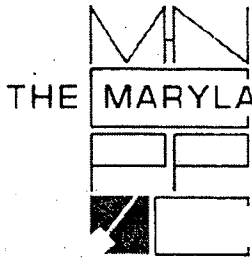


37/03-05KKK 103 Tulip Avenue
Takoma Park Historic District




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

Date: October 27, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **398418** for screen porch and new deck construction

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on October 26, 2005. This application was **APPROVED with a condition**. The condition of approval was that:

The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

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

Applicant: Margo Kabel and Richard Rice (Paul Treseder, Agent)

Address: 103 Tulip Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



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

DPS - #8

ML

HISTORIC PRESERVATION COMMISSION
301/563-3400

Received

SEP 22 2005

APPLICATION FOR HISTORIC AREA WORK PERMIT

Dept. of Permitting Services

Contact Person: Margo Kabel
Daytime Phone No.: below

Tax Account No.: 01062097
Name of Property Owner: Richard Rice & Margo Kabel Daytime Phone No.: 301 585 5405
Address: 103 Tulip Ave Takoma Park 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 103 Street: Tulip Ave
Town/City: Takoma Park Nearest Cross Street: Holly Ave
Lot: 26 Block: 7 Subdivision: B.F. Gilbert's Addition
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 50,000.00
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 1 feet 0 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.

Margo Kabel
Signature of owner or authorized agent

Sept 20 05
Date

Approved: X W/CONDITION For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Judith O'Malley Date: 10/27/05
Application/Permit No.: 998408 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Cape Cod style 1/2 story house (brick)
located in the Takoma Park historic district
classified as a non-contributing resource

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

At rear of house: Rebuild existing screen porch
Construct new deck adjoining porch
(Porch rebuilt with no change in height or area)

2. **SITE PLAN**

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

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

- 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.
- 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**

- 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.
- 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**

(See sheet I of site plan)

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	103 Tulip Avenue, Takoma Park	Meeting Date:	10/26/2005
Applicant:	Margo Kabel & Richard Rice (Paul Treseder, Agent)	Report Date:	10/19/2005
Resource:	Non-Contributing Resource Takoma Park Historic District	Public Notice:	10/12/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05KKK	Staff:	Michele Oaks
PROPOSAL:	Rebuild existing screened porch and new deck Construction	RECOMMENDATION:	Approve with condition

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the condition that:

- The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Cottage
DATE: c1950

PROPOSAL:

The applicant proposes to:

1. Rebuild the existing screened porch on the existing foundation (14'8" x 22'3"). There will be no increase in height or floor area.
2. Construct a new wood deck with wood, posts and horizontal steel cables for railings (14'8" x 5'6" in a half moon shape).

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District Guidelines, Montgomery County Code Chapter 24A (Chapter 24A)*,

and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

The *Takoma Park Guidelines* define non-contributing resources as:

A resource, which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.

The following *Takoma Park Guideline* pertains to this project:

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of non-contributing/ out-of-period resources, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

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

STAFF DISCUSSION

The proposed screened porch reconstruction and new deck will be located at the rear—not visible from the public right-of-way. Staff feels that this proposal meets the above criteria and recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the above stated condition** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

with the *Takoma Park Historic District Guidelines*, adopted in 1992;

with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



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

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

Received

SEP 22 2005

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Dept. of Permitting Services

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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.

Margo Kabel Sept 20 05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 398418 Date Filed: _____ Date Issued: _____

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Mary Kabel / Richard Rice 103 Tulip Ave Takoma Park Md 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Lewis Morris / Louise Jung 7201 Holly Ave Takoma Park Md 20912</p>	<p>Robert Mareno 7109 Holly Ave Takoma Park Md 20912</p>
<p>Greg Borynowski 7113 Holly Ave Takoma Park, Md 20912</p>	<p>Martin Carroll 7107 Holly Ave Takoma Park, Md 20912</p>
<p>Kevin Sr & Louise Guard 7111 Holly Ave Takoma Park Md 20912</p>	<p>Ted Piccardi & Ellen Coon 7112 Cedar Ave Takoma Park Md 20912</p>

John Faust & Margaret Little
105 Tulip Ave
Takoma Park Md
20912

Richard Munson & Diane MacEachern
102 Tulip Ave
Takoma Park, Md 20912

Building Location Plat

Lot 26 Block 7
B.F. Gilberts' Addition
TAKOMA PARK
Montgomery County, Maryland
Scale: 1"=30'

Surveyor's Certificate

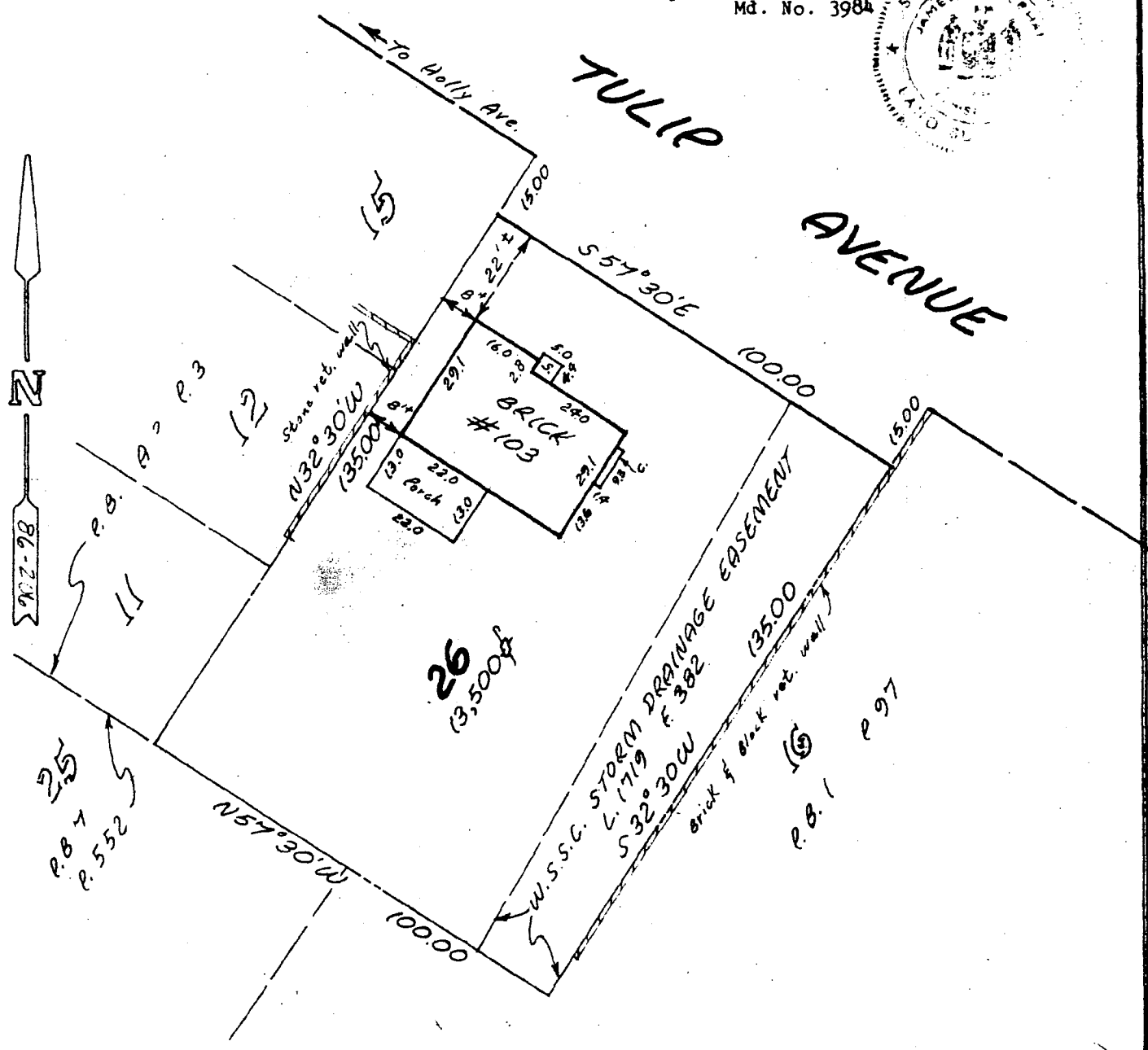
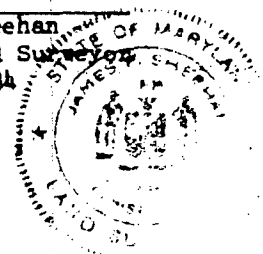
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: Jan. 22, 1986

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 60
Plat No. 5003

By: *James P. Sheehan*
James P. Sheehan
Professional Land Surveyor
Md. No. 3984



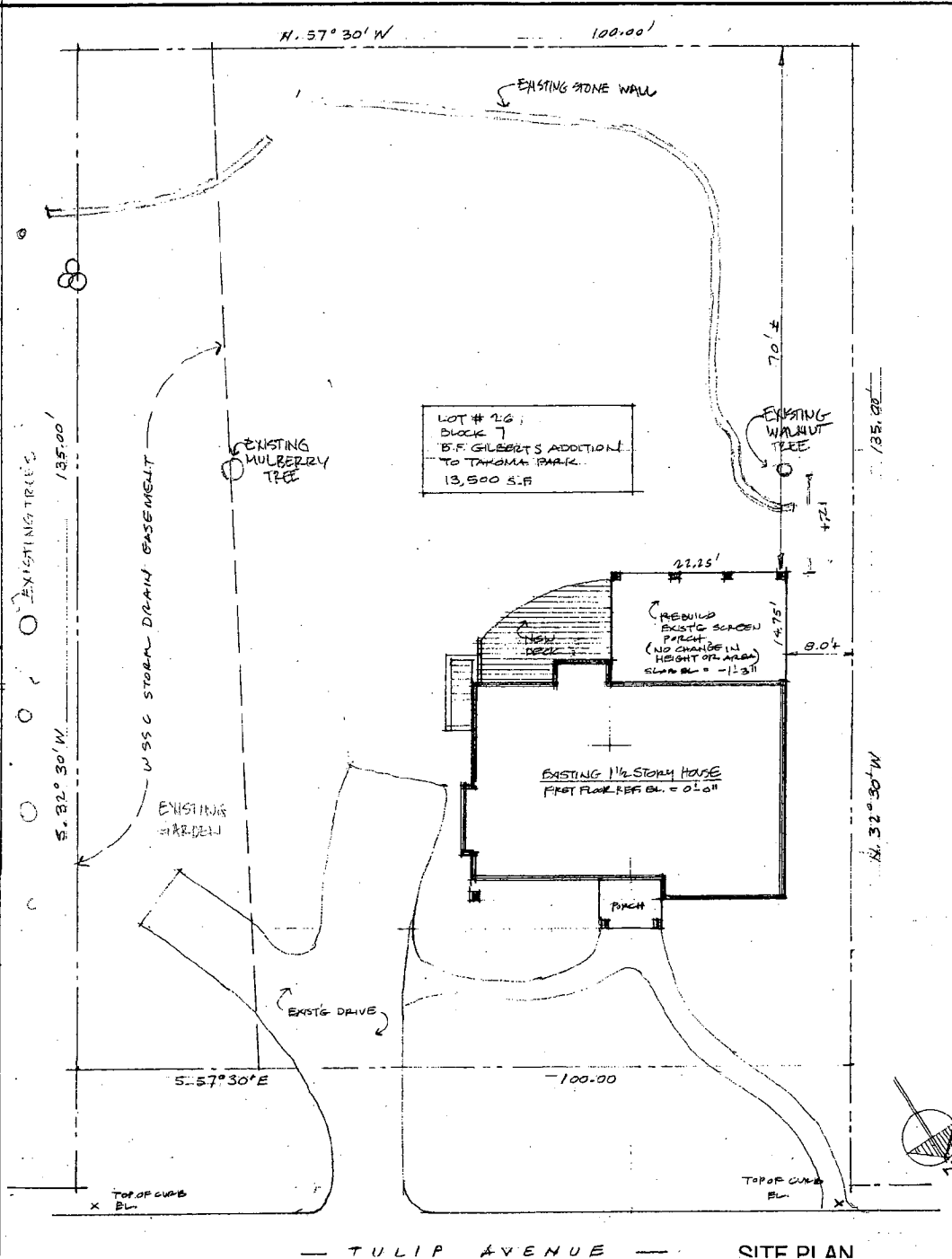
6

GENERAL NOTES

1. ALL NEW WORK SHALL BE IN CONFORMANCE WITH THE I.R.C., 2003 EDITION, AS MODIFIED BY MONTGOMERY COUNTY, MD.
2. DESIGN LIVE LOADS ARE: 40 PSF FLOOR
30 PSF ROOF SNOW LOAD
3. DESIGN DEAD LOADS ARE: 10 PSF WALLS & FLOORS
15 PSF ROOF
4. DESIGN WIND LOAD IS: 15 PSF (90 MPH)
5. ASSUMED SOIL BEARING CAPACITY IS 2,500 PSF
6. ALL NEW FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, 24" BELOW FINISH GRADE MINIMUM.

