

1. New and replacement windows need to be wood or aluminum clad wood with permanently affixed grilles and interior spacer bars. Final approval authority for appropriately detailed windows meeting these criteria is delegated to Staff.

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
 STYLE: Craftsman
 DATE: 1923

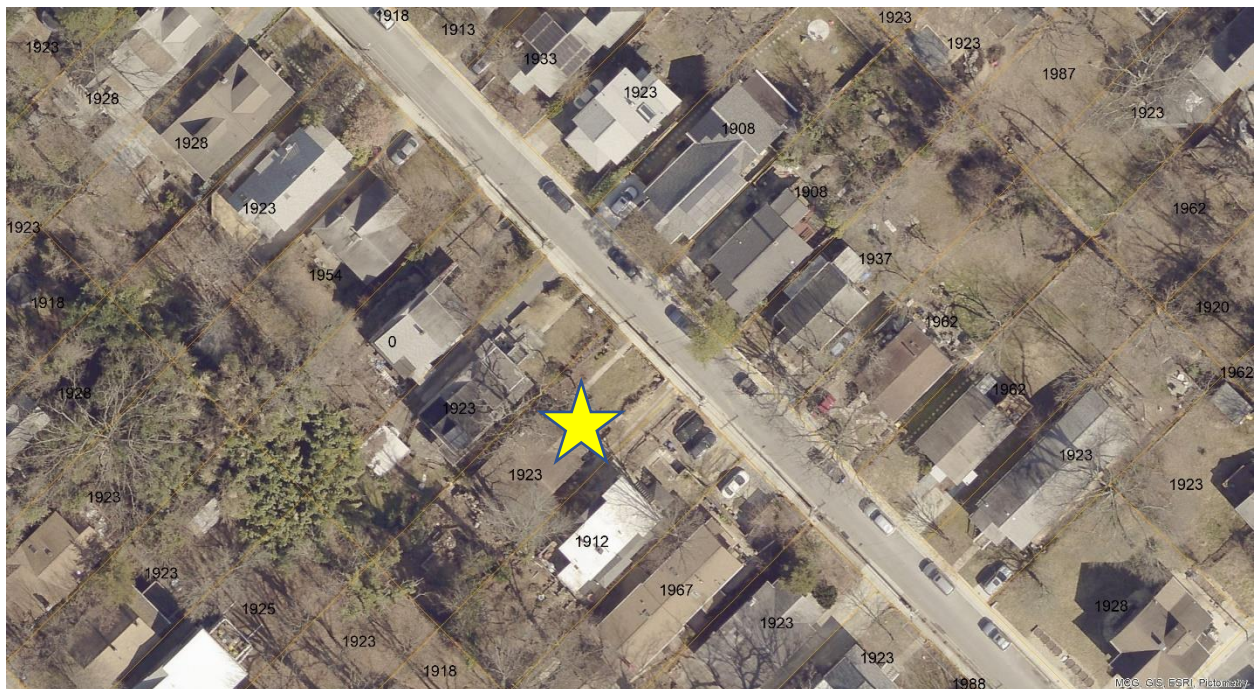


Figure 1: The subject property is located mid-block, at the edge of the historic district.

PROPOSAL

The applicant proposes to:

- Remove and raise the roof;
- Construct building additions;
- Replace the existing non-windows;
- Demolish a non-historic outbuilding.

Additional work including recreating the decorative brackets and removing the aluminum siding and restoring the historic wood clapboard siding is proposed but does not require a HAWP.

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

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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 one-story, side gable Craftsman bungalow with a front gable front porch on the west side of Westmoreland Ave. The property has been abandoned for a significant period of time. The applicant has consulted with Staff to develop the scheme under consideration and proposes to remove the existing roof, construct a dormer and rear addition, replace the existing windows, and demolish a non-historic outbuilding to utilize the resource as a single-family house. Staff finds the collective changes will not negatively impact the character of the resource and surrounding district and recommends the HPC approve the HAWP.

Siding Restoration

While many of the building materials have degraded over time, the wood siding appears to be in relatively good condition. This is likely because the aluminum siding protected the wood from water and UV degradation. The applicant proposes to remove the aluminum siding and restore and paint the historic wood siding. This work does not require a HAWP but is eligible for the County Historic Preservation Tax Credit.

Roof Removal and Replacement

The existing roof is a low-pitched side gable roof with decorative brackets in the eaves. While the existing attic space was occupied, the maximum interior height is only 6' 10" (six feet, ten inches). To make the interior space occupiable, the applicant proposes removing the existing roof by 7' (seven feet) and installing replacement brackets that match the appearance of the existing historic brackets and installing new asphalt shingles. This height will allow the second floor to be occupiable and obscure the rear addition, as discussed below.

Staff generally disfavors removing and replacing the roof of historic buildings. The roofline and roof form are seen as character-defining features that impact the perceived mass and size of the building. Building additions are generally located to the rear of the property, so that the original building outline is retained to the greatest extent possible, however, because the grade rises so severely, an addition directly off of the rear is infeasible. Staff finds the only way this house can accommodate an addition is to extend a second floor to the rear. The Takoma Park *Design Guidelines* include a provision to allow for second story additions or expansions provided they are consistent with the style of the house and are appropriate for the size and scale of the surrounding streetscape. Staff finds the proposed side-gable roof is compatible with the Craftsman style of the house and that the new roof slope and height are consistent with several other houses on the west side of Westmoreland Ave. Staff recommends the HPC approve the

roof removal and replacement under the *Design Guidelines* and 24A-8(b)(6) and (d).



Figure 2: The left side of the subject property with the existing roof and brackets visible.

Building Additions

The subject property is 850 ft² and has a single bedroom. The applicant proposes adding to the building so that it includes four bedrooms. To accomplish this, the applicant proposes constructing two additions: a front-gable addition, and a larger rear-gable addition.

At the front of the house, the applicant proposes constructing an 11' × 11' (eleven feet square) front gable dormer. The dormer will be sided in fiber cement siding with multi-lite sash windows that the proposed replacements (discussed below), covered in an asphalt shingle roof with brackets that match the historic. The ridge of the front gable roof will be two-feet lower than the new side gable roof ridge.

Staff finds that the proposed dormer addition will not significantly impact the character of the site or the

surrounding district. Staff finds the proportions of the dormer are compatible with the raised roof and the materials are generally consistent with approved materials on additions and new construction in the Takoma Park Historic District. Lastly, Staff finds dormers are a typical building element in Craftsman architecture and that the proposed dormer makes the house design more consistent with typical craftsman architecture. Staff recommends the HPC approve the proposed dormer.

The second proposed addition is at the rear of the proposed second floor. Because the grade on site rises so severely, there is very limited opportunity to expand out the rear on the first floor. The existing space behind the house's first floor is overgrown, but the small patio (shown below) is excavated out of the hillside and additional excavation would require removing a significant amount of the hillside.



Figure 3: View of the house rear showing the house and grade (note the rear addition to the house to the left).

At the rear, the applicant proposes constructing an addition to the first floor, inset by 8" (eight inches) and adding 10' 4" (ten feet, four inches) of depth. The addition will be clad in fiber cement siding with a sliding glass door on the left side and a sash window on the right side. The rear of this addition is engaged in the hillside and is not visible. Staff finds this small addition will not impact the perceived size and mass of the resource and recommends the HPC approve it as a matter of course.

