

37/3-00S 102 Elm Avenue
(Takoma Park Historic District)



Please return photos







**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910-3760**





















M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

December 20, 2001

Reggie Jetter
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

Re: Stone Rear Stairs at 102 Elm Street, Takoma Park Historic District

Mr. Jetter:

I have been notified of the homeowner's intent to construct stone stairs at the rear of the new addition at 102 Elms Street (HAWP #217798). The new stair construction does have to be reviewed by the Historic Preservation Commission (HPC) and will be at its first meeting in January.

Due to contractor scheduling, the homeowners have requested that the stairs be installed prior to the issuance of the HAWP. I am approving this request for the installation of the stone stairs only. Any additional alterations or changes to the exterior of this resource must be reviewed by the HPC prior to the issuance of a Permit.

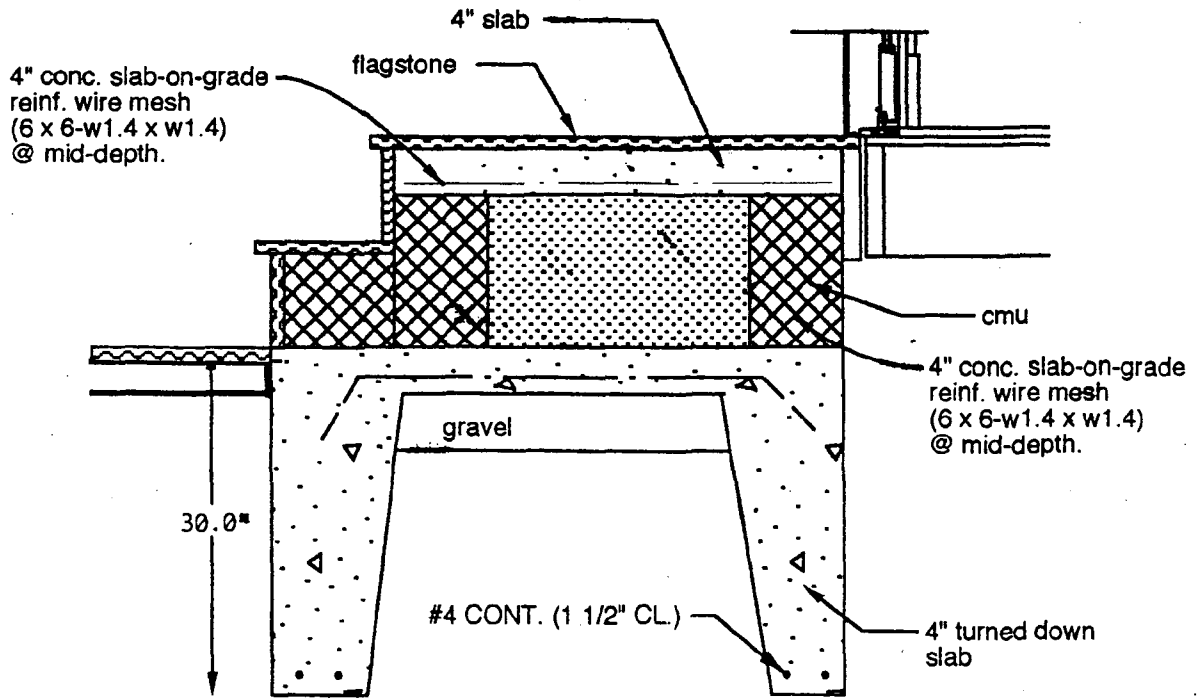
If you have any questions or concerns about this project, please do not hesitate to contact me at 301-563-3400.

Thank you for your assistance in this matter.

