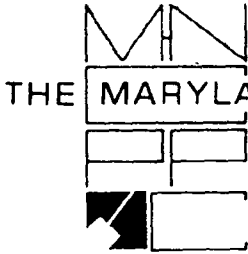


37/3-96G 51 Elm Avenue
(Takoma Park Historic District)



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

DATE: 3/27/96

MEMORANDUM

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

FROM: ^{RD2} 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: Scott Davis + Kathleen Schalch

Address: 51 Elm Avenue, Takoma Park, MD. 20912

***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.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Scott Davis
 DAYTIME TELEPHONE NO. (202) 898-2646

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Scott Davis & Kathleen Schalk DAYTIME TELEPHONE NO. (202) 898-2646

ADDRESS 51 Elm Ave Takoma Park MD 20912
CITY STATE ZIP CODE

CONTRACTOR NONE TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 51 STREET ELM AVE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET WESTMORELAND AVE

LOT 23 BLOCK 18 SUBDIVISION PINE CREST

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: 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 \$ 1000

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 March 5, 1996

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 3/27/96

APPLICATION/PERMIT NO: 9603060067 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

Subject property is a 2 story + basement, stucco and wood shingle Folk style house built in 1916 as a summer cottage. Historical significance is the age and style of the house. Architecturally the massing and large amount of windows facing the rear many windows are French windows, contribute to the appeal of this house.

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

See attached sheet

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.

