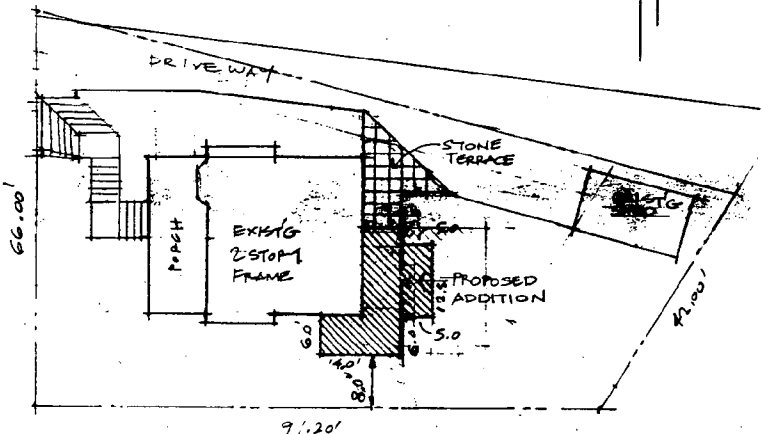


37/3-98J 217 Park Avenue
(Takoma Park Historic District)

37/3-98J REVISION 217 Park Avenue
(Takoma Park Historic District)

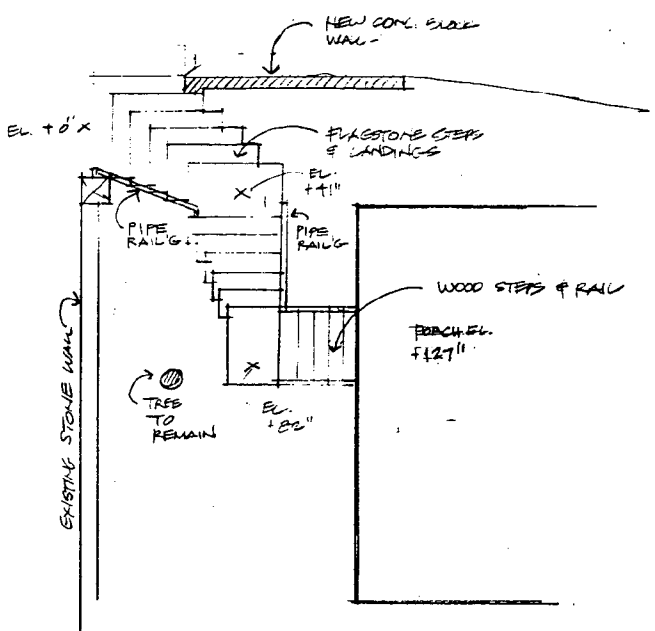
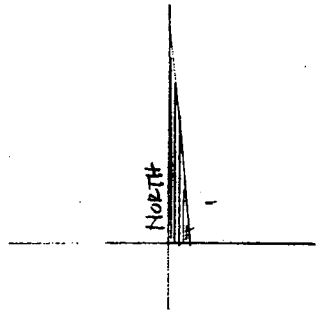
PARK AVE



SITE PLAN

SCALE: 1" = 20' 0"

#217 PARK AVENUE, TAKOMA PARK, MD.



FRONT STEPS PLAN
Scale: 1/8" = 1'-0"

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Montgomery County
Historic Preservation Commission

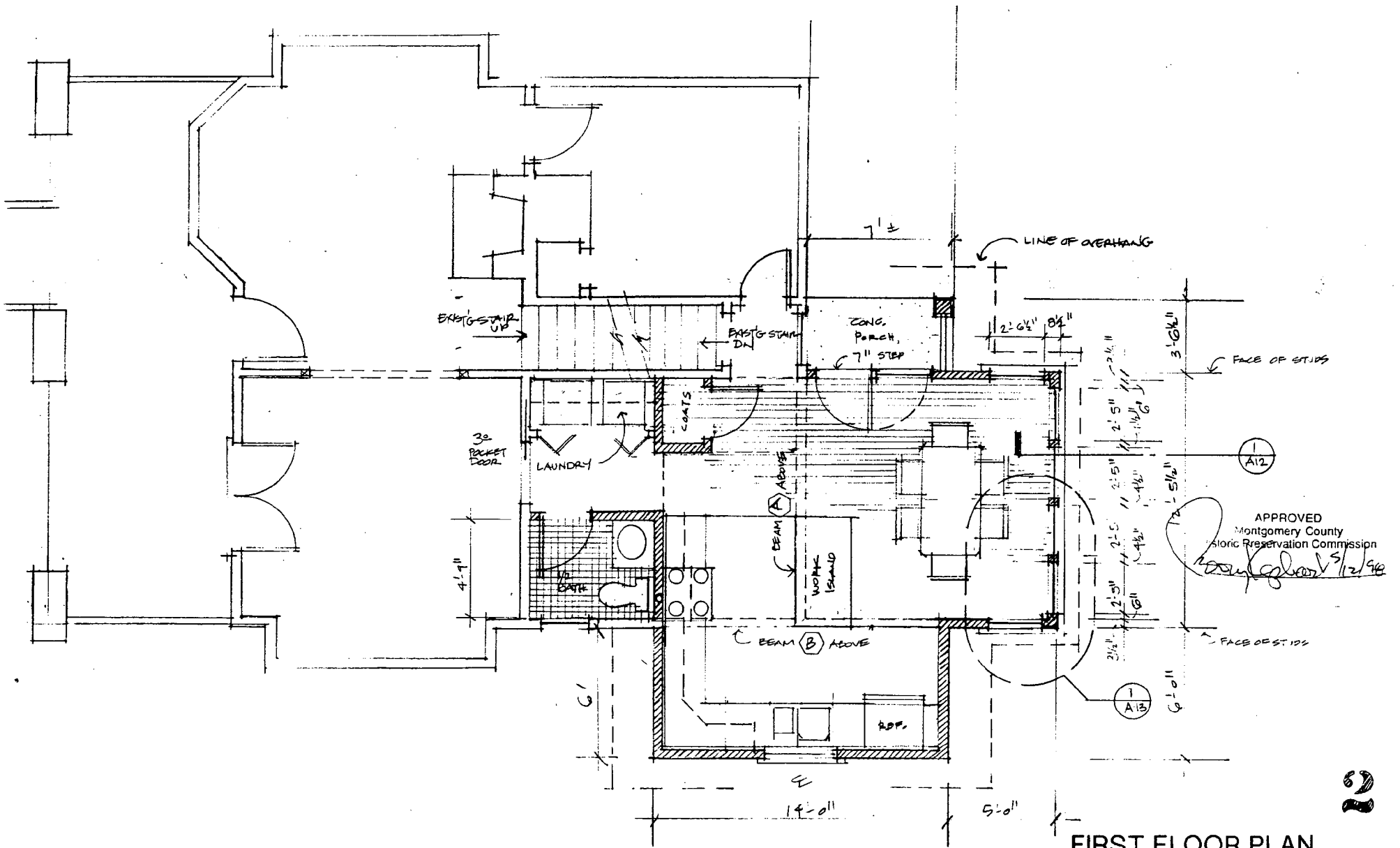
Paul Treseder

PART OF LOTS 25, 26, & 27
BLOCK 2
HILL-CREST SUBDIVISION
OF TAKOMA PARK

1

5-8-98

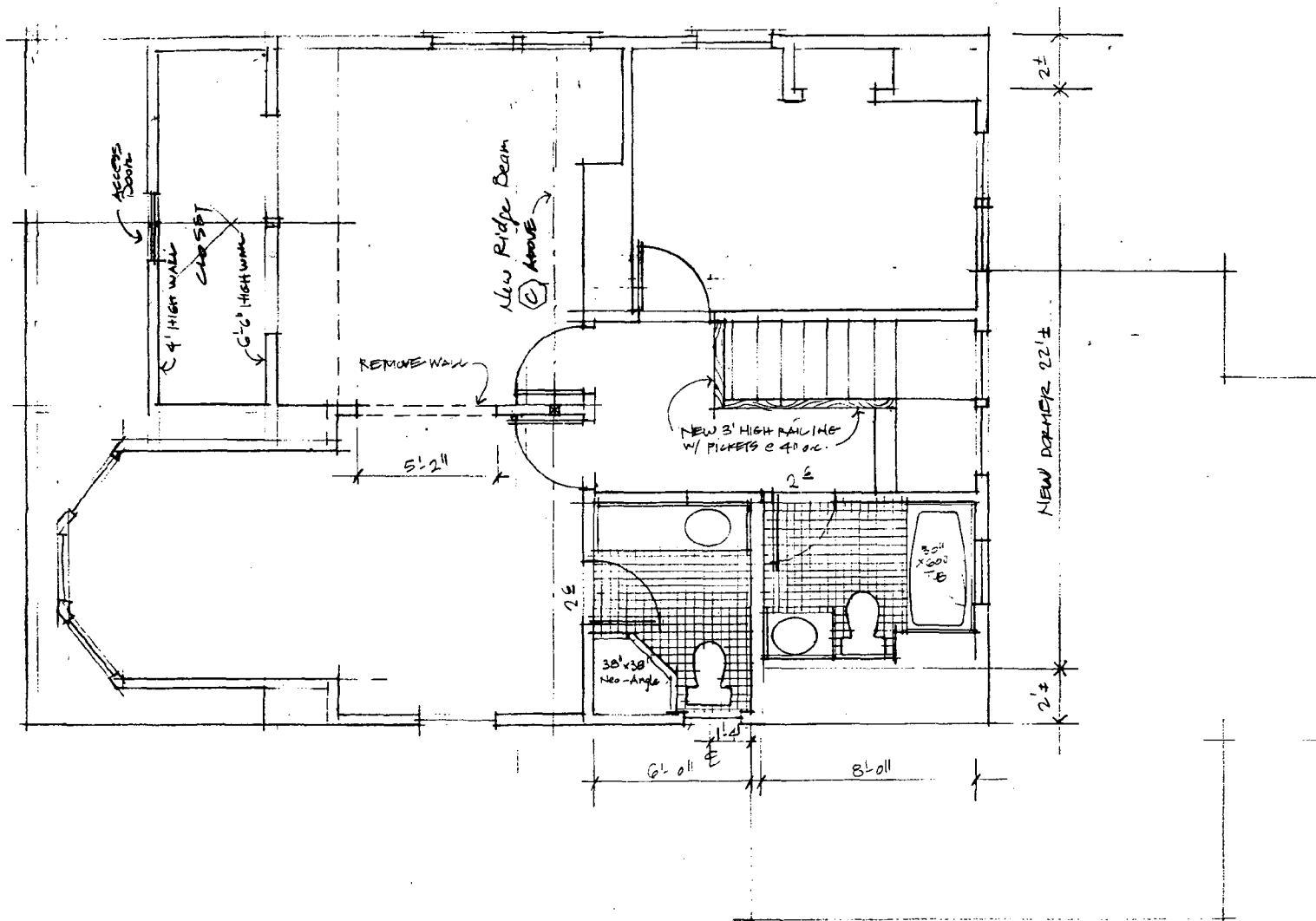
PAUL TRESIEDER, A.I.A., ARCHITECT
6320 WISCASSET ROAD, BETHESDA, MD. 20816
(202) 320-1500



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 5/12/98

FIRST FLOOR PLAN

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



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 1/12/98

3

SECOND FLOOR PLAN

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



WOOD STAIRS
& RAILING

WOOD LATTICE

REMOVE EXISTING
PORCH INFILL

NEW WOOD RAILING

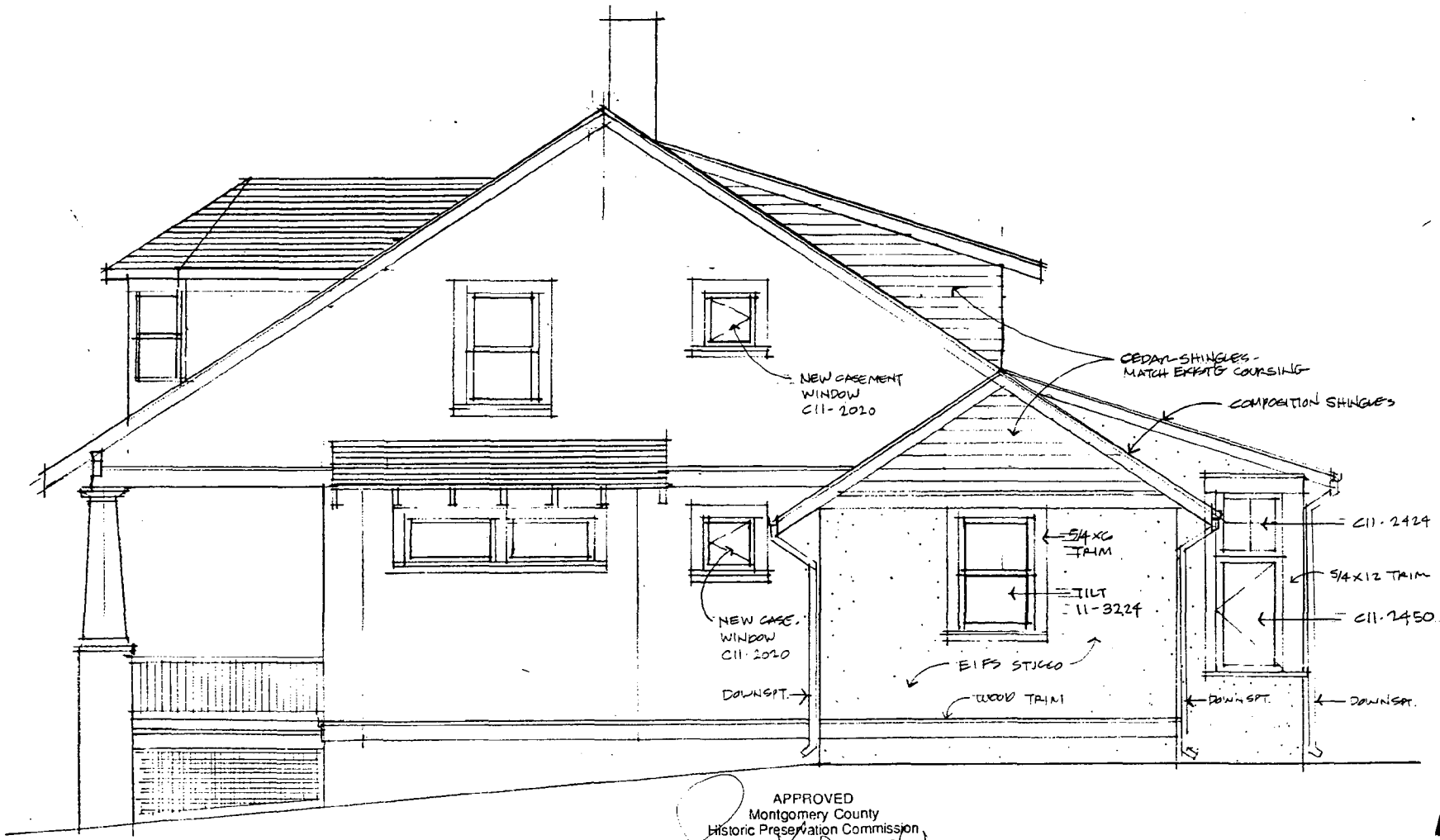
APPROVED
Montgomery County
Historic Preservation Commission

Stouffer 3/2/98

WEST ELEVATION

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



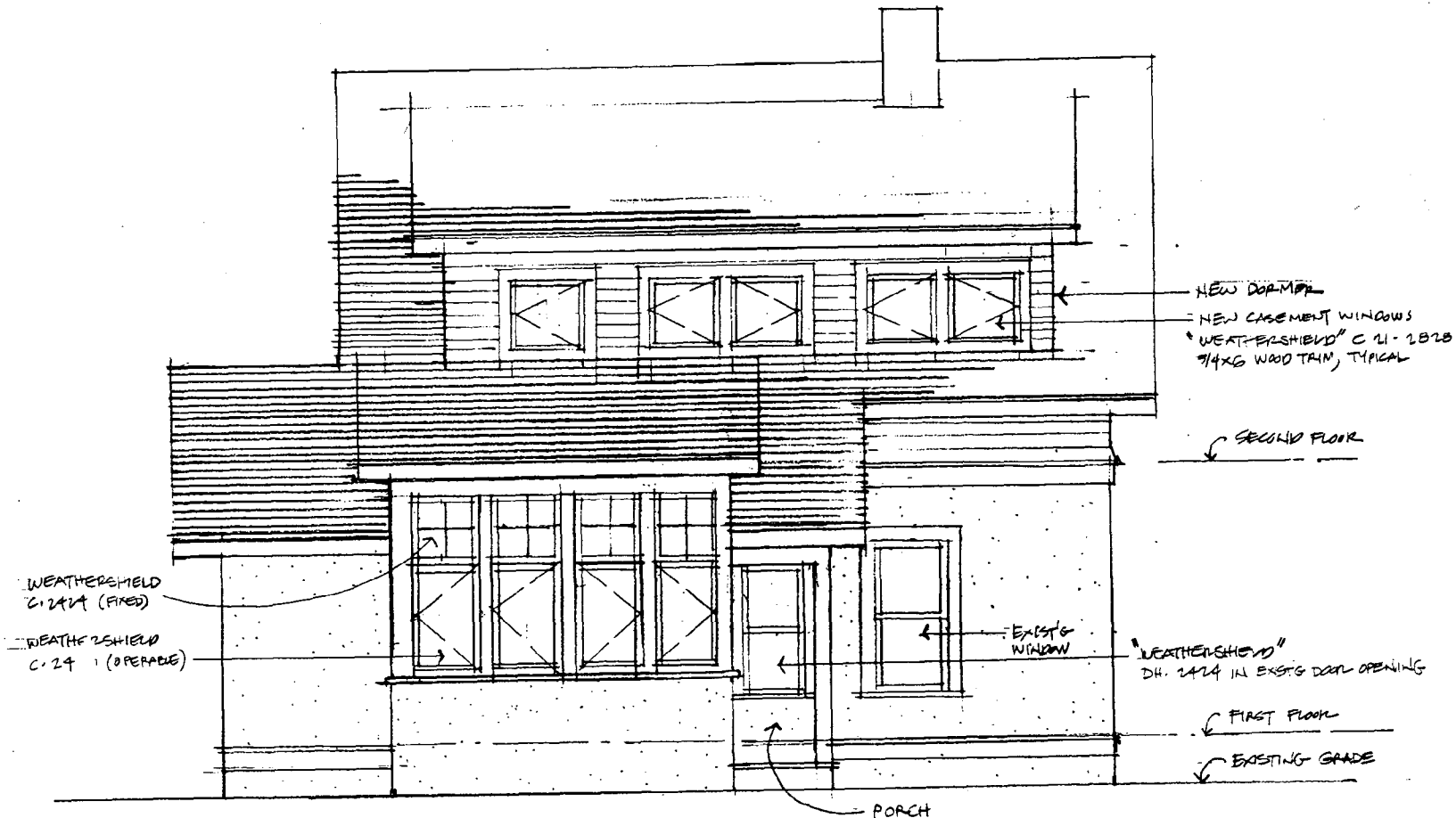


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 Montgomery County
 Historic Preservation Commission

Signature
 9/12/98

SOUTH ELEVATION

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



NEW DORMER
 NEW CASEMENT WINDOWS
 WEATHERSHIELD C 24 - 1B2B
 3/4" X 6" WOOD TRIM, TYPICAL

SECOND FLOOR

WEATHERSHIELD
 C 24 (FIXED)
 WEATHERSHIELD
 C 24 (OPERABLE)

EXIST'S
 WINDOW

WEATHERSHIELD
 DH. 2424 IN EXIST'S DOOR OPENING

FIRST FLOOR

EXISTING GRADE

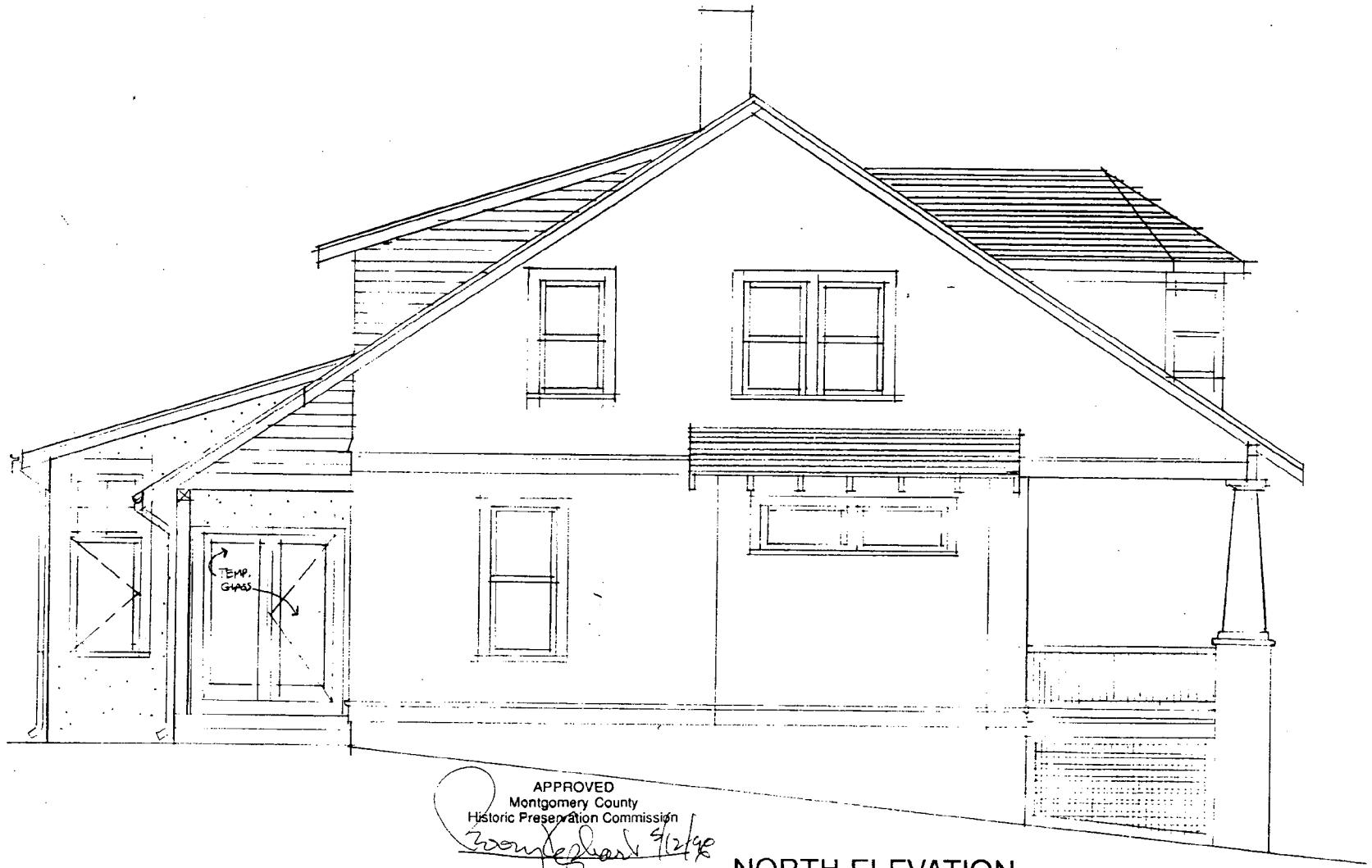
PORCH

PROPOSED ADDITION

APPROVED
 Montgomery County
 Historic Preservation Commission
Wayne J. ... 5/12/98

EAST ELEVATION

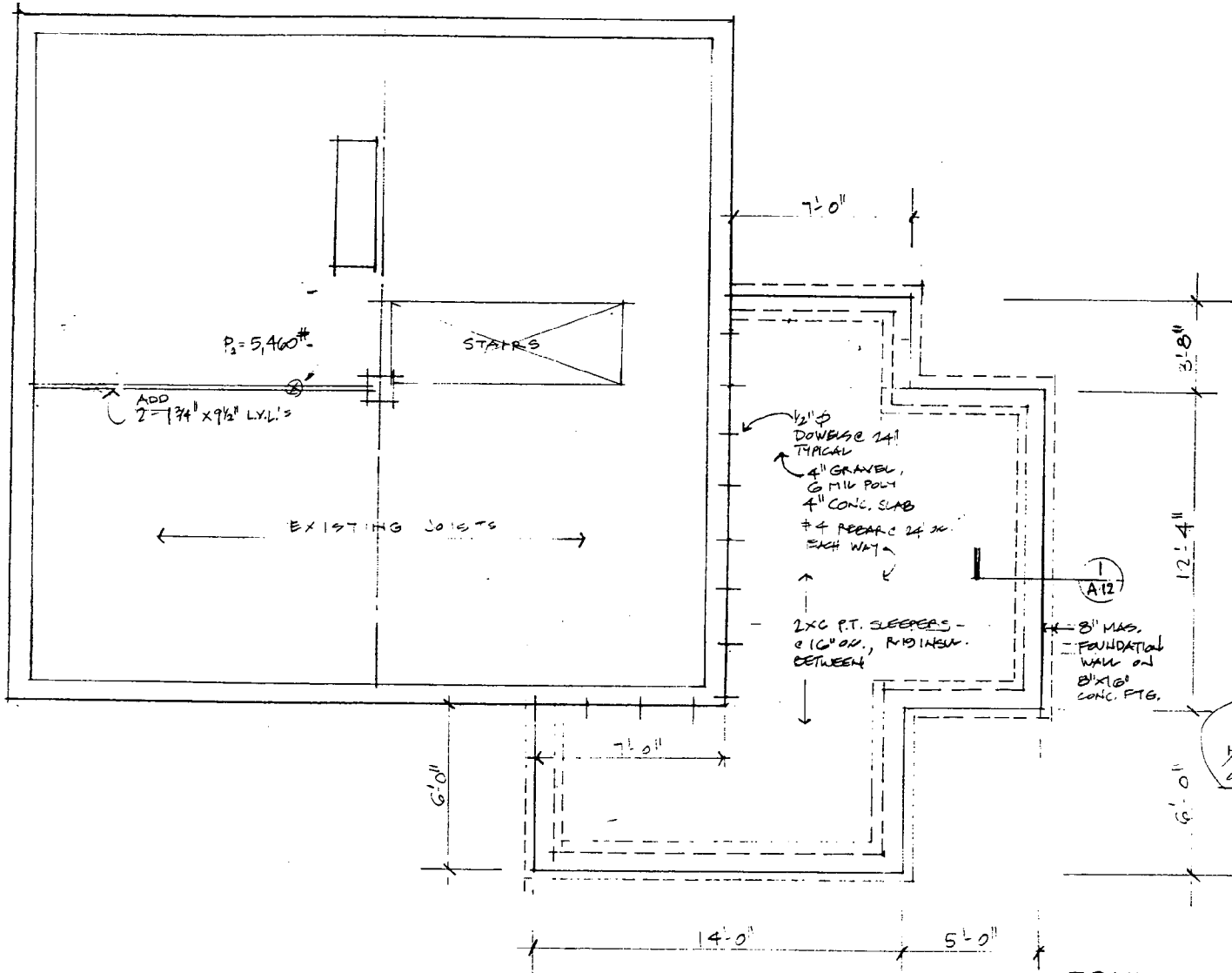




APPROVED
Montgomery County
Historic Preservation Commission
W. J. [Signature] 9/2/98

NORTH ELEVATION

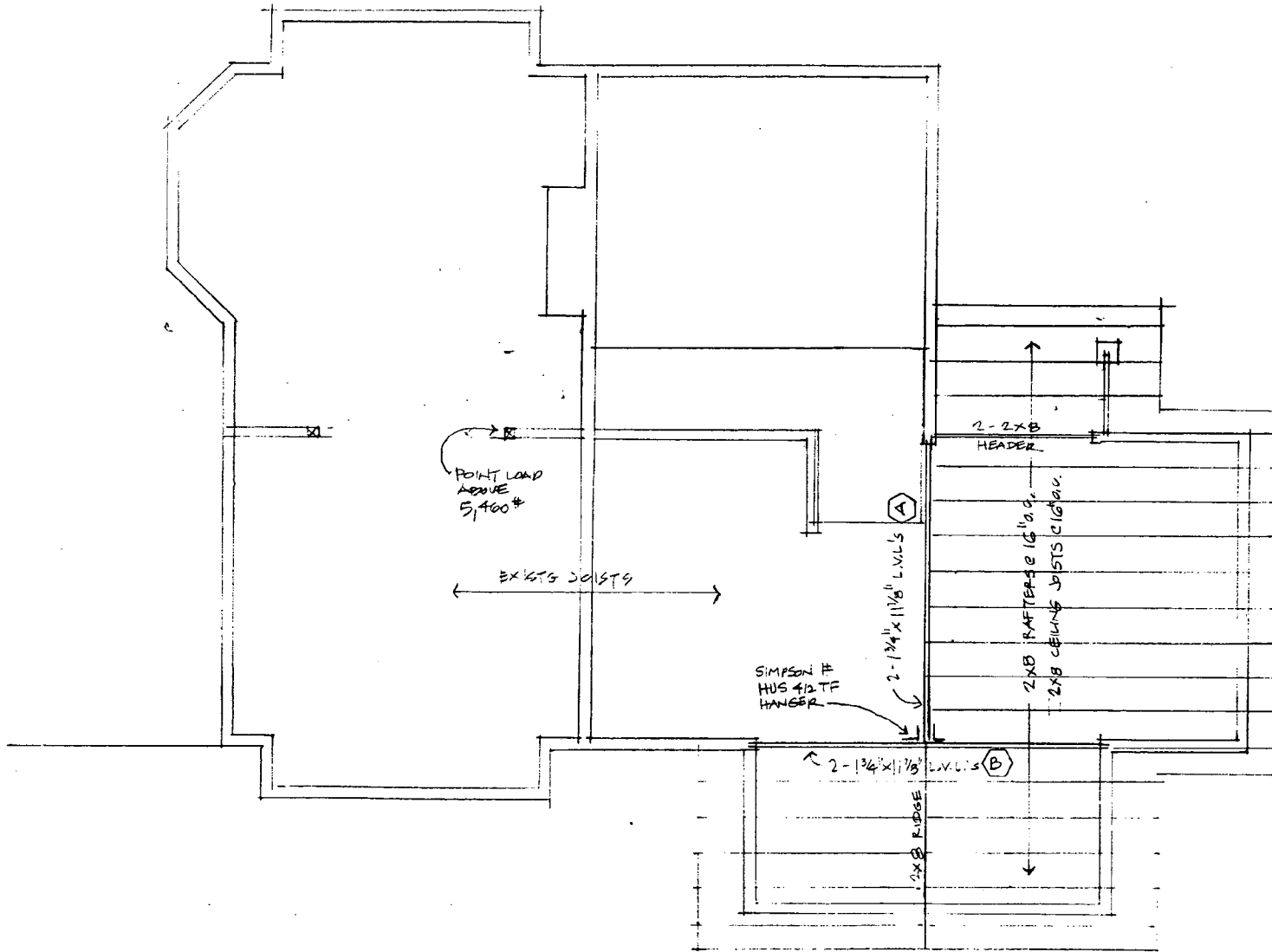




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 Montgomery County
 Historic Preservation Commission
[Signature] 5/12/98



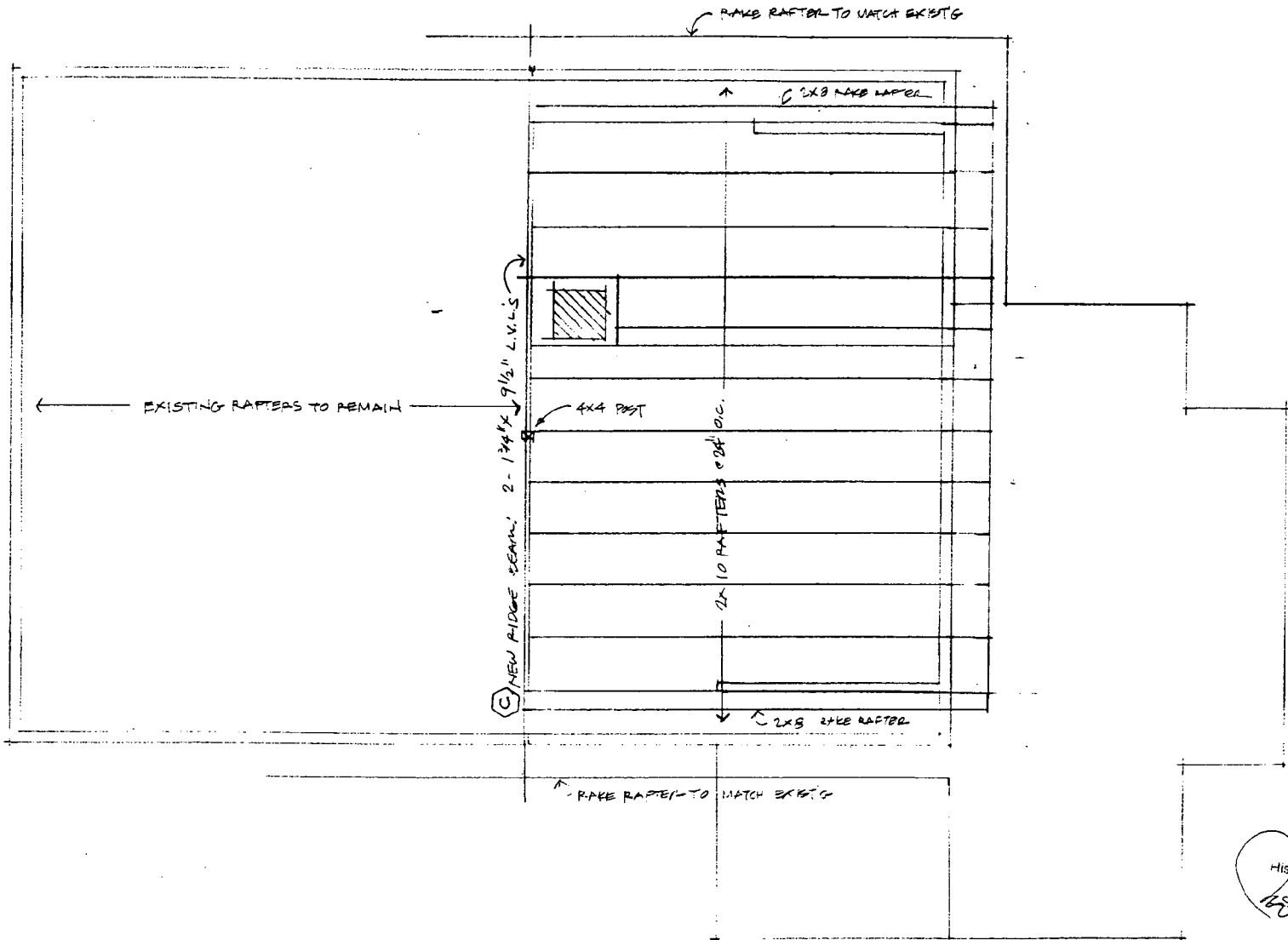
FOUNDATION PLAN



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 Montgomery County
 Historic Preservation Commission
[Signature] 3/12/19

9

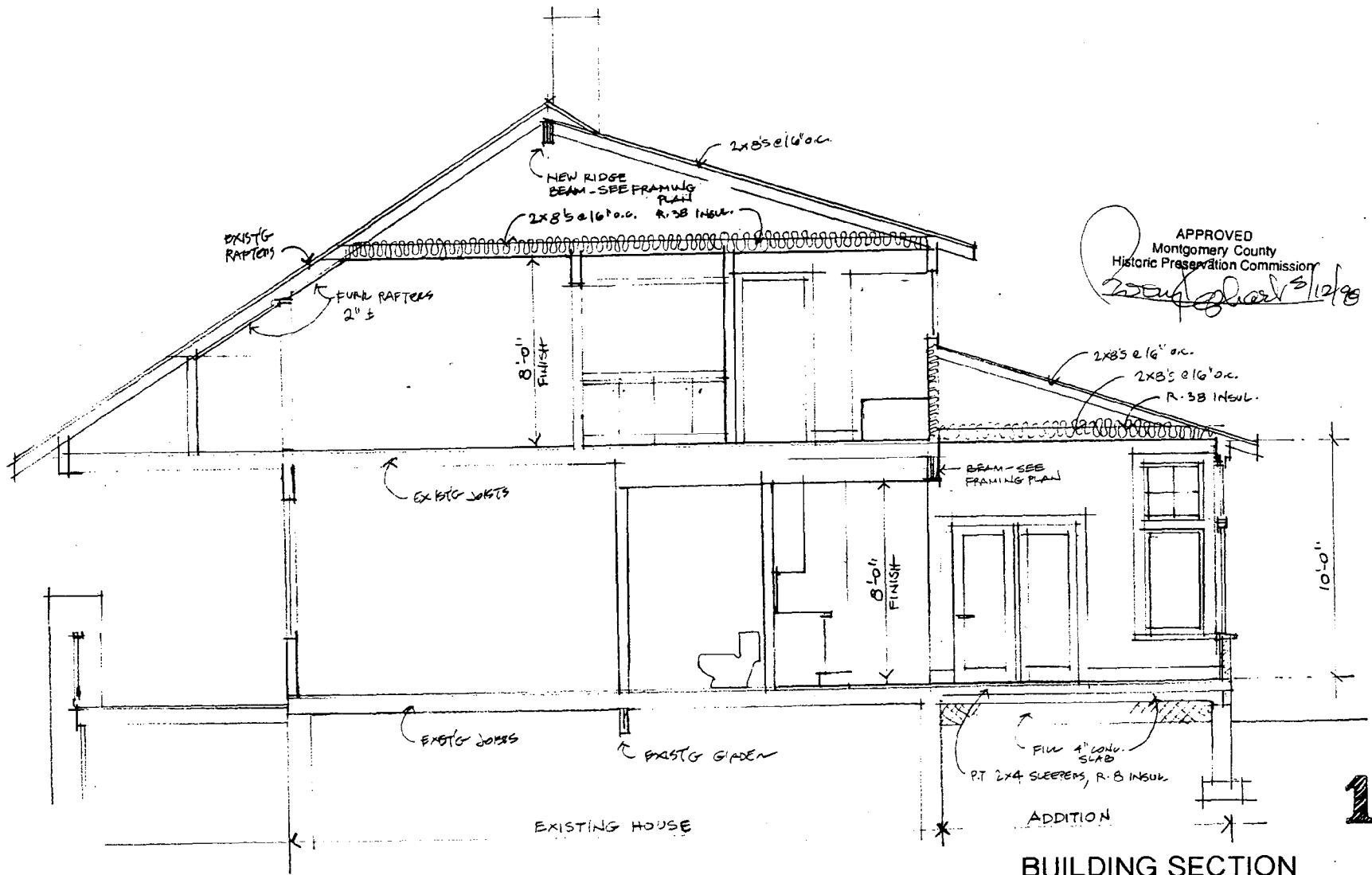
LOWER ROOF FRAMING PLAN



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 5/2/2008

10

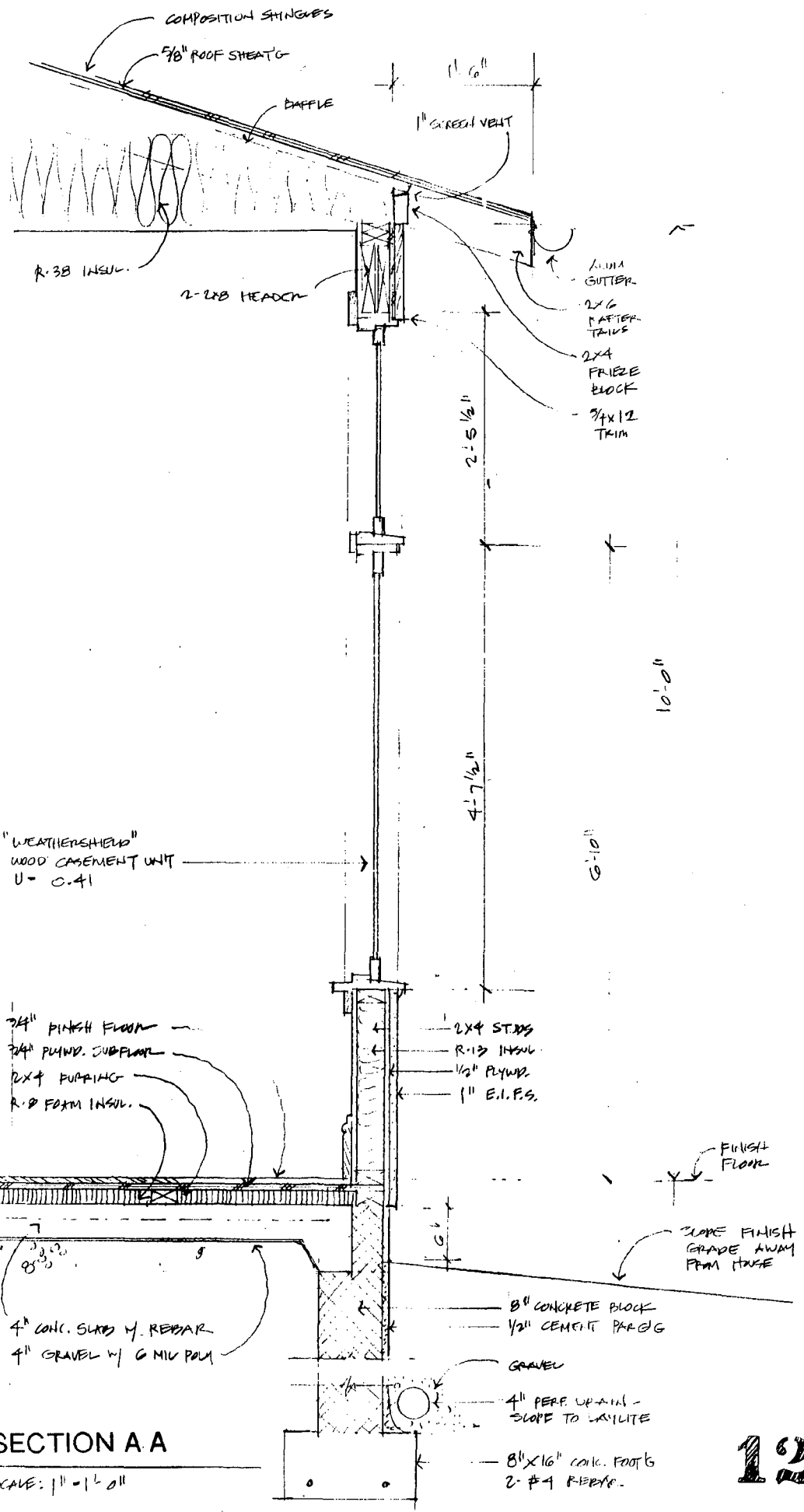
UPPER ROOF FRAMING PLAN



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 3/12/98

BUILDING SECTION

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

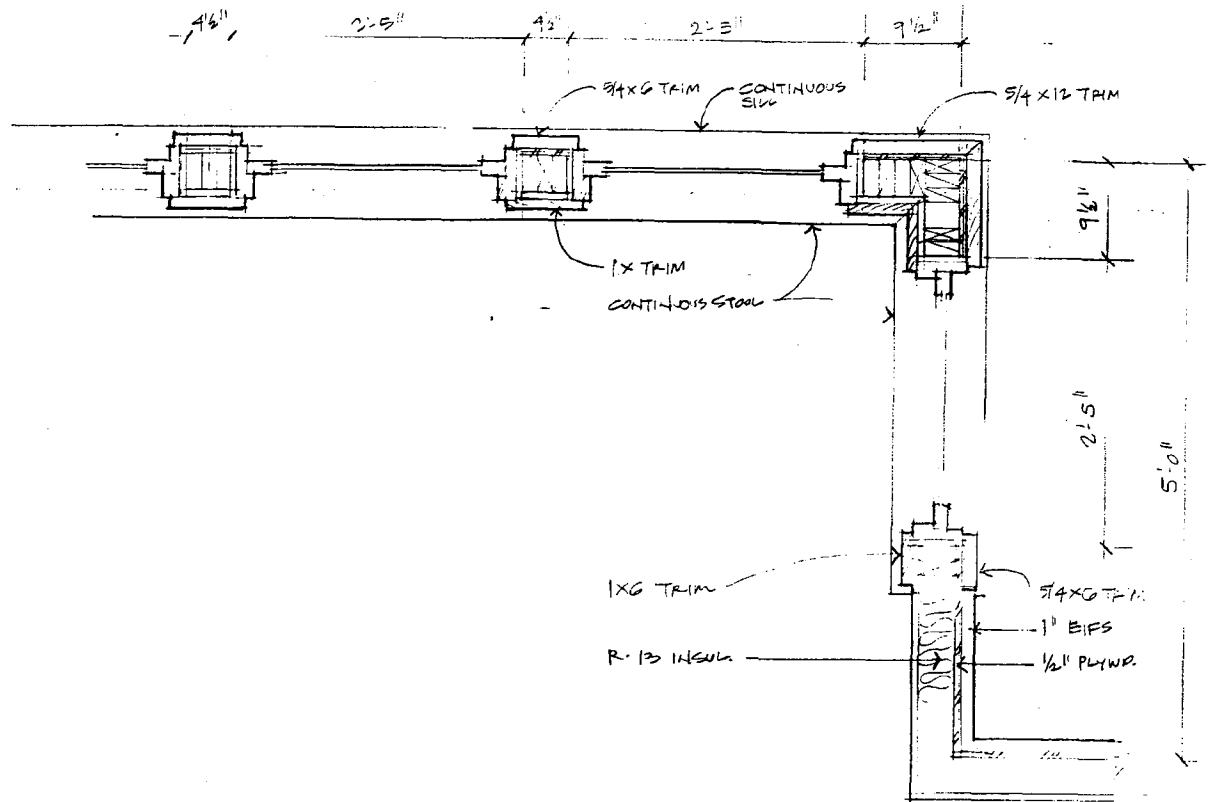


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 Montgomery County
 Historic Preservation Commission
[Signature]

SECTION A A

SCALE: 1" = 1'-0"

1
 A-12



1
A-13

PLAN SECTION

SCALE: 1" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
5/12/98

13

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 217 Park Avenue

Meeting Date: 7/22/98

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98J - REVISION

Tax Credit: No

Public Notice: 7/8/98

Report Date: 7/15/98

Applicant: Art McMurdie

Staff: Robin D. Ziek

PROPOSAL: Replace existing windows

RECOMMENDATIONS: APPROVAL

Expedited

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in Takoma Park Historic District

STYLE: Bungalow

DATE: c1920

The subject property is a 1-1/2 story frame Bungalow, with stucco and wood shingle siding, and 1/1 windows in much of the house. The HPC has reviewed a HAWP for this on March 25, 1998, with revisions approved on April 22, 1998. (Order 11-23)

At this point, the applicant has completed much of the approved work on the house, and comes back to the HPC for approval for further alterations based on the evaluation of the windows during the renovation process.