On the second floor, the applicant proposes to construct a rear gable addition that will extend to the rear 23' 8" (twenty-three feet, eight inches) from the house's historic rear wall plane. The addition will be inset by 8" (eight inches) from the first-floor wall plane to reduce its visibility and to differentiate the new construction from the historic house massing. The second-floor addition, like the other additions discussed above, will be sided in fiber cement clapboards, have multi-lite sash windows, and will be covered in asphalt shingles.

Staff finds the proposed rear addition will be visible from the public right-of-way, but that the visibility is more a function of the site layout than the design of the addition. Staff also finds that the proposed addition is behind the house, as recommended in the *Design Guidelines* so that its visibility is reduced. Staff finds the size of the addition will not overwhelm the house or the surrounding district and notes that the proposed addition is similar in size and placement to the rear addition to 6800 Westmoreland (shown in Fig. 3), but the proposed addition is a more compatible form. Finally, Staff finds the materials proposed for the addition are generally acceptable to additions to Contributing resources in the Takoma Park Historic District. Staff recommends the HPC approve the second-floor rear addition.

Window Replacement

The historic windows have all been removed and replaced with white vinyl windows. The applicant proposes to replace these vinyl windows with Jeld-Wen V 4500 vinyl windows in a 6/6 configuration to match the existing configuration (the historic window configuration is unknown and the one photo from the 1990s does not adequately detail the window appearance). This window model offers grilles installed between the panes of glass and simulated divided lites.

Staff finds the historic windows have been removed and the incompatible vinyl windows may be removed. Staff additionally finds the proposed windows are not compatible with the resource or surrounding district as vinyl window profiles are too flat to be compatible with a historic wood window and the material finish is too shiny and fails to develop a patina. Staff finds the 6/6 configuration to be appropriate.

Staff finds a compatibly detailed wood or aluminum clad wood simulated divided lite window with permanently affixed grilles and interior spacer bars would be appropriate replacements. Windows installed in the historic window openings that meet the above criteria are eligible for the County's Historic Preservation Tax Credit. Staff recommends the HPC include a condition for approval that the replacement windows are wood or aluminum clad wood with permanently affixed grilles and interior spacer bars and delegate final approval authority to Staff.

Building Demolition

At the rear of the property, there is a non-historic metal prefabricated shed. The applicant proposes to remove the shed from the site.

Staff finds the shed does not contribute to the historic character of the site or surrounding district and its removal should be approved as a matter of course.

STAFF RECOMMENDATION

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

1. New and replacement windows need to be wood or aluminum clad wood with permanently affixed grilles and interior spacer bars. Final approval authority for appropriately detailed windows meeting these criteria is delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(6) 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 to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1001229
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

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]

Owner's mailing address	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:

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

Adjacent and Confronting Properties:

Takoma Park, MD 20912

6710 Westmoreland Avenue

6800 Westmoreland Avenue

6713 Westmoreland Avenue

6725 Eastern Avenue



6712 WEST MORELAND AVE

TAKOMA PARK
MD
20912

Historic Preservation review package

Existing



Proposed

The Problem

The current property is a single family house total 1,350 sf. However the house consists of only one bedroom and one bath room.. It has a semi Attic space but with a clear height at the middle of just about 6'-10" which hinders it to be any kind of legal living space. Basement also got similar condition with clear ceiling height of 6'-10".

Added to that disadvantage, the property is on a hill that slopes up at the back, surrounded by mature trees. That limits the possibility of the extension in the back to the fullest or underpin the basement as that will affect the roots of the trees.

The Solution

The property being in the historic district, has limited scope to demolish and rebuild as we need to keep the historic structure and the look and feel intact, but it was important to bring this building upto the current code and also increase the sqft and living space so that it fits the needs of a modern family.

So we propose to keep the front porch as as is, keeping the same roof profile of the original building but increase the height at the middle, introduce a dormer in the middle to stay consistent with the neighborhood and have an addition in the back.

As a result of that, we are able to introduce 4 bedrooms and three bathrooms to this house making it convenient for modern living of a family. We are proposing to add 250 sf on the first floor on the back and adding 1488 sf on second floor to existing 522 sf attic space. Keeping the basement as is.

Preserving the history

The Massing

While we needed to increase the space, we also needed to keep the form of the building intact and blend with the neighborhood. So we introduced dormer in the middle at the front to increase the sqft at the front. All the additions we did in the back, the walls are offset by 8" inward to make it obvious between the existing building and new addition

The Historic details

The house has some wood curving on the top. Though they are in deteriorating condition, we took note on the shape and size of them and proposing to replace them where they can be kept at the existing location, but where we are increasing the roof, or at front dormer, we are introducing them to maintain the historic character of the house. The front porch has some wood curving. We are keeping the front porch as is with fresh new paint only.

relocated existing



new

existing



The detail



Front Porch shall be kept as is with wood work details

Preserving the history

The Material

From our investigation, we found out that the property has original wood siding in very good condition, which is being covered with aluminum siding. We propose to remove the aluminum siding and restore the original wood siding with it's own glory by freshly paint it and replace the deteriorating one. for the original building.
For the new addition, we propose Cement board siding of same size and profile.



Existing wood siding
under aluminum
siding

The fenestrations

The existing windows are being replaced a while ago with Vinyl windows, so there is no historic character remained with them, however we do note the trims around it and size and proportions and we propose to mimic that in our new construction With Jeld-Wen V 4500 windows or equivalent keeping in mind the present energy requirements for the buildings.
Existing Main entry door will remain as is with fresh paint



Existing

JELD-WEN® (Brand Rating: 3.8/5) 
30 in. x 48 in. V-4500 Series White Single-Hung Vinyl Window with 6-Lite Colonial
Grids/Grilles
★★★★☆  Questions & Answers (11)



Hover image to Zoom

Proposed

The site considerations

The existing Condition

The site is on a stiff hill grading up from front to back. The Proposed design followed the countour and stepped up with it's massing instead of doing any major excavation and disturbed the ground.

Furthermore, we did our preliminary tree impact assesment by the city official, and based on his advise, we are creating cowl space and isolated footing for our additions to have minimum impact on the roots of the existing old trees. Based on his advise we are also way under our application on Tree protection plan permit where he directed us to cut a dead tree.

The permit filing document is attached with this submission.

The proposed design does not suggest any change in hardscape.

