

37/3-99HH 7013 Sycamore Avenue
(Takoma Park Historic District)

m/p



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 12-16-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit #200001 37/3-99HH

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: MARTHA HOFF (ALAN ABRAMS, AGENT)

Address: 7013 SYCAMORE AVE, 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

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: MARTHA HOFF Daytime Phone No.: 202 662 9038

Address: 7013 SYCAMORE AVE TAKOMA PK MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BLDG & RENOV. Phone No.: 301 270 4799

Contractor Registration No.: _____

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

LOCATION OF BUILDING/PREMISE

House Number: 7013 SYCAMORE AVE Street: _____

Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE

Lot: 18 Block: 22 Subdivision: TAKOMA PARK

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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 30,000.

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.

Alan Abrams
Signature of owner or authorized agent

11-19-99
Date

Approved: X

For Chairperson, Historic Preservation Commission

Disapproved: _____

Signature: [Signature]

Date: 12-16-99

Application/Permit No.: 206061

Date Filed: 11/23/99

Date Issued: _____

**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:

SEE ATTACHED ADDENDUM

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

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

- a. 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.
- b. 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).

**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.**

**ADDENDUM TO
APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Owner: Martha Hoff

Project Address: 7013 Sycamore Avenue, Takoma Park, MD 20912

1. Description of Project

a. Description of existing structure and setting

The subject house is a Category 2, one-and-one-half story bungalow with a full-width front porch. The house has undergone major remodeling in 1986, including a raised roof with a prominent front dormer, and a long bay on the right side of the house. Also at that time, the house was entirely re clad with rough-sawn beveled wood siding. It is situated on an upward sloping city lot, with a tall, steep set of stairs to the front porch. The house sits among other relatively small scale bungalows and eclectic houses, on deep, 50' wide lots. Tax assessment records date the house to 1923.

b. General description of project and impact

The proposal is to add a bay to the rear of the left side of the house. The purpose is to extend the space of the associated existing 12'x10' bedroom. This bay is to be approximately 13' wide, and to project 40" from the sidewall. There are to be wood casement windows at the front and rear of the bay, and wide awning windows with high sills along the side of the bay. The sills on the side are raised to provide privacy, given the adjacent shared driveway, and neighboring house approximately 20' away. The bay is to have a hipped roof (similar to the bay on the opposite side of the house), and is to be clad with matching wood siding.

Given its minuscule size, the proposed addition will have minimal impact on the historic district. Window muntin proportions are intended to harmonize with existing windows, and the cladding is to be "seamless" with the existing walls. The massing is intended to counterbalance the bay on the opposite side of the house.

Adjacent and Confronting Owners

Lot 37/Block 22
John Shea
7012 Woodland Avenue
Takoma Park, MD 20912

Lot 17/Block 22
Terry Ruby
7015 Sycamore Avenue
Takoma Park, MD 20912

Lot 19/Block 22
Stephen Ryan
7011 Sycamore Avenue
Takoma Park, MD 20912

Lot 20/Block 21
Linda Swanson
7012 Sycamore Avenue
Takoma Park, MD 20912

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: 12-16-99

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 #206061 37/3-99HH

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.

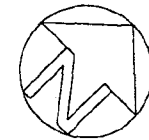
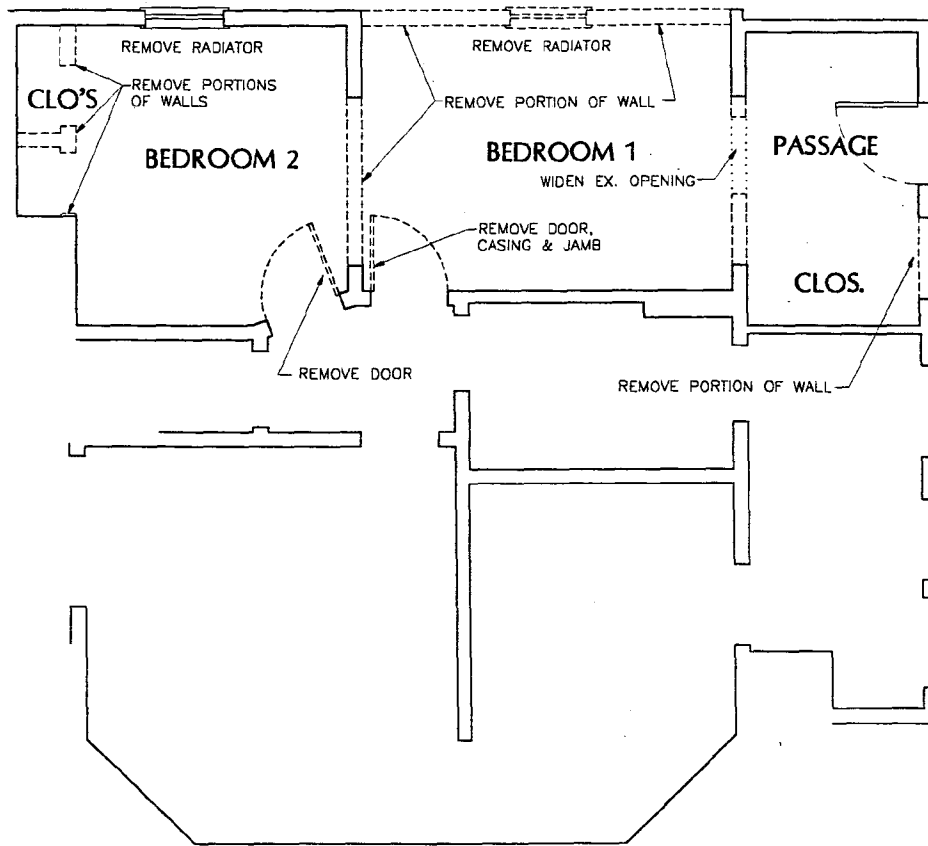
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

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!



PROJECT NORTH

DEMOLITION PLAN
SCALE 1/4"=1'-0"



**BEDROOM SUITE
RENOVATION
DEMOLITION PLAN**
SCALE: 1/4"=1'-0"

Heritage Building & Renovation, Inc.
208 Madison Circle, 20912
Takoma Park, MD
(301) 270-4789 Fax: (301) 270-0180

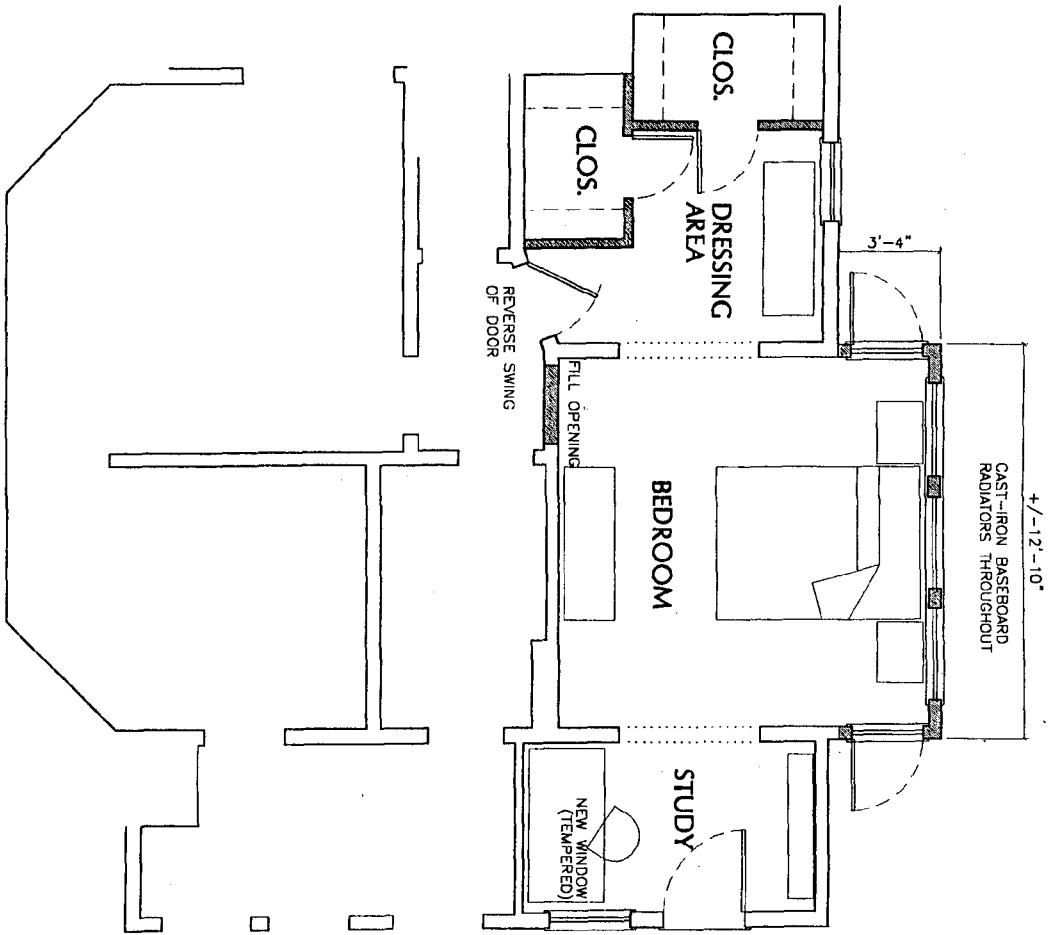
MARGARET HOFF
RESIDENCE
7013 SYCAMORE AVENUE
TAKOMA PARK, MD 20912

NOV 17 1999

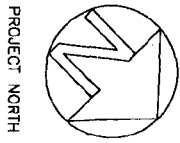
SHEET
A1
OF
8

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 12-16-99



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



PROJECT NORTH

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
11-16-99

SHEET A2 OF 8	MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912	Heritage Building & Renovation, Inc. 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0166	BEDROOM SUITE RENOVATION PROPOSED PLAN SCALE: 1/4"=1'-0"	
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FIXED WOOD WINDOW

5" DIAM. ALUMINUM HALF-ROUND GUTTERS

WOOD CORNERBOARDS

FIBERGLASS SHINGLES

4X4 KNEE BRACES

2X8 BARGE BOARD

WOOD DOUBLE HUNG WINDOWS

TAPERED WOOD BOX COLUMNS

ROUGH-SAWN BEVELED WOOD SIDING 5" TTW

WOOD HOPPER WINDOWS

PARGED MASONRY

EXISTING NORTHWEST ELEVATION

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



BEDROOM SUITE RENOVATION
EXIST. NW ELEV.
SCALE: 1/4"=1'-0"

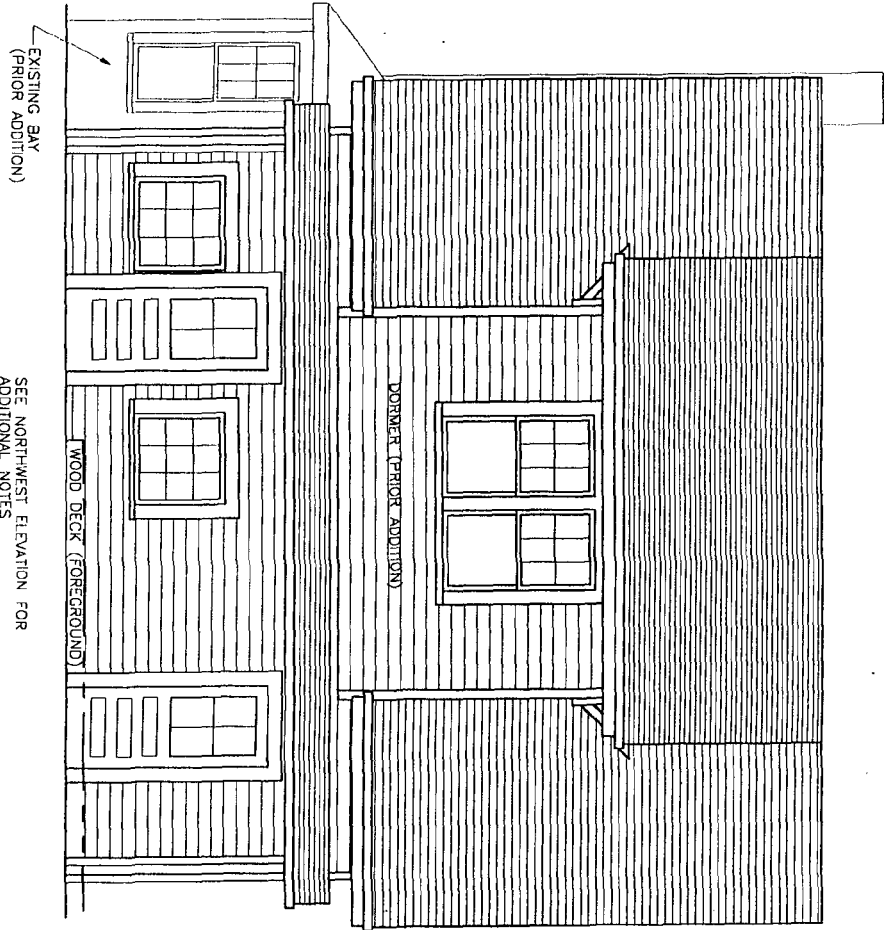
Heritage Building & Renovation, Inc.
209 Manor Circle
Takoma Park, MD 20912
(301) 270-4789 Fax: (301) 270-0168

