

7404 Maple Avenue, Takoma Park
APC Case #: 37/03-07 Q/Q
Takoma Park Historic District



STAMPED PLANS
IN BEIGE BIN
IN MAIN OFFICE

KSR architecture

TRANSMITTAL

TO: Joshua Silver
Montgomery County Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

DATE: **June 6, 2008**

RE: **Historic Area Work Permit**
Conditional Review for 7404 Maple Avenue, Takoma Park
Applicant: Andrew Goldsmith & Alicia Wrenn
(Karen Reinke, architect)
Case Number: 37/03-07QQ

Dear Josh,

Thank you for your email yesterday regarding the drawings. Though my Comcast service is still out from the storm, I was able to access it remotely. However, since email and phone are still out, and I wish to facilitate the process as much as possible, I am immediately proceeding with correcting the window replacement issues you questioned.

As you noted, I had indicated window replacement for all windows erroneously. The jalousie replacement was approved, but no other window replacement was applied for or approved by HPC.

Therefore, I am submitting revised permit sets which have eliminated *all* references to unapproved replacement windows on plans, elevations, and schedules, for your final stamped review. (Since I will be out of the office today until noon or so, it seemed the re-submittal was the quickest way to move forward without speaking to you personally. I hope this was not presumptuous.)

Please let me know when the drawings are ready for pick-up via my cell phone number (301)580-0727. Could I also pick up the previous three sets? I will need to get the structural and civil engineer's stamped drawings from those sets for re-use.

Again, my most generous thanks for all your help!

Sincerely,

Karen S. Reinke, AIA



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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: December 20, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #472376, rear addition, siding restoration and other 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 December 19, 2007 meeting.

- 1. The applicants will contact 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 applicants will utilize all wood windows on both the historic massing and addition/renovation.*
- 3. The applicants will provide a window and door schedule to staff prior to stamping permit set of drawings. (The window and door schedule must be shown on the permit set of drawings).*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Andrew Goldsmith & Alicia Wrenn

Address: 7404 Maple Avenue, 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
240-777-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Karen S. Reinke
Daytime Phone No.: (301) 565-2349

Tax Account No.: _____
Name of Property Owner: Andrew Goldsmith & Alicia Wrenn Daytime Phone No.: home - 301-270-2746
Address: 7404 Maple Avenue Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: not selected Phone No.: _____
Contractor Registration No.: n/a
Agent for Owner: Karen S. Reinke, architect Daytime Phone No.: (301) 565-2349

LOCATION OF BUILDING/PREMISE

House Number: 7404 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Valley View Avenue
Lot: 36 Block: 86 Subdivision: Petty Estate
Liber: 6199 Folio: 12 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 150,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ 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.

Karen S. Reinke 11/28/07
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 6/5/08
Application/Permit No.: 50376 Date Filed: 11/28/07 Date Issued: _____

1. **Written Description of Project**

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

The existing house at 7404 Maple Avenue is considered a contributing resource to the Takoma Park Historic District. It is a c.1910 four-square two-story wood frame house with basement. It faces Maple Avenue with a front setback of 49 feet, consistent with its neighbors, and its raised grade from the street contributes to its park-like setting. The original hipped roof, generous overhanging eaves, and gracious front porch remain, distinguishing the house's original classic turn-of-the-century Four-Square roots. The house's original siding (which is evident in an upstairs undisturbed sleeping porch and visible beneath the current siding) consisted of painted wood shingles on the second floor and an original concrete/plaster stucco on the first floor and was appropriate to the period. These original finishes were not maintained in an appropriate manner and are currently covered with aluminum siding. Original wood double-hung windows and wood trim have since been replaced with vinyl windows and aluminum trim. The roof is sheathed in asphalt shingles, which are in satisfactory condition. All gutters and downspouts are currently aluminum and need maintenance and or replacement. An original rear addition, consisting of an unheated sleeping porch over an enclosed back porch, has since been remodeled to include a powder room on the first floor and is in inferior condition. A subsequent wood frame covered rear porch was added to this addition and is in equally poor condition.

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

This proposed project will have an overall positive effect on its immediate environment and the neighborhood. As proposed, the project will restore the house's original siding materials; will renovate the existing rear addition, rebuilding as required to upgrade its current condition, aligning existing interior floors, accommodating new openings, and increasing ceiling height to align with current second floor ceiling; and will extend the original rear addition to accommodate a proposed family room extension and powder room off of the existing house. All proposed work will maintain architectural features of the existing house, including siding/shingle exposure, alignment and trim details, cornice and trim-belt heights and alignment, roof pitch and eave height and projection. All new materials will match existing materials wherever possible, including: painted masonry foundation piers; painted wood shingles; painted wood window trim, bandboards and cornices; matching painted wood porch railing in profile and detailing; and matching painted wood lattice panels. New exterior infill panels at rear addition and projecting bay will be constructed of an approved E.I.F.S. (Exterior Insulation Finishing System) and painted M.D.O. plywood to approximate the style and detailing of the original concrete/plaster stucco system at the first floor. All new additive work will be confined to the rear of the property, and, given the existing house's raised grade, will have a limited impact on the streetscape. The restoration of the house's original siding materials will have a positive impact on the street and historic district by reinforcing the scale, materials, and detailing of the architecture of the neighborhood and of the period.

(Please note photographs in exhibit 5 will illustrate other houses on Maple Avenue from the period with similar floor plans and materials.)

**7404 Maple Avenue
Takoma Park, MD 20912**

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7404 Maple Avenue Takoma Park	Meeting Date:	12/19/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	12/12/2007
Applicant:	Andrew Goldsmith & Alicia Wrenn (Karen Reinke, Architect)	Public Notice:	12/5/2007
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-07QQ	Staff:	Josh Silver
PROPOSAL:	Rear addition, siding restoration, and other alterations		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The applicants will contact 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 applicants will provide staff with a sample of the Exterior Insulation Finishing System (EFIS) finish proposed for the rear addition prior to stamping permit set of drawings.
3. The applicant will utilize all wood windows on both the historic massing and addition/renovation.
4. The applicants will provide a window and door schedule to staff prior to stamping permit set of drawings. (The window and door schedule must be shown on the permit set of drawings).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Four Square
DATE: c1910-20

The house is a 2 -story, 2 -bay wood frame dwelling with an asphalt shingle hipped roof, a single story, full-width, hipped roof, front porch with Doric columns and a simple, square-picket balustrade detail the front elevation. The house is clad in aluminum siding which covers the original wood shingle siding on the 2nd -story, and stucco finish on the 1st -story. The house contains 1/1 double-hung vinyl replacement windows. The rear of the house consists of unheated sleeping porch, over an enclosed porch that has that has been extensively remodeled. A small wood frame covered porch extends from the enclosed rear porch.

The house is sited on a long and narrow lot with a raised grade that contains several mature trees and vegetation. The front of the house is setback from the street 49'

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll

Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to:

1. Remove the existing aluminum siding and rehabilitate the original stucco finish on the 1st - story, and rehabilitate/replace the original wooden shingles on the 2nd -story. The applicants are also proposing to replace all existing aluminum cornice boards and window trim with wood.
2. Renovate and rebuild as necessary the existing rear addition. The 2nd -story roof of the renovated addition will utilize asphalt shingles and have a similar eave structure to the existing house. The rear elevation of the house will include new wooden windows and a door. The proposed one-story rear addition will be 11'6" x 7', and is inset 6" on the south elevation of the house. A small projecting bay extending 1'8" beyond the plane of the house will be constructed on the right side as part of the 1st -floor extension. The new addition and side projection bay will utilize Exterior Insulation Finishing System (EFIS) and Medium Density Overlay (MDO) exterior infill panels to replicate the rehabilitated stucco finish on the historic massing.
3. Extend the existing wood porch on the rear elevation of the house by 4' and relocate the existing wood stairs to grade.
4. Replace existing jalousie windows on the left elevation of the house with wood windows.

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 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient 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. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- 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
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- some non-original building materials may be acceptable on a case-by-case basis;

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #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.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed project is confined to the rear yard and will have no adverse impact on the historic house or the district. The proposed renovation and extension of the existing rear addition of the house is sympathetic to the historic massing, and utilizes architectural features characteristic to the style of house.

The HPC does not generally approve side additions that project beyond the plane of the house. However, the proposed projection is minimal and will only extend 1'8" beyond the right plane of the house. This minimal extension coupled with a front setback of 49' and the high grade of the property will significantly reduce the visibility of the side projection from the streetscape.

The rehabilitation and repair of the original stucco and wood siding will be a significant improvement to the appearance of the house and have a positive impact on the streetscape of the historic district. The use of wood windows and trim are appropriate replacement treatments for the existing house and proposed addition/renovation.

Staff is also recommending the applicant provide a sample of the EFIS proposed for the rear addition. Staff does not oppose the use of EFIS, however it is important the finish matches the existing stucco as closely as possible.

Staff is recommending the applicant contact the City of Takoma Park arborist to determine if a tree protection plan is needed for this project. *Staff is recommending approval of this HAWP application with conditions.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Page 1** 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 to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Karen S. Reinke
Daytime Phone No.: (301) 565-2349

Tax Account No.: _____
Name of Property Owner: Andrew Goldsmith & Alicia Wrenn Daytime Phone No.: home - 301-270-2746
Address: 7404 Maple Avenue Takoma Park MD 20912
Street Number City State Zip Code
Contractor: not selected Phone No.: _____
Contractor Registration No.: n/a
Agent for Owner: Karen S. Reinke, architect Daytime Phone No.: (301) 565-2349

LOCATION OF BUILDING/PREMISE

House Number: 7404 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Valley View Avenue
Lot: 36 Block: 86 Subdivision: Petty Estate
Liber: 6199 Folio: 12 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 150,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITONS

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.

Karen S. Reinke 11/28/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 4-2376 Date Filed: 11/28/07 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

(see attached sheet)

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

(see attached sheet)

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

(8)

1. Written Description of Project

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

The existing house at 7404 Maple Avenue is considered a contributing resource to the Takoma Park Historic District. It is a c.1910 four-square two-story wood frame house with basement. It faces Maple Avenue with a front setback of 49 feet, consistent with its neighbors, and its raised grade from the street contributes to its park-like setting. The original hipped roof, generous overhanging eaves, and gracious front porch remain, distinguishing the house's original classic turn-of-the-century Four-Square roots. The houses original siding (which is evident in an upstairs undisturbed sleeping porch and visible beneath the current siding) consisted of painted wood shingles on the second floor and an original concrete/plaster stucco on the first floor and was appropriate to the period. These original finishes were not maintained in an appropriate manner and are currently covered with aluminum siding. Original wood double-hung windows and wood trim have since been replaced with vinyl windows and aluminum trim. The roof is sheathed in asphalt shingles, which are in satisfactory condition. All gutters and downspouts are currently aluminum and need maintenance and or replacement. An original rear addition, consisting of an unheated sleeping porch over an enclosed back porch, has since been remodeled to include a powder room on the first floor and is in inferior condition. A subsequent wood frame covered rear porch was added to this addition and is in equally poor condition.

