

37/3-001 117 Park Avenue
(Takoma Park Historic District)

117 PARK AVE
TAKOMA PARK H.D.
2/6/2000







Hardy 117 Park Avenue
Public Right-of-way



North Facade

Hardy 117 Park Avenue
North Facade



117 Park Ave. Hardy
Rear Facade/East





Hardy 117 Park Avenue
Adjoining Property



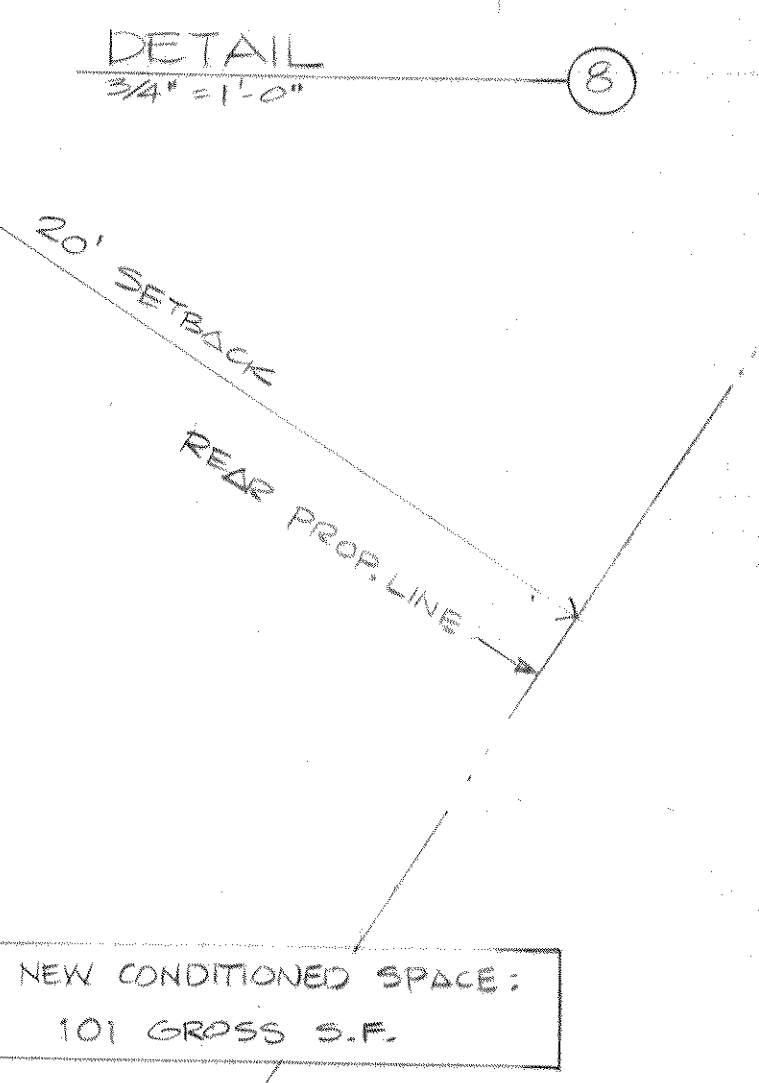
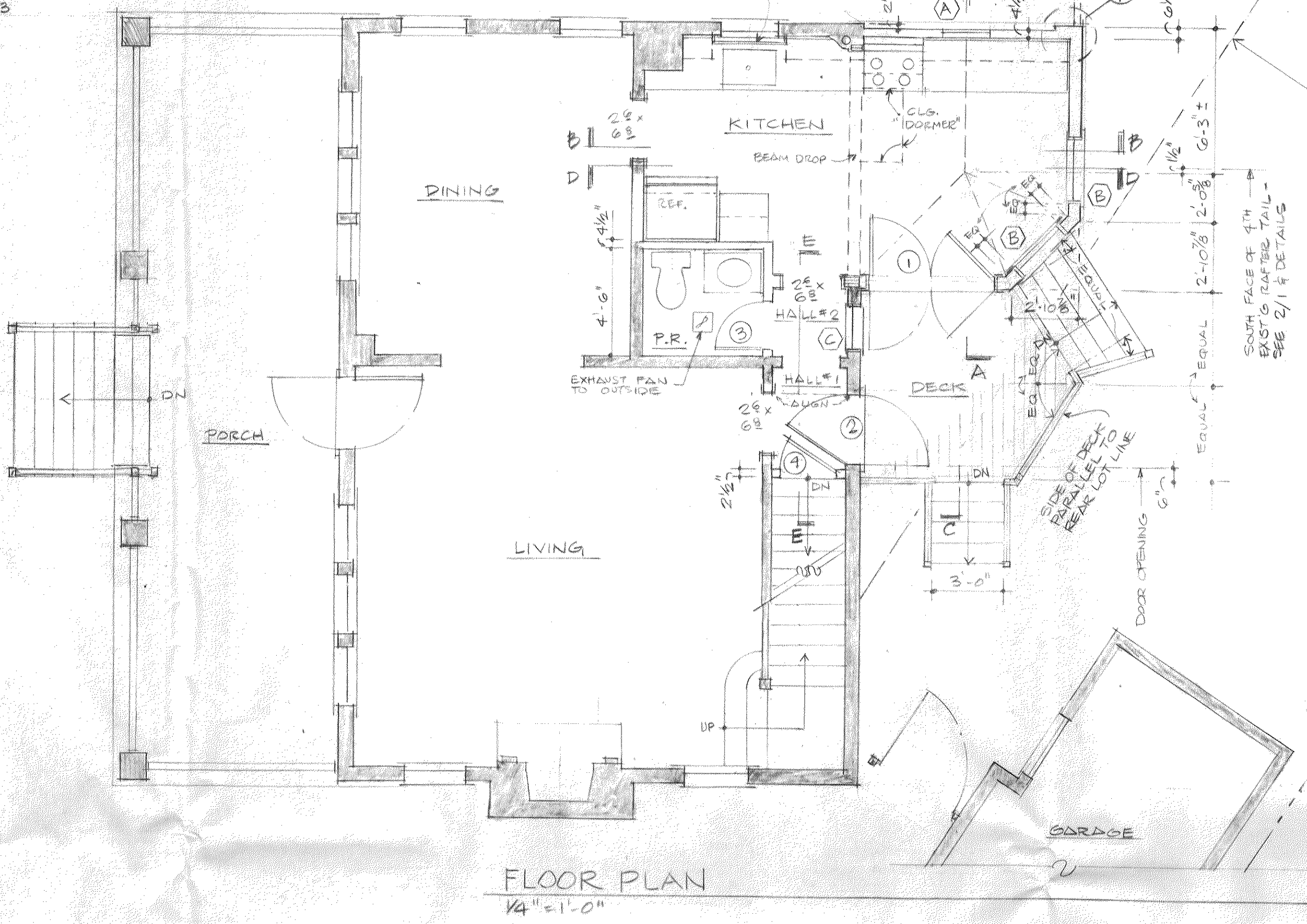
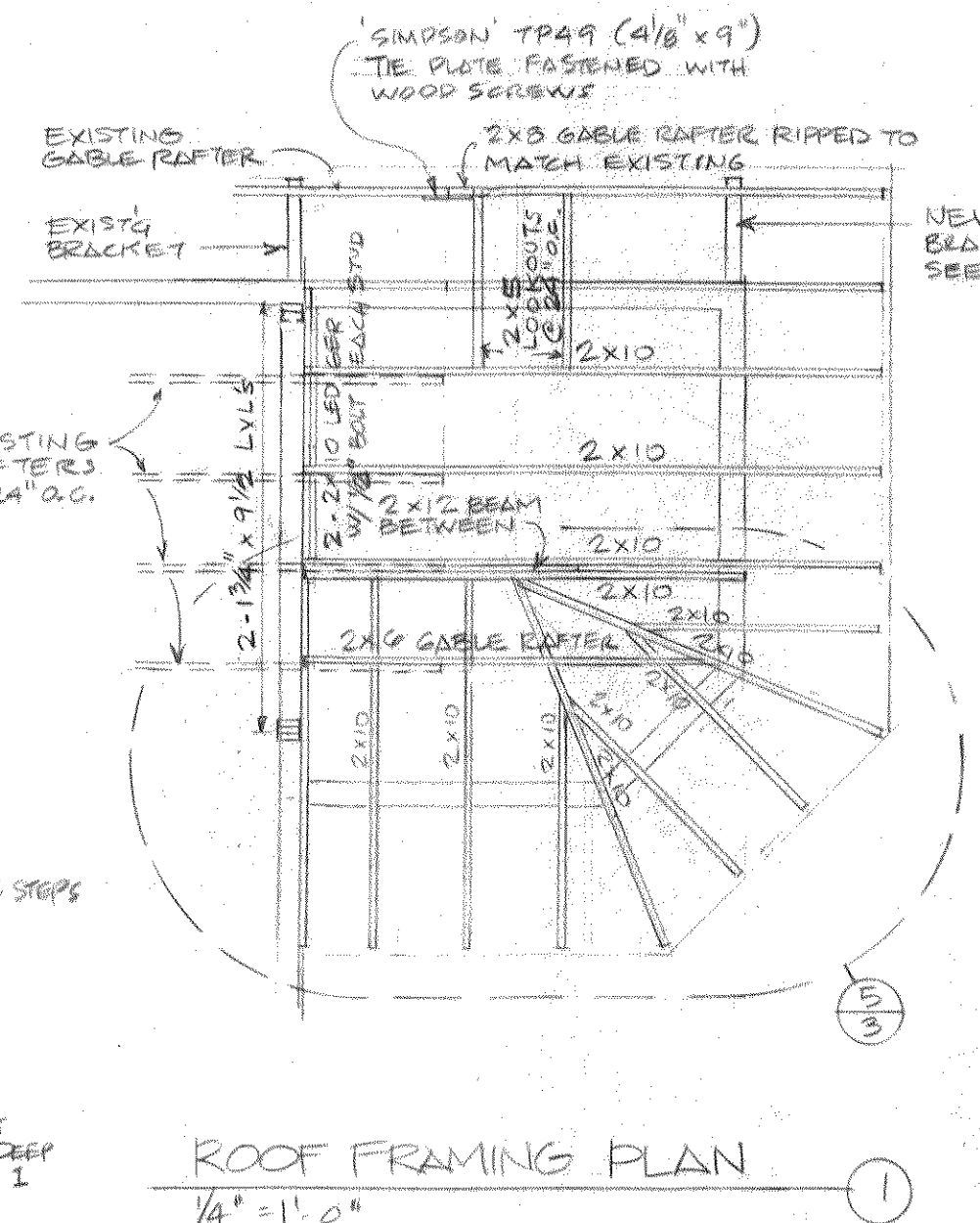
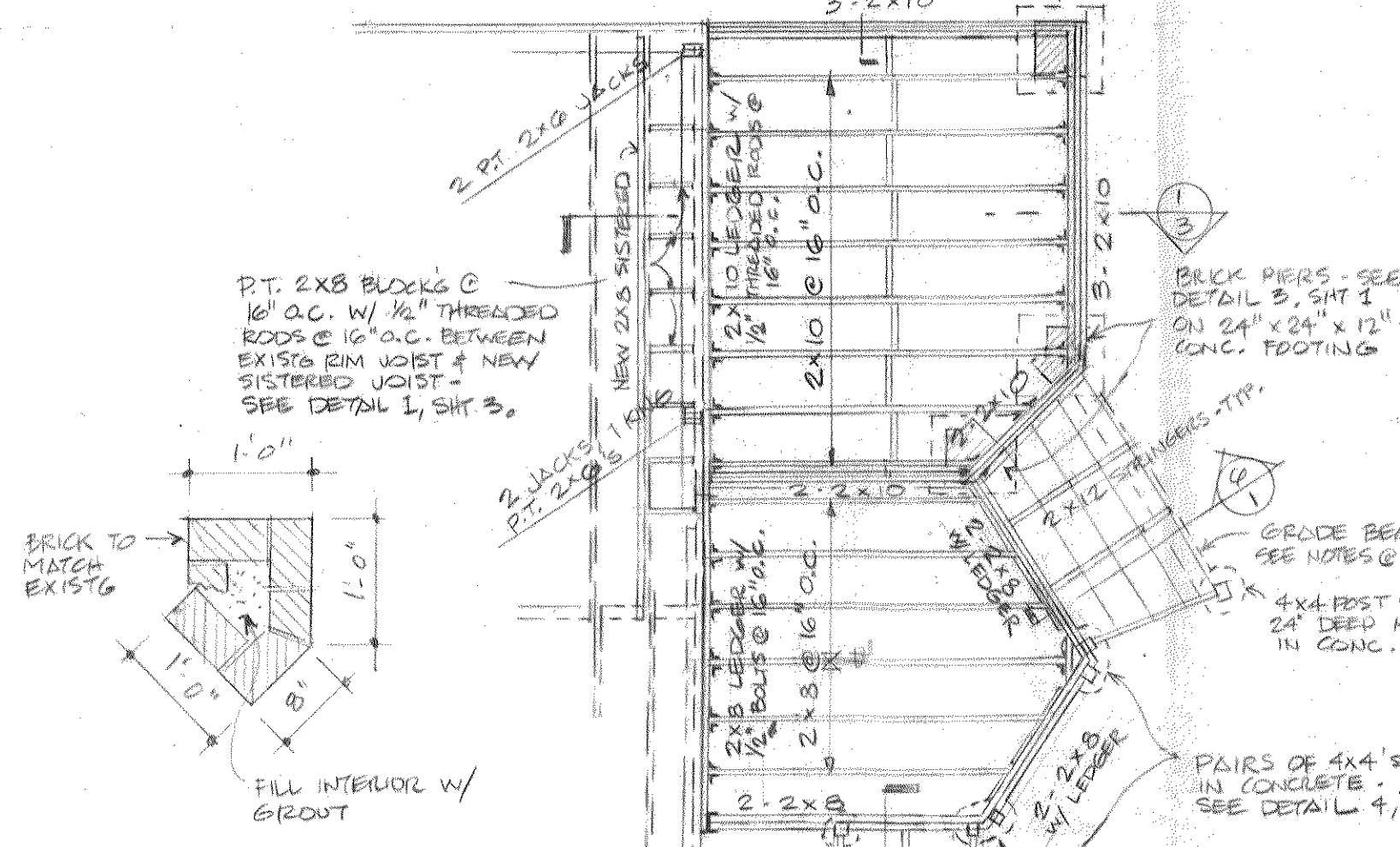