MARGARET HOFF
RESIDENCE
7013 SYCAMORE AVENUE
TAKOMA PARK, MD 20912

NOV 17, 1999

SHEET
A3
OF
8

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12-16-99



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

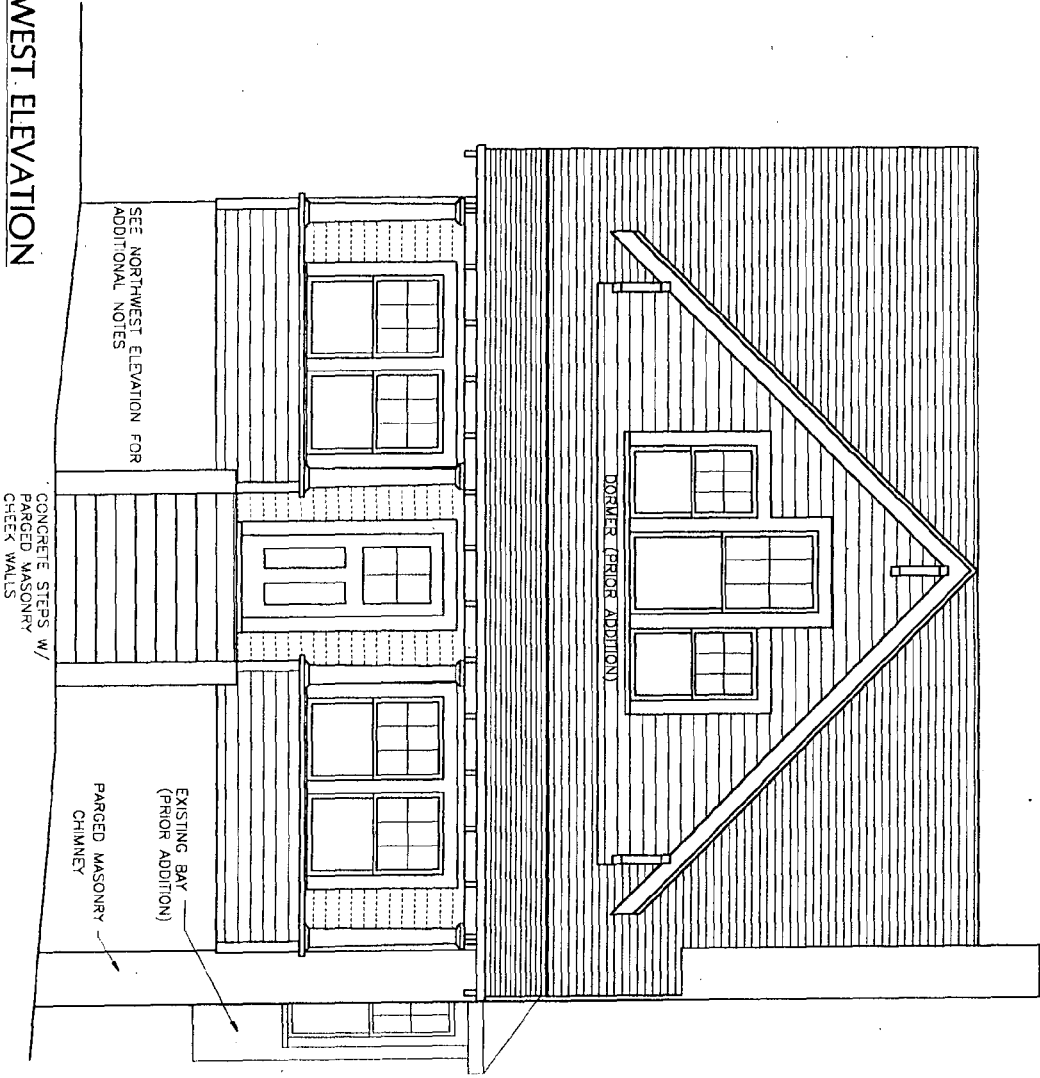
APPROVED

Montgomery County
Historic Preservation Commission

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12/12/09

SHEET A4 of 8	NOV 17, 1998 MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912	Heritage Building & Renovation, Inc. 208 Manor Circle Takoma Park, MD 20912 (301) 270-4789 Fax: (301) 270-0166	BEDROOM SUITE RENOVATION EXIST. NE ELEV. SCALE: 1/4"=1'-0"	
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EXISTING SOUTHWEST ELEVATION
SCALE: 1/4"=1'0"



SEE NORTHWEST ELEVATION FOR
 ADDITIONAL NOTES

DORMER (PRIOR ADDITION)

CONCRETE STEPS W/
 PARGED MASONRY
 CHECK WALLS

EXISTING BAY
 (PRIOR ADDITION)
 PARGED MASONRY
 CHIMNEY

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 12/10/99

SHEET A5 of 8 <small>NOV 17, 1999</small>	MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912	Heritage Building & Renovation, Inc. 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0166	BEDROOM SUITE RENOVATION EXIST. SW ELEV. SCALE: 1/4"=1'0"	
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PROPOSED NORTHWEST ELEVATION
 SCALE: 1/4"=10"



BEDROOM SUITE
 RENOVATION
 PROP. NW ELEV.
 SCALE: 1/4"=10"

Heritage Building & Renovation, Inc.
 208 Manor Circle
 Takoma Park, MD 20912
 (301) 270-4789 Fax: (301) 270-0186

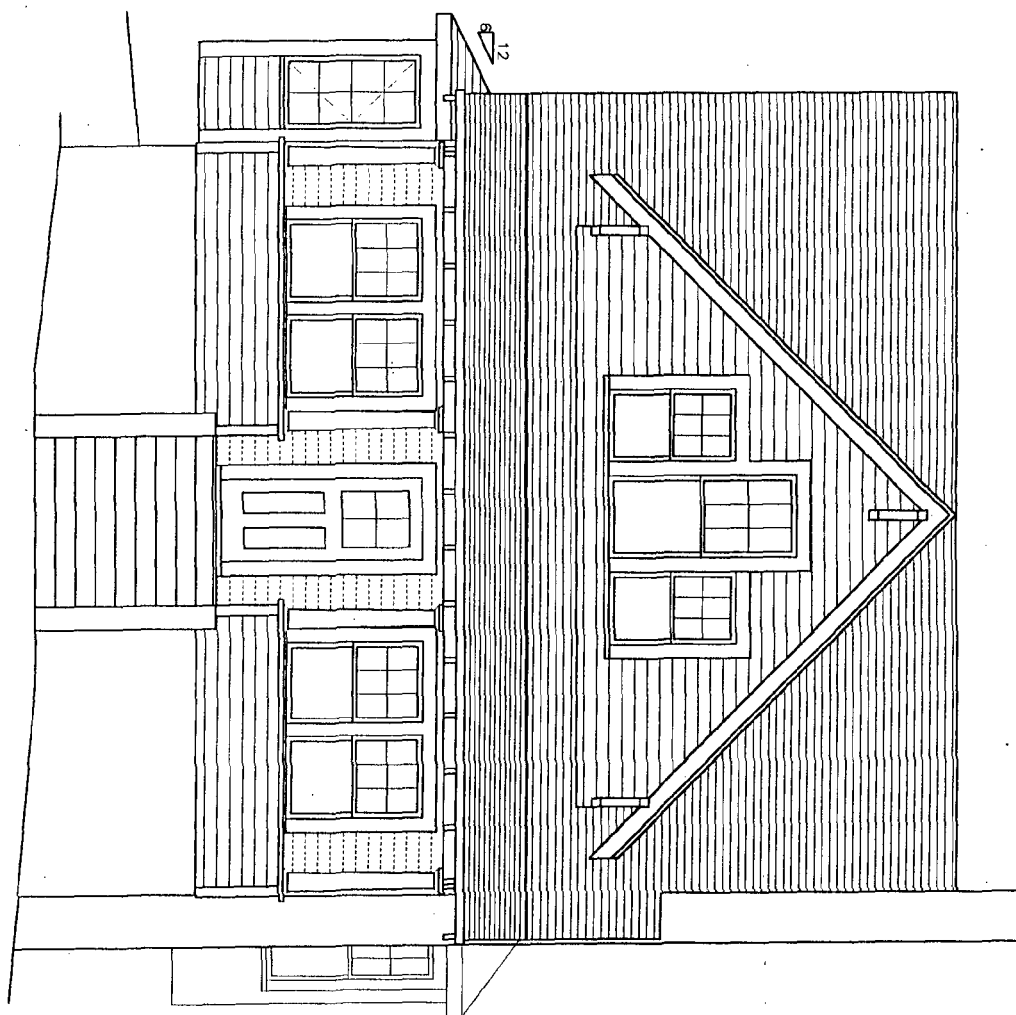
MARGARET HOFF
 RESIDENCE
 7013 SYCAMORE AVENUE
 TAKOMA PARK, MD 20912

