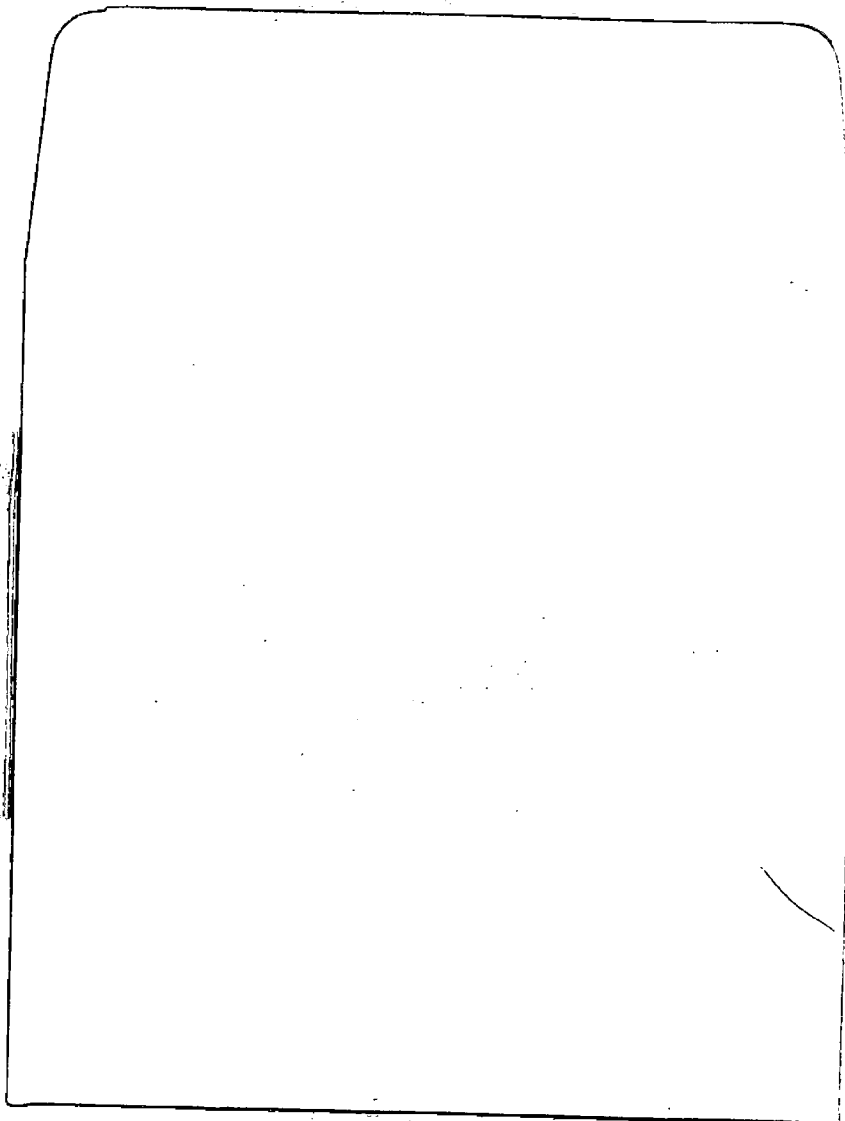


37/03-05DDD 515 New York Ave
Takoma Park Historic District

SA
Stamped
dups in
Michel's
office.



CRANDON
HAWP DRAWINGS
615 NEW YORK AVE

LANDIS CONSTRUCTION CORP.

LANDIS
CONSTRUCTION
CORP.

202-726-

3777

X 112

9.7.2005

521

~~at KSM: Michelle DAK~~

FOR QUESTIONS PLEASE

CALL: GARTH RUSSO

202-726-3777 EXT. 112

FOR PICK-UP CALL:

YERKO PALOMINI

cell: 202-957-0009

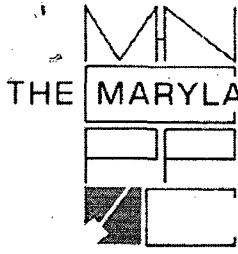
Thanks !!

Submit three copies of Crandon Drawings to Historic Preservation Commission Staff:

Tell receptionist at HPC that these drawings are for Michele Oaks to review prior to their submission for permit to Montgomery County.

Historic Preservation Commission
1109 Spring Street
Suite 801
Silver Spring, MD 20910


Michele Oaks
Phone: (301) 563-3407



Date: November 4, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **396632** Dormer Extension and Alterations to Rear Addition

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on September 28, 2005. This application was **APPROVED with conditions**. The conditions of approval were that:

1. 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.
2. The proposed windows in the dormer are changed to a 4 or 6 light, wood, casement or awning, simulated, divided-light windows and the spacing of the windows in the dormer are to be reviewed and approved by staff.
3. The handicapped ramp and landscaping plan is deleted from this current proposal and the applicant and her design staff continues to work with the Takoma Park Arborist and HPC staff on the design and material selection for this structure and overall landscaping plan to create a product that will be user-friendly, environmentally-sensitive and historically compatible to the site.

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

Applicant: Carole Crandon (Garth Russo, Agent)

Address: 515 New York 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
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GARTH RUSSO OR SERGIO OBADIA
 Daytime Phone No.: 202.726.3777 x112 OR x114

Tax Account No.: DIST. 13 AC: 01070064

Name of Property Owner: CAROLE CRANDON Daytime Phone No.: 301.713.0877 x132
 Address: 515 TAKOMA PARK NEW YORK AVE 20912
Street Number City State Zip Code

Contractor: LANDIS CONSTRUCTION CORP. Phone No.: 202.726.3777

Contractor Registration No.: MHIC 46257

Agent for Owner: CHRIS LANDIS Daytime Phone No.: 202.726.3777 x102

LOCATION OF BUILDING/PREMISE

House Number: 515 Street: NEW YORK AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: BALTIMORE AVE
 Lot: 4 Block: 73 Subdivision: TAKOMA PARK
 Liber: - Folio: - Parcel: -

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 183,000

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 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.

[Signature] Date: 6 Sept 05
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 28 Sept 05
 Application/Permit No.: 390632 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

WRITTEN DESCRIPTION OF PROJECT

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

SEE ATTACHED DOCUMENT.

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

SEE ATTACHED DOCUMENT

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.

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.

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.

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.

TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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.

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.

**Additional Pages for Historic Area Work Permit at 515 New York Ave
September 7, 2005**

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

The house is located on a wooded lot in the Takoma Park Historic District, and listed as a contributing resource in that district. The lot is fairly deep (225 feet) and somewhat overgrown in both the front and rear yards. The original house was built on the lot in 1918 and is in the bungalow, side-gable style. It is among additional bungalow houses built in the 1920s, and the neighborhood includes Queen Anne houses built in the 1890s. 515 New York Avenue is a 1-1/2 story house with a full basement. The basement is constructed of clay tile blocks with the exterior parged. The upper portion of the house is wood frame with asbestos shingle siding. At the street elevation of the house there is an eight foot deep porch with stepped brick porch columns, painted wood porch decking that is in poor condition, and a painted wood guardrail. Above the porch is a small dormer that is also in poor condition. It has a problem with leaking and some of the exposed rafter tails have deteriorated to the point of falling off. The main portion of the house still has its original wood, 6-lite over 1-lite, double-hung windows, although there is one more recent single-lite casement window at the top of each side gable.

At the back of the house an addition was added in 1986. This addition is wood framed with lap siding made from Masonite. The siding has deteriorated at a number of locations on the rear elevation. Glass block, casement and undivided double-hung windows were used at the additions openings.

The entire roof is covered in 3-tab asphalt shingles, except at the dormer where modified bitumen roofing was installed.

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

At the front yard of the house the owner needs to add a ramp up to the porch for accessibility. So that the ramp has as minimal a visual impact at the front as possible, it will be achieved by some re-grading at the front yard and a couple brick planters that will double as a guardrail at the top of the slope. At the porch we will remove the existing wood decking that is deteriorating, and replace it with new oak tongue-and-groove decking. The existing wood guardrail will be saved and reinstalled if its removal is necessary for porch decking work. Beneath the porch, new framed lattice will be installed.

At the main body of the house, the existing dormer will be removed, and be replaced with a new larger dormer addition, so that the portion of the attic room with a higher ceiling will be increased. The dormer addition will be clad in wood with open eave treatments that are appropriate to the style of the house. The dormer addition will be at a similar plate height to the existing dormer, and will not increase the massing of the house relative

to the neighboring houses. With removal of underbrush, addition of the ramp, and the dormer, the curb side elevation of the house will be markedly improved.

The existing fascia and soffit at the southwest side of the gable has been damaged and is deteriorating and will be repaired with materials that are a close match to the existing ones.

The siding at the 1986 addition will be removed and replaced with a cement composite siding of similar exposure. New cement composite trim will also be installed around the 1986 addition's windows, and any sheathing that is need of replacement beneath the siding will be replaced.

Interior work on the house will include the anchoring and patching of damaged plaster in the bathroom and a bedroom ceiling. Two period appropriate electrical light fixtures will be installed at the fireplace where there were once gas lighting fixtures, and a few additional electrical devices will be installed through the house, and one of the original windows at the bathroom will be repaired. Interior work will also include the rehabilitation and a small expansion of the kitchen to bring it to a more reasonably usable state. Worn existing linoleum flooring at the kitchen will be replaced with similar linoleum flooring, and the two existing historic elements (the tall cabinet, and wall mounted sink) will be maintained, though relocated. New period appropriate cabinets and counters will be added to improve functionality.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

CAROLE CRANDON
515 NEW YORK AVE
TACOMA PARK, MD 20912

Owner's Agent's mailing address

LANDIS CONSTRUCTION CORP.
CHARIS LANDIS
7058 SPRING PLACE NW
WASHINGTON, DC 20012

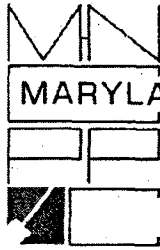
Adjacent and confronting Property Owners mailing addresses

RESIDENT AT
514 PHILADELPHIA AVE
TACOMA PARK, MD 20912

RESIDENT AT
510 NEW YORK AVE
TACOMA PARK, MD 20912

RESIDENT AT
513 NEW YORK AVE
TACOMA PARK, MD 20912

RESIDENT AT
519 NEW YORK AVE
TACOMA PARK, MD 20912



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

Date: November 4, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **396632** Dormer Extension and Alterations to Rear Addition

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on September 28, 2005. This application was **APPROVED with conditions**. The conditions of approval were that:

1. 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.
2. The proposed windows in the dormer are changed to a 4 or 6 light, wood, casement or awning, simulated, divided-light windows and the spacing of the windows in the dormer are to be reviewed and approved by staff.
3. The handicapped ramp and landscaping plan is deleted from this current proposal and the applicant and her design staff continues to work with the Takoma Park Arborist and HPC staff on the design and material selection for this structure and overall landscaping plan to create a product that will be user-friendly, environmentally-sensitive and historically compatible to the site.

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

Applicant: Carole Crandon (Garth Russo, Agent)

Address: 515 New York 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
 235 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GARTH RUSSO OR SERGIO OBADIA
 Daytime Phone No.: 202.726.3777 x112 OR x114

Tax Account No.: DIST. 13 ACT: 01070064

Name of Property Owner: CAROLE CRANDON Daytime Phone No.: 301.713.0877 x132

Address: 515 TAKOMA PARK NEW YORK AVE 20912
Street Number City State Zip Code

Contractor: LANDIS CONSTRUCTION CORP. Phone No.: 202.726.3777

Contractor Registration No.: MHIC 46257

Agent for Owner: CHRIS LANDIS Daytime Phone No.: 202.726.3777 x102

LOCATION OF BUILDING/PREMISE

House Number: 515 Street: NEW YORK AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: BALTIMORE AVE
 Lot: 4 Block: 73 Subdivision: TAKOMA PARK
 Liber: - Folio: - Parcel: -

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Add	<input type="checkbox"/> Stab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revoicable	<input type="checkbox"/> Fence/Well (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 183,000

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: 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.

[Signature] Date: 08/05

Approved: XW/CONDITIONS For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Judith O'Malley Date: 28 Sept 05
 Permit No.: 390632 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

WRITTEN DESCRIPTION OF PROJECT

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

SEE ATTACHED DOCUMENT

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- 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.

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If you are proposing construction adjacent to or within the shade 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.

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.

**Additional Pages for Historic Area Work Permit at 515 New York Ave
September 7, 2005**

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

The house is located on a wooded lot in the Takoma Park Historic District, and listed as a contributing resource in that district. The lot is fairly deep (225 feet) and somewhat overgrown in both the front and rear yards. The original house was built on the lot in 1918 and is in the bungalow, side-gable style. It is among additional bungalow houses built in the 1920s, and the neighborhood includes Queen Anne houses built in the 1890s. 515 New York Avenue is a 1-1/2 story house with a full basement. The basement is constructed of clay tile blocks with the exterior parged. The upper portion of the house is wood frame with asbestos shingle siding. At the street elevation of the house there is an eight foot deep porch with stepped brick porch columns, painted wood porch decking that is in poor condition, and a painted wood guardrail. Above the porch is a small dormer that is also in poor condition. It has a problem with leaking and some of the exposed rafter tails have deteriorated to the point of falling off. The main portion of the house still has its original wood, 6-lite over 1-lite, double-hung windows, although there is one more recent single-lite casement window at the top of each side gable.

At the back of the house an addition was added in 1986. This addition is wood framed with lap siding made from Masonite. The siding has deteriorated at a number of locations on the rear elevation. Glass block, casement and undivided double-hung windows were used at the additions openings.

The entire roof is covered in 3-tab asphalt shingles, except at the dormer where modified bitumen roofing was installed.

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

At the front yard of the house the owner needs to add a ramp up to the porch for accessibility. So that the ramp has as minimal a visual impact at the front as possible, it will be achieved by some re-grading at the front yard and a couple brick planters that will double as a guardrail at the top of the slope. At the porch we will remove the existing wood decking that is deteriorating, and replace it with new oak tongue-and-groove decking. The existing wood guardrail will be saved and reinstalled if its removal is necessary for porch decking work. Beneath the porch, new framed lattice will be installed.

At the main body of the house, the existing dormer will be removed, and be replaced with a new larger dormer addition, so that the portion of the attic room with a higher ceiling will be increased. The dormer addition will be clad in wood with open eave treatments that are appropriate to the style of the house. The dormer addition will be at a similar plate height to the existing dormer, and will not increase the massing of the house relative

to the neighboring houses. With removal of underbrush, addition of the ramp, and the dormer, the curb side elevation of the house will be markedly improved.

The existing fascia and soffit at the southwest side of the gable has been damaged and is deteriorating and will be repaired with materials that are a close match to the existing ones.

The siding at the 1986 addition will be removed and replaced with a cement composite siding of similar exposure. New cement composite trim will also be installed around the 1986 addition's windows, and any sheathing that is need of replacement beneath the siding will be replaced.

Interior work on the house will include the anchoring and patching of damaged plaster in the bathroom and a bedroom ceiling. Two period appropriate electrical light fixtures will be installed at the fireplace where there were once gas lighting fixtures, and a few additional electrical devices will be installed through the house, and one of the original windows at the bathroom will be repaired. Interior work will also include the rehabilitation and a small expansion of the kitchen to bring it to a more reasonably usable state. Worn existing linoleum flooring at the kitchen will be replaced with similar linoleum flooring, and the two existing historic elements (the tall cabinet, and wall mounted sink) will be maintained, though relocated. New period appropriate cabinets and counters will be added to improve functionality.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

CAROLE CRANDON
515 NEW YORK AVE
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

LANDIS CONSTRUCTION CORP.
CARIS LANDIS
7058 SPRING PLACE NW
WASHINGTON, DC 20012

Adjacent and confronting Property Owners mailing addresses

RESIDENT AT
514 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

RESIDENT AT
510 NEW YORK AVE
TAKOMA PARK, MD 20912

RESIDENT AT
513 NEW YORK AVE
TAKOMA PARK, MD 20912

RESIDENT AT
519 NEW YORK AVE
TAKOMA PARK, MD 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 515 New York Avenue, Takoma Park **Meeting Date:** 09/28/05
Resource: Contributing Resource **Report Date:** 09/21/05
Takoma Park Historic District
Review: HAWP **Public Notice:** 09/14/05
Case Number: 37/03-05DDD **Tax Credit:** Partial
Applicant: Carole Crandon (Garth Russo, Agent) **Staff:** Michele Oaks

PROPOSAL: Dormer Extension and Handicapped Ramp Installation

RECOMMEND: Approval with Conditions

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

1. A tree protection plan for the existing trees will be drafted ~~and~~ ^{Unneeded} approved by the Takoma Park City Arborist.
2. The proposed windows in the dormer are changed to a 4 or 6 light, wood, casement or awning, simulated, divided-light window. — spacing to be approved by staff
3. The handicapped ramp and landscaping plan is deleted from this current proposal and the applicant and her design staff continues to work with the Takoma Park Arborist and HPC staff on the design and material selection for this structure and overall landscaping plan to create a product that will be user-friendly, environmentally-sensitive and historically compatible to the site.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Bungalow
DATE: 1918

7108 Holly Avenue is a contributing resource within the Takoma Park Historic District. The building is a 1-½ story frame bungalow clad in wood siding with an asbestos shingle siding veneer. The house is ornamented with a full-width front porch supported by brick columns. The roof is detailed with a three-bay dormer with overhanging eaves and exposed rafter tails and four light casement windows.

A 1986 addition was added to the rear of the house. The rear addition is of frame construction and is clad in Masonite lap siding.

The entire roof is covered in 3-tab asphalt shingles, except at the dormer where modified bitumen roofing was installed.

PROPOSAL:

The applicants are proposing to:

1. Widen the current three-bay dormer by creating a full-width dormer on the front façade. The dormer will continue to have the overhanging eaves and exposed rafter tail details as the original. Additionally, the applicant is proposing to use a painted, wood, lap siding on the dormer in preparation for a future removal of the asbestos siding and rehabilitation of the original wood siding on the original massing. The proposed windows are wood with a camed glass pattern. The dormer will be sheathed in a standing seam copper or tin roof.
2. Handicapped ramp (Deleted from this current application by applicant in order to continue to work with HPC staff and Takoma Park's arborist to address design and material concerns – ramp will return to HPC at a later date with a new design that better addresses these issues.)
3. Remove the existing gutter and downspouts on the property and replace with copper ½ round gutters and new downspouts.
4. Remove the Masonite siding and trim on the rear addition and replace with cement fiber siding with 11" exposure.
5. Replace existing tongue and groove front porch decking with new, tongue and groove, oak porch decking.
6. Replace the existing wood lattice with new treated wood lattice with a 1 x 4 treated wood frame.
7. Repair/replace in-kind existing beaded wood soffit and damaged fascia and rake mould drip.

APPLICABLE GUIDELINES:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource that contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.

The following guidelines pertain to this project:

- 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.
- Additions should be compatible; they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF DISCUSSION:

Second story expansions and alterations are permitted on contributing resources as per the approved and adopted Takoma Park Historic District Guidelines, if the changes are compatible with the predominant architectural style of the historic structure and does not dramatically change the structure's design form or streetscape relationship. The main aspect of the subject proposal is the dormer widening. The design of the new dormer takes details from the original, such as overhanging eaves and exposed rafter tails, and will be of the same height and continue to have a shed roof. As such, the proposal does not alter the existing bungalow's characteristic features or original form and continues to be consistent and compatible with the surrounding streetscape.

Staff is concerned, however, with the applicant's choice of windows for the dormer. We feel that camed windows are a more Victorian, high style window choice and would not be compatible with this simple Colonial Revival/Craftsman bungalow. Therefore, staff is recommending that the window specifications be modified to be closer to the original windows - a 4 or 6 light casement or awning, wood, simulated divided light window.

STAFF RECOMMENDATION

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

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district,

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 Takoma Park Guidelines, adopted in August 1997.

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
301/777-5170

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GARTH RUSSO OR
SERGIO OBADIA

Daytime Phone No.: 202-726-3777 x112 OR x114

Account No.: DIST. 13 ACT: 01070064

Name of Property Owner: CAROLE CRANDON Daytime Phone No.: 301-713-0877 x132

Address: 515 TAKOMA PARK NEW YORK AVE 20912
Street Number City Street Zip Code

Contractor: LANDIS CONSTRUCTION CORP. Phone No.: 202-726-3777

Contractor Registration No.: MHIC 46257

Agent for Owner: CHRIS LANDIS Daytime Phone No.: 202-726-3777 x102

LOCATION OF BUILDING/PREMISE

House Number: 515 Street: NEW YORK AVE.

Town/City: TAKOMA PARK Nearest Cross Street: BALTIMORE AVE

Lot: 4 Block: 73 Subdivision: TAKOMA PARK

Liber: - Folio: - Parcel: -

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- 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: \$ 183,000

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 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.

x [Signature] 6 Apr 05
Signature of owner or authorized agent Date

Approved: _____ For: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 396632 Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

SEE ATTACHED DOCUMENT

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

SEE ATTACHED DOCUMENT

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, 1301/279-1355).

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.

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

CAROLE CRANDON
515 NEW YORK AVE
TACOMA PARK, MD 20912

Owner's Agent's mailing address

LANDIS CONSTRUCTION CORP.
CARIS LANDIS
7058 SPRING PLACE NW
WASHINGTON, DC 20012

Adjacent and confronting Property Owners mailing addresses

RESIDENT AT
514 PHILADELPHIA AVE
TACOMA PARK, MD 20912

RESIDENT AT
510 NEW YORK AVE
TACOMA PARK, MD 20912

RESIDENT AT
513 NEW YORK AVE
TACOMA PARK, MD 20912

RESIDENT AT
519 NEW YORK AVE
TACOMA PARK, MD 20912

**Additional Pages for Historic Area Work Permit at 515 New York Ave
September 7, 2005**

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

The house is located on a wooded lot in the Takoma Park Historic District, and listed as a contributing resource in that district. The lot is fairly deep (225 feet) and somewhat overgrown in both the front and rear yards. The original house was built on the lot in 1918 and is in the bungalow, side-gable style. It is among additional bungalow houses built in the 1920s, and the neighborhood includes Queen Anne houses built in the 1890s. 515 New York Avenue is a 1-1/2 story house with a full basement. The basement is constructed of clay tile blocks with the exterior parged. The upper portion of the house is wood frame with asbestos shingle siding. At the street elevation of the house there is an eight foot deep porch with stepped brick porch columns, painted wood porch decking that is in poor condition, and a painted wood guardrail. Above the porch is a small dormer that is also in poor condition. It has a problem with leaking and some of the exposed rafter tails have deteriorated to the point of falling off. The main portion of the house still has its original wood, 6-lite over 1-lite, double-hung windows, although there is one more recent single-lite casement window at the top of each side gable.

At the back of the house an addition was added in 1986. This addition is wood framed with lap siding made from Masonite. The siding has deteriorated at a number of locations on the rear elevation. Glass block, casement and undivided double-hung windows were used at the additions openings.

The entire roof is covered in 3-tab asphalt shingles, except at the dormer where modified bitumen roofing was installed.

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

At the front yard of the house the owner needs to add a ramp up to the porch for accessibility. So that the ramp has as minimal a visual impact at the front as possible, it will be achieved by some re-grading at the front yard and a couple brick planters that will double as a guardrail at the top of the slope. At the porch we will remove the existing wood decking that is deteriorating, and replace it with new oak tongue-and-groove decking. The existing wood guardrail will be saved and reinstalled if its removal is necessary for porch decking work. Beneath the porch, new framed lattice will be installed.

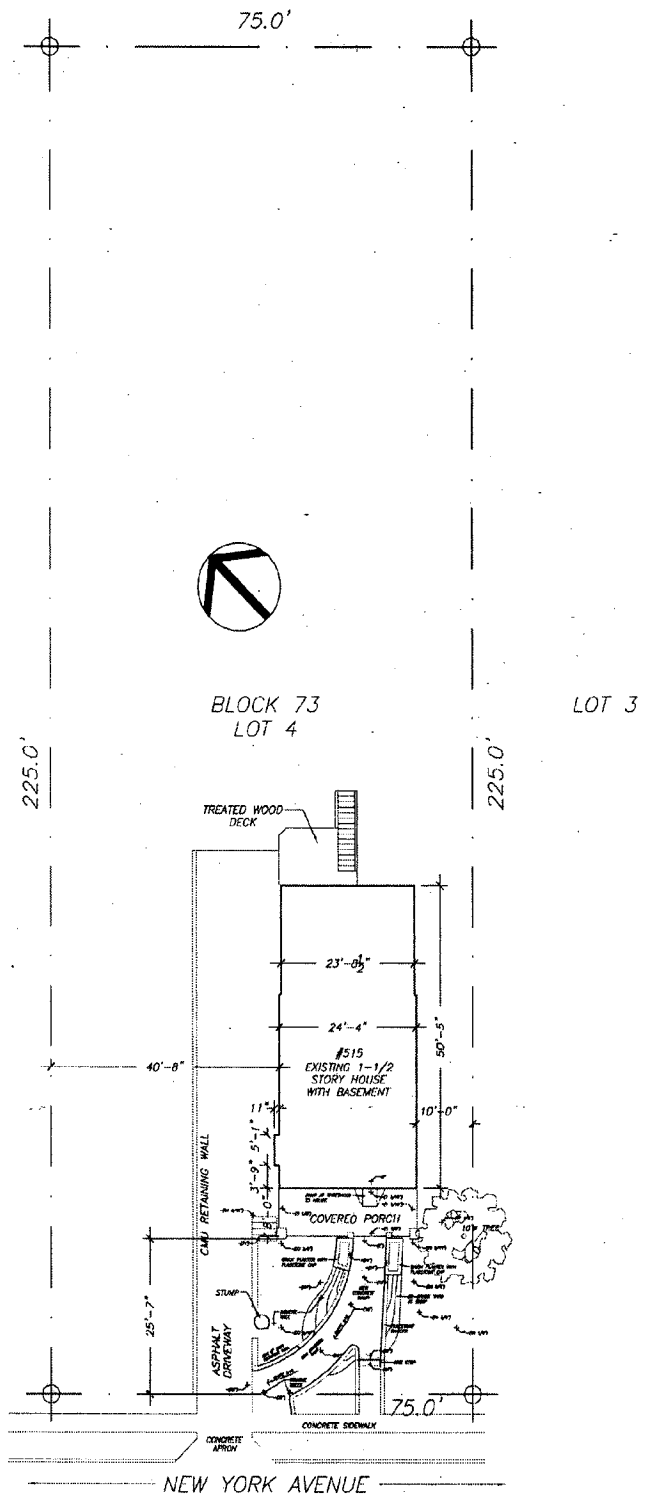
At the main body of the house, the existing dormer will be removed, and be replaced with a new larger dormer addition, so that the portion of the attic room with a higher ceiling will be increased. The dormer addition will be clad in wood with open eave treatments that are appropriate to the style of the house. The dormer addition will be at a similar plate height to the existing dormer, and will not increase the massing of the house relative

to the neighboring houses. With removal of underbrush, addition of the ramp, and the dormer, the curb side elevation of the house will be markedly improved.

The existing fascia and soffit at the southwest side of the gable has been damaged and is deteriorating and will be repaired with materials that are a close match to the existing ones.

The siding at the 1986 addition will be removed and replaced with a cement composite siding of similar exposure. New cement composite trim will also be installed around the 1986 addition's windows, and any sheathing that is need of replacement beneath the siding will be replaced.

Interior work on the house will include the anchoring and patching of damaged plaster in the bathroom and a bedroom ceiling. Two period appropriate electrical light fixtures will be installed at the fireplace where there were once gas lighting fixtures, and a few additional electrical devices will be installed through the house, and one of the original windows at the bathroom will be repaired. Interior work will also include the rehabilitation and a small expansion of the kitchen to bring it to a more reasonably usable state. Worn existing linoleum flooring at the kitchen will be replaced with similar linoleum flooring, and the two existing historic elements (the tall cabinet, and wall mounted sink) will be maintained, though relocated. New period appropriate cabinets and counters will be added to improve functionality.