Sincerely,

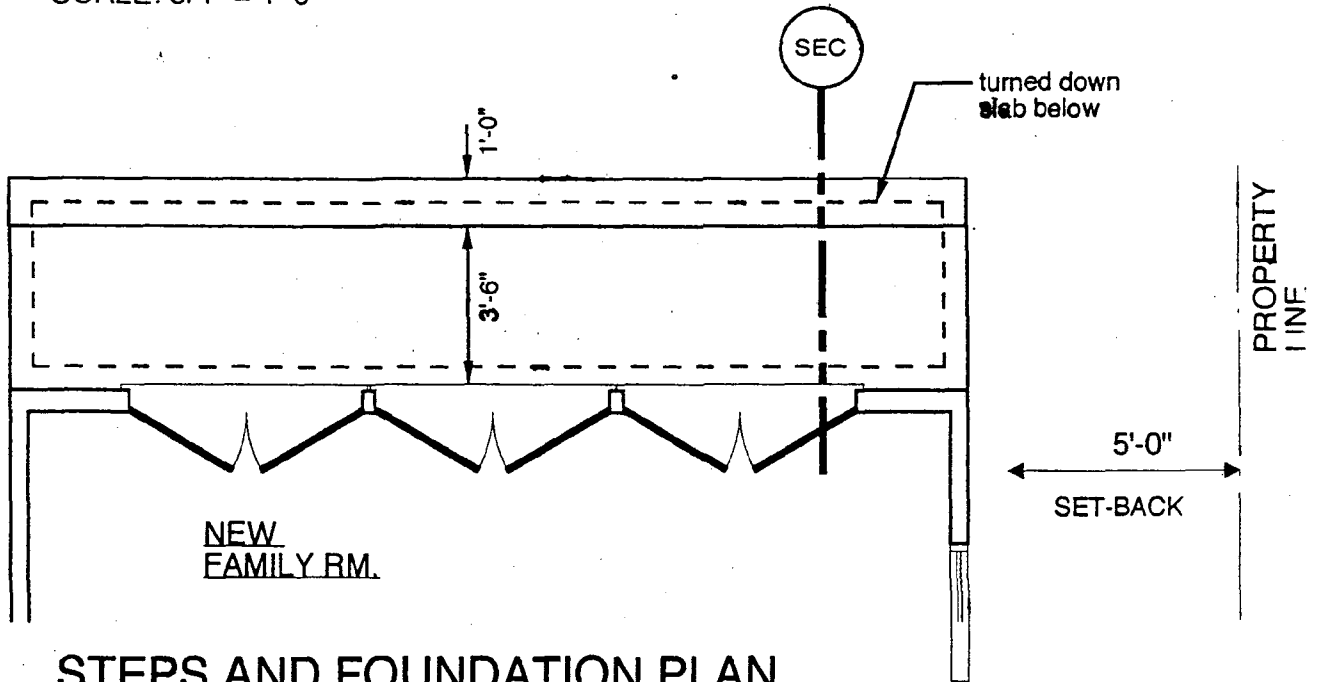
A handwritten signature in cursive script that reads "Michele Naru".

Michele Naru
Historic Preservation Planner



STEPS AND FOUNDATION SECTION

SCALE: 3/4" = 1'-0"



STEPS AND FOUNDATION PLAN

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

file



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5/24/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation **(MN)**

SUBJECT: Historic Area Work Permit # 37/3-005

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

X Approved

Approved with Conditions: _____

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: JAMES OGILVY + LOUISE HOWELLS

Address: 102 ELM AVE, 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
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: Louise Howells

Daytime Phone No.: 202-274-7325

Tax Account No.: 1080768

Name of Property Owner: James P. Ogilvy, Louise A. Howells Daytime Phone No.: 202-319-6195, 202-274-7325

Address: 102 Elm Ave, Takoma Park, Md, 20912

Contractor: to be determined Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 102 Street: Elm Ave.

Town/City: Takoma Park Nearest Cross Street: Pine Ave.

Lot: 27 Block: 17 Subdivision: B.F. Gilbert's Addition to Takoma Park

Liber: 8071 Folio: 255 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, Other

1B. Construction cost estimate: \$ to be determined.

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.

Louise A. Howells
Signature of owner or authorized agent

Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 5/25/00

Application/Permit No.: 217798 Date Filed: 5/11/00 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED 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:

1 story frame bungalow with basement built @ 1930
located in residential area and classified as a
No. 1 resource

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

Garage: Project will replace current garage door with a set of doors, custom built, to resemble doors that would have been incorporated in original structure, enlarge one window in garage, create a doorway (exterior) to allow access + egress
Rear Addition: remove shed roof addition, and add new room in its place, to create eat-in area and sitting area.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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

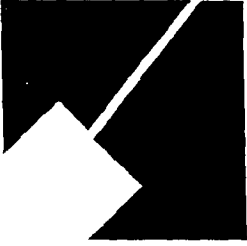
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

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: 5/24/00

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 # 31/3-005

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) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly 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 also 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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 102 Elm Avenue, Takoma Park	Meeting Date: 05/24/00
Resource: Outstanding Resource Takoma Park Historic District	Report Date: 05/17/00
Review: HAWP	Public Notice: 05/10/00
Case Number: 37/03-2000S	Tax Credit: None
Applicant: James Ogilvy and Louise Howells	Staff: Michele Naru
PROPOSAL: Rear addition	RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in Takoma Park Historic District.
STYLE: Craftsman/Bungalow
DATE: c. 1920's

This 1-1/2 story, three-bay frame Craftsman/Bungalow dwelling is located in the Takoma Park Historic District. The house is clad in asbestos siding and the rear gable is ornamented with a stucco finish. The house's craftsman style details include wide, unenclosed overhanging eaves, low-pitched gabled roof, brackets, and battered porch columns. The foundation is a rock faced concrete block. The house is sited on top of a one-car garage.

