

37/3-9600 Lot 55, Blk 37 Lincoln
Ave. (Takoma Park Historic Dist)

Lot ~~55~~, Block 37, Lincoln Ave TP.

For	<i>Perry</i>		Urgent <input type="checkbox"/>
Date	<i>11/26</i>	Time	<i>9:05</i>
While You Were Out			
M	<i>Crisie Lewis</i>		
Of			
Phone	<i>301</i>	<i>384-6618</i>	
	<small>AREA CODE</small>	<small>NUMBER</small>	<small>EXTENSION</small>
Telephoned	<input checked="" type="checkbox"/>	Please Call	<input type="checkbox"/>
Came To See You	<input type="checkbox"/>	Will Call Again	<input type="checkbox"/>
Returned Your Call	<input type="checkbox"/>	Wants To See You	<input type="checkbox"/>
Message	<i>Post Debby (sale)</i>		
	<i>Will be sending in</i>		
	<i>a letter.</i>		
Signed	<i>[Signature]</i>		

Ernest Jones ^{2/10}
is notifying
neighbors, per
Perry.

$\frac{2}{13}$ call

421 4371

Debby Lyon -
Prospective owner
planning to write
to APC & ask for
reconsideration
of Buryl/wood
riding.



Montgomery County Government

December 6, 1996

Ernest R. Sines
Ernest R. Sines, Inc.
16001 New Hampshire Avenue
Silver Spring, MD 20905

Dear Mr. Sines,

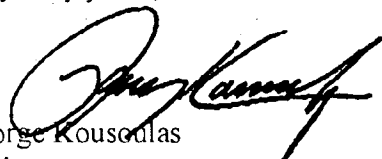
The Historic Preservation Commission received your letter of December 2, 1996 requesting reconsideration of the Historic Area Work Permit Application for construction at 302 Lincoln Avenue, Takoma Park (Lot 55, Block 37), that was approved with conditions on October 23, 1996.

At the December 2, 1996 meeting of the Historic Preservation Commission, no commissioner made a motion for reconsideration of the HAWP. Your request is therefore denied.

The Commission understands there are positive and negative aspects to the use of wood versus vinyl as house siding. The commissioners felt that this was discussed at length at the October 23rd meeting. A copy of the portion of the transcript from the meeting relating to your application is enclosed if you care to review the proceedings.

You might want to work with HPC staff in considering whether there might be other design modifications which could help to reduce the cost of construction. The Commission wishes you success in bringing the construction of an appropriately designed in-fill project to a satisfactory completion.

Very truly yours,


George Kousoulas
Chairperson

Historic Preservation Commission

~~51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625~~

8787 Georgia Avenue, Silver Spring, MD 20910 (301)495-4570

Ernest R. Sines, Inc.

16001 New Hampshire Avenue ~ Silver Spring, Maryland 20905
301-384-6618 FAX 301-421-4371

December 2, 1996

George Koufoulas, Chairperson
Historical Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: 302 Lincoln Avenue, Takoma Park, Maryland 20912
Lot 55, Block 37, Montgomery County

Dear Mr. Koufoulas:

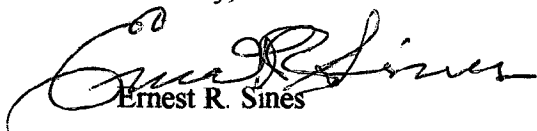
The hearing results recently sent to me regarding the above address has brought me much distress. Deborah Linn, my contract purchaser was to have settled on November 15, 1996. After hearing the commissions review and results requiring the wood siding and trim for the new house, the price for the purchase was above and beyond what was affordable by the purchaser. Being a single occupant of the new home it would have been a burden for her to maintain the wood trim and siding. I have built and remodeled nearly a dozen homes located in the historical district of Takoma Park and this is my first encounter with the need for wood siding versus vinyl siding.

With the need for wood siding it eliminates potential buyers because of the cost factors involved. As a result, Deborah Linn has decided not to purchase the new home because of this requirement.

This letter is a written request for a new hearing and reconsideration for the use of vinyl siding and trim versus wood siding and trim in building a new home at the above address.

Your earliest review and consideration of this matter would be greatly appreciated.

Sincerely,


Ernest R. Sines

1 CHAIRPERSON LANIGAN: Okay. The motion passes
2 unanimously.

3 MR. HUEBNER: Thank you very much for your help.
4 I'll be glad to work the details out with Perry. If you
5 guys come up with a color, let her know.

6 CHAIRPERSON LANIGAN: I'd like to add, it's nice
7 of you to help him.

8 MR. HUEBNER: He -- you know -- he's in a bind.
9 He doesn't know what to do, and at least we'll have --
10 you'll have control over instead of --

11 CHAIRPERSON LANIGAN: Next case on the agenda is
12 Case J, Ernest R. Sines, for new construction at Lot 55,
13 Block 37, Lincoln Avenue, Takoma Park.

14 Could we have a staff report, please?

15 MS. KEPHART: This lot is in the Takoma Park
16 Historic District. It's located right at the edge. The
17 other properties adjacent to the property are a 1920's
18 Craftsman House, which is a contributing resource, and an
19 outstanding resource, a 1920's Tudor Revival house which
20 served as Takoma Park's first library in 1935.

21 The applicant proposes to construct a new Queen
22 Anne Revival two-story frame house with a footprint of
23 approximately 987 square feet. It's on Lincoln Avenue. The
24 total enclosed space would be approximately 1,960 square
25 feet.

1 It's important to note that large oak trees which
2 the applicant wishes to preserve are at the front and rear
3 of the property, and the necessitates where the house is
4 placed on the lot.

5 I will read through the proposal as it is
6 contained in the staff report, and with the understanding
7 that there -- subsequent to this, the applicant contacted me
8 with several changes to the proposal.

9 The -- as proposed and addressed in the staff
10 report, the house would have painted lapped wood siding and
11 painted wood trim with scalloped wood shingles in the three
12 gabled pediments. There is a stick trim proposed at the
13 gable peaks. Asphalt or fiberglass shingles are proposed
14 for the roofs.

15 Secondly, the windows would be 1/1 throughout the
16 house. There's a three-sided bay window with copper roofing
17 proposed for the front left elevation, with two banked 1/1
18 windows above and a half circle panel with fanlight trim on
19 the third floor above the banked windows.

20 All the windows are proposed to be of double -- to
21 be double-glazed with wood frames and sashes, and the front
22 and side doors are proposed to be of wood, with full length
23 oval glass panels. The rear doors leading to the back deck
24 are proposed to be single pane insulated glass with wood
25 framing.

1 Also, a front porch is proposed with a shed roof.
2 The porch would wrap around the right side of the house. An
3 uncovered rear deck is also proposed at the far left of the
4 rear, with steps leading to the back yard. Both porches are
5 to be built on piers with lattice skirting. The railings,
6 columns and spindle trim on the front porch of the railing
7 on the rear deck are all to be of turned wood in a simple
8 stick design.

9 At the front and side elevation, there are
10 proposed steps leading from each end of the porch to the
11 front yard to the left, and to the paved side driveway on
12 the right. The driveway would curve around a large oak tree
13 and exit at the existing front entrance to the property.
14 There is no garage proposed.

15 Also in the proposal is that no trees greater in
16 diameter than 6 inches will be removed. The five large oak
17 trees on the lot are to be pruned and deep root fed prior to
18 excavation. Four-foot plastic fencing is to be installed at
19 the drip line to protect the trees.

20 There is minimal grading proposed in the area of
21 the house and drive. A 20-inch deep trench, 4 inches wide,
22 is proposed to be dug at the front and rear of the
23 excavation line as a further stress reduction measure, as
24 recommended in the manual "Trees, the Approved Technical
25 Manual" from the Maryland-National Capital Park and Planning

1 Commission.

2 The use of a Revival style which imitates historic
3 properties has been the conventional solution to in-fill
4 situations. It's important to note that new construction in
5 historic districts should maintain a high quality in its
6 architectural detail so as to enhance the character of the
7 historic resources in the area.

8 The design proposed by the applicant uses the
9 vocabulary of the earlier 1890's Queen Anne architecture of
10 the district, rather than the 1920's Craftsman and Bungalow
11 styles which are more prevalent in the immediate
12 neighborhood. But staff is of the opinion that the proposed
13 residence is of a sufficiently modest size and design, such
14 that it would not intrude on the historic continuity of the
15 area.

16 And staff would particularly commend the applicant
17 on the use of materials in keeping with the district. We
18 would still commend them on the design, but I would like to
19 interject at this point that the applicant has now indicated
20 that the house -- he is proposing that the house have vinyl
21 siding for the horizontal and scalloped shingle siding, and
22 vinyl be used for the window and door trim instead of wood.

23 Staff actually would not support this suggestion,
24 and would continue to suggest that wood siding and trim
25 should be actually a condition of approval.

1 There are two notable departures from the Queen
2 Anne style in the design. One is the use of composite
3 shingle roofing instead of a raised seam metal roof, and the
4 use of oval glass panels in the principal doors on the right
5 side and on the front.

6 Staff would concur with the use of composite
7 shingles in the interests of economy, but staff would
8 suggest that the applicant use a door design which is more
9 in keeping with the style of the house. Queen Anne doors
10 were, for the most part, rectilinear in design. Glass was
11 of course used in the doors, but it was usually in the shape
12 of squares or rectangles.

13 I would interject at this point that staff -- that
14 applicant, excuse me -- proposes to use foam core insulated
15 steel exterior doors instead of wood, and staff would
16 support this revision.

17 I would also interject at this point that
18 applicant wanted to clarify that the wood trim on the
19 railings, columns and spindle trim of the front porch and on
20 the railing of the rear deck are actually squaraged and
21 quite simple. He felt that staff report made them sound too
22 elaborate.

23 Staff would also at this point question the use of
24 the fanlight facsimile pattern in the front gable over the
25 second-story window. Whimsical attic windows or vent

1 treatments are frequently seen in Queen Anne designs, but
2 this panel is non-functioning and might be considered to
3 take away from the homestead-like simplicity of the proposed
4 design.

5 Overall, staff is of the opinion that the proposed
6 new construction will be appropriate to the district. Staff
7 would also take note, and call the Commission's attention
8 to, the care which the applicant has taken in protecting the
9 large trees on the property.

10 The applicant has also included a proposal for a
11 window modification in the right side gable, where there is
12 a 1/1 rectangular window. He proposes replacing it with a
13 fanlight window that would be of the same dimensions as the
14 panel proposed for the front gable. And though staff does
15 not concur with the use of the panel, we would support the
16 use of the fanlight window in the right side gable; but that
17 it should be -- should have double glazing with true divided
18 light muttons.

19 He also -- well, that would be the end of that.

20 With the following conditions, staff recommends
21 that the Commission find the proposal consistent with the
22 purposes of Chapter 24A-8(b)2, that it is compatible in
23 nature with the historical, archeological, architectural or
24 cultural features of the historic site, or particularly of
25 this historic district in which it is located, and would not

1 be detrimental thereto, and with the Secretary of the
2 Interior's Standards for Rehabilitation #1 and #9, and with
3 the following conditions:

4 That the design for the front and sides doors be
5 of a rectilinear configuration in keeping with the style of
6 a Queen Anne house from the 1890's;

7 That all windows and door frames and sashes would
8 be of the foam core insulated steel exterior, and -- but
9 that the trim should be 4 inches wide throughout and that
10 the trim throughout the house should be wood;

11 That the fanlight panel in the front gable be
12 omitted and the gable be constructed entirely with scalloped
13 shingle siding;

14 The dirt from the excavation should not be stored
15 on site in order to protect the tree roots;

16 That construction fencing to protect the trees
17 should be in place before any excavation begins; and

18 That the siding and trim and scalloped shingles
19 should be of wood; and

20 With the general condition applicable to all
21 Historic Work Area Permits that the applicant should arrange
22 for field inspect with the Montgomery County Department of
23 Environmental Protection, Field Service Office.

24 And I have slides of the lot if you'd like to see
25 them.

1 This is the lot. What you're looking at in the
2 very front is the sidewalk and the entrance, which is an
3 existing entrance. To the right is a retaining wall, a very
4 handsome fieldstone retaining wall, with -- maybe dress
5 stone -- but actually, it's covered with ivy, so it's
6 difficult to tell.

7 But -- and you can see the trees in the
8 background. The tree that has a yellow foliage, directly in
9 front of it is -- to the left -- is the tree in the
10 foreground, and then there's brush where the house would go.

11
12 And then, in the background are -- is a grove of
13 trees, three of which can be seen silhouetted.

14 This is the house directly to the left of the lot.
15 You're looking at the front of the house.

16 This is the back of the house that sides up to the
17 lot.

18 This is the house across the street, which
19 actually is set on the horizontal.

20 And this is the lot looking from that house.

21 This is the house to the right, the Tudor Revival.

22 And this is looking back at the lot from that
23 house. There's a driveway in between.

24 And that's all I have, I believe.

25 CHAIRPERSON LANIGAN: Thank you. Does -- do any

1 of the Commissioners have any questions for staff?

2 (No response.)

3 CHAIRPERSON LANIGAN: Could the applicant please
4 identify yourself and -- and provide any comments you wish
5 to make?

6 MR. SINES: Okay. I'm Ernie Sines, the owner and
7 builder. And, one comment. That yellow house on the corner
8 which is adjacent to this, I restored that house. That's
9 where Carol Highsmith lives. I think it's 7406 Carroll
10 Avenue, I think is the address.

11 That has vinyl siding on it. Then down the
12 street, probably two lots on the opposite side, is another
13 house I restored. It was a six- or an eight-tenant house
14 that I converted into a single-family home. That has vinyl
15 siding on it.

16 And really, I guess it's the economics of it that
17 I would like to put the vinyl siding and trim. And the --
18 this house is already spoken for and sold. And it's the
19 maintenance aspect of it that I'd like to use the vinyl
20 siding.

21 Plus, I've built probably three other -- restored
22 three other houses in Takoma Park with the same condition;
23 on Sycamore, Carroll -- Columbia, and Erie. I guess Erie's
24 not a historical district.

