MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7714 Takoma Ave., Takoma Park
Resource: Contributing Resource
          Takoma Park Historic District
Applicant: Pavan Auluck
Review: HAWP
Case Number: 37/03-18X
Proposal: Building Addition
Meeting Date: 4/25/18
Report Date: 4/18/18
Public Notice: 4/11/18
Tax Credit: Partial
Staff: Dan Bruechert

STAFF RECOMMENDATION
Staff recommends the HPC **approve with one (1) condition** the HAWP application.
1. The replacement front door needs to be painted.

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1924

The subject property is a two-story, brick, asphalt-shingled, front gable house, with a full-width porch with brick piers. The house has six-over-one windows throughout. The house sits at the southwest corner of the intersection of Philadelphia Ave., and Takoma Ave. This placement creates two highly visible facades. The façade along Philadelphia Ave is threes bays deep and has a small, wood shed roof addition. The exterior stairs that provide access to the second story are visible from Philadelphia Ave.

BACKGROUND
The applicant submitted plans for review as a preliminary consultation at the February 7, 2018 meeting of the Historic Preservation Commission (HPC) and revised plans at the March 28, 2018 HPC Meeting. The current Historic Area Work Permit (HAWP) design has been revised based on the feedback from those meetings.

PROPOSAL
The applicant proposes to construct a one-story, one room addition off of the southwest of the historic house, accessed by a newly created hallway, and construct a deck in front of the proposed addition. The application proposes to repair the historic upper six-lite sash and replace
the non-historic bottom sash of all of the historic windows and install storm ProVia Storm windows on all of the historic window openings. The applicant proposes to replace the non-historic front door. The applicant proposes to expand the small one-story addition in the rear of the house by adding a second story in matching cladding. Lastly, the applicant proposes removing the non-historic ADA ramp and non-historic exterior stairs at the rear.

**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 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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 stovetubes, 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.

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

STAFF DISCUSSION

The applicants are proposing work in three areas of the historic house: window sash and door replacement; a rear corner addition; and an expansion of an existing, non-historic rear addition.

Window Sash and Door Replacement

The applicant proposes to remove the non-historic bottom sashes and replace them with single lite wood sashes and to repair the historic six-lite upper sashes. The applicant also proposes to install ProVia storm windows in all of the historic window openings. This is a historic preservation best practice and meets the requirements of the Guidelines, Chapter 24A, and the

Black vinyl frame liner provides smooth, quiet operation

Figure 1: Pro Via Town and Country Storm Window
The applicant further proposes to replace the non-historic, half-lite door and sidelights with a Simpson Craftsman three panel, three-lite door with sidelights to match. Staff finds that the design and materials of the proposed door are compatible and it is an appropriate replacement. The applicant does not specify a finish for the door. Staff recommends conditioning approval of this HAWP on the door receiving a painted finish, as consistent with the historic character of the house.

**Expanded Rear Addition**

In the northwest corner of the house there is a non-historic, one-room addition with a shed roof. The applicant proposes to add a second story to this addition and clad both of these additions in 10” (ten inch) reveal Boral synthetic siding with the smooth side facing out to match the proposed addition. As these are non-historic features of the house, Staff finds the expansion of this addition in the cladding identified is an acceptable treatment.

**Building Rear Corner Addition**

At the March 28, 2018 preliminary consultation, the HPC voiced support for the concept of the design, but had concerns in three specific areas. First, the HPC expressed their opinion that the pitch of roof for the addition was too steep to be compatible as an addition and, even though the pitch matched the front gable roof it needed to be lowered. Second, the HPC found that the metal roof was an incompatible material and recommended the applicant use a three-tab asphalt shingle to match the historic house. Third, the HPC expressed concern that the side deck and stairs projected too far to the left (south) of the historic massing of the house. The applicant has made revisions to the construction plan based on these comments. Staff finds that the proposal comports with the Guidelines and Chapter 24A and supports approval.