Hardy - 117 Park Avenue
South Facade

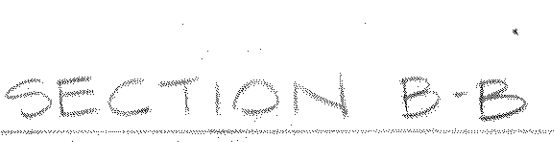
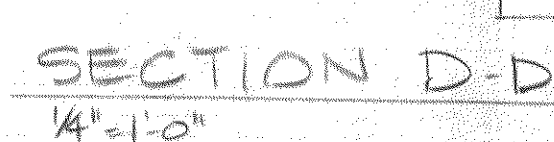
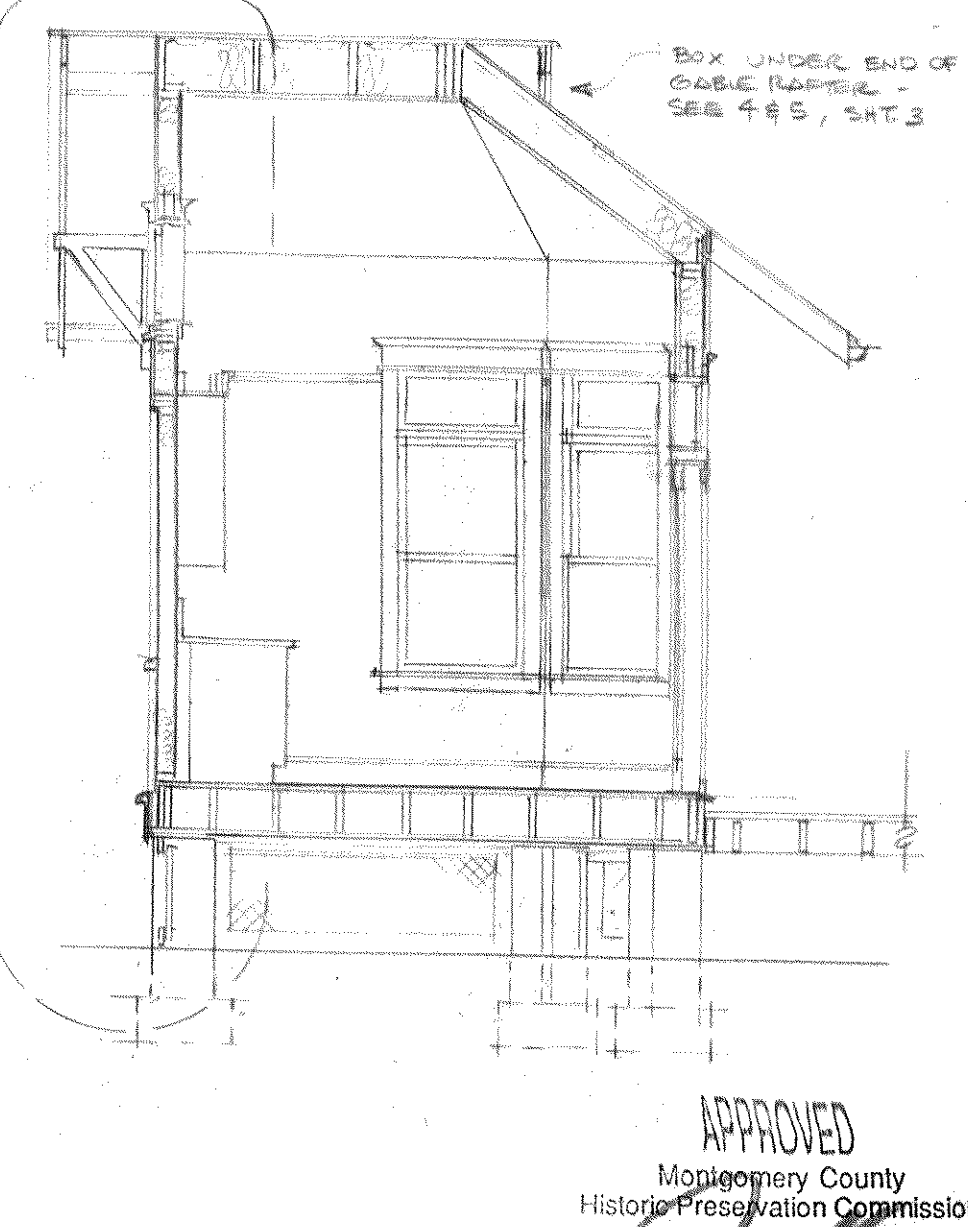
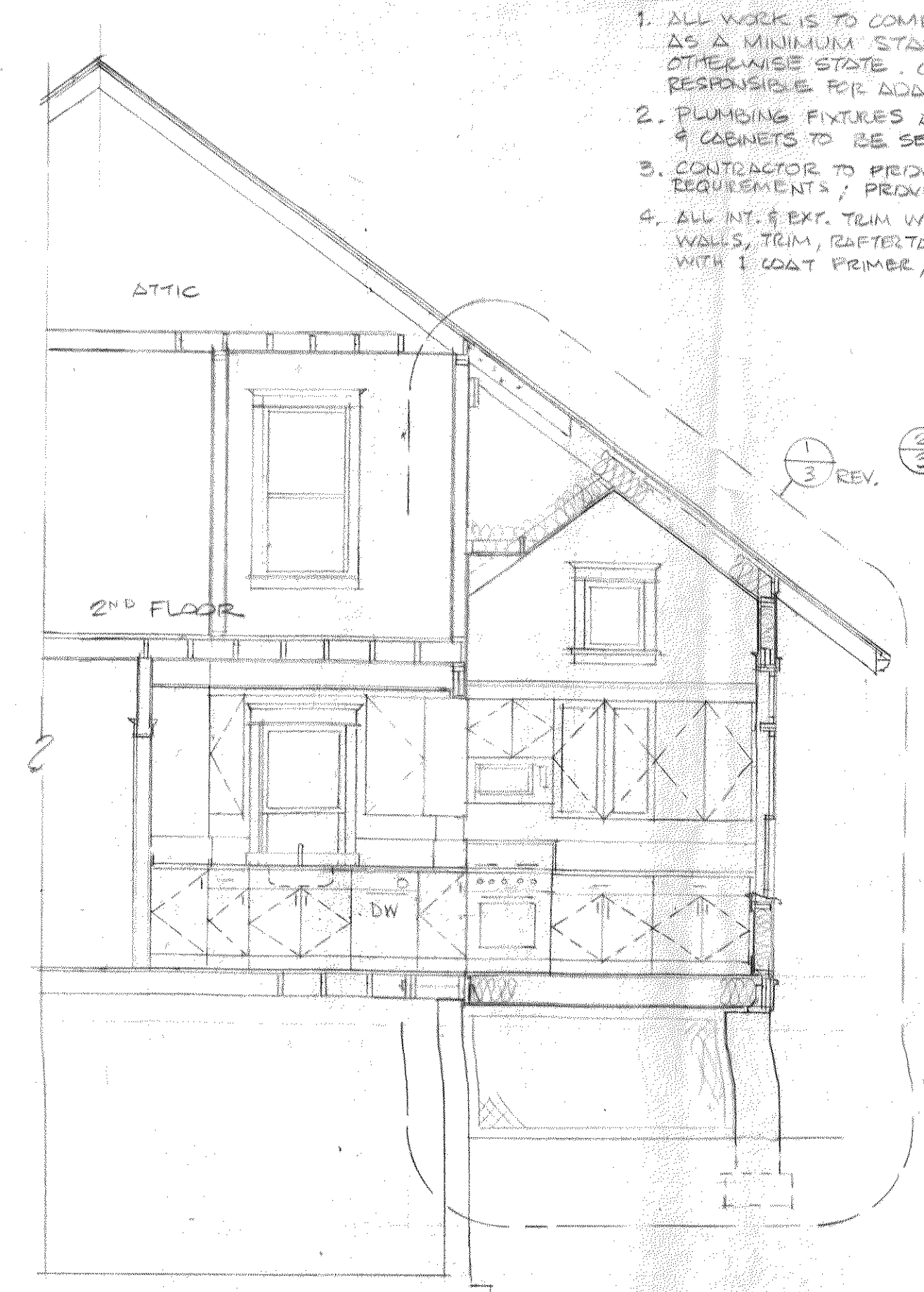
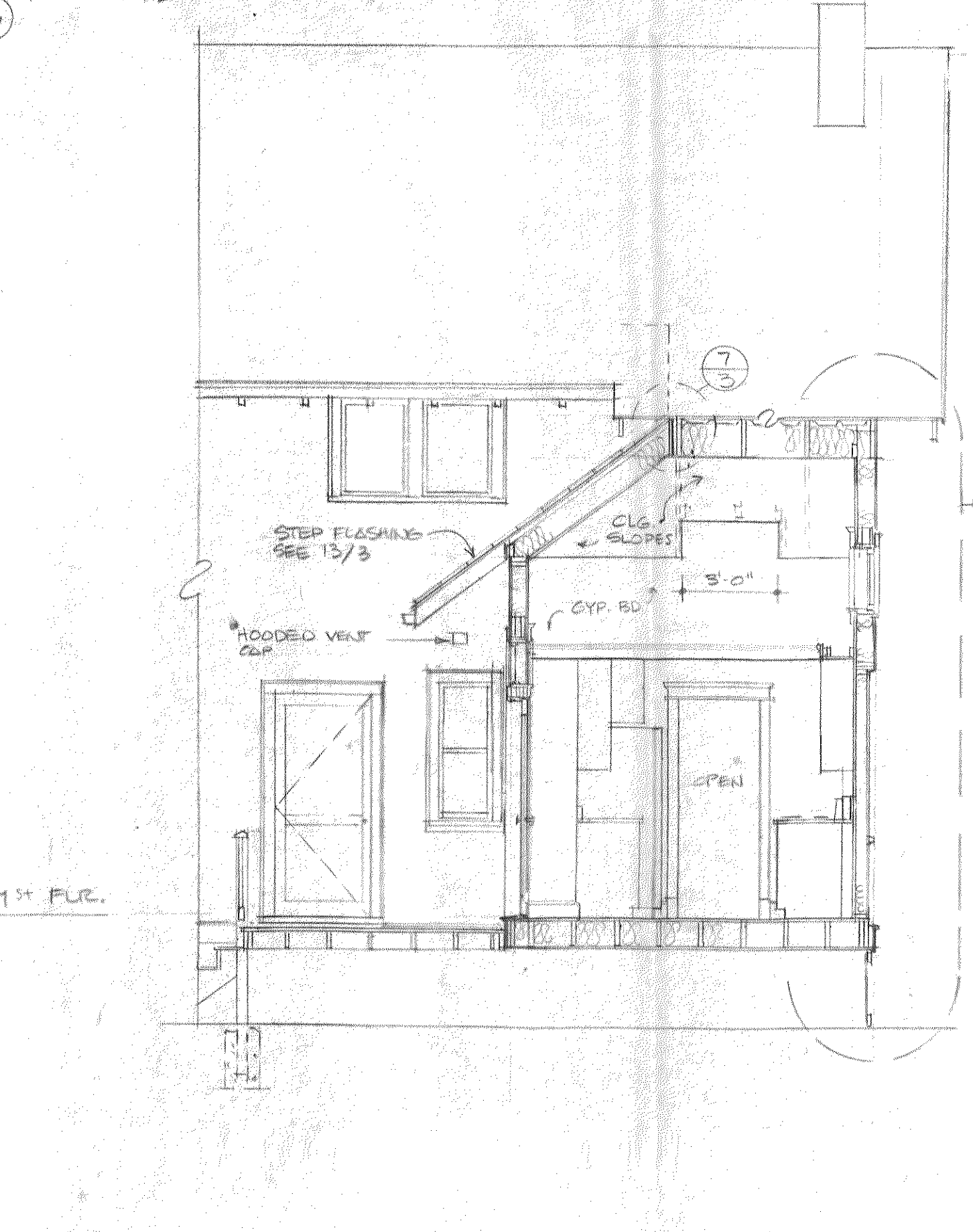
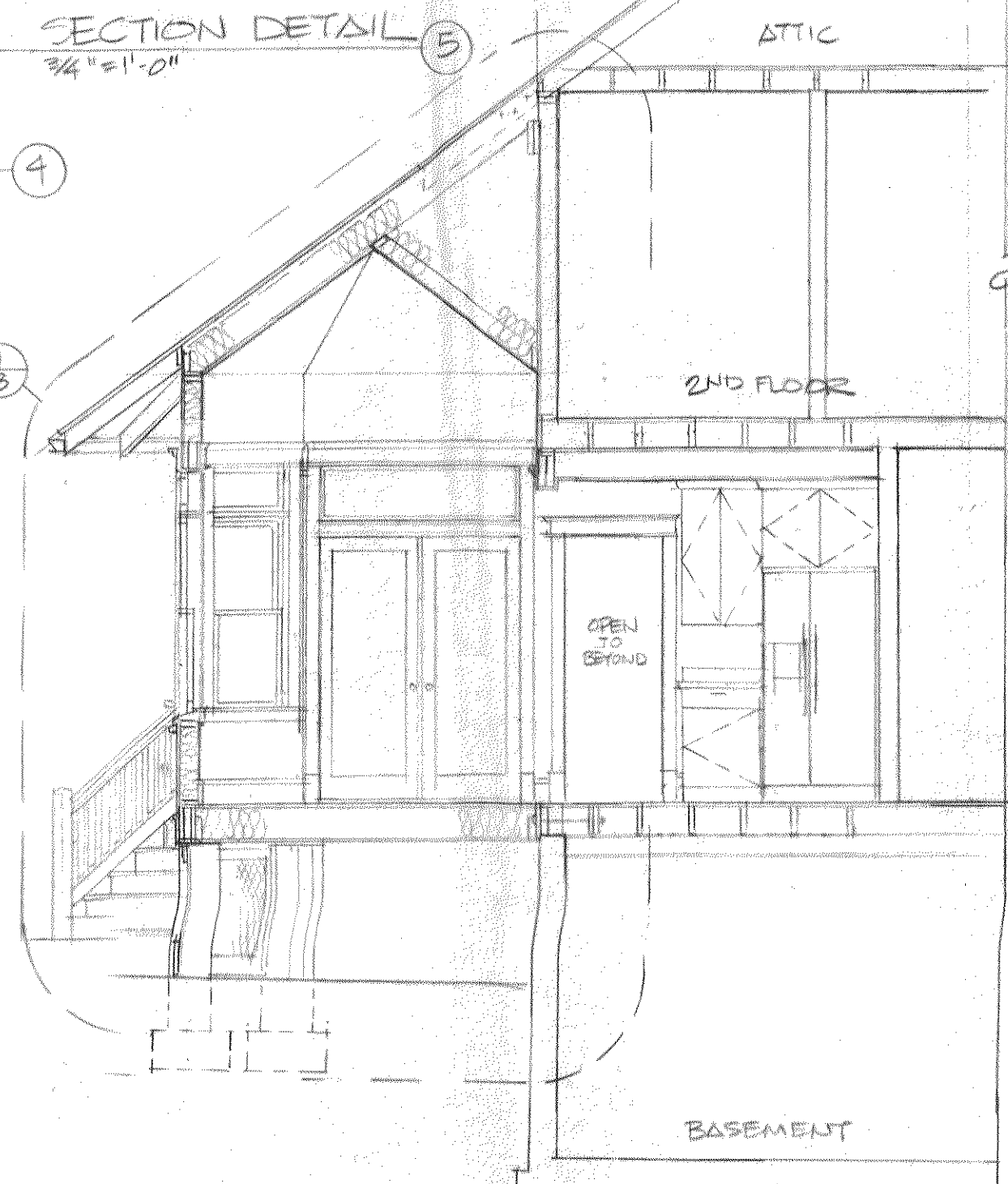
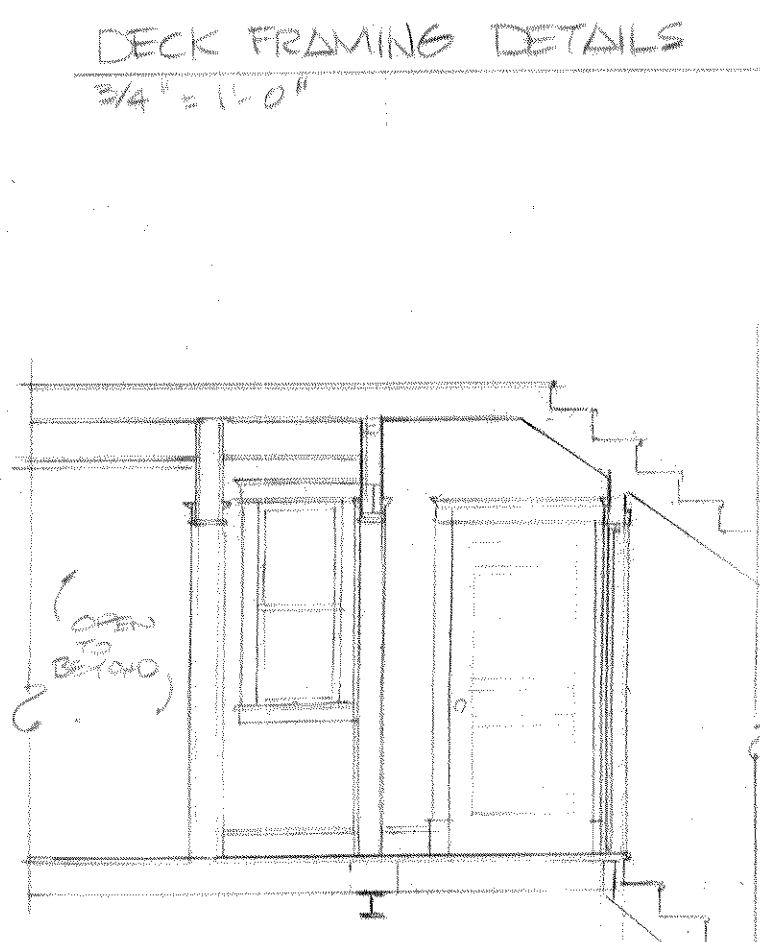
FOOTING & FRAMING NOTES

