(Prelim. Consult/second story add.)
104 Elm Street (Takoma Park HD)

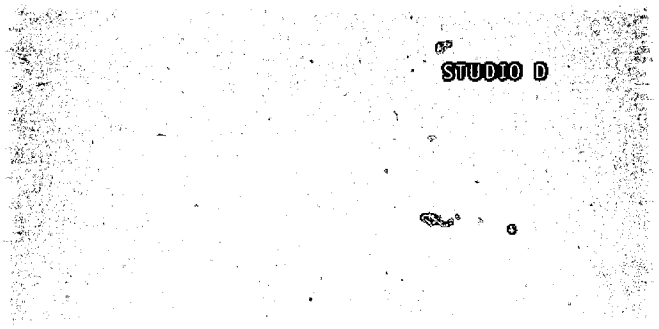
DANA ROGERS HADEN, AIA architect

d

STUDIO D

~~38 bryant street, nw~~
~~washington, dc 20001~~
~~202 986 7629~~

805 Sligo Creek Parkway
301. 270. 5811


STUDIO D

4/14/99

Preliminary Consultation

May 12th

104 Elan

(Sky 13 hts) for Roof Raising

(June 9th - HAWP)

8/23

Photos given back to Dana Hayden for second HAWP submission J.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 104 Elm Avenue	Meeting Date: 5/12/99
Resource: Takoma Park Historic District	Review: PRELIMINARY CONSULTATION
Case Number: 37/3	Tax Credit: No
Public Notice: 4/28/99	Report Date: 5/5/99
Applicant: Dana Haden, Agent for Owner	Staff: Robin D. Ziek
PROPOSAL: Second Story Addition	RECOMMEND: Proceed to HAWP

RESOURCE: Contributing Resource in Takoma Park Historic District
STYLE: Colonial Revival
DATE: c1920s - 1930s

This resource is a simple 1-story Colonial Revival structure with an "ell" shape. There is a small front-facing gable section and a cross-gable section; the screened front porch fills in the corner of the ell. Colonial Revival features include paired double-hung windows, a half-circle window in the gable attic, 10" lapped wood siding, and operable shutters on most of the windows (not sized for the opening).

PROJECT DESCRIPTION

The applicant proposes to add an extra bedroom (Master Bedroom suite) and bath in the attic story by raising the roof of the area behind the front porch with a front facing gable. All of the materials would match the existing.

STAFF DISCUSSION

The existing building is a very simple; the strongest features are the front-facing gable and the front porch. The proposal utilizes the existing vocabulary which seems appropriate for a house of this small scale; anything else would simply overwhelm the existing structure. Should the proposed addition be approved, the house will still be a small simple house. Staff notes that the gable height (as measured from the finished first floor level) will only be raised 6'-4", and the house will still have a modest presence in the historic district.

The *Takoma Park Guidelines* (p. 16) recognize that second story additions will be proposed. The *Guidelines* stipulate that such additions "should be generally consistent with the predominant architectural style and period of the resource...and should be appropriate to the surrounding streetscape in terms of scale and massing." Staff feels that this proposal meets the requirements of the *Guidelines*, and is the type of alteration which was envisioned when the historic district was designated.

STAFF RECOMMENDATION

Staff recommends that the applicant proceed to the HAWP application.

Proposal to Add New Second Story
To
104 Elm Street
Takoma Park, Md

Prepared by

Dana Haden AIA
Studio D

(2)

104 Elm Street
Takoma Park, Md

Block: 17

Lot: 16

Class 2 – Contributing Resource

C1920-30's

Col. Rev.

The house is currently a one story "cottage" with 2 bedrooms. The new proposal would add a new second story to accommodate a master suite upstairs. The gable ends of the new roofline would face the street and the rear yard with windows oriented towards the front and back. This allows the master suite to overlook the garden in the rear. It also allows the detailing of the existing gables to be replicated on the new gable end.

The existing house has 10" wood lap siding and the windows are trimmed in 4" wood on the sides and 6" trim on the top. The house also boasts operable shutters on most of the windows. The new second story would have these same design elements, including the half circle windows found in two of the gable ends.

