

37/3-96FF 115 Elm Avenue
(Takoma Park Historic District)

8

DR. LEROY R. KUHN
Principal

JOHN NEVINS ANDREWS SCHOOL

...a Seventh-day Adventist School

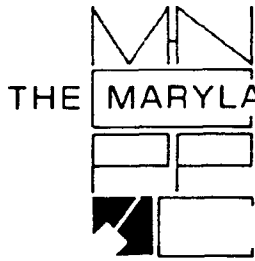
117 Elm Avenue
Takoma Park, Maryland 20912

(301) 270-1400









THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Sept 11, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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

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.

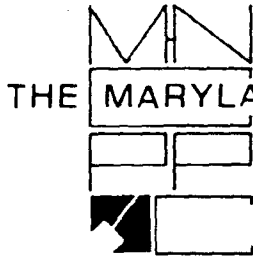
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Sept 11, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Deborah R Kohn

Address: 115 Elm Avenue Takoma Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Leroy Kuhn

DAYTIME TELEPHONE NO. (301) 270-1400

TAX ACCOUNT # 1074084

NAME OF PROPERTY OWNER Potomac Conference of SDA DAYTIME TELEPHONE NO. (301) 270-1400

ADDRESS 117 Elm Ave Takoma Park MD 20912
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER Leroy Kuhn DAYTIME TELEPHONE NO. (301) 270-1400

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 201150 STREET Elm

TOWN/CITY Takoma Park NEAREST CROSS STREET Poplar Ave

LOT 25 BLOCK 16 SUBDIVISION B F G

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 8,000

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.

Leroy Kuhn
Signature of owner or authorized agent

Aug 16, 1996
Date

APPROVED For Chairperson, Historic Preservation Commission

EXISTING
CHAIN
LINK
FENCE



EXISTING
MACADAM
DRIVEWAY

EXISTING
BRICK
GARAGE

27.67'

40.0'

24.40'

EXISTING
CHAIN LINK
FENCE

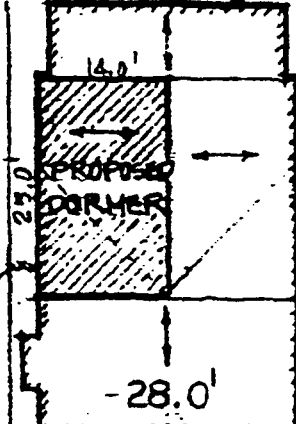
PROPOSED
C.M.U. RETAIN-
ING WALL.

40.0'

28.0'

40.0'

29.0'



-28.0'

EXISTING
PORCH

5.00'

SIDEWALK

115 - ELM AVE.

MONTGOMERY COUNTY GOVERNMENT
Department of Environmental Protection
and Historic Preservation