- 1 SOIL BEARING ASSUMED TO BE 2000 PSI
- 2 CONCRETE TO BE MIN. 3500 PSI
- 3 BRICK PIERS PER DETAILS
- 4 FRAMING LUMBER TO BE SPF #2 FOR RAFTERS, JOISTS, HEADERS, SPP STUD GRADE FOR STUDS; ALL EXTERIOR LUMBER AND IN CONTACT WITH FOUNDATION TO BE SYP #2.
- 5 EXPOSED GABLE RAFTERS, RAFTER TAILS TO BE SELECTED FOR APPEARANCE
- 6 EXTERIOR FASTENERS TO BE GALVANIZED

10-20-97 PERMIT



- NOTES**
1. ALL WORK IS TO COMPLY WITH ALL APPLICABLE BUILDING CODES & LOCAL CODES AS A MINIMUM STANDARD WHERE INFORMATION ON DRAWINGS DOES NOT OTHERWISE STATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR ADAPTING WORK TO SITE AND EXISTING STRUCTURE'S CONDITIONS.
 2. PLUMBING FIXTURES AND ACCESSORIES, FLOOR COVERING, LIGHTING AND COUNTER & CABINETS TO BE SELECTED BY OWNER, INSTALLED BY CONTRACTOR.
 3. CONTRACTOR TO PROVIDE ELECTRIC TO SATISFY CODE AND OWNER'S LIGHTING REQUIREMENTS; PROVIDE HEATING AND COOLING OF NEW SPACE AS REQUIRED.
 4. ALL INT. & EXT. TRIM WORK TO BE "D & BETER"; PAINT ALL INT. & EXT. WORK INCL. WALLS, TRIM, RAFTERS, SOFFITS, LATTICE AND UNPAINTED PORCH BULLSTRADES WITH 1 COAT PRIMER, 2 COATS LATEX PAINT PER OWNER'S PAINT SCHEDULE.



APPROVED
Montgomery County
Historic Preservation Commission

THOMAS W. HARRISON, AIA
ARCHITECT
6804 WESTMORELAND AVE.
TAKOMA PARK, MD. 20912
PH 301 270 7489 FAX 301 270 8075

ADDITION / RENOVATION TO THE
HARDY RESIDENCE
117 PARK AVENUE
TAKOMA PARK, MD.

FLOOR PLAN
FRAMING PLANS
SECTIONS / INTERIOR ELEV'S

WINDOW SCHEDULE

MARK	MODEL	R.O. (W x H)	R.O. HEAD	NOTES
A	AWNING 11-2423	2'-5" x 2'-9 1/4" x 12'-0"		
B	TILT TRANSOM TILT D.H.	26 1/2 x 12 11-28 x 26	2'-10 3/16" x 6'-6 3/16"; 8'-9 1/4"	
C	TILT D.H.	11-10 x 22	1'-10 3/16" x 4'-5 5/8"; 7'-4 1/2"	

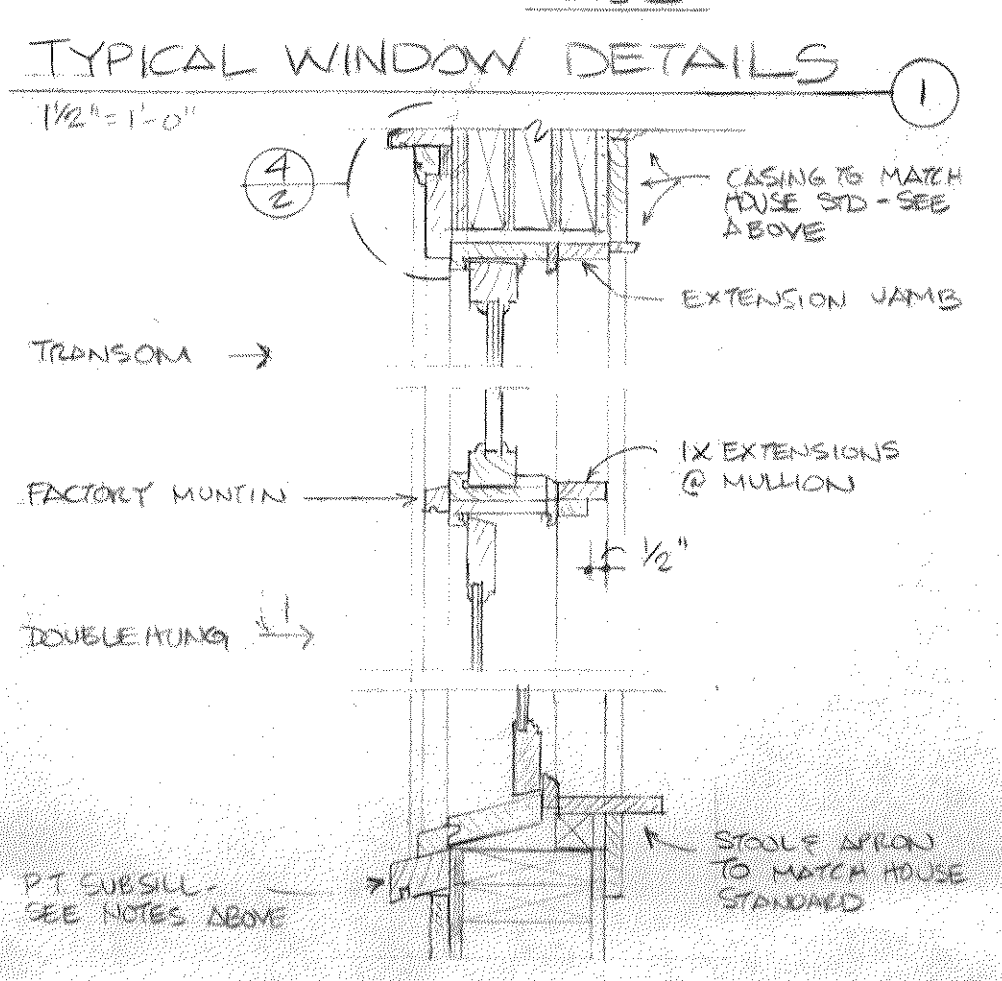
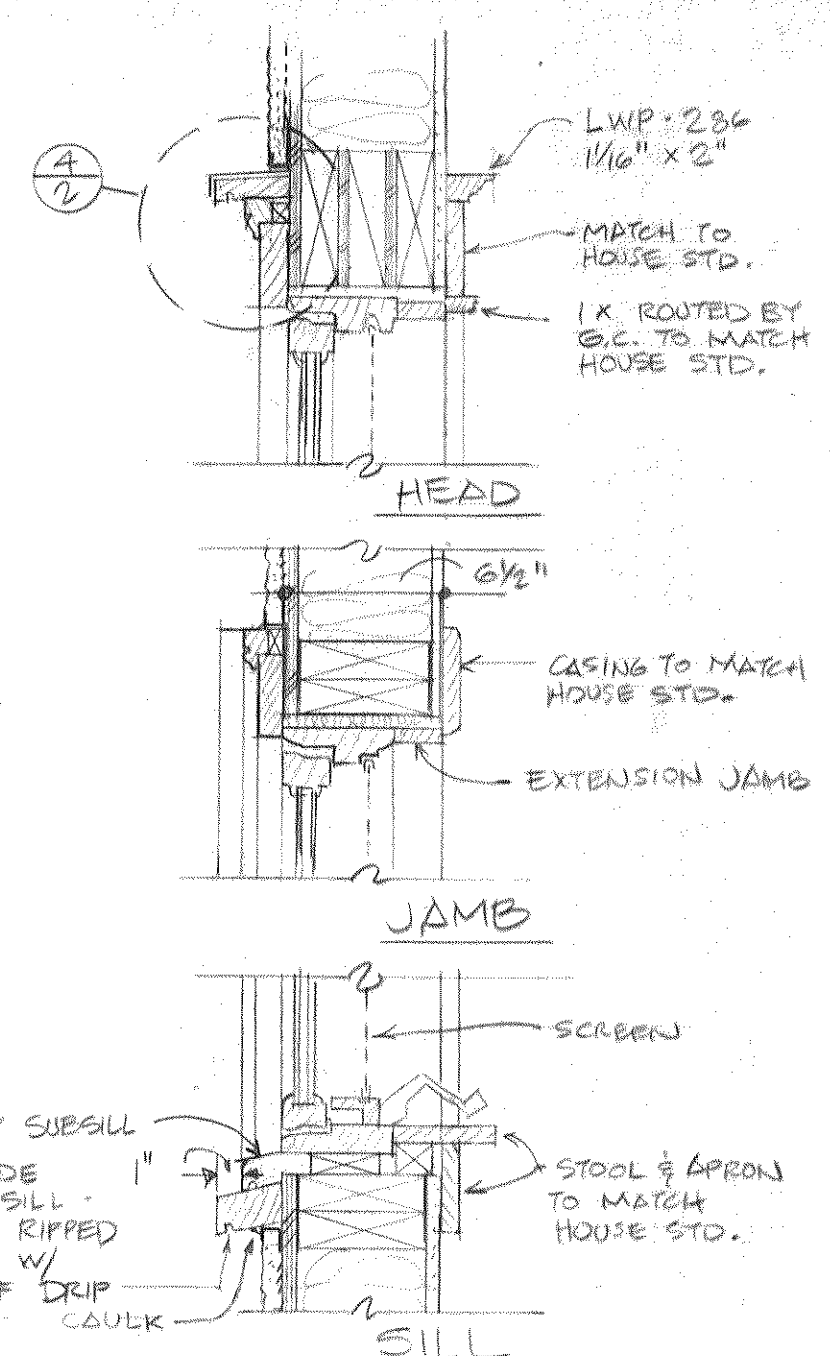
ALL WINDOWS ARE "WEATHER SHIELD", PRIME WOOD (NOT CLAD) UNITS, WITH INSULATED, LOW E GLASS; TEMPERED WHERE NOTED (*) ON ELEVATIONS; WITH 3/4 x 4 FACTORY APPLIED EXTERIOR CASING, WITH BUTTED (NOT MITRED) CORNERS; BACKBAND MOUNTING & DEEP CAPS BY G.C. TO BE FIELD APPLIED PER DETAILS; WITH 5" SILL HORNS FROM FACTORY, TO BE TRIMMED & END PRIME TO ALIGN WITH SIDE OF BACKBAND.