MATCH EXISTING MATERIALS

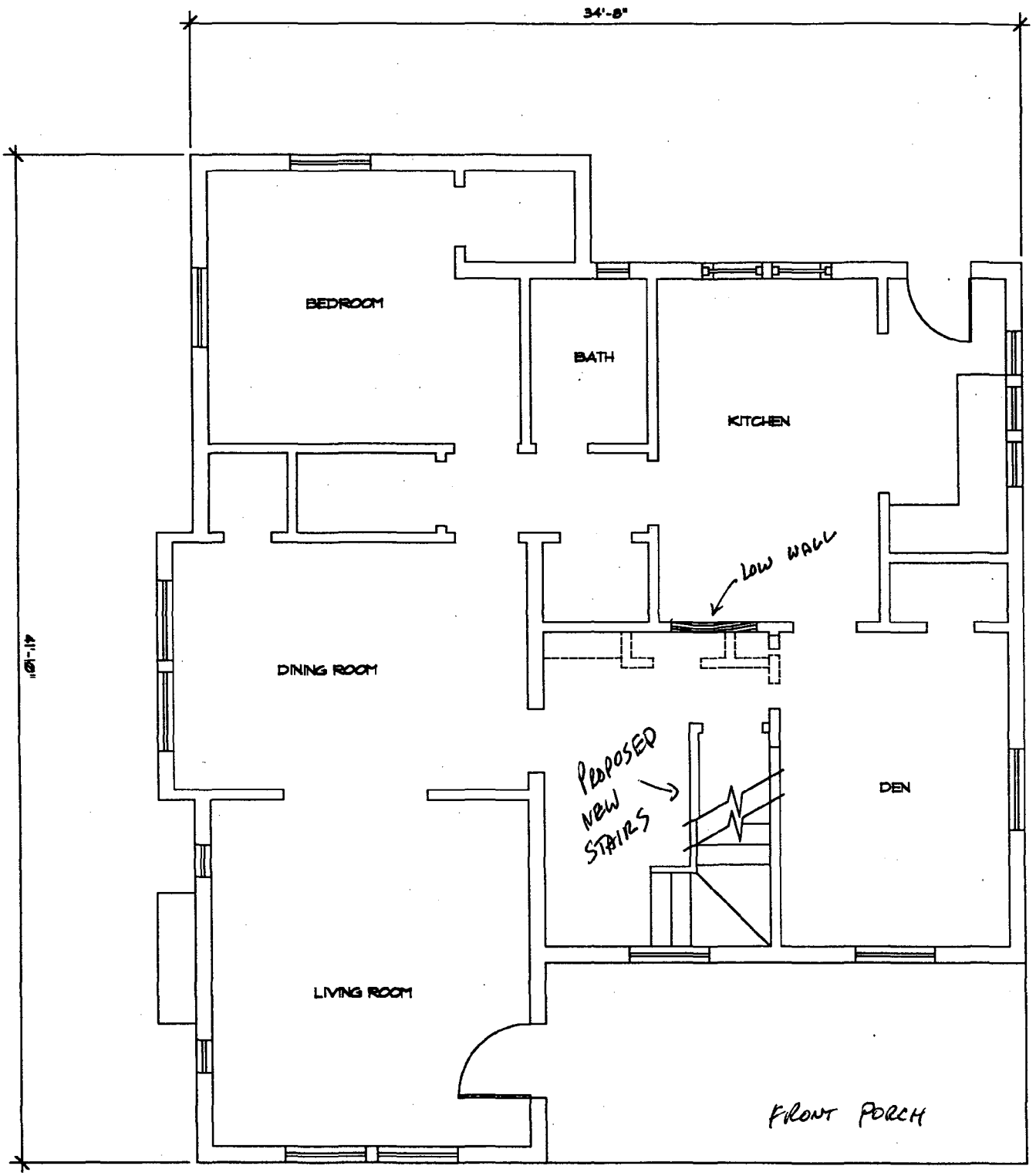
List of Neighbors:

Louise Howells and Sandy Ogilvy
102 Elm Street
301-270-4522

Gloria and Willie Fisher
106 Elm Street
301-270-4559

Carol Reisen and Patrick Flanagan
105 Elm Street
301-270-5737

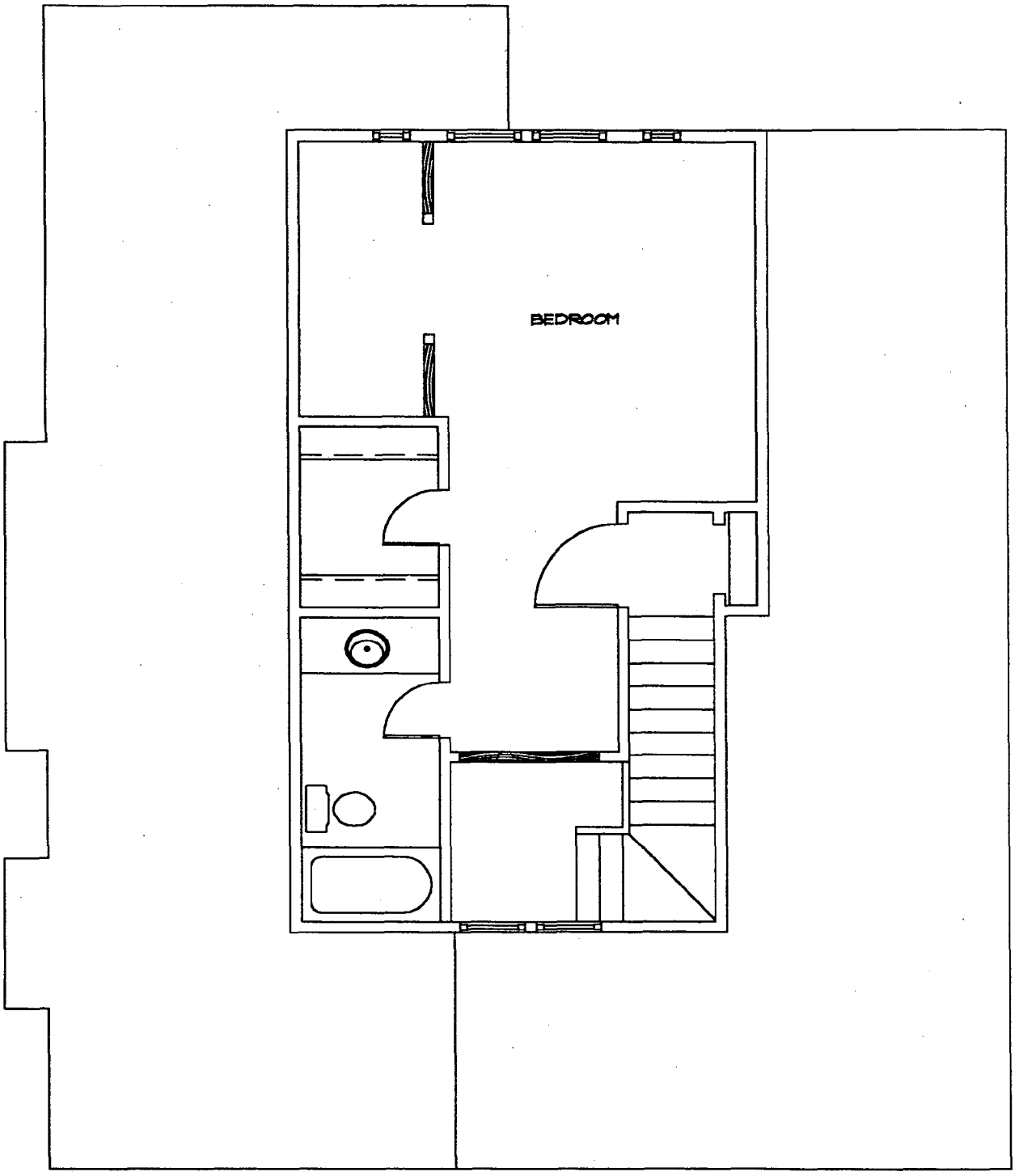
Michelle and Don Harvey
107 Elm Street
301-891-3474



