

37/3-92J 60 Elm Avenue
Takoma Park Historic District



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1062203

NAME OF PROPERTY OWNER MARTIN & ANDREA KALIN TELEPHONE NO. (202) 463-0904
(Contract/Purchaser) (Include Area Code)

ADDRESS 2071 PARK RD N.W. WASHINGTON DC 20010
CITY STATE ZIP

CONTRACTOR TBA TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY DAVE KOWTKO, ARCHITECT TELEPHONE NO. (301) 585-5522
(Include Area Code)

REGISTRATION NUMBER MD # 2732

LOCATION OF BUILDING/PREMISE

House Number 100 Street ELM AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street PINE AVENUE

Lot 14/15 Block 10 Subdivision B.F. GILBERT'S ADDITIONS TO TAKOMA PARK

Liber 1501 Folio 422 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|------------|-----------------------|----------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace |
| | | Revocable | | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | | |
|---|---------------|---|
| 01 <input checked="" type="checkbox"/> WSSC | 02 () Septic | 2B. TYPE OF WATER SUPPLY |
| 03 () Other _____ | | 01 <input checked="" type="checkbox"/> WSSC |
| | | 02 () Well |
| | | 03 () Other _____ |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

DAVE KOWTKO DAVE KOWTKO, ARCHITECT 11-12-92
Signature of owner or authorized agent (agent must have signature-notarized on back) Date

APPROVED F For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Albert Randall Date 12-2-92

APPLICATION/PERMIT NO: 92113080 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 60 Elm Avenue Meeting Date: 12/2/92
Resource: Takoma Park Historic District Review: HAWP/Alt.
Case Number: 37/3-92J Tax Credit: No
Public Notice: 11/18/92 Report Date: 11/25/92
Applicant: Martin and Andrea Kalin Staff: Nancy Witherell
PROPOSAL: GARAGE CONVERSION RECOMMEND: APPROVAL

The applicants propose converting a garage to residential use by removing the folding wooden garage doors and replacing them with glass doors and 6/1 windows. A window on the east elevation would also be replaced with two casement windows. The original opening and trim of the garage door opening would be maintained, and the new windows would be double-glazed but would utilize a projecting wooden muntin on the exterior surface of the pane. The 1 1/2-story garage is at the rear of a 2-story frame apartment building. The property is considered a contributing structure in the historic district. The upper story of the garage is partially visible from the street.

The issue of removing garage doors can be a difficult one, since historic garages are rather rare and many have already been altered. Ideally, historic structures should retain their original function and, in the case of a garage, its doors.

When a garage is converted to residential use, however, the staff finds the most appropriate solution to be one including the retention of the original opening, the absence of a residential fenestration pattern, and the use of new windows and doors appropriate in scale to the structure.

STAFF RECOMMENDATION

These issues have been addressed by the applicants. Although the garage doors characterize the property, and their removal diminishes the appearance of the building as a garage, the retained opening clearly indicates that the building was originally used as a garage. Therefore, the staff recommends that the Commission approve the proposal to remove the garage doors and replace them with a door and windows, and further to approve the modification to the window on the second story. The proposal is consistent

with the purposes of Chapter 24A, particularly 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 Standard #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.



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APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1062268

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(Contract/Purchaser) (Include Area Code)

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CITY STATE ZIP

CONTRACTOR TBA TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY DAVE KOWTKO, ARCHITECT TELEPHONE NO. (301) 585-5522
(Include Area Code)

REGISTRATION NUMBER MD #8338

LOCATION OF BUILDING/PREMISE

House Number 600 Street ELM AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street PINE AVENUE

Lot 14/15 Block 16 Subdivision B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber 1561 Folio 422 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|------------|-----------------------|-----------|---|------|---------------|------|-------|-------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | | Revision | Fence/Well (complete Section 4) Other _____ | | | | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000
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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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

THE BUILDINGS AT 60 ELM AVE. ARE WITHIN THE TAKOMA PARK
HISTORIC DISTRICT OF MONTGOMERY COUNTY. THE MAIN BUILDING
IS A 2 STORY FRAME APARTMENT BUILDING WITH A
BASEMENT. THE GARAGE IS A 1/2 STORY FRAME BUILDING
AT THE REAR OF THE SITE, SOMEWHAT RESEMBLING
A BUNGALOW.