• WITH INSECT SCREENS FOR OPERABLE UNITS IN 'PAINTERS WHITE' COLOR.

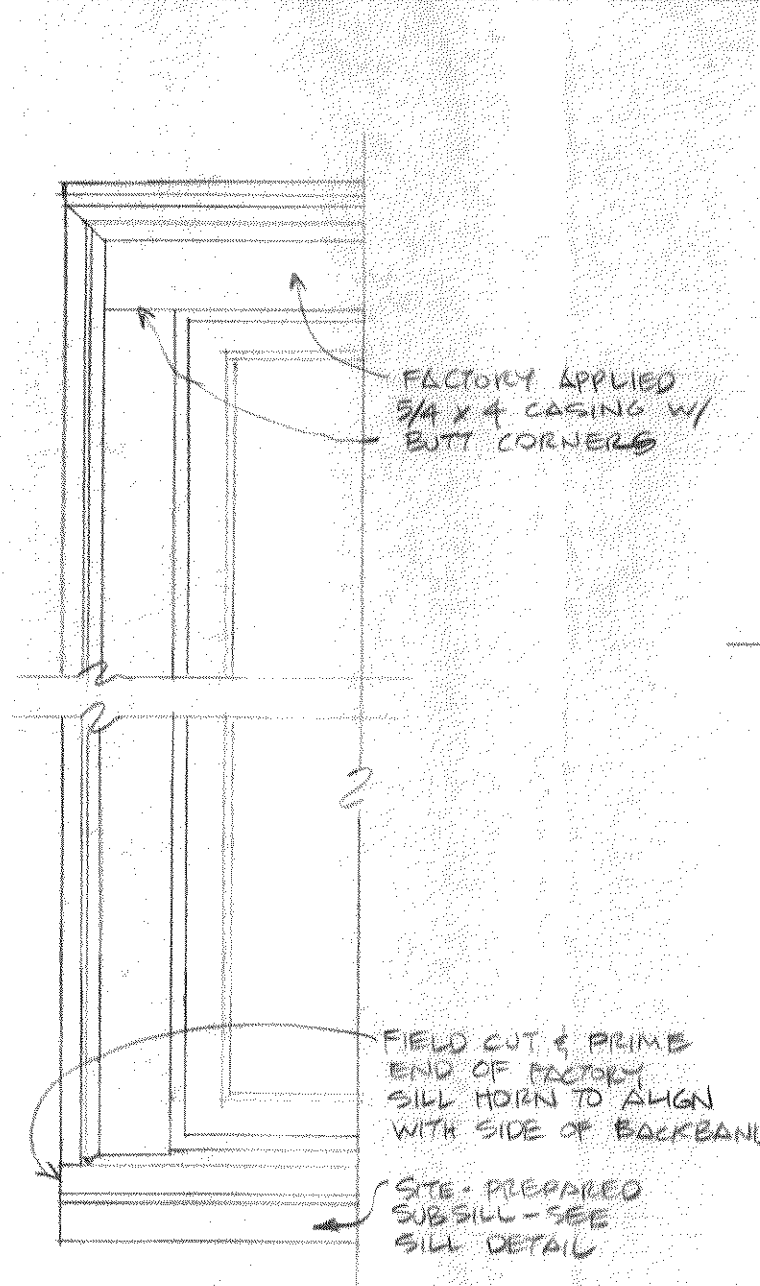
• WITH HARDWARE IN 'WHITE' FINISH.

DOOR SCHEDULE

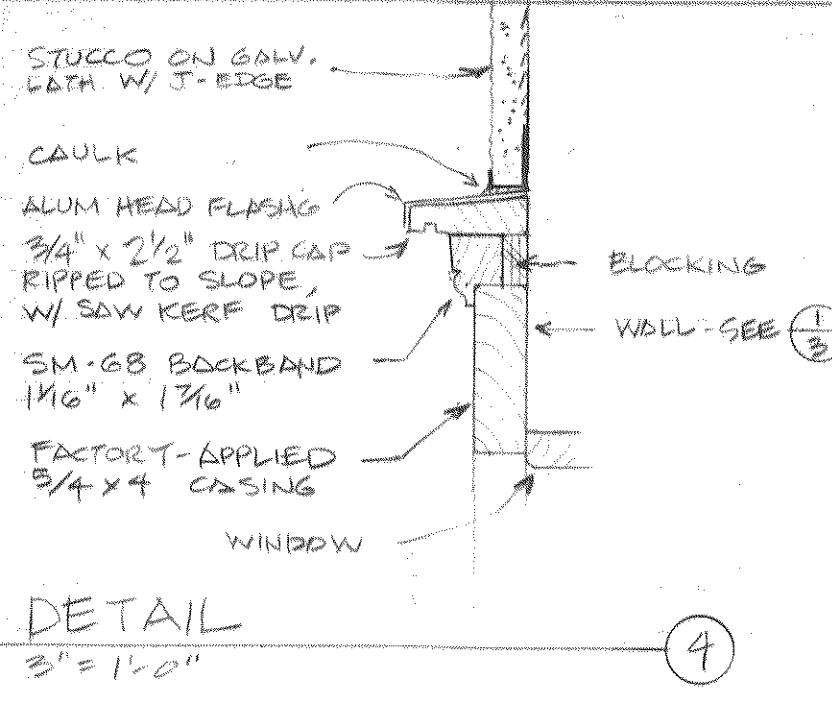
- MARK
- "WEATHER SHIELD" DOUBLE FRENCH INSWING, 5-4 x 6-10; WITH 3/4" TEMPERED INSULATED LOW E FULL LIGHT EACH LEAF (NO MUNTINS), W/ 10" BOTTOM RAIL; W/ 6 3/16" JAMBS; WITH 'DIRECT-SET' TRANSOM; 1" LOW E INSULATED GLASS; WITH 3/16" HORIZONTAL SPREAD MULL; WITH 5/4 x 4 EXTERIOR CASING AND 3/4" MULL CASING, AND 5" SILL HORNS FROM FACTORY (G.C. TO APPLY BACKBAND & TRIM HORNS TO ALIGN W/ SIDE OF BACKBANDS); RIGHT HAND OPENING, BOTH LEAVES OUTSWINGING, WITH STANDARD HINGING EACH LEAF, & STANDARD FLUSH BOLTS TOP & BOTTOM OF ASTRAGAL; "SCHLAGE" PLYMOUTH HANDLE, "SCHLAGE" DOUBLE CYLINDER DEADBOLT; PLYMOUTH DUMMY KNOB ON SECONDARY LEAF; BRASS FINISH.
 - WITH PAIR OUTSWINGING SCREEN DOORS TO FIT, HINGED LEFT, STANDARD FINISH AND HARDWARE
 - R.O. (W x H) 5'-7 1/16" x 3'-9 1/4" INCLUDES 3/16" SPREAD MULL & TRANSOM; 6 1/2" WALL
 - EXISTING DOOR & SCREEN DOOR; CHANGE SWING PER PLANS, REUSE HARDWARE
 - 1 3/8 x 2' x 6'8" INTERIOR WOOD 5-PANEL DOOR WITH 2-PAIR 3/2" SQUARE BUTT HINGES; "SCHLAGE" PLYMOUTH PASSAGE SET; SURFACE-MOUNTED SLIDE BOLT ON INTERIOR SUPPLIED BY OWNER, INSTALLED BY G.C.
 - 1 3/8 x 2' x 6'8" REUSED EXISTING WOOD 5-PANEL DOOR AND HARDWARE, WITH SURFACE-MOUNTED SLIDE BOLT SUPPLIED BY OWNER, INSTALLED BY G.C. ON HALL SIDE
- NOTE: ALL NEW DOORWAYS, INCLUDING THOSE NOT TO HAVE DOORS, TO BE CASED IN HOUSE STANDARD TRIM



HEAD/MULL/SILL DOUBLED HUNG/TRANSOM UNITS
1/2" = 1'-0"



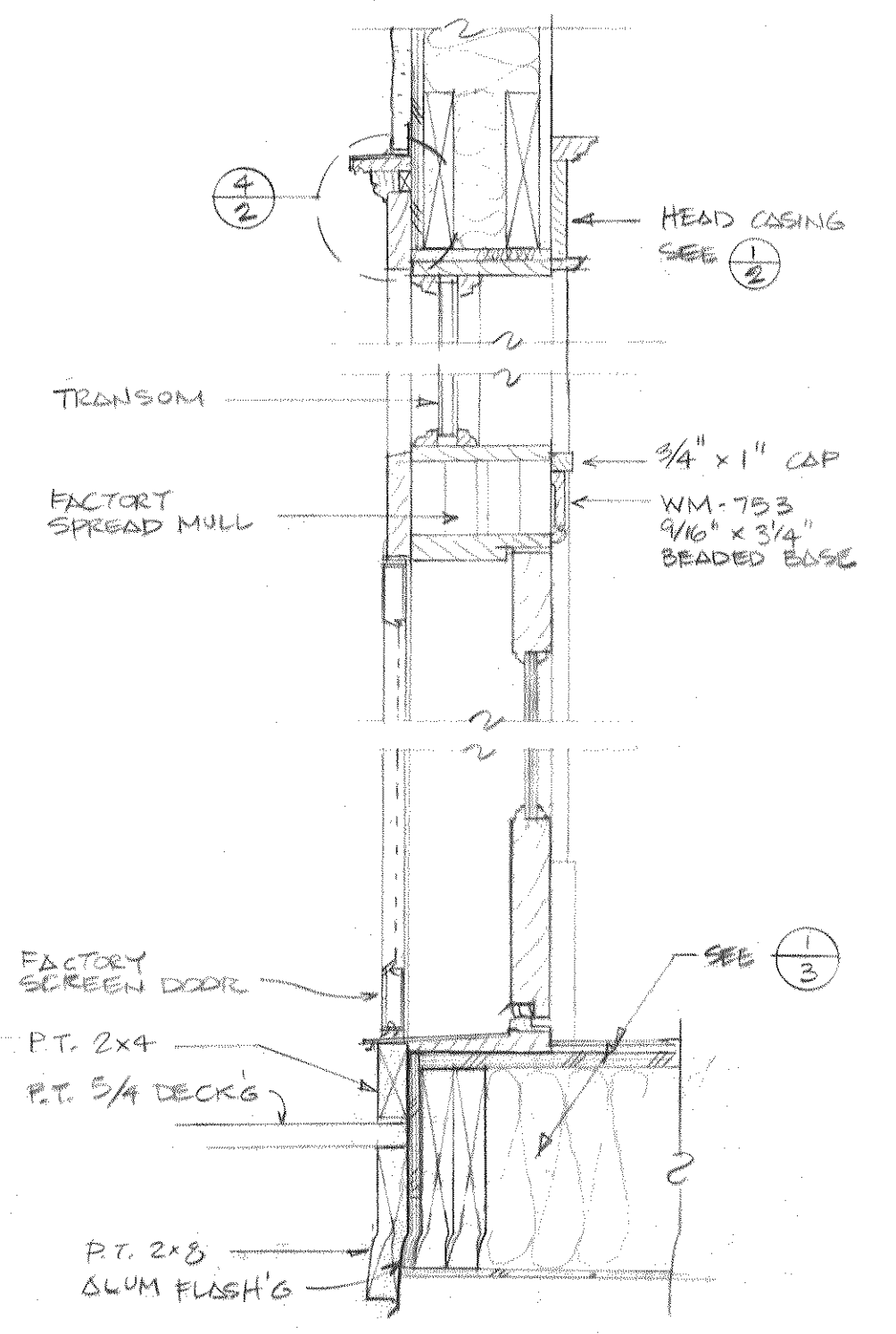
DETAIL ELEVATION
1/2" = 1'-0"



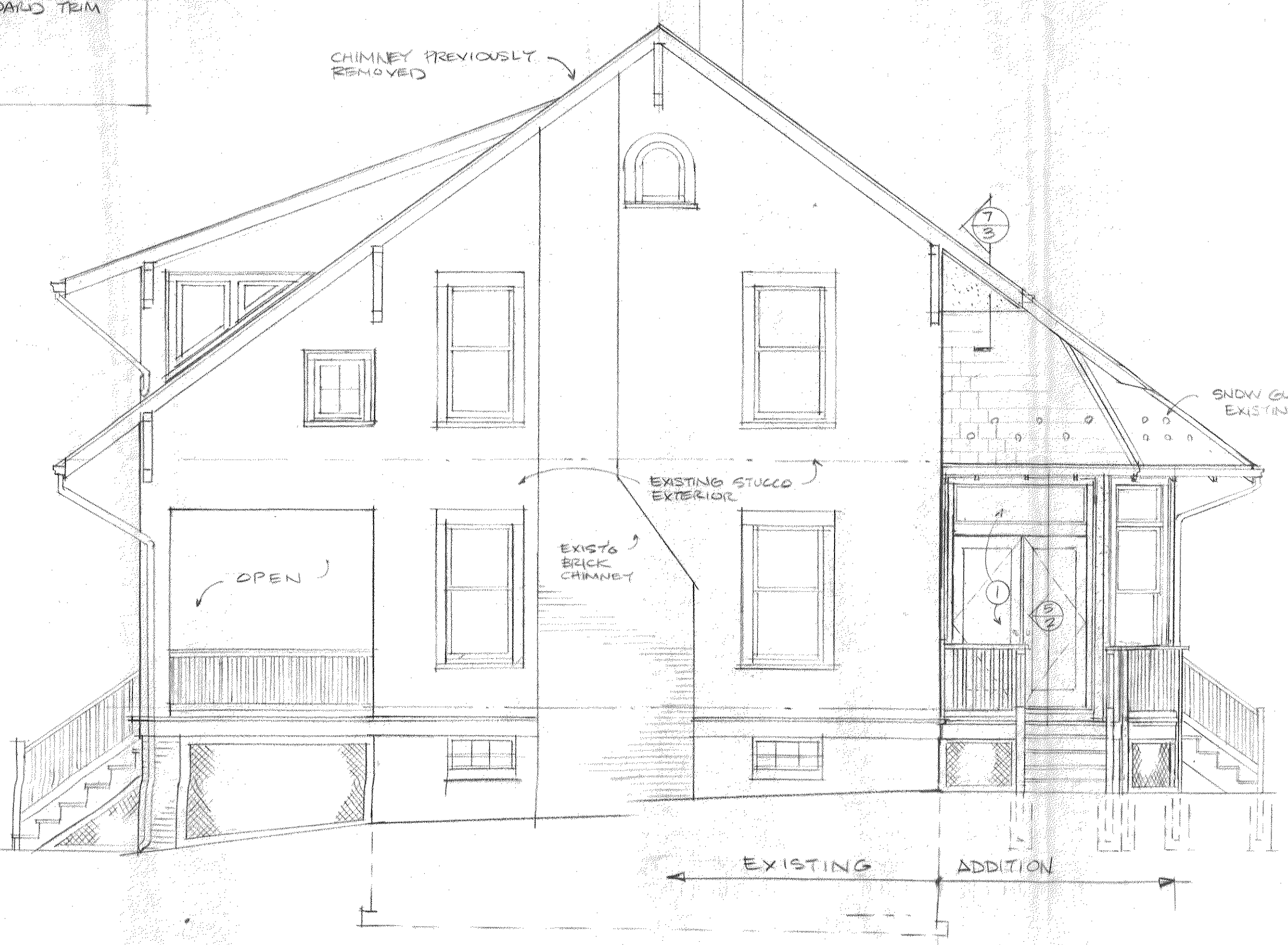
DETAIL
3/4" = 1'-0"



