

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	66 Walnut Ave., Takoma Park	<b>Meeting Date:</b>	8/17/2022
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	8/10/2022
<b>Applicant:</b>	Peter Hendrickson Eric Teran, Architect	<b>Public Notice:</b>	8/3/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	9977894	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Door and Window Replacement, Building Addition, and Deck Construction		

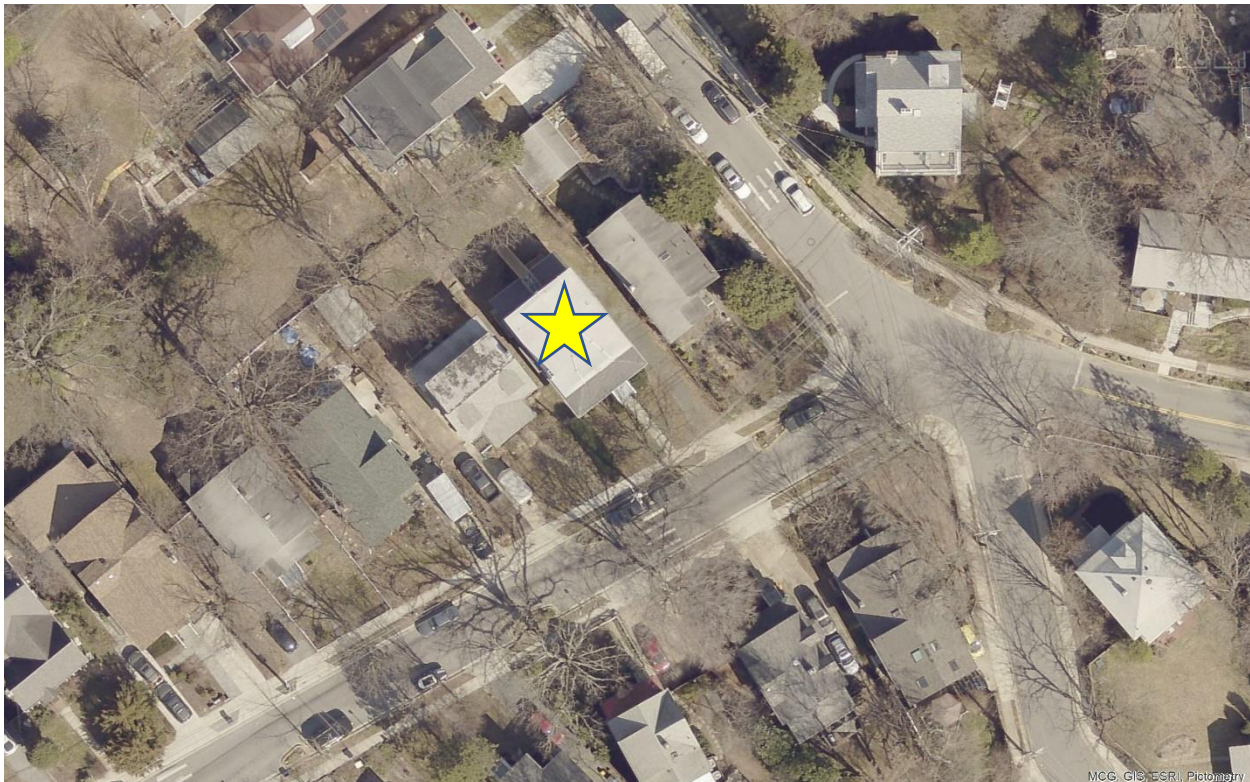
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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:**



*Figure 1: The subject property is located near the intersection of Walnut and Westmoreland Ave.*

## **PROPOSAL**

The applicant proposes to:

- Relocate the front door;
- Demolish the side and rear exterior stairs;
- Add two windows and a door to the north elevation;
- Change the fenestration on the rear elevation;
- Construct a rear addition; and
- Construct a rear deck.

## **APPLICABLE GUIDELINES**

When reviewing applications for alterations within the Takoma Park Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*.

### ***Takoma Park Historic District 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 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 historic district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required,

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***Montgomery County Code; Chapter 24A-8***

- (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
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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***

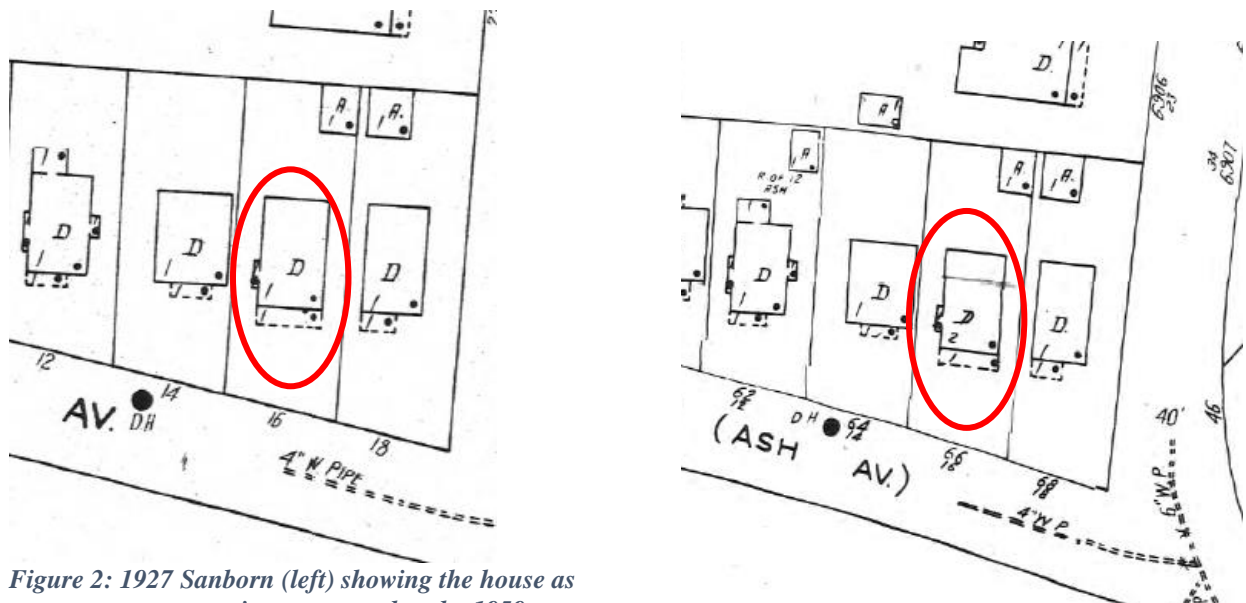
The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 front gable Craftsman bungalow with non-historic large, shed dormers, and additional entrances that date from the time the house was divided into a multi-unit residence. The house was covered in vinyl siding in the 1990s.<sup>1</sup> The applicant proposes to convert the house from a duplex back to a single-family house. To make that change, the applicant proposes to: relocate the front door, demolish the side and rear exterior stairs, change the fenestration on the right elevation, change the fenestration on the rear, construct a rear addition, and construct a rear deck. Staff finds these changes will not have a significant impact on the character of the house or surrounding district and recommends the HPC approve the HAWP.



*Figure 2: 1927 Sanborn (left) showing the house as a one-story construction, compared to the 1959 Sanborn (right) showing a two-story building.*

### **Front Door Relocation**

The front porch of the subject property is supported by three square columns. The front stairs are located to the right of the central column and the replacement single panel door is located to the left, meaning the stairs and front door do not align, which is an unusual configuration. The applicant proposes relocating the front door so that it aligns with the existing front stairs. The new door will be a solid wood door and the existing door opening will be covered with vinyl siding to match the existing siding.

<sup>1</sup> The vinyl siding installation was denied by the HPC and overruled by the Board of Appeals. The decision is available here:

[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640006/Box046/37-3-93W\\_Takoma%20Park%20Historic%20District\\_66%20Walnut%20Avenue\\_07-01-1993.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640006/Box046/37-3-93W_Takoma%20Park%20Historic%20District_66%20Walnut%20Avenue_07-01-1993.pdf).

Staff finds the historic character of the house has been significantly altered by the large dormer additions, and siding and window and door replacements. Staff finds relocating the front door will not have a significant impact on the character of the house or its presence within the surrounding district. The *Design Guidelines* do encourage property owners to maintain the original size and shape of window and door openings, where feasible. The *Guidelines* do not include the objective of that specific guideline. It has been interpreted to guide the HPC to promote the preservation of historic fabric, retain the ratio of solids to voids for certain architectural styles, and preserve significant features along the streetscape. Cases documented over time demonstrate that these issues have been examined on a case-by-case basis throughout the District. In this instance, Staff finds that existing door and door opening, windows, and house massing on the front have been significantly altered and no longer retain their historic appearance. Staff finds, in this instance, that maintaining the front door size in a new location on the front elevation should be sufficient to satisfy the *Guidelines*. Staff additionally finds a solid wood door is appropriate for the character of the house and recommends the HPC approve the new front door.

### **Demolishing Exterior Staircases**

On the left and right elevations, there are exterior wood stairs. There are also exterior staircases to the first floor on the rear and another directly to the second floor. None of these stairs appear to be historic and their condition varies. Staff suspects that some of these staircases were added when the house was divided into multiple units.

Staff finds the side staircases do not contribute to the historic character of the house and are not historically significant and may be removed. Additionally, Staff finds the rear staircases also do not contribute to the historic character of the house and because they are not visible from the public right-of-way, their removal should be approved as a matter of course.

### **Changes to the Right Elevation**

On the right elevation, the applicant proposes to remove two sash windows, the first-floor door, and the basement door. The two windows are non-historic replacements, as is the basement door. The first-floor door is a wood half-lite door that looks older but does not appear to be original to the house.

The applicant proposes to install two wood casement windows and a wood half-lite door on the first floor and install a six-over-six sash window in the basement. The vinyl siding will be patched to fill in the location of the removed windows and doors.