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

THE PROJECT ENTAILS THE CONVERSION OF THE GARAGE
BUILDING TO A SINGLE UNIT 'CARRIAGE HOUSE'. THE CHANGES
TO THE EXTERIOR WOULD AMOUNT TO REPLACING THE
FOLDING WOOD GARAGE DOORS WITH NEW WINDOWS
AND DOORS. THE 2ND FLOOR WINDOW AT THE ~~WEST~~^{EAST} WALL
WILL BE REPLACED WITH 2 SMALLER WINDOWS.
A SMALL AREA OF GRAVEL DRIVEWAY WILL BE
LANDSCAPED.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE EXISTING EXTERIOR OF THE GARAGE WILL BE MAINTAINED EXCEPT FOR THE MINIMUM OF WINDOW & DOOR CHANGES REQUIRED BY THE CONVERSION TO A DWELLING.

- b. the relationship of this design to the existing resource(s):

THE CHANGES WILL BE CONSISTENT WITH EXISTING ADJACENT MATERIALS.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE CONVERSION WILL HAVE A MINIMUM OF VISUAL IMPACT ON THE HISTORIC DISTRICT.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

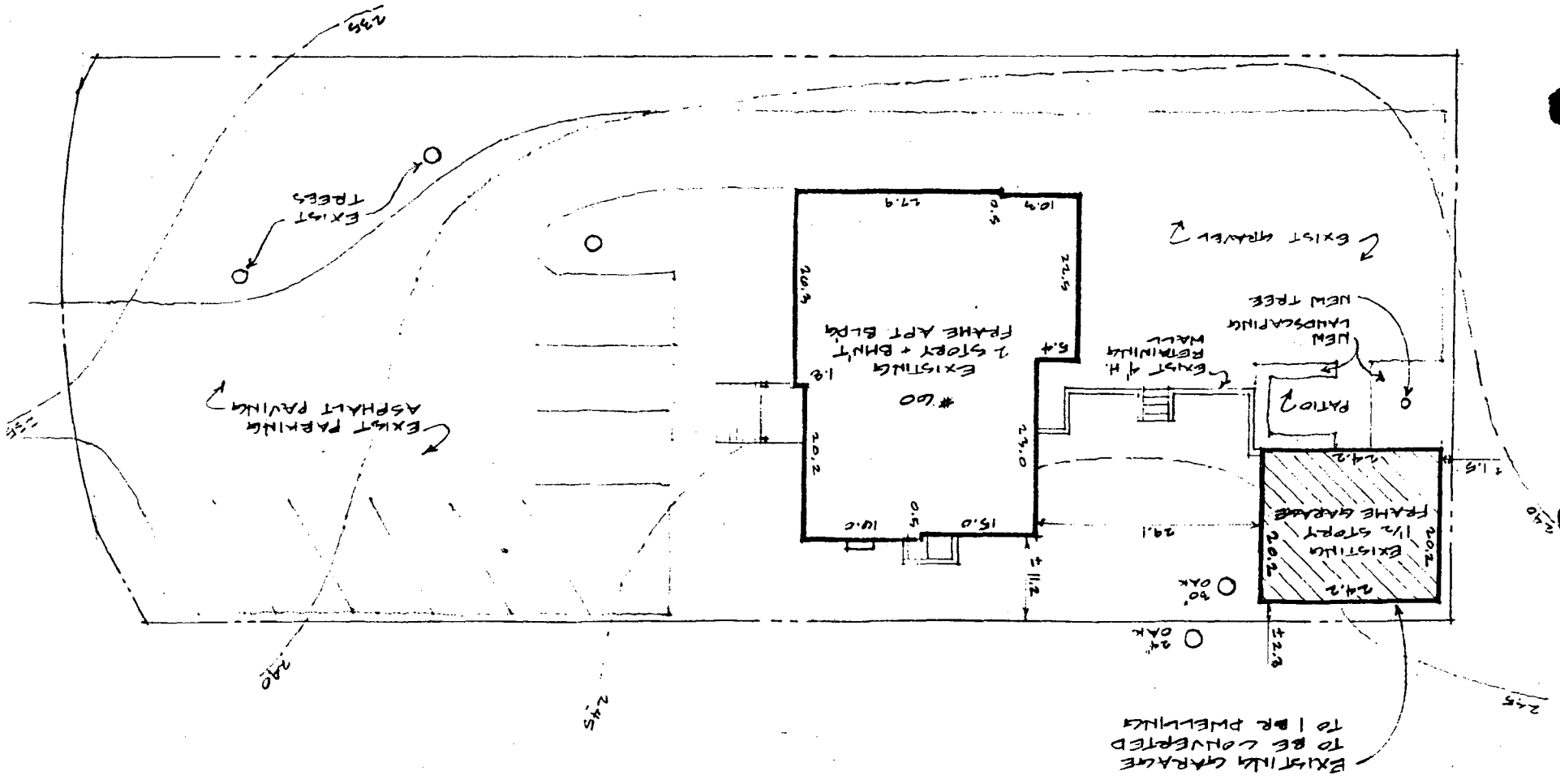
1. Name JOHN W. HALL
 Address 101 ELM AVE
 City/Zip TAKOMA PARK, MD
2. Name MICHAEL C. OLNSTED
 Address 104 ELM AVE
 City/Zip TAKOMA PARK, MD

