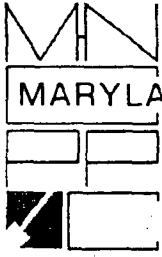


37/3-02AA 101 Elm Avenue
(Takoma Park Historic District)



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

Date: Sept. 14, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

 Approved

X Approved with Conditions: (1) Redesign windows in stairwell to match existing house vocabulary. To be approved at staff level
(2) Salvage original windows through donation to Old House Society or similar organization.

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: Jon & Nadia Hughes

Address: 101 Elm Ave, Takoma Park, MD 20912

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 PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCK, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION RECEIVED
301/563-3400

JUL 24 2002

Division of Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alan Abrams
Daytime Phone No.: 301 270-4799

Tax Account No.: 521371968
Name of Property Owner: Jared and Nadia Hughes Daytime Phone No.: _____
Address: 101 Elm Avenue Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Heritage Building + Renovation, Inc Phone No.: 301 270-4799
Contractor Registration No.: 32422
Agent for Owner: Heritage Building + Renovation, Inc Daytime Phone No.: 301 270-4799

LOCATION OF BUILDING/PREMISE

House Number: 101 Street: Elm Avenue
Town/City: Takoma Park Nearest Cross Street: Sycamore Avenue
Lot: 17 Block: 16 Subdivision: 025
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: renovate outside house

1B. Construction cost estimate: \$ 200,000

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
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.

James Cash Signature of owner or authorized agent
July 24, 2002 Date

Approved: X / with conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8/14/02
Application/Permit No.: 283548 Date Filed: _____ Date Issued: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	101 Elm Ave.	Meeting Date:	08/14/02
Applicant:	Jon & Nadia Hughes	Report Date:	08/7/02
Resource:	Takoma Park Historic District	Public Notice:	07/31/02
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/3-02AA	Staff:	Robin D. Ziek
PROPOSAL:	Renovate rear porch. Renovate carriage house.		
RECOMMEND:	Approve with Conditions		

CONDITIONS

1. Redesign the windows in the stairwell on the left side elevation to the existing house vocabulary. To be approved at a staff level.
2. Salvage original windows through donation to Old House Parts, or similar organization.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Bungalow
DATE: c1910s

The house is a 1-story bungalow, with a full basement. At the rear, the basement is fully exposed and glazed as a sunroom. At the 1st floor level, the rear porch is also fully glazed. There have been few alterations at the property, although the house and outbuilding are now covered with aluminum siding.

PROPOSAL

The applicant proposes to:

1. Restore the original siding on both the house and the carriage house. There are wood shingles on the house, and German siding on the carriage house. This aspect of the project would qualify for state and county tax credits.

2. The interior house plan on both floors would be revised, including the removal of the existing stairway, and the construction of a new stair to the basement. The basement will be fully renovated for living and study areas, and the Garden Room will be more fully incorporated into the living space to provide more light. In addition, because there will be a bedroom in the basement (Terrace level), the basement windows will be slightly enlarged for egress.

The first floor will be reconfigured to incorporate the rear sun porch into the kitchen and bedroom/bath rooms. Staff notes that there will be two significant doorways in the middle of the cooking area, because the bathroom is proposed to be at the back of the house off of the kitchen (see Circle). Staff suggests that the bath be more centrally located off of the stair hall, and the rear sun porch incorporated directly into the bedroom, as this is one of the brightest parts of the house. The bathroom would continue to serve the public spaces and the private spaces, but one would not have to go through the kitchen. Regardless of the plan layout, the proposed window locations needn't change.

The applicant proposes a triple window set at the stairhall, to replace an original double-hung window and a basement window (see Circle).

There will be a new side door off of the kitchen, leading to a new small side porch. Steps will lead to grade from here in the direction of the front of the house. One would walk around to the back yard. (see Circle).

3. The Carriage house would be renovated to provide room for a studio, bath and garage (see Circle). An original doorway on the right side elevation would be restored (see Circle). There are currently two dormers on the front of the building, and a new rear dormer would be added to provide light and head height for the new stairway. The ridge line of the new dormer would match the ridge line of the existing building, although the existing dormers are set lower on the roof (see Circle).

STAFF DISCUSSION

The proposed alterations will have little effect on the district, as they are mainly at the rear of the property and will be not readily visible from the public right-of-way. The proposal to replace all of the windows on both levels of the sun porch is based, in part, on the fact that these spaces will be incorporated into the general living areas of the house. Therefore, the energy efficiency of the windows is a priority.

Staff notes that, in general, with most historic windows, one can achieve the same energy efficiency as new thermally-glazed windows through a combination of weather-stripping and storm windows. This clearly applies to the double-hung windows in the main portion of the house which are not affected by this renovation project (except for the stairway windows). The rear porch windows, however, are casement windows where

storms would be applied either as piggy-back or as interior storms. Staff notes that the windows proposed are very similar to the existing windows, and will not be visible from the public right-of-way.

The proposed alterations for a stairway window on the left side elevation (see Circle) is troubling in that a new window vocabulary is introduced into the house. There are a range of window sizes now, with a variety of double-hung windows for the major windows and casement for the minor windows. Staff feels that the proposed triple window is not compatible and that the house is too small for a new window type. The applicant should look at a different arrangement of windows, perhaps by adding a second double-hung window adjacent to the existing center window. The basement casement window could also be doubled and/or enlarged. These alterations would utilize the existing window vocabulary.

The proposed alterations to the carriage house are respectful of the building and the district. The outbuilding is visible from the driveway, but sits far back on the site. The proposal will restore the original siding, and may qualify for both state and county tax credits.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b) 1:

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's *Guidelines* 9 & 10:

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.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with subject to the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office at 240-777-6210 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

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301/563-3400

JUL 24 2002
 Division of
 Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alan Abrams
 Daytime Phone No.: 301 270-4999

Tax Account No.: 521371968
 Name of Property Owner: Jared and Nadia Hughes Daytime Phone No.: _____
 Address: 101 Elm Avenue Takoma Park MD 20912
Street Number City State Zip Code
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 Liber: _____ Folio: _____ Parcel: _____

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

James Cash Signature of owner or authorized agent July 24, 2002 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 283548 Date Filed: _____ Date Issued: _____

4

**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:

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. 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, (301/279-1355).

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.

5

DESCRIPTION OF PROJECT

Existing Structure and Setting

The subject house, a Category II resource in the Takoma Park Historic District, is craftsman style, front gabled bungalow, with an asymmetric front gabled porch. There is a three-bay-wide, side-gabled, one-and-one-half-story carriage house in the rear yard. The lot is narrow and deep, and slopes gently down to the rear. The lot is adjacent to a looping portion of Elm Avenue, where the "New Takoma" subdivision of the town intersects the Pinecrest subdivision. A portion of the right side of the house is visible from the loop. The neighborhood includes a wide variety of housing stock, ranging from late Queen Annes on Pine and further up Elm, to the dormitory-like, shingled buildings diagonally opposite the subject house. 99 Elm is a small but well proportioned and detailed two-story craftsman style. The majority of houses are smaller scaled bungalows and early twentieth century vernacular homes.

Proposal and Effect

The proposed work includes the following phases:

Main Level

- Removal of aluminum siding, and restoration of original cedar shingle cladding. Restore gable vents.
- Improvement of the steep, narrow stairs to the basement level. This will include the enlargement of a left side window associated with the stairway.
- Reconfiguration of the rear bedroom. This will include installing three windows generally in the location of the existing side window. New windows will be identical in size and configuration of existing.
- Renovation of the rear sleeping porch, to create a bathroom and to extend the kitchen. Aluminum siding will be removed, and existing siding will be restored if feasible, or will be replaced with material similar to original. Windows will be replaced with windows identical in size and configuration of existing. The existing metal steps will be removed from the rear of the porch, the door relocated, and a new, small covered porch with new wood steps descending along the right side of the house will be constructed.

Lower Level

The entire basement will be finished. Sill heights of existing hopper windows will be lowered to meet egress requirements. New windows will resemble original in proportion and configuration. The perimeter of the space below the existing sleeping porch will be reconstructed. Non-period windows, cladding and structure will be removed. New masonry will be parged to match existing basement walls. New windows will resemble original in proportion and

configuration. A new masonry walkout will be built below the new kitchen porch.

Carriage House

The carriage house will be renovated to provide studio space and a functional garage.

Aluminum siding will be removed and original clapboard will be restored. Left pair of garage doors will be renovated. Wall panels with windows resembling door lights will be constructed in the center and right door openings. New windows resembling existing windows will be installed in the side and rear elevations. A small dormer will be constructed in the rear of the carriage house, to provide adequate headroom for a new stairway to the loft. Services, including water, sewer, and electricity will be extended from the house to the carriage house.

Impact of Proposal

We submit that the proposed changes will have no adverse impact on the house or the historic district. Renovation of cladding will enhance both buildings. There are no other changes proposed to the front elevation. The general form of both buildings will be preserved. Changes to fenestration will be contextual.