INDEX

1. SITE PLAN
2. FLOOR PLAN & ELEVATIONS
3. CROSS SECTION & WALL DETAILS
4. ELECTRICAL PLAN.

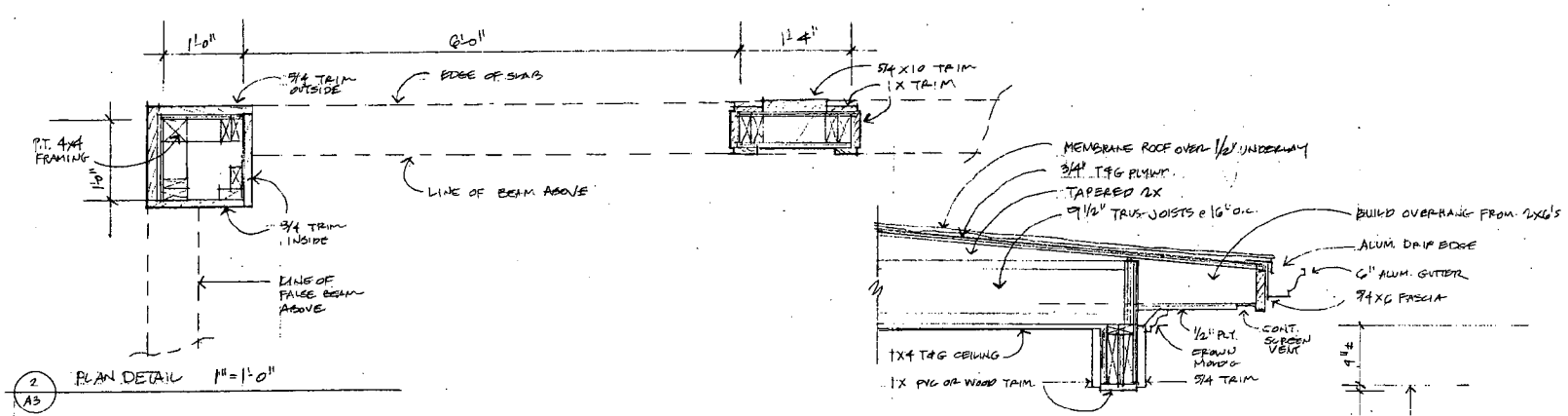


TULIP AVENUE SITE PLAN

PORCH REMODEL for the
P&E RESIDENCE
103 TULIP AVENUE, TAKOMA PARK, MD.

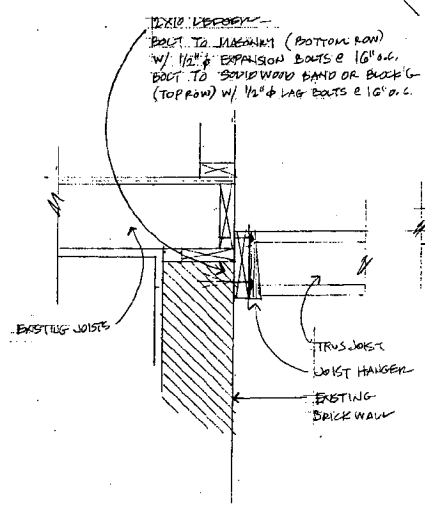
Paul Breseder
ARCHITECT AIA
6320 Wisconsin Road, Bethesda, MD, 20816
(301) 320-1580

Date	8-18-05
Scale	1" = 10'-0"
Drawn	P.T.
Job	RICE
Sheet	1

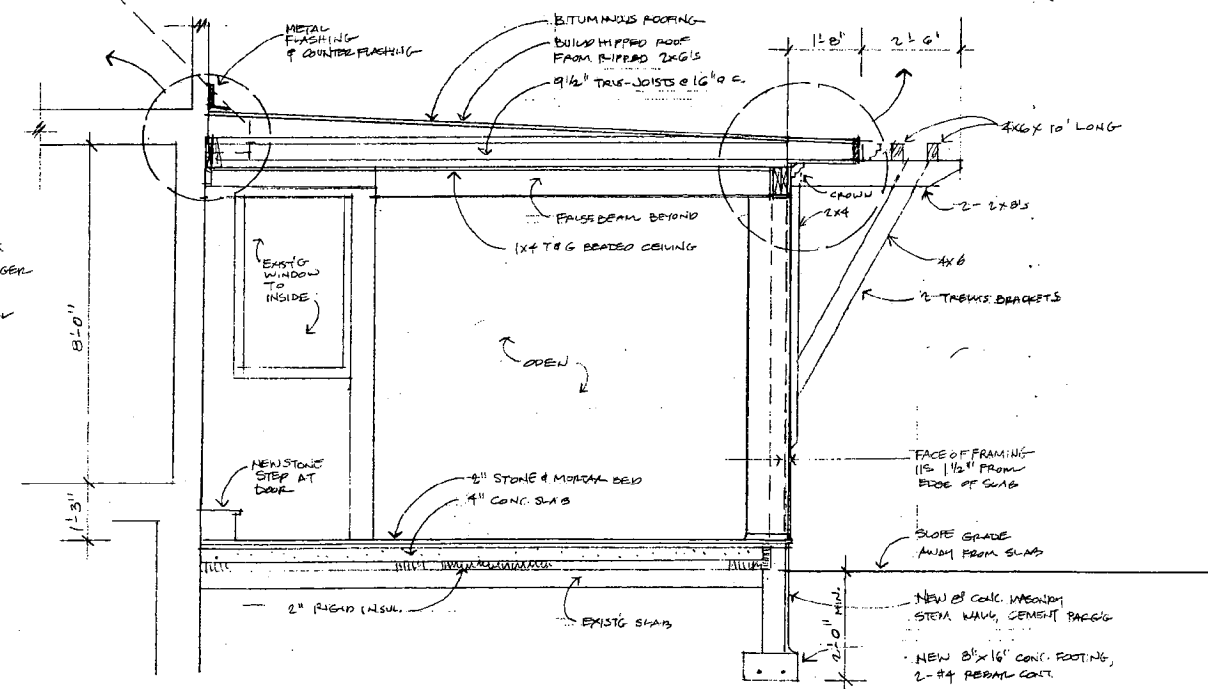


2 PLAN DETAIL 1/4" = 1'-0"

1 EAVE DETAIL 1/4" = 1'-0"



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



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

11

Paul Tressler
 ARCHITECT AIA
 6370 Wicostet Road, Beltsville, MD 20816
 (301) 320-1580