EXISTING FIRST FLOOR PLAN

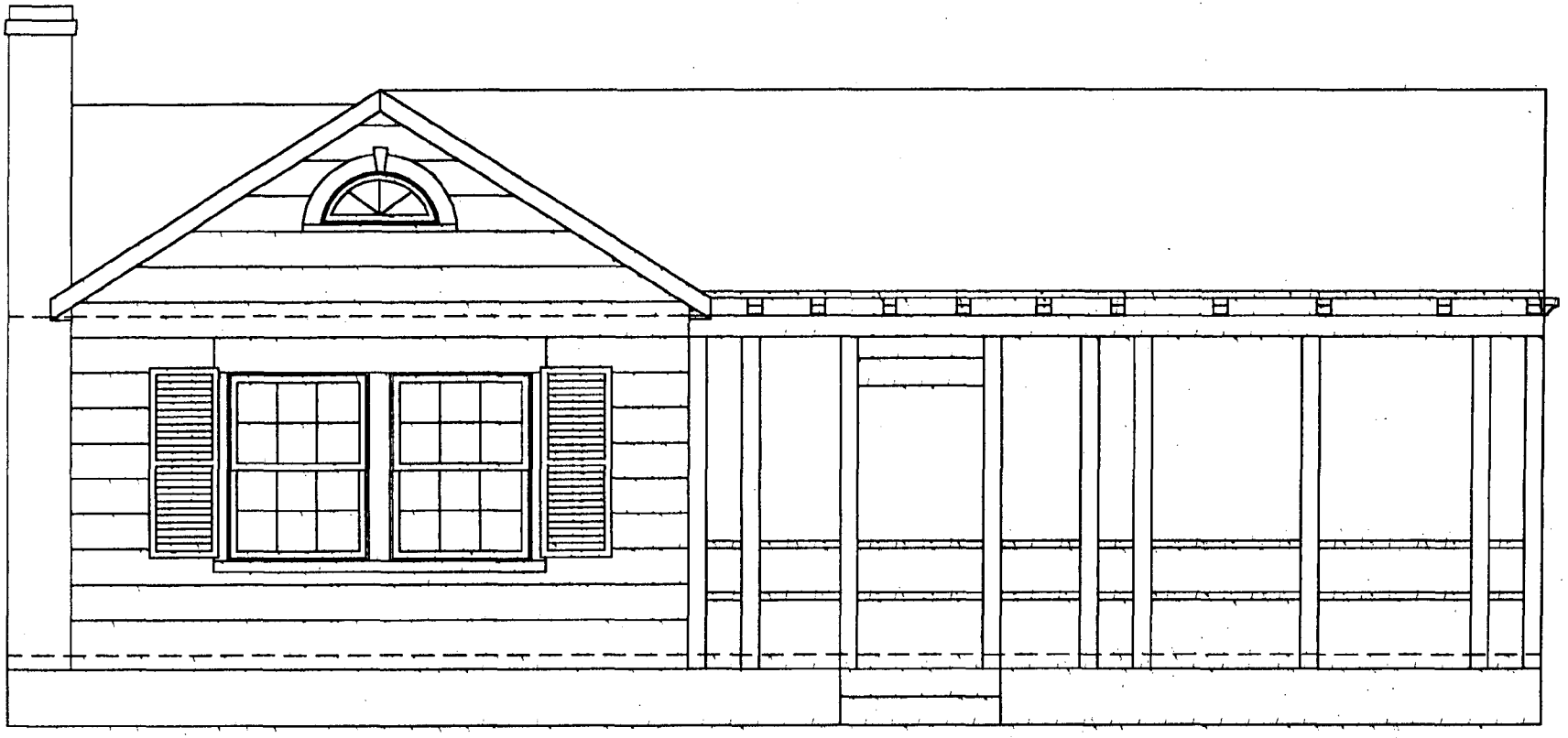
NO SCALE

(NO 2nd STORY LIVING SPACE)