Addendum to Historic Area Work Permit Application
101 Elm Avenue, Takoma Park
July 23, 2002

Adjoining and Confronting Property Owners

District 13
Subdivision 025
Map JN41, JN51

Block 16, Lot 17
Jared and Nadia Hughes
101 Elm Ave.
Takoma Park, MD 20912

Block 16, Lot 18,
103 Elm Ave.
Takoma Park, MD 20912
mail to:
Patrick M. Flanagan and Carol A. Reisen
105 Elm Ave.
Takoma Park, MD 20912

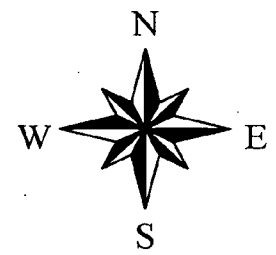
Block 16, Lot 84
Paul A. Weckstein
99 Elm Ave.
Takoma Park, MD 20912

Block 16, Pt. Lot 15
54 Elm Ave
Takoma Park, MD 20912
mail to:
Ruth Weiss
4323 Maple Ave.
Bethesda, MD 20814

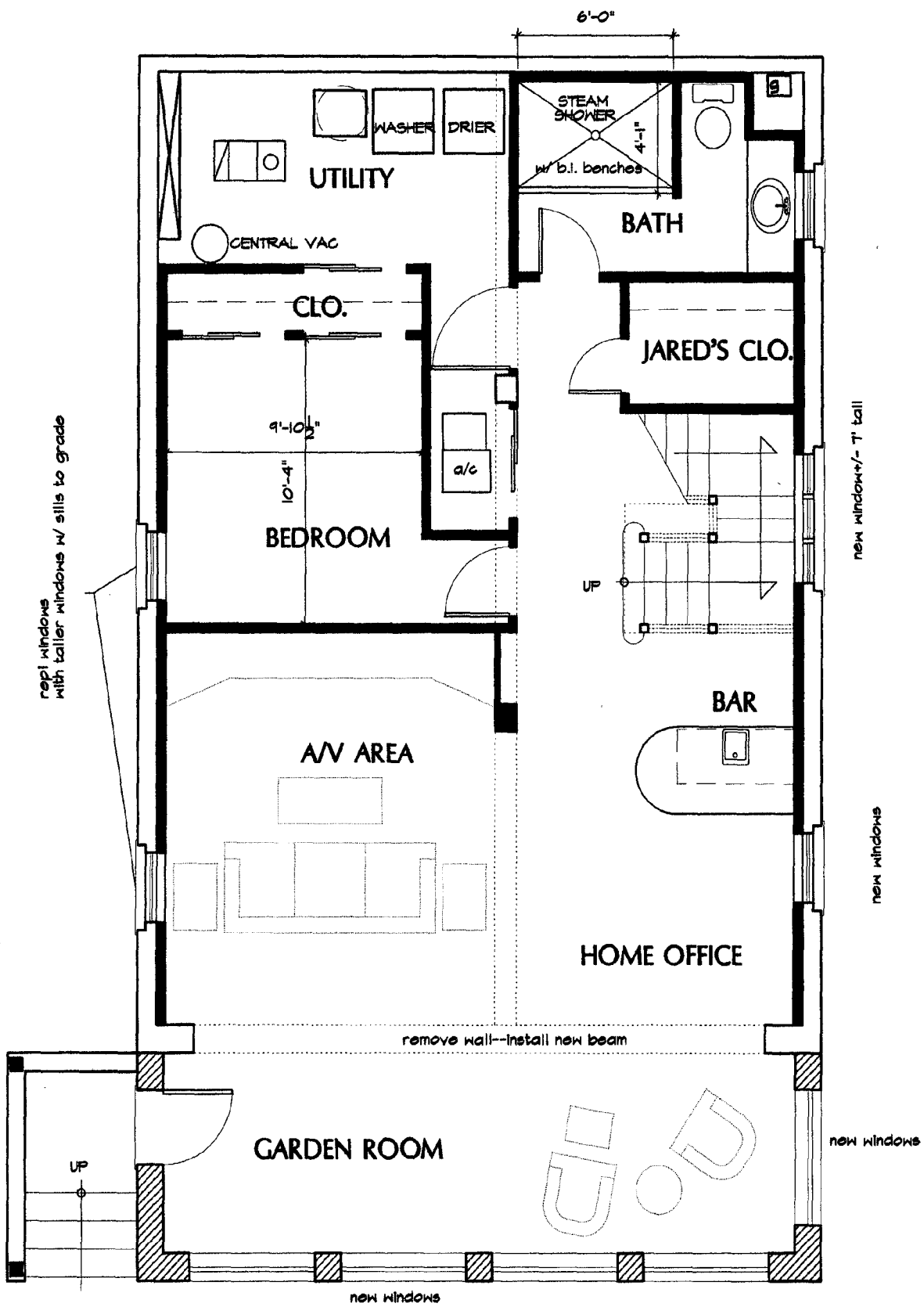
Block 18, Lot 14
Ian Barber
6716 Allegheny Ave.
Takoma Park, MD 20912

Block 17, Lot 28
Timothy Brown and Margaret A. McCarthy
30 Pine Ave.
Takoma Park, MD 20912

Takoma Park Historic District



6

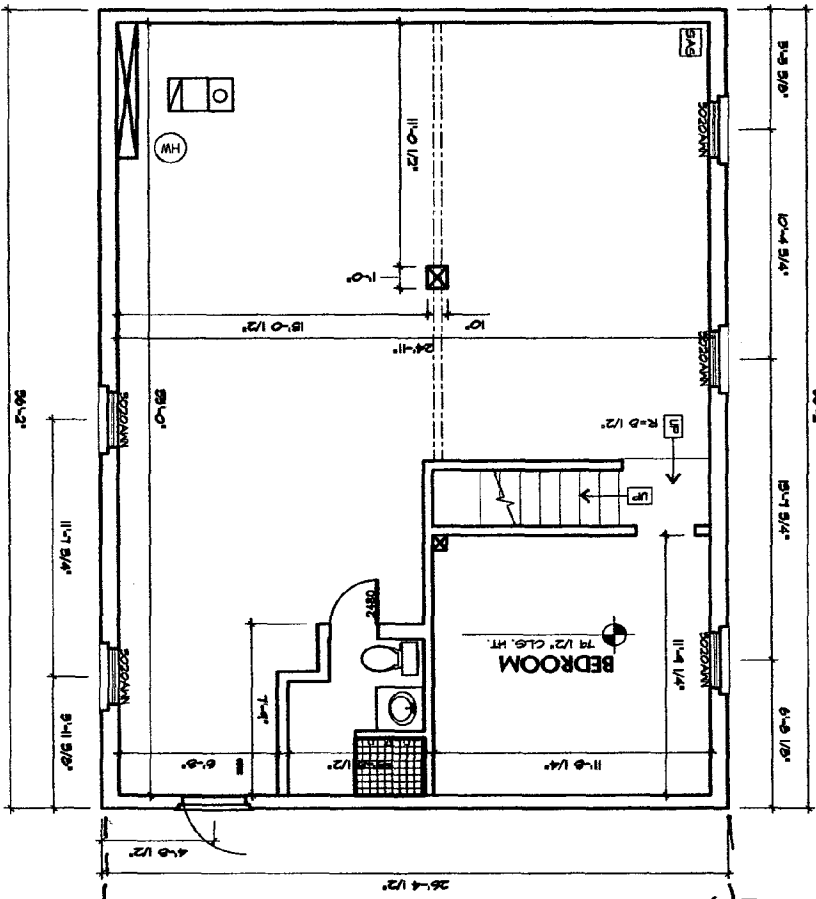


PROPOSED TERRACE LEVEL PLAN

1/8" = 1'-0"
3/16" = 1'-0"

