



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: December 22, 2023

MEMORANDUM

TO: Rabbiah Sabbakahn, Director
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1039884 - Rear Alterations, Door Replacement, & Hardscape alterations.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 6, 2023 HPC meeting

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Clark Pettig & Liz Pardue
Address: 99 Elm Ave., Takoma Park

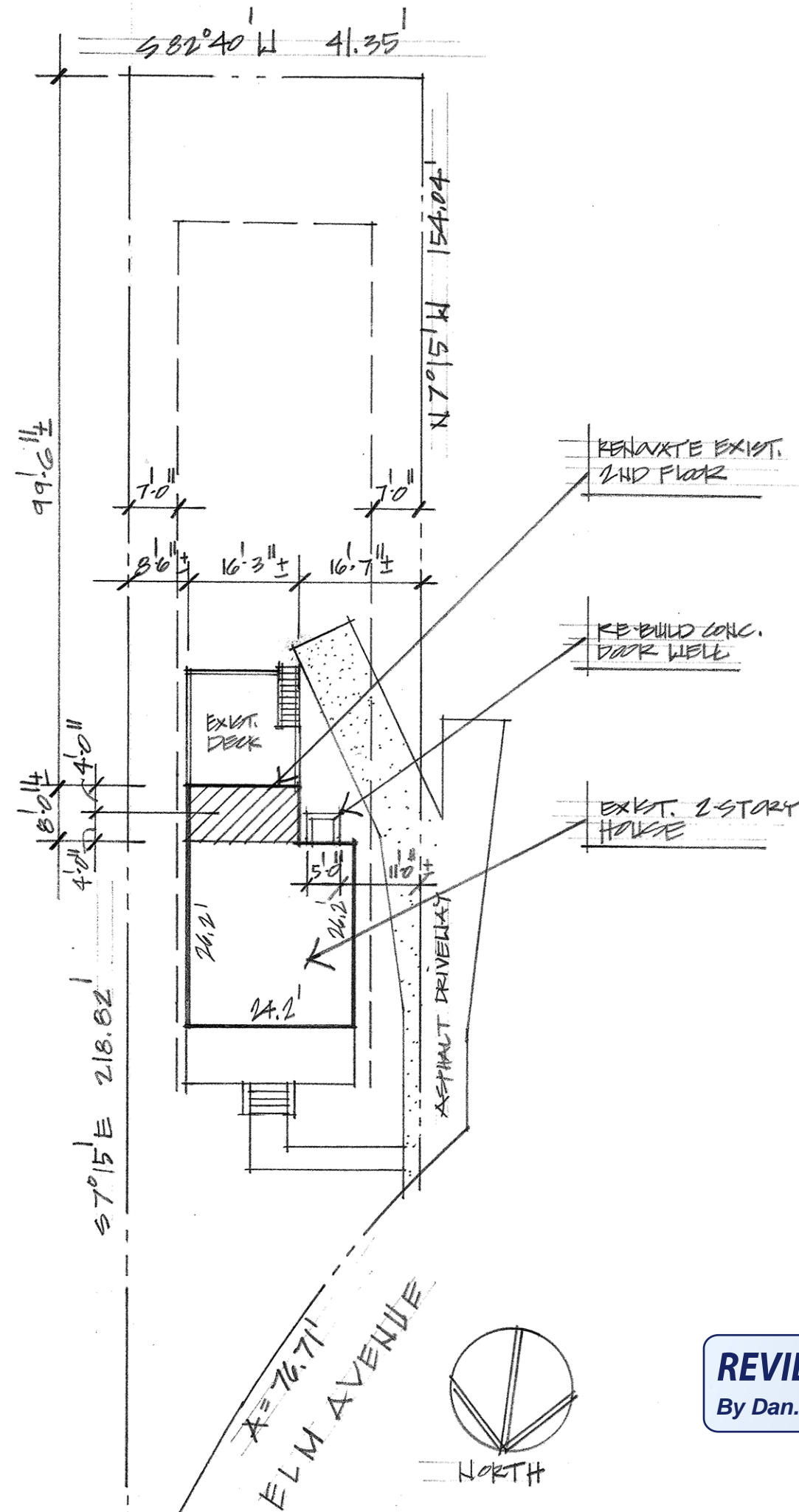
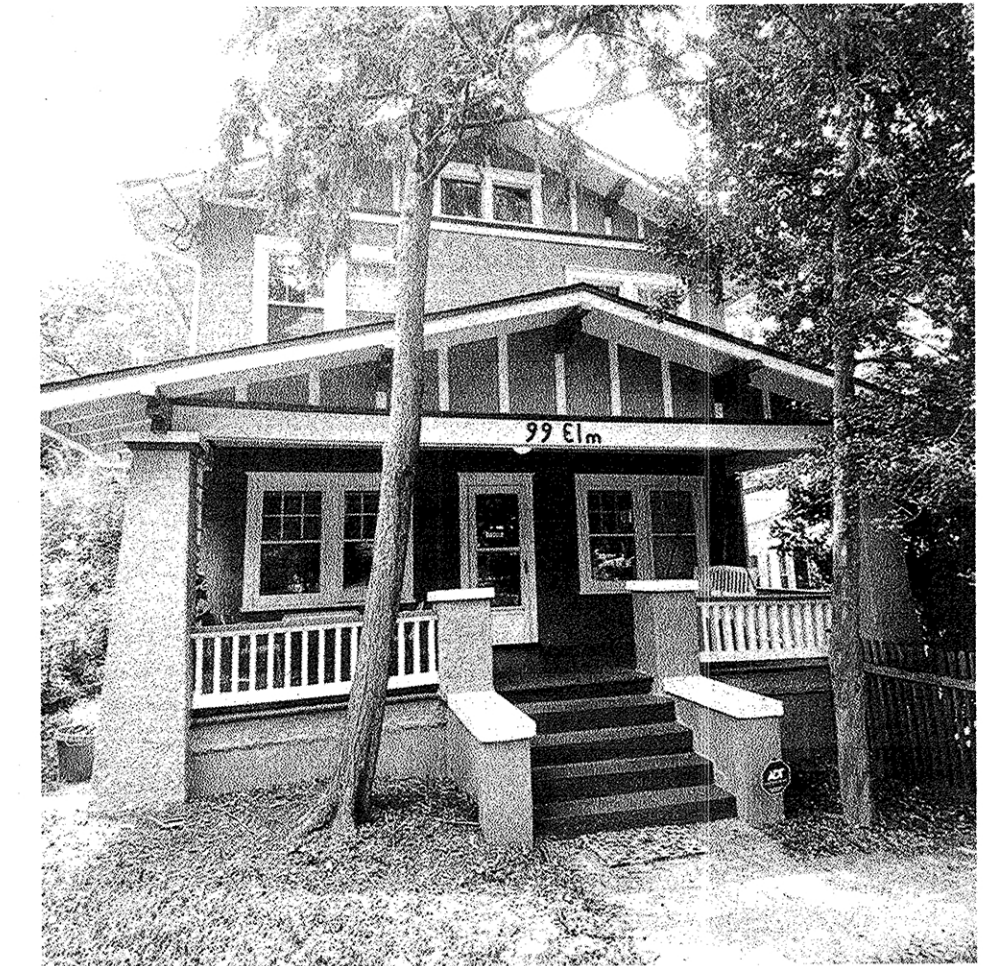
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



House Renovation

Pardue/Pettig Residence

99 Elm Avenue, Takoma Park, MD 20912



APPROVED
Montgomery County
Historic Preservation Commission

Richard J. Vitullo

REVIEWED
By Dan.Bruechert at 11:53 am, Dec 22, 2023

Site Plan

1" = 20'-0"

House/Site Information:

Lot: 84 Block: 16
Subdivision: B.F. Gilbert's Addition to Takoma Park
Address: 99 Elm Ave., Takoma Park, MD 20912
Year built: 1920
Zoning: R-60
Historic District: Takoma Park

Project Information:

Basement: Renovate existing 624 SF basement.
1st Floor: No work.
2nd floor: Renovate existing 130 SF rear addition; add new full Bathroom.
HAWP (#1039884) approved at HPC meeting on 9/6/23.

Total renovation S.F., by floor:

Basement:	624 s.f.
1st floor:	0 s.f.
2nd floor:	130 s.f.

TOTAL: 754 s.f.

Residential Code Information:

All construction shall be in conformance with the International Residential Code (IRC), 2018 Edition, as Amended by Mont. Co., Reg. 31-19, adopted 5/20/2020.