PROPOSAL: The applicant is proposing:

1. To remove existing non-historic shed rear addition and construct a new room addition (20' x15') in its place to create a eating and sitting area. The new addition will be clad in clapboard and the roof sheathed in asphalt shingles. The windows on the west elevation will be paired, 1/1 vinyl clad. The east elevation will fashion a ribbon of three 6-light awning windows. The north elevation will fashion three sets of french doors and a salvaged window from the rear elevation. A single, skylight is proposed on the west and east elevation's new roof slopes.
2. To remove the existing non-historic garage door and replace it with custom built glazed, paneled wood doors (See Circle 12). The design was developed from an existing craftsman/bungalow house in the neighborhood.
3. To remove a non-historic, vinyl window and install a larger, 1/1 vinyl clad window on the west elevation of the garage.
4. To create an exterior doorway adjacent to the proposed enlarged window on the west elevation of the garage.

STAFF DISCUSSION

Staff notes that this proposal for an alteration to a non-historic rear addition to this outstanding resource should “receive the most detailed level of design review.”

Alterations to rear non-historic additions are generally approved in the Takoma Park Historic District. The proposed removal and the construction of this new rear addition is sympathetic to the existing architectural design. The proposed addition will not be visible from the public right-of-way. Staff has discussed the problems with snap-in grills on historic houses with the applicant. The applicant has changed the window schedule for this project. The current proposal is to install 1/1 vinyl clad windows instead of the proposed 6/1 vinyl clad windows with snap-in grills. Staff recommends approval.

The existing non-historic garage door is not compatible with the architectural details of the house. Staff notes that the applicant’s architect has taken the design of these new doors from a historic garage in the district. Staff supports the applicants desire to replace the existing door with a door that is more in-keeping with the design of the house. Staff recommends approval.

Staff feels that the installation of a glazed, paneled, wood, exterior door along the west wall of the garage is not problematic. Staff feels that the door selection is sympathetic to the house’s architectural details. This application will not be visible from the public right-of-way. Staff feels that this installation will not adversely affect the integrity of the house. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* 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 Guidelines #9 and #10:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spacial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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.

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

(2)



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 (OUTSTANDING RESOURCE)
HISTORIC AREA WORK PERMIT

BUNGALOW/CRAPPTMAN C. 1920's Contact Person: Louise Howells
Daytime Phone No.: 202-274-7325

Tax Account No.: 1080768

Name of Property Owner: James P. Ogilvy, Louise A. Howells Daytime Phone No.: 202-319-6195, 202-274-7325

Address: 102 Elm Ave Takoma PK md 20912
Street Number City Street Zip Code

Contractor: to be determined Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 102 Street: Elm Ave.

Town/City: Takoma Park Nearest Cross Street: Pine Ave.

Lot: 27 Block: 17 Subdivision: B.F. Gilbert's Addition to Takoma Park

Liber: 8071 Folio: 255 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: \$ to be determined.

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.

Louise A. Howells
Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 217798 Date Filed: 5/1/00 Date Issued: _____