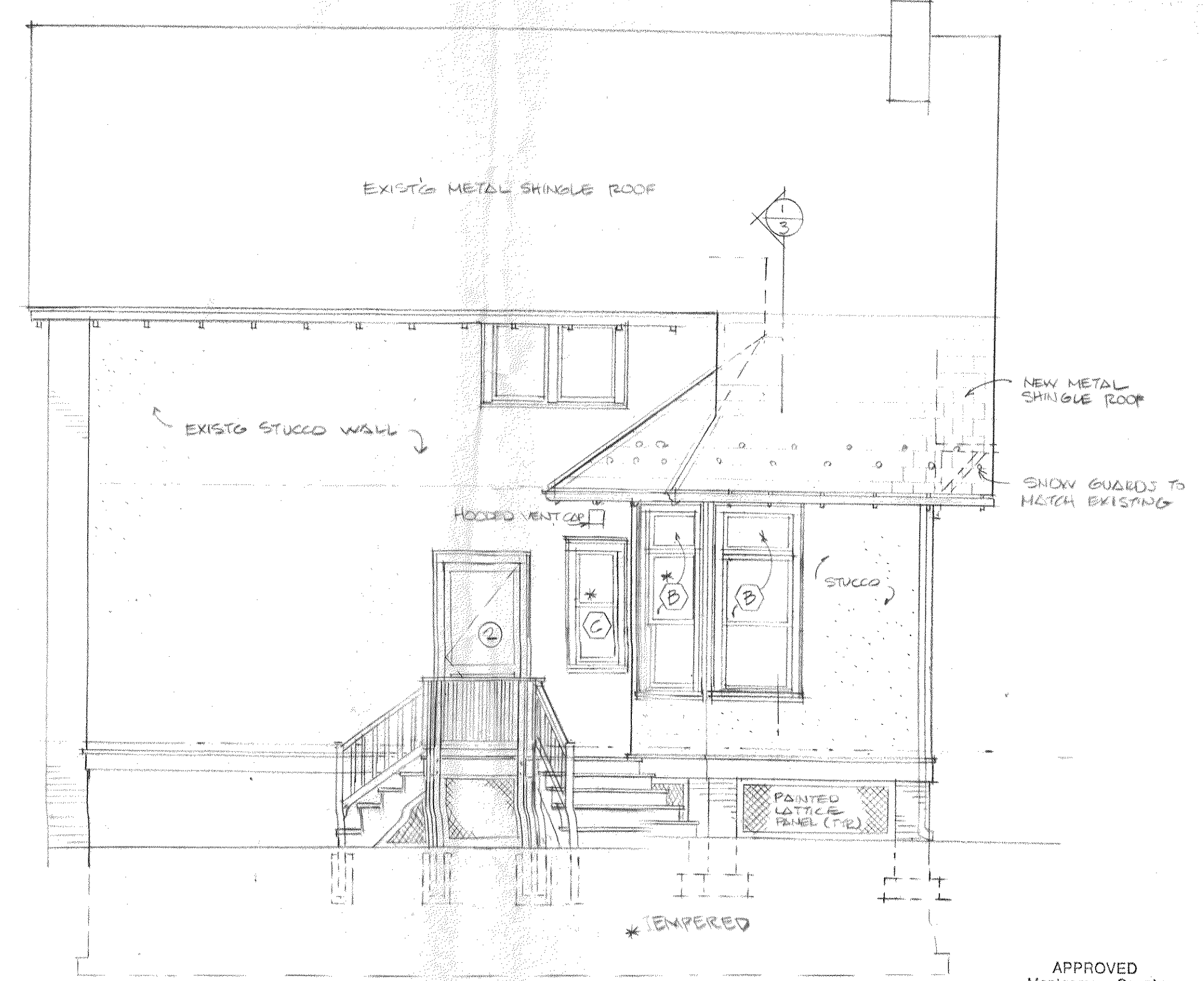
NORTH ELEVATION



DETAIL - DOOR SECTION
1/2" = 1'-0"



SOUTH SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

ADDITION / RENOVATION TO THE
HARDY RESIDENCE
117 PARK AVENUE
TAKOMA PARK, MD.

THOMAS W. HARRISON, AIA.
ARCHITECT
6004 WESTMORELAND AVE.
TAKOMA PARK, MD. 20912
PH 202-270-9489 FAX 202-270-8075

ELEVATIONS
WINDOW & DOOR SCHEDULES

2



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-9-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: MR. SCOTT HARDY

Address: 117 PARK AVE. TAKOMA PARK, MD.

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 Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-9-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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



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**

TAX ACCOUNT # 218-96-1346
 CONTACT PERSON Scott Hardy
 DAYTIME TELEPHONE NO. (703) 341-4467
 NAME OF PROPERTY OWNER Scott Hardy DAYTIME TELEPHONE NO. 703,341-4467
 ADDRESS 117 Park Avenue Takoma Park, MD 20912
 CITY STATE ZIP CODE
 CONTRACTOR Paul Evans TELEPHONE NO. (301) 537-6643
 CONTRACTOR REGISTRATION NUMBER pending
 AGENT FOR OWNER N/A DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 117 STREET Park Avenue
 TOWN/CITY Takoma Park NEAREST CROSS STREET Spence
 LOT 26+27 BLOCK 2 SUBDIVISION Hill-Crest
 LIBER 14746 FOLIO 779 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 \$ \$37,000
 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.

Scott Hardy Signature of owner or authorized agent February 6, 2000 Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 3-9-00

APPLICATION/PERMIT NO. 211213 DATE FILED: 2/9/2000 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

1. Written Description of Project:

- 1A The existing structure is a 2-story bungalow built in 1923. The outside consists of stucco with a concrete foundation and metal roof. Although this particular structure has no historical significance by itself, it resides within the historical boundaries of Takoma Park.
- 2A The proposed structure will be approx. 100 sq. feet and expand the kitchen while accommodating a powder room on the main level. The new addition will continue the existing roofline to create a unified structure with the house using similar metal shingles. The outside structure will continue the use of stucco and period type "Weather Shield" primed-wood windows. The proposed addition would reside within the Takoma Park Historic District.

7. Addresses of Adjacent and Confronting Property Owners:

Dan Mudd
227 Park Avenue
Takoma Park, MD 20912

John Lickerman & Diane Ives
122 Park Avenue
Takoma Park, MD 20912

Mrs. B. Mason
120 Park Avenue
Takoma Park, MD 20912

Scott Hardy
117 Park Ave.

EXPEDITED
@ 3/8/00 MEETING

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 117 Park Avenue, Takoma Park	Meeting Date: 03/08/00
Resource: Contributing Resource Takoma Park Historic District	Report Date: 03/01/00
Review: HAWP	Public Notice: 02/23/00
Case Number: 37/03-2000I	Tax Credit: No
Applicant: Scott Hardy	Staff: Michele Naru
PROPOSAL: Construct rear addition	RECOMMEND: Approval

PROJECT DESCRIPTION

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

This two story, three-bay dwelling is located in the Takoma Park Historic District. The house is covered with a side gabled roof ornamented with a large gabled roof dormer and two, brick, exterior end chimneys. The walls are stucco and the roof is sheathed with metal shingles. A one-story porch extends across the front elevation of the house.

PROPOSAL

The applicant proposes to extend the rear gable and construct a one-story, 100 sq. foot addition with an adjacent wood deck. This project will accommodate a new powder room and an expansion of the existing kitchen. The new addition will match the materials of the existing house, including stucco and metal roofing shingles. The windows and doors on the new addition will be wood, Weather Shield and will contain surrounds to match the existing.

STAFF DISCUSSION

The proposed alterations are, for the most part, in-keeping with the character of the house and are within the guidelines of the historic district. The rear addition is suitably scaled to the site, and will be barely visible from the public right-of-way. The changes will not significantly alter original materials on the structure and is clearly discernible as being of a different period from the historic structure. Staff recommends approval.

①

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

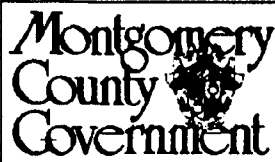
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #9 and #10:

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

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

with the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



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LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 117 STREET Park Avenue
 TOWN/CITY Takoma Park NEAREST CROSS STREET Spruce
 LOT 26 & 27 BLOCK 2 SUBDIVISION Hill-Crest
 LIBER 14746 FOLIO 779 PARCEL

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

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Scott Hardy Signature of owner or authorized agent February 6, 2000 Date

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

APPLICATION/PERMIT NO: 211213 DATE FILED: 2/9/2000 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(3)

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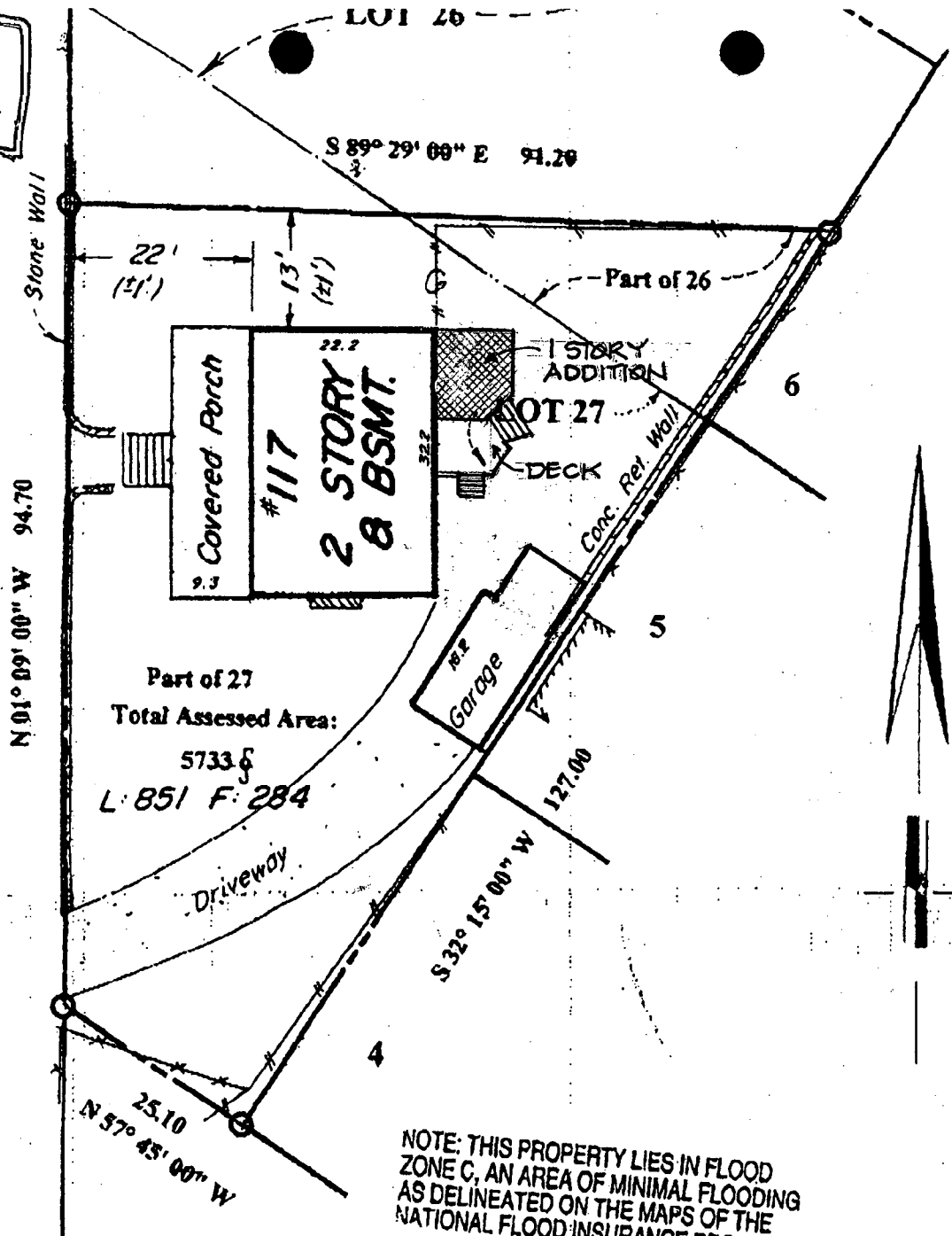
Mrs. B. Mason
120 Park Avenue
Takoma Park, MD 20912

Scott Hardy
117 Park Ave.

5

2a,b,c
Site Plan

PARK AVENUE



NOTE: PROPOSED ADDITION DRAWN FOR H.A.W.P. PURPOSES. NOT FOR DEP. PERMIT PENDING LOT CONSOLIDATION.

