

#37/3-013 7204 Holly Avenue
(Takoma Park Historic District)

Handwritten: I. C. ...



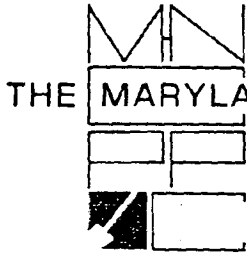












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 5-14-01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 37/3-01J DPS# 245774

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

Approved

Approved with Conditions: _____

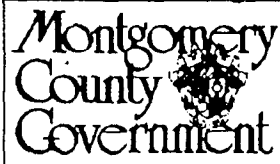
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: CHRIS ELFRING + ANN MILES

Address: 7204 HOLLY AVE. TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than 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 HOLT JORDAN
 DAYTIME TELEPHONE NO. 202 737 0451
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER CHRIS ELFRINK & ANNE MILES DAYTIME TELEPHONE NO. _____
 ADDRESS 7204 HOLLY AVE TAKOMA PARK, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. 202 737 0451

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7204 STREET HOLLY AVE
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET TULIP AVE
 LOT 10 BLOCK 12 SUBDIVISION _____
 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 LANDSCAPING AREAS
FENCE
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 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 SEE ATTACHED DRAWINGS
 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 Kyle Holt Date 4/16/01

APPROVED For Chairperson, Historic Preservation Commission
 Signature _____ Date _____

DISAPPROVED _____ Signature _____ Date _____
 APPLICATION/PERMIT NO: 245774 DATE FILED: 4/18/01 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS 37/3.015

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:

Arts & Craft 2 story home

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

See attached letter

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.

Date: 5-14-01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

HPC# 37/3-01J DPS# 245774

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org 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:	7204 Holly Avenue, Takoma Park	Meeting Date:	05/09/01
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	05/02/01
Review:	HAWP	Public Notice:	04/25/01
Case Number:	37/03-01J	Tax Credit:	None
Applicant:	Chris Elfring & Ann Miles	Staff:	Michele Naru
PROPOSAL:	Landscape Alterations and deck	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Craftsman
DATE: 1910-1920

PROPOSAL:

The applicant is proposing to:

Front yard and side yards

1. Build new stone retaining wall along the city sidewalk. (30" max height)
2. Remove existing concrete steps and build new steps constructed of stone risers and bluestone treads. A new landing will be incorporated into the new steps to make the climb easier. The existing porch steps are to remain.
3. Install new handrails.
4. Remove existing concrete sidewalk and replace with bluestone paving.
5. Plant new landscaping.
6. Install new bluestone stepping stones.
7. Parge existing concrete block retaining wall along the driveway.

Rear garden

1. Build new on grade decks around the existing trees with stone platform steps (Decking is being proposed to reduce the impact upon the trees' roots.)
2. Erect a new arbor with gate (Approval requested for the location only, applicant requesting arbor and gate to be approved at staff level.), low stone walls, steps and fence.
3. Plant new plantings:

4. Install new fountain.
5. Build new utility shed with screened porch. (Approval requested for the location only, applicant will be submitting a HAWP for design at later date.)
6. New family room addition or bay. (Approval requested for the location only, applicant will be submitting a HAWP for design at later date.)
7. Stepping stones.
8. New driveway gravel parking pad installation (20' x 20')
9. New driveway gravel.

STAFF RECOMMENDATION:

Approval
 Approval with conditions:

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

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

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 4. Removal of accessory building that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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Historic Preservation Commission
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CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. 202 737 0451

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7204 STREET HOLLY AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET TULIP AVE
 LOT 10 BLOCK 12 SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other LANDSCAPING AND FENCE
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Paul Gold Signature of owner or authorized agent Date 4/16/01
 APPROVED [Signature] For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____
 APPLICATION/PERMIT NO: 245774 DATE FILED: 4/18/01 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS 3713.015

(5)

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MUST ACCOMPANY THIS APPLICATION**

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Historic Preservation Commission
Montgomery County, MD
Elfring / Miles Residence
April 16, 2001

LIST OF PHOTOGRAPHS

1. Front image of 7204 Holly Avenue.
2. Driveway & House Photo
3. Photo looking up the driveway
4. Photograph of the house and rear yard
5. Image of neighbors side entrance adjoining with the shared driveway.