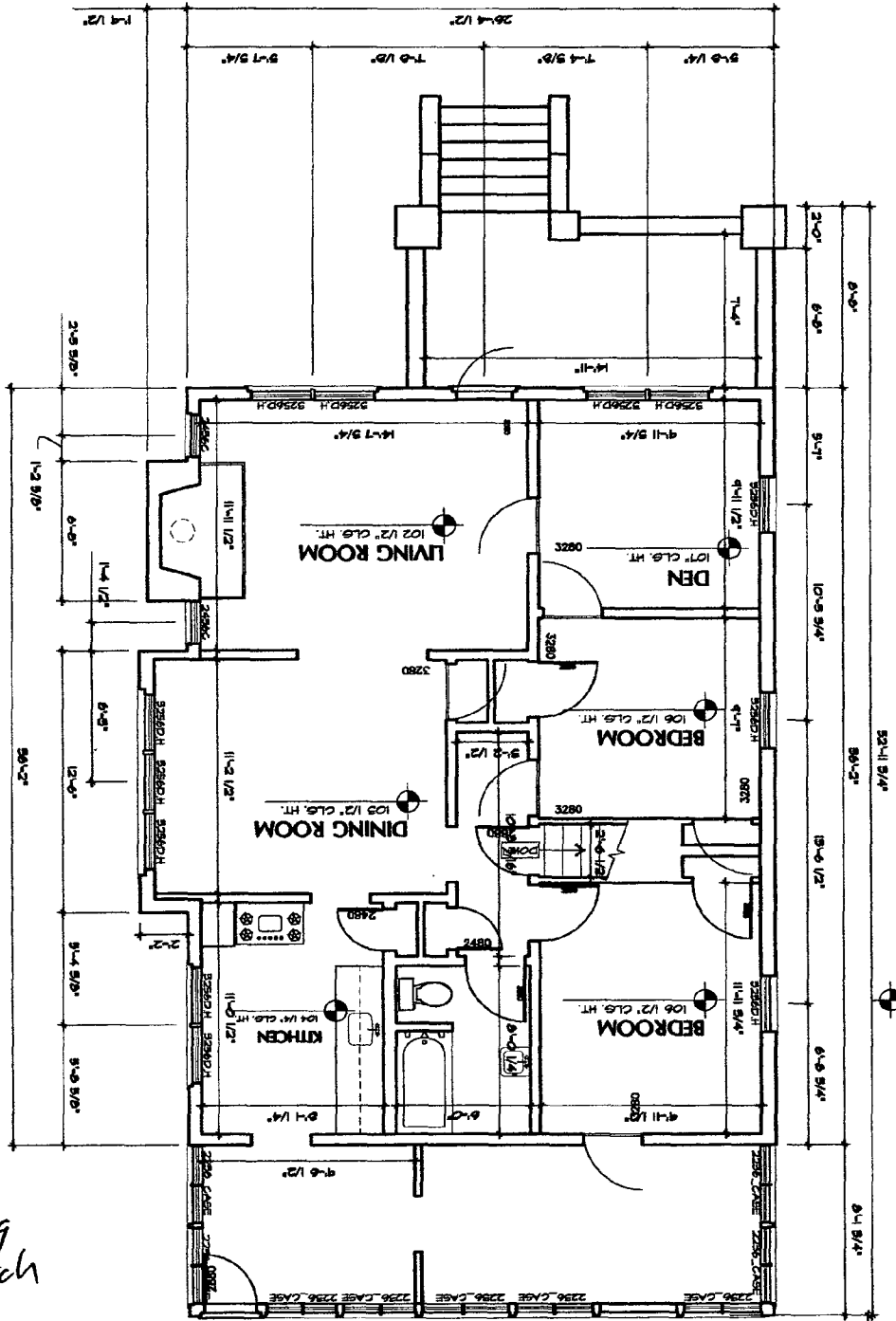
10

11



EXISTING TERRACE LEVEL PLAN

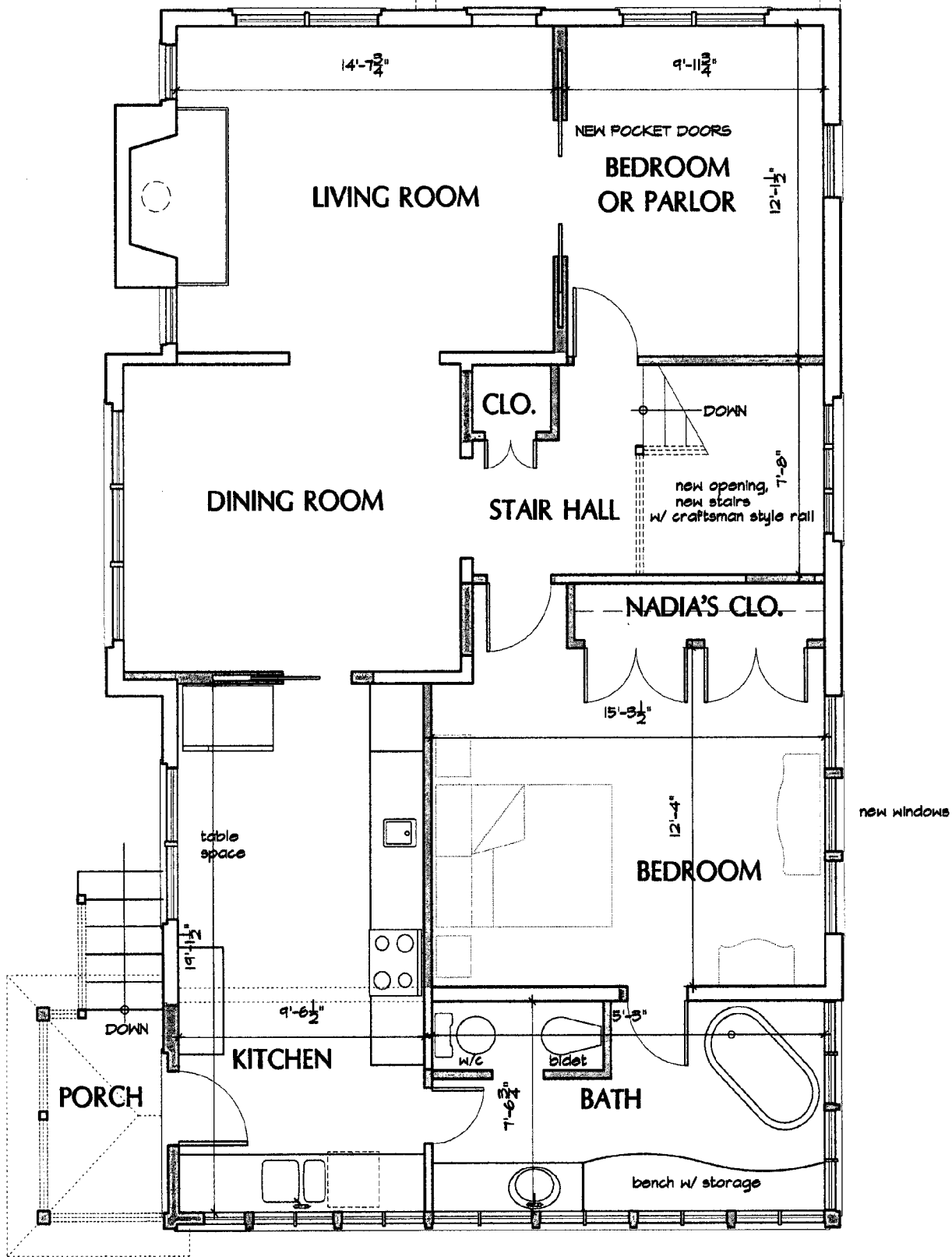
existing sun porch



EXISTING 1ST FLOOR PLAN

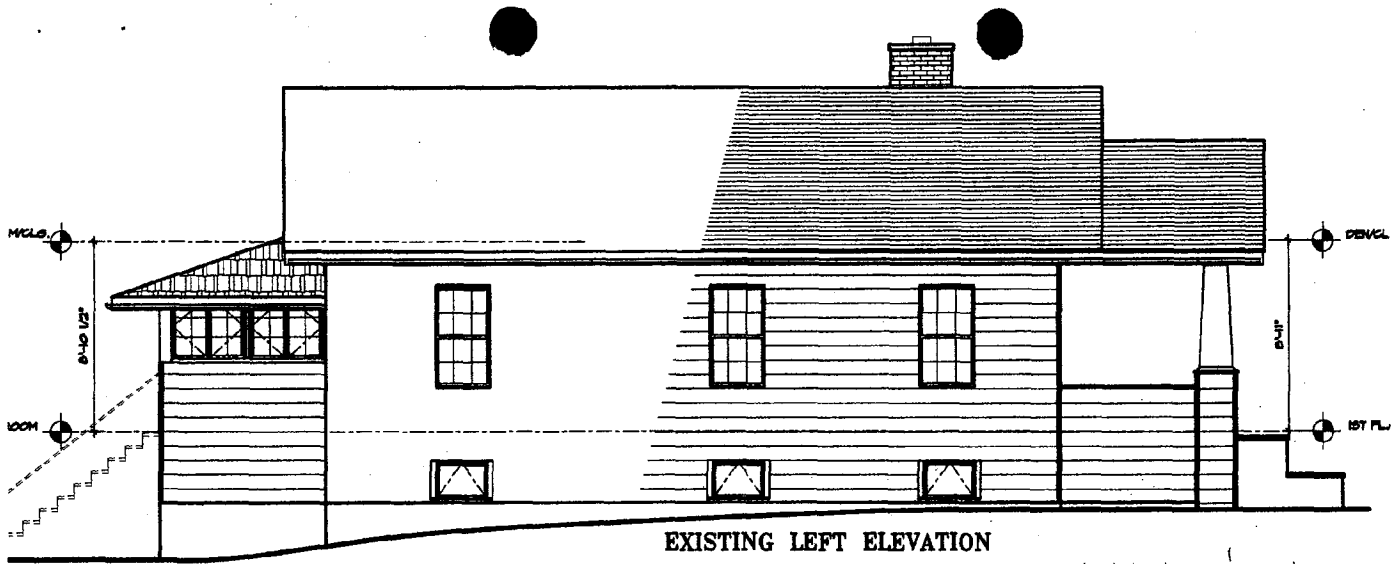
1"0' = 1/8"

PORCH



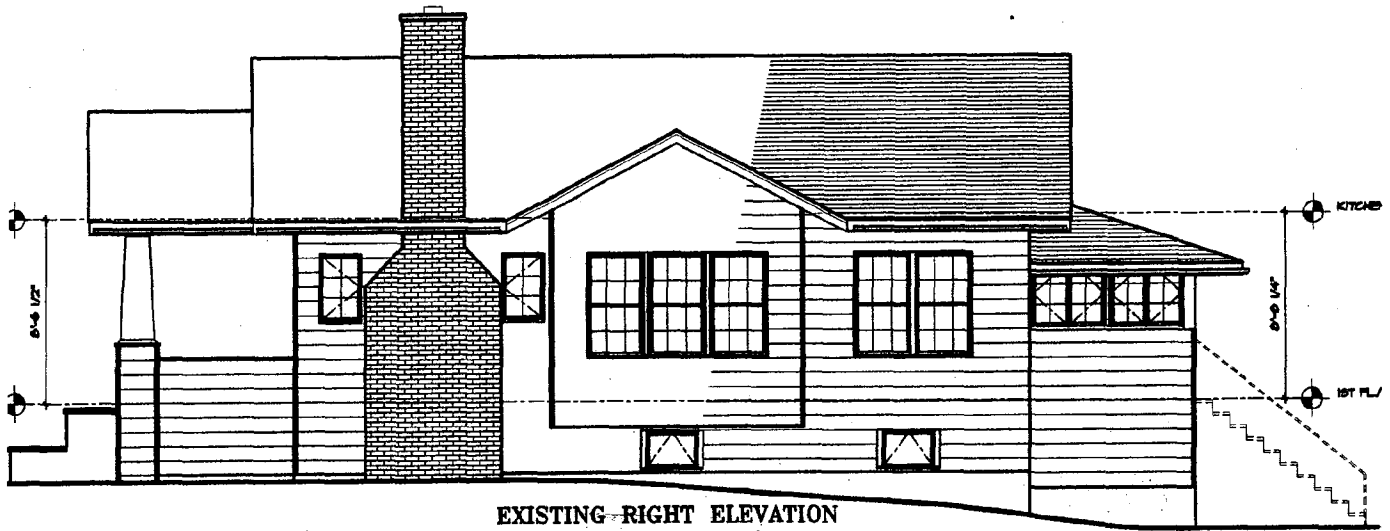
PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0" 3/16" = 1'-0"

