

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7204 Holly Avenue, Takoma Park	Meeting Date:	9/3/2025
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/27/2025
Applicant:	Ben Davidson and Katherine Mastman (Eric Saul, Architect)	Public Notice:	8/20/2025
Review:	HAWP	Tax Credit:	No
Permit No.:	1128484	Staff:	Laura DiPasquale
Proposal:	Partial demolition and construction of second-floor rear addition and window replacement		

RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with final approval authority delegated to staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival Bungalow
DATE: c. 1920s

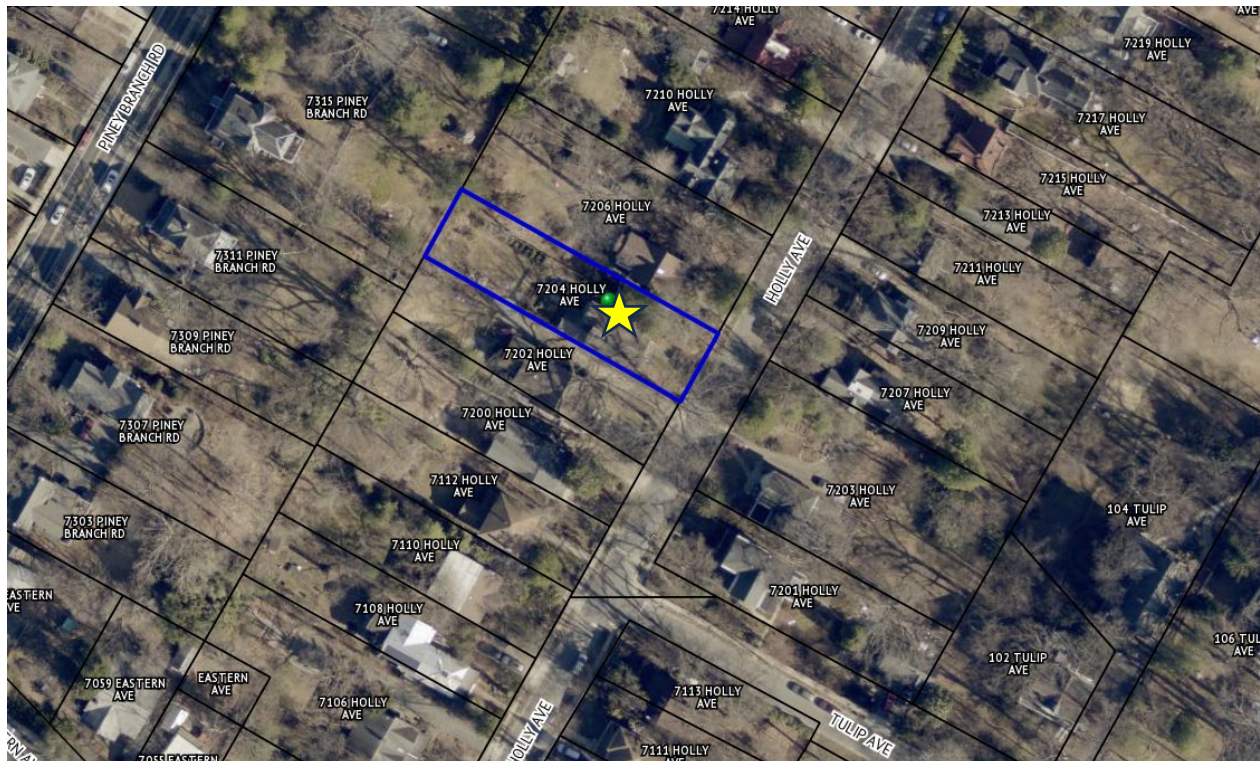


Figure 1: The location of the subject property, outlined in blue with a yellow star.



Figure 2: Front elevation of the subject property, August 2025 (Historic Preservation Office).

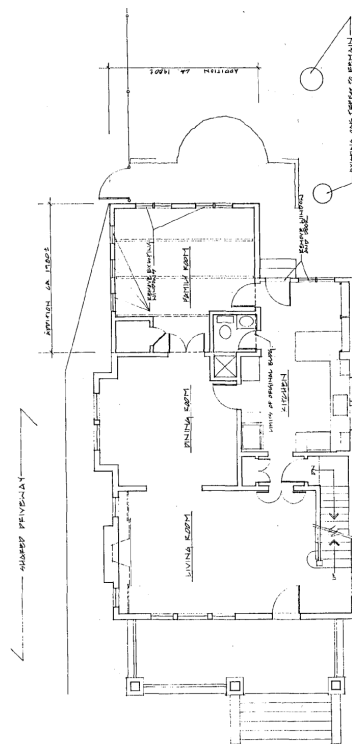


Figure 3: 1927 Sanborn map of the property (left) and 2001 floorplan (right) noting the c. 1980 rear addition.

PROPOSAL

The applicant proposes to construct a second-floor addition over an existing c. 1980's first-floor rear addition and to replace a pair of rear second-floor windows with a single window.¹ The proposed addition would align with the footprint and wall planes of the existing addition and be clad in new painted cedar shakes to match that of the existing walls below with new wood simulated-divided-light windows similar in size and appearance to the existing windows.



Figure 4: Existing southwest side elevation drawing.



Figure 5: Proposed southwest side elevation drawing.

¹ A 2001 HAWP application for work to the property identified the existing one-story rear addition as c. 1980s: https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640011/Box092/37-3-01Y_Takoma%20Park%20Historic%20District_7204%20Holly%20Ave_07-05-2001.pdf



Figure 6: Existing northeast side elevation drawing.

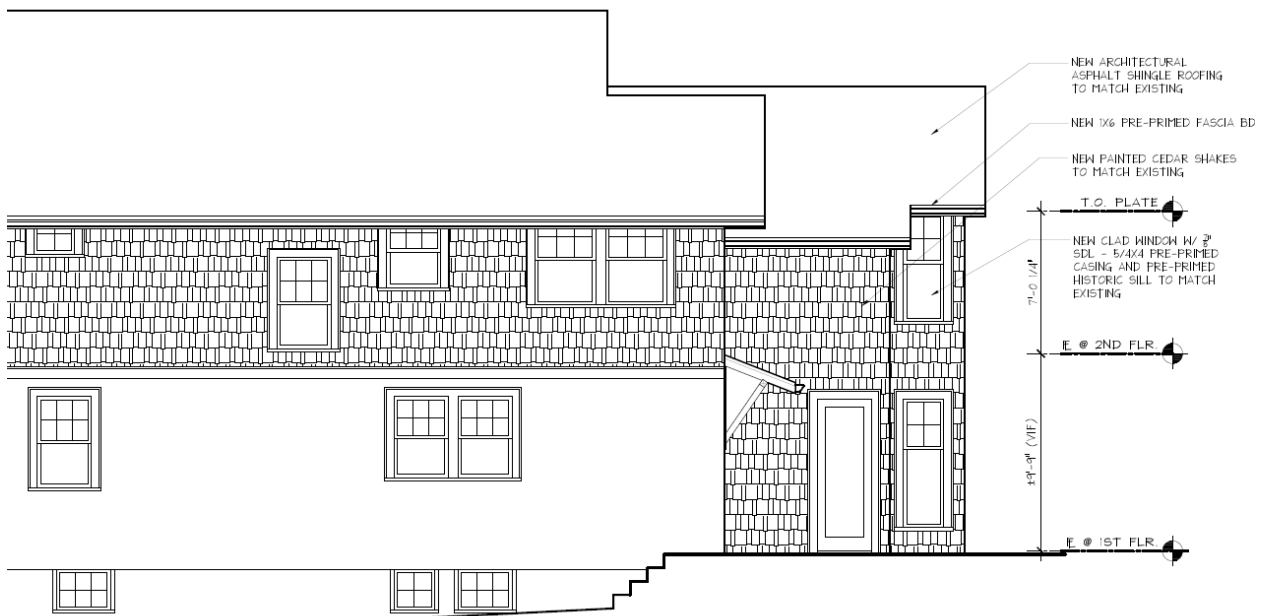


Figure 7: Proposed northeast side elevation drawing.

