

37/3-99R 6803 Westmoreland Avenue  
Takoma Park (Takoma Park HD)

8.3.99  
PRICING  
PERMIT

THOMAS W. HARRISON, AIA  
ARCHITECT  
6804 WESTMORELAND AVENUE  
TAKOMA PARK, MD, 20912  
PH 301 270 9489 FAX 301 270 8076

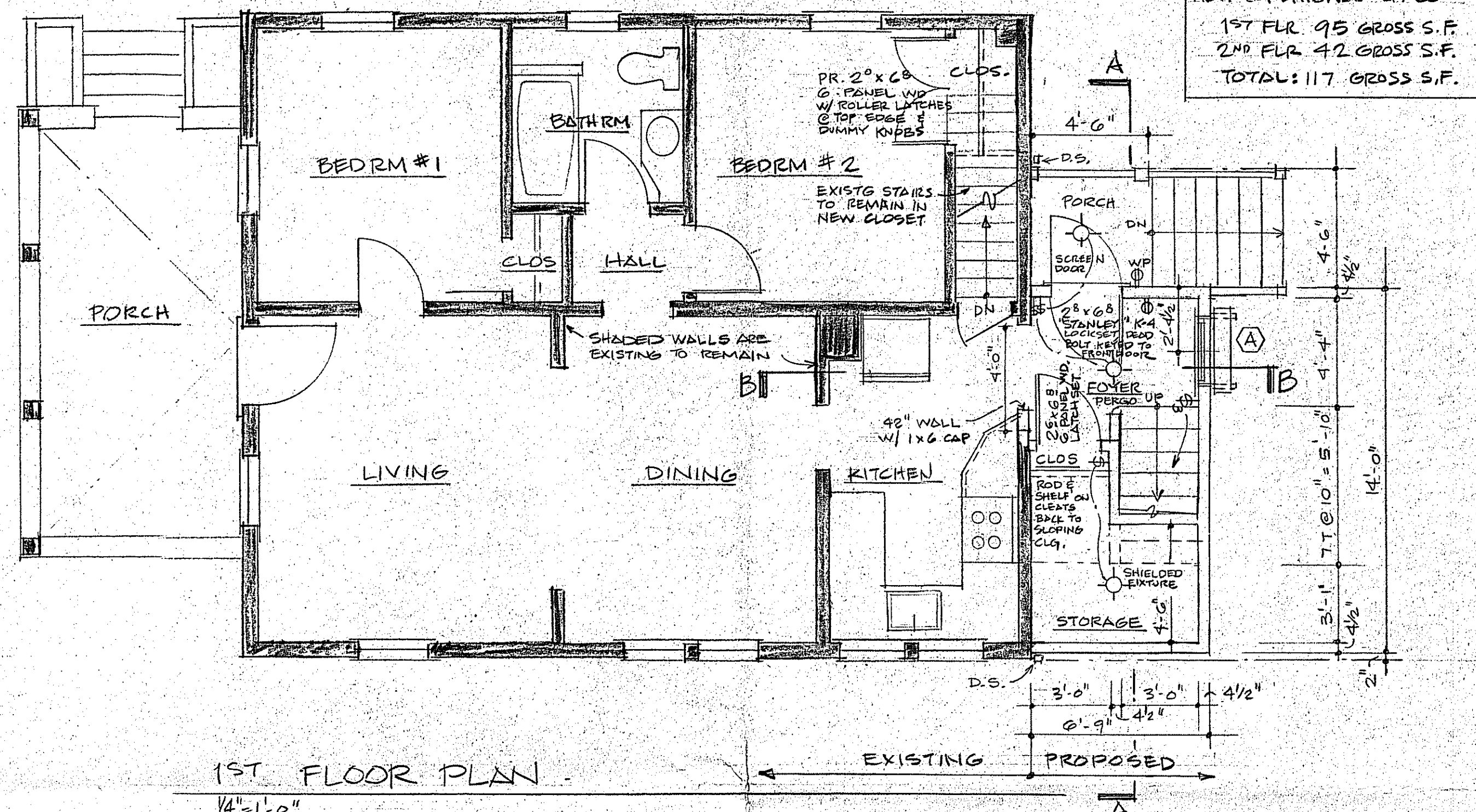
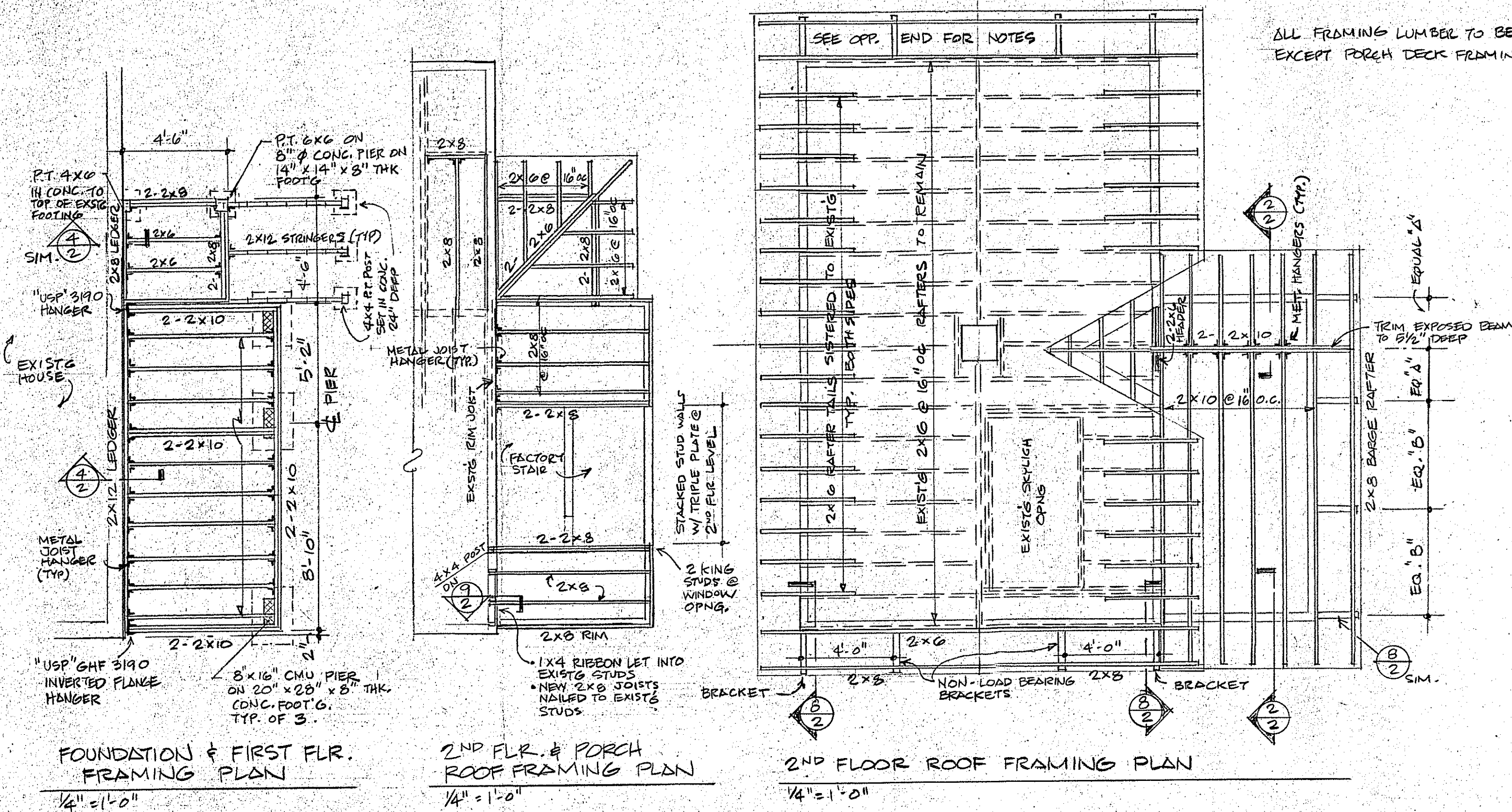
ADDITION TO THE  
BRAITHWAITE RESIDENCE  
6803 WESTMORELAND AVE, TAKOMA PARK, MD

GENERAL NOTES  
FLOOR PLANS  
FRAMING PLANS  
SECTIONS

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 02/13/99

NEW CONDITIONED SPACE:  
1ST FLR 95 GROSS S.F.  
2ND FLR 42 GROSS S.F.  
TOTAL: 117 GROSS S.F.

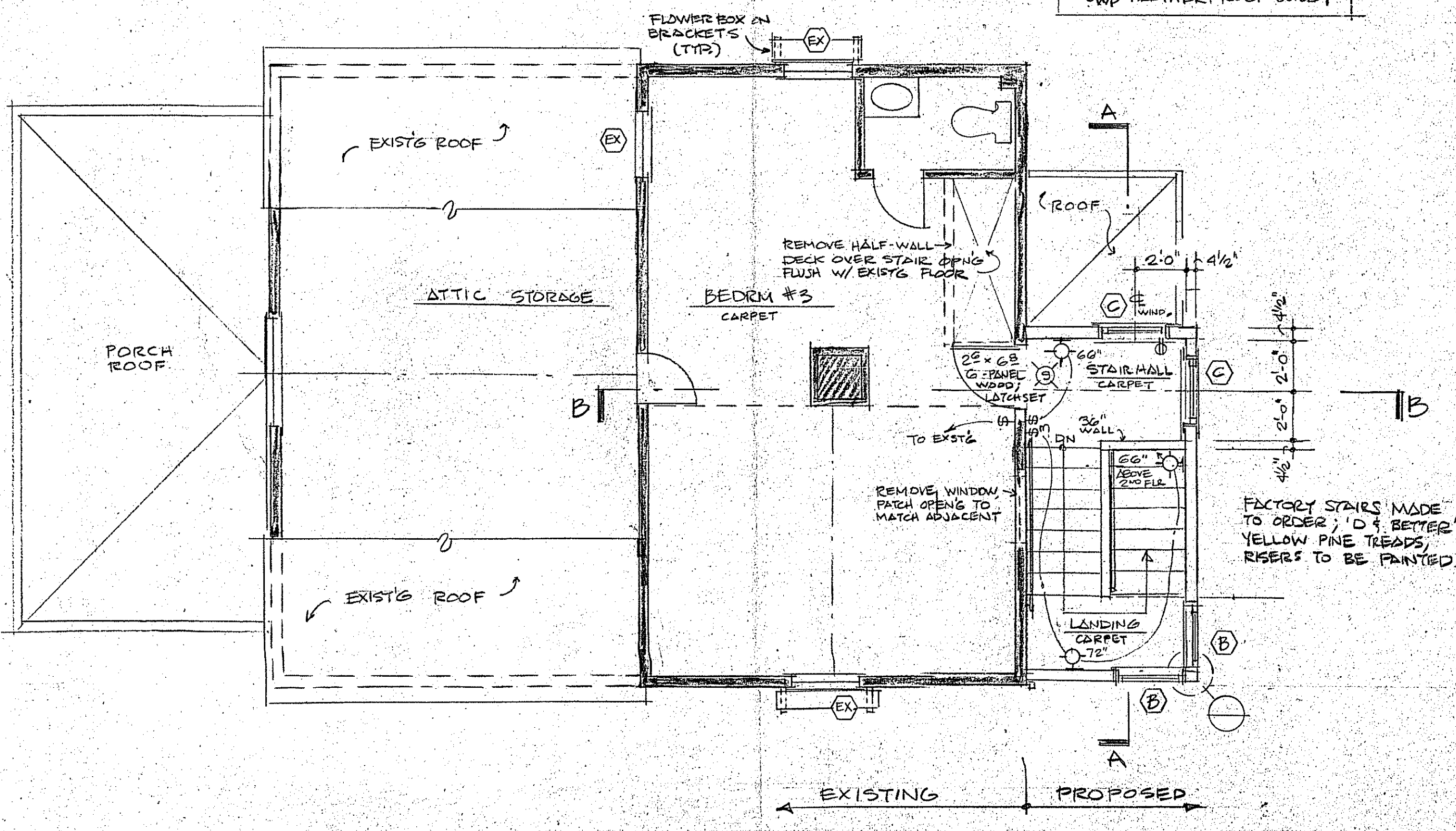
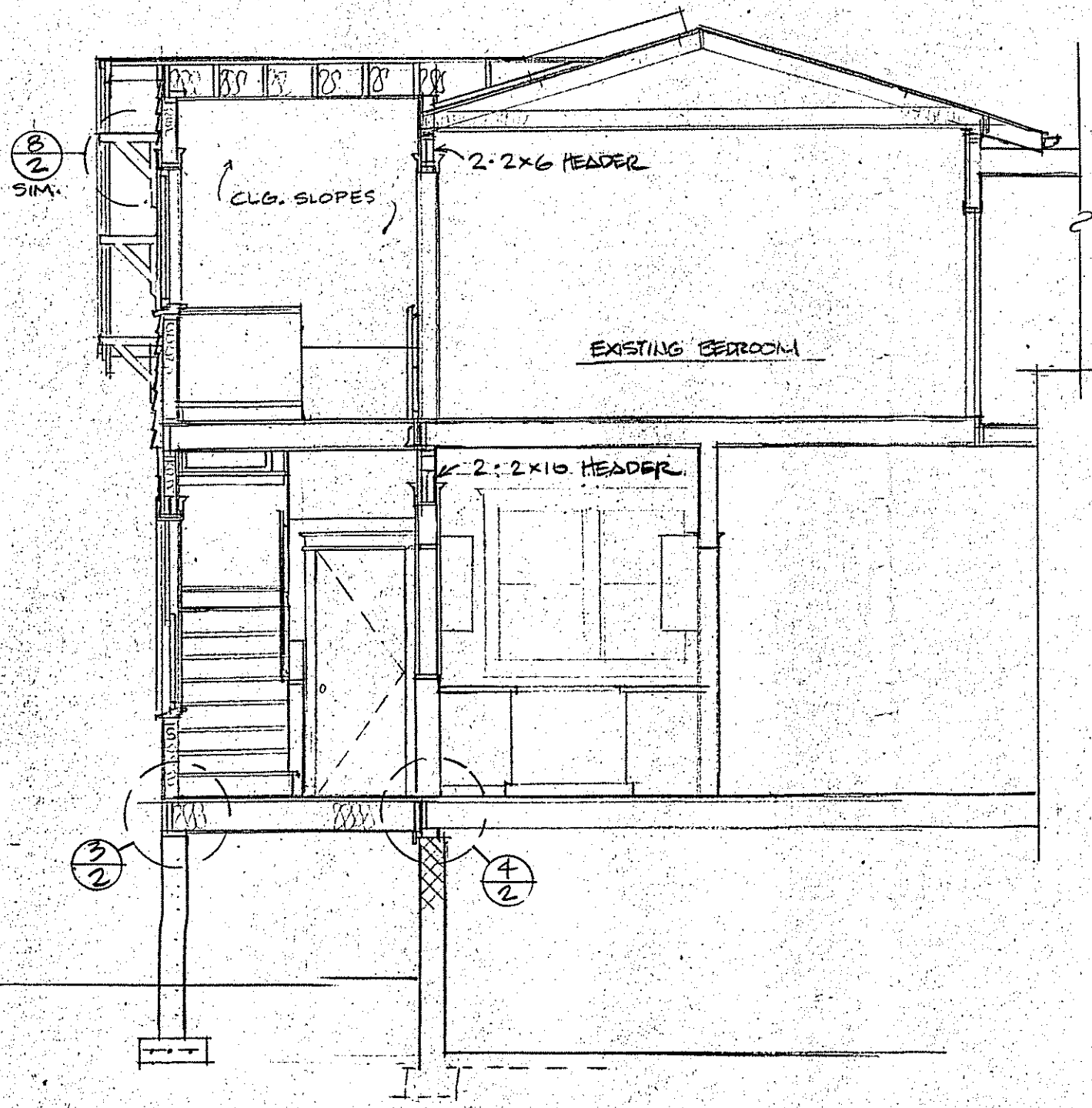
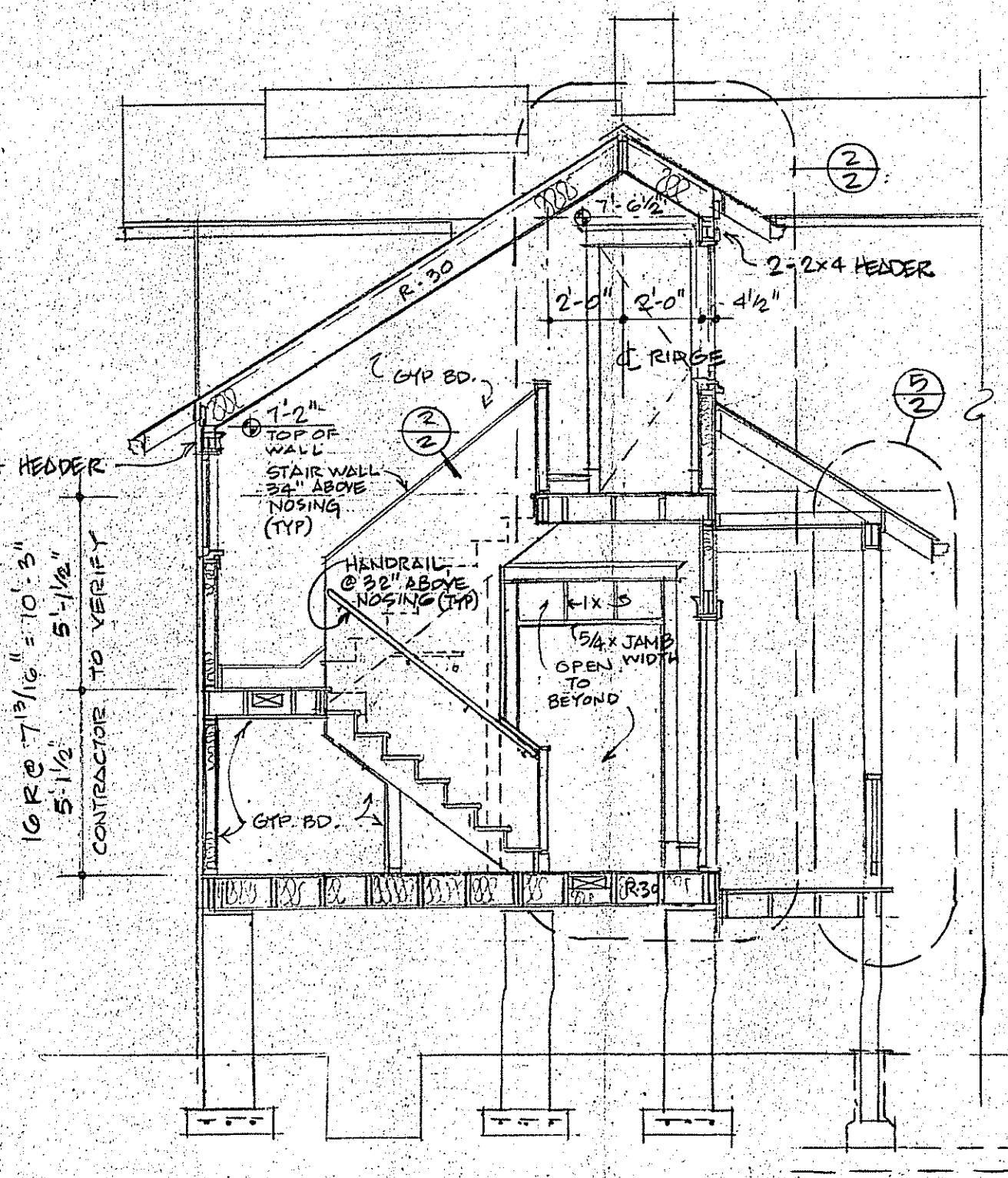


