

37/3-98I 242 Park Avenue
(Takoma Park Historic District)

postponed - 3/25/98
3/8/99.

2m w/ PT ashing
for w/drawal netz

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 242 Park Avenue	Meeting Date: 03/25/98
Resource: Takoma Park Historic District	Review: HAWP
Case Number: 37/3-98I	Tax Credit: Partial
Public Notice: 03/11/98	Report Date: 03/18/98
Applicant: Katherine & Dennis Desmond	Staff: Perry Kephart
PROPOSAL: Second Story Addition, Rear Deck	RECOMMEND: Approval With Conditions

DATE OF CONSTRUCTION: ca. 1920

SIGNIFICANCE: Contributing resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

One-story, wood frame, side-gable Bungalow with a shed roof rear addition and a hexagonal sun room rear addition. There is a walk-in basement accessible from the rear ground level. The house is currently clad in aluminum siding over wood shingles.

BACKGROUND

The current owners have lived in the house since 1987 and installed the sun room addition in 1991. The family has grown from 1 to 4 members and additional space is required.

The house on one side is a Four Square Craftsman (240 Park) that is a primary resource, and twin to the house at Number 238 Park. On the other side, at 244 Park is a 1 1/2 story Bungalow.

PROPOSAL

Applicant proposes to:

1. Remove the aluminum siding and restore the wood shingles beneath.
2. Raise the existing roofline by approximately 4 feet.
3. Add, on the front facade, a front gabled dormer with a rectangular Palladian window.

4. On the side elevations, add a second story bay with paired 4/1 windows on the left (south) facade and a pair of 6/1 windows in the gable pediment on the right (north) facade.
5. At the rear add a shed roof dormer with banked 6/1 windows with a small 4 light window above the sun room ridge line.
6. Add a rear deck from the sun room with steps leading to the south (side) elevation.
7. Replace the paired windows at the rear with one light french doors leading to the deck. Replace the existing french doors on the sun room with 6/1 windows.
8. Install three tempered glass doors in the basement under the sun room. Replace a small basement window under the proposed deck with a larger one light window.

STAFF DISCUSSION

The proposed changes to the second story and to the rear of the house are within the Takoma Park Historic District guidelines for contributing resources as they will not adversely impact the overall character of the streetscape and are well within the size, scale and architectural parameters of the houses on Park Avenue.

As the front dormer and raised roof ridge will be visible from a public right-of-way, it should be given the greatest degree of review by the HPC. The proposed change is appropriately differentiated from the existing historic facade by a change to a more Art Deco window design from the existing 6/1 Craftsman windows, while at the same time maintaining the size and scale of the existing small Bungalow for the added dormer.

The restoration of wood siding is to be commended and is eligible for a tax credit.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** 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's Standards for Rehabilitation #2 and #5:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

With the conditions:

1. Siding on the new gable pediments and dormers will be shingles to match the original material.
2. Windows are to be wood framed.
3. No snap-in muntins are to be used.
4. Inset wood pickets are to be used for the rear deck and stair railings.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work **and** not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESSEDER
Daytime Phone No.: 301-320-1580

Tax Account No.: _____
Name of Property Owner: KATHERINE & DENNIS 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: 242 Street: PARK AVE
Town/City: TAKOMA PARK Nearest Cross Street: SPRUCE
Lot: _____ Block: _____ Subdivision: _____
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: \$ 80,000
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: [Signature] Date: 3-6-98 (4)

Approved: _____ For Chairperson, Historic Preservation Commission

Description of Existing Structure and Environmental Setting:

The house at 242 Park Avenue, built in 1927, is a small two-bedroom, one-story frame bungalow, clad in white aluminum siding (with a small triangle of pale green aluminum siding on the top of each side wall). The house has a low-pitch roof that extends with a "kink" over the front porch. The porch, which spans the full width of the house, is perhaps the home's most appealing and interesting historical feature (see picture).

The house sits on a rectangular lot with a small, flat front yard. Facing the house, to the left, there is a blacktop driveway that slopes to the back and ends at a small detached concrete block garage, reportedly built in the 1940s by the previous owner. The aluminum siding added in the 1960s, according to neighbors, covered an unusual hue of blue-green wood shingles that at the time were in excellent condition. The aluminum siding is now grayish in areas and difficult to clean. Wood trim on the windows is painted white and the asbestos shingle roof and stucco foundation are gray. A sunroom addition on the back was added in 1991 that is not visible from the street.

As for its environmental setting, the house is among the smallest on Park Avenue, a one-way street that rises gradually from a low point at Philadelphia Avenue to the high point at Carroll Avenue. The street contains an eclectic mix comprising predominantly bungalows and four-squares, with small front yards and large front porches. From the front porch at 242, one can see through a series of front porches, all in a line, to the left and right on both sides.

242's immediate neighbor to the left is a large two-story four-square with a third-floor attic and a contemporary addition and deck on the back. Immediately across the street is a 1930's-era frame Dutch colonial, also with third-level attic. To the right is a 1 and 1/2 story bungalow with a roof ridge perpendicular in direction to that of 242, and covered in white vinyl siding.

General Description of Project:

We propose to expand the house to a 1 and 1/2 story bungalow by raising the existing roofline approximately 4 feet and adding a small, windowed front dormer and a larger windowed back dormer. Two windows would be added on the south side of the second level, and a "saddlebag" bumpout with window would be added to the north side second level, echoing the existing similar bumpouts on the first level south. The aluminum siding would be removed, and we propose to match the new "skin" of the second level to whatever is under the aluminum siding. The only other change that would be visible from the street would be the addition of a small flight of outside stairs from the driveway to French doors on the back of the house.

We believe the impact on both the house and the neighborhood would be well within the spirit of historic preservation. The change in the roofline is modest, well-within the scale of the neighborhood, and in full keeping with the bungalow style. It also preserves as much as possible the look of the original roofline. At the cost of some additional floor space on the second level, we have chosen to retain the appealing "kink" as the roof extends over the front porch, and to hold the back dormer in a few feet from the side walls of the first level so as to make it less visible from the street. The front dormer occupies no more than one-third the size of the roof, and is in proportion to the dormers of other bungalows on the street.

Removing the aluminum siding and restoring the wood shingles will be a major improvement to the house and to the historic nature of the neighborhood. It will also bring color to what is now two white aluminum-clad houses in a row.

As for the streetscape: When looking at 242 from immediately across the street, an interesting progression of "stair-step" rooflines emerges. The large blue/beige house to the left of 242 is the central point. To its left are two smaller green asbestos shingle bungalows, the roof of each stepping down slightly from the central house. To its right are the two white frame bungalows, including 242, with virtually equal rooflines. Therefore, raising the roof of 242 to

a 1 and 1/2 story would not in any way overwhelm the neighboring houses, and the existing "stairstep" progression would be maintained, and even enhanced.

For more details about the reasons for the proposal and its impact on the houses and people of Park Avenue, see attached written owners' testimony.

Written statement of owners:

We are Kathryn and Dennis Desmond and we submit this written testimony in support of our petition for a historic area work permit in order to expand and renovate our home at 242 Park Avenue, Takoma Park.

We would like to describe briefly our personal situation in light of the history of the house, in hopes that the commission will see this project not solely in terms of rooflines, siding, and paint, but also as a labor of love for a home and street to which we are quite attached.

Kathryn bought this house in March 1987 as much for its unrenovated state as for any other reason. A long-time member of the National Trust for Historic Preservation, and a lover of old houses, Kathryn loved the house for its thoroughly unrenovated state on the inside, which included a 1940s stove, ceramic sink, and built-in sideboard in the kitchen and a clawfoot tub in the single bath. Though little change has been made in 11 years that is visible from the street, the interior of the house has been vastly improved by removing layers of paint, linoleum flooring and old wallpaper; designing a kitchen around the old 1940s stove; and re-using the clawfoot tub, old medicine cabinet, and light fixtures in a renovated bath. A 1991 sunroom addition opened the rear of the house to much more light and view, without changing in any way the look of the house from the front, and which in fact re-used as much as possible, elements from the original house. A great deal of energy has been expended to improve and maintain this old house.

In 1996, a new chapter began. Kathryn married Dennis, and he and two boys, ages 8 and 14, moved to Park Avenue. The lack of bedroom space and indoor play space became quickly apparent. In the ensuing year and a half, other options have been explored, including basement renovation, a second addition off the back and, least appealing of all, moving to a new house. The expansion we now propose is our most appealing option for several reasons.