Approved: McLinn Date 8-19-96

Engineering: N-60 Page 2 of 5

Record of Address: Garage

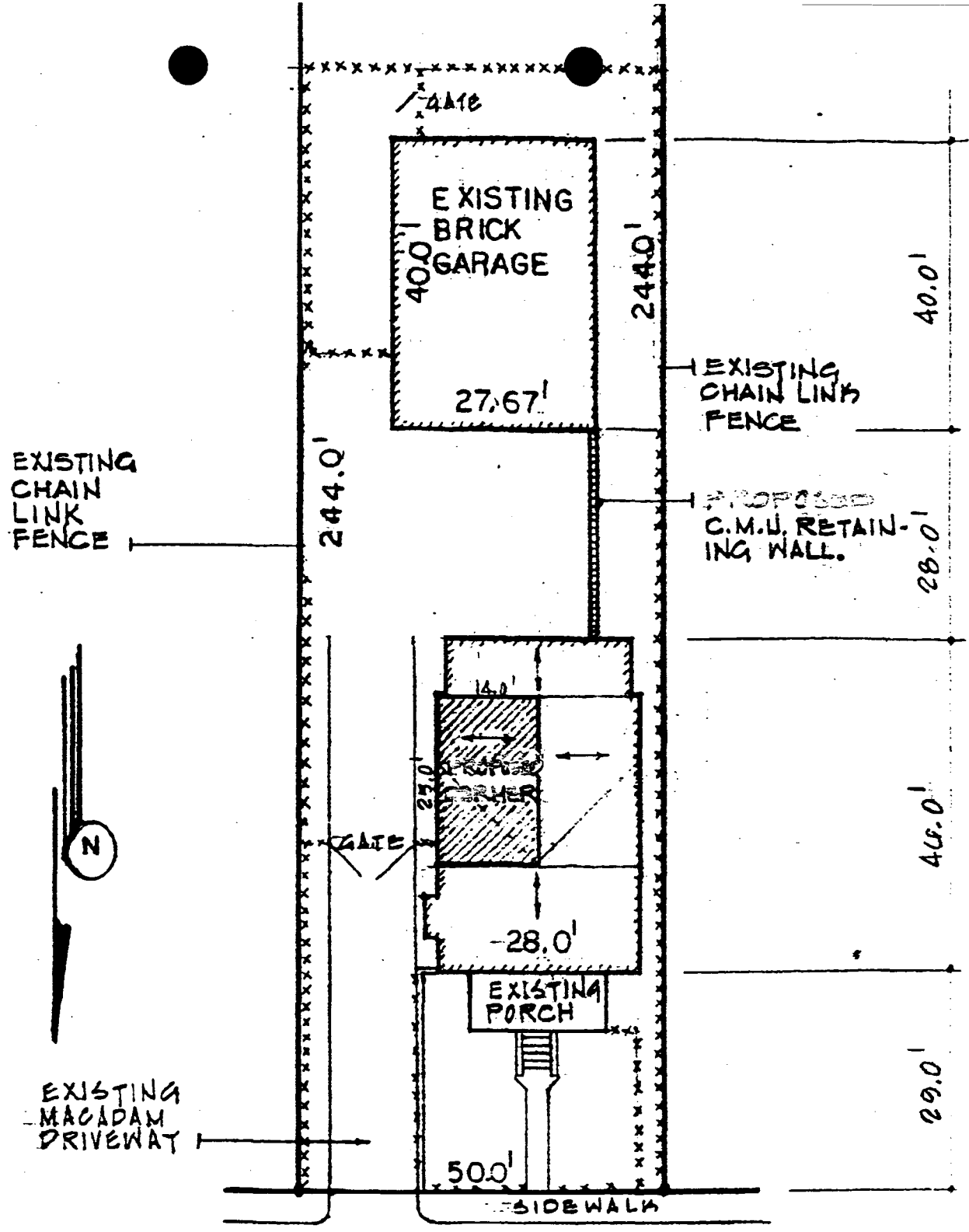
APPROVED
Montgomery County
Historic Preservation Commission

Confidential 9-12-96

SITE PLAN

SCALE

1" = 20.0"



115 - ELM AVE.

MONTGOMERY CO. GOVERNMENT
 Department of Environmental Protection
 Land Use Compliance

