

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	109 Elm Ave., Takoma Park	Meeting Date:	5/24/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/17/2023
Applicant:	Jennifer Gibson & Andreas Smith Brian McCarthy, Architect	Public Notice:	5/10/2023
Review:	HAWP	Tax Credit:	n/a
Case Number:	993041 REVISION	Staff:	Dan Bruechert
Proposal:	Partial Demolition, 2 nd Story Building Addition, Rear Deck, and New Front Door		

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

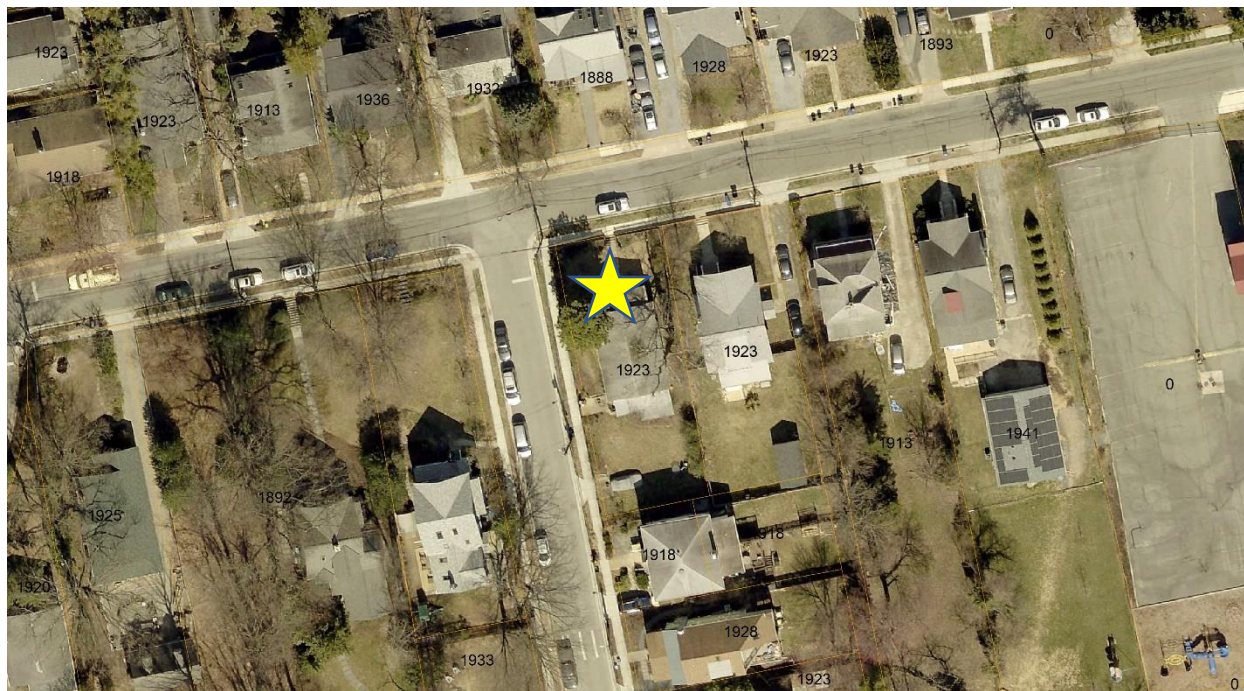


Figure 1: The subject property is located at the corner of Elm and Allegheny Aves. at the edge of the Historic District.

BACKGROUND

On June 6, 2023, the HPC approved a HAWP at the subject property to construct a rear addition and a 2nd story addition.¹ The HAWP was approved by consent. The applicant has modified the approved design and seeks HPC approval for the revision.

PROPOSAL

The applicant proposes to demolish non-historic additions at the rear, construct a second-story addition, and construct a rear addition with a deck at the rear. Additionally, the applicant proposes to remove the existing non-historic front door and replace it with a new front 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 (*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

¹ The Staff Report and HAWP application for the approved 2022 HAWP are available here: <https://montgomeryplanning.org/wp-content/uploads/2022/06/I.J-109-Elm-Avenue-Takoma-Park-993041.pdf>.

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 ft² (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 ft² (two hundred twenty-two feet); making the total square footage 1082 ft² (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.

The modifications to the previous HAWP approval include:

- Enlarging the east side of the second-story addition by bringing it closer to the front wall plane;
- Adding a window to the east elevation of the second-story addition;
- Widening the west second-story elevation;
- Adding one window to the west second-story elevation;
- Changing the second-story addition cladding from fiber cement shingle to fiber cement clapboard; and,
- Replacing the non-historic front door with a new wood door.

Staff finds the revised proposal is consistent with the Takoma Park Design Guidelines and 24A and recommends the HPC approve the HAWP.

Second Story Addition – East Elevation

The visibility of the east elevation of the second-story addition is limited due to the narrow side setback from the neighboring property. The applicant proposes to widen this elevation to accommodate an additional closet and install a third window on the elevation.

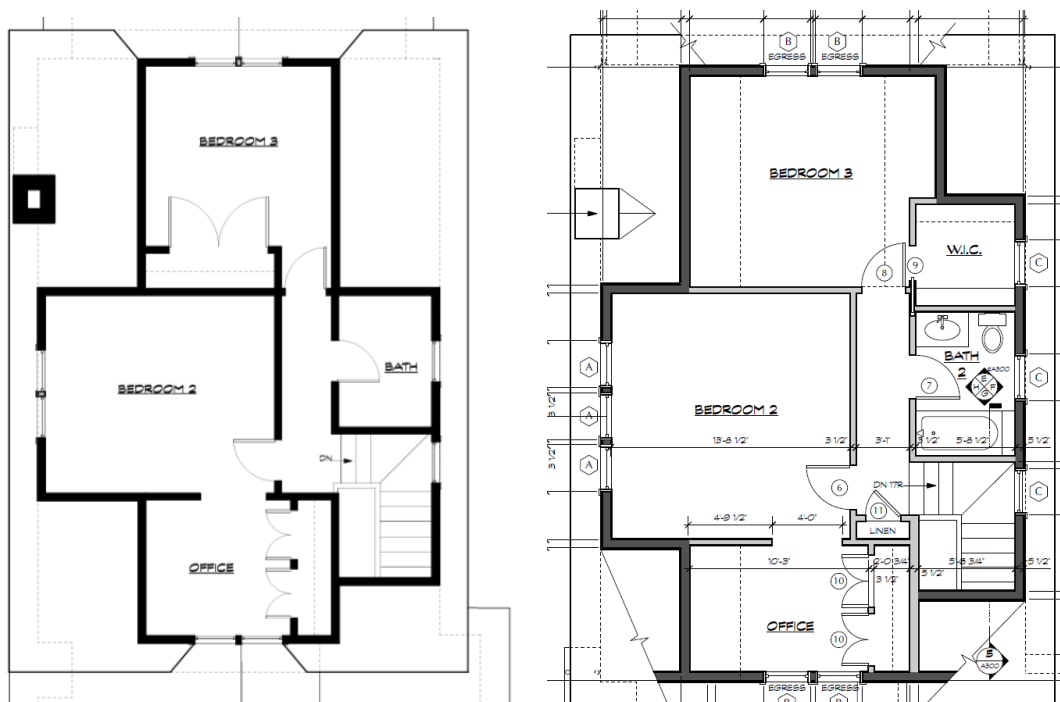


Figure 2: The previously approved second-story floorplan (left) and the revised floorplan (right).

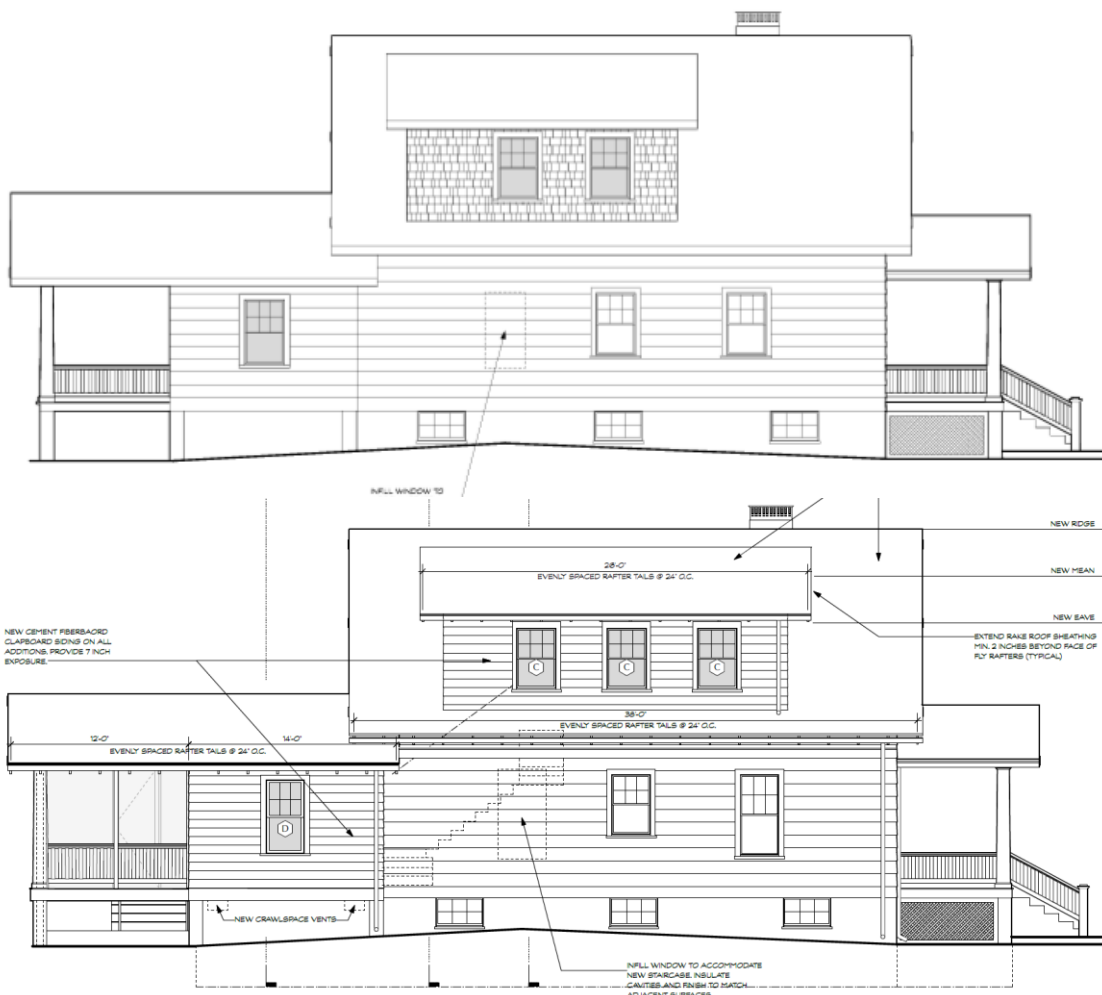


Figure 3: Previously approved east elevation (top) and revised elevation (below).

Staff finds the revised east dormer addition is more balanced than the previous approval; and while the addition comes closer to the front wall plane, it is still sufficiently setback so the increased massing will not overwhelm the surrounding streetscape. Staff recommends the HPC approve the revisions to the east elevation.

Second Story Addition – West Elevation

On the west elevation, the applicant proposes to widen the approved elevation to accommodate a third window in the proposed bedroom. The dormer is approximately 30” (thirty inches) wider than the previous approval.

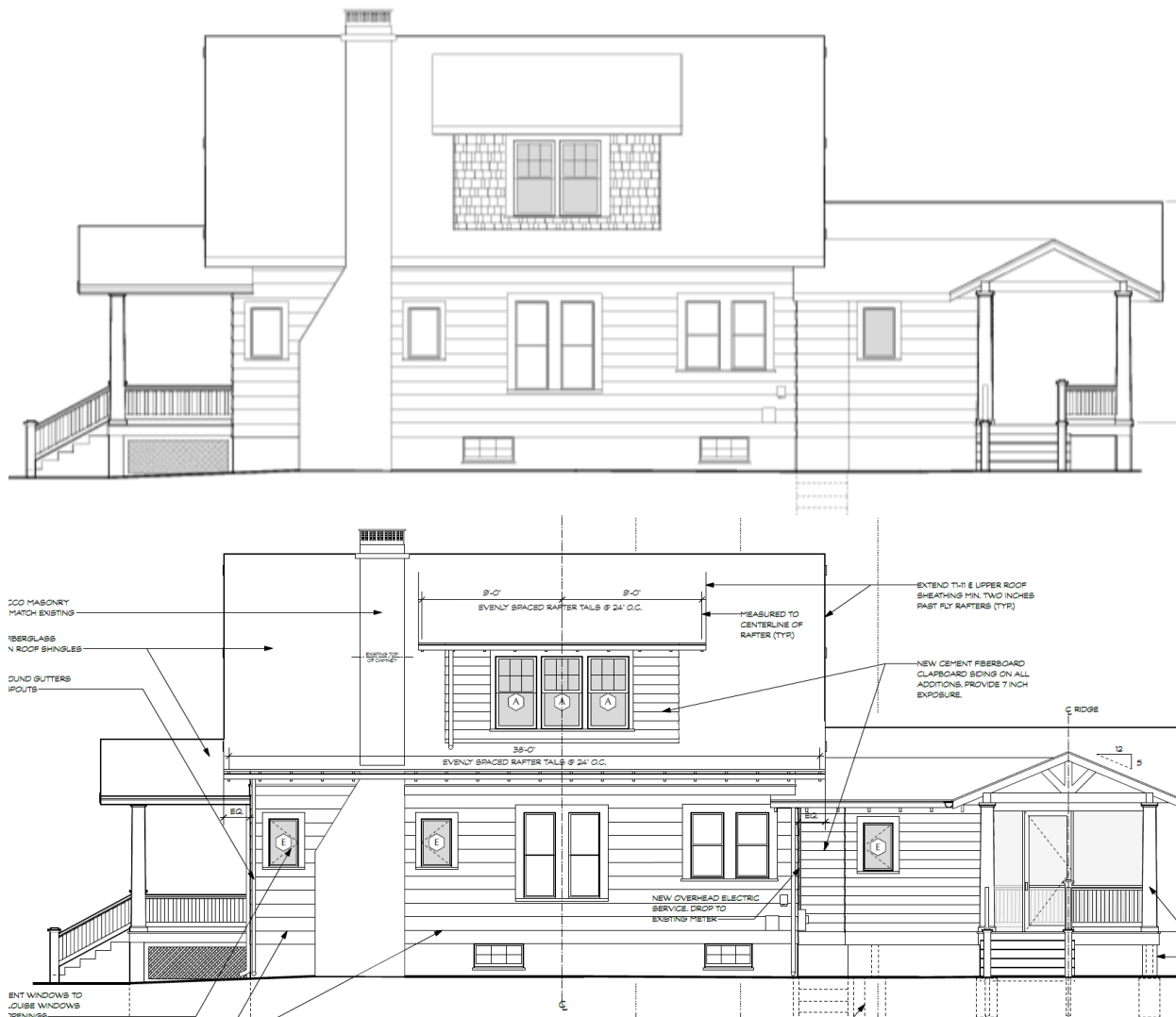


Figure 4: West elevation comparing the previous approval (above) to the proposed revision (below).

Staff finds the enlarged dormer on the west elevation does not overwhelm the roof or detract from the character of the streetscape. The second-story window assembly retains the balance above the existing dining room windows on the first floor. Staff finds the revisions are compatible with the *Design Guidelines* and recommends the HPC approve the revisions to the west elevation.

Addition Cladding

The applicant proposes to change the second-floor cladding material from fiber cement shingles to fiber cement clapboards that match those on the rear addition. Staff finds this alteration will simplify the addition’s design by reducing the number of siding materials from three to two. Staff additionally finds fiber cement clapboards are an appropriate substitute material for building additions and new construction in the Takoma Park Historic District under the *Design Guidelines* and recommends the HPC approve the revision.

Front Door Replacement

The existing front door is a non-historic mid-century smooth wood, three-lite door. The applicant proposes to remove this door and replace it with a wood, two-lite Craftsman-style door.

Staff finds the existing door does not contribute to the historic character of the house or surrounding

district and may be removed. Additionally, Staff finds the proposed door is in keeping with the character of the house and the Craftsman style; and wood is the preferred material. Staff recommends the HPC approve the proposed front door.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), 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, #9, and #10*;

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 to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Jennifer Gibson & Andreas Smith
Address: 109 Elm Avenue
Daytime Phone: 301-585-2222

E-mail: brian@bfmarch.com
City: Takoma Park
Zip: 20912
Tax Account No.: 13-01058530

AGENT/CONTACT (if applicable):

Name: Brian McCarthy
Address: BFM Architects, 1400 Spring Street
Daytime Phone: 301-602-0115

E-mail: brian@bfmarch.com
City: Silver Spring
Zip: 20910
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Takoma Park

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: 109 Street: Elm Avenue
Town/City: Takoma Park Nearest Cross Street: Allegheny Avenue
Lot: 76 Block: 16 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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: Brian McCarthy Date: 5/3/23

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

<p>Owner's mailing address Jennifer Gibson & Andreas Smith 109 Elm Avenue Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address Brian McCarthy Bennett Frank McCarthy Architects 1400 Spring Street Silver Spring, MD 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Sarah Boehm & Leonard Newmark 111 Elm Avenue Takoma Park, MD 20912</p>	<p>Thomas Bossuroy & Clara Delavallade-Bossuroy 107 Elm Avenue Takoma Park, MD 20912</p>
<p>Benjamin J Lambiotte & Maria Tsiolis 110 Elm Avenue Takoma Park, MD 20912</p>	<p>Janet Marie Owens 108 Elm Avenue Takoma Park, MD 20912</p>
<p>Martina S Barash 6807 Allegheny Avenue Takoma Park, MD 20912</p>	<p>Catrin Elizabeth Hohman Jones Thomas Mahlo Perkins 6809 Allegheny Avenue Takoma Park, MD 20912</p>

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

See separate/attached memo

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

See separate/attached memo

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

3 May 2023

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 standard 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 overlaid with zoning restrictions are the primary drivers influencing potential expansion options. Since our initial correspondence with HPC we have been fortunate to uncover a zoning exception that applies to narrow corner lots platted prior to 1928. It allows us to maintain the current 24 ft wide footprint but no more.

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 clapboard. 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.

Work Item 1: <u>Second-story addition</u>	
Description of Current Condition: One-story bungalow with non-historic rear addition.	Proposed Work: Construct a modest second story addition, over the existing house, as shown in the drawings.

Work Item 2: <u>Rear addition</u>	
Description of Current Condition: Non-historic rear addition.	Proposed Work: Demolish existing non-historic rear addition & construct a new rear addition with family room, mudroom, screen porch and covered entry stoop, as shown in the drawings.

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

**Benjamin J. Lambiotte
Maria Tsiolis
110 Elm Avenue
Takoma Park MD 20912
(202) 744-3534**

May 23, 2022

Andreas Smith & Jennifer Gibson

109 Elm Avenue

Takoma Park MD 20912

Re: Consent to Proposed Renovations at 109 Elm Avenue

To: Montgomery Country Historic Preservation Commission

Dear Commission:

We own and reside at 110 Elm Avenue, Takoma Park, MD 20912, on the North side of Elm Avenue, directly across the street from 109 Elm. The owners and residents of 109 Elm, Mr. Smith and Ms. Gibson, have provided us with copies of the schematic plans and elevations of proposed renovation of the second floor and the rear extension of 109 Elm, and we have discussed with them their intentions. We understand that the proposed revisions require both MHPC approval and a zoning variance.

This letter will memorialize our consent to the proposed modifications, and our sense that, when constructed according to the proposed plans, they will be in keeping with the character of the neighborhood, and enhance the property and surrounding area.

Very Truly Yours,



Benjamin J. Lambiotte



Maria Tsiolis

May 16, 2022

To Whom it May Concern,

We are writing in regard to the proposed additions to Jennifer Gibson and Andreas Smith's home at 109 Elm Avenue. They have shown us the schematic plans and elevations of the new second floor and the rear extension and discussed their intentions. I understand the proposed modifications require approval from both the Historic Preservation Commission - to safeguard character in the historic district - and the Board of Appeals for a zoning variance.

We want to convey that we fully support the proposed modifications and feel the improvements will enhance the property and the neighborhood at large.

Sincerely,

Sarah Boehm

A handwritten signature in blue ink, appearing to read "Sarah Boehm", with a long horizontal flourish extending to the right.

Leonard Newmark

A handwritten signature in blue ink, appearing to read "Leonard Newmark", with a horizontal flourish extending to the right.

111 Elm Avenue

Takoma Park, Md 20912

May 23, 2022

Montgomery County Historic Preservation Commission
Montgomery County Board of Appeals

TO WHOM IT MAY CONCERN:

We live at 6809 Allegheny Avenue in Takoma Park, Maryland and we write to endorse our neighbor's home renovation at 109 Elm Avenue. We understand Jennifer Gibson and Andreas Smith need permission from both the Montgomery County Historic Preservation Commission and the Montgomery County Board of Appeals for a zoning variance. Our neighbors have discussed their plans with us and they have shown us the plans from their architect Bennett Frank McCarthy. The small second floor will conserve green space on the corner lot. We believe that the design is in keeping with the historic district and we support the project.