3. Name POLLY S.H. THOMAS
Address 49 ELM AVE.
City/Zip TAKOMA PARK, MD
4. Name LIVING FOR HOUSING
Address 50ST ELM AVE.
City/Zip TAKOMA PARK, MD
5. Name DON S. SCHALCH
Address 51 ELM AVE.
City/Zip TAKOMA PARK, MD
6. Name GRACE M. SAUORY
Address 55 ELM AVE.
City/Zip TAKOMA PARK, MD
7. Name MOZELL B. HAZELL
Address 97 ELM AVE
City/Zip TAKOMA PARK, MD
8. Name PAUL. W. WECKSTEIN
Address 99 ELM AVE.
City/Zip TAKOMA PARK, MD

1757E

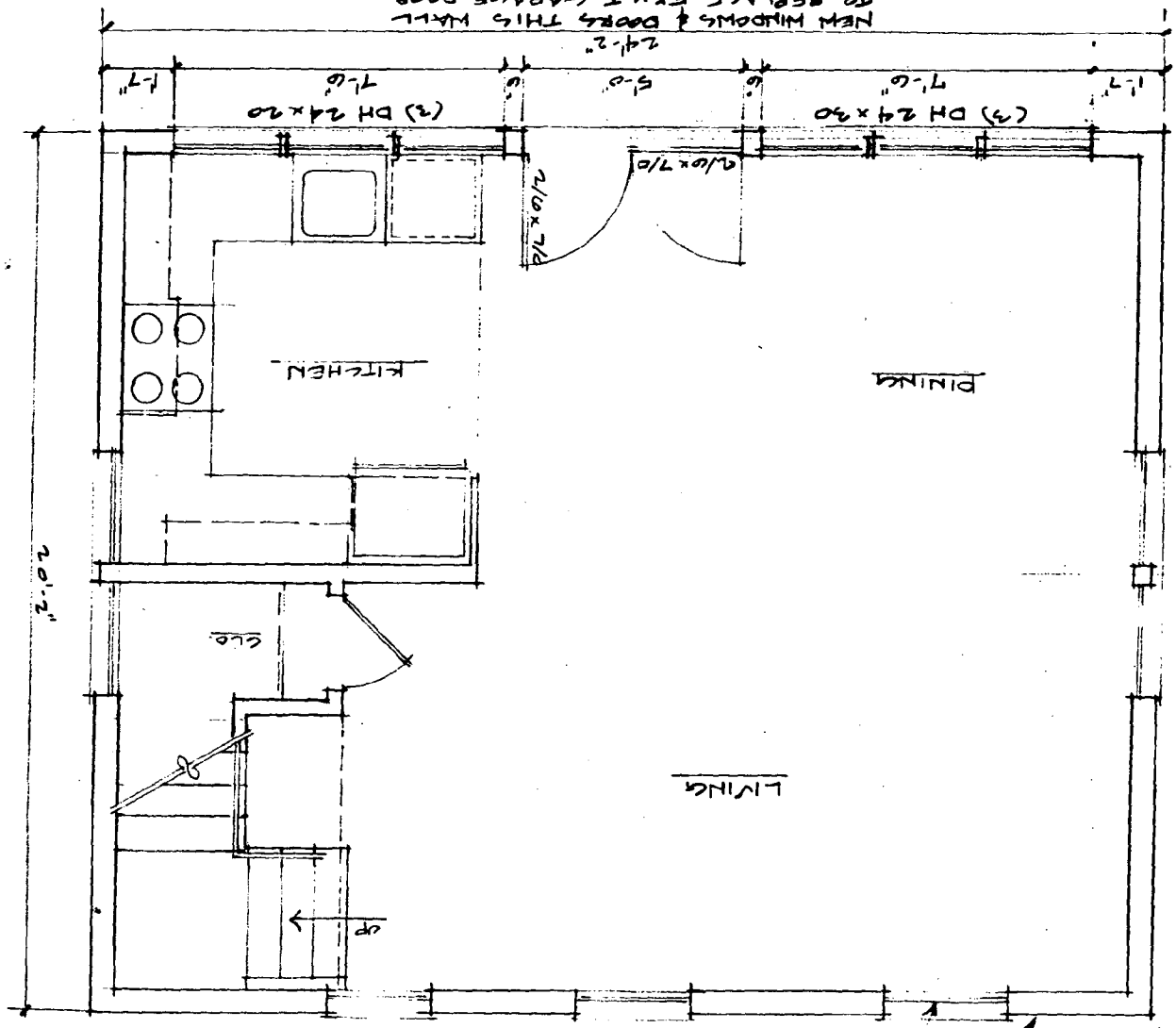
(OVER)