NOV 17, 1999

SECRET
 A6
 of
 8

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 12-16-99



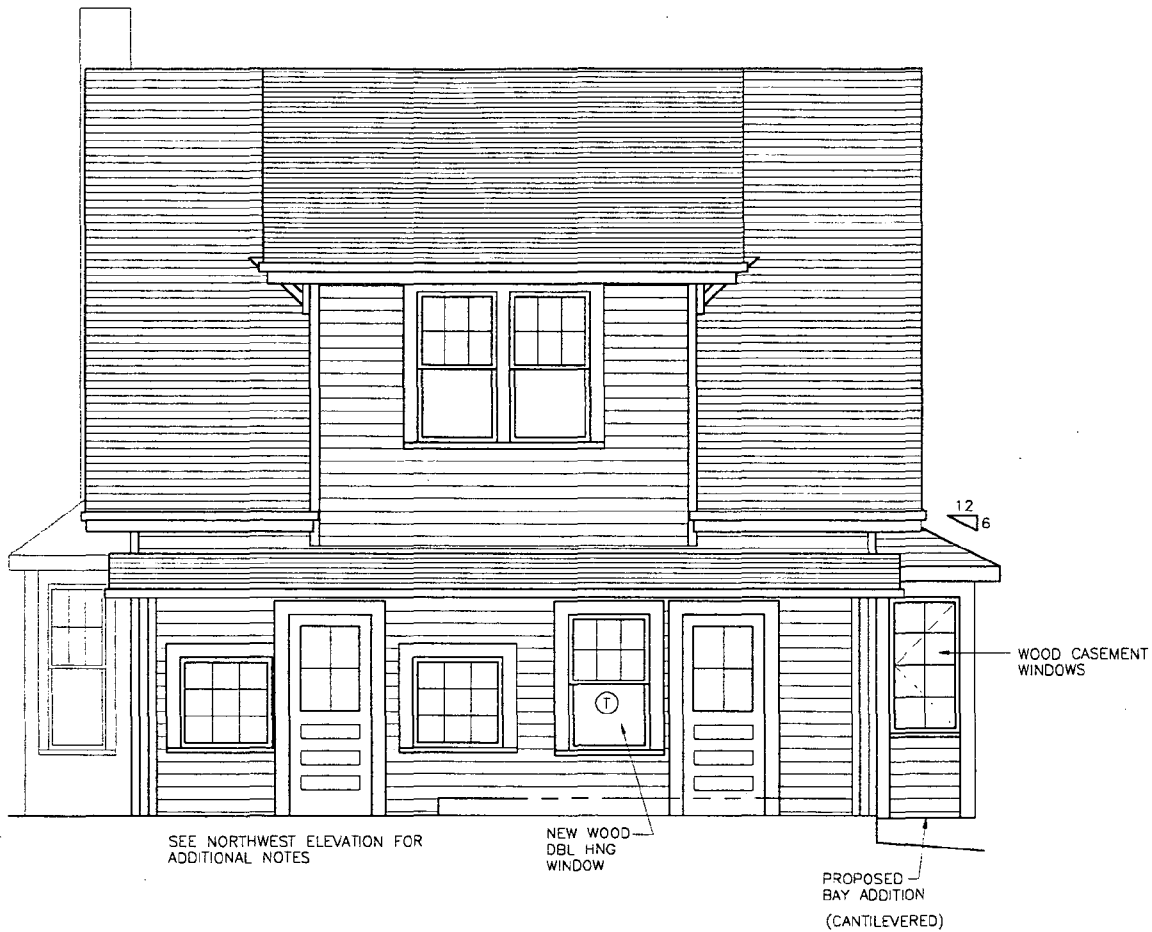
PROPOSED SOUTHWEST ELEVATION
 SCALE: 1/4"=1'-0"

APPROVED

Handwritten signature
 12-10-99

Historic Preservation Commission
 Maryland Department of General Services

NOV 17 1999 A7 of 8	MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912	<i>Heritage Building & Renovation, Inc.</i> 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0188	BEDROOM SUITE RENOVATION PROP. SW ELEV. SCALE: 1/4"=1'0"	
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PROPOSED NORTHEAST ELEVATION
SCALE: 1/4"=1-0"



BEDROOM SUITE
RENOVATION
PROP. NE ELEV.
SCALE: 1/4"=1-0"

Heritage Building & Renovation, Inc.
209 Manor Circle
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

MARGARET HOFF
RESIDENCE
7013 SYCAMORE AVENUE
TAKOMA PARK, MD 20912

NOV 17, 1995

SHEET
A8
OF
8

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]
12/16/99



LOCATION OF PROPOSED REAR
WINDOW, TO THE LEFT OF
THE DOOR

PARTIAL REAR ELEVATION



OBLIQUE VIEW FROM LEFT REAR



↑ RANGE OF ↑
PROPOSED ADDITION

LEFT SIDE ELEVATION

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7013 Sycamore Avenue, Takoma Park	Meeting Date:	12/15/99
Resource:	Takoma Park Historic District	Report Date:	12/08/99
Review:	HAWP	Public Notice:	12/01/99
Case Number:	37/3-99HH	Tax Credit:	None
Applicant:	Martha Hoff (Alan Abrams, Agent)	Staff:	Michele Naru
PROPOSAL:	Alterations to West Elevation	RECOMMEND:	Approval

The subject house underwent a major remodeling project in 1986, including a raised roof with a prominent front dormer, and a long bay on the right side of the house. Also at that time, the house was entirely reclad with rough-sawn wood bevel siding.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District.
STYLE: Craftsman/Bungalow
DATE: 1923

This 1-1/2-story, three-bay frame dwelling is located in the Takoma Park Historic District. The house has a side gabled roof sheathed in asphalt ornamented with a large gabled roof dormer and an exterior end brick chimney. The walls are clad with rough-sawn wood bevel siding. A full-width porch occupies the first story of the principal elevation.

The house is situated on an upward sloping city lot, with a tall steep set of stairs to the front porch. It sits among other relatively small scale bungalows and eclectic houses, on deep, 50' wide lots.

PROPOSAL:***Northwest Elevation:***

The applicant proposes to add a bay to the rear of the left side of the house. The purpose is to extend the space of the associated existing 12' x 10' bedroom. This bay is to be approximately 13' wide, and to project 40" from the sidewall. There are to be wood casement windows at the front and rear of the bay, and wide awning windows with high sills along the side of the bay. The sills on the side are raised to provide privacy, given the adjacent shared driveway, and

neighboring house approximately 20' away. The bay is to have a hipped roof (similar to the bay on the opposite side of the house), and is to be clad with matching wood bevel siding.

Northeast Elevation:

The applicant proposes to install a new wood double hung (true-divided light) window with tempered glass on the rear shed addition.

STAFF DISCUSSION

The Takoma Park Guidelines state:

“Contributing resources should receive a more lenient level of design review. The 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 project will conserve the existing integrity of the building and its environment. The design is sensitive to and compatible with the fabric of the community. The overall character of the house as well as the size, scale, pattern of side setbacks and architectural character will be maintained. Staff feels that the design and use of awning and casement windows on the proposed addition provide enough differentiation between the original and the proposed, that no additional changes to the new building materials would be necessary to delineate the two periods of construction.

Staff notes that a non-historic vinyl window will be removed on the northwest elevation, as an effect of the proposed addition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with 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 the Secretary of the Interior Guideline #9 & #10:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will 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.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will 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: ALAN ABRAMS

Daytime Phone No.: 202 726 5894

Tax Account No.: _____

Name of Property Owner: MARTHA HOFF Daytime Phone No.: 202 662 9038

Address: 7013 SYCAMORE AVE TAKOMA PK MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BLDG & RENOV. Phone No.: 301 270 4799

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

LOCATION OF BUILDING/PREMISE

House Number: 7013 SYCAMORE AVE Street _____

Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE

Lot: 18 Block: 22 Subdivision: TAKOMA PARK

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: _____

1B. Construction cost estimate: \$ 30,000.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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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.

Alan Abrams
Signature of owner or authorized agent

11-19-99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

(4)

**ADDENDUM TO
APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Owner: Martha Hoff

Project Address: 7013 Sycamore Avenue, Takoma Park, MD 20912

1. Description of Project

a. Description of existing structure and setting

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Adjacent and Confronting Owners

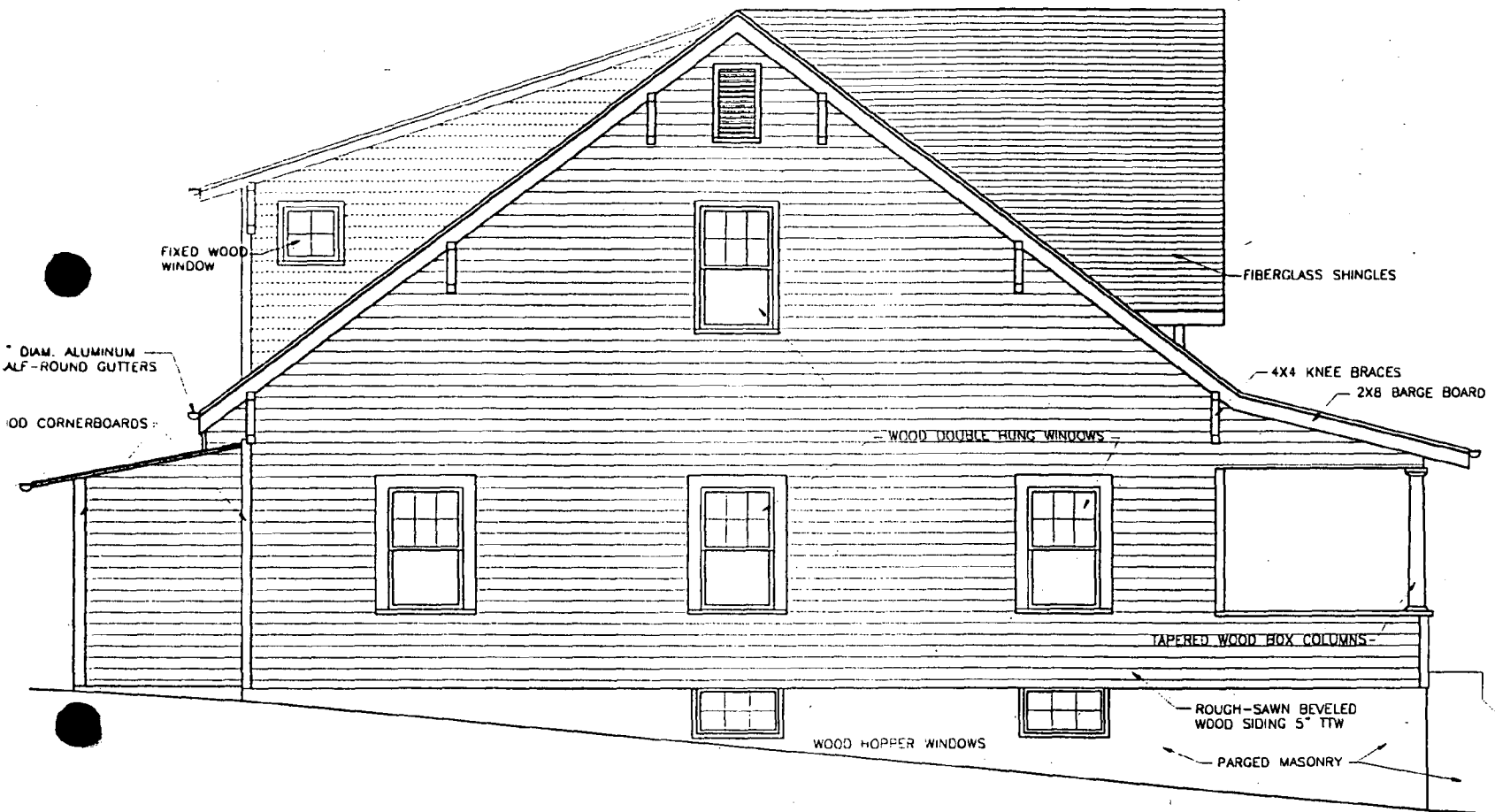
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John Shea
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Lot 19/Block 22
Stephen Ryan
7011 Sycamore Avenue
Takoma Park, MD 20912

Lot 20/Block 21
Linda Swanson
7012 Sycamore Avenue
Takoma Park, MD 20912

17



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



**BEDROOM SUITE
 RENOVATION
 EXIST. NW ELEV.**
 SCALE: 1/4"=1'-0"

Heritage Building & Renovation, Inc.
 208 Manor Circle
 Takoma Park, MD 20912
 (301) 270-4799 Fax: (301) 270-0166

**MARGARET HOFF
 RESIDENCE**
 7015 SYCAMORE AVENUE
 TAKOMA PARK, MD 20912

NOV 17, 1999

REVISED
**A3
 8**



EXISTING BAY
(PRIOR ADDITION)