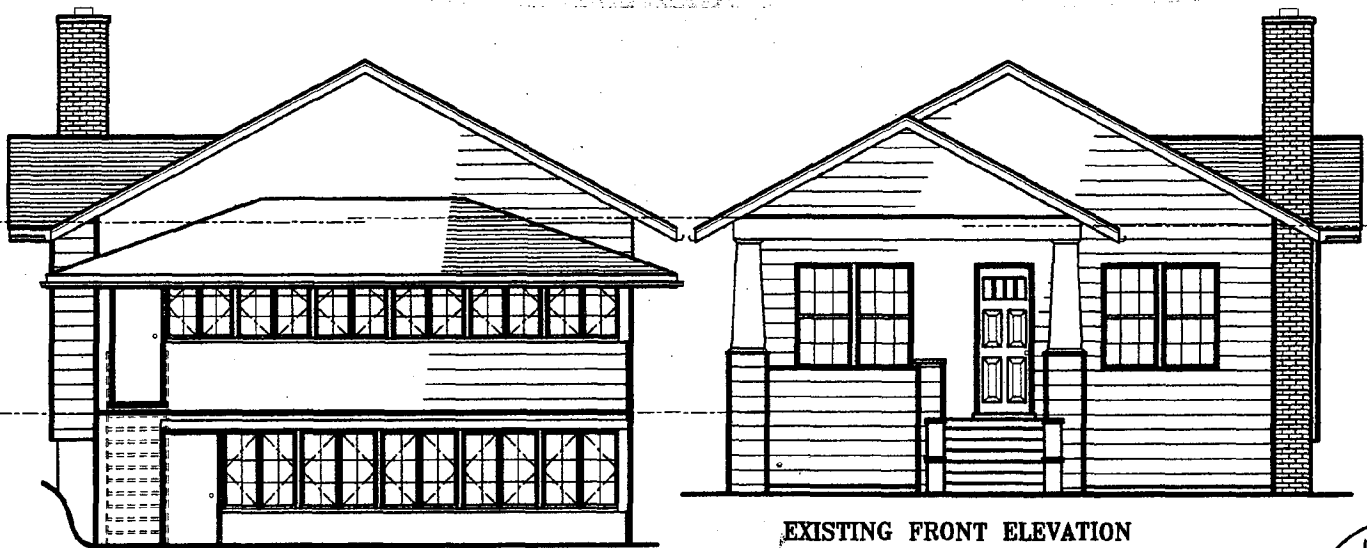


EXISTING LEFT ELEVATION

1/8" = 1'-0"



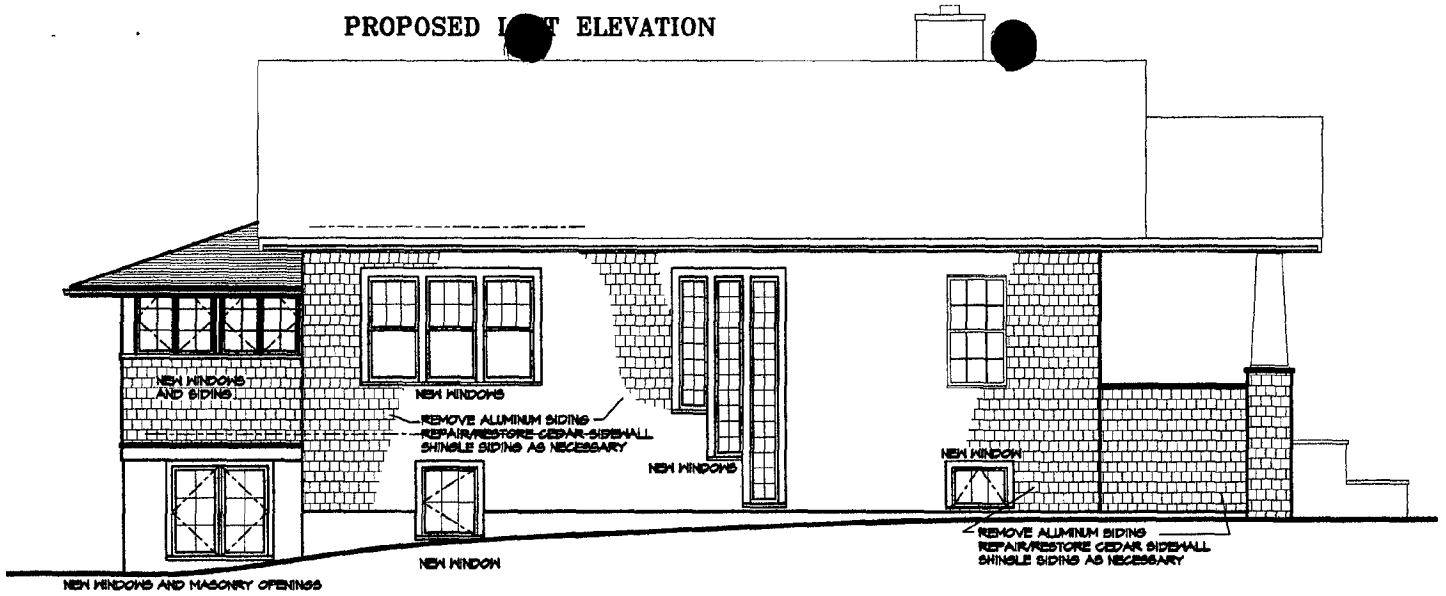
EXISTING RIGHT ELEVATION



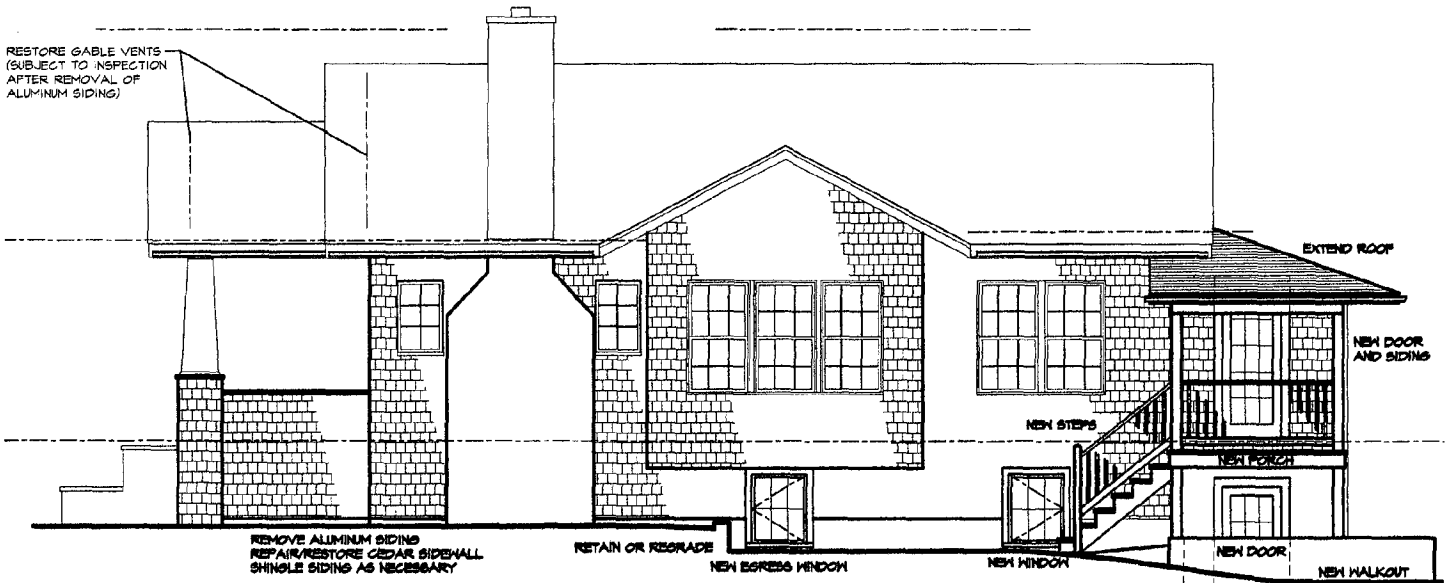
EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

