

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7305 Holly Ave., Takoma Park	Meeting Date:	7/15/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	7/8/2020
Applicant:	Chris and Molly Campbell	Public Notice:	7/1/2020
Review:	HAWP	Tax Credit:	
Case Number:	37/03-20XX	Staff:	Dan Bruechert
Proposal:	Tree removal, partial demolition, and building addition		

RECOMMENDATION

Staff recommends the HPC **approves with two (2) conditions** the HAWP:

1. The proposed Trex decking is not a compatible material and the decking needs to be wood; and
2. The wood deck railing needs to have the pickets installed between the top and bottom rails.

Final approval authority, verifying these conditions have been met should be delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District.
STYLE: Craftsman
DATE: c.1910



Fig. 1: The subject property is on a narrow, deep lot near the edge of the Historic District (aerial photo, 2019).

BACKGROUND

On April 22, 2020, the applicant presented a preliminary consultation for a tree removal, demolition of the rear deck, and constructing a new rear addition.¹ The HPC generally supported the size and location of the proposed addition but recommended that the south wall plan be inset from the historic wall plane and made additional comments and recommendations (attached).

PROPOSAL

The applicant proposes to remove a tree, demolish the existing deck, and construct a rear addition.

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 (*Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). As this project is also in one of the two commercial districts in Takoma Park review of the project shall be guided by the *Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland*.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes, and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier

¹ The Staff Report and application for the Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/04/III.A-7305-Holly-Avenue-Takoma-Park.pdf> and audio of the hearing can be found here. http://mncppc.granicus.com/MediaPlayer.php?publish_id=95de5380-859b-11ea-99b9-0050569183fa.

architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encouraged

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

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or 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 the following work items:

- Tree removal;
- Demolishing the existing deck;
- Constructing a new rear addition; and
- Constructing a new 12' deck adjacent to the new rear addition.

The subject property is a c.1910 Sears Argyle Kit house that is categorized as an ‘Outstanding Resource’ due to its intact form and materials. Sometime c.1970 a rear addition with a deck was constructed, matching the building form and siding with a lower roof gable. The addition was constructed on piers and has windows that don’t match the historic in proportions. There is a 33” (thirty-three inch) d.b.h. white oak growing through the existing rear porch.

Tree Removal

There is a 33” (thirty-three inch) d.b.h white oak at the rear of the house that is growing through the existing rear deck. More accurately, the existing rear deck was constructed around this tree. Due to the shape of the house and the narrow lot width, the only location an addition could be constructed is immediately behind the existing house. At the Preliminary Consultation, the HPC voiced their support for the tree and encouraged the applicant to re-plant on site if possible. The Takoma Park Arborist reviewed the proposal and preliminarily approved removing this tree.

Staff finds that the tree location would make any new construction on the site impossible and that there are several other large trees immediately adjacent to the house, so the mature tree canopy will not be substantially impacted by removing this one tree. To mitigate the loss of the tree, The City of Takoma Park has indicated the applicant may choose to either plant 15 1 ½” (one and one-half inch) deciduous trees or pay a fee in lieu of the planting. The applicant has indicated that they are planning to pay the fee in lieu of additional tree plantings on site. Staff recommends the HPC approve the removal of the identified white oak.

Rear Deck Demolition

At the rear of the house, there is an existing wood rear deck. Based on the information provided by the applicant this deck was constructed sometime around 1970. Staff finds that this deck is not a historic feature and is not visible from the public right-of-way, so it’s removal will not have an impact on the historic character of the resource or the surrounding district and recommends the HPC approve demolishing the deck.

Building Addition and Alterations

The applicant proposes to construct an addition at the rear, 12’ (twelve feet) deep by 22’ 8 ¾” (twenty-two feet, eight and three-eighths inches) wide. The addition will be inset 2’ (two feet) from the historic wall plane on the south (right) elevation and co-planer with the historic wall plane on the north (left) side.

The rear addition will match many of the architectural details from the historic details, including the shingle siding, one-over-one windows, and a gable roof with decorative brackets. Staff and the HPC concurred at the Preliminary Consultation that the proposed design of the addition was appropriate and requested additional material specifications for the HAWP. The applicant proposes Weather Shield Signature series aluminum-clad wood windows and doors throughout the new addition. The HPC has consistently allowed properly detailed aluminum-clad windows on new construction in the Takoma Park Historic District. Additionally, Staff finds due to the narrow lot configuration, these new windows will not be visible from the public right-of-way. Staff finds the proposed windows and doors are compatible with the historic character of the resource and recommends the HPC approve the materials for the proposed addition.

In order to avoid damaging the critical root zones of the other mature trees in the rear yard, the proposed addition will be constructed on piers. The excavation for the piers will be hand dug to further minimize damage to the tree roots. The applicant has been in communication with the Takoma Park Arborist who will approve the footings before the concrete pour. This excavation plan was recommended by one of the

Commissioners at the Preliminary Consultation, and Staff finds this will protect the large white oak and yellow poplar adjacent to the new construction to the greatest extent possible.

Staff concurs with the HPC's finding that the addition is modest in size and scale and will not detract from the historic significance of the historic house and surrounding district, per 24A-8(b)(2) and the *Design Guidelines*. Staff additionally finds that the materials and design proposed are appropriate for the site and recommends the HPC approve the rear addition.

To accommodate the new interior floorplan, the applicant proposes replacing several windows in the c.1970s addition. On the south (right) elevation, the applicant proposes removing the existing two sash windows and installing a single six-lite casement window. On the north (left) elevation, the applicant proposes removing the rear-most sash window and replacing it with a new aluminum-clad sash window. Staff finds that the existing windows are not historic, so their removal will not impact the historic character of the house. Additionally, the proposed windows are a compatible design and configuration and Staff recommends the HPC approve the window alteration in the c.1970s addition.

Finally, the applicant proposes to construct a 12' (twelve-foot) deep deck to the rear of the proposed addition. This deck will not be visible from the right of way and will be constructed on piers with side-loading stairs at the rear. The applicant proposes to use Trex decking and a wood rail. The *Takoma Park Design Guidelines* state that the "use of appropriate, compatible new materials is encouraged." However, the Historic Preservation Commission has not determined that Trex decking is a material that is compatible with wood when installed on 'Outstanding' resources in Takoma Park. Additionally, Staff notes that the railing shown in the drawings does not provide sufficient detail, aside from the material, for the Staff to provide a determination of compatibility. Staff recommends two conditions for approval of the proposed deck. First, the porch decking needs to be constructed using wood; and second, the wood porch railing needs to be designed so the pickets are inset between the top and bottom rails. The construction drawings, submitted to Staff before permitting, need to show that these conditions have been satisfied. Conversely, the HPC may determine that because the deck will not be at all visible from the public right-of-way, and that the proposed Trex decking is acceptable.

STAFF RECOMMENDATION

Staff recommends that the Commission **approves with two (2) conditions** the HAWP application:

1. The proposed Trex decking is not a compatible material and the decking needs to be wood; and
2. The wood deck railing needs to have the pickets installed between the top and bottom rails, with final approval authority, verifying these conditions have been met, delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #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;

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: GregD@grossmuellers.com Contact Person: Greg Dalfonzo
 Daytime Phone No.: (202) 537-0060
 Tax Account No.: _____
 Name of Property Owner: Chris and Molly Campbell Daytime Phone No.: _____
 Address: 7305 Holly Ave Takoma Park Maryland Park 20912
Street Number City State Zip Code
 Contractor: The Levine Group Phone No.: (301) 585-4848
 Contractor Registration No.: 27455
 Agent for Owner: Grossmueller's Design Consultants - Greg Dalfonzo Daytime Phone No.: (202) 537-0060

LOCATION OF BUILDING/PREMISE

House Number: 7305 Street: Holly Ave
 Town/City: Takoma Park Nearest Cross Street: Dogwood Ave
 Lot: _____ Block: _____ Subdivision: _____
 Liber: 12854 Folio: 272 Parcel: 823

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Greg Dalfonzo
 Signature of owner or authorized agent

May, 21, 2020

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:

The current property is a circa 1910 Sears Roebuck Modern Homes - The Argyle. Significant details include notched rafters and small pane glass. The existing kit home is in excellent shape, but has an addition dating from the 1970's in the rear. The addition continues the same material and plane of the side walls. The roof of the addition changes the pitch and plan of the roof.

b. 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 12' extension of the house toward the rear of the property with a new 12' deck. We will be continuing the walls and roof of the addition, with materials to resemble the Sears Roebuck portion of the home. Windows in the existing addition portion will be retrimmed to match the Sears Roebuck styling, and the new windows will be installed to resemble these. The addition will step back 2' on the south side elevation, per comments received from the Historic Preservation Board in the concept review. The rear of the house shall have trim to resemble a scaled down version of the front elevation, to bring visual appeal and consistent styling to this elevation, per the HPB concept review. In order to construct the addition, we will be removing a mature 33" white oak tree that is within 5' of the existing house. The Takoma Park arborist has given preliminary approval to remove this tree, with a fee in lieu of replanting.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 7305 Holly Ave, Takoma Park, MD 20912	Owner's Agent's mailing address 5236 44th St NW, Washington, DC 20002
Adjacent and confronting Property Owners mailing addresses	
7307 Holly Ave, Takoma Park, MD 20912	7303 Holly Ave, Takoma Park, MD 20912
7304 Birch Ave, Takoma Park, MD 20912	









ILN











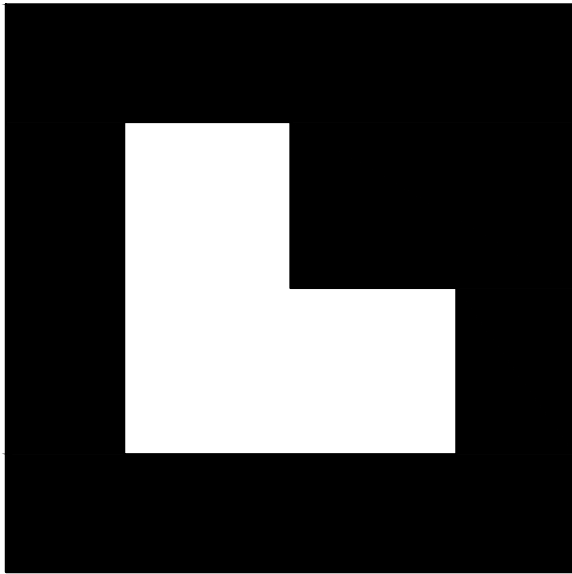




LEVINE
GROUP

ARCHITECTS + BUILDERS

301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910



CAMPBELL -CRAWFORD

REAR HOUSE ADDITION

7305 HOLLY AVE

TAKOMA PARK, MD 20912



GROSSMUELLER'S
DESIGN

5236 44th Street NW #3
Washington, DC 20015
O 202.537.0060
Grossmuellers.com

GENERAL NOTES:

NOTE: ALL WORK AND MATERIALS TO CMPLY WITH THE REQUIREMENTS OF THE 2012 IRC AND DCMR 12B-2013. FURTHER INFORMATION ON CODES AND REQUIREMENTS TO BE FOUND ON SHEET ?????.

1. NOTIFY MISS UTILITY 48 HOURS PRIOR TO DIGGING: 1-800-257-7777.
2. REGULATORY COMPLIANCE: COMPLY WITH ALL LOCAL CONSTRUCTION CODES AND ZONING ORDINANCES. OBTAIN ALL NECESSARY TRADE AND BUILDING PERMITS, WALL CHECKS, INSPECTIONS, AND CERTIFICATES OF OCCUPANCY.
3. CONDITIONS: THOROUGHLY REVIEW FIELD CONDITIONS, DIMENSIONS, AND CONTRACT DOCUMENTS. NOTIFY THE DESIGNER IMMEDIATELY OF CONFLICTS, DEFICIENCIES OR OMISSIONS. REQUEST CLARIFICATION AS NEEDED. DO NOT SCALE THE DRAWINGS. CHANGE ORDERS WILL NOT BE ISSUED DUE TO THE CONTRACTOR'S FAILURE TO REVIEW THE DRAWINGS, SPECS., OR EXISTING CONDITIONS. DEVIATIONS FROM PLANS AND PRODUCT SUBSTITUTIONS MUST BE APPROVED BY THE OWNER.
4. SUPERVISION: CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, COORDINATION AND SCHEDULING OF EACH SUBCONTRACTOR AND SUPPLIER. PROJECT MUST PROCEED IN A TIMELY AND WORKMANLIKE MANNER. REQUIRE ALL SUBCONTRACTORS & INSTALLERS TO INSPECT AREAS TO RECEIVE WORK AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND TO REPORT TO CONTRACTOR ANY UNSATISFACTORY CONDITIONS. CHANGE ORDERS WILL NOT BE ISSUED DUE TO CONTRACTOR'S FAILURE TO REVIEW AND COORDINATION OF SUBCONTRACTORS.
5. SITE CONTROLS: CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. PROVIDE TEMPORARY PEDESTRIAN AND VEHICULAR BARRIERS AS REQUIRED TO PROTECT WORKERS AND PUBLIC. MAINTAIN JOB SITE NEAT AND FREE FROM ACCUMULATION OF TRASH AND BUILDING MATERIAL WASTE.
6. PRODUCTS: FURNISH ITEMS SPECIFIED AND INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSPECT DELIVERIES FOR COMPLIANCE WITH SPECIFIED PRODUCT, MATERIAL AND QUANTITY. STORE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. TEMPORARY PROTECTION: PROVIDE ADEQUATE TEMPORARY PROTECTION AGAINST WEAR FOR ALL NEW AND EXISTING CONSTRUCTION. REPAIR, PATCH, PAINT, ETC.. ALL AREAS WHERE NEW CONSTRUCTION DAMAGES EXISTING CONDITIONS. ALL LANDSCAPING DESIGNATED TO REMAIN OR REASONABLE BEYOND LIMITS OF OPERATIONS TO BE PROTECTED FROM DAMAGE.
8. SEDIMENT CONTROL: PRIOR TO EXCAVATION AND THROUGHOUT COURSE OF WORK, PROVIDE CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT DISCHARGE BEYOND THE PROPERTY LINES. MEASURES SHALL BE FOLLOWED BY ALL STATE AND LOCAL COUNTY REQUIREMENTS. MAINTAIN SEDIMENT CONTROL FEATURES UNTIL LANDSCAPING IS IN PLACE AND STABILIZED.
9. DEFECTIVE WORK: PROMPTLY CORRECT WORK REJECTED BY DESIGNER OR FOUND NOT IN COMPLIANCE WITH THE CONTRACT, INCLUDING DEFECTIVE WORK DISCOVERED AFTER THE DATE OF SUBSTANTIAL COMPLETION.

PROJECT SCOPE:

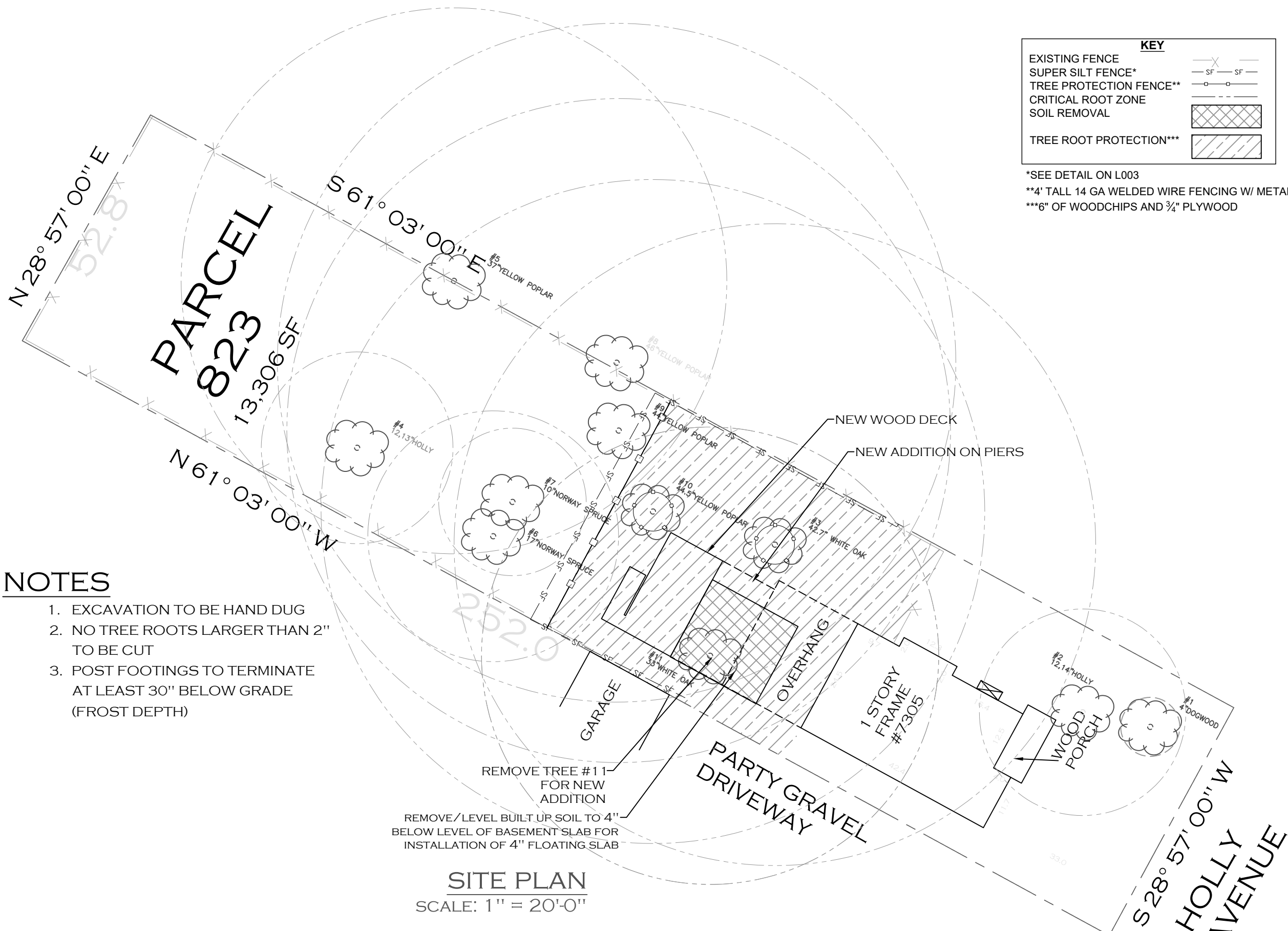
1. NEW REAR ADDITION
2. NEW WORKSHOP BELOW ADDITION

DRAWING INDEX

0000 COVER
L001 TREE PROTECTION PLAN
L002 SITE PLAN
L003 TREE PROTECTION DETAILS
D001 EXISTING FLOOR PLANS - DEMOLITION
D002 EXISTING ELEVATIONS - DEMOLITION
A001 FIRST FLOOR PLANS - NEW WORK
A002 WORKSHOP PLANS - NEW WORK
A003 ELEVATIONS - NEW WORK
A004 ELEVATIONS - NEW WORK
A005 WINDOW AND DOOR CHART

REVISIONS	DATE
HAWP	JUNE 24, 2020

Drawings, specifications, and all other instruments of service are and shall remain the property of Grosmuellers Design Consultants, Inc. whether the projects for which they are made are executed or not. This is an original design and may not be used or copied under penalty of law.



NOTES

1. EXCAVATION TO BE HAND DUG
2. NO TREE ROOTS LARGER THAN 2" TO BE CUT
3. POST FOOTINGS TO TERMINATE AT LEAST 30" BELOW GRADE (FROST DEPTH)

SITE PLAN
SCALE: 1" = 20'-0"

KEY	
EXISTING FENCE	
SUPER SILT FENCE*	
TREE PROTECTION FENCE**	
CRITICAL ROOT ZONE	
SOIL REMOVAL	
TREE ROOT PROTECTION***	

*SEE DETAIL ON L003
**4' TALL 14 GA WELDED WIRE FENCING W/ METAL STAKES
***6" OF WOODCHIPS AND 3/4" PLYWOOD

The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, reproduced, or used in any way without the written consent of the architect. Visual contact with these drawings or specifications shall constitute acceptance of these restrictions.

LEVINE GROUP
ARCHITECTS + BUILDERS
301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

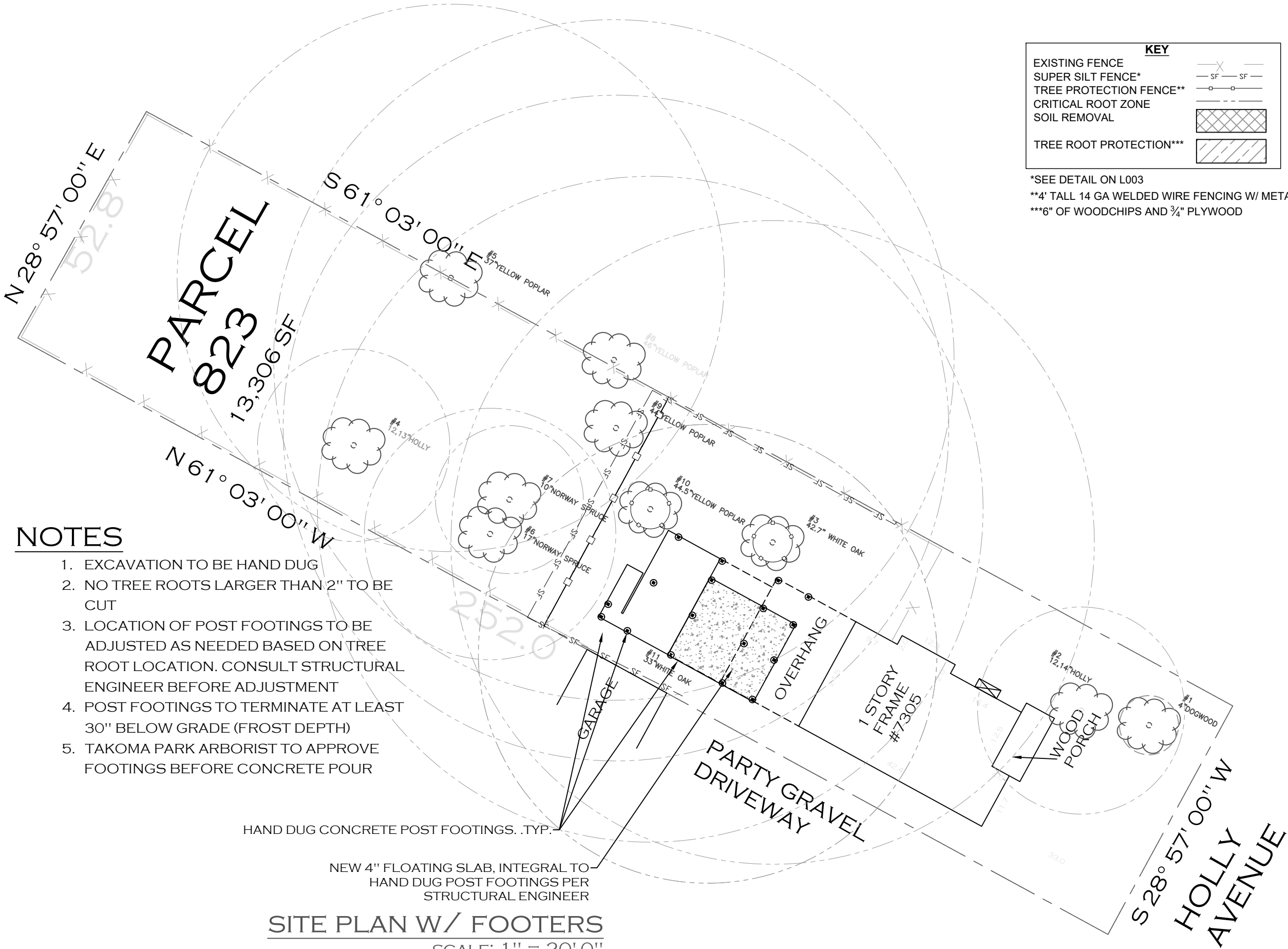
PHASE:	Historic Area Work Permit
DATE:	DATE: 6/24/2020
SCALE:	as noted
DRAWN:	CGM/GAD
REVISION	

CRAWFORD/CAMPBELL
7305 Holly Ave.
Takoma Park,
MD 20912

GROSSMUELLER'S DESIGN
5236 44th Street NW #3
Washington, DC 20015
O 202.537.0060
grossmuellers.com

PLAT/TREE
PROTECTION PLAN

L001



NOTES

- 1. EXCAVATION TO BE HAND DUG
- 2. NO TREE ROOTS LARGER THAN 2" TO BE CUT
- 3. LOCATION OF POST FOOTINGS TO BE ADJUSTED AS NEEDED BASED ON TREE ROOT LOCATION. CONSULT STRUCTURAL ENGINEER BEFORE ADJUSTMENT
- 4. POST FOOTINGS TO TERMINATE AT LEAST 30" BELOW GRADE (FROST DEPTH)
- 5. TAKOMA PARK ARBORIST TO APPROVE FOOTINGS BEFORE CONCRETE POUR

HAND DUG CONCRETE POST FOOTINGS. .TYP.

NEW 4" FLOATING SLAB, INTEGRAL TO HAND DUG POST FOOTINGS PER STRUCTURAL ENGINEER

SITE PLAN W/ FOOTERS

SCALE: 1" = 20'-0"

KEY

EXISTING FENCE

SUPER SILT FENCE*

TREE PROTECTION FENCE**

CRITICAL ROOT ZONE

SOIL REMOVAL

TREE ROOT PROTECTION***

*SEE DETAIL ON L003

**4' TALL 14 GA WELDED WIRE FENCING W/ METAL STAKES

***6" OF WOODCHIPS AND 3/4" PLYWOOD

The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE GROUP

ARCHITECTS + BUILDERS

301.585.4848

fax 301.585.4207

8639B 16th Street

Ste. 278

Silver Spring, MD 20910

PHASE:	Historic Area Work Permit
DATE:	DATE: 6/24/2020
SCALE:	as noted
DRAWN:	CGM/GAD
REVISION	

CRAWFORD/ CAMPBELL

7305 Holly Ave.

Takoma Park,

MD 20912

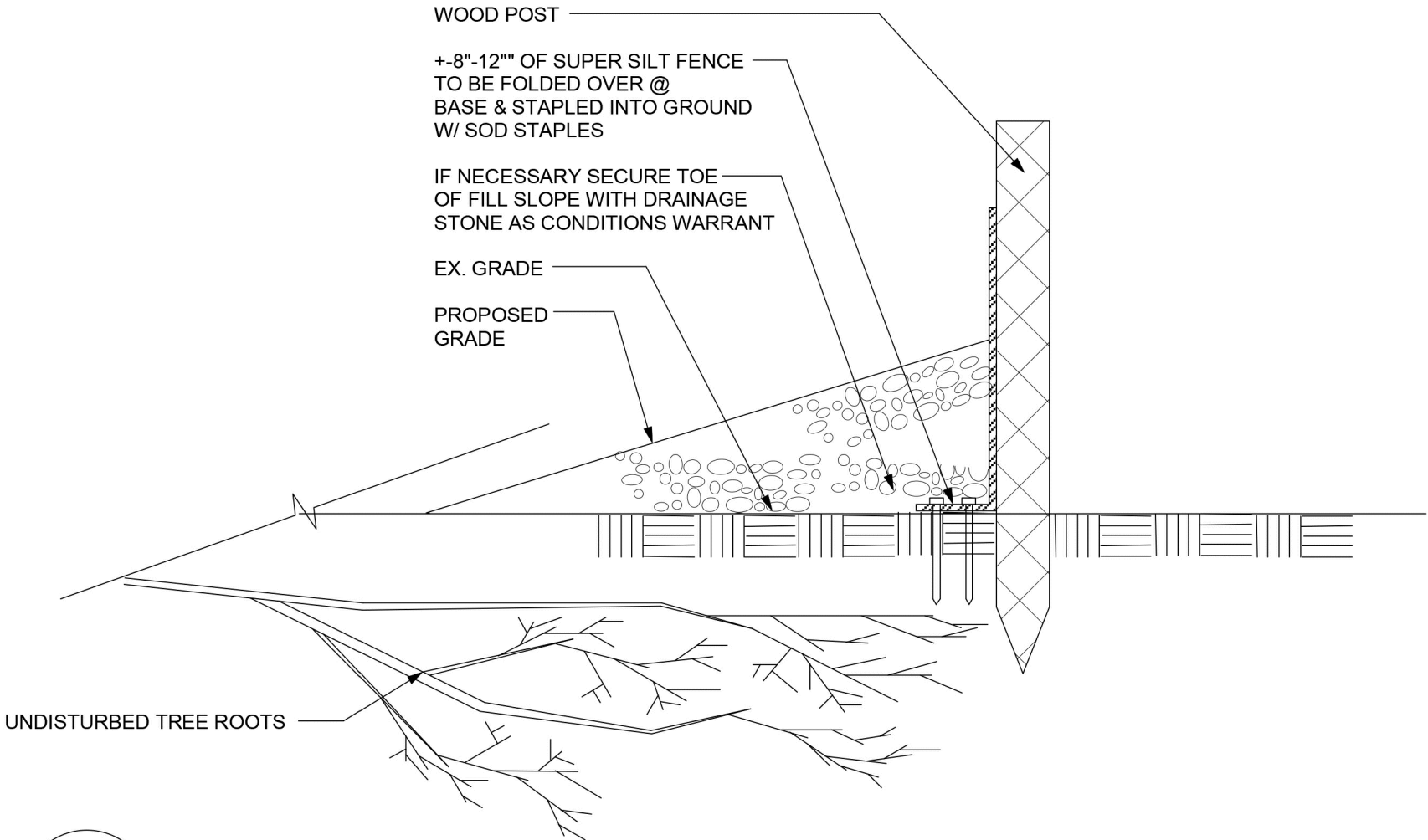
GROSSMUELLER'S DESIGN

5235 44th Street NW #3

Washington, DC 20015

O 202.537.0060

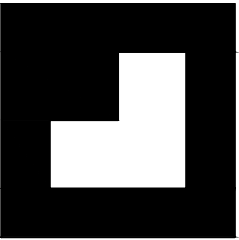
Grossmuelers.com



1
9

SUPER SILT FENCE INSTALLATION IN CRITICAL ROOT ZONE
SECTION

1/2" = 1'-0"



The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE GROUP
ARCHITECTS + BUILDERS
301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

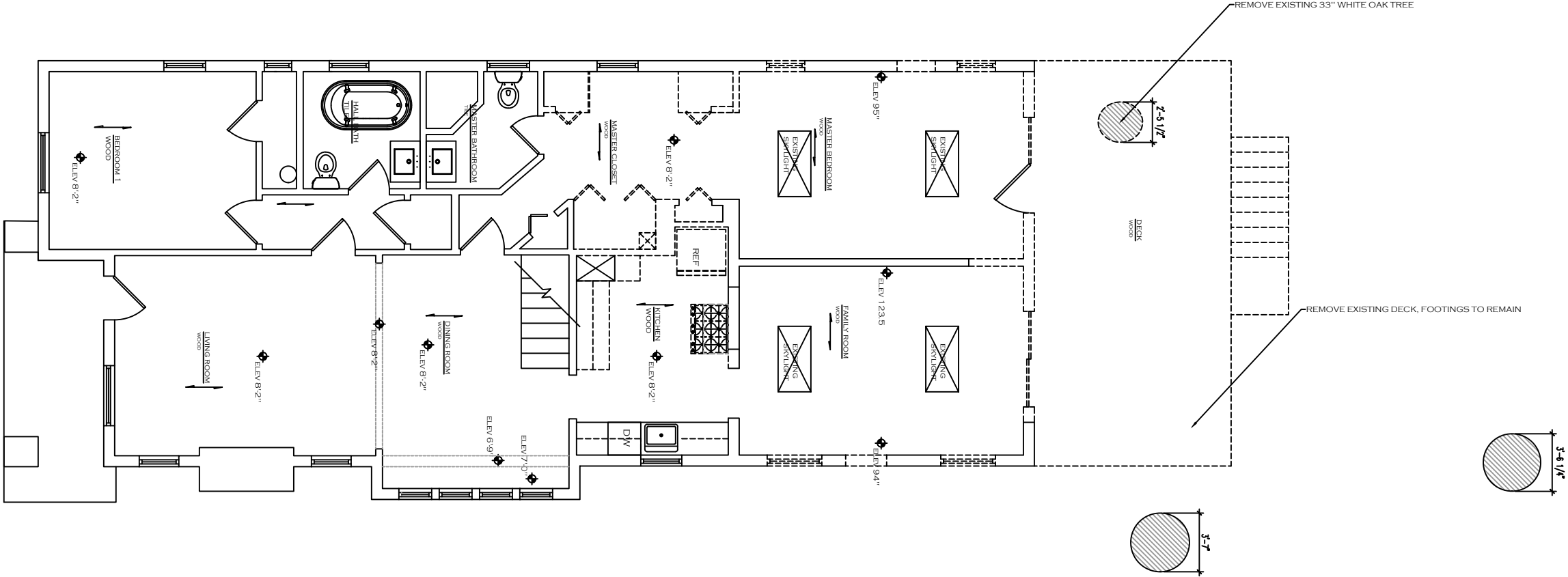
PHASE:	Historic Area Work Permit
DATE:	DATE: 6/24/2020
SCALE:	as noted
DRAWN:	CGM/GAD
REVISION	

**CRAWFORD/
CAMPBELL**
7305 Holly Ave.
Takoma Park,
MD 20912

**GROSSMÜLLER'S**
DESIGN
5236 44th Street NW #3
Washington, DC 20015
O 202.537.0060
Grossmuellers.com

CONSTRUCTION KEY

- EXISTING TO REMAIN
- TO BE REMOVED
- NEW CONSTRUCTION



EXISTING FIRST FLOOR DEMOLITION PLAN

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

LEVINE
G R O U P

ARCHITECTS + BUILDERS

301.585.4848

fax 301.585.4207

8639B 16th Street

Ste. 278

Silver Spring, MD 20910

The above drawings and specifications, and the ideas, designs and arrangements represented hereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

PHASE:	Historic Area Work Permit		
	DATE:	DATE: 6/24/2020	
	SCALE:	as noted	
	DRAWN:	CGM/GAD	
REVISION			

CRAWFORD/
CAMPBELL

7305 Holly Ave.

Takoma Park,

MD 20912

GROSSMUELLER'S
DESIGN

5236 44th Street NW #3

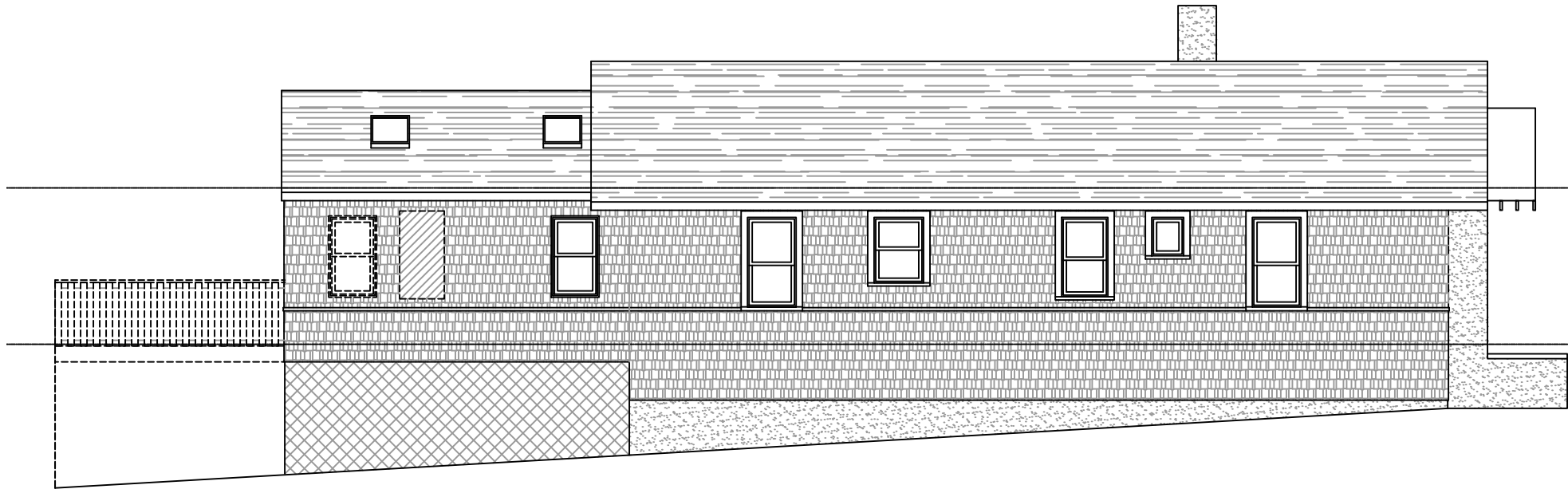
Washington, DC 20015

O 202.537.0060

Grossmuellers.com

EXISTING
FLOOR PLANS

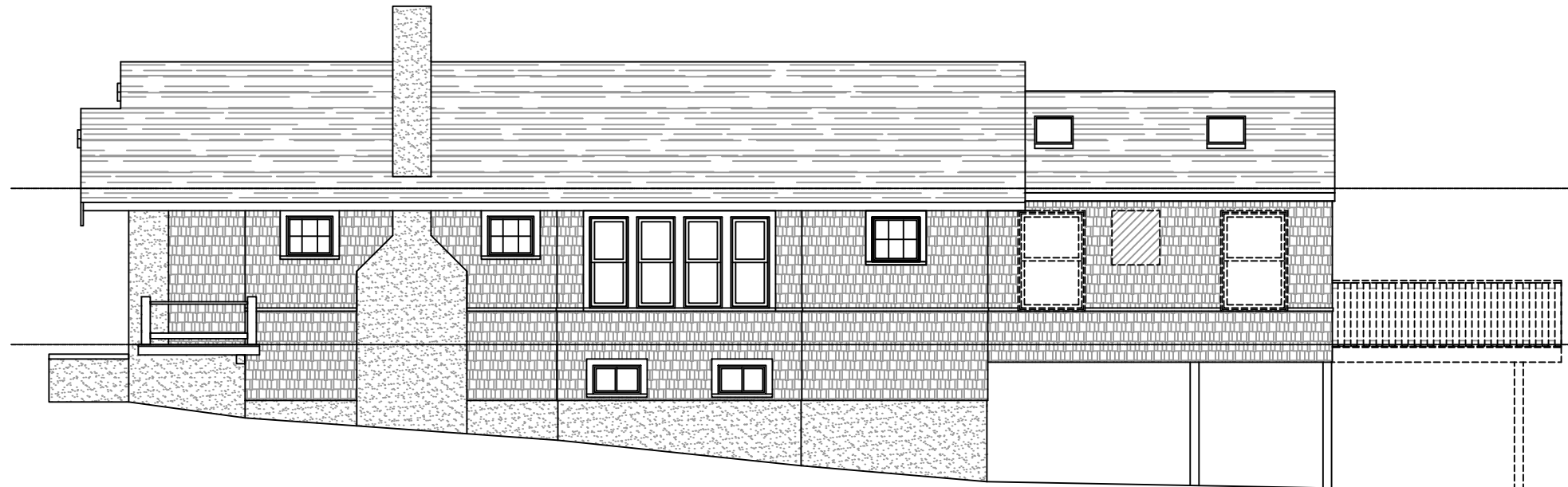
2001



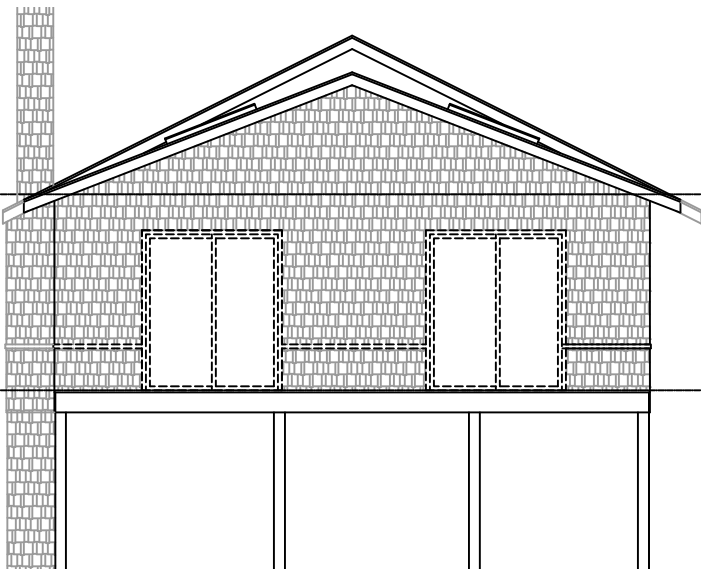
EXISTING NORTH ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



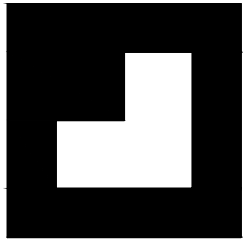
EXISTING WEST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



EXISTING SOUTH ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



EXISTING EAST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, reproduced or used in any other project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE GROUP
ARCHITECTS + BUILDERS
301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

PHASE:	Historic Area Work Permit
DATE:	DATE: 6/24/2020
SCALE:	as noted
DRAWN:	CGM/GAD
REVISION	

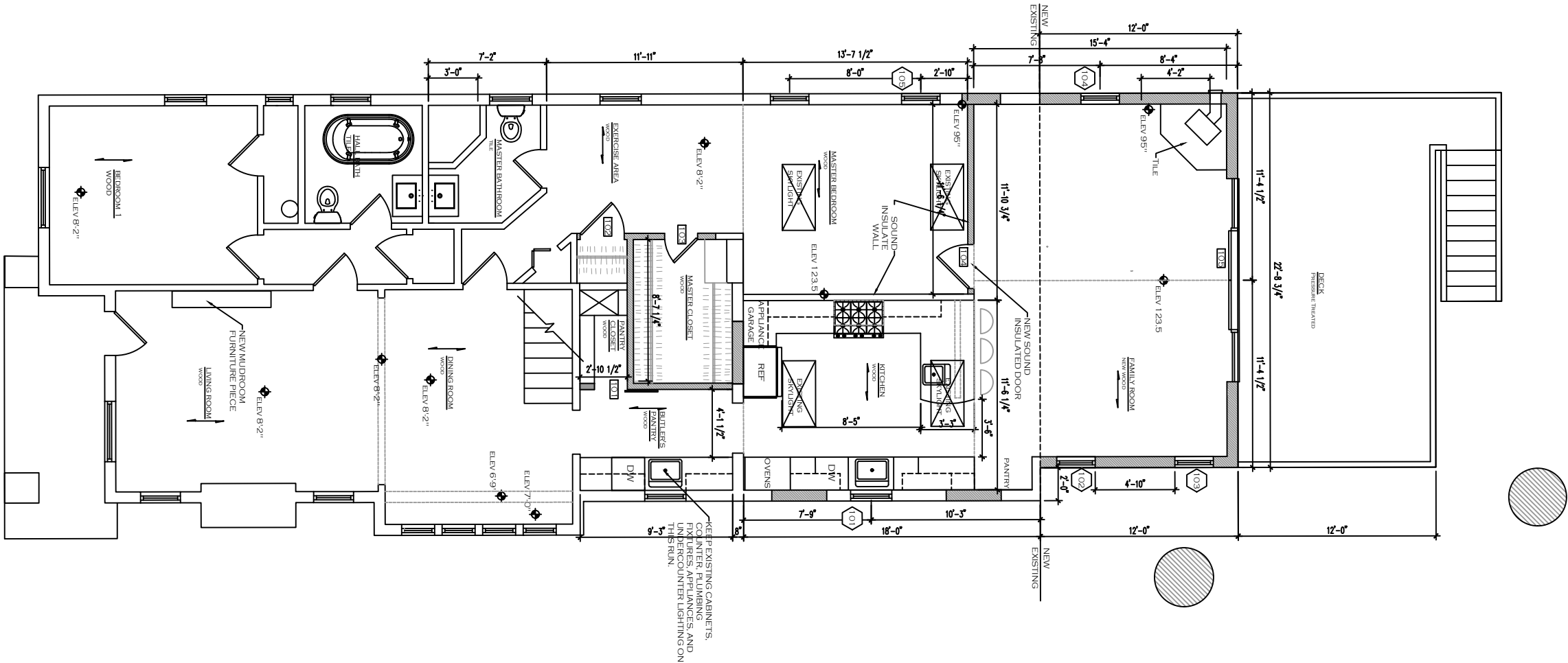
**CRAWFORD/
CAMPBELL**
7305 Holly Ave.
Takoma Park,
MD 20912

**GROSSMUELLER'S
DESIGN**
5236 44th Street NW #3
Washington, DC 20015
O 202.537.0060
Grossmuellers.com

EXISTING
ELEVATION
D002

CONSTRUCTION KEY

- EXISTING TO REMAIN
- TO BE REMOVED
- NEW CONSTRUCTION



FIRST FLOOR PLAN -NEW WORK
SCALE: 1/8" = 1'-0"

The above drawings and specifications, and the ideas, designs and arrangements represented hereby are and shall remain the property of the architect. No part thereof shall be copied, disposed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE GROUP
ARCHITECTS + BUILDERS
301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

PHASE:	Historic Area Work Permit
DATE:	DATE: 6/24/2020
SCALE:	as noted
DRAWN:	CGM/GAD
REVISION	

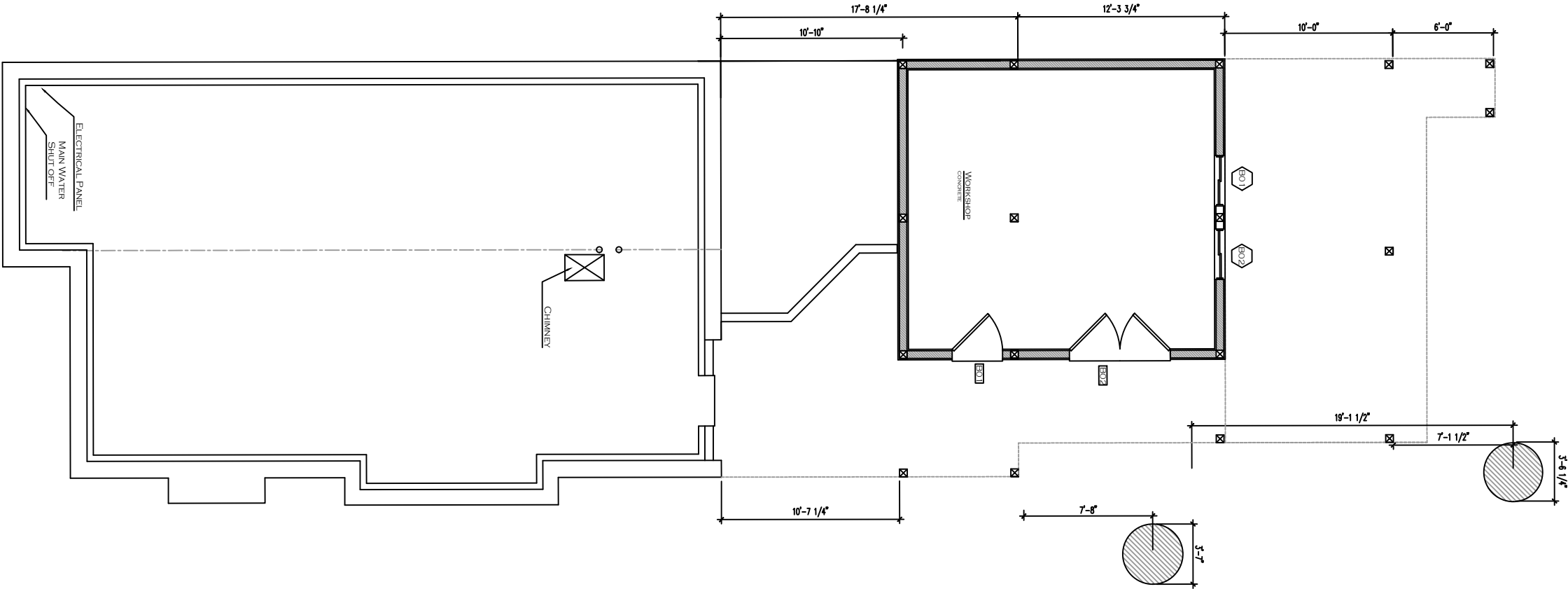
CRAWFORD/ CAMPBELL
7305 Holly Ave.
Takoma Park,
MD 20912

GROSSMUELLER'S DESIGN
5236 44th Street NW #3
Washington, DC 20015
O 202.537.0060
grossmuellers.com

NEW FLOOR
PLANS
A001
27

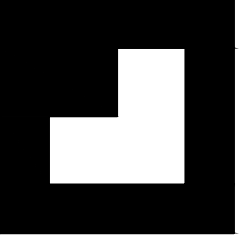
CONSTRUCTION KEY

- EXISTING TO REMAIN
- TO BE REMOVED
- NEW CONSTRUCTION



BASEMENT PLAN-NEW WORK

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



The above drawings and specifications, and the ideas, designs and arrangements represented hereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE

G R O U P

ARCHITECTS + BUILDERS

301.585.4848

fax 301.585.4207

8639B 16th Street

Ste. 278

Silver Spring, MD 20910

PHASE:	Historic Area Work Permit		
DATE:	DATE: 6/24/2020		
SCALE:	as noted		
DRAWN:	CGM/GAD		
REVISION			

CRAWFORD/
CAMPBELL

7305 Holly Ave.
Takoma Park,
MD 20912

GROSSMUELLER'S

DESIGN

5236 44th Street NW #3

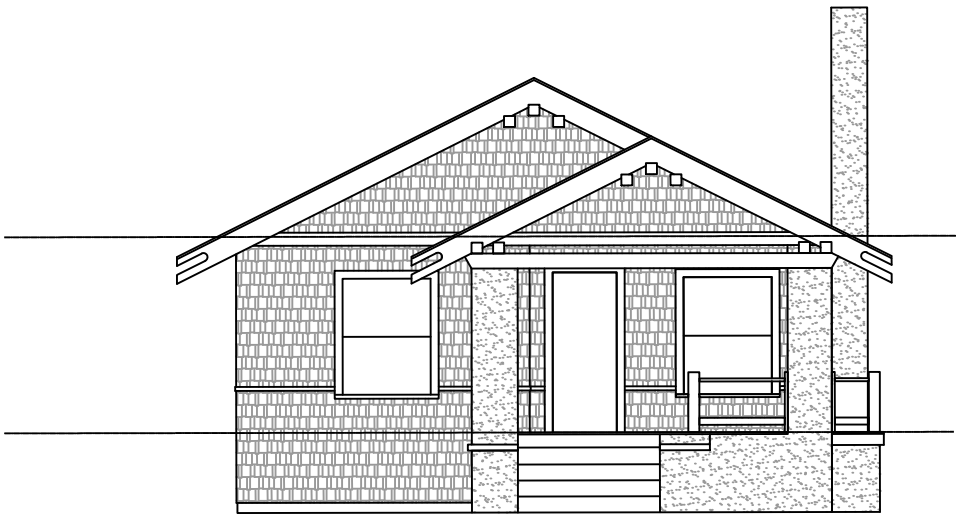
Washington, DC 20015

O 202.537.0060

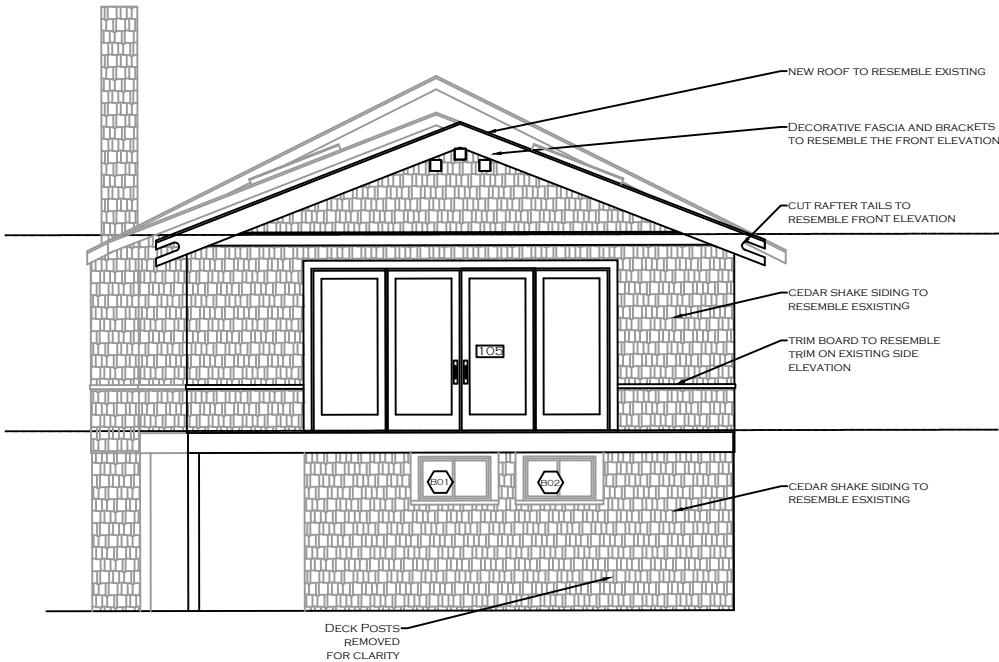
Grossmullers.com

NEW FLOOR
PLANS

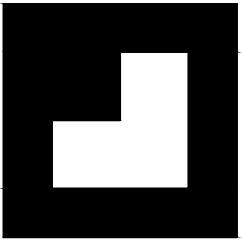
4002



WEST ELEVATION -NO NEW WORK
SCALE: 1/8" = 1'-0"



EAST ELEVATION -NEW WORK
SCALE: 1/8" = 1'-0"



The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, disposed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE GROUP
ARCHITECTS + BUILDERS
301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

PHASE:	Historic Area Work Permit	
DATE:	DATE: 6/24/2020	
SCALE:	as noted	
DRAWN:	CGM/GAD	
REVISION		

**CRAWFORD/
CAMPBELL**
7305 Holly Ave.
Takoma Park,
MD 20912

**GROSSMUELLER'S
DESIGN**
5236 44th Street NW #3
Washington, DC 20015
O 202.537.0060
Grossmuellers.com

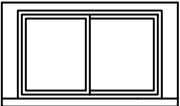
NEW
ELEVATIONS
0004

WINDOW SCHEDULE

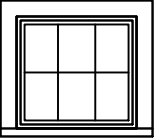
	TYPE	MARK	UNIT WIDTH	UNIT HEIGHT	SILL HEIGHT	TYPE	MANUFACTURER	MODEL	WINDOW FINISH
B01		A	3'-0"	2'-0"	4'-6"	SLIDER	WEATHERSHIELD	SIGNATURE SERIES	WHITE
B02		A	3'-0"	2'-0"	4'-6"	SLIDER	WEATHERSHIELD	SIGNATURE SERIES	WHITE
101		B	2'-0"	2'-4"	4'-4"	FIXED	WEATHERSHIELD	SIGNATURE SERIES	WHITE
102		C	2'-4	4'-1"	2'-6 1/2"	DOUBLE HUNG	WEATHERSHIELD	SIGNATURE SERIES	WHITE
103		C	2'-4	4'-1"	2'-6 1/2"	DOUBLE HUNG	WEATHERSHIELD	SIGNATURE SERIES	WHITE
104		C	2'-4	4'-1"	2'-6 1/2"	DOUBLE HUNG	WEATHERSHIELD	SIGNATURE SERIES	WHITE
105		C	2'-4	4'-1"	2'-6 1/2"	DOUBLE HUNG	WEATHERSHIELD	SIGNATURE SERIES	WHITE

WINDOW LEGEND

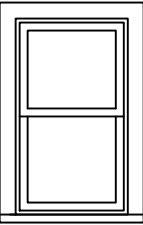
SCALE: 1/4" = 1'-0"



TYPE A
SLIDING WINDOW



TYPE B
FIXED WINDOW



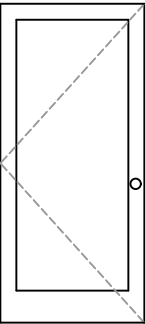
TYPE C
DOUBLE HUNG WINDOW

DOOR SCHEDULE

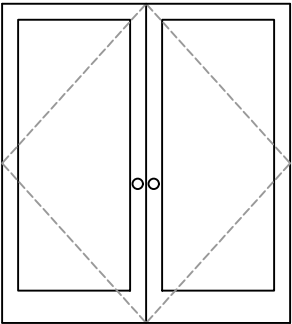
MARK	TYPE MARK	LOCATION	DOOR TYPE	SWING	WIDTH	HEIGHT	THICKNESS	MANUFACTURER	MODEL	FINISH	HARDWARE FINISHES	HANDLE MODEL	NOTES
B01	A	WORKSHOP	ENTRY DOOR	LEFT	3'-0"	6'-8"	1-3/4"	THERMATRU	SMOOTH-STAR S1100	ALPINE	SATIN NICKEL	Andover Knob with Addison trim Keyed Entry Lock w/ keyed deadbolt	
B02	B	WORKSHOP	ENTRY DOOR	BOTH	6'-0"	6'-8"	1-3/4"	THERMATRU	SMOOTH-STAR S1101	ALPINE	SATIN NICKEL	Andover Knob with Addison trim Keyed Entry Lock w/ keyed deadbolt	
101	C	PANTRY	BARN DOOR	N/A	2'-0"	6'-8"	1-3/8"	MASONITE	5 RECESSED PANELS C55	WHITE	SATIN NICKEL	Andover Knob with Addison trim	
102	D	BEDROOM	SWING DOOR	LEFT	2'-8"	6'-8"	1-3/8"	MASONITE	6 RECESSED PANELS C55	WHITE	SATIN NICKEL	Andover Knob with Addison trim	
103	D	BEDROOM	SWING DOOR	LEFT	2'-0"	6'-8"	1-3/8"	MASONITE	7 RECESSED PANELS C55	WHITE	SATIN NICKEL	Andover Knob with Addison trim	
104	D	BEDROOM	SWING DOOR	LEFT	2'-8"	6'-8"	1-3/8"	MASONITE	8 RECESSED PANELS C55	WHITE	SATIN NICKEL	Andover Knob with Addison trim	SOUNDPROOF DOOR
105	E	FAMILY ROOM	4 PANEL SLIDING PATIO DOOR	BOTH	12'-4"	6'-8"	1-3/4"	WEATHERSHEILD	PREMIUM SERIES PATIO DOOR	WHITE	BRUSHED NICKEL PVD	Ashland Sliding Patio Door Three-Point Locking System Arched Back Plate	

WINDOW LEGEND

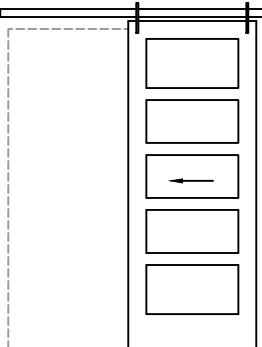
SCALE: 1/4" = 1'-0"



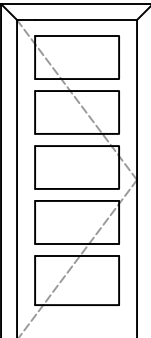
TYPE A
FIBERGLASS ENTRY DOOR
SWING PER PLAN



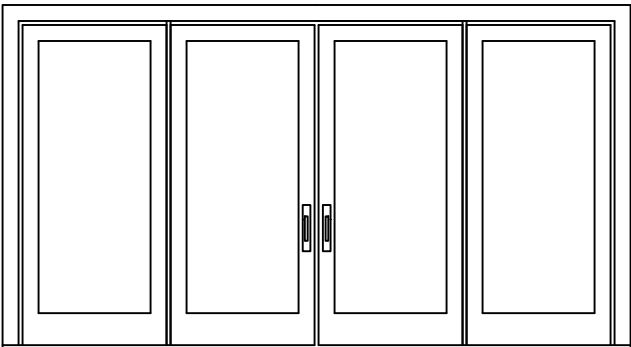
TYPE B
FIBERGLASS DOUBLE ENTRY DOOR
SWING PER PLAN



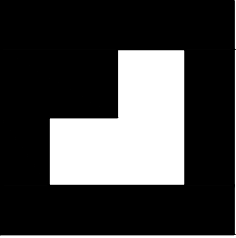
TYPE C
FLUSH 5 PANEL BARN DOOR



TYPE D
FLUSH 5 PANEL DOOR
SWING PER PLAN



TYPE F
DOUBLE SWING PATIO DOOR W/ SIDELITES
SWING PER PLAN



The above drawings and specifications, and the ideas, designs and arrangements represented hereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE GROUP
ARCHITECTS + BUILDERS
301.585.4848
fax 301.585.4207
86398 16th Street
Ste. 278
Silver Spring, MD 20910

PHASE:	Historic Area Work Permit			REVISION
	DATE:	DATE: 6/24/2020	as noted	
SCALE:	CGM/GAD			
DRAWN:				

CRAWFORD/ CAMPBELL
7305 Holly Ave.
Takoma Park,
MD 20912

GROSSMUELLER'S DESIGN
5236 44th Street NW #3
Washington, DC 20015
O 202.537.0060
Grossmuellers.com

WINDOW &
DOOR CHARTS
A005