

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7412 Carroll Ave., Takoma Park	Meeting Date:	6/14/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/7/2017
Applicant:	Patrick & D.R. Moran (Brian McCarthy, Agent)	Public Notice:	5/31/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-14V REVISION	Staff:	Michael Kyne

PROPOSAL: Construct one-story kitchen extension and screened porch off rear elevation

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. Handrail details will be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1920s

BACKGROUND

The Commission previously approved the applicants' proposal for a one-story kitchen extension and rear screened porch at the July 9, 2014 HPC meeting.

PROPOSAL

The applicants propose the following revisions to their previously approved HAWP application:

- The previously approved ganged windows (three windows) at the left side of the proposed kitchen extension will become paired windows (two windows).
- The front porch will be repaired in-kind and structurally rehabilitated.
- The non-historic metal handrails on the front porch will be replaced with wooden handrails.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from 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 at all 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-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will 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 proportion, 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

Staff supports the proposed revisions, finding that they will not alter or remove character-defining features, and they are unlikely to detract from the subject property and surrounding historic district. Specifically, staff finds the following:

Window

The proposed paired windows will be 1-over-1 double-hung wood windows, with Azek PVC trim. The windows will be on a secondary elevation of a non-historic addition, where they will be minimally visible from the public right-of-way, at best. There are existing paired windows on the left and right elevations of the historic house, making the proposed paired windows more compatible with the historic house than the previously approved ganged windows (of which there are no similar examples on the historic house). The proposed paired windows have no potential to detract from the character-defining features of the historic house.

Front Porch

The applicants propose to repair the failing original front porch by replacing the wooden flooring and steps in-kind and underpinning the existing wood column and stucco-covered knee wall to the right of the steps.

Staff supports the repair and structural rehabilitation of the original front porch, as it will enhance the preservation of the subject property and surrounding streetscape.

Handrail

Staff fully supports the replacement of the existing metal handrails on the front porch steps. The existing handrails are non-historic and do not contribute to the historic character of the subject property.

The submitted elevations indicate that the proposed wooden handrails will have a top and bottom rail with evenly spaced balusters, but no other details have been provided. Wooden handrails are generally compatible with the characteristics of the Takoma Park Historic District, and the proposed wooden handrails are unlikely to detract from the character-defining features of the historic house; however, staff recommends a condition of approval, stipulating that handrail details will be submitted, with final review and approval delegated to staff.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, and therefore 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;

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

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

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



HISTORIC PRESERVATION COMMISSION

301/563-3400

DPB-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
Daytime Phone No.: 301-585-2222
Tax Account No.: Dist 13 - 01070873
Name of Property Owner: Patrick E. & D.E. Moran Daytime Phone No.: 301-787-2373
Address: 7412 Carroll Avenue Dakoma Park MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 7412 Street: Carroll Ave.
Town/City: Dakoma Park Nearest Cross Street: Boyd Avenue/Lincoln Ave.
Lot: _____ Block: _____ Subdivision: PT SEC 7 SS CARROLLS ADDITION
Liber: 2978 Folio: 467 Parcel: N 715

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

☒ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ 100,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

6/17/14
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 677138 Date Filed: _____ Date Issued: _____

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
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

Memorandum

24 May 2017

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 the Contributing Resource at 7412 Carroll Avenue,
Takoma Park Historic District. *HPC Case 37/03-14V*
Addenda to HAWP: *Written Description of Project – Revised paragraph at end*

Addendum a.

The resource is a 1-story wood frame Craftsman style house in the Takoma Park historic district, sited on an arterial street adjacent to an entrance to a public park. The site slopes down from Carroll Avenue, exposing a walk-out basement along the side and rear. The house was built in 1913 and is registered as a Contributing Resource. The simple massing consists of a gable roof (ridge running front to back) and several smaller gabled projections that share a common eave height with the main roof. The front façade faces northeast and is dominated by an open, covered porch that's rimmed by solid knee walls and round wood columns.

The back of the house has a curious room that feels like an enclosed porch (shallow step down to a sloping floor) but the windows and exterior finishes appear to be consistent with the original house. Perhaps the room was an early retrofit. The single hung window sashes in this area drop down into wall cavities below. Next to this projection is a partial enclosed/screened porch that's little more than a stoop to the back kitchen entrance. This area will be the epicenter of our modest expansion.

The exterior finishes consist of coarse aggregate stucco above a glazed masonry block foundation. Gable walls are finished with painted cedar shingles. All roofs are covered with three tab asphalt shingles. Original wood trim, rafter tails and eave brackets remain.

Addendum b.