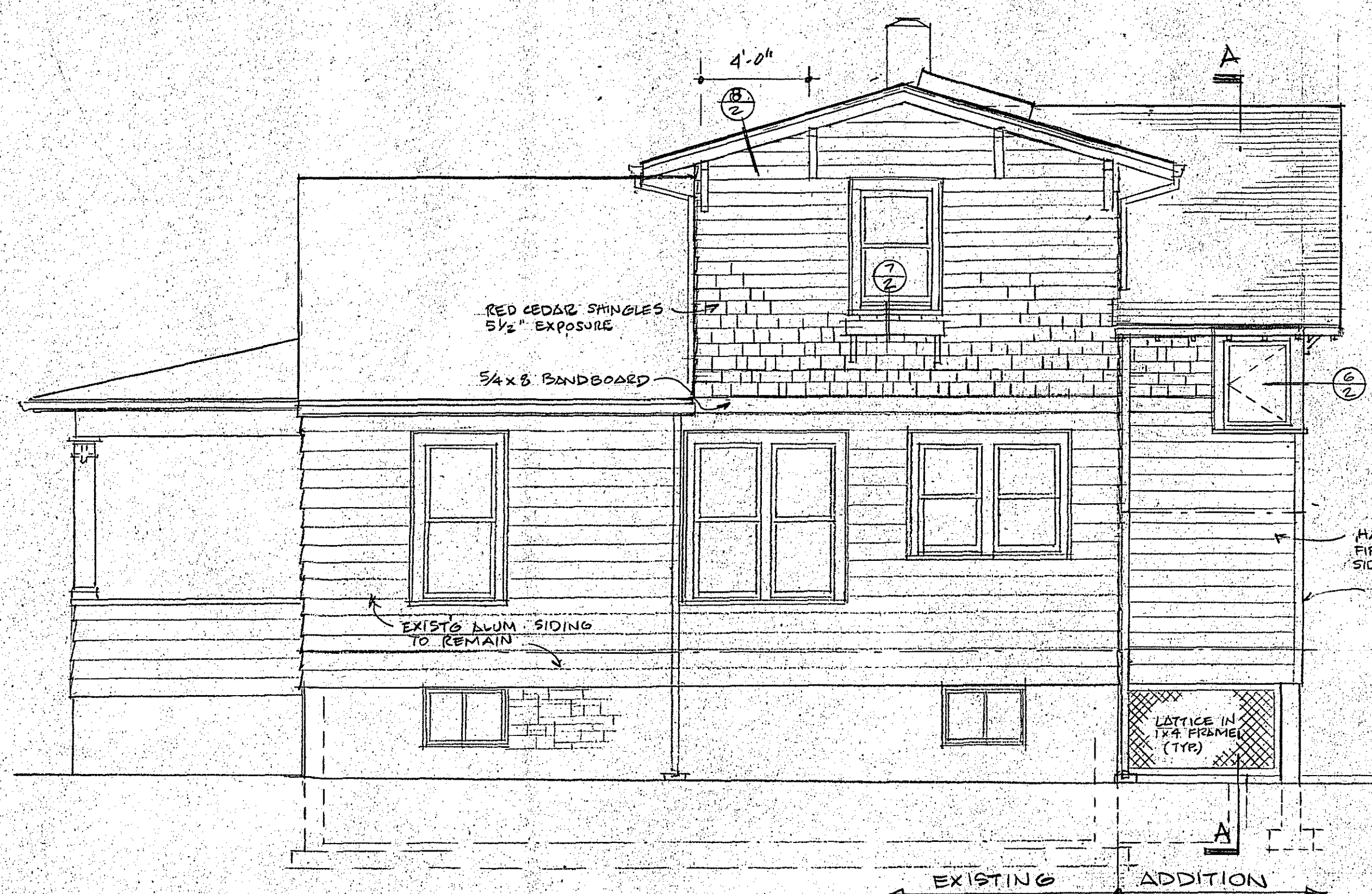
GENERAL NOTES.

1. ALL WORK IS TO COMPLY WITH ALL APPLICABLE BUILDING CODES AS A MINIMUM STANDARD WHERE INFORMATION ON DRINGS DOES NOT OTHERWISE STATE.
2. CONTRACTOR IS RESPONSIBLE FOR ADAPTING WORK TO SITE AND EXIST'S STRUCTURE'S CONDITIONS.
3. FOUNDATION BEARING ASSUMED AT 2000 PSF MIN.
4. ALL WOOD TRIM, INTERIOR & EXTERIOR, SHALL BE 'D AND BETTER'
5. ALL EXTERIOR FASTENERS TO BE GALVANIZED.
6. SEE DRAWING NOTES FOR INSULATION, ROOFING, DOORS & WINDOWS, EXTERIOR FINISHES, INTERIOR FINISHES.
7. EXTEND DUCTWORK FROM EXIST'G TO CONDITION NEW SPACE. CONTRACTOR SHALL ADVISE OWNER AS TO THE CONDITION & ADEQUACY OF EXIST'G SYSTEM.
8. ELECTRICAL - PROVIDE REQUIRED OUTLETS AND DEVICES IN ADDITION TO THOSE SHOWN ON DRAWINGS. LIGHT FIXTURES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

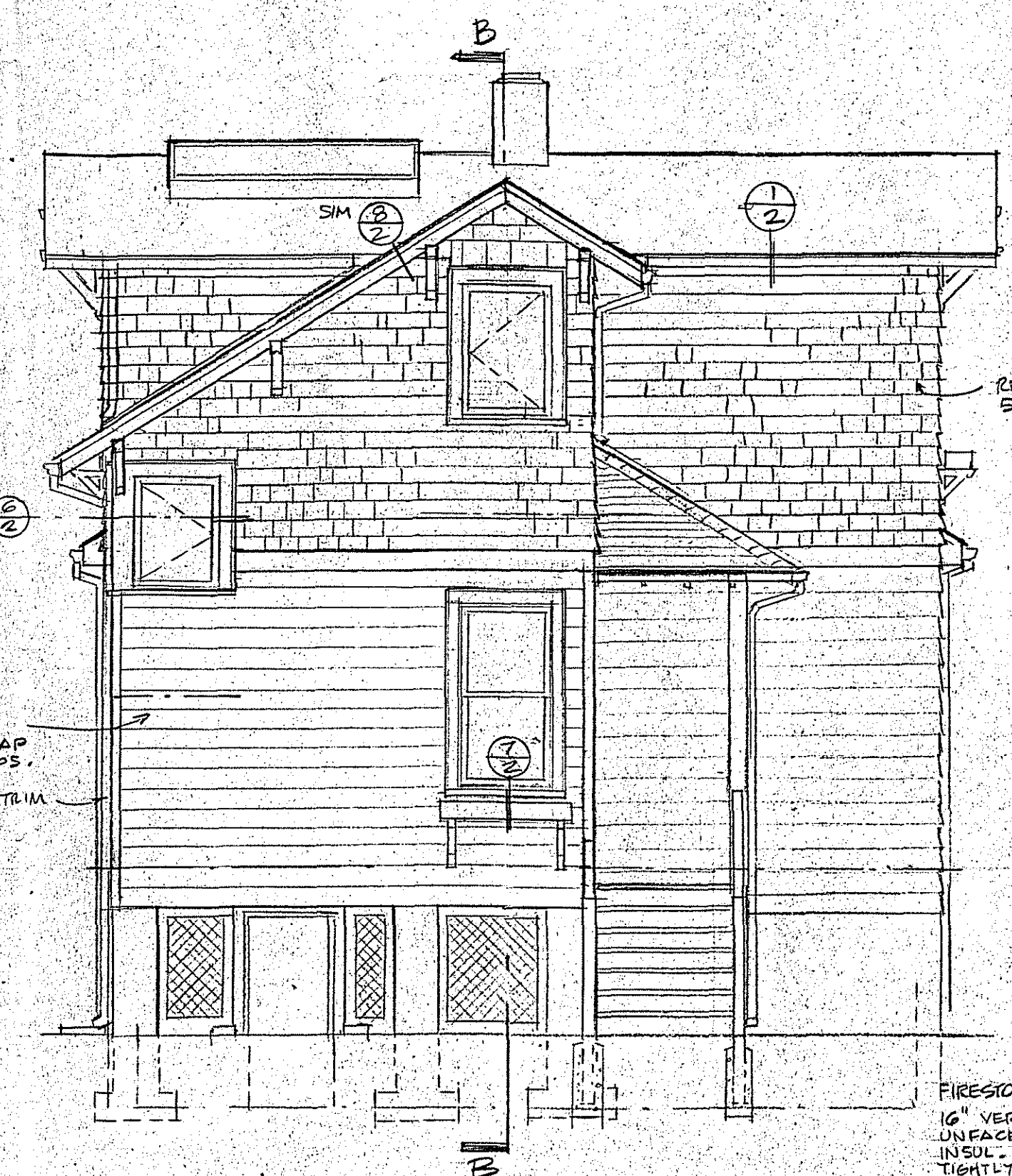
ELECTRIC SYMBOLS

- ⊕ SINGLE POLE SWITCH
- ⊕<sub>3</sub> 3-WAY SWITCH
- LIGHT FIXTURE
- ⊗ SMOKE DETECTOR
- ⊕ DUPLEX OUTLET
- ⊕ WP WEATHERPROOF OUTLET

