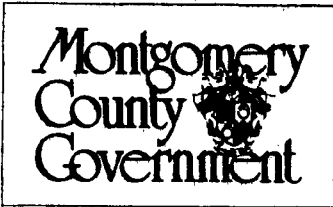


37/8 93U 240 Park Avenue  
Takoma Park Historic District



**Historic Preservation Commission**  
51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1065490 Bushfield Park  
 NAME OF PROPERTY OWNER Karen Ackerman TELEPHONE NO. 5705 29158 JRANIE  
 (Contract/Purchaser) ADDRESS 240 Park Ave. Takoma Park Md 20912  
 CITY STATE ZIP  
 CONTRACTOR TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 240 Street Park Ave.  
 Town/City Takoma Park Election District 13  
 Nearest Cross Street Source Ave.  
 Lot 22 Block 1 Subdivision Hill-Crest  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION - (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair   
 Wreck/Raze  Move  Install  Revocable  Revision   
 Circle One: A/C Slab  Room Addition   
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_  
 1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes Master Plan

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  
 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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] \_\_\_\_\_ Date 6 11 93  
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

**DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)**

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(If more space is needed, attach additional sheets on plain or lined paper to this application)

**ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.**

**MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850**

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 240 Park Avenue Meeting Date: 7/14/93  
Resource: Takoma Park Historic District Review: HAWP/Alteration  
Case Number: 37/3-93U Tax Credit: No  
Public Notice: 6/30/93 Report Date: 7/7/93  
Applicant: K. Ackerman/B. Muehlenkamp Staff: Nancy Witherell  
PROPOSAL: Rear Addition/Deck RECOMMEND: Approve

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The applicants propose the construction of a one-story addition and a deck extending from the rear of a bungalow listed as a contributing resource in the historic district. The addition would measure approximately 15' x 16' and would be constructed in the existing "L". Three sash windows would be removed for the addition. Matching materials would be used. The design of the addition is more contemporary in nature, with casement windows and glazing in the roof.

In addition, a deck measuring about 15' x 15' would extend on piers from the first floor of the existing portion of the rear elevation. Two windows would be changed to a French door to provide access to the deck from that room.

STAFF DISCUSSION

The proposal is compatible in scale, massing, and material with the character of the house. The use of more contemporary window openings is consistent with new construction. The size and placement of the deck are also compatible with the footprint of the house.

STAFF RECOMMENDATION

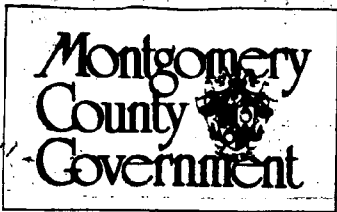
The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

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 Standard #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 guidelines for the Takoma Park Historic District.



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1065490  
 NAME OF PROPERTY OWNER Karen Ackerman Bob Muehlenkamp TELEPHONE NO. 565-3958 Jeanne  
(Contract/Purchaser) (Include Area Code)  
 ADDRESS 240 Park Ave. Takoma Park, MD 20912  
CITY STATE ZIP  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 PLANS PREPARED BY \_\_\_\_\_ CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 240 Street Park Ave.  
 Town/City Takoma Park Election District 13  
 Nearest Cross Street Spruce Ave.  
 Lot 23 Block 1 Subdivision Hill-crest  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION - (circle one)  
 Construct  Extend/Add Alter/Renovate  Repair  Circle One: A/C Slab  Room Addition  
 Wreck/Raze  Move  Install  Revocable  Revision  Fence/Wall (complete Section 4) Other \_\_\_\_\_  
 1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000.  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes, Master Plan

**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**

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required). ①

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 hereby acknowledge and accept this to be a condition for the issuance of this permit.  
[Signature]

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Single family house sited on an R-60 lot.  
Treed site - grade slope from front to rear of the lot.

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

Rear family room and deck addition.  
Not visible from the street.

2

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The addition will match the material of the existing house.

- b. the relationship of this design to the existing resource(s):

Small in scale.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Blends with the existing structure and does not detract from it.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).



5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Neighbor  
 Address 238 Park Ave  
 City/Zip Takoma Park, MD 30912
2. Name Neighbor  
 Address 242 Park Ave  
 City/Zip Takoma Park, MD 30912

3.

Name

Neighbor

Address

12 Valley View

City/Zip

Takoma Park, MD 20912

4.

Name

Address

City/Zip

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

1757E

5



Rear  
Elevation

240 Park Avenue

(6)



Front + Side  
Elevation



Front + Side  
Elevation

240 Park Avenue

⑦

6.500#

20'-0" REAR YARD SETBACK

GARAGE

NEW DECK

ADDITION

EXISTING HOUSE

S88°51'W 130.00'

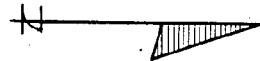
9'-0"

N88°51'E 130.00'

5'-0"

S1°09'E 50.00'

PARK AVENUE



8

A  
1

240 PARK AVENUE - PLAT

LOT 23 - 2.01X.1

Ackerman • Muehlenkamp Resi



(D)  
2 EAST FRONT ELEVATION

5  
2  
SCALE

(9)