1 SITE PLAN

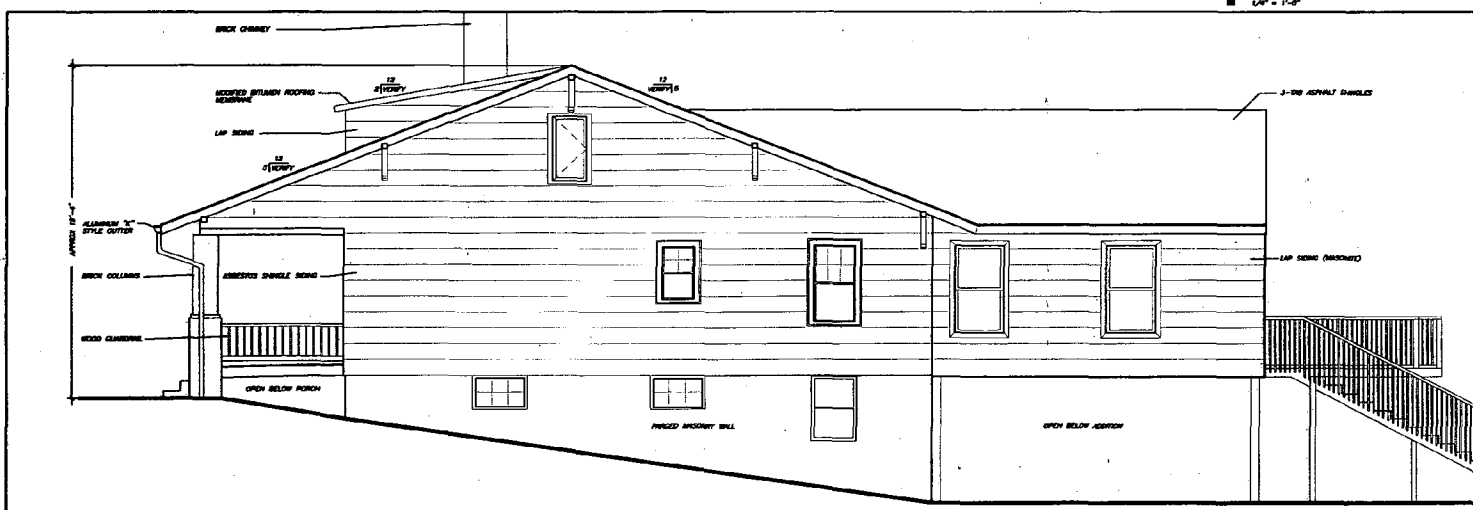
1" = 20'

01

DRAWING PRINTED AT HALF SCALE



1 Existing Front Elevation
1/4" = 1'-0"



2 Existing Side Elevation
1/4" = 1'-0"

LANDIS
CONSTRUCTION
CORPORATION

A DESIGN/BUILD FIRM
7058 Spring Place, NW
Washington, DC 20012
Phone: 202-728-3777
Fax: 202-852-6700
www.landisconstruction.com

Version:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

Client and Project Location:
Carole Crandon
513 New York Avenue
Takoma Park, MD 20912

Drawn Title:
**EXISTING
FRONT AND
SIDE ELEVATIONS**

Date:
6/1/08
Drawing Number:

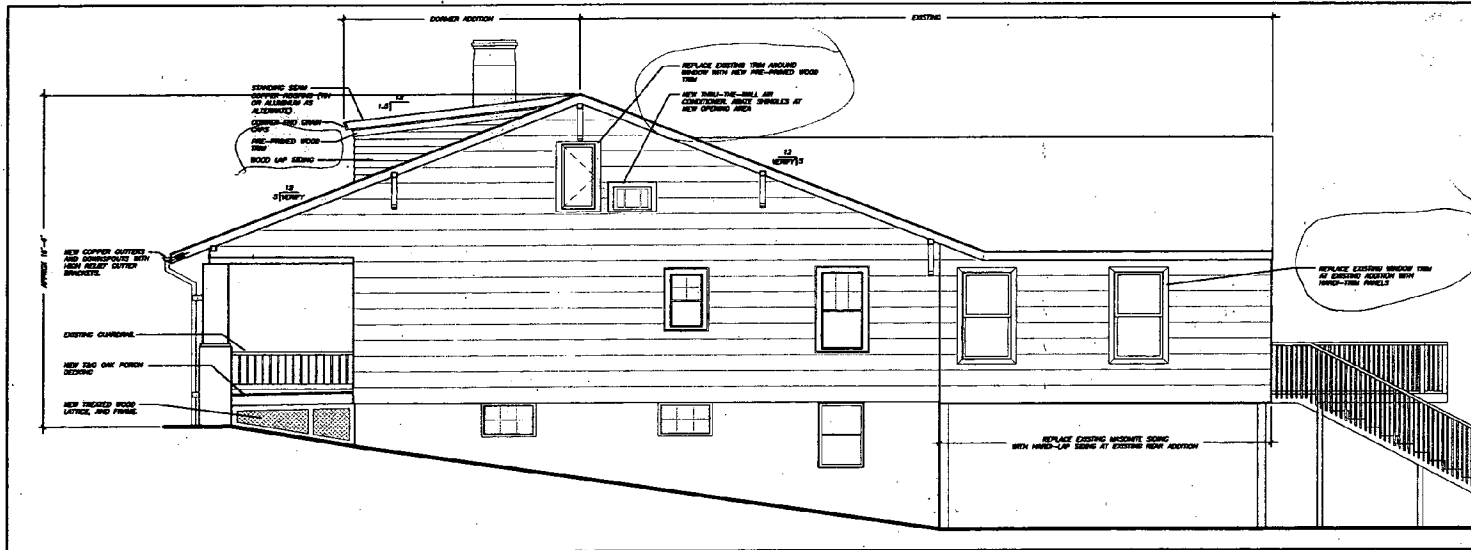
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DRAWING PRINTED AT HALF SCALE



1 Proposed Front Elevation (South west)
1/4" = 1'-0"



2 Proposed Side Elevation (Southeast)
1/4" = 1'-0"

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Client and Project Location
Carole Crandon
513 New York Avenue
Takoma Park, MD 20913

Sheet Title
**PROPOSED
FRONT AND
SIDE ELEVATION**

Date
1-21-01
Drawing Number

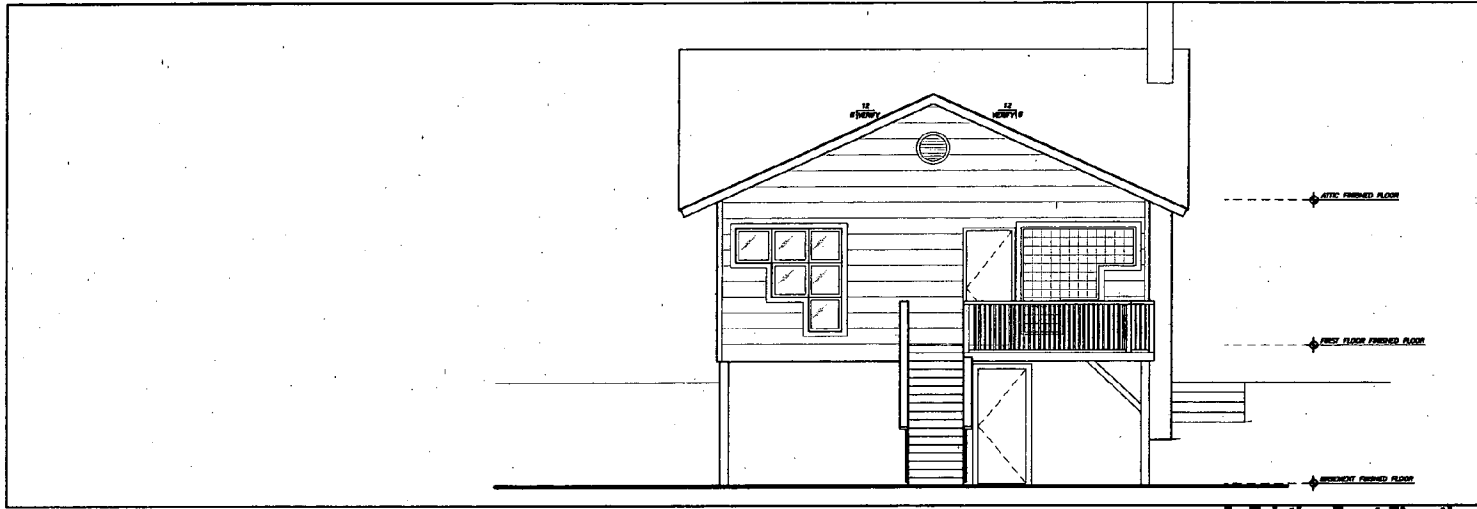
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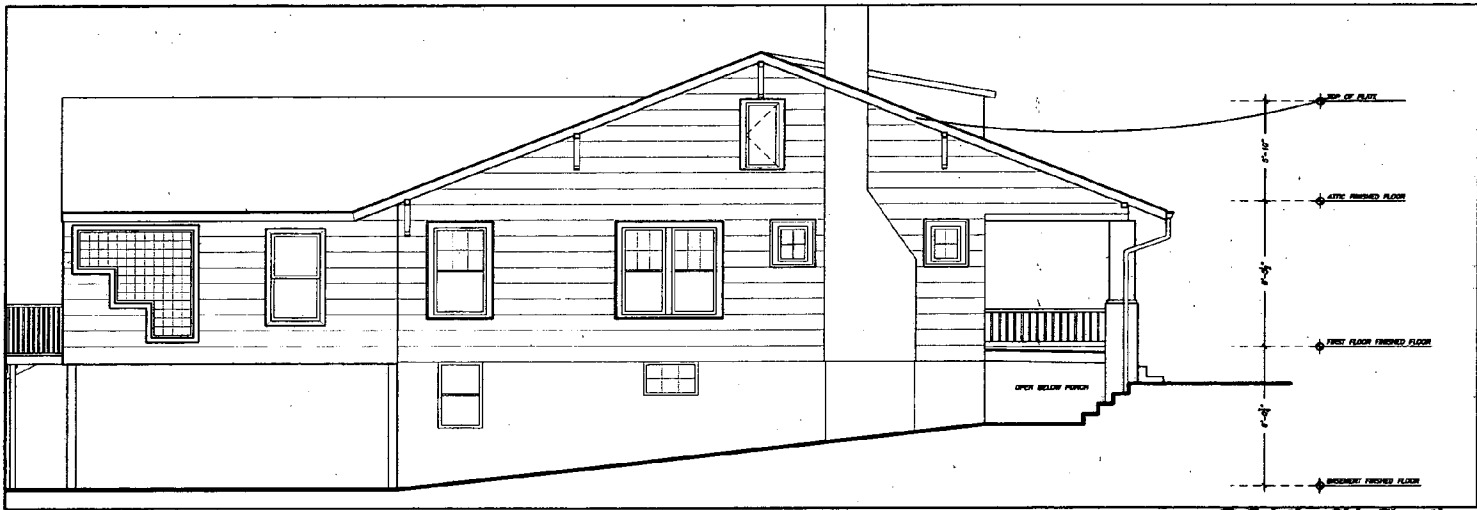
(H)

12

DRAWING PRINTED AT HALF SCALE



1 Existing Front Elevation
1/4" = 1'-0"



2 Existing Side Elevation
1/4" = 1'-0"

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CORPORATION**
 A DESIGN/BUILD FIRM
 7050 Spring Place, NW
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 Fax: 202-882-6700
 www.landisconstruction.com

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Client and Project Location
 Carole Crandon
 525 West York Avenue
 Takoma Park, MD 20912

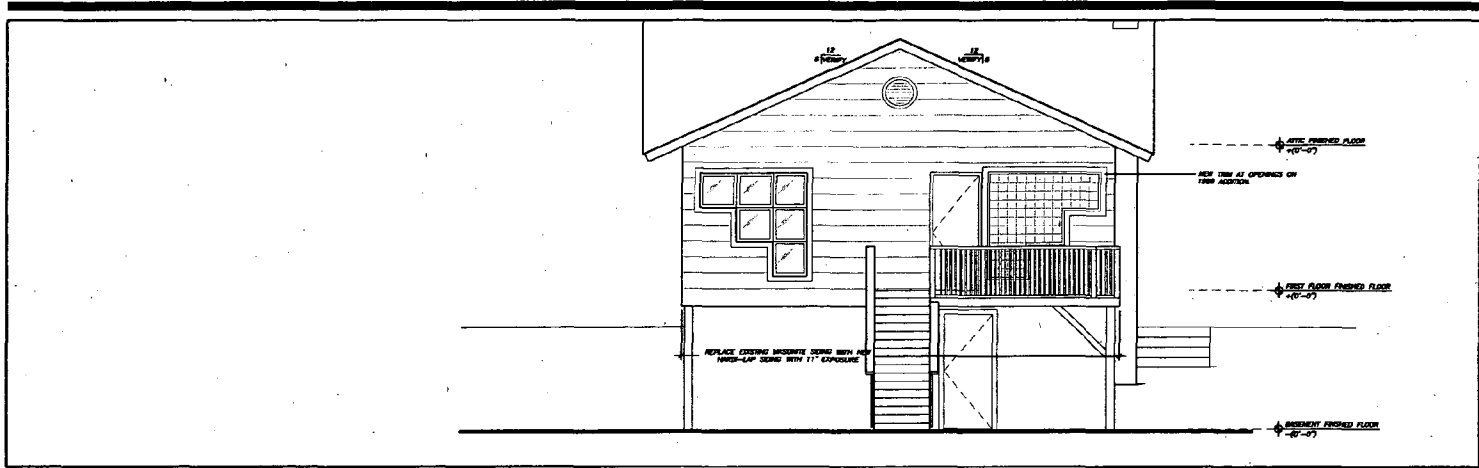
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**EXISTING
REAR AND
SIDE
ELEVATIONS**

Date
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 Drawing Number

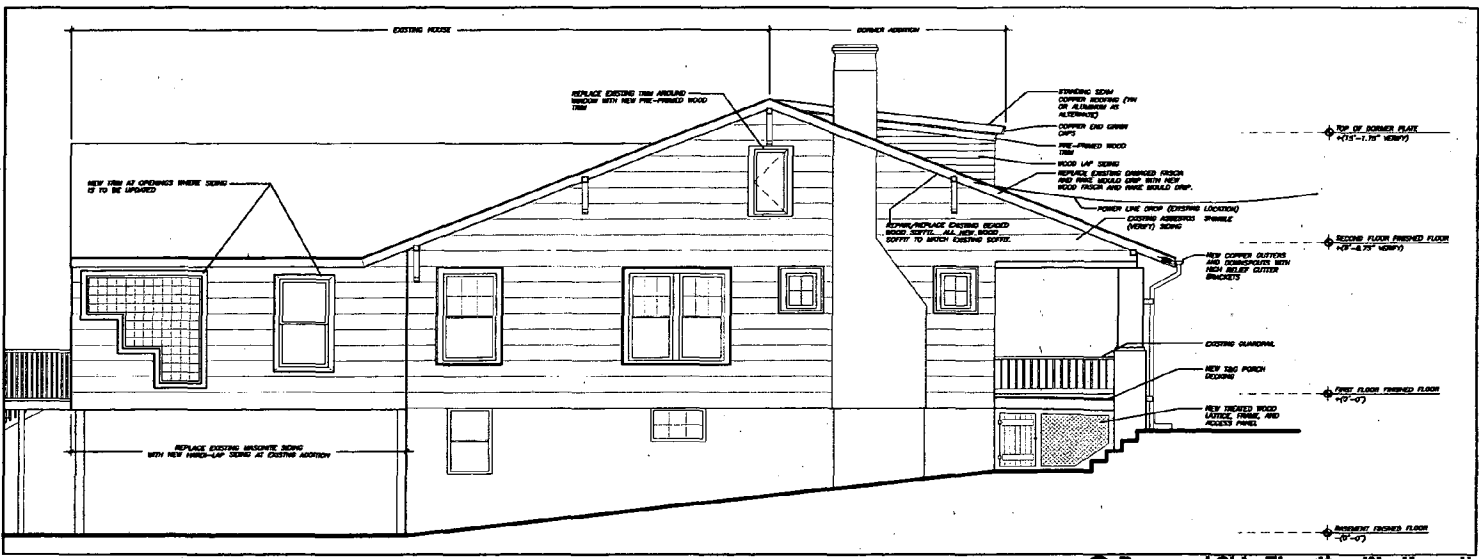
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1 Proposed Rear Elevation (Northeast)
1/4" = 1'-0"



2 Proposed Side Elevation (Northwest)
1/4" = 1'-0"

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Client and Project Location
Carole Crandon
515 New York Avenue
Tahome Park, MD 20912

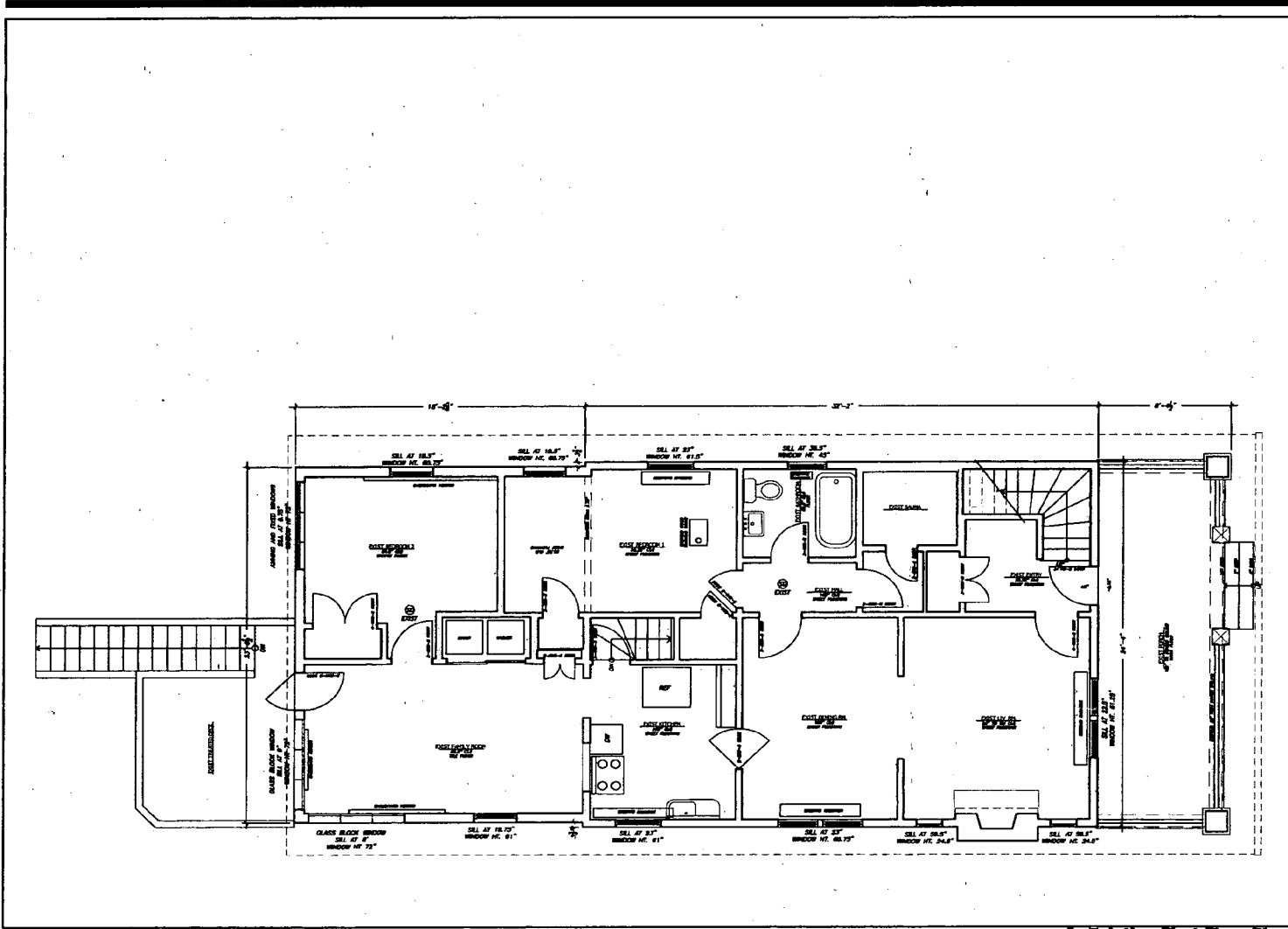
Sheet Title
**PROPOSED
REAR AND
SIDE ELEVATION**
Date
1-17-08
Drawing Number
A3.2

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13

171

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Client and Project Location
Carole Crandon
533 New York Avenue
Takoma Park, MD 20912

Sheet Title
**EXISTING
FIRST FLOOR
PLAN**

Date
10-03
Drawing Number

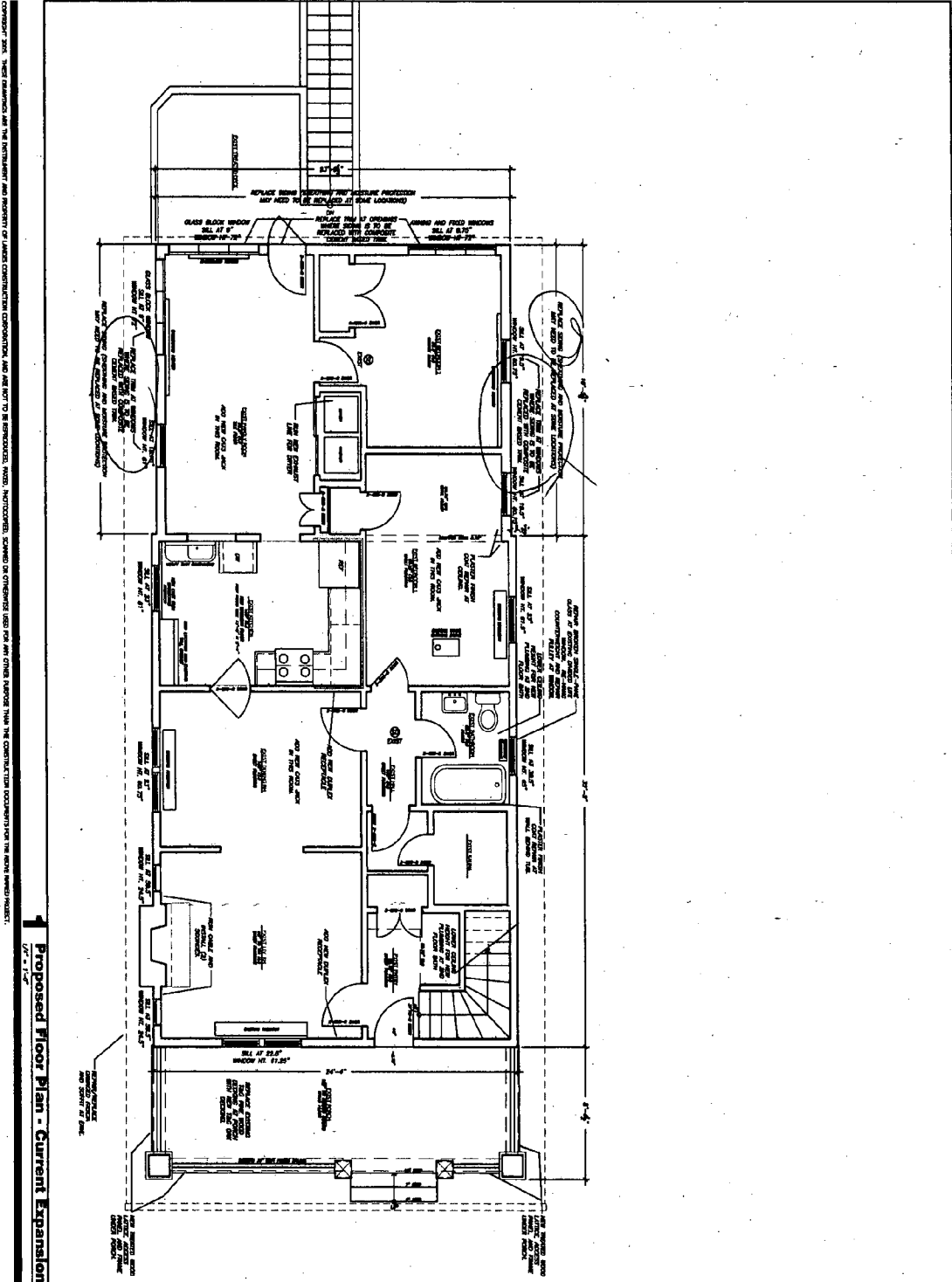
1 Existing First Floor Plan
1/4" = 1'-0"

AD-1

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15

DRAWING PRINTED AT HALF SCALE



Proposed Floor Plan - Current Expansion

A1.1

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____

PROPOSED FIRST FLOOR PLAN

PRELIMINARY NOT FOR CONSTRUCTION

CAROL DENBER
 212 West 10th Avenue
 Tallahassee, FL 32311

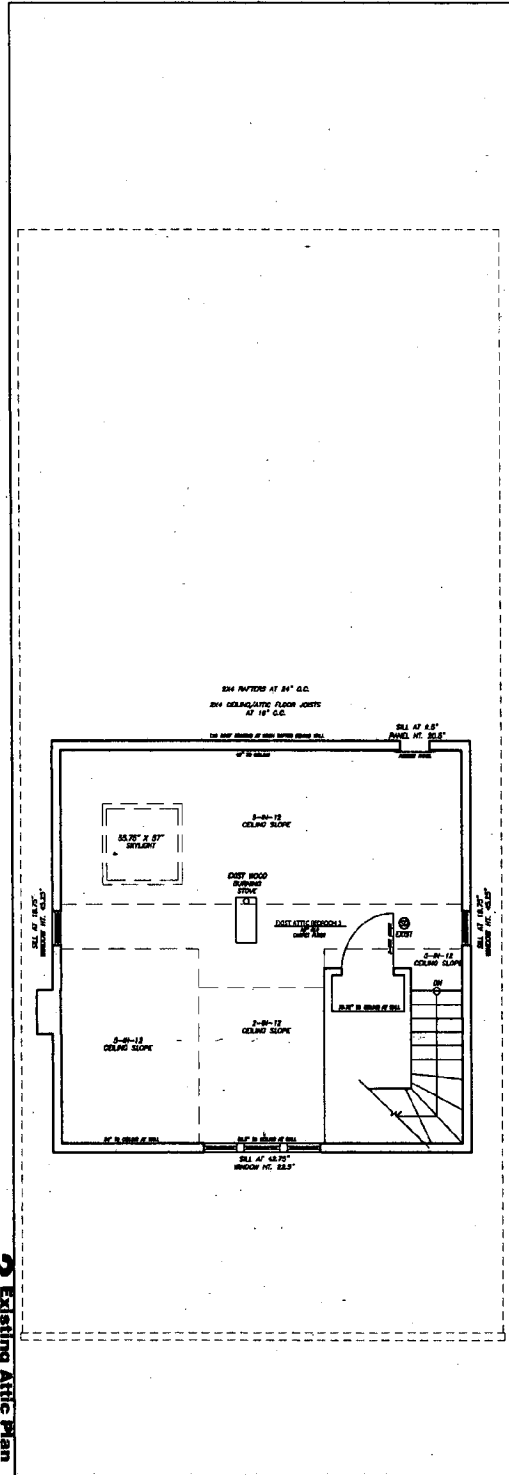
LANDIS CONSTRUCTION CORPORATION

A DESIGN/BUILD FIRM
 7044 Spring Place, NW
 Washington, DC 20012
 Phone: 202-726-5777
 Fax: 202-582-8790
 WWW.LANDISCONSTRUCTION.COM

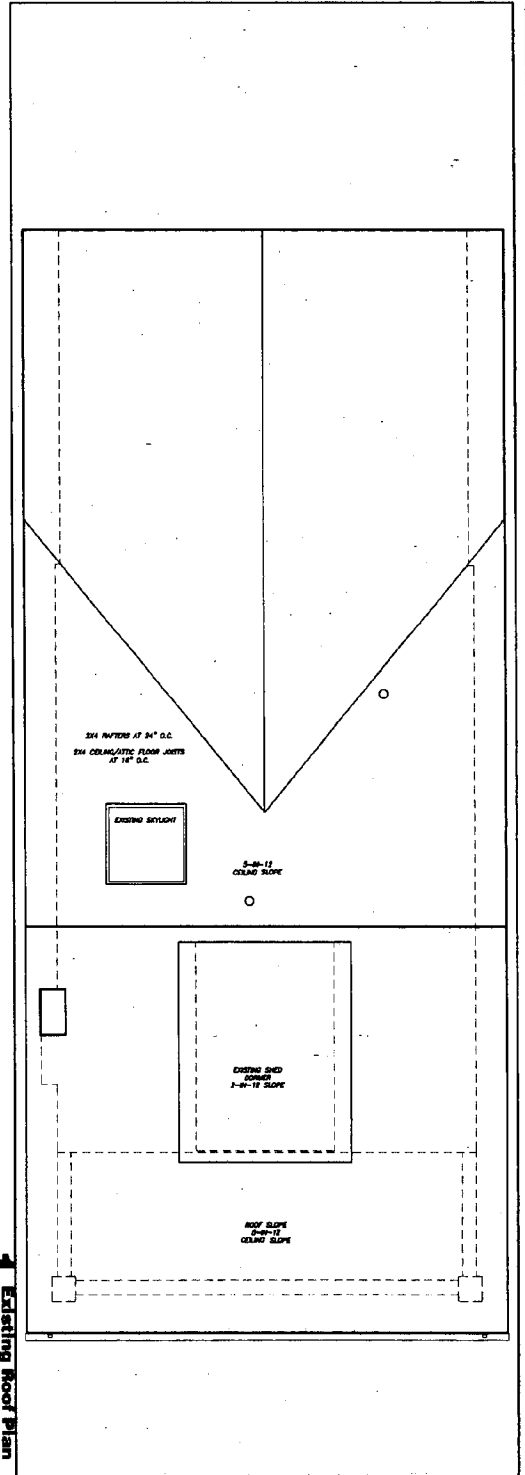
91

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CONTRACTOR SHALL VERIFY EXISTING AND THE INTENT AND PROPORTION OF ALL CONSTRUCTION, AND THE BEST TO BE OBTAINED FROM PHOTOGRAPHS, SURVEYS OR OTHERWISE USED FOR ANY OTHER PURPOSE, THAT THE CONSTRUCTION IS ACCURATE FOR THE ABOVE DRAWINGS.



