

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

<b>Address:</b>	109 Elm Ave., Takoma Park	<b>Meeting Date:</b>	6/8/2022
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	6/1/2022
<b>Applicant:</b>	Jennifer Gibson & Andreas Smith Brian McCarthy, Architect	<b>Public Notice:</b>	5/15/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	993041	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Partial Demolition, 2 <sup>nd</sup> Story Building Addition, and Rear Deck		

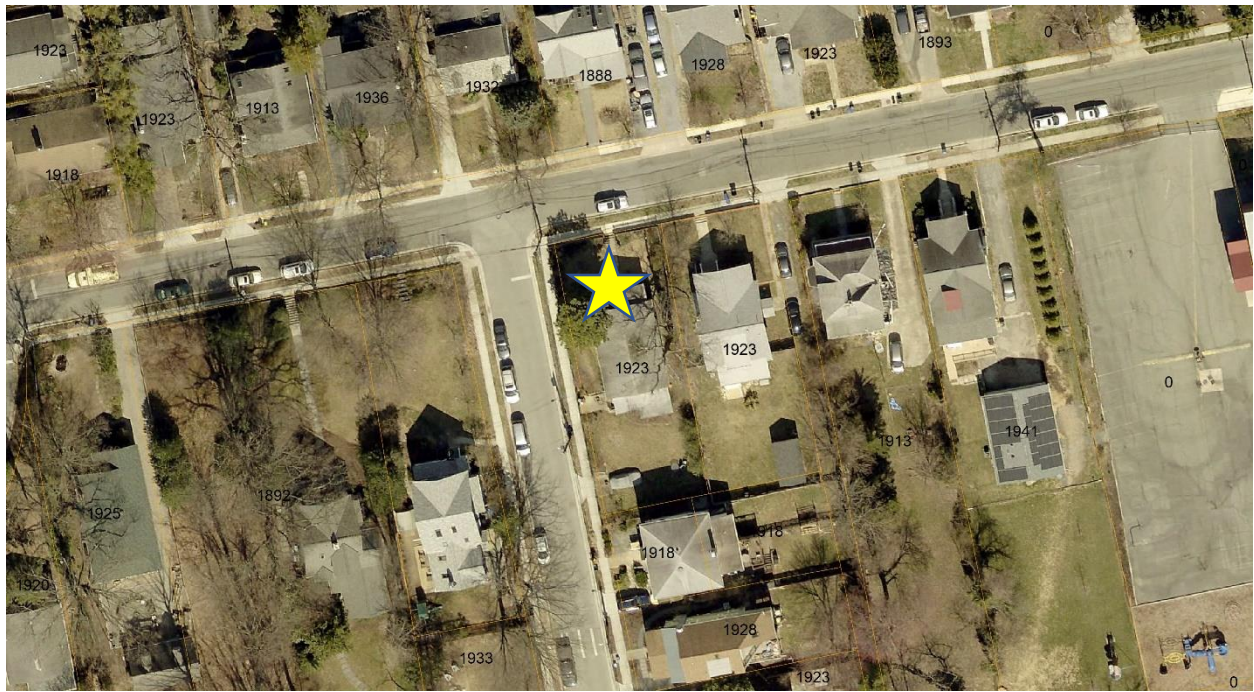
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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1923



*Figure 1: The subject property is located at the corner of Elm and Allegheny Aves. at the edge of the Historic District.*

## **PROPOSAL**

The applicant proposes to demolish non-historic additions at the rear, construct a second story addition, and construct a rear addition with deck at the rear.

## **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 (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The 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.

Contributing Resources should receive a more lenient 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. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required,

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***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; or

(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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

**STAFF DISCUSSION**

The subject property is a one-story, front gable, Craftsman bungalow, with a nearly full-width front porch with a low pitched gable roof. The original portion of the house is 854 ft<sup>2</sup> (eight hundred fifty-four square feet). At the rear, there is a non-historic addition covered by two sections of shed roofing that adds an additional 228 ft<sup>2</sup> (two hundred twenty-two feet); making the total square footage 1082 ft<sup>2</sup> (one thousand eighty-two feet). The applicant proposes to demolish the non-historic rear addition, construct a second-floor addition, and construct a new addition to the rear with a deck. Staff finds the proposal is consistent with the Takoma Park Design Guidelines and 24A and recommends the HPC approve the HAWP.

**Rear Addition Demolition**

The rear building addition (or additions) vary in depth and foundation, but have matching asbestos

shingle siding. The section of the rear addition closest to Allegheny Ave., has an entrance and is used for storage, measures approximately 10' × 8 (ten feet by eight feet), and has a brick pier foundation. The other section of the addition, used as a bedroom, measures approximately 12' × 12' (twelve feet square) and has a concrete foundation. The applicant proposes to demolish these sections of the building.

Staff finds that these sections at the rear are neither architecturally nor historically significant and their demolition will not negatively impact the character of the house or the surrounding streetscape. Staff recommends the HPC approve their demolition.

### **Second Story Addition**

Over the existing house, the applicant proposes to construct a second story that will add 613 ft<sup>2</sup> (six hundred thirteen square feet) and includes two bedrooms, a bathroom, and an office. The proposed addition has the form of a steeply pitched front gable roof, with wall dormers on the east and west elevations. As the project architect points out in the accompanying narrative, this was the same solution the firm applied for the approved second-story addition to the Contributing Resource at 26 Pine Ave.<sup>1</sup> The exterior of the raised gable and dormers will be covered in fiber cement shingles, with six-over-one wood sash windows, and architectural roofing shingles.

The ridge height of the building will rise from 15' 11 1/8" to 24' 1". The front elevation of the second story includes a pair of six-over-one wood sash windows. On the right (west) elevation, facing Allegheny Ave., the applicant proposes a modest-sized shed dormer, with paired six-over-one sash windows, stacked above the existing dining room windows. On the left (east) roof slope, the applicant proposes to construct a larger shed-roofed dormer with two six-over-one sash windows. The rear elevation of the addition includes a pair of six-over-one sash windows.

While the *Design Guidelines* include guidance for second story additions, they are generally disfavored, because they involve more significant alterations to contributing resources than additions to the rear of a structure. However, Staff recognizes that there are times when a second story addition is acceptable or even preferable to a rear addition and that this may be one of those instances. The subject property is a modestly sized, front gable bungalow, on a small corner lot. In fact, under current zoning, the subject house could not be built on this lot. The project architect identified the buildable envelope on the proposed site plan, shown below, which is significantly restricted due to the required two "front" setbacks. Virtually any building on the site, including the addition discussed below, will require a variance.

Constructing a second story on the subject property will involve an additional two changes to the house. To accommodate the staircase, the applicant proposes blocking up one of the historic window openings on the left (east) side of the house. The second proposed change is raising the height of the existing chimney. The parged chimney exterior would not satisfy the height requirements of the new roof, so the applicant proposes to extend the existing chimney, with a parged exterior, to meet code requirements. Staff finds both of these changes will only have a minor impact on the character of the building and notes the removed window on the left side will likely not be visible from the public right-of-way due to the narrow setback between 109 and 111 Elm Ave. Staff additionally finds the change to the chimney is driven by safety considerations. The cumulative effect these two changes will have on the character of the house and surrounding district is minor and Staff recommends the HPC approve these changes under 24A-8(b)(4) and (d).

<sup>1</sup> The Staff Report and HAWP application for the 26 Pine Ave. addition is available here: [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640009/Box076/37-03-07V\\_Takoma%20Park%20Historic%20District\\_26%20Pine%20Avenue\\_01-03-2008.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640009/Box076/37-03-07V_Takoma%20Park%20Historic%20District_26%20Pine%20Avenue_01-03-2008.pdf).



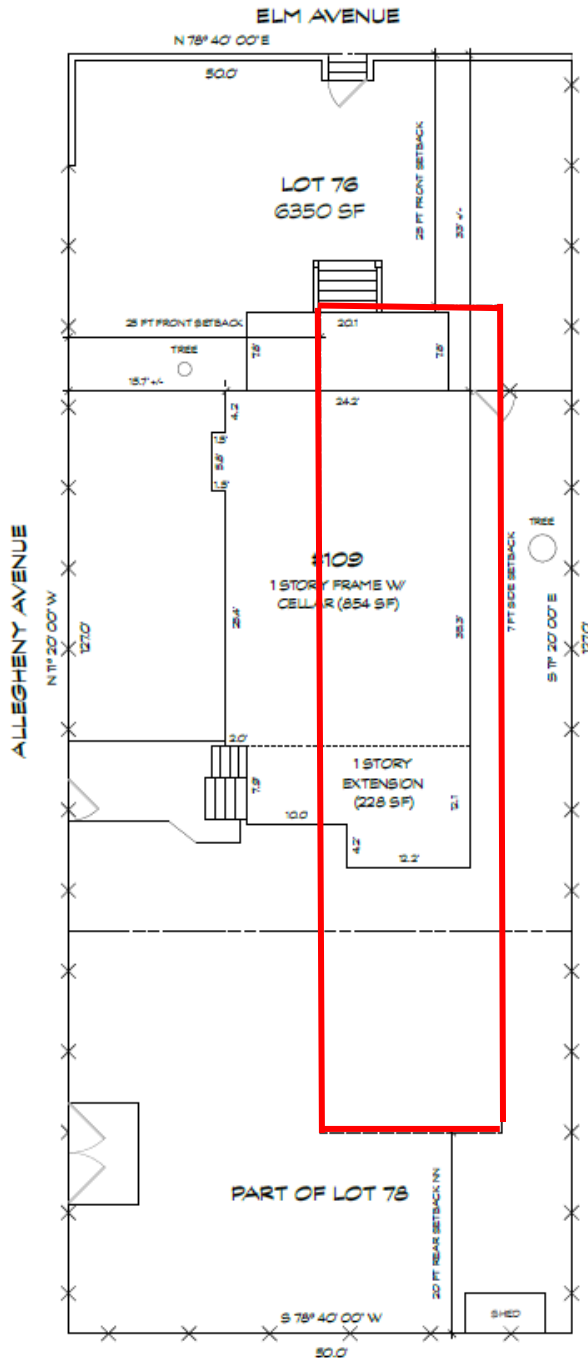


Figure 2: Existing site plan, with the buildable envelope outlined in red.

Staff finds the subject property is not architecturally significant in its own right and, as with all contributing resources, its importance is its contribution to the overall streetscape. Staff finds raising the roof height and adding a second floor will not negatively impact the character of that streetscape, which consists of mostly one-and-a-half and two-story single-family houses. Additionally, Staff finds the proposed addition is consistent with the architectural style of the house, per the *Design Guidelines*. Staff recommends the HPC approve the second story addition under the *Design Guidelines*, 24A-8(d), and Standard 2.