SEE NORTHWEST ELEVATION FOR
ADDITIONAL NOTES

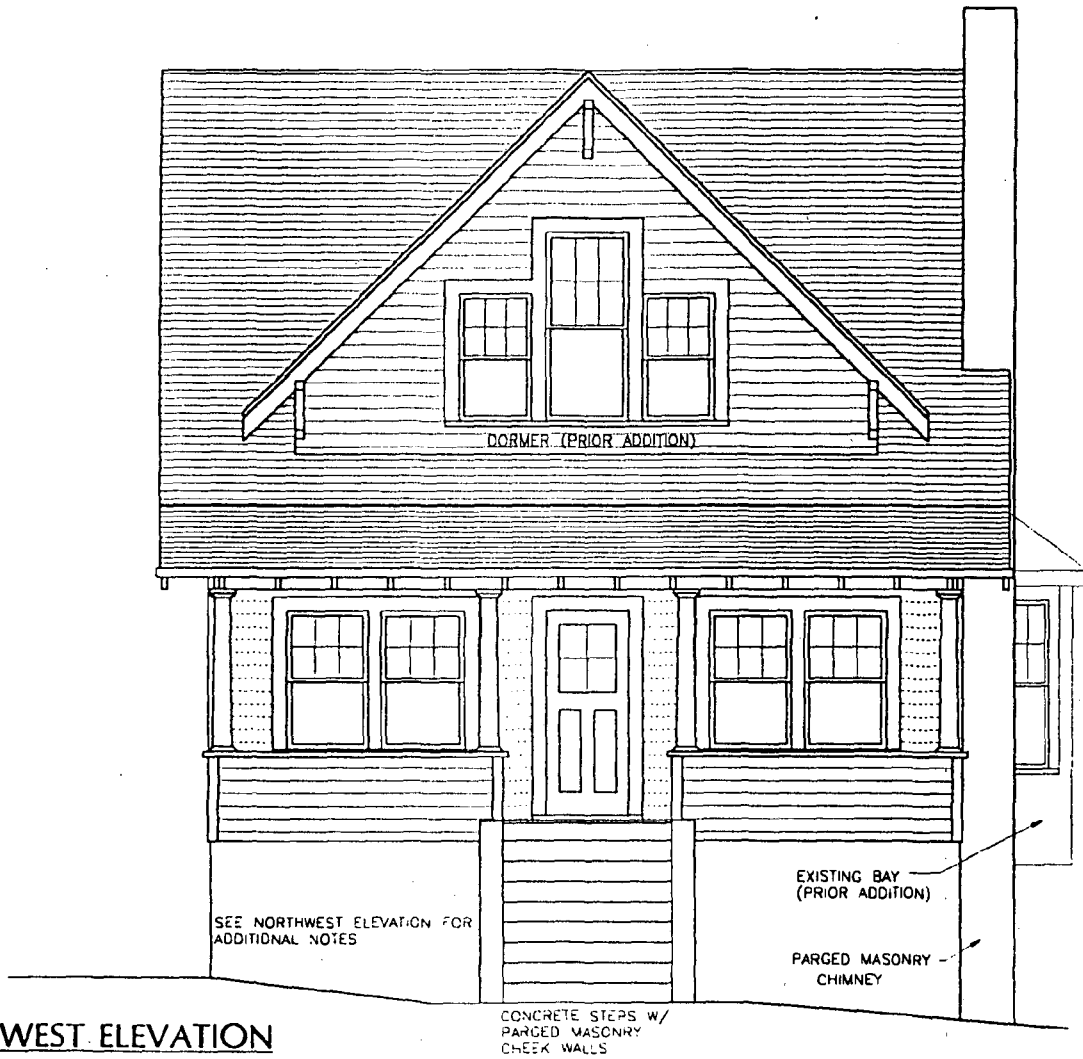
WOOD DECK (FOREGROUND)

DORMER (PRIOR ADDITION)

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

<p>8 A4 of 8</p>	<p>MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912</p>	<p><i>Heritage Building & Renovation, Inc.</i> 208 Manor Circle Takoma Park, MD 20912 (301) 270-4789 Fax: (301) 270-0186</p>	<p>BEDROOM SUITE RENOVATION EXIST. NE ELEV. SCALE: 1/4"=1'-0"</p>	
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8



EXISTING SOUTHWEST ELEVATION
SCALE 1/4"=1-0"



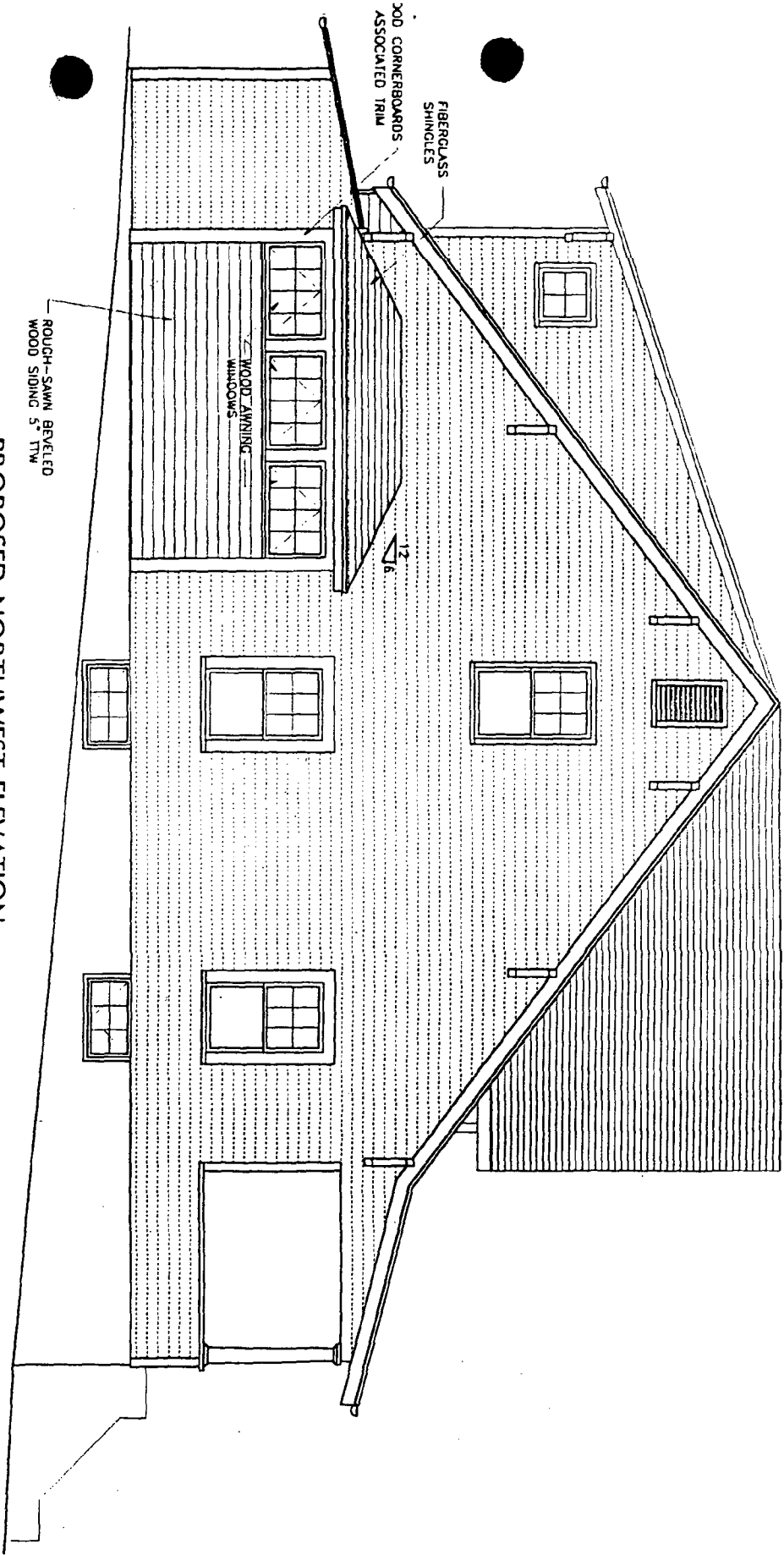
BEDROOM SUITE
RENOVATION
EXIST. SW ELEV.
SCALE 1/4"=1-0"

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-0788 Fax: (301) 270-0186

MARGARET HOFF
RESIDENCE
7013 SYCAMORE AVENUE
TAKOMA PARK, MD 20912

6 17, 1988
A5
8

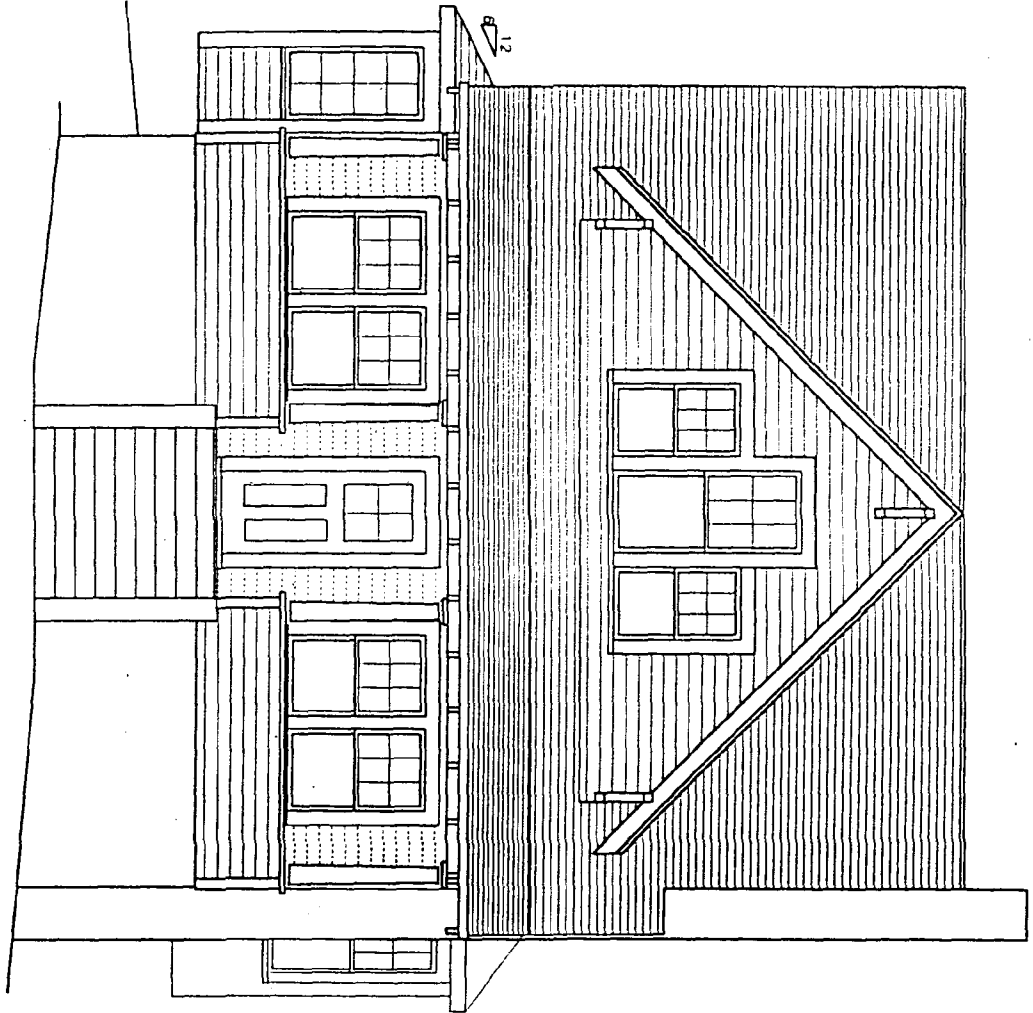
9



PROPOSED NORTHWEST ELEVATION
 SCALE: 1/4"=1'-0"