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Lynn Vaughan
7207 Holly Ave.
Takoma Park, MD 20912

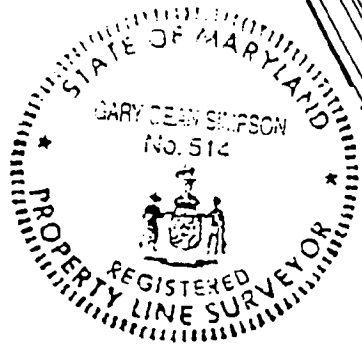
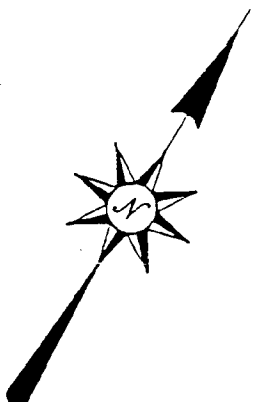
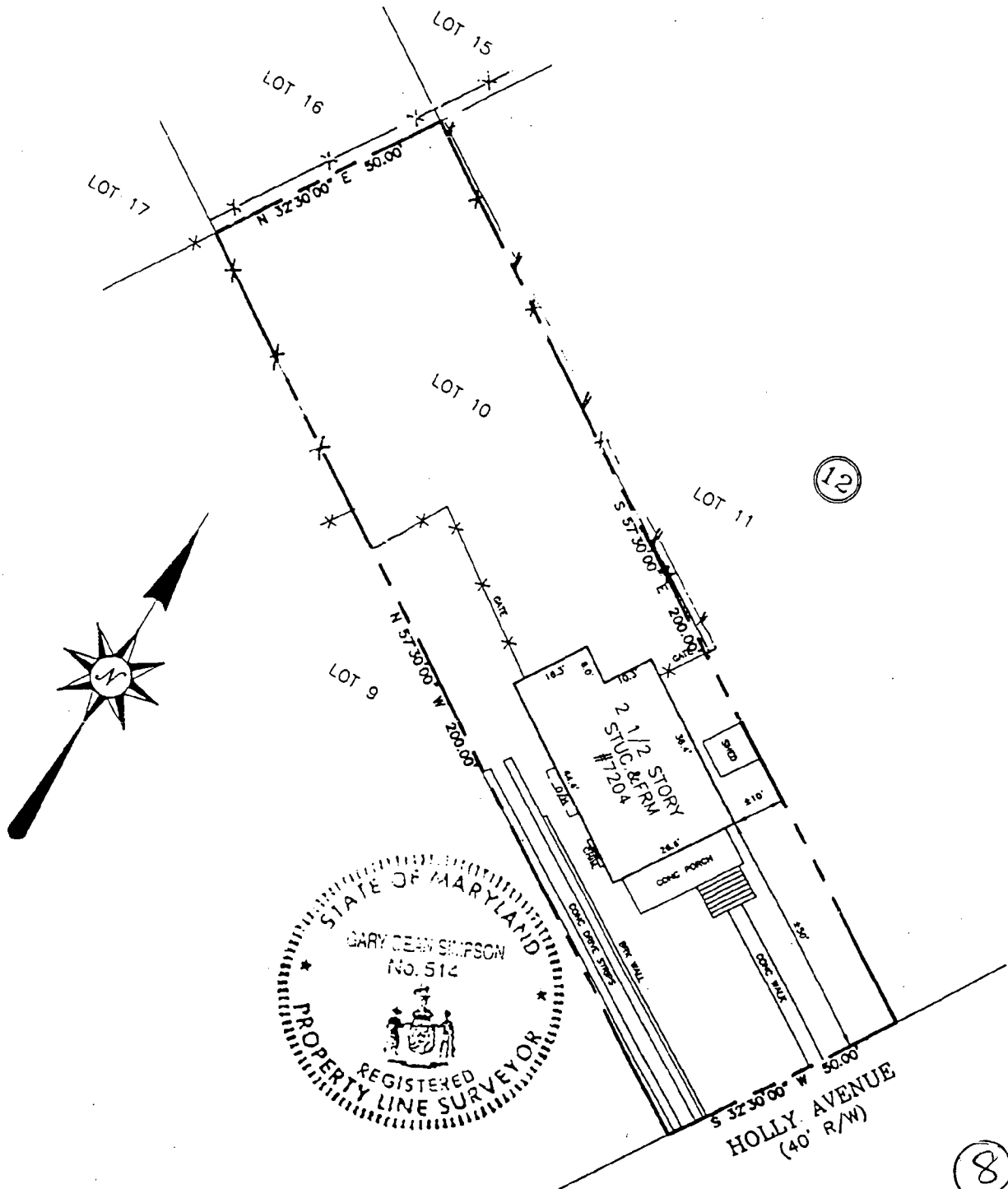
Lucinda Leach & Jeff MacMillan
7203 Holly Ave.
Takoma Park, MD 20912