Date	
Scale	
Drawn	
Job	
Sheet	3
Of 4 Sheets	



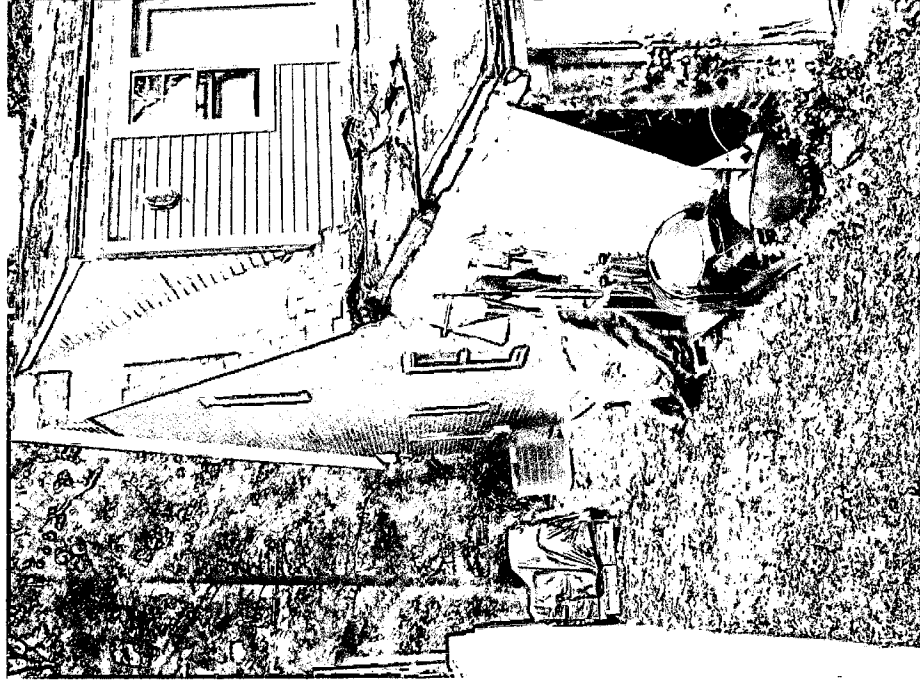
103 Tulip Ave - front (street) view



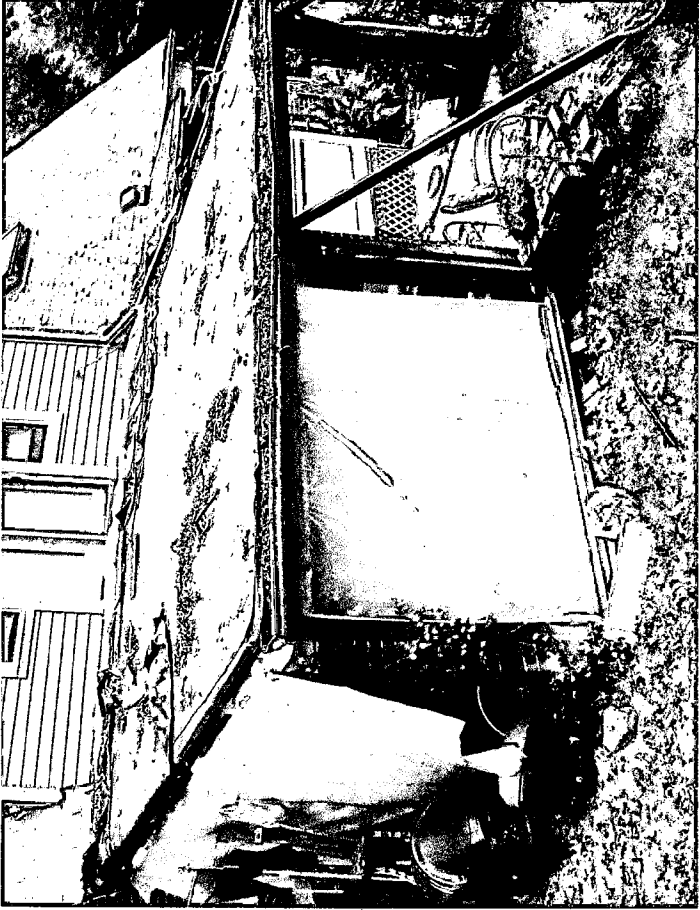
103 Tulip Ave - rear view



103 Tulip Ave - side view #1



103 Tulip Ave - side view #2



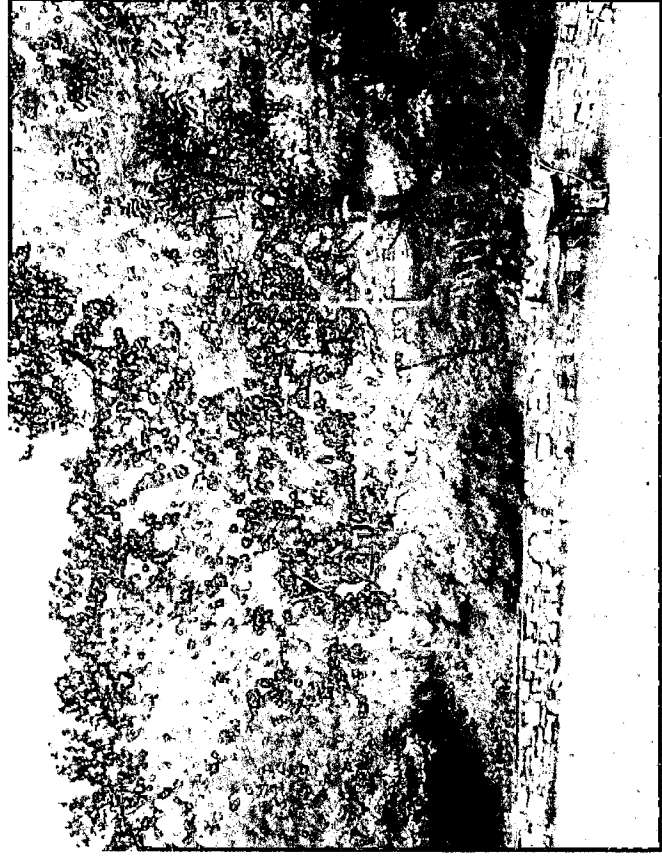
103 Tully Ave - rear view - close up



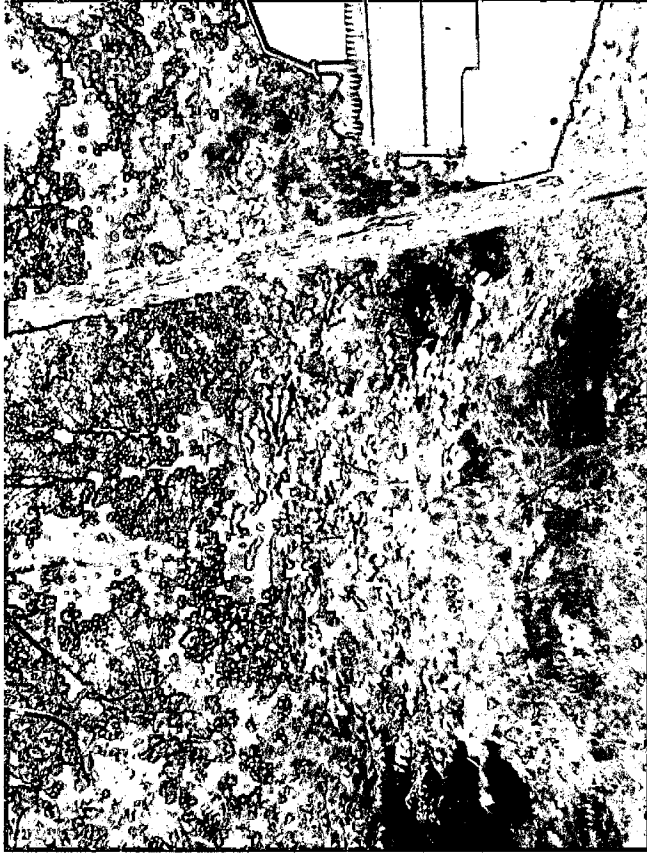
← View from porch/deck area to
105 Tulip



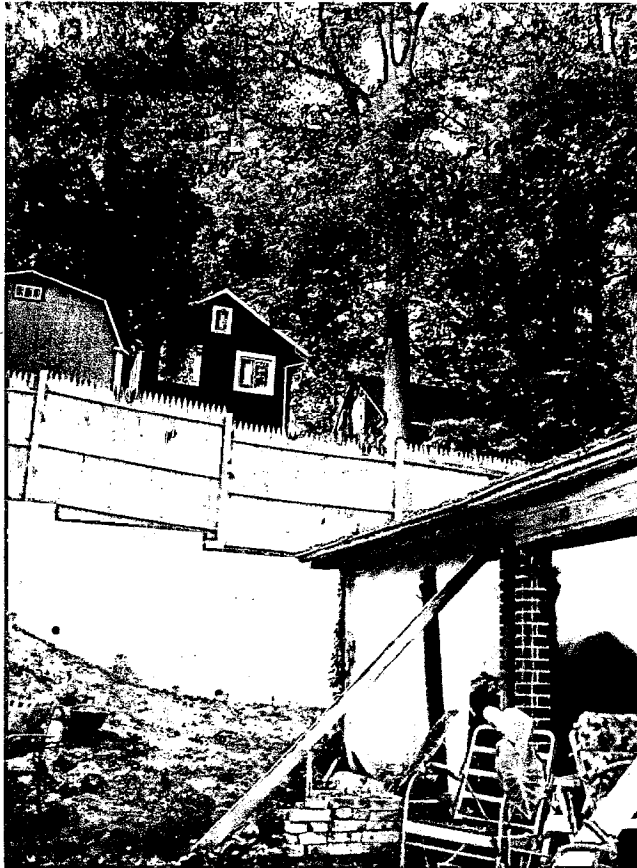
← View from porch/deck area to
7112 Cedar rear yard



View from porch/deck area
to 7107 Holly Ave rear
yard ←



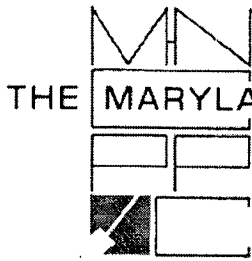
View from porch/deck
area 7109 Holly Ave
rear yard



View near porch to 7111 Holly rear

— 7111 Holly Ave
(brown w/white windows)

— 7113 Holly Ave - (only roof visible)
house not visible from porch/deck area




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

Date: October 27, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **398418** for screen porch and new deck construction

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Applicant: Margo Kabel and Richard Rice (Paul Treseder, Agent)

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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

Received

SEP 22 2005

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Margo Kabel
Signature of owner or authorized agent

Sept 20 05
Date

Approved: X W/CONDITION For Chairman Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 10/27/05
Application/Permit No.: 398408 Date Filed: _____ Date Issued: _____

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

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

- 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.
- 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

- 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.
- 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

(See sheet I of site plan)

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Building Location Plat

Lot 26 Block 7
B.F. Gilberts' Addition
TAKOMA PARK
Montgomery County, Maryland
Scale: 1"=30'

Surveyor's Certificate

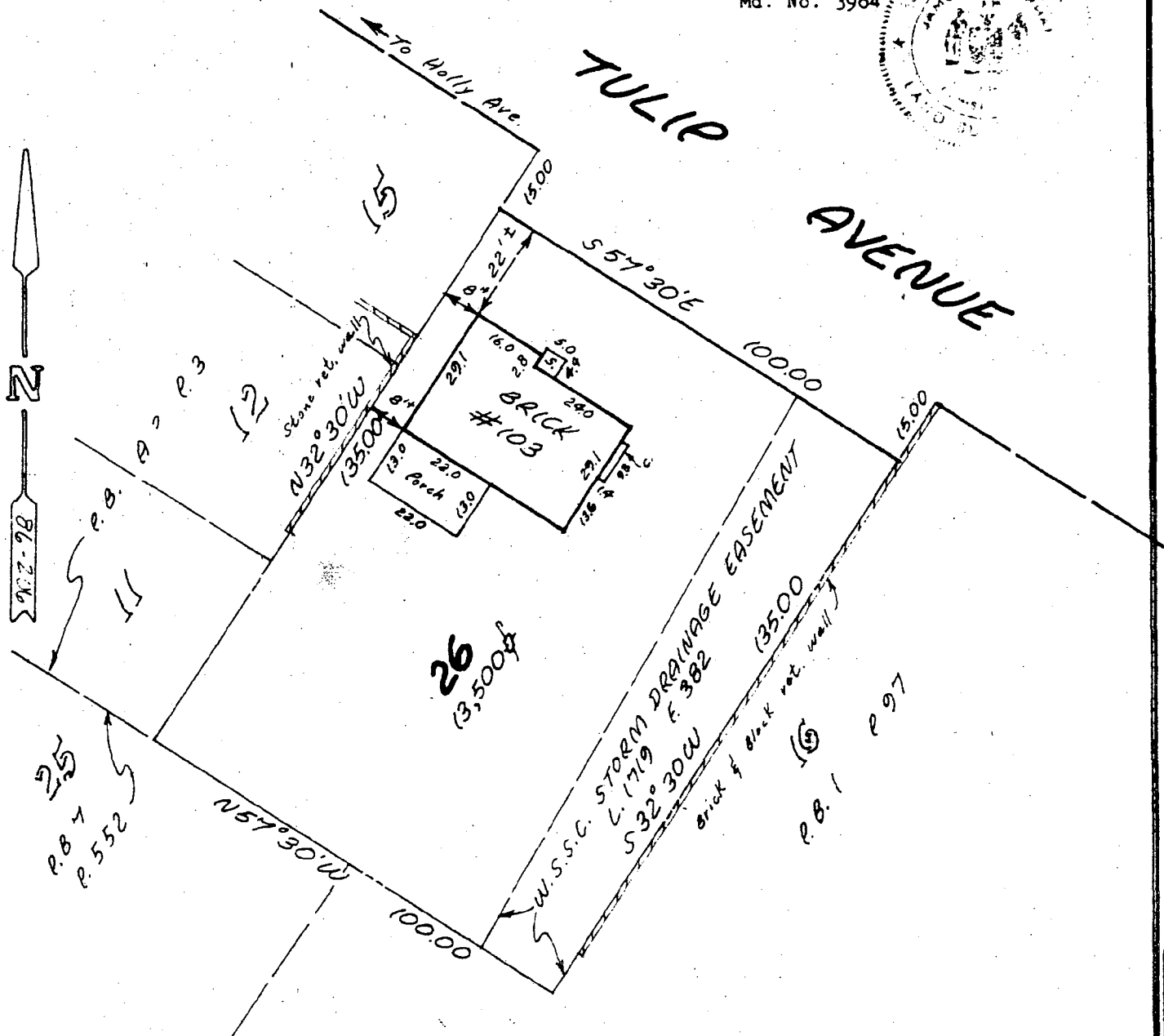
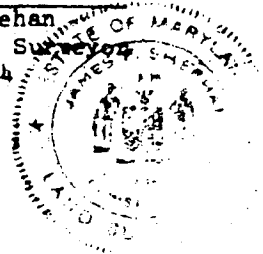
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: Jan. 22, 1986