PROJECT PROPOSAL

The applicant proposes to remove the sash of the 14 existing original windows, and replace them with wood insulated glass replacement sash. The window openings would remain the same size.

The applicant proposes to remove a non-original 15 light door that opens into the enclosed half of the front porch and piece in the siding to match the existing.

STAFF COMMENTS

The bungalow at 217 Park Avenue was identified as an Outstanding Resource in the historic district based on the architectural details. These have all be maintained in this rehabilitation, which involved a small rear addition. The applicant has found that the building was

①

poorly constructed and it was also poorly maintained over the last many years. Due to both of these factors, the applicant notes that the windows are not a significant design feature to the house, and they are in very poor condition. Staff notes that the replacement of multi-paned windows is more difficult to approve because it is more difficult to match the historic profiles of the muntins (although replacement windows are greatly improved over the last few years). In the case of this project, the replacement of 1/1 windows with similar wood 1/1 windows will have no impact on the design of the house.

The Takoma Park Guidelines note that, for Outstanding Resources, “the preservation of original building materials and the size and shape of original openings is encouraged.” Nevertheless, appropriate and compatible new materials may be approved on a case by case basis. Staff feels that, in this particular resource, the windows may be replaced without altering the character or feel of the historic resource or the district.

Staff notes that the original porch was a full-width front porch. This was partially enclosed at some point in the past. The side entrance into this non-original room may be removed without altering the resource, noting that the siding will be pieced in and matched to the existing.

STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior’s Standards for Rehabilitation #9:

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

and subject to the general 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.

CLEVELAND AVENUE

DEVELOPMENT

July 9, 1998

The Maryland-National Park and Planning Commission
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910
Attn: Perry Kephart

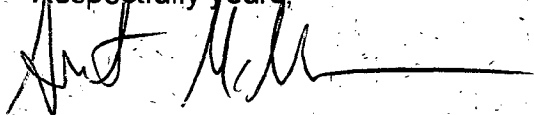
Subject: HPAC Case No. 37/3-98J **REVISION** 217 Park Avenue, Takoma Park

Dear Ms. Kephart:

I would like to make the following revisions to my HWAP which was approved on April 22, 1998:

- 1) Replacement of 14 badly deteriorated 1/1 wooden double hung windows with wooden sash kits, which will be similar to the originals with the exception that they will be double glazed. (brochure enclosed)
- 2) Removal of the non-original 15 lite door leading from the enclosed half of the front porch to the porch. (drawing enclosed)

Respectfully yours,



Arthur F. McMurdie
(301) 565-0524

CLEVELAND AVENUE

DEVELOPMENT

~~301~~ 301-565-0524 voice
585-5961 fax

of pages including cover sheet: 1

Time: 3:30 Date: 8 July 98

To: Robin Zeik ^{301 563 3912} From: ART McMurdie

Job: 217 Park Ave

Comments: Adjacent and opposite property owners:

Scott Hardy Pat McMahon

117 Park Ave 219 Park Ave Tak Pk 20912

Takoma Pk, Md 20912

Jim Kariya

218 Park Ave

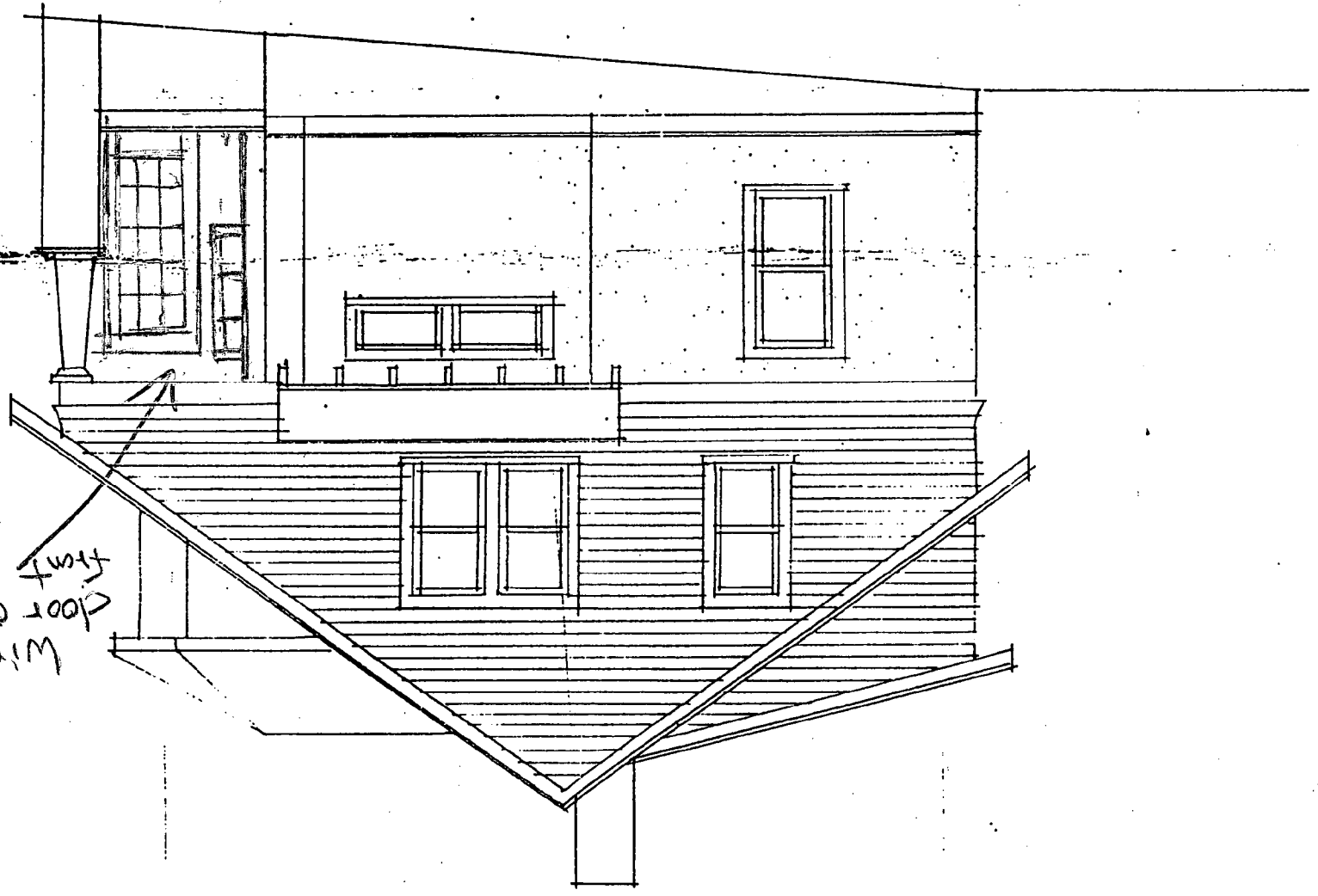
Tak. Pk. 20912

Art McMurdie
12 Cleveland Avenue
Takoma Park, Maryland 20912

EXISTING NORTH ELEVATION

9
5

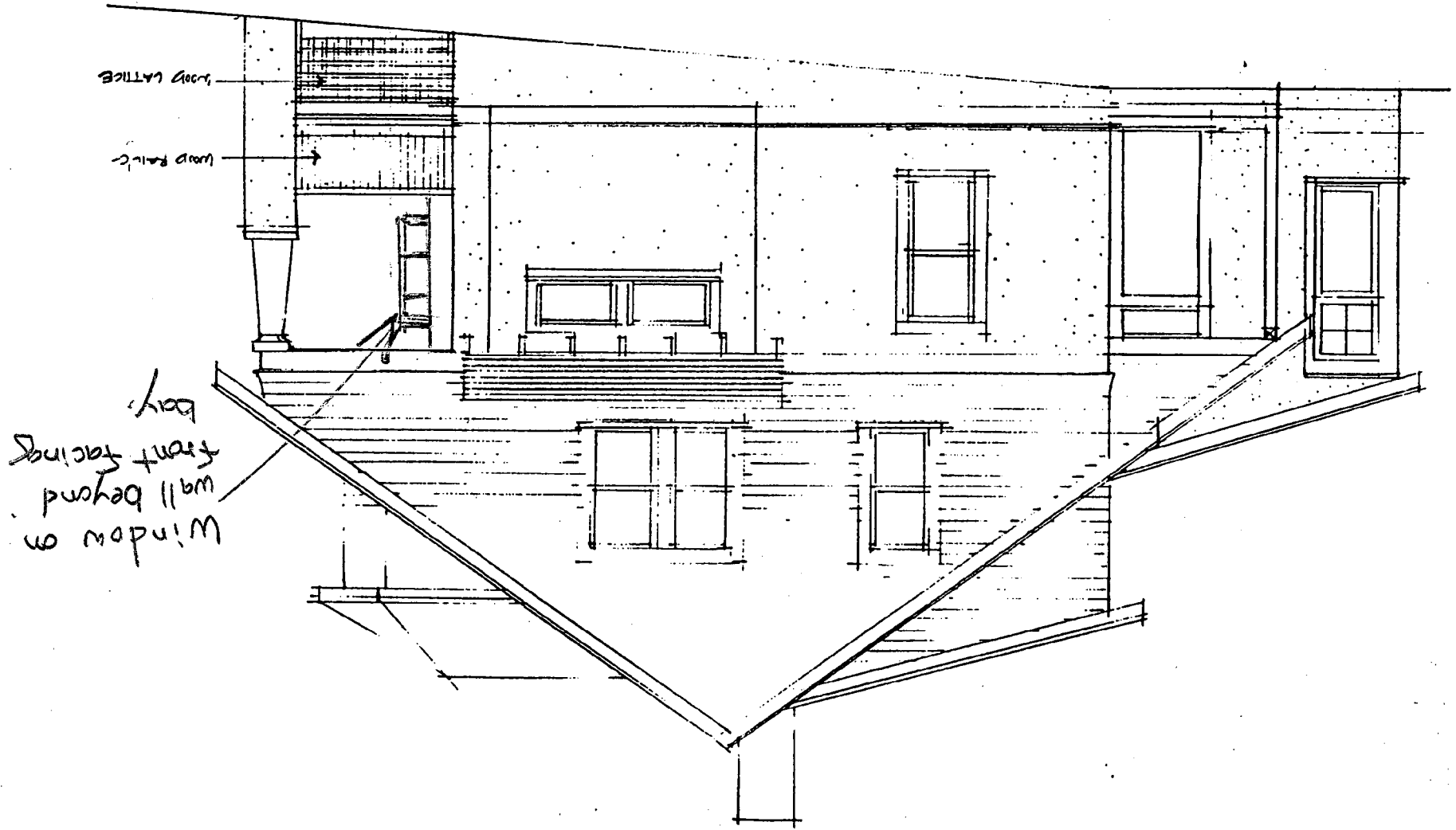
Window and
floor on wall beyond
front facing bay



6

21

North Elevation
Left side
Revised 4/9



Art McMurdie

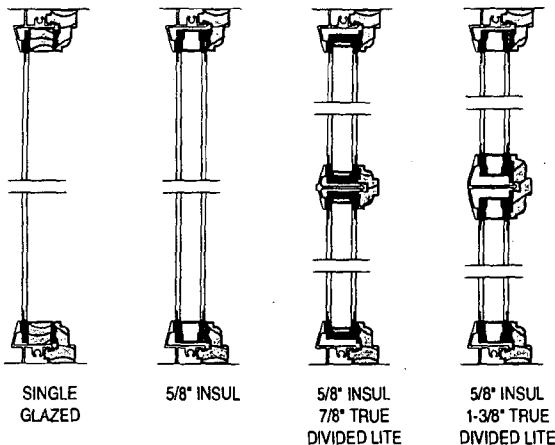
TILT SASH REPLACEMENT KIT

Scale: 3" = 1'D"

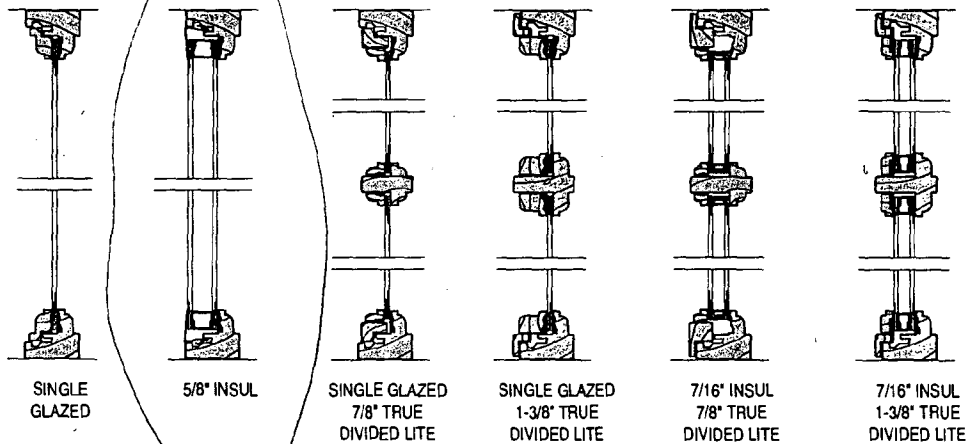


WEATHER SHIELD
WINDOWS & DOORS

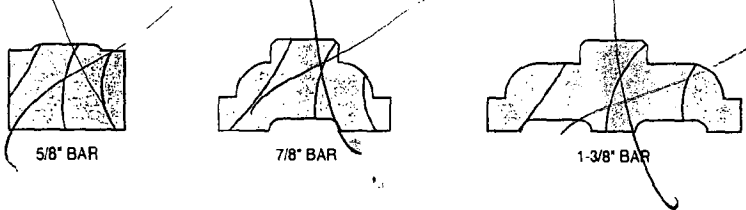
TILT GLAZING OPTIONS - CONTEMPRA ALUMINUM SASH



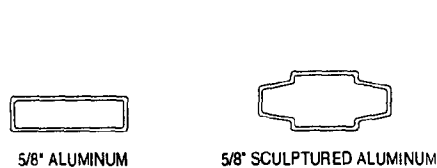
TILT GLAZING OPTIONS - WOOD SASH



WOOD GRILLE PROFILES - FULL SCALE



AIRSPACE GRILLE PROFILES - FULL SCALE



7

Tilt Sash

REPLACEMENT KITS

There's A Lot More Than Meets The Eye.

WEATHER SHIELD
WINDOWS & DOORS



5

Take A Closer Look. You'll See How We Put Together The Highest Quality Sash Replacement Kit On The Market.

IG.

Weather Shield
be getting
quality and
attention to



come to expect
products.

OF CHOICES

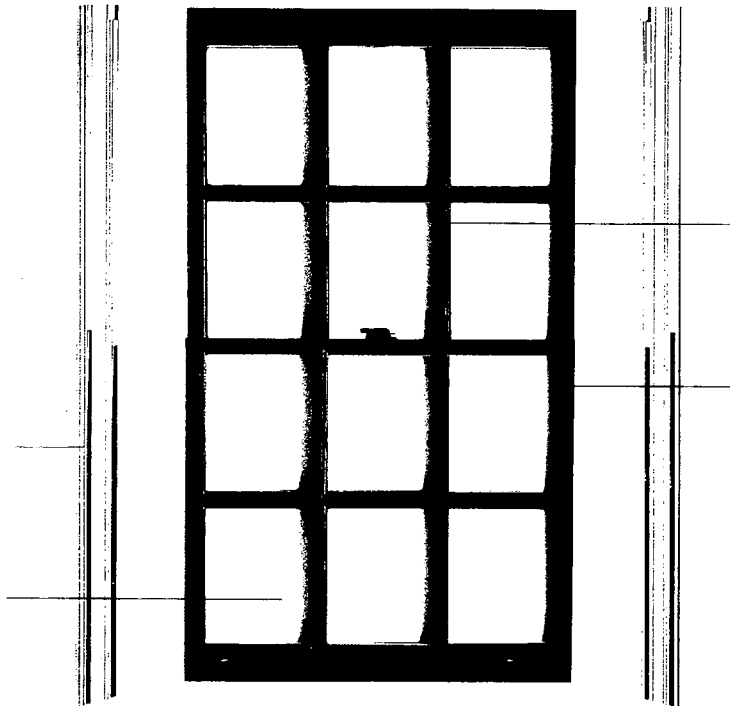
ur Tilt Sash
Kits are
r top quality
ing pine, True
errywood™
your choice
h options
m Natural,
Flexicolor™
ra Aluminum.

Our Tilt Sash Replacement Kit offers all the Weather Shield glazing options, including 5/8" or 7/16" Insul. Low E coating, Argon Gas and even Supersmart.*



Every Tilt Sash Replacement Kit includes high-quality weather stripping and vinyl jamb liners to seal out drafts.

Our special Kleen-Shield™ option creates a non-stick, easier-to-clean glass surface which stays cleaner longer.



Choose from full lite, true divided lite, a-space grilles and removable perimeter grilles.

The flexibility of the Weather Shield Tilt Sash Replacement Kit allows it to work with any brand of existing window frame.

Our Flexicolor™ gives you nine custom colors and an additional "20" special-order" colors to choose from.

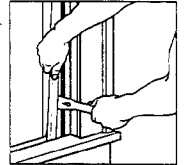


*Kleen-Shield™ is Weather Shield's name for "Clear-Shield" — a co-polymer coating.

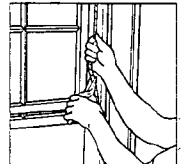
OUR SASH REPLACEMENTS GO UP IN A SNAP.

More detailed instructions are included with every Tilt Sash Replacement Kit.

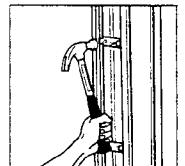
1. Remove The Old Sash from inside. Using a pry bar or putty knife, take out the inside sash mouldings from the side jambs.



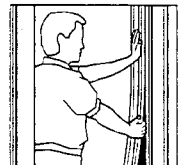
2. Cut Out All Cords and weights and remove bottom sash. Repeat with the top sash.



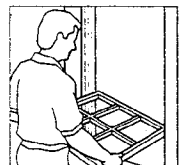
3. Prepare The Frame. Position the brackets for the vinyl jamb liners. Start about 4" from the top and finish about 4" from the bottom. Secure in place.



4. Install Vinyl Jamb Liners. Place the foam gasket at the top of each vinyl jamb liner. Place vinyl jamb liner against brackets and snap in.



5. Install The Sash. Hold top sash at 90 degrees and level with the cam in the vinyl jamb liner. Engage corner pins. Tilt sash upright into vinyl track while sliding sash down. Repeat with the bottom sash.



9

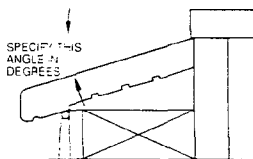
WEATHER SHIELD'S TILT SASH REPLACEMENT KIT COMES IN A VARIETY OF SIZES.

Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening
16 x 12	1-8 / 2-6	20 x 12	2-0 x 2-6	24 x 12	2-4 x 2-6	26 x 12	2-6 x 2-6	28 x 12	2-8 x 2-6	30 x 12	2-10 x 2-6	32 x 12	3-0 x 2-6
16 x 14	1-8 / 2-10	20 x 14	2-0 x 2-10	24 x 14	2-4 x 2-10	26 x 14	2-6 x 2-10	28 x 14	2-8 x 2-10	30 x 14	2-10 x 2-10	32 x 14	3-0 x 2-10
16 x 16	1-8 / 3-2	20 x 16	2-0 x 3-2	24 x 16	2-4 x 3-2	26 x 16	2-6 x 3-2	28 x 16	2-8 x 3-2	30 x 16	2-10 x 3-2	32 x 16	3-0 x 3-2
16 x 20	1-8 / 3-10	20 x 20	2-0 x 3-10	24 x 20	2-4 x 3-10	26 x 20	2-6 x 3-10	28 x 20	2-8 x 3-10	30 x 20	2-10 x 3-10	32 x 20	3-0 x 3-10
16 x 22	1-8 / 4-2	20 x 22	2-0 x 4-2	24 x 22	2-4 x 4-2	26 x 22	2-6 x 4-2	28 x 22	2-8 x 4-2	30 x 22	2-10 x 4-2	32 x 22	3-0 x 4-2
16 x 24	1-8 / 4-6	20 x 24	2-0 x 4-6	24 x 24	2-4 x 4-6	26 x 24	2-6 x 4-6	28 x 24	2-8 x 4-6	30 x 24	2-10 x 4-6	32 x 24	3-0 x 4-6
16 x 26	1-8 / 4-10	20 x 26	2-0 x 4-10	24 x 26	2-4 x 4-10	26 x 26	2-6 x 4-10	28 x 26	2-8 x 4-10	30 x 26	2-10 x 4-10	32 x 26	3-0 x 4-10
16 x 28	1-8 / 5-2	20 x 28	2-0 x 5-2	24 x 28	2-4 x 5-2	26 x 28	2-6 x 5-2	28 x 28	2-8 x 5-2	30 x 28	2-10 x 5-2	32 x 28	3-0 x 5-2
16 x 30	1-8 / 5-6	20 x 30	2-0 x 5-6	24 x 30	2-4 x 5-6	26 x 30	2-6 x 5-6	28 x 30	2-8 x 5-6	30 x 30	2-10 x 5-6	32 x 30	3-0 x 5-6
16 x 32	1-8 / 5-10	20 x 32	2-0 x 5-10	24 x 32	2-4 x 5-10	26 x 32	2-6 x 5-10	28 x 32	2-8 x 5-10	30 x 32	2-10 x 5-10	32 x 32	3-0 x 5-10
16 x 34	1-8 / 6-2	20 x 34	2-0 x 6-2	24 x 34	2-4 x 6-2	26 x 34	2-6 x 6-2	28 x 34	2-8 x 6-2	30 x 34	2-10 x 6-2	32 x 34	3-0 x 6-2
16 x 36	1-8 / 6-6	20 x 36	2-0 x 6-6	24 x 36	2-4 x 6-6	26 x 36	2-6 x 6-6	28 x 36	2-8 x 6-6	30 x 36	2-10 x 6-6	32 x 36	3-0 x 6-6

Glass Size	Sash Opening	Glass Size	Sash Opening
36 x 12	3-4 / 2-6	40 x 12	3-8 x 2-6
36 x 14	3-4 / 2-10	40 x 14	3-8 x 2-10
36 x 16	3-4 / 3-2	40 x 16	3-8 x 3-2
36 x 20	3-4 / 3-10	40 x 20	3-8 x 3-10
36 x 22	3-4 / 4-2	40 x 22	3-8 x 4-2
36 x 24	3-4 / 4-6	40 x 24	3-8 x 4-6
36 x 26	3-4 / 4-10	40 x 26	3-8 x 4-10
36 x 28	3-4 / 5-2	40 x 28	3-8 x 5-2
36 x 30	3-4 / 5-6	40 x 30	3-8 x 5-6
36 x 32	3-4 / 5-10	40 x 32	3-8 x 5-10
36 x 34	3-4 / 6-2	40 x 34	3-8 x 6-2
36 x 36	3-4 / 6-6	40 x 36	3-8 x 6-6

HOW TO MEASURE SILL ANGLE

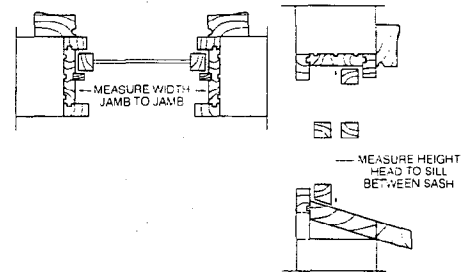
Using an inside miter gauge, determine the angle of the sill. 14° sill angle is standard.



HOW TO MEASURE EXISTING WINDOW OPENINGS

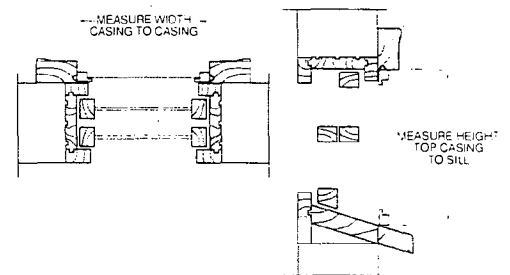
The width of the sash opening is measured from inside face of jamb to jamb. This measurement will be 4" wider than glass width (plus or minus 1/16").

The height of the sash opening is measured from inside face of head jamb to the point on the sill where the outside of the bottom sash meets the sill. This opening will be 6" higher than double glass height (plus or minus 1/16").



HOW TO MEASURE SCREEN OPENING

Measure screen width from side casing to side casing. Measure screen height from top casing to the point where the screen will rest on the sill.



WEATHER SHIELD
WINDOWS & DOORS

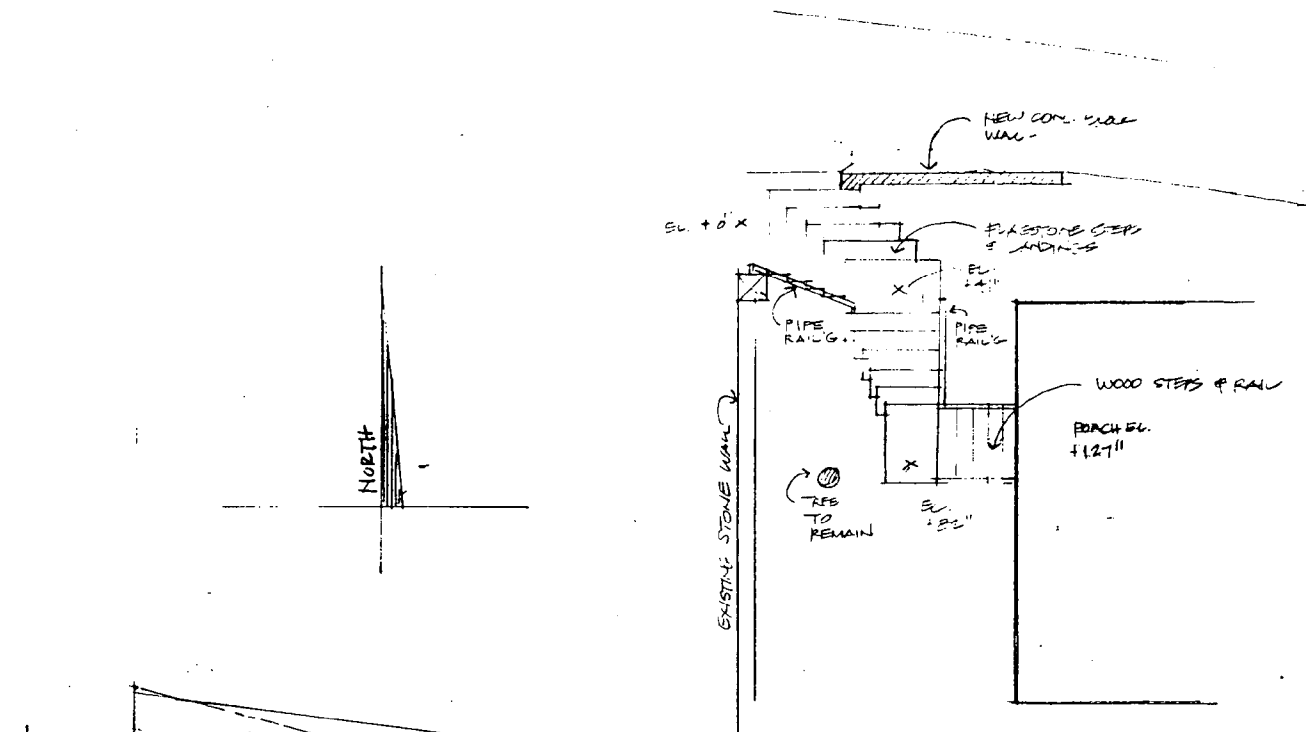


THERE'S MORE TO SEE IN A WEATHER SHIELD WINDOW.

For the name of the Weather Shield dealer nearest you, call 1-800-477-6808 between 9 a.m. and 5 p.m., Central Standard Time.

Form 334 (Rev. 10-1-89)

10



FRONT STEPS PLAN
 Scale: 1/8" = 1'-0"

SITE PLAN
 SCALE: 1" = 20'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 9/12/88

PART OF LOTS 25, 26, & 27
 BLOCK 2
 HILL-CREST SUBDIVISION
 OF TAKOMA PARK

#217 PARK AVENUE, TAKOMA PARK, MD.

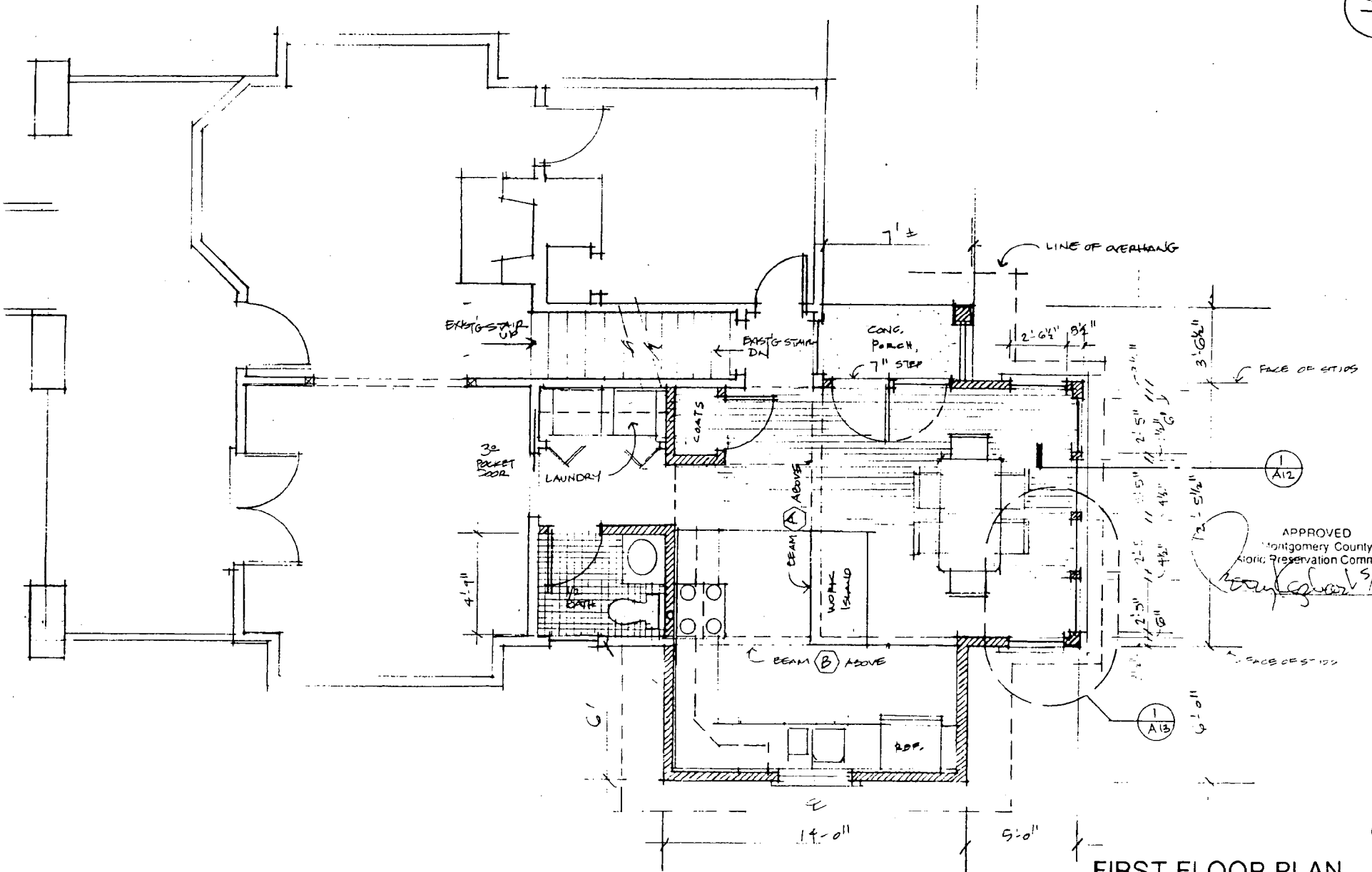
1

S-B-98

11

PAUL TRESSELER, A.I.A., ARCHITECT
 6320 WILCASSSET ROAD, BETHESDA, MD. 20816
 201) 320-1580

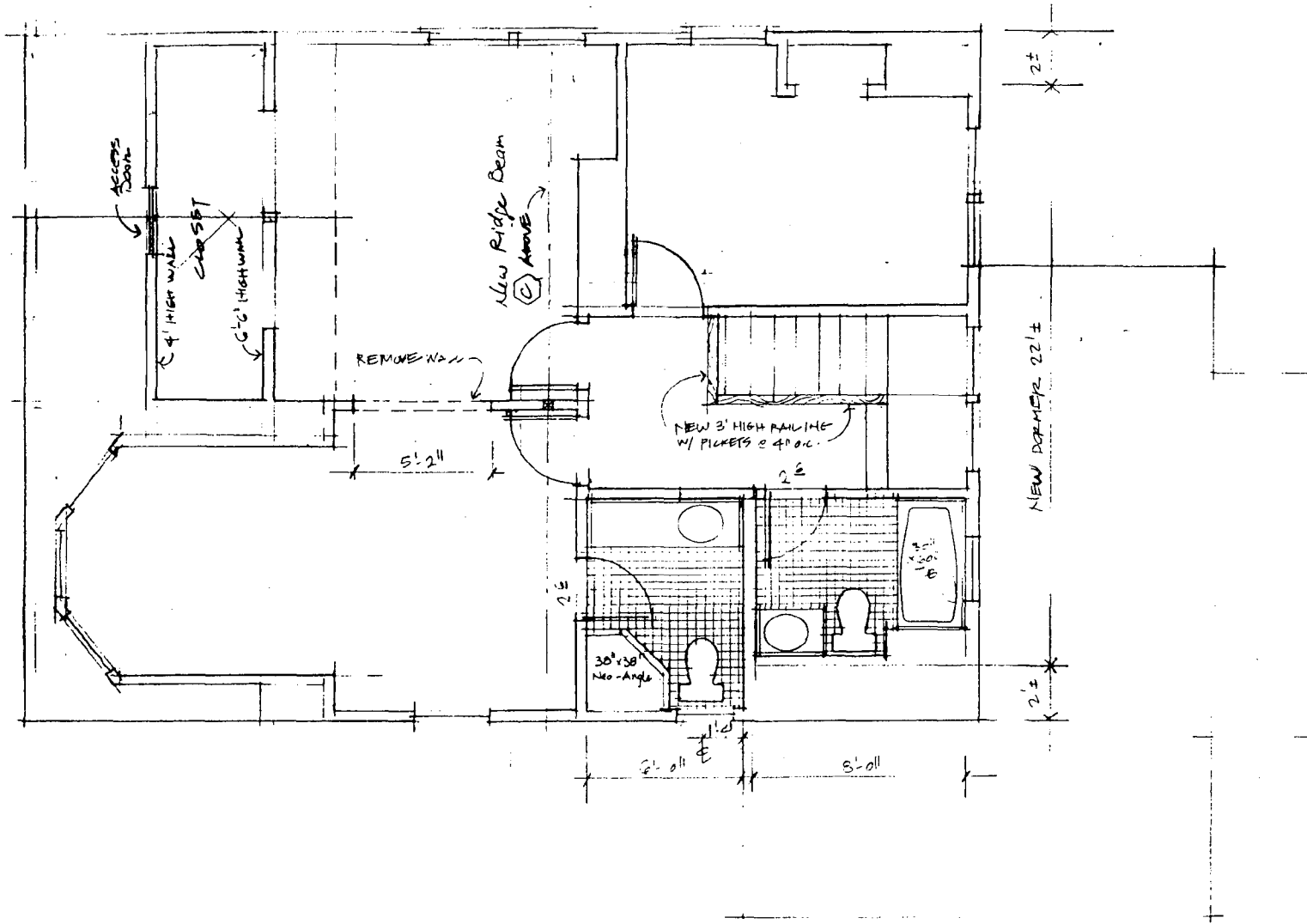
81



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 5/2/94

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

82



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 4/21/98

SECOND FLOOR PLAN

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

14



WOOD STAIRS
& RAILING

WOOD LATTICE

REMOVE EXISTING
PORCH INFILL

NEW WOOD RAILING

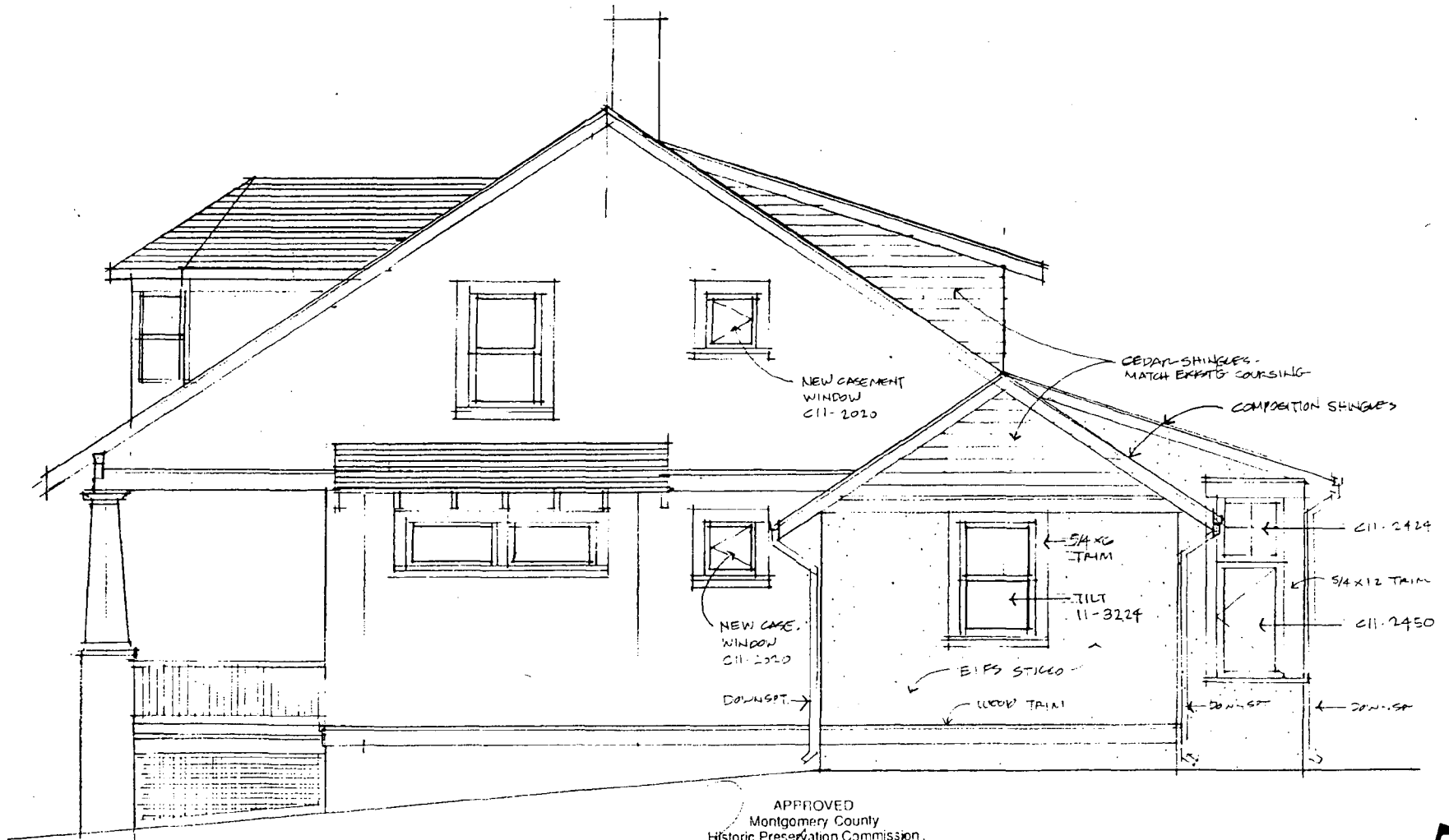
APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 5/12/98

