

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7306 Maple Ave., Takoma Park	Meeting Date:	6/12/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/5/2019
Applicant:	Amit and Anjali Patel	Public Notice:	5/29/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19AA	Staff:	Dan Bruechert
PROPOSAL: Porch Alterations and Building Addition			

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20

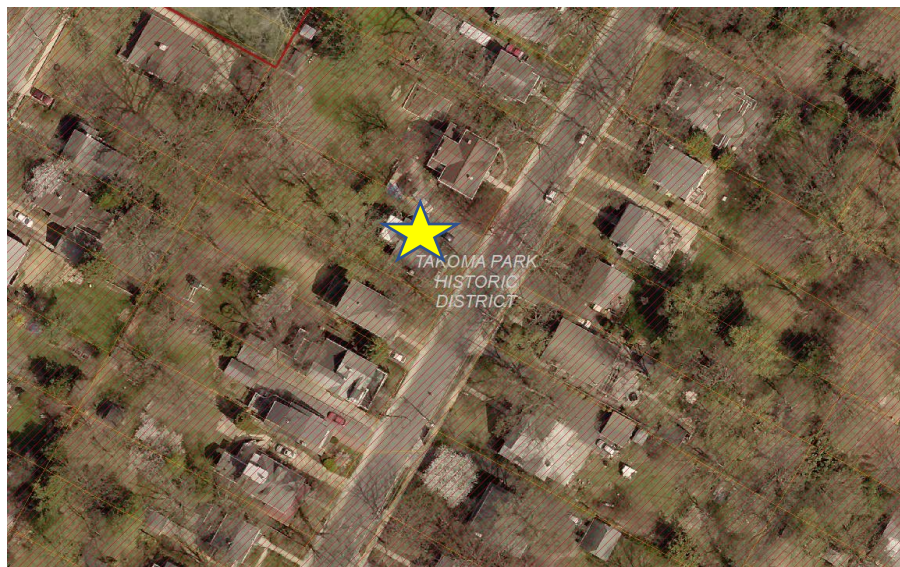


Figure 1: 7306 Maple Ave.

BACKGROUND

The subject property submitted a preliminary consultation that was heard at the March 27, 2019

HPC meeting. The feedback from the HPC was generally supportive, however, recommendations were made to remove projections that extended beyond the right wall plane and altered the massing.¹ The applicant has made modifications based on the HPC's feedback and has returned for a HAWP.

PROPOSAL

The applicant proposes to reconfigure the side porch and construct an addition and deck at the rear and to install skylights in the historic house. There is additional significant repair work proposed that is not subject to HPC review.

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

¹ The Staff Report from the preliminary consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/03/II.B-7306-Maple-Avenue-Takoma-Park.pdf> and the audio recording of the hearing is here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=c6796337-56ea-11e9-ae3-0050569183fa.

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

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 alteration of features, space 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 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 applicant proposes alteration to the house by adding skylights to the historic roof, altering the (right) side porch, and constructing an addition and deck to the rear. Staff finds the work is consistent with the requisite guidance and the feedback presented at the preliminary consultation and recommends approval of the HAWP.

Skylights

The applicant proposes to install two new skylights, one on the north slope and one on the south slope of the principal gable. The HPC indicated that this proposal would not have a significant impact on the historic character of the house and that this alteration was consistent with the character of the surrounding historic district. Staff finds that due to the height and pitch of the roof, these features will not be highly visible from the right-of-way and does not constitute a substantial alteration under 24A-8(b)(1). Staff recommends approval of the skylights.

Side Porch

The applicant proposes to expand the deck of the side porch to the rear. This extension of the porch will be uncovered and will be constructed with wood decking and a wood railing that matches the railing on the porch.

The proposal presented at the preliminary consultation included a roof covering this section of proposed porch. The HPC determined that the roofing altered the massing on this highly visible side elevation but found that an extension of the porch was appropriate. Based on the feedback from the HPC and the guidance provided by 24A-8(b)(2), Staff finds that this proposal will not detract from the historic character of the house and surrounding district and recommends approval of this side porch.

Rear Addition

The applicant proposes removing the rear deck and a rear addition and constructing a new rear gable addition. These features have been heavily modified from any historic configuration and their removal will not detract from the historic character or surrounding district and Staff recommends approval of the demolition of these features.

The rear addition will have a large, rear facing gable and is based on the shape of the historic house. The addition will be inset by 6" (six inches) from the historic wall plans and the roof ridge will be approximately 1' (one foot) lower than the historic roof ridge and will match the roof slope. The addition will be clad in fiber cement in a 5" (five-inch) reveal and will have an architectural shingle roof. The HPC has consistently determined that fiber cement siding is an appropriate cladding material for new construction and additions in the Takoma Park Historic District. Staff finds that to be the case in this instance. Additionally, the architectural shingle roof proposed for the addition will unify the roofing and result in a consistent appearance.

The north elevation of the proposed addition will have a pair of small four-lite casement windows on the first floor and two pairs of six-over-one windows on the second floor. All of the proposed windows will be aluminum clad wood windows. The proposed window configuration is consistent

with the historic windows on the historic massing of the house and is appropriate for a Craftsman house. The HPC has consistently determined that an appropriately detailed aluminum clad window is an acceptable use of non-original building materials for additions and new construction to contributing resources in the Takoma Park Historic District.

The south elevation features an eight-lite window at the basement level with a bank of six, six-light casement windows on the first floor and a pair of six lite casement windows on the second floor. All of the windows proposed will be aluminum clad wood windows as discussed above.

The west (rear) elevation of the proposed addition will have a pair of six-over-one sash windows, a full-lite door, and three fixed picture windows. The second floor had a central bay with a shed roof and a pair of six-over-one sash windows. There will be an additional pair of six-over-one sash windows to either side of the proposed bay. Projecting off of the rear addition will be a screened-in porch with a standing seam metal shed roof. The porch will be constructed out of wood with a railing matching the details from the north (right) elevation. A set of wood stairs to the south end of the porch provide access to the rear yard.

Per the *Design Guidelines*, the addition has been placed to the rear of the existing structure and is consistent with the predominant architectural style of the house. The proposed construction is inset from the historic wall plane and the roof ridge is below the historic roof line. Staff finds that the proposed rear addition is compatible with the *Design Guidelines*, Chapter 24A, the Secretary of the Interior's Standards and with the guidance provided by the HPC at the preliminary consultation. Staff recommends approval of this HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; as being consistent with the Takoma Park Design Guidelines, Chapter 24A, and the Secretary of the Interior's Standards for Rehabilitation; 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.

876514



HISTORIC PRESERVATION COMMISSION
301/563-3400

DP8-08

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: apatel7306@gmail.com Contact Person: Anjali Patel
Daytime Phone No.: 215-805-0559
Tax Account No.: 13-01072894
Name of Property Owner: Amr and Anjali Patel Daytime Phone No.: 215-805-0559
Address: 7306 Maple Ave. Takoma Park, MD 20912
Street Number City Street Zip Code
Contractor: To Be Selected Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Jonathan Kuhn Daytime Phone No.: 202-494-5061

LOCATION OF BUILDING/PREMISE

House Number: 7306 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 320 Block: 5 Subdivision: 6025
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

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

CHECK ALL APPLICABLE

☒ AC ☐ Slab ☐ Room Addition ☒ Porch ☒ Deck ☒ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: roof, gutters, paint

1B. Construction cost estimate: \$ 300,000

1C. If this is a revision of a previously approved active permit, see Permit # No

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.

Anjali Patel
Signature of owner or authorized agent

5/20/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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; 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.

Attachment to Application for HAWP—7306 Maple Avenue
Section 1- Written Description of the Project

1a. Description of existing structure(s) and environmental setting, including their historical features and significance.

Built in the 1920s, 7306 Maple is a contributing resource to the Takoma Park Historic District. The two-story craftsman home has a walk out basement and unfinished attic. A covered three-columned wood porch runs the length of the front of the home. The house has two glass-paneled front doors, only one of which is currently functional. Double hung wood windows, with a single pane in the lower panel and six panes in the fixed upper panel, flank each of the front doors. There is an additional entrance on the north side of the house that is accessible from the downward sloping driveway by a set of steps and a small covered side porch. The roof of the main structure has deep eaves with exposed rafters and is supported by triangular braces on the front side of the house. The chimney attached to the south side of the home is constructed from cream-colored brick. The home sits on a flat fronted lot that slopes downward to a long single backyard.

1b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project is a combination of a new extension off the back of the home and rehabilitation/restoration of the existing structure. At the March 27, 2019 Historic Preservation Commission Meeting, the Commissioners provided a preliminary assessment of the initial plans for the project. While the Commissioners were generally favorable of the design, several expressed concerns over the massing and size of the north side of the proposed renovations and the resulting impact on the view from the right-of-way. In particular, the Commissioners and staff expressed reservations about the materials and design of the roof on the proposed deck connector between the existing north-side porch and the new back deck, the width of the proposed covered porch which extended past the side plane of the proposed back addition, and the continuous line that was created by connecting the north side porch to a coplanar back deck. As discussed further below, the plans have been revised, in consultation with Commission staff, in order to address the Commissioners' concerns and reduce the visual impact of the project on the right-of-way.

Rehabilitation/Restoration/Ordinary Maintenance:

As outlined in our preliminary application, we will be seeking county tax credits for the eligible portions of the following rehabilitation/restoration/and ordinary maintenance work. To the extent any replacement or rebuilding is necessary, it will be done in-kind:

- Repairing front covered porch, including replacing floorboards, repairing porch stairs and railing, replacing lattices skirt, rewiring porch lights, and replacing fans;
- Painting exterior including the house, front and side porches, and chimney;

Attachment to Application for HAWP—7306 Maple Avenue

Section 1- Written Description of the Project

- Replacing roofs on main structure and front and side porch, replacing flashing, and repairing broken rafters;
- Replacing gutters and downspouts;
- Window and door repairs and repainting;
- Demolition and replacement of north-side porch, including supports, stairs, railing, and lattice gates.

The preliminary application also discussed repairing the chimney. Those repairs have since been completed after consultation with staff on the appropriate materials.

Addition and Other Modifications

North Side Porch Connector and EV Charger: The back railing of the north-side small porch will be removed and a short walkway will be constructed along the side of the house to connect the north-side porch to the back deck. Based on the Commissioners' recommendations and input from Historic Takoma, the metal roof that had been proposed for the connector has been removed so as to minimize the visual impact on the right-of-way and to reduce the massing of the walkway. Additionally, based on the Commissioners' recommendations that we break up the line of sight, the revised plan calls for inseting the connector at the same area as the inset of the back extension. Additionally, as detailed in the preliminary application, we will be installing a Level 2 car charger underneath the rebuilt side porch. This will not be visible from the public right-of-way as it will be enclosed in the lattice gate.

Rear: The existing first and second floor additions, 1st floor closet, back deck, and the shed under the deck will all be removed. The existing additions were originally porches that were constructed on unknown dates, and were enclosed and finished also on unknown dates. The existing closet was added to the house at an unknown date and is structurally unsound as it was attached to the 1st floor at the back of the house with no support to anchor it to the ground. The extension will consist of a new room on the basement level that will provide structural support to the levels above. The room will connect to the existing structure through an existing door. The existing structural support underneath the 1st and 2nd floor additions that are being removed will remain in place. The first floor addition will consist of a kitchen and dining room, and an attached partially covered deck. A new storage unit will be constructed under the back deck. A new master bedroom, bathroom, and closet will be constructed on the second floor. The addition will make use of existing doors and openings so as to not unduly compromise the back-side of the original structure. Any asbestos siding that is removed during the course of the project, will be taken off and disposed of in compliance with applicable state and federal laws. The roofline of the addition will be 1 foot lower than the existing roofline, and the addition will be inset 6 inches on each side from the rear corner of the original main

Attachment to Application for HAWP—7306 Maple Avenue
Section 1- Written Description of the Project

structure (which is equal to or more than the inset of the extensions of the surrounding houses that have also recently constructed additions).

In order to address the Commissioners' concerns about the massing of the addition and back deck, the covered portion of the deck has been revised and reduced in size. Rather than extending beyond the side plane of the addition, as originally proposed, the revised design insets the screened portion of the back porch 2 feet in from the edge of the extension (a total of 2-1/2 feet from the edge of the original portion of the house). The roof on the covered porch has also been changed from the originally proposed hipped roof to a shed roof. These changes minimize the view of the covered portion from the right-of-way. They also create several different layers of height and width, thereby reducing the massing. The proposed extension and deck stays largely within the footprint of the existing house. Our current extension and deck extend 22' from the north side of the house. The total length of the proposed addition and deck will be only 2' longer, extending 24' from the north side of the original house. Additionally, per Commission staff's recommendation, and in order to further reduce massing, the north wall of the addition has been revised to add two awning windows on what was originally proposed to be a solid 1st floor wall.

Interior Modifications:

The existing bathrooms on the first and second floor will remain in their current locations but will be reconfigured, and the bedroom on the first floor will be modified to create a new hallway. The third floor attic is currently accessible only by a trap door and ladder. A new set of stairs will be constructed to access the attic, and the third floor will be refinished to make it useable space. Two new skylights will be added to the third floor in order to enhance natural light. Because of the pitch and height of the roof, the skylights will likely not be visible from the streetscape.

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT OF HOUSE FROM CONFRONTING OWNER'S SIDEWALK (PUBLIC RIGHT OF WAY)



Detail: SOUTH SIDE OF THE HOUSE FROM ADJACENT OWNER'S SIDEWALK (PUBLIC RIGHT OF WAY)

Applicant: ANJALI AND AMIT PATEL

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: NORTH SIDE OF THE HOUSE FROM ADJACENT OWNER SIDE WALK (PUBLIC RIGHT OF WAY)



Detail: SOUTH SIDE OF THE HOUSE FROM ADJACENT OWNER'S YARD

Applicant: ANJALI AND AMIT PATEL

Page 2

Existing Property Condition Photographs (duplicate as needed)



Detail: NORTH SIDE OF THE HOUSE FROM DRIVEWAY SHARED WITH APARTMENT OWNER



Detail: BACK OF THE HOUSE FROM THE BACKYARD (VIEW FROM A PLACE BEHIND THE HOUSE)

Applicant: ANJALI AND AMIT PATEL

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT PORCH BROKEN RAILING



Detail: FRONT PORCH ^{REHAB} ~~RAILING~~ EXISTING WINDOWS + DOORS REHAB

Applicant: ANJALI AND AMIT PATEL

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: CHIMNEY DETERIORATING, BROKEN EAVE

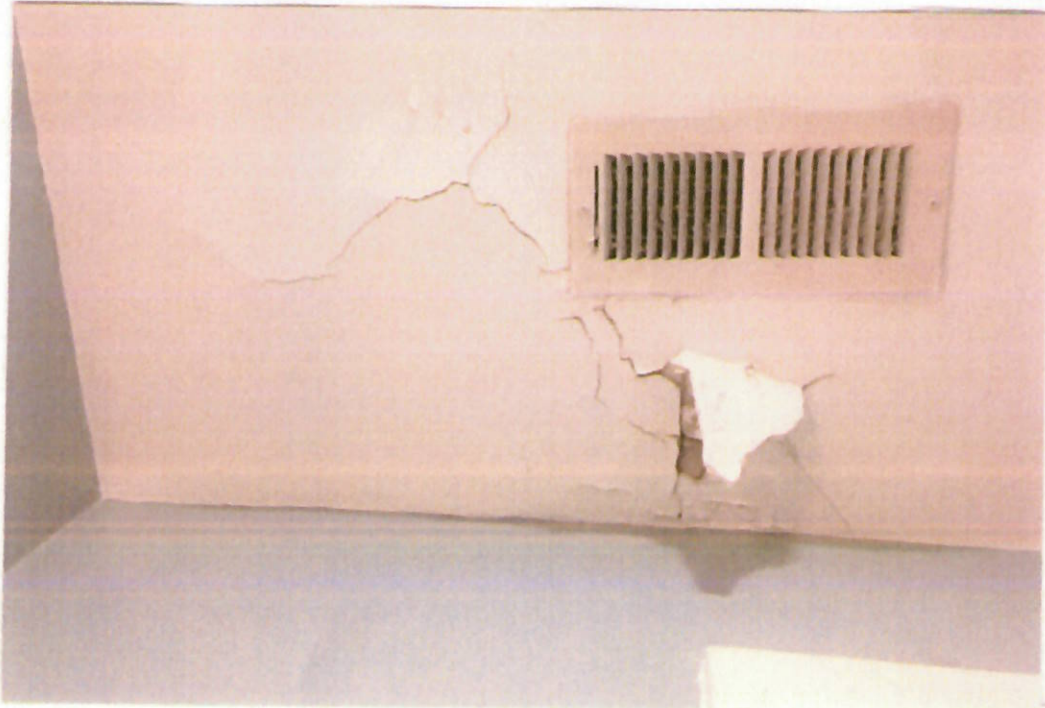


Detail: INTERIOR WATER DAMAGE FROM ROOF, NEAR CHIMNEY

Applicant: ANJALE AND AMIT PATEL

Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: 2ND FLOOR REAR INTERIOR DAMAGE

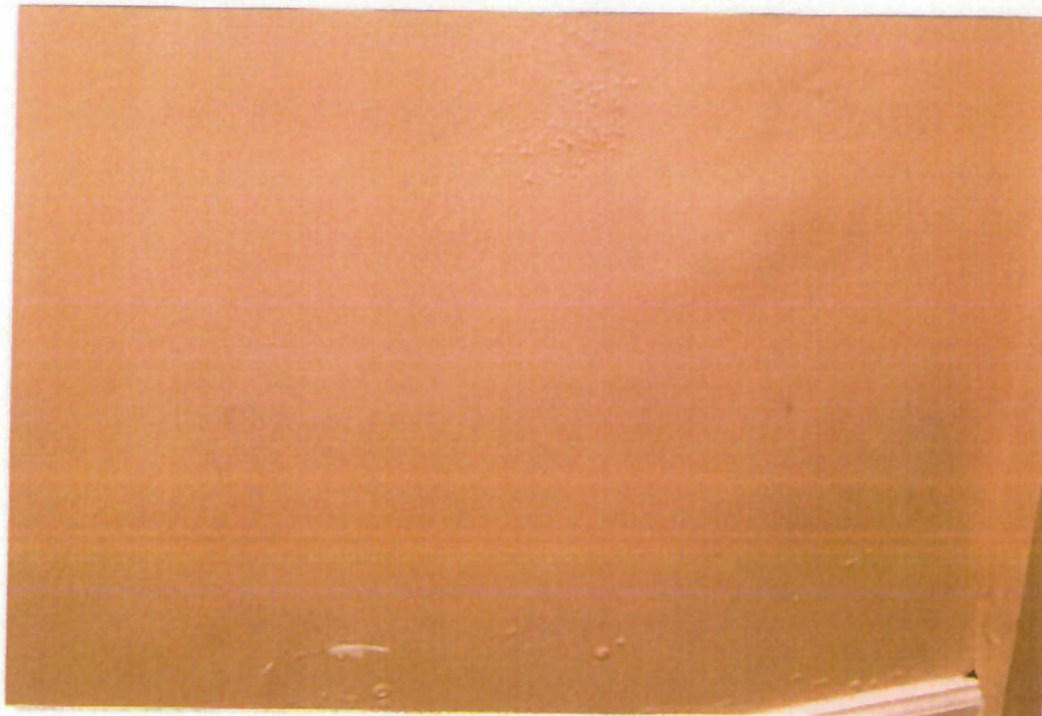


Detail: BROKEN DOWNSPOUTS

Applicant ANJALI AND AMIT PATEL

Page 6

Existing Property Condition Photographs (duplicate as needed)



Detail: INTERIOR BASEMENT WATER DAMAGE FROM DOWNSPOUTS



Detail: SIDE PORCH BROKEN/ROTTING STEPS

Applicant ANJALI AND AMET PATEL

Page 7

Existing Property Condition Photographs (duplicate as needed)



Detail: SIDE PORCH SUPPORT TO BE REHABED BALK RAILING REMOVED
PORCH TO BE EXTENDED ROOF TO REMAIN



Detail: EXISTING 1st + 2nd FLOOR ADDITION, BALK/DECK + STONE DECK
UNDER DECK TO BE REMOVED. (North View)

Applicant: ANJALI AND AMIT PAHEL

Page 8

Existing Property Condition Photographs (duplicate as needed)



Detail: REAR 1ST+2ND FLOOR ADDITIONS, 1ST FLOOR CLOSET, BACK DECK
TO BE REMOVED (SOUTH SIDE VIEW)

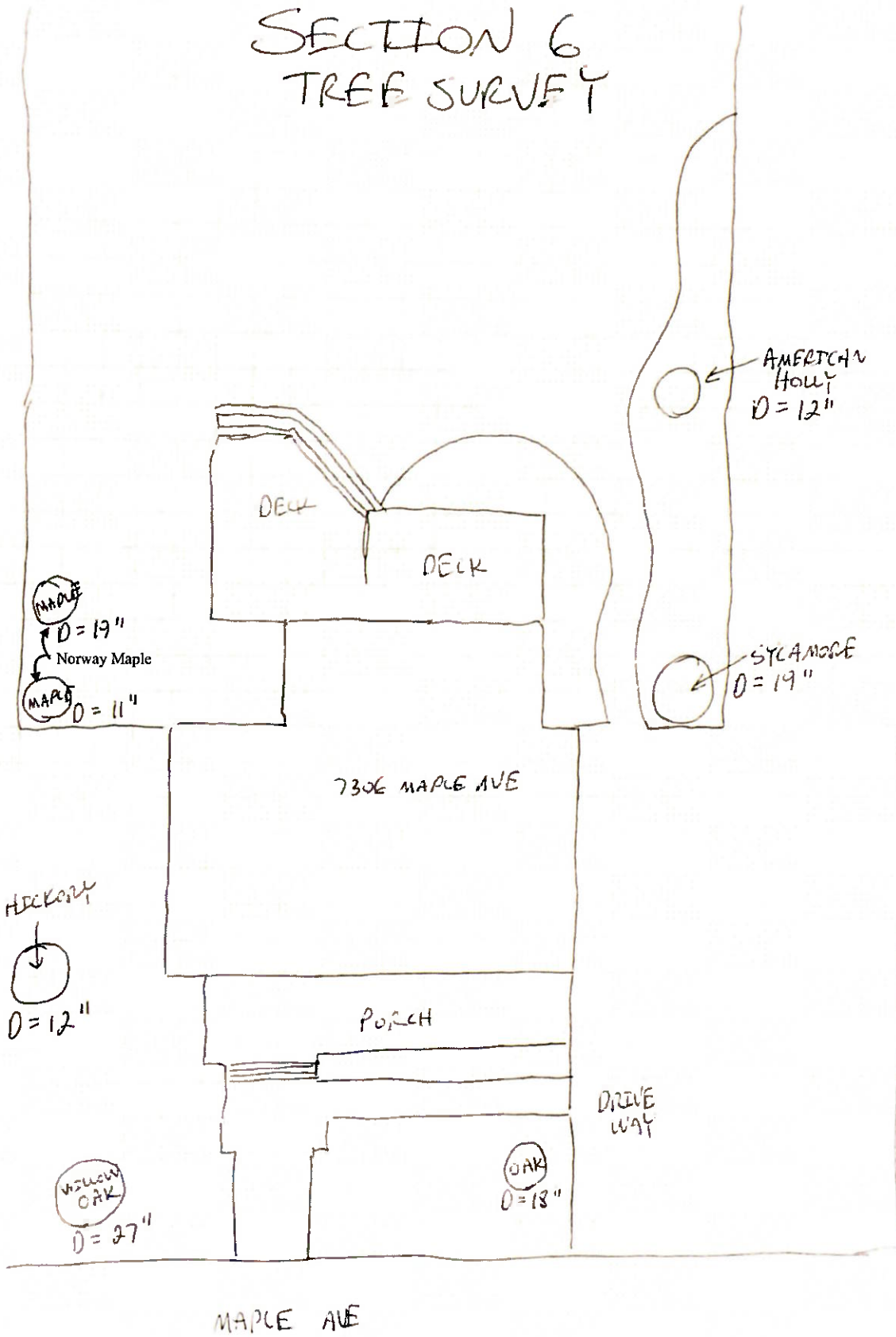


Detail: 1ST FLOOR WITH NO LOWER SUPPORT
CLOSET

Applicant ANJALI AND AMIT PATEL

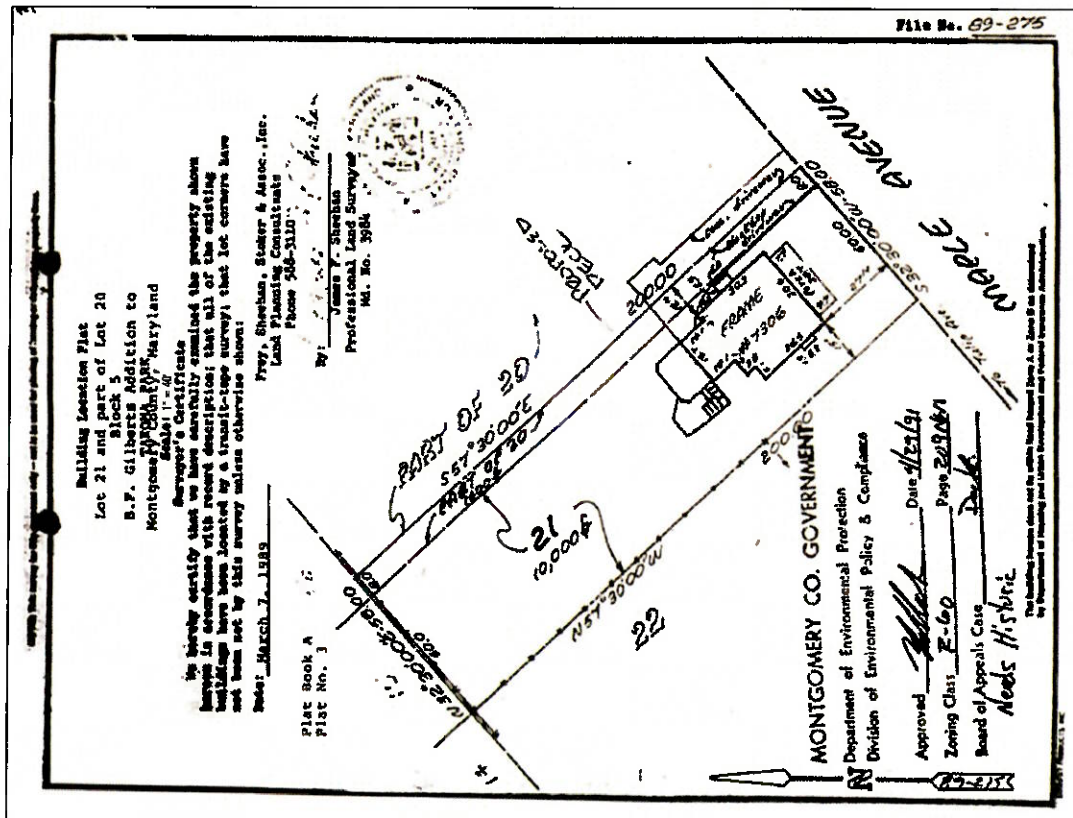
Page 9

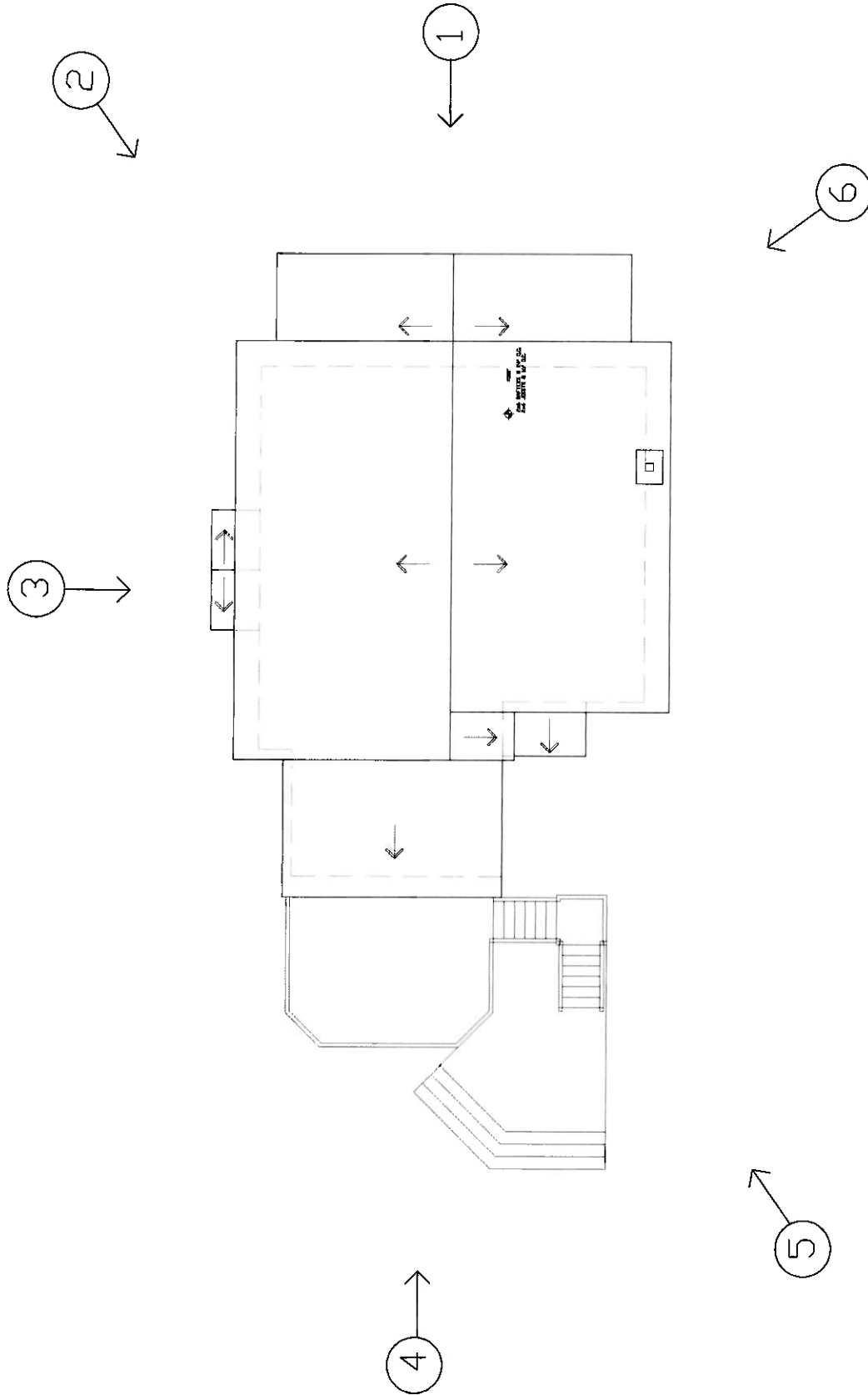
SECTION 6 TREE SURVEY



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

<p>Owner's mailing address</p> <p>Amit and Anjali Patel 7306 Maple Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>Jonathan Kuhn One P Street, NW Washington, DC 20001</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>(Adjacent to the South)</p> <p>Haluk Ergun and Lucy Mikulak 7304 Maple Ave. Takoma Park, MD 20912</p>	<p>(Adjacent to the North)</p> <p>Justin and Catherine Ramsdell 7310 Maple Ave. Takoma Park, MD 20912</p>
<p>(Adjacent to the Rear)</p> <p>David Corn and Welmoed Laanstra 7309 Cedar Ave. Takoma Park, MD 20912</p>	<p>(Confronting)</p> <p>Lisa and Stefanie Alfonso-Frank 7307 Maple Ave. Takoma Park, MD 20912</p>





Heide K. Preservation Commission Submission 05/14/19
SCALE: N.T.S.

PHOTOGRAPH KEY MAP

CS01

Patel Residence
7306 Maple Ave.
Takoma Park, MD 20912

JONATHAN KUHN ARCHITECT
ONE P STREET NW WASHINGTON, DC 20001
202.441.1331
JONATHAN@JONATHANKUHNARCHITECT.COM
WWW.JONATHANKUHNARCHITECT.COM



1 EXISTING STREET FRONT VIEW (EAST)



2 EXISTING FRONT SIDE ELEVATION



3 EXISTING SIDE ELEVATION (NORTH)



4 EXISTING REAR ELEVATION (WEST)



5 EXISTING REAR SIDE ELEVATION



6 EXISTING SIDE ELEVATION (SOUTH)

JKA

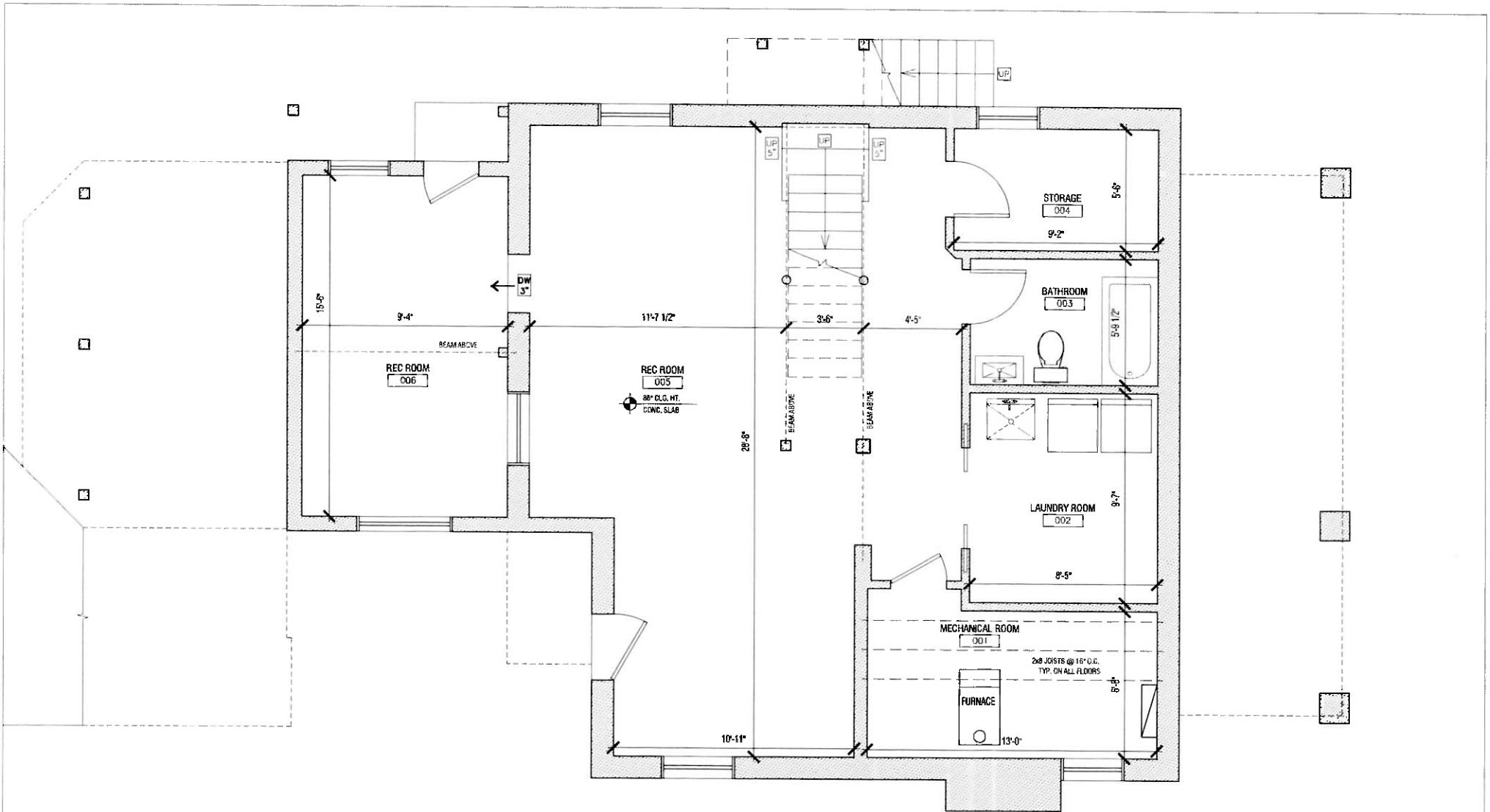
Jonathan Kuhn Architect
 7306 Maple Ave,
 Takoma Park, MD 20912

ONE P STREET NW WASHINGTON DC 20001
 202.494.5561
 JONATHAN@JKAARCHITECT.COM
 WWW.JKAARCHITECT.COM

House & Preservation Commission Submission 03.14.19
 SCALE: N.T.S.

**EXISTING SITE
 PHOTOGRAPHS**

CS02



JK_A

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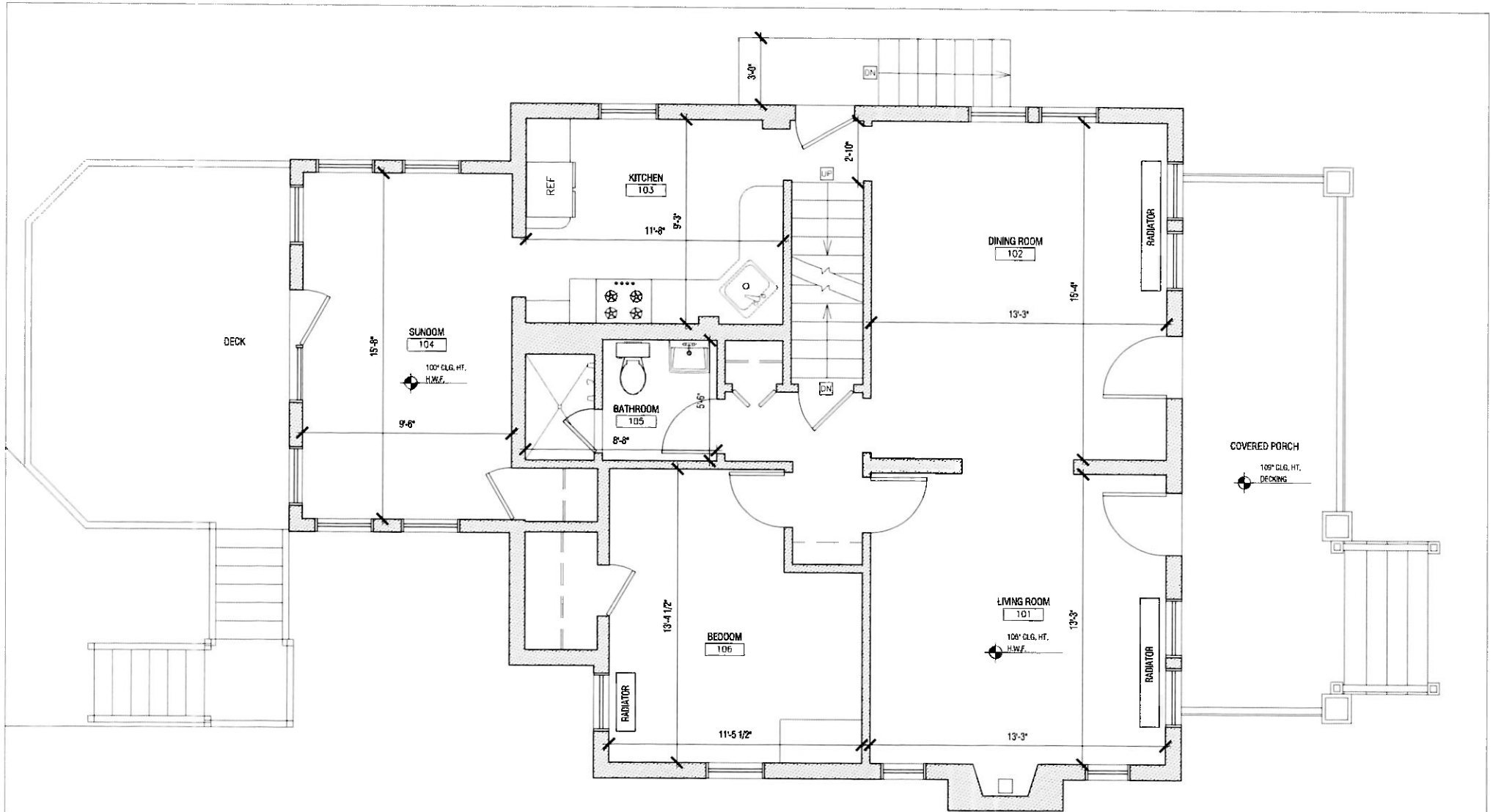
Patel Residence
 7306 Maple Ave,
 Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

SCALE 1/4" = 1'-0"

**EXISTING CELLAR
 FLOOR PLAN**

D101



JK_A

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 202.494.5061
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 WWW.KUHNARCHITECT.COM

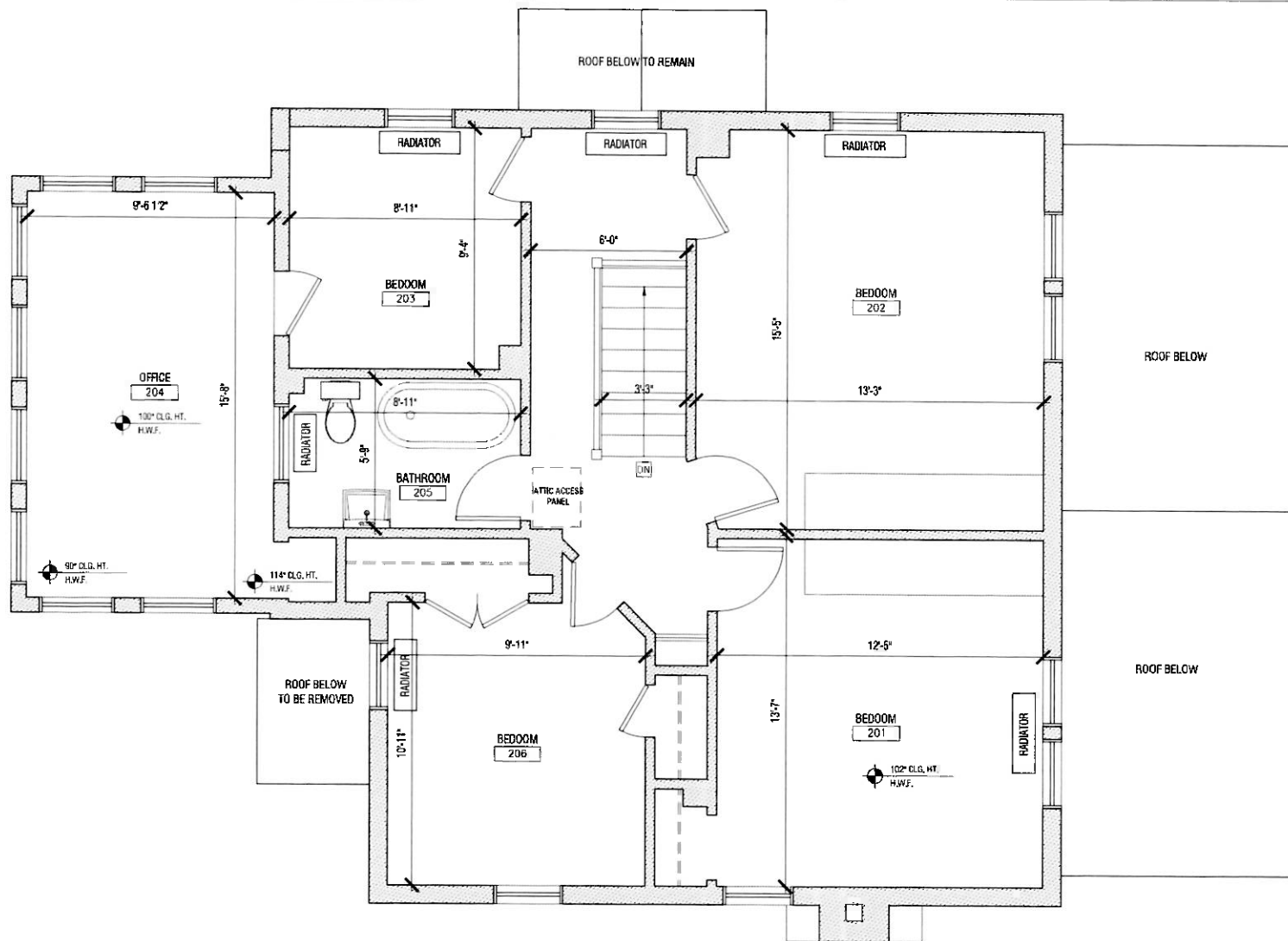
Patel Residence
 7306 Maple Ave,
 Takoma Park, MD 20912

Historic Preservation Commission Submission 051419

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

**EXISTING FIRST
 FLOOR PLAN**

DI02



JK_A

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 JONATHAN@JKUHNARCHITECT.COM
 WWW.JKHNAARCHITECT.COM

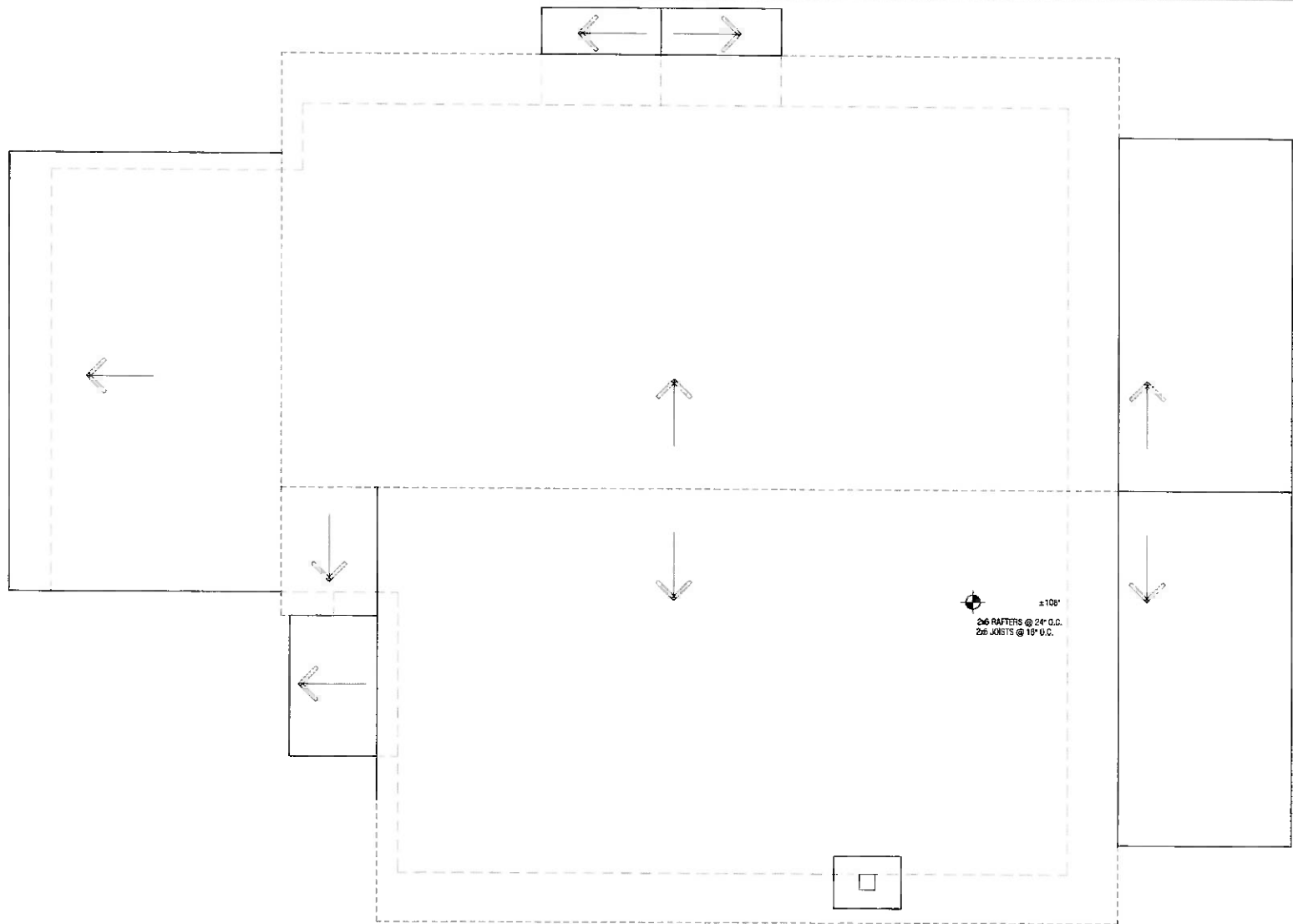
Patel Residence
 7306 Maple Ave,
 Takoma Park, MD 20912

Historic Preservation Commission Submission - 05.14.19

SCALE 1/4" = 1'-0"

**EXISTING SECOND
 FLOOR PLAN**

DI03



JK_A

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Patel Residence

7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 03 14 19

SCALE 1/4" = 1'-0"

**EXISTING
ROOF PLAN**

D104



JK_A

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Patel Residence

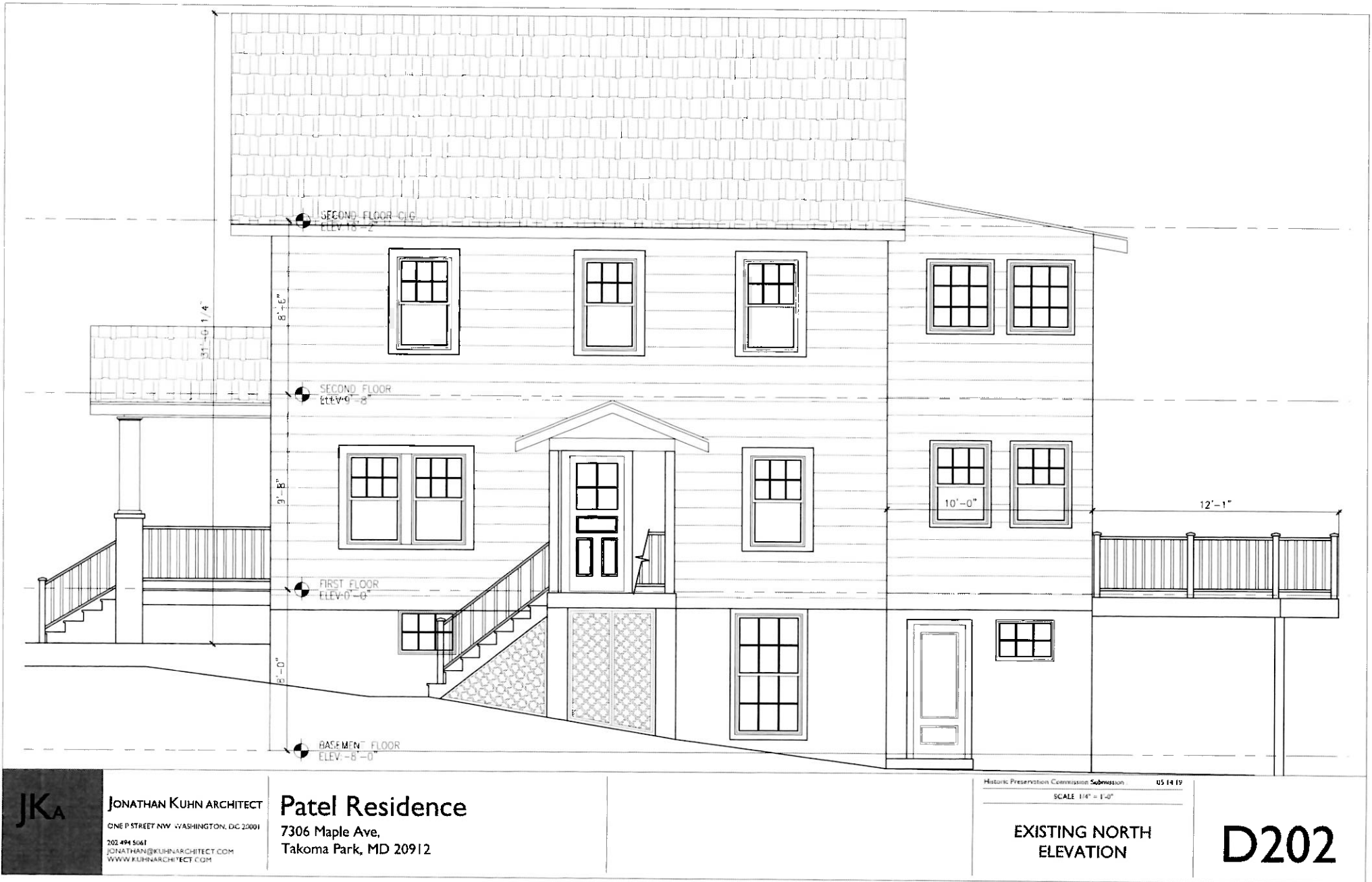
7306 Maple Ave,
 Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

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

**EXISTING FRONT
 ELEVATION (EAST)**

D201



JK_A

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Patel Residence
 7306 Maple Ave,
 Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19
 SCALE 1/4" = 1'-0"

**EXISTING NORTH
 ELEVATION**

D202



JK_A

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7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19
SCALE 1/4" = 1'-0"

**EXISTING REAR
ELEVATION (WEST)**

D203



JK_A

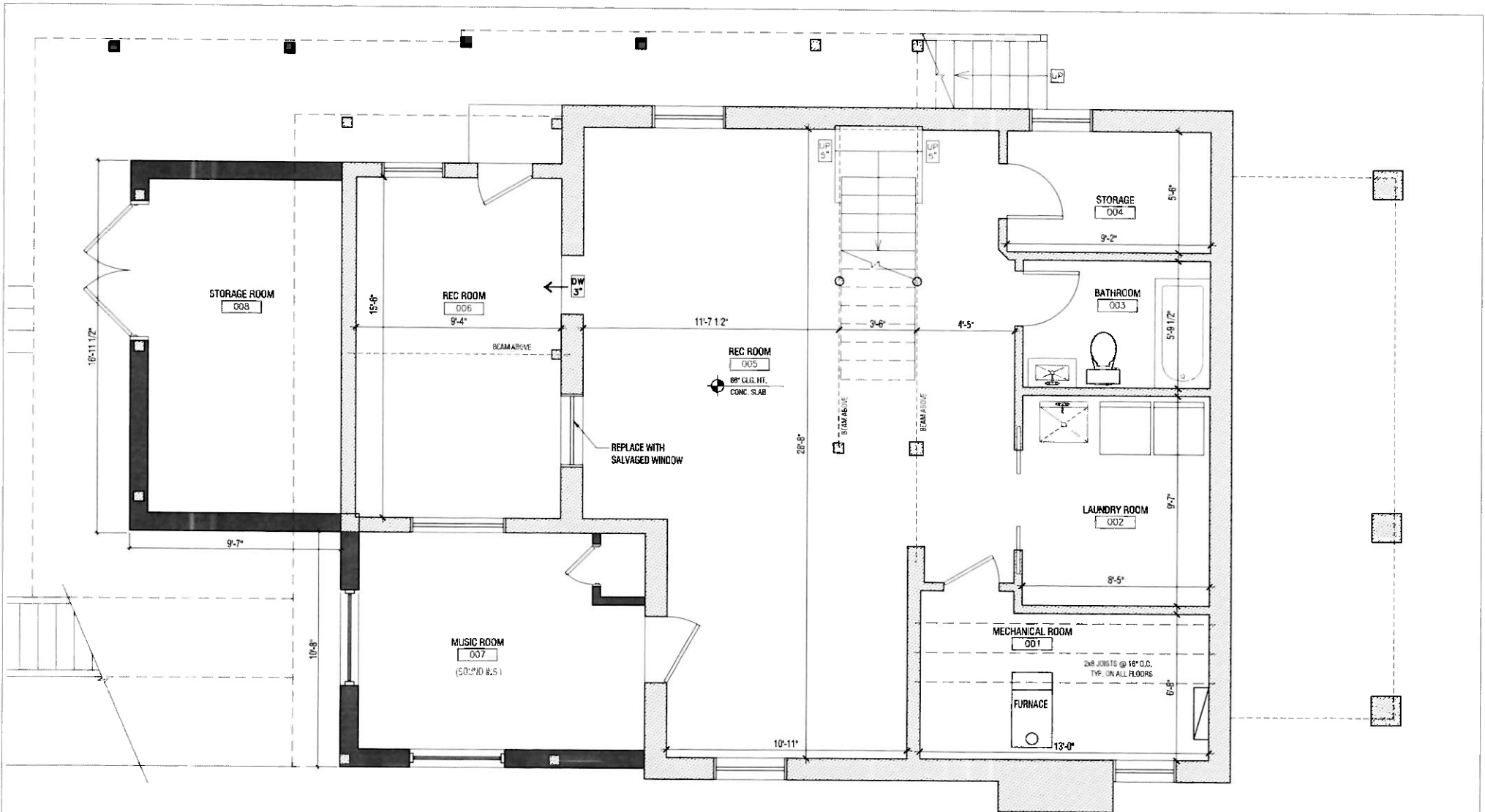
JONATHAN KUHN ARCHITECT
 ONE P STREET NW WASHINGTON, DC 20001
 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

Patel Residence
 7306 Maple Ave,
 Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19
 SCALE: 1/4" = 1'-0"

**EXISTING SOUTH
 ELEVATION**

D204



JK_A

JONATHAN KUHN ARCHITECT
ONE P STREET NW WASHINGTON, DC 20001
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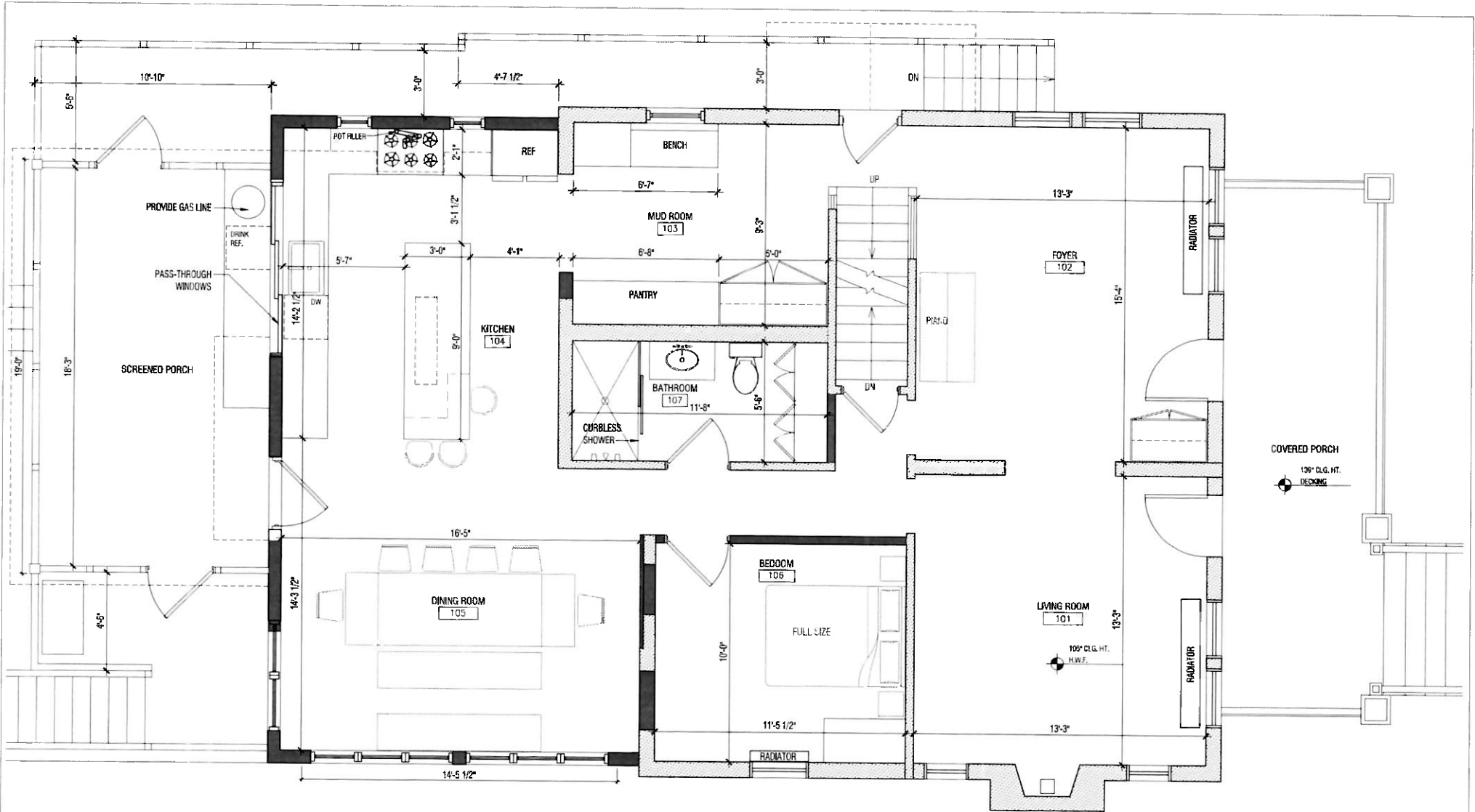
Patel Residence
7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

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

**PROPOSED CELLAR
FLOOR PLAN**

A101



JK_A

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Patol Residence

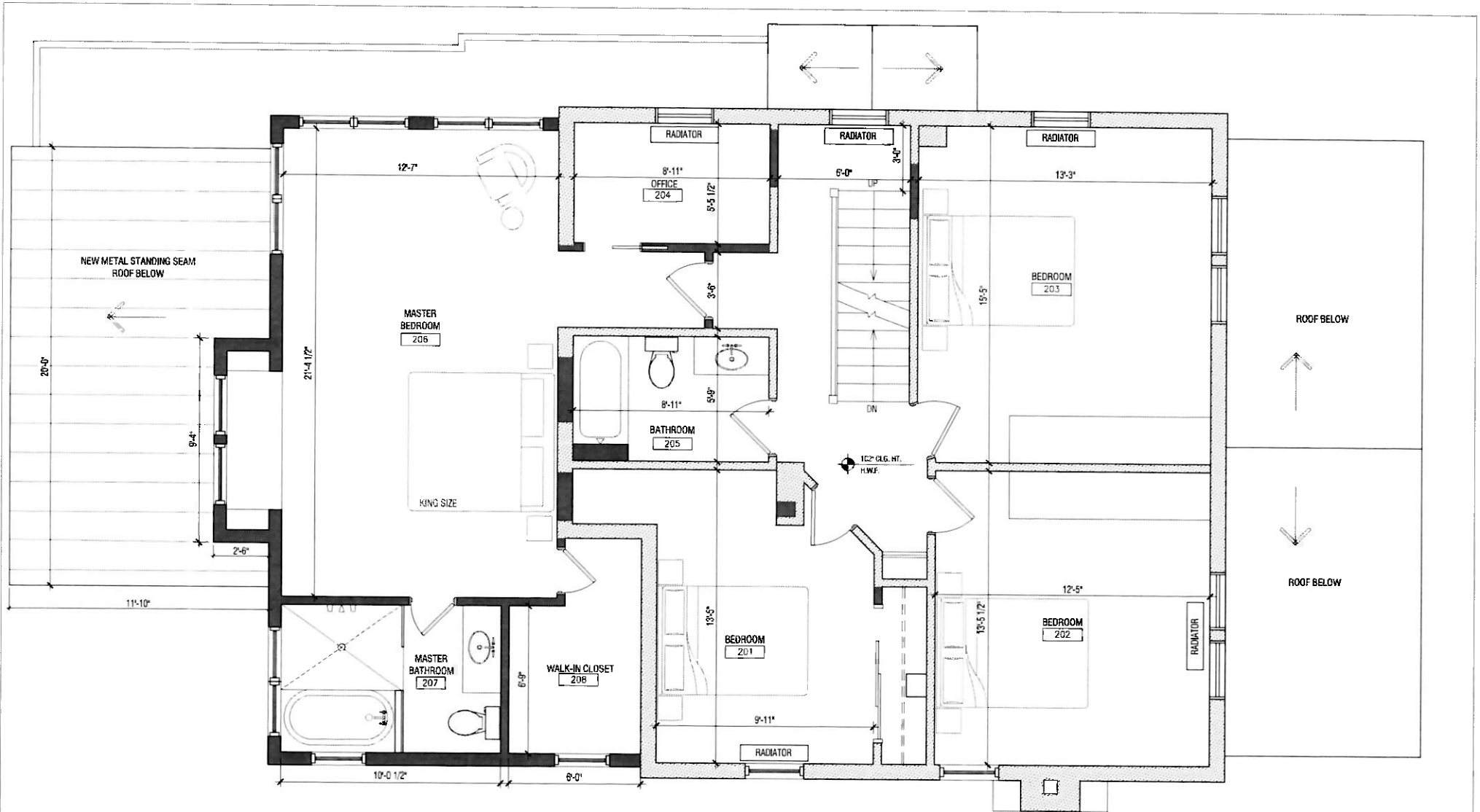
7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

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

PROPOSED FIRST
FLOOR PLAN

A102



JK_A

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Patel Residence

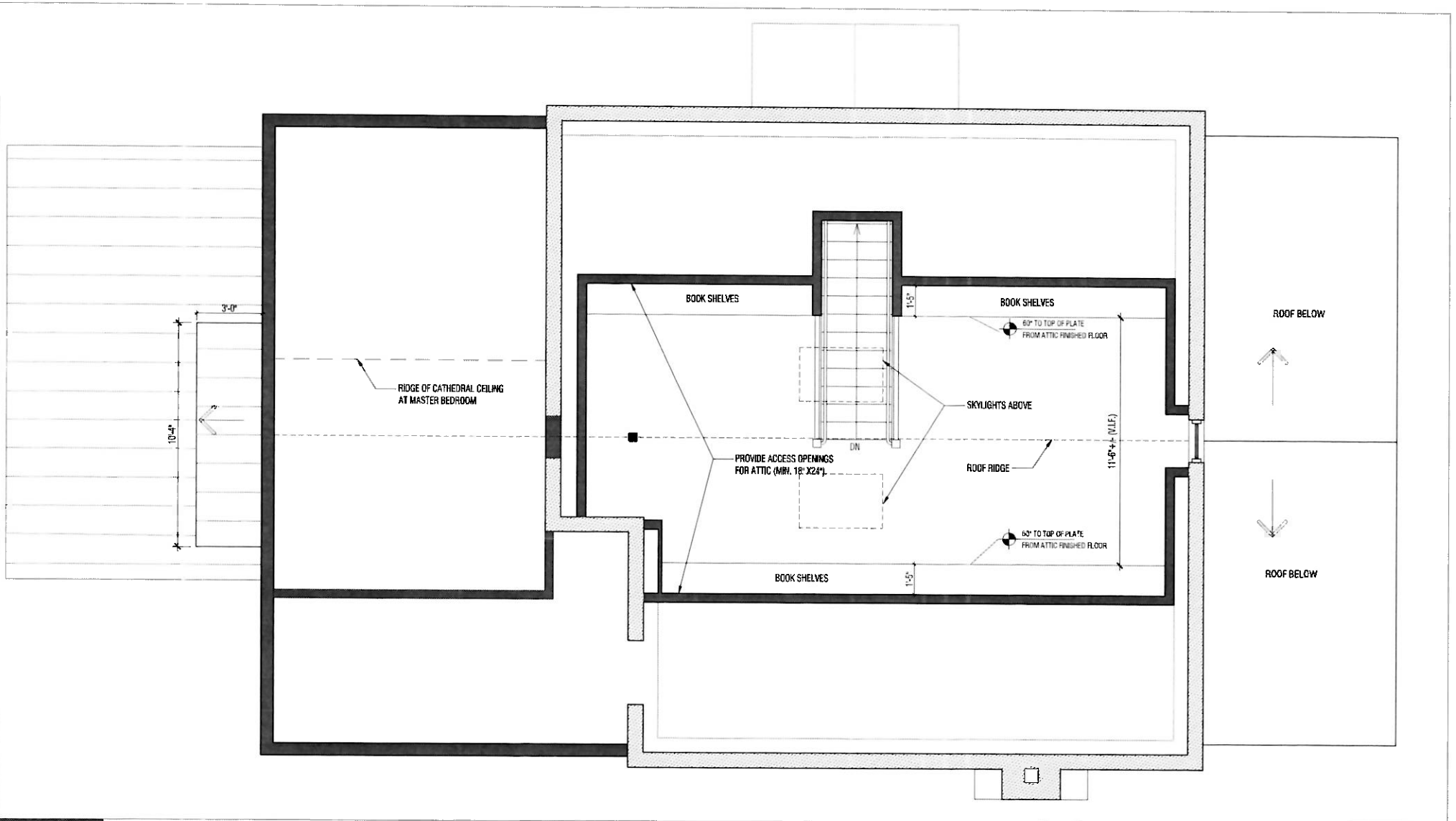
7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

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

PROPOSED SECOND
FLOOR PLAN

A103



JK_A

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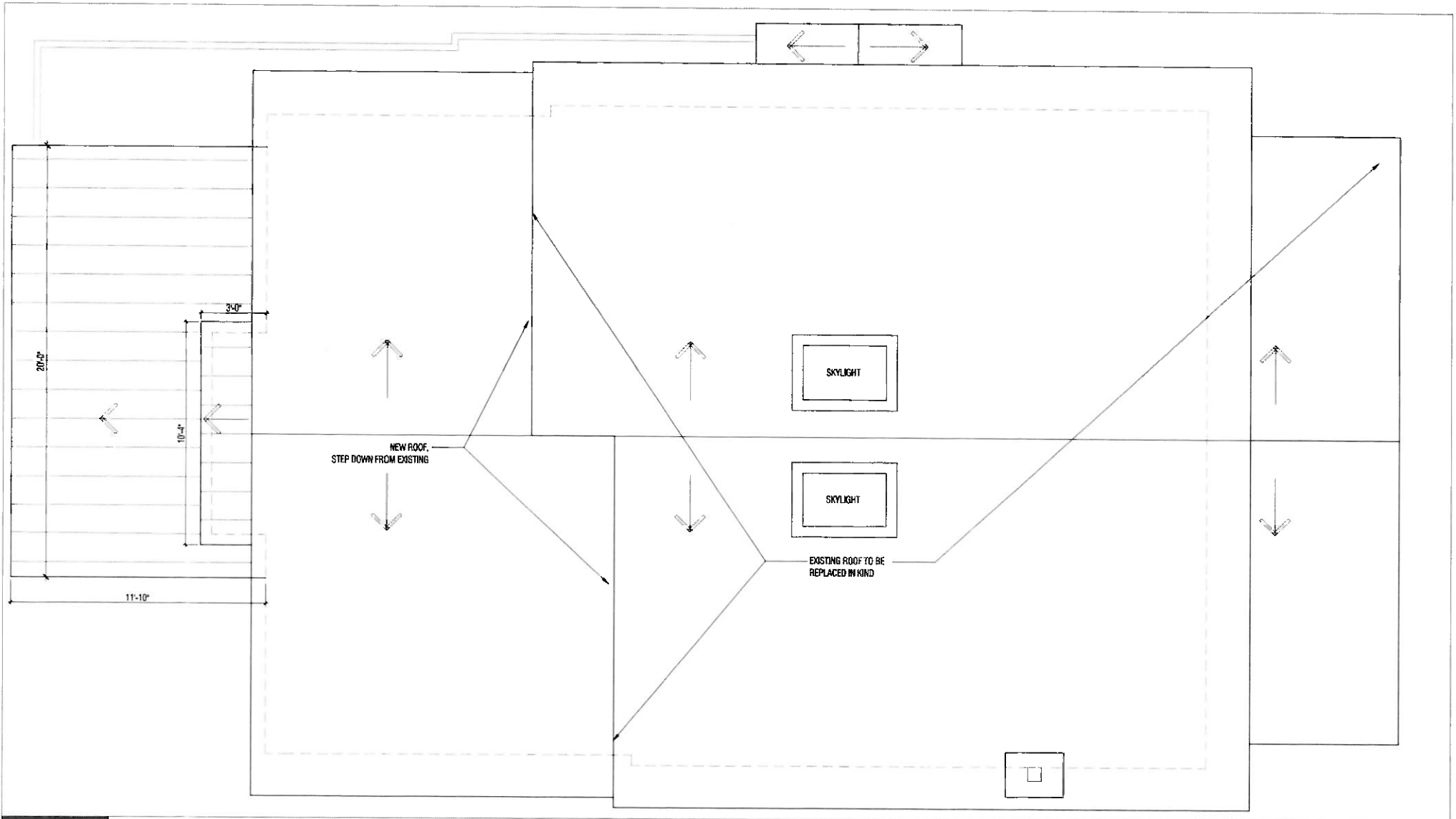
Patel Residence
 7306 Maple Ave,
 Takoma Park, MD 20912

Historic Preservation Commission Submission 051419

SCALE 1/4" = 1'-0"

**PROPOSED
 ATTIC PLAN**

A104



JK_A

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Patel Residence

7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

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

**PROPOSED
ROOF PLAN**

A105



JK_A

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Patel Residence

7306 Maple Ave.
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

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

PROPOSED FRONT
ELEVATION (EAST)

A201



JK_A

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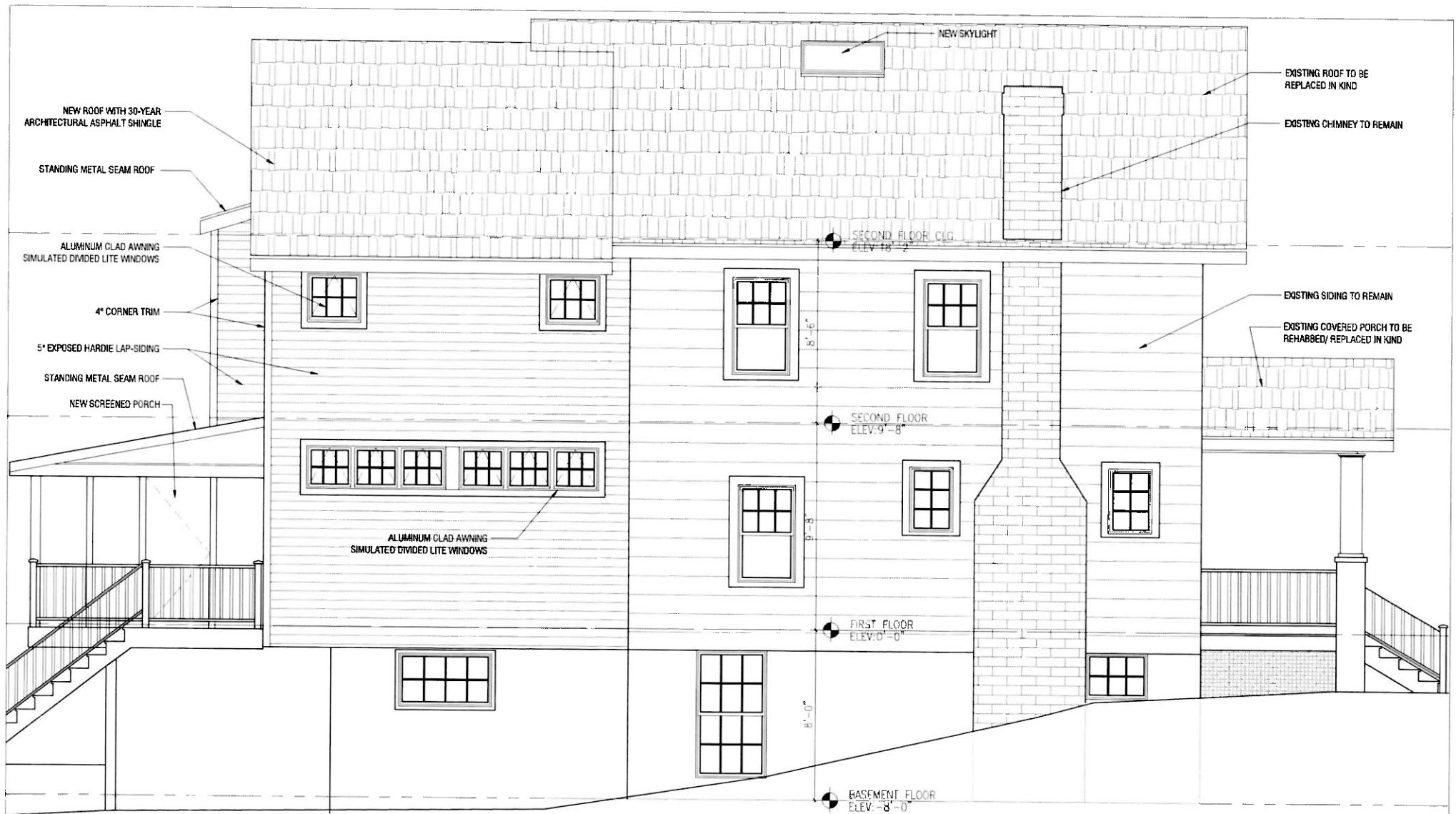
Historic Preservation Commission Submission 05.14.19
 SCALE: 1/4" = 1'-0"

**PROPOSED NORTH
 ELEVATION**

A202



JONATHAN KUHN ARCHITECT
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Patel Residence

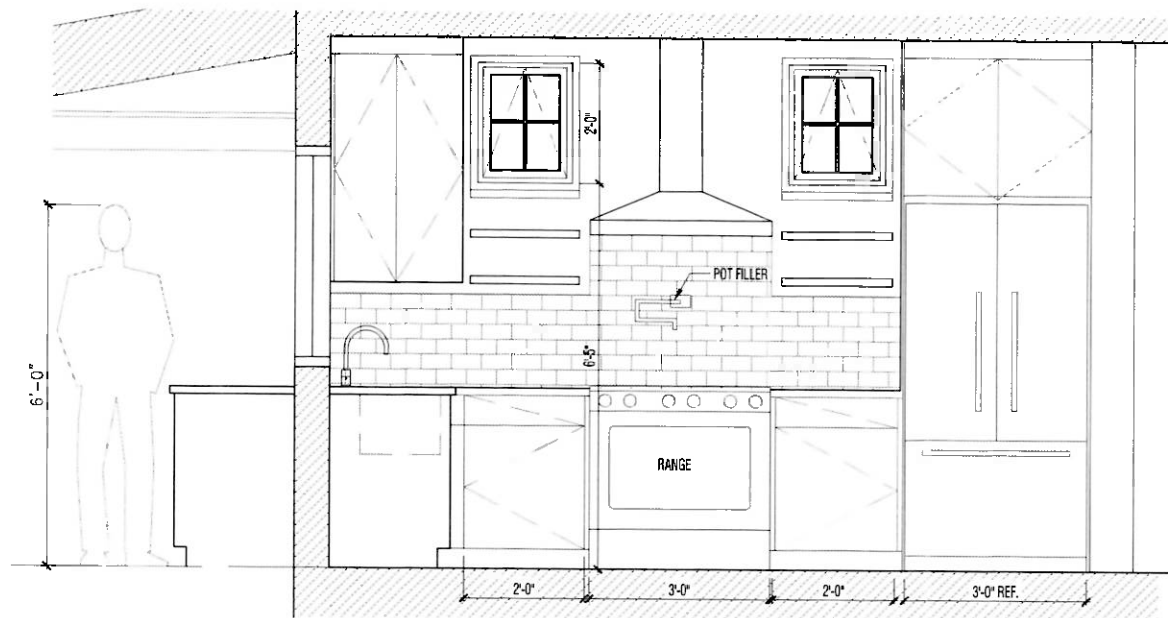
7306 Maple Ave.
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

SCALE 1/8" = 1'-0"

PROPOSED SOUTH
ELEVATION

A204



JK_A

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Patel Residence

7306 Maple Ave.
Takoma Park, MD 20912

Historic Preservation Commission Submission 051419

SCALE: 1/2" = 1'-0"

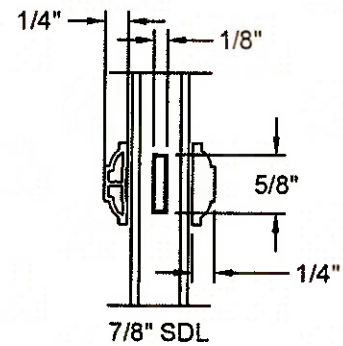
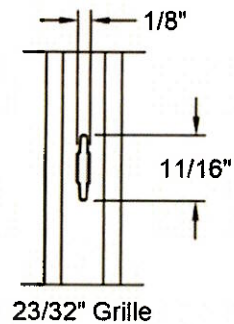
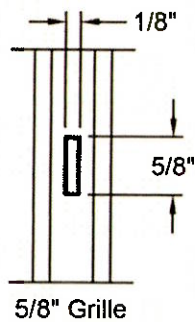
PROPOSED KITCHEN
INTERIOR ELEVATION

A401

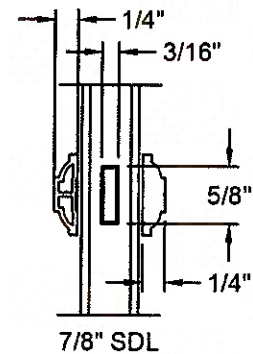
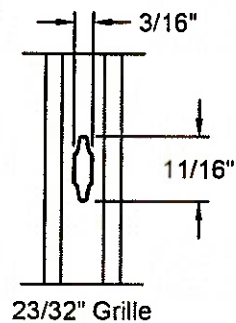
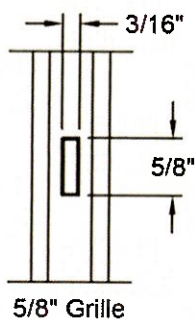


DIVIDED LITE OPTIONS

Operating Grilles

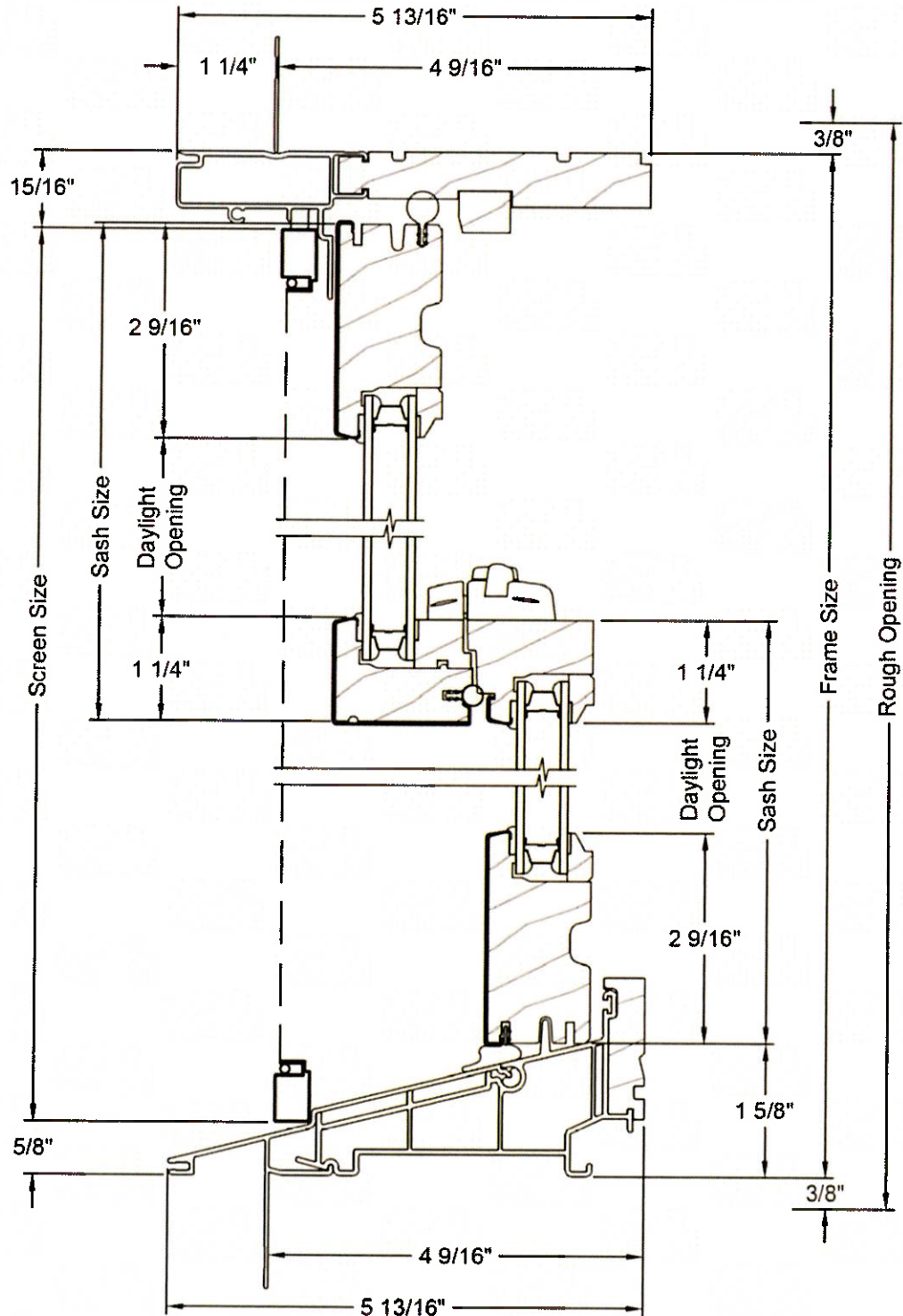


Picture Grilles



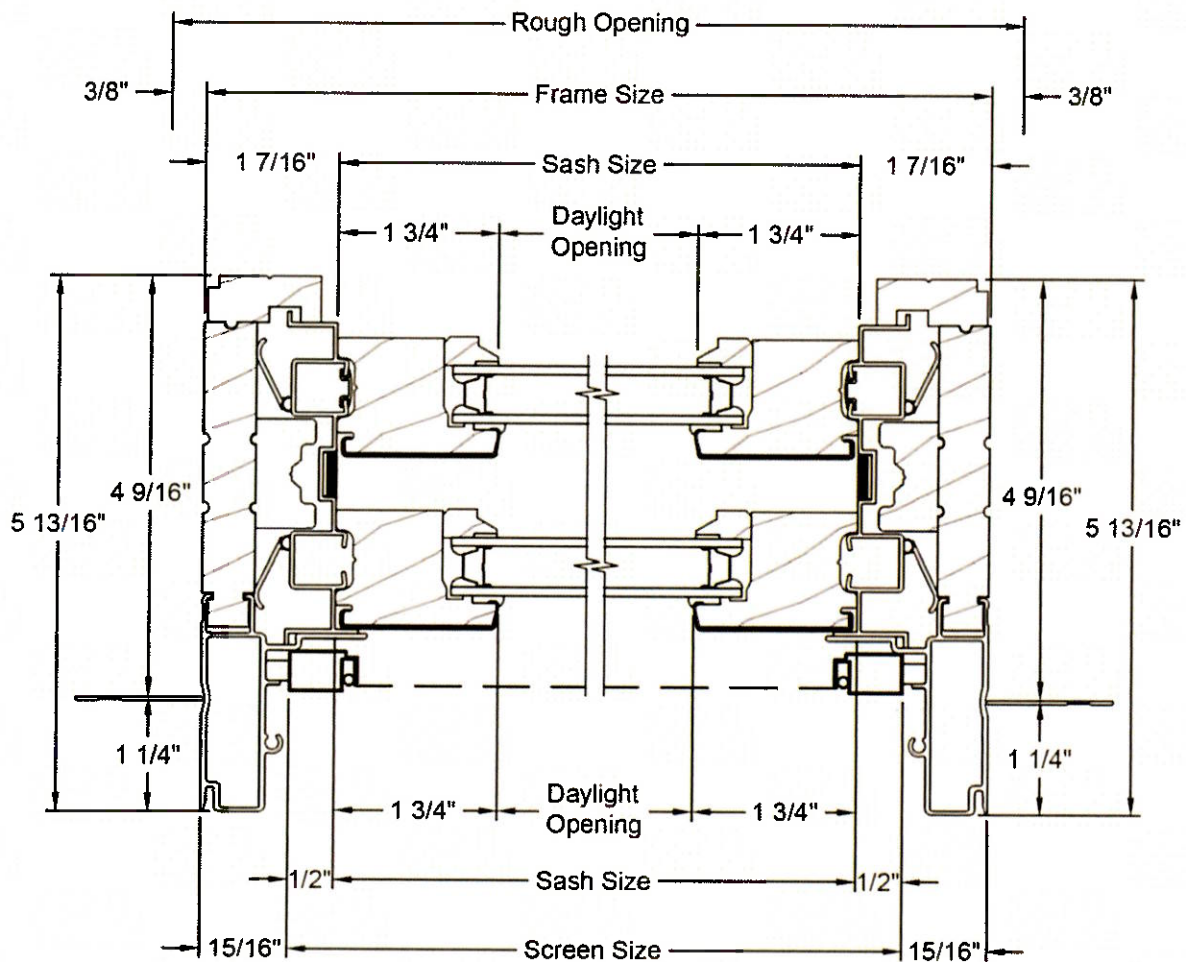


OPERATOR - VERTICAL SECTION





OPERATOR - HORIZONTAL SECTION





OPERATOR SECTIONS