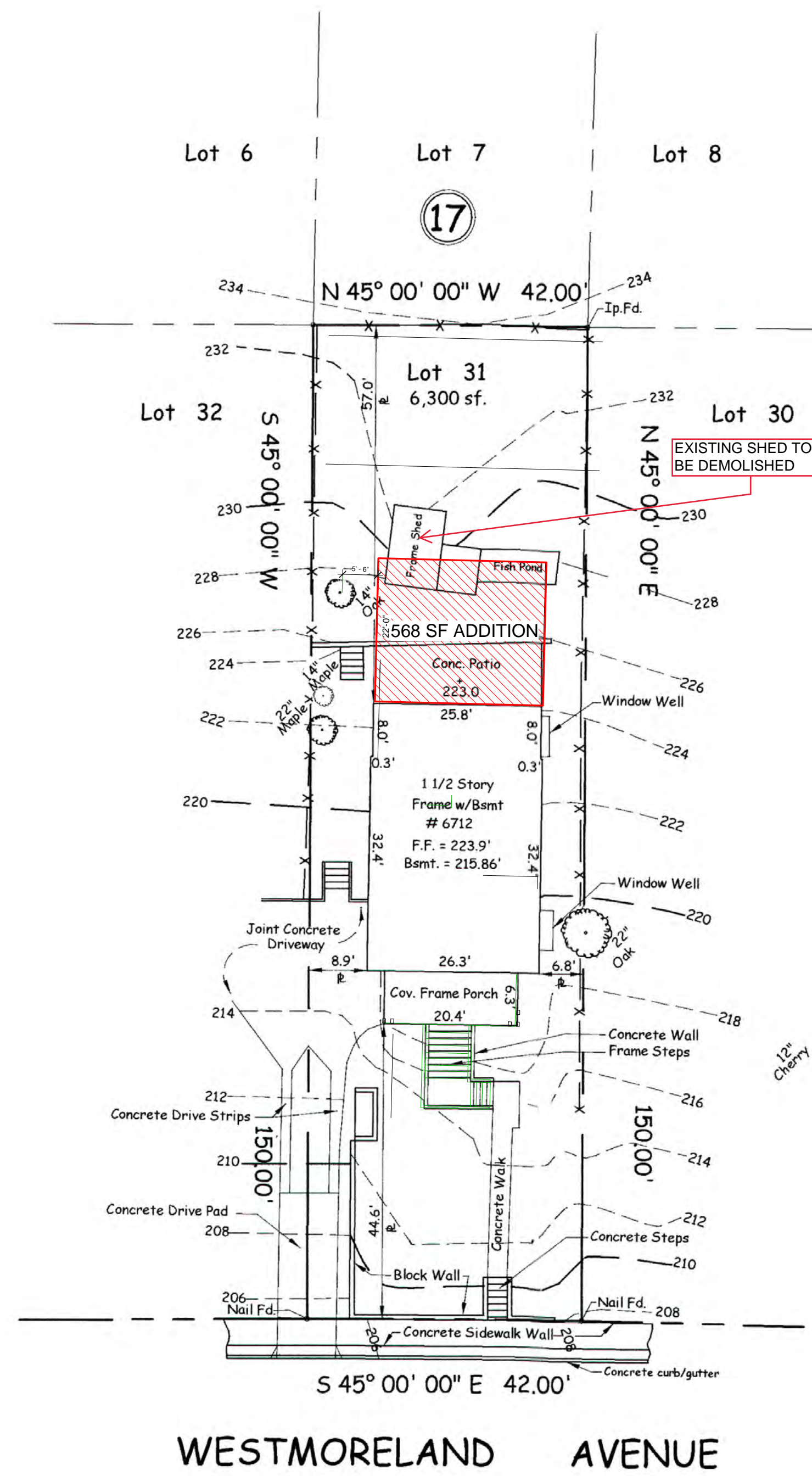
The property has a shed in its backyard. To facilitate the proposed addition, design suggests to demolish the shade which is in detoriating condition.



Existing Shade

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE _____ AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. _____ OF _____ COUNTY, MARYLAND.
3. FOR TITLE PURPOSES ONLY.
4. THIS PLAT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES, BUT PREPARED FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY OWNERS OF RECORD AND/OR THOSE WHO PURCHASE, MORTGAGE OR SUBRENT THE TITLE WITHIN SIX MONTHS FROM THE DATE HEREOF AND AS TO THEM I WARRANT THIS HOUSE LOCATION PLAT.
5. PROPERTY CORNERS HAVE NOT BEEN SET WITH THIS SURVEY. PROPERTY INFORMATION WAS TAKEN FROM BEST AVAILABLE RECORDS.
6. THIS LOCATION PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR OTHER IMPROVEMENTS. A BOUNDARY SURVEY AND LOT STAKEOUT WOULD HAVE TO BE PERFORMED TO DETERMINE THE LOCATION OF ALL PROPERTY LINES AS SHOWN.
7. THIS PLAT IS VALID WITHIN 6 MONTHS OF DATE SIGNATURE.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS OF THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY SURVEYED BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THEY ARE LOCATED AS SHOWN. THIS IS NOT A BOUNDARY SURVEY.

DATE 6-13-2022

GREGORY C. BENEFIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR No. MD. 10994
LICENSE EXPIRATION 08-08-2022

SURVEYS, INC.

SURVEYORS ENGINEERS LAND PLANNERS



350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-776-0561 E-MAIL SURVEYSINC@VERIZON.NET

DATE	REVISION

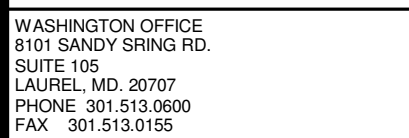
LOCATION OF IMPROVEMENTS
& LOT STAKEOUT

Lot 31, Block "17"
6712 Westmoreland Road

"PINECREST"

Wheaton (13th) Election District
Montgomery County, Maryland

SCALE 1"= 20'	DESIGNER GCB	CHECKED BY GCB
DATE 6/13/2022	DRAFTER GCB	FIELD BOOK
JOB NUMBER	SHEET NUMBER 1"= 20'	FILE NUMBER M-835



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LICENSE NO. 18563
EXPIRATION DATE: 9/14/2022