Karen MacPherson & Peter Hardin
7202 Holly Avenue
Takoma Park, MD 20912

Marion Story & Jeff Anstacher
7206 Holly Ave.
Takoma Park, MD 20912

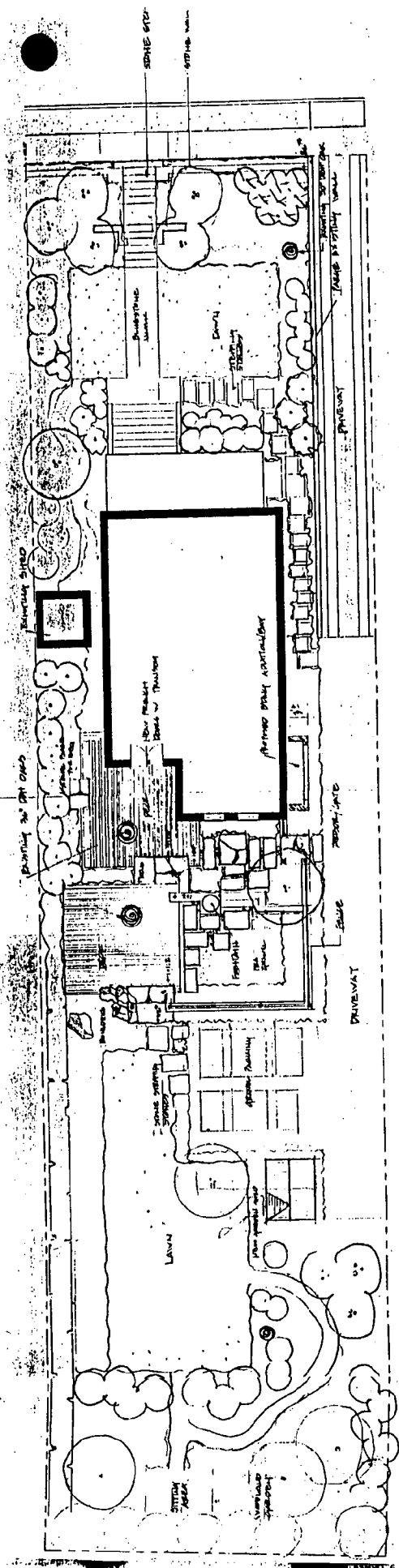
Kathleen & Harry Fulton
7315 Piney Branch Ave.
Takoma Park, MD 20912

LOCATION DRAWING
TAKOMA PARK
LOT 10 - BLOCK 12
MONTGOMERY COUNTY, MARYLAND



12

8







11



FAX



JORDAN HONEYMAN
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Date: 5/8/01

Fax to: Michele Nava / Mount. Co. Hist. Pres.