3

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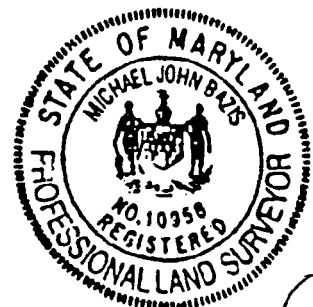
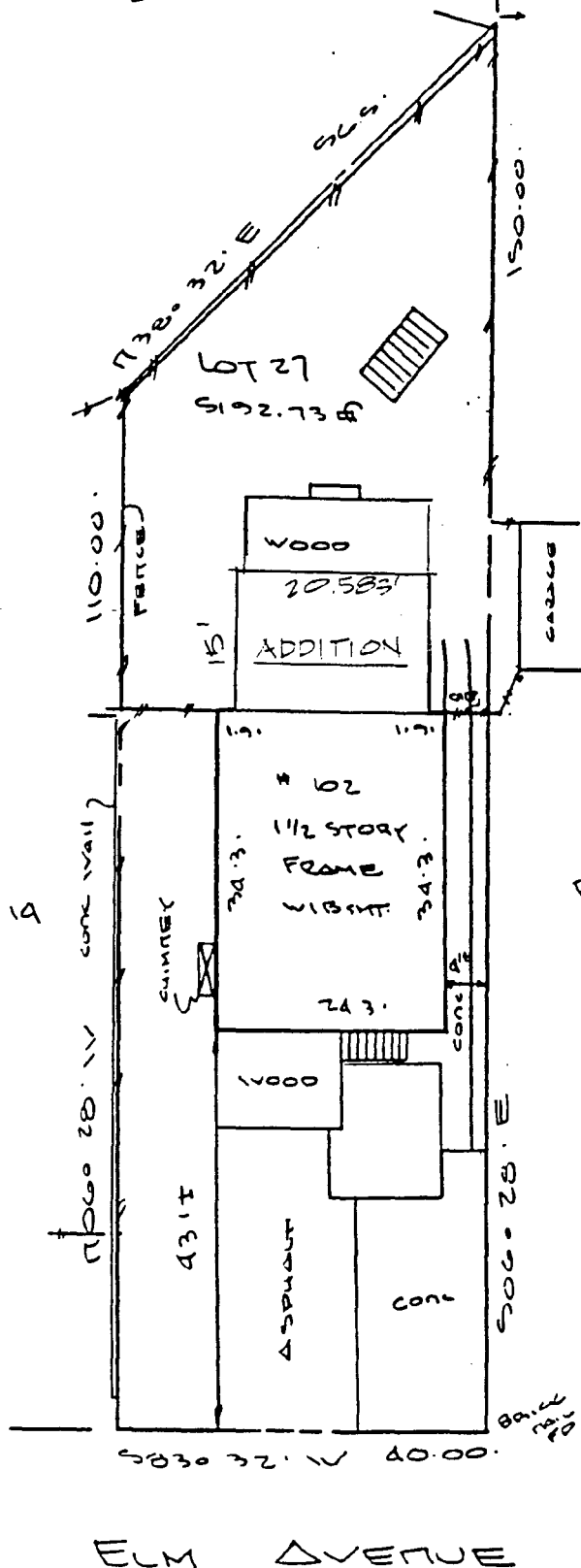
4

Adjacent Property Owners For 102 ELM AVE

1. Carol Reisen, Patrick Flanagan
105 Elm Avenue
Takoma Park MD 20912
270-5737
2. Arabelle Parker, J. Patrick Meagher
104 Elm Ave
Takoma Park, Md. 20912
3. Timothy Brown, Margaret McCarthy
30 Pine Ave
Takoma Park, Md. 20912
4. Abigail Alcott, Kent Smith
28 Pine Asve.
Takoma Park, Md. 20912
5. John Hall
26 Pine Avenue
Takoma Park, Md
6. Mickey and Natalie Sprecher
24 Pine Avenue
Takoma Park, Md. 20912

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 700
 Date of Map: 8-9-71
 Flood Zone: -C.

Scale: 1" = 20'