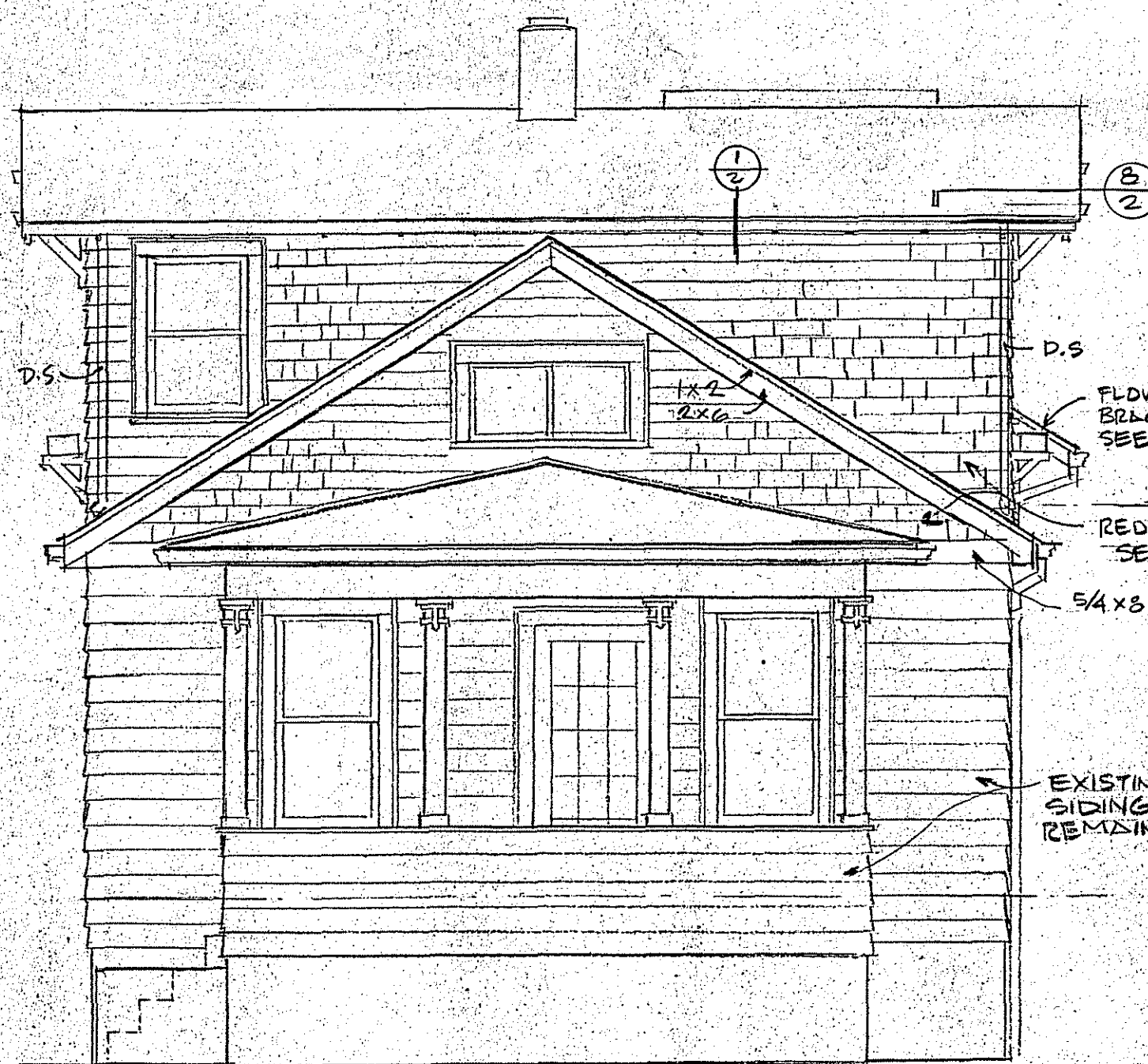




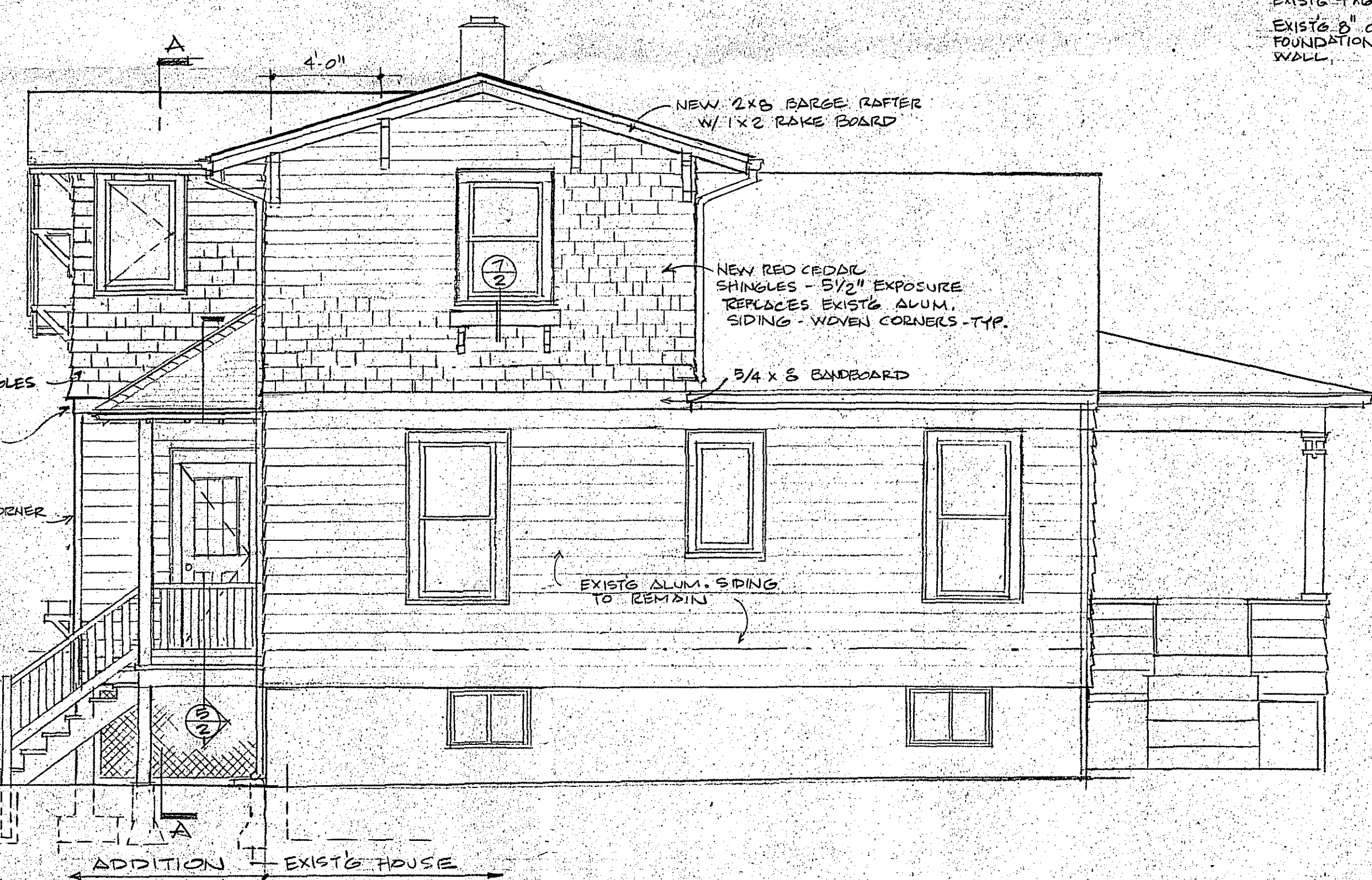
SIDE (SOUTHEAST) ELEVATION



REAR (NORTHEAST) ELEVATION

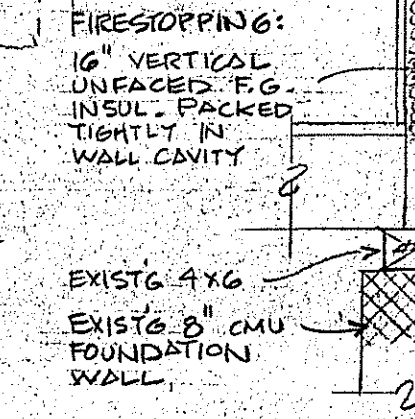
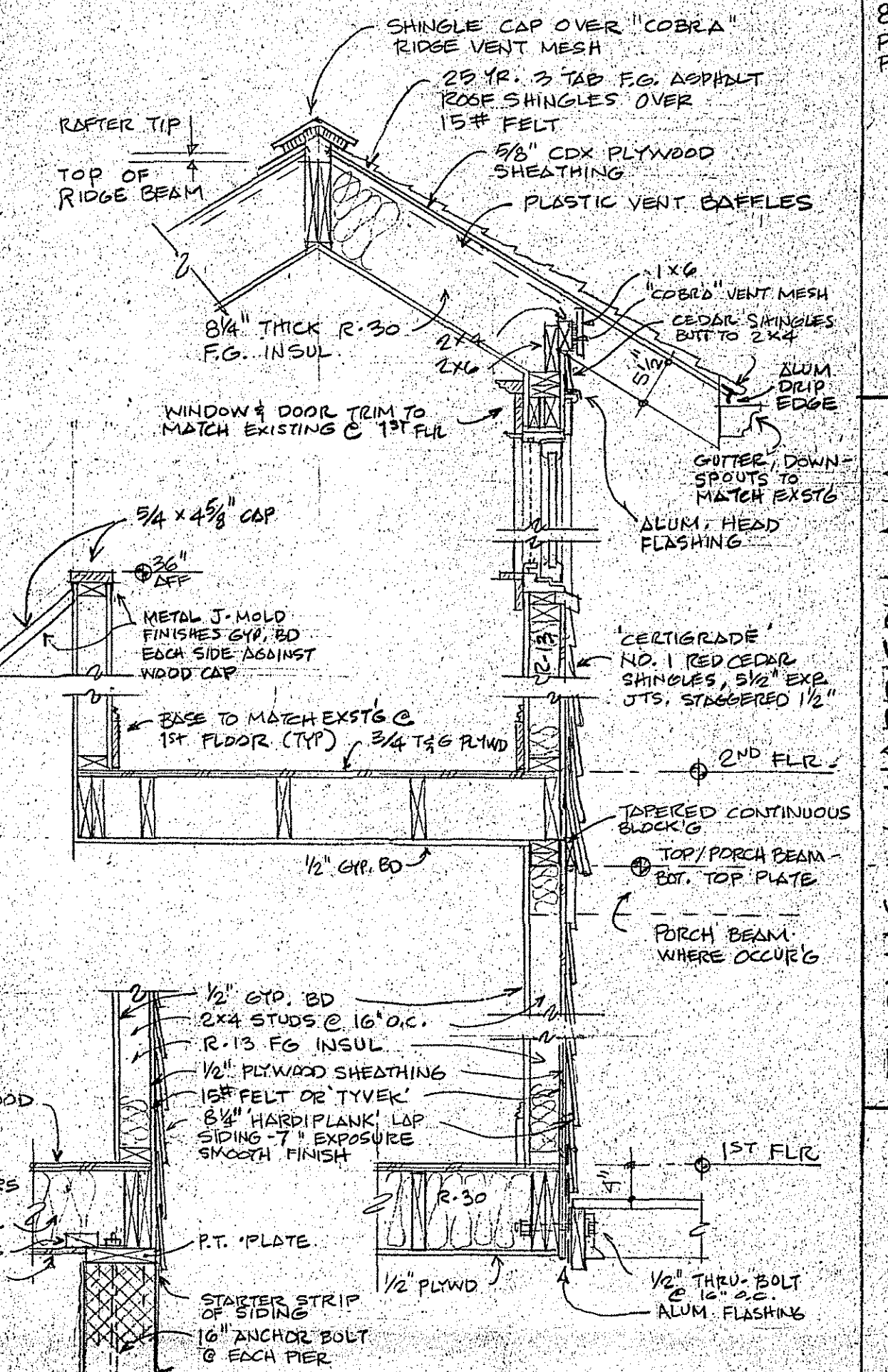


FRONT (SOUTHWEST) ELEVATION  
1/4" = 1'-0"

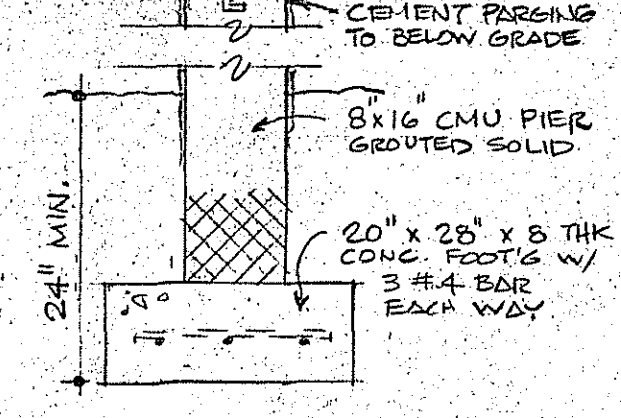


SIDE (NORTHWEST) ELEVATION  
1/4" = 1'-0"

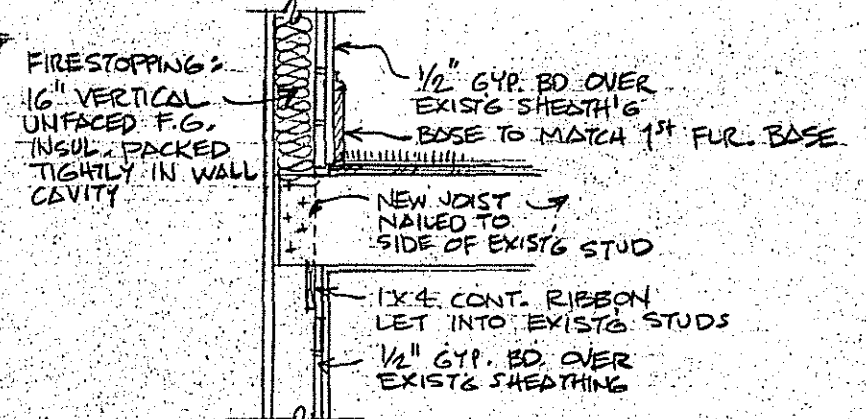
APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
8/13/99