2 Existing Attic Plan



1 Existing Roof Plan

AD.2

EXISTING SECOND FLOOR AND ROOF PLANS

PRELIMINARY NOT FOR CONSTRUCTION

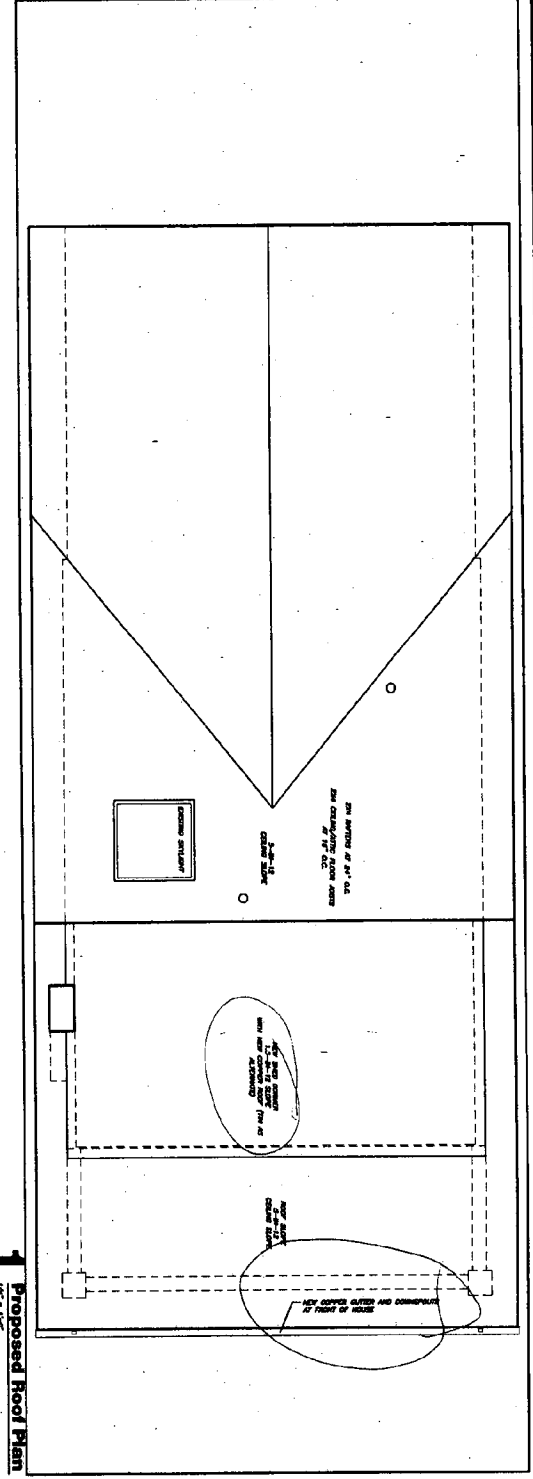
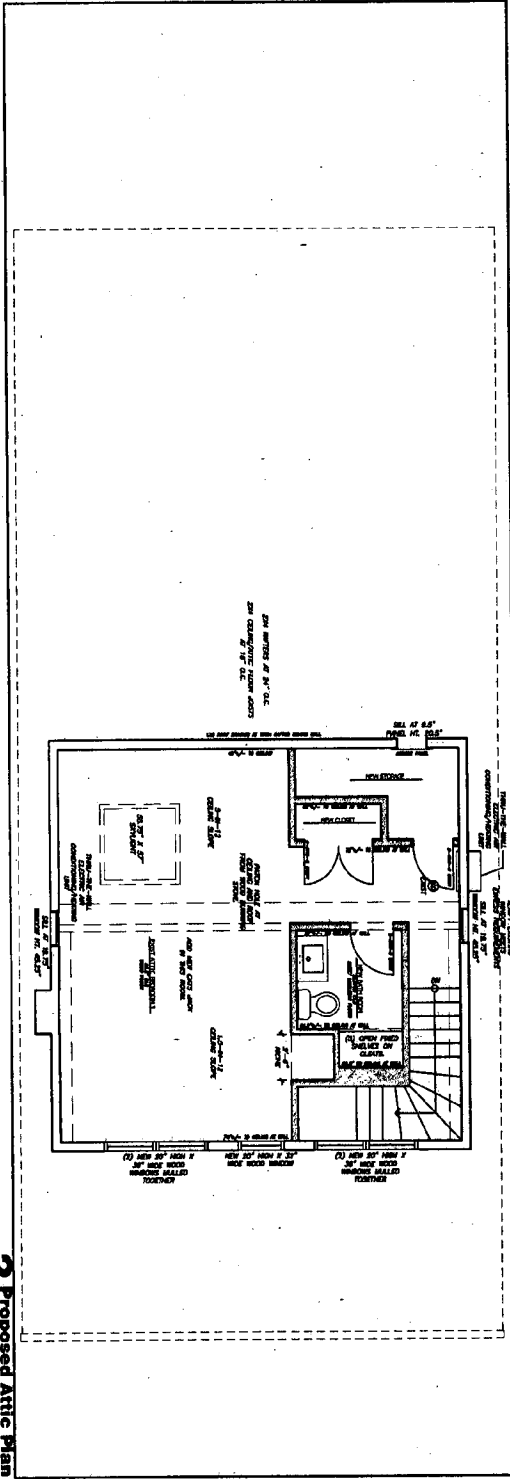
Circle Construction
Washington, DC 20012

LANDS CONSTRUCTION CORPORATION
A DESIGNATED FIRM
Washington, DC 20012
Phone: 202-778-3177
Fax: 202-462-9700
www.landsconstruction.com

41

DRAWING PRINTED AT HALF SCALE

CONTRACTOR SHALL VERIFY DIMENSIONS AND THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE OWNER.



2 Proposed Attic Plan
1/8" = 1'-0"

1 Proposed Roof Plan
1/8" = 1'-0"

A1-2

PROPOSED ATTIC AND ROOF PLANS

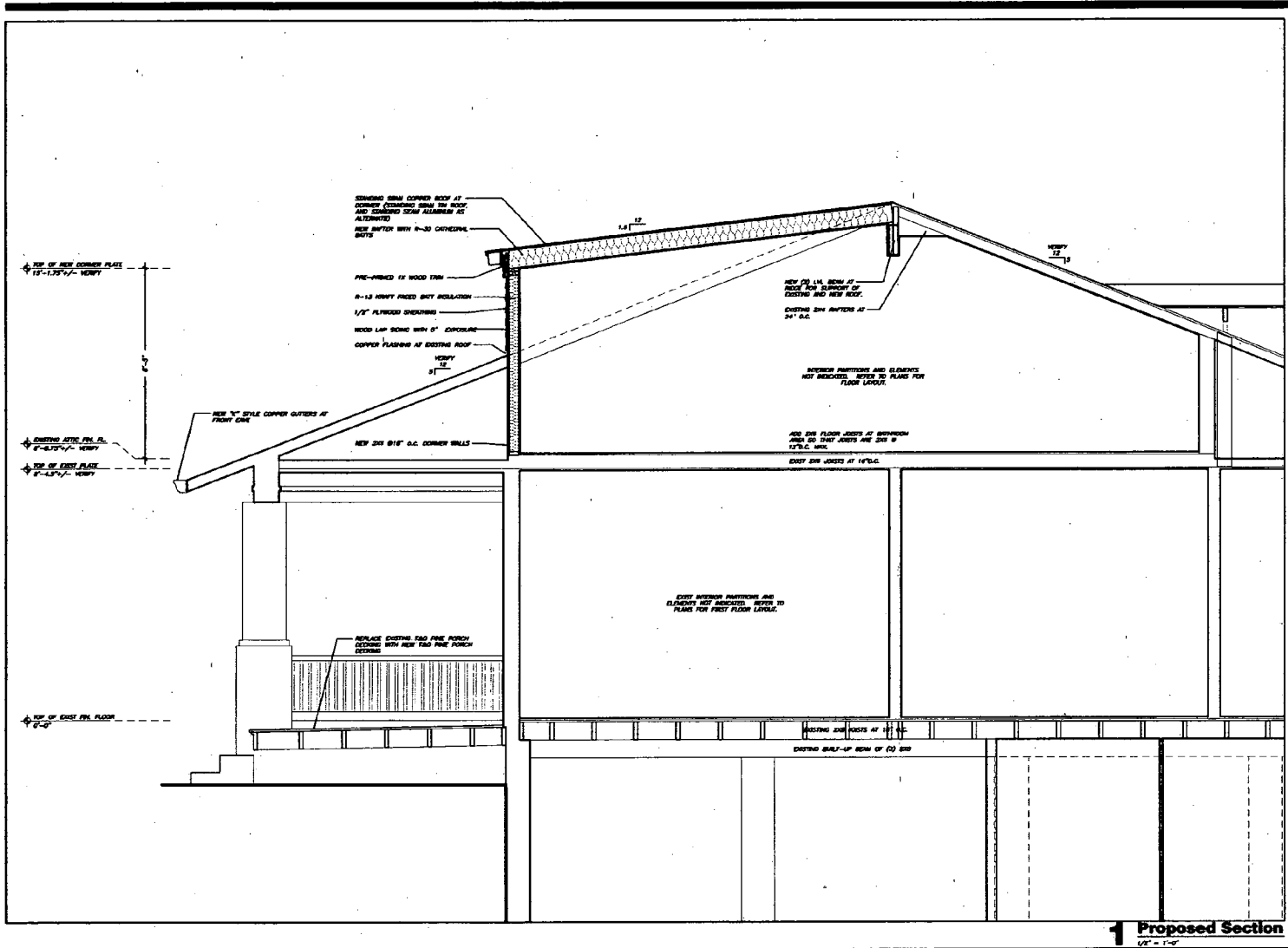
PRELIMINARY NOT FOR CONSTRUCTION

Circle Division
515 15th Street, NW
Washington, DC 20012
Phone: 202-728-5777
Fax: 202-292-9100
www.landisconstruction.com

LANDIS CONSTRUCTION CORPORATION

A DESIGN/BUILD FIRM
7108 Spring Branch, NW
Washington, DC 20012
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 CONSTRUCTION
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 Washington, DC 20012
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 Fax: 202-482-6700
 www.landisconstruction.com

Version
**PRELIMINARY
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Client and Project Location
 Carole Crandon
 555 New York Avenue
 Takoma Park, MD 20912

Sheet Title
**PROPOSED
 SECTION**

Date
 9-27-02
 Drawing Number

1 Proposed Section
 1/2" = 1'-0"

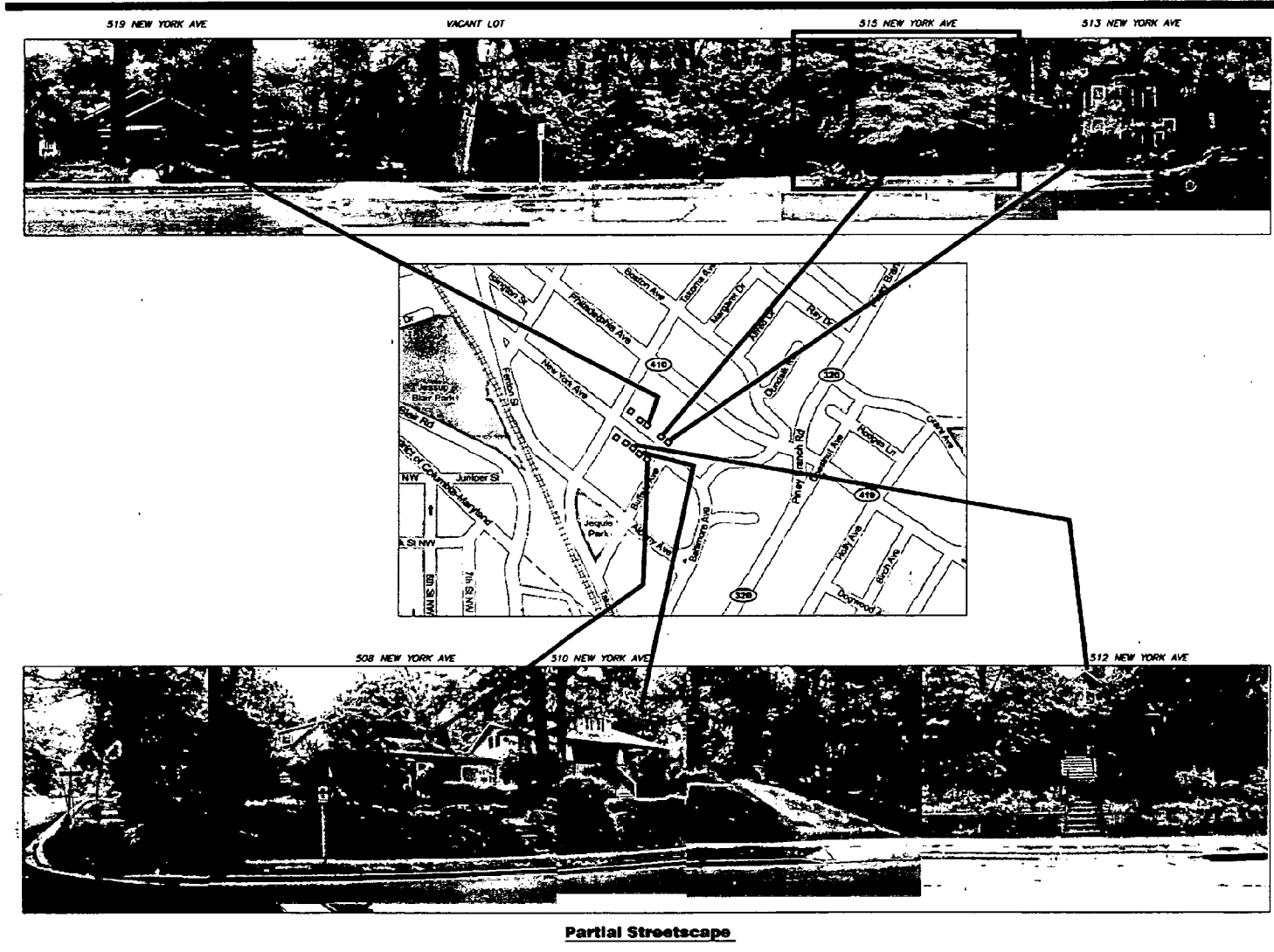
A3.3

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81

(61)

DRAWING PRINTED AT HALF SCALE



Partial Streetscape

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Version:
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Client and Project Location:
Carole Orandon
111 Elm York Avenue
Takoma Park, MD 20912

Sheet Title:
**PARTIAL
STREETSCAPE**

Date:
10-03
Drawing Number:

A0-1

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DRAWING PRINTED AT HALF SCALE



6 Dormer Detail



7 Damage at Northwest Eave



8 Northwest Side Elevation



4 Dormer Close-up



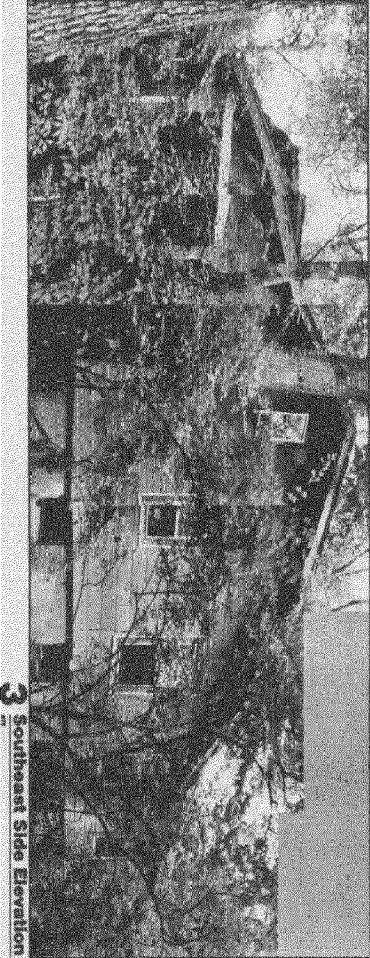
5 Not Used



1 Front Elevation (Southwest)



2 Rear Elevation (Northeast)



3 Southeast Side Elevation

CONTRACTOR SHALL VERIFY DIMENSIONS AND THE DISTANCE AND PROPERTY OF LANDS CONSTRUCTION COMPANION, AND ALL PARTS TO BE REPRODUCED, FROM PHOTOGRAPHS, SCHEMATIC OR OTHERWISE USED FOR ANY OTHER PURPOSE THAN THE CONSTRUCTION OCCASION FOR THE ABOVE NAMED PROJECT.

**LANDS
CONSTRUCTION
CORPORATION**

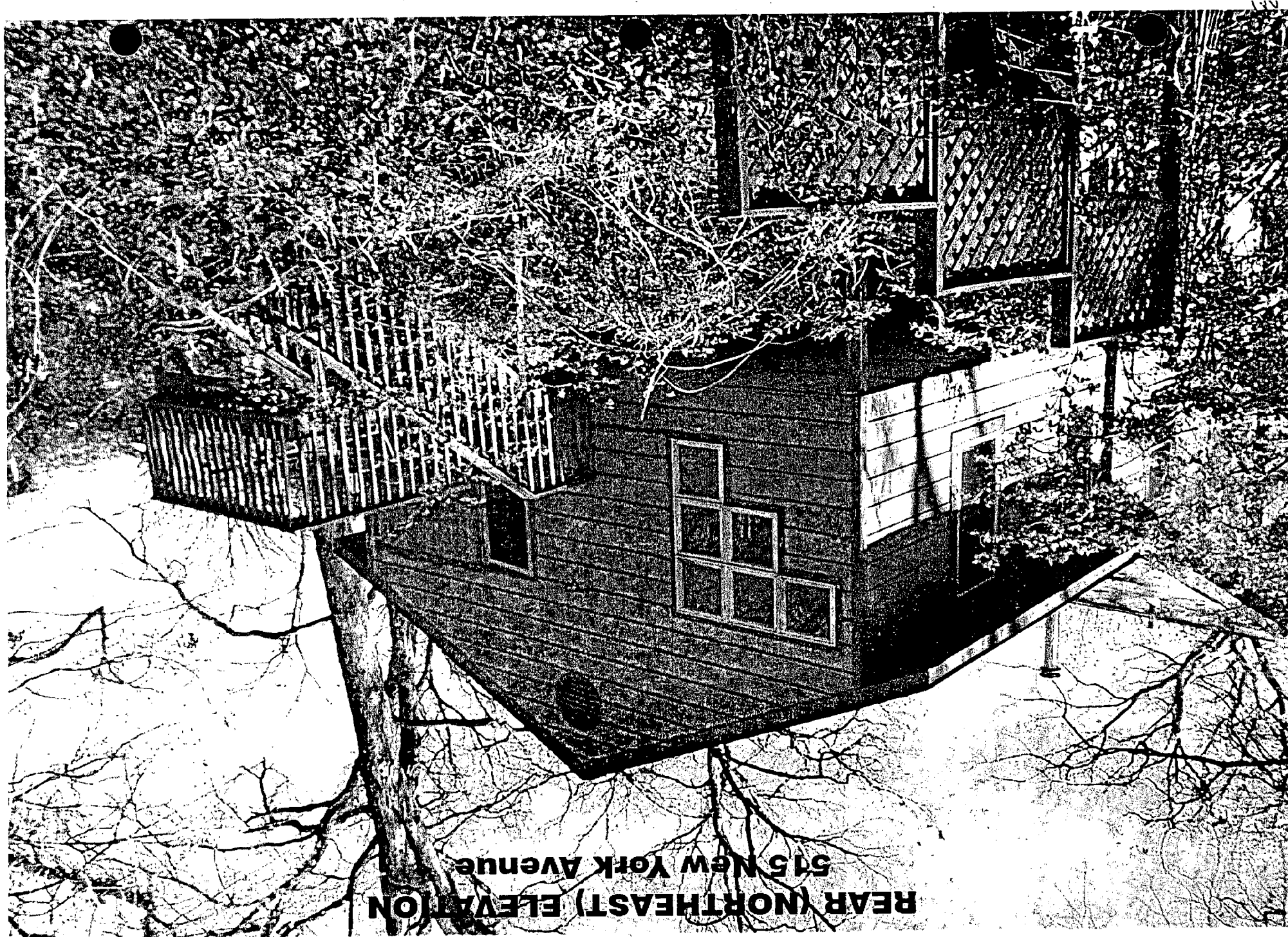
A DESIGN/BUILD FIRM
 1000 Northampton Street
 Washington, DC 20012
 Phone: 202-726-3777
 Fax: 202-862-3700
www.landsconstruction.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Drawn and Paper: J. Gordon
 Check: Charles Graden
 Title: 10/10/2012

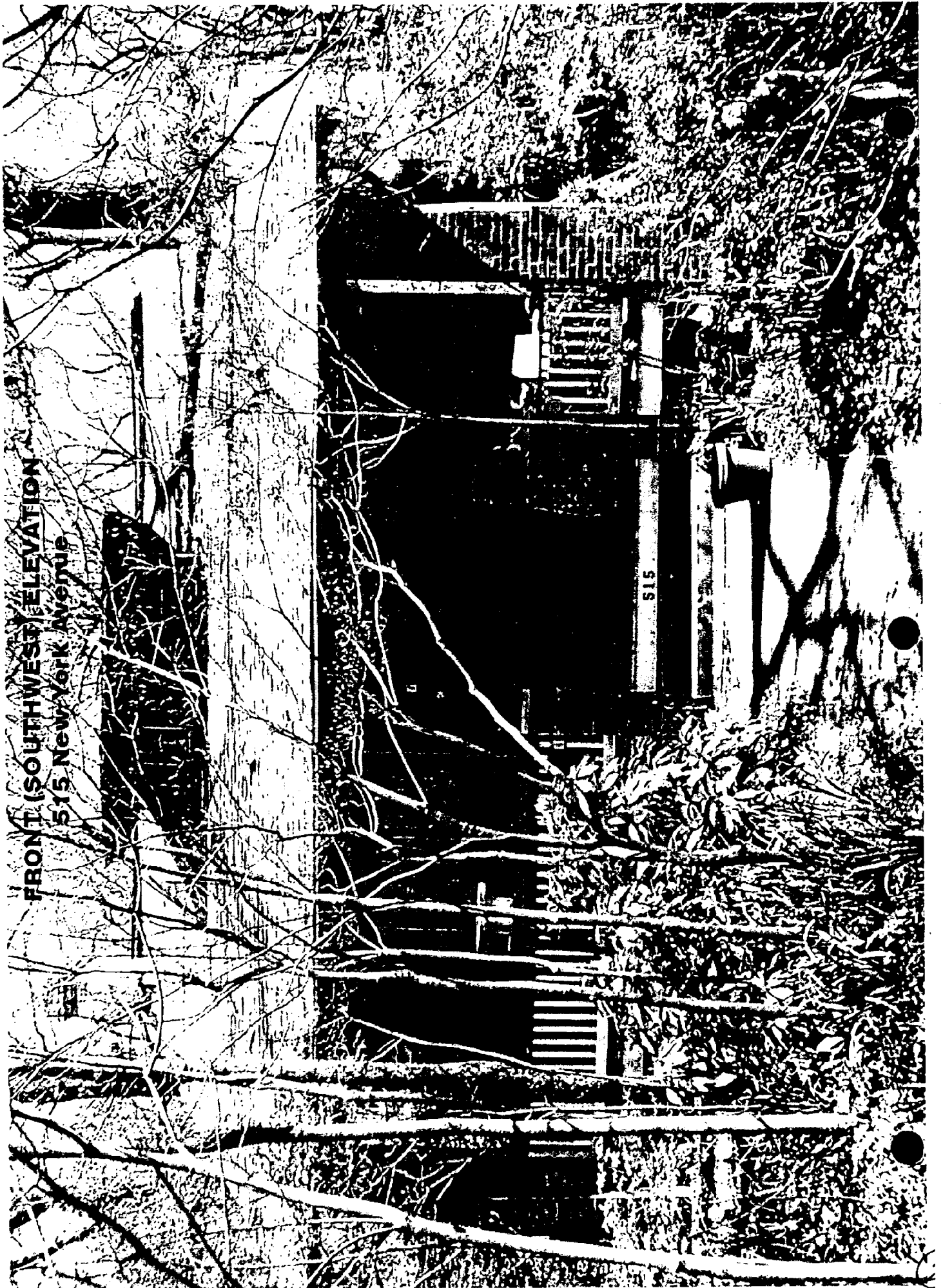
**EXISTING
EXTERIOR
PHOTOS**

A0-2

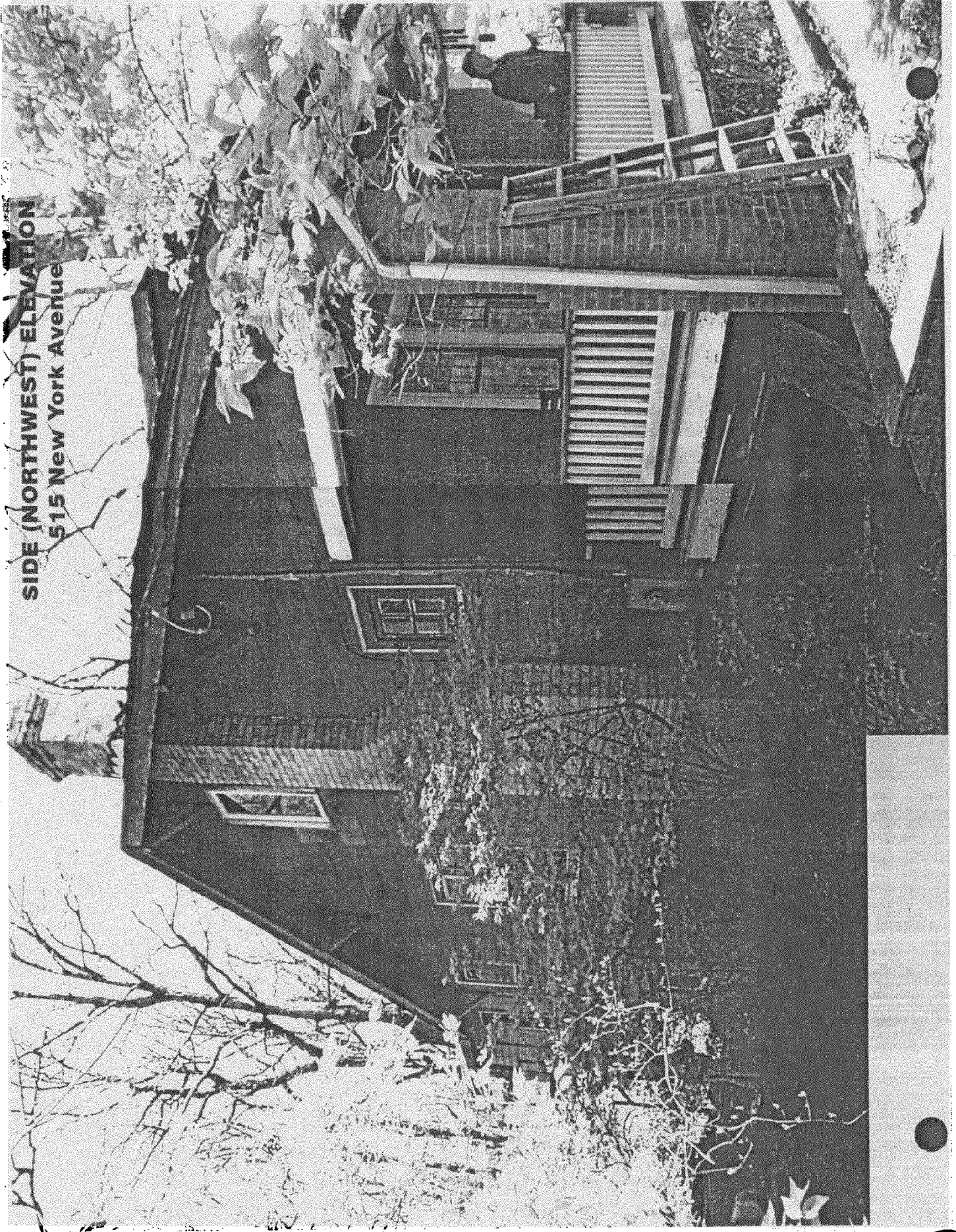


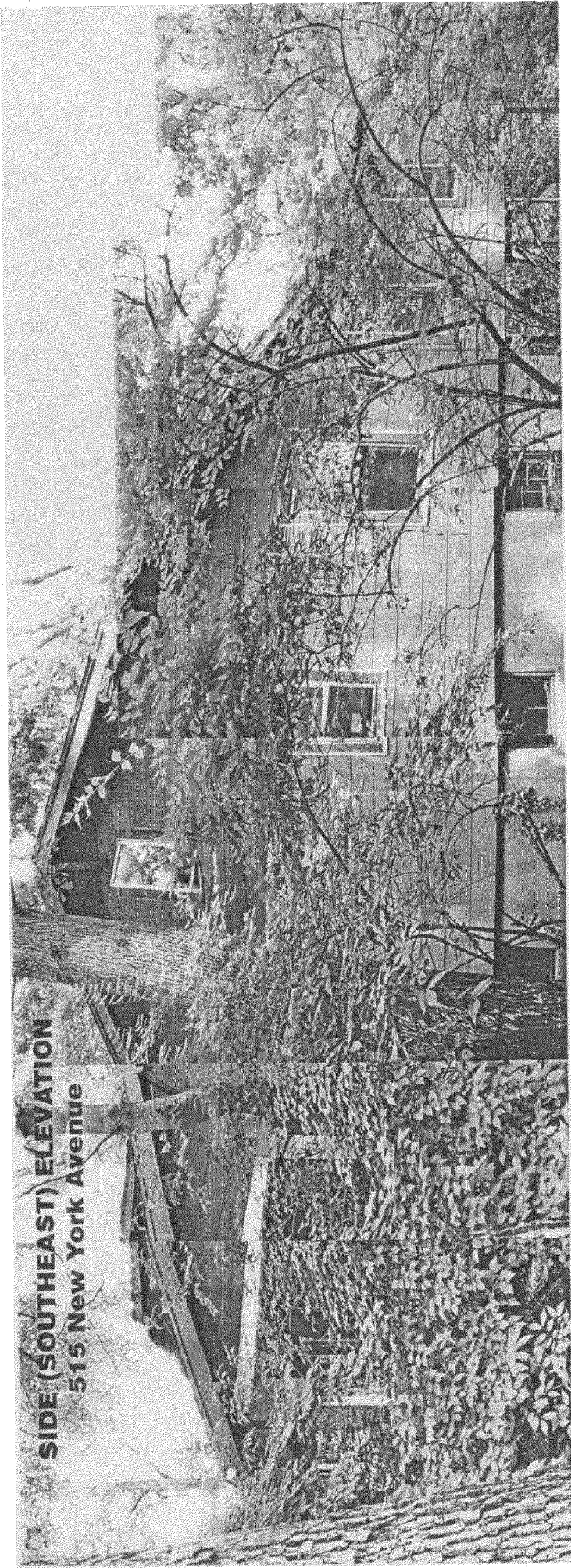
REAR (NORTHEAST) ELEVATION
515 New York Avenue