Number: 301.563.3412

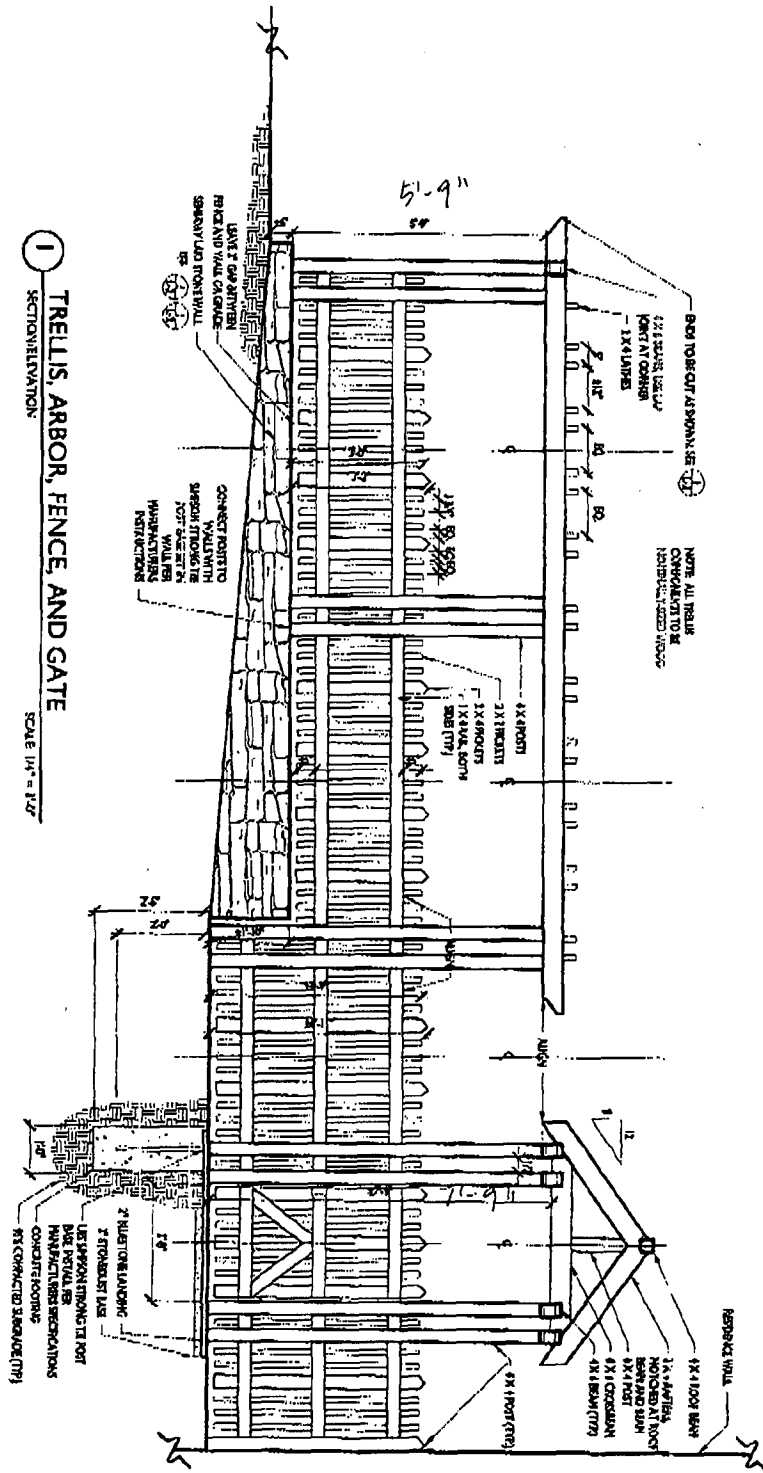
Number of Pages: 3

Project: ELFRING MILES

Message Michelle,

these are the designs
for Elfring Miles. please let
us know if you need larger
documents. I'm sorry we
could not translate them into
a compatible format for e-mail.

From: -Melissa Truman Gilder



1 TRELLIS, ARBOR, FENCE, AND GATE
SECTION/ELEVATION
SCALE 1/4" = 1'-0"

Trellis
Details-1

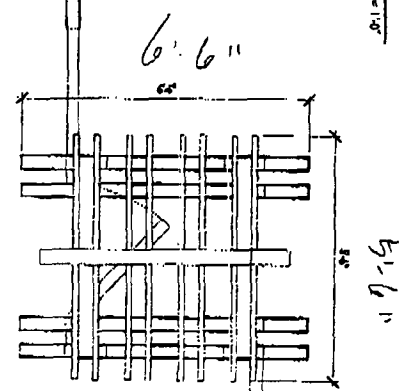
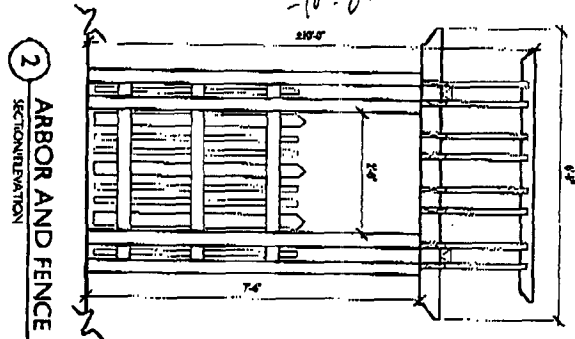
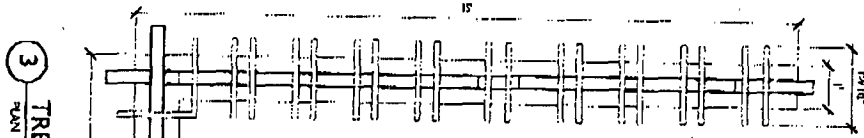
Elfring Miles Residence