We are proposing a one-story kitchen extension and screened porch off the rear. The addition will replace the partially enclosed/partially screened rear stoop. The addition will step in roughly one foot from the current driveway side of the house. The proposed gabled form of the addition will be consistent with the existing gabled projections.

The proposed addition would be completely obscured from the street by the existing mass of the house. The close proximity of the neighboring home to the south, combined with dense vegetation along the park boundaries north and west, significantly limits the visibility of the proposed addition

from the sides and rear. Consequently, the addition will have negligible impact on the historic character of the house.

That notwithstanding, the addition will be architecturally consistent with the character of the existing house as well as other craftsman cottages and bungalows in the community. New elements will faithfully echo the paint grade trim, wood windows and deep overhangs. Some of the original wood elements have rotted and will be replaced in kind. The addition will be distinguished from the existing structure by virtue of cement fiberboard siding in lieu of the existing aggregate stucco veneer.

In the years since our original HAWP application, the wood front porch has fallen into disrepair and will require structural stabilization as well as material repair and restoration. This scope of work includes replacement floor planks at the entry way, underpinning the existing wood column and stucco kneewalls to the right of the front steps, and new wood entry steps, all of which will be in-kind work. In addition, the non-Historic, non-original metal stair railings are to be replaced by wood railings.

MORAN ADDITION

7412 Carroll Avenue, Takoma Park, Maryland 20912 - Project # 1303

SPECIFICATIONS

ZONING SITE PLAN

SCALE: 1" = 10'-0"

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

3. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

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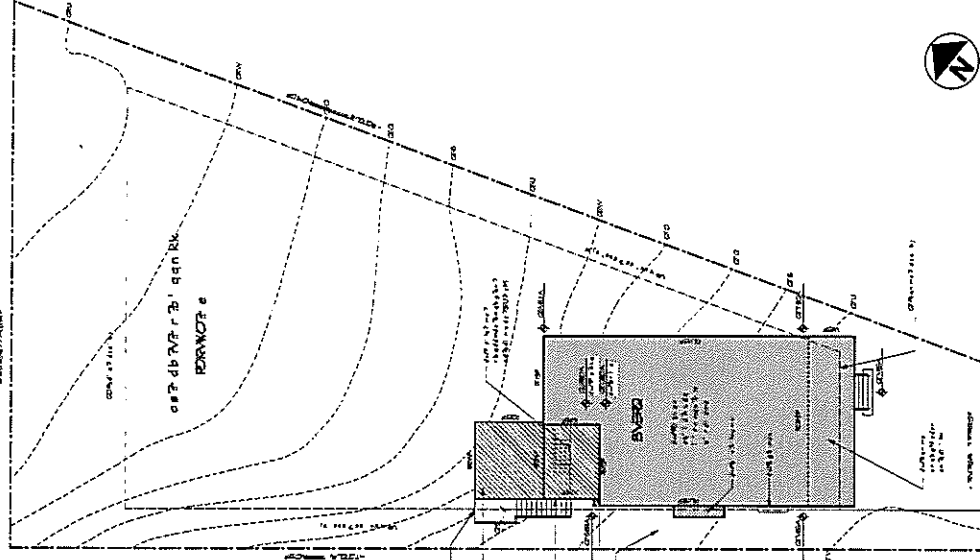
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NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	PRELIMINARY	10/1/12	JMK	JMK	JMK
2	REVISED	10/1/12	JMK	JMK	JMK
3	REVISED	10/1/12	JMK	JMK	JMK
4	REVISED	10/1/12	JMK	JMK	JMK
5	REVISED	10/1/12	JMK	JMK	JMK
6	REVISED	10/1/12	JMK	JMK	JMK
7	REVISED	10/1/12	JMK	JMK	JMK
8	REVISED	10/1/12	JMK	JMK	JMK
9	REVISED	10/1/12	JMK	JMK	JMK
10	REVISED	10/1/12	JMK	JMK	JMK

ABBREVIATIONS

1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5

SYMBOLS

1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5

PROJECT DATA

1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5

CERTIFICATION

1	1	1	1	1	1
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4	4	4	4	4	4
5	5	5	5	5	5

DATE

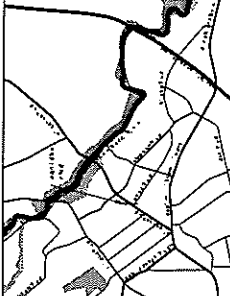
10/1/12

ISSUE

10/1/12

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VICINITY MAP



DRAWING LIST	DATE	ISSUE
1	10/1/12	1
2	10/1/12	2
3	10/1/12	3
4	10/1/12	4
5	10/1/12	5
6	10/1/12	6
7	10/1/12	7
8	10/1/12	8
9	10/1/12	9
10	10/1/12	10