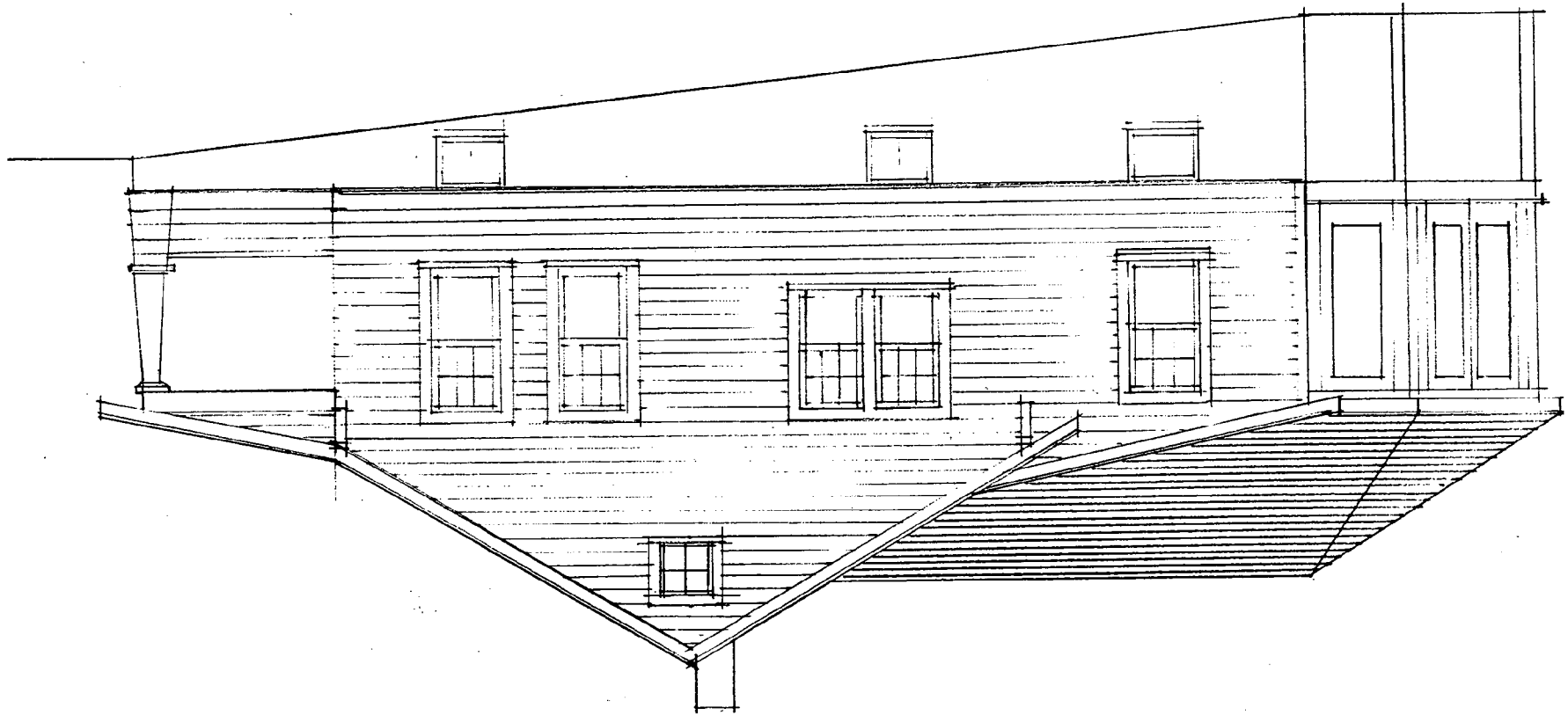
Park Avenue is a vibrant community, a close-knit mix of families and singles, from infants to elderly persons, and including both newcomers and long-time residents. Kathryn's attachment to the neighborhood is a product of nearly 11 years of living there, while Dennis and the boys have brought a new energy to the community. The children are settling in well, and benefitting, we believe, from the sense of community and neighborhood that is so abundant on this street. It would be very hard to say good-bye.

Second, we love the house for what it has been in the past and what it can be in the future. While it is a lovely old house in a historic district, it is not a relic of times past, but a home for real people, and a reflection of each of the families who lived there before us. The house is a collection of changes over time -- it has a simple little addition built off the dining room in the 1940s, as well as a concrete block garage expanded sometime later to accommodate a 1957 Chevy, we're told. Even the linoleum flooring and aluminum siding, in their day, must have brought a great deal of pleasure to the families that installed them.

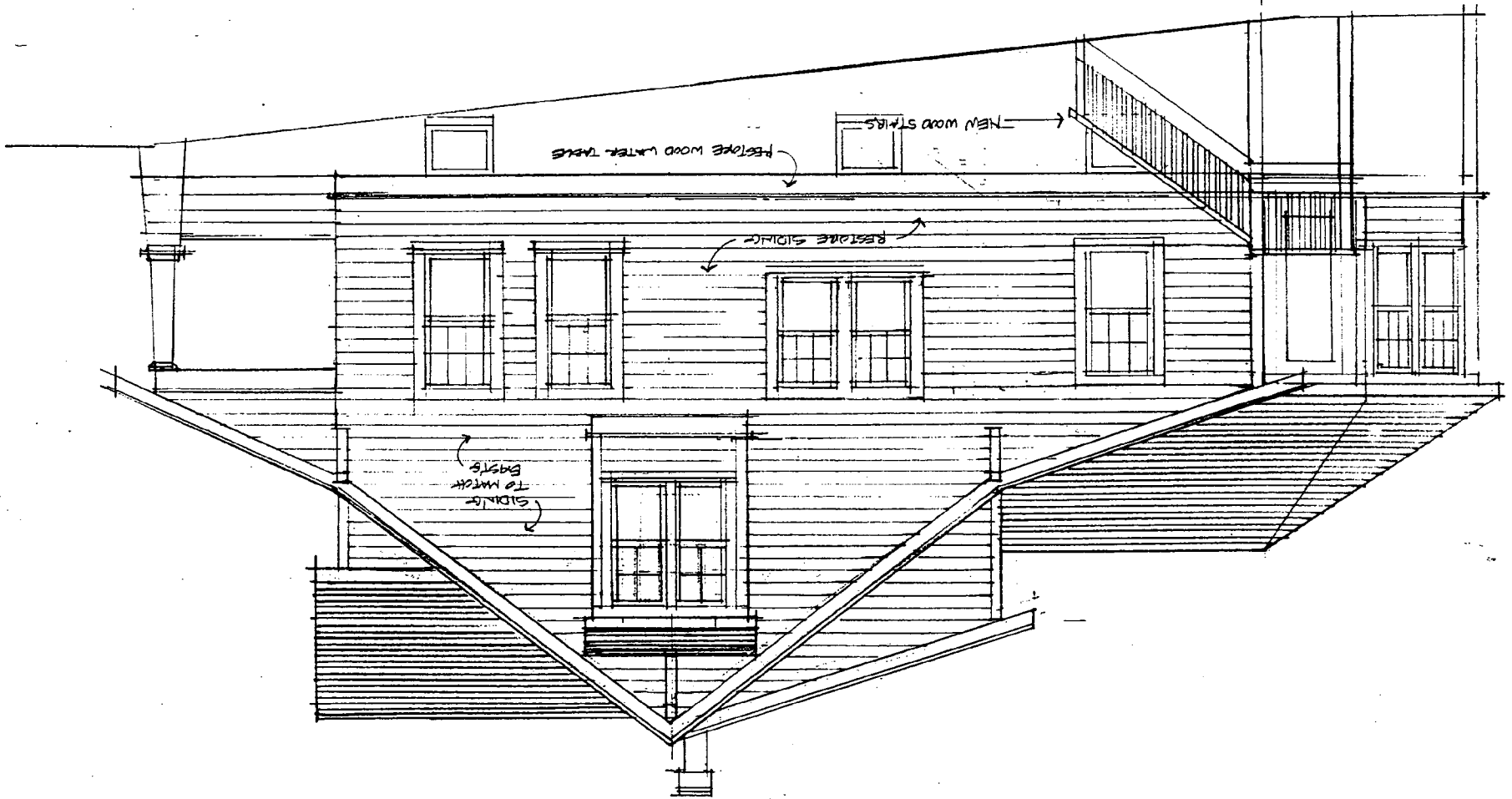
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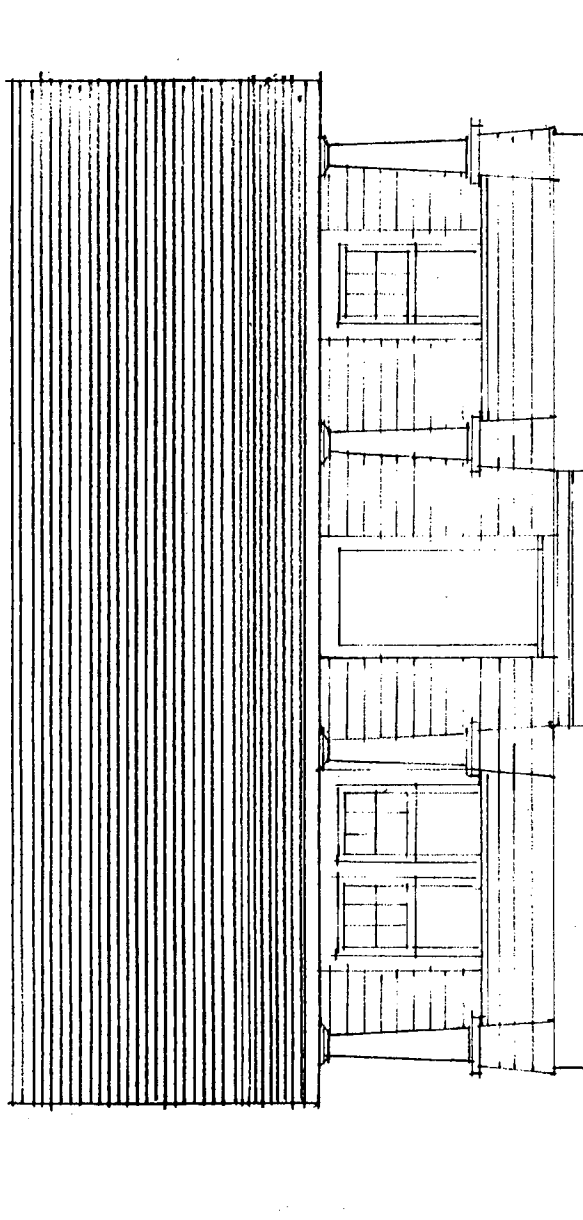
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EXISTING SOUTH ELEVATION