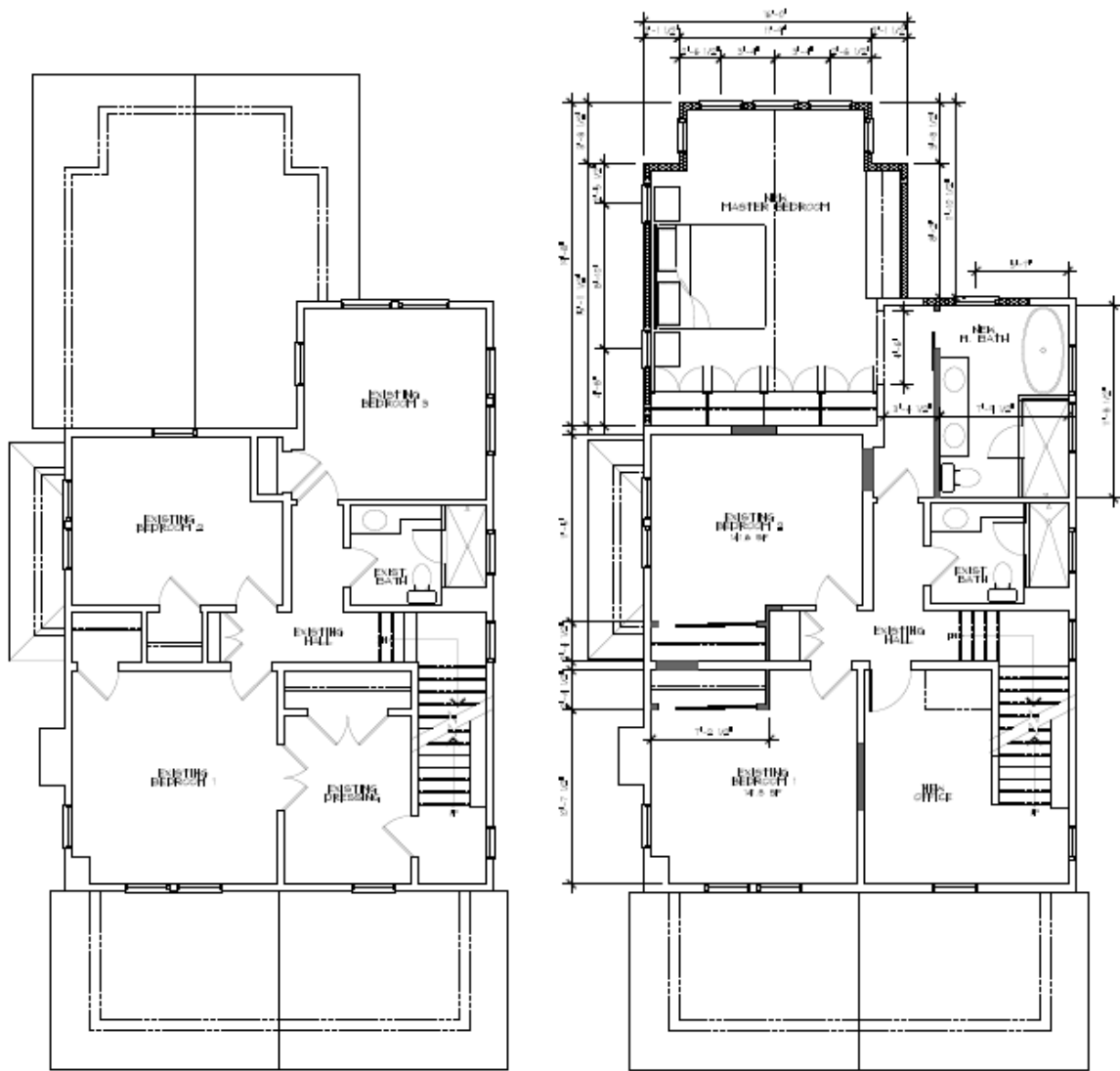


Figure 8: Existing (left) and proposed (right) second floor plans.

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)*. The pertinent information in these four documents is outlined 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.

Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns.

- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street.
- Sidewalks and planting strips along the street.
- Orientation of driveways and parking areas to the rear and side of buildings.
- Extensive landscaping, including mature trees and flowering plants (e.g. azaleas).

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;
- 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;
- 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.
- Original size and shape of window and door openings should be maintained, where feasible.
- 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;
- (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.

STAFF DISCUSSION

Staff supports the proposed second-floor rear addition and recommends approval. Staff finds that the placement of the proposed addition at the rear of the property and the steep slope of the lot will limit visibility of the addition from the public right-of-way and complies with the *Takoma Park Guidelines* and Chapter 24A-8(b)(1). Staff finds that, while the addition does cover and modify some original fabric at the rear – including the pair of windows on the rear elevation of the second floor, which are to be modified to a single window opening, and the infill of additional windows on the rear elevation which are to be encapsulated in the new addition— the rear of the property is not at all visible from the public right-of-way, and the *Takoma Park Guidelines* state that alterations to features on Contributing resources that are not visible at all from the public right-of-way should be allowed as a matter of course.



Figure 9: Southwest side elevation and southeast front elevation of the subject property showing visibility of the existing rear addition from the public right-of-way, August 2025 (Historic Preservation Office).

Additionally, staff finds that the proposed addition does not alter character-defining features of the main block and that the lower roof and eave lines and smaller windows on the proposed addition read as subordinate to the historic main block, identified as critical to a successful addition in the Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings*, which extrapolates on the more succinct *Standards for Rehabilitation*. Staff notes that, while it would be preferable for the wall plane of the second-floor addition to be off-set from that of the main block to provide physical differentiation between the old and new, the applicant calls for the extension of an existing first-floor trim board the height of the building to create a visible differentiation between the existing house and new addition, in keeping with *Standard 9*. Staff finds that the proposed painted cedar shake siding, wood windows, and asphalt shingle roof are compatible with the historic resource, per Chapter 24A-8(b)(2) and *Standard 9*.



Figure 10: View of the existing rear and southwest side elevations.



Figure 11: Proposed southwest side elevation drawing.



Figure 12: Photograph of the existing rear elevation.

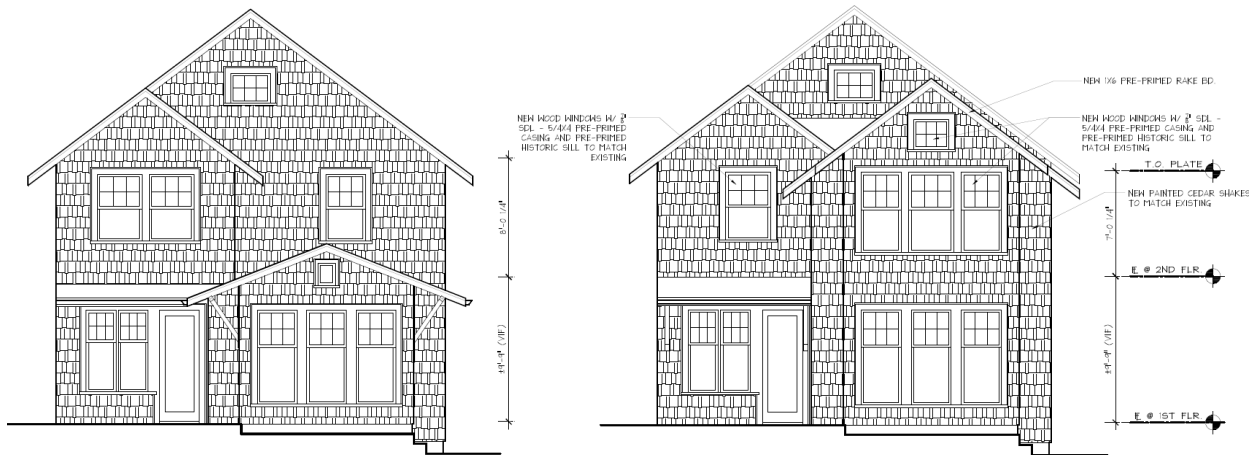


Figure 13: Existing rear elevation (left) and proposed rear elevation (right).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application:

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (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 9;

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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1128484
DATE ASSIGNED _____

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

APPLICANT:

Name: Ben Davidson and Katherine Mastman

E-mail: benjamin.davidson@gmail.com

Address: 7204 Holly Ave

City: Takoma Park, MD Zip: 20912

Daytime Phone: 202-329-7625

Tax Account No.: 01072371

AGENT/CONTACT (if applicable):

Name: Eric C. Saul

E-mail: eric@saularchitects.com

Address: 8114 Carroll Avenue

City: Takoma Park, MD Zip: 20912

Daytime Phone: 301-270-0395

Contractor Registration No.: N/A

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? X 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: 7204 Street: Holly Ave

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: P10 Block: 12 Subdivision: 0025 Parcel: 0000

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

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input 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 checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Eric C. Saul

8/7/25

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

7204 Holly Ave
Takoma Park, MD 20912

Owner's Agent's mailing address

8114 Carroll Avenue
Takoma Park, MD 20912

Adjacent and confronting Property Owners mailing addresses

7315 Piney Branch Road
Takoma Park, MD 20912

7202 Holly Ave
Takoma Park, MD 20912

7206 Holly Ave
Takoma Park, MD 20912

7203 Holly Ave
Takoma Park, MD 20912

7207 Holly Ave
Takoma Park, MD 20912

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

Existing craftsman-style historic house with a previous 1-story non-historic addition on the rear.
House is located in the Takoma Park Historic District.

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

Proposed is a 2nd floor addition over the footprint of the existing first floor addition to create a Master bedroom suite upstairs.

Work Item 1: Addition

Description of Current Condition:

1-story rear addition (non-historic)

Proposed Work:

A new 2nd story built above the first floor addition

Work Item 2: replacement of rear windows

Description of Current Condition:

double window facing rear

Proposed Work:

single window facing rear

Work Item 3: _____

Description of Current Condition:

Proposed Work:

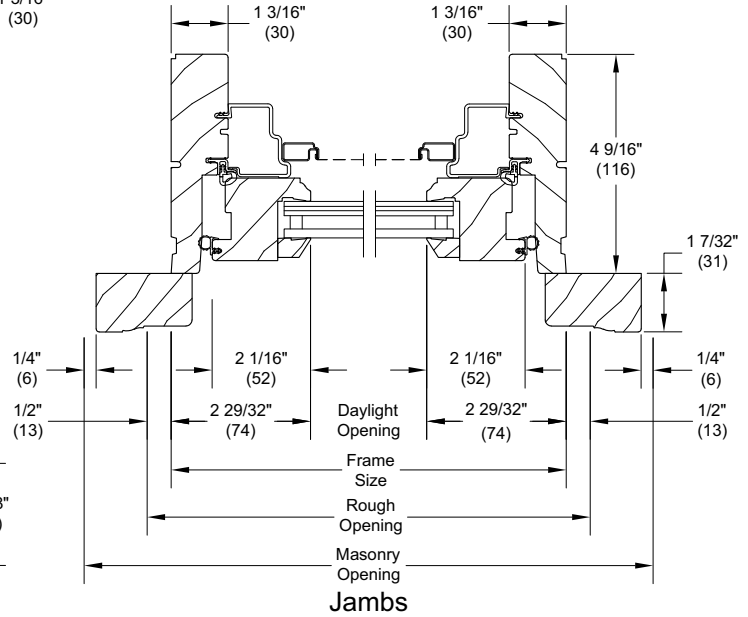
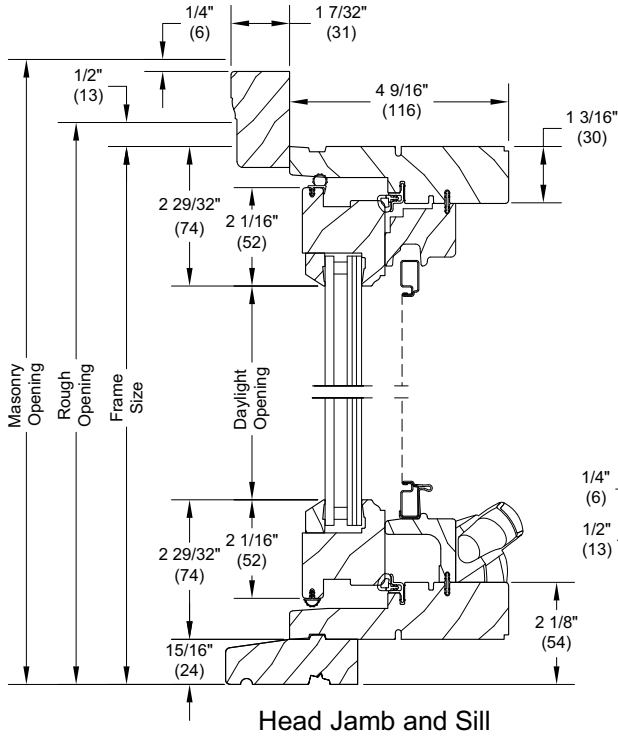
HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	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	*	*	*	*	*		*

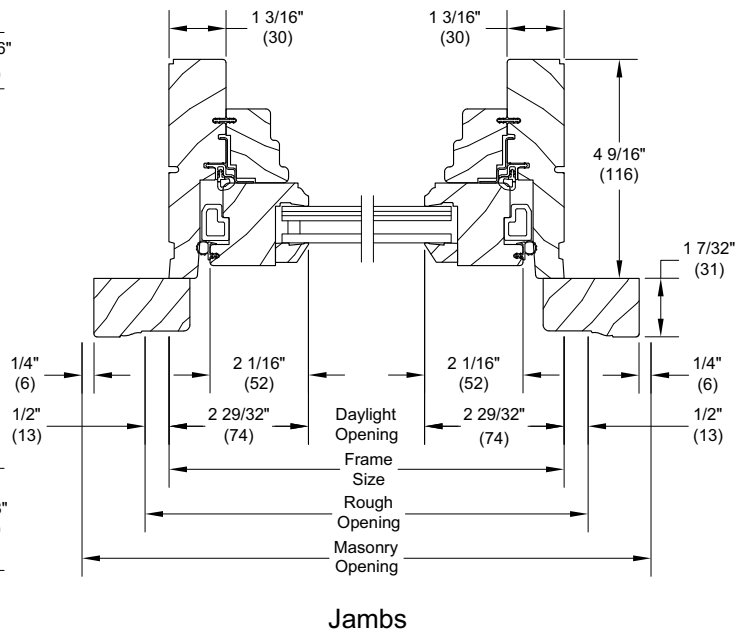
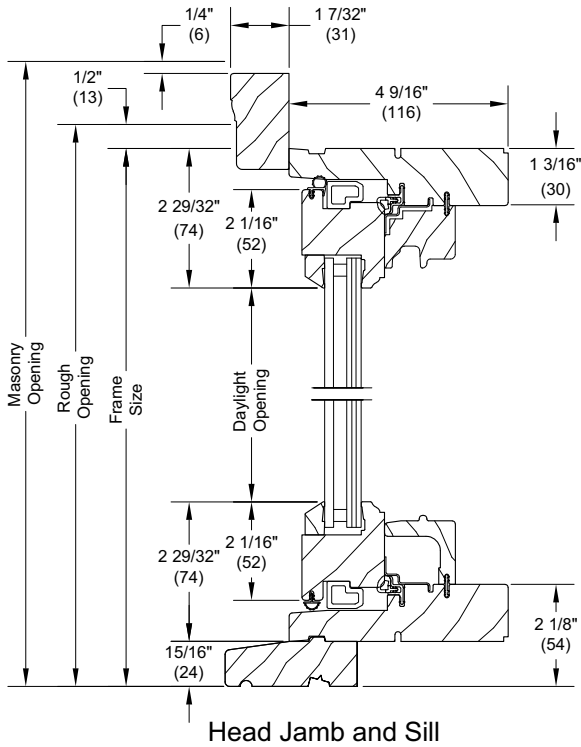
Section Details: IZ3 Operating and Stationary / Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

