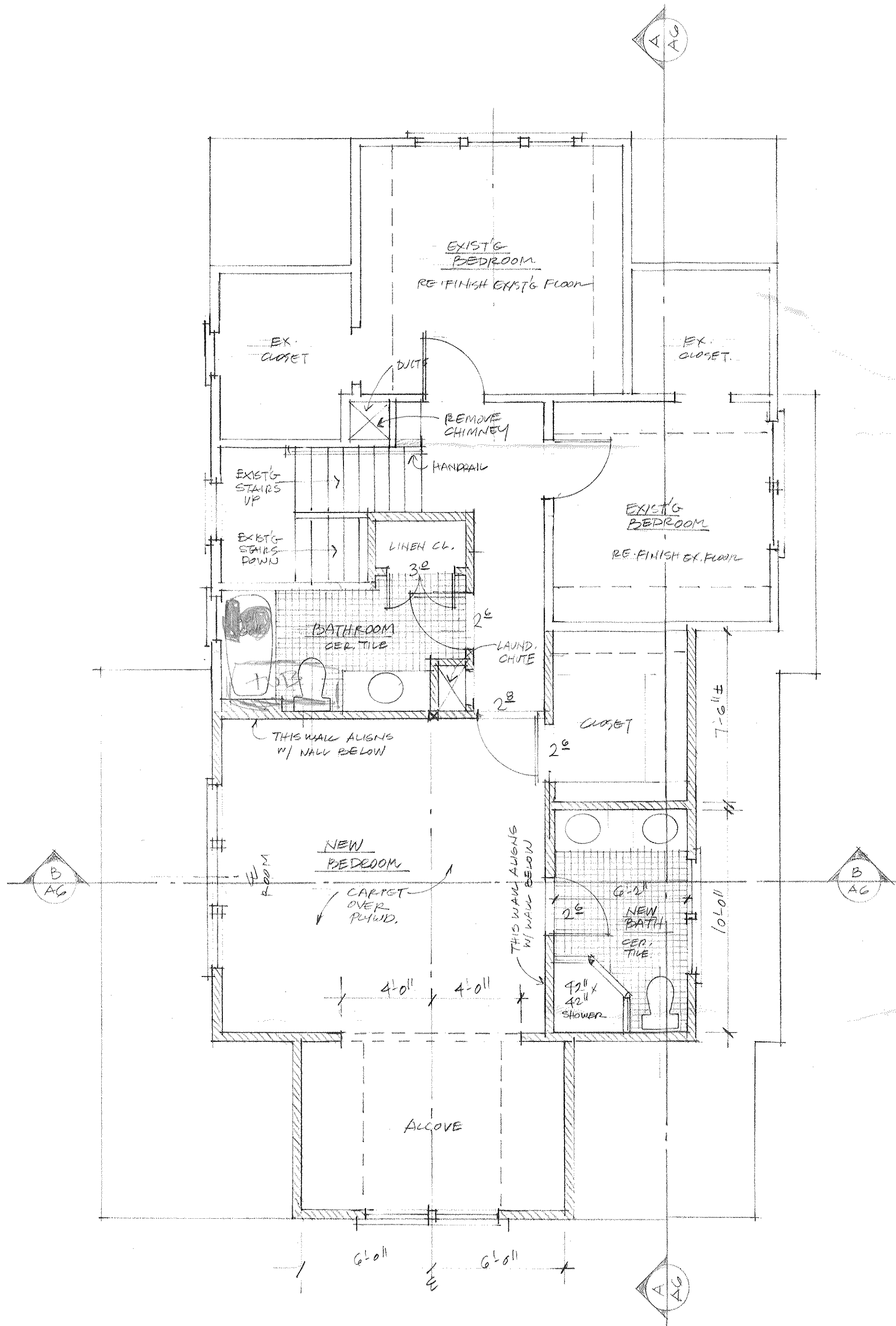


37/3-OORR 236 Park Avenue
(Takoma Park Historic District)

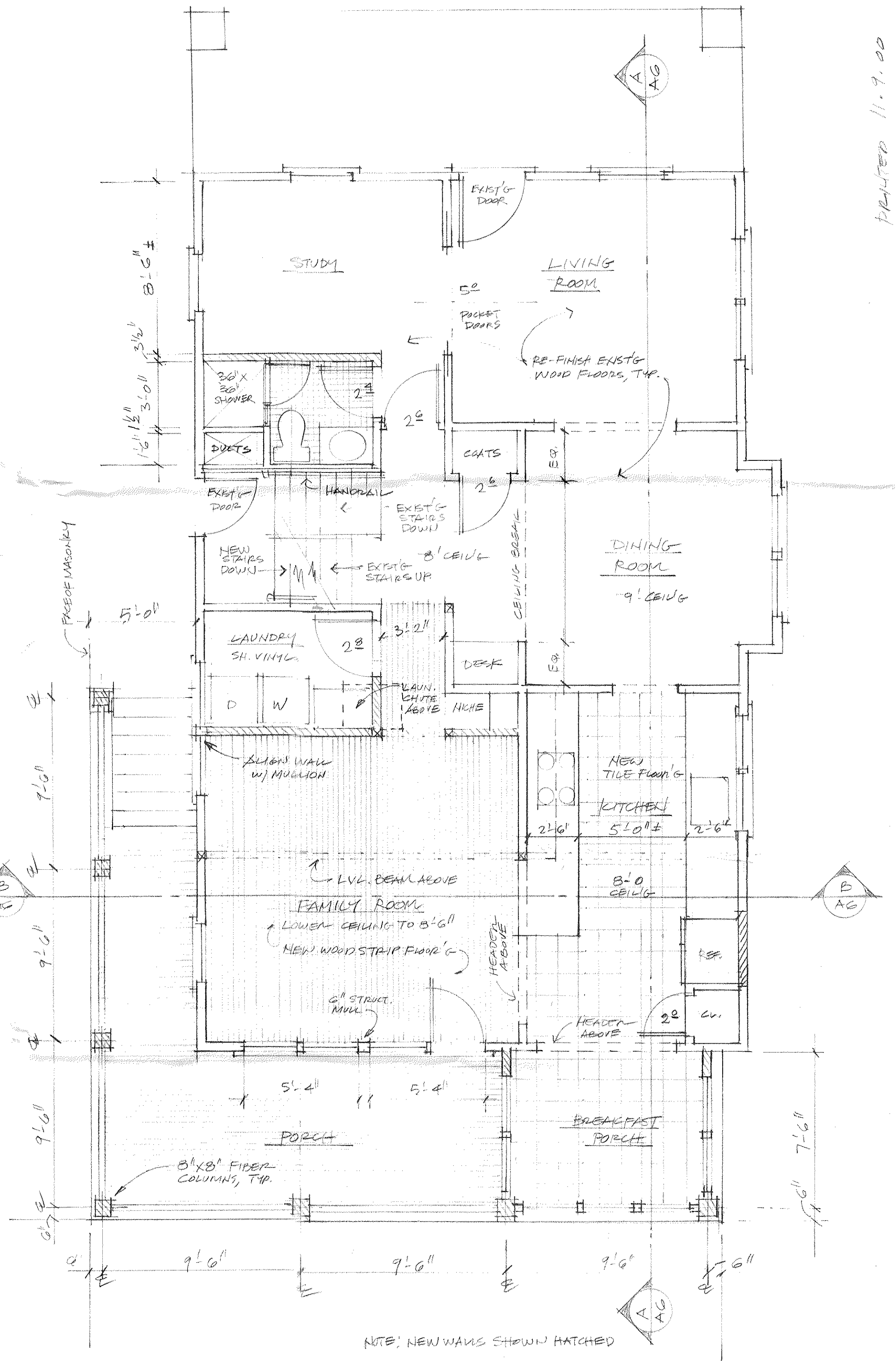
What happens
to
chumney?

Staff report
to act as
12 Cleveland Ave
TP 20912
7/8



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

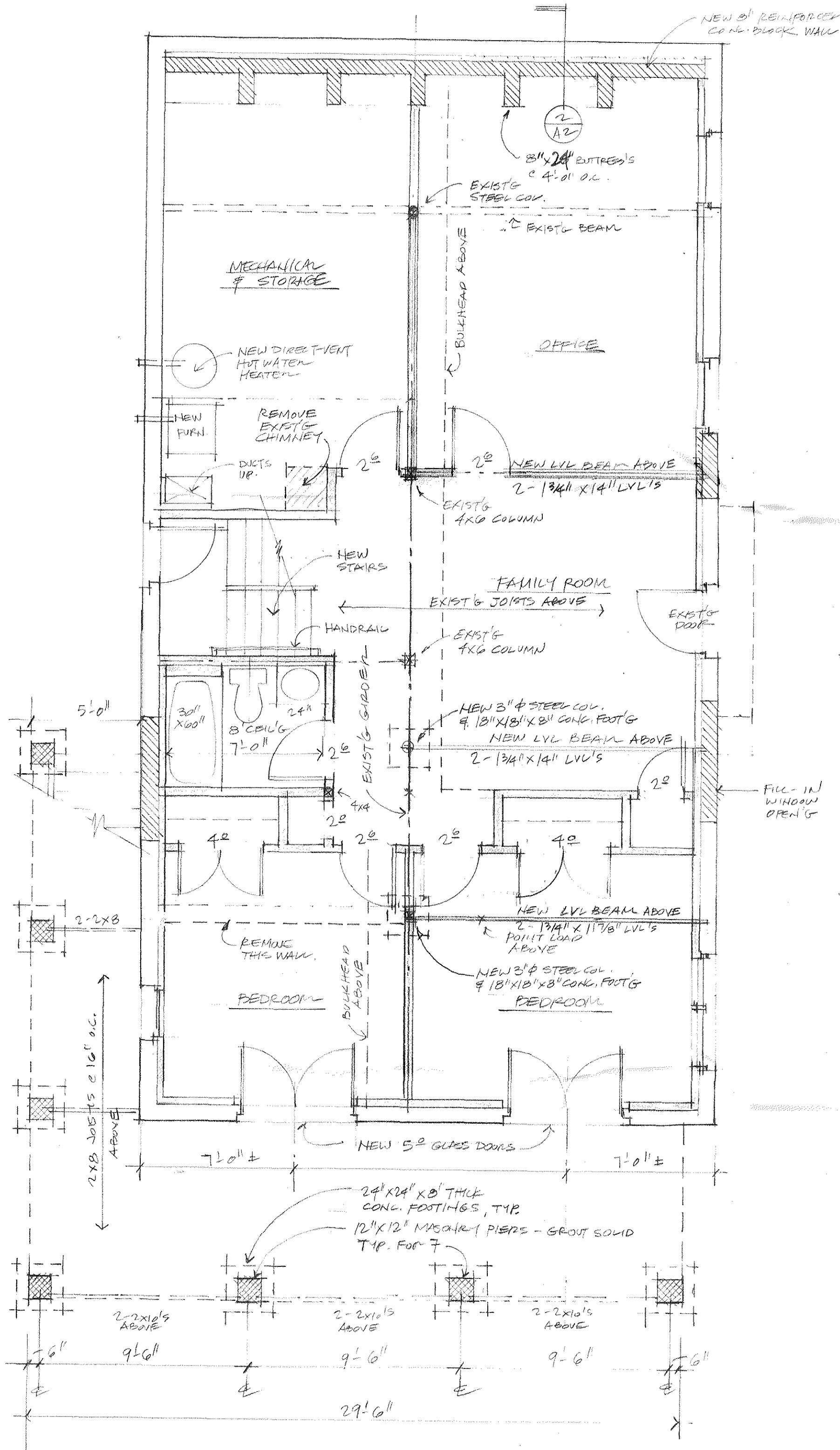
APPROVED
Montgomery County
Historic Preservation Commission