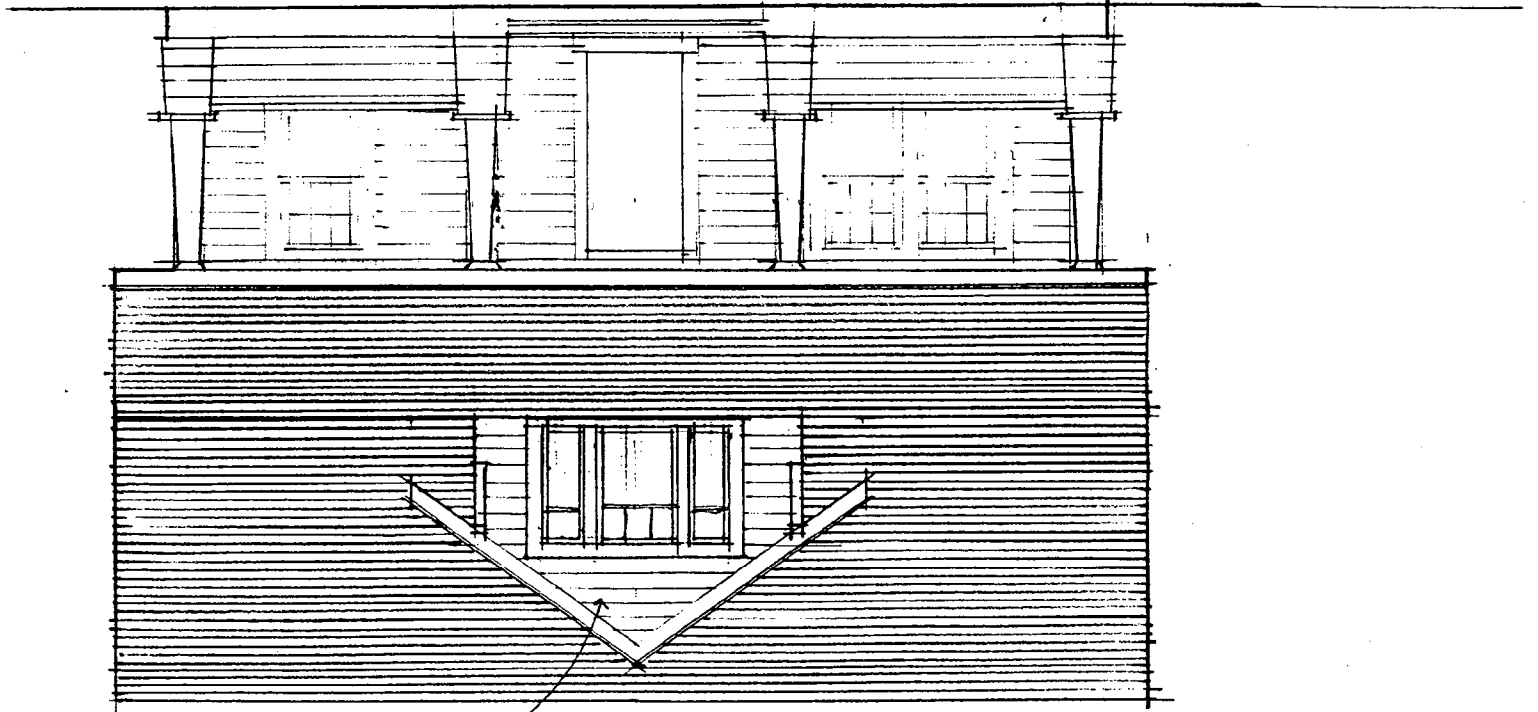
PROPOSED SOUTH ELEVATION





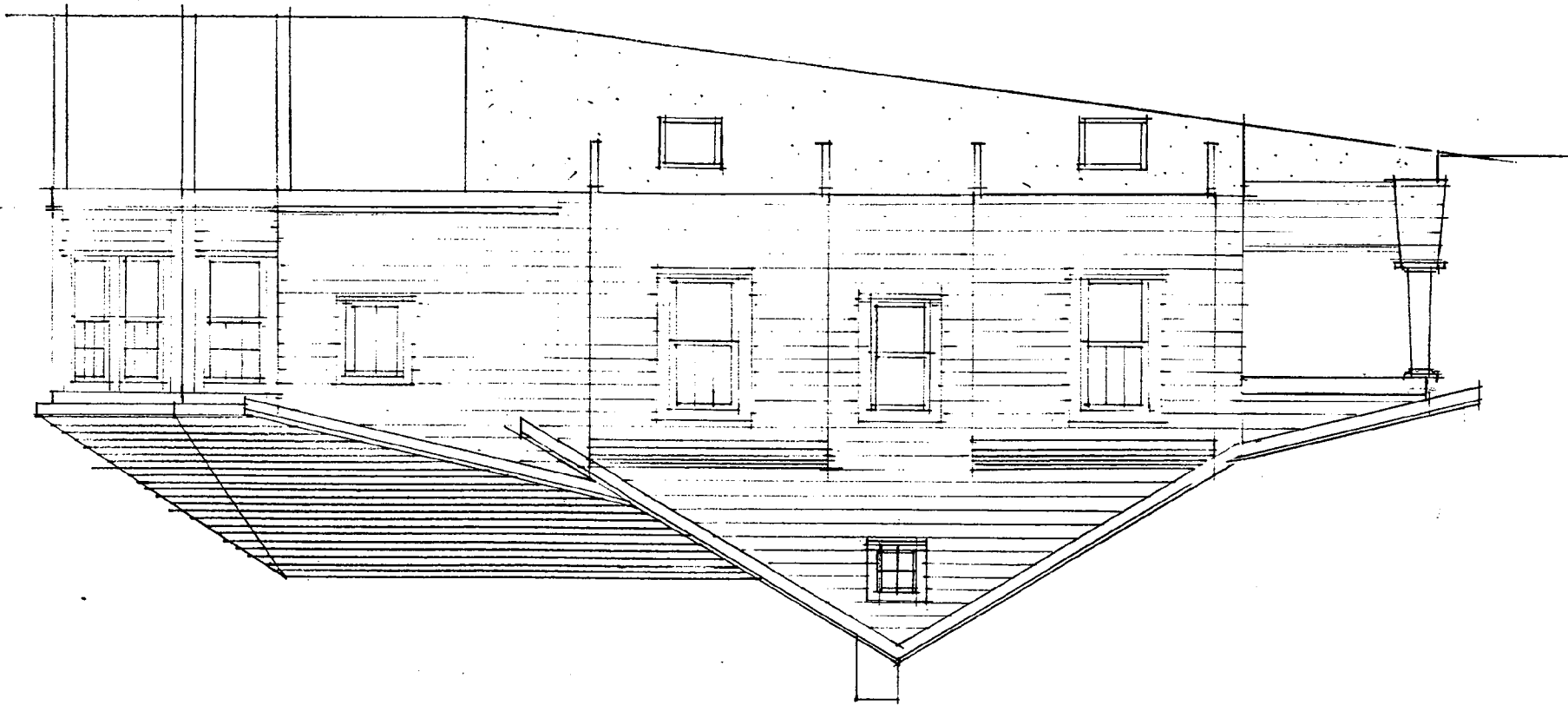
EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION

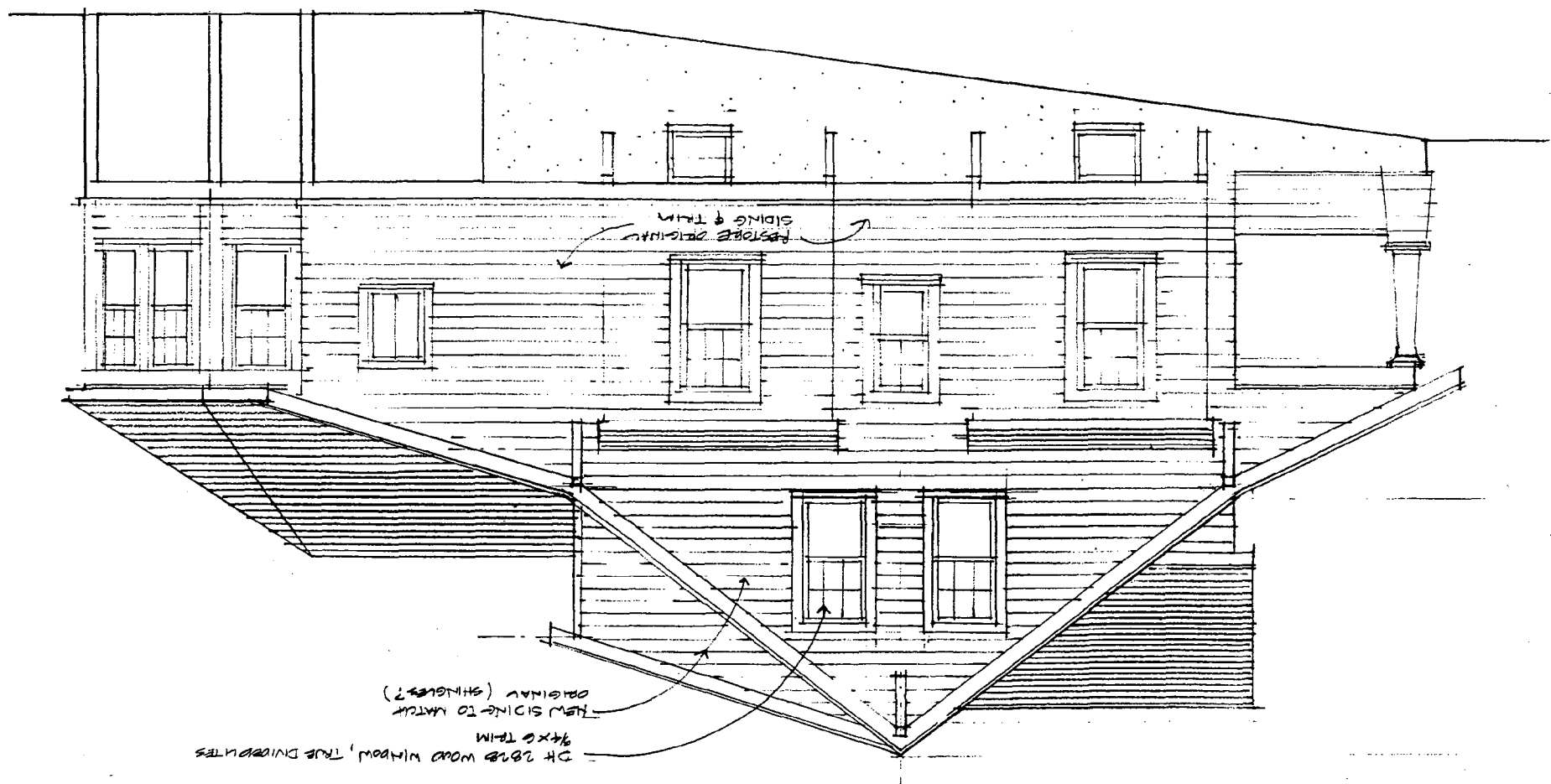


NEW DORMER W/ WOOD CASSEMENT WINDOWS

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



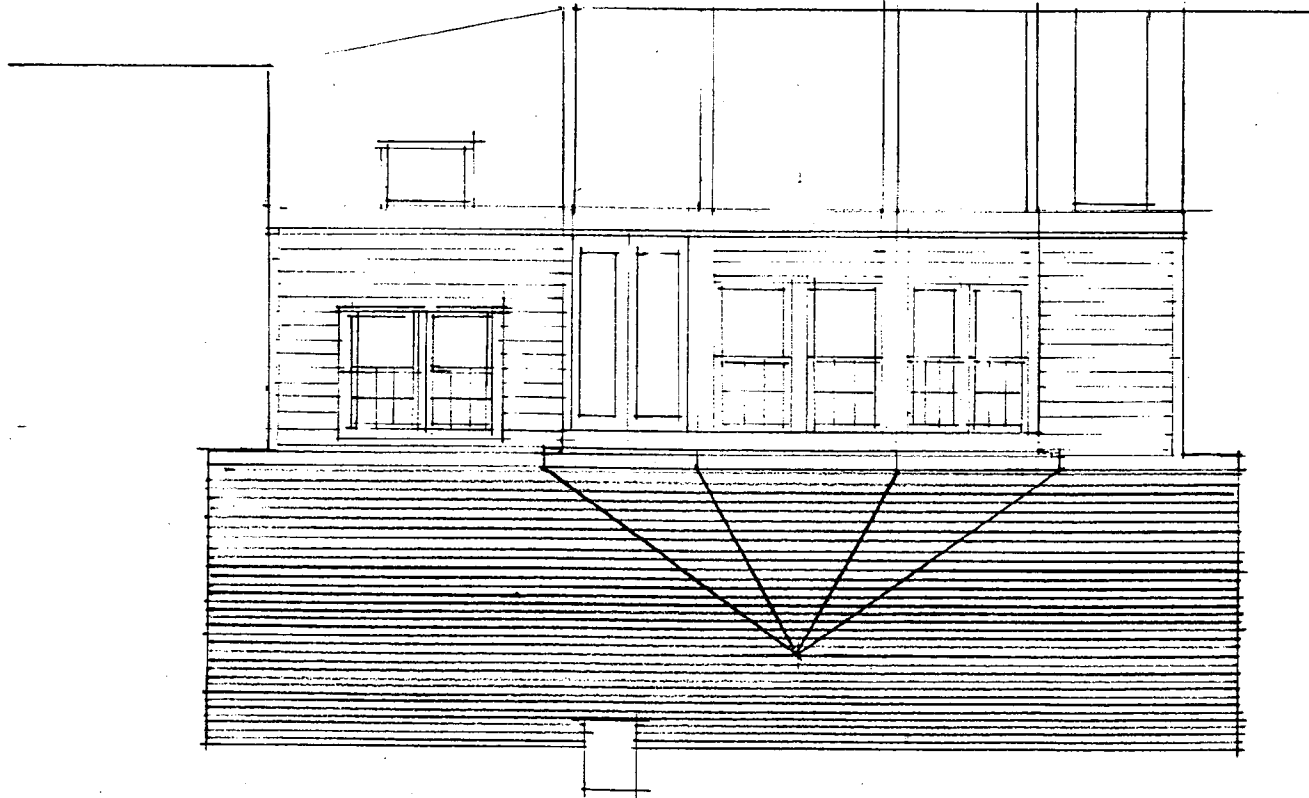
PROPOSED NORTH ELEVATION



RESTORE ORIGINAL
SIDING & TRIM

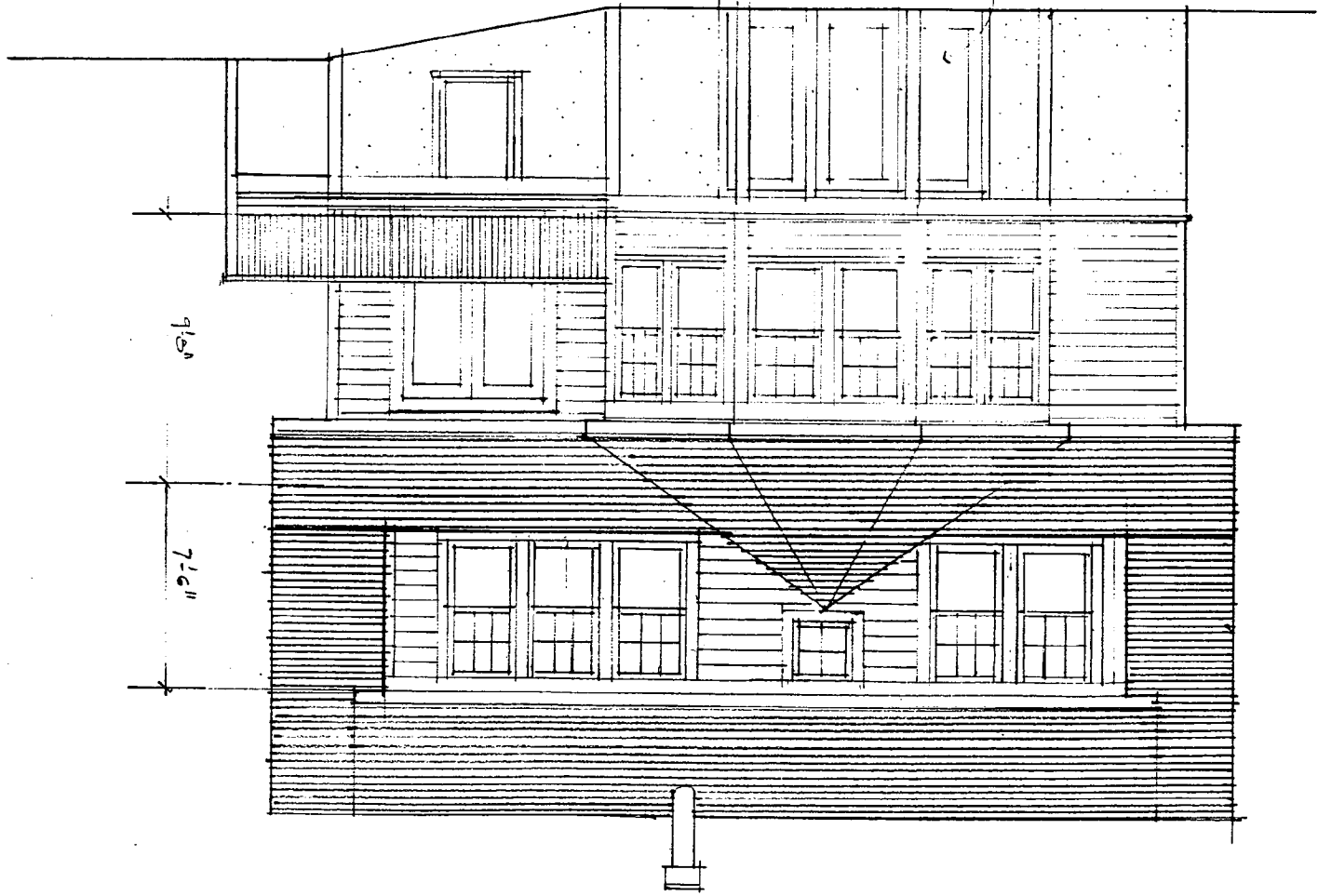
4x 2828 WOOD WINDOW, TRUE DIVIDERS
4x4 TRIM
NEW SIDING TO MATCH
ORIGINAL (SHINGLES?)