BENNETT FRANK MCCARTHY

1400 Rockville Road, Suite 200, Silver Spring, Maryland 20910-2115
(301) 545-2222
www.bfmcc.com

OWNER

7412 Carroll Avenue
Takoma Park, MD 20912

STRUCTURAL ENGINEER

Robert Watson, P.E.
2110 Rockville Road
Silver Spring, MD 20910

CONTRACTOR

JMK Contracting, Inc.
1400 Rockville Road, Suite 200
Silver Spring, MD 20910

(301) 427-4379

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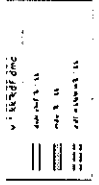
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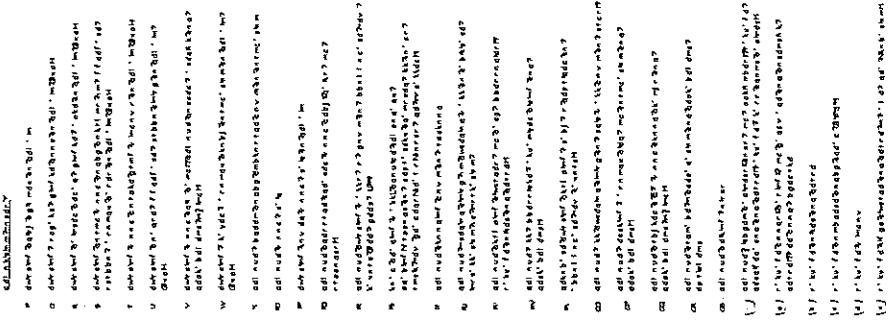
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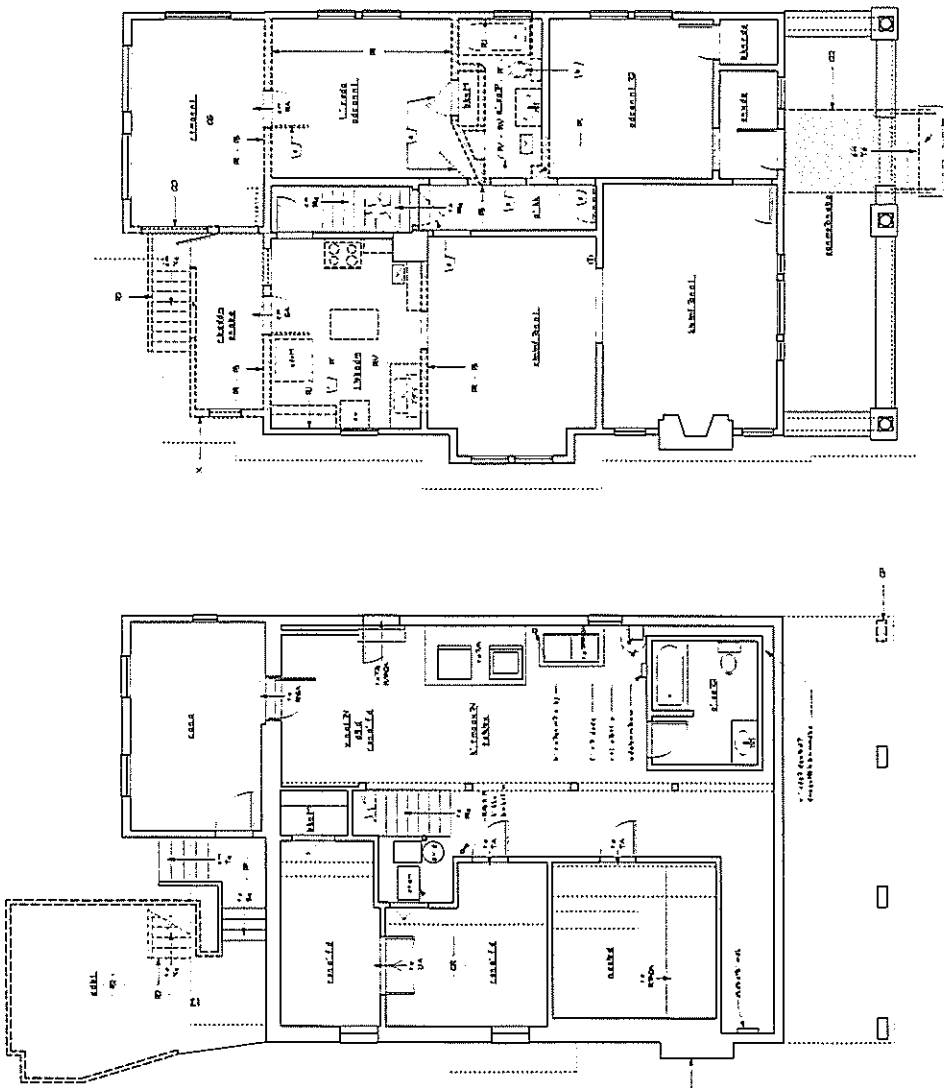
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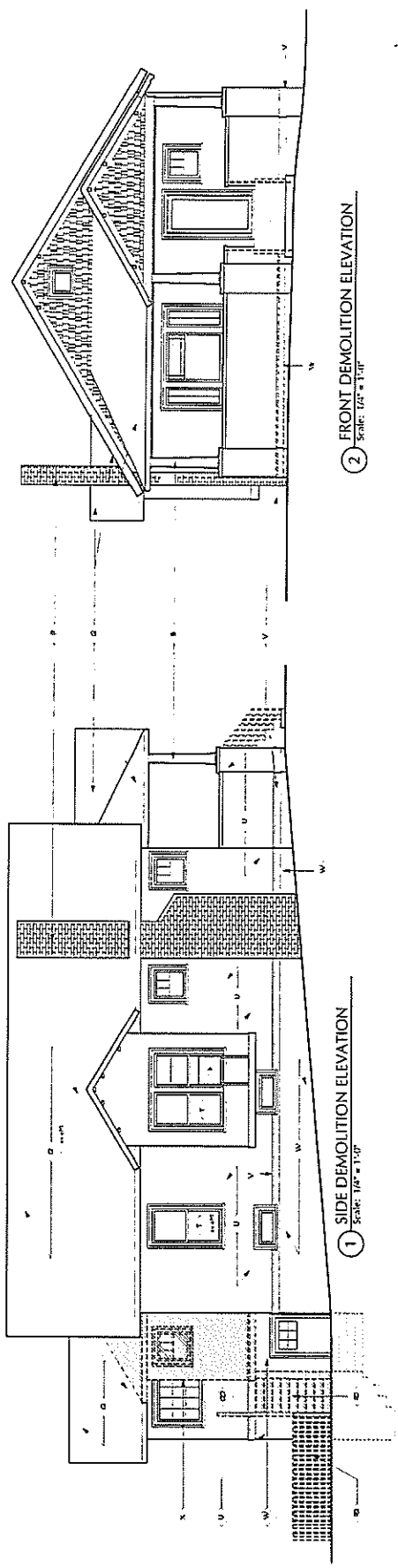


