

37/3-98LL 7010 Poplar Avenue
(Takoma Park Historic District)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

February 16, 1999

Ms. Alan Abrams
808 Aspen Street, NW
Washington, D.C., 20012

re #3713-98LL

Dear Mr. Abrams:

Thank you for contacting the Historic Preservation Commission (HPC) to discuss another siding option for the rear porch enclosure at 7010 Poplar Avenue in the Takoma Park Historic District.

I spoke with the contractor (Mike Stavish) today, and he has indicated that the applicant would like to install the cement board siding instead of the T-111. My sense is that, although this is a change from the existing HAWP, such a change would be consistent with the HPC approval which was given at the 9/9/98 meeting. This is because the T-111 is a type of artificial siding, and the cement board siding will be painted, similarly to the wood clapboard siding which is seeks to imitate.

Since this changes consistent with the HPC approval, and would not constitute an essential change to the HAWP in terms of massing or loss of original fabric, Staff feels that this does not need to go back to the HPC for a revision to the HAWP.

Therefore, you may proceed with the cement board siding, without filing for a revision to your existing Historic Area Work Permit. This letter serves as confirmation of this for your records.

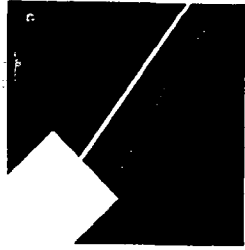
If you have any further questions, please do not hesitate to call me at (301)563-3400.

Sincerely,

Robin D. Ziek
Historic Preservation Planner

Post-it® Fax Note	7671	Date	2-16-99	# of pages	1
To	Alan Abrams	From	Robin Ziek		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	202-291-6772	Fax #			

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9-9-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *RDZ*
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: John & Jody Heilbrunn

Address: 7010 Poplar Avenue, Takoma Park MD 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



PHONE NO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN ABRAMS

Daytime Phone No.: 202 726 5894

Tax Account No.:

Name of Property Owner: JOHN/JODY HEILBRUNN Daytime Phone No.: 301 270 3710

Address: 7010 POPLAR AVE TAKOMA PK 20912
Street Number City State Zip Code

Contractor: NOT YET DETERMINED Phone No.:

Contractor Registration No.:

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202 726 5894

LOCATION OF BUILDING/PREMISE

House Number: 7010 POPLAR Street: AVE.

Town/City: TAK. PK. Nearest Cross Street: ELM AVE

Lot: 32 Block: Subdivision: TAKOMA PK

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 10,000.00

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Signature of owner or authorized agent

8-17-98

Date

Approved: X w/ conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 9/9/98

Application/Permit No.: 9808170063 Date Filed: 8/17/98 Date Issued:

37/3-98LL

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

THE PROPOSAL IS TO ENCLOSE AN EXISTING
SCREENED PORCH AT THE REAR OF THE HOUSE
THE EXIST. HOUSE IS A C. 1920'S VERNACULAR
FOUR-SQUARE WHICH HAS BEEN SUBSTANTIALLY
REMODELED. THE REAR PORCH IS A MODERN
ADDITION. THE PROPOSED CHANGES WILL NOT
BE VISIBLE FROM THE STREET

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

THE PROPOSED ALTERATIONS ARE INTENDED
TO CONTRAST WITH THE EXIST. HOUSE WHILE
BEING HARMONIOUS WITH THE REAR GARDEN

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

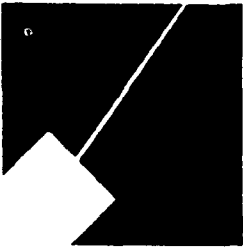
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

TO BE PROVIDED BY FAX

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9-9-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

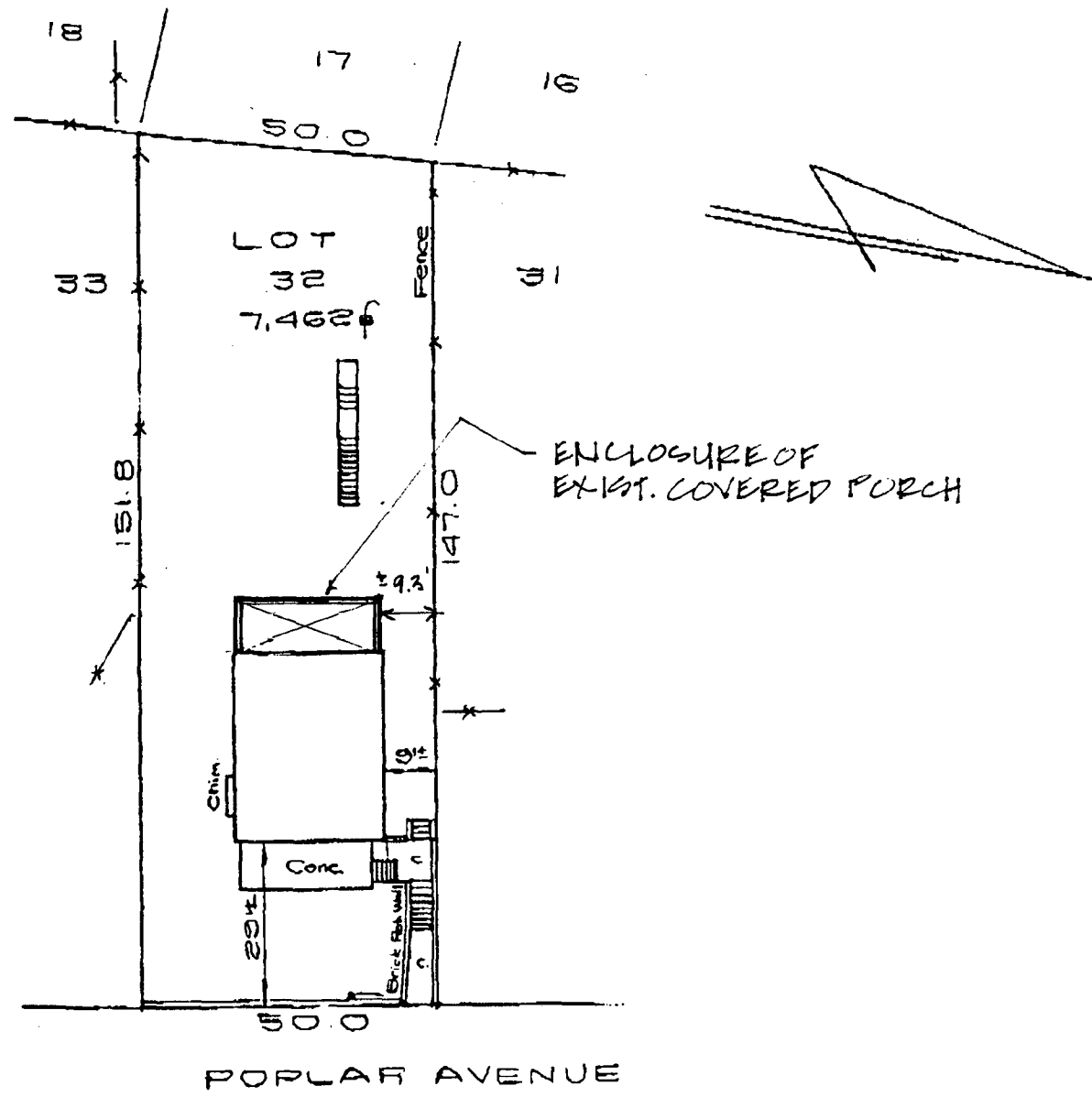
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



SITE PLAN
1"=30'