AREA CALCULATIONS

EXISTING:	
Lot Area:	7643 s.f.
Lot Coverage/Building Area:	946 s.f.
% of Lot Coverage:	12.3%

PROPOSED:	
Lot Coverage/Building Area (net gain):	0 s.f.

ELECTRICAL & LIGHTING LEGEND

- "E" Indicates existing unit (light or outlet)
(all outlets to be made code-compliant)
- ⊕ Duplex Outlet/new
- ⊕_{A/C} Duplex Outlet/new/above counter
- ⊕_{GFCI} Duplex Outlet/new/GFCI
(all outlets in kitchens, baths, and exterior are to be GFCI)
- ⊕_{AFCI} Duplex Outlet/new/AFCI
(All-Fault Circuit Interrupter outlets: for all but in Kitchen)
- ⊕_{DD} Double Duplex Outlet
- ⊕_F Duplex Floor Outlet
- ⊕₂₄₀ 240v Outlet
- ⊕_{EF} Exhaust Fan
- ⊕_{EF/H} Exhaust Fan/Heat
- ⊕_{EF/H/L} Exhaust Fan/Heat/Light
- ⊕_{CF} Ceiling Fan
- ⊕_{CF/L} Ceiling Fan/Light
- ⊕_P Pendant Light Fixture
- ⊕_R Recessed Light Fixture
- ⊕_R Recessed Light Fixture/Existing
- ⊕_{R/E} Recessed Light Fixture/Eyeball
- ⊕_{SM} Surface Mounted Light Fixture
- ⊕_{WM} Wall Mounted Light Fixture/Sconce
- ⊕_{WP} Light Fixture /Waterproof
- ⊕_{FL} Dual Flood Light
- ⊕_{DSL} Data/Telephone Jack
- ⊕_{TV} Coaxial/Cable TV
- ⊕_{SP} Audio Speaker
- S Switch
- S_D Switch/Dimmer
- S₃ Three-way Switch
- ⊕_T Track light
- ⊕_P "Plugmold" Power Strip
- ⊕_{u/c} Undercabinet Lights
- ⊕_{SM} Smoke & Carbon Monoxide Detectors
(hard-wired in dedicated circuit, interconnected, with battery backup)
- ⊕_T Thermostat

Sheet No. Sheet Title

- Cover** Site Plan/Project Description /
Electrical & Lighting Legend
- DM-1** Basement Demolition Plan (1/4"=1'-0")/
2nd Floor Demolition Plan (1/4"=1'-0")/
Demolition Notes
- A-1** Basement Floor Plan (1/4"=1'-0")/
2nd Floor Plan (1/4"=1'-0")/
2nd Floor Bath Elevations (3/8"=1'-0")
- A-2** Exterior Elevations (1/4"=1'-0")/
Building Sections (1/4"=1'-0")
- A-3** Wall Section (1"=1'-0")/
Basement Bath Elevations (3/8"=1'-0")
- A-4** Window & Door Schedule
Finish Schedule
- A-5** General Construction Notes
M/E/P Notes
Specifications
- EC-1** Air Barrier, Insulation & Thermal Barrier
Schedule/ Diagrams
- S-1** Foundation & 1st Floor Framing Plan (1/4"=1'-0")
- S-2** 2nd Floor & Roof Floor Framing Plan (1/4"=1'-0")
- S-3** 2nd Floor Wind Brace Plan & Schedule
- S-4** Structural Specifications, Drawing Index &
Structural Calculations

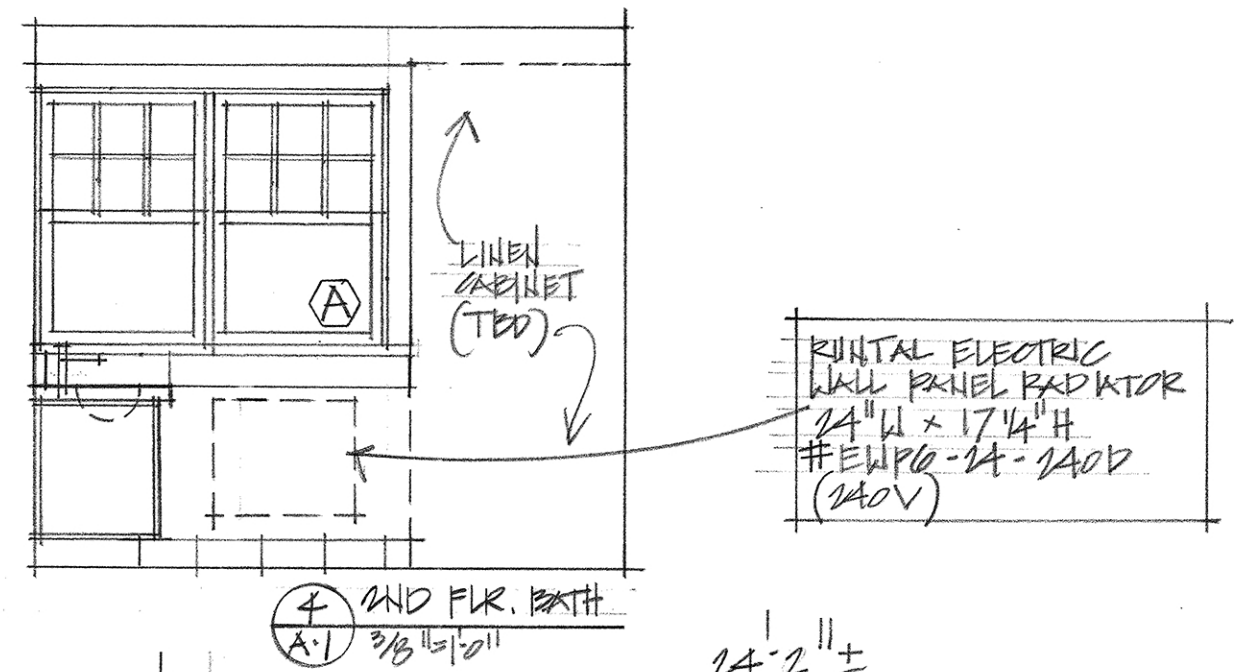
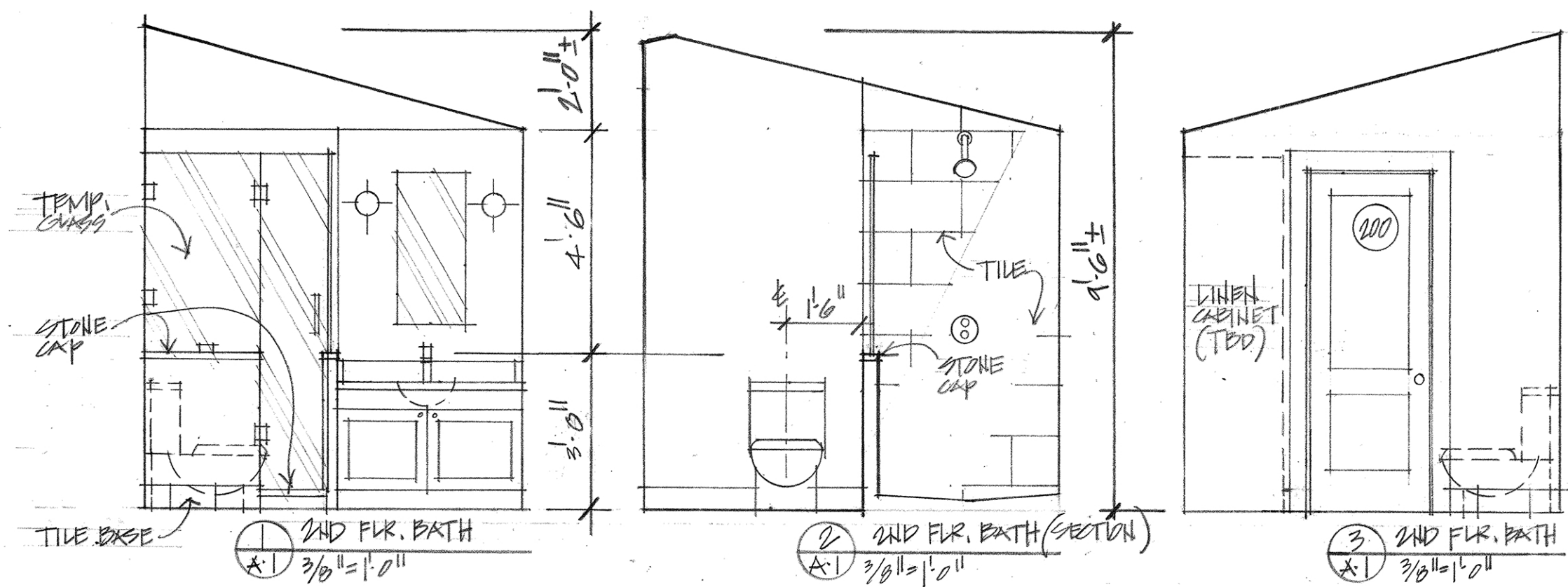
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7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