2 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

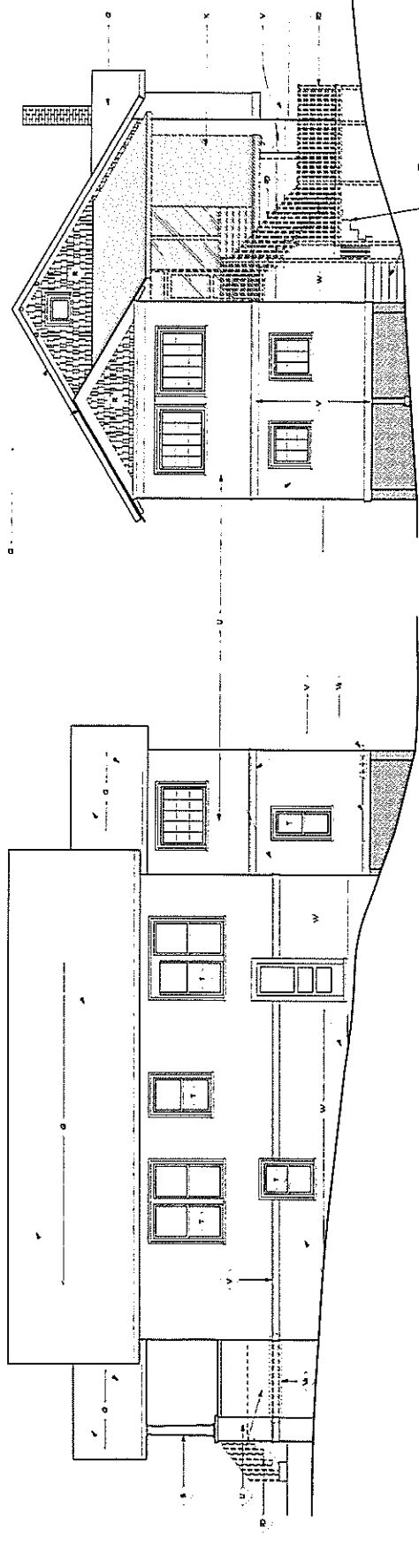


1 BASEMENT DEMOLITION PLAN
Scale: 1/4" = 1'-0"





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

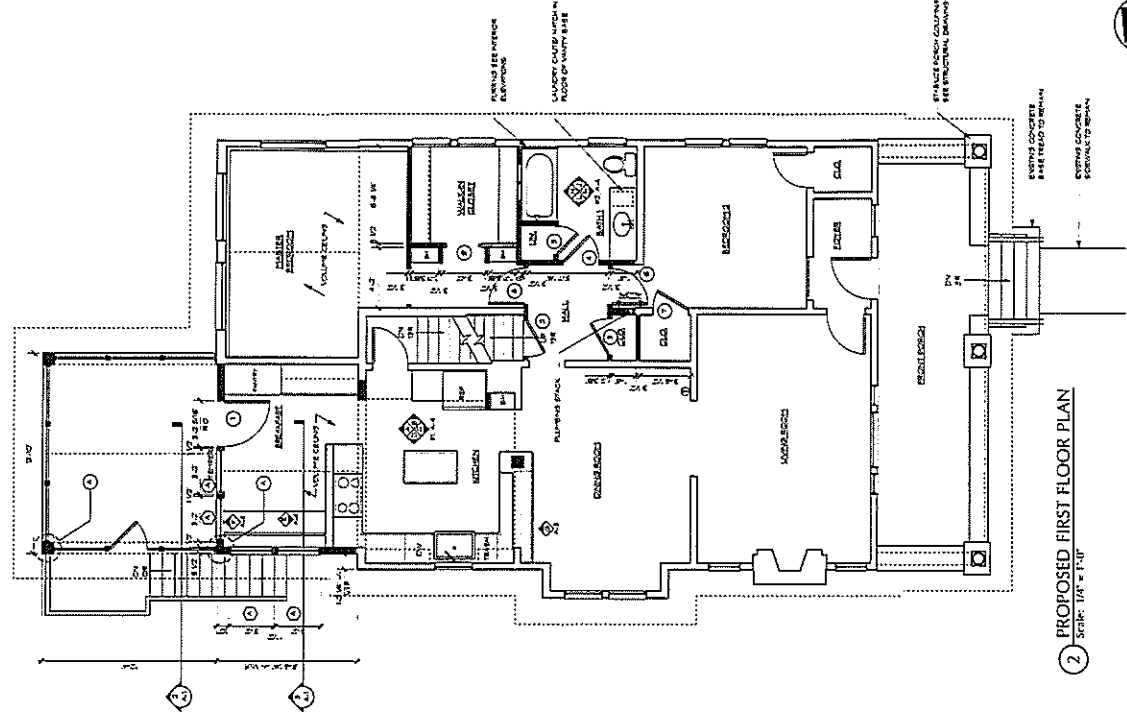


3 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

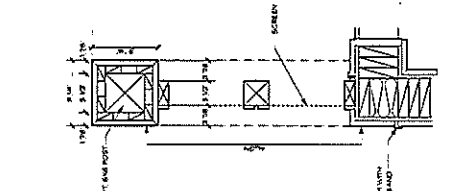
- 1. All existing exterior walls to be demolished.
- 2. All existing exterior windows and doors to be demolished.
- 3. All existing exterior roof and gables to be demolished.
- 4. All existing exterior porch and stairs to be demolished.
- 5. All existing exterior foundation and footings to be demolished.
- 6. All existing exterior landscaping and site work to be demolished.
- 7. All existing exterior site work to be demolished.
- 8. All existing exterior site work to be demolished.