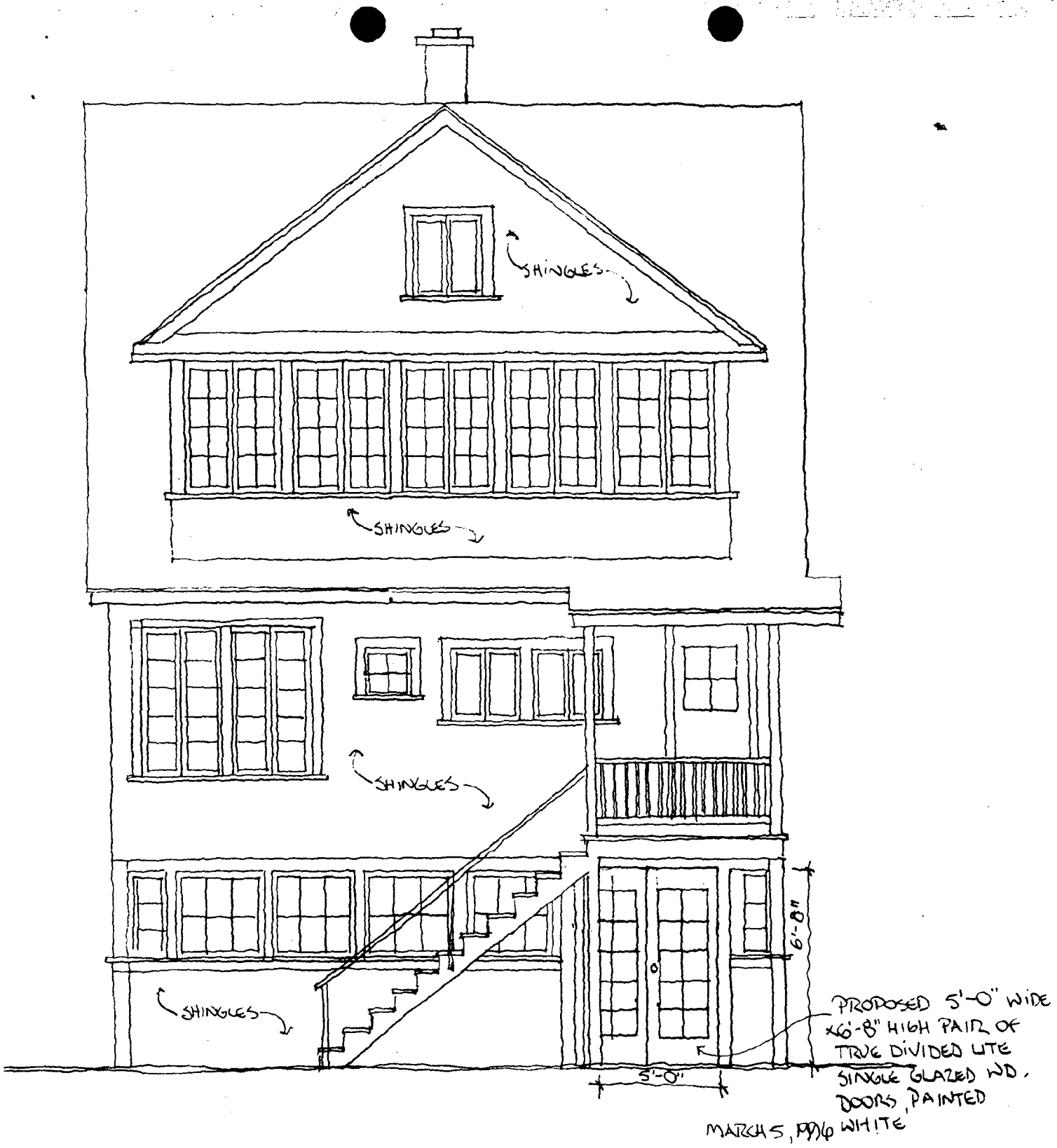
6. TREE SURVEY

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, (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.



PROPOSED 5'-0" WIDE
 X6'-8" HIGH PAIR OF
 TRUE DIVIDED LITE
 SINGLE GLAZED WD.
 DOORS, PAINTED
 WHITE


MARCH 5, 1996

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] 3/27/96

51 EUM AVE
 PROPOSED NEW BASEMENT DOOR

1/4" = 1'-0"



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

DATE: 3/27/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: ^{WZ} 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!

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 51 Elm Avenue Meeting Date: 3/27/96
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-96G Tax Credit: No
Public Notice: 3/13/96 Report Date: 3/20/96
Applicant: Scott Davis & Kathleen Schalch Staff: Robin D. Ziek
PROPOSAL: Rear door alteration **RECOMMEND:** APPROVAL

DATE OF CONSTRUCTION: 1916

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

ARCHITECTURAL DESCRIPTION: Cottage Bungalow

PROPOSAL: Enlarge existing rear basement door from single door approximately 30" wide, to double french doors 6'-" wide. One basement window would be removed to accommodate the new wider opening. The new doors would be wooden doors, with true-divided light single pane glazing. The new doors would be painted to match the existing house.

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;

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Scott Davis
DAYTIME TELEPHONE NO. (202) 898-2646

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Scott Davis & Kathleen Schach DAYTIME TELEPHONE NO. (202) 898-2646

ADDRESS 51 ELM AVE TAKOMA PARK MD 20912
CITY STATE ZIP CODE

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CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

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TOWN/CITY TAKOMA PARK NEAREST CROSS STREET WESTMORELAND AVE

LOT 23 BLOCK 18 SUBDIVISION PINE CREST

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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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 \$ 1000

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Scott Davis
Signature of owner or authorized agent

March 5, 1996
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

2

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

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6. TREE SURVEY

March 5, 1996

Scott Davis
51 ELM AVE
TAKOMA PARK, MD 20912

Historic Preservation Commission
Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive
Rockville, MD 20850

Re: 51 ELM AVE.
TAKOMA PARK, MD

To the Historic Preservation Commission:

We propose to make a simple alteration to our house, putting a pair of french doors in place of a single existing wood and glass door. The larger opening required for the pair of doors would necessitate the removal of one existing casement window that is adjacent to the existing door. The door location is on the rear elevation at the basement level. (South elevation) A porch with an attached stair is above the proposed door location. The door is not visible from the street and is mostly hidden from the view of neighbors by the stair. The new doors will be wood, single glazed with true divided lites. The new trim will be flat wood trim to match the existing adjacent trim. Please see the attached plans, plat, elevation of existing conditions, elevation showing proposed doors, and photograph.