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

This proposed project will have an overall positive effect on its immediate environment and the neighborhood. As proposed, the project will restore the house's original siding materials; will renovate the existing rear addition, rebuilding as required to upgrade its current condition, aligning existing interior floors, accommodating new openings, and increasing ceiling height to align with current second floor ceiling; and will extend the original rear addition to accommodate a proposed family room extension and powder room off of the existing house. All proposed work will maintain architectural features of the existing house, including siding/shingle exposure, alignment and trim details, cornice and trim-belt heights and alignment, roof pitch and eave height and projection. All new materials will match existing materials wherever possible, including: painted masonry foundation piers; painted wood shingles; painted wood window trim, bandboards and cornices; matching painted wood porch railing in profile and detailing; and matching painted wood lattice panels. New exterior infill panels at rear addition and projecting bay will be constructed of an approved E.I.F.S. (Exterior Insulation Finishing System) and painted M.D.O. plywood to approximate the style and detailing of the original concrete/plaster stucco system at the first floor. All new additive work will be confined to the rear of the property, and, given the existing house's raised grade, will have a limited impact on the streetscape. The restoration of the houses' original siding materials will have a positive impact on the street and historic district by reinforcing the scale, materials, and detailing of the architecture of the neighborhood and of the period.

(Please note photographs in exhibit 5 will illustrate other houses on Maple Avenue from the period with similar floor plans and materials.)

**7404 Maple Avenue
Takoma Park, MD 20912**

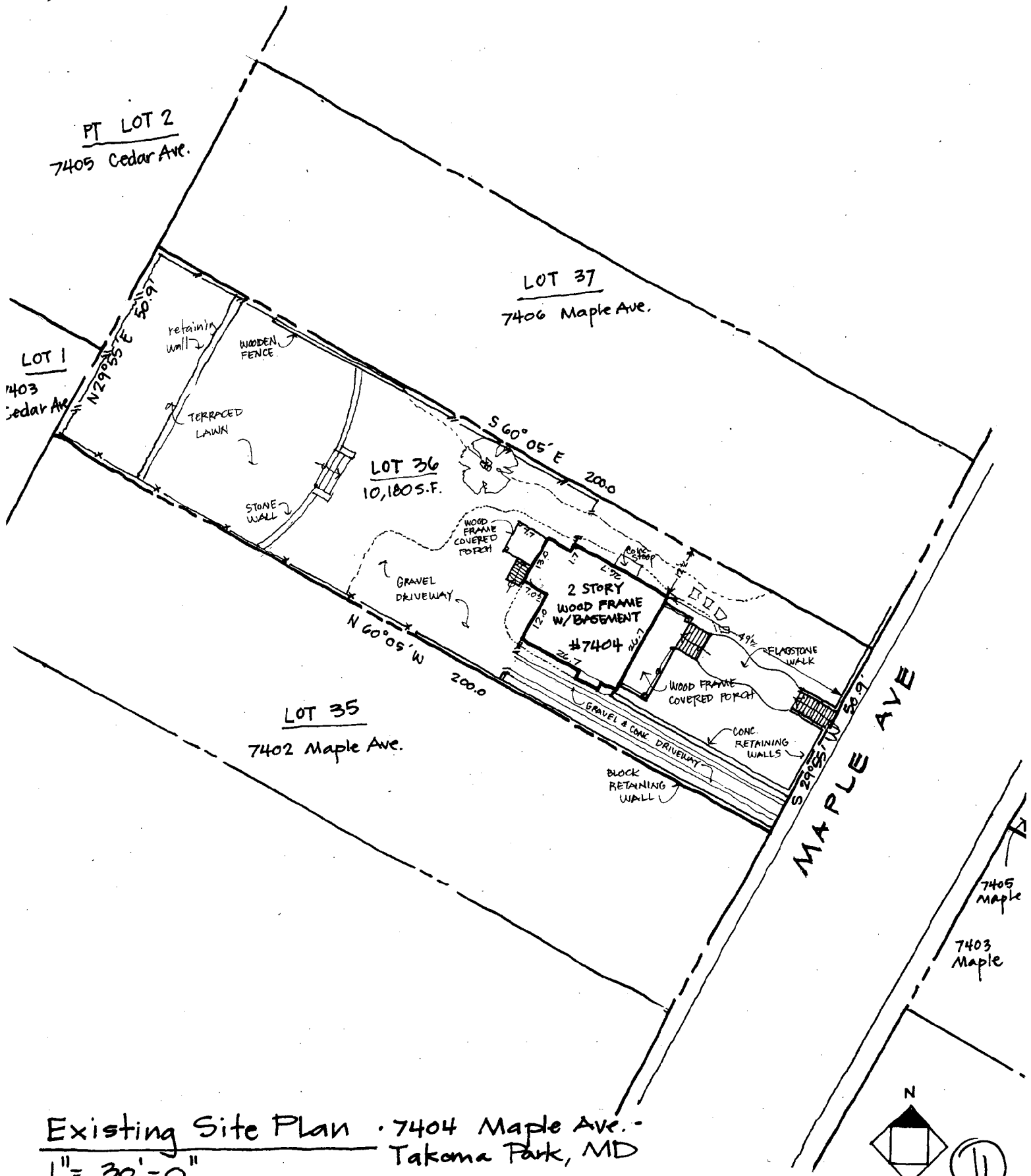
9

pg. 1/16

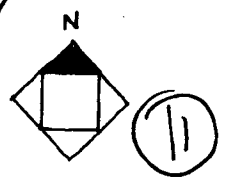
7. Addresses of Adjacent and Confronting Property Owners

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Andrew Goldsmith & Alicia Wrenn 7404 Maple Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Karen S. Reinke 516 Margaret Drive Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
James Klein & Anne Shalech 7406 Maple Avenue Takoma Park, MD 20912	Ted Howard & Shann Greenspan 7402 Maple Avenue Takoma Park, MD 20912
Thomas & Ellen Marsh 7405 Maple Avenue Takoma Park, MD 20912	Nicolien Van Schouwen & Kendal Bush 7403 Maple Avenue Takoma Park, MD 20912
Frank & Geraldine Smith 7405 Cedar Ave. Takoma Park, MD 20912	Victor & Gail Thuranyi 7403 Cedar Ave. Takoma Park, MD 20912

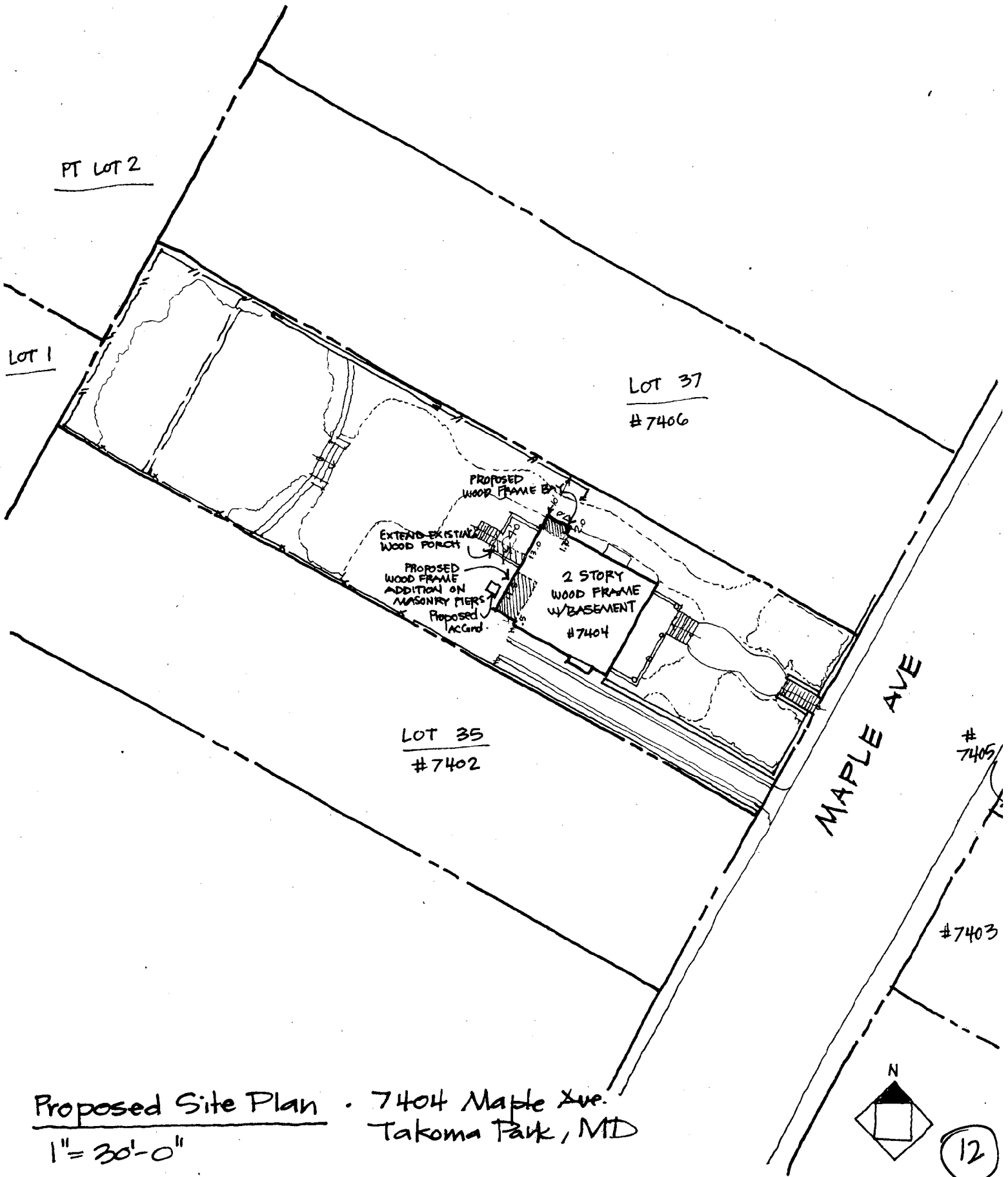
2. Site Plan (Existing)



Existing Site Plan · 7404 Maple Ave. · Takoma Park, MD
1" = 30'-0"



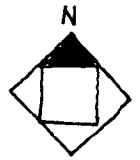
2. Site Plan (Proposed)



Proposed Site Plan

1" = 30'-0"