EXISTING WEST ELEVATION

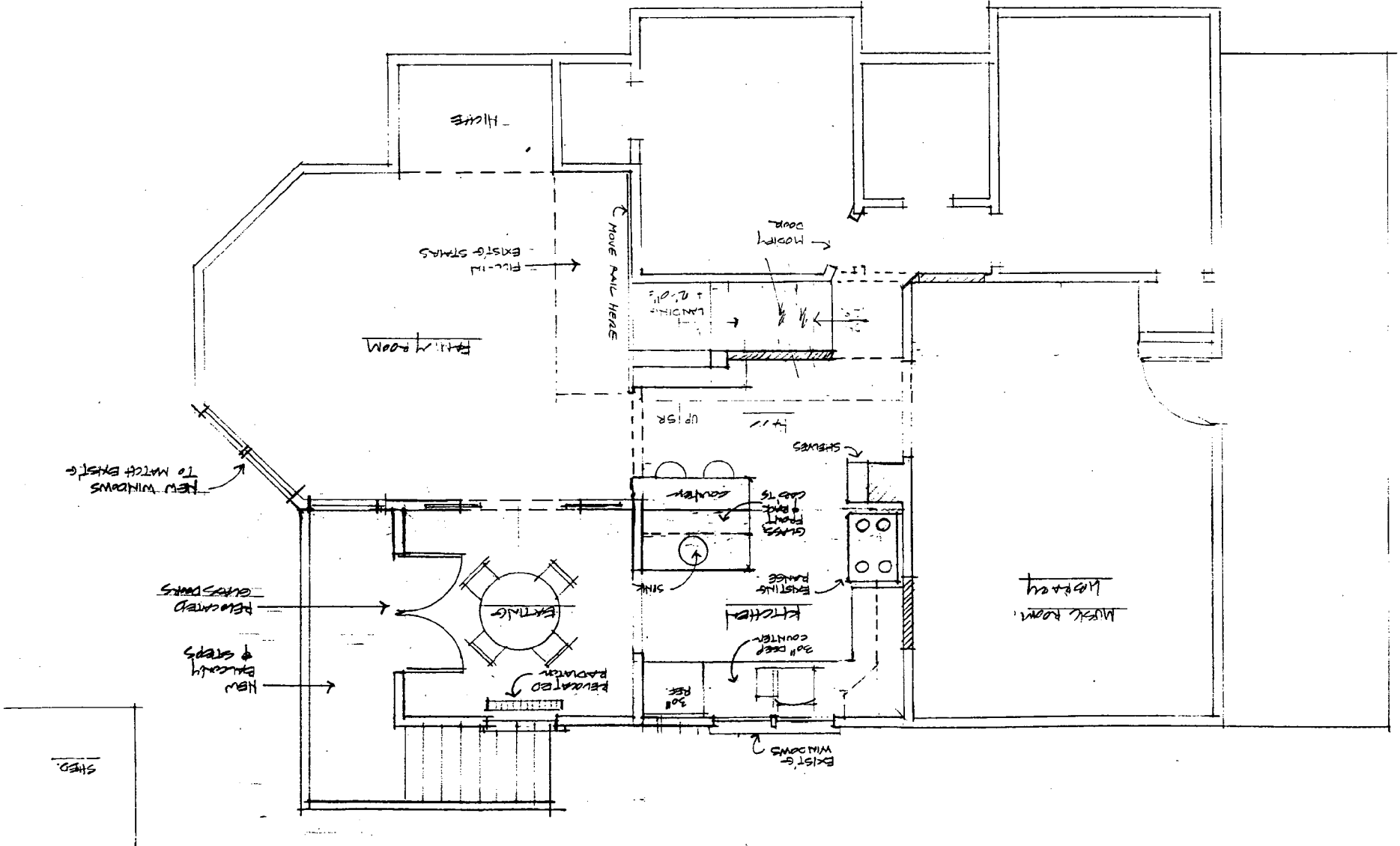


PROPOSED WEST ELEVATION

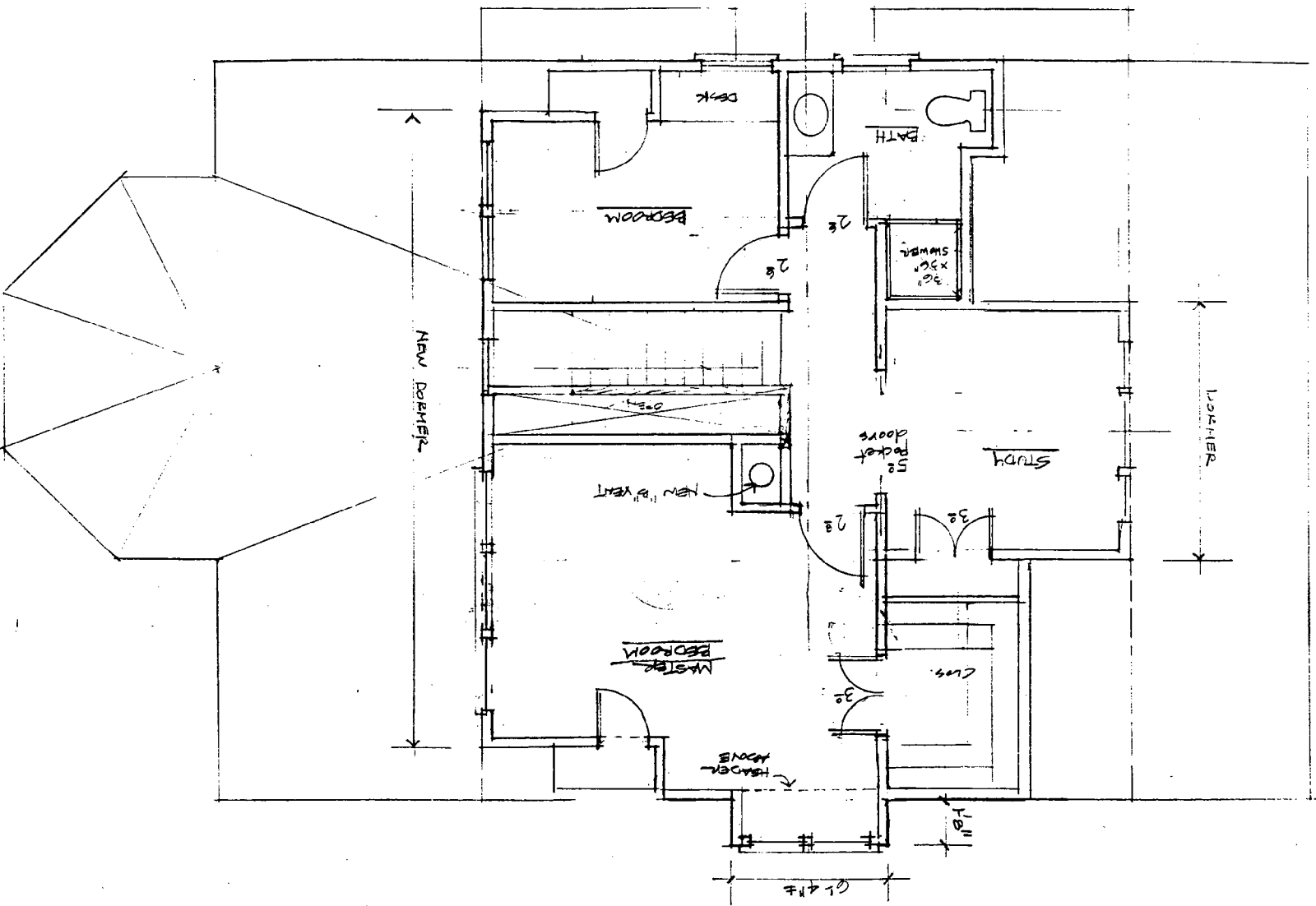
NEW TEMPERED GLASS DOORS

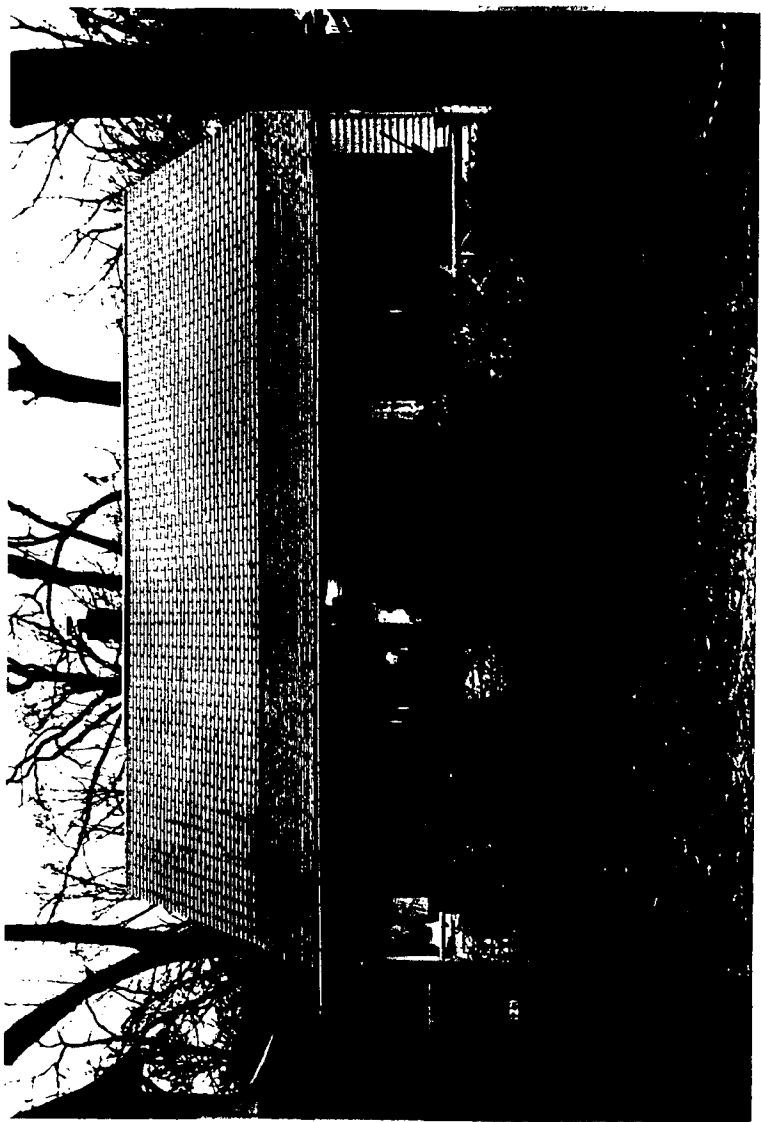


FIRST FLOOR PLAN



2nd Floor Plan
Scale: 1/4" = 1'-0"





(19)





Adjacent owners for 242 Park Avenue, Takoma Park

241 Park Ave
Ms Alison Baker

244 Park Ave
Mrs. Perry Schroeder

240 Park Ave
Bob Muehlenkamp and Karen Ackerman

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RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDER

Daytime Phone No.: 301-320-1580

Tax Account No.:

Name of Property Owner: KATHERINE & DENNIS DESMOND Daytime Phone No.: (301) 270-9065

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Street Number City State Zip Code

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LOCATION OF BUILDING/PREMISE

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Town/City: TAKOMA PARK Nearest Cross Street: SPRUCE

Lot: Block: Subdivision:

Liber: Folio: Parcel:

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Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 80,000

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

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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:

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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 3-16-98

