

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|---------------|
| Address: | 10115 Connecticut Ave., Kensington | Meeting Date: | 5/26/2021 |
| Resource: | Primary (Two) Resource Kensington Historic District | Report Date: | 5/19/2021 |
| Applicant: | Sina Sahand | Public Notice: | 5/12/2021 |
| Review: | Historic Area Work Permit | Tax Credit: | partial |
| Case Number: | 941913 | Staff: | Dan Bruechert |
| PROPOSAL: | Building Addition and Modifications to the Existing Building | | |

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP with one condition:

1. The proposed fiber cement siding needs to be installed with the smooth side facing out.
Verification that this condition has been met is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Two) Resource within the Kensington Historic District
STYLE: Eclectic
DATE: 1923



Figure 1: The subject property is at the southern edge of the Kensington Historic District.

BACKGROUND

The HPC heard a Preliminary Consultation for the subject property at the April 28, 2021, HPC Meeting.¹ Between issuing the Staff Report and the hearing date, the applicant made modifications to the design based on the recommendations and feedback in the Staff Report. The applicant returns with an unchanged version of that updated design discussed and supported by a majority of the HPC at the April 28th meeting.

PROPOSAL

The applicant proposes to construct an addition to the subject property, replace the existing siding and replace several windows.

APPLICABLE GUIDELINES

Kensington Historic District 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.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "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." (page 1). The plan provides a specific physical description of the district as it is; 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.

Montgomery County Code; Chapter 24A-8

¹ The Staff Report for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/04/II.A-10115-Connecticut-Avenue-Kensington.pdf>, and the audio of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=3fd4da9a-a8a3-11eb-8549-0050569183fa.

- (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 ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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 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.

STAFF DISCUSSION

The subject property is a small two-story house with shingle siding and Craftsman and Colonial Revival design elements. The history of the subject house is uncertain in some regards, however, early Kensington maps show a building in the approximate location of the subject house as early as 1911. The structure was a barn/stable during that time period. The 1924 Sanborn Map shows a dwelling in the location of the existing house location. Both maps show the building associated with the house at 3820 Washington St.

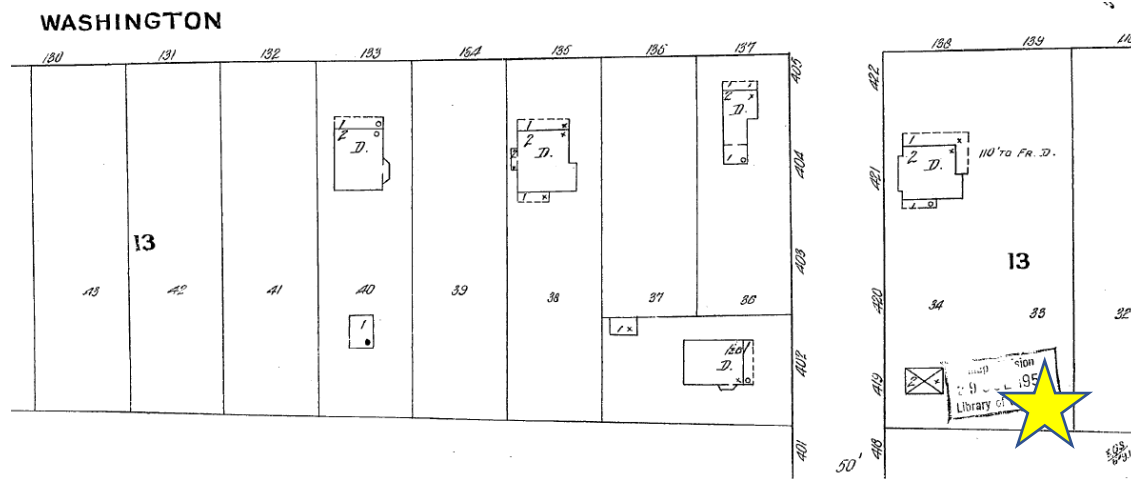


Figure 2: 1911 Sanborn, showing a 2-story building in the approximate location of the subject house. The 'x' denotes the building had a shingle roof.

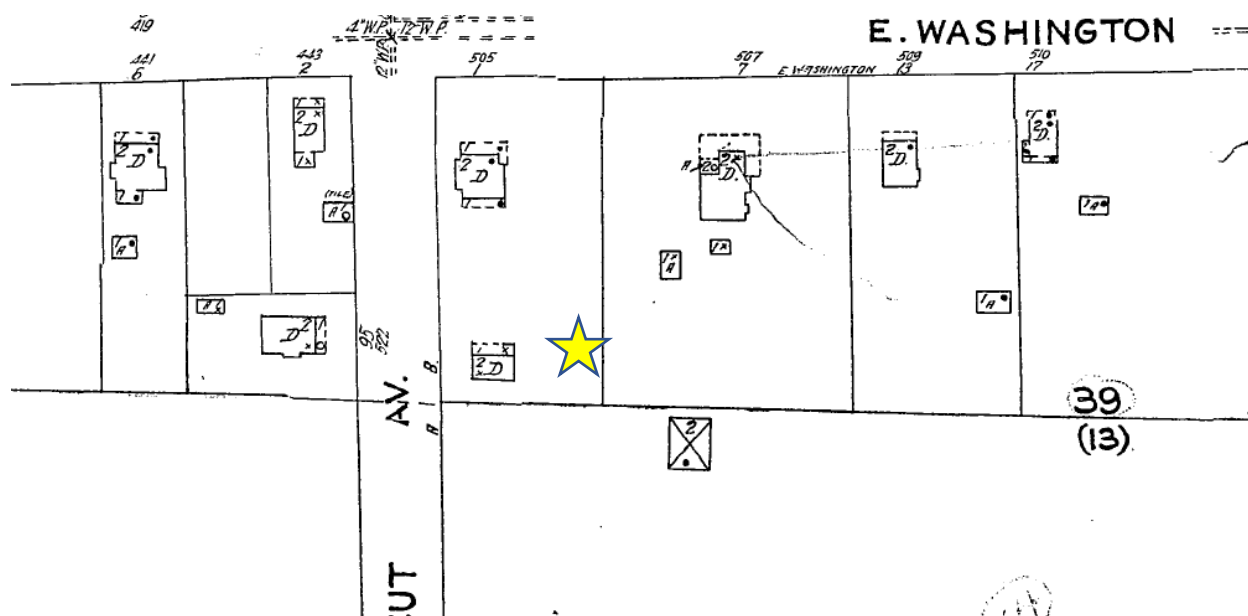


Figure 3: 1924 Sanborn shows the subject property, with an open, north-facing porch, as associated with the house at the corner of Washington and Connecticut.

The applicant proposes to construct a two-story addition to the east of the subject property and to make changes to the existing house.

Alterations to the Existing House

The applicant proposes to leave the existing house form largely intact. Select windows and doors will be replaced in-kind as will the windows and doors enclosing the front (north) porch. Staff finds the years of deferred maintenance have taken their toll and these materials need to be replaced.

Additionally, the applicant proposes replacing the roof in-kind with a new three-tab shingle and replace the existing cedar shake siding in-kind. Both of these materials appear to have degraded and need to be replaced. This work does not require a HAWP because it is in-kind.

Staff finds all of the work proposed for the historic house is appropriate under Standard 2 and 5 and 24A-8(b)(1) and (2) and recommends the HPC approve this work.

Building Addition

The subject property has a footprint of slightly more than 550 ft² (five hundred and fifty square feet) and less than 1000 ft² (one thousand square feet) of living space with a single bedroom on the second floor. The applicant proposes to construct an addition to the east of the existing house that will effectively double the house footprint and result in three bedrooms. Staff concurs with the finding expressed by the HPC at the April 28th Preliminary Consultation that the size of the proposed addition is acceptable. While the addition does increase the size of the house, the house is significantly smaller than the surrounding properties and appears to have been constructed with a relationship to the much larger house to the north.

The proposed addition has a side gable roof with a small shed dormer facing east. The gable ridge is below the existing, historic ridge height. The north porch shown in the preliminary drawings has been eliminated and there is now an open patio with a slight roof overhang. On the east side of the house, there is a set of casement windows on the first floor and a pair of sash windows on the second floor. On the first floor of the south elevation, the secondary entrance will be reconfigured and there is a triple set of casement windows. On the second floor, there is a small projecting bay with three sash windows.

Staff finds the design and massing of the house are generally appropriate under Standards 2, 9, and 10. The proposal adds a significant amount of square footage while still appearing subservient to the historic massing. The design takes advantage of the eastward slope of the lot by lowering the floor level in the proposed addition by several feet. This allows the addition's roof ridge to be significantly lower than the historic ridgeline. Additionally, the addition is inset from the historic wall planes, which helps to separate the larger mass of the addition from the historic house. In effect, it is a hyphen, that doesn't read as a hyphen from the exterior.