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 2002 9/19/98

INDEX OF DRAWINGS

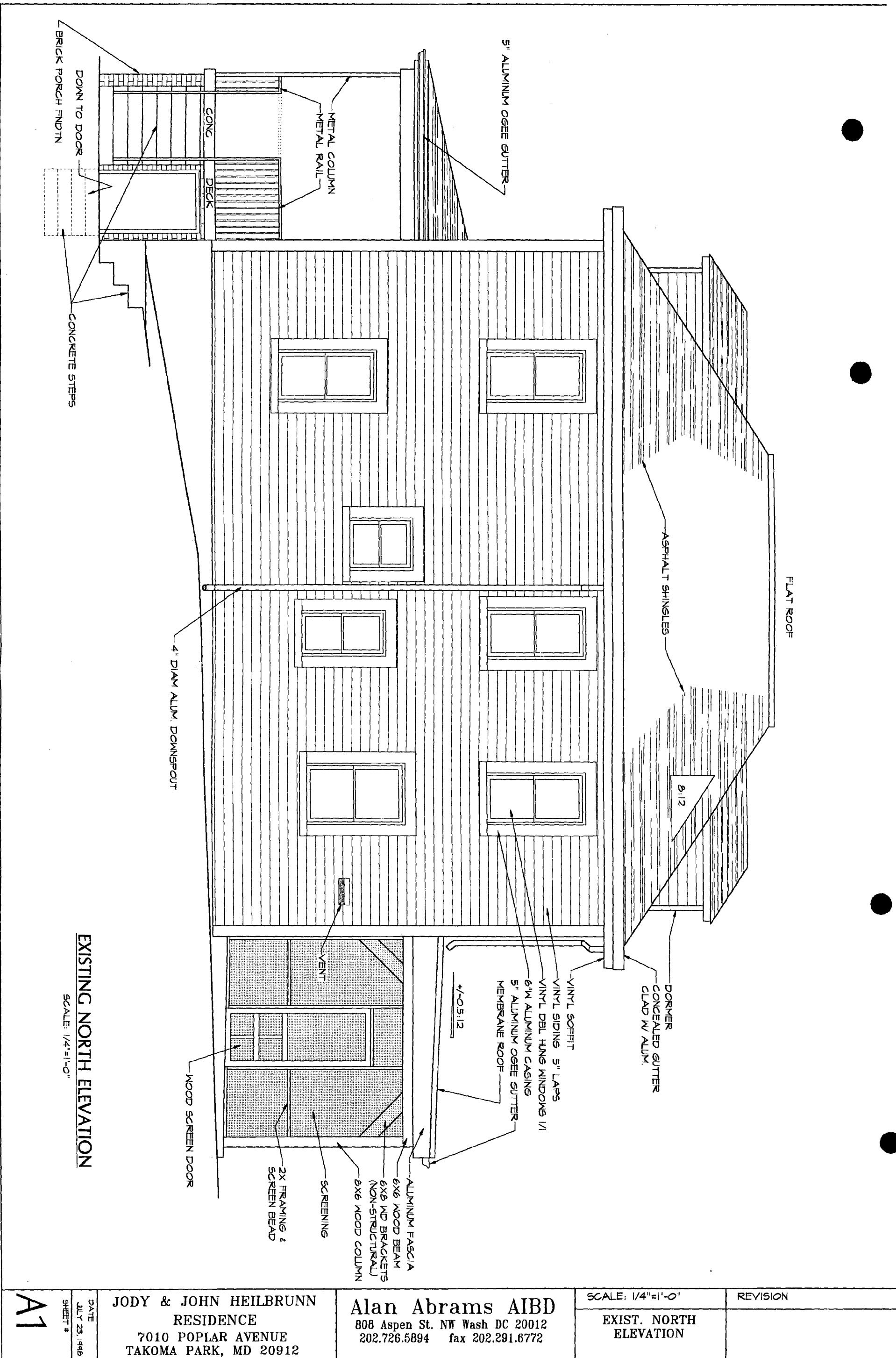
- A1 EXISTING NORTH ELEVATION
- A2 EXISTING SOUTH ELEVATION
- A3 EXISTING WEST ELEVATION
- A4 PROPOSED NORTH ELEVATION
- A5 PROPOSED SOUTH ELEVATION
- A6 PROPOSED WEST ELEVATION
- A7 PROPOSED FLOOR PLAN/SECTION

GARDEN ROOM

JODY AND JOHN HEILBRUNN RESIDENCE

7010 POPLAR AVENUE TAKOMA PARK, MD 20912

REVISION	SCALE: AS NOTED	Alan Abrams AIBD 808 Aspen St. NW Wash. DC 20012 202.726.5894 fax 202.291.6772
	COVER SHEET SITE PLAN	
JODY & JOHN HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912		DATE AUG. 17, 1998 SHEET #
CS		



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"

A1

DATE
JULY 23, 1998
SHEET #

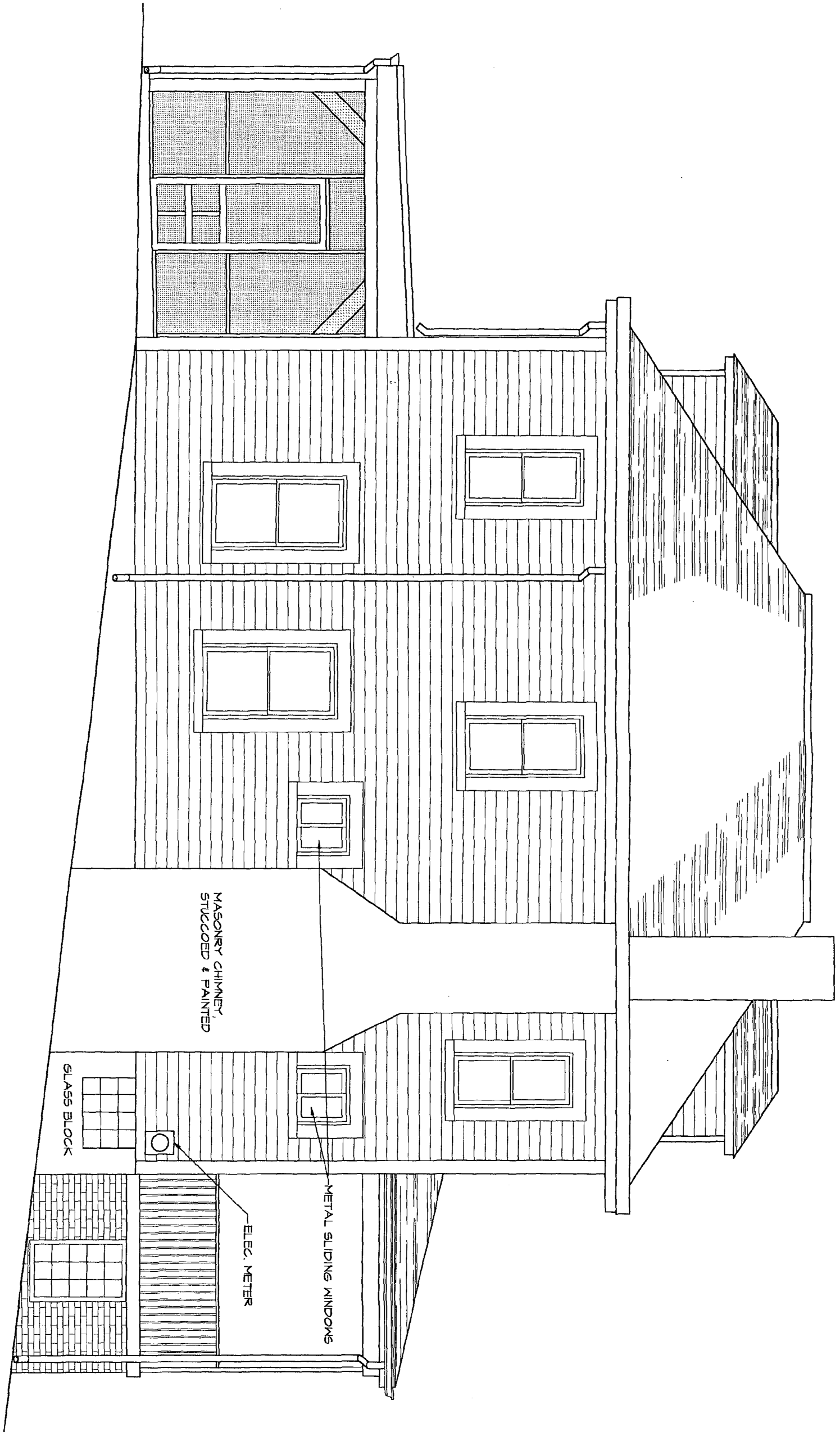
**JODY & JOHN HEILBRUNN
RESIDENCE
7010 POPLAR AVENUE
TAKOMA PARK, MD 20912**

Alan Abrams AIBD
808 Aspen St. NW Wash DC 20012
202.726.5894 fax 202.291.6772

SCALE: 1/4"=1'-0"

