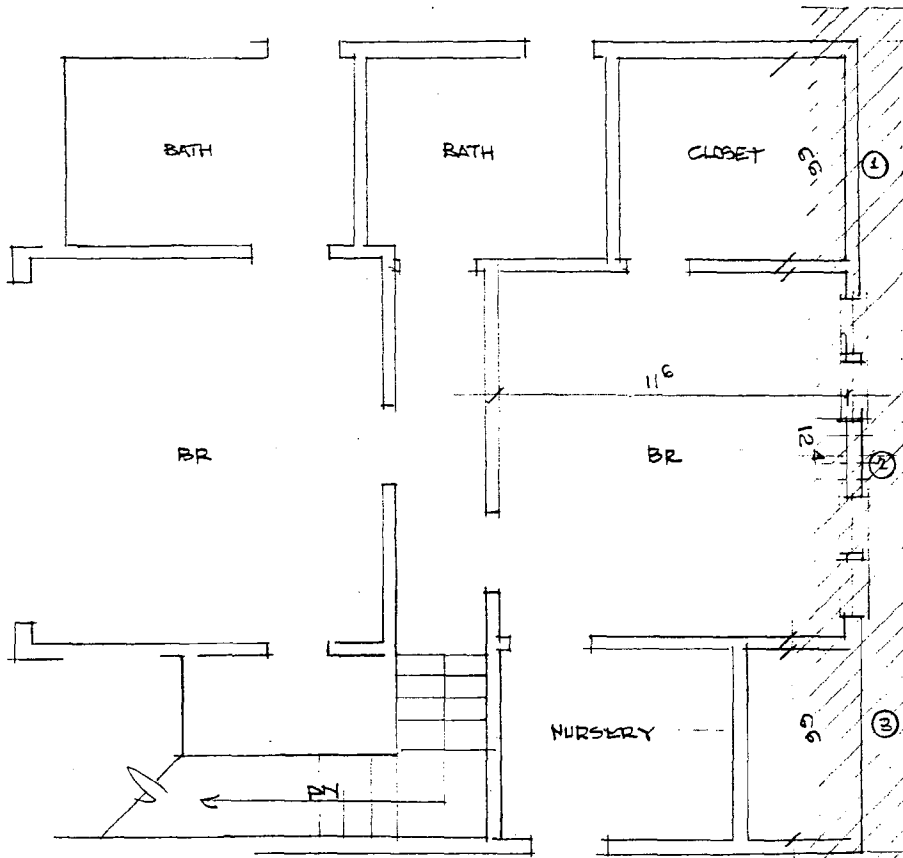
10'-6"

8'-0"

2'-6"

2'-6"

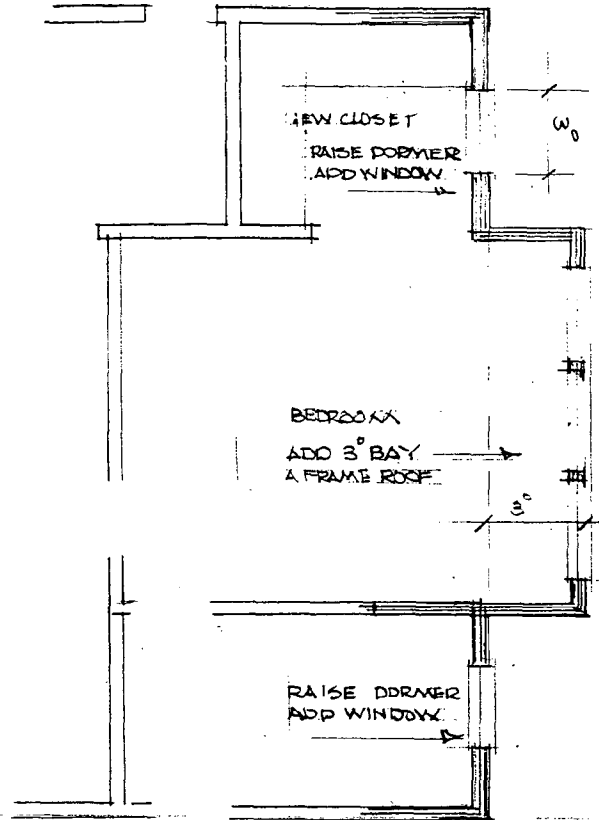




EXISTING 2ND FLOOR 1/4"=1'-0"



- ① ③ RAISE DORMER
- ② ADD BAY CHANGE ROOF TO A FRAME



PROPOSED 2ND FLOOR RENOVATIONS 1/4"=1'-0"

08 16 D

21

18





Retail 2wo Storey Dormer
238 Park Ave
Takoma Park
Desmond



Detail existing Breakfast Room
238 Park Ave
Takoma Park
Desmond



EXISTING STAIR To be removed

238 Park Ave

Takoma Park MD

Desmond



FRONT ELEVATION

238 Park Ave

Takoma Park

Desmond



Race ELEVATION
238 Park Ave
Takoma Park
Desmond