Pardue/Pettig Residence
99 Elm Ave.
Takoma Park, MD 20912

COVER

11.20.23



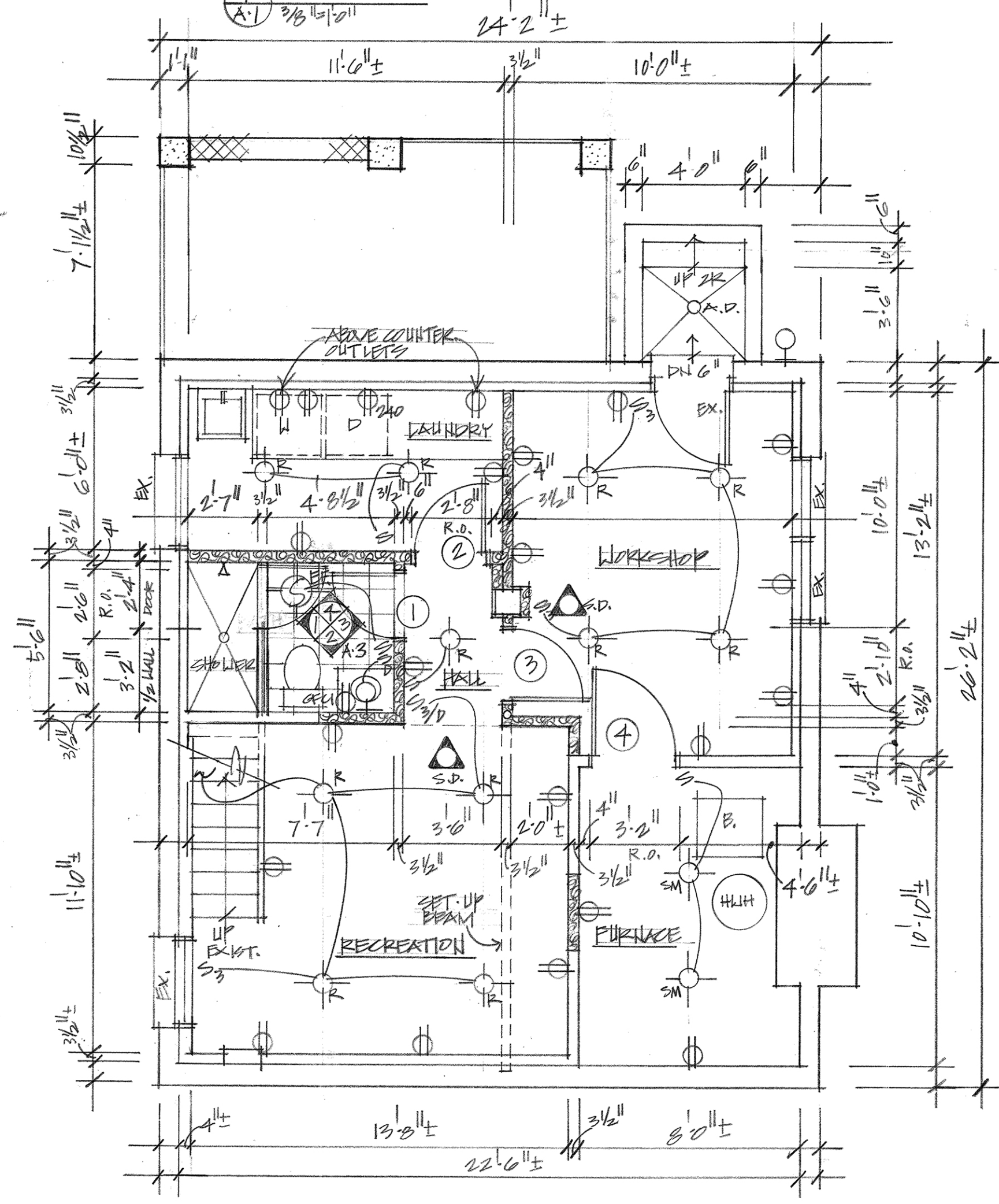
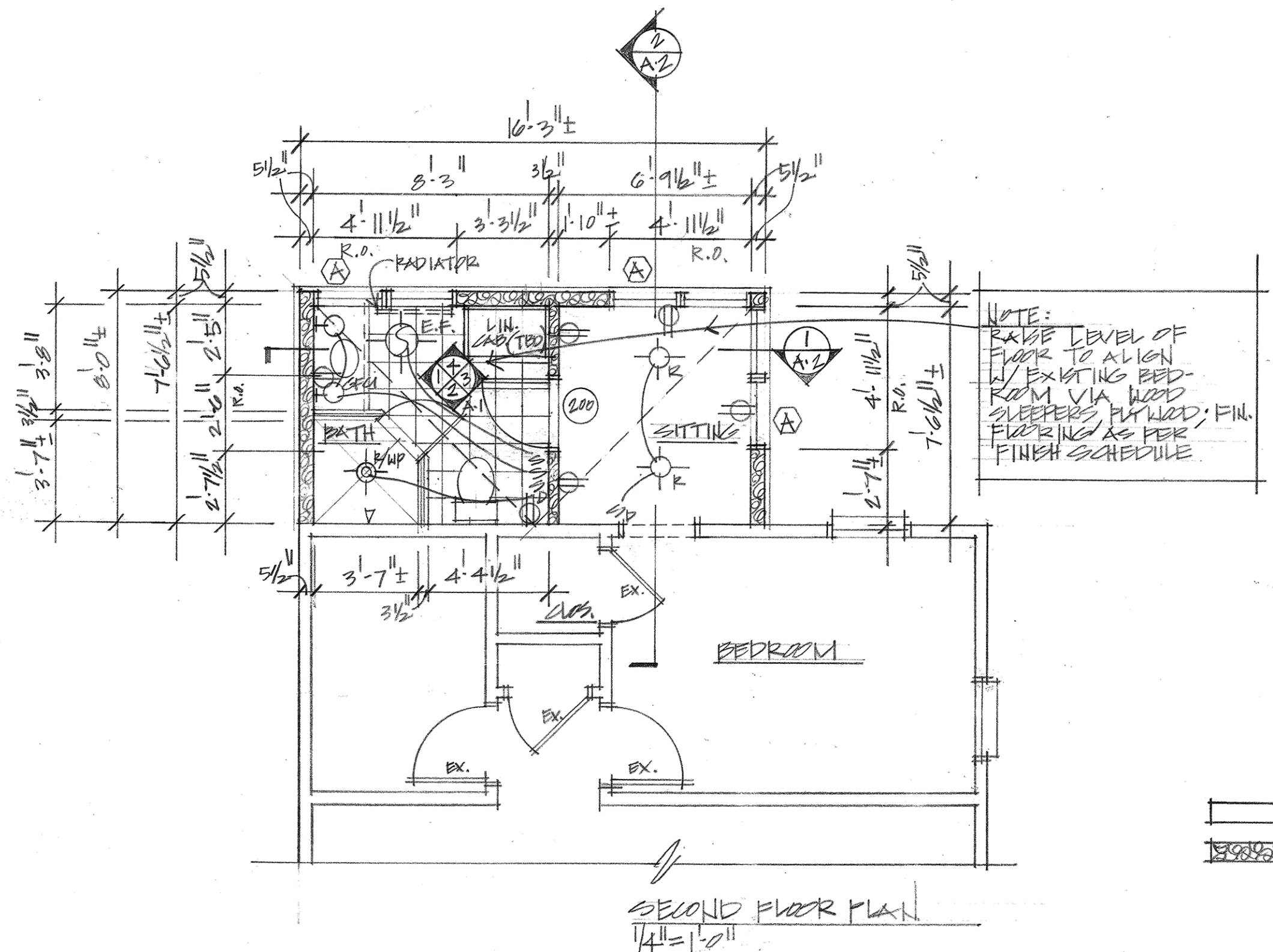
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Montgomery County
Historic Preservation Commission

Robert A. ...