Staff finds the existing windows and doors are not original to the house and their removal will not significantly impact the character of the house and the surrounding district. Because of the limited visibility of these windows from the public right-of-way and the high degree of alteration to the house, Staff finds changing the window openings and sizes on this elevation will not impair the streetscape or character of the surrounding district and recommends the HPC approve their removal under the *Design Guidelines* and 24A-8(d).

Staff additionally finds the wood windows and doors are compatible materials that will not detract from the character of the house and recommends the HPC approve them under the *Design Guidelines* and 24A-8(d).

### **Changes to the Rear Elevation**

The applicant proposes significant changes to the rear addition, however, the design and materials at the rear have been heavily modified from the historic appearance. On the first floor, the applicant proposes to remove three one-over-one sash windows and the existing door. In place of these openings, the applicant will install three wood casement windows and a wood full lite door. Sections of new vinyl siding will be installed to fill in any remaining gaps from the existing window openings.

On the second story, the applicant proposes to remove the door and the left sash window. In place of the

door, the applicant proposes to install a pair of wood casement windows. The existing sash window will be replaced with a new casement window.

Staff finds these changes will not be at all visible from the public right-of-way and, per the *Design Guidelines*, should be approved as a matter of course. Additionally, Staff finds that this elevation has been so heavily modified that the house has lost its integrity of materials and design, retaining none of its historic characters.

### **Rear Addition**

In the left rear corner, the applicant proposes to construct a small addition to “square off” the corner. This addition measures approximately 2’ × 13’ (two feet by thirteen feet) and includes the door and three windows discussed above.

Like the other changes at the rear of the house, this addition will not be visible from the public right-of-way and should be approved as a matter of course.

### **Deck and Stair Construction**

The final alterations proposed by the applicant are a set of stairs on the right elevation and a rear deck. The stairs on the right are a simple set of wooden stairs, with a wood railing, and a landing measuring approximately 10’ × 8’ (ten feet by eight feet).

The rear deck, also constructed out of wood with a simple wood handrail, measures approximately 18’ × 10’ (eighteen feet by ten feet). This deck is not visible from the public right of way.

Staff finds both the deck and side stair and landing are compatibly designed with the house and are constructed out of appropriate materials (i.e. wood). Staff recommends the HPC approve the deck and stairs under Standard 2, 24A-8(d), and the *Design Guidelines*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(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;

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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 \_\_\_\_\_

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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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.

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	



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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

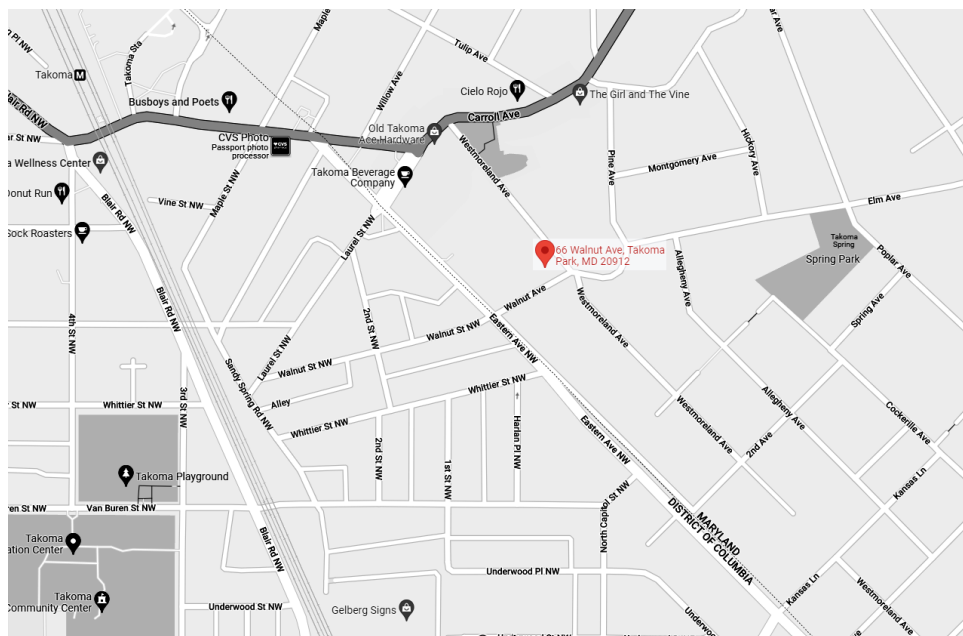
# HENDRICKSON RESIDENCE

## 66 WALNUT AVE, TAKOMA PARK, MD 20912

### GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT.
- VERIFY ALL LOCATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK AND VERIFY LOCATION WITH ARCHITECT.
  - CONTACT MISS UTILITY OF DC PRIOR TO ANY EXCAVATION.
  - DETERMINE LOCATION OF WATER METER, ELECTRIC AND GAS METER IN ACCORDANCE WITH SERVING UTILITY AND VERIFY LOCATION WITH ARCHITECT.
- CONTRACTOR TO VERIFY ALL CONDITION AND DIMENSIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING THE WORK AND CONTRACTOR SHALL MAKE AND ADD ALL CORRECTIONS NECESSARY DUE TO NEGLIGENT FIELD VERIFICATION AT HIS SOLE EXPENSE.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISE CLEAR OF THE ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK AND AT THE COMPLETION OF THE WORK, SHALL REMOVE ALL RUBBUSH DEBRIS, EQUIPMENT, AND SURPLUS MATERIALS FROM IN AND AROUND THE BUILDING AND LEAVE THE WORK, "BROOM CLEAN."
- ANY OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY OF THE WORK SO INVOLVED. ALL WORK IS TO BE COORDINATED SO THAT THE COOPERATION BETWEEN ALL TRADES, WHERE REQUIRED, IS ACCOMPLISHED.
- PATCH AND REPAIR ALL SURFACES DISRUPTED OR DAMAGED DURING CONSTRUCTION TO EXACTLY MATCH EXISTING ADJACENT SURFACES.
- ALL FIXTURE LOCATIONS TO BE VERIFIED WITH THE ARCHITECT AND/OR OWNER PRIOR TO FINISH OF FRAMING.
- FIXTURE SUBSTITUTIONS TO BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO ORDERING.
- VERIFY COMPATIBILITY OF MATERIALS CALLED OUT IN THESE DRAWINGS AND ALERT THE ARCHITECT TO ANY POTENTIAL CONFLICTS PRIOR TO INSTALLATION.
- EUSTILUS ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THE ATTACHED DRAWINGS LISTED. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED .

### VICINITY MAP



### PROJECT DATA

OWNER:	HENDRICKSON, PETER DEVINE & ALLSOP, NICHOLAS JORDAN
EXISTING PROPOSED	SINGLE FAMILY DETACHED SINGLE FAMILY DETACHED
PROJECT DESCRIPTION	RENOVATION OF A 2-STORY, SINGLE FAMILY DETACHED RESIDENCE OVER A BASEMENT.

### ZONING DATA

PARCEL / LOT / BLOCK	0000 / 23 / A	
ZONE	R-60	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
STORIES	EXISTING	PROPOSED
LOT SIZE	2 + BASEMENT	NO CHANGE
GROSS SF	5,308 SF	NO CHANGE
BASEMENT	890 SF	890 SF
ABOVE GRADE	1918 SF	1922 SF

### APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE (IRC) 2018

### FIRE RATING DATA

FIRE ALARM:	NO
SPRINKLER:	NO
FIREDETECTION:	HARDWIRED, INTERCONNECTED SMOKE / CO2 DETECTORS W/ BATTERY BACK-UP
ACCESSIBILITY:	NO

### PROJECT TEAM

ARCHITECT  
EUSTILUS LLC  
ERIC TERAN  
2800 N. ROSSER ST  
ALEXANDRIA, VA 22311  
202-569-9620  
ETERAN@EUSTILUS.COM

SHEET INDEX			
SHEET #	SHEET NAME	REV. 01	REV. 02
		REV. 03	

001	COVER		
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D001	EX. CONDITION & DEMO PLANS		
D002	EXISTING & DEMO ELEVATIONS		

A050	SITE PLAN		
A100	CELLAR		
A101	FLOOR PLAN		
A102	FLOOR PLAN		
A103	ROOF PLAN		
A200	PROPOSED ELEVATIONS		
A201	PROPOSED ELEVATIONS		
A300	BUILDING SECTIONS		
A301	BUILDING SECTIONS		
A500	DOOR & WIN SCHEDULE		

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 20185, EXPIRATION DATE DEC. 10, 2023



