

37/03-06X 7204 Spruce Ave

Takoma Park Historic District 37/03



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 5/25/2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #419663, rear stoop, window and door alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the 5/24/2006 meeting. The condition of approval is:

1. The applicant will install wood French door(s) with wood trim that matches the trim of the windows and the doors in the original massing of the house.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Anne & Colin Norman
Address: 7204 Spruce Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240777-6070

OPS - 48

419663 A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANN NORMAN
Daytime Phone No.: 301-270-9074

Tax Account No.: _____
Name of Property Owner: COLIN NORMAN Daytime Phone No.: _____
Address: 7204 SPRUCE AVE TAKOMA PARK 20912
Street Number City Street Zip Code
Contractor: KINGSTON CUSTOM BLDGR Phone No.: 703-323-6527
Contractor Registration No.: 92442
Agent for Owner: JOHN SCHMITT Daytime Phone No.: 202-409-4522

LOCATION OF BUILDING/PREMISE
House Number: 7204 Street: SPRUCE AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: _____ Block: _____ Subdivision: _____
Lot: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate Add Slat Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: MOVE DOORS, WINDOW

1B. Construction cost estimate: \$ 6,000

1C. If this is a revision of a previously approved active permit, See Permit # N/A

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

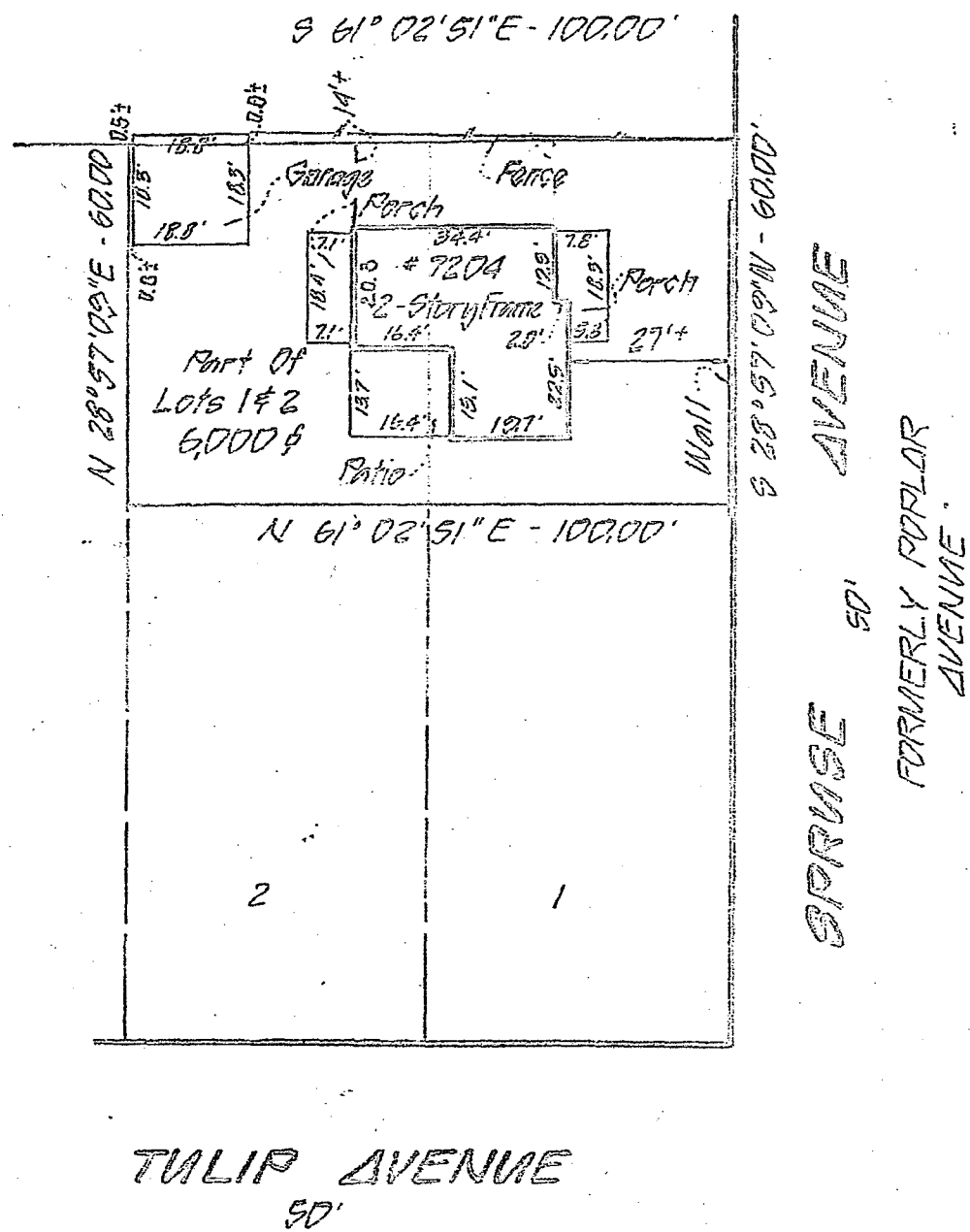
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

John Schmitt (JOHN SCHMITT) 5/2/06
Signature of owner or authorized agent Date

Approved: I with one condition for Shelton Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5-25-06
Application/Permit No.: 419663 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



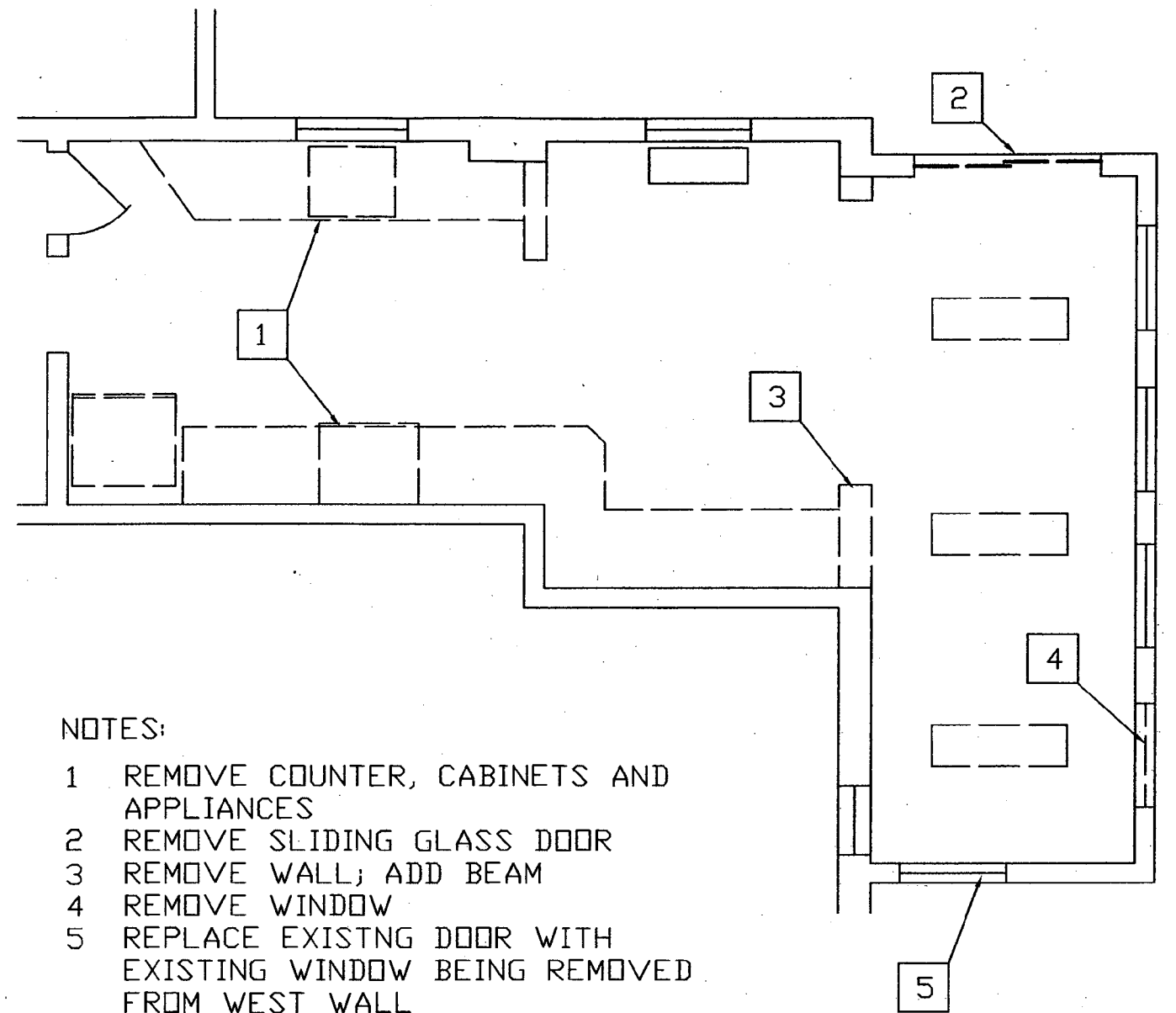
SURVEYOR'S CERTIFICATE HEREBY CERTIFY THAT THE POSITION OF ALL THE POINTS AND DIMENSIONS ON THE ABOVE DESCRIBED PARTY HAS BEEN CAREFULLY ESTABLISHED BY A HIGH-CLASS SURVEY AND THAT UNLESS OTHER- WISE SHOWN, THERE ARE NO ENCROACHMENTS. <i>Jefferson D. Lawrence</i> JEFFERSON D. LAWRENCE PROFESSIONAL LAND SURVEYOR REGISTERED LAND SURVEYOR MARYLAND #5216	REFERENCES PLAT BK. 41 PLAT NO. 46	AND ION ASSOCIATES PROFESSIONAL LAND SURVEYOR LAND PLANNING CONSULTANTS 11748 ASHWORTH COURT GERMANTOWN, MARYLAND 20767 (301) 428-0481
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK USE LOC. 8-7-76 BOUNDARY

APPROVED
 Montgomery County
 Historic Preservation Commission
 6-12-06
[Signature]

Date: 6-8-06

7204 Spruce Ave.
 Takoma Park, MD 20912
 Bernard Thomas Guay, A.I.A., Architect
 3908 Commander Drive, Hyattsville, MD 20782
 Phone: 301 779 4491
 Title: **Site Plan**

Scale: 1" = 30' Site



NOTES:

- 1 REMOVE COUNTER, CABINETS AND APPLIANCES
- 2 REMOVE SLIDING GLASS DOOR
- 3 REMOVE WALL; ADD BEAM
- 4 REMOVE WINDOW
- 5 REPLACE EXISTING DOOR WITH EXISTING WINDOW BEING REMOVED FROM WEST WALL