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 60
Plat No. 5003

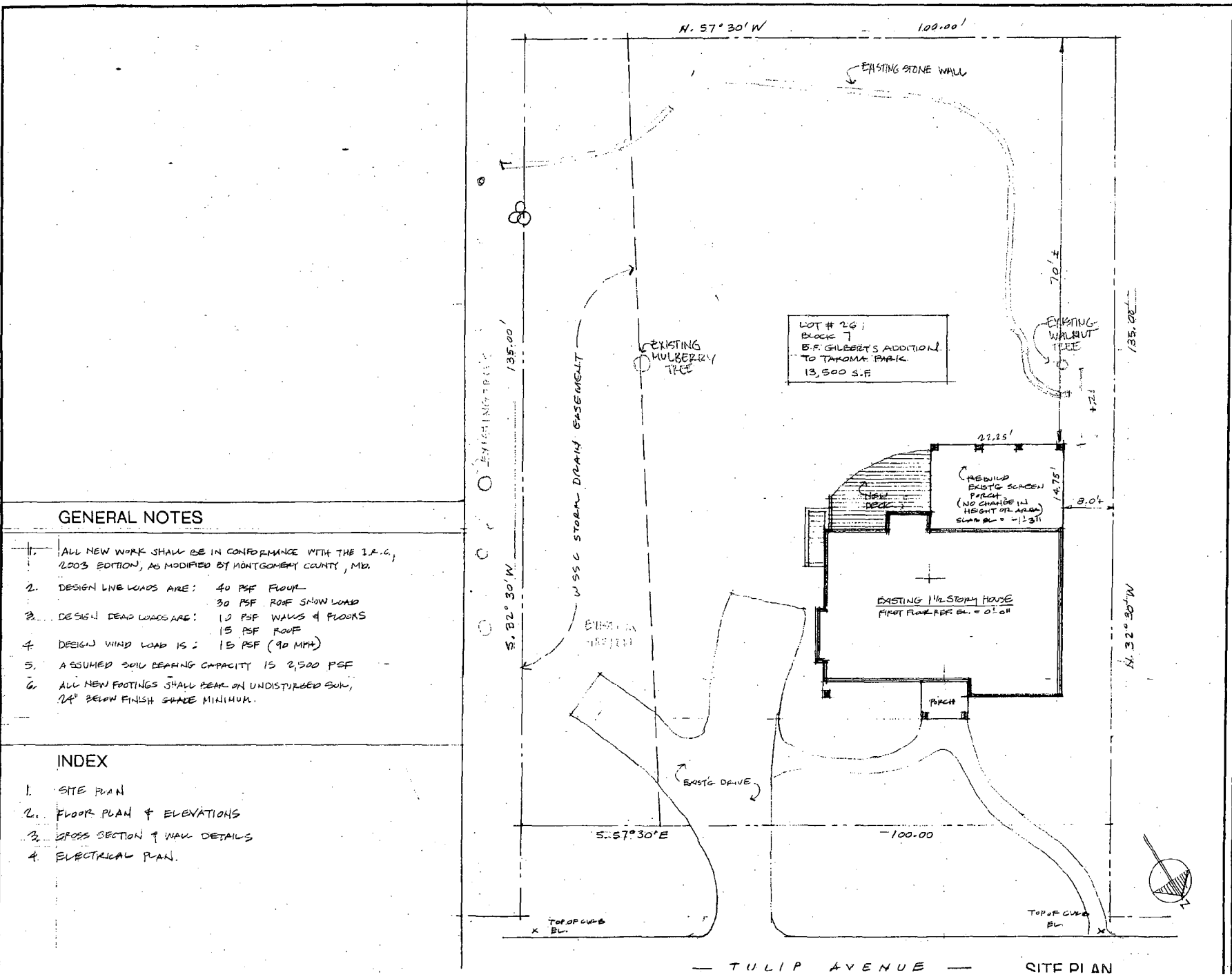
By: *James F. Sheehan*
James F. Sheehan
Professional Land Surveyor
Md. No. 3984



PORCH REMODEL FOR THE
 RICE RESIDENCE
 103 TULIP AVENUE, TAKOMA PARK, MD.

Paul Treseder
 ARCHITECT AIA
 6320 Wisconsin Road, Beltsville, MD 20816
 (301) 320-1580

Date 8-18-05
 Scale 1"=10'-0"
 Drawn P.T
 Job RICE
 Sheet **1**



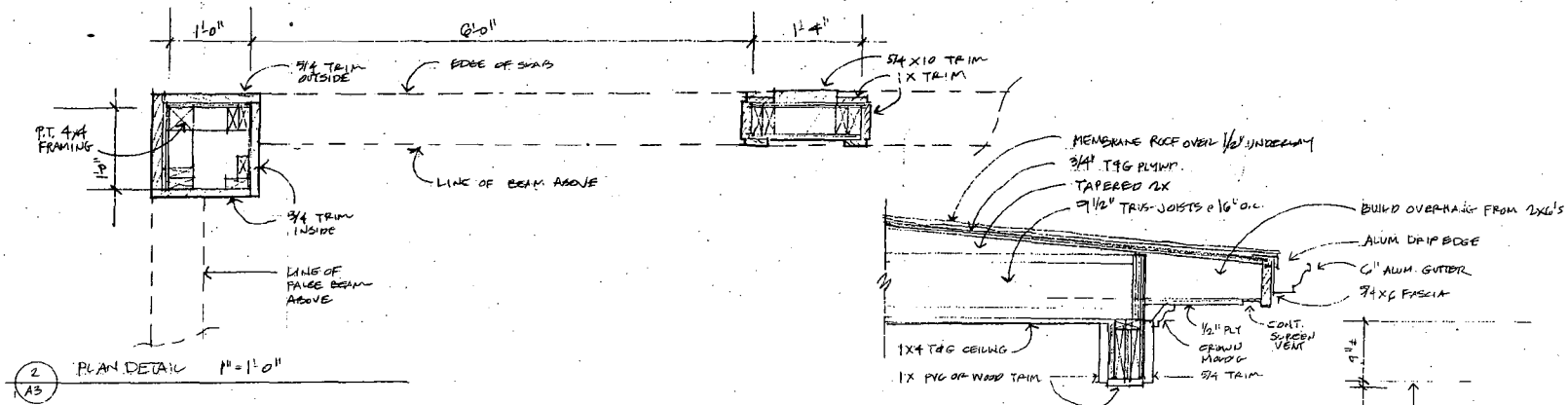
GENERAL NOTES

1. ALL NEW WORK SHALL BE IN CONFORMANCE WITH THE I.A.C., 2003 EDITION, AS MODIFIED BY MONTGOMERY COUNTY, MD.
2. DESIGN LIVE LOADS ARE: 40 PSF FLOOR
30 PSF ROOF SNOW LOAD
3. DESIGN DEAD LOADS ARE: 10 PSF WALLS & FLOORS
15 PSF ROOF
4. DESIGN WIND LOAD IS: 15 PSF (90 MPH)
5. ASSUMED SOIL BEARING CAPACITY IS 2,500 PSF
6. ALL NEW FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, 24" BELOW FINISH GRADE MINIMUM.

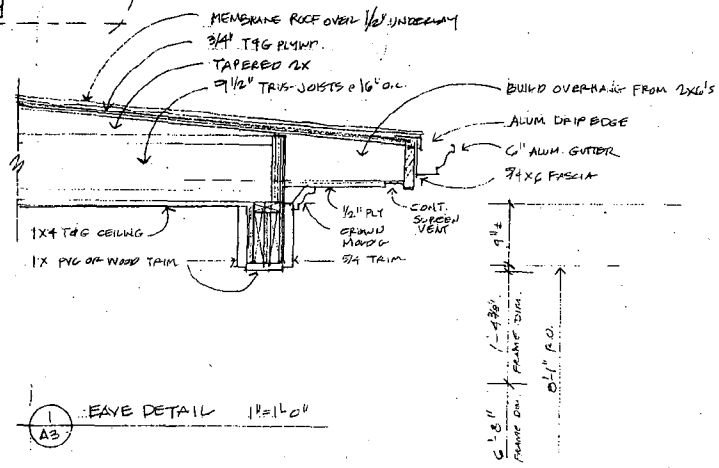
INDEX

1. SITE PLAN
2. FLOOR PLAN & ELEVATIONS
3. GROSS SECTION & WALL DETAILS
4. ELECTRICAL PLAN.

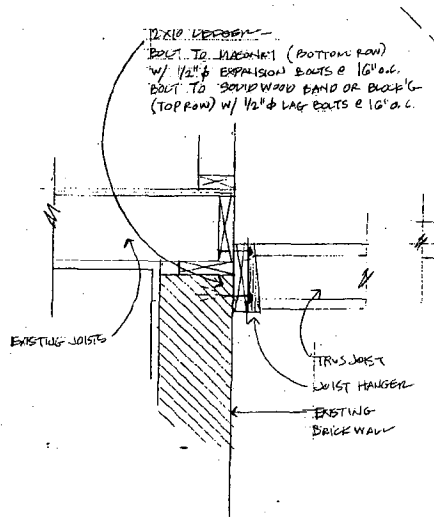
— TULIP AVENUE — SITE PLAN



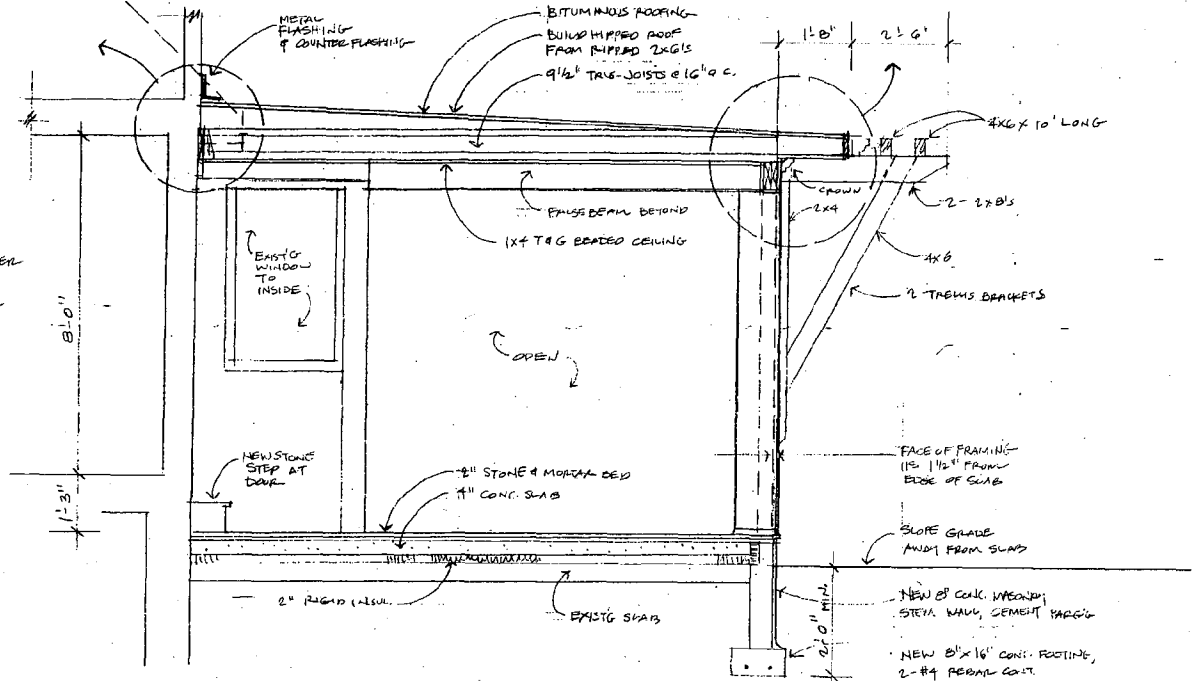
2 PLAN DETAIL 1"=1'-0"



1 EAVE DETAIL 1"=1'-0"



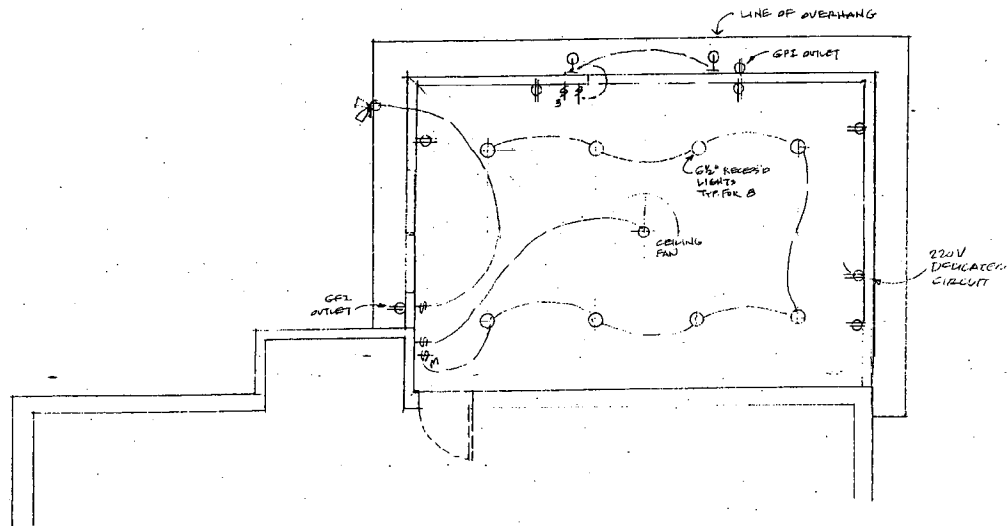
3 DEDGER DETAIL 1"=1'-0"



A PORCH SECTION SCALE: 1/2"=1'-0"

Paul Tresseder
 ARCHITECT AIA
 6320 Wicaccusi Road, Beltsville, MD 20816
 (301) 370-1380

