

37/3-99C 7009 Poplar Avenue
(Takoma Park Historic District)

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: 3-24-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 3713-9AC / 9903050087

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: _____

1) The new bathroom window will be smaller in height & width than the kitchen window.

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: Colleen O'Brian

Address: 7009 Poplar Avenue Takoma Park

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.



**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: COLLEEN O'BRIEN

Daytime Phone No.: 202-862-6854

Tax Account No.: 01058665

Name of Property Owner: COLLEEN O'BRIEN Daytime Phone No.: 202-862-6854

Address: 7009 POPLAR AVENUE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: COLLEEN O'BRIEN Daytime Phone No.: 202-862-6854

LOCATION OF BUILDING/PREMISE

House Number: 7009 Street: POPLAR AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: ELM

Lot: 37 Block: 21 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: ROOF/WINDOW

1B. Construction cost estimate: \$ 2,425⁰⁰

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.

Colleen O'Brien
Signature of owner or authorized agent

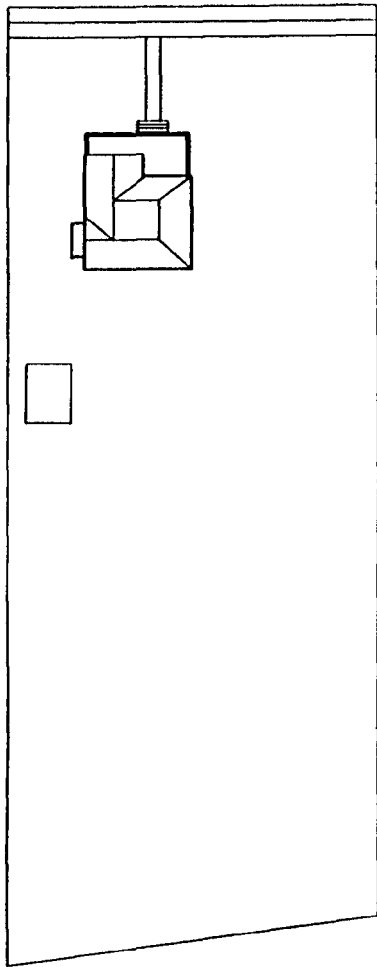
3/4/99
Date

Approved: X W. C. ... For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/24/99

Application/Permit No.: 9903050087 Date Filed: 3/5/99 Date Issued: _____

POPLAR AVENUE



SITE PLAN
1" = 50'-0"

APPROVED
Montgomery County
Historic Preservation Commission

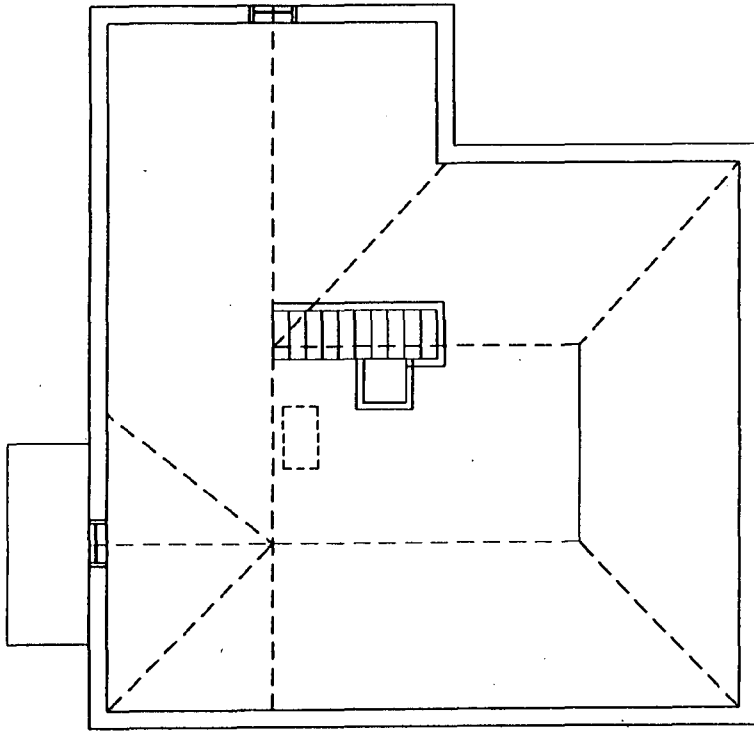
[Signature]
RDZ 3/24/99

List of Drawings

- C-1 Cover Page / Site Plan
- A-1 Existing First Floor Plan
- A-2 Proposed First Floor Plan
- A-3 Existing Third Floor Plan
- A-4 Proposed Third Floor Plan
- A-5 Existing Elevation (North)
- A-6 Proposed Elevation (North)
- A-7 Existing Elevation (East)
- A-8 Proposed Elevation (East)

