

#31/6-94E 10313 Fawcett Street  
Kensington H.D.

95B7

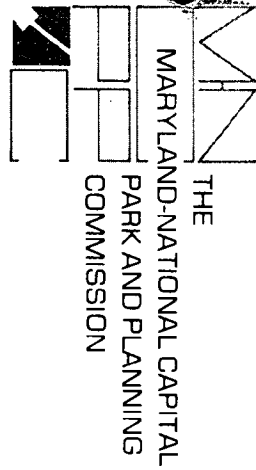
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left message w/  
George (club.) Friday  
to send photos by  
Wed or latest -

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how tall are the piers? at the ends  
Are they with caps?  
how what height is the railing? 3'5"  
~~the~~ pickets engaged with top &  
bottom rail?  
redwood decking <sup>preservative</sup> to be treated?  
Are the french doors indicated  
existing?  
★ LRP has no objections -

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

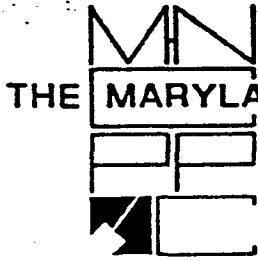


Harry & Denise Ounstein #316-94E  
10313 Faucett Street HC 5/25/94  
Rensington Historic District









THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
Division of Development Services and Regulation  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: May 26, 1994

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

         Approved          Denied.

  X   Approved with Conditions: \_\_\_\_\_

1.) The lattice panels shall be painted;  
General Condition: The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Harry & Denise Orenstein<sup>Orenstein</sup>

Address: 10313 Faucett Street  
Rensington, Md. 20893



MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

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

DATE: May 26, 1994

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

You may now apply for a county building permit from the Department of Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 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 495-4570.

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



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER HARRY & DENISE ORENSTEIN TELEPHONE NO. \_\_\_\_\_  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10313 Fawcett St. Kensington, MD STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CITY

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY George T. Myers CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 201 942-9062  
(Include Area Code)

REGISTRATION NUMBER # 83851

LOCATION OF BUILDING/PREMISE

House Number 10313 Street Fawcett St.

Town/City Kensington, Md. Election District \_\_\_\_\_

Nearest Cross Street Mitchell St.

Lot 8 & 9 Block A Subdivision LOT 20 & PART KNOWLES ESTATE C KNOWLES STATION

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: <input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
		<input type="checkbox"/> Revision	<input type="checkbox"/> Revision	<input type="checkbox"/> Shed		
				<input type="checkbox"/> Solar		
				<input type="checkbox"/> Woodburning Stove		
				<input type="checkbox"/> Fence/Wall (complete Section 4)		
				<input type="checkbox"/> Other		

1B. CONSTRUCTION COSTS ESTIMATE \$ 5,000.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 20815

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? YES HISTORIC DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input checked="" type="checkbox"/> Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

George T. Myers Signature of owner or authorized agent (agent must have signature notarized on back) Date 5.4.94

APPROVED X-w/condition For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date May 28, 1994

APPLICATION/PERMIT NO: 9905090063 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

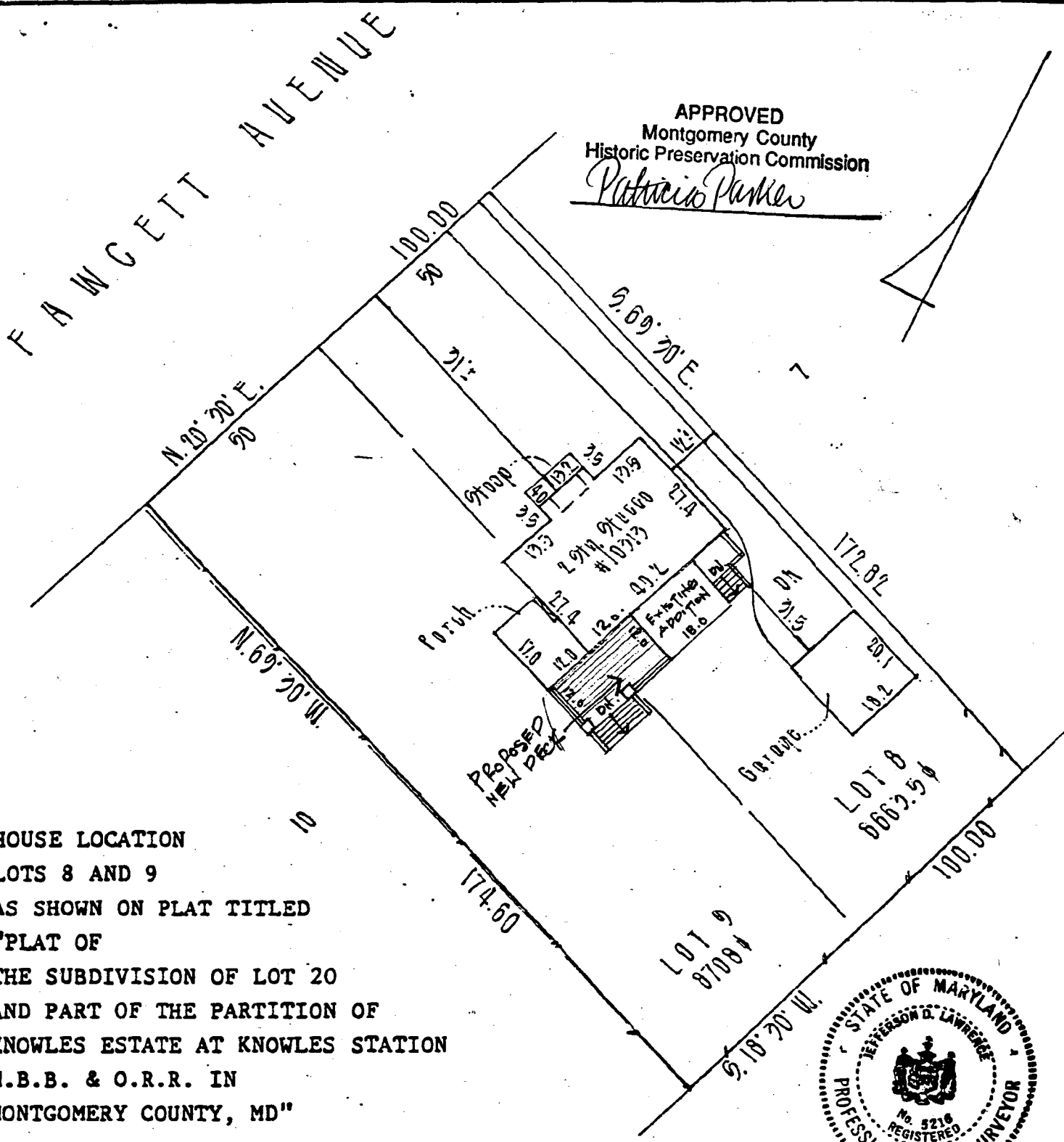
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

NOTE: This survey for title purposes only - not to be used for determining property lines. Property corner markers not guaranteed by this survey.