Date	
Scale	
Drawn	
Job	
Sheet	33
Of 4 Sheets	



ELECTRICAL PLAN



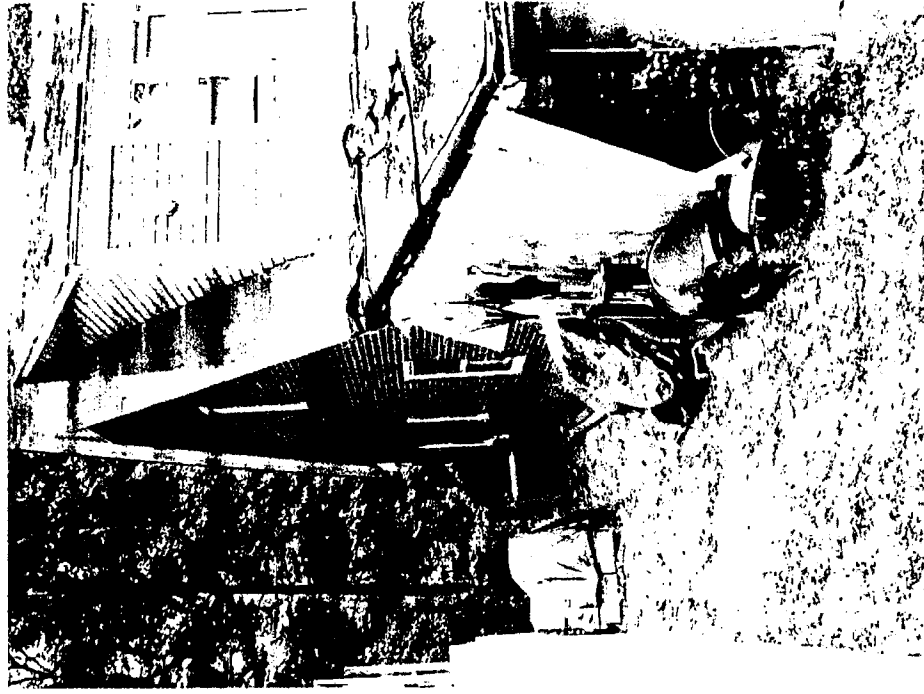
103 Tulip Ave - front (street) view



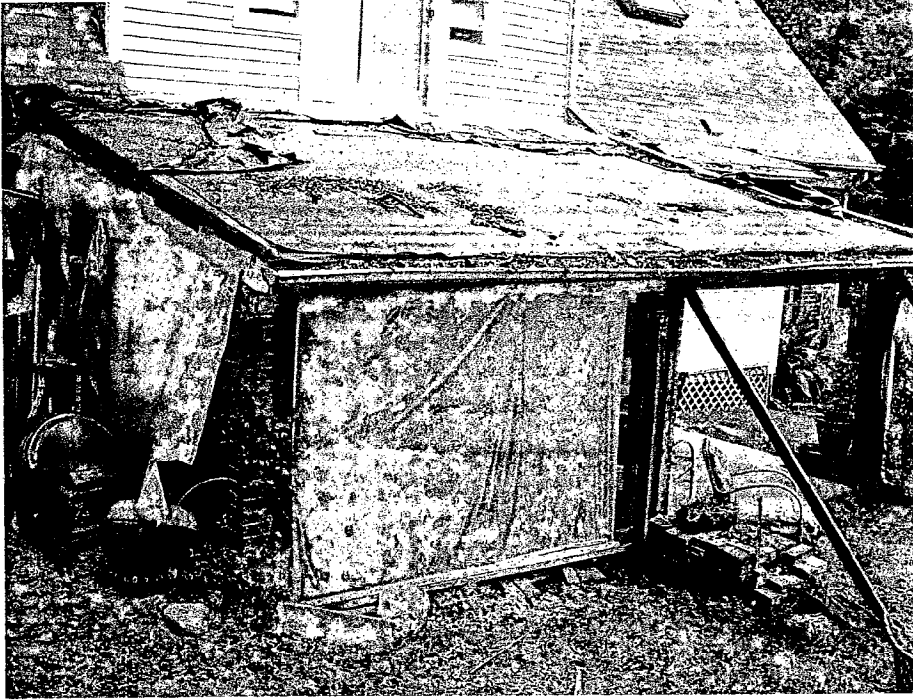
103 Tulip Ave - rear view



103 Tulip Ave - Side View #1



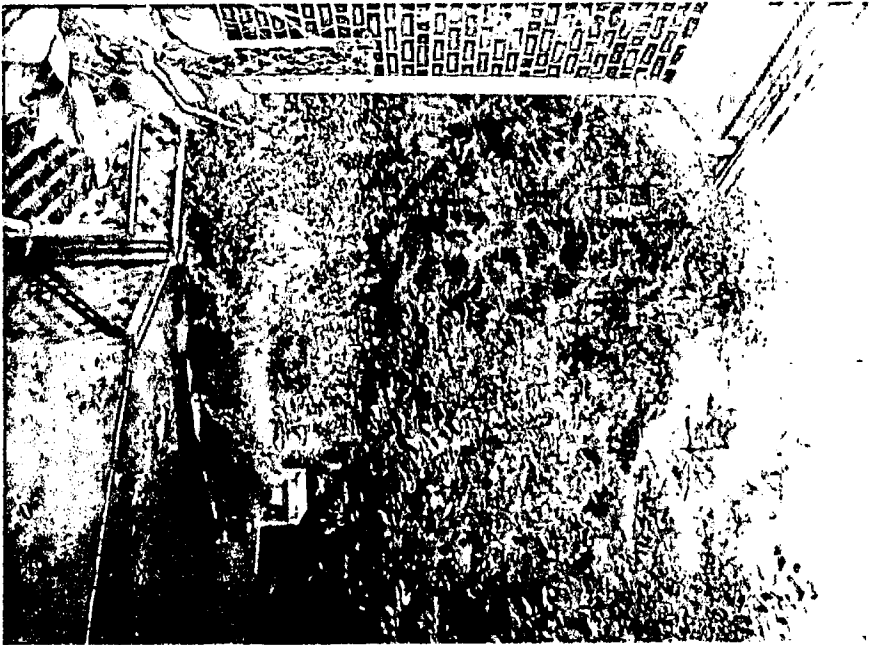
103 Tulip Ave - Side View #2



103 Tulip Ave - rear view - close up



← View from porch/deck area to
7112 Cedar rear yard



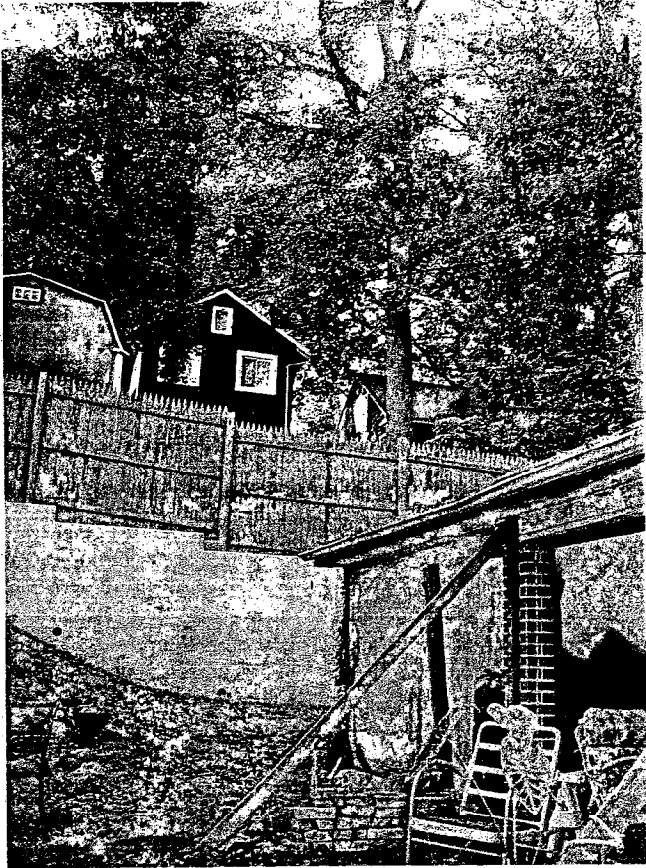
← View from porch/deck area to
105 Tulip



View from porch/deck area
to 7107 Holly Ave rear
← yard



View from porch/deck
area 7109 Holly Ave
rear yard



View near porch to 7111 Holly rear

— 7111 Holly Ave
(brown w/white windows)

— 7113 Holly Ave. - (only roof visible)
house not visible from porch/deck area

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Mary Kabel / Richard Rice
103 Tulip Ave
Takoma Park Md 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Lewis Morris / Louise Jung
7201 Holly Ave
Takoma Park Md 20912

Robert Moreno
7109 Holly Ave
Takoma Park Md 20912

Greg Borynowski
7113 Holly Ave
Takoma Park, Md 20912

Martin Carroll
7107 Holly Ave
Takoma Park, Md 20912

Kevin Sr & Louise Guard
7111 Holly Ave
Takoma Park Md
20912

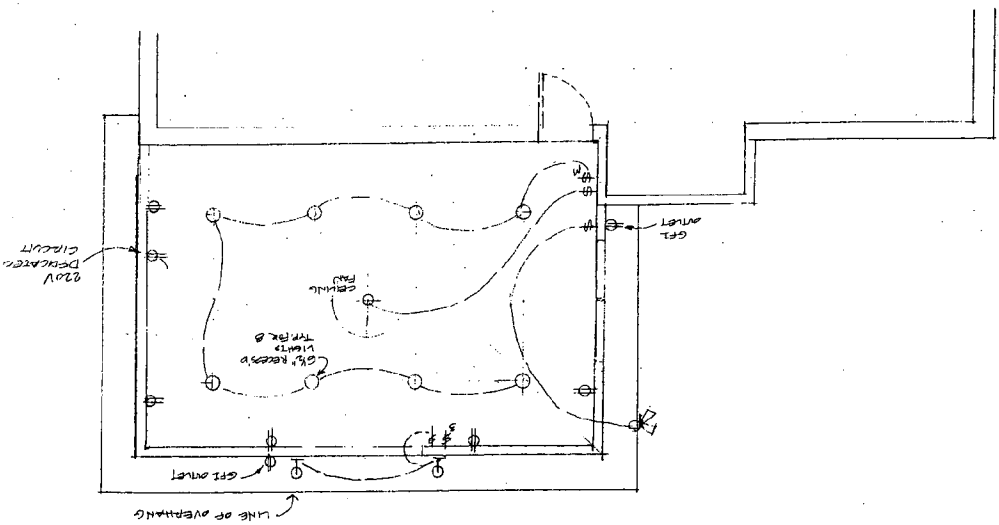
Ted Puccardi & Ellen Coon
7112 Cedar Ave
Takoma Park Md 20912

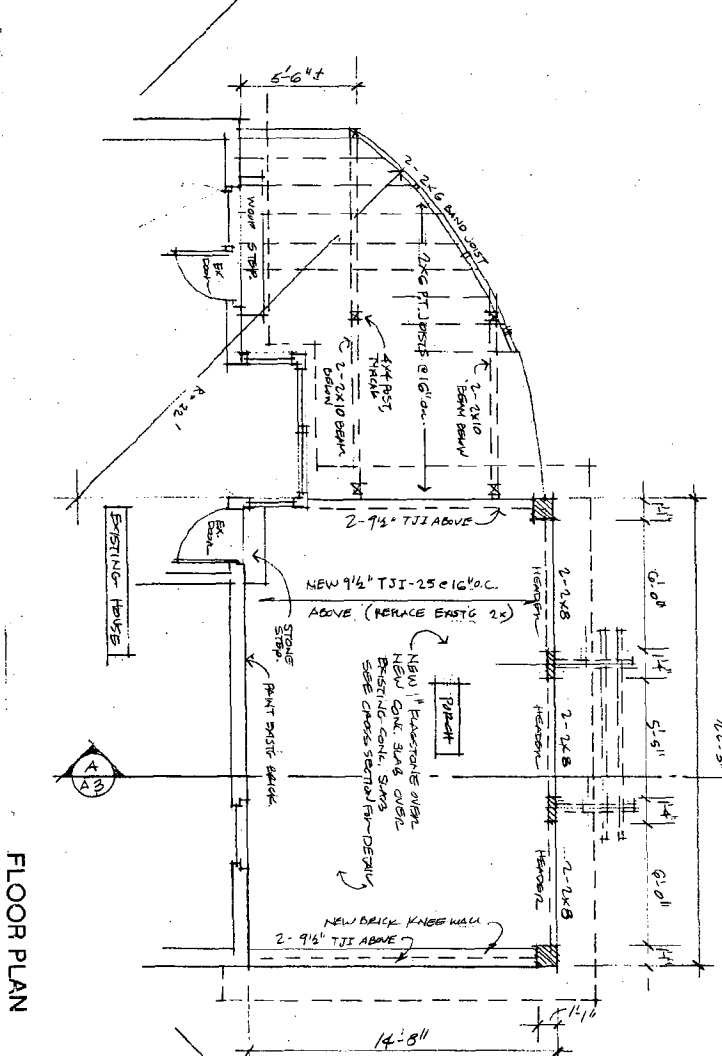
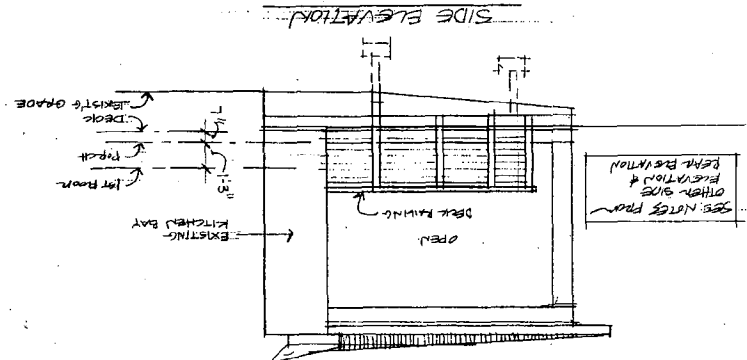
John Fausti & Margaret Little
105 Tulip Ave
Takoma Park Md
20912