Approved McGinn Date 8-19-96

Zoning Class R-60 Page 208/211

name of Applicant's Case _____

GARAGE

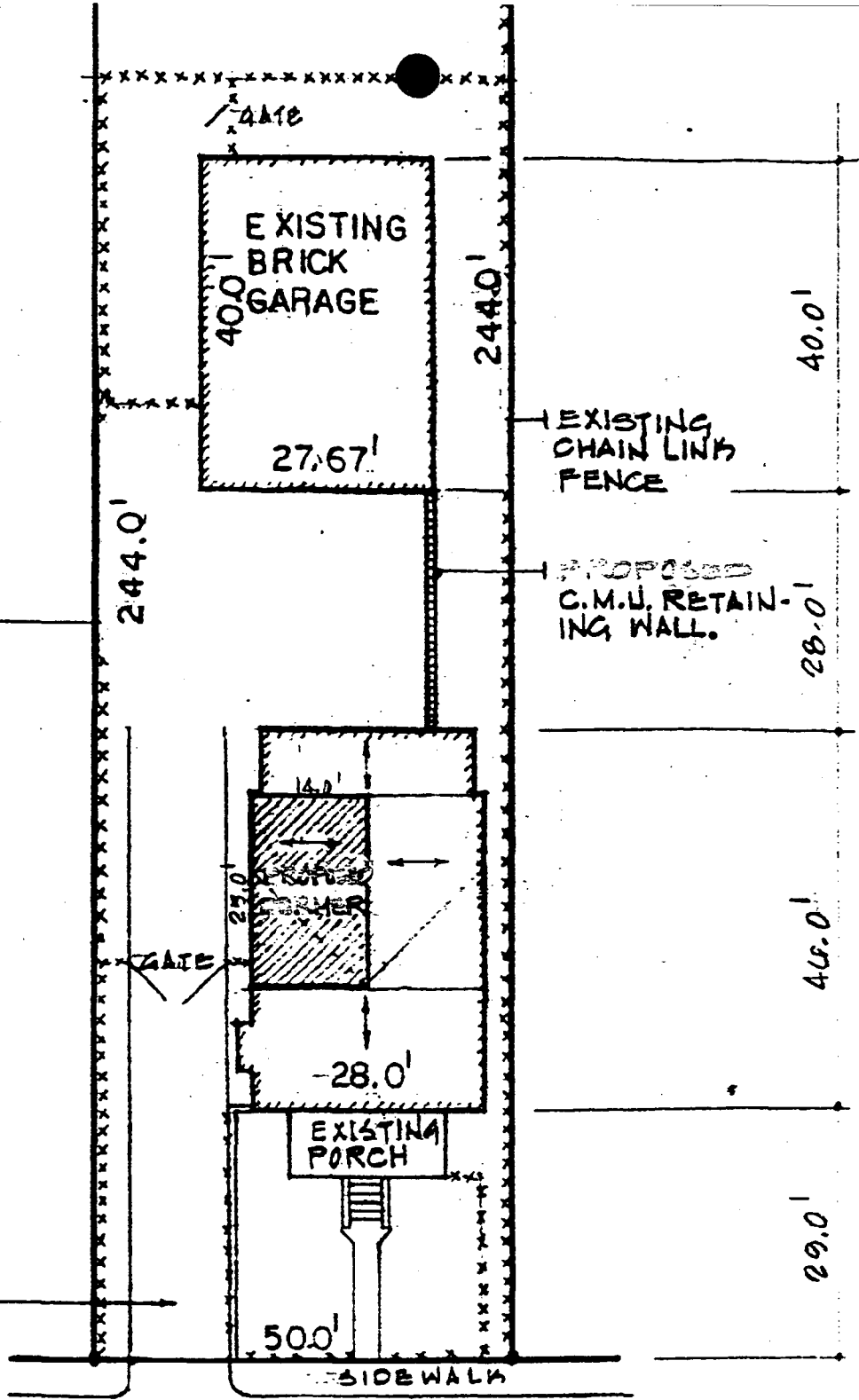
SITE PLAN

SCALE 1" = 20.0'

EXISTING
CHAIN
LINK
FENCE



EXISTING
MACADAM
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115 - ELM AVE.

MONTGOMERY CO. GOVERNMENT
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Land Use Compliance

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Zoning Class R-60 Page 2 of 2