<p>8 A6 REVISED APR 12, 1988</p>	<p>MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912</p>	<p><i>Heritage Building & Renovation, Inc.</i> 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0188</p>	<p>BEDROOM SUITE RENOVATION PROP. NW ELEV. SCALE: 1/4"=1'-0"</p>	
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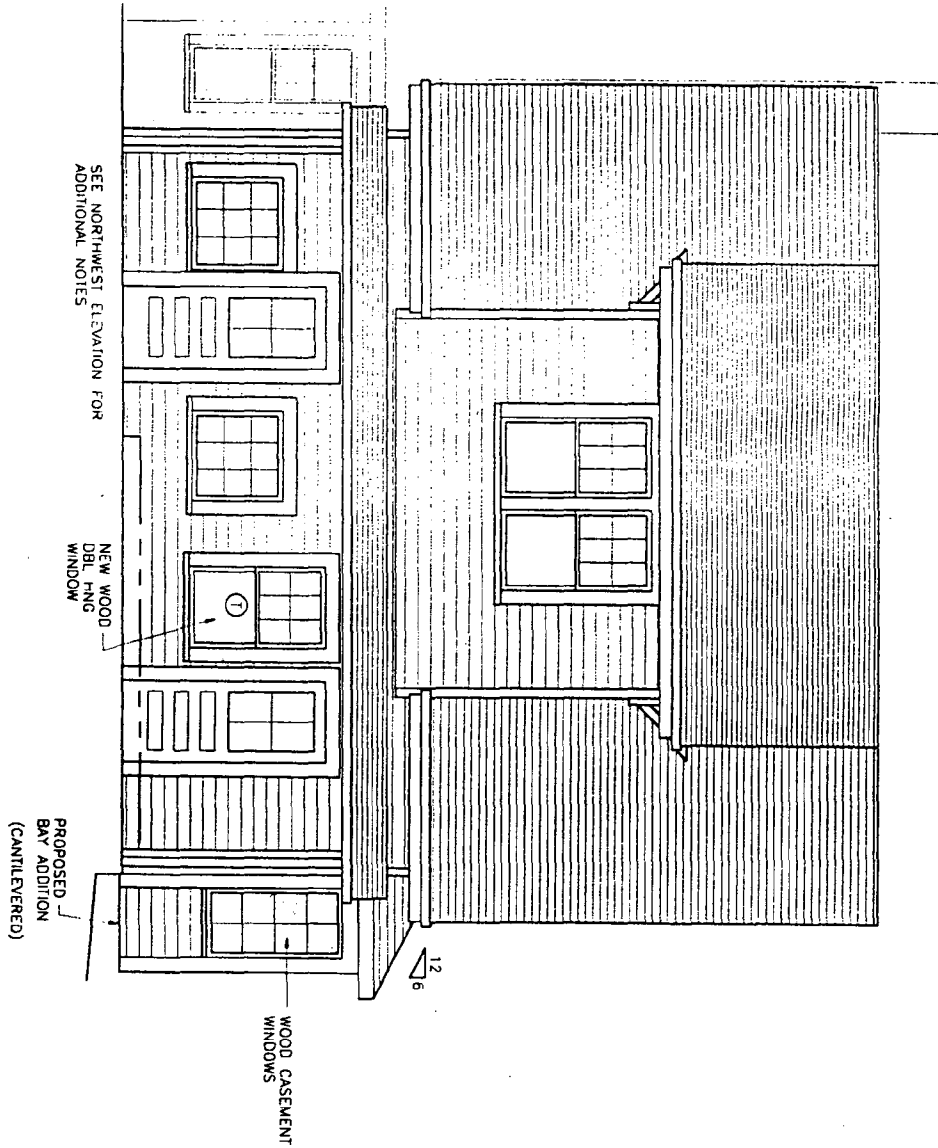
PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



A7 of 8	MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912	Heritage Building & Renovation, Inc. 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0166	BEDROOM SUITE RENOVATION PROP. SW ELEV. SCALE: 1/4"=1'-0"	
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11

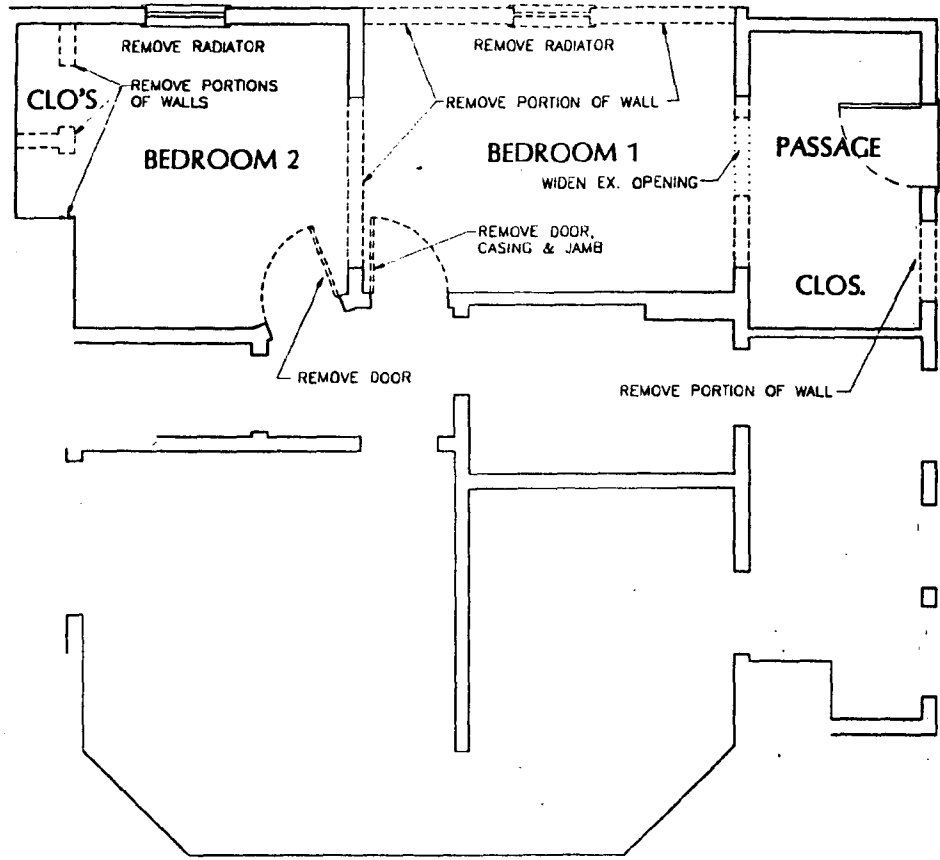
PROPOSED NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"



<p>8 A8</p>	<p>MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912</p>	<p><i>Heritage Building & Renovation, Inc.</i> 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0166</p>	<p>BEDROOM SUITE RENOVATION PROP. NE ELEV. SCALE: 1/4"=1'-0"</p>	
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12

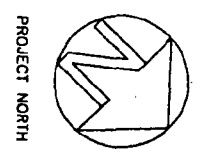
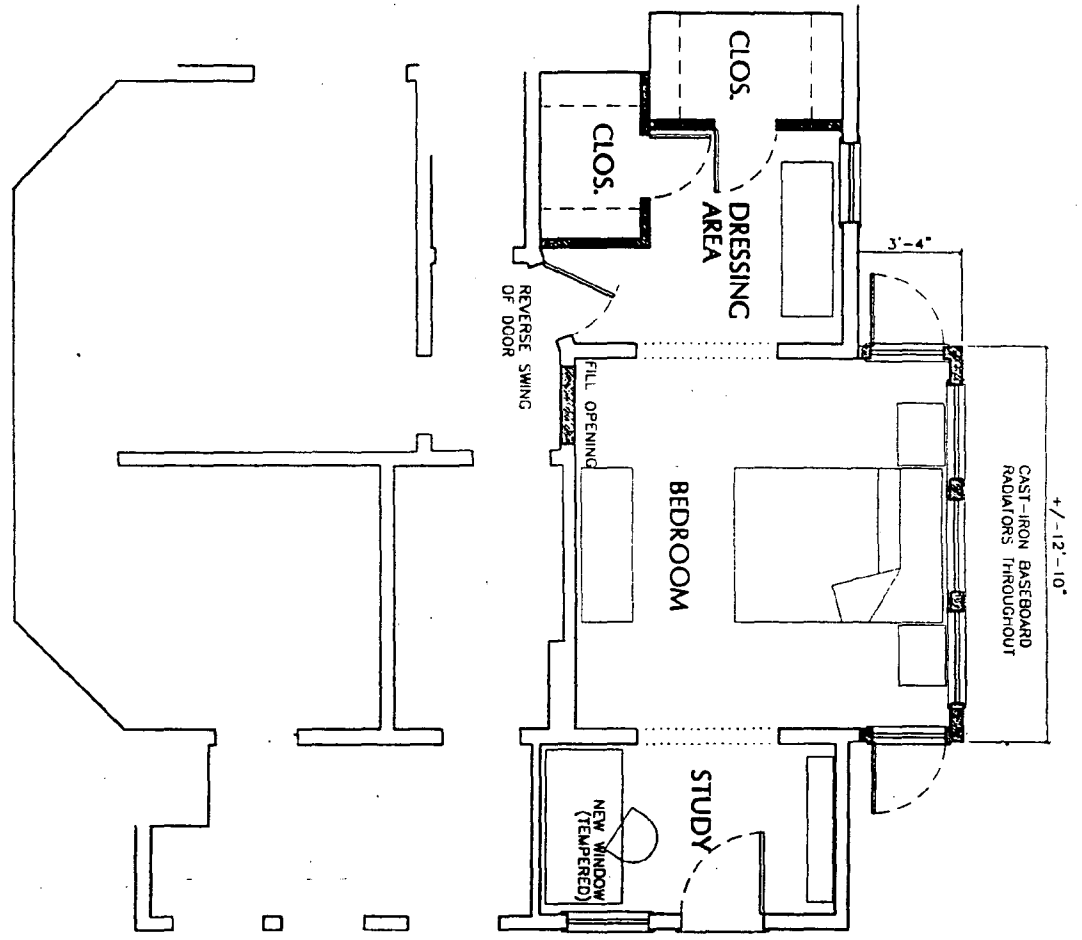
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DEMOLITION PLAN
SCALE: 1/4"=1'-0"

<p>BEDROOM SUITE RENOVATION DEMOLITION PLAN SCALE: 1/4"=1'-0"</p>
<p>Heritage Building & Renovation, Inc. 208 Manor Circle Takoma Park, MD 20912 (301) 270-1790 Fax: (301) 270-0166</p>
<p>MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912</p>
<p>NOV 17, 1988</p>
<p>SECRET A1 8</p>

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



<p>8 A2 NOV 17, 1988</p>	<p>MARGARET HOFF RESIDENCE 7013 SYCAMORE AVENUE TAKOMA PARK, MD 20912</p>	<p><i>Heritage Building & Renovation, Inc.</i> 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0166</p>	<p>BEDROOM SUITE RENOVATION PROPOSED PLAN SCALE: 1/4"=1'-0"</p>	
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PARTIAL REAR ELEVATION