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*



HOUSE LOCATION  
 LOTS 8 AND 9  
 AS SHOWN ON PLAT TITLED  
 "PLAT OF  
 THE SUBDIVISION OF LOT 20  
 AND PART OF THE PARTITION OF  
 KNOWLES ESTATE AT KNOWLES STATION  
 M.B.B. & O.R.R. IN  
 MONTGOMERY COUNTY, MD"



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jefferson D. Lawrence*  
 JEFFERSON D. LAWRENCE  
 REGISTERED LAND SURVEYOR MARYLAND # 5216

**REFERENCES**

PLAT BK. A

PLAT NO. 5

LIBER

FOLIO

**ANDJON ASSOCIATES**

7 Brooks Avenue  
 Gaithersburg, Maryland 20877  
 (301) 840-9018

DATE OF SURVEYS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY:

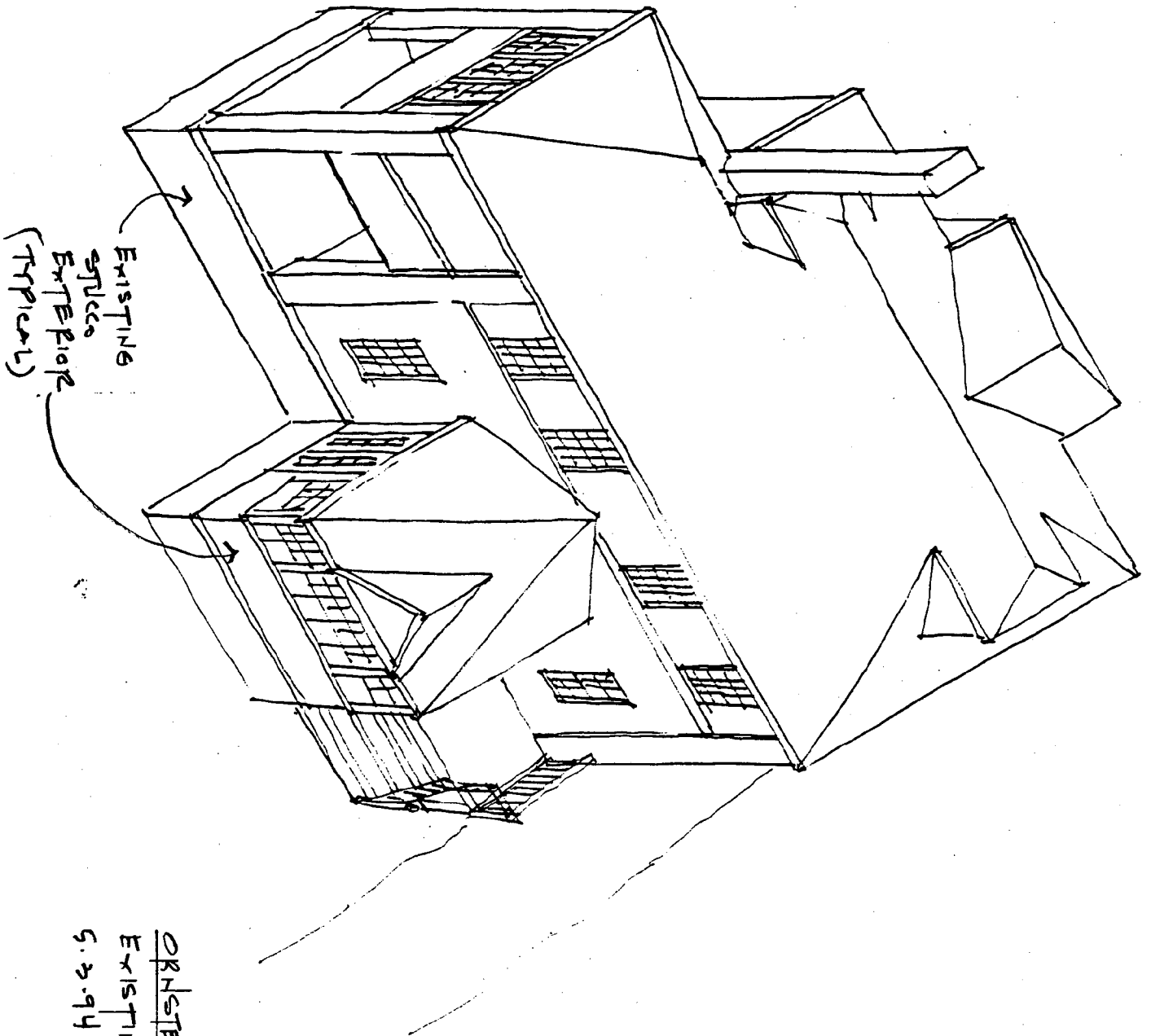
HSE. LOC.: 10-16-92

BOUNDARY:

JOB NO.: 207292

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

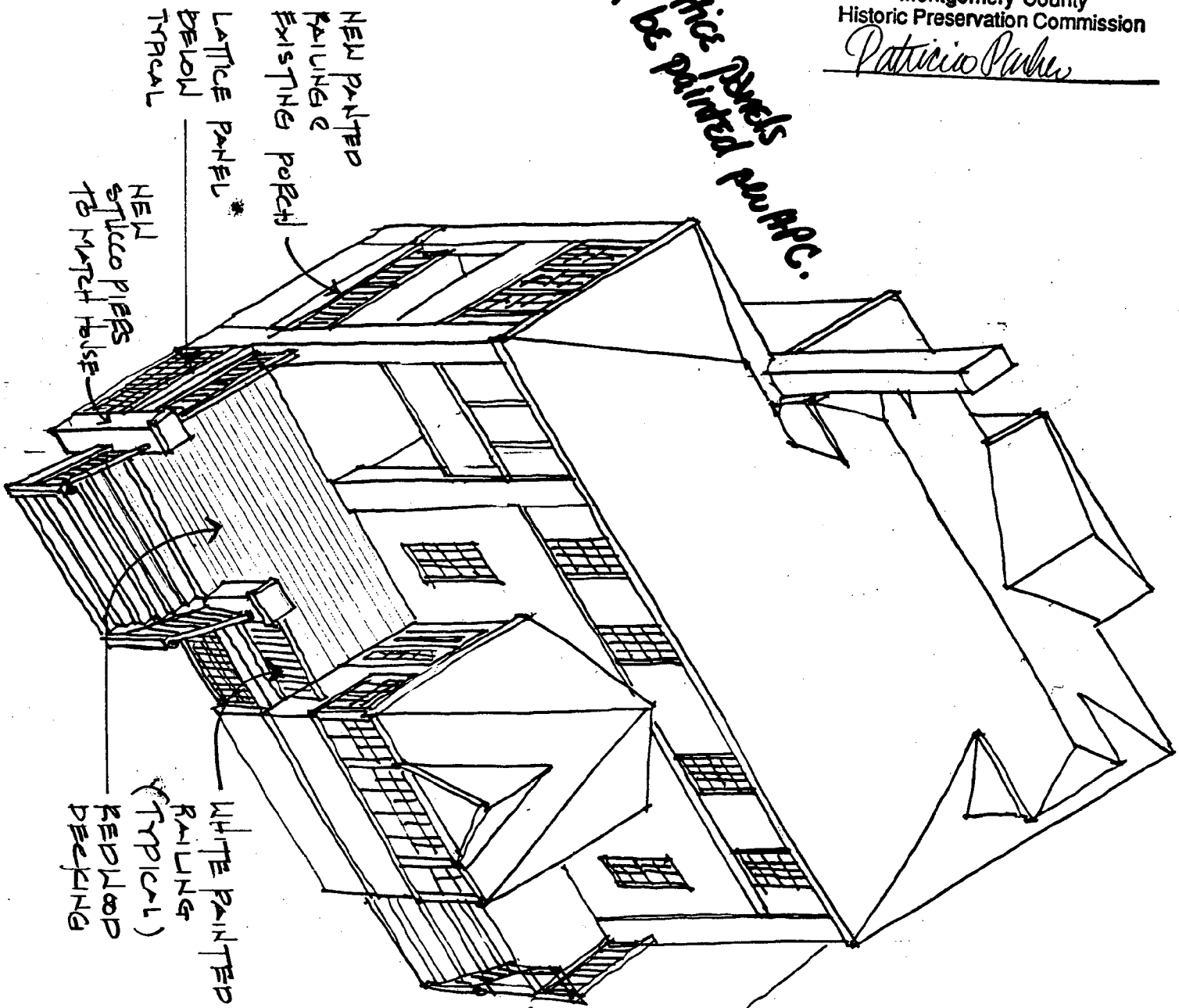


ORNSTEIN RESIDENCE  
EXISTING CONDITIONS  
5.3.94

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

\*The lattice panels  
shall be painted per HPC.



ORNSTEIN RESIDENCE  
PROPOSED NEW DECK  
5.3.94

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10313 Fawcett Street Meeting Date: 05/25/94  
Resource: Kensington Historic District HAWP: Alteration  
Case Number: 31/6-94E Tax Credit: No  
Public Notice: 05/11/94 Report Date: 05/18/94  
Applicant: Harry & Denise Ornstein Staff: Patricia Parker  
PROPOSAL: New rear deck & side porch RECOMMEND: Approve w/  
rail conditions

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The applicants propose to construct a new redwood deck at the rear and as an extension to the existing side porch at this property located within the Kensington Historic District. The 150' foot wide lot is improved by a two story stucco house with a rear addition.

The new 12' x 24' deck is open, without a roof, and would extend the existing side porch farther into the rear yard to meet the face of the existing rear addition. The deck would be at the same floor elevation as the floor of the side porch.

The deck proposes to form an ell to meet an existing pair of french doors in the rear addition and thereby serve as egress for this opening. At the intersection of the ell a set of steps goes down to grade. The deck is to include a new painted railing and stucco piers to match the materials of the main structure. As proposed, the deck railing would also appear at the side of the existing porch. Lattice panels between the stucco piers would enclose the area below the new deck.

STAFF DISCUSSION

After further discussion with the architect, staff feels that this application can be approved. It is a logical infill solution and is actually the second phase of an already completed addition.

The use of stucco piers, reiterative of the porch piers, is complementary. The decking is compatible with the existing structure. The height of the stucco piers, with cap, would be at the window line. The railing would be 3'0" in height and would be of traditional construction and profile - with top and bottom rail and 1-1/4" x 1-1/4" engaged pickets. The redwood decking would be treated with preservative.

The proposal includes a new painted railing at the side of the existing porch. New lattice panels would cover a void between the piers at the side of the deck and be located between a pier and the outside rear wall of the addition.

Staff does not see a problem that the redwood decking would be treated with preservative and remain unpainted. The deck is at the rear of the property and not visible from the streetscape. Likewise, the applicant has carefully chosen not to continue the porch railing at the front of the side porch. Therefore, the rail at the side of the porch will be only slightly visible from the street. The applicant has agreed to paint the lattice panels below the proposed decking.

#### STAFF RECOMMENDATION

Therefore, with the following conditions, staff recommends that the Commission find the 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 the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition:

1. The lattice panels shall be painted; and

as a general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER HARRY & PENNE ORNSTEIN TELEPHONE NO. \_\_\_\_\_  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10213 Fawcett St. Kensington, MD 20895 STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CITY

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY George T. Myers CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 201 942-9062  
(Include Area Code)

REGISTRATION NUMBER # 8385

### LOCATION OF BUILDING/PREMISE

House Number 10213 Street Fawcett St.

Town/City Kensington Md. Election District \_\_\_\_\_

Nearest Cross Street Mitchell St.