NOTES:

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



NO TITLE REPORT FURNISHED

LOCATION PLAT OF:
 PARK AVENUE
 Montgomery County, Maryland
 DIVISION
 "HILL - CREST"

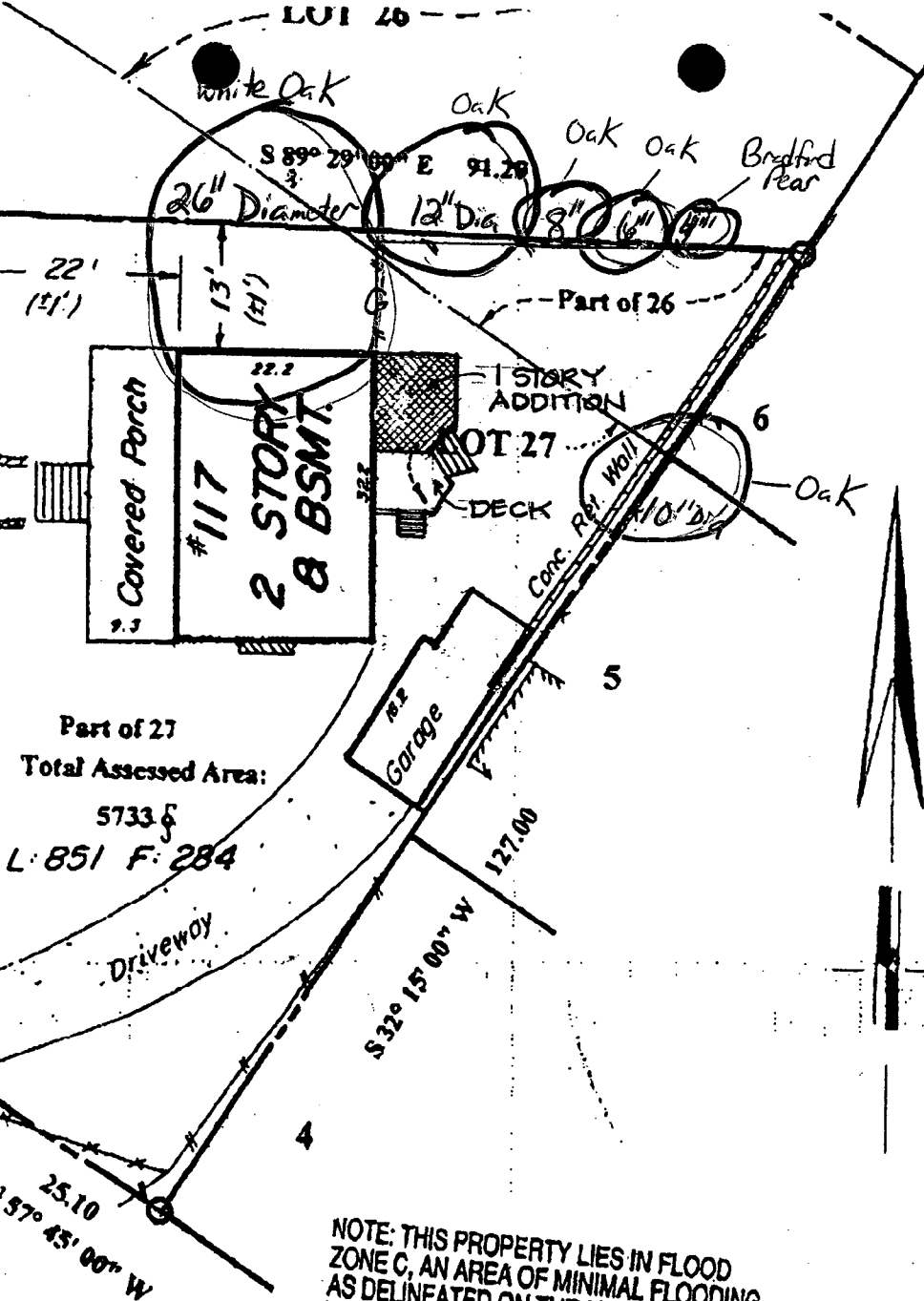
LOT: Parts of 26 & 27	BLOCK: 2
PLAT BOOK: 2	PLAT NO: 140
DATE: Feb. 18, 1997	SCALE: 1" = 20'
CASE NO: 18395 mdc	FILE NO: 1st 97013

#6
Tree Survey

PARK AVENUE

N 01° 09' 00" W 94.70

Stone Wall



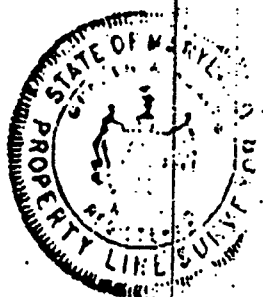
Part of 27
Total Assessed Area:
5733 sq
L: 851 F: 284

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

NOTE: PROPOSED ADDITION DRAWN FOR H.A.W.P. PURPOSES. NOT FOR D.E.P. PERMIT PENDING LOT CONSOLIDATION.

NOTES:

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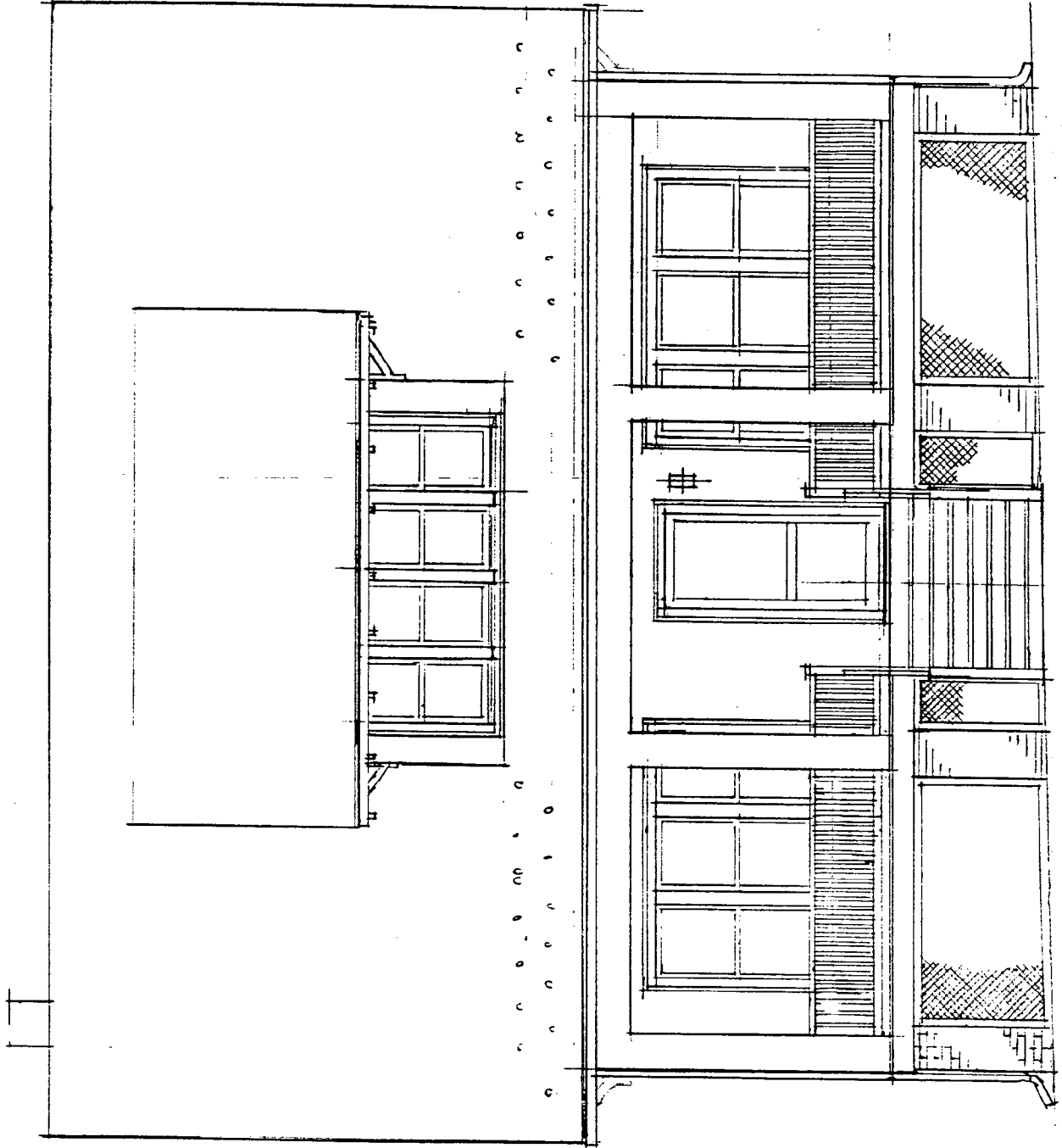


NO TITLE REPORT FURNISHED

LOCATION PLAT OF:
PARK AVENUE
Montgomery County, Maryland
DIVISION
'HILL-CREST'

LOT: Parts of 26 & 27	BLOCK: 2
PLAT BOOK: 2	PLAT NO: 140
DATE: Feb. 18, 1997	SCALE: 1" = 20'
CASE NO: 18395 mdg	FILE NO: 1st 97013

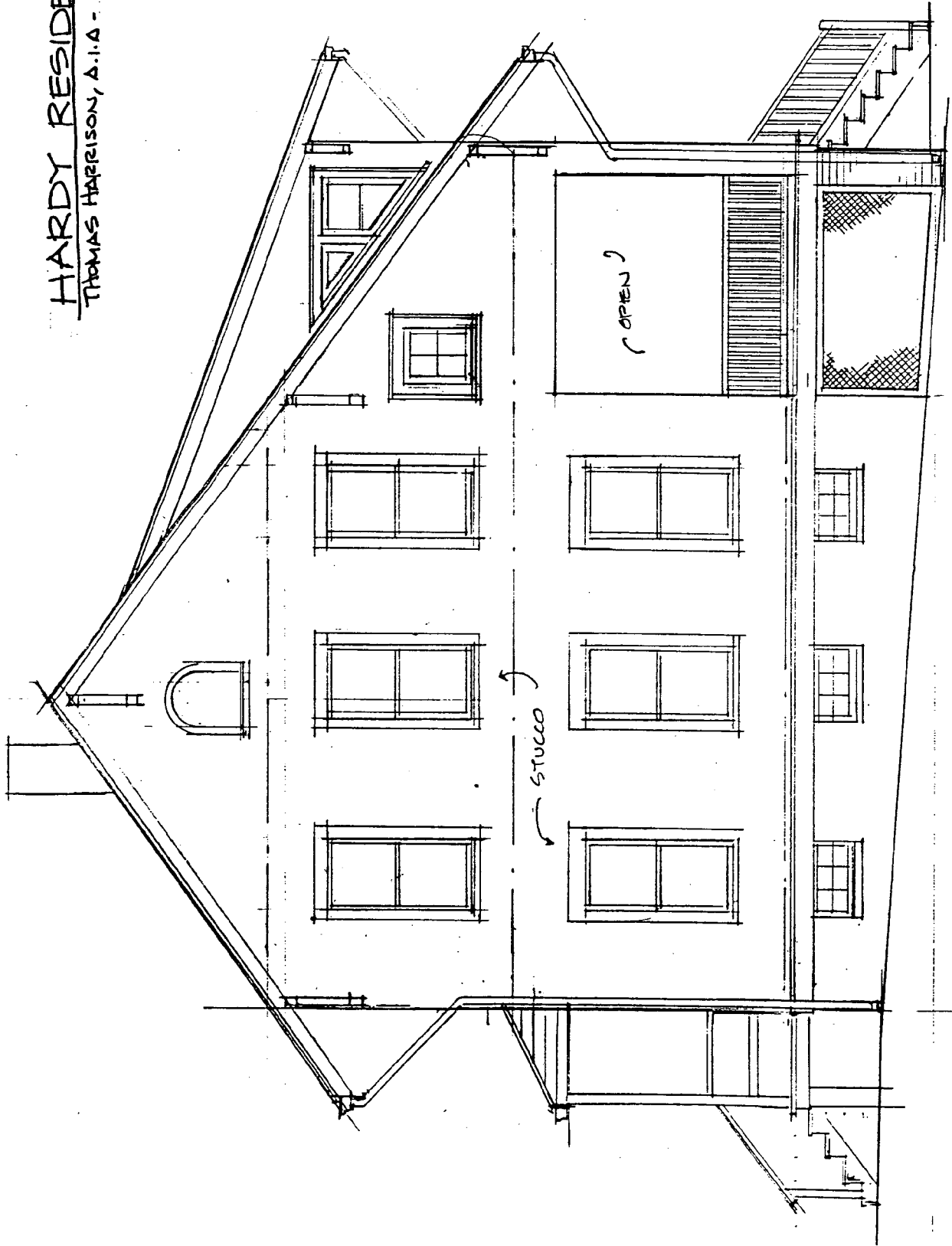
HARDY RESIDENCE
THOMAS HARRISON, A.I.A. - ARCHT