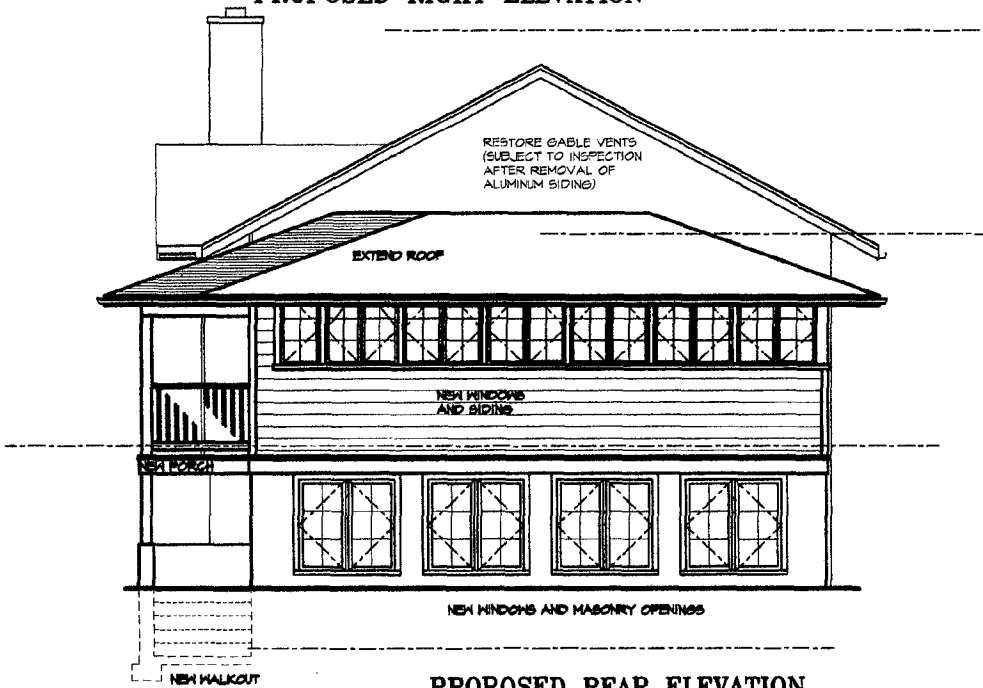
PROPOSED LEFT ELEVATION



RESTORE GABLE VENTS
(SUBJECT TO INSPECTION
AFTER REMOVAL OF
ALUMINUM SIDING)

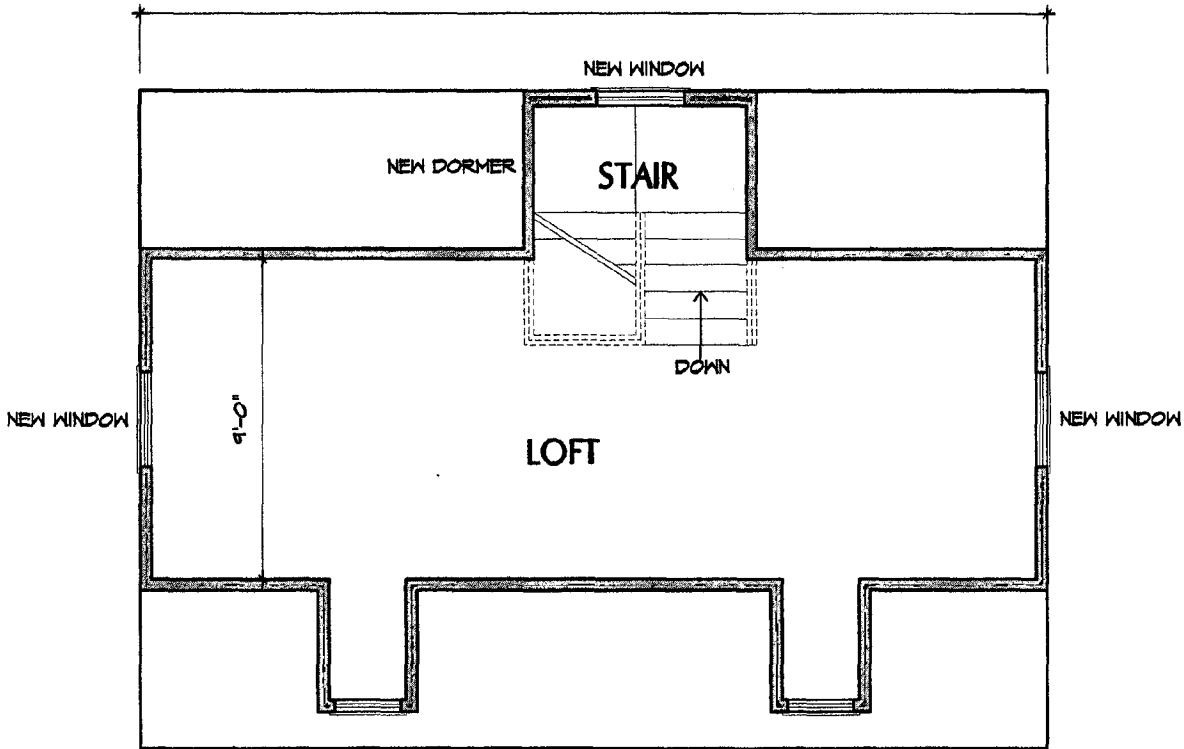
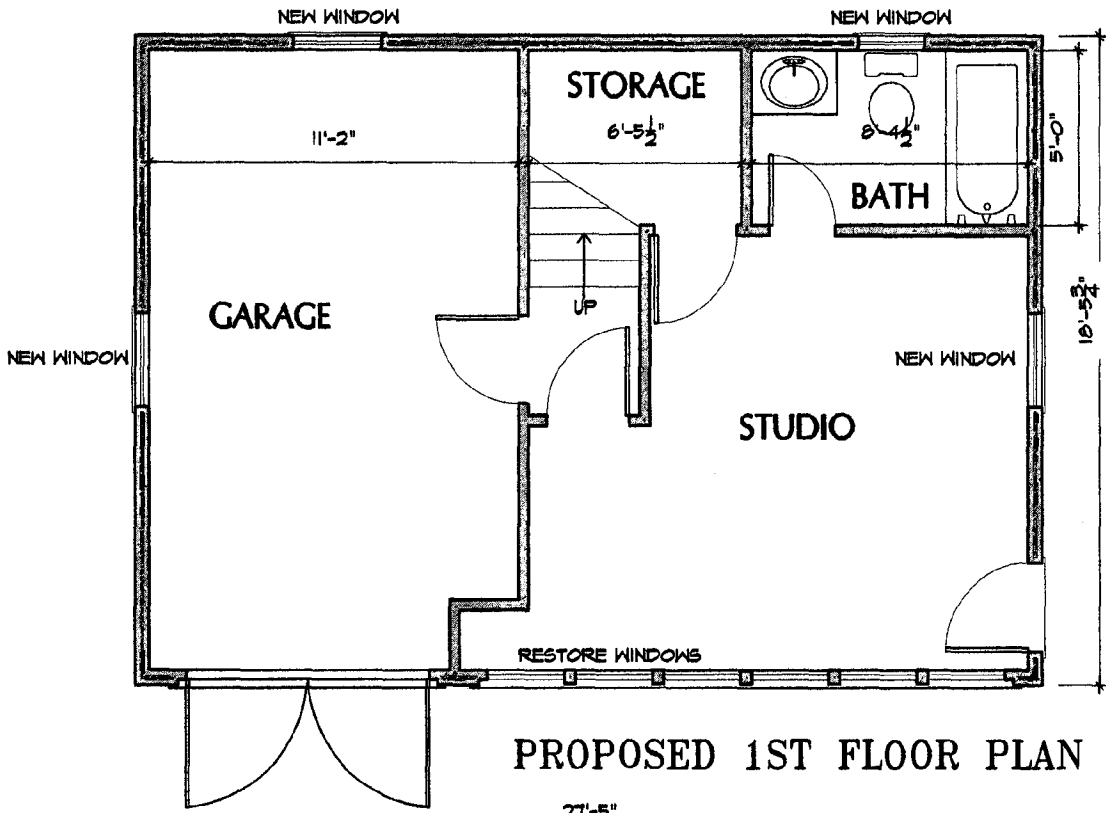


PROPOSED RIGHT ELEVATION



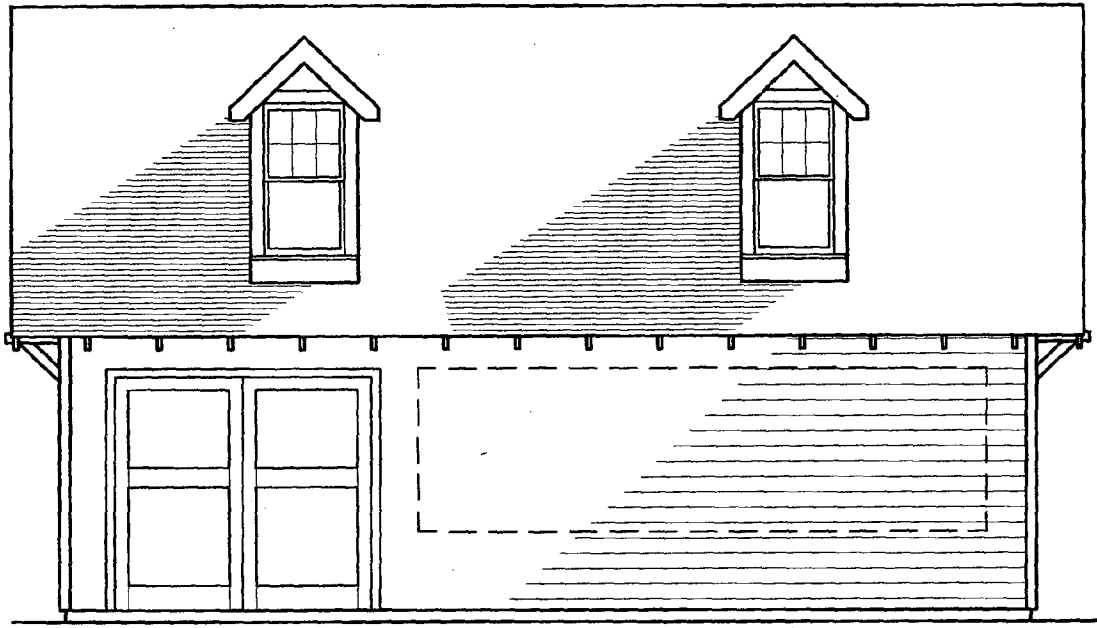
PROPOSED REAR ELEVATION

1/8" = 1'-0"