### **Rear Addition**

In place of the existing rear addition, the applicant proposes constructing a one-story addition, measuring 21' 6" × 28' 4" (twenty-one feet, six inches by twenty-eight feet, four inches). The proposed rear addition includes a family room, mudroom, covered stoop, and screened-in porch. The addition will be constructed on parged piers with fiber cement clapboards. The windows and doors proposed for the addition will be wood, most of the windows will be wood six-over-one sash with a single casement window. Doors shown on the submitted plans show two full-lite doors. The roof over the proposed addition is a complex form, with a rear-facing gable over the eastern 2/3s of the addition, while the western portion of the roof includes a section of shed roofing and a street-facing gable roof over the stoop.

Staff finds the size of the proposed rear addition to be compatible with the house and proposed second story. Much of the proposed size increase (from 228 ft<sup>2</sup> to 347 ft<sup>2</sup>) comes from the covered stoop and screened-in porch. These elements do increase the area of the house covered by roofing, but these new features will be largely transparent.

Additionally, Staff finds the proposed materials are compatible with the existing construction and are appropriate for building additions to Contributing Resources in the Takoma Park Historic District.

Staff also notes that the adjoining neighbors at 110 Elm Ave. (directly across the street), 111 Elm Ave. (to the right/west), and 6809 Allegheny Ave. (to the rear) have all submitted letters (attached) in support of the proposed second story and rear addition.

Finally, Staff finds the complex roof form at the rear will not detract from the character of the house. While not specified in the application materials, Staff assumes this roof form was developed to avoid impacting the paired second-story windows in the rear gable. Additionally, this roof form helps to keep the ridge heights lower than a single gable could, which reduces the apparent overall mass of the structure. Staff finds the proposed addition is acceptable and recommends the HPC approve the addition under the *Design Guidelines*, 24A-8(d), and Standard 2.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (4), and (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 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 an electronic set 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.



FOR STAFF ONLY:  
HAWP# 993041  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_

No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |                                             |                                              |                                                          |
|---------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|                                             |                                              | <input type="checkbox"/> Other: _____                    |

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

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

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

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:



Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

# GIBSON-SMITH ADDITION

109 Elm Ave, Takoma Park, MD 20912 - Project # 2115

## PROJECT DESCRIPTION

THE PROJECT INVOLVES BUILDING A NEW SECOND STORY AND A ONE-STORY REAR ADDITION ON AN HISTORIC ONE-STORY WOOD FRAME BUNGALOW (W/ CELLAR) LOCATED IN THE TAKOMA PARK HISTORIC DISTRICT. THE REAR ADDITION CONSISTS OF A COVERED REAR STOOP/ENTRY, SCREEN PORCH, MUDROOM/ENTRY, AND FAMILY ROOM. REMODELING SCOPE INCLUDES THE KITCHEN, HALL, BATH EXPANSION, AND A NEW STAIRCASE. THE ALL- NEW SECOND FLOOR CONSISTS OF TWO BEDROOMS, A SMALL OFFICE, AND A HALL BATH.

## BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755  
(301) 585-2222      www.bfmarch.com      fax (301) 585-8917

### OWNER

Jennifer Gibson & Andreas Smith  
109 Elm Ave  
Takoma Park, MD 20912

(301) XXX-XXXX

### STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc  
8555 16th St. Suite 200  
Silver Spring, MD 20910

(301) 565-0543

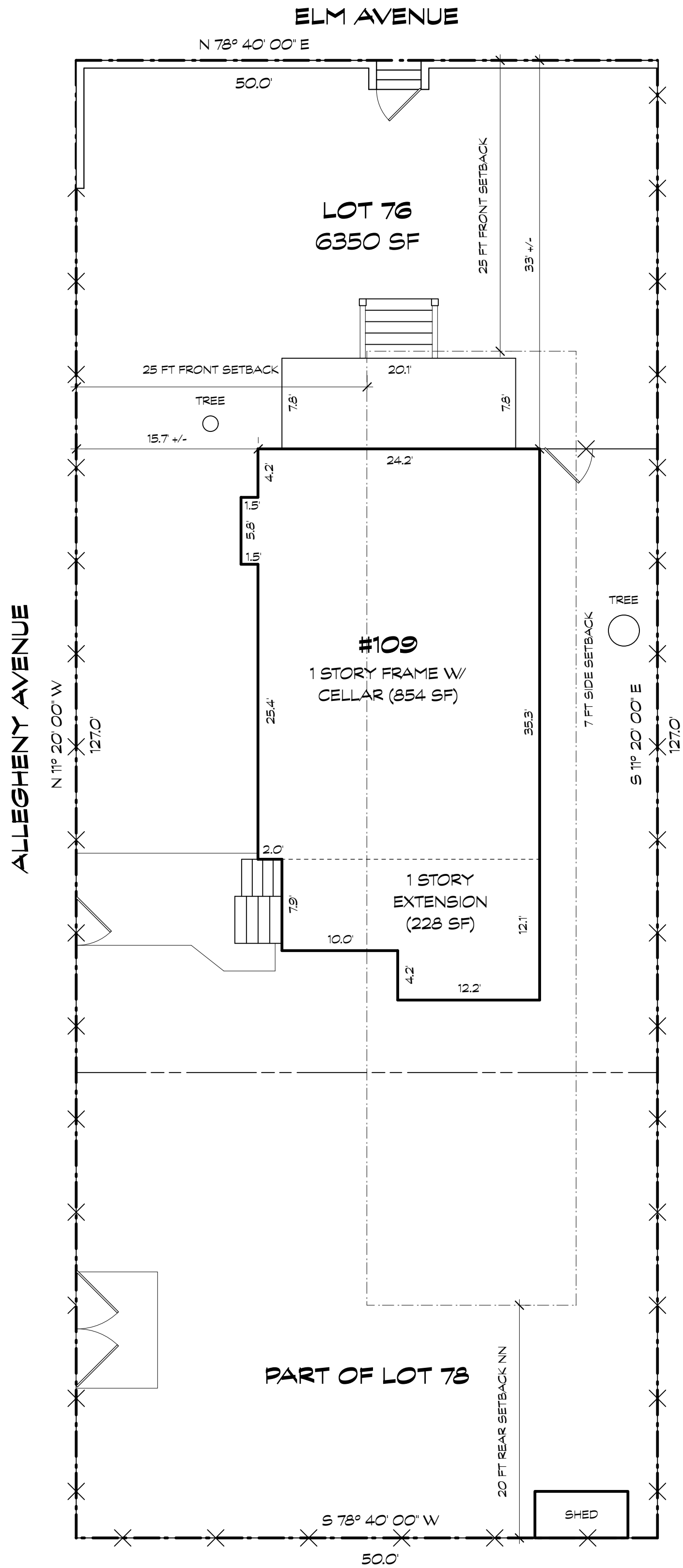
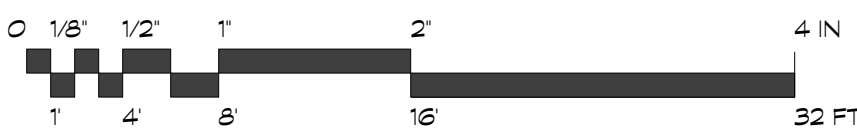
## ZONING SITE PLAN

SCALE: 1/8" = 1'-0"

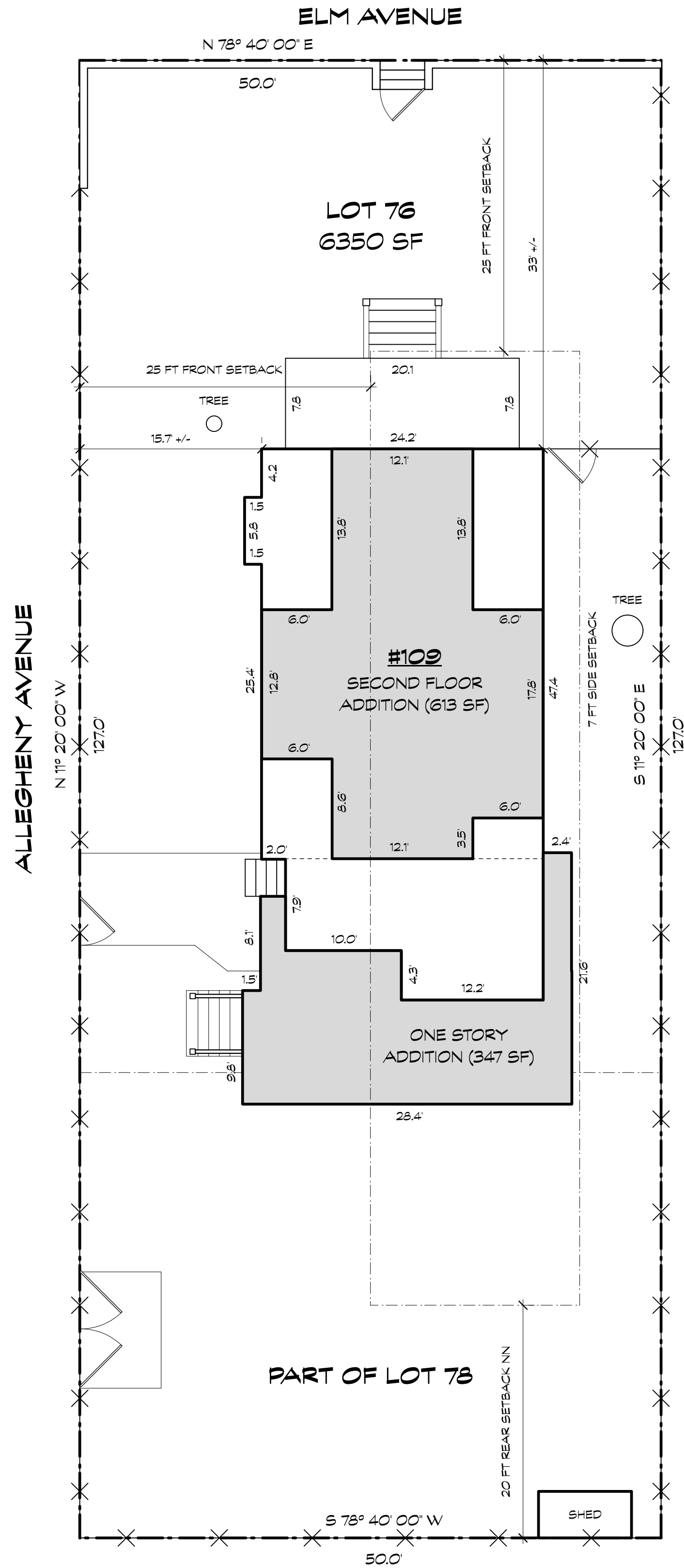
SITE PLAN BASED ON BOUNDARY SURVEY BY CAPITOL SURVEYS INC., DATED 19 MAY 2003, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 76, BLOCK 16  
TAKOMA PARK  
PLAT BOOK 3  
PLAT NO. 205