The applicant is proposing to construct a rear gable addition off of the left rear (southwest) corner of the house that will be accessed by a newly created hallway. The addition will be 22’ (twenty-two feet) deep by 18’ (eighteen feet) wide and will have a brick foundation and clad using Boral synthetic siding in a 10” (ten inch) reveal with the smooth side facing out with a front gabled shingle roof. The pitch of the roof in the addition will match the wider of the two front gables on the historic house with a 6 1/2/12 pitch. The left side of the addition will project 4’ 2” (four feet, two inches) beyond the wall plane of the historic side gable-L at the front of the house. The creation of the new hallway will require the removal of the historic exterior wall behind the side gable-L.

The windows in the addition will be large single-lite casement windows with smaller one-lite egress windows in the basement. The applicant also proposes to use sliding, single-lite doors in the newly created hallway that will provide access to the new side deck. The side deck will project approximately 10’ (ten feet) beyond the wall plane of the side gable-L. The side deck has a recessed side staircase that is flush with the left (south) side of the deck. The deck will be constructed on brick staircase. The brick for the pier will be constructed using bricks recovered from the removal of the adjacent wall. The railing on the deck will be a contemporary wood and wire design.
Staff finds that the size and massing of the addition are compatible with the historic house. The addition is placed off of the rear corner of the house, which will limit its visibility from the public right-of-way. As this house is on a corner lot with a large side setback, all of elevations are highly visible. The placement the applicant has chosen for the addition will have the least impact on the historic massing and historic features of the house (per the Guidelines). The roof pitch is low enough that it will not project above the historic roof forms and is compatible with the existing architectural features (per Chapter 24A-8(b)(2)). In its evaluation of the previous proposal at the preliminary consultation, the HPC indicated their support for the addition’s projection beyond the historic wall plane.

Additionally, Staff finds that the proposed single-lite casement windows and sliding glass doors in the addition are compatible with the contemporary details of the addition and the porch railing. Staff further finds that the front porch size and form and the contemporary design of the railing, both on the porch and to the new basement entrance, are compatible with the historic house and the addition (per the Guidelines).

Other Alterations
The applicant proposes to remove the non-historic ADA ramp at the front and the non-historic exterior staircase at the rear. Both of these features were installed in the later part of the 20th century and are incompatible designs for the historic resource. Staff supports removal of these items and supports approval.

The applicant’s proposal will also create a new entrance to the basement to the north of the addition. The entrance is below grade and only the wood and wire railing will be visible from the public right-of-way. Staff finds that this minimal alteration on a secondary elevation will have a minor impact on the historic house and surrounding district and supports approval.

Staff finds that the overall project is compatible with the Guidelines, Chapter 24A, and is consistent with the guidance provided by the HPC at the previous preliminary consultations and Staff recommends approval with the identified condition.

**STAFF RECOMMENDATION**
Staff recommends the HPC approve with one (1) condition the HAWP application;

1. The replacement front door needs to be painted.

and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Permits@manionandassociates.com
Contact Person: Rebecca Loe

Tax Account No.: 13-010546H1
Daytime Phone No.: 301.727.7000

Name of Property Owner: Paul A. Auluck
Daytime Phone No.: 617.447.4008

Address: 6916 Heilman St NW
Washington DC 20012

Contractor: (not selected)

Contractor Registration No.: 13-010546H1

Agent for Owner: Thomas Marion
Daytime Phone No.: 301.727.7000

LOCATION OF BUILDING PREMISE
House Number: 7714
Street: Takoma Ave
Town/City: Takoma Park
Nearest Cross Street: Philadelphi Ave
Lot: 113
Block: 69
Subdivision: Parcel

PART ONE: TYPE OF MAINTENANCE WORK

1A. CHECK ALL APPLICABLE:
- □ Construct
- □ Extends
- □ New/Renovate
- □ A/C
- □ Shed
- □ Room Addition
- □ Porch
- □ Deck
- □ Skylight
- □ Panel
- □ Roof
- □ Outdoor Kitchen
- □ Solar Panel
- □ Woodburning Stove
- □ Single Family

1B. Construction cost estimate: $3,15,000

1C. If this is a revision of a previously approved active permit, see Permit #: 14/3

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITIONS

2A. Type of sewage disposal: 01 SEW: WSSC
2B. Type of water supply: 01 SEW: WSSC

PART THREE: COMPLETE ONLY IF PERMIT CONTAINS A 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 except this to be a condition for the issuance of this permit.