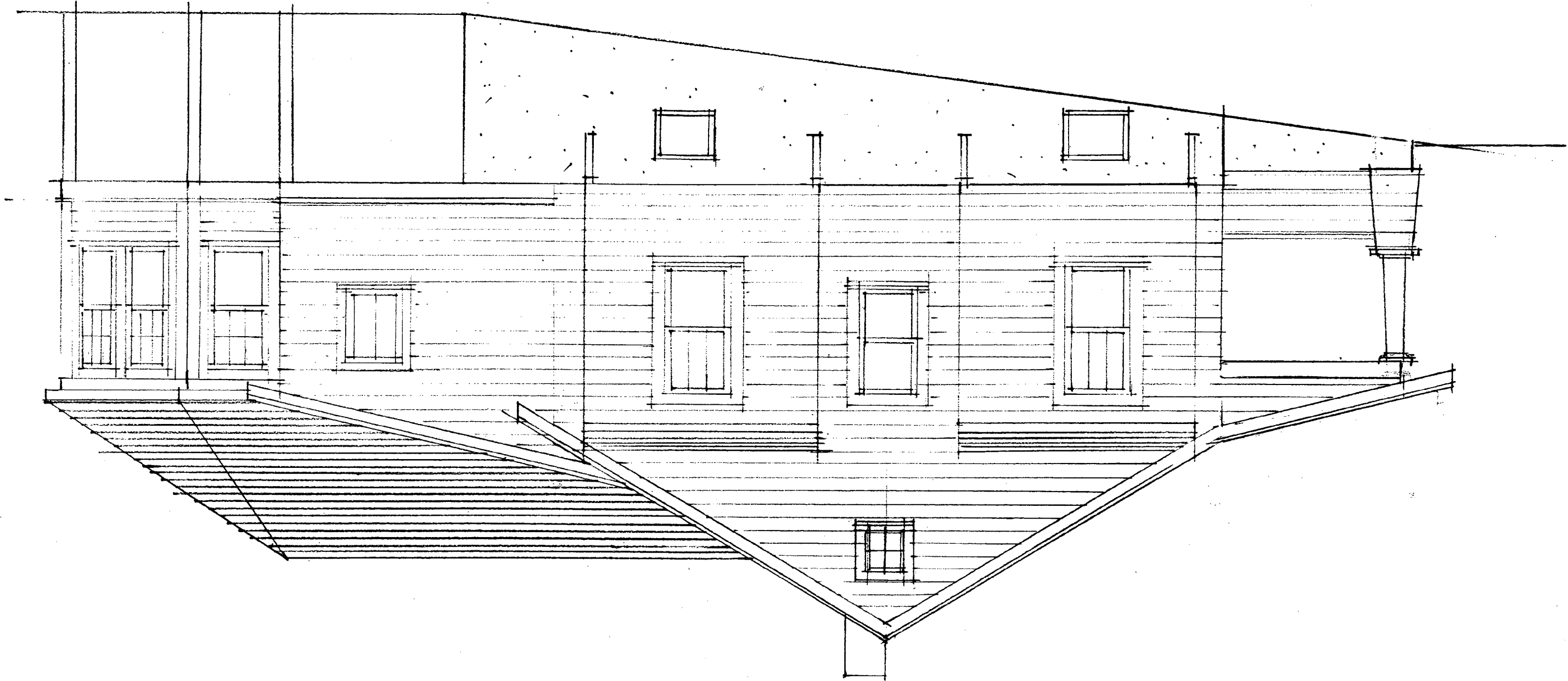
Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

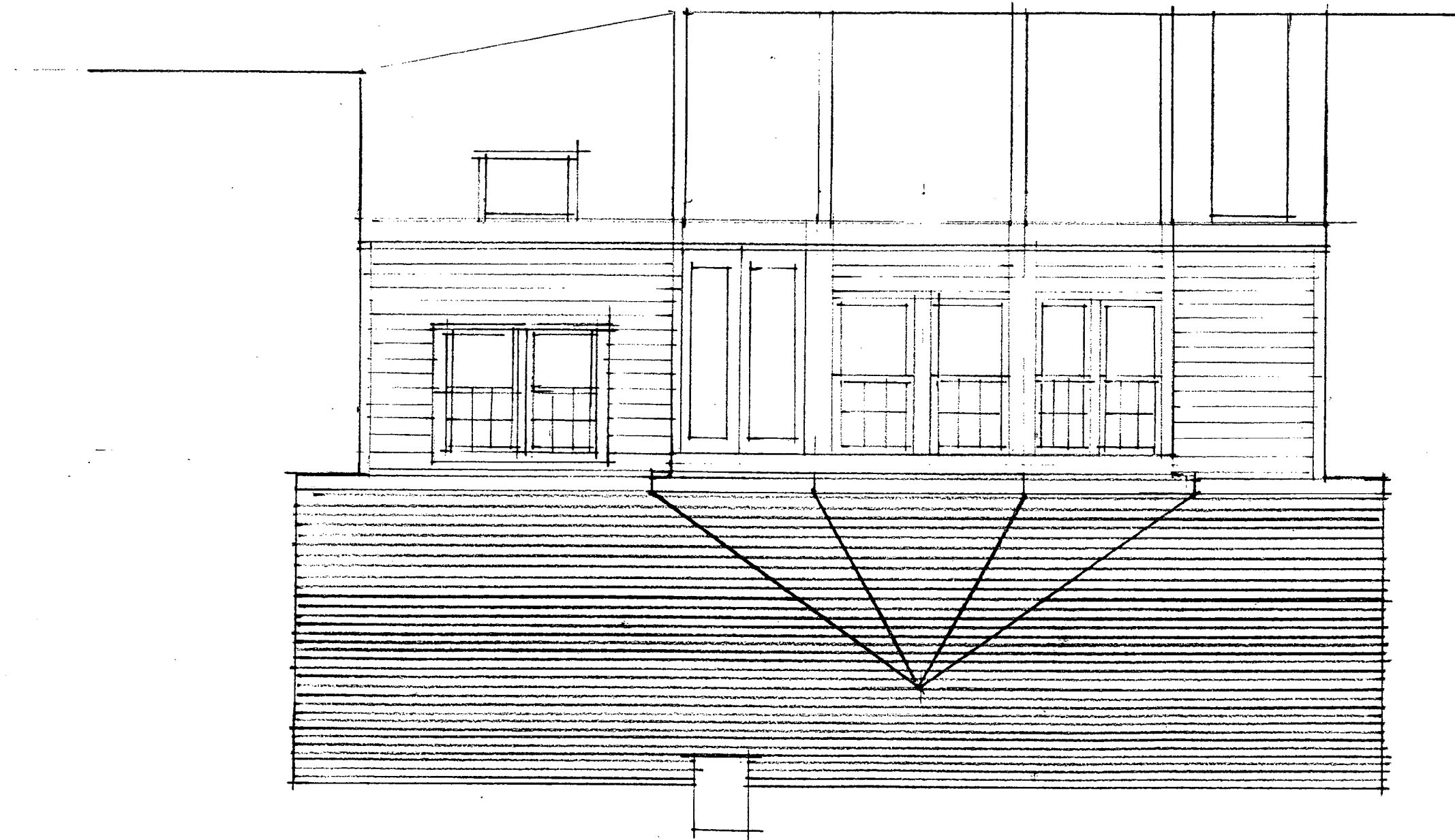
Application/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

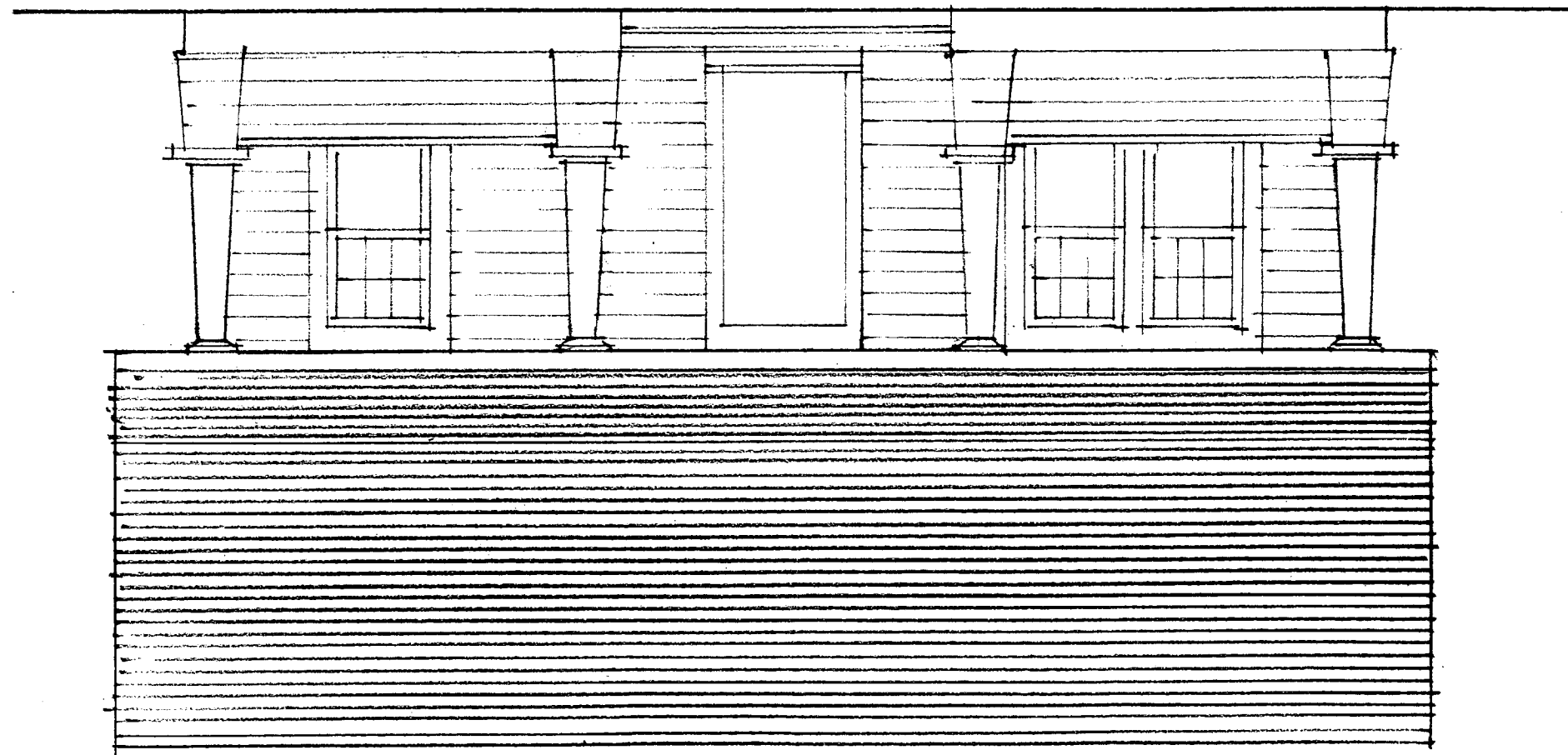
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

