MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address: 10237 Carroll Place, Kensington  Meeting Date: 1/8/2020
Resource: Primary One Resource  Report Date: 12/31/2019
Kensington Historic District
Applicant: Montgomery County  Public Notice: 12/24/2019
Review: HAWP  Tax Credit: n/a
Case No.: 31/16-20A  Staff: Dan Bruechert
Proposal: Elevator tower addition and other alterations

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Shingle Style
DATE: 1893

The subject property is a single room, side gambrel-roofed, building with a clapboard first floor and shingled siding above. The building sits on a triangular parcel bound by Carroll Place and Montgomery Ave.
BACKGROUND

In September 2013, the applicant appeared before the HPC and proposed an initial scheme for an elevator tower in the northwest corner of the building. In the 2013 proposal, the applicant proposed a shingle-clad elevator tower with a pyramidal roof. The HPC was generally supportive of the previous proposal (see the attached transcript and application).

The HPC held a second preliminary consultation on a revised design at the September 19, 2017 HPC meeting. The applicant produced two schemes for review, one with a solid appearance and one highly transparent. Feedback from the HPC positive and the HPC voiced nearly unanimous support for the more transparent design.

After the HPC hearing, the applicants presented their proposal for their requisite Mandatory Referral before the Planning Board on April 12, 2018. The Planning Board approved the transmission of their comments to the Montgomery County Department of General Services.

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1 A copy of the Staff Report and application can be found here: https://montgomeryplanning.org/wp-content/uploads/2017/02/II.B-10237-Carroll-Place-Kensington.pdf. This Staff Report also contains the 2013 submission starting on page 86. Audio of the 2017 hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=877098ad-9fa8-11e7-b89c-00505691de41. Discussion of this preliminary consultation begins at 52:20.
**PROPOSAL**

The applicant is proposing to construct an elevator tower in the northwest corner of the library, to remove an existing ADA ramp, and to make hardscape alterations.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment), Vision of Kensington: A Long-Range Preservation Plan (Vision), 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.

**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

**Kensington Historic District Design Guidelines**

The Vision was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the Vision “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century.”

In addition, the Vision provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The Vision identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
Architectural Style

The Amendment notes that:
The district is architecturally significant as a collection of late 19\textsuperscript{th} and early 20\textsuperscript{th} century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Secretary of the Interior’s Standards for Rehabilitation:

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Chapter 24A

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

STAFF DISCUSSION

The applicant proposes constructing an elevator tower and hyphen, removing the existing ADA ramp, and making other site changes. These changes will allow for the basement and attic levels to become occupiable spaces. As a result of the reconfiguration of the interior, the main reading room will be restored to its historic appearance.

Based on Staff’s findings and the HPC feedback from the 2017 2\textsuperscript{nd} Preliminary Consultation, Staff recommends approval.
Elevator Tower
The Noyes Children’s Library has a reading room and a storage space/bathroom on its one occupiable floor. The applicant, Montgomery County, proposes making additional spaces in the basement and attic usable, and to restore the reading room. In order to accomplish this goal, the applicant needs to provide accessible access to all three levels. After a thorough evaluation, demonstrated by the 2 Preliminary Consultations the applicant identified that an exterior elevator with a hyphen to provide access was the least invasive solution. County Libraries have indicated that the occupation of these additional spaces is required to achieve their mission and their alternative is to find a new suitable location for the Children’s Library. Staff finds that the utilization of this historic building is better served by allowing the introduction of the elevator tower under 24A-8(b)(3).

In considering where to place the elevator tower, the applicants immediately rejected the west elevation as this would obscure the front of the library. It did not appear that there was sufficient room to construct the elevator access from the east of the building and the elevator tower would appear more prominent next to the steep roof slope. The applicant elected to place the elevator tower on the north side over the south for three primary reasons. First, the site slopes from south to north, so less site work would be required to achieve the requisite ADA access through the site. The second reason the applicant selected to place the elevator tower off of the north elevation was to preserve the visual connection between the Warner House (Hadley Hall) in the middle of Warner Circle and the Noyes Library. Placing the elevator tower to the south would obscure the viewshed. Finally, a 1949 newspaper article (attached) shows the view of the north side of the building with an entrance in the approximate location of the proposed hyphen. As there is a precedent for an entrance in this location, Staff finds it is preferable to use a space that has already had its integrity compromised.

The question most asked at the 2nd Preliminary Consultation was related to the size of the proposed elevator tower and hyphen. The applicant assured the HPC that the tower and hyphen were the minimum dimensions required. The footprint of the elevator and hyphen are established by the minimum radius for ADA accessibility. At the 1st Preliminary Consultation, the applicant presented a design with a pyramidal roof which had the effect of increasing the height of the tower. Based on feedback from the HPC a flat roof was selected to lower the tower. Even though the elevator tower is taller than the gambrel roof by approximately 2’ (two feet), the applicant testified at the 2nd Preliminary Consultation that the elevator height was a low as possible, with the minimum amount of overrun at the top.

The 2nd Preliminary Consultation included two cladding options for tower and hyphen. The first scheme had a largely transparent, glass and aluminum hyphen with a fiber cement shingle clad elevator tower. The second had an aluminum and glass elevator tower and hyphen. The HPC was virtually unanimous in their support for the most transparent solution, determining that the solid mass of the shingle concept detracted from the historic library building.

To the north, the applicant is proposing to construct a rectangular elevator tower with a flat roof. The applicant abandoned the pyramidal roof design based on feedback from the HPC and MHT indicating that the roof shape did too much to draw attention to the new element. While the utilization of this type of addition has become a bit of a cliché in rehabilitation projects, Staff finds that it is an appropriate design response that is reversible in the future with minimal impact to the historic building in the future; complying with Standards 9 and 10.

Staff finds that the proposed elevator tower and hyphen are appropriate under the Guidance of 24A, the Secretary of the Interior’s Standards for Rehabilitation, and the feedback provided by the HPC at the previous Preliminary Consultations. Staff, therefore, recommends approval.
**ADA Ramp Demolition**
Currently, there is a left loading concrete ADA ramp with a metal railing providing access to the library. This ramp is not a historic feature and crosses in front of the principal elevation of the building. Additionally, this ramp will be made redundant by the elevator tower discussed above. Staff supports the removal of this feature under 24A-8(b)(1) and (2).

**New Egress**
In order to meet code by providing direct egress to the outside, the applicant is proposing to create two new exits. The first is a basement door at the rear (east) of the building. It will be accessed by a new set of below-grade concrete stairs. The stairwell will be surrounded by a pipe metal railing. The door will not be visible from the surrounding district. Staff finds this staircase and door to have a minimal impact on the historic character of the building. The only portion of this new egress from the public right-of-way will be the brick retaining wall and pipe railing. The door and areaway are below grade and have a limited visual impact from the surrounding district. While the building is located on a lot visible from all four elevations within the district, it is evident by the hierarchy of design that the east elevation is the rear. Staff supports approval of the new rear stairs under 24A-8(b)(2) and Standards 9 and 10.

A new egress door and stair will be constructed on the south façade. This door will be placed a half-story below grade and will have a pipe metal railing matching the detail in the rear. This internal staircase served by this exit will provide access from all three floors of the rehabilitated building. Staff finds this new egress to be appropriate for two principal reasons. First, this egress and staircase are required by code to occupy the building (see 24A-8(b)(3)); and second, the original front porch was enclosed to create additional interior space (see Fig. 2, below). As this is not the original historic configuration of the space, Staff finds that any modifications should utilize spaces that have lost their historic integrity and recommends approval of the south egress stair under 24A-8(b)(2).
Site Work and Tree Removal

The applicant proposes tree removal and hardscape alterations. Staff finds that the proposed work is compatible with the character of the site and recommends approval of these elements.

As part of the new construction and site work, three trees are proposed for removal: a 32” (thirty-two inch) d.b.h. Black Walnut tree, an 8” (eight-inch) Japanese Maple, and a large southern magnolia. The Black Walnut tree is located to the south of the Library in an area slated for work and needs to be removed. The southern magnolia is causing damage to the existing foundation at the rear, and it and the Japanese maple are planted in a location that will be impacted by the construction. In place of the trees, the applicant proposes planting three additional trees on site: a fruitless sweetgum, an eastern redbud, and a White Fringetree. The Black Walnut contributes to the mature tree canopy of the surrounding district and while its loss will have an impact on the character of the district, the applicants’ proposal to replace these three trees with three new trees will help to mitigate the impact. Based on the scope of the project, it does not appear that any of these trees can be saved and Staff supports their removal under 24A-8(b)(3) and notes that the one-to-one replacement will preserve the character of the site over the long term.

The other changes proposed to the site are the replacement of the existing hardscaping. The area surrounding the library now is a flat plaza of flagstones with concrete stairs on the north side of the parcel to navigate the change in grade. This is not the historic appearance of the area surrounding the library and does not contribute to the historic character (see the historic photographs accompanying the application).
In place of the existing hardscaping, the applicant proposes to construct a new plaza in front of the library with flagstone pavers, a site wall with concrete seating, and a long ramp along the western edge of the property. This will create a gathering space away from the front door and make the site universally accessible.

Staff finds that the proposed changes will impact the historic character of the building, but only to the extent that is required to keep the building in continued service as its historical use (see: Standard 1 and 24A-8(b)(3)). Staff additionally finds that the changes in character are not detrimental to the preservation of the site (24A-8(b)(2)). Finally, Staff finds that related new construction is clearly differentiated from the historic in design and materials while preserving the historic massing of the building and, should the applicant desire, would be reversible at a future date (Standards 9 and 10). For these reasons, Staff supports approval of this HAWP.

**STAFF RECOMMENDATIONS**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #1, 2, 9, and 10;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits; and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: GWIEDEMANN
Contact Person: GREG WIEDEMANN
WIEDEMANN ARCHITECTS,LLC
Daytime Phone No.: 301-652-4022

Tax Account No.: ________________________________
Name of Property Owner: MC DBDC __________________
Daytime Phone No.: 240-777-6115
Address: 101 MONROE STREET, ROCKVILLE, MD 20850
Street Number: ____________________________
Street: _______________________________________
City: _______________________________________
State: _______________________________________
Zip Code: ____________________________________

Contractor: TBD ___________________________
Phone No.: ___________________________

Contractor Registration No.: ___________________________
Agent for Owner: GREG WIEDEMANN
Daytime Phone No.: 301-652-4022
WIEDEMANN ARCHITECTS

LOCATION OF BUILDING PREMISES
House Number: 10237 ___________________________
Street: CARROLL PLACE _______________________
Town/City: KENSINGTON _________________________
Nearest Cross Street: MONTGOMERY PLACE _______
Lot: ___________________________
Block: 015 ___________________________
Subdivision: 015 ___________________________
Lib: 1652 ___________________________
File: 252 ___________________________
Parcel: 2758 ___________________________

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. Check all applicable:
☐ Construct ☑ Extend ☑ Alter/Remodel ☑ A/C ☑ Slab ☑ Room Addition ☑ Porch ☑ Deck ☑ Shed
☐ Move ☑ Install ☑ Wreck/Raze ☑ Solar ☑ Fireplace ☑ Woodburning Stove ☑ Single Family
☐ Revision ☑ Repair ☑ Revocable ☑ Fence/Wall (complete Section 4) ☑ Other:

1B. Construction cost estimate: $ TBD

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING 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 < 42 inches RETAINING WALLS
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/assessment

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

12.18.2019

Approved: ____________________________
For Chairperson, Historic Preservation Commission

Disapproved: ____________________________
Signature:

Date:

Application/Permit No.: 8999930
Date Filed: ______________ Date Issued: ______________

SEE REVERSE SIDE FOR INSTRUCTIONS
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: G. WIEDEMANN
Contact Person: GREG WIEDEMANN
WIEDEMANN ARCHITECTS
WEBSITE: WIEDEMANNARCHITECTS.COM
Daytime Phone No.: 301-652-4022

Tax Account No.: 101 MONROE STREET, ROCKVILLE, MD 20850

Contractor: TBD

Agent for Owner: GREG WIEDEMANN
WIEDEMANN ARCHITECTS

DAYTIME PHONE NO.: 301-652-4022

LOCATION OF BUILDING PREMISES

House Number: 10237
Street: CARROLL PLACE
Town/City: KENSINGTON
Nearest Cross Street: MONTGOMERY PLACE
Lot: __________ Block: __________ Subdivision: __________
Lib.: 1652 Folio: 252 Parcel: 278

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☑ Extend ☑ Alter/Remodel ☑ Single Family
☐ Move ☑ Install ☑ Wreck/Rehab ☑ Woodburning Stove
☐ Revision ☑ Repair ☑ Revocable ☑ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: TBD

1C. If this is a revision of a previously approved active permit, see permit # N/A

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 ≤ 42 inches RETAINING WALLS

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/assessment

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: 12/18/2019

Approved: __________ For Chairperson, Historic Preservation Commission

Disapproved: __________

Application/permit No.: __________ Date Filed: __________ Date issued: __________

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   SEE ATTACHED LETTER #2 + 4

2. SITE PLAN  #5
   Site and environmental setting, drawn to scale. You may use your own. 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  #5
   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  #5
   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  #6
   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  #7
   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  #3
   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.
Building Permit Application

Town of Kensington 301-949-2424 (Office)
3710 Mitchell Street 301-949-4925 (Fax)
Kensington, MD 20895 Town@tok.md.gov

Attention Department of Permitting Services (DPS): Please be advised that the following applicant has applied for a Building Permit with the Town of Kensington, and they must return this form to Town Hall, along with all approved County Permits to complete the Permitting process.

Town Release: __________________________ Fee Paid: $ __________ Date: December 16, 2019
Bond, if applicable: $ __________ Bond Paid: __________________________ Bond Released: __________________________

The Staff signature only releases the permit for DPS review and does not represent an approval of the permit application by the Town. All County permits must be submitted before Town review and approval.

Please ensure that you submit a complete application, as incomplete applications will not be reviewed. If you have any questions about the permitting process, please contact the Town Office.

Location of Proposed Work:
Owner: Montgomery County Government Phone or Email: 240-777-6113
Property Address: 10237 Carroll Place

Historic Area Work Permit Required: ___ x Yes _____ No
Contractor (If Applicable): __________________________
Phone and Email: __________________________

Proposed Work (Please check all that apply):
__ x Addition  __ x Alteration/Repair  ____ Demolition/Raze  ____ Fence  ____ Shed  ____ Other (Please Specify): __________________________

Filing Requirements (Building Permit)

1. Full set of construction drawings/building plans.
2. Building Site Plan.
3. Building location survey or plat showing location of fence, if applicable.
4. Application Fee and Performance Bond, if applicable.
5. Guards or Barriers 5 feet out from the drip line of all trees located within the public right-of-way.
6. Signs advertising the contractor/project may not exceed a total of ten (10) square feet in area and must be placed at least five (5) feet behind the property line. Signs may not be placed within the public right-of-way or illuminated.

I hereby certify that I have completed the aforesaid application to the best of my knowledge with correct information, and that I understand all of the requirements outlined within, and will conform to the regulation of the Town of Kensington Code, and the Montgomery County Zoning Code.

Applicant Signature: __________________________ Date: __________________________
Building Permit Application

General Information

1. The Town will review this application within ten (10) business days. Upon completion of the review, the applicant may be notified of additional requirements such as deposits, bonds, fees, insurance, limitations on work, additional plans, etc.

2. This permit shall become invalid if the authorized work is not started within twelve (12) months from the date issued, or if the authorized work is suspended for a period of six months after work has commenced; once issued, the permit fee is not refundable.

3. Any false or misleading information in this application may result in the rejection of this application and/or revocation of the building permit.

4. Town building permits are revocable at anytime for violations of law or any special condition of the permit.

5. The permittee is required to notify and receive proper clearance from all utilities before commencing any underground construction.

6. The permittee is required to abide by all local noise ordinances.

7. No dirt or construction debris will be permitted on public streets or sidewalks at any time.

8. It is prohibited to block sidewalks during construction, unless a corresponding right-of-way permit has been approved.

9. To commence work prior to issuance of a permit is a violation of the law and subject to a fine.

10. **Parking Compliance:** Is adequate on-site parking available for the construction crews? If no, please provide a plan for parking which minimizes inconvenience to neighboring residents and/or businesses. If any road closures will be required due to deliveries, equipment or other reasons, the contractor is responsible for directing vehicular and pedestrian traffic.

Construction/Project Details:

Estimated Start Date: August 2020  Estimated End Date: July 2021

Estimated Cost of Project: $ 2,600,000  Mont. Co. Permit: #

Approved (Conditions, if necessary):


Denied for the following reasons:


Building Inspector: ____________________  Date: ____________________

Town Manager: ____________________  Date: ____________________
18 December 2019

Dan Bruechert
Montgomery County Historic Preservation Office
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Noyes Children’s Library
10237 Carroll Place
Kensington, Maryland 20895

Dear Dan:

We are writing today to request an HAWP review for the Noyes Library. Please refer to the attached Table of Contents for the list of exhibits included in this application. Upon review and approval by HPC, the project is planned to be submitted for permit in early 2020.

As you know, Wiedemann Architects previously submitted a Conceptual Review package in September 2013 to HPC for the Noyes Children’s Library. We returned for a Preliminary Review on 19 September 2017. In addition, the project has been reviewed by Montgomery County Public Libraries (MCPL), Montgomery County Department of General Services (DGS) and the Noyes Children’s Library Foundation (NCLF). DGS and NCLF have developed a Memorandum of Understanding (MOU) between the County and the Foundation to support the Renovation Project and the Mission of the Library moving forward. The MOU agreement was finalized in the Spring of 2016.

In 2016, MCPL announced that the Noyes Library would house the Jan Jablonski Early Literacy Center as well as having the current reading room, with the collection of children’s books. MCPL, DGS, and NCLF are committed creating a universally accessible building for both staff and the public.
In the past four years, MCPL, DGS, Grimm and Parker and Wiedemann Architects have continued to develop the drawings to incorporate the program of requirements (POR) that was written by MCPL and DGS, as well as addressing the preliminary comments made by HPC in 2013, HPC in 2017, and MHT in 2013 and 2017.

The current design is consistent with the design presented in September 2017, which was approved by majority of the HPC during the Preliminary Review.

We have prepared a brief summary to address the issues raised by the Commission during the Preliminary Review on 19 September 2017. Included in your package are the submissions to HPC in 2013 and 2017, as well as the current Proposed Design of 2019. In addition, we have included our submission to MHT in 2013 and 2017 with supporting material and letters of support, as well as the MCPL/ DGS POR for the Noyes Library. Also included is the MNCPPC Mandatory Referral (MR2018015) and the draft MOA negotiated among MHT, DGS, and NCLF including an addendum to MHT Maryland Inventory of Historic Properties Form 31-6-2. Please refer to these documents as necessary during your review.

As you remember, in the September 2017 preliminary review, HPC Staff raised some concerns that were reviewed and discussed by the Commission.

- **Accessibility**
  What is dictating the height of the elevator tower? Is it federal or state regulations? Is universal access required for all three levels of the facility?

- **Height of Elevator Tower**
  Can the height of the elevator tower be reduced, so that it is below the height of the gambrel roof?

- **Location of Elevator Tower**
  Reviewed alternative locations for tower.

- **Appearance of Elevator Tower**
  Was there an alternative cladding that the HPC would find more preferable than the two presented?

- **Impact on Existing Trees**
  Would any trees be impacted by the proposal?

On 11 October 2017, a public meeting was held at the Kensington Town Hall to solicit public opinion of the design. At that meeting there was a clear majority in favor of the glass elevator. A list of the public comments is included in Attachment C.
**Accessibility**

The current design, consistent with the plans presented in 2017, provides accessibility to (1) the lower level with a multi-purpose classroom space, (2) the main level with a restored reading room, and (3) an upper level devoted to staff for collection management, preparing for programs, and responding to inquiries, as well as a break room for meals. All bathrooms are planned to be accessible. As you may recall, Noyes Library is also part of the Department of Justice settlement between the County and the DOJ related to non-conforming ADA access and restrooms (Settlement Agreement Number: DJ 204-350256).

Federal and state regulations would permit accommodation in lieu of elevator access to the upper level. There was much discussion about accommodating staff on another floor as the need might arise, but the conclusion was that with all the time and work invested in this renovation, that the whole building should be fully accessible. DGS and MCPL have indicated that elevator access to the all levels for staff and public is required to fulfill the mission of the library.

**Location of the Elevator**

As indicted in our submittal to 2017 submittals to HPC and MHT, we considered seven alternative locations for the elevator. We concluded that the proposed location in the NW corner had the least impact on the historic fabric and provided the accessibility required to all three levels of the library.

There was considerable discussion in 2013 about the position of the elevator tower and its relationship to the existing gambrel roof and front façade. The current design shifts the elevator back from the face of the Library to add some relief to the intersection of the Hyphen and Elevator to the original building.

We have since further investigated the elevator size, capacity and height requirements and concluded in order to maintain the lowest overall height, we have eliminated the peaked roof in favor of a flat roof. As you can see in the proposed tower, the flat roof reduces the tower height to be very close in height to the historic building.

As you can see in the current proposal, we have adjusted the hyphen on the second floor, setting it back from the face of the building so that it clears the gambrel within the shingles of the building. We have added a roof (canopy/overhang) to the front entry of the Hyphen to break up the façade of the tower, and allow shelter in inclement weather.

**Height of Elevator Tower**

We have conducted extensive research into the options for the hydraulic elevator required by the County. The height shown, with its required overrun and remote conditioning of the elevator hoist way, in the current submittal is the lowest height that is possible.
Appearance of Elevator Tower
In studying the appearance of the tower, we looked at a number of options for the material of the tower, but also how the tower is terminated. In 2013, we presented a sloped roof to the tower, to mimic some of the surrounding turrets in the neighborhood; we discussed the possibility of including a clock on the tower. Based on the 2013 discussion, we were encouraged to look at alternatives that contrasted more with the historic fabric.

At the September 2017 HPC review, we presented two elevator options that were also presented to MHT, the first was a more contextual tower with clapboard siding and a few slot windows, separated from the historic building with an all glass link. The second was an all glass tower to define the new addition as clearly separate from the historic building. MHT in their MOA mentions the glass elevator tower. The HPC strongly favored (by a vote of 5 in favor and one against) the glass tower at the September 2017 review and we were encouraged to submit the glass tower design for the HAWP.

On 11 October 2017, at the public meeting that was held at the Kensington Town Hall, there was a clear majority in favor of the glass elevator.

Impact on Existing Trees
A 6” tree inventory and condition rating was conducted by Norton Land Design in the summer of 2018. Based on the inventory, a Tree Protection Plan (TPP) has been developed to show tree removal and preservation based on proposed site updates.

Three (3) trees are proposed for removal, one canopy tree and two understory trees based upon accessible pathway and ADA requirements. The canopy tree, a 32” Black Walnut to the south of the library, is located within the area required to be excavated during the construction phase and will need to be removed. One new canopy tree, a fruitless sweetgum, is proposed in the approximate location of the existing canopy tree removal.

The two understory trees are 8” Japanese maple and a large southern magnolia that was planted as a shrub many years ago. The magnolia is threatening the existing foundations and would not be able to survive the construction of the project. Both trees will be removed. Two new deciduous trees, an eastern redbud and a white Fringetree, are proposed onsite.

An existing 18” white oak at the north end of the site and a 10” redbud on the south end of the site will be protected.

Please refer to the Tree Protection Plan (L-3.1) and the proposed landscape plan prepared by Norton Land Design showing the location of new trees to replace those that were lost.
If you have any questions concerning this application, please feel free to contact me directly.

Respectfully Submitted,

Greg Wiedemann, AIA Principal
WIEDEMANN ARCHITECTS LLC
5272 River Road Suite 610
Bethesda, Maryland 20816
301.652.4022
NOYES CHILDREN’S LIBRARY
Submittal to Historic Preservation Commission
HPC HAWP Review
18 December 2019

Immediate and Adjacent Neighbors (Please refer to Vicinity Map C0.1 for location):

1. **Jeffery & Gloria Capron**
   10304 Montgomery Ave
   Kensington, MD 20895

2. **Nicholas Storer**
   10234 Carroll Place
   Kensington MD 20895

3. **James and Carol Sharp**
   10226 Carroll Place
   Kensington, MD 20895

4. **Montgomery County**
   10231 Carroll Place
   Kensington, MD 20895

5. **Bruce Caswell**
   10221 Montgomery Ave
   Kensington, MD 20895

6. **Gene Cohen**
   10225 Montgomery Ave
   Kensington, MD 20895

7. **Mackie Barch**
   10303 Montgomery Ave
   Kensington, MD 20895
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Written Description of the Project

(a) Brief History of the Library

“Books were the Noyes Library's purpose and its reason for being.” Noyes Library History 1976 KHS

The Noyes Library was founded in Kensington, Maryland in 1893, the first community funded library in the Washington DC region. It predates the current Library of Congress by four years. In the late 1800’s there was a movement in metropolitan areas to create small membership based community libraries to borrow books and share resources among community members. Crosby Noyes, Brainerd Warner, JW Townsend, and Kensington residents were interested in starting a community library in the newly founded Town of Kensington. Brainerd Warner, founder of the Town of Kensington, built the library on a triangular lot, on a traffic island, adjacent to his home. Crosby Noyes, editor of the Evening Star, stocked the shelves with books, some donated by the Evening Star. When it was built, its name was built into the front gable as “NoYes Library”, with an owl placed above, as a symbol of Wisdom and Learning.

The Noyes Library became a great educational resource in the town as well as a social and public meeting place for the community for the next 50 years. The Library was maintained by a Board of Trustees of the Noyes Library Association and it was funded by its members, as well as community events organized to support the library and its collections.

The Noyes Library continued to be operated by a Board of Trustees until 1951 when the Board agreed to have it incorporated as part of the newly founded Montgomery County Public Library System.

Against the wishes of many community members, the Noyes Library was closed in the late 1960’s when the Kensington Park Library was built, and merged the collections of the smaller community libraries of Kensington, Rocking Horse and Garret Park.

After many protests and appeals from the local community and Congressman Gilbert Gude, the County reopened Noyes in 1970, the library re-opened as the Noyes Children's Library. It is part of the Montgomery County Public Library System, and one of only a few Libraries in the country dedicated to children. The Noyes Children's Library in Kensington, Maryland is today a nationally recognized model for children's library services and a thriving center for early literacy.
(b) **Brief History of Prior Renovations/ Present Condition**

The Noyes Library was originally built in 1893, with a shingle covered front porch. The door was located on the left side of the front (west) façade, with two windows adjacent to allow light to come into the building’s main reading room, which was centered around a fireplace on the east side.

Over the past 75 years, it has undergone at least three renovations, moving the entrance and enclosing the porch.

Our research photographs from the Kensington Historical Society suggest that the entrance was moved in the 1940’s from the front left (west) façade to the north façade when the
NOYES CHILDREN’S LIBRARY
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HPC HAWP Review
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Page 3 of 5

Library’s porch was enclosed. By enclosing the original porch, the Library was able to expand beyond its original reading room. Soon after, the Library was painted a shade of white.

In the early 1950’s, the door was moved back to the Front (west) Façade again, this time in the center of the façade. A small bathroom was added at this time in the northwest corner, before.

When the Library was reopened in 1970, as the Noyes Children’s Library, a small enclosed portico was added on the front (west) facade to provide a weather proof entry for the patrons and staff, while entering and leaving the Library.

The Library was built over an unfinished crawl space with limited access through a Cellar bulkhead door on the east side. Some foundation repairs and additional supports were added in the crawl space over time, but it remains a crawlspace to this day.

There is access to a voluminous attic space via a small ceiling hatch and a twelve foot ladder attached to one of the interior walls. The attic is currently devoted to the HVAC system and the library seasonal storage.

The building is currently not accessible and the goal is to provide universal access to the building so that staff can work regularly with groups of children and parents without worry of access to the programs and facility. The building lacks sufficient staff space, adequate toilet facilities, and sufficient meeting space to carry out its mission.

In the winter of 2016, an exterior ramp was added to provide an accessible entry to the library through the north side of the small enclosed portico. An existing window was changed to an ADA compliant entry. The interior bathroom was not renovated at the time, in anticipation of a planned renovation of the building.

(c) Brief Description of the Proposed Renovations

The goal of the proposed renovation is to gain universal access to this historic library, maintain the library collection on the first floor, while enhancing the services offered to the community with the addition of The Jan Jablonski Early Literacy Training Center (JJELTC) to the Noyes Children’s Library, dedicated on March 11, 2017. The intention of the design is to maintain as much of the Library’s exterior historic fabric as possible, while providing much needed space to make the library viable on an unusually tight triangular island site. The internal expansion of the useable space is largely concealed from view.
The proposed renovation re-establishes the original Reading Room which was modified during the 1940’s and 1950’s renovations. Montgomery County Public Libraries plans to maintain the Reading Room and Children’s Book Collection on the first floor.

The area of the original porch that was substantially modified during those prior renovations will be used as a vestibule space. The vestibule will access both a new interior stair at the southwest corner of the existing building and the glass link and elevator tower at the northwest corner, both of which will provide access to the three proposed levels of the library.

The glass link entrance on the northwest corner of the first floor will provide a secondary means of egress to the first floor, required by IBC and NFPA codes and have direct access to the library from both Carroll Place and Montgomery Avenue. There will be an on-grade accessible path from street parking and access to an outside courtyard space for patrons and staff to enjoy.

Montgomery County Public Libraries requires three main programing spaces in the building to satisfy their Program of Requirements (POR). The three spaces are proposed on each of three different floor levels. In addition to the main library reading room level, staff space is proposed on the upper level and the JJELTC program/classroom is proposed for the lower level.

The staff space on the second level requires a direct means of egress to the exterior from the stairwell. The south façade of the building has been altered to add an exterior door below the western window. This door also services as the required second means of egress directly to the exterior from the lower level JJELTC program space/classroom. The Fire Marshall has indicated that the new stair must exit directly to the exterior, and is not permitted to exit through the first floor foyer.

The most significant exterior change is the addition of an elevator that will provide accessibility to all three levels. The glass elevator shaft is proposed at the NW corner linked to the original building by a glass link that clearly differentiates new from old.
The proposed renovation converts the present crawlspace into useable lower level, to house the Jan Jablonski Early Literacy Center Program Room. The Jan Jablonski Early Literacy Training Center will be better equipped to ensure all children have developed the reading, listening and writing skills needed to enter school ready to learn. The JJELTC will provide access to current early literacy materials, programs, and activities for parents and professionals, including books, story time programing, and tactile experiences to engage with children. The center will also provide professional development for children’s librarians, students enrolled in information science programs at local colleges and universities, daycare providers, and early childhood educators. The training center will also offer programming development for all branches of Montgomery County Public Libraries.

The current unused attic space is proposed to be converted to a much needed staff office, storage and break room with a staff bathroom and universal access to all three floors.

The existing building exterior will be otherwise restored, maintaining the existing windows, repairing the shingle roof where needed and removing years of peeling paint and repainting the exterior. In order to maximize the interior useable space, the vestibule porch which was added over 40 years ago will remain enclosed and the small entry facing west will be retained, with some repair work to the front stoop and front railings to meet current code.

The space in front of the Library will be landscaped to provide a low sitting wall and plantings that shield the central gathering space from the traffic, while providing universal access to the space for the community.

Please find attached a site plan, floor plans, and exterior elevations that describe the existing conditions and proposed renovation in 27 November 2019 Proposed Drawing Set.
INDEX OF DRAWINGS

G1.0     COVER SHEET: SITE PLAN, VICINITY MAP
CIVIL DRAWINGS PROVIDED BY ADTEK ENGINEERS, INC:
C-1   EXISTING CONDITIONS & DEMOLITION PLAN
C-3       GRADING & UTILITY PLAN
LANDSCAPE DRAWINGS PROVIDED BY NORTON LAND DESIGN:
L2.1   LANDSCAPE PLANTING PLAND3.1    TREE PROTECTION PLAN
ARCHITECTURAL DRAWINGS PROVIDED BY WIEDEMANN ARCHITECTS, LLC:
D1.0     BASEMENT DEMOLITION PLAND1.1     FIRST FLOOR DEMOLITION PLAND1.2     SECOND FLOOR ... ELEVATIOND2.2     SOUTH DEMOLITION ELEVATIOND2.3     EAST DEMOLITION ELEVATIOND2.4     NORTH DEMOLITION ELEVATION
A0.1     WINDOW SCHEDULE / DETAILSA0.2     DOOR SCHEDULE / DETAILSA1.0   PROPOSED BASEMENT FLOOR PLANA1.1     PROPOSED ...   PROPOSED SECOND FLOOR PLANA1.4     PROPOSED ROOF PLANA2.1   WEST EXTERIOR ELEVATIONA2.2     SOUTH EXTERIOR ELEVATION
A2.3     EAST EXTERIOR ELEVATIONA2.4     NORTH EXTERIOR ELEVATIONA3.1   BUILDING SECTIONA3.2     BUILDING SECTIONA3.3     BUILDING SECTIONA3.4     BUILDING SECTIONA4.1     WALL SECTIONSA4.2     ELEVATOR PLANS & DETAILSA5.1   EXTERIOR STAIR DETAIL
E1.1   EXTERIOR LIGHTING PLAN
SITE SURVEY &
CIVIL ENGINEERING DRAWINGS:
ALL SITE INFORMATION WAS TAKEN FROM THE
SURVEY DATED XXX, 2019
CREATED BY POTOMAC VALLEY SURVEYS,
POOLESVILLE, MARYLAND, MD
PLEASE REFER TO CIVIL DRAWINGS,
ISSUED FOR HAWP SUBMISSION,
PREPARED BY ADTEK ENGINEERS
DATED 18 DECEMBER 2019
FOR FURTHER INFORMATION INCLUDING:
ZONING SUMMARY:
PROPERTY ADDRESS: 10237 CARROLL PLACE
SUBDIVISION: 015 LIBERTY: 9452
FOOLD: 252 ZONING: 1668
PARCEL: 279 TOTAL LOT AREA: 4650 SQUARE FEET

G1.0

PROPOSED SITE PLAN
GRAPHIC SCALE: 1/8" = 1'-0"
GENERAL DEMOLITION PLAN NOTES:

1. GRID SHOWN IS TO THE PROPOSED BRICK FACE OF FOUNDATION WALLS.
2. PROTECT ALL PORTIONS OF THE EXISTING BUILDING NOT SCHEDULED FOR DEMOLITION FROM DAMAGE DURING DEMOLITION PROCESS.
3. REMOVE ALL EXISTING BRICK FROM EXISTING FOUNDATIONS.
4. EXISTING EXTERIOR SIDING, WINDOWS, SHUTTERS, WOOD SCREENS, ROOFING, TRIM, FACADE DETAILS & BOUNDARIES, AND INDOORS TO REMAIN UNTIL
5. REMOVE ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT, DUCTS & GRILLES & FIXTURES, UNLESS NOTED OTHERWISE.
6. PROVIDE ALL NECESSARY SHORING TO PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN FROM DAMAGE DURING DEMOLITION PROCESS.
7. PROVIDE BARRIERS AS REQUIRED AT ALL OPEN EXCAVATIONS.
8. SALVAGE REMOVED ITEMS NOTED FOR RELOCATION AND/OR REUSE AS INDICATED IN THE PROPOSED DWGS. & SCHEDULES.
9. PROVIDE ALL NECESSARY SHORING TO PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN FROM DAMAGE DURING DEMOLITION PROCESS.
10. PROVIDE ALL NECESSARY SHORING TO PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN FROM DAMAGE DURING DEMOLITION PROCESS.
11. PROVIDE ALL NECESSARY SHORING TO PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN FROM DAMAGE DURING DEMOLITION PROCESS.
12. PROVIDE ALL NECESSARY SHORING TO PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN FROM DAMAGE DURING DEMOLITION PROCESS.
ISSUED FOR HAWP SUBMISSION:
18 DECEMBER 2019

NOYES CHILDREN'S LIBRARY
10237 CARROLL PLACE
KENSINGTON, MD 20895

A W
D1.1
DEMOLITION FIRST
FLOOR PLAN

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

GENERAL DEMOLITION PLAN NOTES:

1. REFER TO D1.0 FOR GENERAL DEMOLITION NOTES.

- REMOVE ENTIRE CRAWL ACCESS, SEE D1.0.

- REMOVE BRICK EXTERIOR STAIRS TO BE REMOVED, EXCAVATE FOR PROPOSED STAIR FOUNDATION, SEE D1.0 & STRUCT.

- REMOVE EXIST. STRUCT. POSTS.

- CONFIRM CONDITION OF EXISTING HEARTH AT FIREPLACE.

- EXISTING CHIMNEY FOUNDATION BUMPS OUT, CONFIRM WITH STRUCT. ENG IF THAT CAN BE REMOVED.

- REMOVE EXISTING WINDOW AND ASSOCIATED TRIM, SALVAGE FOR POSSIBLE REUSE ON NORTH SIDE.

- REMOVE SIDING, STUDS REMAIN.

- REMOVE EXIST. LIGHT FIXTURES & EXIST. HVAC SUPPLY / RETURN GRILLES.

- REMOVE EXIST. DOOR, CASINGS, SILL.

- 1. REMOVE EXIST. CARPETING & FLOOR SHEATHING, SEE D1.0 GEN. DEMO. NOTES.

- 2. REMOVE EXIST. ACOUSTICAL TILE CEILING, EXIST. WINDOWS, CASINGS, & SILLS TO REMAIN, SEE D1.0 GEN. DEMO NOTES.

- EXIST. MILLWORK TO BE REMOVED.

- REMOVE EXIST. MILLWORK & APPLIANCES.

- REMOVE MILLWORK, TYP.

- REMOVE EXIST. DOOR, CASINGS, SILL.

- REMOVE EXIST. DOOR TO REMAIN, SEE D1.0 GEN. DEMO. NOTES.

- REMOVE EXIST. DOOR, CASINGS, SILL.

- REMOVE EXIST. DOOR, CASINGS, SILL.

- REMOVE EXIST. CARPETING & FLOOR SHEATHING, SEE D1.0 GEN. DEMO. NOTES.
GENERAL DEMOLITION PLAN NOTES:

1. REFER TO D1.0 FOR GENERAL DEMOLITION NOTES.

DEMOlITION DRAWING KEY:
- EXIST. WALL/ELEMENTS TO REMAIN
- ELEMENTS TO BE REMOVED AS NOTED.

SECOND FL.
- REMOVE EXIST. PORTION OF EXT. WALL, SEE A1.2
- REMOVE EXIST. ATTIC HATCH PANEL, SEE A1.2
- REMOVE EXIST. PORCH DECK, SEE E1.2
- EXIST. POST TO BE REMOVED
- EXIST. POST TO BE REMOVED
- EXIST. ROOF BEAM DIAGONAL BRACING TO BE REMOVED, TYP.
- EXIST. POST TO REMAIN, TYP. OF 3 EASTSIDE
- EXIST. PLATE AT FLOOR TO BE CUT BETWEEN EXIST. POST TYP.

EXIST. ROOFING, GUTTERS & DOWNSPOUTS TO REMAIN, U.N.O., TYP.
- EXIST. POST TO BE REMOVED
- EXIST. POST TO BE REMOVED
- EXIST. POST TO BE REMOVED
- EXIST. POST TO BE REMOVED

EXIST. WOOD LUMBER TO REMAIN, SEE A1.2
- EXIST. WOOD LUMBER TO REMAIN, SEE A1.2

EXIST. MASONRY CHIMNEY TO REMAIN, TYP.
- EXIST. ROOF BEAM ABOVE & ROOF FRAMING MEMBERS (NOT SHOWN FOR CLARITY) TO REMAIN, SEE STRUCT.

EXIST. FLOORING, SUB FLOOR, FL. FRAMING & STRUCT. MEMBERS TO BE REMOVED IN SHADED AREA FOR PROPOSED INT. STAIR, SEE D1.0, GEN. DEMO NOTES, A1.2 & STRUCT.
- EXIST. FLOOR COVERING, SUBFLOOR & STRUCTURAL FLOOR FRAMING TO BE REMOVED FOR PROPOSED INTERIOR STAIR.

EXIST. ROOF BEAM ABOVE & ROOF FRAMING MEMBERS (NOT SHOWN FOR CLARITY) TO REMAIN, SEE STRUCT.

EXIST. POST TO REMAIN, TYP. OF 3 EASTSIDE
GENERAL DEMOLITION PLAN NOTES:

1. REFER TO D1.0 FOR GENERAL DEMOLITION NOTES.

DEMOLITION DRAWING KEY:

EXIST. WALL/ELEMENTS TO REMAIN

ELEMENTS TO BE REMOVED AS NOTED.

EXIST. MASONRY CHIMNEY TO REMAIN, TYP.

EXTENTS OF EXIST. FLOOR COVERING, SUBFLOOR & STRUCTURAL FLOOR FRAMING TO BE REMOVED FOR PROPOSED INTERIOR STAIR.

EXIST. ROOFING TO REMAIN, TYP.

SLOPE

+/-8": 12"

+/-20.5": 12"

+/-6": 12"

REMOVE LOUVER ROOF AS NEC. TO CLEAR NEW ELEVATOR HALL STRUCTURE, SEE 4/A4.2
GENERAL ELEVATION NOTES:

1. ALL EXISTING WINDOWS, TUBES, UNITS, EXTERIOR LIGHTS
   ALL EXISTING EXTERIOR FINISHES, PAINT, MORTAR TO REMAIN

TRIM, SIDING, BRICK EDGE, TYP.

EXIST. BRICK, EDGE, TYP.

EXIST. ROOF, EDGES, TYP.

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DEMO SOUTH ELEVATION

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

GENERAL ELEVATION NOTES:

1. REFER TO SHEET D2.1 FOR GENERAL NOTES.

SCALE:

1/4" = 1'-0"

DEMO EXTERIOR ELEVATIONS

- REMOVE EXISTING BRICK FOUNDATION, TYP.
- REMOVE EXISTING GUTTERS & DOWNSPOUTS, TYP.
- REMOVE EXISTING FRONT STOOP, BRICK FOUNDATION, METAL RAILINGS, CONCRETE STAIRS & BRICK FOUNDATION AT VESTIBULE.
- REMOVE SIDING AS NEEDED TO ACCOM. NEW DOOR ENTRY INTO STAIR HALL.

EXISTING MASONRY CHIMNEY TO REMAIN, TYP.
EXIST. SHINGLES, SIDING AND TRIM TO REMAIN, TYP.
EXISTING ROOF SHINGLES TO REMAIN, TYP.
EXISTING WINDOWS, WOOD SCREENS, TRIM & SHUTTERS TO REMAIN.
EXISTING LOUVER TO REMAIN, TYP.

FIN. 1ST FL. ELEV. 283.90'
FIN. 2ND FL. ELEV. 295.48'

EXIST. EXISTING MAIN ENTRANCE ENTRANCE TO MAIN ENTRANCE.
EXIST. EXISTING SIDE ENTRANCE SIDE ENTRANCE.
EXIST. EXISTING FRONT ENTRANCE ENTRANCE TO FRONT ENTRANCE.
EXIST. EXISTING ROOF CHIMNEY TO REMAIN, TYP.
EXIST. EXISTING EXTERIOR CHIMNEY TO REMAIN, TYP.
EXIST. EXISTING EXTERIOR WALL TO REMAIN, TYP.
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EXIST. EXISTING EXTERIOR WALL TO REMAIN, TYP.
EXIST. EXISTING EXTERIOR WALL TO REMAIN, TYP.
1. REFER TO SHEET A2.1 FOR GENERAL NOTES.

DEMO EAST ELEVATION

EXISTING BRICK FOUNDATION, TYP

EXISTING GUTTERS & DOWNSPOUTS, TYP

EXISTING BULK HEAD HATCH TO CRAWL SPACE

EXISTING METAL RAILINGS, CONCRETE RAMP & BRICK FOUNDATION

EXISTING MASONRY CHIMNEY TO REMAIN, TYP

EXISTING SHINGLES, SIDING & TRIM TO REMAIN, TYP

EXISTING ROOF SHINGLES REMAIN, TYP

EXISTING WINDOWS, WOOD SCREENS, TRIM & SHUTTERS TO REMAIN

EXISTING CHIMNEY FOUNDATION BUMPS OUT

FIN. 1ST FLOOR ELEV. 283.90'

FIN. 2ND FLOOR ELEV. 295.48'

EXISTING BRICK FOUNDATION BUMPS OUT

REMOVAL SHEET FOR DRAWING REVISION

GRAPHIC SCALE: 1/4" = 1'-0"
GENERAL ELEVATION NOTES:

1. REFER TO SHEET A2.1 FOR GENERAL NOTES.

DEMO NORTH ELEVATION

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

1. REMOVE EXISTING BRICK FOUNDATION, TYP.
2. REMOVE EXISTING BRICK FOUNDATION, TYP.
3. REMOVE EXISTING FRONT STOOP, METAL RAILINGS, CONCRETE STAIRS & BRICK FOUNDATION AT VESTIBULE.
4. REMOVE SHINGLES/SIDING, AND WINDOW AT NORTH SIDE OF BUILDING AS REQ. FOR ADDITION OF LINK AND ELEVATOR TOWER.
5. EXIST. MASONRY CHIMNEY TO REMAIN, TYP.
6. EXIST. SHINGLES & SIDING TO REMAIN, TYP.
7. EXIST. ROOF SHINGLES TO REMAIN, TYP.
8. REMOVE EXISTING ROOF DOWNSPOUTS, TYP.

GRAPHIC SCALE: 1/4" = 1'-0"
GENERAL WINDOW SCHEDULE NOTES:

1. MEETS UP TO 30% OFFICE OPENING FOR WINDOW CASING SPECIFICATIONS FROM VITEC STANDARDS.
2. CONTRACTOR TO PROVIDE WINDOW DETAILS & MEASURE ANY OPENING WHEN製作 WINDOW OPENINGS.
3. PROVIDE WINDOW EXTENSIONS AS NECESSARY TO ENSURE APPEARANT FILL ADEQUATELY.
### Door Schedule

<table>
<thead>
<tr>
<th>Door Type</th>
<th>Location</th>
<th>Style</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type 1A</td>
<td>Exterior</td>
<td>Solid</td>
<td>PTD. Wood Transom, to match window section</td>
</tr>
<tr>
<td>Type 2</td>
<td>Interior</td>
<td>Glass</td>
<td>Glass transom, align with cased opening below</td>
</tr>
<tr>
<td>Type 3</td>
<td>Interior</td>
<td>Solid</td>
<td>PTD. Wood Transom, to match window section</td>
</tr>
<tr>
<td>Type 4</td>
<td>Interior</td>
<td>Glass</td>
<td>Glass transom, to match window section</td>
</tr>
<tr>
<td>Type 5</td>
<td>Interior</td>
<td>Solid</td>
<td>PTD. Wood Transom, to match window section</td>
</tr>
<tr>
<td>Type 6</td>
<td>Interior</td>
<td>Glass</td>
<td>Glass transom, to match window section</td>
</tr>
<tr>
<td>Type 7</td>
<td>Interior</td>
<td>Solid</td>
<td>PTD. Wood Transom, to match window section</td>
</tr>
</tbody>
</table>

### Door Types

1. **Type 1A (Exterior)**: PTD. Wood Transom, to match window section.
2. **Type 2 (Interior)**: Glass transom, align with cased opening below.
3. **Type 3 (Interior)**: PTD. Wood Transom, to match window section.
4. **Type 4 (Interior)**: Glass transom, to match window section.
5. **Type 5 (Interior)**: PTD. Wood Transom, to match window section.
6. **Type 6 (Interior)**: Glass transom, to match window section.
7. **Type 7 (Interior)**: PTD. Wood Transom, to match window section.

### Transom Details

- **SOLID TRANSOM**: PTD. Wood Transom, to match window section.
- **GLASS TRANSOM**: Glass transom, to match window section.
- **TRANSOM DETAIL**: PTD. Wood Transom, to match window section.

**Scale**: 1/12 = 1'
GENERAL PLAN NOTES:

1. GRID DIMENSIONS TO EXTERIOR FACE OF BRICK FOUNDATION & FACE OF EXISTING STUD WALLS.

2. DIMENSIONS ARE TO FRAMING, UNLESS NOTED.

3. REFER TO S SERIES STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

4. ALL INTERIOR WALLS ARE 2X6 W.D. FRAMED WALLS, UNLESS OTHERWISE NOTED.

5. INSIDE CONCRETE WALLS, ALL PERIMETER WALLS SHALL BE 2X4 PT W.D. FRAME WITH CLOSED CELL FOAM INSULATION TYP., UNLESS OTHERWISE NOTED.

FINISH FLOOR 273.78' 2

BASEMENT FLOOR PLAN

PLAN NORTH

SCALE: 1/4" = 1'-0"
GENERAL PLAN NOTES:
1. REFER TO SHEET A1.0 FOR GENERAL NOTES.
2. ALL WALLS ARE 2X4 WD-FRAMED WALLS UNLESS OTHERWISE NOTED
3. ALL EXTERIOR WALLS SHALL HAVE CLOSED CELL FOAM INSULATION ADDED TO EXISTING WALLS AND NEW WALLS
4. ALL DUCT ENCLOSURES TO HAVE 1 HR. RATED DUCT ENCLOSURE

DRAWING KEY:
- EXISTING WALLS & ASSEMBLIES
- NEW WALL & ASSEMBLIES
- EXISTING STUD WALL
- NEW POST, SEE STRUC.
- NEW POST, SEE STRUC.
- NEW POSTS, SEE STRUC.
- GYPBD. ENCLOSURE UP TO ROOF, SEE MECH.
- 1 HR. RATED STAIR WALL W/ 6" CMU W/ 7/8" HAT CHANNEL BOTH SIDES OF STAIR
- 1 HR. RATED STAIR WALL W/ 8" CMU W/ 7/8" HAT CHANNEL BOTH SIDES

GENERAL NOTE:
- ALL WALLS ARE 2X4 WD-FRAMED WALLS UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS SHALL HAVE CLOSED CELL FOAM INSULATION ADDED TO EXISTING WALLS AND NEW WALLS
- ALL DUCT ENCLOSURES TO HAVE 1 HR. RATED DUCT ENCLOSURE
GENERAL ROOF PLAN NOTES:

1. REFER TO SHEET A1.0 FOR GENERAL NOTES.

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

A1.4
ROOF PLAN
PLAN NORTH

MEMBRANE ROOF BELOW, SEE A1.2

MEMBRANE ROOF ON TAPERED INSULATION, SLOPE TO ROOF DRAIN

LEADER IN PARAPET WALL, DRAIN ONTO ROOF BELOW

NEW GUTTER TO DOWNSPOUT

EXISTING CHIMNEY

EXISTING CEDAR SHINGLE ROOFING TO REMAIN, TYP.

NEW HALFROUND GUTTERS & DOWNSPOUTS, TYP.

DASHED LINE OF WALLS BELOW, TYP.

EXISTING LIVE/DEAD ROOFING TO REMAIN, TYP.

ADDITION

EXISTING RE-LANDSCAPED BUILDING

GRAPHIC SCALE: 1/4" = 1'-0"
GENERAL ELEVATION NOTES:
1. USE MEASUREMENTS FROM FACE OF CONC FOUNDATION WALLS & EXISTING STUDS.
2. REFER TO D SERIES DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.
3. REFER TO S SERIES STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. ALL EXISTING EXTERIOR WOOD TRIM TO BE PAINTED.

SCALE: 1/4" = 1'-0"
GENERAL ELEVATION NOTES:

1. REFER TO SHEET A2.1 FOR GENERAL NOTES.

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

EXISTING CHIMNEY WITH ADJACENT PARAPETS TO REMAIN

NEW HALF ROUND GUTTERS AND DOWNSPOUTS

EXISTING PTD METAL GUARDRAILS TO REMAIN

NEW PTD METAL GUARDRAILS

NEW BRICK STAIR RISERS & STONE LANDING W/ NEW PTD METAL RAILINGS

RE-INSTALL WINDOW FROM STORAGE

REPAIR PTD WD SIDING AS REQUIRED

NEW GLASS ELEVATOR SHAFT W/ STRUCTURAL GLAZING W/ POINT ATTACHMENT SYSTEM, STEEL HOISTWAY STRUCTURE & HYDRAULIC ELEVATOR

NEW PTD METAL GUARDRAILS

EXISTING CEDAR SHINGLE ROOF TO REMAIN,

REPAIR AS REQ, TYP

NEW HALF ROUND GUTTERS AND DOWNSPOUTS

EXISTING PTD WD SIDING TO REMAIN,

REPAIR AS REQ. APPLY (1) COAT PAINT, TYP.

EXISTING PTD WD WINDOWS, TRIM, SCREENS & SHUTTERS TO REMAIN,

APPLY (1) COAT NEW PAINT, TYP.

EXISTING CHIMNEY WITH ABANDONED FIREPLACE TO REMAIN

REMOVE PAINT AT EXISTING CHIMNEY,

EXPOSE ORIGINAL BRICK, REPOINT IF NEC.
GENERAL SECTION NOTES:

1. GRID DIMENSIONS TO EXTERIOR FACE OF BRICK FOUNDATION WALLS & FACE OF EXISTING STUD WALLS.
2. DIMENSIONS ARE TO FRAMING, UNLESS OTHERWISE NOTED, SEE BOXED DIMENSIONS OR NOTES FOR CRITICAL WORK POINTS.
3. WALL ASSEMBLIES INFORM.
4. REFER TO A1.0 FOR ADDITIONAL GENERAL NOTES & INFORMATION.
5. REFER TO S SERIES STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

SCALE: 1/4" = 1'-0"
GENERAL SECTION NOTES:
1. REFER TO DRAWING A3.1 FOR GENERAL NOTES.

A3.2 BUILDING SECTION

GRAPHIC SCALE: 1/4" = 1'-0"
GENERAL WALL SECTION NOTES:

1. GRID DIMENSIONS TO EXTERIOR FACE OF BRICK FOUNDATION WALLS & FACE OF EXISTING STUDS.
2. DIMENSIONS ARE TO FRAMING, UNO, SEE BOXED DIMS./NOTES FOR CRITICAL WORK POINTS & WALL ASSEMBLY INFORMATION.
3. REFER TO A3 SERIES BUILDING SECTIONS FOR ADDITIONAL GENERAL NOTES & INFORMATION.
4. REFER TO S SERIES STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

A4.1 WALL SECTIONS

SCALE: 1/2" = 1'-0"
**GENERAL WALL SECTION NOTES:**

- REFER TO DRAWING A4.1 FOR WALL SECTION GENERAL NOTES.

**GRAPHIC SCALE:** 3/4" = 1'-0"
NOYES LIBRARY PHOTOS
HISTORICAL PHOTOS
Miss Helen Clum, acting librarian, issues a book to Mrs. Ashby Lewis at the Noyes Library in Kensington, Md. In the background are Hawthorne Arey and his son Gordon, and at the right is Mrs. Walter B. Wells, director of the Kensington Sketch Class. Art works by members of the class, on display in the library, may be rented or bought.

Community Library
Oldest in Area

OLDEST public library in the Washington area (other than the Library of Congress), the Noyes Library in Kensington, Md., plays an important role in community life there. Members of the Kensington Woman's Club serve as volunteer library workers two days a week. The library serves as an art center, too; its walls are decorated with a continuing exhibit of work by the Kensington Sketch Class.

The library was started with a gift of 500 books and $500 from Crosby S. Noyes, first editor of The Star. The Noyes Library Association, incorporated late in 1892, was given its building by Brainard H. Warner, founder of Kensington, and the library opened January 10, 1893.

It is open from 7 to 9 p.m., Monday through Thursday; from 10 to 12 a.m. Friday and from 3 to 5 p.m. Saturday. Any one is free to read or study in the library during those hours, but only subscribers—who pay $2 a year—may take books out. The library is supported by these subscriptions, by the income from a $5,000 trust fund left by Mr. Noyes and by a yearly contribution of about $200 from the town.

The library's building, long a Kensington landmark. It stands at Montgomery avenue and Carroll place.

Star Staff Photos.
WASHINGTON SUBURBAN SANITARY COMMISSION

CONTRACT NO. 1355—WATER MAIN AND SEWER CONSTRUCTION

Sealed proposals for constructing in Ogden Road and Ridgefield Road, Springfield Subdivision, Montgomery County, approximately 200 feet of 6-inch, 125 feet of 8-inch and 580 feet of 12-inch water mains, 100 feet of 6-inch and 455 feet of 8-inch plain concrete or vitrified pipe sewers, and 255 feet of sewer house connections, will be received at the office of the Washington Suburban Sanitary Commission, Hamilton Street, Hyattsville, Maryland, until Monday, May 11, 1953 at 2:00 P.M., Eastern Daylight Saving Time, at which place and time they will be publicly opened and read.

Plans and specifications may be obtained from the office of the Chief Engineer of the Commission, Hyattsville, Maryland, upon deposit of $5.00, which deposit will be returned to bidders or to those returning plans and specifications in good condition.

Raymond W. Bellamy, Chairman
L. S. Ray
J. Norman Ager
Commissioners

Attest: James B. Parkhill
Secretary-Treasurer

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN, that the Subscriber of Montgomery County, has obtained from the Orphans’ Court of Montgomery County, in Maryland, Letters of Administration on the personal Estate of LILLIAN MAY DEAN, late of Montgomery County, deceased. All persons having Claims against the deceased are hereby warned to exhibit the same, with vouchers thereof, legally authenticated to the subscriber on or before the 30th day of September next, they may otherwise by law be excluded from all benefit of said Estate. All persons indebted to said Estate are requested to make immediate payment.

Given under my hand this 19th day of March to the year of our Lord, one thousand nine hundred and fifty-three.

William A. Volkman
7267 Wisconsin Ave.
Bethesda, Md.

PROPOSED BUDGET FOR TOWN OF KENSINGTON, MARYLAND 1953 - 1954

Estimated Revenues

General Fund:
- Real Estate Taxes: $15,350.00
- Income Tax: 15,000.00
- Corporation Taxes: 1,500.00
- Traders Licenses: 1,000.00
- Public Utilities: 500.00
- Bank Shares: 800.00
- Franchise Taxes: 150.00
- Admissions Taxes: 25.00
- Miscellaneous Taxes & Fees: 100.00

Total General Fund: $34,425.00

Street Fund:
- Gasoline & Vehicle Tax: $6,000.00
- Parimutual: 1,600.00

Total Street Fund: $7,600.00

Trash Fund:
- Trash & Garbage Assessments: $6,500.00
- Commercial Trash Collection: 1,475.00

Total Trash Fund: $8,975.00

Renovated Noyes Building
State Librarians To Tour

By Mildred B. Harman

The Noyes Library in Kensington will be a shining example of a renovated public library when delegates to the Maryland Library Association will make it one of the important stops on their tour of libraries in Montgomery County tomorrow morning.

The Maryland Library Association is holding its state or spring convention at the Woman’s Club in Chevy Chase and from 10:30 to 12:00 the Noyes Library will be open to the public.

Trance has been changed to its original place, the building has been painted, and which the past two months the grounds have been drained, filled in and the Garden Section of the Woman’s Community Club of Kensington has started a large range program of landscaping, which will harmonize with the site and with the general character of the town.

With the exception of the Library of Congress the Noyes Library is said to be the oldest in...
Oldest Library in Washington Area

Noyes Library opened in 1896, a community project at Carroll Place and Montgomery Avenue in Kensington. The library opened its doors before the Library of Congress and is one of the oldest along the East Coast. It is one of the smallest of the 13 county libraries with only 700 square feet of space. Garrett Park is smaller, with 600 square feet. Sentinel Photo By Ed Mervis.

County Library System:

Historical Noyes Library
1964 Photo of South West Elevation
Children and books will be together in this Kensington library.

REPLACES NOYES COLLECTION

Children Get Own Library

The oldest public library in the metropolitan area, a frame structure on a shady street in Kensington, is to reopen tomorrow as one of the few libraries in the nation designed exclusively for children.

Noyes Library, named after Crosby S. Noyes, 19th century editor of The Star, was built in 1893, four years before the Library of Congress building was completed.

With books on Robin Hood and the Big Dipper replacing Noyes' personal collection—with which the library was founded—the new center will cater to preschool through junior high school youngsters.

The building has been undergoing renovations for three months.

The library will feature filmed stories, puppet shows and a miniature theater. Also available are about 6,500 books geared more to general interests than school studies.

Trustees of the private Noyes Library Association, which has cared for the building over the years, helped finance its interior decoration. It is living room style, with throw cushions and wall-to-wall carpeting. Renovation cost the county about $10,000.

Ann Seely, director of children's services for the Montgomery County libraries, said she knows of only two other all-children's libraries in the country which experiment with innovative programs.

Librarian Nora Caplan said staff members hope to set up instructional programs on children's literature for parents and personal reading enrichment sessions for youngsters.

The library also will be a place for children to browse, she said.

Hours will be 1 to 5:30 p.m. on weekdays and 9 a.m. to 1 p.m. on Saturdays. The library is at Carroll Place and Montgomery Avenue, a few blocks from the old Kensington railroad station.
CONTEXTUAL PHOTOS
Section 7: Tree Survey and Tree Protection Plan

Impact on Existing Trees
A 6” tree inventory and condition rating was conducted by Norton Land Design in the summer of 2018. Based on the inventory, a Tree Protection Plan (TPP) has been developed to show tree removal and preservation based on proposed site updates.

Three (3) trees are proposed for removal, one canopy tree and two understory trees based upon accessible pathway and ADA requirements. The canopy tree, a 32” Black Walnut to the south of the library, is located within the area required to be excavated during the construction phase and will need to be removed. One new canopy tree, a fruitless sweetgum, is proposed in the approximate location of the existing canopy tree removal.

The two understory trees are 8” Japanese maple and a large southern magnolia that was planted as a shrub many years ago. The magnolia is threatening the existing foundations and would not be able to survive the construction of the project. Both trees will be removed. Two new deciduous trees, an eastern redbud and a white Fringetree, are proposed onsite.

An existing 18” white oak at the north end of the site and a 10” redbud on the south end of the site will be protected.

Please refer to the Tree Protection Plan (L-3.1) and the proposed landscape plan (L-2.1) prepared by Norton Land Design showing the location of new trees to replace those that were lost.