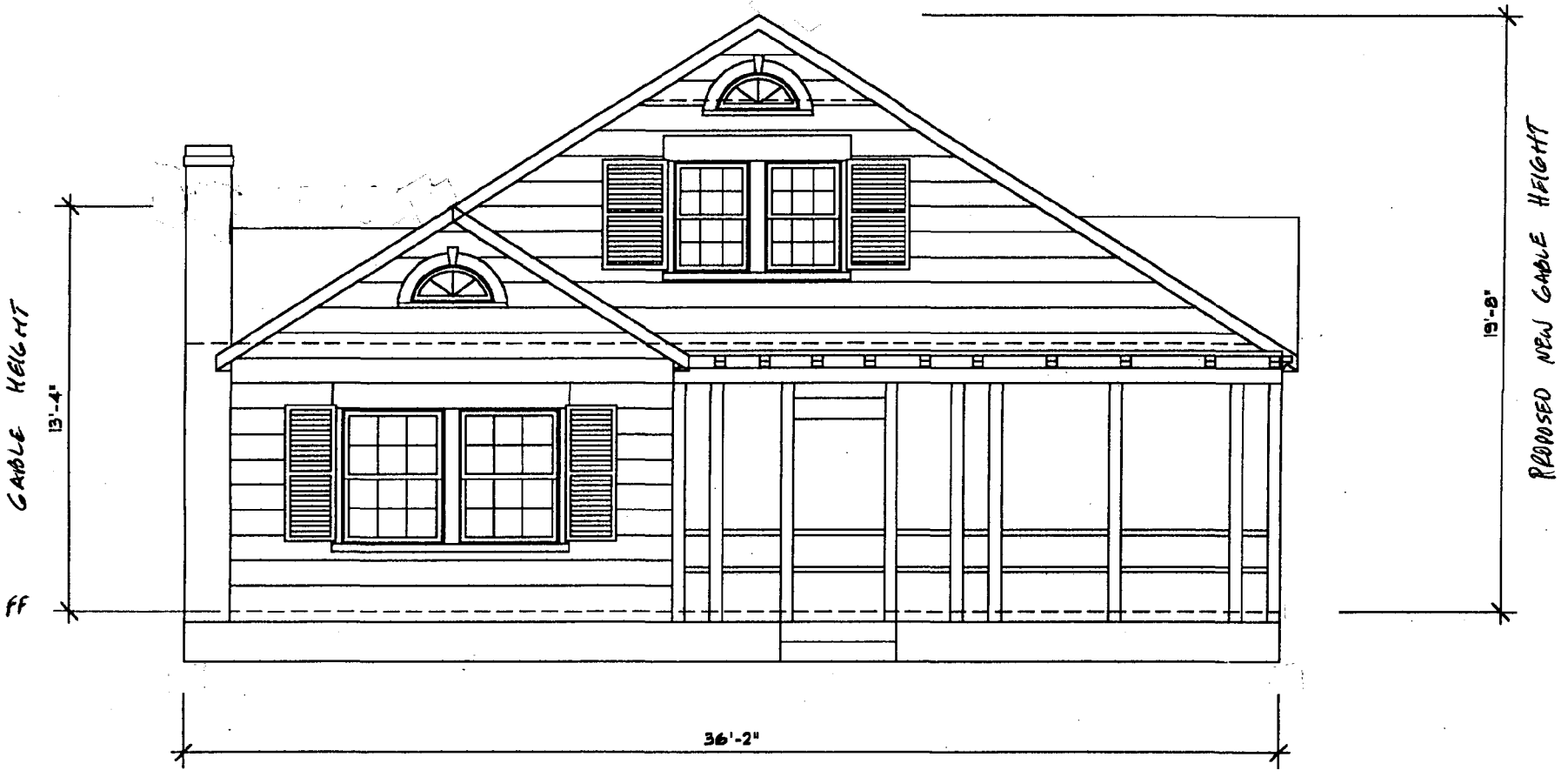
NEW SECOND FLOOR PLAN

NO SCALE



EXISTING FRONT ELEVATION

NO SCALE



NEW FRONT ELEVATION

NO SCALE

