

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7120 Maple Ave., Takoma Park	Meeting Date:	7/10/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/3/2024
Applicant:	Jessica & Eli Williams-Szenes Brian McCarthy, Architect	Public Notice:	6/26/2024
Review:	HAWP	Tax Credit:	no
Case Number:	1074329	Staff:	Dan Bruechert
Proposal:	Basement Egress Window, Enclosure of Rear Deck, Other Fenestration Alterations		

RECOMMENDATION

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

1. Final material specification for the porch flooring must be submitted to Staff for review and approval with final approval authority is to delegated to Staff before final approval documents can be issued.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1910

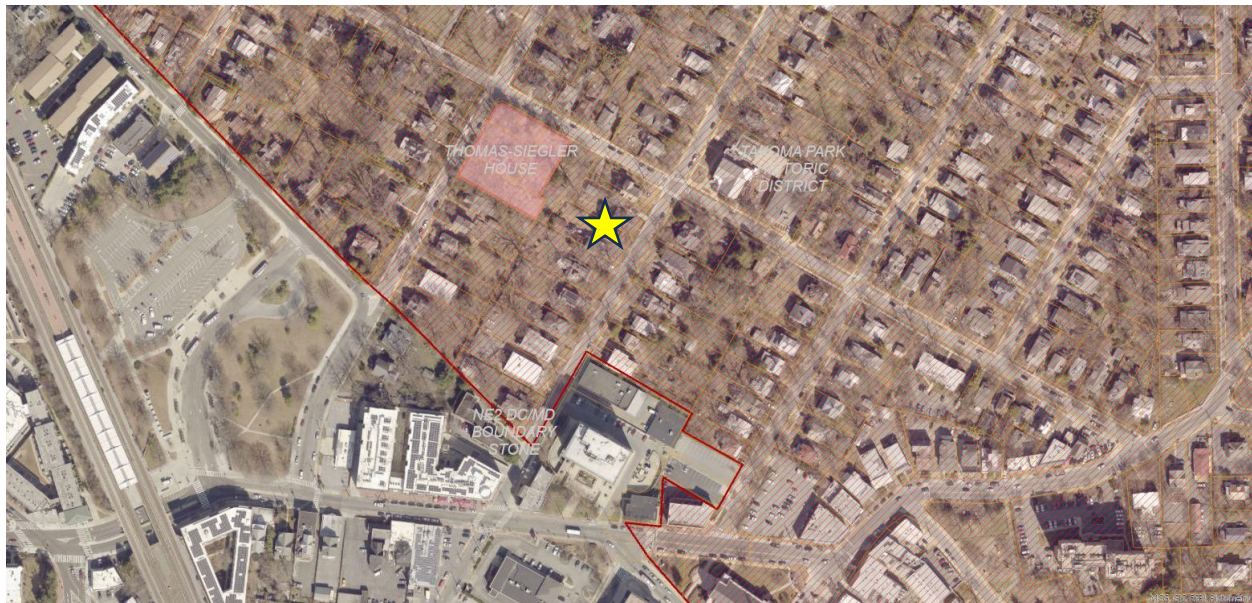


Figure 1: The subject property is located near the intersection of Cedar Ave. and Tulip Ave.

PROPOSAL

The applicant proposes to:

- Install a basement egress window;
- Demolishing the existing rear deck and constructing a screened-in porch; and,
- Install new windows.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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)*. Additionally, the rear porch proposal should be reviewed under the HPC's Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (*Policy No. 24-01*). Relevant portions are provided below.

Takoma Park Historic District Guidelines

There are two 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.

A majority of the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The following guidance which pertains to this project are as follows:

- 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 right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Alterations to features that are not visible at all 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

The following guidance which pertains to this project are as follows:

- (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;
 - (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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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.

Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (Policy No. 24-01)

2. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as 'Outstanding,' 'Contributing,' or 'Non-Contributing' and the treatment of these resources varies based on their categorization.
4. Contributing Resources – These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on 'Contributing' resources may be a compatible substitute material (discussed below), provided the material matches the building's historic character and construction methods. Historic rear porches for 'Contributing' resources may be constructed using a compatible substitute material. Non-historic porches and decks on 'Contributing' resources that are not visible from the public right-of-way may be constructed using substitute materials.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

The subject property is a two-story Craftsman house, with a front gable front porch, asbestos shingle siding, and a non-historic rear gable addition. The applicants proposed changes in three areas of the house exterior: installing a basement egress window, constructing a screened-in porch, and installing new windows towards the rear. Staff finds the proposed changes will have a minimal impact on the historic character of the house and surrounding district and recommends the HPC approve the HAWP.

Basement Egress Window

On the left elevation, towards the rear, there is a basement window that was filled in with glass block. The applicant proposes to remove the glass block, enlarge the opening, and install a six-light, aluminum-clad casement window that satisfies egress requirements. A pressure-treated timber retaining window well will be installed around the window opening.

Staff finds the existing window is not historic, and recommends its removal be approved as a matter of course.

Staff finds that while the proposed window will be partially visible along the driveway, its installation will not have a significant impact on the character of the house or surrounding streetscape because it is so far from the front wall plane. Staff additionally finds the design and material of the proposed window is appropriate for the character of the house and surrounding district and recommends the HPC approve the new egress window under 24A-8(b)(2) and (d); the *Design Guidelines*, and Standards 2, 9, and 10.

Finally, Staff finds the proposed timber window well will not have a significant impact on the character of the house and only the top 4" (four inches) or so will be above grade. This feature will not be visible until you are adjacent to it. Staff finds the proposed window well will have no material effect on the character of the house and recommends the HPC approve it under 24A-8(b)(2) and (d); the *Design Guidelines*, and Standards 2, 9, and 10.

Screened-In Porch Construction

At the rear of the non-historic addition, there is a pressure treated wood deck, measuring approximately 10' × 14' (ten feet deep by fourteen feet wide). The deck has a wood railing and wood stairs. The applicant proposes to demolish this deck and construct a screened-in porch measuring 12' × 14' 5 ½" (twelve feet deep, by fourteen feet, five and one-half inches wide). The porch will be framed in wood, with boral trim, and will match the house roof rake with exposed rafter tails and matching shingles. The deck rails, and framing will be wood. The exterior stairs will be pressure-treated wood. The screen porch flooring will be a composite material.

Staff finds the existing deck is not a historic feature and its removal should be approved as a matter of course.

Staff finds the proposed screened-in porch will not overwhelm the size of the historic house and will not be at all visible from the public right-of-way. Staff finds the design details are consistent with the house's Craftsman architecture. Staff additionally finds the framing, trim, railing, and roofing are all consistent with the character of the house and surrounding district. The final material under consideration is the proposed 'synthetic composite PVC' porch flooring. Staff finds that the recently adopted Policy No. 24-01 allows substitute materials for a rear porch on a Contributing Resource that is not visible from the public right-of-way. However, a material specification was not provided with the application materials. Staff recommends the HPC include a condition for the approval to this HAWP that requires a material specification for the rear porch flooring, with final approval authority delegated to Staff. With the recommended condition, Staff finds the proposed porch is consistent with 24A-(b)(2) and (d); the *Design Guidelines*; Standards 2, 9, and 10; and HPC Policy 24-01.

Fenestration Alteration

At the left rear corner of the non-historic addition, the applicant proposes to install five new windows; two on the left elevation and three on the rear elevation. The proposed windows will be four-over-one aluminum-clad wood sash windows.

The addition's left elevation has no openings and is a blank wall with fiber cement siding installed in an 8" (eight-inch) reveal. Staff finds the appearance of this elevation will be improved by the addition of these two windows, but Staff also acknowledges that this section of the house is so far from the right-of-way that the new windows will have a minimal impact on the character of the house or surrounding streetscape. Staff additionally finds the proposed rear windows will not substantially impact the character of the house or surrounding district as they are not at all visible from the public right-of-way.

Staff finds the window material, aluminum-clad wood, and the configuration, four-over-one sash windows is appropriate for the character of the house and surrounding district and Staff recommends the HPC approve the new windows under 24A8(b)(2) and (d); the *Design Guidelines*; and *Standards 2, 9, and 10*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. Final material specification for the porch flooring must be submitted to Staff for review and approval with final approval authority is to be delegated to Staff before final approval documents can be issued.

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, #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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1074329
DATE ASSIGNED _____

APPLICANT:

Name: Jessica & Eli Williams-Szenes E-mail: jessicamowles@gmail.com
Address: 7120 Maple Avenue City: Takoma Park Zip: 20912
Daytime Phone: 347-601-7715 Tax Account No.: 13- 01065502

AGENT/CONTACT (if applicable):

Name: Brian McCarthy E-mail: Brian@bfmarch.com
Address: BFM Architects, 1400 Spring St. City: Silver Spring Zip: 20910
Daytime Phone: 301-585-2222 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7120 Maple Avenue

Is the Property Located within an Historic District? Yes/District Name Takoma Park
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: 7120 Street: Maple Avenue

Town/City: Takoma Park 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:

- | | | |
|--|--|--|
| <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 type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input 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.

Signature of owner or authorized agent

Date
June 18 2024

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

<p>Owner's mailing address Jessica & Eli Williams-Szenes 7120 Maple Avenue Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address Brian McCarthy Bennett Frank McCarthy Arch, Inc. 1400 Spring Street, #320 Silver Spring, MD 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Gillian & Benjamin Willman 7118 Maple Avenue Takoma Park, MD 20912</p>	<p>George McCabe & Rachel Neild 7122 Maple Avenue Takoma Park, MD 20912</p>
<p>Jessica Greene & Hubert Chang 7135 Maple Avenue Takoma Park, MD 20912</p>	<p>City of Takoma Park, MD 205 Tulip Avenue c/o 7500 Maple Avenue Takoma Park, MD 20912</p>
<p>7133 Maple Avenue Takoma Park MD 20912</p>	

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

See Memorandum, addendum A.

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

See Memorandum, addendum B.

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

18 June 2024

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit #1074329 for
7120 Maple Avenue, Takoma Park Historic District
Written Description of Project

Addendum a.

The property is a 2-story wood frame Craftsman (with an unfinished basement) on a long, slender 6,125 square foot lot located at 7120 Maple Avenue near the cross street of Tulip Avenue. The site is relatively level. The house, built circa 1910, is designated as a contributing resource in the Takoma Park Historic District. The form is a simple rectangle with the short side fronting Maple Avenue. The east facing front façade features a nearly full width front porch. Both the porch and the main house are capped by gabled roofs with deep eaves and exposed rafter tails. The main roof slope is roughly 7 in 12 and supported by wood brackets. The porch gable is a shallower 5 in 12 with no brackets.

The house was expanded on the rear with a two-story addition commissioned by a prior owner. The extension is flush on the southern/driveway side and offset 2 ft from the northern side of the main house. The addition has a subordinate roof slope that is roughly 3.5 in 12. The addition provided a new primary bedroom suite over a family room.

The foundation is finished in smooth stucco and the original wood frame walls above are covered with a 10-1/2" exposure asbestos shingle which extends up into the gabled ends. The exception is the front porch gable which features wood Dutchlap siding. The rear extension is clad in cement fiberboard clapboard siding with an 8 inch exposure. The roofing material is laminated fiberglass composition shingles. The windows in the main house are generally painted wood, double hung with a 6 over 1 muntin pattern. The basement windows have been converted to glass block.

The first floor, consists of the usual complement of living areas (living, dining and kitchen), plus the aforementioned family room and a half bath. The second floor has four bedrooms and two full bathrooms. The basement is unfinished and currently lacks a code compliant means of egress.

Addendum b.

The project is primarily driven mainly by a desire to remodel the kitchen and enclose the rear deck into a screen porch. The owners would also like to finish the basement but that scope will likely be relegated to a future phase for budgetary reasons. As such, the primary external impacts will be the new screen porch, a new window group on the southwest corner of the existing rear addition, and an egress window and well when the basement is remodeled. The new corner windows are in response to the owner's desire for more natural light to a better visual connection to the back yard. The corner will feature a banquette on the interior, facilitated by the relocation of the existing half bath.

The new porch roof eaves and rakes will feature exposed rafter tails and fly rafters to match the existing features. New windows will be aluminum clad wood double hung at the banquette and casement at the egress window. Roofing will be laminated fiberglass composition shingles. The rear deck rails, framing and flooring will be pressure treated wood. The screen porch floor will be a synthetic composite PVC.

We feel the proposed expansions are consistent with and sympathetic to the resource, and the historic district at large. With the exception of the basement egress window/well, none of the proposed work will impact the original historic resource.

Work Item 1: Rear Deck

<p>Description of Current Condition:</p> <p>Existing rear deck for replacement.</p>	<p>Proposed Work:</p> <p>Replace, enclose deck to provide a screened rear porch.</p> <p>Screen porch will feature exposed rafter tails and fly rafters.</p>
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Work Item 2: Windows

<p>Description of Current Condition:</p> <p>Window at basement for replacement.</p>	<p>Proposed Work:</p> <p>Replace basement window with egress window.</p> <p>Add (5) new windows at first floor rear corner, as shown in the drawings.</p>
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Work Item 3: _____

<p>Description of Current Condition:</p>	<p>Proposed Work:</p>
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**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	*	*	*	*	*		*

2327 WILLIAMS-SZENES REMODEL

7120 Maple Ave, Takoma Park, MD 20912 - Project # 2327

PROJECT DESCRIPTION

KITCHEN REMODEL AND NEW REAR SCREEN PORCH.

BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

OWNER

Jessican & Eli Williams-Szenes
7120 Maple Ave
Takoma Park, MD 20912 (347) 601-7715

STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc
8555 16th St, Suite 200
Silver Spring, MD 20910 (301) 565-0543

MECHANICAL CONSULTANT

Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850 (240) 750-4988

SPECIFICATIONS

ZONING SITE PLAN

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

SITE PLAN SUMMARY- LOT COVERAGE

ITEM	AREA (SF)	PERCENTAGE (%)
TOTAL LOT AREA	6125 SF	100.0%
EXISTING LOT COVERAGE	1177 SF	19.2%
FOOTPRINT OF EXISTING HOUSE	624.0 SF	10.2%
EXISTING COVERED FRONT PORCH	165.0 SF	2.7%
EXISTING REAR EXTENSION	288.0 SF	4.7%
EXISTING OUTBUILDINGS	48.0 SF	0.8%
PROPOSED INCREASE	174.0 SF	2.8%
SCREEN PORCH ADDITION	174.0 SF	2.8%
NEW SCREEN PORCH	0.0 SF	0.0%
NEW REAR EXTENSION	0.0 SF	0.0%
NEW OUTBUILDINGS	0.0 SF	0.0%
PROPOSED LOT COVERAGE	1351.0 SF	22.1%

BUILDING FLOOR AREA - STORIES

LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	624 SF	0 SF	0 SF	624 SF
FIRST	263 SF	313 SF	174 SF	1177 SF
SECOND	263 SF	0 SF	0 SF	263 SF
TOTALS	1645 SF	313 SF	174.0 SF	2732.0 SF

BUILDING HEIGHT (ABOVE AVERAGE FRONT GRADE)

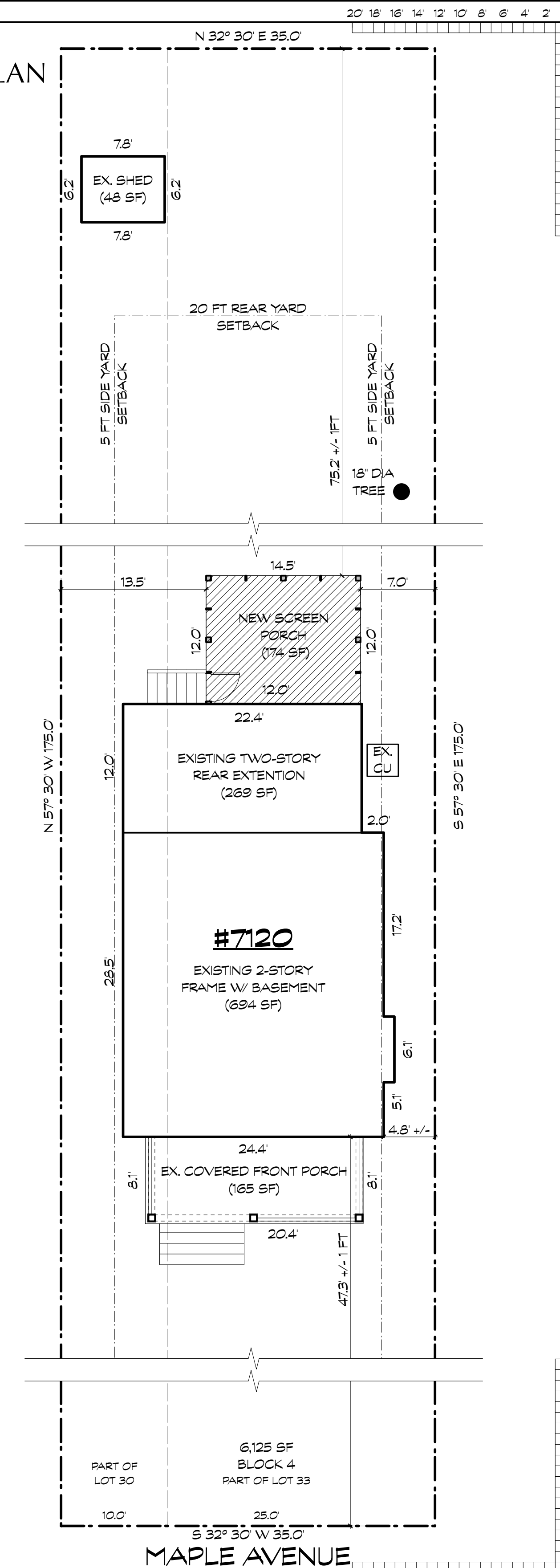
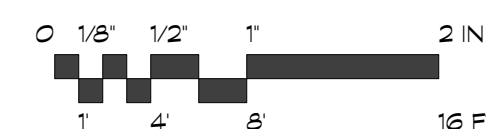
EDGE	EXISTING	ADDITION
ROOF	25'-8 1/4"	
MEAN	24'-4 3/4"	
EAVE	20'-1 1/4"	

SITE PLAN BASED ON BOUNDARY SURVEY BY SURVEYORS DATED , AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT P30, BLOCK 4
PLAT BOOK A, PAGE 3
TAKOMA PARK
MONTGOMERY COUNTY, MD
SUBDIVISION B.F. GILBERT
ZONE: R-60