Board of Appeals Case _____

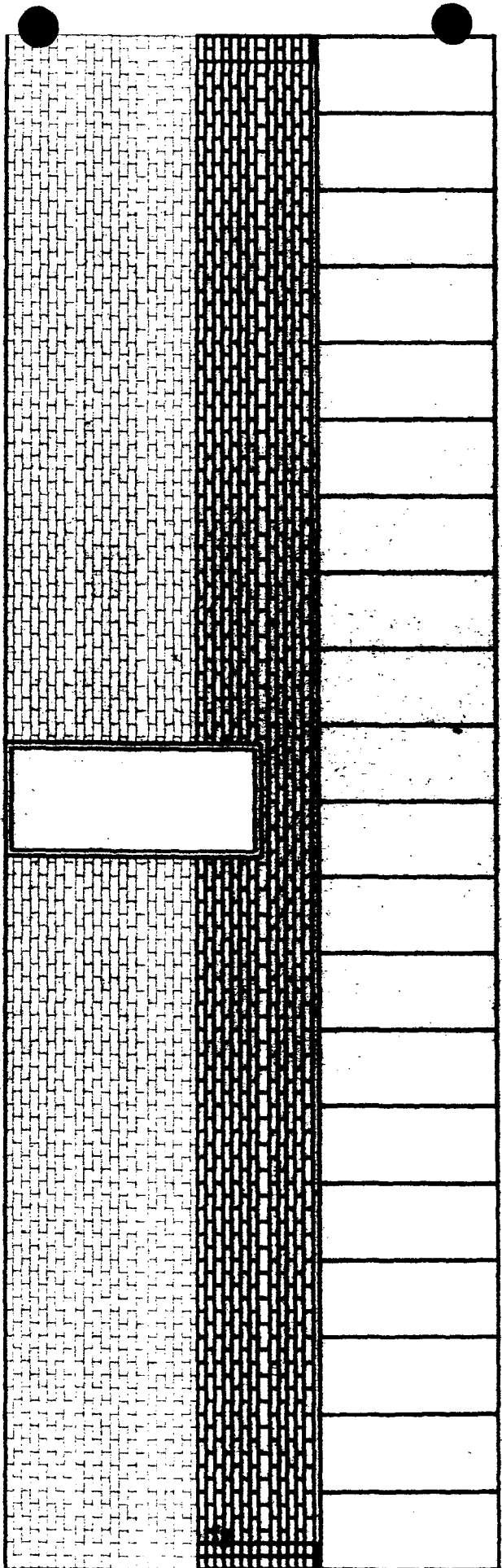
GARAGE

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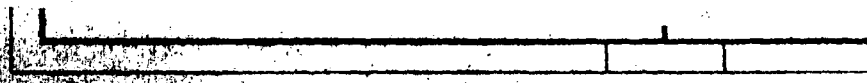
BACK ELEVATION



40'-0"

FRONT ELEVATION

TRUSS ROOF 2'-0"
ON CENTER



County Commission

✓ 12-96

Neighbor
Raimes

113 Elm Ave

TP 20912

**Expedited
Historic Preservation Commission Staff Report**

Address: 115 Elm Street

Meeting Date: 09/11/96

Resource: Takoma Park Historic District

Public Notice: 08/28/96

Case Number: 37/3-96FF

Report Date: 09/04/96

Review: HAWP

Tax Credit: No

Applicant: Leroy Kuhn, for John Nevins Andrews School

Staff: Perry Kephart

DATE OF CONSTRUCTION: circa 1925

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Cape Cod brick cottage and brick shed roof garage.

PROPOSAL: Replace shed roof of garage with single gable pitched roof.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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; or

- _____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- _____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- _____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- _____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

- I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with **exactly matching** materials may be done without a HAWP;
- II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;
- III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;
- IV. the Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely,
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
 5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
 7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Leroy Kuhn
DAYTIME TELEPHONE NO. (301) 270-1400

TAX ACCOUNT # 1074084

NAME OF PROPERTY OWNER Potomac Conference of SDA DAYTIME TELEPHONE NO. (301) 270-1400

ADDRESS 117 Elm Ave Takoma Park MD 20912
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CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER Leroy Kuhn DAYTIME TELEPHONE NO. (301) 270-1400

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TOWN/CITY Takoma Park NEAREST CROSS STREET Poplar Ave

LOT 25 BLOCK 16 SUBDIVISION B F G

LIBER _____ FOLIO _____ PARCEL _____

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Leroy Kuhn
Signature of owner or authorized agent

Aug 16, 1996
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

(4)

**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:

Brick Garage with large sliding (swinging) doors in front
The Roof Timbers are rotten and the Roof needs replacing

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

The old sloping roof that has been giving us heating problems for years
would be replaced with rafters with 4/12 pitch. The slope would be leveled
with brick. The floor in half of the building would be raised to eliminate any dampness
and will be used for storage.

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.