Best regards,



Catrin E. Hohman Jones



Thomas Mahlo Perkins

GIBSON-SMITH ADDITION

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

PROJECT DESCRIPTION

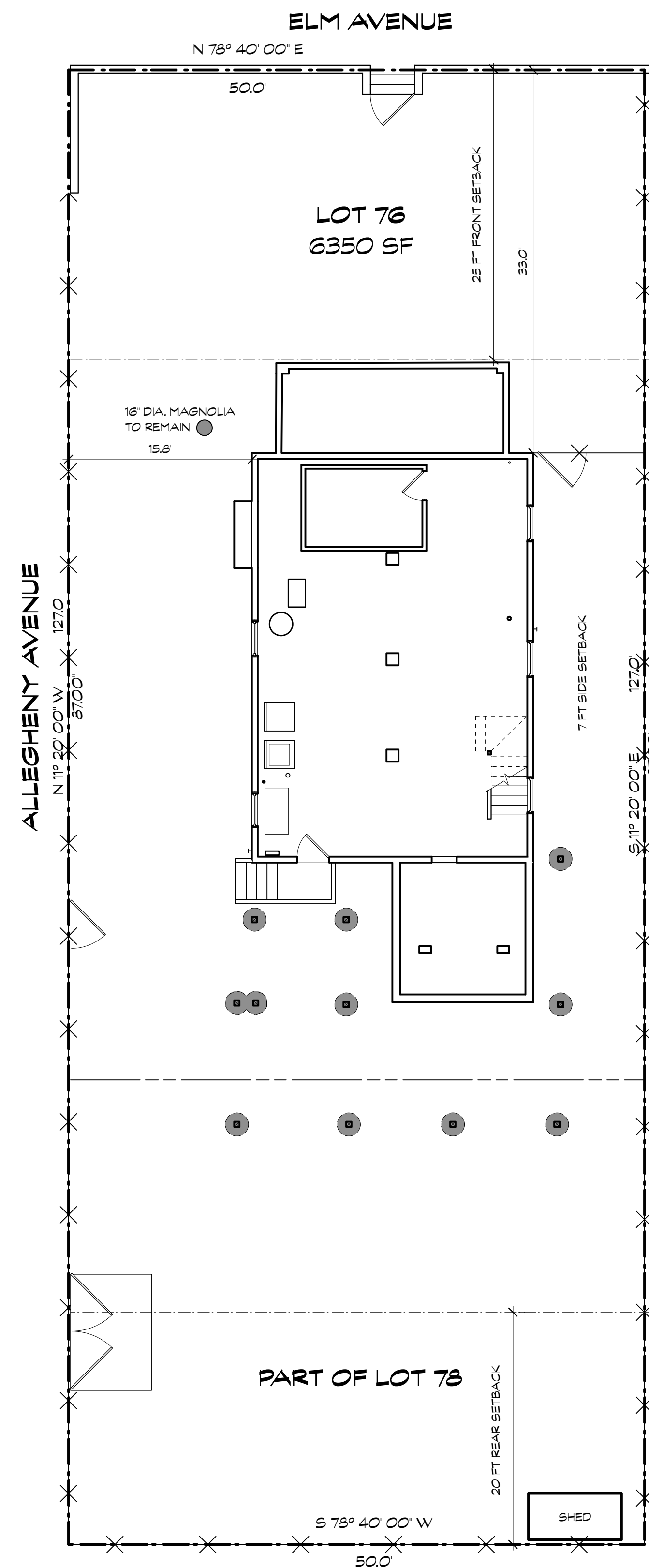
THE PROJECT INVOLVES BUILDING A NEW SECOND STORY AND A ONE-STORY REAR ADDITION ON A HISTORIC ONE-STORY WOOD FRAME BUNGALOW (W/ CELLAR) LOCATED IN THE TAKOMA PARK HISTORIC DISTRICT. THE REAR ADDITION CONSISTS OF A COVERED REAR STOOP/ENTRY, SCREEN PORCH, MUDROOM/ENTRY, AND FAMILY ROOM. REMODELING SCOPE 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

SPECIFICATIONS

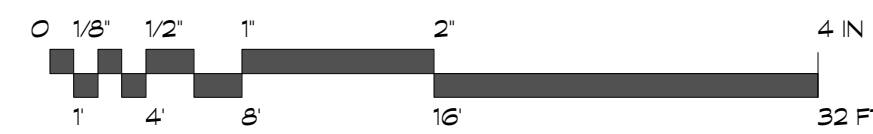


1 TREE PROTECTION PLAN
Scale: 1/8" = 1'-0"

ZONING SITE PLAN

SCALE: 1/8" = 1'-0"
SITE PLAN BASED ON BOUNDARY SURVEY BY WITMER ASSOCIATES, LLC DATED JULY 2022, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

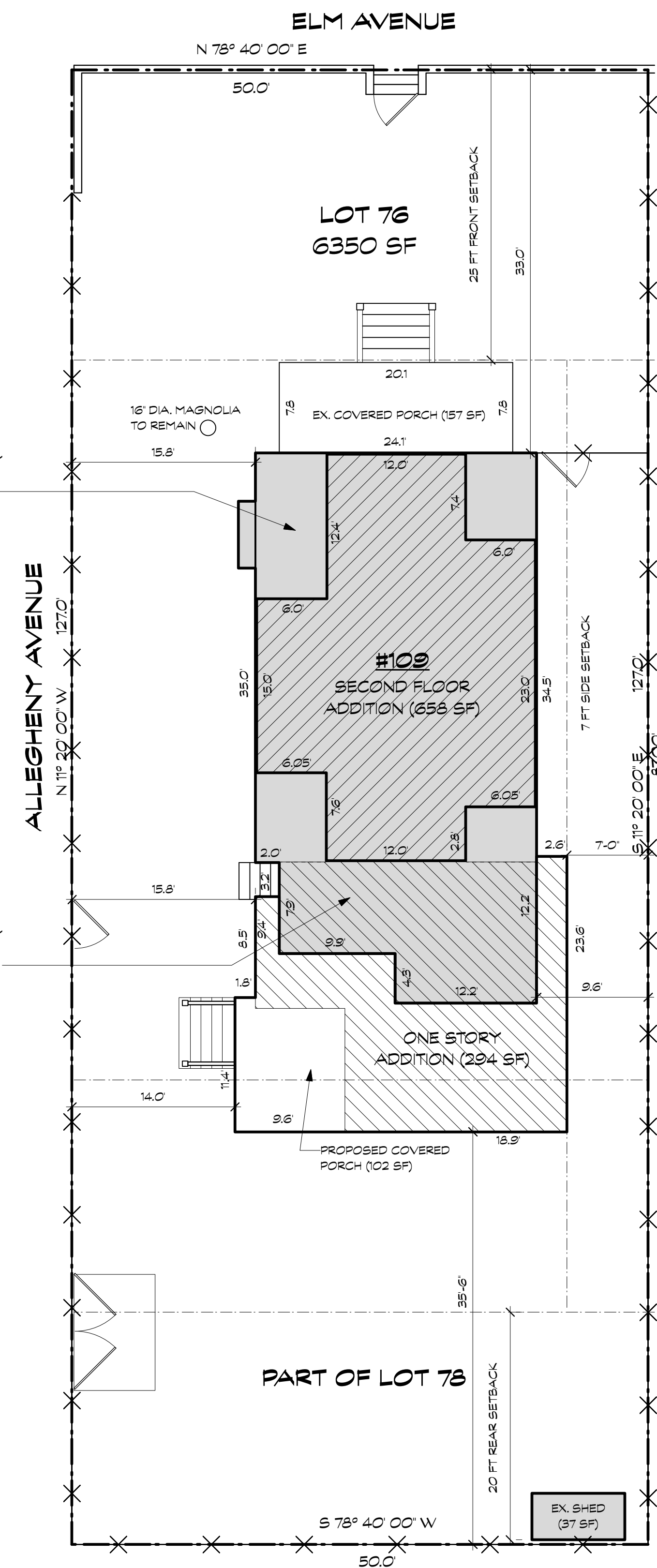
LOT 76 & PART OF LOT 78, BLOCK 16
TAKOMA PARK
PLAT BOOK 3
PLAT NO. 205
SUBDIVISION: B.F. GILBERT'S ADDITION
MONTGOMERY COUNTY, MD
ZONE: R-60



SITE PLAN SUMMARY			
1. LOT COVERAGE			
TOTAL LOT AREA	6350 SF		100.0%
EXISTING LOT COVERAGE	1272 SF		20.0%
PROPOSED LOT COVERAGE	1658 SF		26.1%
PROPOSED INCREASE	396 SF		6.2%
2. BUILDING FLOOR AREA - STORIES			
LEVEL	EX. AREA (SF)	NEW AREA	TOTAL AREA
BASEMENT	852 SF	0 SF	852 SF
FIRST	1076 SF	284 SF	1372 SF
SECOND	0 SF	647 SF	647 SF
TOTALS	1930 SF	941 SF	2871 SF
3. BUILDING HEIGHT (ABOVE AVE. FRONT GRADE)			
	EXISTING	ADDITION	
EAVE	8'-0"	21'-2 3/4"	
MEAN	11'-1 1/2"	24'-8"	
ROOF	15'-11"	27'-7"	

TREE PROTECTION PLAN

LEGEND	
WOOD FENCE	— — — — —
SETBACK LINE	— — — — —
PROPERTY LINE	— — — — —
FIRST FLOOR ADDITION	▭
FIRST FLOOR ADDITION	▭
SECOND FLOOR ADDITION	▭
TREE PROTECTION PLAN LEGEND	
TREE PROTECTION FENCE (4 FT. TALL ORANGE HOPE PLASTIC SAFETY BARRIER)	+++++
STAGING AREA / MATERIAL STORAGE	
SILT FENCE
ROOT PROTECTION (1/2 OSB PANELS OVER 6" LAYER OF WOOD CHIPS)	XXXXX
EDGE OF FOOTING	-----
WOOD / METAL FENCE	— — — — —
PROPERTY LINE	— — — — —



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

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

MECHANICAL CONSULTANT

Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850 (240) 750-4988

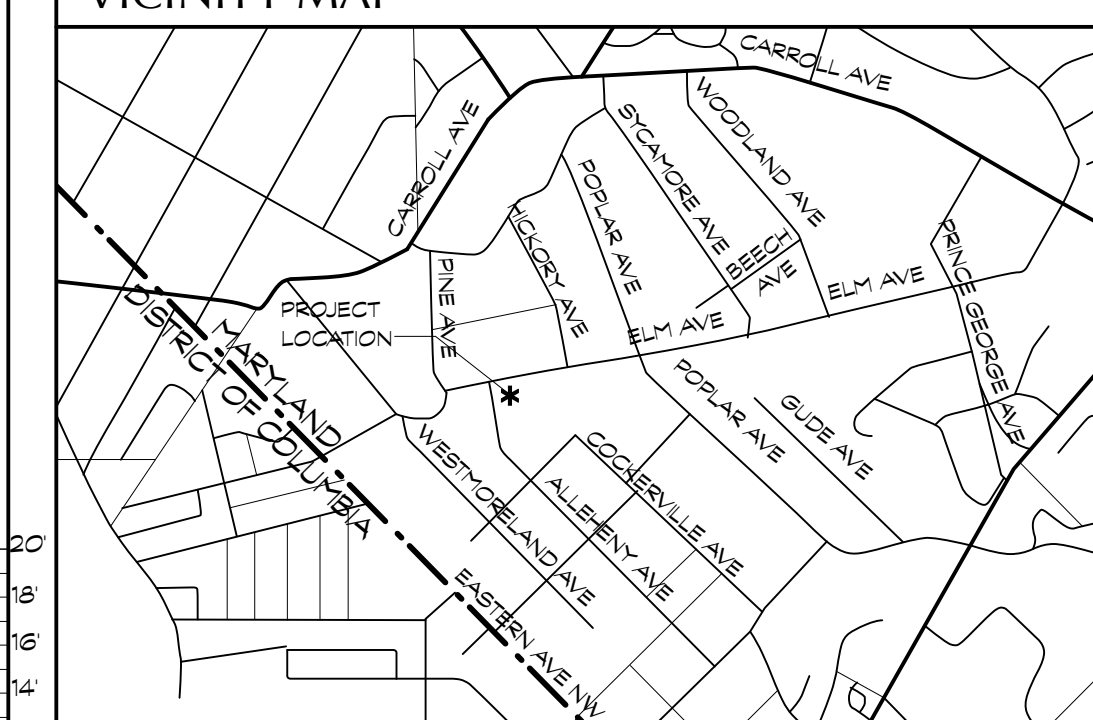
INTERIOR DESIGNER

Lynn McCarthy, Cottonwood Design Studio
6108 River Road
Bethesda, MD 20817 (415) 302-3909

DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	SP100	SPECIFICATIONS
	D100	DEMOLITION FLOOR PLANS
	D200	DEMOLITION ELEVATIONS
	A100	PROPOSED CELLAR & FIRST FLOOR PLANS
	A101	PROPOSED SECOND FLOOR & ROOF PLAN
	A200	ELEVATIONS & SCHEDULES
	A201	ELEVATIONS & SCHEDULES
	A300	BUILDING SECTIONS
	A301	WALL SECTION
	A302	WALL SECTIONS
	A303	WALL SECTIONS
	A400	INTERIOR ELEVATIONS
	S100	FOUNDATION PLAN & DETAIL
	S101	FIRST FLOOR FRAMING PLAN
	S102	SECOND FLOOR FRAMING PLAN
	S103	ROOF FRAMING PLAN & DETAILS
	S200	WIND BRACING PLANS
	S201	STRUCTURAL NOTES & DETAILS
	M100	MECHANICAL PLANS & SPECIFICATIONS
	M101	MECHANICAL PLANS & SPECIFICATIONS
	E100	ELECTRICAL PLANS & SPECIFICATIONS
	E101	ELECTRICAL PLANS & SPECIFICATIONS

VICINITY MAP



DATE	ISSUE
4/28/23	PERMIT SET

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ABBREVIATIONS

AND	COND	CONDITION	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
AT	CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER	STL	STEEL	STL	STEEL
ABOVE FINISHED FLOOR	CONT	CONTINUOUS	EQ	EQUAL		LUMBER	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
APARTMENT	D	DRYER	ETR	EXISTING TO REMAIN	MARB	MARBLE	PLYWD	PLYWOOD	T&G	TONGUE AND GROOVE
BUILDING	DH	DOUBLE HUNG	FF	FINISH FLOOR	MATL	MATERIAL	PTD	PRESSED TREATED	TOS	TOP OF SLAB
BASEMENT	DN	DOWN	FIN	FINISH	MDO	MAXIMUM DENSITY OVERLAY	R	RISER	TYP	TYPICAL
CONTROL JOINT	DR	DOOR	FLR	FLOOR	GA	GUAGE	REF	REFRIGERATOR	UNC	UNLESS NOTED OTHERWISE
CABINET	DB	DOWNSPOUT	GWB	GYPSSUM WALL BOARD	MIN	MINIMUM	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
CENTER LINE	DTL	DETAIL	HB	HOSE BIB	MANU	MANUFACTURER	RQD	REQUIRED	W	WASHER
CLEAR	DWG	DRAWING	HC	HOLLOW CORE	MTL	METAL	RM	ROOM	W	WITH
CONCRETE	EL	ELEVATION	HT	HEIGHT	MECH	MECHANICAL	SC	SOLID CORE	WC	WATER CLOSET
MASONRY UNIT			HT	HEIGHT	NC	NOT IN CONTRACT	SHT	SHEET	WD	WOOD
			HWYR	HARDWARE	NBS	NOT TO SCALE	SHWR	SHOWER	WO	WITHOUT
			JB	JUNCTION BOX	OC	ON CENTER	SIM	SIMILAR	WWM	WELDED WIRE MESH
			LB	ROUND	OH	OPPOSITE HAND	SPEC	SPECIFICATION		

SYMBOLS

C	CENTERLINE
1	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)
A	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)
1	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)
X	DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE
X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE

ELEVATION MARKER

XXX-XX X/X"	ELEVATION
BENCHMARK	LOCATION REFERENCE
SPOT LOCATION	
X	DRAWING REFERENCE SECTION CUT LOCATION
X	SHEET 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

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LICENSE #: _____

EXPIRATION DATE: _____

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

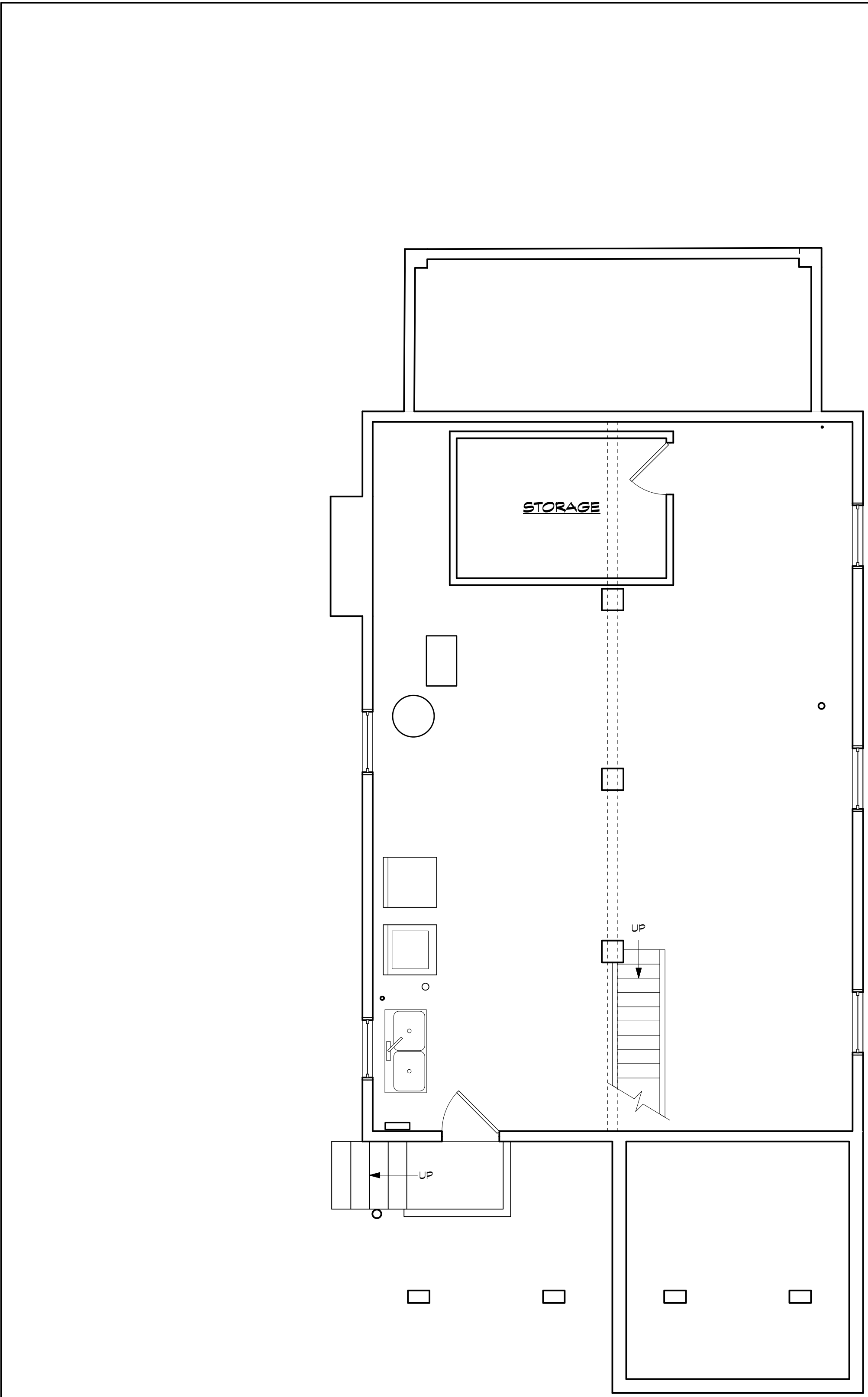
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GIBSON-SMITH ADDITION
109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