**7009 Poplar Avenue, Takoma Park
HAWP Application**

C-1 Cover Sheet and List of Drawings



7099 POPLAR AVENUE
 PROPOSED THIRD FLOOR PLAN
 1/8" = 1'-0"

DEMO CONTRACTOR TO REMOVE EXISTING
 DORMER

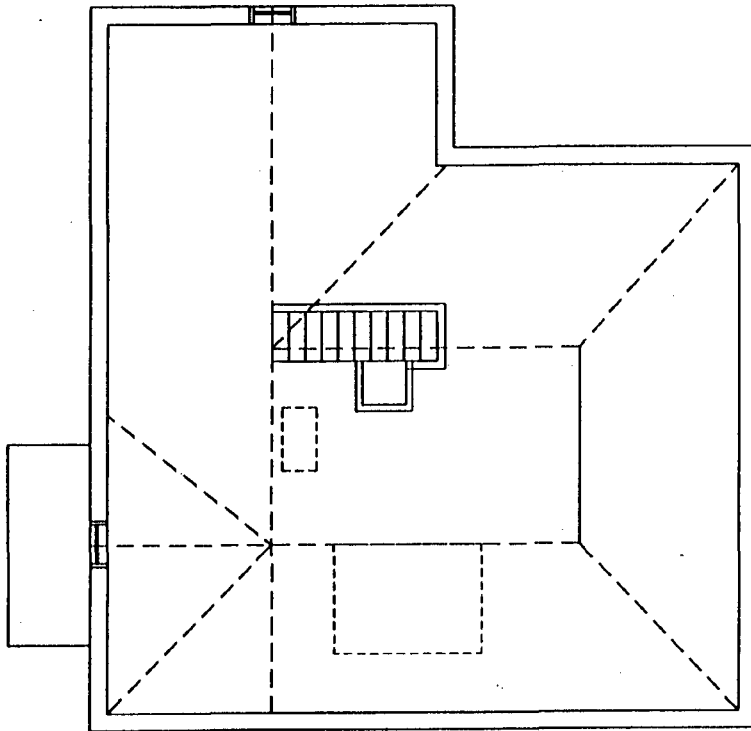
FRAME ROOF TO RESTORE ORIGINAL ROOF LINE.

ROOFING CONTRACTOR TO PATCH WITH TIN ROOFING
 ROOFING CONTRACTOR TO APPLY ACRYMAX TO ENTIRE ROOF.

APPROVED
 Montgomery County
 Historic Preservation Commission

7009 Poplar Avenue, Takoma Park
 HAWP Application 202-862-6854

A-4 Proposed Third Floor Plan



7009 POPLAR AVENUE
EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"

DEMO CONTRACTOR TO REMOVE EXISTING
DORMER

FRAME RDDF TO RESTORE ORIGINAL ROOF LINE.

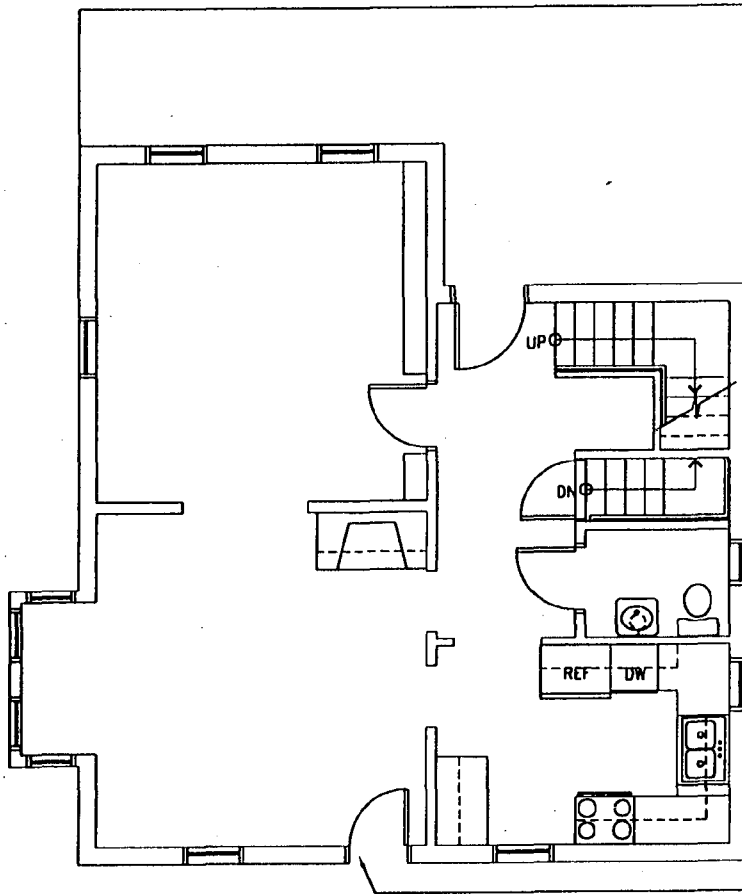
ROOFING CONTRACTOR TO PATCH WITH TIN ROOFING
ROOFING CONTRACTOR TO APPLY ACRYMAX TO ENTIRE ROOF.

APPROVED
Montgomery County
Historic Preservation Commission

7009 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-3 Existing Third Floor Plan

APPROVED
Montgomery County
Historic Preservation Commission



INSTALL NEW WOOD WINDOW HEIGHT TO MATCH KITCHEN. WIDTH TO MATCH BATHROOM WINDOW ABOVE.

RAISE WINDOW 18" TO FALL ABOVE COUNTER
RELOCATE EXISTING EXTERIOR TRIM AND SHINGLES. OWNER TO SUPPLY ALL ADDITIONAL SHINGLES.

REMOVE EXISTING INTERIOR DOOR AND EXTERIOR PLYWOOD.
INSTALL ANDERSON WOOD FRENCH DOOR SUPPLIED BY OWNER 2'-8"x6'-9" IN EXISTING OPENING.