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[illegible]DEMOLITION
PLAN

DRAWN BY: Author

CHK'D BY: Checker

JOB NO.: Project Number

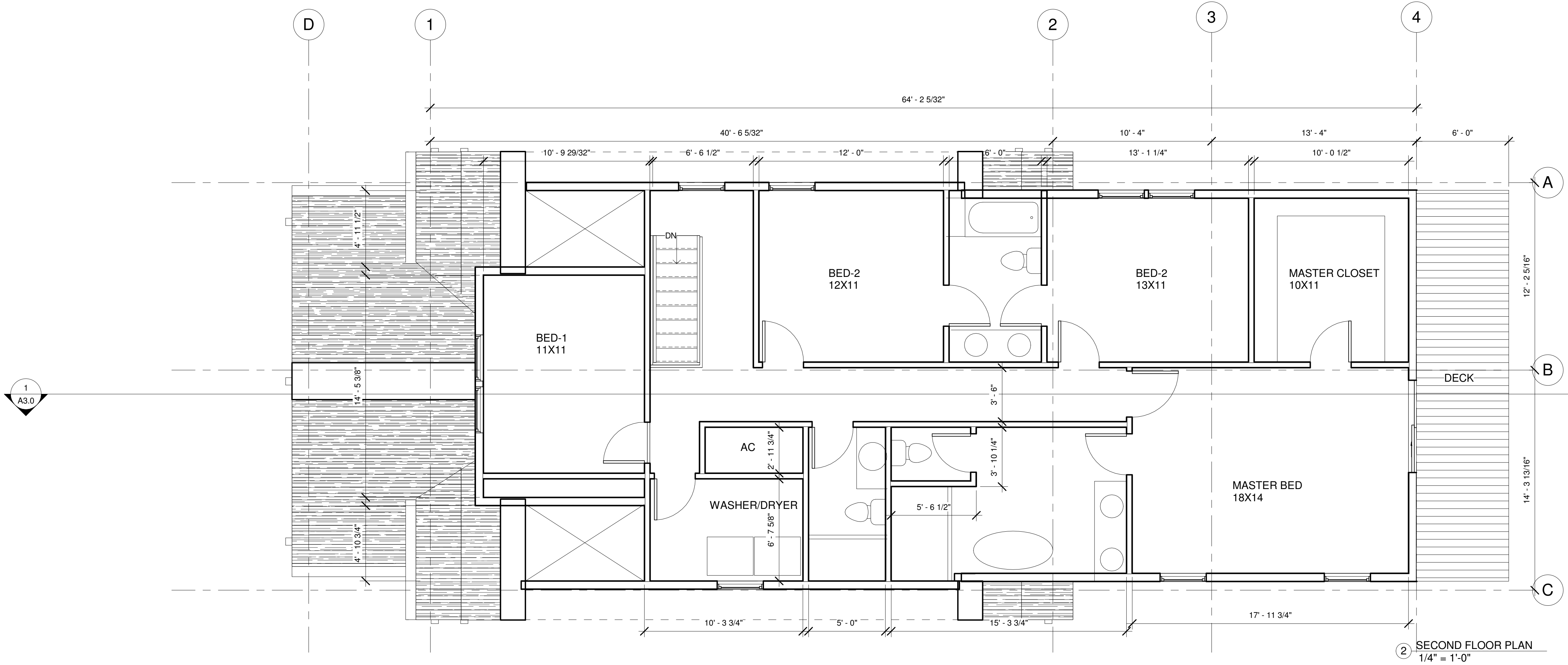
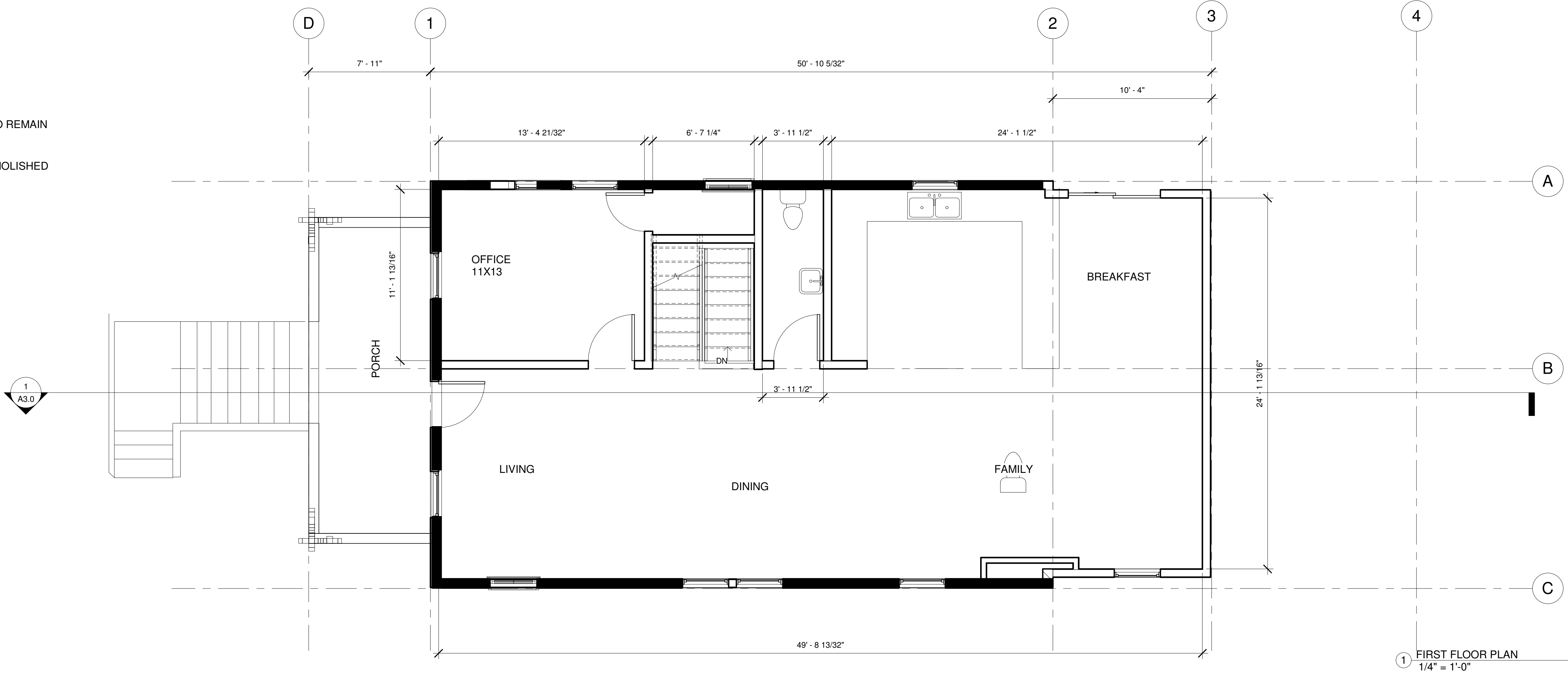
SHEET NO.: A I O

19



LEGEND

- EXISTING WALL TO REMAIN
- WALLS TO BE DEMOLISHED
- NEW WALL



WASHINGTON OFFICE
8101 SANDY SPRING RD.
SUITE 105
LAUREL, MD. 20707
PHONE: 301.513.0600
FAX: 301.513.0105

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EXPIRATION DATE: 9/14/2022

WESTMORELAND AVE
RENOVATION
6712 Westmoreland Ave,
Takoma Park, MD 20912

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CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR
INSTALLER THAT RESULT FROM A FAILURE TO
THOROUGHLY REVIEW ALL THE DRAWINGS,
COORDINATION WITH OTHER TRADES, OR THOROUGH
INSPECT THE SITE TO DETERMINE ALL EXISTING
CONDITIONS.

SHEET STATUS			
MARK	DATE	MRG	RELEASE

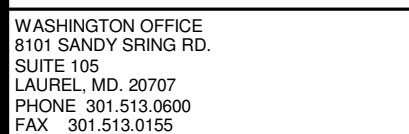
FLOOR PLANS

DRAWN BY: Author

CHK'D BY: Checker

JOB NO.: Project Number

SHEET NO.: A1.1



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LICENSE NO. 18563
EXPIRATION DATE: 9/14/2022