MONTGOMERY COUNTY, MD  
ZONE: R-60



1 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"

### DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	A100	EXISTING & PROPOSED CELLAR PLAN
	A101	EXISTING & PROPOSED FIRST FLOOR PLAN
	A102	EXISTING & PROPOSED SECOND FLOOR PLAN
	A200	EXISTING & PROPOSED ELEVATIONS
	A201	EXISTING & PROPOSED ELEVATIONS
	A300	EXISTING & PROPOSED 3D VIEWS
	A301	EXISTING & PROPOSED 3D VIEWS

### VICINITY MAP

DATE	ISSUE
5/17/22	HAWP

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### ABBREVIATIONS

AND  
AT  
FINISHED FLOOR  
APARTMENT  
BUILDING  
BASEMENT  
CONTROL JOINT  
CABINET  
CENTER LINE  
CEILING  
CLEAR  
CONCRETE  
MASONRY UNIT

COND  
CONC  
CONT  
CONCRETE  
CONTINUOUS  
DRYER  
DOUBLE HUNG  
DIA  
DIAMETER  
DIM  
DIMENSION  
DN  
DOWN  
DR  
DOOR  
DS  
DOWNSPOUT  
DTL  
DETAIL  
DW  
DISHWASHER  
DWS  
DRAWING  
EFS  
EXTERIOR INSULATION  
FINISHING SYSTEM  
ELEVATION

ELEC  
EXP  
EQ  
ETR  
EX  
FF  
FIN  
FLR  
FLOOR  
GA  
GAUGE  
GWB  
GYPSUM WALL BOARD  
HSE  
HOSE BIB  
HC  
HOLLOW CORE  
HT  
HEIGHT  
HWR  
HARDWARE  
JB  
JUNCTION BOX  
LB  
POUND

LBW  
LVL  
LOAD BEARING WALL  
LAMINATED VENEER  
LUMBER  
MARBL  
MARB  
MATL  
MATERIAL  
MAX  
MAXIMUM  
MDO  
MEDIUM DENSITY  
MANU  
MANUFACTURER  
MTL  
METAL  
MECH  
MECHANICAL  
NIC  
NOT IN CONTRACT  
NTS  
NOT TO SCALE  
OC  
ON CENTER  
OH  
OPPOSITE HAND

OSB  
ORIENTED STRAND  
BOARD  
PLAM  
PLYWOOD  
PT  
PRESSURE TREATED  
PTD  
PAINTED  
R  
RISER  
REF  
REFRIGERATOR  
RO  
ROUGH OPENING  
RQD  
REQUIRED  
RM  
ROOM  
SC  
SOLID CORE  
SHT  
SHEET  
SHWR  
SHOWER  
SIM  
SIMILAR  
SPEC  
SPECIFICATION

SPRK  
STL  
STEEL  
TBD  
TO BE DETERMINED  
T&G  
TONGUE AND GROOVE  
TOS  
TOP OF SLAB  
TYP  
TYPICAL  
UNO  
UNLESS NOTED  
OTHERWISE  
VIF  
VERIFY IN FIELD  
W  
WASHER  
W  
WITH  
WC  
TOILET /  
WATER CLOSET  
WD  
WOOD  
W/O  
WITHOUT  
WWM  
WELDED WIRE MESH

### SYMBOLS

CENTERLINE  
DOOR TAG:  
DOOR REFERENCE  
(SEE DOOR SCHEDULE)  
WINDOW TAG:  
WINDOW REFERENCE  
(SEE WINDOW SCHEDULE)  
WALL TAG:  
WALL TYPE REFERENCE  
(SEE WALL / PARTITION TYPES)

DRAWING CALL-OUT:  
DRAWING NUMBER  
SHEET REFERENCE  
ELEVATION CALL-OUT:  
VIEW DIRECTION  
DRAWING NUMBER  
SHEET REFERENCE  
ELEVATION CALL-OUT:  
VIEW DIRECTION  
DRAWING NUMBER  
SHEET REFERENCE  
#X, A-X

ELEVATION MARKER:  
XXX'-XX X/X"  
BENCHMARK  
SPOT LOCATION  
SECTION CUT CALL-OUT:  
DRAWING REFERENCE  
SECTION CUT LOCATION  
DRAWING REFERENCE  
DIRECTION OF VIEW

### PROJECT DATA

JURISDICTION:  
MONTGOMERY COUNTY, MD  
BUILDING CODE:  
2018 IRC & MONTGOMERY COUNTY  
AMENDMENTS  
BUILDING USE GROUP:  
SINGLE-FAMILY, DETACHED  
CONSTRUCTION TYPE:  
SB - COMBUSTIBLE, UNPROTECTED  
FIRE SUPPRESSION SYSTEM:  
NA

