

37/3-01Y 7204 Holly Avenue M  
(Takoma Park Historic District)

CASE NO. 12783

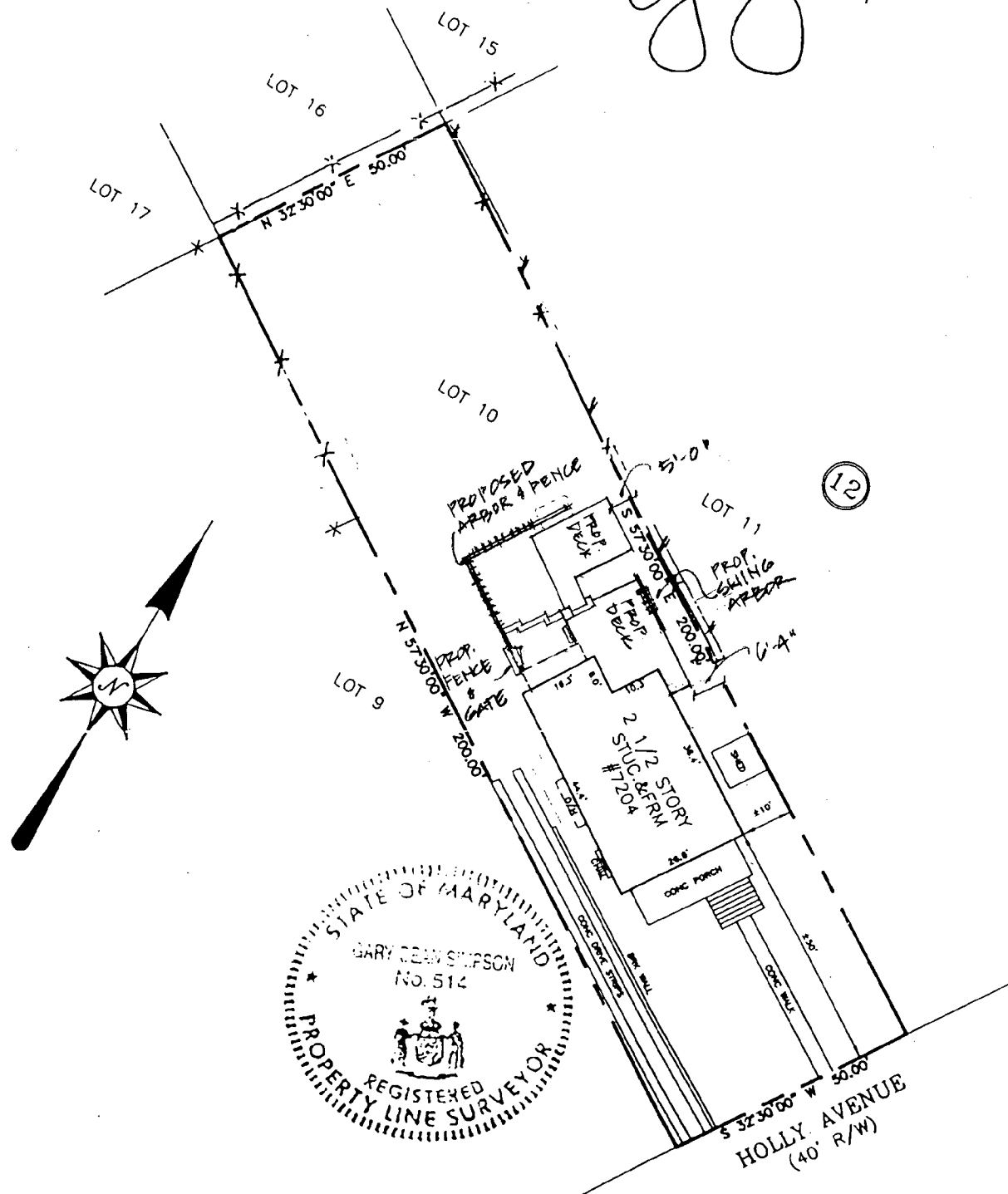
LOCATION DRAWING

TAKOMA PARK  
LOT 10 - BLOCK 12  
MONTGOMERY COUNTY, MARYLAND

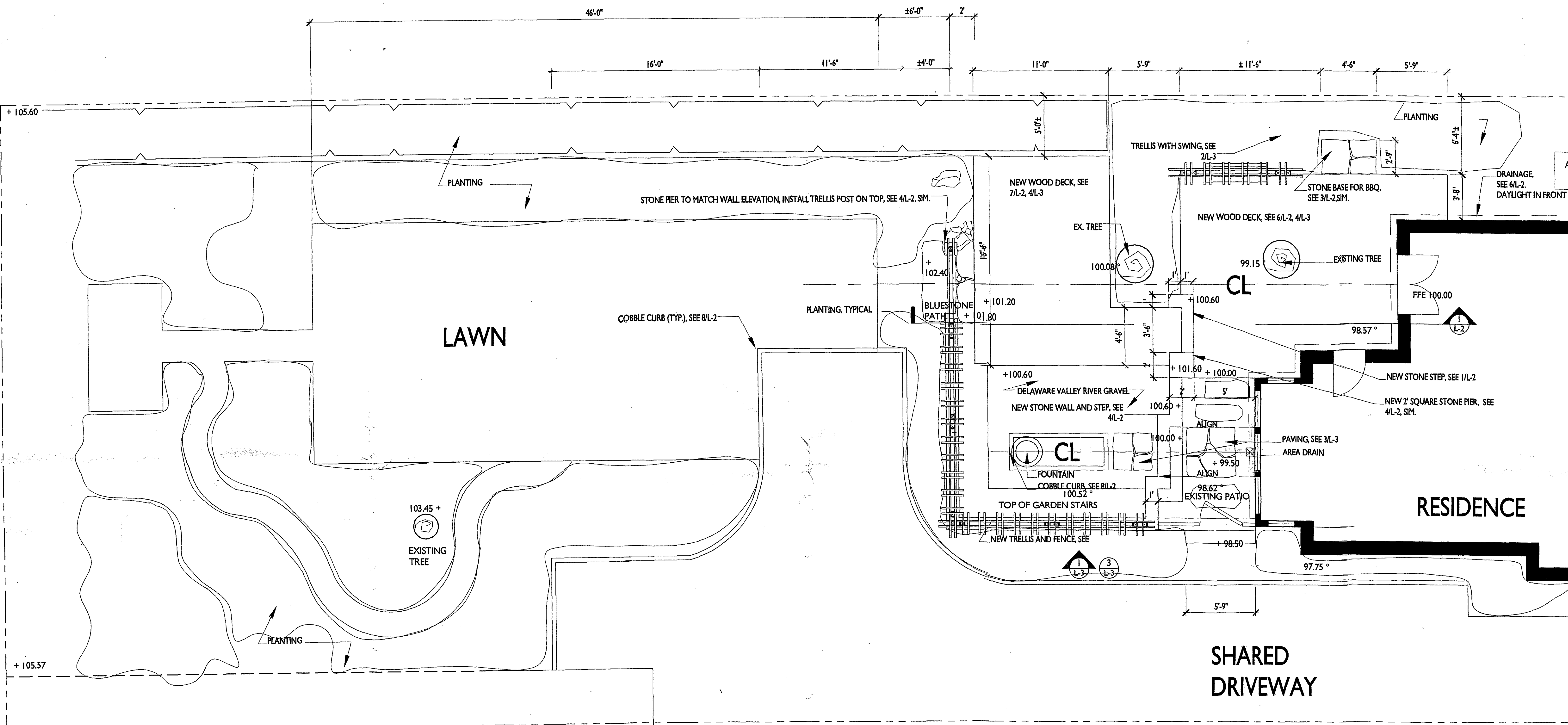
1" = 30'-0"  
7204 Holly Avenue

AP: P.  
Montgomery County  
Historic Preservation Commission

*JS* 2/5/03



STATE OF MARYLAND  
 GARY DEAN SIMPSON  
 No. 512  
 REGISTERED  
 PROPERTY LINE SURVEYOR



JORDAN  
 HONEYMAN  
 Landscape Architects, LLC  
 1001 K Street NW  
 Suite 400  
 Washington, DC 20001  
 202.777.9481  
 202.777.9483 FAX



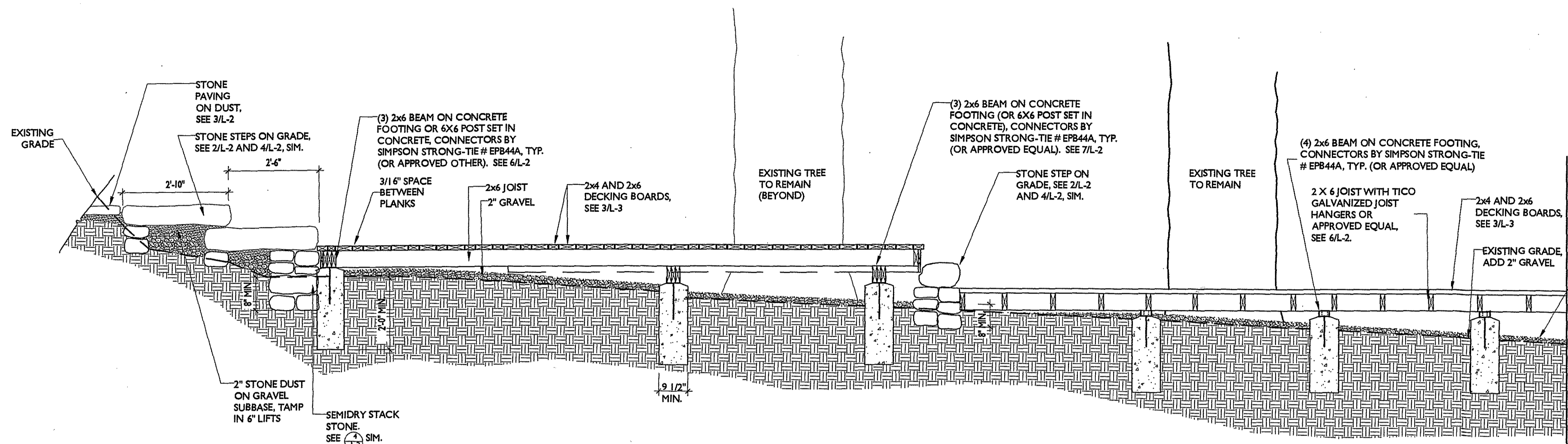
Scale: 1/4"=1'-0"  
 Date: 02.03.03  
 Revisions:

Elfring Miles Residence  
 7204 Holly Avenue  
 Takoma Park, Maryland  
 20912

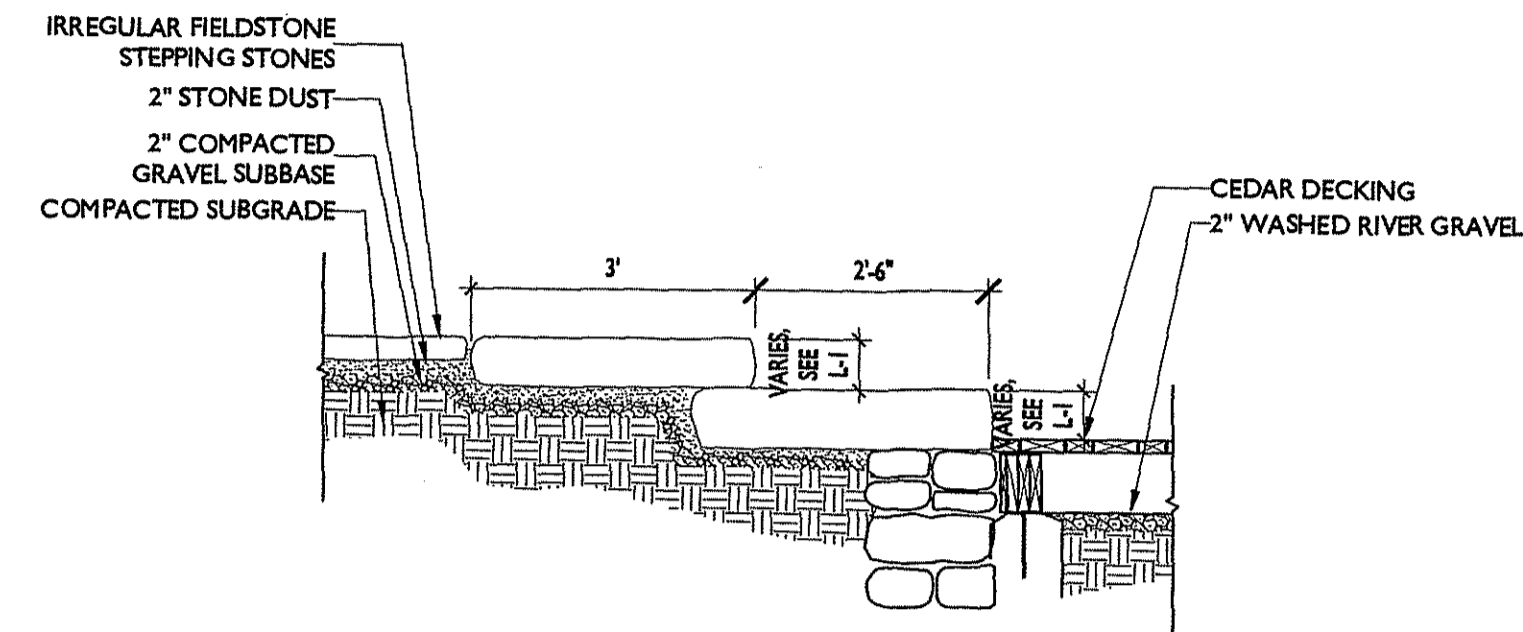
LAYOUT PLAN

APPROVED  
 Montgomer County  
 Historic Preservation Commission  
 2/5/03

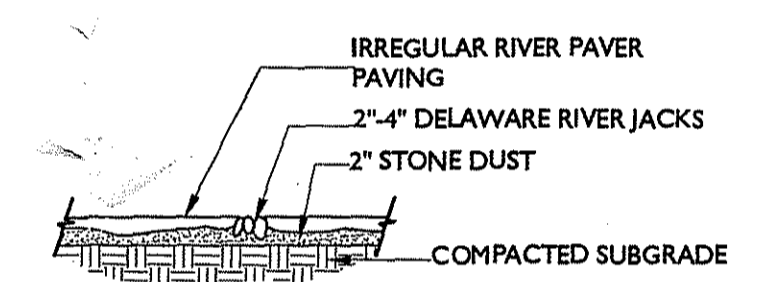




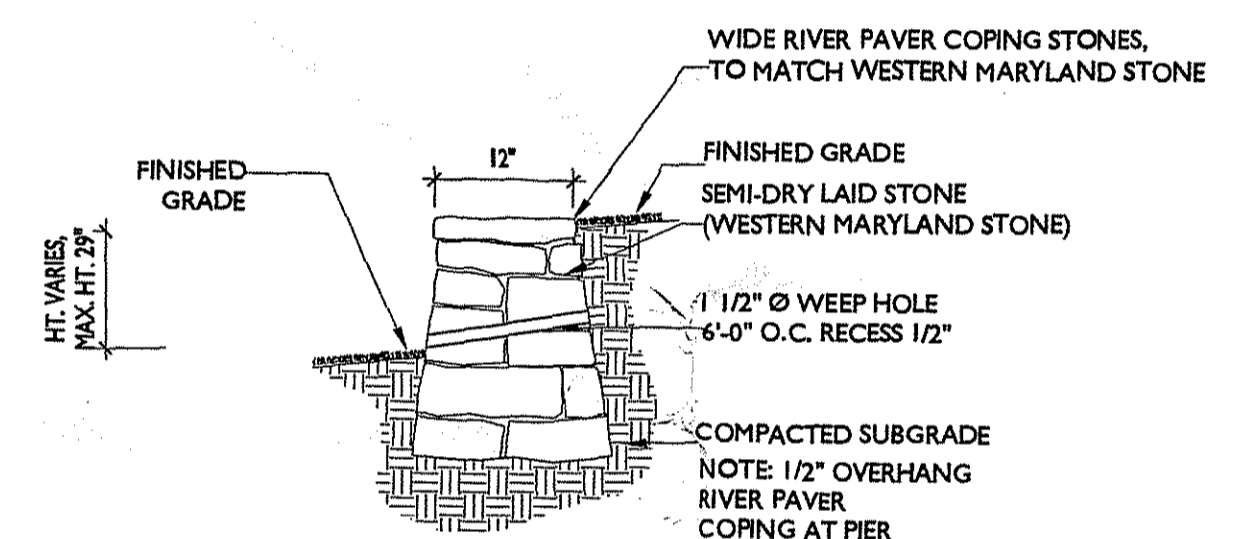
**1 DECK TERRACES**  
SECTION/ELEVATION SCALE: 1/2" = 1'-0"



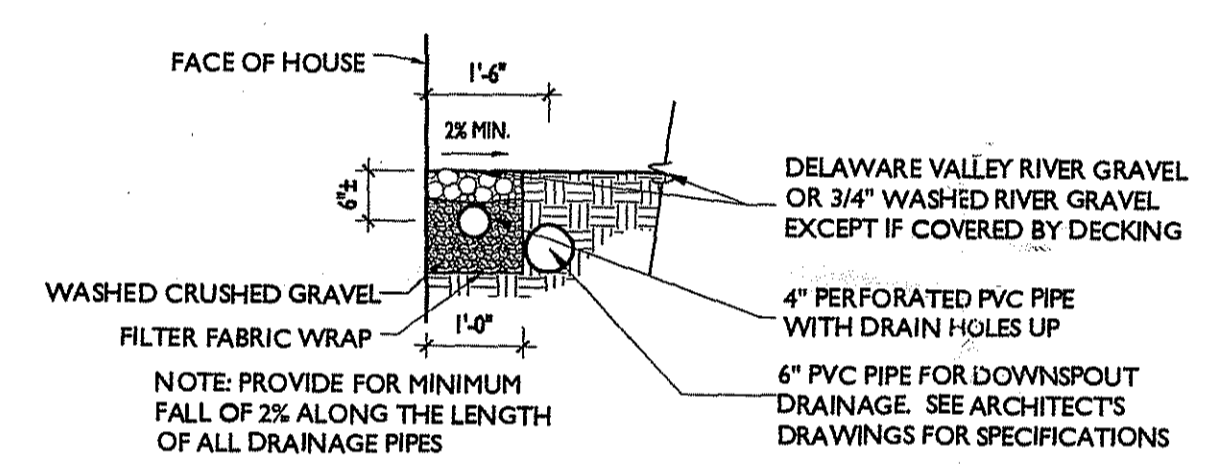
**2 FIELDSTONE STEPS**  
SECTION SCALE: 1/2" = 1'-0"



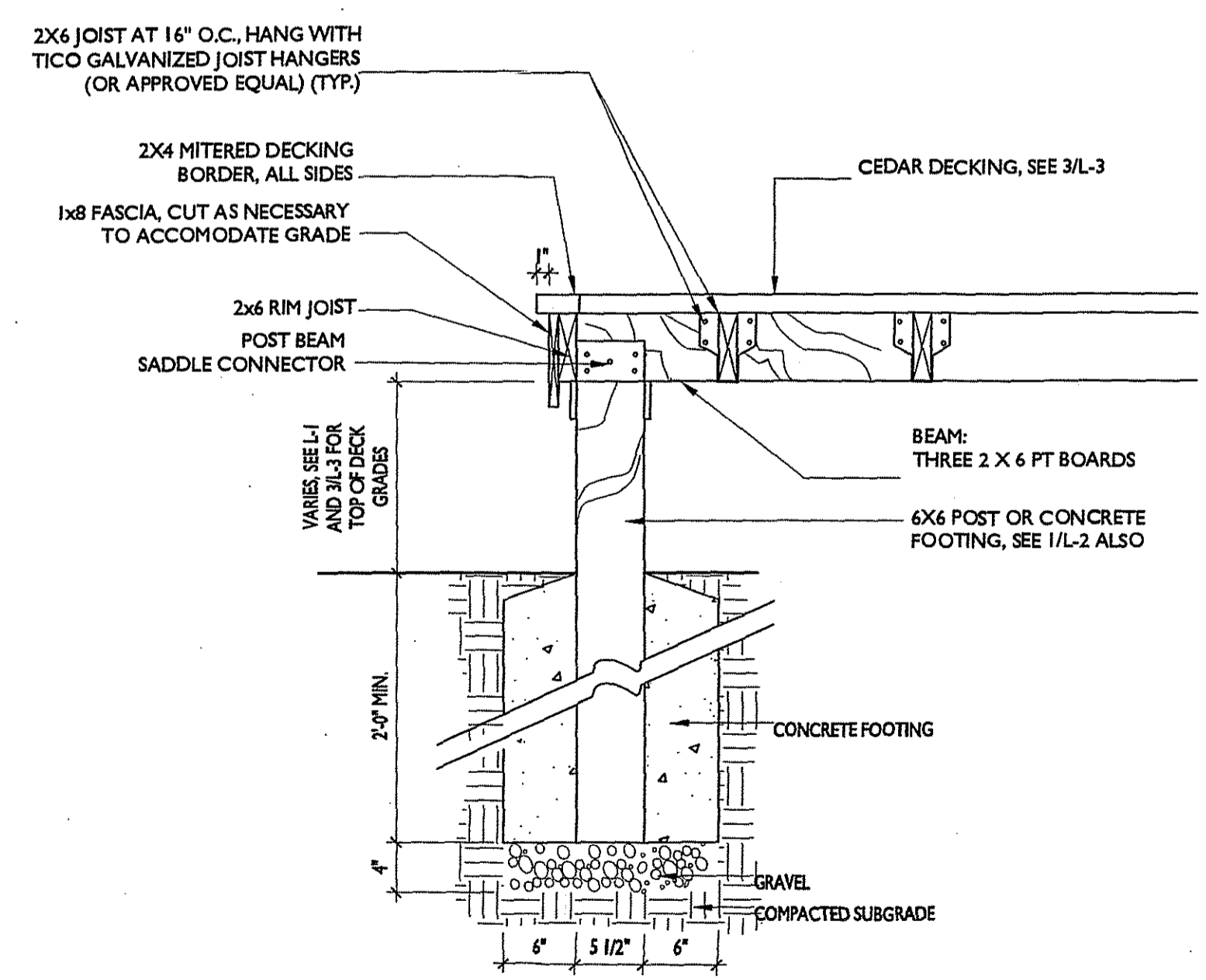
**3 IRREGULAR BLUESTONE PAVING WITH RIVER JACK JOINTS**  
SECTION SCALE: 1/2" = 1'-0"