PD 2
11/16/00

PRINTED 11.9.00

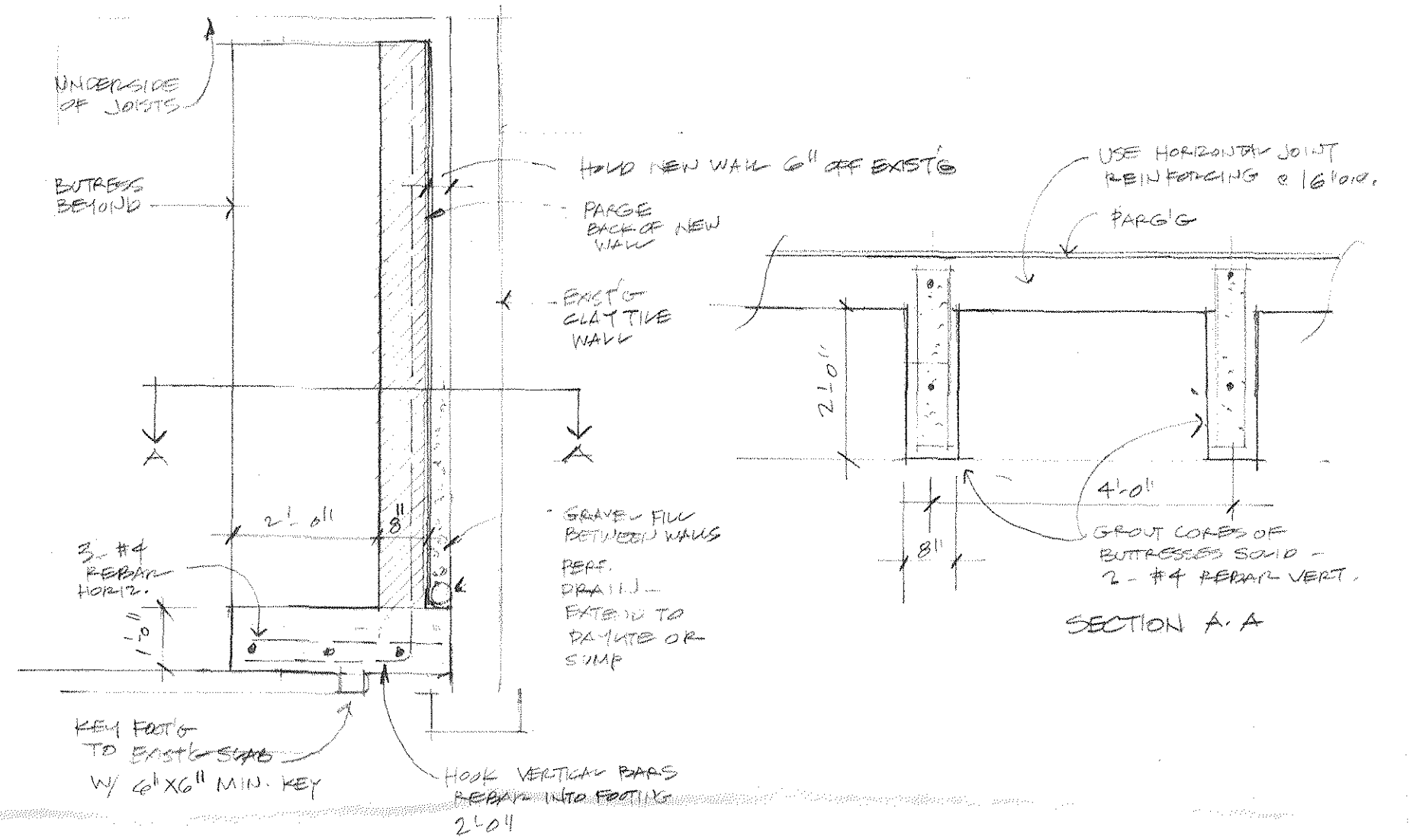
ADDITIONS & ALTERATIONS TO 236 PARK AVENUE
TAKOMA PARK, MD.

PAUL TRESIDEN AIA ARCHITECT
6320 WISCONSSET ROAD, BETHESDA, MD.
Tel. 320.1580
Fax Tel. 320.1581



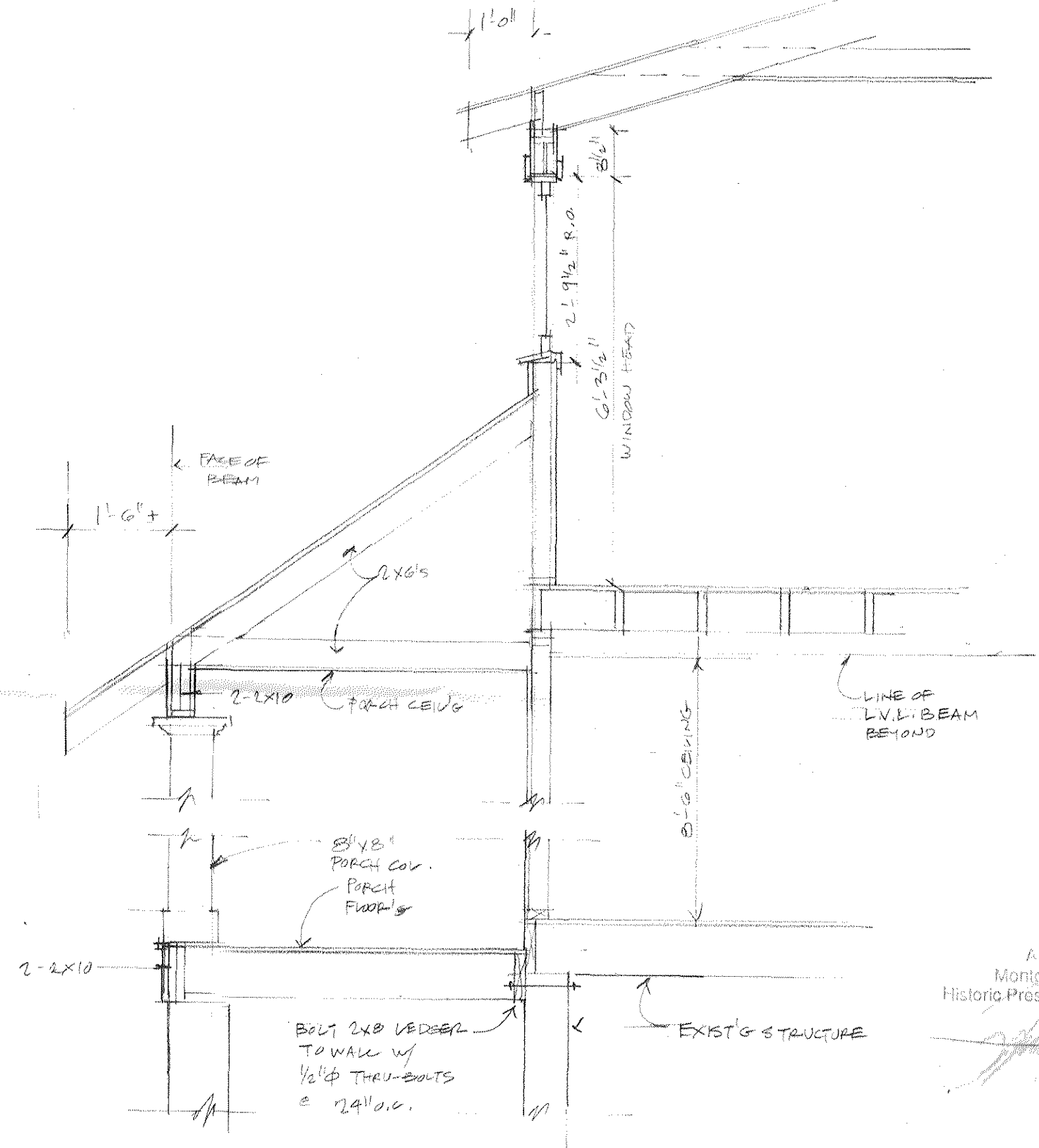
BASEMENT PLAN

SCALE: 1/4" = 1'-0"



SCALE: 1/2" = 1'-0"

2 / A2



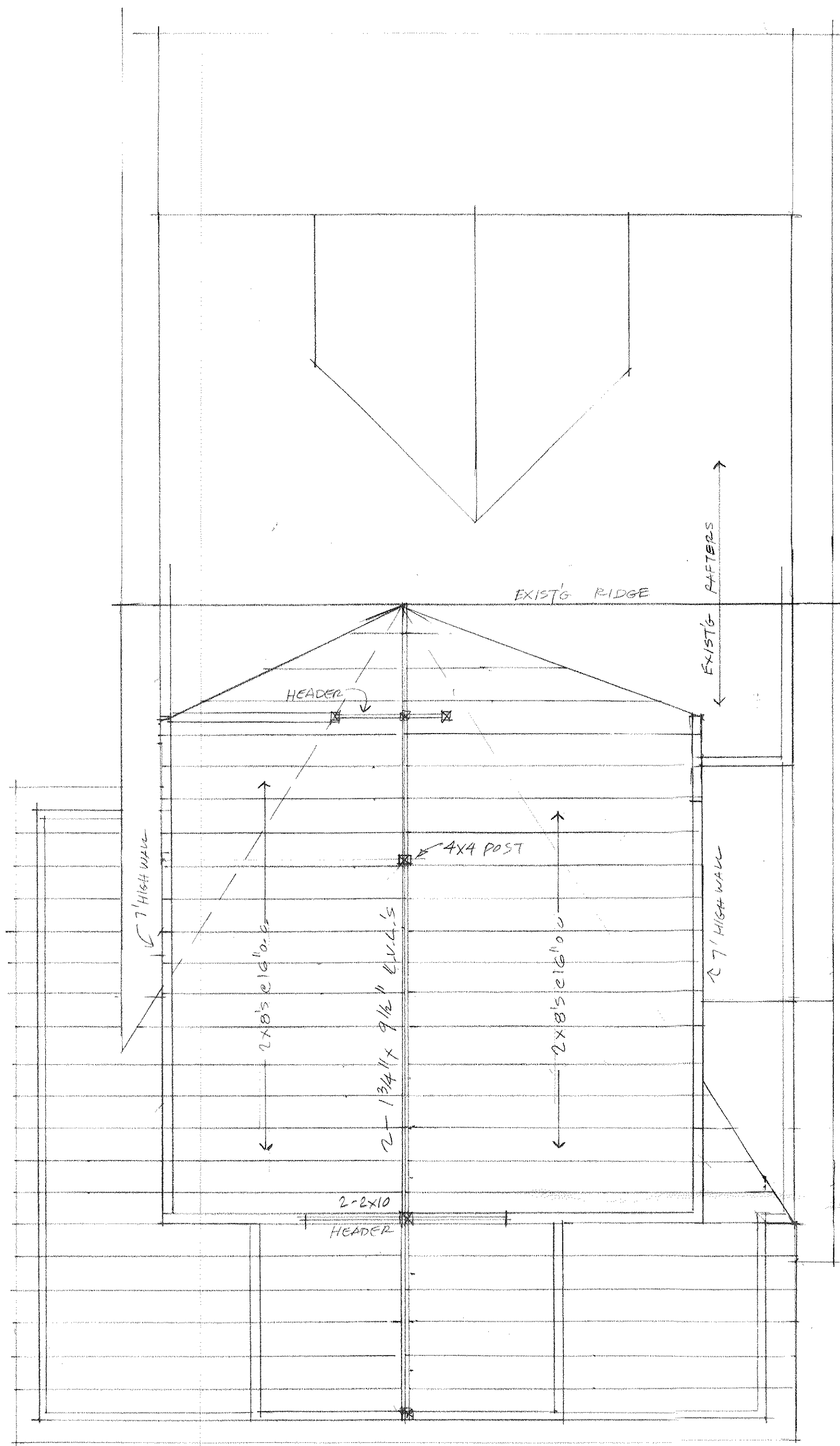
SCALE: 1/2" = 1'-0"

1 / A2

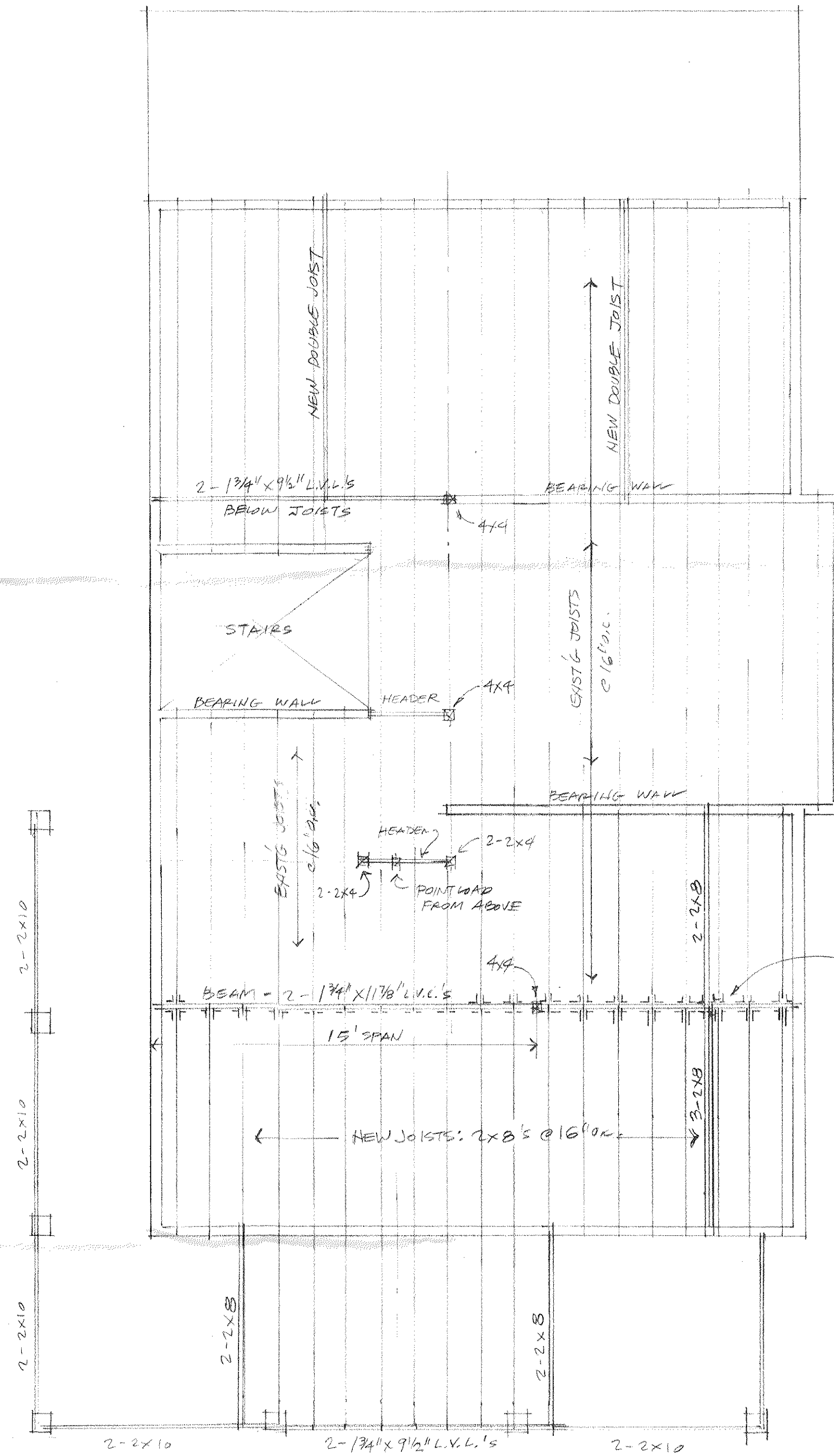
APPROVED
 Montgomery County
 Historic Preservation Commission