- 9. All existing exterior site work to be demolished.
- 10. All existing exterior site work to be demolished.

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

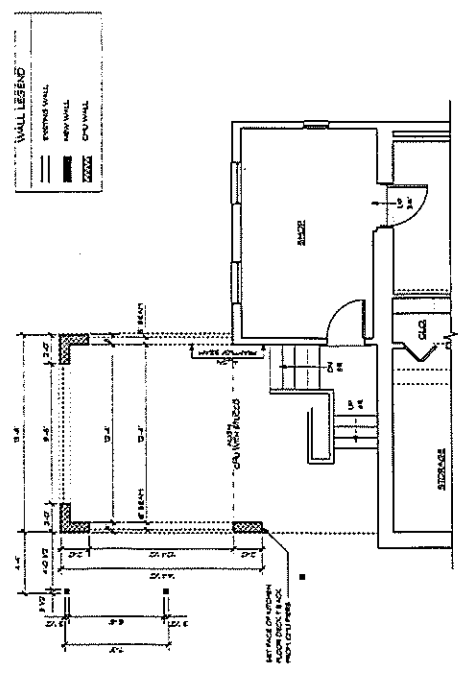
- 1. All existing exterior walls to be demolished.
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- 3. All existing exterior roof and gables to be demolished.
- 4. All existing exterior porch and stairs to be demolished.
- 5. All existing exterior foundation and footings to be demolished.
- 6. All existing exterior landscaping and site work to be demolished.
- 7. All existing exterior site work to be demolished.
- 8. All existing exterior site work to be demolished.
- 9. All existing exterior site work to be demolished.
- 10. All existing exterior site work to be demolished.