Richard Munson & Diane MacEachern
102 Tulip Ave
Takoma Park, Md 20912

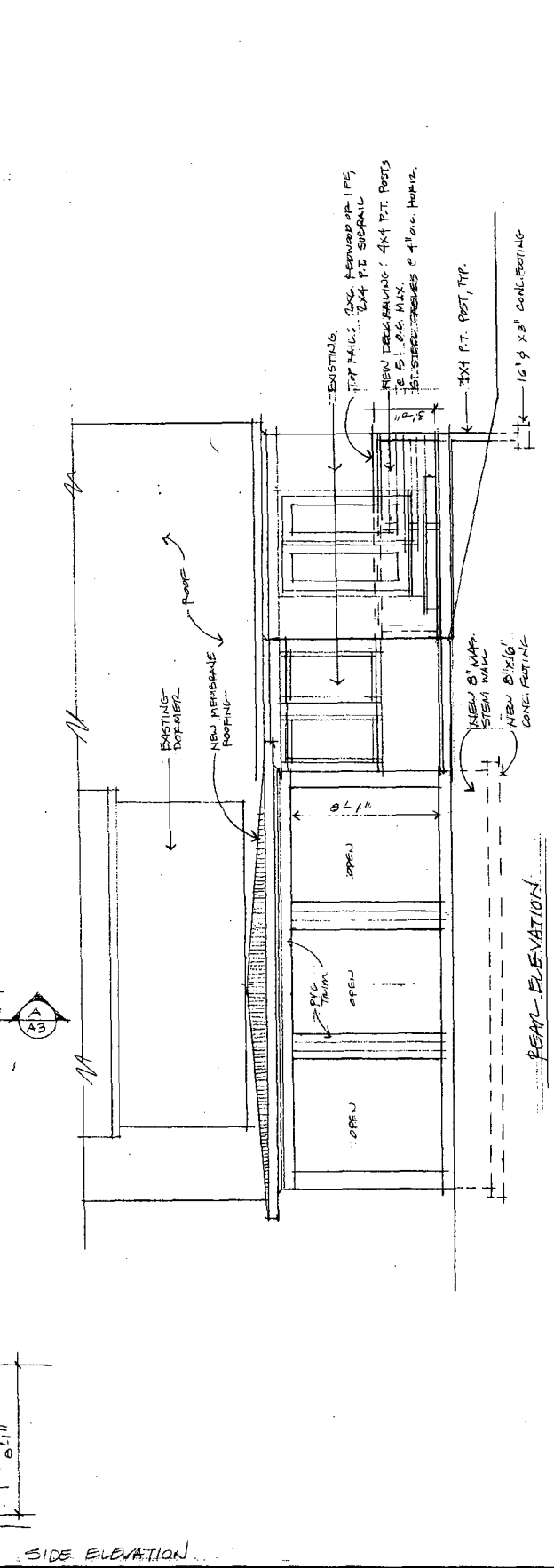
1

ELECTRICAL PLAN





FLOOR PLAN

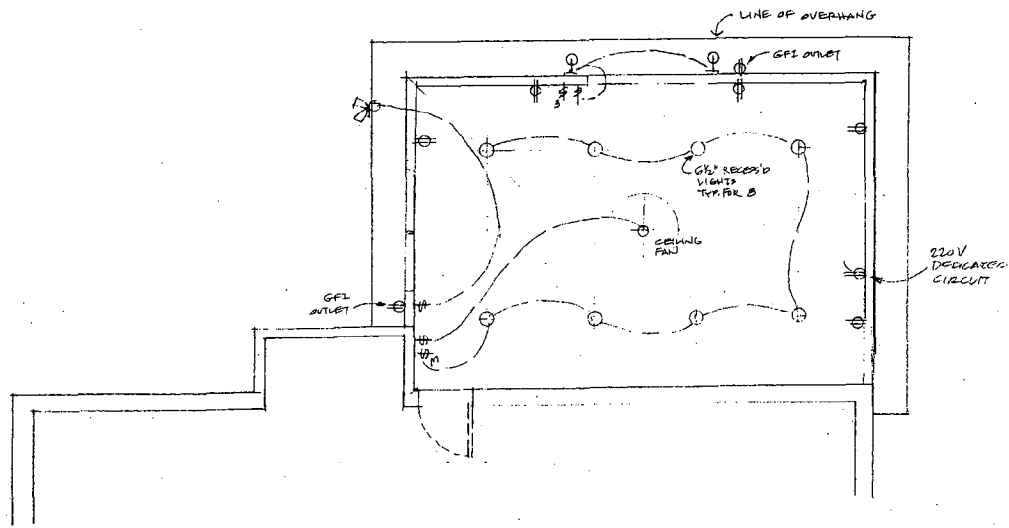


BEAR ELEVATION

Sheet	3
Job	RIDE
Drawn	PT
Scale	1/4" = 1'-0"
Date	8-15-05

Paul Treseder
 ARCHITECT AIA
 6320 Wicassell Road, Bethesda, MD. 20816
 (301) 320-1580





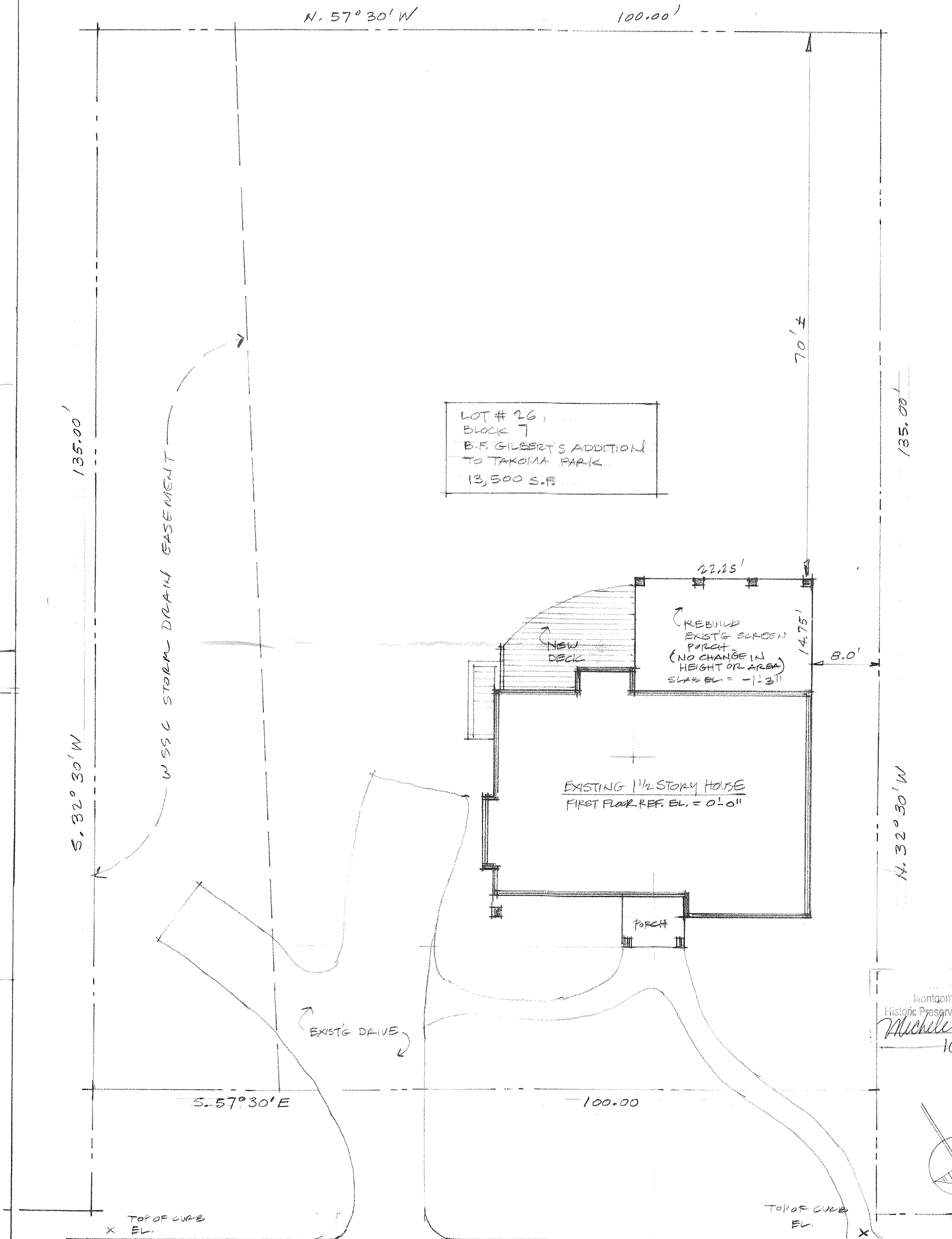
ELECTRICAL PLAN

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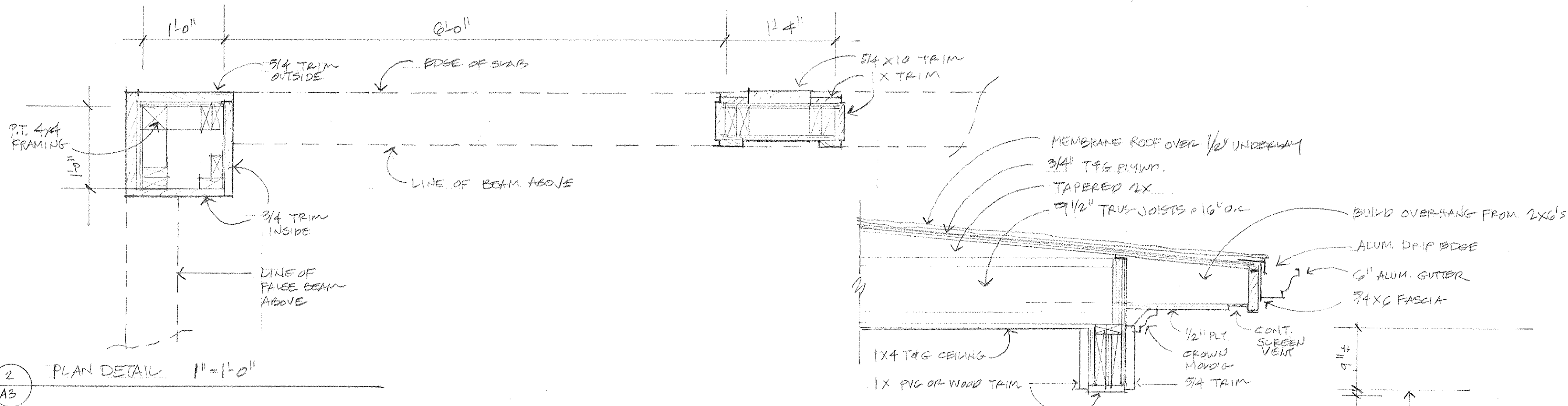
Montgomery County
Historic Preservation Commission
Michelle Kelly
10/21/05

— TULIP AVENUE — **SITE PLAN**

PORCH REMODEL for the
RICE RESIDENCE
103 TULIP AVENUE, TAKOMA PARK, MD.