EDZ
 11/16/20





ROOF FRAMING PLAN



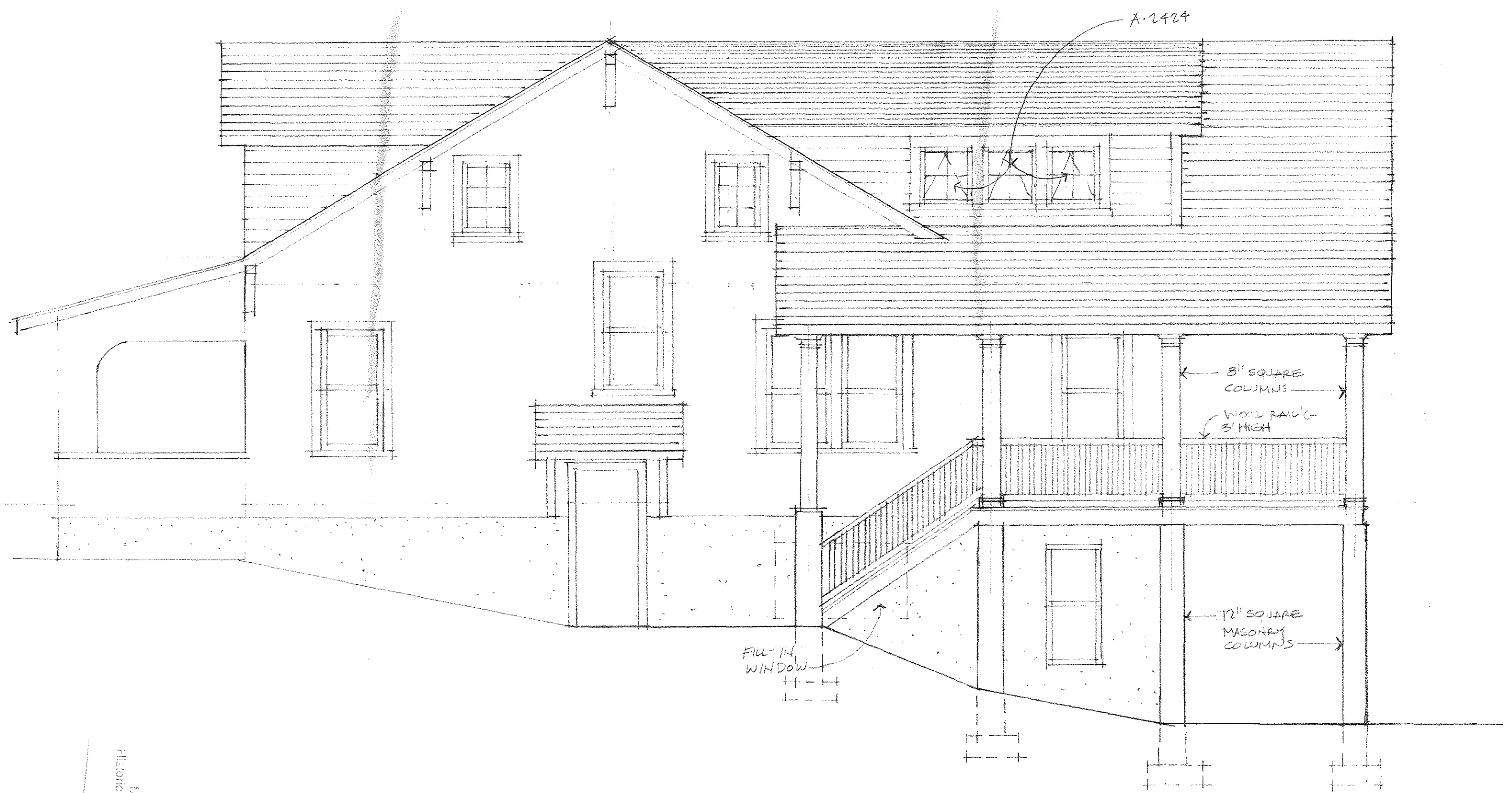
SECOND FLOOR FRAMING PLAN

APPROVED
Montgomery County
Historic Preservation Commission

POB
11/16/00



EAST ELEVATION



NORTH ELEVATION

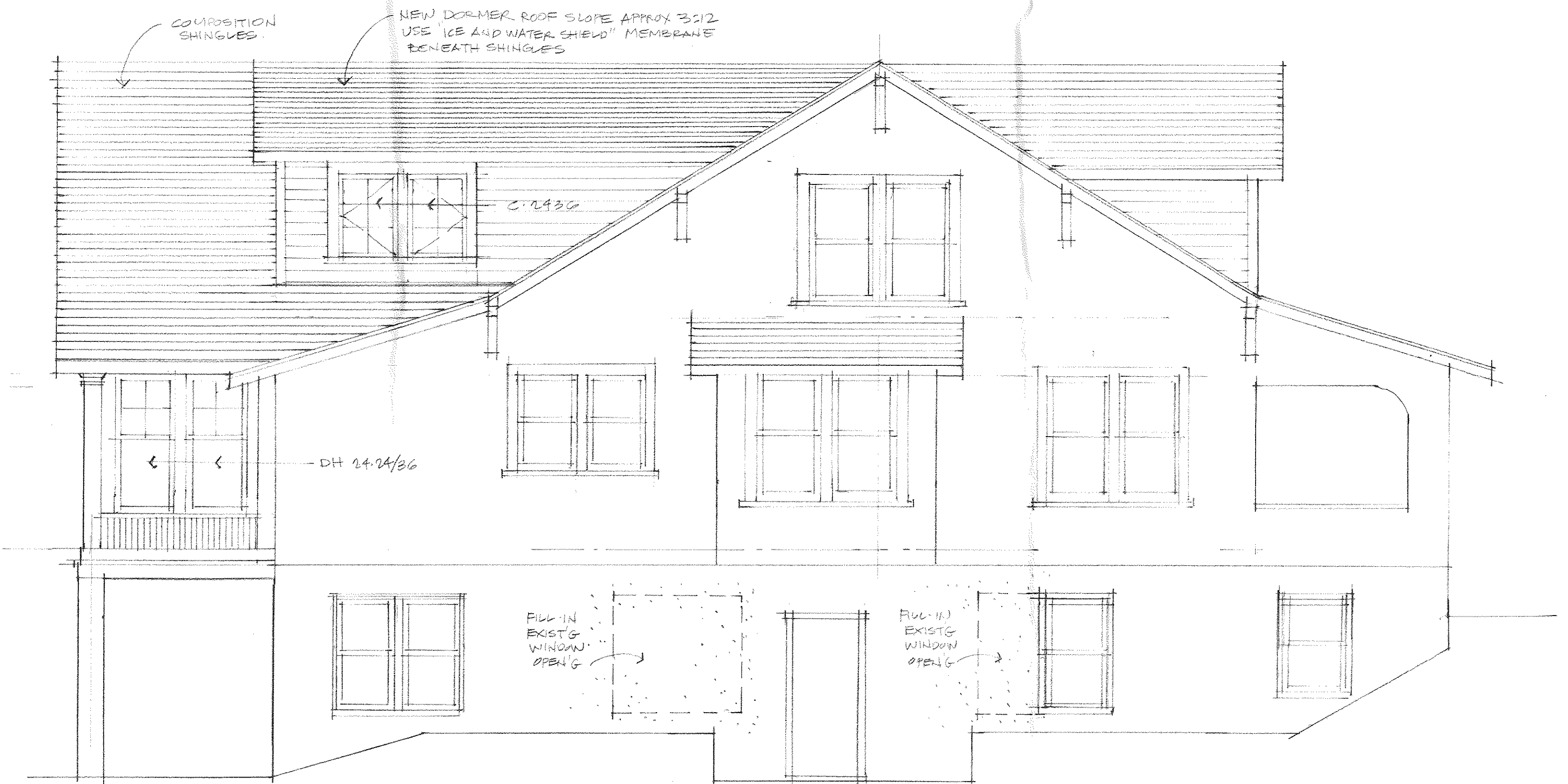
APPROVED
 Montgomery County
 Historic Preservation Commission

202
 4/16/10



WEST ELEVATION

SCALE: 1/4" = 1'-0"