25 CHAIRPERSON LANIGAN: Did you get Historic Work

1 Area Permits to put the vinyl siding on them?

2 MR. SINES: Yes.

3 CHAIRPERSON LANIGAN: Or was this prior to the --
4 prior to the creation of the historic district?

5 MS. MARCUS-WRIGHT: The district was created in
6 1992.

7 MR. SINES: Yeah, it was prior to that, then. But
8 we still had a historical --

9 MS. MARCUS-WRIGHT: It was an advisory committee
10 in the community that was advisory.

11 MR. SINES: But the actual district didn't get
12 created until --

13 MR. SINES: Right.

14 MS. MARCUS-WRIGHT: -- 1992.

15 MR. SINES: It was Mary somebody used to head that
16 up.

17 MS. MARCUS-WRIGHT: I don't know who that was.

18 MR. SINES: Okay.

19 CHAIRPERSON LANIGAN: I'm afraid that the -- the
20 vinyl siding really is not in keeping with the Secretary of
21 the Interior's Standard, which we -- which is what the
22 Commission uses.

23 Do any of the Commissioners have any questions of
24 the applicant?

25 MS. REED: I don't have any questions for the

1 moment.

2 But I'd like to congratulate you on not requesting
3 a garage, because the garage would be out of the period. It
4 wouldn't be keeping with the period.

5 And I do feel that wood siding -- I know's it's --
6 wood be an expense to maintain, but we are bound to follow
7 the Secretary of the Interior's guidelines and rules. I --
8 I respect you for having a great deal of respect for trying
9 to save the trees, and the design, I think, is a good design
10 for the community.

11 So there are a lot of positive things there, and I
12 wanted you to know that I recognize those.

13 MS. EIG: Well, I'm afraid I'm not going to be
14 quite as kind in this -- in this remark. But I think that,
15 knowing Takoma Park and seeing the slides of those buildings
16 that are immediately adjacent, that I might suggest that a
17 way to economize would be to reduce the detail on the house;
18 the scalloped shingles, and the -- the references to the
19 19th century, when the surrounding buildings are more in the
20 20th century.

21 And I think that you could do that without -- you
22 know -- it would save you some money; but also the integrity
23 of the historic district would be maintained a little bit
24 more, just by, say, simplify -- simplifying the design as
25 it's proposed.

1 And, for instance, I have no problem with the
2 square-edged balusters that are being used, because I think
3 that is more appropriate that a -- a turned, more Victorian-
4 looking design. Similarly, there are details that are along
5 the cornice of the porch and in the gables that are, I
6 think, overly decorative for this area within Takoma Park.

7 The -- the bay and the -- which projects out with
8 the -- sort of a curved roof. It's a copper roof that's on
9 there. I mean, I think that, once again, doing something
10 that would be simpler would serve the community better and
11 be more fitting with the houses that are immediately in the
12 area.

13 And I do not think that you -- you know -- you'd
14 need to change the plan of your house; it's a fairly simple
15 plan, it's not that out of keeping with what's around there.
16 And the wrap-around porch, there's one similarly in the
17 area.

18 But I really have trouble with the ornamentation
19 that's on this house.

20 MR. POWELL: Well, in -- you mentioned the
21 scallops. The house on the corner has scallops on the
22 gables.

23 MS. EIG: Well, the fact is that just because the
24 element is there doesn't mean -- I mean, in my opinion, I
25 don't that it's -- it's an attraction to add to this house,

1 scallops. I think that they relate to an earlier period
2 than the houses that are around it do. And while the one
3 house seems to be a little bit older than the later -- the
4 1920's, I would say I'd err in the way of simplicity, rather
5 than ornament.

6 MR. JORDAN: I would like to agree totally with
7 Commissioner Eig.

8 MS. SODERBERG: You mentioned the house on the
9 corner with the scallops. Is it well-documented that those
10 are original to the house?

11 MR. POWELL: To be honest with you, I don't know.
12 It may have been, but I know that we put new scalloped wood
13 shingles up there, wood scallops.

14 MS. SODERBERG: But you didn't research beforehand
15 to make sure that those were what was there originally?

16 MR. POWELL: No, I did not. And like I say, it --
17 maybe it could've been. But I -- I don't want to say either
18 way, they were or were not, but I know that -- but they
19 could have been. But I don't want to --

20 MS. SODERBERG: Okay, I have one other question
21 for you real quick. Are the railings on the porch -- are
22 the pickets on the railings inset into the railing?

23 MR. POWELL: Yes.

24 MS. SODERBERG: Okay.

25 MS. PARKER: It would be a typical porch of that

1 era that would -- that I would be using to --

2 MS. SODERBERG: With the inset picket?

3 MR. POWELL: Right.

4 MS. SODERBERG: Thank you.

5 MR. POWELL: Top rail and bottom rail receiving
6 them.

7 MR. JORDAN: Just a request of staff. Could I
8 look at that slide of the adjacent house?

9 (Slide located for review.)

10 MR. JORDAN: So you're saying that this -- up in
11 the gable sections are scalloped shingles?

12 MR. POWELL: It's from the south -- well, she has it
13 on the slide.

14 MS. KEPHART: Oh, sorry.

15 MR. POWELL: Now, the next one prior to that.
16 There, up on the left-hand corner there, you see that?

17 MR. JORDAN: Okay. And then -- but the -- the
18 siding is -- is vinyl?

19 MR. POWELL: Yes.

20 MR. JORDAN: Okay.

21 (Pause.)

22 MR. JORDAN: I don't see those as scalloped. They
23 just look like just plain cedar shake -- or cedar shingles,
24 or -- it almost even appears to be horizontal siding.

25 CHAIRPERSON LANIGAN: There's a little design to

1 it you can see.

2 MS. MARCUS-WRIGHT: Can we turn --

3 CHAIRPERSON LANIGAN: Okay?

4 MS. MARCUS-WRIGHT: -- the lights back on?

5 CHAIRPERSON LANIGAN: Do the Commissioners have
6 any other comments, questions?

7 (No response.)

8 CHAIRPERSON LANIGAN: Would someone like to make a
9 motion?

10 (No response.)

11 CHAIRPERSON LANIGAN: I close the public record.

12 MS. SODERBERG: I move that we approve the new
13 construction on Lot 55, Block 37, Lincoln Avenue, Takoma
14 Park Historic District, Case Number 37/3-9600, with all five
15 of the staff conditions.

16 MS. KEPHART: Excuse me, there are six conditions.

17 MS. SODERBERG: I'm sorry -- all six of the staff
18 conditions -- conditions.

19 CHAIRPERSON LANIGAN: What -- could you -- could
20 you document the six conditions for the record?

21 MS. KEPHART: The conditions are:

22 1) That the design for the front and side doors be
23 of rectilinear configuration;

24 2) That all window and door frames and sashes be
25 of painted or stained wood with trim to be -- excuse me, let

1 me modify that -- all window and doors frames and sashes,
2 yes, to be painted or stained wood with the trim to be a
3 minimum of 4 inches wide throughout;

4 3) That the fanlight panel on the front gable be
5 omitted and the gable be constructed entirely with scalloped
6 shingle siding;

7 4) The dirt from the excavation should not be
8 stored on site in order to protect the tree roots;

9 5) That construction fencing to protect the tree
10 should be in place before any excavation begins; and

11 6) That siding and trim and scalloped shingles
12 should be of wood.

13 CHAIRPERSON LANIGAN: Does anyone want to second?

14 MR. CLEMMER: Second.

15 CHAIRPERSON LANIGAN: All those in favor of the
16 motion, please raise your hand?

17 All those opposed?

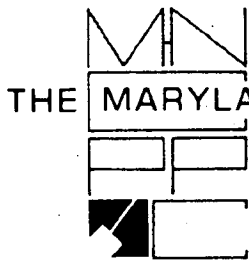
18 The motion passes; four Commissioners in favor,
19 Commissioners Soderberg, Reed, Clemmer and Lanigan voted in
20 favor. Commissioners Jordan and Eig voted against.

21 Thank you.

22 We'll take a five-minute break.

23 (Whereupon, a short recess was taken.)

24 CHAIRPERSON LANIGAN: Next item on the agenda is
25 subdivision review, Case A, Case Number 7-96052, Clarksburg



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

DATE: 10-23-96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

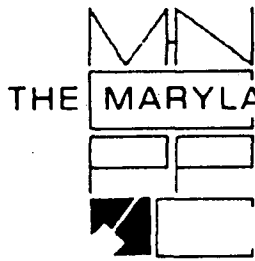
- 1) The design for front & side doorless panels to be of rectangular configuration
- 2) All window & door frames ^{& sashes} to be of painted or stained wood w/ trim to be a minimum of 4" wide throughout.
- 3) Fanlight panel in the front gable be omitted
- 4) Fanlight window in side gable to have true divided light mountings
- 4) Dirt from excavation not be stored on site
- 5) Construction fencing to protect the trees should be in place before excavation begins.
- 6) Siding, trim & scalloped shingles to be of wood. Vinyl not to be used.

Applicant: _____

Ernest R. Sines

Address: Lot 55, Block 37, Lincoln Ave, Takoma Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: 10-23-96

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

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.

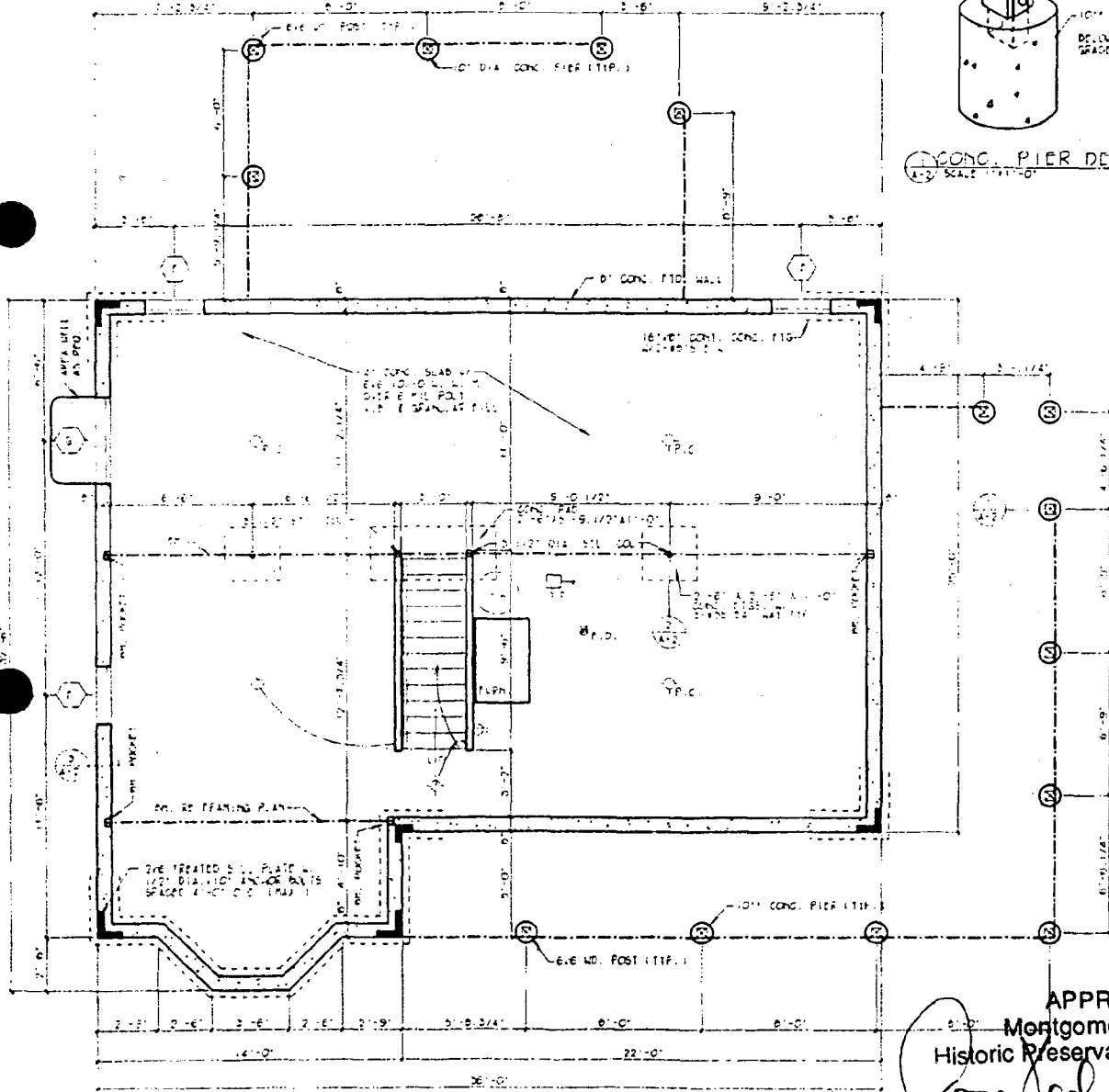
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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 for your county building permit review, 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.