New Bathroom window will be smaller in height + width than the kitchen window

709 POPLAR AVENUE
PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

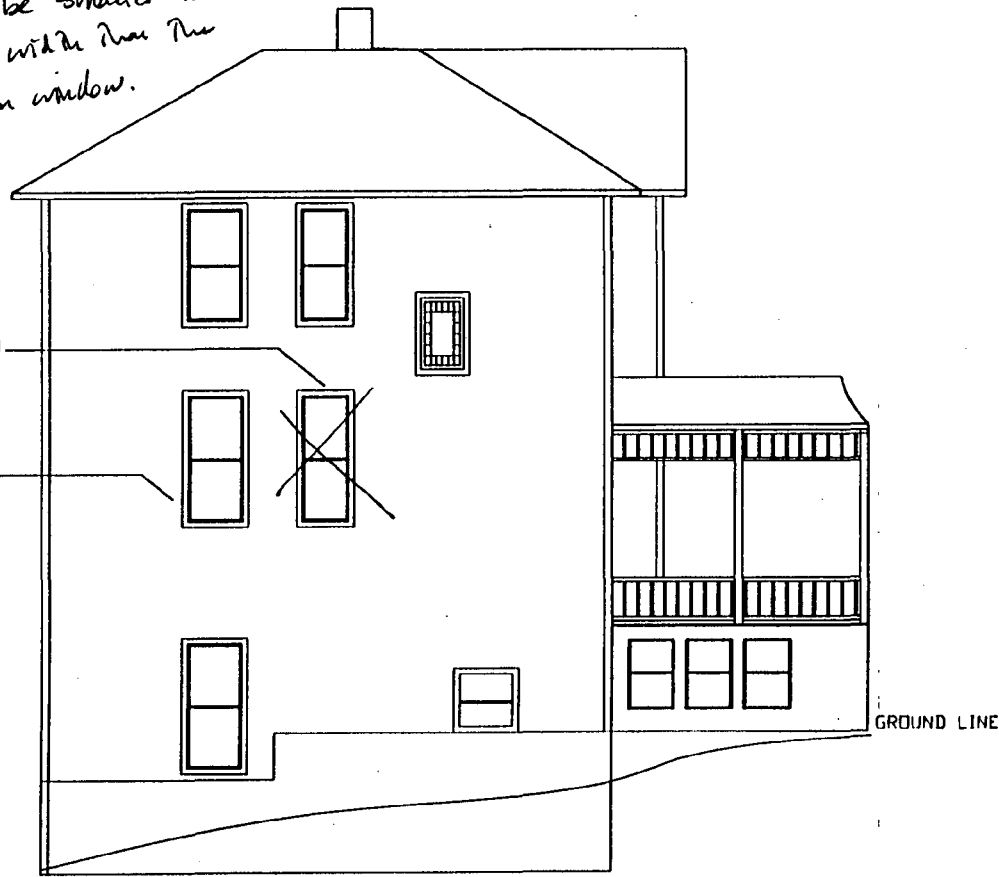
709 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-2 Proposed First Floor Plan

New Bathroom window will be smaller in height & width than the Kitchen window.

REPLACE EXISTING SMALL NON-ORIGINAL WINDOW WITH FULL SIZE WOOD WINDOW. HEIGHT TO MATCH WINDOW TO LEFT, WIDTH TO MATCH WINDOW ABOVE. OWNER TO PROVIDE SHINGLES TO MATCH EXISTING. EXTERIOR TRIM TO MATCH EXISTING.

RAISE EXISTING KITCHEN WINDOW SO IT FALLS 37" AFF TO ACCEPT KITCHEN COUNTER.

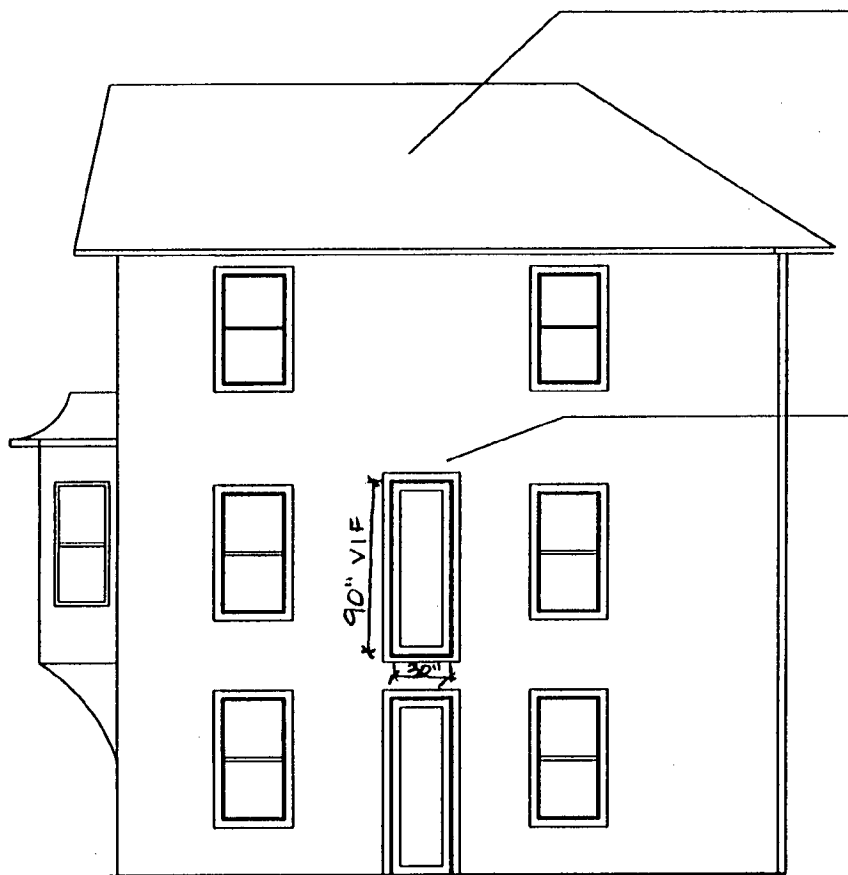


7009 POPLAR AVENUE
PROPOSED NEW ELEVATION (NORTH)
1/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

7009 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-6 Proposed Elevation North



FRAME TO RESTORE ORIGINAL ROOF LINE.