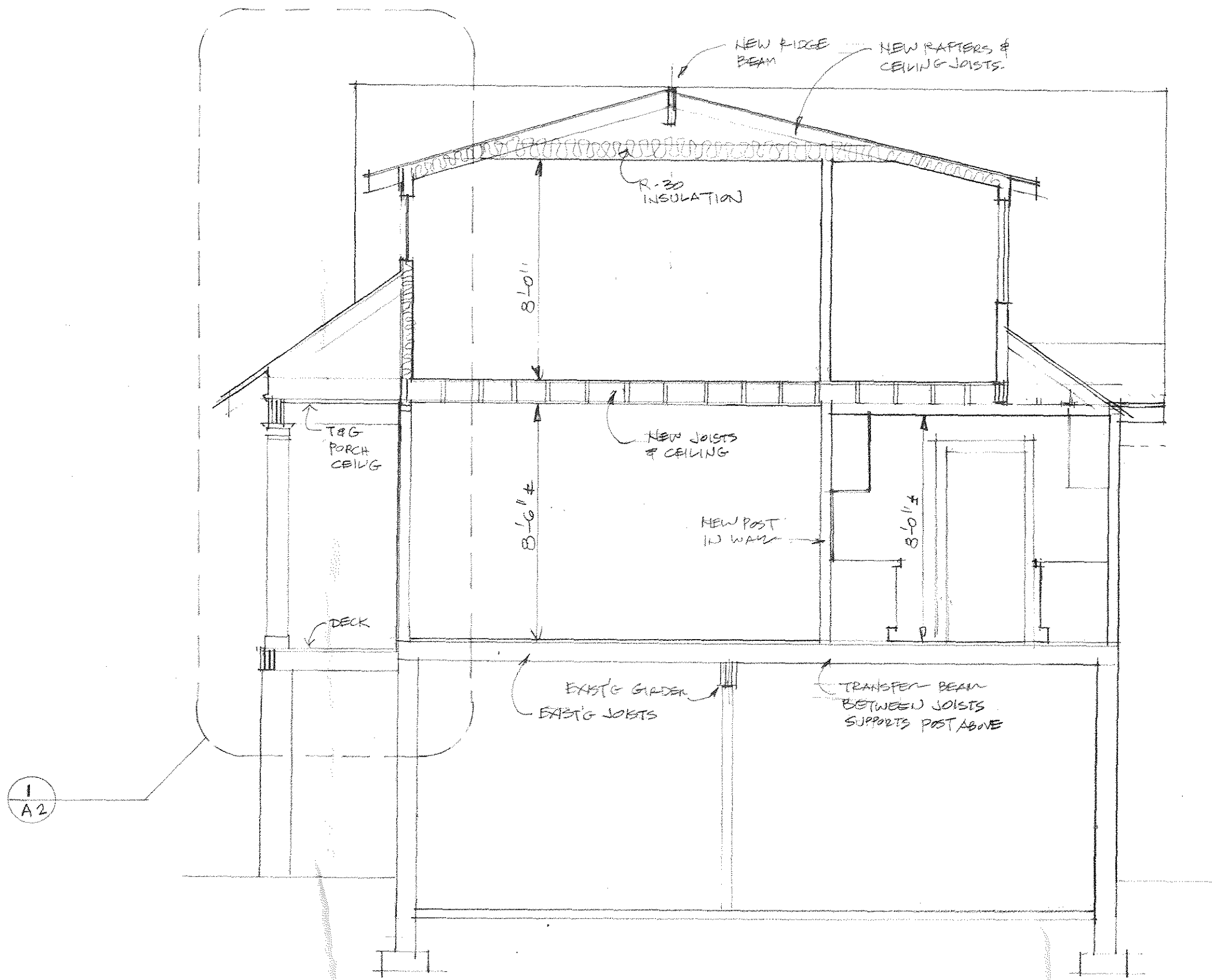


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

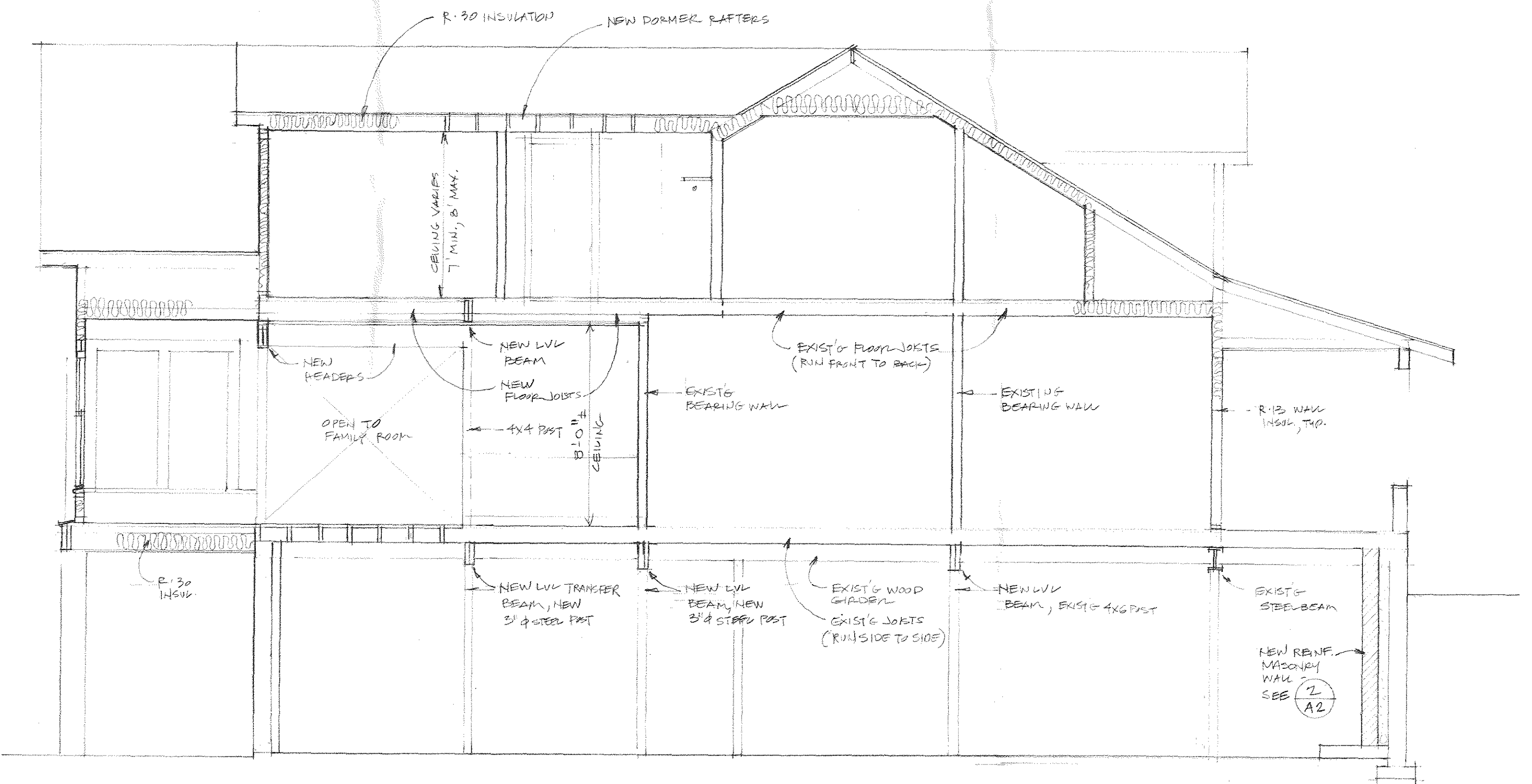
APPROVED
 Montgomery County
 Historic Preservation Commission

002
 11/16/10



SECTION B B

SCALE: 1/4" = 1'-0"



SECTION A A

SCALE: 1/4" = 1'-0"

October 25, 2000


MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC Case No. 37/3-00RR DPS # 231560



The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

This application was:

_____ APPROVED x APPROVED WITH CONDITIONS:

- 1. Photographs of the chimney, rear dormer and roof construction (exterior and interior) are to be provided as part of this application.**

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Arthur F. McMurdie**

Address: **236 Park Avenue, Takoma Park**

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
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ART McMurdie
Daytime Phone No.: 301 565-0524

Tax Account No.: 01080644
Name of Property Owner: Arthur F. McMurdie Daytime Phone No.: 301 565-0524
Address: 12 Cleveland Ave Takoma Park Md 20912
Street Number City Street Zip Code
Contractor: Niles Construction Phone No.: 301 585-2558
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 236 Park Ave Street: Park Ave
Town/City: Takoma Park Nearest Cross Street: Willow
Lot: 21 Block: 1 Subdivision: Hillcrest
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab 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 estimate: \$ 150,000

1C. If this is a revision of a previously approved active permit, see Permit # No

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] Signature of owner or authorized agent 1 Oct 2000 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10-25-00
Application/Permit No.: 231560 Date Filed: 10/5/00 Date Issued: _____

**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:

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

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.

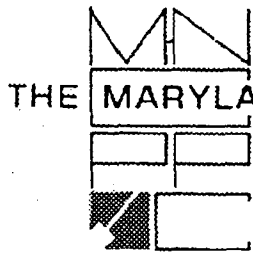
6. TREE SURVEY

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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 MAILING LABELS.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 25, 2000

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application
Approval of Application /Release of Other Required Permits

HPC Case No. 37/3-00RR

DPS # 231560

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!

236 Park Avenue
Adjacent and Confronting Property Owners

234 Park Avenue	Leticia Panisset 234 Park Avenue Takoma Park, MD 20912
238 Park Avenue	Dennis and Katharine Desmond 242 Park Avenue Takoma Park, MD 20912
239 Park Avenue	Larry Rubin 239 Park Avenue Takoma Park, MD 20912
7317 Willow Avenue	Ellen S. McMurdie 12 Cleveland Avenue Takoma Park, MD 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	236 Park Avenue	Meeting Date:	10/25/00
Applicant:	Arthur F. McMurdie	Report Date:	10/18/00
Resource:	Takoma Park Historic District	Public Notice:	10/11/00
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/3-00RR	Staff:	Perry Kephart

PROPOSAL: Alteration to rear addition and rear dormer, new side porch and stairway.

RECOMMEND: Approve with condition.

CONDITION:

1. Photographs of the rear dormer and roof construction are to be provided as part of this application

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman Bungalow
DATE: 1918

This two-bay frame side-gable residence has a full width front porch, a gabled front dormer with a tripartite window. At the rear is a $\frac{3}{4}$ width first level porch with a walk-in basement at grade. There is a shed roof rear dormer with a single window. The roof is clad in composite shingle and there is a chimneystack behind the front dormer.

PROPOSAL

The applicant proposes to:

1. Remove the exterior asbestos siding and restore the existing cedar shake siding underneath.
2. Remove the rear dormer and rear porch addition.
3. Construct a rear addition with a cross gable extending to the rear with shed roof dormers on either side and a $\frac{2}{3}$ width rear porch extending around to the right side with steps leading forward down to grade. Cedar shingles are to be used as cladding with beaded board wainscoting below the rear windows. All detailing including window frames, door frames, porch supports and inset picket railings are to be of painted wood. The lower (basement) level is to have stucco cladding and two pairs of glass doors leading out to grade. The new windows are to have true divided lites.

4. Replace a paired window at the rear of the bungalow with a single 1/1 window.

STAFF DISCUSSION

The changes proposed at the rear of this contributing resource substantially affect the bungalow style as seen from the side and rear, but should have no impact on the streetscape of the historic district. They increase the volume of the house at the rear, but are below the roof ridgeline and extend only about 5' beyond the existing footprint on the side and about 1-2' at the rear. The side stairway ends well back from the front façade. The proposed addition is a reasonable solution to the need for more living space. Demolition of the rear dormer and part of the rear roof structure is within the guidelines for the historic district. Staff has asked that the applicant photograph the roof and dormer construction for inclusion in this file before they are removed.

The rehabilitation of original materials such as the cedar siding is to be commended and will qualify for historic preservation tax credits.

The materials proposed for the new addition are in keeping with the style and period of the historic resource.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with condition* the HAWP application as being consistent with 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 Guideline #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.

And with the condition:

1. Photographs of the rear dormer and roof construction are to be provided as part of this application.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: ART McMurdie
Daytime Phone No.: 301 565-0524

Tax Account No.: 01080644
Name of Property Owner: Arthur F. McMurdie Daytime Phone No.: 301 565-0524
Address: 12 Cleveland Ave Takoma Park Md 20912
Street Number City Street Zip Code
Contractor: Niles Construction Phone No.: 301 585-2558
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 236 Park Ave Street: Park Ave
Town/City: Takoma Park Nearest Cross Street: Willow
Lot: 21 Block: 1 Subdivision: Hillcrest
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: \$ 150,000

1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/AODITIONS

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.

Arthur F. McMurdie
Signature of owner or authorized agent
1 Oct 2000
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 231560 Date Filed: 10/5/00 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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2. SITE PLAN

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- b. dimensions of all existing and proposed structures; and
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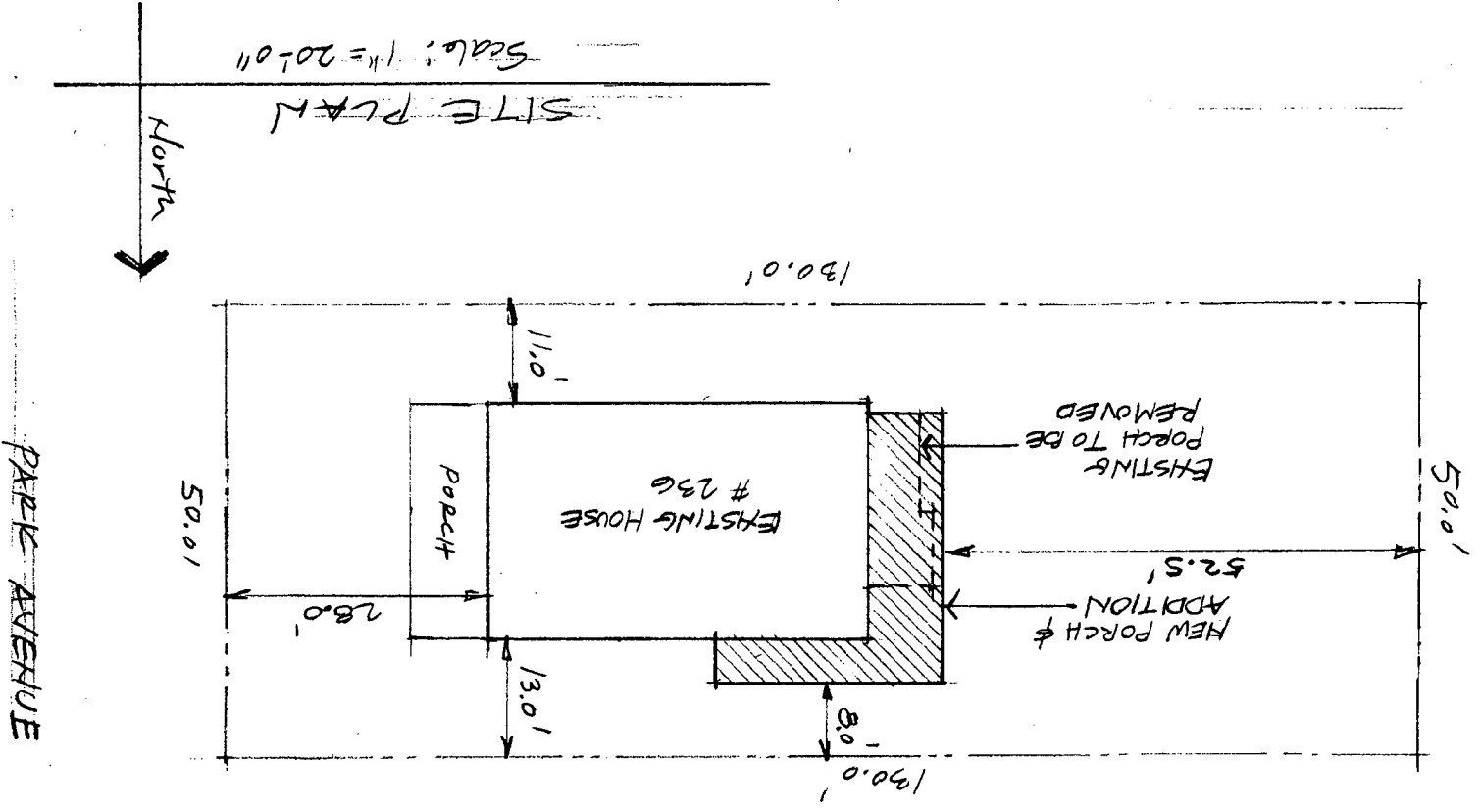
236 Park Avenue
Takoma Park, Maryland
Scope of work
October 1, 2000

This 1½ story bungalow was built around 1918. Many of the houses on Park Avenue were built around this time; most are also bungalows. Sometime before World War Two, 236 Park was converted into 5 apartments – 2 in the walk out basement, 2 on the main floor, and 1 on the second level. The current project involves returning the house to its single-family configuration, and at the same time updating all the mechanical systems, giving it a modern floor plan, and uncovering the original cedar shake exterior.