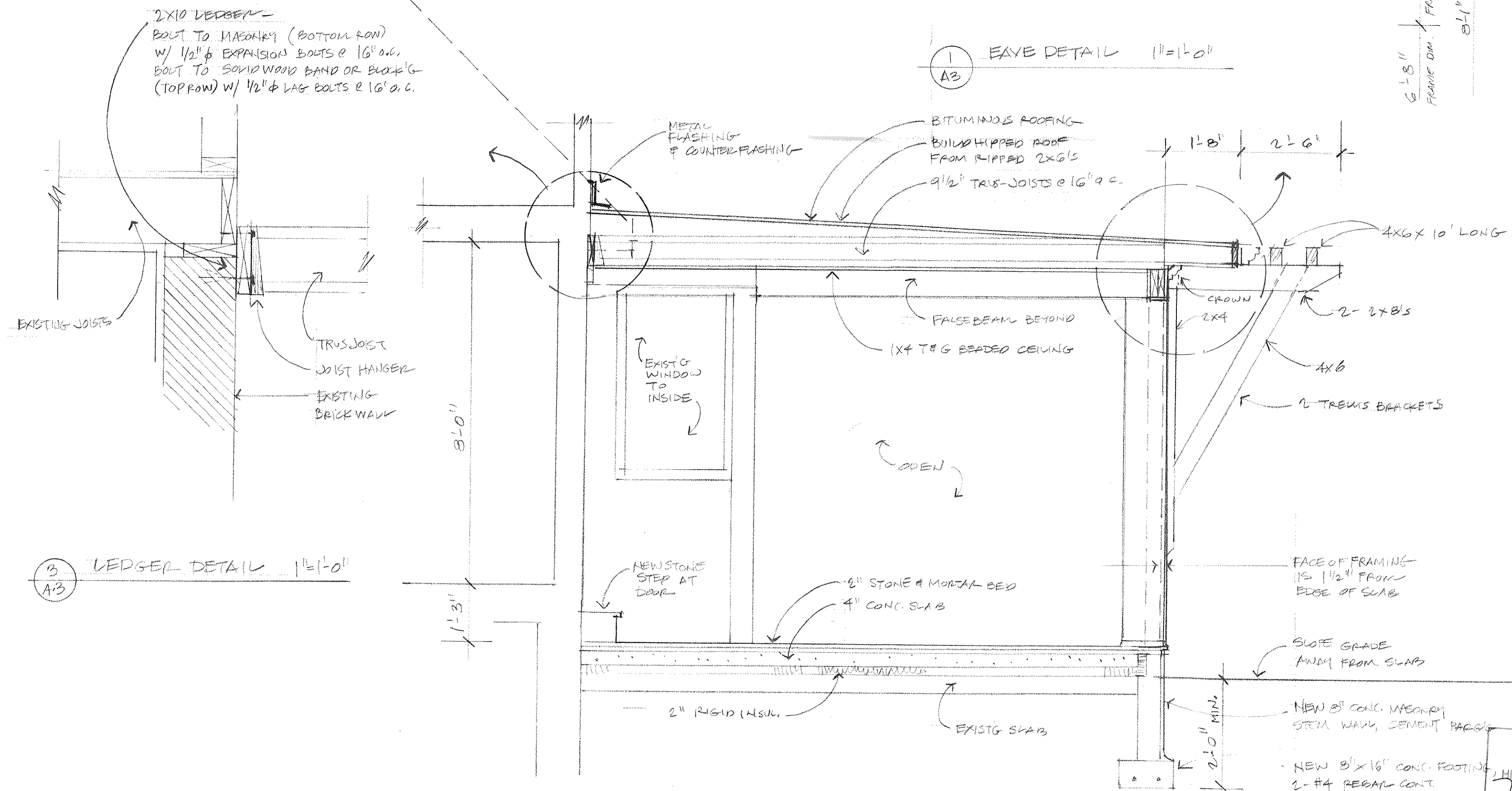
Paul Treseder
ARCHITECT AIA
6320 Wisconsin Road, Bethesda, MD, 20816
(301) 320-1580

Date	8-18-05
Scale	1"=10'-0"
Drawn	P.T.
Job	RICE
Sheet	1
Of 4	Sheets



2 PLAN DETAIL 1"=1'-0"

1 EAVE DETAIL 1"=1'-0"



3 LEDGER DETAIL 1"=1'-0"

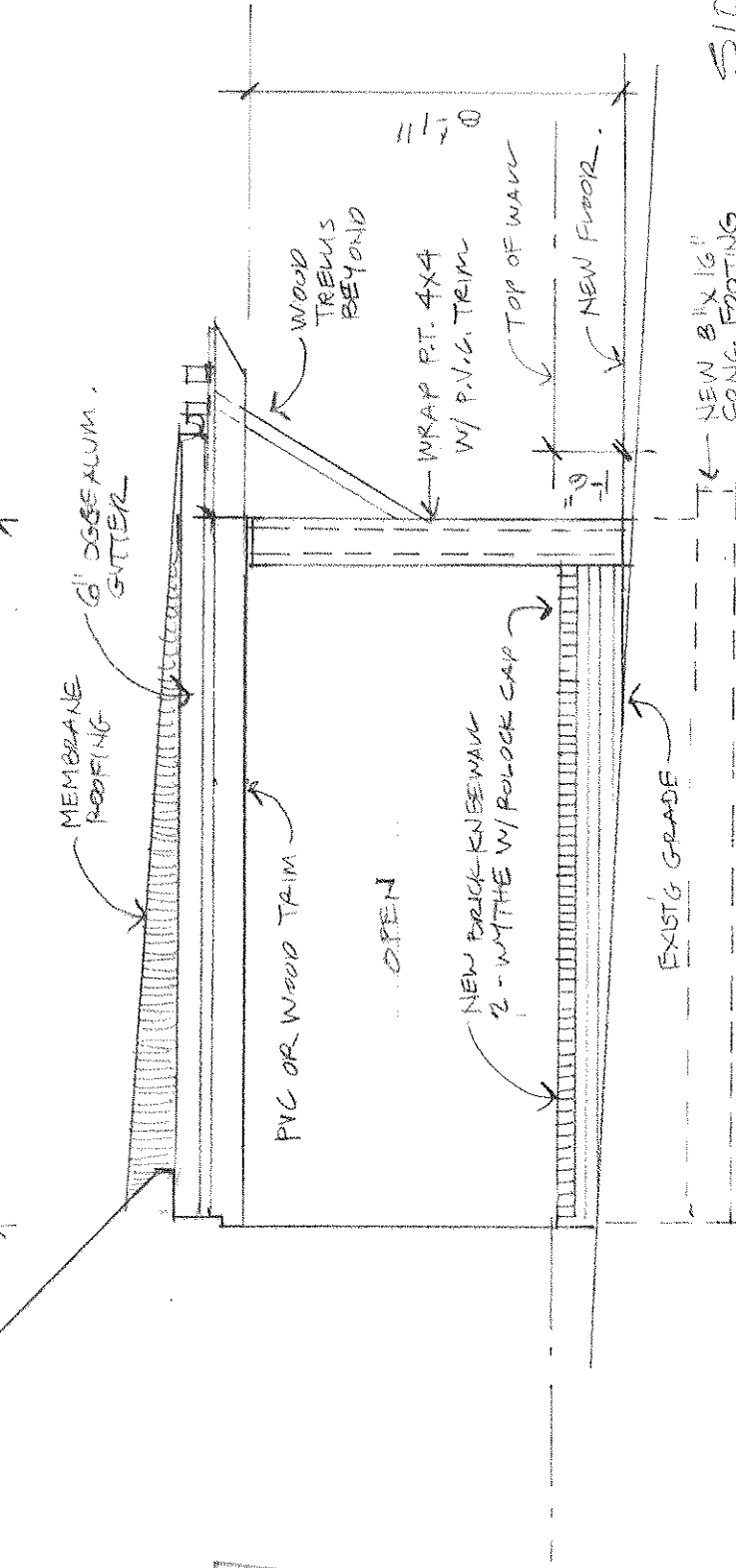
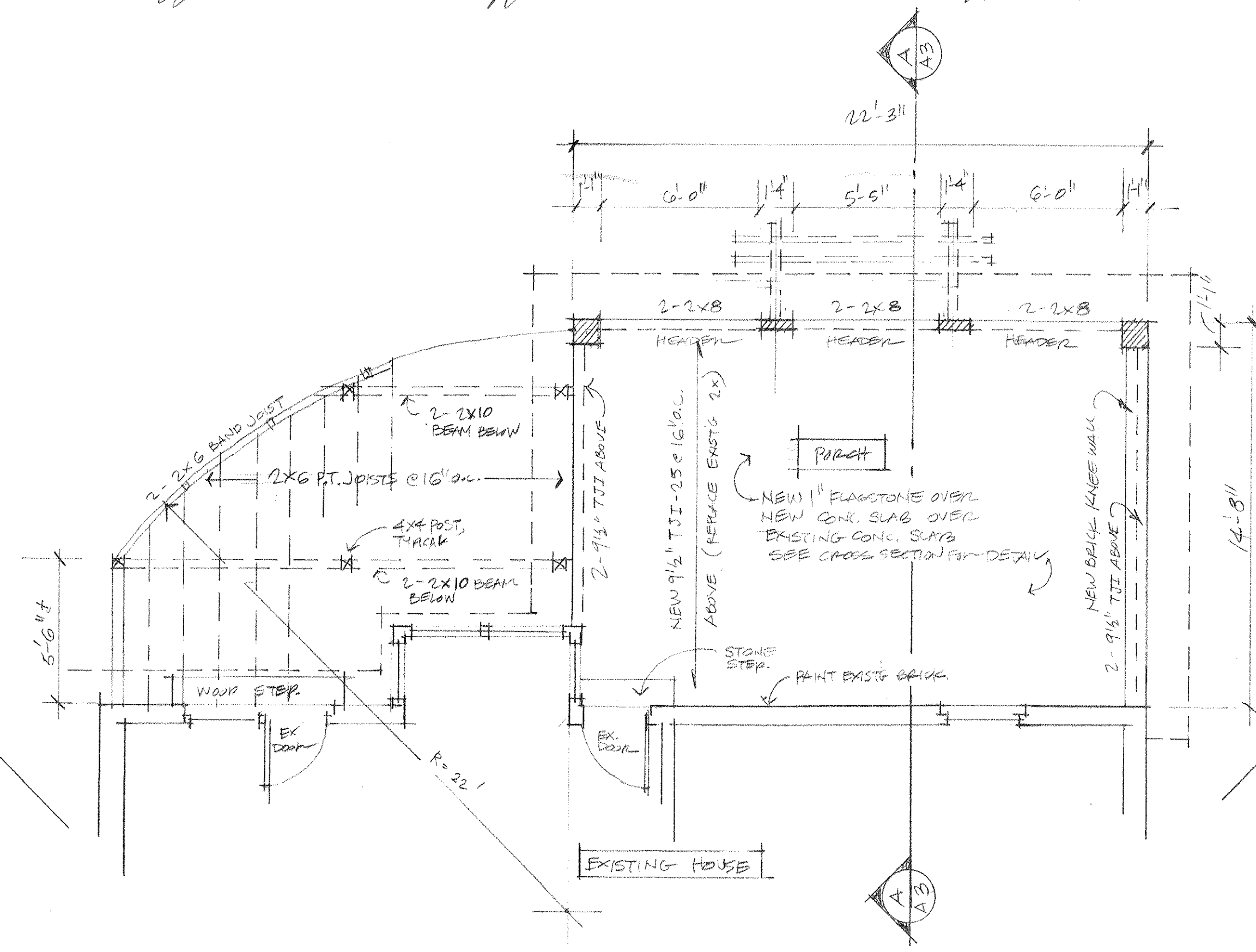
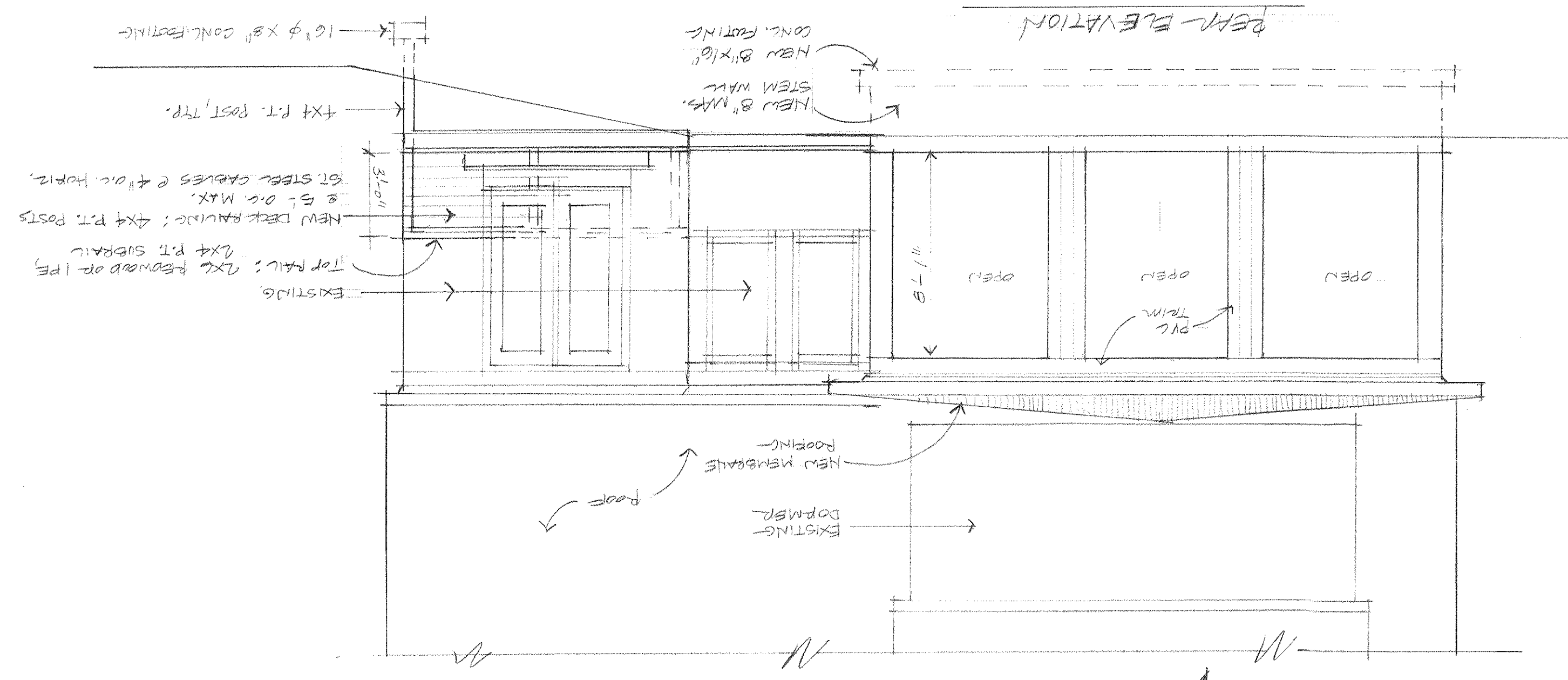
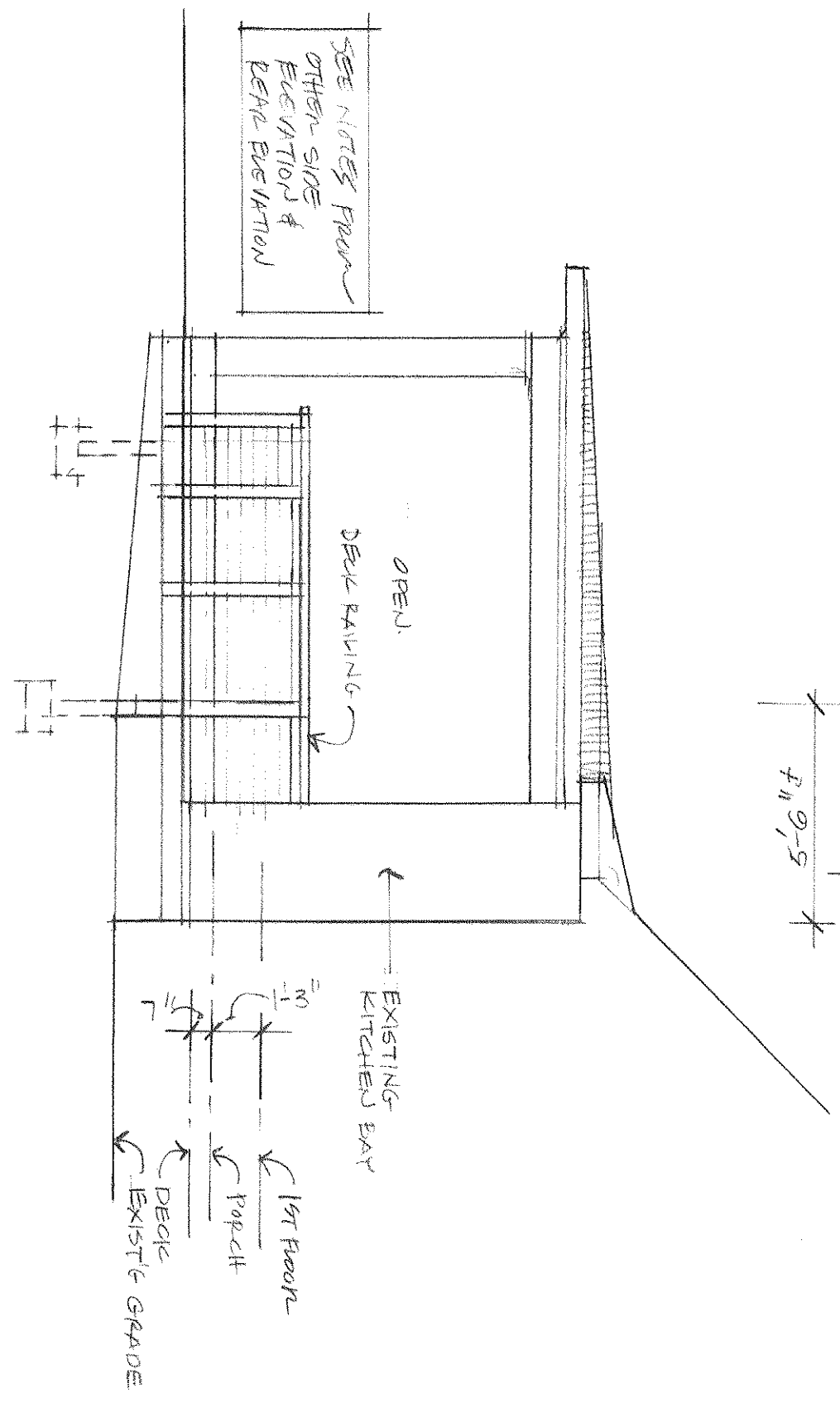
A PORCH SECTION SCALE: 1/2"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Capr
10/27/05