EXISTING FRONT ELEVATION

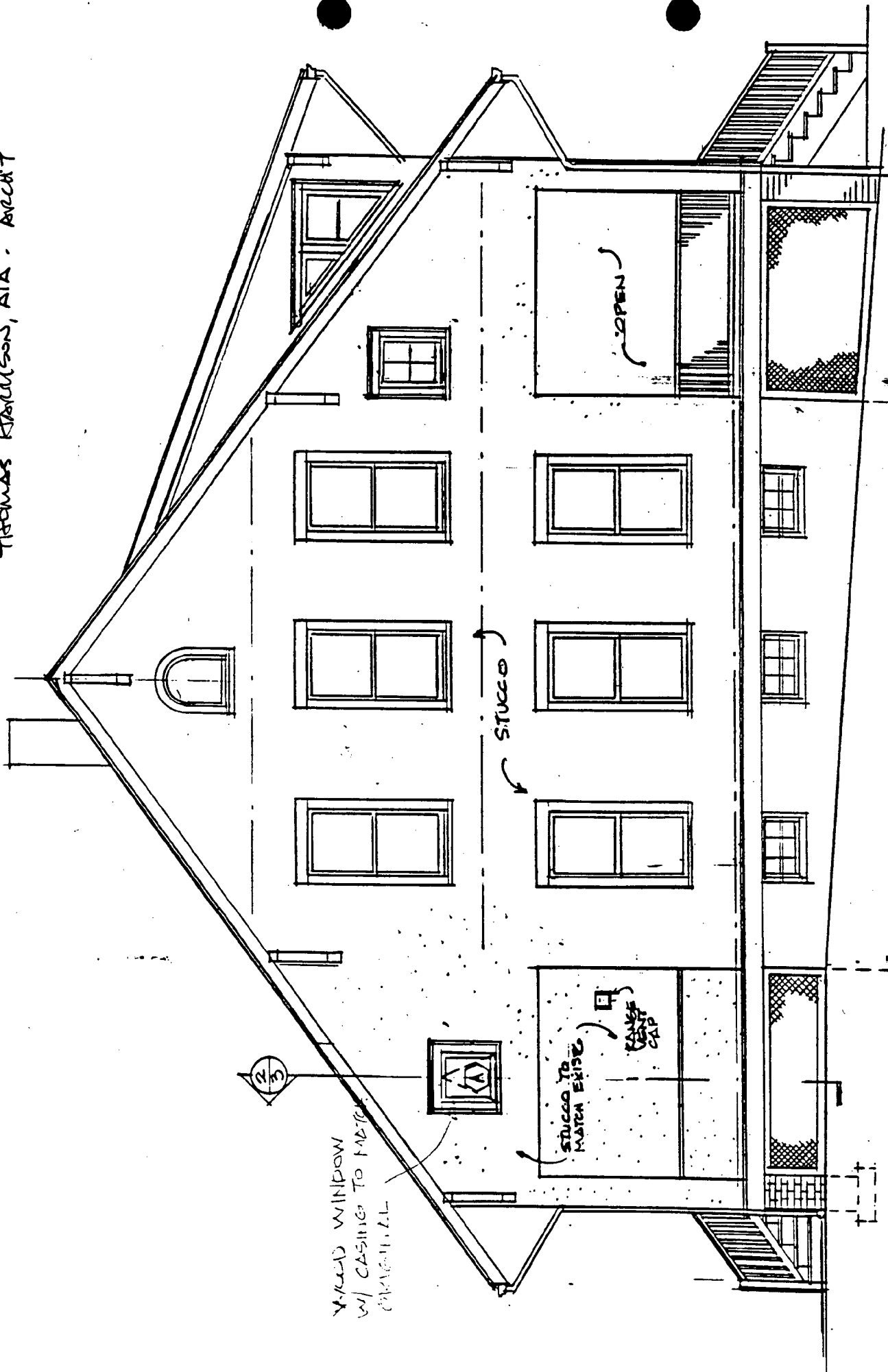


HARDY RESIDENCE
THOMAS HARRISON, A.I.A. - ARCH'T



EXISTING NORTH SIDE ELEVATION

HARDY RESIDENCE ADDITION
THOMAS HANCOCKSON, AIA - ARCHIT



2
3

ROUND WINDOW
W/ CASING TO MATCH
ORIGINAL

STUCCO

STUCCO TO
MATCH EXIST
RANGE
CAP

OPEN

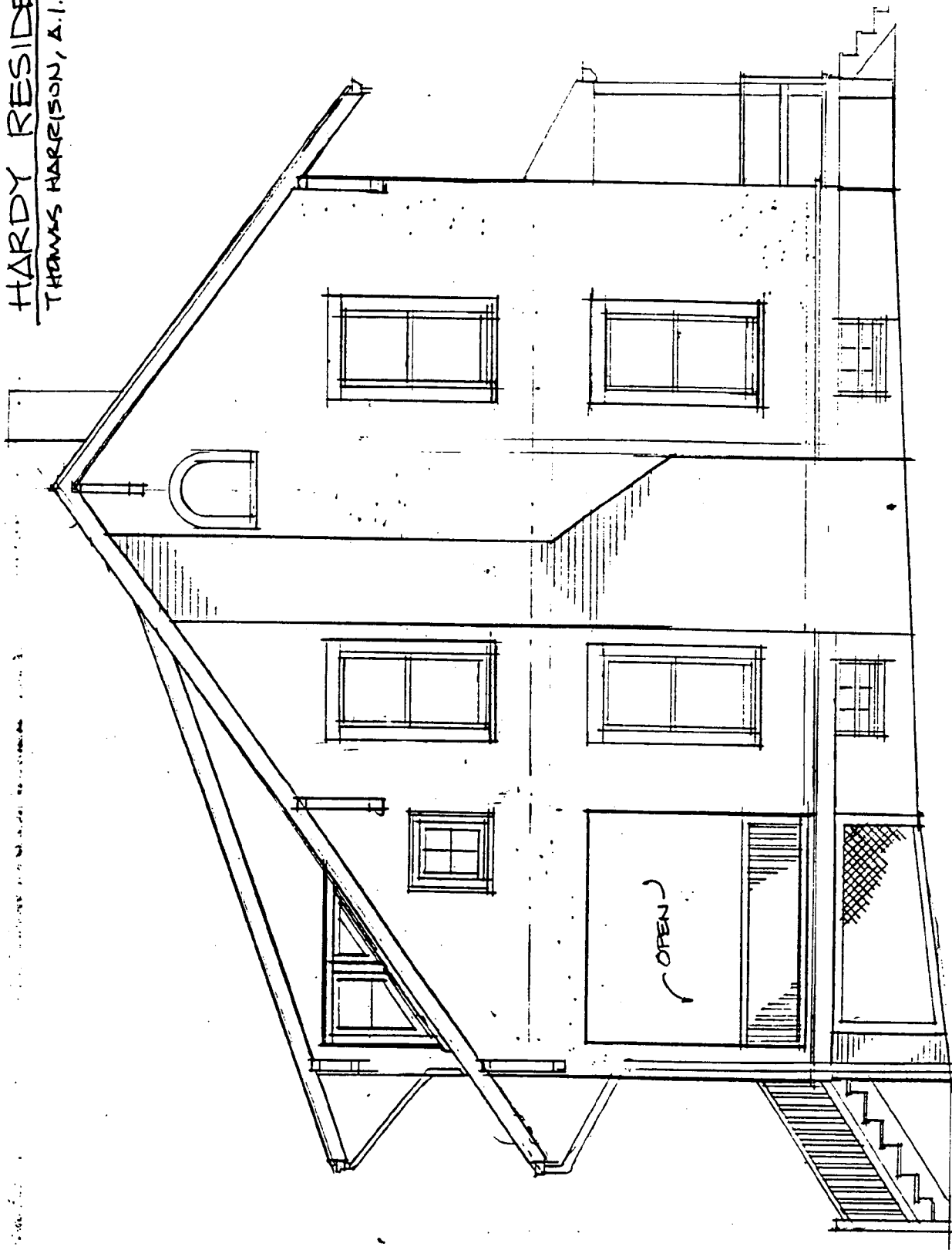
EXISTING

ADDITION

NORTH SIDE ELEVATION

10

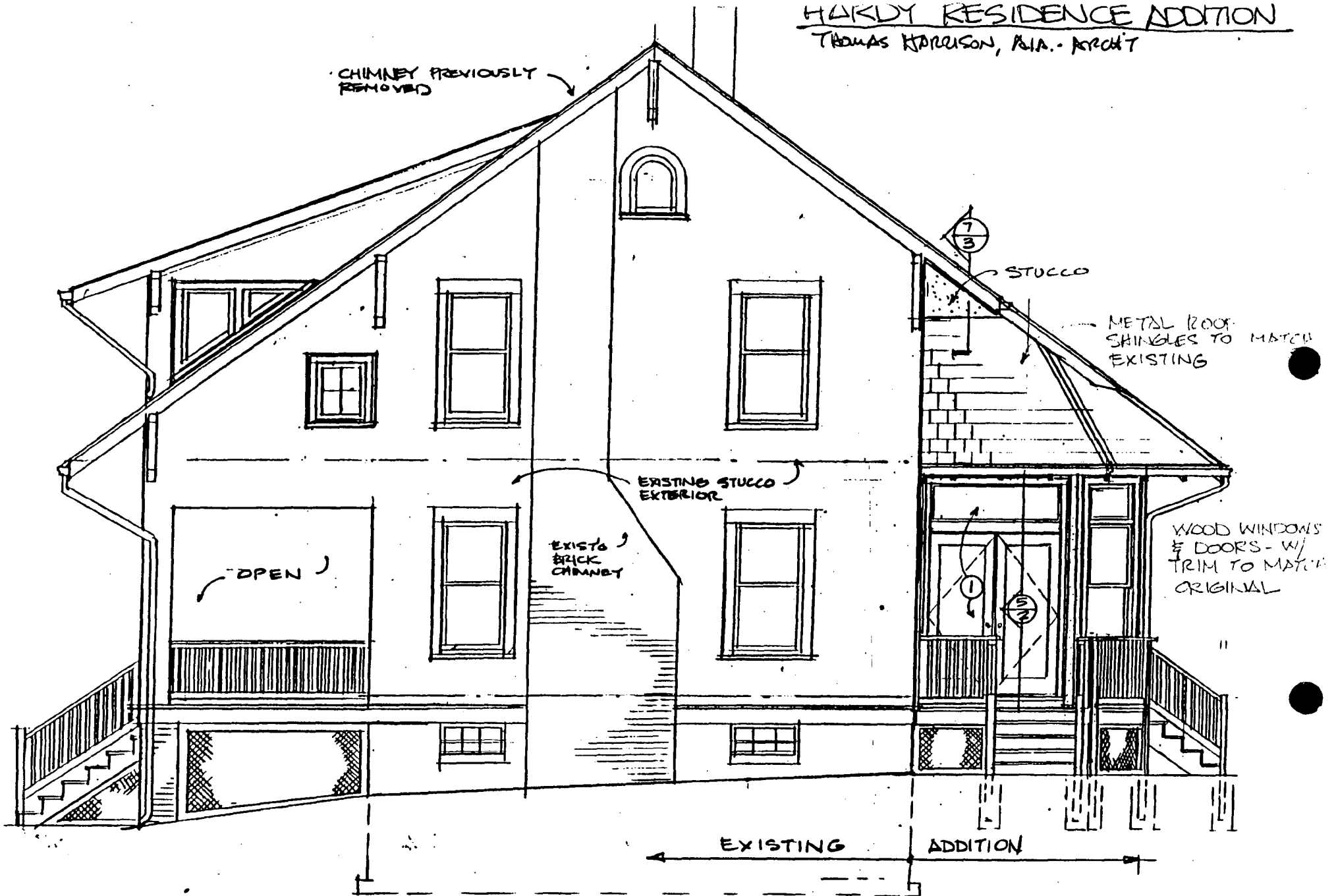
HARDY RESIDENCE
THOMAS HARRISON, A.I.A.; ARCHT



EXISTING SOUTH SIDE ELEVATION

(=)