Lot 849 Block A Subdivision LOT 20 & PART KNOWLES ESTATE & KNOWLES STATION

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |  |                                  |                                      |                                 |   |                            |                                     |                            |                             |   |
|--|----------------------------------|--------------------------------------|---------------------------------|---|----------------------------|-------------------------------------|----------------------------|-----------------------------|---|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair    | Circle One: <input type="radio"/> A/C       | <input type="radio"/> Slab | <input type="radio"/> Room Addition |                            |                             |   |
| <input type="radio"/> Wreck/Raze           | <input type="radio"/> Move       | <input type="radio"/> Install        | <input type="radio"/> Revocable | <input checked="" type="radio"/> Porch      | <input type="radio"/> Deck | <input type="radio"/> Fireplace     | <input type="radio"/> Shed | <input type="radio"/> Solar | <input type="radio"/> Woodburning Stove |
|  |                                  |                                      |                                 | Fence/Wall (complete Section 4) Other _____ |                            |                                     |                            |                             |   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 5,000.-
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES, HISTORIC DISTRICT

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- |   |                                    |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____     |                                    |
- 2B. TYPE OF WATER SUPPLY
- |   |                                  |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____     |                                  |

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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] \_\_\_\_\_ Date 5.4.94  
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9405040063 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_ FEE WAIVED \_\_\_\_\_



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THE HOUSE IS PART OF THE KENSINGTON  
HISTORIC DISTRICT

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

NEW DECK ON REAR OF HOUSE, REFER  
TO DRAWINGS.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

SEE DRAWINGS

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- b. the relationship of this design to the existing resource(s):

SEE DRAWINGS

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- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

SEE DRAWINGS

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3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name JEFF & GLORIA CAPRON  
 Address 10304 MONTGOMERY AVE  
 City/Zip KENSINGTON, MD. 20895
2. Name JIM & CAROL SHARP  
 Address 10226 CARROLL PLACE  
 City/Zip KENSINGTON, MD. 20895

3.

Name

MARTIN & SUSAN MCCOY

Address

10320 Fawcett St.

City/Zip

Kensington, Md. 20895

4.

Name

CHARLIE E VIRGINIA STEWART

Address

10319 FAWCETT ST.

City/Zip

KENSINGTON, MD. 20895

5.

Name

LUCY BIRCHBY

Address

10316 FAWCETT ST.

City/Zip

KENSINGTON, MD. 20895

6.

Name

\_\_\_\_\_

Address

\_\_\_\_\_

City/Zip

\_\_\_\_\_

7.

Name

\_\_\_\_\_

Address

\_\_\_\_\_

City/Zip

\_\_\_\_\_

8.

Name

\_\_\_\_\_

Address

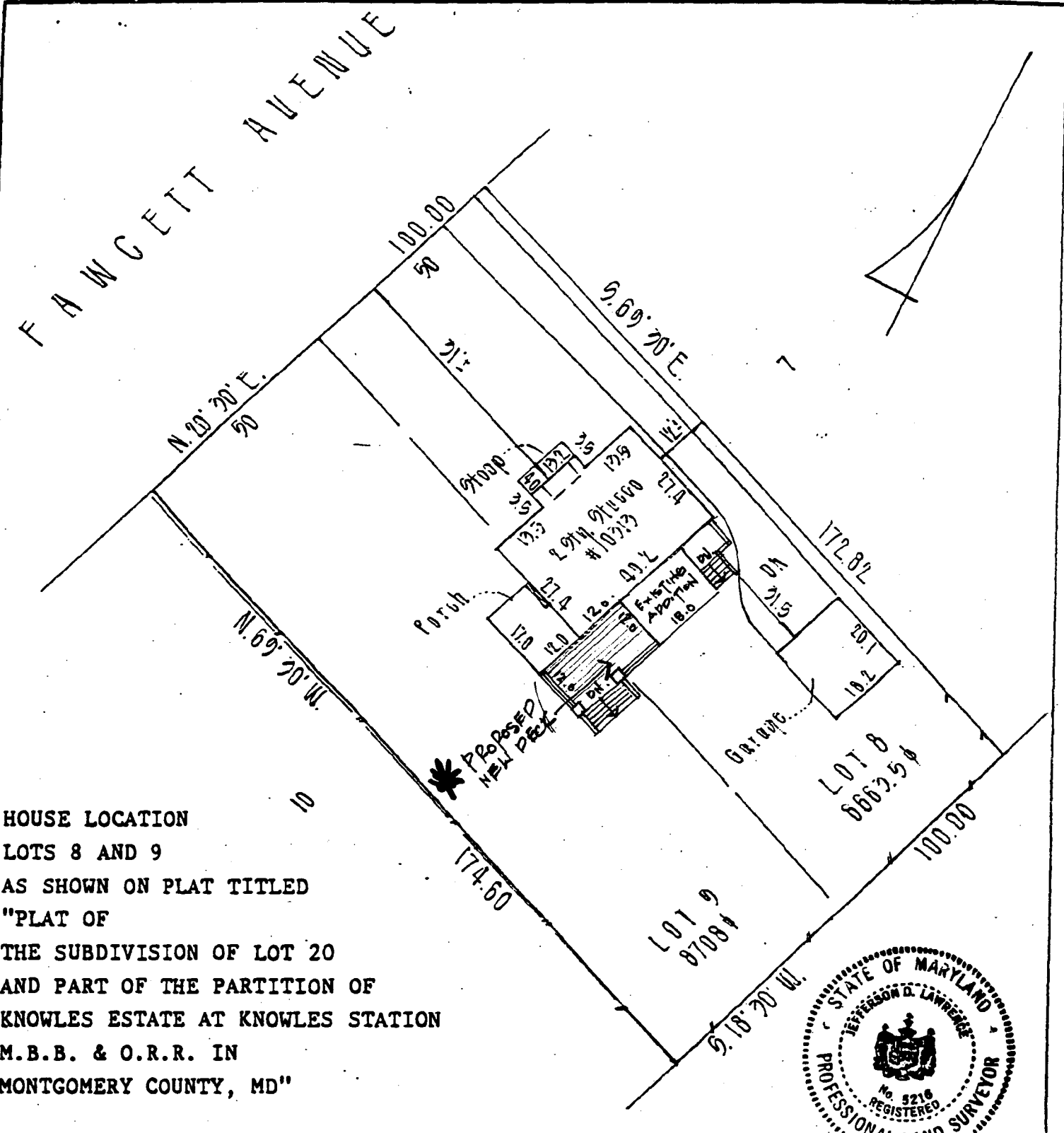
\_\_\_\_\_

City/Zip

\_\_\_\_\_

1757E

NOTE: This survey for title purposes only - not to be used for determining property lines. Property markers not guaranteed by this survey.