SITE PLAN
1" = 20'

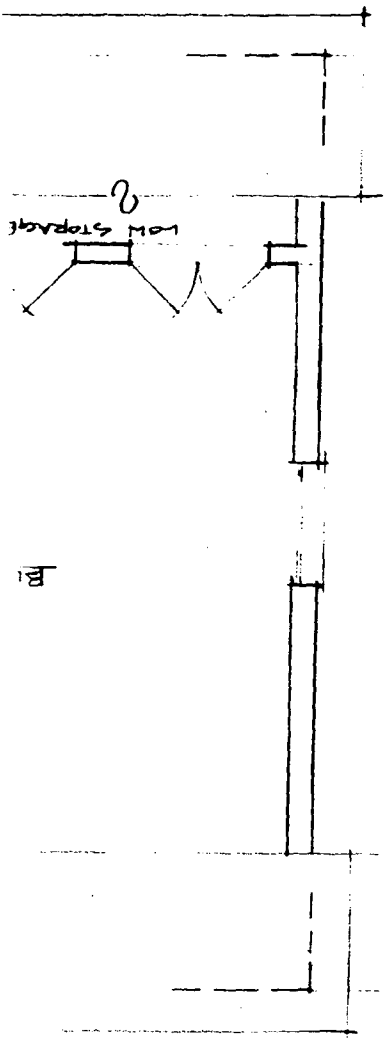




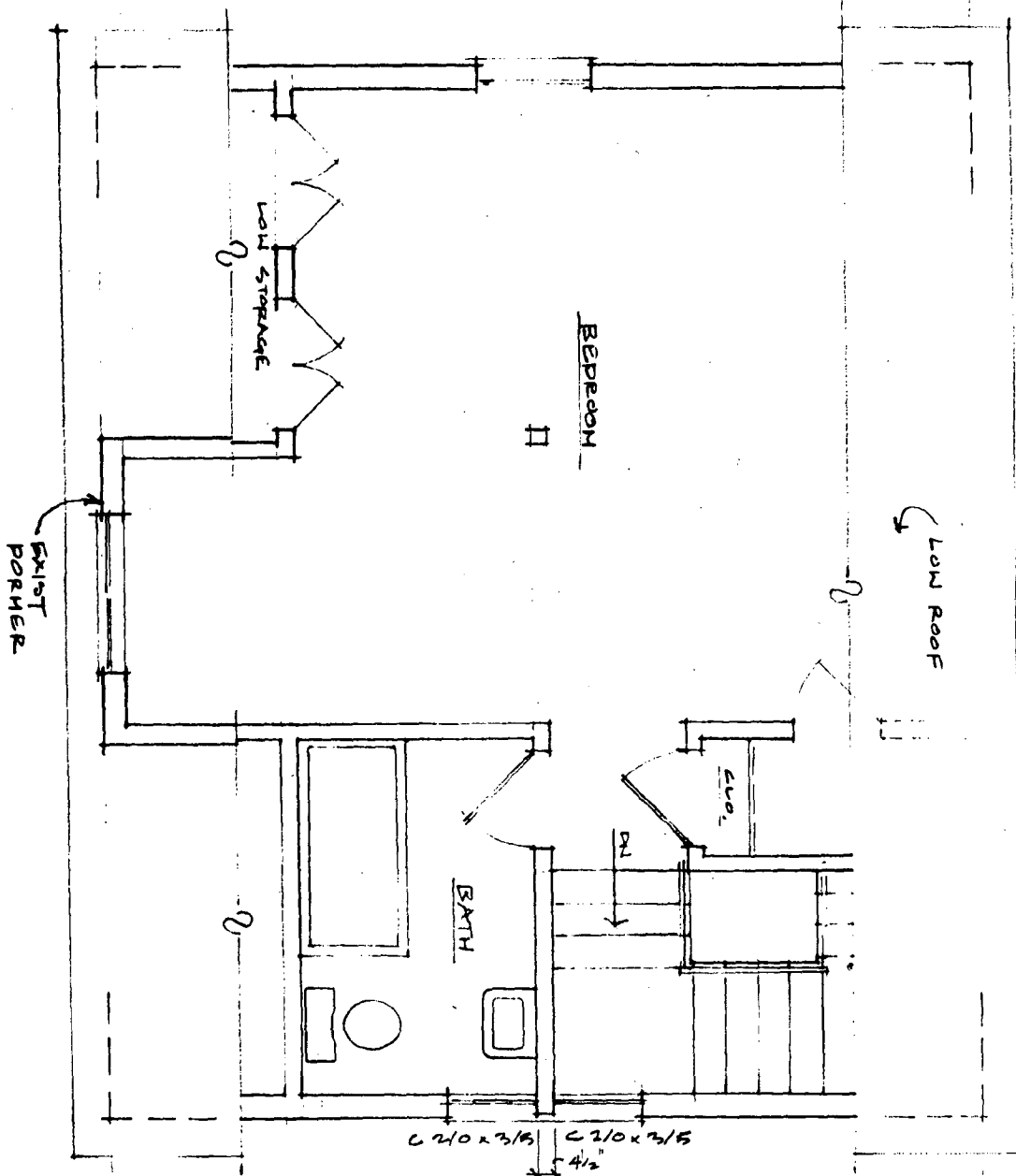
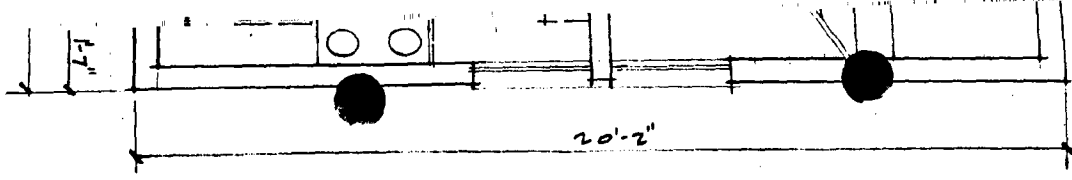
NEW WINDOWS & DOORS THIS WALL TO REPLACE EXIST GARAGE DOOR