### CERTIFICATION

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

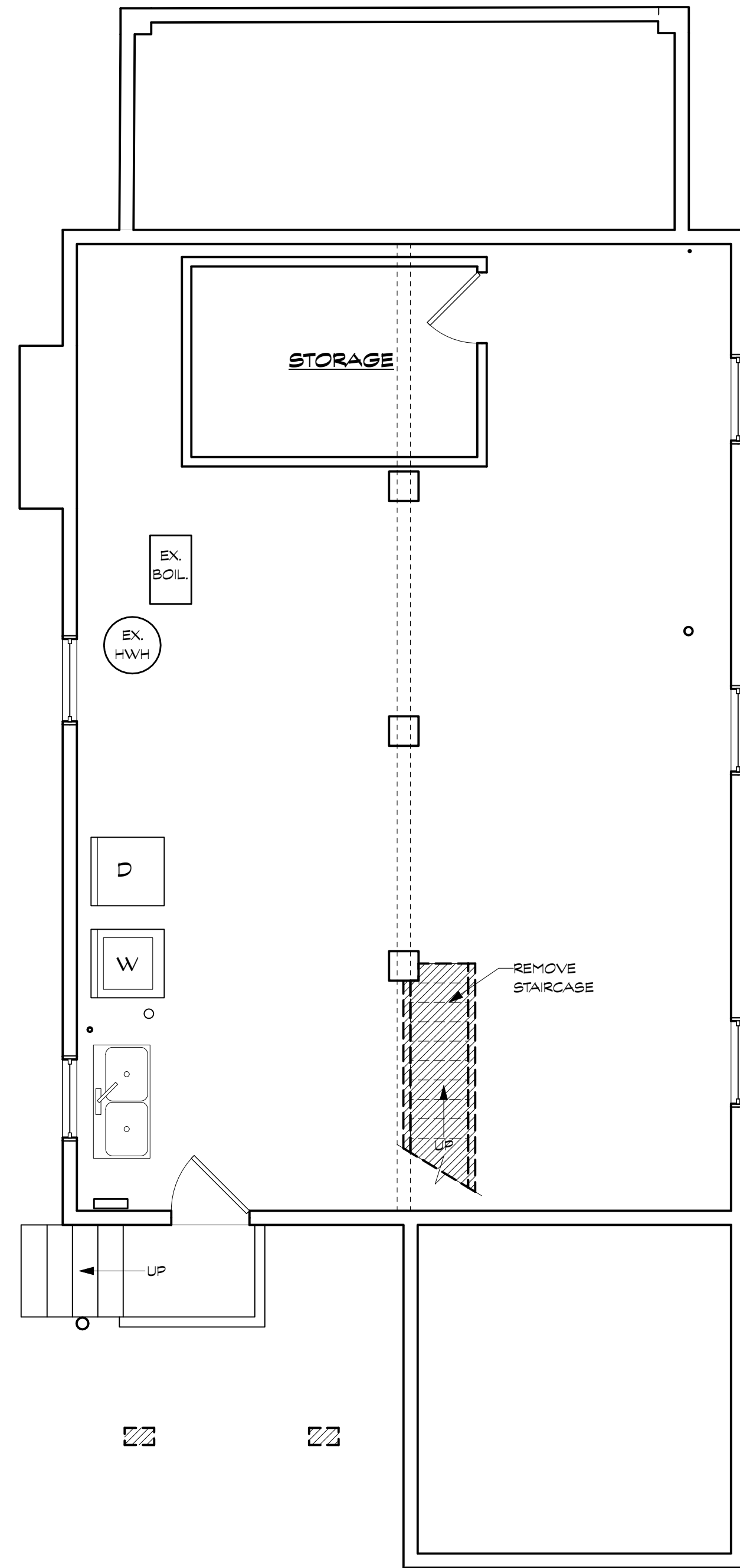
GIBSON-SMITH  
#2115

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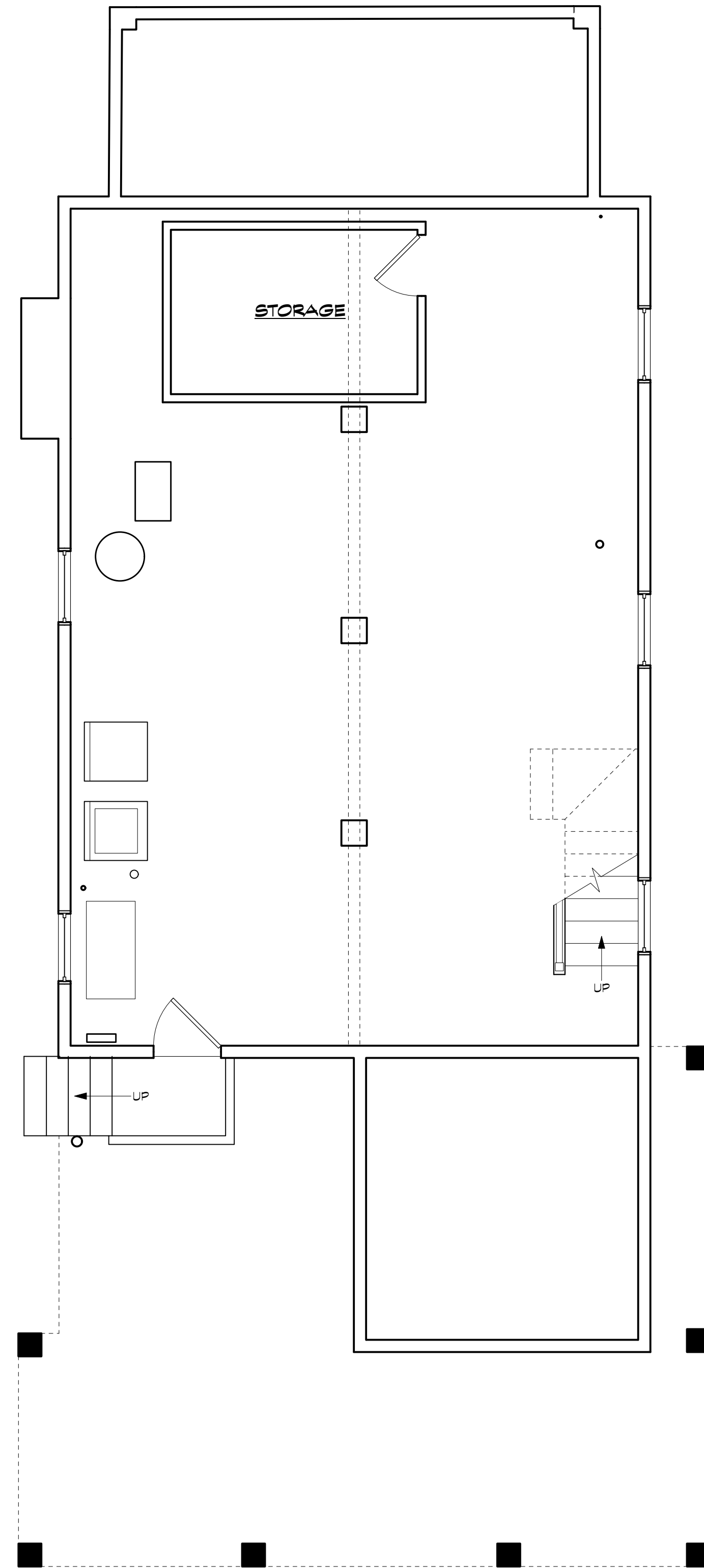
I CERTIFY THAT THESE  
CONTRACT DOCUMENTS  
WERE PREPARED UNDER  
MY SUPERVISION OR  
APPROVED BY ME AND I  
AM A DULY LICENSED  
REGISTERED ARCHITECT  
UNDER THE LAWS OF THE  
STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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1 EXISTING CELLAR PLAN  
Scale: 1/8" = 1'-0"



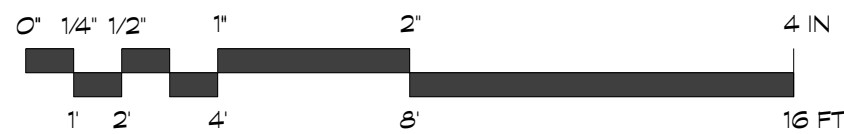
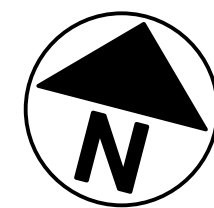
2 PROPOSED CELLAR PLAN  
Scale: 1/4" = 1'-0"

### WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

**GENERAL NOTES:**

1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



# GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912  
Project # 2115

Project # 2115

17 MAY 2022

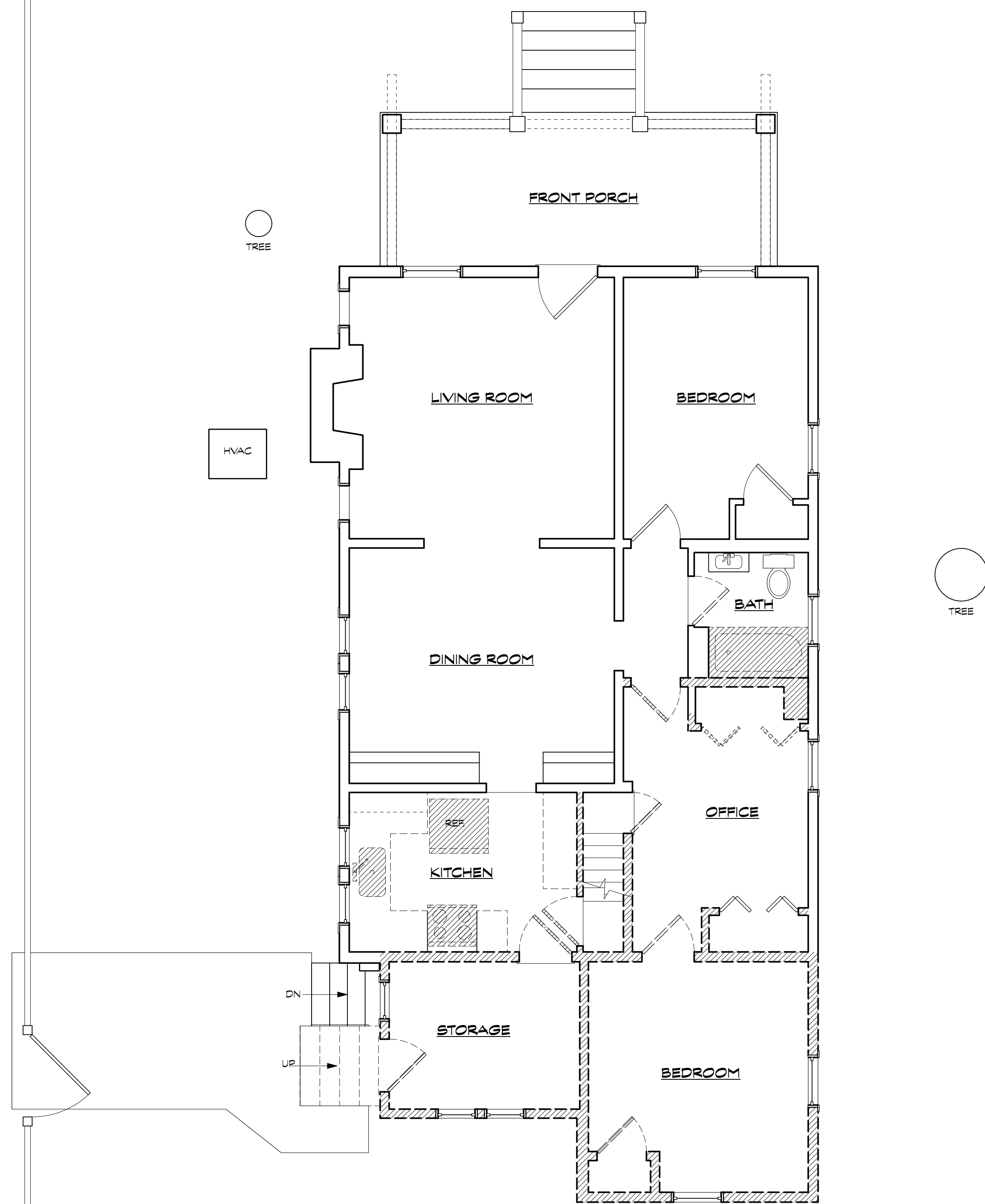
EXISTING &  
PROPOSED CELLAR  
PLANS  
**A100**

DATE	ISSUE - REMARKS

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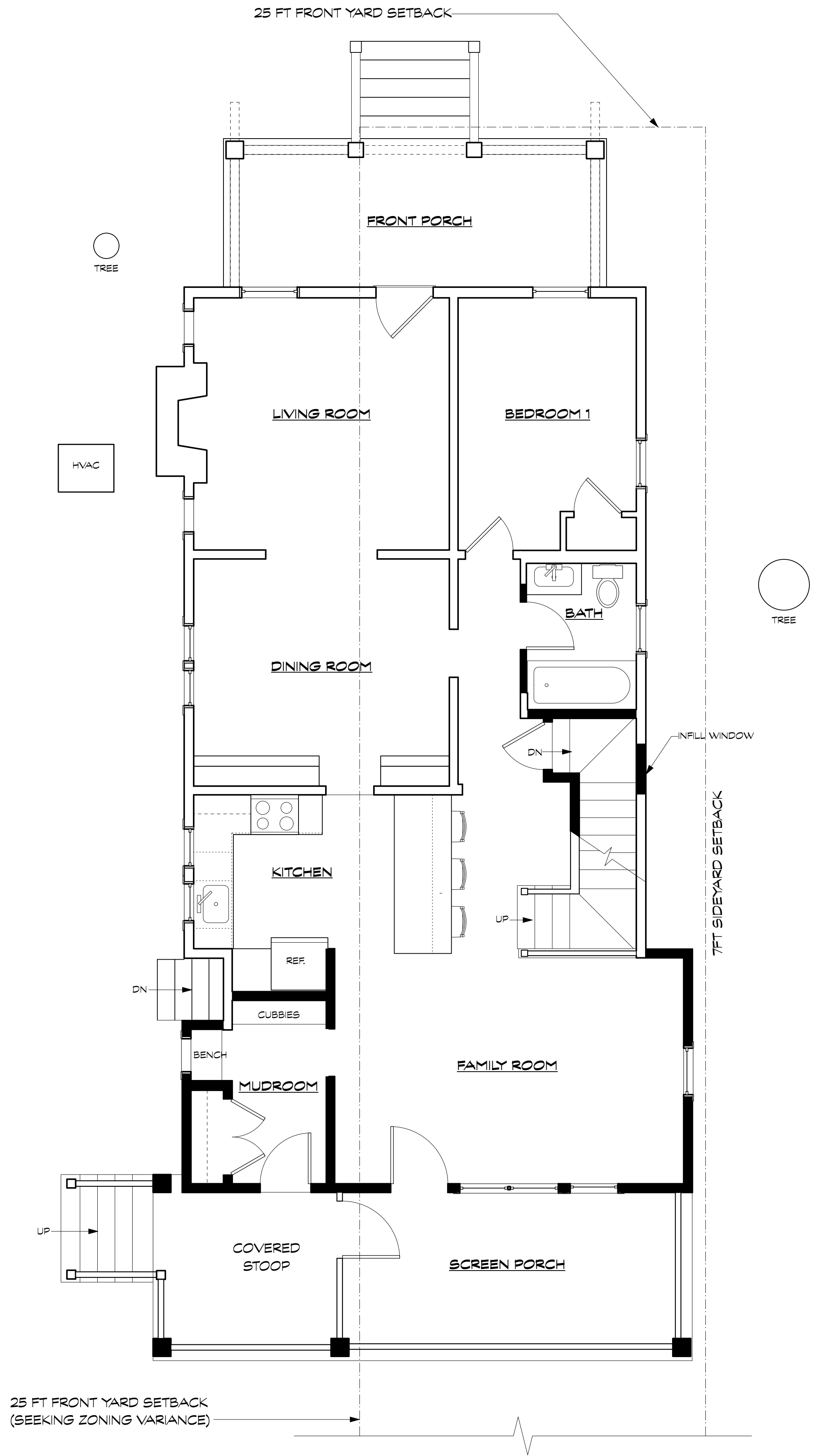
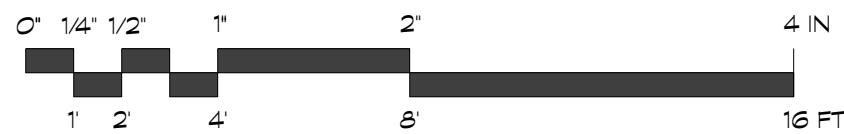
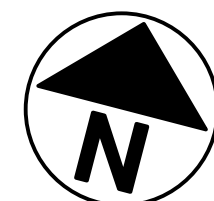
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1 EXISTING FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
  - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
  - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