REVIEWED
By Dan.Bruechert at 11:53 am, Dec 22, 2023



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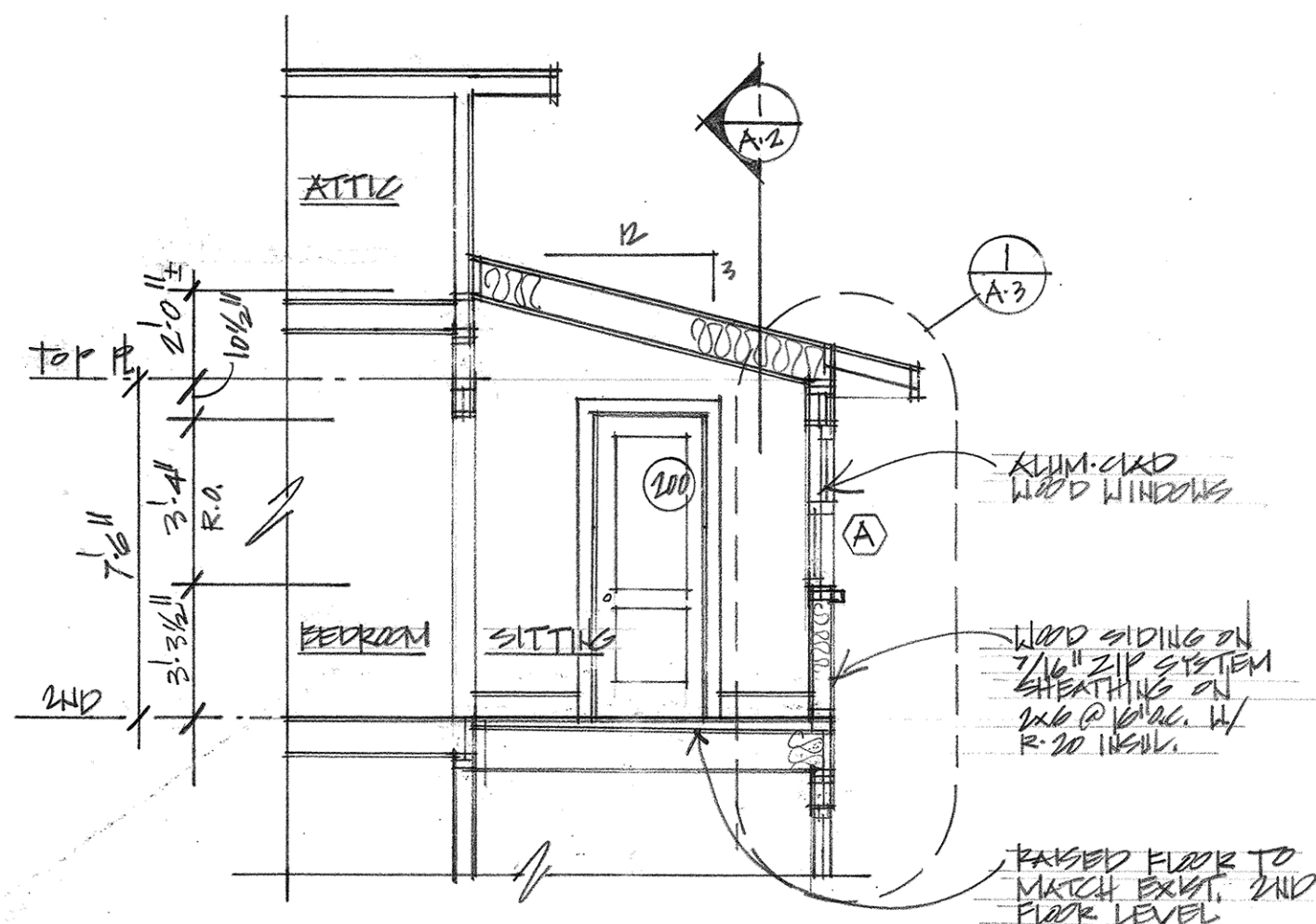


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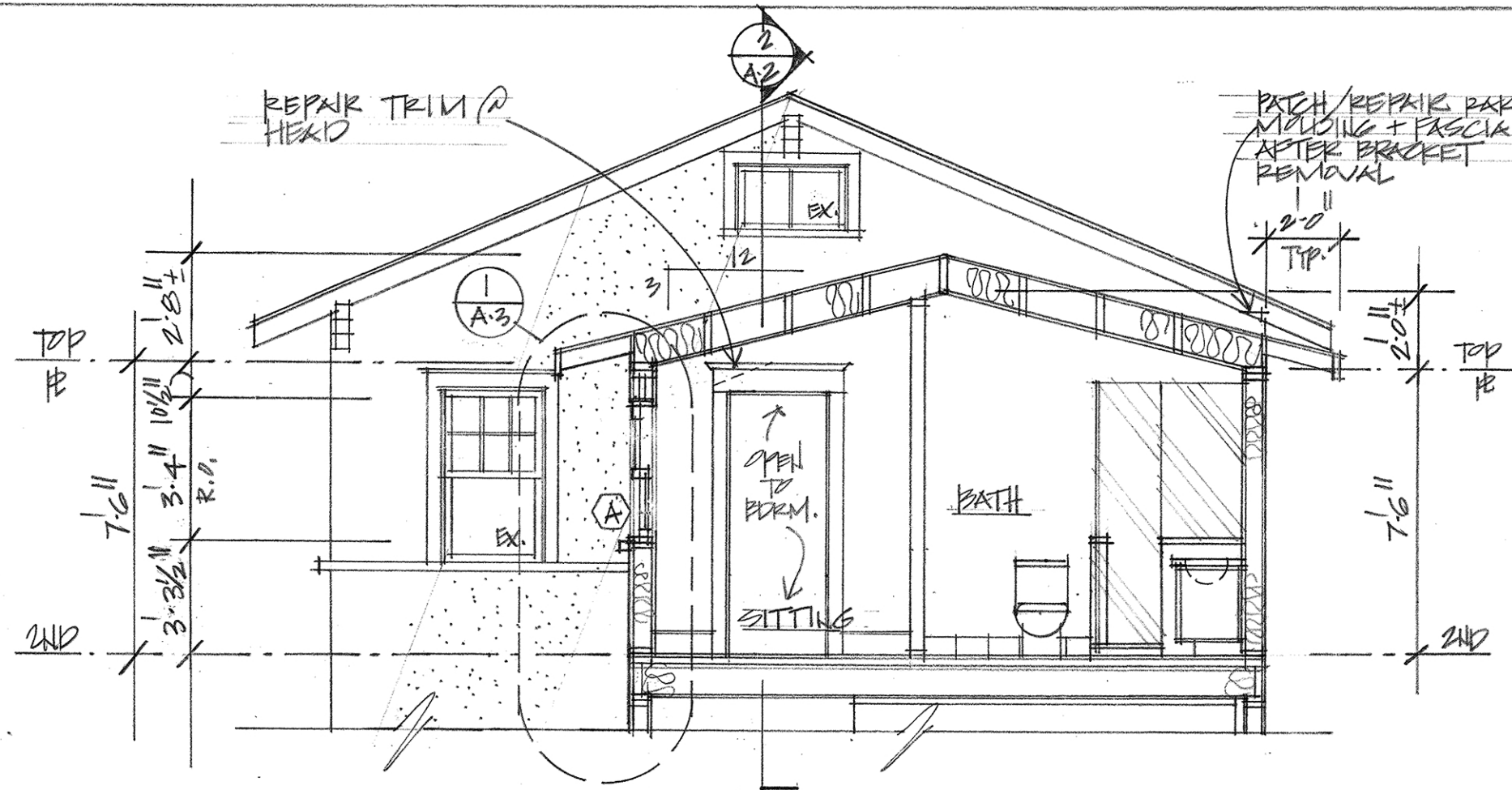
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A-1