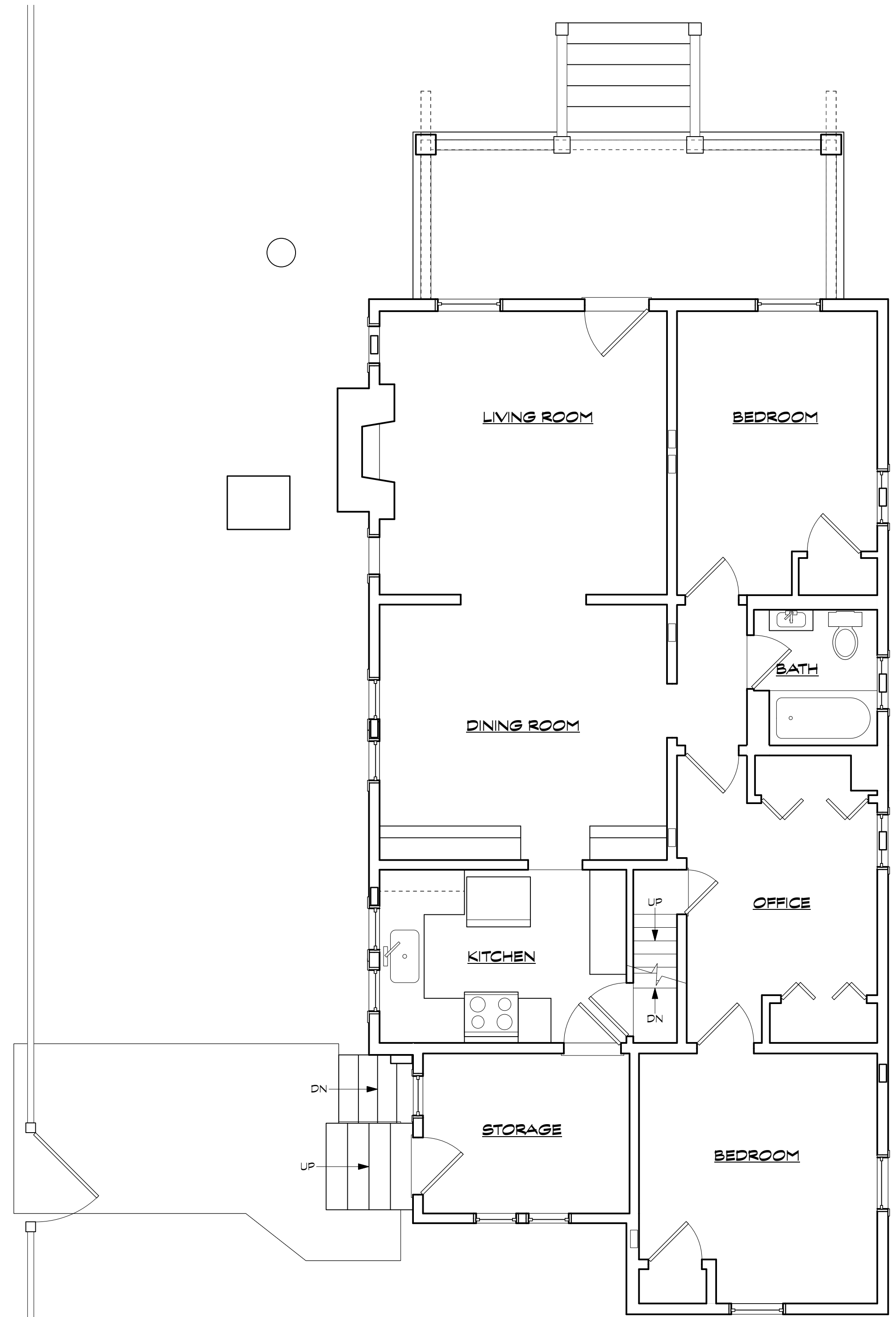
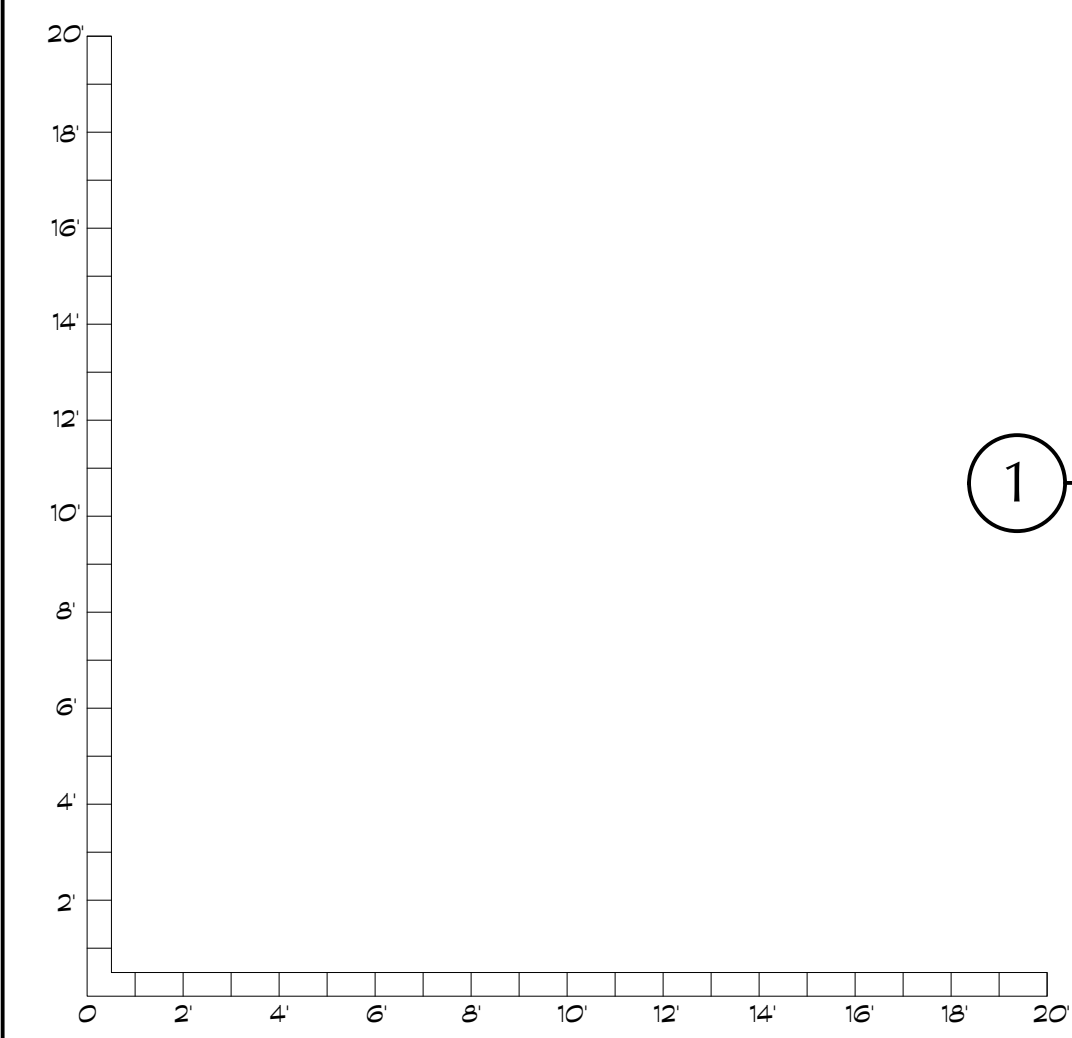
EXISTING CELLAR & FIRST FLOOR PLANS

EC100

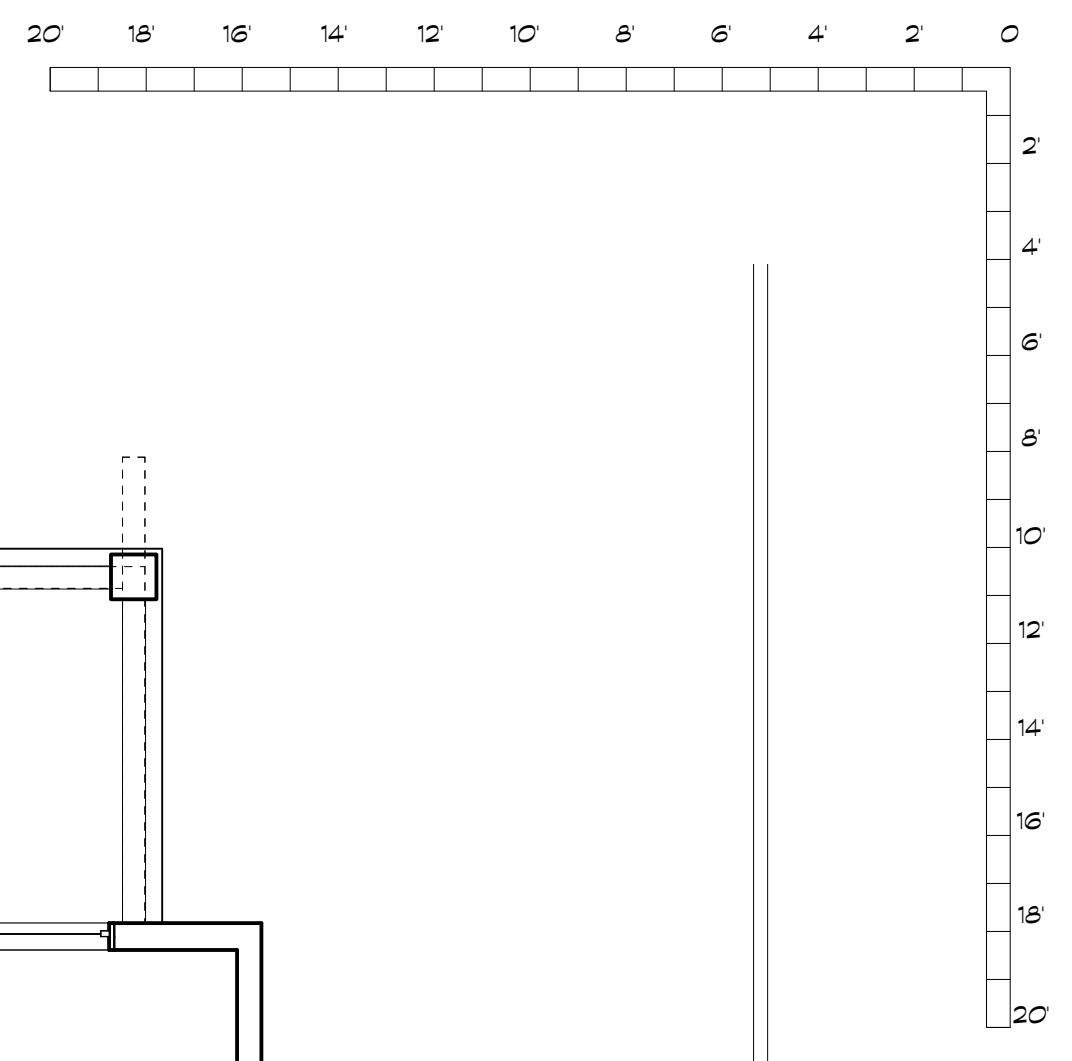
28 APRIL 2023



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

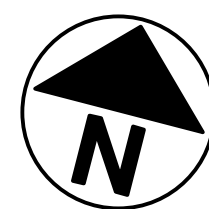


2 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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

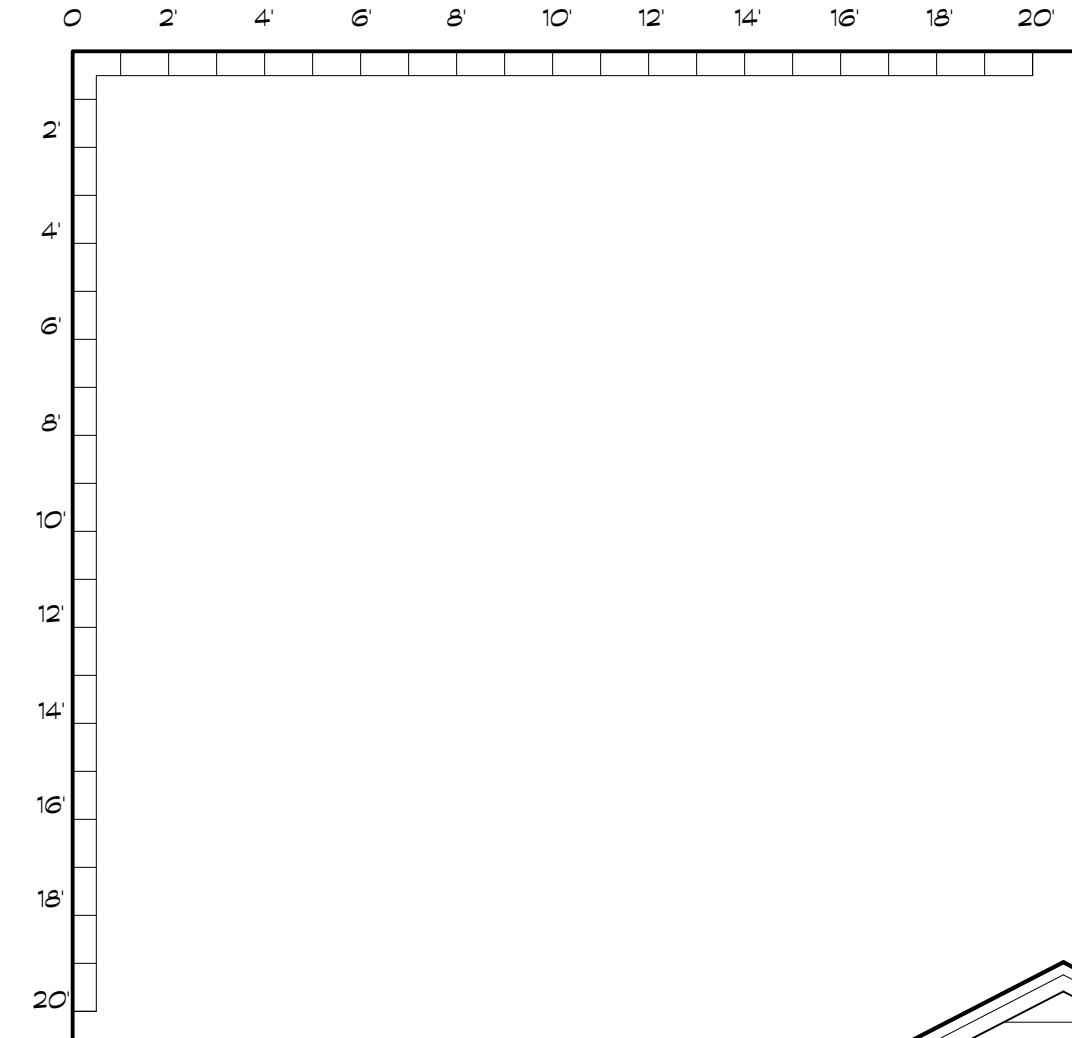


GENERAL NOTES:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

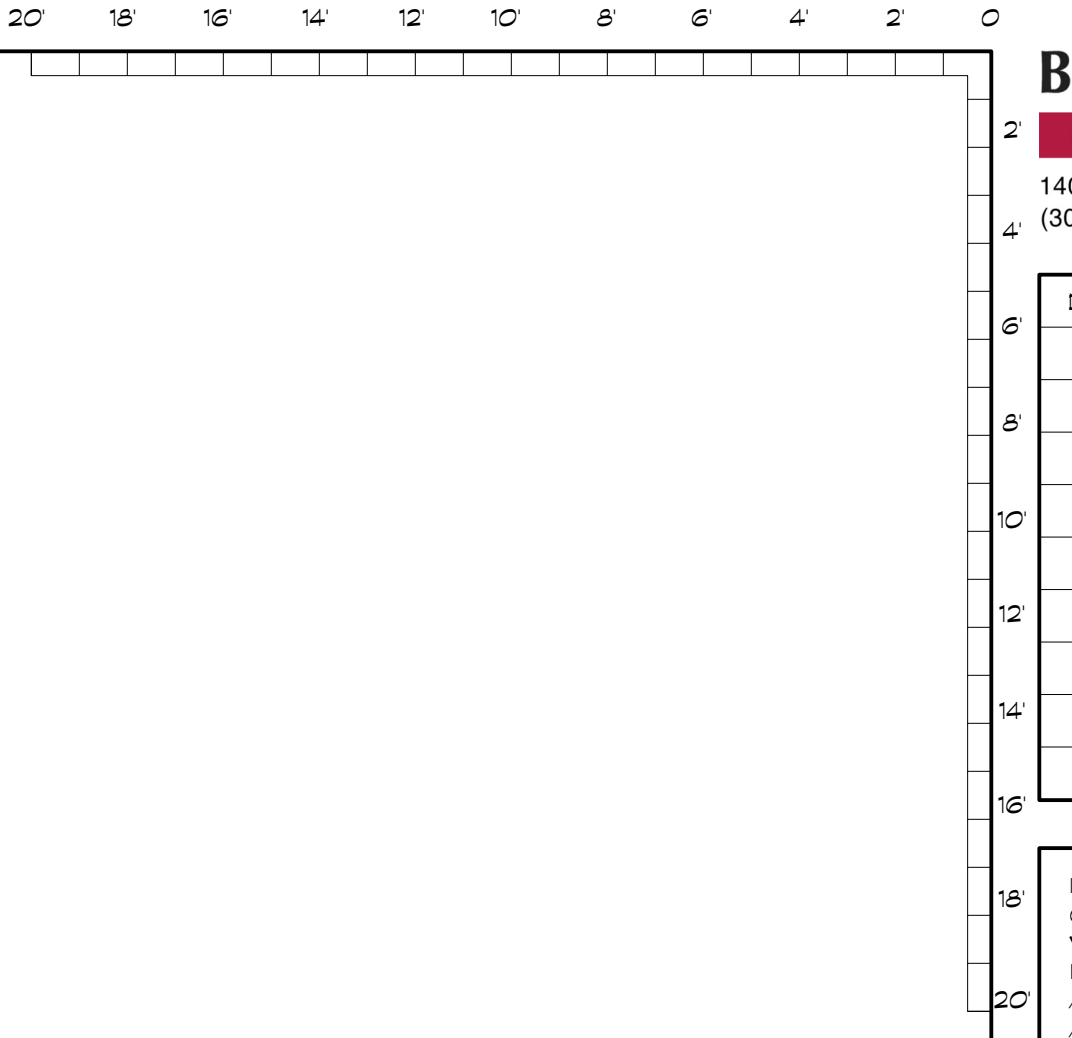
DATE	ISSUE - REMARKS

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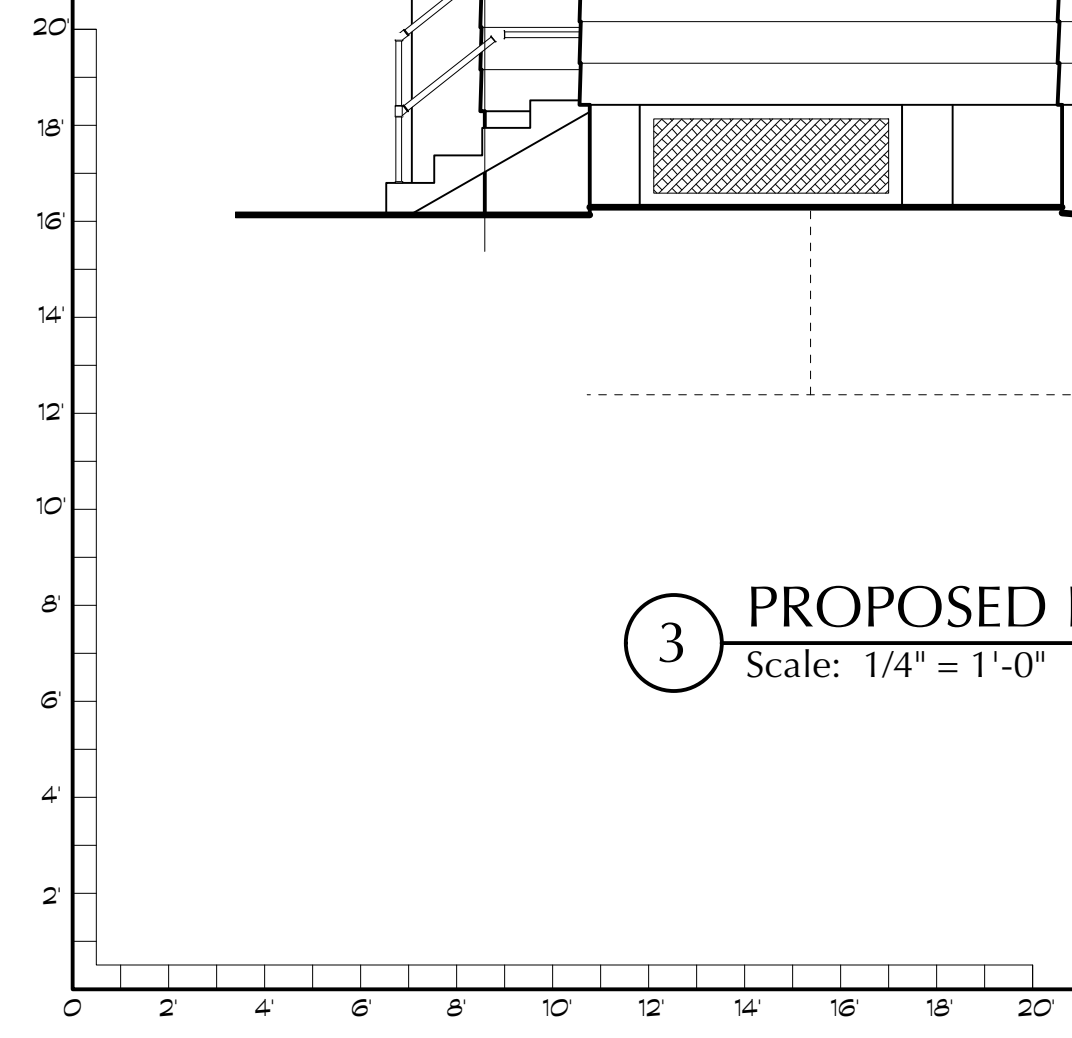
LICENSE #: _____ EXPIRATION DATE: _____



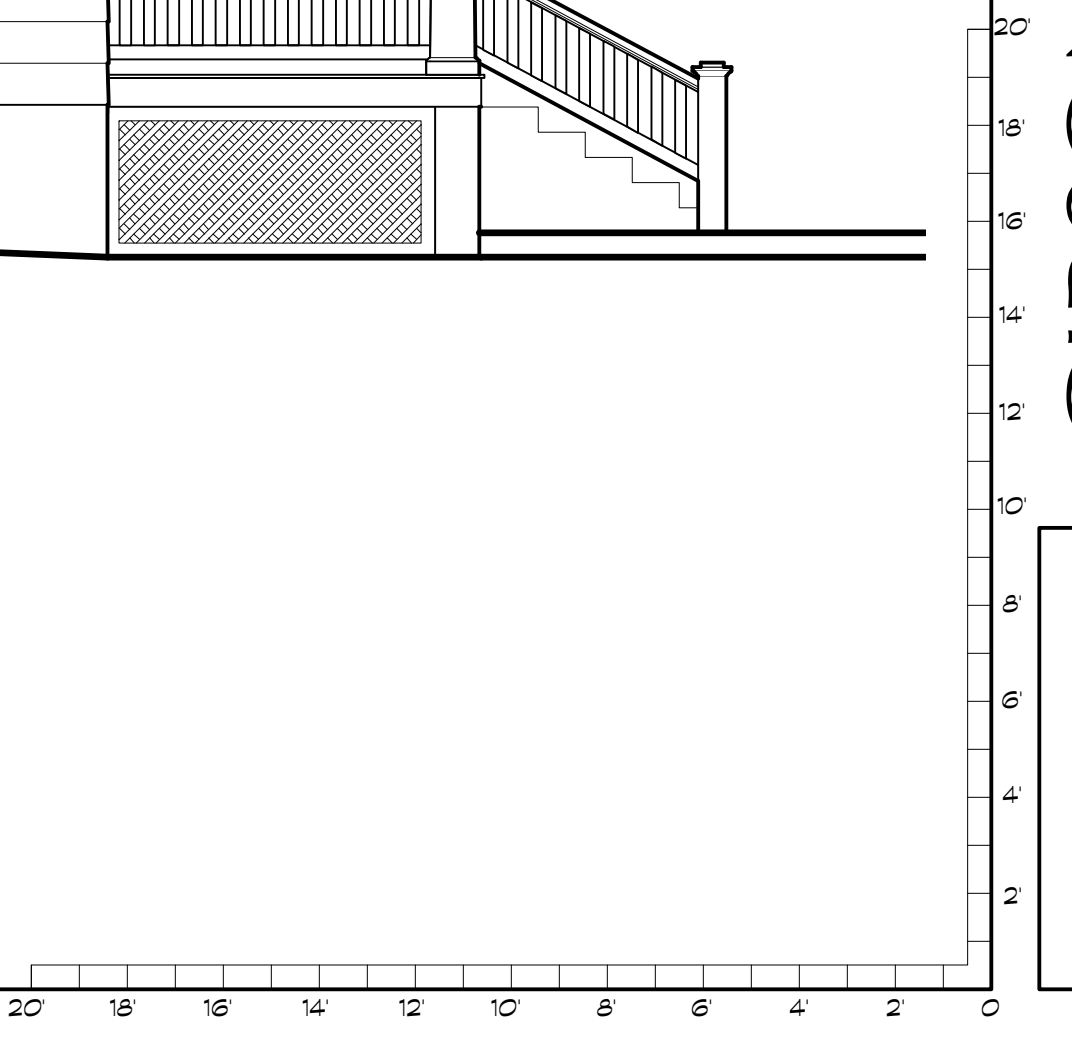
1 PROPOSED FRONT ELEVATION
 Scale: 1/4" = 1'-0"



