MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	5 Columbia Ave., Takoma Park	**Meeting Date:**	1/23/2019
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	1/16/2019
Applicant:	Annie Kneedler & Sam Bryson	**Public Notice:**	1/9/2019
Review:	HAWP	**Tax Credit:**	partial
Case Number:	37/03-19A	**Staff:**	Dan Bruechert
Proposal:	Building Rehabilitation, New Windows, and Building Additions		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Vernacular
DATE: c.1880s

The subject house is a two-story, T-shaped house, with shiplap siding, original two-over-two wood sash windows, a brick foundation throughout, and an asphalt shingle roof. The house has been heavily modified including alterations to the front porch, a small addition in the southwest corner of the house and a two-story addition to the south. As the house sits at the intersection of Columbia Ave. and Pine Ave., it is highly visible from two elevations.

Figure 1: 5 Columbia Ave. is located at the southeast corner of Pine and Columbia Aves.

PROPOSAL

The subject property has been neglected and fallen into disrepair. The applicant proposes rehabilitating the exterior and interior of the house and to demolish a rear addition and construct a new addition in its location.

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,

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.

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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 has suffered from extensive deferred maintenance and much of the work proposed will be repair in nature. The subject property also has two old additions[1] in the rear of the house that have degraded, the applicant proposes to demolish these additions and replace them with new construction. The basement will be excavated under the large rear addition. A new screened-in porch is proposed for the left rear corner of the house. The applicant further proposes to construct two small to provide access to the house from the rear.

Repair and Restoration Work

Both the exterior and interior of the house have suffered from deferred maintenance under the previous owner (the current owners purchased the house in October 2018). Some of the exterior clapboards and shiplap siding have degraded and will be replaced in-kind. The second-floor window above the front door has been boarded up and the opening will be uncovered, and a new wood window matching the details of the historic windows will be installed in this location. The front porch has been heavily modified and will have a new flat roof and railing installed. The design of the porch railing is based on a rendering of the property included with the application. The current owner was given this image from the previous owner and was told that the rendering was drawn in 1985 from a much older image, however, the date of this older image is unknown. The new porch railing will be wood with square balusters. There is a crack in the front porch slab that will be repaired. The result of this repair work will be a house that more closely resembles its historic appearance. As this work is repair in nature and there is a historic basis for it, this work is potentially eligible for the County Historic Preservation Tax Credit.

The applicant proposes replacing the 3-tab shingle roof with architectural shingles. Staff finds that this proposal will not significantly alter the historic character of the house (under 24A-8(b)(1) and (2)) and supports approval.

New Windows

As part of the basement excavation (discussed below) the applicant proposes to introduce three new windows in the basement level on the east elevation. The foundation in these locations is currently uninterrupted, but in order to make this space code compliant additional windows must be introduced. The window closest to the street on the east elevation will be a wood four-lite egress window installed in a window well. The two other windows proposed for the basement level on the east elevation will be wood, four-lite fixed windows. The window well at the front of this elevation will be a pre-fab WellCraft window well (specifications attached). While this feature will be polyethene which is not typically a recommended material in the Takoma Park Historic District, Staff finds that it will not have a visual impact from the public right-of-way, because the window well will be below grade and because the lot slopes away from Columbia Ave. making this feature obscured by the grade itself. These new windows are below grade on the least visible elevation of the house and will only be minimally visible (if at all) from the public right-of-way. Staff finds that these windows are an appropriate material in an appropriate

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[1] 5 Columbia Ave. is within the Takoma Park National Register Historic District. This district has a period of significance from 1883 – 1920s. The National Register nomination states the significance of the district is derived from its development as a commuter suburb, however, the nomination does not identify 5 Columbia as a 'structure of merit.' The two additions are likely constructed within the period of significance, but Staff does not find the additions contribute to architectural significance of 5 Columbia or the surrounding district.

configuration and will not significantly alter the historic character of the house (per Standard 2 and 24A-8(b)(1)) and recommends approval of the basement windows and window well.

Building Addition Demolition and Addition Construction
There are two additions to the rear of 5 Columbia Ave. These two features were added very early in the building's history. Staff has been unable to determine the exact date of construction for these features, but their footprints were established prior to 1927 for publication in that year's Sanborn Maps.

The first addition is a two-story addition in the southwest corner of the original house massing. It is clad in asbestos siding with a south-facing four-over-one window in each floor. The addition was constructed to contain at least one bathroom, though now there is one on each floor. The applicant indicates that this addition suffers from termite damage and based on the information provided by the applicant, this addition would likely require a full reconstruction to preserve its current appearance. The applicant proposes to demolish this addition.

The second rear addition is a shiplap-sided, two-story addition that appears to have been modified over time. The 1927 Sanborn map (below) shows that there were two one-story additions in this location. The second story was not added until after 1959 based on the Sanborn maps which show a consistent footprint at the rear. Based on the appearance of the siding, at least one south-facing window has been boarded over. The second-story of the addition has a pent roof, as does the shorter one-story section to the east. The cornice on the west wall of the rear addition has wood corbels that match those on the historic massing of the house. The south and east elevations lack the decorative cornice. The project architect has informed Staff that:

> "The existing rear addition of the home, containing the kitchen and an upstairs bedroom, is in very bad shape. The existing foundation wall is crumbling, the second floor is sinking as a previous owner cut through floor joists, and the only way to access the basement is through a 24" wide, narrow and steep stair case in this part of the house."

Additionally, the applicant has submitted a structural engineers report detailing the defects in larger rear addition. The basement walls and piers are showing signs of cracking and structural failure, the basement slab shows significant cracking, there is significant water damage, and a structural beam was removed from the addition and was never replaced. The structural engineer recommends the removal of this feature as repair may not be feasible. The applicant proposes to demolish this addition.

Staff finds that both additions are later construction and while they show the development of this house over time, they do not significantly add to the historic character of the house or surrounding district. Staff finds the removal of these two additions is supported under Chapter 24A-8(b)(2) and 24A-8(b)(4).

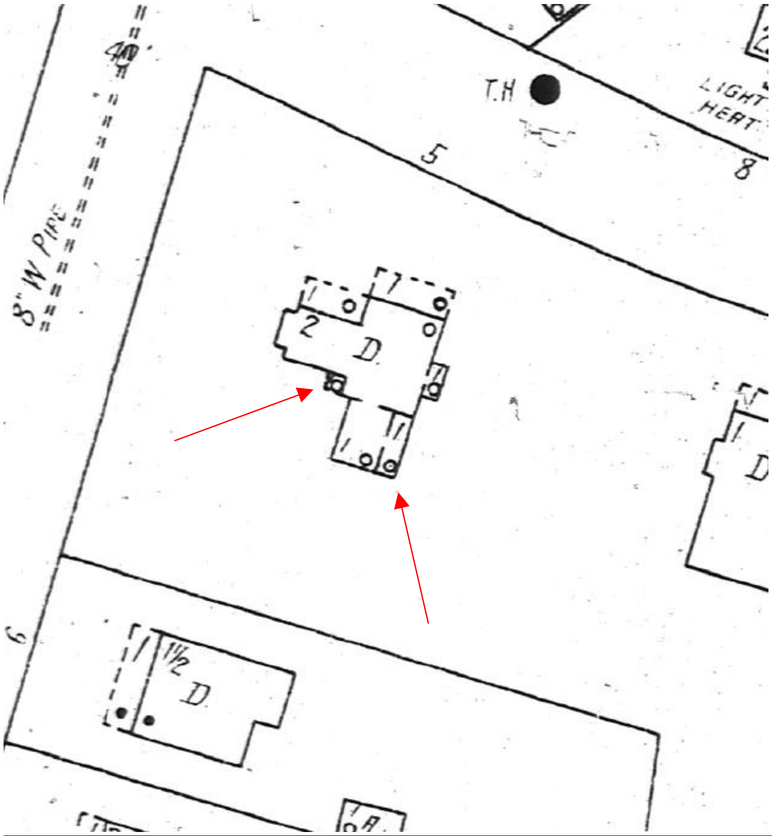


Figure 2: Image from 1927 Sanborn map with arrows pointing to the bathroom addition and 1-story rear addition by 1927.

The applicant proses to construct two new additions at the rear generally in the same location as the construction proposed for demolition. In the southwest corner the applicant proposes to construct a two-story addition that is 6' (six feet) wide and 8' 6" (eight feet, six inches) deep (the existing addition is approximately 6' × 6' (six feet by six feet)). The applicant proposes to clad the exterior of the new construction in Hardi siding in a 7" reveal, with two, wood, two-over-two windows facing west and a second-story two-over-two window facing south. This window configuration matches the windows found throughout the historic house. The roof for this new addition will be a rear-sloping shed roof covered in architectural shingles. The proposed roof will match the appearance of the existing addition and the roof cladding will match the rest of the roof material. Staff finds that the diminutive size of this addition and its location at the rear, though still highly visible from the public right-of-way, are appropriate for the design of the house and surrounding district and supports approval under the *Guidelines* and 24A-8(b)(2). Additionally, this new addition is similar with the appearance of the existing addition and will not obscure any historic features.

The applicant proposes to excavate the basement under the rear addition to be demolished and construct a new foundation using parged and painted concrete block. The existing foundation for the historic house massing and the additions is painted brick. Staff finds that this new foundation material is acceptable, as it is at the rear of the house and over new construction. This feature will help to differentiate the new from the historic construction per Standard 9 and Staff supports approval of a parged concrete foundation for new construction.

The new rear addition on the southeast will be 22’4” wide × 13’1” deep (twenty-two feet, four inches wide by thirteen feet, one inch deep), with Hardi clapboard siding, a flat roof, a mix of wood four-lite casement windows and larger, wood two-over-two windows. The basement level will have egress-compliant, wood four-lite casement windows in the south and east elevation and a wood, half-light door facing west. The east elevation of the rear addition will have an entrance at the first floor with a wood, half-lite door flanked by four-lite casement windows. The second floor will have a central two-over-two wood sash window. The south elevation will have two, wood four-lite casement windows in the first floor with two, wood, two-over-two sash windows above. On the east elevation, the applicant proposes to construct a one-story screened-in porch (discussed below) with a four-lite casement window and a door off the kitchen on the first floor and two smaller, wood two-over-two sash windows on the second floor. Much of this elevation will be less visible from the public right-of-way than the south and west elevations due to the slightly askew orientation of the house toward the street.