FRONT (SOUTHWEST) ELEVATION
515 New York Avenue



SIDE (NORTHWEST) ELEVATION
515 New York Avenue

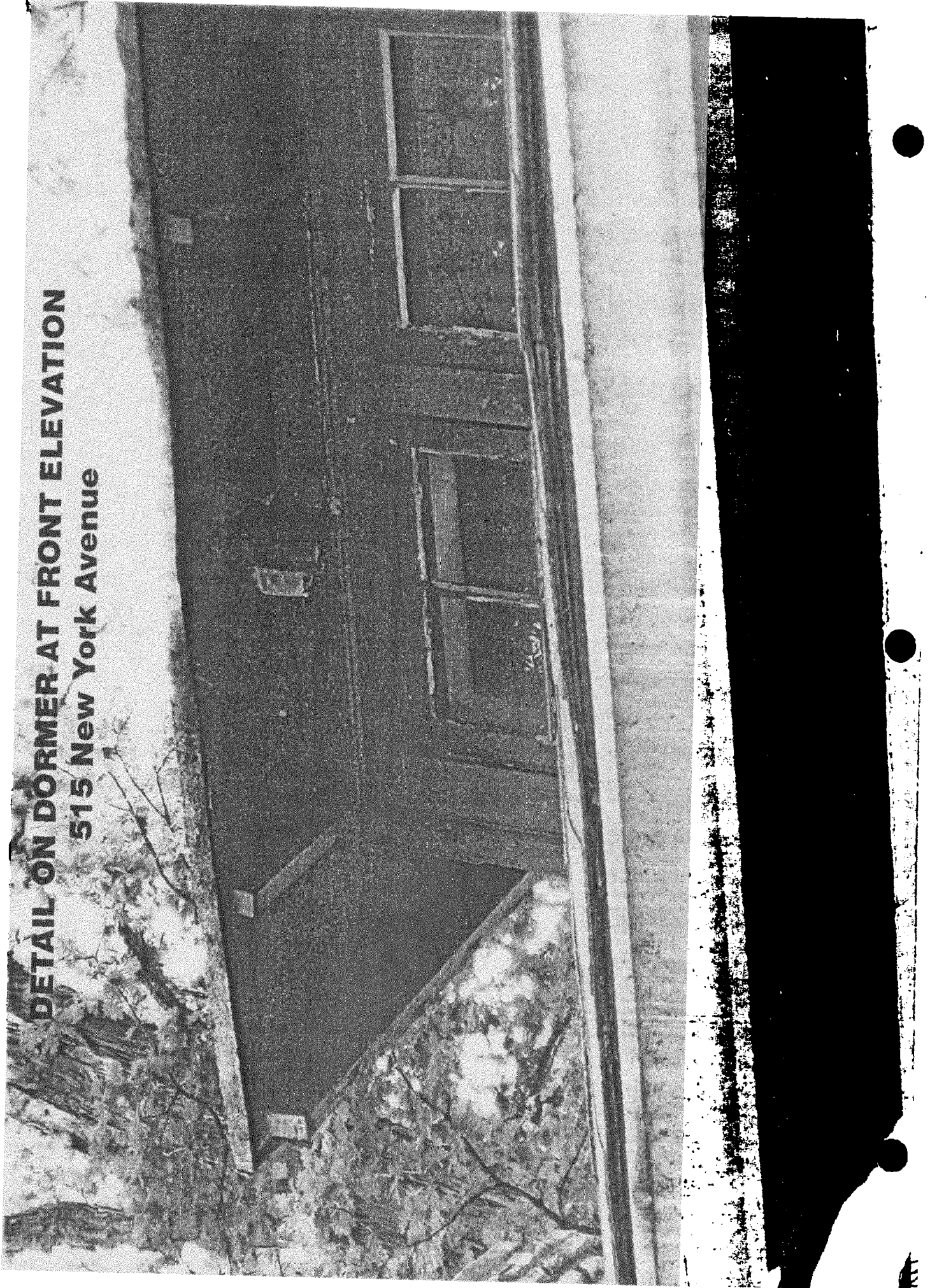


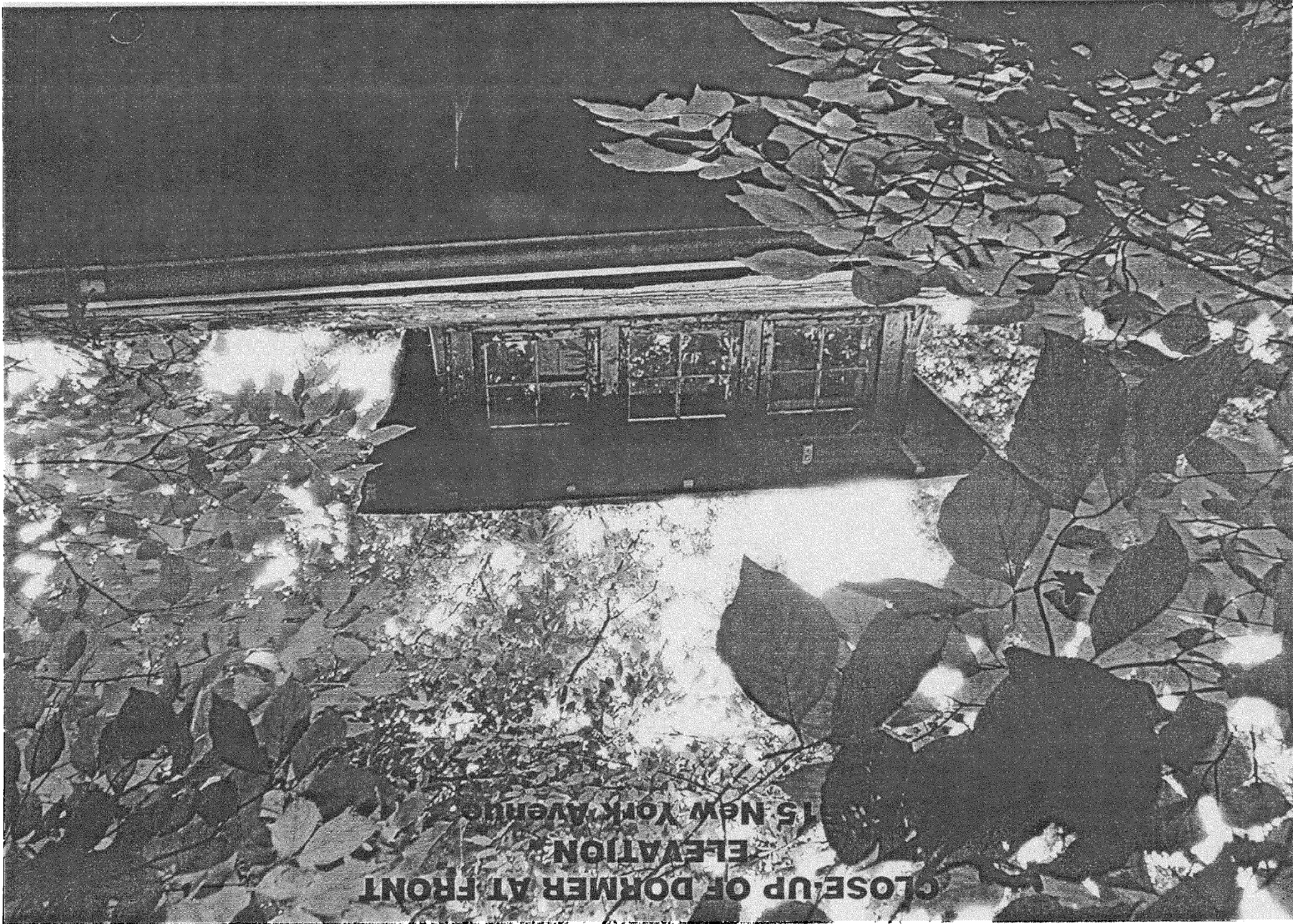


SIDE (SOUTHEAST) ELEVATION
515 New York Avenue



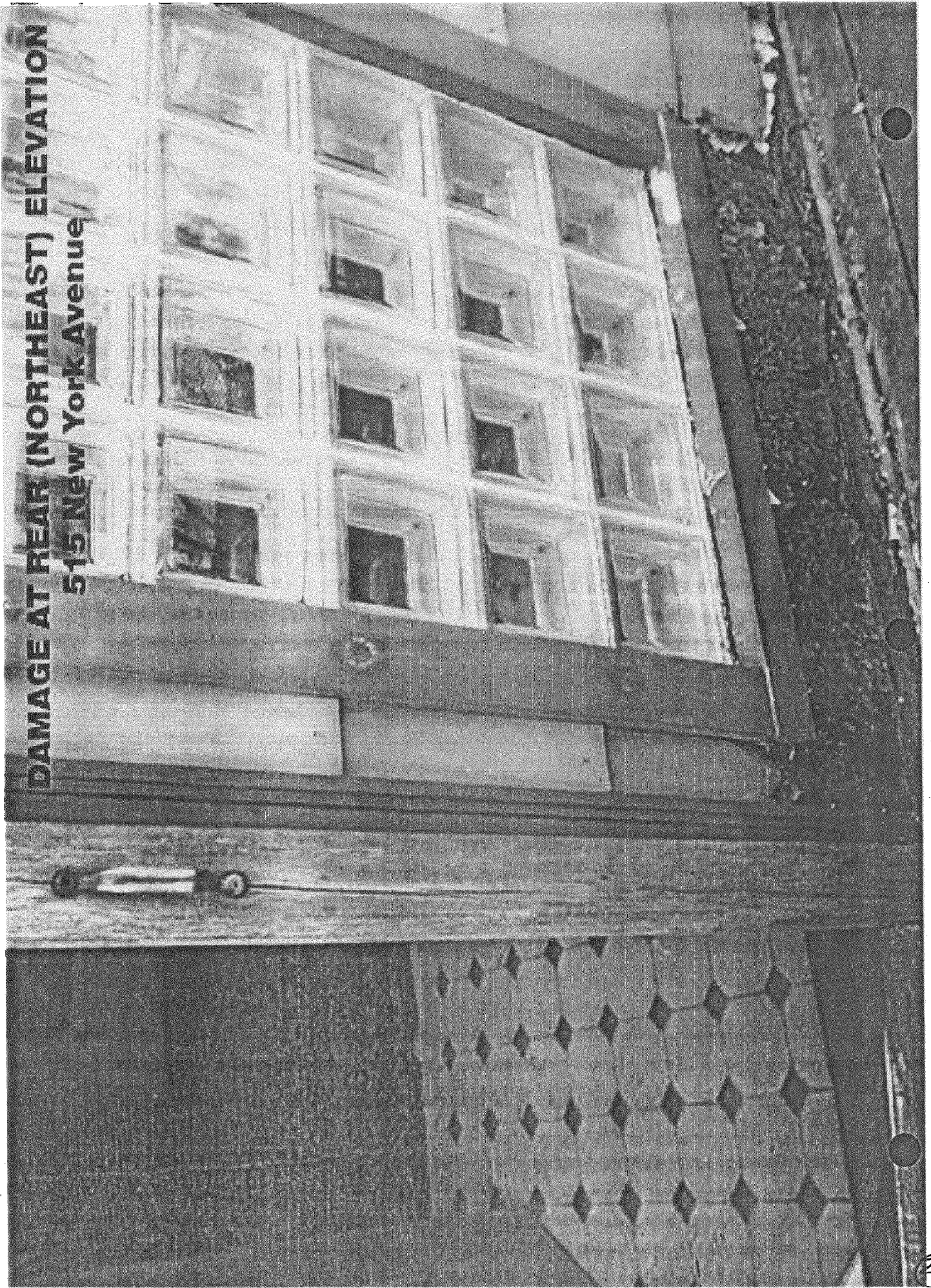
**DETAIL ON DORMER AT FRONT ELEVATION
515 New York Avenue**





**CLOSE-UP OF DORMER AT FRONT
ELEVATION
15 NEW YORK AVENUE**

DAMAGE AT REAR (NORTHEAST) ELEVATION
515 New York Avenue





510 New York Avenue



513 New York Avenue



519 New York Avenue

(2)

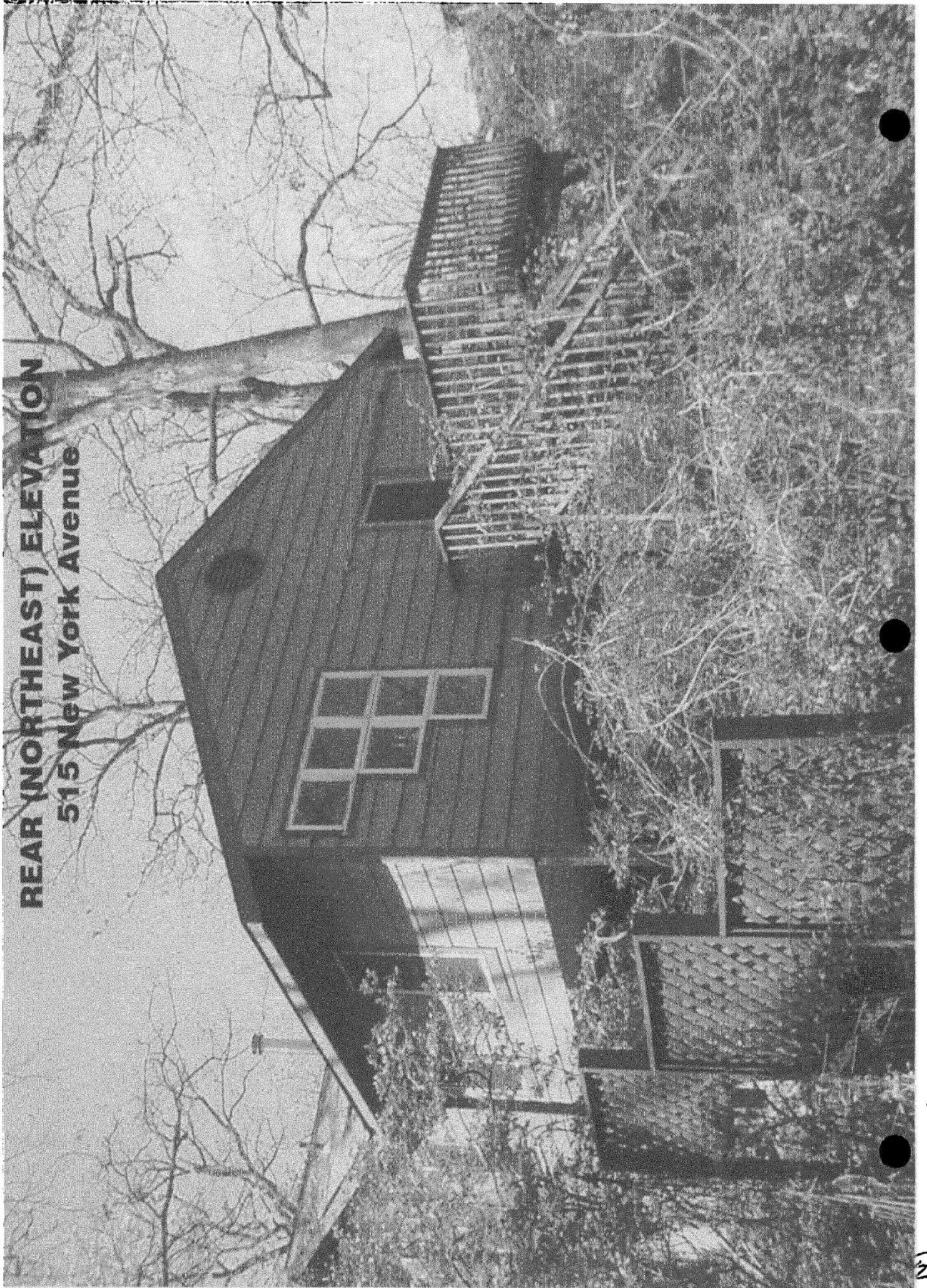


FRONT (SOUTHWEST) ELEVATION

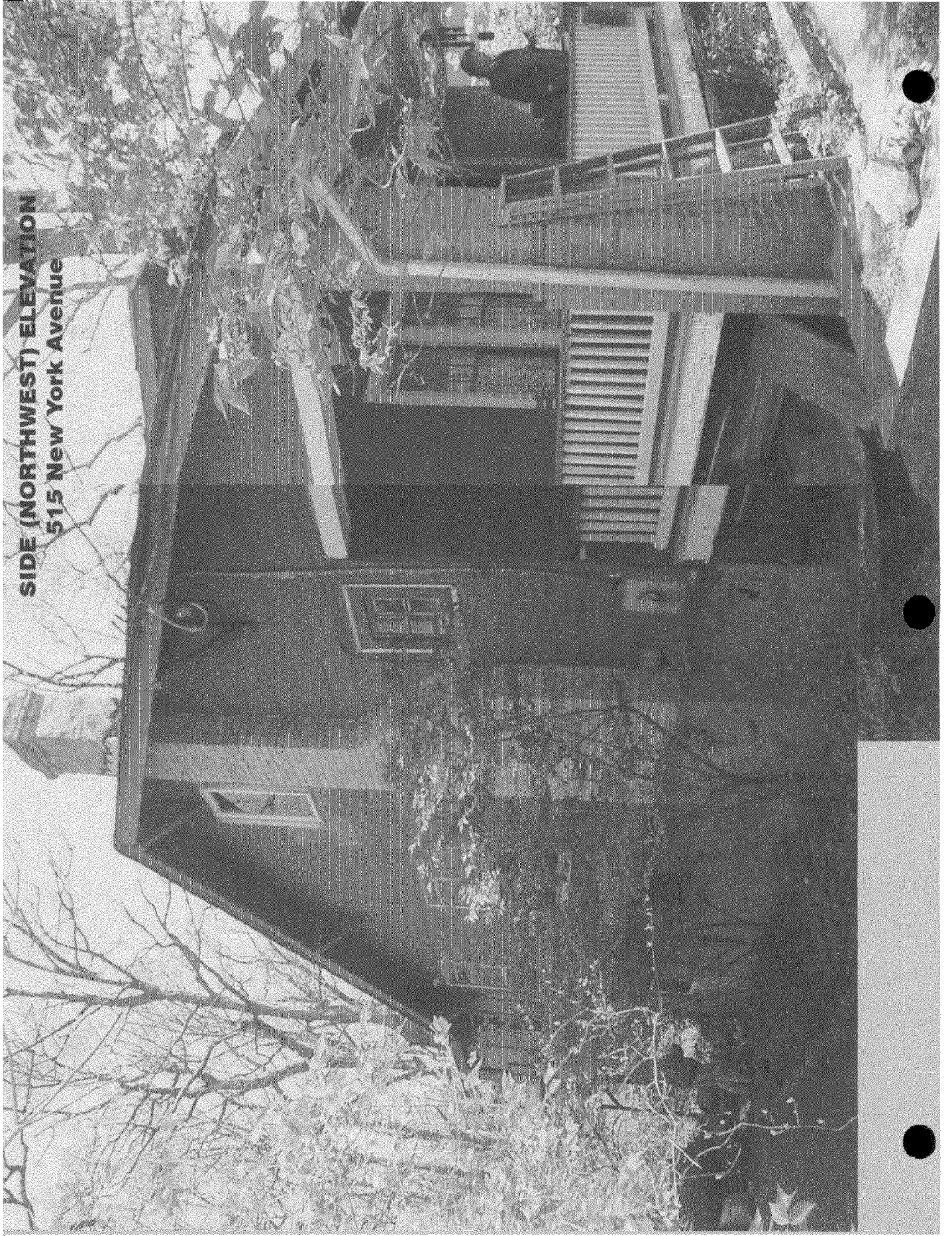
515 New York Avenue

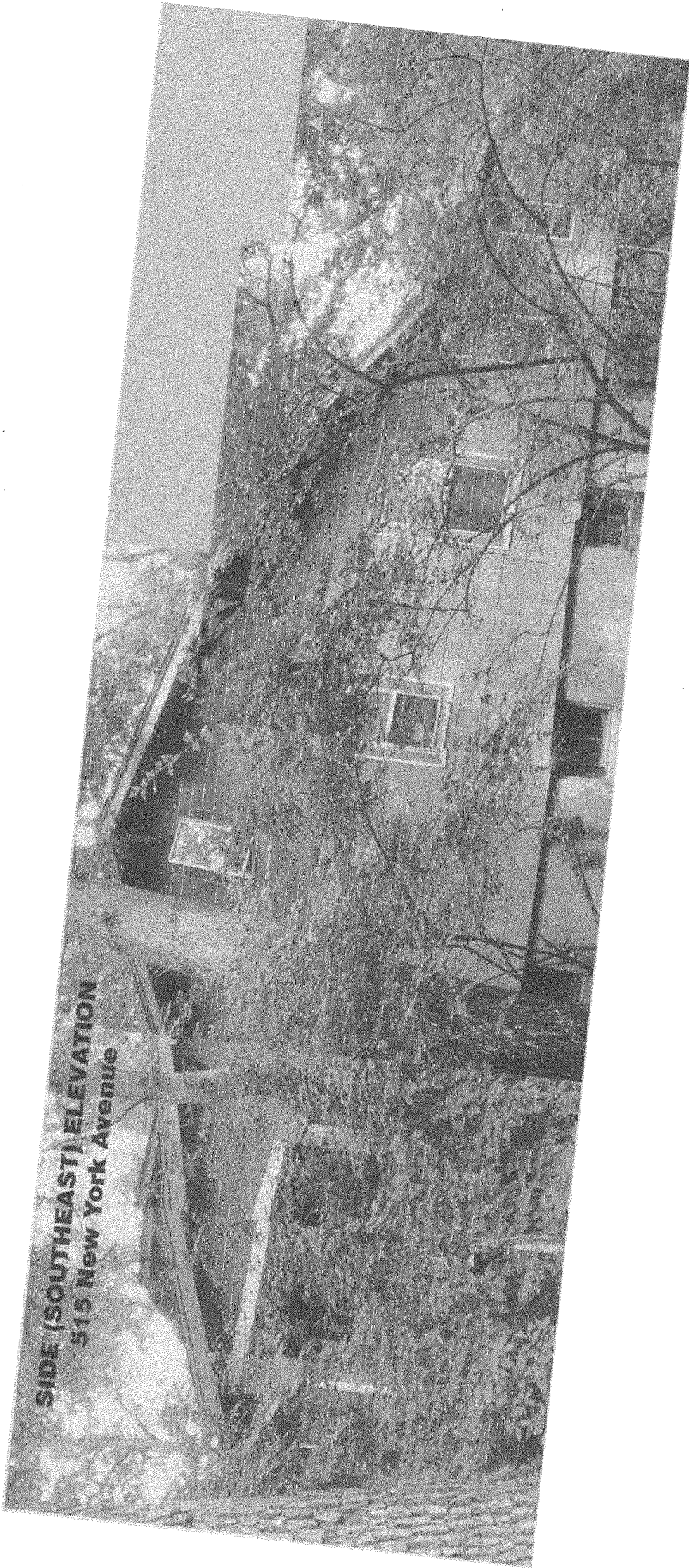
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REAR (NORTHEAST) ELEVATION
515 New York Avenue



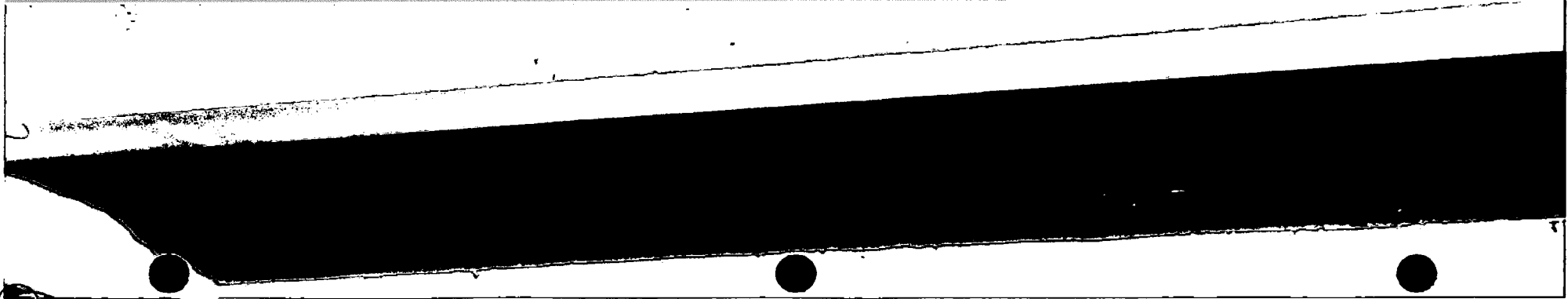
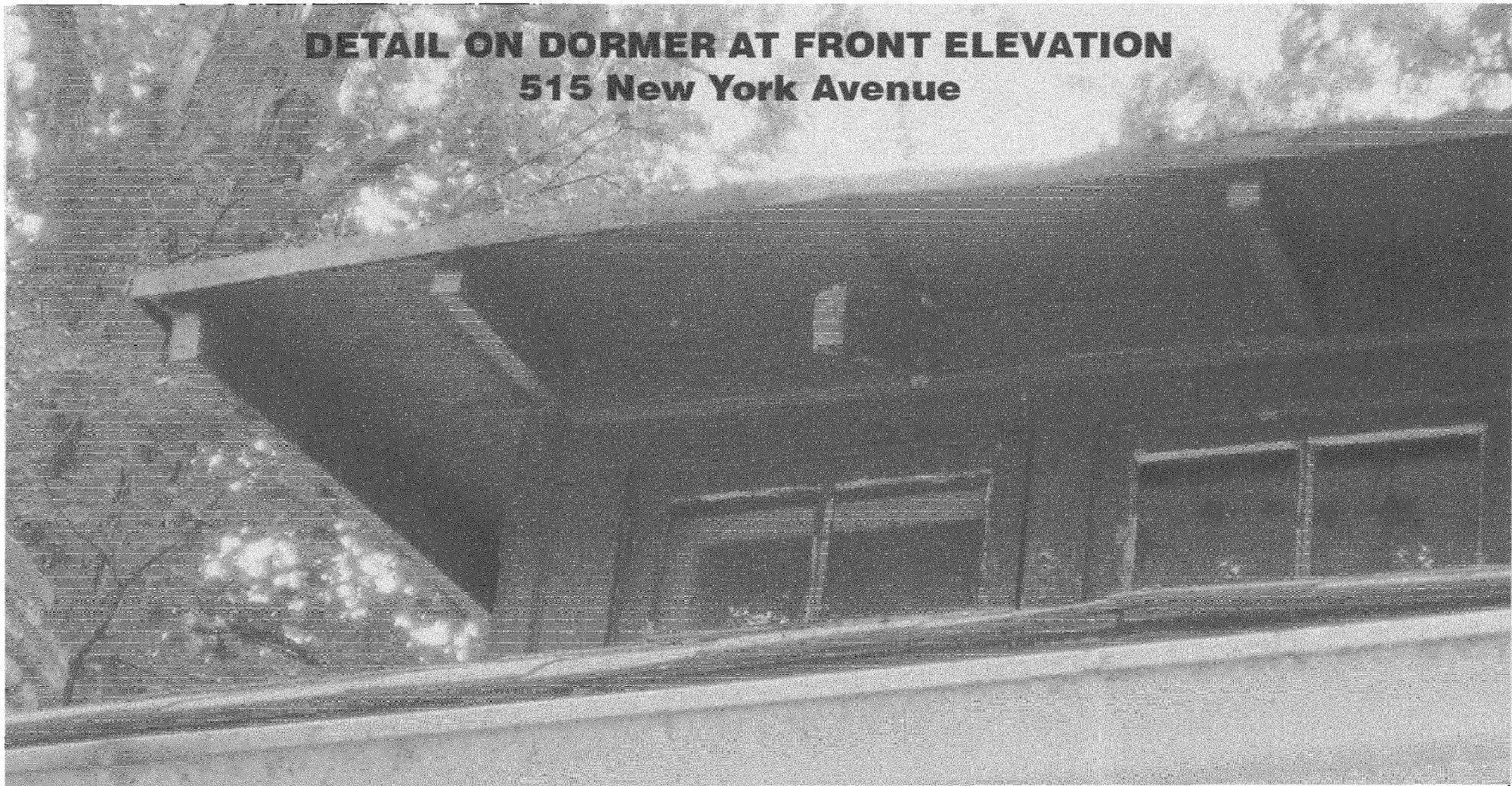
SIDE (NORTHWEST) ELEVATION
515 New York Avenue





SIDE (SOUTHEAST) ELEVATION
515 New York Avenue

**DETAIL ON DORMER AT FRONT ELEVATION
515 New York Avenue**

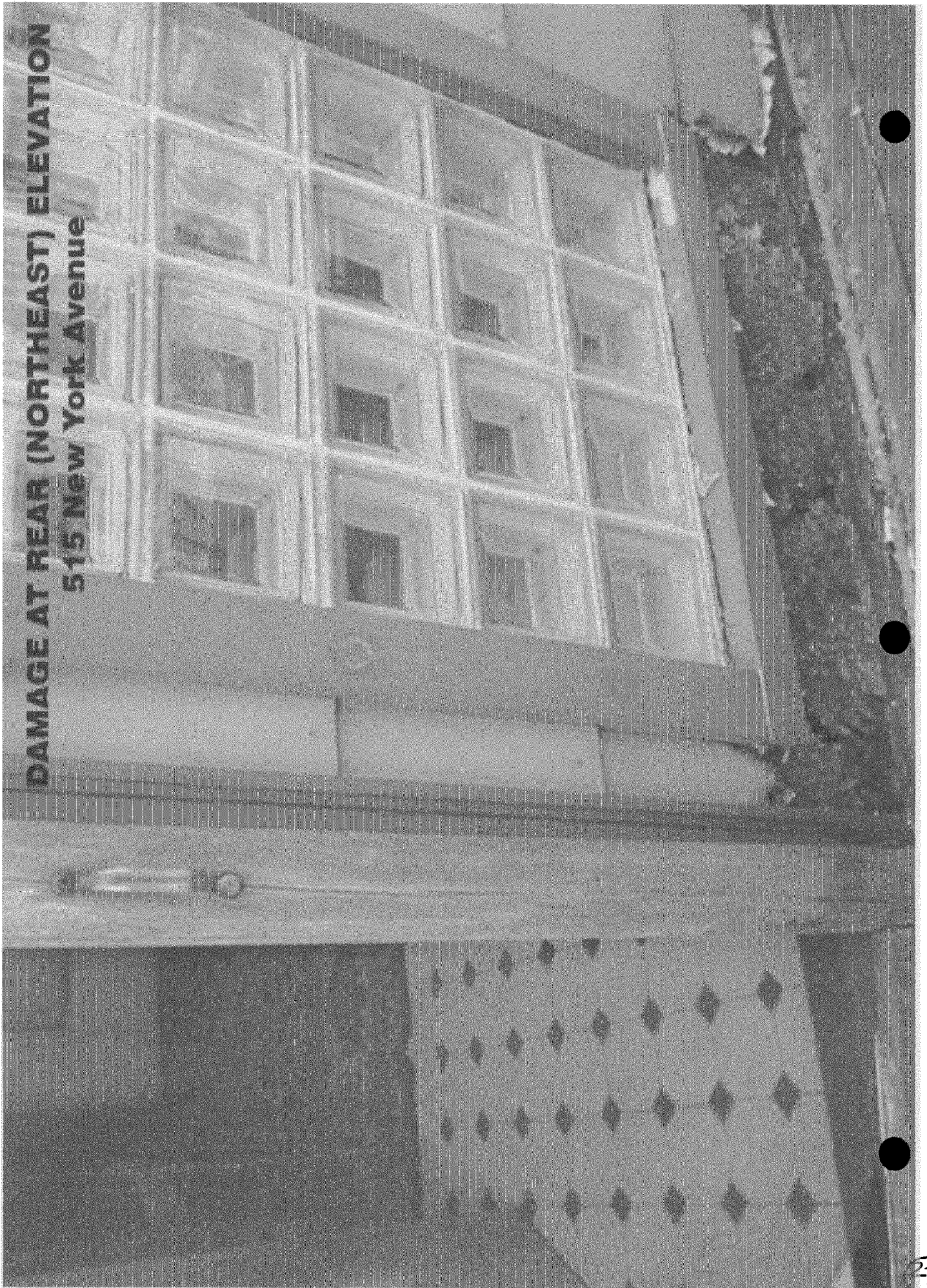


515

**LOSE-UP OF DORMER AT FRONT
ELEVATION,
15 New York Avenue**



DAMAGE AT REAR (NORTHEAST) ELEVATION
515 New York Avenue





510 New York Avenue

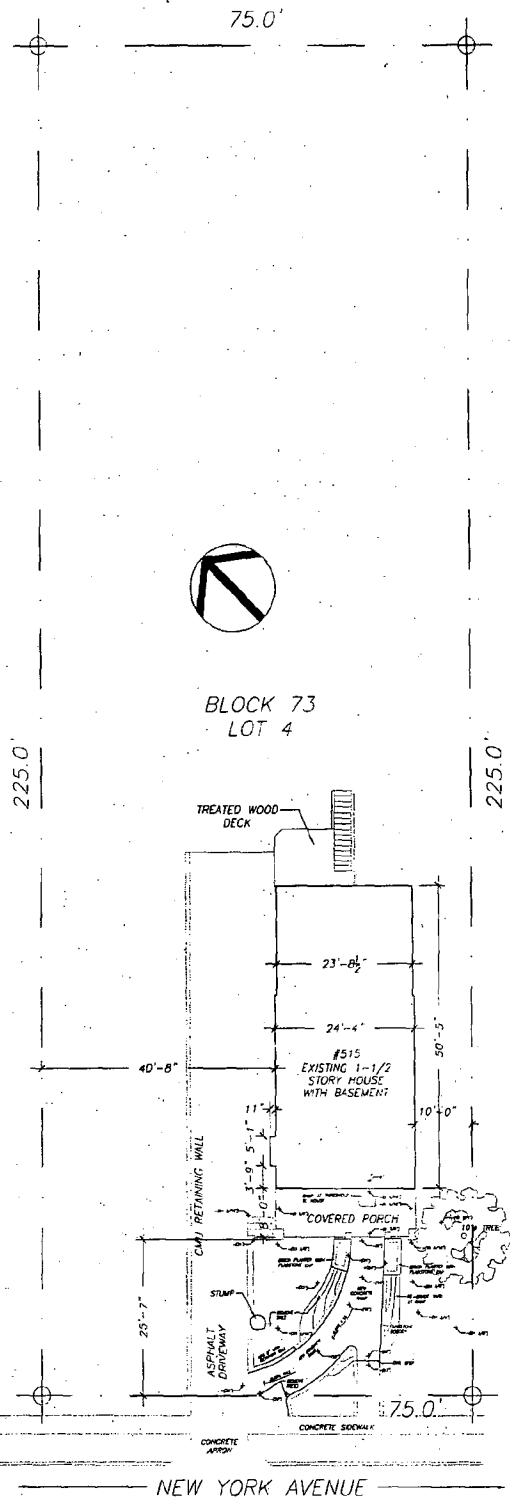


513 New York Avenue



519 New York Avenue

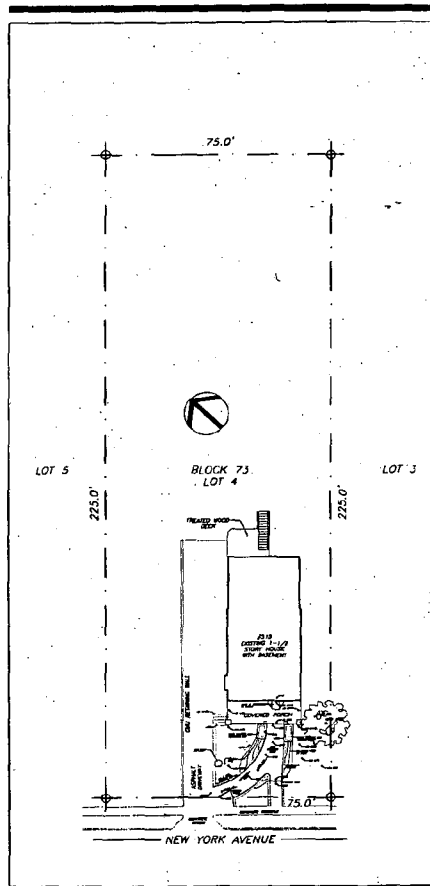
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1 SITE PLAN