**EXIST. NORTH
ELEVATION**

REVISION

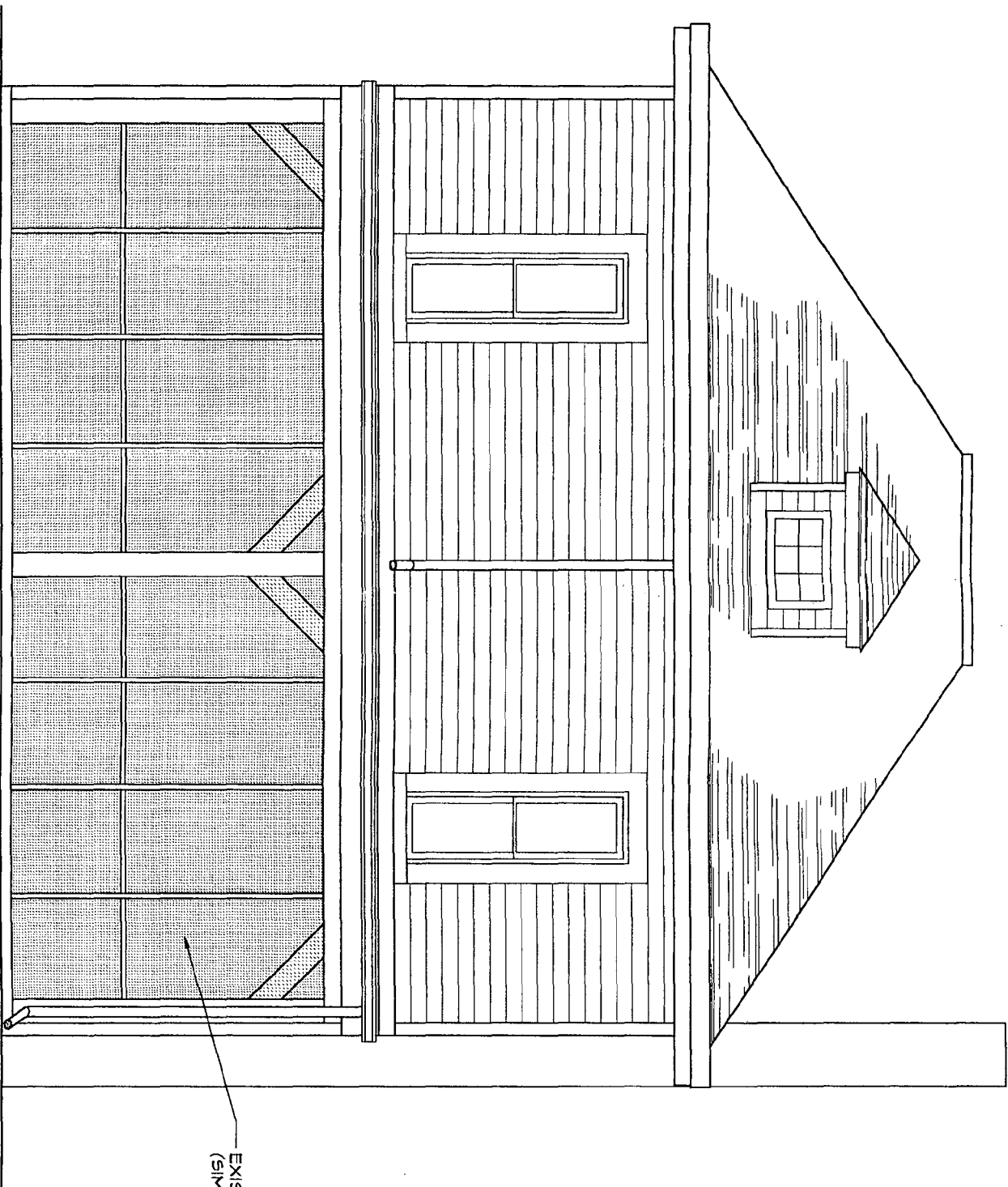


EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"

SEE NORTH ELEVATION FOR ADDITIONAL NOTES

A2	DATE JULY 23, 1998 SHEET #	JODY & JOHN HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0" EXIST. SOUTH ELEVATION	REVISION



EXISTING EXTERIOR WALL BEYOND
(SIMILAR TO OTHER EXTERIOR WALLS)

EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

SEE NORTH ELEVATION FOR ADDITIONAL NOTES

SCALE: 1/4"=1'-0"

REVISION

WEST
ELEVATION

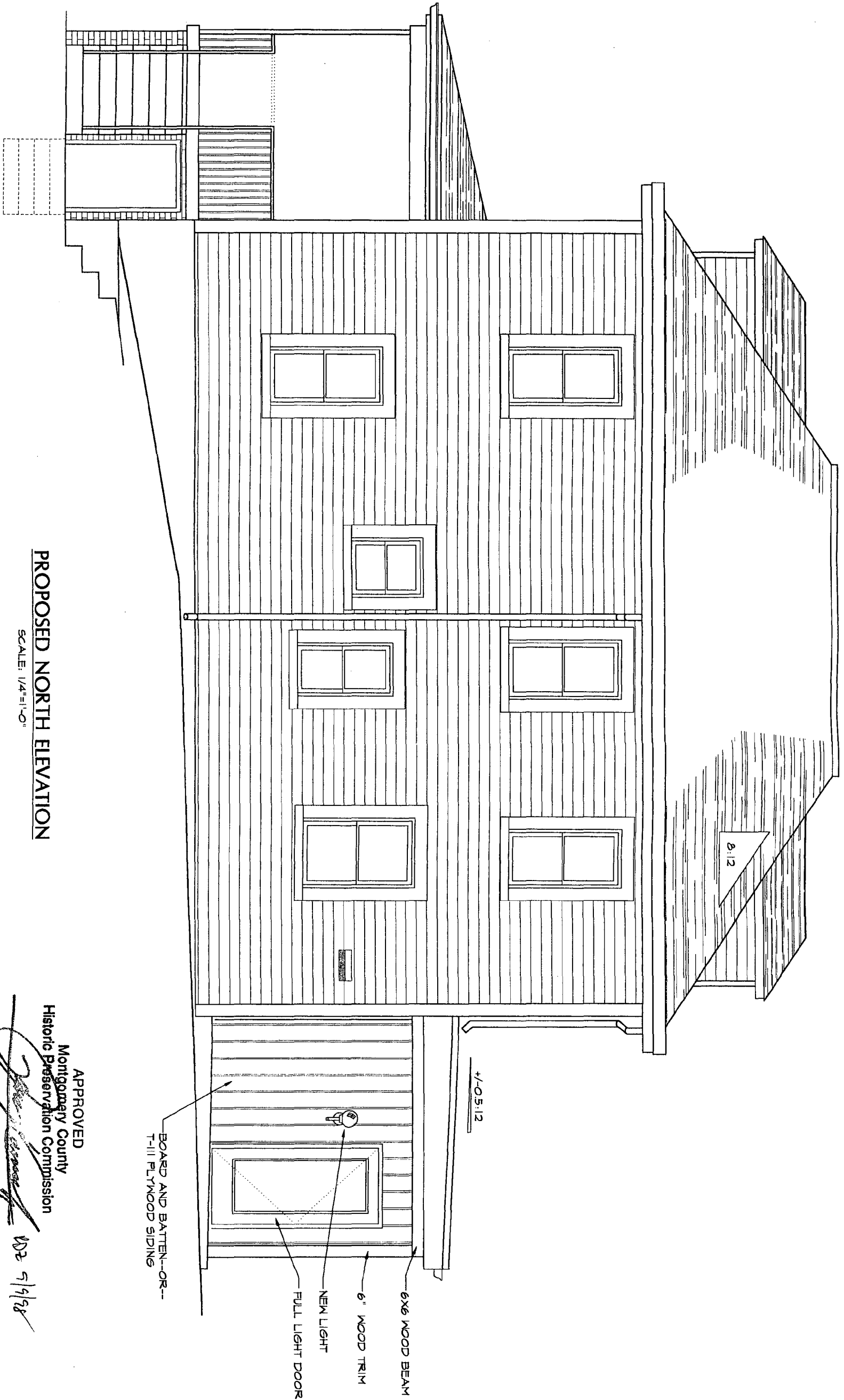
Alan Abrams AIBD
808 Aspen St. NW Wash DC 20012
202.726.5894 fax 202.291.6772

JODY & JOHN HEILBRUNN
RESIDENCE
7010 POPLAR AVENUE
TAKOMA PARK, MD 20912

DATE
JULY 23, 1998

SHEET #

A3



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 102 5/9/98

BOARD AND BATTEN--OR--
 T-111 PLYWOOD SIDING

FULL LIGHT DOOR

NEW LIGHT

6" WOOD TRIM

6x6 WOOD BEAM

+/-0.5.12

8.12

A4	DATE AUG. 11 1998 SHEET #	GARDEN ROOM RENOVATION HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0" PROP. NORTH ELEVATION	REVISION



SLIDING GLASS DOORS
(RAISED 16" AFF)