- REPAIR EXISTING EXTERIOR WALLS. NEW GYP BD FINISH & INSULATION AT INSIDE.
- REPAIR EXISTING WINDOWS (TYP.)



2ND FLOOR PLAN



NEW WINDOWS TO REPLACE
EXIST SINGLE WINDOW.

②

FRONT ELEVATION - SOUTH
 VP = 1'-0"

ACTION - WEST

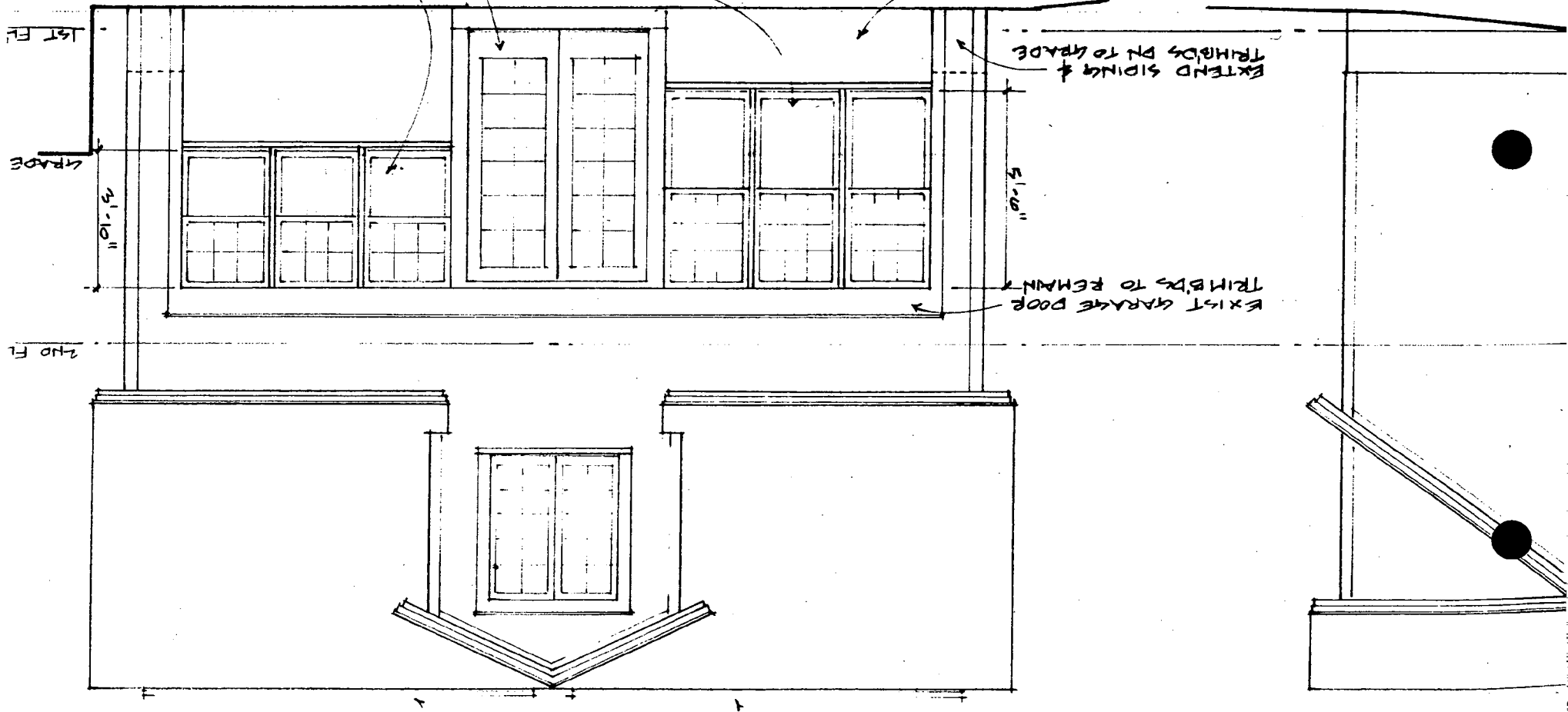
NEW HD DOUBLE HUNG WINDOWS
 W/ INSUL GLASS & SNAP IN MUNTIN
 NEW HD DOORS W/ INSUL GLASS
 & SNAP IN MUNTINS 7'-0" HIGH.