ZONING SITE PLAN LEGEND

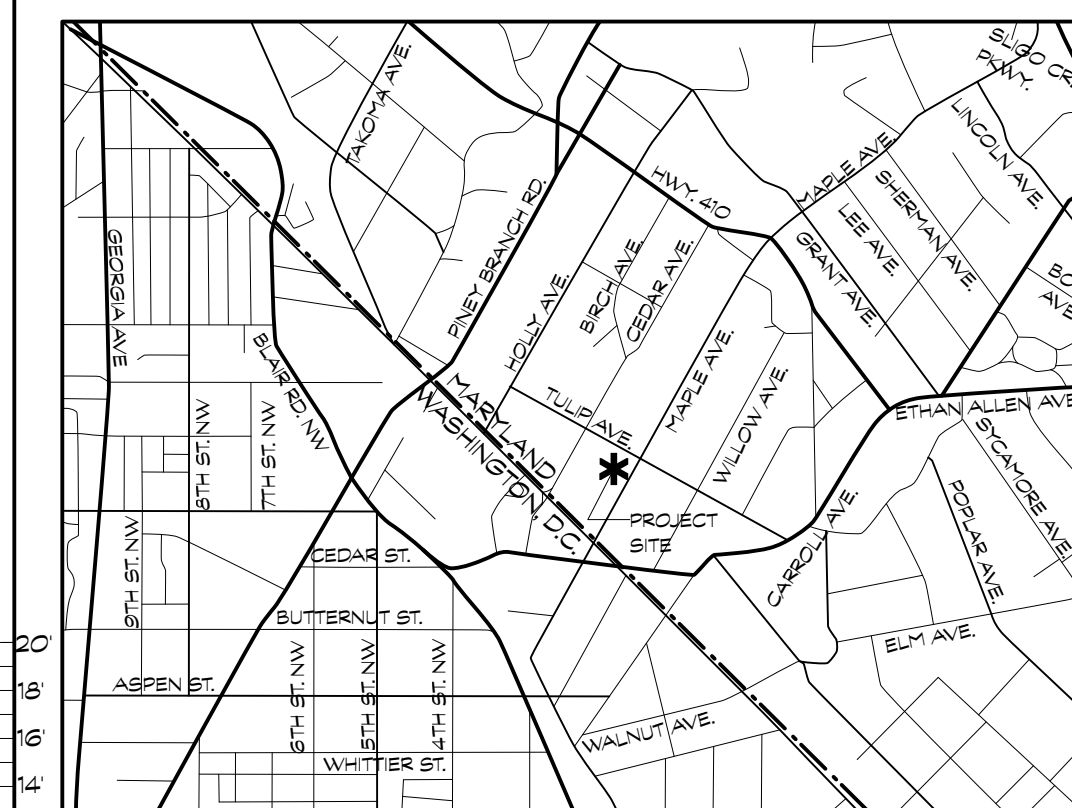
WOOD FENCE	--- --- --- ---
SETBACK LINE	- - - - -
PROPERTY LINE	- - - - -
EXISTING FOOTPRINT	▭
FIRST FLOOR ADDITION	▨



DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	D100	DEMOLITION PLANS
	D200	DEMOLITION ELEVATIONS
	A100	FLOOR PLANS
	A200	ELEVATIONS
	A300	BUILDING SECTIONS & DETAILS
	A301	WALL SECTIONS
	A400	INTERIOR ELEVATIONS
	S100	FOUNDATION & FIRST FLOOR FRAMING PLANS
	S101	ROOF FRAMING PLAN
	MPI00	MECHANICAL PLANS
	E100	ELECTRIC PLANS

VICINITY MAP



DATE	ISSUE
6/18/2024	PROGRESS SET

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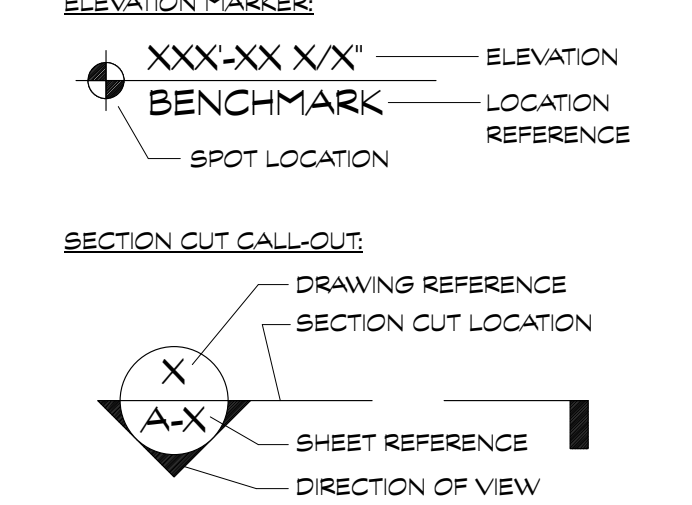
ABBREVIATIONS

AND	COND	CONCRETE	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
AT	CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER	PLAM	PLASTIC LAMINATE	STL	STEEL
ABOVE	CONT	CONTINUOUS	EQ	EQUAL	MARB	MARBLE	PLYWD	PLYWOOD	TBD	TO BE DETERMINED
FINISHED FLOOR	D	DRYER	ETR	EXISTING TO REMAIN	MATL	MATERIAL	PT	PRESSURE TREATED	T&G	TONGUE AND GROOVE
APARTMENT	DH	DOUBLE HUNG	EX	EXISTING	MDO	MEDIUM DENSITY OVERLAY	PTD	PAINTED	TOS	TOP OF SLAB
BUILDING	DIA	DIAMETER	FF	FINISH FLOOR	MAX	MAXIMUM	R	RISER	UNO	UNLESS NOTED OTHERWISE
BASMENT	DN	DOWN	FIN	FINISH	MIN	MINIMUM	REF	REFRIGERATOR	VIF	VERIFY IN FIELD
CONTROL JOINT	DR	DOOR	GA	GALVE	MANU	MANUFACTURER	RQD	REQUIRED	W	WASHER
CABINET	DS	DOWNSPOUT	GWB	GYPSUM WALL BOARD	MANU	MANUFACTURER	RM	ROOM	W	WITH
CENTER LINE	DTL	DETAIL	HB	HOSE BIB	METL	METAL	REQ	REQUIRED	WC	TOILET / WATER CLOSET
CEILING	DWG	DRAWING	HC	HOLLOW CORE	MECH	MECHANICAL	SC	SOLID CORE	WD	WOOD
CLEAR	DWG	DRAWING	HT	HEIGHT	NIC	NOT IN CONTRACT	SHT	SHEET	W/O	WITHOUT
CONCRETE	EIFS	EXTERIOR INSULATION FINISHING SYSTEM	HDWR	HARDWARE	NTS	NOT TO SCALE	SHWR	SHOWER	W/M	WELDED WIRE MESH
MASONRY UNIT	EL	ELEVATION	JB	JUNCTION BOX	OC	ON CENTER	SHM	SIMILAR		
	EL	ELEVATION	LB	LOAD BEARING	OH	OPPOSITE HAND	SPEC	SPECIFICATION		

SYMBOLS

☉	CENTERLINE	⊗	DRAWING CALL-OUT: DRAWING NUMBER
①	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)	⊗	DRAWING CALL-OUT: SHEET REFERENCE
⊙	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)	⊗	ELEVATION CALL-OUT: VIEW DIRECTION
⊙	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)	⊗	ELEVATION CALL-OUT: SHEET REFERENCE
		⊗	ELEVATION CALL-OUT: DRAWING NUMBER
		⊗	ELEVATION CALL-OUT: SHEET REFERENCE

ELEVATION MARKER



PROJECT DATA

JURISDICTION:	MONTGOMERY COUNTY, MD
BUILDING CODE:	2018 IRC & MONTGOMERY COUNTY AMENDMENTS
BUILDING USE GROUP:	SINGLE-FAMILY, DETACHED
CONSTRUCTION TYPE:	5B - COMBUSTIBLE, UNPROTECTED
FIRE SUPPRESSION SYSTEM:	NA

CERTIFICATION

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____

EXPIRATION DATE: _____

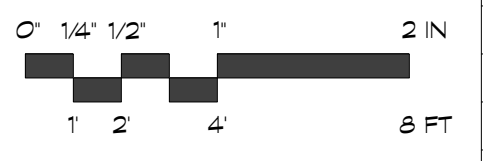
#2327 WILLIAMS-SZENES

WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS
- NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
- EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

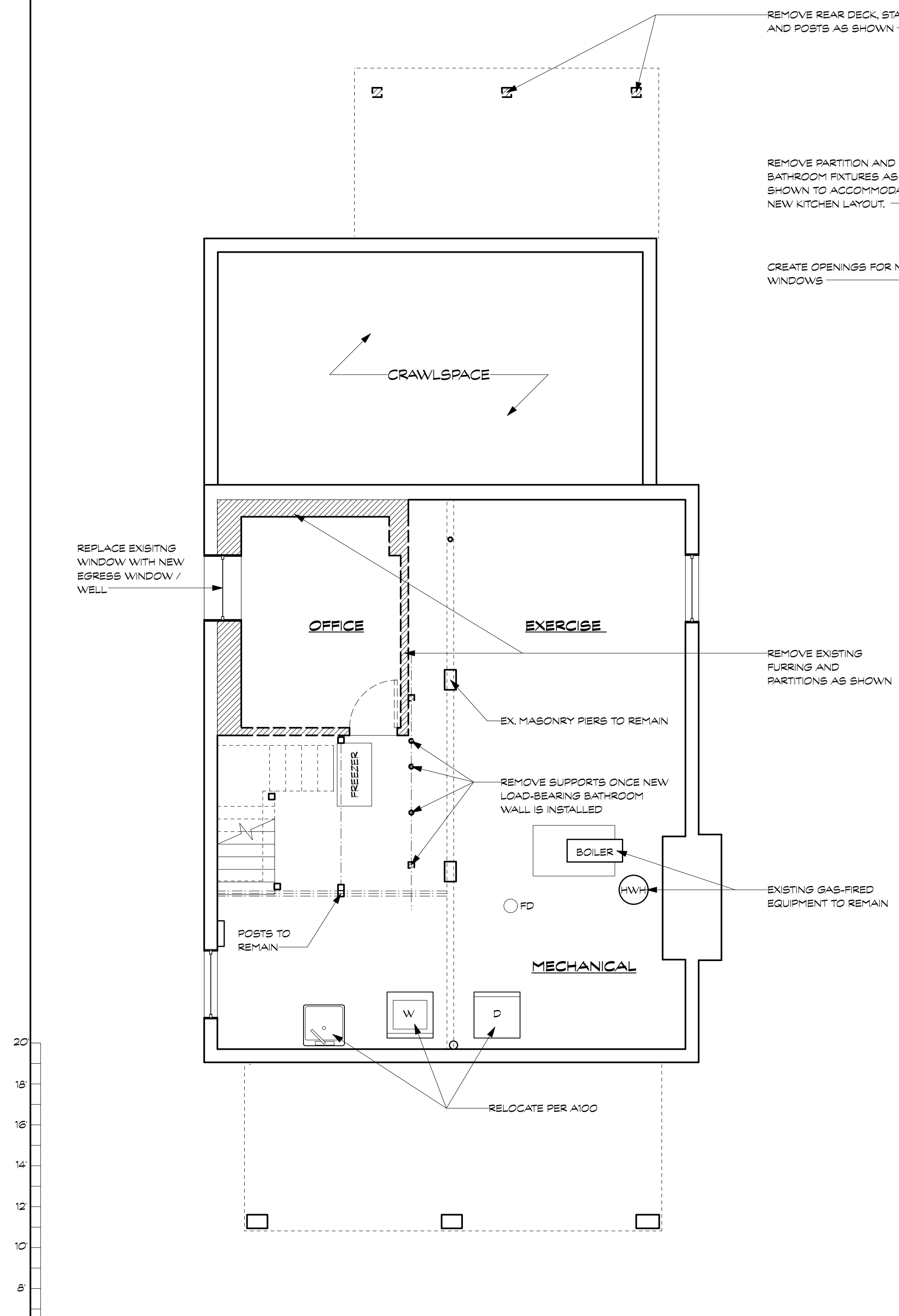


DATE	ISSUE - REMARKS

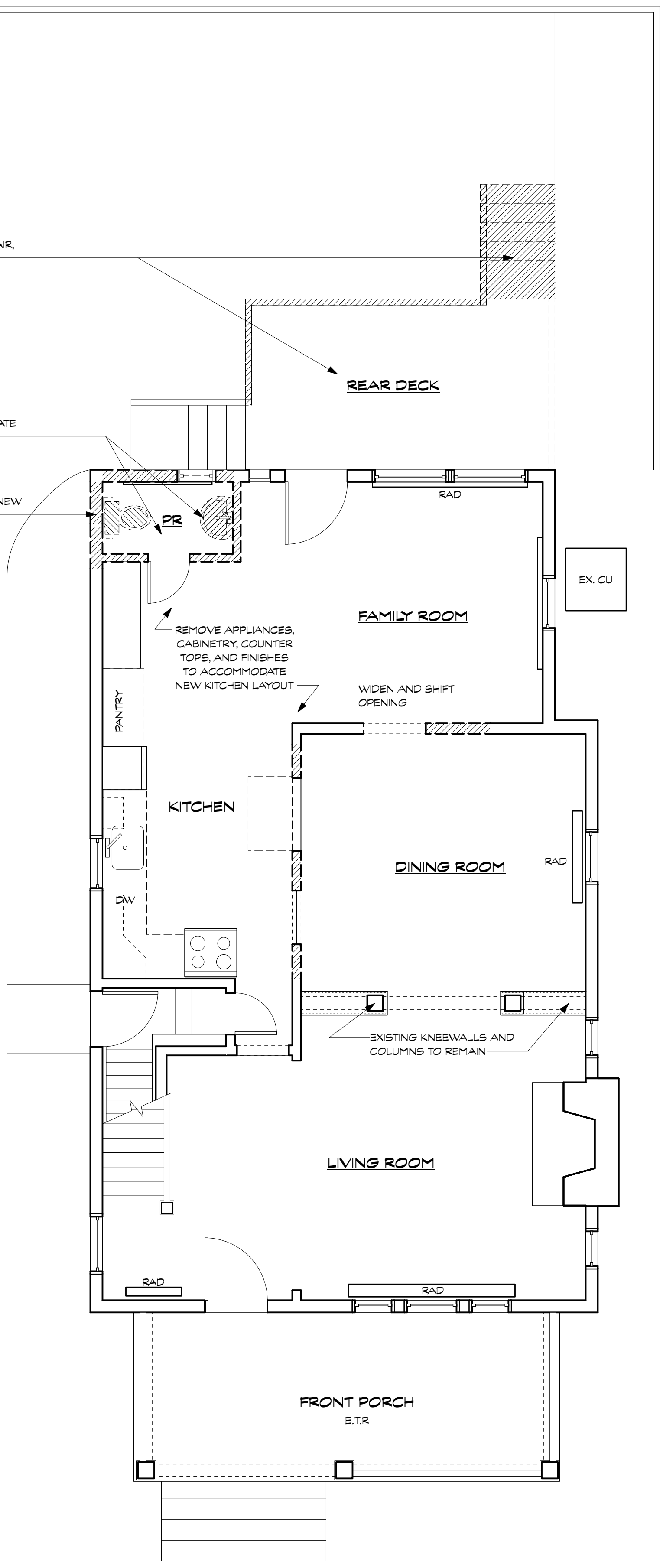
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

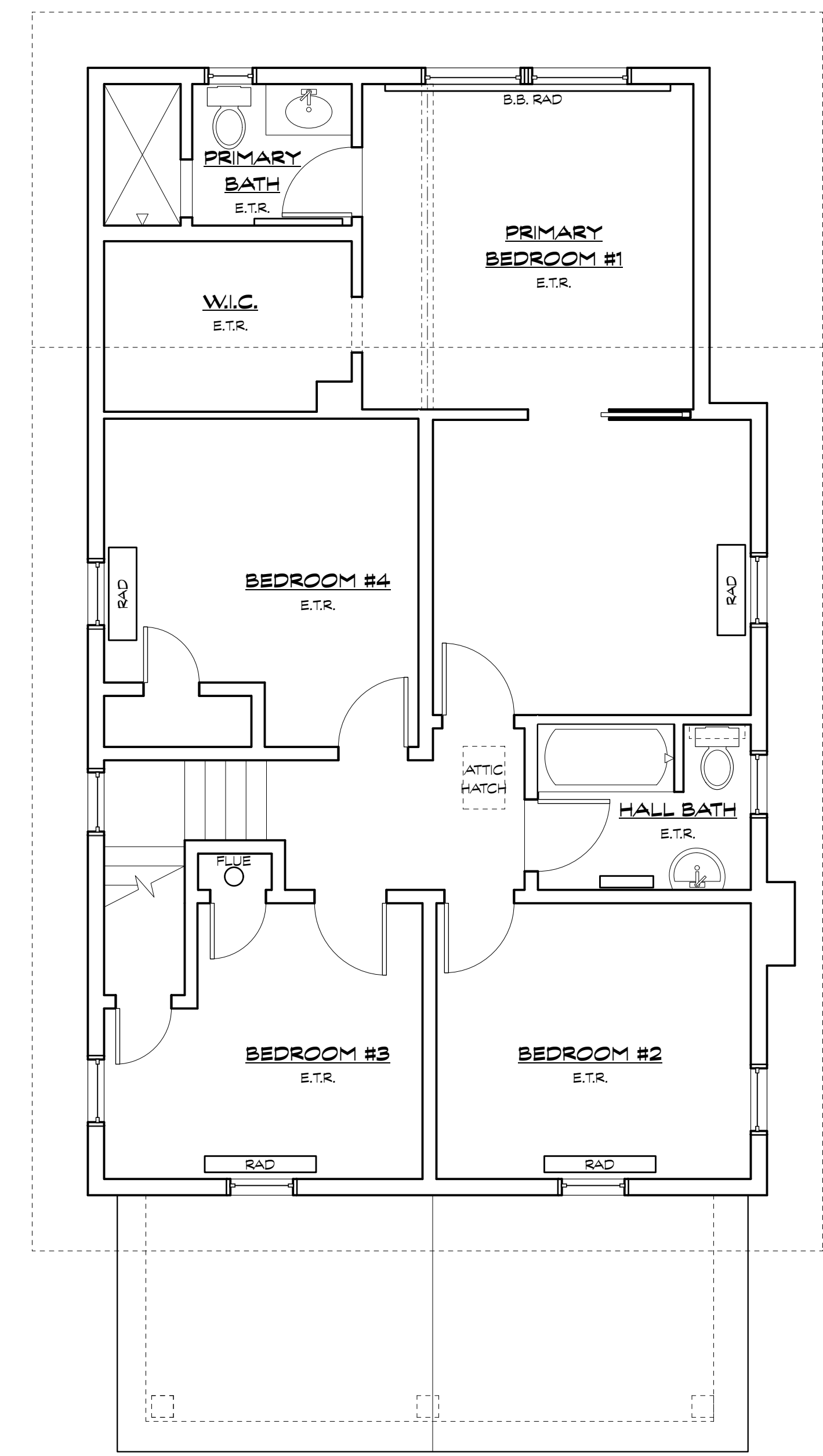
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1 CELLAR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"