Operating



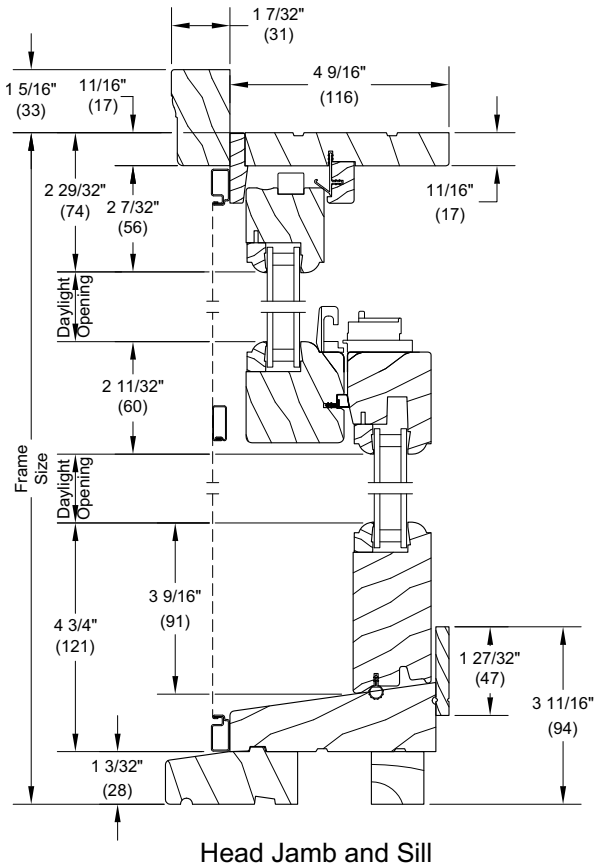
Stationary



Section Details: Operating

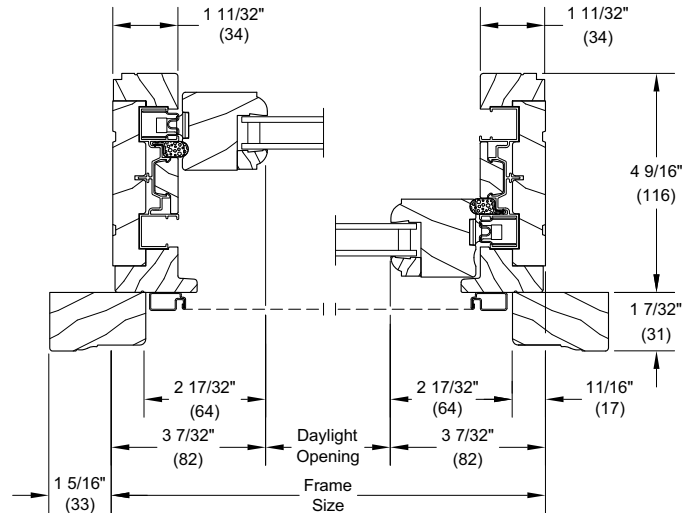
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Double Hung



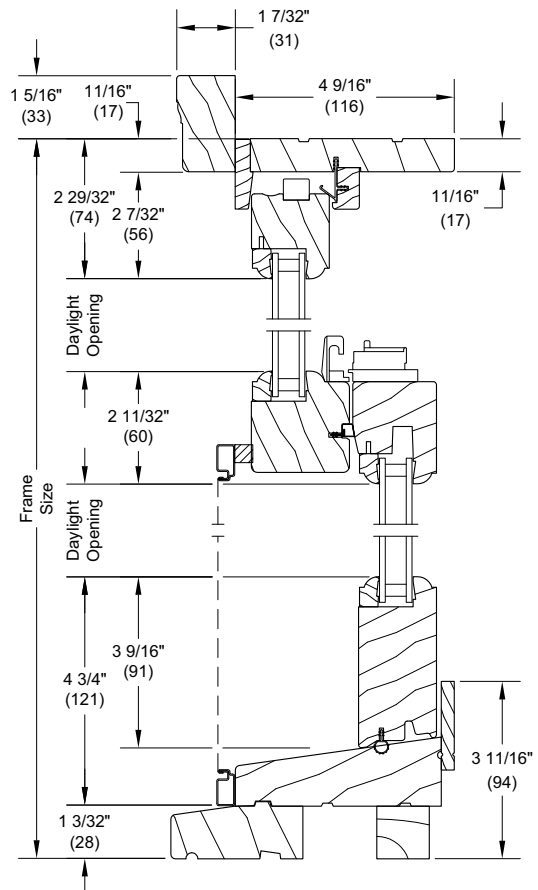
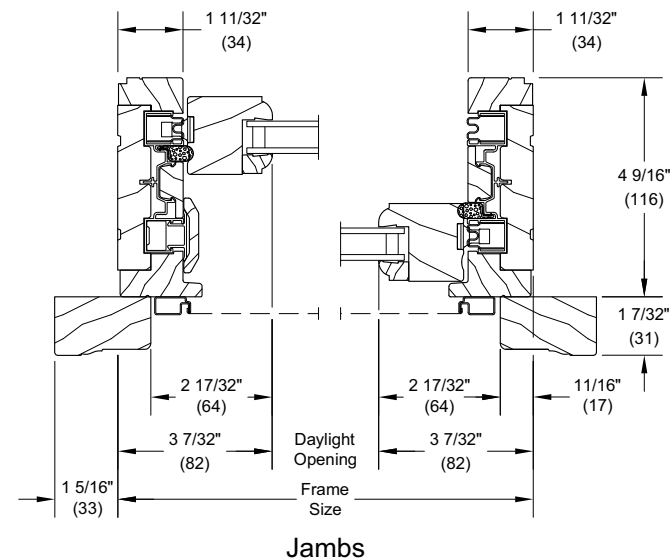
Lower Sash