2 PROPOSED FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

## GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912

Project # 2115

EXISTING & PROPOSED FIRST FLOOR PLAN  
**A101**

17 MAY 2022



[illegible]

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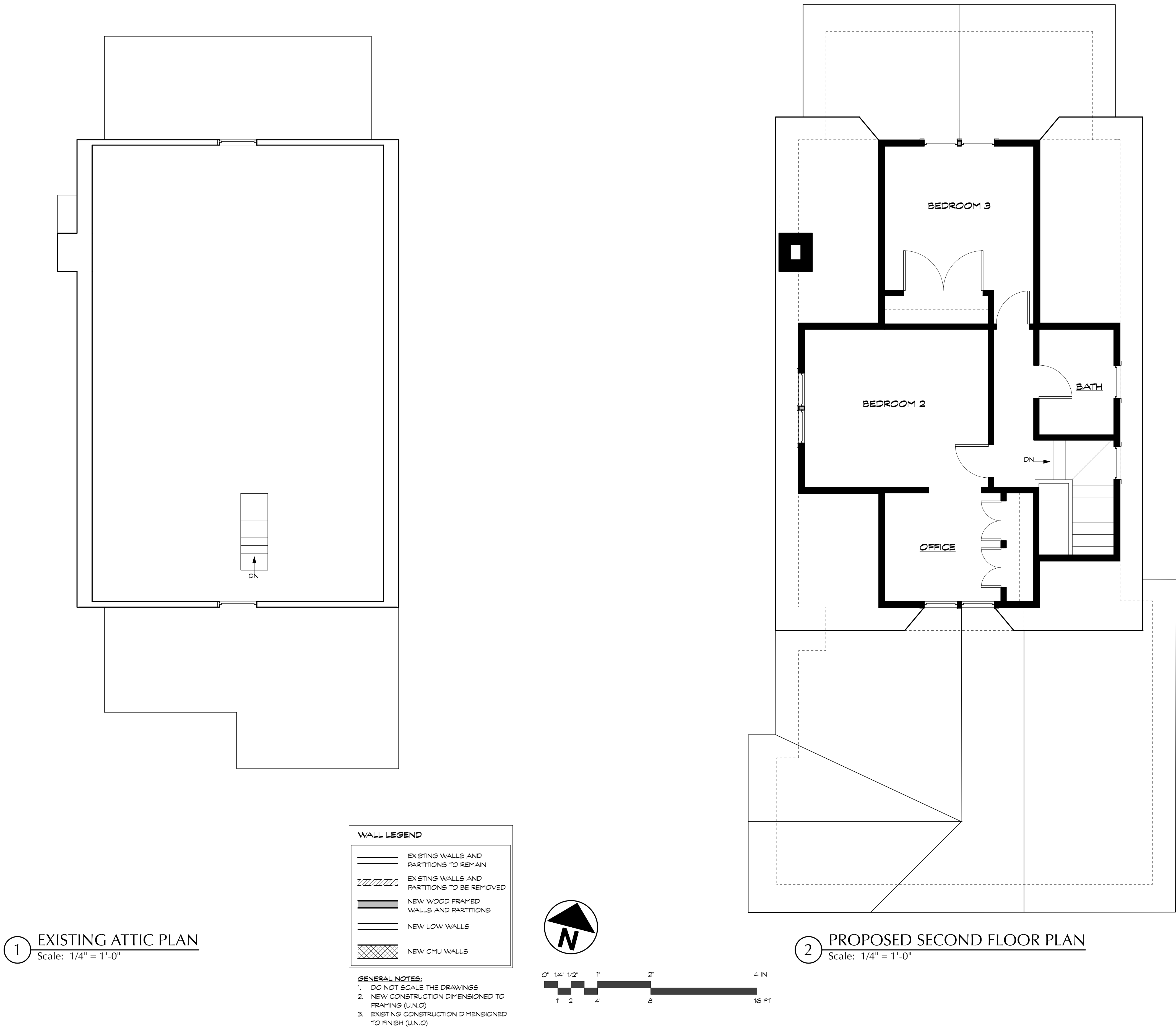
# GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912

Project # 2115

17 MAY 2022

EXISTING ATTIC &  
PROPOSED  
SECOND PLAN  
**A102**



[illegible]

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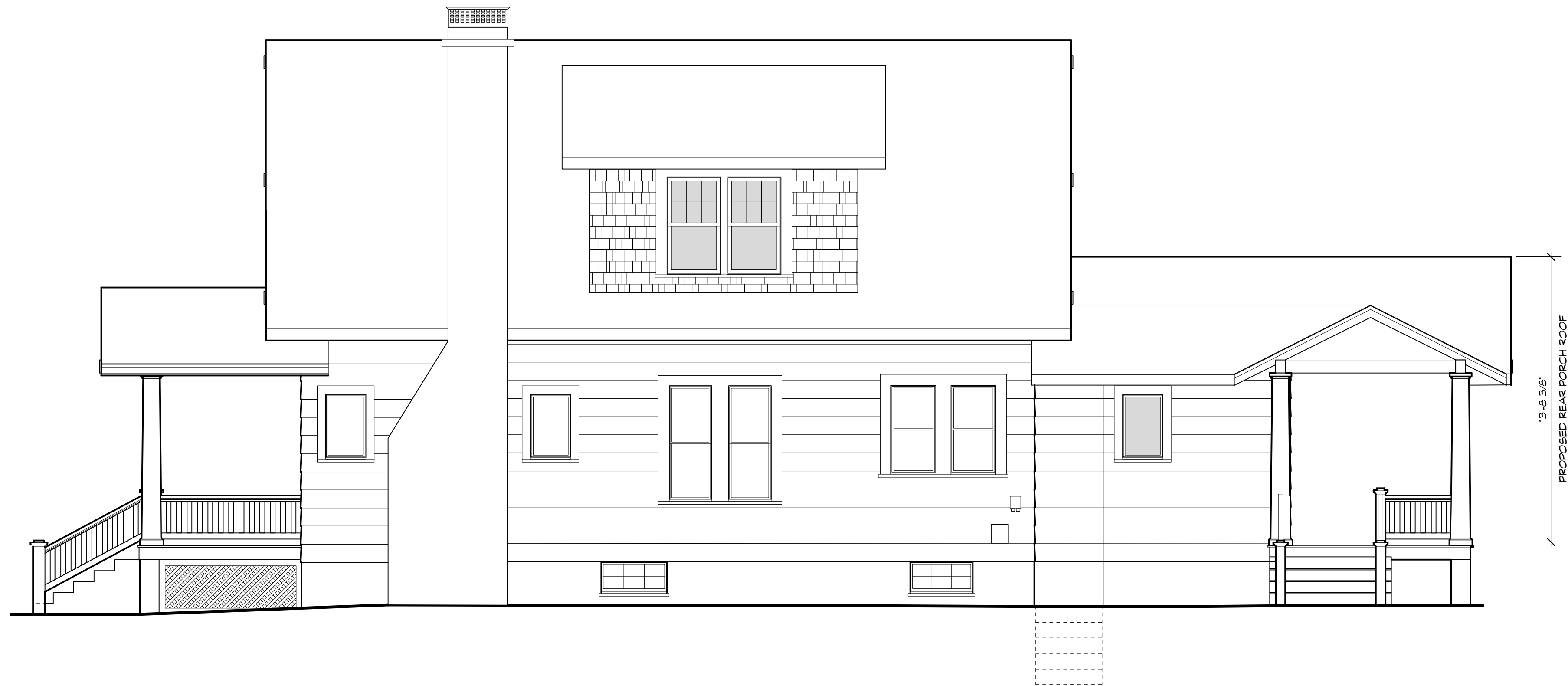
1A EXISTING FRONT ELEVATION  
Scale: 1/4" = 1'-0"



2A EXISTING SIDE ELEVATION  
Scale: 1/4" = 1'-0"



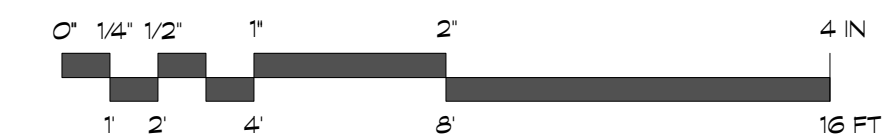
1B PROPOSED FRONT ELEVATION  
Scale: 1/4" = 1'-0"



2B PROPOSED SIDE ELEVATION  
Scale: 1/4" = 1'-0"