7204 Holly Avenue
Takoma Park, Maryland 20912

Scale: 1/4" = 1'-0"
Date: 5/8/00
Revisions:



JORDAN
HONEYMAN
Landscape Architecture, LLC
1000 K Street NW
Suite 840
Washington, DC 20001
202.737.0451
202.737.0452 FAX



Trellis Details-2

Elfring Miles Residence

7204 Holly Avenue
Takoma Park, Maryland 20912

Scale: 1/4" = 1'-0"
Date: 5/8/00
Revisions:



JORDAN HONEYMAN
Landscape Architecture, LLC
10022 K Road NW
Suite 540
Washington, DC 20011
302.737.0451
301.737.0432 FAX

April 16, 2001

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Re: Elfring / Miles Residence
7204 Holly Ave.
Takoma Park, MD 20912

Dear Commissioners & Staff:

Below is the project description for the Elfring / Miles Residence in the Takoma Park Historic District. It is as follows:

Front yard and side yards

1. Build new stone retaining wall along the city sidewalk
2. Remove existing concrete steps and build new steps constructed of stone risers and bluestone treads. A new landing will be incorporated into the new steps to make the climb easier. The existing porch steps are to remain.
3. Install new handrails
4. Remove existing concrete sidewalk and replace with bluestone paving
5. Plant new landscaping
6. Install new bluestone stepping stones
7. Parge existing concrete block retaining wall along the driveway

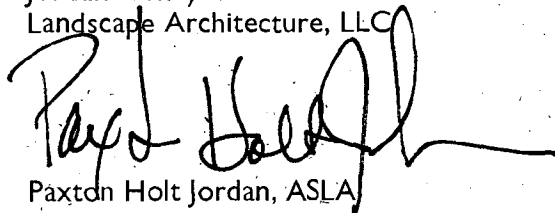
Rear garden

1. Build new on grade decks around the existing trees with stone platform steps (Decking is being proposed to reduce the impact upon the trees' roots.)
2. Erect a new arbor with gate, low stone walls, steps and fence
3. Plant new plantings
4. Install new fountain
5. Build new Utility shed with screened porch.
6. New family room addition or bay
7. Stepping stones
8. New driveway gravel

Historic Preservation Commission
Montgomery County, MD
Elfring / Miles Residence
April 16, 2001
Page 2 of 2

The utility shed and screed porch, and the family room addition are a part of a long term master plan. We would like approval for the location only. We will need to submit complete designs for an additional HAWP at that time. Thank you for your consideration. Please call if you have any questions or need any additional information. Thank you for your consideration.

Sincerely,
Jordan Honeyman
Landscape Architecture, LLC

A handwritten signature in black ink, appearing to read "Paxton Holt Jordan", written over the printed name.

Paxton Holt Jordan, ASLA
Partner

enclosure:
application, photos, 2 master plans, and the plat plan

Historic Preservation Commission
Montgomery County, MD
Elfring / Miles Residence
April 16, 2001