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



A PORCH / WALL DETAIL
Scale: 1/2" = 1'-0"



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

ROOM	FINISH	CEILING	WALLS	FLOOR	DOOR	WINDOW	STAIR	SCREEN	SCREEN
LIVING ROOM	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
KITCHEN	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
BATH	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
BEDROOM	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
HALL	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
CLOSET	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
STAIR	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
PORCH	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD

ROOM	FINISH	CEILING	WALLS	FLOOR	DOOR	WINDOW	STAIR	SCREEN	SCREEN
LIVING ROOM	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
KITCHEN	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
BATH	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
BEDROOM	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
HALL	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
CLOSET	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
STAIR	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
PORCH	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD

ROOM	FINISH	CEILING	WALLS	FLOOR	DOOR	WINDOW	STAIR	SCREEN	SCREEN
LIVING ROOM	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
KITCHEN	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
BATH	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
BEDROOM	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
HALL	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
CLOSET	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
STAIR	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD
PORCH	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD	PAINTED WOOD

PROPOSED ELEVATIONS
USG GRAPHIC SCALE
Drawing Title

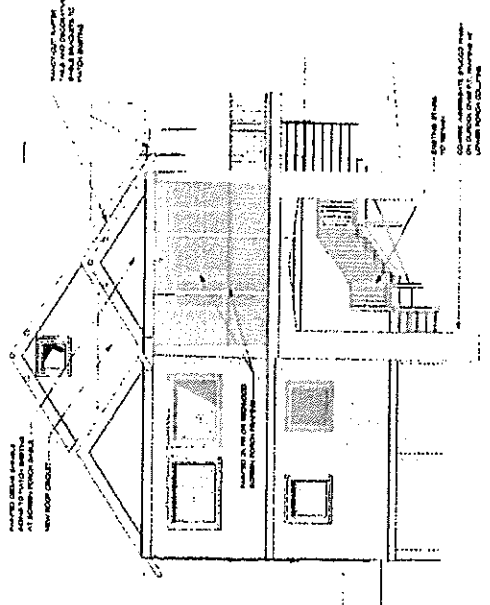
16 June 2014
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Project # 1303

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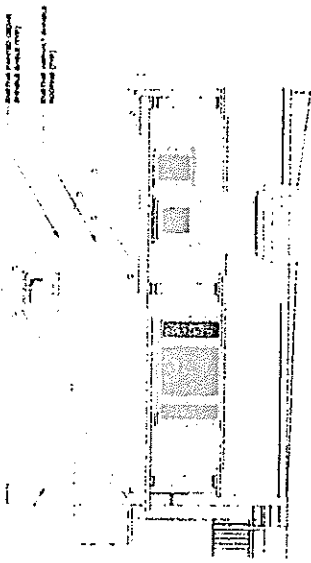
MORAN ADDITION