UPPER BELOW WINDOWS
 W/ SIDING TO MATCH EXIST

EXTEND SIDING &
 TRIMBS DN TO GRADE

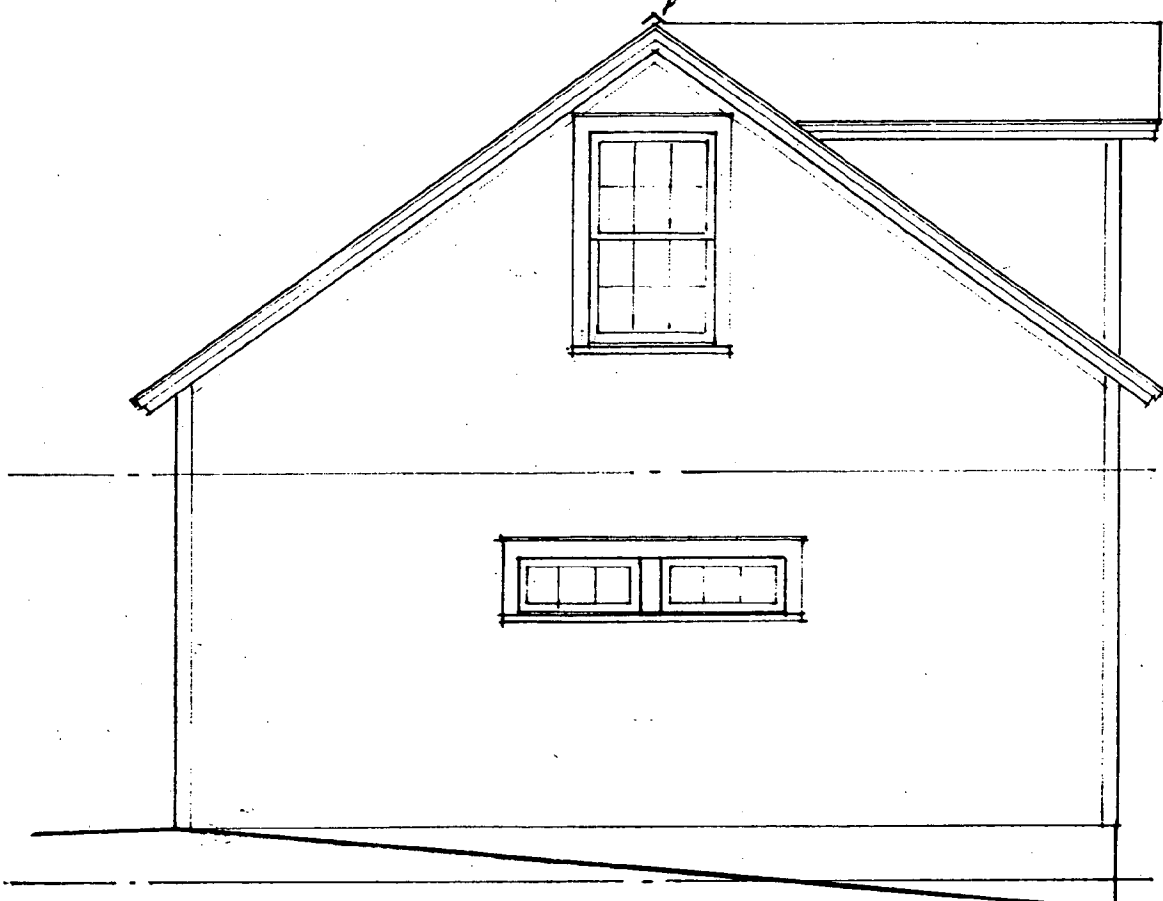
EXIST GARAGE DOOR
 TRIMBS TO REMAIN

NEW RIDGEVENT
 MAT'L TO BLEND
 W/ EXIST ROOFING



(3)