WESTMORELAND AVE
RENOVATION
6712 Westmoreland Ave,
Takoma Park, MD 20912

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FLOOR PLANS

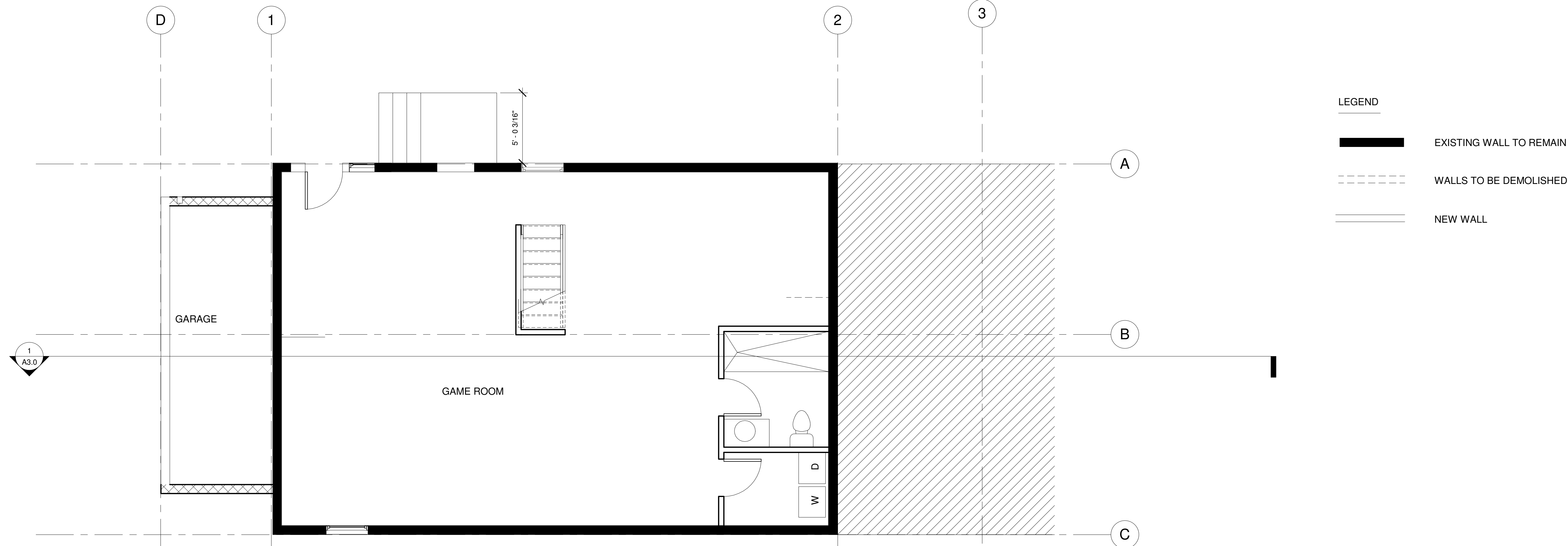
DRAWN BY: Author

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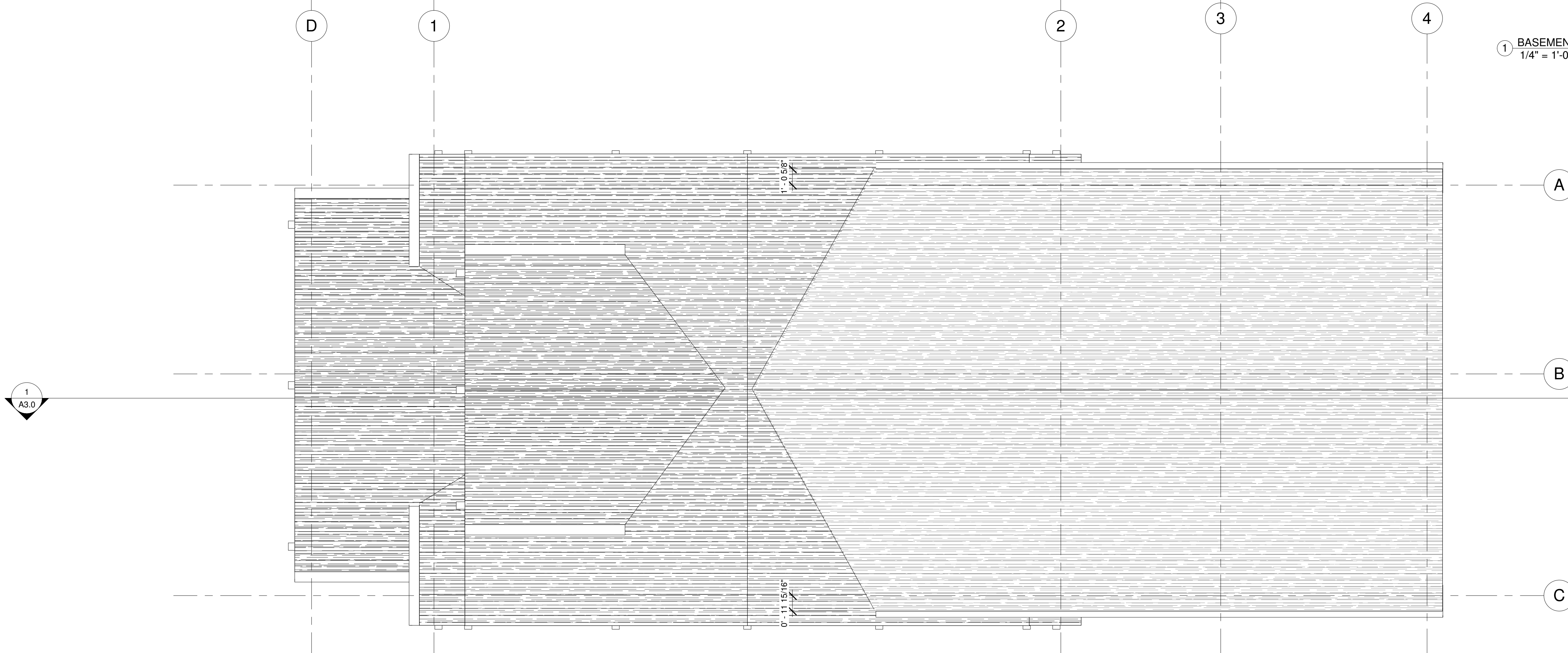
JOB NO.: Project Number