4/12 trusses 5" CDX plywood
Asphalt shingles

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 No Trees

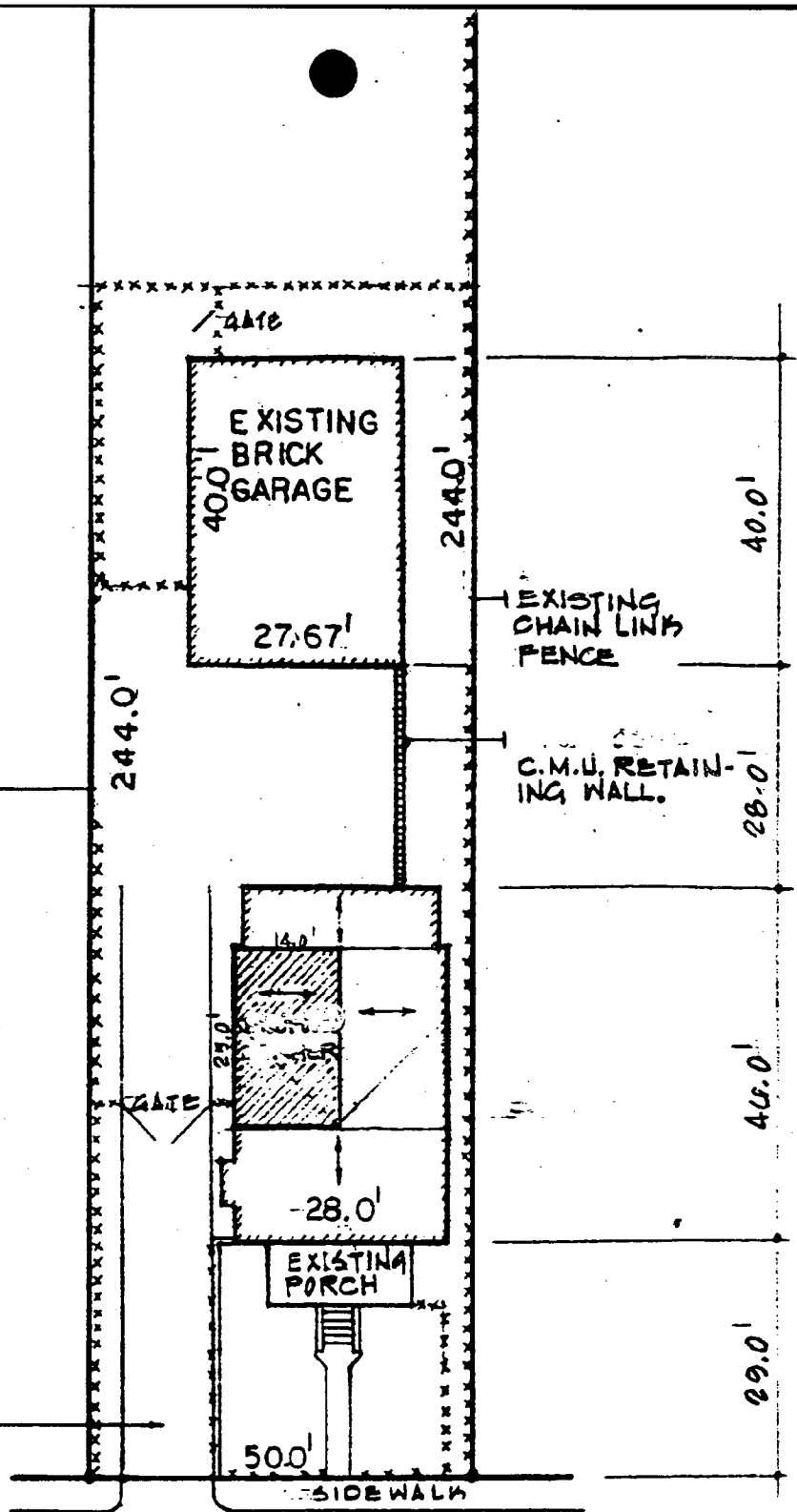
5

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at

EXISTING
CHAIN
LINK
FENCE



EXISTING
MACADAM
DRIVEWAY



115 - ELM AVE.