If you require additional information please contact me.
work 202 898-2646 Home 301 270-2773

Thank You,

Scott Davis

4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mindy & Paul Cohen
49 ELM AVE
TAKOMA PARK, MD
20912

Marc Debnow
55 Elm Ave
Takoma Park, MD
20912

Holt Jordan
6811 Westmoreland Ave.
Takoma Park, MD
20912

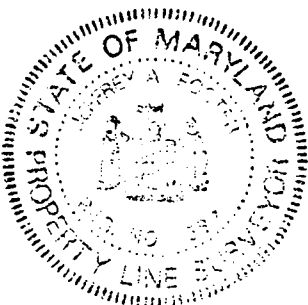
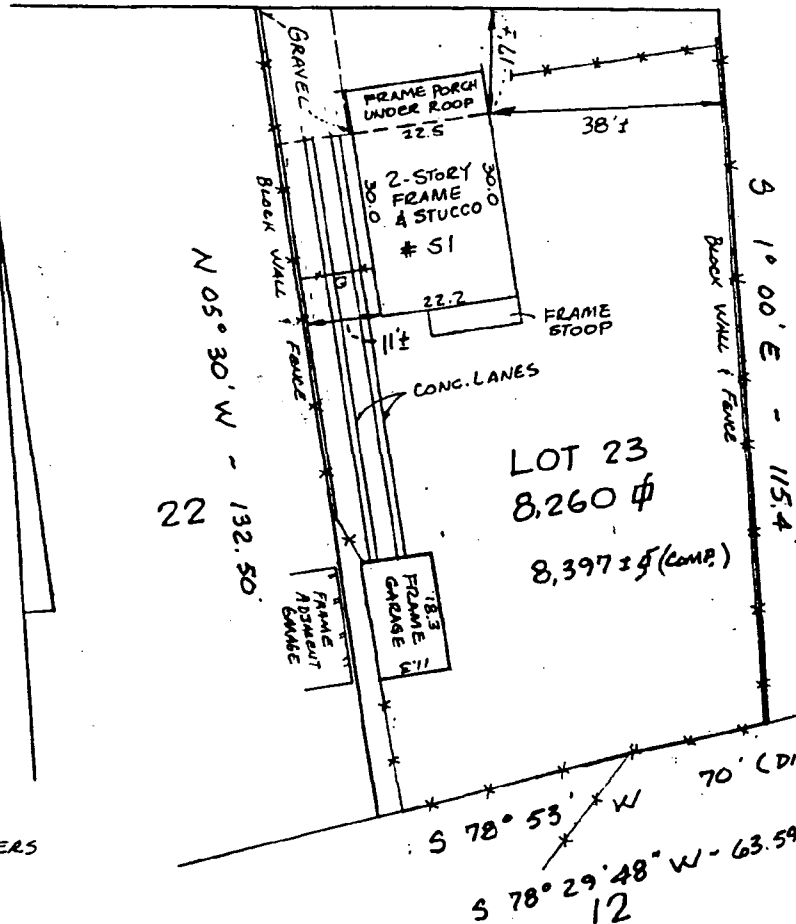
50 Elm Ave
Takoma Park, MD
20912

NOTE: This location for title purposes only - not to be used for determining property lines. Property corners Markers Not guaranteed by this location.

BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.

ELM AVENUE

S 87° E (COMPUTED)
N 87° E - 73.1'



Notes:


- 1) Flood zone "C" per L.U.D. panel no. 2400AD-CR00C.
- 2.) PLAT INFORMATION DOES NOT CLOSE AS WRITTEN.
- 3.) HOUSE TIED FROM PROP. MARKERS FOUND ON EASTERN SIDELINE.