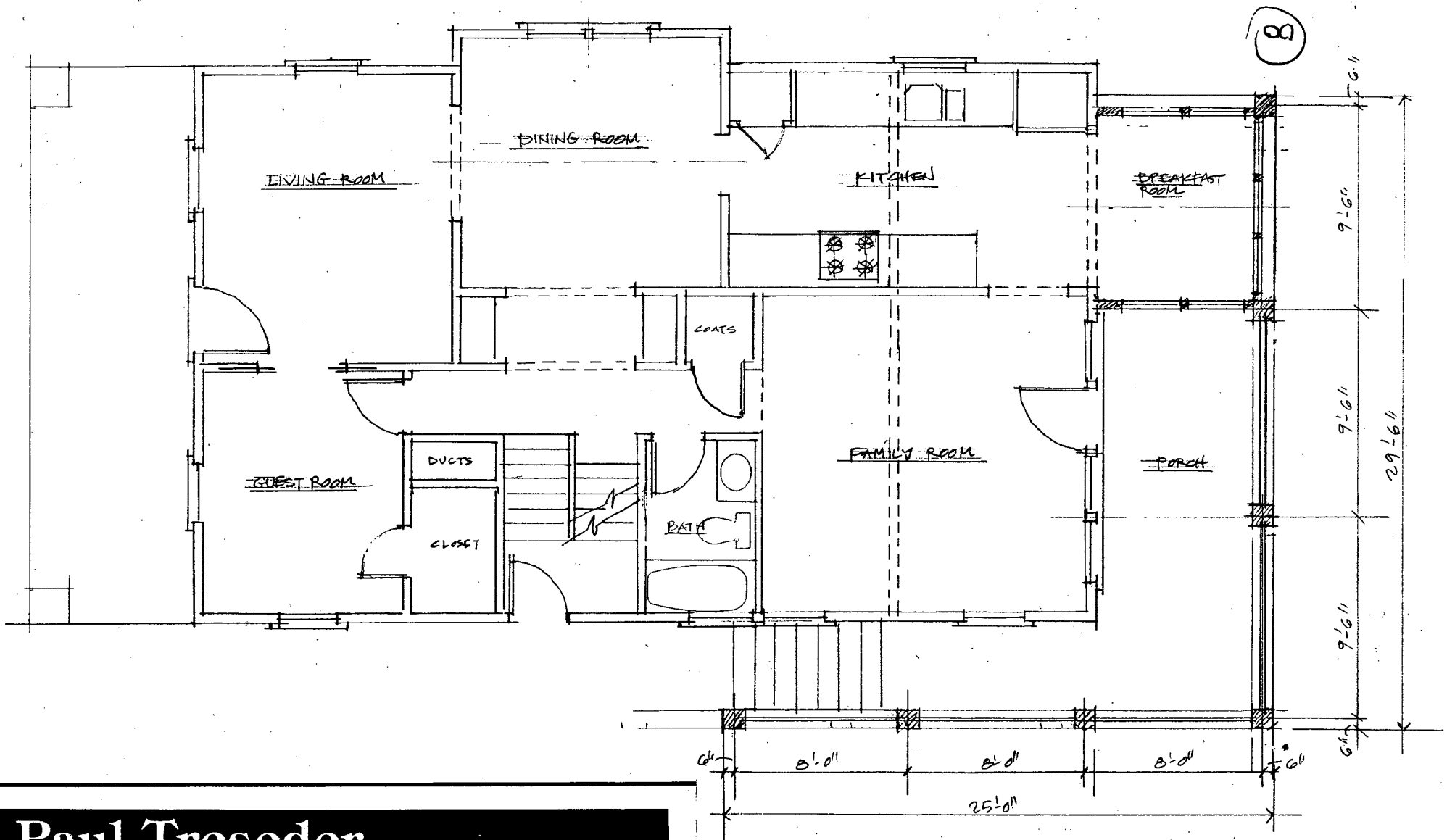
Architect Paul Treseder has designed a modern kitchen-family room for the rear of the first floor, and a master suite above on the second floor. The enlargement of the rear dormer that is necessary to accomplish this will be similar to another project that was done on Takoma Avenue in 1997 (HPC case #37/3-97QQ). A small centered shed dormer will be replaced with a larger offset gable dormer. In conjunction with this work, a part of the extended basement that is not original will be removed to make room for supporting piers for the new work.

No alterations will be made to the front of the house. The changes will only be visible looking down the sides and from the rear. The detailing of the new work will match the old, and the cement fiber singles that now cover all but the front of the house will be removed. From public view, the house will be closer to its original look than it is now.