Materials for the addition include cement fiber clapboards and Pella Architect Series windows and doors, Pella's aluminum-clad wood line. The roof will be covered in a three-tab shingle to match the historic house. Staff finds the proposed materials are all compatible for new construction and additions within the Kensington Historic District. The application does not specify whether the smooth or textured side of the fiber cement siding will be exposed. Staff recommends the HPC extend its typical requirement that the smooth side of the siding be installed as a condition for approval. Staff finds the proposed addition is sufficiently differentiated by its form and window configuration to comply with Standard 9.

The last alteration to the site proposed is an expansion of the existing driveway. It will be widened slightly, and extended to the edge of the house, utilizing the existing curb cut. This issue was discussed at the Preliminary Consultation and was identified as the preferred location, considering the alternative was to further pave over the western yard. Staff finds the proposal complies with 24A-8(b)(1) and (d) and Standards 2, 9, and 10 and recommends the HPC approve the HAWP with the identified condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application;

1. The proposed fiber cement siding needs to be installed with the smooth side facing out.

Verification that this condition has been met is 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 an electronic set 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.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Sina Sahand

E-mail: sinasahand@gmail.com

Address: 1731 Pimmit Dr.

City: Falls Church Zip: 22043

Daytime Phone: 410-419-6544

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 10115 Connecticut Ave

Is the Property Located within an Historic District? Yes/District Name

No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10115 Street: Connecticut Ave

Town/City: Kensington Nearest Cross Street: Washington St

Lot: P33 Block: 13 Subdivision: 0015 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Sina Sahand
Signature of owner or authorized agent

April 9, 2021 Date

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

| | |
|--|--|
| Owner's mailing address Same as above. Also, Mehrdad Nasr 11723 Summer Oak Dr Germantown Maryland 20874 240-381-8894 | Owner's Agent's mailing address |
| Adjacent and confronting Property Owners mailing addresses | |
| | |
| | |
| | |

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Property was built in 1923 on a 7,674 lot facing Connecticut Ave. The current two story house has foot print of about 588 SF with the total Gross Area of about 1000SF. The house neighbours are:

Right of the house: 3820 Washington St with about 2505 SF above grade Gross Area + 362 SF finished basement

Behind the house: 3814 Washington St with about 3092 SF above grade Gross Area + 500 SF finished basement

Left of the house: Temple Emanuel

Existing Property is free from Trees. Property has slightly slope from the West to East.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We propose minimal changes to the current house while adding least possible structure to make the house functional and lively following county codes, structural, and architectural guidelines. The new addition will be built in the back of the house. The work will be done with all intentions to keep the current look of the house.

The Proposed Design assumes minimum changes in the Exterior and Interior fabric of existing Building. Survey of existing condition found that exterior wood shakes and asphalt shingles roofing are in very poor condition. Design recommendations are to replace exterior finishes with materials matching existing. Some windows will be replaced with new. Shape and details of new windows will be duplicate existing. Design of a new addition is compatible with the primary Structure. Rear addition has a smaller scale than existing building and has minimum visual impacts to it. In the same time, increasing of the total building footprint is a pleasant complement to the site and overall view from the Connecticut Avenue. Project assumes minimum excavation for linear foundation (30" from the Grade) in slab-on-grade.

Please see the detailed plan submitted.

Work Item 1: _____

Description of Current Condition:

House is too small and is not livable with today's standards

Proposed Work:

Build an addition as proposed in the detailed plan to the back of the house to bring the house to about 2000 SF

Work Item 2: _____

Description of Current Condition:

Rotten doors and windows. There are numerous doors and windows with holes.

Proposed Work:

Inspect doors and windows and replace what's needed.

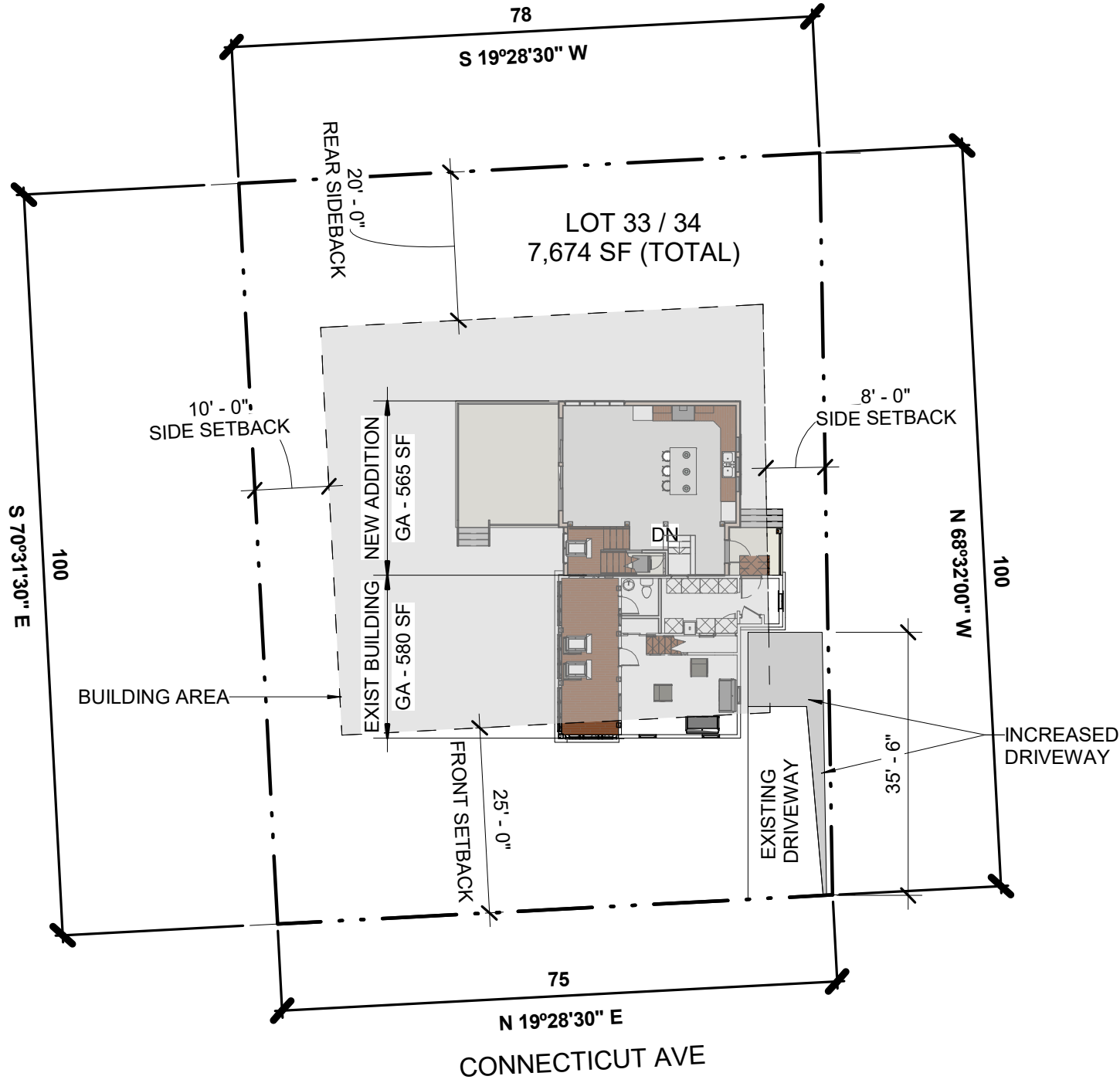
Work Item 3: _____

Description of Current Condition:

Cedar siding is in very poor condition and needs to be replaced

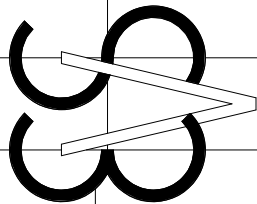
Proposed Work:

Replace Cedar siding as submitted in the detailed plan



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

DESIGN



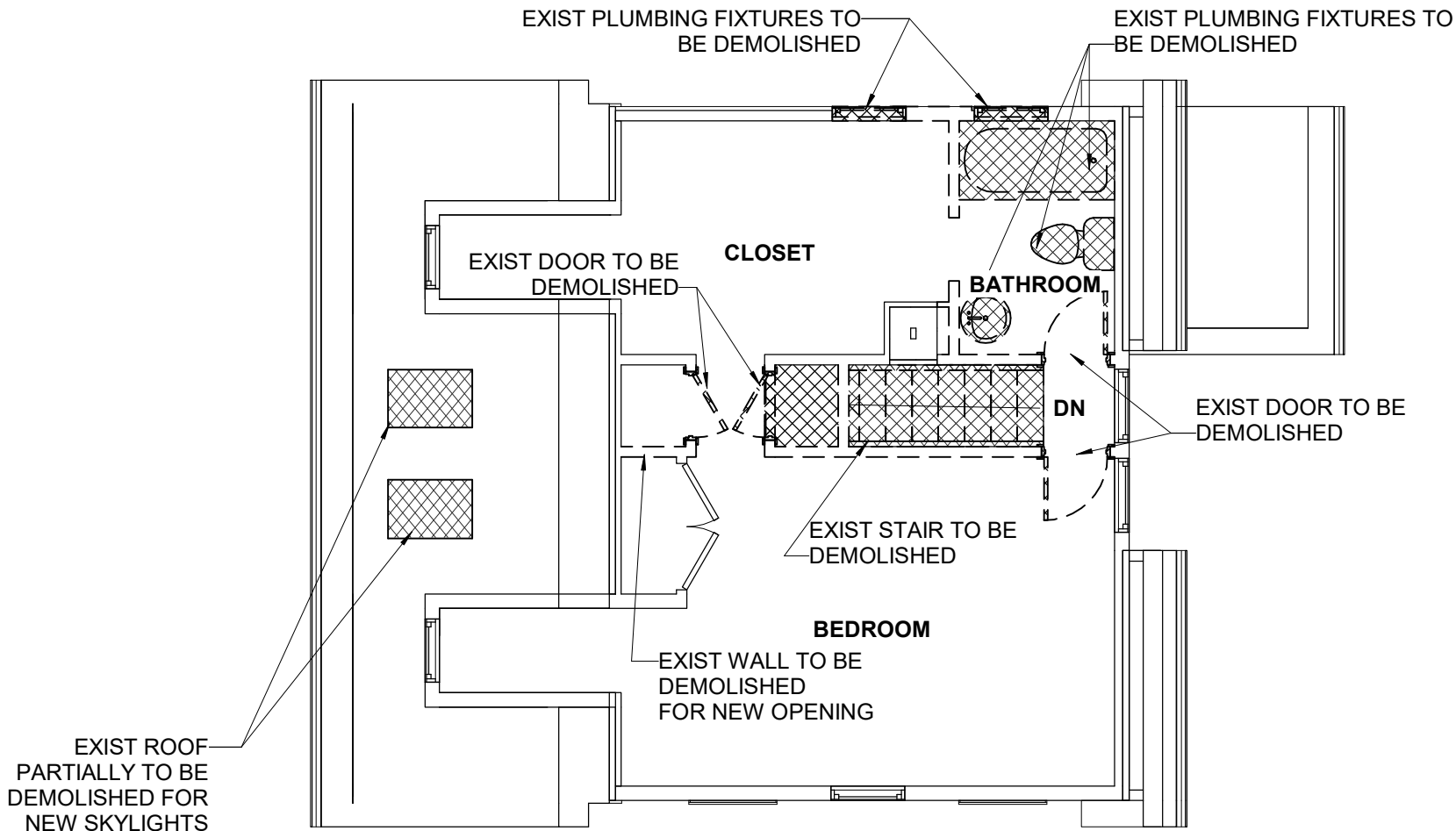
3830 CHESTERWOOD DRIVE,
SILVER SPRING, MD 20906
703-585-1454

KENSINGTON RESIDENCE

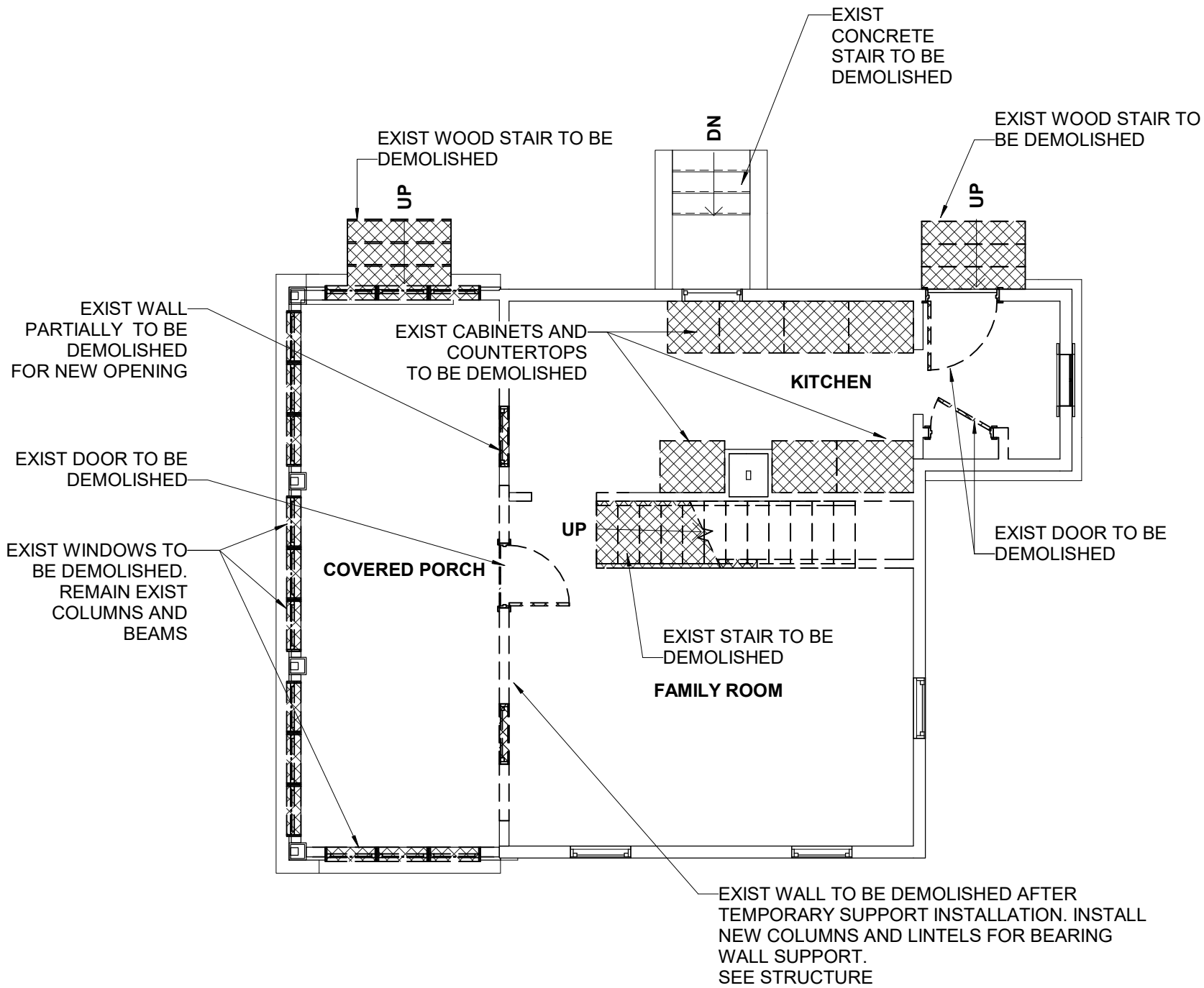
10115 CONNECTICUT AVE,
Silver Spring, MD

ARCHITECTURAL SITE PLAN

HP-1



② SECOND FLOOR DEMOLITION PLAN
3/16" = 1'-0"



① FIRST FLOOR DEMOLITION PLAN
3/16" = 1'-0"