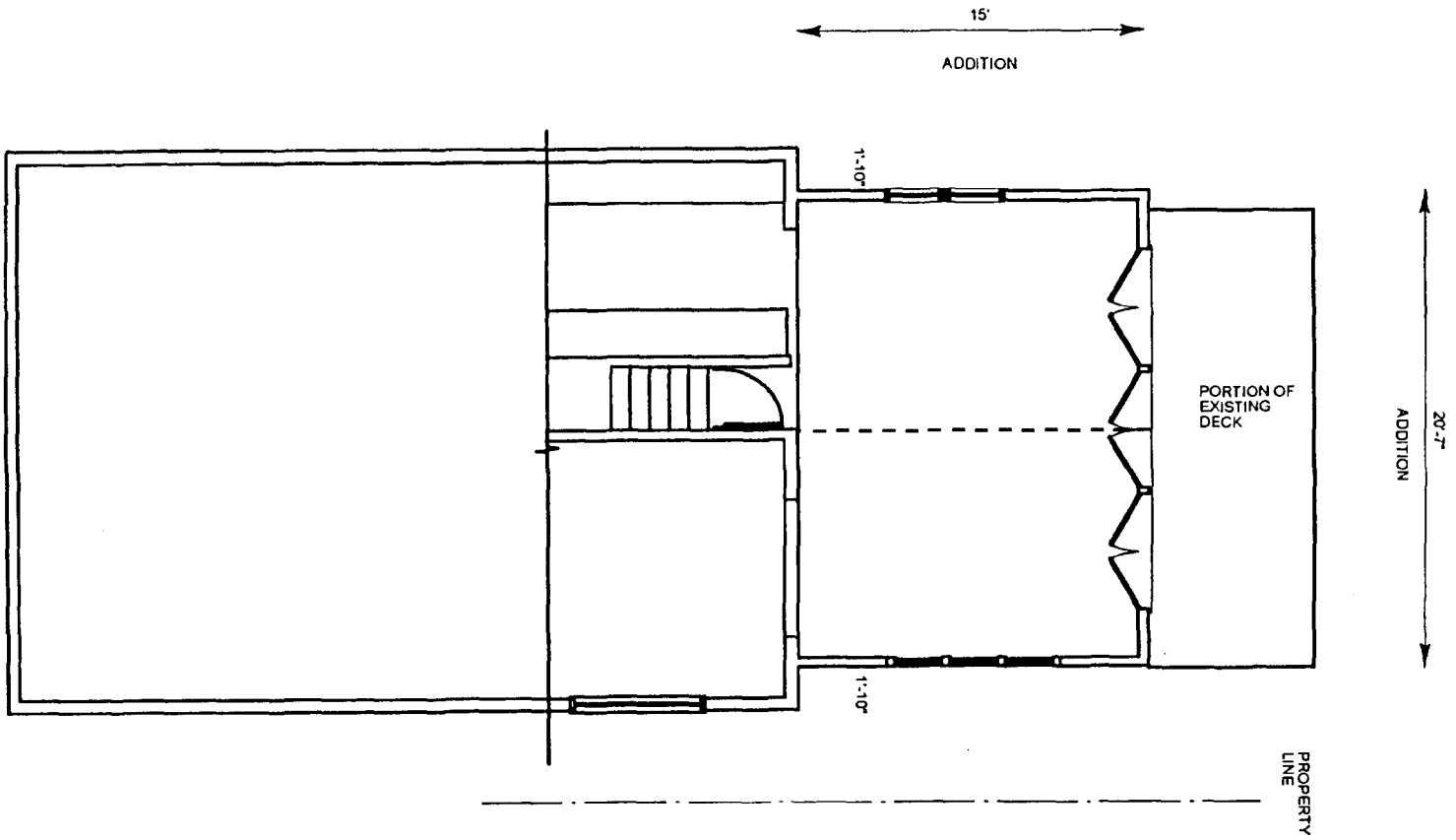


IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

LOT 27 BLOCK 17
 B.F. GILBERTS ADDITION TO


I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that unless otherwise shown there are no