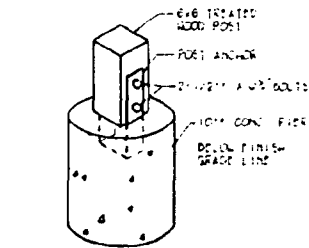
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

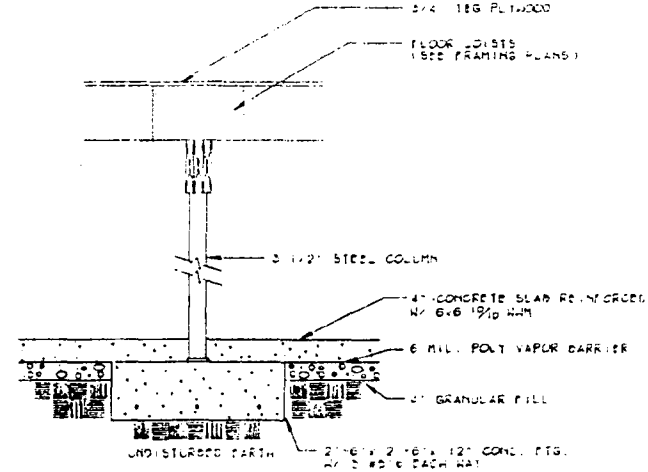


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

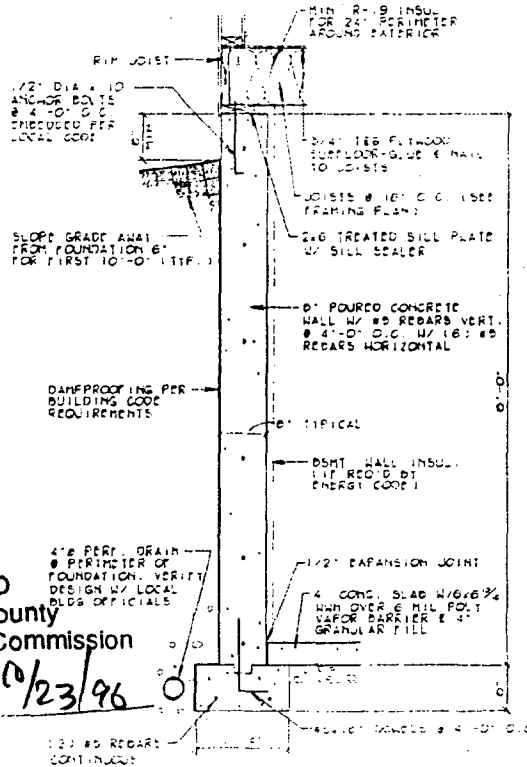
NOTE:
ALL WINDOWS AND FATH DOORS
SHOWN ON THIS PLAN ARE APPROXIMATE
POSITIONS. WOOD CASING APPROXIMATE
2" MIN. FROM FINISH WALL SURFACE.



CONC. PIER DETAIL
SCALE: 1/2" = 1'-0"



COLUMN FOOTING
SCALE: 3/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

Corrected 10/23/96

IMPORTANT NOTE
ANY OTHER REQUIREMENTS FOR PERMITS
NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE MONTGOMERY COUNTY HISTORIC PRESERVATION
COMMISSION. THE DESIGNER HAS BEEN ADVISED OF THE REQUIREMENTS
OF THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.

Owner: _____
Address: _____
City/State/Zip: _____
Drawn By: _____
Checked By: _____
Date: _____

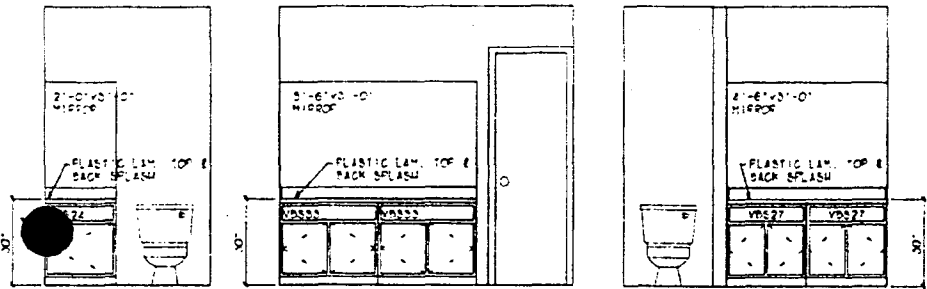
The L.F. GARLINGHOUSE Co., Inc. (LFG)
1101 E. Main Street, Suite 100
Annapolis, MD 21403
Phone: (410) 293-1100
Fax: (410) 293-1101
Website: www.lfg.com

Garlinghouse Co., Inc. is a professional engineering and architectural firm. It is not responsible for the design or construction of any structure unless it is specifically stated in the contract documents. The firm is not responsible for the design or construction of any structure unless it is specifically stated in the contract documents. The firm is not responsible for the design or construction of any structure unless it is specifically stated in the contract documents.

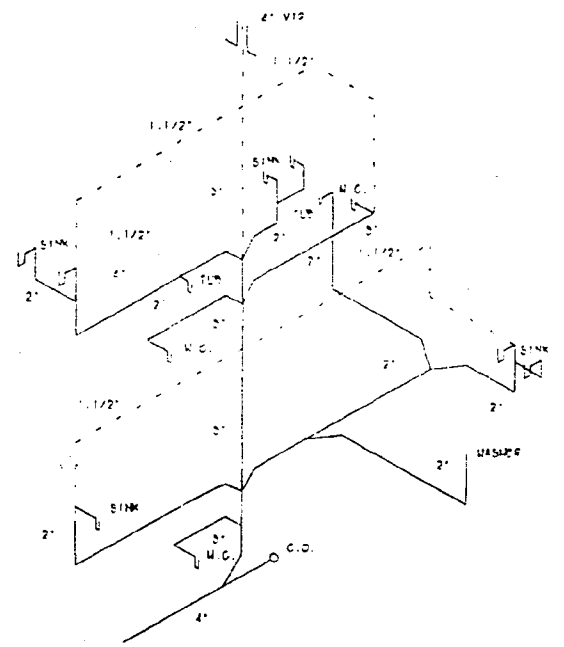


THE L.F. GARLINGHOUSE
COMPANY, INC.
MIDDLETON, CT
06457-1101

PLAN NO.
24301

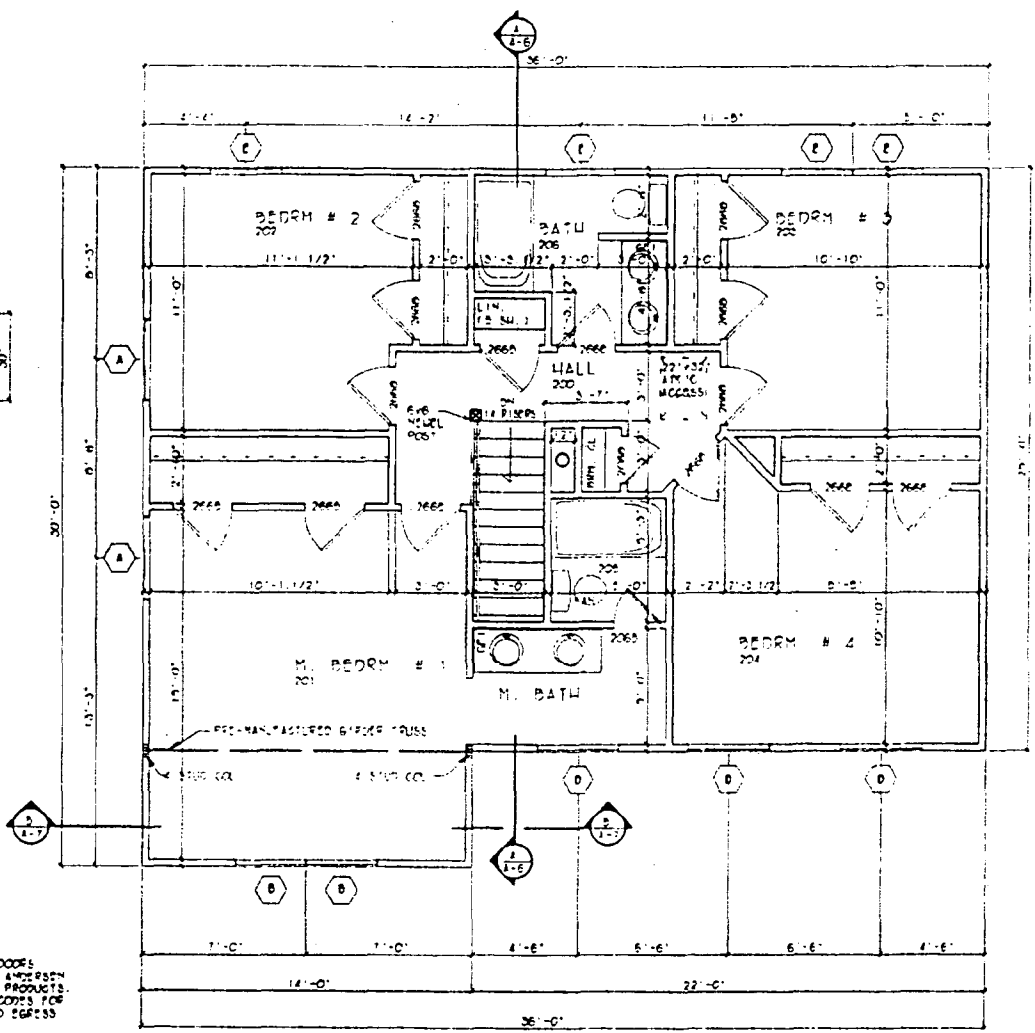


BATH VANITY ELEVATIONS
SCALE 1/4" = 1'-0"



RISER DIAGRAM
N.T.S.

NOTE:
ALL WINDOWS AND PATIO DOORS
SHOWN ON THIS PLAN ARE AMPERSON
NARROW LINE WOOD CASED PRODUCTS.
CHECK LOCAL BUILDING CODES FOR
LIGHT, VENTILATION, AND EGRESS
REQUIREMENTS.
ALL DIMENSIONS ARE FROM
ROUGH STUD FACE TO ROUGH
STUD FACE 3/16" UNLESS OTHER-
WISE NOTED.



UPPER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"
SECOND FLOOR 570 SQ. FT.

APPROVED
Montgomery County
Historic Preservation Commission
Cory Edwards 12/3/96

Project No. _____
Address _____
Proposed By: _____
Submitted By: _____

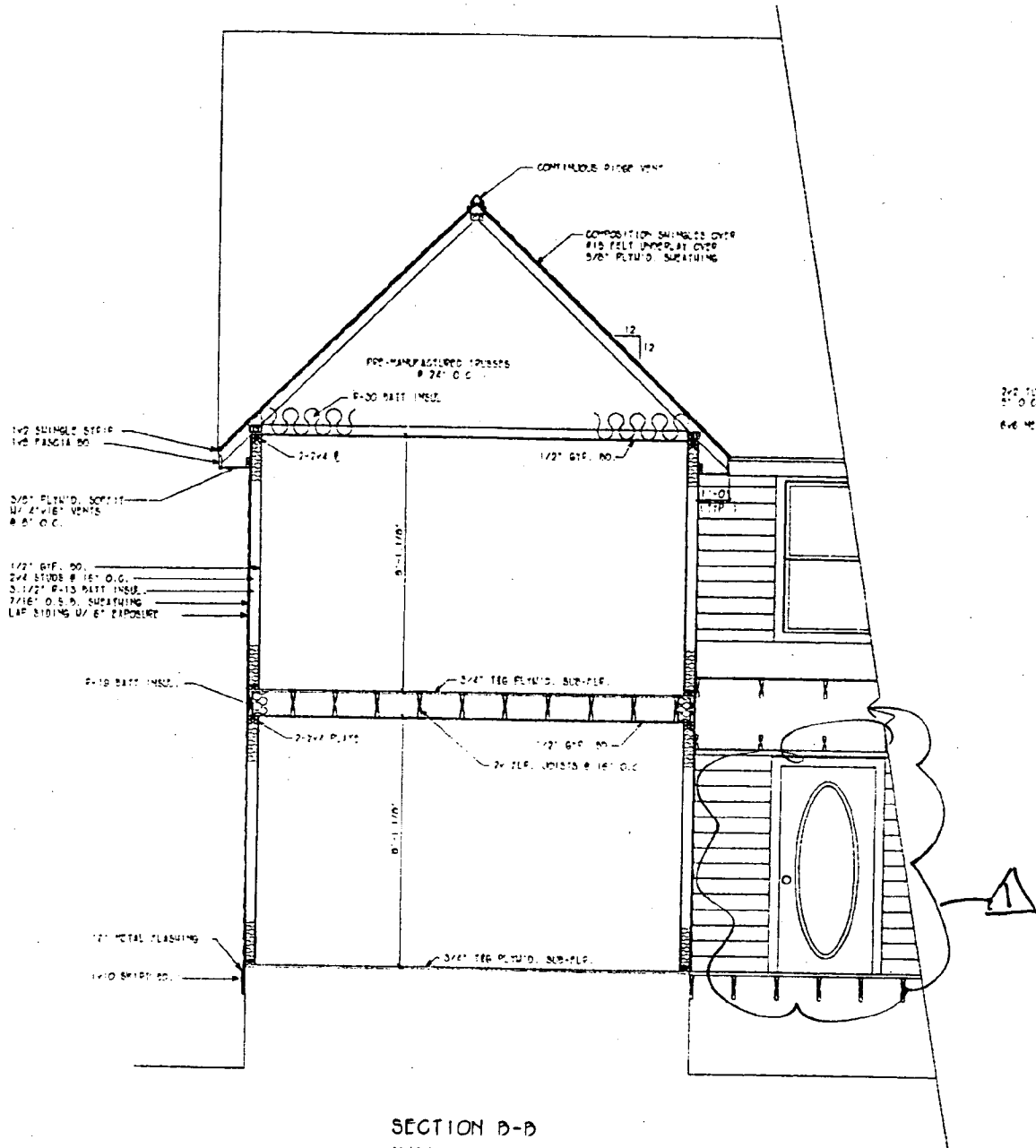
The L.C. Garlinghouse Co., Inc. 1993
This drawing is the property of The L.C. Garlinghouse Co., Inc. and is not to be reproduced, copied, or used in any way without the written consent of The L.C. Garlinghouse Co., Inc. All rights reserved.