NORTH SIDE ELEV

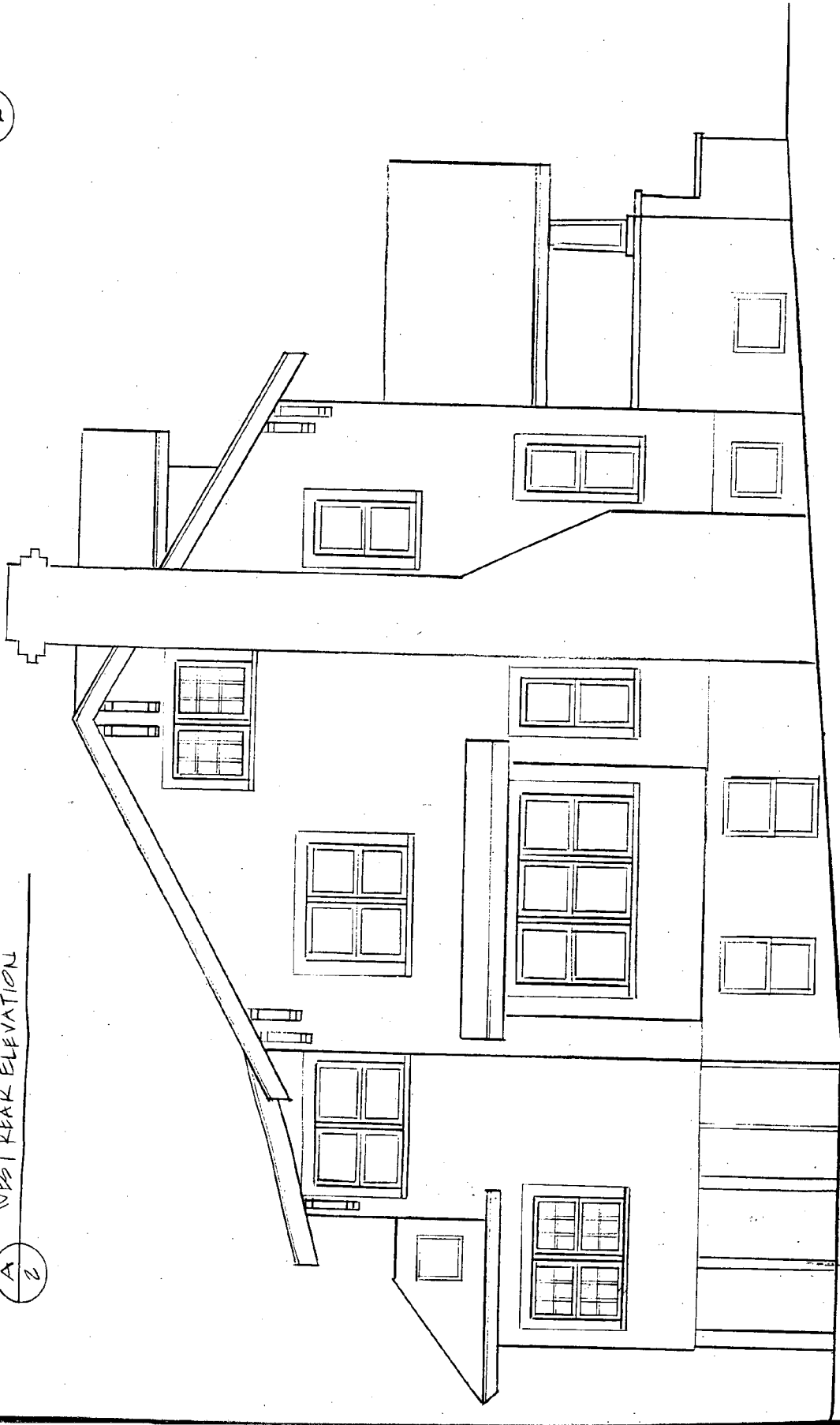
(B)  
2

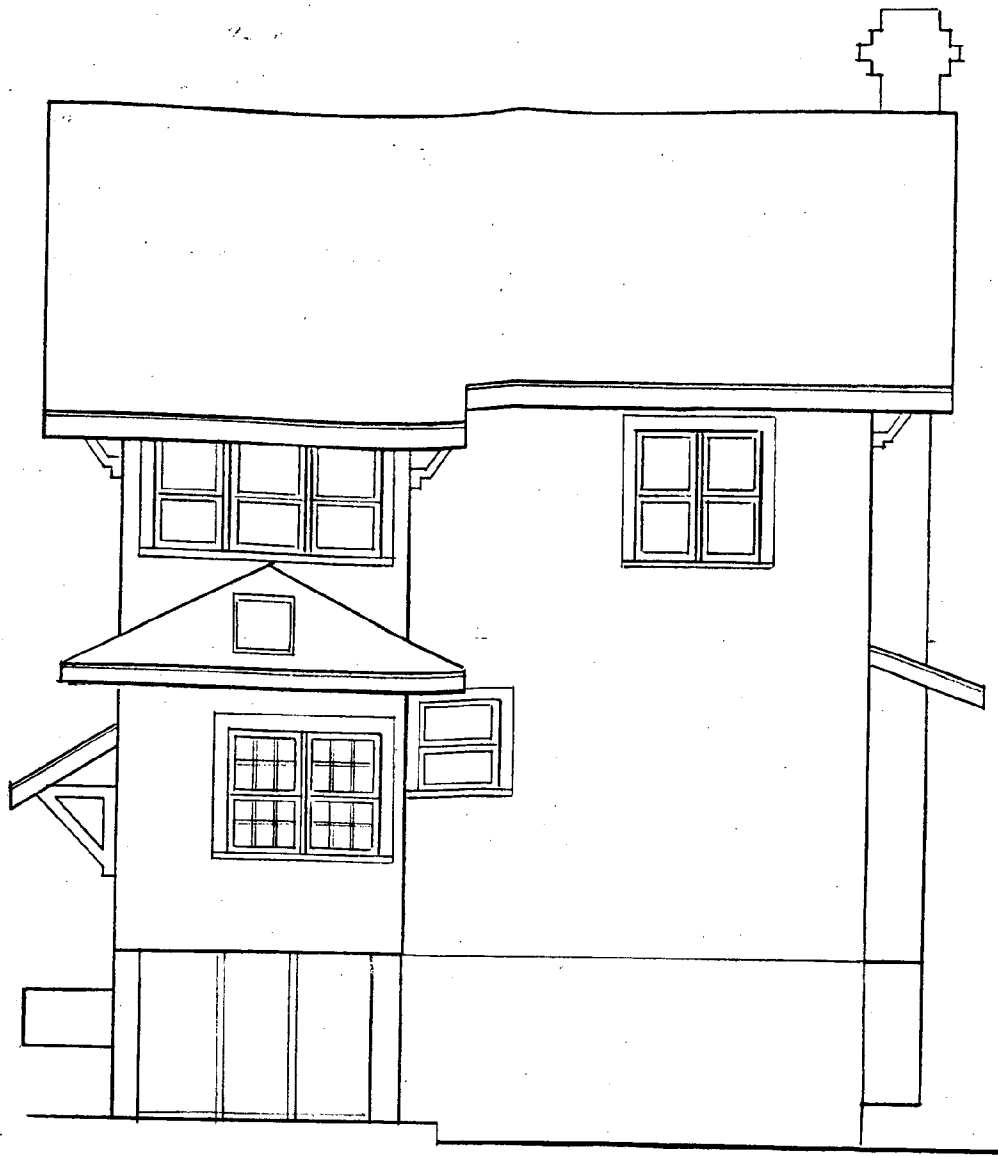
WEST REAR ELEVATION

(A)  
2