Paul Preseder
ARCHITECT AIA
6320 Wiscasset Road, Bethesda, MD, 20816
(301) 320-1580

Date	
Scale	
Drawn	
Job	
Sheet	3
Of 4 Sheets	

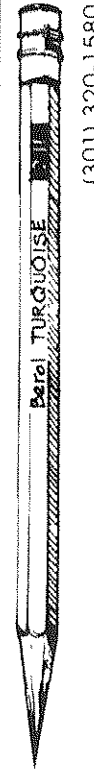
SIDE ELEVATION



APPROVED
Montgomery County
Historic Preservation Commission
Michelle Clark
10/29/05

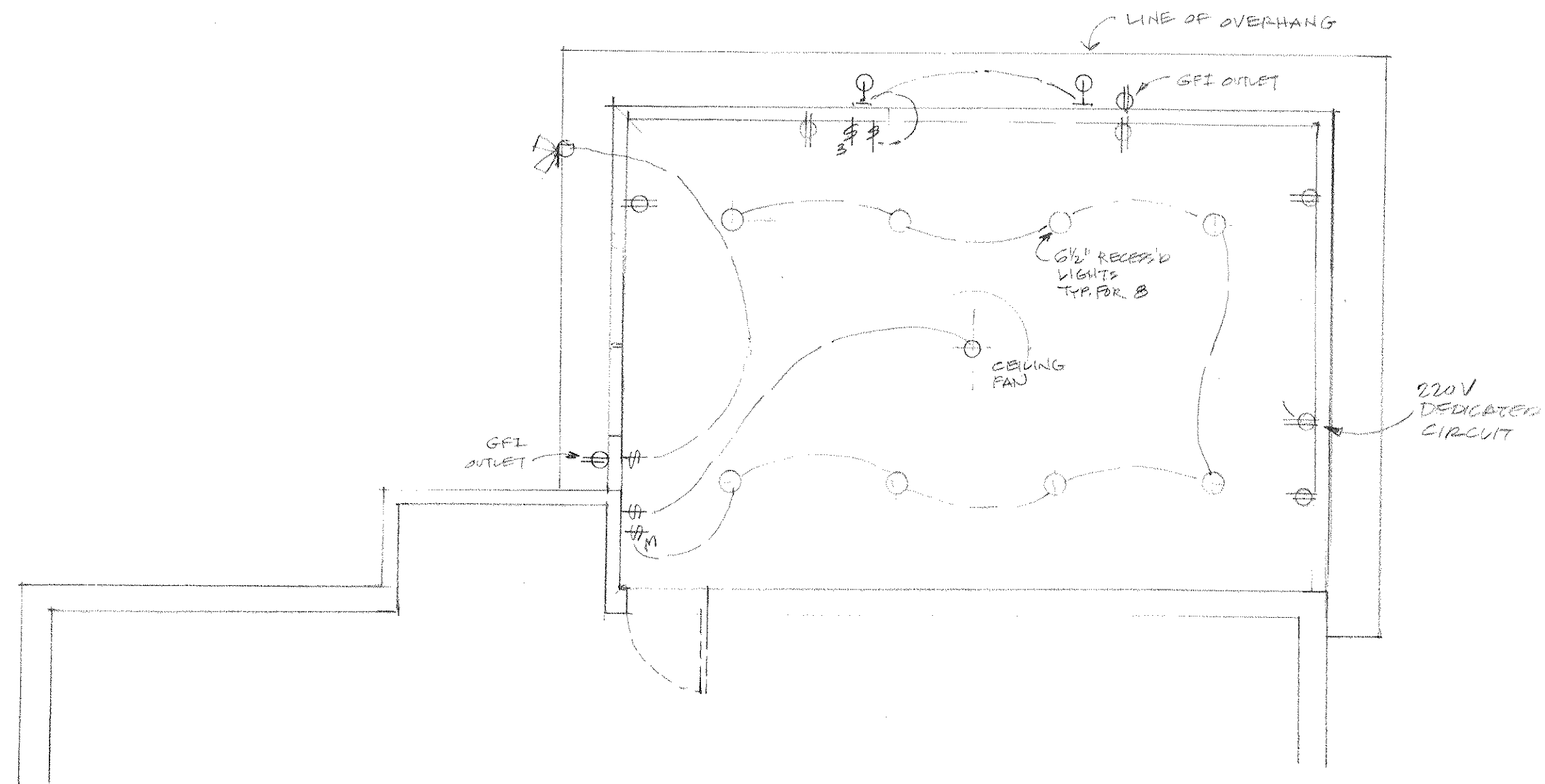
Paul Tresseder
ARCHITECT AIA

6320 Wiscasset Road, Bethesda, MD, 20816



(301) 320-1580

Date	8.13.05
Scale	1/4" = 1'-0"
Drawn	PT.
Job	RICE
Sheet	2
Of	4 Sheets



ELECTRICAL PLAN

APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle [Signature]
 10/27/05