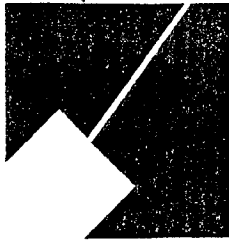


37/3-02D 102 Elm Street  
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

December 20, 2001

Reggie Jetter  
Department of Permitting Services  
255 Rockville Pike  
Rockville, Maryland 20850

Re: Stone Rear Stairs at 102 Elm Street, Takoma Park Historic District

Mr. Jetter:

I have been notified of the homeowner's intent to construct stone stairs at the rear of the new addition at 102 Elms Street (HAWP #217798). The new stair construction does have to be reviewed by the Historic Preservation Commission (HPC) and will be at its first meeting in January.

Due to contractor scheduling, the homeowners have requested that the stairs be installed prior to the issuance of the HAWP. I am approving this request for the installation of the stone stairs only. Any additional alterations or changes to the exterior of this resource must be reviewed by the HPC prior to the issuance of a Permit.

If you have any questions or concerns about this project, please do not hesitate to contact me at 301-563-3400.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Michele Naru".

Michele Naru  
Historic Preservation Planner

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	102 Elm Street, Takoma Park	<b>Meeting Date:</b>	02/13/02
<b>Resource:</b>	<b>Outstanding Resource</b> Takoma Park Historic District	<b>Report Date:</b>	02/06/02
<b>Review:</b>	HAWP	<b>Public Notice:</b>	01/30/02
<b>Case Number:</b>	37/03-02D RETROACTIVE	<b>Tax Credit:</b>	No
<b>Applicant:</b>	Louise Howells	<b>Staff:</b>	Michele Naru
<b>PROPOSAL:</b>	Landscape Alterations	<b>RECOMMEND:</b>	Approval

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**PROPOSAL:**

The applicant is proposing to:

1. Install a semi-circular mountain stone patio at the rear of the previously HPC-approved new addition. The patio measures 13-1/2' at its longest and 20' at its widest points.
2. Install a varying height stone retaining wall. 9" at lowest point rising to 20" at its highest point.
3. Install a 20' wide stone landing and steps leading down from the addition to the new stone patio.

**PROJECT DESCRIPTION:**

**SIGNIFICANCE:** Outstanding Resource in Takoma Park Historic District.  
**STYLE:** Craftsman/Bungalow  
**DATE:** c. 1920's

This 1-1/2 story, three-bay frame Craftsman/Bungalow dwelling is located in the Takoma Park Historic District. The house is clad in asbestos siding and the rear gable is ornamented with a stucco finish. The house's craftsman style details include wide, unenclosed overhanging eaves, low-pitched gabled roof, brackets, and battered porch columns. The foundation is a rock faced concrete block. The house is sited on top of a one-car garage.

**STAFF DISCUSSION:**

The house is an outstanding resource within the Takoma Park Historic District and alterations to these resources are reviewed with the highest level of design review. The *Takoma Park Design Guidelines* state, "all changes and additions should respect existing environmental settings, landscaping and patterns of open space." The landscape alterations have been designed as a compatible element to the site. Staff feels that the new alterations will not negatively impact the integrity or outstanding features of the resource. In this case, all of the work is being proposed at the rear of this building and will not be visible from the public right-of way.

**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 general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** 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) 777-6370 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  
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Louise Howells

Daytime Phone No.: 202 274-7325

Tax Account No.: 1080768

Name of Property Owner: James P. Ogilvy, Louise A. Howells Daytime Phone No.: (202) 319-6195 / (202) 274-7325

Address: 102 Elm Avenue, Takoma Park Md 20912  
Street Number City State Zip Code

Contractor: Tillerman Gardens Phone No.: 301-891-6860

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

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 102 Elm Avenue Street: \_\_\_\_\_

Town/City: Takoma Park Nearest Cross Street: Pine Ave

Lot: 27 Block: 17 Subdivision: B.F. Gilbert's Addition to Takoma Park

Liber: 8071 Folio: 255 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:

- AC
- Stair(?)
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: check (stairs) and stone patio/wall

1B. Construction cost estimate: \$ 16,000

1C. If this is a revision of a previously approved active permit, see Permit # 37/03-20005; <sup>Case no.</sup> permit # 217798

### 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 Varying height, 9" at lowest point, rising to 20"

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.