CC DESIGN

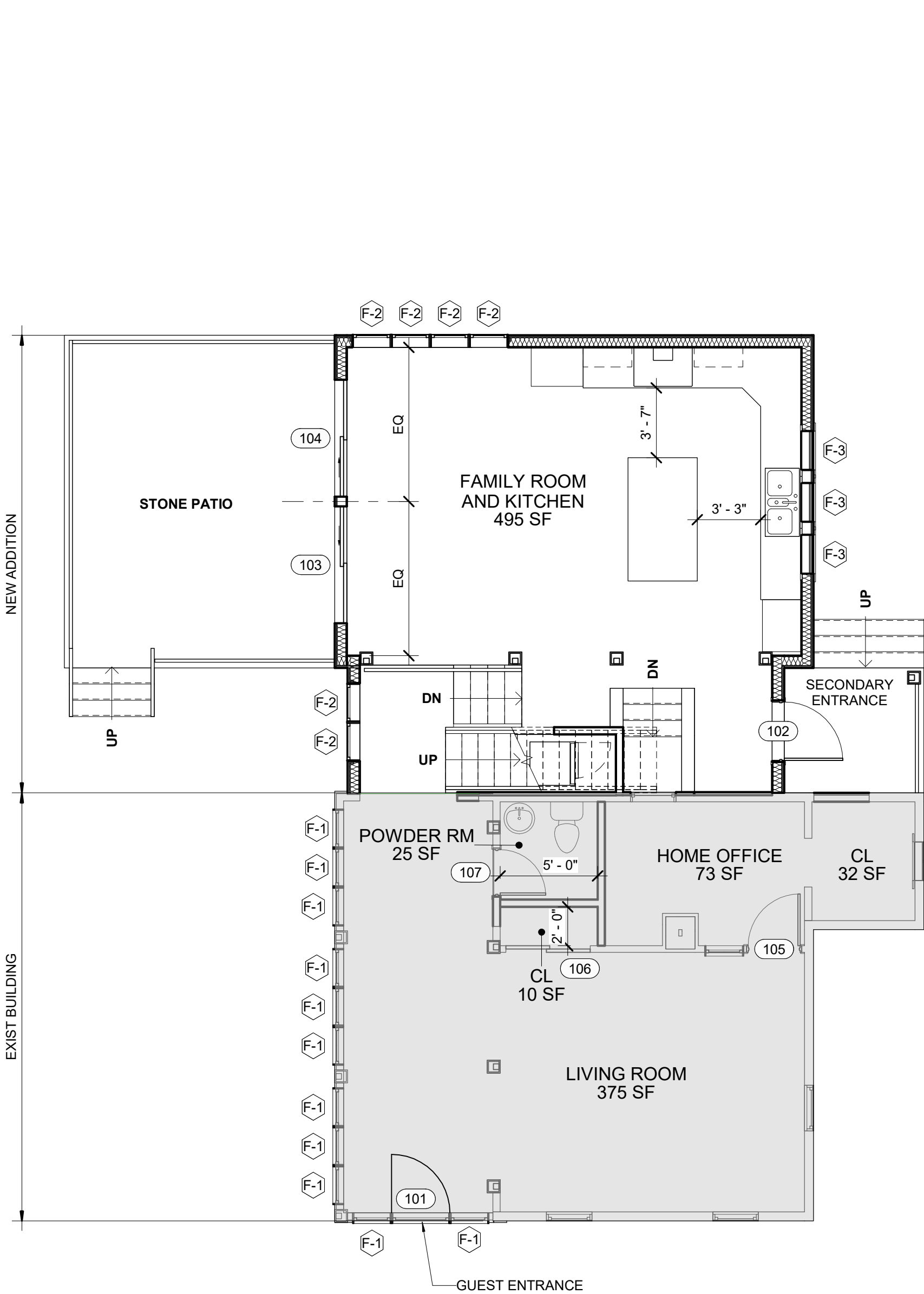
3830 CHESTERWOOD DRIVE,
SILVER SPRING, MD 20906
703-585-1454

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD

FIRST AND SECOND FLOOR
DEMOLITION FLOOR PLANS

HP-2



1 FIRST FLOOR PLAN
3/16" = 1'-0"

EXISTING BUILDING FIRST FLOOR GROSS AREA - 580 SF
NEW ADDITION FIRST FLOOR GROSS AREA - 564 SF



EXISTING TO REMAIN



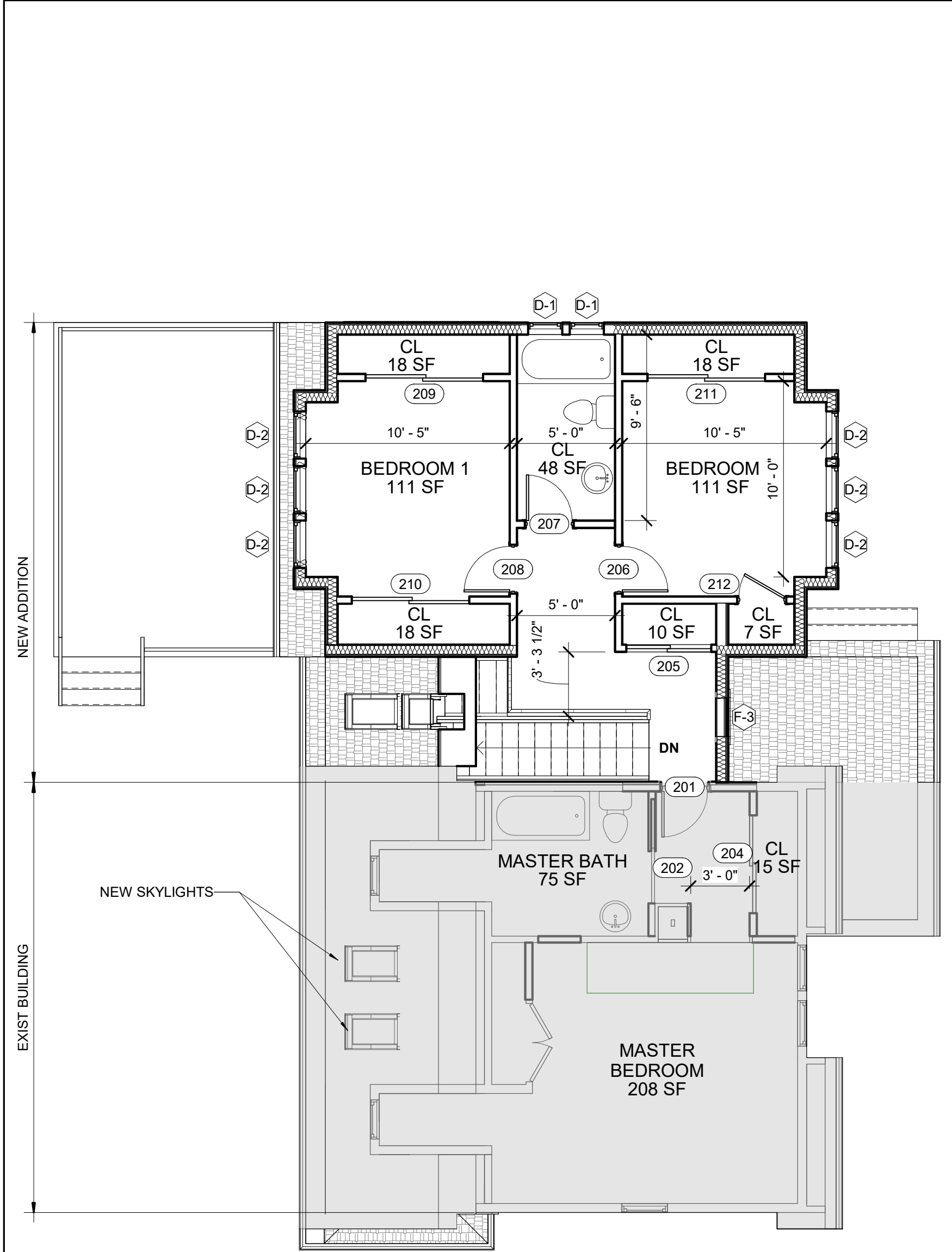
3830 CHESTERWOOD DRIVE,
SILVER SPRING, MD 20906
703-585-1454

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD

NEW CONSTRUCTION - FIRST FLOOR PLAN

HP-3



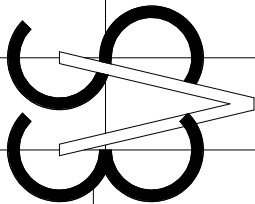
1 SECOND FLOOR PLAN
3/16" = 1'-0"