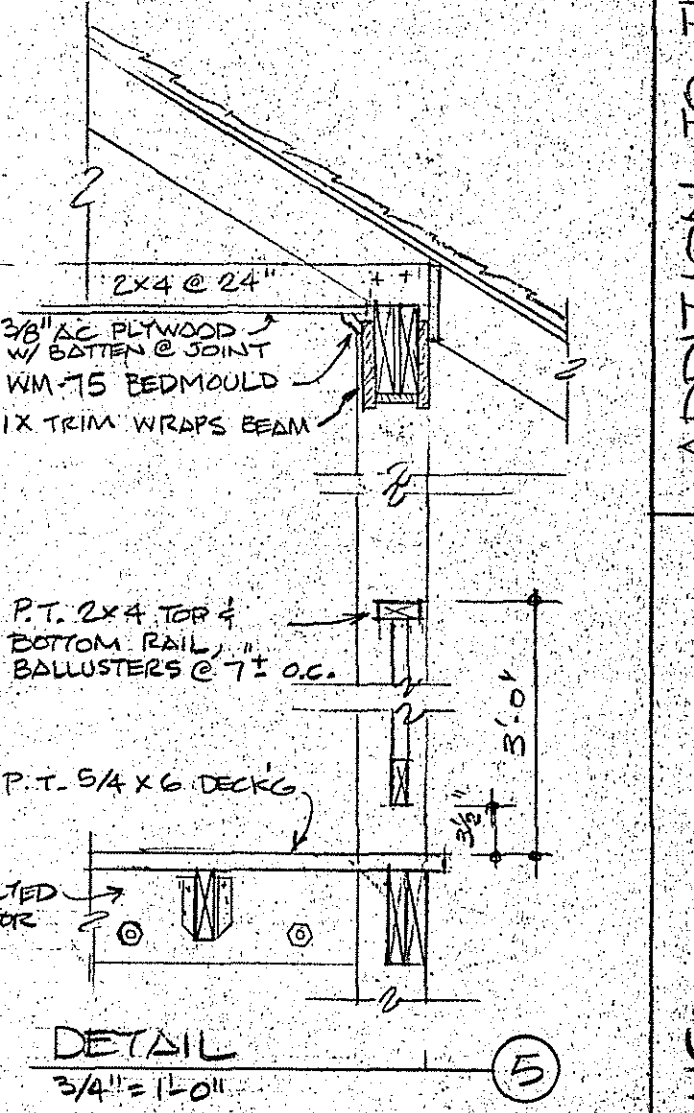
DETAIL 4  
3/4" = 1'-0"



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



DETAIL 7  
3/4" = 1'-0"



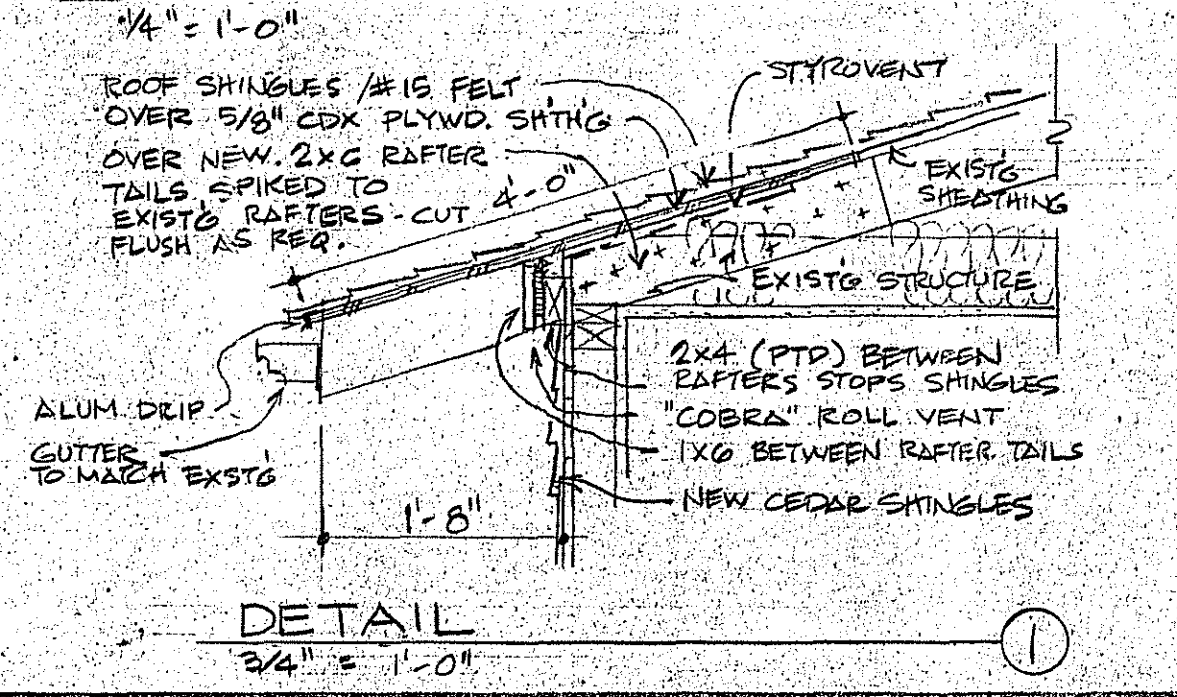
DETAIL 5  
3/4" = 1'-0"

WINDOW SCHEDULE				
MARK	MODEL	R.O. (WXH)	R.O. HEAD	NOTES
A	"WEATHERFIELD" DH 11-28 x 30	2'-10 5/16" x 5'-9 5/8"	8'-0"	1
B	"CASEM. 11-2836	2'-9" x 3'-5 3/8"	6'-7 1/2"	2
C	"CASEM. 11-2844	2'-9" x 4'-13 1/8"	7'-0"	1
EX.	EXISTING TO REMAIN			

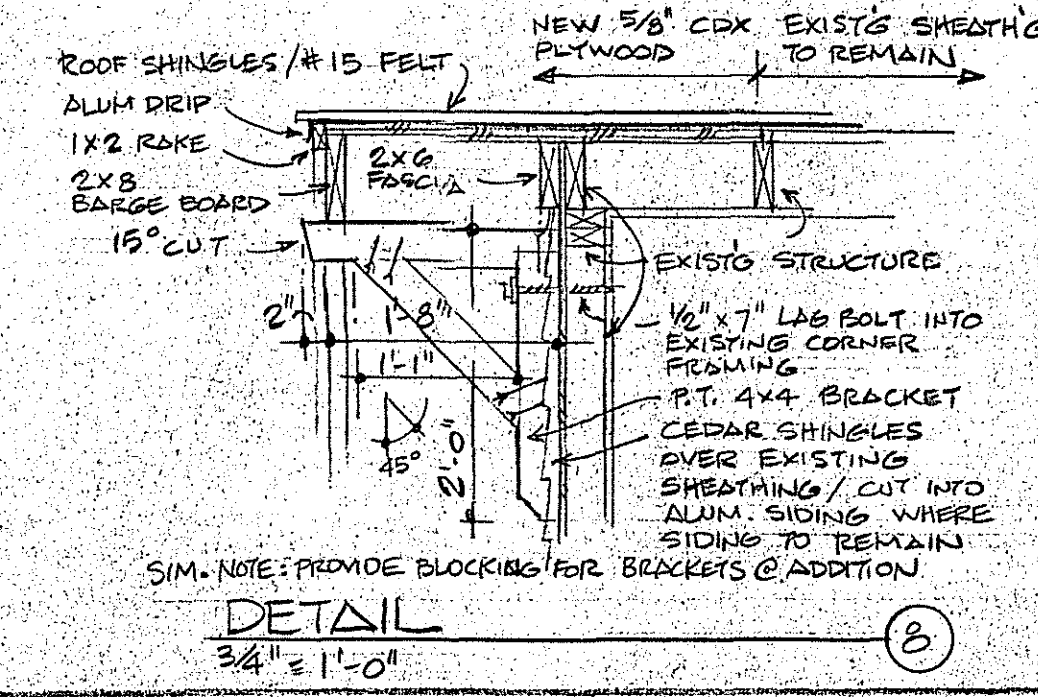
NOTE 1 - WOOD WINDOWS - NOT CLAD; W/ INSUL., LOW E GLASS; W/ INSECT SCREENS; W/OUT FACTORY BRICK MOLD; W/ 5" SILL HORNS; WITH STANDARD FINISH HARDWARE; EXTERIOR CASING TO MATCH EXISTING AT 1ST FLOOR.

NOTE 2 - SAME AS ABOVE, BUT WITH 7" SILL HORNS - SEE DETAIL

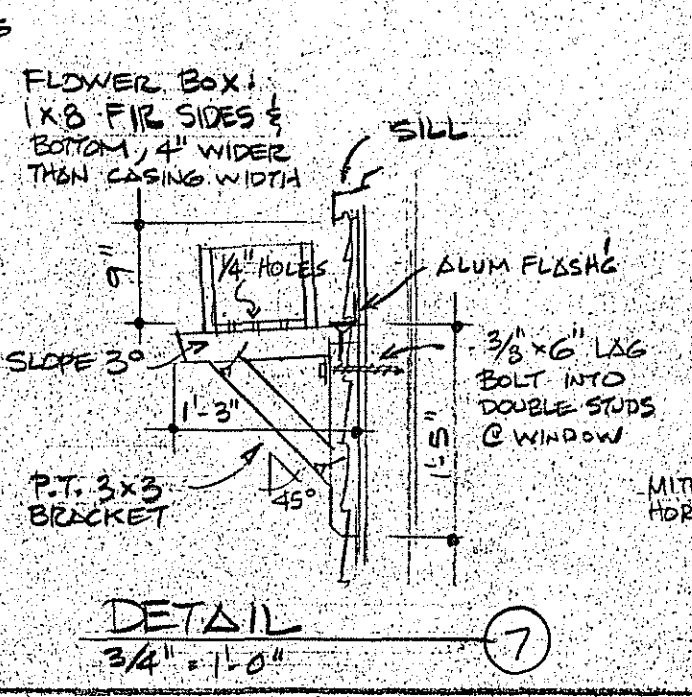
NOTE 3 - REPLACE EXISTING EXT. CASING TO MATCH EXISTING AT 1ST FLOOR, APPLY P.T. 2" x SUBSILL TO RECEIVE WIDER SIDE TRIM.



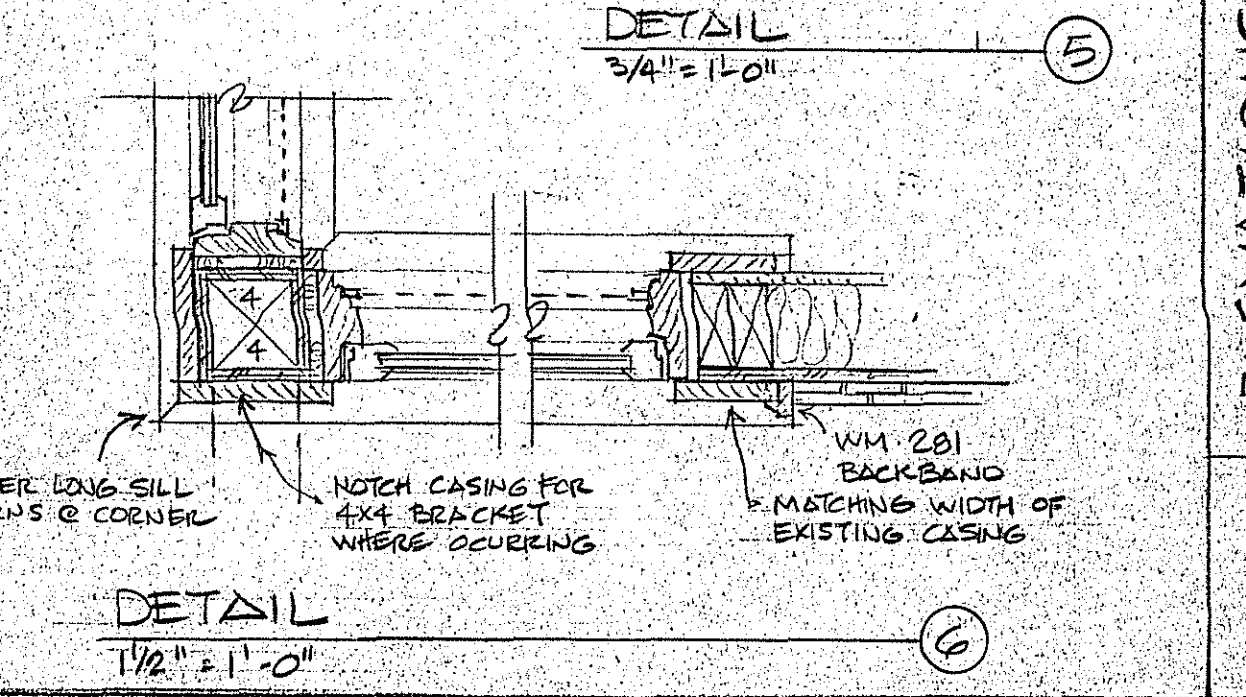
DETAIL 1  
3/4" = 1'-0"



DETAIL 2  
3/4" = 1'-0"



DETAIL 7  
3/4" = 1'-0"



DETAIL 6  
1/2" = 1'-0"

8.3.99 PRICING/PERMIT

THOMAS W. HARRISON, AIA ARCHITECT  
6803 WESTMORELAND AVENUE  
TAKOMA PARK, MD 20912  
PH 301.270.4489 FAX 301.270.8075

ADDITION TO THE BRAITHWAITE RESIDENCE  
6803 WESTMORELAND AVE, TAKOMA PARK, MD

ELEVATIONS WINDOW SCHEDULE DETAILS

2

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: July 19, 1999

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM:  Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved       Denied       Approved with Conditions:

- 1) The new windows will be wood windows or vinyl-clad wood windows.
- 2) The wood shingles will be applied over the wood clapboard in the front gable end, preserving the original siding in place.

and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and 2) 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.

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

Applicant: Daryl Braithwaite

Address: 6803 Westmoreland Avenue, Takoma Park, MD 20912



CONTACT: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Daryl Braithwaite

Daytime Phone No.: (301) 585-8333 ext. 315

Tax Account No.: 1066153

Name of Property Owner: Daryl Braithwaite Daytime Phone No.: (301) 585-8333 ext. 315

Address: 6803 Westmoreland Avenue Takoma Park, MD 20912  
Street Number City Street Zip Code

Contractor: not yet selected Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 6803 Street: Westmoreland Avenue

Town/City: Takoma Park Nearest Cross Street: Walnut Avenue, 1st. Avenue

Lot: 9 Block: 18 Subdivision: Pinecrest

Liber: 11923 Folio: 532 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: stairwell, enclosed

1B. Construction cost estimate: \$ 15,000.