DRAWINGS BY:  
**EUSTILUS**  
2800 N ROSSER ST  
ALEXANDRIA, VA 22311  
202.569.9620  
WWW.EUSTILUS.COM



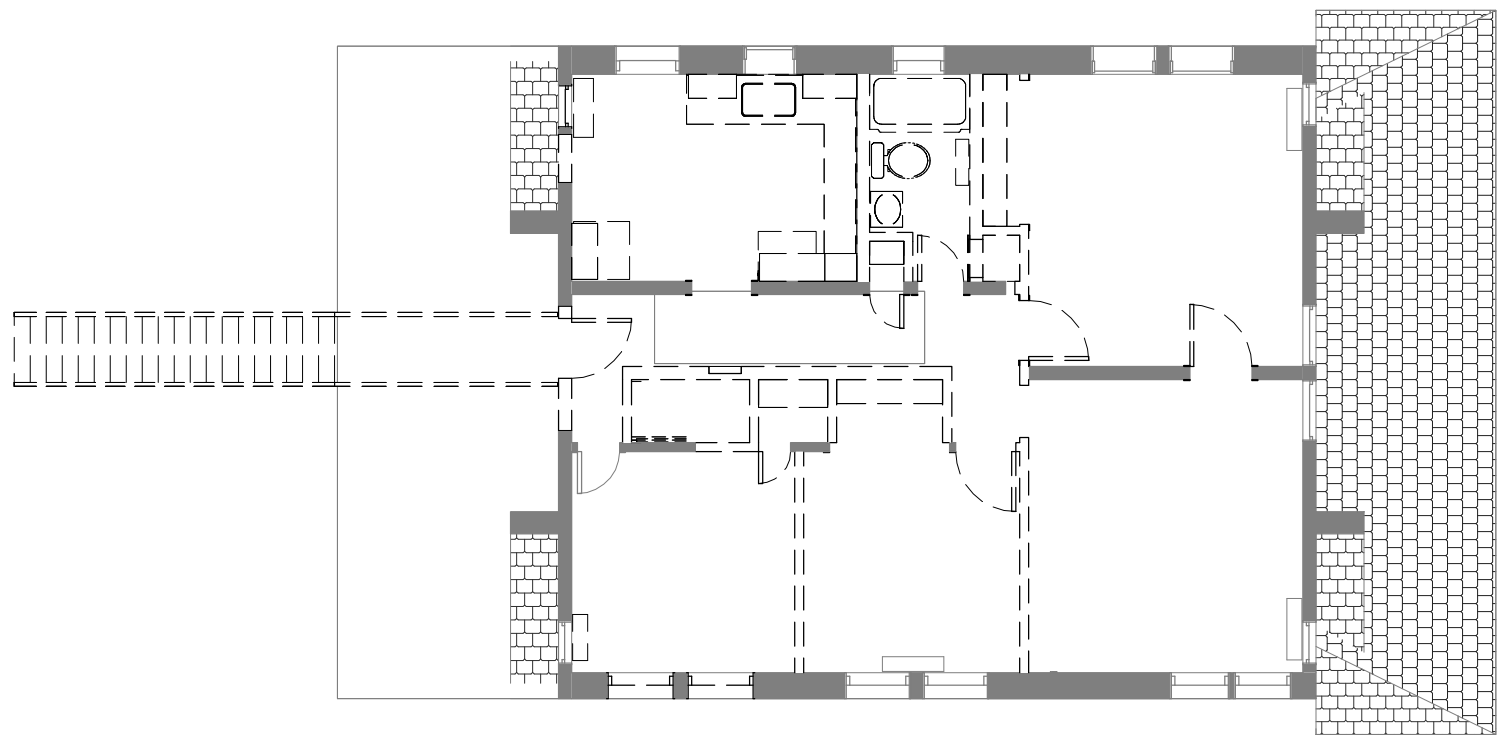
Eric F. Teran  
Principal, Eustilus  
May 6, 2022

HENDRICKSON  
RESIDENCE  
66 WALNUT AVE.  
TAKOMA PARK, MD 20912

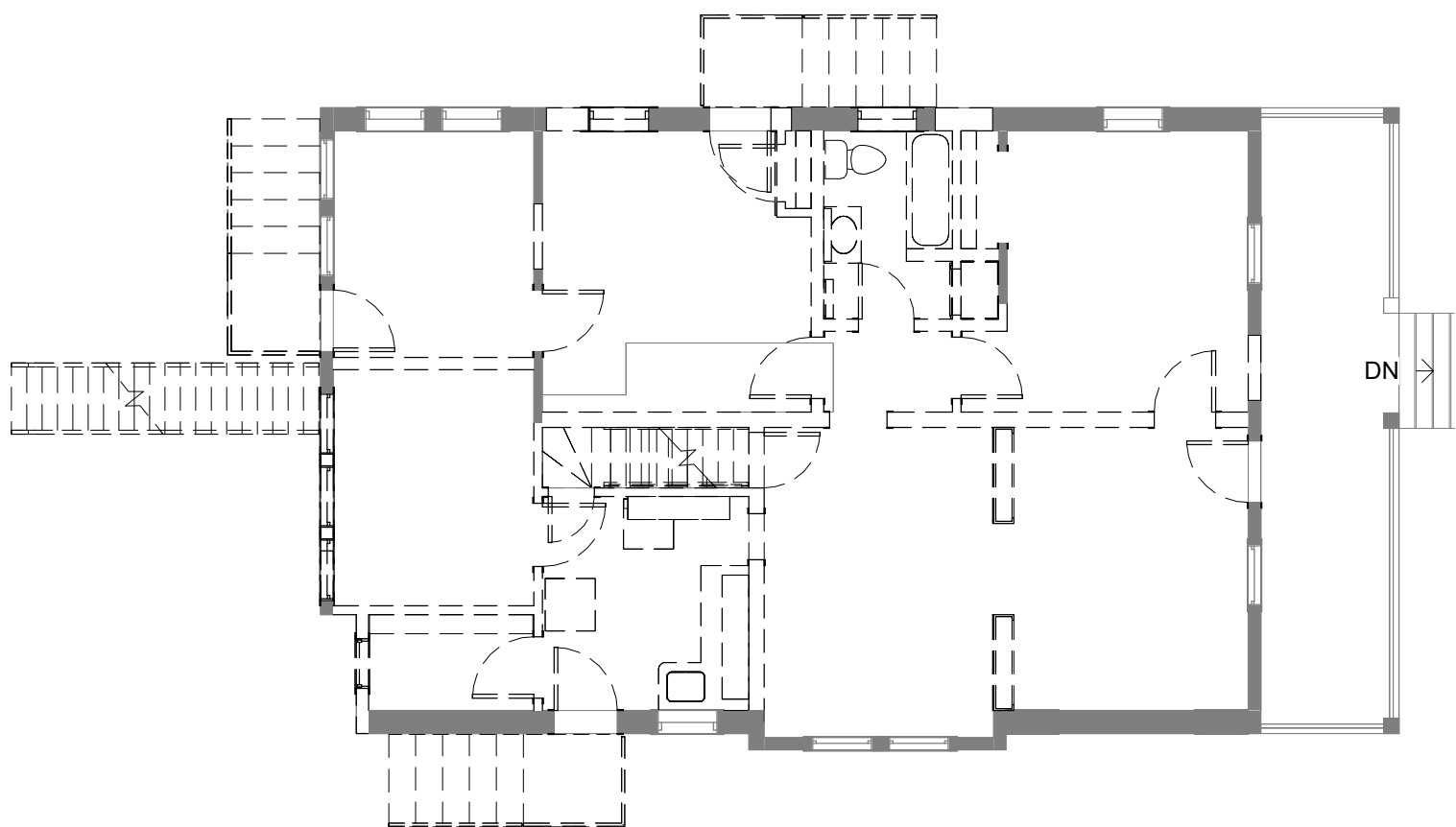
#	Description	Date

Project: 3.22.07  
Date: 07/27/2022

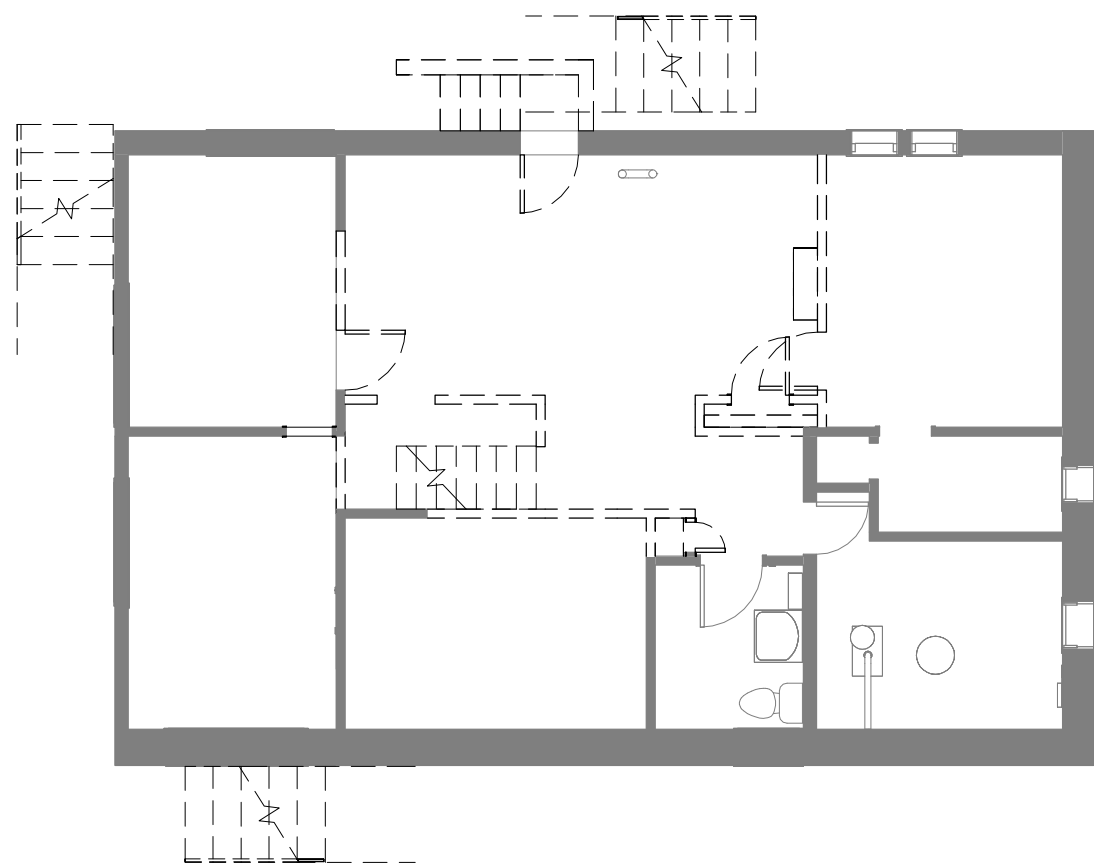
001  
COVER



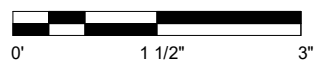
**2 LEVEL 02 - DEMOLITION**  
1/8" = 1'-0"