EXISTING BUILDING SECOND FLOOR GROSS AREA - 404 SF
NEW ADDITION SECOND FLOOR GROSS AREA - 534 SF



EXISTING TO REMAIN

CC DESIGN



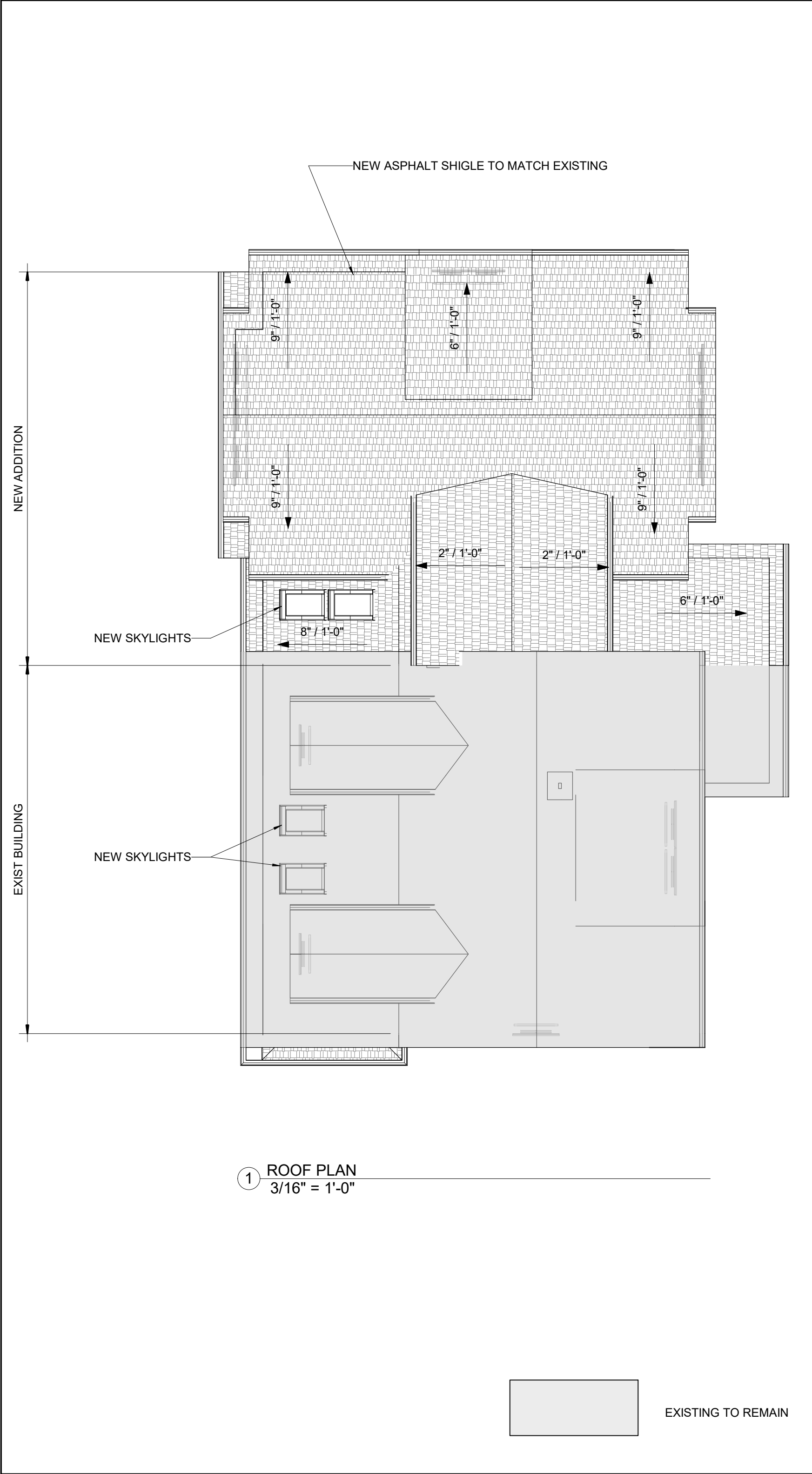
3830 CHESTERWOOD DRIVE,
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703-585-1454

KENSINGTON RESIDENCE

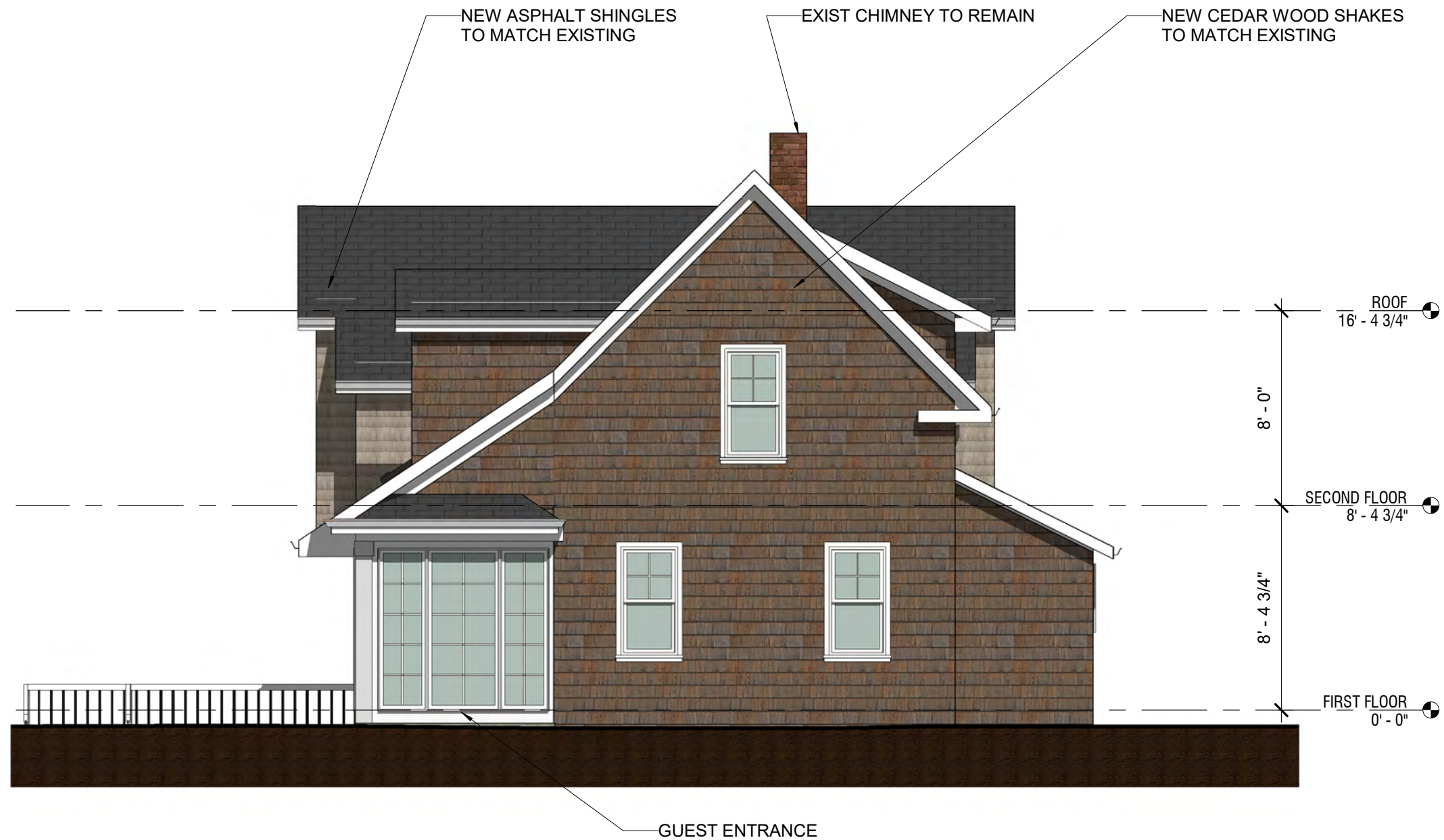
10115 CONNECTICUT AVE,
Silver Spring, MD

NEW CONSTRUCTION - SECOND
FLOOR PLAN

HP-4



| | | | |
|------------|---------------------------------|---|--|
| HP-5 15 | NEW CONSTRUCTION - ROOF PLAN | KENSINGTON RESIDENCE 10115 CONNECTICUT AVE, Silver Spring, MD | 3830 CHESTERWOOD DRIVE, SILVER SPRING, MD 20906 703-585-1454 |
| | | | |



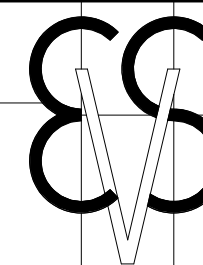
① FRONT ELEVATION (WEST)
3/16" = 1'-0"

HP-6

FRONT ELEVATION (WEST)