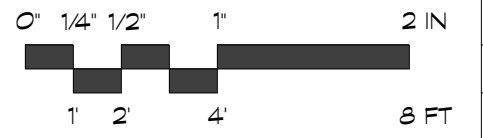
3 EXISTING SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"

WILLIAMS-SZENES REMODEL

7120 Maple Ave, Takoma Park, MD 20912
 Project # 2327

18 JUNE 2024 - PROGRESS

DEMOLITION PLANS
D100

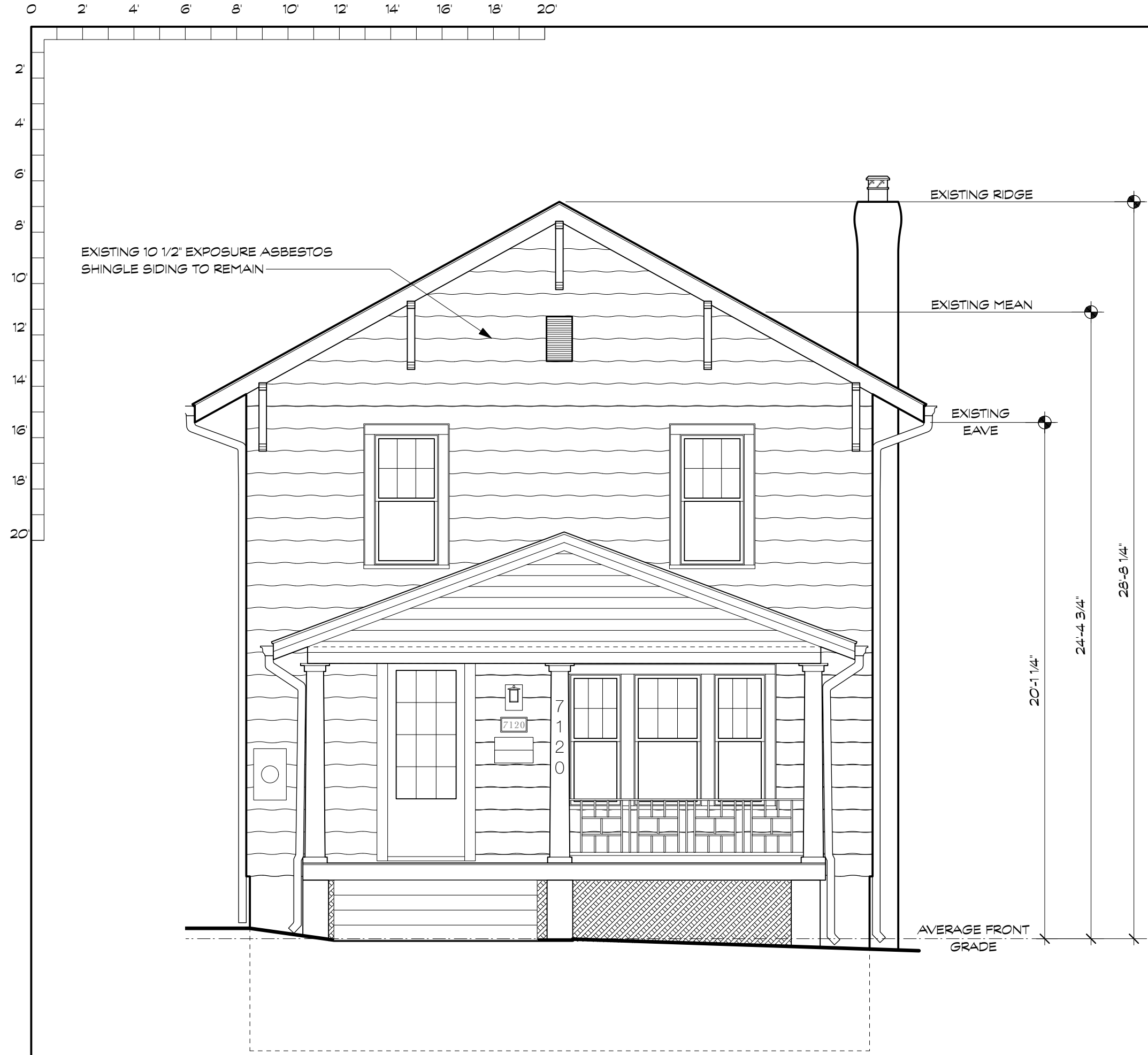


DATE	ISSUE - REMARKS

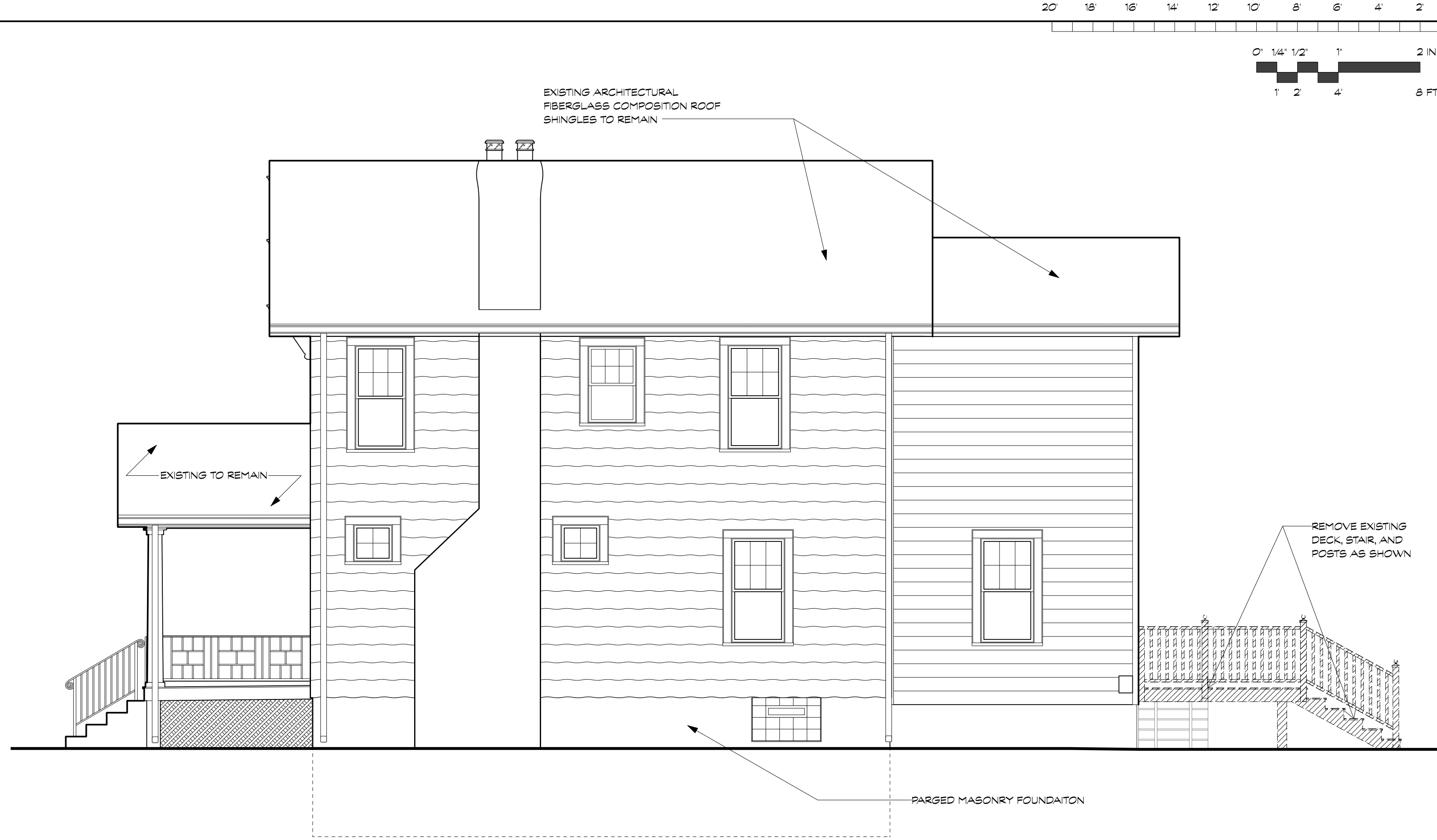
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

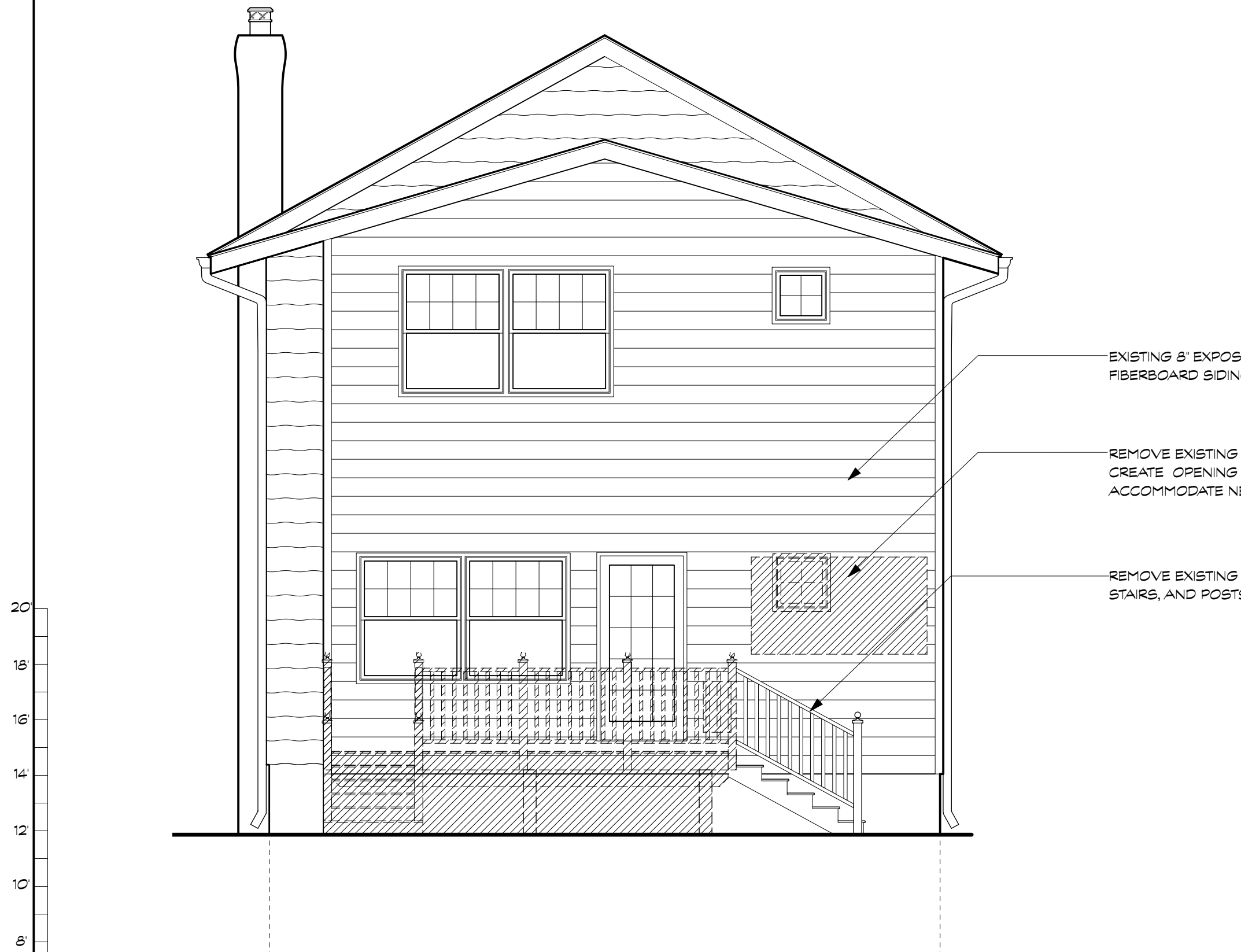
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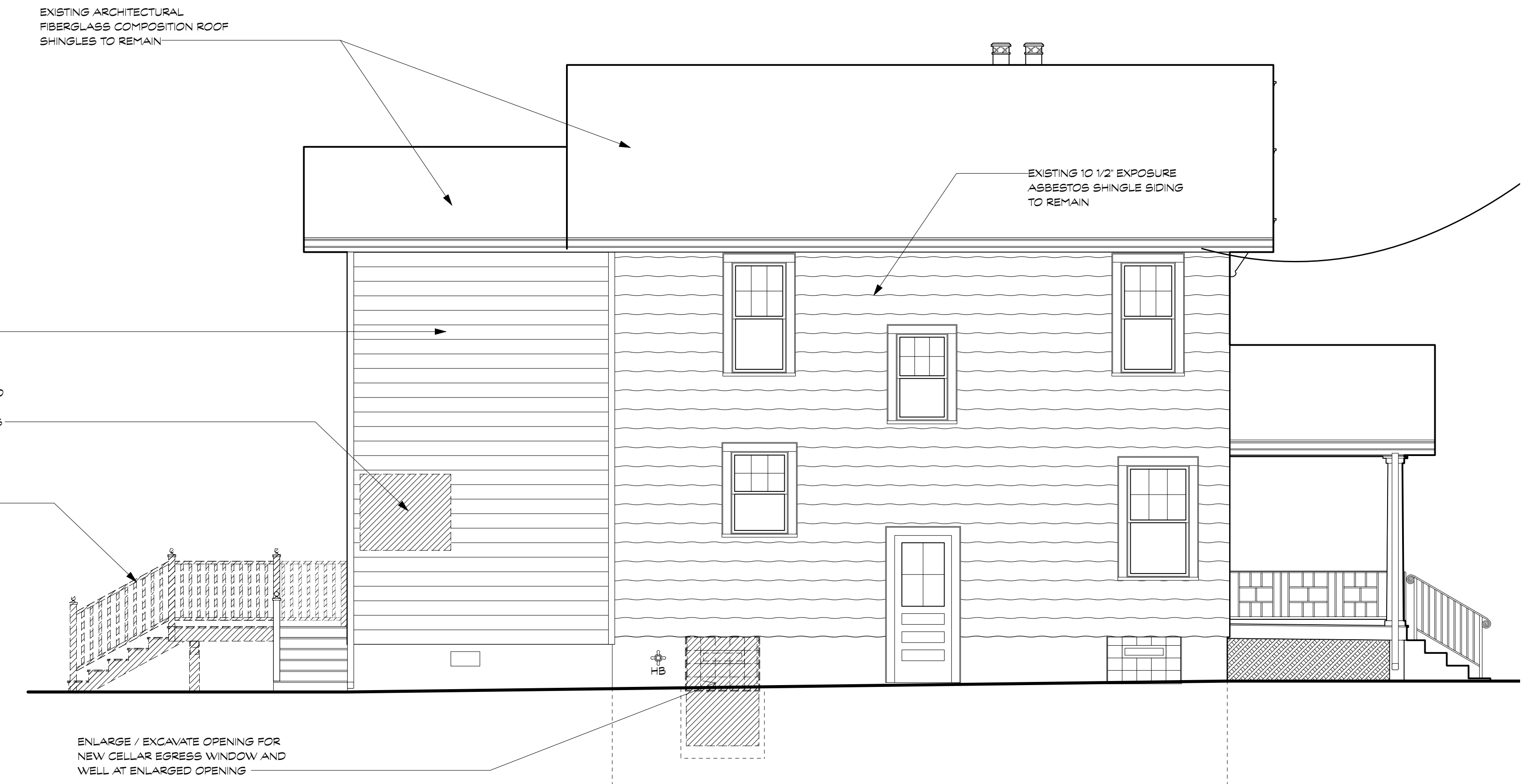
1 EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