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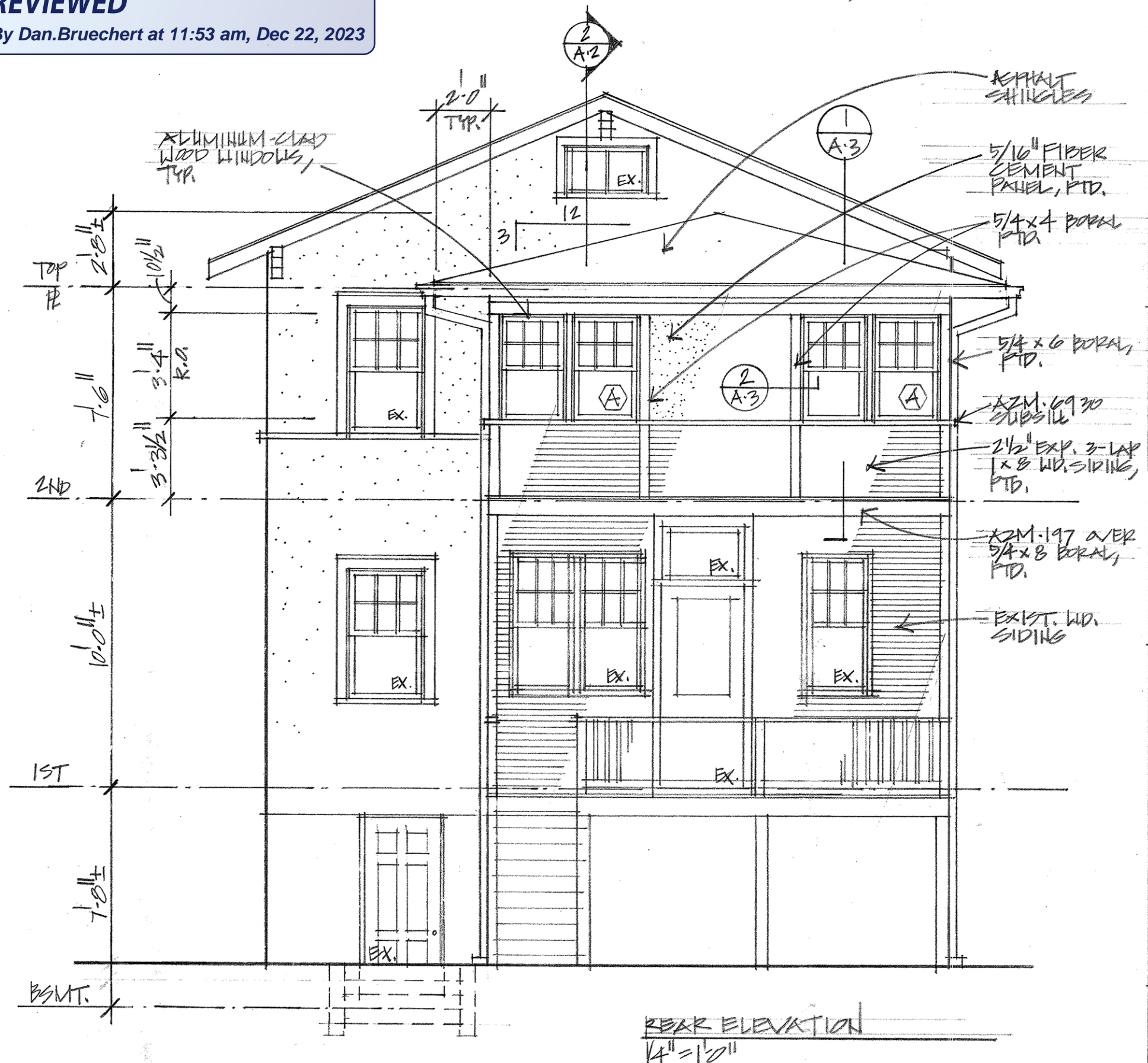
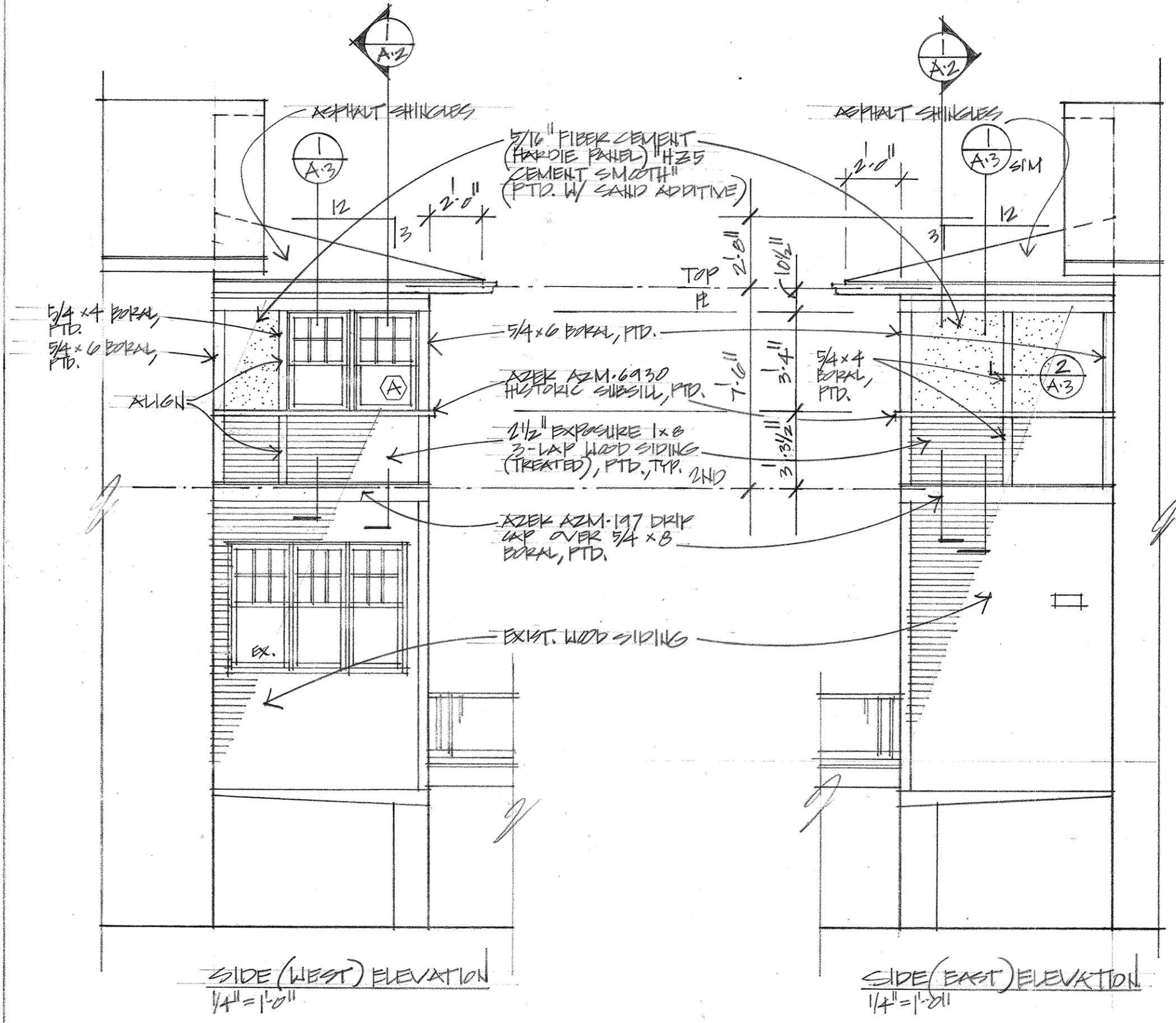
2 BUILDING SECTION
A-2 1/4" = 1'-0"



1 BUILDING SECTION (PARTIAL)
A-2 1/4" = 1'-0"

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Montgomery County
Historic Preservation Commission
Ronald A. Vitullo

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By Dan.Bruechert at 11:53 am, Dec 22, 2023