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2. Driveway & House Photo
3. Photo looking up the driveway
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Lynn Vaughan
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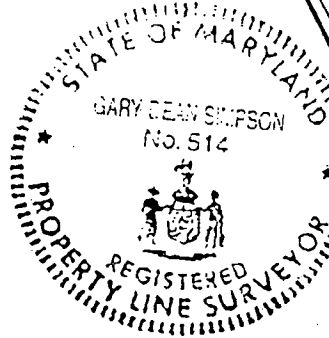
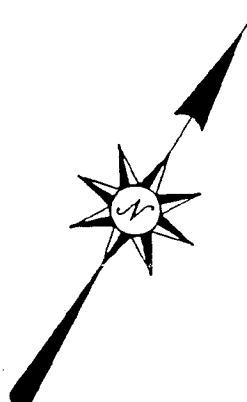
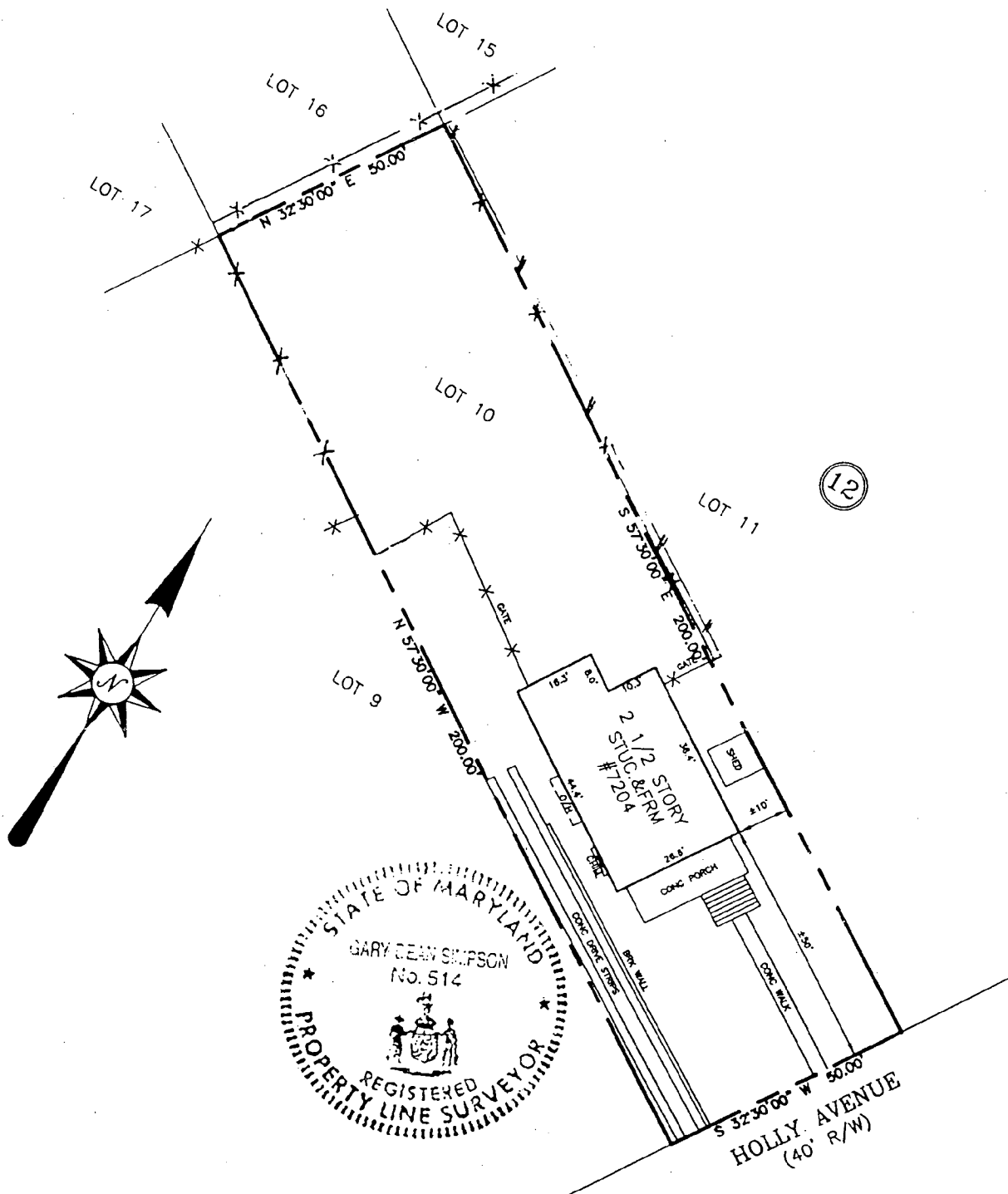
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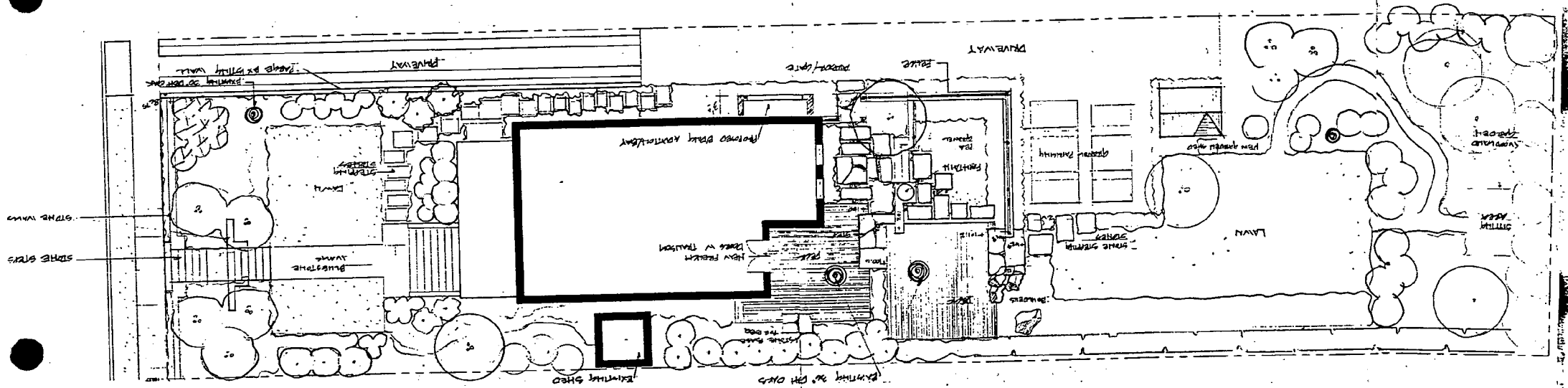
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7202 Holly Avenue
Takoma Park, MD 20912