WEST ELEVATION

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



51



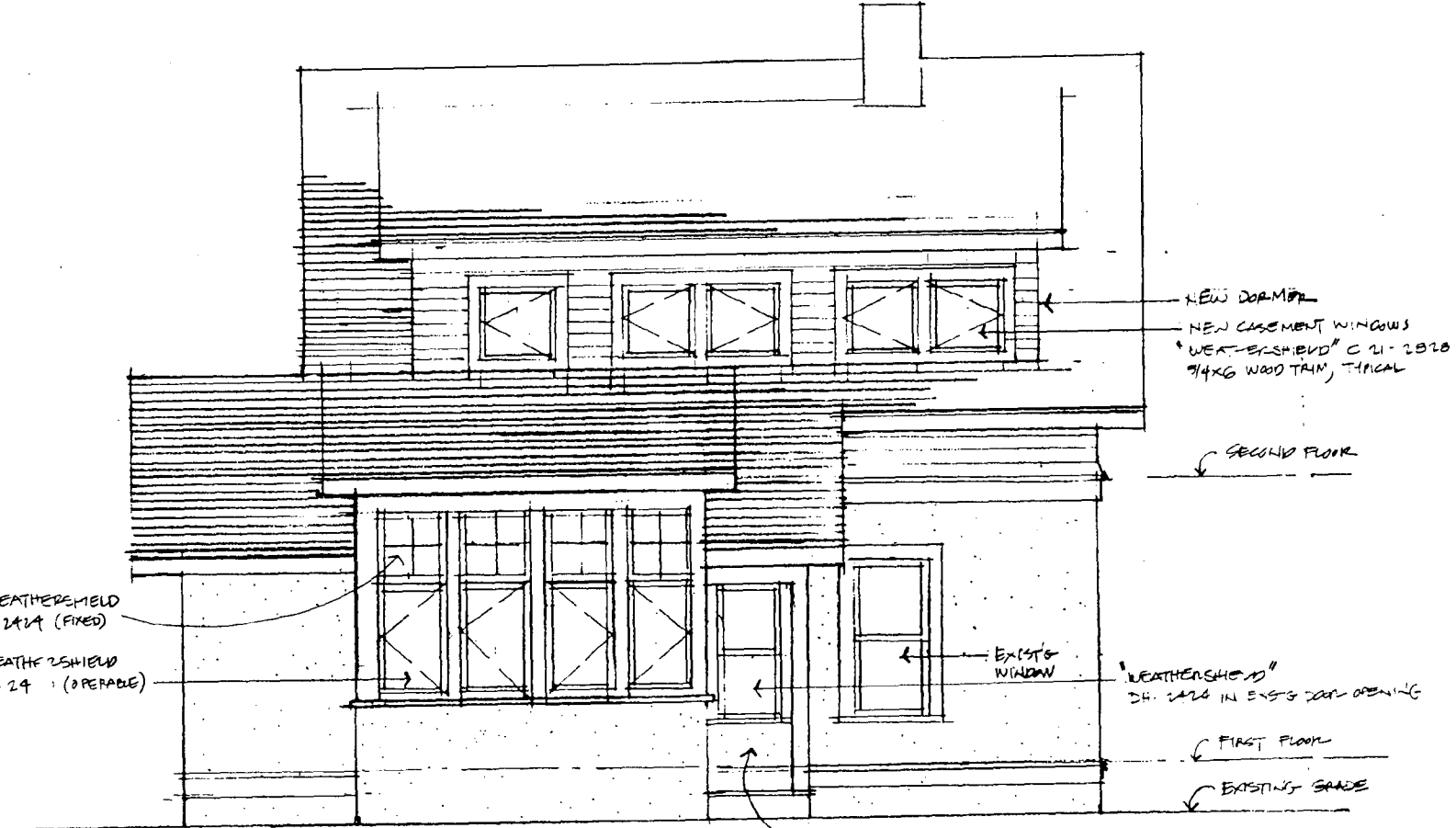
APPROVED
 Montgomery County
 Historic Preservation Commission

Signature 5/12/98

SOUTH ELEVATION

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

5



WEATHERSHIELD
C-2424 (FIXED)

WEATHERSHIELD
C-24 (OPERABLE)

NEW DORMER

NEW CASEMENT WINDOWS
"WEATHERSHIELD" C-21-2B2B
7/4X6 WOOD TRIM, TYPICAL

SECOND FLOOR

EXIST'S WINDOW

"WEATHERSHIELD"
24-2426 IN EXIST'S DOOR OPENING

FIRST FLOOR

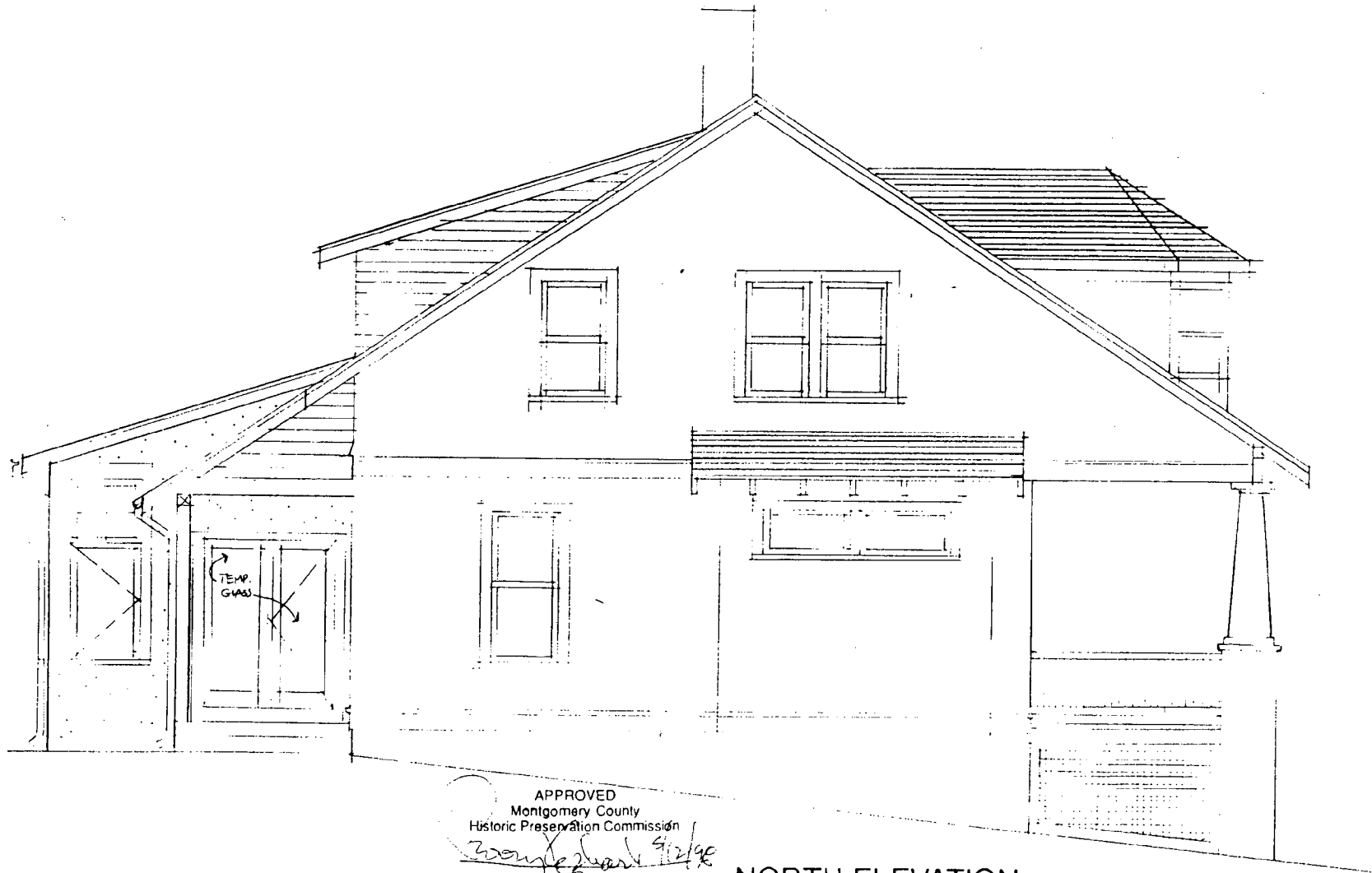
EXISTING GRADE

PORCH

PROPOSED ADDITION

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 5/17/98

EAST ELEVATION

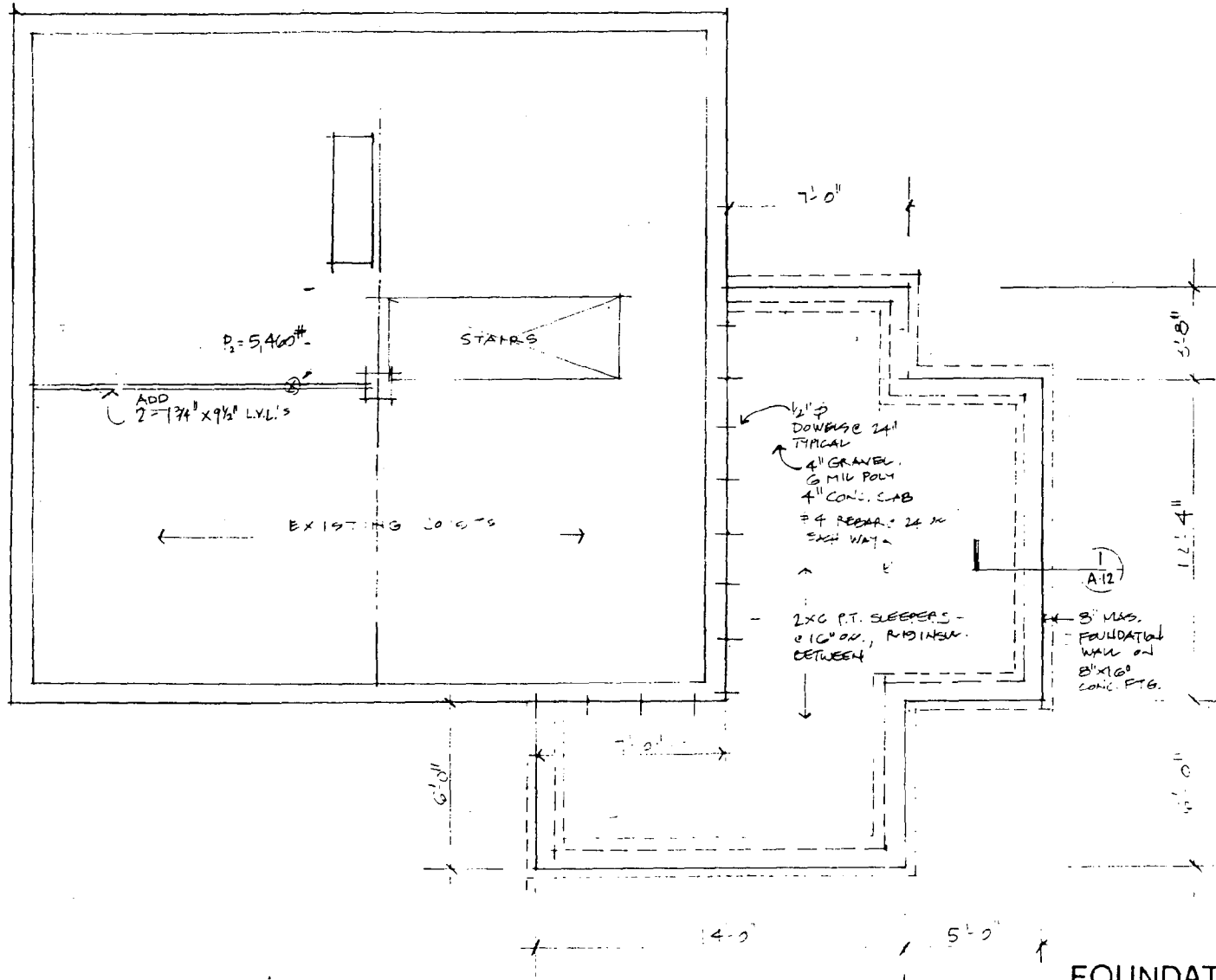


APPROVED
Montgomery County
Historic Preservation Commission
W. J. ... 9/2/90

NORTH ELEVATION



21

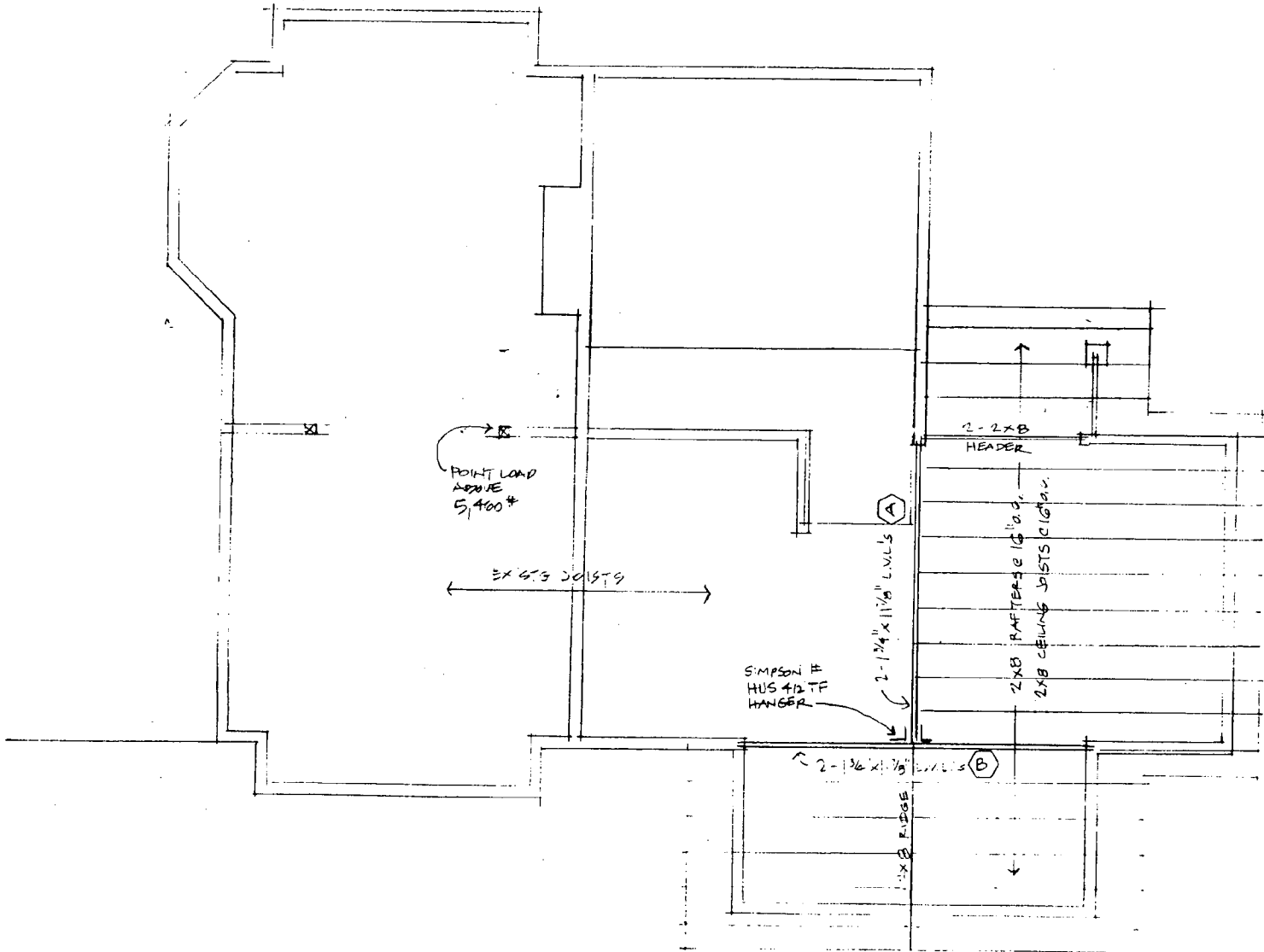


APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 5/12/93

FOUNDATION PLAN



51

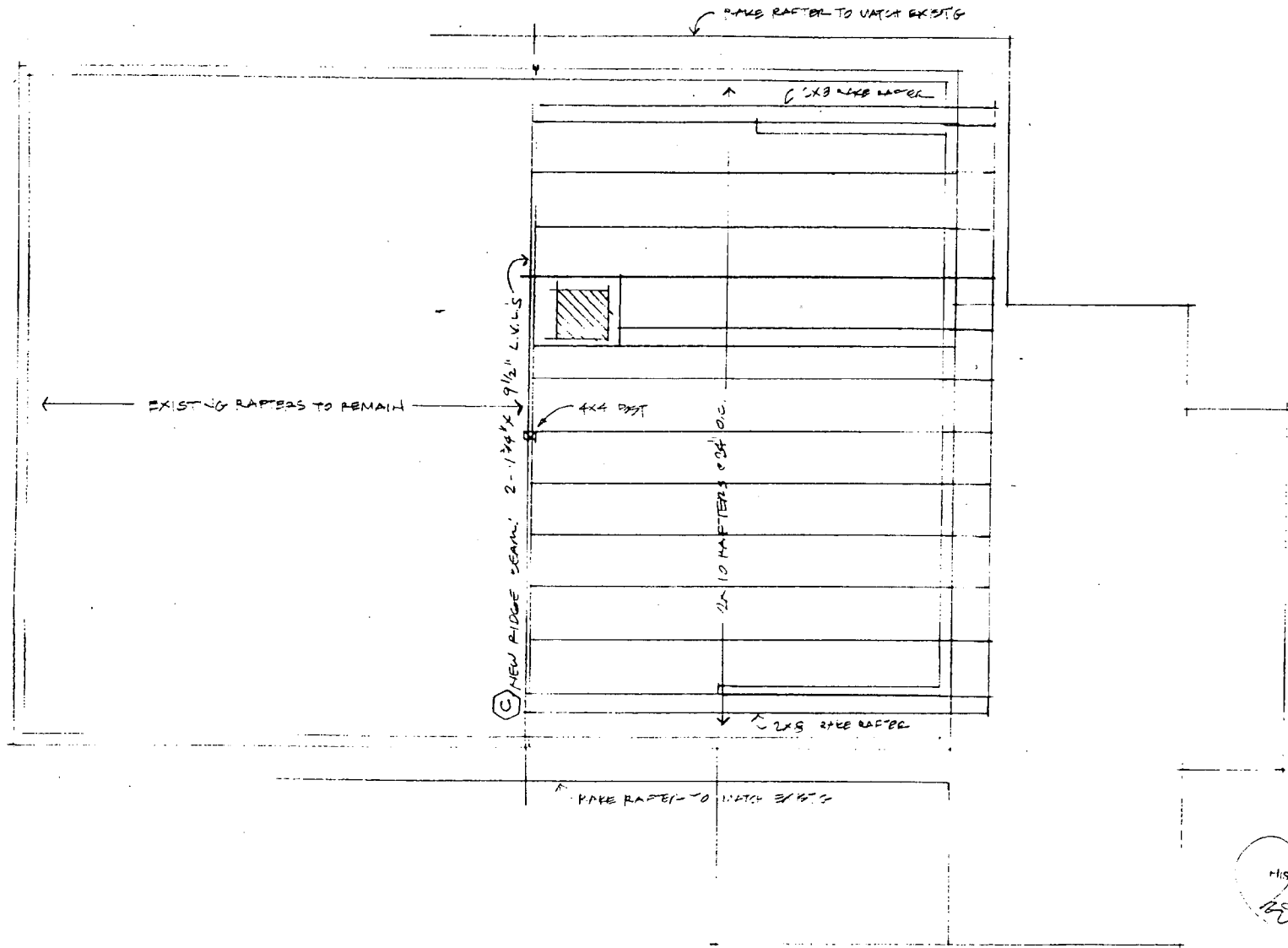


APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 9/12/20

9

LOWER ROOF FRAMING PLAN

22



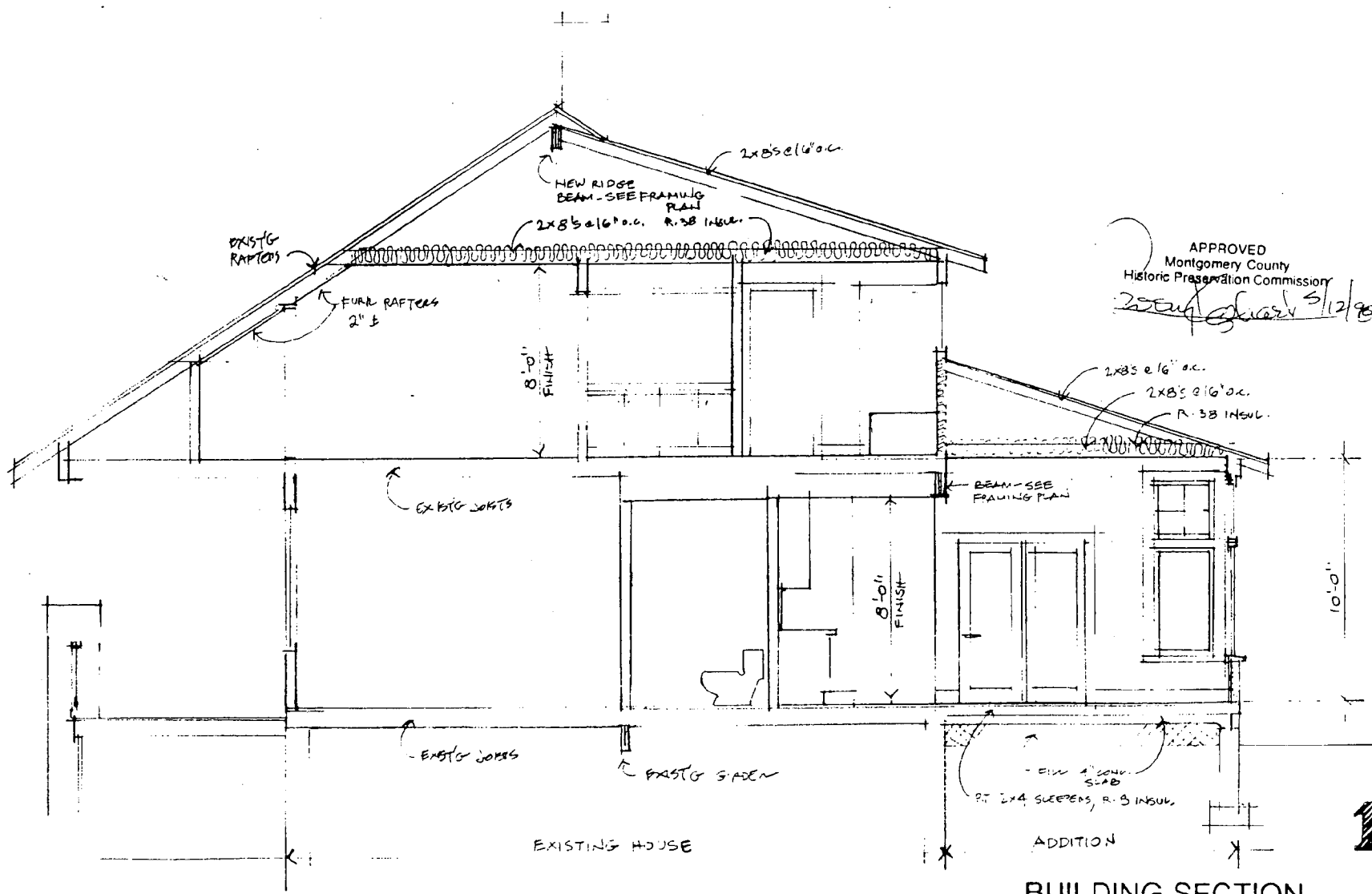
APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

10

UPPER ROOF FRAMING PLAN

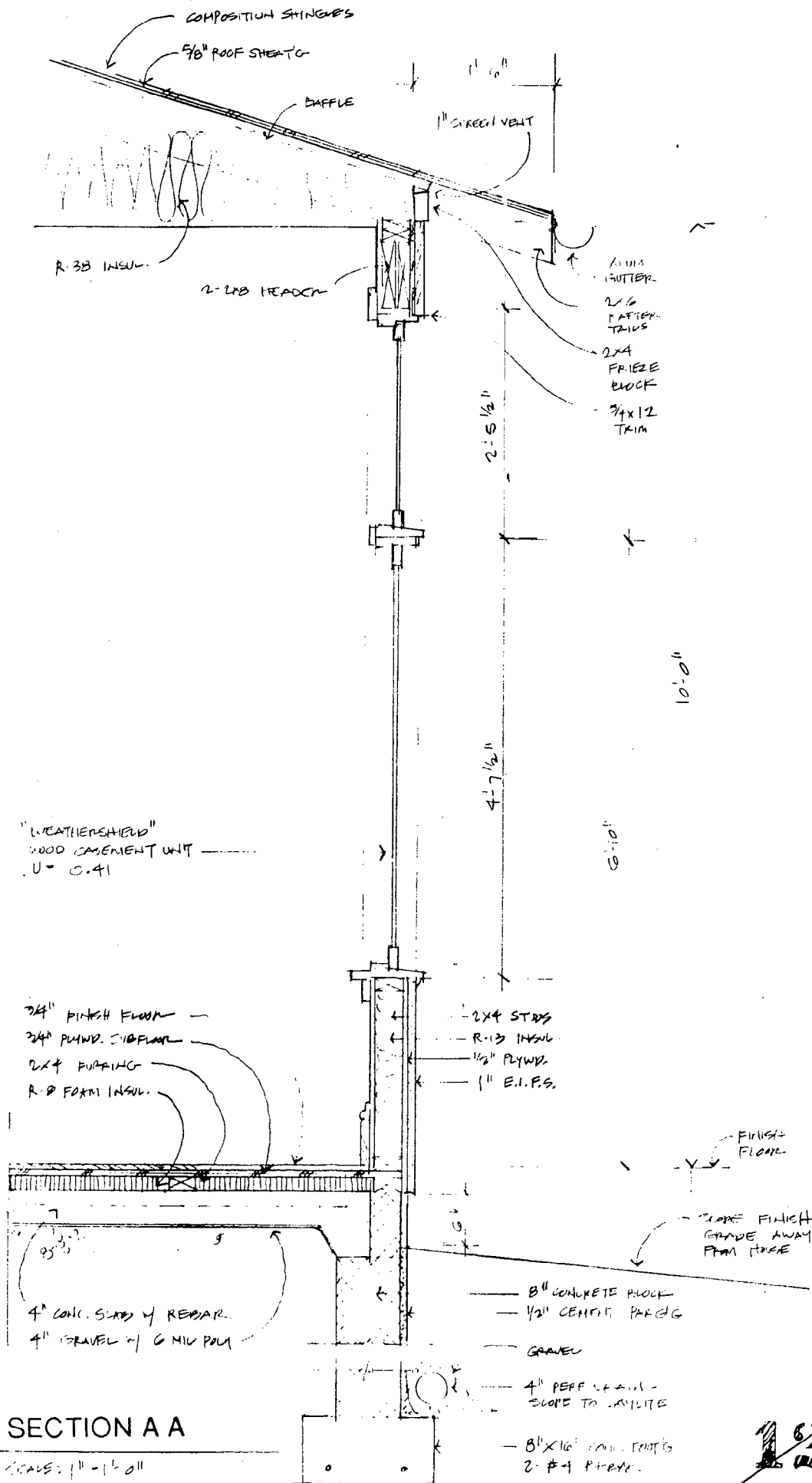
18



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 5/12/85

11

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



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

SECTION A A

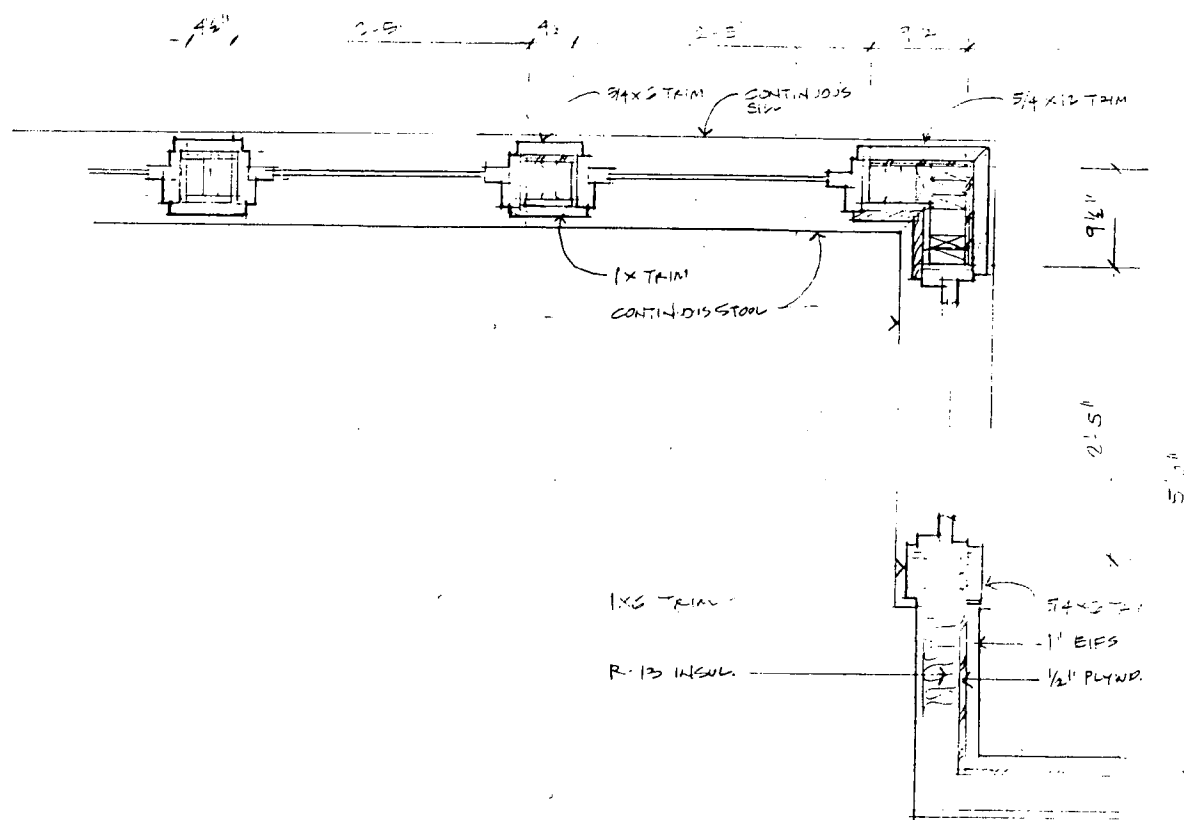
SCALE: 1" = 1'-0"

1
A-12

22

1 1/2
10

58



1
A-13

PLAN SECTION

SCALE: 1" = 0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
5/12/98

13



WEATHER SHIELD'S TILT SASH REPLACEMENT KIT COMES IN A VARIETY OF SIZES.

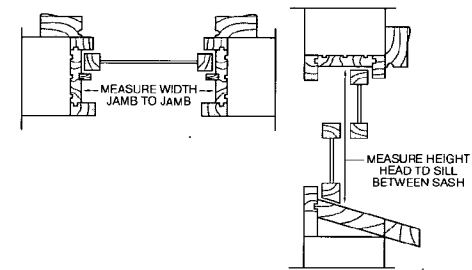
Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening	Glass Size	Sash Opening
16 x 12	1-8 x 2-6	20 x 12	2-0 x 2-6	24 x 12	2-4 x 2-6	26 x 12	2-6 x 2-6	28 x 12	2-8 x 2-6	30 x 12	2-10 x 2-6	32 x 12	3-0 x 2-6
16 x 14	1-8 x 2-10	20 x 14	2-0 x 2-10	24 x 14	2-4 x 2-10	26 x 14	2-6 x 2-10	28 x 14	2-8 x 2-10	30 x 14	2-10 x 2-10	32 x 14	3-0 x 2-10
16 x 16	1-8 x 3-2	20 x 16	2-0 x 3-2	24 x 16	2-4 x 3-2	26 x 16	2-6 x 3-2	28 x 16	2-8 x 3-2	30 x 16	2-10 x 3-2	32 x 16	3-0 x 3-2
16 x 20	1-8 x 3-10	20 x 20	2-0 x 3-10	24 x 20	2-4 x 3-10	26 x 20	2-6 x 3-10	28 x 20	2-8 x 3-10	30 x 20	2-10 x 3-10	32 x 20	3-0 x 3-10
16 x 22	1-8 x 4-2	20 x 22	2-0 x 4-2	24 x 22	2-4 x 4-2	26 x 22	2-6 x 4-2	28 x 22	2-8 x 4-2	30 x 22	2-10 x 4-2	32 x 22	3-0 x 4-2
16 x 24	1-8 x 4-6	20 x 24	2-0 x 4-6	24 x 24	2-4 x 4-6	26 x 24	2-6 x 4-6	28 x 24	2-8 x 4-6	30 x 24	2-10 x 4-6	32 x 24	3-0 x 4-6
16 x 26	1-8 x 4-10	20 x 26	2-0 x 4-10	24 x 26	2-4 x 4-10	26 x 26	2-6 x 4-10	28 x 26	2-8 x 4-10	30 x 26	2-10 x 4-10	32 x 26	3-0 x 4-10
16 x 28	1-8 x 5-2	20 x 28	2-0 x 5-2	24 x 28	2-4 x 5-2	26 x 28	2-6 x 5-2	28 x 28	2-8 x 5-2	30 x 28	2-10 x 5-2	32 x 28	3-0 x 5-2
16 x 30	1-8 x 5-6	20 x 30	2-0 x 5-6	24 x 30	2-4 x 5-6	26 x 30	2-6 x 5-6	28 x 30	2-8 x 5-6	30 x 30	2-10 x 5-6	32 x 30	3-0 x 5-6
16 x 32	1-8 x 5-10	20 x 32	2-0 x 5-10	24 x 32	2-4 x 5-10	26 x 32	2-6 x 5-10	28 x 32	2-8 x 5-10	30 x 32	2-10 x 5-10	32 x 32	3-0 x 5-10
16 x 34	1-8 x 6-2	20 x 34	2-0 x 6-2	24 x 34	2-4 x 6-2	26 x 34	2-6 x 6-2	28 x 34	2-8 x 6-2	30 x 34	2-10 x 6-2	32 x 34	3-0 x 6-2
16 x 36	1-8 x 6-6	20 x 36	2-0 x 6-6	24 x 36	2-4 x 6-6	26 x 36	2-6 x 6-6	28 x 36	2-8 x 6-6	30 x 36	2-10 x 6-6	32 x 36	3-0 x 6-6

Glass Size	Sash Opening	Glass Size	Sash Opening
36 x 12	3-4 x 2-6	40 x 12	3-8 x 2-6
36 x 14	3-4 x 2-10	40 x 14	3-8 x 2-10
36 x 16	3-4 x 3-2	40 x 16	3-8 x 3-2
36 x 20	3-4 x 3-10	40 x 20	3-8 x 3-10
36 x 22	3-4 x 4-2	40 x 22	3-8 x 4-2
36 x 24	3-4 x 4-6	40 x 24	3-8 x 4-6
36 x 26	3-4 x 4-10	40 x 26	3-8 x 4-10
36 x 28	3-4 x 5-2	40 x 28	3-8 x 5-2
36 x 30	3-4 x 5-6	40 x 30	3-8 x 5-6
36 x 32	3-4 x 5-10	40 x 32	3-8 x 5-10
36 x 34	3-4 x 6-2	40 x 34	3-8 x 6-2
36 x 36	3-4 x 6-6	40 x 36	3-8 x 6-6

HOW TO MEASURE EXISTING WINDOW OPENINGS

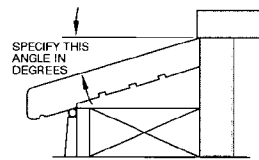
The width of the sash opening is measured from inside face of jamb to jamb. This measurement will be 4" wider than glass width (plus or minus 1/16").

The height of the sash opening is measured from inside face of head jamb to the point on the sill where the outside of the bottom sash meets the sill. This opening will be 6" higher than double glass height (plus or minus 1/16").



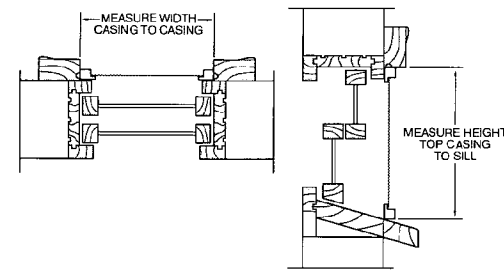
HOW TO MEASURE SILL ANGLE

Using an inside miter gauge, determine the angle of the sill. 14° sill angle is standard.



HOW TO MEASURE SCREEN OPENING

Measure screen width from side casing to side casing. Measure screen height from top casing to the point where the screen will rest on the sill.