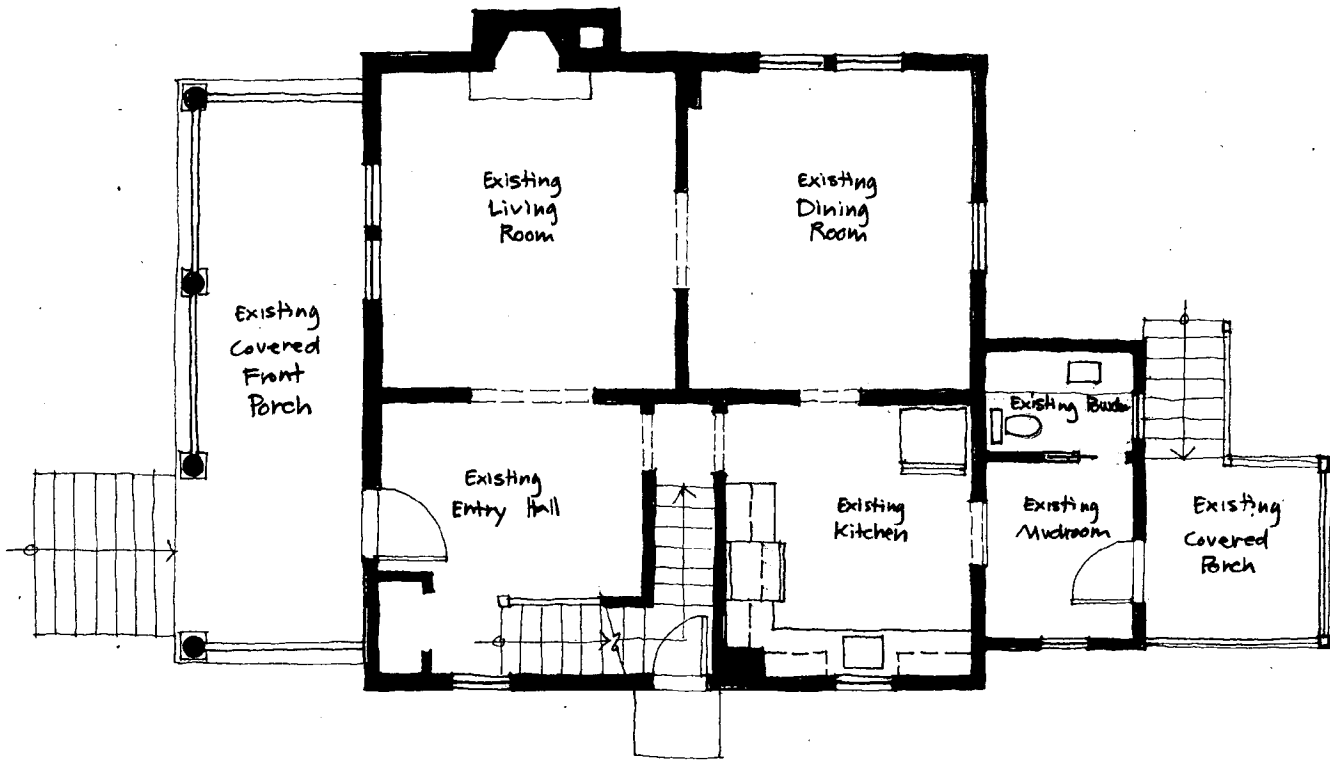
7404 Maple Ave.
Takoma Park, MD



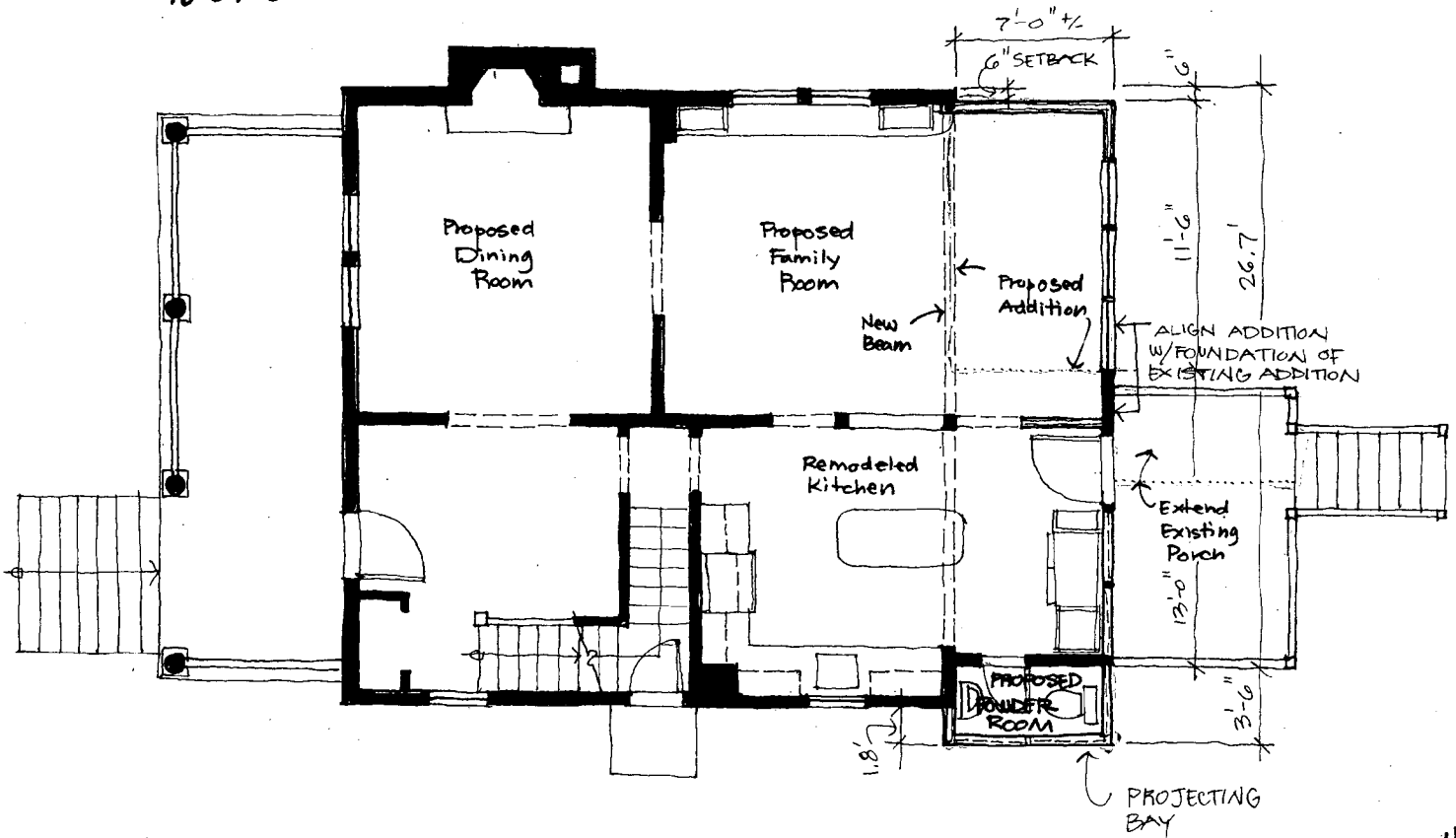
12

pg. 3/16

3. Plans and Elevations

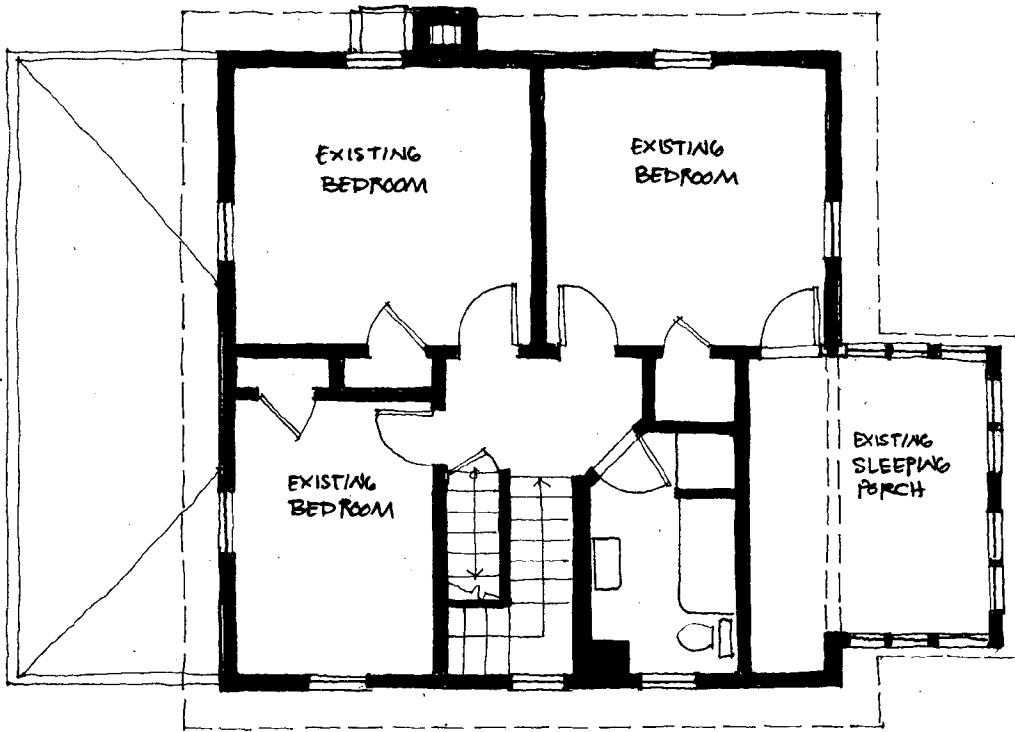


Existing First Floor Plan
7404 Maple Ave
1/8" = 1'-0"

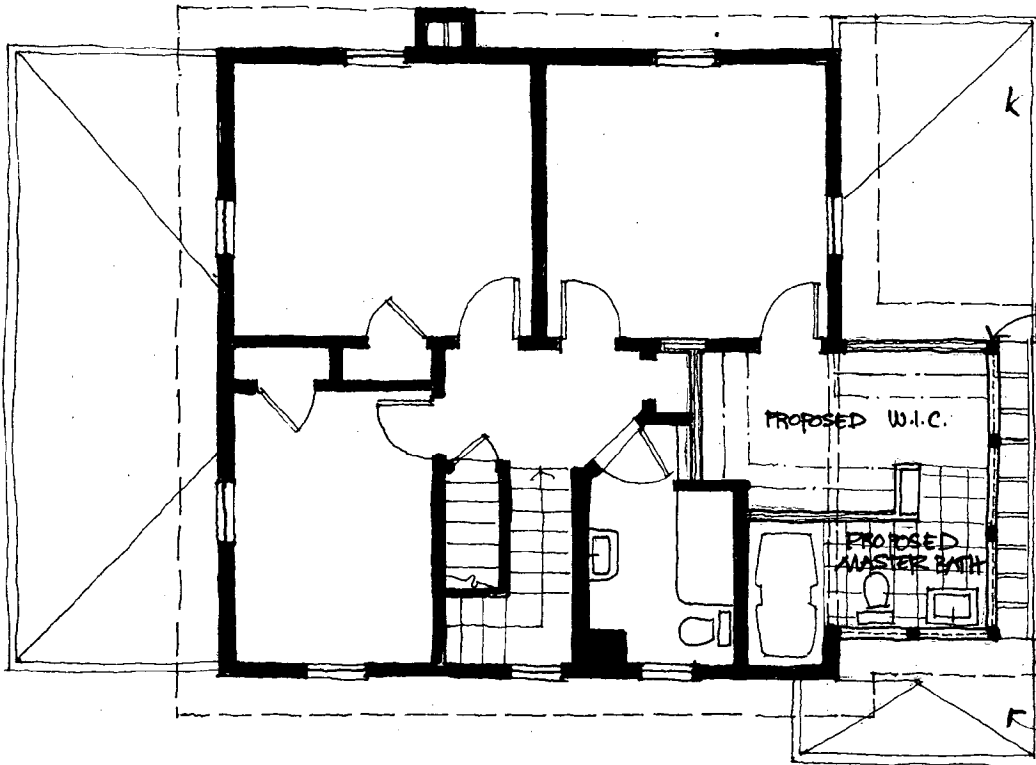


PROPOSED First Floor Plan
7404 Maple Ave
1/8" = 1'-0"