Date: 4-6-06

7204 Spruce Ave.

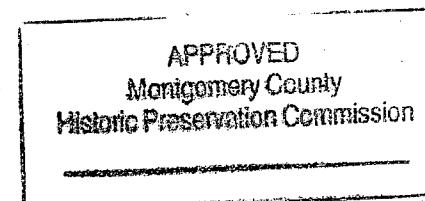
Takoma Park, MD 20912

Bernard Thomas Guay, A.I.A., Architect
 3908 Commander Drive, Hyattsville, MD 20782
 Phone: 301 779 4491

Title: **Partial First Floor Plan
 Existing Conditions/ Demo.**

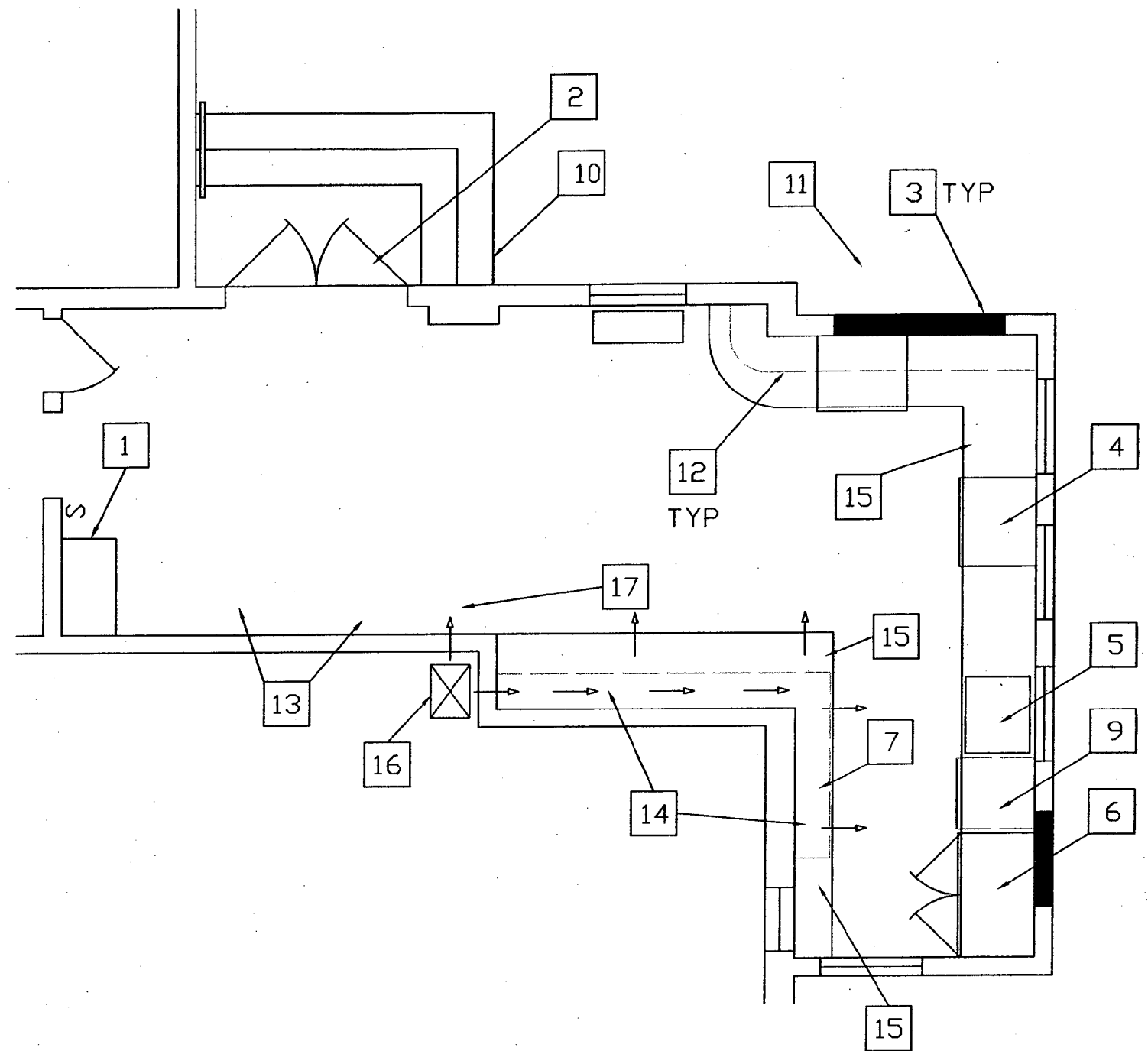
Scale: 1/4" = 1'-0"

Sheet: 1



NOTES:

1. 18" DEEP BROOM CABINET
2. 60" FRENCH DOOR
3. NEW WALL; MATCH EXISTING
4. INDUCTION RANGE
5. SINK
6. 42" X 24" REFRIGERATOR
7. 12" COUNTER AND WALL CABINETS
8. 30" WIDE COUNTER
9. DISHWASHER
10. NEW BRICK STOOP AND STAIR
11. REMOVE EXISTING STOOP AND STAIR
12. WALL CABINETS
13. REMOVE SOFFIT; REVISE COOLING DUCTS
14. ADD SOFFIT AND COOLING DUCTS
15. HOT WATER HEATING UNIT WITH FAN AND THERMOSTAT UNDER BASE CABINET
16. EXISTING COOLING SUPPLY DUCT
17. NEW DUCT AND AIR FLOW FROM NEW SOFFIT



Date: REVISED 4-14-06

7204 Spruce Ave.

Takoma Park, MD 20912

Bernard Thomas Guay, A.I.A., Architect
3908 Commander Drive, Hyattsville, MD 20782
Phone: 301 779 4491

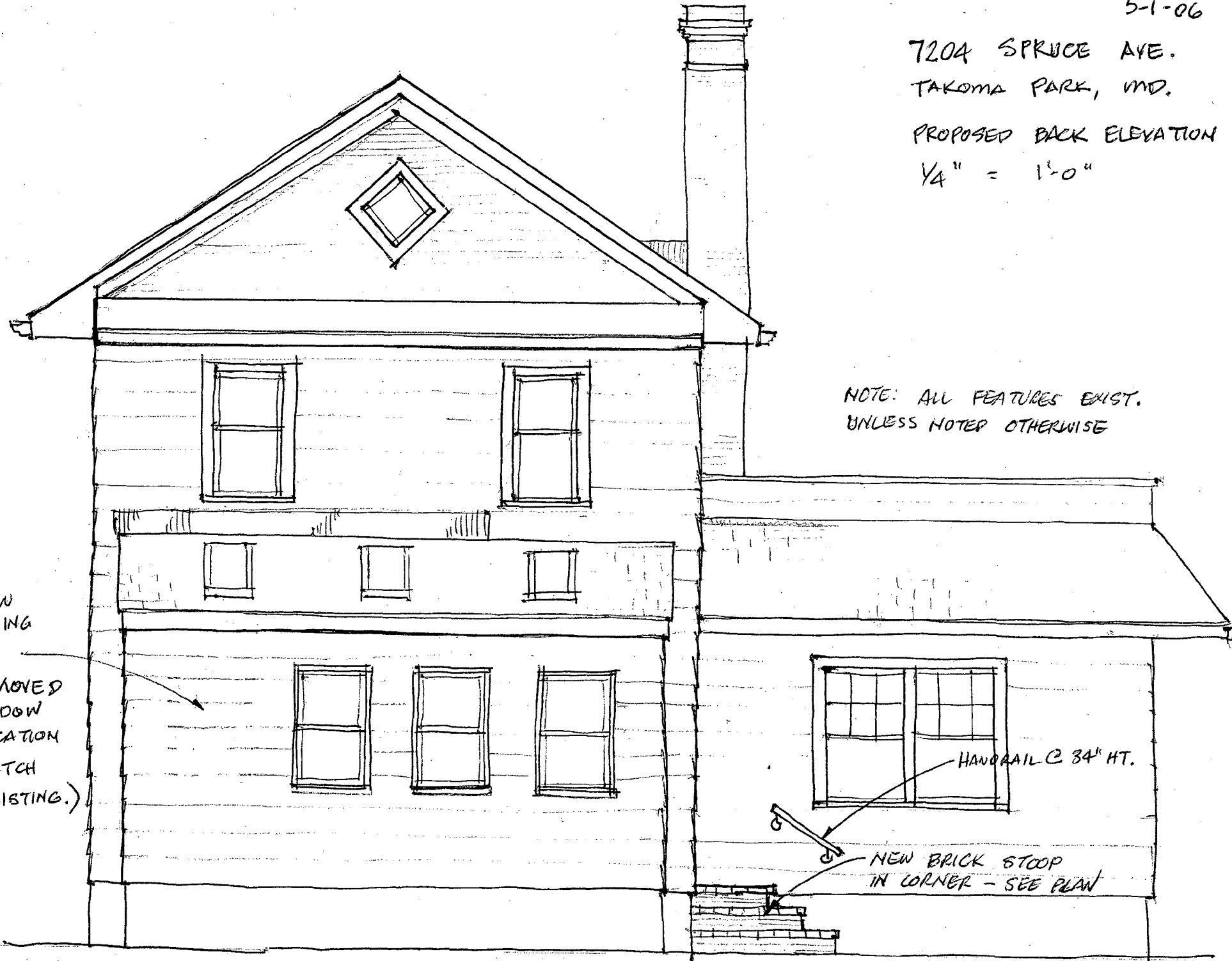
Title: **Partial First Floor Plan**
Concept 'A'

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

Sheet: 2

5-1-06

7204 SPRUCE AVE.
TAKOMA PARK, MD.
PROPOSED BACK ELEVATION
1/4" = 1'-0"



NOTE: ALL FEATURES EXIST.
UNLESS NOTED OTHERWISE

NEW
SIDING
AT
REMOVED
WINDOW
LOCATION
(MATCH
EXISTING.)

HANDRAIL @ 34" HT.