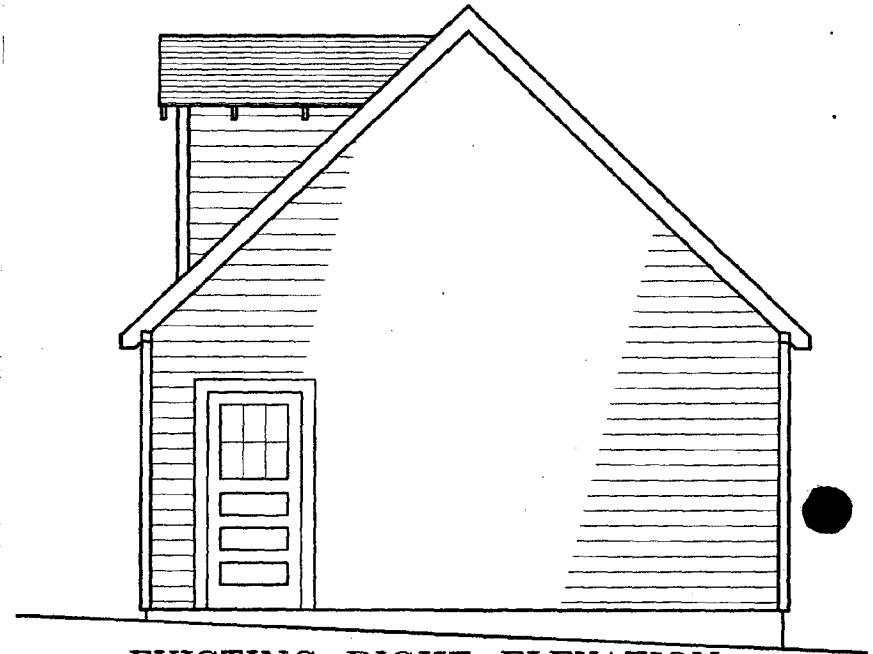
PROPOSED LOFT PLAN

$3/16" = 1'-0"$
 65

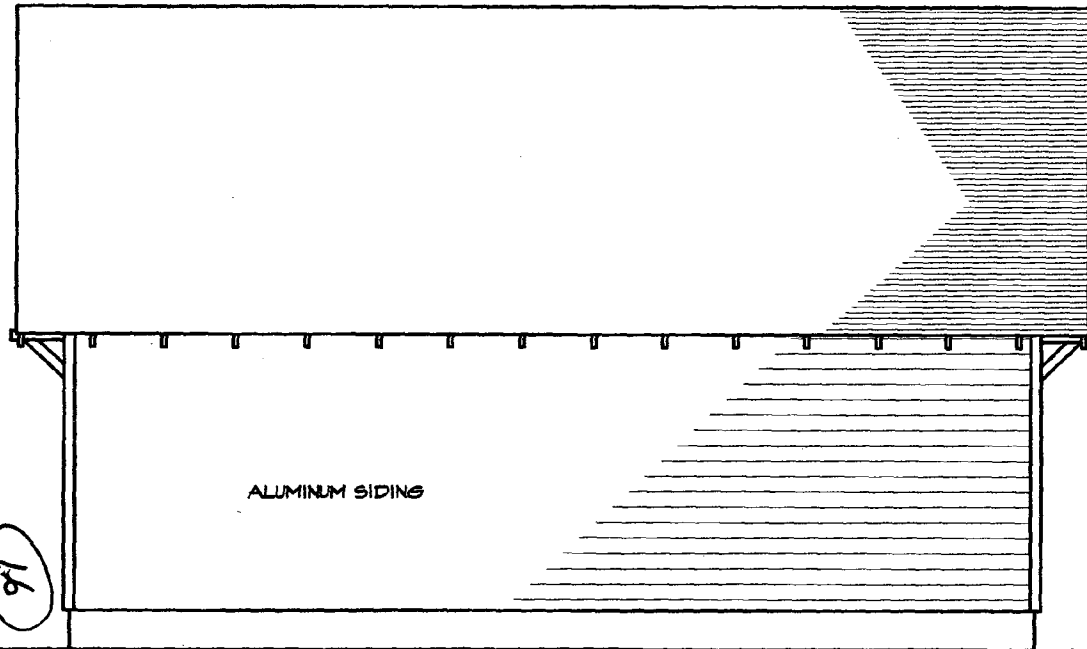


WOOD DOORS WOOD WINDOWS, COVERED BY SIDING

EXISTING FRONT ELEVATION

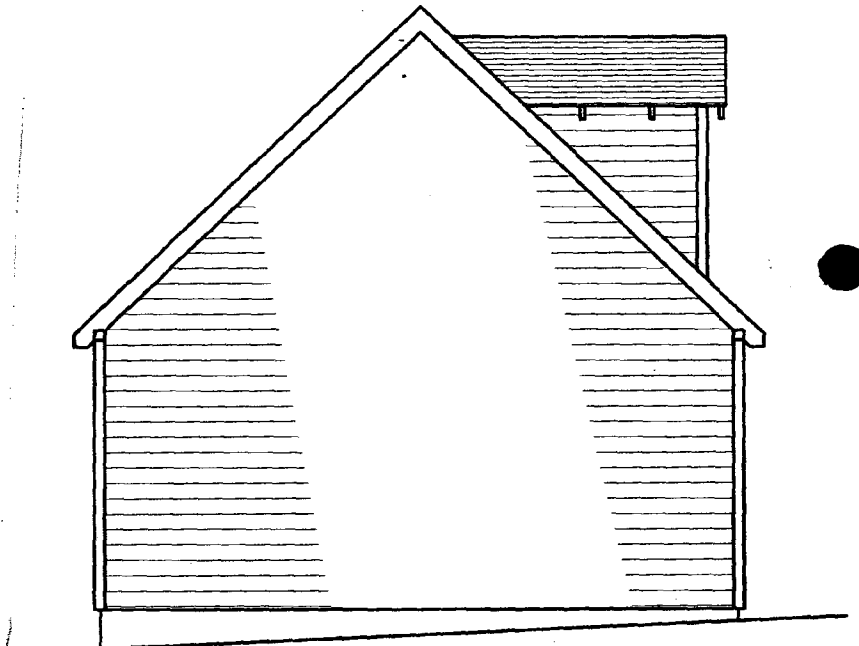


EXISTING RIGHT ELEVATION



ALUMINUM SIDING

EXISTING REAR ELEVATION



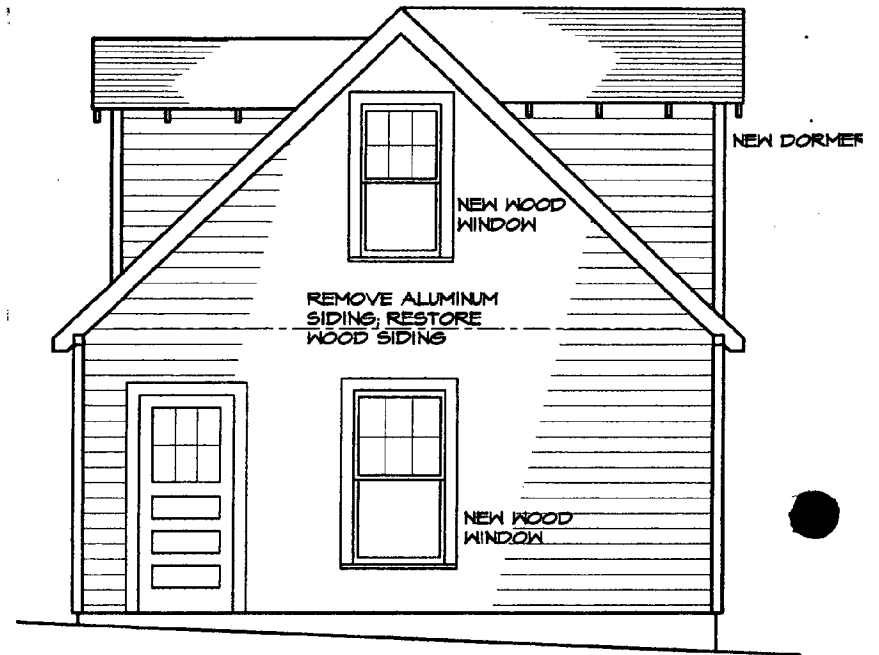