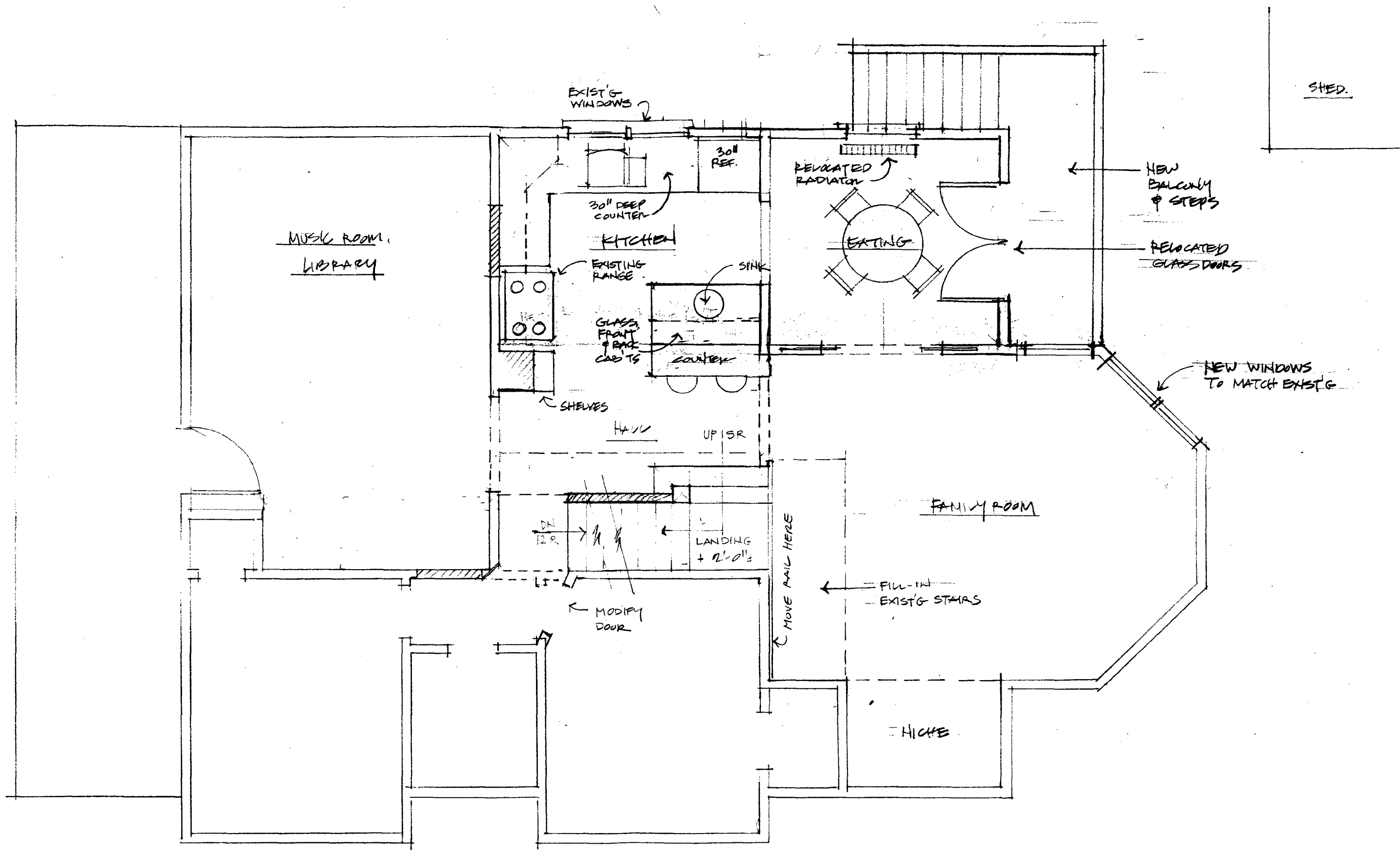


EXISTING WEST ELEVATION



EXISTING EAST ELEVATION





MUSIC ROOM
LIBRARY

EXIST'G
WINDOWS

30" REF.

30" DEEP
COUNTER

KITCHEN

EXISTING
RANGE

SINK

GLASS
FRONT
BACK
CABINETS

COUNTER

SHELVES

HALL

UP ISR

2'-0 1/2"

LANDING
+ 2'-0 1/2"

MODIFY
DOOR

MOVE RAIL HERE

FAMILY ROOM

FILL-IN
EXIST'G STAIRS

NICHE

SHED.