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



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



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

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

28 APRIL 2023

EXISTING ELEVATIONS
EC200

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

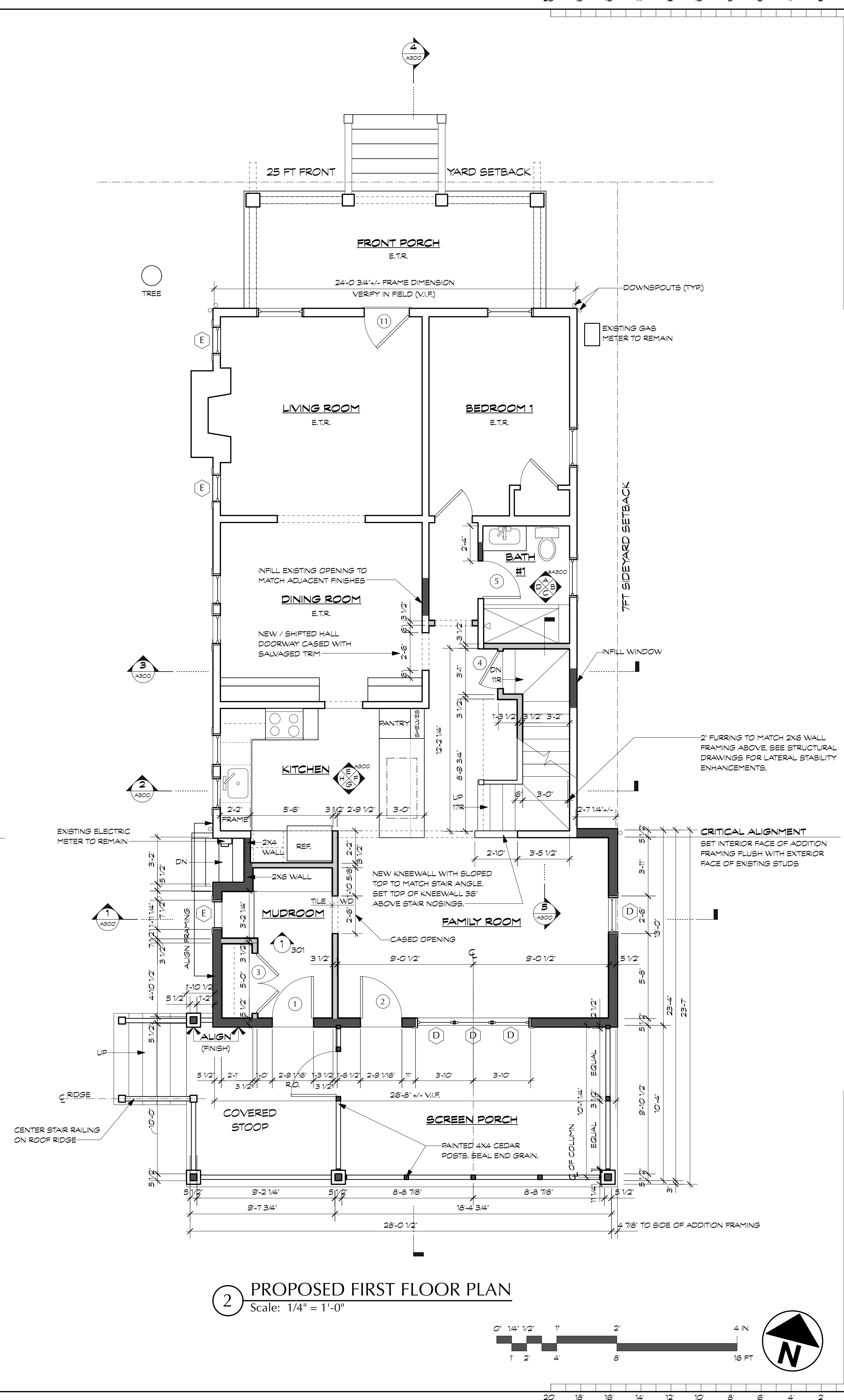
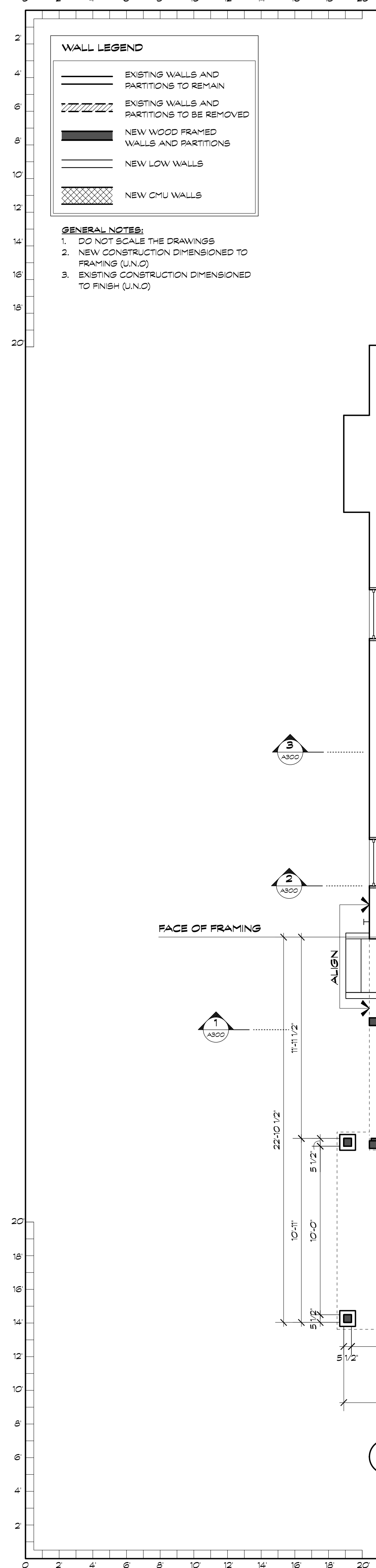
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WALL LEGEND

- 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)



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

28 APRIL 2023

CELLAR & FIRST FLOOR PLANS

A100



DATE	ISSUE - REMARKS

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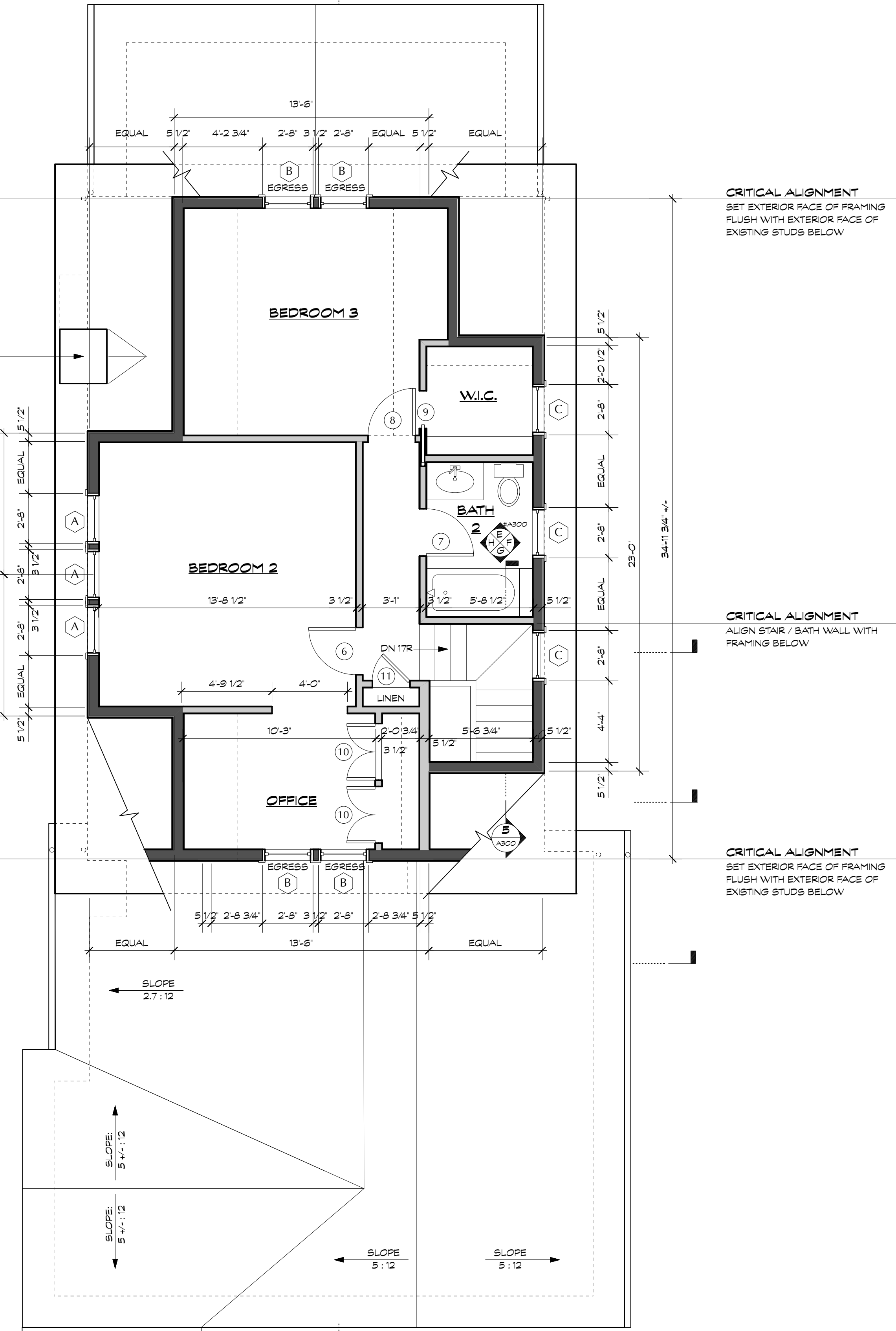
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WALL LEGEND

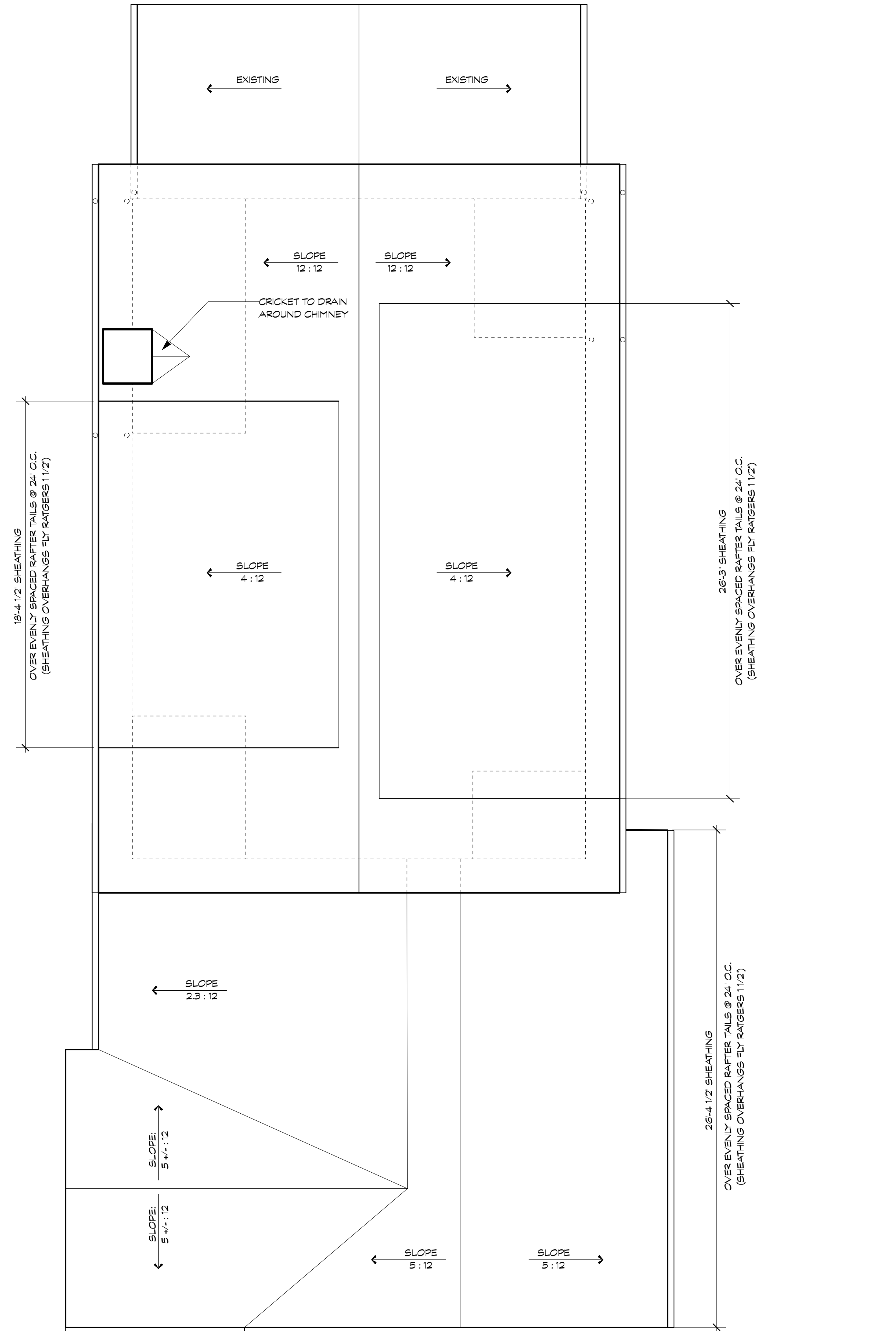
- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS
- NEW CONSTRUCTION DIMENSIONED TO FRAMING (J.N.O)
- EXISTING CONSTRUCTION DIMENSIONED TO FINISH (J.N.O)



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



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



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

SECOND FLOOR & ROOF PLAN

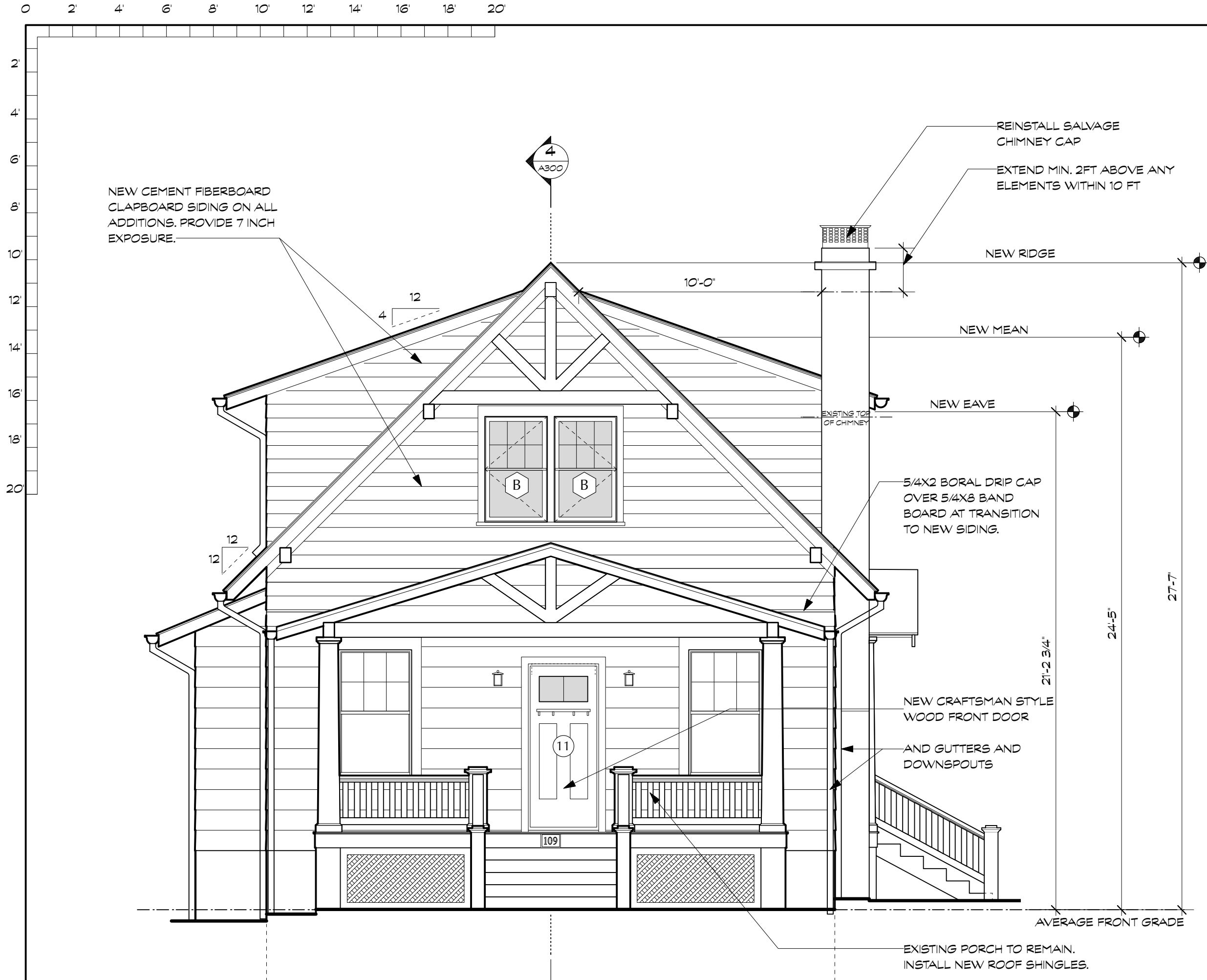
A101

28 APRIL 2023

DATE	ISSUE - REMARKS

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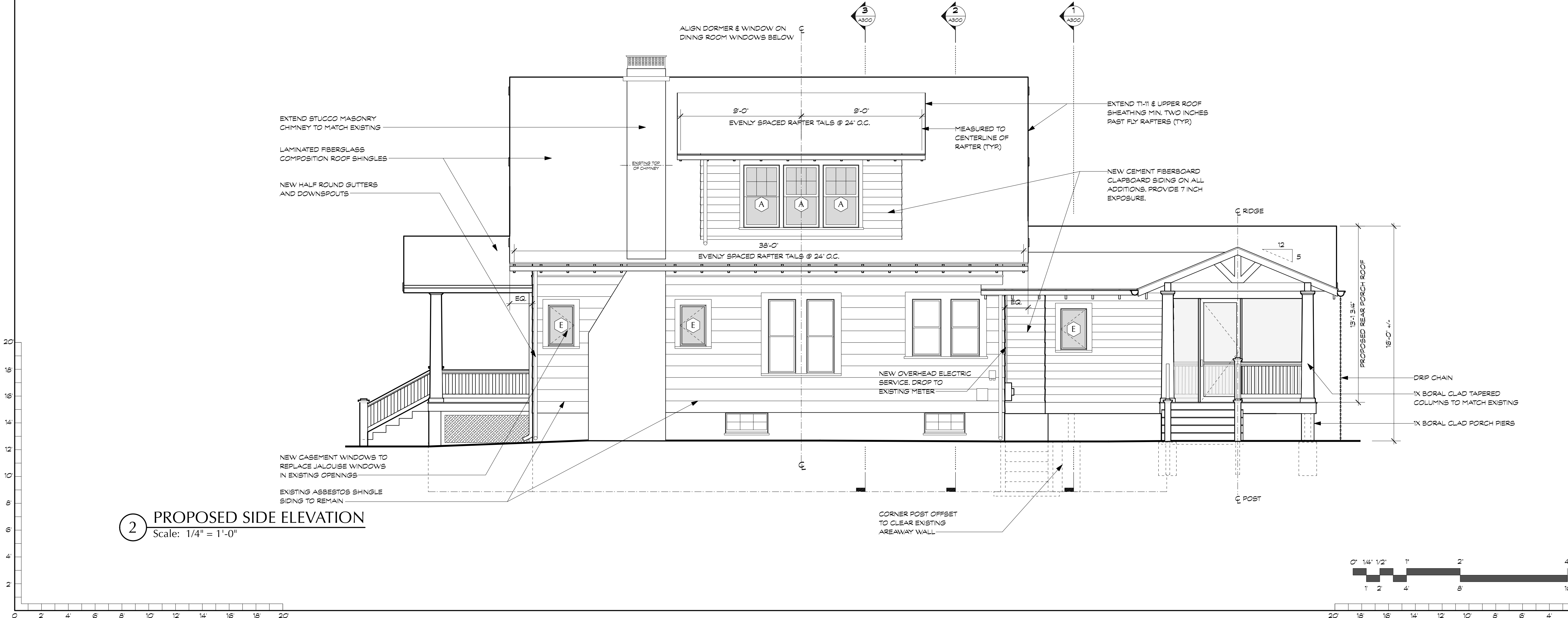