19

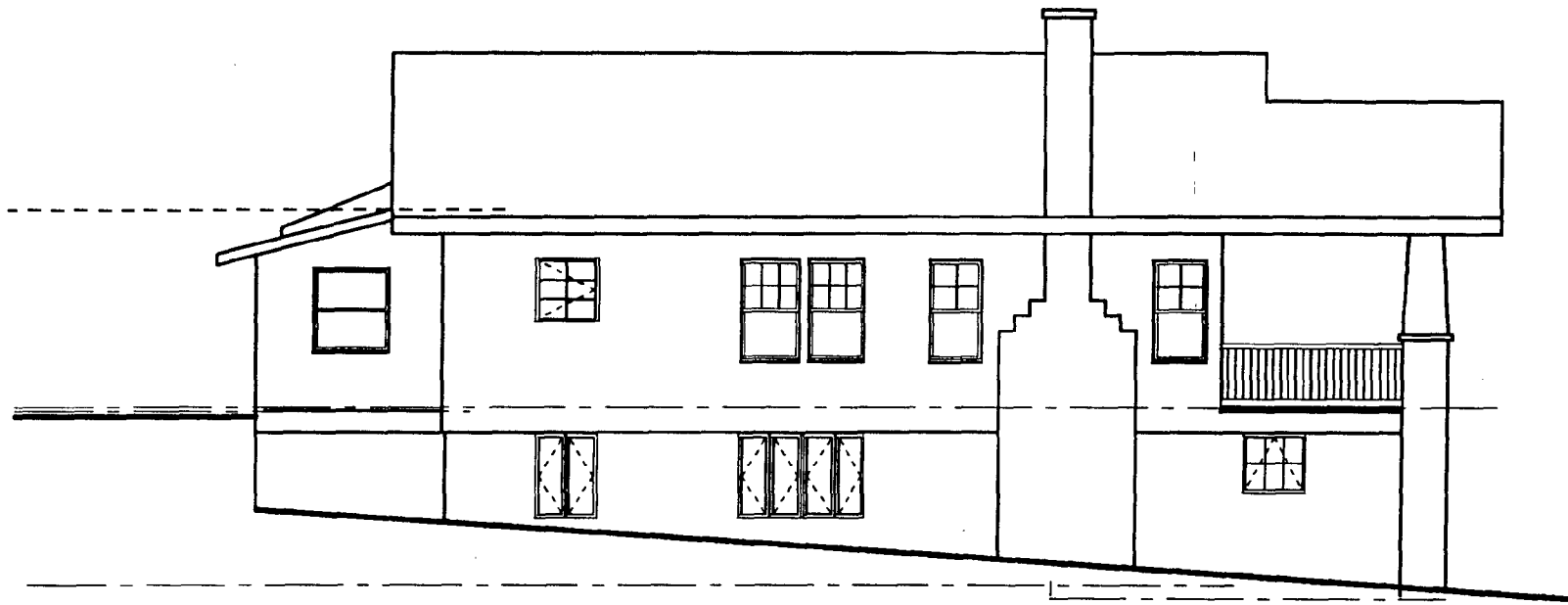


STUDIO PARTNERSHIP ARCHITECTS
 25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

4.3.2000

ADDITION PLAN 
 1/8" = 1'-0"