MONTGOMERY CO. GOVERNMENT
Department of Environmental Protection
Land Use Compliance

Approved: McLynn Date 8-14-96

Zoning Class R-60 Page 20/20

Board of Appeals Case _____

GARAGE

SITE PLAN

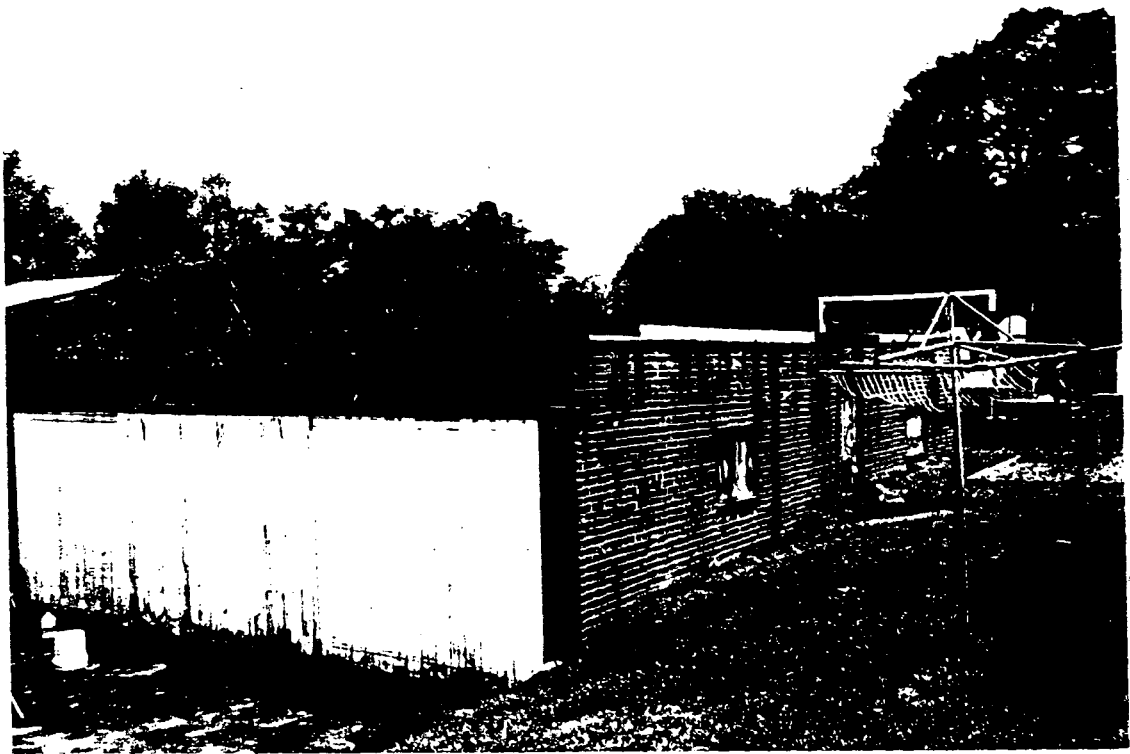
SCALE 1" = 20.0'