Louise A. Howells  
Signature of owner or authorized agent

12/26/01  
Date

Approved: X

For Chairperson, Historic Preservation Commission

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

Date: 2/13/02

Application/Permit No.: \_\_\_\_\_

Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-02D

**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:

1 story Frame bungalow with basement  
built @ 1930 located in residential area and  
classified as a No 1 resource

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

Concrete Stairs leading from addition (previously approved and  
completed), which will include 3.5 foot landing and step; stone veneer  
to match patio and retaining wall. (patio and wall previously  
constructed). Approval sought for steps (deck) and patio and  
wall.

**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.

Concrete and Enliss Mountain Stone

**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. Please see previously filed application (CHAWP 217798)

**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.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Louise Howells 102 Elm Avenue Takoma Park, Md 20912	
Adjacent and confronting Property Owners mailing addresses	
Carol Reisen, Patrick Flanagan 105 Elm Avenue Takoma Park, Md 20912	John Hall 26 Pine Ave. Takoma Park, Md 20912
Arabelle Parker, J. Patrick Meagher 104 Elm Ave Takoma Park, Md 20912	Mickey and Natalie Sprecher 24 Pine Ave. Takoma Park, Md 20912
Timothy Brown, Margaret McCarthy 30 Pine Ave. Takoma Park, Md 20912	
Abigail Alcott, Kent Smith 28 Pine Ave Takoma Park, Md 20912	

Louise A. Howells  
102 Elm Avenue  
Takoma Park, Maryland  
20912

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850

Attention: Michele Naru, Historic Preservation Commission

December 27, 2001

RE: Stone rear stairs, patio and retaining wall at 102 Elm Avenue, Takoma Park Historic District

Dear Ms. Naru:

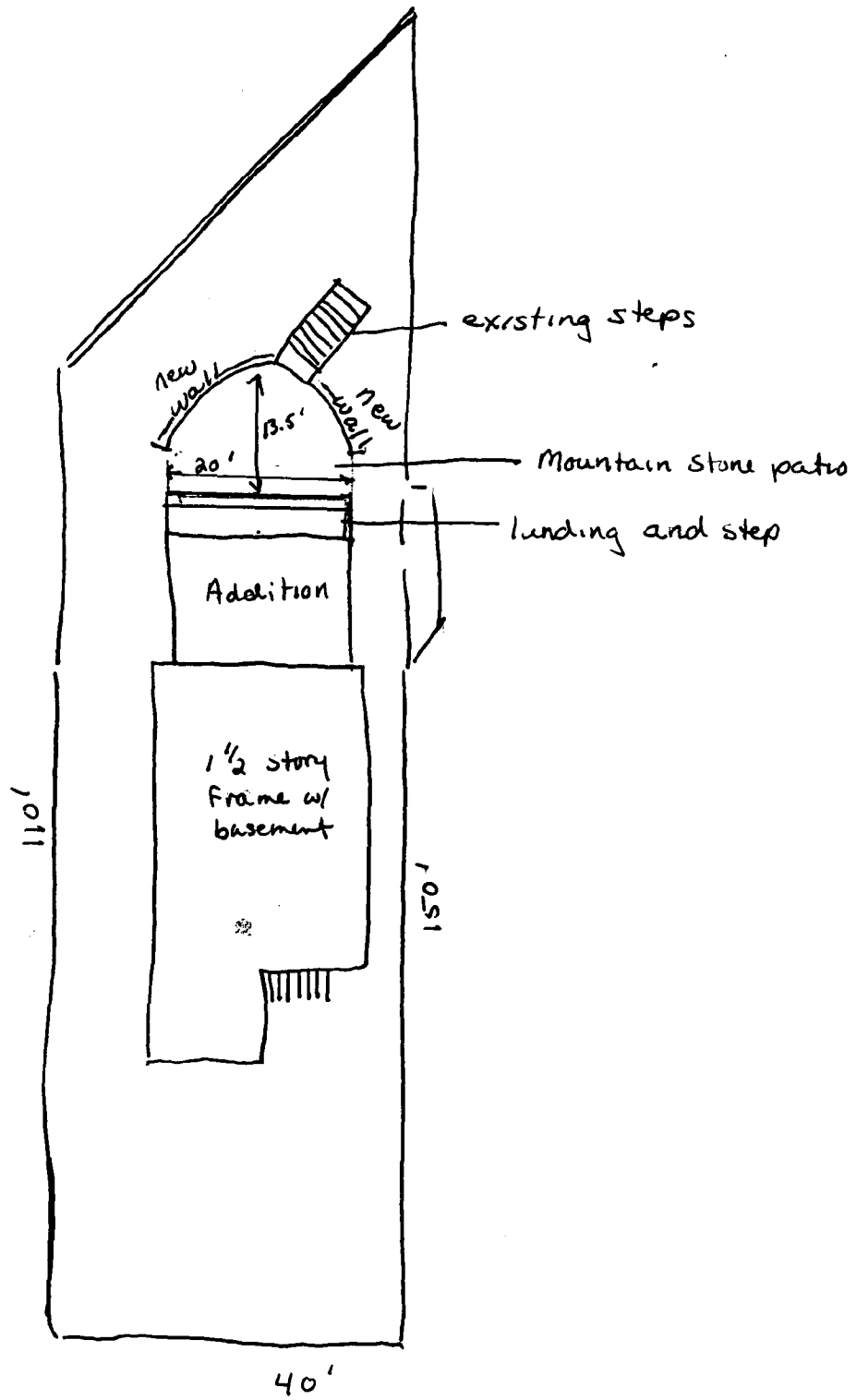
Enclosed please find an application for approval of our stone rear stairs, patio, and retaining wall, as we discussed. We understand that this application will be considered at the Historic Preservation Commission's January meeting. As you know, these items were designed in connection with our new addition, (HAWP#217798) and will have been installed by the January meeting.

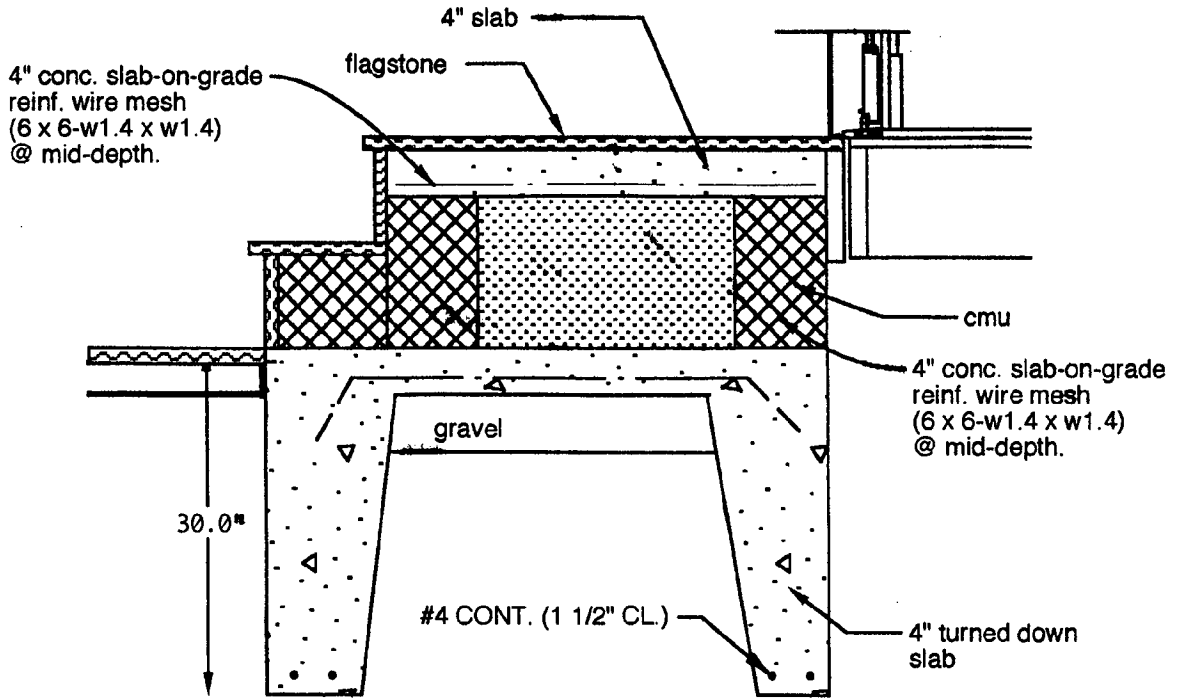
Thank you for all your assistance.