①



①

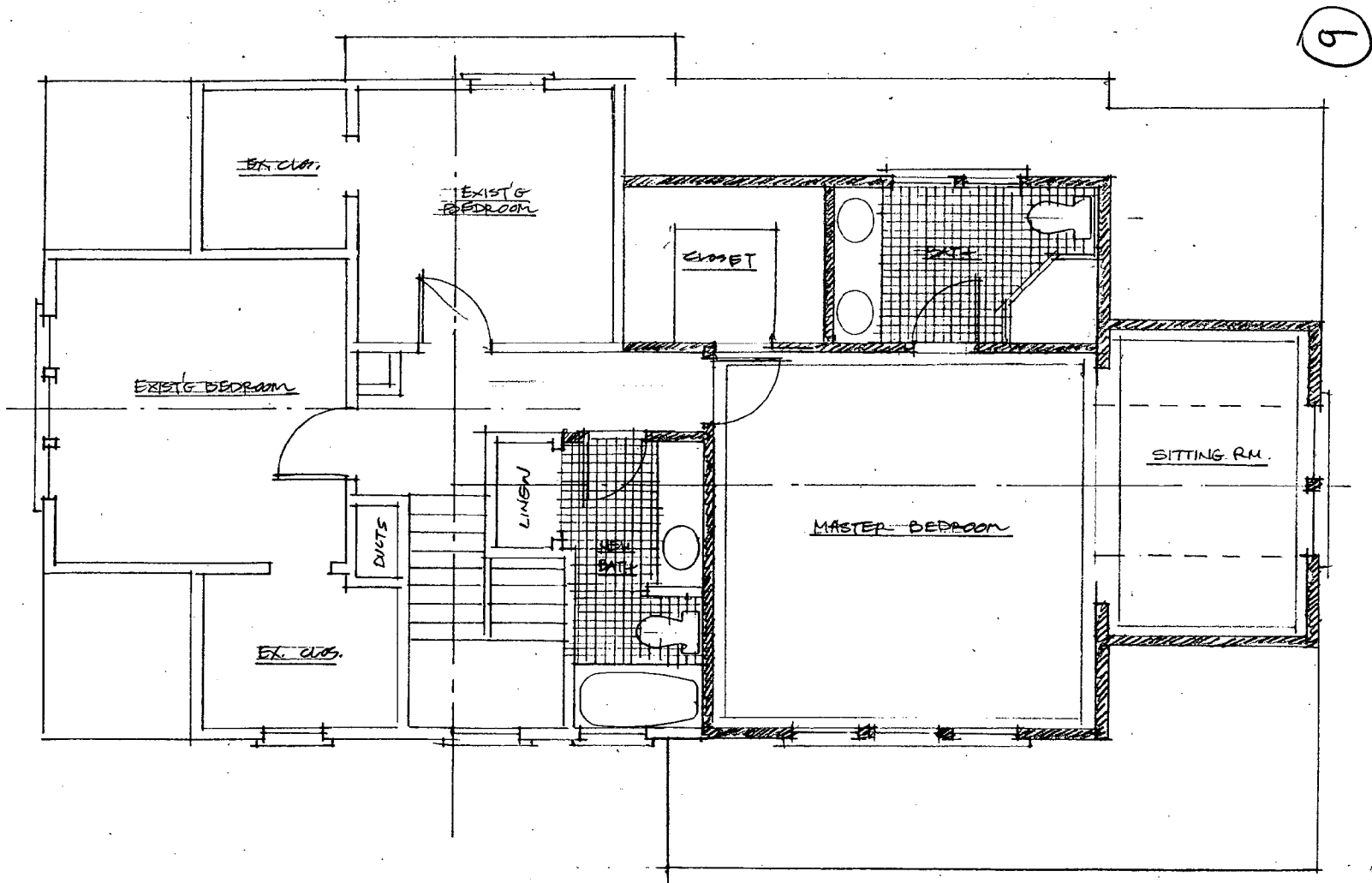


Paul Treseder
 ARCHITECT AIA



PROPOSED FIRST FLOOR PLAN

9

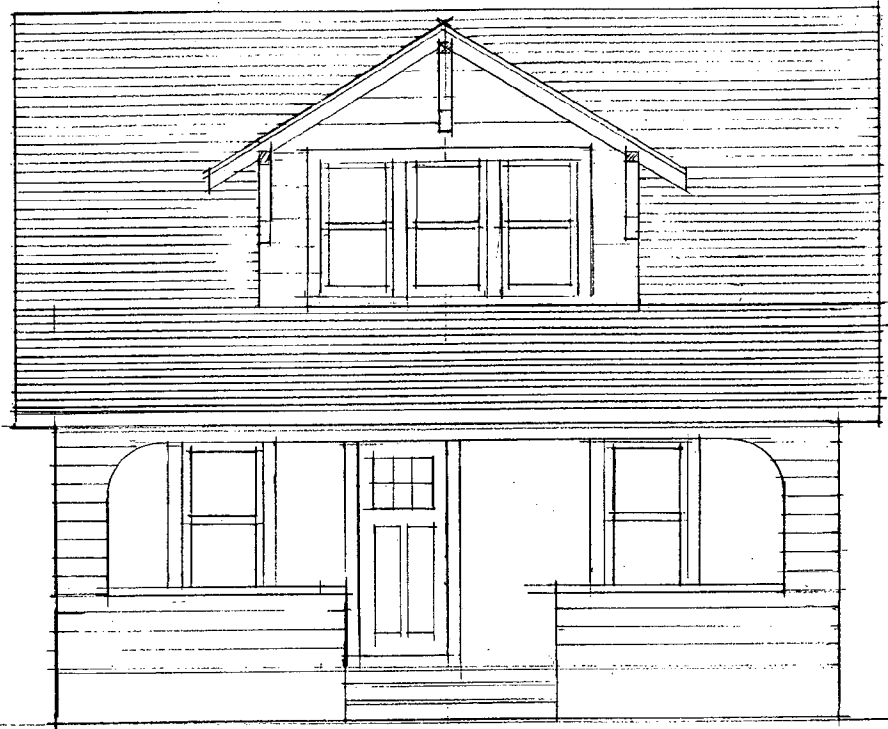


9

PROPOSED SECOND FLOOR PLAN

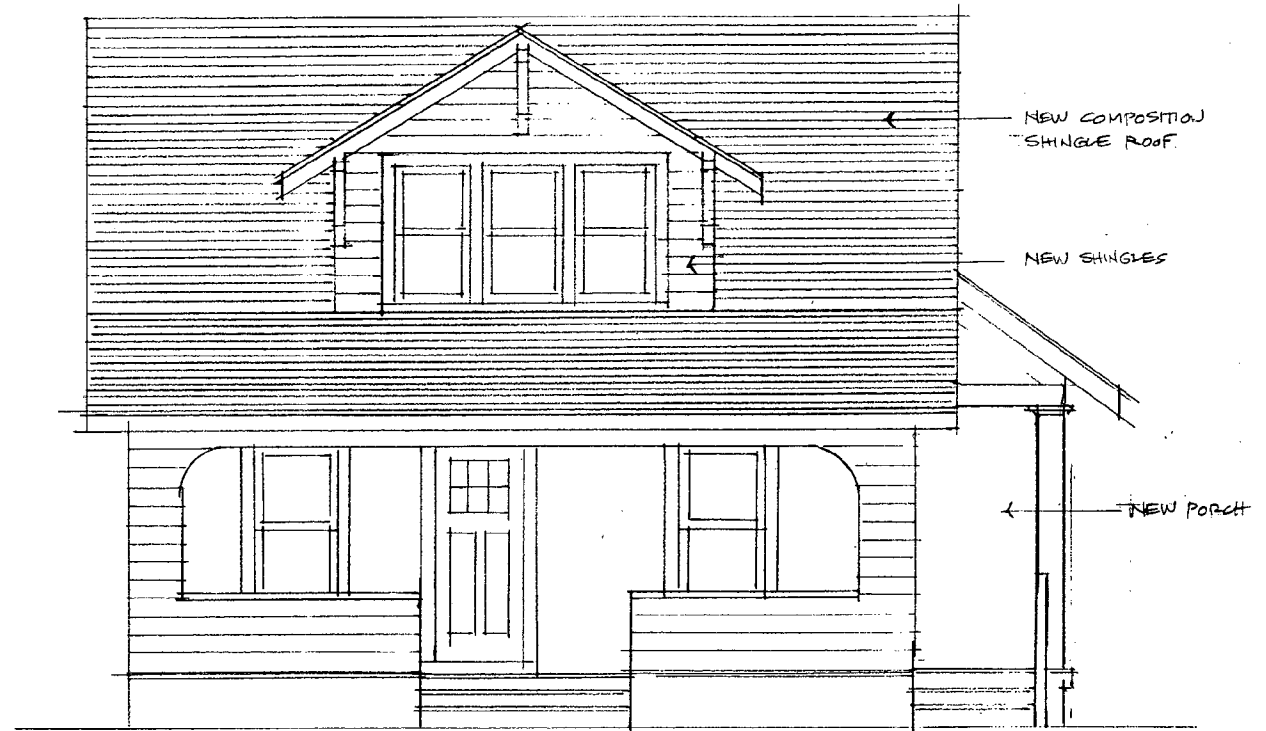
9

10



EXISTING EAST ELEVATION

10

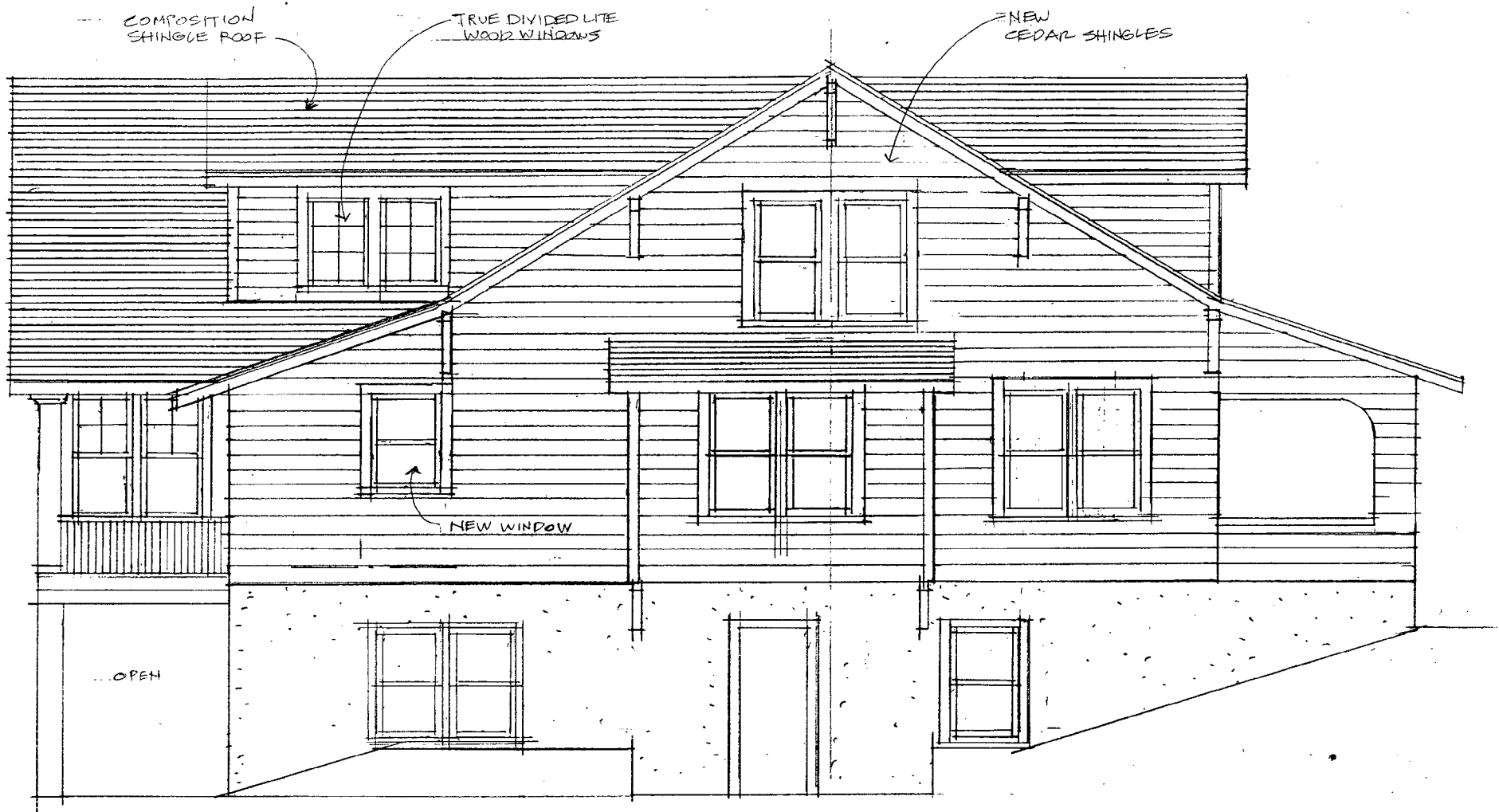


PROPOSED EAST ELEVATION



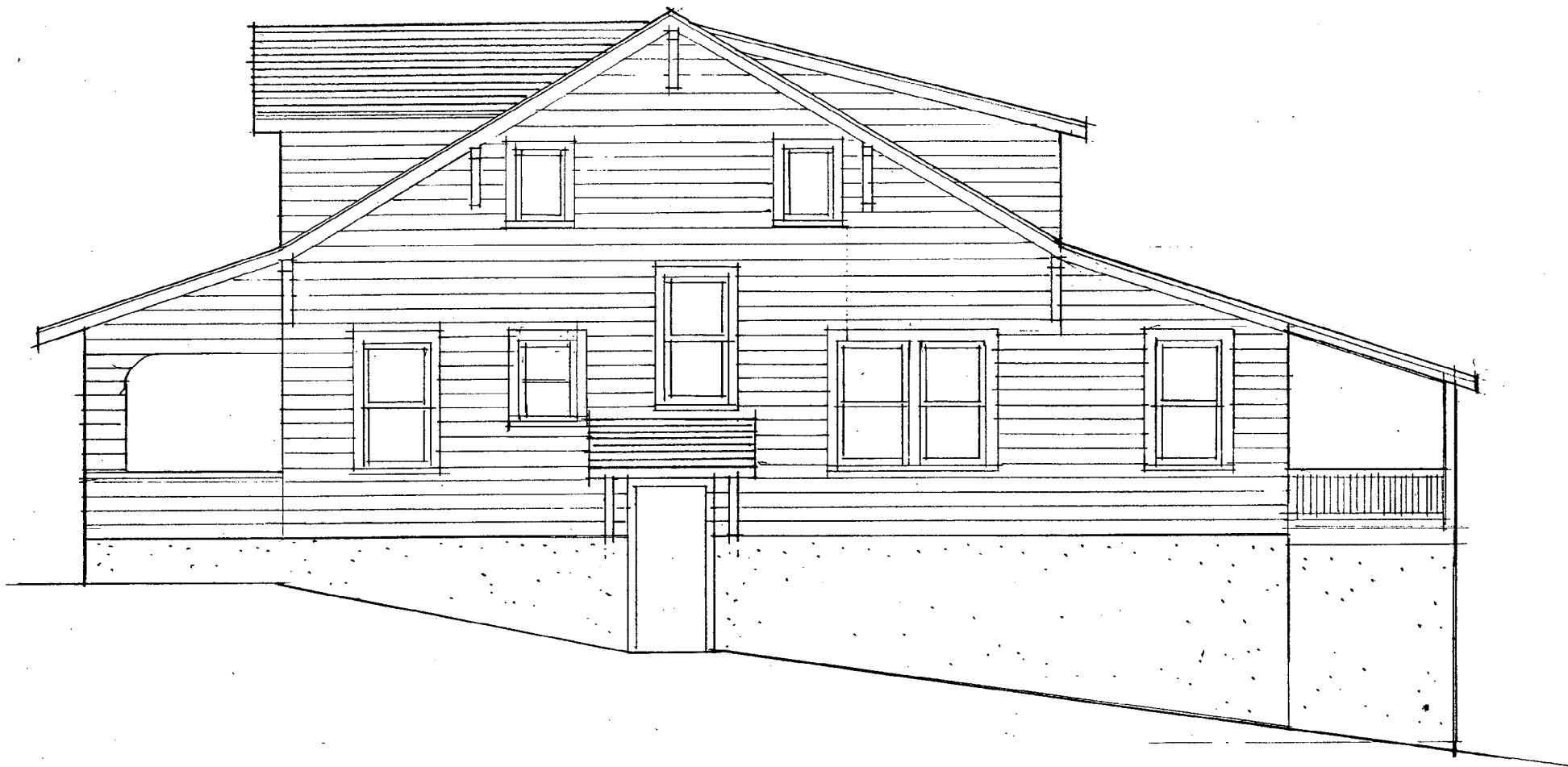
EXISTING SOUTH ELEVATION

12



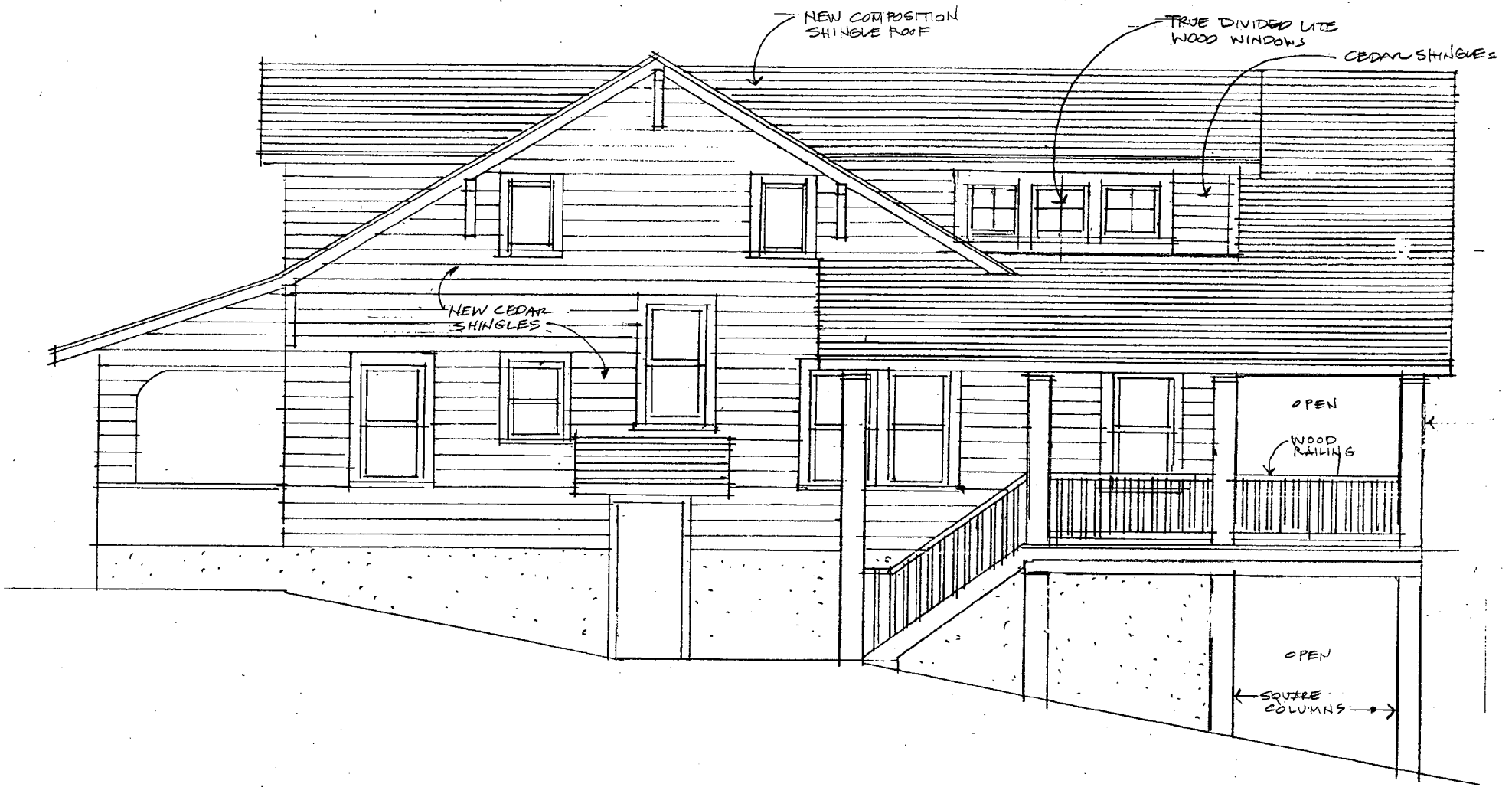
PROPOSED SOUTH ELEVATION

13



EXISTING NORTH ELEVATION

14



PROPOSED NORTH ELEVATION

15



EXISTING WEST ELEVATION

91

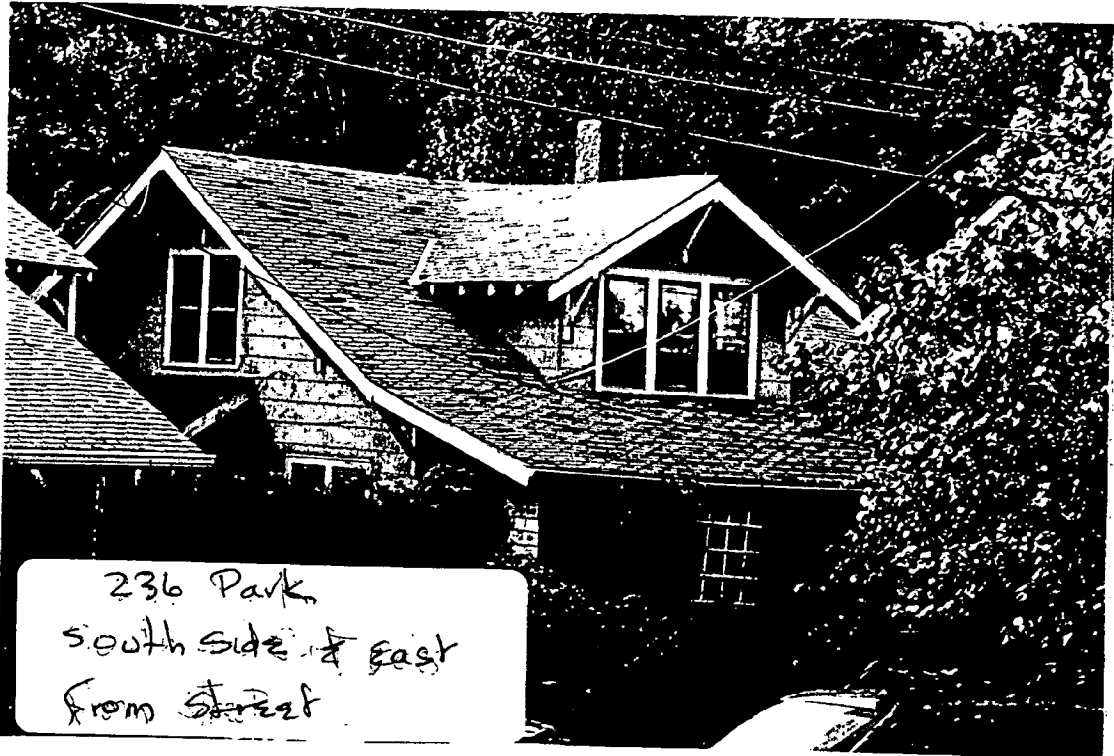


PROPOSED WEST ELEVATION

27



236 Park
North Side From sidewalk



236 Park
South Side & East
From Street

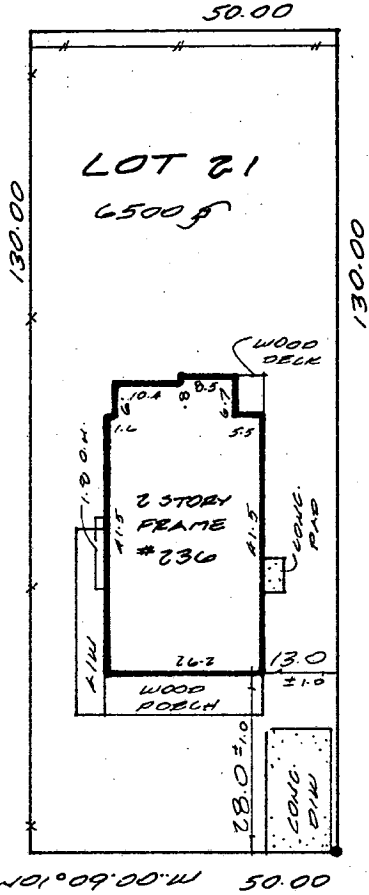