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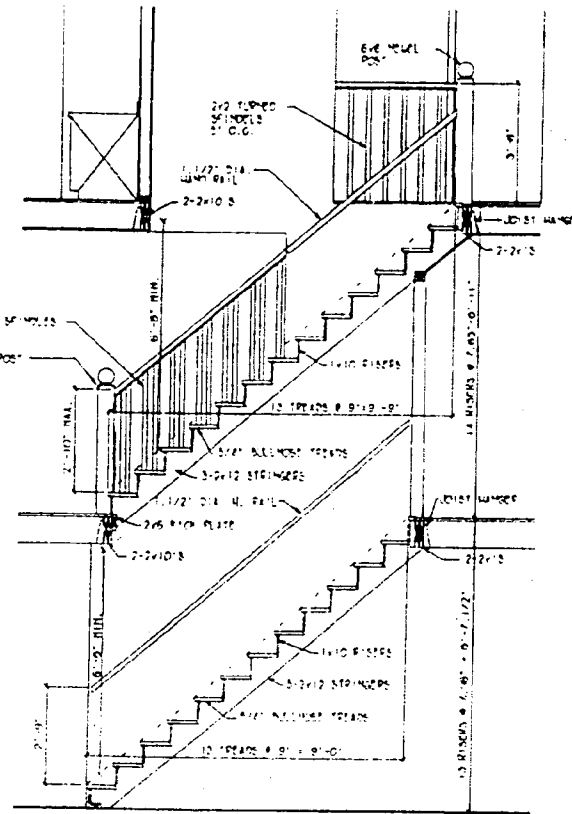


THE L.C. GARLINGHOUSE
COMPANY, INC.
BROOKTOWN, CT
TORTELLO, CT

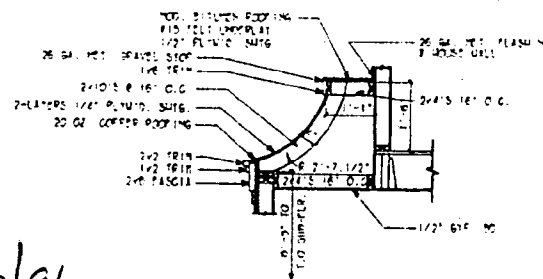
PLAN NO.
24301
SHEET



SECTION B-B
SCALE 3/8"=1'-0"



STAIR SECTION C-C
SCALE 3/8"=1'-0"



COPPER ROOF DETAIL
SCALE 1/2"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Edwin Kaplan 10/23/96

A D to have continuous glass panels

THE L. J. GARLINGHOUSE COMPANY
1000 W. 10th Street
Tulsa, Oklahoma 74106
Phone: (918) 438-1111
Fax: (918) 438-1112

THIS SET OF DRAWINGS IS THE PROPERTY OF THE L. J. GARLINGHOUSE COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE L. J. GARLINGHOUSE COMPANY.



THE L. J. GARLINGHOUSE COMPANY
1000 W. 10th Street
Tulsa, Oklahoma 74106

PLAN NO
24301

SHEET
A-7



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON ERNEST R SINES
 DAYTIME TELEPHONE NO. (301) 384-6618

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER ERNEST R SINES DAYTIME TELEPHONE NO. (301) 384-6618
 ADDRESS 16001 NEW HAMPSHIRE AVE SILVER SPRING MD. 20901
CITY STATE ZIP CODE
 CONTRACTOR ERNEST R SINES INC TELEPHONE NO. (301) 384-6618
 CONTRACTOR REGISTRATION NUMBER 3351
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER _____ STREET LINCOLN AVE
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET CARROLL
 LOT 55 BLOCK 37 SUBDIVISION B.F. GILBERT OF TAKOMA PARK
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 150,000-
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA

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 NA 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.

Ernest R Sines Signature of owner or authorized agent 10-8-96 Date

APPROVED w/conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 10-23-96

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

- 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, (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.

WALLACE R. AMOS & ASSOCIATES LTD.
 LAND SURVEYORS
 9525 Georgia Avenue
 Silver Spring, Maryland 20910
 301-565-3727

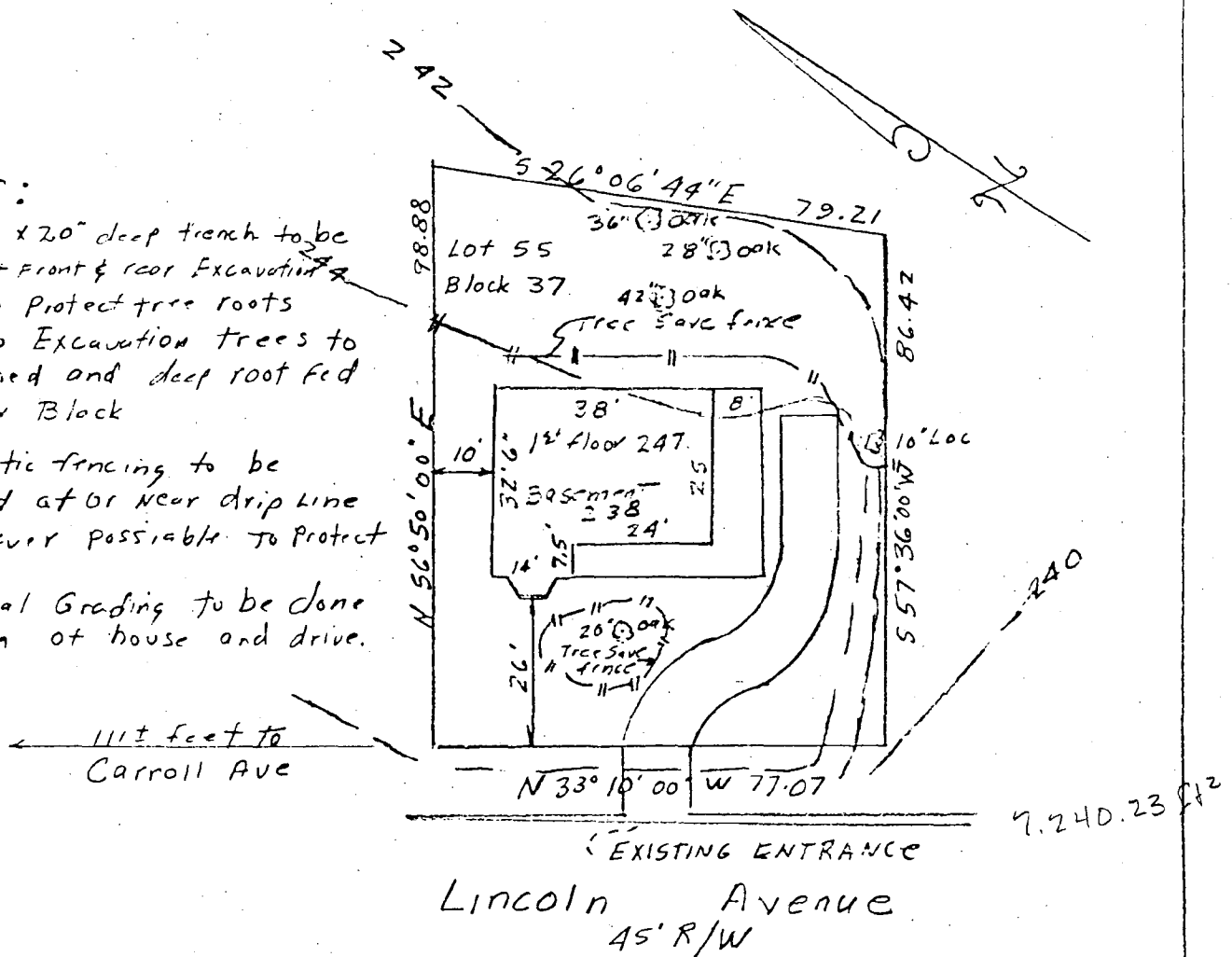
SITE PLAN
 Lot 55 Block 37
 B.F. Gilberts Subdivision of Takoma Park

Scale 1" = 30'

September 1996

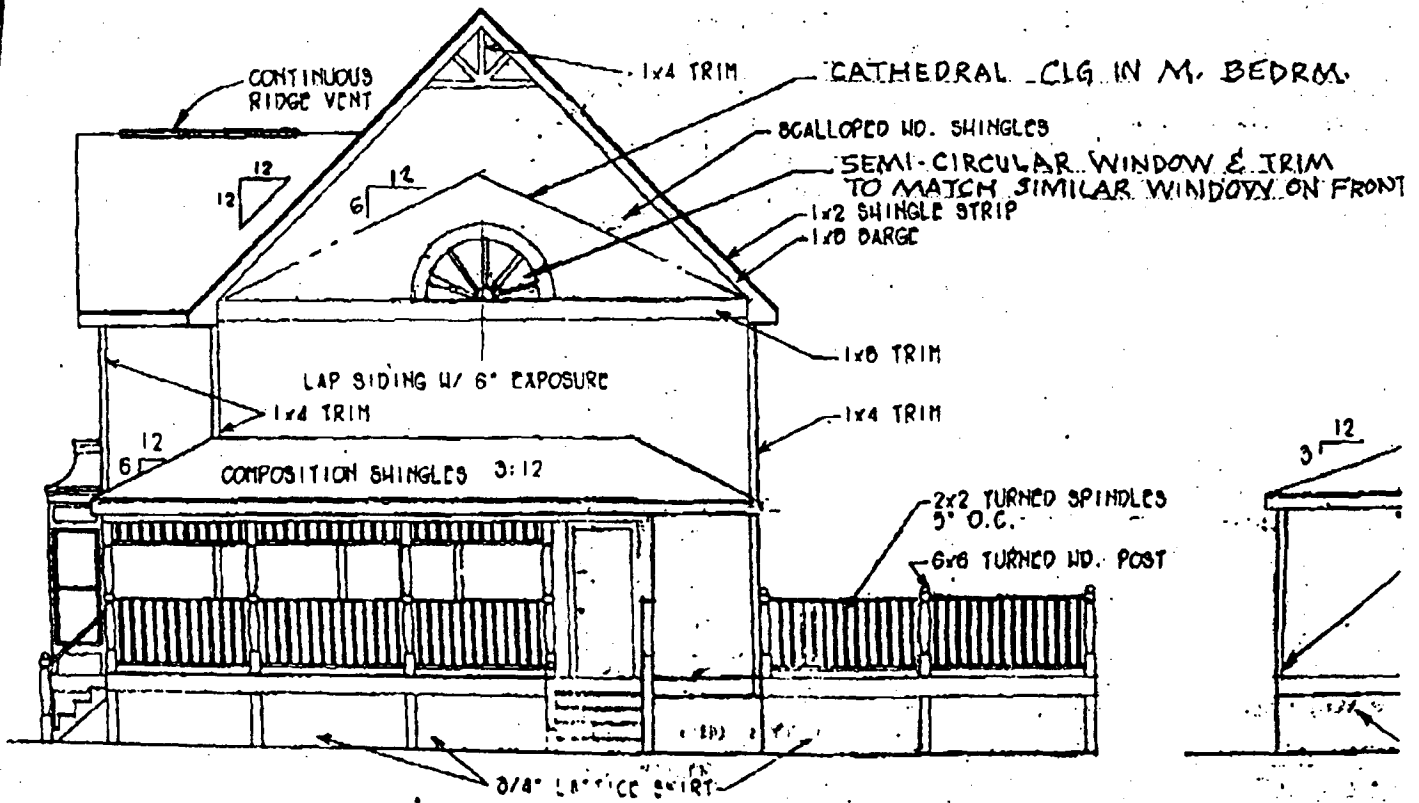
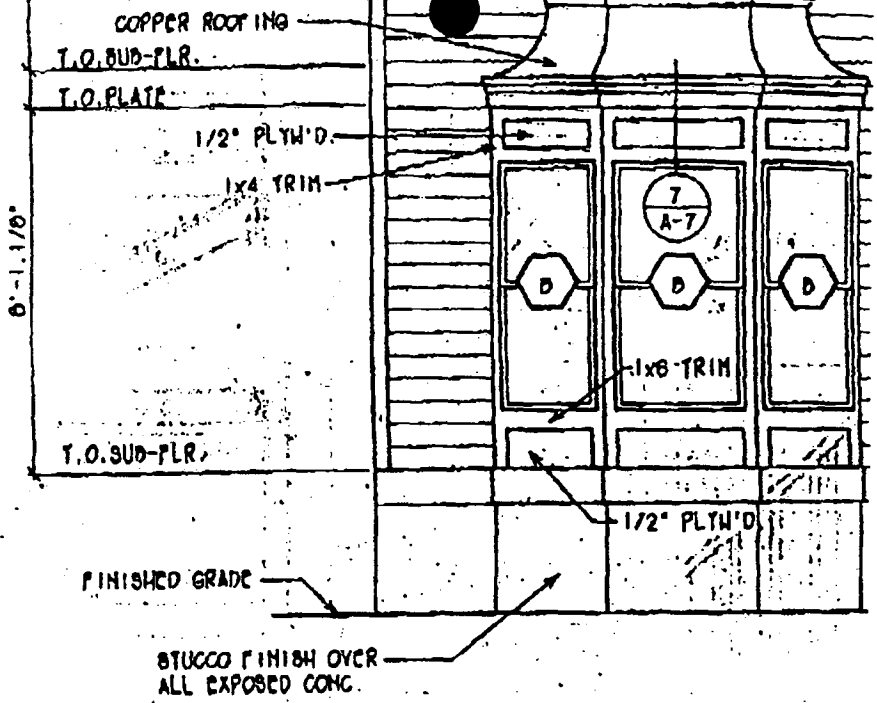
Notes:

- (1) 4" Wide x 20" deep trench to be dug at front & rear Excavation Line to protect tree roots
- (2) Prior to Excavation trees to be pruned and deep root fed by Low Block
- (3) 4' Plastic fencing to be installed at or near drip line where ever possible to protect trees
- (4) Minimal Grading to be done in area of house and drive.



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

W. J. Sines 10/23/96

October 22, 1996

MEMORANDUM

TO: Historic Preservation Commission

FROM: Perry Kephart

SUBJECT: Proposed Changes in the New Construction on Lot 55, Block 37, Takoma Park
(37/3-9600)

* * * * *

The applicant, Ernest R. Sines, contacted me after he received the staff report to let me know that he wanted to modify the plans which he submitted with the HAWP. The modifications in the PROPOSAL are:

1) He is proposing to use vinyl for the horizontal and scalloped shingle siding and for the window and door trim instead of wood. Staff does not support this revision and will add wood siding and trim as a condition of approval

2) He proposes foam-core, insulated steel exterior doors instead of wood. Staff supports this revision.

3) The railings, columns and spindle trim on the front porch and the railing on the rear deck are to be square-edged. Only the center section of the front porch columns are to be turned. This is a clarification, not a revision.

4) Mr. Sines included a new proposal that the window in the right side gable (1/1 rectangle) be replaced with a fanlight window of the same dimensions as the fanlight panel proposed for the front gable. The new owner wished to have a cathedral ceiling in her master bedroom with the light as part of the design. I explained that the fanlight could be included, but should be double-glazed with true divided light muntins. He may come in with a request for snap-in muntins for economic reasons. Staff continues to oppose the fanlight front panel, but would support the fanlight window on the side elevation if it had true divided light muntins.