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.

Daryl Braithwaite  
Signature of owner or authorized agent

6/22/99  
Date

Approved: X w/Conditions For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7/19/99

Application/Permit No.: 9906230982 Date Filed: 6/23 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:

A one story bungalow that had a 2nd floor addition put on in the 60's. The addition covers 1/2 of the original 1st floor. The stairway to the 2nd floor is the original attic steps, which are very steep, narrow (30"), and are accessed from a back room. The house is in a residential neighborhood in close proximity to adjacent homes. No significant historical features, except the front porch. The exterior has been covered in aluminum siding and the eaves were apparently removed at that time.

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

The project will add a new stairwell to the rear of the property. The existing stairs will be closed off and enable the back room to be used as a bedroom. The addition will include a stairwell and rear door. The new stairs will be enclosed and accessed from the kitchen hallway. The new stairwell will be built in the same footprint as the current rear porch but will extend to the 2nd floor. (The rear porch was built by a previous homeowner, probably 20 years ago) The 2nd floor will be resided with cedar shingles to be more compatible with the neighborhood vernacular.

✓ **2. SITE PLAN**

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

- a. the scale, north arrow, and date;  
b. dimensions of all existing and proposed structures; and  
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

✓ **3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.  
b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

✓ **4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

✓ **5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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

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

N  
~~II-M~~

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6803 Westmoreland Avenue      Meeting Date: 7/14/99  
Applicant: Daryl Braithwaite      Report Date: 7/7/99  
Resource: Takoma Park Historic District      Public Notice: 6/30/99  
Review: HAWP      Tax Credit: Partial  
Case Number: 37/3-99R      Staff: Robin D. Ziek  
**PROPOSAL:** Rear addition, siding      **RECOMMENDATIONS:** Approval w/  
Conditions

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### PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c1910s-1920s

The subject property is a 1-story vernacular bungalow which has been significantly altered. The back portion of the house was changed to a large 2-story section, aluminum siding was added, and architectural detailing was removed. The strongest original feature at this point is the front porch.

### PROPOSAL

The applicant proposes to replace a 1-story rear porch with a two-story rear addition which will provide new interior steps to the 2nd floor, and help to modulate the existing rear 2-story facade. The existing interior steps are located in one of the bedrooms and are very steep, having been originally designed for attic access only.

The new rear addition would have a gable roof form, modified to suit the asymmetrical addition, as this includes a small 1-story portion for the back entrance.

As the existing house is clad in aluminum siding, the applicant proposes to build the new addition with two materials: wood shingles at the 2nd-story level, with hardy plank (a wood clapboard substitute material) on the first floor level. In addition, the applicant would remove all of the aluminum siding at the 2nd-story level on the remainder of the house, and install wood shingles. This includes the gable end of the original portion of the house, as it faces Westmoreland Avenue (where one expects to find wood clapboard siding).

Wood cornerboards would be installed, and the new windows would be vinyl. The existing windows in the house are both wood (in the original part of the house) and vinyl (in the 2-story addition).

**STAFF DISCUSSION**

The subject property has been substantially altered in the past. The proposed rear addition is a good attempt to modify the unsympathetic scale of the 60's addition by the use of the lower roof height, the cross-gable roof form, and the two different siding materials. The scale is appropriate to the resource, and the use of two different siding materials is also appropriate to the resource (both the house, the district and the period).

Staff notes that the original siding on the gable end may be intact under the aluminum siding, and one wonders if that original siding would have to be removed or would be retained but covered up with the new wood shingles. Typically, one hopes that original siding is sufficiently intact when artificial siding is removed that it can be restored. In this case, the applicant is removing aluminum siding from the 60's addition as well as the gable end at the front. There will be wood clapboard only in the gable end.

The proposed use of hardy plank, a cement-fiber wood clapboard substitute material, is appropriate at the rear both because it is not readily visible from the public right-of-way, and because it is a substitute material which approximates the performance of wood in terms of the density of the material. Hardy plank is finished with paint, as is wood clapboard, and has a smooth texture and can be installed with a compatible lap of wood siding. The *Takoma Park Guidelines* note "some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition." (P. 16)

The applicant appears to be using the wood shingles at the 2nd floor level to unify the different portions of the house, as well as modify and reduce the overall scale of the building. The proposed use of wood shingles in the front gable may be viewed as the replacement of one non-original material with another. Staff feels that, if possible, the new shingles should be applied over the existing wood siding, preserving this siding in place. The applicant would not be able to realize the intention to unify the house if the front gable is wood clapboard while the remaining 2nd-story portions are wood shingle. In light of the fact that this house has already been substantially altered, staff feels that the proposed modifications would help to soften the inappropriate alterations which were done in the 60's.

The proposed siding materials are in-keeping with the overall character of the Takoma Park Historic District, where the *Takoma Park Guidelines* note that "all exterior alterations ... should be generally consistent with the predominant architectural style and period of the resource ... ; exact replication of existing details and features is, however, not required." (P.16)

However, staff is concerned about the proposed use of vinyl windows in the new addition. The vinyl windows are not an appropriate material in the historic district, because they can not replicate the character of wood windows. Vinyl doesn't have the structural integrity of wood, and vinyl windows compensate by having thicker profiles which close down a window opening. Staff would recommend either wood windows or wood-clad windows which can replicate the visual characteristics of wood windows.



**STAFF RECOMMENDATION**

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

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

and with *Secretary of the Interior's Standards for Rehabilitation #2*:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and with the *Takoma Park Guidelines* which state:

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required; and

major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;

preservation of original building materials and use of appropriate, compatible new materials is encouraged.

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

**CONDITIONS:**

1. The new windows will be wood windows or vinyl-clad wood windows.
2. The wood shingles will be applied over the wood clapboard in the front gable end, preserving the original siding in place.

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.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Daryl Braithwaite

Daytime Phone No.: (301) 585-8333 ext. 315

Tax Account No.: 1066153

Name of Property Owner: Daryl Braithwaite Daytime Phone No.: (301) 585-8333 ext. 315

Address: 6803 Westmoreland Avenue Takoma Park, MD 20912  
Street Number City State Zip Code

Contractor: not yet selected Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 6803 Street: Westmoreland Avenue

Town/City: Takoma Park Nearest Cross Street: Walnut Avenue, 1st. Avenue

Lot: 9 Block: 18 Subdivision: Pinecrest

Liber: 11923 Folio: 532 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: Stairwell, enclosed

1B. Construction cost estimate: \$ 15,000

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.*

Daryl Braithwaite  
 Signature of owner or authorized agent

6/22/99  
 Date

4

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

**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:

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2. **SITE PLAN**

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- 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.

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- 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.

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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.

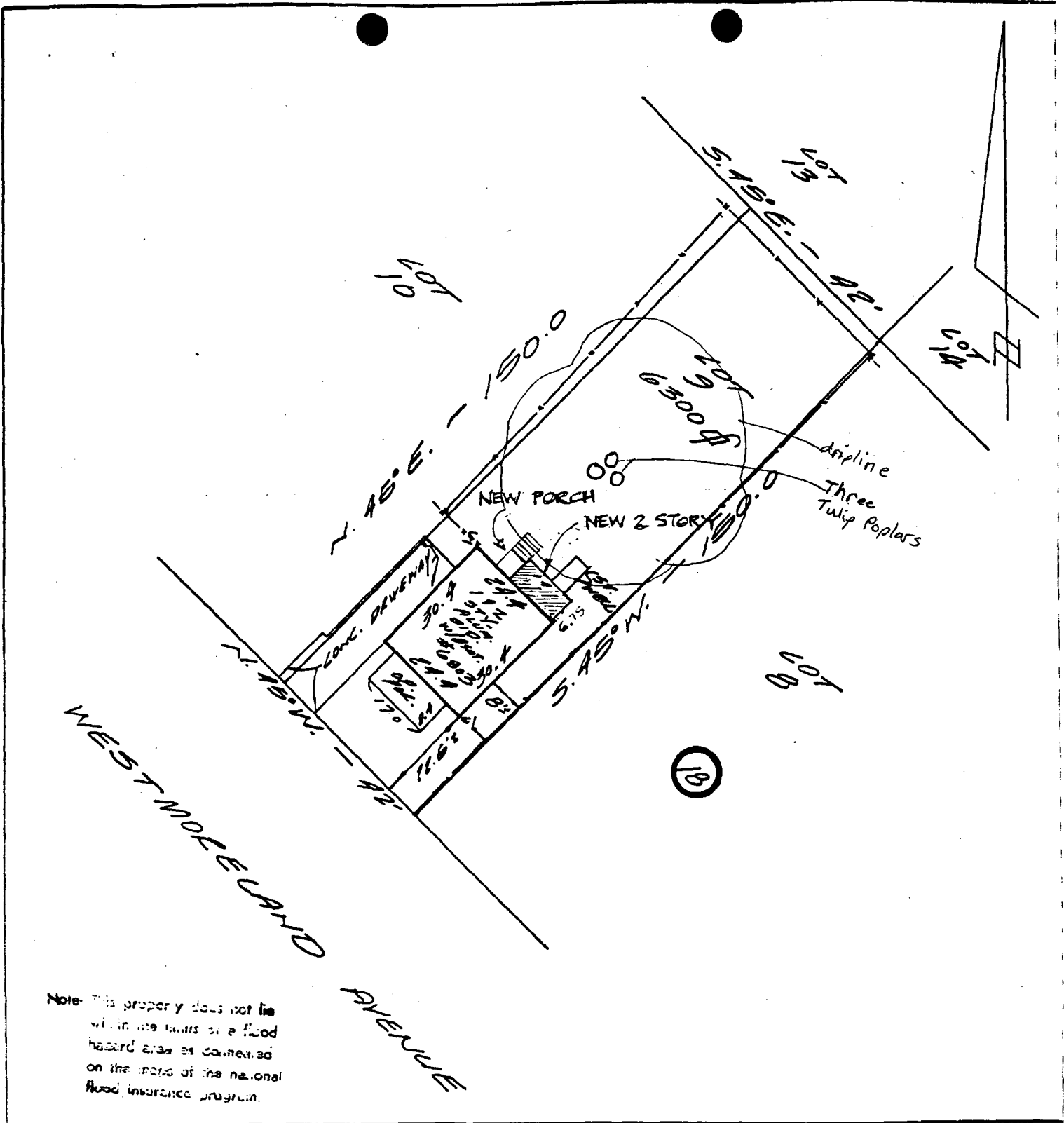
(5)

Mr & Mrs. McDonald  
6801 Westmoreland Avenue  
Takoma Park, MD 20912

Jim & Katy Sebastian  
6805 Westmoreland Avenue  
Takoma Park, MD 20192

Chris Montgomery  
6802 Westmoreland Avenue  
Takoma Park, MD 20912

Alan Ganey  
6716 Allegheny Avenue  
Takoma Park, MD 20912



Note: This property does not lie within the limits of a flood hazard area as determined on the maps of the national flood insurance program.

## CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

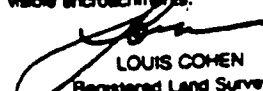
HOUSE LOCATION  
LOT - 9                      BLOCK - 18

PINECREST

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2      Plat 145      Scale 1" = 30'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

  
LOUIS COHEN  
Registered Land Surveyor  
Maryland No. 1981

DATE: July 17, 1992

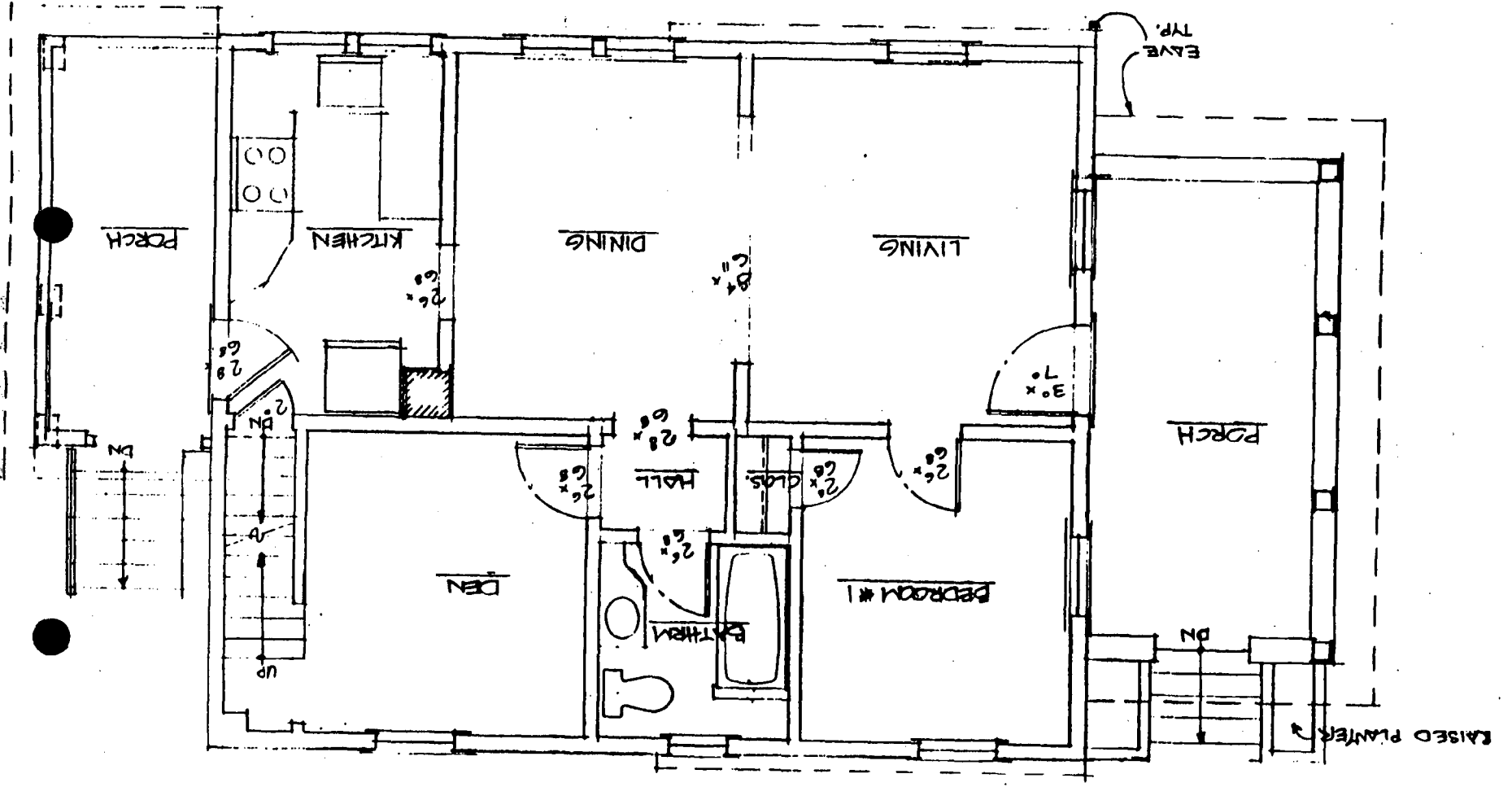
CASE: PRENSKY

FILE: 43647

(5)

EXISTING 1ST FLOOR PLAN  
1/4" = 1'-0"

NOTE: KITCHEN WINDOWS ARE ORIGINAL COVER I  
ALL OTHERS ARE VINYL REPLACEMENTS, I OVER I



EAVE  
TYP.