HOUSE LOCATION  
 LOTS 8 AND 9  
 AS SHOWN ON PLAT TITLED  
 "PLAT OF  
 THE SUBDIVISION OF LOT 20  
 AND PART OF THE PARTITION OF  
 KNOWLES ESTATE AT KNOWLES STATION  
 M.B.B. & O.R.R. IN  
 MONTGOMERY COUNTY, MD"




**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

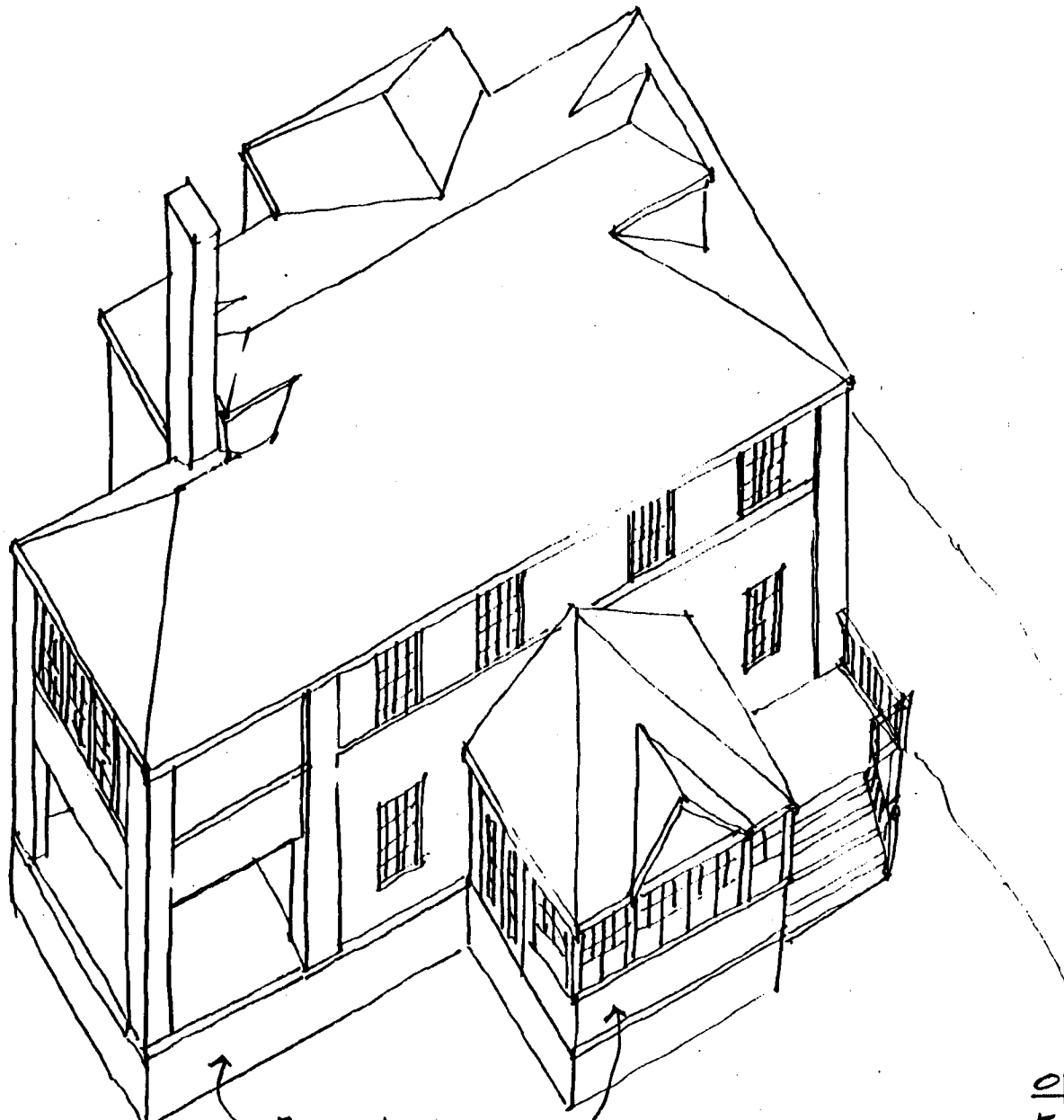
*Jefferson D. Lawrence*

JEFFERSON D. LAWRENCE  
 REGISTERED LAND SURVEYOR MARYLAND # 5216

REFERENCES	
PLAT BK.	A
PLAT NO.	5
LIBER	
FOLIO	

<b>ANDJON ASSOCIATES</b> 7 Branch Avenue Gaithersburg, Maryland 20877 (301) 840-8010		
WALL CHECK:		DRAWN BY:
HSE. LOC.: 10-16-92		JOB NO.: 207192
BOUNDARY:		