3. Plans and Elevations (continued)



Existing Second Floor Plan
 7404 Maple Ave
 1/8" = 1'-0"



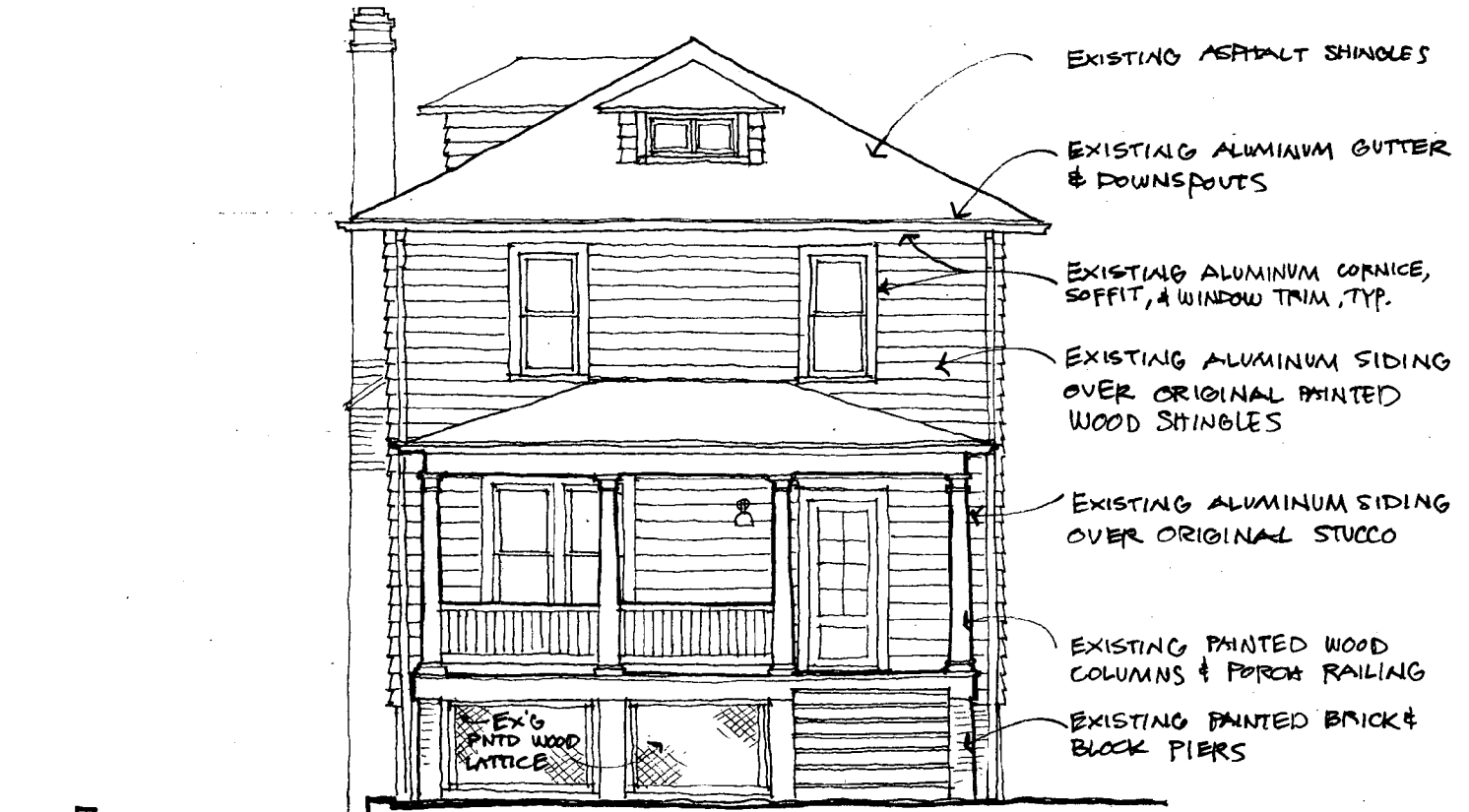
ROOF OF
 ADDITION
 BELOW

EXISTING ADDITION
 TO BE RE-FRAMED
 FOR NEW OPENINGS;
 EXISTING ROOF OF
 ADDITION TO BE
 REMOVED & REPLACED
 W/HIPPED ROOF TO
 ALIGN W/ EXISTING
 HIPPED ROOF &
 PROJECTING EAVES

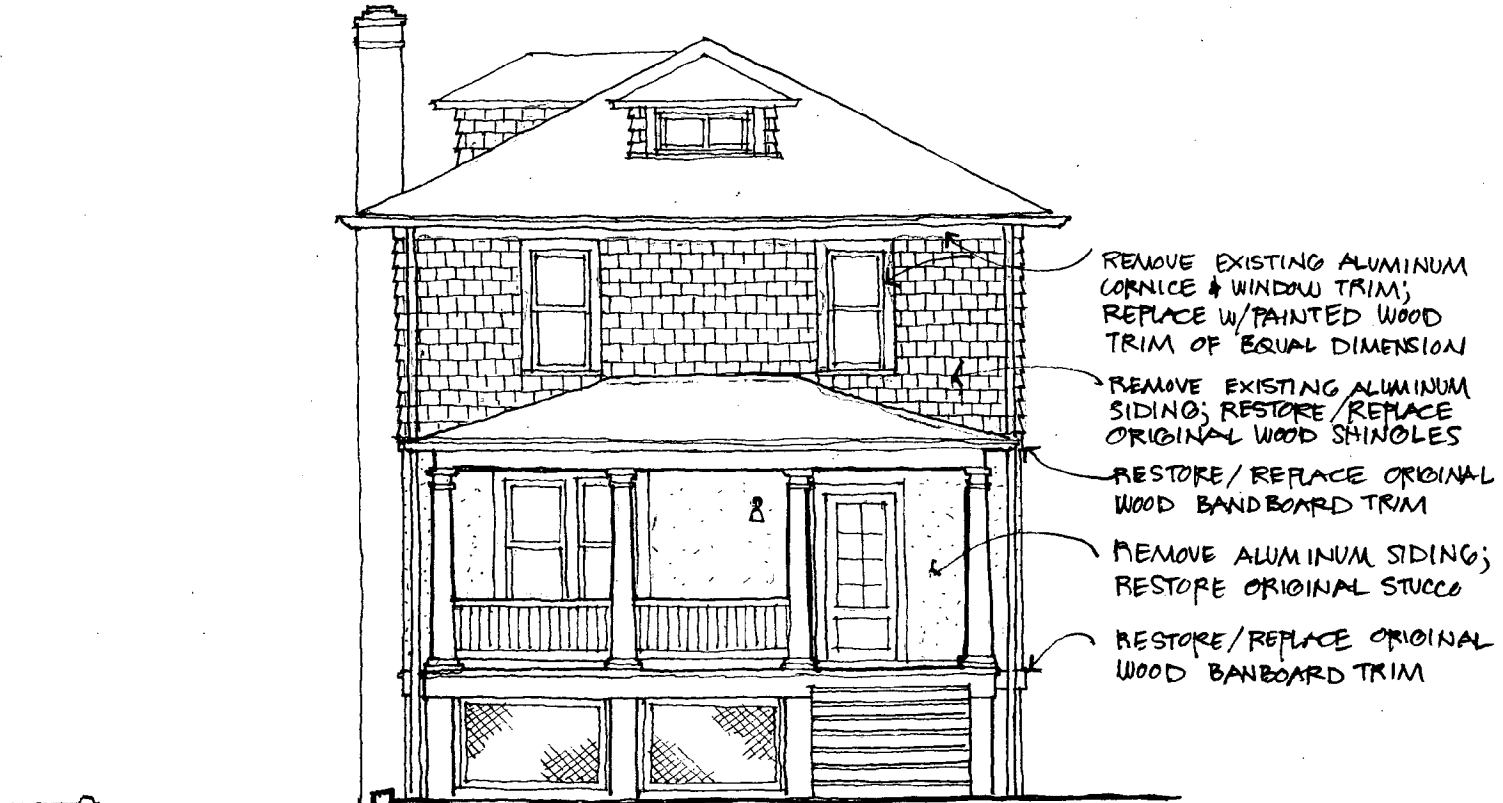
ROOF OF PROJECTING
 BAY BELOW

PROPOSED Second Floor Plan
 7404 Maple Ave.
 1/8" = 1'-0"