1" = 20'

DRAWING PRINTED AT HALF SCALE

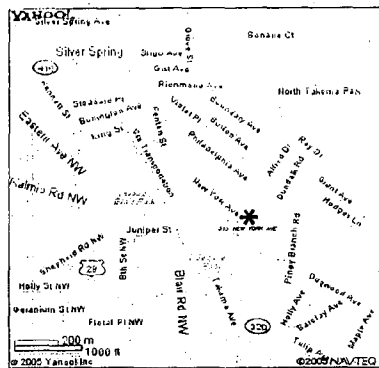


CRANDON ADDITION AND INTERIOR RENOVATIONS



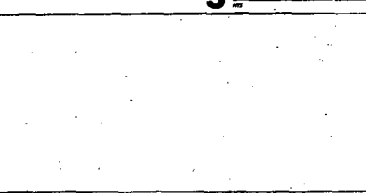
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A DESIGN/BUILD FIRM
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Washington, DC 20012
Phone: 202-736-3777
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1 Sheet Index

001	COPY SHEET
002	PLAN OF SITE
003	GENERAL NOTES
004	EXISTING AND PROPOSED FLOOR PLAN
005	EXISTING AND PROPOSED SECTION
006	PROPOSED ROOF PLAN
007	PROPOSED FOUNDATION PLAN
008	PROPOSED MECHANICAL PLAN
009	PROPOSED ELECTRICAL PLAN
010	PROPOSED PAVING PLAN
011	PROPOSED HEDGELINE PLAN
012	PROPOSED LANDSCAPE PLAN
013	PROPOSED DETAIL SECTION



2 Drawing Symbols

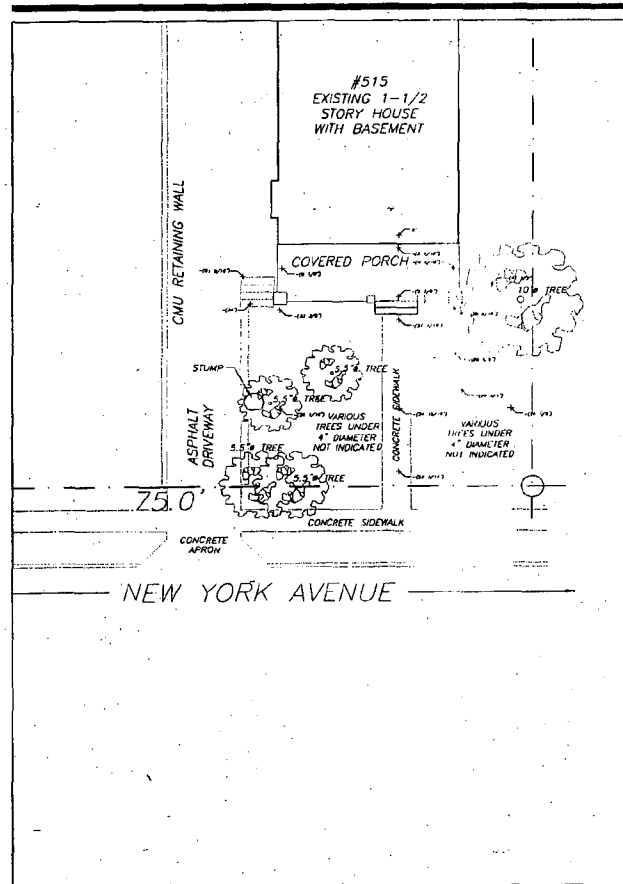
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[Symbol]	BASEMENT SECTION / FINISHED ELEVATION	[Symbol]	EXISTING WALL TO BE REMOVED
[Symbol]	WALL SECTION	[Symbol]	DASHED LINE TO EDGE OF OBJECT
[Symbol]	DOOR TYPE	[Symbol]	DASHED LINE TO CENTERLINE OF OBJECT
[Symbol]	WINDOW TYPE	[Symbol]	DASHED LINE TO CORNER OF OBJECT
[Symbol]	WALL TYPE	[Symbol]	FENCE
[Symbol]	PLUMBING fixture TYPE	[Symbol]	FROM THE HEAD TO SHOW CALCULATION SHEET

PRELIMINARY NOT FOR CONSTRUCTION

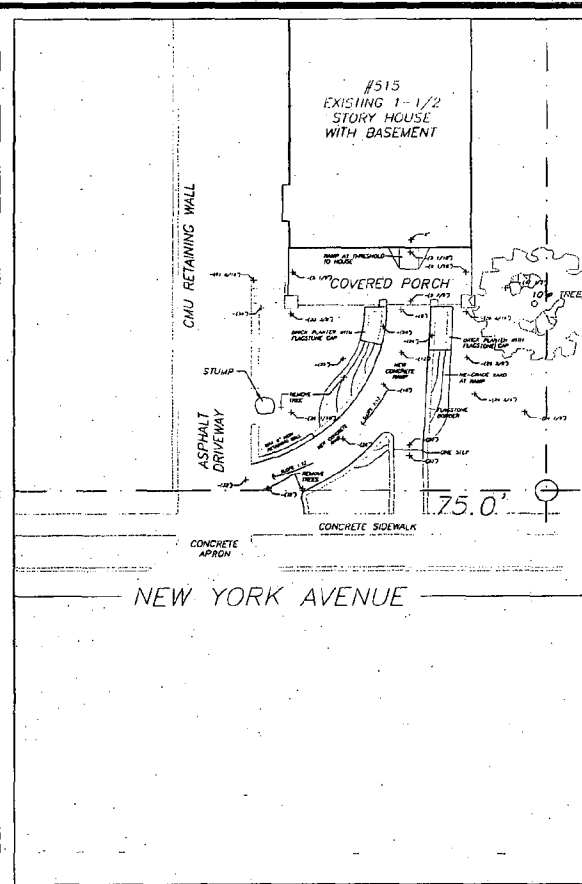
Carole Crandon
313 NEW YORK AVENUE
TOWSON, MD 21286

X0-1

DRAWING PRINTED AT HALF SCALE



2 Existing Site Plan



1 Proposed Site Plan

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CONSTRUCTION

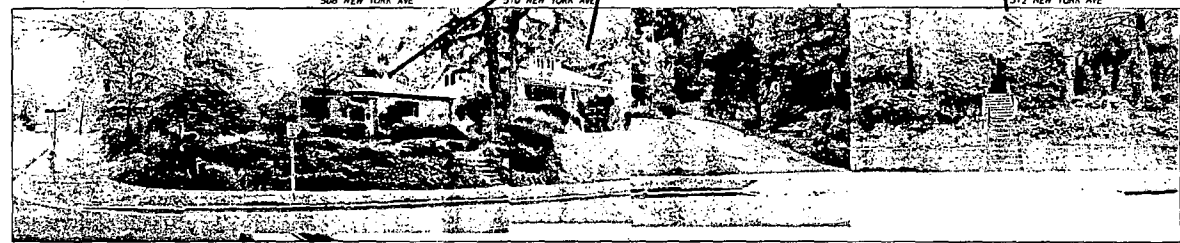
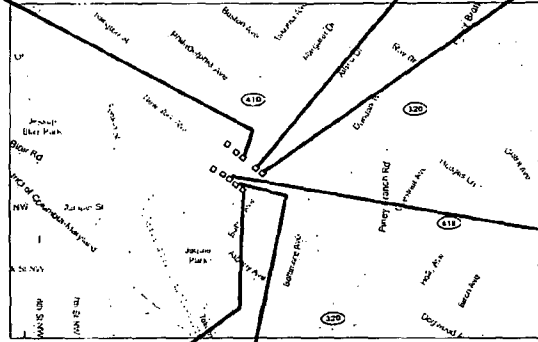
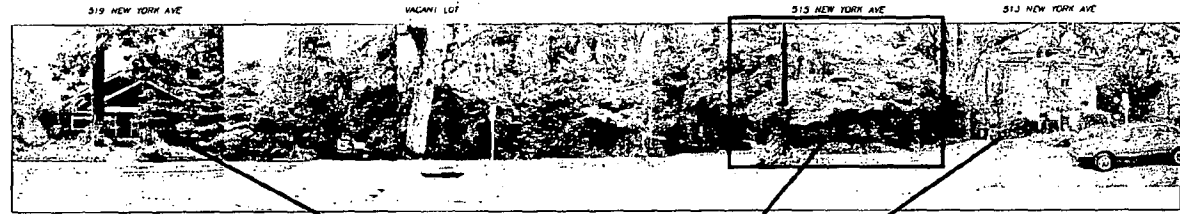
Client and Project Information
Carole Crandon
318 West York Avenue
Takoma Park, MD 20912

Scale: 1/8" = 1'-0"
Enlarged
Site Plans

X0-2

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Partial Streetscape

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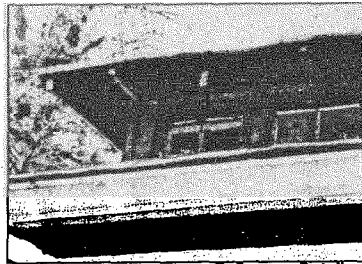
Client: Crandon
113 West 1st Avenue
Takoma Park, MD 20917

Partial
STREETSCAPE

A0-1

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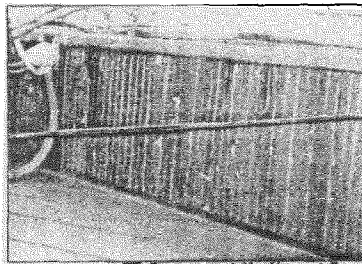
6 Dormer Detail



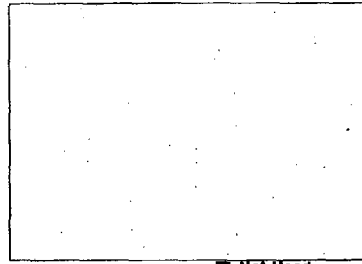
4 Dormer Close-up



1 Front Elevation (Southwest)



7 Damage at Northwest Eave



5 Not Used



2 Rear Elevation (Northeast)



8 Northwest Side Elevation



3 Southwest Side Elevation

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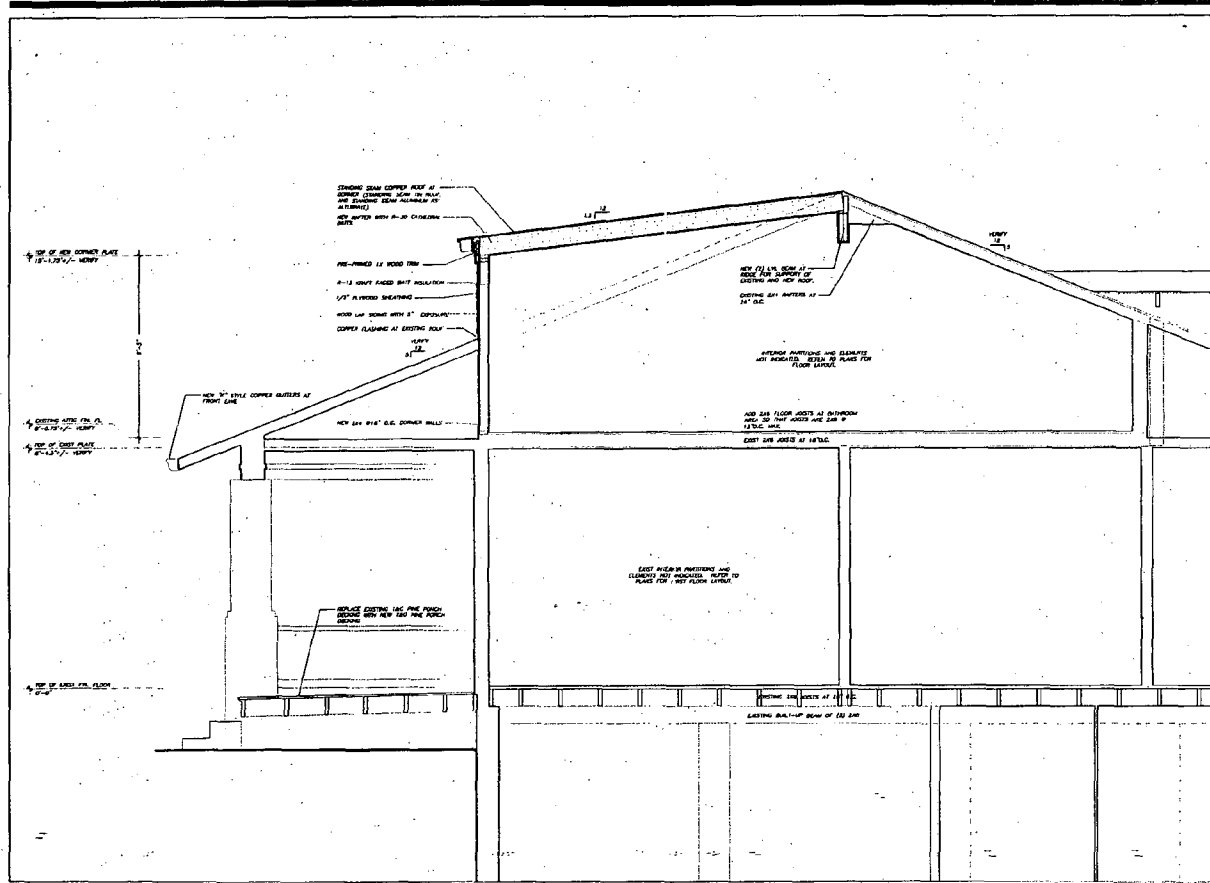
Checked by: [Signature]
Carole Crankas
10/10/00
10/10/00

EXISTING
EXTERIOR
PHOTOS

A0-2

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Carole Crandon
111 Ave. Tom Avenue
Tulsa, OK 74107

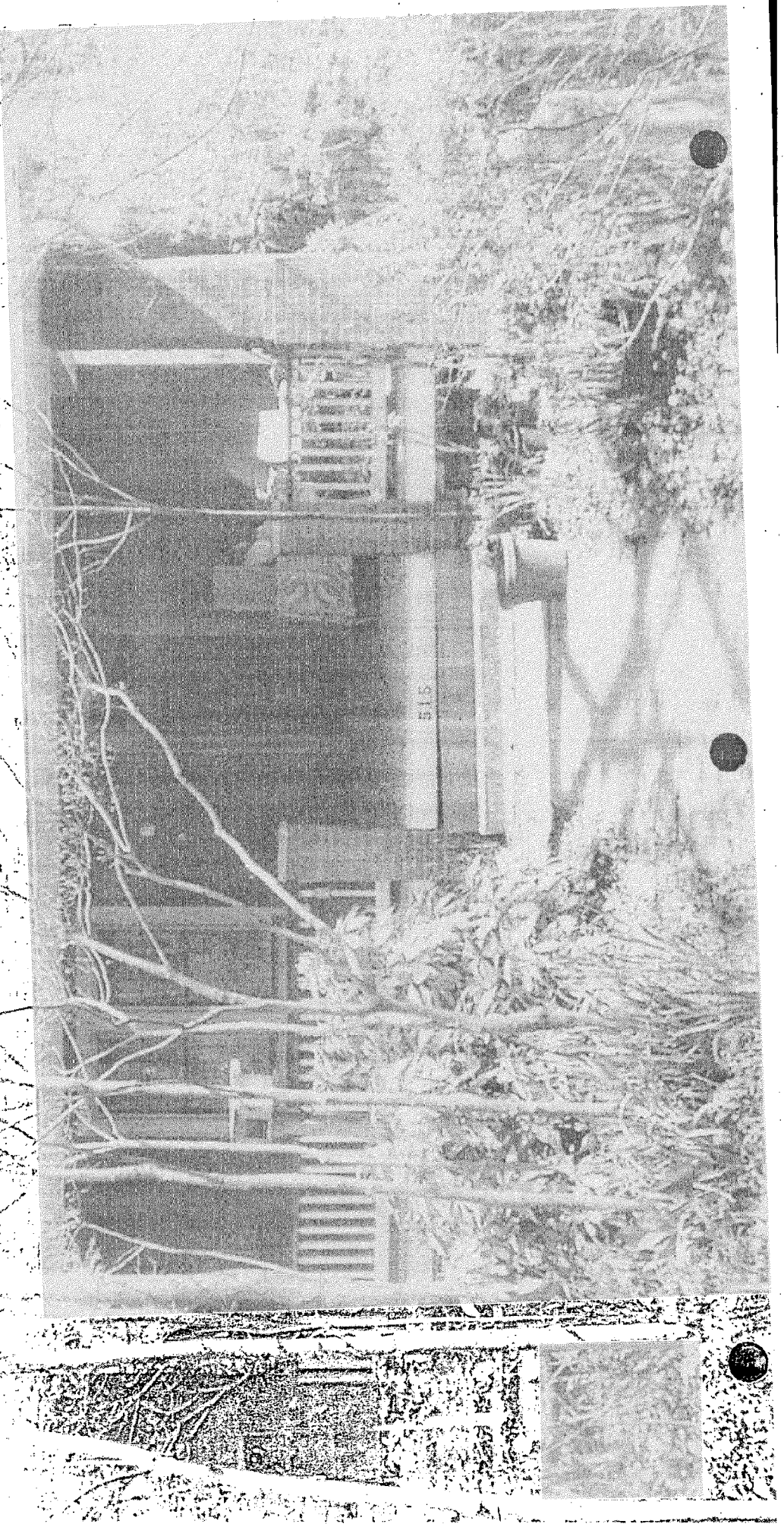
PROPOSED
SECTION

1 Proposed Section

A3.3

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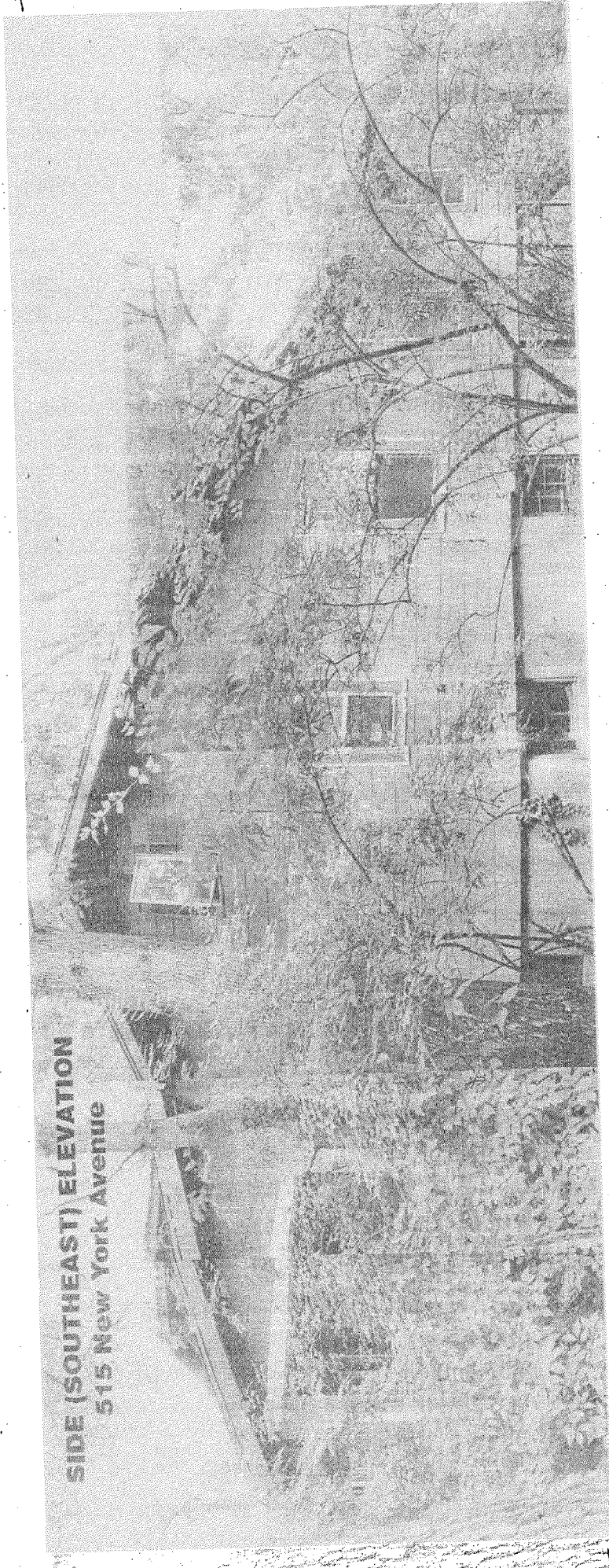
FRONT (SOUTHWEST) ELEVATION
515 New York Avenue



SIDE (NORTHWEST) ELEVATION
515 New York Avenue



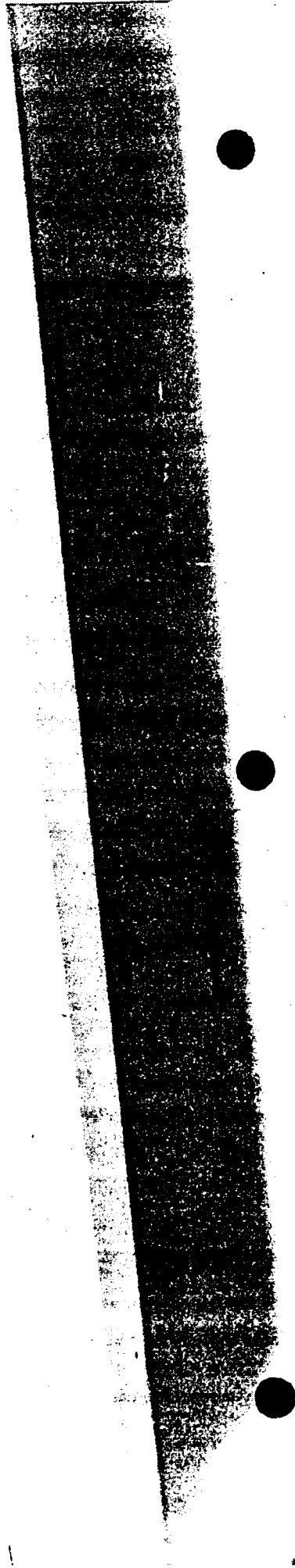
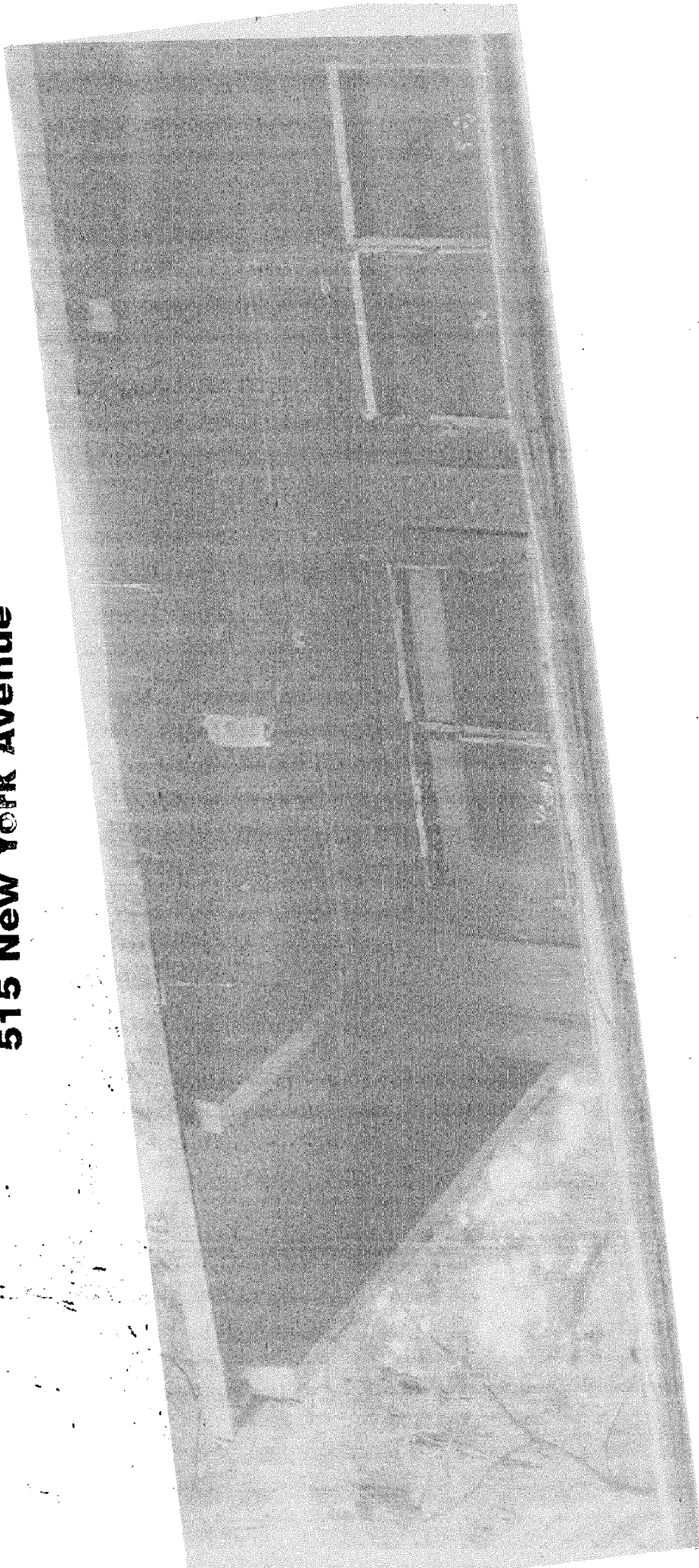
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515 New York Avenue