3 REAR DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



4 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

WILLIAMS-SZENES REMODEL

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Project # 2327

18 JUNE 2024 - PROGRESS

DEMOLITION ELEVATIONS

D200

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

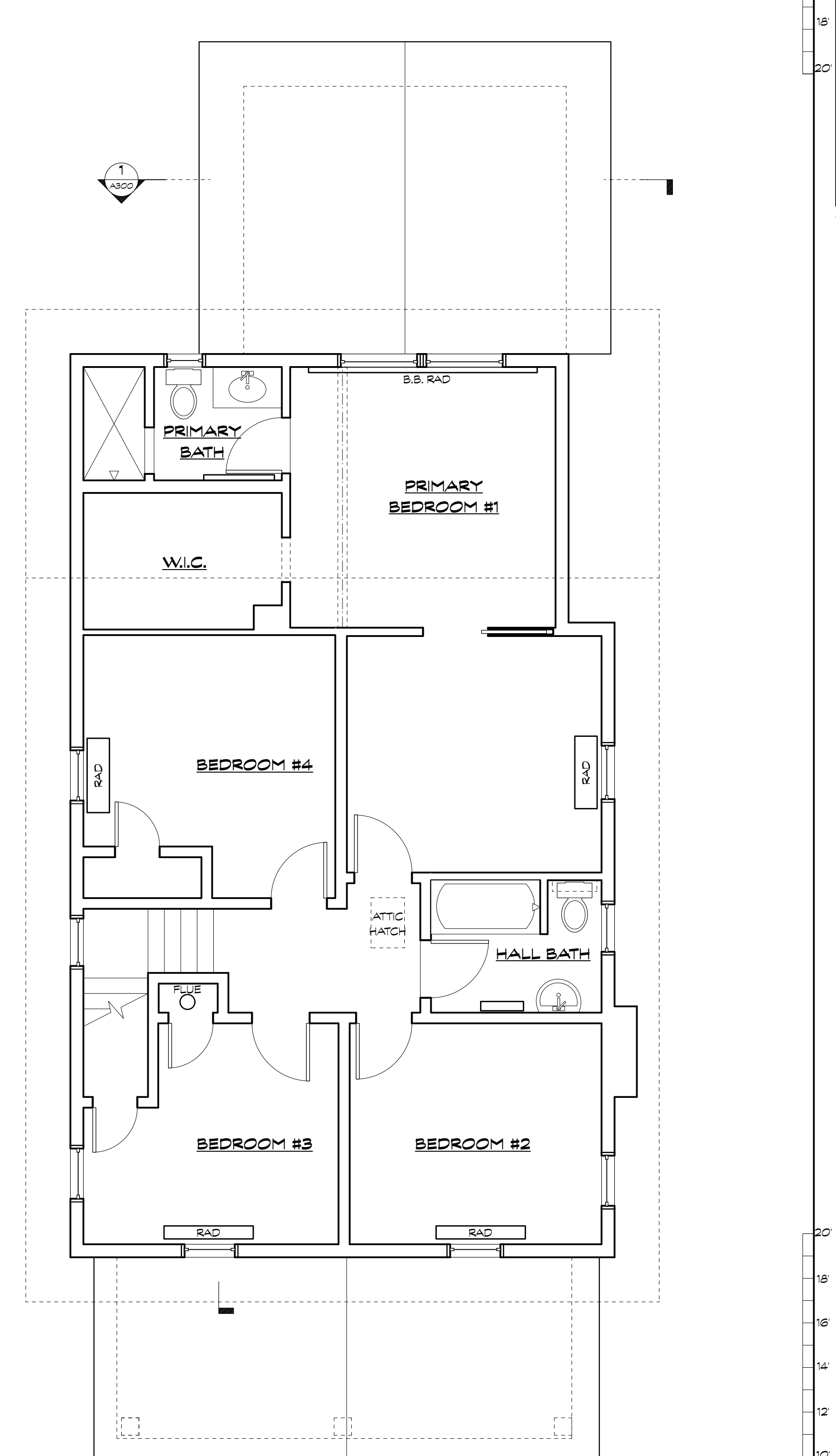
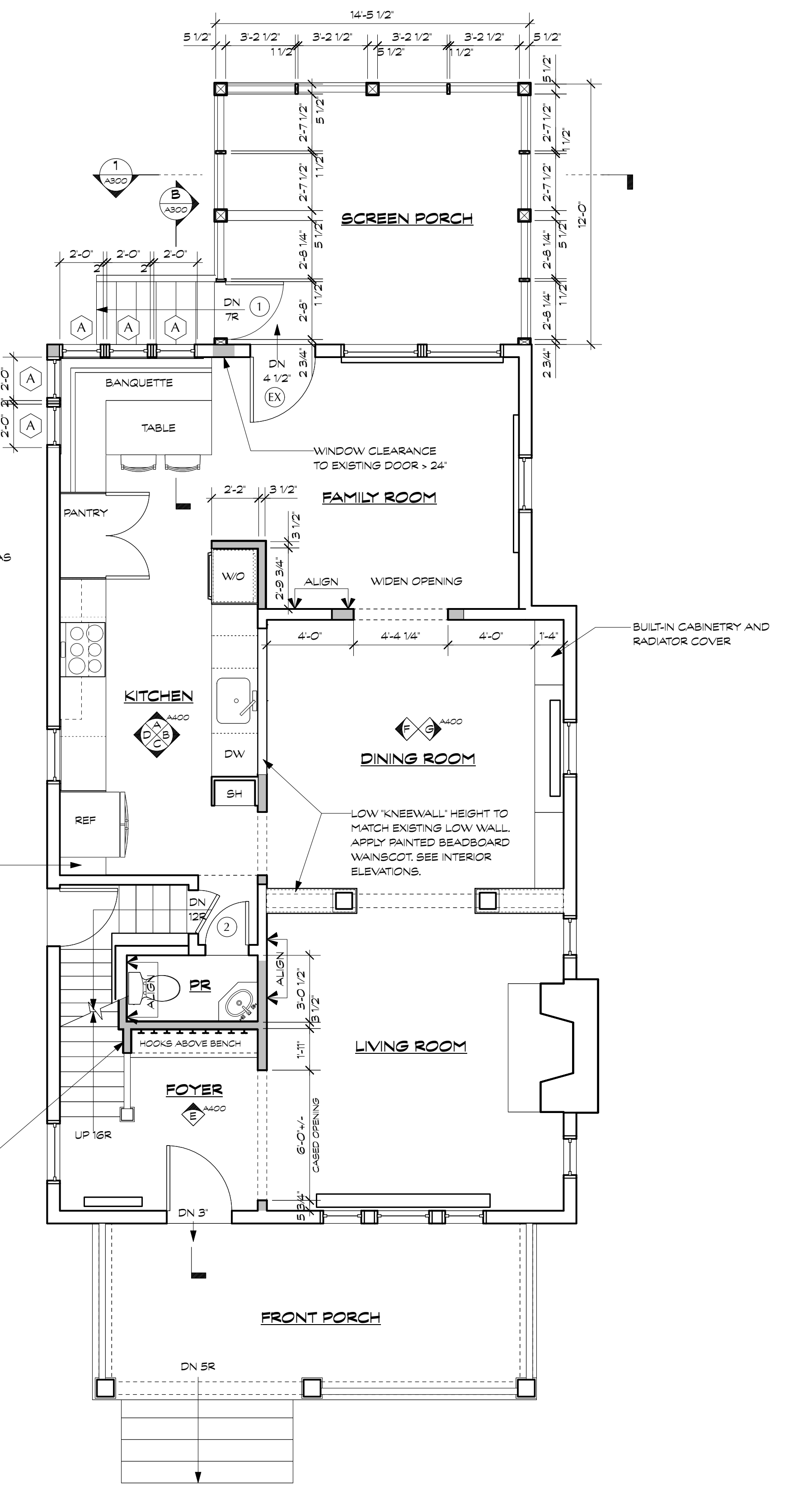
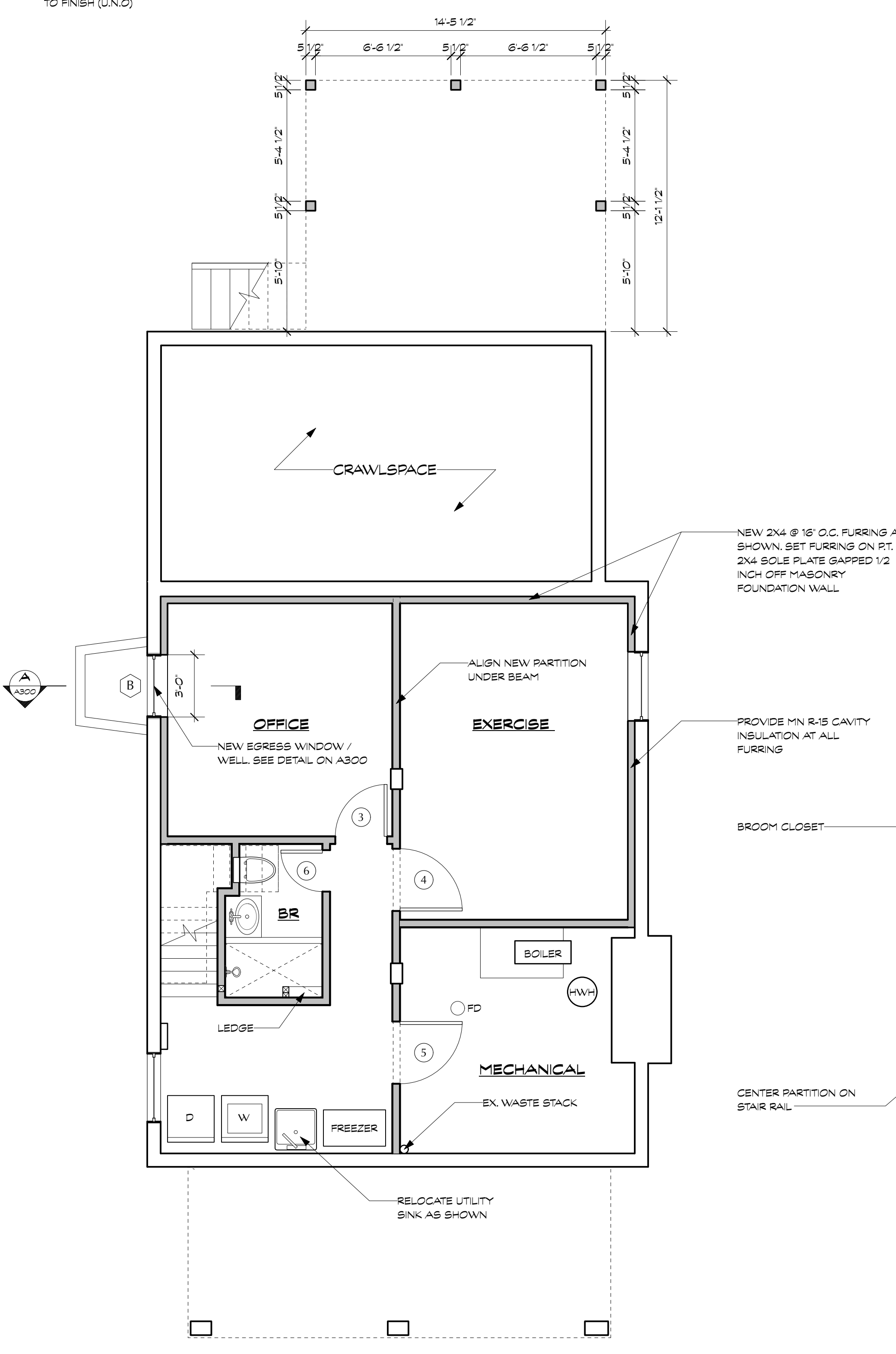
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WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

GENERAL NOTES:

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- EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

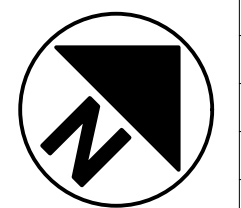


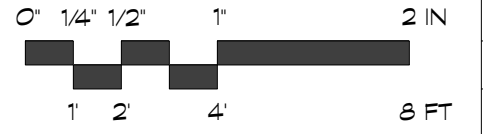
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Project # 2327

18 JUNE 2024 - PROGRESS

FLOOR PLANS

A100





DATE	ISSUE - REMARKS

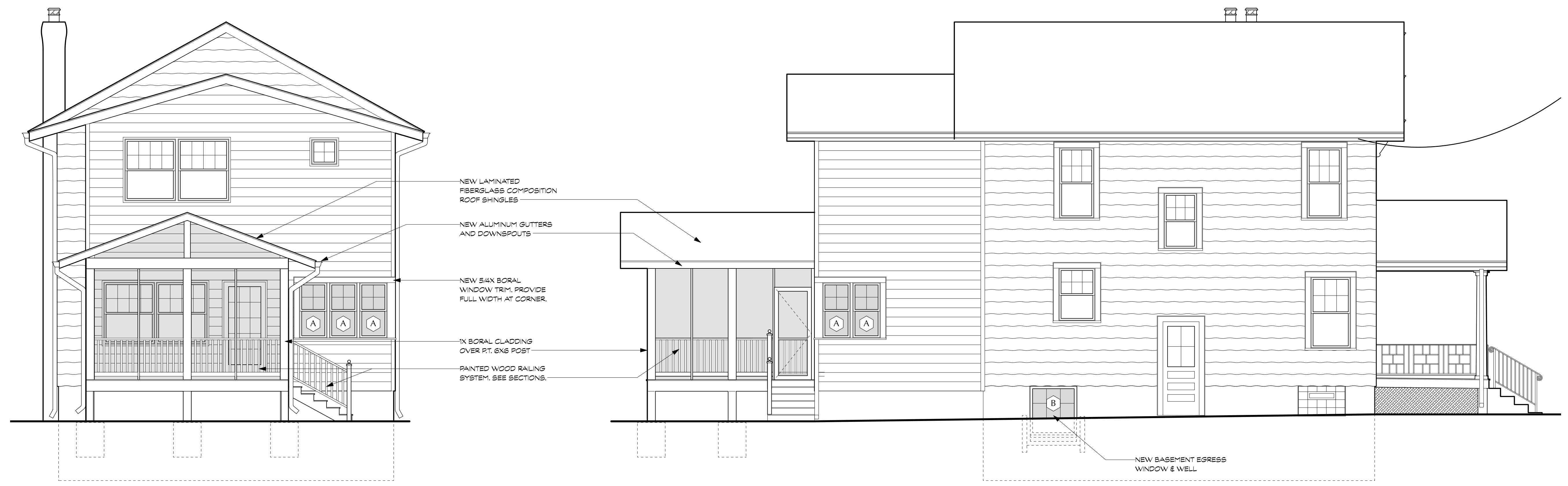
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

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1 SCHEMATIC SIDE ELEVATION
Scale: 1/4" = 1'-0"