Maulha - oh but vs not so!

MR - good job - no garage, the saving,
but vs $\frac{1}{2}$, so!

Emily - too 14th c. - too busy - should
be simpler - no scallops.

Holt - agree w/ Sig.

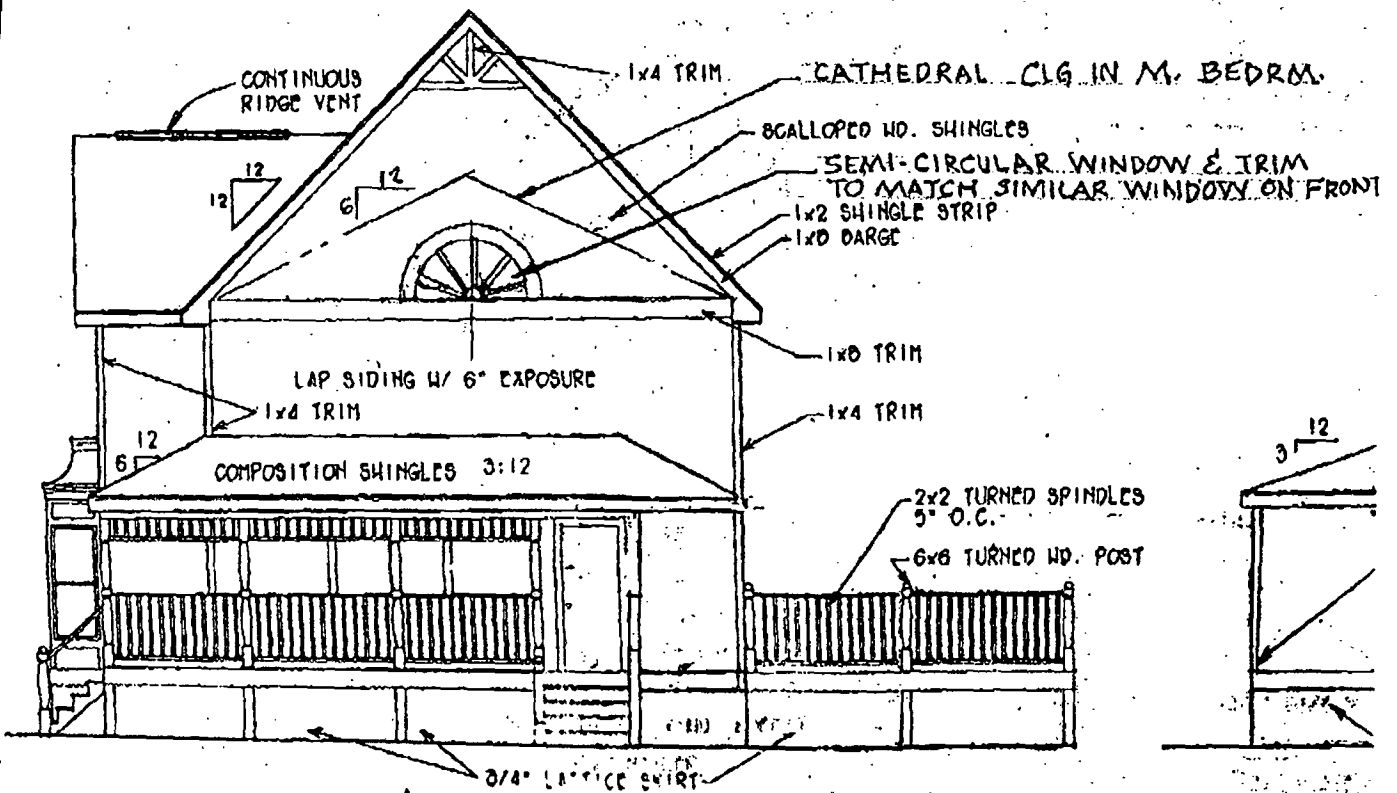
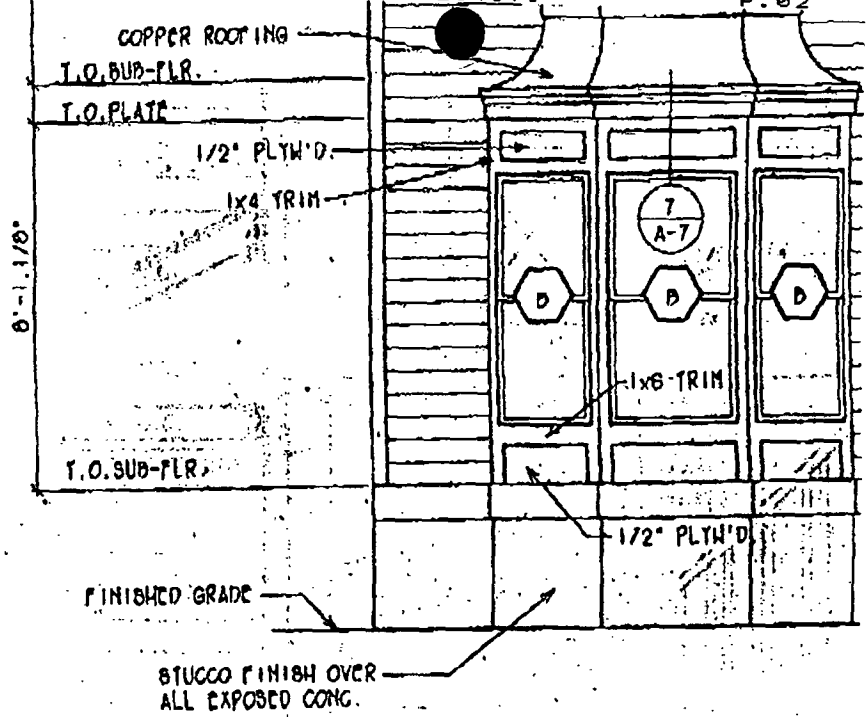
Susan - inset patches

5. motion to approve

4-2,

Sig,

Jordan



RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"

ERNEST R. SINES, INC.

GENERAL CONTRACTOR

16001 New Hampshire Avenue
Silver Spring, MD 20905
Telephone (301)384-6618
Fax (301)421-4371

FAX TRANSMISSION SHEET

OUR TELEPHONE NUMBER
(301)384-6618

OUR FAX NUMBER
(301)421-4371

TIME OF FAX 10:45 ^{a.m.} _{p.m.} DATE OF FAX Oct, 21, 1996

SENDING TO Historia Preservation

FAX NUMBER CALLED 301-495-1307

PLEASE DELIVER TO Perry Kephart

PERSON SENDING FAX Ernie Sines

THIS FAX CONTAINS 2 PAGES (including cover sheet)

COMMENTS _____

If you have any problems in the transmission of this fax, please contact Yvonne at the above listed number. Thank you.

ERS

memo of changes

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 55, Block 37, Lincoln Avenue

Meeting Date: 10/23/96

Resource: Takoma Park Historic District

HAWP: New construction

Case Number: 37/3-9600

Tax Credit: No

Public Notice: 10/09/96

Report Date: 10/16/96

Applicant: Ernest R. Sines

Staff: Perry Kephart

PROPOSAL: Construct new house.

RECOMMEND: Approve
w/ conditions.

BACKGROUND

The lot on which construction is proposed is located at the edge of the historic district. The other resources adjacent to the property are a 1920's Craftsman house which is a contributing resource and an outstanding resource, a 1920's Tudor Revival house which served as Takoma Park's first library in 1935.

PROPOSAL

The applicant proposes to construct a new Queen Anne Revival two-story frame house with a footprint of approximately 987 square feet on a vacant lot on Lincoln Avenue in the Takoma Park Historic District near the corner of Lincoln and Carroll Avenue. The total enclosed space would be approximately 1,960 square feet. Large oak trees which the applicant wishes to preserve at the front and rear of the property necessitate where the house is placed on the lot.

1. The proposed house is to have ~~wood~~ ~~lapped wood~~ siding and painted ~~wood~~ trim with scalloped ~~wood~~ shingles in the three gable pediments. There is stick trim proposed at the gable peaks. Asphalt or fiberglass shingles are proposed for the roof. vinyl

2. The windows are to be 1/1 throughout the house. A three sided bay window with copper roofing is proposed for the front left elevation with two banked 1/1 windows above and a half circle panel with fanlight trim on the third floor above the banked windows. All the windows are proposed to be double-glazed with wood frame and sash. The front and side doors are proposed to be of wood with full length oval glass panels. The rear doors leading to the back deck are proposed to be single pane insulated glass with wood framing. foam core insulated steel doors

3. A front porch with a shed roof is proposed to wrap around the right side of the house. An uncovered rear deck is also proposed at the far left, away from the trees, with steps leading to the backyard. Both porches are to be built on piers with lattice skirting. ~~The railings, columns and spindle trim on the front porch and the railing on the rear deck are all to be of turned wood in a simple stick design.~~ square-edged turned columns & square edged pickets & spindle

4. At the front and side elevation, steps are proposed leading from each end of the porch to the front yard and to a paved side driveway which would curve around a large oak tree and exit at the existing front entrance to the property. No garage is proposed.

①

5. No trees greater in diameter than 6" will be removed. The five large oak trees on the lot are to be pruned and deep root fed prior to excavation. Four foot plastic fencing is to be installed at the drip line to protect the trees. There is minimal grading proposed in the area of the house and drive. A 20" deep trench, 4" wide, is proposed to be dug at the front and rear of the excavation line as a further stress reduction measure as recommended in the "Trees, Approved Technical Manual" from the M-NCPPC.

STAFF DISCUSSION

Use of a Revival style which imitates historic properties has been the conventional solution to infill situations. It is important that new construction in historic districts maintain a high quality in its architectural details so as to enhance the character of historic resources in area. The design proposed by the applicant uses the vocabulary of the earlier 1880-1890's Queen Anne architecture of the historic district rather than the 1920's Craftsman and Bungalow styles which are more prevalent in the immediate neighborhood, but staff is of the opinion that the proposed residence is of a sufficiently modest size and design such that it would not intrude on the historic continuity of the area.

Staff would commend the applicant on the use of materials in keeping with the district. The applicant has indicated that wood is to be used for the siding and the trim. The windows are double-glazed 1/1 which would be appropriate in a modern structure using a Queen Anne design.

The two notable departures from the Queen Anne style are the use of composite shingle roofing instead of a raised seam metal roof and the use of oval glass panels in the principal doors on the front and right sides. Staff would concur with the use of composite shingles in the interests of economy. Staff would suggest, however, that the applicant use a door design which is more in keeping with the style of the house. Queen Anne doors were, for the most part, rectilinear in design. Glass was used in doors, but usually in the shape of squares or rectangles.

Staff would also question the use of the fanlight facsimile panel in the front gable over the second story windows. Whimsical attic window or vent treatments are frequently seen in Queen Anne design, but the panel is non-functioning and might be considered to take away from the Homestead-like simplicity of the proposed design.

Overall, staff is of the opinion that the proposed new construction will be appropriate to the district. Staff would also take note of the care which the applicant has taken in protecting the large trees on the property.

STAFF RECOMMENDATION

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 #1 and #9:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

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.

CONDITIONS

- 1) The design for the front and side doors be of a rectilinear configuration in keeping with the style of a Queen Anne house from the 1890's.
- 2) All window and door frames and sashes be of painted or stained wood with the trim to be a minimum of 4" wide throughout.
- 3) The fanlight panel in the front gable be omitted and the gable be constructed entirely with scalloped shingle siding.
- 4) Dirt from the excavation should be not be stored on site in order to protect the tree roots.
- 5) Construction fencing to protect the trees should be in place before any excavation begins.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

6) Siding & trim = scalloped shingles to be of wood.

Yellow House on corner has vinyl siding
- want vinyl siding for reasons of economy
- have ~~other permits to be restored~~ 3 other
prop in district before hd est in 1992

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON ERNEST R SINES
DAYTIME TELEPHONE NO. (301) 384-6618

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER ERNEST R SINES DAYTIME TELEPHONE NO. (301) 384-6618

ADDRESS 16001 New Hampshire Ave Silver Spring Md. 20901
CITY STATE ZIP CODE

CONTRACTOR ERNEST R SINES INC TELEPHONE NO. (301) 384-6618
CONTRACTOR REGISTRATION NUMBER 3351

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. (-)

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER _____ STREET LINCOLN AVE
TOWN/CITY TAKOMA PARK NEAREST CROSS STREET CARROLL
LOT 55 BLOCK 37 SUBDIVISION B.F. GILBERT OF TAKOMA PARK
LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
1B. CONSTRUCTION COST ESTIMATE \$ 750,000 -
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA

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 NA 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.