**GIBSON-SMITH ADDITION**  
109 Elm Avenue, Takoma Park, MD 20912  
Project # 2115

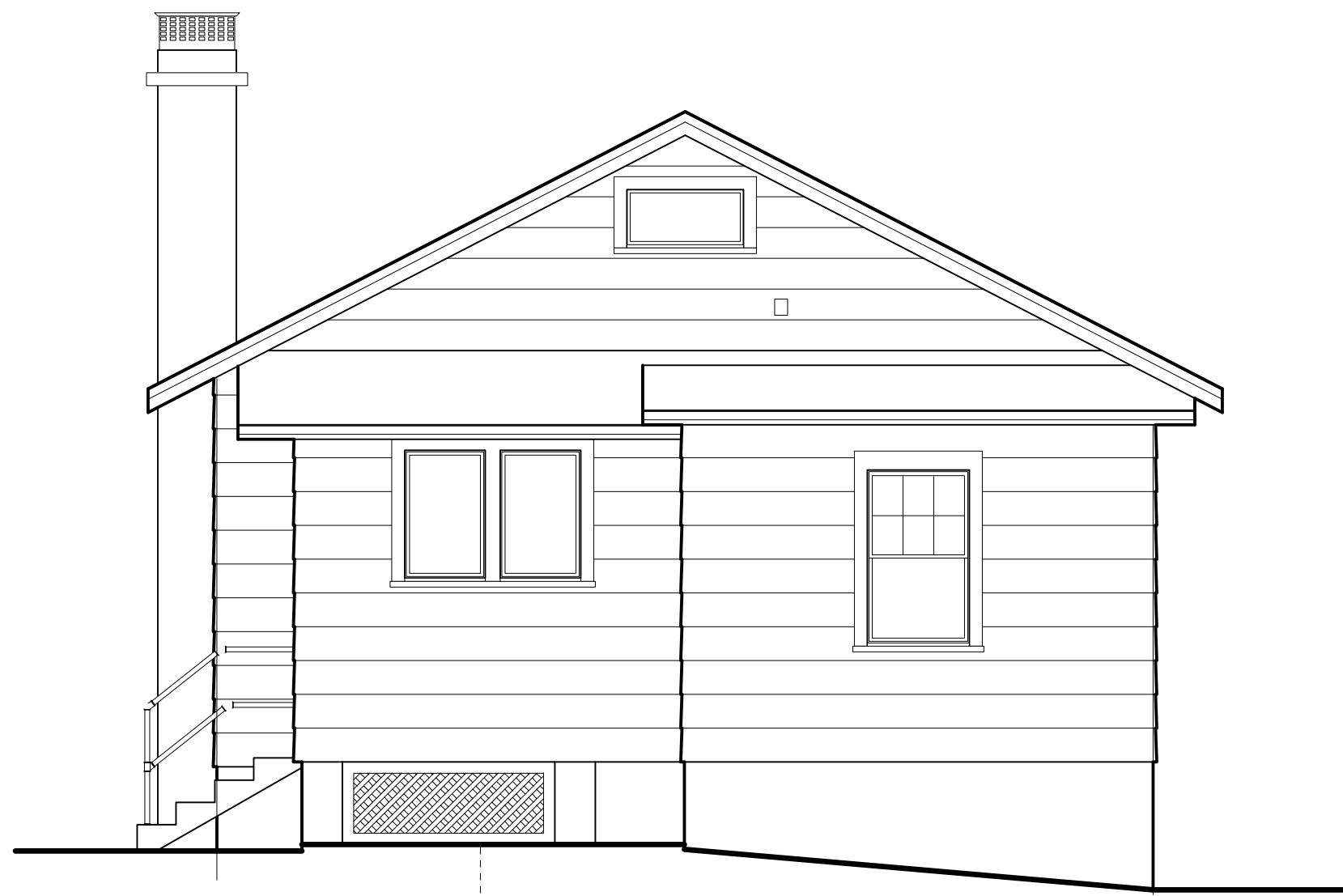
# EXISTING & PROPOSED ELEVATIONS A200



[illegible]

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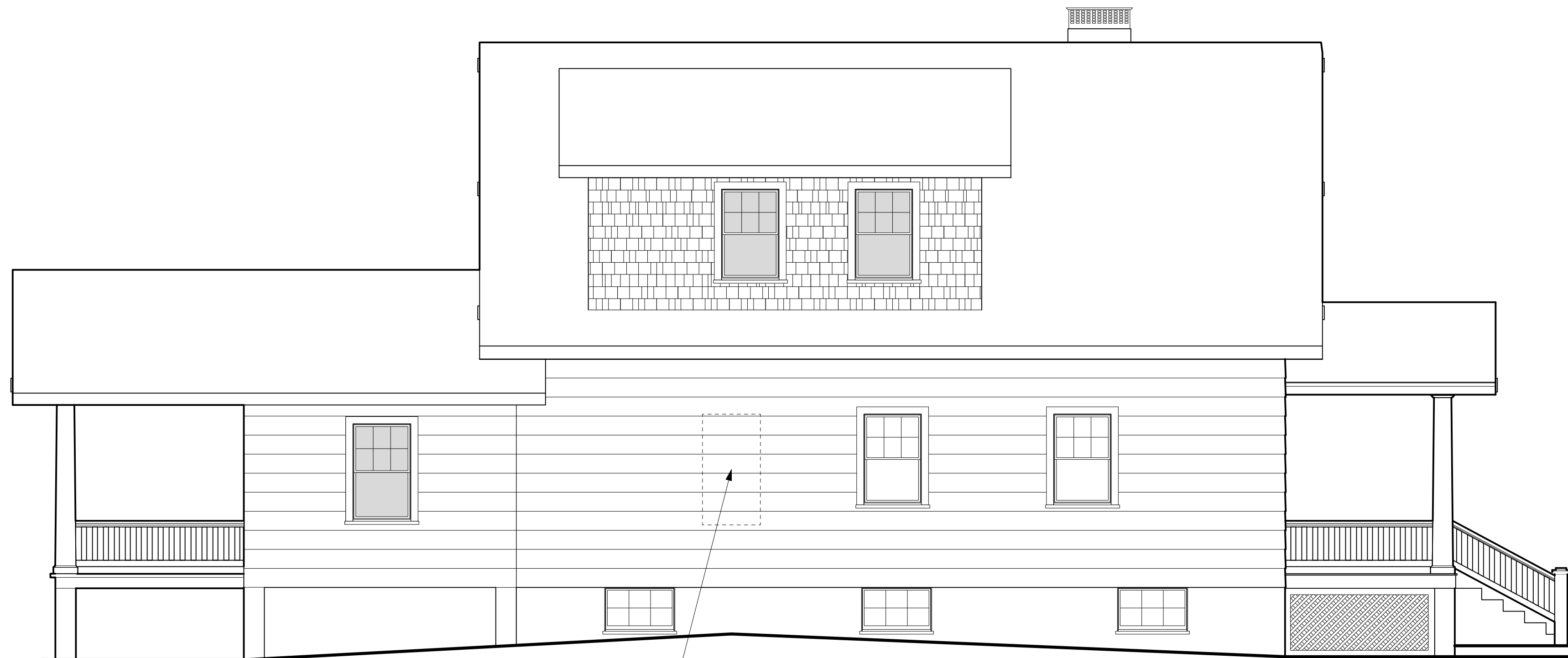
3A EXISTING REAR ELEVATION  
Scale: 1/4" = 1'-0"



4A EXISTING SIDE ELEVATION  
Scale: 1/4" = 1'-0"

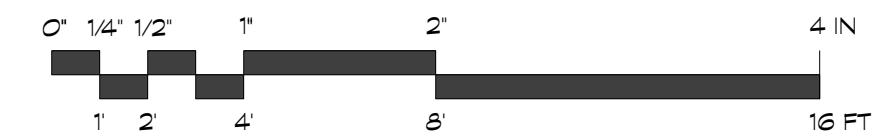


3B PROPOSED REAR ELEVATION  
Scale: 1/4" = 1'-0"



4B PROPOSED SIDE ELEVATION  
Scale: 1/4" = 1'-0"

INFILL WINDOW TO  
ACCOMMODATE  
NEW STAIRCASE—



# GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912  
Project # 2115

17 MAY 2022

EXISTING &  
PROPOSED  
ELEVATIONS  
**A201**



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Scale: N.T.S.



Scale: N.T.S.



Scale: N.T.S.



Scale: N.T.S.