3. Plans and Elevations (continued)

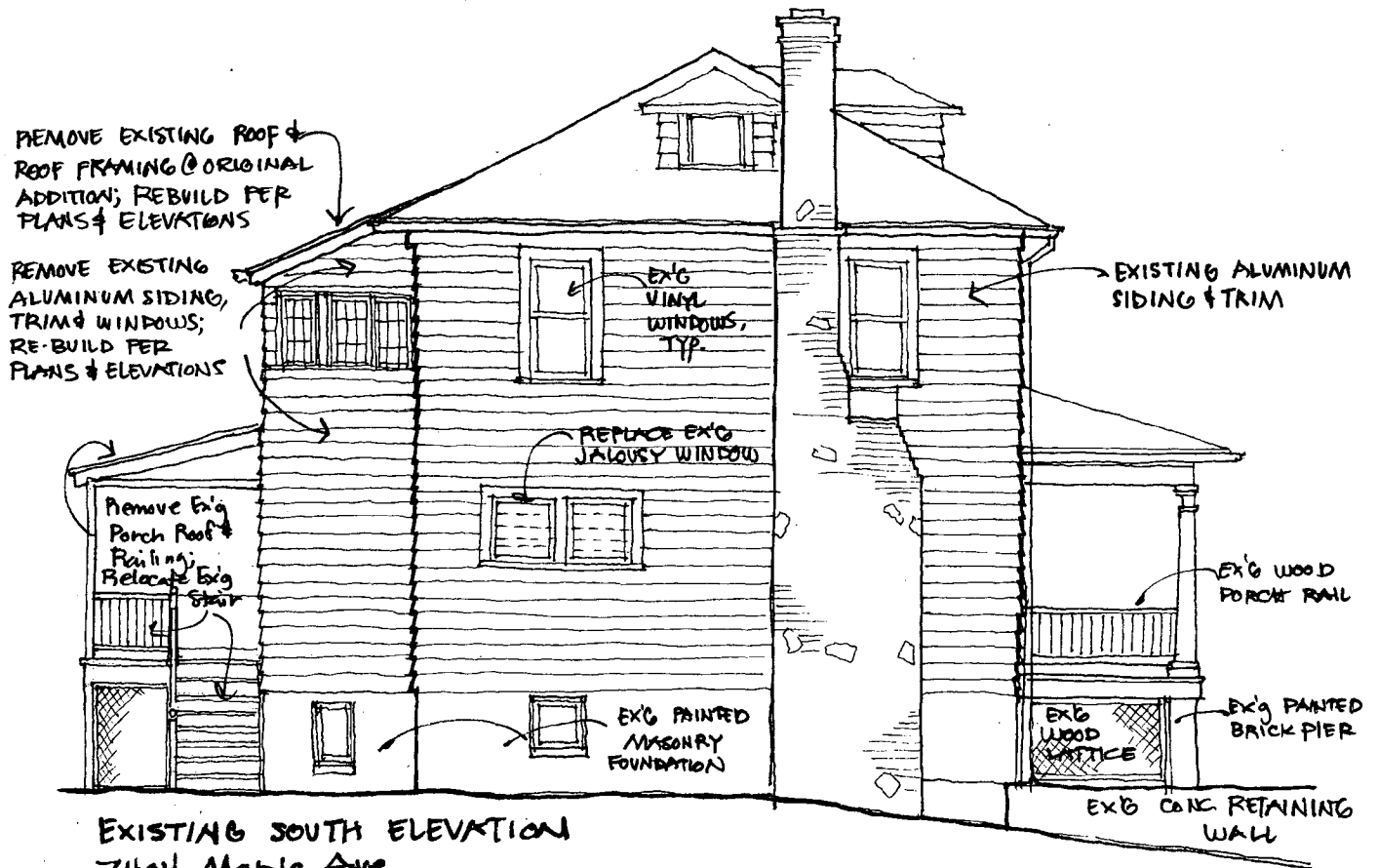


Existing EAST (Front/Street) Elevation
 7404 Maple Ave
 1/8" = 1'-0"

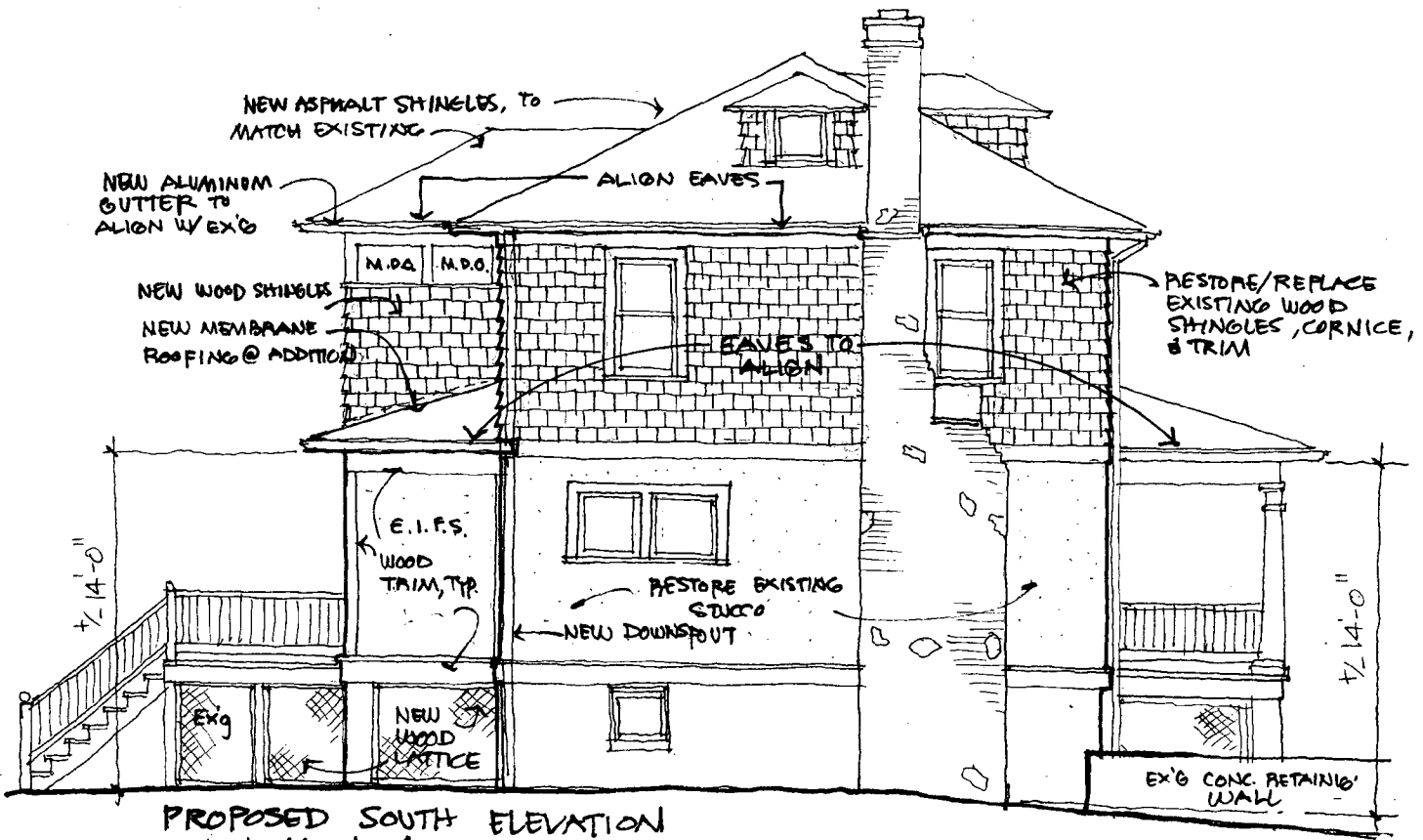


PROPOSED EAST (STREET) ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"

3. Plans and Elevations (continued)



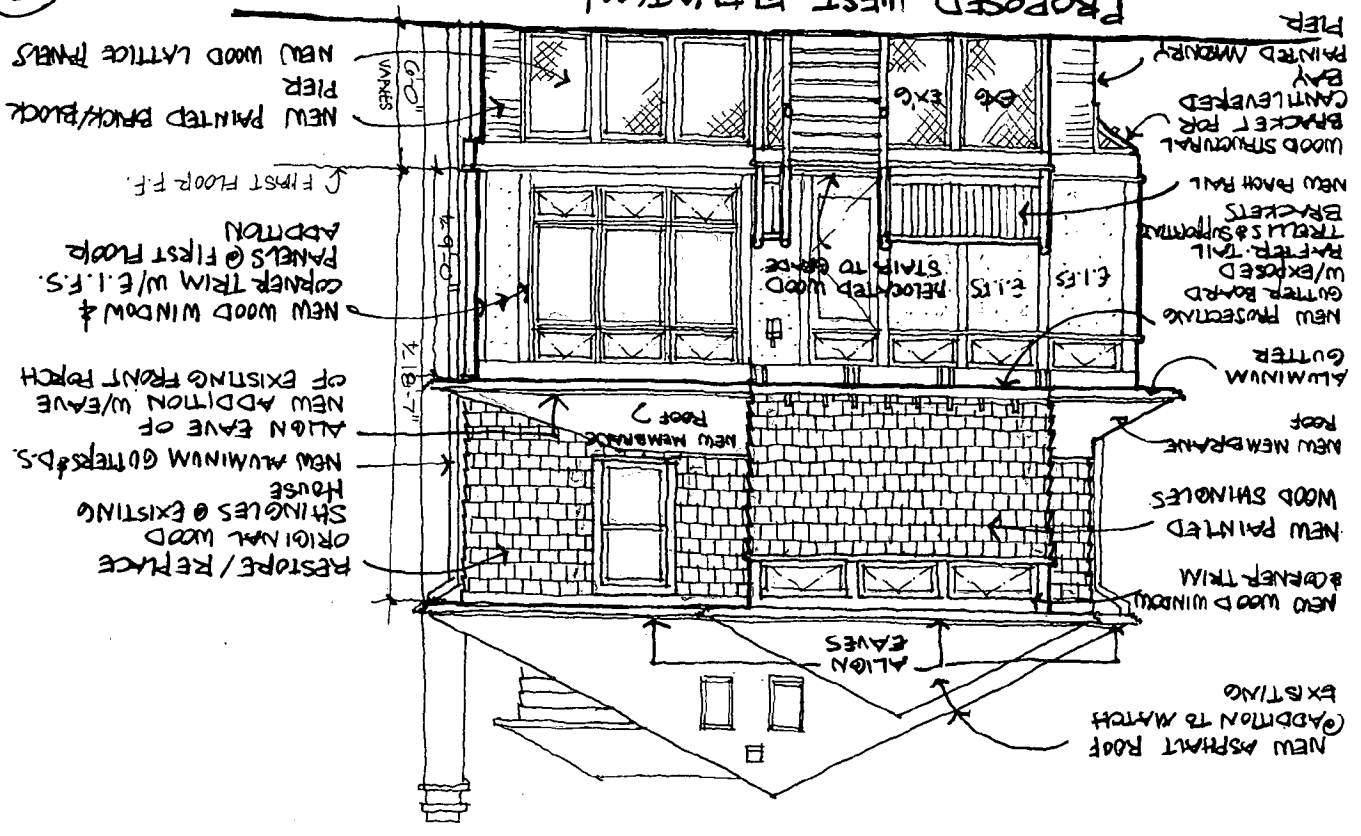
EXISTING SOUTH ELEVATION
7404 Maple Ave
1/8" = 1'-0"