LOCATION OF PROPOSED REAR
WINDOW, TO THE LEFT OF
THE DOOR



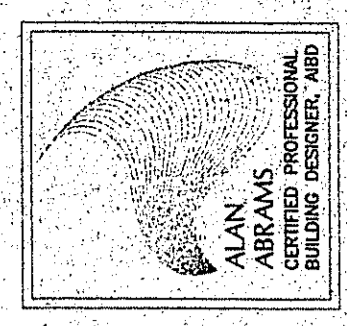


OBLIQUE VIEW FROM LEFT REAR



↑ RANGE OF ↑
PROPOSED ADDITION

LEFT SIDE ELEVATION



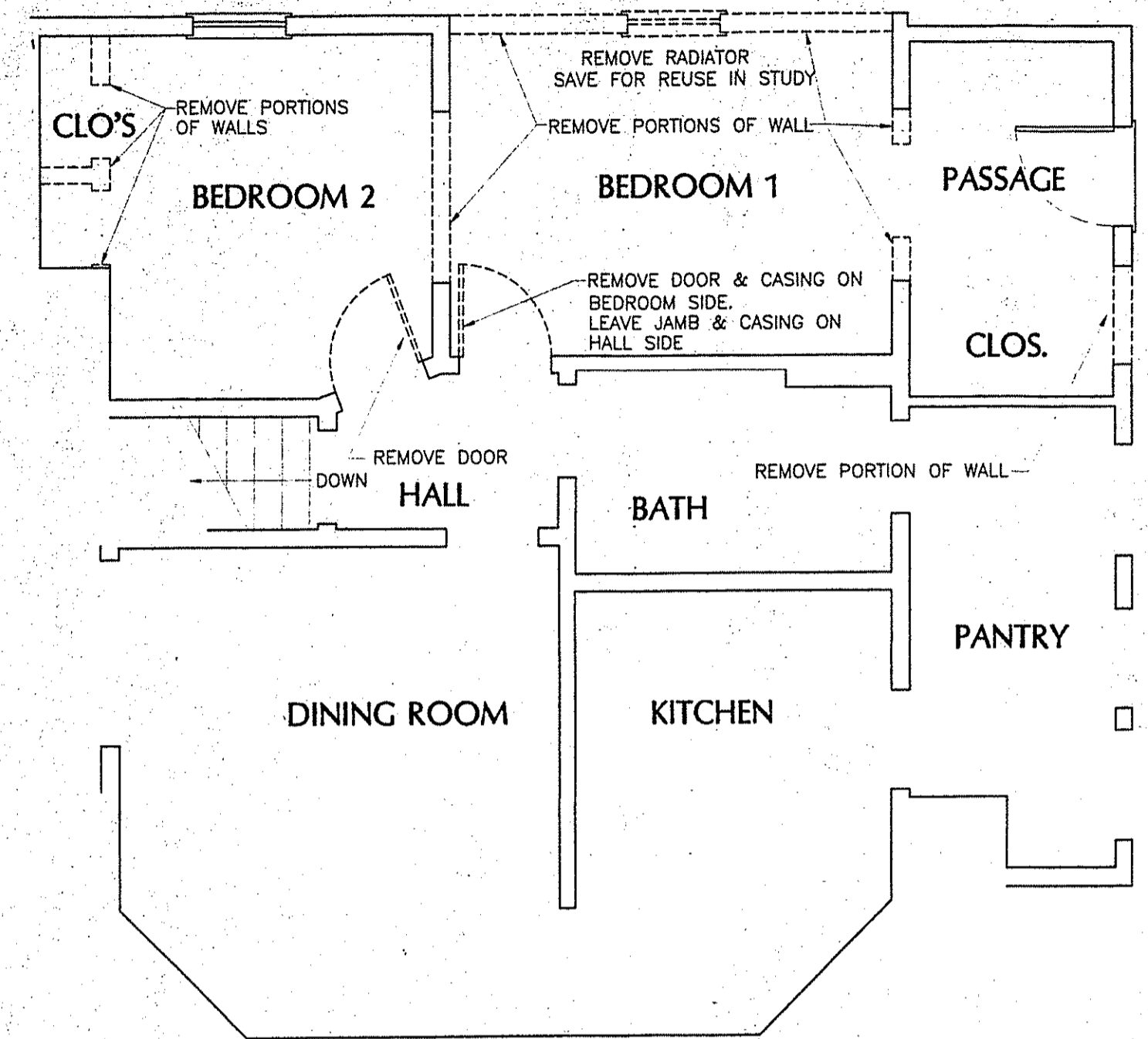
PLANS & SECTION & SCHEDULES
SCALE: AS NOTED

Heritage Building & Renovation, Inc.
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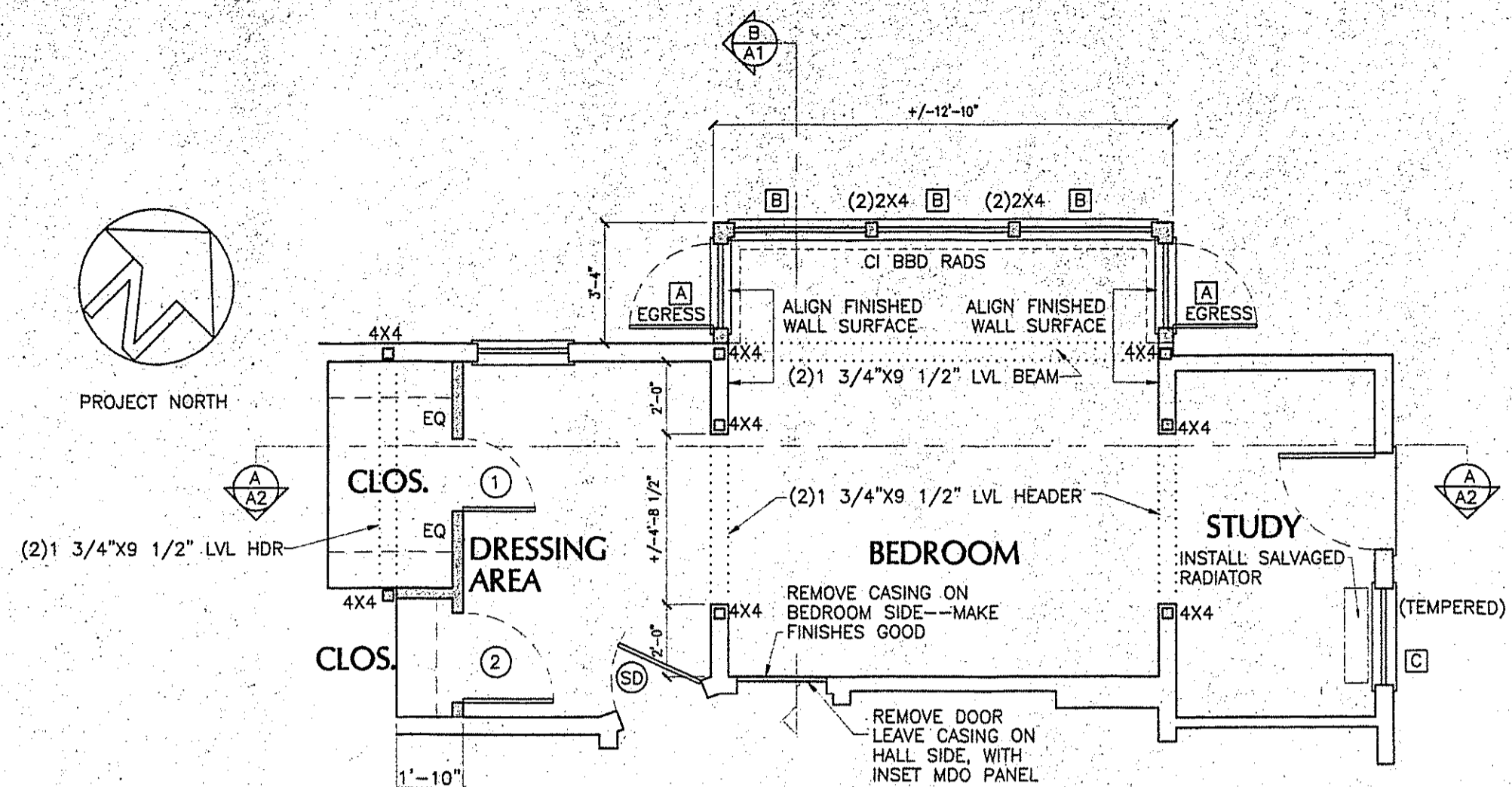
MARTHA HOFF
RESIDENCE
7013 SYCAMORE AVENUE
TAKOMA PARK, MD 20912

FEB 4, 2000

SHEET
A1
OF
2



DEMOLITION PLAN
SCALE 1/4"=1'-0"



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

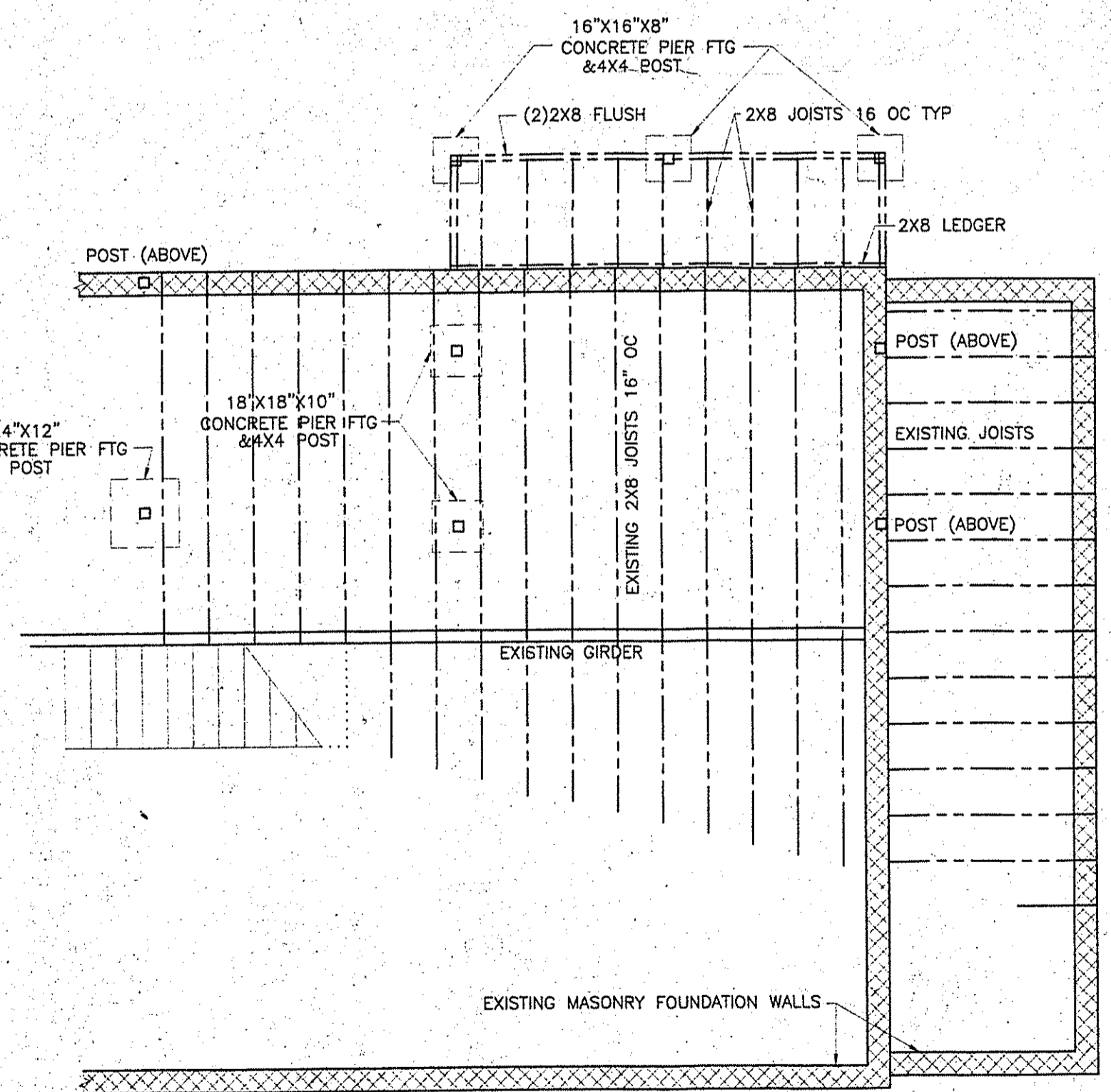
DOOR SCHEDULE

MARK	QNTY	DESCRIPTION	MANUF.	R.O.	HARDWARE
1	1	2'0X6'8X1 3/8" MATCH EXISTING			SCHLAGE FTON/ORB 605
2	1	REUSE EXISTING BEDRM DR			REUSE EXISTING