EXISTING LEFT ELEVATION



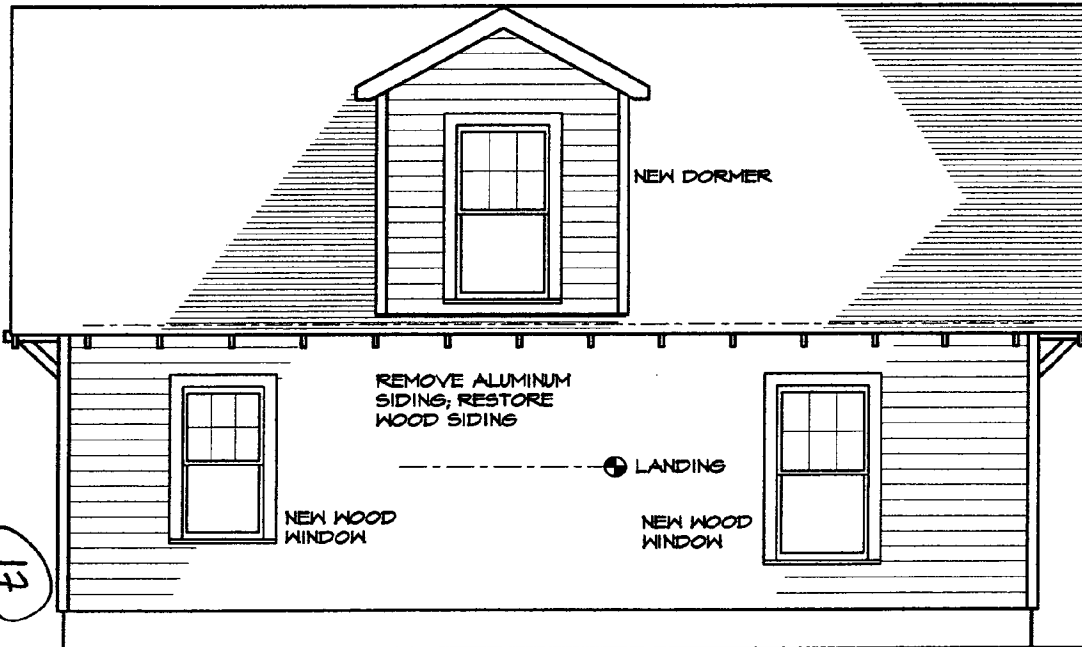
REPAIR, REFIT
DOORS

RESTORE ORIGINAL WINDOWS

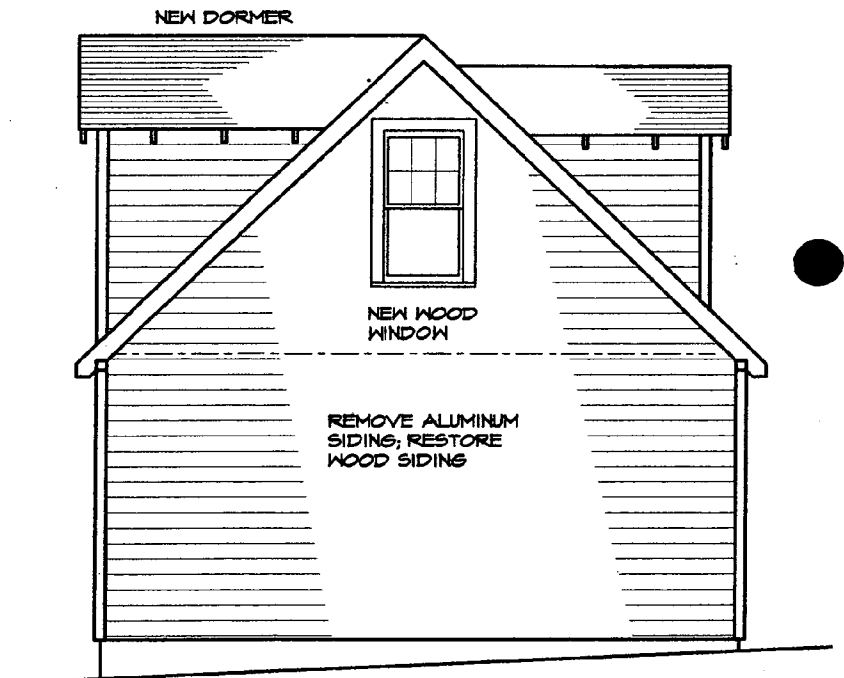
PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

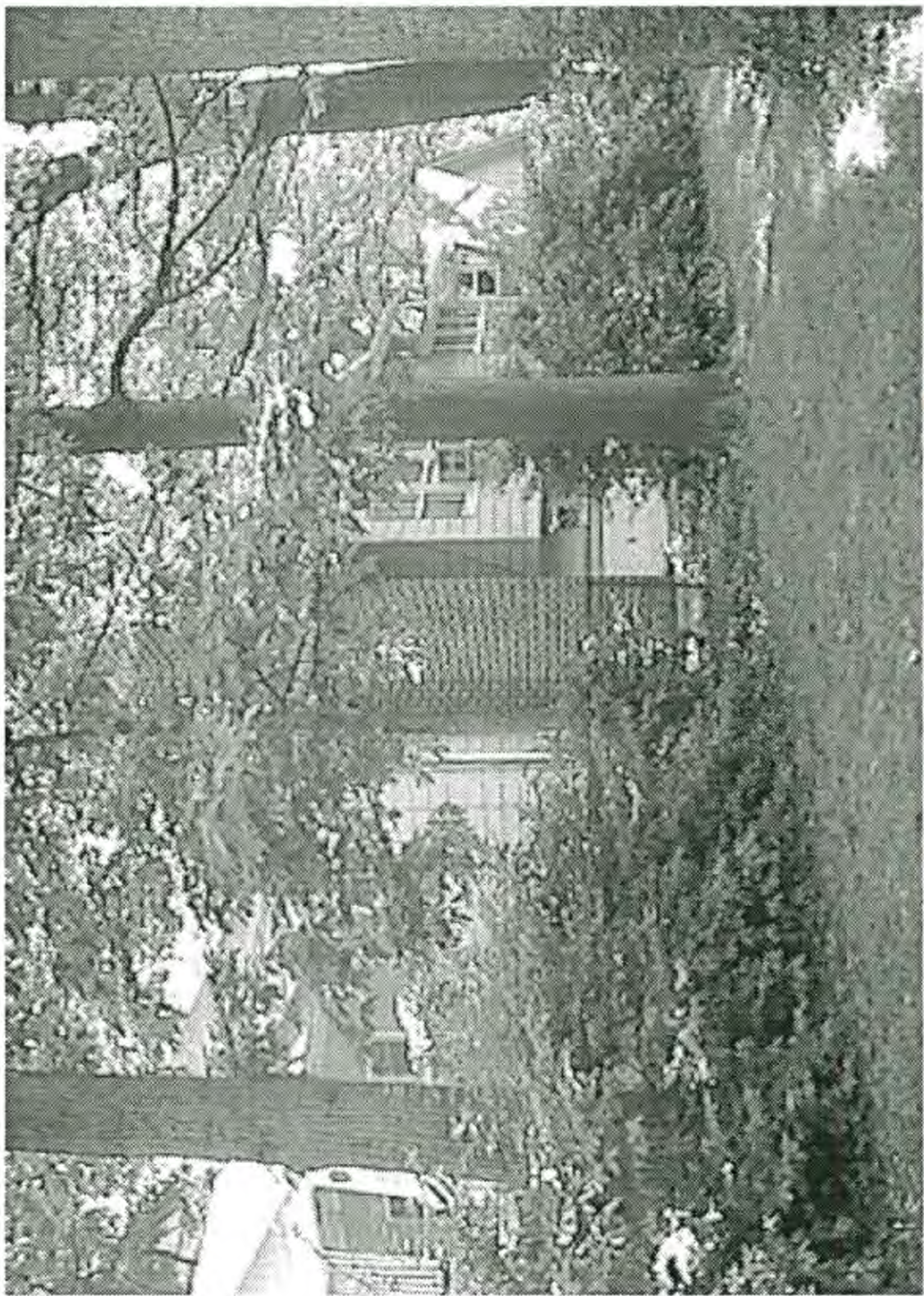


PROPOSED LEFT ELEVATION

17



Front Elevation



Right side elevation of house from Elm Ave.