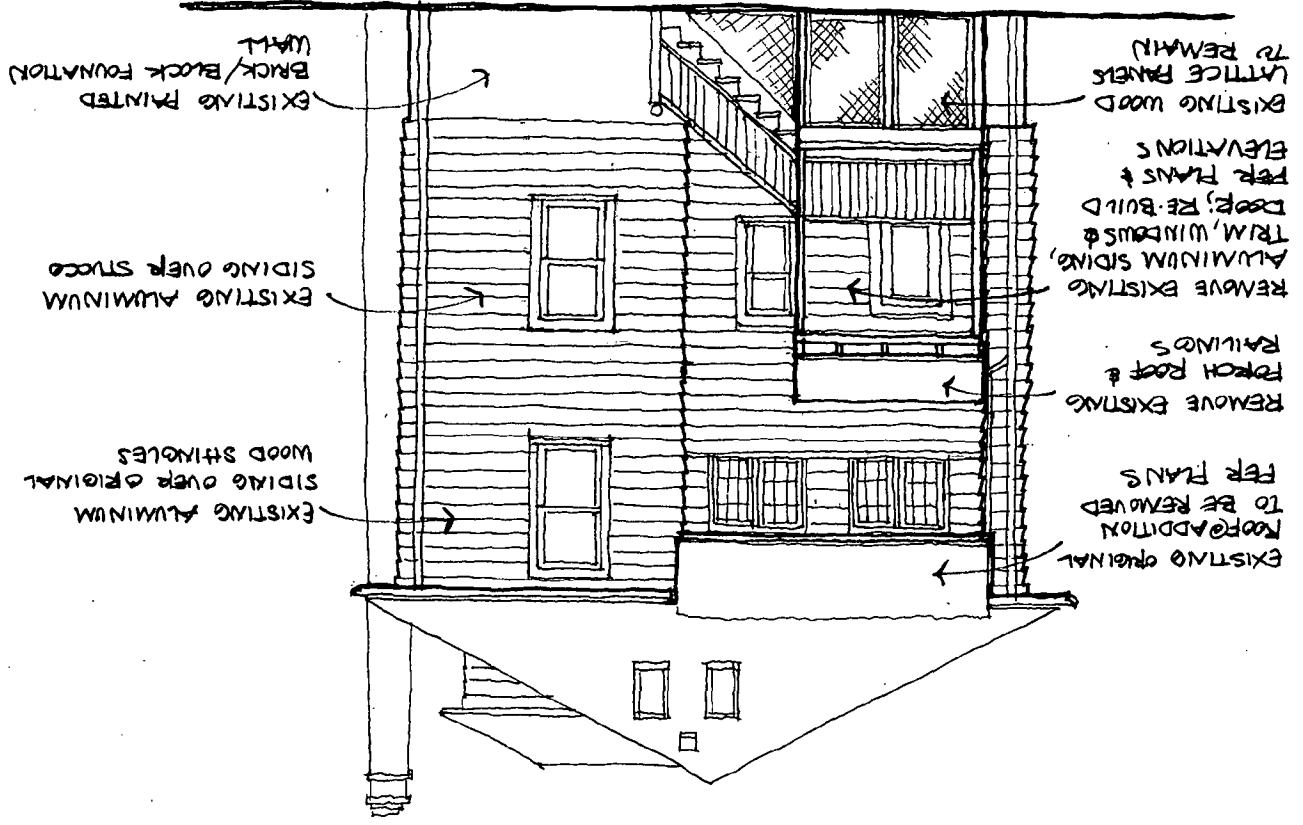
PROPOSED SOUTH ELEVATION
7404 Maple Ave
1/8" = 1'-0"

(7)

PROPOSED WEST ELEVATION
7404 Maple Ave
1/8" = 1'-0"



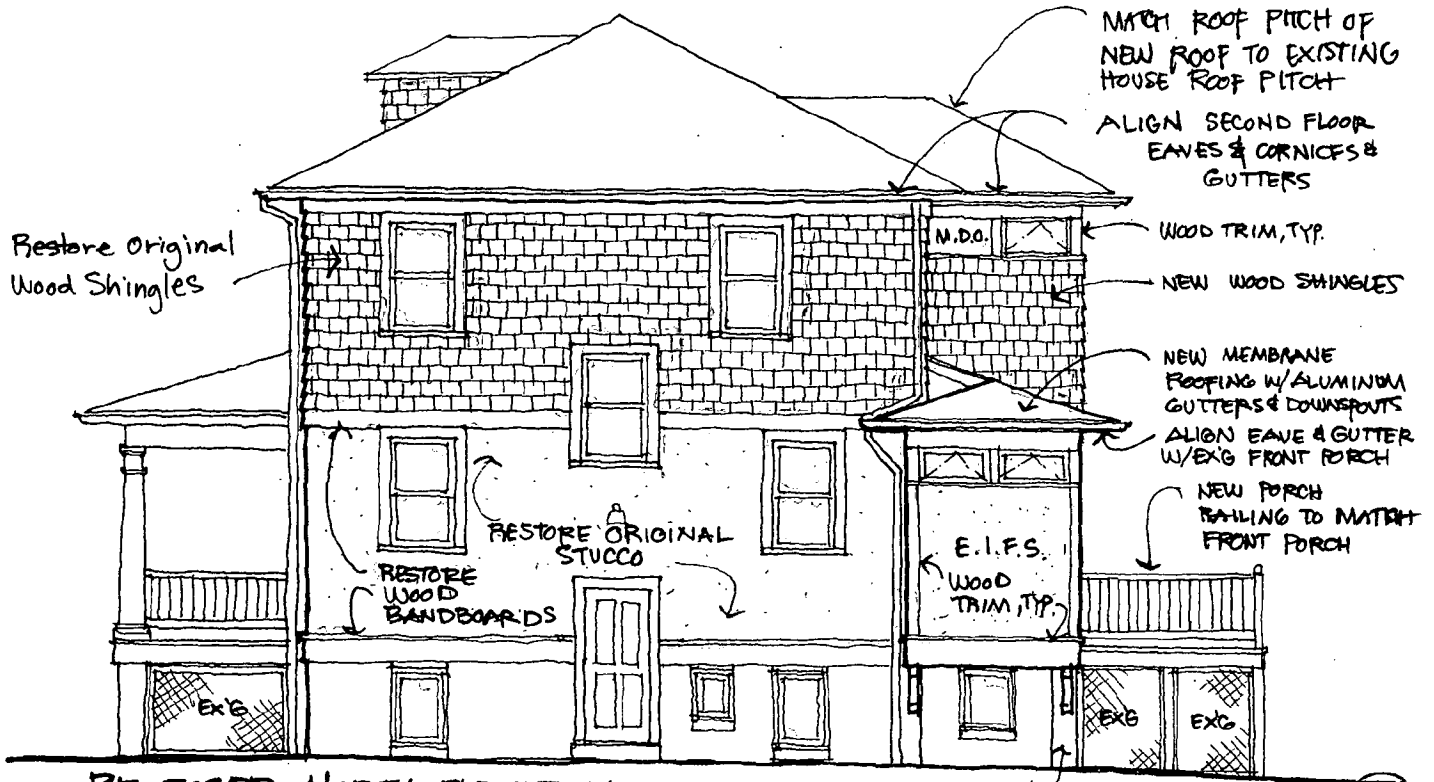
EXISTING WEST ELEVATION
7404 Maple Ave
1/8" = 1'-0"



3. Plans and Elevations (continued)



EXISTING NORTH ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
 7404 Maple
 1/8" = 1'-0"

NEW PAINTED MASONRY PIER

(18)

STAFF ITEM

SUBJECT: 7404 Maple Avenue, Takoma Park

DATE: April 23, 2008

STAFF MEMBER: Josh Silver

BACKGROUND: On December 19, 2007 the HPC reviewed and approved the extension and modification of an existing rear addition at the subject property. Due to structural concerns with the proposed design the applicants are requesting approval for several design modifications to their approved HAWP.

NEW PROPOSAL: The applicants are proposing to:

1. Remove the existing (non-original) 2 –story sleeping porch from the rear elevation of the house and rebuild it in the same location.
2. Eliminate the installation of one clerestory window from the rear (west) 1st story and right (north) 2nd story elevations of the house and install paintable Medium Density Overlay (M.D.O) panels in those locations
3. Eliminate the installation of four Exterior Insulation Finishing System panels from the approved rear addition and side projection and install M.D.O. panels in those locations
4. Eliminate the corner wood support brackets from the approved cantilevered projecting bay on right (north) elevation of the house and install a brick foundation wall with piers.

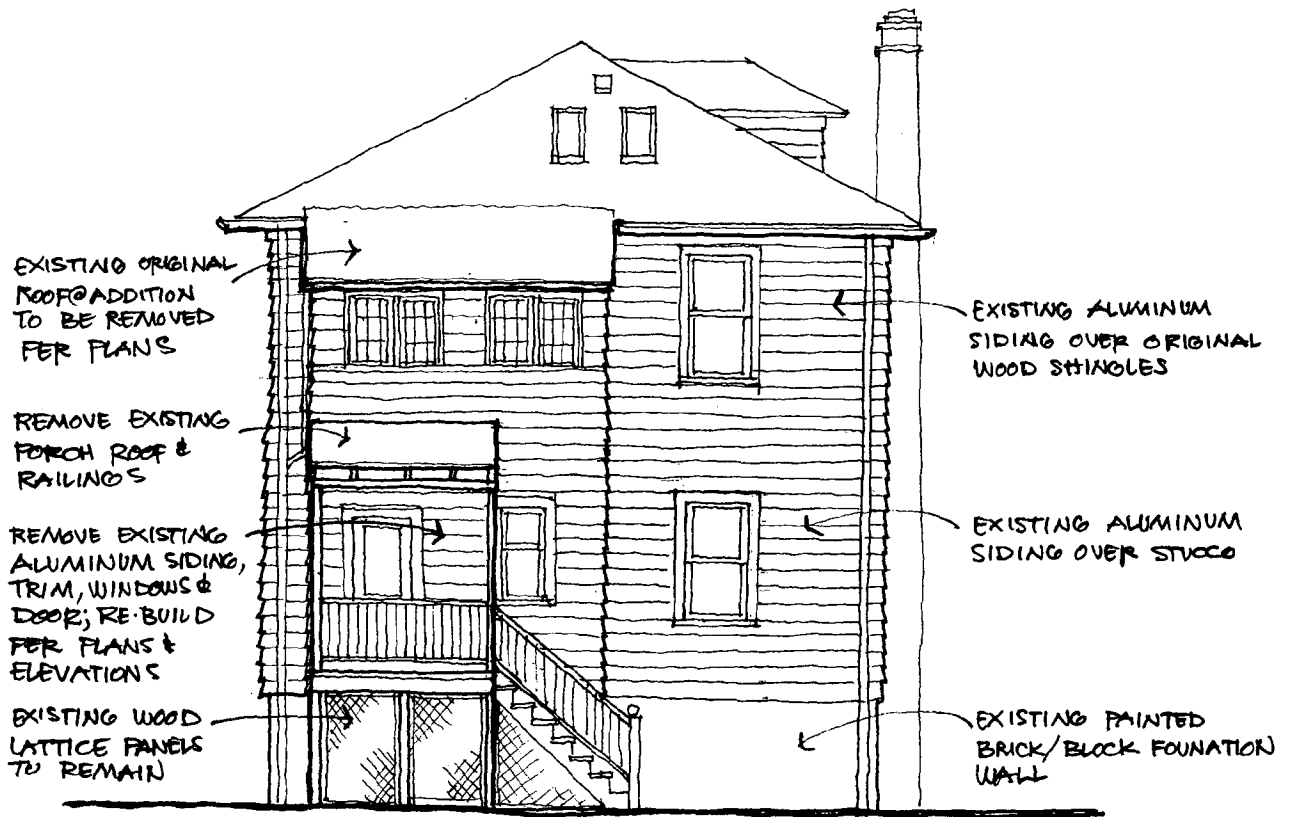
STAFF RECOMMENDATION: Staff is recommending that the HPC approve these changes and give staff level approval to review the proposed modifications.