PORCH

RAISED PLANTER

DN

LIVING

DINING

KITCHEN

PORCH

BEDROOM #1

DEN

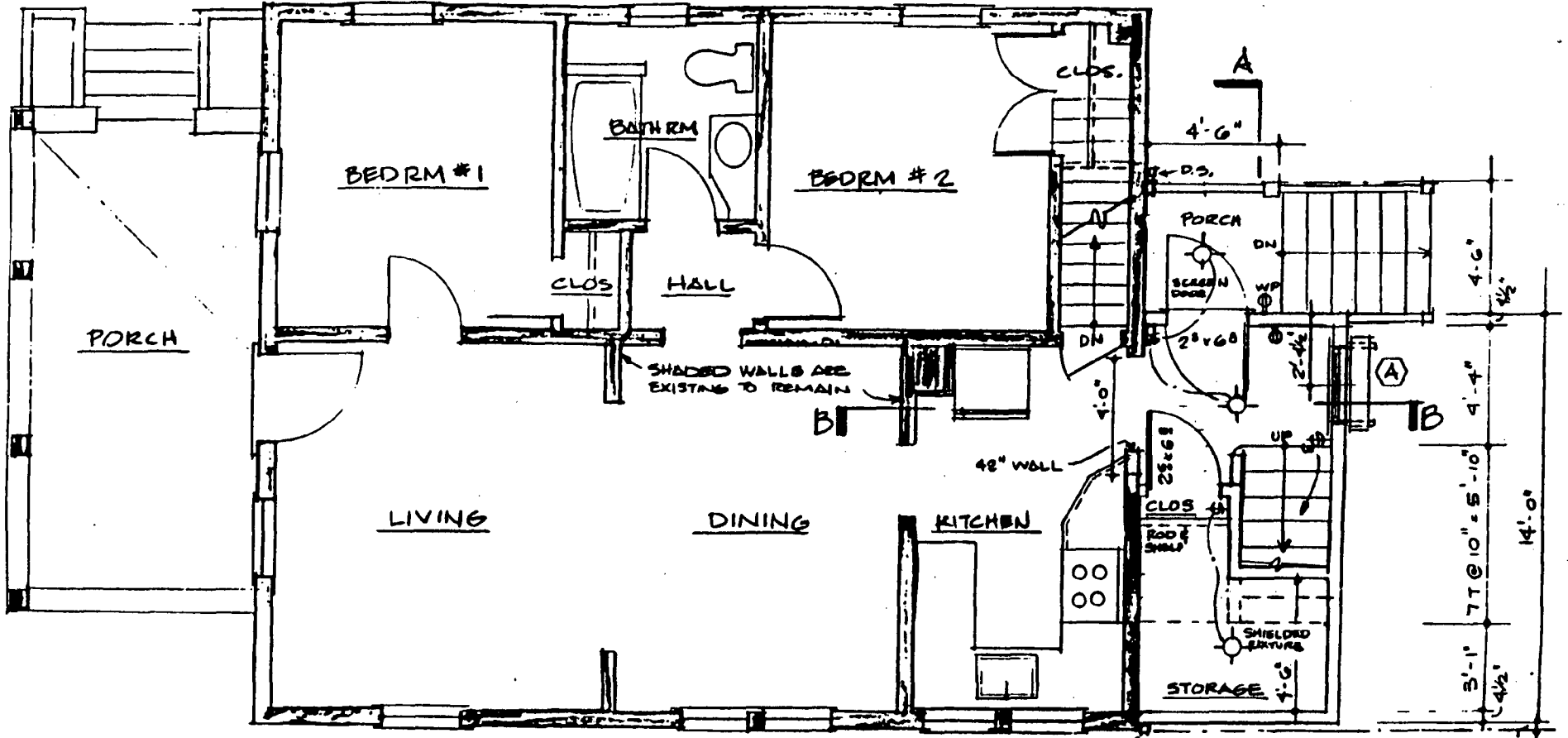
HALL

BATH

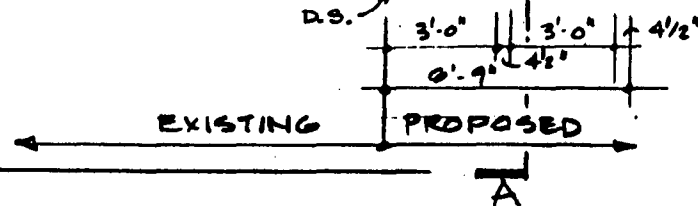
CLO.

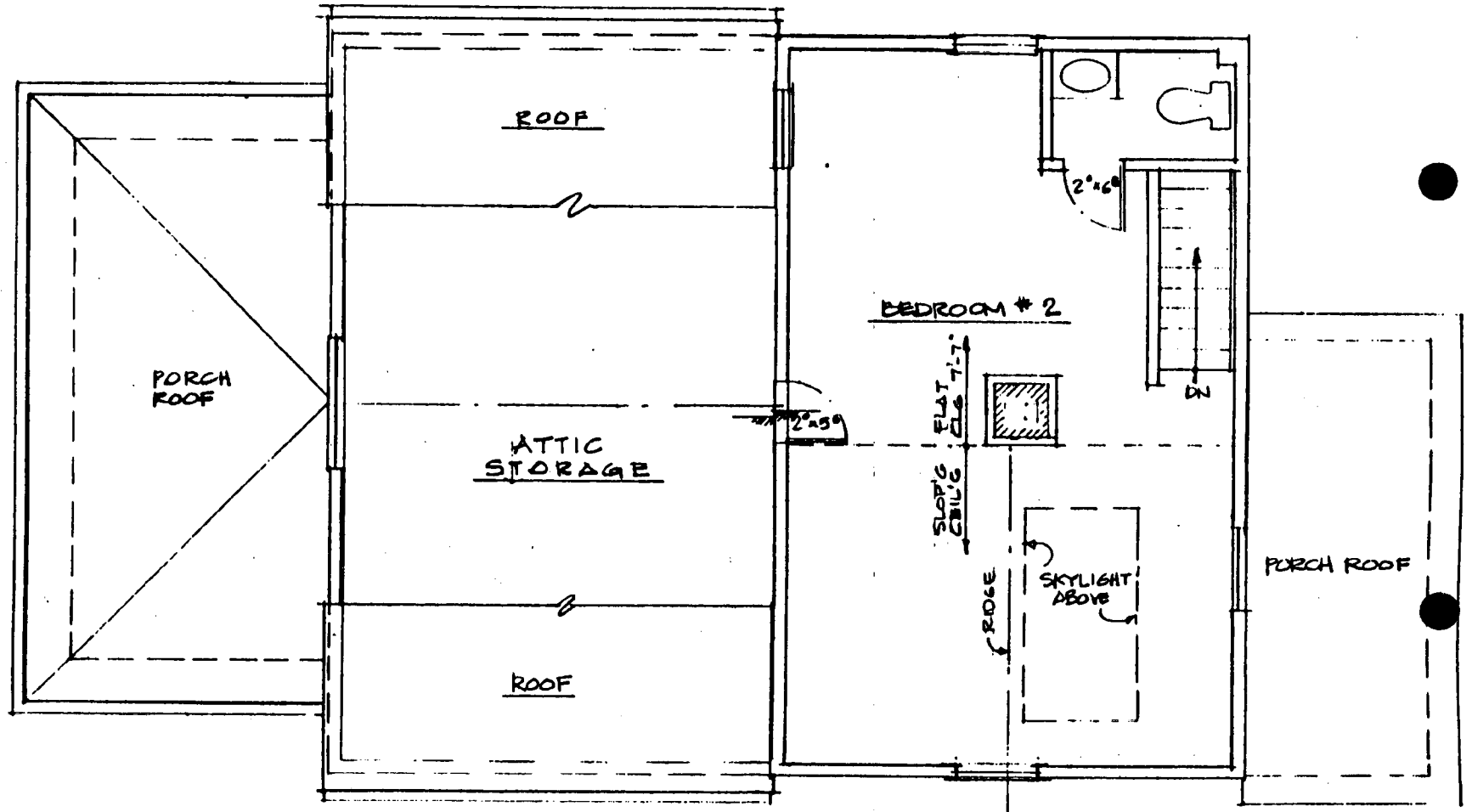
UP

DN



1ST FLOOR PLAN

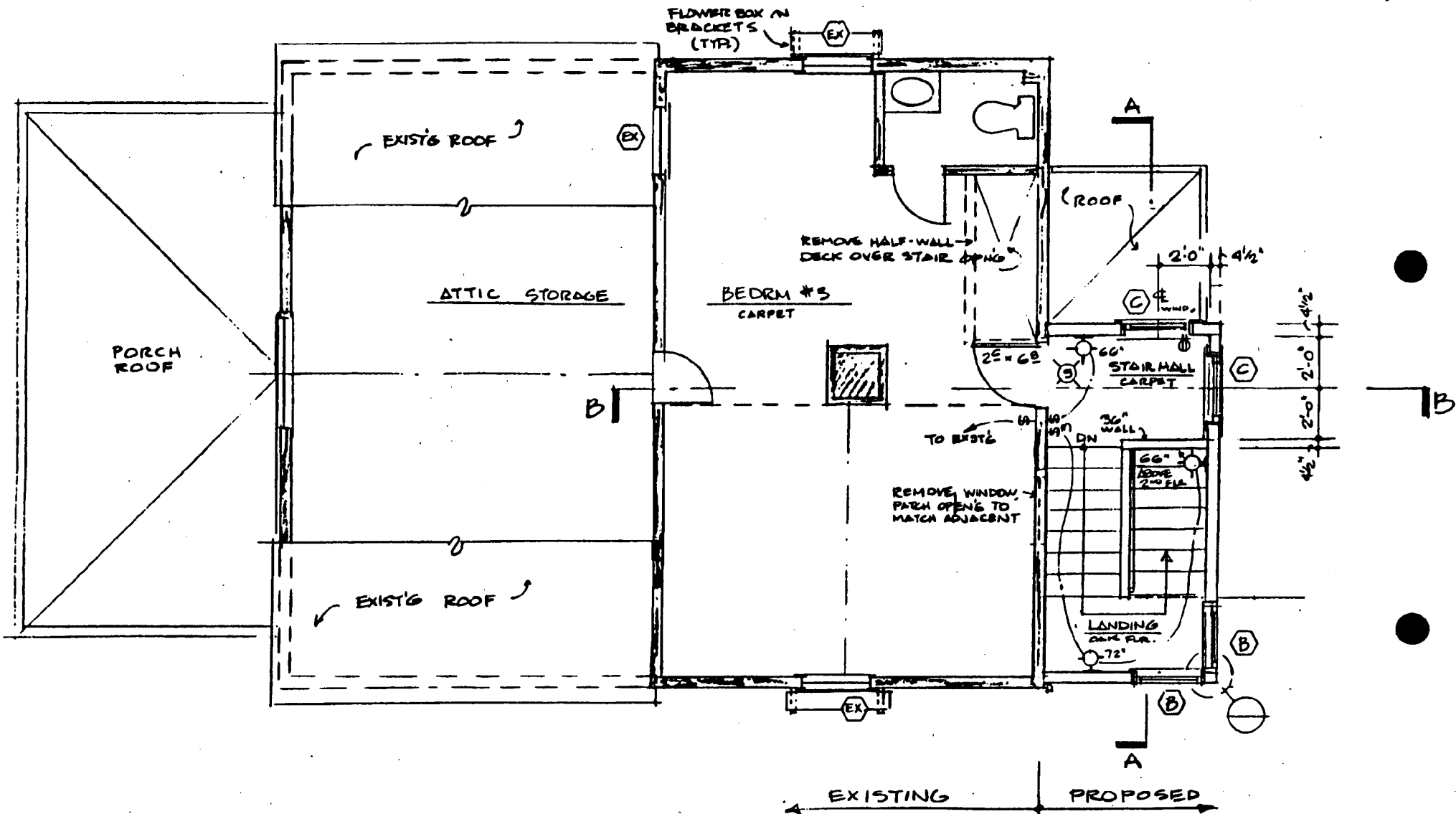




EXISTING 2<sup>ND</sup> FLOOR PLAN  
 1/4" = 1'-0"