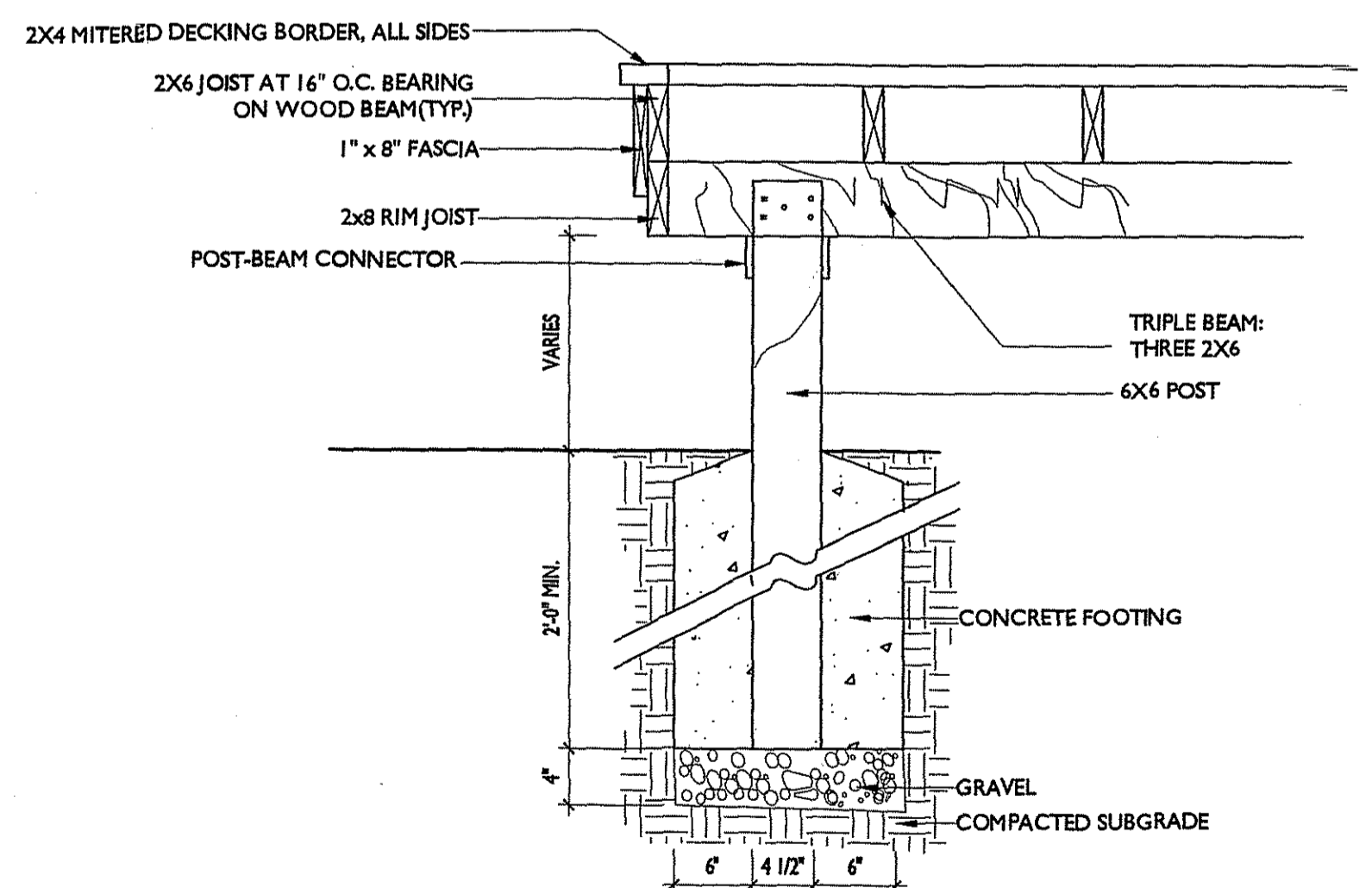
**4 SEMI-DRY LAID RETAINING WALL**  
SECTION/ELEVATION SCALE: 1/2" = 1'-0"



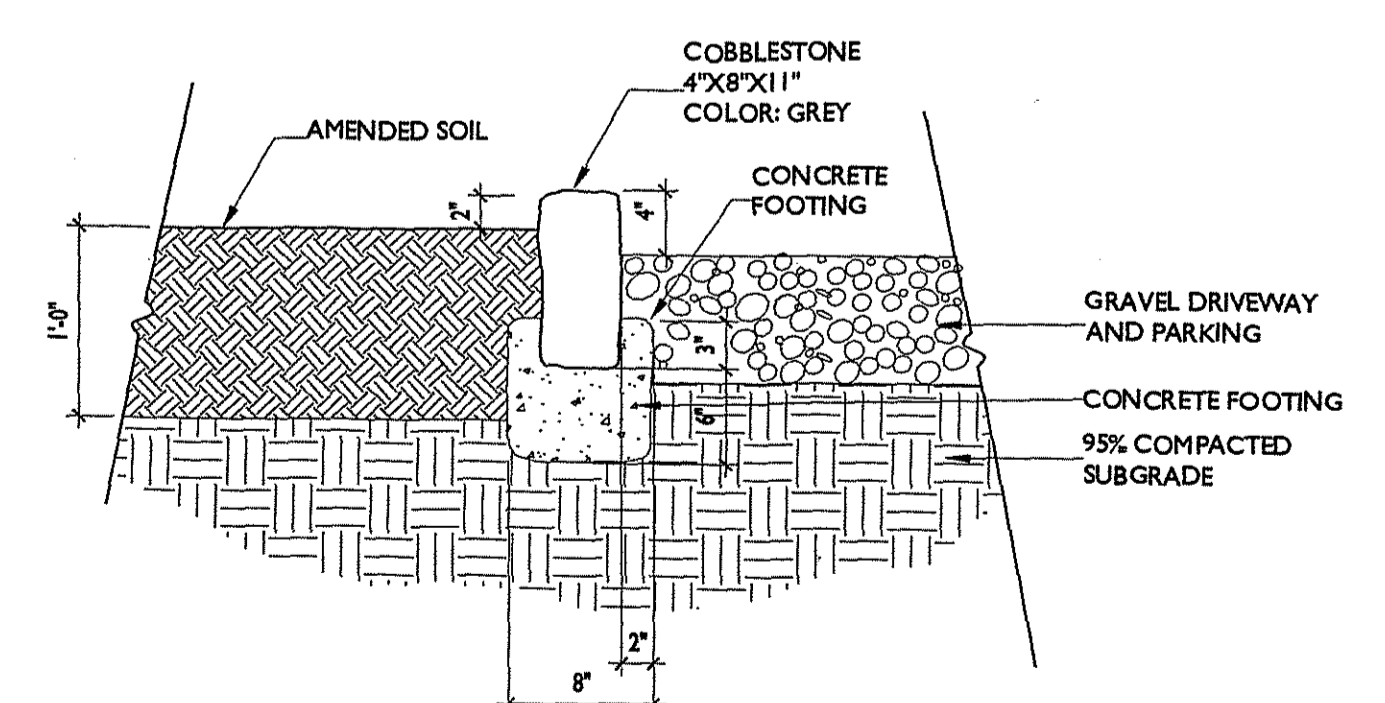
**5 DRAINAGE**  
SECTION SCALE: 1/2" = 1'-0"



**6 FRAMING ELEVATION / LOWER DECK**  
SECTION SCALE: 1" = 1'-0"



**7 FRAMING ELEVATION / UPPER DECK**  
SECTION SCALE: 1" = 1'-0"



**8 COBBLE EDGED DRIVEWAY**  
SECTION SCALE: 1" = 1'-0"

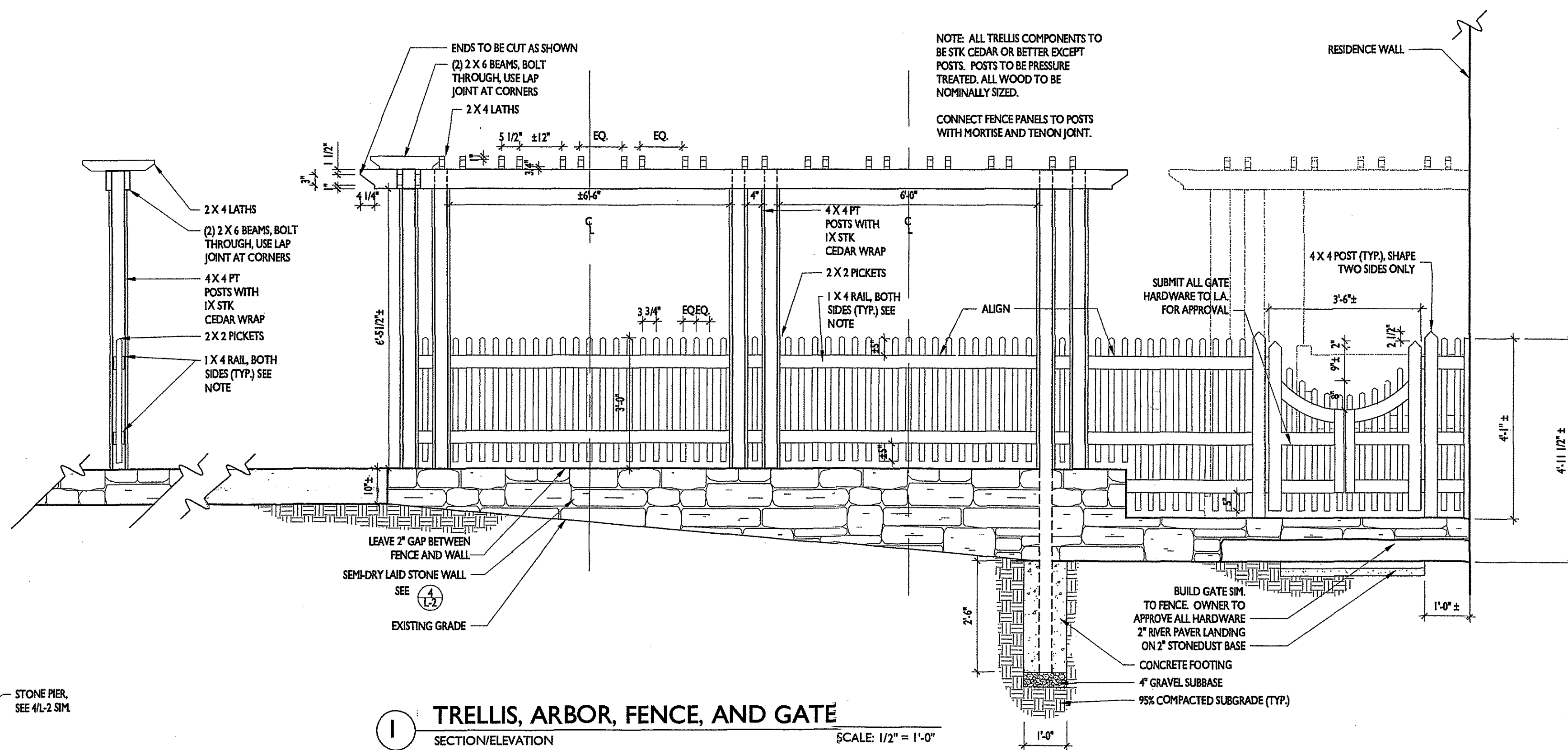
Montgomery County  
Historic Preservation Commission  
2/5/03



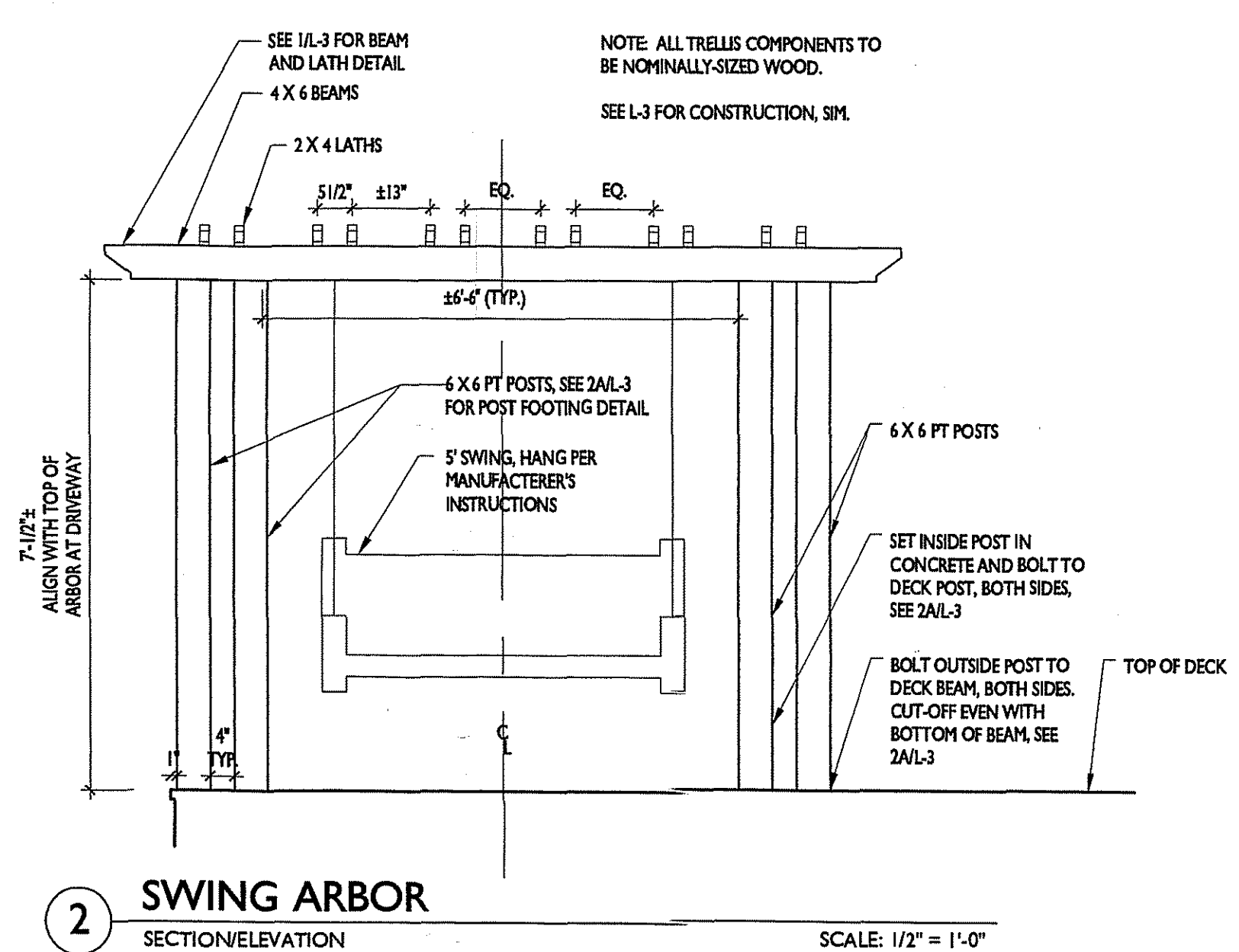
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7204 Holly Avenue  
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20912

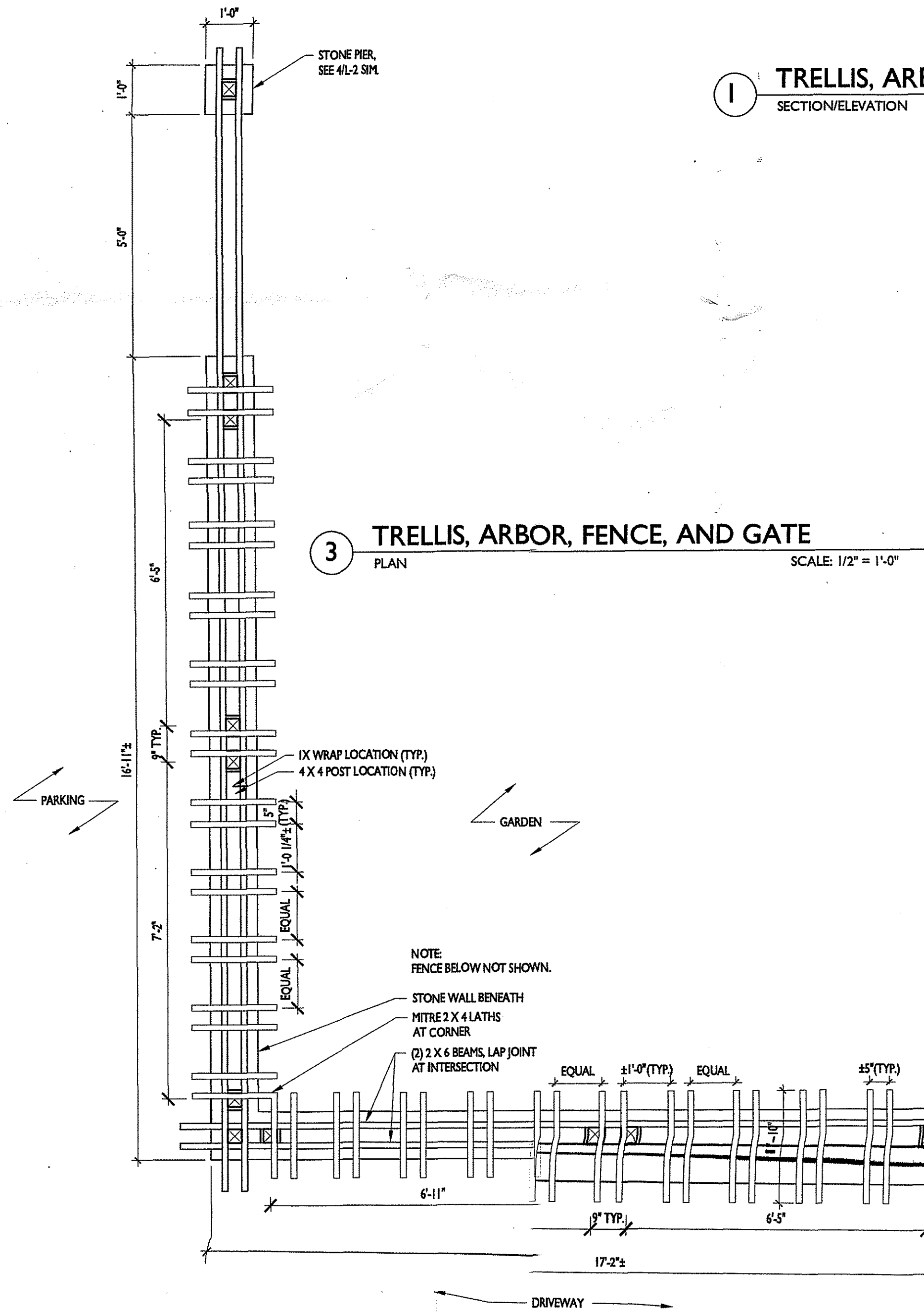
Details



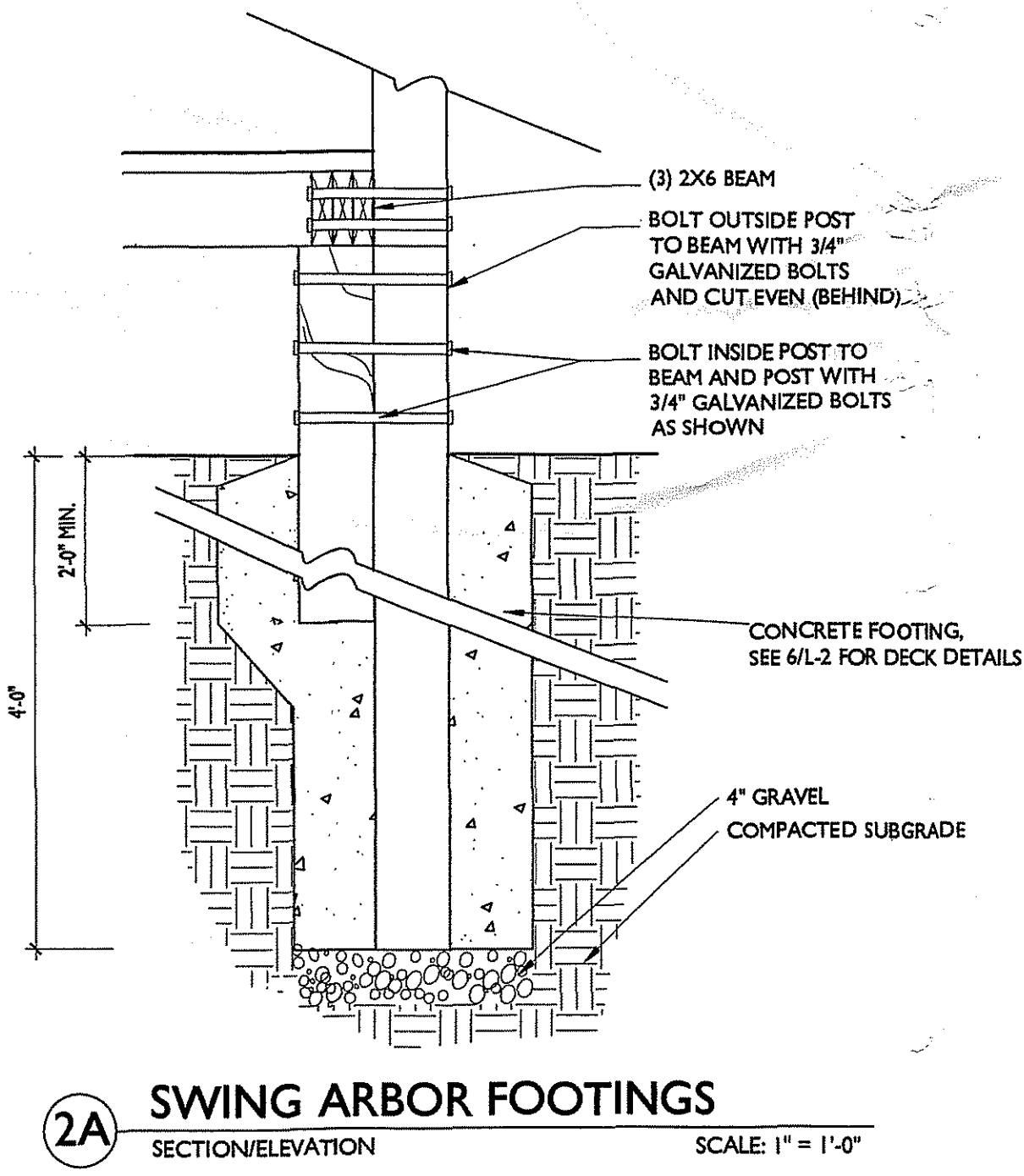
**1 TRELLIS, ARBOR, FENCE, AND GATE**  
SECTION/ELEVATION SCALE: 1/2" = 1'-0"