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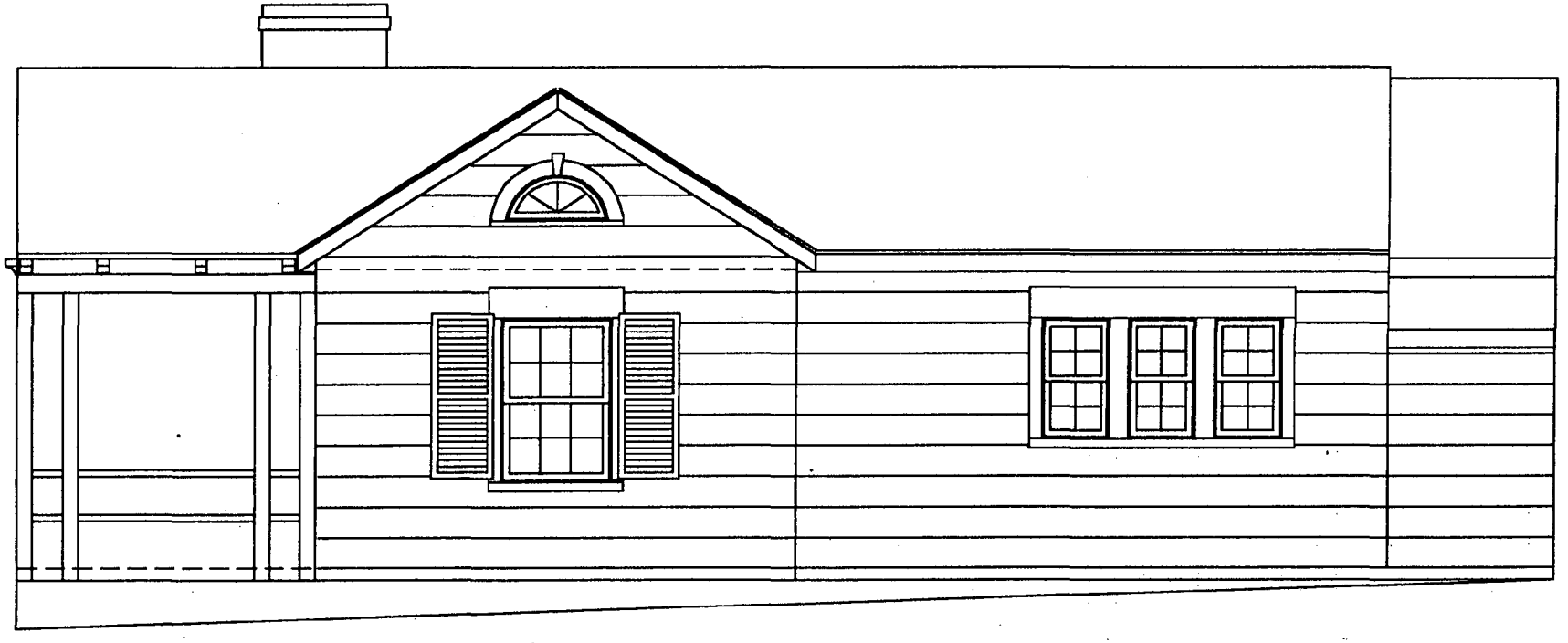
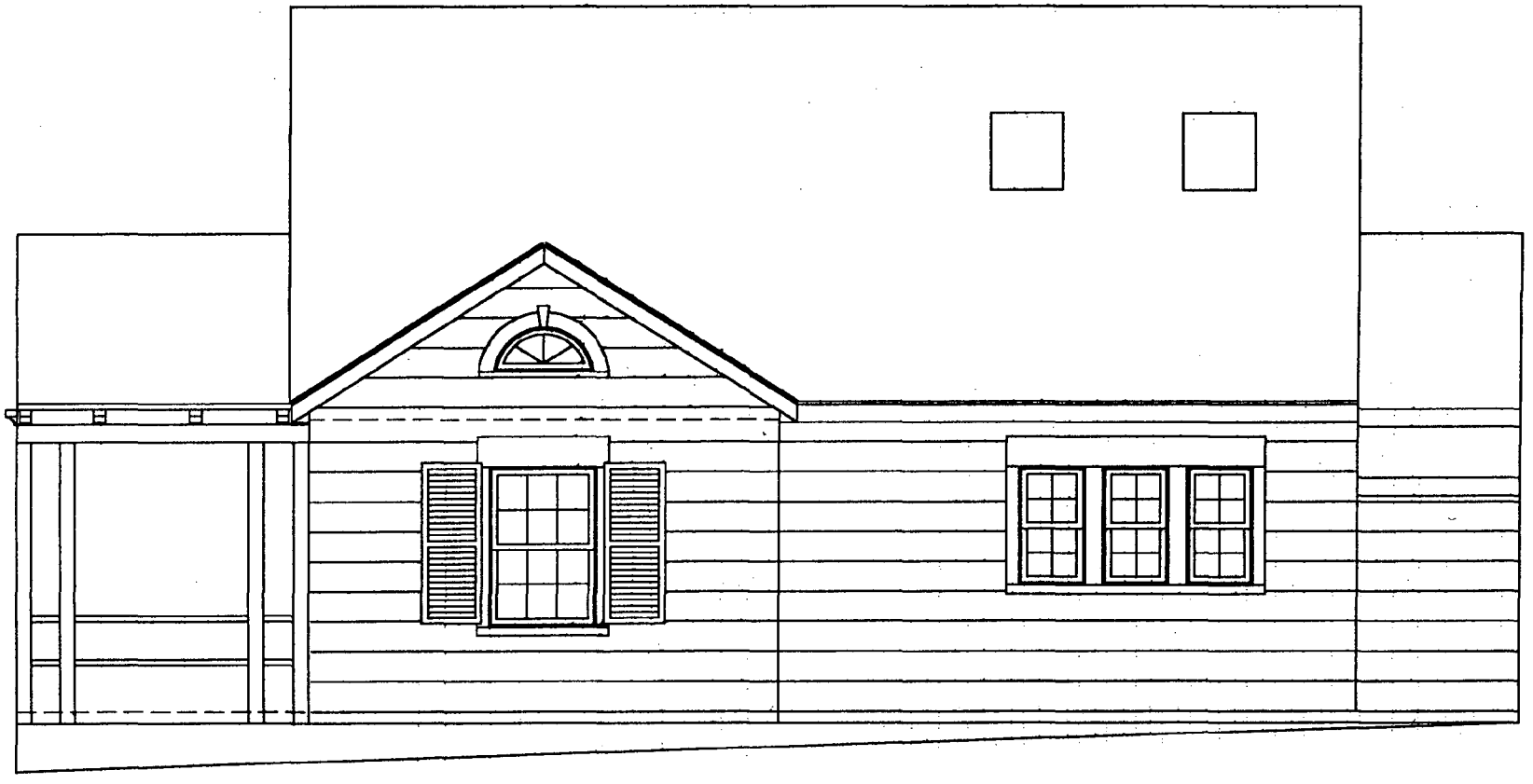