PATCH NEW AREA WITH TIN ROOFING.

ENTIRE ROOF TO BE PAINTED BARN RED TO HIDE NEW ROOF AREA.

REMOVE EXISTING PLYWOOD COVERING EXISTING DOOR OPENING.

INSTALL SINGLE FRENCH WOOD DOOR TO ALLOW LIGHT INTO DINING ROOM.

7009 POPLAR AVENUE
 PROPOSED NEW EAST ELEVATION
 1/8" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

7009 Poplar Avenue, Takoma Park
 HAWP Application 202-862-6854

A-8 Proposed Elevation East

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: 3-24-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

HPC 37/3-99C

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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7009 Poplar Avenue Meeting Date: 3/24/99
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-99C Tax Credit: Partial
Public Notice: 3/10/99 Report Date: 3/17/99
Applicant: Colleen O'Brian Staff: Robin D. Ziek
PROPOSAL: Roof and window alterations RECOMMENDATIONS: Approval
w/Conditions

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in the Takoma Park Historic District
STYLE: Queen Anne
DATE: c 1885-1900

The subject property is a 2-1/2 story frame structure with a full-width front porch. This Queen Anne residence has fishscale shingles in the gable end, and decorative porch brackets. There have been some modifications in the past, including changes to the clapboard siding and the addition of a large-scaled dormer at the rear roof. In addition, the rear door has been boarded up as there is currently no means of egress from this door.

PROJECT PROPOSAL

The applicant proposes to make several modest alterations to the house.

- 1) Remove the board at the rear door and install a new rear door. This would be a full-light french wood door (see Circle 13).
- 2) Remove the rear dormer and patch in the roof with new tin roofing shingles to match the existing. The entire roof will be painted (barn red).
- 3) Remove the small (non-original) window in the bathroom on the north elevation, and add a new window opening in the bathroom at a new location approximately 3' over to the right in the wall. The new window would be the same height as the kitchen window, but narrower, reflecting the narrower width of the window directly above on the elevation (see Circle 10, 11).
- 3) Relocate the existing kitchen window on the north elevation by 18" to reflect the height of the kitchen counter. The existing window and trim would all be reused, as would the existing siding shingles, with owner to match existing shingles as necessary (see Circle 10, 11).

STAFF DISCUSSION

The applicant proposes several compatible alterations at the property. The removal of a non-original rear dormer and repairs to the original roof with matching materials is an appropriate proposal for the house.

①

The proposed rear door is apparently an interior door (thinner than the front door), which may have been reused from another location. The applicant proposes to reuse the door in the house at the first floor bathroom, so that the door will not be removed from the premises. Apparently, this rear exit has not been used since 1950 when her family purchased the property, and the original rear door has been missing at least since then. Staff feels that, given this, the proposed new door is compatible, and in fact, would not be visible at all from the public right-of-way.

Staff feels that the proposed repositioning of the kitchen window by 18" could be accomplished successfully at this property. The ceiling height apparently will work with the higher window head. Staff notes that this issue has come up at other properties. Another solution would be to run the counter in front of the window, leaving the window in its original position. Staff notes that this is the side elevation, and would be viewed only obliquely from the public right-of-way. In addition, the applicant indicates her intention to retain the original window (sash, frame, pulley system?) so there will not be any loss of original fabric.

Staff has some concerns with the proposed size of the new bathroom window adjacent to the proposed relocated kitchen window. The new elevation starts to become more symmetrical than was the original elevation. The elevation drawings do not reflect the relocation to the west (right) of the bathroom window, and staff notes that the side elevations of the Queen Anne houses will typically be non-symmetrical, clearly reflecting the interior plan. Staff would recommend that the new bathroom window be smaller in height and width than the kitchen window, thereby reflecting more clearly the interior floor plan hierarchy.

STAFF RECOMMENDATION

Staff recommends that, with the following conditions, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and with the Takoma Park guidelines for outstanding Resources (p. 16) which states:

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

CONDITIONS:

1. The new bathroom window will be smaller in height and width than the kitchen window.

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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: COLLEEN O'BRIEN

Daytime Phone No.: 202-862-6854

Tax Account No.: 01058665

Name of Property Owner: COLLEEN O'BRIEN Daytime Phone No.: 202-862-6854

Address: 7009 POPLAR AVENUE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: COLLEEN O'BRIEN Daytime Phone No.: 202-862-6854

LOCATION OF BUILDING/PREMISE

House Number: 7009 Street: POPLAR AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: ELM

Lot: 37 Block: 21 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: ROOF/WINDOW

1B. Construction cost estimate: \$ 2,425⁰⁰

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.