Sincerely,

  
Louise Howells

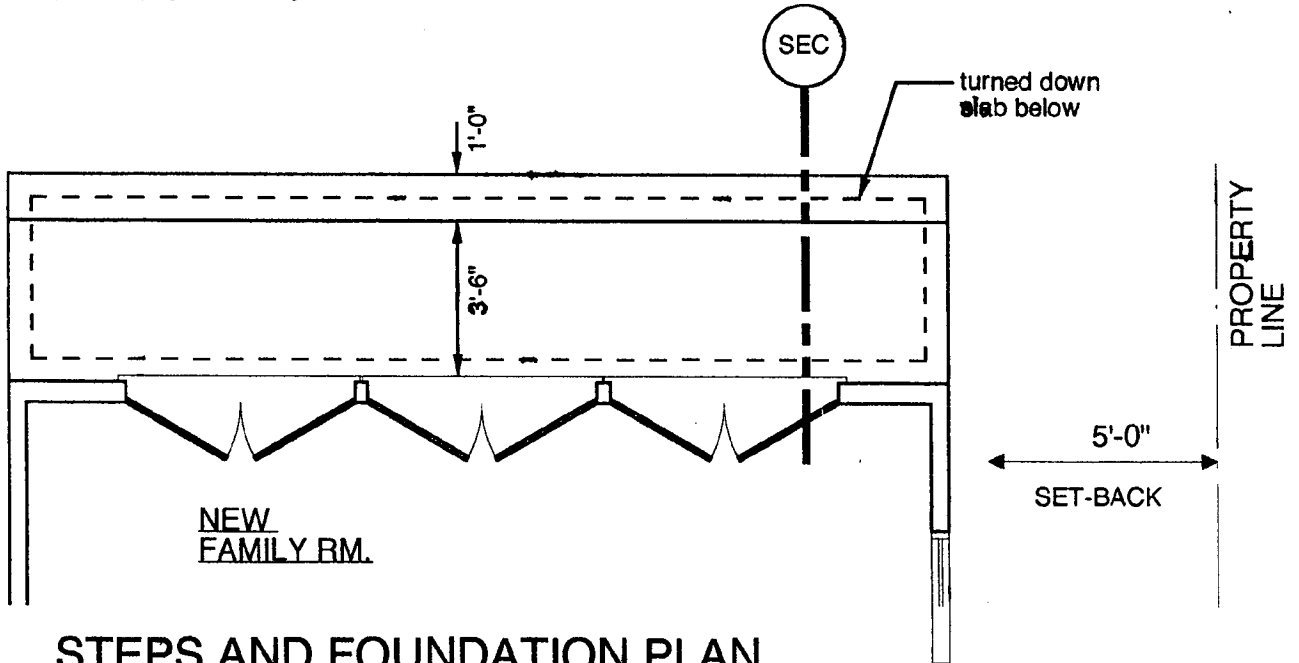






### STEPS AND FOUNDATION SECTION

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



### STEPS AND FOUNDATION PLAN

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



Stone wall, left of existing steps  
(west)



Stone wall, east of existing steps



Addition , permit # 217798



New mountain stone wall and patio.  
(Steps existing)  
View From addition