PROPOSED SOUTH ELEVATION

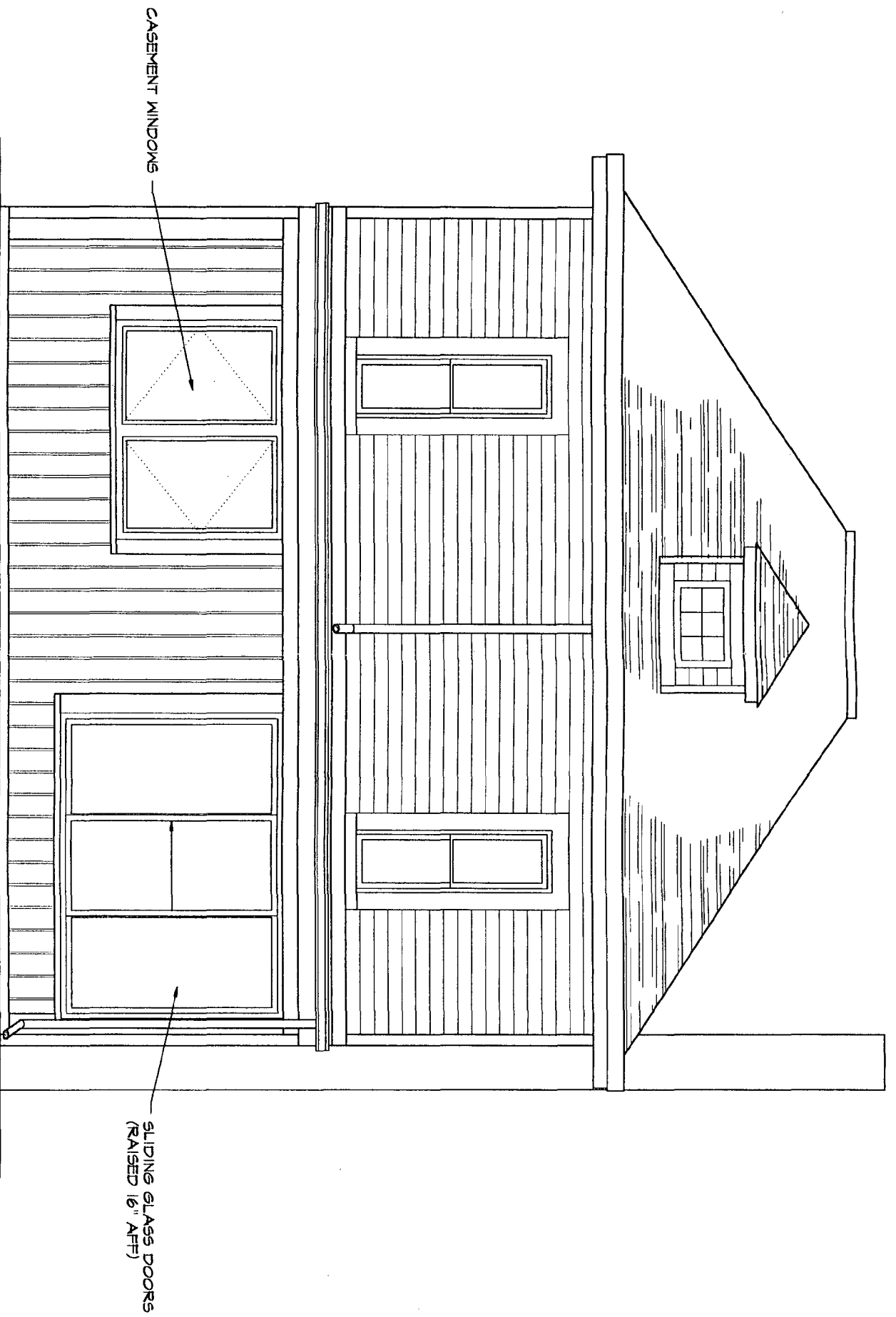
SCALE: 1/4"=1'-0"

SEE NORTH ELEVATION FOR ADDITIONAL NOTES

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
PDS 9/9/18


A5	DATE AUG. 11 1998 SHEET #	GARDEN ROOM RENOVATION HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0"	REVISION
				PROP. SOUTH ELEVATION	



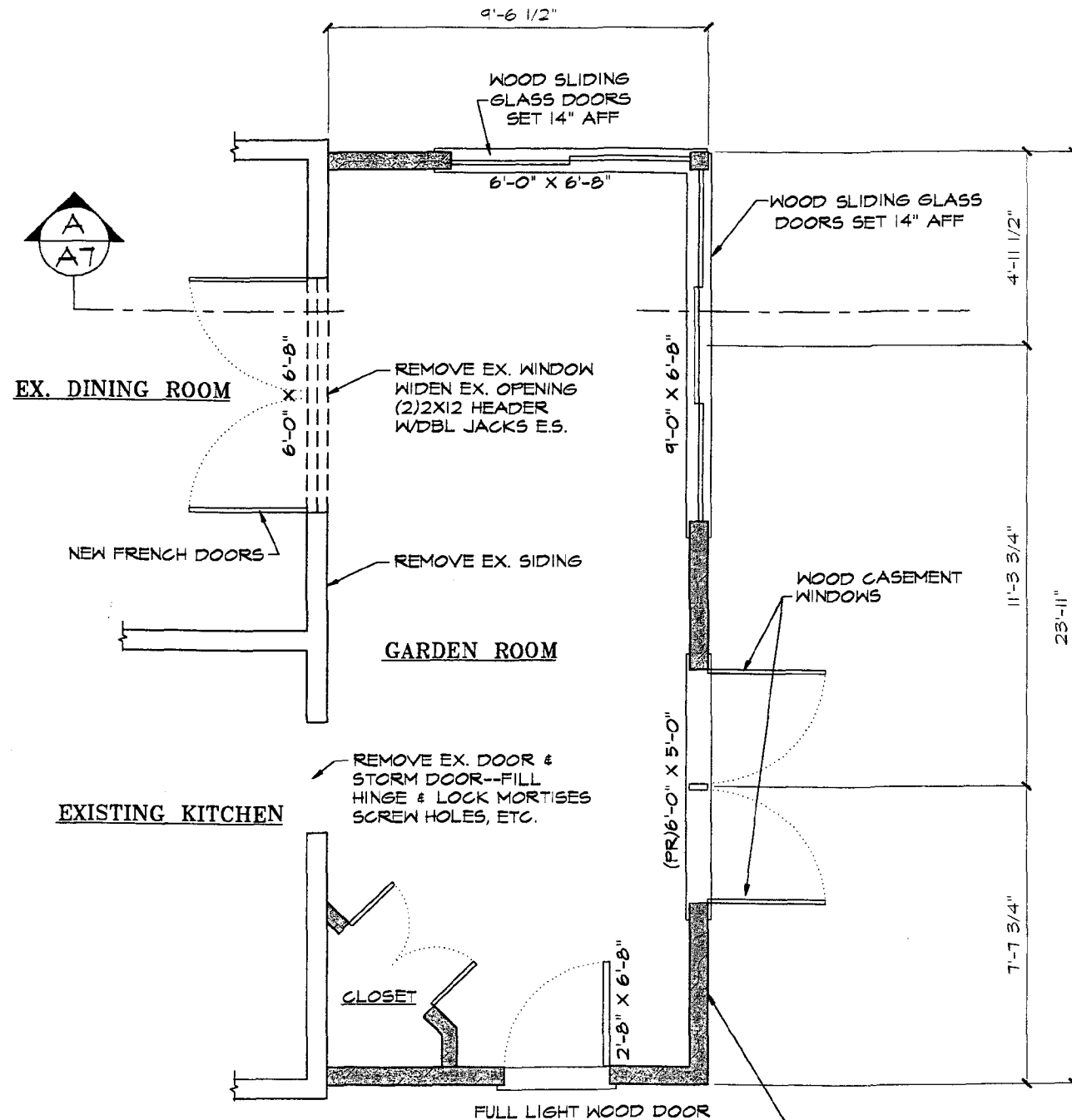
PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

SEE NORTH ELEVATION FOR ADDITIONAL NOTES

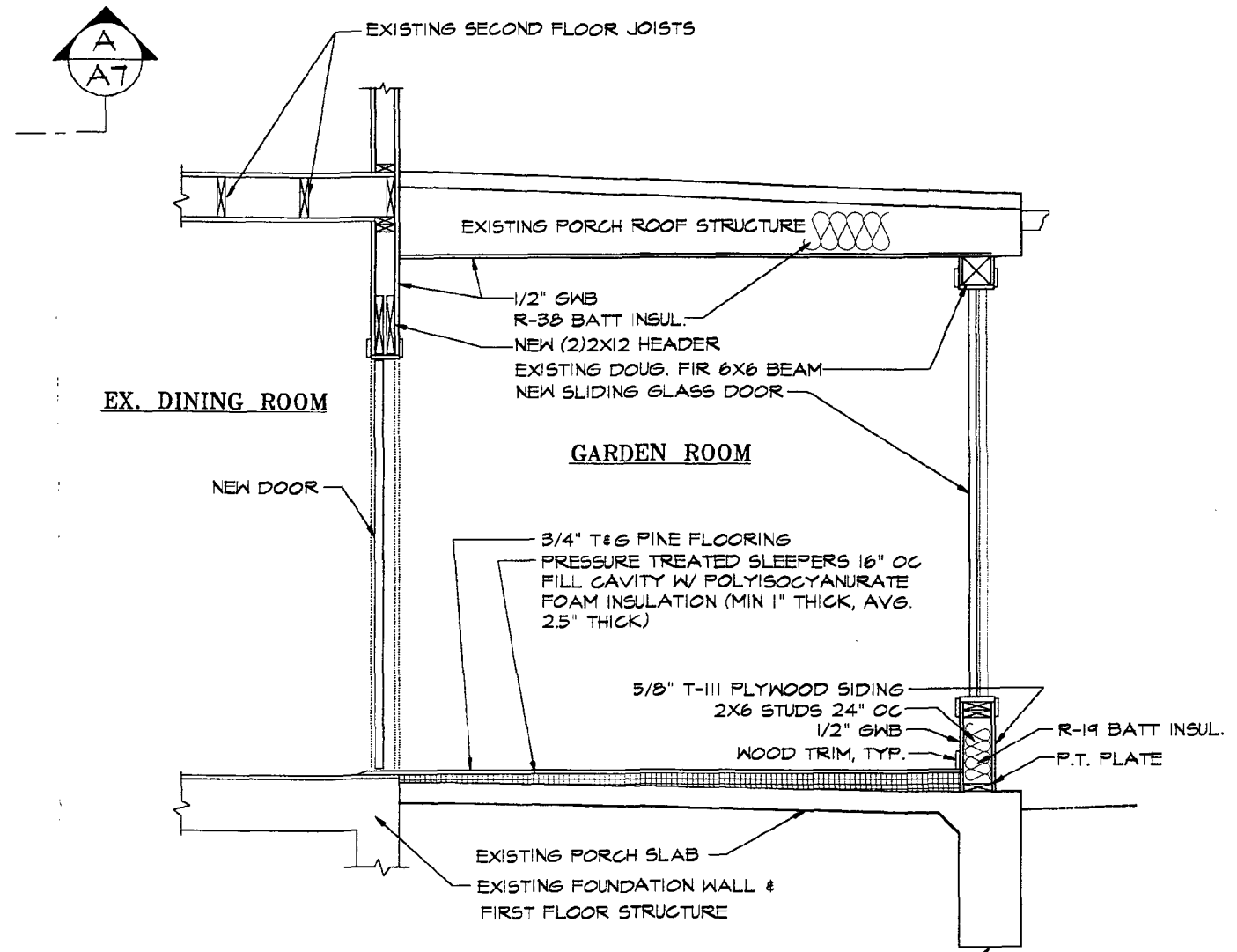
APPROVED
 Montgomery County
 Historic Preservation Commission