Colleen O'Brien
Signature of owner or authorized agent

3/4/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

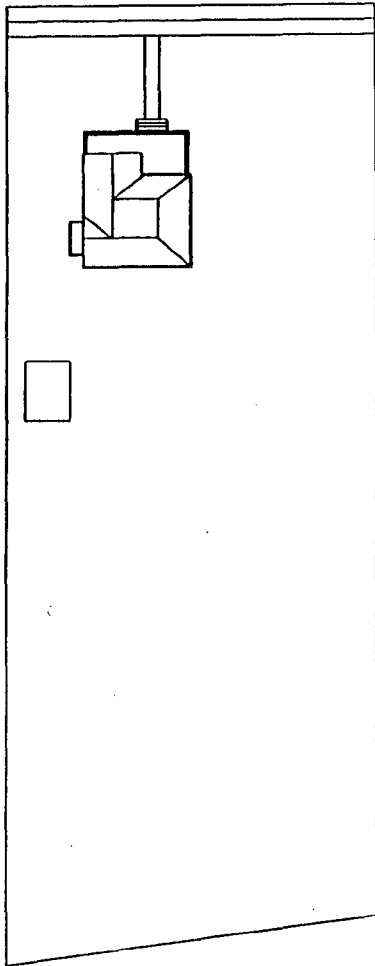
Signature: _____ Date: _____

3

**7009 Poplar Avenue
HAWP Application
List of Adjacent Property Owners**

Address	Location	Owner
7007 Poplar Avenue	to South of subject property	Colleen O'Brien 7009 Poplar Avenue Takoma Park, MD 20912 301-270-3294
7013 Poplar Avenue	to North of subject property	Elliot and Sharon Rosen 7013 Poplar Avenue Takoma Park, MD 20912
7012 Poplar Avenue	directly across the street from subject property	Julia Washburn & Bill Kules 7012 Poplar Avenue Takoma Park, MD 20912
7010 Poplar Avenue	across the street from subject property	Tom and Julie Lalonde 7010 Poplar Avenue Takoma Park, MD 20912

POPLAR AVENUE



SITE PLAN

1" = 50'-0"

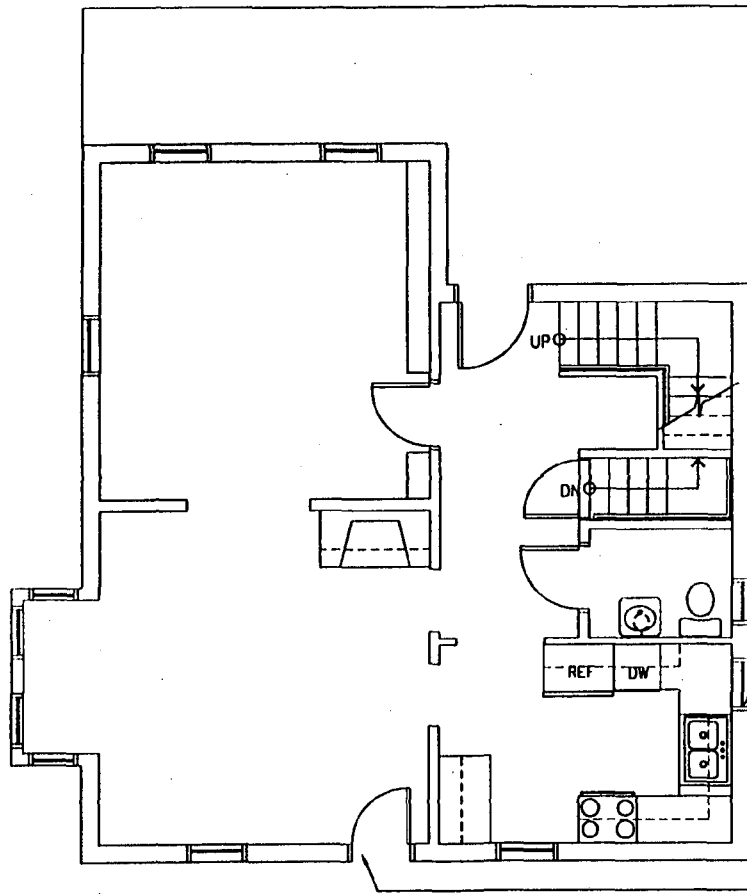


List of Drawings

- C-1 Cover Page / Site Plan
- A-1 Existing First Floor Plan
- A-2 Proposed First Floor Plan
- A-3 Existing Third Floor Plan
- A-4 Proposed Third Floor Plan
- A-5 Existing Elevation (North)
- A-6 Proposed Elevation (North)
- A-7 Existing Elevation (East)
- A-8 Proposed Elevation (East)

**7009 Poplar Avenue, Takoma Park
HAWP Application**

C-1 Cover Sheet and List of Drawings



REMOVE EXISTING NDN-ORIGINAL WINDOW.

RAISE WINDOW 18" TO FALL ABOVE COUNTER
 RELOCATE EXISTING EXTERIOR TRIM AND SHINGLES. OWNER TO SUPPLY ALL ADDITIONAL SHINGLES.

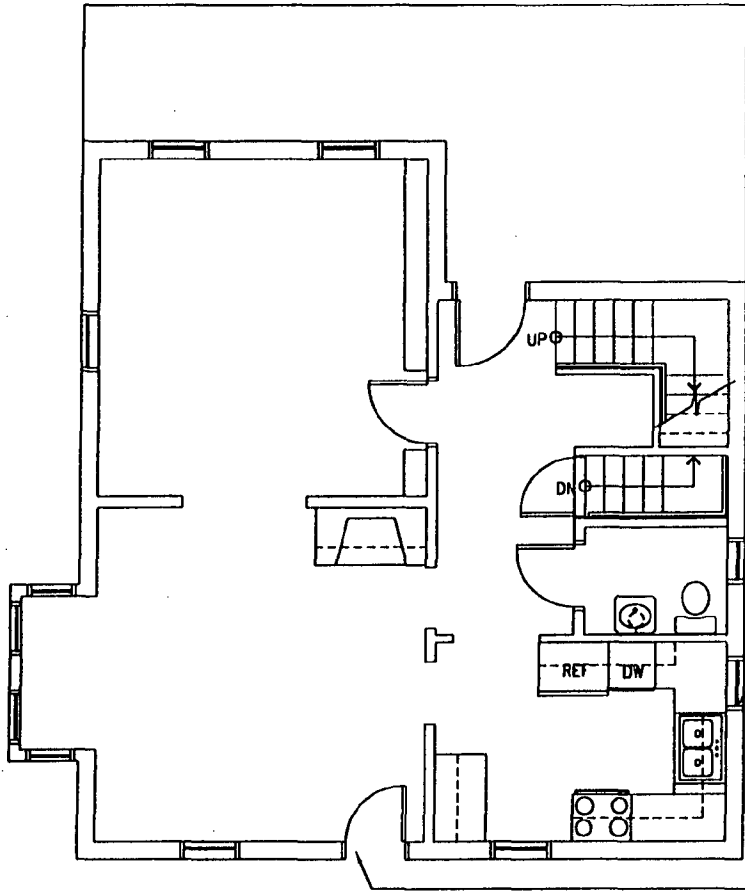
REMOVE EXISTING INTERIOR DOOR AND EXTERIOR PLYWOOD.
 INSTALL ANDERSON WOOD FRENCH DOOR SUPPLIED BY OWNER 2'-8"x6'-9" IN EXISTING OPENING.