101

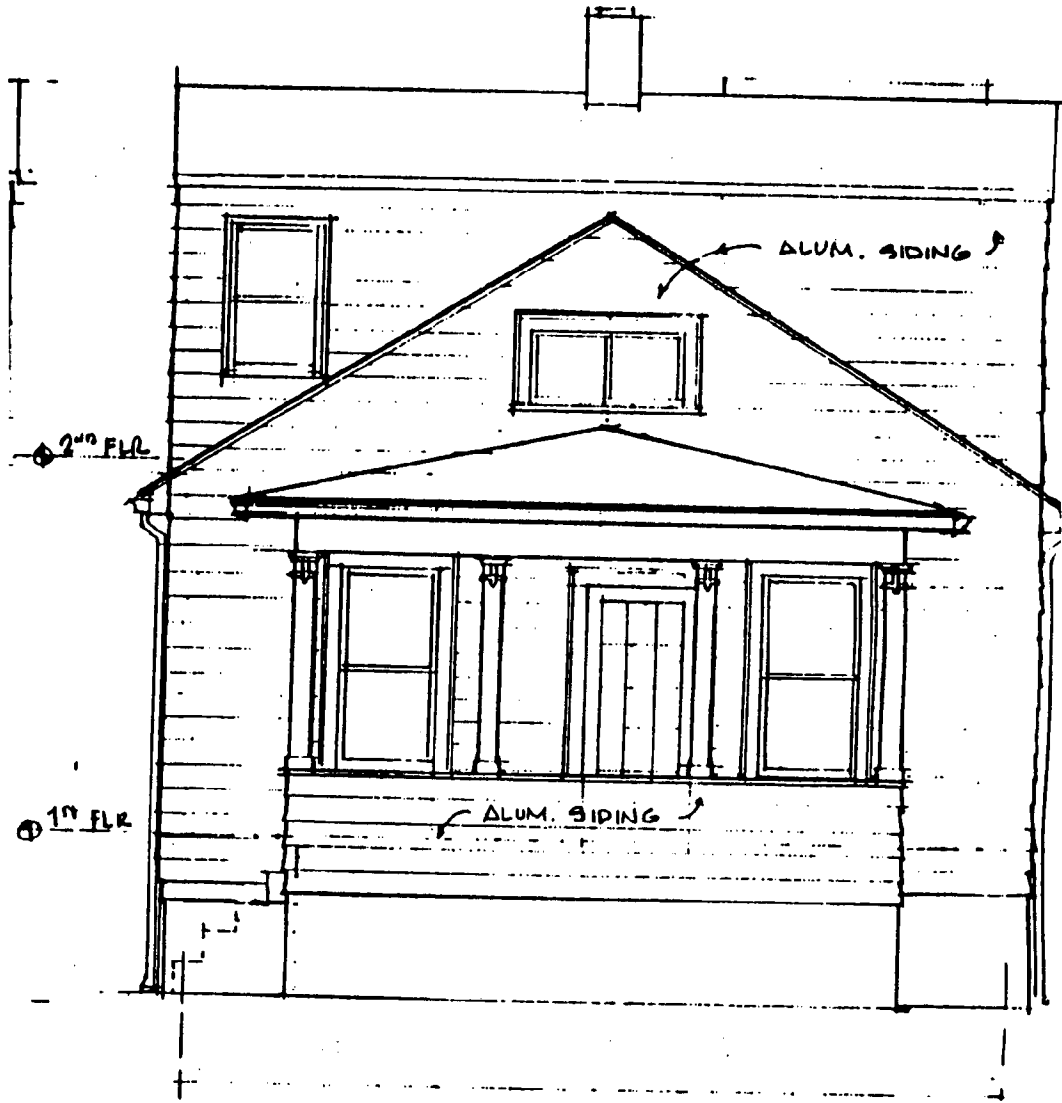




2ND FLOOR PLAN

1/4" = 1'-0"

11



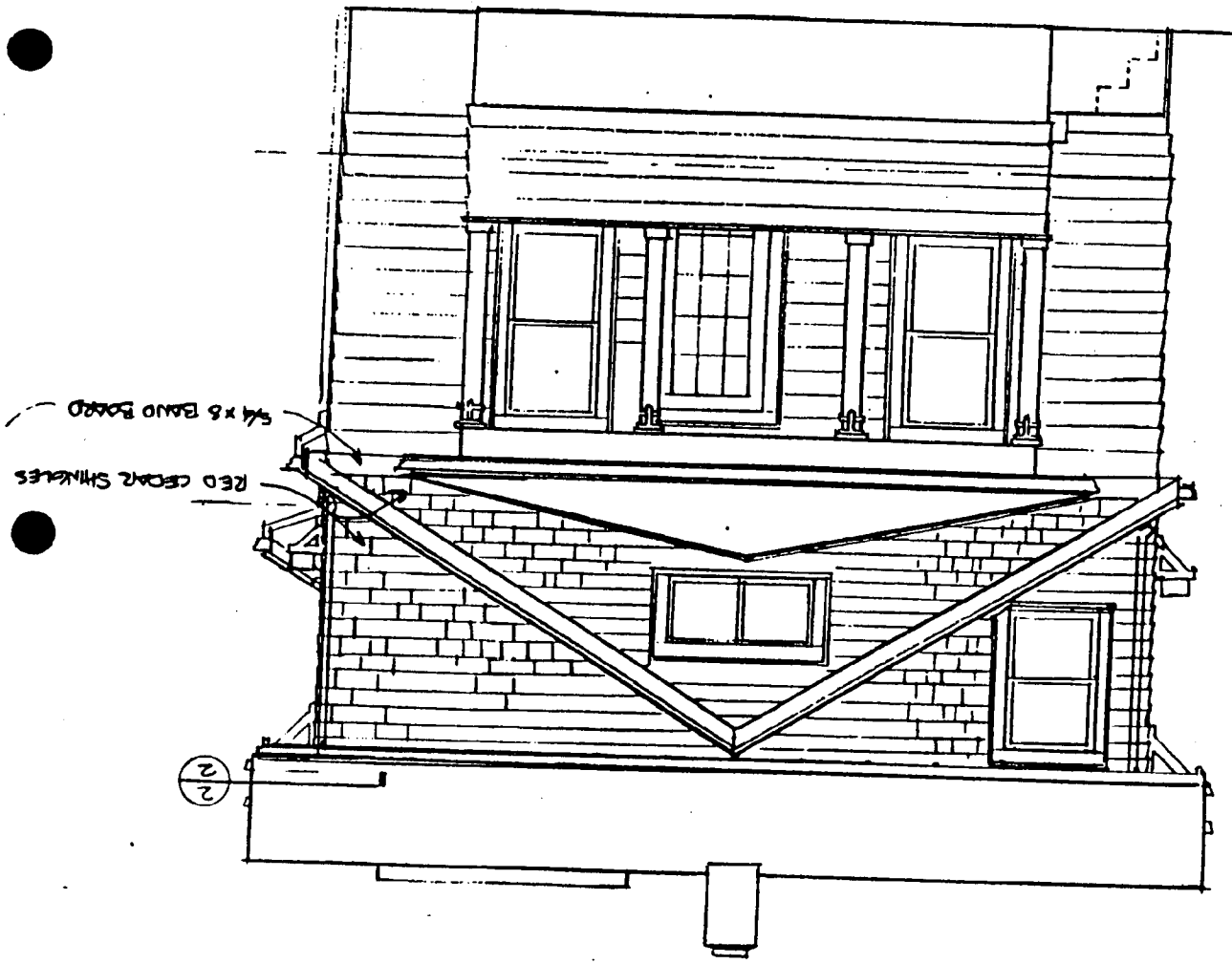
12

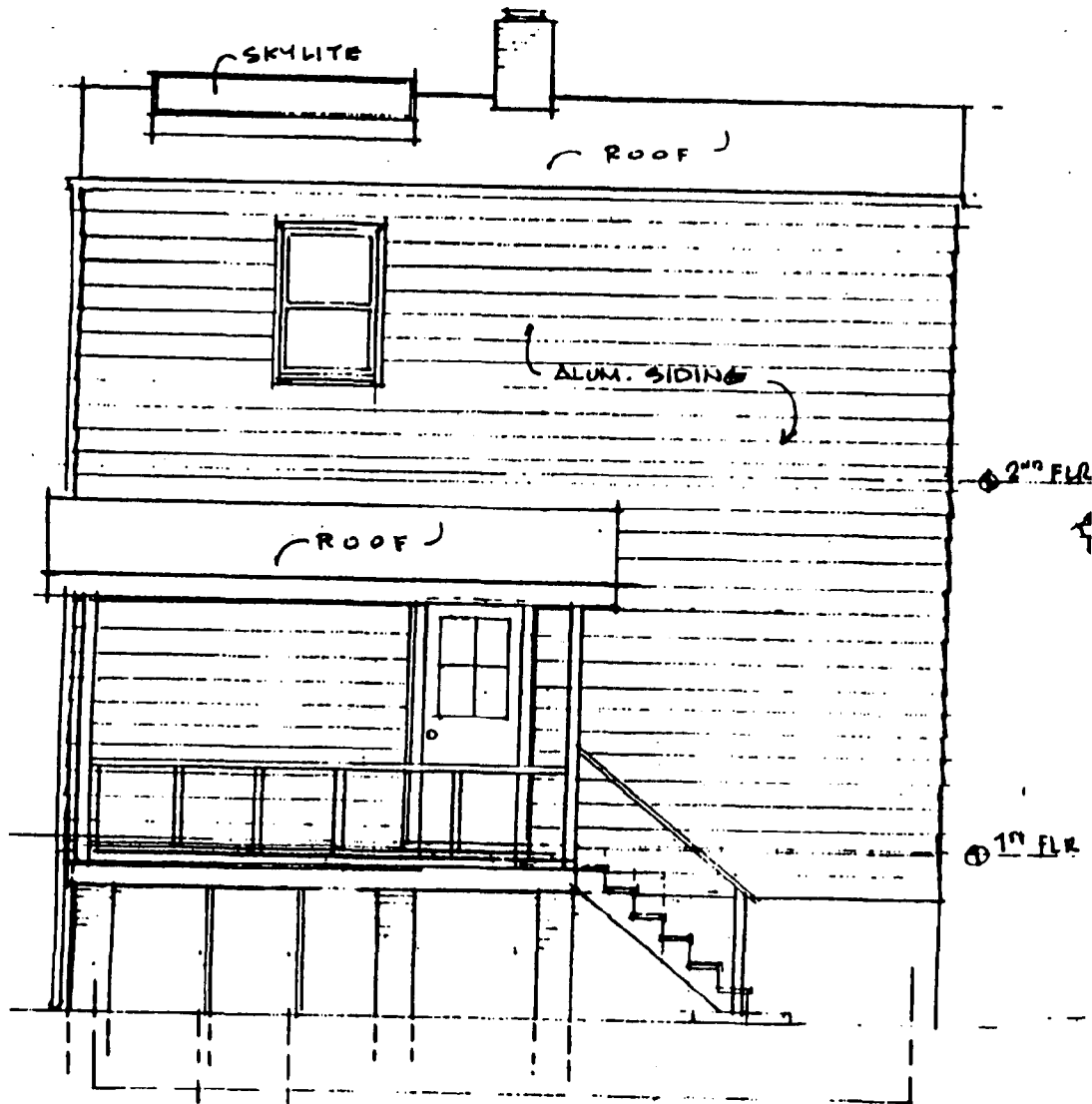
1.

EXISTING FRONT ELEVATION

1/4" = 1'-0"

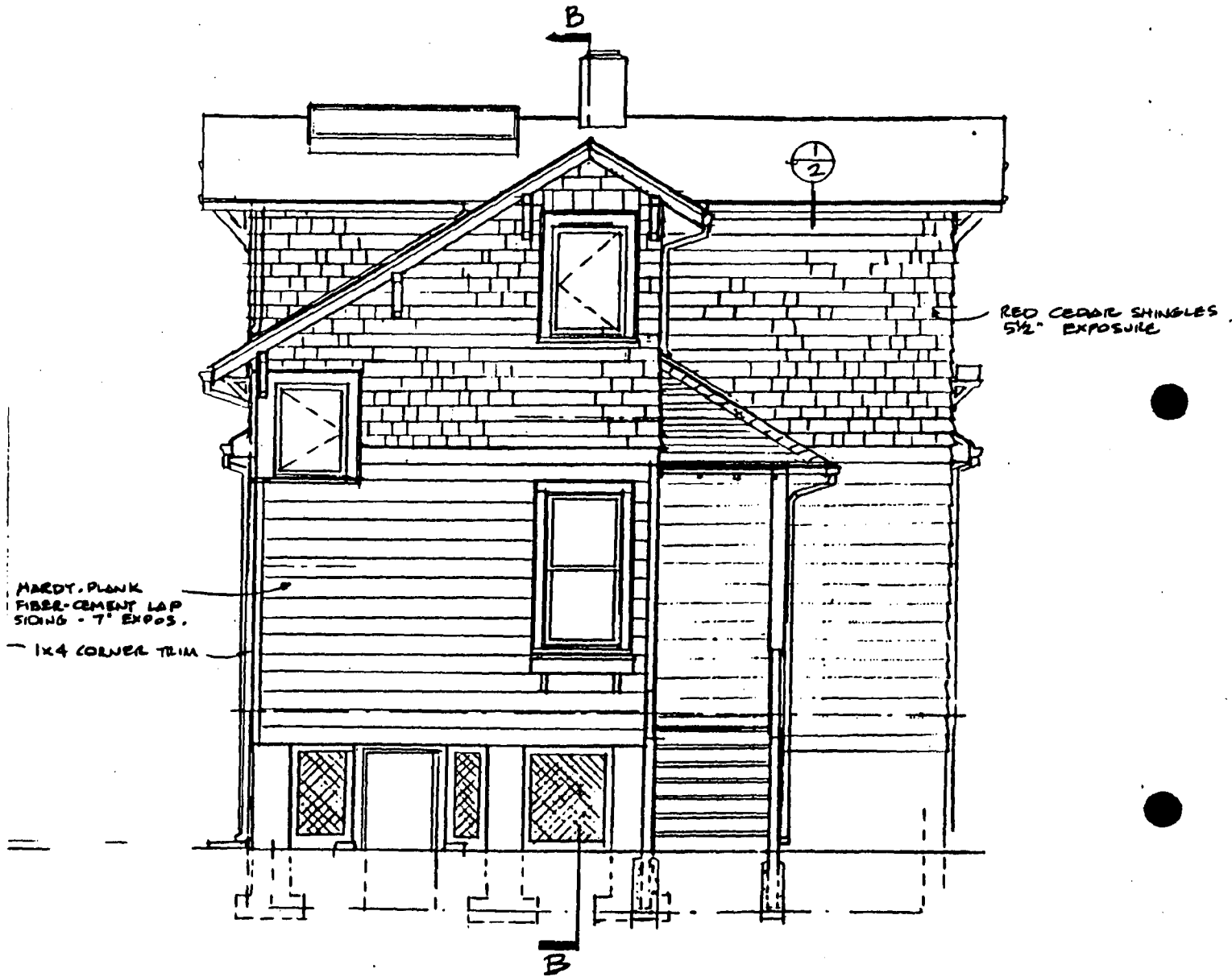
FRONT (SOUTHWEST) ELEVATION  
1/4" = 1'-0"