NEW BRICK STOOP
IN CORNER - SEE PLAN

Date: 6-8-06

7204 Spruce Ave.

Takoma Park, MD 20912

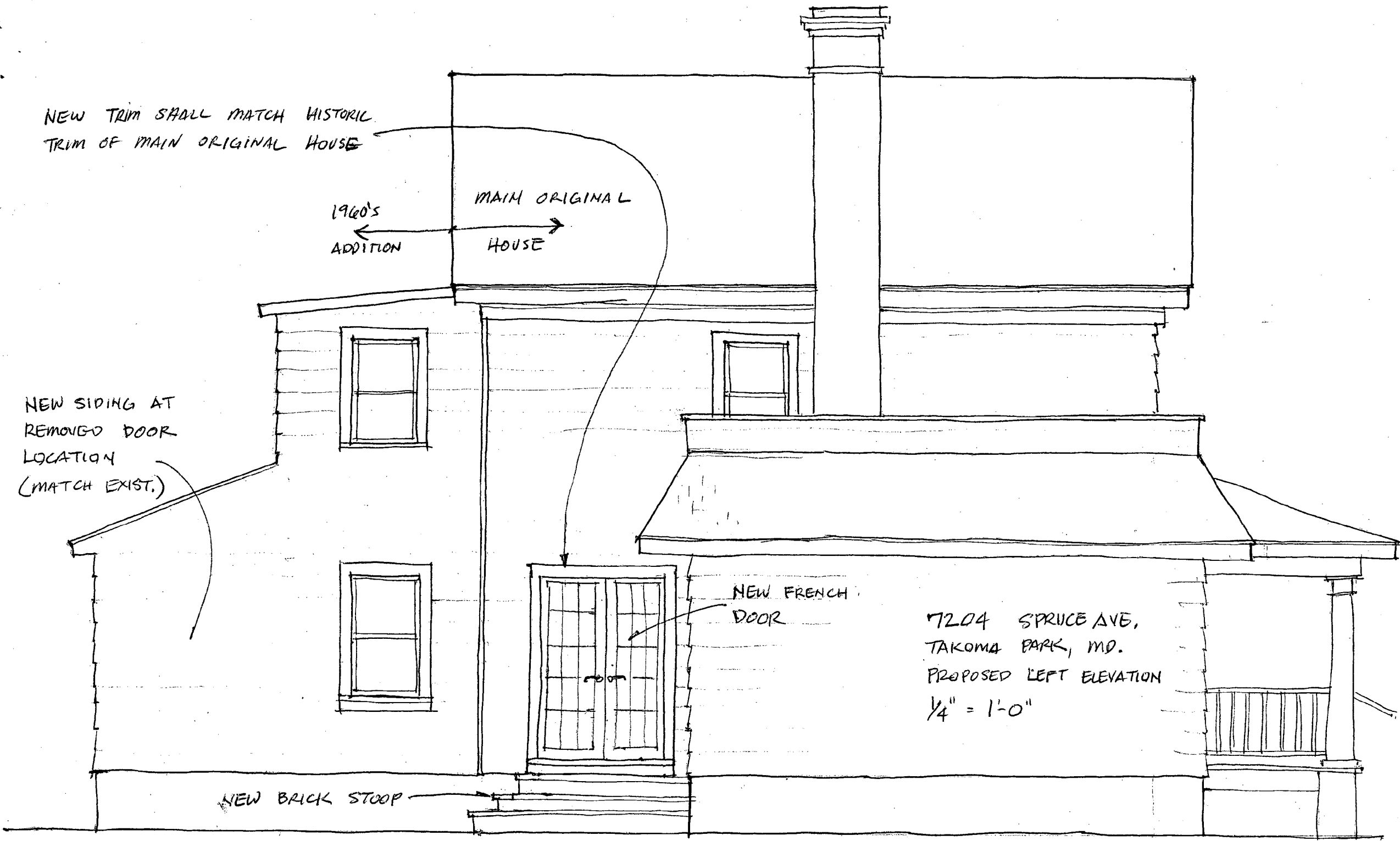
Bernard Thomas Guay, A.I.A., Architect
3908 Commander Drive, Hyattsville, MD 20782
Phone: 301 779 4491

Title: **West Elevation**

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

Sheet: 3

APPROVED
Montgomery County
Historic Preservation Commission



Date: 6-8-06

7204 Spruce Ave.

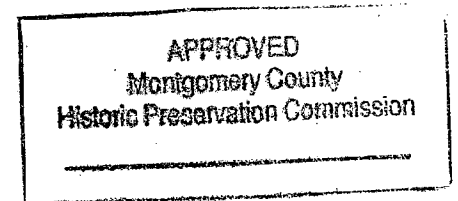
Takoma Park, MD 20912

Bernard Thomas Guay, A.I.A., Architect
 3908 Commander Drive, Hyattsville, MD 20782
 Phone: 301 779 4491

Title: **South Elevation**

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

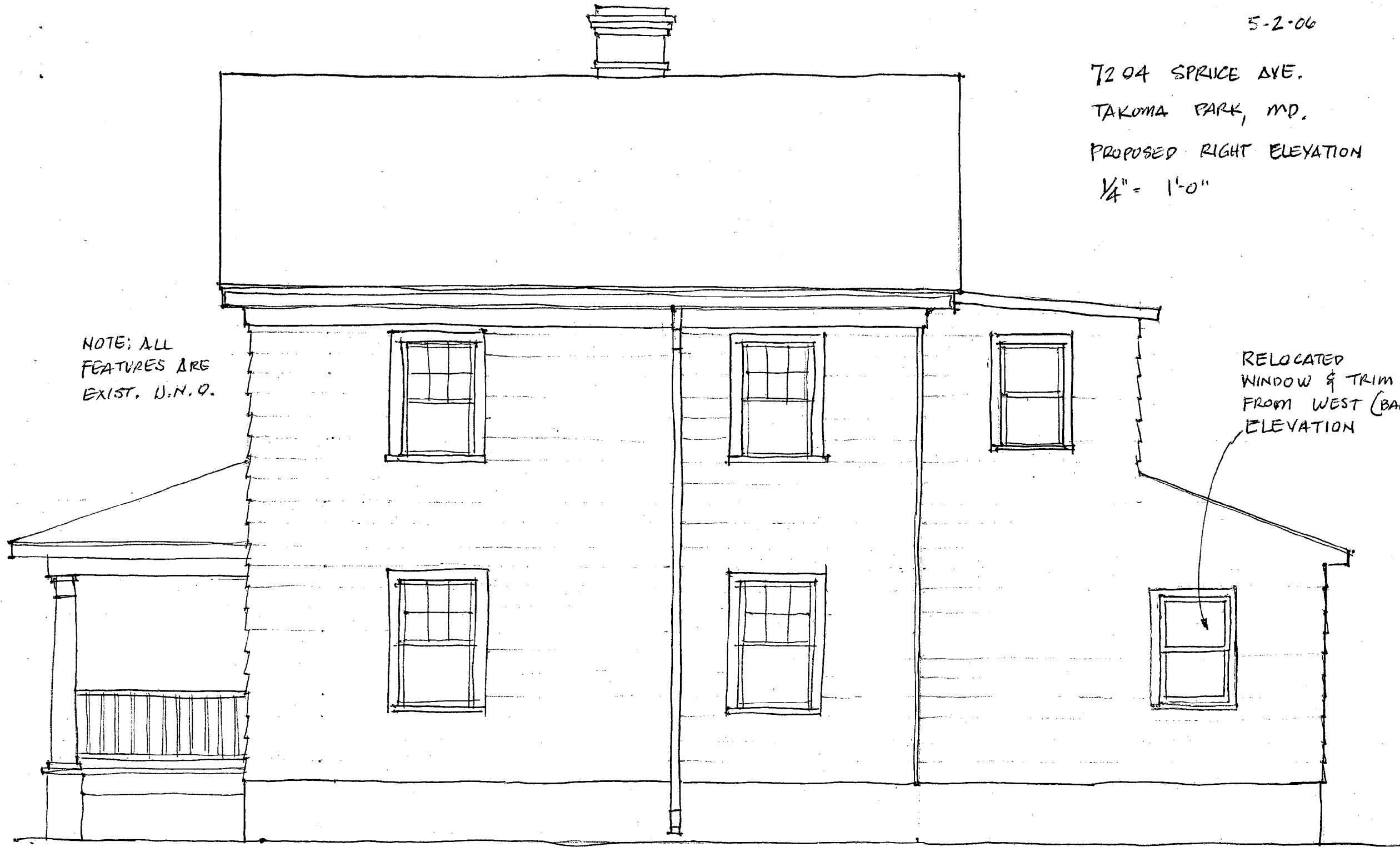
Sheet: 4



5-2-06

7204 SPRUCE AVE.
TAKOMA PARK, MD.
PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

NOTE: ALL
FEATURES ARE
EXIST. U.N.O.



RELOCATED
WINDOW & TRIM
FROM WEST (BACK)
ELEVATION

Date: 6-8-06

7204 Spruce Ave.

Takoma Park, MD 20912

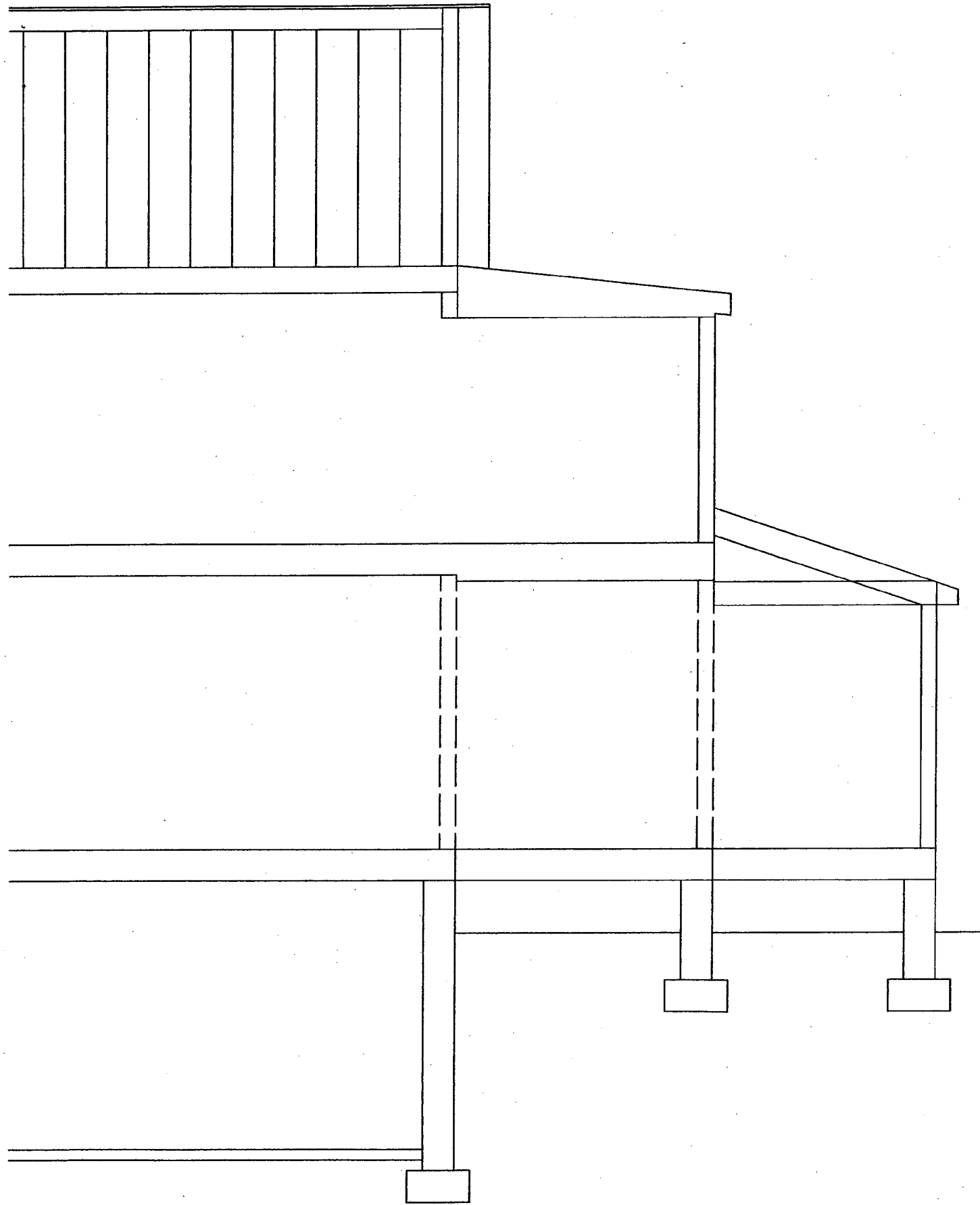
Bernard Thomas Guay, A.I.A., Architect
3908 Commander Drive, Hyattsville, MD 20782
Phone: 301 779 4491