1 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

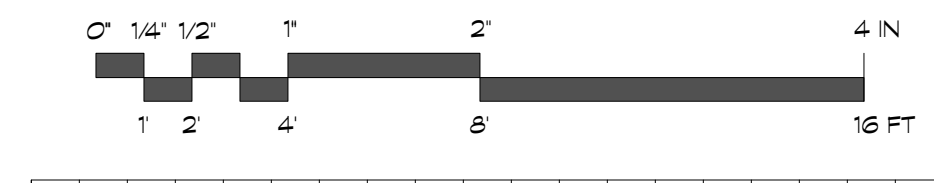
NO.	LOCATION	SIZE	THICKNESS	MATERIAL	DR	FR	TYPE/STYLE	CONFIG	OPER.	U-VALUE	SHGC	HARDWARE	REMARKS	NO.
1	MUDROOM ENTRY	2'-8 1/8" X 7'-2 1/2" (R.O.)	1 3/4"	WD/GL	WD	FULL-LITE	SINGLE	SWING	Y	N	0.30	LOCKSET & DEADBOLT	WEATHERSHIELD MODEL # 1-2972	1
2	FAMILY ROOM ENTRY	2'-8 1/8" X 7'-2 1/2" (R.O.)	1 3/4"	WD/GL	WD	FULL-LITE	SINGLE	SWING	Y	N	0.30	LOCKSET & DEADBOLT	WEATHERSHIELD MODEL # 1-2972	2
3	MUDROOM CLOSET	4'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING	Y	N	0.30	MAGNETIC CATCH & DUMMY PULLS		3
4	BASEMENT STAR	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	Y	N	0.30	PASSAGE		4
5	BATH 1	EXISTING V.I.F.		WD	WD	EXISTING	SINGLE	SWING	Y	N	0.30	EXISTING	REINSTALL EXISTING / SALVAGE	5
6	BEDROOM 2	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	Y	N	0.30	PASSAGE		6
7	BATH 2	2'-4" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	Y	N	0.30	PRIVACY		7
8	BEDROOM 3	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	Y	N	0.30	PASSAGE		8
9	BEDROOM 3 CLOSET	2'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	POCKET	Y	N	0.30	JOHNSON HEAVY DUTY TRACKS & TRUCKS		9
10	OFFICE CLOSET	3'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING	Y	N	0.30	MAGNETIC CATCH & DUMMY PULLS		10
11	MAIN ENTRY	V.I.F.	1 3/4"	WD	WD	T&D	SINGLE	SWING	Y	N	0.30	LOCKSET & DEADBOLT	SEE ALLOWANCES	11

MARK	MANUFACTURER	MODEL NO.	TYPE	UNIT SIZE (W x H)	M.O. / R.O. (W x H)	OPER.	EGRESS	GLAZING	U-VALUE	SHGC	REMARKS	MARK
A	WEATHERSHIELD	2848 (S122)	DOUBLE HUNG	2'-7 1/2" X 4'-7 1/2"	2'-8" X 4'-8"	Y	N	LOW-E	0.30	0.30		A
B	WEATHERSHIELD	2848 (S219)	CASEMENT	2'-7 1/2" X 4'-8 1/2"	2'-8" X 4'-8"	Y	Y	LOW-E	0.30	0.30		B
C	WEATHERSHIELD	2840 (S122)	DOUBLE HUNG	2'-7 1/2" X 3'-11 1/2"	2'-8" X 4'-0"	Y	N	LOW-E	0.30	0.30		C
D	WEATHERSHIELD	2850 (S122)	DOUBLE HUNG	2'-7 1/2" X 4'-11 1/2"	2'-8" X 5'-0"	Y	N	LOW-E	0.30	0.30		D
E	WEATHERSHIELD	2030 (S219)	CASEMENT	1'-11 1/2" X 2'-11 1/2"	2'-0" X 3'-0"	N	N	LOW-E	0.30	0.30		E
F												F

- NOTES:**
1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
 2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
 3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
 4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
 5. BASEMENTS, HABITABLE ATTICS & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW.
THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES.
THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.
 6. PROVIDE LIMITERS ON ALL WINDOWS WITH SILL HEIGHT BELOW 36" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
 7. ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U-VALUE, SHGC, AND AIR LEAKAGE RATING.
 8. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.



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



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

PROPOSED ELEVATIONS & SCHEDULES
A200

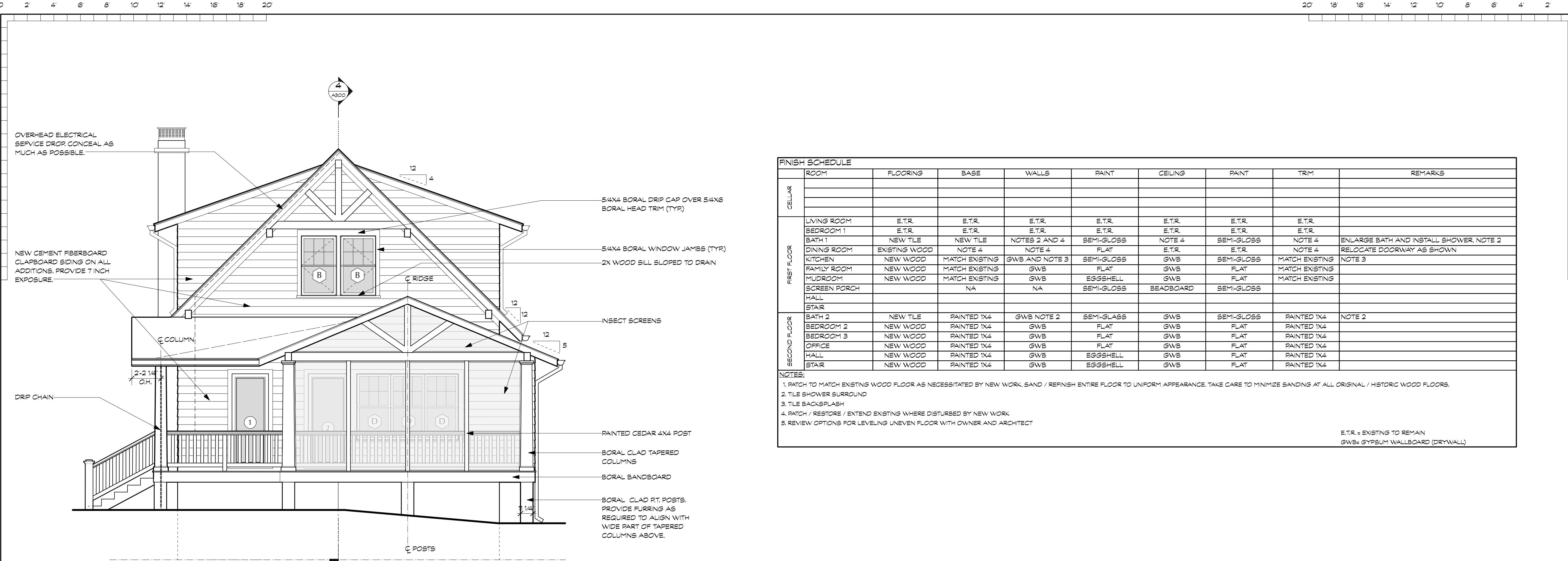
28 APRIL 2023

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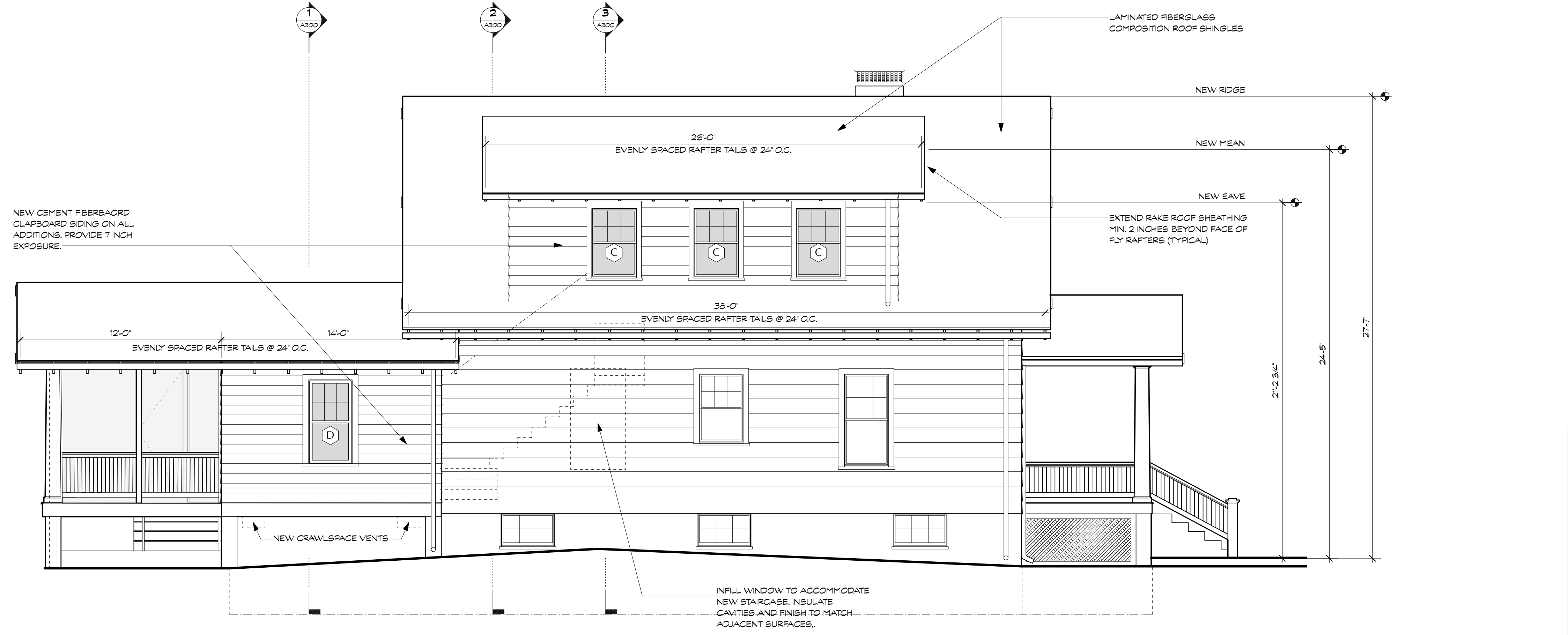


FINISH SCHEDULE								
ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	PAINT	TRIM	REMARKS
CELLAR								
LIVING ROOM	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
BEDROOM 1	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
BATH 1	NEW TILE	NEW TILE	NOTES 2 AND 4	SEMI-GLOSS	NOTE 4	SEMI-GLOSS	NOTE 4	ENLARGE BATH AND INSTALL SHOWER, NOTE 2
DINING ROOM	EXISTING WOOD	NOTE 4	NOTE 4	FLAT	E.T.R.	E.T.R.	NOTE 4	RELOCATE DOORWAY AS SHOWN
KITCHEN	NEW WOOD	MATCH EXISTING	GWB AND NOTE 3	SEMI-GLOSS	GWB	SEMI-GLOSS	MATCH EXISTING	NOTE 3
FAMILY ROOM	NEW WOOD	MATCH EXISTING	GWB	FLAT	GWB	FLAT	MATCH EXISTING	
MUDROOM	NEW WOOD	MATCH EXISTING	GWB	EGGSHELL	GWB	FLAT	MATCH EXISTING	
SCREEN PORCH								
HALL								
STAIR								
BATH 2	NEW TILE	PAINTED 1X4	GWB NOTE 2	SEMI-GLOSS	GWB	SEMI-GLOSS	PAINTED 1X4	NOTE 2
BEDROOM 2	NEW WOOD	PAINTED 1X4	GWB	FLAT	GWB	FLAT	PAINTED 1X4	
BEDROOM 3	NEW WOOD	PAINTED 1X4	GWB	FLAT	GWB	FLAT	PAINTED 1X4	
OFFICE	NEW WOOD	PAINTED 1X4	GWB	FLAT	GWB	FLAT	PAINTED 1X4	
HALL	NEW WOOD	PAINTED 1X4	GWB	EGGSHELL	GWB	FLAT	PAINTED 1X4	
STAIR	NEW WOOD	PAINTED 1X4	GWB	EGGSHELL	GWB	FLAT	PAINTED 1X4	

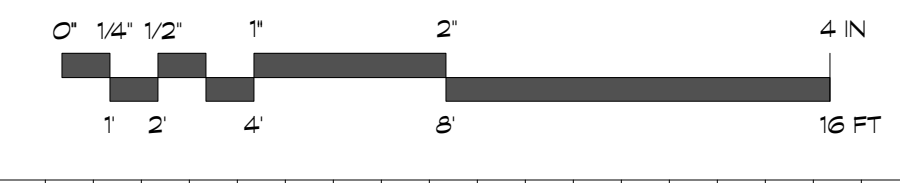
NOTES:
 1. PATCH TO MATCH EXISTING WOOD FLOOR AS NECESSITATED BY NEW WORK. SAND / REFINISH ENTIRE FLOOR TO UNIFORM APPEARANCE. TAKE CARE TO MINIMIZE SANDING AT ALL ORIGINAL / HISTORIC WOOD FLOORS.
 2. TILE SHOWER SURROUND
 3. TILE BACKPLASH
 4. PATCH / RESTORE / EXTEND EXISTING WHERE DISTURBED BY NEW WORK
 5. REVIEW OPTIONS FOR LEVELING UNEVEN FLOOR WITH OWNER AND ARCHITECT

E.T.R. = EXISTING TO REMAIN
 GWB = GYPSUM WALLBOARD (DRYWALL)

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



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



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

PROPOSED ELEVATIONS
A201

28 APRIL 2023

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



Detail: 109 ELM REAR

Existing Property Condition Photographs (duplicate as needed)



Detail: 109 ELM REAR SOUTHEAST CORNER



Detail: CONTEXT: 6809 ALLEGHENY

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 107 ELM FROM ALLEGHENY



Detail: CONTEXT: 105-107 ELM WEST OF ALLEGHENY

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 108-112 ELM



Detail: CONTEXT: 108 ELM AVE

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 110 ELM AVE



Detail: CONTEXT: 112 ELM AVE

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 111 ELM AVE

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

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

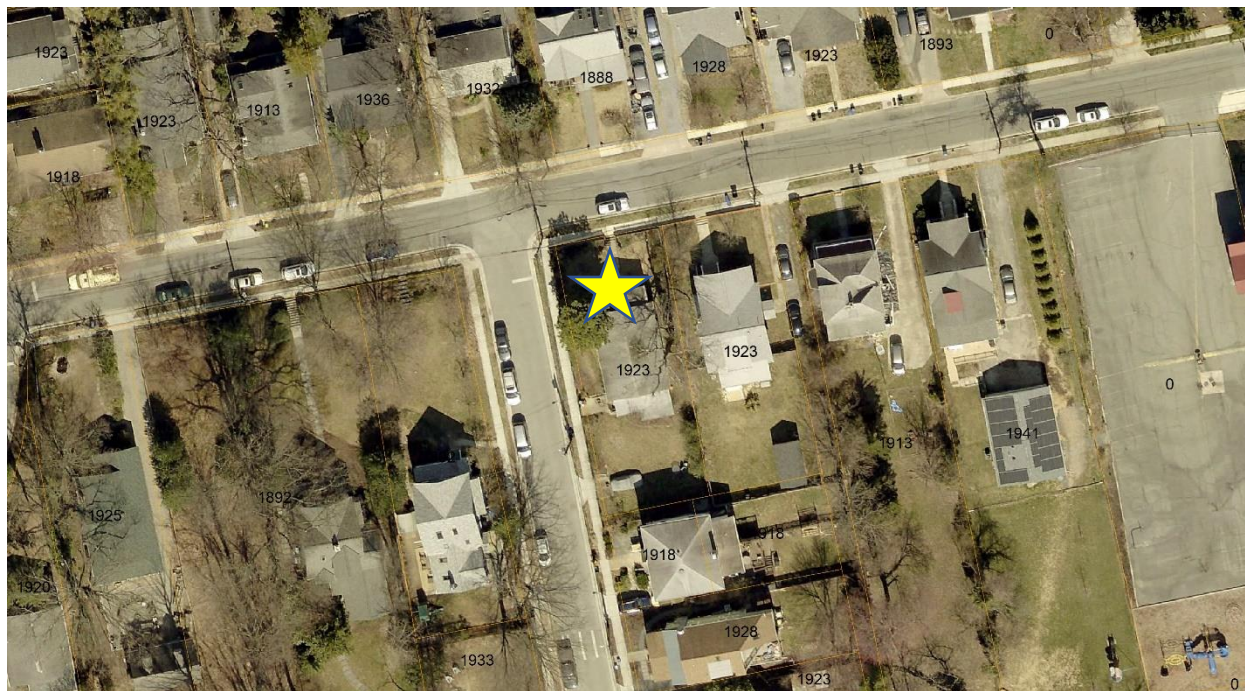


Figure 1: The subject property is located at the corner of Elm and Allegheny Aves. at the edge of the Historic District.

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 ft² (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 ft² (two hundred twenty-two feet); making the total square footage 1082 ft² (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 ft² (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.¹ 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).

¹ 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.

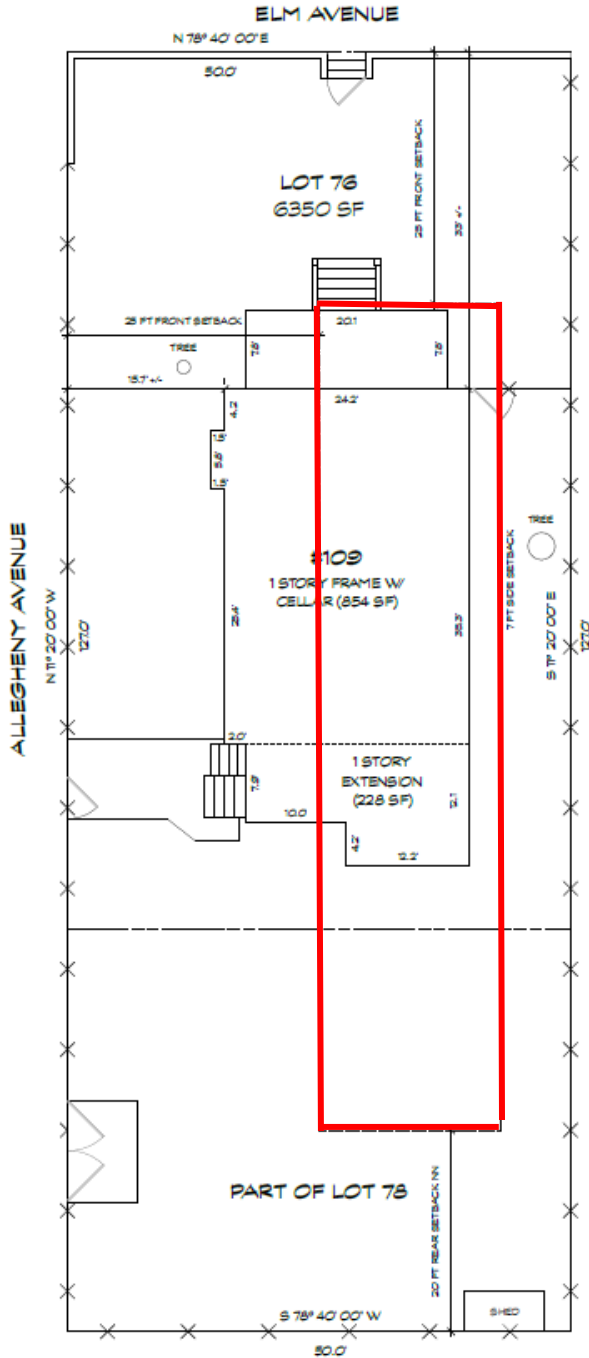


Figure 2: Existing site plan, with the buildable envelope outlined in red.