Signature of owner or authorized agent:

Date: 01/31/2018

SEE REVERSE SIDE FOR INSTRUCTIONS

825 266
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   "We are trying to match the style and proportion of the building. We will be replacing windows. New additions will be compatible, but different materials than the back.

   The addition to the house includes a new family room with two access doors, the expansion of a previous addition (bedroom) on the first floor, and a new small addition on the second floor (WIC)."

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

   "In the historic district, we are matching the slope & scale of the existing porch and other volumes of the house. Because the house is seen from multiple angles we designed there are no facades usually compatible with other houses in the historic district."

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. Your site plan must include:
   a. the scale, north arrow, and data;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the drip line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDE OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
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<tr>
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| Susan Schulken                                             | Candida Delvise                |
| 601 Philadelphia Ave.                                      | 7715 Takoma Ave.               |
| Takoma Park, MD 20912                                      | Takoma Park, MD 20912          |
| (Right side- across bl)                                   | (across left)                  |

| Lawrence Harshman & Amy Turin                             | Adam Ernst                     |
| 7713 Takoma Ave.                                          | 7801 Takoma Ave.               |
| Takoma Park, MD 20912                                     | Takoma Park, MD 20912          |
| (across right)                                            | (across intersection)          |
Auluck
7714 Takoma Ave.
Takoma Park, MD 20912
EXISTING CONDITIONS:
- EXG. DOORS ARE NOT ORIGINAL, THEY HAVE BEEN REPLACED FOR SWING OUT COMMERCIAL DOORS.

NOTES:
- EXG. WINDOWS TO BE REPAIRED AND NEW STORM WINDOWS TO BE INSTALLED, WHERE REQUIRED FOR EGRESS OR OTHER BUILDING CODES. DOUBLE HUNG WINDOW TO BE REPLACED BY SAME SIZE BASEMENT WINDOW.
- EXG. DOORS TO BE REPLACED WITH RESIDENTIAL UNITS.
- EXG. METAL STAIR AT THE REAR WILL BE REMOVED.
- EXG. RAAP WILL BE REMOVED.
EXISTING CONDITIONS:

- Existing doors are not original; they have been replaced for swing-out commercial doors.

NOTES:

- Existing windows to be repaired and new storm windows to be installed, where required for egress or other building codes. Double hung window to be replaced by same size casement window.

- All doors to be replaced with residential units.

- Existing metal stair at the rear will be removed.

- Existing ramp will be removed.

Second Floor Demo

Scale: 1/8" = 1'-0"
EXISTING CONDITIONS:
- EXG. DOORS ARE NOT ORIGINAL, THEY HAVE BEEN REPLACED FOR SWING OUT COMMERCIAL DOORS.

NOTES:
- EXG. WINDOWS TO BE REPAIRED AND NEW STORM WINDOWS TO BE INSTALLED. WHERE REQUIRED FOR EGRESS OR OTHER BUILDING CODES, DOUBLE HUNG WINDOW TO BE REPLACED BY SAME SIZE BASEMENT WINDOW.
- EXG. DOORS TO BE REPLACED WITH RESIDENTIAL UNITS.
  - EXG. METAL STAIR AT THE REAR WILL BE REMOVED.
  - EXG. RAMPS WILL BE REMOVED.
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<td>CASEMENT</td>
<td>NO</td>
<td>YES</td>
<td>PELLA 450 SERIES</td>
</tr>
<tr>
<td></td>
<td>K</td>
<td>2933</td>
<td>2-5&quot;</td>
<td>4-5&quot;</td>
<td>DOUBLE HUNG</td>
<td>NO</td>
<td>NO</td>
<td>PELLA 450 SERIES</td>
</tr>
<tr>
<td></td>
<td>R</td>
<td>Custom</td>
<td>2-7&quot;x2-1/2&quot;</td>
<td>4-4&quot;</td>
<td>CASEMENT</td>
<td>NO</td>
<td>YES</td>
<td>PELLA 450 SERIES</td>
</tr>
</tbody>
</table>