REAR (NORTHEAST) ELEVATION
515 New York Avenue



DETAIL ON DORMER AT FRONT ELEVATION
515 New York Avenue

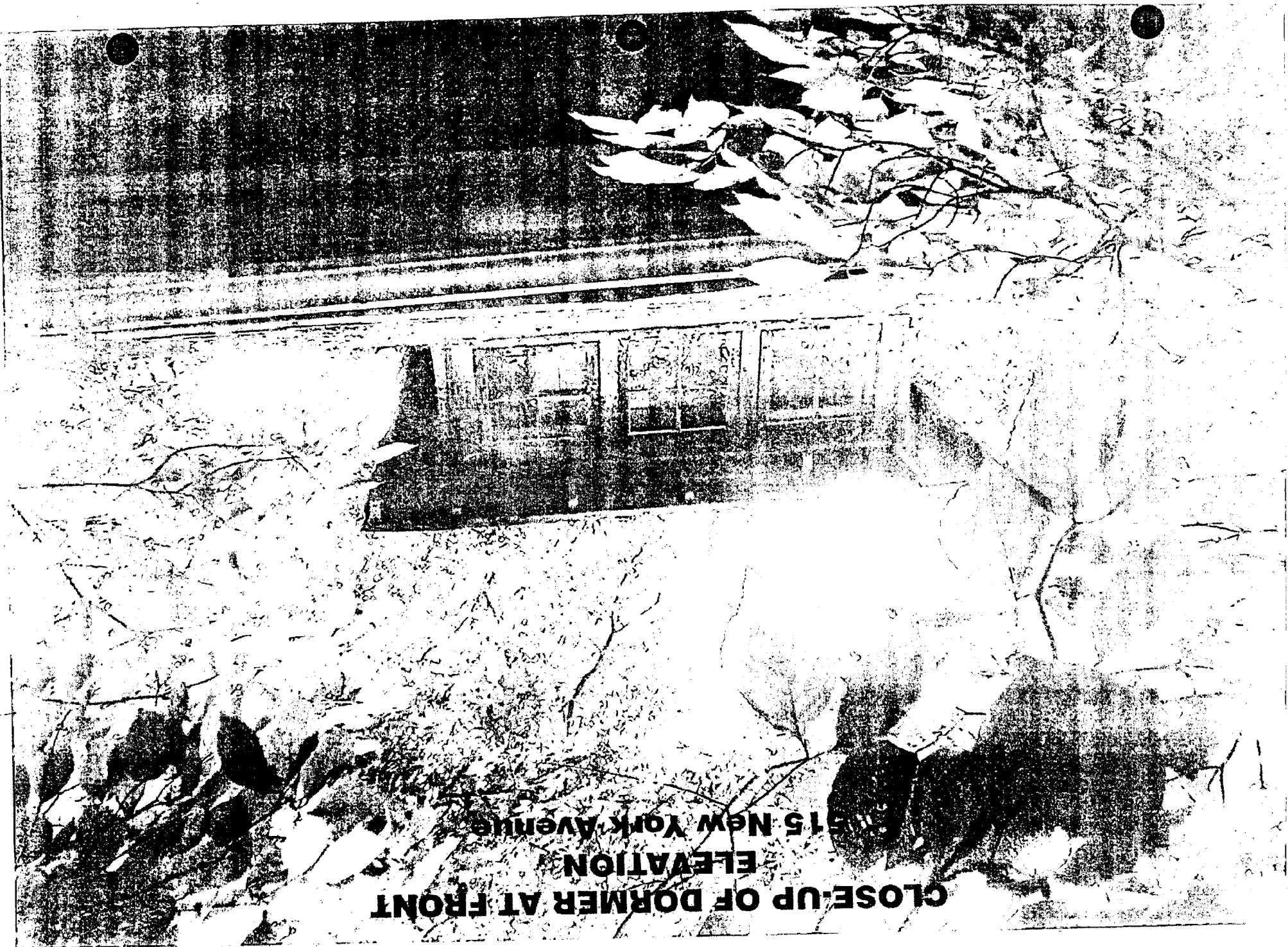


**CLOSE-UP OF DORMER AT FRONT
ELEVATION**

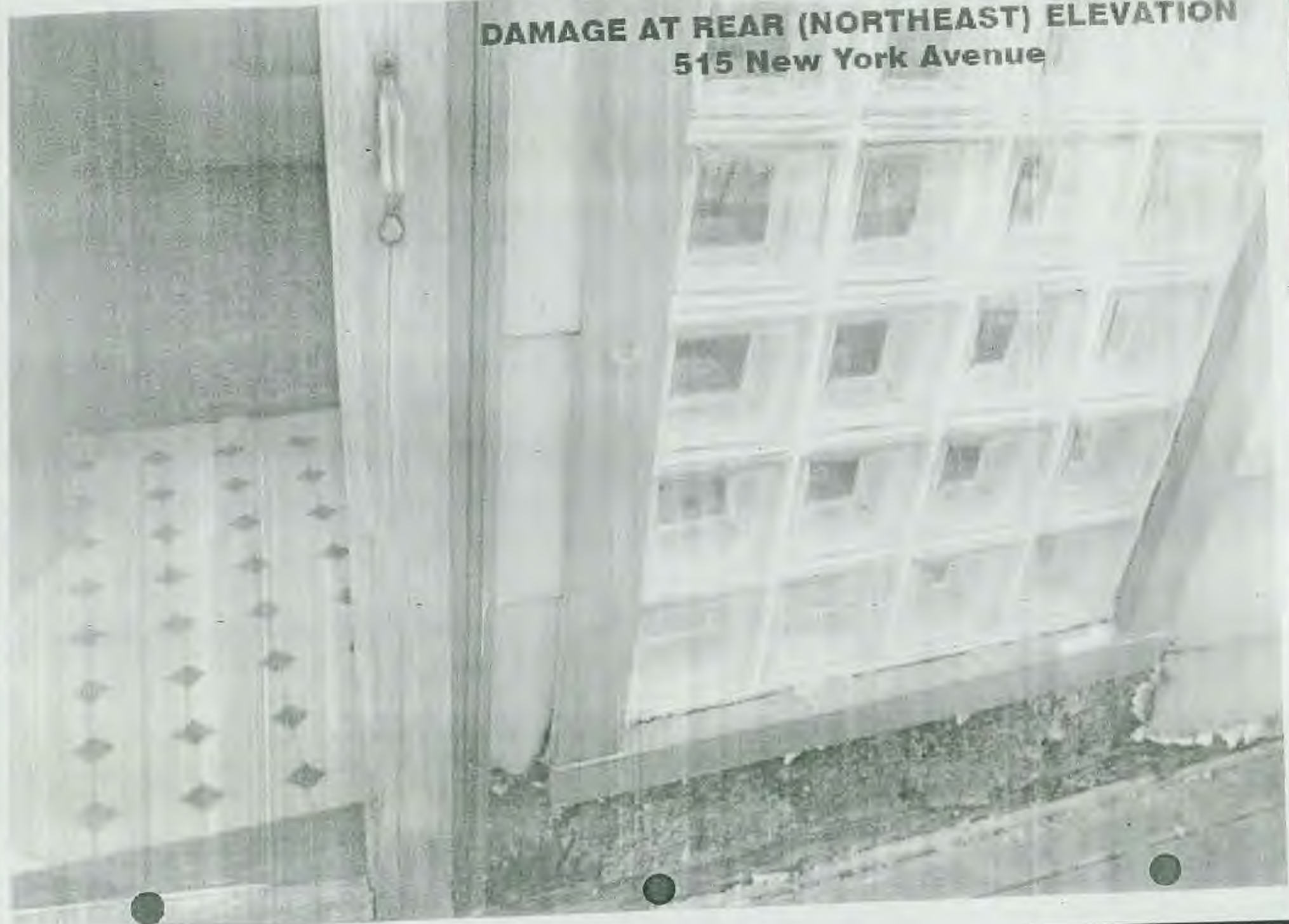
515 New York Avenue



**CLOSE-UP OF DORMER AT FRONT
ELEVATION
515 NEW YORK AVENUE**



DAMAGE AT REAR (NORTHEAST) ELEVATION
515 New York Avenue





510 New York Avenue

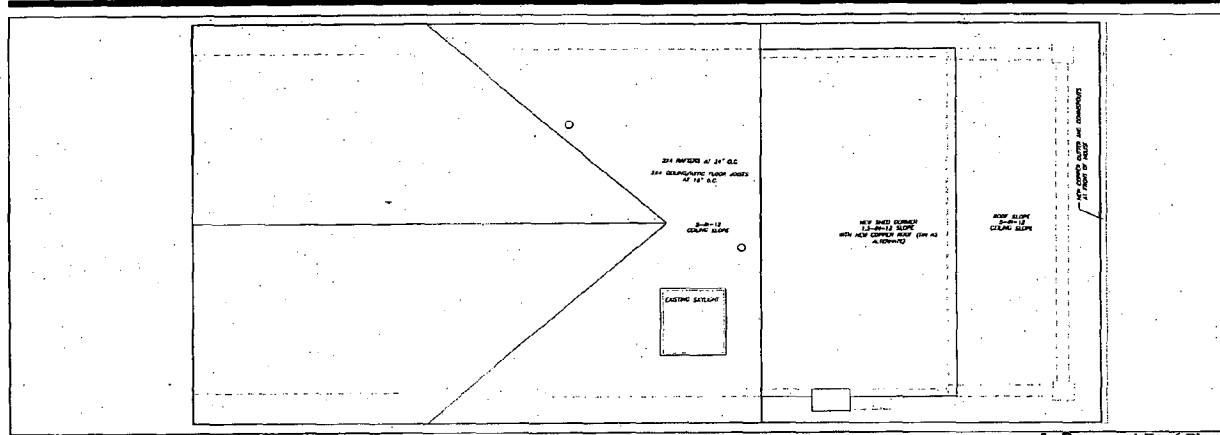


513 New York Avenue

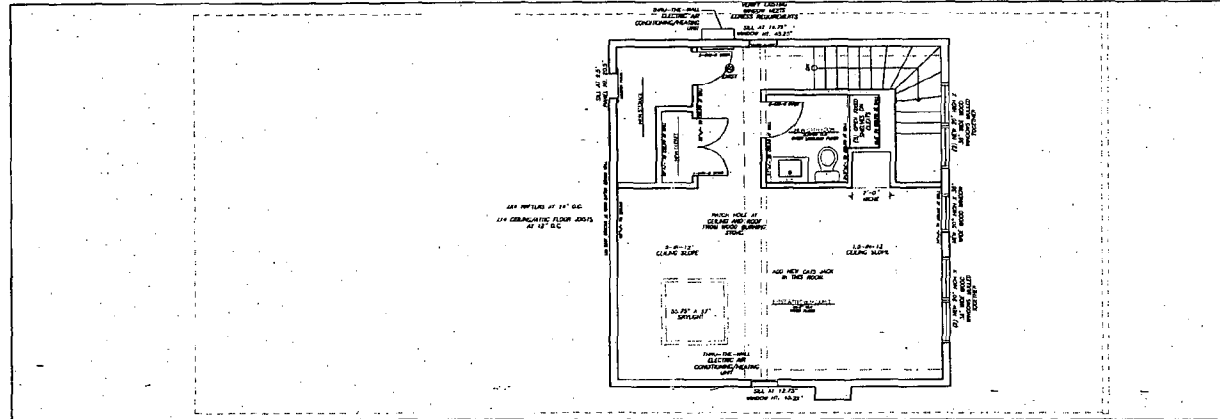


519 New York Avenue

DRAWING PRINTED AT HALF SCALE



1 Proposed Roof Plan
 1/4" = 1'-0"



2 Proposed Attic Plan
 1/4" = 1'-0"

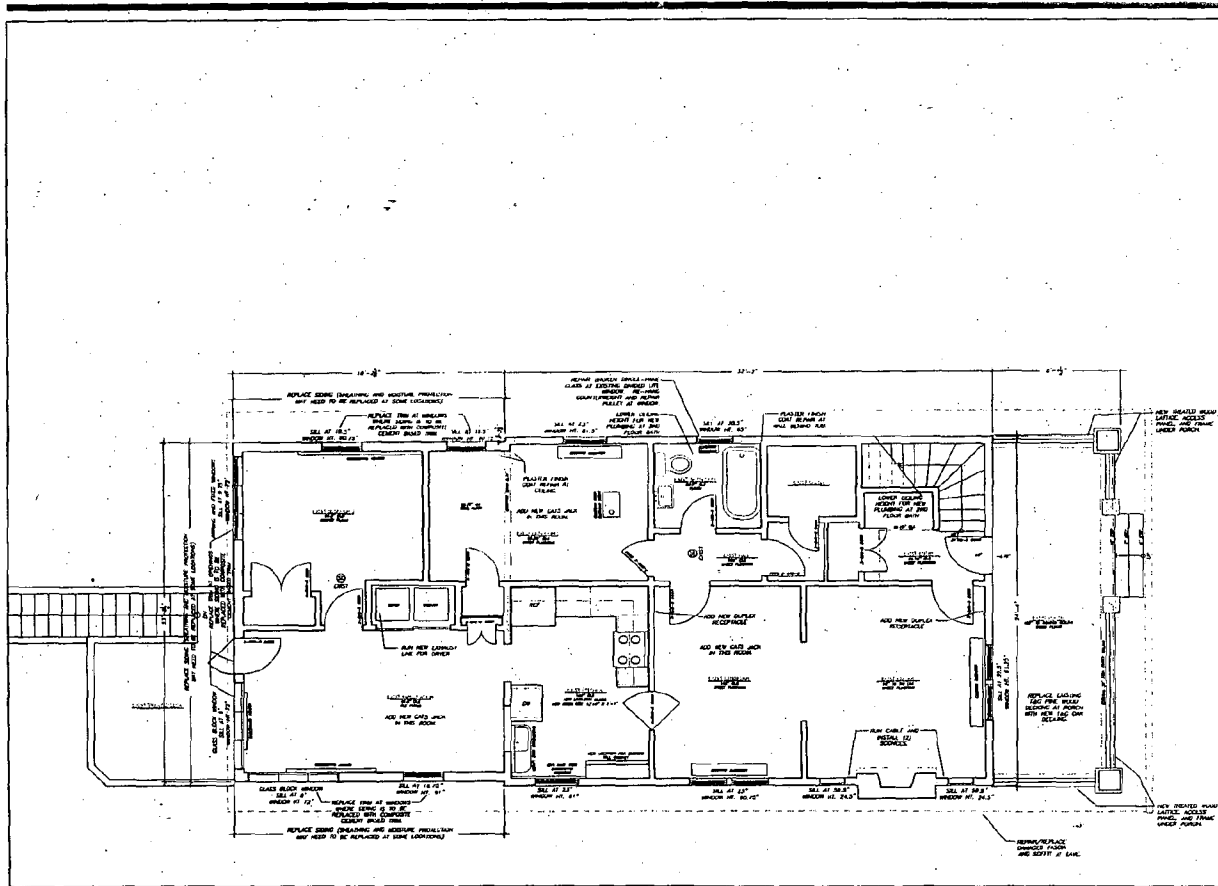
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 813 New York Avenue
 Takoma Park, DC 20912
 Sheet No.:
PROPOSED ATTIC AND ROOF PLANS

A1-2

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1 Proposed Floor Plan - Current Expansion

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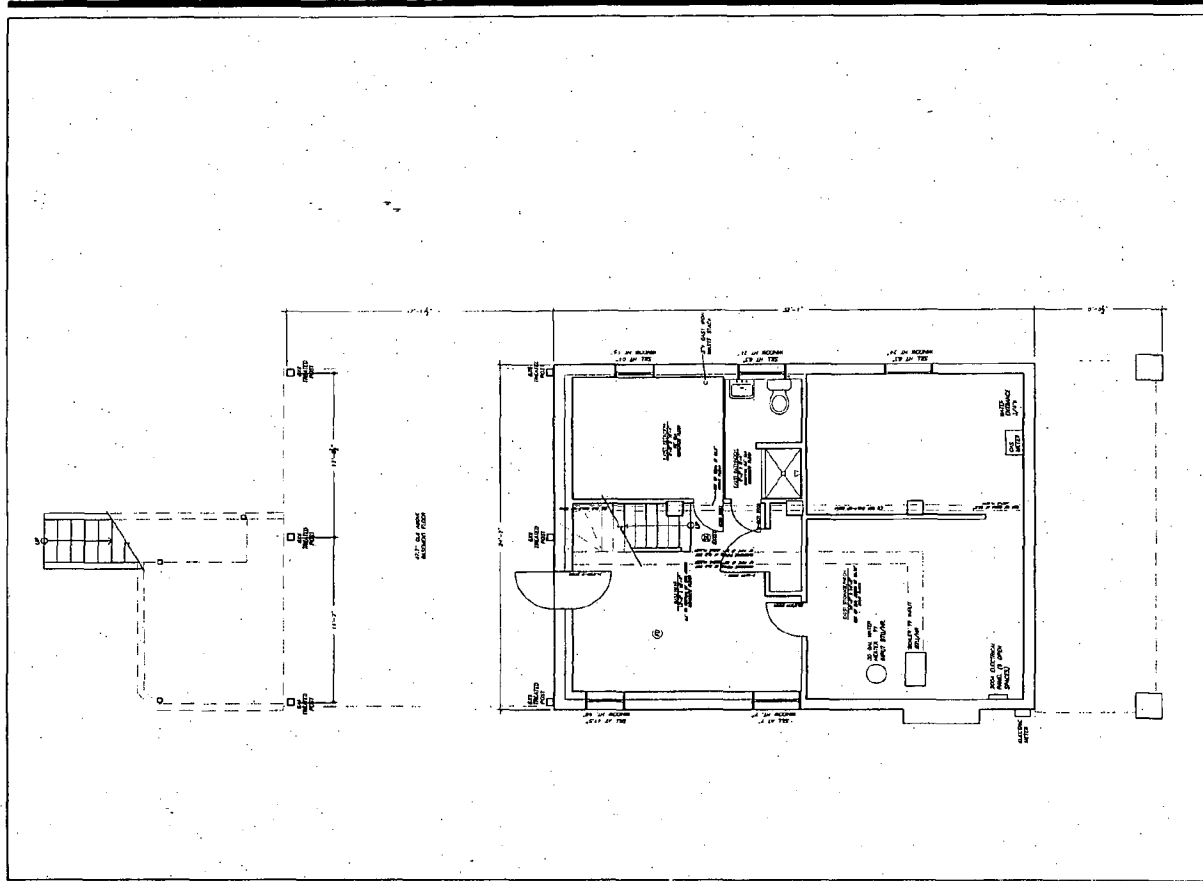
Client and Project Location:
Carole Graham
313 New York Avenue
Takoma Park, MD 20913

Project Name:
**PROPOSED
FIRST FLOOR
PLAN**

Scale:
1" = 3/8"
Drawing Number:
A1.1

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Baltimore, MD 21202

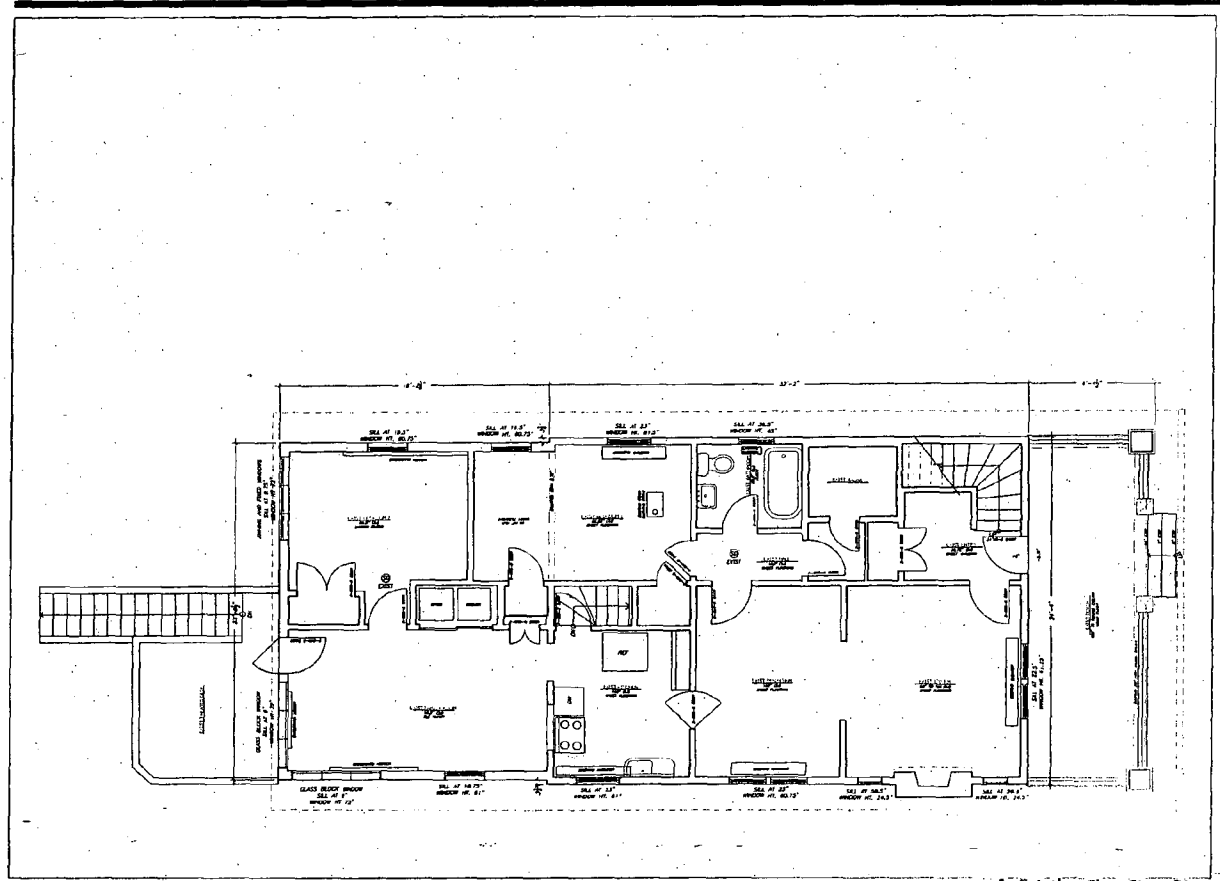
Sheet File
EXISTING
BASEMENT PLAN

1 Existing Basement Plan

AD-0

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1 Existing First Floor Plan

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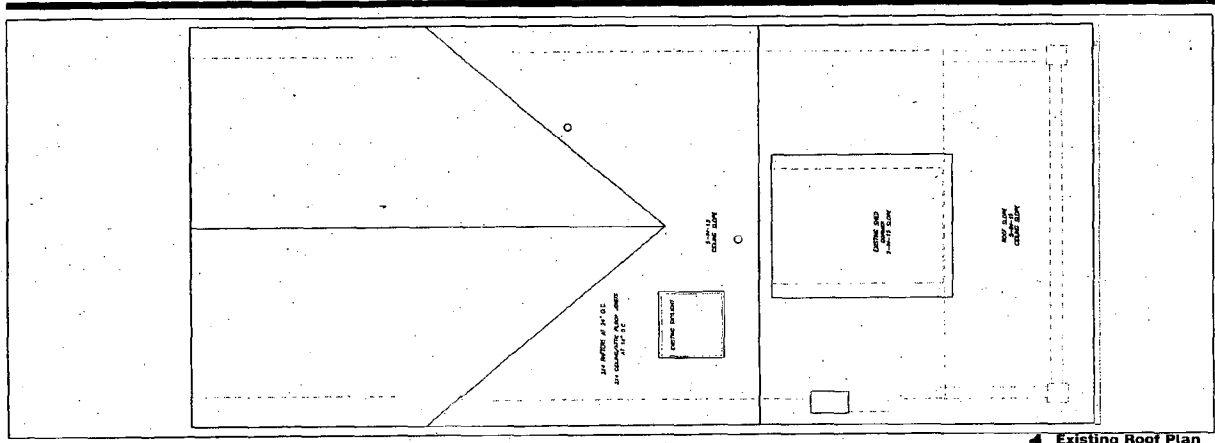
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Carole Crinion

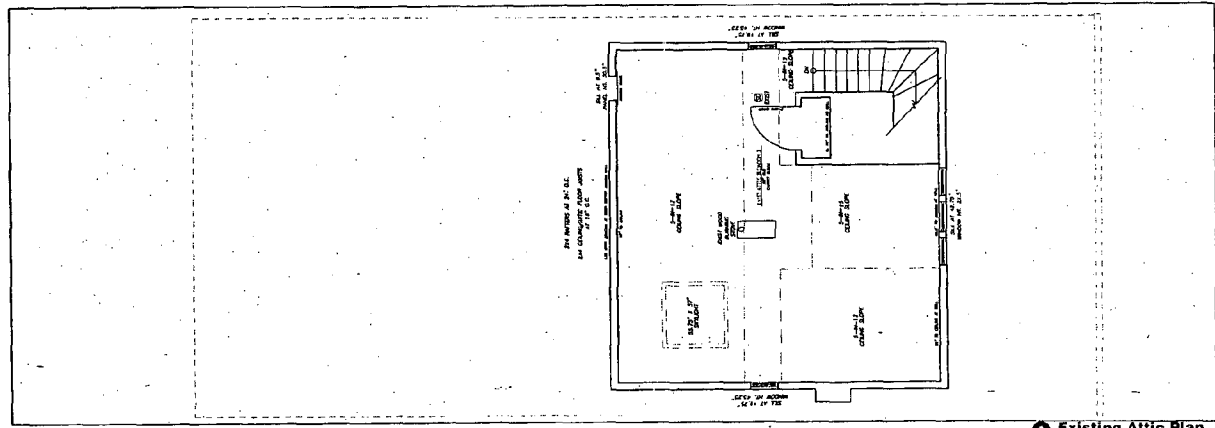
EXISTING
FIRST FLOOR
PLAN

AD-1

DRAWING PRINTED AT HALF SCALE



1 Existing Roof Plan
1/4" = 1'-0"



2 Existing Attic Plan
1/4" = 1'-0"

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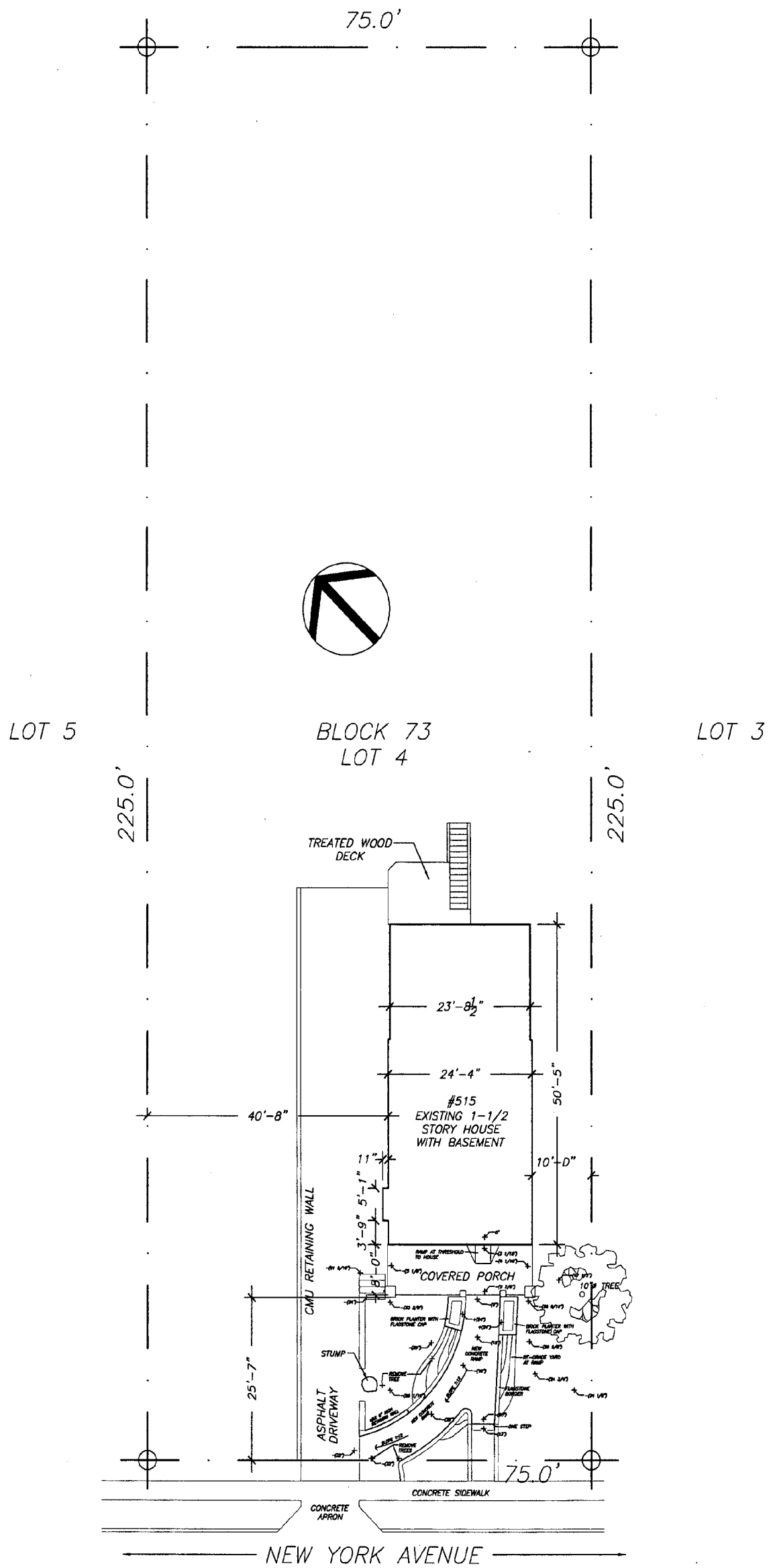
Client and Project Location
Carole Crandon
118 West Park Avenue
Towson, PA, MD 21286