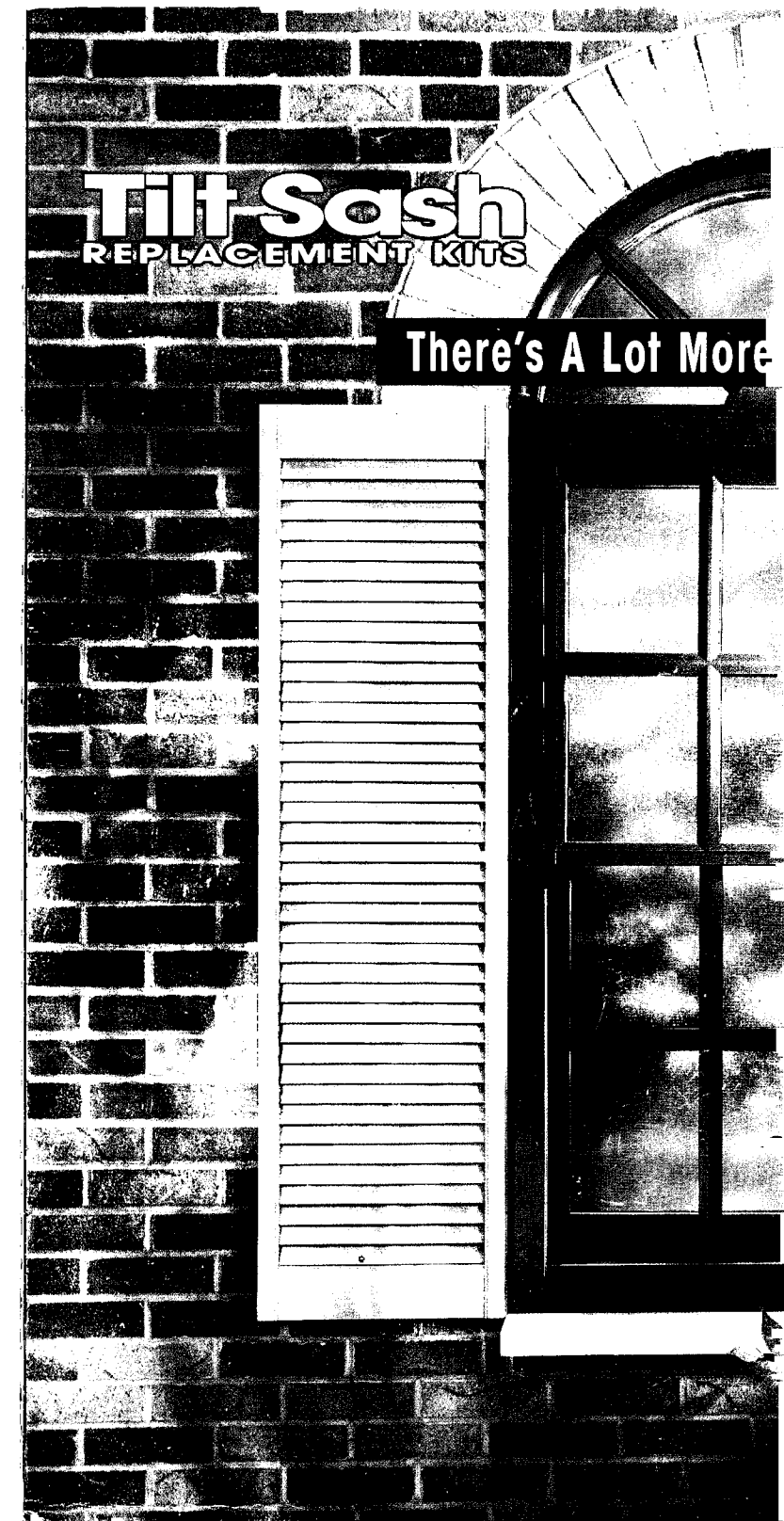
WEATHER SHIELD WINDOWS & DOORS



THERE'S MORE TO SEE IN A WEATHER SHIELD WINDOW.

For the name of the Weather Shield dealer nearest you, call 1-800-477-6808 between 8 a.m. and 5 p.m., Central Standard Time.

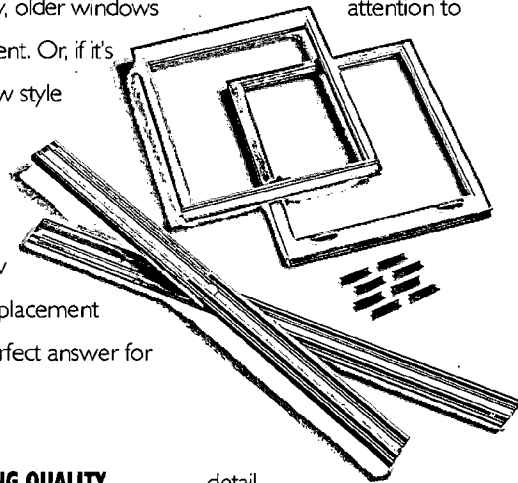
Form 334 (Revised 2/93)



GIVE OLD WINDOWS A NEW BEGINNING.

Weather Shield's Tilt Sash Replacement Kit makes old windows like new again. It makes drafty, older windows energy efficient. Or, if it's a whole new style you're looking for, Weather Shield's new Tilt Sash Replacement Kit is the perfect answer for that too.

it's made by Weather Shield means you'll be getting the same high quality and attention to



LASTING QUALITY

Our Tilt Sash Replacement Kit is a quick, easy way to get the look you want and the superior quality you need without replacing the entire window. And the fact that

detail that you've come to expect from all our products.

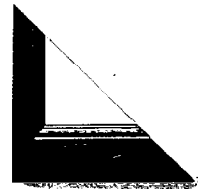
A VARIETY OF CHOICES

In addition, our Tilt Sash Replacement Kits are available in our top quality woods, including pine, True Oak™ and Cherrywood™. You also have your choice of exterior sash options — choose from Natural, Primed, Poly I, Flexicolor™ and Contempra Aluminum.



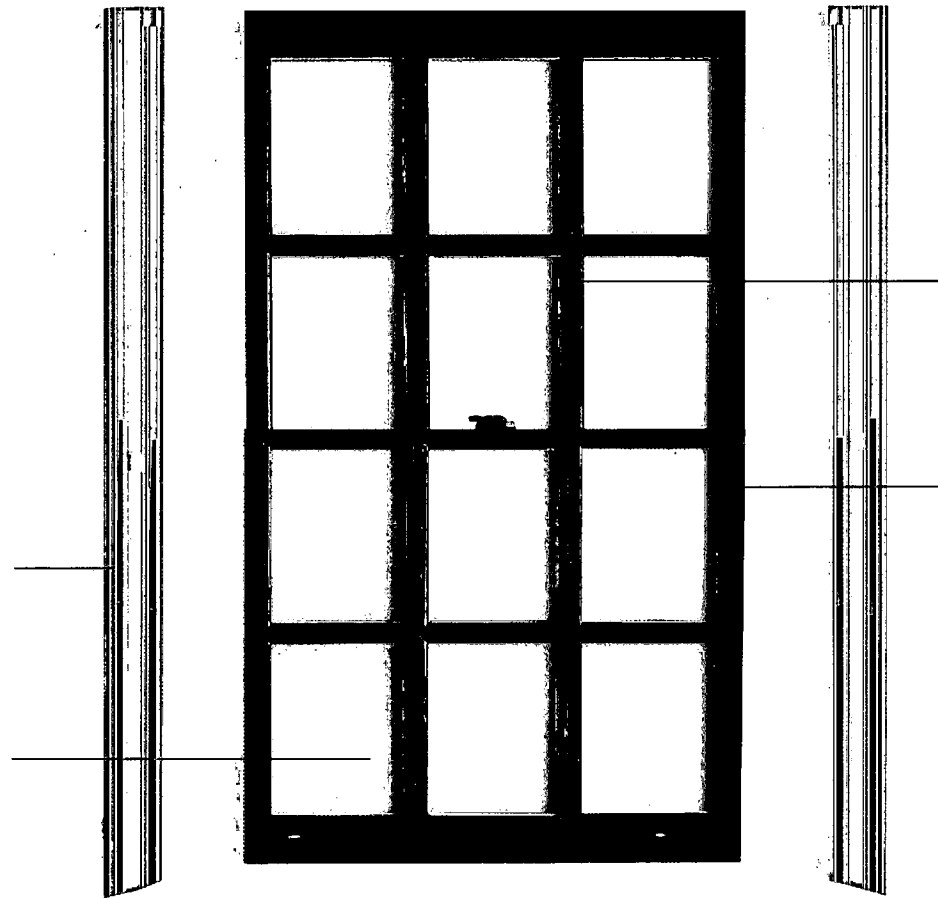
Take A Closer Look. You'll See How We Put Together The Highest Quality Sash Replacement Kit On The Market.

Our Tilt Sash Replacement Kit offers all the Weather Shield glazing options, including 5/8" or 7/16" Insul, Low E coating, Argon Gas and even Supersmart.*



Every Tilt Sash Replacement Kit includes high-quality weather stripping and vinyl jamb liners to seal out drafts.

Our special Kleen-Shield™** option creates a non-stick, easier-to-clean glass surface which stays cleaner longer.



Choose from full lite, true divided lite, airspace grilles and removable perimeter grilles.

The flexibility of the Weather Shield Tilt Sash Replacement Kit allows it to work with any brand of existing window frame.

Our Flexicolor™ gives you nine custom colors and an additional 120 "special-order" colors to choose from.

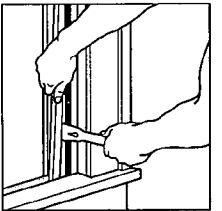


*Kleen-Shield™ is Weather Shield's name for "Clear-Shield"—a co-polymer coating.

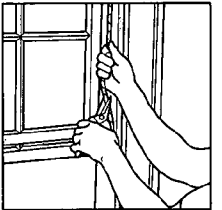
OUR SASH REPLACEMENTS GO UP IN A SNAP.

More detailed instructions are included with every Tilt Sash Replacement Kit.

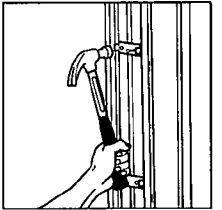
1. Remove The Old Sash from inside. Using a pry bar or putty knife, take out the inside stop mouldings from the side jambs.



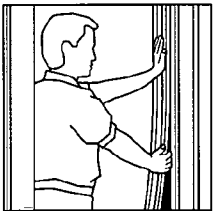
2. Cut Out All Cords and weights and remove bottom sash. Repeat with the top sash.



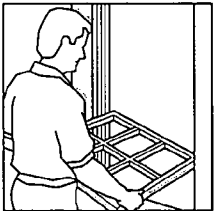
3. Prepare The Frame. Position the brackets for the vinyl jamb liners. Start about 4" from the top and finish about 4" from the bottom. Secure in place.



4. Install Vinyl Jamb Liners. Place the foam gasket at the top of each vinyl jamb liner. Place vinyl jamb liner against brackets and snap in.



5. Install The Sash. Hold top sash at 90 degrees and level with the cams in the vinyl jamb liner. Engage corner pins. Tilt sash upright into vinyl track while sliding sash down. Repeat with the bottom sash.



Apr 22,
Revision



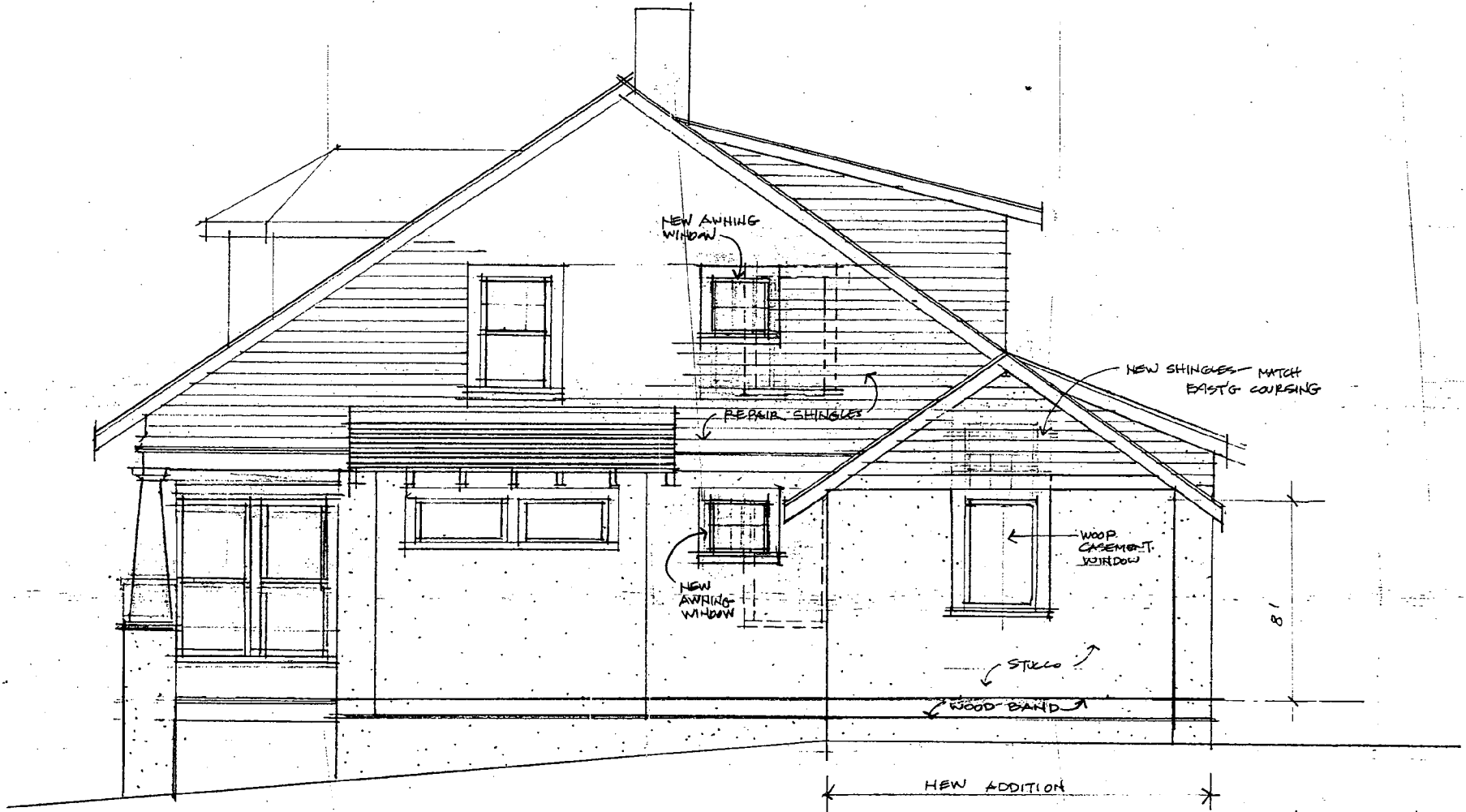
WOOD STAIRS
& RAILING

WOOD LATTICE

WEST ELEVATION

Revised 1 April 1998

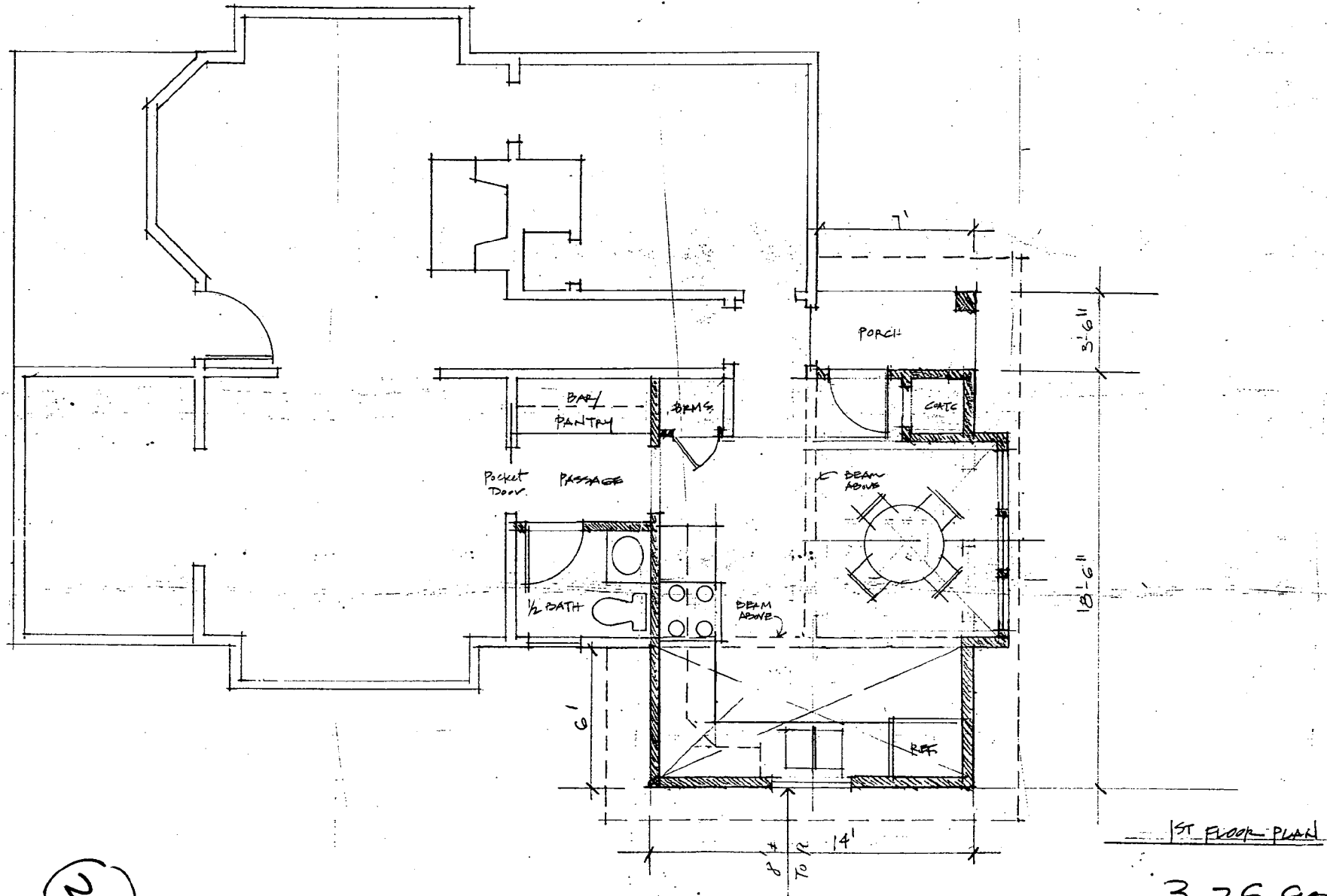
New glass
being saved -
+



SOUTH ELEVATION PROPOSED
 Scale: 1/4" = 1'-0"

3-25-98

25

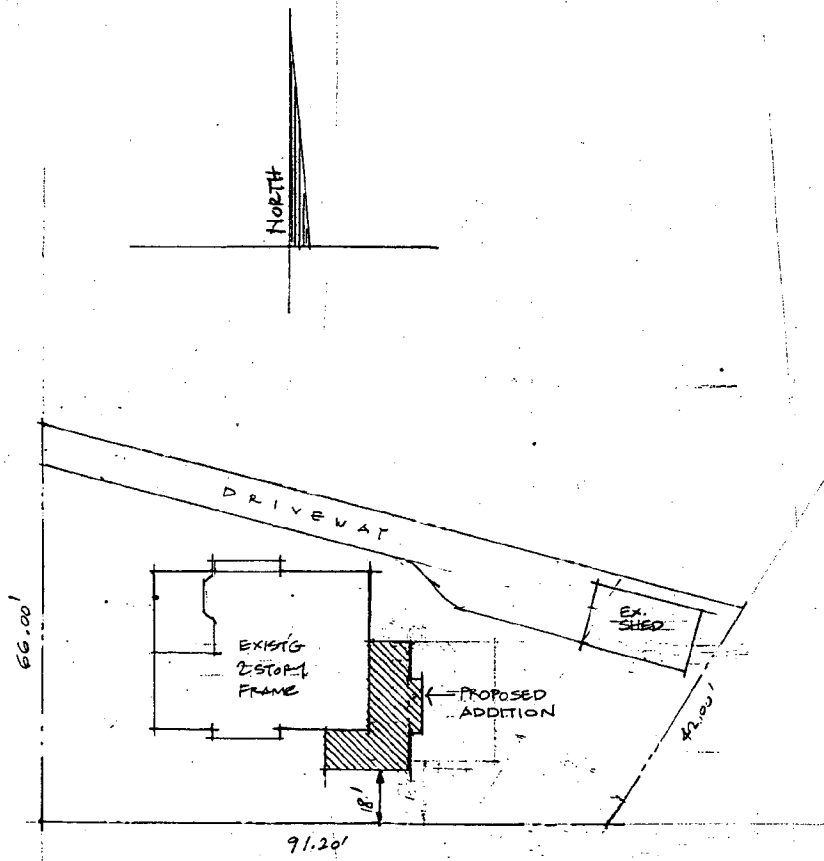


24

3-25-90

2-18-98

PARK AVE.



SITE PLAN
1" = 20'-0"

PART OF LOTS 25, 26, & 27
BLOCK 2
HILL-CREST SUBDIVISION
OF TAKOMA PARK

217 PARK AVENUE TAKOMA PARK MD.

25

3/25/98

PAUL TRESSEDER, A.I.A., ARCHITECT
 6320 WECASSET ROAD, BETHESDA, MD. 20816
 (301) 370-1580

28

3/25/98

217 PARK AVENUE, TRENTON, PARK, NJ

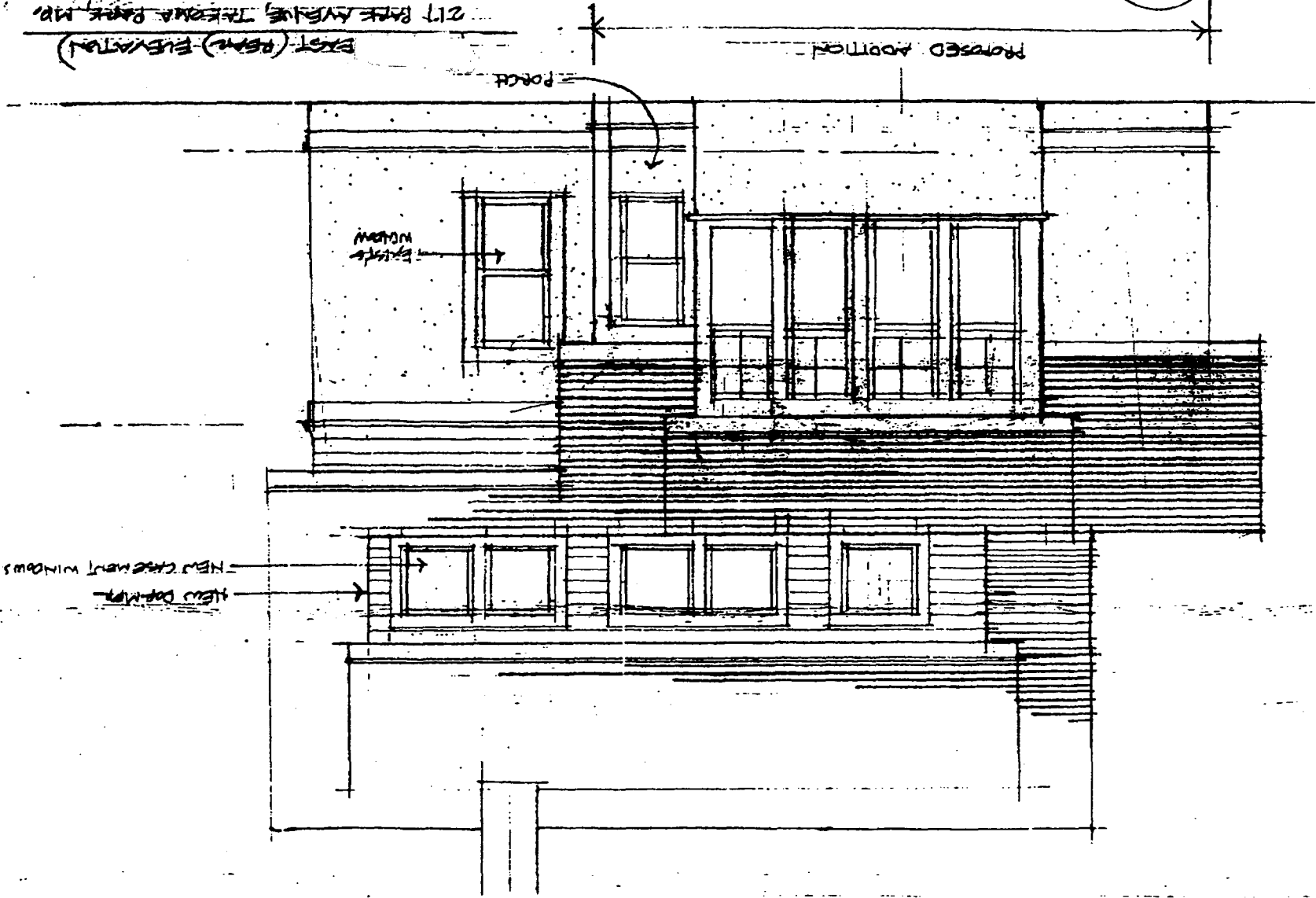
EXIST. (FRONT) ELEVATION

PROPOSED ADDED

POORCH

EXIST. WINDOW

NEW DOWN
NEW CASEMENT WINDOWS



Apr 22
Revision



WOOD STAIRS
& RAILING

WOOD LATTICE

WEST ELEVATION

Revised 1 April 1998

2/10

New slow
being forged -
+

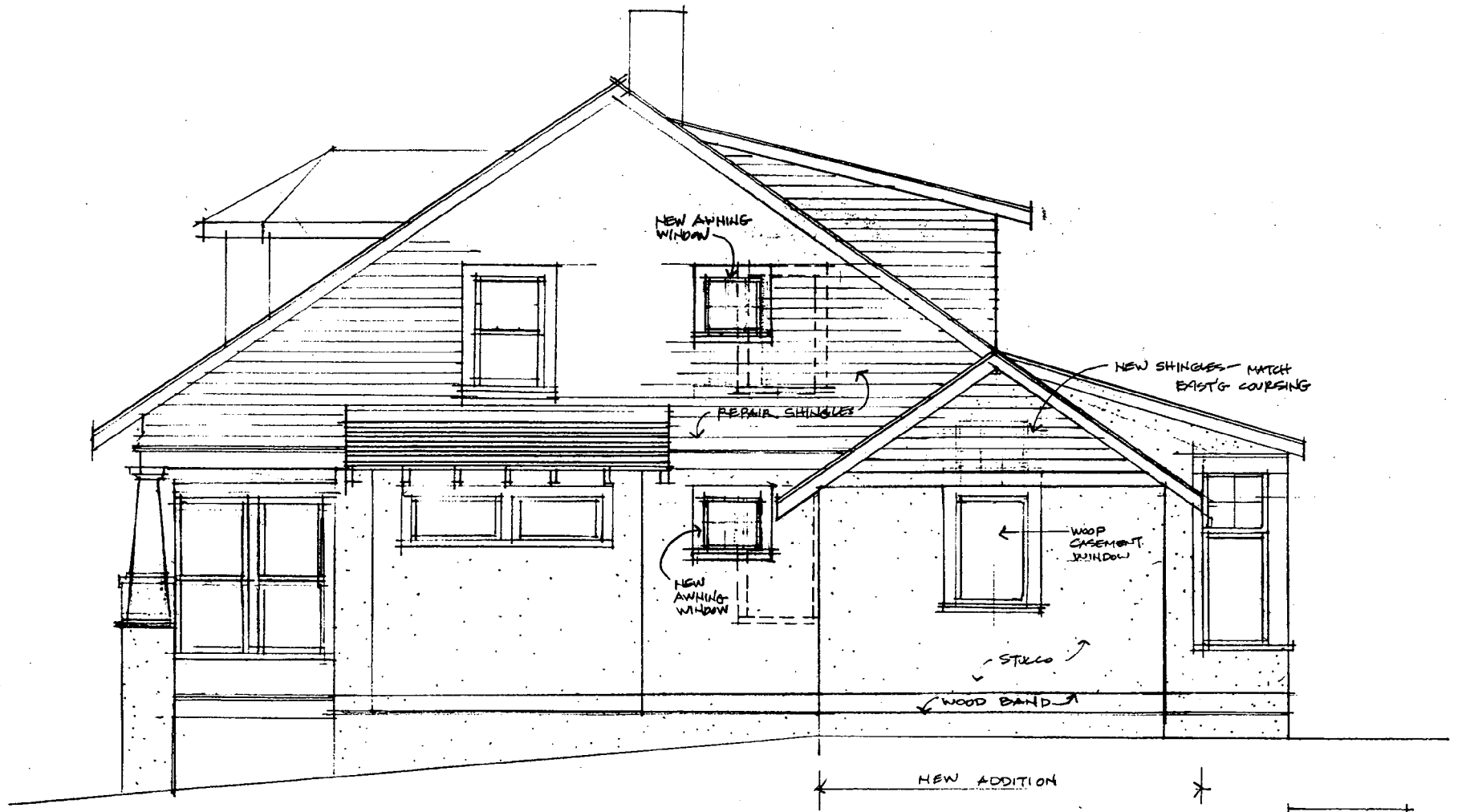
3/25/98



25

Revised 1 April 1998
NORTH ELEVATION
LEFT SIDE

3/25/98

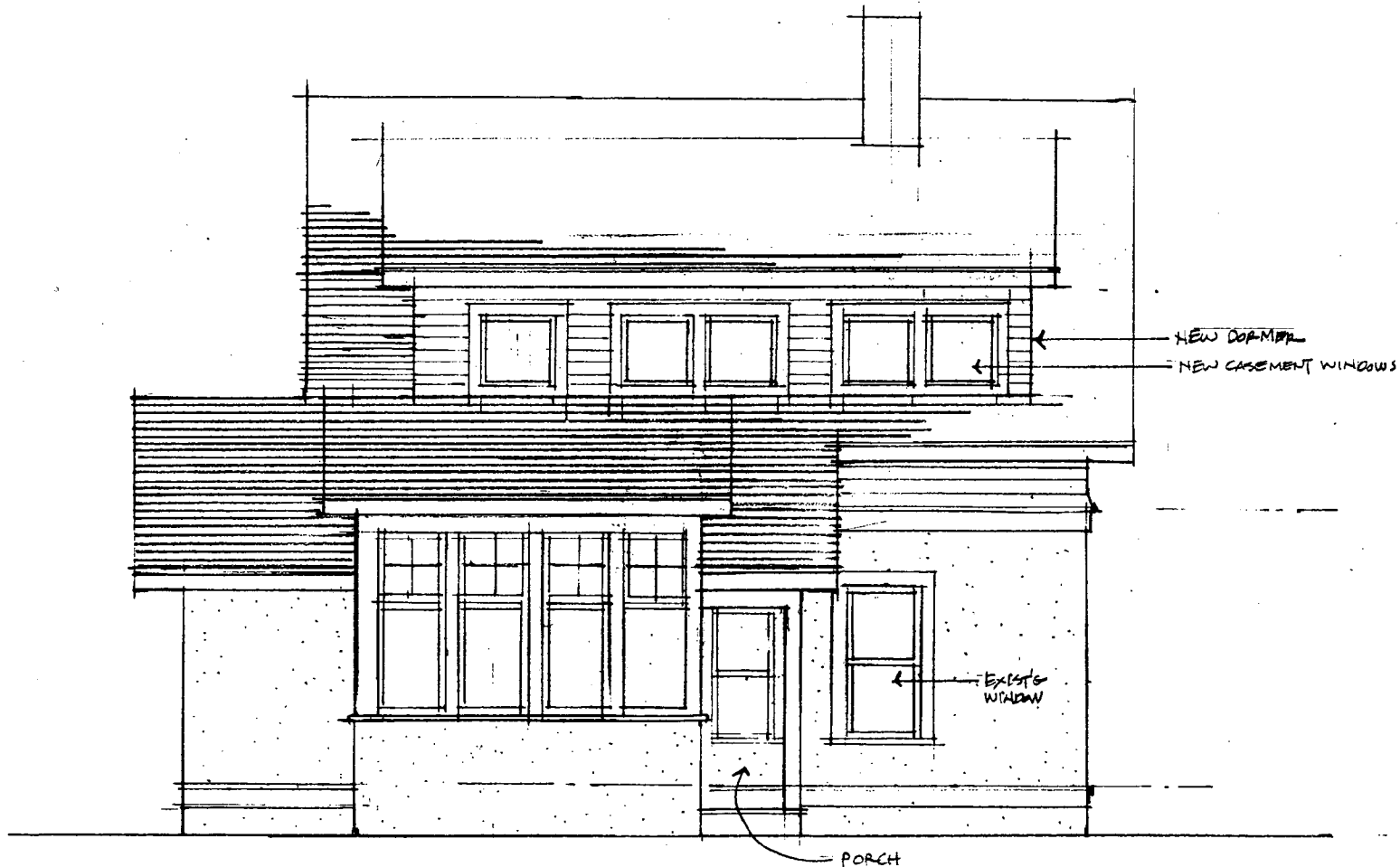


SOUTH ELEVATION: PROPOSED

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

Revised 1 April 1998

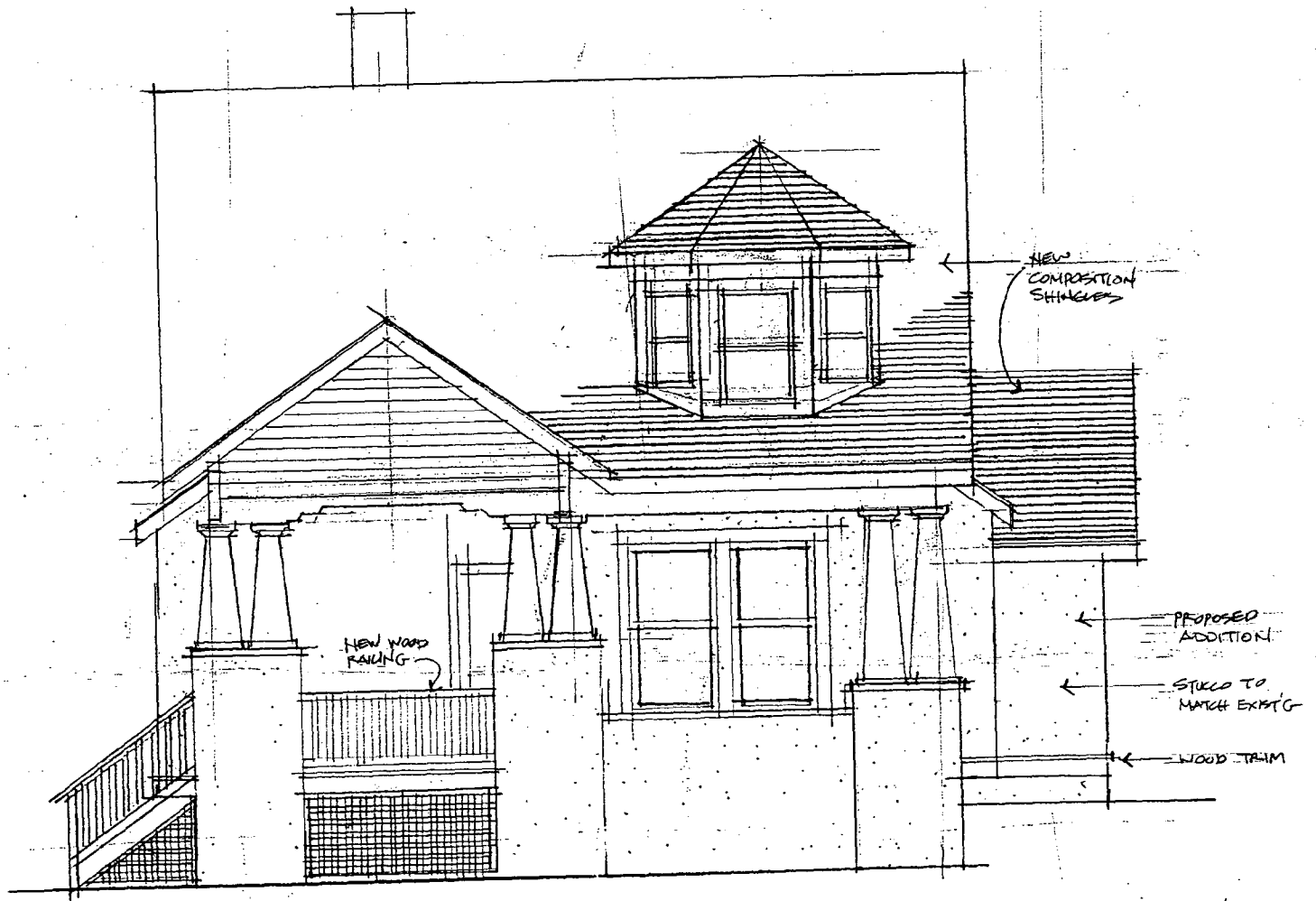
34



← PROPOSED ADDITION →

REVISIED EAST (REAR) ELEVATION
217 PARK AVENUE, TAKOMA PARK, MD.
Revised 1 April 1998

32

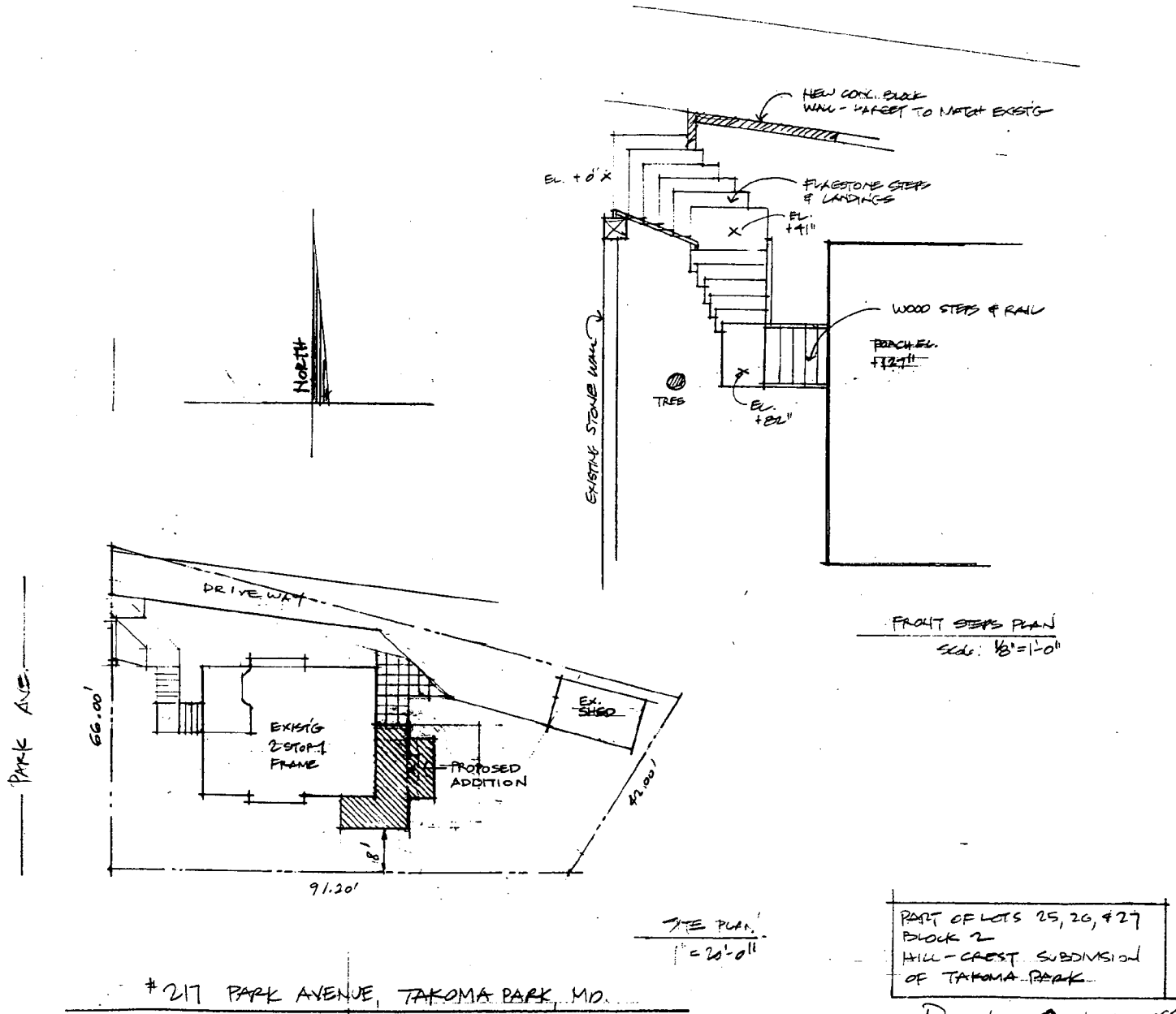


WEST ELEVATION
FRONT

3/25/98

27

210



3-30-98

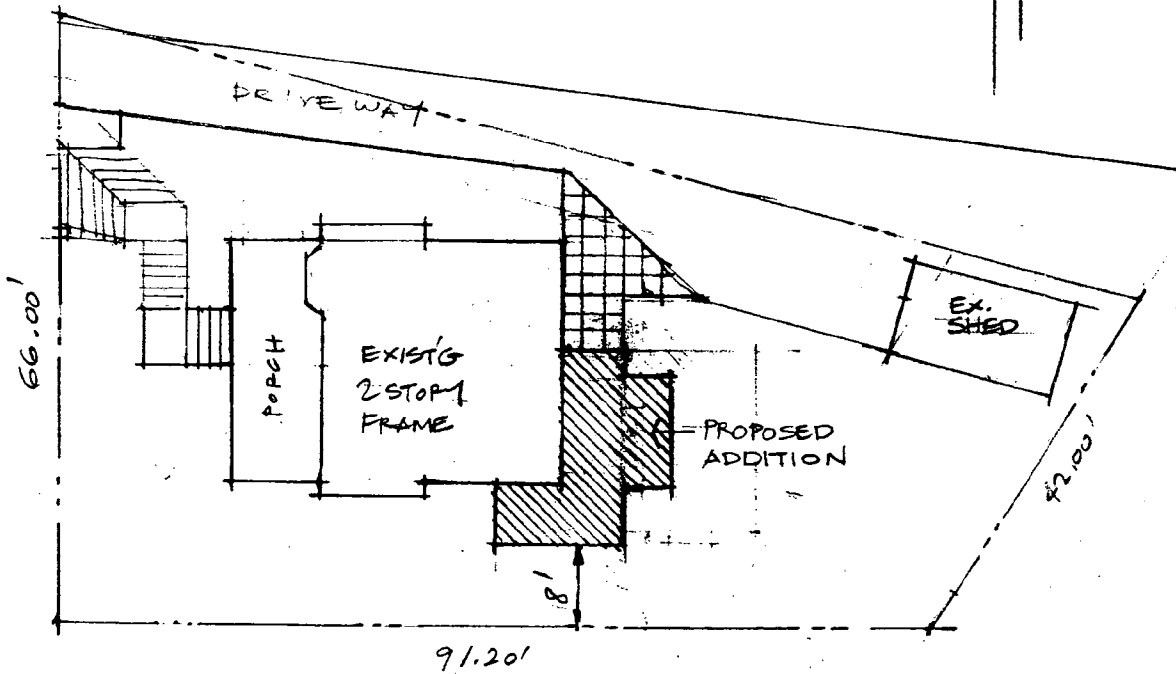
PAUL TRESSEDER, A.I.A., ARCHITECT
 6320 WISCASSET ROAD, BETHESDA, MD. 20814
 (201) 320-1580



28

NORTH ELEVATION
LEFT SIDE
3/25/98

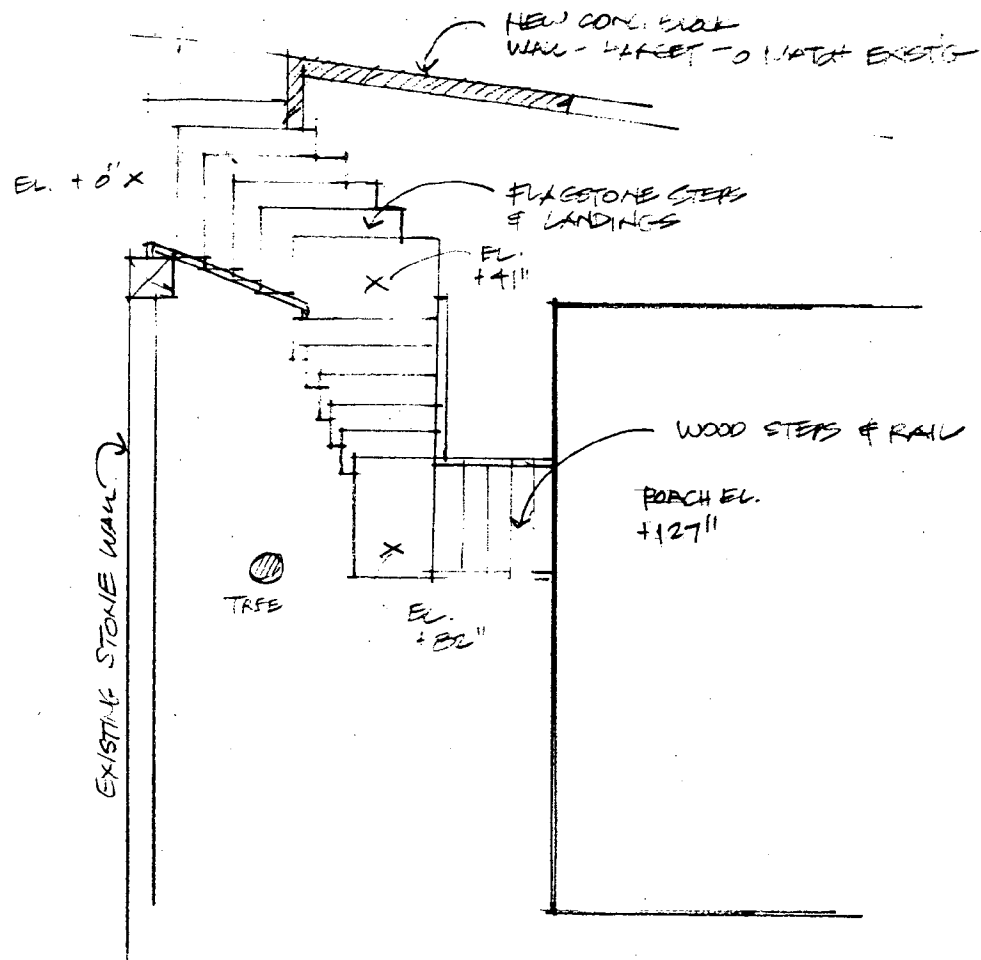
PARK AVE.