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 ft² to 347 ft²) 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 to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 993041 DATE ASSIGNED

APPLICANT:

Name: Jennifer Gibson & Andreas Smith Address: 109 Elm Avenue Daytime Phone: 301-585-2222

E-mail: brian@bfmarch.com City: Takoma Park Zip: 20912 Tax Account No.: 13-01058530

AGENT/CONTACT (if applicable):

Name: Brian McCarthy Address: BFM Architects, 1400 Spring Street Daytime Phone: 301-602-0115

E-mail: brian@bfmarch.com City: Silver Spring Zip: 20910 Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Takoma Park 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Brian McCarthy 5/17/22

Signature of owner or authorized agent

Date

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

<p>Owner's mailing address Jennifer Gibson & Andreas Smith 109 Elm Avenue Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address Brian McCarthy Bennett Frank McCarthy Architects 1400 Spring Street Silver Spring, MD 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Sarah Boehm & Leonard Newmark 111 Elm Avenue Takoma Park, MD 20912</p>	<p>Thomas Bossuroy & Clara Delavallade-Bossuroy 107 Elm Avenue Takoma Park, MD 20912</p>
<p>Benjamin J Lambiotte & Maria Tsiolis 110 Elm Avenue Takoma Park, MD 20912</p>	<p>Janet Marie Owens 108 Elm Avenue Takoma Park, MD 20912</p>
<p>Martina S Barash 6807 Allegheny Avenue Takoma Park, MD 20912</p>	<p>Catrin Elizabeth Hohman Jones Thomas Mahlo Perkins 6809 Allegheny Avenue Takoma Park, MD 20912</p>

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

See separate/attached memo

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

See separate/attached memo

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/Exc avation/Land scaing	*	*		*	*	*	*
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

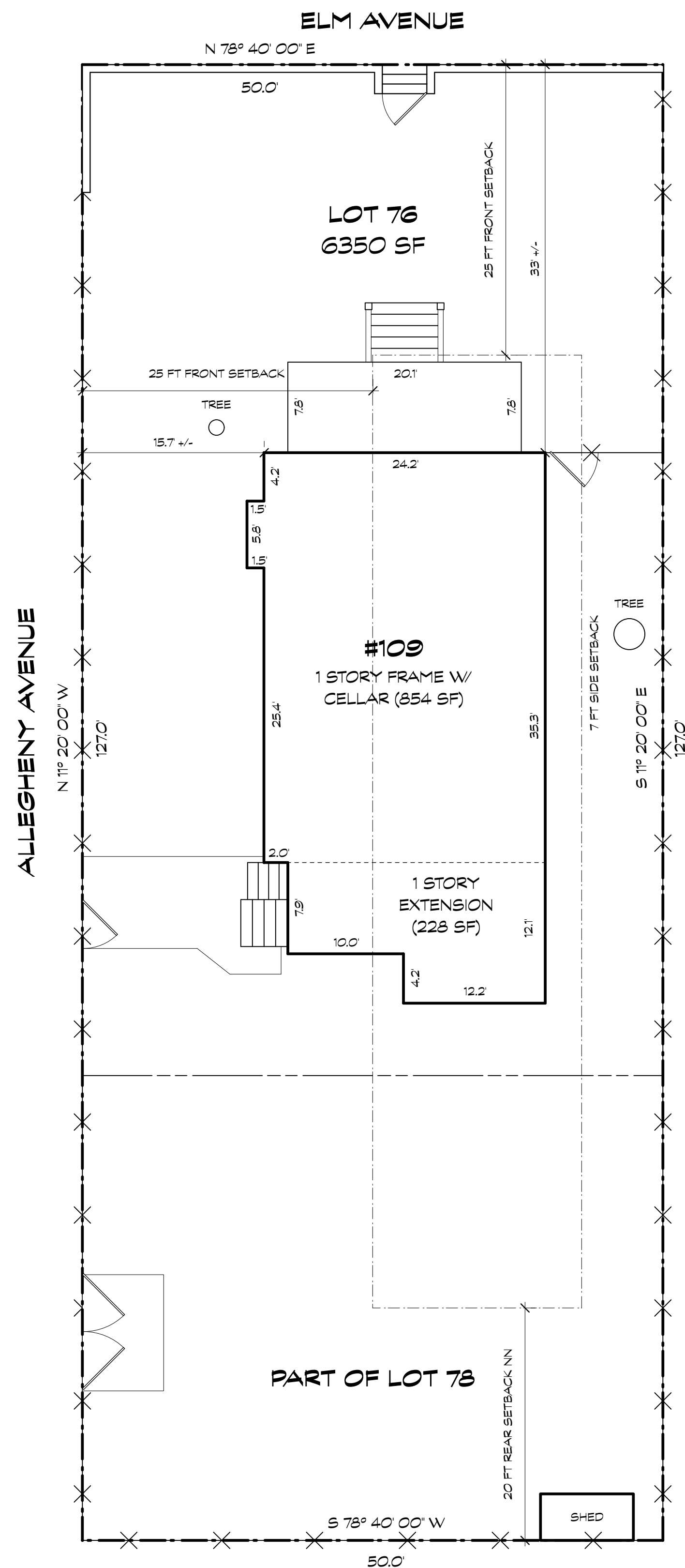
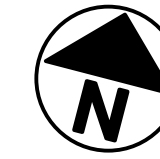
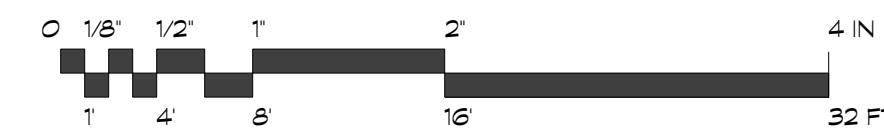
Robert Wixson, APAC Engineering, Inc.
8555 16th St. Suite 200
Silver Spring, MD 20910 (301) 565-0543

ZONING SITE PLAN

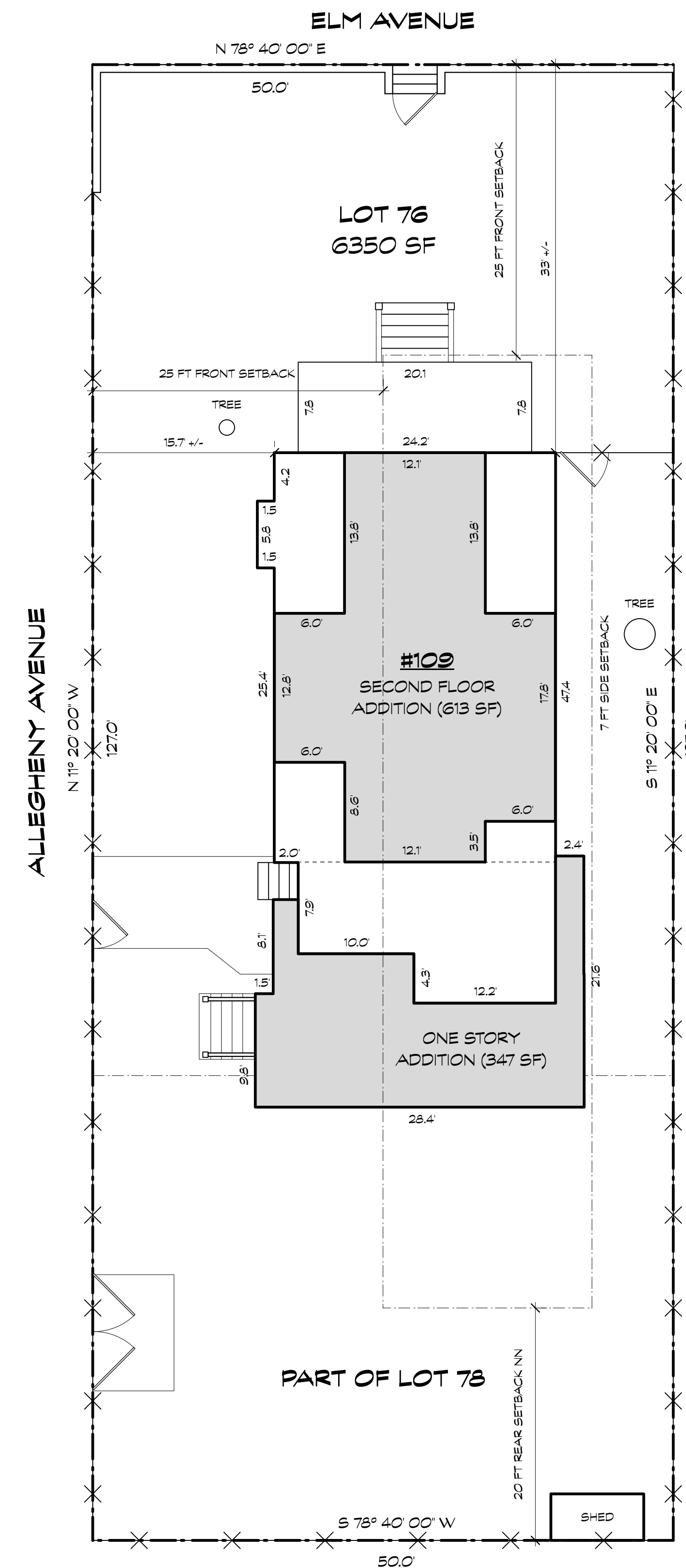
SCALE: 1/8" = 1'-0"
SITE PLAN BASED ON BOUNDARY SURVEY BY CAPITOL SURVEYS INC., DATED 19 MAY 2003, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

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"

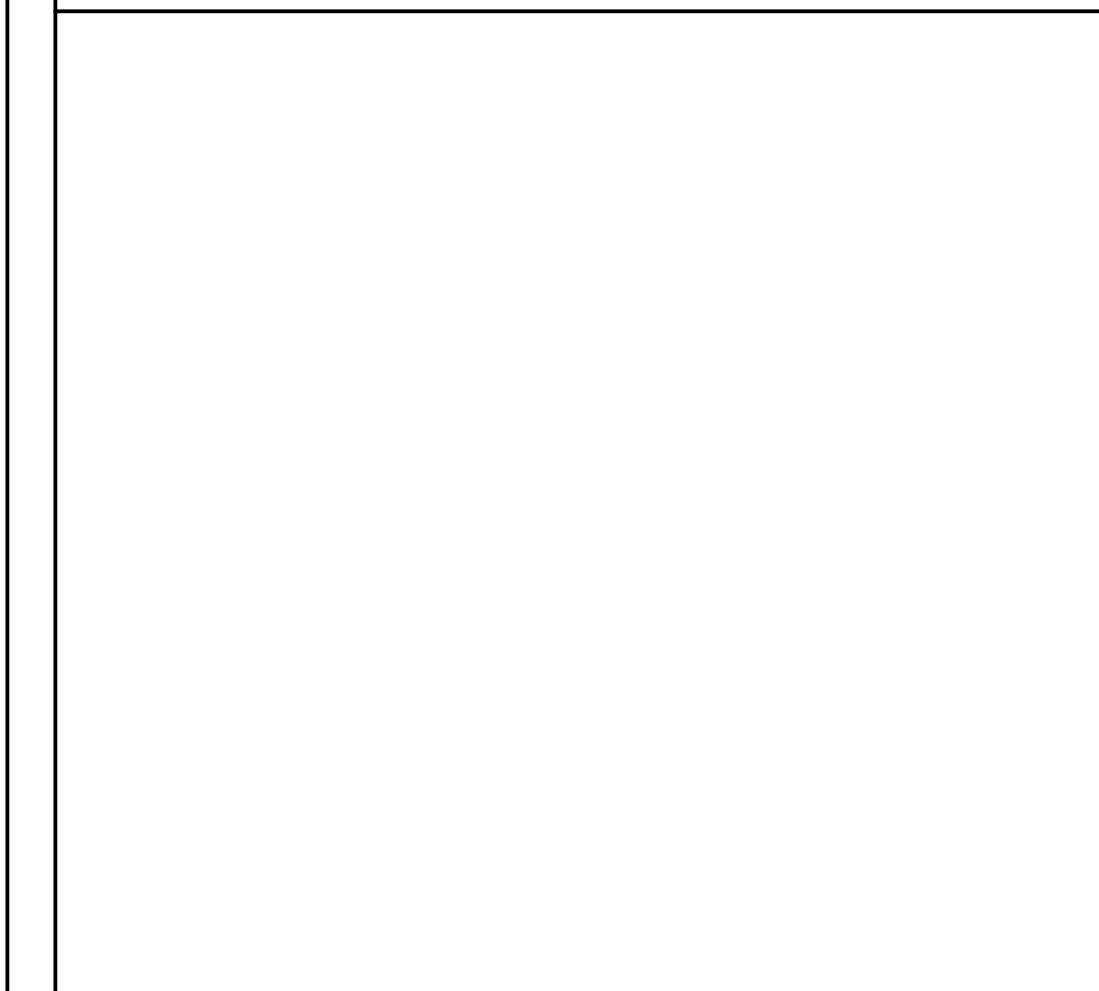


2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

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	COND	CONDITION	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
AT	CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER	STL	STEEL	STL	STEEL
ABOVE FINISHED FLOOR	CONT	CONTINUOUS	EQ	EQUAL		LUMBER	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
APARTMENT	D	DRYER	ETR	EXISTING TO REMAIN	MARB	MARBLE	PLYWD	PLYWOOD	T&G	TONGUE AND GROOVE
BUILDING	DI	DIAMETER	EX	EXISTING	MATL	MATERIAL	PT	PRESSURE TREATED	T&S	TOP OF SLAB
BASEMENT	DM	DIMENSION	FF	FINISH FLOOR	MAX	MAXIMUM	PTD	PAINTED	TYP	TYPICAL
CONTROL JOINT	DN	DOWN	FIN	FINISH	MDO	MEDIUM DENSITY OVERLAY	R	RISER	UNC	UNLESS NOTED OTHERWISE
CABINET	DR	DOOR	FLR	FLOOR	MIN	MINIMUM	REF	REFRIGERATOR	VER	VERIFY IN FIELD
CENTER LINE	DS	DOWNSPOUT	GA	GAUGE	MANU	MANUFACTURER	RO	ROUGH OPENING	W	WASHER
CEILING	DTL	DETAIL	GWB	GYPSUM WALL BOARD	MTL	METAL	RQD	REQUIRED	W	WITH
CLEAR	HB	HOSE BIB	HC	HOLLOW CORE	MECH	MECHANICAL	RM	ROOM	WC	TOILET / WATER CLOSET
CONCRETE	DW	DISHWASHER	DWG	DRAWING	NIC	NOT IN CONTRACT	SC	SOLID CORE	WD	WOOD
MASONRY UNIT	DWG	DRAWING	HT	HEIGHT	NTS	NOT TO SCALE	SHT	SHEET	WO	WITHOUT
	EFB	EXTERIOR FINISHING SYSTEM	HT	HARDWARE	OC	ON CENTER	SHWR	SHOWER	WWM	WELDED WIRE MESH
	EL	ELEVATION	JB	JUNCTION BOX	OH	OPPOSITE HAND	SPEC	SPECIFICATION		

SYMBOLS

☐	CENTERLINE
①	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)
Ⓐ	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)
①	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)
X	DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE
X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE

ELEVATION MARKER

XXX-XX X'X"	ELEVATION
⊕	BENCHMARK LOCATION REFERENCE
●	SPOT LOCATION
X	DRAWING REFERENCE SECTION CUT LOCATION
X	SHEET 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: _____

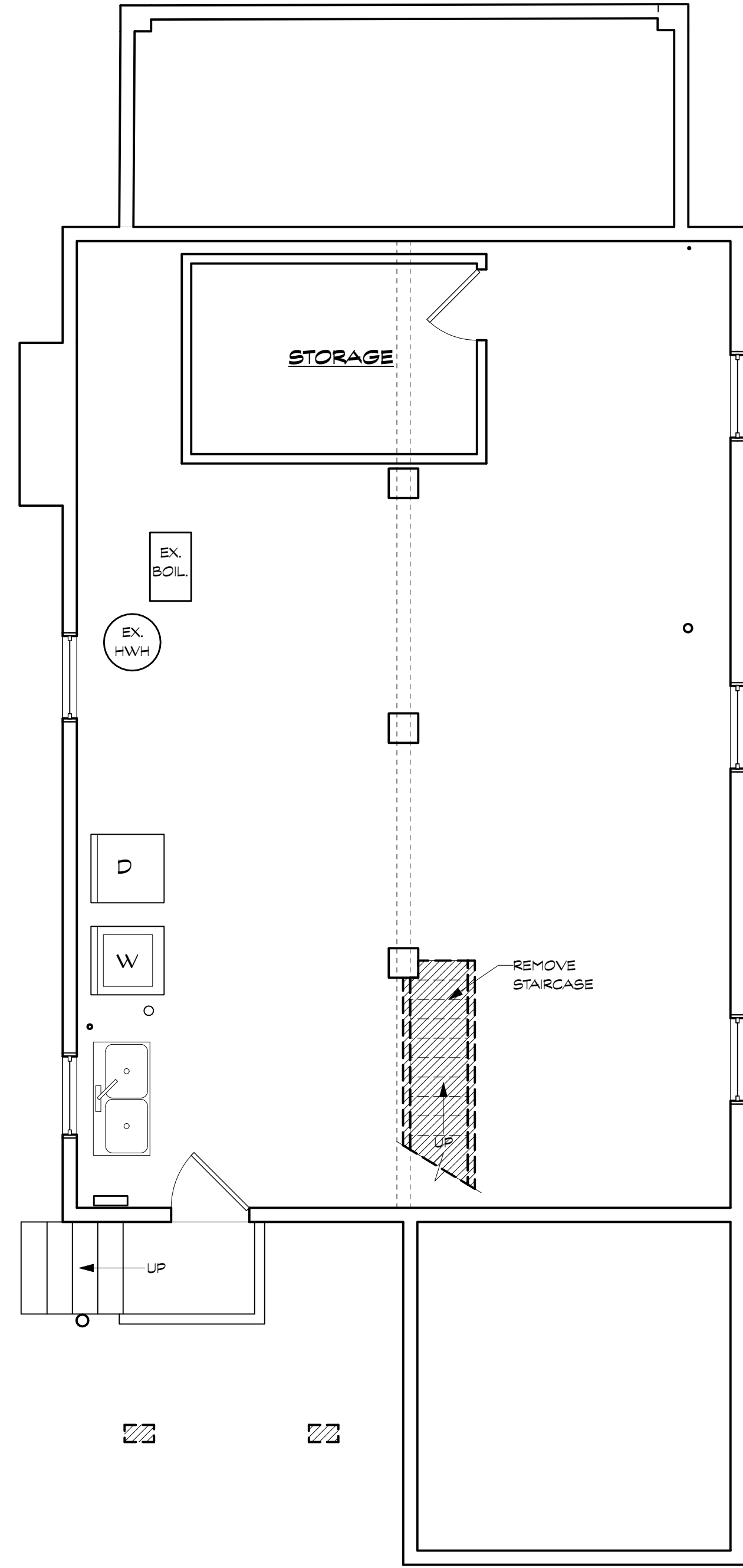
GIBSON-SMITH #2115

DATE	ISSUE - REMARKS

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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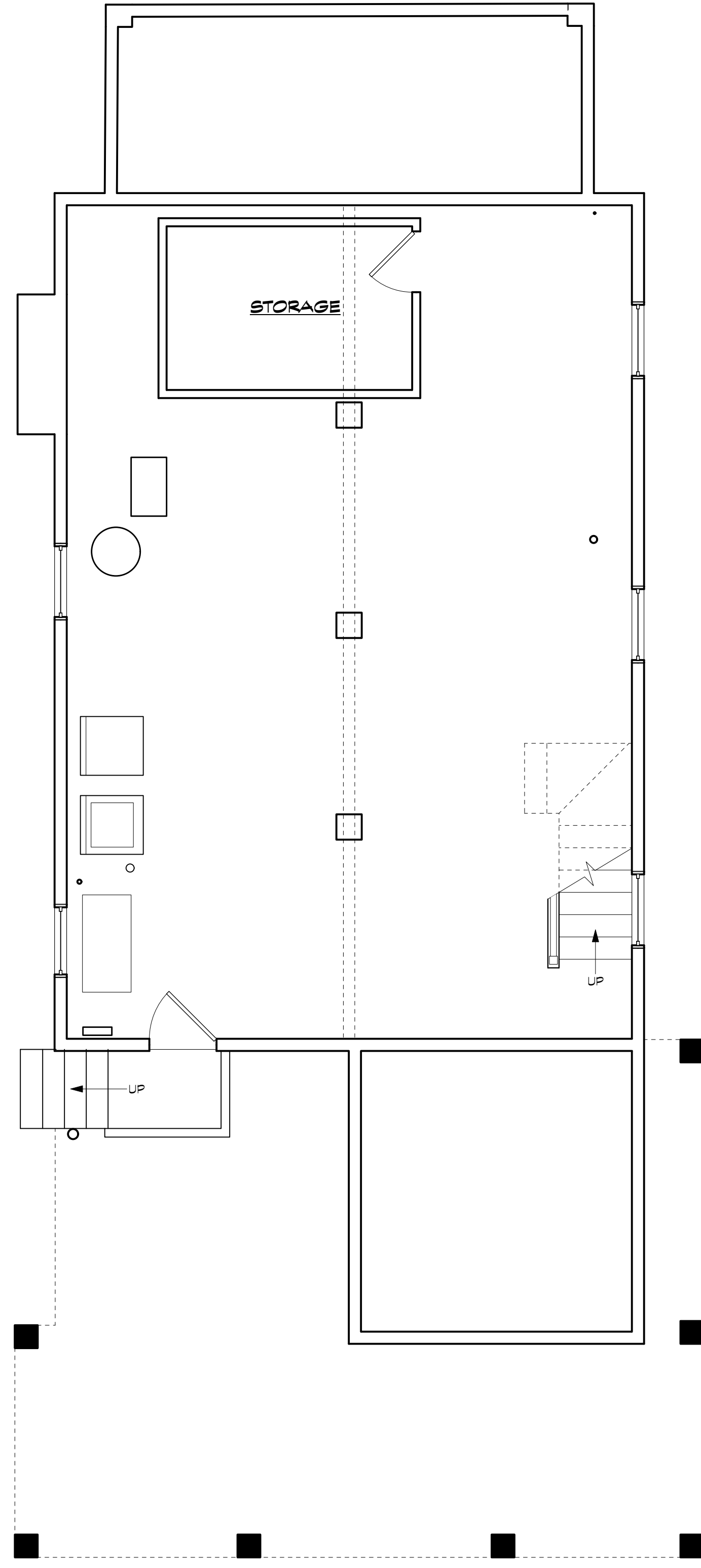
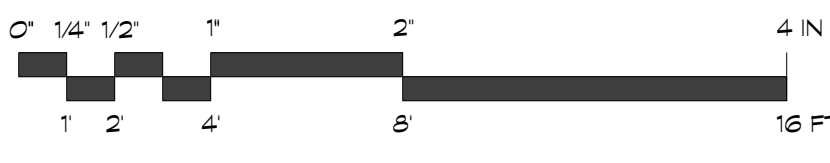
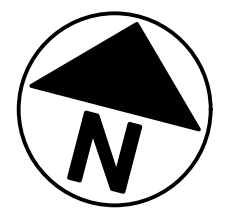