2316 Park
West Side
Rear
from adjoining yard

19



2316 Park
South Side
Rear
from yard



PARK AVENUE

Property predates modern day zoning.

Date: 05-11-00 Scale: 1"=30' Drn: B.D.
Plat Book: 2
Plat No.: 140 NO TITLE REPORT FURNISHED
Work Order: 00-2253
Address: 236 PARK AVENUE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING
LOT 21 BLOCK 1
"HILL-CREST"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This 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 refinancing.



Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

20



236 Park
North Side From sidewalk



236 Park
South and East sides
From Street



236 Park
South Side from
Rear yard

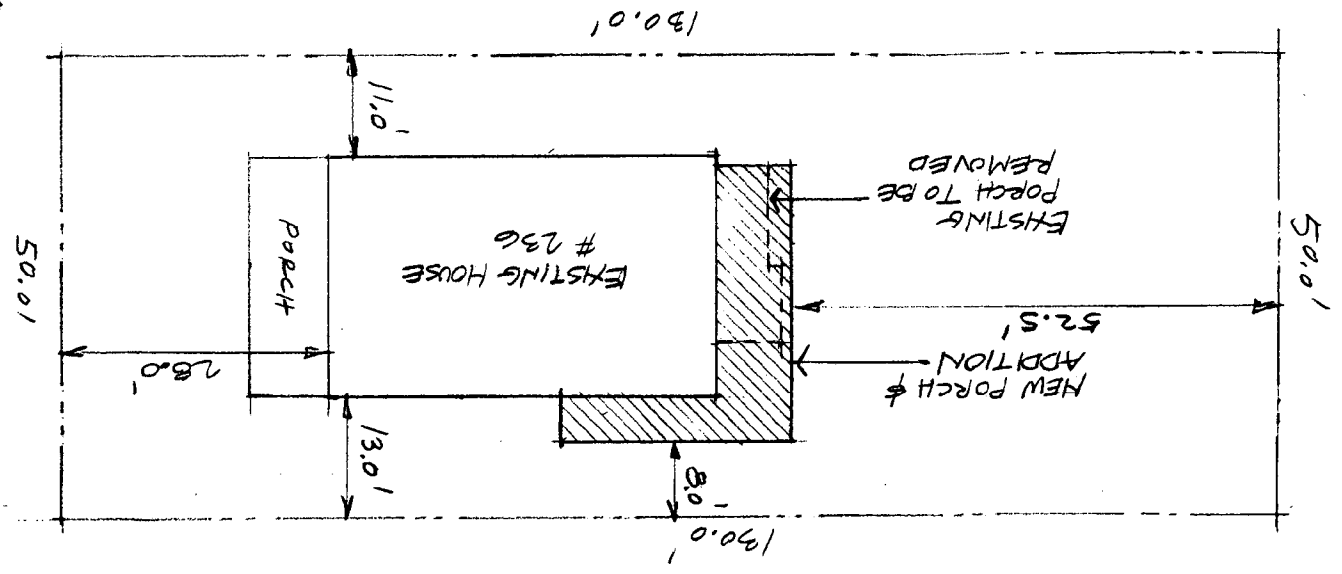


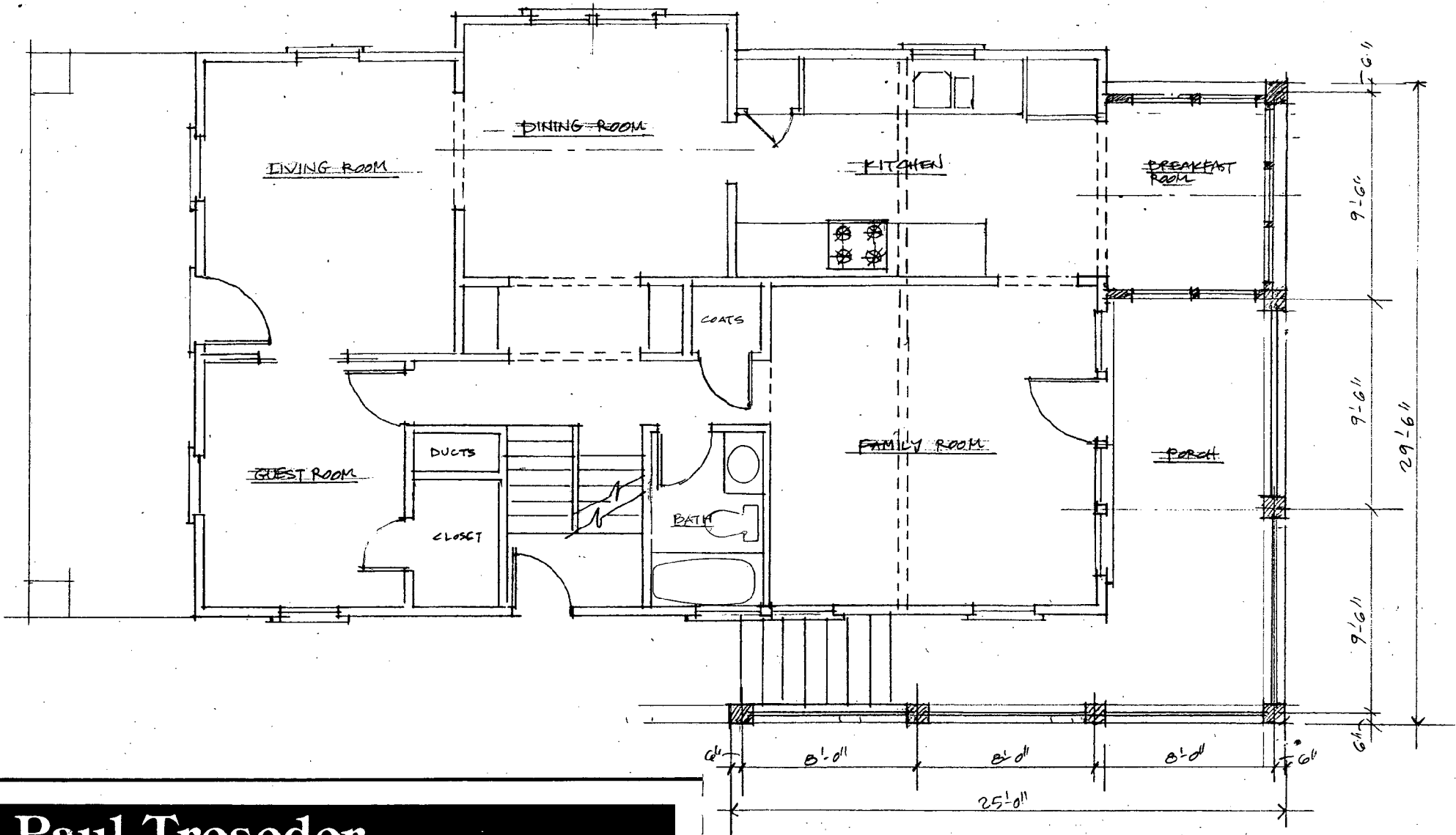
Scale: 1" = 20'-0"