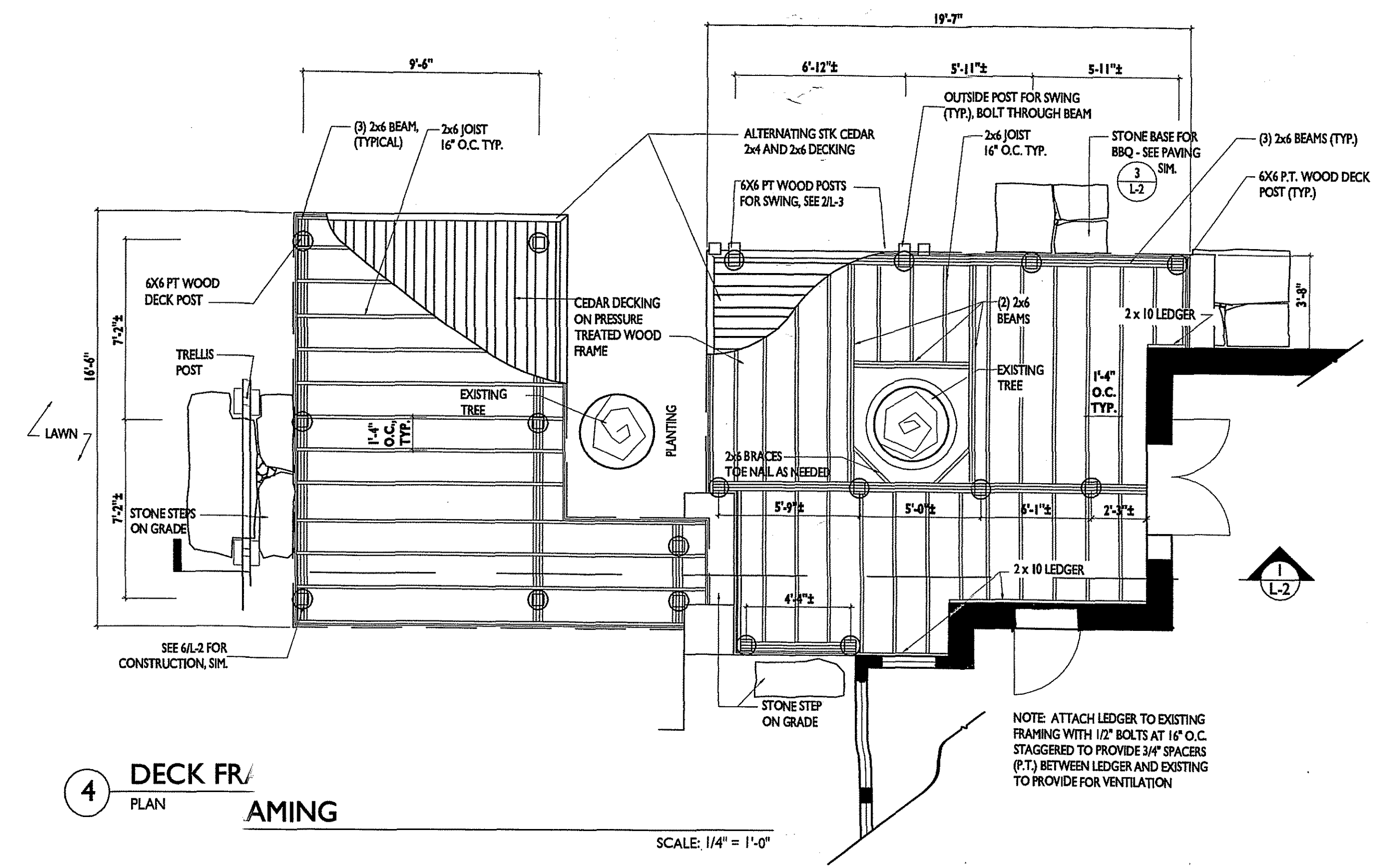
**2 SWING ARBOR**  
SECTION/ELEVATION SCALE: 1/2" = 1'-0"



**3 TRELLIS, ARBOR, FENCE, AND GATE**  
PLAN SCALE: 1/2" = 1'-0"

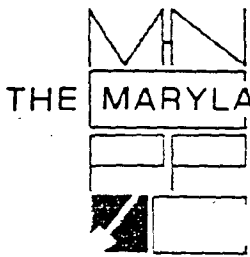


**2A SWING ARBOR FOOTINGS**  
SECTION/ELEVATION SCALE: 1" = 1'-0"



**4 DECK FRAMING**  
PLAN SCALE: 1/4" = 1'-0"

Montgomery County  
Historic Preservation Commission  
*[Signature]* 2/13/03



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

Date: 7/25/01

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC # 37/03-017 DPS # 252743

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](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JEFFERY BROADHURST

Daytime Phone No.: 301-309-8900

Tax Account No.:

Name of Property Owner: CHRIS ELKING & ANN MILES Daytime Phone No.: (ANN) 202-219-2709

Address: 7204 HOLLY AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: JED Phone No.:

Contractor Registration No.:

Agent for Owner: JEFFERY BROADHURST, AIA Daytime Phone No.: 301-309-8900

LOCATION OF BUILDING/PREMISE

House Number: 7204 Street: HOLLY AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE

Lot: 10 Block: 12 Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 20,000

1C. If this is a revision of a previously approved active permit, see Permit # 37/3-01J (ADDITIONAL WORK)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

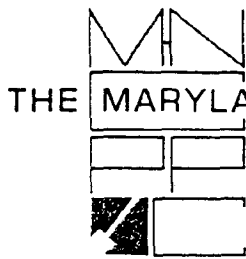
Signature of owner or authorized agent

5 JULY 2001 Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 7/25/01

Application/Permit No.: 250743 Date Filed: 7/5/01 Date Issued:



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

Date: 7/25/01

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# 37/03-01Y DPS# 252743

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. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, 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](http://permits.emontgomery.org) of your anticipated work schedule.

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



HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b> 7204 Holly Avenue, Takoma Park	<b>Meeting Date:</b> 07/25/01
<b>Resource:</b> Contributing Resource Takoma Park Historic District	<b>Report Date:</b> 07/18/01
<b>Review:</b> HAWP	<b>Public Notice:</b> 07/11/01
<b>Case Number:</b> 31/03-01Y	<b>Tax Credit:</b> None
<b>Applicant:</b> Chris Elfring and Ann Miles	<b>Staff:</b> Michele Naru
<b>PROPOSAL:</b> Rear Addition and alterations	<b>RECOMMEND:</b> Approve

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PROJECT DESCRIPTION

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

This 2-1/2-story, two-bay dwelling is located in the Takoma Park Historic District. This originally Craftsman, cottage style house is clad in painted, rough finish stucco on the first story and painted cedar shingles on the second. The roof is sheathed in dark grey fiberglass shingles. The character-defining elements of the house are the 6/1 wood windows, the brackets, the open eaves and the battered columns on the front porch. The present lot size is 10,000 sq. feet. The footprint of the present house is approximately 1,120 sq. feet.

PROPOSAL:

The scope of work for this application is a minor addition to, and renovation of the existing ( ca 1980) one-story addition at the rear of the dwelling. The proposed work includes:

1. The removal of existing wood casement windows, and the replacement with new wood double-hung and awning windows that are stylistically and proportionally consistent with the existing windows on the original portions of the residence.
2. A 2'-0" x 12'-0" frame bay addition to the rear facade. The exterior will be finished in painted cedar shingle siding to match and align with the existing siding, Exterior trim will be painted wood to match existing.
3. New painted wood French doors within the existing rear kitchen wall.
4. New shed porch roof supported by brackets at the new kitchen doors.
5. New metal standing seam roof (pre-weathered "Galvalume", painted terne, or equal) on the 1980 addition, including the bay extension. An alternate of shingles to match existing may be considered.
6. Restore the original rake overhang on the front porch of the residence.

## STAFF DISCUSSION

The *Takoma Park Guidelines* state:

“Contributing resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.”

“The HPC considers alterations to Contributing resources in terms of their impact on the overall character of the district and the streetscape. Alterations should be compatible in their size, scale and architectural character, rather than for their particular architectural features.”

Staff commends the applicant’s desire to use historically accurate, natural materials in the design of this addition and their desire to restore the original front porch rake detail. The proposed addition is very sympathetic to the style, scale and massing of the historic resource and will not negatively impact the integrity of the resource or the surrounding landscape of the historic district. Staff recommends approval.

## STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 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 the Secretary of the Interior Guideline #9:

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

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: JEFFERY BROADHURST

Daytime Phone No.: 301-309-8900

Tax Account No.: \_\_\_\_\_

Name of Property Owner: CHRIS ELKING & ANN MILES Daytime Phone No.: (ANN) 202-219-2709

Address: 7204 HOLLY AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: TRP Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: JEFFERY BROADHURST, AIA Daytime Phone No.: 301-309-8900

**LOCATION OF BUILDING/PREMISE**

House Number: 7204 Street: HOLLY AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE

Lot: 10 Block: 12 Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 20,000

1C. If this is a revision of a previously approved active permit, see Permit # 37/3-01J (ADDITIONAL WORK)

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

5 JULY 2001  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 250743 Date Filed: 7/5/01 Date Issued: \_\_\_\_\_

3

BROADHURST ARCHITECTS

5 July 2001

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

Re: Elfring/Miles Residence  
7204 Holly Avenue  
Takoma Park, Maryland 20912

List of Confronting and Adjacent Property Owners

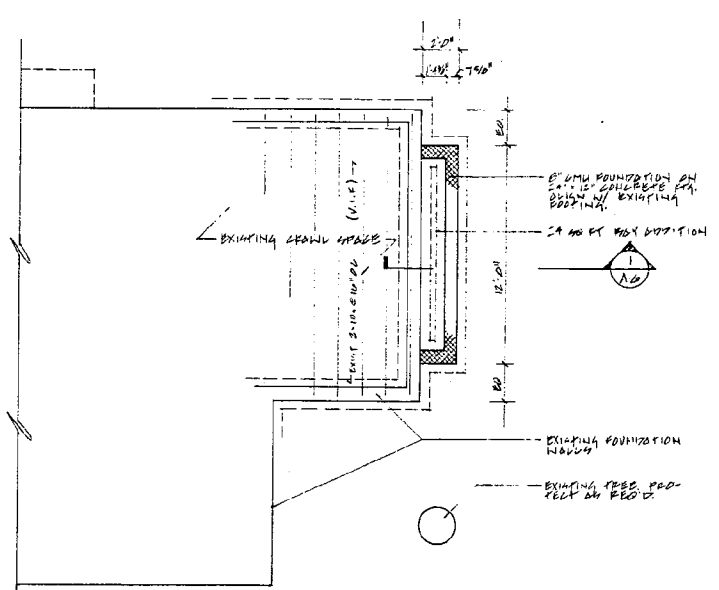
Lynn Vaughan  
7207 Holly Ave.  
Takoma Park, MD 20912

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

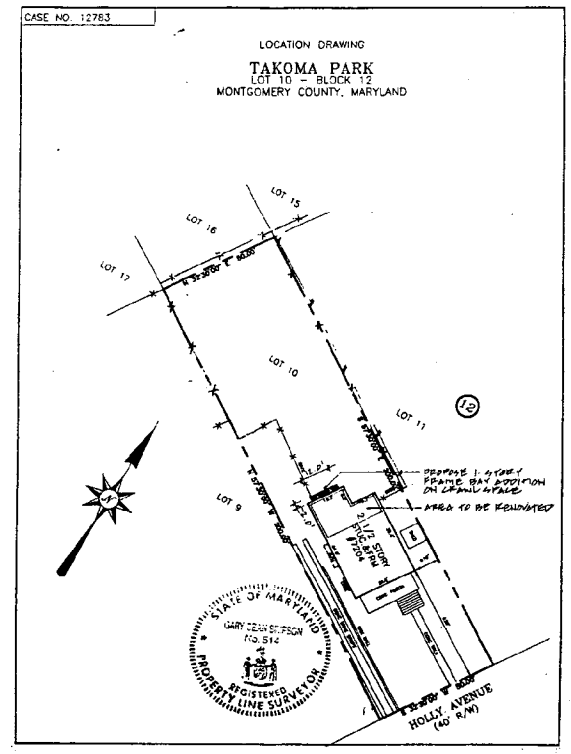
Karen MacPherson and Peter Hardin  
7202 Holly Ave.  
Takoma Park, MD 20912

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

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



2 FOUNDATION PLAN  
 A-1 SCALE: 1/4" = 1'-0"



1 SITE PLAN  
 A-1 SCALE: 1" = 30'

NOTE: This Historic Work Area Permit/Building Permit Application represents additional work in conjunction with HPC#373-011 and DPS#245774.

BROADHURST ARCHITECTS  
 306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
 (301) 330-9998 (P) 301-330-9998

ELFRING MILES RESIDENCE  
 7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912

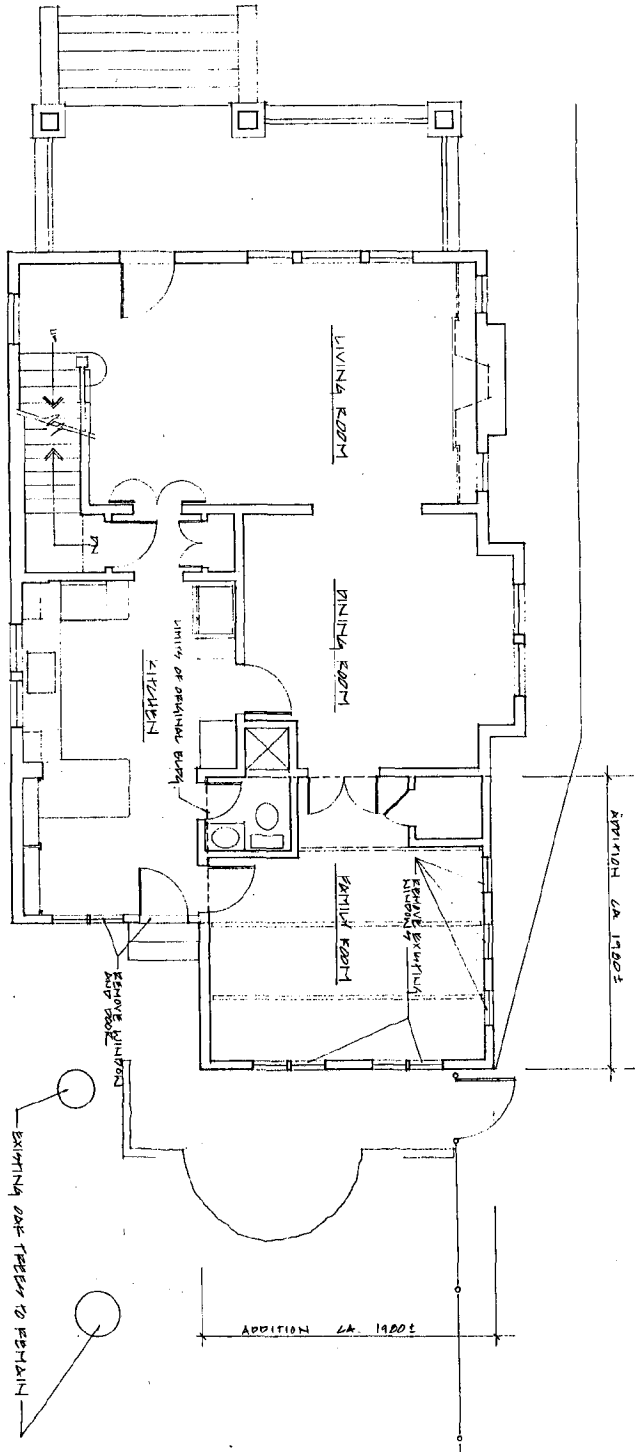
SITE AND FOUND. PLANS  
 SCALE AS NOTED

7.9.01

A-1

1  
AZ

EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



SHARED DRIVEWAY

ADDITION 14' x 14' 0"

ADDITION 14' x 14' 0"

PROPERTY LINE

A-2

1.5.01

EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ELFRING/MILES RESIDENCE  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS  
306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(PH) 301.309.8900 (F) 301.309.8915

7



1  
A-3  
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

2  
A-3  
EXISTING SOUTH ELEVATION (PARTIAL)  
SCALE: 1/4" = 1'-0"

A-3

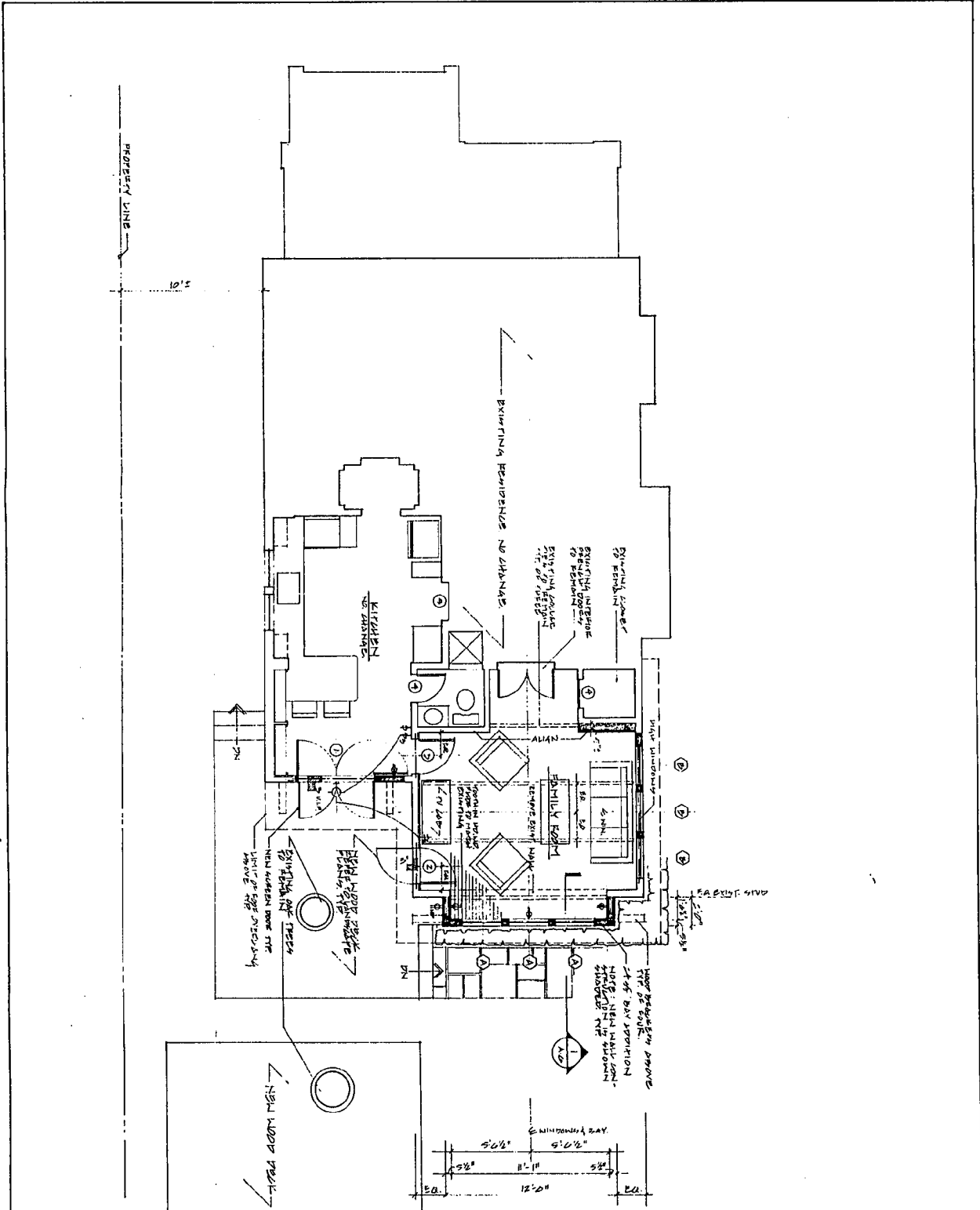
1/4" = 1'-0"

EXISTING ELEVATIONS  
SCALE: 1/4" = 1'-0"

ELFRING/MILES RESIDENCE  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS  
106 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(PH) 301.309.8900 (F) 301.309.8915



A-4	7.3.01	<b>PROPOSED FIRST FLOOR PLAN</b> SCALE: 1/4" = 1'-0"	<b>ELFRING/MILES RESIDENCE</b> 7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912	 <b>BROADHURST ARCHITECTS</b> 306 FIRST STREET, ROCKVILLE, MARYLAND 20851 (PH) 301.309.8900 (F) 301.309.8915
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6

**1** PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**2** PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTES:**

- 1) ALL WINDOWS TO BE PAINTED WITH 2 COATS OF WHITE PEARL EXTERIOR PAINT. INTERIOR TO BE PAINTED WITH 2 COATS OF WHITE PEARL INTERIOR PAINT.
- 2) SHIM BUILD BEAMS TO ALIGN WITH WBM 7'-0"
- 3) REMOVE EXISTING ROOF AND RE-ROOF WITH 1/2" OSB SHEATHING AND 1/2" OSB SHEATHING.
- 4) SHIM BUILD BEAMS TO ALIGN WITH WBM 7'-0"

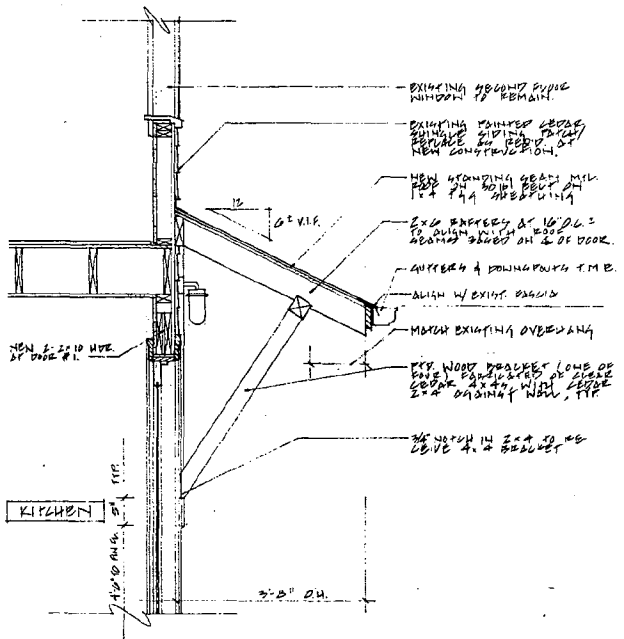
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	PAINTING OF ROOF SHINGLES TO BEHIND	1	SQ. YD.	100.00	100.00
2	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
3	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
4	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
5	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
6	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
7	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
8	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
9	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00
10	NEW 2" X 4" JOIST	10	LINEAL FT.	10.00	100.00