**1 LEVEL 01 - DEMOLITION**  
1/8" = 1'-0"



**3 LEVEL B1 - DEMOLITION**  
1/8" = 1'-0"



**GENERAL DEMO NOTES**

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UNLESS NOTED OTHERWISE.
3. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
4. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
5. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
6. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED

**KEY:**

- INDICATES WALL TO BE REMOVED
- INDICATES EXIST. WALL TO REMAIN

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 20185, EXPIRATION DATE DEC. 10, 2023



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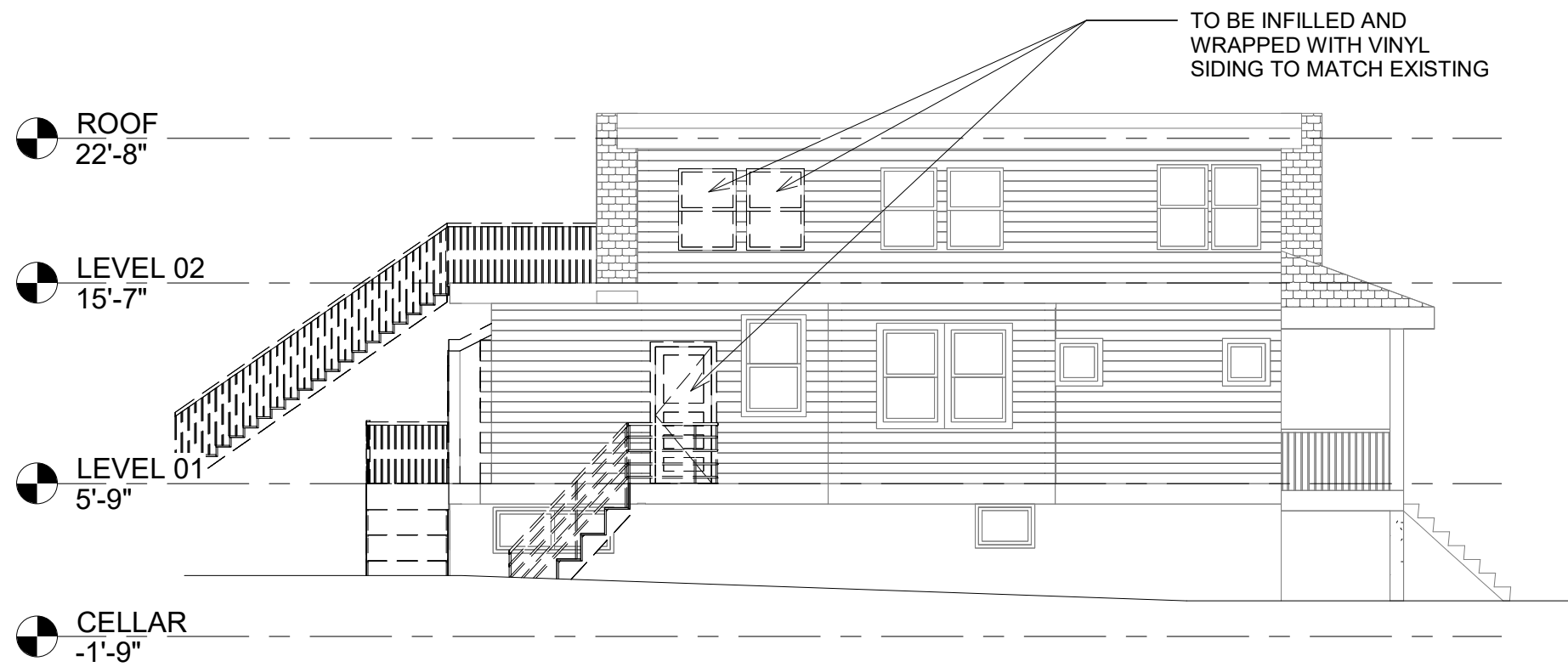


Eric F. Teran  
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May 6, 2022

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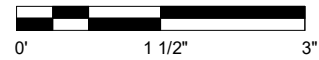
#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

**D001**  
**EX.**  
**CONDITION & DEMO PLANS**



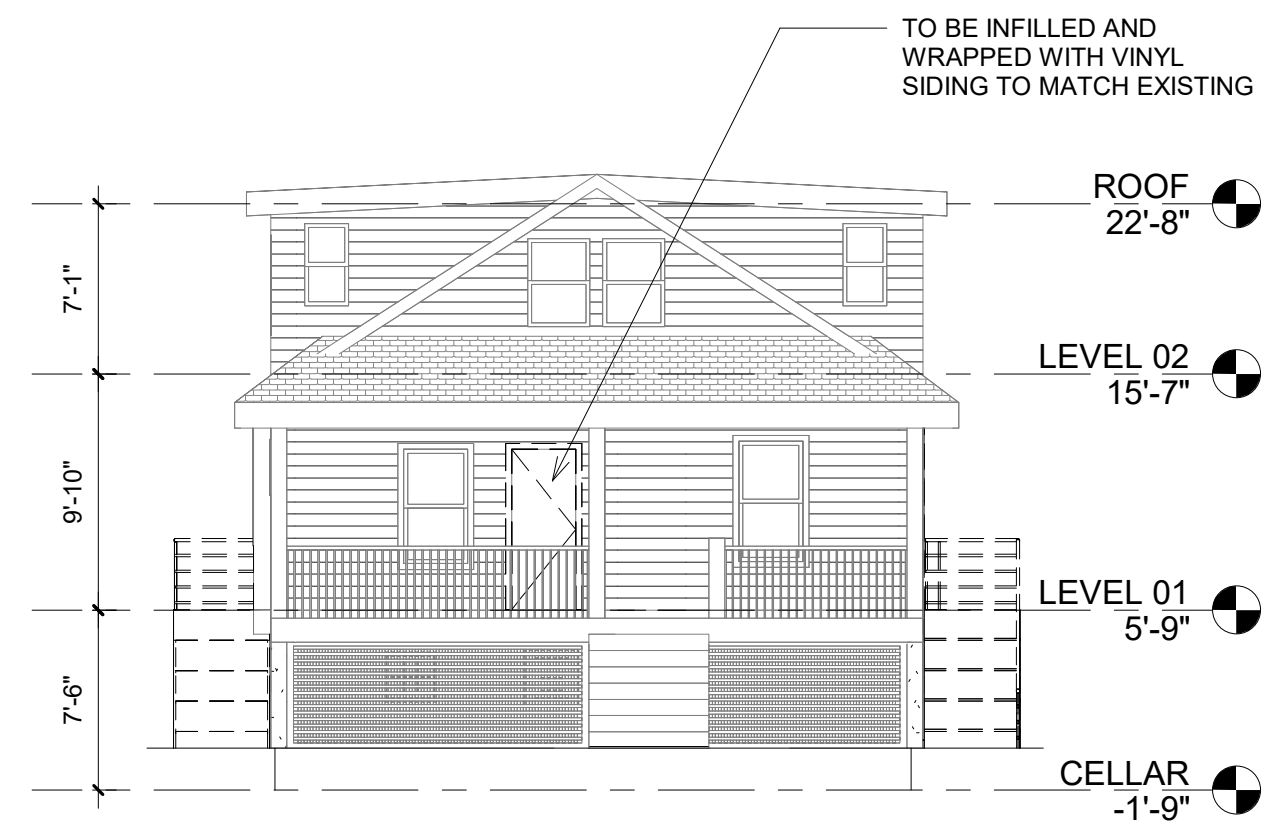
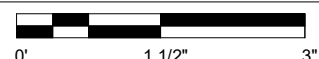
3 SOUTH ELEVATION - EXISTING

1/8" = 1'-0"



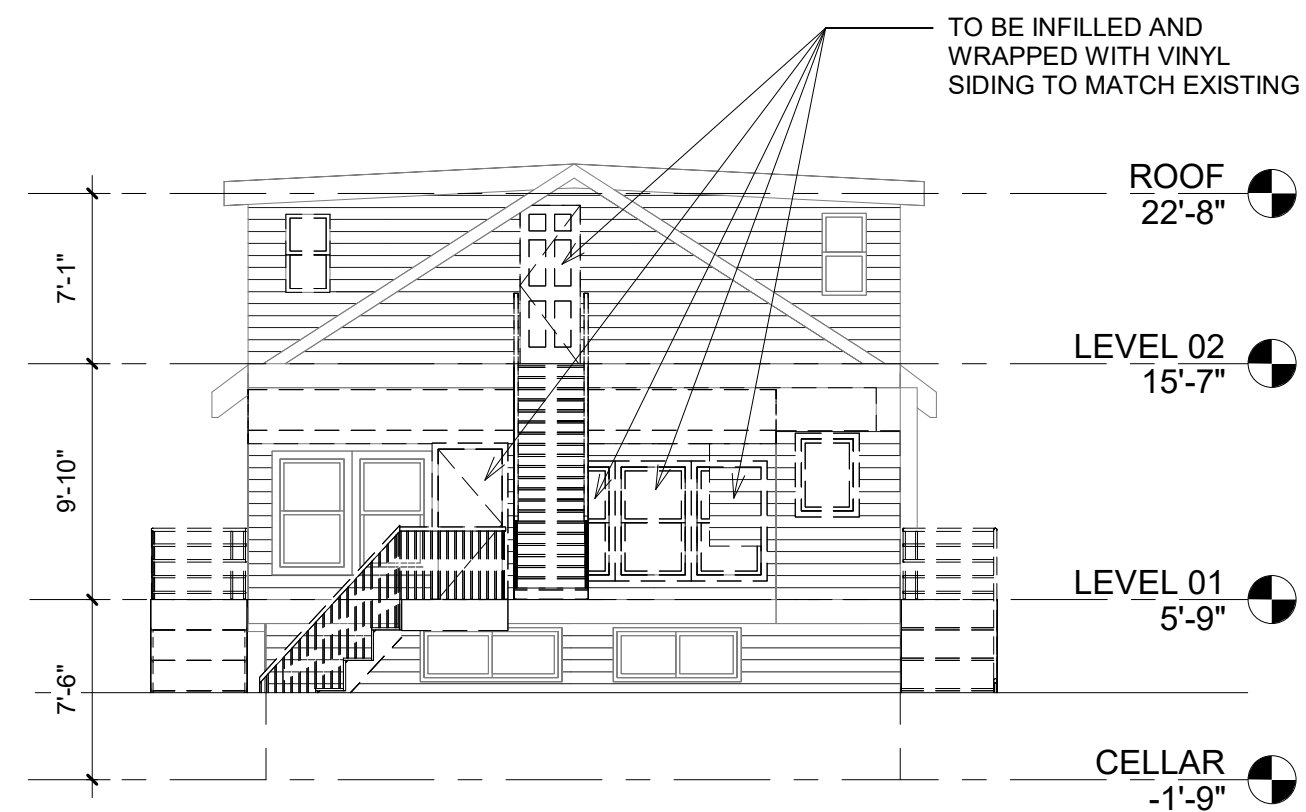
4 NORTH ELEVATION - EXISTING

1/8" = 1'-0"