2 SCHEMATIC REAR ELEVATION
Scale: 1/4" = 1'-0"

3 SCHEMATIC SIDE ELEVATION
Scale: 1/4" = 1'-0"

WILLIAMS-SZENES REMODEL

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Project # 2327

18 JUNE 2024 - PROGRESS

ELEVATIONS

A200

DATE	ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

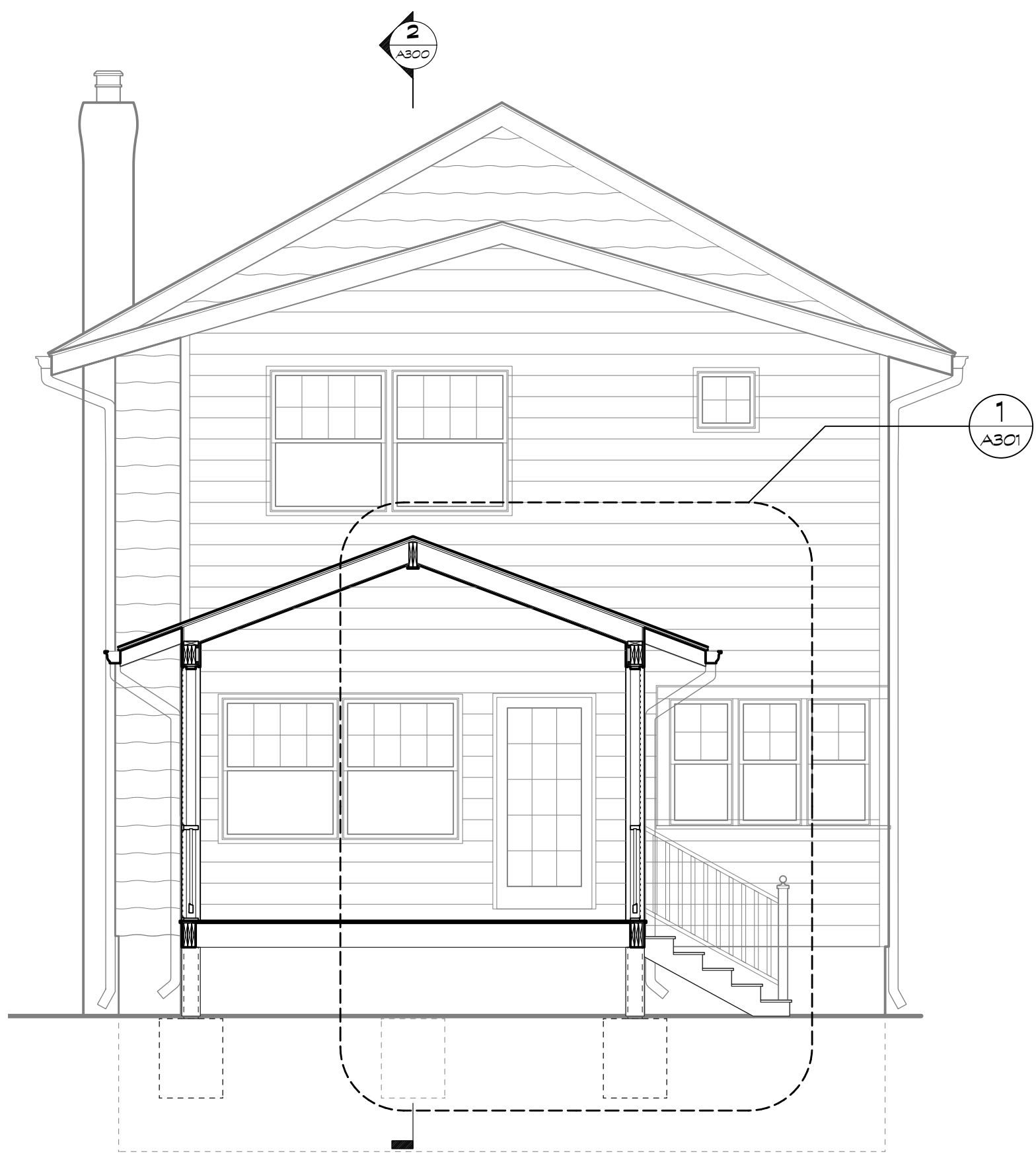
LICENSE #: _____ EXPIRATION DATE: _____

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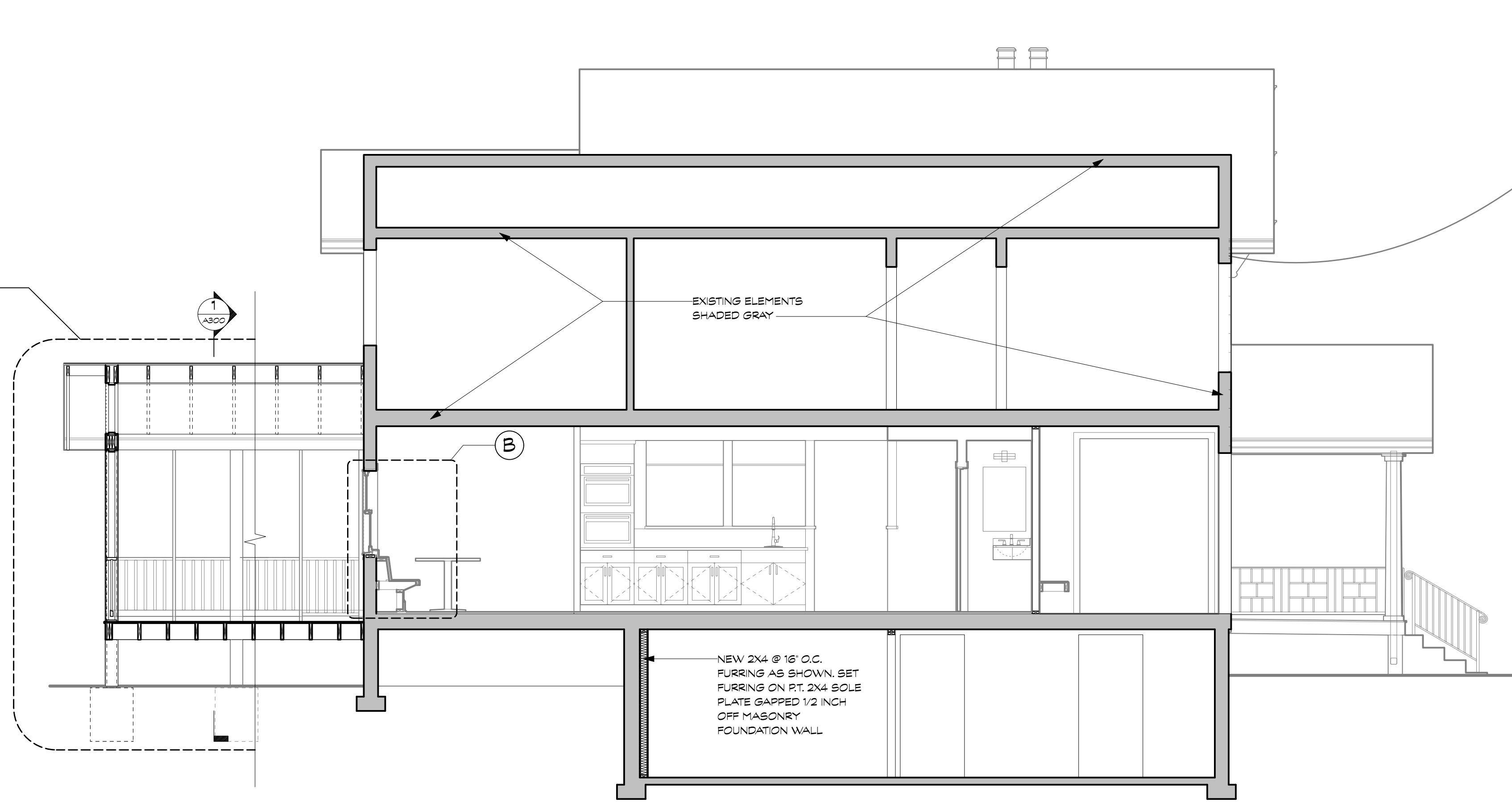
WILLIAMS-SZENES REMODEL
7120 Maple Ave, Takoma Park, MD 20912
Project # 2327

BUILDING SECTIONS & DETAILS
A300

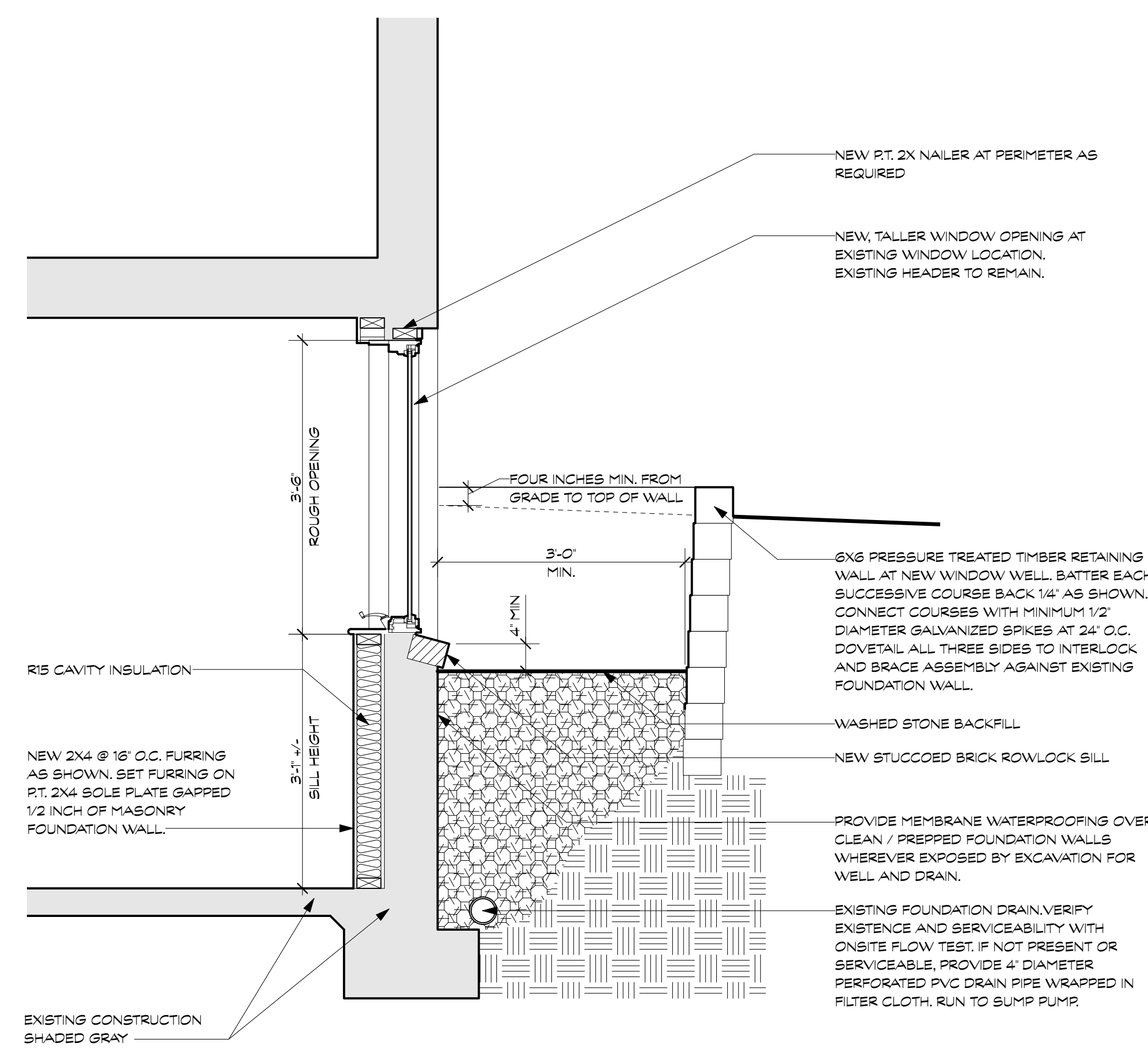
18 JUNE 2024 - PROGRESS



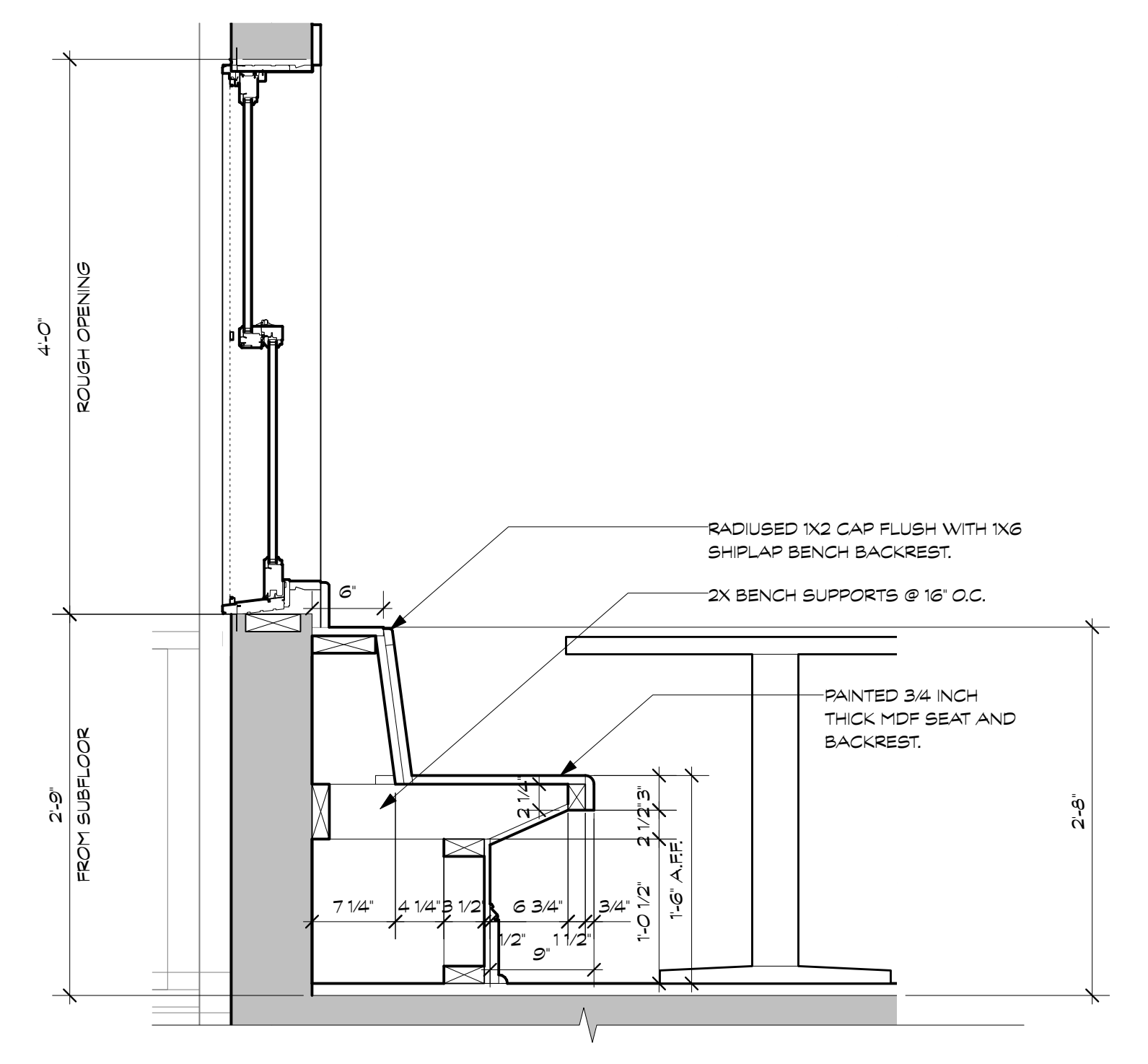
1 PORCH SECTION
Scale: 1/4" = 1'-0"



2 BUILDING SECTION
Scale: 1/4" = 1'-0"



A EGRESS WINDOW WELL
Scale: 3/4" = 1'-0"



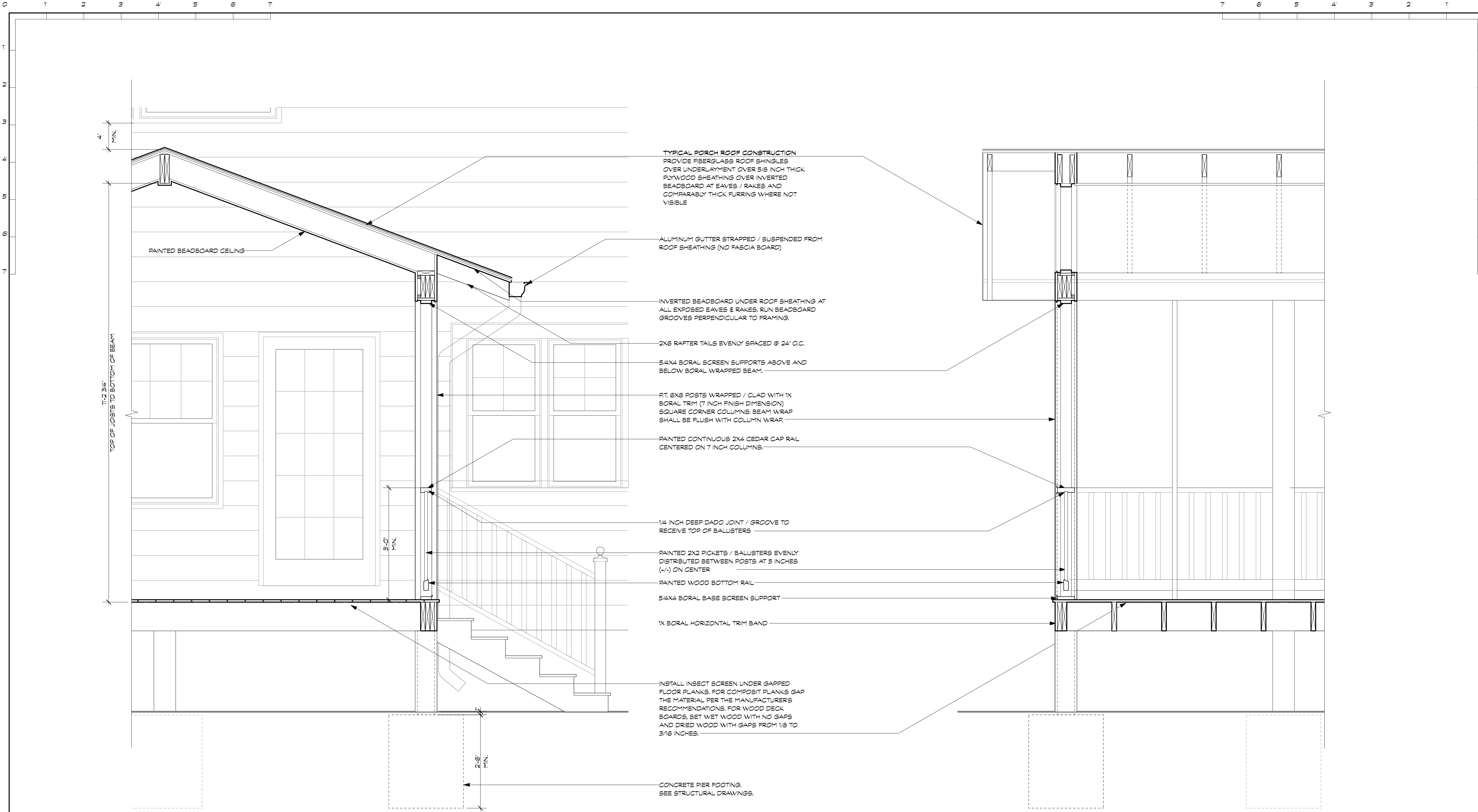
B BENCH DETAIL
Scale: 1" = 1'-0"

DATE	ISSUE - REMARKS

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MARK	WEATHER SHIELD SIG. SERIES MODEL NO. / TYPE	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A	2040 / 8122	DOUBLE HUNG	1-11 1/2" X 3-11 1/2"	2'-0" X 4'-0"	Y	N	LOW-E		A
B	3036 / 8219	CASEMENT	2-11 1/2" X 3-5 1/2"	3'-0" X 3'-6"	Y	Y	LOW-E		B
C									C
D									D

NOTES:
 1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
 2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
 3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
 4. PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM:
 THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
 THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES. THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.
 5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION.

NO.	LOCATION	SIZE	THICKNESS	MATERIAL		TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO.
				DR	FR						
1	SCREEN PORCH	2'-8" X 6'-8"	1 1/2"	WD	WD	SCREEN	SINGLE	SWING			1
2	POWDER ROOM	2'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		2
3	OFFICE	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		3
4	EXERCISE	3'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		4
5	MECHANICAL	3'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PASSAGE		5
6	BATHROOM	2'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		6

ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	TRIM	REMARKS
CELLAR							
LAUNDRY							
BATHROOM							
OFFICE							
EXERCISE							
MECHANICAL							
FIRST FLOOR							
FRONT PORCH	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
FOYER							
LIVING ROOM	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
DINING ROOM							
KITCHEN							
FAMILY ROOM	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
SCREEN PORCH							
SECOND FLOOR							
BEDROOM #3	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
BEDROOM #2	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
BEDROOM #4	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
PRIMARY BEDROOM	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
PRIMARY BATH	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	
W.I.C.	ETR.	ETR.	ETR.	ETR.	ETR.	ETR.	