Title: **North Elevation**

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

Sheet: 5

APPROVED
Montgomery County
Historic Preservation Commission



Date: 6-8-06

7204 Spruce Ave.

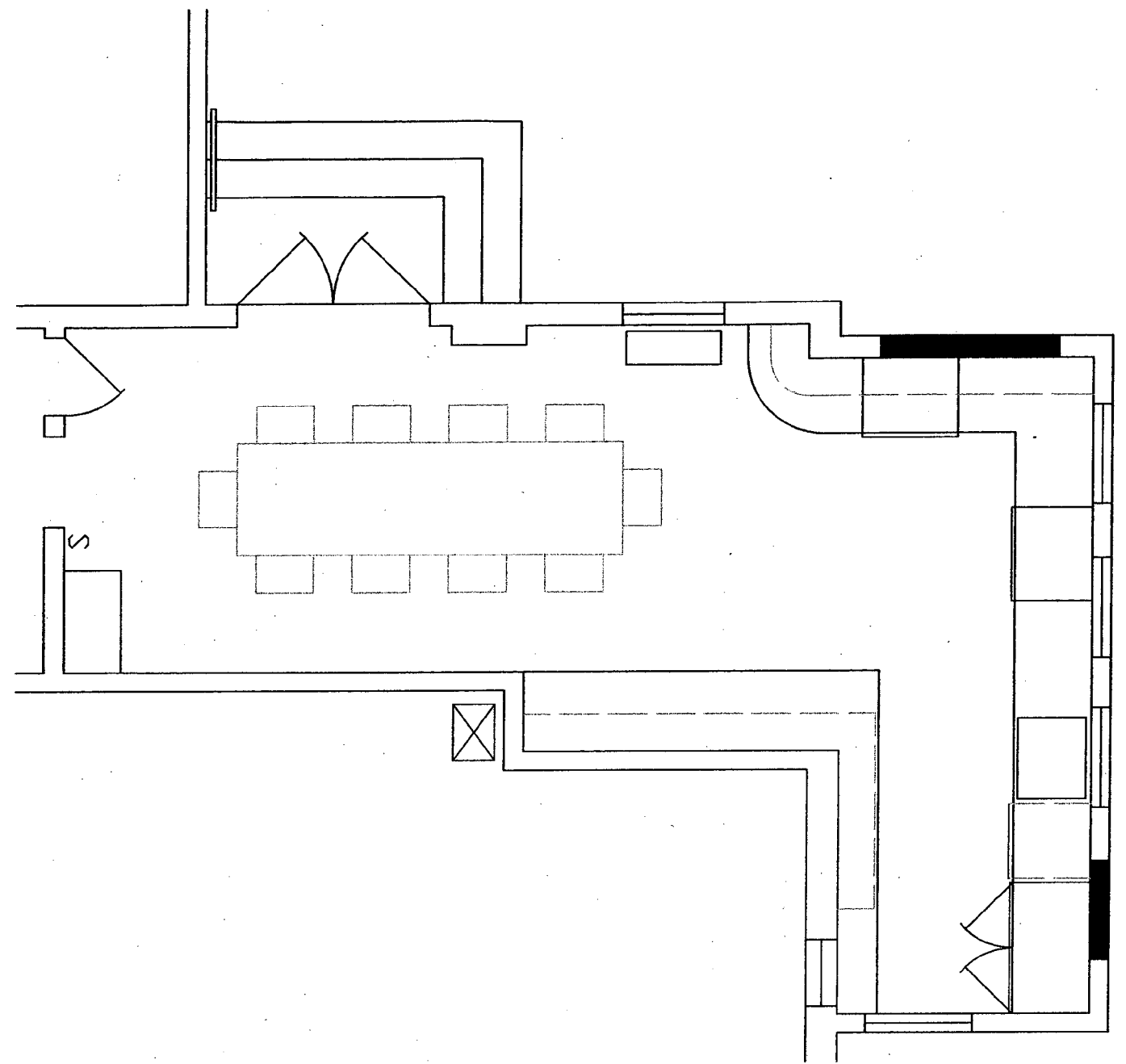
Takoma Park, MD 20912

Bernard Thomas Guay, A.I.A., Architect
3908 Commander Drive, Hyattsville, MD 20782
Phone: 301 779 4491

Title: **Section**

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

Sheet: 6



Date: 6-8-06

7204 Spruce Ave.

Takoma Park, MD 20912

Bernard Thomas Guay, A.I.A., Architect
3908 Commander Drive, Hyattsville, MD 20782
Phone: 301 779 4491

Title: **Electrical Plan**

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

Sheet: 7

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7204 Spruce Avenue, Takoma Park	Meeting Date:	5/24/2006
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/17/2006
Applicant:	Colin Norman	Public Notice:	5/10/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06X	Staff:	Anne Fothergill

PROPOSAL: Window, door, and rear stoop alterations

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1915-1925

PROPOSAL

The applicants are proposing the following changes at the rear of the house:

Right side:

- Remove the existing rear stoop and door, located in the 1970s addition section of the house.
- Relocate a window from the left side of the house to where the door was located.

Left side:

- Install a wood sliding glass door where existing non-historic window is located.
- Install brick stoop with steps from new door to existing patio.
- Remove existing sliding glass door and one window, located in 1970s addition section, and infill with shingles to match existing.

Rear:

- Remove one window from row of windows installed in 1970s addition.

See existing and proposed plans in Circles 9-15.

APPLICABLE GUIDELINES

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

24A), and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

The *Guidelines* state that the following factors are to be considered in reviewing Contributing Resources:

- 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.
- Original size and shape of window and door openings should be maintained, where feasible.
- 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.
- Alterations to features that are not visible at all 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.

Montgomery County Code; Chapter 24A

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

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

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

STAFF DISCUSSION

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features”...and that...“all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.”

This house has been altered a number of times over the years. The applicants originally considered building an addition to the house but decided that they wanted to work within the existing footprint and make some interior changes to meet their needs. As a result, they are not proposing any extensions to the house but a few window and door changes at the rear of the house, and most of those are in a non-original section of the house.

The applicants are proposing alterations that are toward the rear of the house. Most of the alterations are proposed in a section of the house that was built in the 1970s. The changes on the left side of the house are all located behind the existing side extension of the house. At staff's recommendation, the applicant considered installing the sliding glass door in the non-historic section of the house but that location will not work for their internal space needs. While the sliding glass door installation is in the main massing of the house, because that section has already been altered with the installation of the non-original window and the new door would be located so far back on the house and far from the street, the new door installation is an approvable alteration within the *Guidelines*.

The door removal and window relocation from the left side to the right side are approvable changes as this is a non-original section of the house. However, staff would recommend that the applicant consider installing a new window that is more in keeping with the other windows on that right side elevation in its shape, type, and material rather than reusing the existing window. This is a suggestion and not a recommended condition of approval.

Staff is recommending approval.

STAFF RECOMMENDATION

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

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

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246-777-6336

DPS-#8

419663 A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANDREW NORMAN
Daytime Phone No.: 301-270-9074

Tax Account No.: _____
Name of Property Owner: COLIN NORMAN Daytime Phone No.: _____
Address: 7204 SPRUCE AVE TAKOMA PARK 20912
Street Number City Street Zip Code
Contractor: KINGSTON CUSTOM BUILDER Phone No.: 703-323-6527
Contractor Registration No.: 92442
Agent for Owner: JOHN SCHMITT Daytime Phone No.: 202-409-4522

LOCATION OF BUILDING/PREMISE

House Number: 7204 Street: SPRUCE AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate Add Slab Room Addition Porch Deck Shed
 Move Install Wreck/Rear Sola Fireplace Woodburning Stove Single Family
 Revision Repair Relocatable Fence/Wall (complete Section 4) Other: MOVE DOORS, WINDOW

1B. Construction cost estimate: \$ 6,000

1C. If this is a revision of a previously approved active permit, List Permit # N/A

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.

John Schmitt (JOHN SCHMITT) 5/2/06
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

**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;

This house fronts on Spruce Ave. It is two-story with attic wood frame structure built around 1930. There is a separate wood framed garage at the northwest corner of the site. The house is composed of four parts in an 'L' shaped plan with a front porch. The open part of the 'L' is a brick patio with shade trees. The front portions of the house are original and the back was reported to be added in the 1970's. As a whole the house is deemed to have historic significance and has a character that is frequently found throughout the neighborhood. The yard is nicely landscaped. Some simple features that are significant is the projecting cornice and wood siding. The openings and trim work are simplistic.