Upper Sash



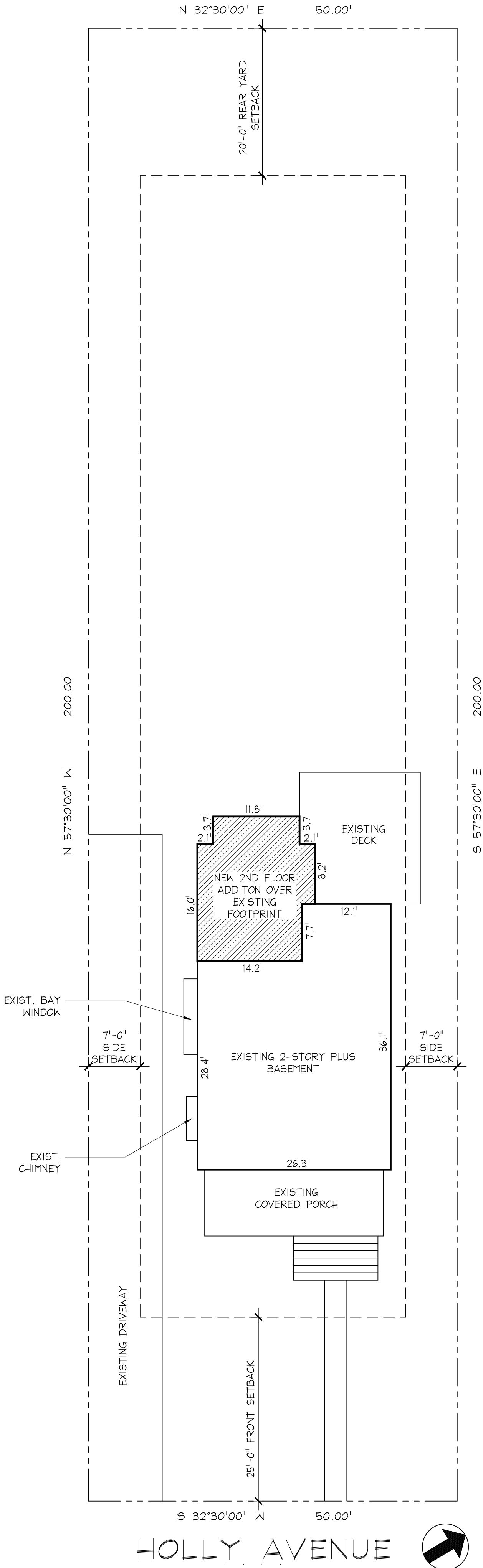
Jambs

Single Hung



Head Jamb and Sill

MUNICIPAL STAMPS



1 SITE PLAN
CS 1/4" = 1'-0"

SAUL ARCHITECTS
8114 CARROLL AVENUE | TAKOMA PARK, MD 20912
P: 30127010395
info@saularchitects.com
www.saularchitects.com

REVISIONS

**DAVIDSON RESIDENCE
ADDITION AND RENOVATION**
7204 HOLLY AVENUE | TAKOMA PARK, MD 20912



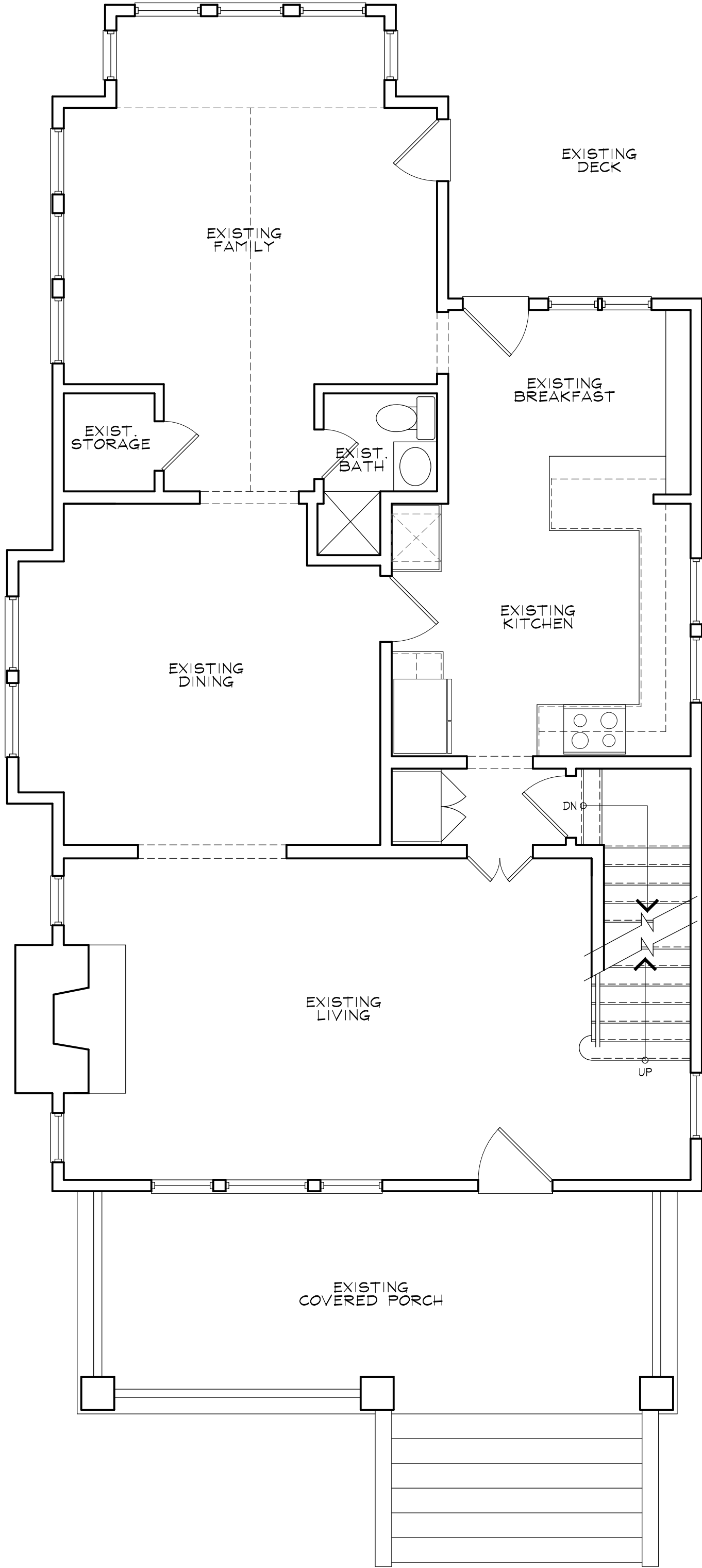
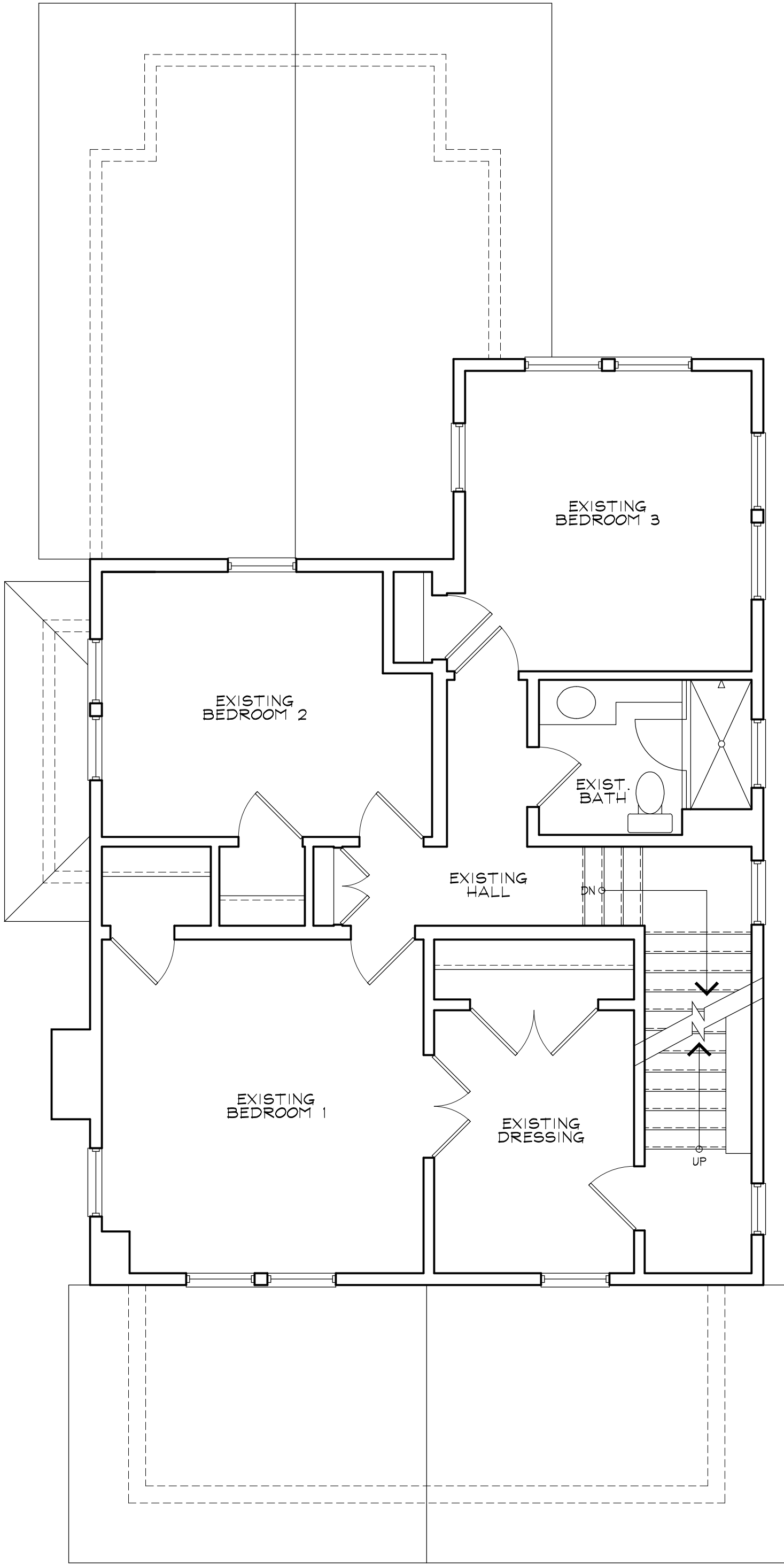
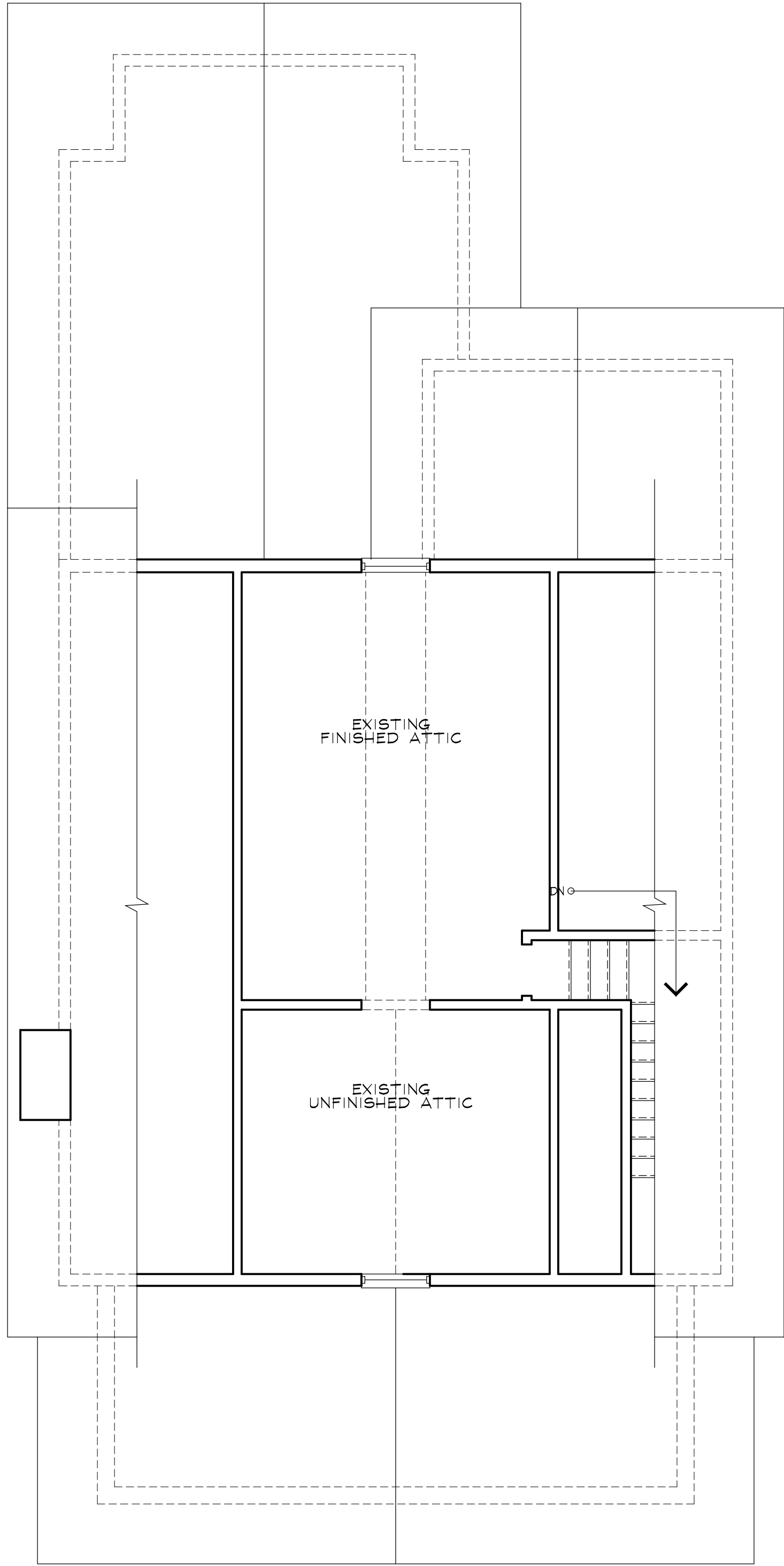
PROFESSIONAL CERTIFICATION:
I, ERIC SAUL, HEREBY CERTIFY
THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 14248, EXPIRATION
DATE JUNE 30, 2027