EXISTING RIGHT SIDE ELEVATION

NO SCALE



NEW RIGHT SIDE ELEVATION

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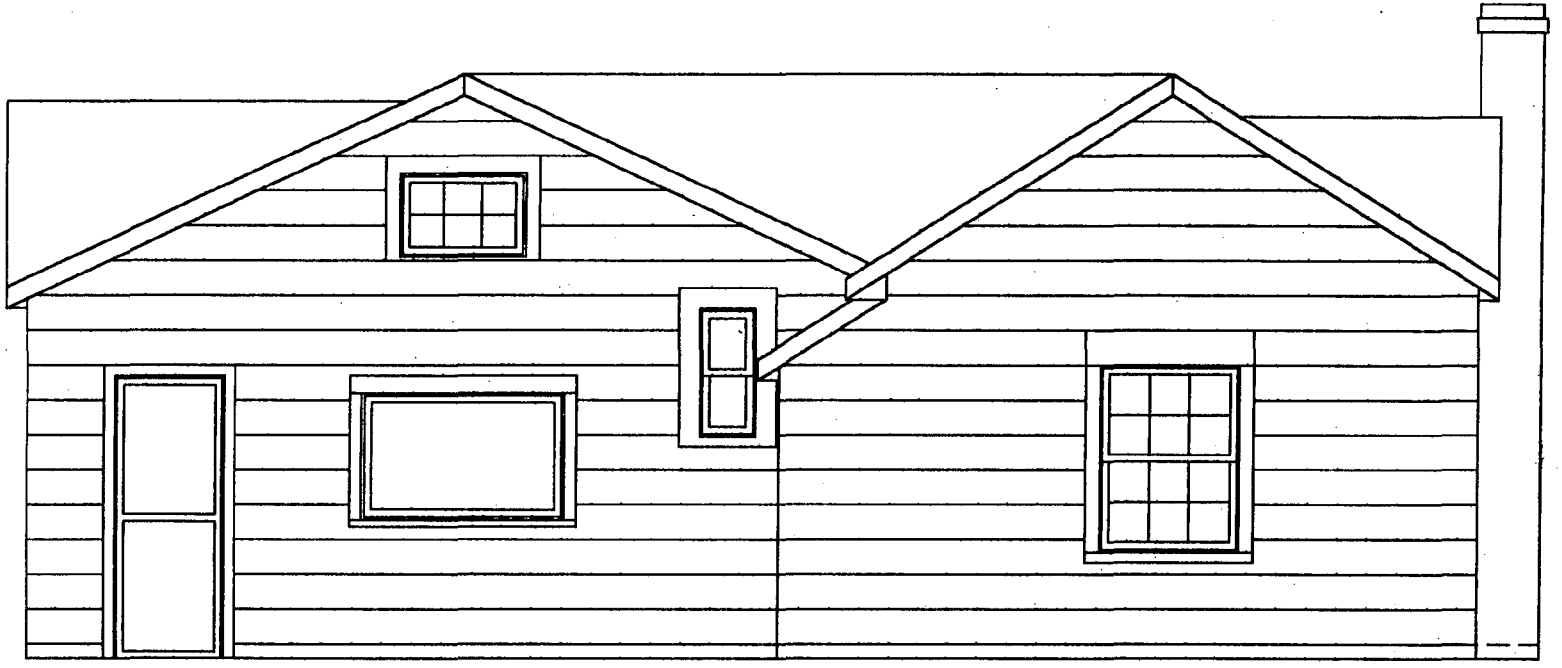