1 EXISTING CELLAR PLAN
Scale: 1/8" = 1'-0"

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

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

EXISTING & PROPOSED CELLAR PLANS
A100

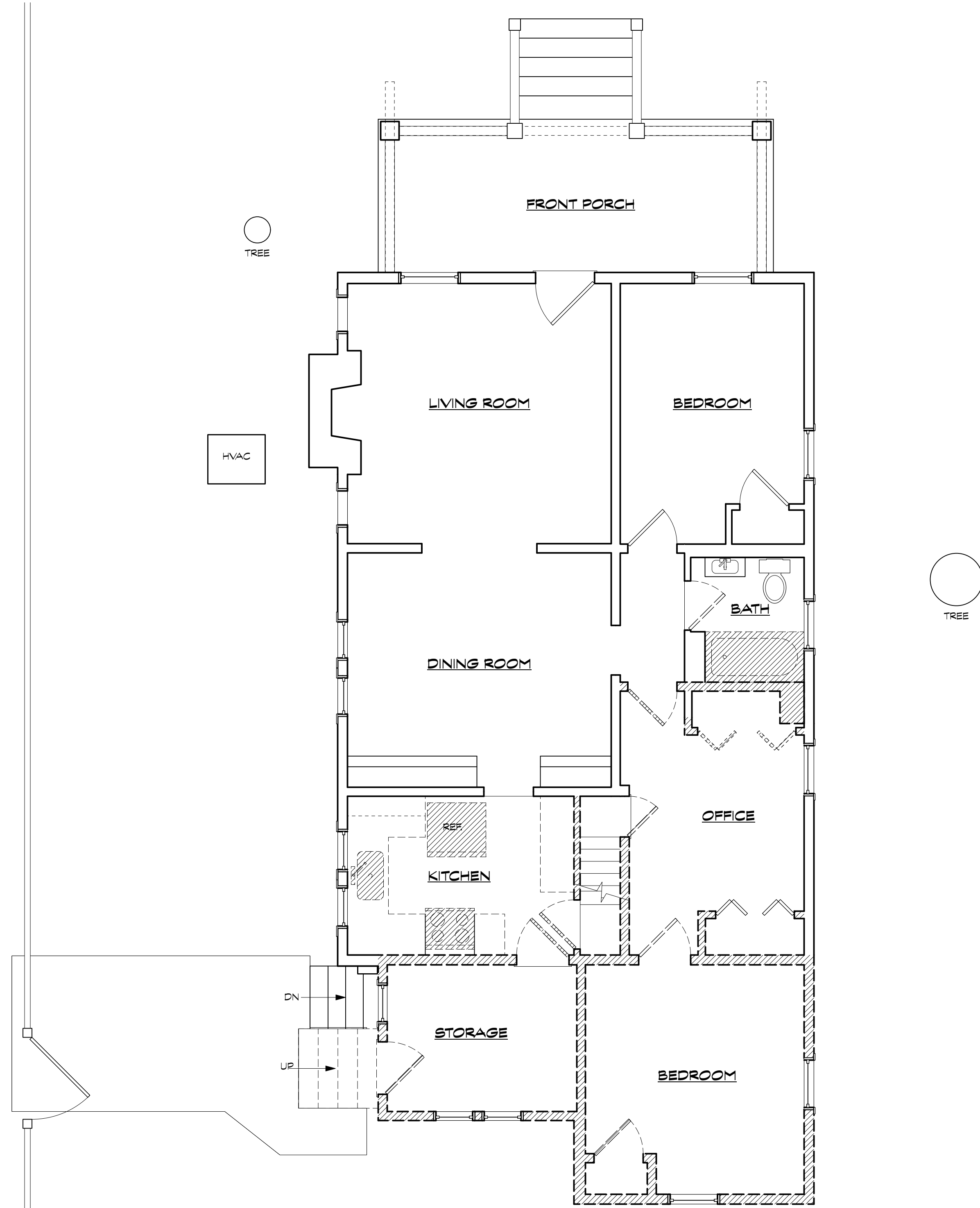
17 MAY 2022

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

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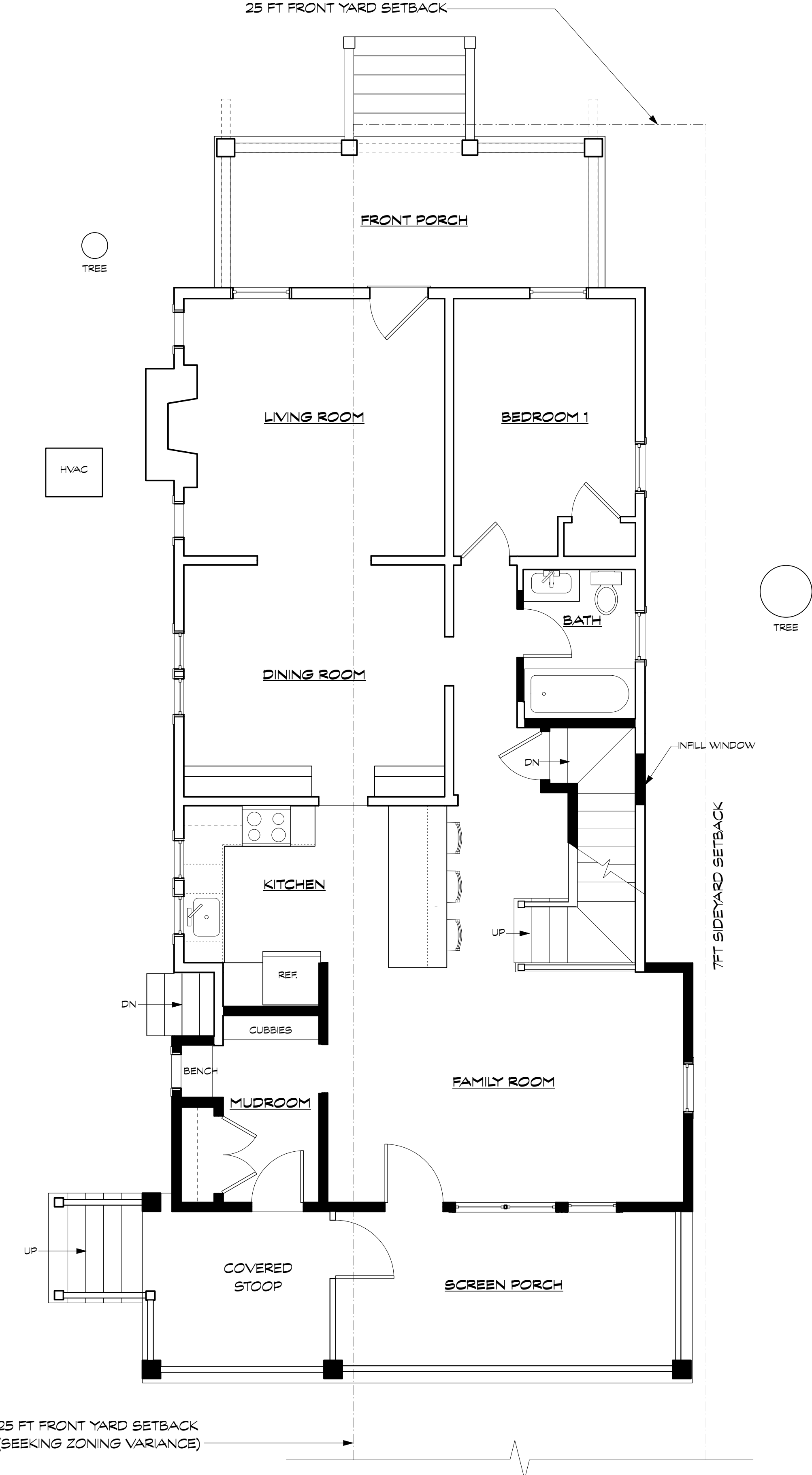
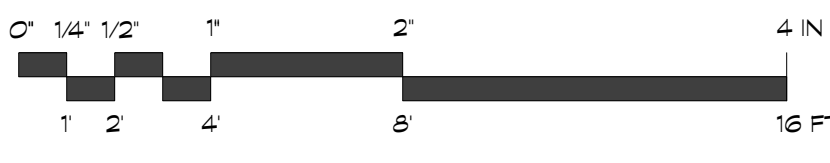
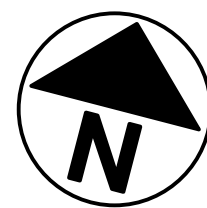


1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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

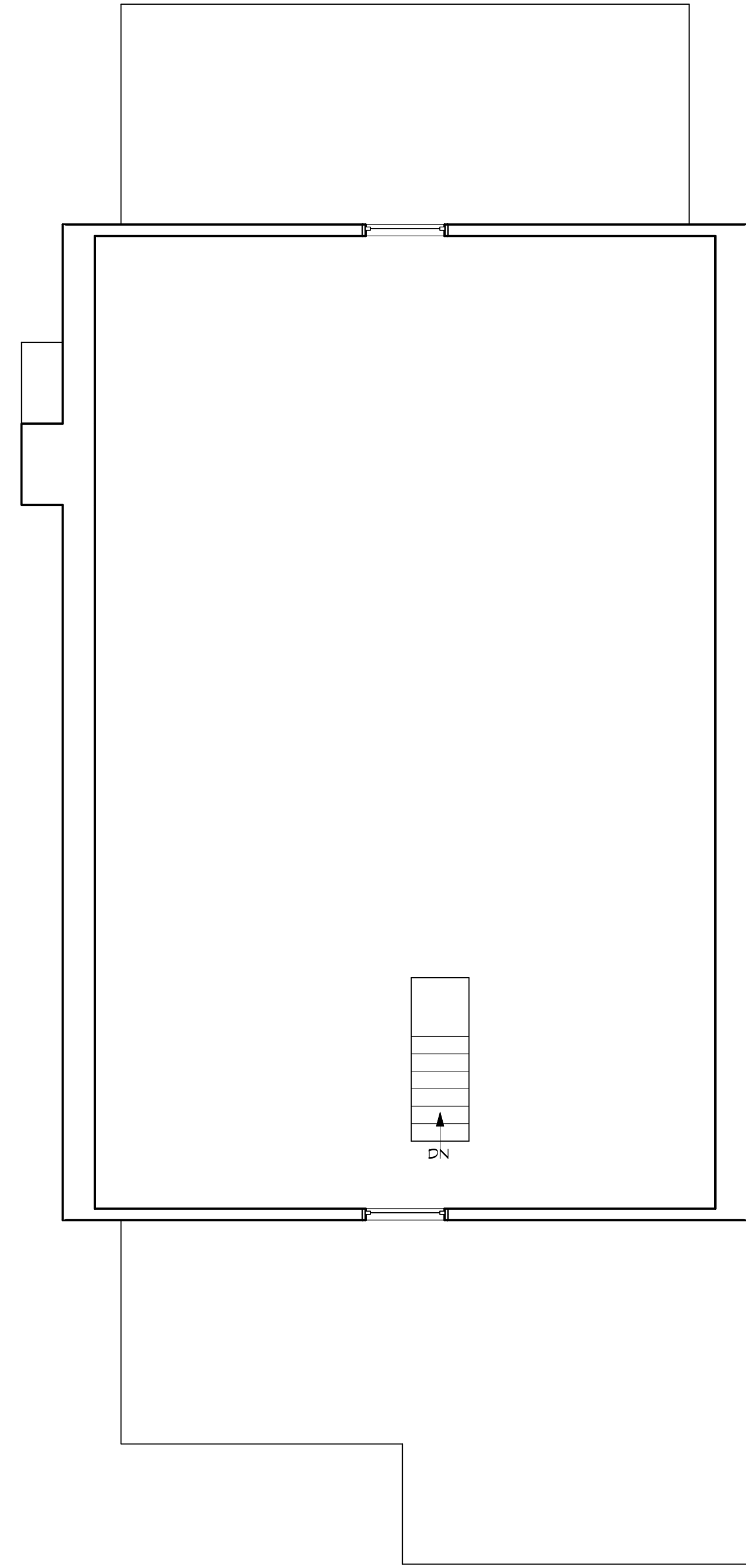
17 MAY 2022

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

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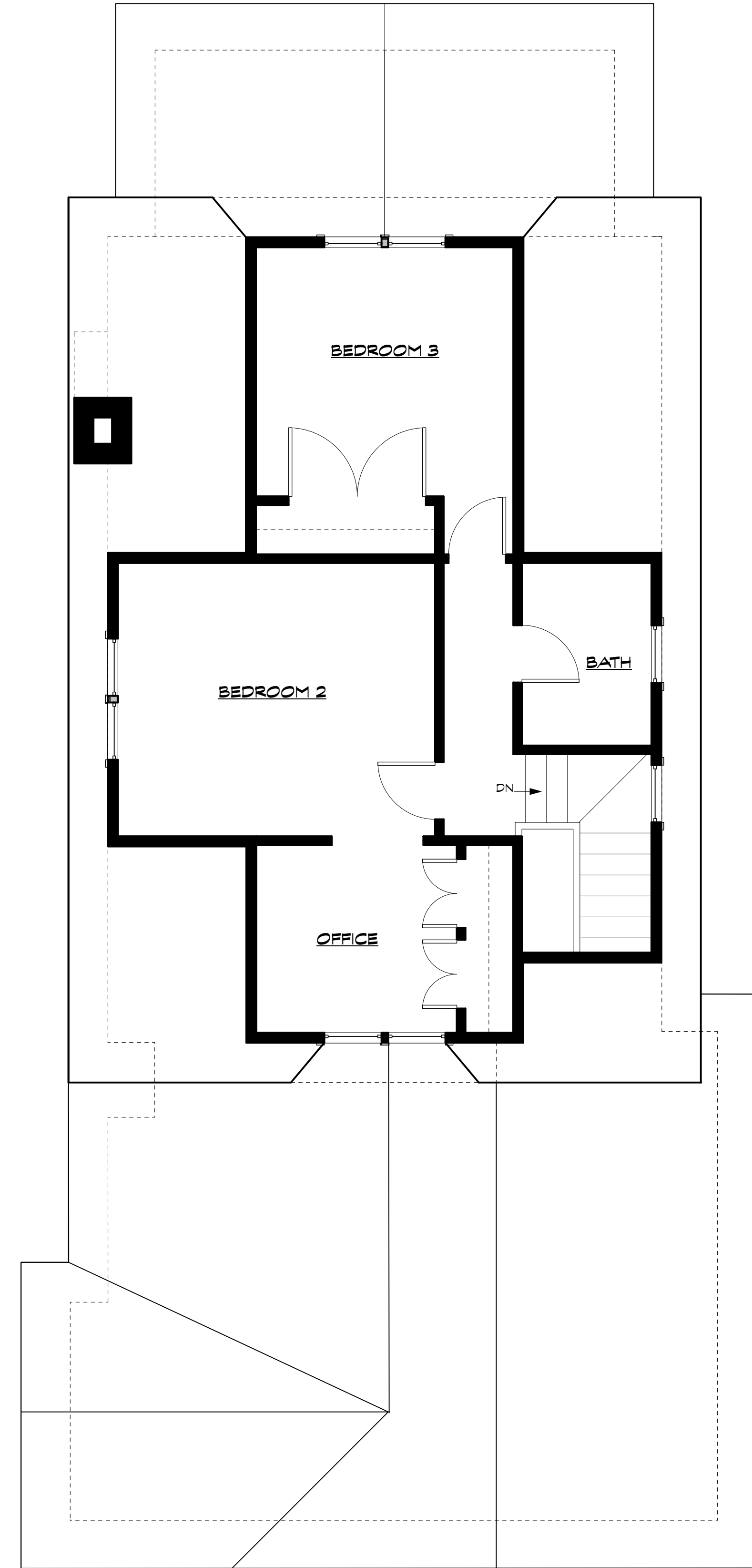
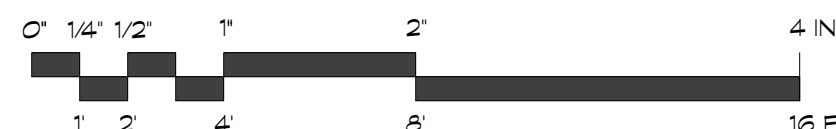
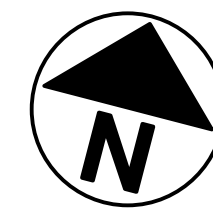


1 EXISTING ATTIC PLAN
Scale: 1/4" = 1'-0"

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

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

EXISTING ATTIC & PROPOSED SECOND PLAN
A102

17 MAY 2022

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

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



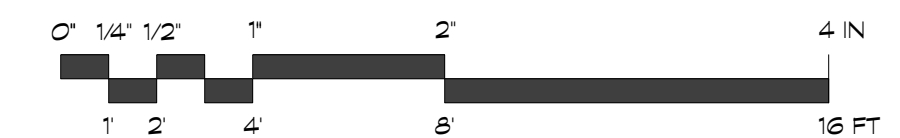
2A EXISTING SIDE ELEVATION
Scale: 1/4" = 1'-0"



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

17 MAY 2022

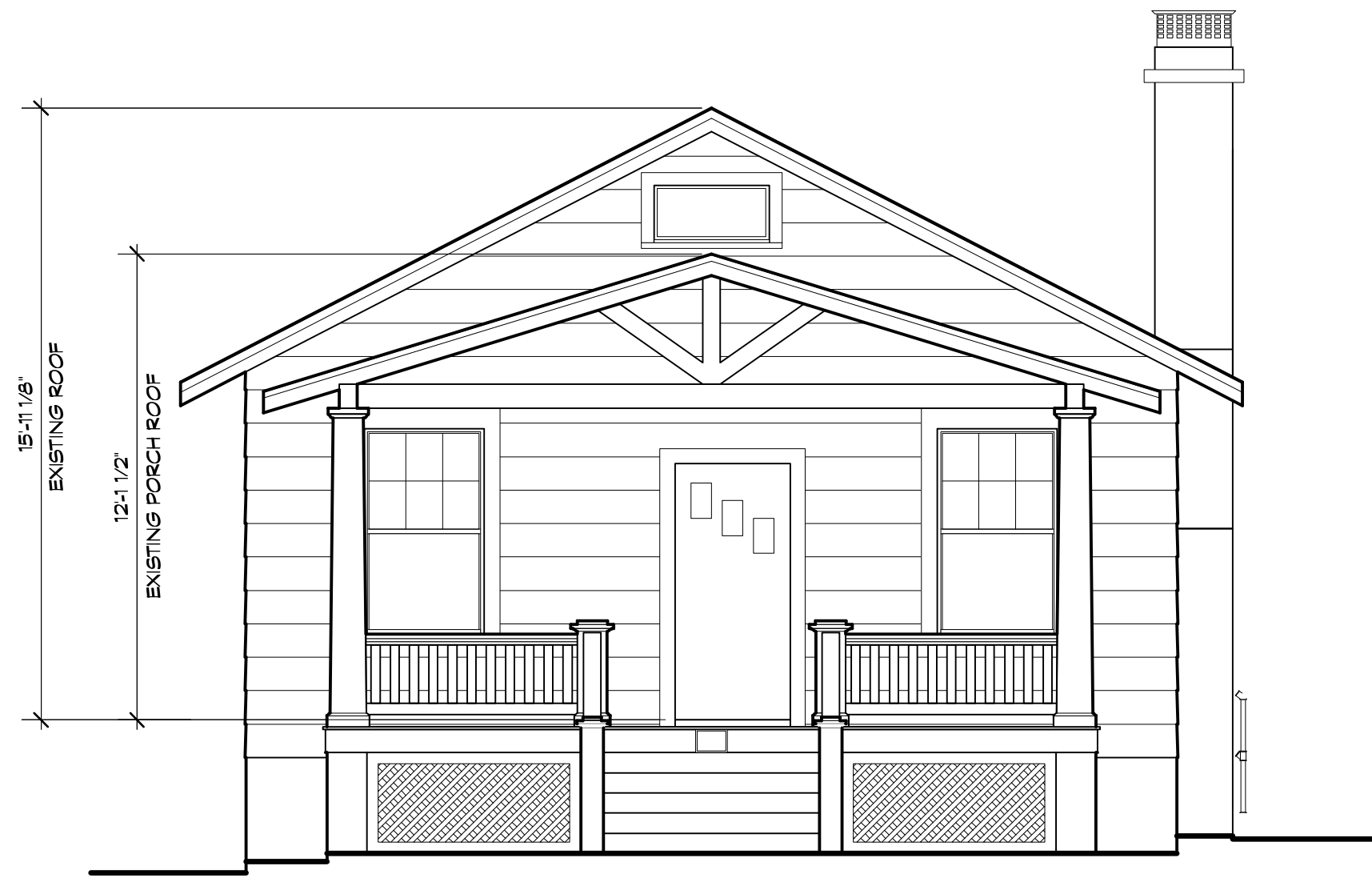
EXISTING & PROPOSED ELEVATIONS
A200

DATE	ISSUE - REMARKS

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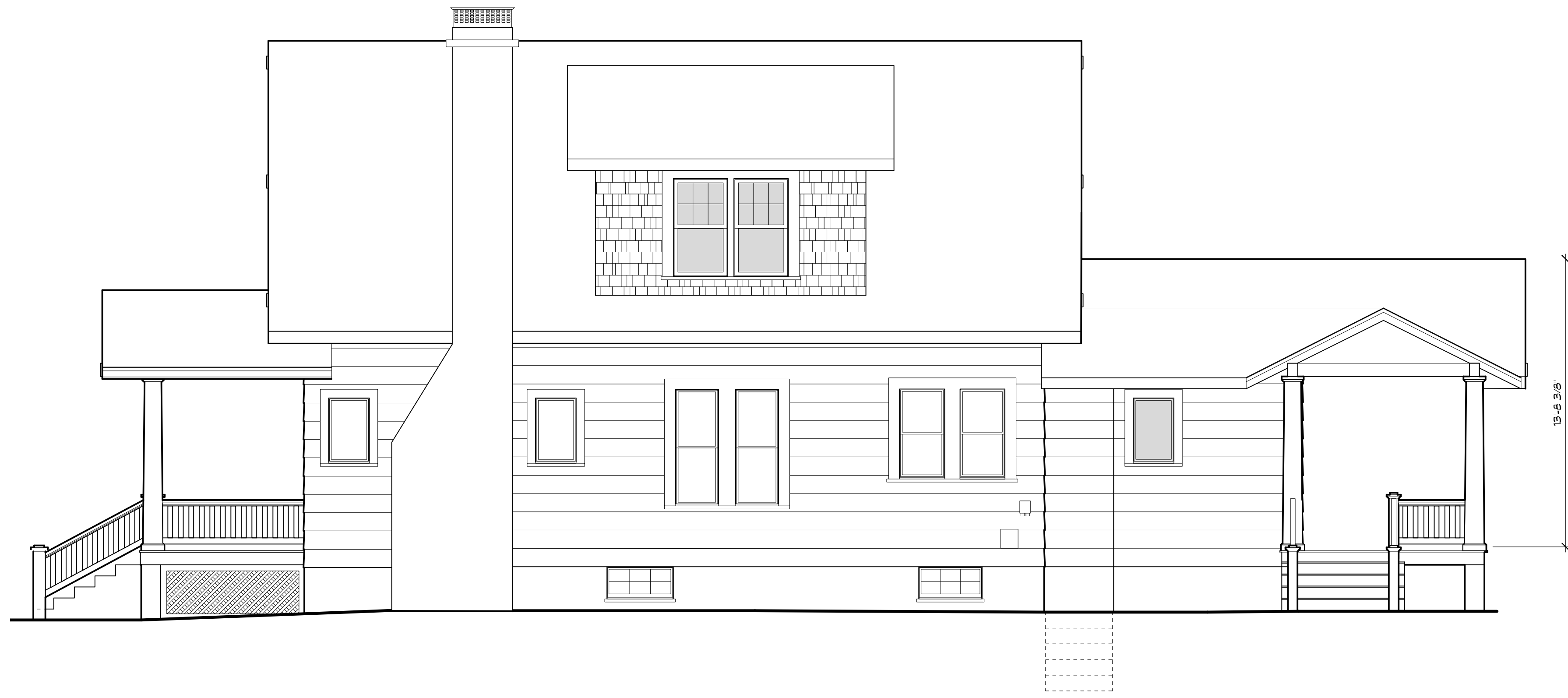
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Scale: 1/4" = 1'-0"