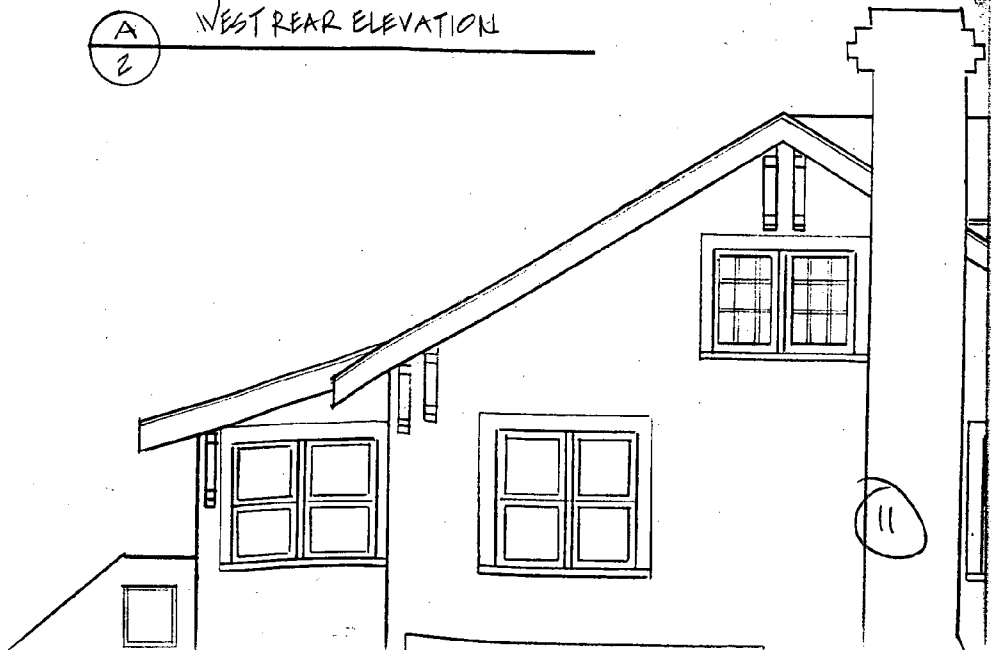
SOUTH SIDE

(C)  
2

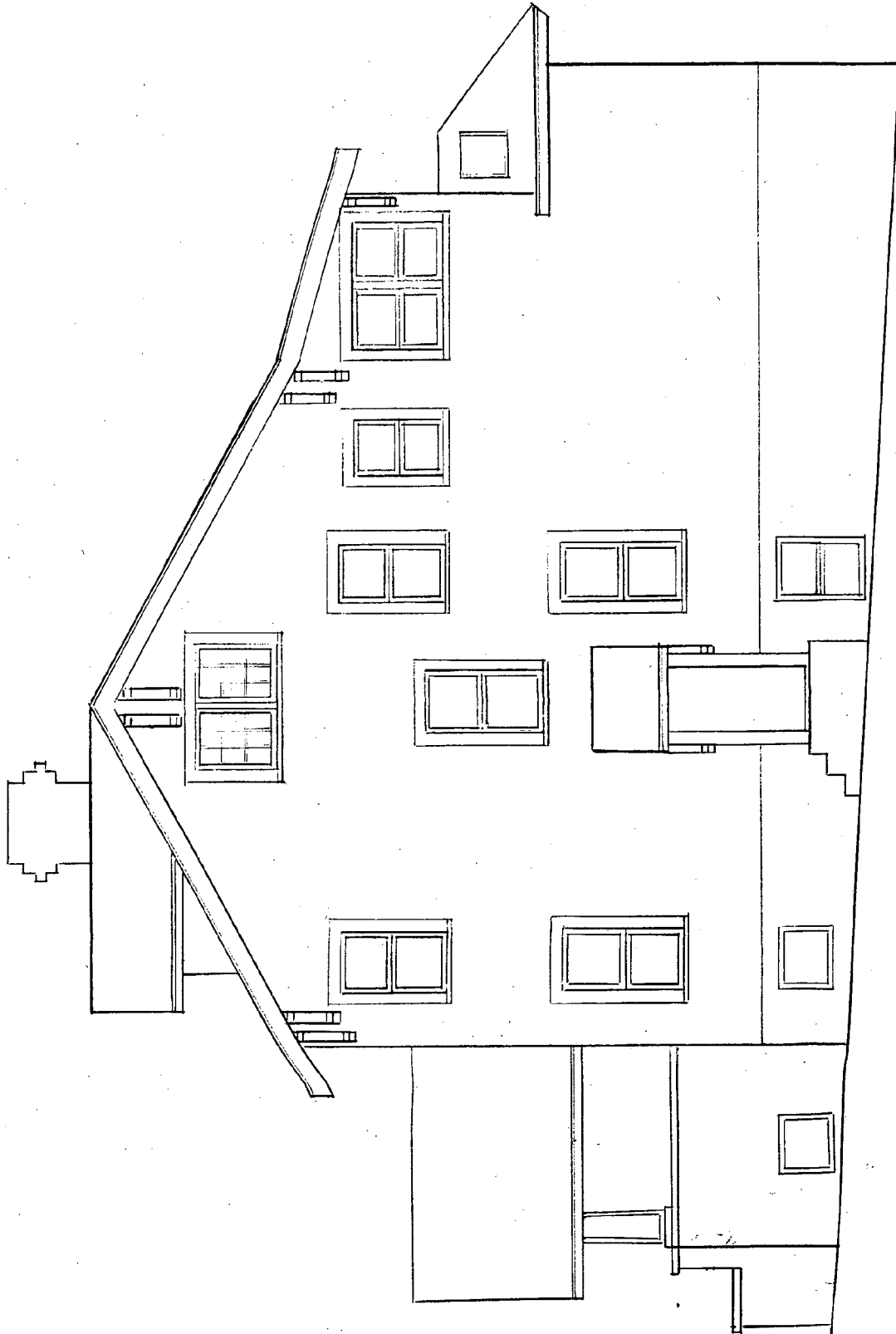




WEST REAR ELEVATION



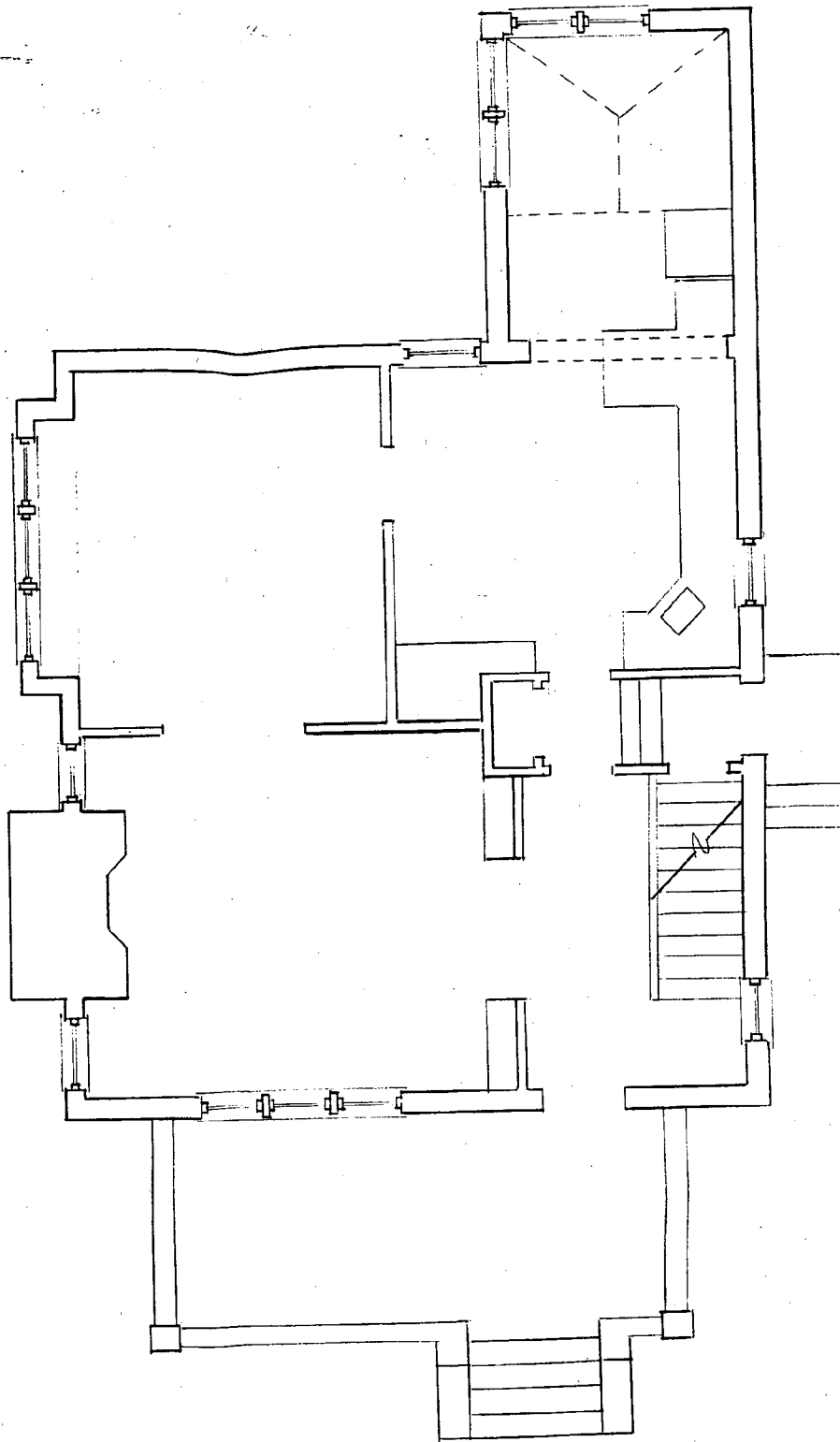