6

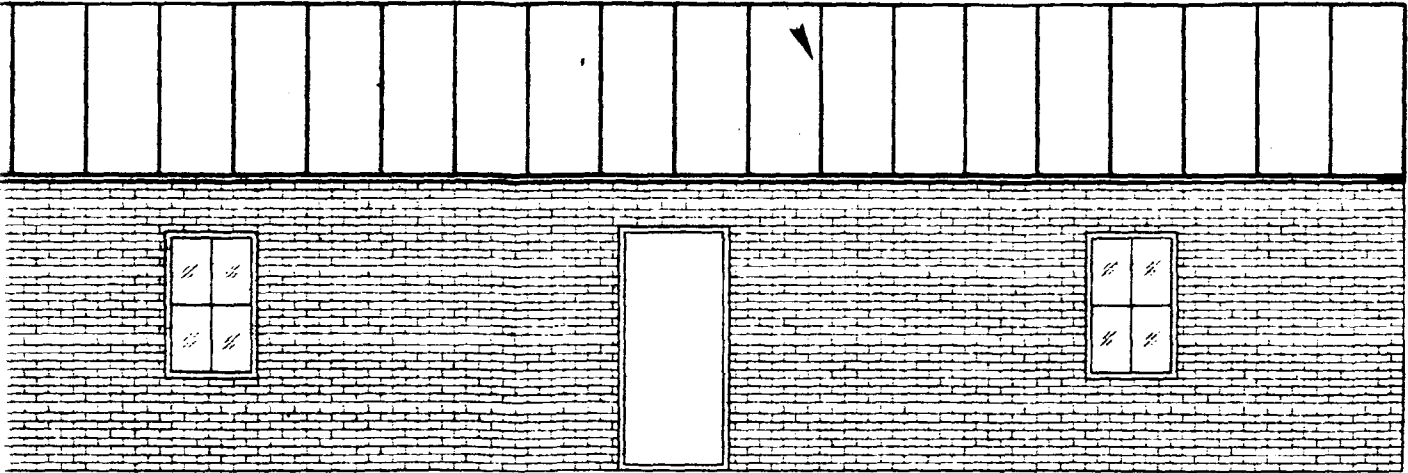
Neighbor
Raines
113 Elm Ave
TP 20912



8



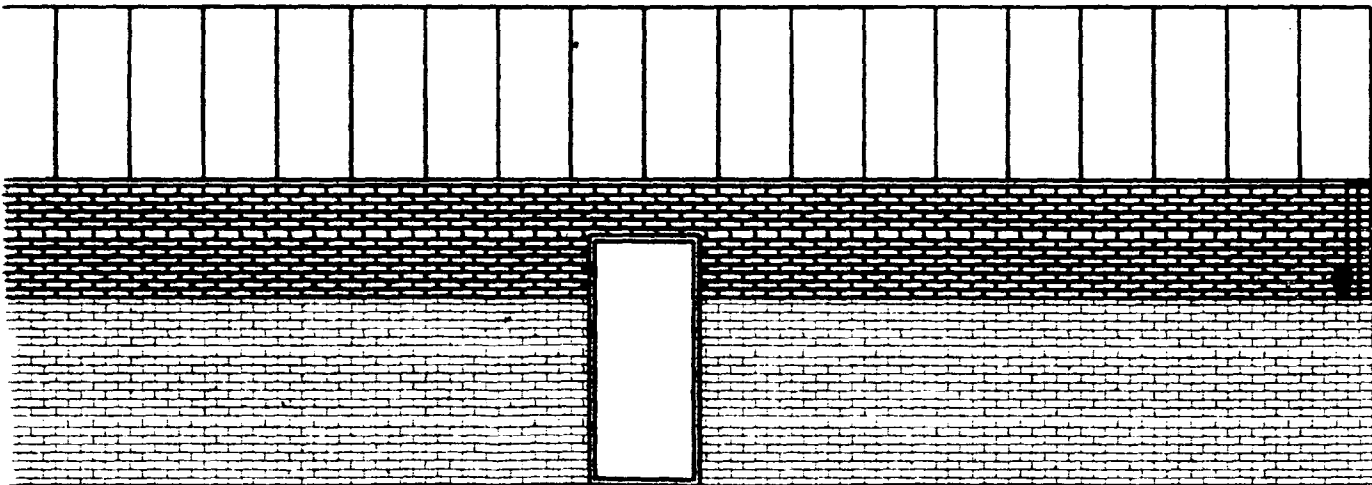
TRUSS ROOF 2'-0"
ON CENTER



40'-0"