PROJECT NUMBER: 24013	
PRINTING LOG	
DATE	PURPOSE
12.13.24	PRE-DESIGN/SD MEETING 1
12.20.24	SD MEETING 2

ZONING

CS

MUNICIPAL STAMPS



DEMOLITION KEYNOTES:

- EXISTING WINDOW TO BE REMOVED
- EXISTING BAY WINDOW TO BE REMOVED
- BEARING WALL TO BE REMOVED - SEE FRAMING PLANS FOR NEW BEAM
- EXISTING DOOR TO BE REMOVED
- DEMO EXISTING BRICK WALL FOR NEW WINDOW
- DEMO EXISTING EXTERIOR DECK AND STEPS
- COMPLETE DEMO OF EXISTING ADDITION: DEMO EXISTING KITCHEN, DINING ROOM, SECOND FLOOR BEDROOM. SECOND FLOOR JOISTS TO BE REMOVED AND REPLACED WITH NEW JOISTS PER NEW FRAMING PLANS. EXISTING EXTERIOR MASONRY WALLS TO REMAIN INTACT
- COMPLETE DEMO OF EXISTING BATHROOM: REMOVE ALL CABINETS, PLUMBING FIXTURES, HARDWARE, FINISHES AND FLOORING. CAP ALL PLUMBING AND EXPOSE ALL MECHANICAL AND ELECTRICAL.
- DEMO NON-LOAD BEARING WALL
- DEMO EXISTING FRONT PORCH INCLUDING FOUNDATION
- EXISTING CLOSET TO BE DEMOLISHED
- DEMO EXISTING ROOFING AND RAILING
- DEMO EXISTING AREAWAY

GENERAL DEMO NOTES

- DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER.
- EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION.
- SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INFILTRATION OF DUST AND DEBRIS. SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
- EXISTING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
- ALL ITEMS DESIGNATED FOR RE-USE TO BE VERIFIED BY OWNER. PROTECT ANY STORED ITEMS TO BE RE-USED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC.
- ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND DISPOSED OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW INT. 2X4 STUD WALL, U.N.O.
- NEW EXT. 2X4 STUD FURRED WALL R-13 MIN. INSULATION
- NEW EXTERIOR 2X6 STUD WALL; R-20 MIN. INSULATION
- NEW 8" CONC. MASONRY WALL
- NEW BRICK MASONRY WALL OR PIER
- EXISTING WALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- CEILING HEIGHT INDICATOR