709 POPLAR AVENUE
 EXISTING FIRST FLOOR PLAN
 1/8" = 1'-0"

9

709 Poplar Avenue, Takoma Park
 HAWP Application 202-862-6854

A-1 Existing First Floor Plan



INSTALL NEW WOOD WINDOW HEIGHT TO MATCH KITCHEN. WIDTH TO MATCH BATHROOM WINDOW ABOVE.

RAISE WINDOW 18" TO FALL ABOVE COUNTER
 RELOCATE EXISTING EXTERIOR TRIM AND SHINGLES. OWNER TO SUPPLY ALL ADDITIONAL SHINGLES.

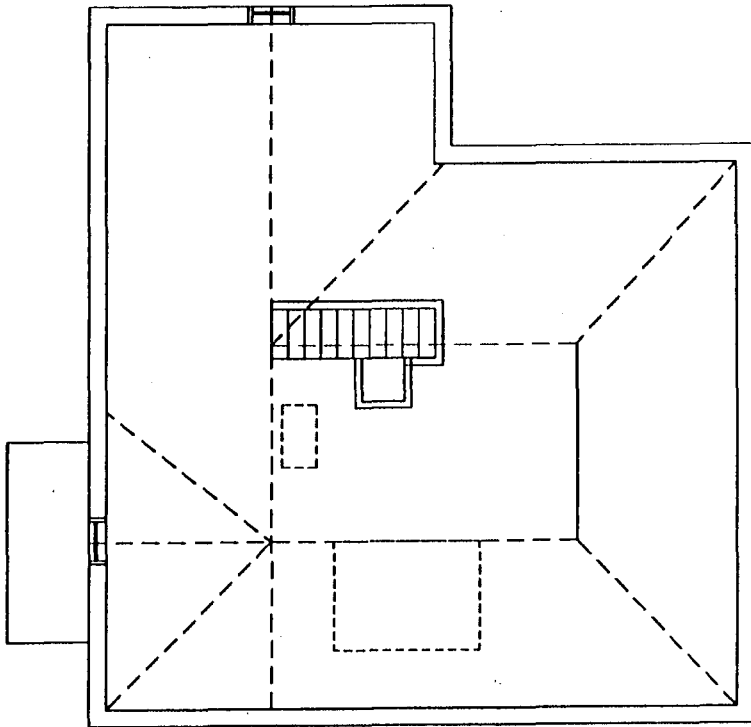
REMOVE EXISTING INTERIOR DOOR AND EXTERIOR PLYWOOD.
 INSTALL ANDERSON WOOD FRENCH DOOR SUPPLIED BY OWNER 2'-8"x6'-9" IN EXISTING OPENING.

7009 POPLAR AVENUE
 PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"

7

7009 Poplar Avenue, Takoma Pa
 HAWP Application 202-862-6854

A-2 Proposed First Floor Plan



7009 POPLAR AVENUE
EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"

DEMO CONTRACTOR TO REMOVE EXISTING
DORMER

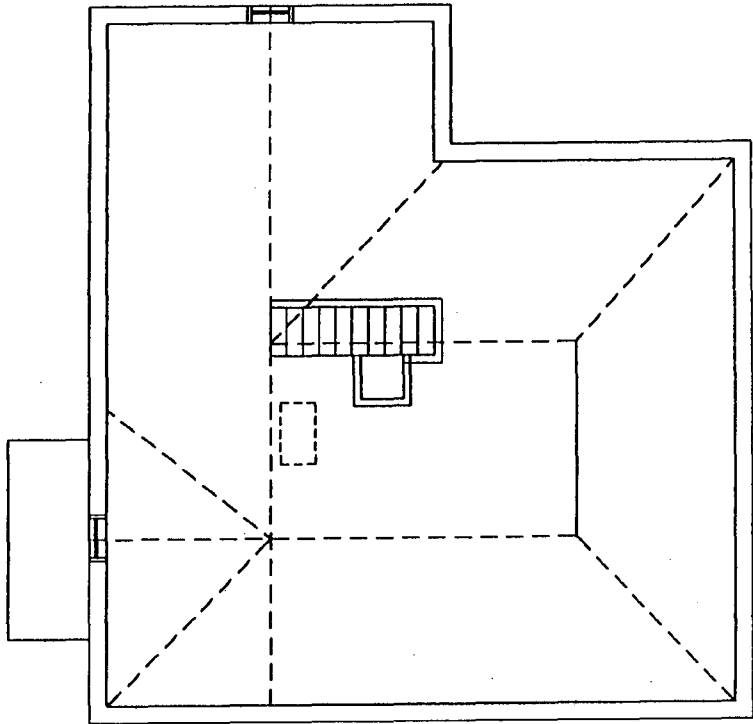
FRAME ROOF TO RESTORE ORIGINAL ROOF LINE.