Staff finds that the size, design, and placement of the rear addition are generally appropriate, and Staff supports approval of this element. The placement of the addition is to the rear of the house, per the *Design Guidelines*. Even though the basement is being excavated as part of the proposed work, the new foundation will be placed in the same location as the existing. The proposed addition will be co-planer to the east wall. Typically, the HPC wants an inset between the historic and new construction to appropriate differentiate the construction periods. In this instance, Staff finds that a co-planer wall is acceptable due to several factors. First, there is a precedent for having construction in this location (see the 1927 Sanborn above). Second, the use a flat roof and differentiated cornice, along with the corner boards at the southeast corner of the house and foundation material show a clear demarcation between construction periods. Third, the addition will use smaller windows and a different building material to further differentiate the new from the old. Staff finds that for these reasons, a co-planer addition is acceptable.

The style of the rear addition is best described as traditional, with its Hardi, clapboard siding and its two-over-two sash and casement windows. The HPC has accepted the use of substitute siding on new construction and additions at the rear of buildings within the Takoma Park Historic District. Staff initially had some concerns about the compatibility of a flat roof in this location but upon further evaluation finds that it is acceptable for two primary reasons. First, there is a precedent on the house for a flat roof over the bay window on the east elevation. Second, by using a flat roof the south-facing gable will be fully expressed from the surrounding neighborhood; and Staff finds that it is preferable to have the historic gable and window exposed rather than introducing an additional gable to the house and obscuring these features. Additionally, a new, low-pitched gable roof would be out of character with the roof pitches found throughout the house. Staff supports the approval of the rear addition under 24A-(b)(1) and Standards 9 and 10.

Decks and Screened-In Porch

The applicant proposes to replace a small, existing screened in porch along the eastern elevation of the house. The new porch will be 11’ 10 1/2” × 16’ 3” (eleven feet, ten and one-half inches by sixteen feet, three inches) and will be built on wood piers with a flat roof and railing details matching the reconstructed front porch. This porch will project beyond the east wall plane. Staff finds that this porch will not overwhelm the scale of the historic building and the applicant proposes the use of compatible materials. Staff finds that the placement on the east elevation will have the least visual impact to the surrounding district (per 24A-8(b)(2), due to the building's placement on a corner lot close to the northeast corner of the buildable area. Staff supports approval of this porch.

In addition to the screened in porch, the applicant proses to construct two new wood decks at the rear of the house. The first wood deck will be placed to the south of the proposed porch (discussed above). The second deck will be constructed on the western side of the new rear addition. Both decks will be identically detailed and be constructed on wood piers with a wood railing and square pickets. The railing detail will conform to the HPC's typical requirement that the pickets be installed between the top and bottom rail. Staff finds that these two decks will not significantly alter any of the historic features of the house and are compatible materials and designs for rear decks and supports approval under 24A-(b)(1) and Standards 9 and 10.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; 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.

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: INFO@SAULARCHITECTS.COM

Contact Person: ERIC SAUL

Daytime Phone No.: 301-270-0395

Tax Account No.:

Name of Property Owner: ANNIE KNAEDLER/SAM BRYSON Daytime Phone No.: 202.352.4738

Address: 5 COLUMBIA AVE, TAKOMA PARK, MD 20912
(Street Number, City, Staet, Zip Code)

Contractor: TBD Phone No.: —

Contractor Registration No.: —

Agent for Owner: ERIC SAUL Daytime Phone No.: 301-270-0395

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: COLUMBIA

Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE

Lot: P13 Block: 18 Subdivision: 0025

Liber: Folio: Parcel:

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 estimate: $ 300,000

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

12.17.18
Date

Approved: ______ For Chairperson, Historic Preservation Commission

Disapproved: ______ Signature: ______ Date:

Application/Permit No.: ______ Date Filed: ______ Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

8/14/6

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:

   THE EXISTING STRUCTURE IS AN HISTORIC FARMHOUSE LOCATED IN THE TAKOMA PARK, HISTORIC DISTRICT. THE HOUSE IS IN NEED OF MAJOR REPAIR AND IS CURRENTLY UNINHABITABLE. HOUSE WAS BUILT IN 1873 AND SITS ON 13,000 SF OF LAND.

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

   OWNERS SEEK TO RESTORE THE ENTIRE HOUSE BACK TO HABITABLE CONDITION, INCLUDING A NEW REAR ADDITION, A RESTORATION OF THE EXIST. FRONT PORCH TO IT'S EXISTING DESIGN, AND ADDING A SCREENED PORCH. OWNERS ALSO WANT TO DIG OUT A FULL BASEMENT.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

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

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

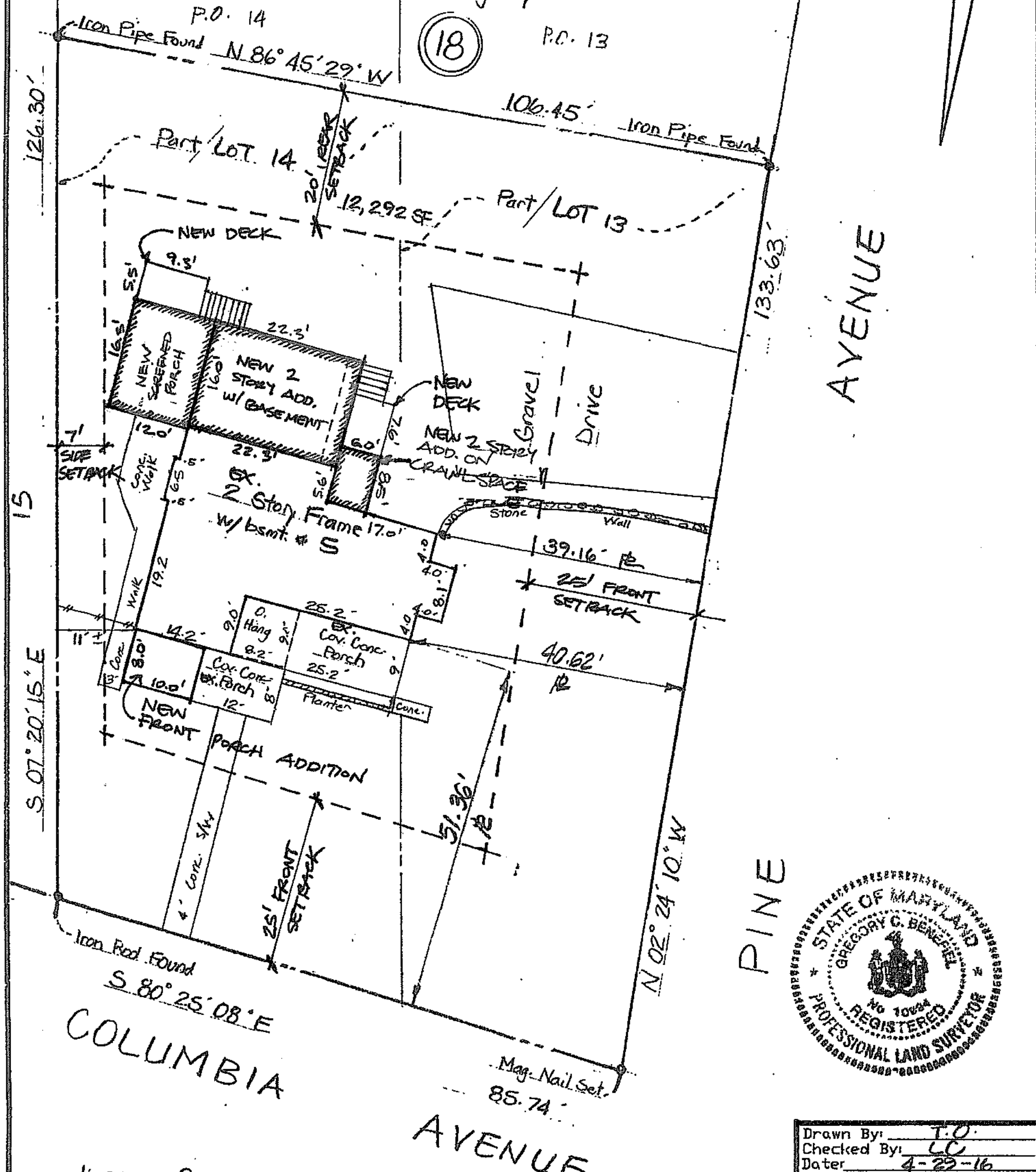
Owner's mailing address	**Owner's Agent's** mailing address
5 COLUMBIA AVE TAKOMA PARK MD 20912	8114 CARROLL AVE TAKOMA PARK MD 20912

Adjacent and confronting Property Owners mailing addresses

7 COLUMBIA AVE TAKOMA PARK, MD 20912	8 PINE AVE TAKOMA PARK, MD 20912
1 PINE AVE TAKOMA PARK, MD 20912	5 PINE AVE TAKOMA PARK MD 20912
7105 CARROLL AVE TAKOMA PARK, MD 20912	8 COLUMBIA AVE TAKOMA PARK, MD 20912

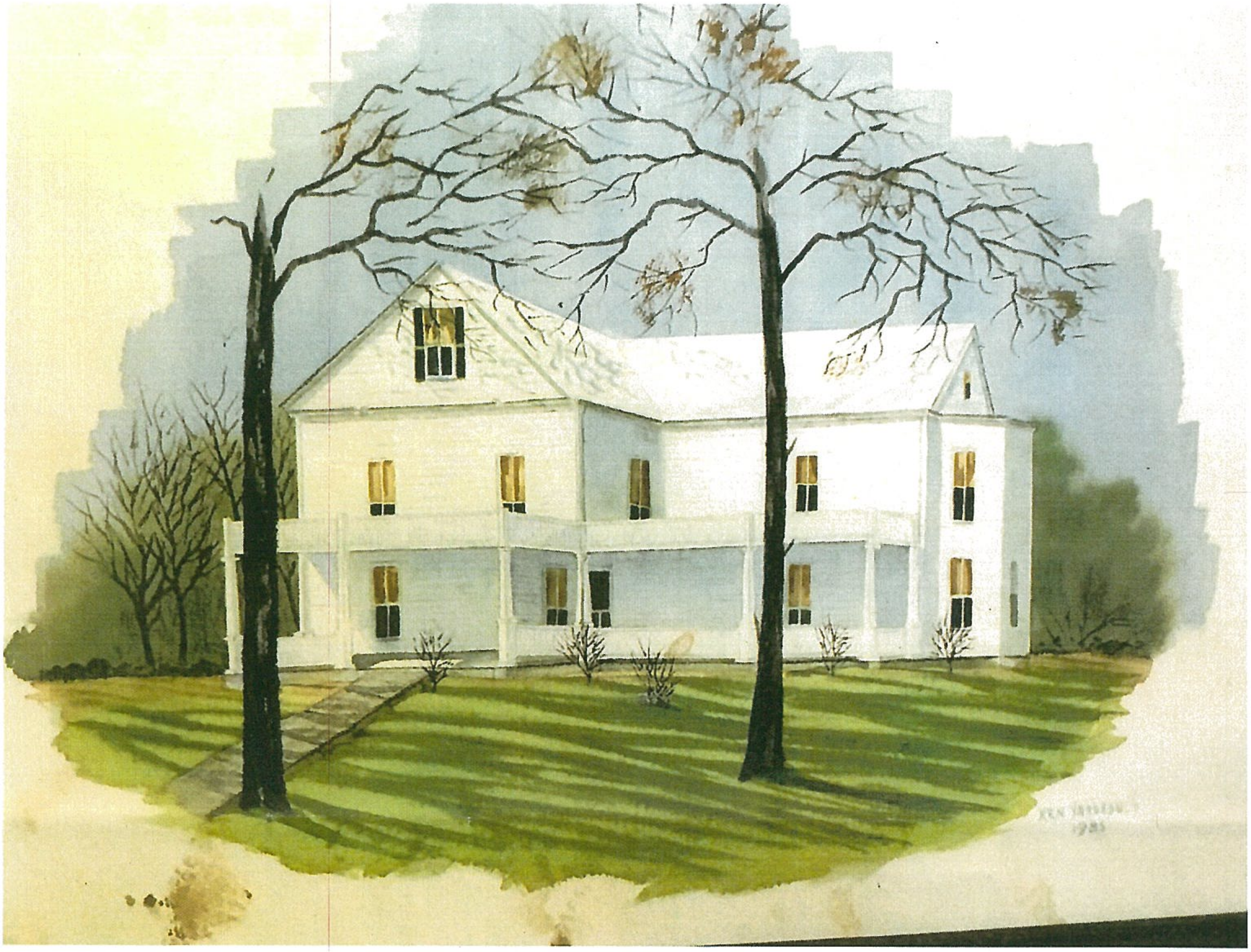
NOTES:

1. ~~This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owner(s) of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to them I warrant this house location survey.~~
2. ~~For title purposes only.~~
3. No title report furnished at this time, subject to all easements and rights of ways of record.
4. Property corners have [redacted] been set with this survey. Property information was taken from the best available records.
5. ~~This location plat is not to be used for the construction of fences or other improvements. A boundary Survey and lot stakeout would have to be preferred to determine the location of all property lines as shown.~~
6. The Property shown hereon is located within Zone C as shown on F.E.M.A. Flood Insurance Rate Map Community Panel No.________ of Montgomery County, Maryland.



LOT STAKEOUT : 6-1-16

Drawn By:	T.O.
Checked By:	LC
Date:	4-22-16
Scale:	1" = 20'
Job No.	16-29
Case No.	J. W. Blanch



RENDERING SHOWING THE ORIGINAL FRONT PORCH & WINDOW LOCATIONS

EXISTING FRONT VIEW FROM COLUMBIA AVE

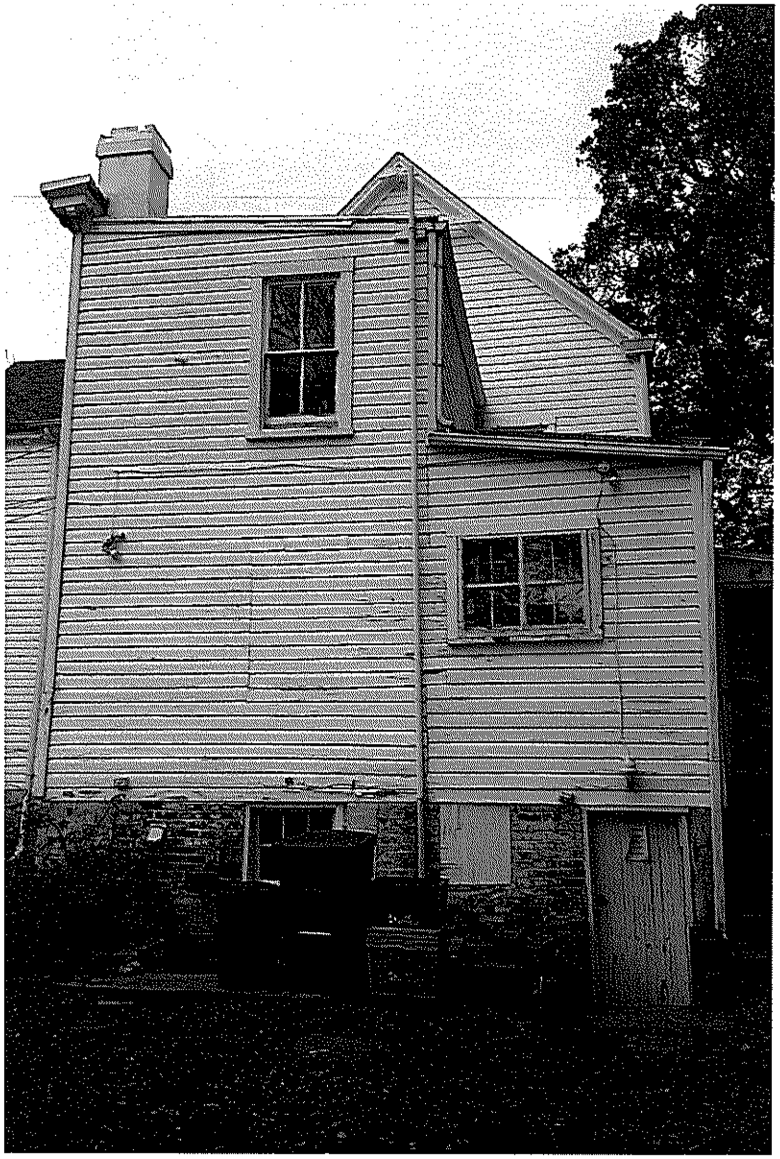
EXISTING SIDE VIEW FROM PINE AVE.

EXISTING REAR VIEW FROM PINE AVE.

VIEW FROM PINE AVE

VIEW FROM INTERSECTION OF COLUMBIA & PINE AVE.

EXAMPLE OF DAMAGED SIDING



VIEW OF REAR STRUCTURE THAT IS PROPOSED TO BE DEMOLISHED & REPLACED W/ NEW ADDITION

VIEW OF EXIST. SIDE SCREENED PORCH TO BE DEMOLISHED AND REPLACED W/ A NEW, LARGER SCREENED PORCH.

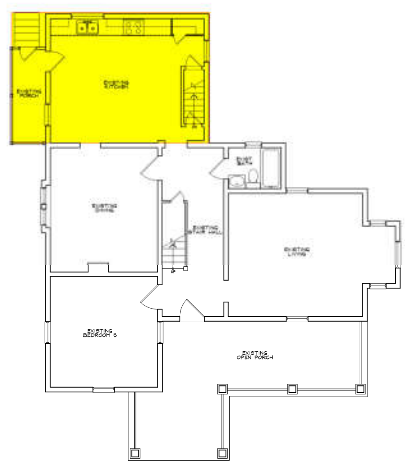
1/8/2019

Annie Kneedler and Sam Bryson
5 Columbia Avenue
Takoma Park, Maryland 20912

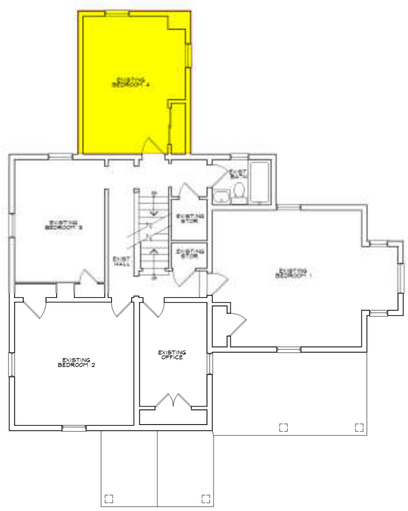
Re: 5 Columbia Avenue

Dear Miss Kneedler and Mr. Bryson,

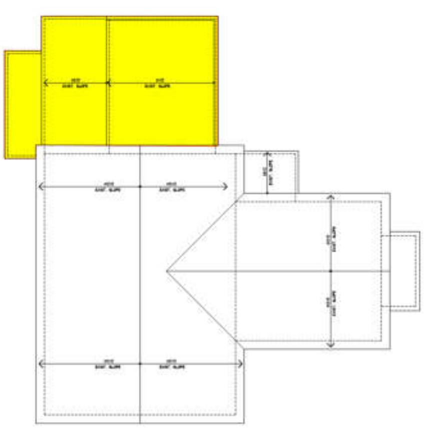
The following letter is to address the structural integrity of the prior existing addition to the historical district home located at the above reference address. The floor plans referenced below are highlighted yellow to show the extend of the addition in question. Also include below is a cross section of the existing addition for reference.



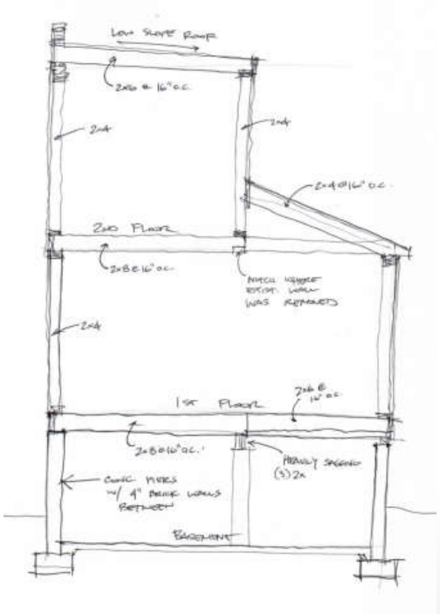
2 A1 EXISTING FIRST FLOOR PLAN
NO SCALE



1 A1.1 EXISTING SECOND FLOOR PLAN
NO SCALE



2 A1.4 EXISTING ROOF PLAN
1/4" = 1'-0"



Observations:
There are major structural concerns in the basement. The masonry basement walls and piers are showing significant signs of deterioration and large cracking.

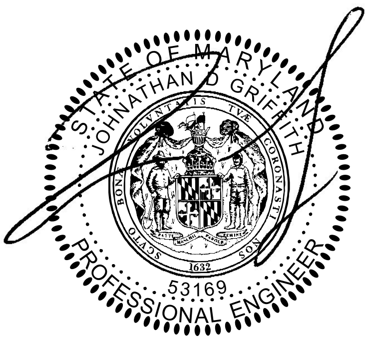

Much of the existing framing is showing significant signs of water damage and deterioration


The basement slab on grade shows signs of settlement and extensive cracking.

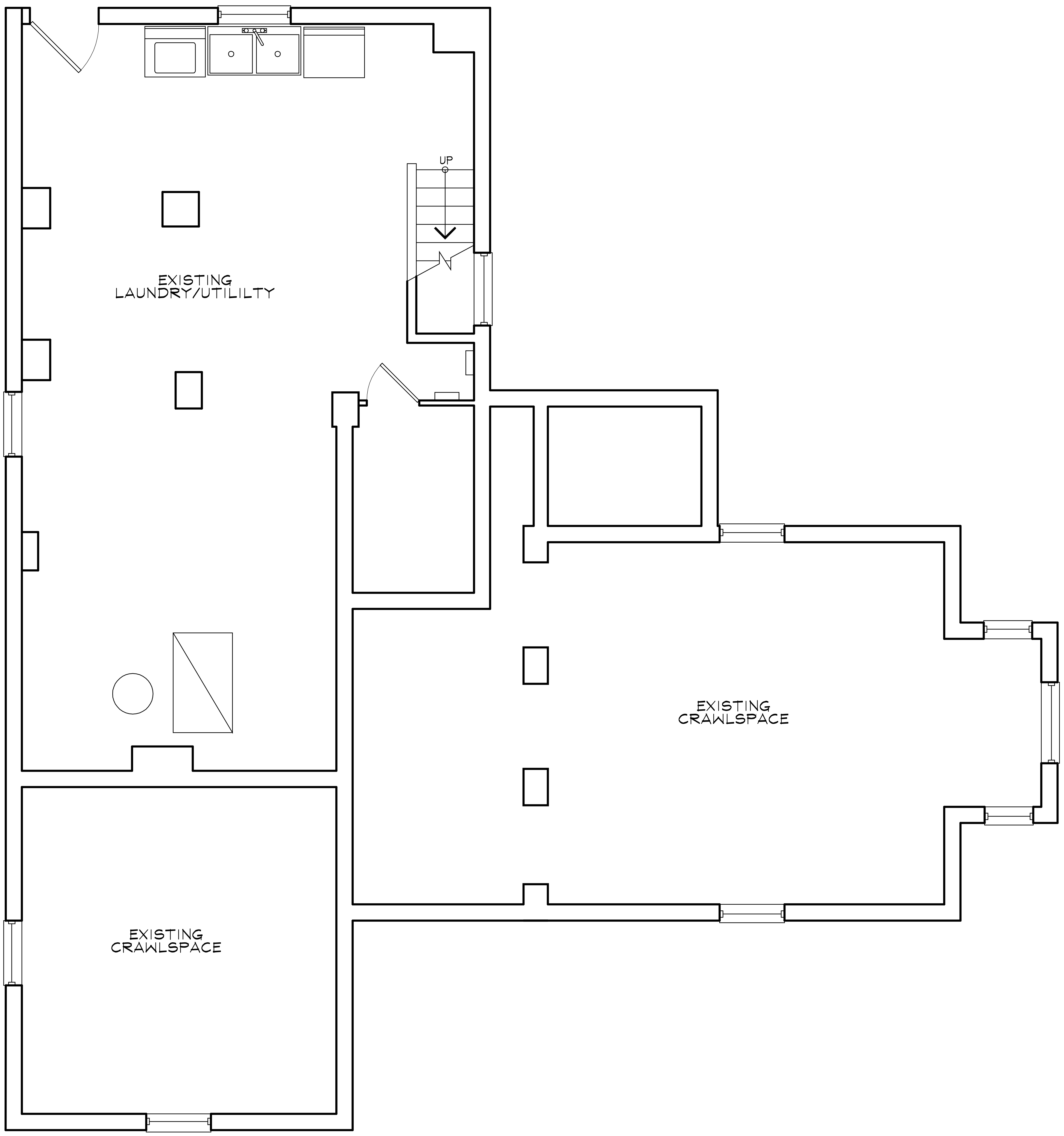
Based upon the above observation, it is in my profession opinion that the existing addition should be removed and replaced. When demolishing the addition, care should be taken to not damage the original existing structure. Should there be any questions or concerns feel free to contact me.

All of the observations were limited to visual observation. No destructive testing was conducted and no warranties are granted with the above referenced opinions.

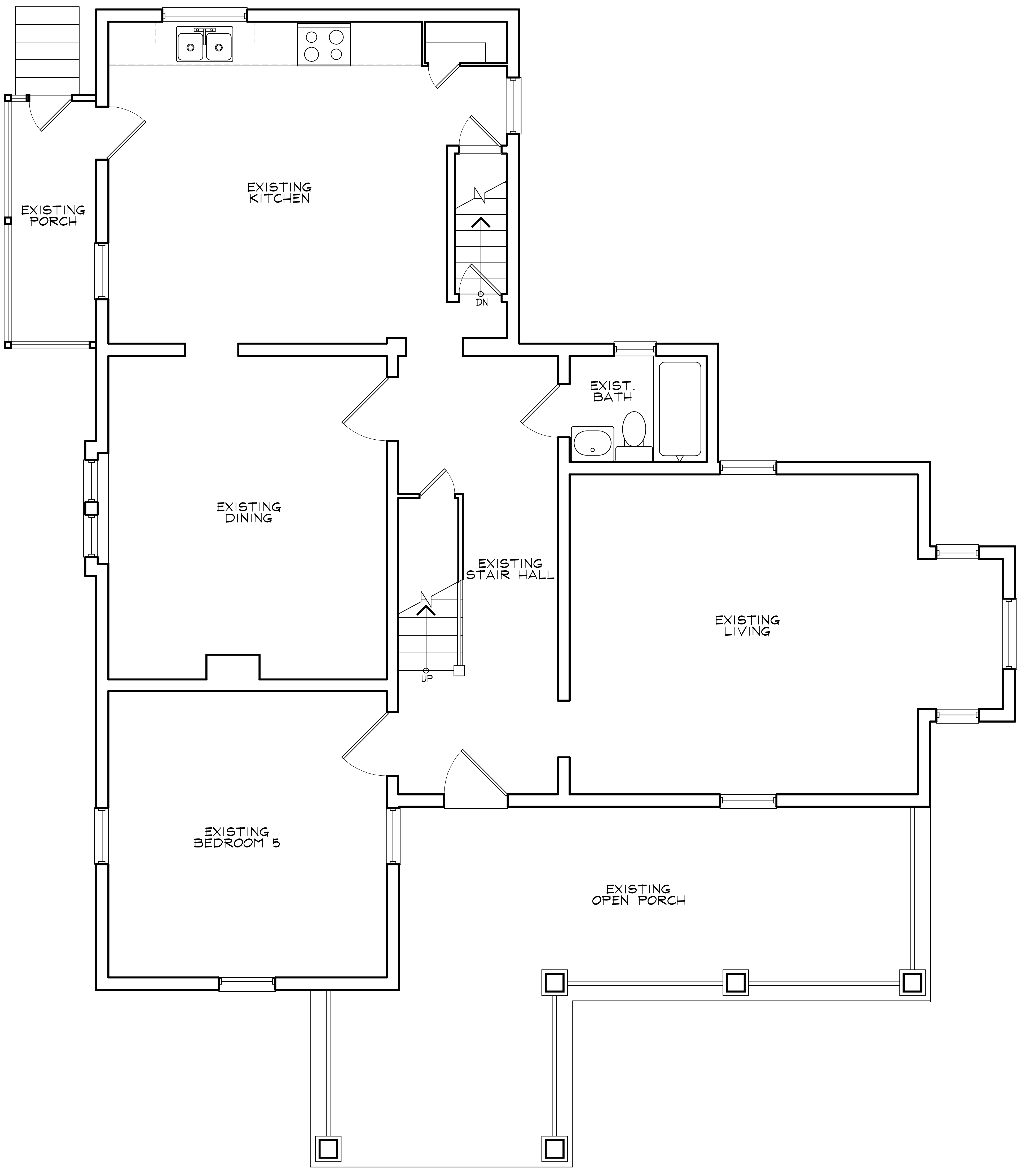
Sincerely



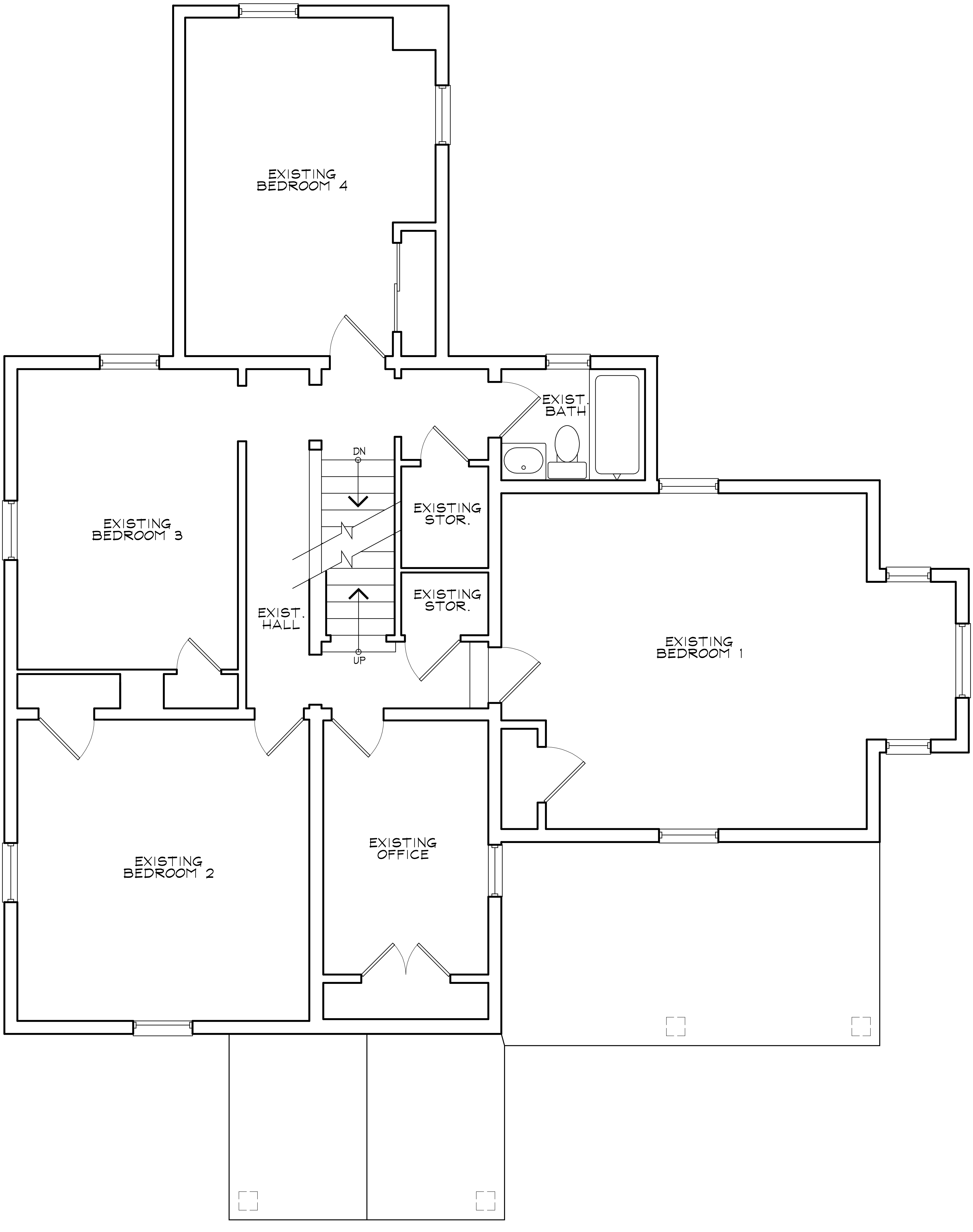
Johnathan Griffith, P.E.
757-348-3776



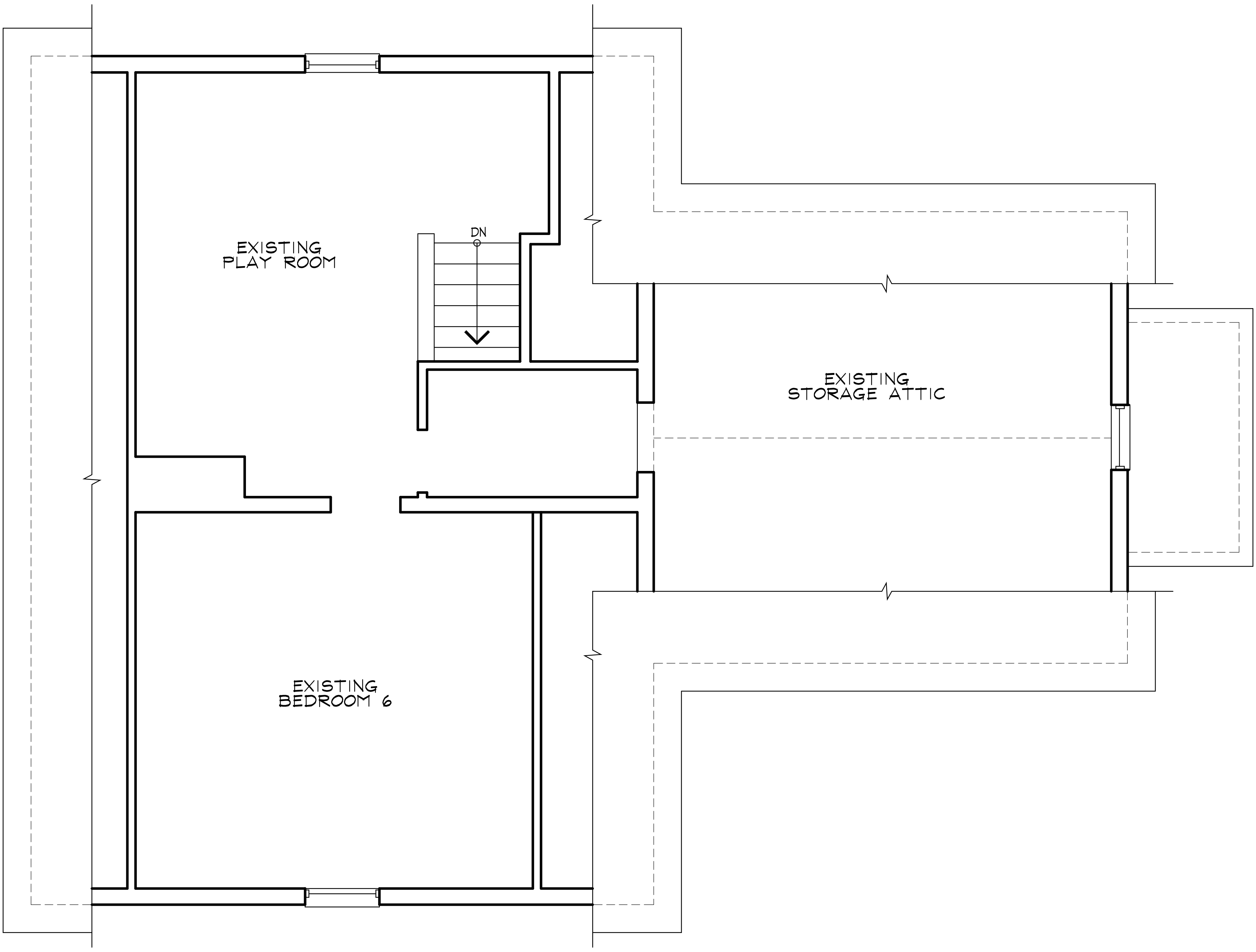
1
A1
EXISTING BASEMENT PLAN
NO SCALE



2
A1
EXISTING FIRST FLOOR PLAN
NO SCALE



1
A1.1
EXISTING SECOND FLOOR PLAN
NO SCALE



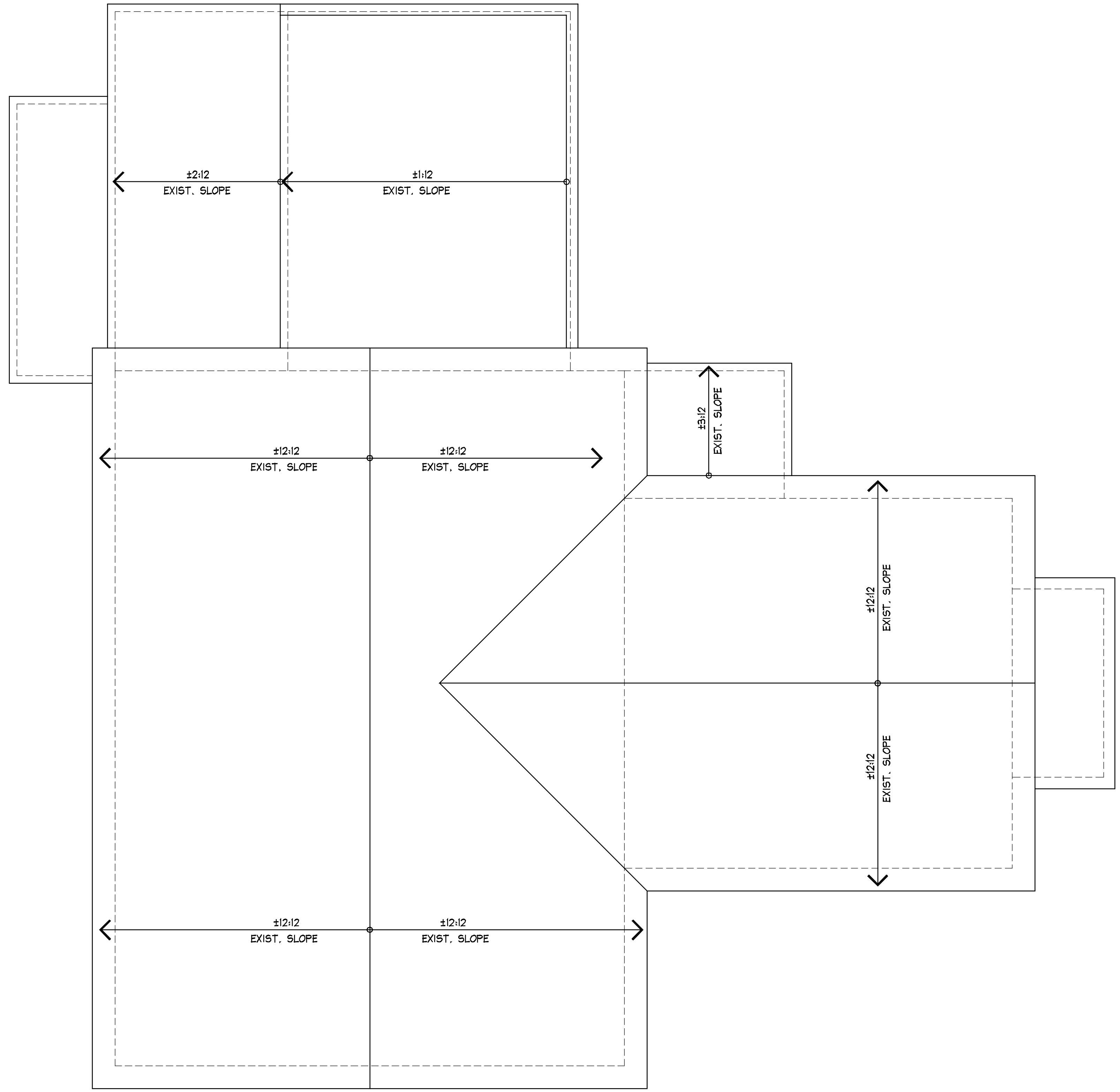
2
A1.1
EXISTING THIRD FLOOR PLAN
NO SCALE

EXISTING EAST ELEVATION

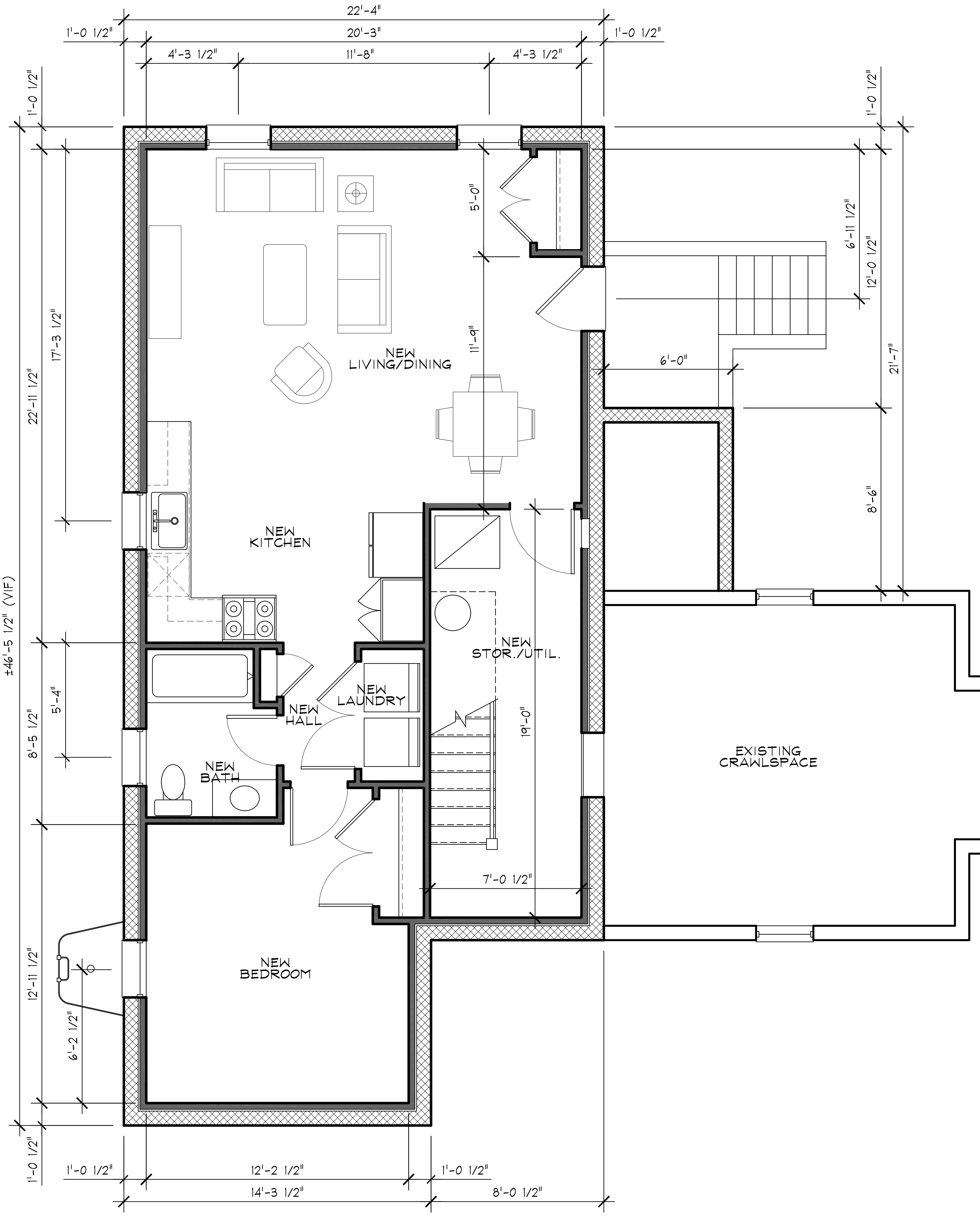
EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

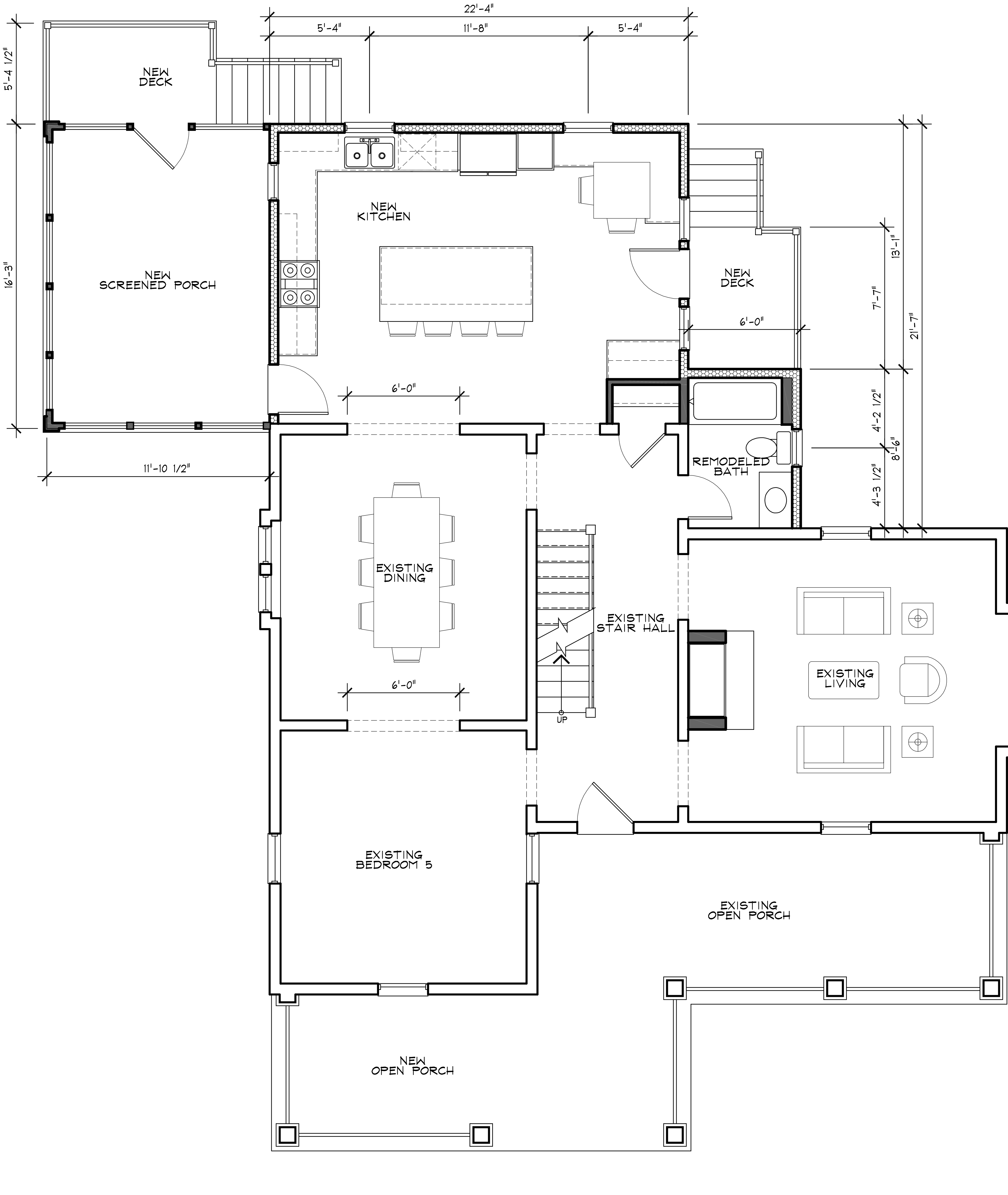


2
A1.4
EXISTING ROOF PLAN
1/4" = 1'-0"



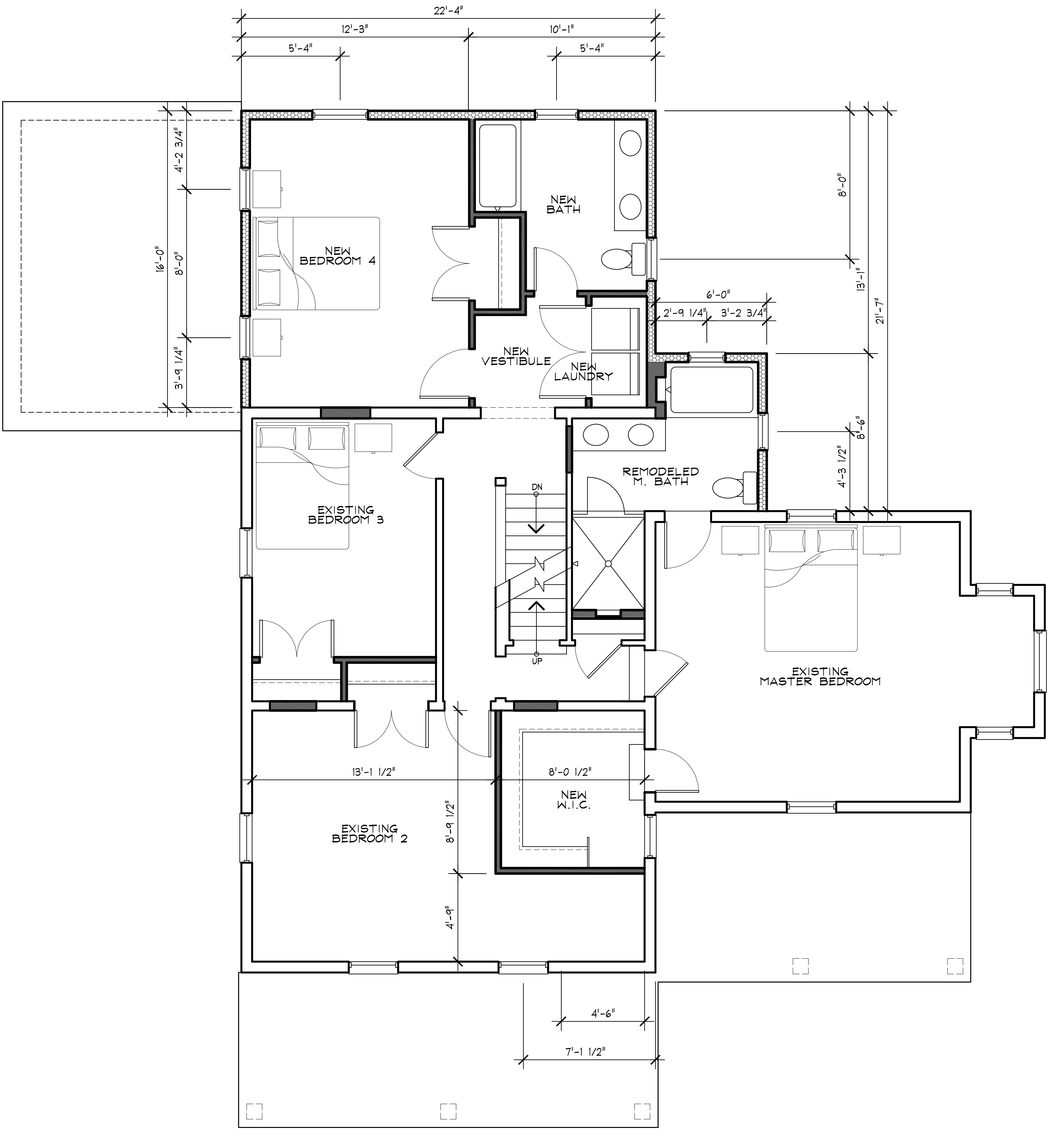
1
A1.2

PROPOSED BASEMENT PLAN
NO SCALE

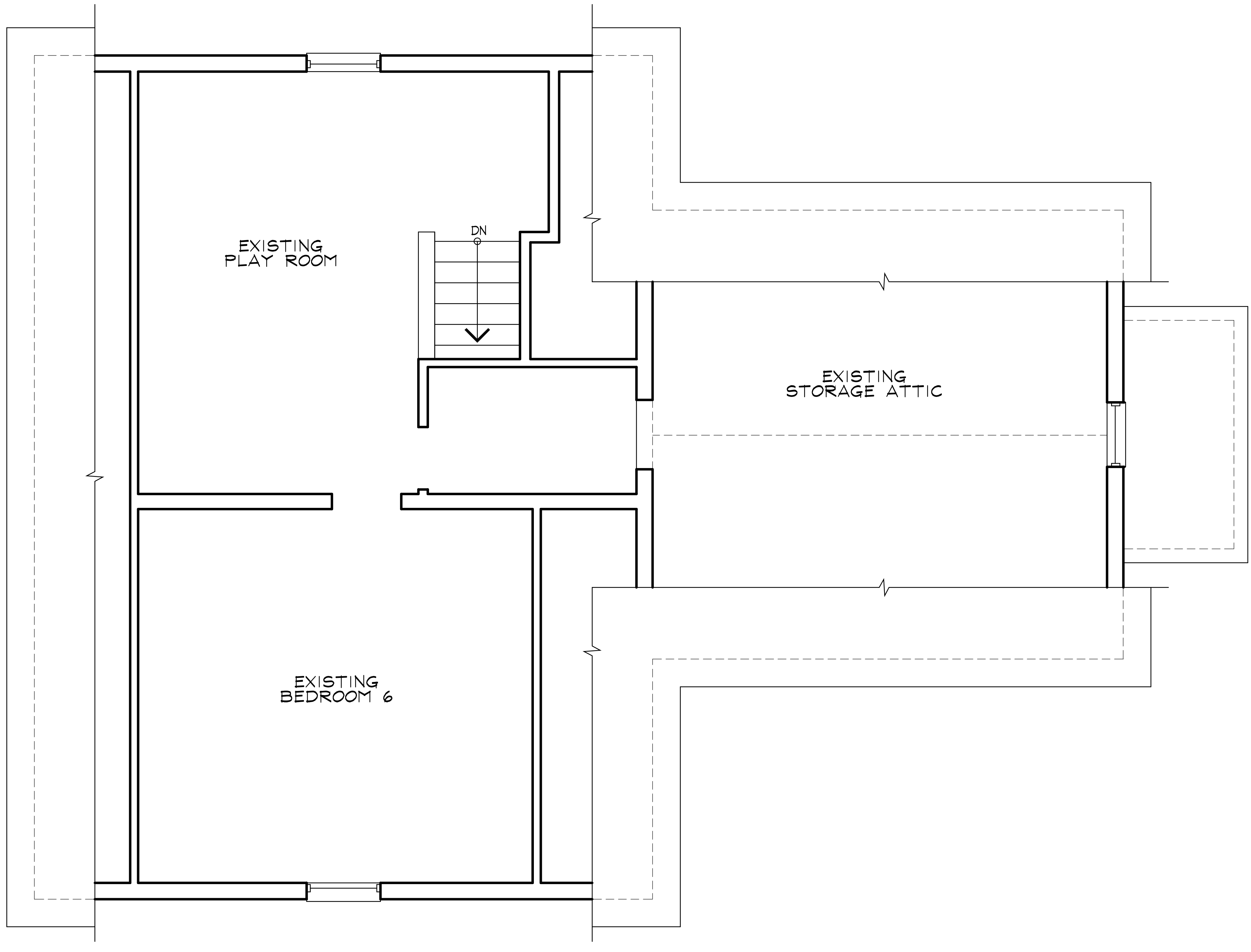


2
A1.2

PROPOSED FIRST FLOOR PLAN
NO SCALE



1 A1.3 PROPOSED SECOND FLOOR PLAN
NO SCALE



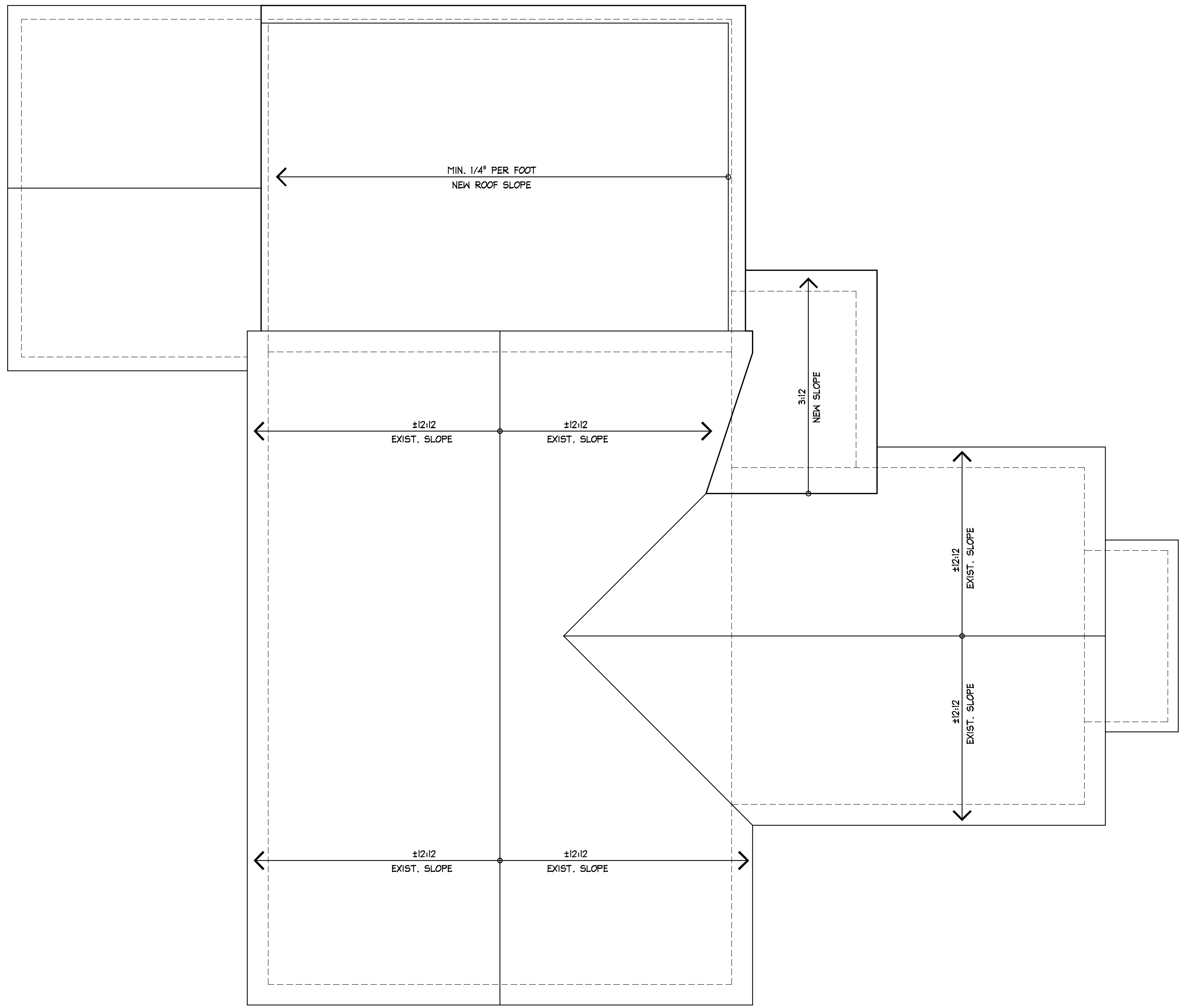
2
A1.3
PROPOSED THIRD FLOOR PLAN
NO SCALE

PROPOSED EAST ELEVATION

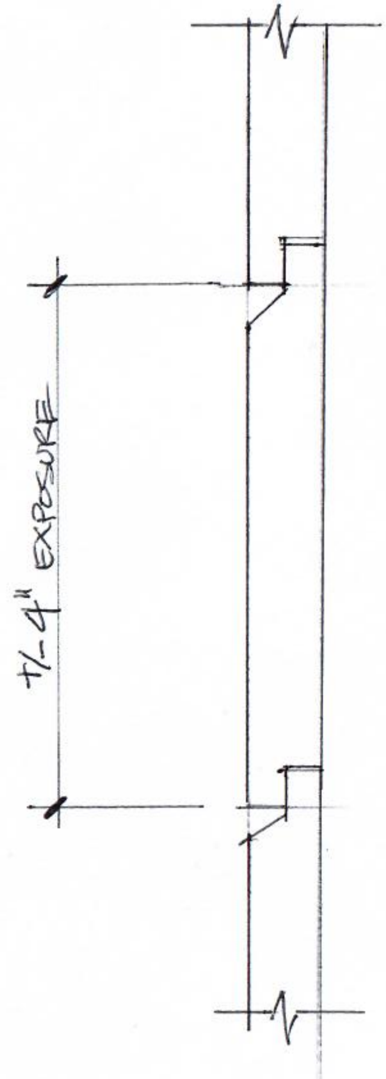
PROPOSED NORTH ELEVATION

PROPOSED SOUTH ELEVATION

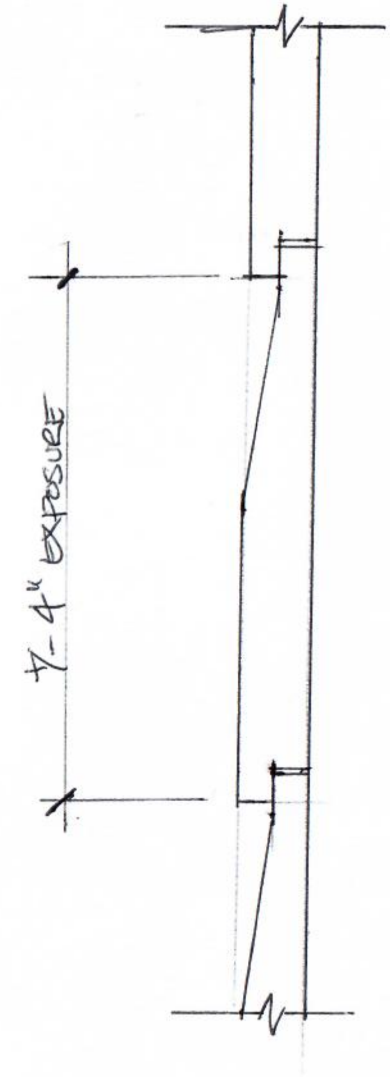
PROPOSED WEST ELEVATION



1
A1.4
PROPOSED ROOF PLAN
1/4" = 1'-0"



EX. CEDAR LAP SIDING
TYPE 1



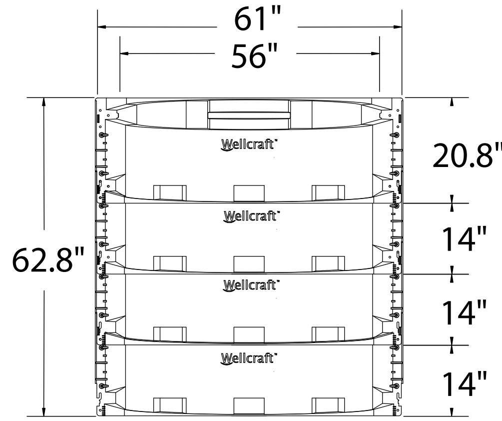
EX. CEDAR LAP SIDING
TYPE 2

5600 Modular Egress Window Well

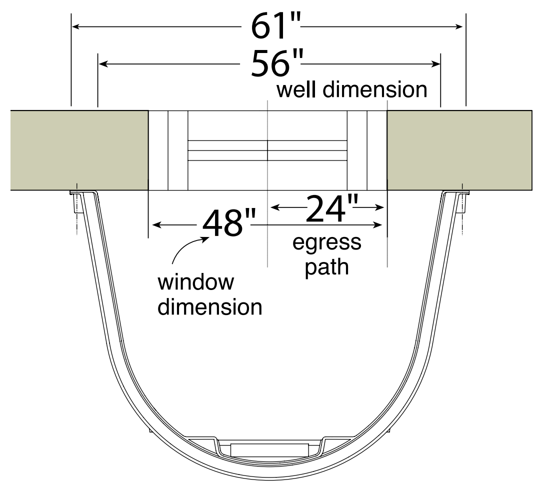
Installs in a snap.

The 5600 offers many custom possibilities. You're not limited to a set height—make your well as short or as high as you need. A typical installation uses four sections and is made easy with simple, snap-together construction. The 5600 is designed for windows up to 4-foot wide. Each section weighs only 24 pounds and is easy to transport.

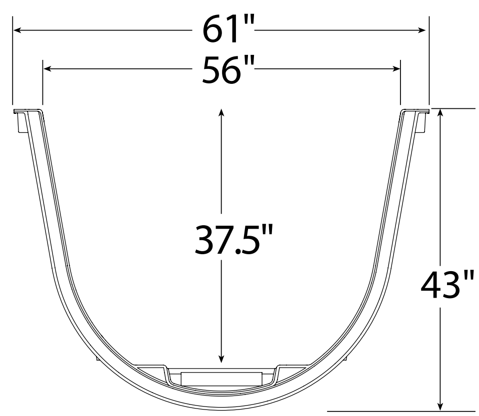
grey
#056100092



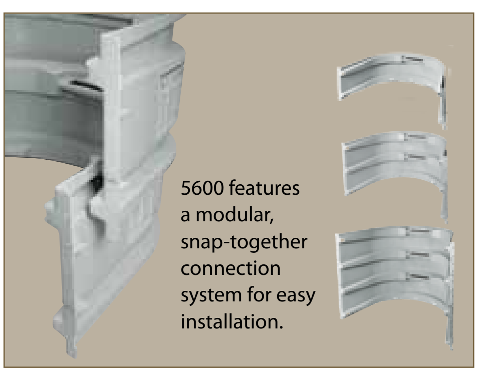
Front view



Top view with
wall and window



Top view



Sections	Total Height
1	20⅞"
2	34⅞"
3	48⅞"
4	62⅞"
5	76⅞"

Wellcraft® egress systems

888-812-9545
www.wellcraftwells.com

The Tapco GROUP®
www.theTapcoGroup.com

GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

Note: Some grille patterns not available in all configurations and products.

Colonial | Prairie | Diamond | Tall Fractional | Tall Fractional with 2 ¼" rail | Short Fractional | Short Fractional with 2 ¼" rail

Simulated Double-Hung
Our 2 ¼-inch-wide grille can make a casement window look like a double-hung.

Specified Equal Light* Fractional

2 x 2 | 1 x 4
Specified Equal Light*

Custom Patterns
Contact your Andersen supplier for your custom needs.

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

GRILLE CONFIGURATIONS

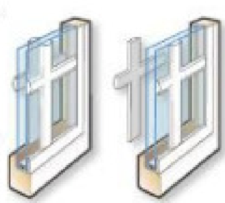
Full Divided Light

For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.

Permanent Exterior
Permanent Interior
with Spacer

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



Permanent Exterior
Permanent Interior

Permanent Exterior
Removable Interior

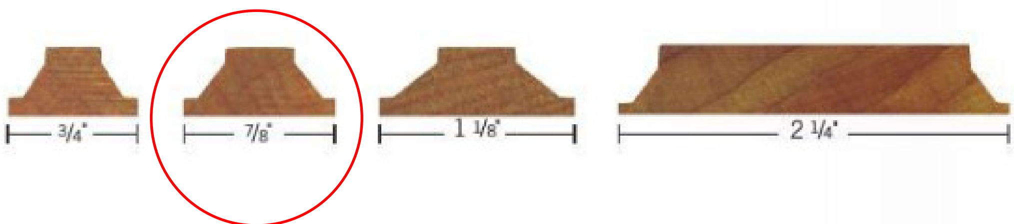
Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or ¾" profile.

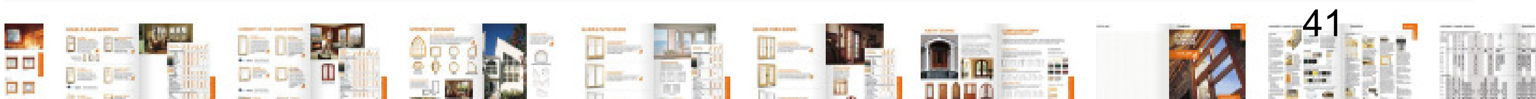
Removable
Interior Grille

Finelight™ Grilles-
Between-the-Glass

Grille Widths
(actual size shown)

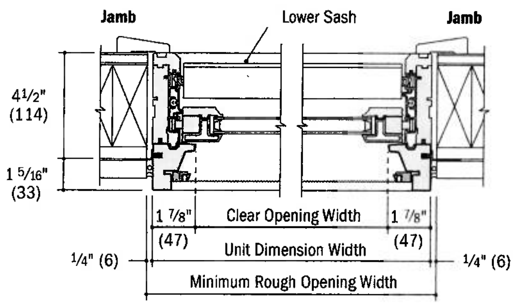


OPTIONS & ACCESSORIES

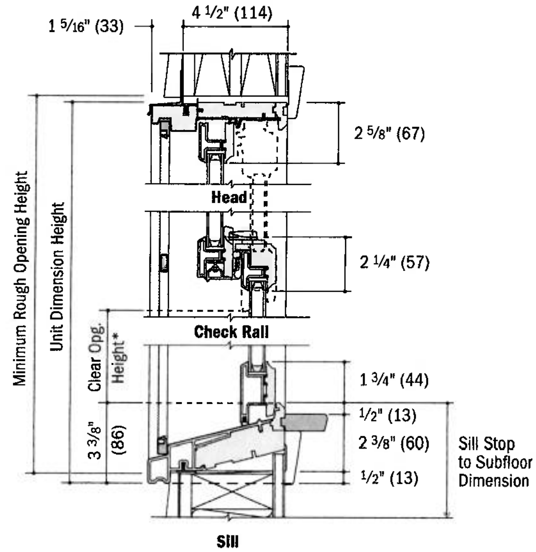


Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



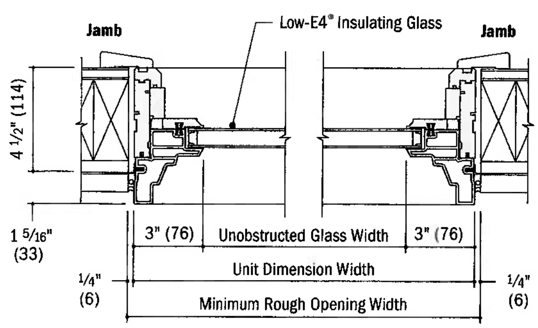
Horizontal Section



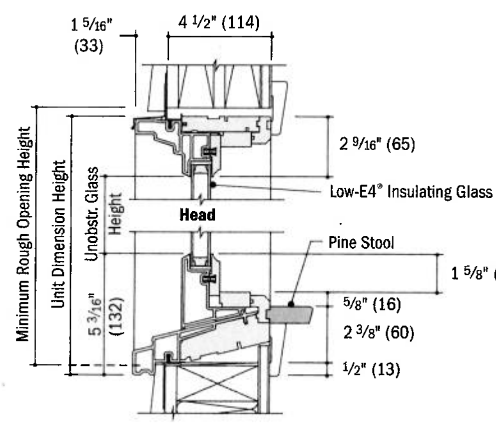
Vertical Section

Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



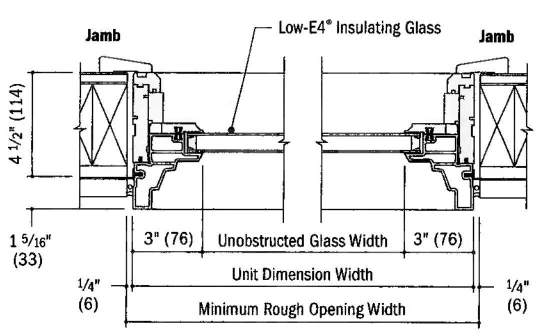
Horizontal Section



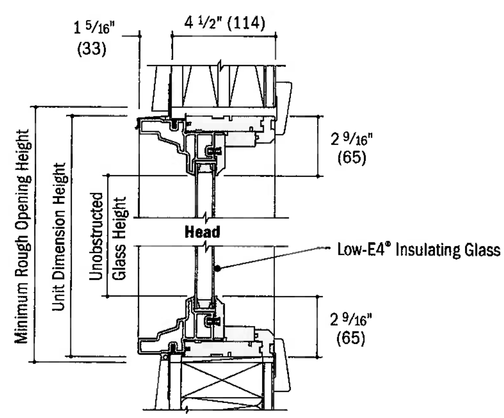
Vertical Section

Woodwright® Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

*Clear opening height dimension is less on arch, unequal leg arch and Springline™ windows.