217 PARK AVENUE, TAKOMA PARK, MD.

SITE PLAN
1" = 20'-0"

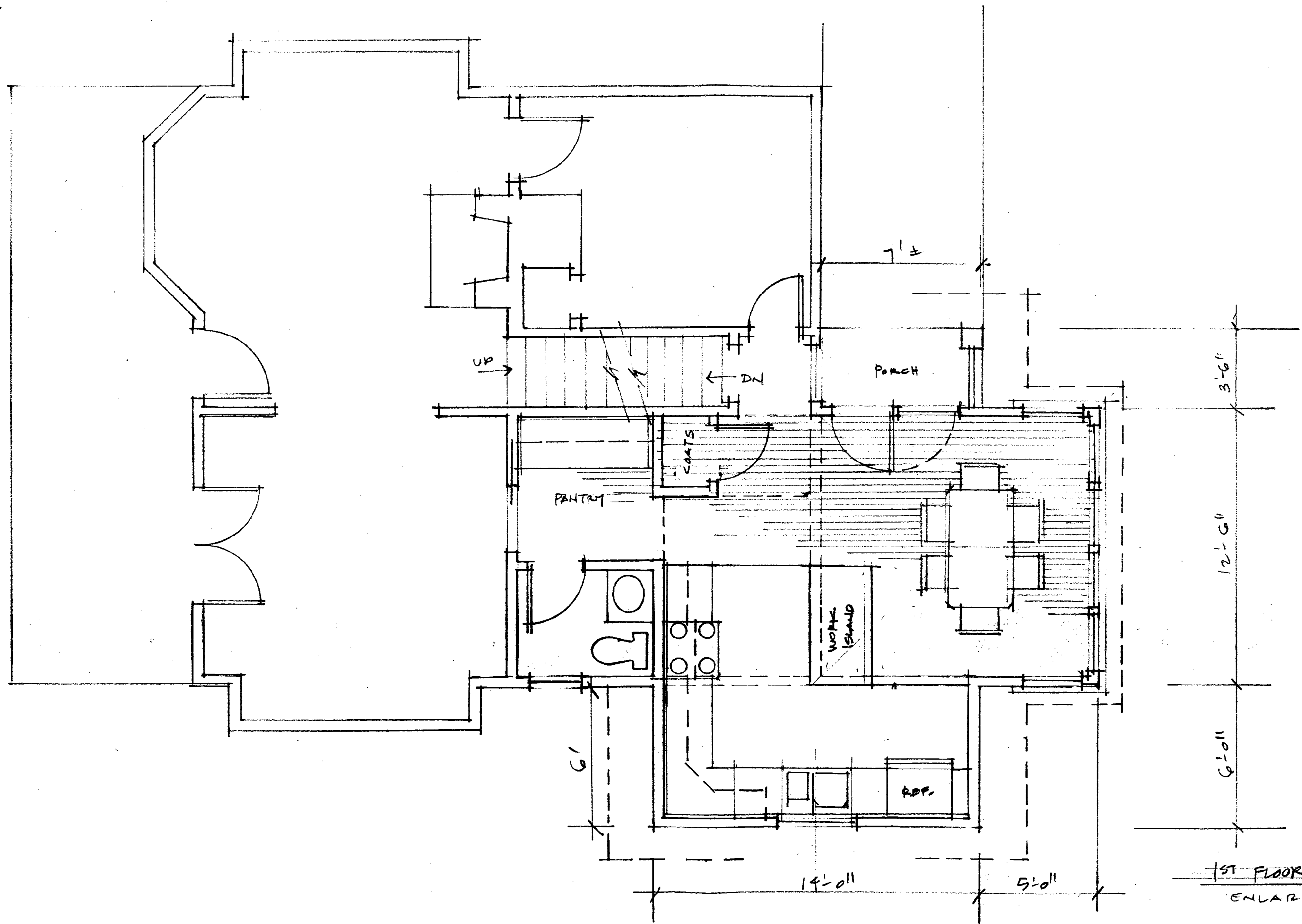
PART OF LOTS 25, 26, & 27 BLOCK 2 HILL-CREST SUBDIVISION OF TAKOMA PARK
--



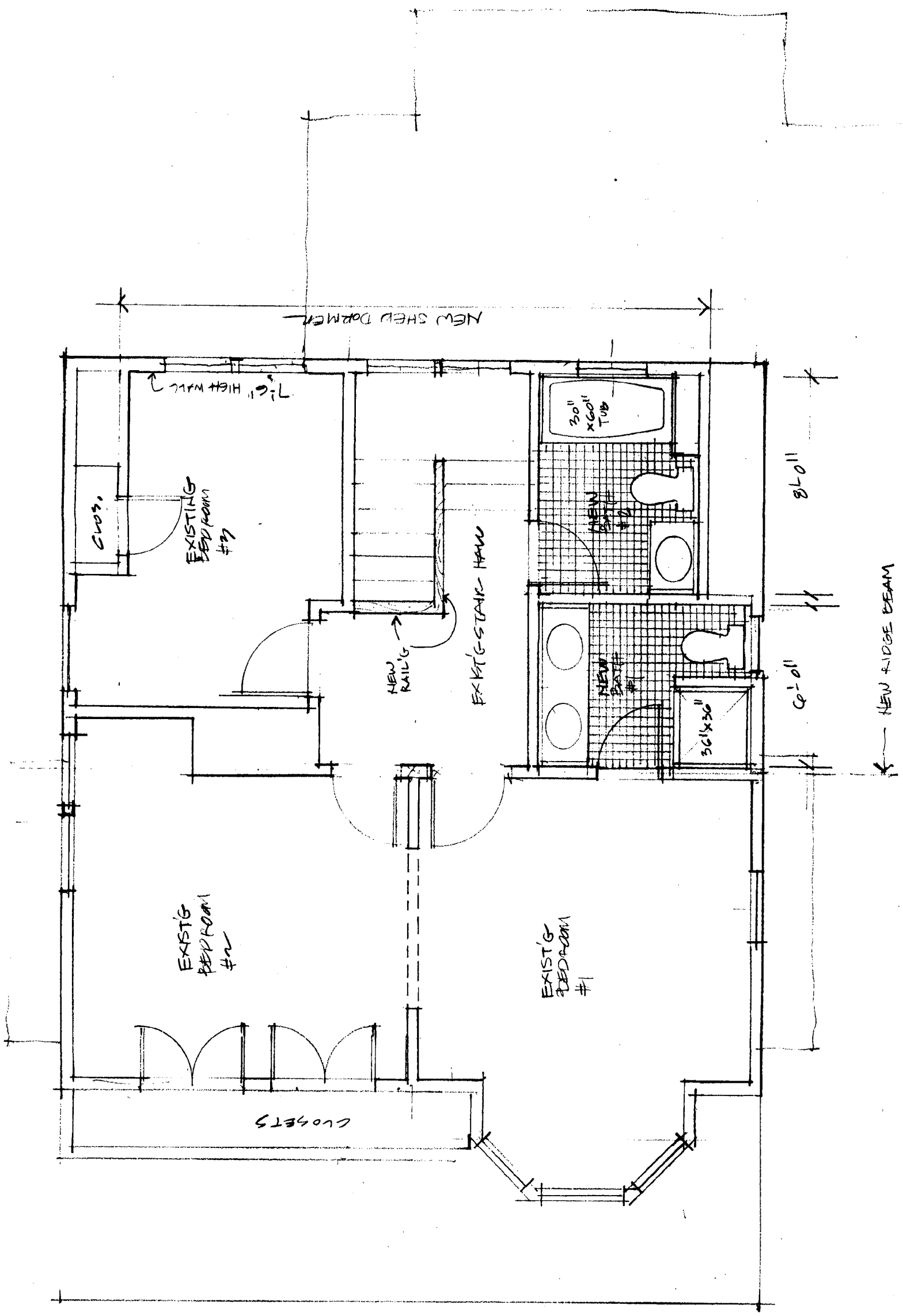
FRONT STEPS PLAN
Scale: 1/8" = 1'-0"

3-30-98

PAUL TRESSEDER, A.I.A., ARCHITECT
 6320 WISCASSET ROAD, BETHESDA, MD. 20816
 (201) 320-1580



1ST FLOOR PLAN
ENLARGED



NEW SHED DORMER

7'6" HIGH WALL

CLOSET

EXIST'G BED ROOM #3

NEW RAIL'G

EXIST'G STAIR HALL

30" X 60" TUB

NEW BATH #2

NEW BATH #1

36" X 36"

EXIST'G BED ROOM #2

EXIST'G BED ROOM #1

CLOSETS

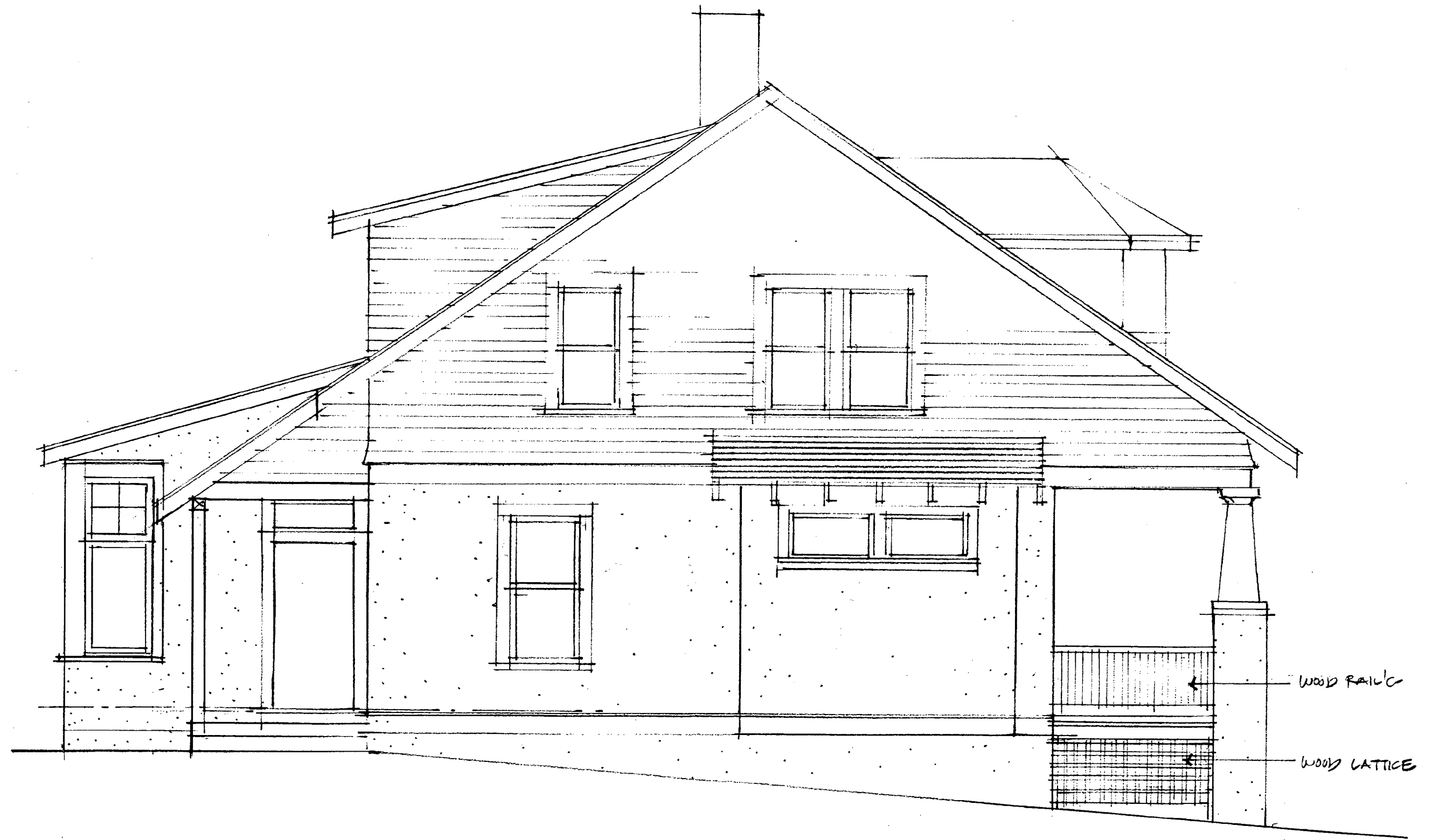
8'-0"

6'-0"

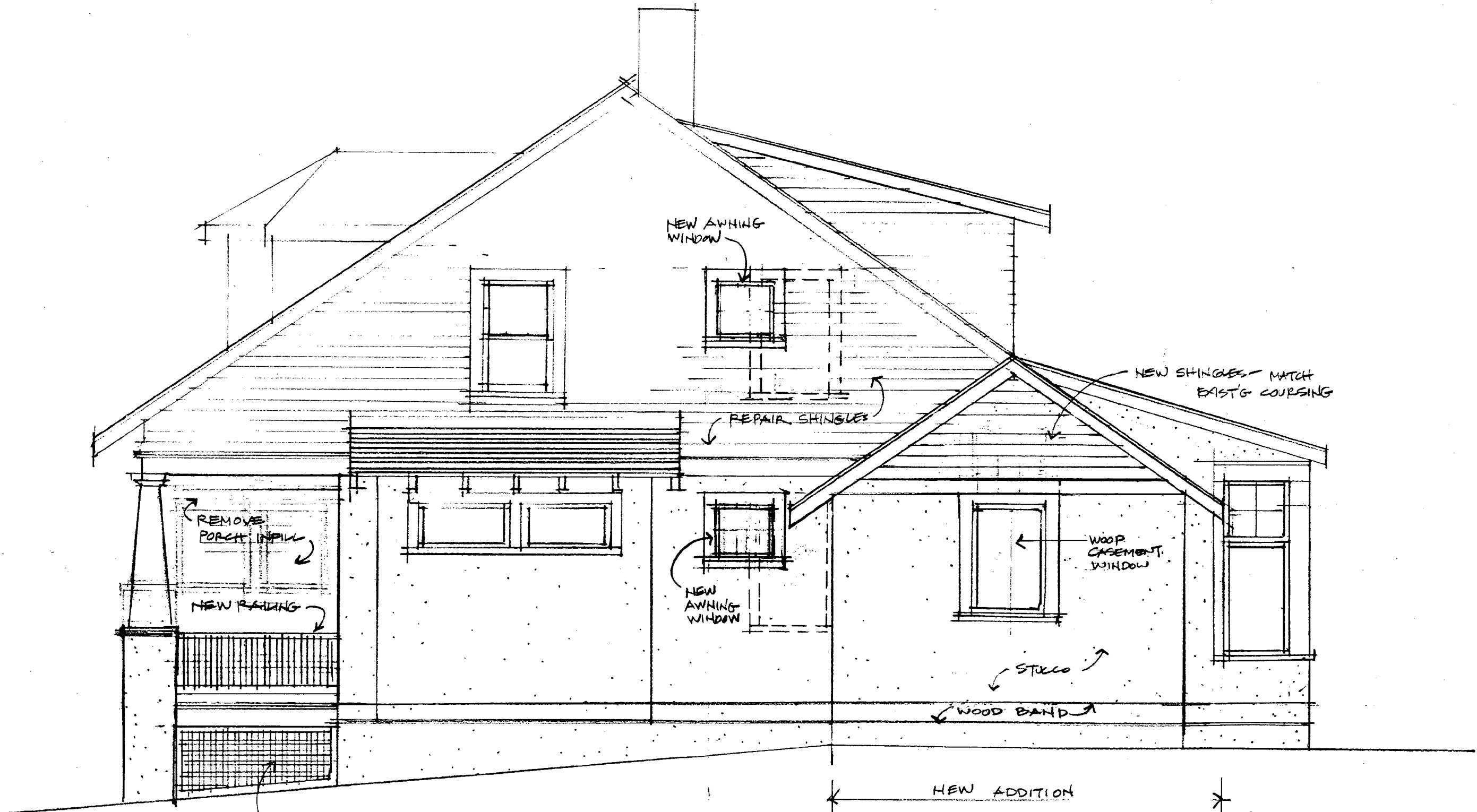
NEW RIDGE BEAM

2ND FLOOR PLAN
REVISED





NORTH ELEVATION
LEFT SIDE



SOUTH ELEVATION PROPOSED
 Scale: 1/4" = 1'-0"

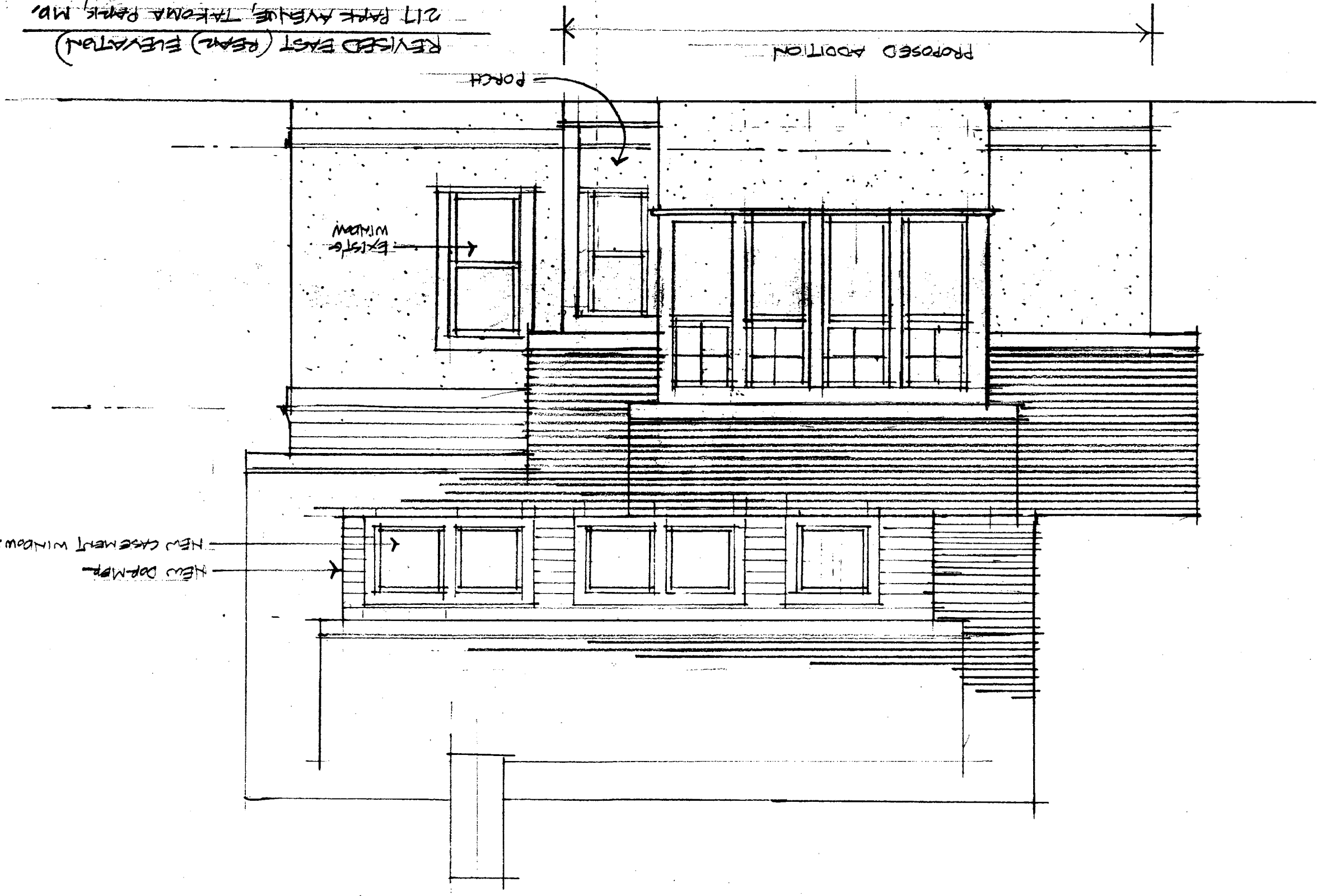
217 PARK AVENUE, TAKOMA PARK, MD.
REVISED EAST (REAR) ELEVATION

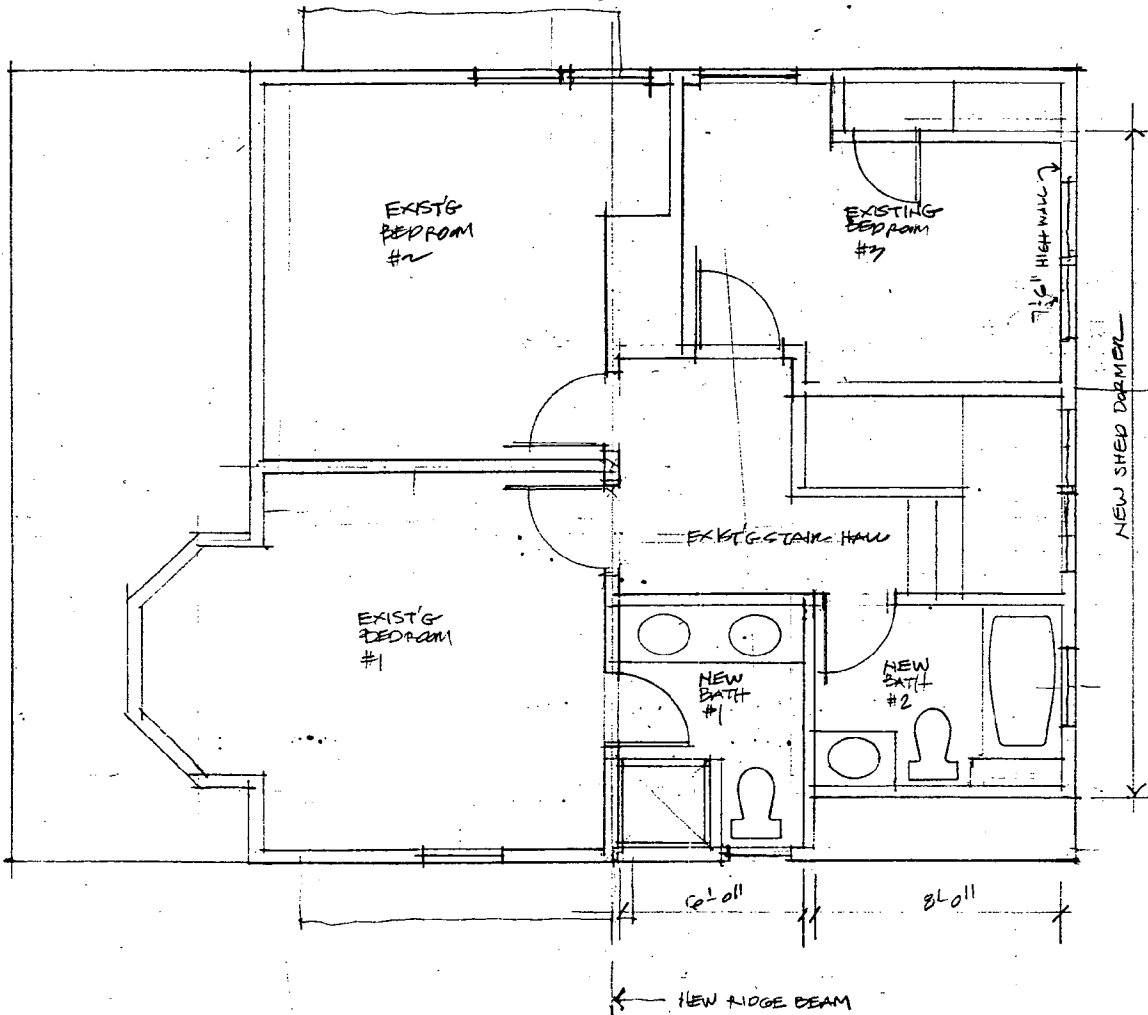
PROPOSED ADDITION

POUCH

EXISTING WINDOW

NEW DORMER
NEW CASSEMENT WINDOWS





2ND FLOOR PLAN

08

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 217 Park Avenue	Meeting Date: 04/22/98
Resource: Takoma Park Historic District	Review: HAWP
Case Number: 37/3-98I (REVISION)	Tax Credit: Partial
Public Notice: 04/08/98	Report Date: 04/15/98
Applicant: Art McMurdie	Staff: Perry Kephart
PROPOSAL: Rear Addition	RECOMMEND: Approval

DATE OF CONSTRUCTION: ca. 1920

SIGNIFICANCE: Primary Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

One and a half story, wood frame, side-gable Bungalow with stucco and wood shingle siding, and 1/1 windows in much of the house. There is a front-gable, half front porch and a front hexagonal dormer as well as a rear shed roof dormer. On each side elevation is a first floor bumpout with paired one-light windows. Windows in the gable pediments are not symmetrical - the north elevation has paired 1/1 windows with another window added at the rear, the south elevation has two separate 1/1 windows.

BACKGROUND

The resource's exterior is badly deteriorated and is being restored to its original condition. A Historic Area Work Permit was approved by the HPC on March 25, 1998 for a rear addition. The applicant has returned with a revised application for the project that includes the following proposals.

PROPOSAL

Applicant proposes to:

1. Add a one story rear addition at the southeast corner of the house using existing house lines extended to the rear with a covered entrance on the north side of the new addition leading to an existing driveway. There would be a shed roof addition with four banked 4/1 windows extending to the rear of the addition. *This addition is being revised to extend 5' rather than 1' beyond the existing rear plane of the house.* Materials are to be the same stucco, shingle and wood framing as are



found on the historic resource.

2. Remove a later enclosure on the right side of the front porch and restore the porch to its original size. The existing french doors are to be retained.
3. Remove the front steps that are currently on the side of the porch and replace them with wood steps and railing at the front of the house.
4. Repair the existing stone retaining wall at the front property line and install a walk from the front steps to the left front corner of the yard with flagstone steps leading to the sidewalk and the driveway. Install a continuation of the existing concrete wall along the driveway down to the proposed flagstone steps.
5. Install a paving stone terrace to the right side of the new rear addition.

STAFF DISCUSSION

The proposed changes to the rear of the house are within the Takoma Park Historic District guidelines for primary resources as they will not adversely impact the overall character of the streetscape and are well within the size, scale and architectural parameters of the houses on Park Avenue. Although subject to the highest level of review, the guidelines indicate that it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

The changes to the front porch and repair of the front retaining wall are to be commended as bringing the front of the historic resource back to its original configuration. Staff feels that the installation of a walk to the corner of the property is a satisfactory solution to the problem of providing access to the front entrance in the small front yard area.

The restoration of the exterior is eligible for a tax credit.

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's Standards for Rehabilitation #2 and #9:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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.

and with the general condition applicable to all Historic Area Work Permits that the applicant 1) shall provide construction grade plans to be signed by staff for use in obtaining permits, and 2) shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESSEDER

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: ART McMURDIE Daytime Phone No.: 301-565-0534

Address: 12 CLEVELAND AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: ~~301-565~~

Contractor Registration No.: _____

Agent for Owner: PAUL TRESSEDER Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 217 Street: PARK AVE

Town/City: TAKOMA PARK Nearest Cross Street: _____

Lot: PT 15, 26, 27 Block: 2 Subdivision: HILL-CREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL

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

- AC
- Solar
- Fence/Wi

- Porch
- Deck
- Shed
- Single Family

37/3-98)
Revision
dwgs → 4/8

1B. Construction cost estimate: \$ 20,000

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.

 Signature of owner or authorized agent

 Date

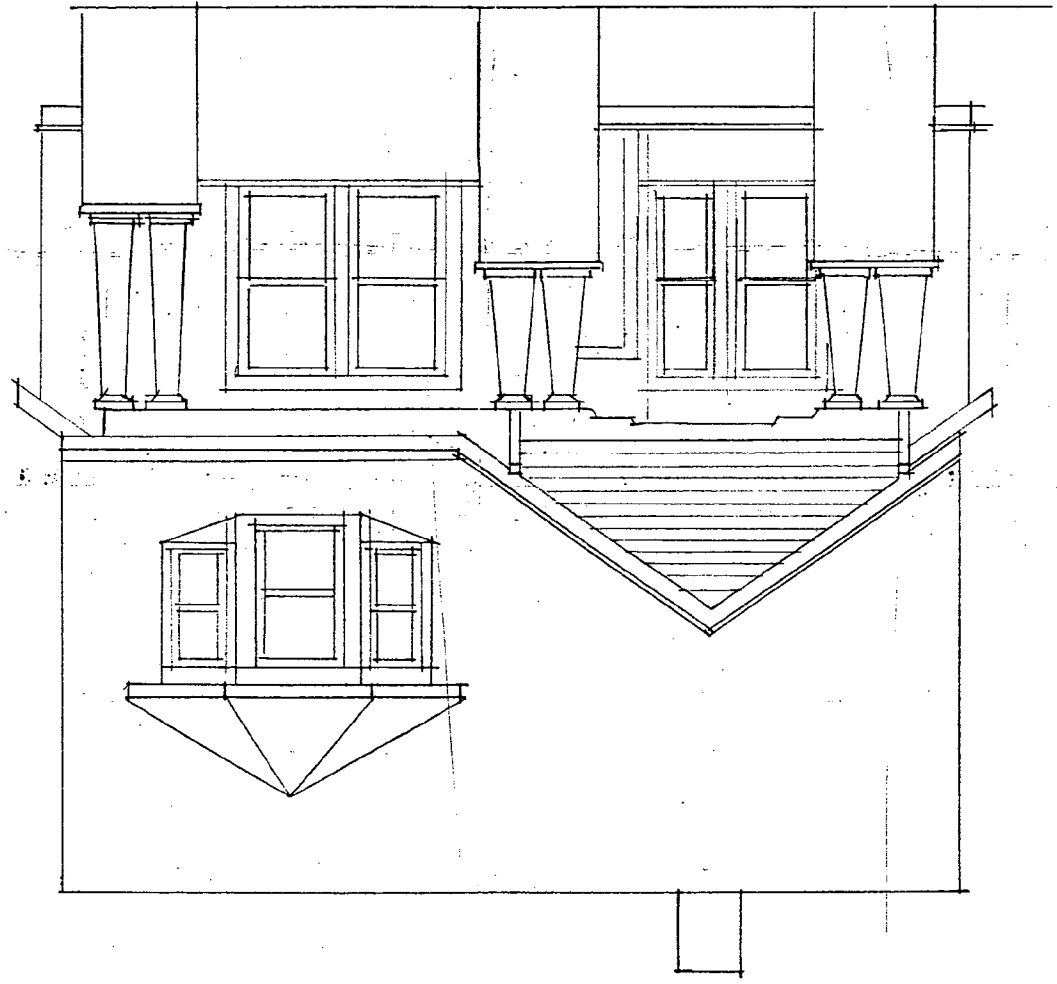
Approved: PAUL TRESSEDER

For Chairperson, Historic Preservation Commission

4

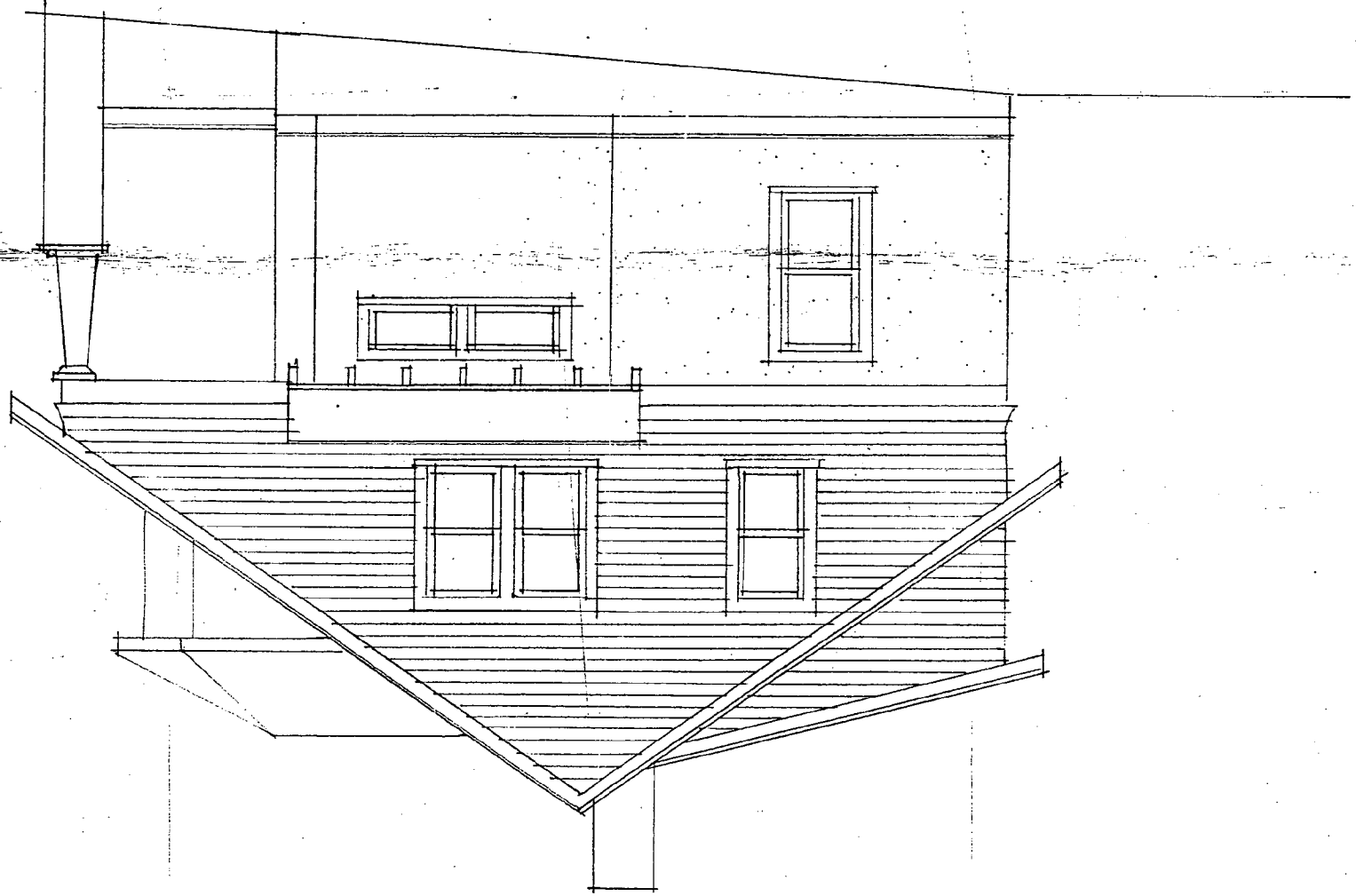
57

EXISTING WEST ELEVATION



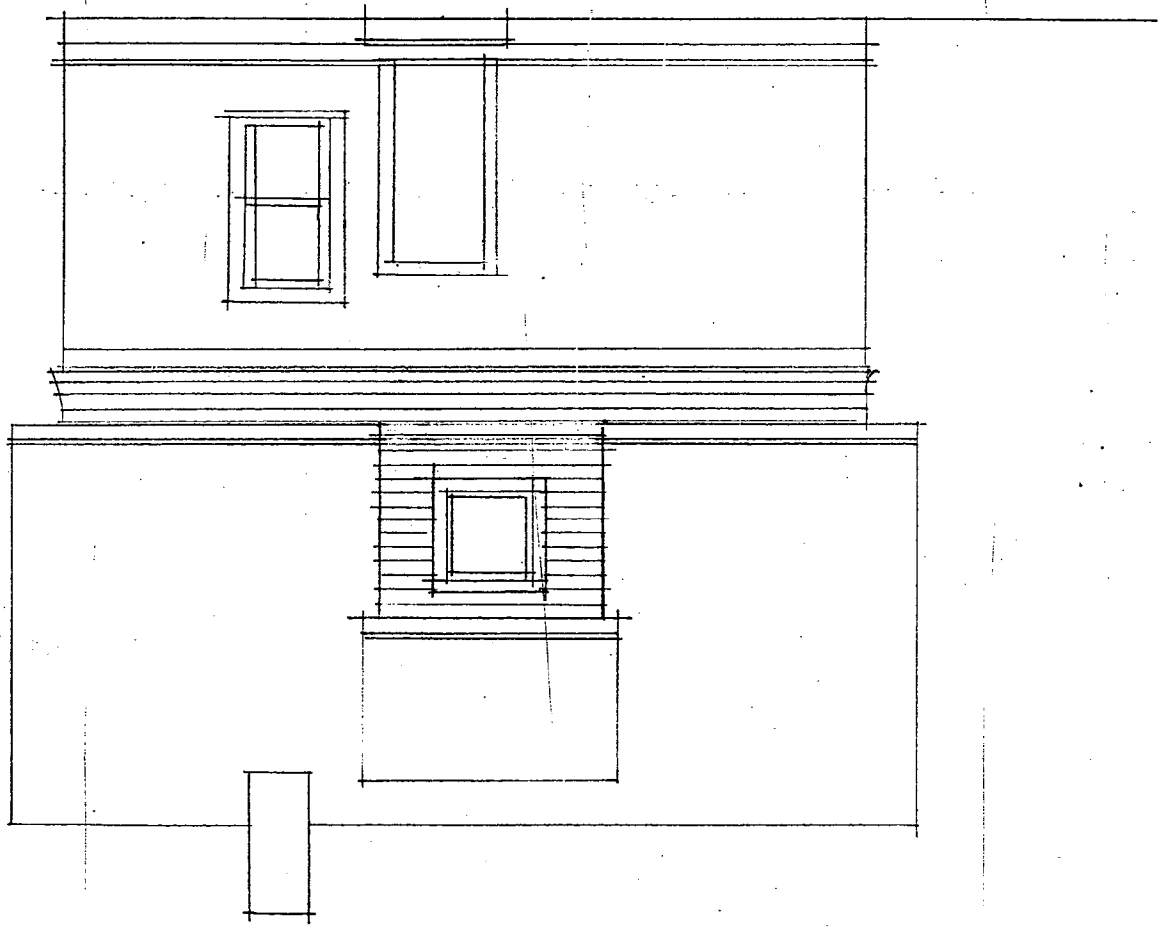
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EXISTING NORTH ELEVATION