NEW RIDGEVENT.
MATH TO BLEND
W/ EXIST ROOFING



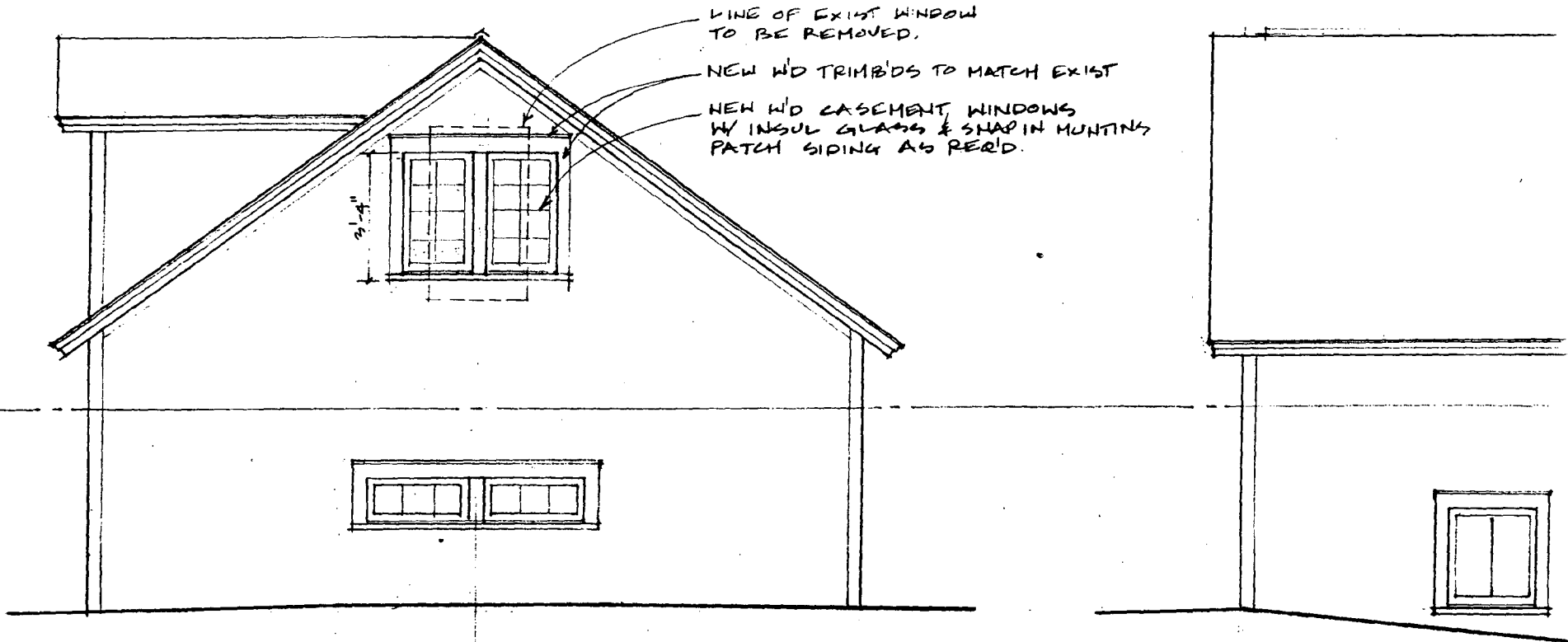
EXIST GARAGE DOOR
TRIMBDS TO REMAIN

5'-0"

EXTEND SIDING &
TRIMBDS DN TO GRADE

INFILL BELOW WINDOWS
W/ SIDING TO MATCH EXIST

LEFT SIDE ELEVATION - WEST
1/4" = 1'-0"