SHEET NO.: A1.2

8/20/2022 8:53:22 PM



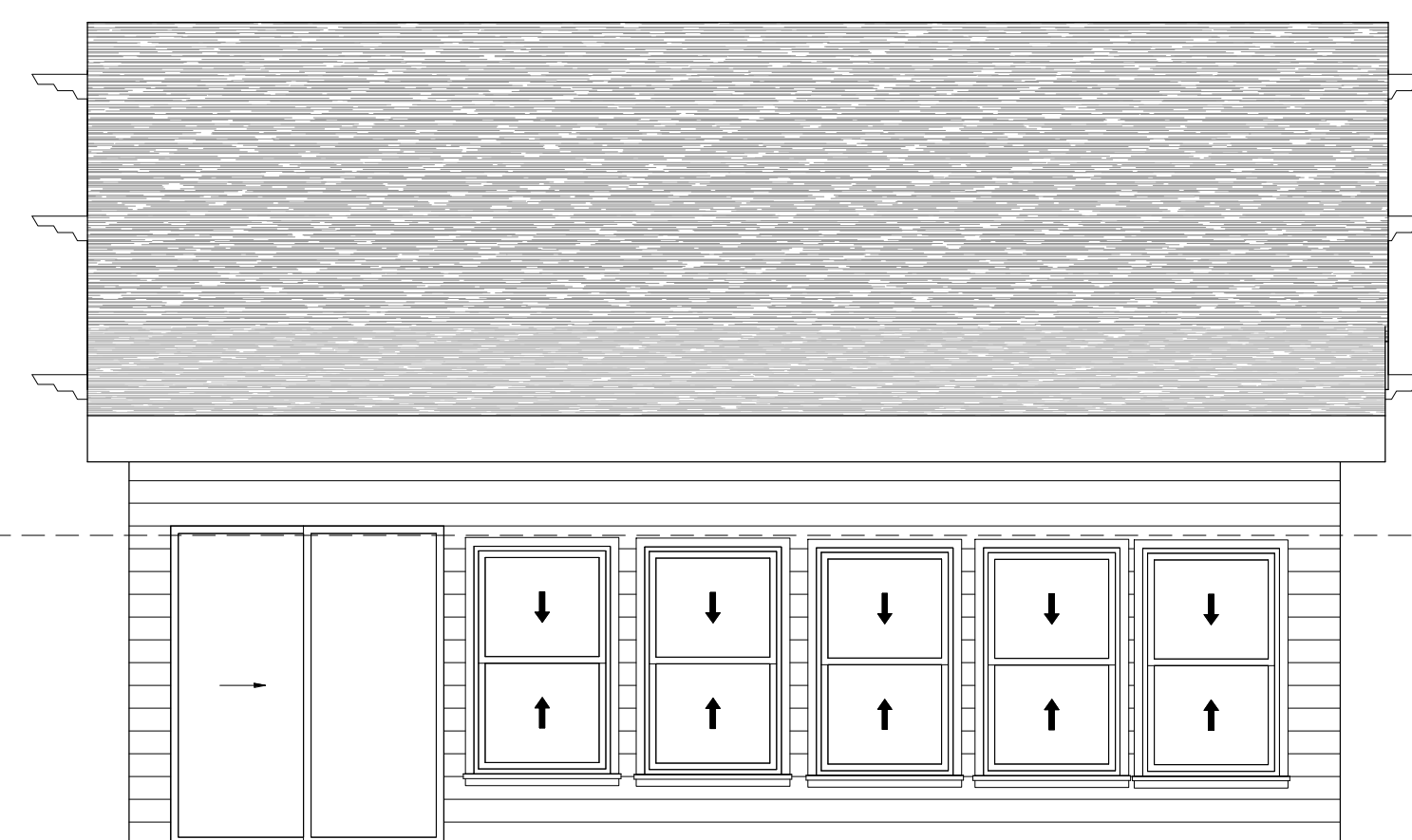
1 BASEMENT PLAN
1/4" = 1'-0"



② ROOF PLAN
1/4" = 1'-0"



3 EXISTING FRONT ELEVATION
1/4" = 1'-0"

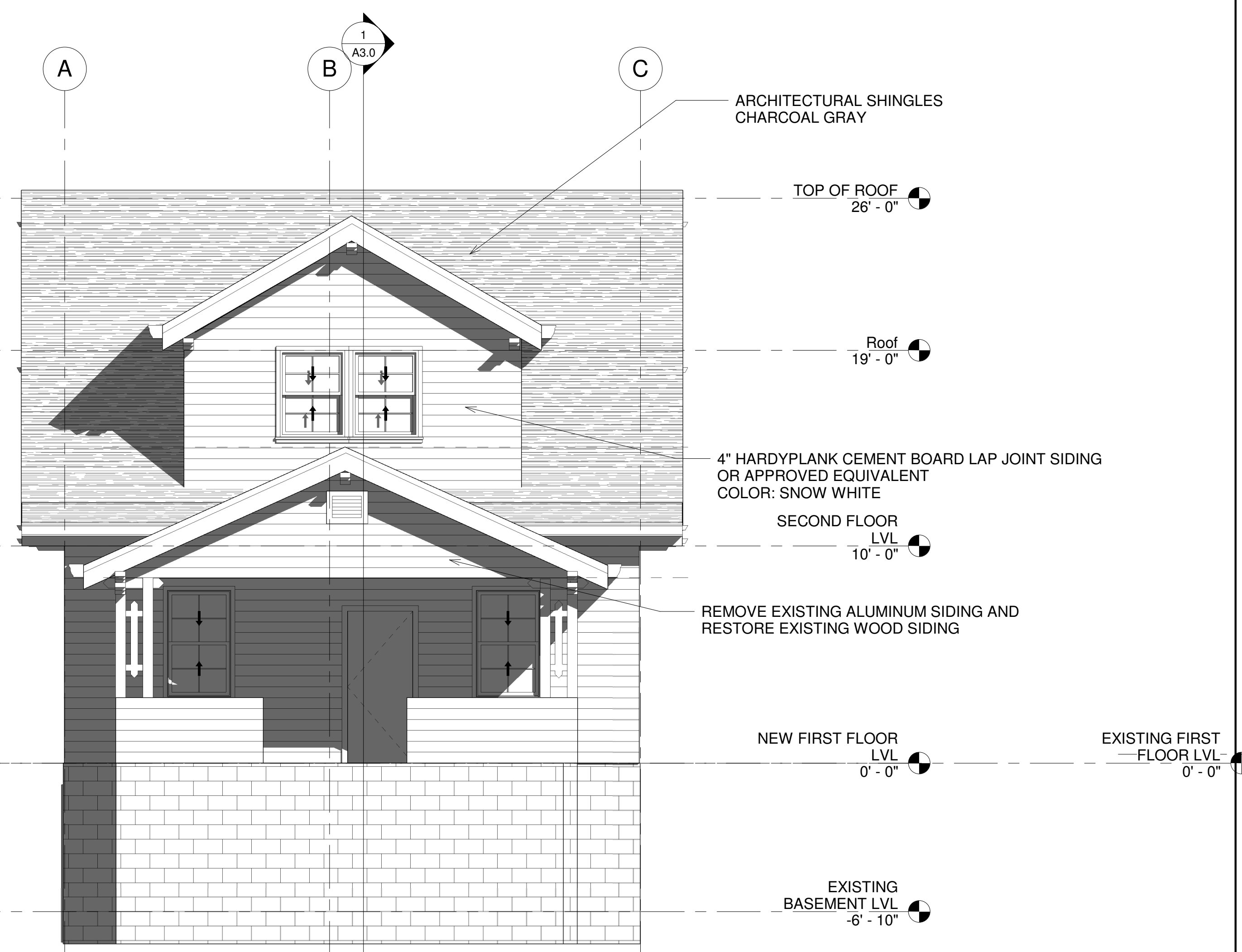


EXISTING FIRST FLOOR LVL
0' - 0"