HARLY RESIDENCE ADDITION
THOMAS HARRISON, AIA. ARCHT

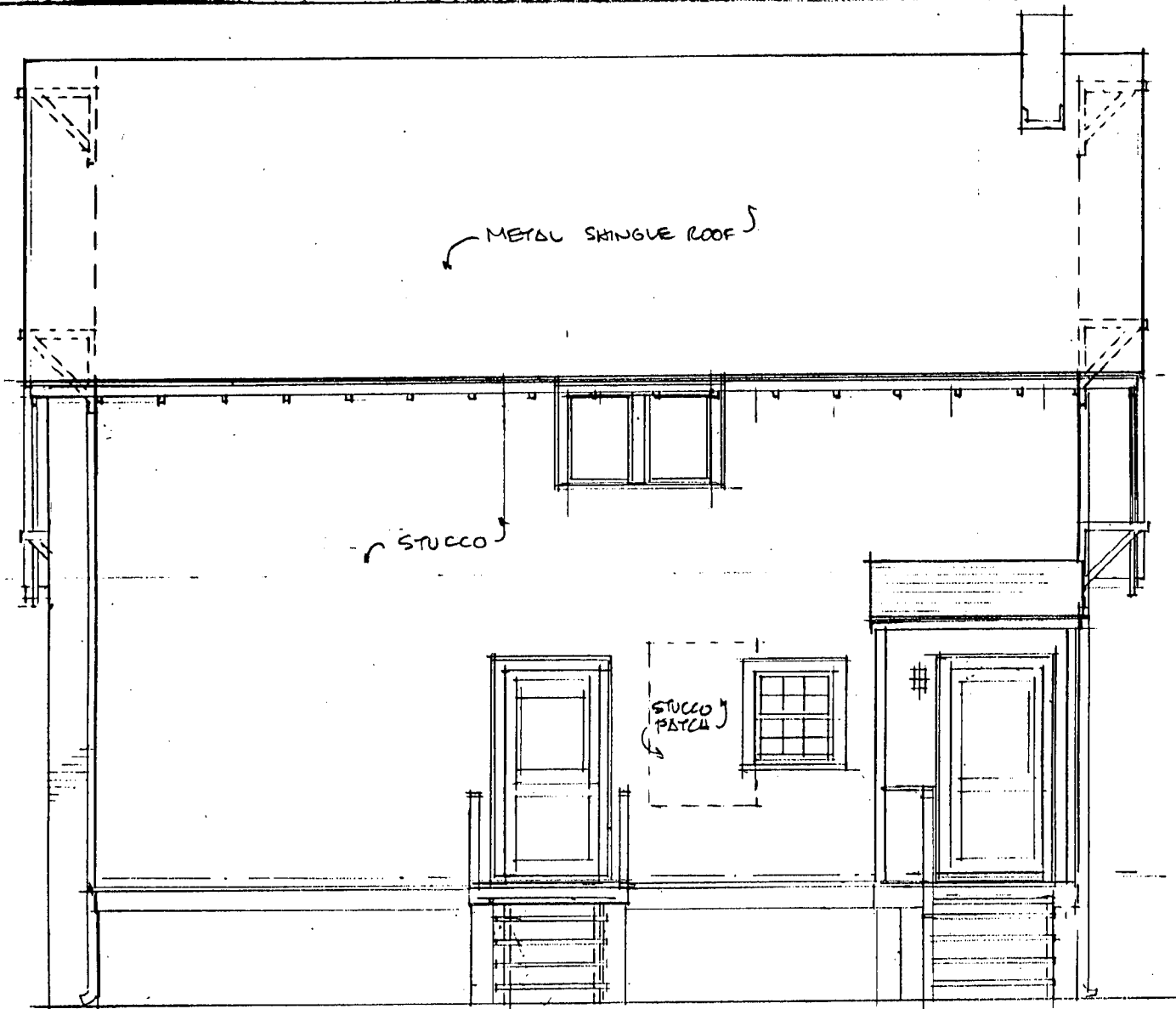


SOUTH SIDE ELEVATION

12

HARDY RESIDENCE

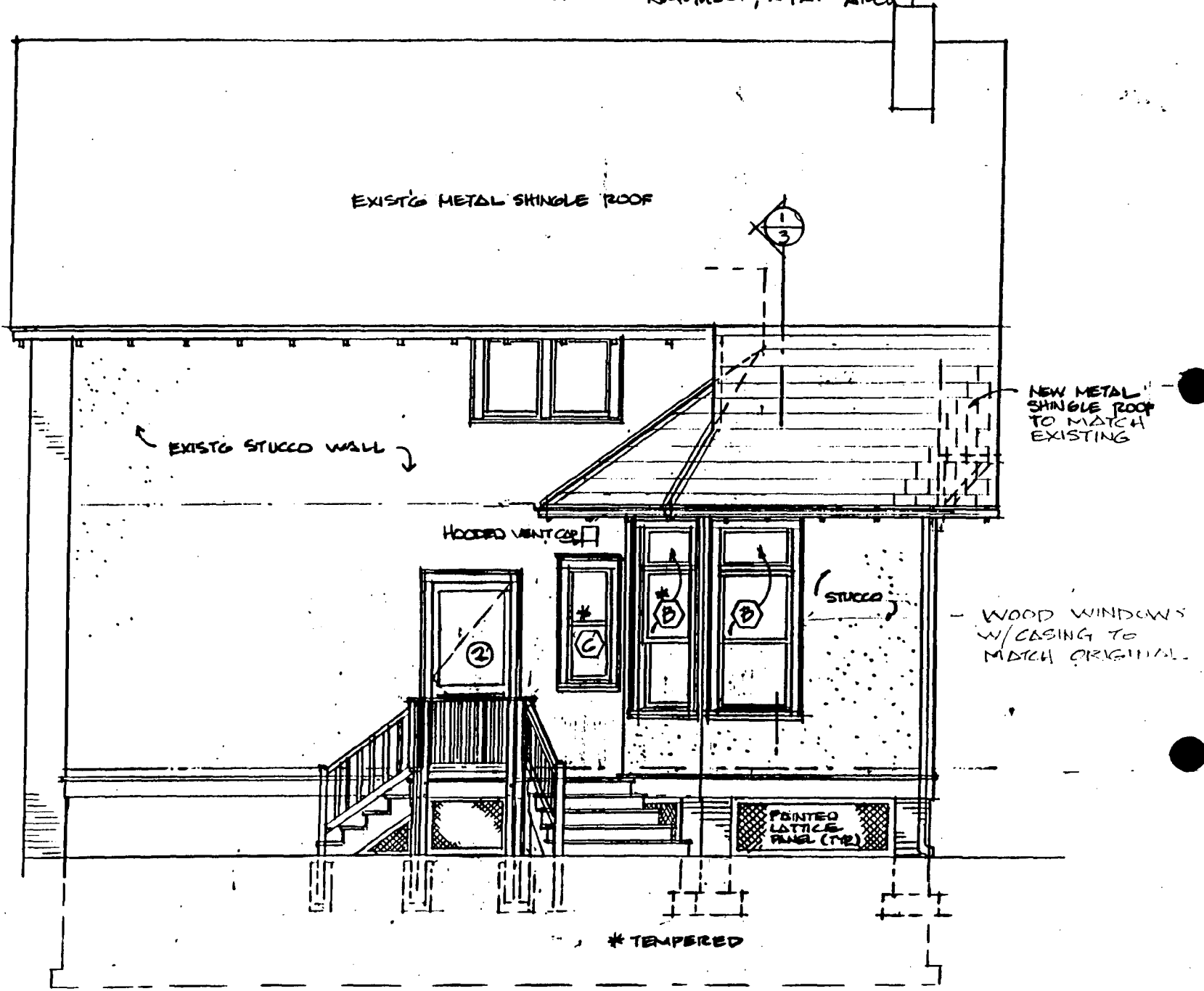
THOMAS HARRISON, A.I.A. - ARCHT



EXISTING REAR ELEVATION

121

THOMAS HARRISON, A.I.A. ARCH'T

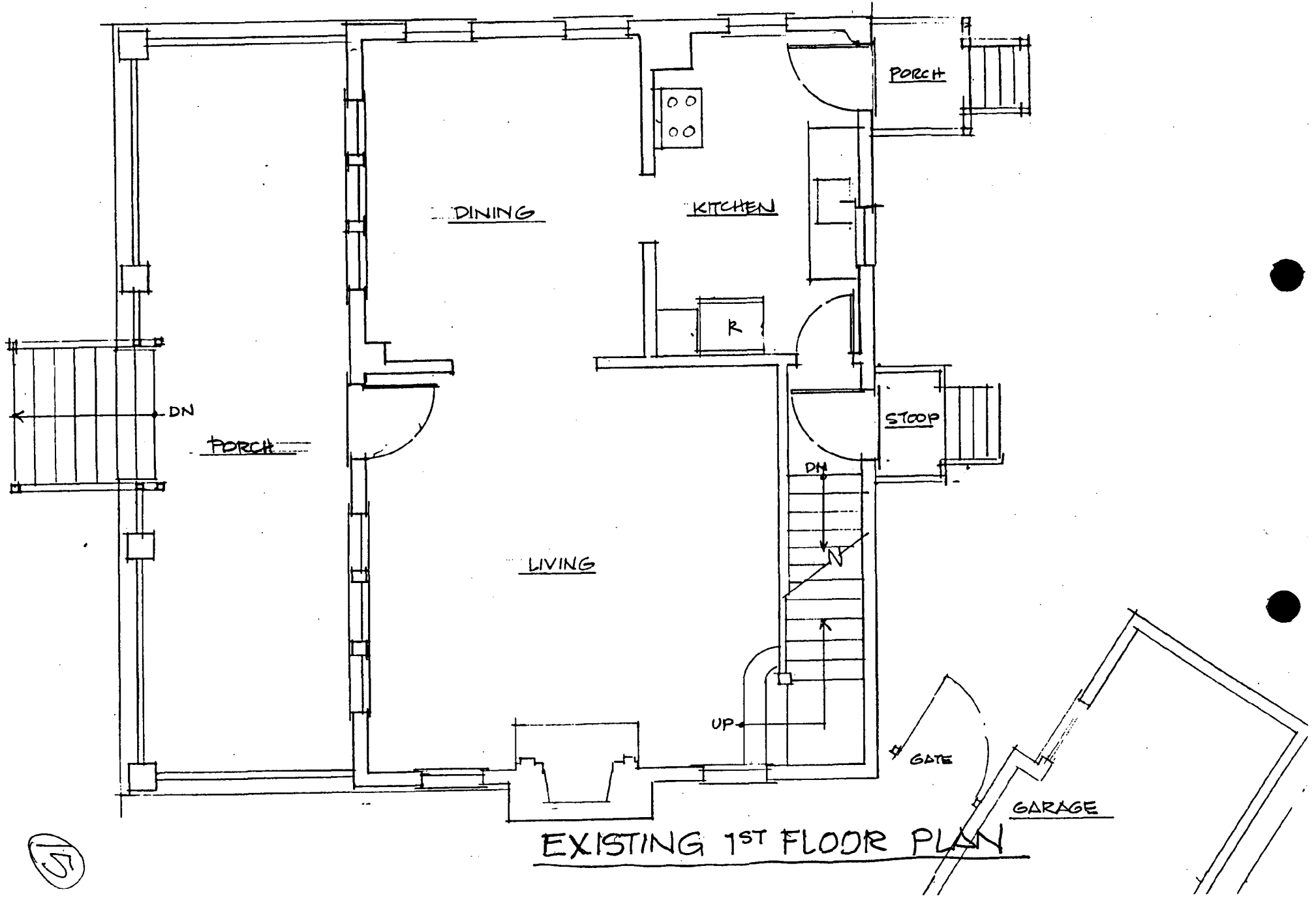


1/4

REAR ELEVATION

HARDY RESIDENCE

THOMAS HARRISON, A.I.A. - ARCHT

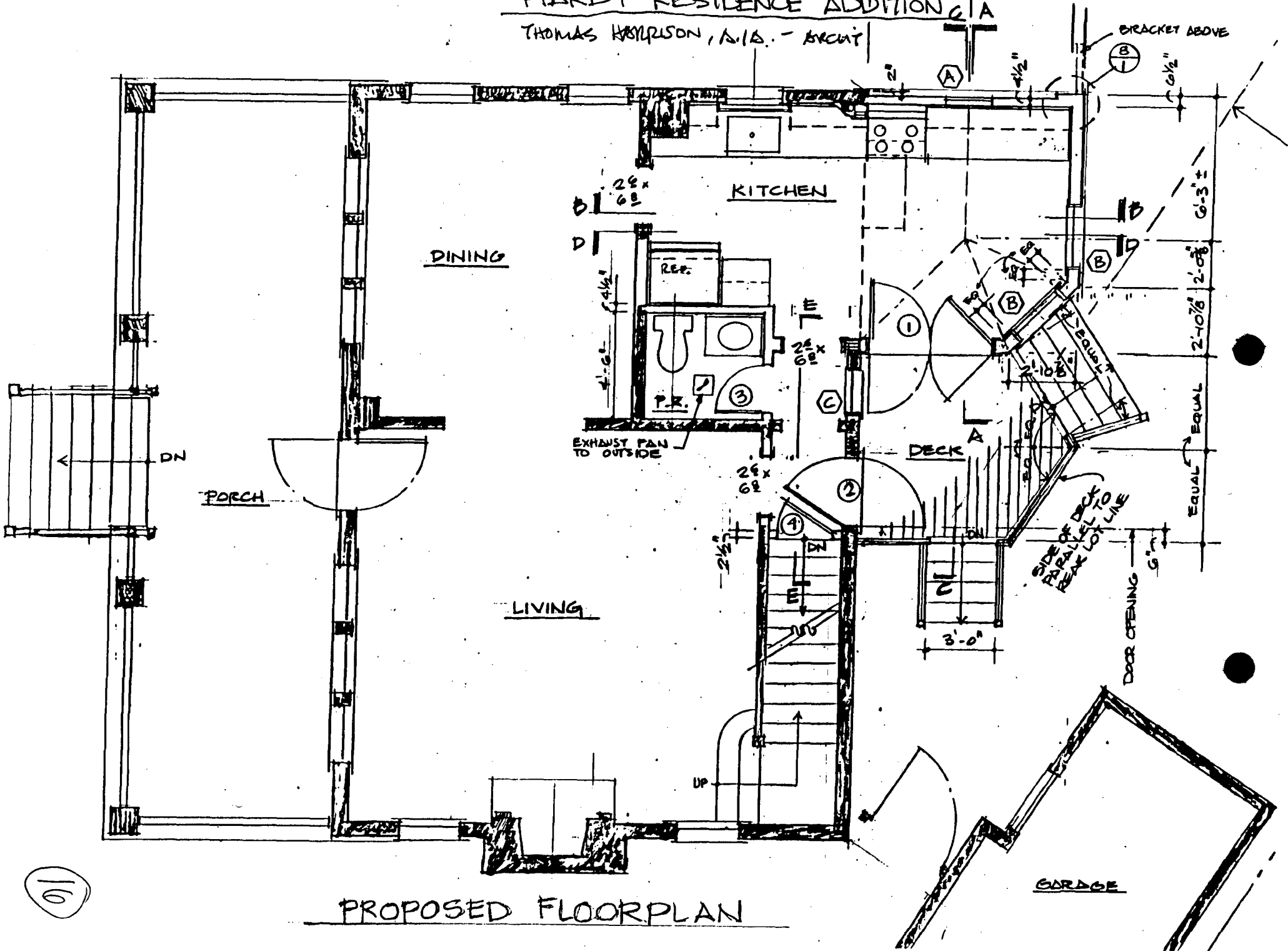


EXISTING 1ST FLOOR PLAN

5

HARVEY RESILIENCE ADDITION G/A

THOMAS HAYLSON, A.I.A. - ARCHT



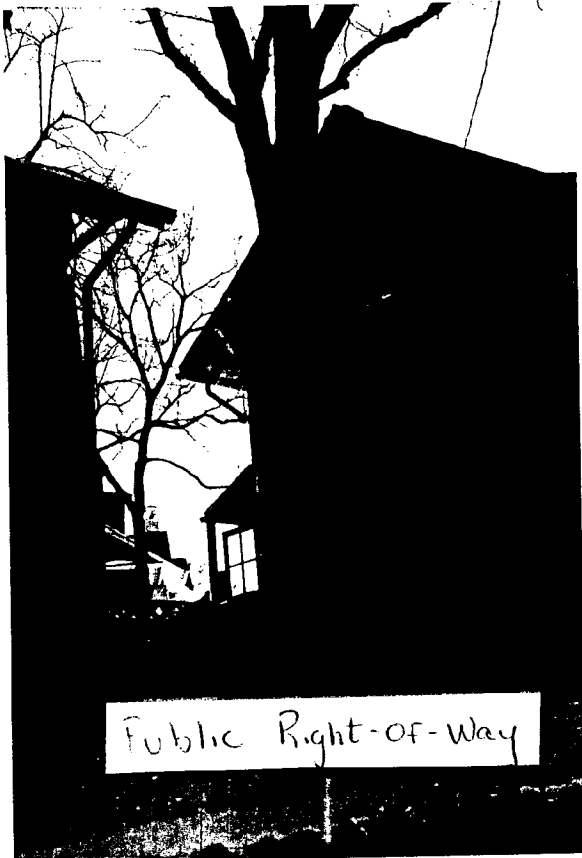
PROPOSED FLOORPLAN



Adjoining Property - 227 Park



South Facade



Public Right-of-Way



North Facade



Rear Facade/East