 10/2 5/9/98

A6	DATE AUG. 1 1998 SHEET #	GARDEN ROOM RENOVATION HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0"	REVISION
				PROP, WEST ELEVATION	



PROPOSED PARTIAL 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

REMOVE SCREEN DOORS, SCREENING AND BATTENS, AND BRACKETS ERECT NEW PERIMETER WALL, 2X6 STUDS 24" OC, TYP.



SECTION A-A
SCALE: 3/8"=1'-0"

FIELD VERIFY DEPTH OF TURN-DOWN SLAB EDGE--MIN. 24" REQ'D.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 102 9/9/98

REVISION

SCALE: AS NOTED
PROP. FLOOR PLAN

Alan Abrams AIBD
808 Aspen St. NW Wash DC 20012
202.726.5894 fax 202.291.6772

GARDEN ROOM RENOVATION
HEILBRUNN RESIDENCE
7010 POPLAR AVENUE
TAKOMA PARK, MD 20912

DATE
AUG. 1 1998

SHEET #

A7

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7010 Poplar Avenue

Meeting Date: 9/9/98

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98LL

Tax Credit: No

Public Notice: 8/26/98

Report Date: 9/2/98

Applicant: John/Jody Heilbrunn

Staff: Robin D. Ziek

Expedited note

PROPOSAL: Enclose rear porch

RECOMMENDATIONS: APPROVAL
w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Takoma Park Historic District

STYLE: Four Square

DATE: c1910s

The subject property is a 2-story frame structure with artificial siding. It sits high above the street, as Poplar Avenue is somewhat of a valley between two ridges (Hickory and Sycamore Avenues). There is an existing non-original screened porch at the rear of the house which is not readily apparent from the public right-of-way.

PROPOSAL

The applicant proposes to enclose the existing screened porch to provide an all-season space. The proposed materials would be board-and-batten or T-111 plywood siding, wood trim, wood casement windows and wood sliding glass doors (see elevations on Circle 8, 10, 12).

STAFF DISCUSSION

The project will provide additional all-season space off of the kitchen and dining room. There will be no alteration to the existing footprint, and no mature trees will be affected. The existing rear porch addition is barely visible from the street, and the enclosure of the screened porch will have no effect on the historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

1

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;

and with Secretary of the Interior's Standards for Rehabilitation #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.

and subject to the general conditions:

(1) The applicant will provide the permit set of drawings to HPC staff for review and stamping prior to applying for the building permit with DPS; and

(2) After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



301/563-3400

WRITTEN DESCRIPTION OF PROJECT

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN ABRAMS

Daytime Phone No.: 202 726 5894

Tax Account No.: _____

Name of Property Owner: JOHN/JODY HEILBRUNN Daytime Phone No.: 301 270 3710

Address: 7010 POPLAR AVE TAKOMA PK 20912
Street Number City State Zip Code

Contractor: NOT YET DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202 726 5894

LOCATION OF BUILDING/PREMISE

House Number: 7010 POPLAR Street: AVE.

Town/City: TAK. PK. Nearest Cross Street: ELM AVE

Lot: 32 Block: _____ Subdivision: TAKOMA PK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 10,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

Signature of owner or authorized agent

8-17-98 (3)
Date

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- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

Alan Abrams AIBD

808 Aspen Street, NW Washington, DC 20012 202 726.5894 fax 202.291.6772

Fax Memo

1p, no cover

August 21, 1998

To: Robin Ziek

Fr: Alan

Re: Heilbrunn Residence, 7010 Poplar Ave *LOT 32/BLOCK 20*

Heilbrunn adjoining and confronting property owners:

Lot 31/bl 20

Wm. M. Kules and Julia Washburn

7012 Poplar Ave

Takoma PK, MD 20912

Lot 33/bl20

Jonas Geduldig and Clare Christopher

7008 Poplar Ave

TPMD 20912

Lot39/bl21

Elliott D. Rosen and Sharon Cohen

7013 Poplar Ave.

TPMD 20912

Pt lot 17/bl20

Tevaf-Motamen Human and Kimberly Lankford

28 Hickory Avenue

TPMD 20912

Pt lot 18/bl20

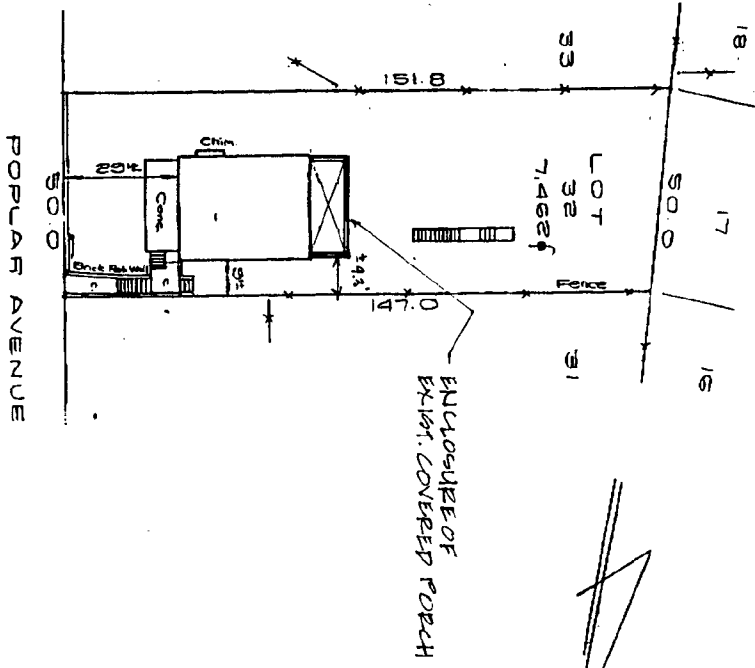
Jones T. Meriwether

30 Hickory Ave.

TPMD 20912

5

9

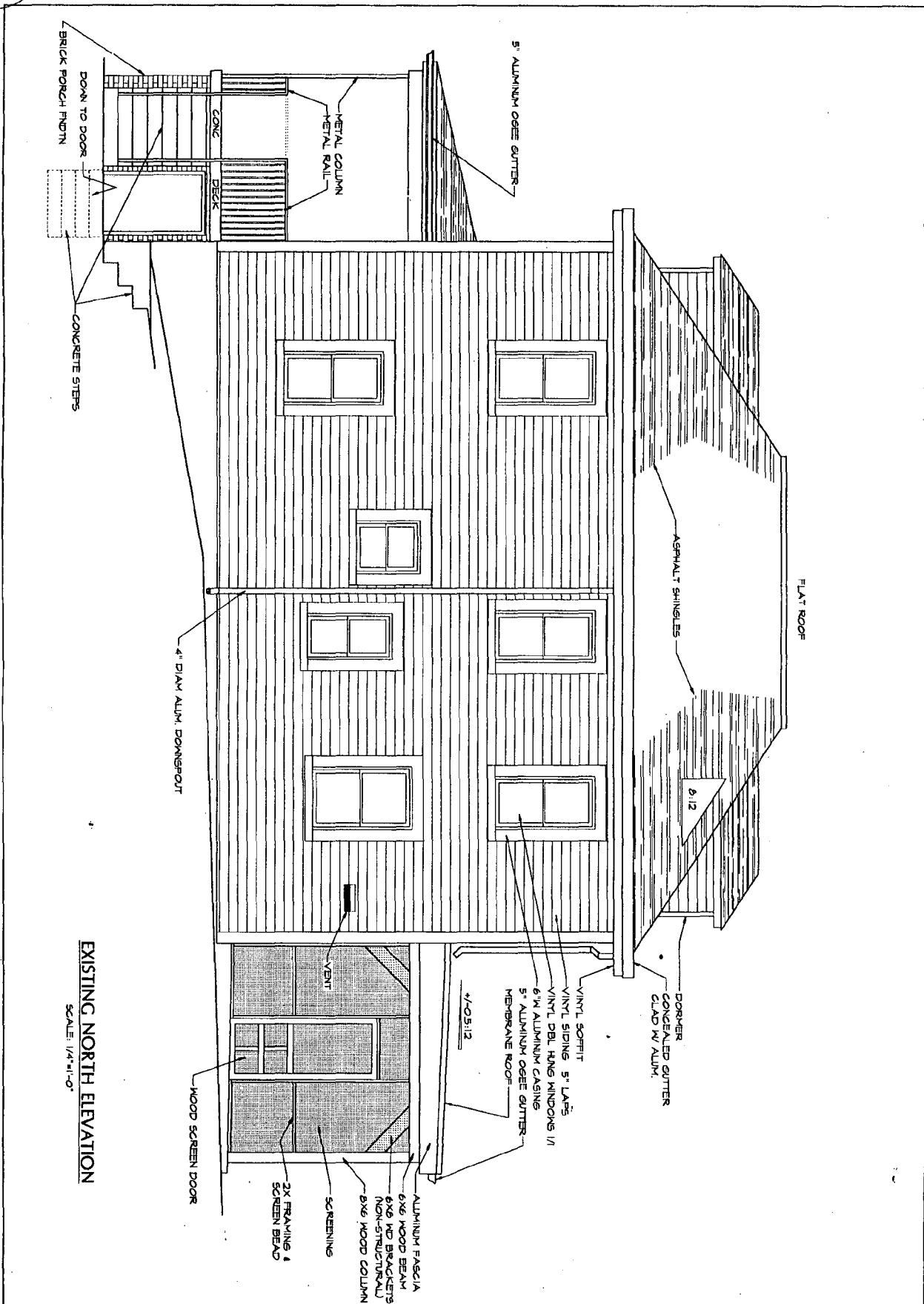


SITE PLAN
1"=30'

GARDEN ROOM
JODY AND JOHN HEILBRUNN RESIDENCE
 7010 POPLAR AVENUE TAKOMA PARK, MD 20912

- INDEX OF DRAWINGS**
- A1 EXISTING NORTH ELEVATION
 - A2 EXISTING SOUTH ELEVATION
 - A3 EXISTING WEST ELEVATION
 - A4 PROPOSED NORTH ELEVATION
 - A5 PROPOSED SOUTH ELEVATION
 - A6 PROPOSED WEST ELEVATION
 - A7 PROPOSED FLOOR PLAN/SECTION

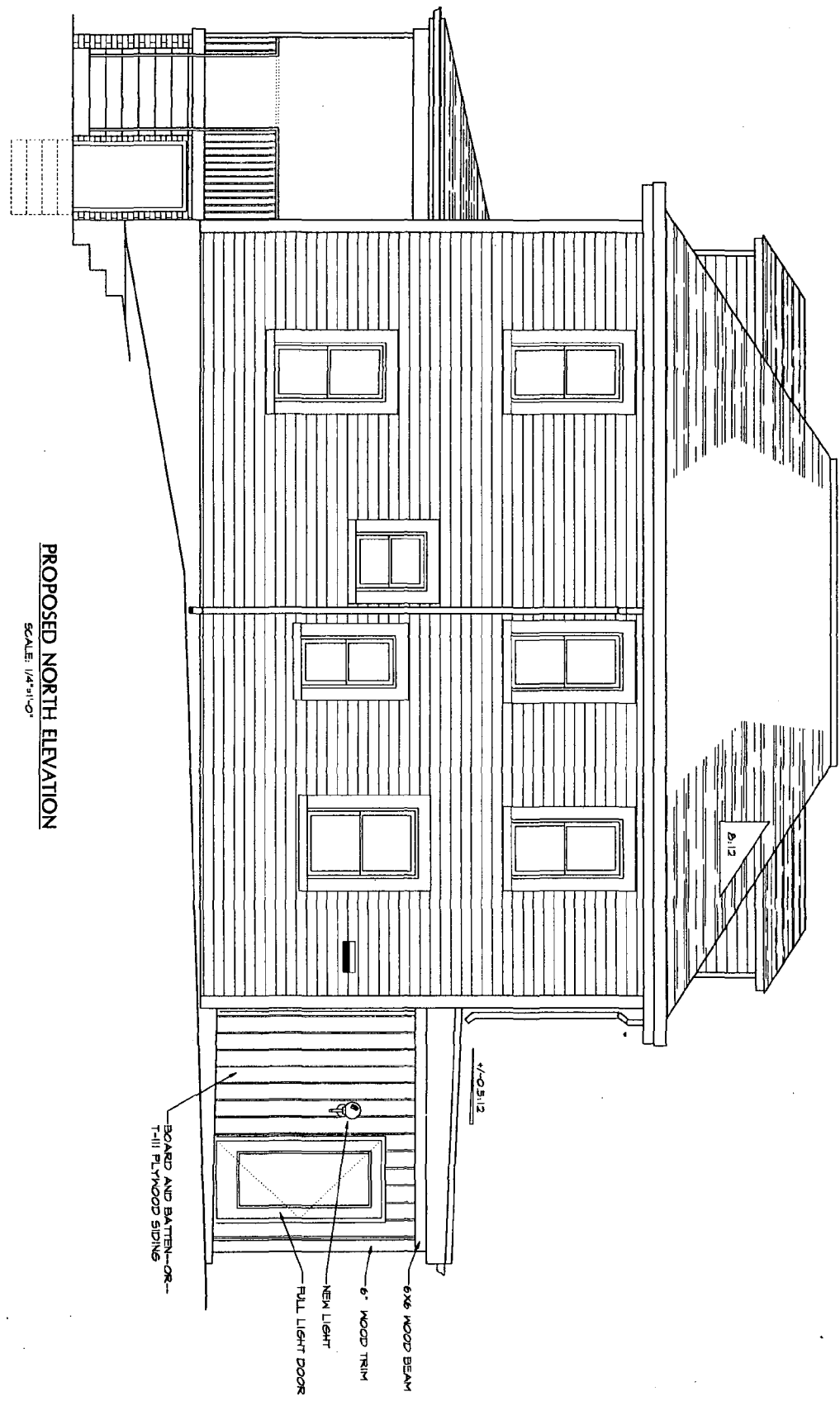
CS	DATE AUG. 11, 1988 SHEET 3	JODY & JOHN HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912		Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772		SCALE: AS NOTED	REVISION
						COVER SHEET SITE PLAN	



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

A1	DATE JULY 23, 1988 SHEET 9	JODY & JOHN HEILBRUNN RESIDENCE 7010 POPLAR AVE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0"	REVISION
			EXIST NORTH ELEVATION		

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PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

BOARD AND BATTEN--OR--
1-1/2" PLYWOOD SIDING

FULL LIGHT DOOR

NEW LIGHT

6" WOOD TRIM

5/8" WOOD BEAM

+/-0.512

B.12

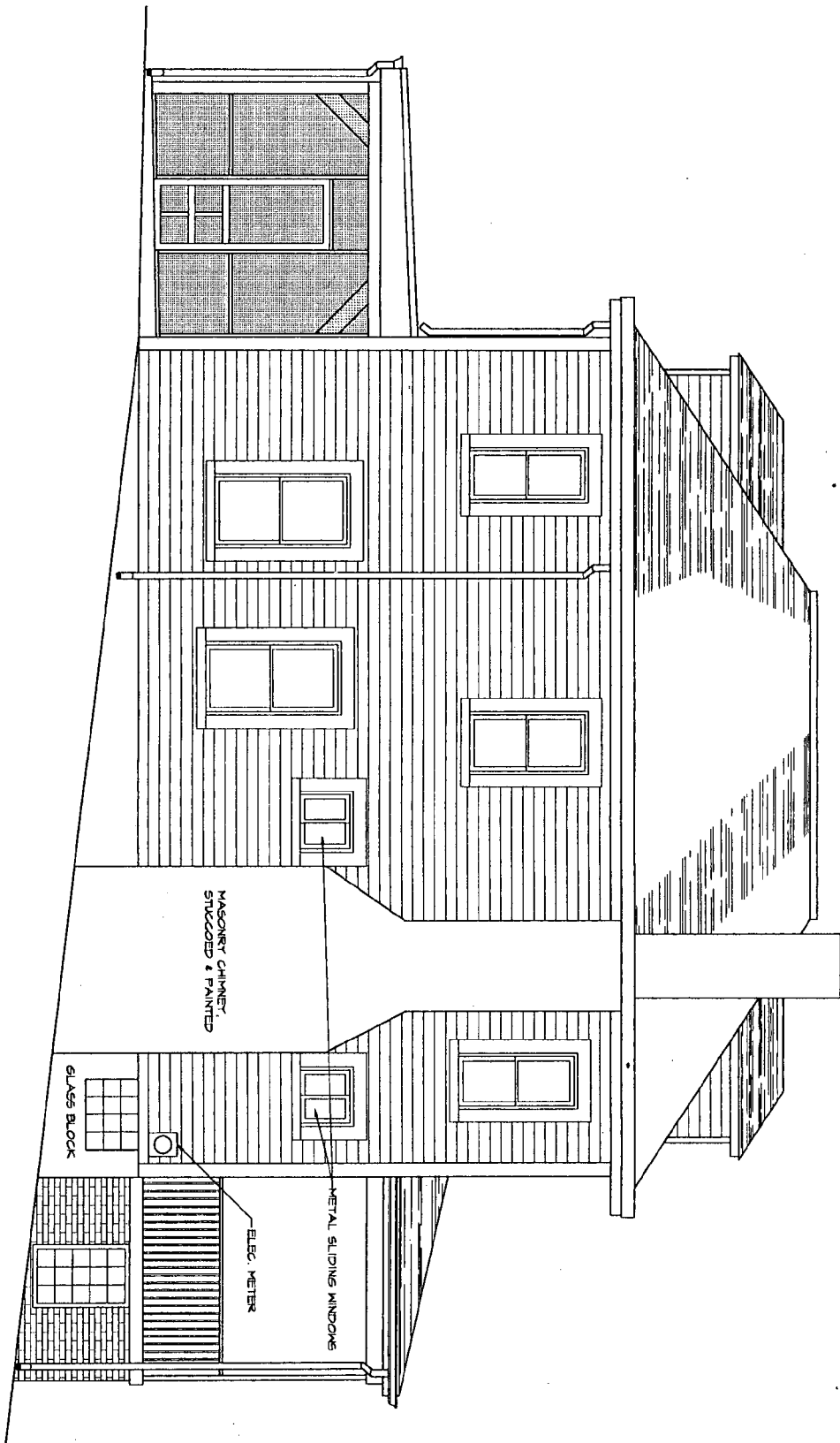
A4	DATE AUG. 1 1998 SHEET * 2	GARDEN ROOM RENOVATION HEILBRUNN RESIDENCE 7010 POPLAR AVE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5394 fax 202.291.8772	SCALE: 1/4"=1'-0" PROP. NORTH ELEVATION	REVISION
		BOARD AND BATTEN--OR-- 1-1/2" PLYWOOD SIDING	FULL LIGHT DOOR NEW LIGHT 6" WOOD TRIM 5/8" WOOD BEAM	+/-0.512	B.12