ROOFING CONTRACTOR TO PATCH WITH TIN ROOFING
ROOFING CONTRACTOR TO APPLY ACRYMAX TO ENTIRE ROOF.

(2)

7009 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-3 Existing Third Floor Plan



7009 POPLAR AVENUE
PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"

DEMO CONTRACTOR TO REMOVE EXISTING
DORMER
FRAME ROOF TO RESTORE ORIGINAL ROOF LINE.
ROOFING CONTRACTOR TO PATCH WITH TIN ROOFING
ROOFING CONTRACTOR TO APPLY ACRYMAX TO ENTIRE ROOF.

6

7009 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-4 Proposed Third Floor Plan

REMOVE EXISTING SMALL
NON-ORIGINAL WINDOW AND
REPLACE WITH FULL SIZE WOOD
WINDOW. HEIGHT TO MATCH
WINDOW TO LEFT, WIDTH TO MATCH
WINDOW ABOVE. (SEE PROPOSED
NEW ELEVATION) OWNER TO
PROVIDE SHINGLES TO MATCH
EXISTING. EXTERIOR TRIM TO
MATCH EXISTING.



7009 POPLAR AVENUE
EXISTING ELEVATION (NORTH)
1/8" = 1'-0"

10

7009 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-5 Existing Elevation North

REPLACE EXISTING SMALL
NON-ORIGINAL WINDOW WITH FULL
SIZE WOOD WINDOW. HEIGHT TO
MATCH WINDOW TO LEFT, WIDTH TO
MATCH WINDOW ABOVE. OWNER TO
PROVIDE SHINGLES TO MATCH
EXISTING. EXTERIOR TRIM TO
MATCH EXISTING.

RAISE EXISTING KITCHEN WINDOW
SO IT FALLS 37" AFF TO ACCEPT
KITCHEN COUNTER.



7009 POPLAR AVENUE
PROPOSED NEW ELEVATION (NORTH)
1/8" = 1'-0"

11

7009 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-6 Proposed Elevation North



REMOVE EXISTING DORMER.
FRAME TO RESTORE ORIGINAL ROOF LINE.
PATCH NEW AREA WITH TIN ROOFING.
ENTIRE ROOF TO BE PAINTED BARN RED TO HIDE NEW ROOF AREA.

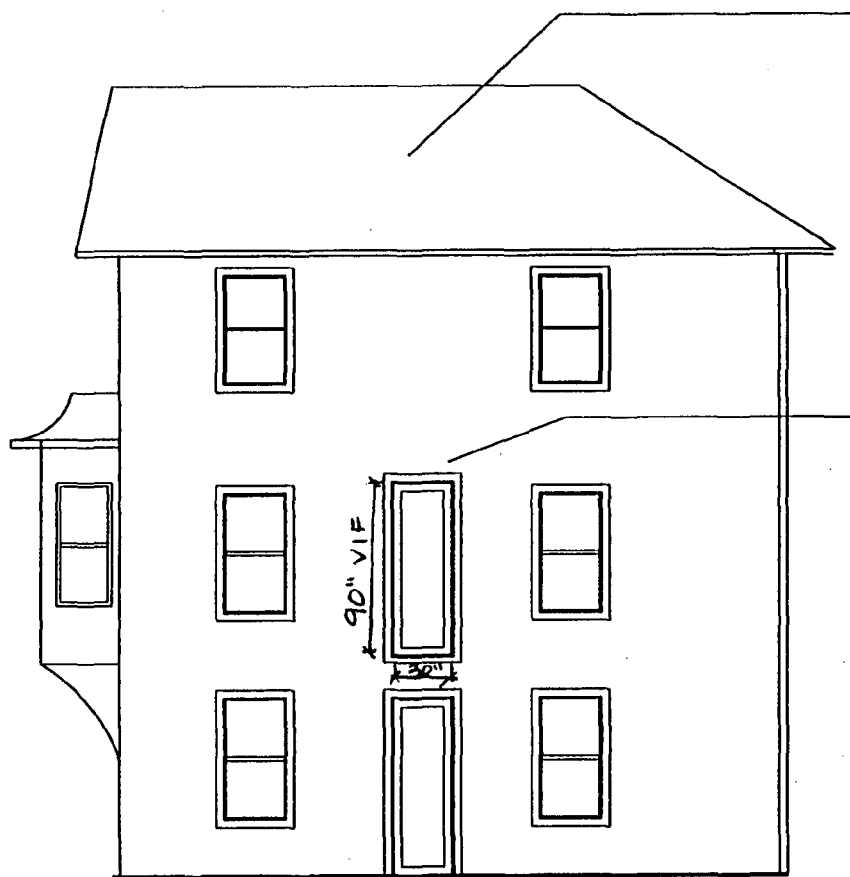
REMOVE EXISTING PLYWOOD COVERING EXISTING DOOR OPENING.
INSTALL SINGLE FRENCH WOOD DOOR TO ALLOW LIGHT INTO DINING ROOM.

7009 POPLAR AVENUE
EXISTING EAST ELEVATION
1/8" = 1'-0"

12

7009 Poplar Avenue, Takoma Park
HAWP Application 202-862-6854

A-7 Existing Elevation East



FRAME TO RESTORE ORIGINAL ROOF LINE.

PATCH NEW AREA WITH TIN ROOFING.