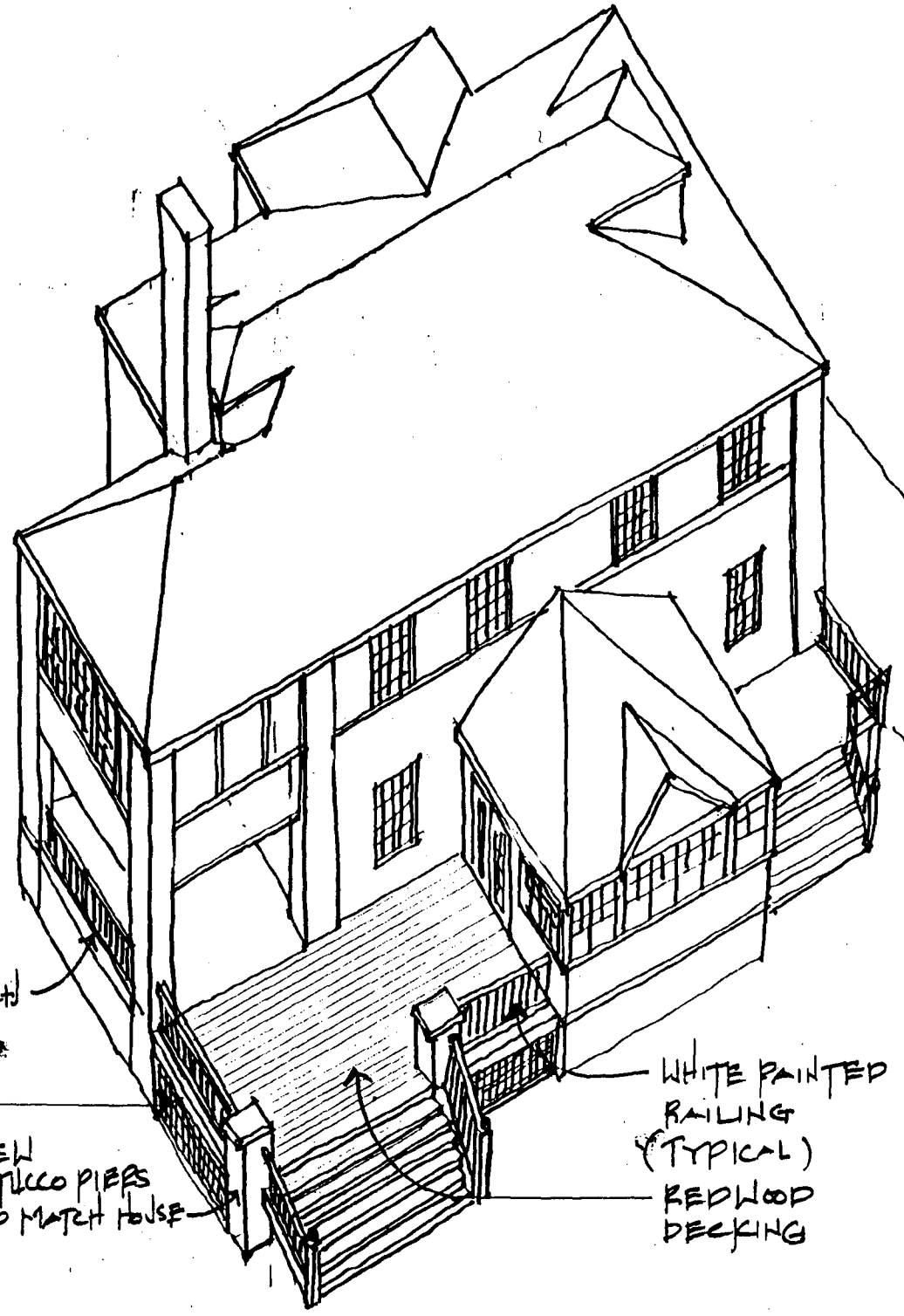
Most plots are subject to records unless otherwise indicated



EXISTING  
SPACES  
EXTERIOR  
(TYPICAL)