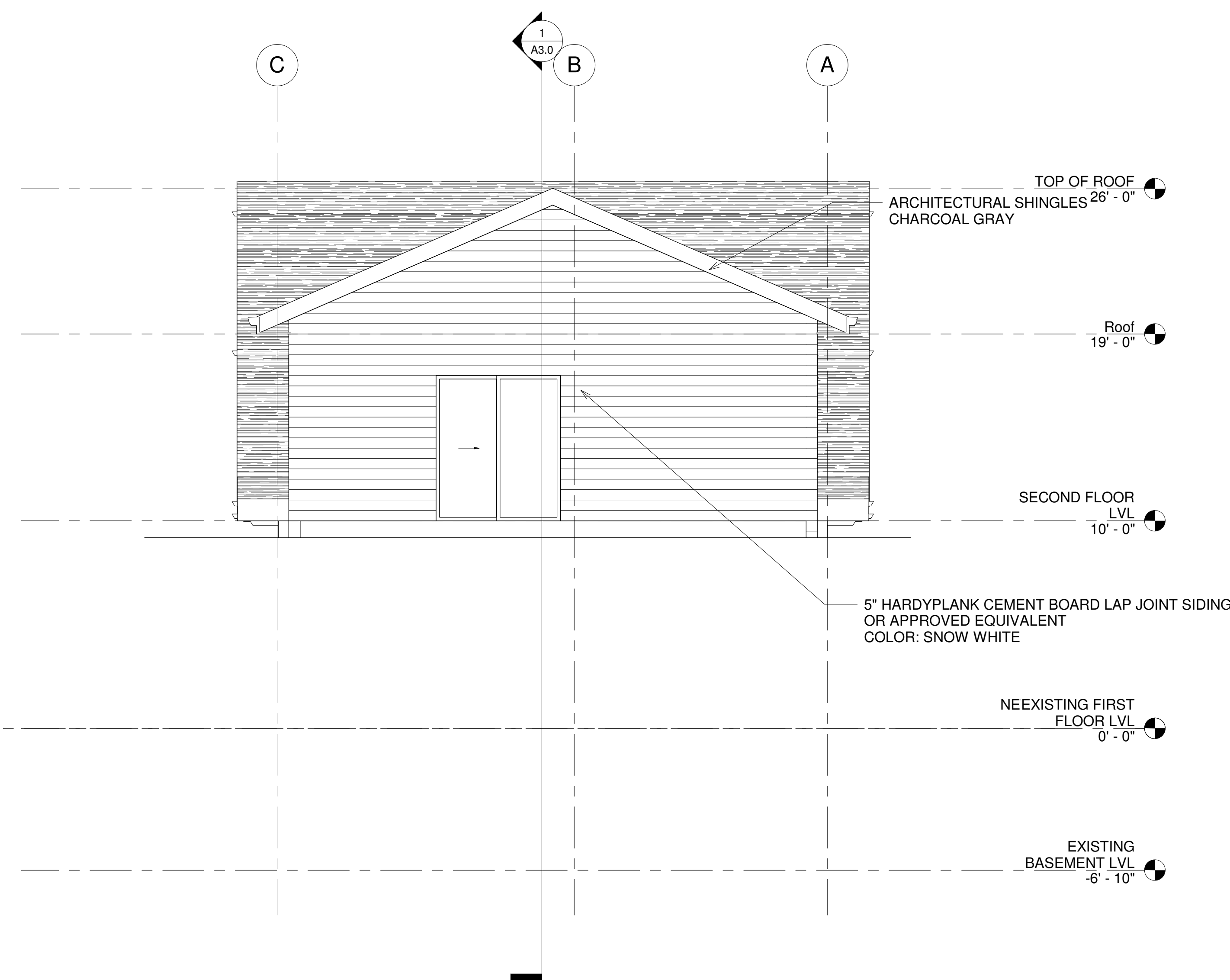


EXISTING BACK

④ EXISTING BACK ELEVATION
1/4" = 1'-0"



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



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



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PHONE 301.513.0600
FAX 301.513.0155

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[illegible]

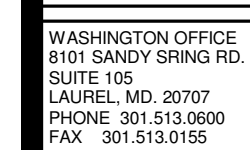
ELEVATION

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ELEVATIONS

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SHEET NO.: A2.1

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[illegible]

ELEVATIONS

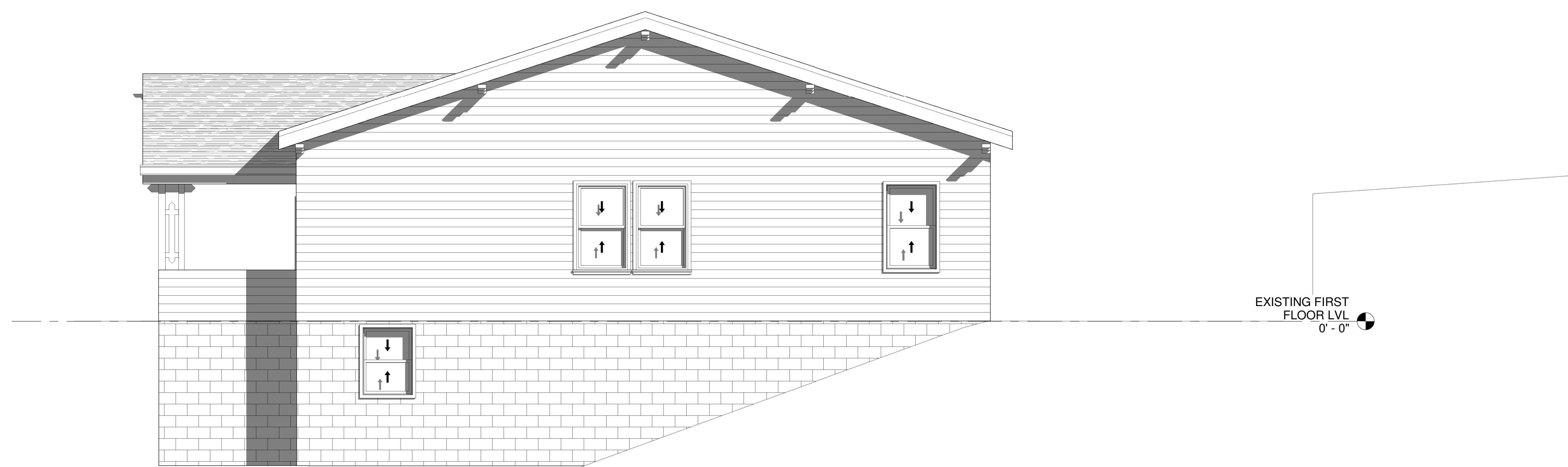
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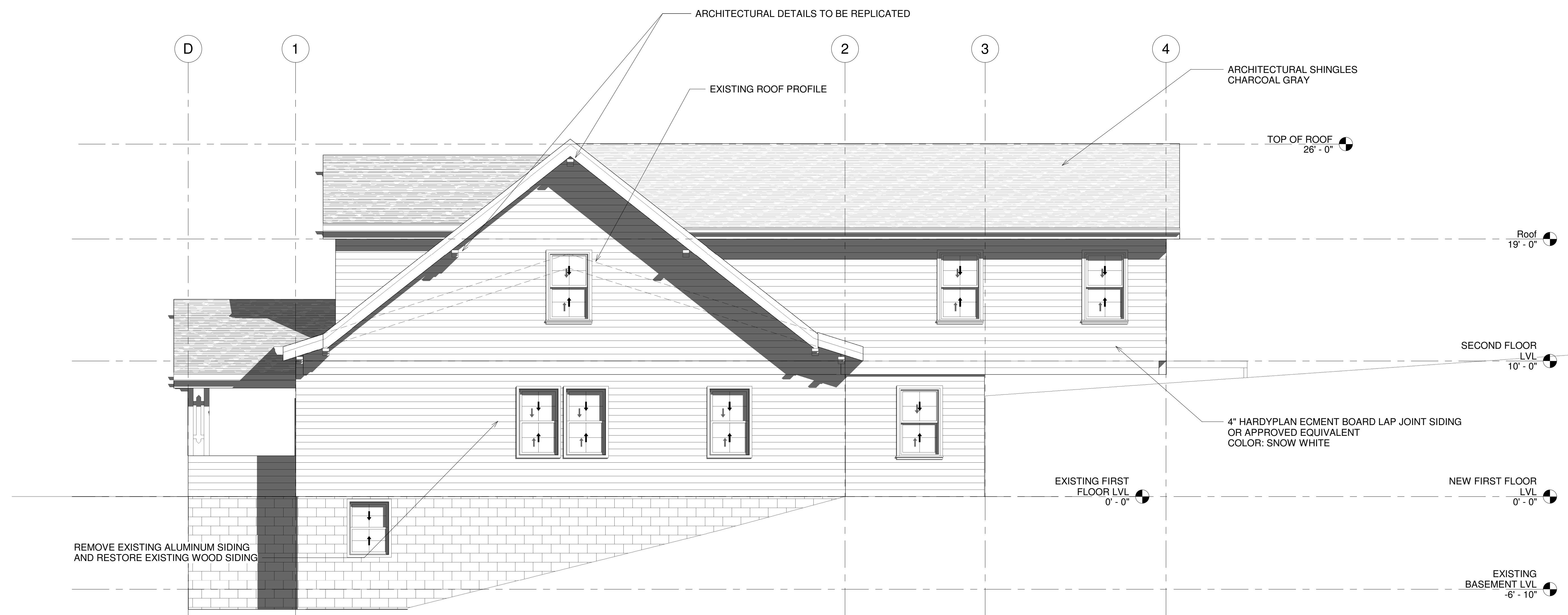
SHEET NO.: A2.2