**A-5**

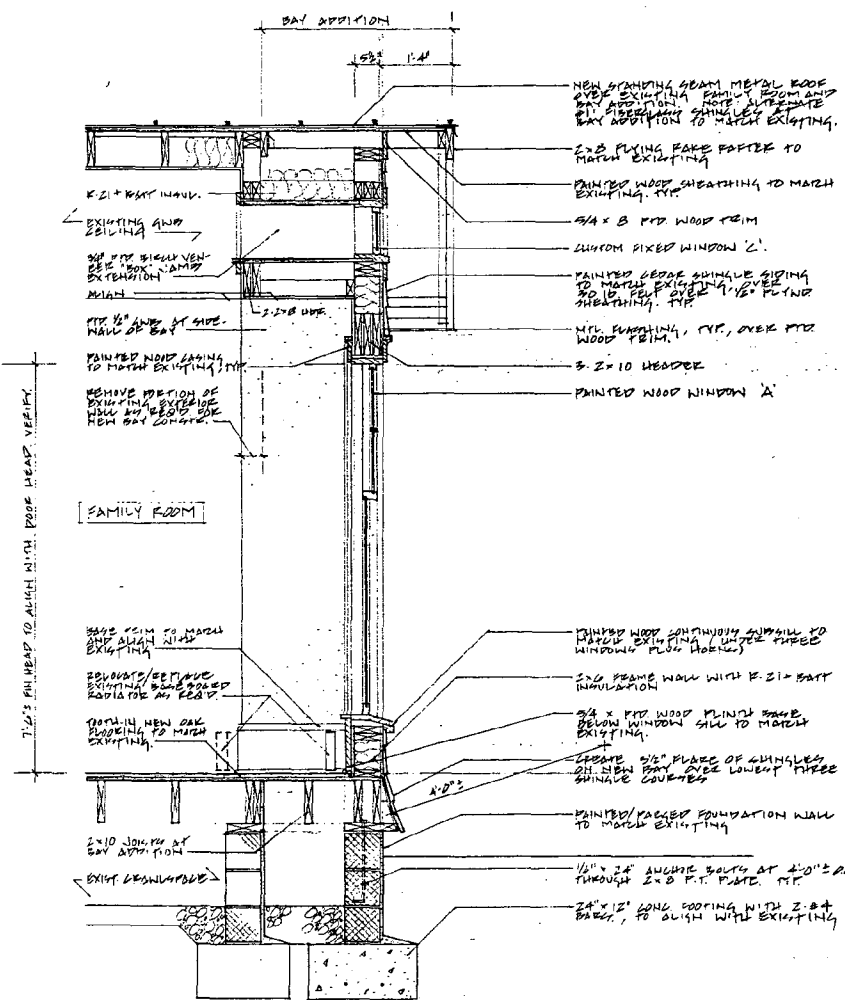
**PROPOSED ELEVATIONS**  
SCALE: 1/4" = 1'-0"

**ELFRING/MILES RESIDENCE**  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912

**BROADHURST ARCHITECTS**  
306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(703) 301.309.8900 (F) 301.309.8915



2 WALL SECTION AT PORCH DOOR STRUCTURE  
SCALE: 3/4" = 1'-0"



1 WALL SECTION AT BAY ADDITION  
SCALE: 3/4" = 1'-0"

BROADHURST ARCHITECTS  
366 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(301) 361-9600 (301) 361-9615

ELFRING/MILES RESIDENCE  
704 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912

WALL SECTIONS  
SCALE: 3/4" = 1'-0"

7.9.01

A-6

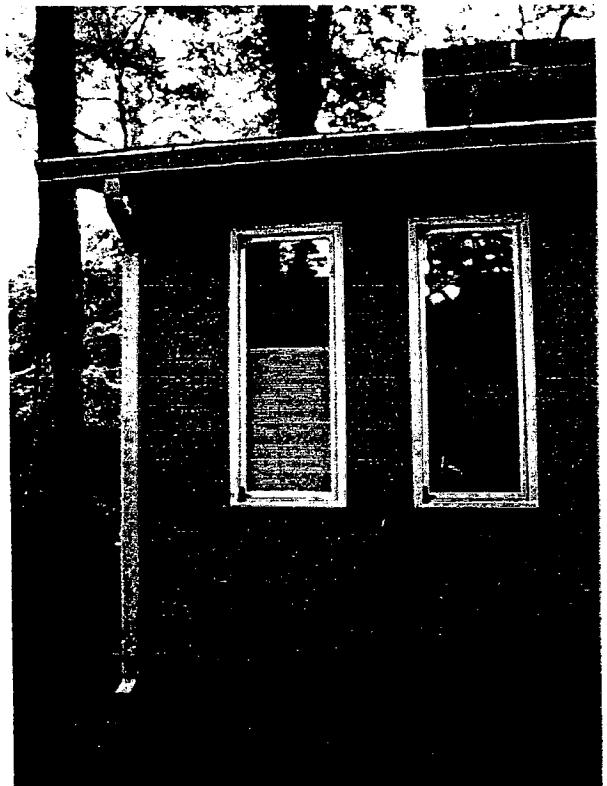
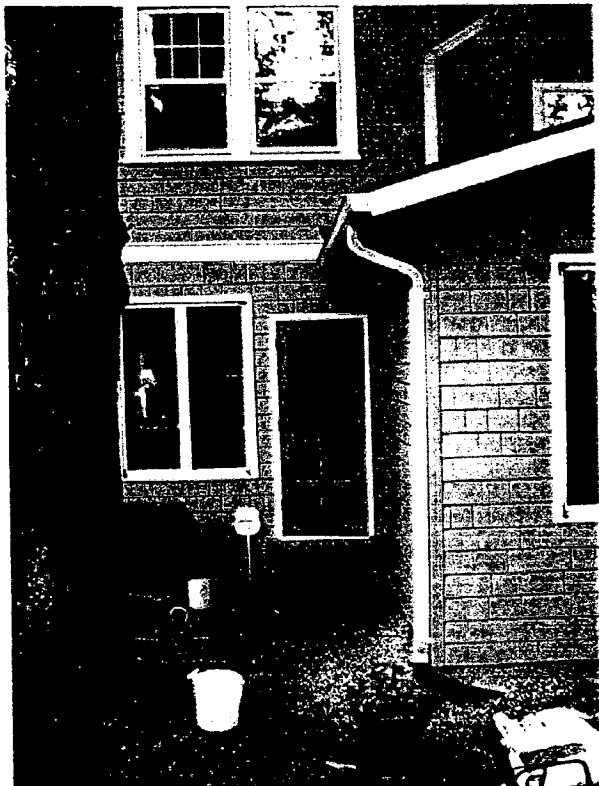
10





12

Views of Residence From Rear Yard (3) and From Holly Ave. (1)



Detail Views of the Rear of the Residence

BROADHURST ARCHITECTS

5 July 2001

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

Re: Elfring/Miles Residence  
7204 Holly Avenue  
Takoma Park, Maryland 20912

Dear Commissioners and Staff:

Attached please find an Application For Historic Area Work Permit, and the required documentation for a minor renovation/addition to the above referenced property. The work represented in this application is an addition of scope to the previously reviewed and approved application HPC #37/3-01J, DPS #245774, which was for landscaping work.

Description of Project

The existing residence on the property is an original (ca. 1920) Arts & Crafts two-story frame dwelling on a basement. The exterior of the first floor is painted rough-finish stucco. The second floor level is finished with painted cedar shingle siding. The current roof is dark gray fiberglass shingles. A one-story, one room addition on crawlspace was added to the rear (North West) façade in the 1980s. There are two large (approximately 30" to 36" diameter at base) oak trees within fifteen feet of the rear of the residence.

The previous application (submitted by Jordan Honeyman Landscape Architecture) was for landscaping work, including raised wood decks and a wood fence. The plan was designed to provide the outdoor living space requested by the owners, while working to preserve the two existing oak trees.

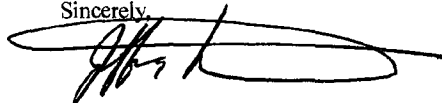
The scope of work for this application is a minor addition to, and renovation of the existing (ca 1980) one-story addition at the rear of the dwelling. The proposed work includes:

1. The removal of existing wood casement windows, and the replacement with new wood double-hung and awning windows that are stylistically and proportionally consistent with the existing windows on the original portions of the residence.
2. A 2'-0" x 12'-0" frame bay addition to the rear façade. The exterior will be finished in painted cedar shingle siding to match and align with the existing siding. Exterior trim will be painted wood to match existing.
3. New painted wood French doors within the existing rear Kitchen wall.
4. New shed porch roof supported by brackets at the new kitchen doors.
5. New metal standing seam roof (pre-weathered "Galvalume", painted terne, or equal) on the 1980 addition, including the bay extension. An alternate of shingles to match existing may be considered.

One additional component requested by the owners is that they be allowed to restore the original rake overhang on the front porch of the residence. It appears that a previous owner modified the roof so that there is currently no rake overhang. Please refer to the attached photographs.

Should there be any questions regarding this application, please do not hesitate to contact me.

Sincerely,



Jeffery Broadhurst, AIA  
**Broadhurst Architects**

Attachments

Cc. Chris Elfring and Ann Miles  
Holt Jordan

BROADHURST ARCHITECTS

5 July 2001

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

Re: Elfring/Miles Residence  
7204 Holly Avenue  
Takoma Park, Maryland 20912

List of Confronting and 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 and Peter Hardin  
7202 Holly Ave.  
Takoma Park, MD 20912

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

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

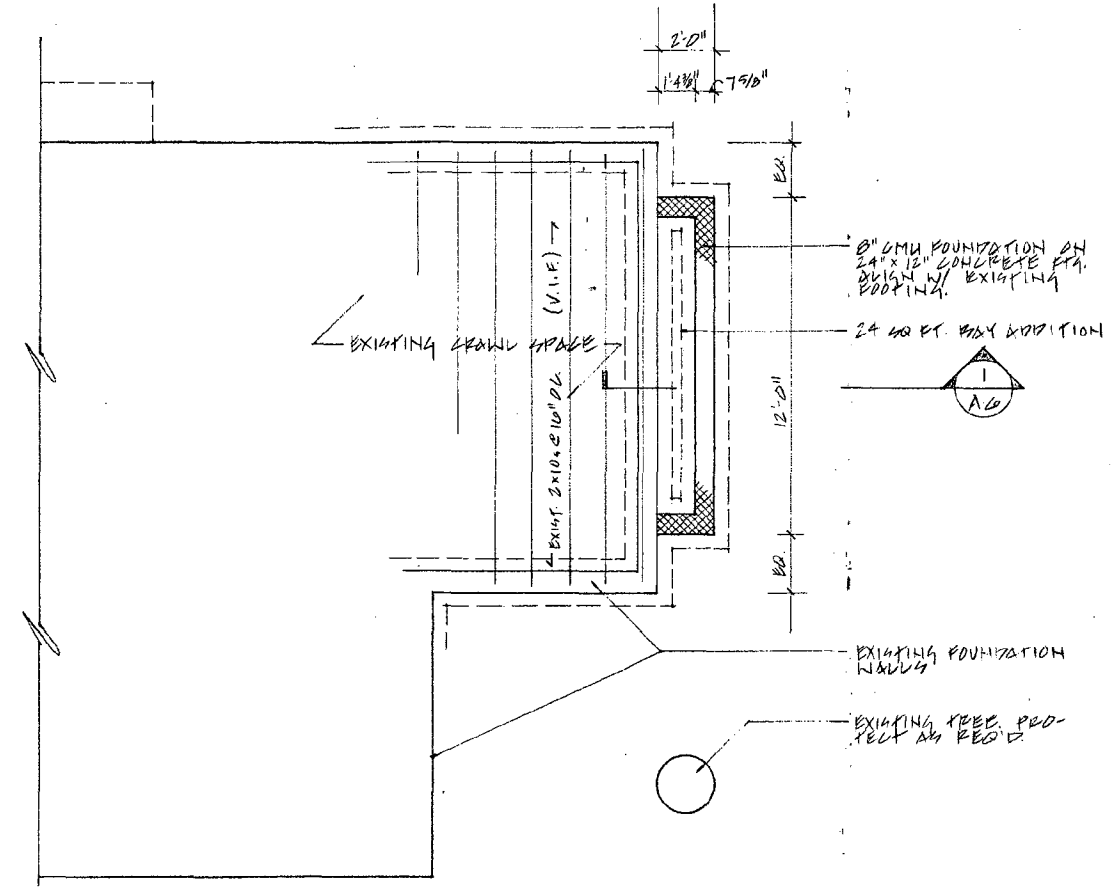


Views of Residence From Rear Yard (3) and From Holly Ave. (1)

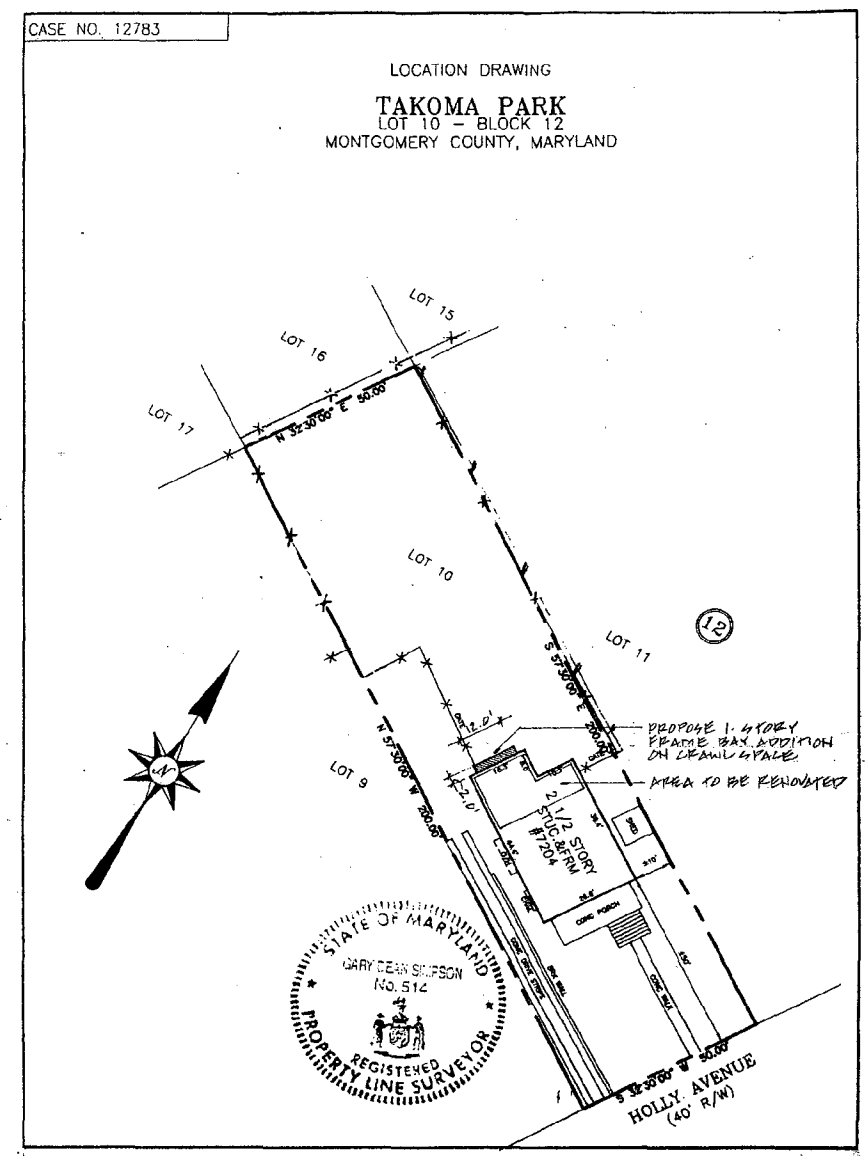




● Detail Views of the Rear of the Residence ●



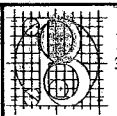
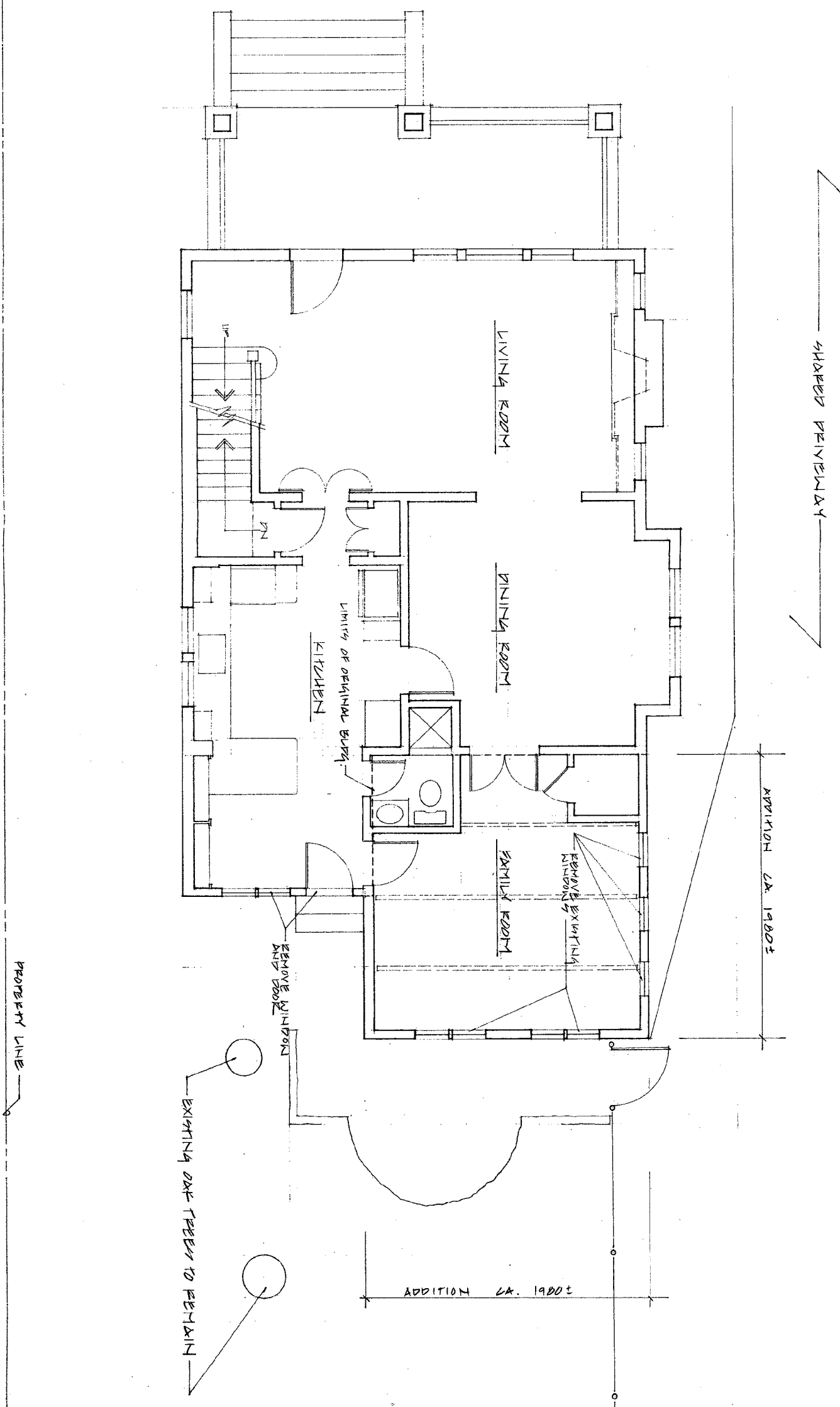
2 FOUNDATION PLAN  
 A-1 SCALE: 1/4" = 1'-0"



1 SITE PLAN  
 A-1 SCALE: 1" = 30'

NOTE: This Historic Work Area Permit/Building Permit Application represents additional work in conjunction with HPC#37/3-01J and DPS#245774.