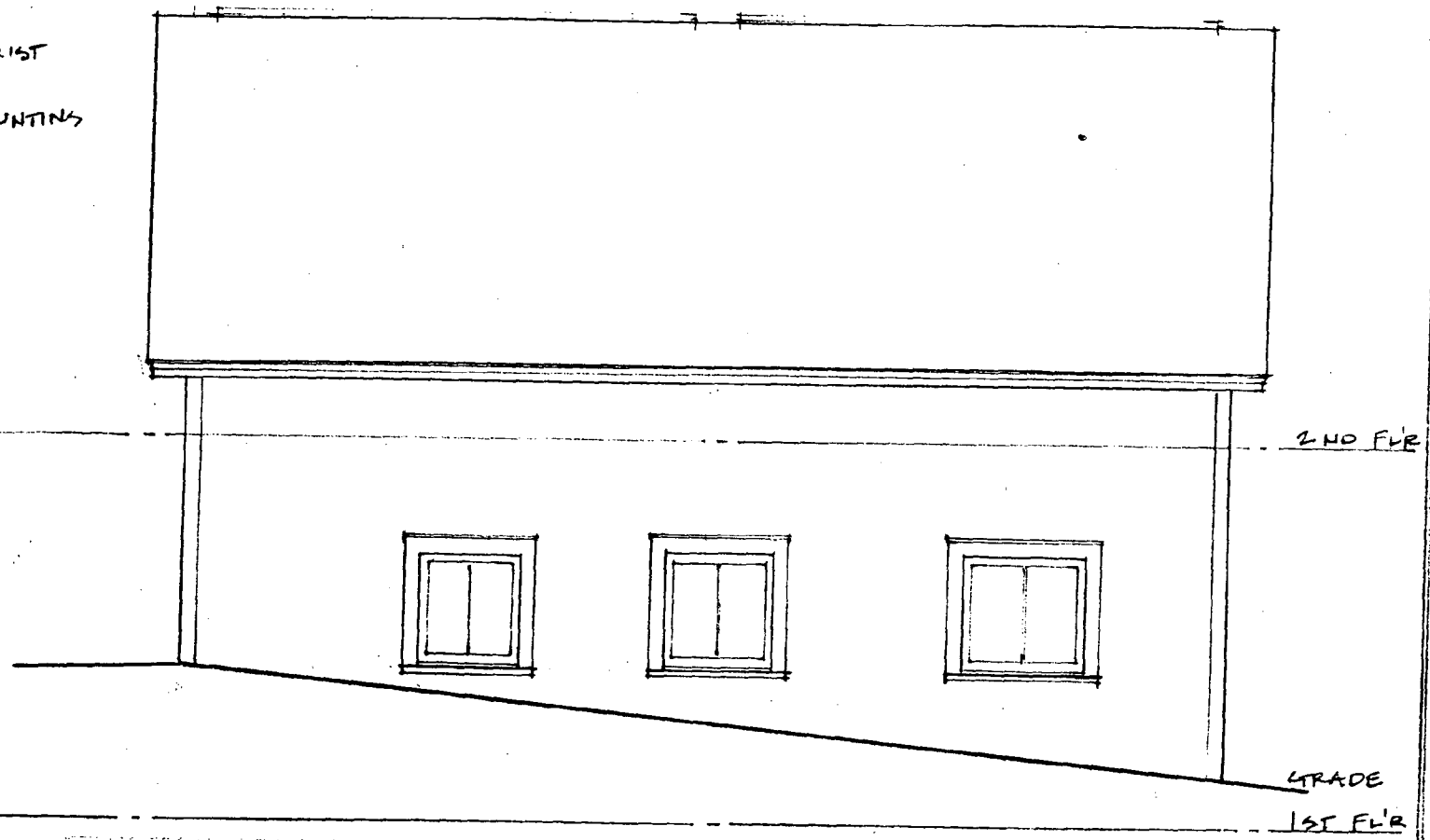


RIGHT SIDE ELEVATION - EAST
1/4" = 1'-0"

REA
1/4" = 1'

4

WINDOW
ED.
SOS TO MATCH EXIST
MENT WINDOWS
AND SHAP IN MUNTINS
AS REQ'D.



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



MAIN BUILDING - FRONT VIEW (EAST)
NOTE GARAGE BEYOND



GARAGE - FRONT VIEW (SOUTH)



GARAGE - FRONT VIEW (SOUTH)
VIEW FROM CORNER OF ELM AVE & WESTMORELAND AVE.



MAIN BUILDING - REAR VIEW (WEST)

10

PHOTOS

60 ELM AVENUE
TAKOMA PARK, MD

DATE:
11.12.92

SHEET:
P-1

OF 2



GARAGE - FRONT / RIGHT SIDE (SOUTH EAST CORNER)



GARAGE - RIGHT SIDE / REAR (NORTH EAST CORNER)



GARAGE - RIGHT SIDE (EAST)



GARAGE - REAR / LEFT SIDE (NORTH WEST CORNER)
LEFT SIDE & RIGHT SIDE WINDOWS ARE SAME.

PHOTOS	
60 ELM AVENUE TAKOMA PARK, MD	
DATE: 11.12.92	SHEET: P-2 of 3
(18)	

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**