### WINDOW GENERAL NOTES:
1. WINDOWS SPECIFIED ARE BY PELLA, 450 SERIES.
2. WINDOWS ARE ALUMINUM CLAD WOOD, FRAME & SASH COLOR: AUBURN BROWN, LOW-E ARGON GLASS.
3. PROVIDE ALL NECESSARY HARDWARE: SATIN NICKEL FINISH, WEATHER STRIPPING, TUBE PIECES, ETC.
4. PROVIDE INSECT SCREENS FOR ALL OPERABLE WINDOWS (UNLESS NOTED OTHERWISE) COLOR TO MATCH WINDOW.
5. REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS, VERIFY SIZES AND QUANTITIES PRIOR TO ORDERING.
6. APPLY SEALANT AROUND EXTERIOR PERIMETER OF TRIM AND SET INTO OPENING.
7. APPLY FOAM BACKER ROD AND SEALANT TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
8. APPLY LOW EXPANSION FOAM AROUND ALL WINDOW JAMS.
9. WINDOWS LISTED ARE TEMPERED AS REQUIRED TO MEET THE CODES AND APPLICABLE CODES TO VERIFY REQUIRED LOCATIONS, WINDOW TO BE TEMPERED PRIOR TO BIDDING/PURCHASING.
10. ALL WINDOWS TO HAVE JAMB EXTENDERS AS NECESSARY FOR 4-9/16" & 6-9/16" JAMBS.
11. FIELD VERIFY WINDOW HEIGHTS AND CLEARANCES PRIOR TO PURCHASING.
12. WINDOWS TO HAVE ADHESIVE FLASHING & SIL PANS- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL EXISTING WINDOWS "T" TO BE REPAIRED AND MEASURED FOR NEW STORM WINDOWS: PRO-VIA, TOWN AND COUNTRY TRIPLE STACK W/ (2) GLASS PANELS AND (1) SCREEN PANEL.

### STORM WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>Story</th>
<th>ID</th>
<th>Nominal W x H</th>
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<tbody>
<tr>
<td>Basement</td>
<td>E1</td>
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</tr>
<tr>
<td></td>
<td>E2</td>
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<tr>
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<td>E7</td>
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### SKYLIGHT SCHEDULE

<table>
<thead>
<tr>
<th>Mark</th>
<th>Model #</th>
<th>Rough Opening / Finished Frame</th>
<th>Notes</th>
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<tbody>
<tr>
<td>SK01</td>
<td>C01</td>
<td>1-9&quot;x2-2&quot;5/16&quot;</td>
<td>VELUX DECK MOUNTED, FIXED</td>
</tr>
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</table>

### SKYLIGHT GENERAL NOTES:
1. SKYLIGHTS SPECIFIED ARE BY VELUX.
2. DECK MOUNTED INSTALLATION.
3. TYPE EED FLASHING.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