ORNSTEIN RESIDENCE  
EXISTING CONDITIONS  
9.3.94

7



NEW PAINTED  
RAILING &  
EXISTING PORCH

LATTICE PANEL  
BELOW  
TYPICAL

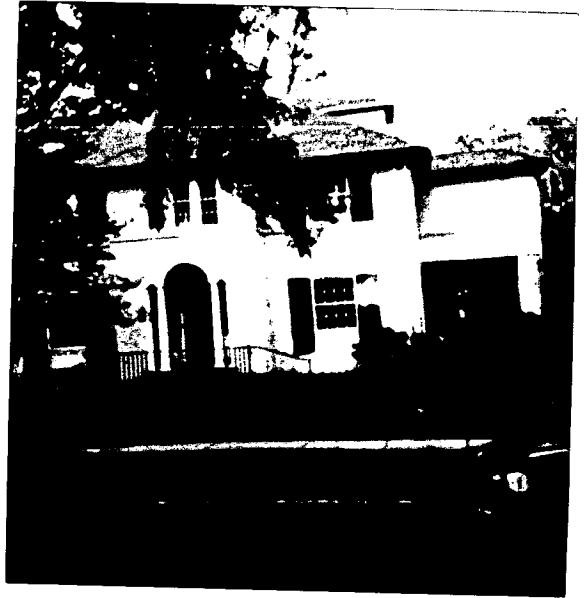
NEW  
STUCCO PIERS  
TO MATCH HOUSE

WHITE PAINTED  
RAILING  
(TYPICAL)  
REDWOOD  
DECKING

ORNSTEIN RESIDENCE  
PROPOSED NEW DECK  
5.2.94

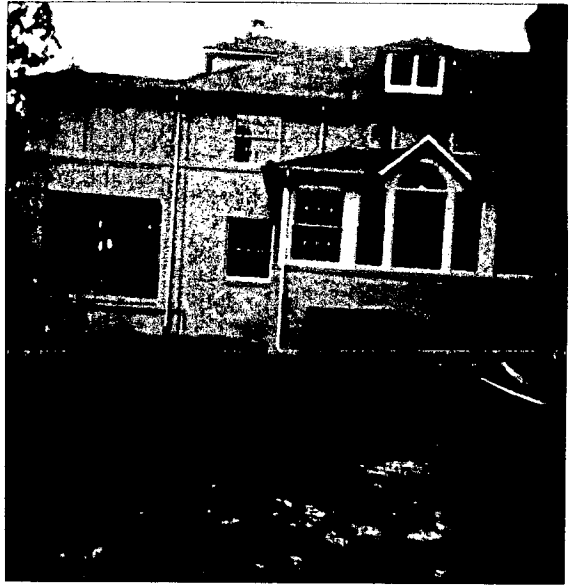


Front Facade



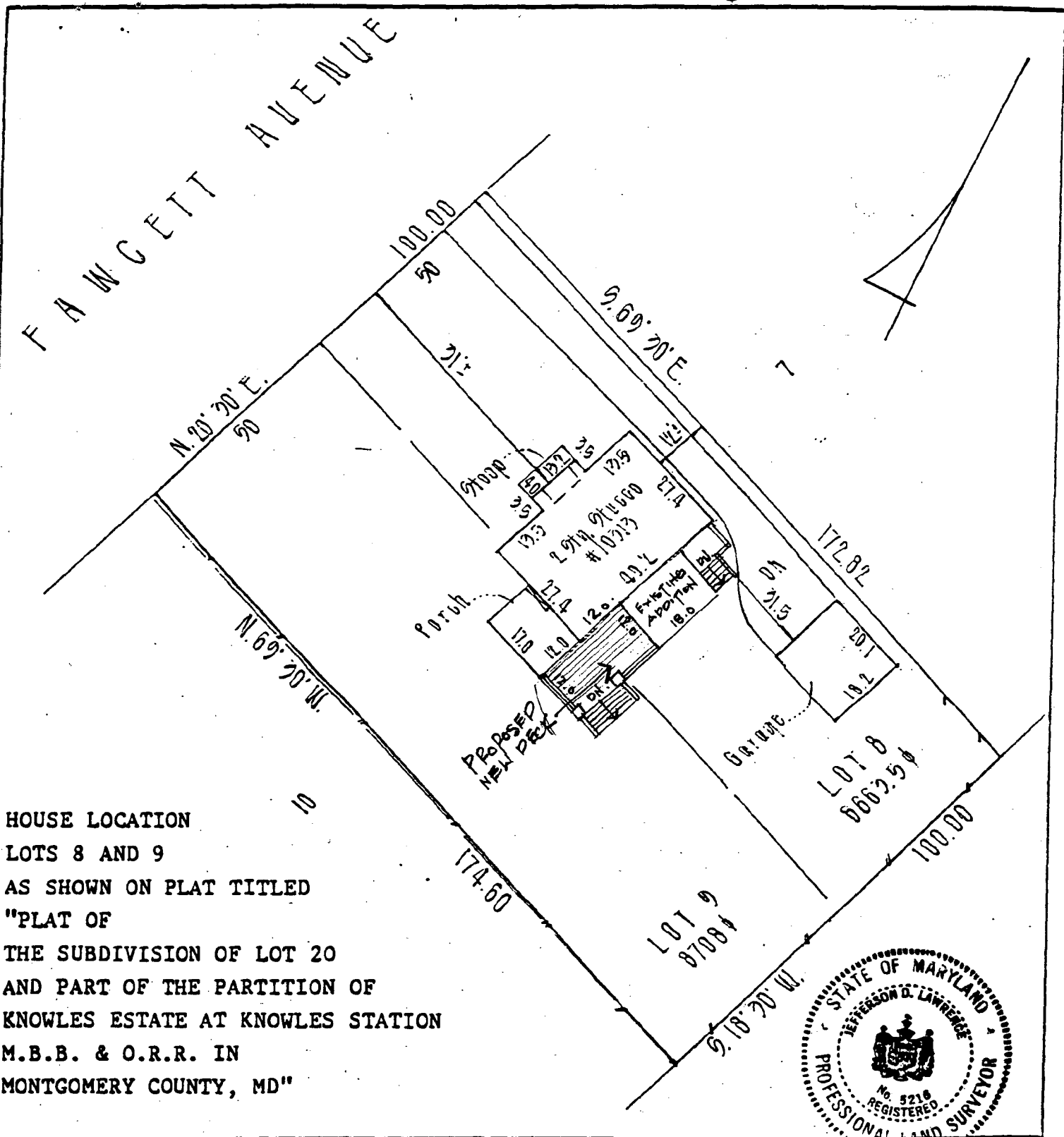
Front Facade w/ side porch





Rear w/side porch

NOTE: This survey for title purposes only - not to be used for determining property lines. Property corner markers not guaranteed by this survey.



HOUSE LOCATION  
 LOTS 8 AND 9  
 AS SHOWN ON PLAT TITLED  
 "PLAT OF  
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*Jefferson D. Lawrence*  
 JEFFERSON D. LAWRENCE  
 REGISTERED LAND SURVEYOR MARYLAND # 5216