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

The project is to close two doors and a window at the back of the 1970's portion of the house and add a new back door and stoop to the existing patio. The effect of the project has a very minimal impact on this historic resource. This project is in the back yard at the first floor and can't be seen from the street. Therefore the setting is virtually unaffected. All of the proposed materials will match the existing adjacent fabric and will be blended seamlessly.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

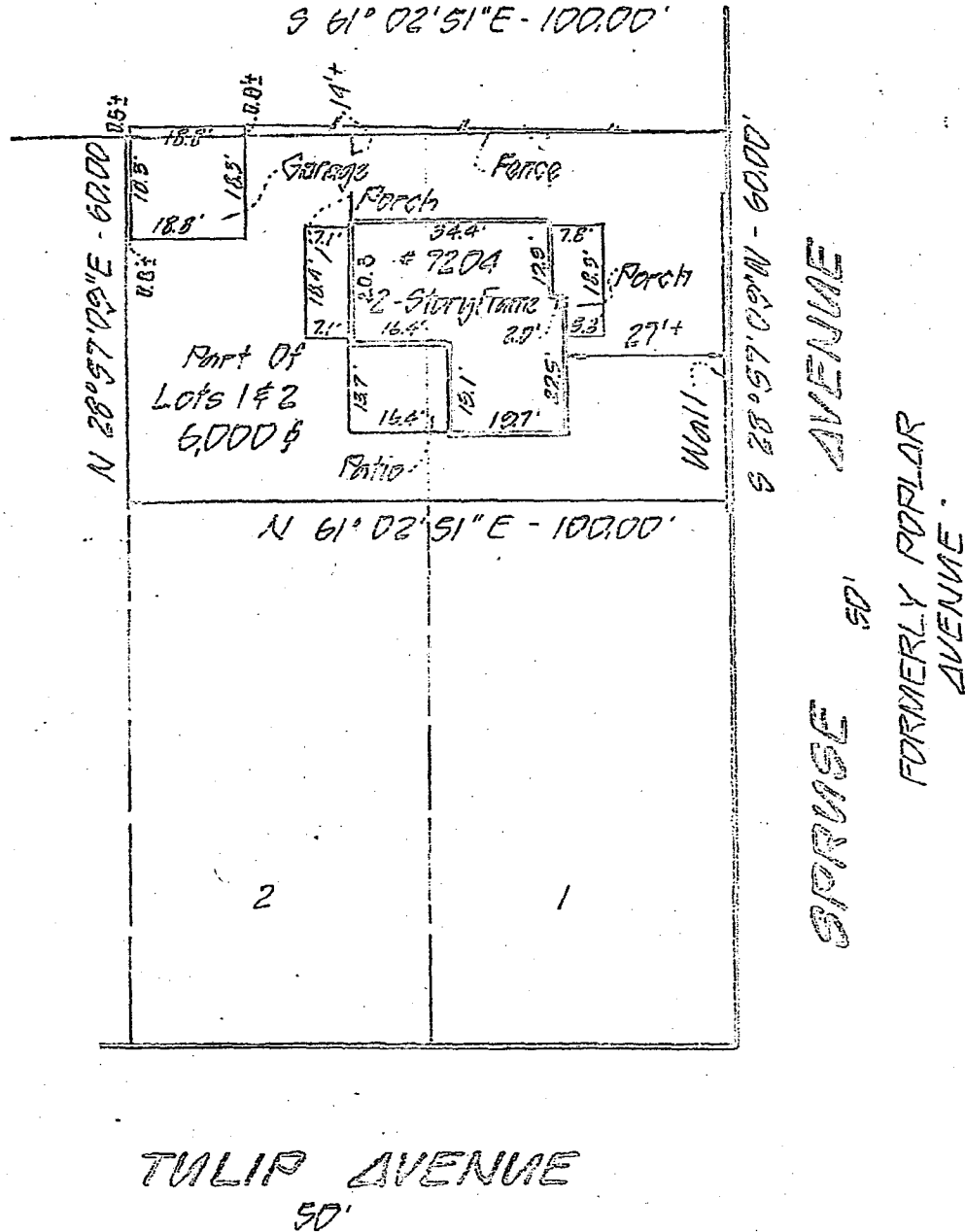
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

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

<p>Owner's mailing address ANNE & COLIN NORMAN 7204 SPRUCE AVE. TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address JOHN SCHMITT C/O KINGSTON CUSTOM BUILDERS 11515 SUBURBAN PL. FAIRFAX ST., VA. 22039</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>THOMAS GORMAN 7208 SPRUCE AVE TAKOMA PARK, MD 20912</p>	<p>JIM and LINDA RETTBURG 408 TULIP AVE. TAKOMA PARK, MD 20912 (LOTS 142 ON TULIP)</p>
<p>Mary Faltinski + DAN WILLIAMS SPRUCE AVE 7205 TAKOMA PARK, MD 20912</p>	

7204 SPRUCE AVE
TAKOMA PARK



SURVEYOR'S CERTIFICATE	REFERENCES	AND ION ASSOCIATES	
I HEREBY CERTIFY THAT THE POSITION OF ALL THE CORNER MONUMENTS ON THE ABOVE DESCRIBED PARTY HAS BEEN CAREFULLY ESTABLISHED BY A HIGH-CLASS SURVEY AND THAT UNLESS OTHER- WISE KNOWN, THERE ARE NO ENCROACHMENTS.	PLAT BK. <i>W</i> PLAT NO. <i>45</i>	PROFESSIONAL LAND SURVEYOR LAND PLANNING CONSULTANTS 11748 ASHVORTH COURT GERMANTOWN, MARYLAND 20767 (301) 428-0481	
<i>Jefferson D. Lawrence</i> JEFFERSON D. LAWRENCE PROFESSIONAL LAND SURVEYOR REGISTERED LAND SURVEYOR MARYLAND #5216	LIBER FOLIO	DATE OF SURVEYS WALL CHECK FSE LOC: 8-7-76 BOUNDARY:	SCALE: <i>1"=30'</i> DRAWN BY: <i>B.A.</i> JOB NO.: <i>21175</i>

(2)

C U S T O M
K I N G S T O N
B U I L D E R S

FINE CUSTOM BUILDERS SINCE 1981

BUILDER'S NOTES ON PROJECT

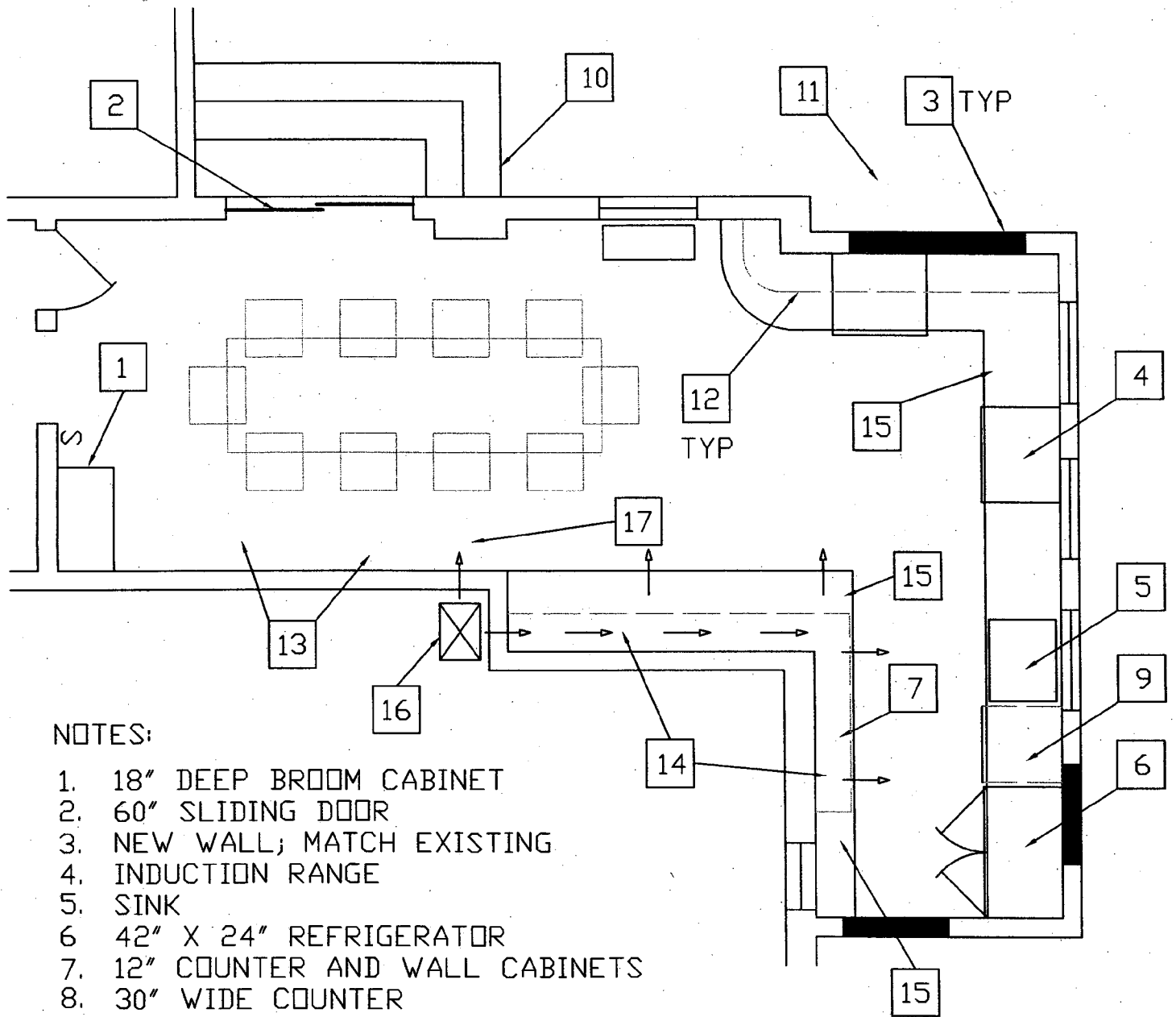
May 2, 2006

1. The overall purpose of this project is to create a new kitchen space for the homeowners, as shown on the plan view drawings. In designing the space, the architect found the need to move the sliding door system and place it where a window is now. The vacated space will then be filled with a wall for kitchen space. The other door to be removed will be filled with a wall for kitchen space.
2. The builder is charged with disturbing the outside character of the property as little as possible. Thus the door in its new location will be a wood door of similar design to existing. The brick stoop will be relocated to the new door position. All materials will be of like composition to existing (particularly the shingles) and painted with sample-matched paint so as to appear original in all respects. The brick patio will, of course, remain unchanged, with the courtyard nature unaffected by the new door placement.

Any questions, please feel free to call myself at 202-409-4522.

John Schmitt
Kingston Custom Builders
11515 Suburban Place
Fairfax Station, Va. 22039

MHIC lic #92442



NOTES:

1. 18" DEEP BROOM CABINET
2. 60" SLIDING DOOR
3. NEW WALL; MATCH EXISTING
4. INDUCTION RANGE
5. SINK
6. 42" X 24" REFRIGERATOR
7. 12" COUNTER AND WALL CABINETS
8. 30" WIDE COUNTER
9. DISHWASHER
10. NEW BRICK STOOP AND STAIR
11. REMOVE EXISTING STOOP AND STAIR
12. WALL CABINETS
13. REMOVE SOFFIT; REVISE COOLING DUCTS
14. ADD SOFFIT AND COOLING DUCTS
15. HOT WATER HEATING UNIT WITH FAN AND THERMOSTAT UNDER BASE CABINET
16. EXISTING COOLING SUPPLY DUCT
17. NEW DUCT AND AIR FLOW FROM NEW SOFFIT

Date: REVISED 4-14-06

7204 Spruce Ave.

Takoma Park, MD 20912

Bernard Thomas Guay, A.I.A., Architect
 3908 Commander Drive, Hyattsville, MD 20782
 Phone: 301 779 4491