ENTIRE ROOF TO BE PAINTED BARN RED TO HIDE NEW ROOF AREA.

REMOVE EXISTING PLYWOOD COVERING EXISTING DOOR OPENING.

INSTALL SINGLE FRENCH WOOD DOOR TO ALLOW LIGHT INTO DINING ROOM.

7009 POPLAR AVENUE
 PROPOSED NEW EAST ELEVATION
 1/8" = 1'-0"

13

7009 Poplar Avenue, Takoma Park
 HAWP Application 202-862-6854

A-8 Proposed Elevation East

CAFRITZ COMPANY
 PROJECT MANAGEMENT SERVICES
 1825 K ST NW, 8TH FLR
 WASHINGTON, DC 20006

7009 Poplar Avenue
 Project Budget Estimate

ITEM #	ACTIVITY	Total Cost
DIRECT COST		
1000	General Requirements	\$ 0
2050	Sitework	\$ 0
2070	Demolition	\$ 250
3380	Concrete	\$ 0
4400	Masonry/Stone	\$ 0
5500	Metals	\$ 0
6100	Carpentry	\$ 275
6400	Millwork	\$ 0
7000	Ceramic	\$ 0
7500	Roofing	\$ 1,000
8100	Doors, Frames & Hardware	\$ 300
8800	Glass & Glazing	\$ 600
9250	Gypsum Wallboard	\$ 0
9680	Flooring	\$ 0
9900	Painting/Wallcovering	\$ 0
11900	Specialties/Equipment	\$ 0
12500	Furnishings	\$ 0
15500	Mechanical	\$ 0
16200	Electrical (Power)	\$ 0
16500	Electrical (Lighting)	\$ 0
16999	Other	\$ 0
	Subtotal	\$ 2,426
INDIRECT COST		
	Architectural Design	\$ 0
	Structural Design	\$ 0
	Mechanical/Electrical Design	\$ 0
	Project Management Fee	\$ 0
	Permit/Expediting	\$ 0
	Reimbursable Costs	\$ 0
	Project Contingency (5%)	\$ 0
	Subtotal	\$ 0

TOTAL PROJECT COST

\$ 2,426

h1



View from North West

Colleen O'Brien 202-862-6854
HAWP Application Photos
Set One of Two Page One



West Elevation (Front)



View from South West (Front)

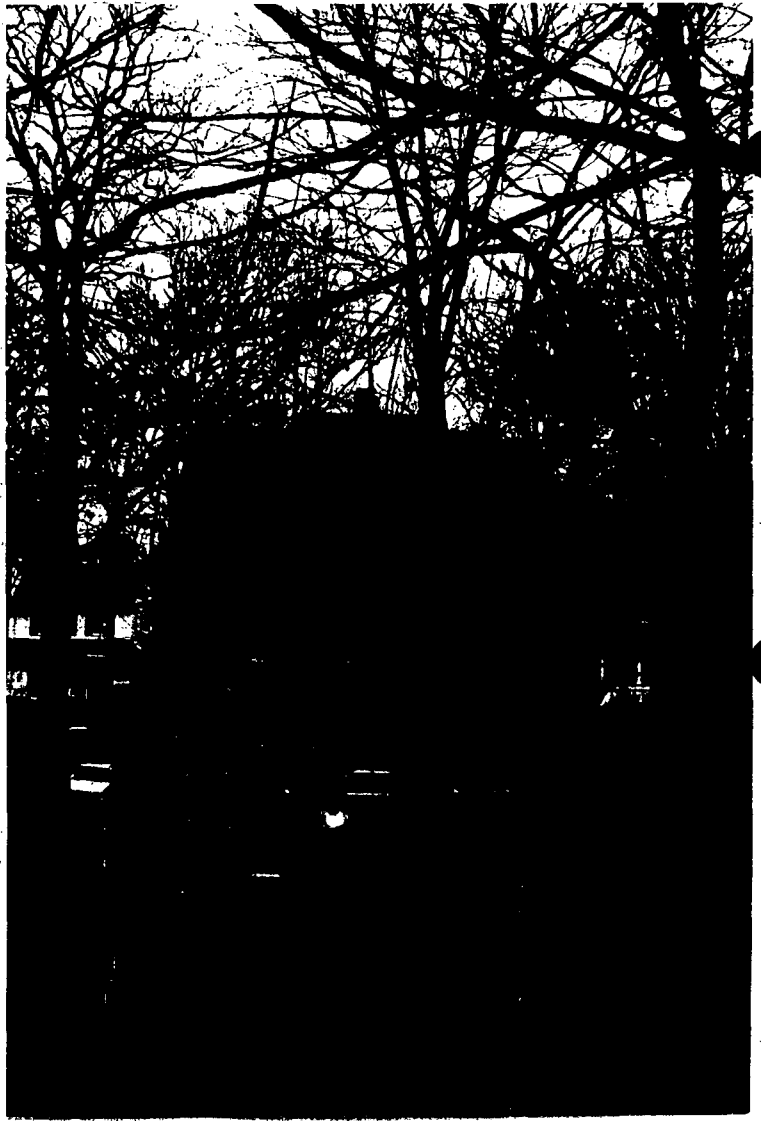
16



View from North East



North Elevation



East Elevation (Back)



Detail of Dormer (East)

15



West Elevation (Front)



View from South West (Front)

Colleen O'Brien 202-862-6854
HAWP Application Photos
Set One of Two Page One



View from North East



North Elevation

Detail of Dormer (East)



East Elevation (Back)



Colleen O'Brien 202-862-6854
HAWP Application Photos
Set One of Two Page Two



View from North West

1-10, M. 23+88 N.H. 18191 8895