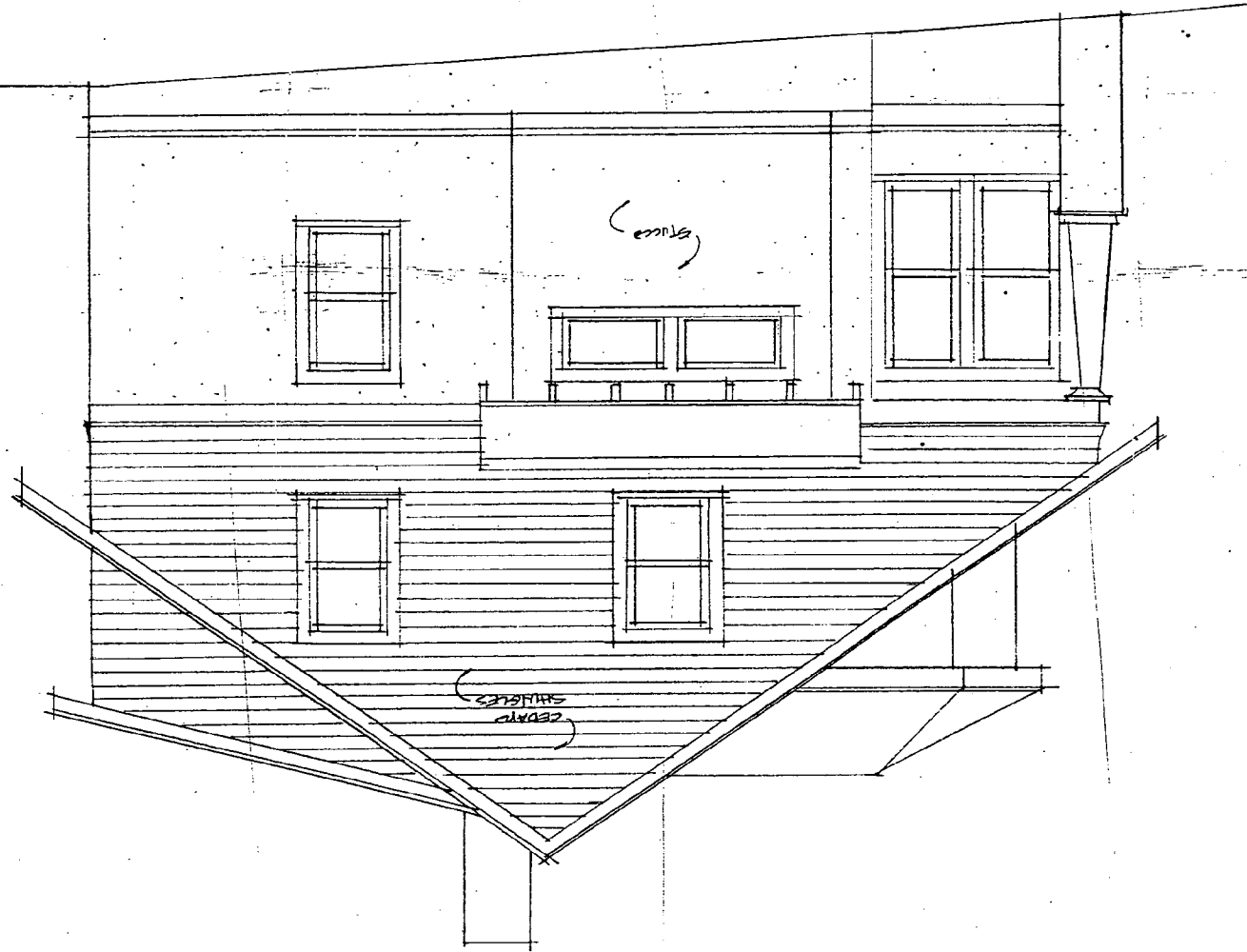
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~~EXISTING EAST ELEVATION~~

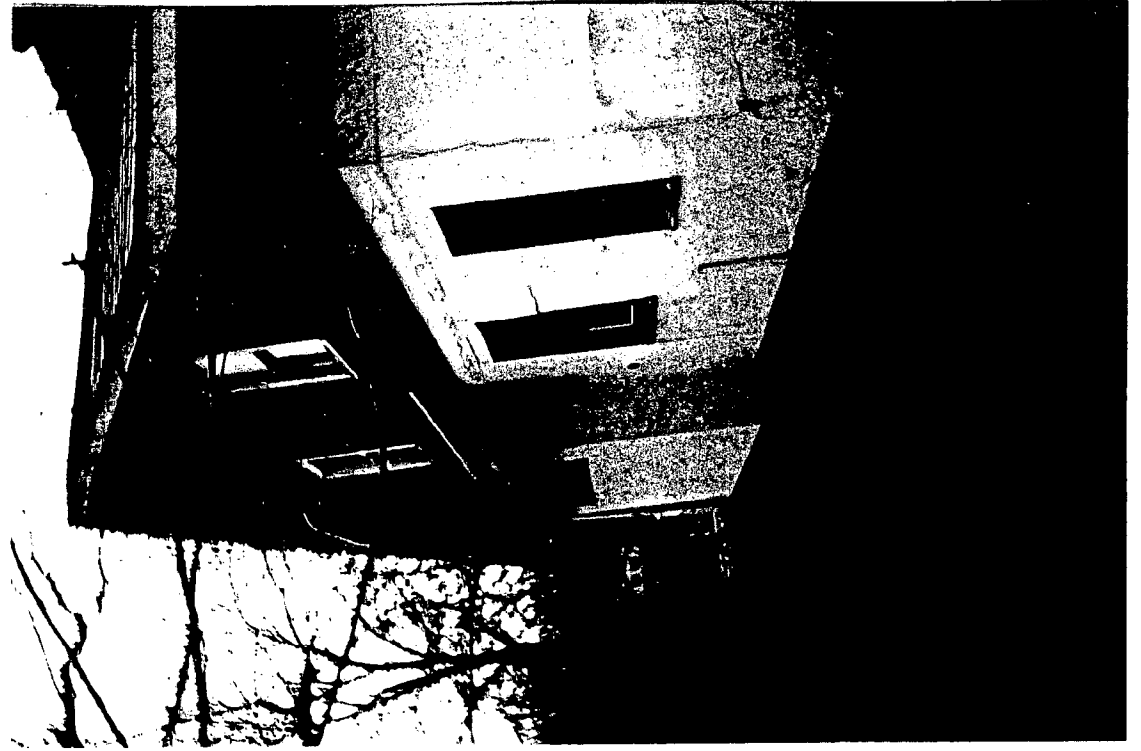


03

EXISTING SOUTH ELEVATION

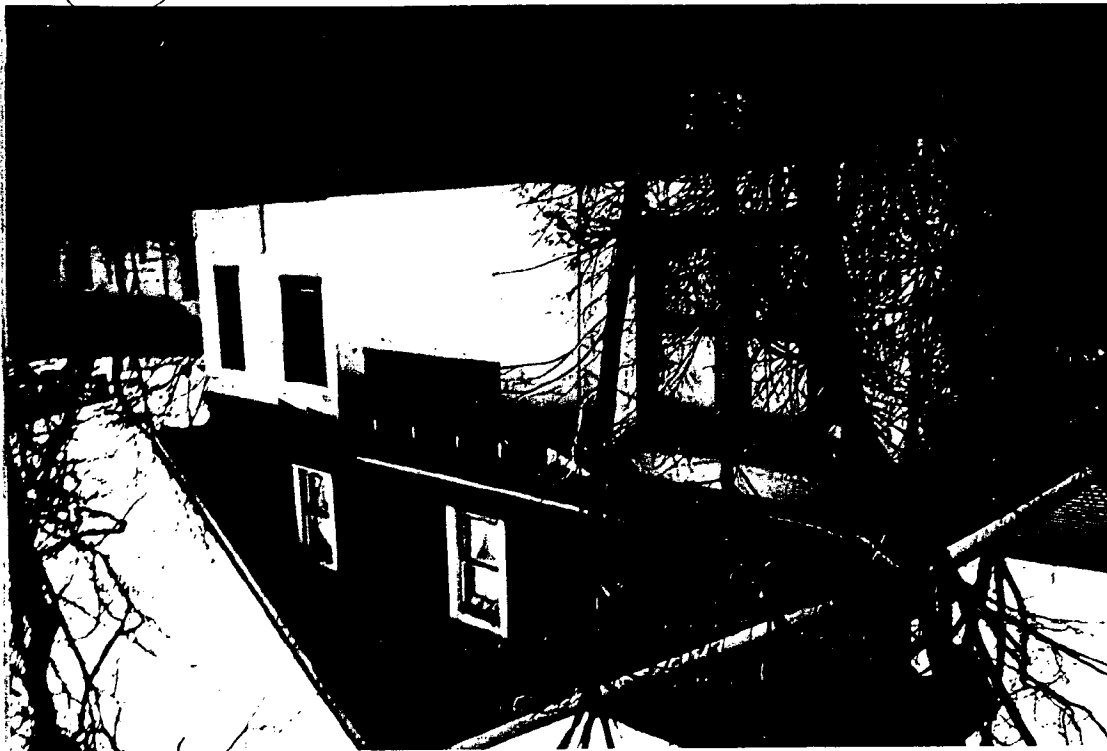


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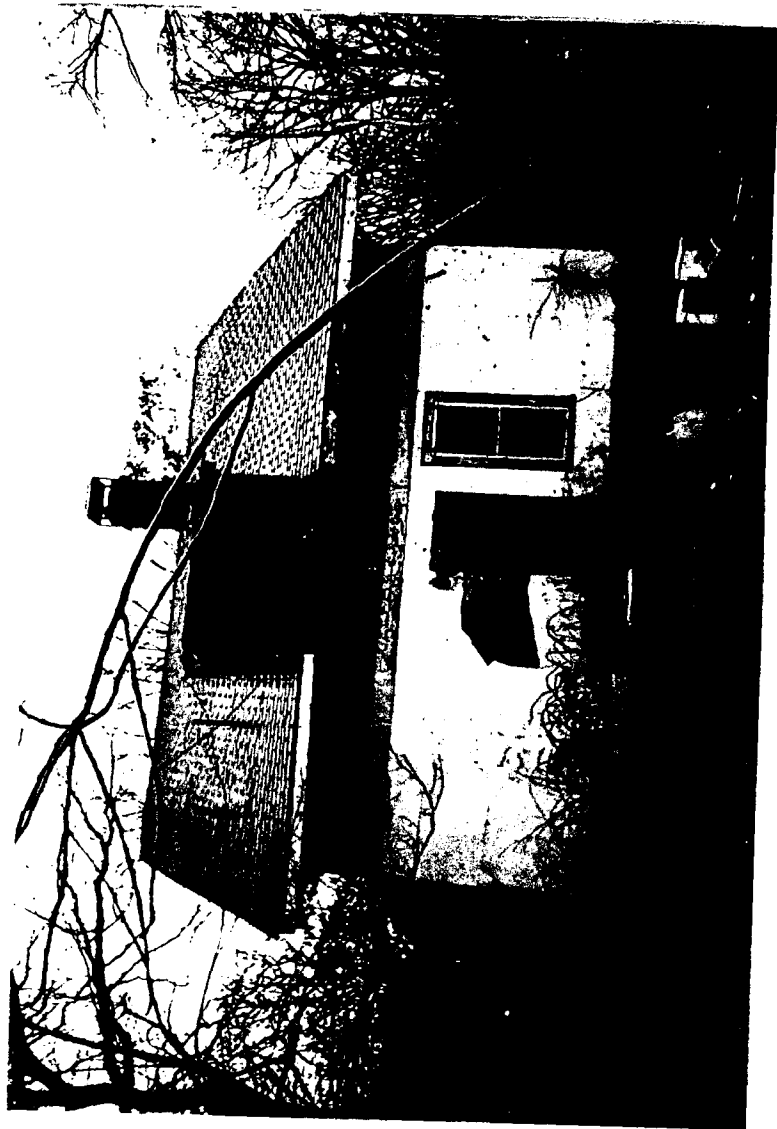
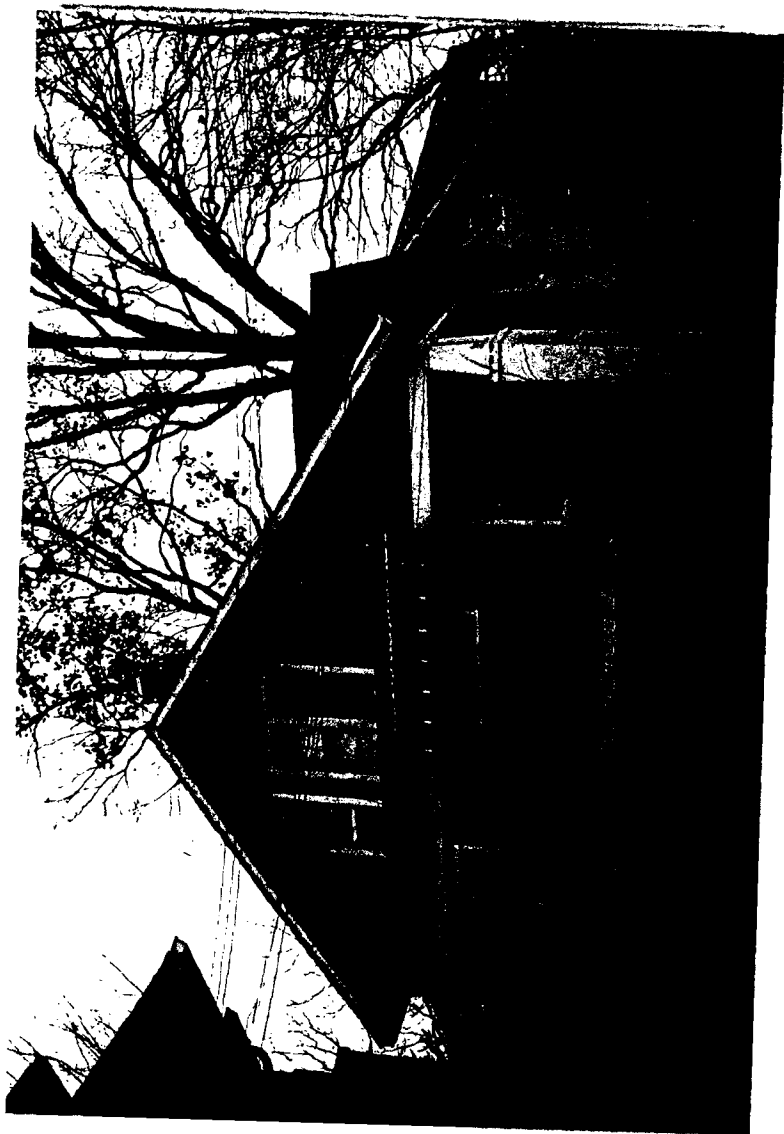


11





12



13

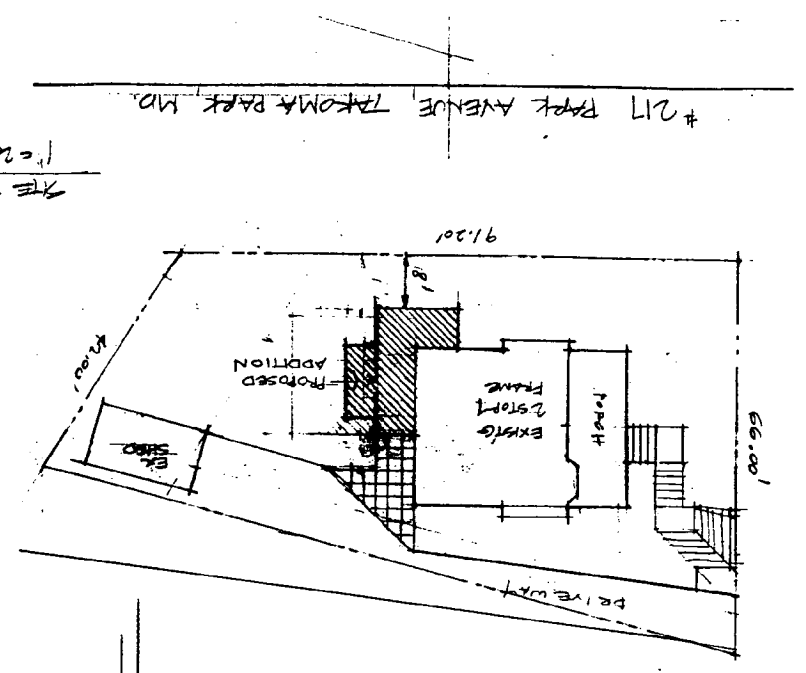


(7)



51

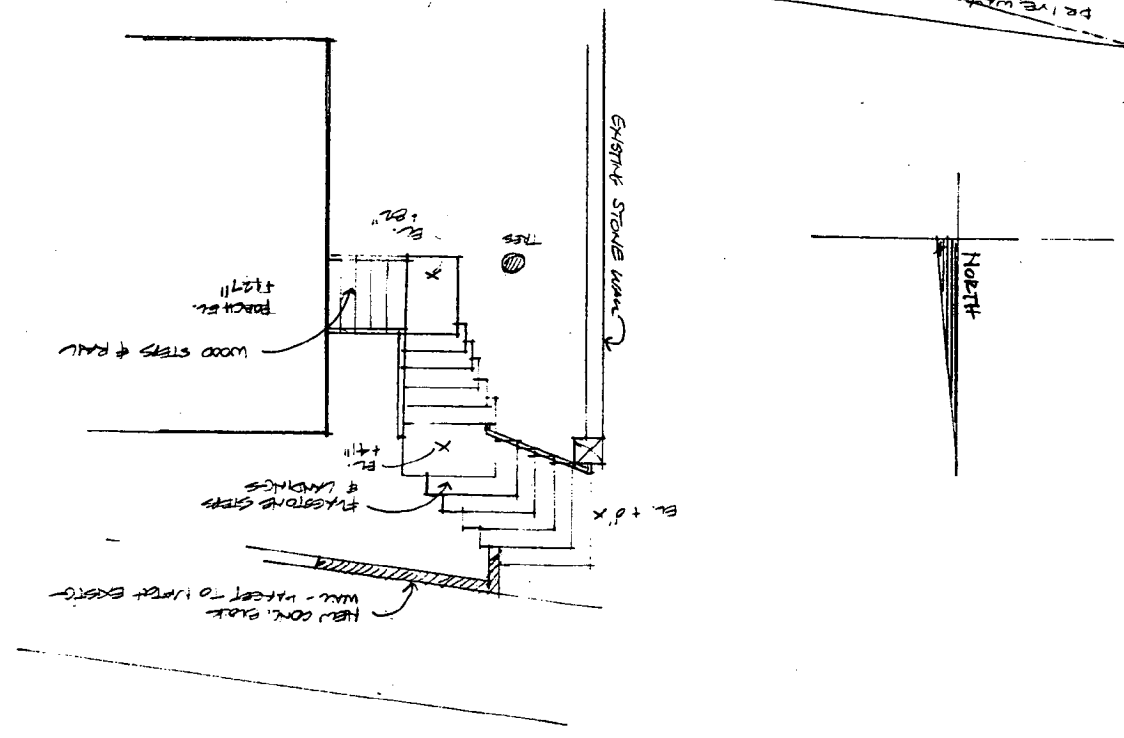
Park Ave



SEE PLAN
1" = 20'-0"

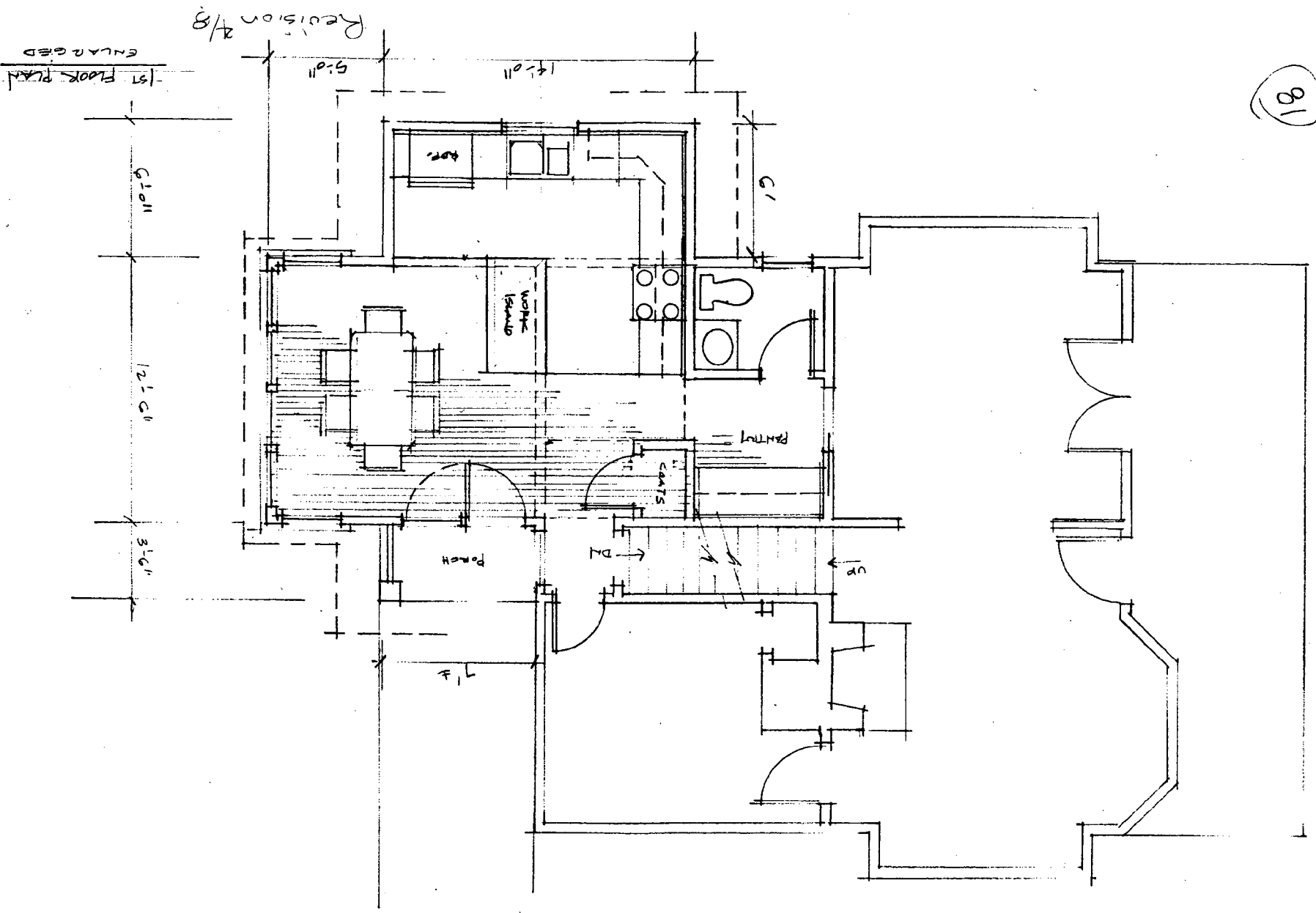
REVISION 4/8
PART OF LOTS 25, 26, & 27
HILL-CREST SUBDIVISION
OF TAKOMA PARK

FRONT STEPS PLAN
SCALE: 1/8" = 1'-0"



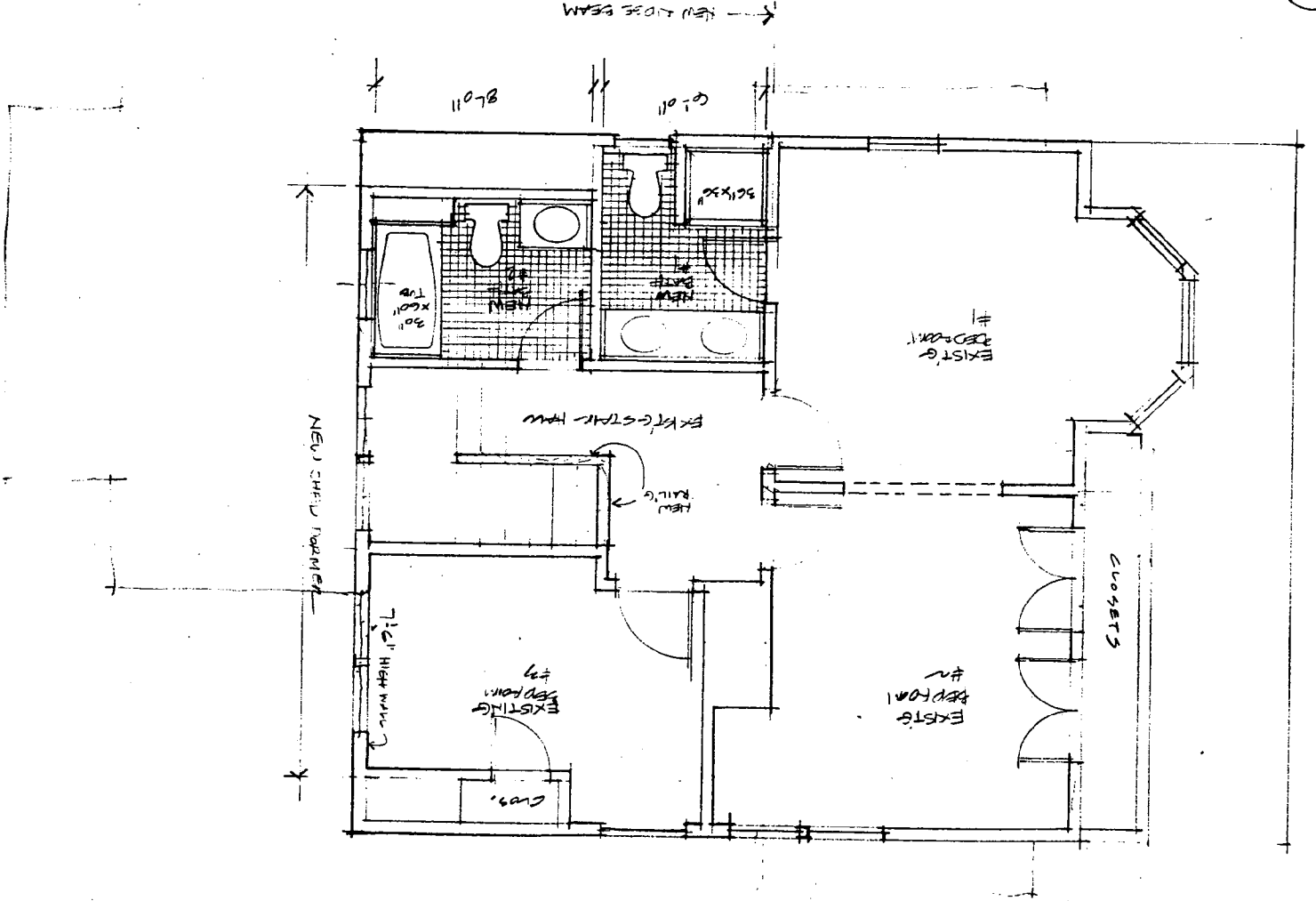
3-30-98

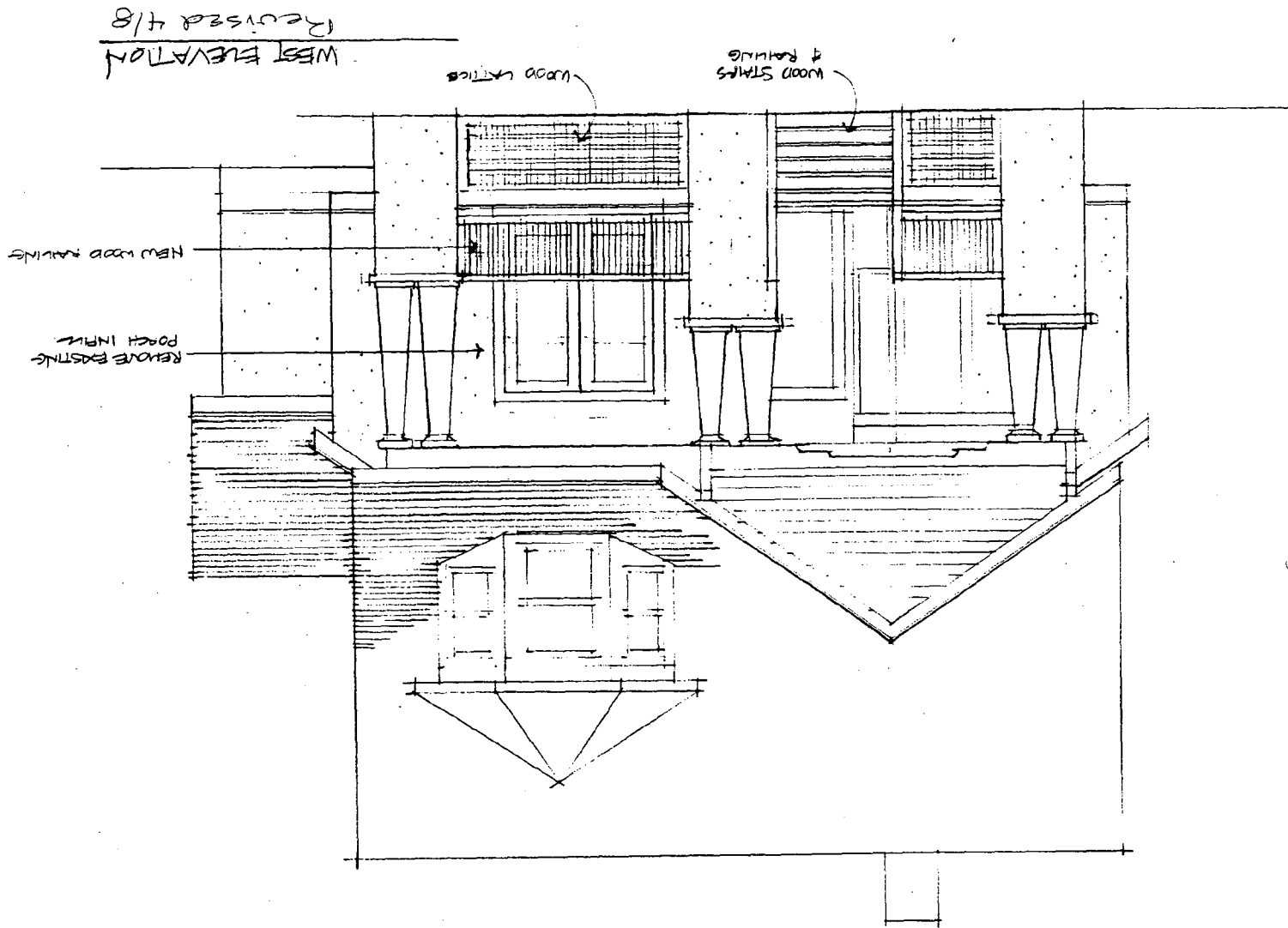
PAUL TRESEDER, A.I.A., ARCHITECT
6320 WISCONSIN ROAD, BETHESDA, MD. 20814
(301) 320-1580



101

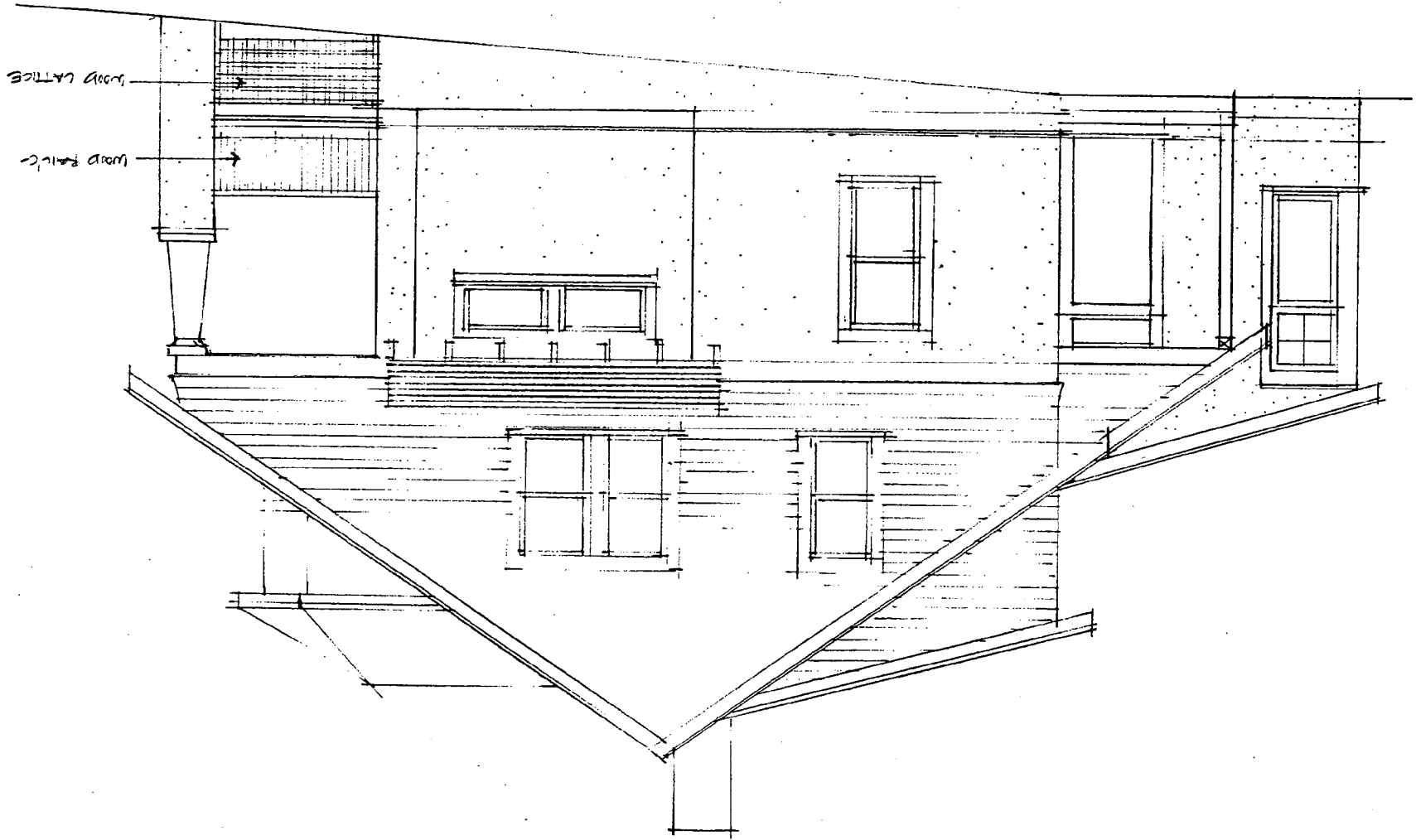
2ND FLOOR PLAN
REVISED 4/8





20

North Elevation
Left Side
Revised 4/8

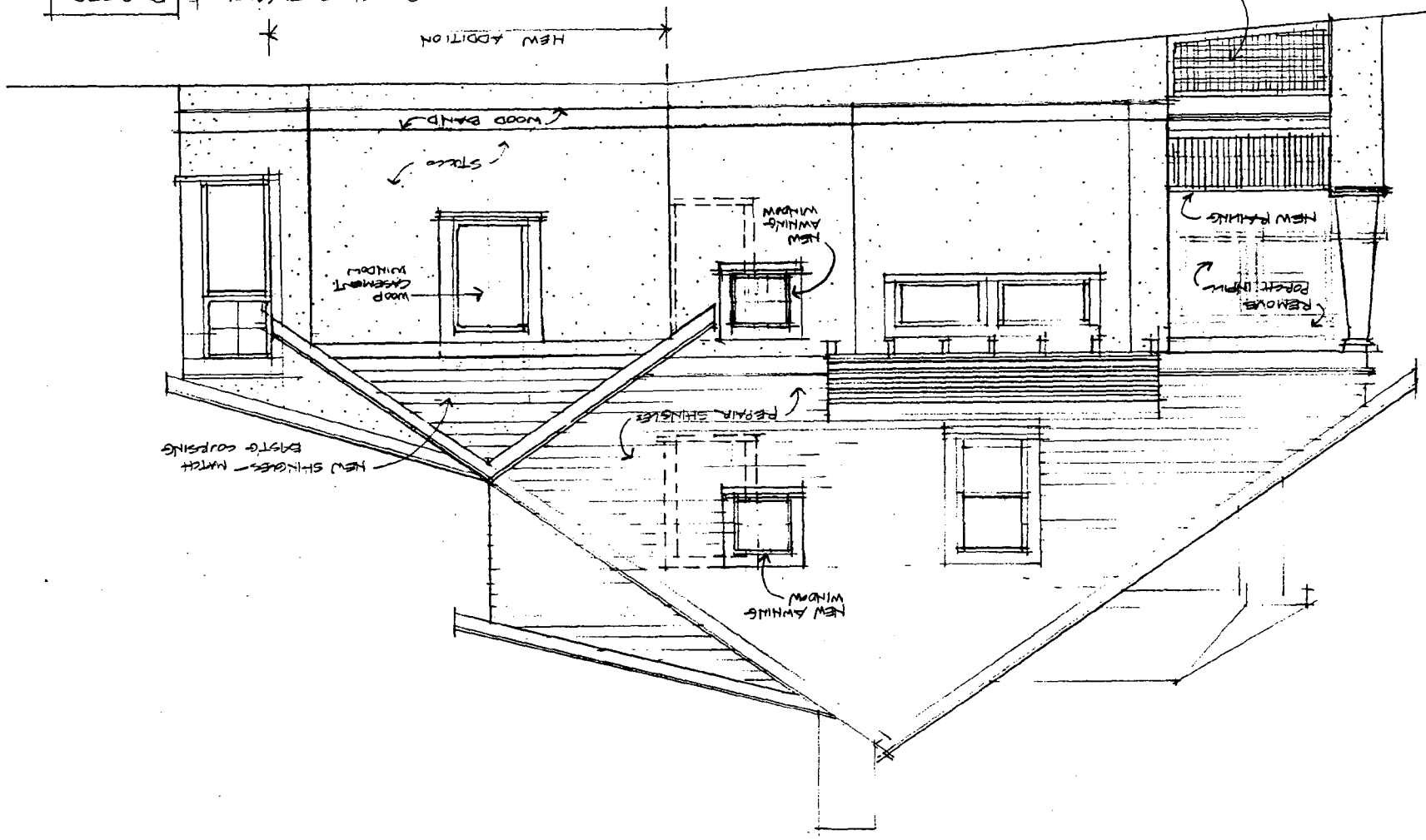


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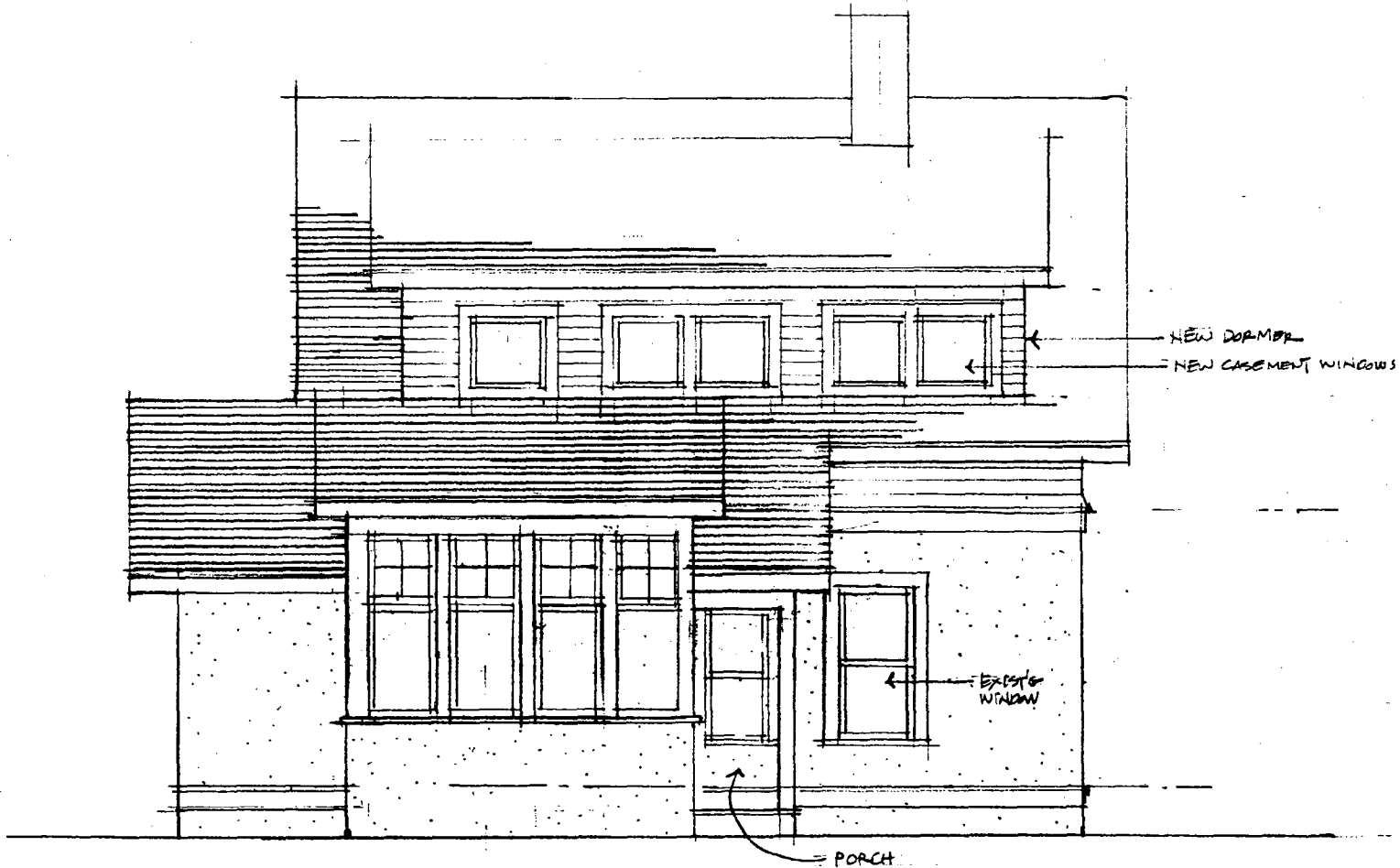
Revised 4/8

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

PROPOSED SOUTH ELEVATION



22



NEW DORMER
NEW CASSEMENT WINDOWS

EXIST' WINDOW

PORCH

PROPOSED ADDITION

REVISED EAST (REAR) ELEVATION
217 PARK AVENUE, TAKOMA PARK, MD.