Title: **Partial First Floor Plan
 Concept 'A'**

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

May 02 06 12:06p

Bernard T. Guay

3018645593

p. 1

5-1-06

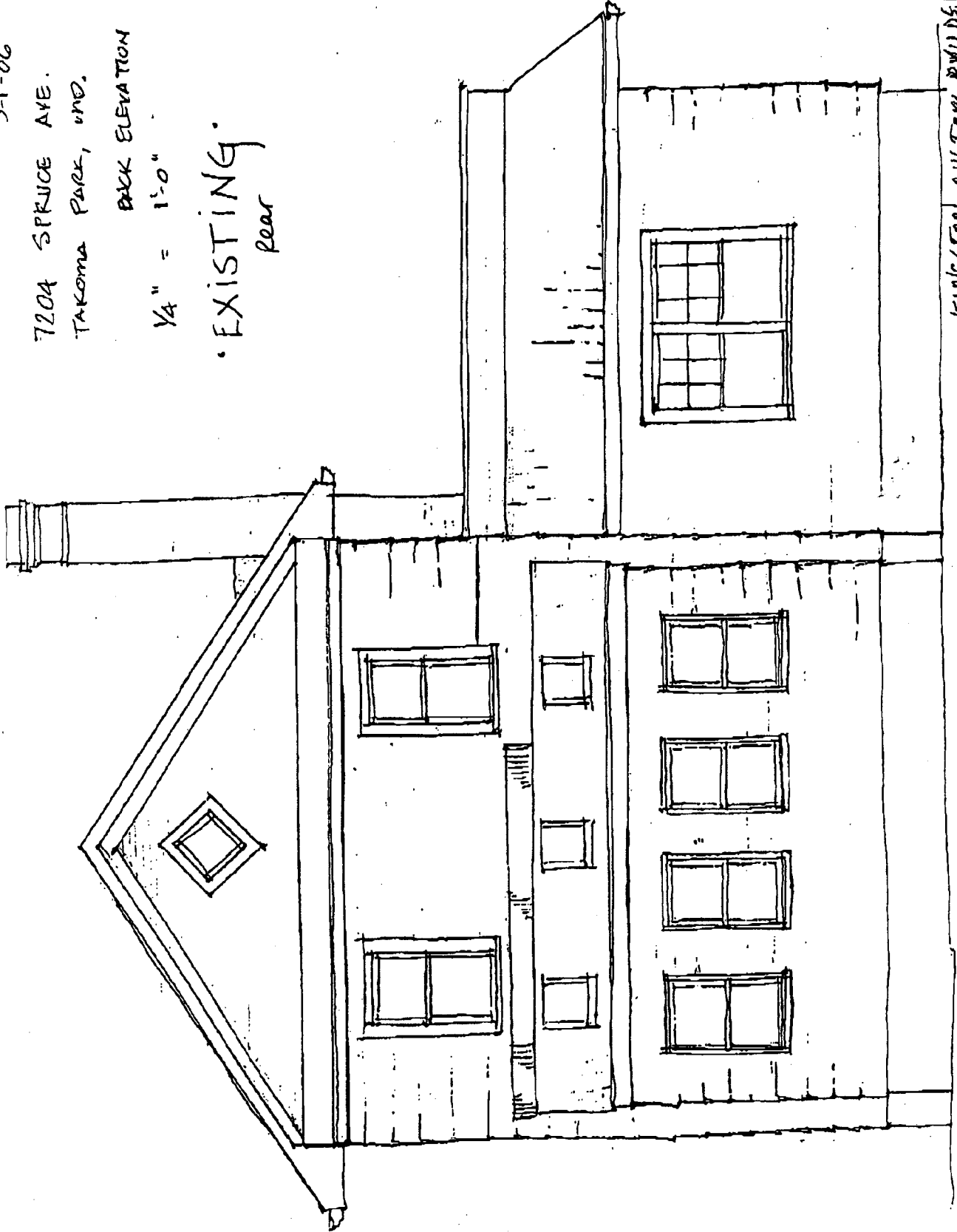
7204 SPRUCE AVE.

TAKOMA PARK, MD.

BACK ELEVATION

1/4" = 1'-0"

EXISTING
Rear



KINGSTON CUSTOM BUILDERS
902-225-6527

5-1-06

7204 SPRUCE AVE.

TAKOMA PARK, MD.

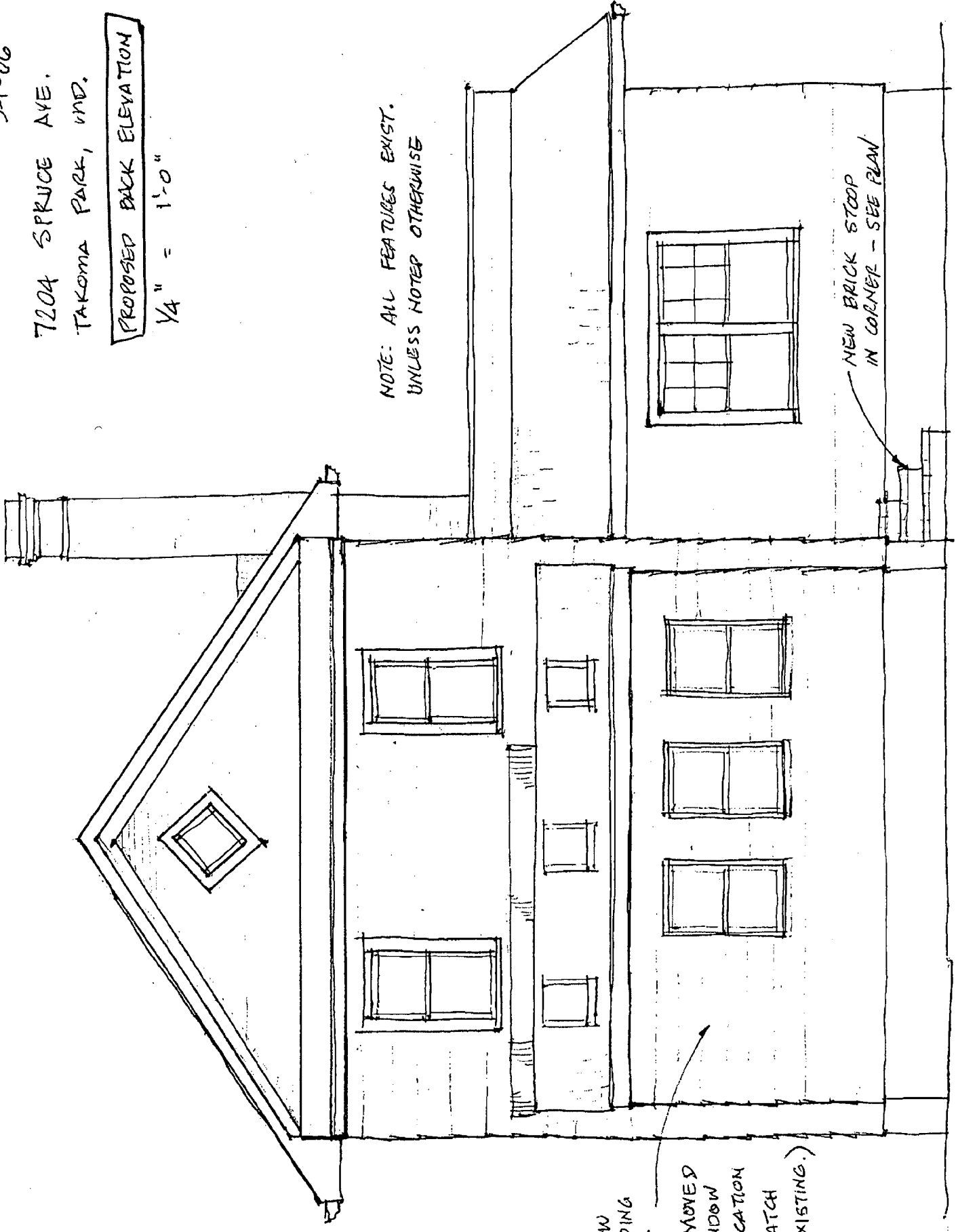
PROPOSED BACK ELEVATION

1/4" = 1'-0"

NOTE: ALL FEATURES EXIST.
UNLESS NOTED OTHERWISE

NEW BRICK STOOP
IN CORNER - SEE PLAN

NEW SIDING
AT
REMOVED WINDOW
LOCATION
(MATCH EXISTING.)



(=)

5-1-06

7204 SPRUCE AVE.
TAKOMA PARK, MD.

NORTH ELEVATION

1/4" = 1'-0"