NORTH SIDE ELEVATION

B  
2

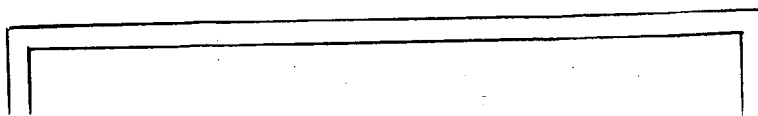
12



B  
S

FIRST FLOOR PLAN

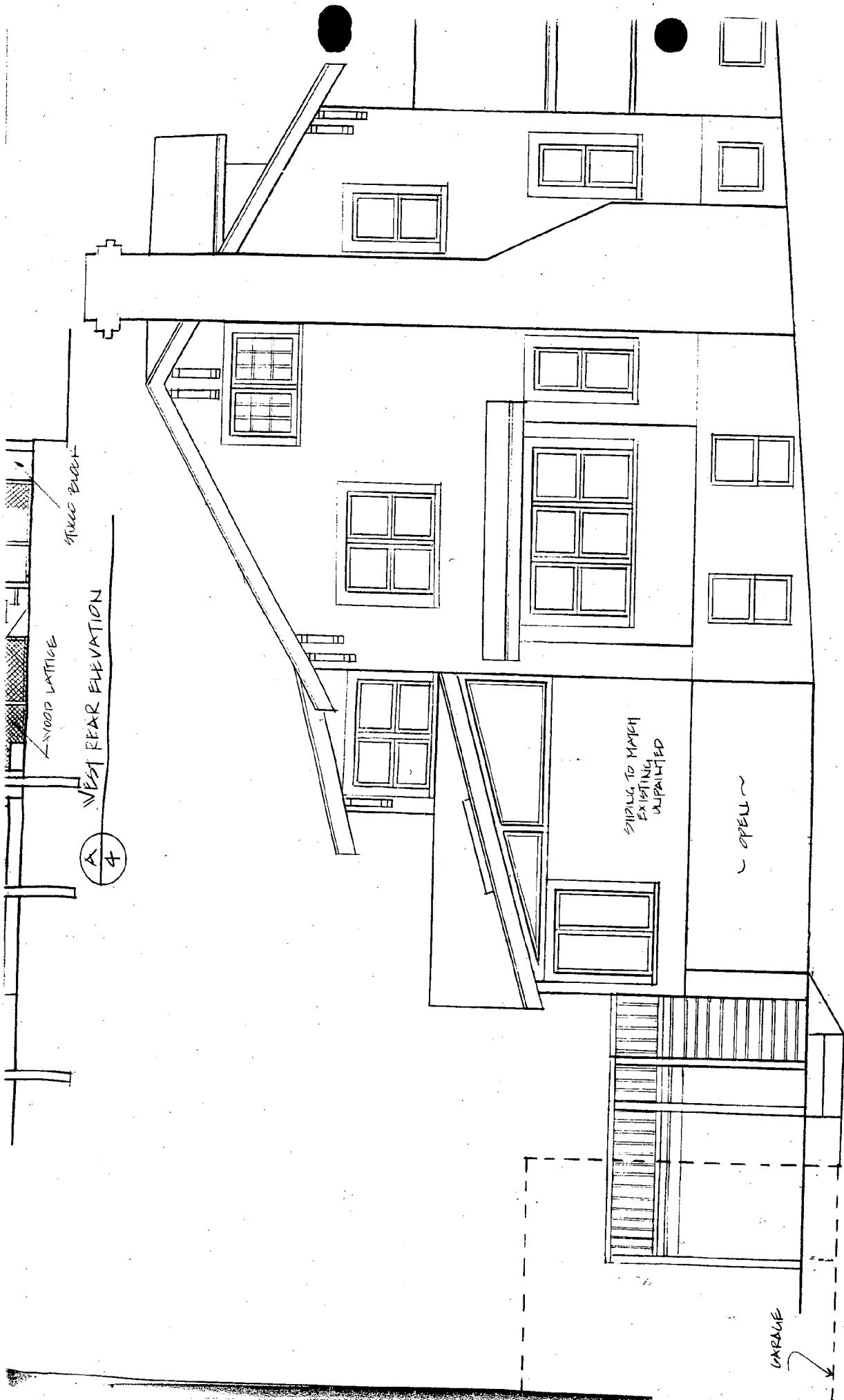
13