1 EAST ELEVATION - EXISTING

1/8" = 1'-0"

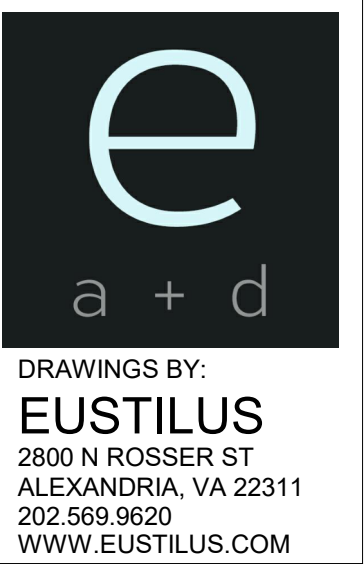


2 WEST ELEVATION - EXISTING

1/8" = 1'-0"



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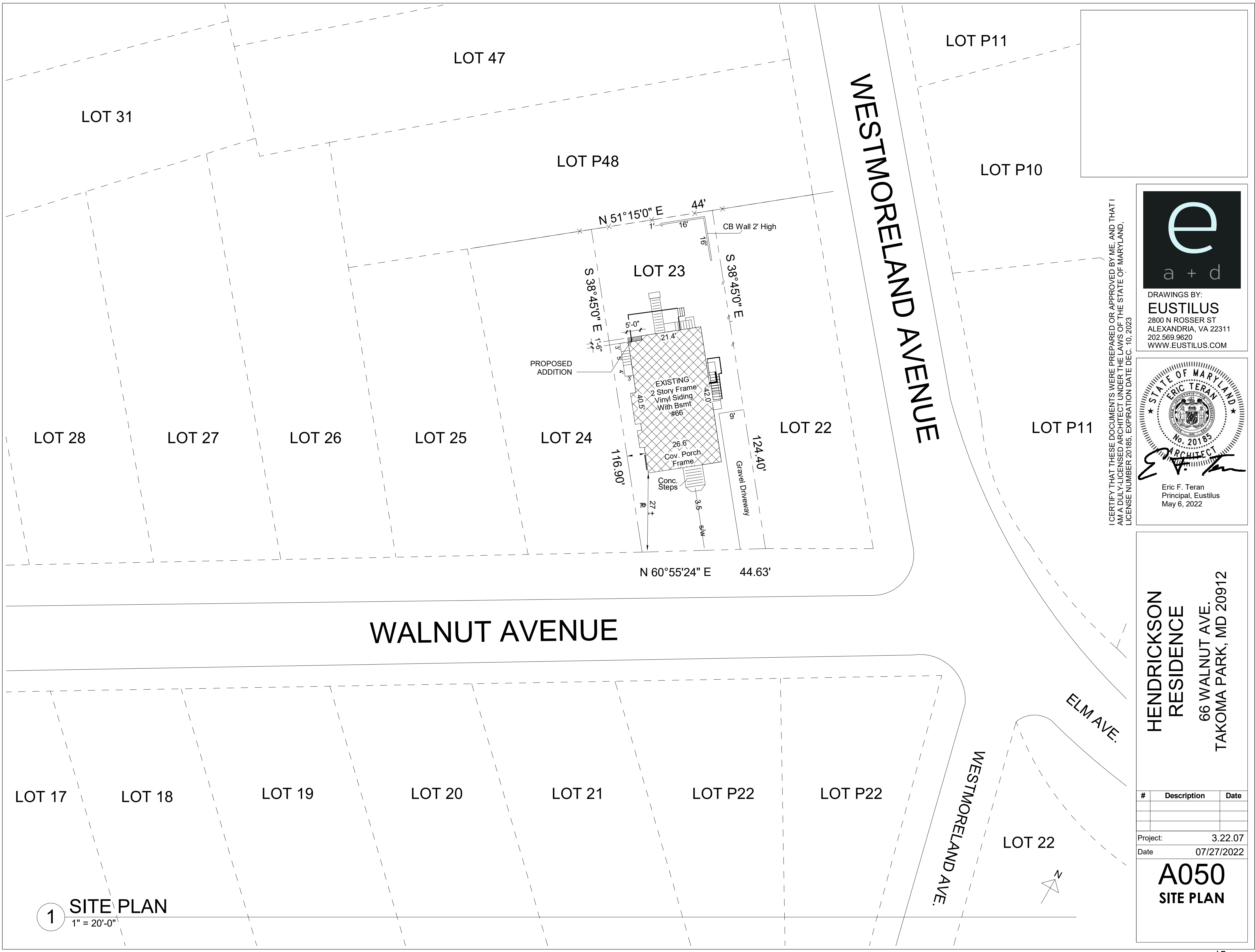


**HENDRICKSON  
RESIDENCE**  
66 WALNUT AVE.  
TAKOMA PARK, MD 20912

#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

**D002**  
**EXISTING &  
DEMO  
ELEVATIONS**





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May 6, 2022

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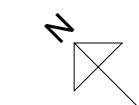
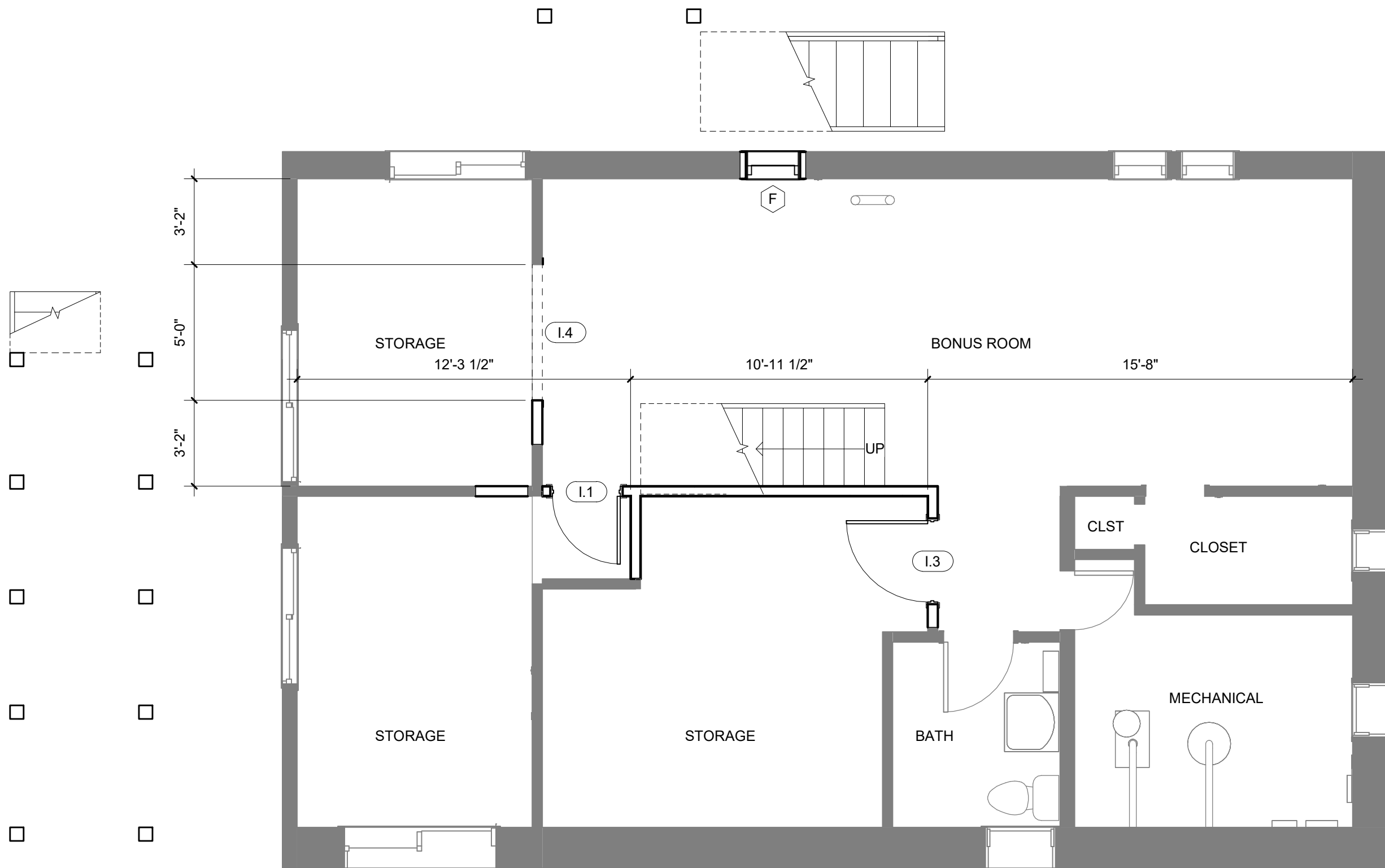
**A050**  
**SITE PLAN**