4 REAR ELEVATION

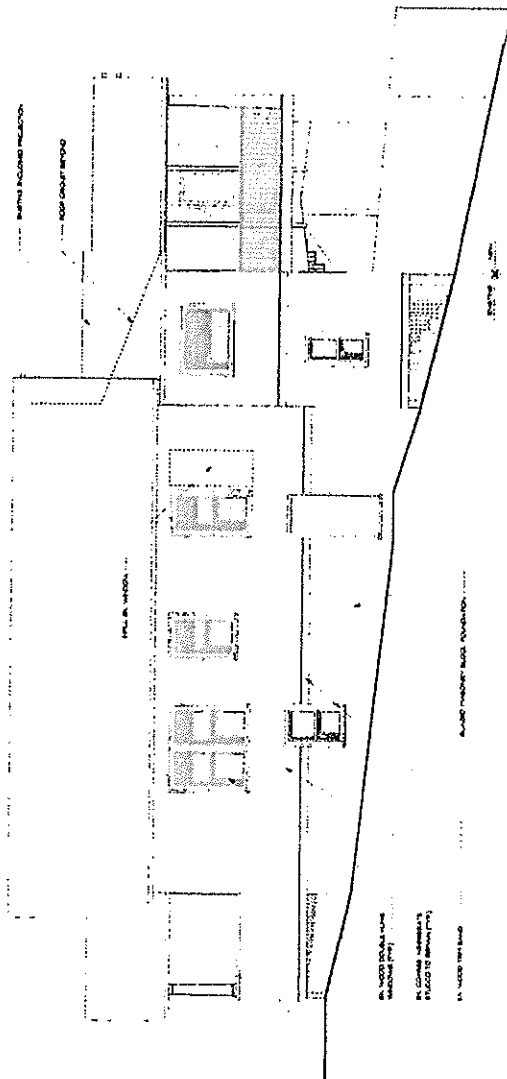


2 FRONT ELEVATION

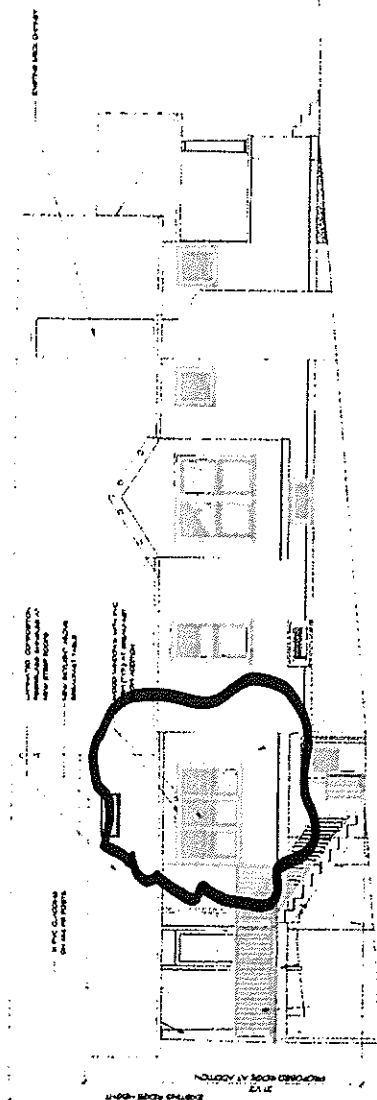


~~PROPOSED~~

3 NORTH ELEVATION

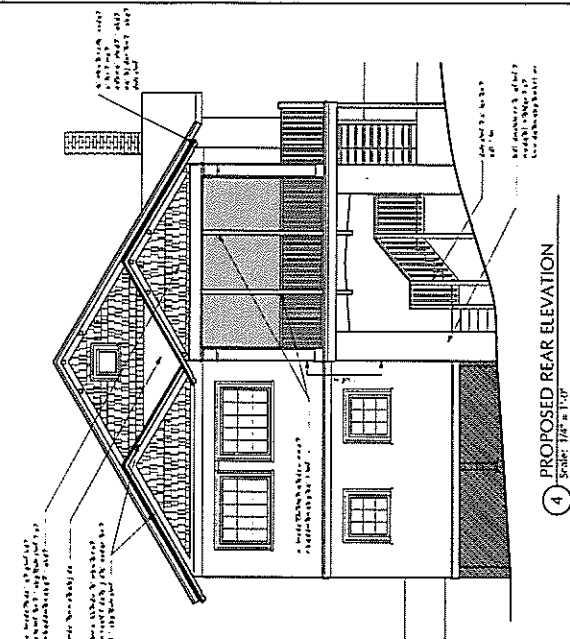


1 SOUTH ELEVATION

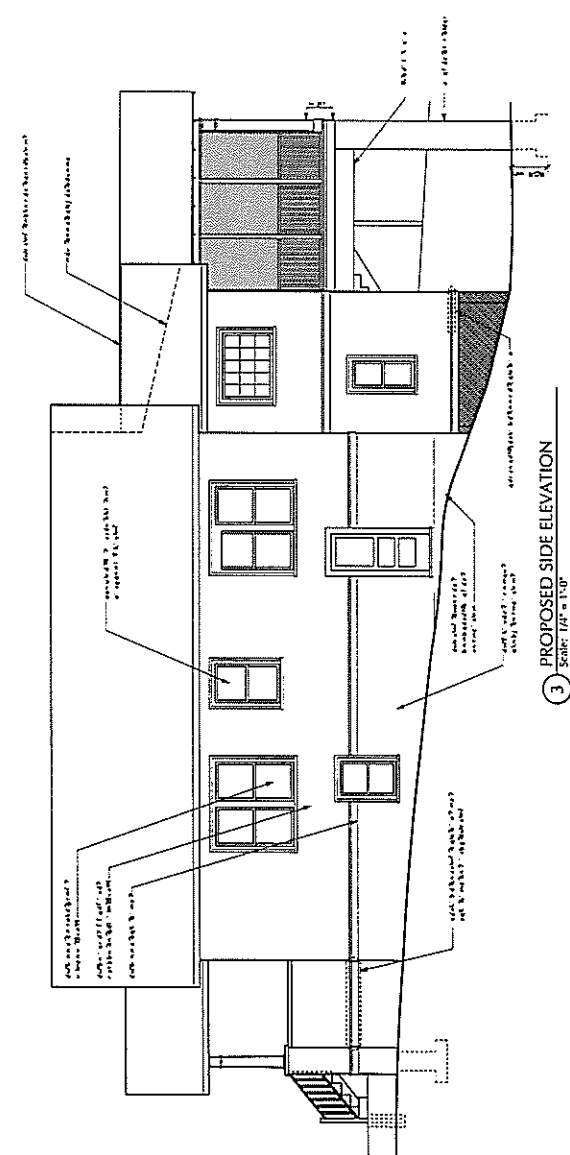


PREVIOUSLY APPROVED

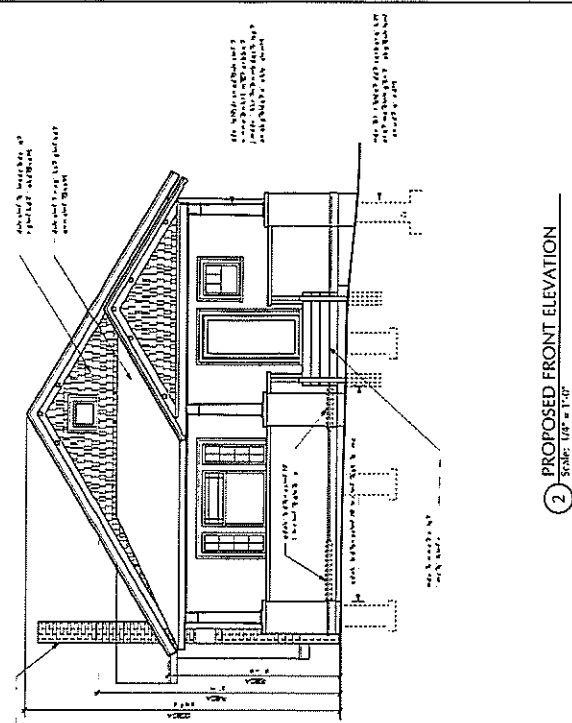