**REFERENCES**

PLAT BK.	A
PLAT NO.	5
LIBER	
FOLIO	

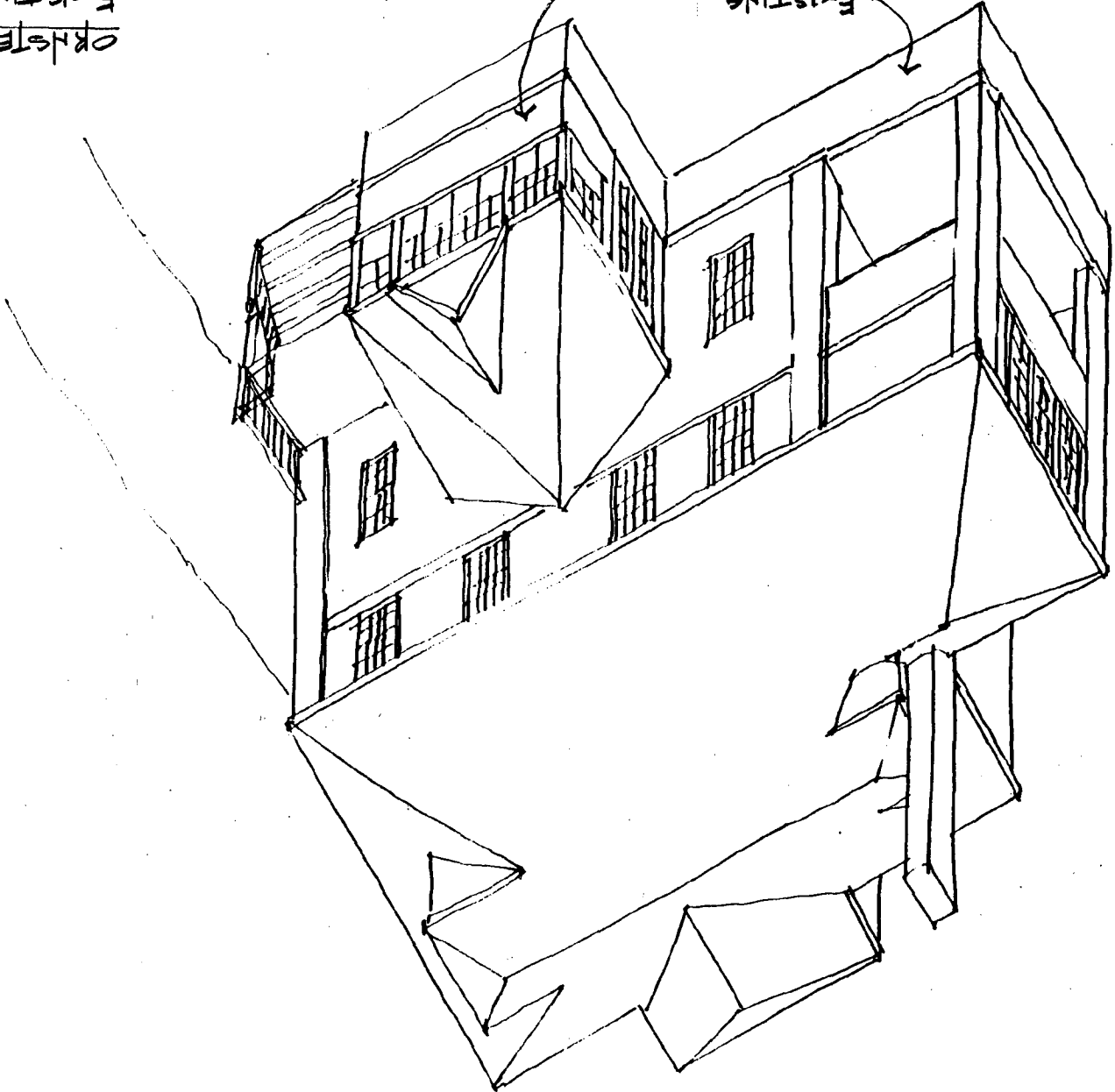
**ANDJON ASSOCIATES**

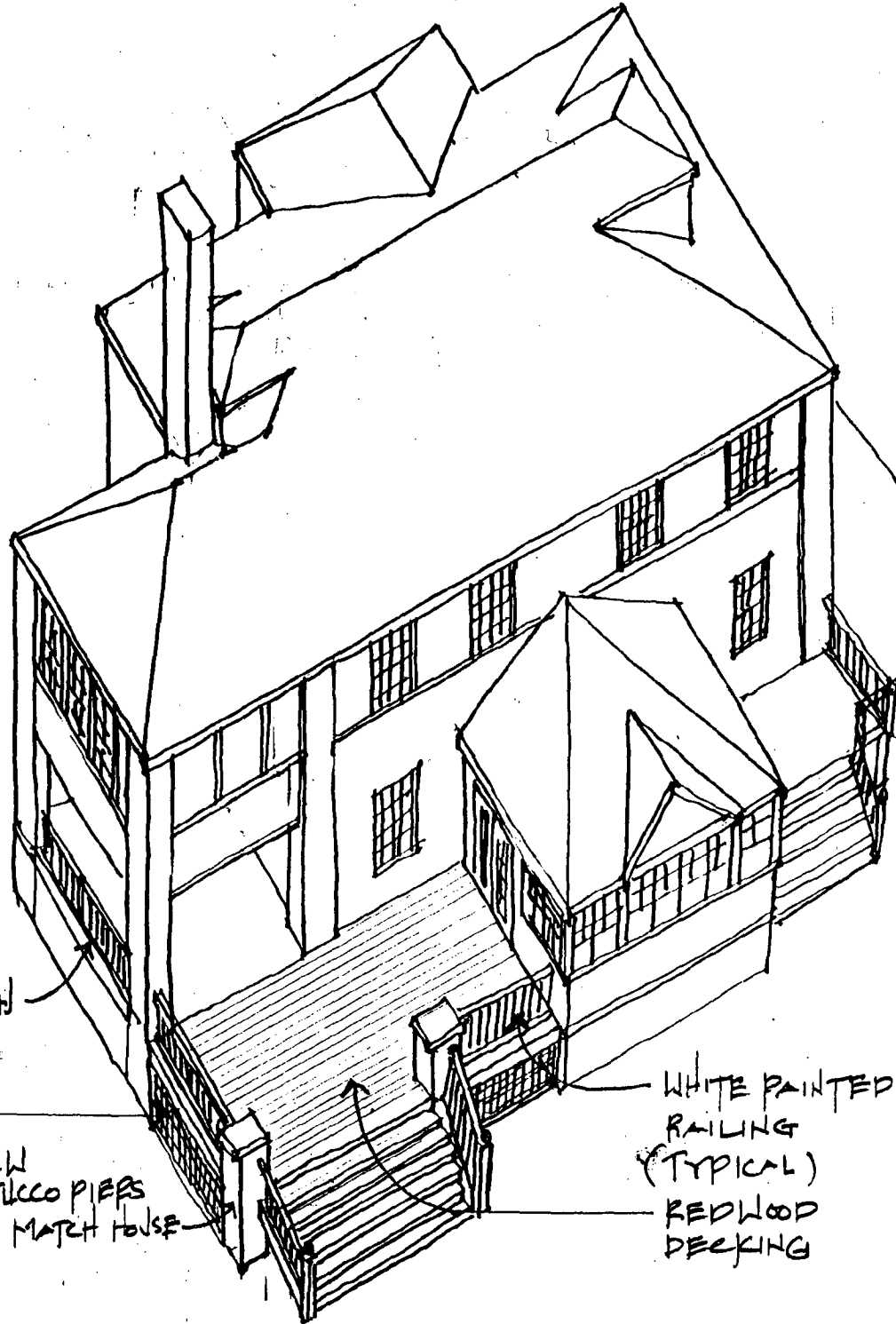
7 Brookes Avenue  
 Gaithersburg, Maryland 20877  
 (301) 646-8018

DATE OF SURVEYS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY:
MSE. LOC.: 10-20-92	JOB NO.: 207192
BOUNDARY:	

ORHSTEIL RESIDENCE  
EXISTING CONDITIONS  
5.3.94

EXISTING  
APLICO  
EXTERIOR  
(TYPICAL)





NEW PAINTED  
RAILING @  
EXISTING PORCH

LATTICE PANEL  
BELOW  
TYPICAL

NEW  
STUCCO PIERS  
TO MATCH HOUSE

WHITE PAINTED  
RAILING  
(TYPICAL)  
REDWOOD  
DECKING

ORNSTEIN RESIDENCE

PROPOSED NEW DECK  
5.3.94