Ⓟ EAST FRONT ELEVATIONS

5.  
4.  
SCALE 1/4



② SOUTH SIDE ELEVATION

15



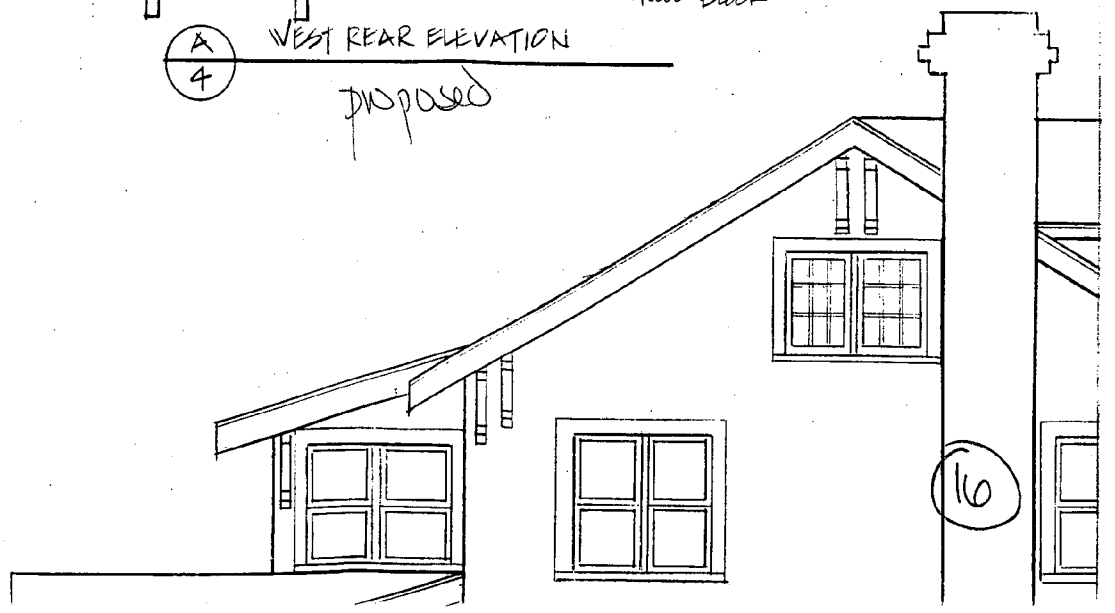
WOOD LATTICE

STUCCO BLOCK