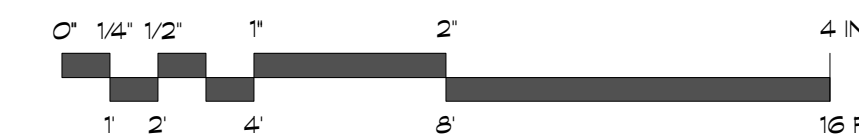
2A EXISTING SIDE ELEVATION
Scale: 1/4" = 1'-0"



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

27 MAY 2022

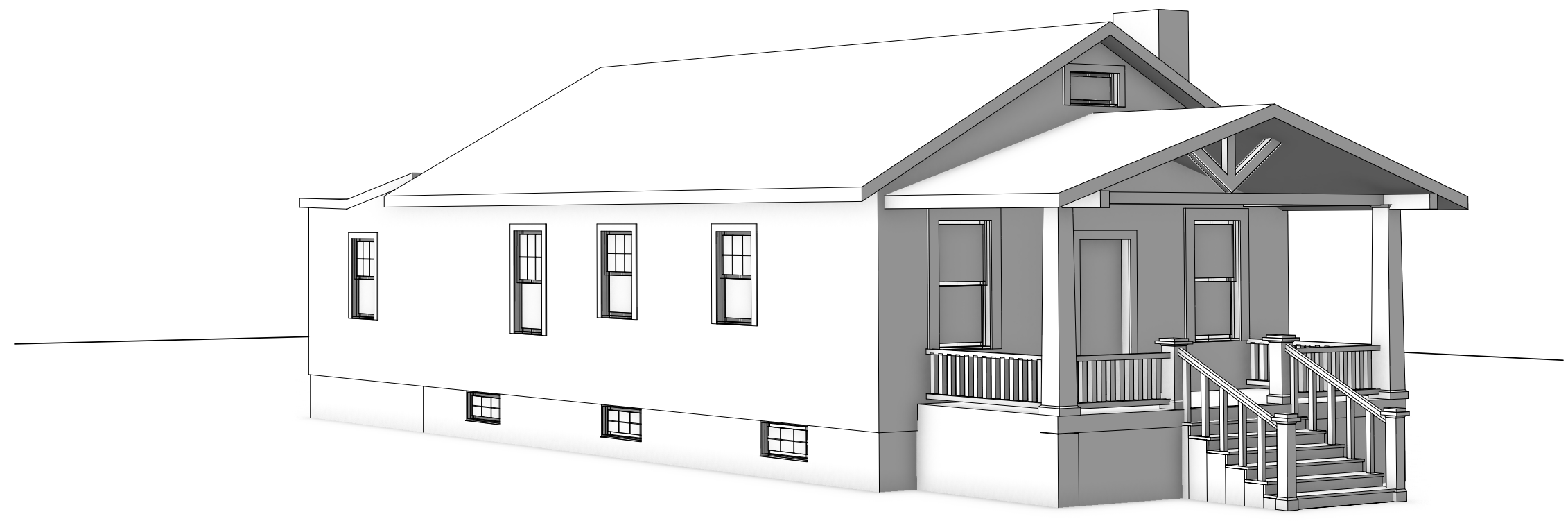
EXISTING & PROPOSED ELEVATIONS
A200

DATE	ISSUE - REMARKS

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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1A EXISTING NORTHEAST CORNER
Scale: N.T.S.



2A EXISTING SOUTHWEST CORNER
Scale: N.T.S.



1B PROPOSED NORTHEAST CORNER
Scale: N.T.S.



2B PROPOSED SOUTHWEST CORNER
Scale: N.T.S.

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

17 MAY 2022

EXISTING & PROPOSED
3D PERSPECTIVES

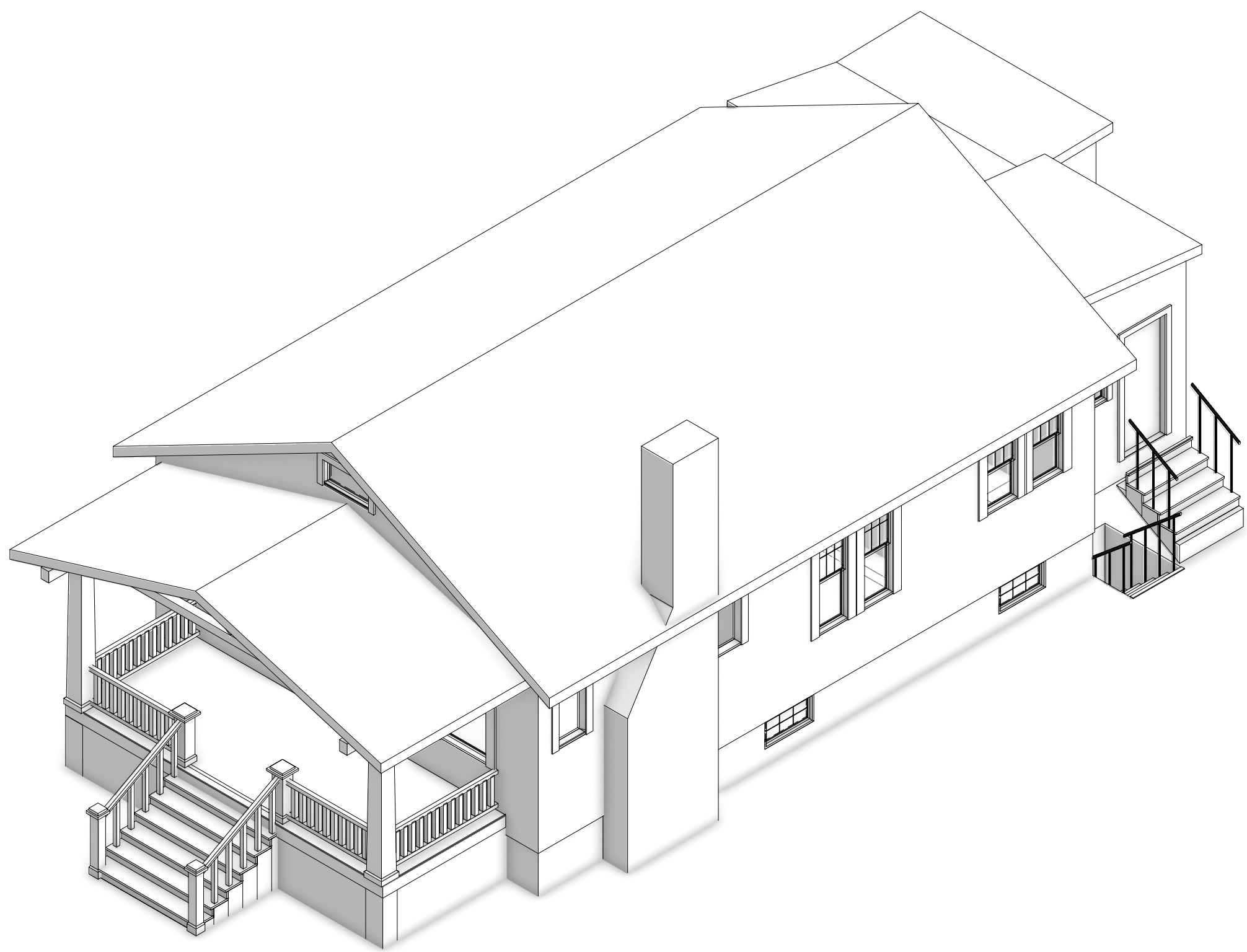
A300

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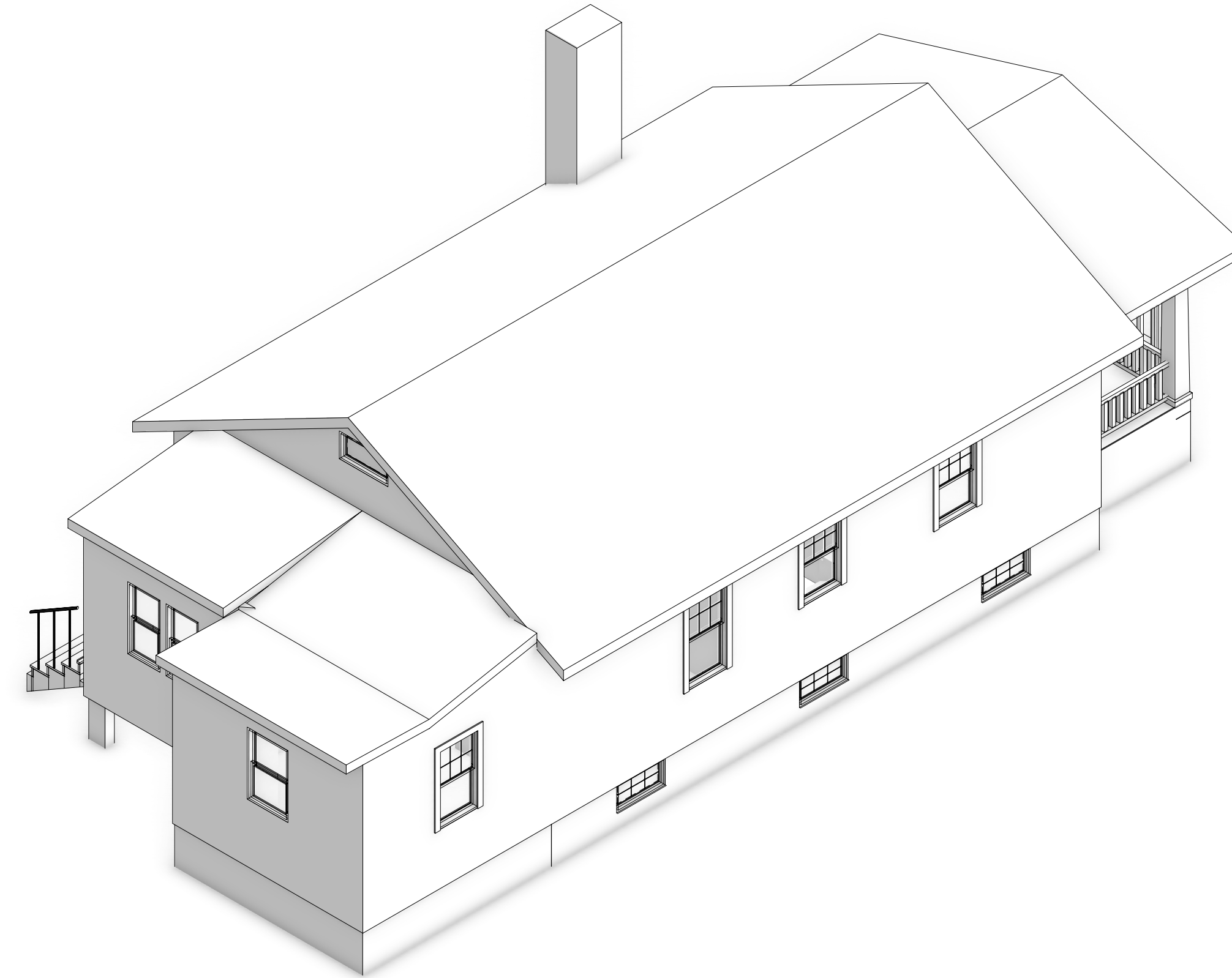
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

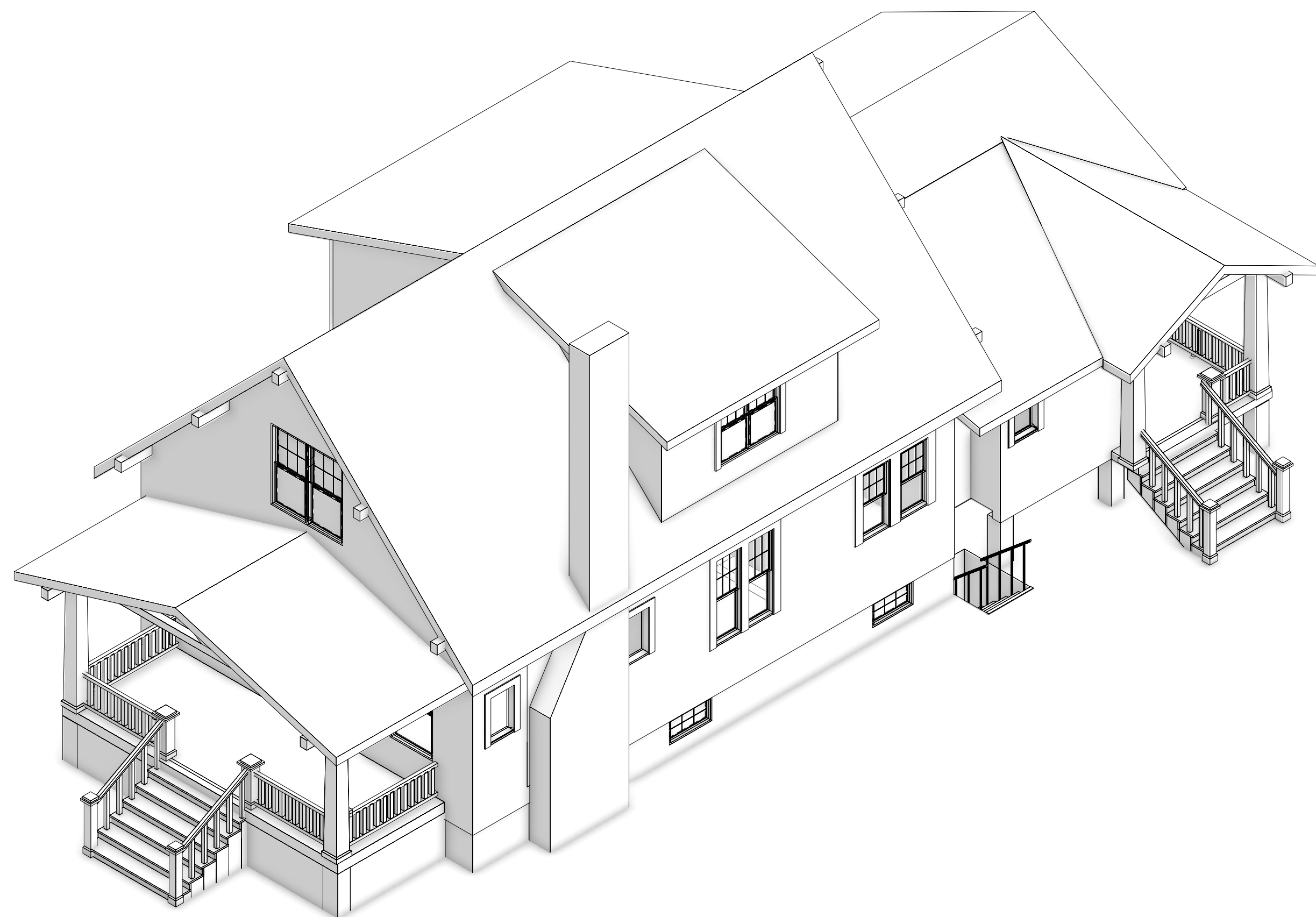
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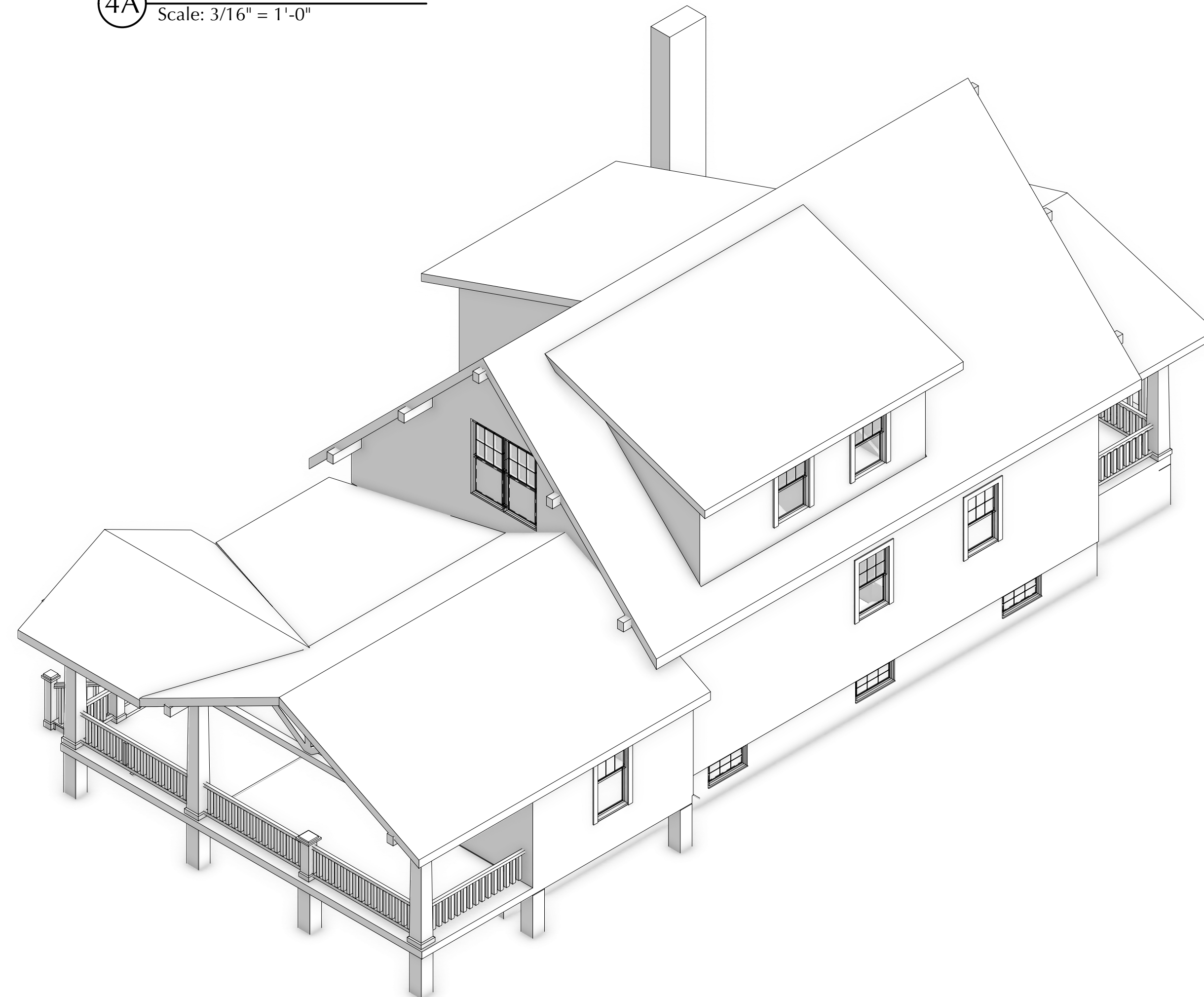
3A EXISTING FRONT RIGHT
Scale: 3/16" = 1'-0"



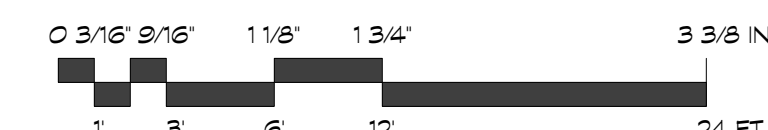
4A EXISTING LEFT REAR
Scale: 3/16" = 1'-0"



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

17 MAY 2022

3D MODEL

A301

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



Detail: 109 ELM REAR

Existing Property Condition Photographs (duplicate as needed)



Detail: 109 ELM REAR SOUTHEAST CORNER



Detail: CONTEXT: 6809 ALLEGHENY

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 107 ELM FROM ALLEGHENY



Detail: CONTEXT: 105-107 ELM WEST OF ALLEGHENY

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 108-112 ELM



Detail: CONTEXT: 108 ELM AVE

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 110 ELM AVE



Detail: CONTEXT: 112 ELM AVE

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 111 ELM AVE

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 overlaid 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.