1  
AZ  
EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



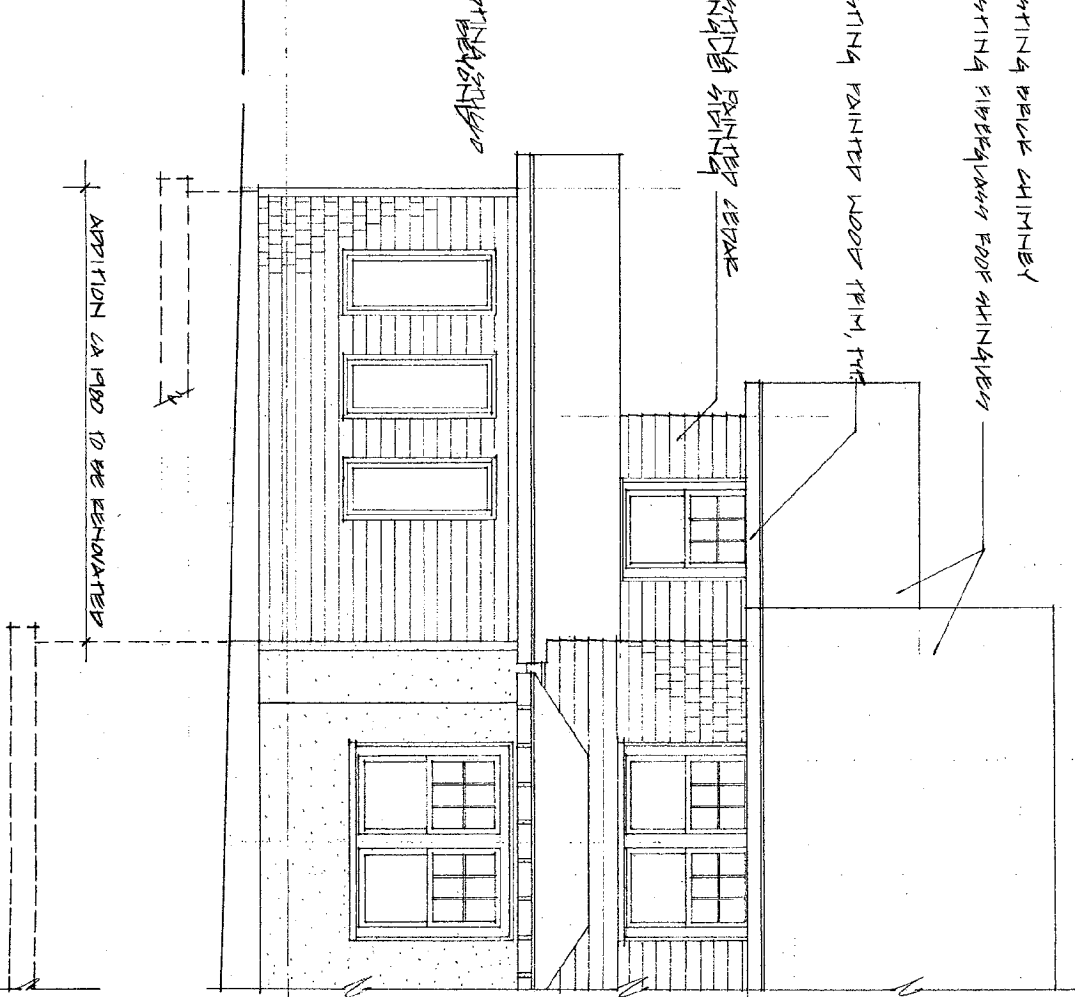
1  
A-3

EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A-3

EXISTING SOUTH ELEVATION (PARTIAL)  
SCALE: 1/4" = 1'-0"



A-3

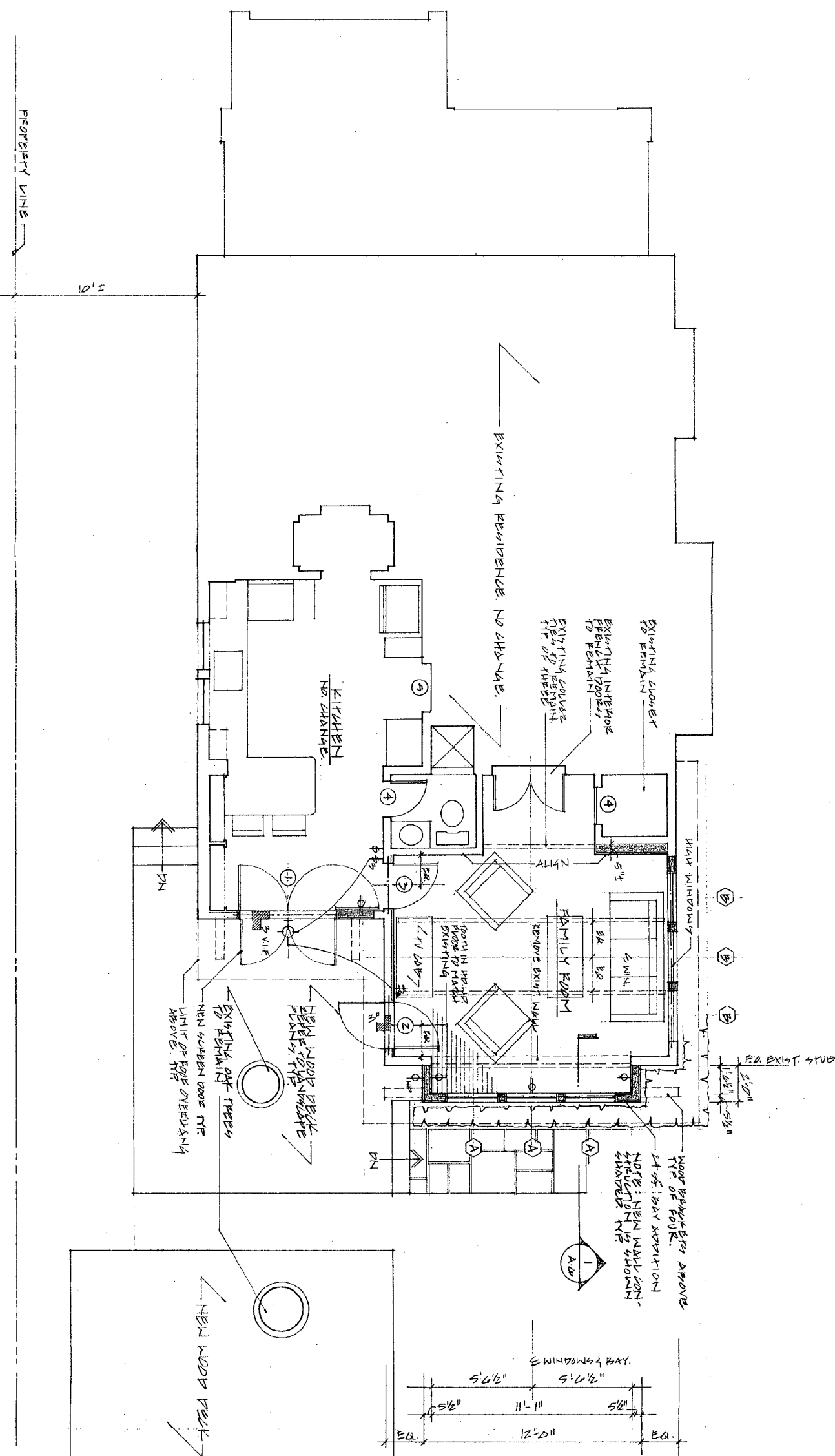
7.9.01

EXISTING ELEVATIONS  
SCALE: 1/4" = 1'-0"

**ELFRING/MILES RESIDENCE**  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912



**BROADHURST ARCHITECTS**  
306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(PH) 301.309.8900 (F) 301.309.8915

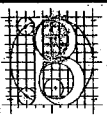


A-4

7.5.01

**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**ELFRING/MILES RESIDENCE**  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912

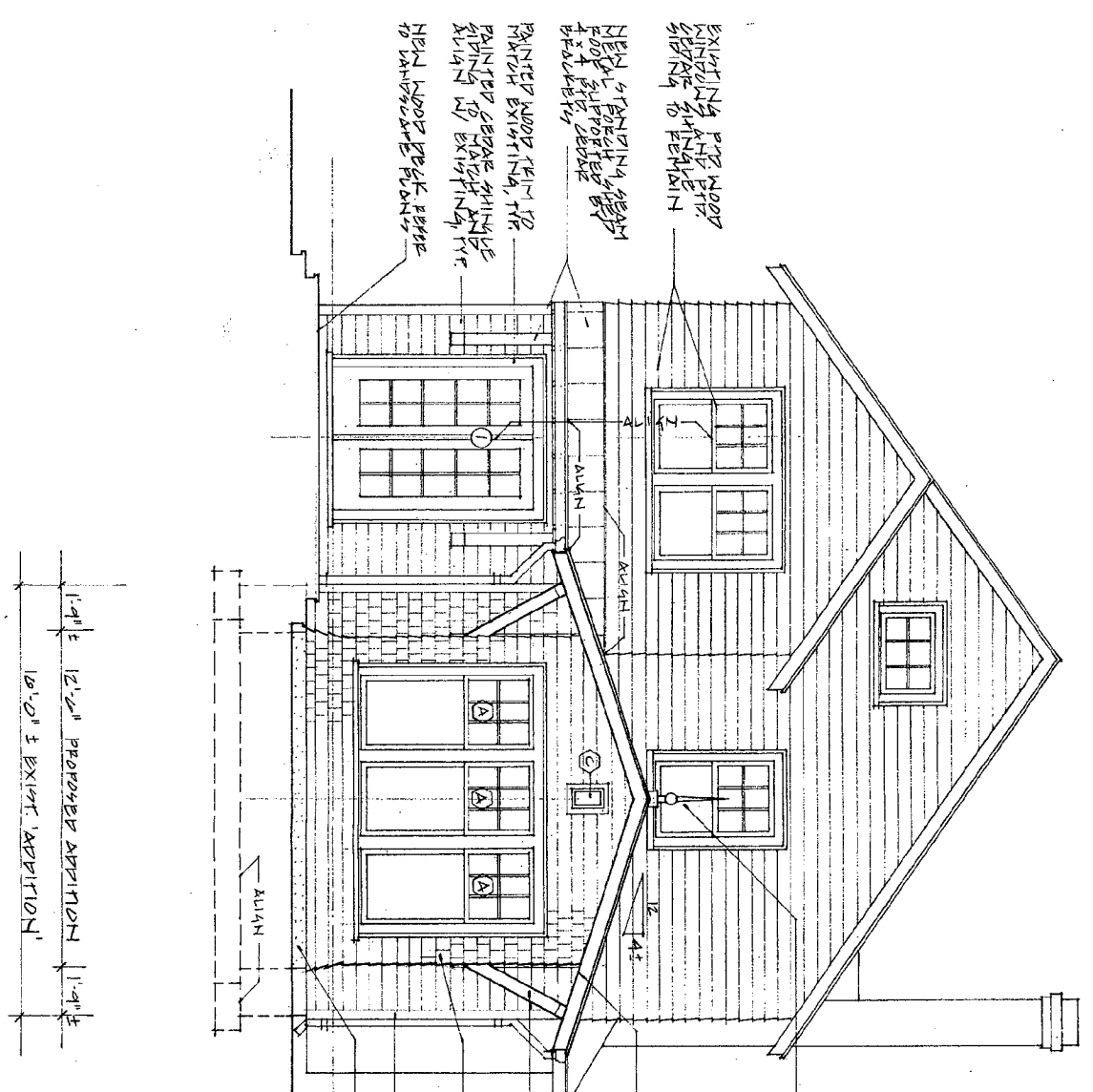


**BROADHURST ARCHITECTS**  
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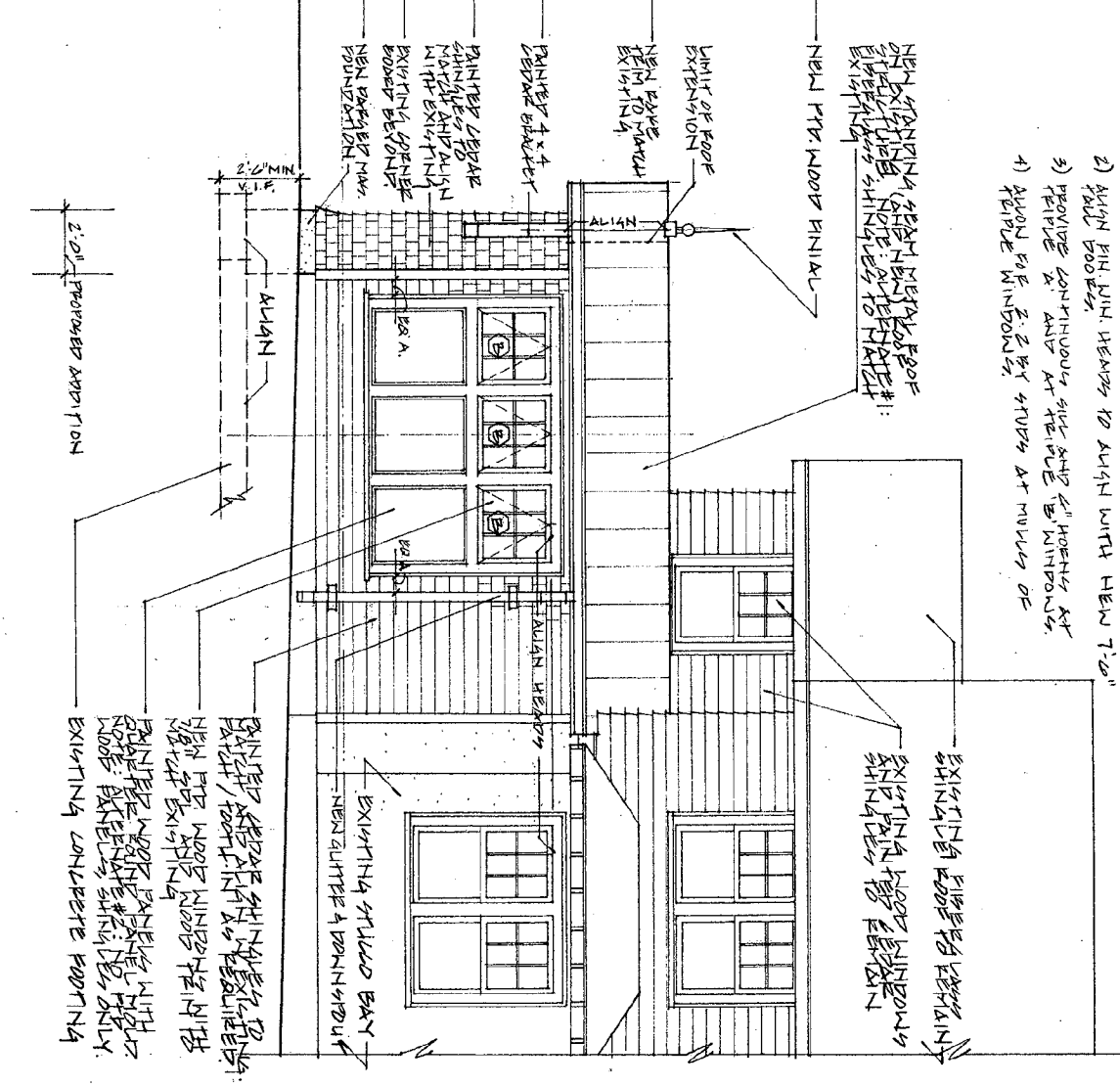
WINDOW AND DOOR SCHEDULE

SYM	DESCRIPTION	R.D.	NOY. SIZE	REMARKS
(A)	MARVIN AND JOHNSON WINDOW	3'-0" x 6'-0"	2'-10" x 6'-0"	UPPER PART OF MOLD 30228 FRAME SIZE OF MOLD 50300 SAME SIZE AS UPPER PART OF WINDOW 'A'.
(B)	MARVIN MR. AMMING	3'-0" x 6"	2'-10" x	FRAME SIZE AS UPPER PART OF WINDOW 'A'.
(C)	RYEY WINDOW WINDOW IN GABLE		8" x 12" SASH PINT.	PROVIDE JAMB EX-FUNCTION BOX.
(1)	MARVIN PRELUDE DOOR FAIR		5'-0" x 7'-0"	
(2)	MARVIN PRELUDE DOOR SASH		2'-0" x 7'-0"	
(3)	INTERIOR PRELUDE DOOR TO KITCHEN DOOR 2.		2'-2 1/2" x 7'-0"	RAISE HEADER AS REQ'D
(4)	INTERIOR DOOR WITH 5 PANEL DOOR TO BATHROOM EXIST.		2'-0" x 6'-0"	
(5)	INTERIOR DOOR WITH 5 PANEL DOOR TO BATHROOM EXISTING		2'-0" x 6'-0"	

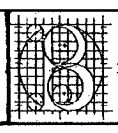
NOTES: 1) ALL WINDOWS TO BE PAINTED WOOD WITH 1/2" JAMB (FIELD VERTICAL) ALL WOOD TRUCKED AND SPACED WITH 1/2" SPLICED JOINTS. NO LUGS. 2) ALL FINISH HEADS TO ALIGN WITH NEW 7'-0" FALL DOORS. 3) PROVIDE CONTINUOUS SILL AND 2" HOLES AT LEVEL OF FINISH. 4) AROUND THE 2" BY STUDS AT MULLS OF TRIPLE WINDOWS.

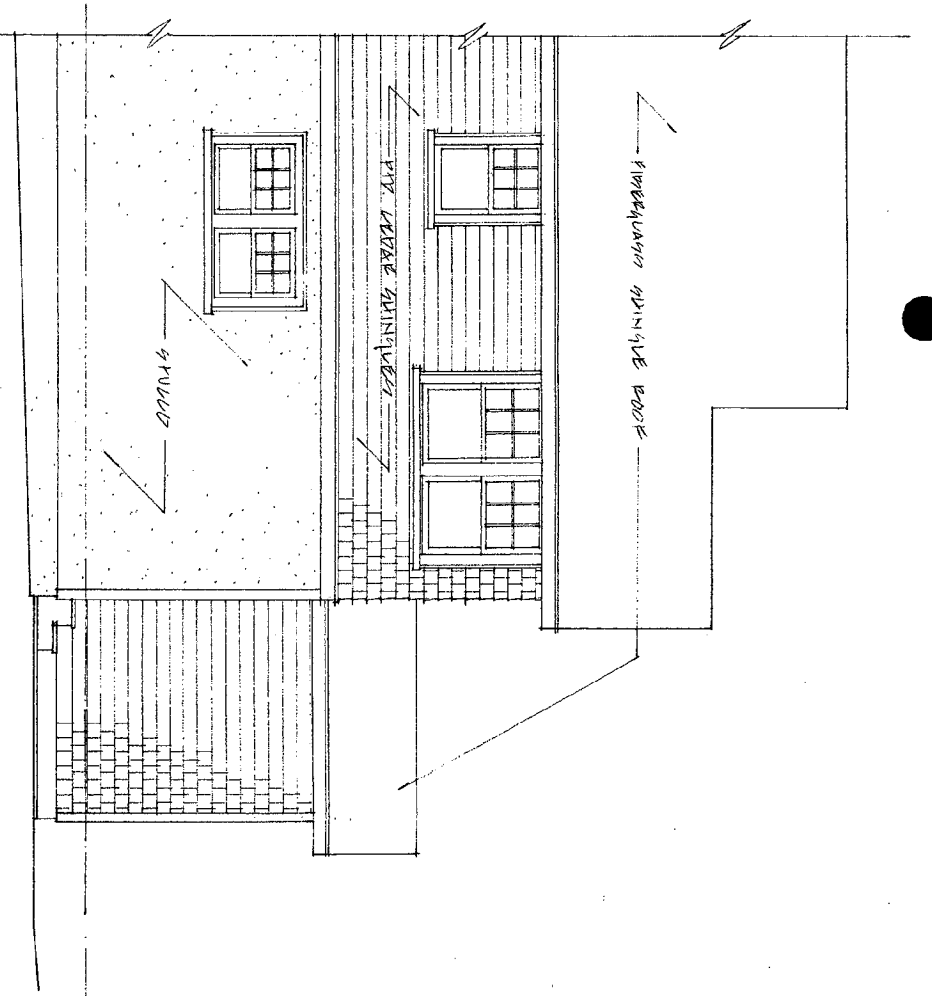


1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

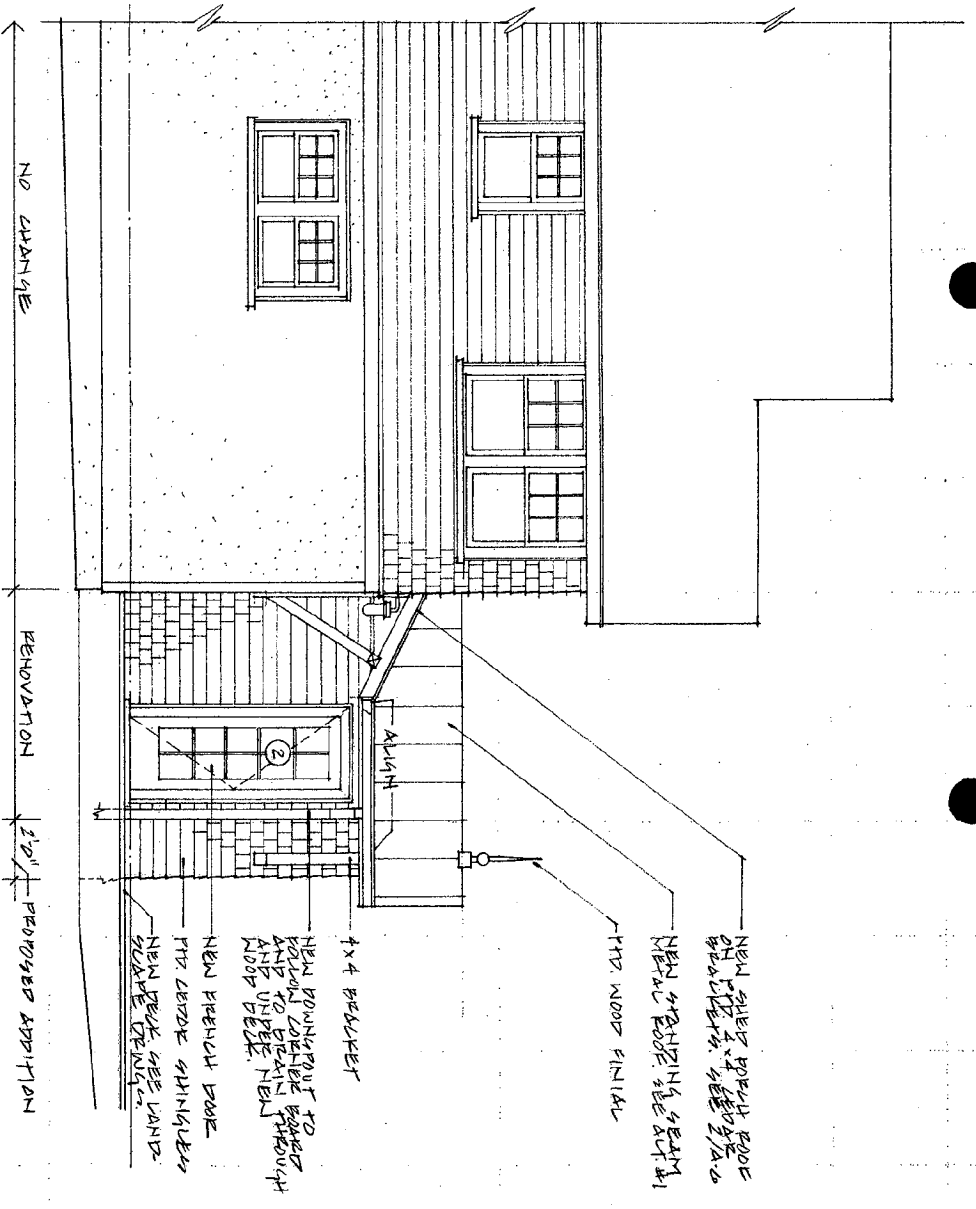


2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

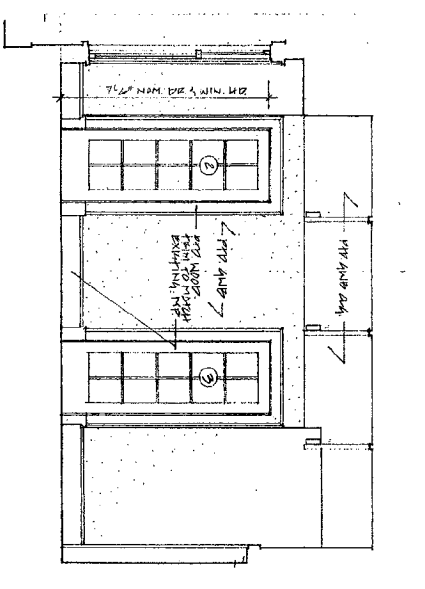
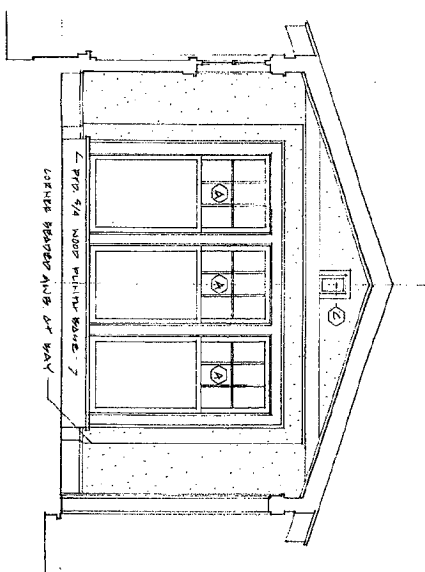
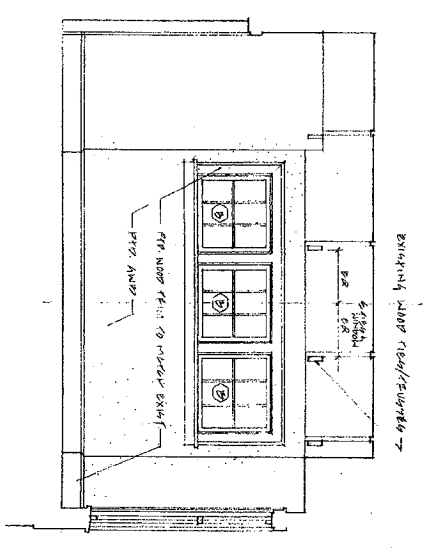




1 PARTIAL EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 PARTIAL PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATIONS OF FAMILY RM  
SCALE: 1/4" = 1'-0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

December 4, 2002

**Jeff Broadhurst, AIA**  
306 First Street  
Rockville, MD 20851

Re: Project at 7204 Holly Avenue, Takoma Park Historic District

Mr. Broadhurst:

This letter in response to our meeting on December 4, 2002 with regard to a revision to your approved HAWP (DPS#252743) for the construction of rear extension to the existing 1980's addition on the above referenced property. Your request to change the approved 2' wide extension to a 3'9" extension with the addition of two windows is approved. Any additional exterior alterations and revisions to this site must be reviewed by the HPC prior to the project's commencement.