13



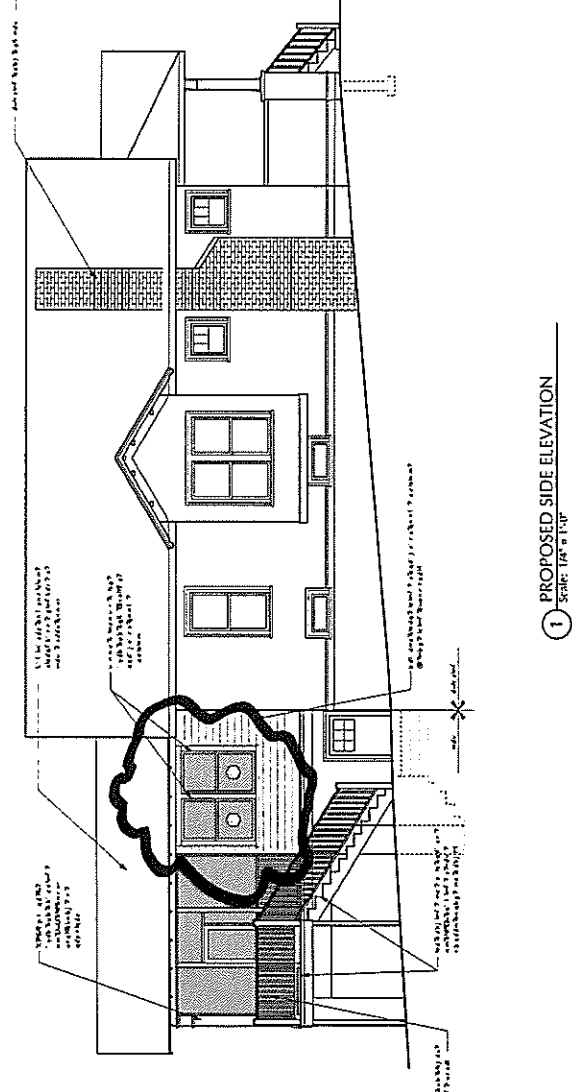
4 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"



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



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



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

CURRENT PROPOSAL