LOCATION OF HOUSE
LOT 23 BLOCK 18

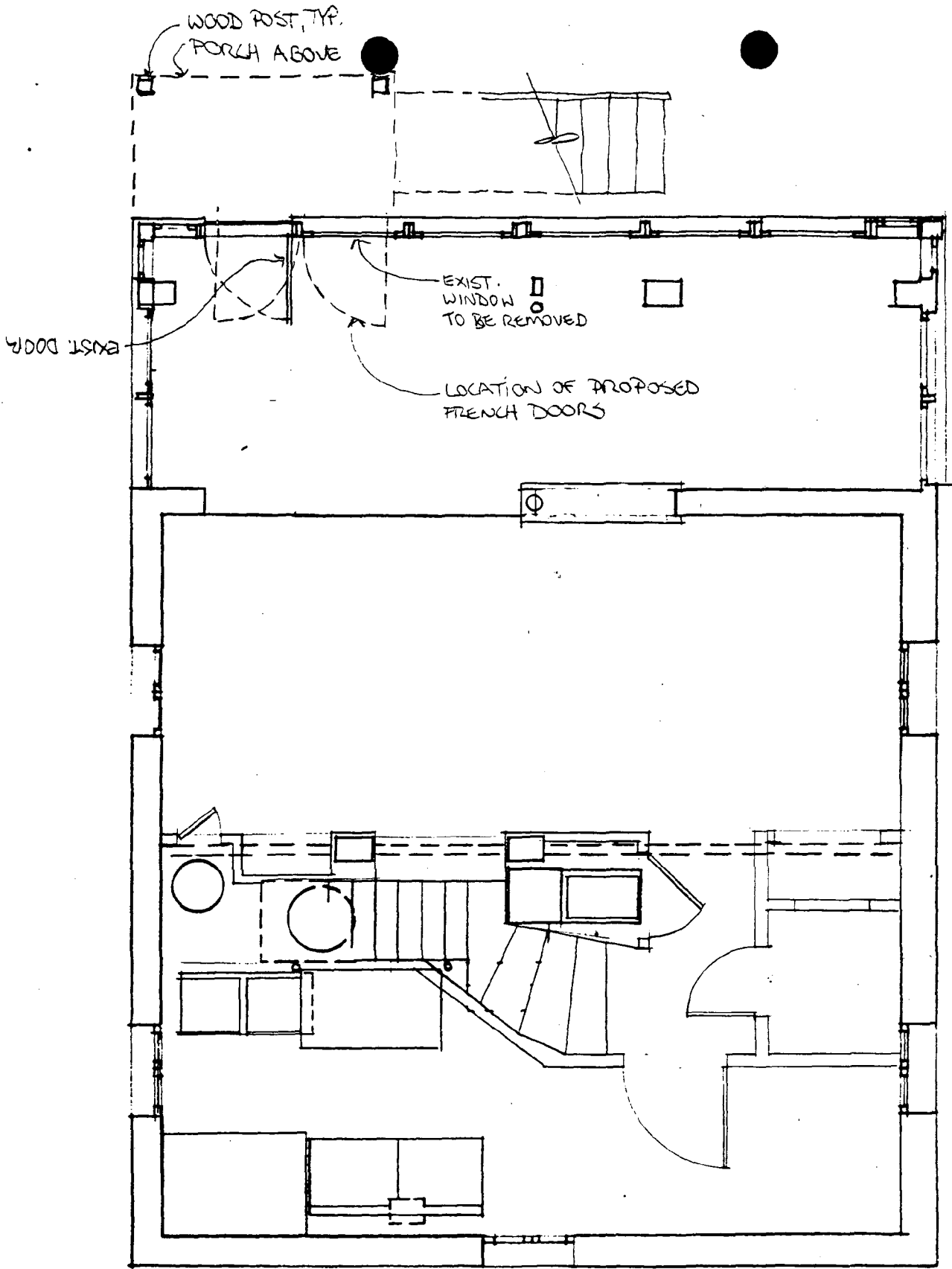
PINE CREST

MONTGOMERY COUNTY, MD

REVISED, RECERTIFIED : 11-4-92.

| | | |
|--|---|---|
| SURVEYOR'S CERTIFICATE "I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS." <i>Jeffrey A. Foster</i> P.L.S. REGISTERED SURVEYOR MARLAND NO. 587 | REFERENCES PLAT BK. 2 PLAT NO. 145 |  SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 210 Gaithersburg, Maryland 20878 301-910-6100 |
| | LIBER _____ FOLIO _____ | |