This letter will serve as your official approval for this alteration. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you for your cooperation and assistance in this matter.

Sincerely,

Michele Naru  
Historic Preservation Planner

Cc: Reggie Jetter, Department of Permitting Services



## Naru, Michele

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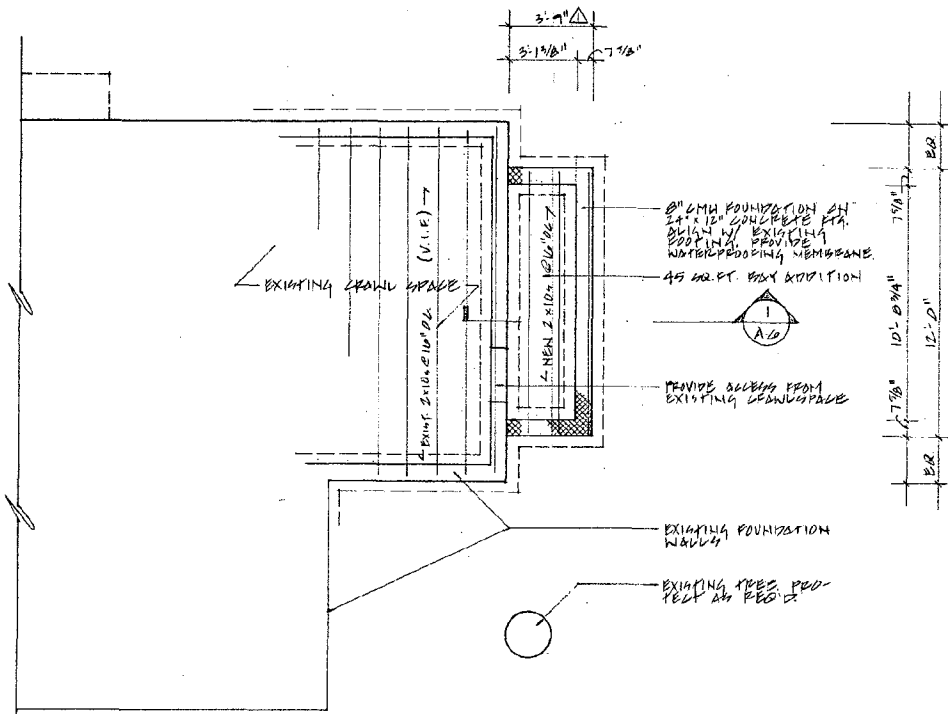
**From:** Jimenez, Corri  
**Sent:** Monday, December 02, 2002 2:30 PM  
**To:** Naru, Michele  
**Subject:** 7204 Holly, Takoma

Michele, I was going to give you a post-it, but this is easier since it is up...and I don't have to write in a little space. Jeff Broadhurst AIA, is working on a case you had in July 25, 2001 (3713-01Y for rear alterations. He would like to talk to you about it, and whatever new things he/owners are planning to continue with...Sorry, didn't get too much of the details, and thought you might be better taking it since you were the staff person on it.

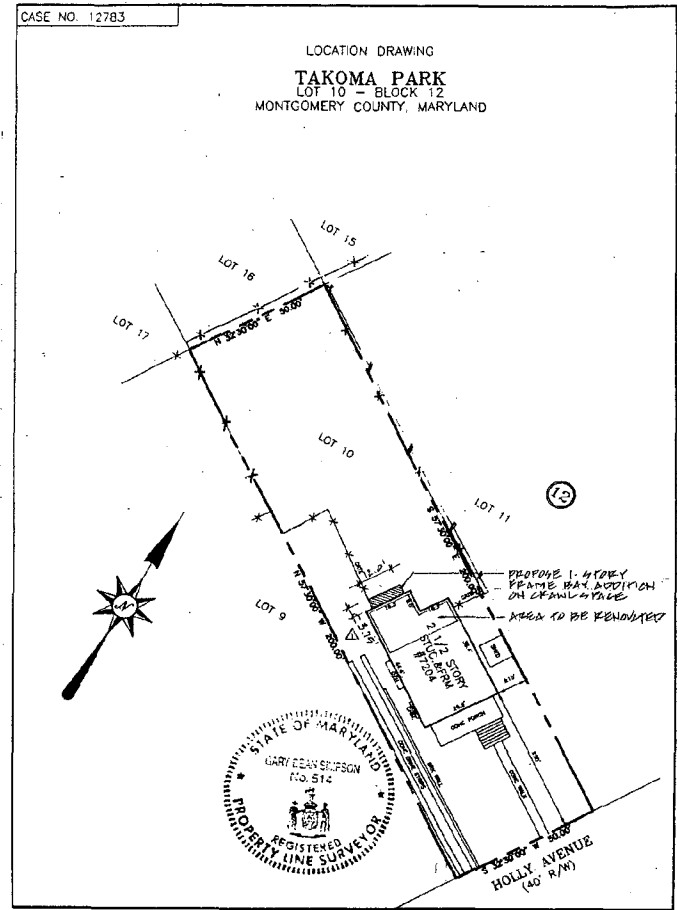
His number is 301-309-8900 (work).

*7204 Holly Ave.*

Enjoy. Corri



2 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



1 SITE PLAN  
SCALE: 1" = 50'

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
12/06/02

NOTE: This Historic Work Area Permit/Building Permit Application represents additional work in conjunction with HPC#373-01J and DPS#245774.

BROADHURST ARCHITECTS  
306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(P) 301.309.8915  
(F) 301.309.8900

ELFRING/MILES RESIDENCE  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912

SITE AND FOUND. PLANS  
SCALE AS NOTED

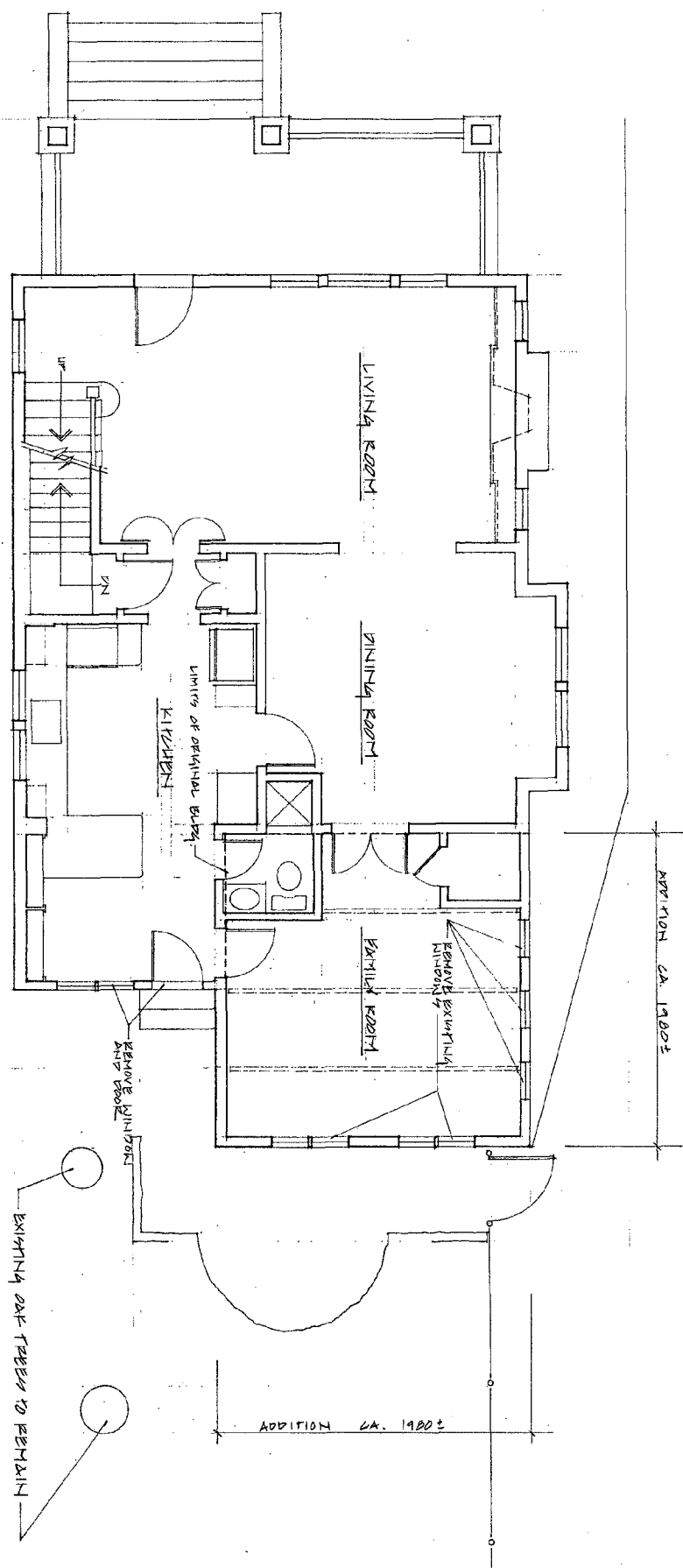
7.22.01  
REV.  
12.2.02

A-1

1  
AZ

EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROPERTY LINE



EXISTING OAK TREES TO REMAIN

ADDITION CA. 1900±

ADDITION CA. 1900±

SHERIDAN DRIVEWAY

A-2

7.26.01

EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**ELFRING/MILES RESIDENCE**  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912



**BROADHURST ARCHITECTS**  
306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(PH) 301.309.8900 (F) 301.309.8915

EXISTING ELEVATIONS  
SCALE: 1/4" = 1'-0"

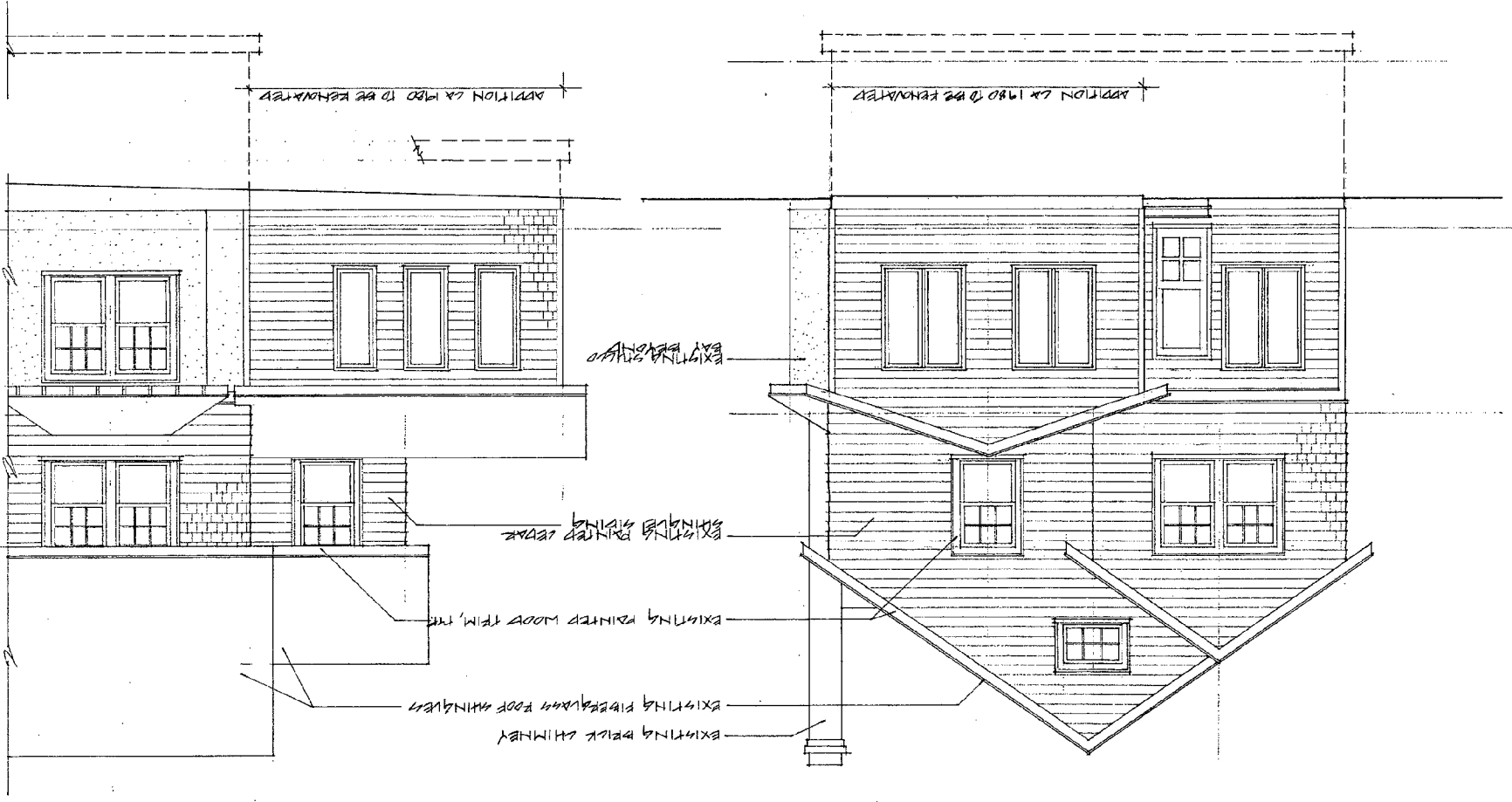
ELFRING/MILES RESIDENCE  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS  
306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(PH) 301.309.8900 (F) 301.309.8915

1 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

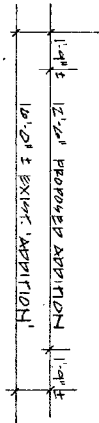
2 EXISTING SOUTH ELEVATION (PARTIAL)  
SCALE: 1/4" = 1'-0"





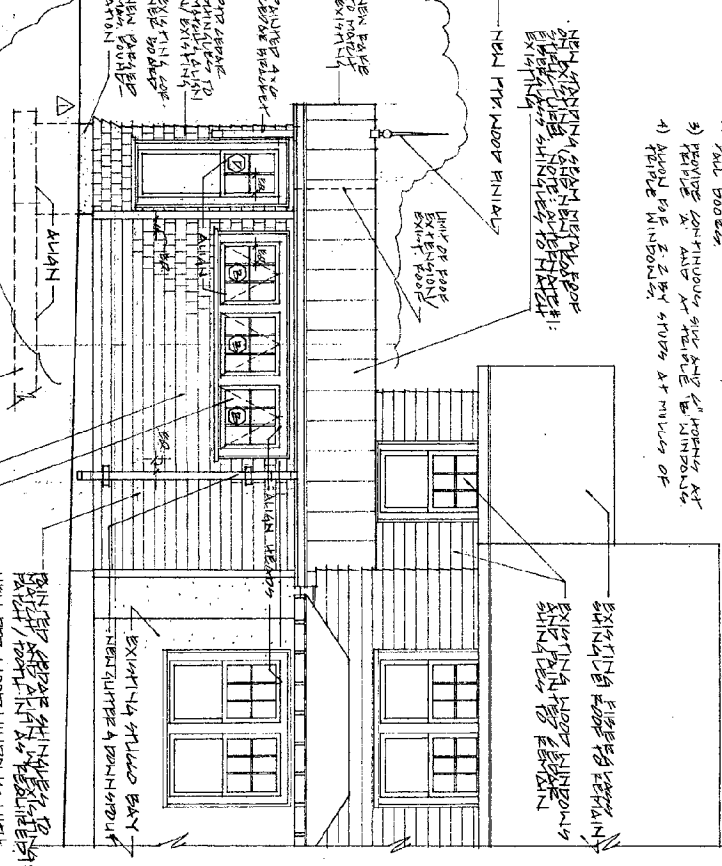
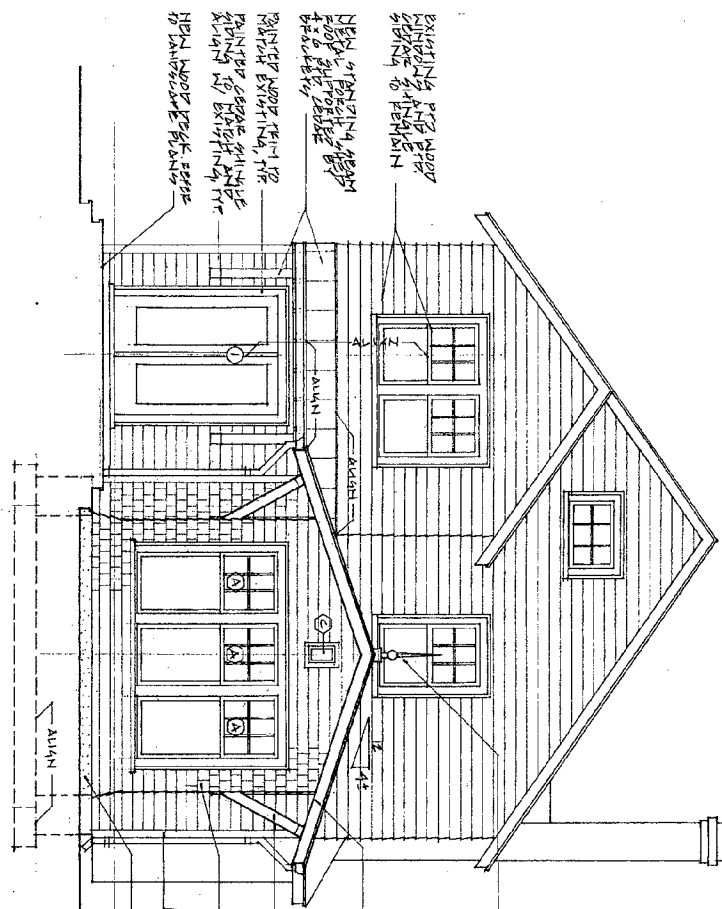
1

PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2

PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



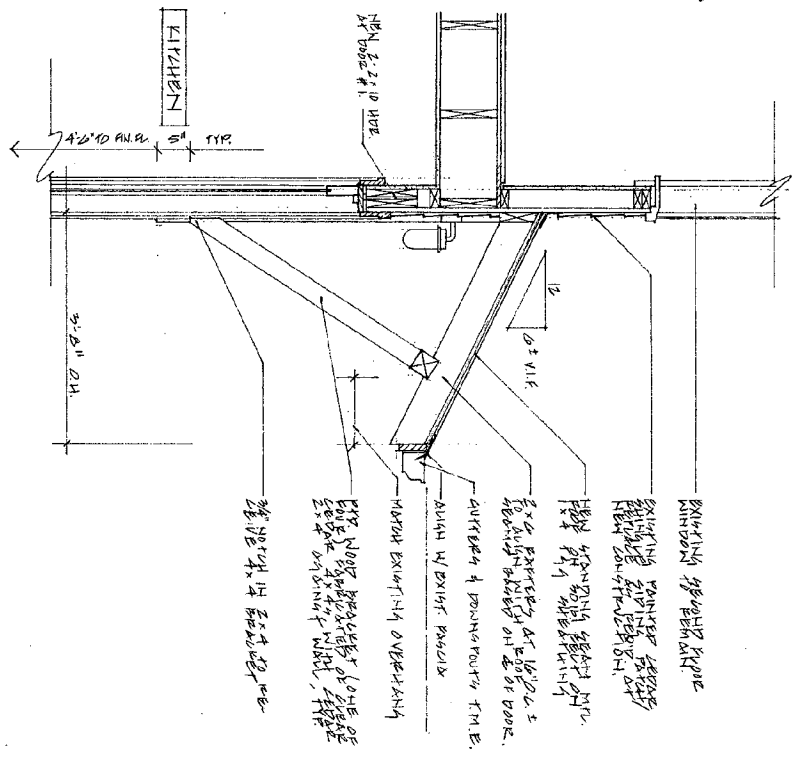
WINDOW AND DOOR SCHEDULE

SYM	DESCRIPTION	R.D.	NO. IN BLDG	REMARKS
A	MASONRY WINDOW	3'-0" x 4'-0"	1	UPPER PART OF 1ST FLOOR FRAME SIZE OF 1ST FLOOR WINDOW 'A'
B	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
C	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
D	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
E	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
F	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
G	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
H	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
I	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
J	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
K	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
L	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
M	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
N	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
O	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
P	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
Q	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
R	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
S	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
T	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
U	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
V	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
W	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
X	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
Y	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'
Z	MASONRY WINDOW	3'-0" x 6'-0"	2	FRAME SIZE OF 1ST FLOOR WINDOW 'A'

NOTES: 1) ALL WINDOWS TO BE SET IN THE EXISTING MASONRY. 2) ALL WINDOWS TO BE SET IN THE EXISTING MASONRY. 3) ALL WINDOWS TO BE SET IN THE EXISTING MASONRY. 4) ALL WINDOWS TO BE SET IN THE EXISTING MASONRY.