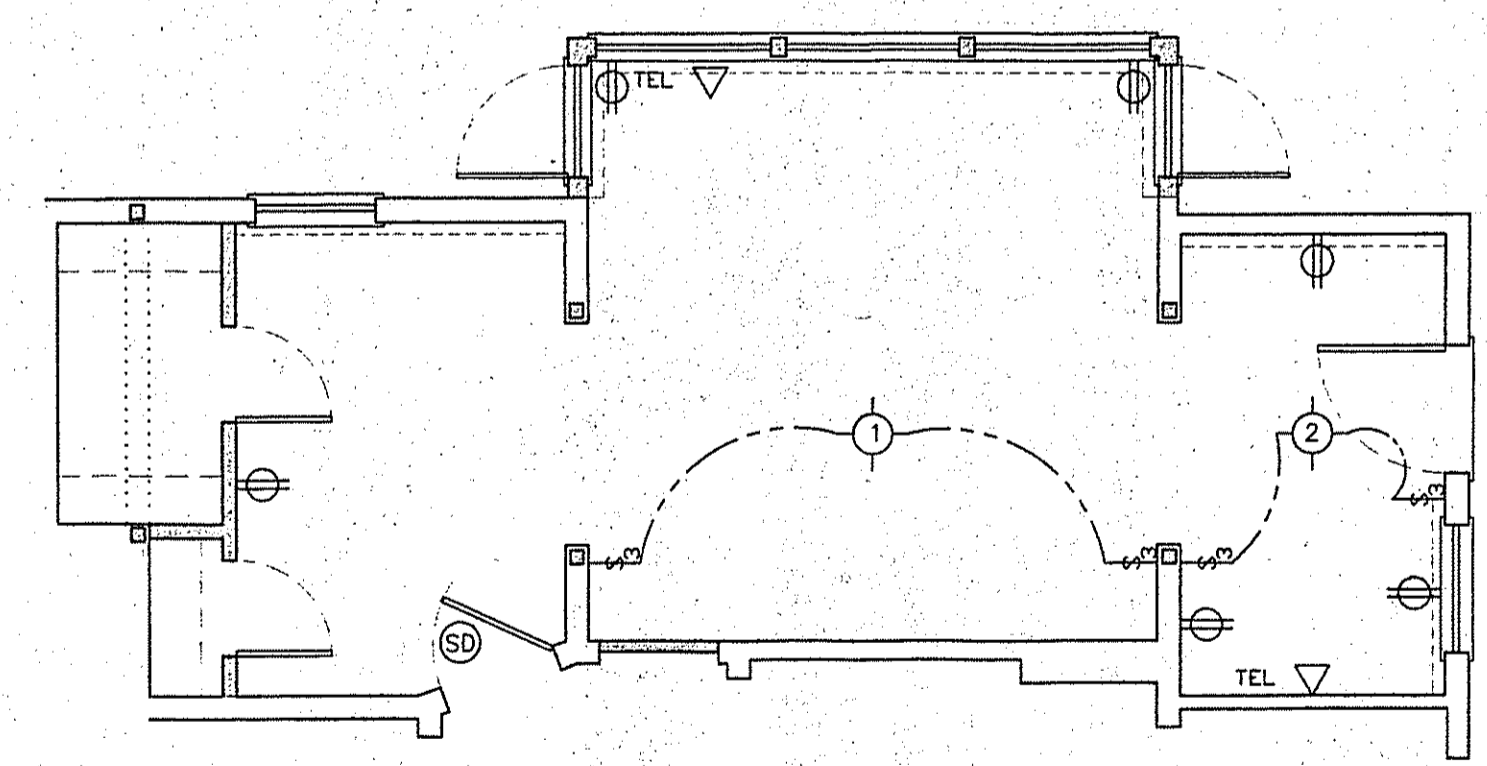
WINDOW SCHEDULE

ALL WINDOWS TO BE PRIMED WOOD EXTERIOR, LOW-E/ARGON GAS, WHITE SCREENS/ STD HWDR & SIMULATED DIVIDED LIGHTS W/ SPACER BAR

MARK	QNTY	DESCRIPTION	MANUF.	R.O.	MUNTN	REMARKS
A	2	11-2450 CASEMENT	WEATHERSHLD	2'-5"X4'-7 3/8"	2WX4H	EGRESS OPENING 1@RH, 1@LH
B	3	11-4024 AWNING	WEATHERSHLD	3'-9"X2'-5 1/4"	4WX2H	
C	1	11-28X22 DBL HUNG	WEATHERSHLD	2'-10 5/16"X4'-5 5/8"	6/1	TEMPERED GLASS 6" EXTENDED SILLHORN
1	PC	SUBSILL FOR AWNING WINDOWS X 12'-0"				
2	PCS	SUBSILL FOR CASEMENT WINDOWS X 3'-0"				



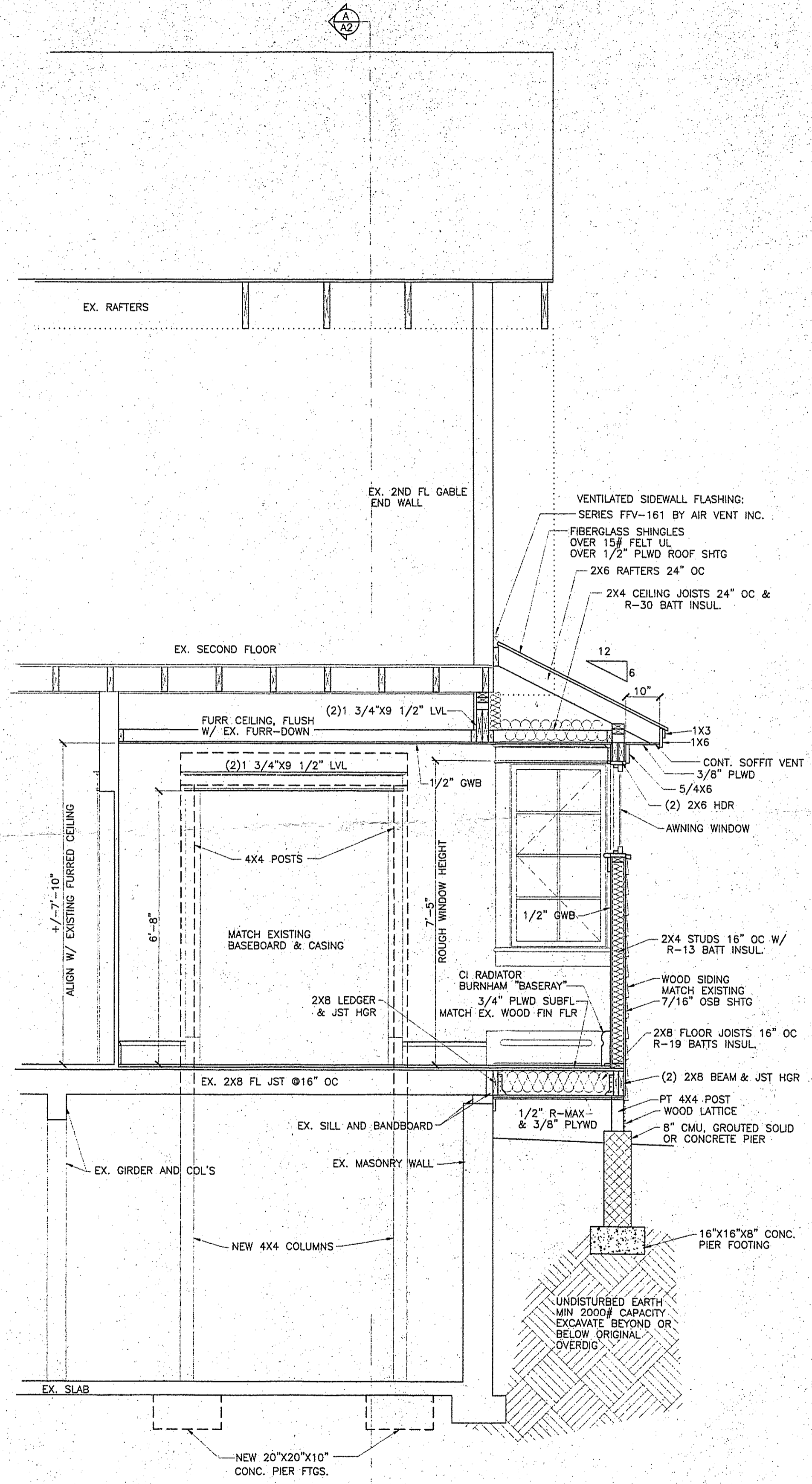
FOUNDATION & 1ST FL FRAMING PLAN
SCALE 1/4"=1'-0"



ELECTRICAL PLAN
SCALE 1/4"=1'-0"