HPC DECISION:

*YES
Approved*

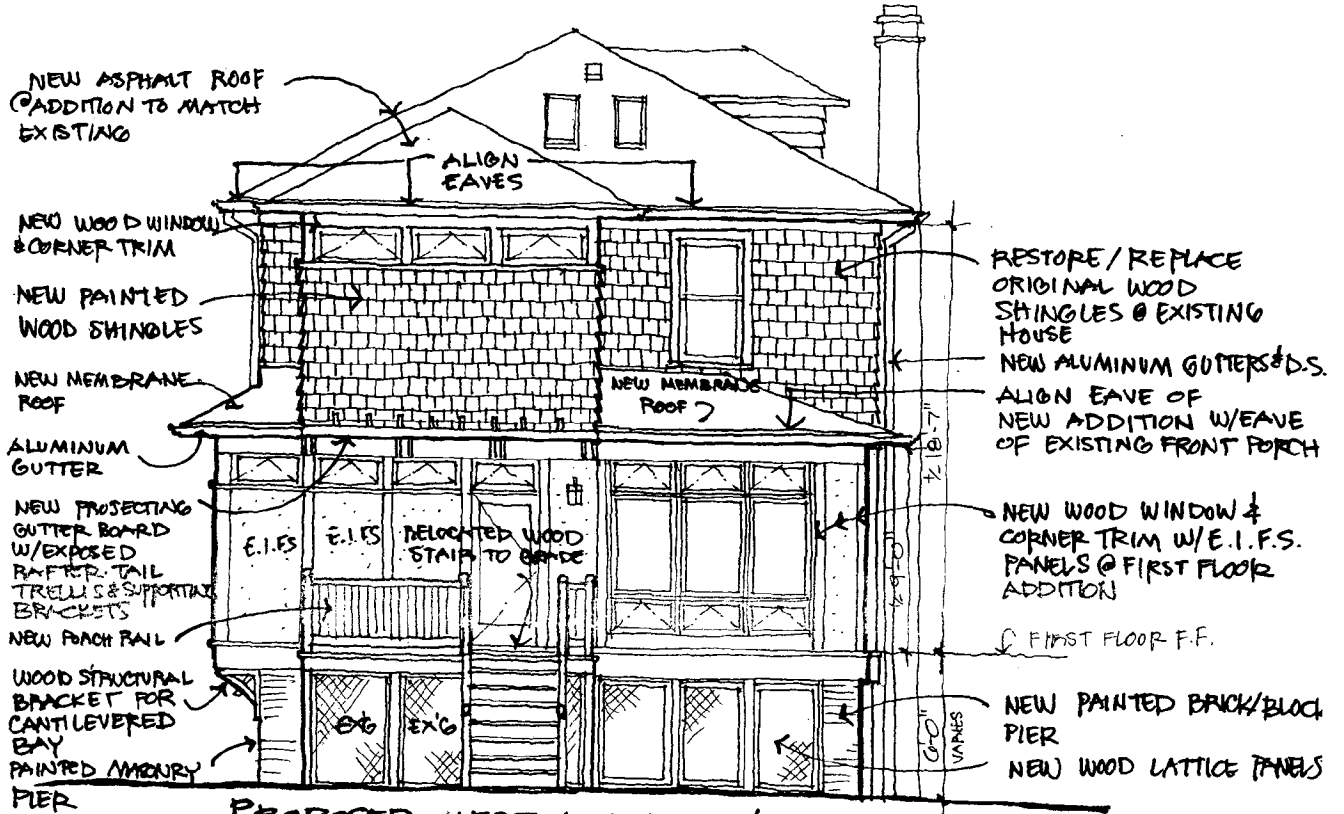


3. Plans and Elevations (continued)



EXISTING WEST ELEVATION
7404 Maple Ave
1/8" = 1'-0"

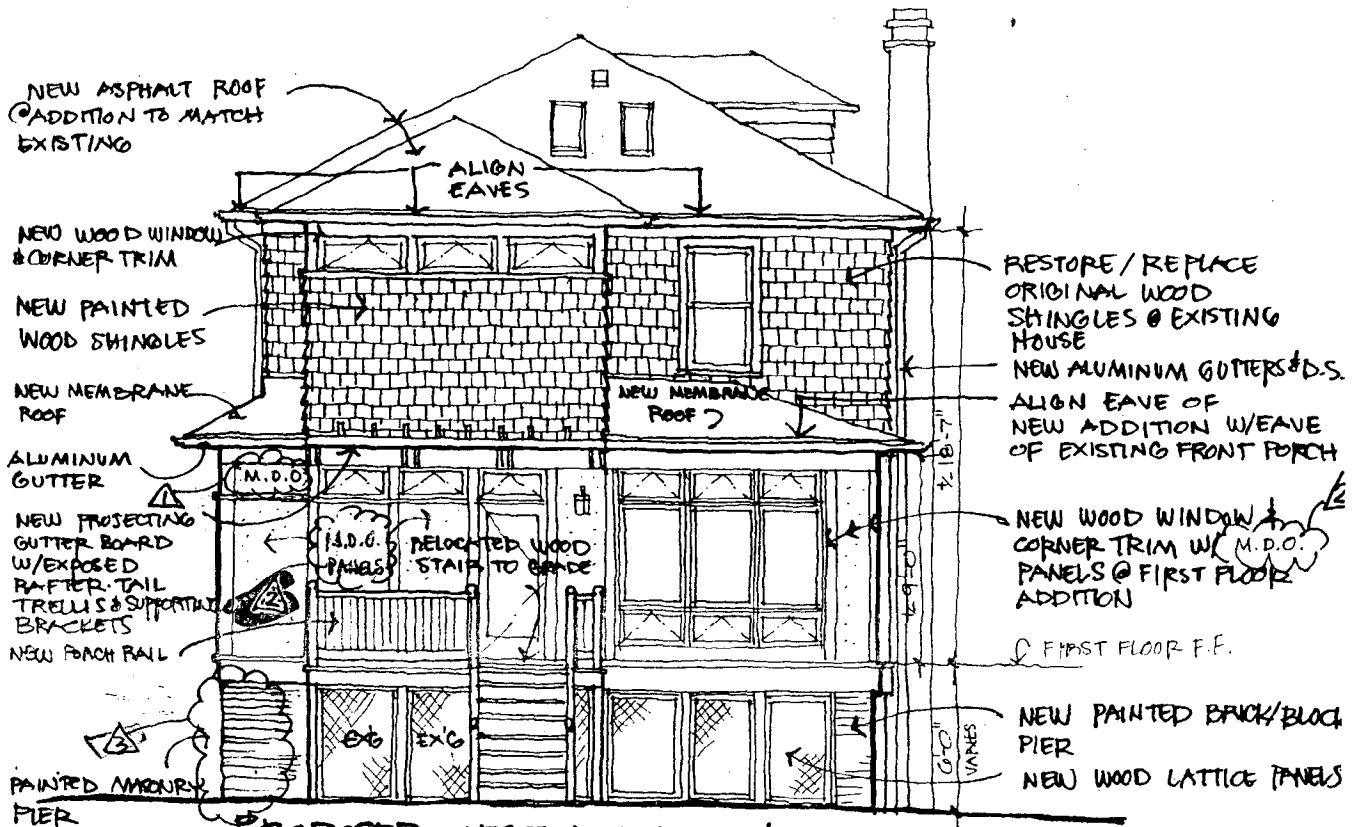
EXISTING CONDITIONS



PROPOSED WEST ELEVATION
7404 Maple Ave
1/8" = 1'-0"

ORIGINAL PROPOSAL

1/8" = 1'-0"



NEW ASPHALT ROOF
ADDITION TO MATCH
EXISTING

ALIGN
EAVES

NEW WOOD WINDOW
& CORNER TRIM

NEW PAINTED
WOOD SHINGLES

NEW MEMBRANE
ROOF

ALUMINUM
GUTTER

NEW PROJECTING
GUTTER BOARD
W/EXPOSED
RAFTER TAIL
TRELLIS & SUPPORTING
BRACKETS
NEW PORCH RAIL

M.D.O.

M.D.O.
PANELS

RELOCATED WOOD
STAIR TO GARAGE

NEW MEMBRANE
ROOF

RESTORE/REPLACE
ORIGINAL WOOD
SHINGLES @ EXISTING
HOUSE

NEW ALUMINUM GUTTERS & D.S.

ALIGN EAVE OF
NEW ADDITION W/EAVE
OF EXISTING FRONT PORCH

NEW WOOD WINDOW
CORNER TRIM W/
M.D.O.
PANELS @ FIRST FLOOR
ADDITION

FIRST FLOOR F.F.

NEW PAINTED BRICK/BLOCK
PIER
NEW WOOD LATTICE PANELS

PAINTED MURRAY
PIER

PROPOSED WEST ELEVATION
7404 Maple Ave
1/2" = 1'-0"

NEW PROPOSAL

3. Plans and Elevations (continued)



EXISTING NORTH ELEVATION
7404 Maple Ave
1/8" = 1'-0"