EXISTING - Right side



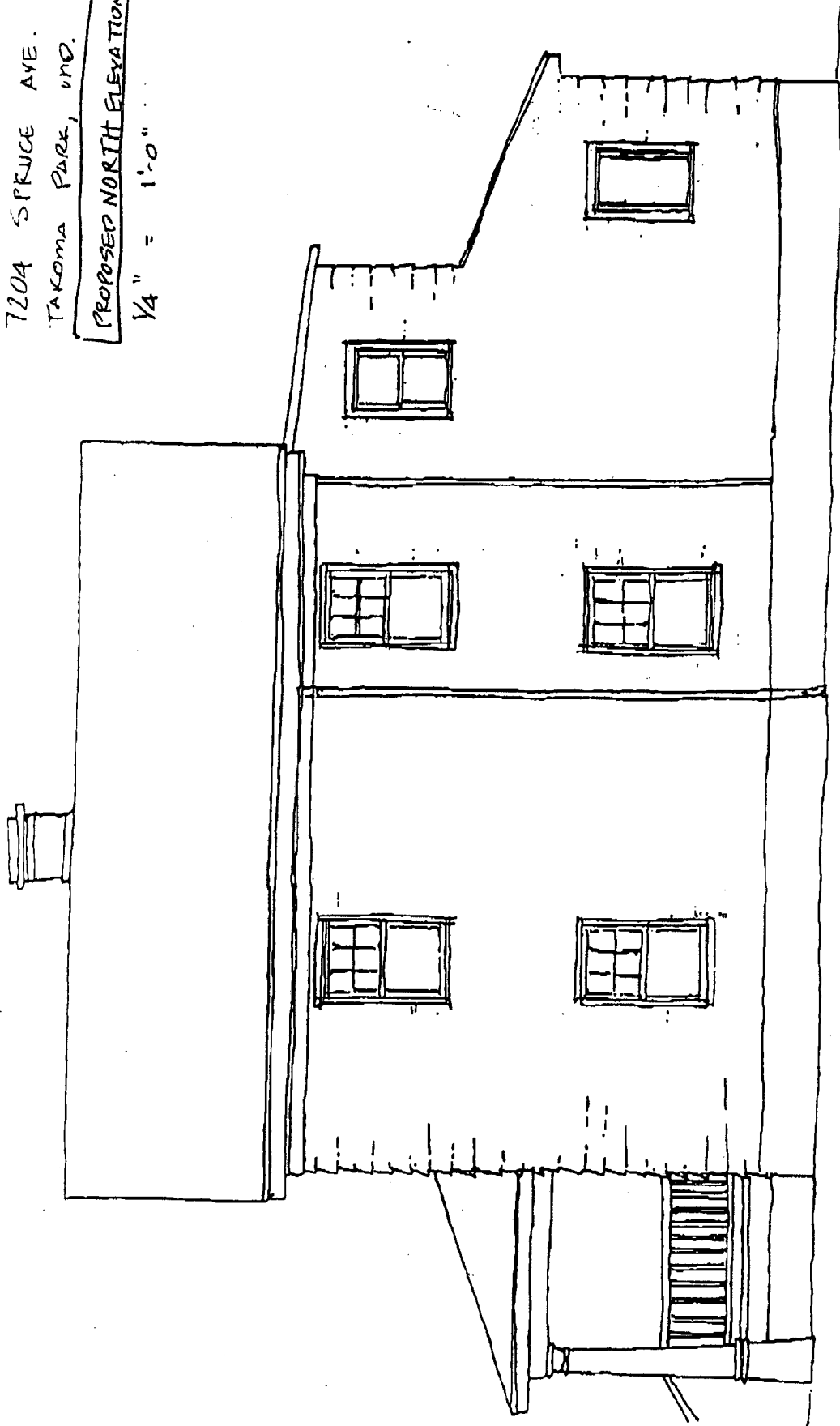
KINGSTON CUSTOM BUILDERS
703-323-6527

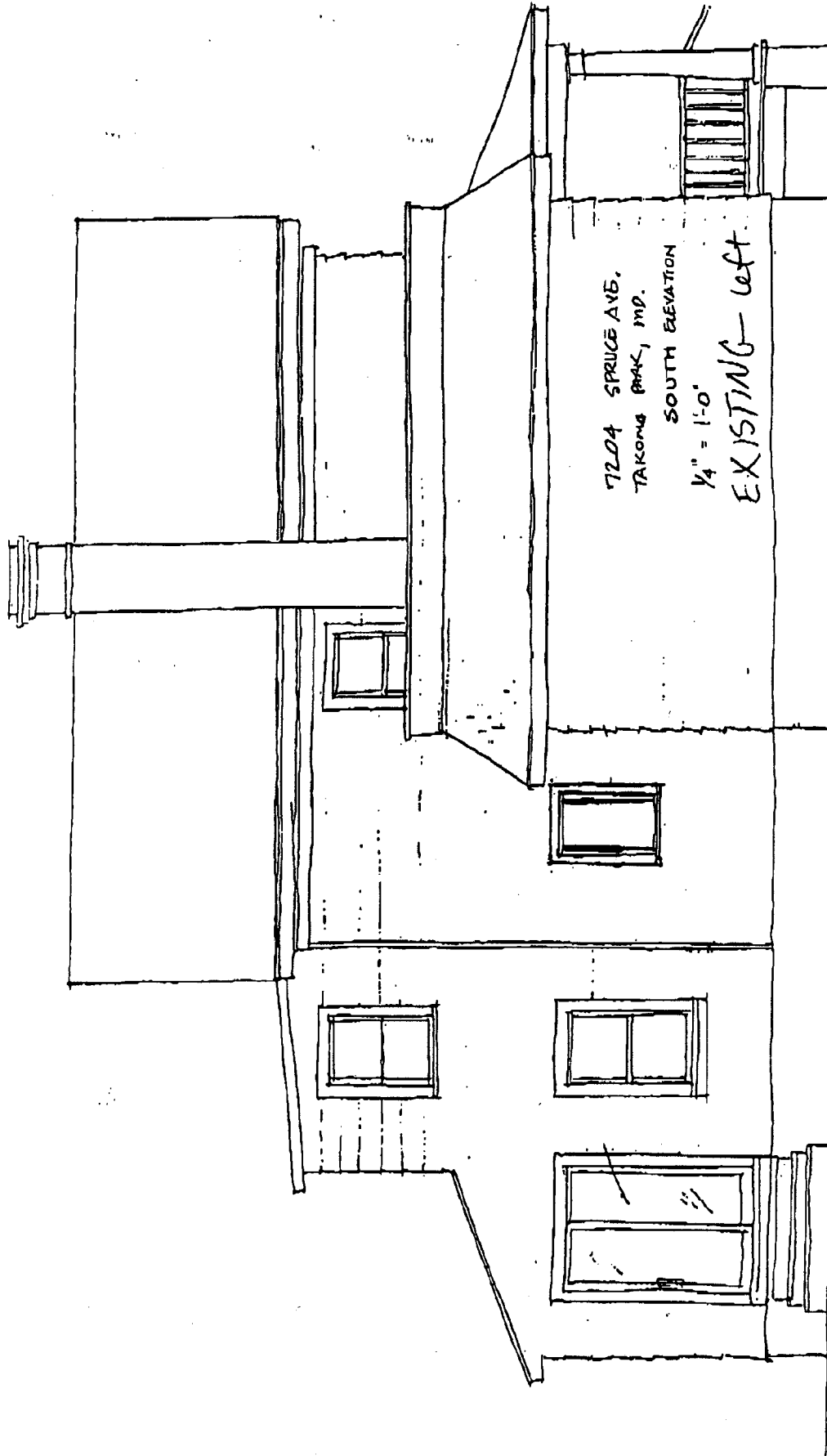
5.1.06

7204 SPRUCE AVE.
TAKOMA PARK, MD.

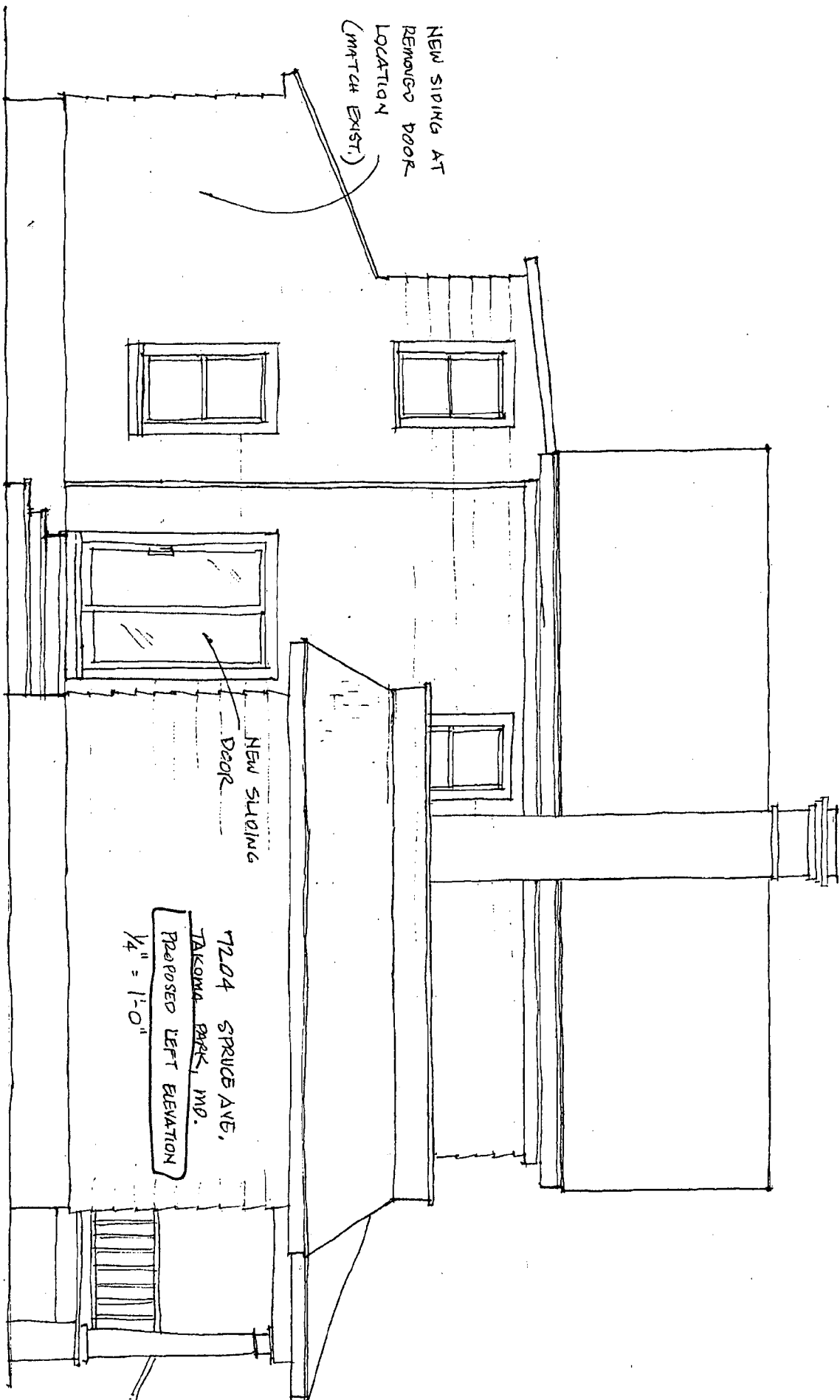
PROPOSED NORTH ELEVATION

1/4" = 1'-0"





15



NEW SIDING AT
REMOVED DOOR
LOCATION
(MATCH EXIST.)

NEW SIDING
DOOR

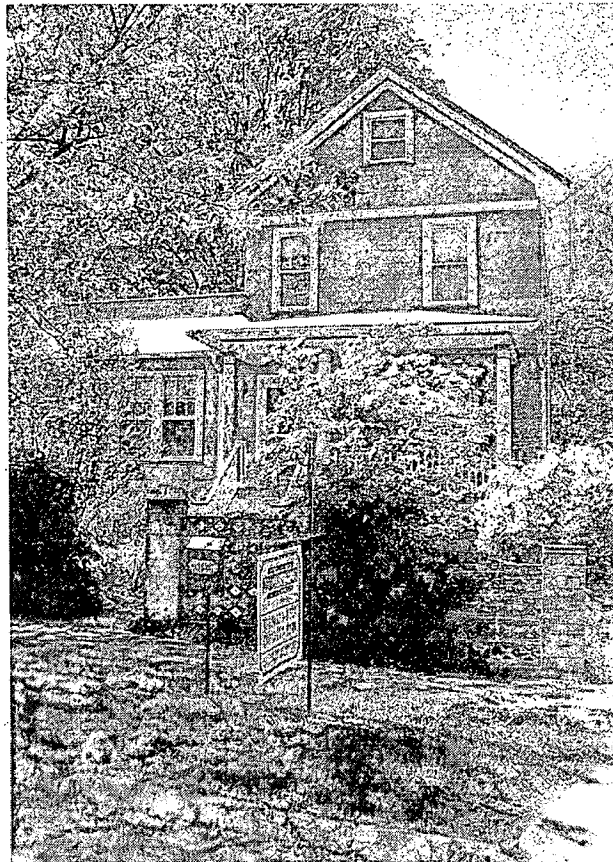
7204 SPRUCE AVE,
TAKOMA PARK, MD.
PROPOSED LEFT ELEVATION
1/4" = 1'-0"