6

EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"

SEE NORTH ELEVATION FOR ADDITIONAL NOTES



A2

DATE
JULY 25, 1946
SHEET 5

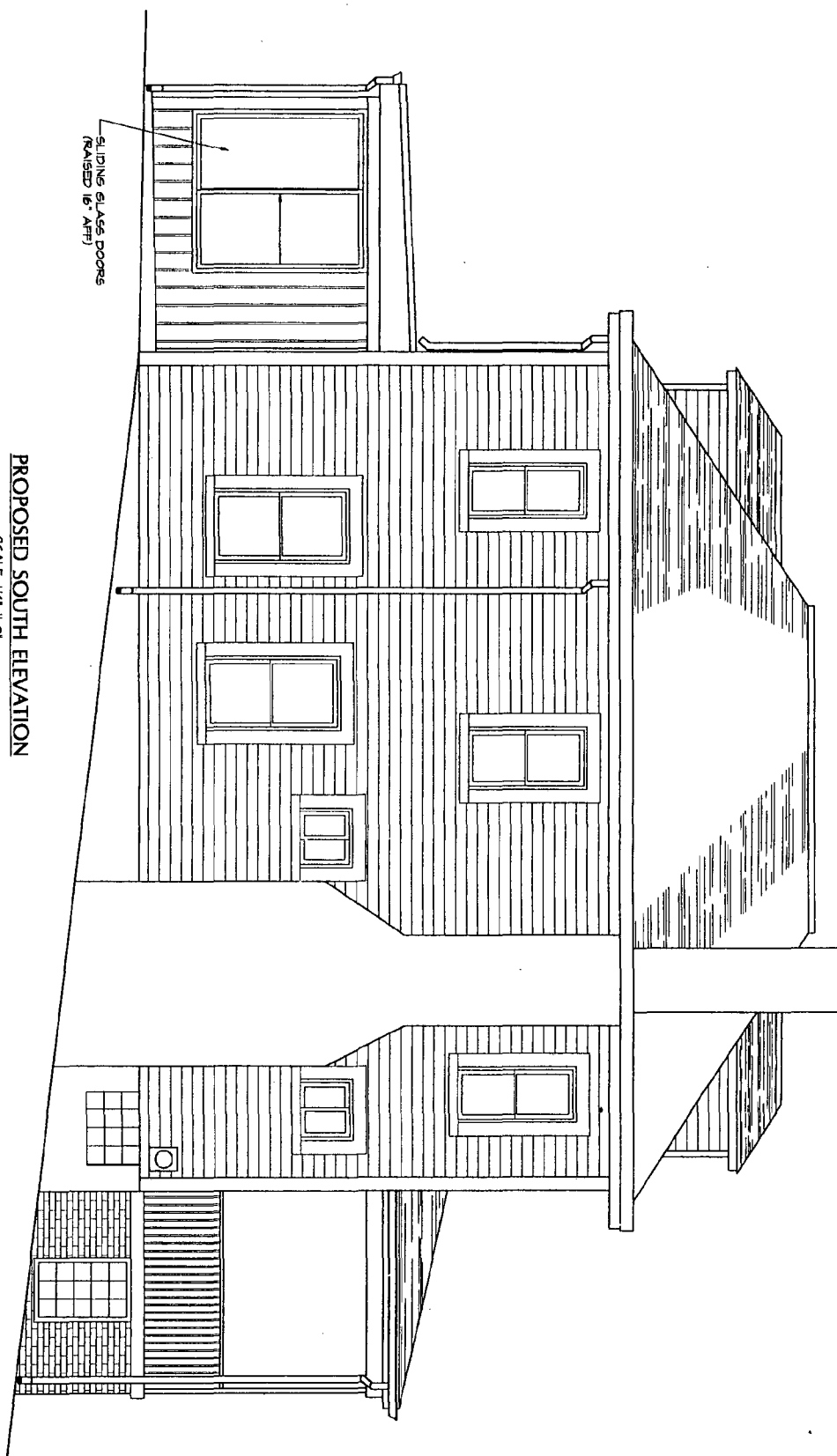
JODY & JOHN HEILBRUNN
RESIDENCE
7010 POPLAR AVE
TAKOMA PARK, MD 20912

Alan Abrams AIBD
808 Aspen St. NW Wash DC 20012
202.726.5694 fax 202.291.6772

SCALE: 1/4"=1'-0"
EXIST. SOUTH
ELEVATION

REVISION

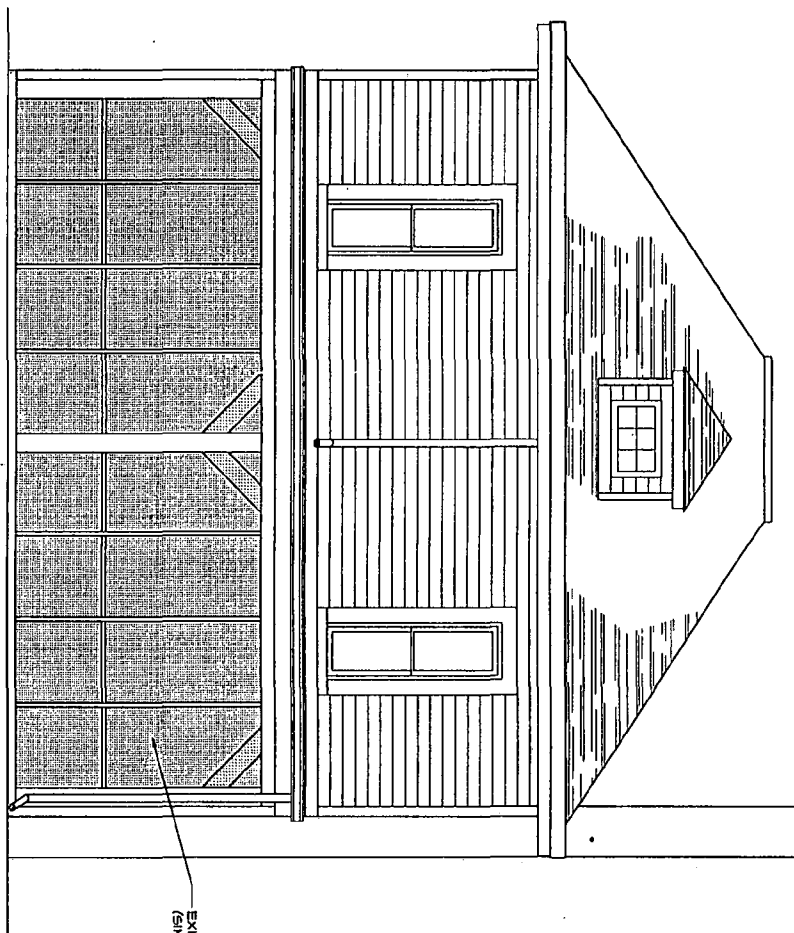
10



PROPOSED SOUTH ELEVATION
 SCALE: 1/4"=1'-0"
 SEE NORTH ELEVATION FOR ADDITIONAL NOTES

A5	DATE AUG. 1, 1988	GARDEN ROOM RENOVATION HEILBRUNN RESIDENCE 7010 POPLAR AVE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0"	REVISION
	SHEET #			PROP. SOUTH ELEVATION	