02-1 197



51 ELM AVE
SCHALCH/DAVIS HOUSE
BASEMENT PLAN EXISTING CONDITIONS
1/4" = 1'-0" 9.11.95

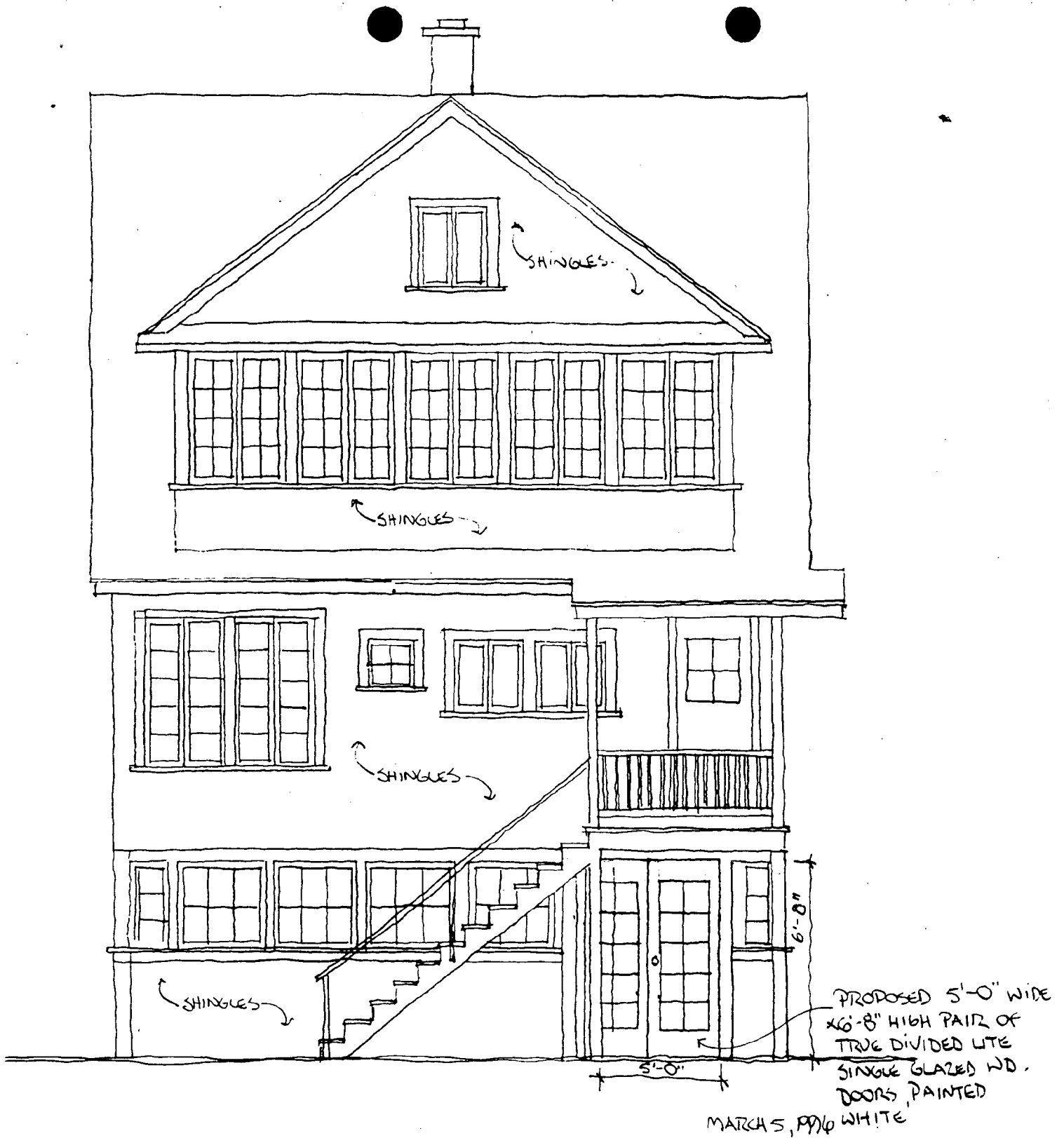
7



MARCH 5, 1916

51 ELM AVE
SOUTH ELEVATION
EXISTING CONDITIONS