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REVISIONS

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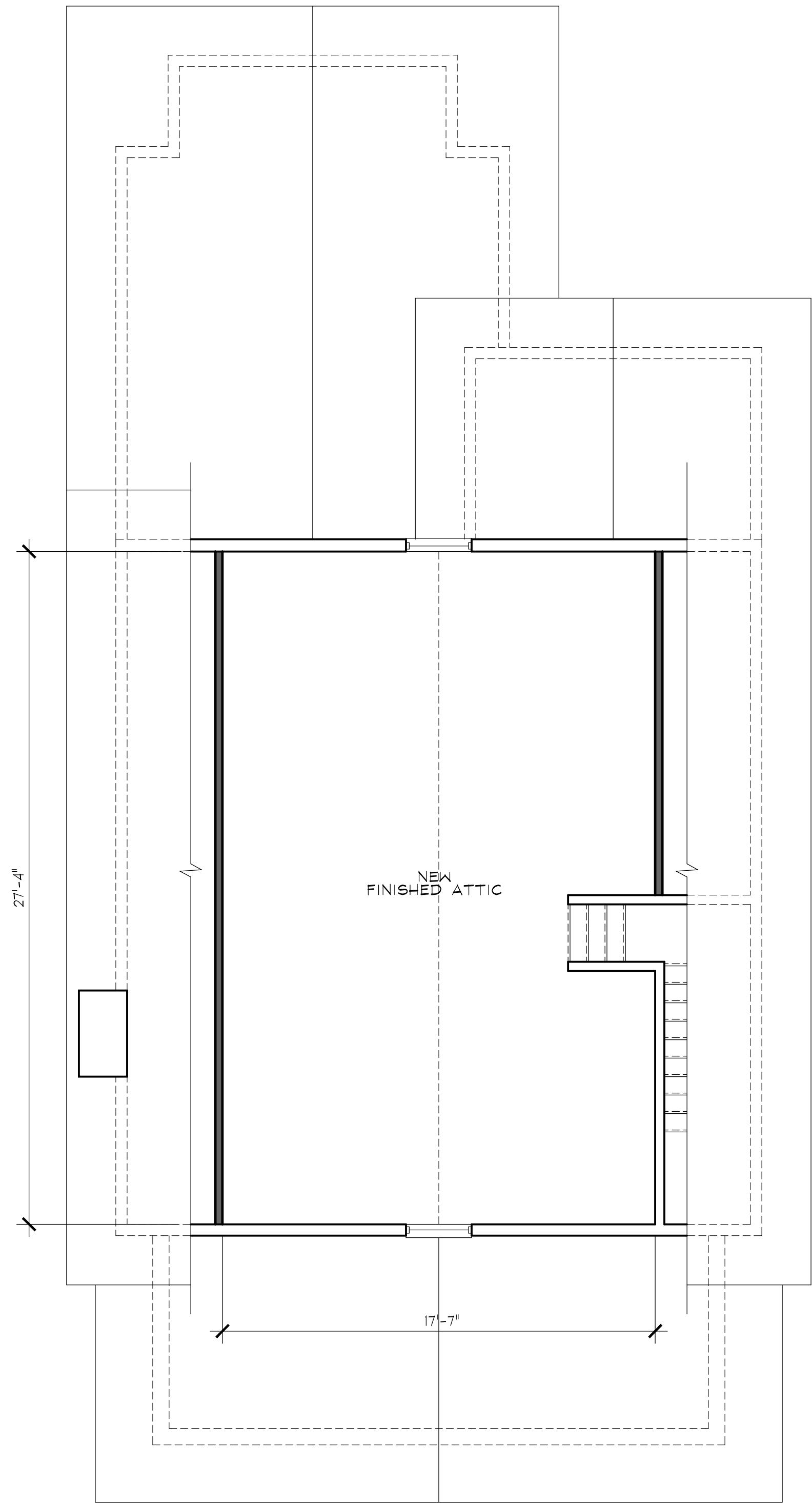
THIS DOCUMENT IS THE PROPERTY OF SAUL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF SAUL ARCHITECTS. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.



PROFESSIONAL CERTIFICATION:
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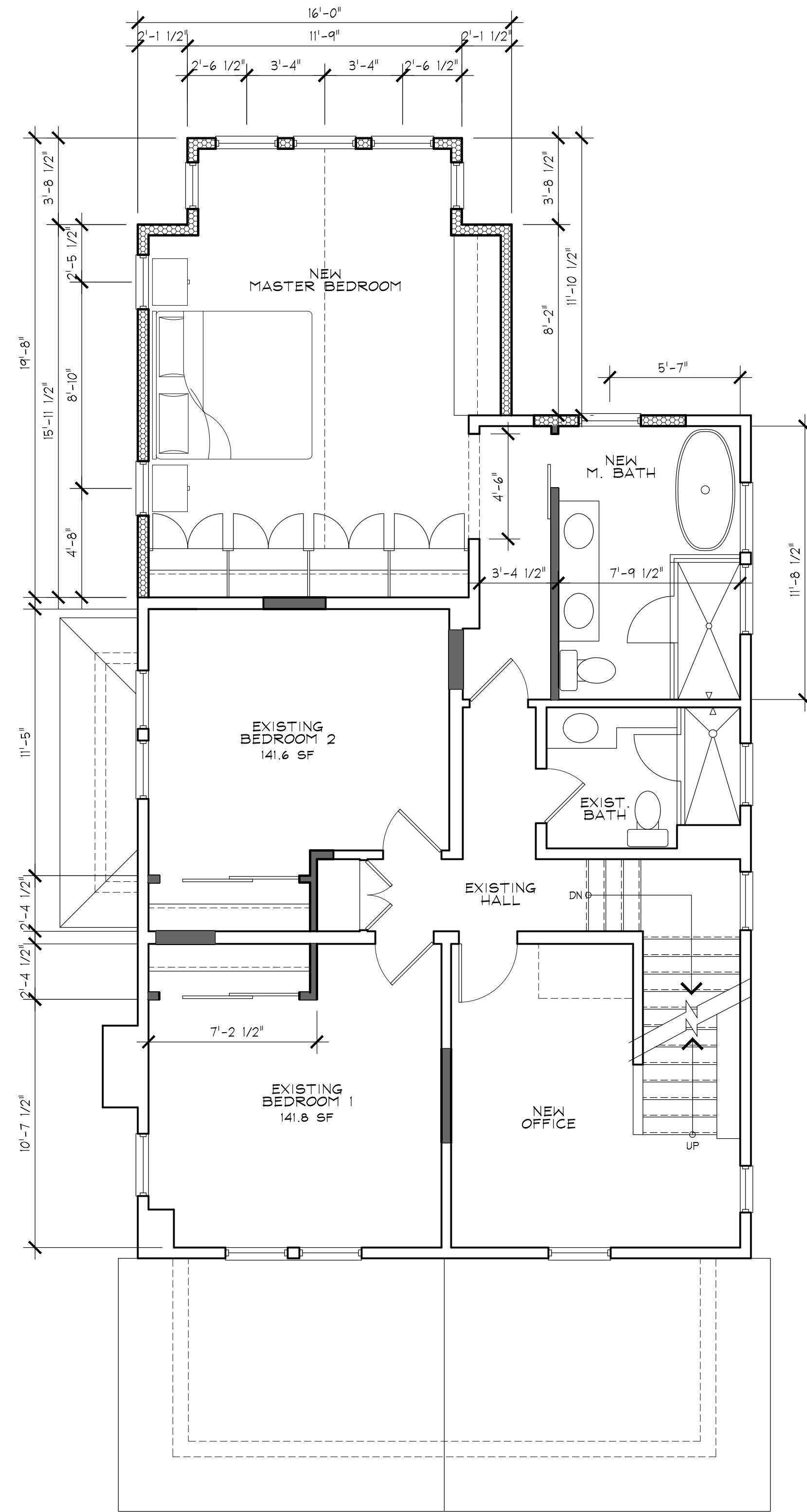
PRINTING LOG	
DATE	PURPOSE
12.13.24	PRE-DESIGN/SD MEETING 1
12.20.24	SD MEETING 2