NOTES:
 1. PATCH TO MATCH EXISTING WOOD FLOOR AS NECESSITATED BY NEW WORK. SAND / REFINISH ENTIRE FLOOR TO UNIFORM APPEARANCE. TAKE CARE TO MINIMIZE BANDING AT ALL ORIGINAL / HISTORIC WOOD FLOORS.
 2. TILE SHOWER SURROUND
 3. TILE BACKSPLASH
 4. PATCH / RESTORE / EXTEND EXISTING WHERE DISTURBED BY NEW WORK.
 5. REVIEW OPTIONS FOR LEVELING UNEVEN FLOOR WITH OWNER AND ARCHITECT
 6. APPLY NEW G.W.B. VENEER TO CEILING
 7. REMOVE / REPLACE CROWN MOLDING

ETR. = EXISTING TO REMAIN
 G.W.B. = GYPSUM WALLBOARD (DRYWALL)

WILLIAMS-SZENES REMODEL

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 Project # 2327

18 JUNE 2024 - PROGRESS

WALL SECTIONS

A301

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

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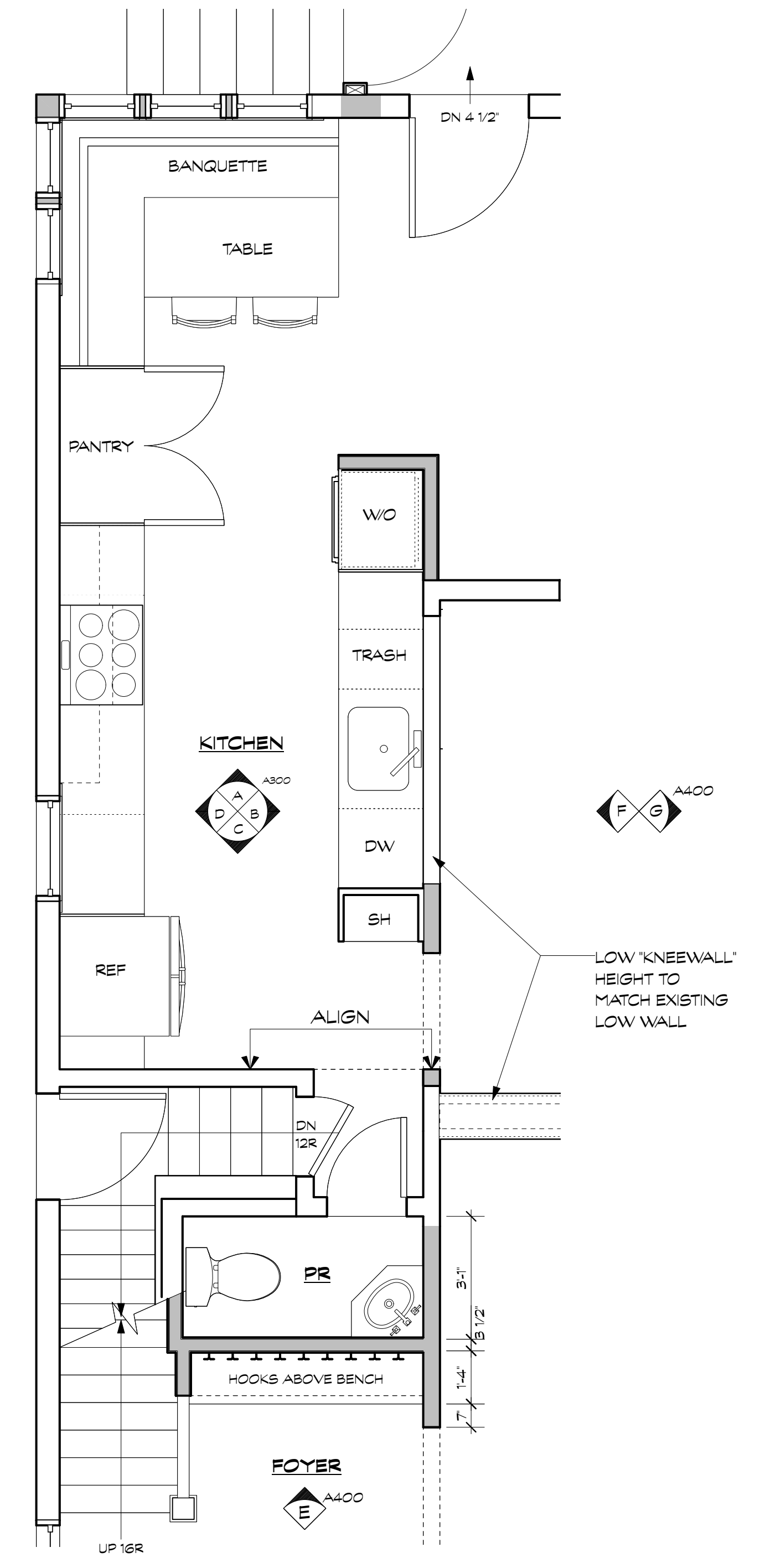
WILLIAMS-SZENES REMODEL

7120 Maple Ave, Takoma Park, MD 20912
Project # 2327

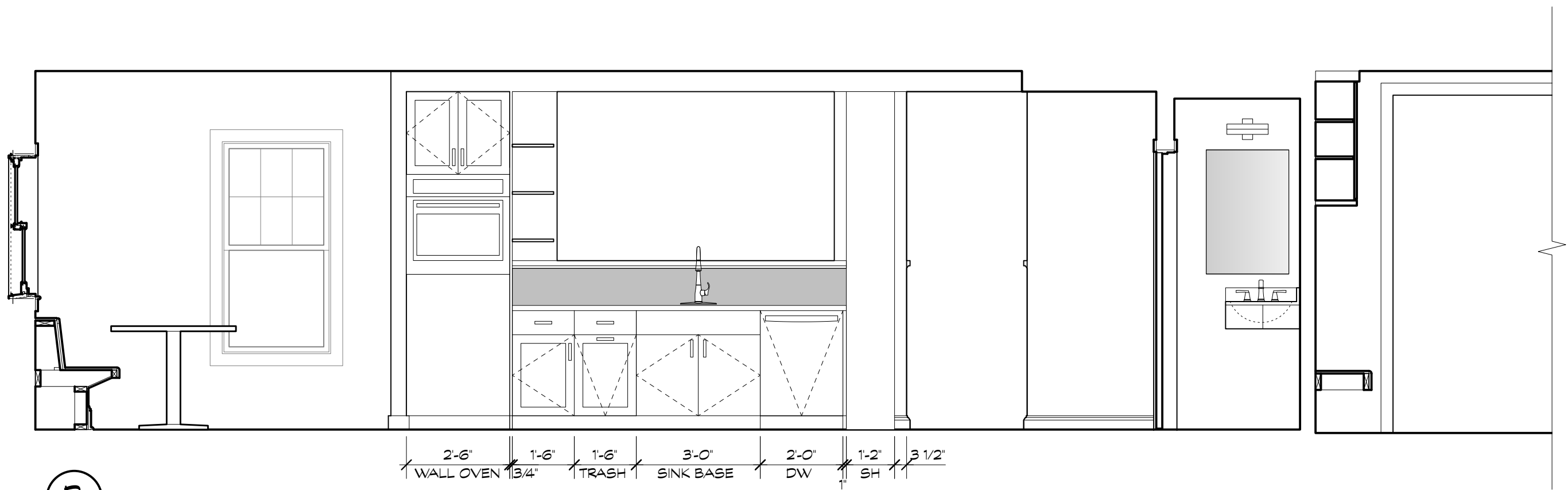
18 JUNE 2024 - PROGRESS

INTERIOR ELEVATIONS

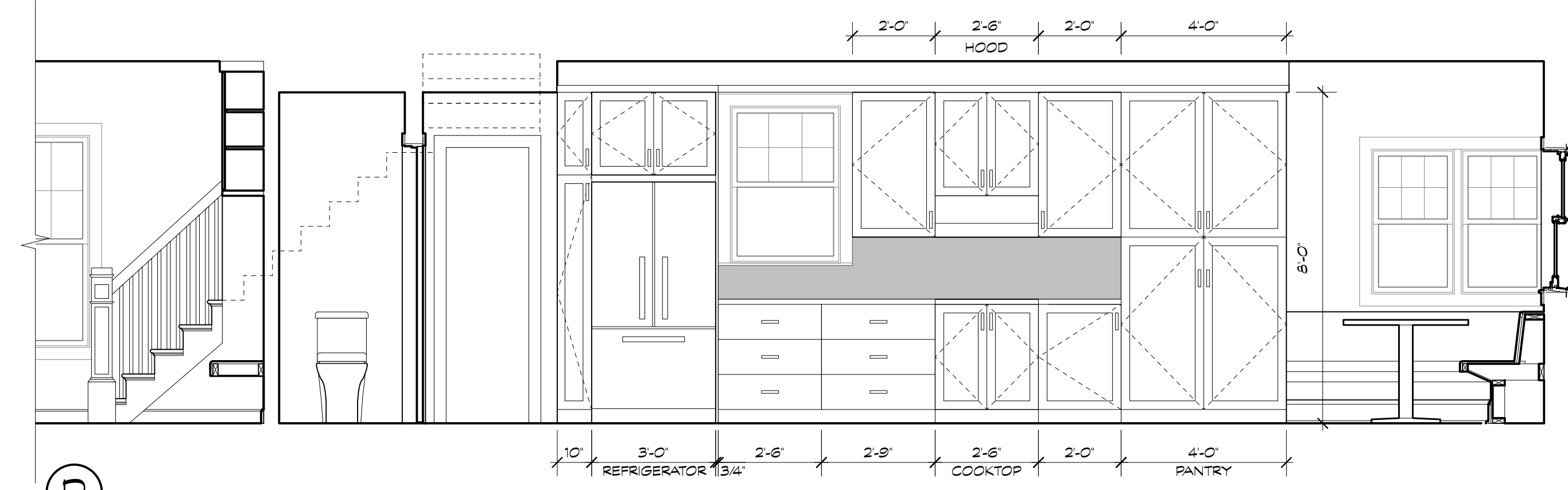
A400



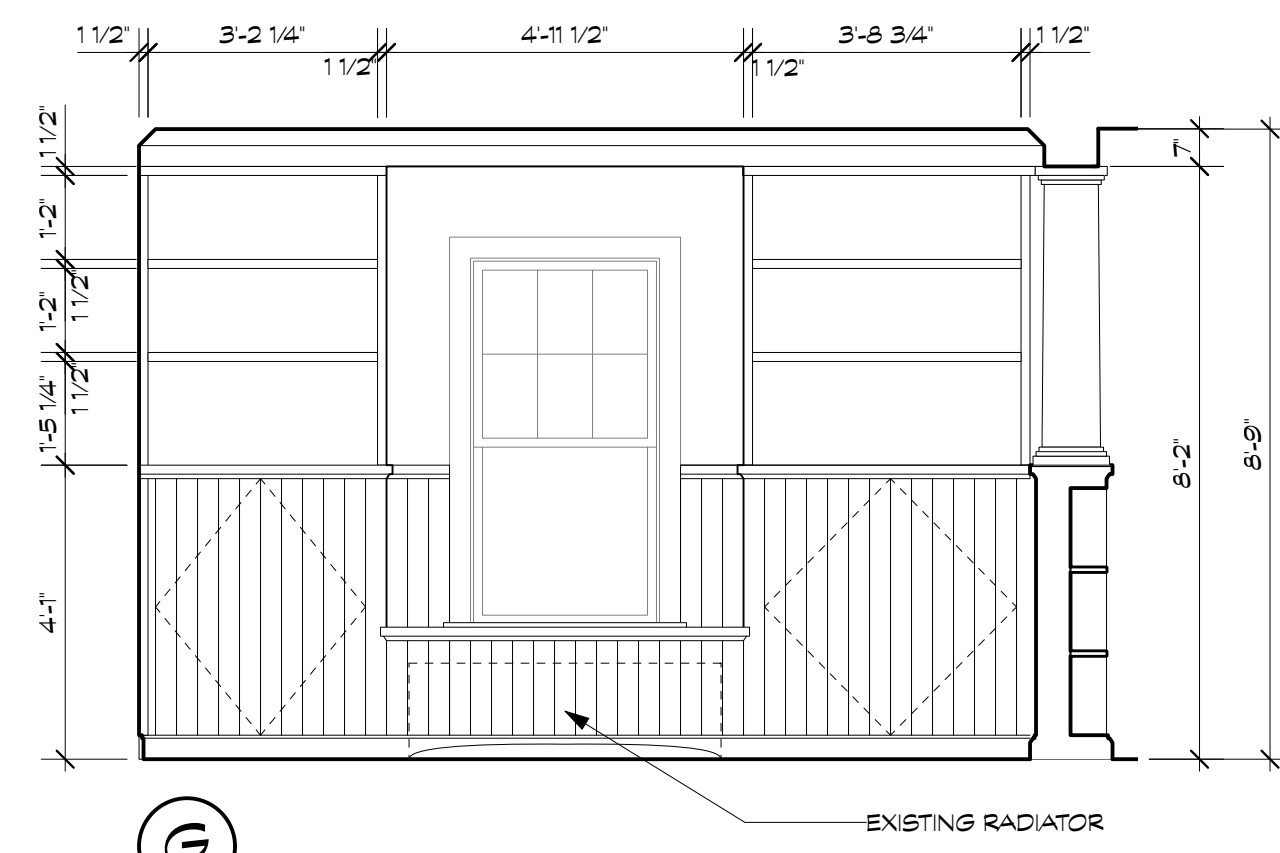
2 KITCHEN /MUDROOM PLAN
Scale: 3/8" = 1'-0"