NOT FOR CONSTRUCTION
## Door Schedule

<table>
<thead>
<tr>
<th>Story</th>
<th>Mark</th>
<th>Model #</th>
<th>Unit Size</th>
<th>R.O. Size</th>
<th>Left Sidelight Width</th>
<th>Right Sidelight Width</th>
<th>NOTES</th>
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<td>Basement Floor</td>
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<td>3'-0&quot; 6'-8&quot;</td>
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<tr>
<td></td>
<td>102</td>
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<td>3'-2&quot;x6'-9&quot;</td>
<td></td>
<td></td>
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<td>103</td>
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<td>106</td>
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<td>HINGED LEFT, IN-SWING</td>
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<td></td>
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<td>3860</td>
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<td></td>
<td>202</td>
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<td>2'-6&quot;x6'-9&quot;</td>
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<td>203</td>
<td></td>
<td>2'-4&quot; 6'-0&quot;</td>
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## Door General Notes:
1. Check drawings for swing directions and locations.
2. Provide all necessary hardware, weatherstripping, trim pieces, etc.
3. Exterior doors are metal, aluminum clad wood, hinged patio doors- in-swing. See elevations for grille patterns, with 3/4" std. grille.
4. Hardware: satin nickel - confirm with owner prior to ordering.
5. Interior doors to be JELD-WEN, LIMETEX, BEEH or SIMPSON.
6. Apply foam backer rod & sealant to exterior perimeter of trim at siding joints.
7. Bedroom, bathroom, and entry doors to be solid.
8. Glass to below 5' argon tempered glass.
9. All doors in walls other than 2x4 walls to have jam extensions as necessary.
10. Exterior doors to have retractable screens should be site measured and the screens custom sized for each door listed. Manufacturer to be liberty screens. Phantom Screens or Architect/Owner approved alternate. Color to match doors.
11. Exterior doors noted to have retractable screens should be site measured and the screens custom sized for each door listed. Manufacturer to be liberty screens. Phantom Screens or Architect/Owner approved alternate. Color to match doors.
Boral TruExterior Siding
Nickel Gap, 1x10, Smooth

Nickel Gap

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<th>Finish</th>
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<th>Corner</th>
<th>Intern</th>
<th>Countert</th>
<th>Capped</th>
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Preliminary Consultation

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7714 Takoma Ave., Takoma Park  Meeting Date: 3/28/18

Resource: Contributing Resource  Report Date: 3/21/18

Takoma Park Historic District

Review: Preliminary Consultation  Public Notice: 3/14/18

Applicant: Marianna Diggs  Staff: Dan Bruechert

Proposal: Building Addition

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based on the HPC’s comments and return for either an additional preliminary consultation or a HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District

STYLE: Craftsman

DATE: 1924

The subject property is a two-story, brick, asphalt-shingled, front gable house, with a full-width front porch with brick piers. The house has three-over-one windows throughout. The house is at the southwest corner of the intersection of Philadelphia Ave. and Takoma Ave. This placement creates two highly visible facades. The façade along Philadelphia Ave. is three bays deep and has a small, wood shed roof addition. The exterior stairs that provide access to the second story are visible from Philadelphia Ave.

BACKGROUND

The applicant submitted plans for review as a preliminary consultation at the February 7, 2018 (rescheduled to February 13, 2018) meeting of the Historic Preservation Commission. The submitted plans have been revised based on the feedback presented at that meeting.

PROPOSAL

The applicant proposes to construct a one-story, one room addition off of the southwest of the historic house, accessed by a newly created hallway, and construct a deck in front of the proposed addition. The applicant additionally proposes to replace the non-historic bottom sash of all of the historic windows. The applicant proposes to expand the small one-story addition in the rear of the house by adding a second story in matching cladding. Lastly, the applicant proposes removing the non-historic ADA ramp and non-historic rear stairs.
APPLICABLE GUIDELINES:

When reviewing alterations and additions for new construction 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).

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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

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

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

Montgomery County Code; Chapter 24A-8(b)

(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

STAFF DISCUSSION

The applicant is proposing to work in three areas of the historic house: a rear corner addition; window replacement; and an expansion of an existing, non-historic rear addition.

Building Rear-Corner Addition

The applicant is proposing to construct a rear gable addition off of the left rear corner of the house that will be accessed by a newly created hallway. The addition will be approximately 17' × 21' (seventeen feet by twenty-one feet) and will have a brick foundation and be clad using Hardi siding with a 10” (ten inch) reveal with a steeply-pitched metal roof. The addition in the rear will project 4'2” (four feet, two inches) beyond the wall plane of the historic side gable-L at the front of the house. The creation of the new hallway will require the removal of the historic exterior wall behind the side gable-L addition (see Fig. 1 below).

Figure 1: Right side of the house showing the location of the proposed hallway.
The windows in the addition will be large single lite casement windows with sliding single-lite doors in the hallway that will provide access to the new side deck. The side deck will project approximately 8'-10' (eight to ten feet), with a staircase that extends further to the right, and be constructed on brick piers to match the existing with a wire railing and lattice infill.