Sheet No.
**EXISTING
SECOND
FLOOR AND
ROOF PLANS**

Date
1/14/06
Drawing Number

AD.2

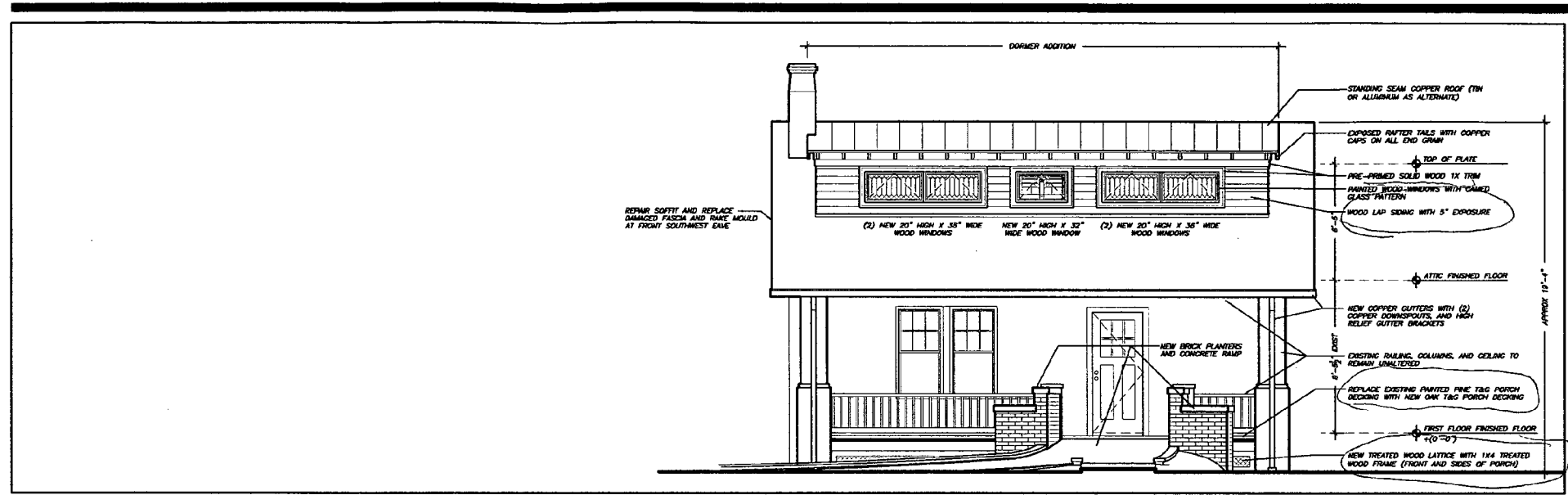
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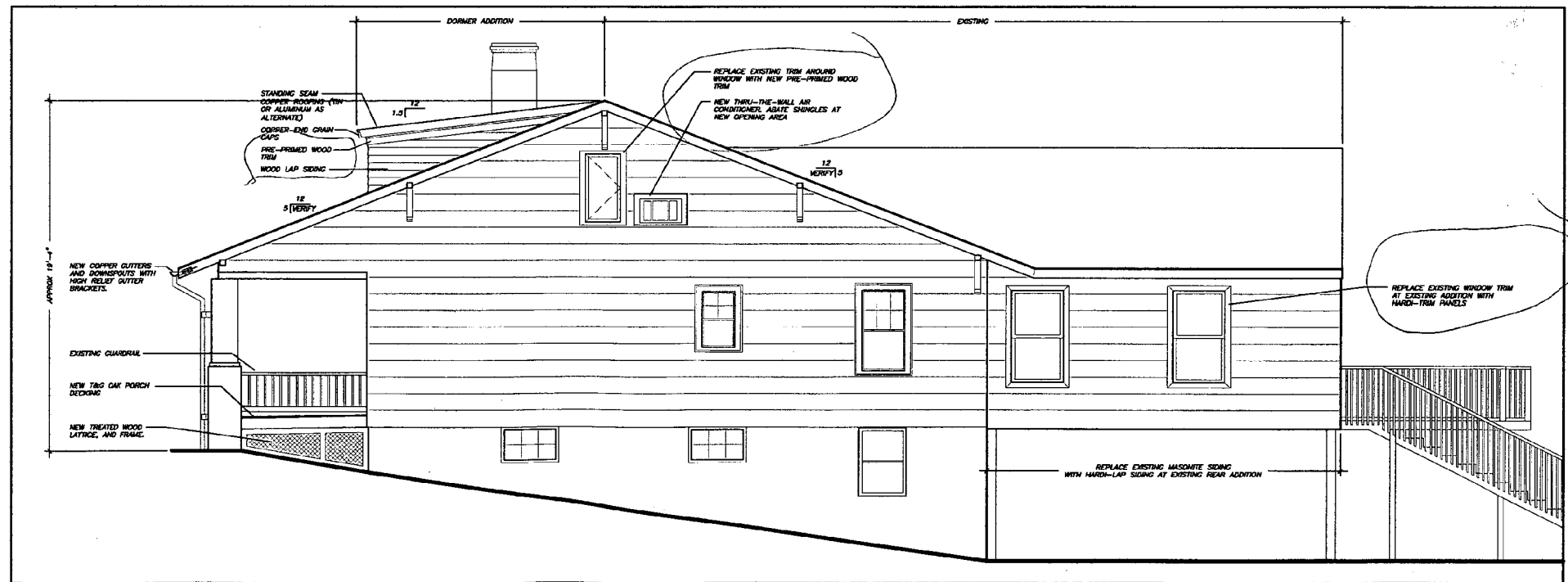
1 SITE PLAN

1" = 20'

DRAWING PRINTED AT HALF SCALE



1 Proposed Front Elevation (South west)
1/4" = 1'-0"



2 Proposed Side Elevation (Southeast)
1/4" = 1'-0"

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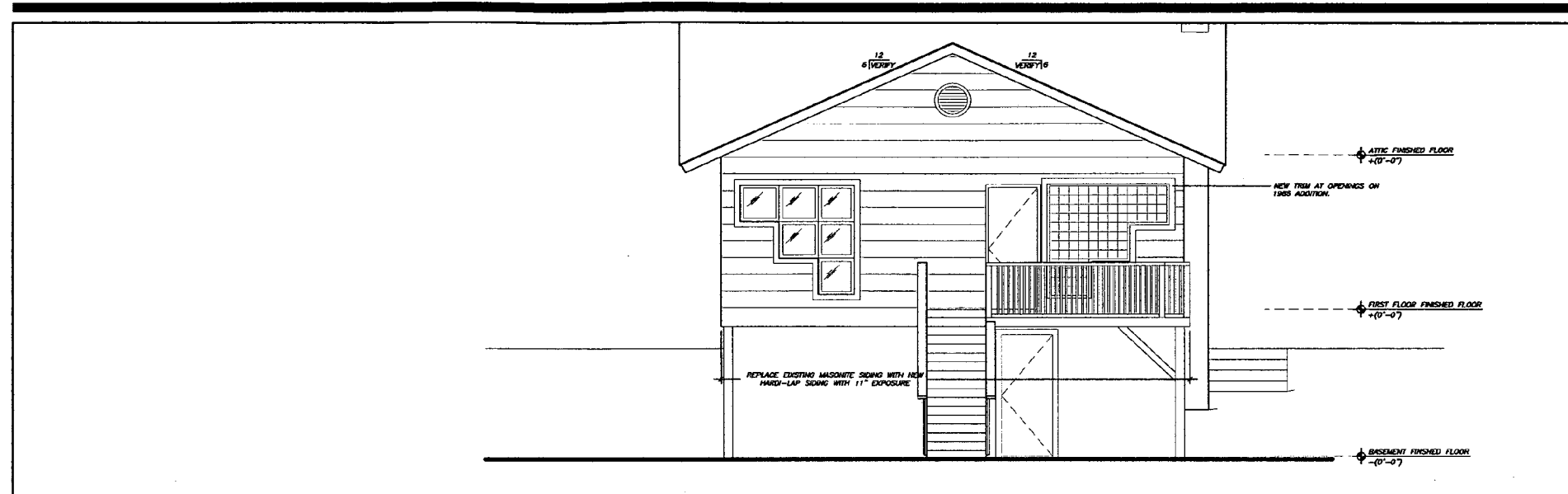
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**PROPOSED
FRONT AND
SIDE ELEVATION**

Date
4-07-05

Drawing Number
A3.1

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1 Proposed Rear Elevation (Northeast)
1/4" = 1'-0"



2 Proposed Side Elevation (Northwest)
1/4" = 1'-0"

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Takoma Park, MD 20912

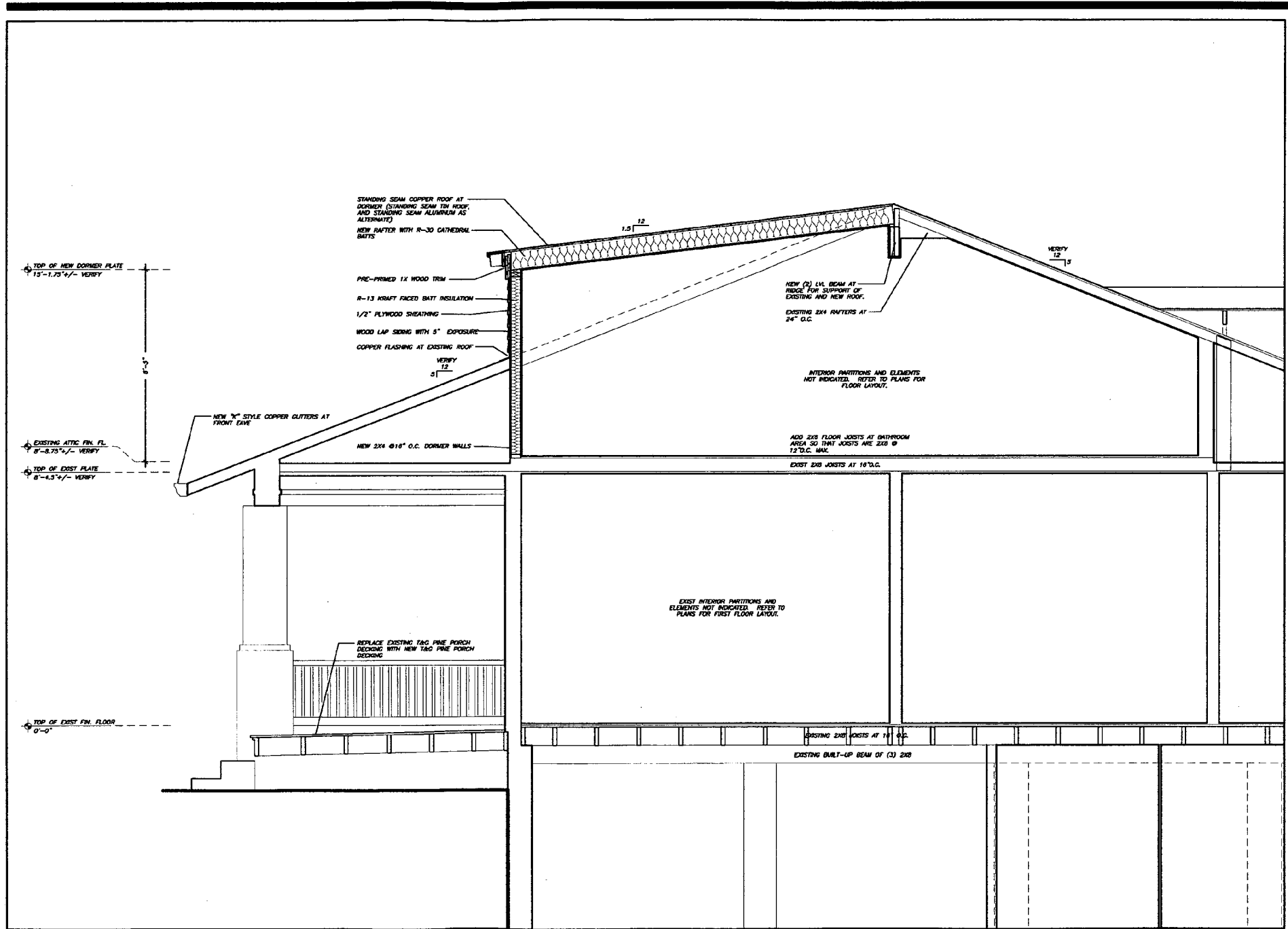
Sheet Title
**PROPOSED
REAR AND
SIDE ELEVATION**

Date
4-07-05

Drawing Number

A3.2

DRAWING PRINTED AT HALF SCALE



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Takoma Park, MD 20912

Sheet Title:
**PROPOSED
SECTION**

Date:
5-07-05
Drawing Number:

1 Proposed Section
1/2" = 1'-0"

A3.3

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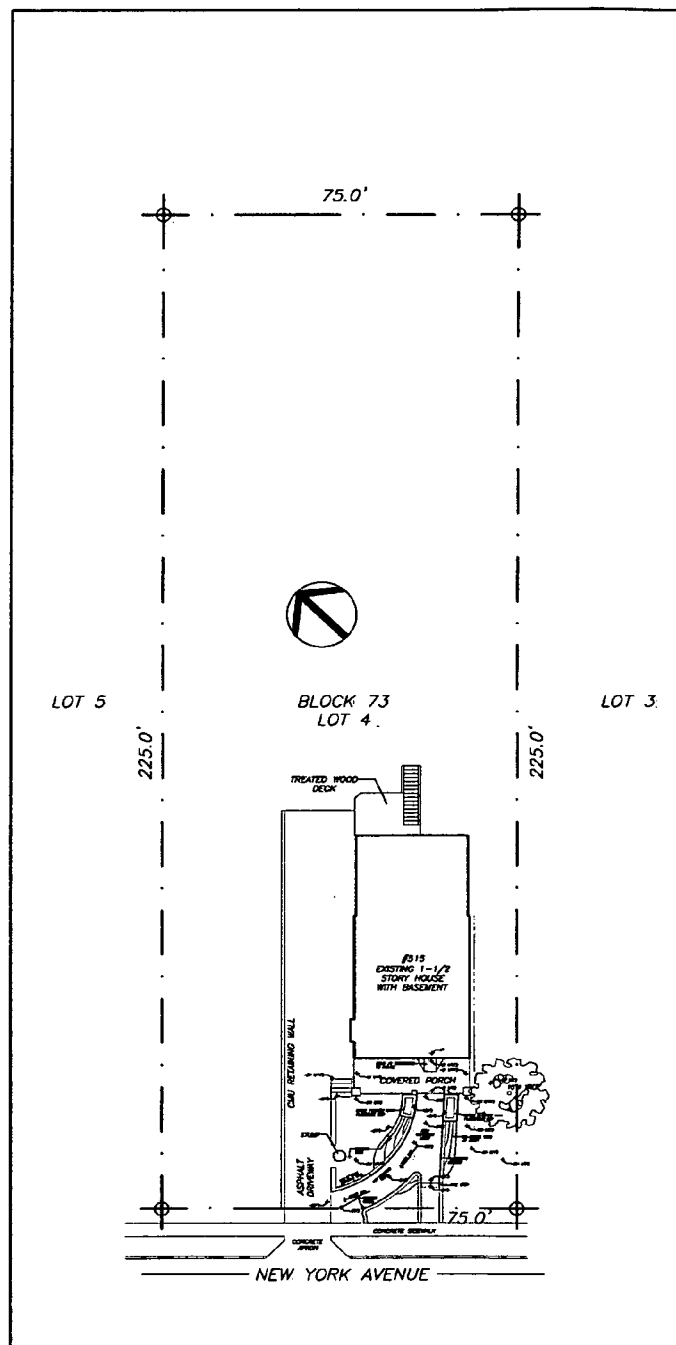
DRAWING PRINTED AT HALF SCALE

CRANDON ADDITION AND INTERIOR RENOVATIONS

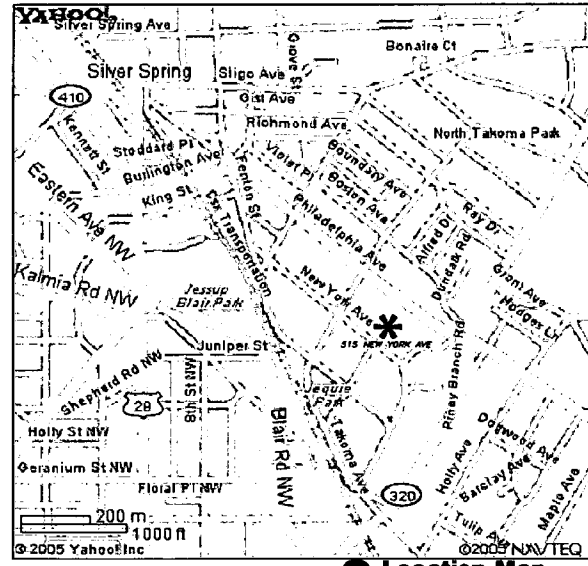


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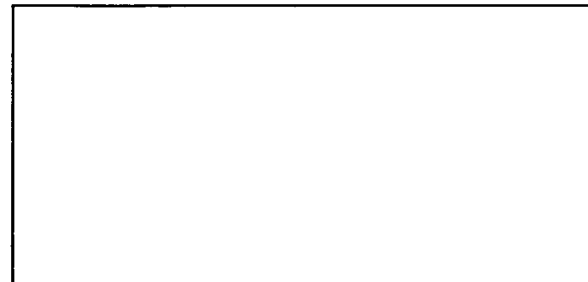
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5 Proposed Site Plan
1" = 20'



3 Location Map
1" = 2000'



4 Not Used
1" = 20'

INDEX

XS1	COVER SHEET
XS2	ENLARGED SITE PLANS
AD0	EXISTING BASEMENT PLAN
AD1	EXISTING FIRST FLOOR PLAN
AD2	EXISTING ATTIC AND SECOND FLOOR PLAN
AD3	EXISTING FRONT AND SIDE ELEVATION
AD4	EXISTING REAR AND SIDE ELEVATION
AD5	PHOTOS OF STREET
AD6	PHOTOS OF EXISTING HOUSE ELEVATION
AD7	NET LOGS
SP0	PROPOSED WORK
AF1	FIRST FLOOR PLAN
AF2	SECOND FLOOR AND ROOF PLAN
AF3	NET LOGS
AS1	PROPOSED FRONT AND SIDE ELEVATION
AS2	PROPOSED REAR AND SIDE ELEVATION
AS3	PROPOSED SECTION

DETAILS

DF1	ROOF FINISH PLAN
DF2	NET LOGS
DF3	ROOF FINISH PLAN
DF4	ROOF FINISH PLAN
DF5	ROOF FINISH PLAN
DF6	ROOF FINISH PLAN
DF7	ROOF FINISH PLAN
DF8	ROOF FINISH PLAN
DF9	ROOF FINISH PLAN
DF10	ROOF FINISH PLAN
DF11	ROOF FINISH PLAN
DF12	ROOF FINISH PLAN
DF13	ROOF FINISH PLAN
DF14	ROOF FINISH PLAN
DF15	ROOF FINISH PLAN
DF16	ROOF FINISH PLAN
DF17	ROOF FINISH PLAN
DF18	ROOF FINISH PLAN
DF19	ROOF FINISH PLAN
DF20	ROOF FINISH PLAN

1 Sheet Index
1" = 20'

	DRAWING #1 DETAIL SECTION SHEET #		NEW WALL (2x4 @ 16" O.C. UNLESS NOTED OTHERWISE)
	DRAWING #1 BUILDING SECTION / BUILDING ELEVATION SHEET #		EXISTING WALL TO BE REMOVED
	DRAWING #1 WALL SECTION DRAWING #1		DIMENSION LINE TO EDGE OF OBJECT
	DOOR TYPE		DIMENSION LINE TO CENTERLINE OF OBJECT
	WINDOW TYPE		DIMENSION LINE TO OBJECT OFF DRAWING
	WALL TYPE		FENCE
	PLUMBING FIXTURE TYPE		BEAM TAG. REFER TO BEAM CALCULATION SHEET.

2 Drawing Symbols
1" = 20'

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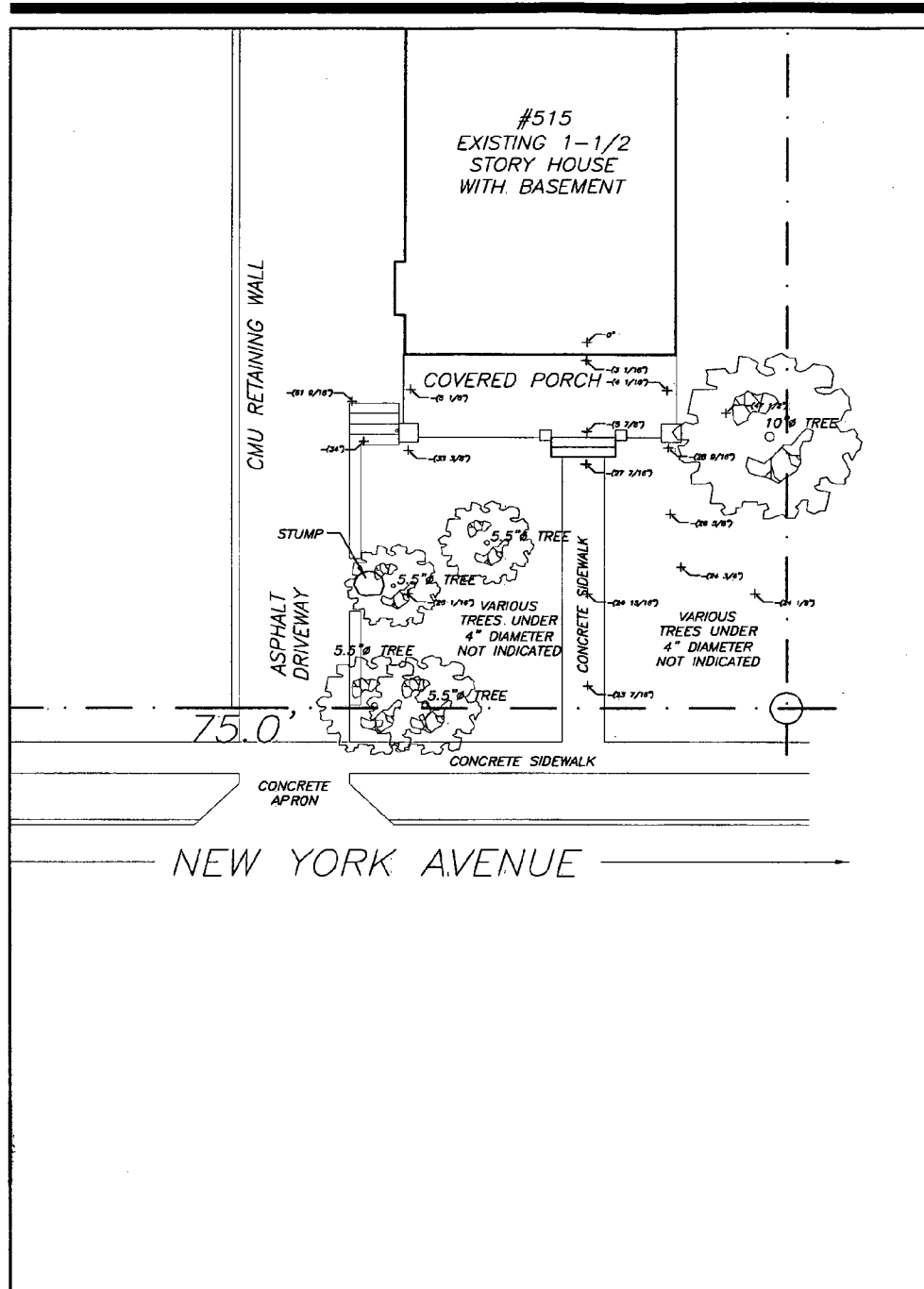
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COVER SHEET

Date
9-01-05
Drawing Number

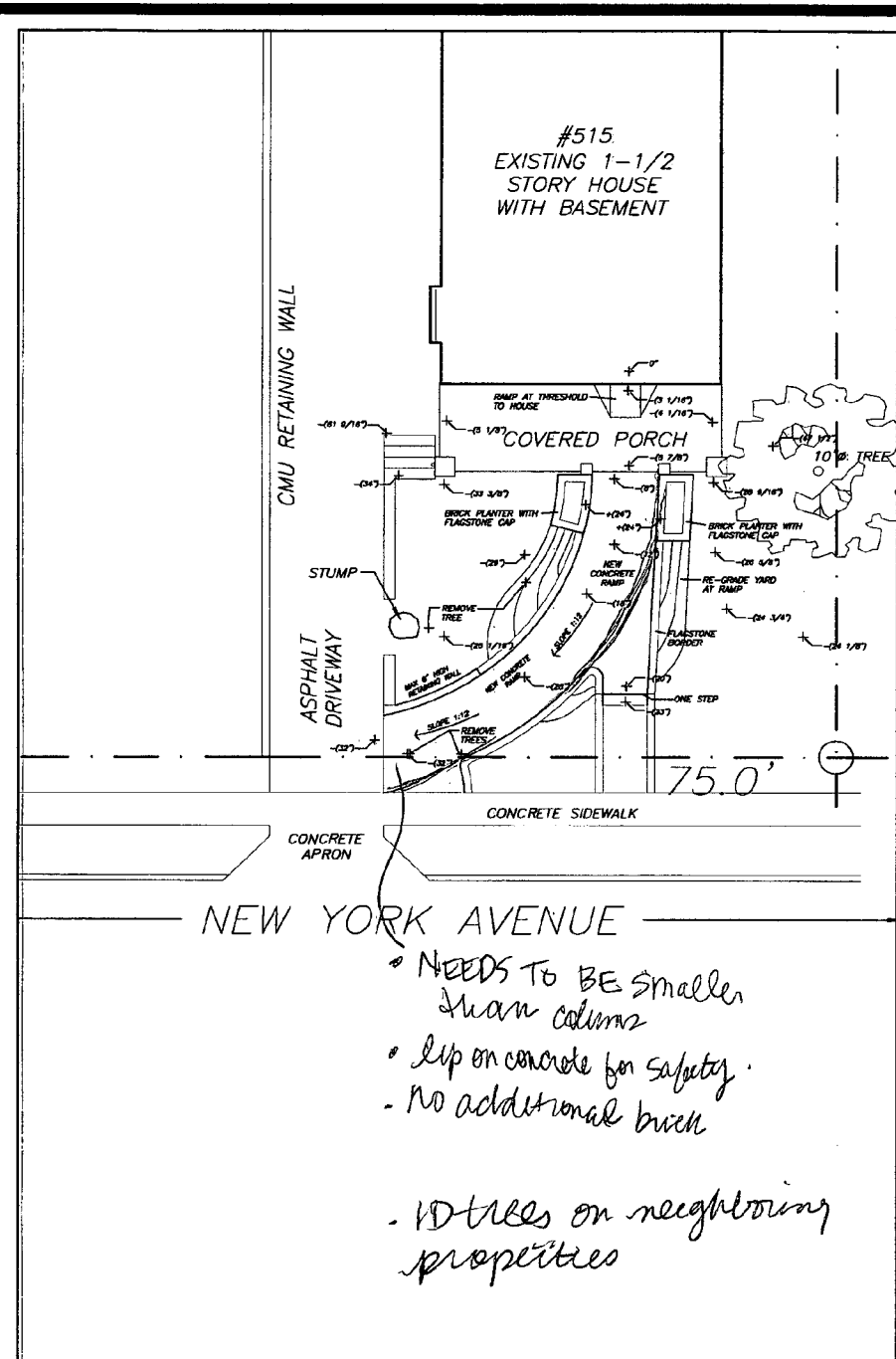
X0-1
1" = 20'

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2 Existing Site Plan
1/8" = 1'-0"



1 Proposed Site Plan
1/8" = 1'-0"

NEEDS TO BE smaller than columns
 slip on concrete for safety
 no additional brick
 10 trees on neighboring properties

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Sheet Title
Enlarged Site Plans

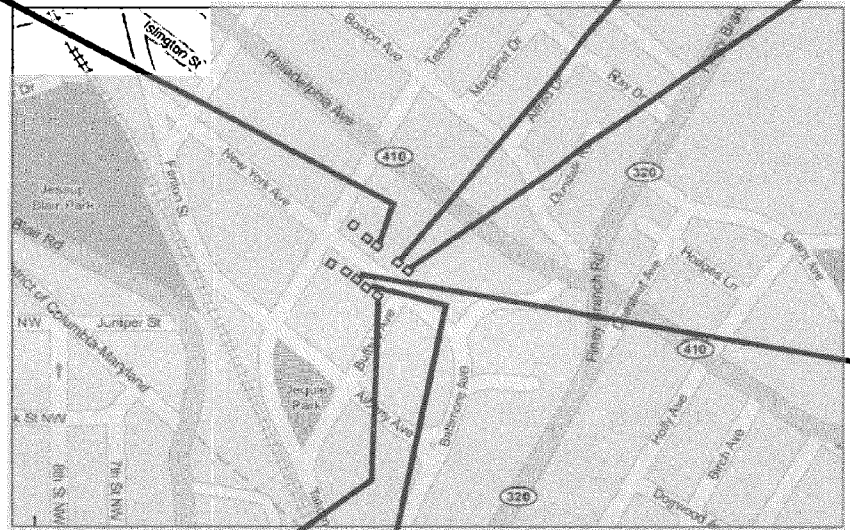
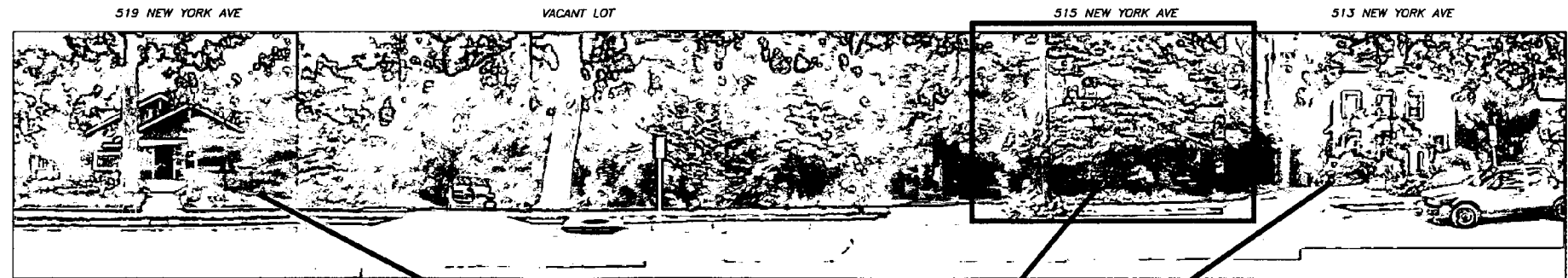
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Drawing Number

X0-2

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Partial Streetscape

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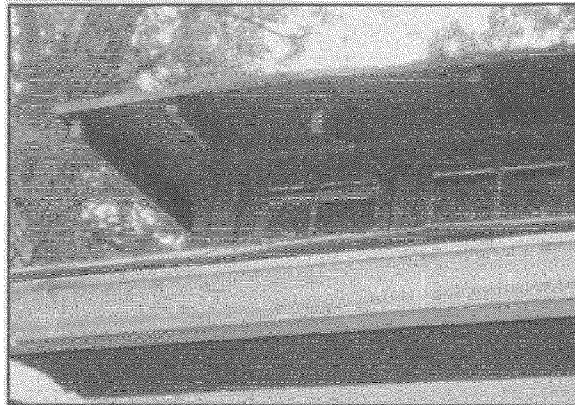
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**PARTIAL
STREETSCAPE**