Ernest R Sines Signature of owner or authorized agent Date 10-8-96

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

(4)

WALLACE R. AMOS & ASSOCIATES LTD.
 LAND SURVEYORS
 9525 Georgia Avenue
 Silver Spring, Maryland 20910
 301-565-3727

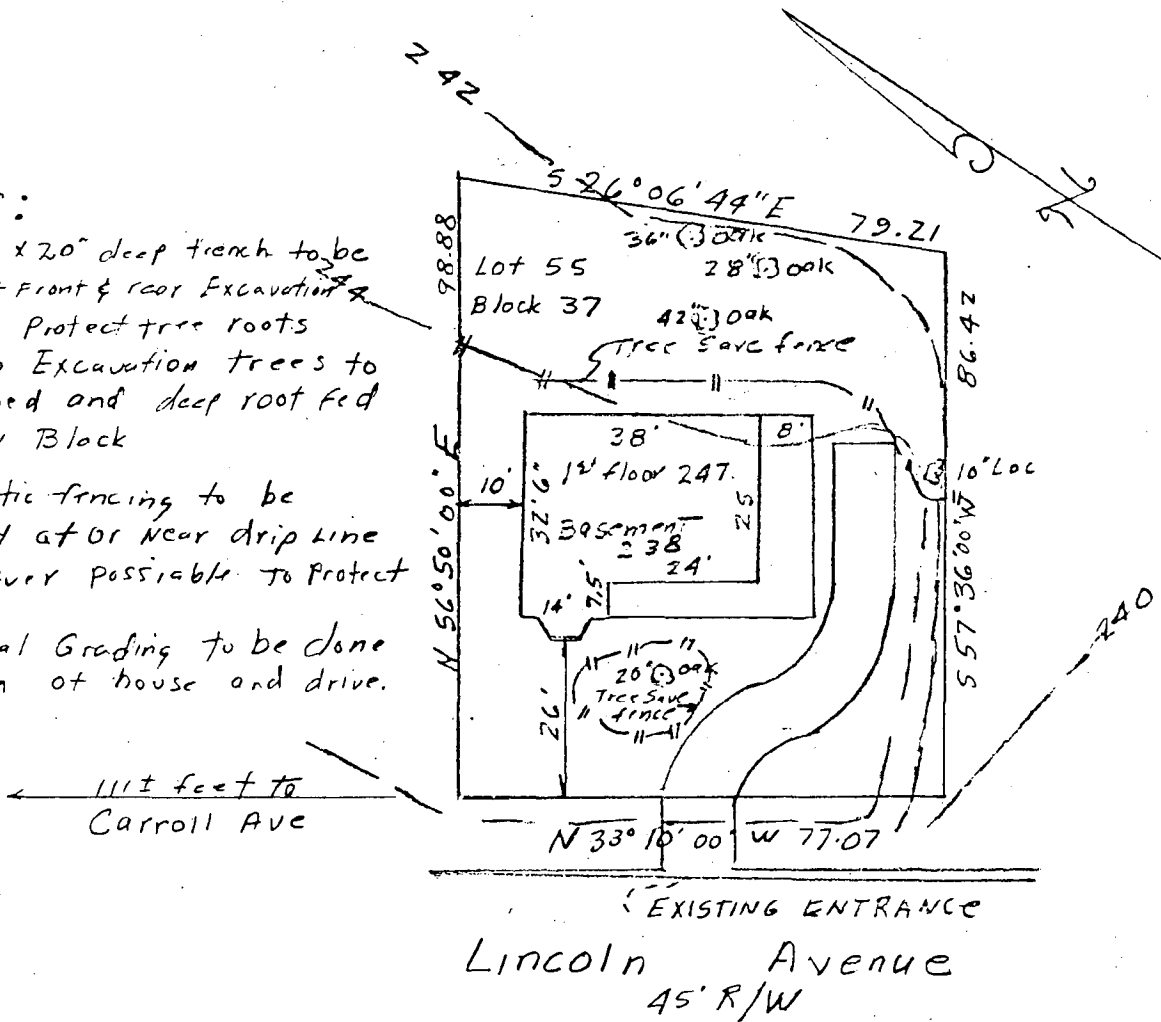
SITE PLAN
 Lot 55 Block 37
 B.F. Gilberts Subdivision of Takoma Park

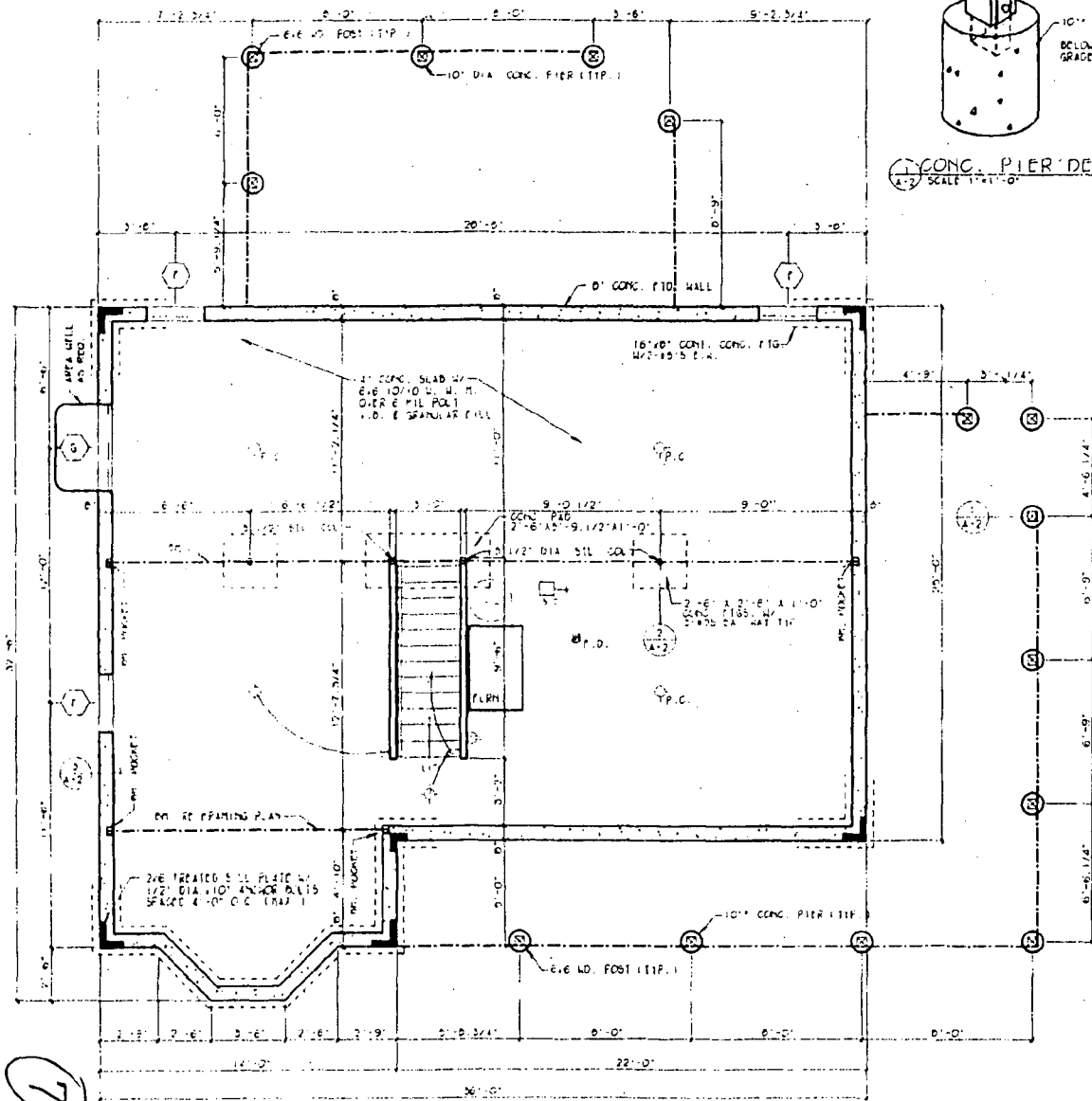
Scale 1" = 30'

September 1996

Notes:

- (1) 4" Wide x 20" deep trench to be dug at front & rear Excavation Line to Protect tree roots
- (2) Prior to Excavation trees to be pruned and deep root fed by Low Block
- (3) 4' Plastic fencing to be installed at or near drip line Where ever possible to protect Trees
- (4) Minimal Grading to be done in area of house and drive.

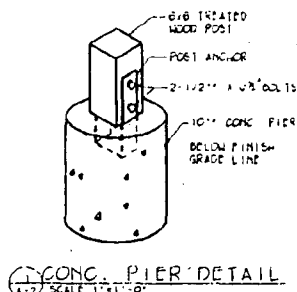




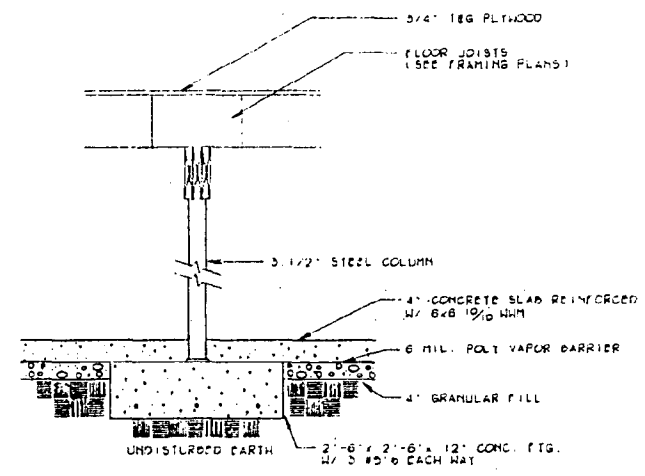
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL WINDOWS AND PATIO ROOFS
SHOWN ON THIS PLAN ARE UNDESIGNED
AND THE OWNER ASSUMES RESPONSIBILITY
FOR OBTAINING ALL NECESSARY PERMITS
AND LOCAL BUILDING CODES FOR
INSTALLATION AND EGRESS
AND SAFETY.

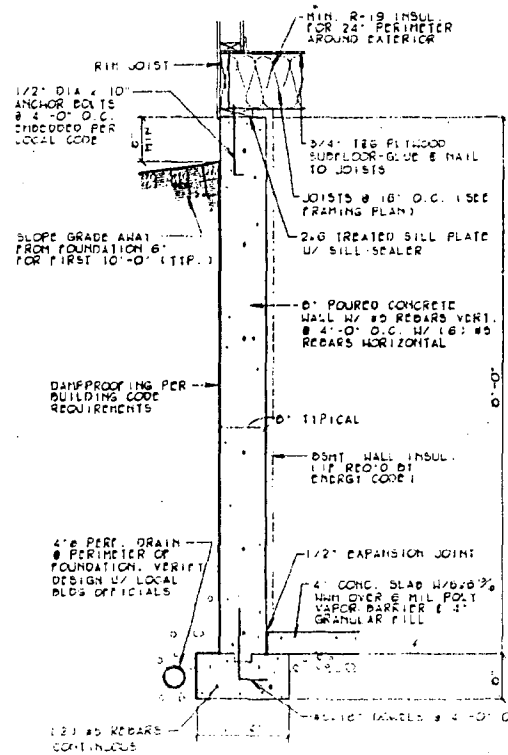
IMPORTANT NOTE LOCAL CODES REQUIREMENTS FOR PERMITS
SOME BUILDING CODES REQUIRE A SLOPE GRADE ANALYSIS FROM A LICENSED
ENGINEER BEFORE DESIGNING CONSTRUCTION. THE OWNER MUST
1) DETERMINE IF SUCH A STUDY HAS BEEN ADVISED LOCALLY.
2) DETERMINE WHAT METHOD OF DRAINAGE WILL BE USED TO MEET LOCAL CODE REQUIREMENTS
AND



CONC. PIER DETAIL
SCALE: 1/4" = 1'-0"



COLUMN FOOTING
SCALE: 3/4" = 1'-0"



FOUNDATION DETAIL

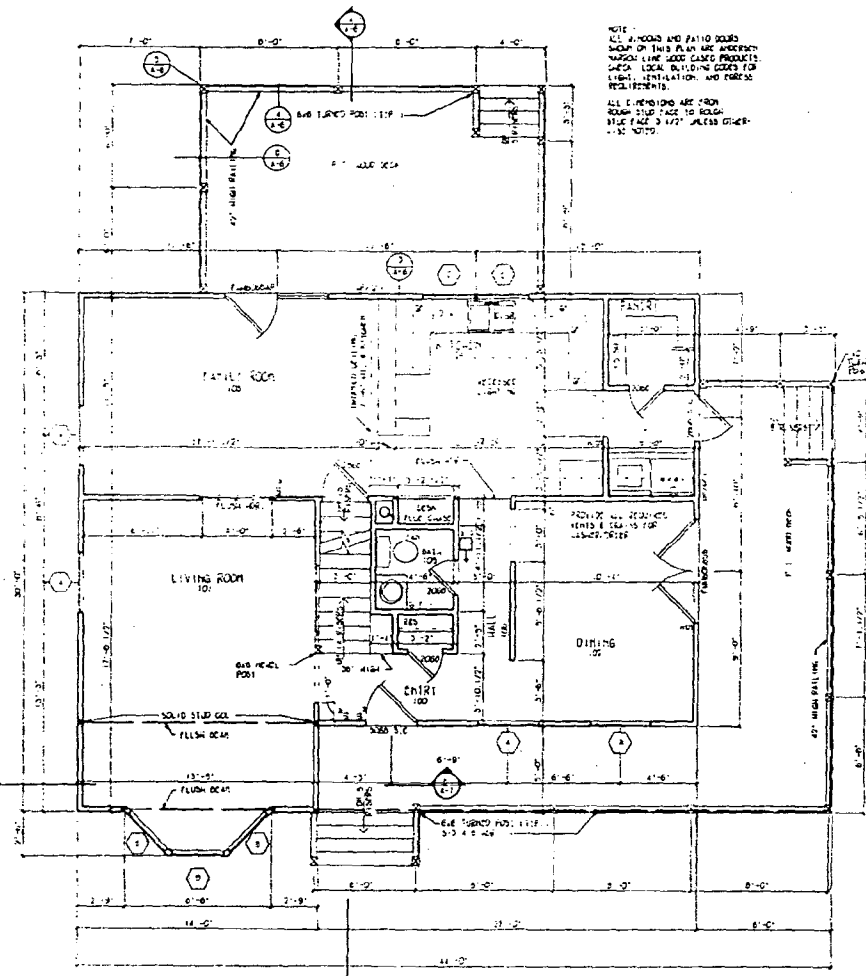
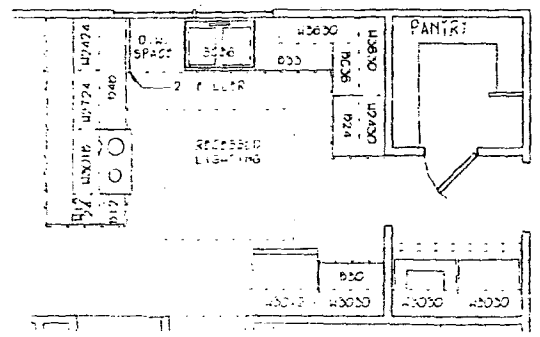
8