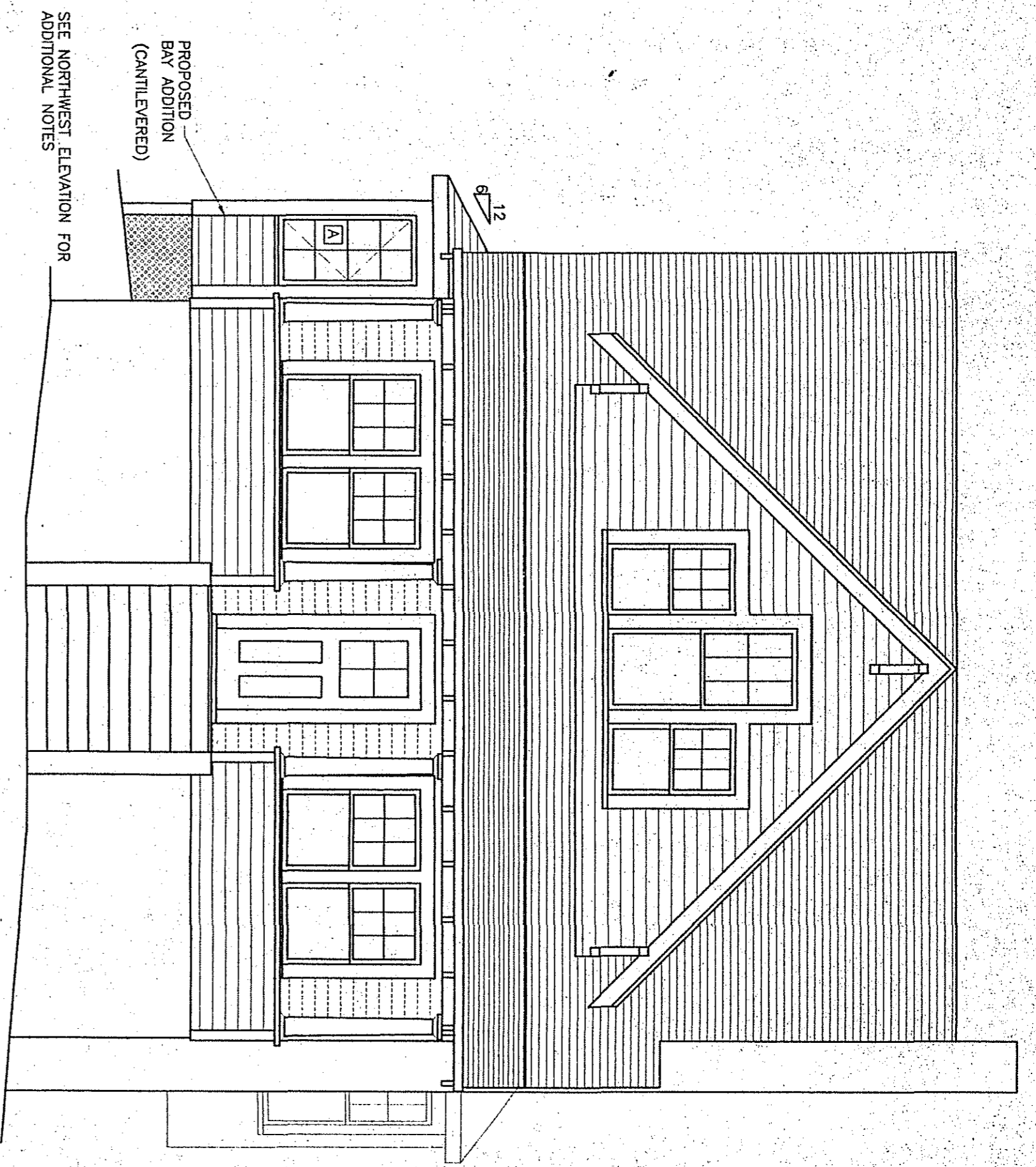
ELECTRICAL SCHEDULE

MARK	QNTY	DESCRIPTION	MANUF.	CATALOG NO.	FINISH
1	1	CEILING MOUNT			
2	1	CEILING MOUNT			

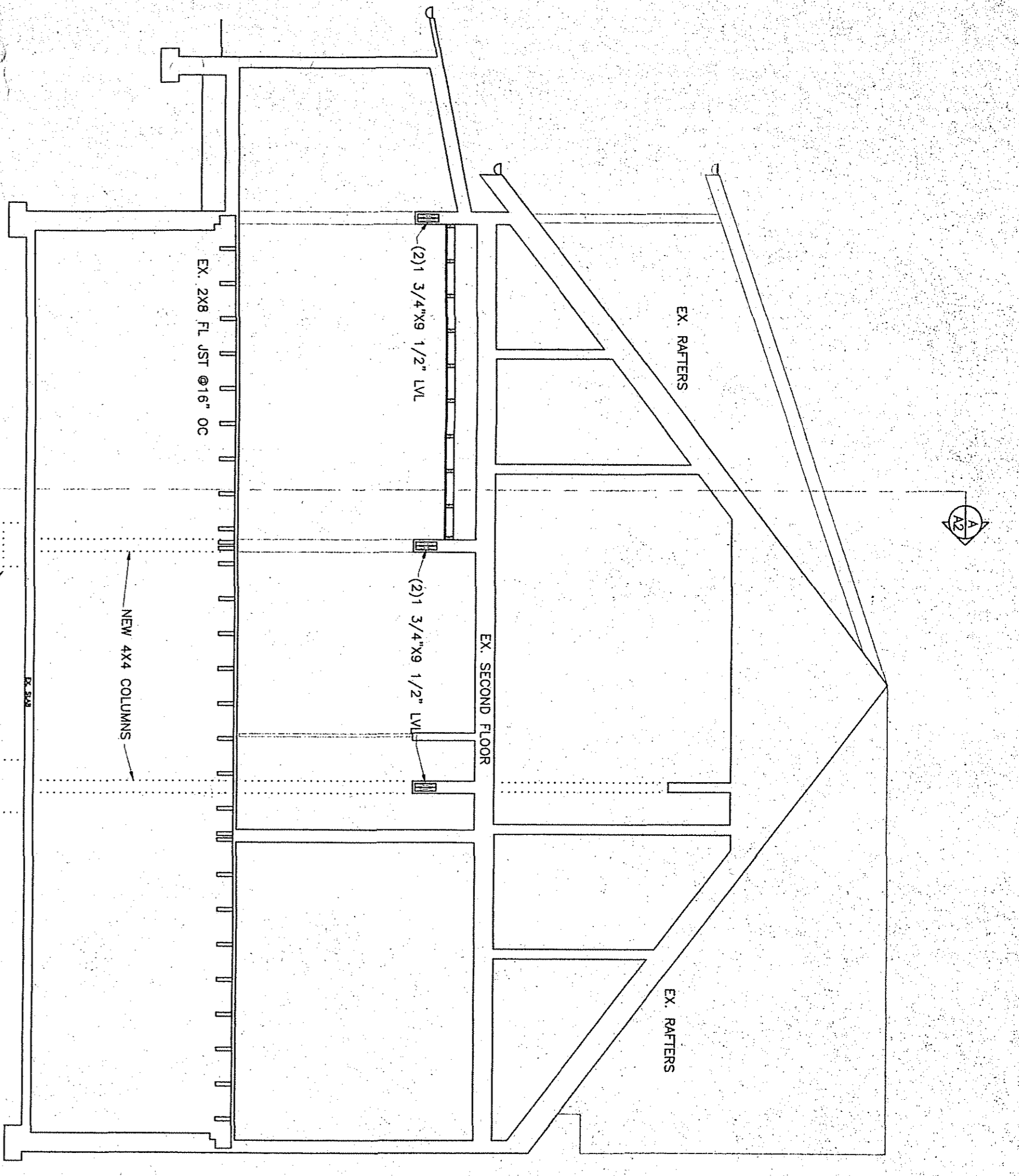


SECTION B
SCALE 1/2"=1'-0"

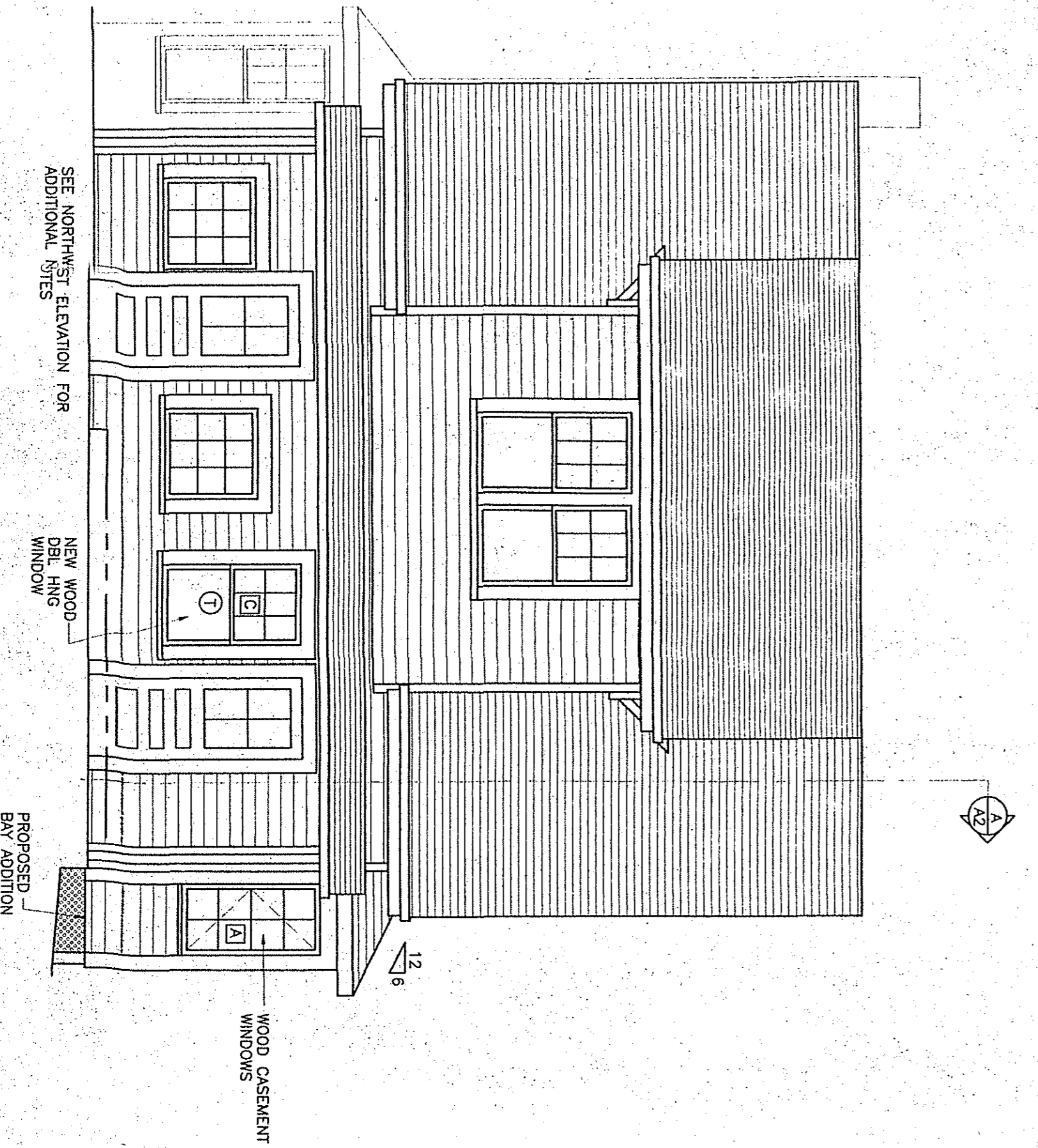
APPROVED
[Signature]



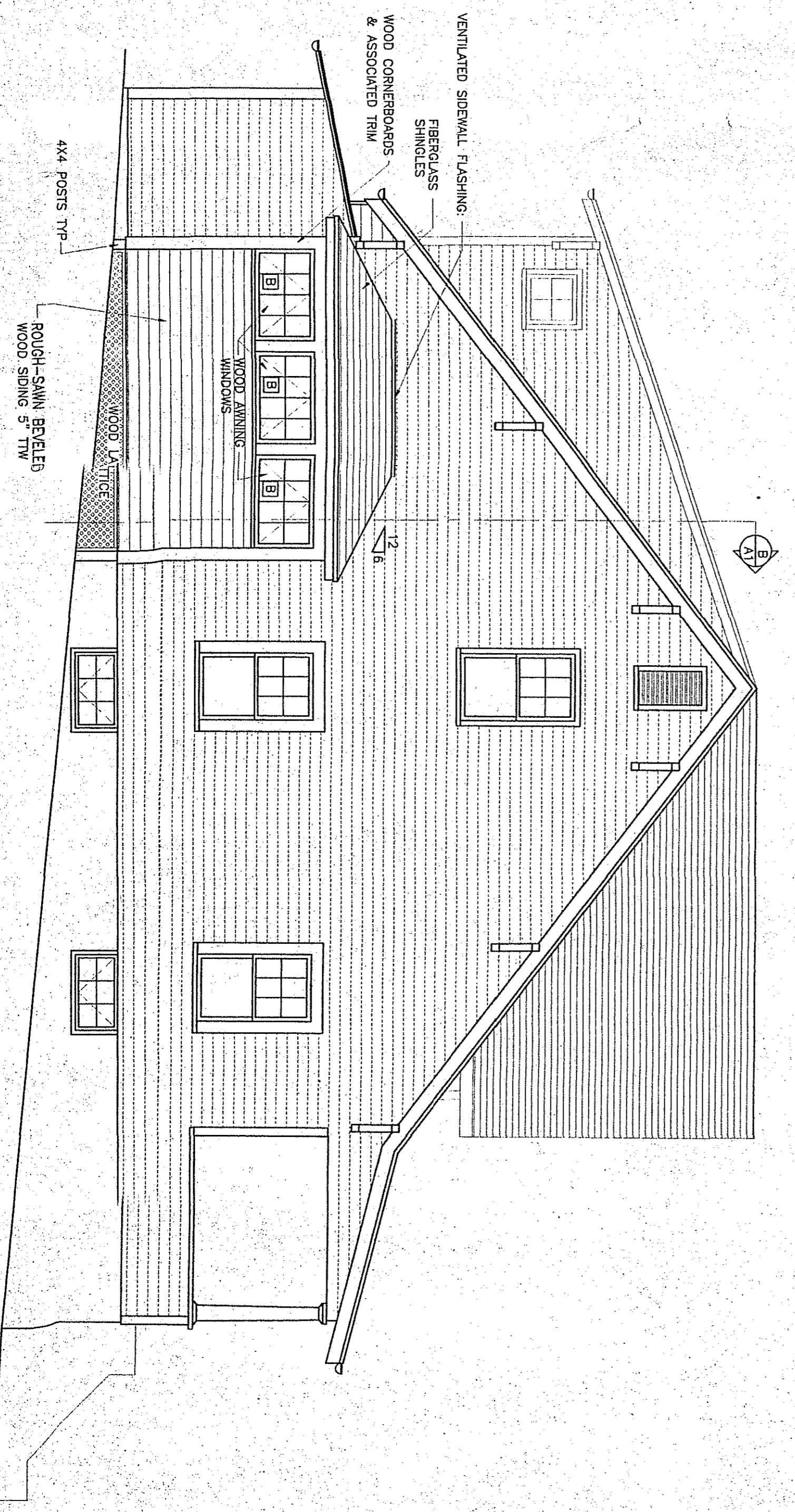
PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



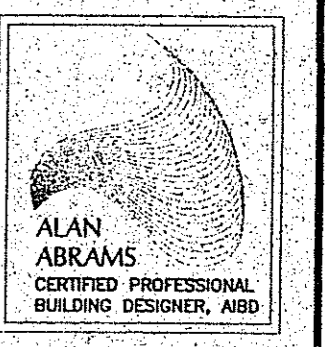
SECTION A
SCALE: 1/4"=1'-0"



PROPOSED NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"



ELEVATIONS
& SECTION
SCALE: 1/4"=1'-0"

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FEB 4, 2000

SHEET
A2
OF
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