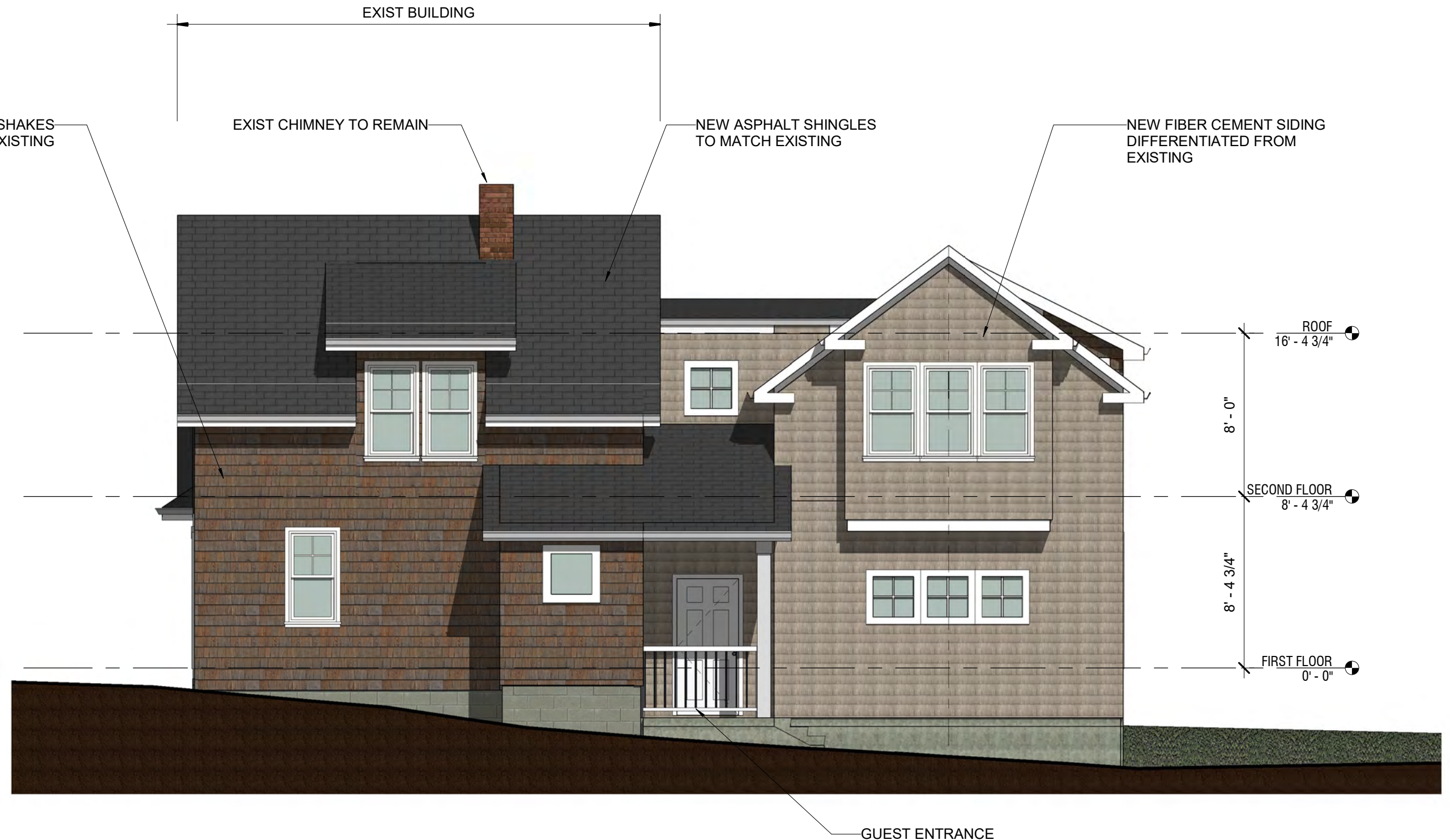
KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD



DESIGN

3830 CHESTERWOOD DRIVE,
SILVER SPRING, MD 20906
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① SIDE ELEVATION (SOUTH)
3/16" = 1'-0"

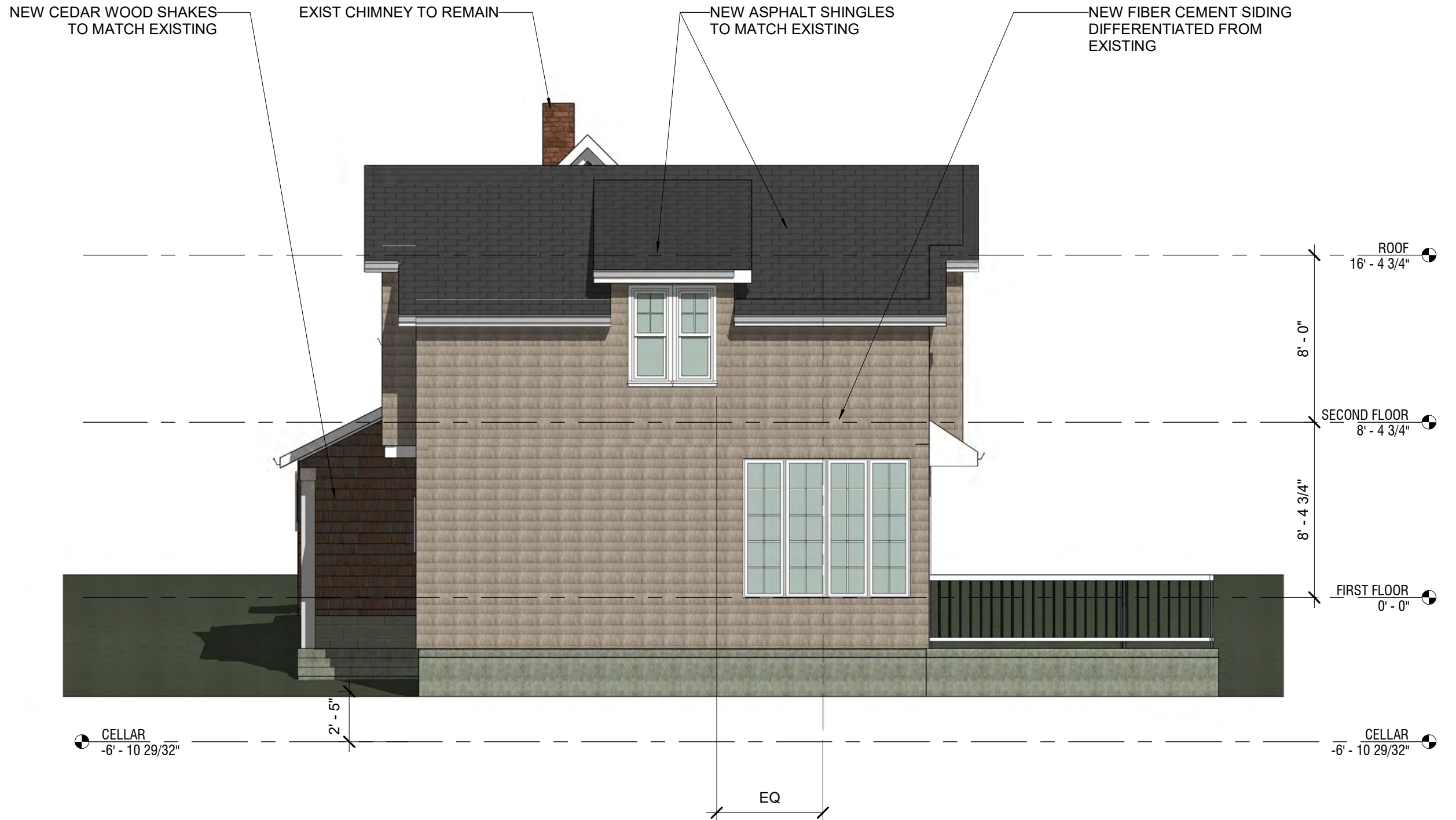
HP-7

SIDE ELEVATION (SOUTH)

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD

SS DESIGN
3830 CHESTERWOOD DRIVE,
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703-585-1454 17



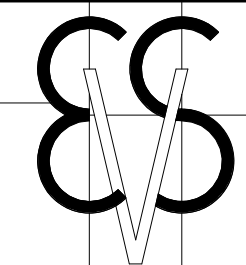
1 REAR ELEVATION (EAST)
3/16" = 1'-0"

HP-8

REAR ELEVATION (EAST)