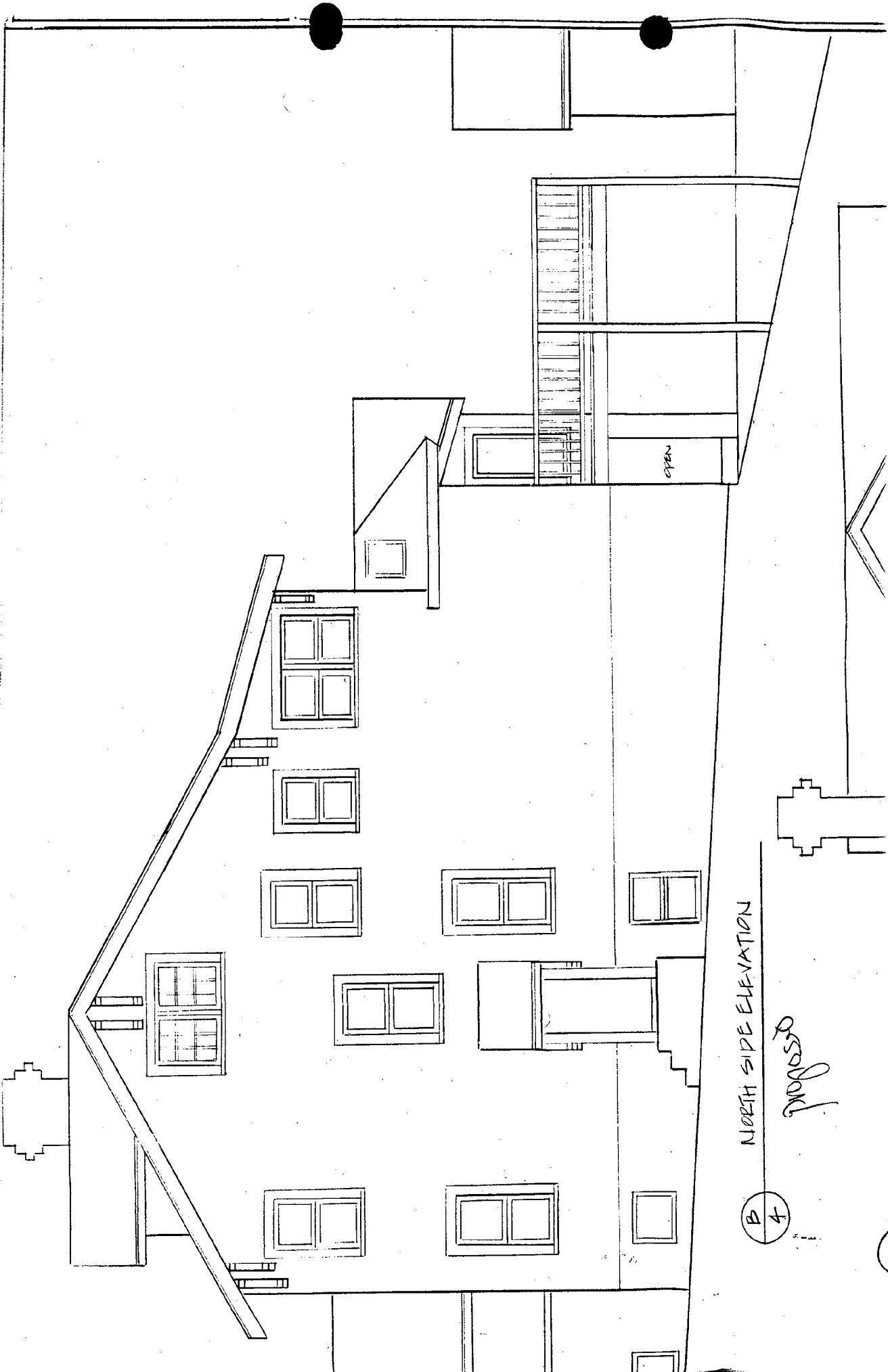
A  
4

WEST REAR ELEVATION

DISPOSED



16



open

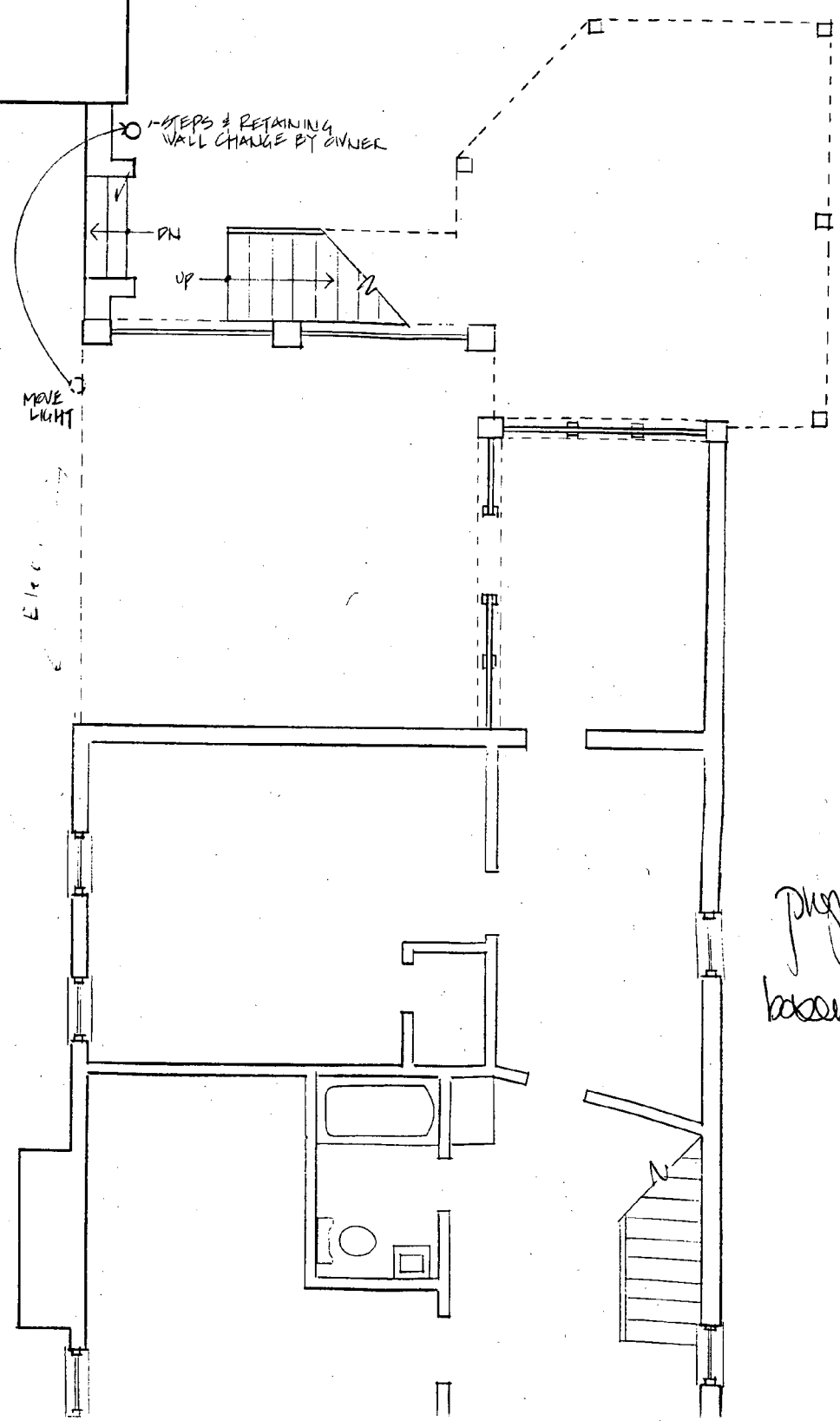
NORTH SIDE ELEVATION