2

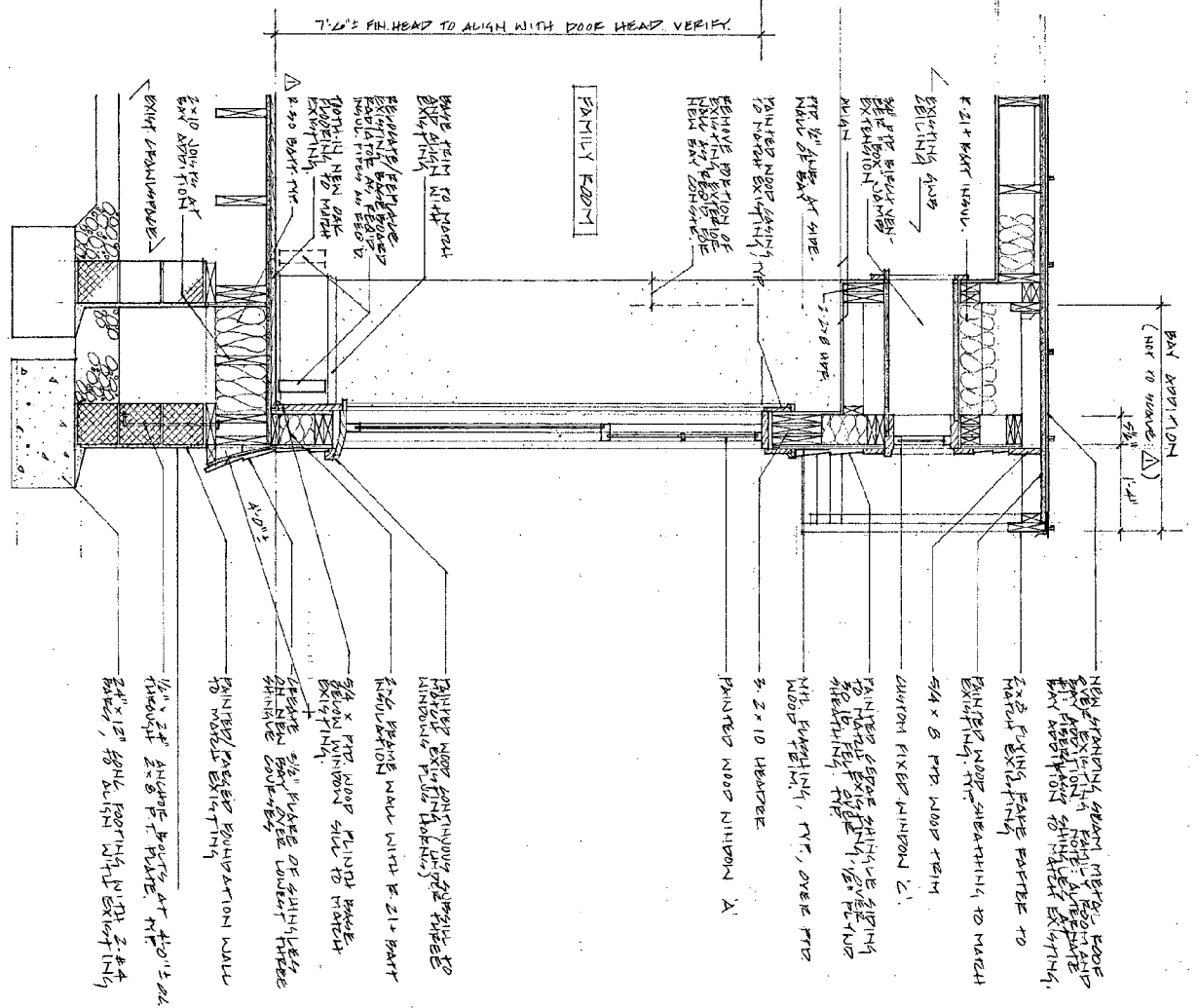
WALL SECTION AT PORCH EOOD STRUCTURE  
SCALE: 3/4" = 1'-0"



FAMILY ROOM

1

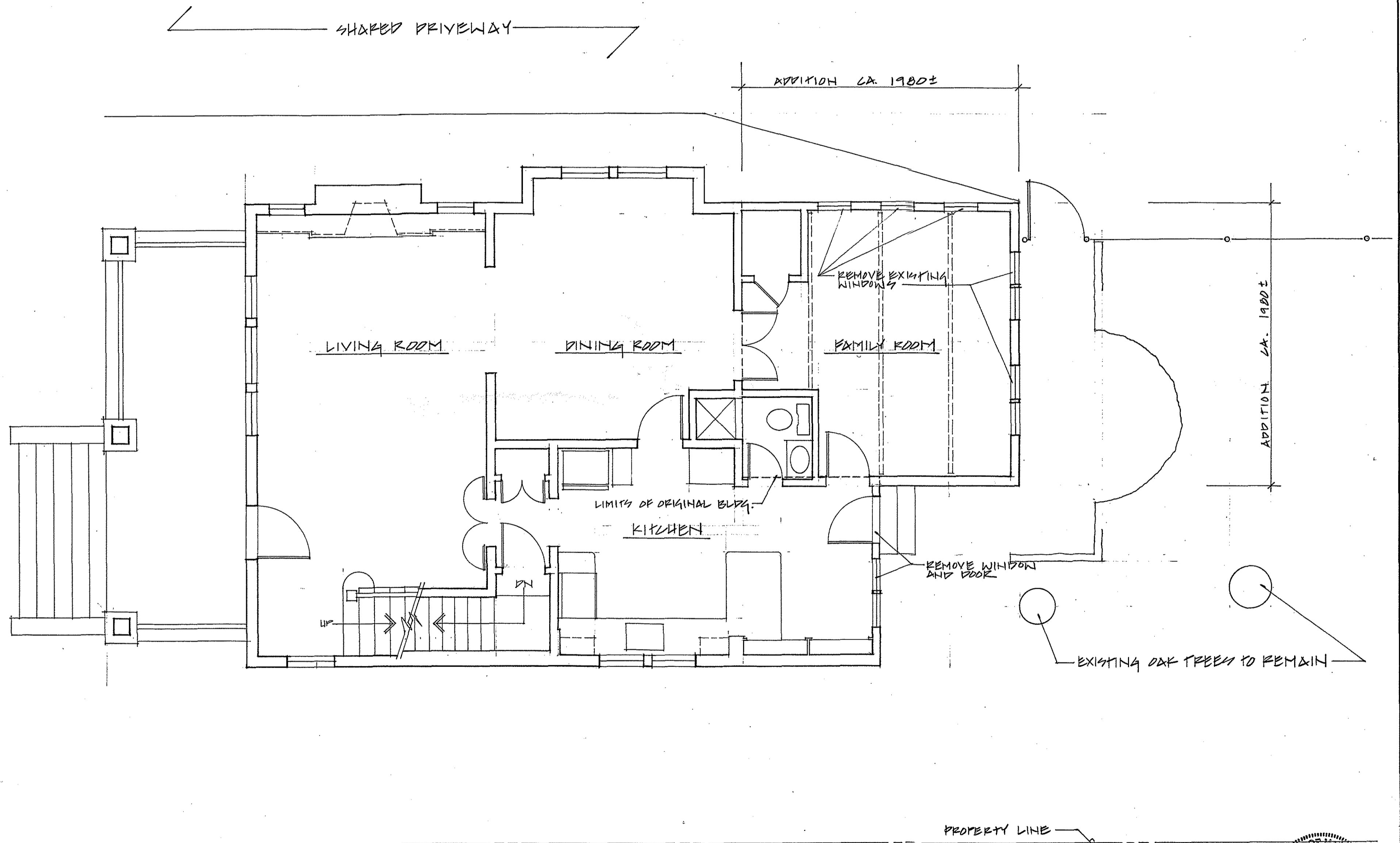
WALL SECTION AT BAY DIVISION  
SCALE: 3/4" = 1'-0"





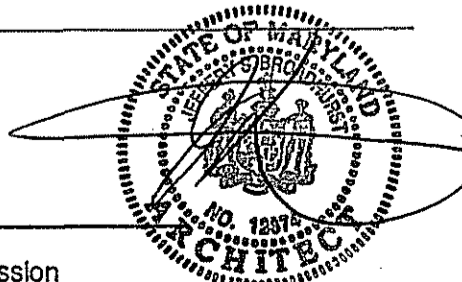






1  
A-2  
EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
07/21/01



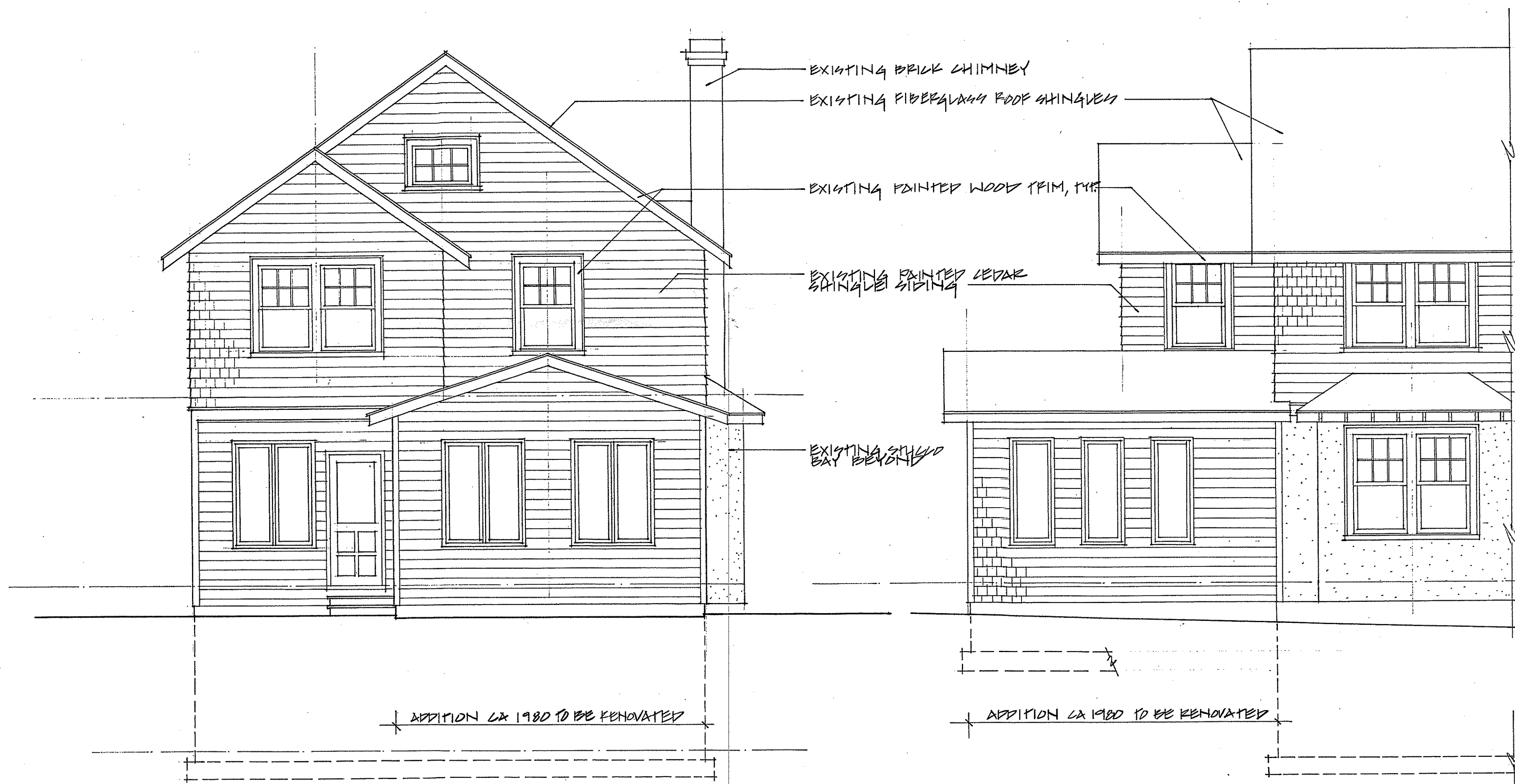
BROADHURST ARCHITECTS  
306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
(PH) 301.309.8900 (F) 301.309.8915

ELFRING/MILES RESIDENCE  
7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912

EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

7.26.01

A-2



1 - EXISTING WEST ELEVATION  
 A-3 SCALE: 1/4" = 1'-0"

2 - EXISTING SOUTH ELEVATION (PARTIAL)  
 A-3 SCALE: 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission

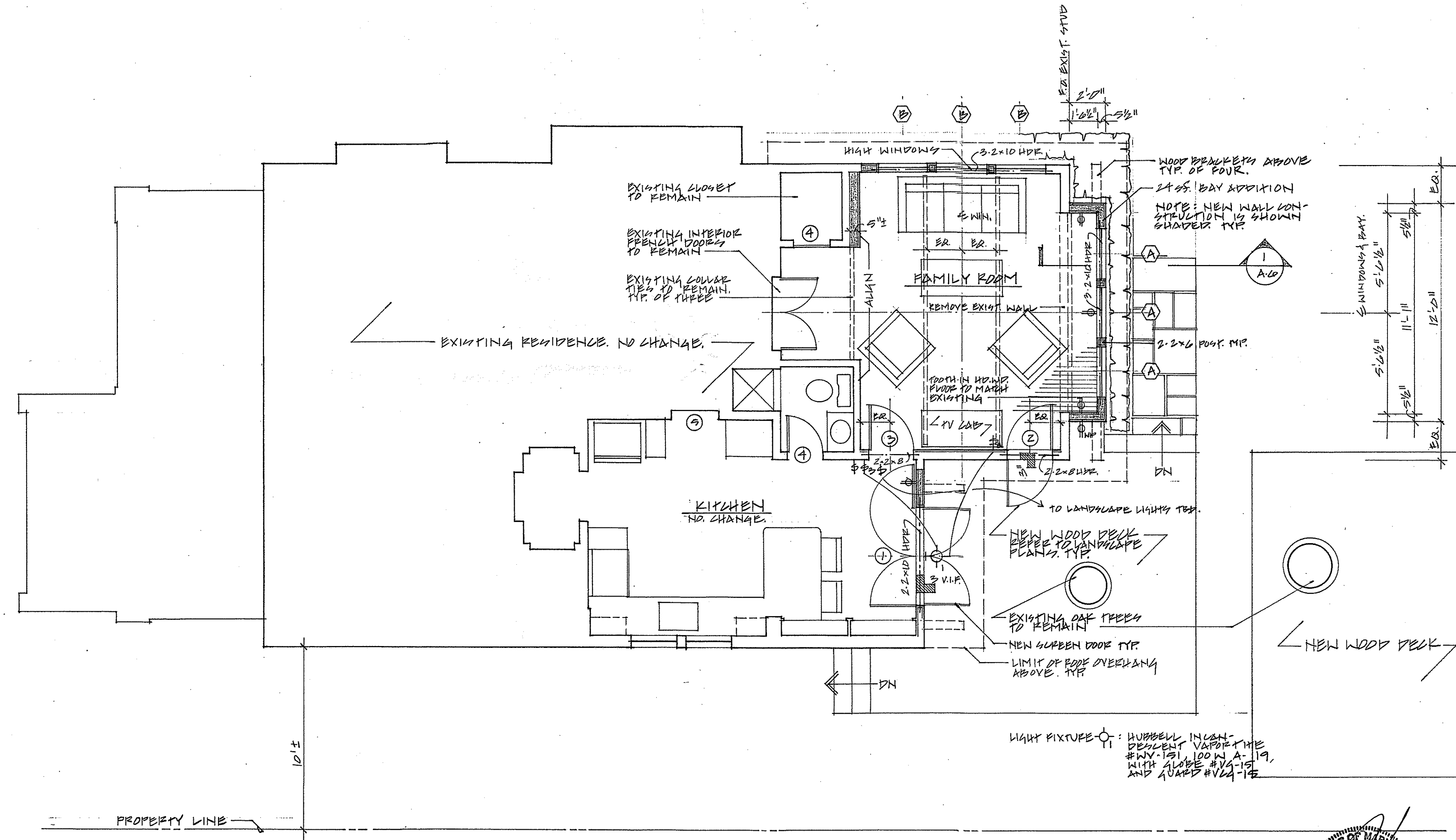
*[Signature]*  
 07/27/01

BROADHURST ARCHITECTS  
 306 FIRST STREET, ROCKVILLE, MARYLAND 20851  
 (PH) 301.309.8900 (F) 301.309.8915

ELFRING/MILES RESIDENCE  
 7204 HOLLY AVENUE, TAKOMA PARK, MARYLAND 20912

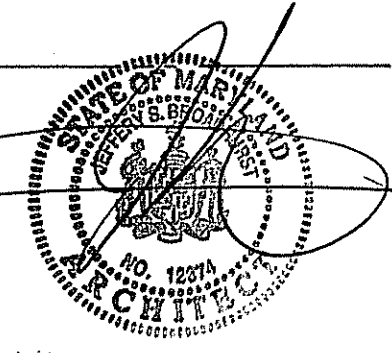
EXISTING ELEVATIONS  
 SCALE: 1/4" = 1'-0"

7-26-01  
 A-3



APPROVED  
 Montgomery County  
 Historic Preservation Commission

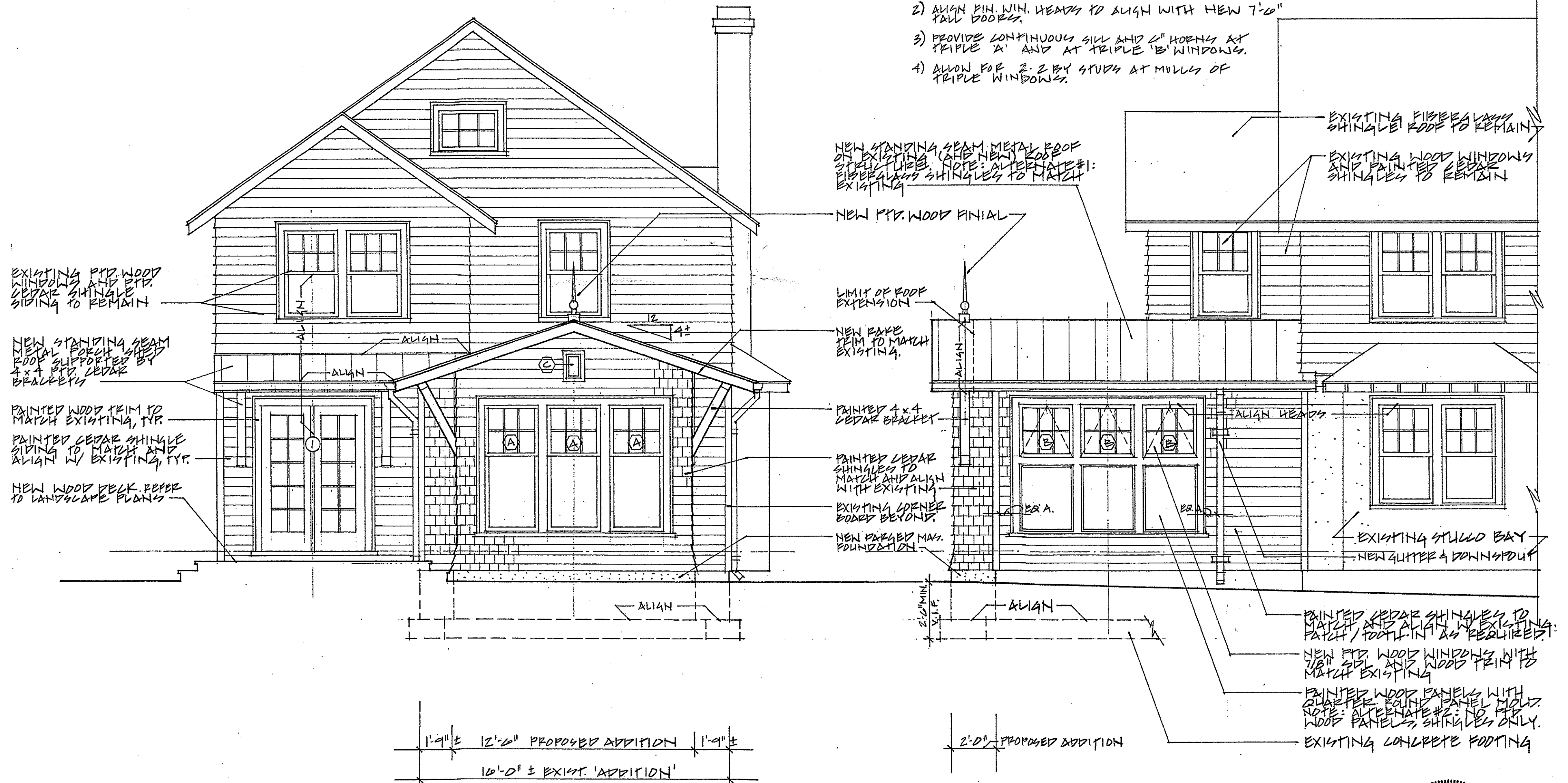
*[Signature]*  
 7/27/01



WINDOW AND DOOR SCHEDULE

SYM.	DESCRIPTION	R.D.	NOM. SIZE	REMARKS
(A)	MARVIN WD. DOUBLE HUNG COFFAGE STYLE	3'-0 3/8" x 6'-9 1/2"	2'-10" x 6'-6"	UPPER SASH OF WDHT 3028 FRAME SIZE OF WDHT 3030
(B)	MARVIN WD. AWNING	3'-0 3/8" x	2'-10" x	SAME SIZE AS UPPER SASH OF WINDOW 'A'.
(C)	FIXED CUSTOM WINDOW IN SASH		8" x 12" SASH DIM.	PROVIDE JAMB EXTENSION 'BOX'.
(1)	MARVIN FRENCH DOOR. PAIR		5'-0" x 7'-6"	
(2)	MARVIN FRENCH DOOR. SINGL.		2'-6" x 7'-6"	
(3)	INTERIOR FRENCH DOOR TO MATCH DOOR 2.		2'-6" x 7'-6"	RAISE HEADER AS REQ'D.
(4)	INTERIOR PFD. WD. S-PANEL DOOR TO REPLACE EXIST.		2'-0" x 6'-8"	
(5)	INTERIOR PFD. WD. S-PANEL DOOR TO REPLACE EXISTING		2'-8" x 6'-8"	

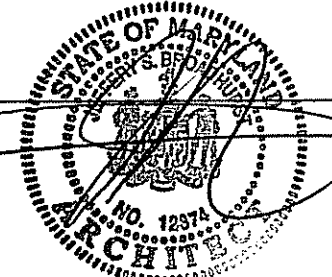
- NOTES:
- 1) ALL WINDOWS TO BE PAINTED WOOD WITH 1/2" JAMBS (FIELD VERIFY ALL WALL THICKNESSES) TRIM TO BE FIELD APPLIED, INSULATED GLASS WITH 7/8" SGL AND SPACER BARS. NO LOW-E.
  - 2) ALIGN FIN. WIN. HEADS TO ALIGN WITH NEW 7'-6" FILL DOORS.
  - 3) PROVIDE CONTINUOUS SILL AND 2" HORNS AT TRIPLE 'A' AND AT TRIPLE 'B' WINDOWS.
  - 4) ALLOW FOR 2.2 BY STUDS AT MULLS OF TRIPLE WINDOWS.