Norman Residence

7204 SPRUCE AVE
TAKOMA PARK



DOOR TO BE MOVED
TO RIGHT



FRONT OF BUILDING
FACES EAST

Norman Residence

7204 SPRUCE AVE
TAKOMA PARK



NORTH SIDE OF BUILDING



NORTHEAST CORNER OF BUILDING

Norman Residence

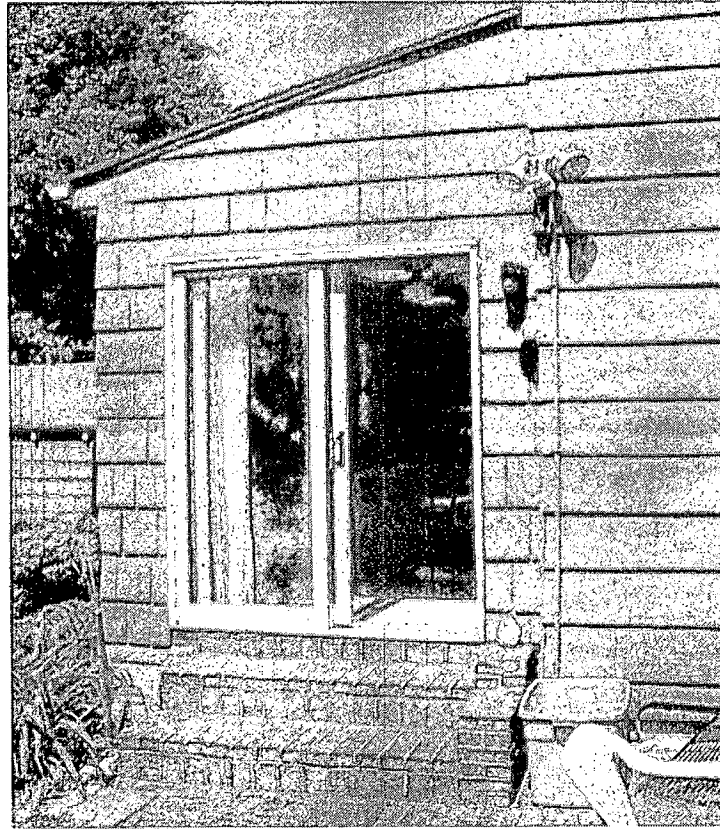
7204 SPRUCE AVE
TAKOMA PARK



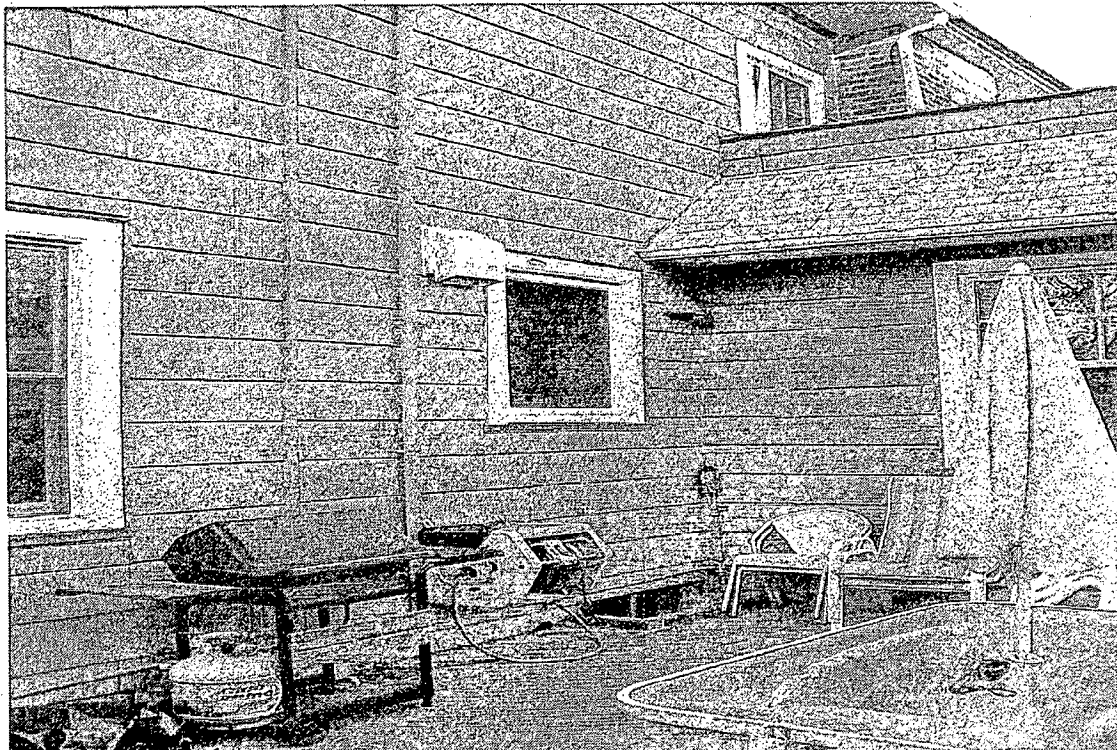
WEST SIDE OF BUILDING



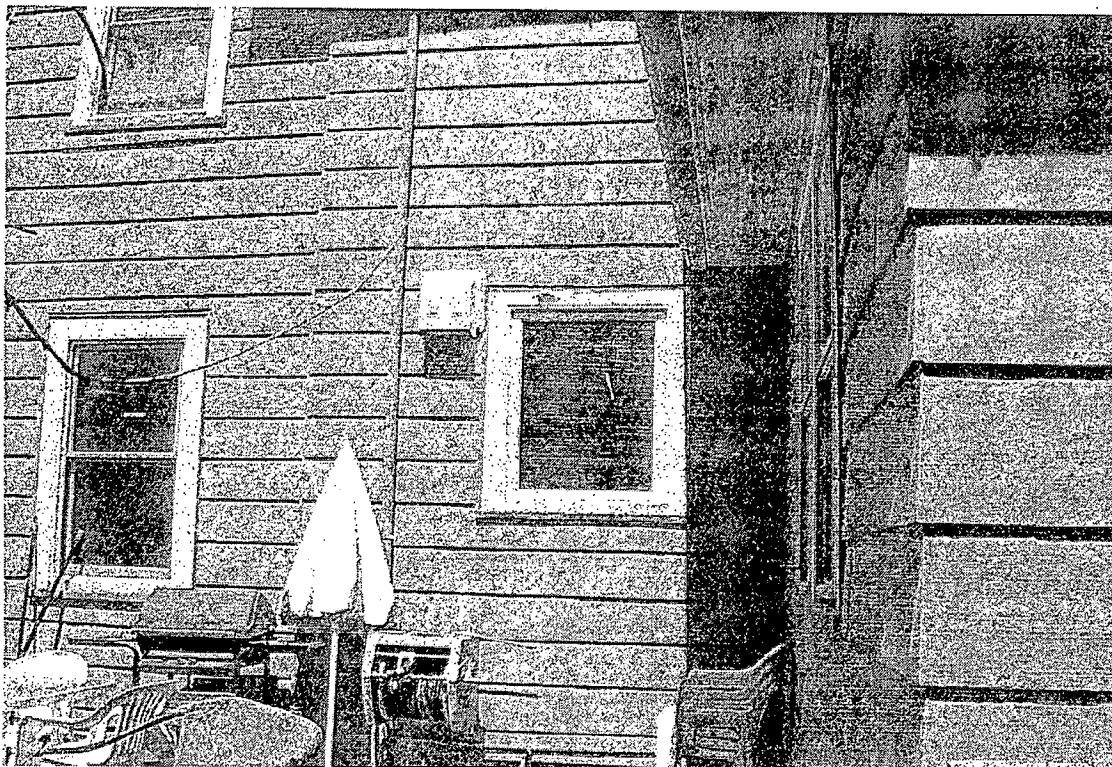
SOUTHWEST CORNER DETAILS



DOOR TO BE MOVED



SOUTH SIDE DETAILS

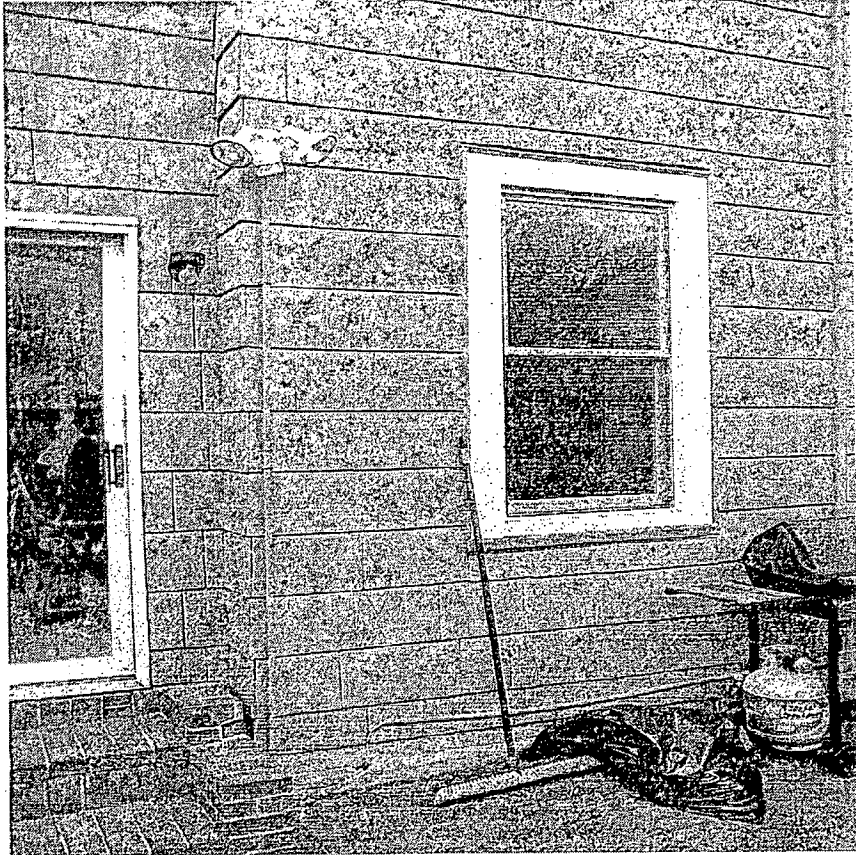


SOUTHSIDE DETAILS OF BUILDING



SOUTH SIDE OF BUILDING

Norman Residence



SOUTH SIDE DETAILS



SOUTHWEST CORNER OF BUILDING

Case III - 6

more photos of 7204 Spruce Avenue



Norman Residence

7204 SPRUCE AVE
TAKOMA PARK



DOOR TO BE MOVED
TO RIGHT



FRONT OF BUILDING
FACES EAST

7204 SPRUCE AVE
TAKOMA PARK

Norman Residence



SOUTH SIDE DETAILS



SOUTHWEST CORNER OF BUILDING

Norman Residence

7204 SPRUCE AVE
TAKOMA PARK



WEST SIDE OF BUILDING



SOUTHWEST CORNER DETAILS



SOUTHSIDE DETAILS OF BUILDING



SOUTH SIDE OF BUILDING

Norman Residence

7204 SPRUCE AVE
TAKOMA PARK



NORTH SIDE OF BUILDING



NORTHEAST CORNER OF BUILDING