proposed

B  
4

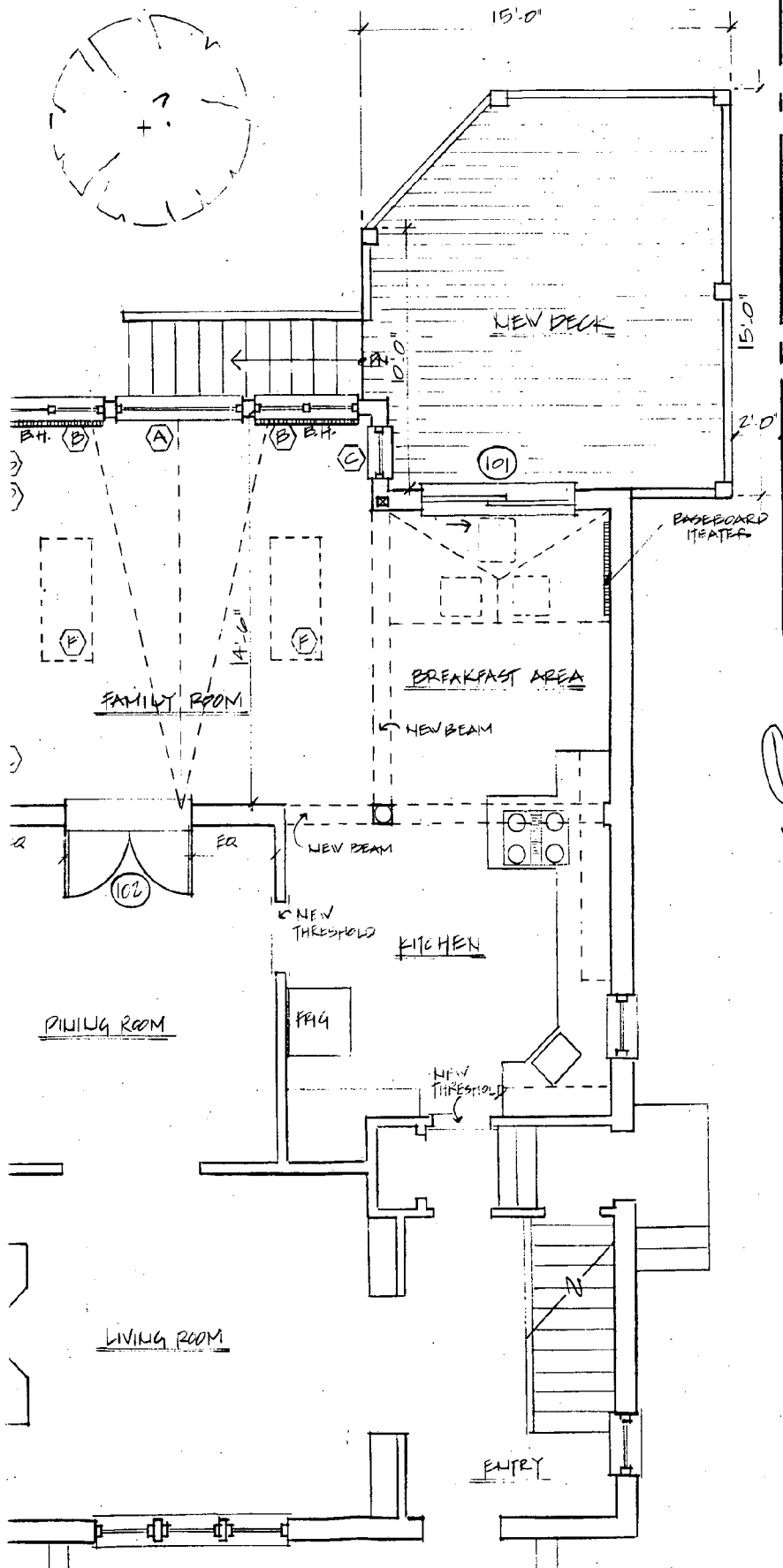
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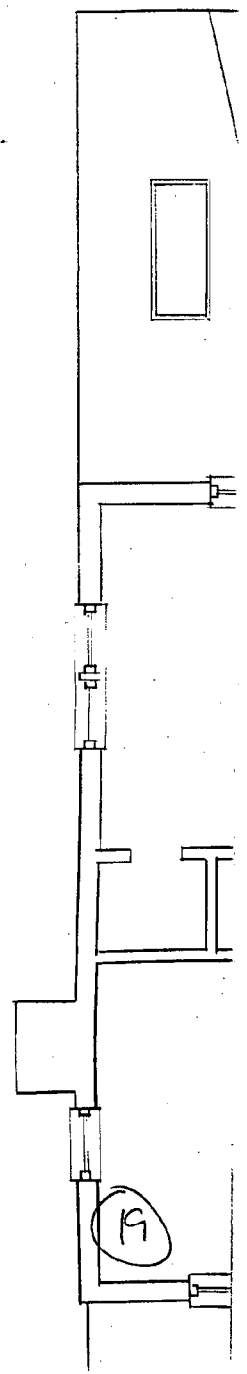