EXISTING REAR ELEVATION

NO SCALE

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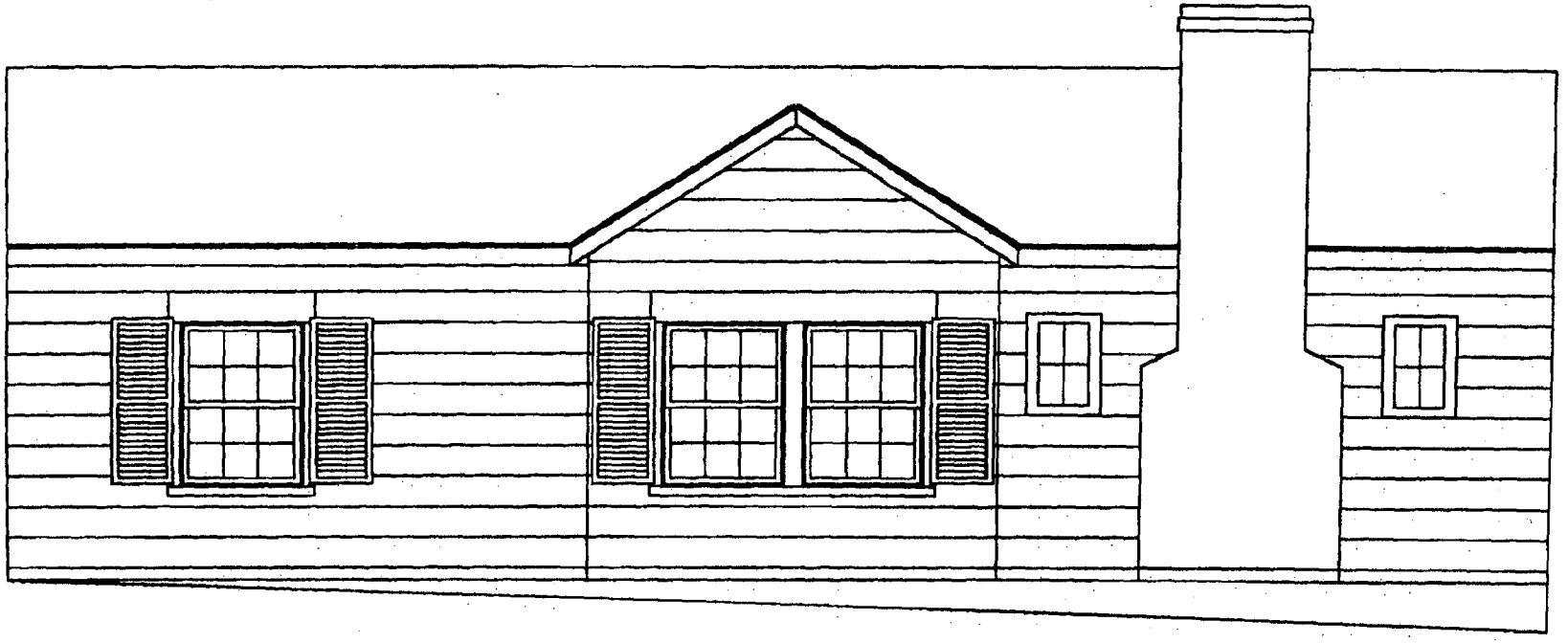
NEW REAR ELEVATION

NO SCALE

12



EXISTING LEFT SIDE ELEVATION

NO SCALE

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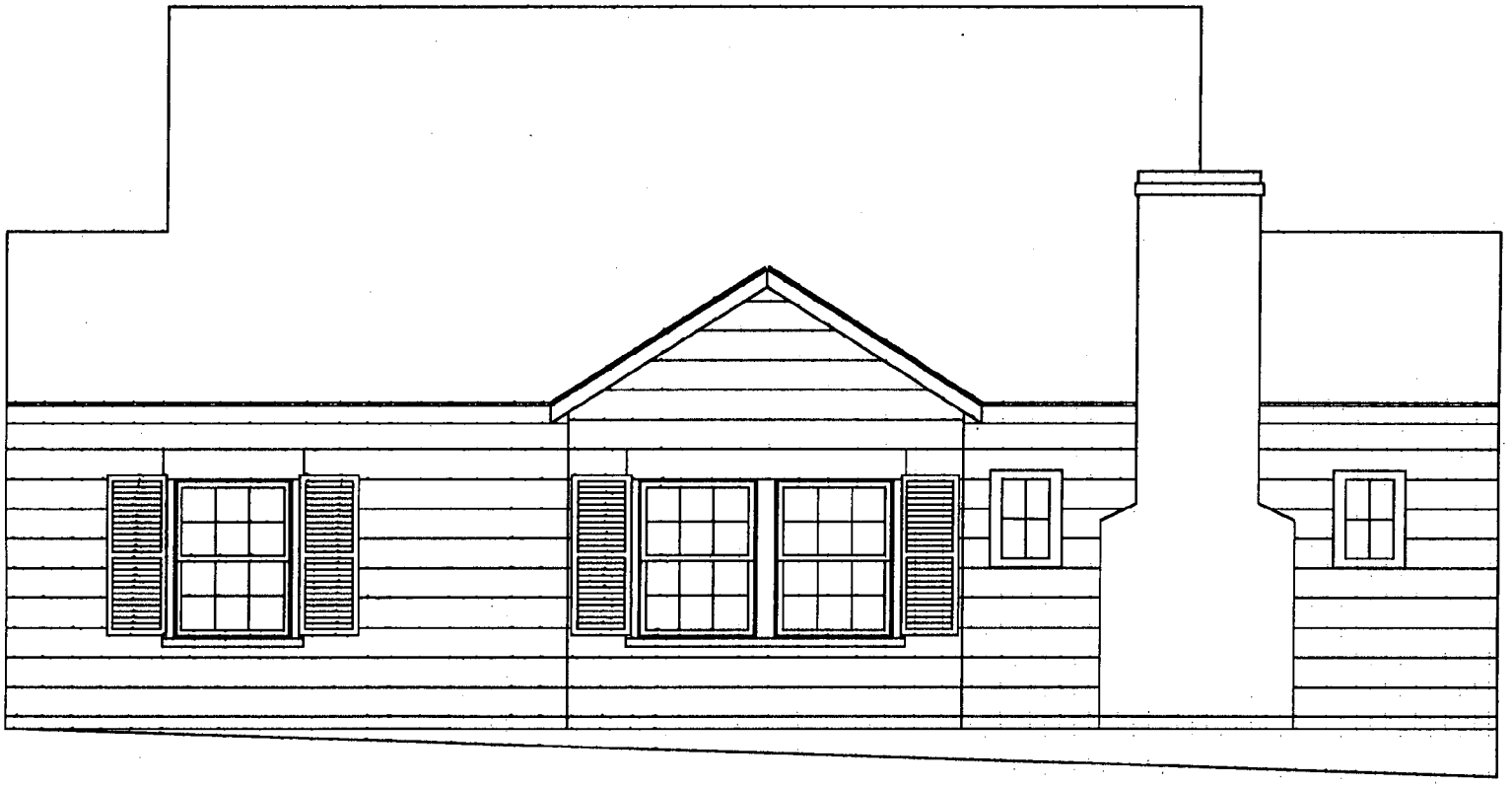

NEW LEFT SIDE ELEVATION

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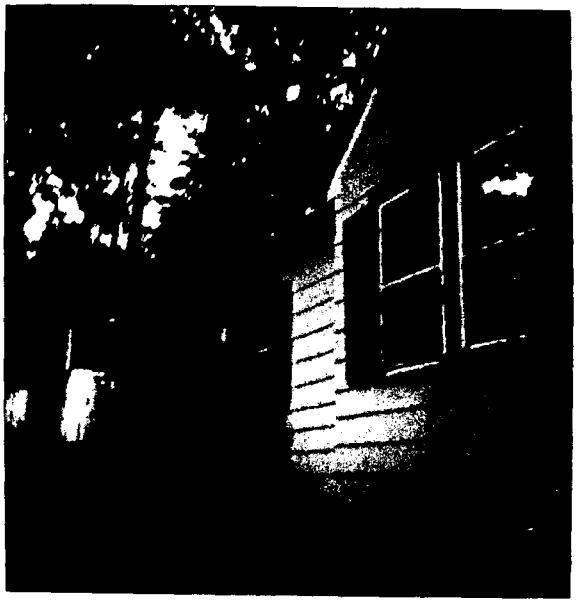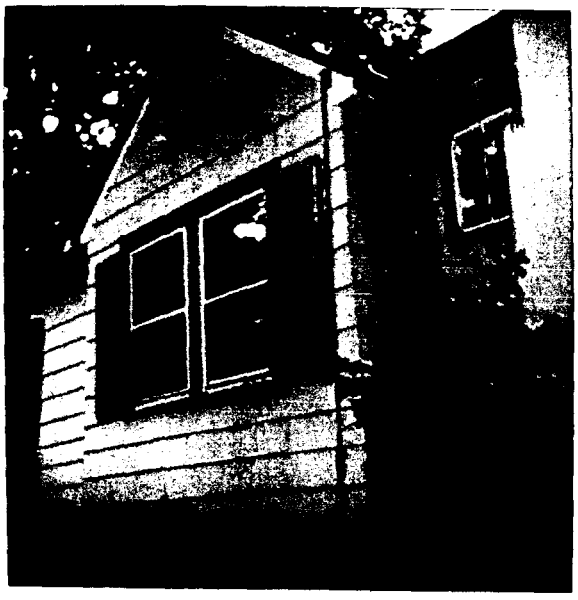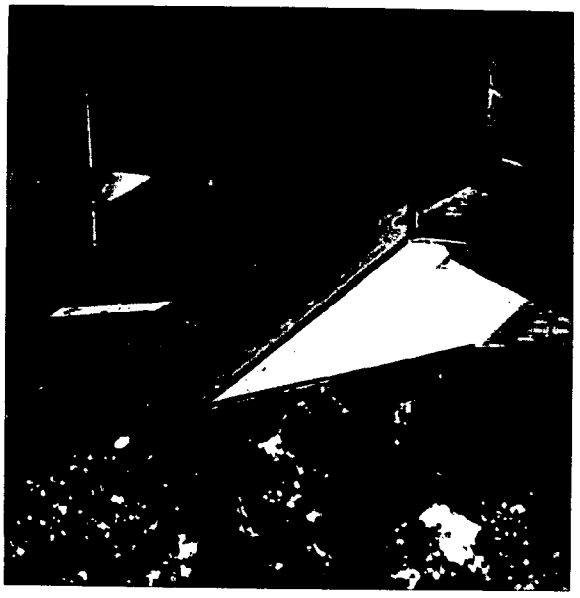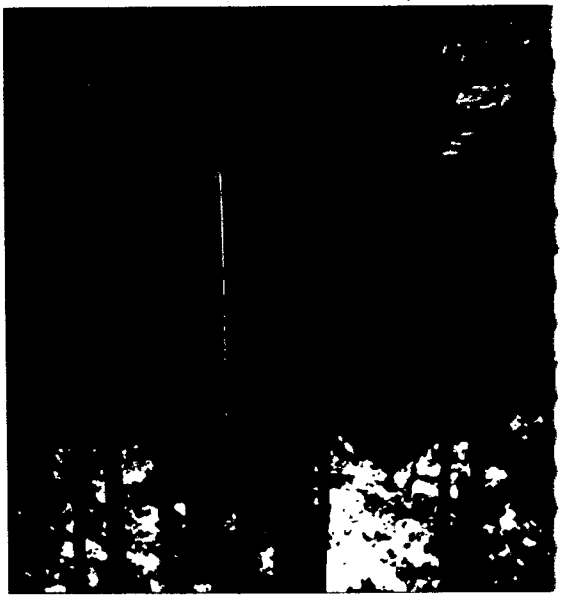
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