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

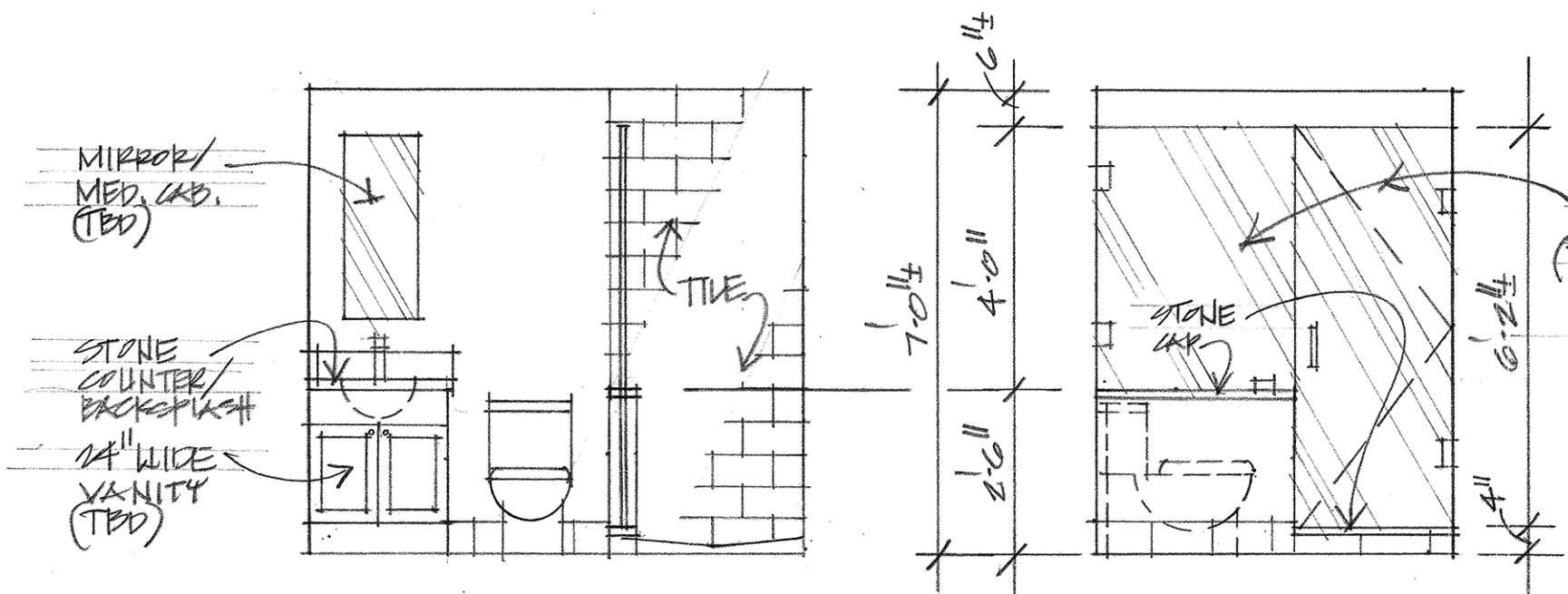
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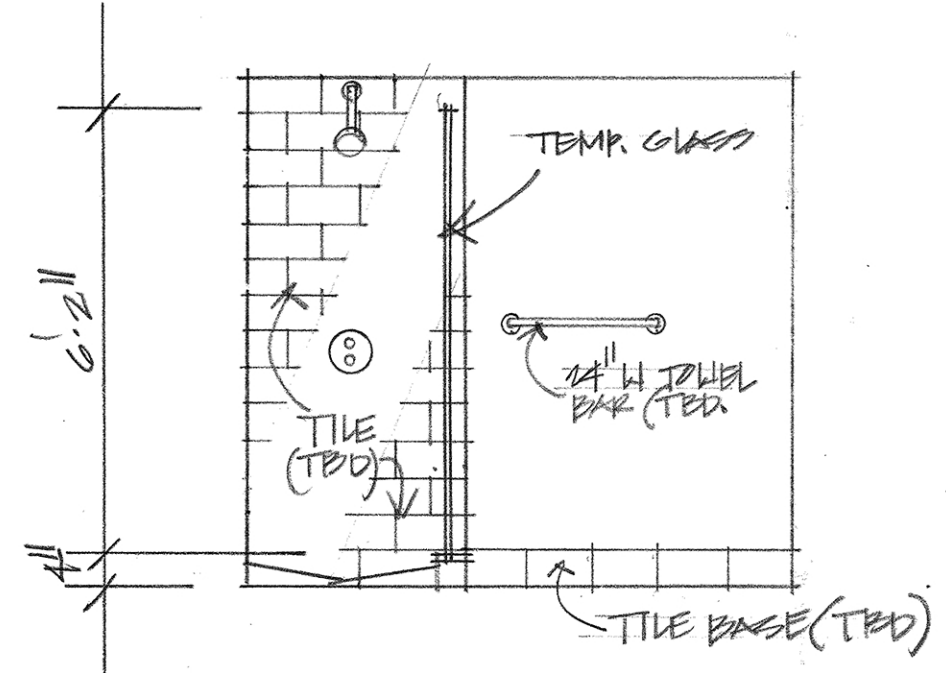
A-2

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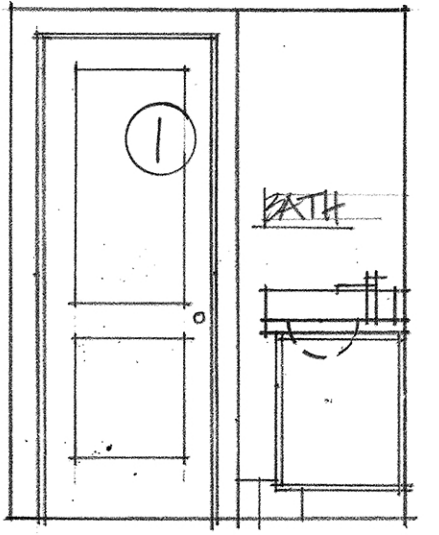


2 BSMT. BATH
A-3 3/8" = 1'-0"

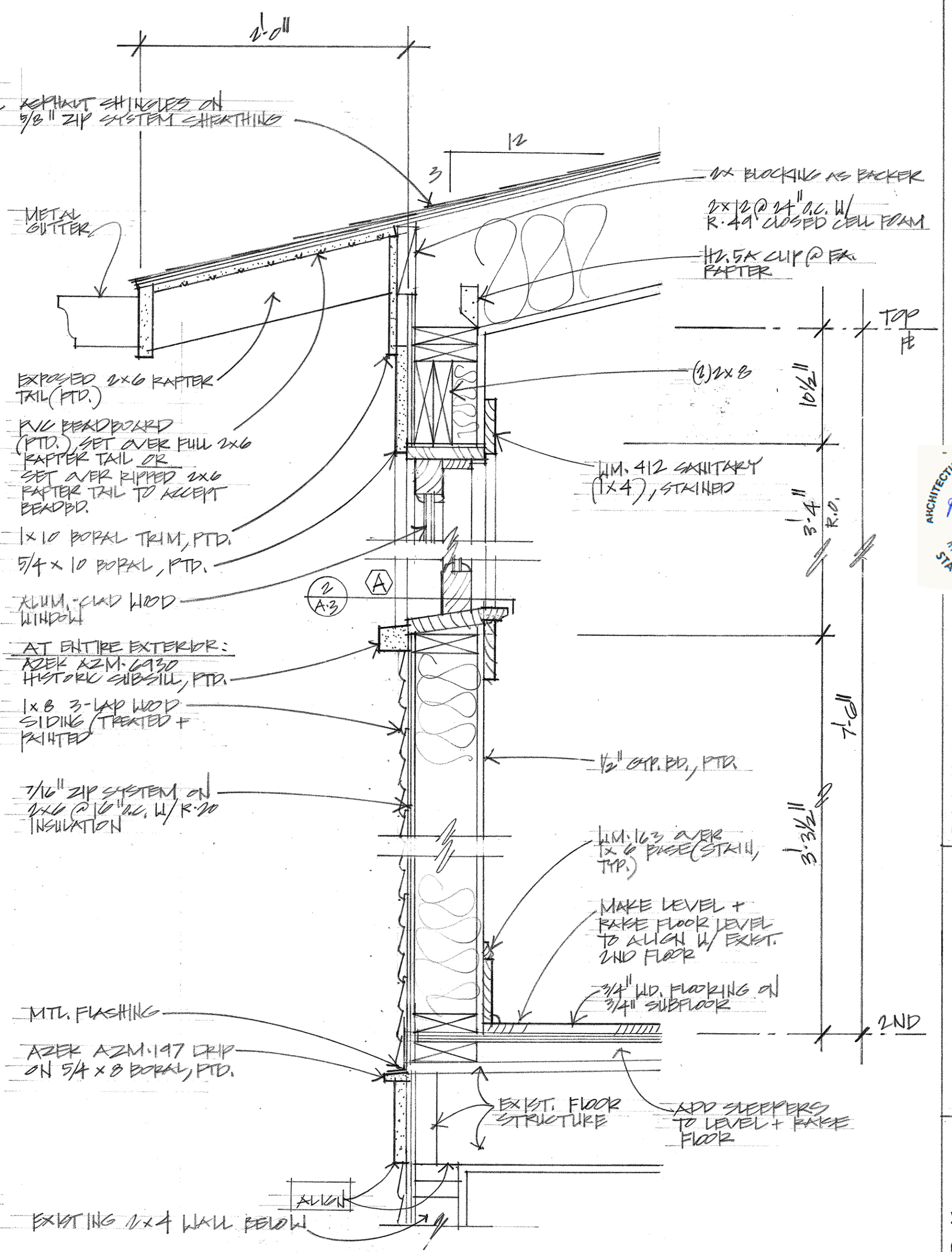
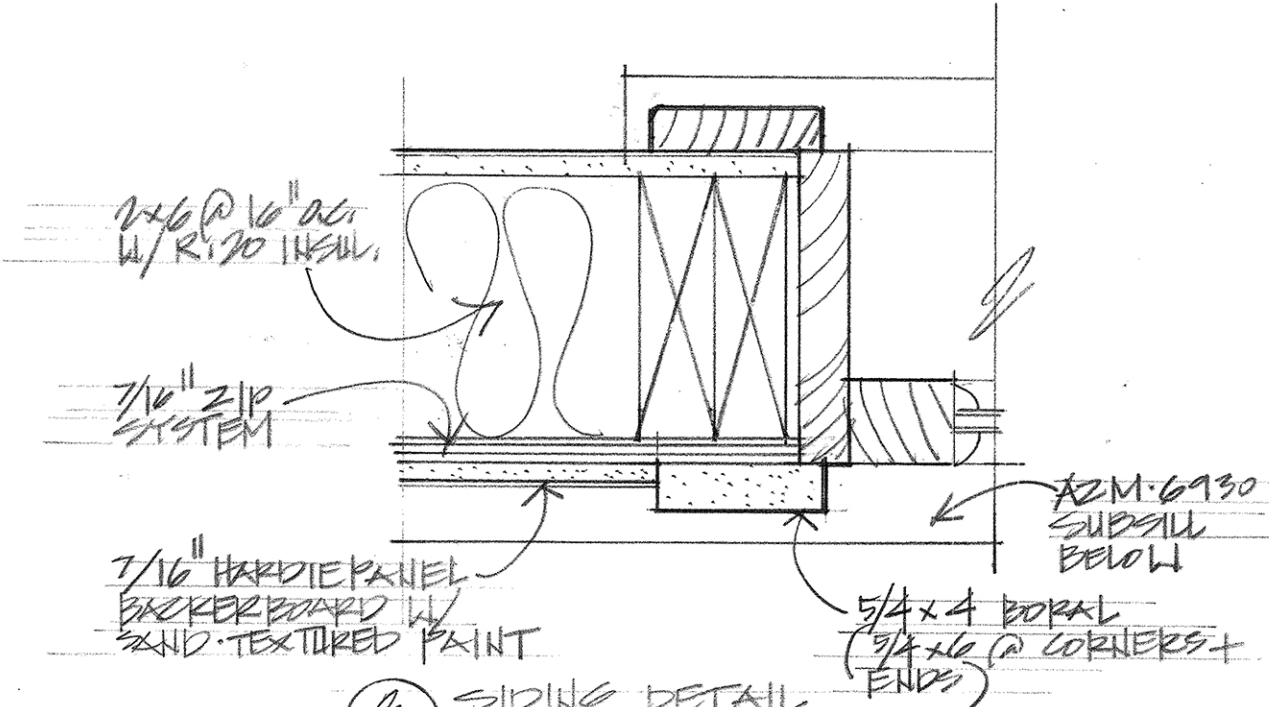
BSMT. BATH
A-3 3/8" = 1'-0"