7



WEST ELEVATION

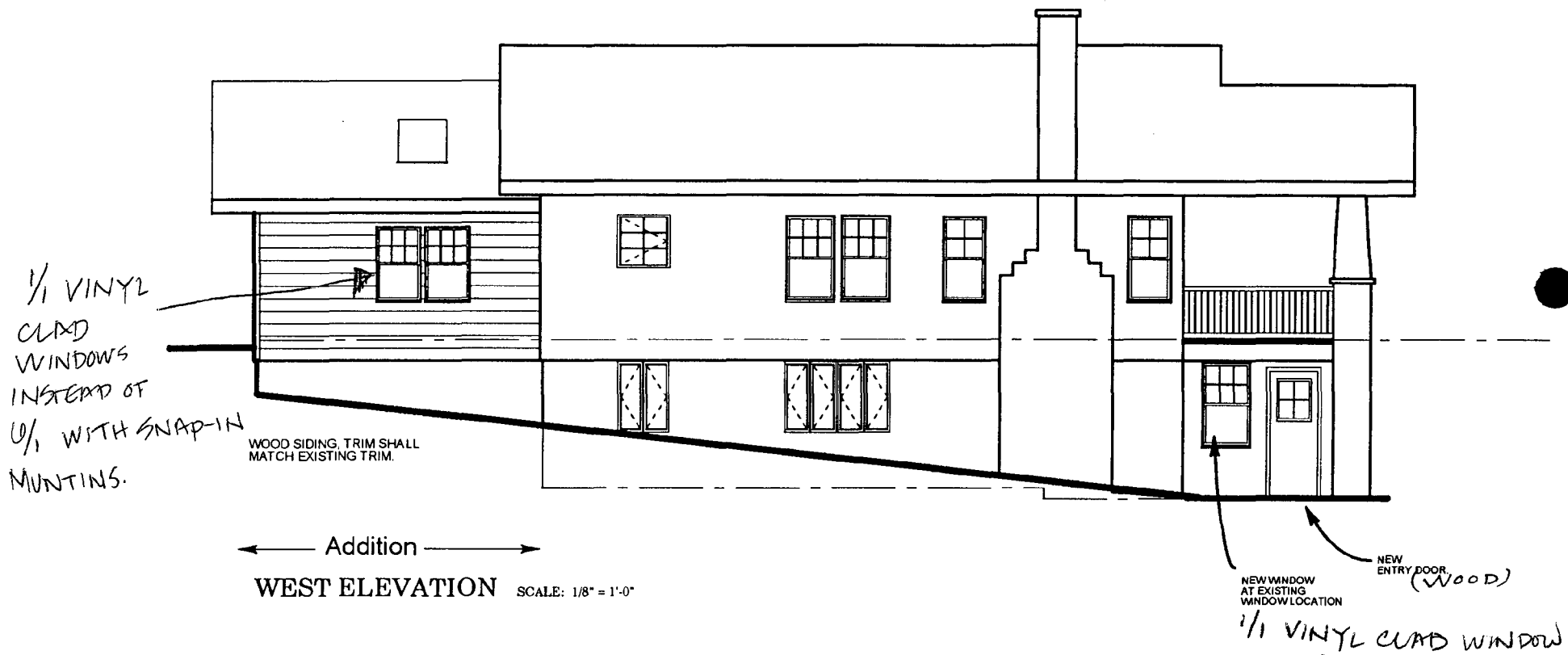
4.13.2000

EXISTING ELEVATIONS

STUDIO PARTNERSHIP ARCHITECTS

25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

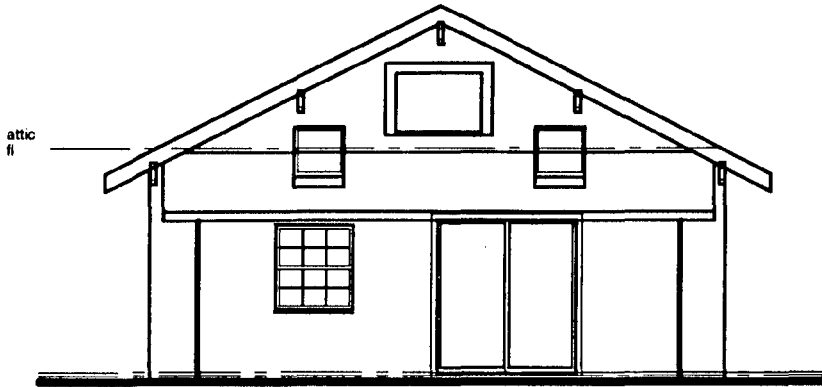




FEB 22 2000

STUDIO PARTNERSHIP ARCHITECTS
 25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

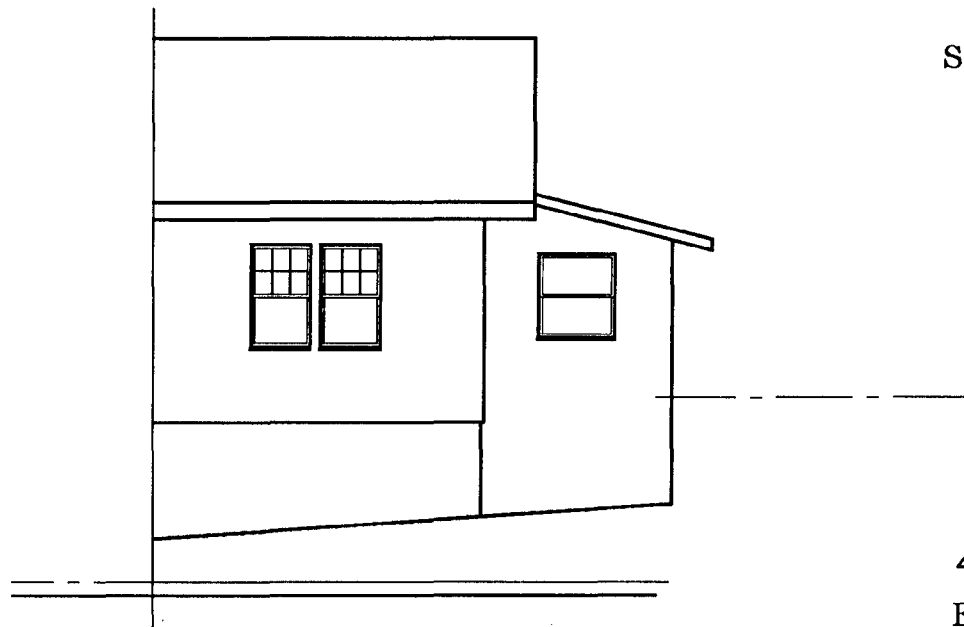
(S)



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

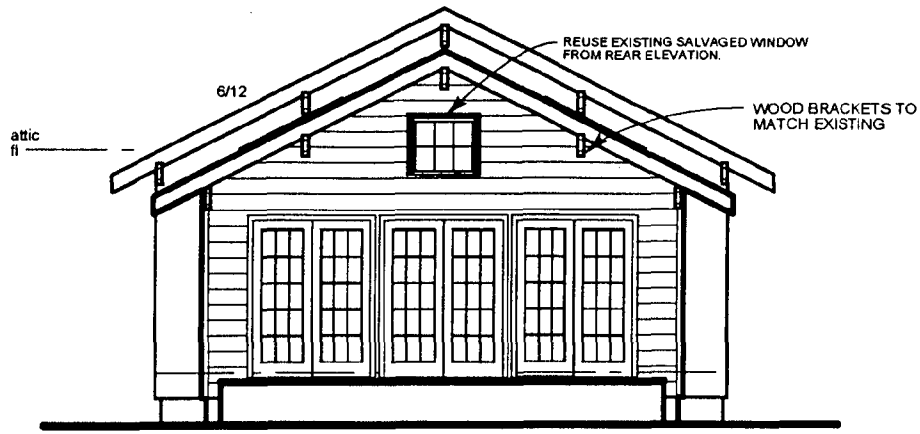
4.13.2000

EXISTING ELEVATIONS SCALE: 1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS

25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

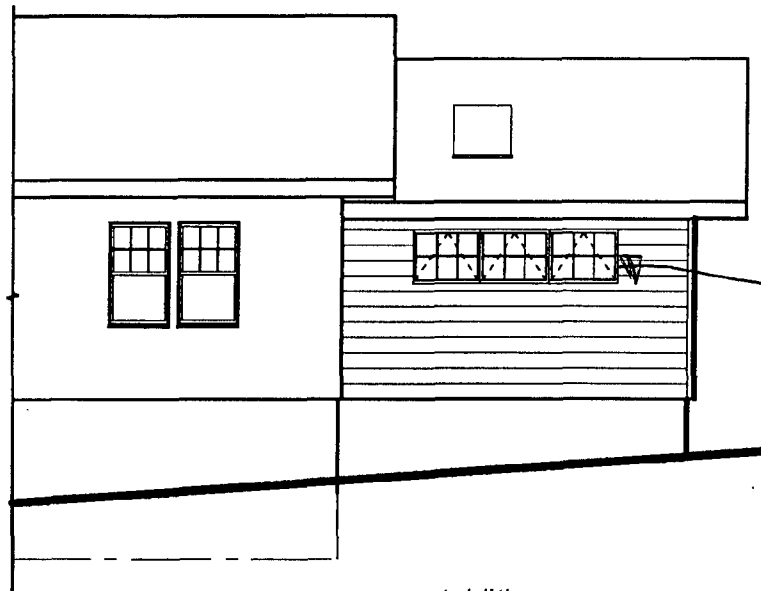
10



← Addition →
NORTH ELEVATION



SOUTH ELEVATION



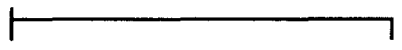
← Addition →
EAST ELEVATION

SCALE: 1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS

25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

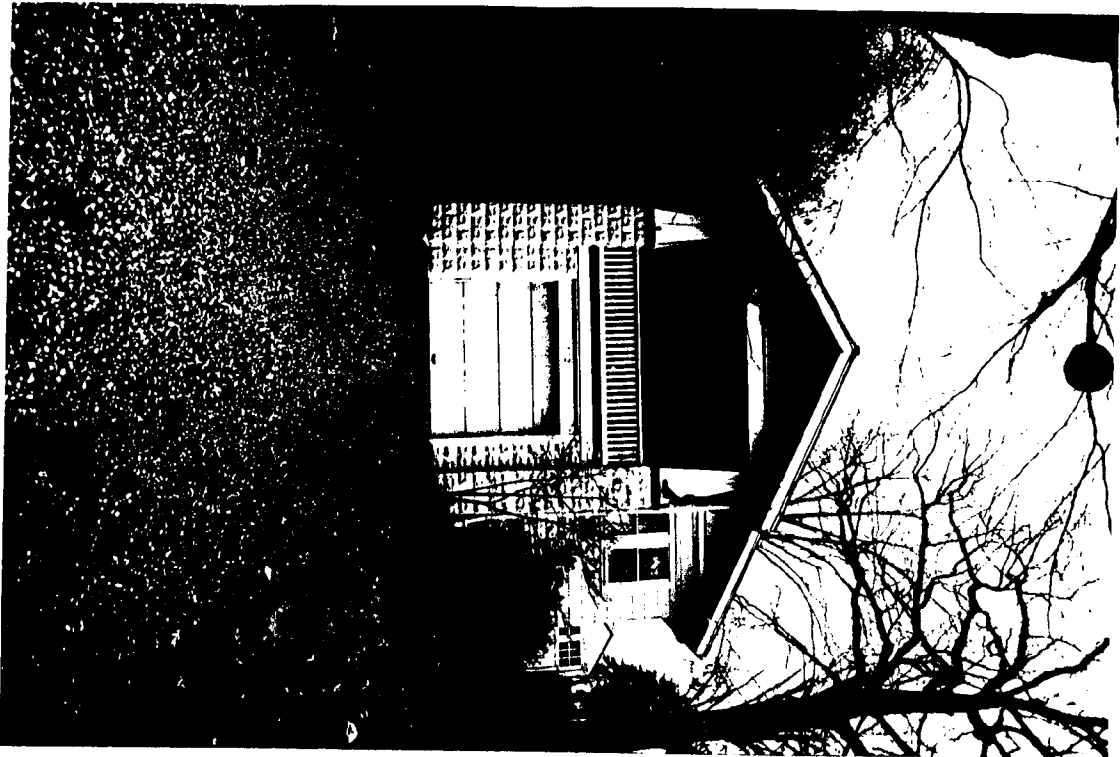
3.27.2000





SOUTH ELEVATION $1/4" = 11'-0"$

12



13

Please return
photos