23

Revised 4/8



























3. Replace two rear windows on the first and second level at the rear of the south side elevation with one light awning windows to accommodate interior changes. The windows are to be woodframed.
4. Add a new wood railing with inset pickets to the existing front porch.
5. Replace the asphalt roof in-kind with composition shingles

STAFF DISCUSSION

The proposed changes to the second story and to the rear and south side of the house are within the Takoma Park Historic District guidelines for primary resources as they will not adversely impact the overall character of the streetscape and are well within the size, scale and architectural parameters of the houses on Park Avenue. Although subject to the highest level of review, the guidelines indicate that it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

The addition of a railing to the front porch is with a design that is appropriate to the front facade.

The restoration of the exterior is eligible for a tax credit.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** 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's Standards for Rehabilitation #2 and #9:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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.

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 Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESSEDER

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: ART McMURDIE Daytime Phone No.: 301-565-0524

Address: 12 CLEVELAND AVE TAKOMA PARK, MD. 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: ~~301-333~~

Contractor Registration No.: _____

Agent for Owner: PAUL TRESSEDER Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 217 Street: PARK AVE

Town/City: TAKOMA PARK Nearest Cross Street: _____

Lot: PT 25 26 27 Block: 2 Subdivision: HICK - CREST

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: \$ 60,000

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.

Paul Treseder
Signature of owner or authorized agent

25 Feb 1998 (3)
Date

**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:

EXISTING HOUSE IS 1/2 STORY BUNGALOW, STUCCO & SHINGLE SIDING, BADLY DETERIORATED. IT IS UP HILL FROM STREET, WITH A 4' HIGH STONE WALL AT THE SIDEWALK. ADJACENT HOUSES ARE SIMILAR 1/2 STORY OR 2 STORY BUNGALOWS.

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

THE PROJECT IS PRIMARILY THE RENOVATION OF THIS HOUSE BACK TO ITS ORIGINAL CONDITION. THE ADDITION IS IN THE REAR CORNER, PARTLY VISIBLE FROM THE STREET. EXISTING LINES OF THE HOUSE ARE CONTINUED, AND FINISHES & WINDOWS MATCH EXISTING.

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

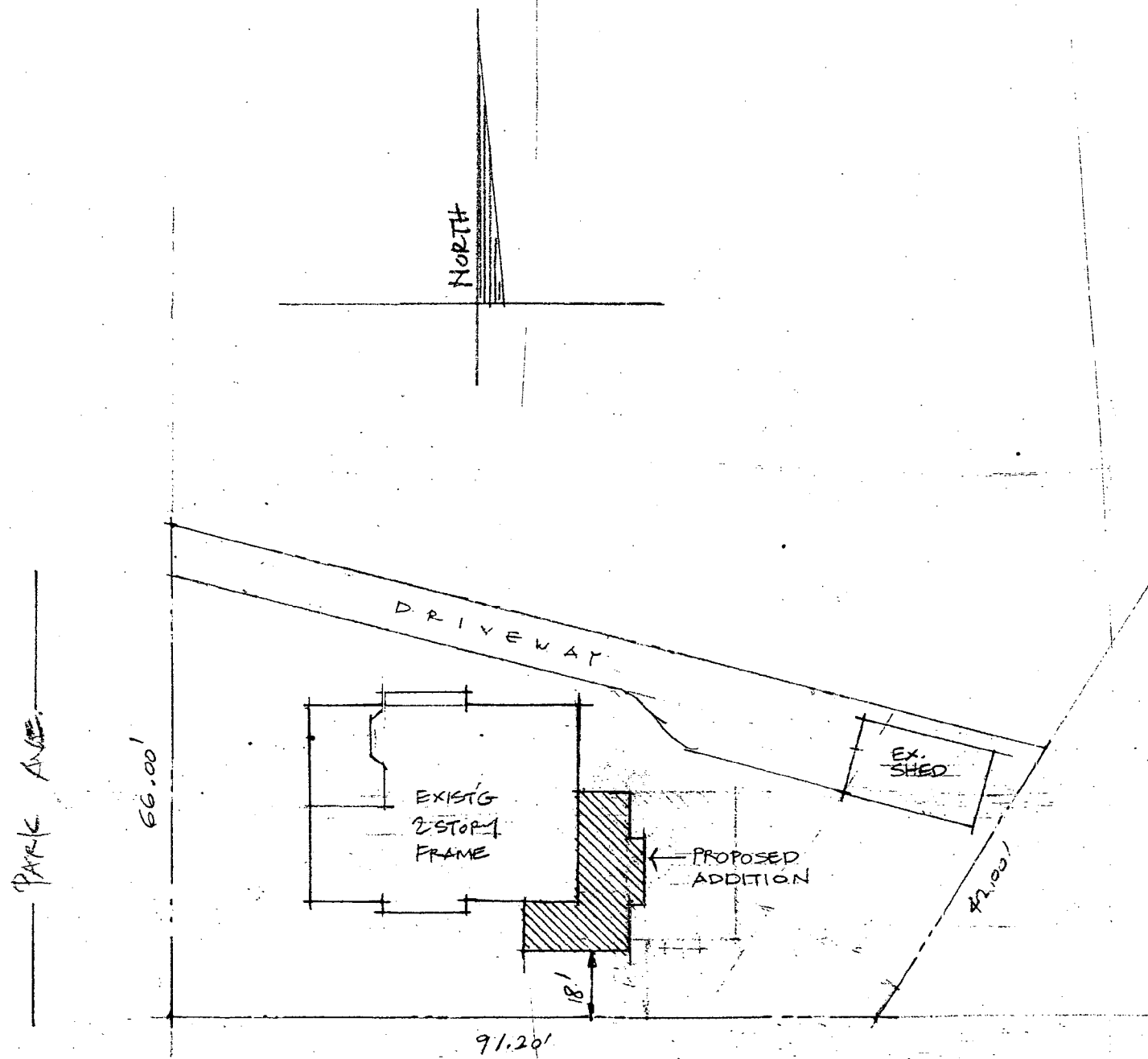
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

FAX TRANSMISSION

PAUL TRESEDER, A.I.A. ARCHITECT
6320 WISCASSET ROAD
BETHESDA, MARYLAND 20816
301 320 1580
FAX: 301 320 1581

To: Perry Kephart
Fax #: 301 563 3412
From: Paul Treseder
Date: March 17, 1998
Pages: 2 (including this cover sheet)
Subject: 217 Park Avenue, Takoma Park
Art McMurdie, Owner

COMMENTS: This is the revised rear elevation, with one additional window in the addition.



SITE PLAN
1" = 20'-0"

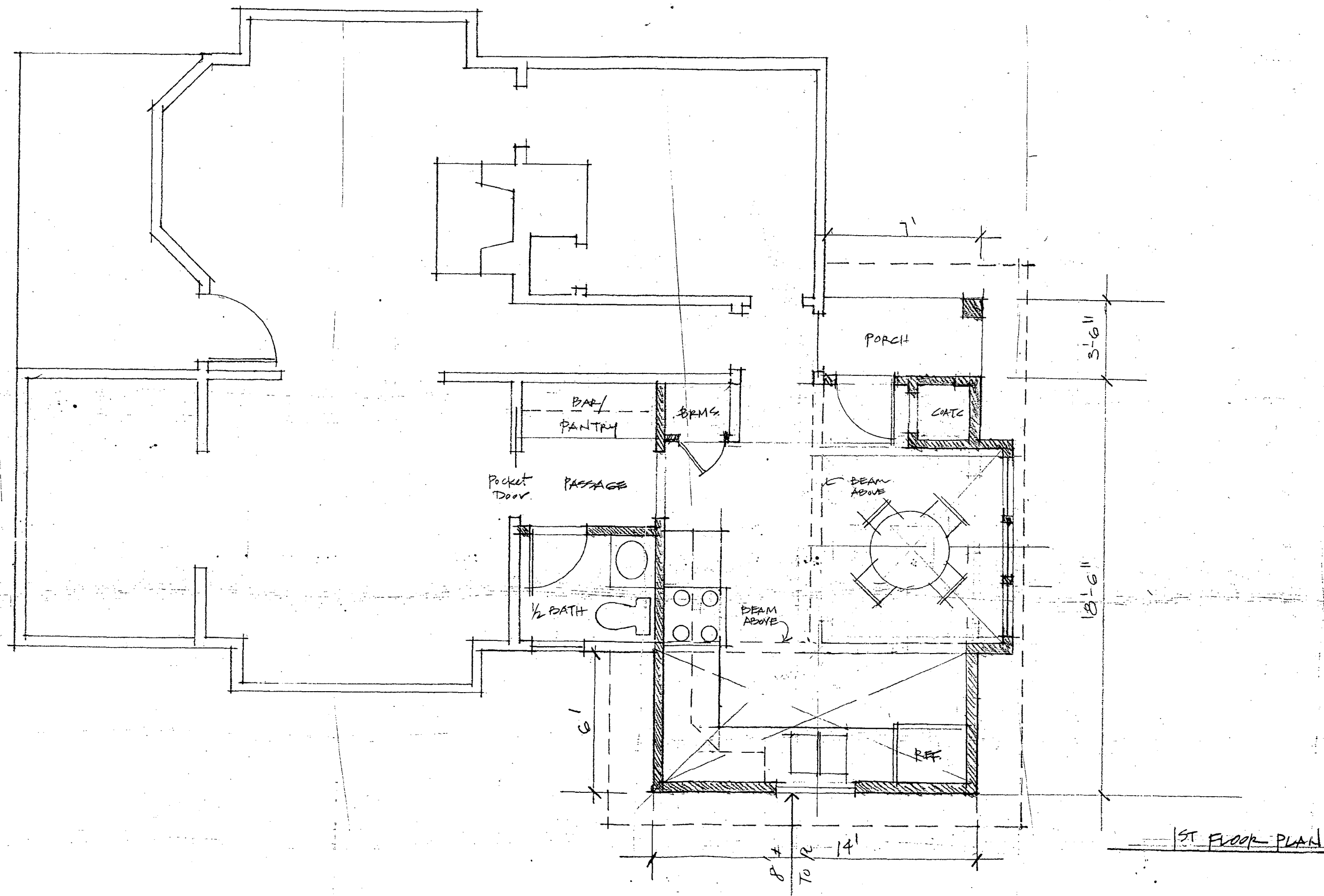
PART OF LOTS 25, 26, & 27
BLOCK 2
HILL-CREST SUBDIVISION
OF TAKOMA PARK

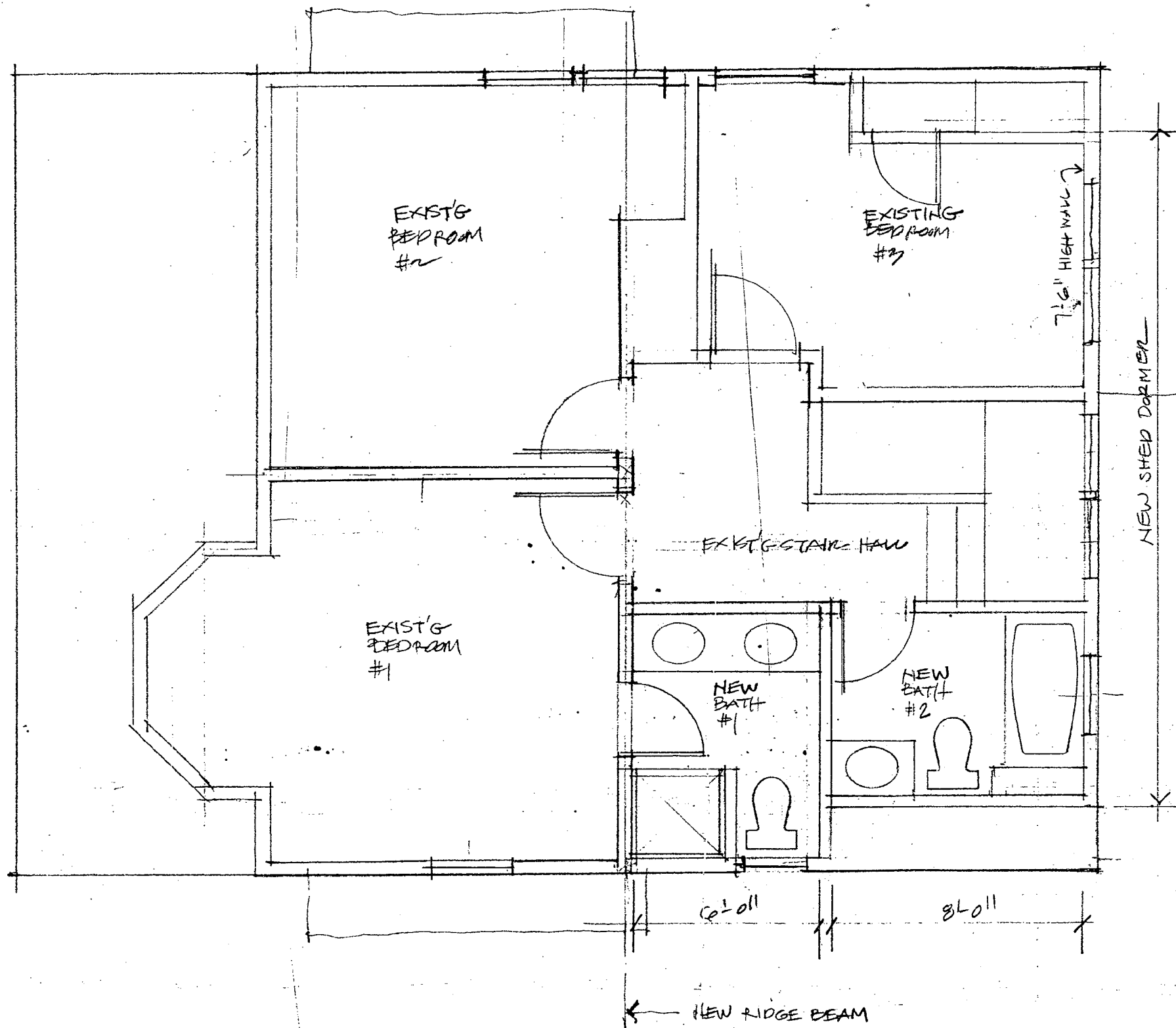
217 PARK AVENUE, TAKOMA PARK, MD.