4 BSMT. BATH
3/8" = 1'-0"



3 BSMT. BATH
A-3 3/8" = 1'-0"



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A-3

WINDOW SCHEDULE																	
No.	Mfr. Window Line/ Model No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Interior Color	Exterior Clad Color	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks
A	Ultimate UDHG2 2416	3'-3 1/2" (3'-4" R.O.)	2'-5 1/4" (2'-6 1/4" R.O.); Windows to be mulled together into 3 pairs with total R.O.: 4'-11 1/2" wide each	2 X 6 wall	DOUBLE HUNG /wood interior & aluminum-clad exterior	TEMPERED 7/8" Insulating glass Low E2 w/ Argon	5/8" SDL, w spacer bar/ Ogee Profile	6-over-1	Factory-primed & painted White	"Stone White"	YES	TBD	0.3	0.3	n/a	6	6 windows to be mulled together into 3 pairs
SUBTOTAL													0.30 avg.	0.30 avg.		6 units	
DOOR SCHEDULE																	
Manufacturer- Windows: Marvin Ultimate																	
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Interior Color	Exterior Clad Color	Screens / Screen Door	Hardware/ Sill Material	SHGC-value Total Unit	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks
1	TBD	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	2 x 4 wall	Solid Wood 2-Panel SWING Door (match exist.)	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	Right hand	1	Interior Door
2	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4 wall	Solid Wood 2-Panel SWING Door (match exist.)	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	Right hand	1	Interior Door
3	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4 wall	Solid Wood 2-Panel SWING Door (match exist.)	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	Right hand	1	Interior Door
4	TBD	6'-8" (6'-9" R.O.)	3'-0" (3'-2" R.O.)	2 x 4 wall	Solid Wood Flush SWING Door	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	Left hand	1	Interior Door
200	TBD	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	2 x 4 wall	Solid Wood 2-Panel SWING Door (match exist.)	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	Right hand	1	Interior Door
SUBTOTALS													0.28 avg.	0.28 avg.		5 units	
TOTALS													0.28 avg.	0.27 avg.		11 units	



FINISH SCHEDULE																
BASEMENT																
ROOM	FLOORS		BASE/ WAINSCOT		WINDOW / DOOR TRIM			WALLS			CEILING		CEILING HEIGHT	Area +/- (Sq.Ft)	Remarks	
	Material	Finish	Material	Finish	Head Material	Jamb Material *	Plinth	Apron Material *	Finish	Material	Finish	Material	Finish			
Recreation Room	Repaired Concrete Slab	TBD	WM-623 (3 1/4" Ogee base)	Low VOC Paint	WM-412 (Sanitary)	WM-412 (Sanitary)	none	WM-412 (Sanitary)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-0" +/-	156	
Hall	Repaired Concrete Slab	TBD	WM-623 (3 1/4" Ogee base)	Low VOC Paint	WM-412 (Sanitary)	WM-412 (Sanitary)	none	WM-412 (Sanitary)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-0" +/-	21	
Bathroom	Repaired Concrete Slab	Ceramic/ Porcelain Tile	Ceramic/ Porcelain Tile	n/a	WM-412 (Sanitary)	WM-412 (Sanitary)	none	WM-412 (Sanitary)	Low VOC Paint	1/2-inch water res. gyp. bd.	Low VOC Paint	1/2-inch water res. gyp. bd.	Low VOC Paint	7'-0" +/-	42	
Laundry	Repaired Concrete Slab	TBD	WM-623 (3 1/4" Ogee base)	Low VOC Paint	WM-412 (Sanitary)	WM-412 (Sanitary)	none	WM-412 (Sanitary)	Low VOC Paint	1/2-inch water res. gyp. bd.	Low VOC Paint	1/2-inch water res. gyp. bd.	Low VOC Paint	7'-0" +/-	70	
Workshop	Repaired Concrete Slab	TBD	WM-623 (3 1/4" Ogee base)	Low VOC Paint	WM-412 (Sanitary)	WM-412 (Sanitary)	none	WM-412 (Sanitary)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-0" +/-	128	
Furnace Room	Repaired Concrete Slab	Concrete sealer	WM-623 (3 1/4" Ogee base)	Low VOC Paint	WM-412 (Sanitary)	WM-412 (Sanitary)	none	WM-412 (Sanitary)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-0" +/-	87	
SECOND FLOOR																
ROOM	FLOORS		BASE/ WAINSCOT		WINDOW / DOOR TRIM			WALLS			CEILING		CEILING HEIGHT	Area +/- (Sq.Ft)	Remarks	
	Material	Finish	Material	Finish	Head Material	Jamb Material *	Plinth	Apron Material *	Finish	Material	Finish	Material	Finish			
Sitting Room	Finish TBD over Exist. Oak flooring	TBD	SM-66 or match exist.	Low VOC Paint	WM-412 (Sanitary)	WM-412 (Sanitary)	SM-15 (8 1/2" high)	WM-412 (Sanitary)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-6" to 9'-6" +/-	50	
Bathroom	Finish TBD over 3/4" subfloor	TBD	SM-66 or match exist.	Low VOC Paint	WM-412 (Sanitary)	WM-412 (Sanitary)	SM-15 (8 1/2" high)	WM-412 (Sanitary)	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-6" to 9'-6" +/-	62	