Date
1-07-05
Drawing Number

A0-1

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6 Dormer Detail
N/S



4 Dormer Close-up
N/S



1 Front Elevation (Southwest)
N/S



7 Damage at Northwest Eave
N/S



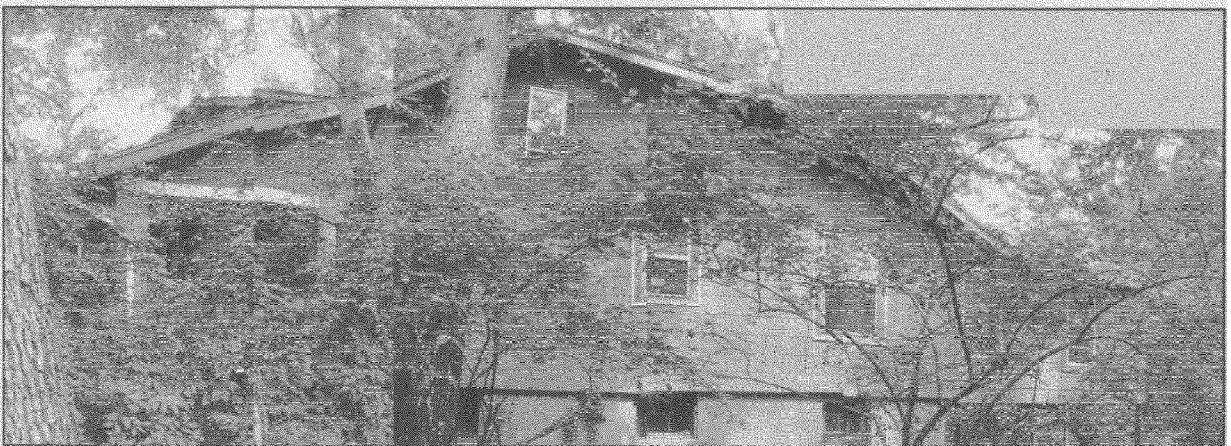
5 Not Used
N/S



2 Rear Elevation (Northeast)
N/S



8 Northwest Side Elevation
N/S



3 Southeast Side Elevation
N/S

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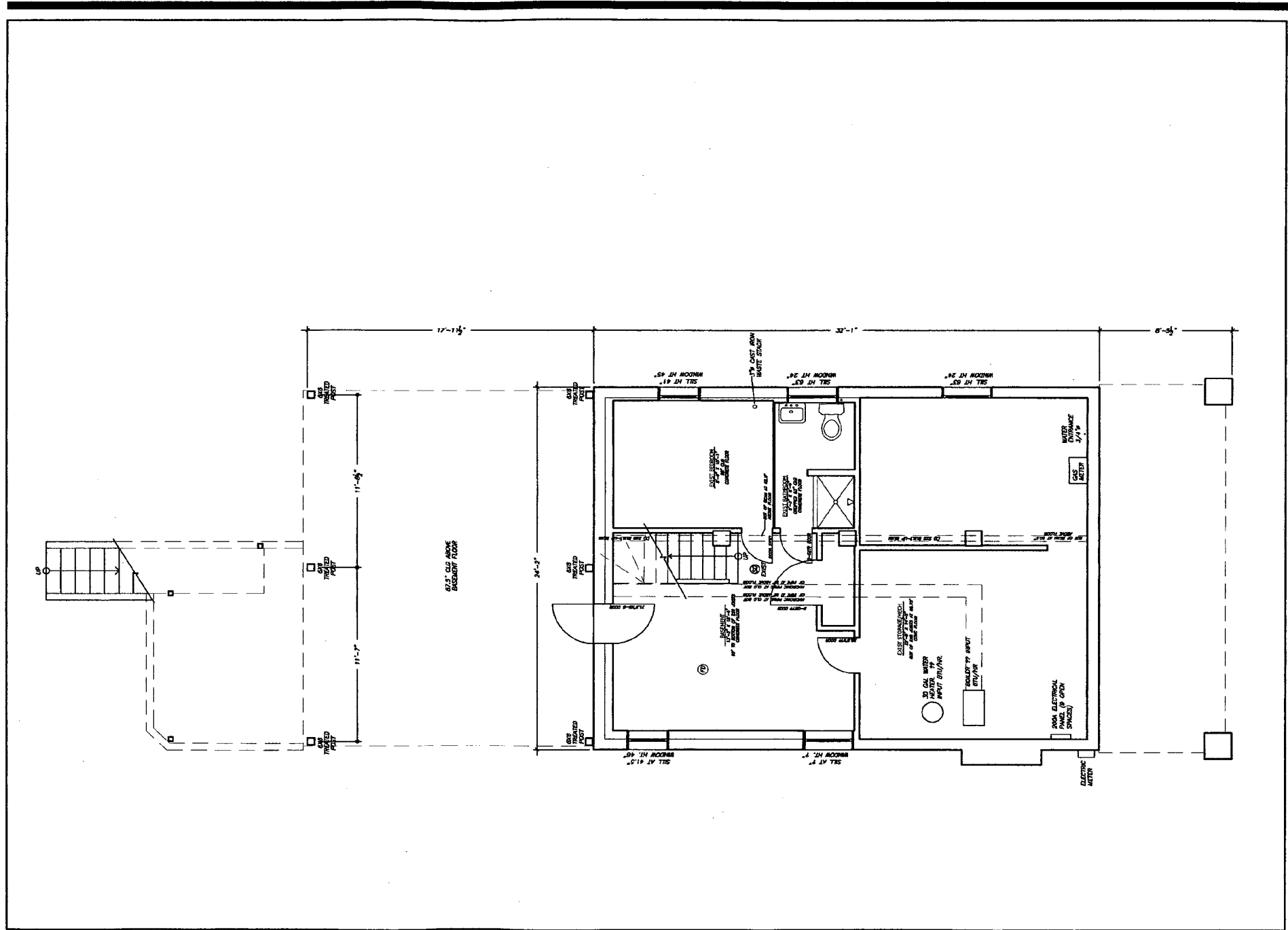
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**EXISTING
EXTERIOR
PHOTOS**

Date
1-07-05
Drawing Number

A0-2

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1 Existing Basement Plan
1/4" = 1'-0"

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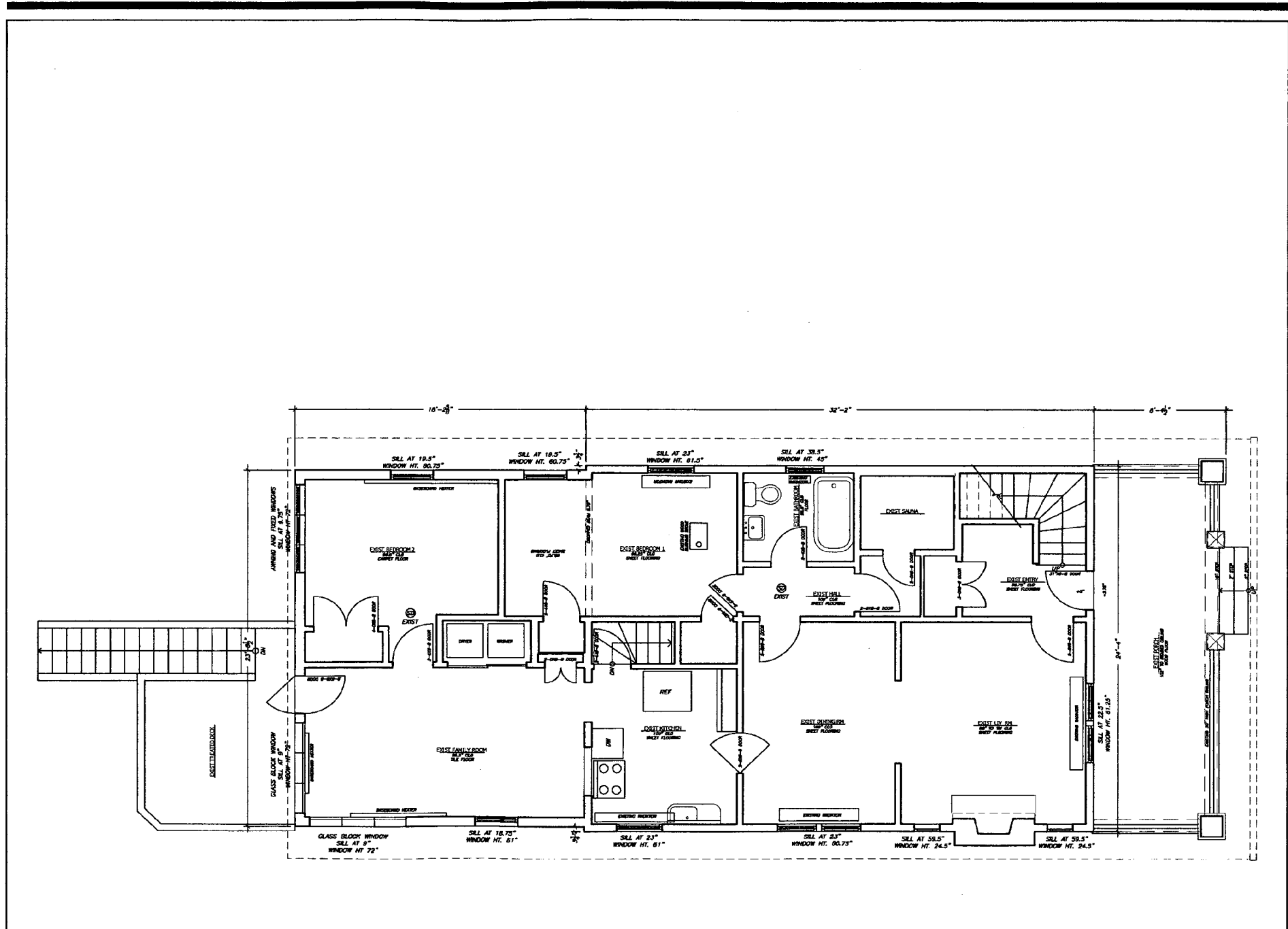
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Sheet Title
**EXISTING
BASEMENT PLAN**

Date
5-07-05
Drawing Number

AD-0

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1 Existing First Floor Plan
1/4" = 1'-0"

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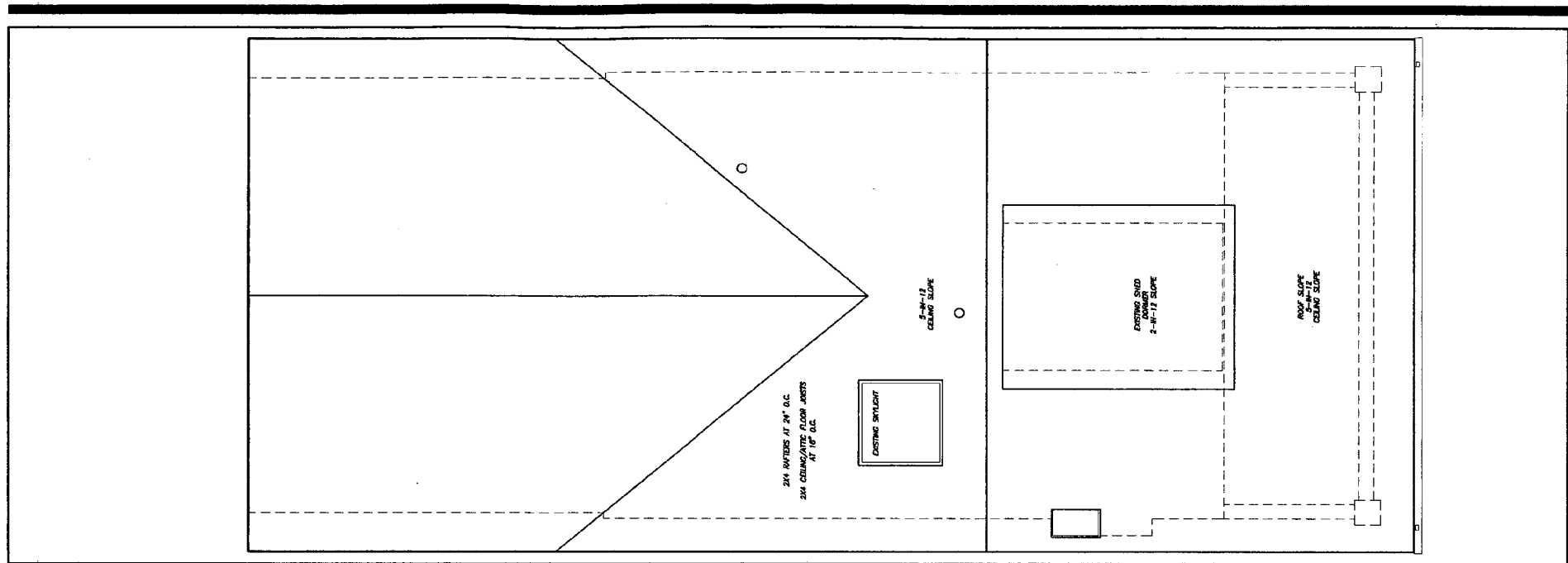
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**EXISTING
FIRST FLOOR
PLAN**

Date
9-07-05
Drawing Number

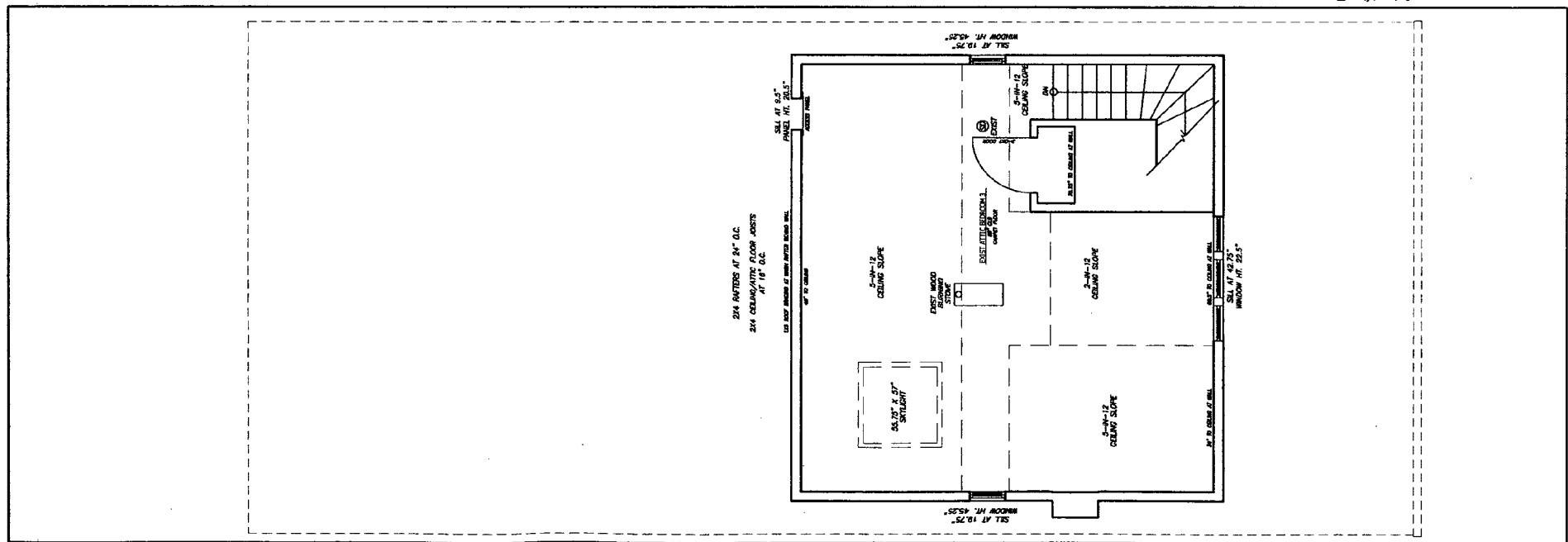
AD-1

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1 Existing Roof Plan
1/4" = 1'-0"



2 Existing Attic Plan
1/4" = 1'-0"

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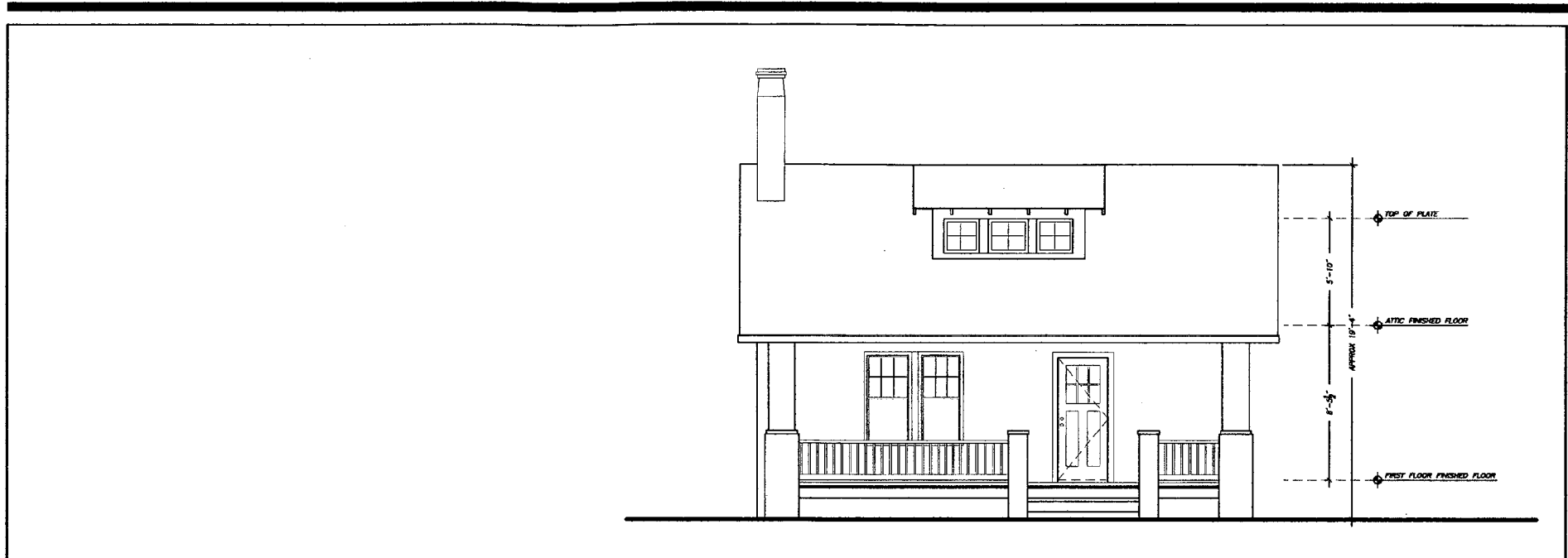
Sheet Title
**EXISTING
SECOND
FLOOR AND
ROOF PLANS**

Date
9-07-05

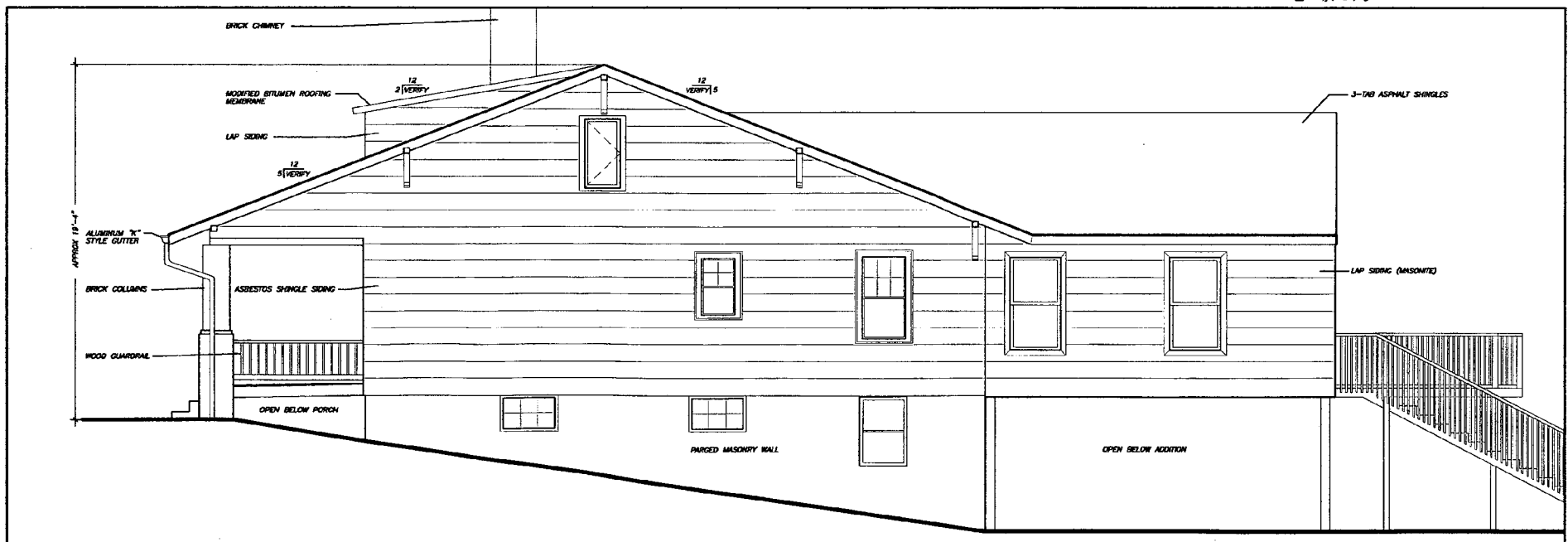
Drawing Number

AD.2

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1 Existing Front Elevation
1/4" = 1'-0"



2 Existing Side Elevation
1/4" = 1'-0"

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Sheet Title
**EXISTING
FRONT AND
SIDE ELEVATIONS**

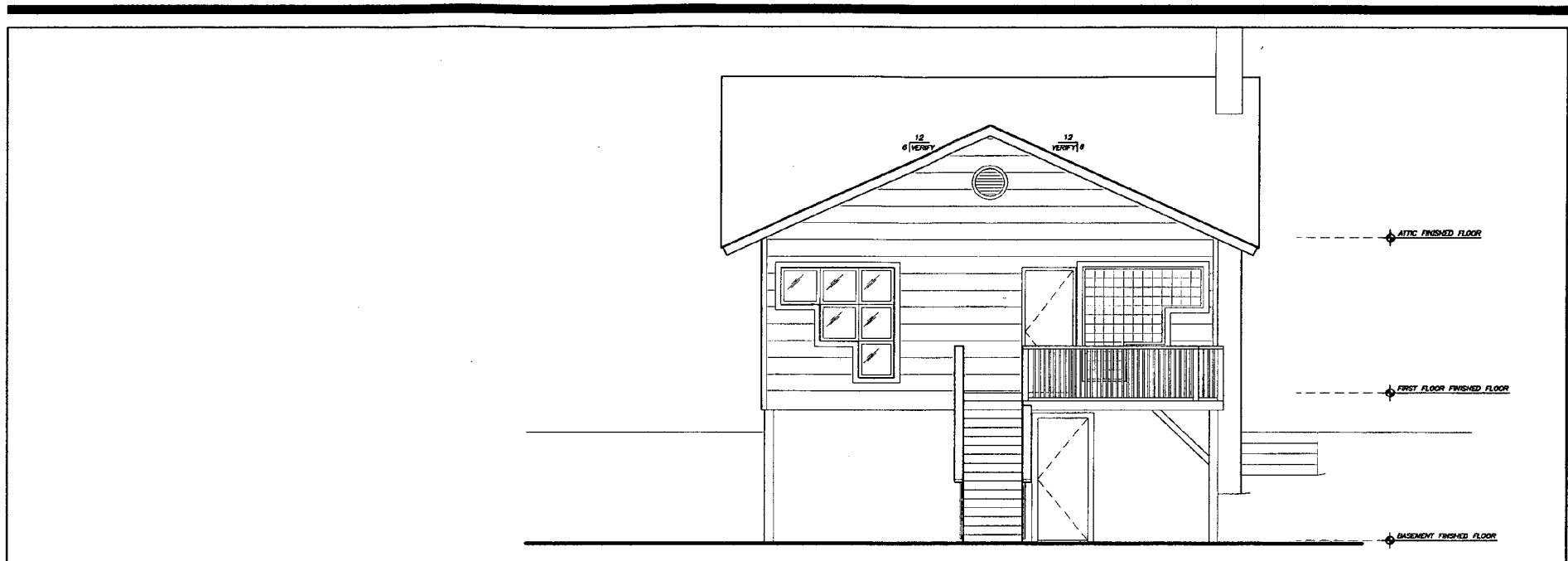
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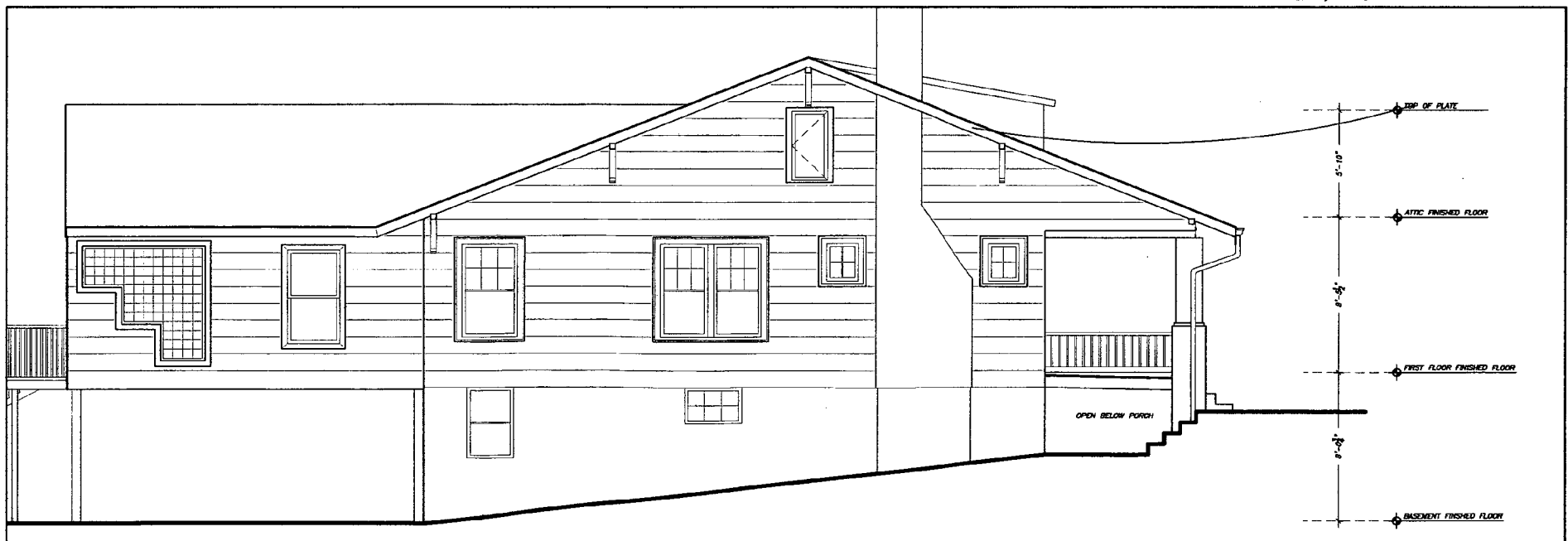
AD.3

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1 Existing Front Elevation
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2 Existing Side Elevation
1/4" = 1'-0"

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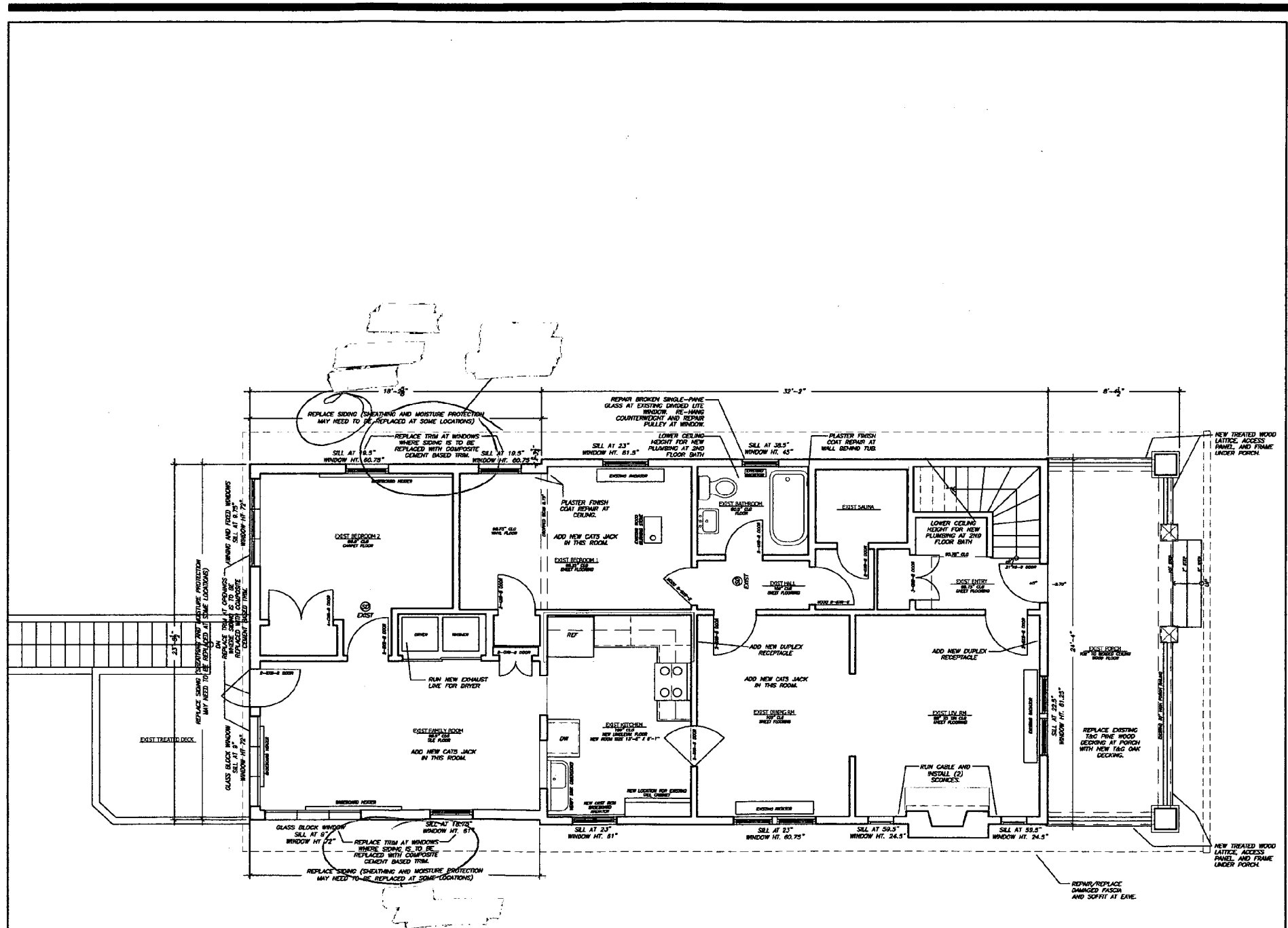
Sheet Title
**EXISTING
REAR AND
SIDE
ELEVATIONS**

Date
9-07-05

Drawing Number

AD.4

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1 Proposed Floor Plan - Current Expansion
1/4" = 1'-0"

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Sheet Title
**PROPOSED
FIRST FLOOR
PLAN**

Date
9-07-05

Drawing Number

A1.1

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