

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	108 Elm Ave., Takoma Park	<b>Meeting Date:</b>	10/23/2019
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	10/16/2019
<b>Applicant:</b>	Janet Owens	<b>Public Notice:</b>	10/9/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-19RR	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Door Replacement		

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**RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1930s



*Figure 1: 108 Elm Ave.*

## **PROPOSAL**

The applicant proposes to replace the front door with a new wood door.

## **APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Guidelines*) and Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*).

### ***Takoma Park Historic District Design Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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

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

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### ***Secretary of the Interior's Standards for Rehabilitation***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

## **STAFF DISCUSSION**

The applicant proposes removing the existing wood door with a new six-lite wood door. Additionally, the applicant proposes replacing the existing storm door with a wood screen door. As these changes will have no impact on the house massing or streetscape, Staff recommends approval of this HAWP.

The existing door is a 24-panel wood door that has warped and is difficult to open and close. Staff has been unable to determine if this door is original to the house or a replacement. The applicant proposes removing the door. In its place, the applicant proposes installing a six-lite, two-panel wood door. The applicant refers to this door as a “Craftsman,” however, Staff finds this type of door to be consistent with the Colonial Revival style of the subject property. Staff finds the door replacement will not impact the massing of the house or the streetscape and, per the *Design Guidelines*, should be approved as a matter of course.

The applicant additionally proposes removing the existing vinyl storm door and replacing it with a mahogany screen door. The existing screen door is not a historic design and its removal will only be a visual improvement. In place of the existing door, the applicant proposes installing a wood screen door. Wood is an appropriate material. The screen door will not impact the massing or streetscape of the surrounding district and, per the *Design Guidelines*, should be approved as a matter of course.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1) and (2)*, and section *(d)*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Takoma Park Historic District Guidelines*, and the purposes of *Chapter 24A*; and with the *Secretary of the Interior’s Standards for Rehabilitation #2*,

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

OPS - #6

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JanetmOwens@gmail.com Contact Person: Janet Owens  
Daytime Phone No.: 202-568-5189  
Tax Account No.: 01076857  
Name of Property Owner: Janet Owens Daytime Phone No.: 202-568-5189  
Address: 108 ELM Avenue Takoma Park 20912  
Street Number City State Zip Code  
Contractor: Shelterline Ltd Phone No.: 301-252-7007  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Pierre Vigier Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PROJECT

House Number: 108 Street: ELM Avenue  
Town/City: Takoma Park Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF REPAIR/ACTON 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: door replacement

1B. Construction cost estimate: \$ 9,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: WATER, SEWER, NEW CONSTRUCTION AND EXTENSION/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/assessment

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.

Janet M Owens  
Signature of owner or authorized agent

9/17/19  
Date

Approved: 890328 For Chairperson, Historic Preservation Commission

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

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

Front exterior door replacement  
with custom 6-lite, 2-flat  
panel craftsman in unfinished  
paint grade sapele mahogany  
(photo of similar door model is  
attached.) Sapele mahogany screen  
door will also be installed. The  
existing door is warped.

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

The installation of a mahogany craftsman  
styled door will increase the  
historic complementarity of the  
house.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

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.

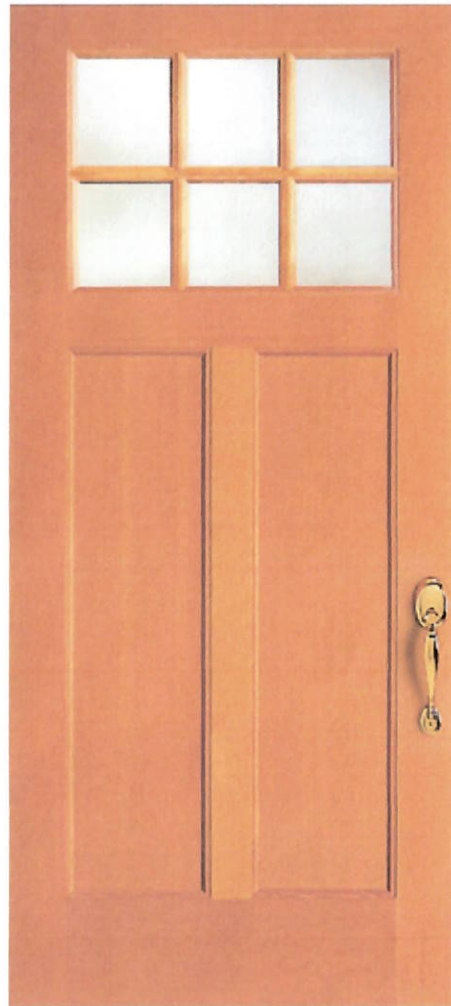


**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> Janet Owens 108 ELM Ave Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b> Pierre Vigier Shelterline Ltd 619 Mississippi Ave Silver Spring MD 20910
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Benjamin Lambiotte/ Mary Tsiolis 110 ELM Ave Takoma Park, MD 20912	William & Gloria Fischer 106 ELM Ave Takoma Park, MD 20912
Jennifer Gibson 109 ELM Ave Takoma Park, MD 20912	Thomas Bossuroy 107 ELM Ave Takoma Park, MD 20912



108 ELM Ave Front entrance  
with existing door to be  
replaced.



Six-lite, Two-flat panel  
Craftsman door Example  
Proposed door will be  
customized. Overall dimensions  
will be exact to existing 8  
door.





existing external front door