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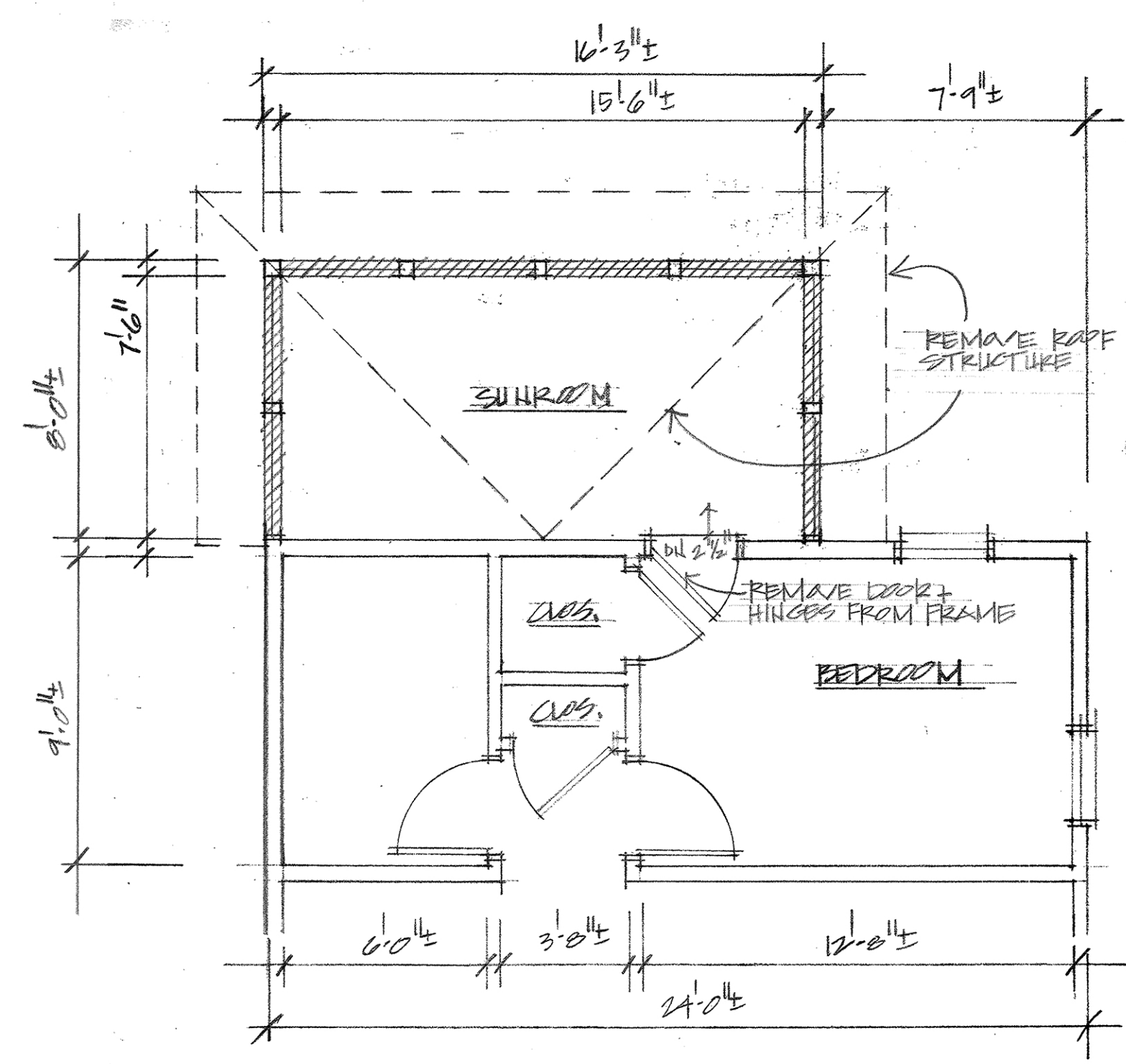
GENERAL DEMOLITION NOTES:

1. Remove/re-route plumbing (water supplies, drains, vents and gas lines, radiators, etc.) as necessary to accomplish new plan layout and to minimize their impact on the new space; cap off lines as necessary during construction. If any lines discovered cannot be moved/re-routed easily, notify architect to review solutions.
2. Remove all trim, gypsum board/plaster, doors, thresholds, flooring, etc. but only as necessary to implement new layout and design.
3. For removal of any lead paint, asbestos tile, etc., a certified asbestos or lead abatement professional must be used. Contractor to ensure that containment barriers are in place to keep debris and dust at a minimum; workers to utilize proper protection equipment from hazards.
4. Remove existing wall and/or floor construction as noted on plans as necessary to implement new layout; if walls are bearing walls, use temporary supports to re-direct loads until new bearing elements are constructed. (If walls or other elements that were previously assumed to be non-bearing are actually bearing, notify architect and/or engineer immediately.)
5. Remove and salvage (as per owners' request) existing light fixtures to implement new plan layout.
6. Remove all electrical outlets, fixtures, smoke alarms, telephone wiring, exposed wiring, etc. that are to be replaced by new work.
7. Dispose of all discarded material in a safe and clean manner.
8. Protect all surfaces during demolition (and construction) from unnecessary damage.

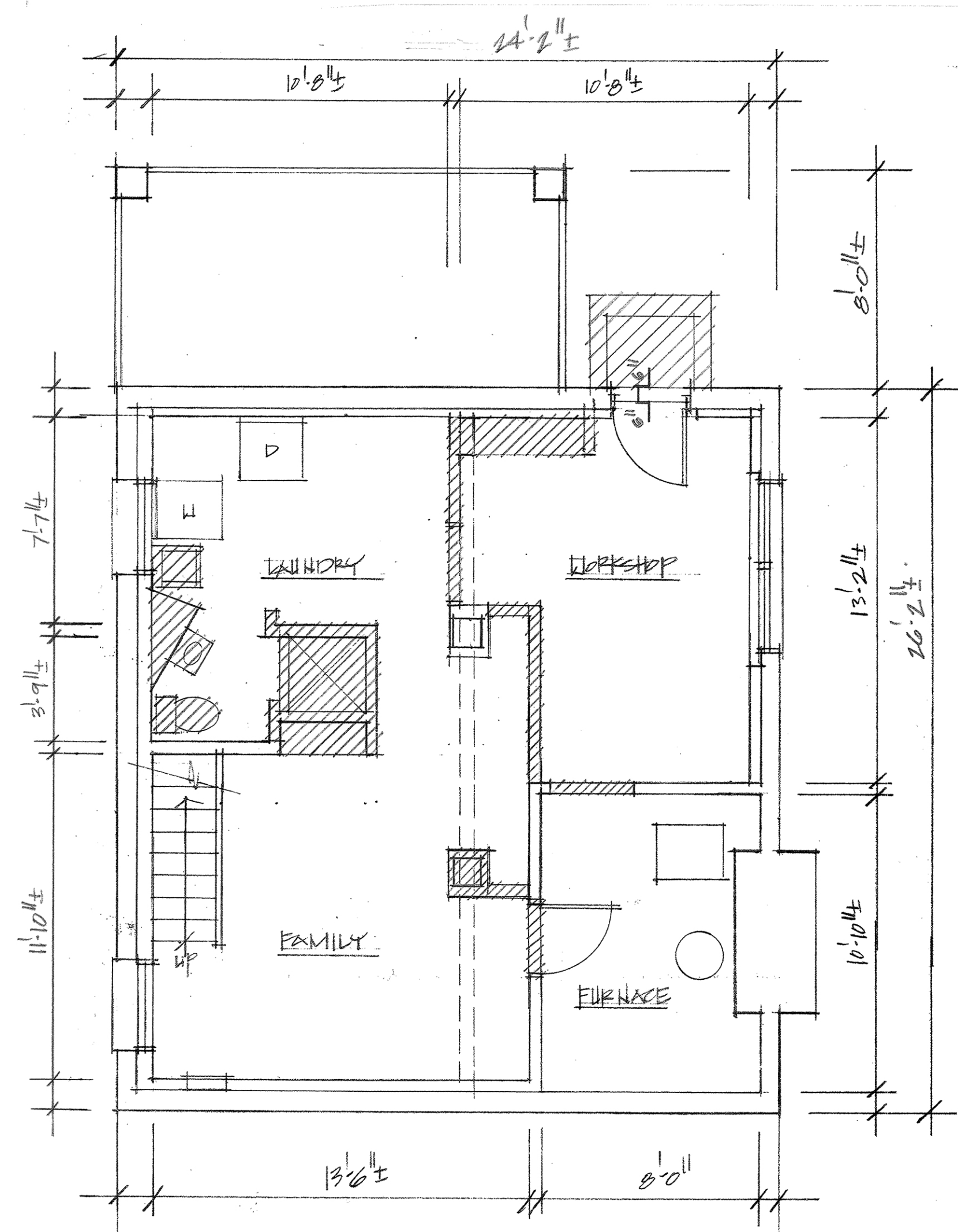
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SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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

EXISTING TO REMAIN
TO BE DEMOLISHED

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DM-1