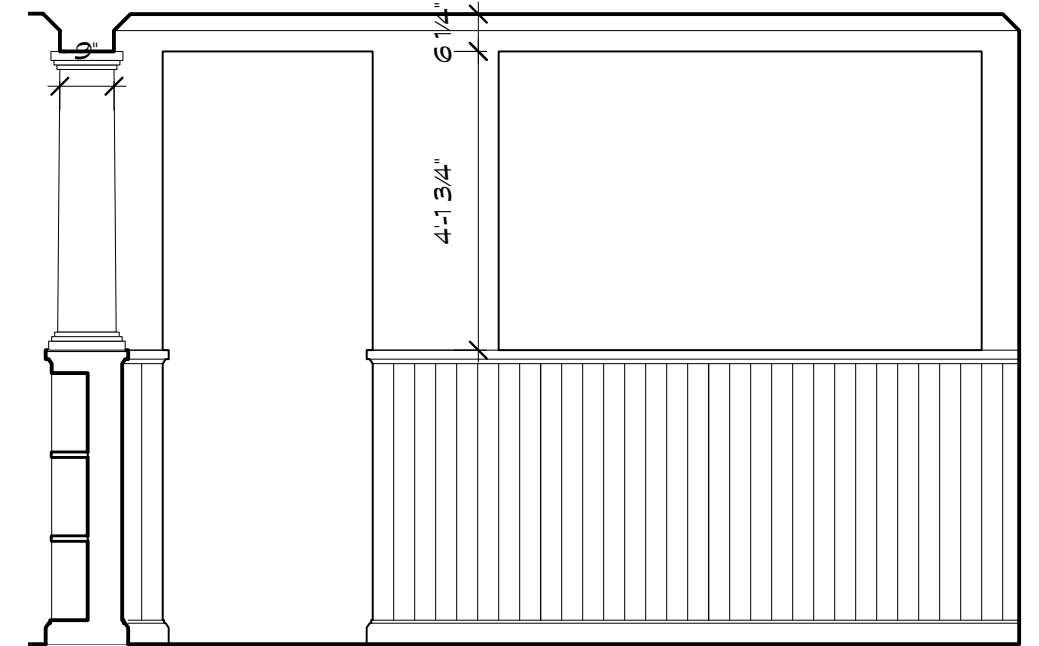
B



D



G

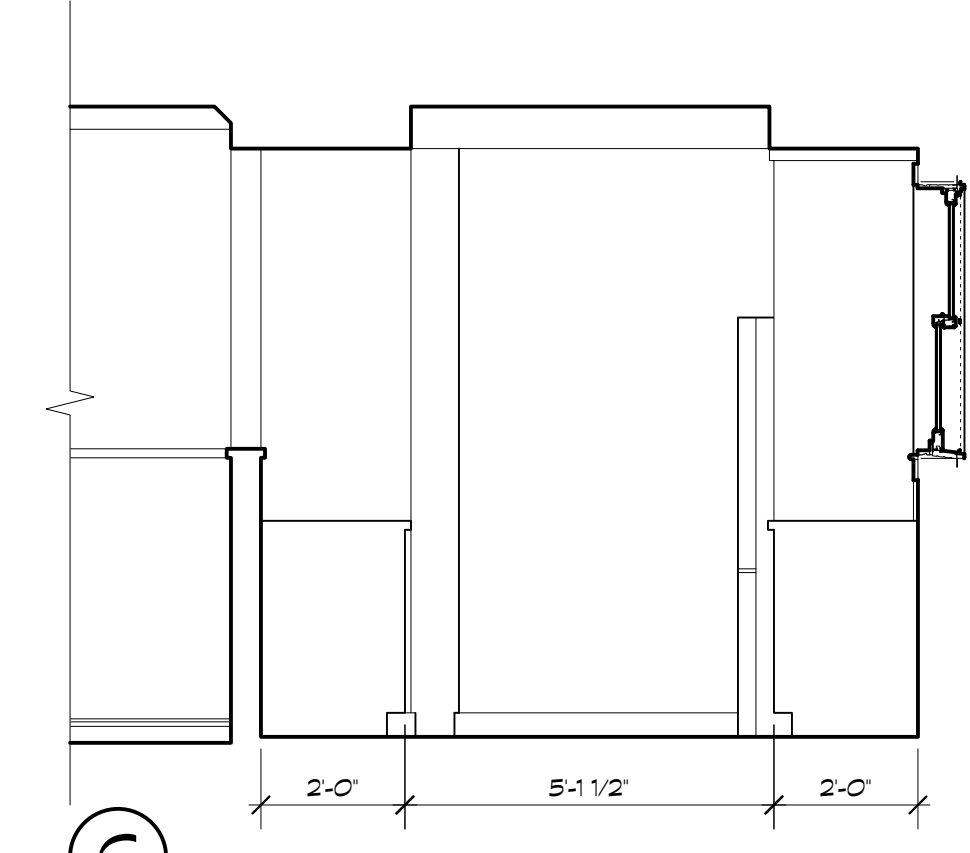


F

4 DINING ROOM ELEVATIONS
Scale: 3/8" = 1'-0"

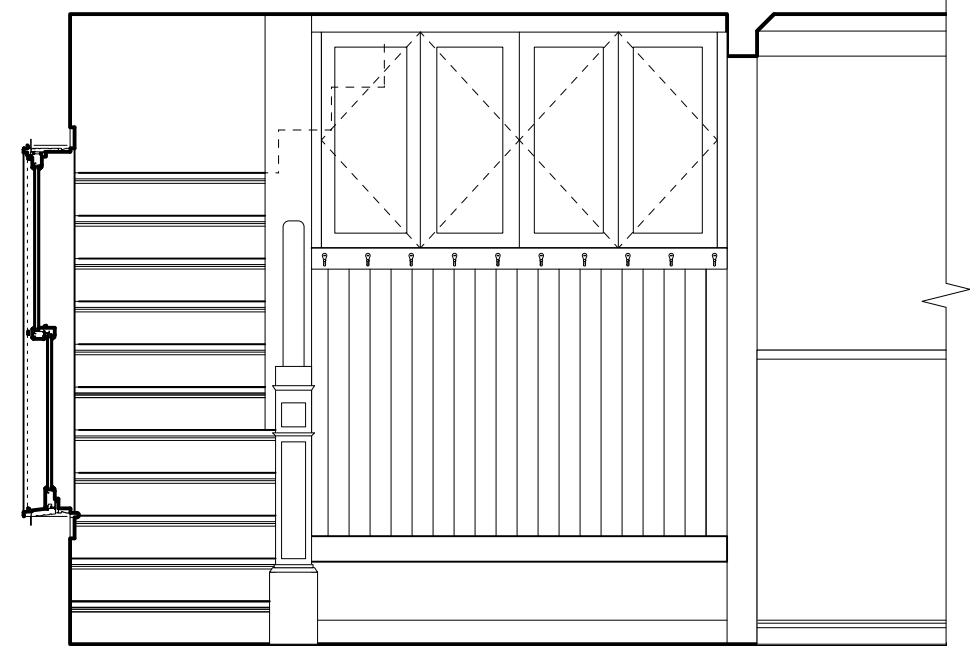


A



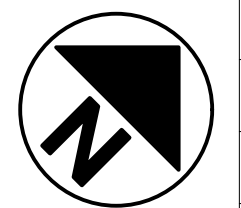
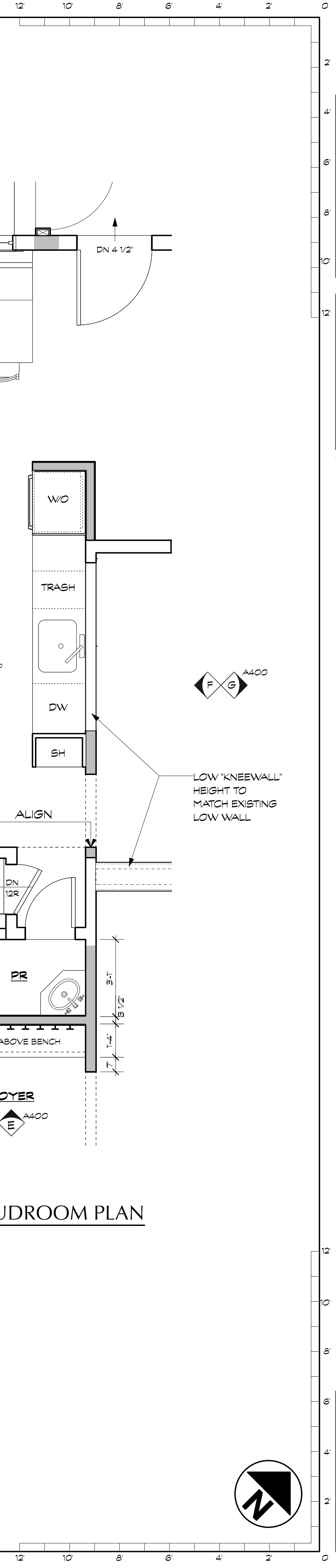
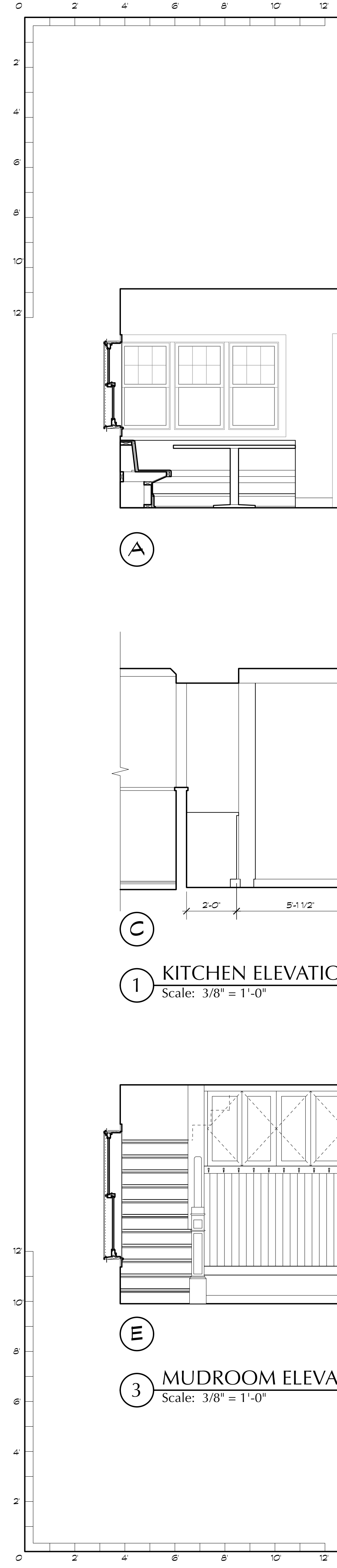
C

1 KITCHEN ELEVATIONS
Scale: 3/8" = 1'-0"



E

3 MUDROOM ELEVATION
Scale: 3/8" = 1'-0"

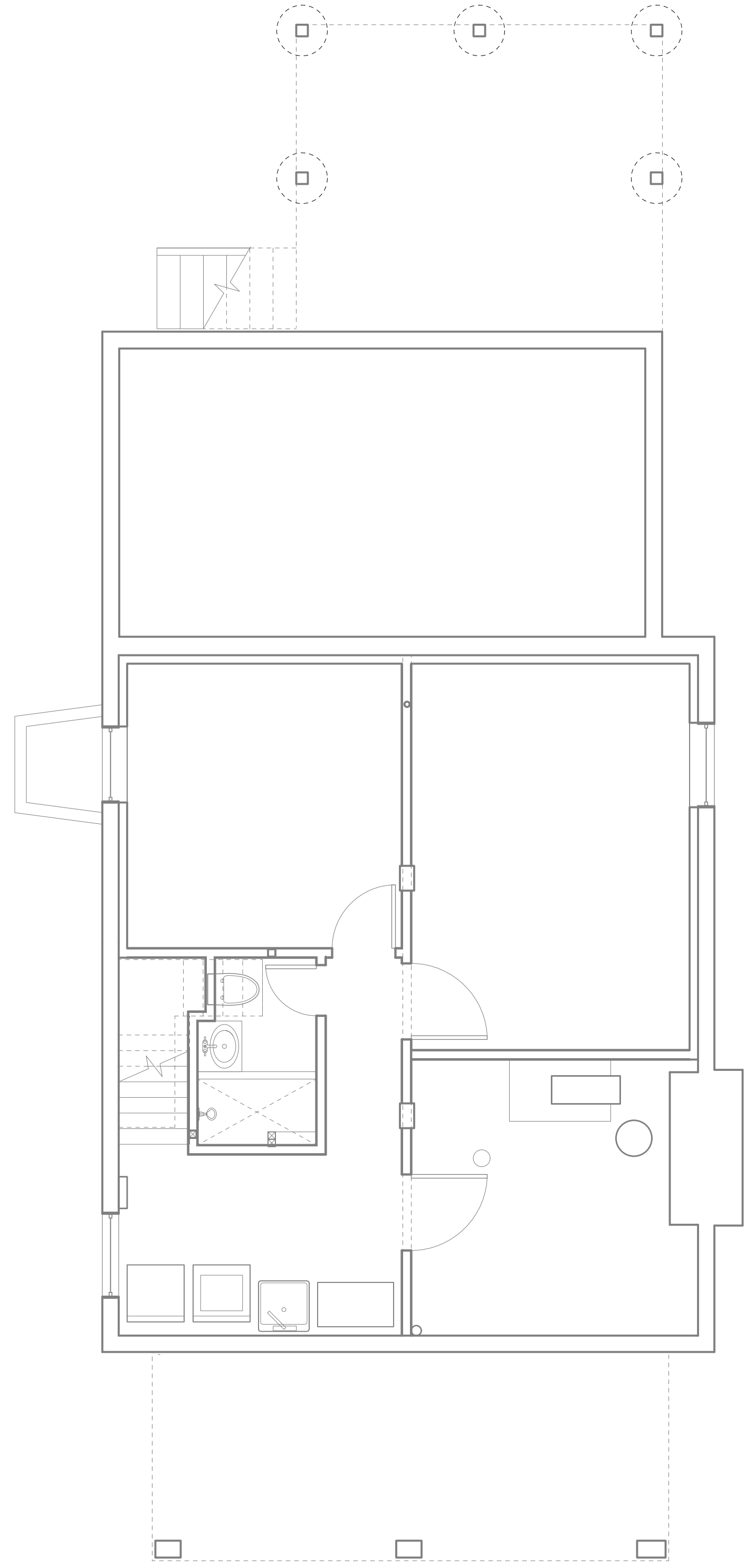


DATE	ISSUE - REMARKS

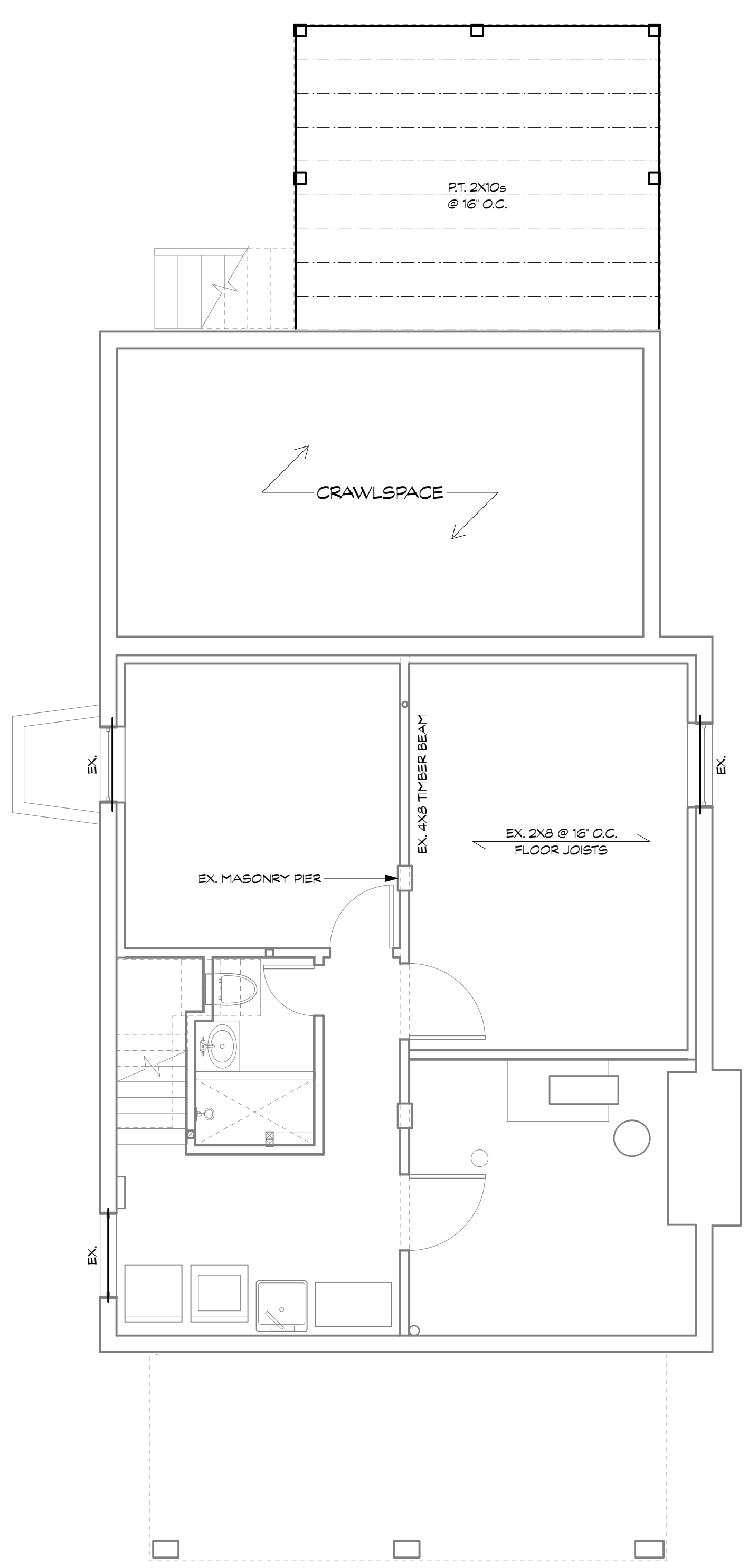
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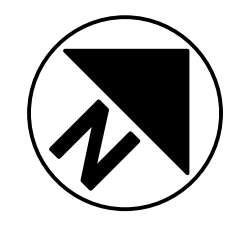
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1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"



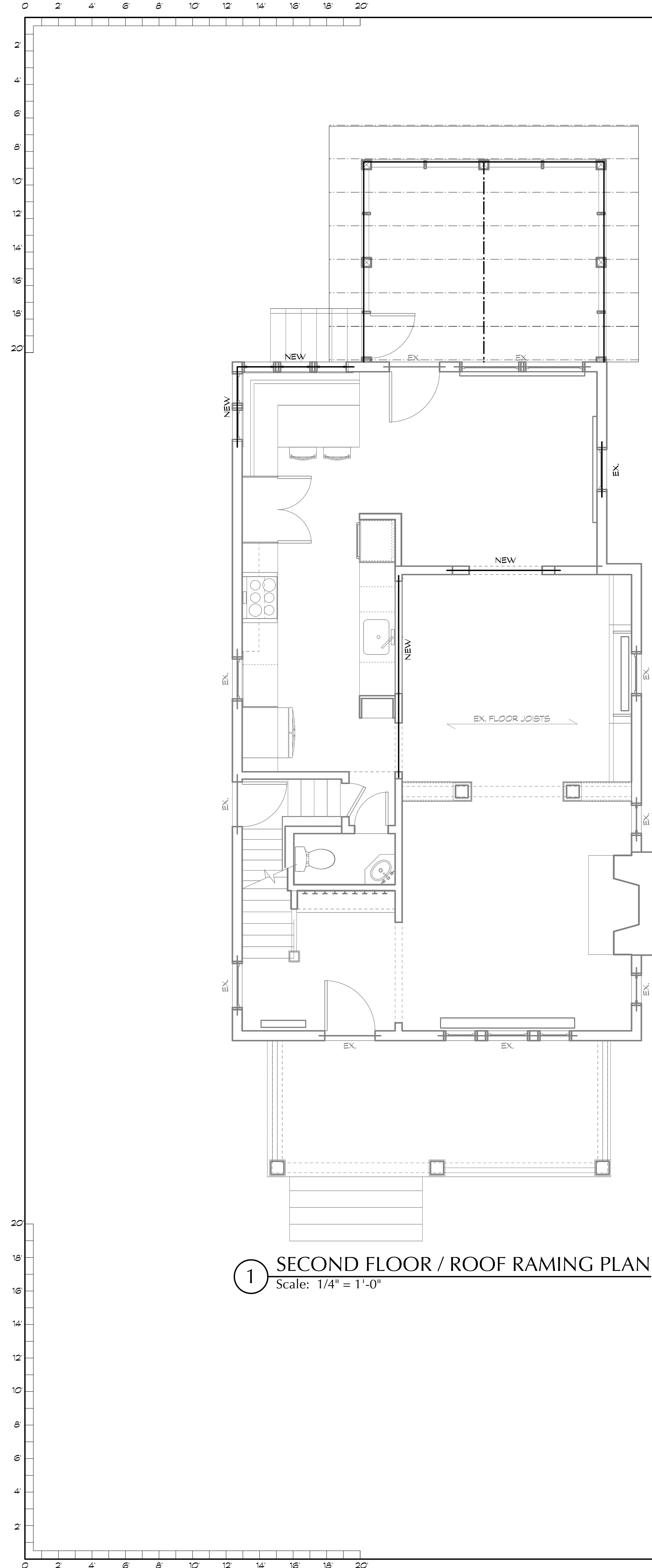
APAC ENGINEERING, Inc.

8555 16th St. #200
Silver Spring, MD 20910
301-585-0543
301-583-9477 (f)

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7120 Maple Ave, Takoma Park, MD 20912
Project # 2327

FOUNDATION & FIRST FLOOR FRAMING PLANS
S100

18 JUNE 2024 - PROGRESS



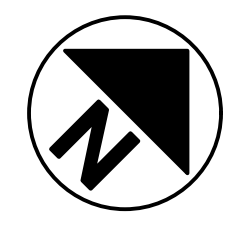
1 SECOND FLOOR / ROOF RAMING PLAN
Scale: 1/4" = 1'-0"

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

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Project # 2327

ROOF FRAMING PLAN
S101

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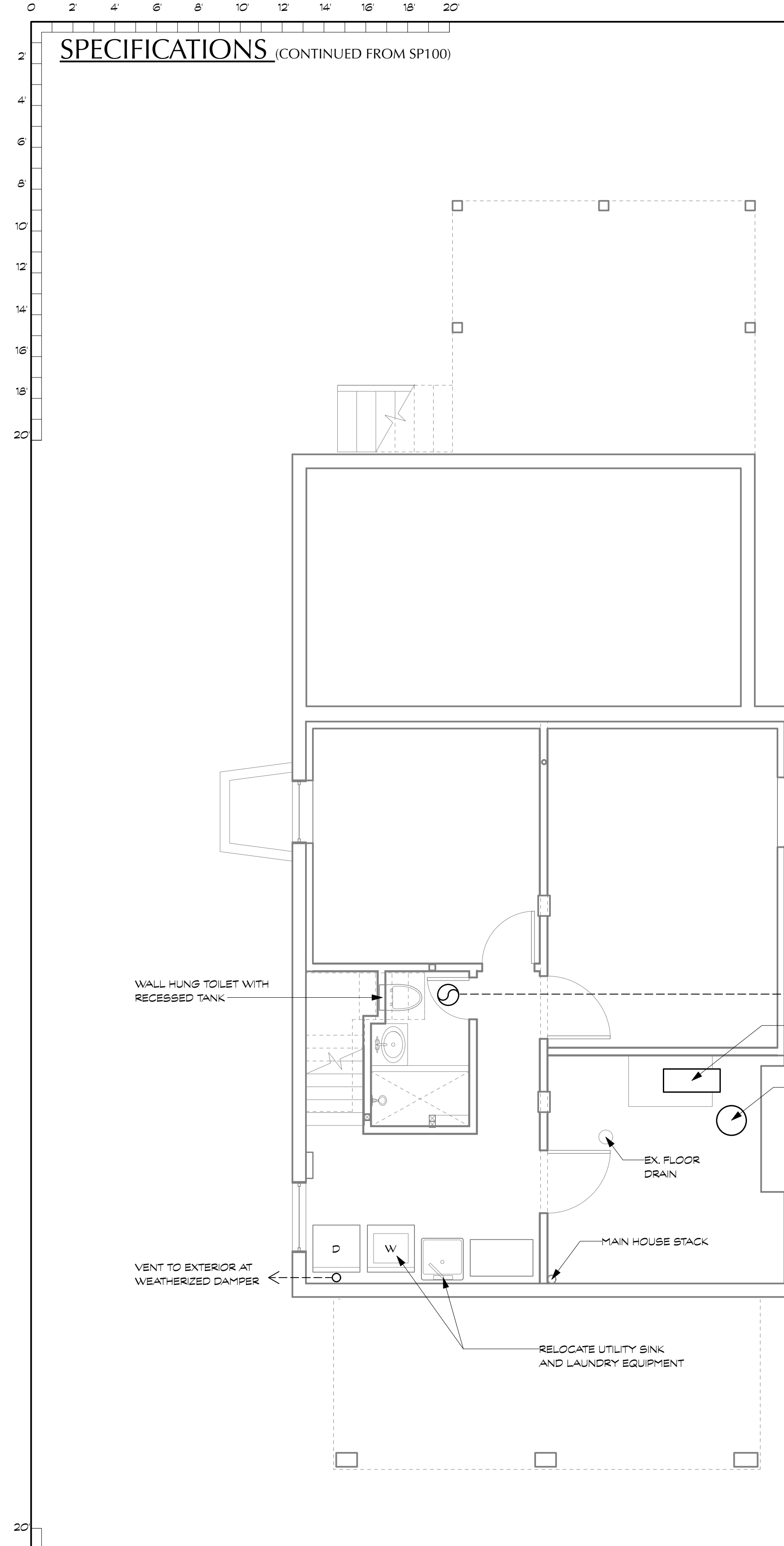
DATE	ISSUE - REMARKS