SITE PLAN

North
↓

PARK AVENUE

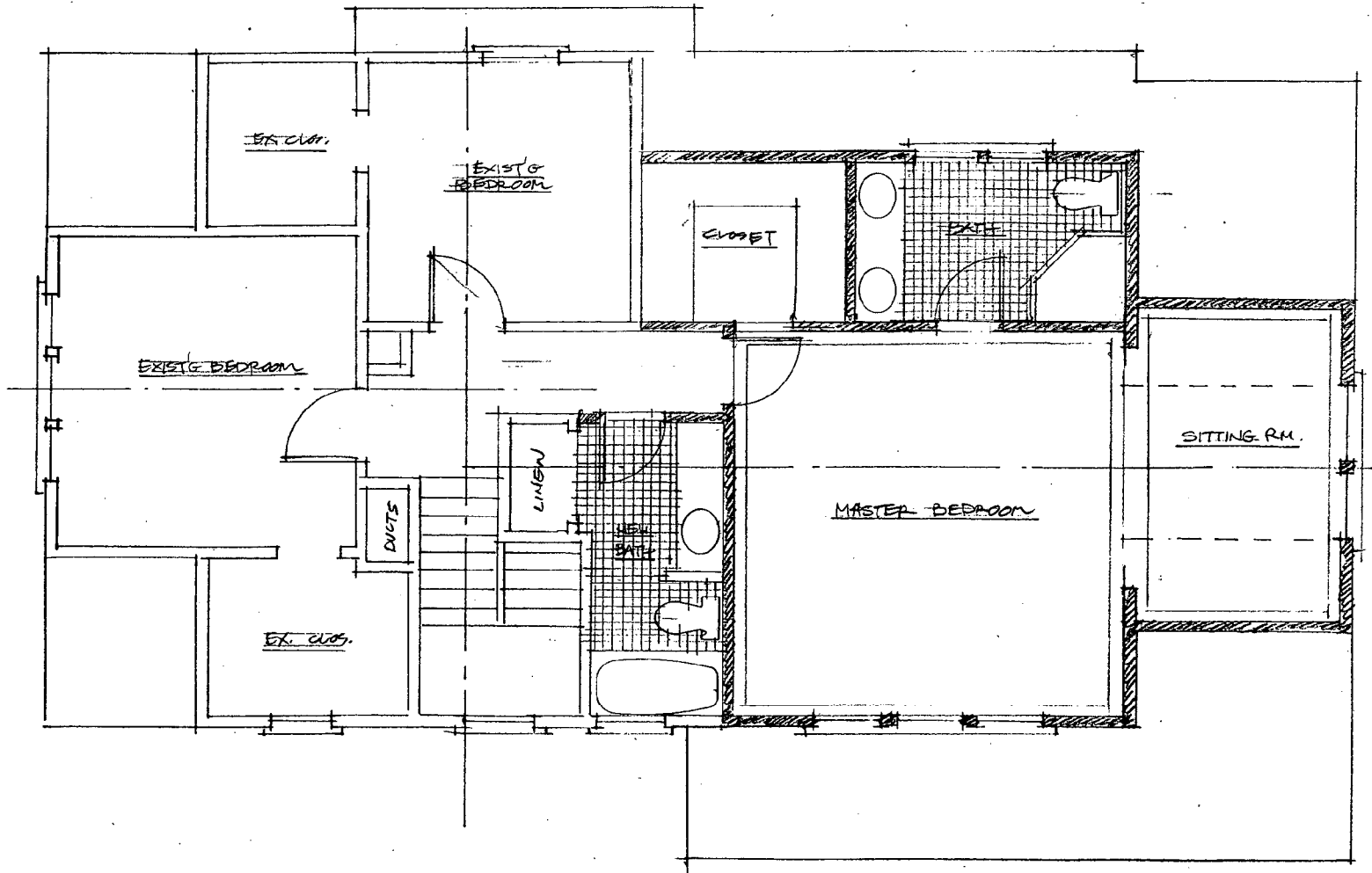




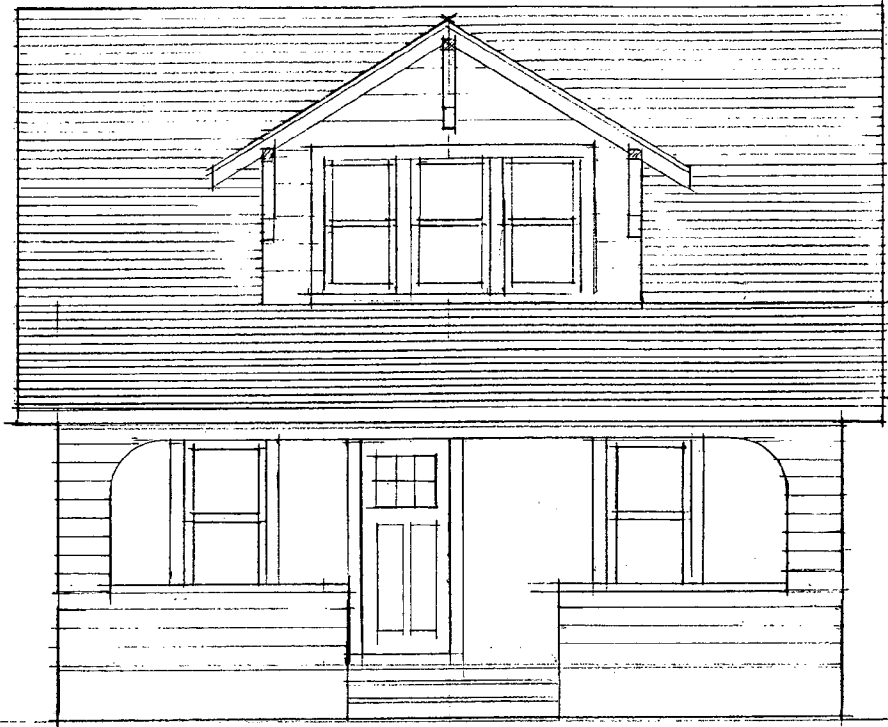
PROPOSED FIRST FLOOR PLAN

Paul Treseder
 ARCHITECT AIA





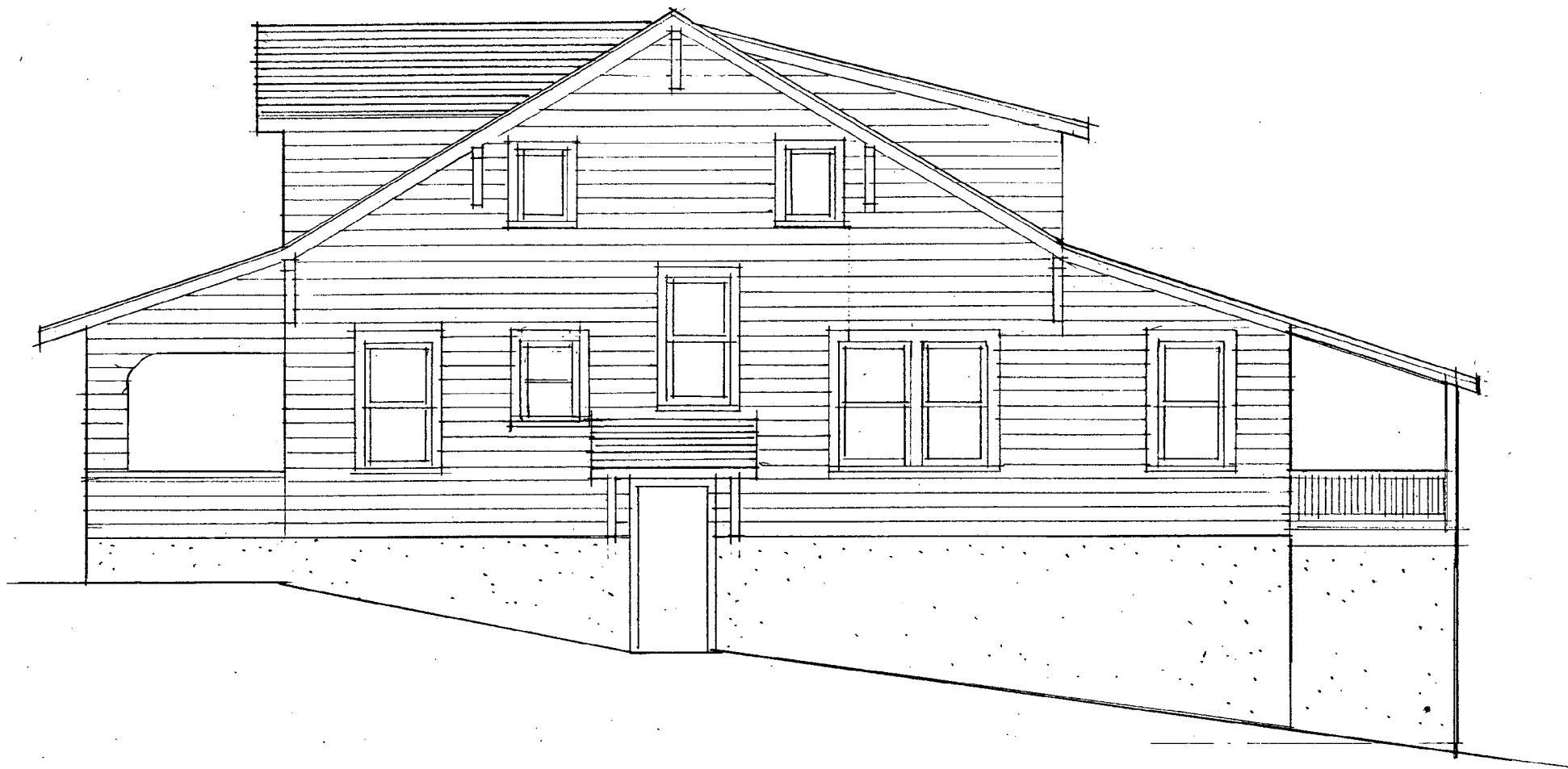
PROPOSED SECOND FLOOR PLAN



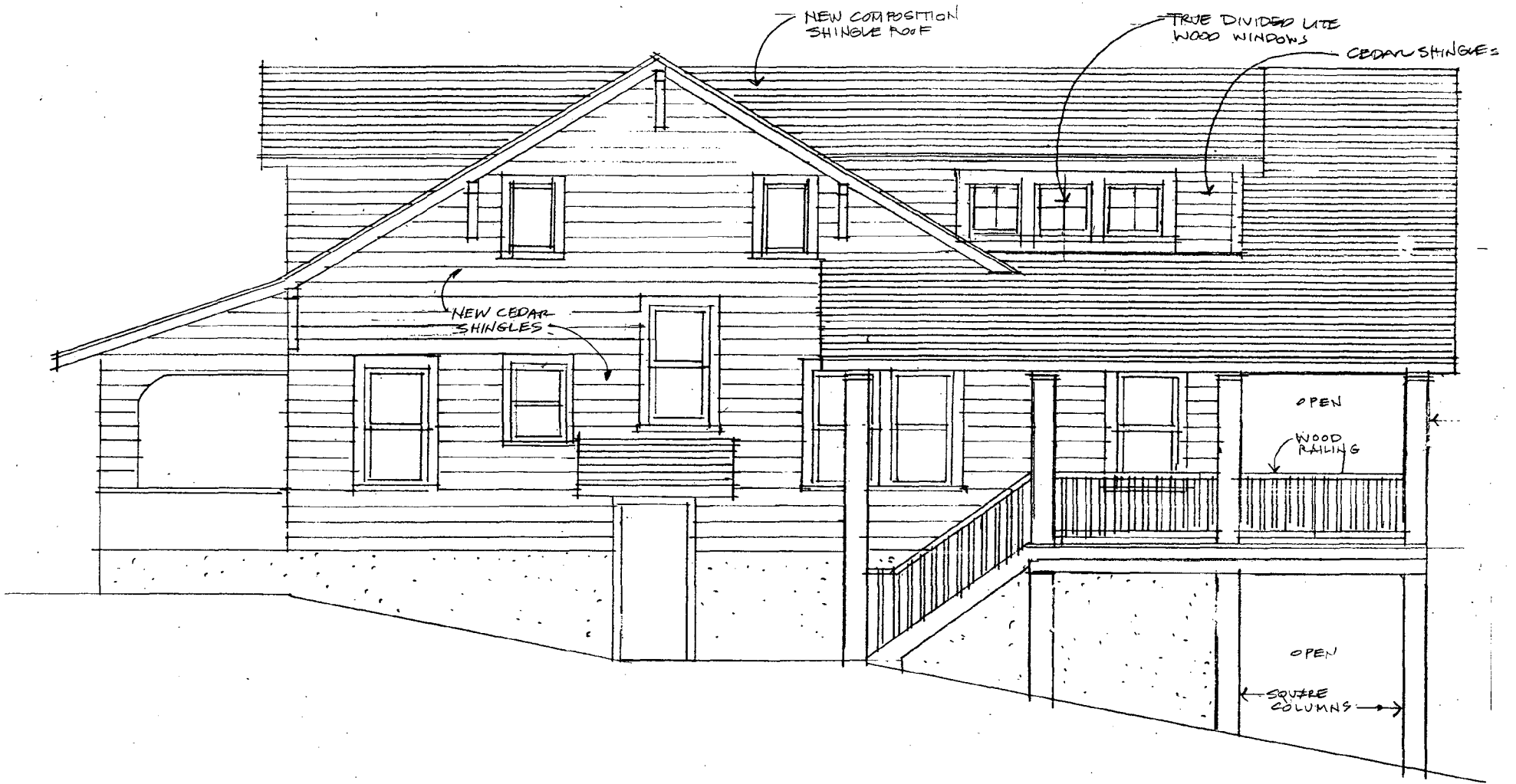
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



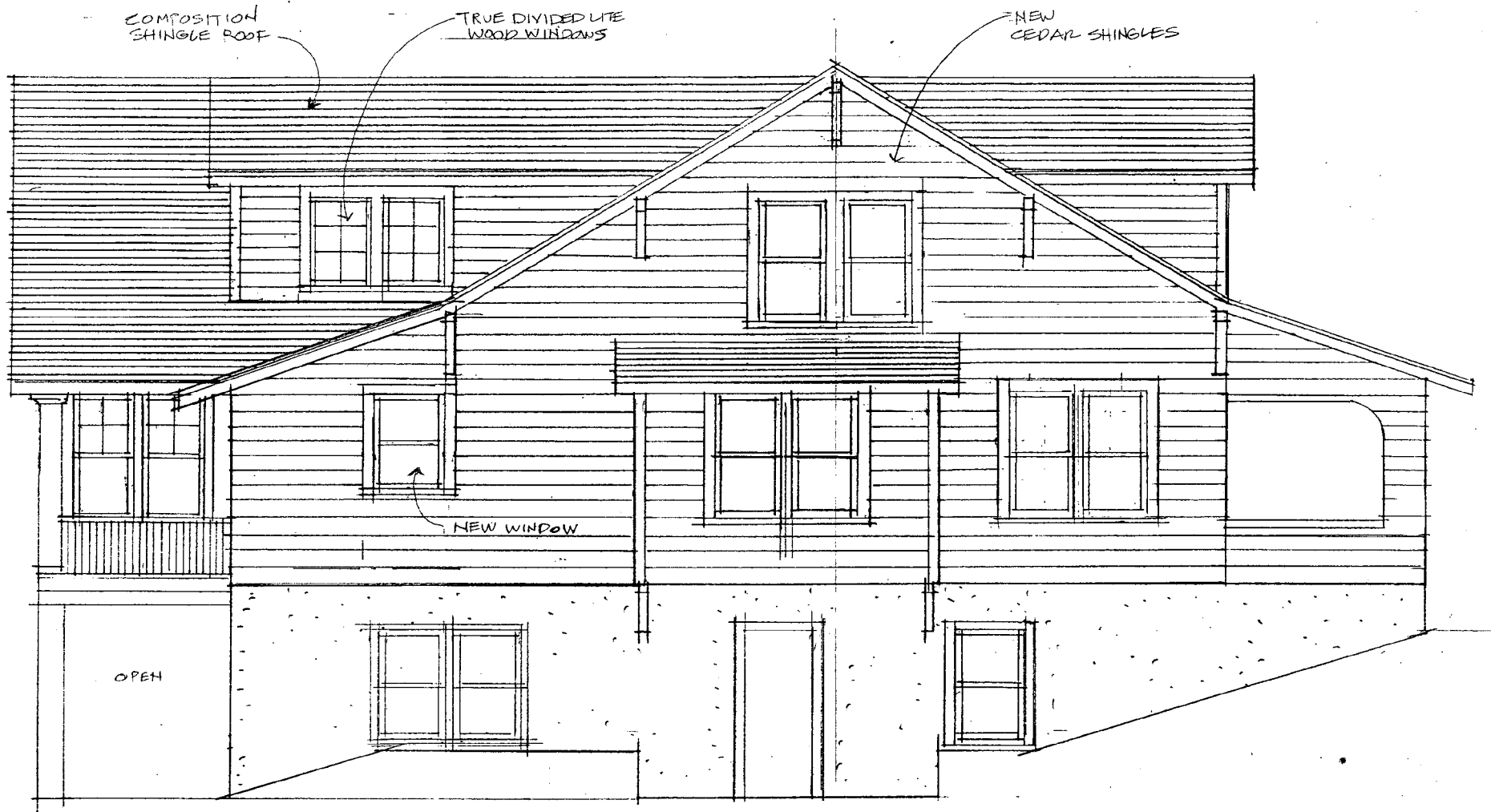
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION