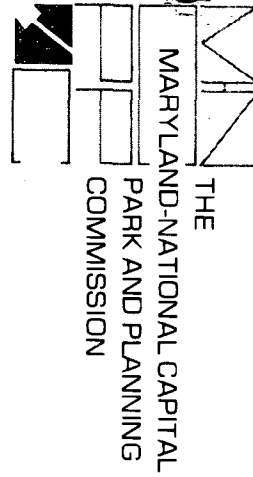


#37/3-94Q 55 Elm Street
Takoma Park H.D.

8787 Georgia Avenue • Silver Spring, Maryland 209 8760



Dupraw
55 Elm Street
Takoma Park H.O.

Prelim. Consult.
HPC 5/25/94

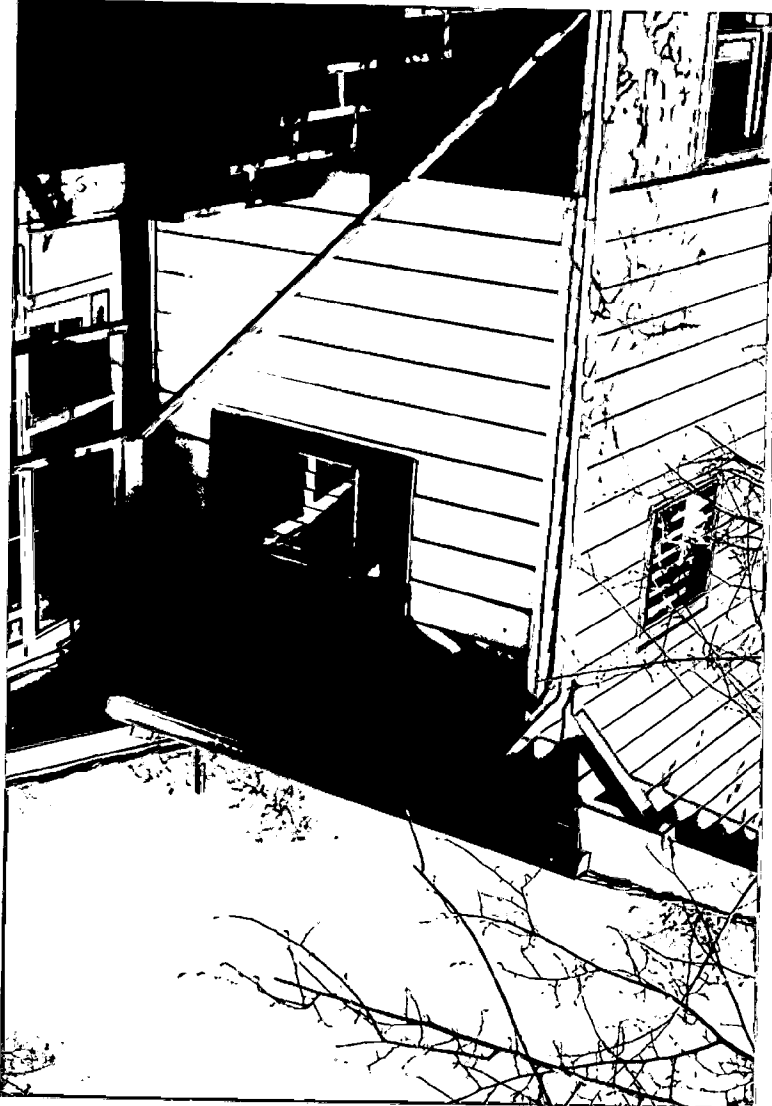
Dupraw Residence
Existing 55 Elm St
Exterior Photograph



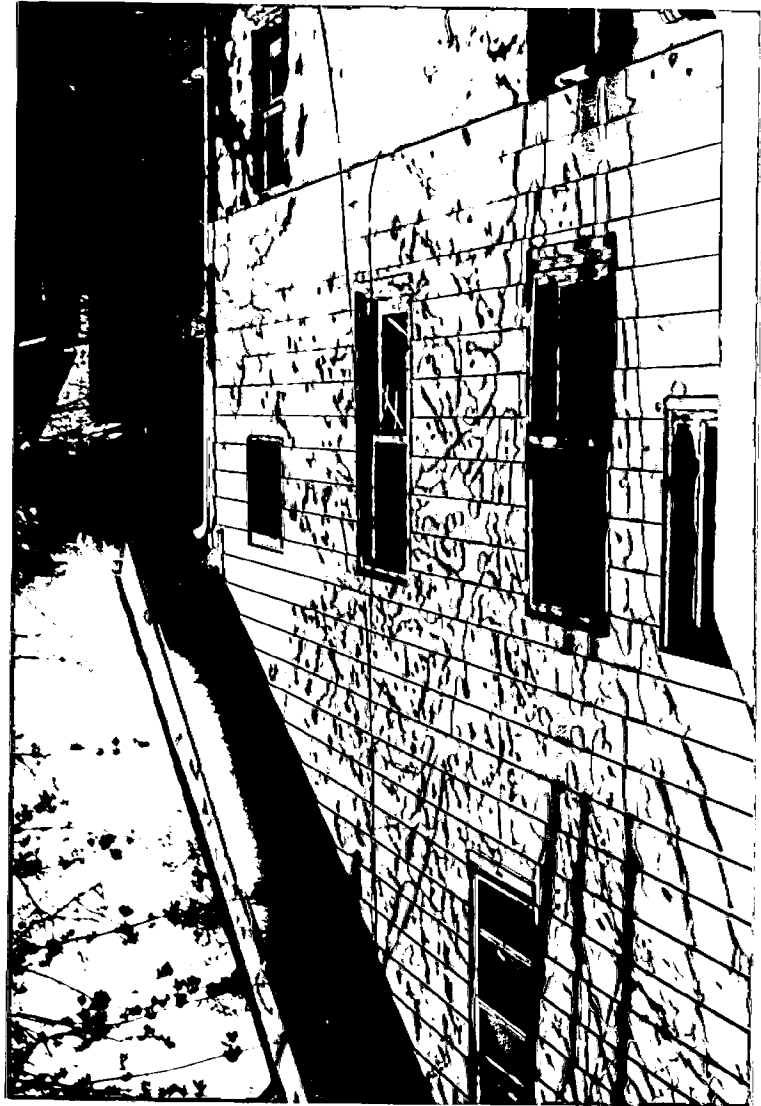
Exterior - porch



Windows



Exterior



Extension - East Side



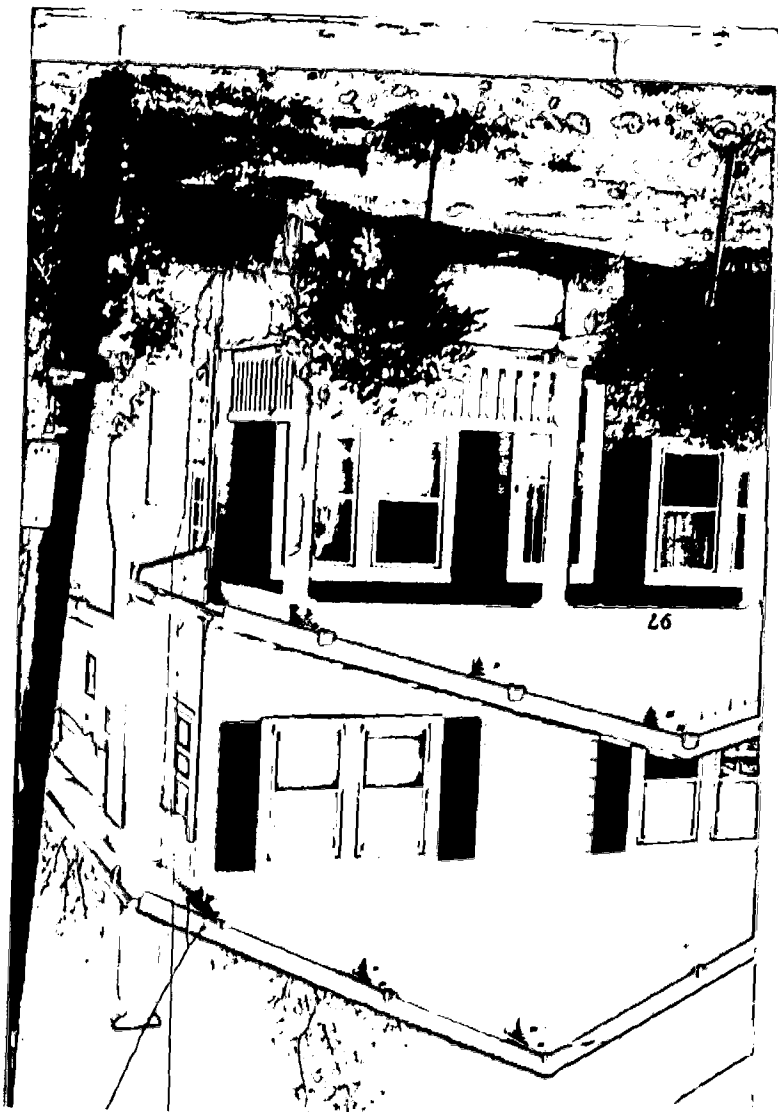
Neig hber across street



neighbor to west
front yard

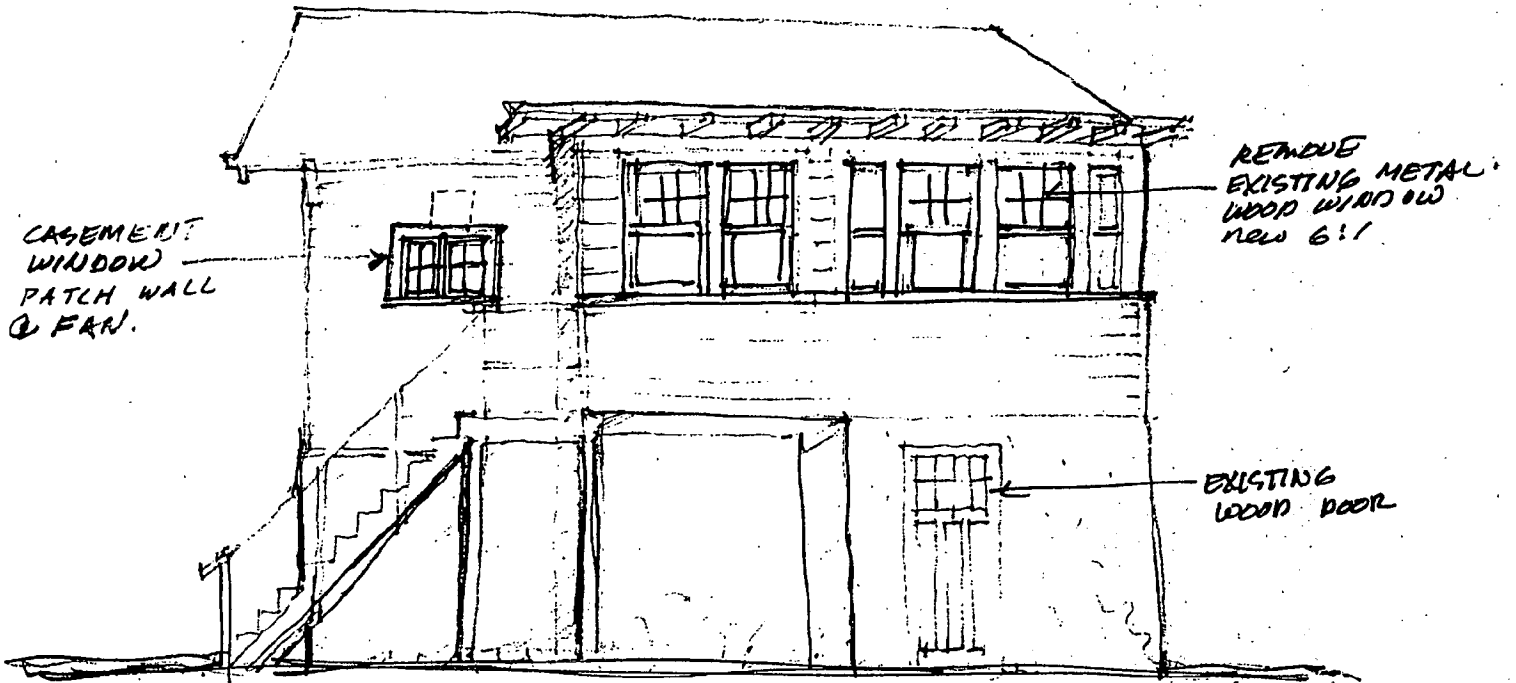


neighbor to east
front yard



Rear neighbors - south





Proposed rear window



existing rear of house

Dupraw

55 Elm St

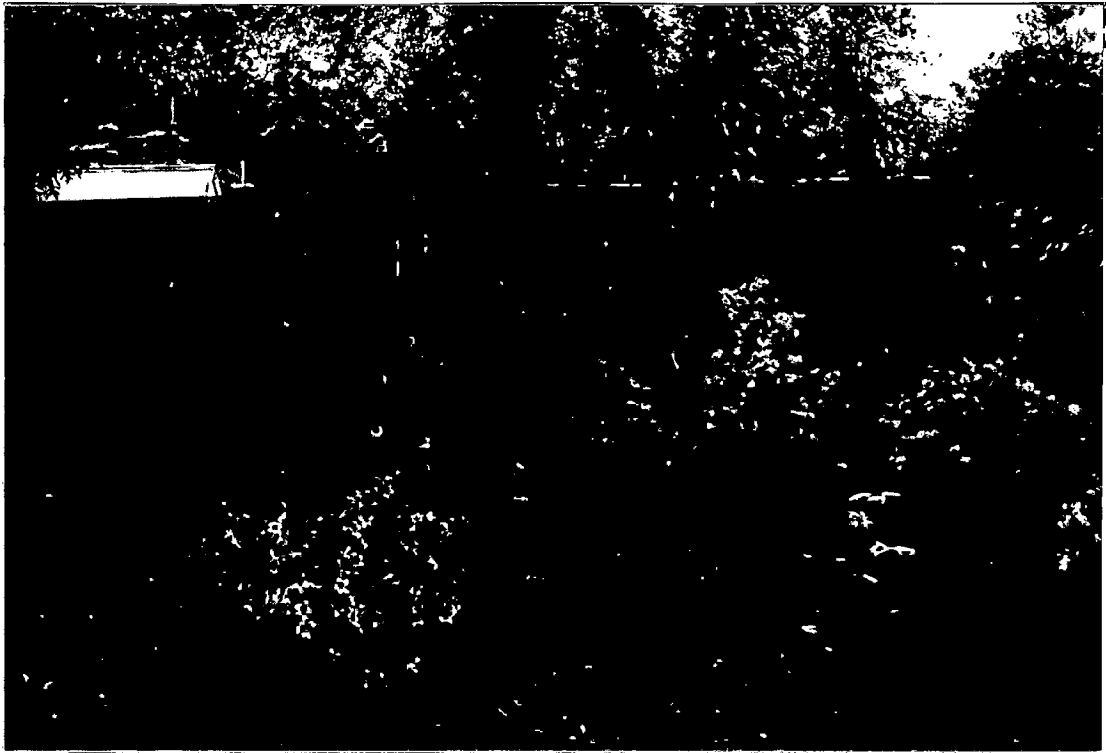
May 16, 1994

6'-0"

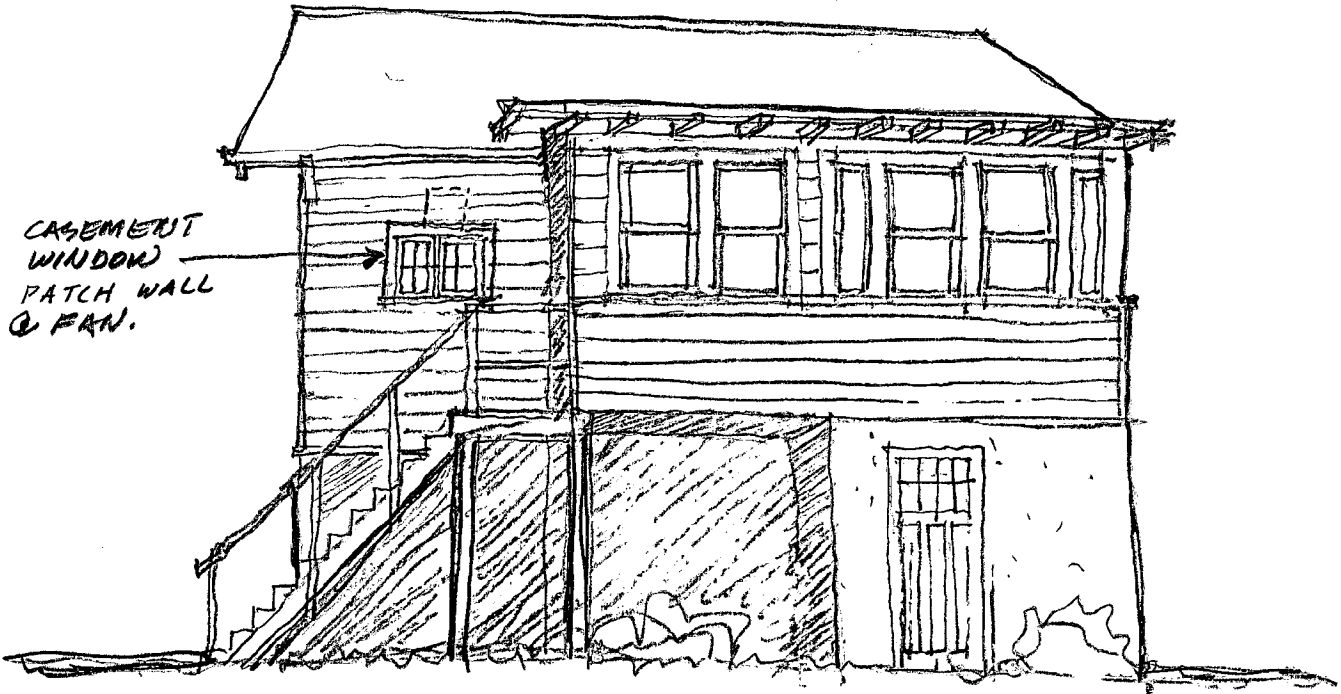


photo of proposed fence

Dupraw Fence 55 Elm St May 16, 1994



Dupraw Fence 55 Elm St May 16, 1994



Proposed rear window



Existing rear of house

Dupraw

55 Elm St

May 16, 1994



Existing Exterior - Front

Pre submission. Historic Work Permit May 3 1994
Allen/Dupraw Residence 55 Elm St Takoma Park Maryland
Sherry Nesbit, Architect 301-565-0128



Exterior - porch



Exterior - Windows

notice
Please send to:

Architect: Sherry Nesbitt, AIA
9320 Ocala Street
Silver Spring, Md. 20901

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 2

To	SHERI NESBITT	From	TAT PARKER
Co.		Co.	M. NCPPC
Dept.		Phone #	(301) 495-4730
Fax #	(202) 722-0890	Fax #	(301) 495-1387



May 6, 1996

Marcelle Dupraw
55 Elm Avenue
Takoma Park, MD 20912

Dear Ms. Dupraw:

You received an approved Historic Area Work Permit (HAWP) on June 23, 1994 to make exterior changes to your property in the Takoma Park Historic District. As part of this approved HAWP, you also received approval to install a 6 foot high board and batten fence in your back yard.

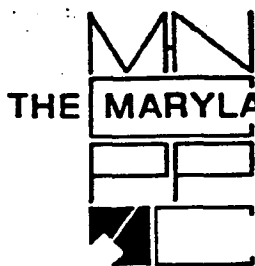
You have recently requested approval to construct a stockade fence instead of a board and batten fence. The fence would be the same height and in the same location as shown in your approved HAWP.

It is my judgement that this change to your approved HAWP is not major enough to require an additional hearing by the Historic Preservation Commission. The change to a stockade fence is consistent with the spirit of the Commission's earlier approval. Therefore, this letter will serve as your approval for the stockade fence as described above.

Please call me if you have question at 495-4570.

Sincerely,

Gwen L. Marcus
Historic Preservation Coordinator



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: June 23, 1994

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

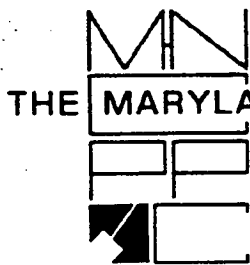
Approved Denied

Approved with Conditions: _____
General Condition for all HAWP's: The applicant shall notify the DEP
5 days prior to commencing work and within 2 weeks after completion

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Marcelle Dupraw

Address: 55 Elm Avenue, Takoma Park, Md. 20912



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

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

DATE: June 23, 1994

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a 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, 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.

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



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Marcelle DuPraw TELEPHONE NO. 302 783-2961(w)
(Contract/Purchaser) (Include Area Code)

ADDRESS 55 Elm Ave, Takoma Park STATE MD ZIP _____
CITY

CONTRACTOR Self TELEPHONE NO. _____

PLANS PREPARED BY Sherry Nesbitt CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 301 565-0120
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 55 Street Elm Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Westmoreland

Lot 82 Block E Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	<u>Fence/Wall</u> (complete Section 4)	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ \$12,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY WSSC

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

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

4A. HEIGHT 6 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 no
- 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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 6/11/94

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date June 23, 1994

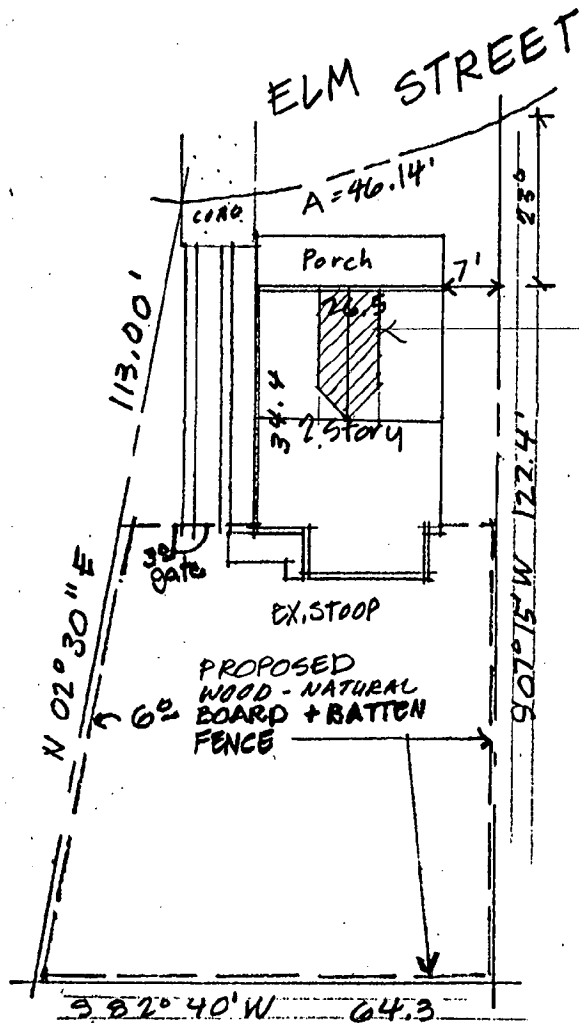
APPLICATION/PERMIT NO: 1000010050 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

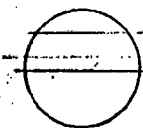


PROPOSED
GABLE ROOF
OVER EXISTING
DORMER

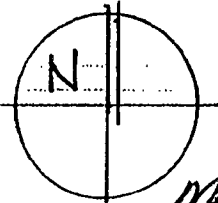
APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker

55 ELM STREET
LOT 82 BLOCK E, TAKOMA PARK, MD.
INFORMATION TAKEN FROM SURVEY
BY LANDTECH ASSOCIATES, 3.30.94
REFER. PLAT BOOK 3, PLAT NO. 225



SITE PLAN



Dupraw Fence 55 Elm St

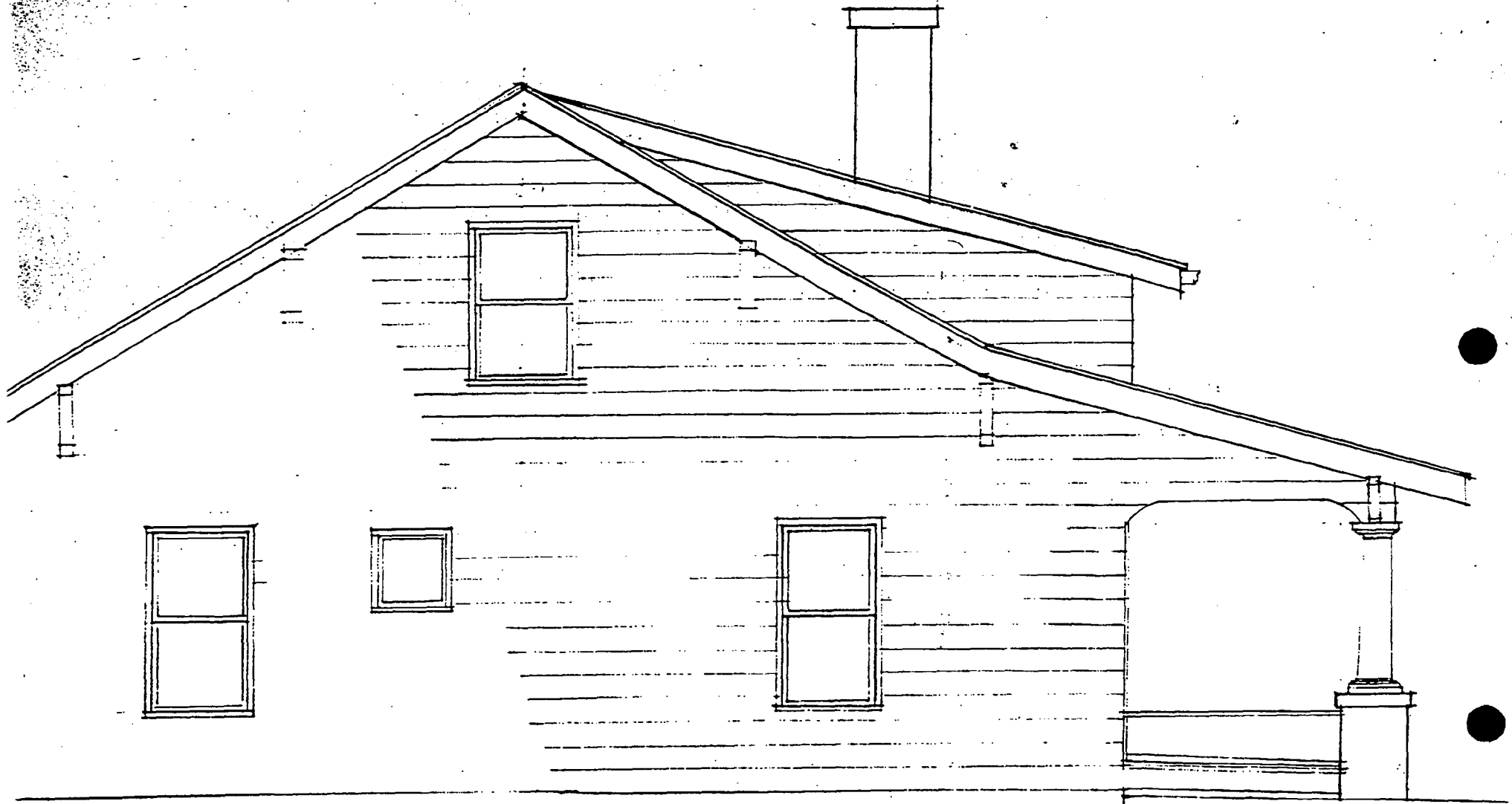
May 16, 1994
Rev May 31, 1994



Exterior Front

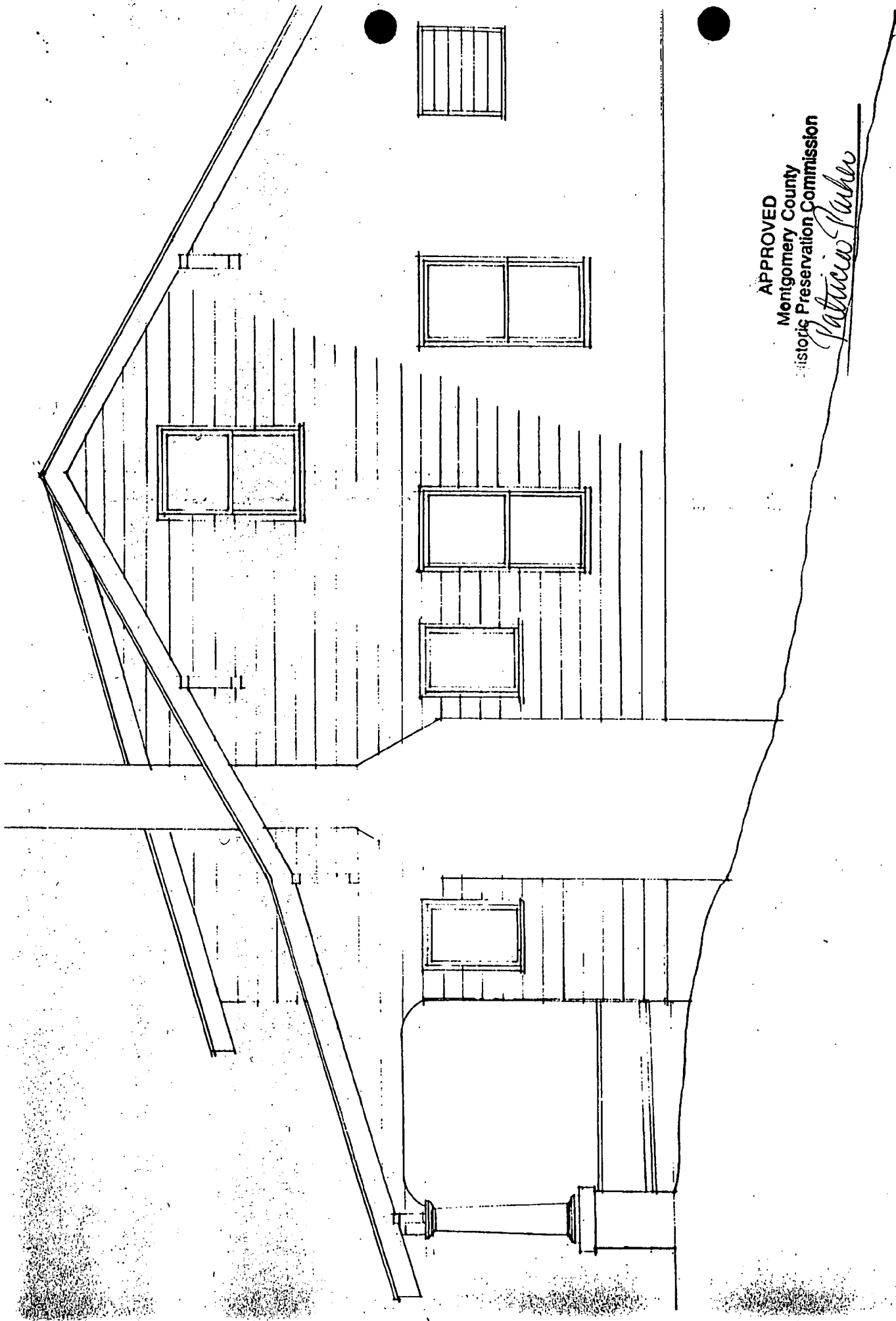
APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker



Exterior Side

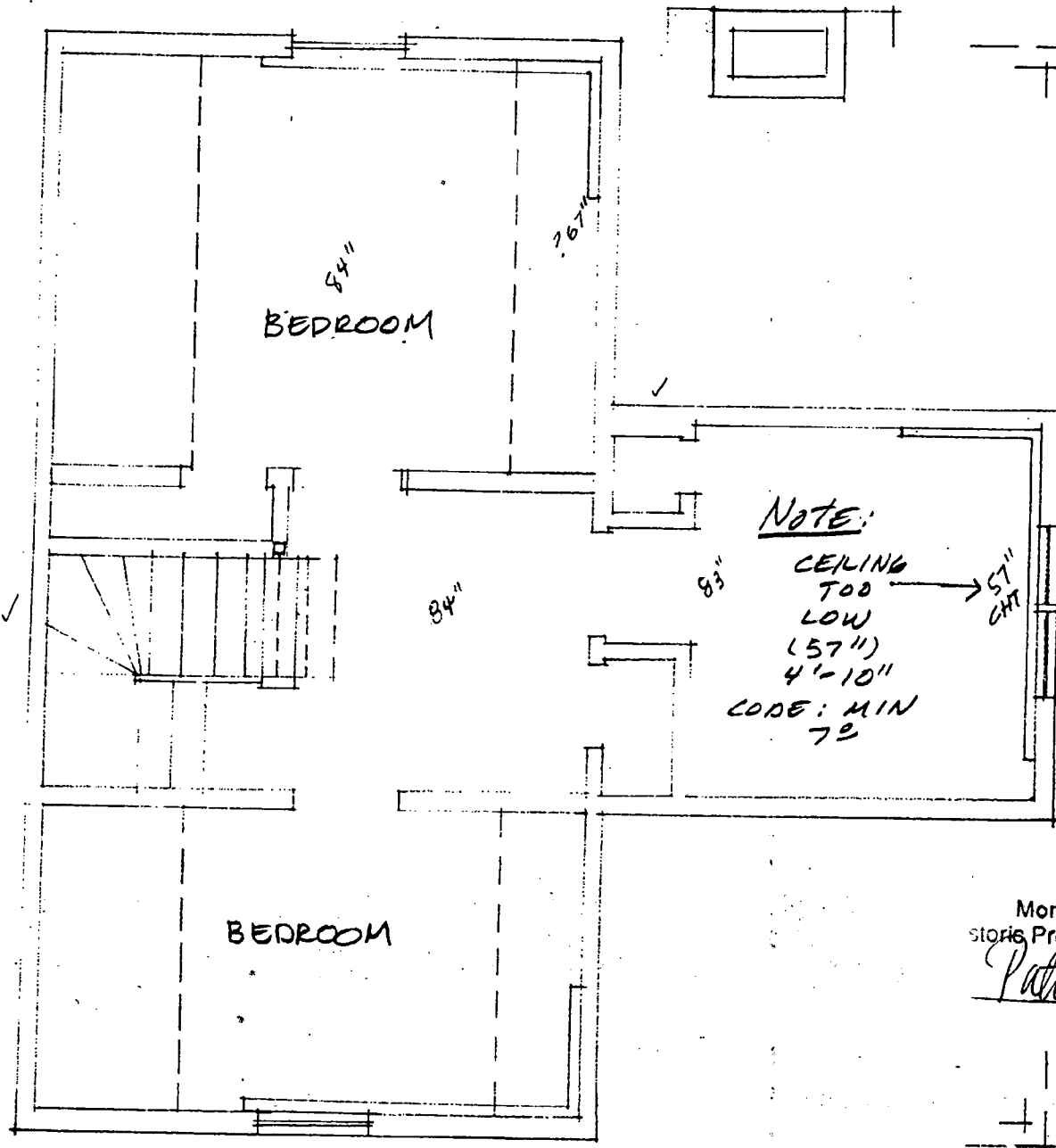
APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker



APPROVED
Montgomery County
Historic Preservation Commission

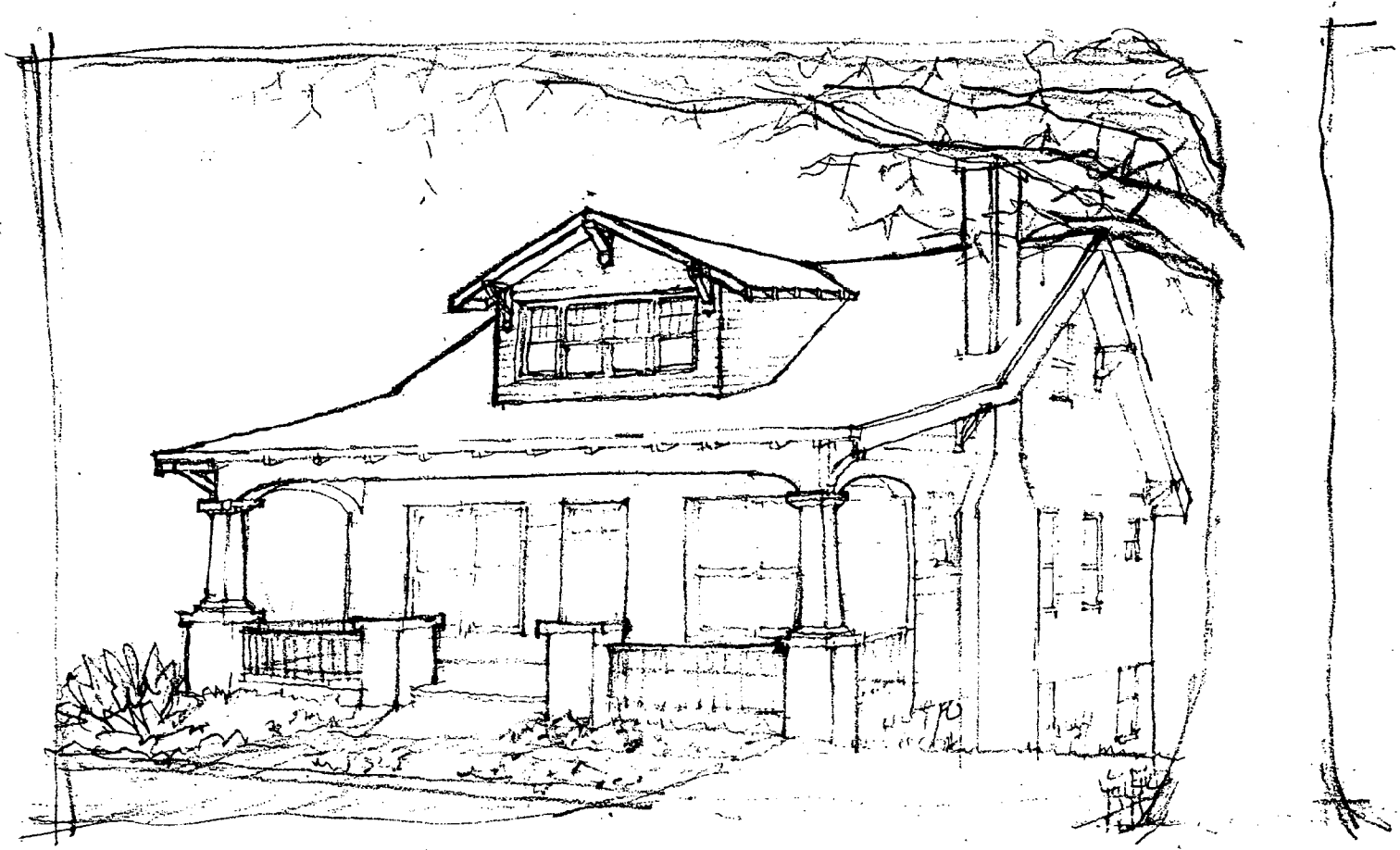
Patricia Parker

Exterior Side - West



APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker

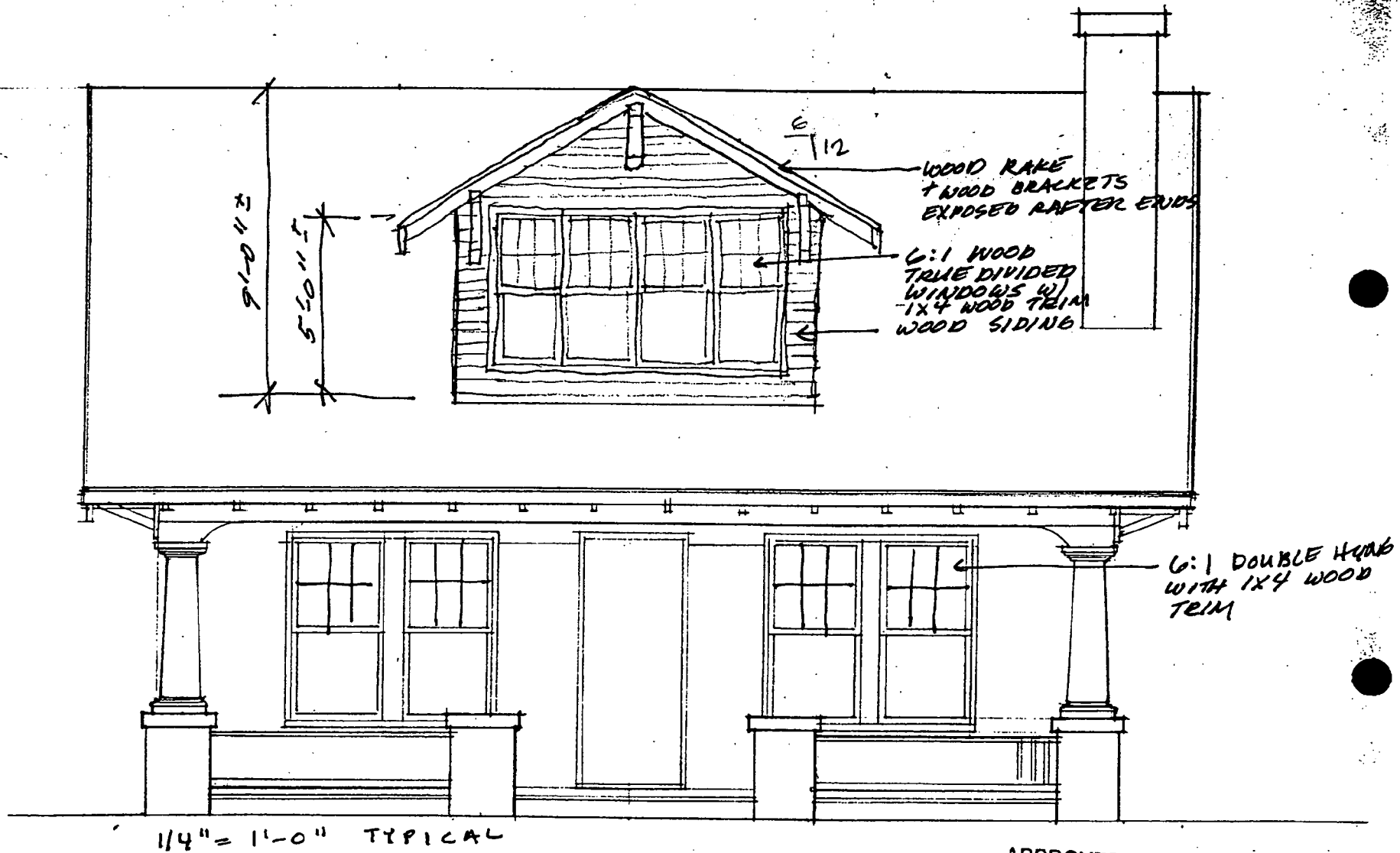
Existing Second Floor Plan
 1/4" = 1'-0"



Proposed "gable"
Dormer
Scheme # One

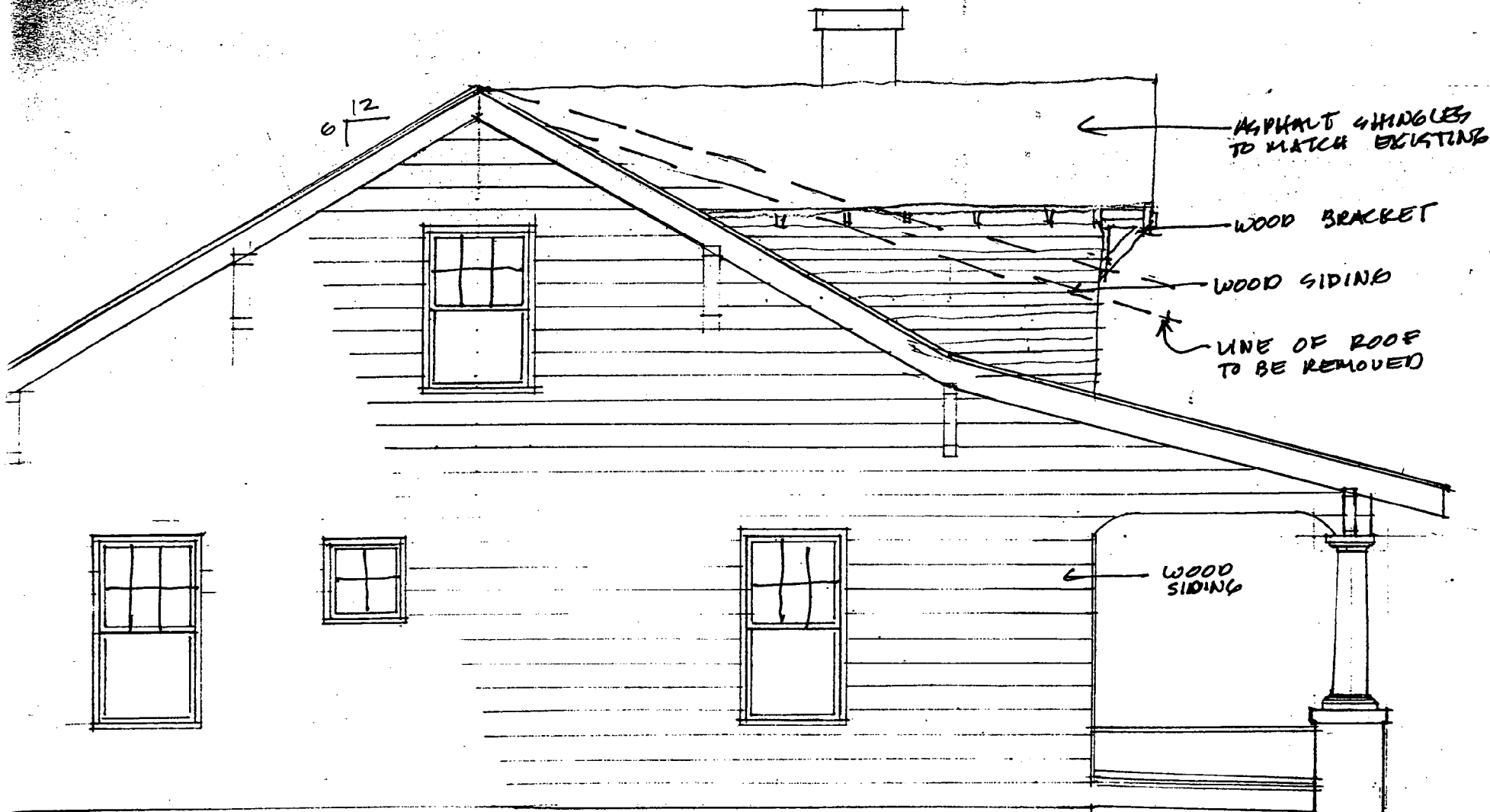
APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker



Proposed gable
Dormer
front elevation

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker



6/12

ASPHALT SHINGLES TO MATCH EXISTING

WOOD BRACKET

WOOD SIDING

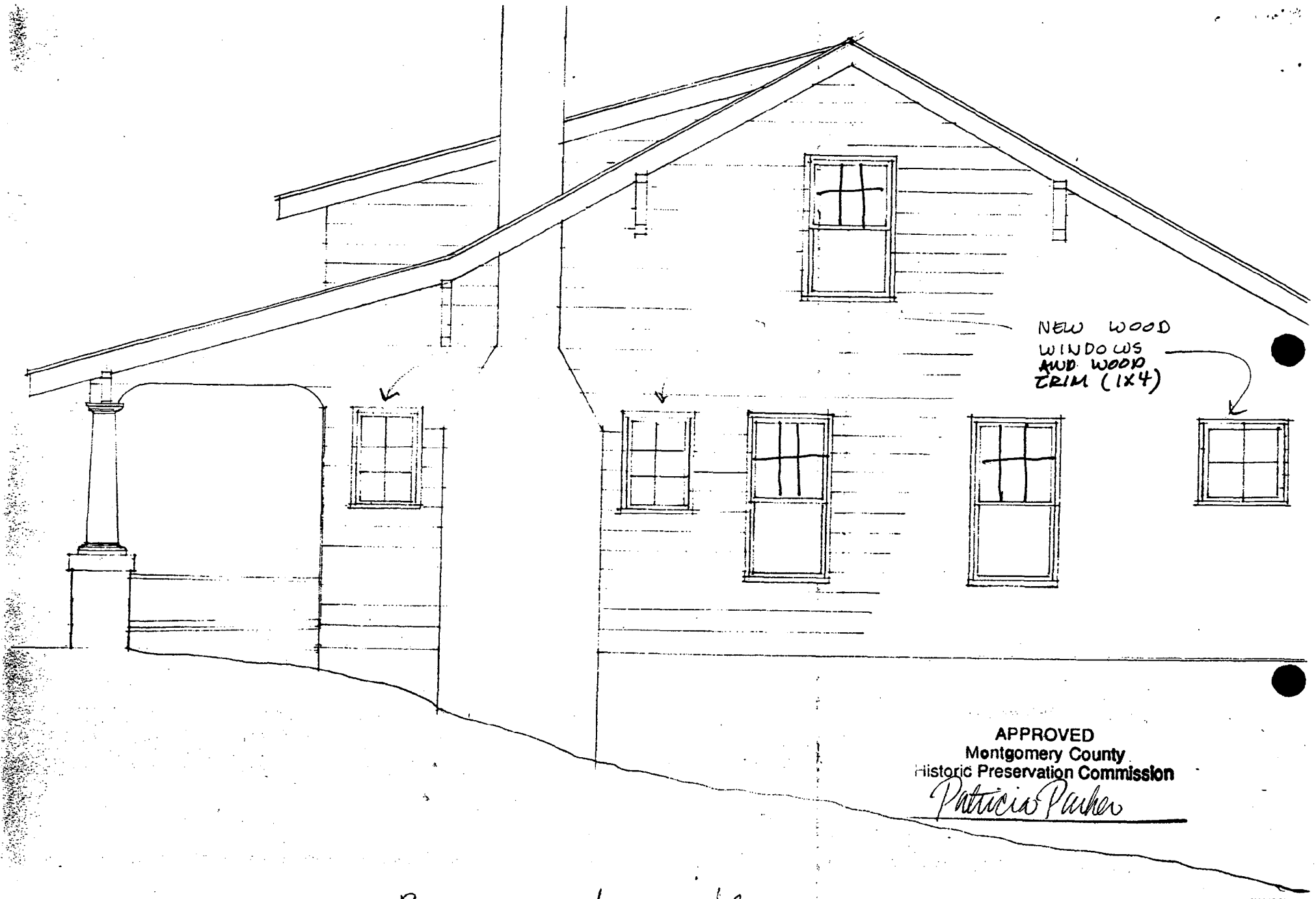
LINE OF ROOF TO BE REMOVED

WOOD SIDING

Proposed gable
dormer
side elevation

APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker



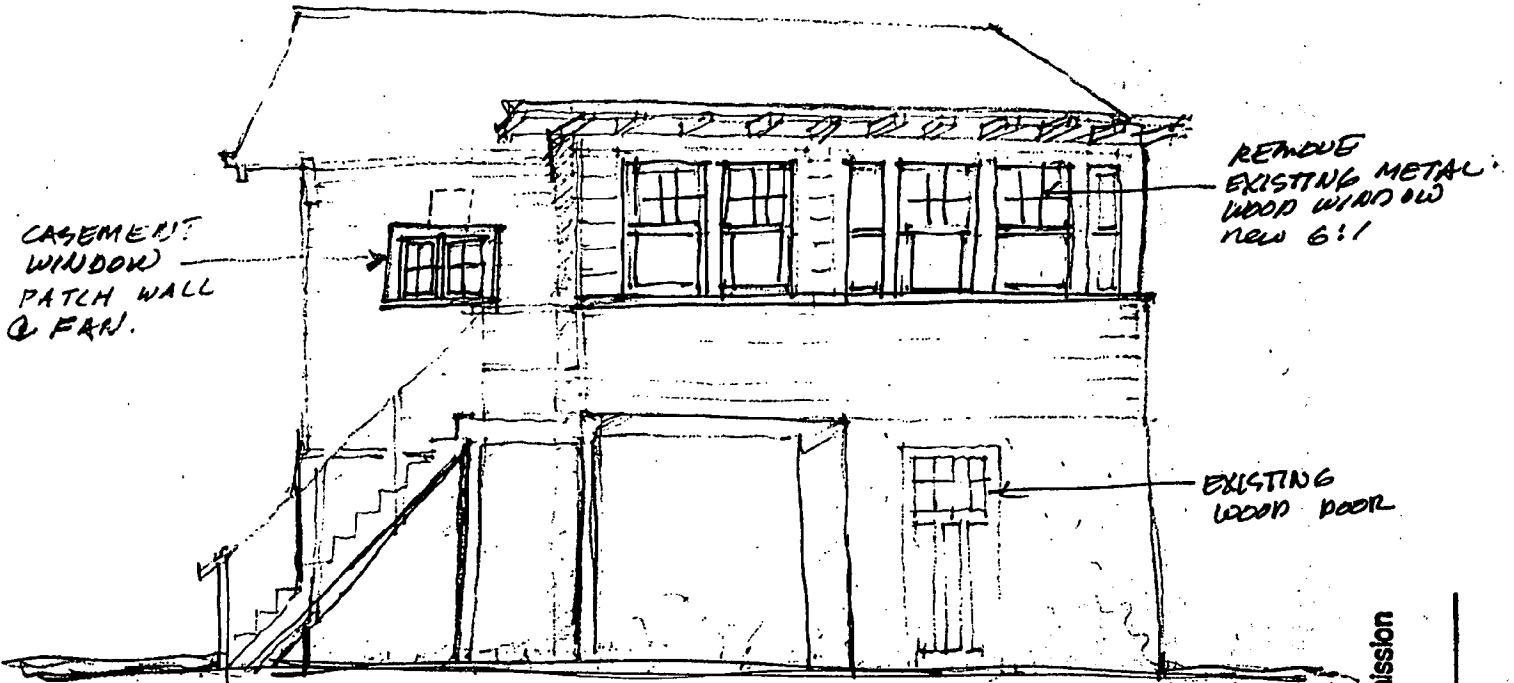
NEW WOOD
WINDOWS
AND WOOD
TRIM (1x4)

APPROVED
Montgomery County
Historic Preservation Commission

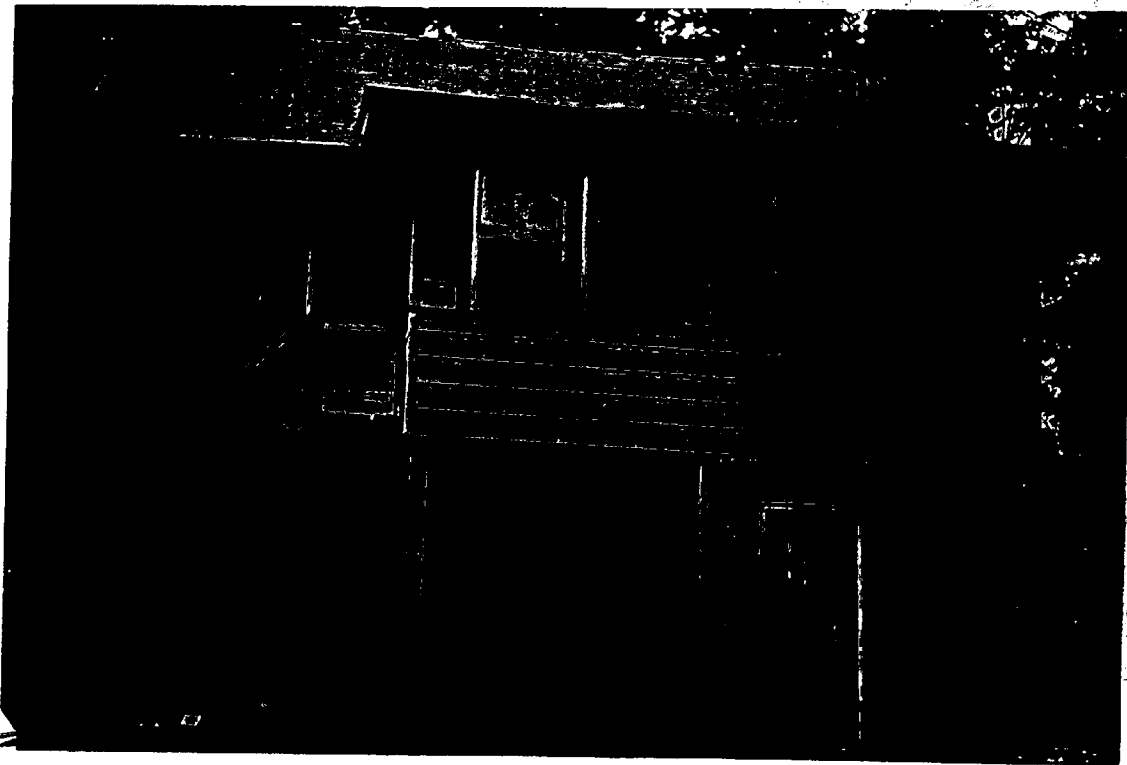
Patricia Parker

Proposed side

Note: Owner's plan to remove metal siding
back to original clapboard + add wood casing 1x4



Proposed rear window



Existing rear of house

Dupraw

55 Elm St

May 16, 1994

APPROVED
 Montgomery County
 Historic Preservation Commission

Patricia Pugh

ROOF

BEDROOM

RIDGE ABOVE

CLOSET

8'-0"

LIN.

DORMER

ROOF PORCH BELOW

BATH
7' CEILING HT

10'-0"

84

HALL

CLO.

STAIR

BEDROOM

CLOSET

APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker

Proposed floor plan

74 = 11'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 55 Elm Street Meeting Date: 06/22/94
Resource: Takoma Park Historic District HAWP: Alterations/Fence
Case Number: 37/3-94Q Tax Credit: Yes/Partial
Public Notice: 06/08/94 Report Date: 06/15/94
Applicant: Marcelle Dupraw Staff: Patricia Parker
PROPOSAL: Restoration of wood siding/ RECOMMEND: Approval
wood windows & reconfiguration
of dormer

BACKGROUND

This application follows a preliminary consultation before the Commission on May 25, 1994 on a proposal to (1) reverse earlier incompatible changes; (2) to increase the floor space on the second level by the addition of a dormer; and (3) to install a wood board and batten privacy fence in the rear yard. The property is a contributing resource ca. 1910 - 1920's in the Takoma Park Historic District.

At the preliminary consultation, Commissioners commended the applicant for the restorative efforts of the proposal. The scope of the restoration is to include the removal of existing asbestos shingles and metal siding to reveal wood clapboard; installation of wood casings around all window and door openings; and replacement of existing metal windows with a wood windows to match the original.

The HPC discussed two different schemes for dormer change. The applicant proposed to add ceiling height at the second level. This change would be accomplished by adding a dormer with either a gable or shed profile having four 6/1 windows in one opening. At the preliminary consultation, the HPC felt that either dormer profile would be acceptable.

The HPC also discussed the installation of a 6' high wood board and batten privacy fence in the rear yard. The HPC found it acceptable.

STAFF DISCUSSION

Staff feels that this current application should be approved. As proposed, the new dormer would have a gable roof and a 6/12 roof pitch (which matches the roof pitch of the main house). It would have asphalt roofing shingles, and wood rake and brackets with exposed rafter ends. The gable dormer would have one

opening with four 6/1 wood windows with true divided lights and 1x4 wood casings. The proposed dormer would have wood siding that would match the skin of the existing structure.

At the rear, the applicant would remove metal windows and replace them with wood windows. Another singular opening would be made smaller (an existing fan to be removed) and receive a wood casement window.

As proposed, the new rear fencing would be 6' high wood board and batten and commence and end at the rear wall of the existing house, following the lot configuration.

The scope of the restoration work is unchanged from that discussed at the time of the preliminary consultation. Tax credits are available for documented and approved restoration work.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)1:

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

and with the Secretary of the Interior's Standards for Rehabilitation #5 and #9:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; and

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

and with the general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion;

and with the Guidelines of the 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 # _____

NAME OF PROPERTY OWNER Marcelle DuPray TELEPHONE NO. 202 783-2961 (W)
(Contract/Purchaser) (Include Area Code)

ADDRESS 55 ELM Ave, Takoma Pk CITY MD STATE _____ ZIP _____

CONTRACTOR Self TELEPHONE NO. _____

PLANS PREPARED BY Sherry Nesbitt CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 301 565-0128
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 55 Street ELM Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Westmoreland

Lot 82 Block E Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	<u>Fence/Wall (complete Section 4)</u>	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ 12,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY WSSC

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 () WSSC
		02 () Well
		03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 6 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 yes
- 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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 6/1/94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 941060100870 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED.

3

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:

Existing house is a "Bungalow" style, built in the 1910-20's and is a "Contributing Resource". The original wood clapboard has been covered up with asbestos shingles and metal siding. In addition the wood casings have been removed from all the windows and four wood windows have been replaced with metal ones.

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

Owners are planning to renovate the house. They plan to restore the original wood siding and wood casings around all windows and doors and replace the metal windows with wood windows like original. This will greatly improve the exterior. In addition the owners would like to add a bathroom on 2nd floor. In order to meet code the roof pitch will have to be changed. The owners would like to add a gable style roof over the existing dormer. The style + detail will match the existing 6/12 roof on main part of house. This style dormer is found on many other Bungalows in neighbor^{hood}. Also a fence around rear.

Also change other double-hung to 6 over 1 divided light.

④

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 gable will have a 4:12 roof, asphalt shingle roof, wood siding, trim to go with but not match main house) over 1 trans divided wood windows, double hung, with wood trim to go with roof details. The fence will be like photo enclosed; wood board + batten 6' high.

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

The design matches this style found on other bungalow; the double hung wood windows, trim and wood brackets at roof eaves.

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

The design maintains the style of house in scale, materials, siding, trim and detailing.

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 Mozelle B. Hazell
 Address 97 ELM Ave
 City/Zip Takoma Park, MD 20912
2. Name Kathleen N. Schmalch & Scott Davis
 Address 51 ELM Ave
 City/Zip Takoma Park, MD 20912

3. Name Log For Housing Cooperative Inc
Address 50 ELM Ave
City/Zip Takoma Park, MD 20912

4. Name Normandie K. Peterson
Address 716 Silver Springs Ave
City/Zip Silver Spring, MD 20910

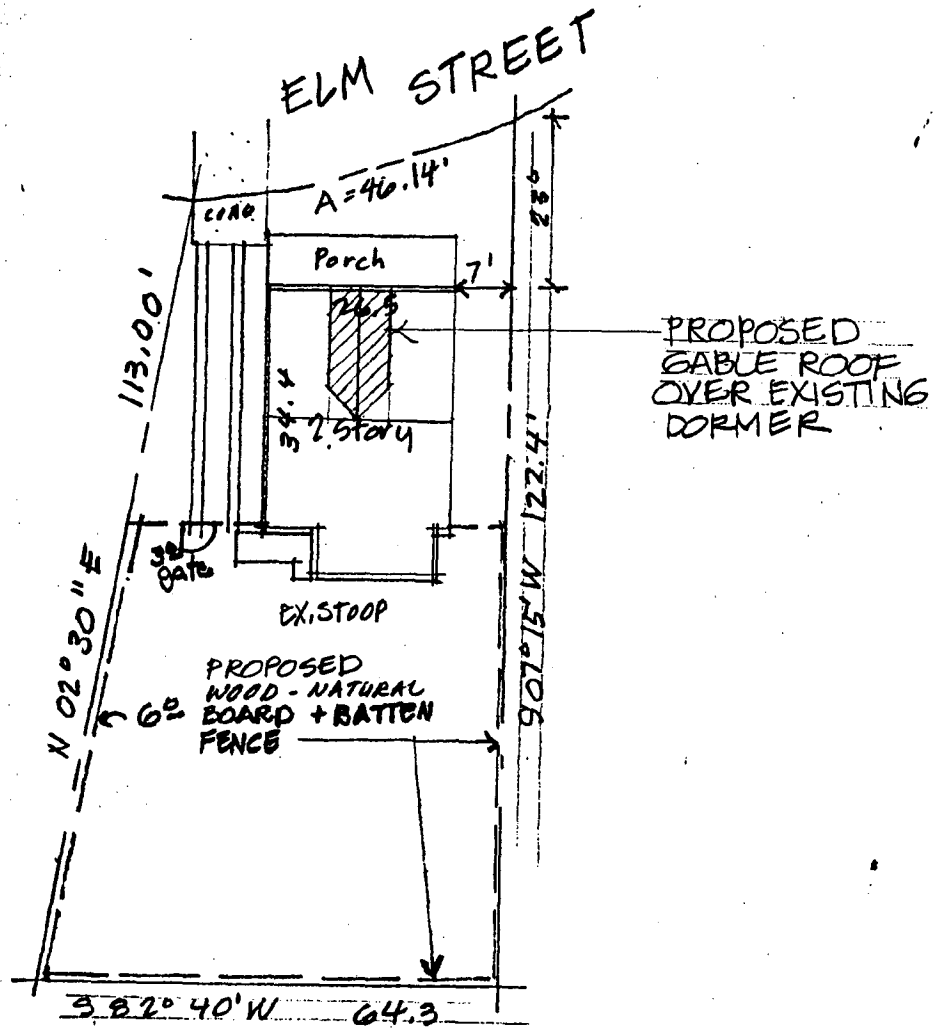
5. Name Dennis J. Dyer
Address 4706 Crescent St
City/Zip Bethesda, MD 20814

6. Name Michael J. Lichten & Katherine A. Coon
Address 6805 West Moreland Ave
City/Zip Takoma Park, MD 20912

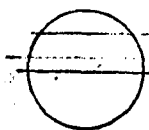
7. Name Polly & Rm Thomas, Jr.
Address 49 Elm Ave
City/Zip Takoma Park, MD 20912

8. Name Alvin P. & MA Beam
Address 111 Elm Ave
City/Zip Takoma Park, MD 20912

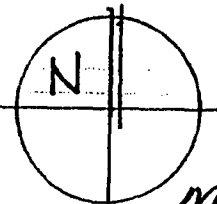
1757E



55 ELM STREET
 LOT 82 BLOCK E, TAKOMA PARK, MD.
 INFORMATION TAKEN FROM SURVEY
 BY LANDTECH ASSOCIATES, 3.30.94
 REFER. PLAT BOOK 3, PLAT NO. 225



SITE PLAN



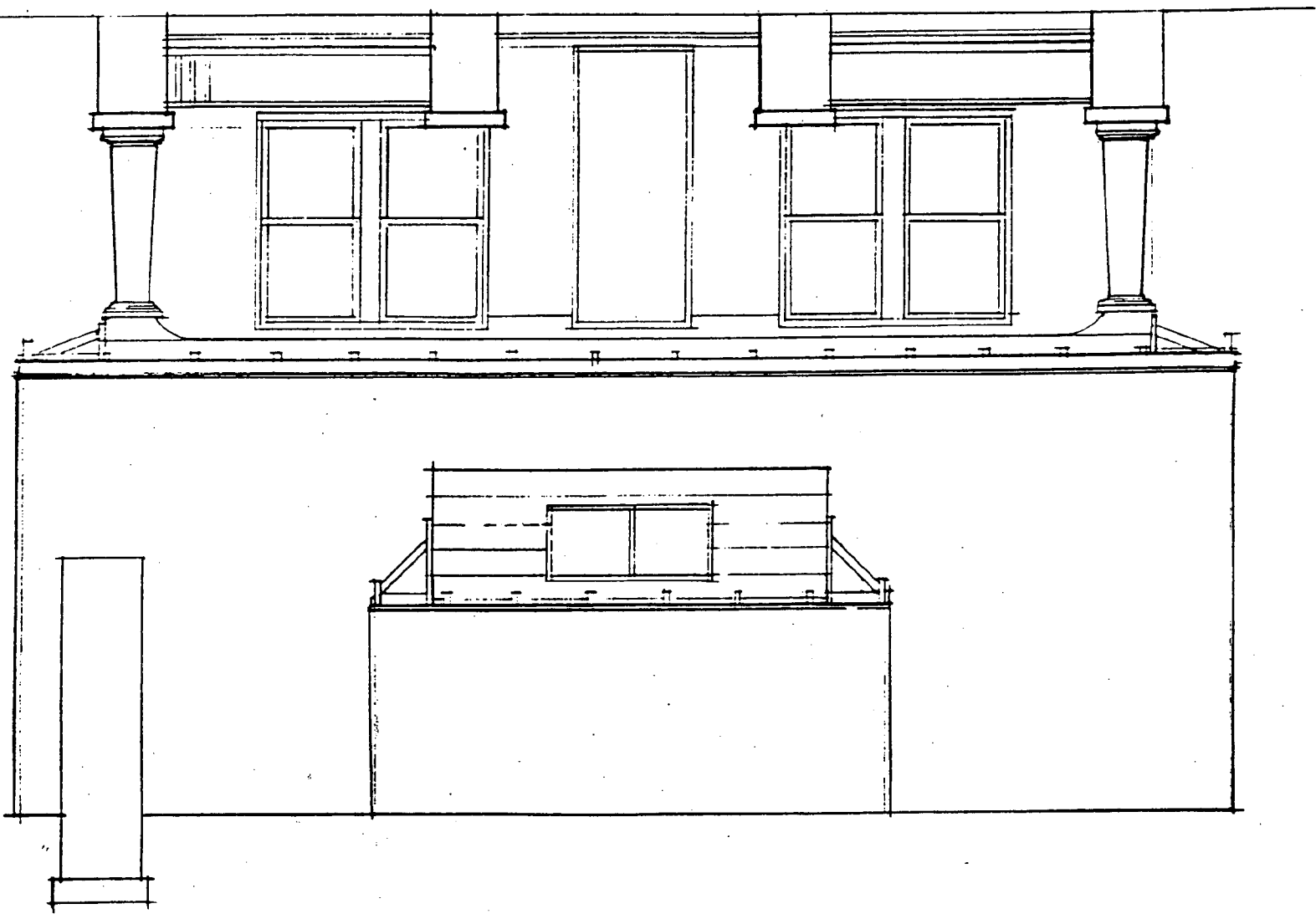
8

Dupraw Fence 55 Elm St

May 16, 1994
 Rev May 31, 1994

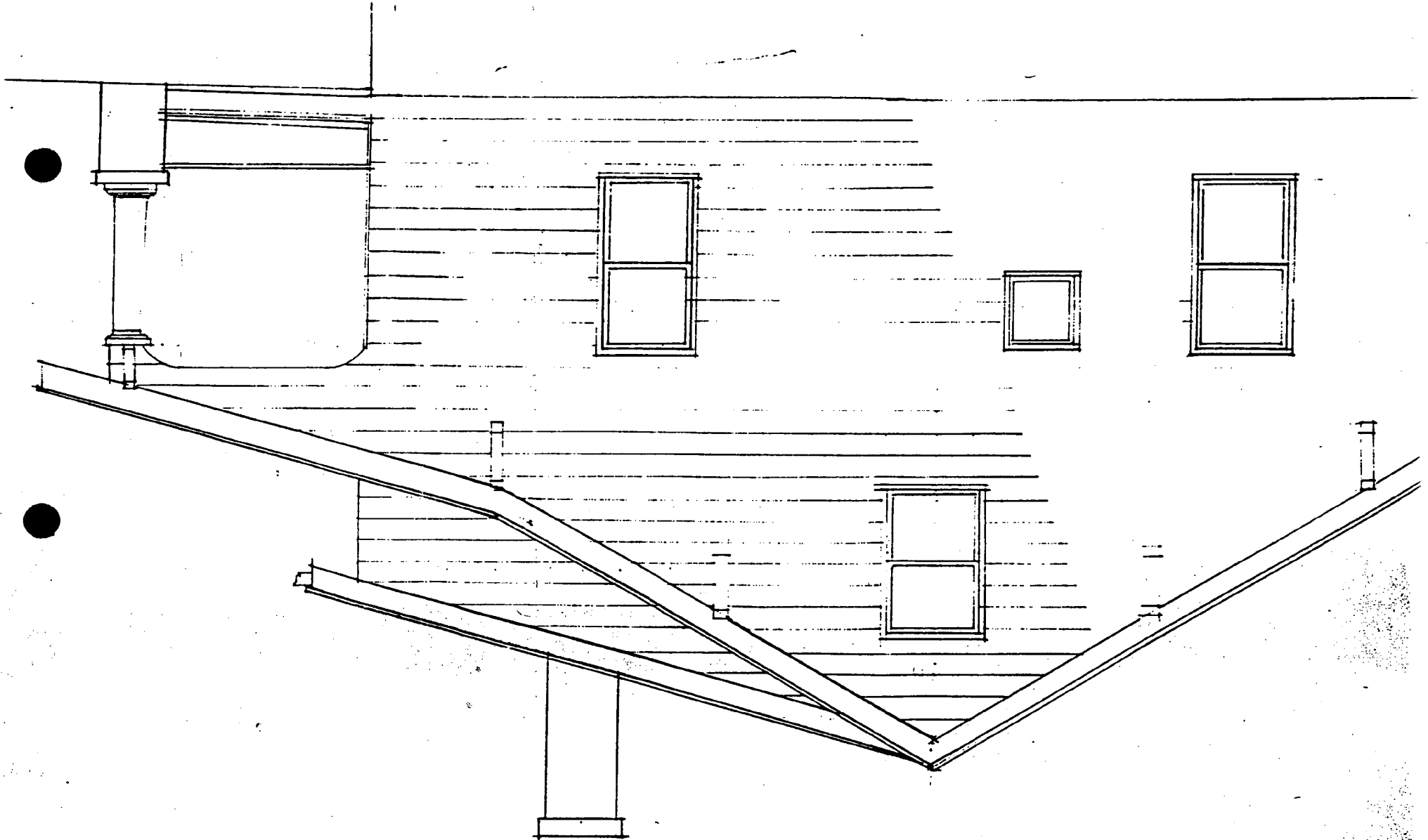
4211101 1011723

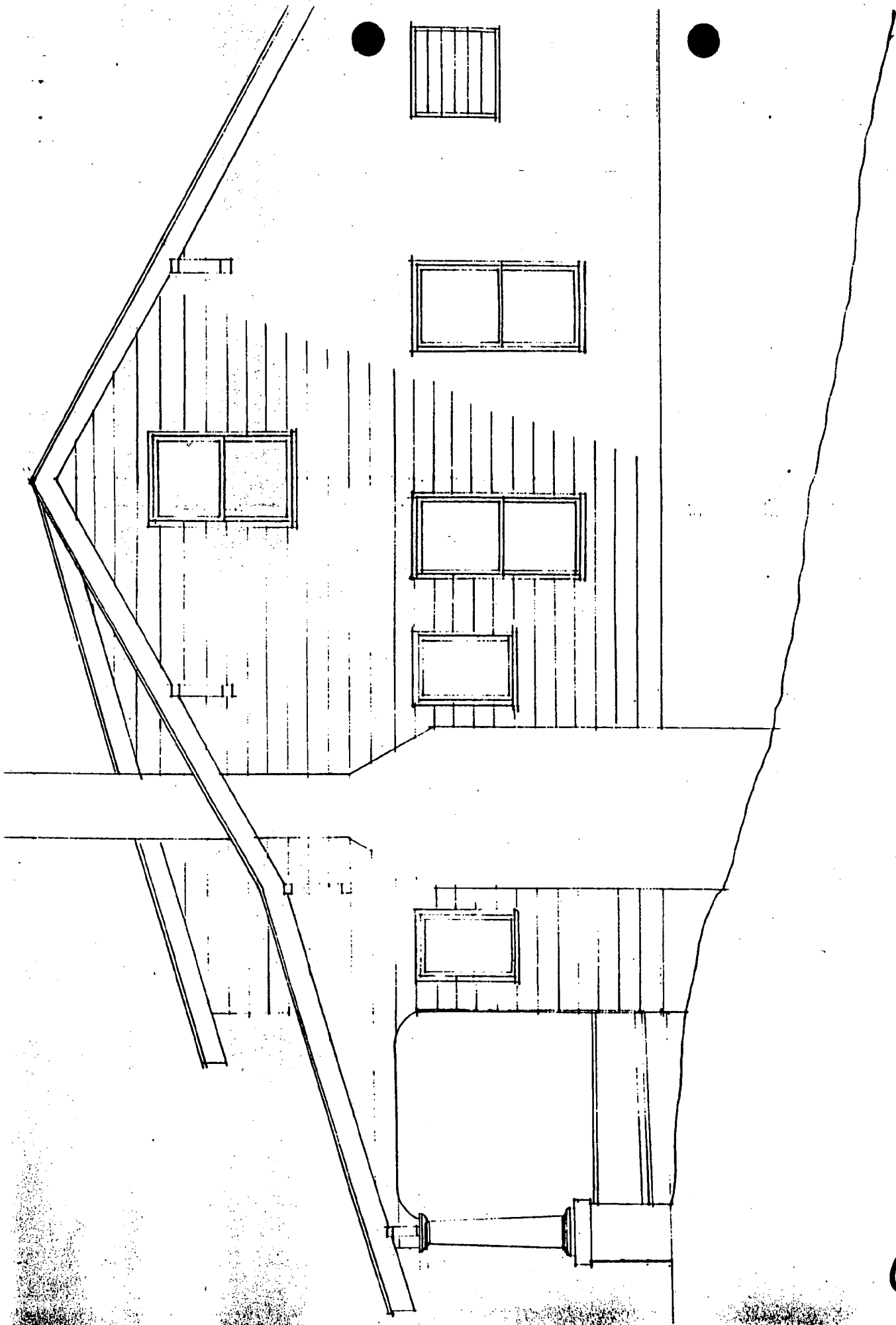
②



3 x 2 x 101 Side

10

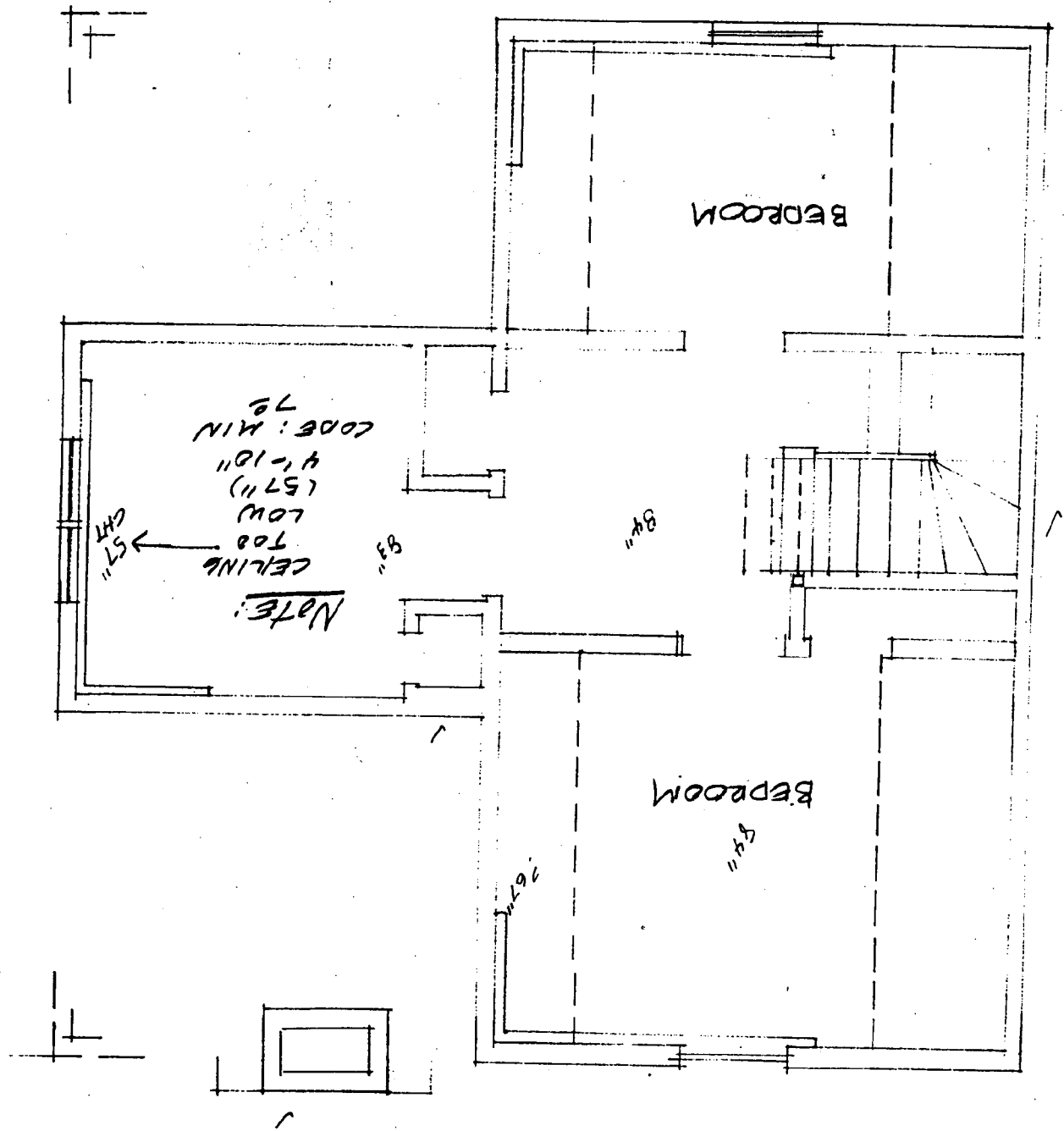




Exterior Side - West

⊞

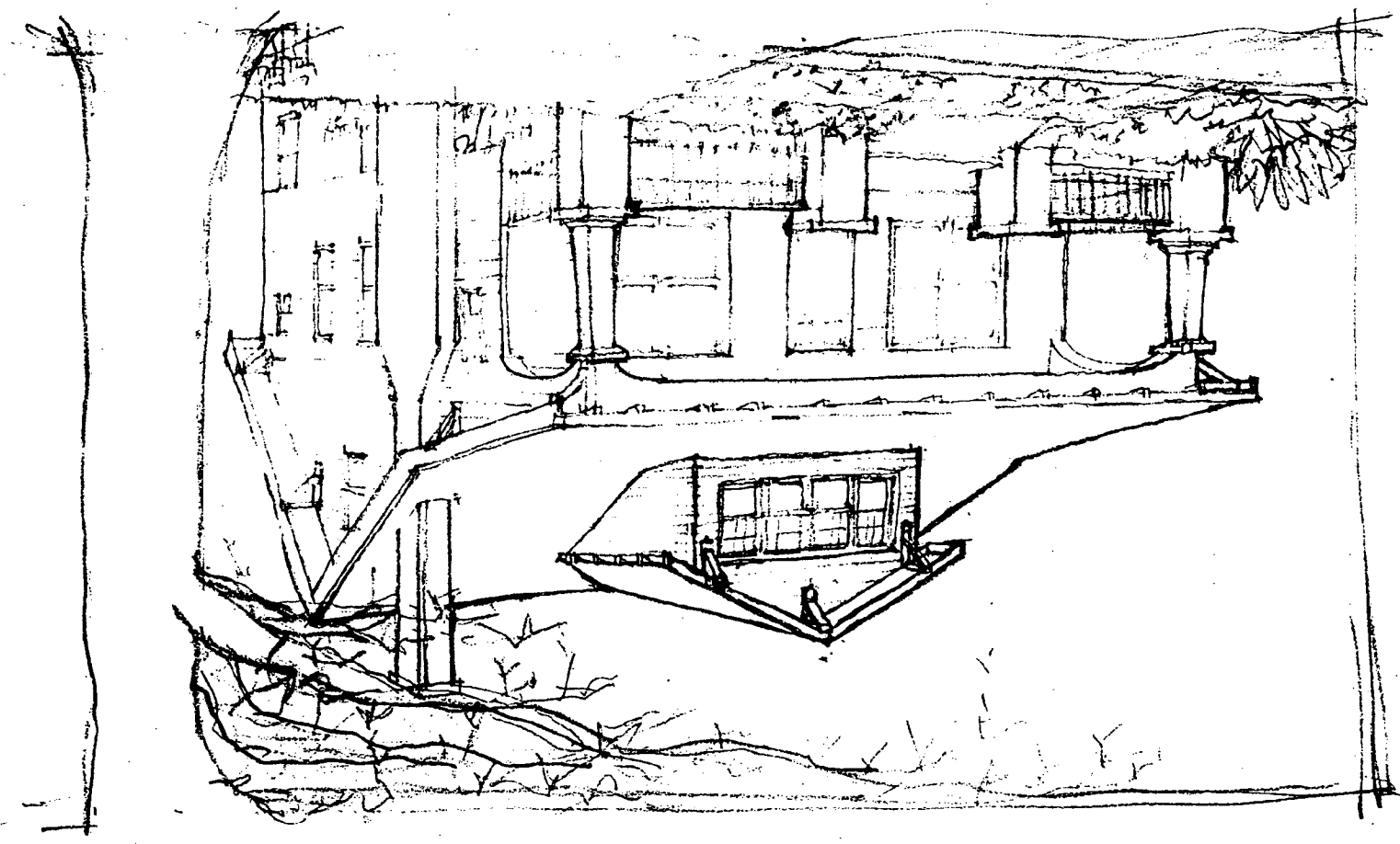
Existing Second Floor Plan
1/4" = 1'-0"



Scheme # One

Proposed "gable"
Dormer

13



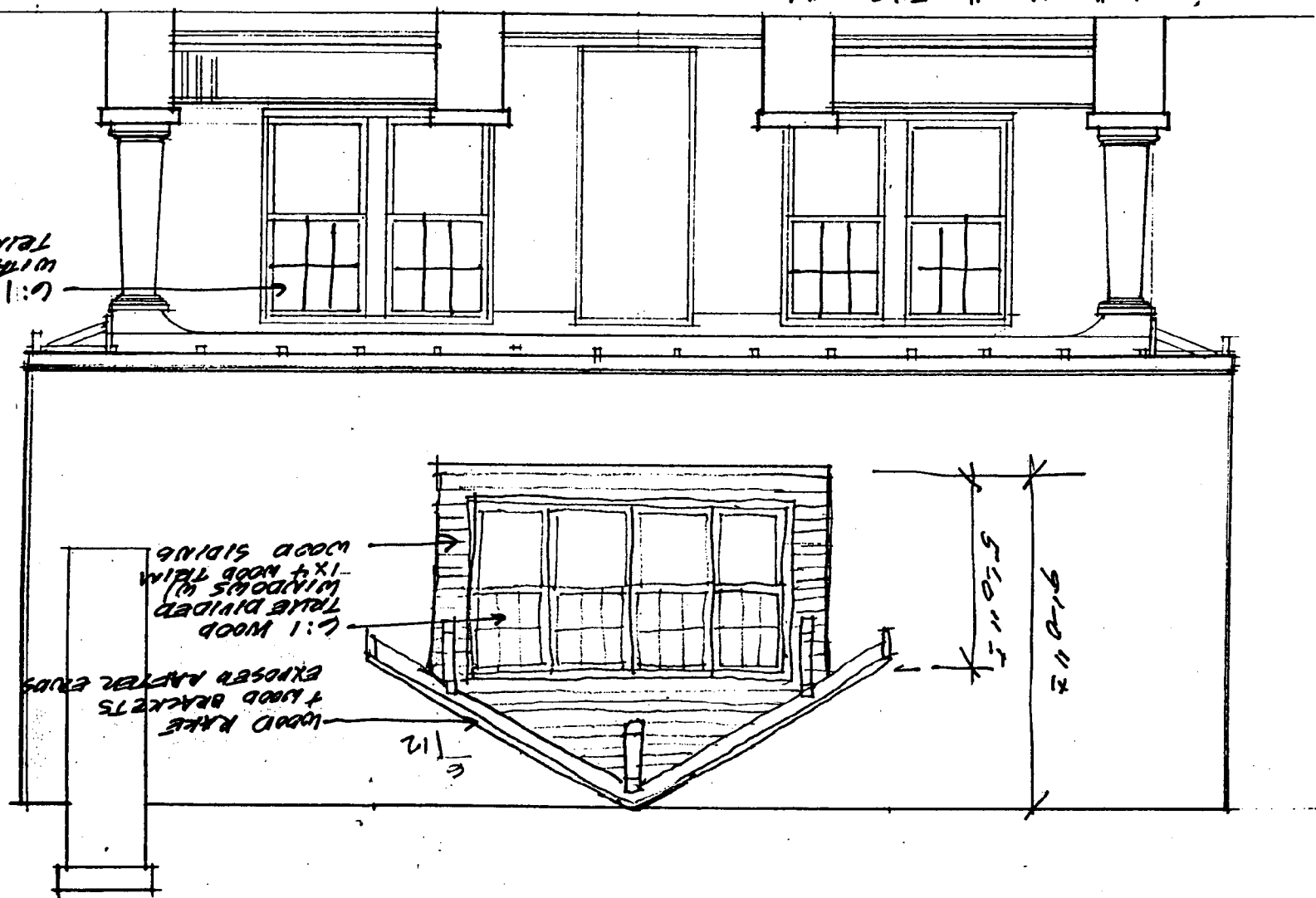


14

Proposed gable
Dormer
front elevation

1/4" = 1'-0" TYPICAL

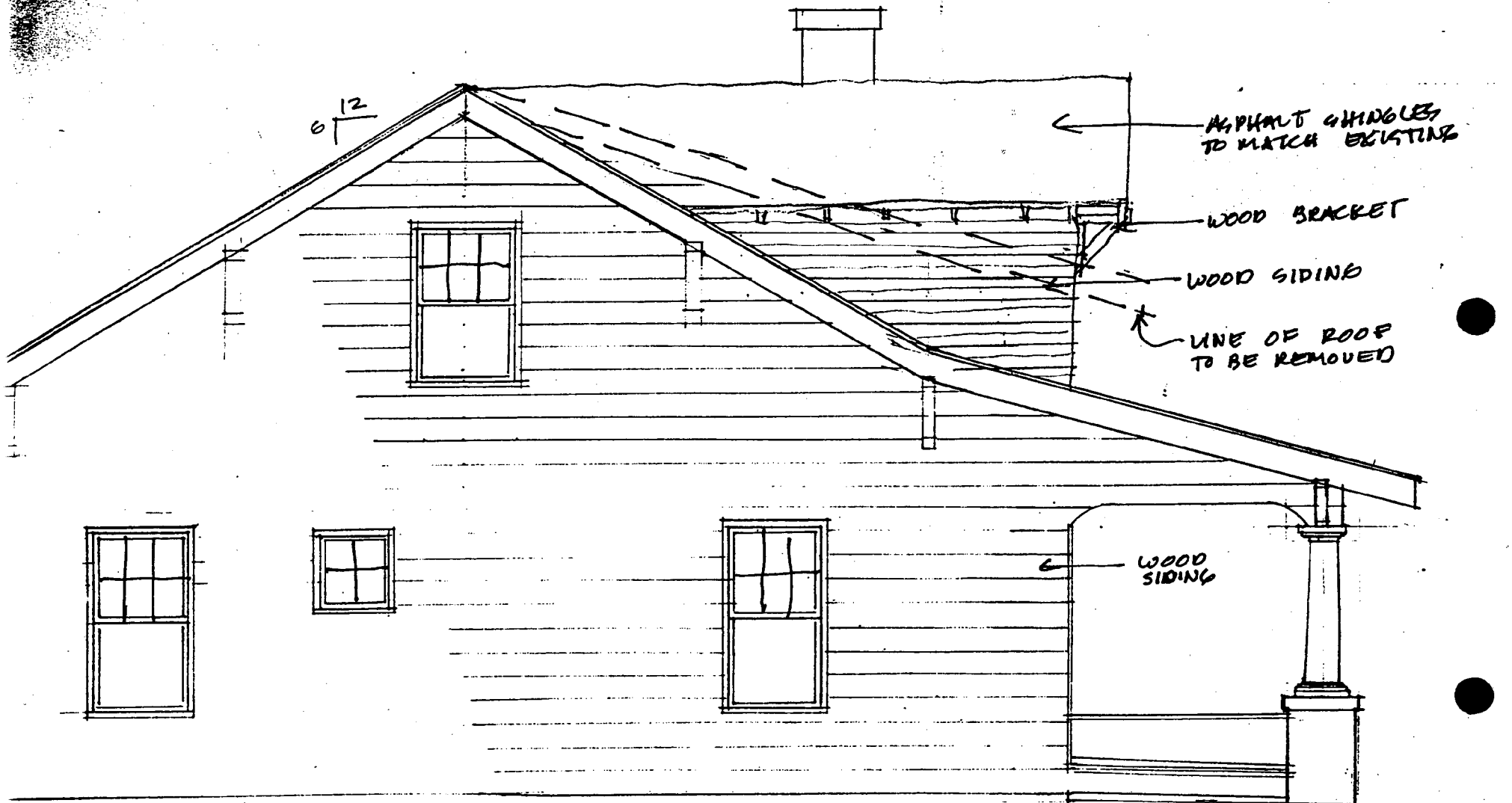
ROOM WITH
WOOD TRIM
1:1 DOUBLE HUNG



WOOD SHEATHING
WOOD BRACKETS
EXPOSED AFTER FINISH
WOOD RAFTERS
WOOD TRIM
1x4 WOOD TRIM
1:1 DOUBLE HUNG

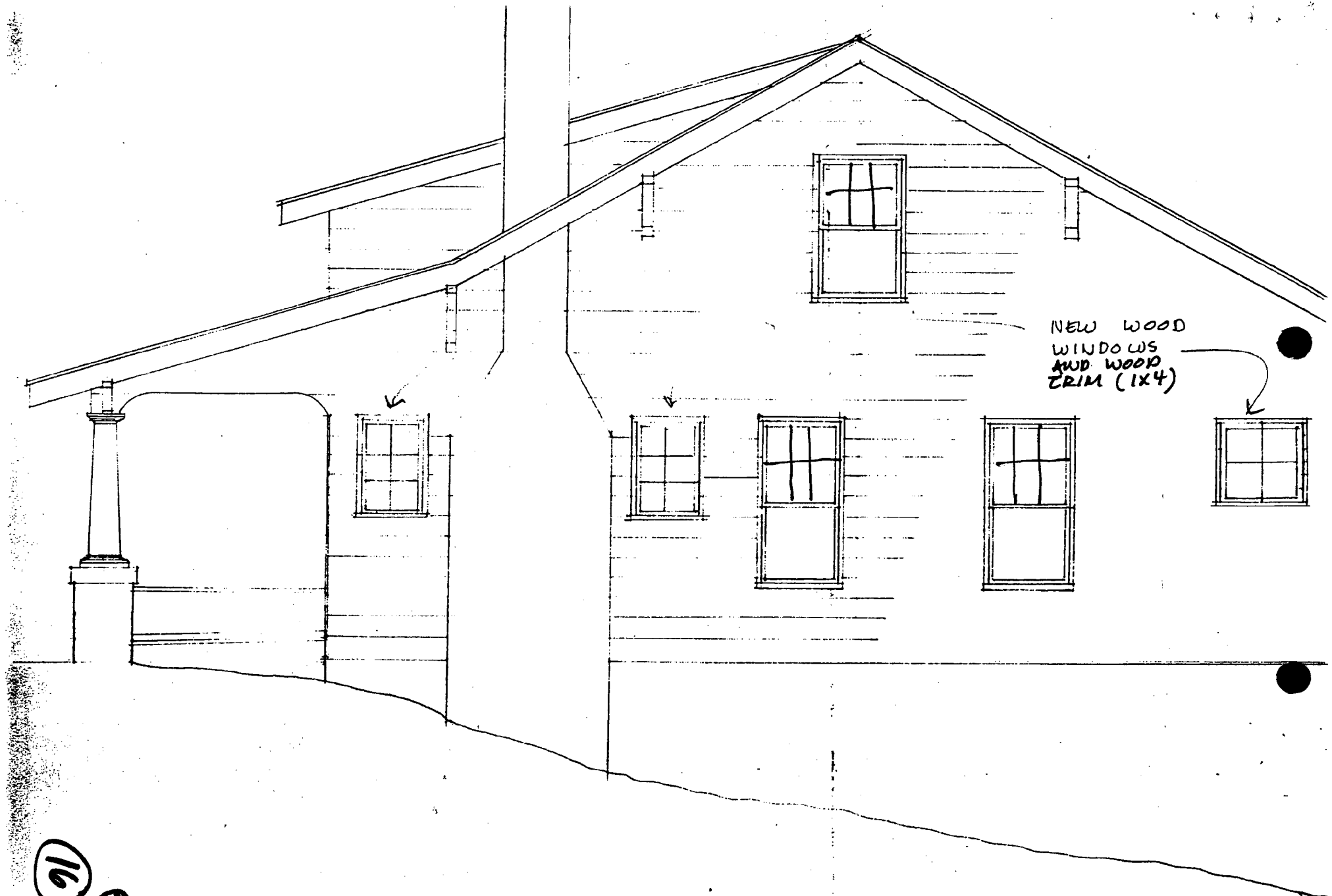
5'-11 1/2"

1/2



15

Proposed gable
dormer
side elevation

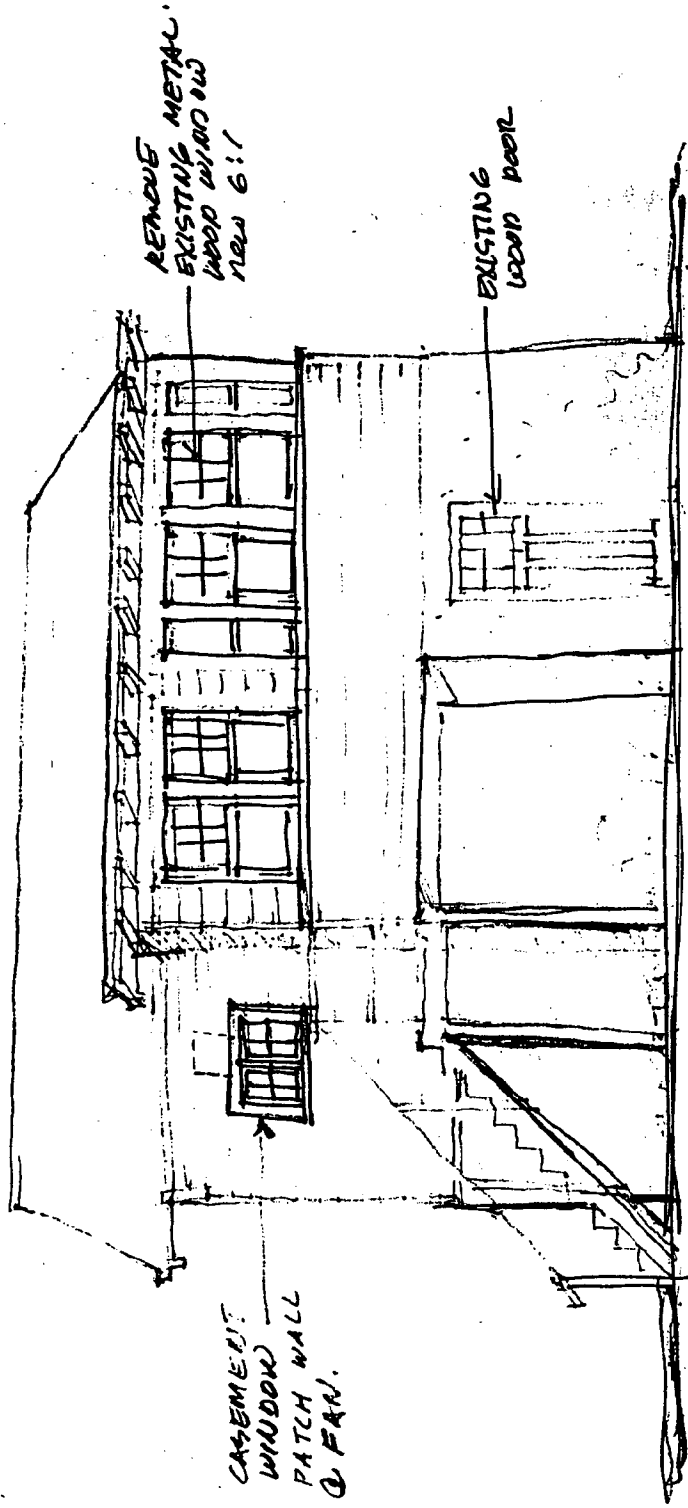


NEW WOOD
WINDOWS
AND WOOD
TRIM (1x4)

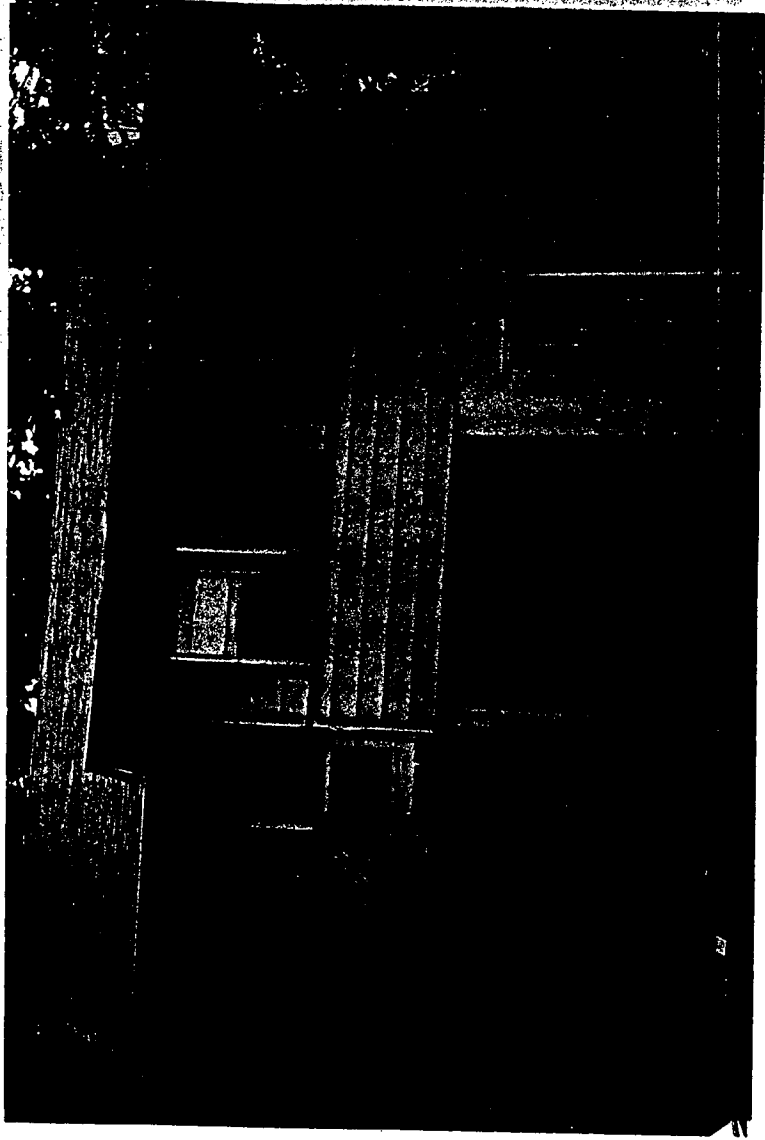
16

Proposed side

Notes: owner's plan to remove metal siding
back to original clapboard + add wood casing 1x4



Proposed rear window



existing rear of house

Dupraw

55 Elm St

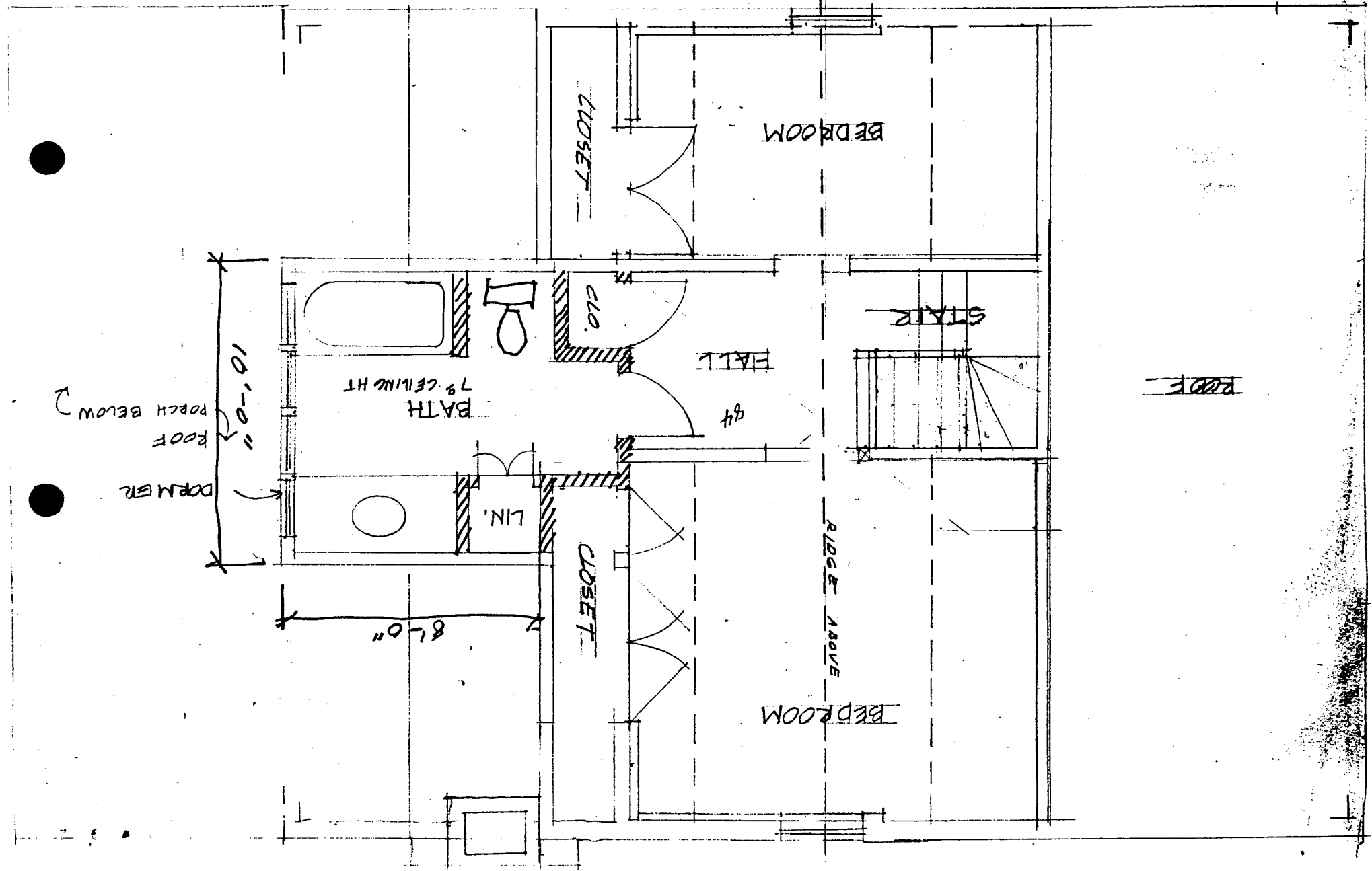
May 16, 1994

(17)



81

Proposed floor plan
1/4" = 11'-0"



6'04"

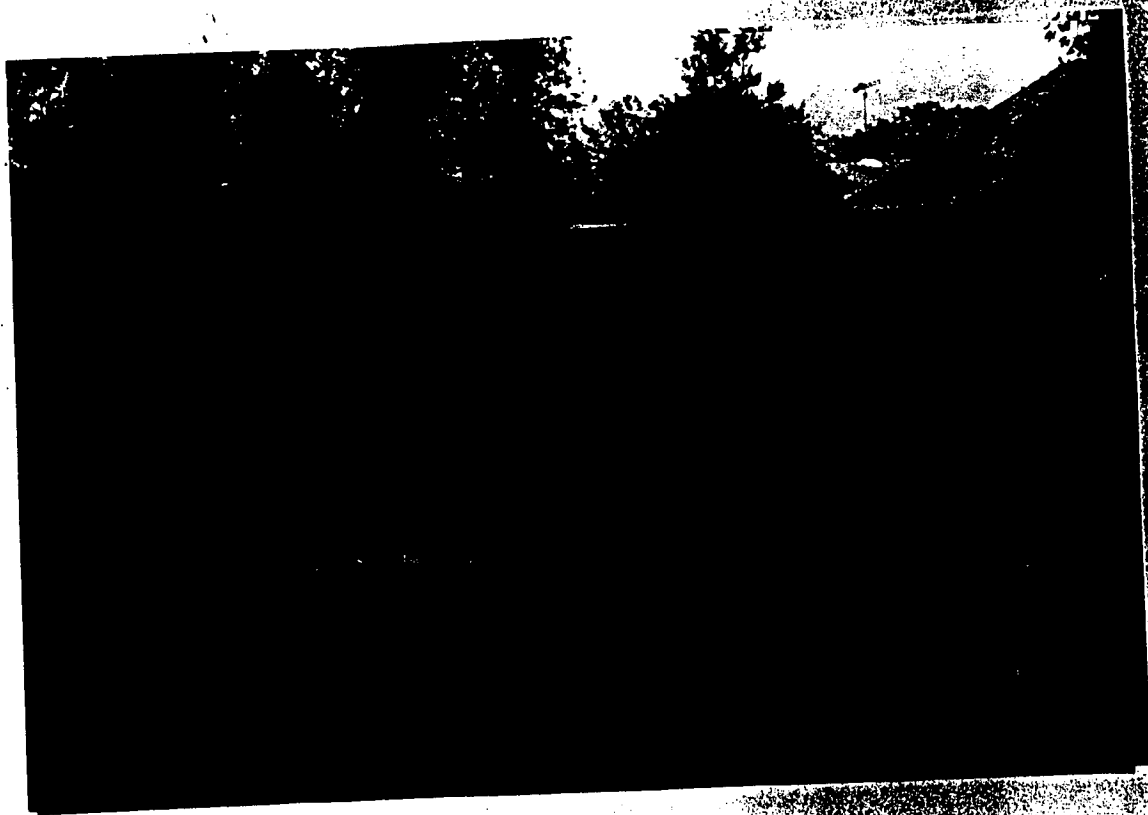


photo of proposed fence

19

Dupraw Fence 55 Elm St. May 16, 1994

Dupraw Residence
Existing 55 Elm St
= Exterior Photograph

(2)



4x favor - porch

~~12~~
12





22

Exterior



Windows



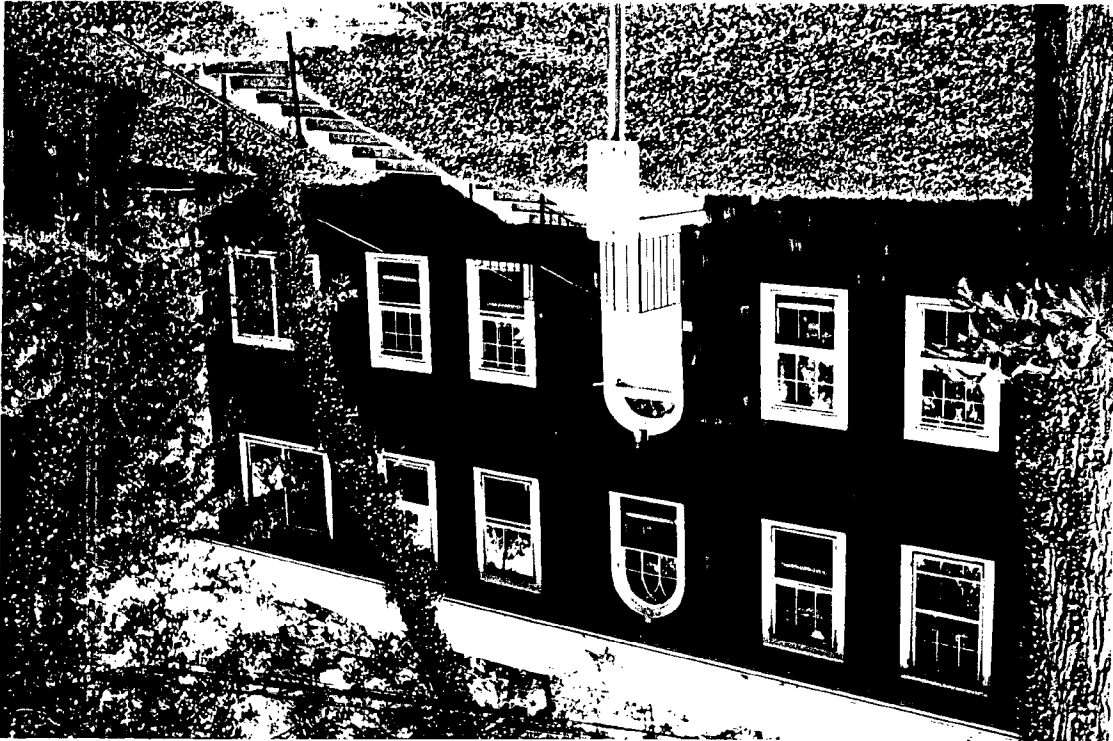


Exterior - East Side

(23)

Neig hber across street

24



neighbor to west
front yard



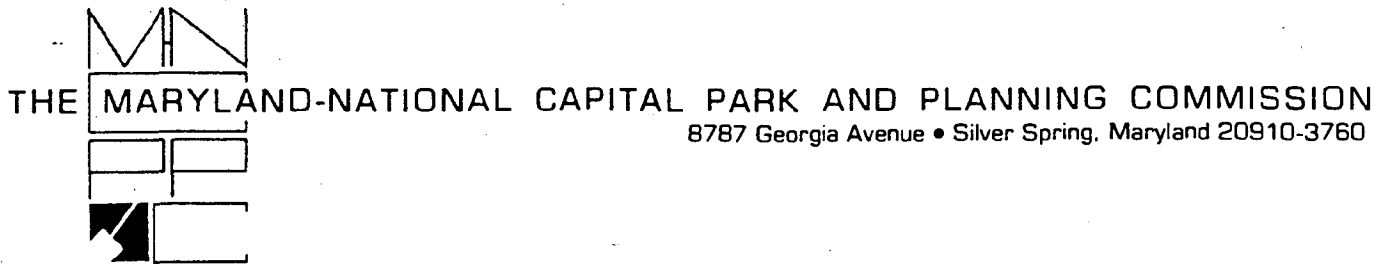
neighbor to east
front yard

(57)





Rear neighbors - South



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

June 9, 1994

Ms. Sherry Nesbit
9320 Ocala Street
Silver Spring, MD 20901

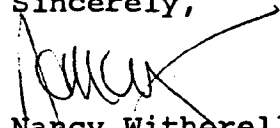
Dear Sherry:

This letter will serve as confirmation that your client, Marcelle DuPraw, may remove the asbestos shingles from her house at 55 Elm Street, Takoma Park. Since the original wood clapboard siding is underneath, the work is technically a restoration effort.

Additionally, the HPC, during its preliminary consultation with you and your client, understood that you would explore the siding underneath so that you could provide information to the Commission about an appropriate surface material for the proposed front dormer.

If you have any questions, please call Pat or me at 495-4570.

Sincerely,


Nancy Witherell
Historic Preservation
Planner

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 55 Elm Street Meeting Date: 05/25/94
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: N/A Tax Credit: Yes/Partial
Public Notice: 05/11/94 Report Date: 05/18/94
Applicant: Marcelle Dupraw Staff: Patricia Parker
PROPOSAL: Restoration of wood siding/
wood windows & reconfiguration of dormers RECOMMEND: Proceed to
HAWP

The applicant submits this proposal for preliminary discussion with the HPC prior to submitting a formal HAWP application. The bungalow is a contributing resource ca. 1910 - 1920's in the Takoma Park Historic District.

The proposal is (1) to reverse earlier changes made to the structure which are not compatible with the historicity of the structure and the district and (2) to increase the floor space of the second level by adding a dormer.

Subsequent to the submission of this proposal, the applicant submitted additional documentation to enlarge the scope of this discussion (see pages 21-24). In this additional documentation, the applicant proposes to replace a window in the rear of the house and install a wood board and batten fence in the rear yard.

STAFF DISCUSSION

The applicant proposes to restore existing wood clapboard by removing the existing asbestos shingles and metal siding. Further restoration of the structure is to include the application of wood casing around existing door and window openings, and replacement of an existing rear window with a wood 2/2 casement window. Existing metal windows would be replaced with wood windows. Staff suggests that the applicant use double-hung wood windows with true divided lights set in wood framing.

Staff applauds the applicants on their restoration proposals. The applicant is reminded that tax credits are available for documented and approved restoration efforts, like those which will be undertaken.

Secondly, the applicant has submitted two schemes which show different dormer profiles. The applicant suggests the addition of a dormer to address the need to add ceiling height in an area on

the second floor level. Exceptions to certain aspects of the building code are obtainable (for cases involving historic properties) from the Department of Environmental Protection. However, the applicant seeks HPC approval of one of the schemes in order to proceed to HAWP application.

Scheme One would remove a portion of the existing roof and build a gable dormer with window openings on the front face of the gable. As proposed the four windows within the opening would be 4/1 wood true divided light set in wood framing. The application proposes that the roof (roof pitch = 6/12) of the new gable dormer would have roofing treatment to match the main roof. The pitch of the gable would match the pitch of the roof of the main house. The sketch also indicates bracketing at the ridge and eave and wood clapboard siding to match that of the main house.

Scheme Two would change retain the existing shed dormer form, but would change the pitch. This scheme would enlarge the window openings to provide four 4/1 wood windows set in wood framing with all existing dormer details to remain. The pitch of the roof of the new shed dormer would be 12/2. The roof pitch of the main house is 12/6 and the roof pitch of the porch is 12/3. Currently, there are three different roof pitches existing.

The 6' wood fence that is proposed is entirely in the back yard of the house. Although, staff typically suggests the use of a fence with more openness within historic districts, the location and placement of this fence to the rear of the property is compatible with the district.

STAFF RECOMMENDATION

Staff recommends approval of the restoration efforts within this proposal, and of the proposed rear yard fence.

Therefore, the focus of discussion for this preliminary consultation is the dormer alteration. As a general statement, staff feels that alteration to a dormer - even a front dormer - is an acceptable change on a contributing resource, and is much preferable to raising the entire roof of a one or one-and-one half story structure.

Staff feels that both schemes that are proposed have merit, and are generally well-designed and compatible with the district. In both schemes, the height of the addition is not above the existing roof ridge.

If the HPC chooses to adhere to a more strict preservation philosophy, then staff would suggest that the applicant proceed with Scheme Two. The benefit of this scheme is that it maintains the shed form, which is original to this particular bungalow.

However, an argument could also be made for the gable dormer in Scheme One in that the Secretary of the Interior's Standards

state that "...new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property..." The gable dormer would be clearly new, but would also be compatible in accordance with the Secretary of the Interior's Standards for Rehabilitation. If Scheme Two is preferred by the HPC, the applicant might want to consider further differentiation of the new gable from the existing main house by lowering the ridge line slightly so that it does not engage the main ridge line and by using a wall surface treatment that distinguishes it from the old.

Sherry E. Nesbit, Architect
9320 Ocala Street
Silver Spring, Maryland 20901
(301) 565-0128

May 5, 1994

Ms. Nancy Witherell
Historic Preservation Planner

The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Pre-submission Review

Dupraw Residence
55 Elm Street
Takoma Park, Maryland

The existing house is a Bungalow built in the 1910-20's and is a Contributing Resource category. The original wood clapboard has been covered up with asbestos shingles and metal siding. In addition, the wood casing was removed around all the windows and four wood windows were removed and replaced with metal ones.

The new owner of this property, Marcelle Dupraw is planning to renovate the house. The plans are to remove the siding back to the original, add wood casing around the windows and doors and replace the metal windows with wood windows like the original ones.

In addition, the Owner would like to add a bathroom to the second floor area. Unfortunately the existing front dormer does not have the required ceiling height, (7'-0") for a bath room or for any use by code. The existing ceiling height in the dormer at the outside wall is 4'-9". There isn't any other space to put a bathroom on the second floor because of the low roof height and the location of the stair.

We have enclosed two schemes for modifying the roof of the dormer; Scheme One; a gable roof and Scheme Two; shed roof. Both schemes show restoring the wood siding, and replacing the aluminum window with wood double hung windows.



page 2,

Scheme One:

Our preference is to remove the existing roof and built a gable roof. The new gable would have the same detailing and roof pitch as the rest of the main part of the house. The gable dormer is found on many of the other Bungalow styled houses in the area and would be in compatible with the Architectural style of the house.

Scheme Two:

The existing shed roof pitch matches the roof over the front porch. The new shed is keeping with the style of house but it introduces a third roof pitch onto the house.

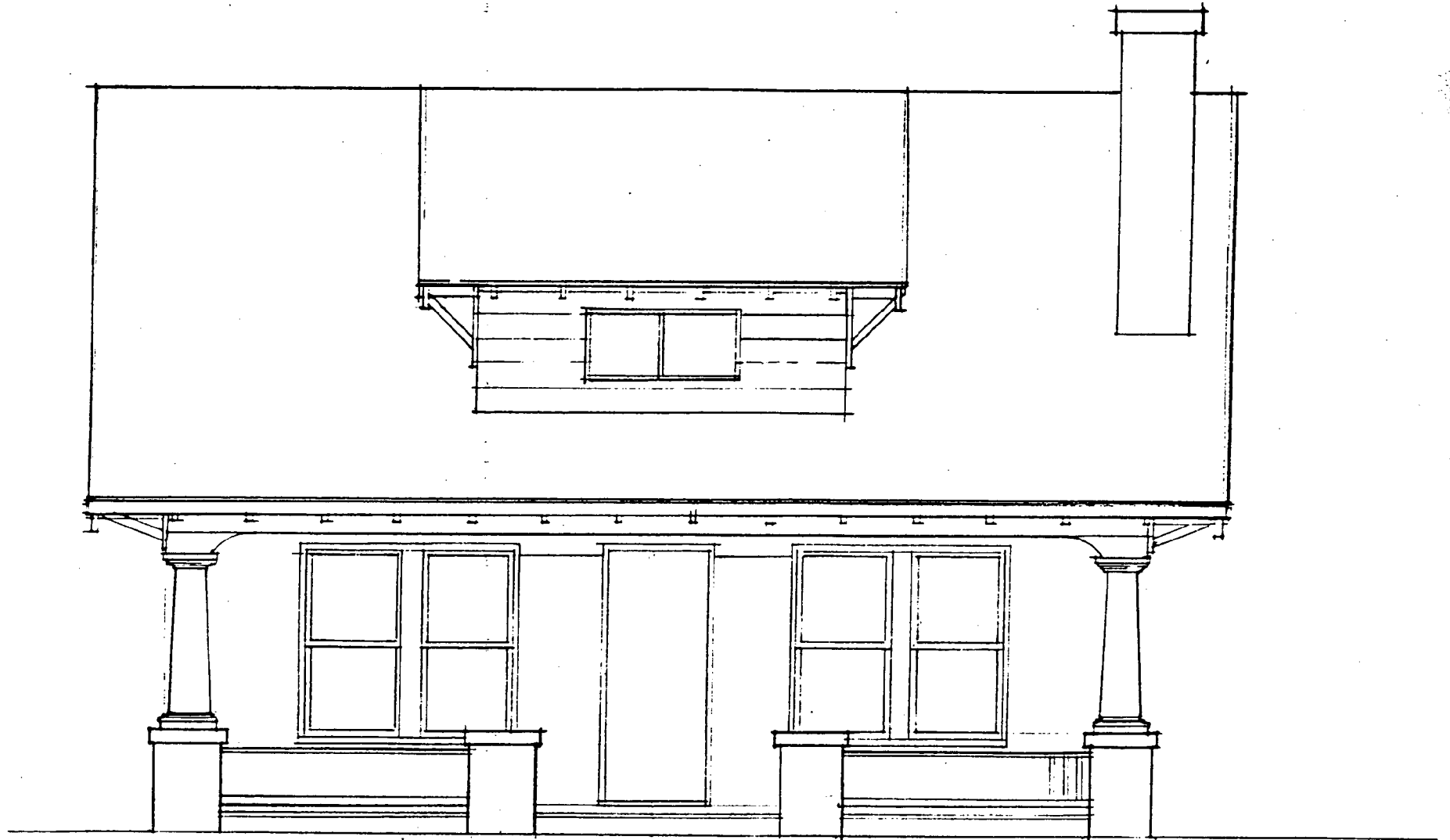
If you have any questions or comments about this application, please let me know.

Sincerely,



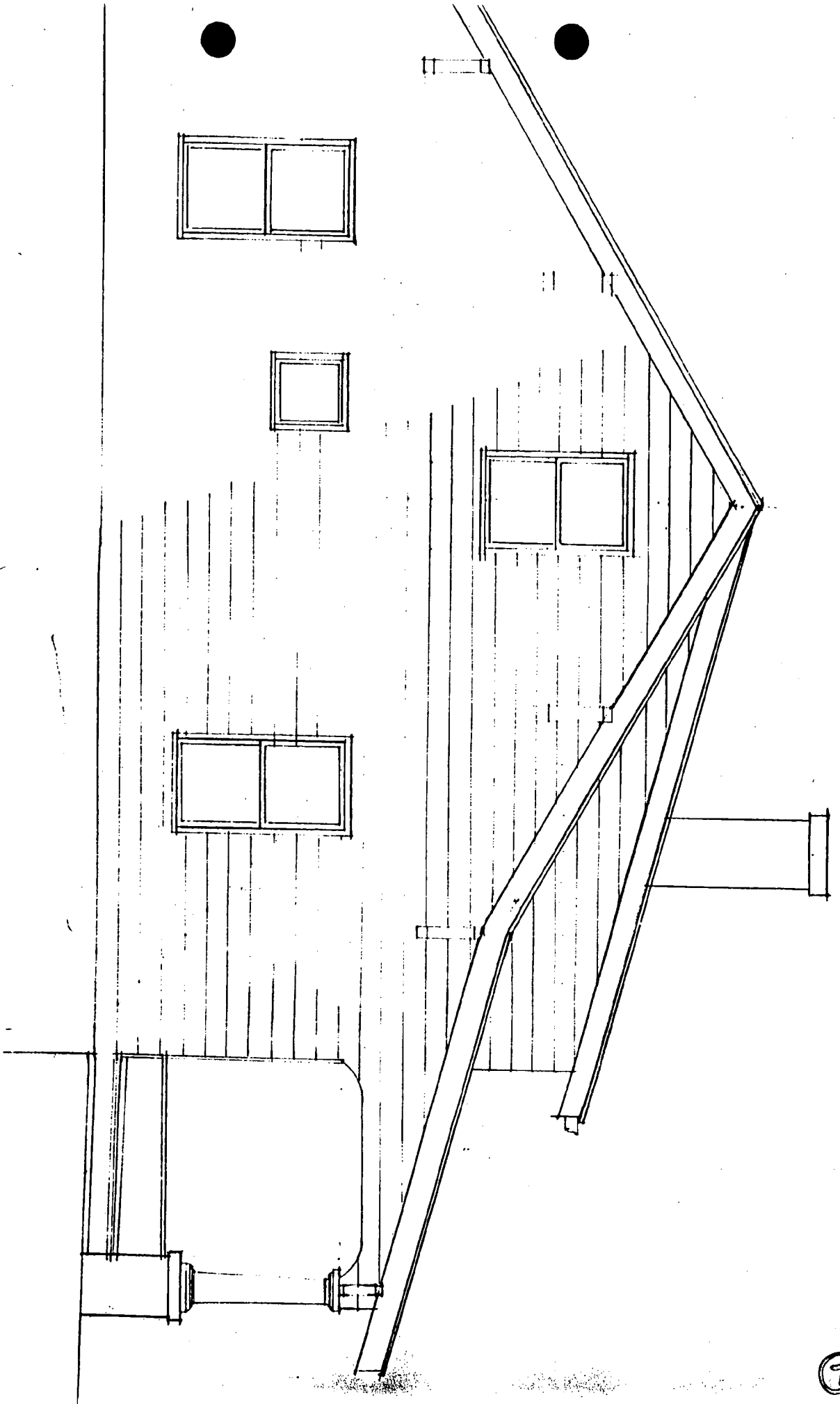
Sherry Nesbit
encl.

cc: Dupraw



Exterior Front **EXISTING**

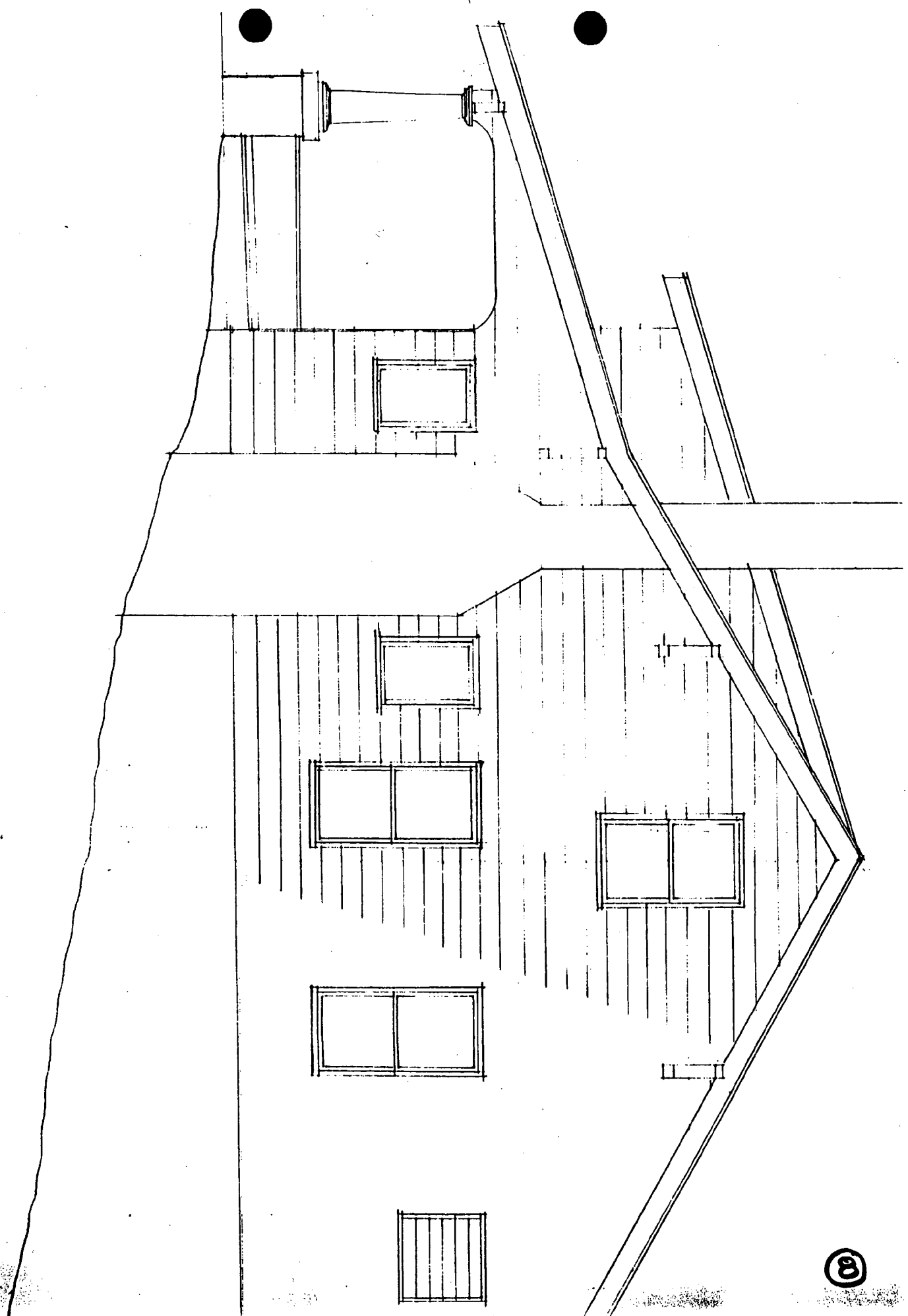
2 x 4 r 10 r Side EXISTING

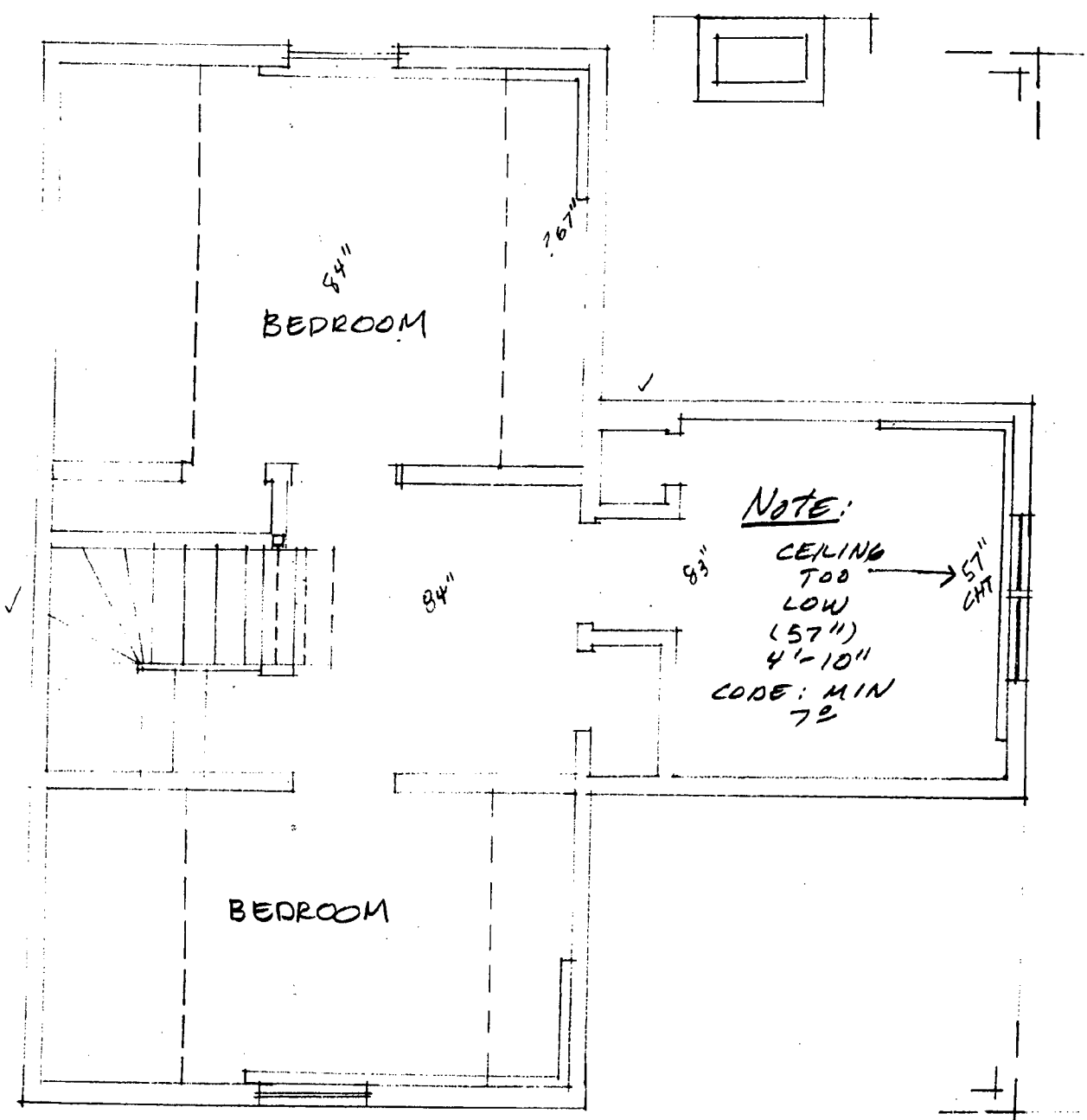


5/15

①

EXTERIOR SIDE EXISTING

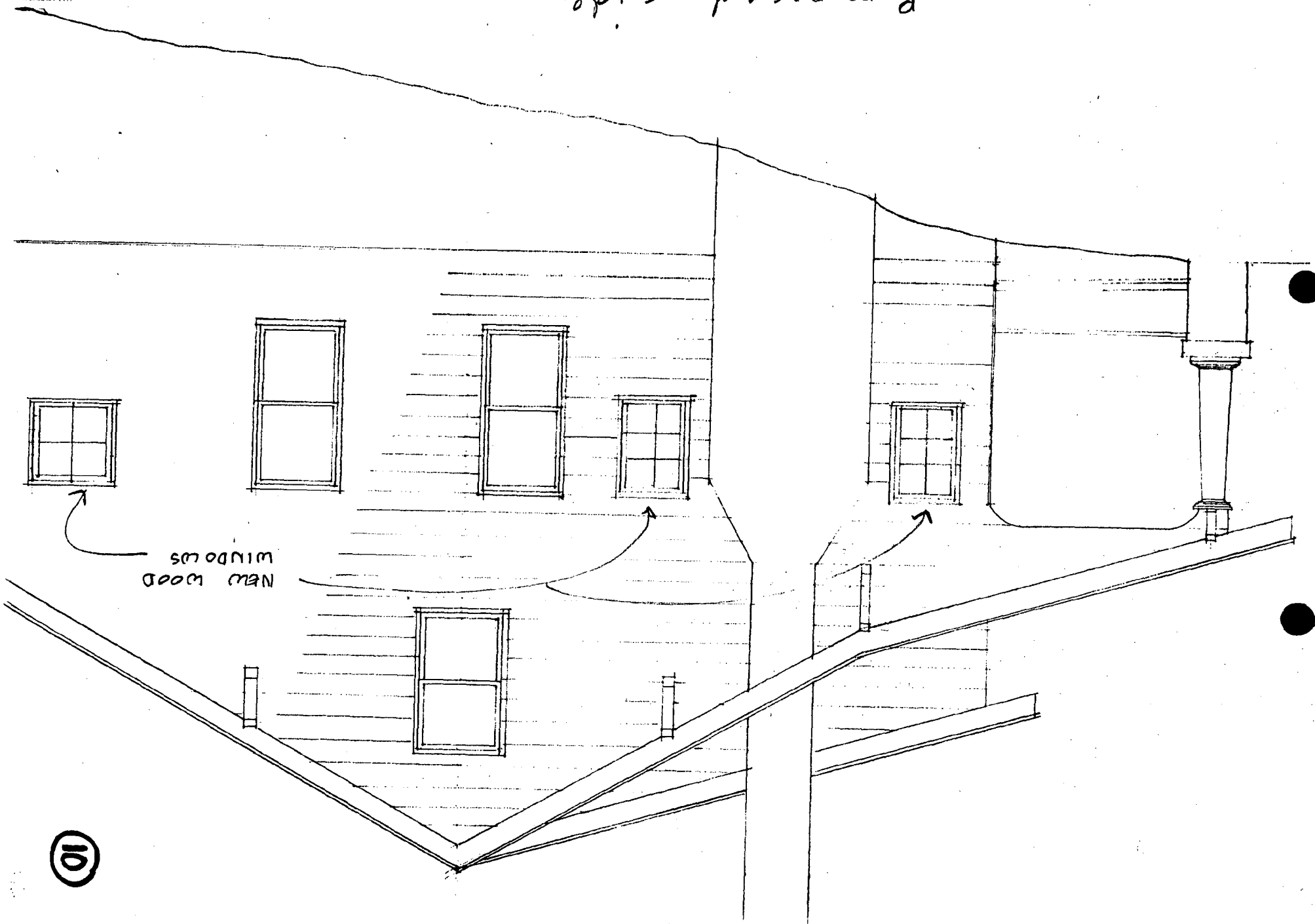




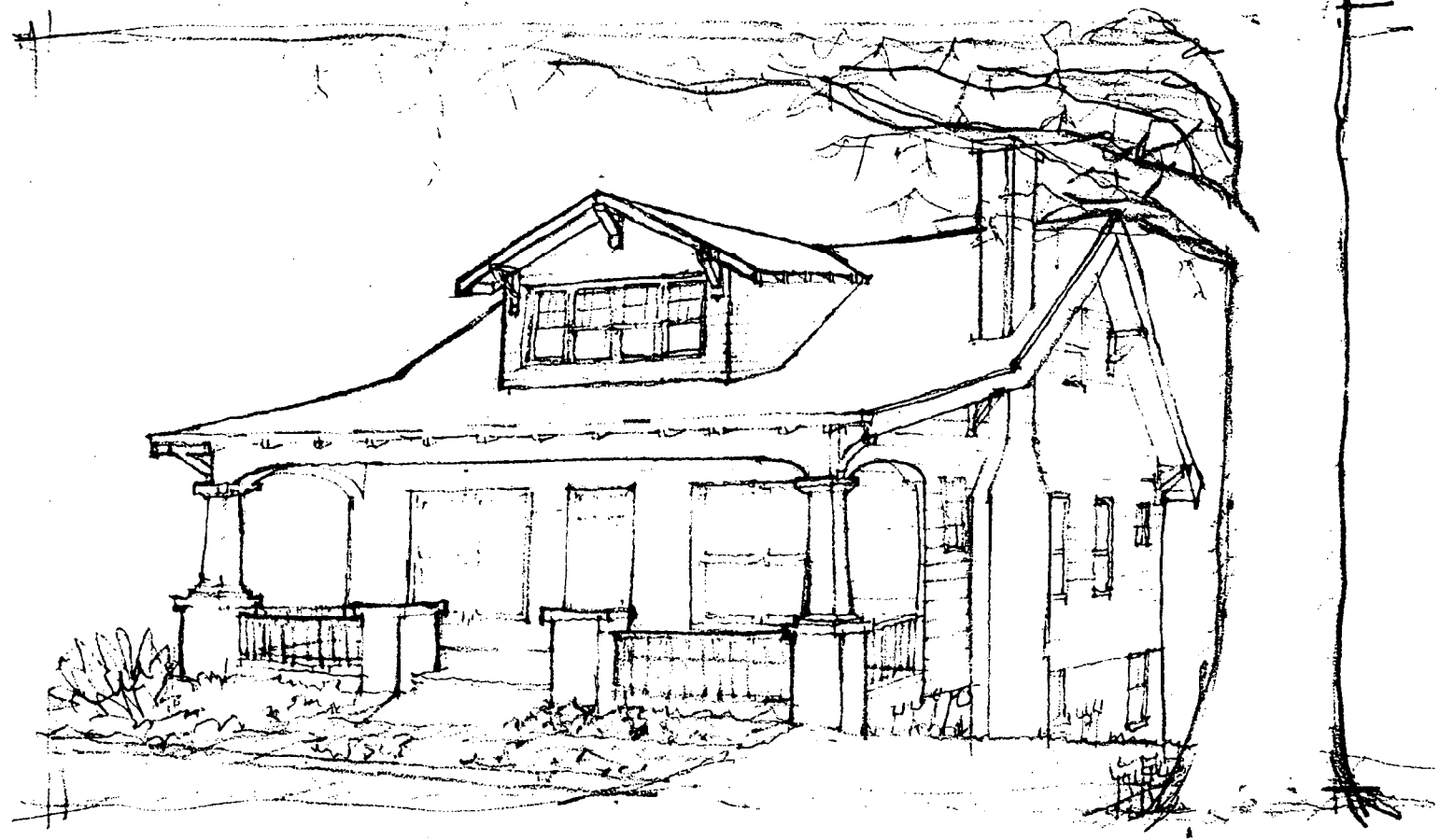
Existing Second Floor Plan

Notes: Owner's plan to remove metal siding back to clapboard
 Add back 4" wood trim around windows and replace aluminum 1 1/2"
 windows with wood, true divided light per original design

Proposed side



NEW WOOD
WINDOWS

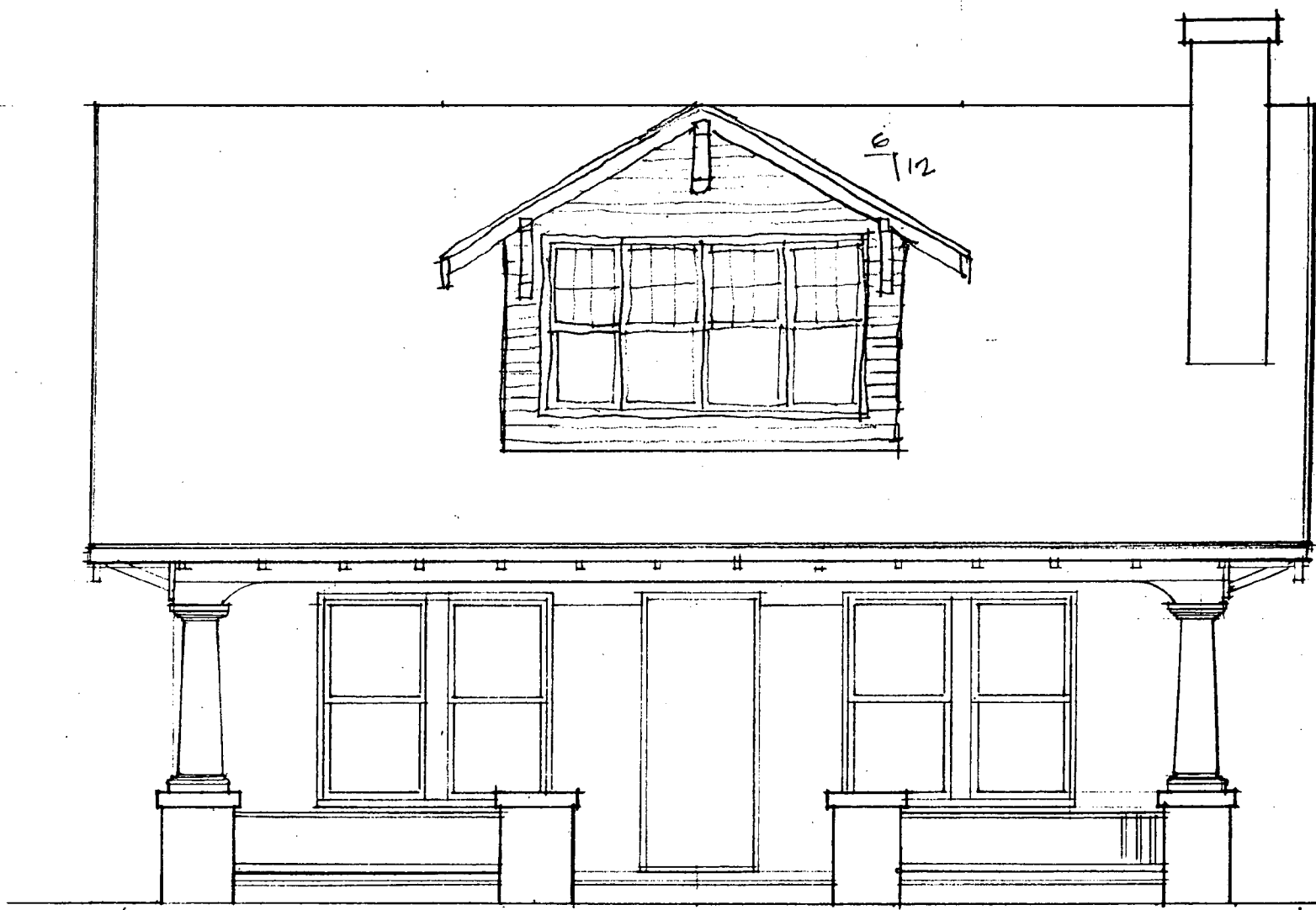


Proposed "gable"
Dormer

Scheme # One

8/15

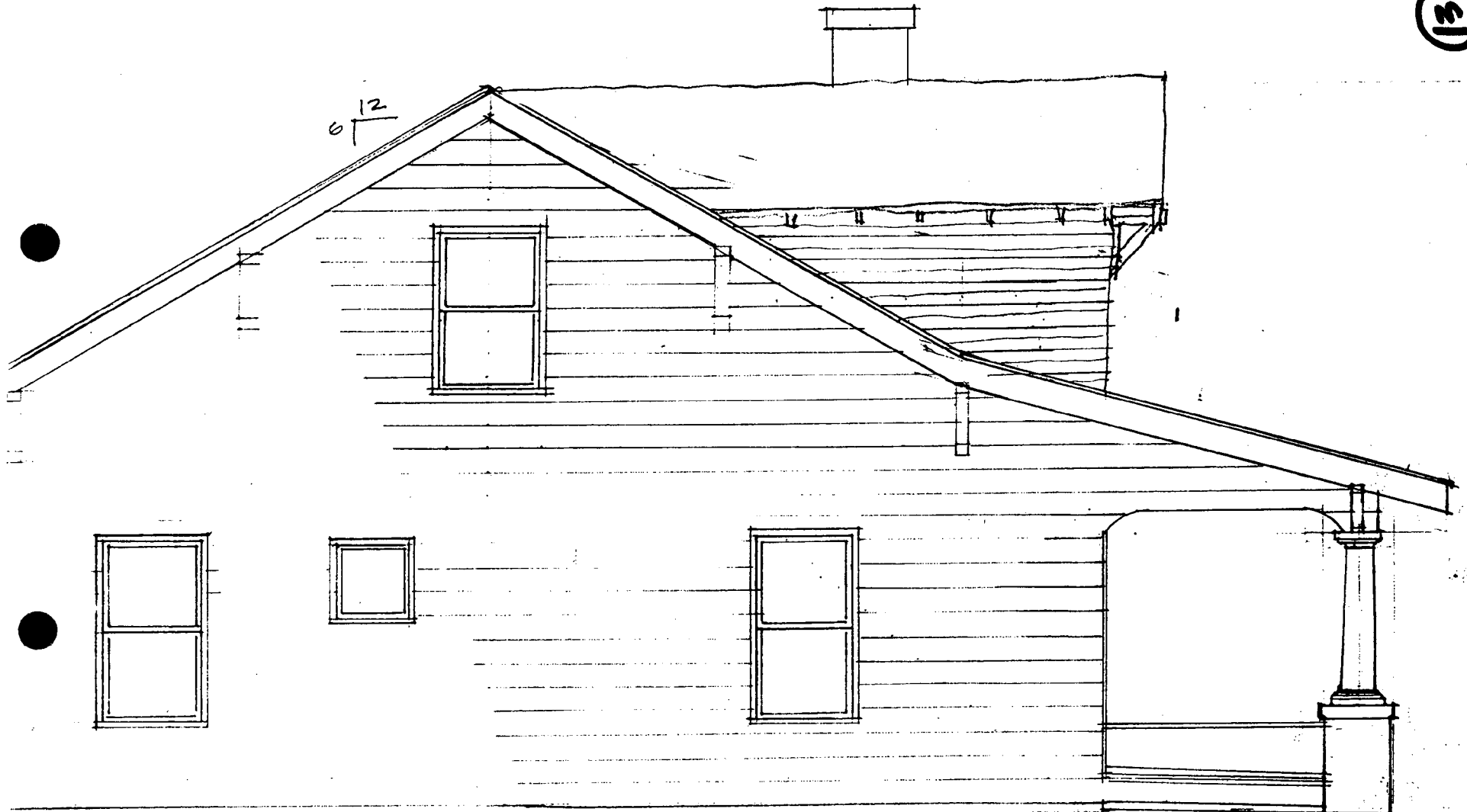
~~21~~
21



Proposed gable
Dormer
front elevation

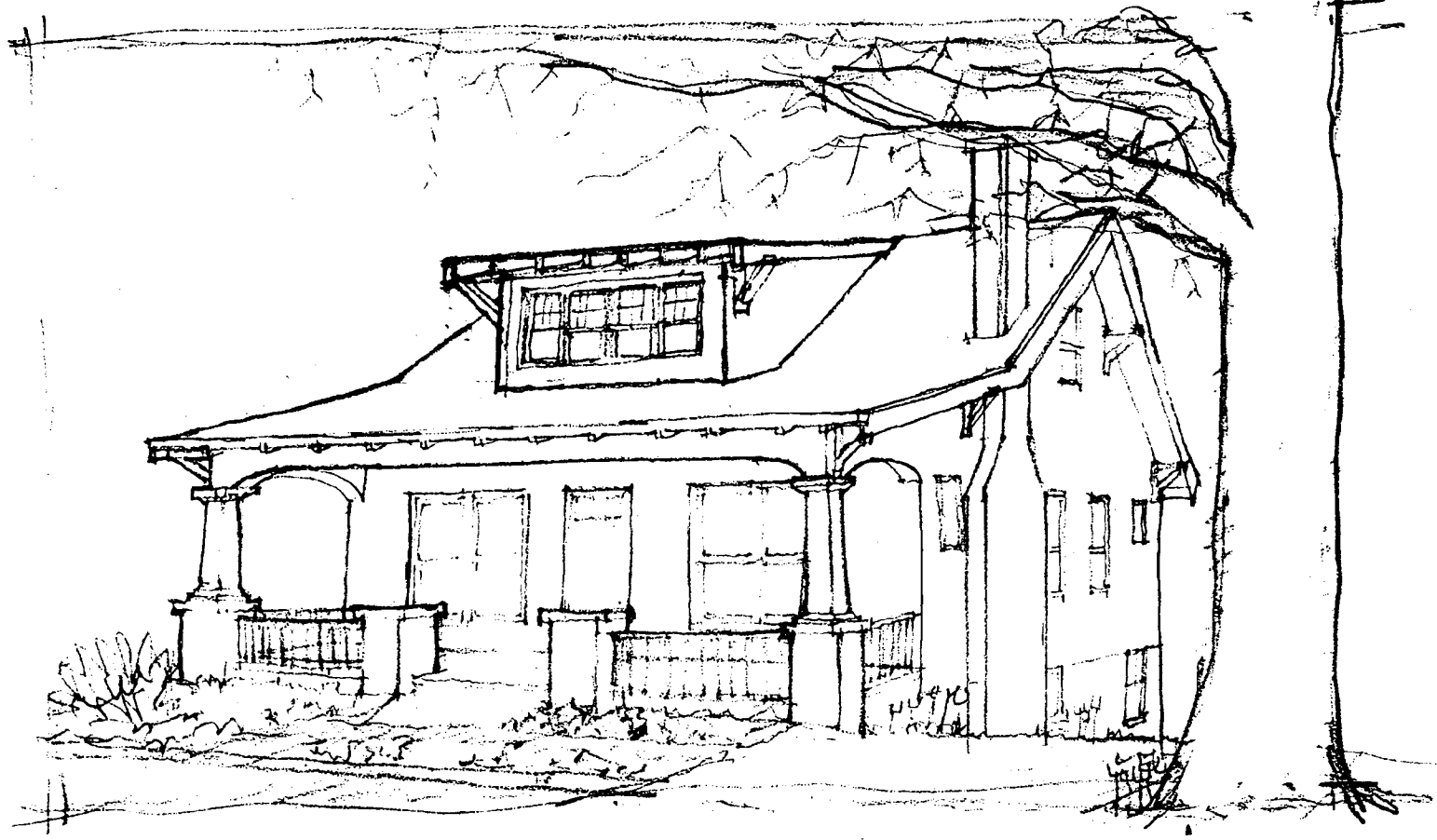
9/13

13

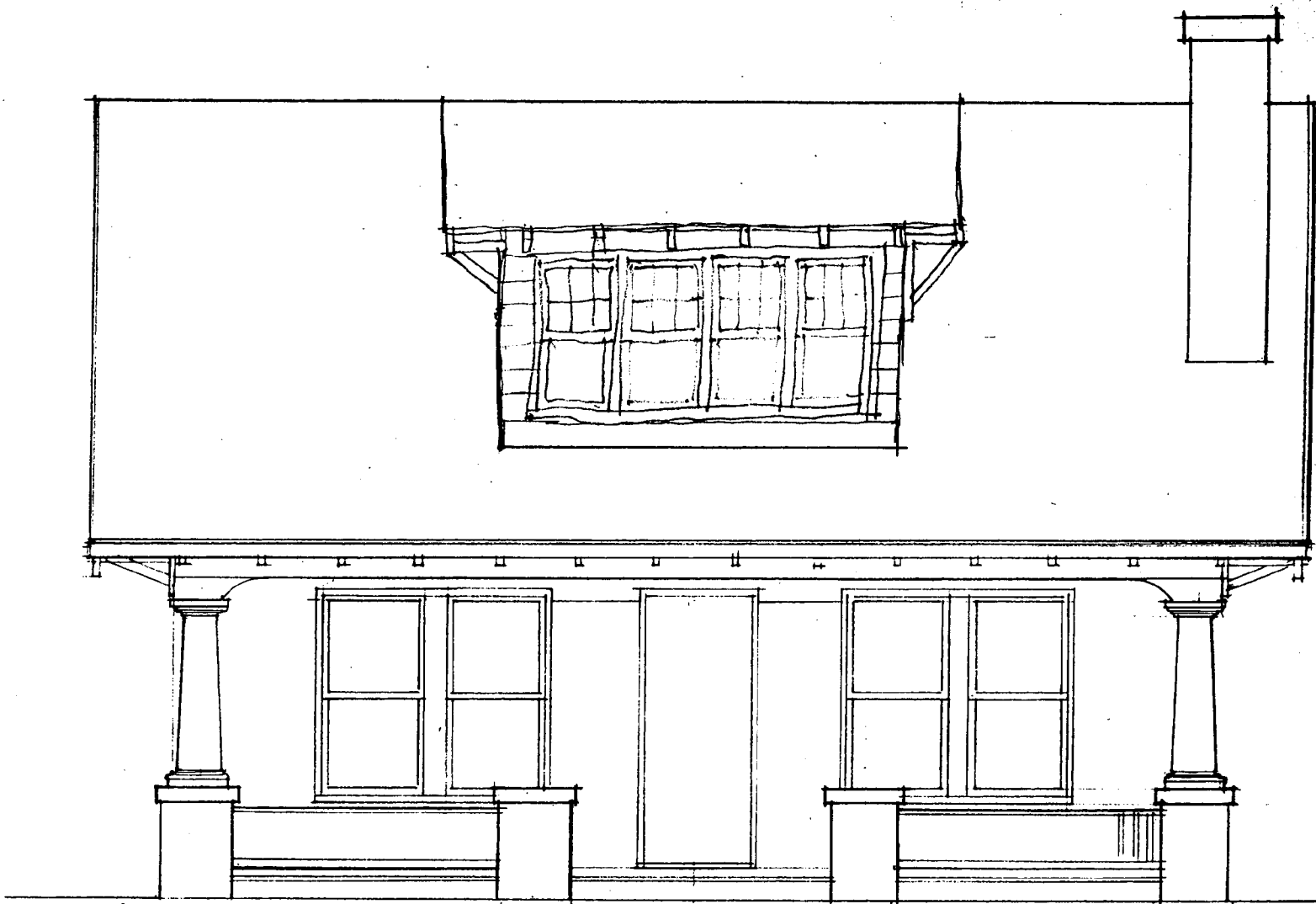


Proposed gable
dormer
SIDE Elevation

10/10

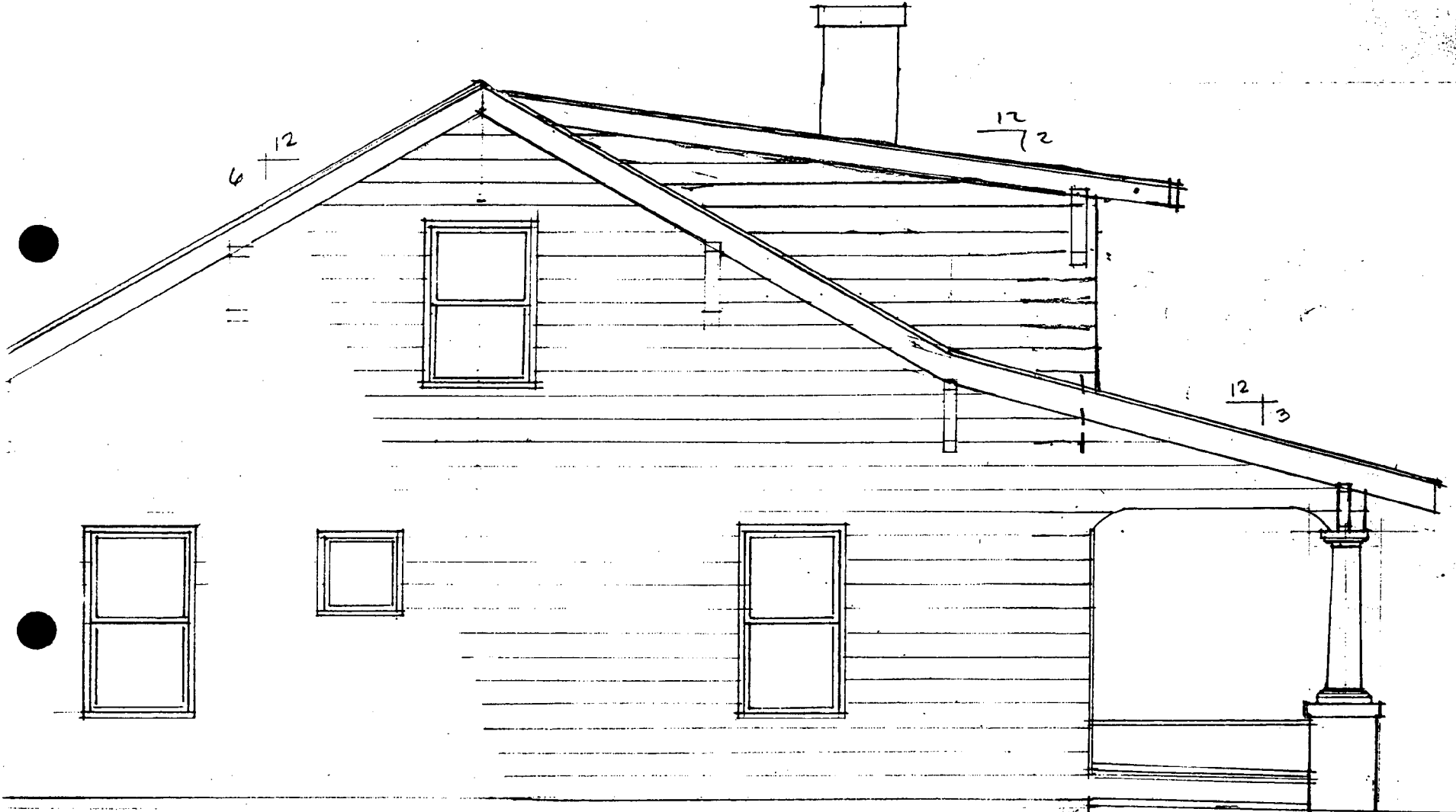


Proposed shed
Pormer
Scheme No. two



51

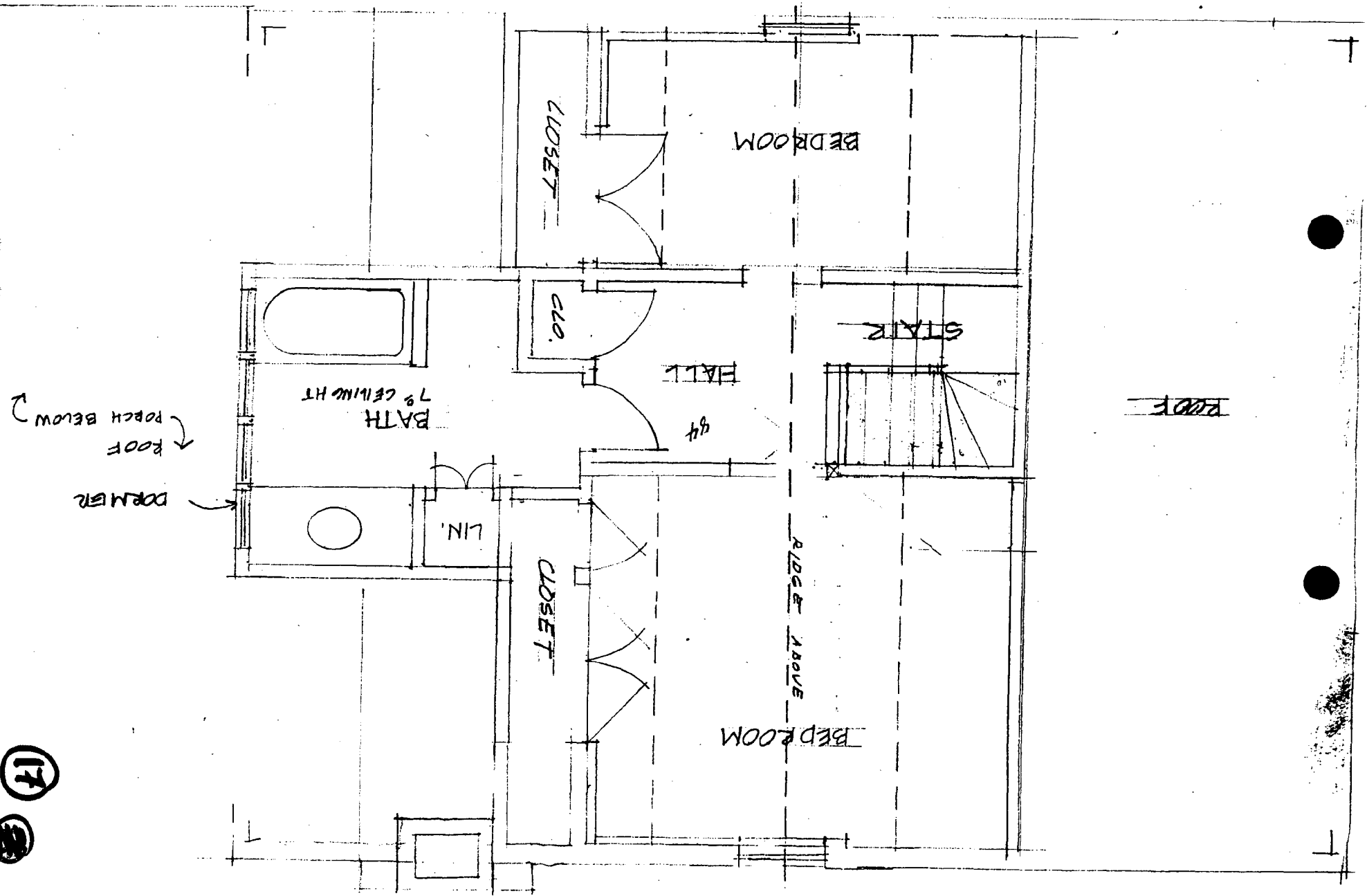
Proposed shed
Dormer
front elevation



Proposed shed
Dormer
side elevation

Proposed floor plan
1/4" = 11'-0"

12/15



(17)



Existing Exterior - Front

Pre-submission Historic Work Permit May 3 1994
 Allen/Dupraw Residence 415 Elm St Takoma Park Maryland
 Sherry Nesbit, Architect 201-261-0128



Exterior - Porch



Exterior - Windows

Sherry E. Nesbit, Architect
9320 Ocala Street
Silver Spring, Maryland 20901
(301) 565-0128

May 16, 1994

Ms. Pat Parker
Historic Preservation Planner

The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Pre-submission Review

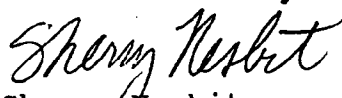
Dupraw Residence
55 Elm Street
Takoma Park, Maryland

In addition, to our earlier submission, the Owner would like to add a six foot high fence around the rear of her property to accommodate her two dogs. Please refer to enclosed site plan and photo of the kind of wood, board and batten style fence.

Also, we have enclosed a sketch of the proposed window in the rear of the house, that we plan to install in place of the "modern", awning one, currently in the kitchen.

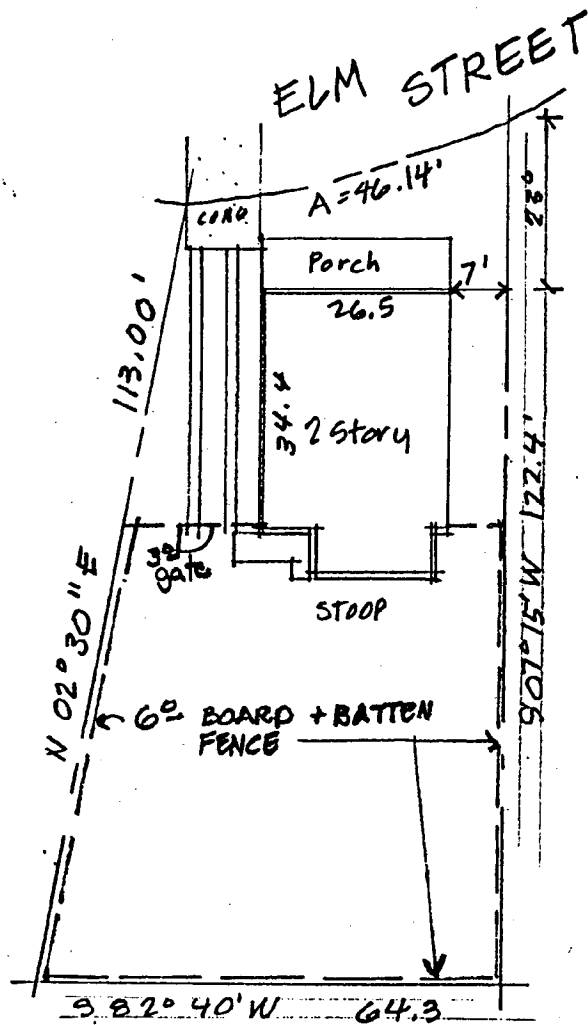
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Sincerely,

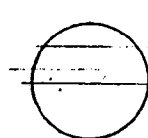


Sherry Nesbit
encl.

cc: Dupraw



55 ELM STREET
 LOT 82 BLOCK E, TAKOMA PARK, MD.
 INFORMATION TAKEN FROM SURVEY
 BY LANDTECH ASSOCIATES, 3.30.94
 REFER. PLAT BOOK 3, PLAT NO. 225



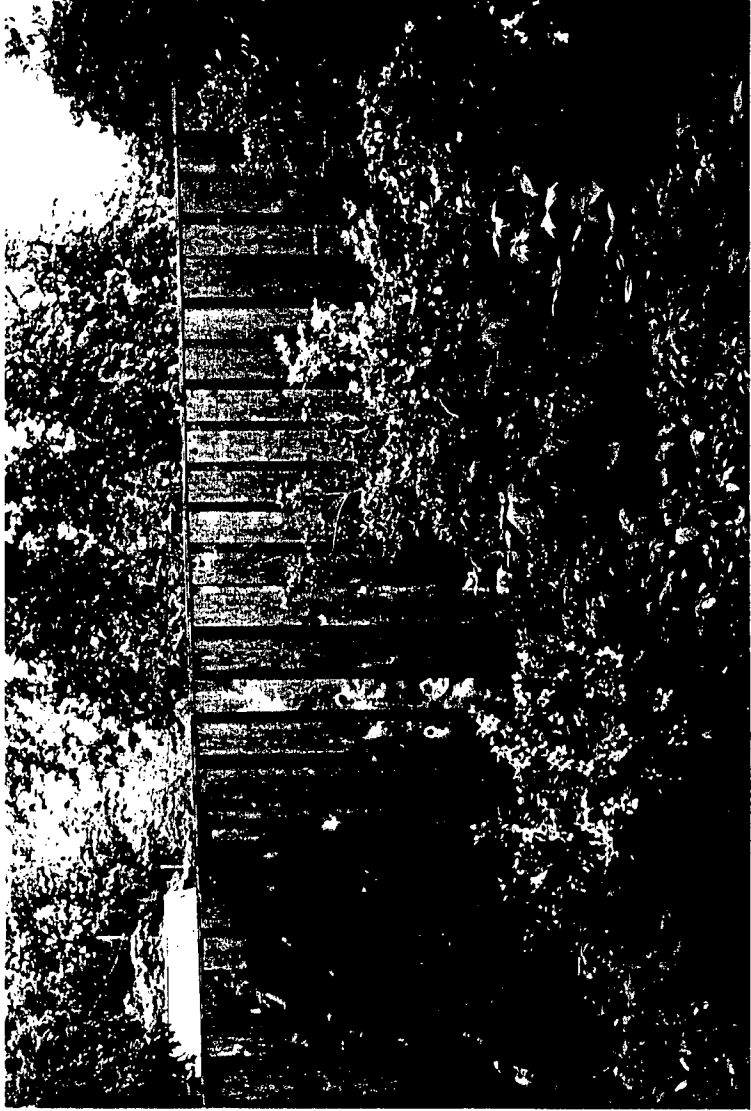
SITE PLAN



22

Dupraw Fence 55 Elm St

May 16, 1994



(2)

466113

Dupraw

55 Elm St

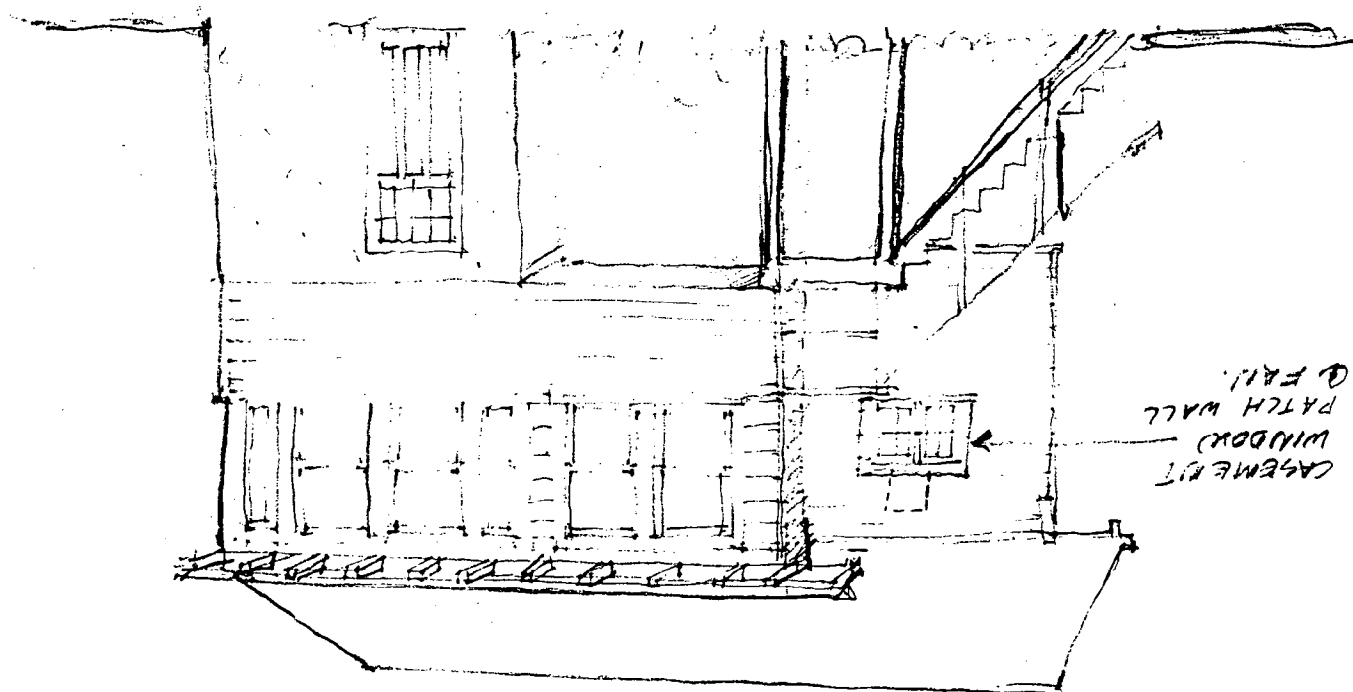
May 16, 1994

(74)

Existing rear of house



Proposed rear window



Sherry E. Nesbit, Architect
9320 Ocala Street
Silver Spring, Maryland 20901
(301) 565-0128

May 16, 1994

Ms. Pat Parker
Historic Preservation Planner

The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

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55 Elm Street
Takoma Park, Maryland

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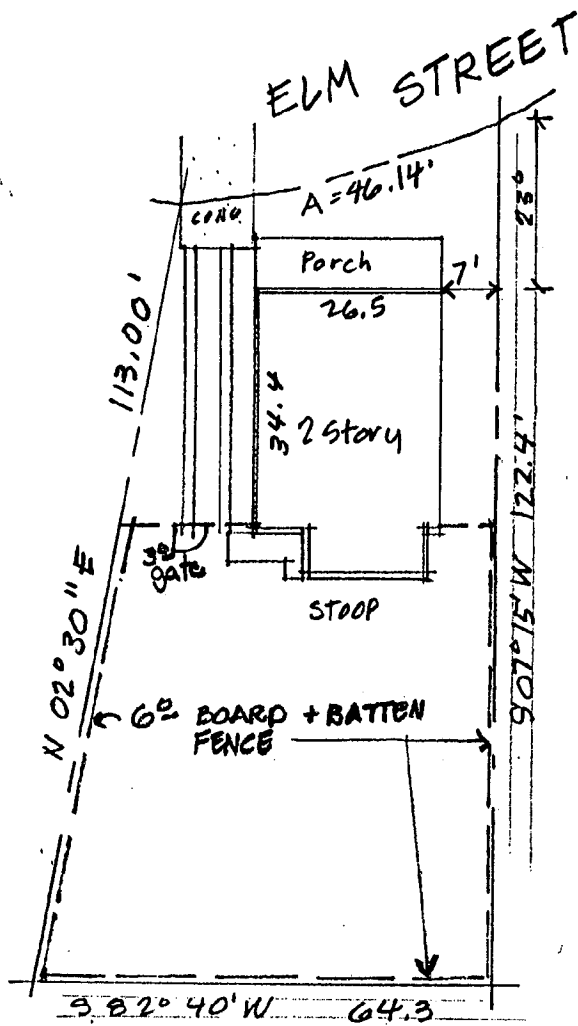
Sincerely,



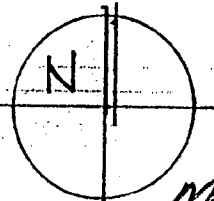
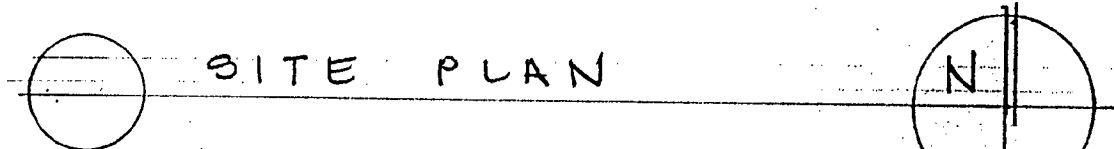
Sherry Nesbit

Sherry Nesbit
encl.

cc: Dupraw



55 ELM STREET
 LOT 82 BLOCK E, TAKOMA PARK, MD.
 INFORMATION TAKEN FROM SURVEY
 BY LANDTECH ASSOCIATES, 3.30.94
 REFER. PLAT BOOK 3, PLAT NO. 225



Dupraw Fence 55 Elm St May 16, 1994

Sherry E. Nesbit, Architect
9320 Ocala Street
Silver Spring, Maryland 20901
(301) 565-0128

May 5, 1994

Ms. Nancy Witherell
Historic Preservation Planner

The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

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55 Elm Street
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page 2,

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Scheme Two:

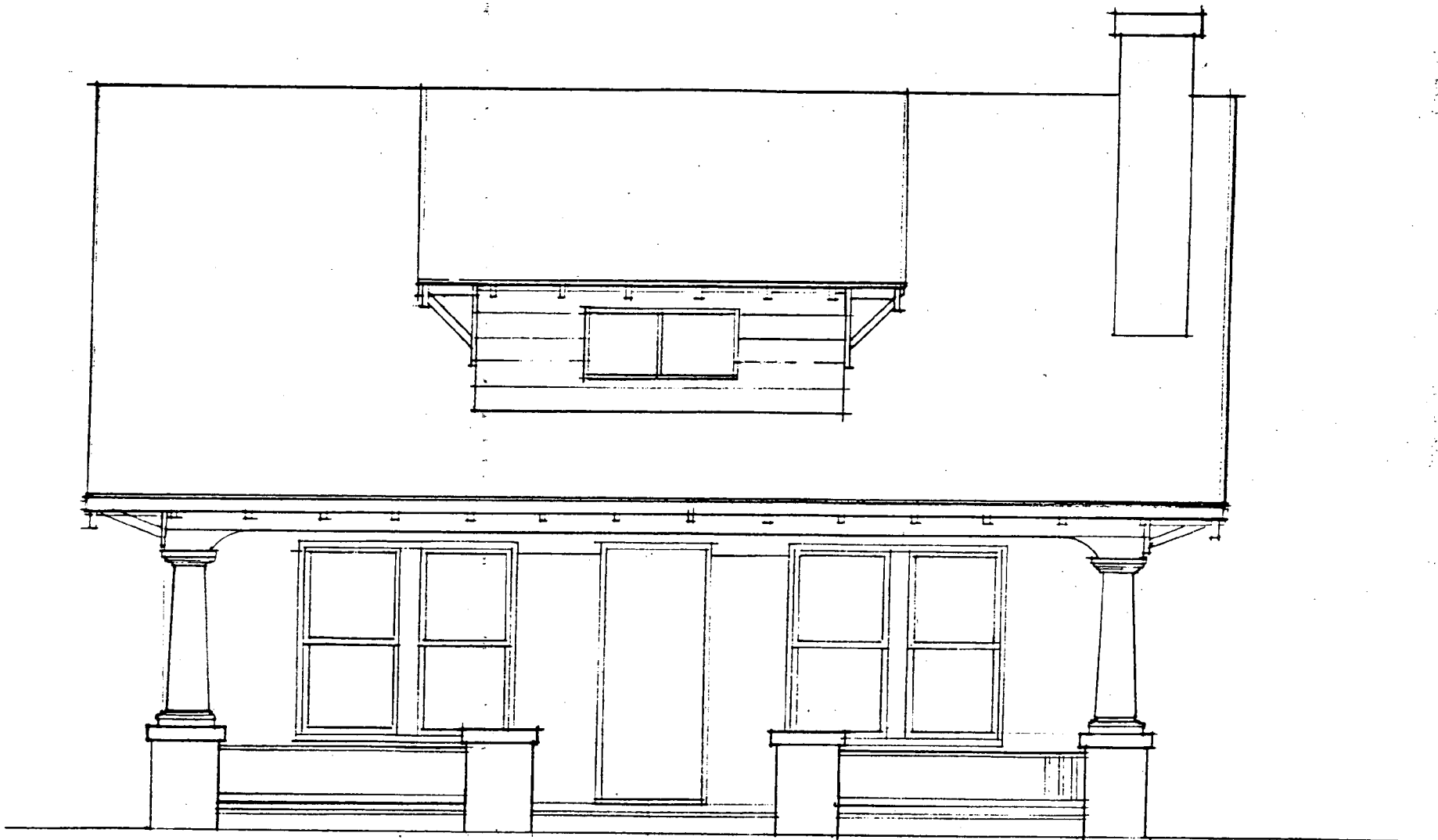
The existing shed roof pitch matches the roof over the front porch. The new shed is keeping with the style of house but it introduces a third roof pitch onto the house.

If you have any questions or comments about this application, please let me know.

Sincerely,


Sherry Nesbit
encl.

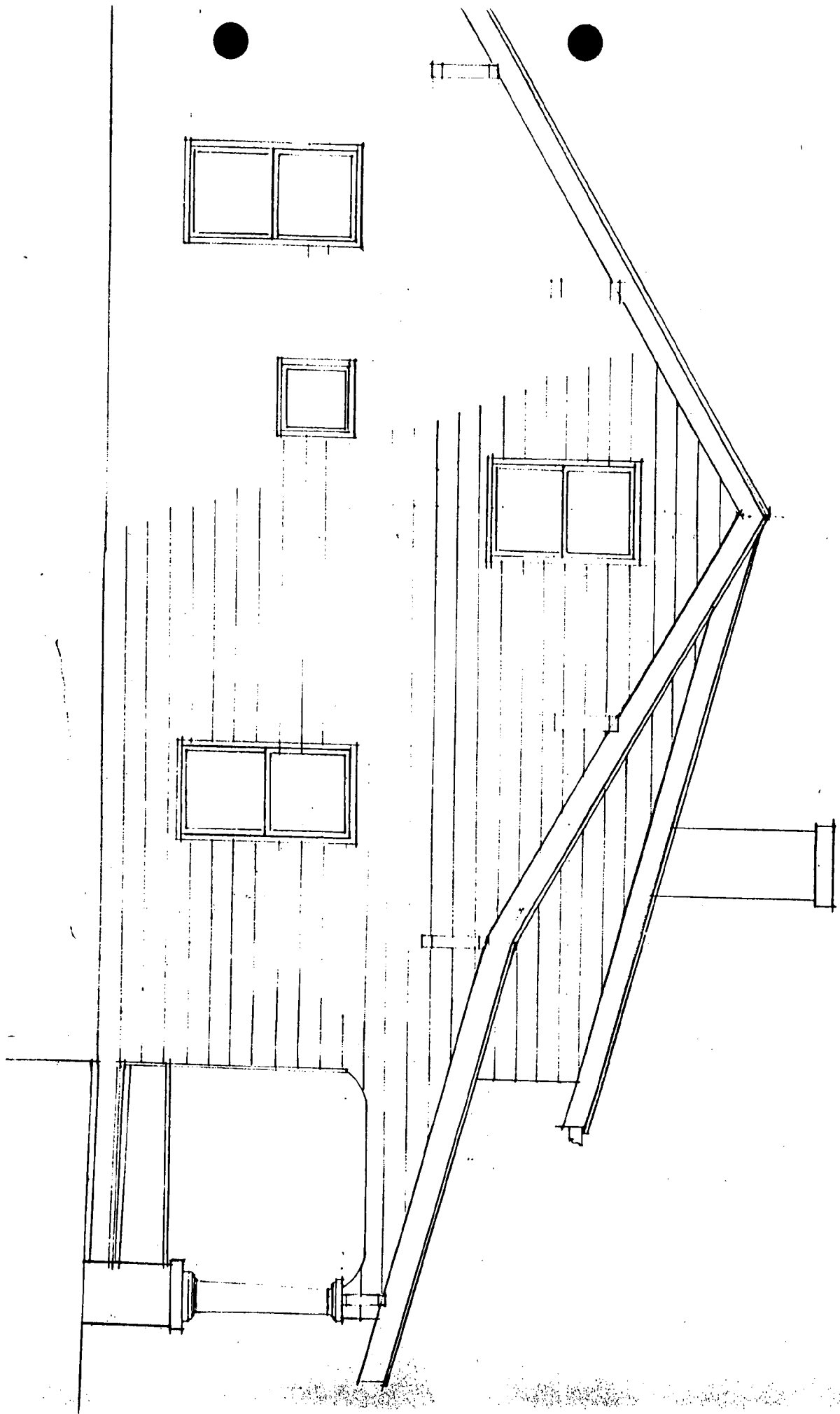
cc: Dupraw



Exterior Front

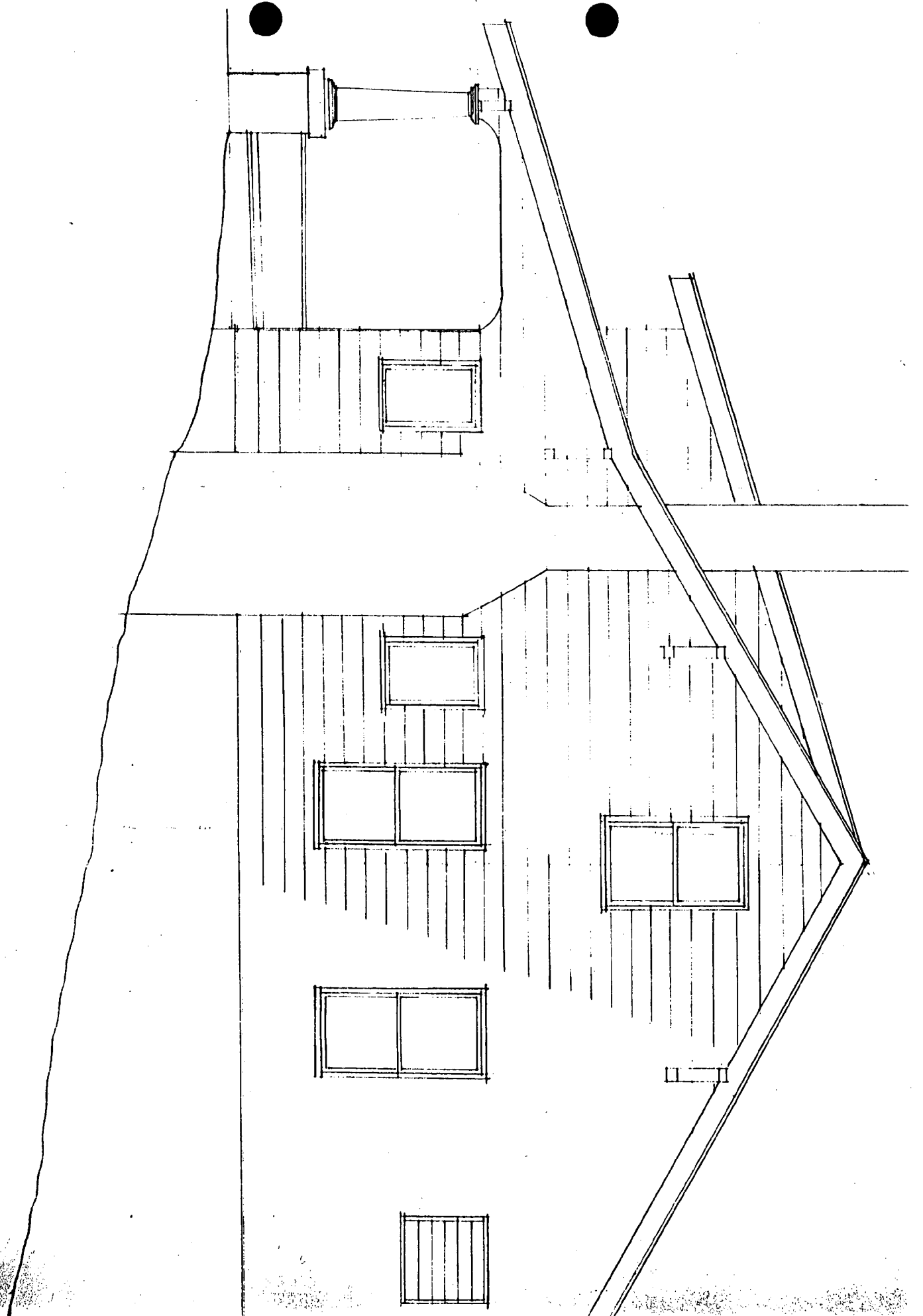
4/15

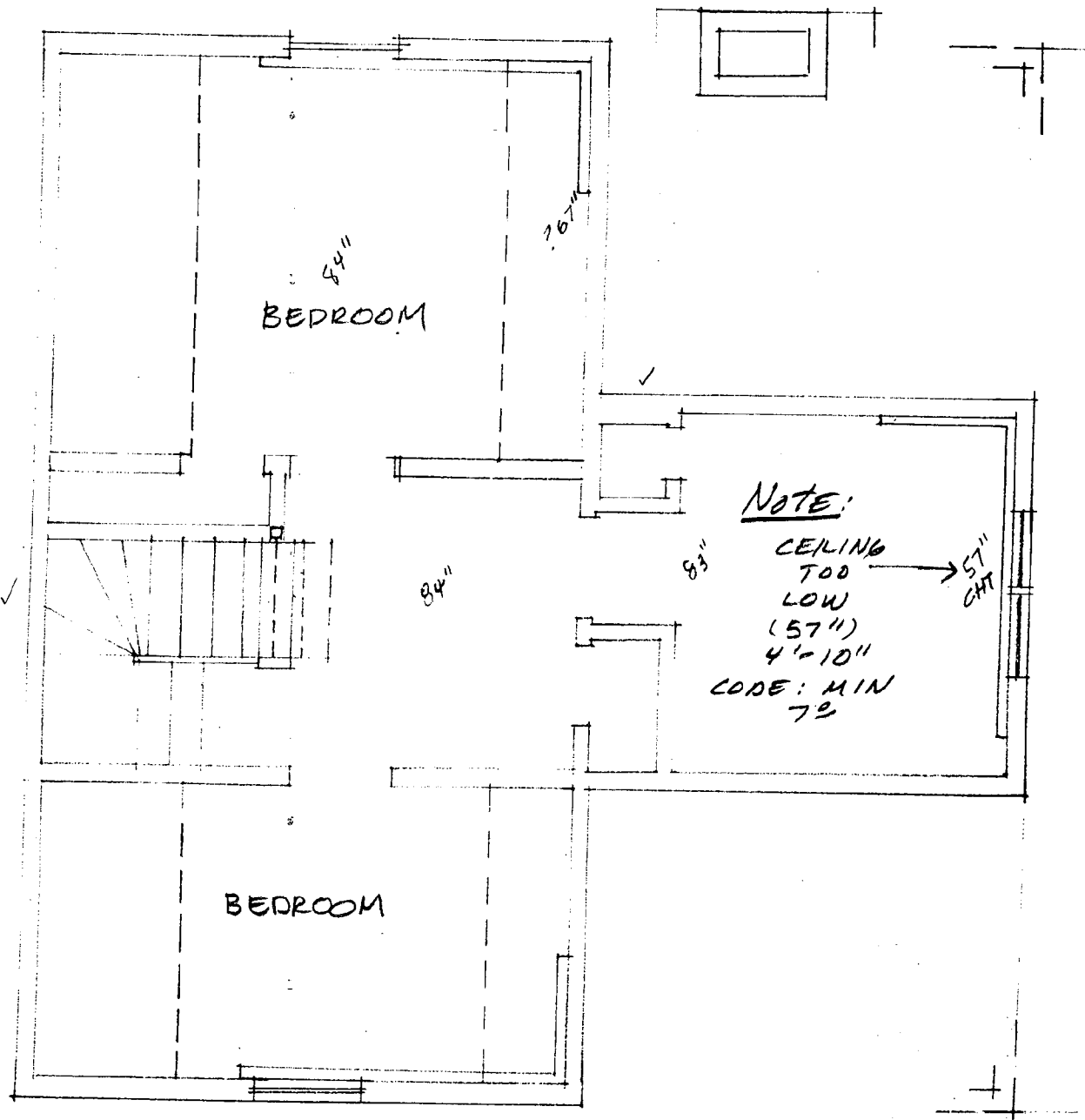
Exterior Side



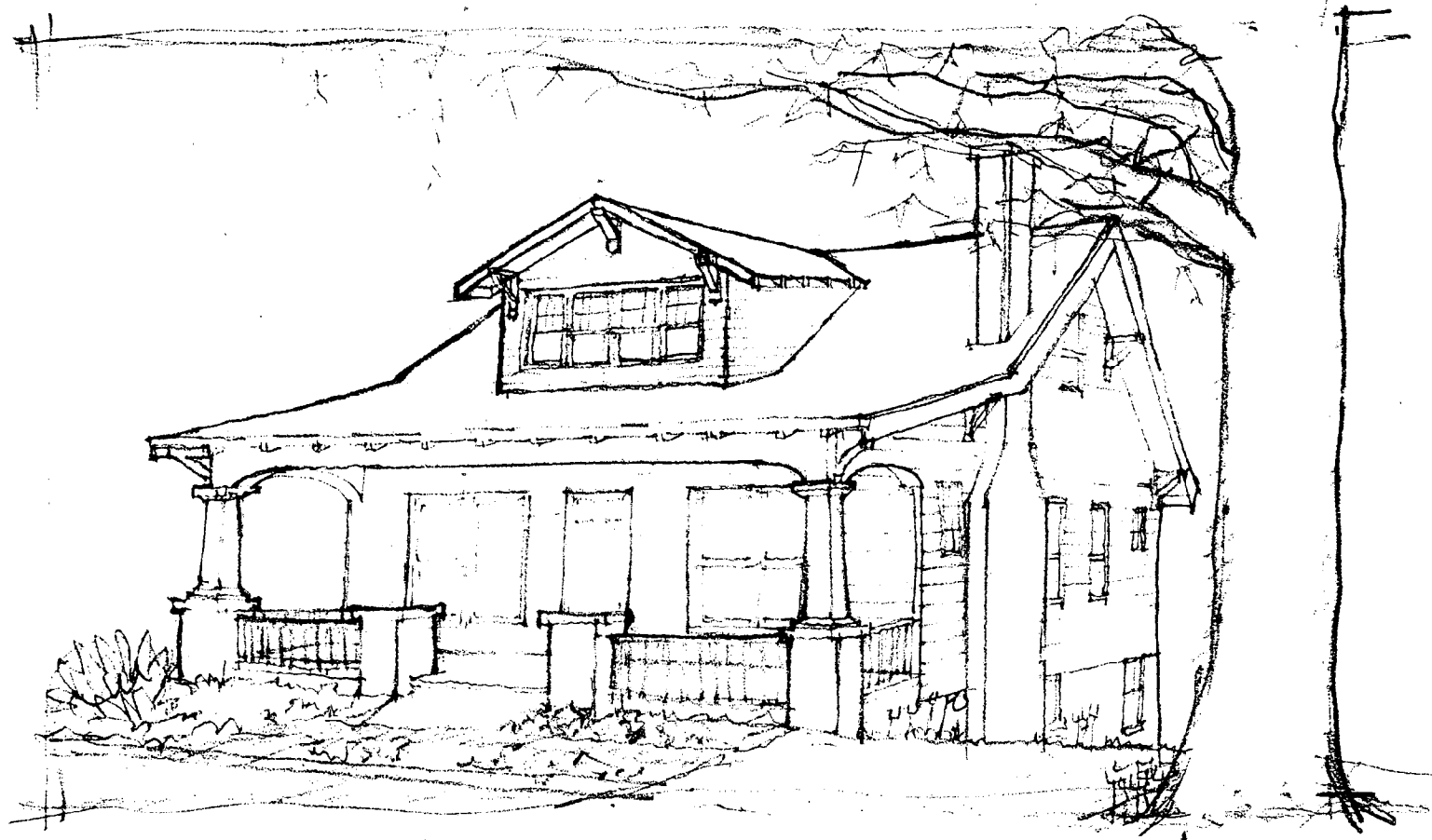
5/15

Exterior Side





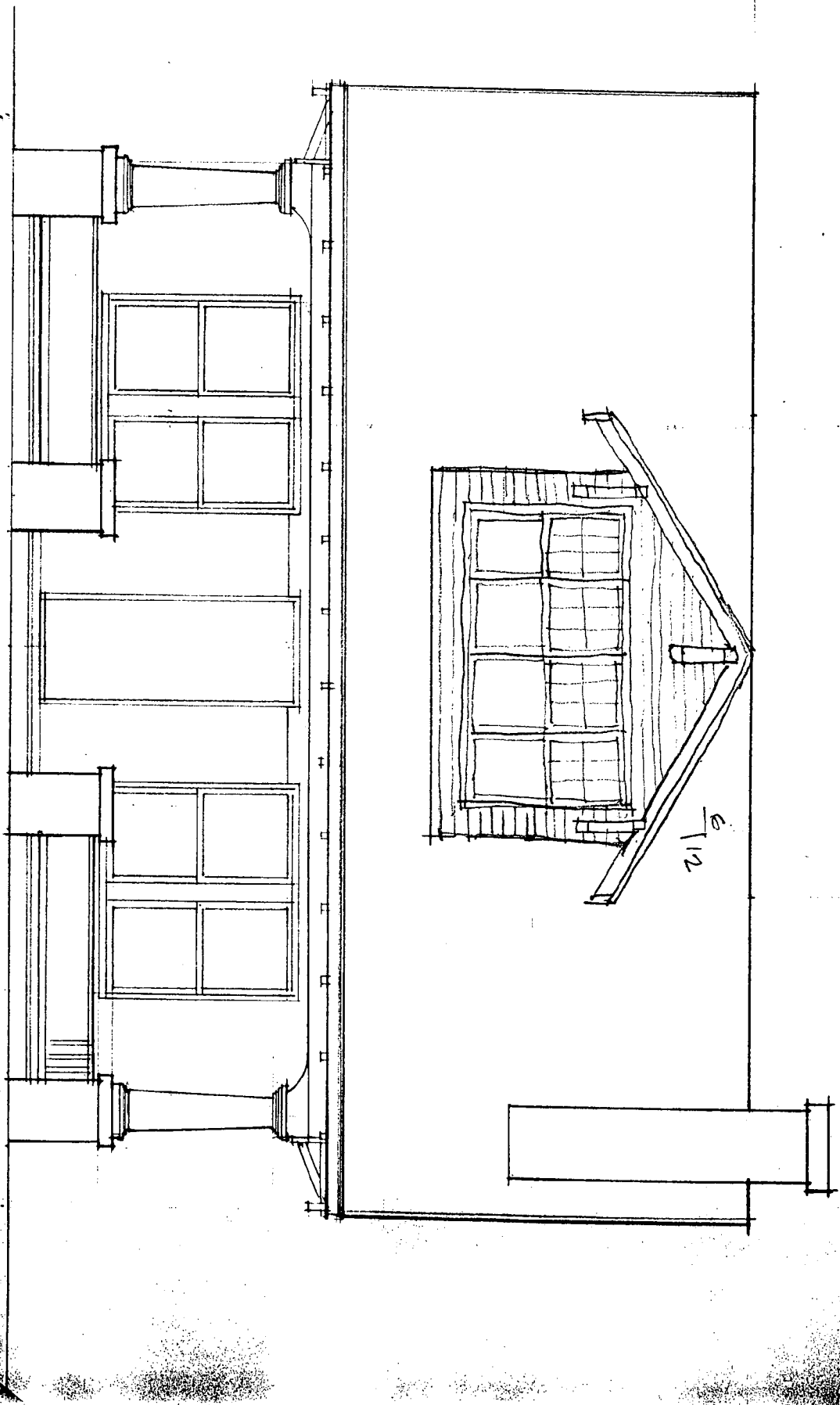
Existing Second Floor Plan



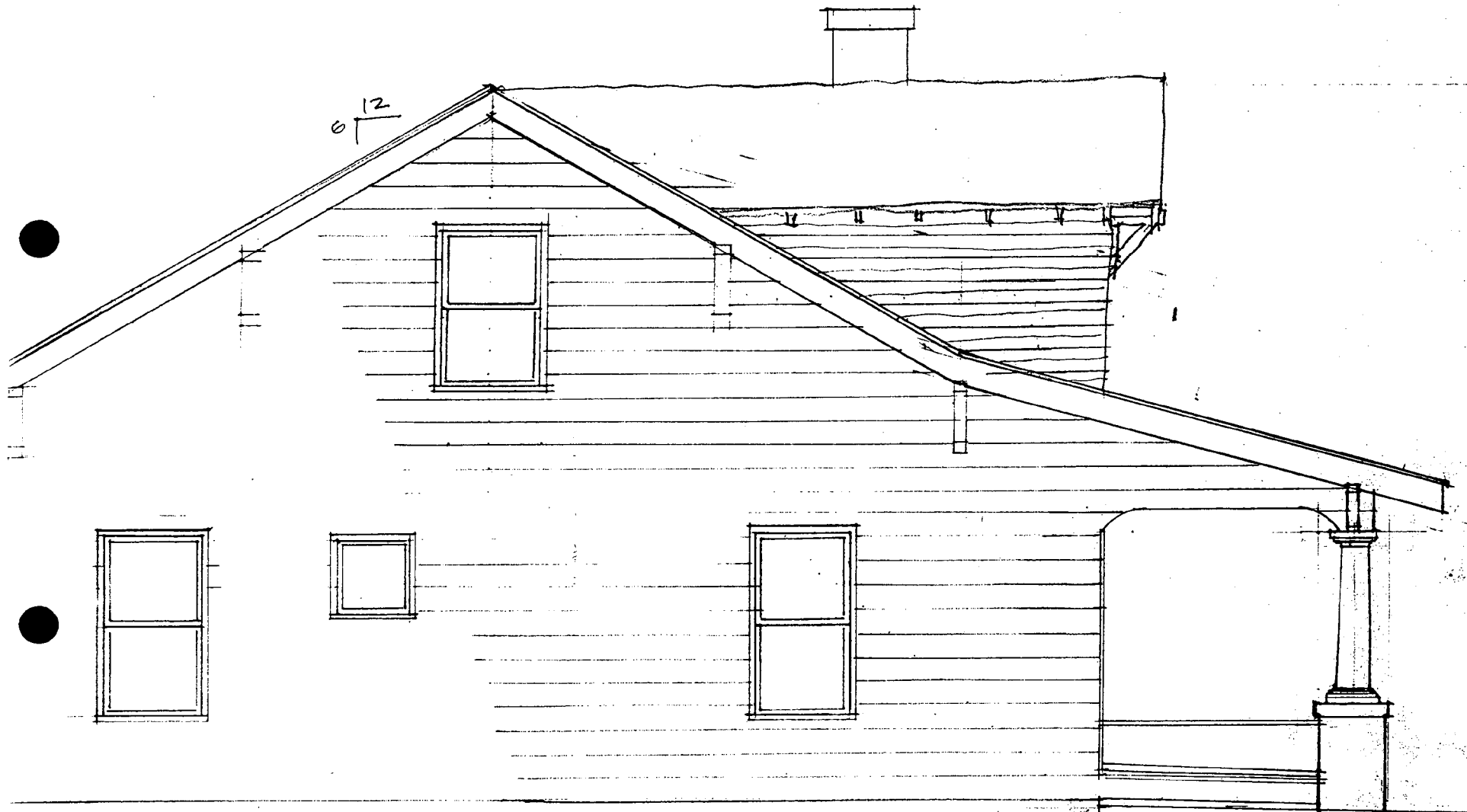
Proposed "gable"
Dormer
Scheme # One

8/15

Proposed gable
Dormer elevation
front elevation



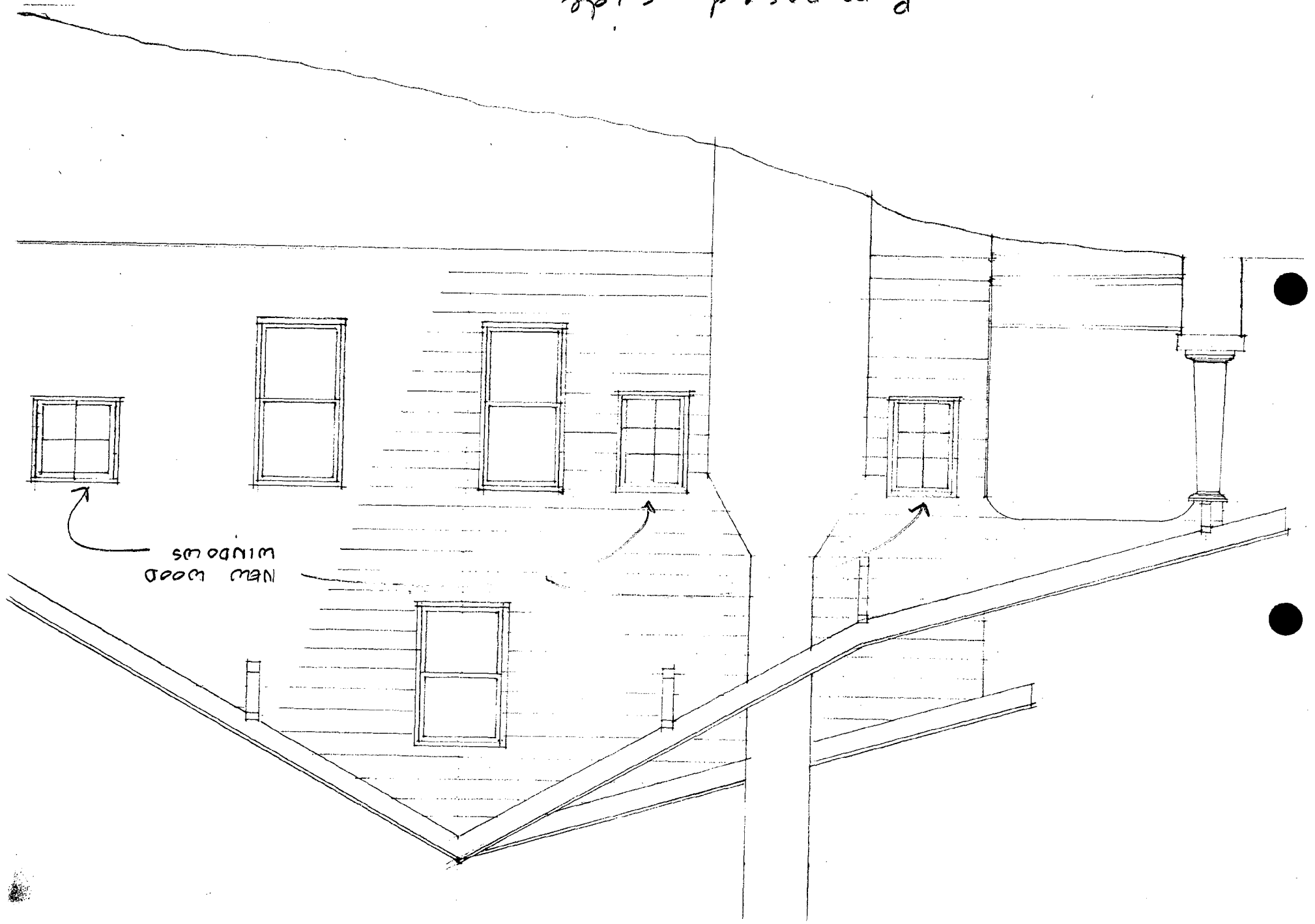
9/15



Proposed gable
dormer
side elevation

Notes: Owner's plan to remove metal siding back to clapboard
Add back wood trim around windows and replace aluminum
with wood, true divided light per original design
11/15

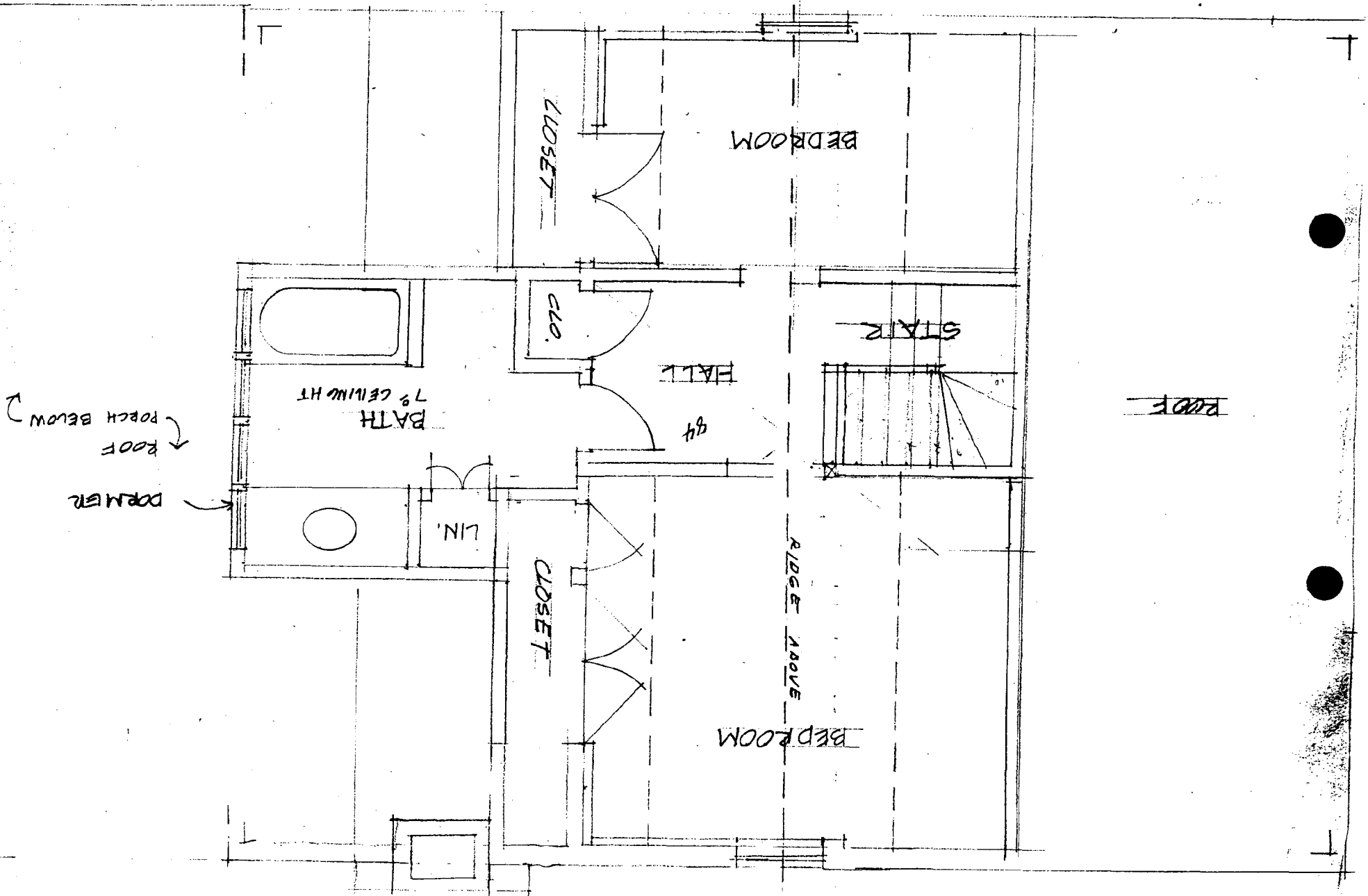
Proposed side

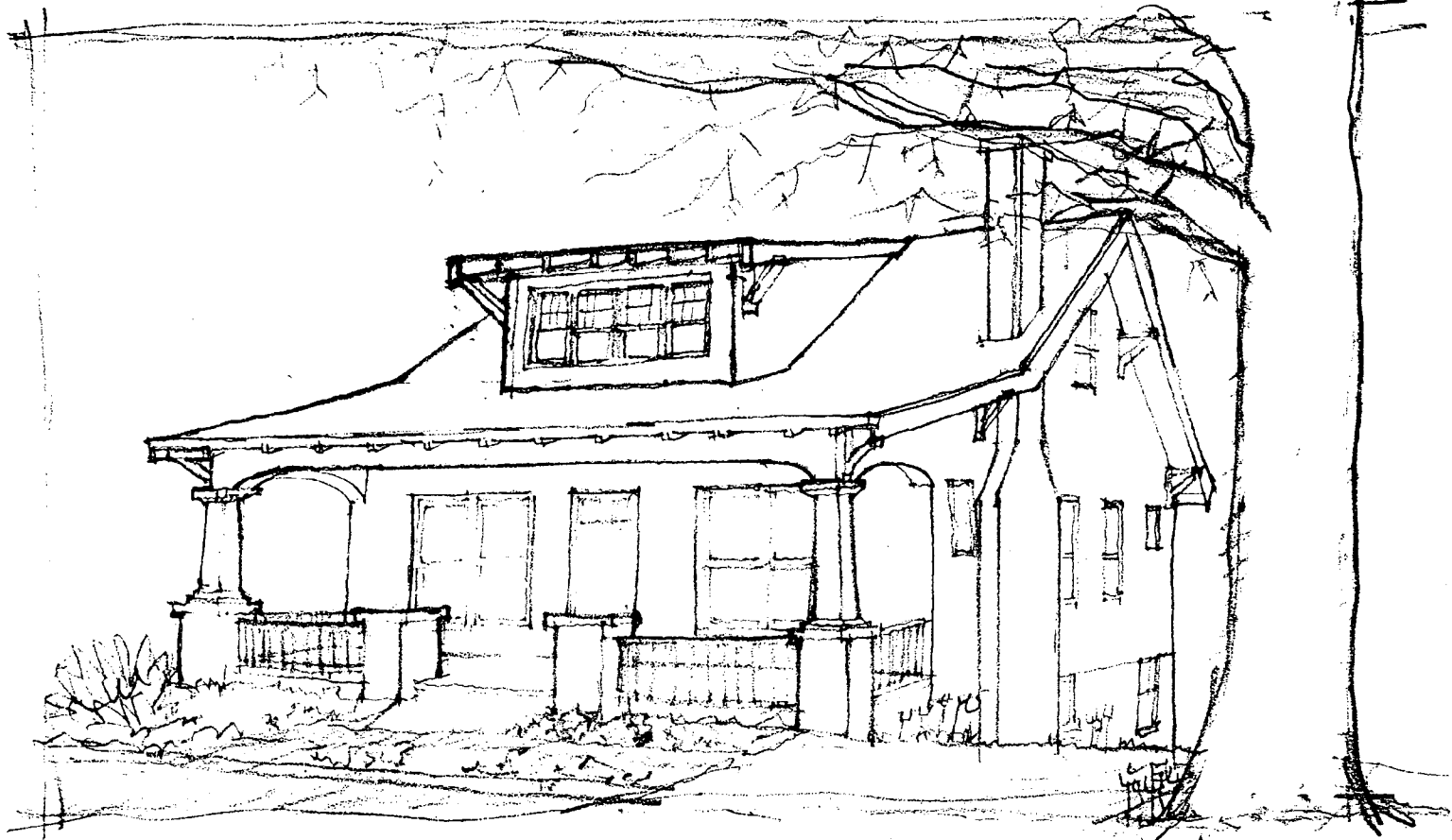


NEW WOOD
WINDOWS

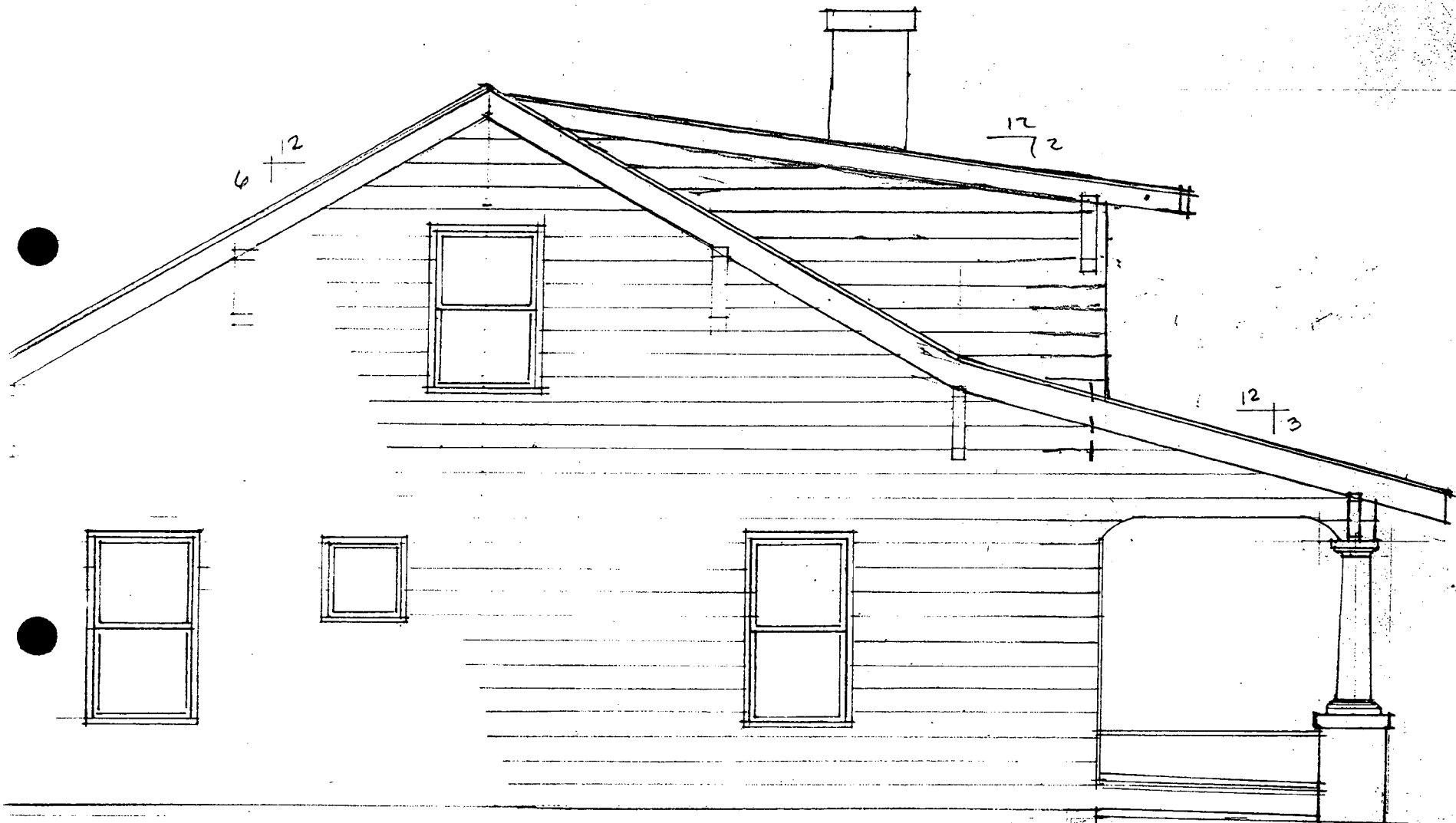
12/15

Proposed floor plan
14' - 0"

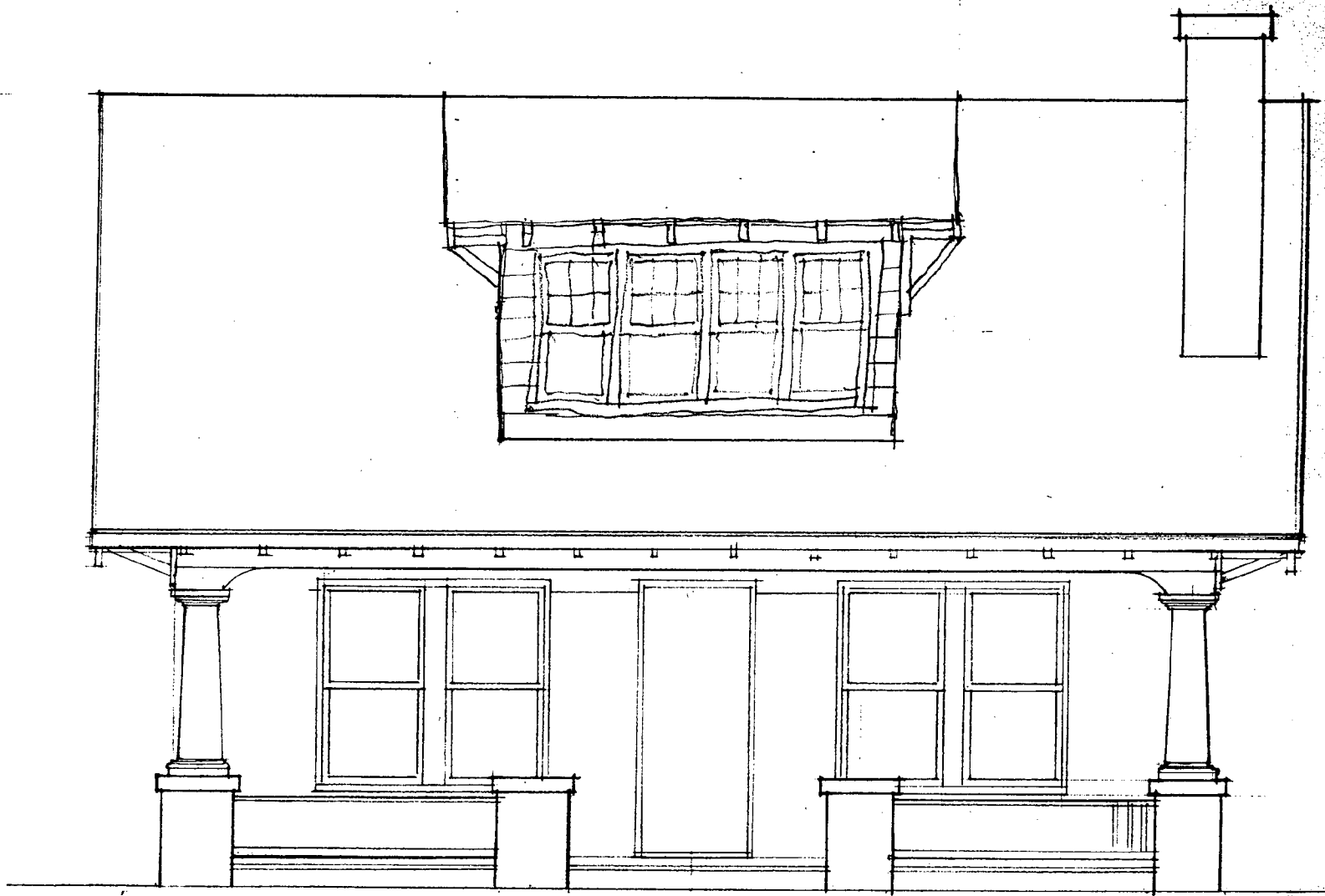




Proposed shed
Pormer
Scheme No. two



Proposed shed
Dormer
side elevation



Proposed shed
Dormer
front elevation

ARCHIVES
ACCESSION 21-15 BOX 18

TAKOMA PARK HISTORIC DISTRICT

Carroll Avenue
7409, 7415, 7421 (2), 7422, 7501 (2)

Cedar Avenue
7100, 7103, 7105, 7112 (3), 7119, 7205 (2), 7211, 7212, 7215 (2), 7221, 7303,
7415 (2), 7420

Cleveland Avenue
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