![Figure 2: View from Takoma Ave toward proposed addition](image)

As this is a corner lot, both the Takoma Ave. and the Philadelphia Ave. facades of the historic house are highly visible. Because of this any new construction on this site will be visible from the public right-of-way from one street or the other. The Design Guidelines state that major additions (which the Guidelines do not define, but Staff finds this qualifies) should be placed to the rear so they are less visible from the right-of-way.

Staff finds that the applicant made several revisions based on the recommendations by the HPC at the February 13th meeting. The location of the addition has been moved further toward the rear, and it projects much less than the previous submission (see attached) that projected more than 14' (fourteen feet) from the side gable-L. The roof form has been simplified, so that the new hallway is covered in a shed roof, with a single rear-facing gable roof over the addition, instead of the more complex side and rear gable proposal previously submitted. One substantial change from the previous submission has to do with the height of the roof on the addition. The proposed roof is much taller than the previous submission. The ridgeline extends to the eave of the rear gable on the historic house (at the level of the attic floor). This is 6’ - 8’ (six feet to eight feet) taller than the side gable-L roof at the front of house and will be largely visible from the public right-of-way.

The HPC voiced support for moving any building additions to the rear of the house, determining that the side and rear elevations (visible from Philadelphia Ave.) are secondary elevations and can accommodate more change without damaging the historic character of the building. The applicant has relocated the proposed construction, however, it still projects beyond the wall plan.

Overall, Staff finds that the revisions submitted by the applicant are a significant improvement from the previous submission. The Hardi siding ties the addition to the historic house to the
siding in the porch gable and the rear gable of the house. The single-lite casement windows are on a portion of the house that reads as new and will Staff finds are compatible in size but sufficiently differentiated from the historic six-over-one windows. The applicant has proposed a metal roof, but has not provided specifications. Even though metal roofs in the Takoma Park Historic District are rare, Staff finds that a flatter profiled metal roof may be compatible. The applicant must submit additional information with the HAWP application so that the HPC can make that determination.

While the Guidelines state that additions should be placed at the rear of the building to minimize their visual impact from the public right-of-way, this building is at the corner and will be visible from the front, side, and rear. In this instance, Staff believes that the addition should be evaluated first for its impact on the streetscape and second for the compatibility of its design.

Staff believes that the addition would be more compatible with the surrounding streetscape if it did not project beyond the wall plane of the side gable-L, however, Staff is more concerned about the impact created by the projection of the proposed deck and stairs beyond the historic wall plane. The deck and stairs project more than 15' (fifteen feet) to the left of the historic wall plane and will introduce a new focal point along the south elevation of the building. Due to the large side lot setback, the deck and stairs will be highly visible from the surrounding district.

Staff is less concerned about the removal of the portion of the wall behind the front side gable-L. While the loss of this historic fabric is not a desirable outcome, the visibility of this element is limited to the view shown in Fig. 1 and its loss will not have a major impact on the surrounding District.

Staff further finds that the steeply pitched roof form is incompatible with the design of the historic house and recommends other roof forms be explored if the HPC determines that the size and placement of the addition are compatible. In examining the plans, Staff believes that a lower sloped shed roof on the proposed addition would sit below the side gable of the front-L and would create less visual impact than the proposed roof.

Staff requests the HPC provide comments and recommendations regarding:
- The removal of the existing exterior wall along the left elevation behind the gable-L;
- The construction of a new hallway;
- The appropriateness of the placement of the new front gable addition;
- The appropriateness of the design of the new front gable addition; and
- The location and details of the proposed deck.

Window Replacement
Upon conducting a window assessment, the applicant has discovered that a previous owner removed and replaced the lower sashes while retaining the upper sashes. The applicant is proposing to repair the historic upper sashes of the windows and replace the non-historic (replacement) lower sashes with new wood sashes. This is a historic preservation best practice and meets the requirements of the Guidelines, Chapter 24A, and the Standards.

Expanded Rear Addition
In the northwest corner of the house there is a non-historic, one-room addition with a shed roof.
The applicant proposes to add a second story to this addition and clad both of these additions in 10” (ten inch) reveal Hardi siding to match the proposed addition. As these are non-historic features of the house, Staff finds this to be an acceptable treatment.

**Front Door Replacement**
The applicant proposes to replace the non-historic, half-lite door and sidelights with a Simpson Craftsman three panel, three-lite door with sidelights to match. Staff finds that design and materials of the proposed door are compatible and it is an appropriate replacement.

**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the HPC’s comments and return for either an additional preliminary consultation or submit a HAWP application.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Rebecca Locl
Daytime Phone No.: 202-229-7000

Tax Account No.: 15-015640-1

Name of Property Owner: Pauca Bullock
Daytime Phone No.: 617-417-4008

Address: 6316 Ithaca St NW, Washington, DC 20012

Contractor: (Not Selected)

Current Registration No.: 7714

Agent for Owner: Thomas Massaro
Daytime Phone No.: 301-229-7000

LOCATION OF BUILDING IMPROVEMENT

House Number: 7714

Township: Takoma

Tax parcel: 69

Subdivision:

Description:

Part One: Type of Permitted Action and Use

1. Check all applicable:
   - [ ] Construction
   - [ ] Remodel
   - [ ] Additions
   - [ ] Move
   - [ ] Install
   - [ ] Windows
   - [ ] Repair
   - [ ] Rebuild
   - [ ] FEMA
   - [ ] Other

2. If this is a revision of a previously approved permit, use Permit # 4/18

Part Two: Current Construction and Demolition

3. Type of garage/disposal:
   - [ ] WSSC
   - [ ] Septic
   - [ ] Other

4. Type of water supply:
   - [ ] WSSC
   - [ ] Well
   - [ ] Other

Part Three: Completion of Work and Completion

5. Height:

6. Indicate whether the fence or existing wall is to be constructed on one of the following locations:
   - [ ] Property line
   - [ ] On public right of way

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 of owner or authorized agent:

Date:

825 266
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   We are trying to match the style & proportion of the building. We will be replacing windows. New additions will be compatible but different material than the back.

   The addition to the house includes a new family room with two access decks, the reconfiguration of a previous addition (balcony) on the first floor, and a new small addition on the second floor (patio).

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

   In the historic district we are matching the slope & scale of the eaves, porch and other elements of the house.

   Because the house is seen from multiple angles we expected there are no facades usually compatible with other homes in the historic district.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

   a. the scale, north arrow and date;
   b. dimensions of all existing and proposed structures;
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are accepted.

   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, materials on the exterior of the house. All materials and features proposed for the facades must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPH
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly labeled photographic prints of the resource as viewed from the public right-of-way and of the adjoining property. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are preparing construction adjacent to or within the distance of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For all active, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and style of house. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lots or parcels which lie directly across the street/property from the parcel in question.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABEL.
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<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Pavan Adluck</td>
<td>Thomas Marion, AIA</td>
</tr>
<tr>
<td>6916 Willow St. NW</td>
<td>Marion + Associates Architects</td>
</tr>
<tr>
<td>Washington, DC 20012</td>
<td>7307 MacArthur Blvd</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Elliott Vanskike &amp; Julie Schmid</td>
</tr>
<tr>
<td>7710 Takoma Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td><strong>Right side - across fl.</strong></td>
</tr>
<tr>
<td>Susan Schulken</td>
</tr>
<tr>
<td>601 Philadelphia Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td><strong>across right</strong></td>
</tr>
<tr>
<td>Lawrence Hershman &amp; Amy Turin</td>
</tr>
<tr>
<td>7713 Takoma Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
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42
### Window Schedule

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<th>Model</th>
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<th>Width/Hp</th>
<th>R.O.</th>
<th>Type</th>
<th>Resistant Glass Notes</th>
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**NOT FOR CONSTRUCTION**

**NOT FOR CONSTRUCTION**