11

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

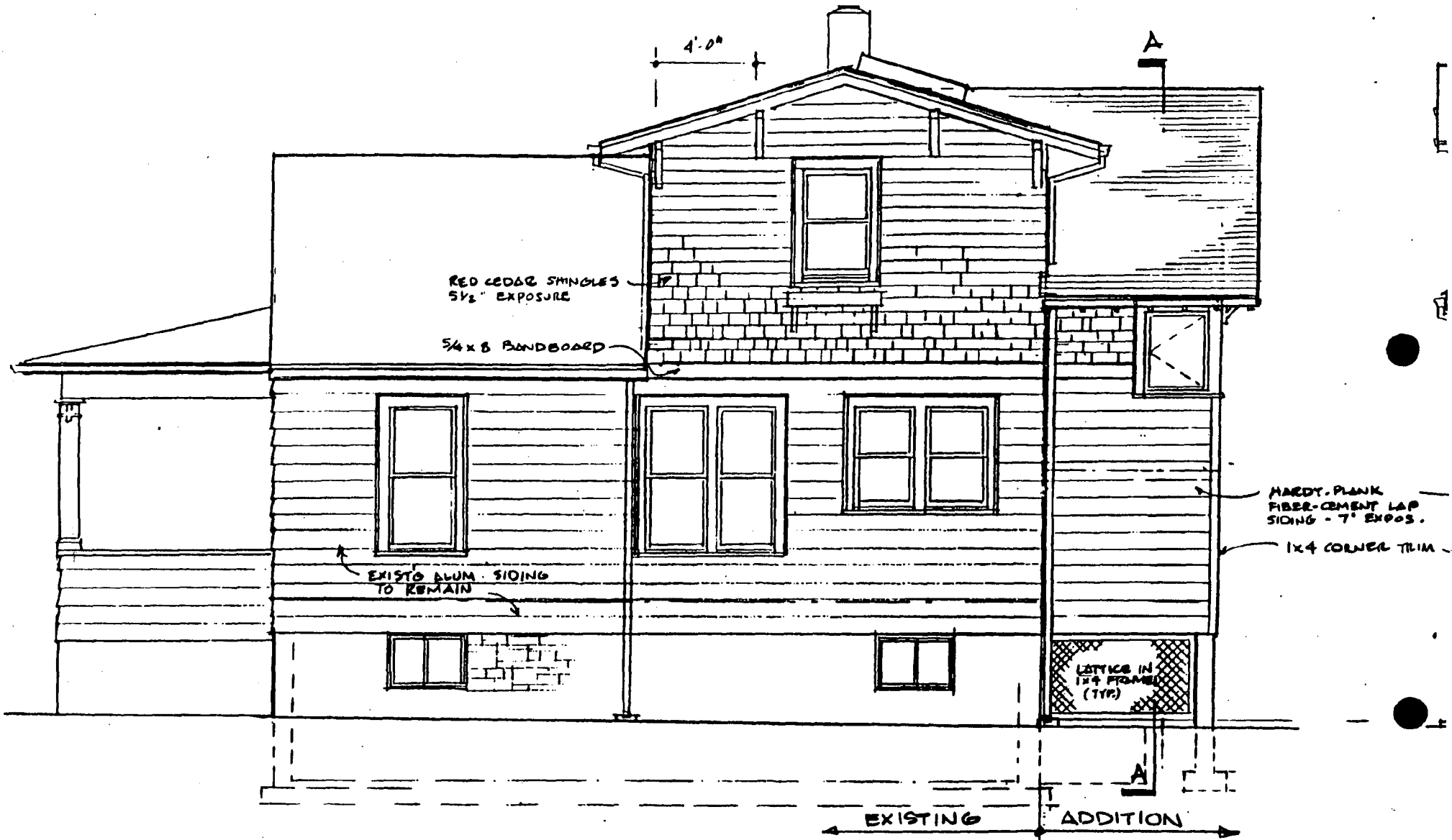


15



EXISTING SOUTHEAST (SIDE) ELEVATION  
1/4" = 1'-0"

19

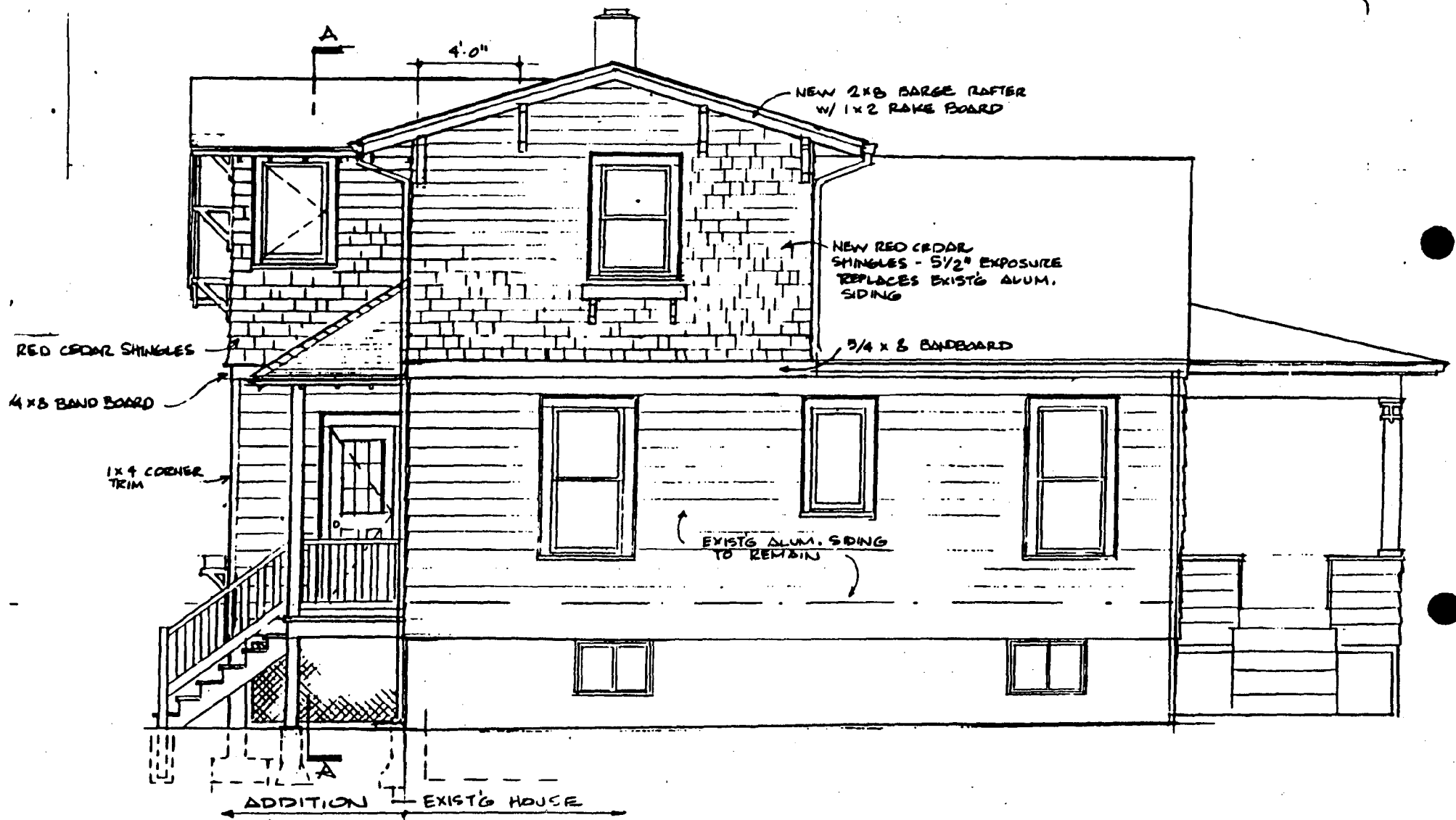


SIDE (SOUTHEAST) ELEVATION

EXISTING NORTHWEST (SIDE) ELEVATION  
1/4" = 1'-0"







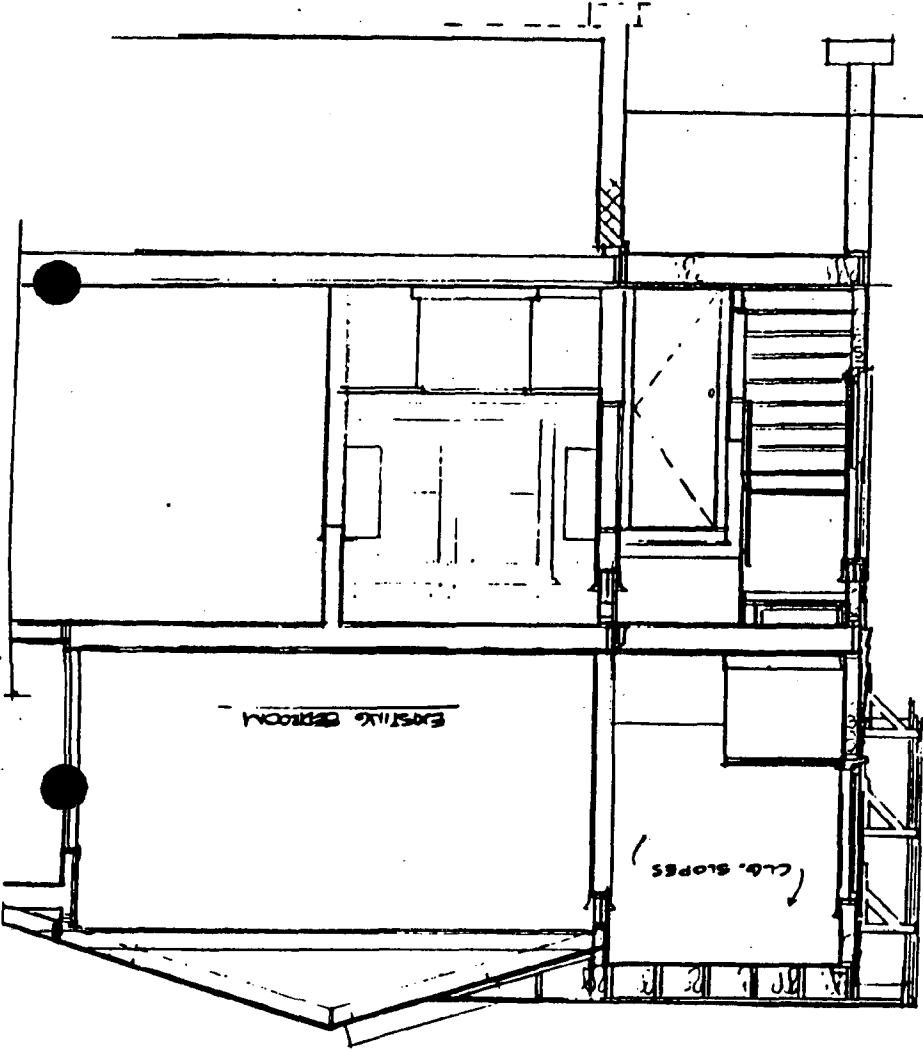
SIDE (NORTHWEST) ELEVATION

1/4" = 1'-0"

61

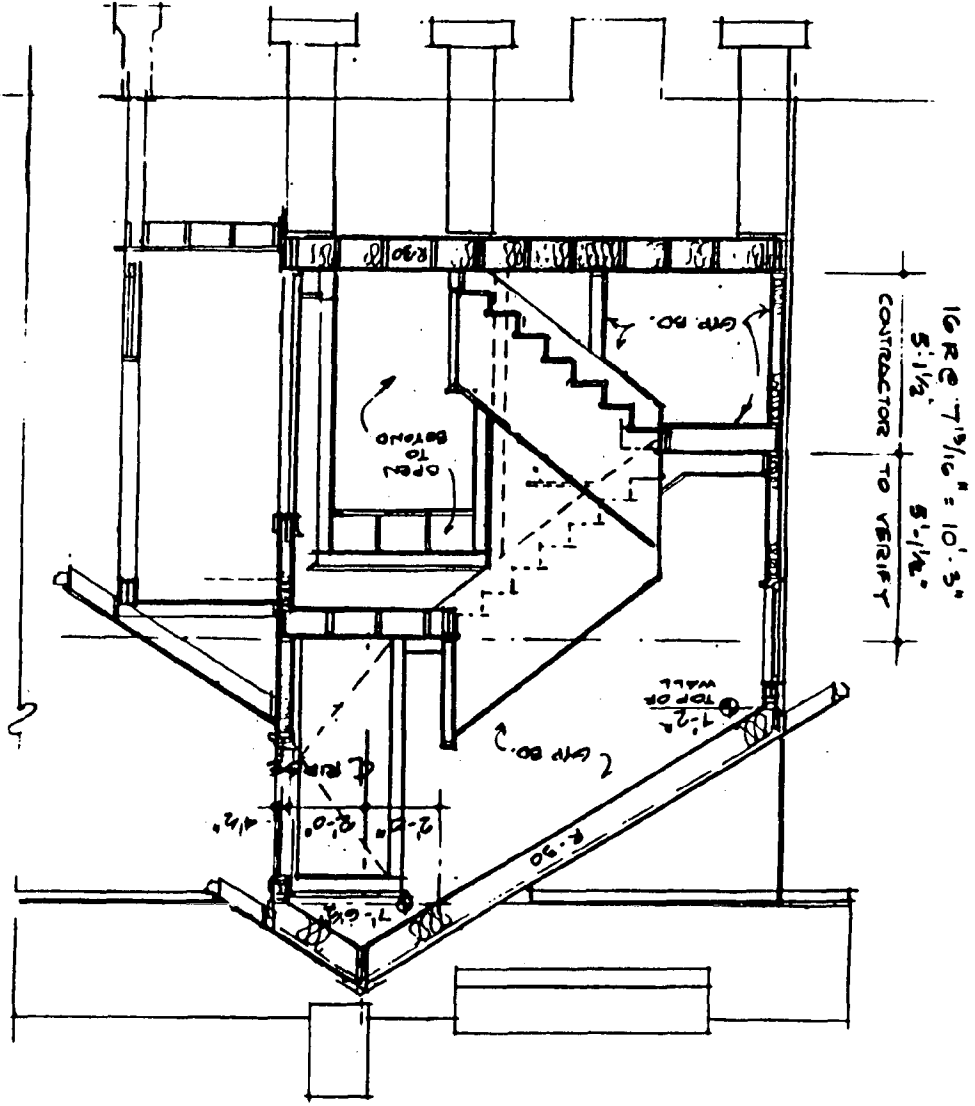
SECTION B-B

1/4" = 1'-0"



SECTION A-A

1/4" = 1'-0"





(Northwest) Side view



VIEW OF REAR



view of front porch



(Southeast) SIDE VIEW



VIEW OF FRONT



VIEW OF REAR

July 1999



(Northwest) Side view



(SOUTHEAST) SIDE VIEW



View of front porch