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



D002 2

1  
A301  
D002  
4



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1  
A300

1  
D002

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66 WALNUT AVE.  
TAKOMA PARK, MD 20912

#	Description	Date

Project: 3.22.07  
Date: 07/27/2022

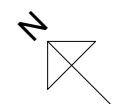
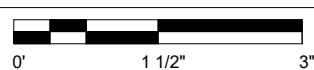
**A100  
CELLAR**

1 **CELLAR**  
1/4" = 1'-0"



1 LEVEL 01

1/4" = 1'-0"



A101  
FLOOR PLAN

#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

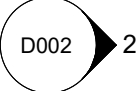
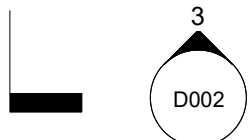
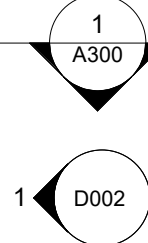
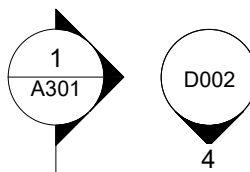
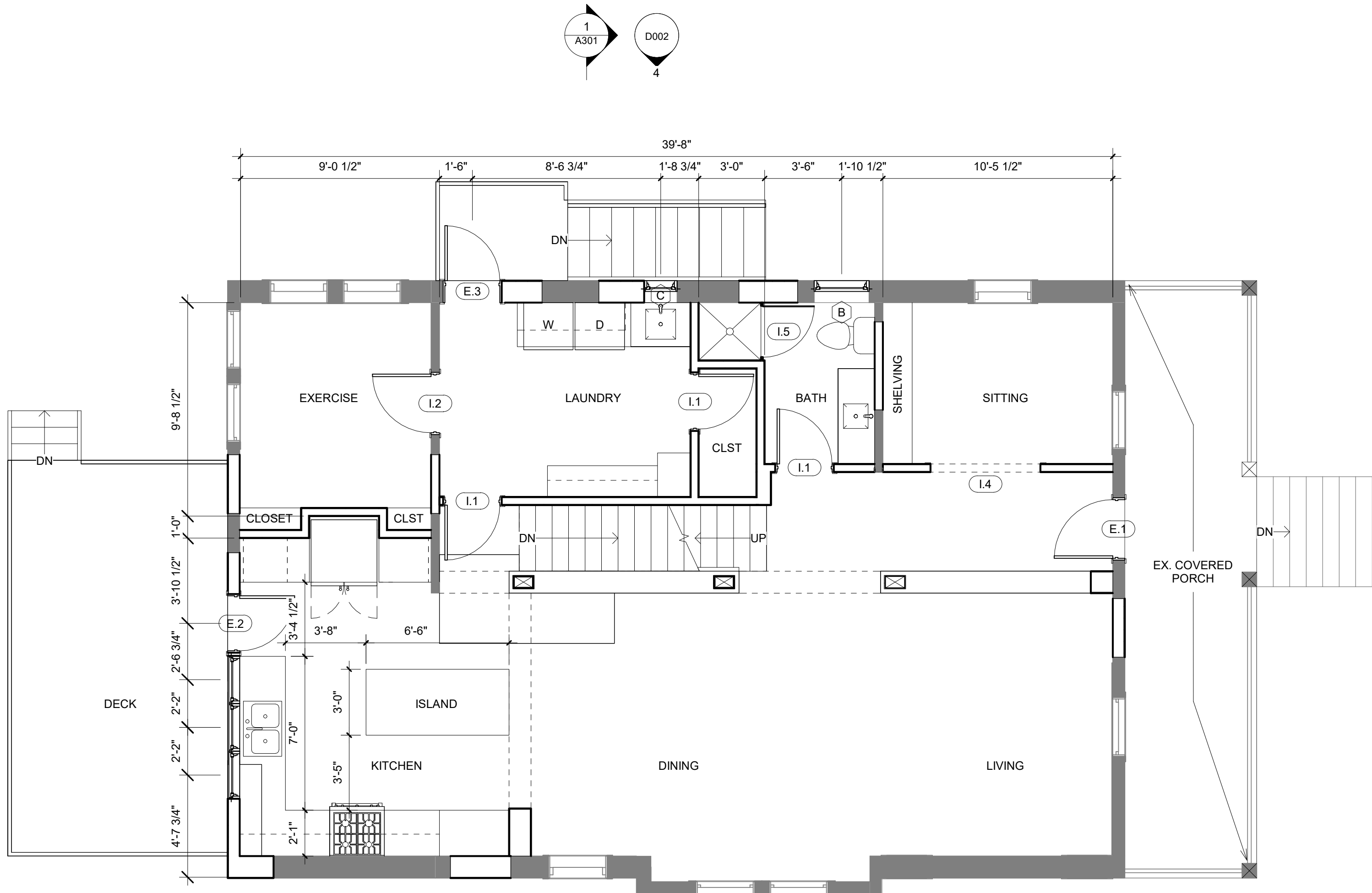
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TAKOMA PARK, MD 20912

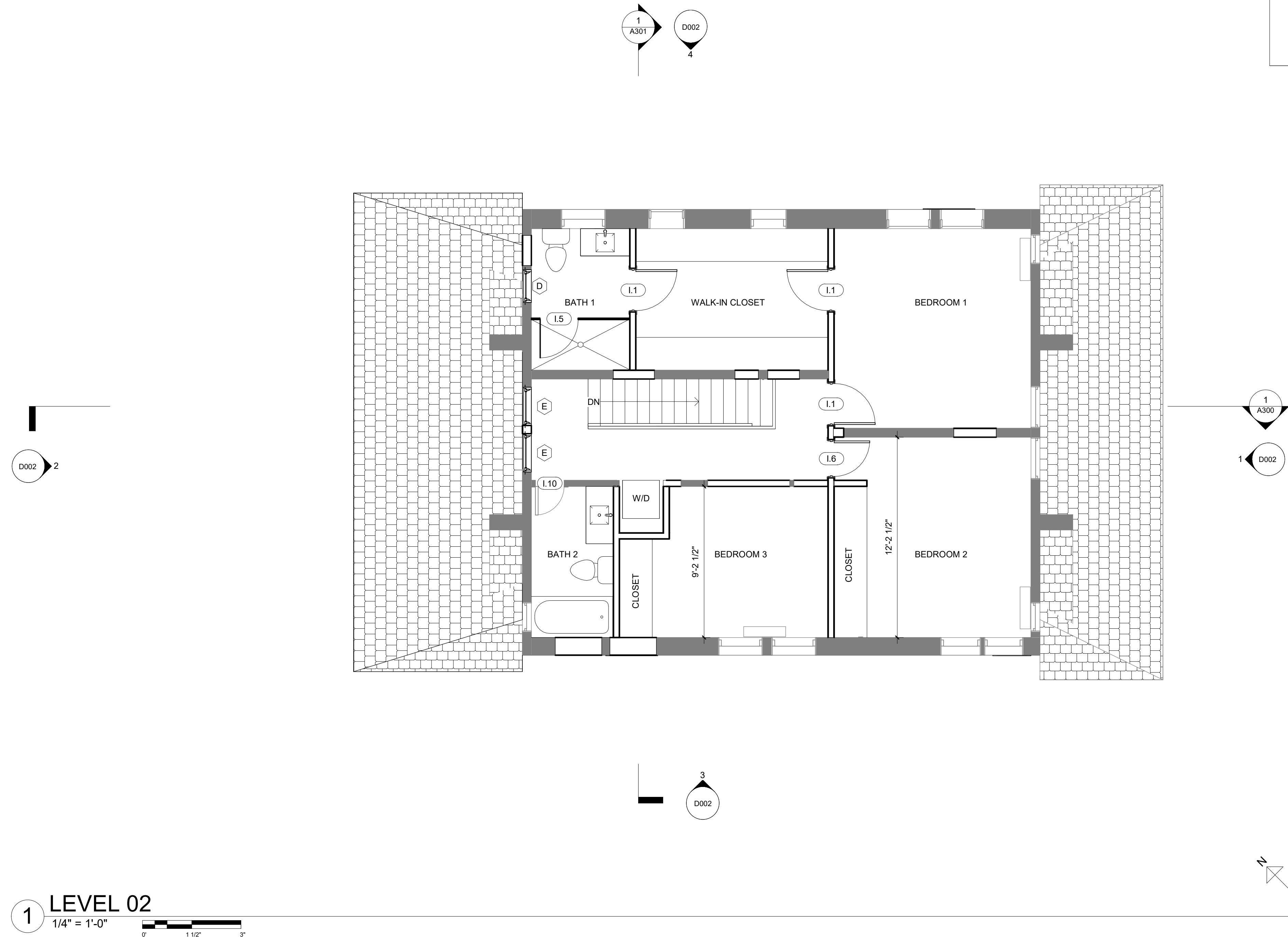
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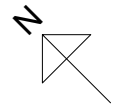
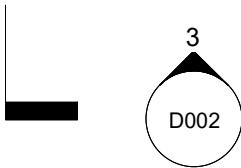
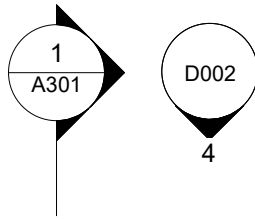
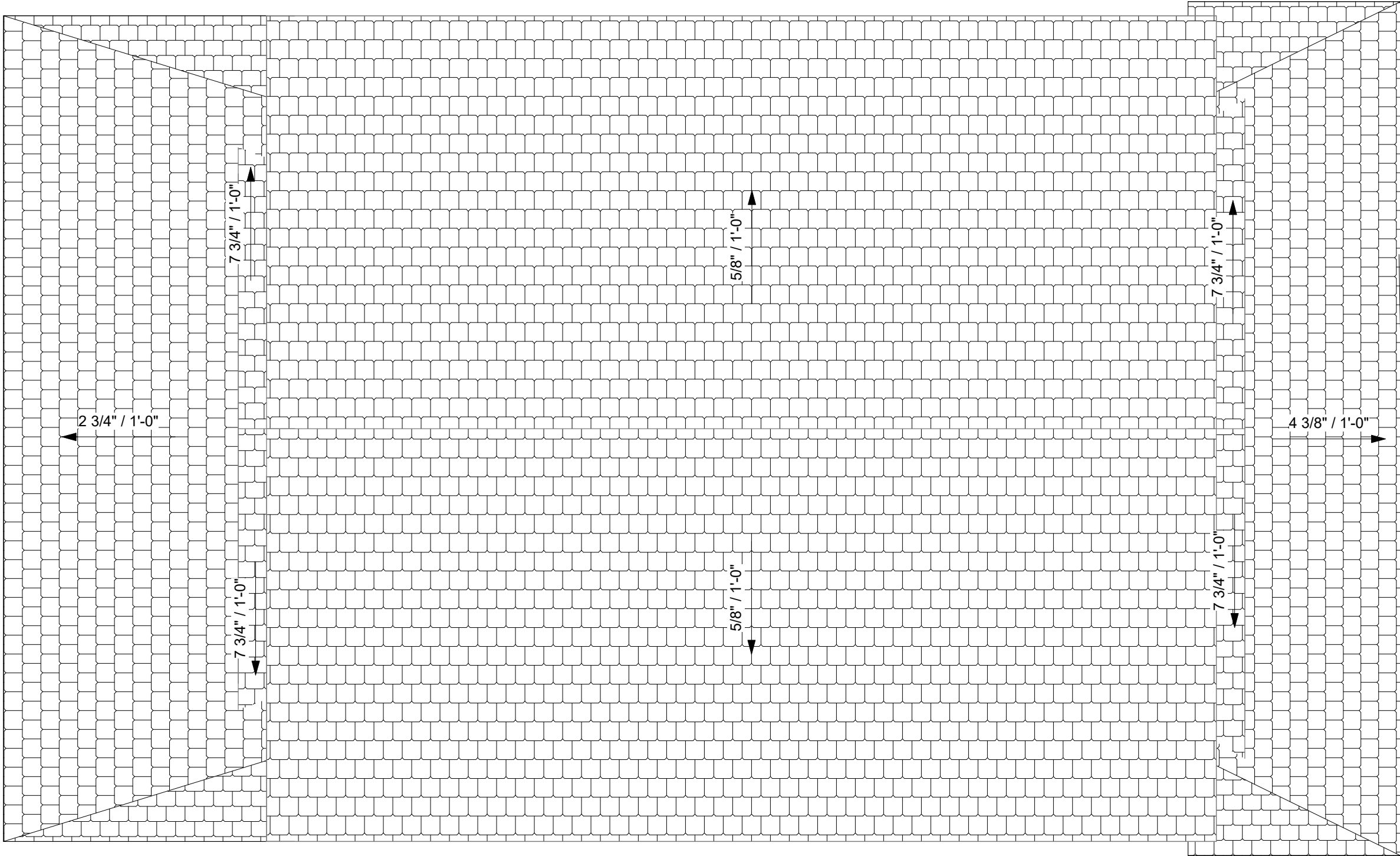
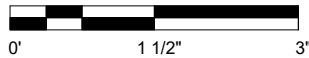
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RESIDENCE**  
66 WALNUT AVE.  
TAKOMA PARK, MD 20912