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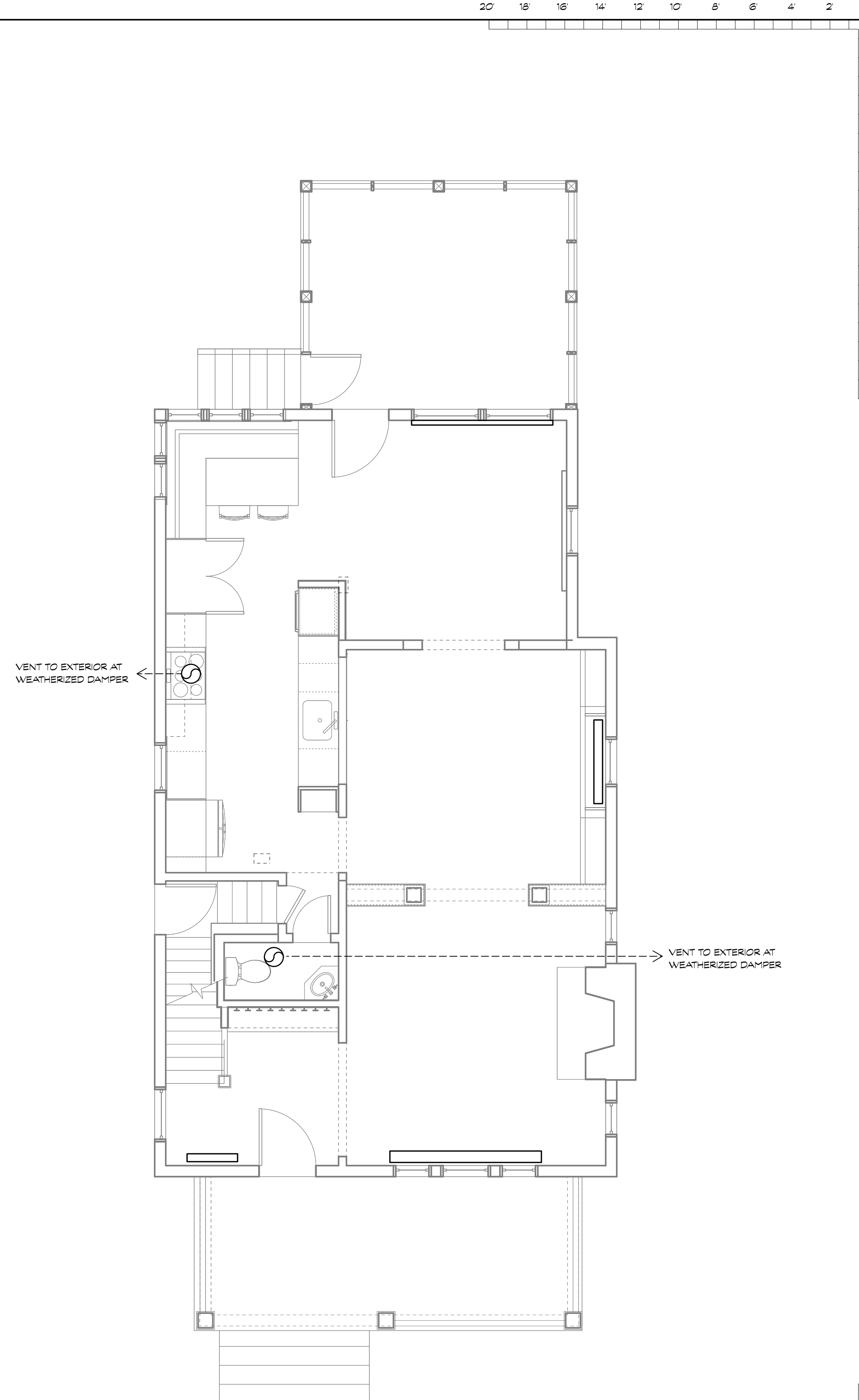
LICENSE #: _____ EXPIRATION DATE: _____

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MECHANICAL CONSULTANT
 Ron Gallant, Gallant Mechanical
 13001 Cleveland Drive
 Rockville, Maryland 20850 (240) 750-4988



1 CELLAR MECHANICAL PLAN
 Scale: 1/4" = 1'-0"



2 FIRST FLOOR MECHANICAL PLAN
 Scale: 1/4" = 1'-0"

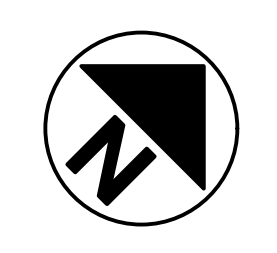
WILLIAMS-SZENES REMODEL

7120 Maple Ave, Takoma Park, MD 20912
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MECHANICAL / PLUMBING

MP100



SPECIFICATIONS (CONTINUED FROM SP100)

DATE	ISSUE - REMARKS

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LICENSE #: _____ EXPIRATION DATE: _____

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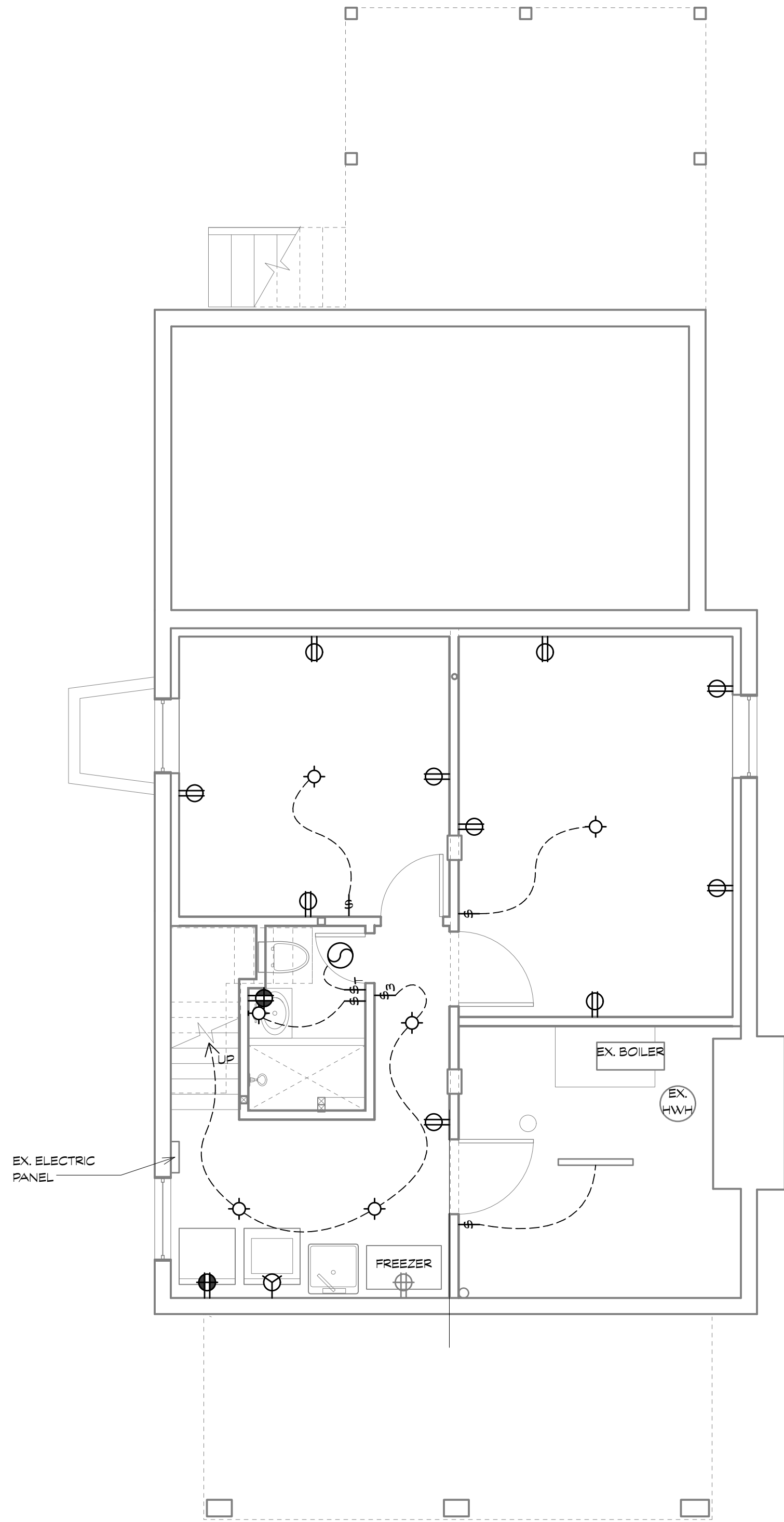
LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT
	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	FULLY RECESSED INCANDESCENT WALL WASH LIGHT - MOUNT 2'-0" FROM WALL U.N.O.
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
	SWITCH
	THREE WAY SWITCH
	TIMER SWITCH
	DIMMER SWITCH
	DIMMER THREE WAY SWITCH
	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

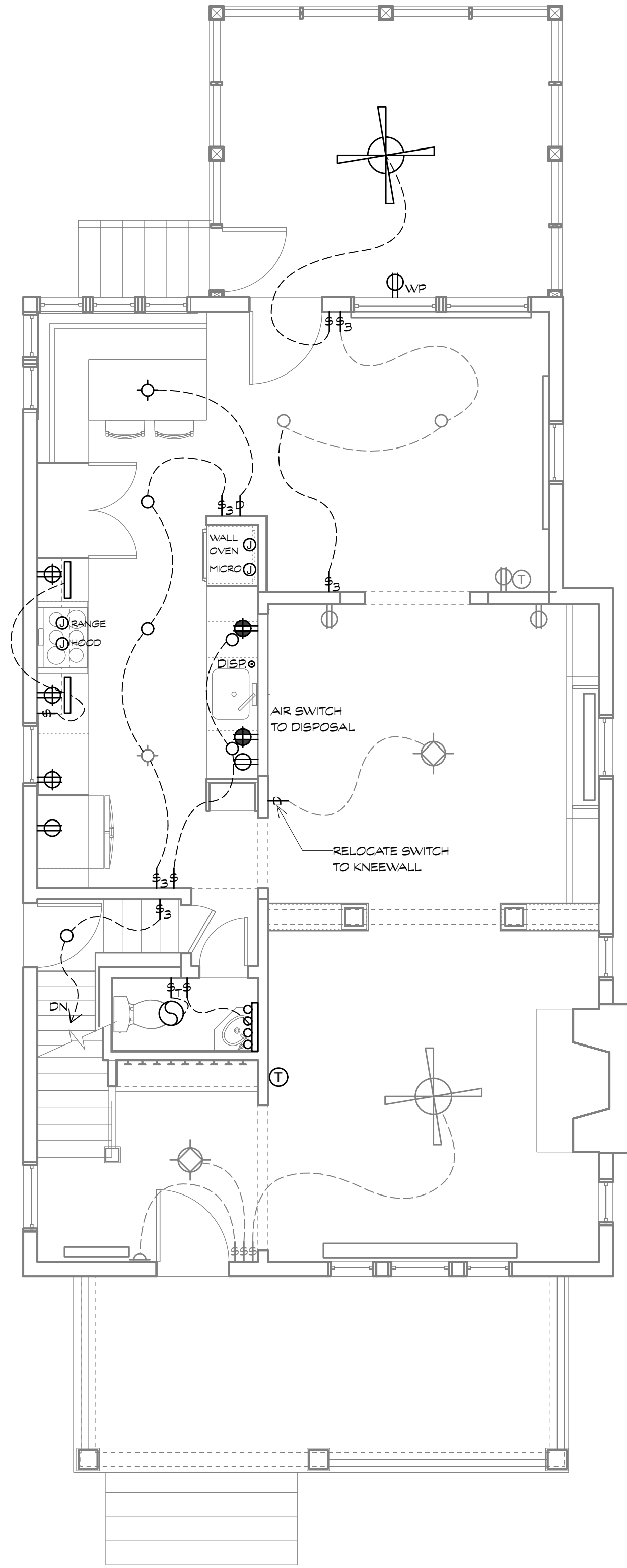
GENERAL: PROVIDE 1/2" HOUSING AS NECESSARY IN INSULATED CAVITIES

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F. COORDINATE W/ PANEL & EQUIP.
	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45° AFF. COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET - 20 AMP @ 18" A.F.F.
	GFI OUTLET - 20 AMP @ 45° A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
	JUNCTION BOX - SIZE AS REQUIRED
	ELECTRIC DRYER RECEPTACLE
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
	CABLE TV OUTLET
	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN - CEILING MOUNTED
	EXHAUST FAN - WALL MOUNTED



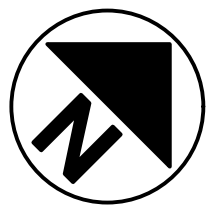
1 CELLAR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

WILLIAMS-SZENES REMODEL
7120 Maple Ave, Takoma Park, MD 20912
Project # 2327

CELLAR & FIRST FLOOR ELECTRICAL
E100



18 JUNE 2024 - PROGRESS

Existing Property Condition Photographs (duplicate as needed)

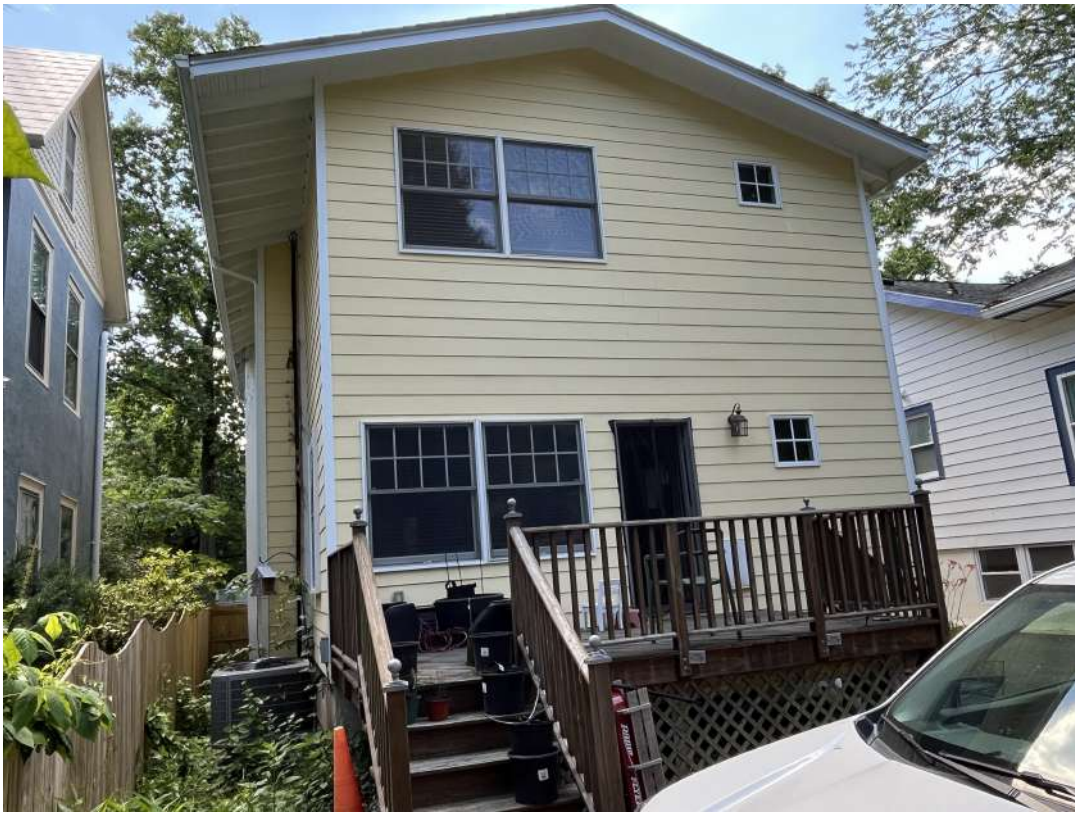


Detail: 7120 MAPLE AVE. FRONT



Detail: 7120 MAPLE AVE. PORCH CLOSE-UP

Existing Property Condition Photographs (duplicate as needed)



Detail: 7120 MAPLE AVE. REAR CLOSE-UP



Detail: 7120 MAPLE AVE. NORTH-EAST APPROACH

Existing Property Condition Photographs (duplicate as needed)



Detail: 7120 MAPLE AVE. SOUTH-WEST CORNER



Detail: 7120 MAPLE AVE. REAR

Existing Property Condition Photographs (duplicate as needed)



Detail: 7120 MAPLE AVE. BRACKETS / EAVES



Detail: 7120 MAPLE AVE. BASEMENT WINDOW & SIDING

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7118 MAPLE AVE.



Detail: CONTEXT: 7122 MAPLE AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7133 MAPLE AVE.



Detail: CONTEXT: 7135 MAPLE AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 7137 / 7139 MAPLE AVE.