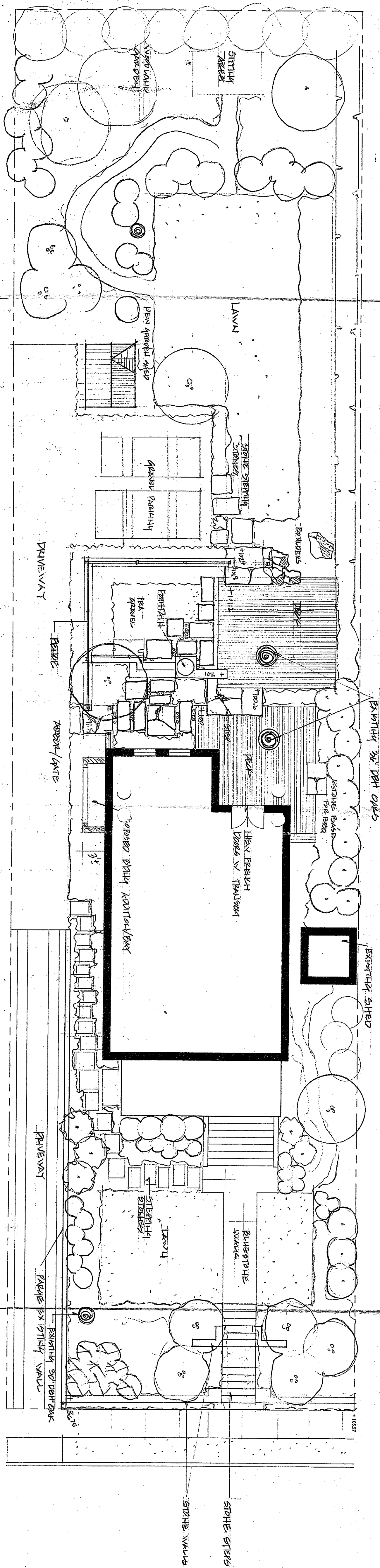
Marion Story & Jeff Anstacher
7206 Holly Ave.
Takoma Park, MD 20912

Kathleen & Harry Fulton
7315 Piney Branch Ave.
Takoma Park, MD 20912

LOCATION DRAWING
TAKOMA PARK
LOT 10 - BLOCK 12
MONTGOMERY COUNTY, MARYLAND







Schematic Design

Elfring Miles Residence
 7204 Holly Avenue
 Takoma Park, Maryland
 20912

Scale: 1/8" = 1'-0"
 Date: 12/16/00
 Revisions: 3/11/01



JORDAN HONEYMAN
 Landscapes Architecture
 1003 K Street NW
 Suite #40
 Washington, DC 20001
 202.737.0451
 202.737.0452 FAX