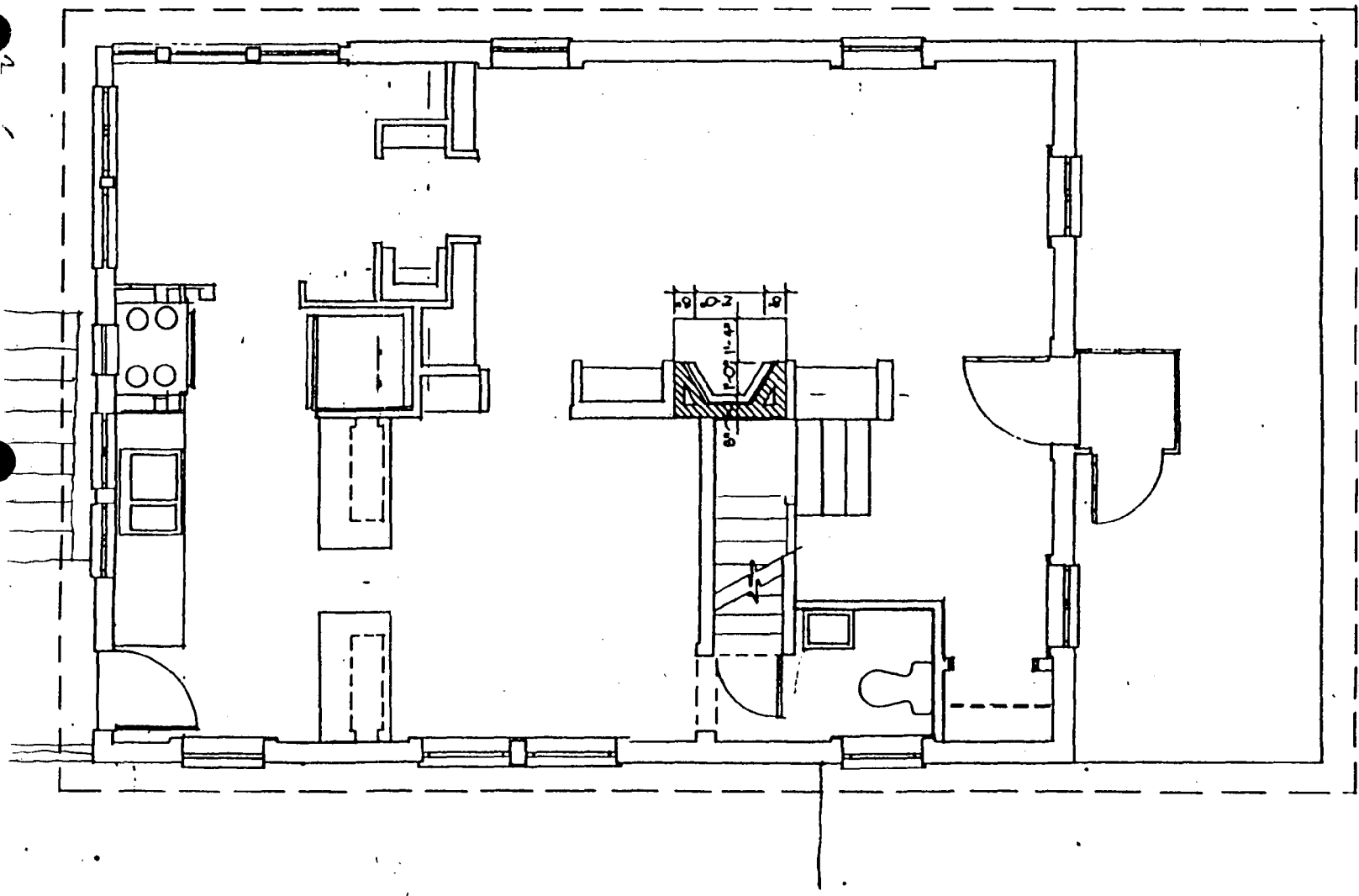


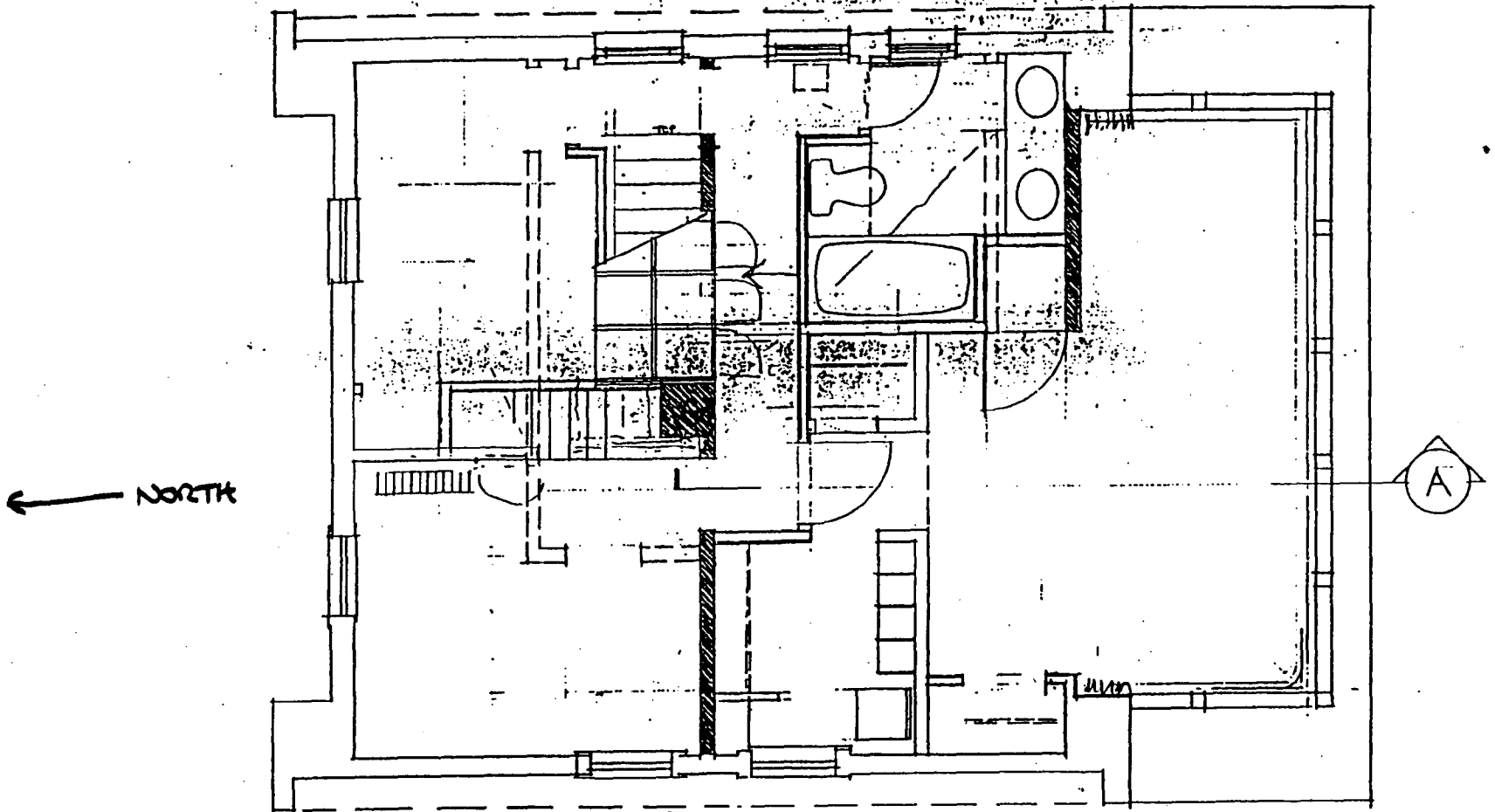


51 EUM AVE
 PROPOSED NEW BASEMENT DOOR
 $\frac{1}{4}'' = 1'-0''$

51 Elm Ave.
First Floor Plan
1/4" = 1'-0"
March 6, 1996

51 Elm Ave.
Takoma Park, MD.





51 ELm Ave.

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

NOV 21, 1987

11



Rear elevation (South) of 51 ELM AVE
- existing door to be removed is beneath
porch at basement level.

(12)

51 ELM AVENUE

3/76