#	Description	Date

Project: 3.22.07  
Date: 07/27/2022

**A102  
FLOOR PLAN**

1 ROOF  
1/4" = 1'-0"



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TAKOMA PARK, MD 20912

#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

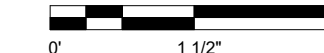
**A103  
ROOF PLAN**



**2 EAST ELEVATION - PROPOSED**  
1/4" = 1'-0"



**1 WEST ELEVATION - PROPOSED**  
1/4" = 1'-0"



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TAKOMA PARK, MD 20912

#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

**A200  
PROPOSED  
ELEVATIONS**



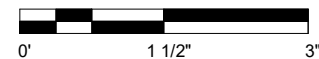
ROOF  
22'-8"

LEVEL 02  
15'-7"

LEVEL 01  
5'-9"

CELLAR  
-1'-9"

1 SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"



ROOF  
22'-8"

LEVEL 02  
15'-7"

LEVEL 01  
5'-9"

CELLAR  
-1'-9"

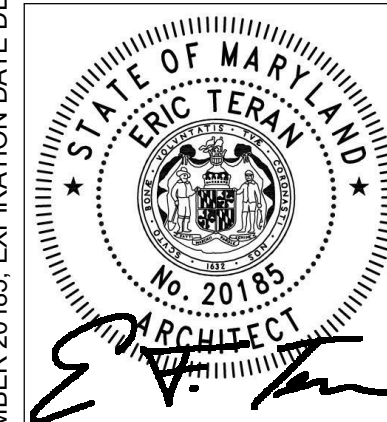
2 NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"



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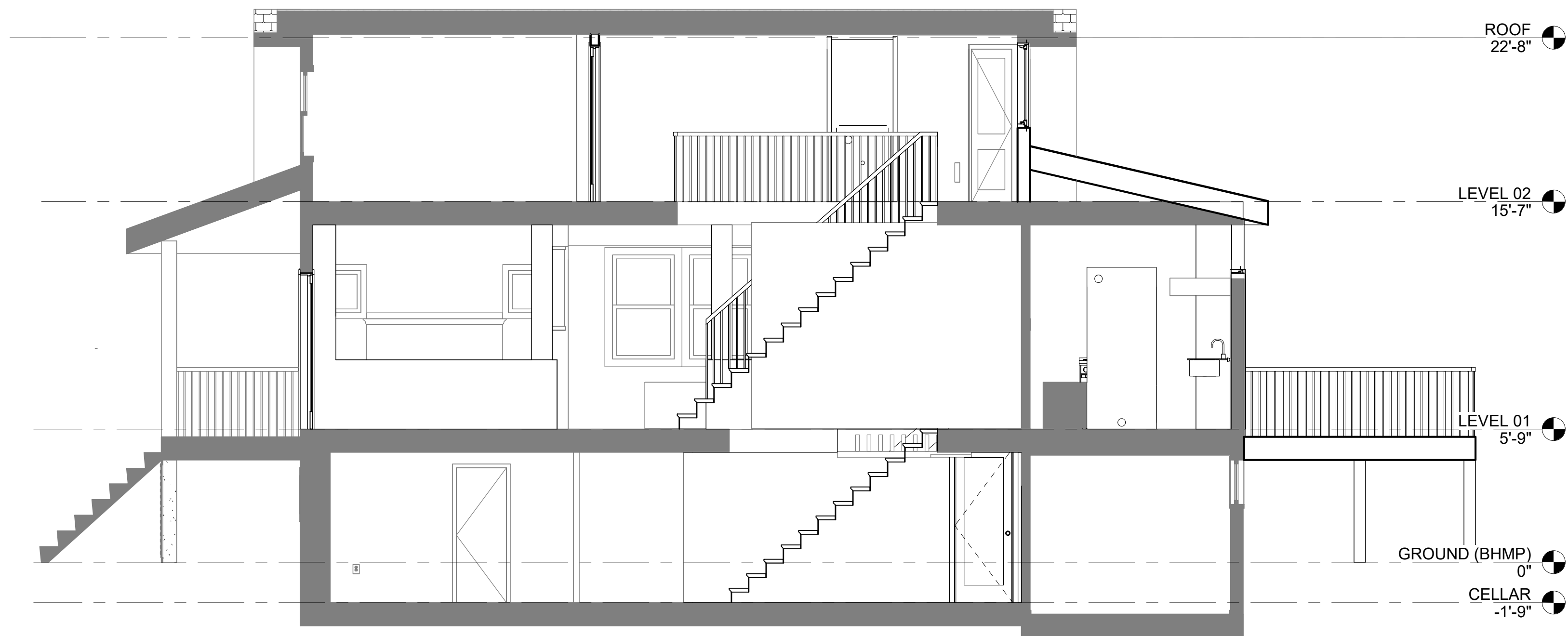


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Principal, Eustilus  
May 6, 2022

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66 WALNUT AVE.  
TAKOMA PARK, MD 20912

#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

**A201**  
**PROPOSED  
ELEVATIONS**



1 WEST - EAST SECTION  
1/4" = 1'-0"



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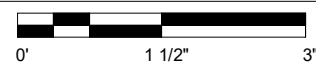
#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

**A300  
BUILDING  
SECTIONS**





1 NORTH - SOUTH SECTION  
1/4" = 1'-0"



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May 6, 2022

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RESIDENCE**  
66 WALNUT AVE.  
TAKOMA PARK, MD 20912

#	Description	Date
Project:	3.22.07	
Date	07/27/2022	

**A301**  
**BUILDING**  
**SECTIONS**

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Eric F. Teran  
Principal, Eustilus  
May 6, 2022

WINDOW SCHEDULE						
MARK	DIMENSIONS			TYPE	COMMENTS	QUANTITY
	WIDTH	HEIGHT	HEAD HEIGHT			
A	2'-2"	4'-8"	6'-10 3/4"	CASEMENT	Pella® Architect Series® – Traditional Wood Casement Window OR EQUAL	3
B	2'-6"	4'-9"	7'-9"	CASEMENT	Pella® Architect Series® – Traditional Wood Casement Window OR EQUAL	1
C	1'-6"	4'-9"	7'-9"	CASEMENT	Pella® Architect Series® – Traditional Wood Casement Window OR EQUAL	1
D	2'-0"	3'-8"	6'-8"	CASEMENT	Pella® Architect Series® – Traditional Wood Casement Window OR EQUAL	1
E	2'-4"	3'-8"	6'-10 1/4"	CASEMENT	Pella® Architect Series® – Traditional Wood Casement Window OR EQUAL	2
F	2'-0"	3'-1"	6'-4"	DOUBLE-HUNG	Pella® Architect Series® – Traditional Wood Double-Hung Window OR EQUAL	1

NOTES:

- ALL WINDOWS TO BE BLACK EXTERIOR, PRIMED INTERIOR, LOW-E UNLESS NOTED OTHERWISE.
- ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IRC §308.4 SHALL BE SAFETY GLAZING AND BE LABELED PER IRC §308.1
- ALL WINDOWS AND GLASS IN WET AREAS SUCH AS RESTROOMS WILL COMPLY WITH 2406.4.5 GLAZING AND WET SURFACES
- VERIFY IN FIELD OPENINGS PRIOR TO ORDERING.
- PROVIDE SAMPLES PRIOR TO ORDERING
- ALL NEW WINDOWS ARE REQUIRED TO BE TESTED AND LABELED AS HAVING MET NFRC REQUIREMENTS FOR U FACTOR AND SHGC RATINGS AND AIR LEAKAGE.