EXISTING/DEMO
FLOOR PLANS



3 PROPOSED ATTIC PLAN
A1.1 1/4" = 1'-0"

MUNICIPAL STAMPS



2 PROPOSED SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

- 1 NEW TOILET
- 2 NEW 84" VANITY SINK
- 3 NEW CUSTOM TILED SHOWER W/ GLASS ENCLOSURE AND TILED SOAP NICHE
- 4 NEW 36" VANITY
- 5 NEW TILE FLOORING - SELECTED BY OWNER
- 6 NEW CASSED OPENING
- 7 NEW HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - ADD BLOCKING UNDER FLOOR AS NEEDED
- 8 NEW KITCHEN CABINETS PER SEPARATE KITCHEN DESIGN DRAWINGS
- 9 NEW 36" HIGH DECK GUARDRAIL
- 10 PT DECKING BOARDS
- 11 5" PRE-FINISHED GUTTER TO MATCH EXISTING HOUSE
- 12 DOWNSPOUT - MATCH EXISTING HOUSE
- 13 NEW 30 YEAR ARCHITECTURAL ROOF SHINGLE - COLOR SELECTED BY OWNER
- 14 NEW BUILT-IN
- 15 CUSTOM CLOSET ORGANIZING
- 16 NEW RIDGE VENT
- 17 NEW 6X6 PT POST (TYP.)
- 18 NEW 9.5' SQ. COLUMN WRAP (6X6 PT POST INSIDE)
- 19 POURED CONCRETE PORCH. OPTION TO COVER IN STONE
- 20 CLOSET/PANTRY SHELIVING TO BE DESIGNED OR SELECTED BY OWNER
- 21 NEW PEDESTAL SINK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
2. ANGLED WALLS ARE 45° TO ADJACENT WALLS, U.N.O.
3. DOORS TO BE LOCATED 4" FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW INT. 2X4 STUD WALL, U.N.O.
- NEW EXT. 2X4 STUD FURRED WALL R-13 MIN. INSULATION
- NEW EXTERIOR 2X6 STUD WALL; R-20 MIN. INSULATION
- NEW 8" CONC. MASONRY WALL
- NEW BRICK MASONRY WALL OR PIER
- EXISTING WALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- 8'-0" CEILING HEIGHT INDICATOR

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ADDITION AND RENOVATION
7204 HOLLY AVENUE | TAKOMA PARK, MD 20912

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THE STATE OF MARYLAND.
LICENSE NO. 14248, EXPIRATION
DATE: JUNE 30, 2027

PROJECT NUMBER: 24013	
PRINTING LOG	
DATE	PURPOSE
12.13.24	PRE-DESIGN/SD MEETING 1
12.20.24	SD MEETING 2

PROPOSED
SECOND FLOOR
AND ATTIC PLANS

A1.1

MUNICIPAL STAMPS

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOFING
TO MATCH EXISTING

NEW 1X6 PRE-PRIMED FASCIA BD.

T.O. PLATE
NEW WOOD WINDOW W/ 7" SDL - 5/4X4 PRE-PRIMED CASING AND PRE-PRIMED HISTORIC SILL TO MATCH EXISTING
7'-0" 1/4"

NEW PAINTED CEDAR SHAKES TO MATCH EXISTING

E @ 2ND FLR.

E @ 1ST FLR.

NEW WOOD WINDOWS W/ 7" SDL - 5/4X4 PRE-PRIMED CASING AND PRE-PRIMED HISTORIC SILL TO MATCH EXISTING

EXTEND EXISTING 1X4 WOOD TRIM BOARD TO CREATE VISIBLE LINE BETWEEN EXISTING HOUSE AND NEW ADDITION

3 PROPOSED SIDE (SOUTH) ELEVATION
A2 1/4" = 1'-0"

NEW ARCHITECTURAL
ASPHALT SHINGLE ROOFING
TO MATCH EXISTING

NEW 1X6 PRE-PRIMED FASCIA BD.

NEW PAINTED CEDAR SHAKES TO MATCH EXISTING

T.O. PLATE
NEW CLAD WINDOW W/ 7" SDL - 5/4X4 PRE-PRIMED CASING AND PRE-PRIMED HISTORIC SILL TO MATCH EXISTING
7'-0" 1/4"

E @ 2ND FLR.

E @ 1ST FLR.

NEW WOOD WINDOWS W/ 7" SDL - 5/4X4 PRE-PRIMED CASING AND PRE-PRIMED HISTORIC SILL TO MATCH EXISTING

NEW 1X6 PRE-PRIMED RAKE BD.

NEW WOOD WINDOWS W/ 7" SDL - 5/4X4 PRE-PRIMED CASING AND PRE-PRIMED HISTORIC SILL TO MATCH EXISTING

T.O. PLATE
NEW PAINTED CEDAR SHAKES TO MATCH EXISTING
7'-0" 1/4"

E @ 2ND FLR.

E @ 1ST FLR.

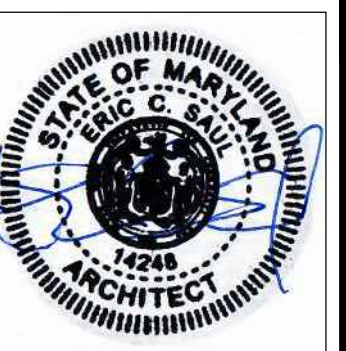
2 PROPOSED SIDE (NORTH) ELEVATION
A2 1/4" = 1'-0"

1 PROPOSED REAR ELEVATION
A2 1/4" = 1'-0"

REVISIONS

DAVIDSON RESIDENCE
ADDITION AND RENOVATION
7204 HOLLY AVENUE | TAKOMA PARK, MD 20912

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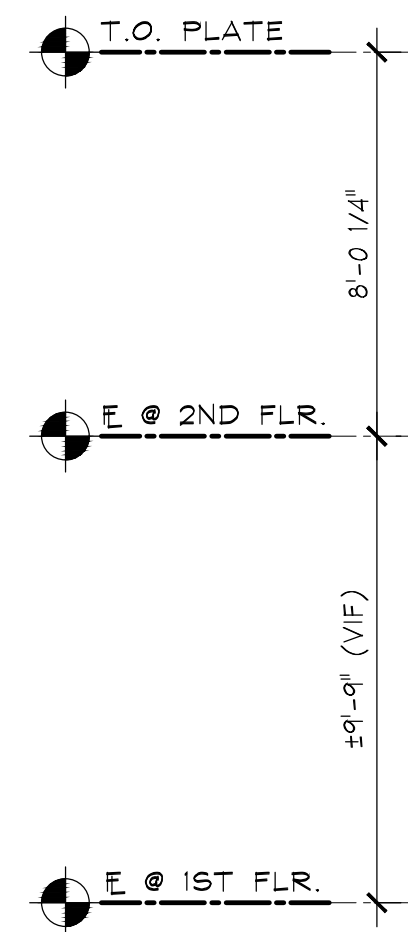
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EXTERIOR
ELEVATIONS

A2



2 EXISTING NORTH SIDE ELEVATION
A2 1/4" = 1'-0"



3 EXISTING SOUTH SIDE ELEVATION
A2 1/4" = 1'-0"



1 EXISTING REAR ELEVATION
A2 1/4" = 1'-0"

MUNICIPAL STAMPS



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NO
PARKING
ANY
TIME