**GIBSON-SMITH ADDITION**  
109 Elm Avenue, Takoma Park, MD 20912  
Project # 2115

17 MAY 2022

### EXISTING & PROPOSED 3D PERSPECTIVES

# A300

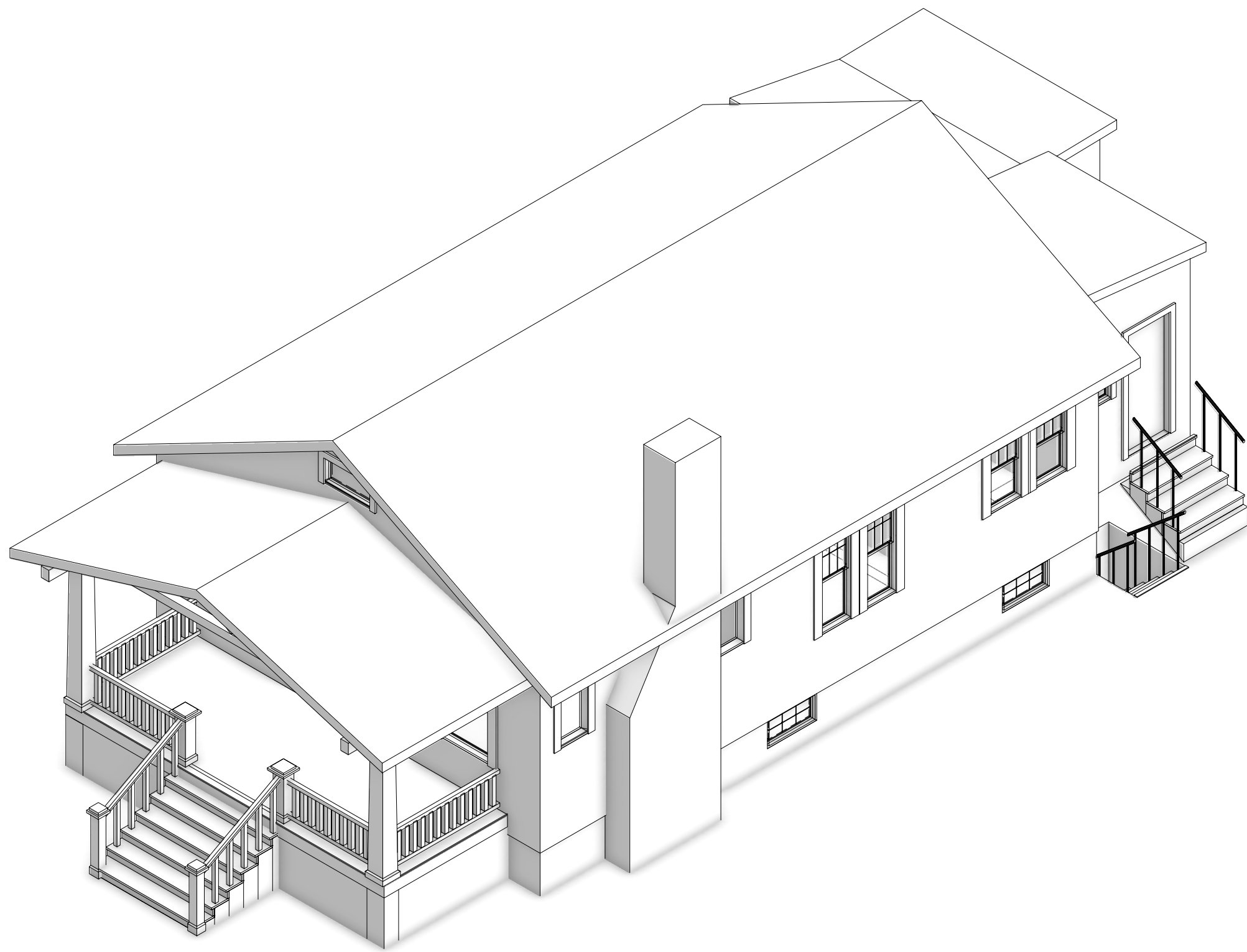


DATE	ISSUE - REMARKS

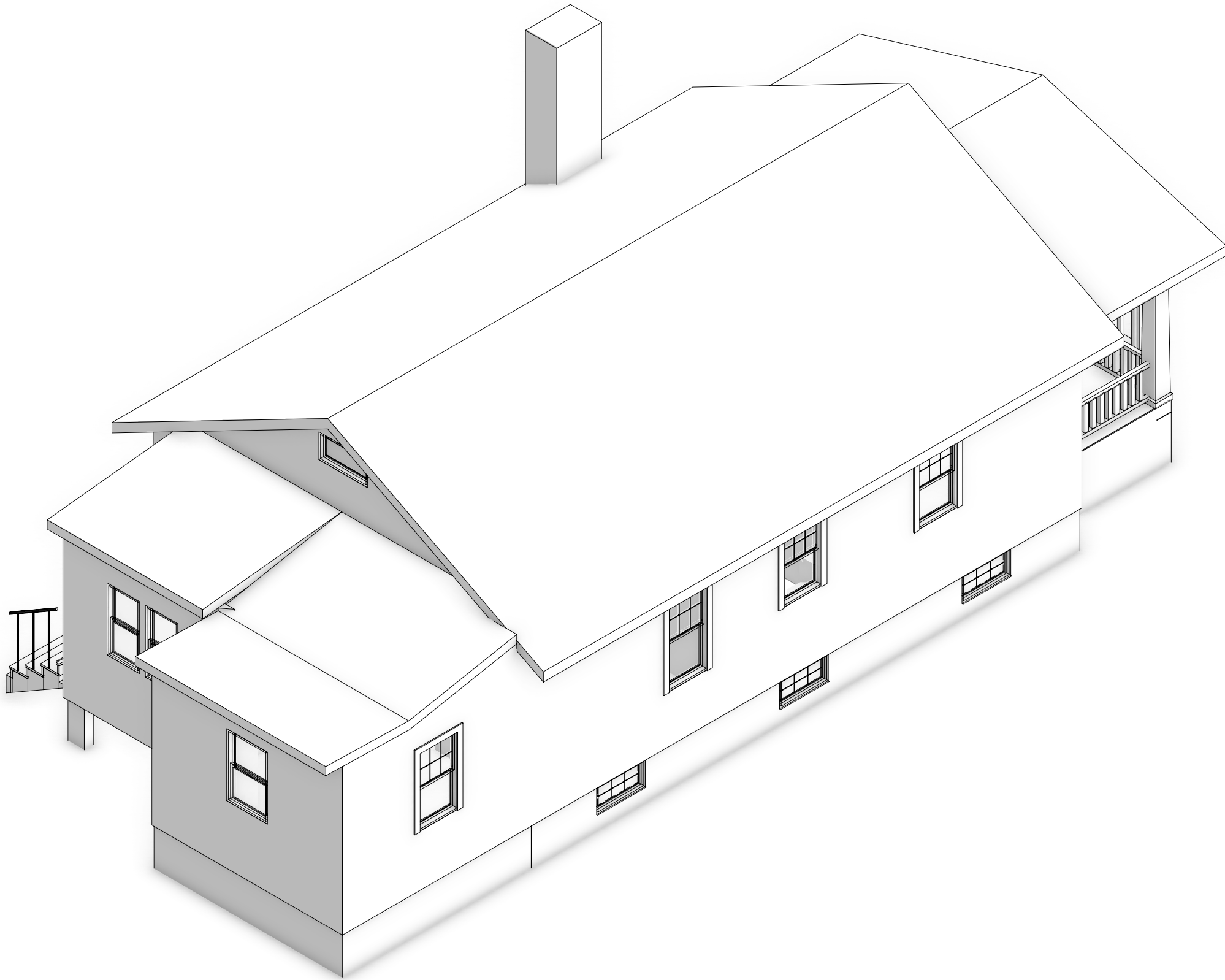
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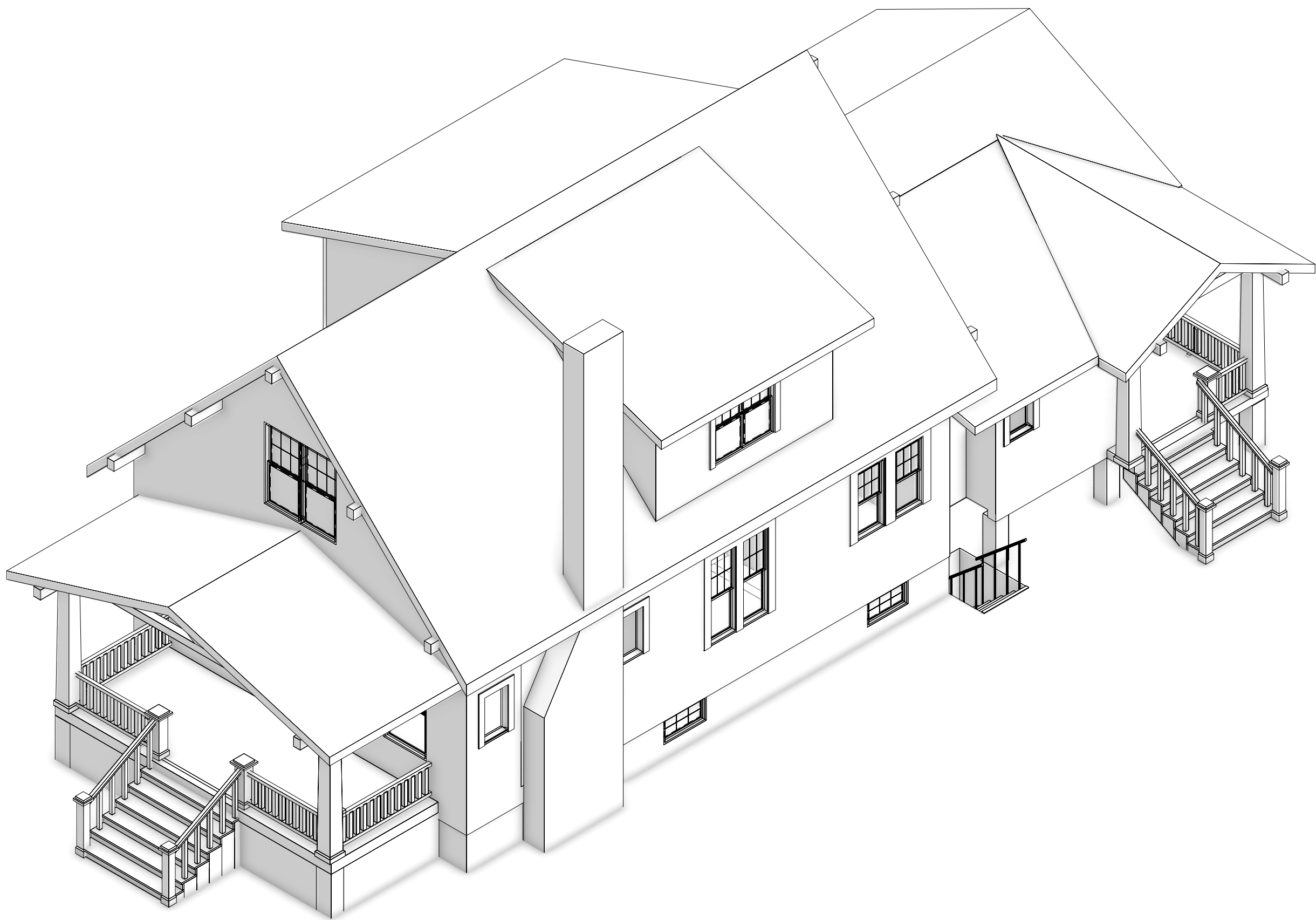
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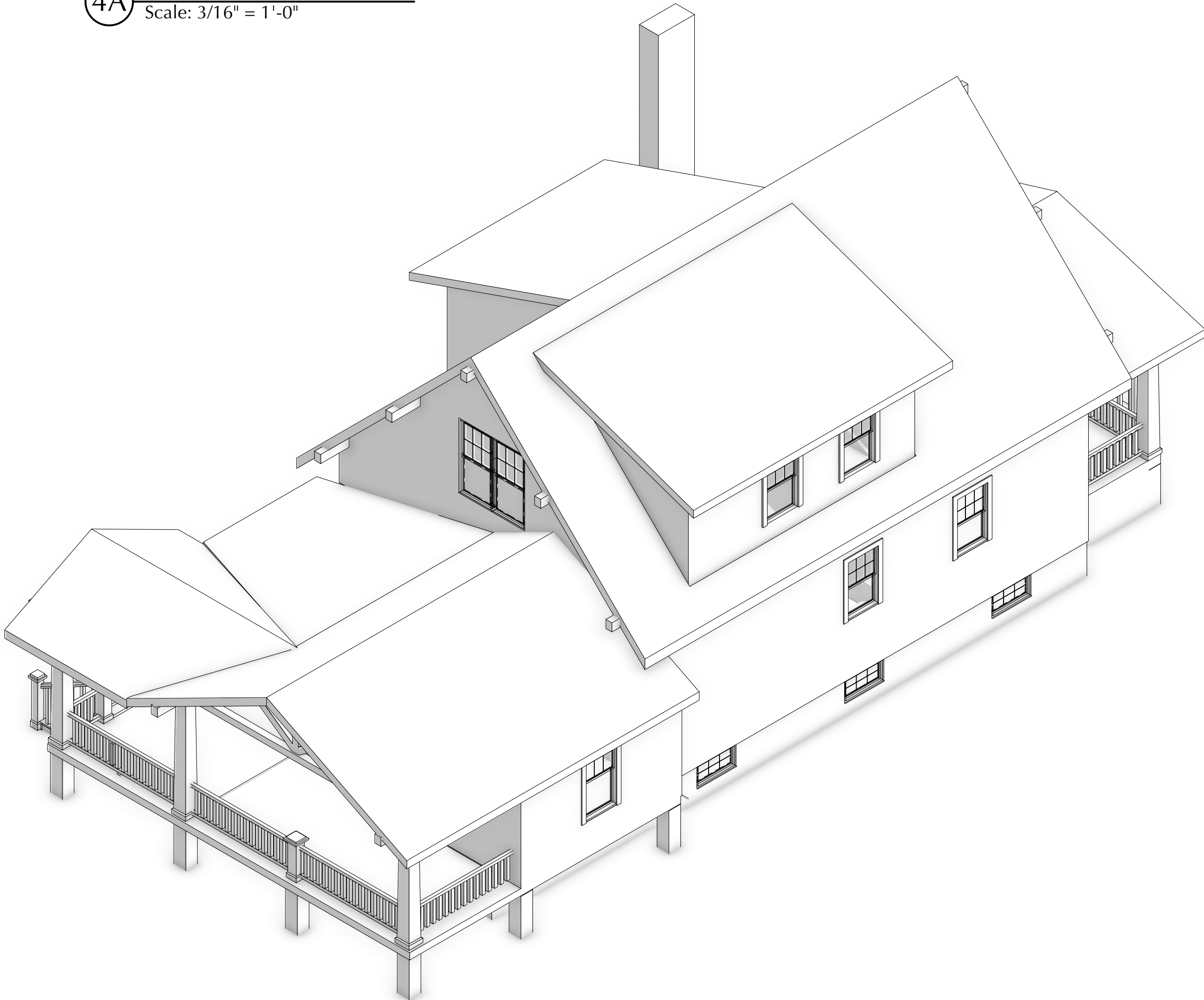
3A EXISTING FRONT RIGHT  
Scale: 3/16" = 1'-0"