2-18-98

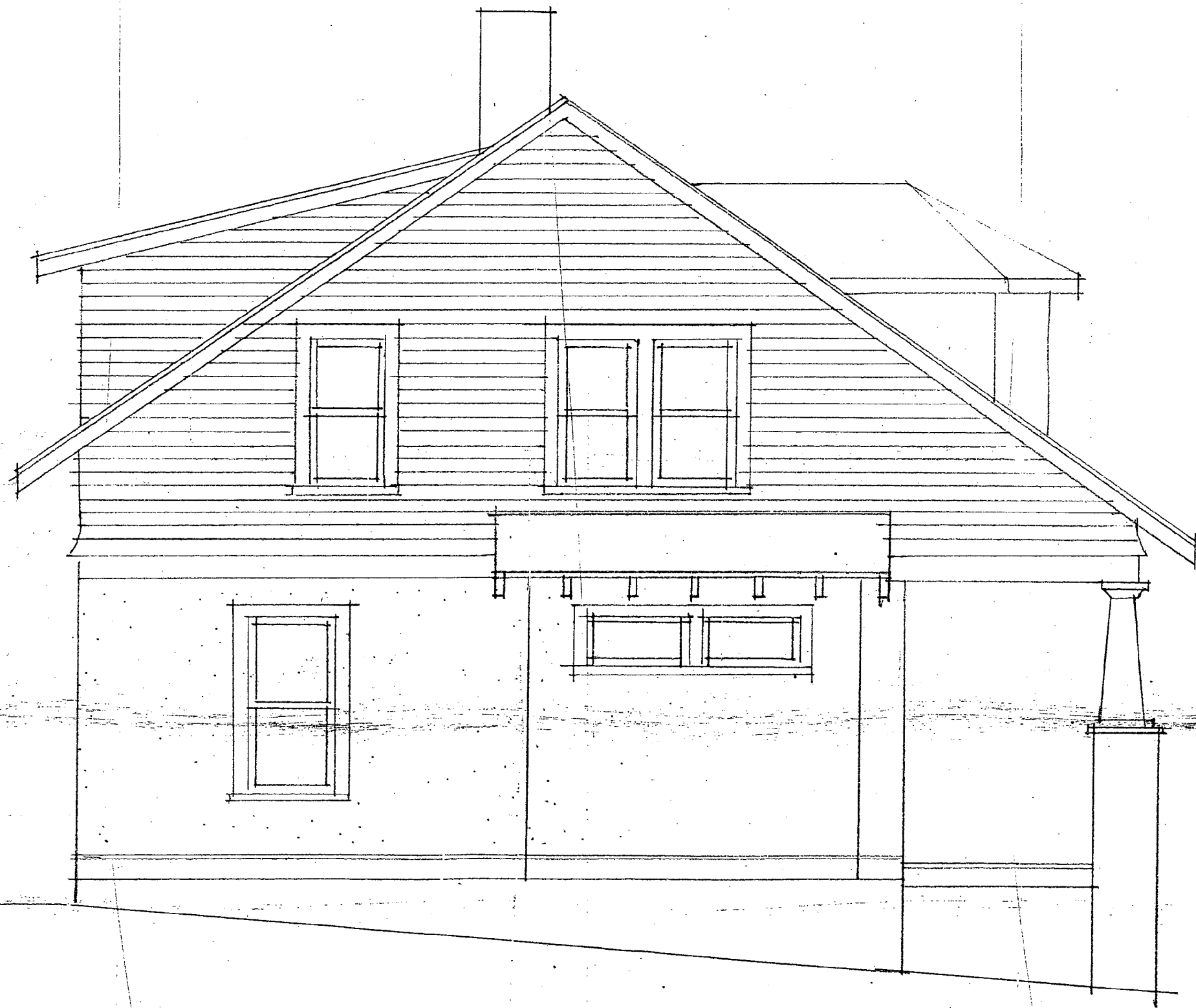
PAUL TRESIEDER, A.I.A., ARCHITECT
6320 WISCASSET ROAD, BETHESDA, MD. 20816

(301) 320-1580

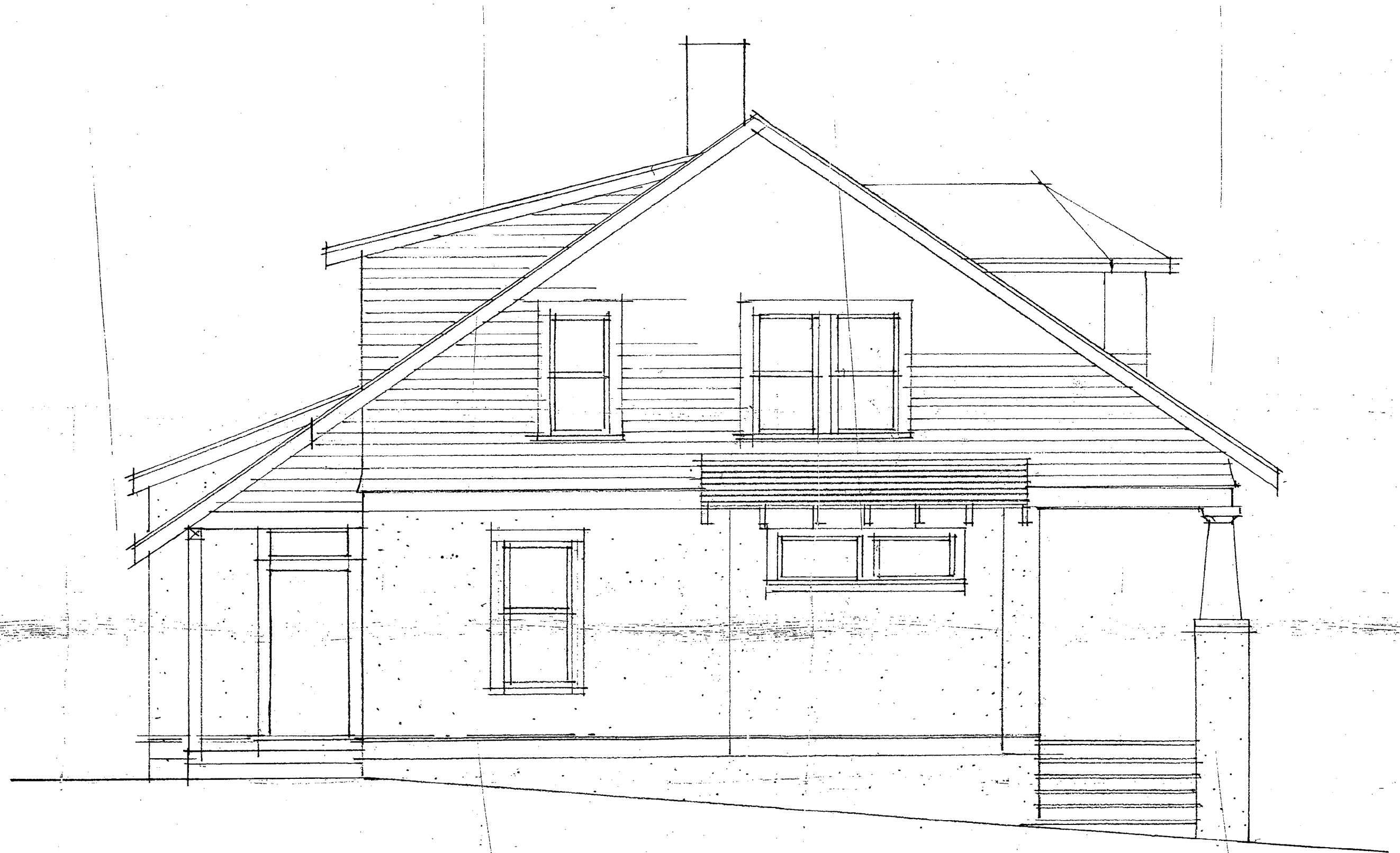




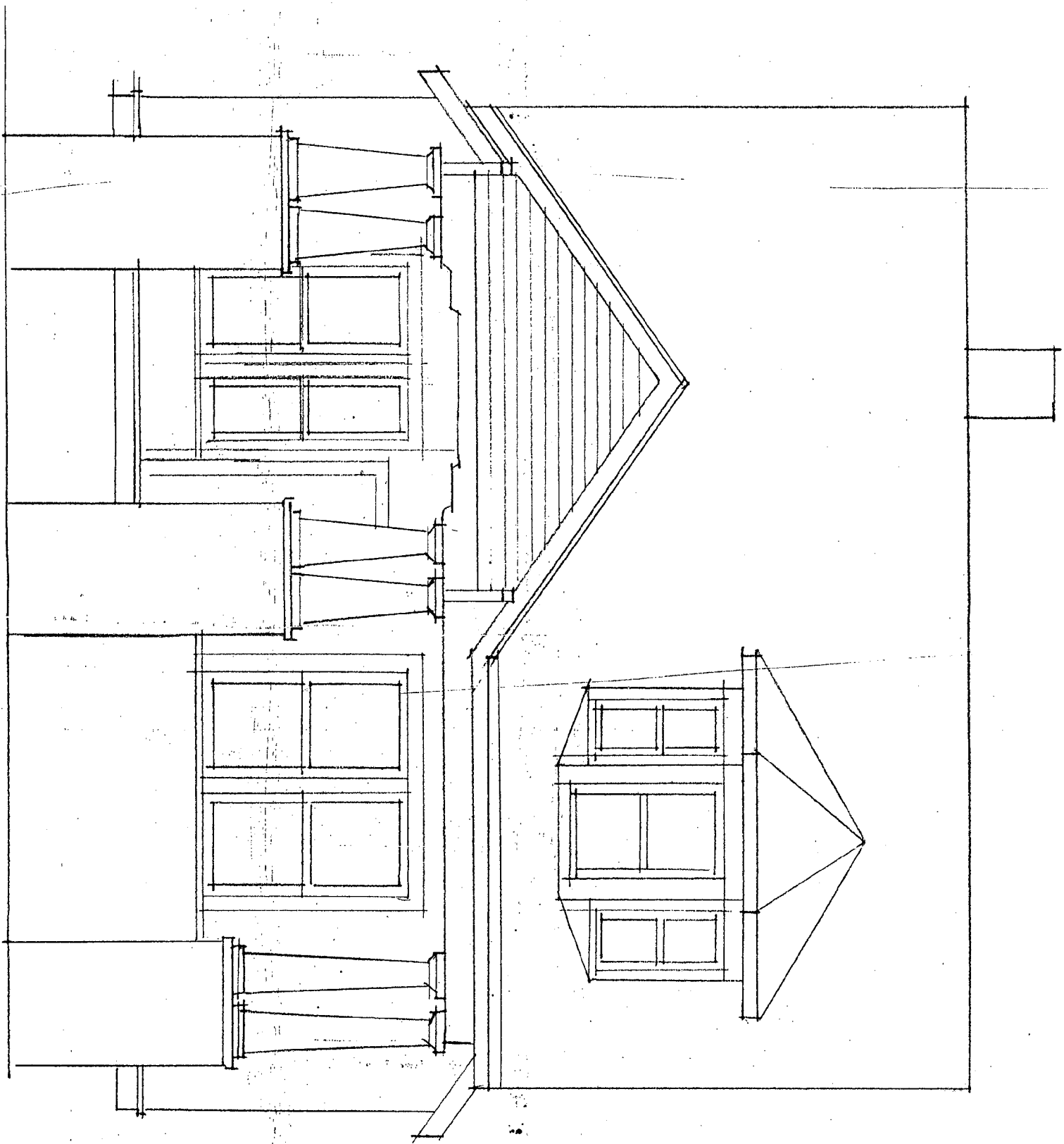
2ND FLOOR PLAN



EXISTING NORTH ELEVATION



NORTH ELEVATION
LEFT SIDE



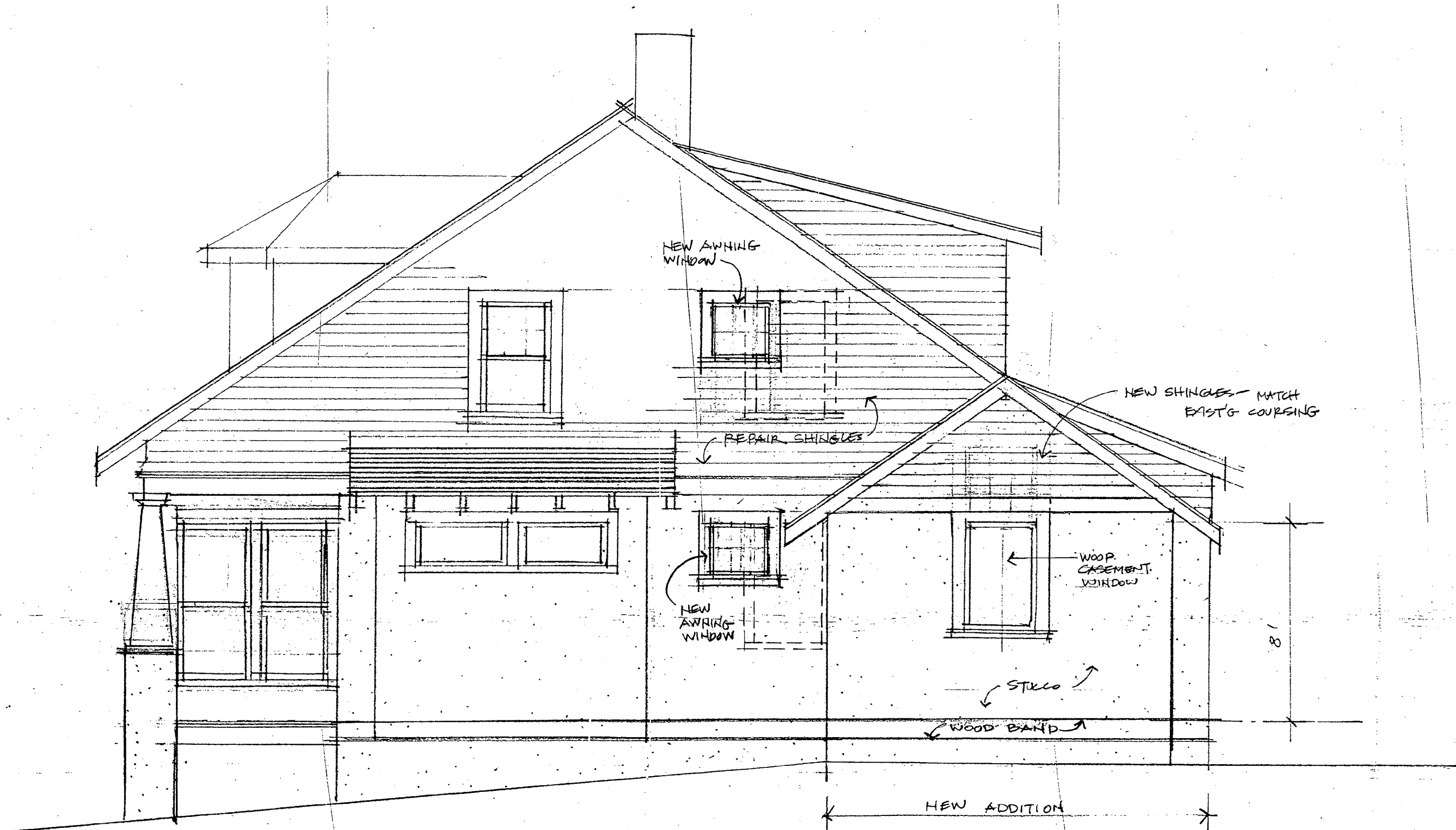
EXISTING WEST ELEVATION



WEST ELEVATION
FRONT

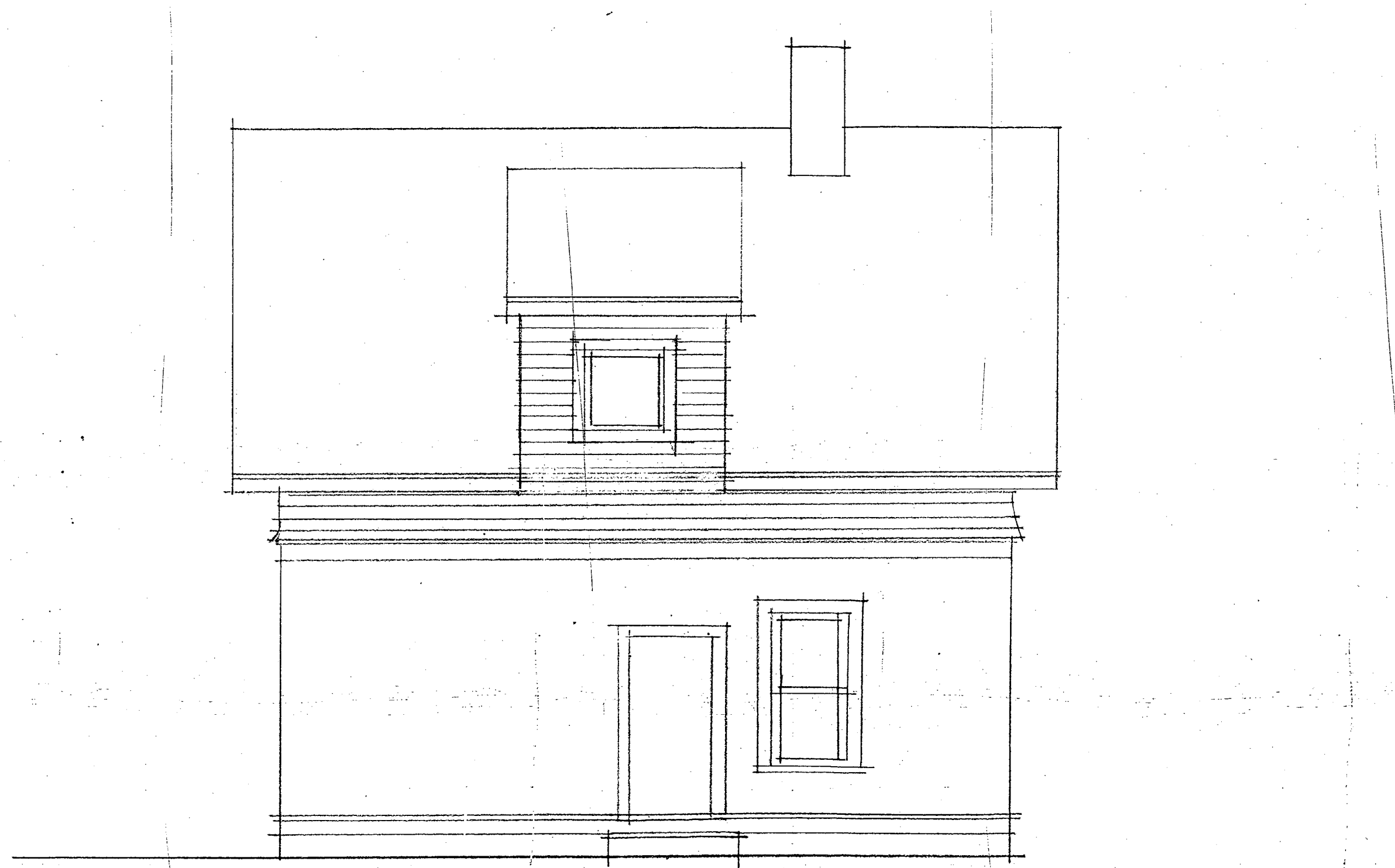


EXISTING SOUTH ELEVATION

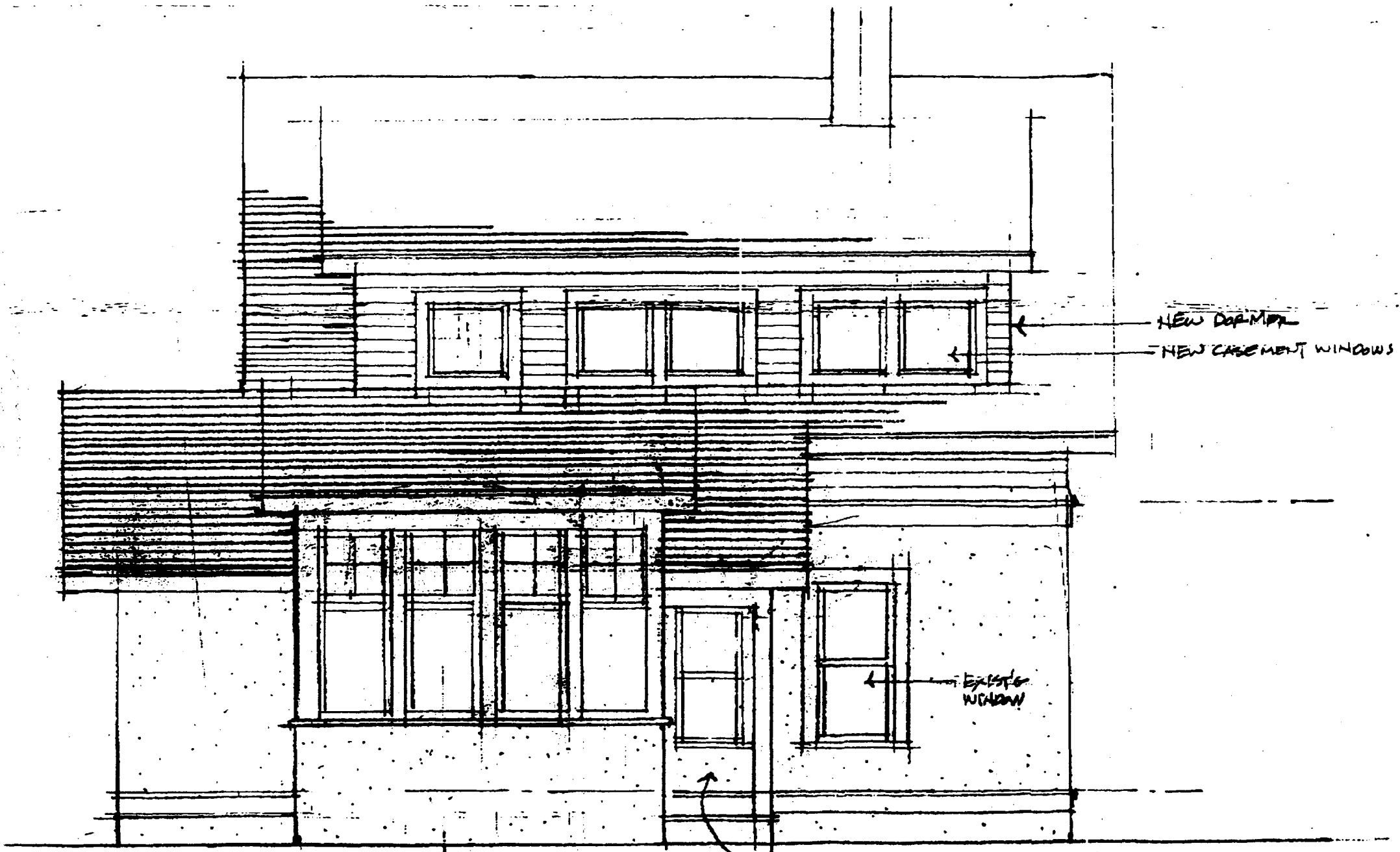


SOUTH ELEVATION PROPOSED

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



EXISTING EAST ELEVATION



NEW DOOR MTR

NEW CASEMENT WINDOWS

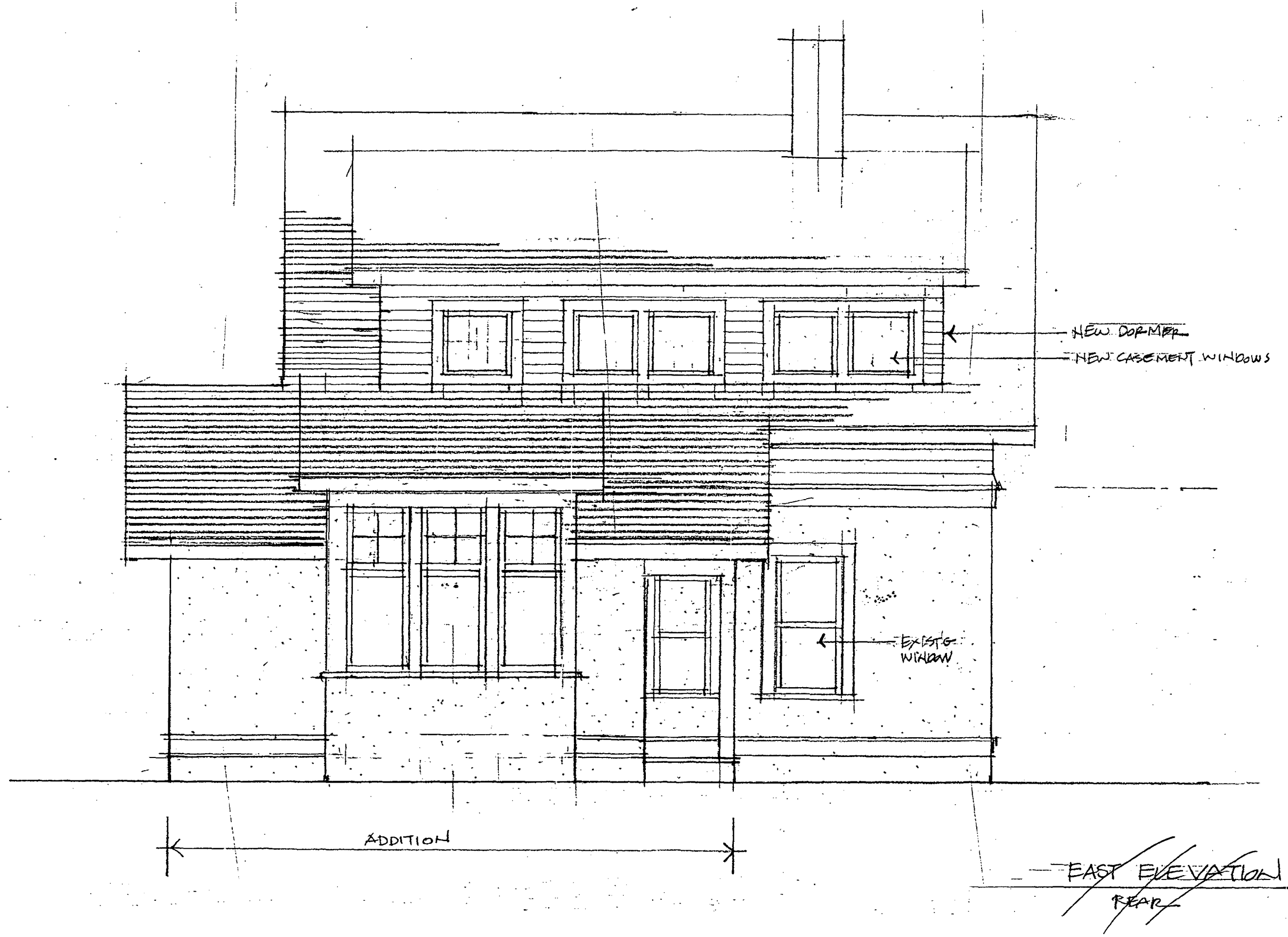
EXISTING WINDOW

PORCH

PROPOSED ADDITION

REVISED EAST (REAR) ELEVATION

217 PARK AVENUE, TAKOMA PARK, MD.



NEW DORMER
NEW CASSEMENT WINDOWS

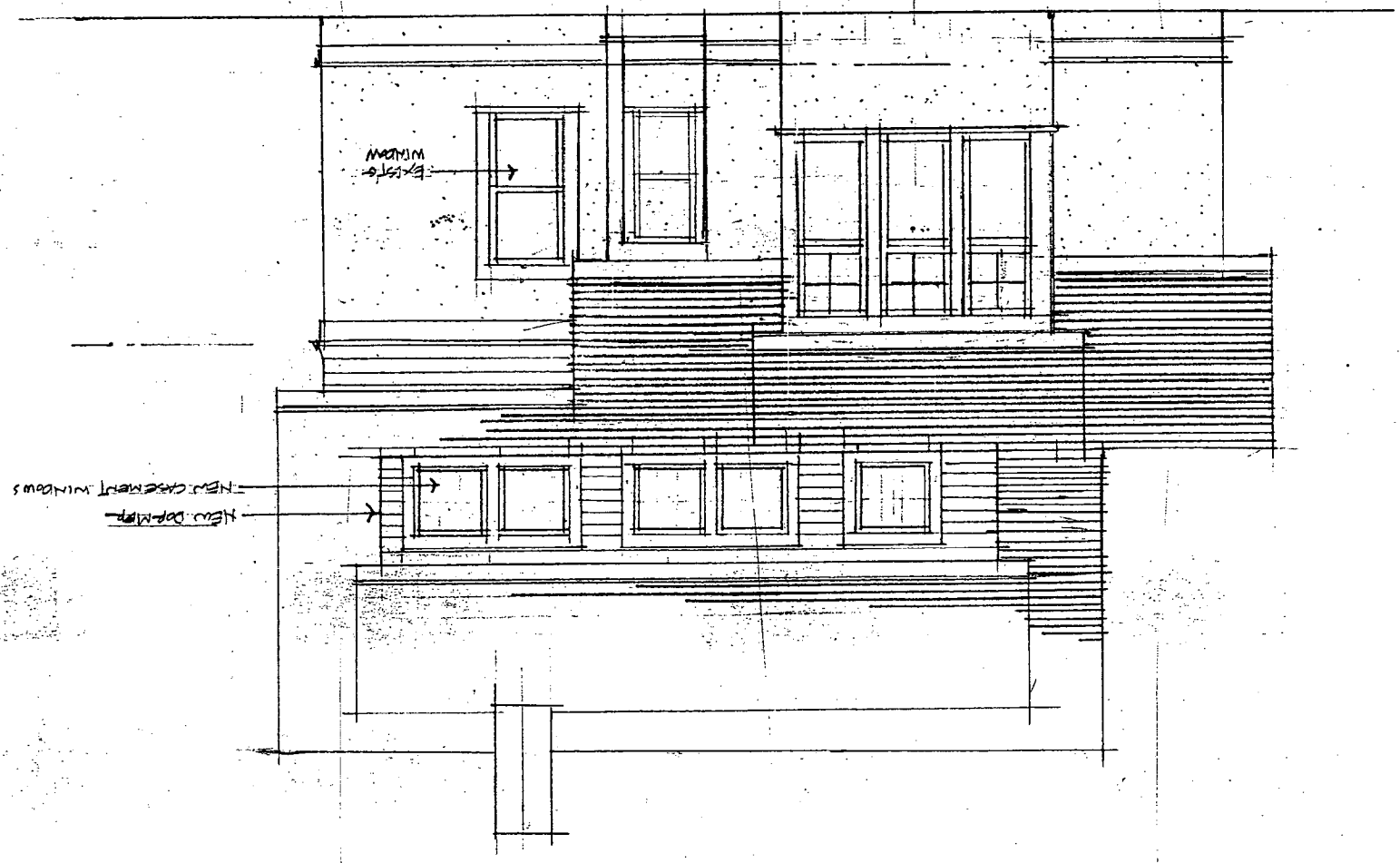
EXIST'G WINDOW

ADDITION

EAST ELEVATION
REAR

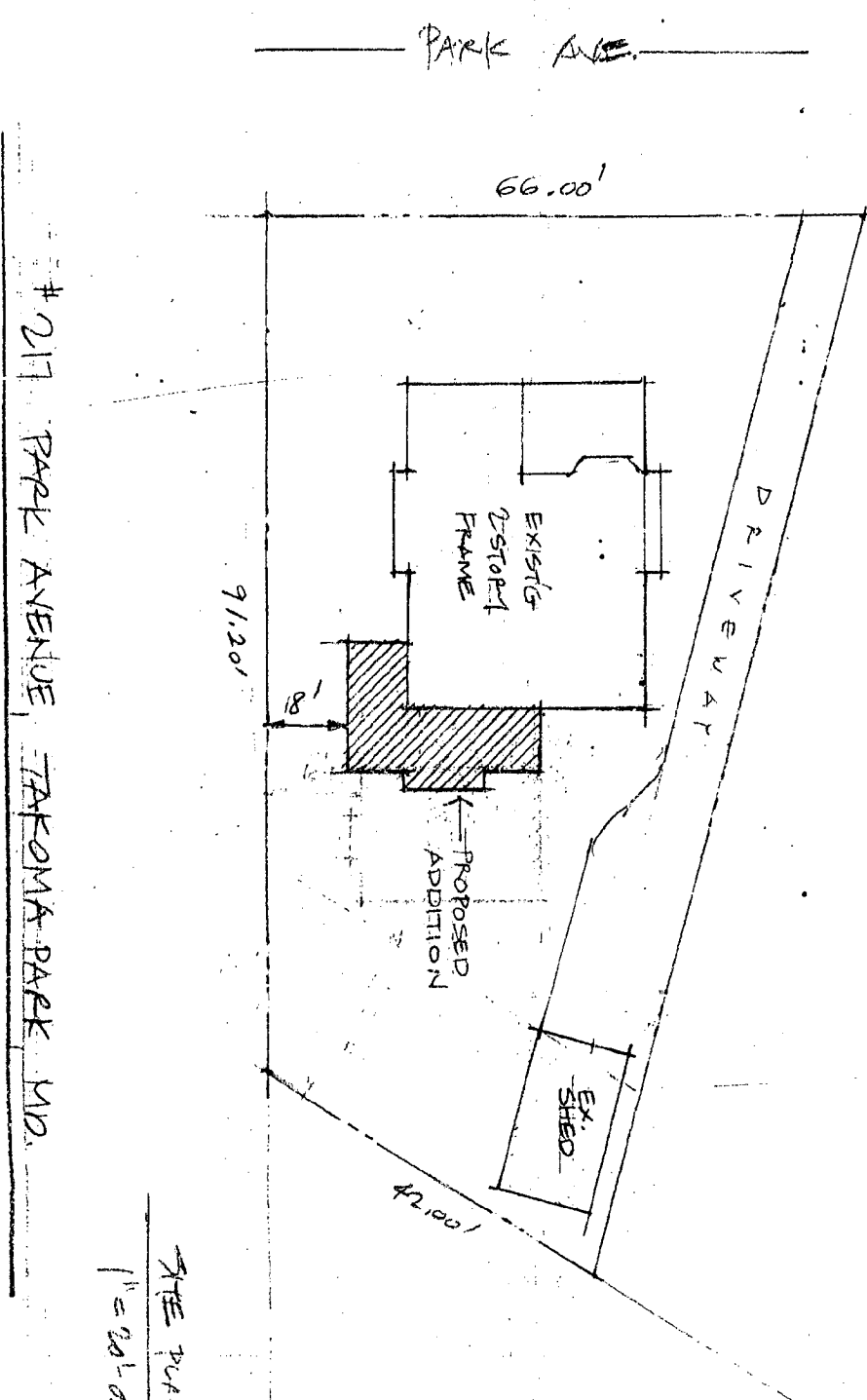
--- EAST ELEVATION ---
REAR

ADDITION



EXISTING WINDOW

NEW CASSEMENT WINDOWS
NEW PORCH



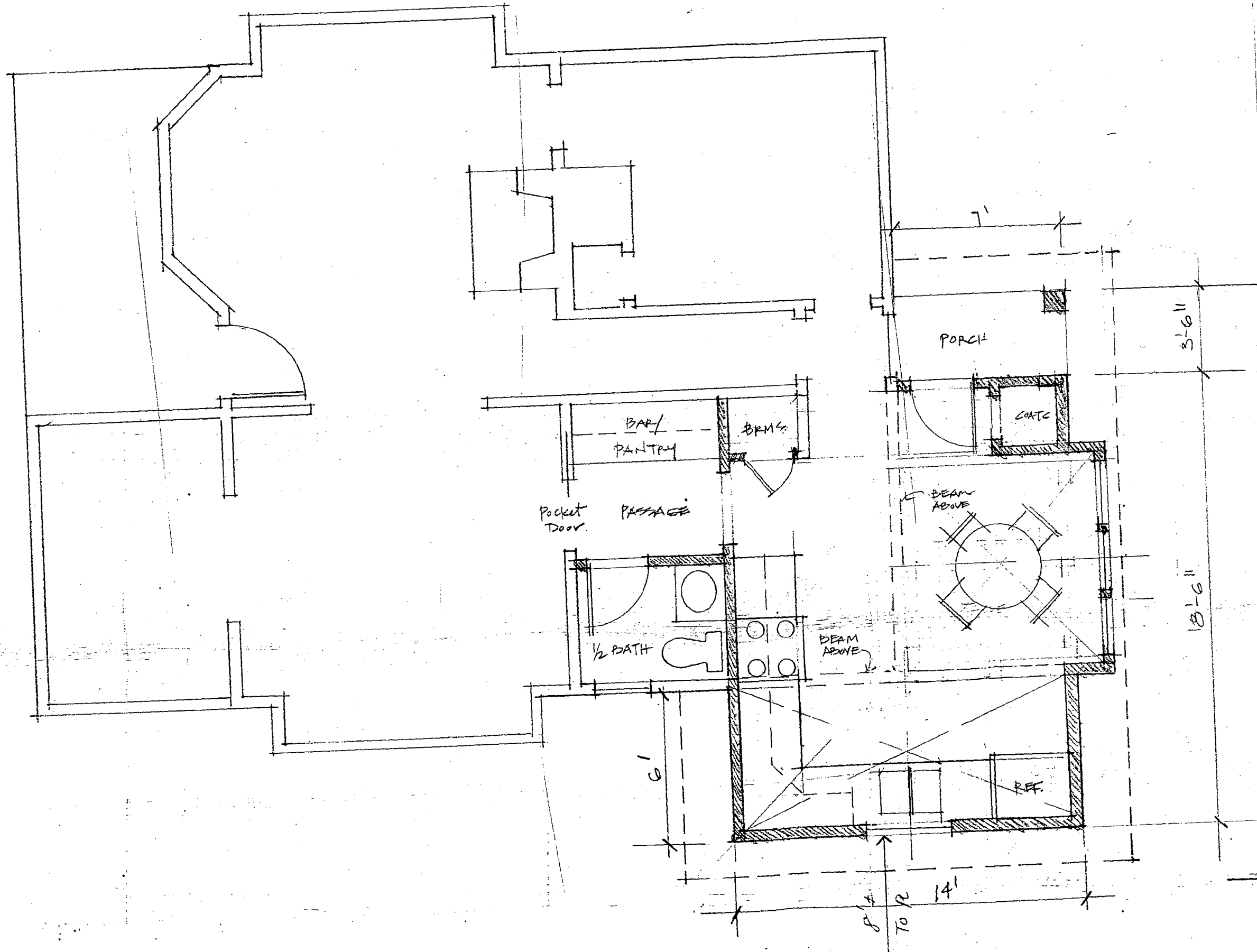
#217 PARK AVENUE, TAKOMA PARK, MD.

SEE PLAN
1" = 20'-0"

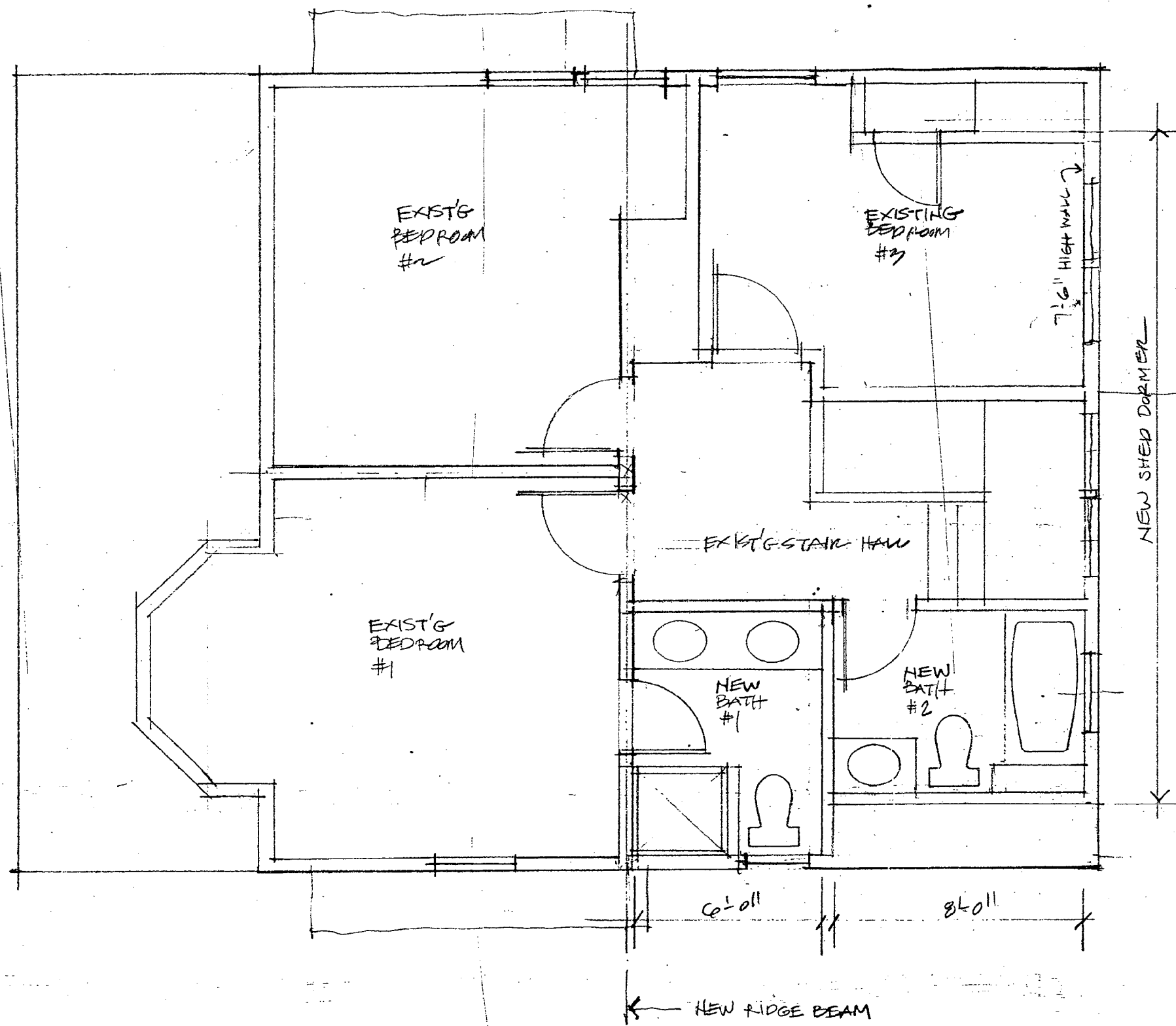
PART OF LOTS 25, 26, & 27
BLOCK 2
HILL CREST SUBDIVISION
OF TAKOMA PARK

2-18-98

PAUL TRESSEDER, A.I.A., ARCHITECT
6320 WISCASSET ROAD, BETHESDA, MD. 20816
(301) 320-1580



ST. FLOOR PLAN



EXIST'G
BEDROOM
#2

EXISTING
BEDROOM
#2

7'-6" HIGH WALL

NEW SHED DORMER

EXIST'G STAIR HALL

EXIST'G
BEDROOM
#1

NEW
BATH
#1

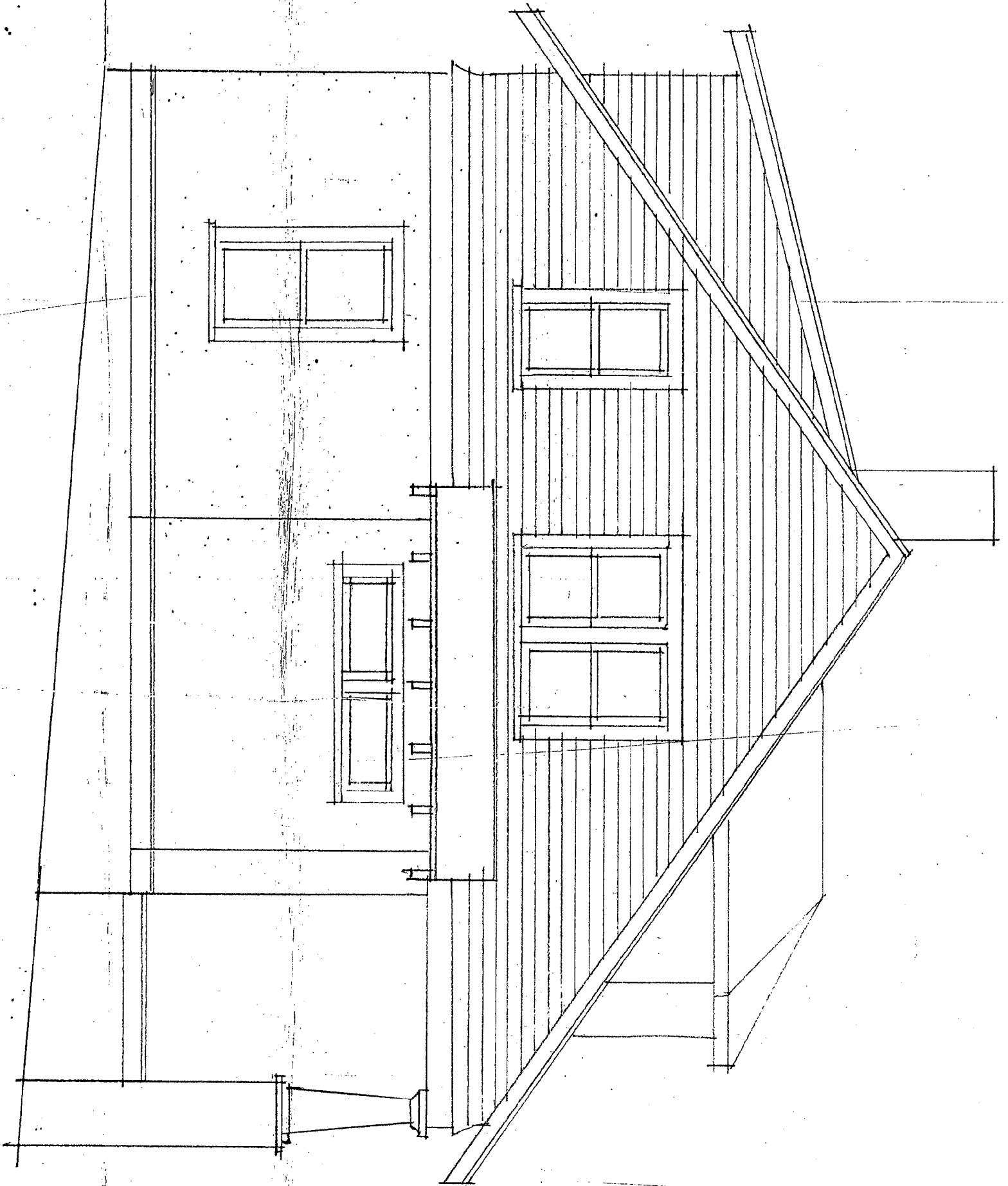
NEW
BATH
#2

6'-0"

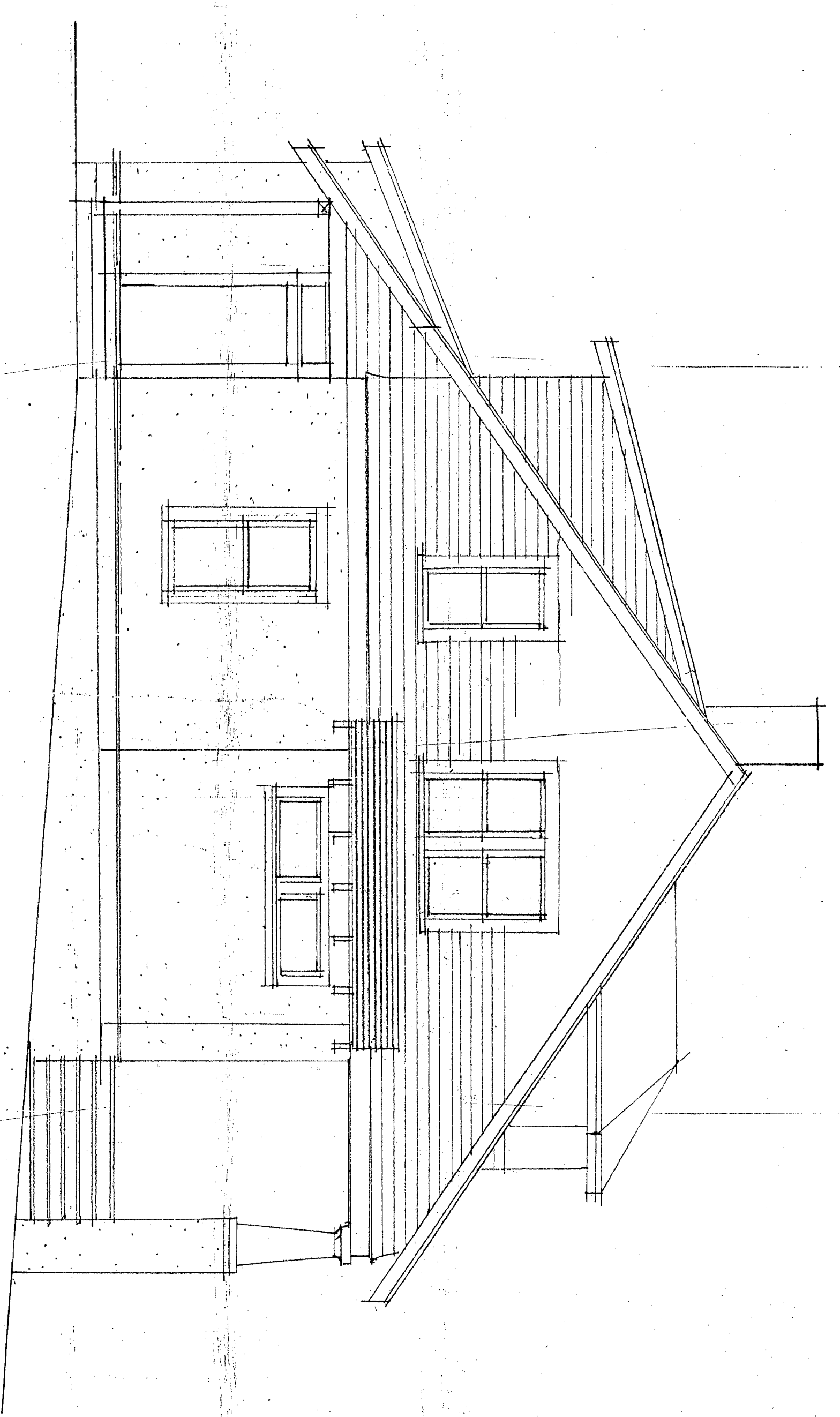
8'-0"

NEW RIDGE BEAM

2ND FLOOR PLAN



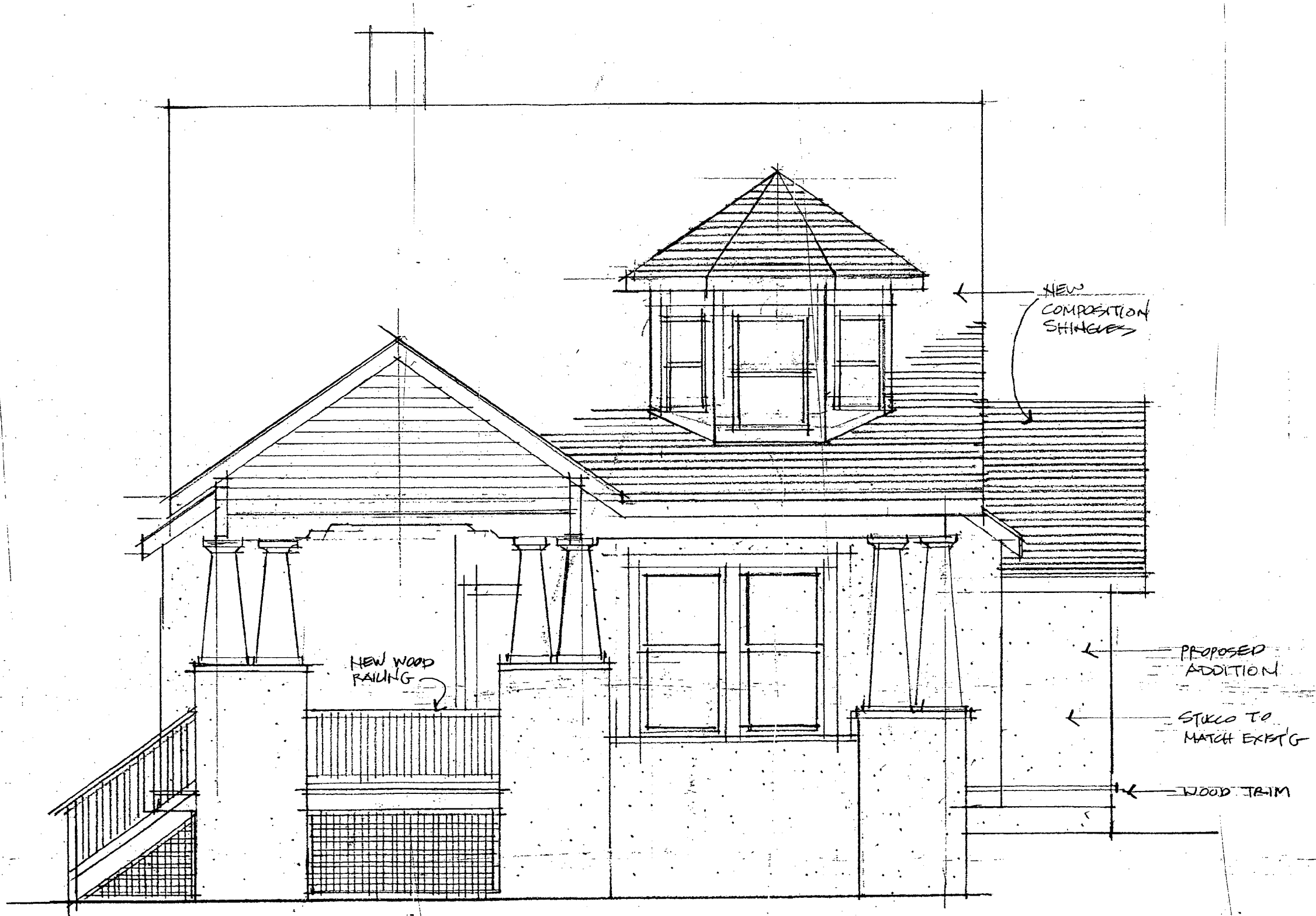
EXISTING NORTH ELEVATION



NORTH ELEVATION
LEFT SIDE



EASTING WEST ELEVATION

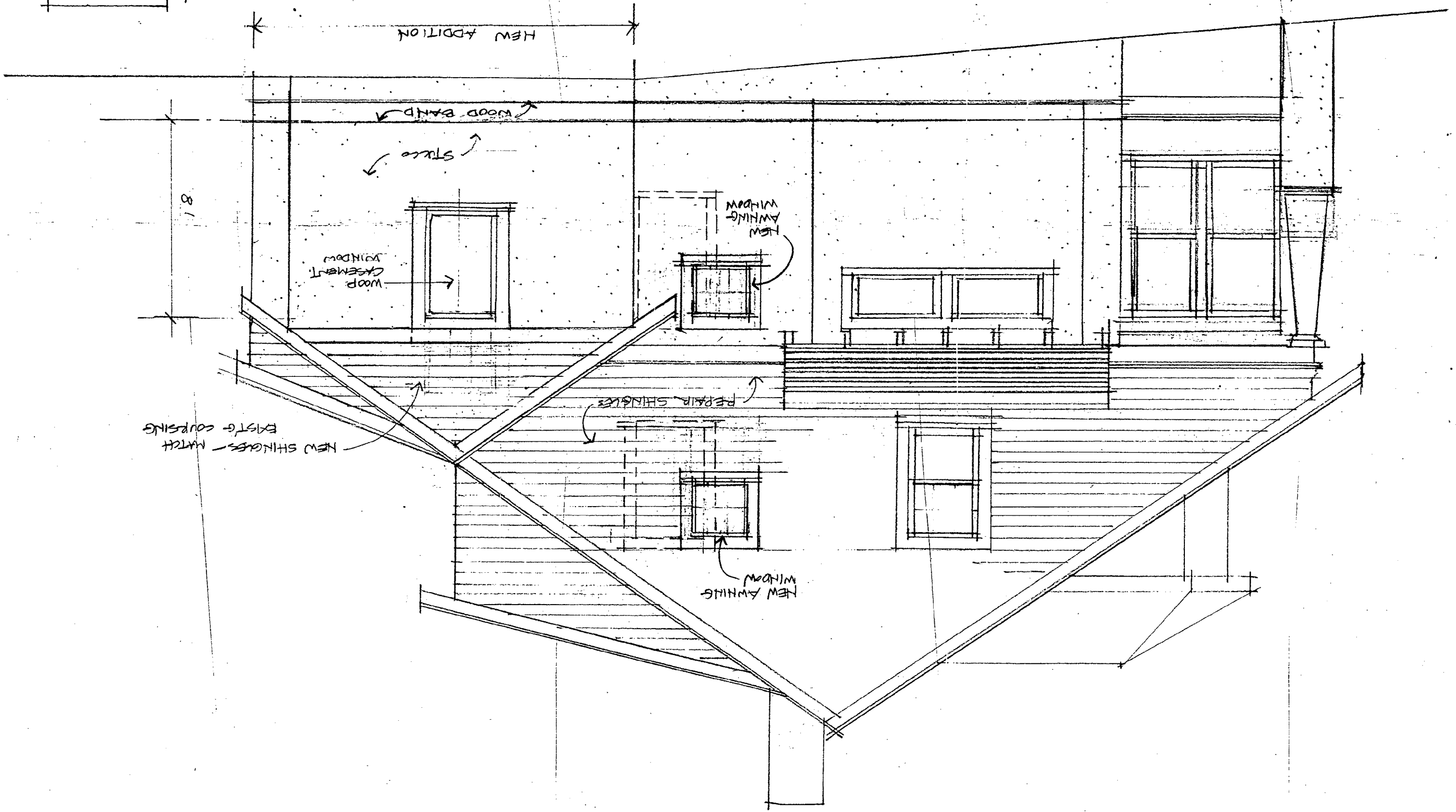


WEST ELEVATION
FRONT



EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION
Scale 1/4" = 1'-0"



NEW SHINGLES - MATCH
EXIST'G COURSING

WOOD CASHEM'T.
WINDOW

NEW AWNING
WINDOW

REPAIR SHINGLES

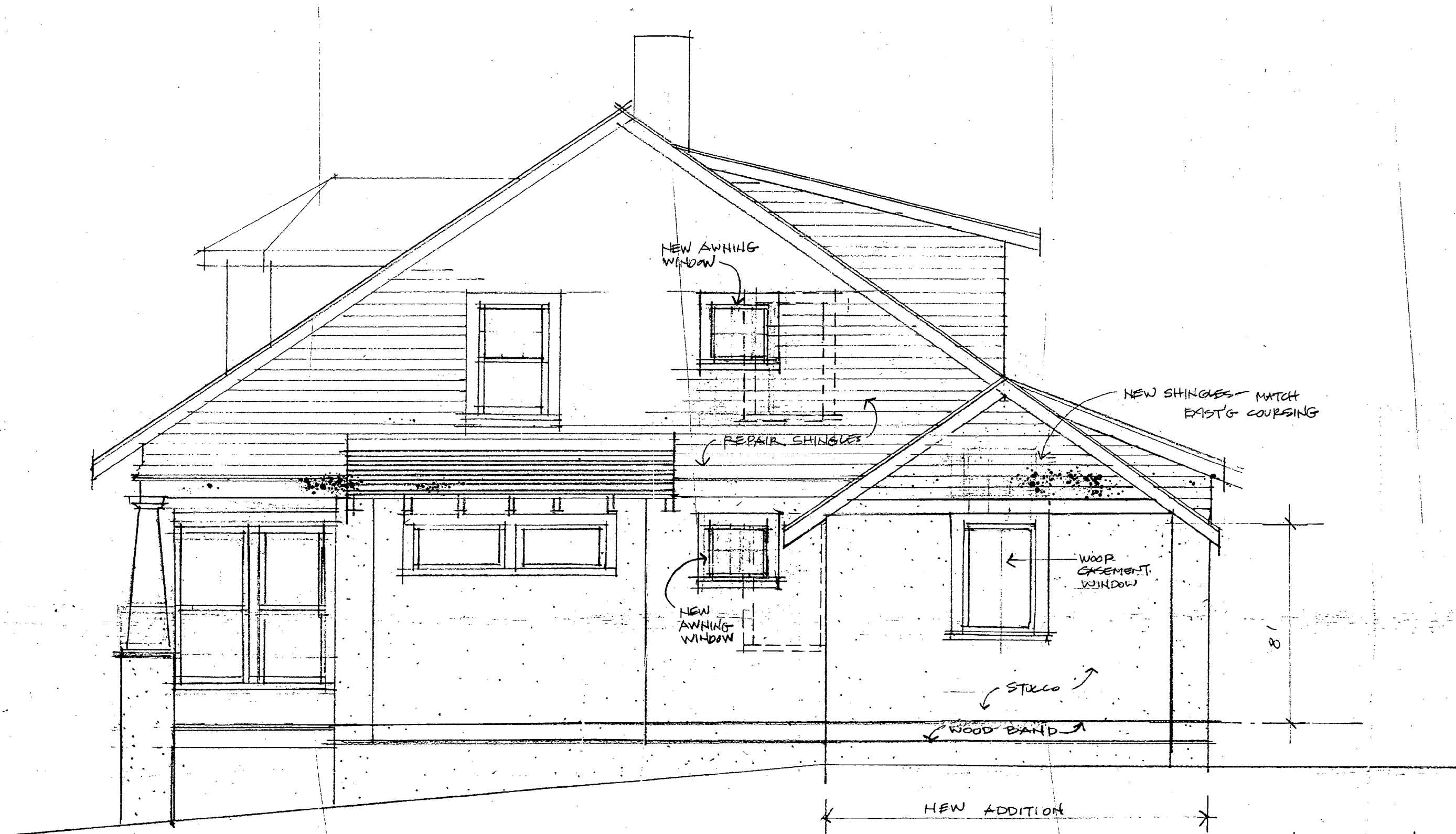
NEW AWNING
WINDOW

NEW ADDITION

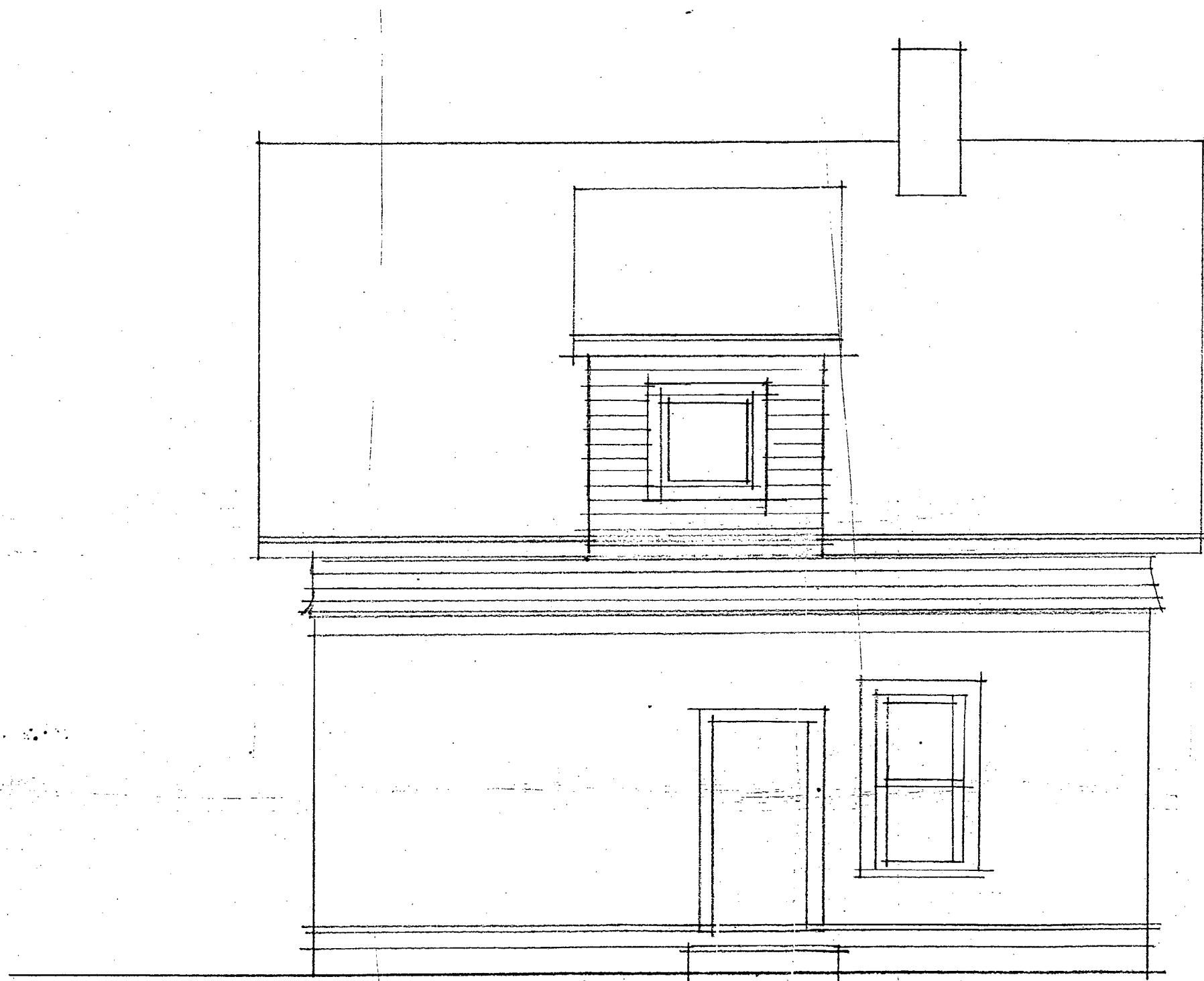
WOOD BAND

STUCCO

8'-1"



SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



EXISTING EAST ELEVATION