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EXISTING WEST ELEVATION

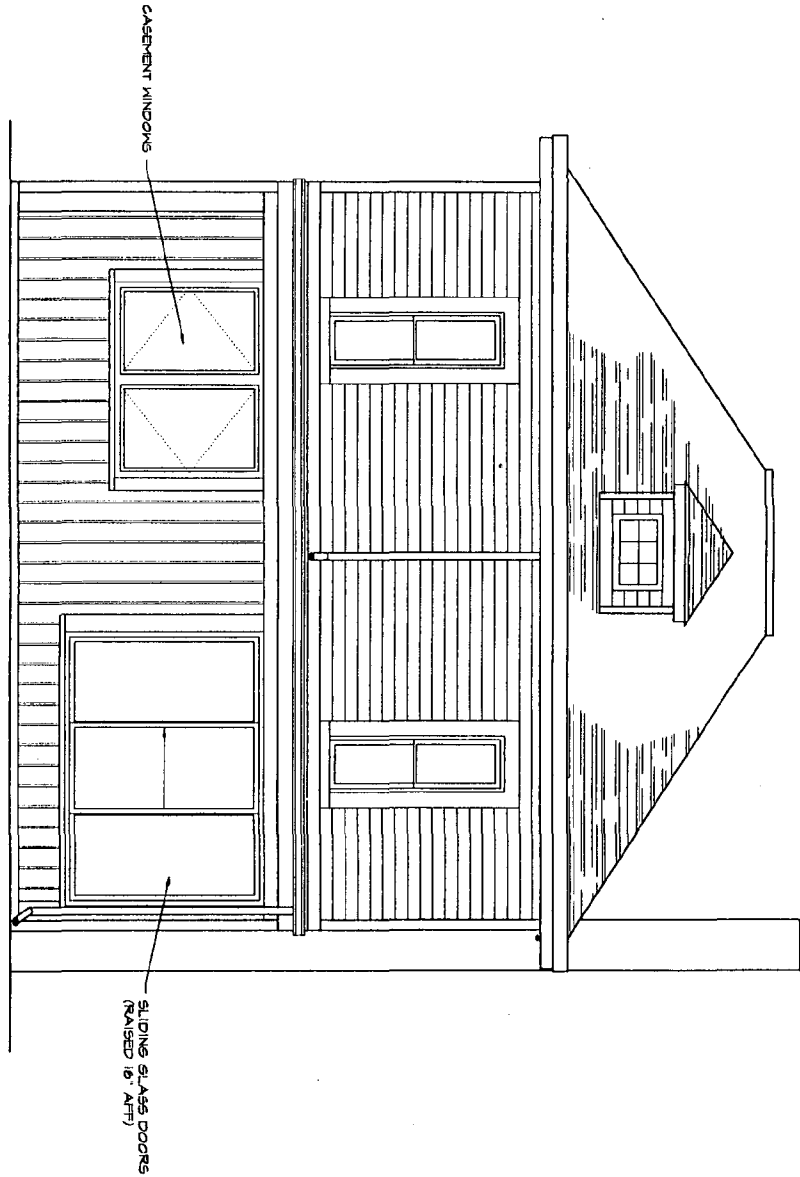
SCALE: 1/4"=1'-0"

SEE NORTH ELEVATION FOR ADDITIONAL NOTES

EXISTING EXTERIOR WALL BEYOND
(SIMILAR TO OTHER EXTERIOR WALLS)

A3	DATE JAN 23 1988	JODY & JOHN HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.726.5894 fax 202.291.6772	SCALE: 1/4"=1'-0"	REVISION
	SHEET #			WEST ELEVATION	

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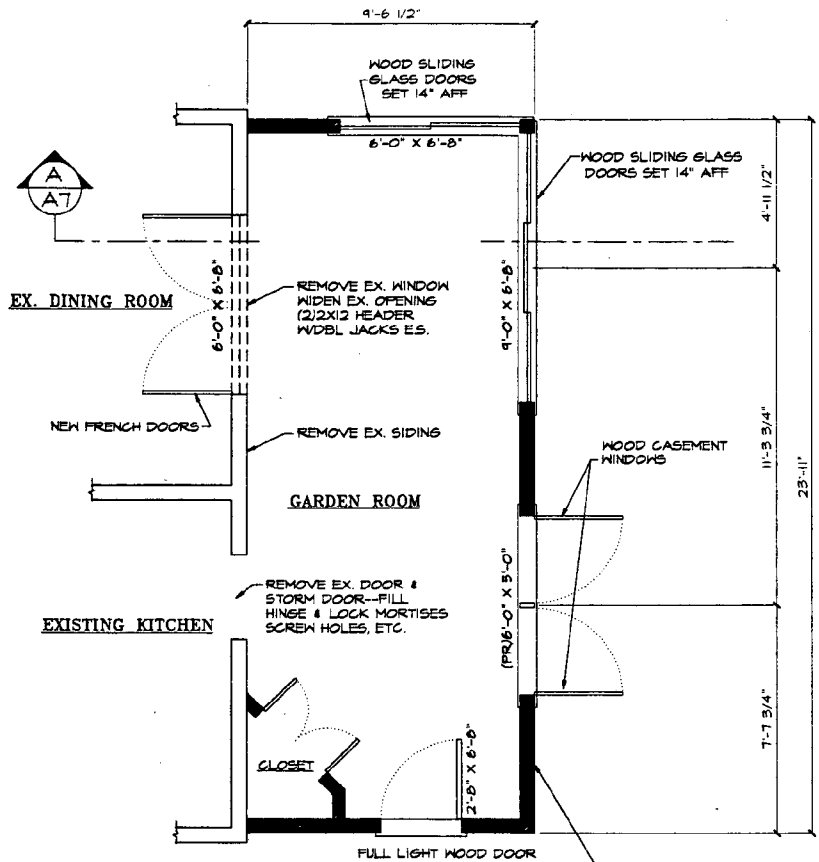


PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

SEE NORTH ELEVATION FOR ADDITIONAL NOTES

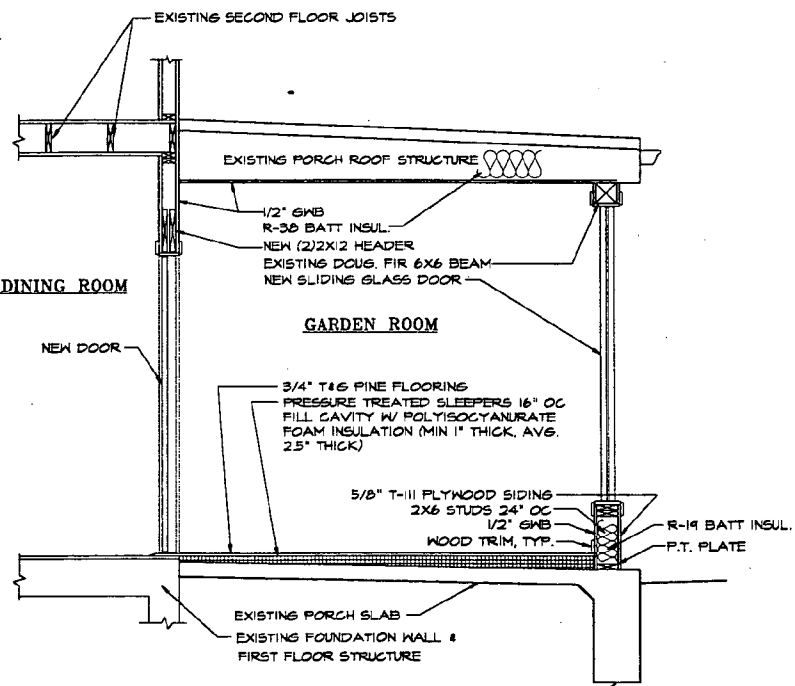
A6	DATE AUG. 11, 1998 SHEET #	GARDEN ROOM RENOVATION HEILBRUNN RESIDENCE 7010 POPLAR AVENUE TAKOMA PARK, MD 20912	Alan Abrams AIBD 808 Aspen St. NW Wash DC 20012 202.728.5894 fax 202.291.8772	SCALE: 1/4"=1'-0"	REVISION
				PROP. WEST ELEVATION	



PROPOSED PARTIAL 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

REMOVE SCREEN DOORS, SCREENING AND BATTENS, AND BRACKETS
ERECT NEW PERIMETER WALL, 2X6 STUDS 24" OC, TYP.



SECTION A-A

SCALE: 3/8"=1'-0"

FIELD VERIFY DEPTH OF TURN-DOWN SLAB EDGE--MIN. 24" REQ'D.

REVISION

SCALE: AS NOTED

PROPOSED PLAN

Alan Abrams AIBD
808 Asped St. NW Wash DC 20012
202.728.5694 fax 202.291.9772

GARDEN ROOM RENOVATION
HEILBRUNN RESIDE
7010 POPLAR AVENUE
TAKOMA PARK, MD 20912

DATE
AUG. 1 1998

A7

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