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD



DESIGN

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HP-9

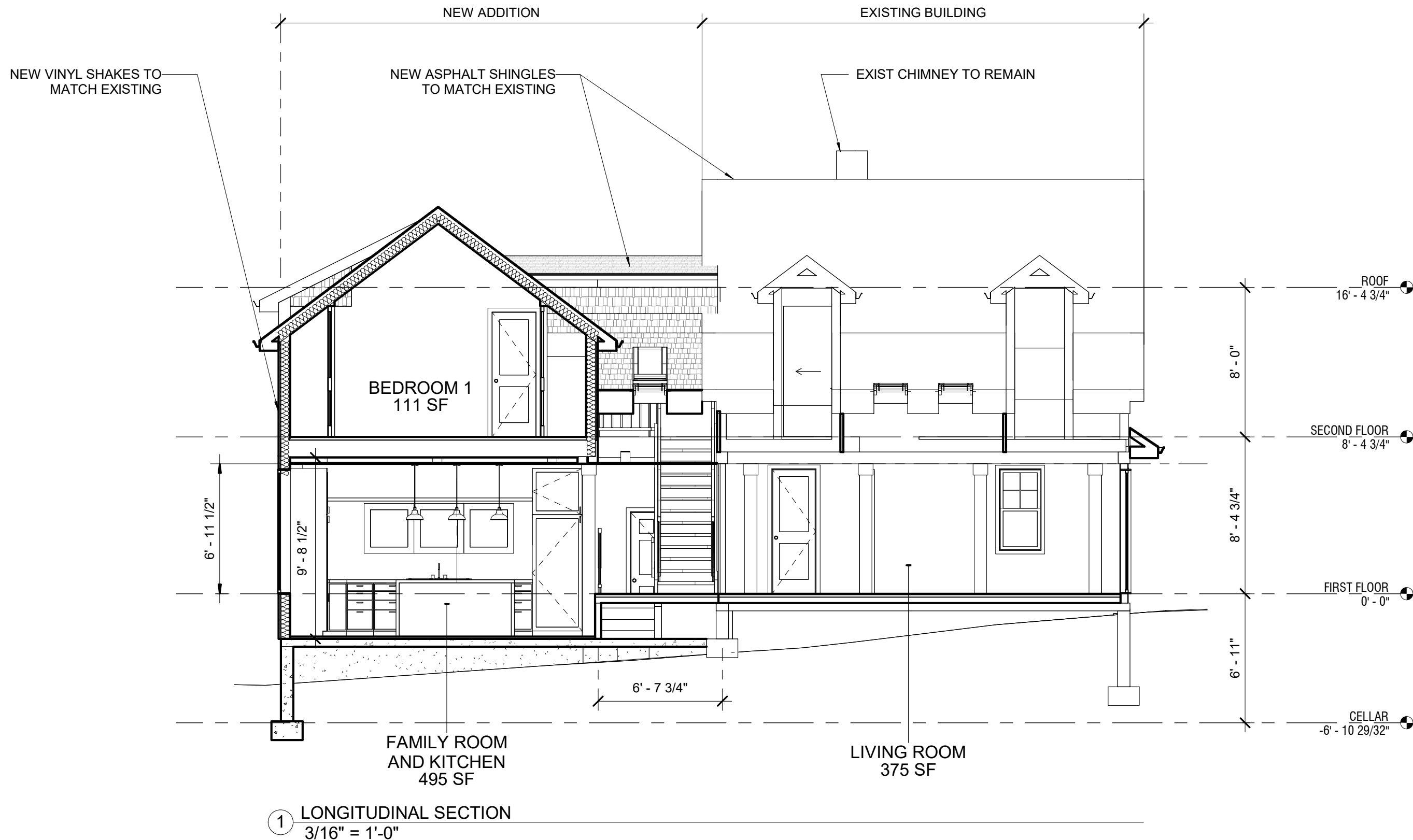
SIDE ELEVATION (NORTH)

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD

SS DESIGN

3830 CHESTERWOOD DRIVE,
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HP-10

LONGITUDINAL SECTION

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD

SS DESIGN

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HP-11

SW PERSPECTIVE VIEW

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD



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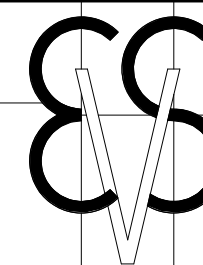


HP-12

NW PERSPECTIVE VIEW

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD



DESIGN

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22

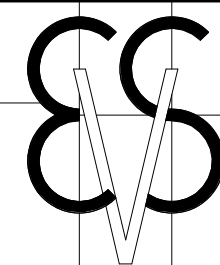


HP-13

INTERIOR VIEWS - LIVING ROOM

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD



DESIGN

3830 CHESTERWOOD DRIVE,
SILVER SPRING, MD 20906
703-585-1454 23

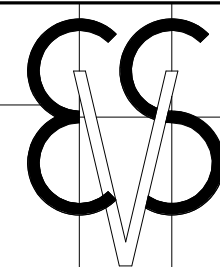


HP-14

INTERIOR VIEWS - FAMILY ROOM

KENSINGTON RESIDENCE

10115 CONNECTICUT AVE,
Silver Spring, MD



DESIGN

3830 CHESTERWOOD DRIVE,
SILVER SPRING, MD 20906
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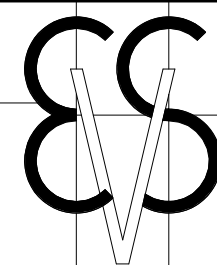


HP-15

INTERIOR VIEWS - KITCHEN

KENSINGTON RESIDENCE

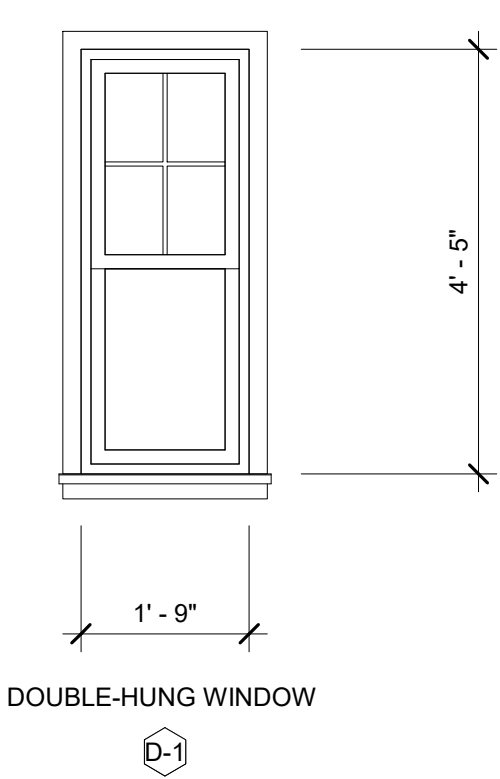
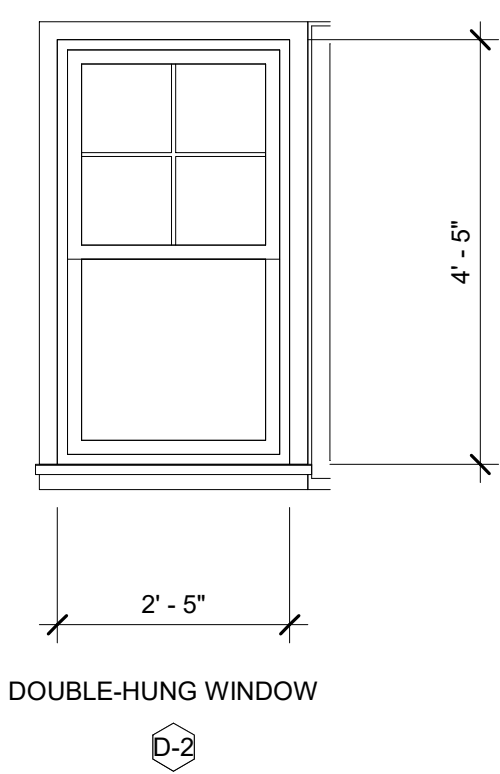
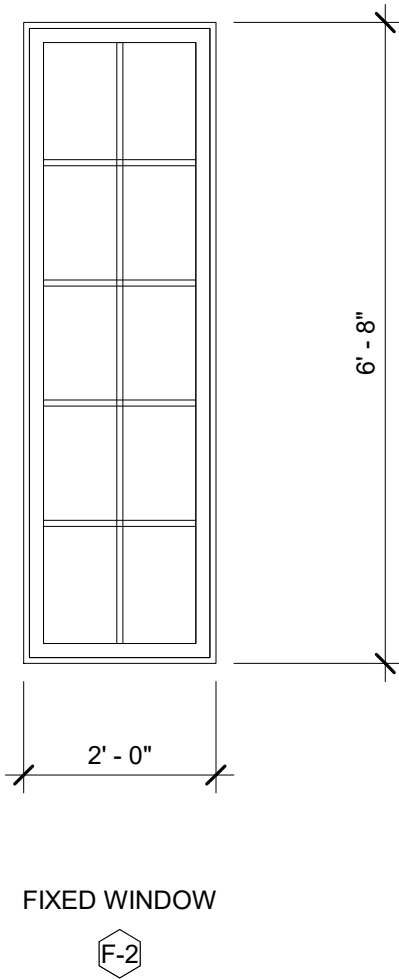
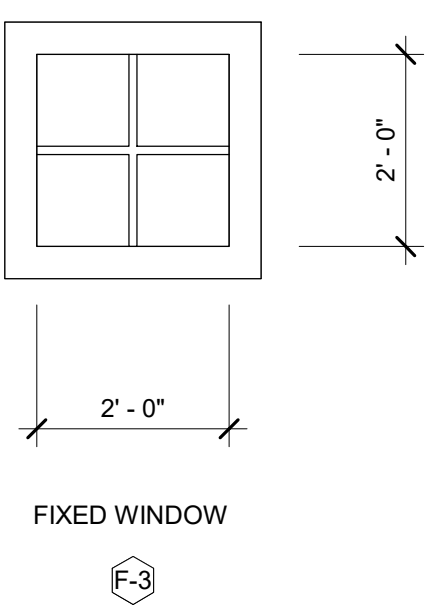
10115 CONNECTICUT AVE,
Silver Spring, MD