8/20/2022 8:53:27 PM



EXISTING FIRST
FLOOR LVL

2 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



REMOVE EXISTING ALUMINUM SIDING
AND RESTORE EXISTING WOOD SIDING

EXISTING FIRST
FLOOR LVL

0' - 0"



NEW FIRST FLOOR
LVL
0' - 0"

SECOND FLOOR
LVL
10' - 0"

— 4" HARDYPLAN ECMENT BOARD LAP JOINT SIDING
OR APPROVED EQUIVALENT
COLOR: SNOW WHITE

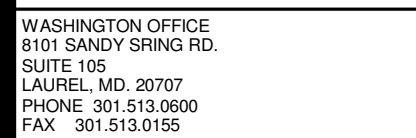
— ARCHITECTURAL SHINGLES
CHARCOAL GRAY

TOP OF ROOF
26' - 0"

— ARCHITECTURAL DETAILS TO BE REPLICATED

— EXISTING ROOF PROFILE

1 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



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SHEET STATUS

[illegible]

SECTION

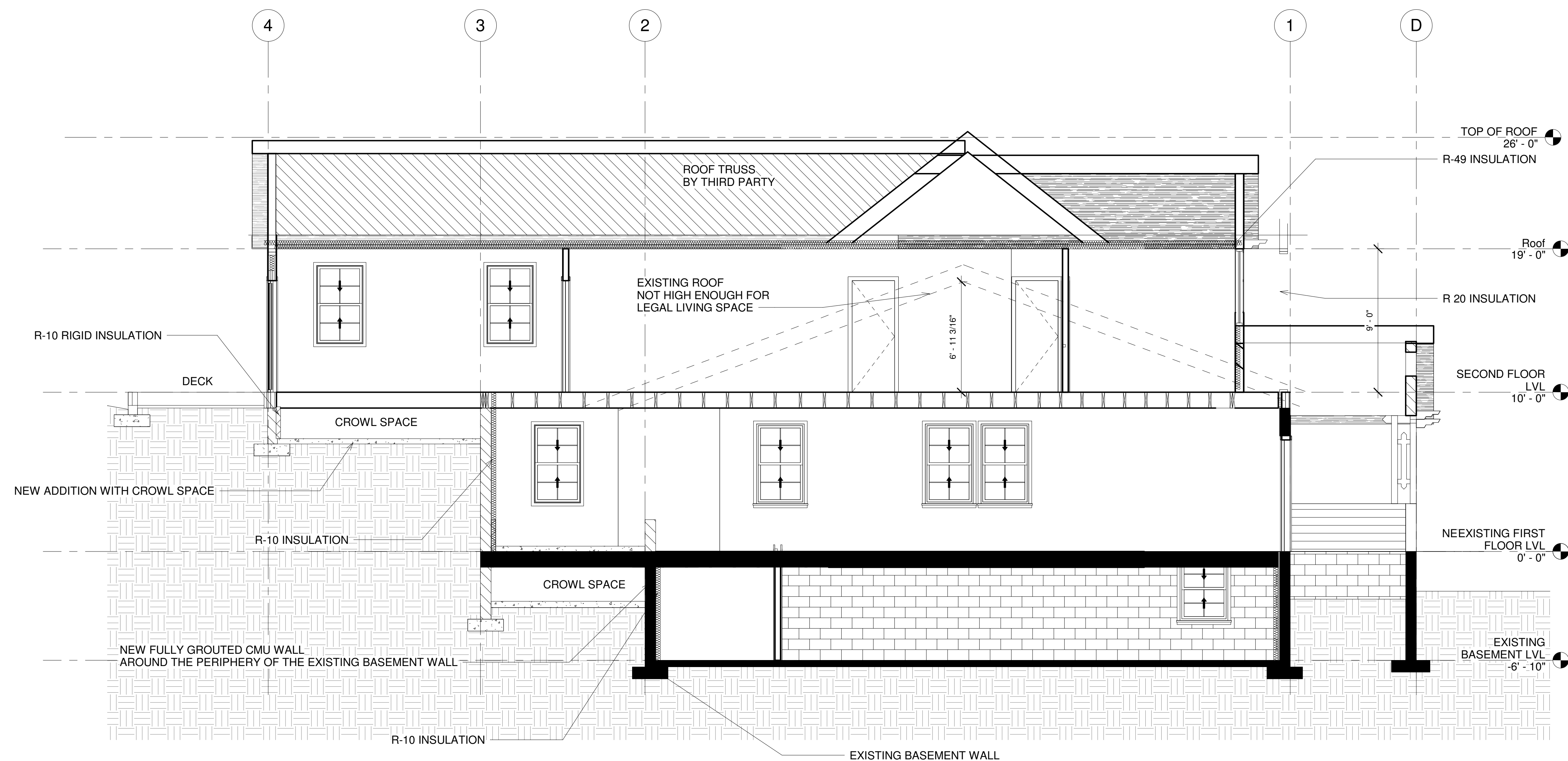
DRAWN BY: Author

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JOB NO.: Project Number

SHEET NO.: A3.0

25



① Section 1
1/4" = 1'-0"



Amit Barman <amitbarman.arch@gmail.com>

INVOICE - Tree Protection Plan #W009411-072422

1 message

Online Customer Service Center <TakomaParkMD@mycusthelp.com>
To: "amitbarman.arch@gmail.com" <amitbarman.arch@gmail.com>

Sun, Jul 24, 2022 at 3:43 PM



RE: Tree Protection Plan Permit Application, Reference # [W009411-072422](#)

Dear Amit Barman,

Full payment for your Tree Protection Plan Permit Application has been received. The Urban Forest Manager will review your application and will be in touch if any further details are required.

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