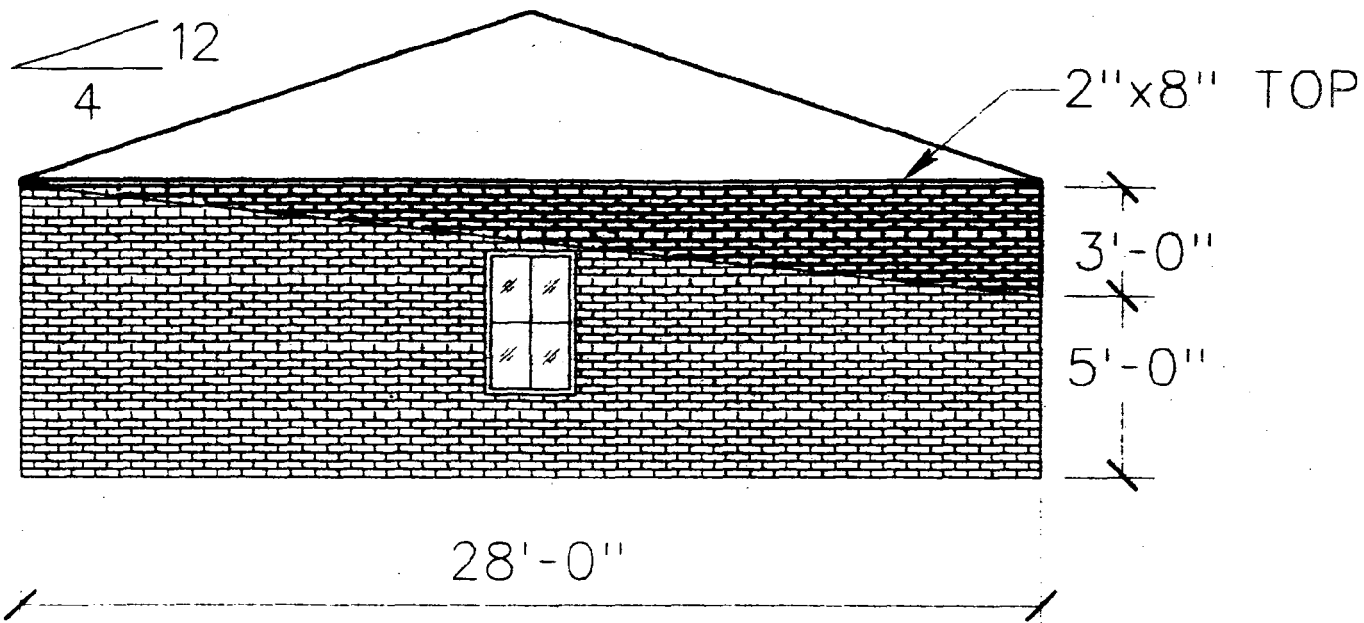
4'-8"
8'-0"

BACK ELEVATION

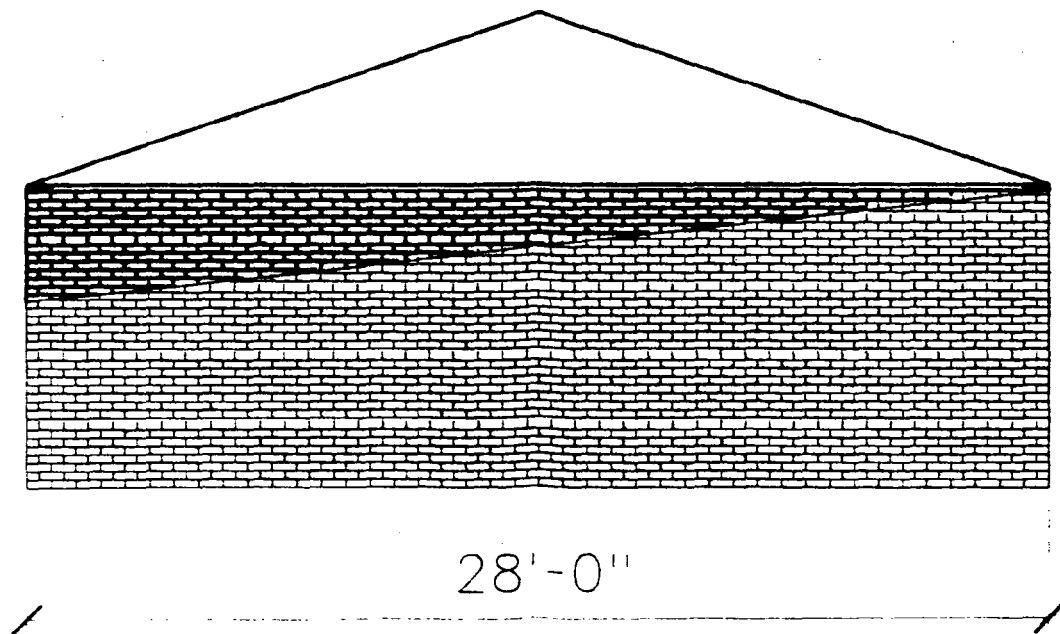


40'-0"

10



LEFT ELEVATION



RIGHT ELEVATION

(11)