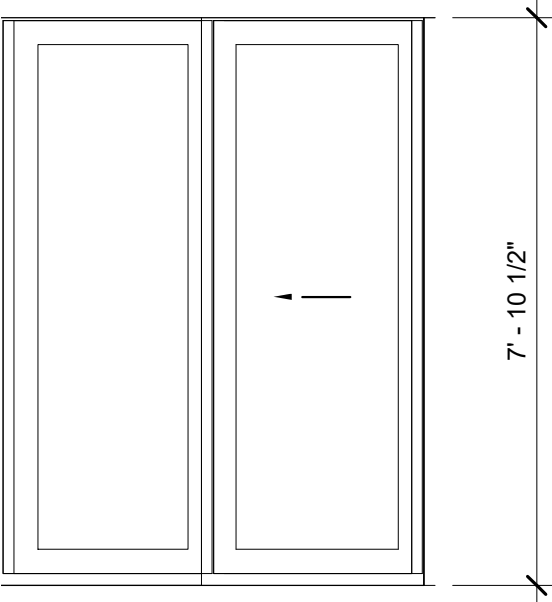


DESIGN

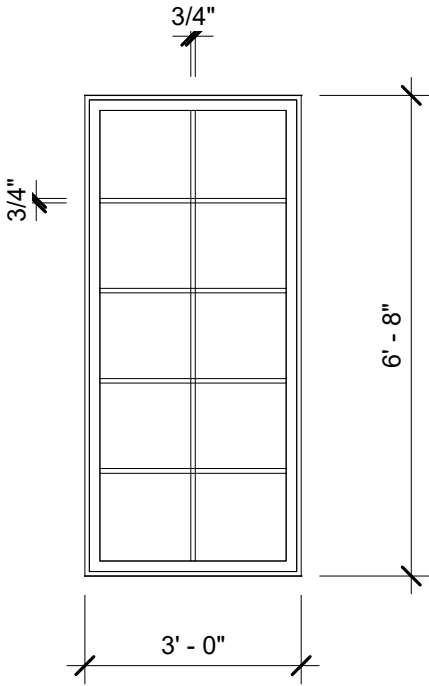
3830 CHESTERWOOD DRIVE,
SILVER SPRING, MD 20906
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| WINDOWS SCHEDULE | | | | | | |
|------------------|--|-------|-------------|---------|---------|-------|
| MARK | TYPE OF WINDOW | COLOR | SILL HEIGHT | WIDTH | HEIGHT | COUNT |
| FIRST FLOOR | | | | | | |
| F-1 | WOOD WINDOW TO MATCH EXISTING - FIXED | WHITE | 0' - 0" | 2' - 0" | 6' - 8" | 11 |
| F-2 | PELLA ARCHITECT SERIES TRADITIONAL - FIXED | WHITE | 0' - 0" | 2' - 0" | 6' - 8" | 7 |
| F-3 | PELLA ARCHITECT SERIES TRADITIONAL - FIXED | WHITE | 2' - 6" | 2' - 0" | 2' - 0" | 3 |
| SECOND FLOOR | | | | | | |
| D-1 | PELLA ARCHITECT SERIES TRADITIONAL - DOUBLE-HUNG | WHITE | 2' - 0" | 1' - 9" | 4' - 5" | 2 |
| D-2 | PELLA ARCHITECT SERIES TRADITIONAL - DOUBLE-HUNG | WHITE | 2' - 0" | 2' - 5" | 4' - 5" | 6 |
| F-3 | PELLA ARCHITECT SERIES TRADITIONAL - FIXED | WHITE | 4' - 4" | 2' - 0" | 2' - 0" | 1 |

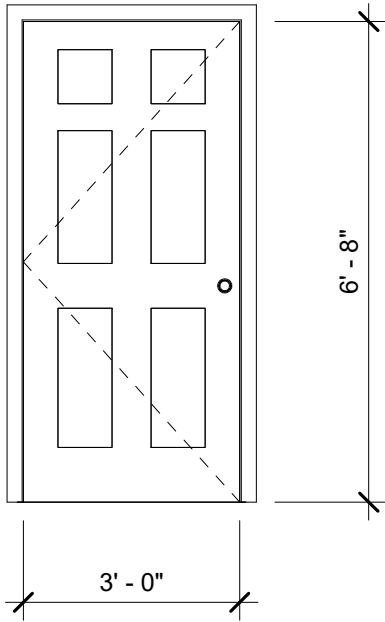




EXTERIOR DOORS 103 AND 104



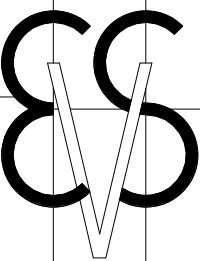
EXTERIOR DOOR 101



EXTERIOR DOOR 102

DOORS SCHEDULE

| Mark | Description | WIDT H | HEIGH T | DOOR | |
|--------------|---|-----------------|------------|------------------|----------------------------|
| | | | | TYPE | MATERIAL |
| CELLAR | | | | | |
| 213 | | 2' - 11 1/2" | 8' - 0" | | |
| FIRST FLOOR | | | | | |
| 100 | OPENING IN THE EXISTING WALL | 5' - 0" | 7' - 0" | | |
| 101 | PELLA ARCHITECT SERIES TRADITIONAL - SINGLE HINGED DOOR | 3' - 0" | 6' - 8" | WOOD CLADDING | GLASS IN ALUMINUM FRAME |
| 102 | EXTERIOR SINGLE HINGED DOOR | 3' - 0" | 6' - 8" | PANELED | WOOD |
| 103 | PELLA ARCHITECT SERIES TRADITIONAL - SLIDING DOOR | 6' - 0" | 8' - 0" | WOOD CLADDING | GLASS IN ALUMINUM FRAME |
| 104 | PELLA ARCHITECT SERIES TRADITIONAL - SLIDING DOOR | 6' - 0" | 8' - 0" | WOOD CLADDING | GLASS IN ALUMINUM FRAME |
| 105 | INTERIOR SINGLE DOOR | 2' - 8" | 6' - 8" | PANELED | WOOD |
| 106 | INTERIOR SLIDING DOOR | 4' - 4" | 7' - 0" | PANELED | WOOD |
| 107 | INTERIOR SINGLE DOOR | 2' - 4" | 6' - 8" | PANELED | WOOD |
| SECOND FLOOR | | | | | |
| 200 | OPENING IN THE EXISTING WALL | 3' - 0" | 6' - 8" | | |
| 201 | INTERIOR SINGLE DOOR | 2' - 4" | 6' - 8" | PANELED | WOOD |
| 202 | INTERIOR POCKET DOOR | 2' - 8" | 7' - 0" | PANELED | WOOD |
| 202 | INTERIOR POCKET DOOR | 2' - 8" | 7' - 0" | PANELED | WOOD |
| 204 | INTERIOR SLIDING DOOR | 5' - 0" | 7' - 0" | PANELED | WOOD |
| 205 | INTERIOR SLIDING DOOR | 4' - 4" | 7' - 0" | PANELED | WOOD |
| 206 | INTERIOR SINGLE DOOR | 2' - 4" | 6' - 8" | PANELED | WOOD |
| 207 | INTERIOR SINGLE DOOR | 2' - 4" | 6' - 8" | PANELED | WOOD |
| 208 | INTERIOR SINGLE DOOR | 2' - 4" | 6' - 8" | PANELED | WOOD |
| 209 | INTERIOR SLIDING DOOR | 6' - 0" | 7' - 0" | PANELED | WOOD |
| 210 | INTERIOR SLIDING DOOR | 6' - 0" | 7' - 0" | PANELED | WOOD |
| 211 | INTERIOR SLIDING DOOR | 6' - 0" | 7' - 0" | PANELED | WOOD |
| 212 | INTERIOR SINGLE DOOR | 2' - 4" | 6' - 8" | PANELED | WOOD |





EXISTING ASPHALT SHINGLES ROOFING

ASPHALT SHINGLES SIDING
TO MATCH EXISTING ROOFING

CERTAIN TEED
Burnt Sienna



EXISTING CEDAR SHAKES SIDING



WESTERN RED CEDAR SHAKES SIDING
FOR EXISTING EXTERIOR WALLS -
TO MATCH EXISTING SIDING



FIBER CEMENT SIDING
FOR NEW EXTERIOR WALLS -
DIFFERENTIATED FROM EXISTING SIDING

JAMESHARDIE
Cedarmill, Cobble Stone