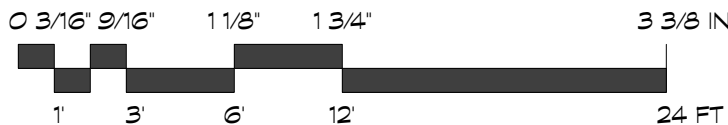
4A EXISTING LEFT REAR  
Scale: 3/16" = 1'-0"



3B PROPOSED FRONT RIGHT  
Scale: 3/16" = 1'-0"



4B PROPOSED LEFT REAR  
Scale: 3/16" = 1'-0"



GIBSON-SMITH ADDITION  
109 Elm Avenue, Takoma Park, MD 20912  
Project # 2115

3D MODEL

A301

17 MAY 2022



**Existing Property Condition Photographs** (duplicate as needed)



Detail: 109 ELM NORTHEAST CORNER



Detail: 109 ELM FRONT



**Existing Property Condition Photographs** (duplicate as needed)



Detail: 109 ELM PORCH NORTHWEST CORNER



Detail: 109 ELM NORTHWEST CORNER



**Existing Property Condition Photographs (duplicate as needed)**



Detail: 109 ELM REAR WEST

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Detail: 109 ELM REAR

---



**Existing Property Condition Photographs** (duplicate as needed)



Detail: 109 ELM REAR SOUTHEAST CORNER

---



Detail: CONTEXT: 6809 ALLEGHENY

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**Existing Property Condition Photographs** (duplicate as needed)



Detail: CONTEXT: 107 ELM FROM ALLEGHENY

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Detail: CONTEXT: 105-107 ELM WEST OF ALLEGHENY

---



**Existing Property Condition Photographs** (duplicate as needed)



Detail: CONTEXT: 108-112 ELM

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Detail: CONTEXT: 108 ELM AVE

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**Existing Property Condition Photographs** (duplicate as needed)



Detail: CONTEXT: 110 ELM AVE

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Detail: CONTEXT: 112 ELM AVE

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**Existing Property Condition Photographs** (duplicate as needed)



Detail: CONTEXT: 111 ELM AVE

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# BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

## Memorandum

17 May 2022

To: Historic Preservation Commission (HPC)  
Maryland-National Capital Park & Planning Commission  
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for  
109 Elm Avenue, Takoma Park Historic District  
Addenda to HAWP: **Written Description of Project**

### **Addendum a.**

The property is a 1-story wood frame Bungalow-Craftsman with an unfinished cellar, located at 109 Elm Avenue on a 6,350 square foot corner lot at the intersection with Allegheny Avenue. The house, built circa 1910s, is designated as a contributing resource in the Takoma Park Historic District. The form is a simple rectangle with the short side fronting Elm Avenue and the long side parallel to Allegheny. The front façade is embellished by a nearly full width covered porch with a low slope gable roof. The roof structure features open, truss-like gable framing, exposed rafters and timber beams resting on two tapered wood columns. The main roof, like the porch, is a simple gable with deep eaves and exposed rafter tails but with a more pronounced pitch. The south facing rear façade has been altered by a pair of modest, conjoined additions (or enclosed porches) capped by shed roofs.

The exterior frame is clad in large format asbestos shingles. The foundation and chimney are unpainted cement parging/stucco over terracotta block. The roofing material is three-tab fiberglass composition shingles.

### **Addendum b.**

The first floor, which provides the totality of living and bedroom space, is a very modest 1,082 square feet, of which 854 sf is original. The site, while fairly standard in size, is tightly constrained by zoning setbacks, most notably the 25 ft “front” setback along Allegheny. The combined setbacks leave a developable area of a mere 1,476 sf; just 23% of the overall lot area. The neighborhood average for developable area is 45%; almost two times larger. Consequently, historic preservation Design Guidelines overlayed with zoning restrictions are the primary drivers influencing potential expansion options. Indeed, there is no practical way to appreciably expand the house without a zoning variance and the proposed design is predicated on that hope.

We appreciate the Design Guidelines favor rear additions so we have concentrated roughly half of the new square footage in the rear yard. The one-story addition consists of a family room, screen porch, mudroom, and covered entry stoop. The porch and stoop mimic the style and details of the front porch and the addition will be capped by similar low sloped gable roof.

To address the owners remaining space needs we feel the site constraints necessitate adding a second floor. And we strongly believe the most appealing massing for a second story is over the main house rather than the rear addition. Our design approach is modeled after a nearby precedent at 26 Pine Avenue (also a contributing resource). We are proposing to increase the current roof pitch to allow us to effectively create living space (2 bedrooms and a bath) in the taller “attic” volume, supplemented by shed dormers on the long sides. We have chosen shed roofs for the dormers - rather than gabled roofs - to minimize the height and reduce the scale.

The new roof eaves, rakes, and timber brackets will match the existing features. New windows will be painted wood double hungs where possible and casements (with faux check rails) where required for egress. Roofing will be fiberglass composition shingles. Siding on additions will be cement fiberboard; a mix of clapboard on the first floor (a nod to the broad horizontal lines of the existing asbestos siding) and shingles on the second floor. The masonry chimney shaft will be extended to clear the higher ridgeline.

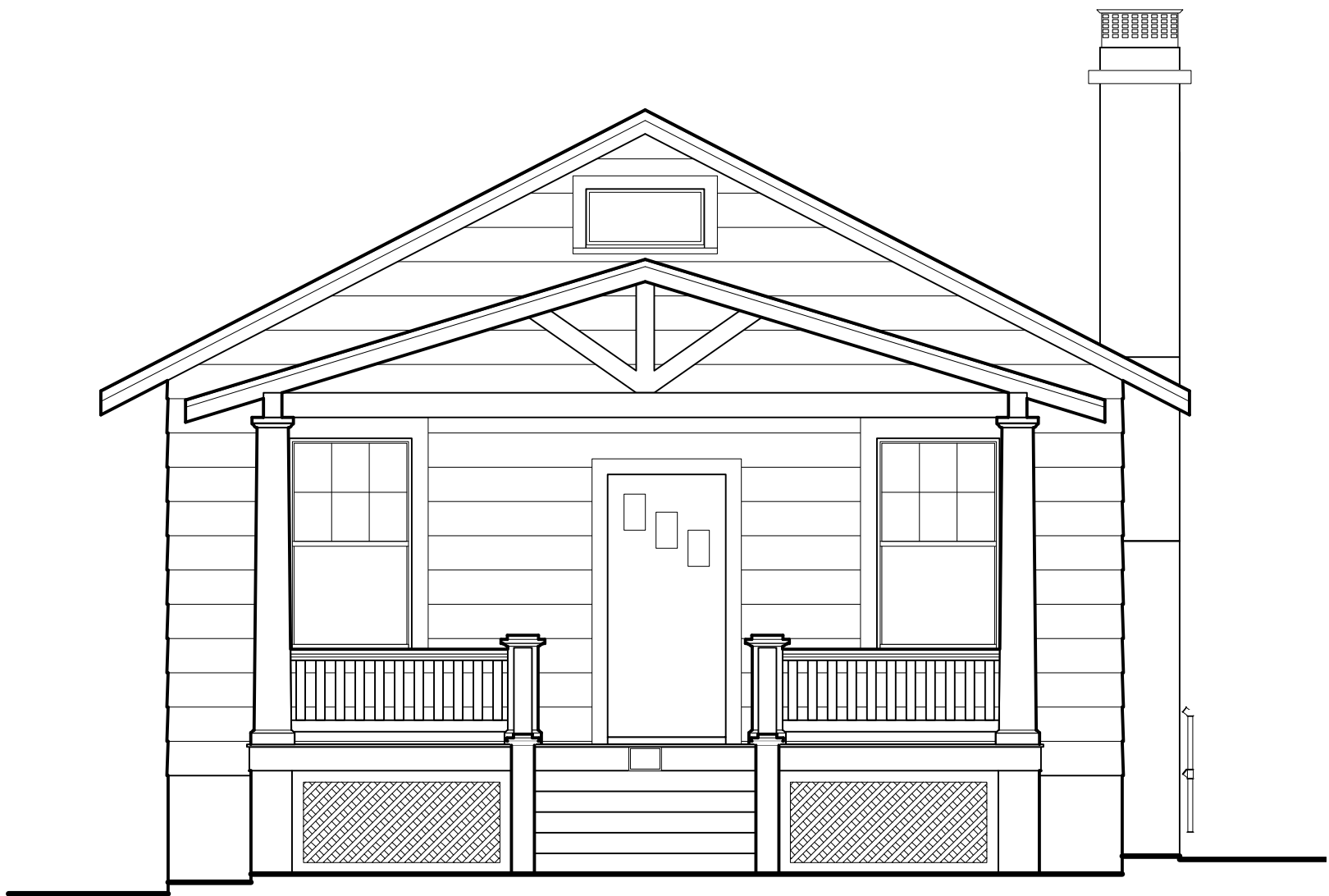
We feel the proposed expansions are consistent with and sympathetic to the resource, and the historic district at large.

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**1A** EXISTING FRONT ELEVATION  
Scale: 1/4" = 1'-0"



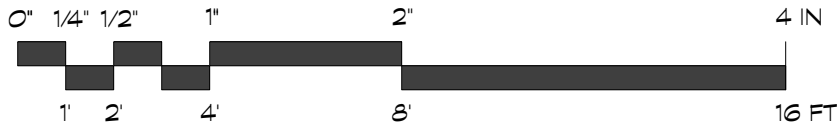
**2A** EXISTING SIDE ELEVATION  
Scale: 1/4" = 1'-0"



**1B** PROPOSED FRONT ELEVATION  
Scale: 1/4" = 1'-0"



**2B** PROPOSED SIDE ELEVATION  
Scale: 1/4" = 1'-0"



**GIBSON-SMITH ADDITION**  
109 Elm Avenue, Takoma Park, MD 20912  
Project # 2115

**EXISTING &  
PROPOSED  
ELEVATIONS**  
**A200**

17 MAY 2022