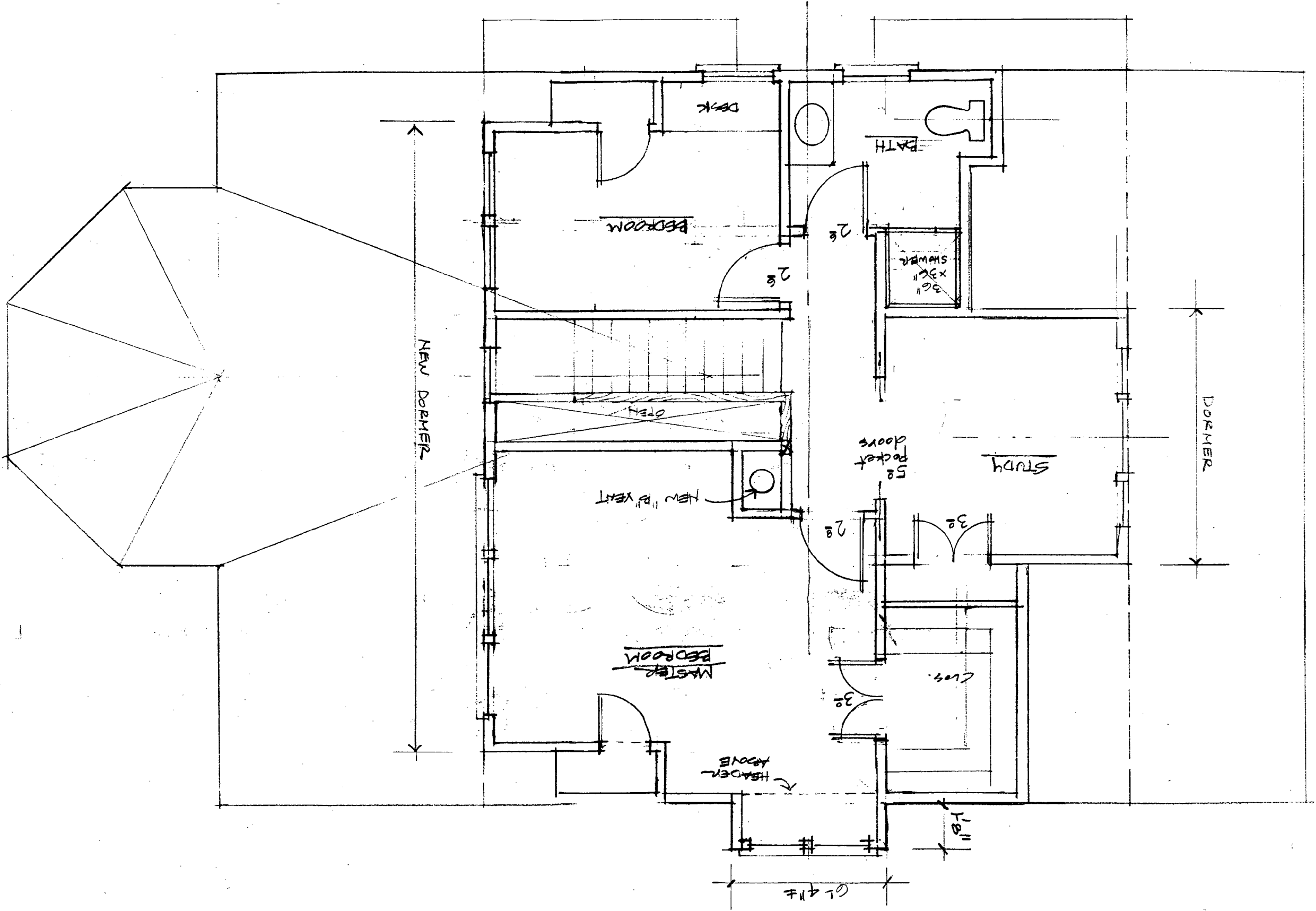
NEW
BALCONY
& STEPS

RELOCATED
GLASS DOORS

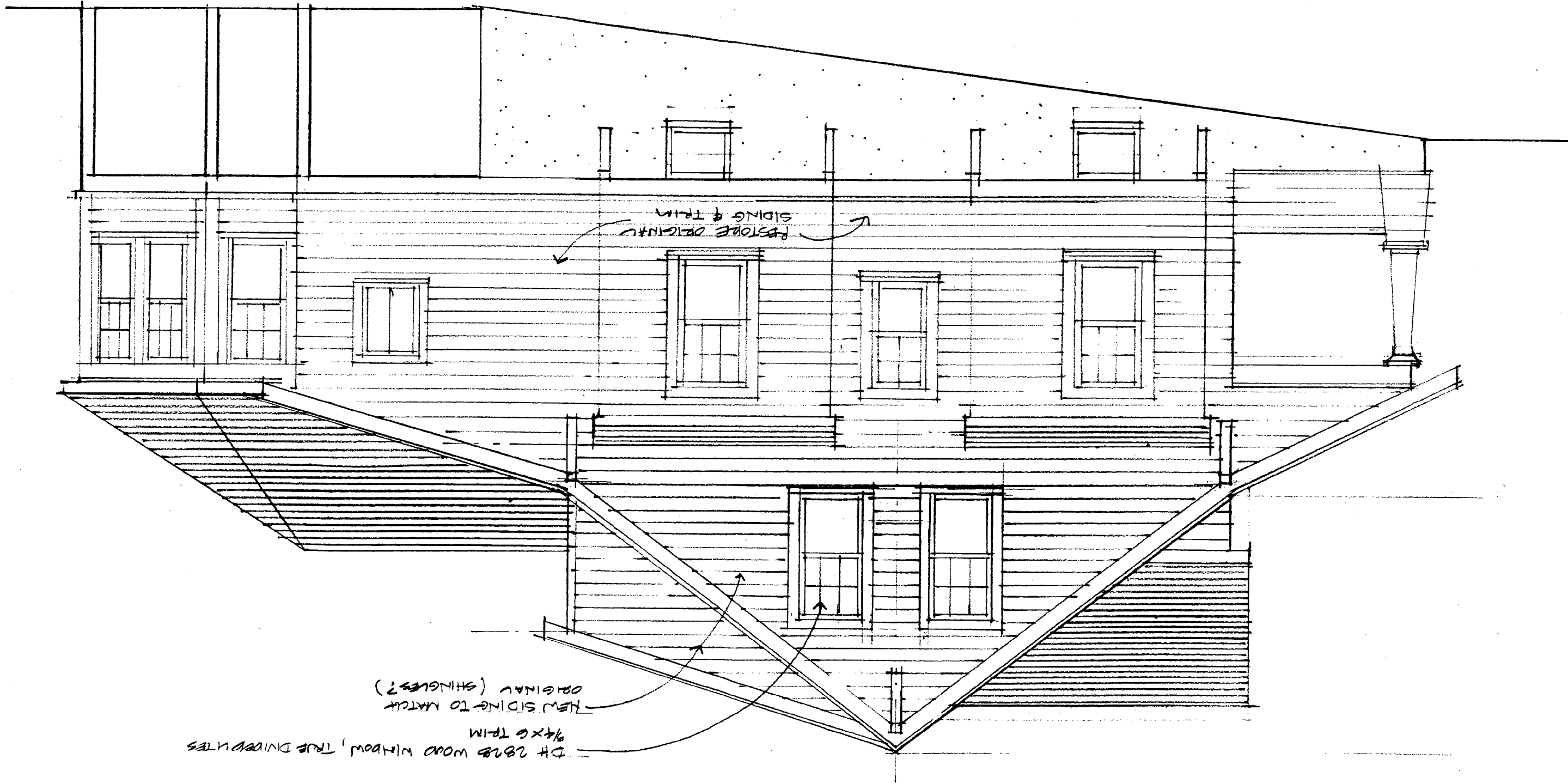
NEW WINDOWS
TO MATCH EXIST'G

FIRST FLOOR PLAN

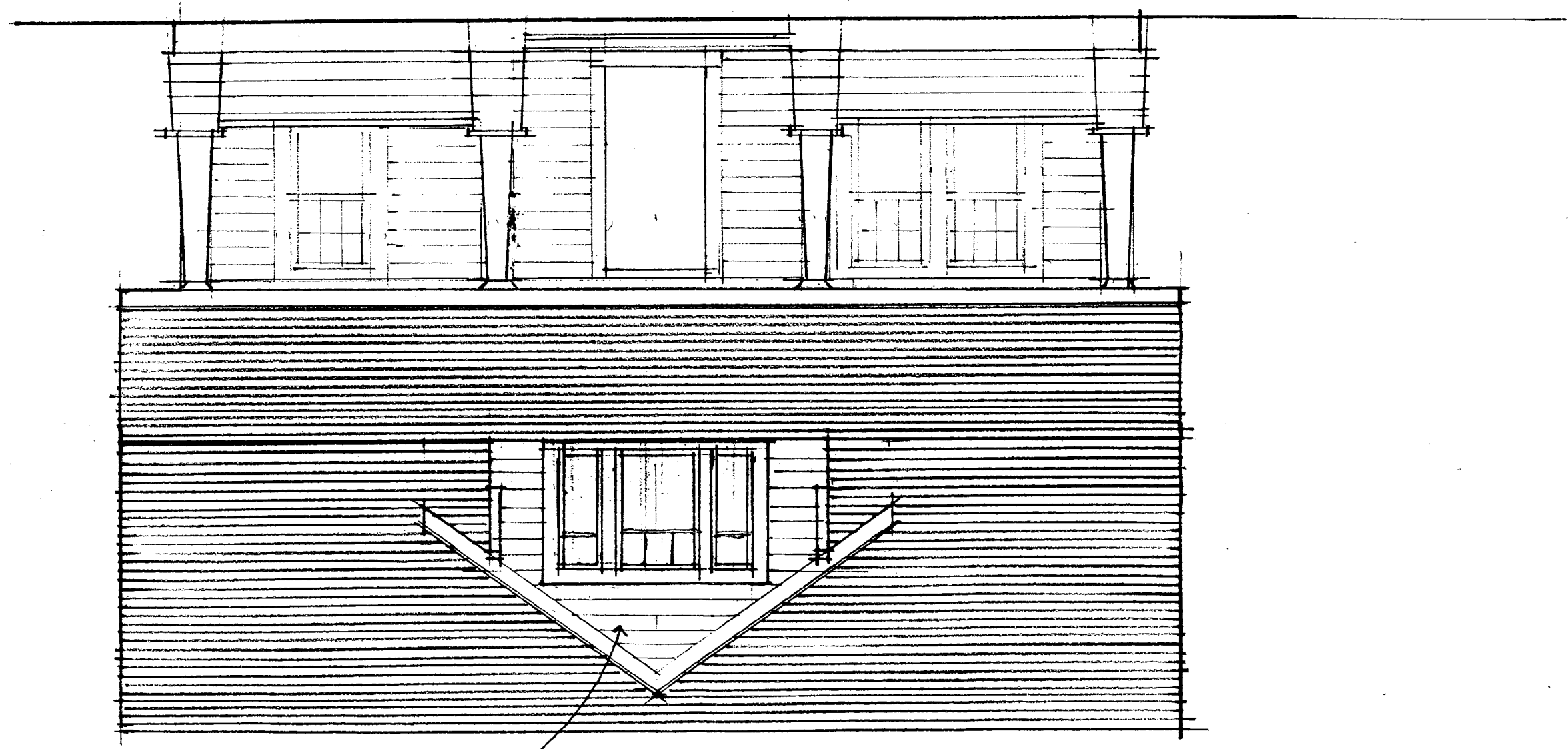
2nd Floor Plan
Scale: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



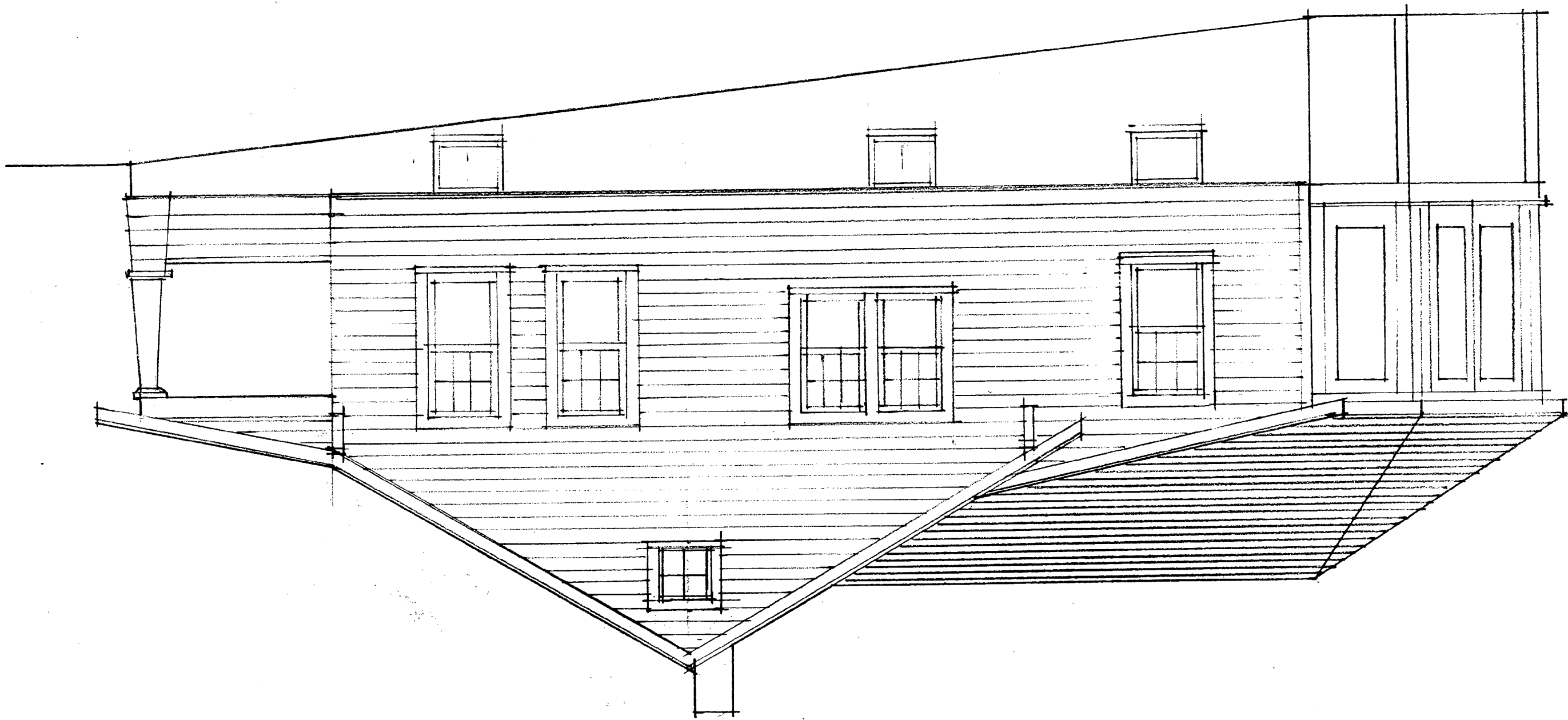
NEW DORMER W/ WOOD CEILING WINDOWS



NEW TEMPERED GLASS DOORS

PROPOSED WEST ELEVATION

EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