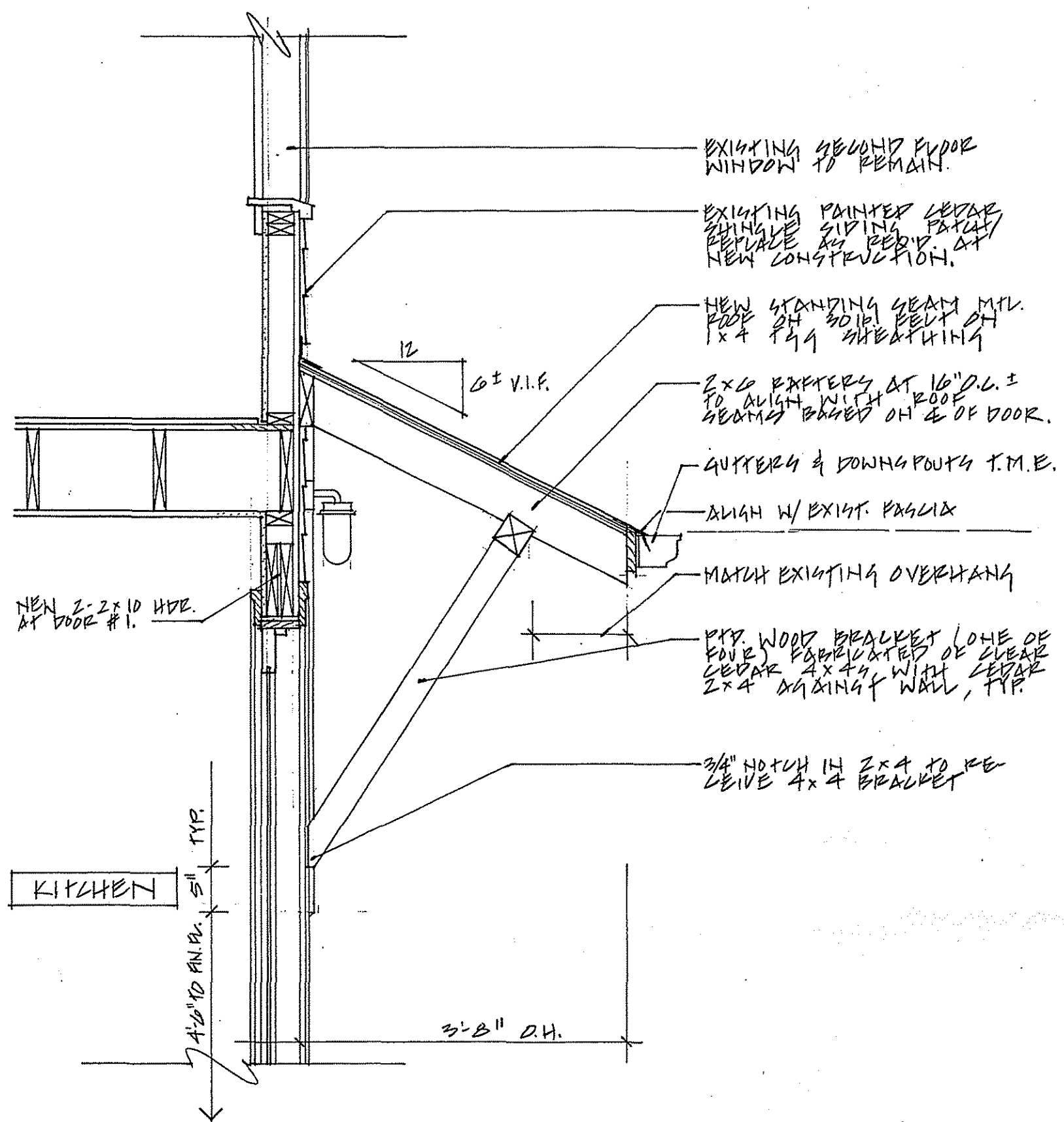
1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

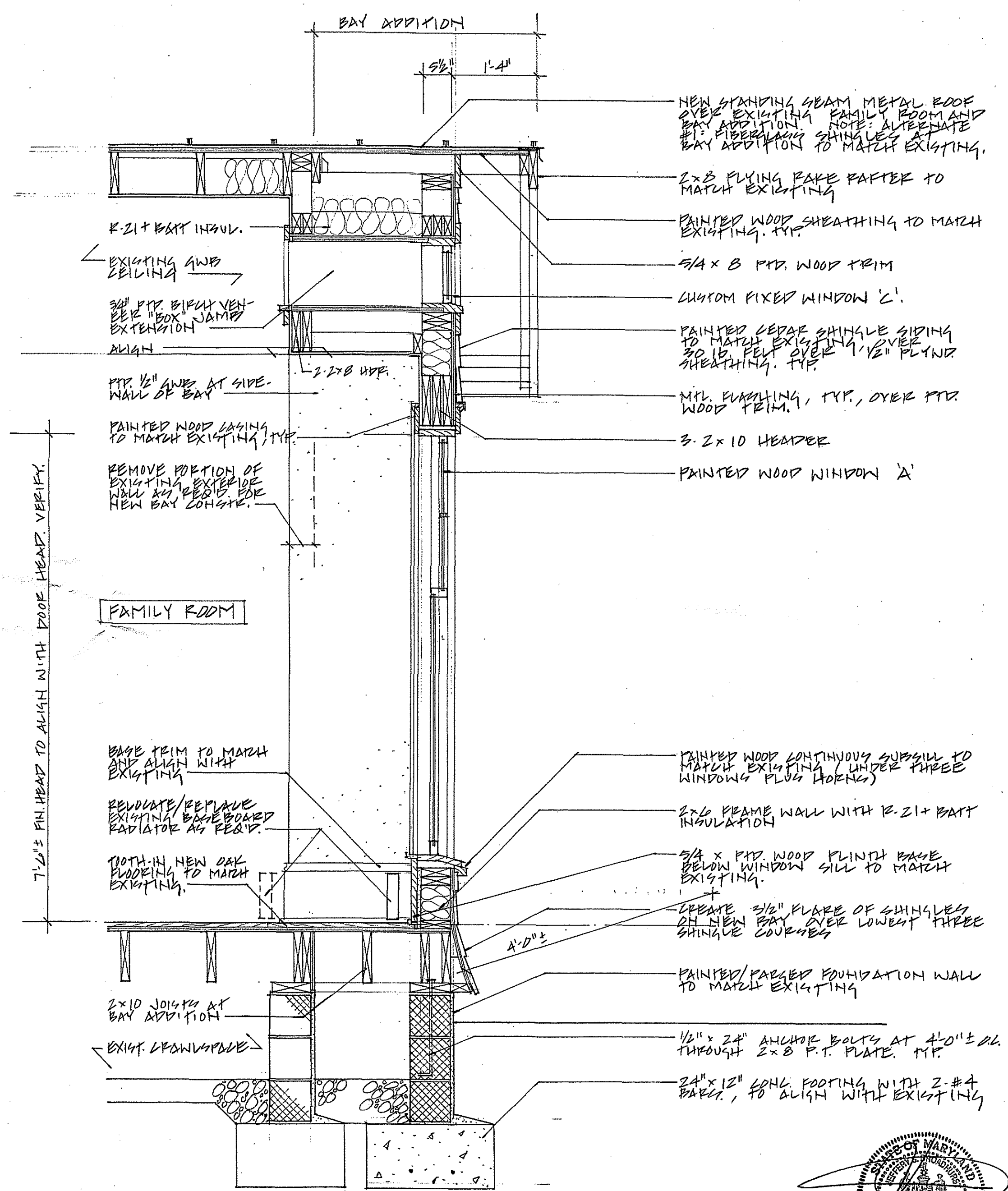
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Historic Preservation Commission



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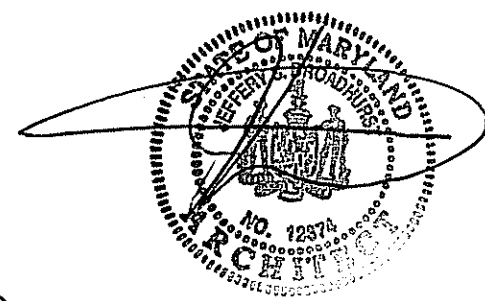


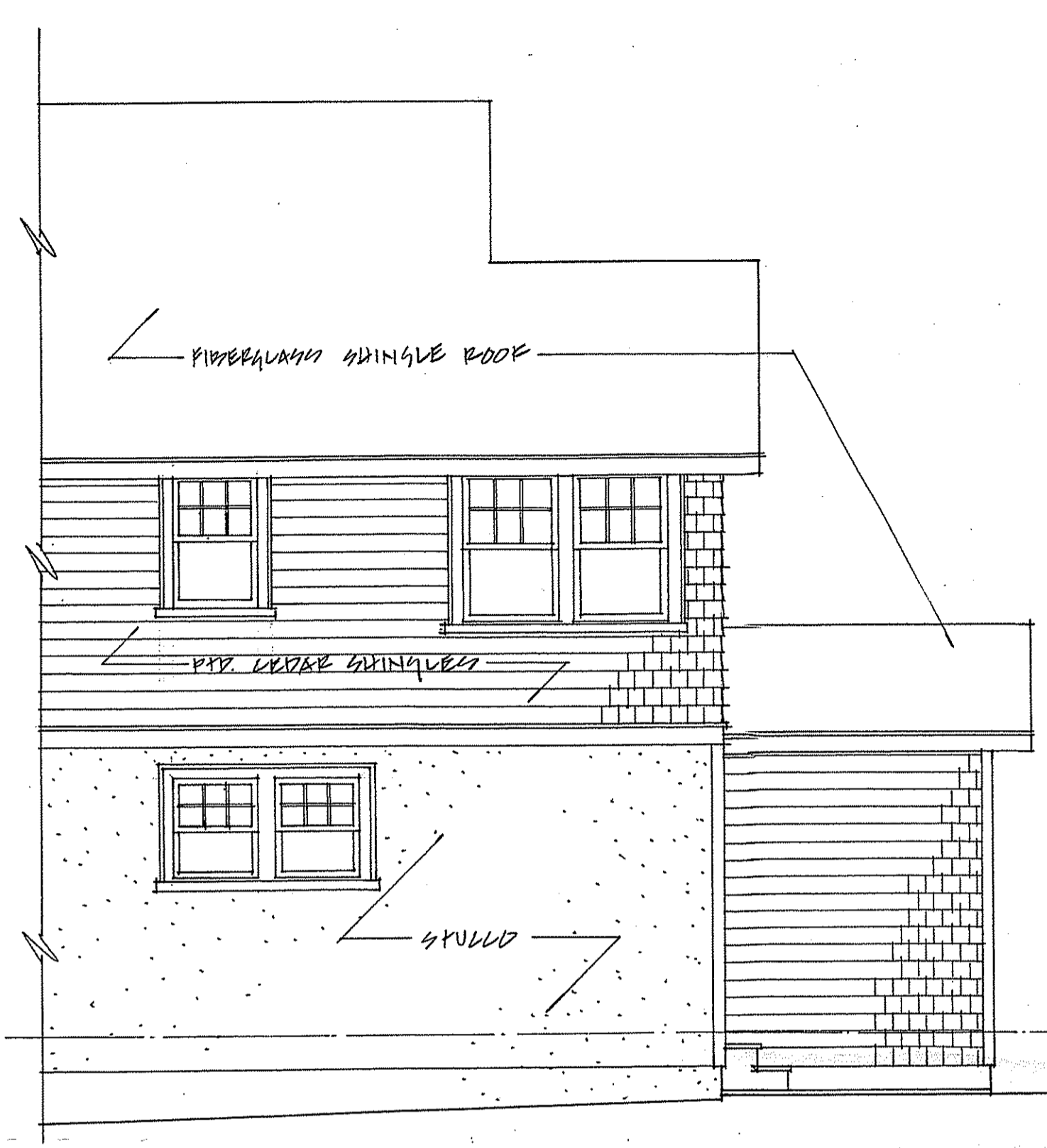
2 WALL SECTION AT PORCH ROOF STRUCTURE  
 SURVE: 3/4" = 1'-0"



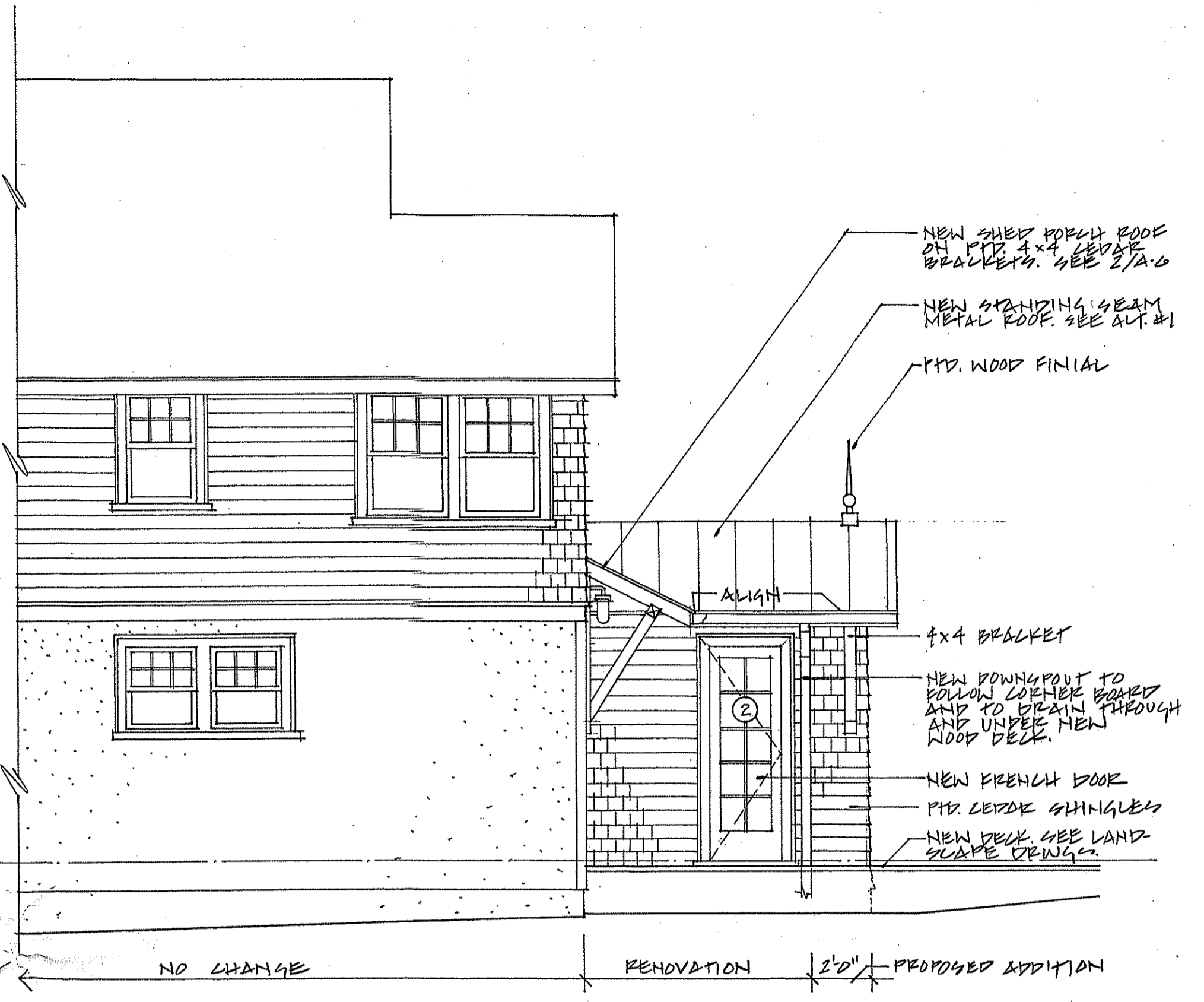
1 WALL SECTION AT BAY ADDITION  
 SCALE: 3/4" = 1'-0"

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 Montgomery County  
 Historic Preservation Commission  
 [Signature] @ 7/27/01



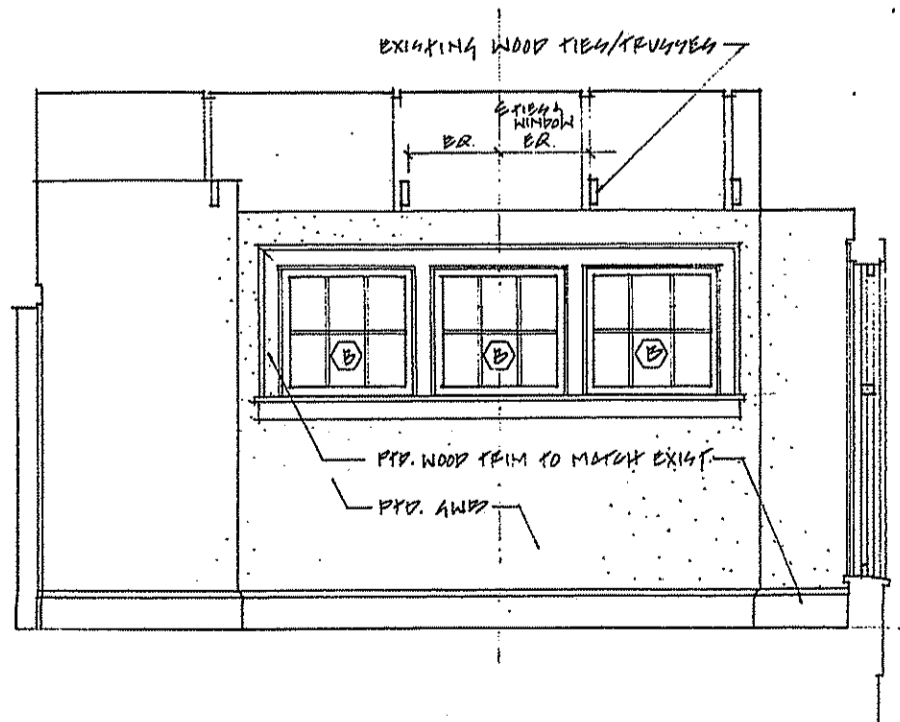


1 PARTIAL EXISTING NORTH ELEVATION  
 A-7 SCALE: 1/4" = 1'-0"

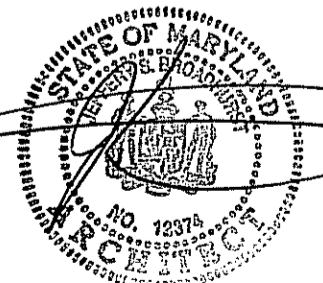
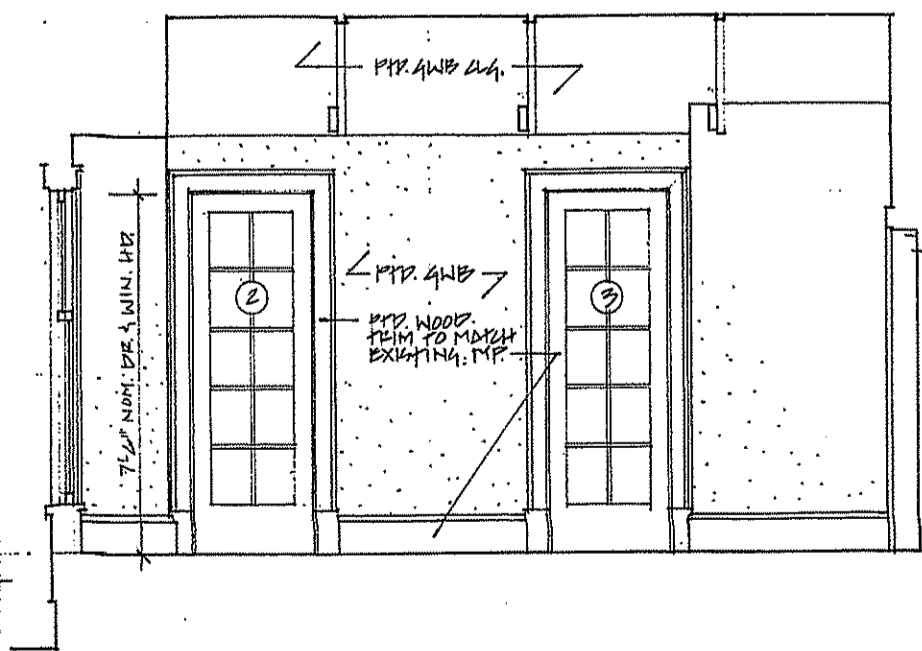
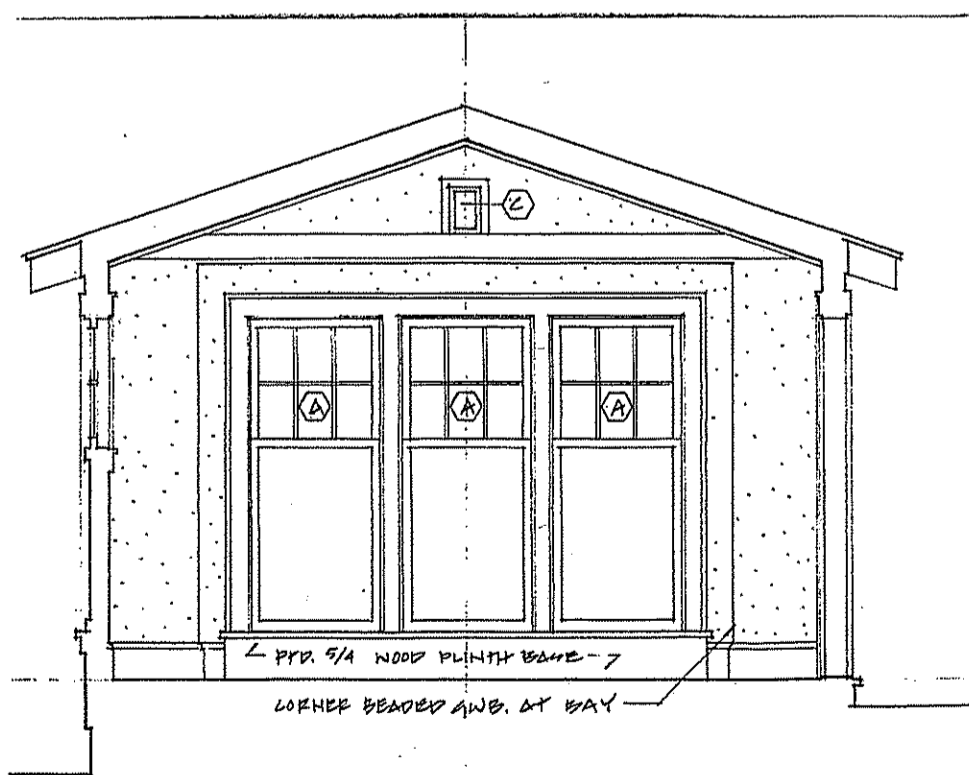


2 PARTIAL PROPOSED NORTH ELEVATION  
 A-7 SCALE: 1/4" = 1'-0"

NO CHANGE RENOVATION 2'-0" PROPOSED ADDITION



3 INTERIOR ELEVATIONS OF FAMILY RM.  
 A-7 SCALE: 1/4" = 1'-0"



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7/27/01