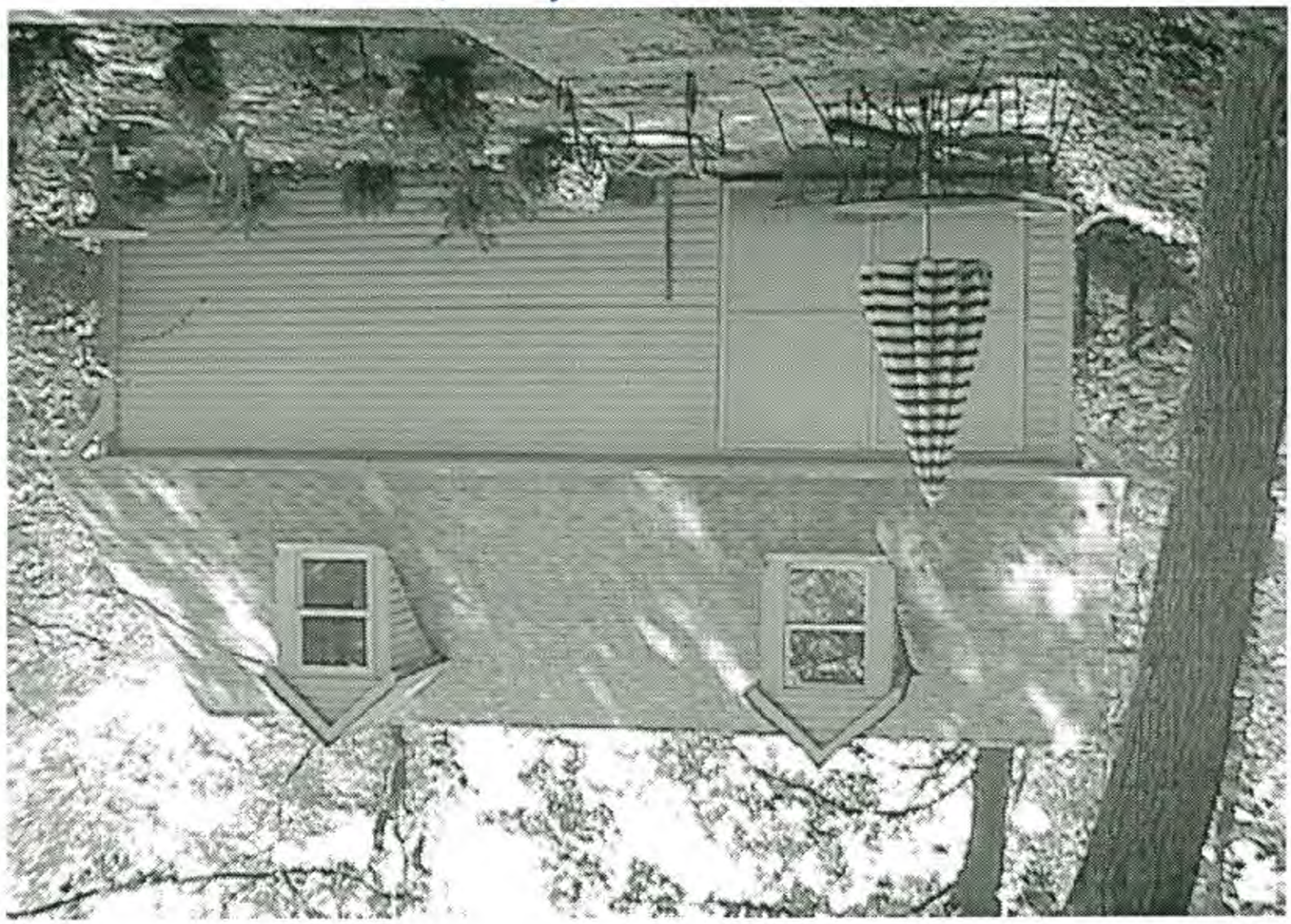


Left side of house. Worst shingles under siding



Rear Elevation

Front Elevation - Carriage House





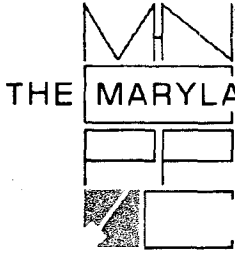
Rear Elevation Carriage House

Side step for door in carriage house





Woman Sitting on Carriage House



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

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Alan Abrams FAX NUMBER: 301.270.0166

FROM: Robin Zerk

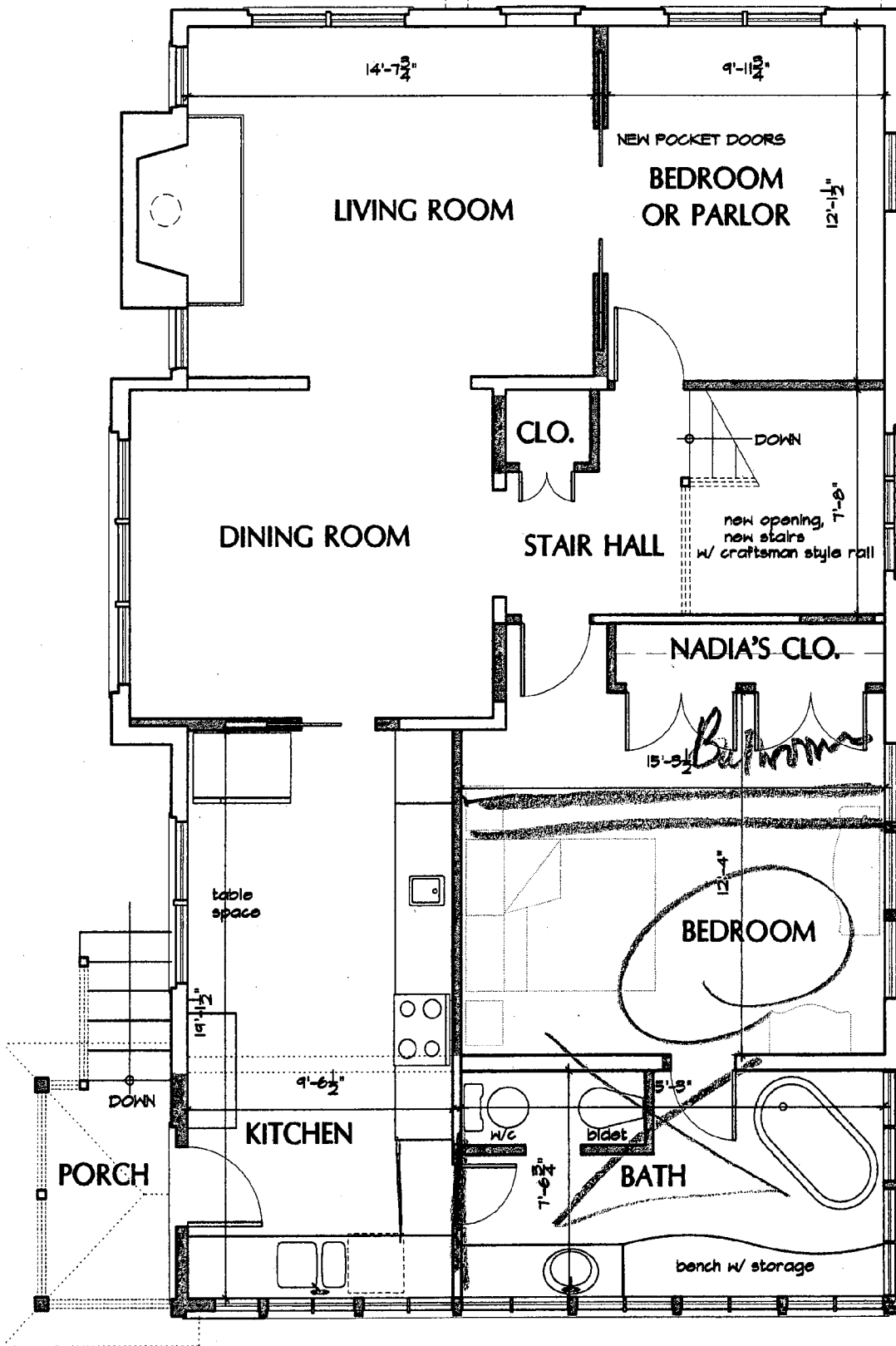
DATE: 8/5/02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: _____

NOTE:

FAX 301-270 0166

PORCH



Alan - this plan doesn't make sense to me. you can't break up the kitchen w/ 2 doors! you can't move the bathroom to the best ^{space} ~~place~~ in the house. The bathroom in the central location serves private + public needs -

Please show new windows front door on plan.

Also, existing basement level doesn't show existing sun room as near as I can make out -

Robin

PROPOSED 1ST FLOOR PLAN

3/16" = 1'-0"

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4323 Maple Ave.
Bethesda, MD 20814

Block 18, Lot 14
Ian Barber
6716 Allegheny Ave.
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Block 17, Lot 28
Timothy Brown and Margaret A. McCarthy
30 Pine Ave.
Takoma Park, MD 20912

DESCRIPTION OF PROJECT

Existing Structure and Setting

The subject house, a Category II resource in the Takoma Park Historic District, is craftsman style, front gabled bungalow, with an asymmetric front gabled porch. There is a three-bay-wide, side-gabled, one-and-one-half-story carriage house in the rear yard. The lot is narrow and deep, and slopes gently down to the rear. The lot is adjacent to a looping portion of Elm Avenue, where the "New Takoma" subdivision of the town intersects the Pinecrest subdivision. A portion of the right side of the house is visible from the loop. The neighborhood includes a wide variety of housing stock, ranging from late Queen Annes on Pine and further up Elm, to the dormitory-like, shingled buildings diagonally opposite the subject house. 99 Elm is a small but well proportioned and detailed two-story craftsman style. The majority of houses are smaller scaled bungalows and early twentieth century vernacular homes.

Proposal and Effect

The proposed work includes the following phases:

Main Level

- Removal of aluminum siding, and restoration of original cedar shingle cladding. Restore gable vents.
- Improvement of the steep, narrow stairs to the basement level. This will include the enlargement of a left side window associated with the stairway.
- Reconfiguration of the rear bedroom. This will include installing three windows generally in the location of the existing side window. New windows will be identical in size and configuration of existing.
- Renovation of the rear sleeping porch, to create a bathroom and to extend the kitchen. Aluminum siding will be removed, and existing siding will be restored if feasible, or will be replaced with material similar to original. Windows will be replaced with windows identical in size and configuration of existing. The existing metal steps will be removed from the rear of the porch, the door relocated, and a new, small covered porch with new wood steps descending along the right side of the house will be constructed.

Lower Level

The entire basement will be finished. Sill heights of existing hopper windows will be lowered to meet egress requirements. New windows will resemble original in proportion and configuration. The perimeter of the space below the existing sleeping porch will be reconstructed. Non-period windows, cladding and structure will be removed. New masonry will be parged to match existing basement walls. New windows will resemble original in proportion and

configuration. A new masonry walkout will be built below the new kitchen porch.

Carriage House

The carriage house will be renovated to provide studio space and a functional garage.

Aluminum siding will be removed and original clapboard will be restored. Left pair of garage doors will be renovated. Wall panels with windows resembling door lights will be constructed in the center and right door openings. New windows resembling existing windows will be installed in the side and rear elevations. A small dormer will be constructed in the rear of the carriage house, to provide adequate headroom for a new stairway to the loft. Services, including water, sewer, and electricity will be extended from the house to the carriage house.

Impact of Proposal

We submit that the proposed changes will have no adverse impact on the house or the historic district. Renovation of cladding will enhance both buildings. There are no other changes proposed to the front elevation. The general form of both buildings will be preserved. Changes to fenestration will be contextual.