DOOR SCHEDULE						
MARK	DIMENSIONS			TYPE	COMMENTS	QUANTITY
	WIDTH	HEIGHT	THICKNESS			
E.1	2'-8"	6'-8"	1 3/8"	INSWING	Pella® 2 Panel Solid Wood Entry Door OR EQUAL	1
E.2	2'-6"	6'-8"	1 3/8"	INSWING	Pella® Full-Light Wood Entry Door OR EQUAL	1
E.3	2'-6"	6'-8"	1 3/8"	INSWING	Pella® 2 Panel Wood Entry Door with Half-Light Glass Panel OR EQUAL	1
I.1	2'-6"	6'-8"	1 3/8"	INSWING		7
I.2	2'-8"	6'-8"	1 3/8"	INSWING		1
I.3	3'-0"	6'-8"	1 3/8"	INSWING		1
I.4	5'-0"	6'-8"	2"	INSWING, DOUBLE		2
I.5	2'-4"	6'-8"	1/2"	GLASS, INSWING	SHOWER DOOR	2
I.6	2'-2"	6'-8"	1 3/8"	INSWING		1

NOTES:

- ALL EXTERIOR DOORS TO BE BLACK EXTERIOR, PRIMED INTERIOR, LOW-E UNLESS NOTED OTHERWISE.
- ALL INTERIOR DOORS TO BE ONE PANEL, SOLID CORE UNLESS NOTE OTHERWISE
- PROVIDE SAFETY GLAZING PER IRC SECTION R308.4.
- VERIFY IN FIELD OPENINGS PRIOR TO ORDERING.
- PROVIDE SAMPLES PRIOR TO ORDERING

HENDRICKSON  
RESIDENCE  
66 WALNUT AVE.  
TAKOMA PARK, MD 20912

#	Description	Date

Project: 3.22.07

Date 07/27/2022

A500  
DOOR & WIN  
SCHEDULE

FRONT DOOR TO BE  
MOVED 2'-0" TO THE  
RIGHT





EXISTING WINDOW  
TO BE REMOVED



EXISTING WINDOW  
TO BE REMOVED

EXISTING DOOR TO  
BE REMOVED AND  
INFILLED TO MATCH  
EXISTING

EXISTING STAIRS  
TO BE REMOVED



EXISTING DOOR TO  
BE REMOVED AND  
INFILLED TO MATCH  
EXISTING

EXISTING STAIRS  
TO BE REMOVED

EXISTING DOOR  
TO BE REMOVED  
AND INFILLED TO  
MATCH EXISTING

EXISTING AREAWAY  
TO BE INFILLED





EXISTING DOOR TO  
BE REMOVED AND  
INFILLED TO MATCH  
EXISTING

EXISTING STAIRS  
TO BE REMOVED

EXISTING DOOR  
TO BE REMOVED  
AND INFILLED TO  
MATCH EXISTING



EXISTING DOOR TO  
BE REMOVED AND  
INFILLED TO MATCH  
EXISTING

EXISTING STAIRS  
TO BE REMOVED

EXISTING DOOR  
TO BE REMOVED  
AND INFILLED TO  
MATCH EXISTING

EXISTING AREAWAY  
TO BE INFILLED



EXISTING WINDOWS  
TO BE REMOVED

EXISTING DOOR  
TO BE REMOVED  
AND INFILLED TO  
MATCH EXISTING

EXISTING STAIRS  
TO BE REMOVED

EXISTING STAIRS  
TO BE REMOVED



EXISTING DOOR TO  
BE REMOVED AND  
REPALCED WITH  
WINDOWS

EXISTING STAIRS  
TO BE REMOVED



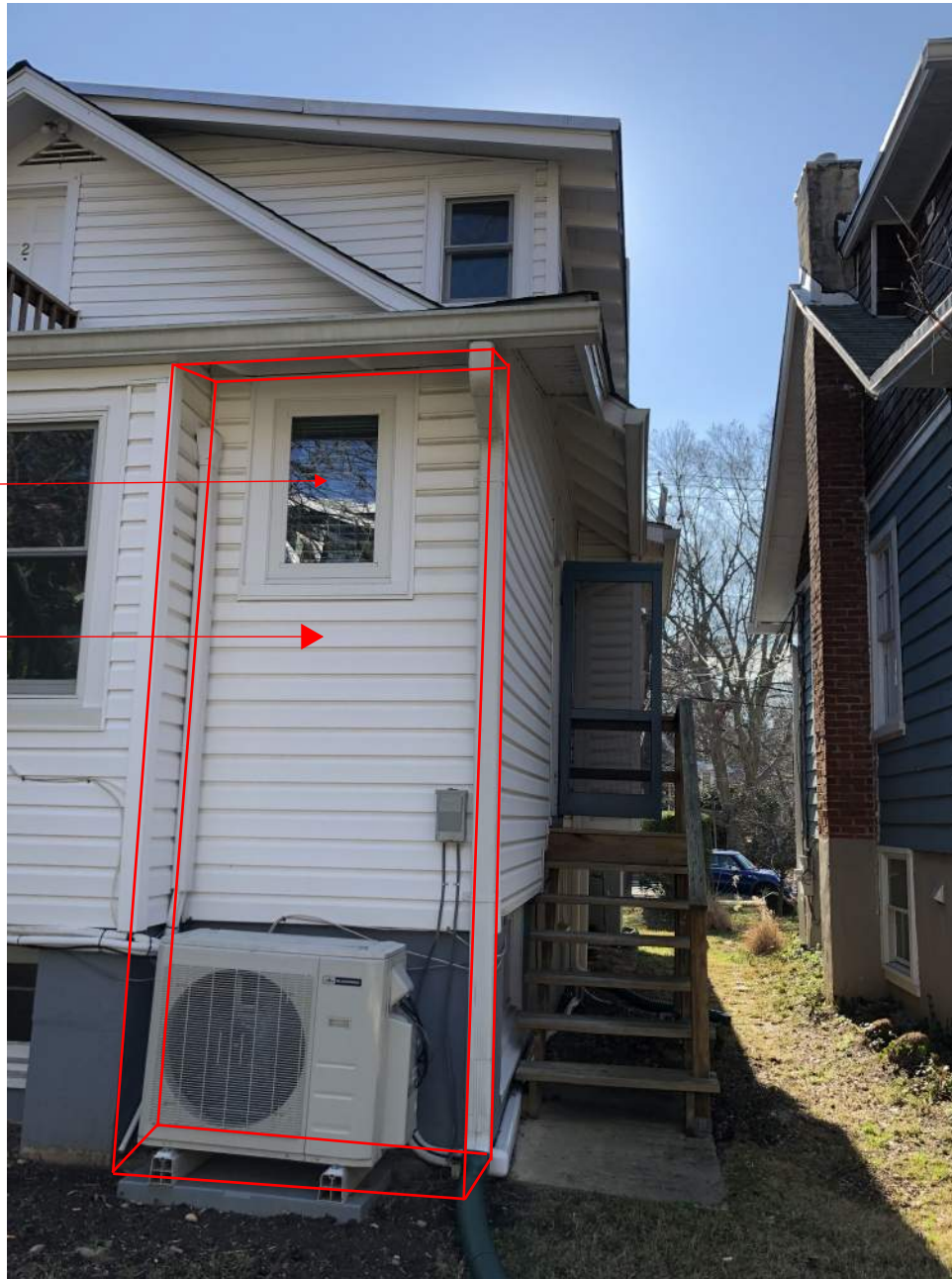
EXISTING WINDOW  
TO BE REMOVED

EXISTING WINDOW  
TO BE REMOVED



EXISTING WINDOW TO  
BE REMOVED

AREA OF ADDITION



EXISTING DOOR TO  
BE REMOVED AND  
INFILLED TO MATCH  
EXISTING

EXISTING STAIRS  
TO BE REMOVED



EXISTING DOOR TO  
BE REMOVED AND  
INFILLED TO MATCH  
EXISTING

EXISTING STAIRS  
TO BE REMOVED







## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 1



HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 2





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 3





## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

## ADDITIONAL SITE PHOTOS 4





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 5





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 6



HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 7





## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 8





## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 9





## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 10





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 11





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 12



HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 13





## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 14





## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 15



HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 16





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 17





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 18



## HENDRICKSON RESIDENCE

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ADDITIONAL SITE PHOTOS 19



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ADDITIONAL SITE PHOTOS 20





HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 21





## HENDRICKSON RESIDENCE

66 WALNUT AVE, TAKOMA PARK, MD 20912

ADDITIONAL SITE PHOTOS 23