proposed  
basement plan

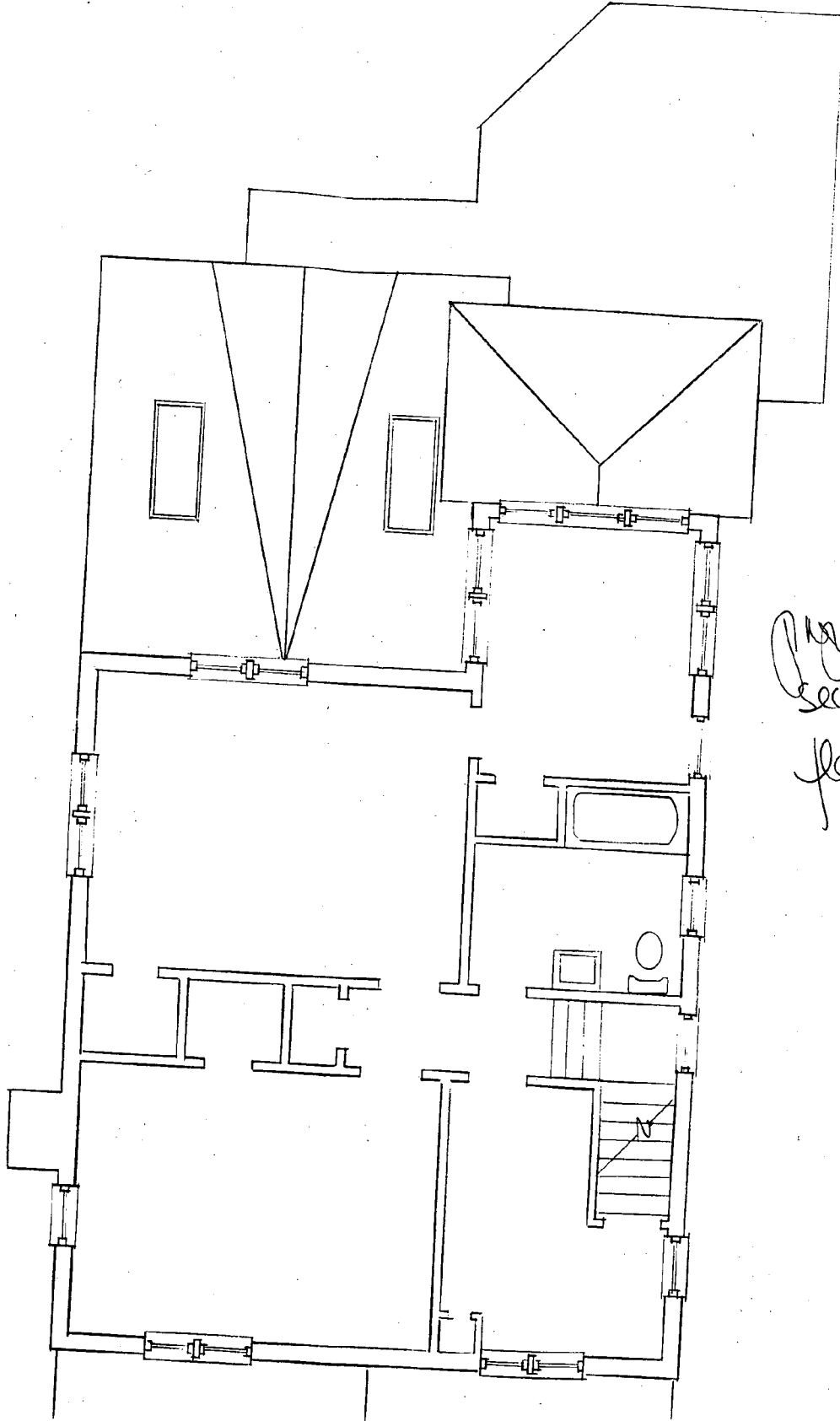
18



*Proposed  
first  
floor*







*Proposed  
second  
floor*

20

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**