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	WALLS	CEILING	REMARKS
20	ENTRANCE	0	1	1	
21	LIVING ROOM	0	1	1	
22	DINING	0	1	1	
23	KITCHEN	0	1	1	
24	BATH	0	1	1	
25	HALL	0	1	1	
26	STAIR	0	1	1	
27	CL. #1	0	1	1	
28	CL. #2	0	1	1	
29	CL. #3	0	1	1	
30	CL. #4	0	1	1	
31	CL. #5	0	1	1	
32	CL. #6	0	1	1	
33	CL. #7	0	1	1	
34	CL. #8	0	1	1	
35	CL. #9	0	1	1	
36	CL. #10	0	1	1	

WINDOW SCHEDULE

NO.	TYPE	SIZE	LOCATION	REMARKS
1	DOUBLE	3'-0" x 4'-0"	LIVING ROOM	
2	DOUBLE	3'-0" x 4'-0"	DINING	
3	DOUBLE	3'-0" x 4'-0"	KITCHEN	
4	DOUBLE	3'-0" x 4'-0"	BATH	
5	DOUBLE	3'-0" x 4'-0"	HALL	
6	DOUBLE	3'-0" x 4'-0"	STAIR	
7	DOUBLE	3'-0" x 4'-0"	CL. #1	
8	DOUBLE	3'-0" x 4'-0"	CL. #2	
9	DOUBLE	3'-0" x 4'-0"	CL. #3	
10	DOUBLE	3'-0" x 4'-0"	CL. #4	
11	DOUBLE	3'-0" x 4'-0"	CL. #5	
12	DOUBLE	3'-0" x 4'-0"	CL. #6	
13	DOUBLE	3'-0" x 4'-0"	CL. #7	
14	DOUBLE	3'-0" x 4'-0"	CL. #8	
15	DOUBLE	3'-0" x 4'-0"	CL. #9	
16	DOUBLE	3'-0" x 4'-0"	CL. #10	



NOTE:
 ALL WINDOWS AND PATIO DOORS
 SHOWN ON THIS PLAN ARE ACCESSORY
 UNLESS OTHERWISE NOTED. CHECK
 LOCAL BUILDING CODES FOR
 LIGHT, VENTILATION, AND ENERGY
 REQUIREMENTS.
 ALL DIMENSIONS ARE FROM
 EXTERIOR FACE TO EXTERIOR
 FACE UNLESS OTHERWISE NOTED.

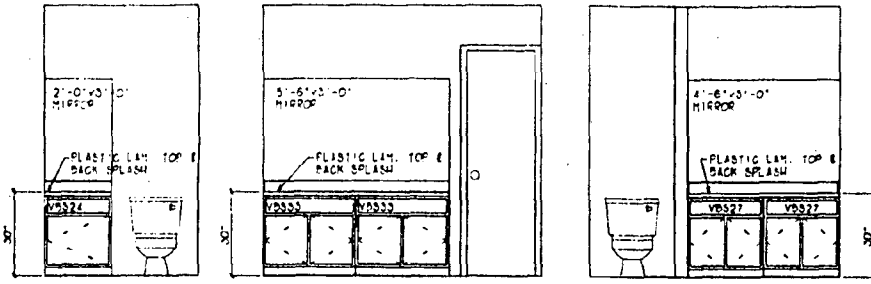
DATE	10/1/77
PROJECT	24301
DRAWN BY	J. GARLINGHOUSE
CHECKED BY	J. GARLINGHOUSE
SCALE	AS SHOWN

THIS DRAWING IS THE PROPERTY OF GARLINGHOUSE ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GARLINGHOUSE ARCHITECTS, INC.

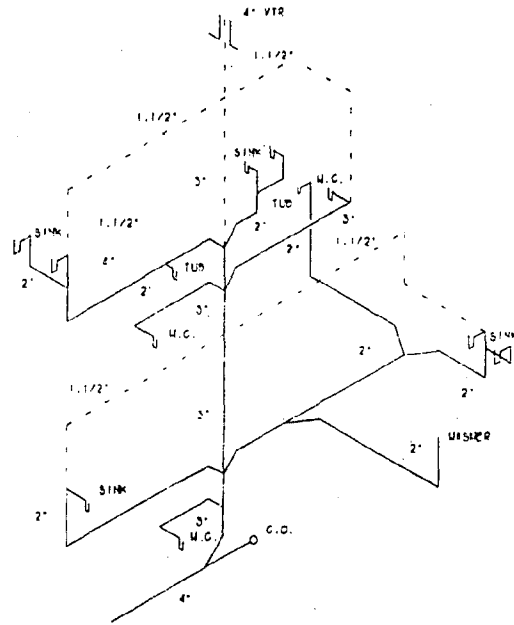


24 1/2 GARLINGHOUSE
 COMPANY INC
 1000 N. 10TH ST
 TOMBALA, AL

PLAN NO.
24301
 SHEET
A-3

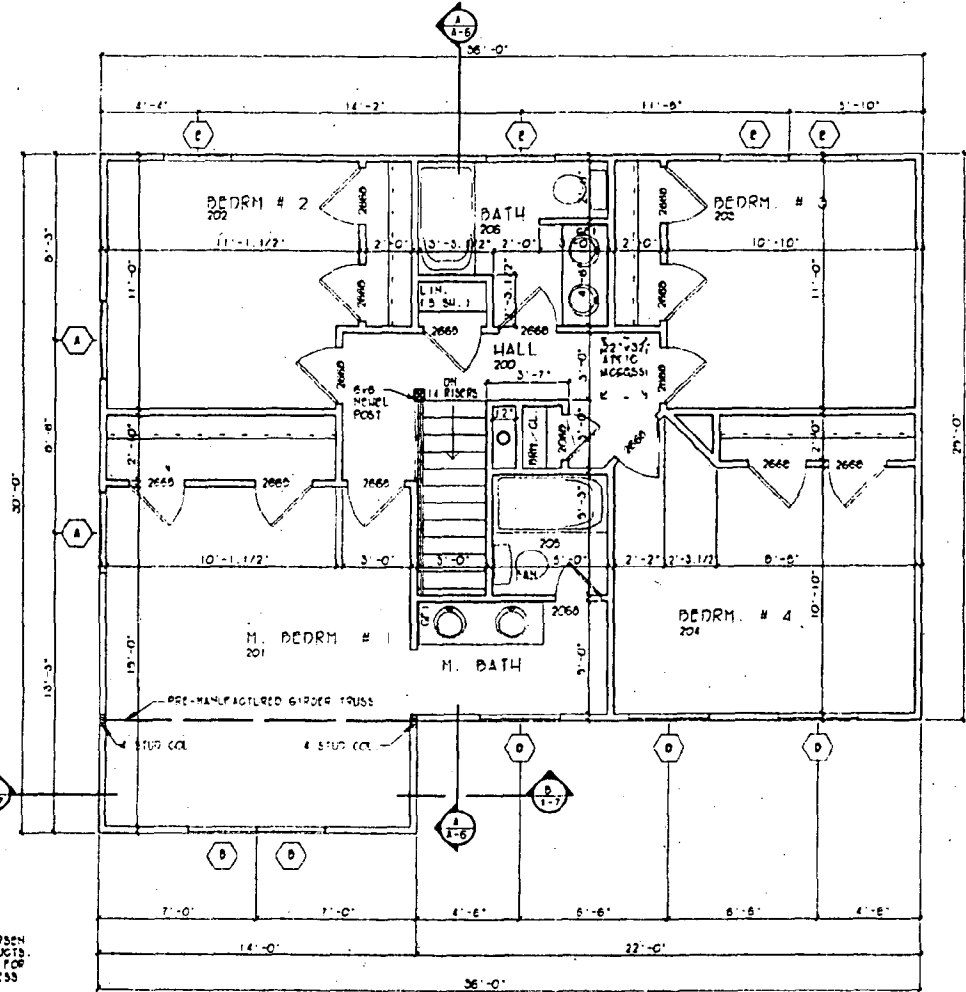


BATH VANITY ELEVATIONS
SCALE 1/4" = 1'-0"



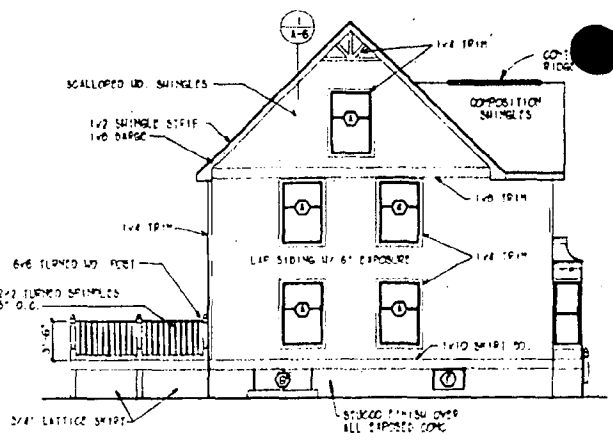
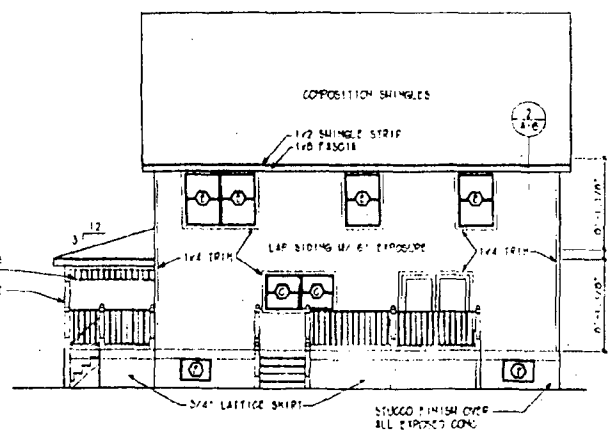
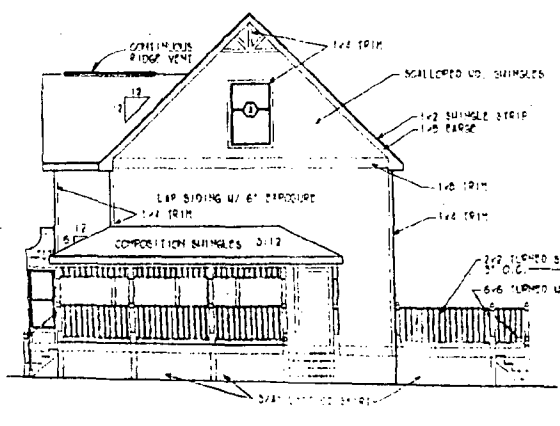
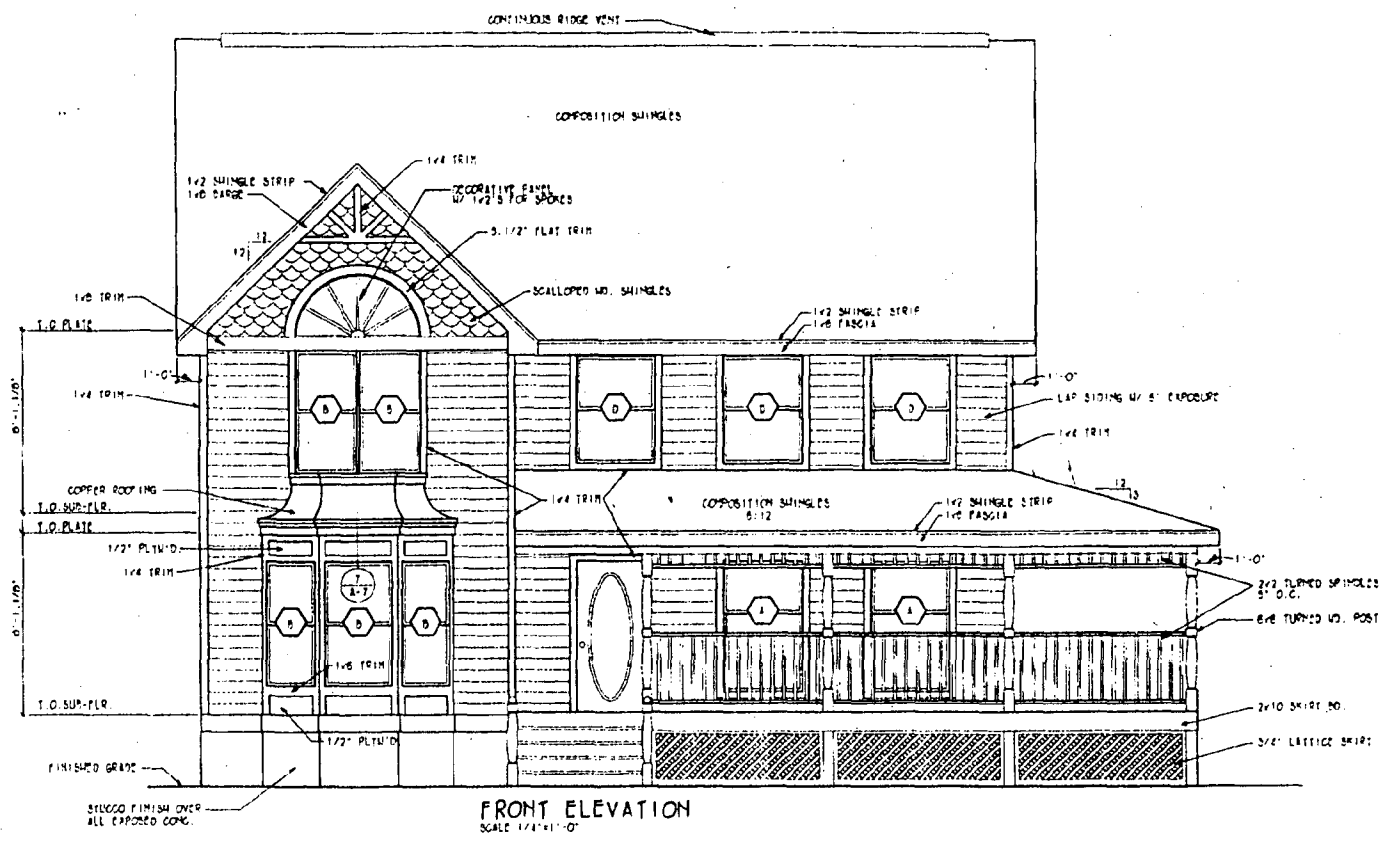
RISER DIAGRAM
N.T.S.

NOTE:
ALL WINDOWS AND PATIO DOORS
SHOWN ON THIS PLAN ARE ANDERSEN
HARROW LINE WOOD CASSED PRODUCTS.
CHECK LOCAL BUILDING CODES FOR
LIGHT, VENTILATION, AND EGRESS
REQUIREMENTS.
ALL DIMENSIONS ARE FROM
ROUGH STUD FACE TO ROUGH
STUD FACE 3/16" UNLESS OTHER-
WISE NOTED.

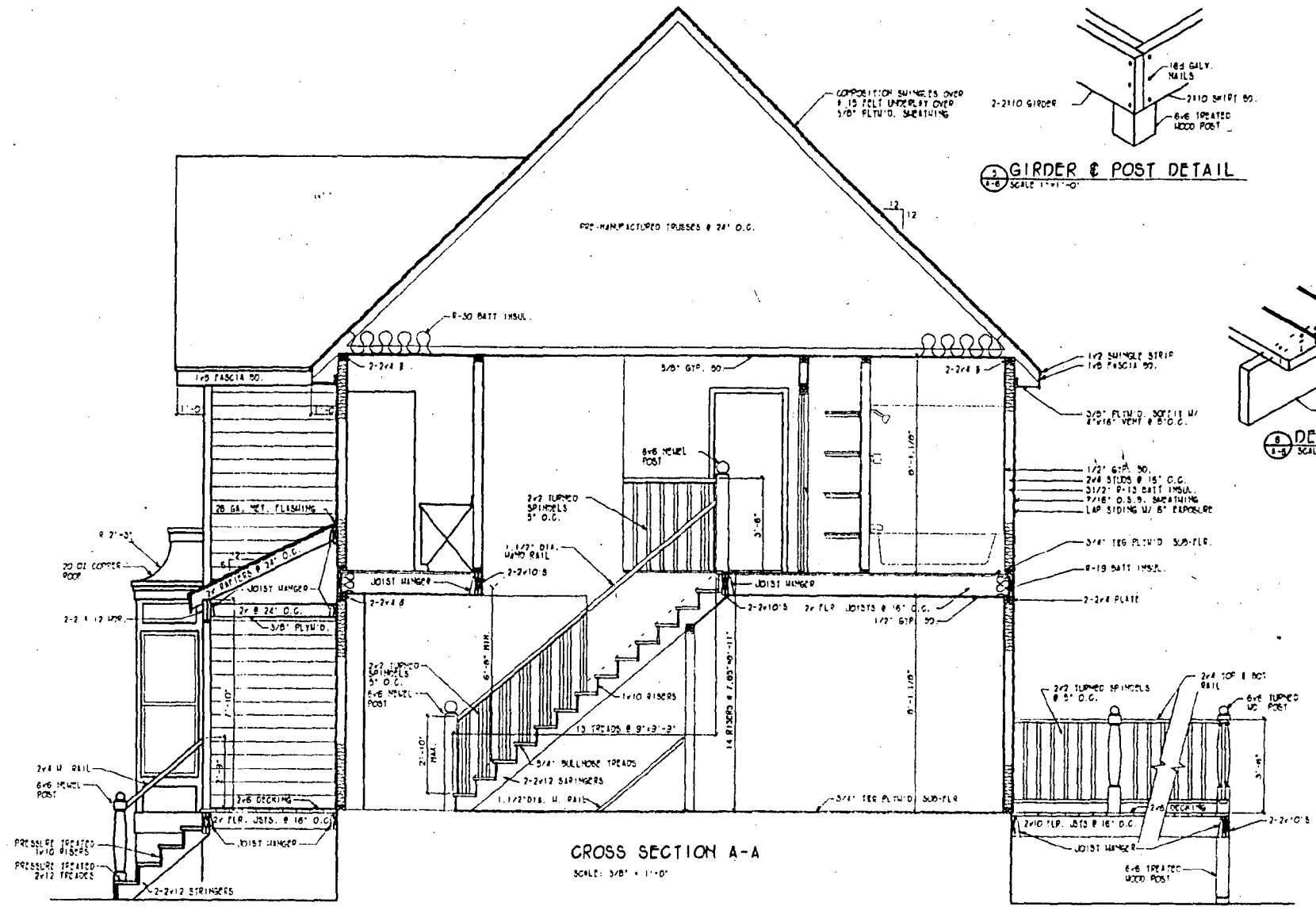


UPPER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"
SECOND FLOOR - 970 SQ. FT.

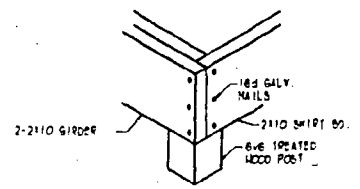
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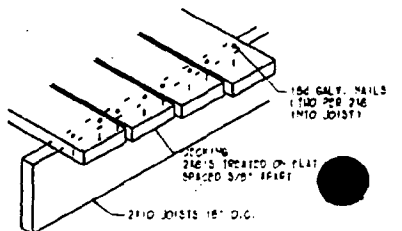
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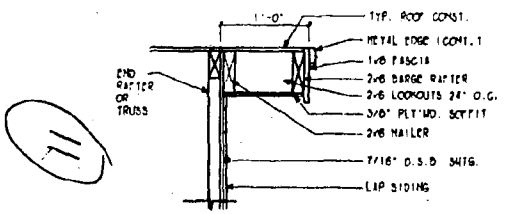
3 GIRDER & POST DETAIL
SCALE 1/4" = 1'-0"



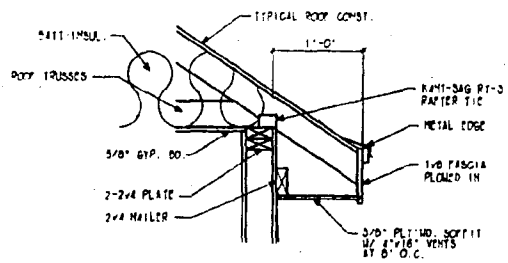
4 DECKING DETAIL
SCALE 1/4" = 1'-0"



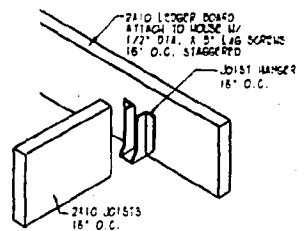
CROSS SECTION A-A
SCALE 3/8" = 1'-0"



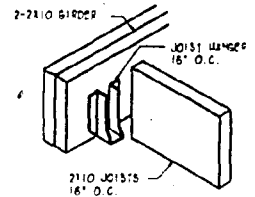
1 RAKE DETAIL
SCALE 1/4" = 1'-0"



2 CORNICE DETAIL
SCALE 1/4" = 1'-0"

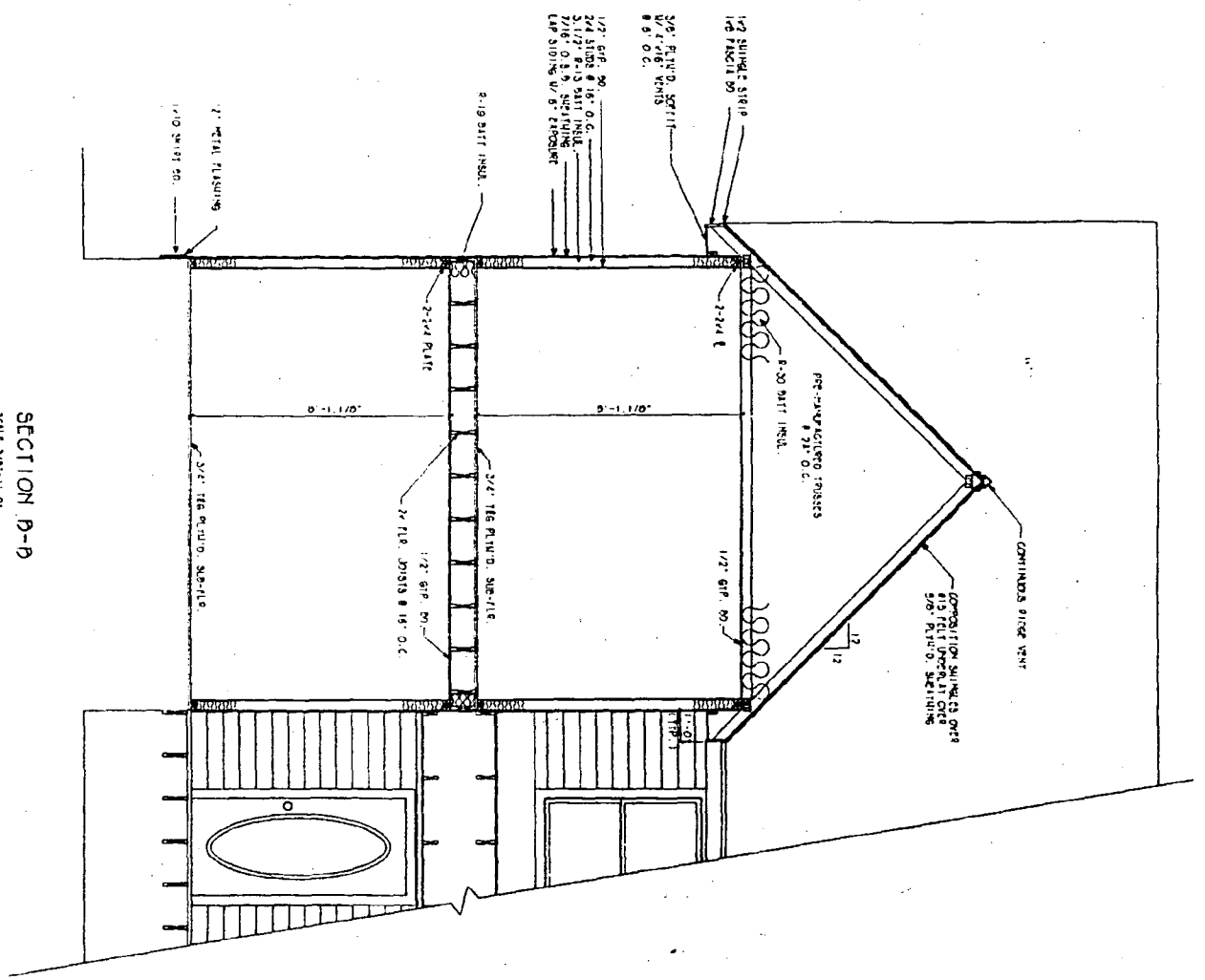


3 LEDGER DETAIL
SCALE 1/4" = 1'-0"

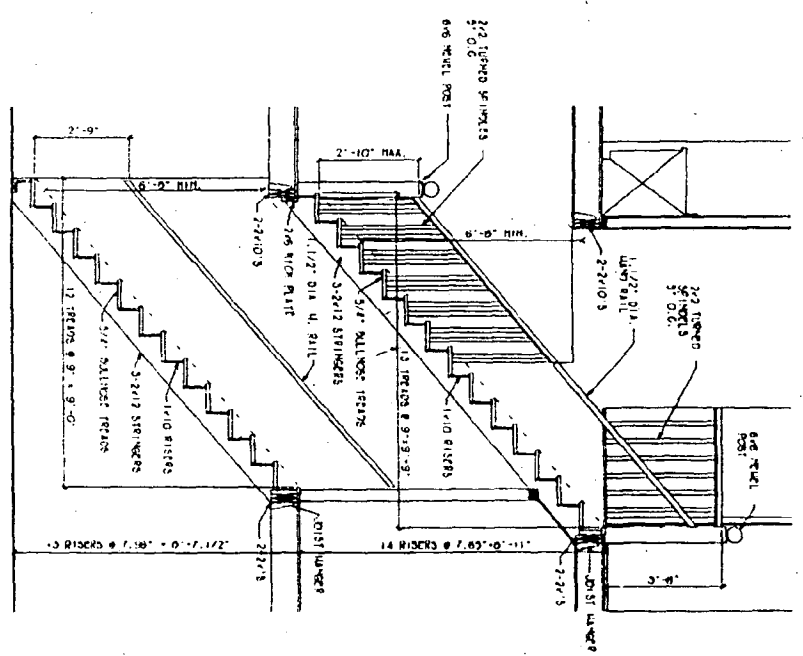


4 GIRDER DETAIL
SCALE 1/4" = 1'-0"

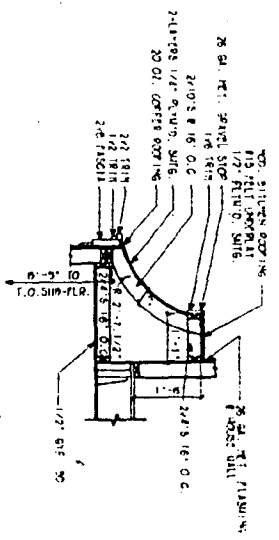
12



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



STAIR SECTION C-C
SCALE 1/2"=1'-0"



COPPER ROOF DETAIL
SCALE 1/2"=1'-0"



October 9, 1996

MEMORANDUM

TO: Interested Property Owners

FROM: Robin Ziek, Historic Preservation Planner
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division
M-NCPPC

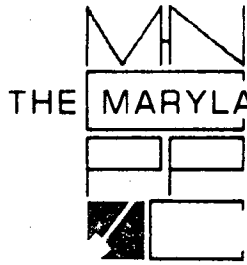
SUBJECT: Historic Preservation Commission Review of HAWP Applications

The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application for a property in your neighborhood. The enclosed agenda lists the HAWP applications currently under review.

Please note the Commission's meeting date, time, and location on the agenda. You are welcome to attend this meeting and, if you wish, you may offer comments and information to the Commissioners. You may also submit written comments in advance of the meeting to the Commission at the letterhead address.

HAWP applications are on file at the office of the Commission's staff. To see them, or to ask questions about the meeting, the HAWP application process, or other historic preservation matters, please call either of us at 495-4570.

301
Lincoln Ave.
Joyce Childs 10/09/96



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

October 9, 1996

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Kedre Williams
311 Lincoln



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Received by Paul & Savano 10/10/96