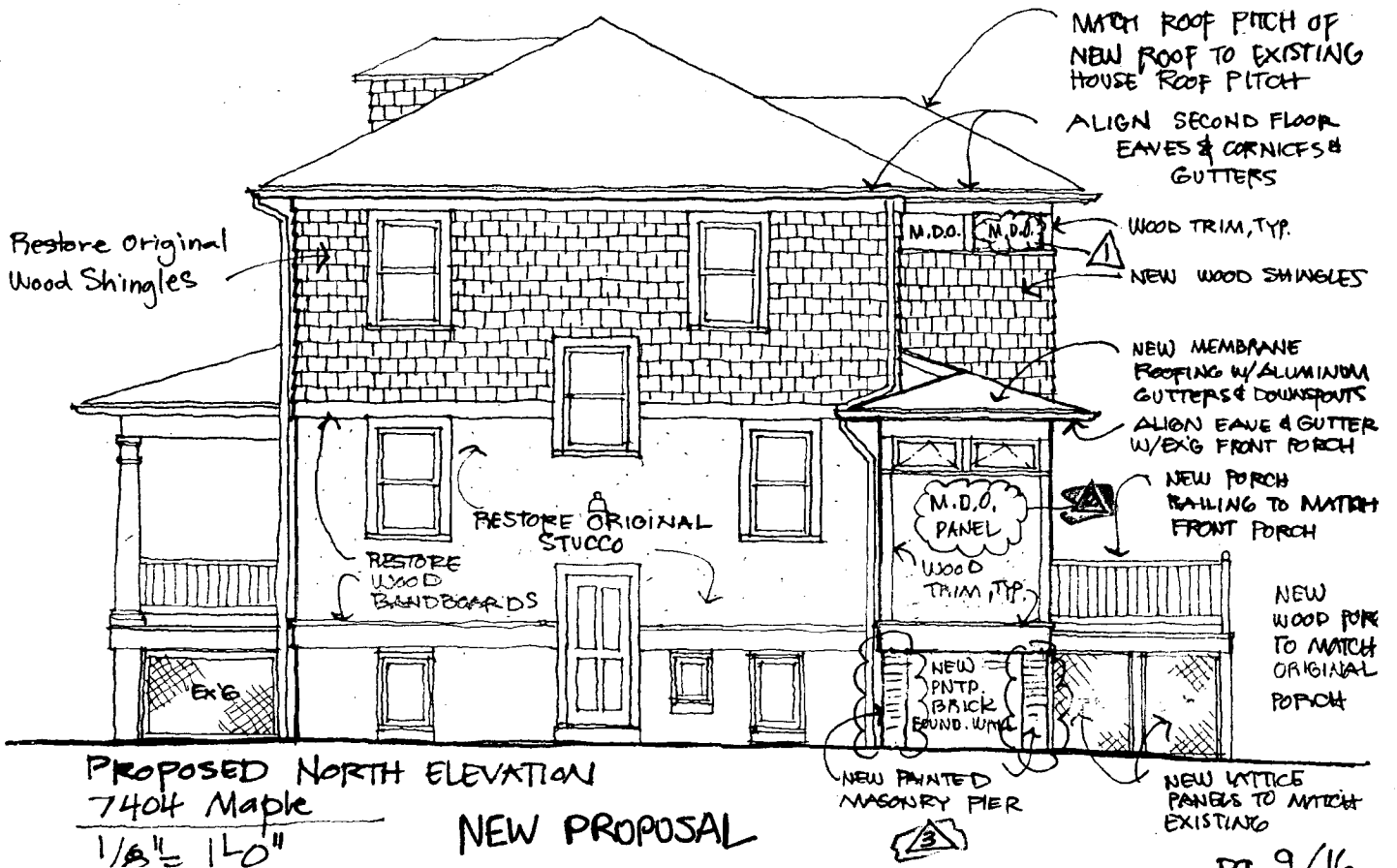
EXISTING CONDITIONS



PROPOSED NORTH ELEVATION
7404 Maple
1/8" = 1'-0"

NEW PAINTED MASONRY PIER

ORIGINAL PROPOSAL



Restore original Wood Shingles

MATCH ROOF PITCH OF NEW ROOF TO EXISTING HOUSE ROOF PITCH

ALIGN SECOND FLOOR EAVES & CORNICES & GUTTERS

M.D.O.

WOOD TRIM, TYP.

NEW WOOD SHINGLES

NEW MEMBRANE ROOFING W/ ALUMINUM GUTTERS & DOWNSPOUTS

ALIGN EAVE & GUTTER W/ EXG FRONT PORCH

NEW PORCH RAILING TO MATCH FRONT PORCH

NEW WOOD PORE TO MATCH ORIGINAL PORCH

RESTORE ORIGINAL STUCCO

RESTORE WOOD BANDBOARDS

M.D.O. PANEL

WOOD TRIM, TYP.

NEW PNTD BRICK FOUND. W/ M.C.

NEW PAINTED MASONRY PIER

NEW WATTLE PANELS TO MATCH EXISTING

PROPOSED NORTH ELEVATION

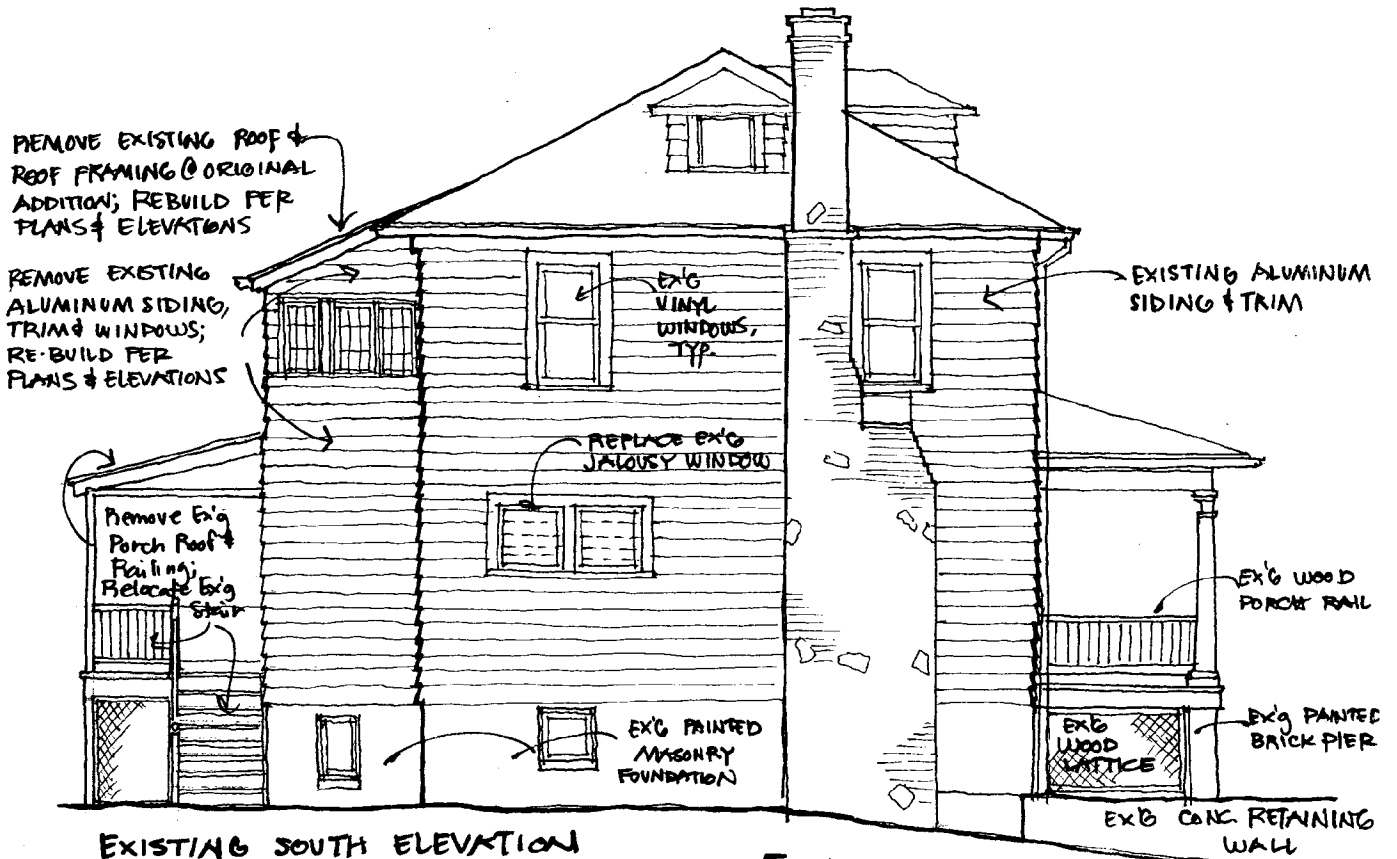
7404 Maple

1/8" = 1'-0"

NEW PROPOSAL

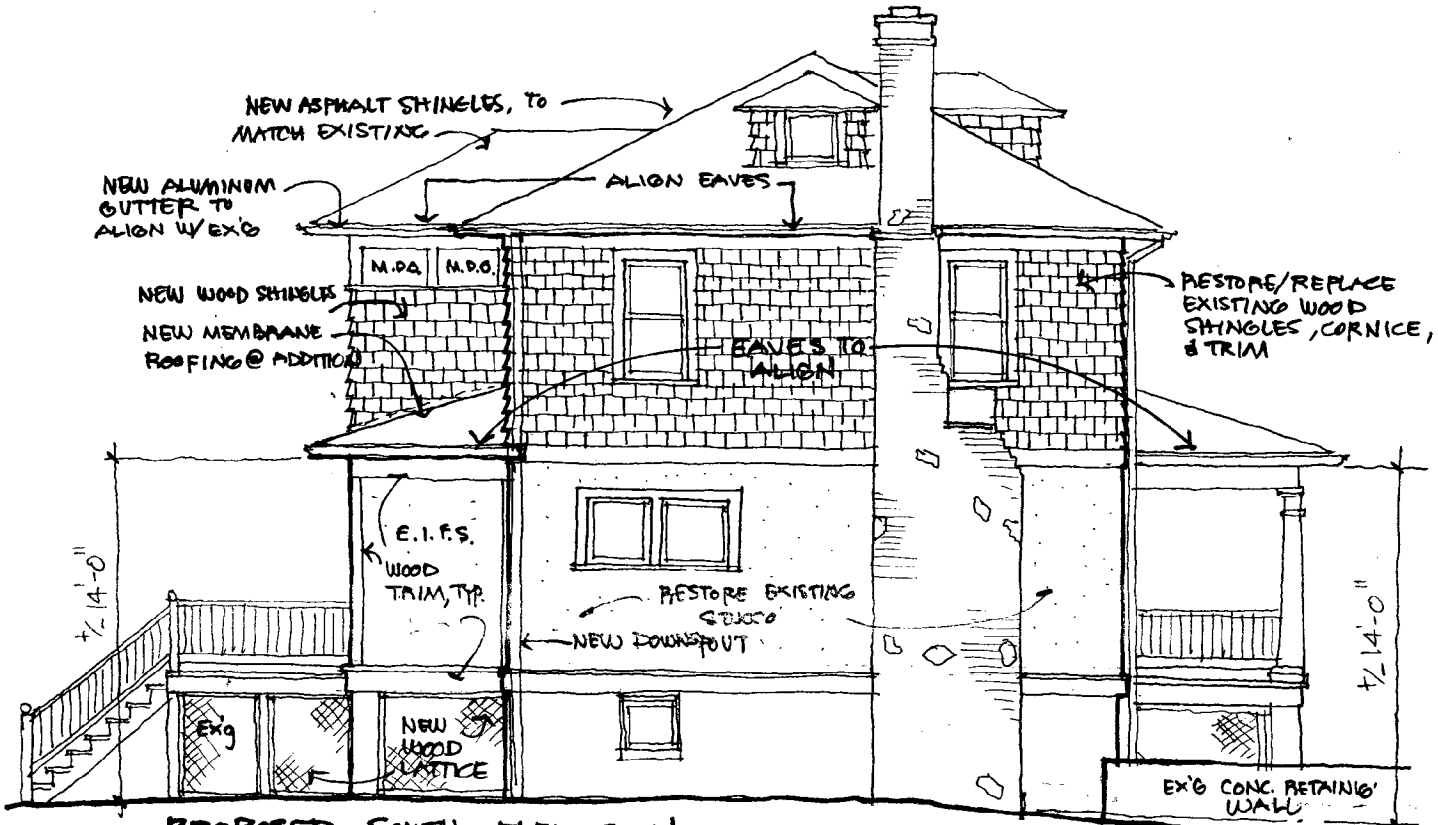
pg. 9/16

3. Plans and Elevations (continued)



EXISTING SOUTH ELEVATION
7404 Maple Ave
1/8" = 1'-0"

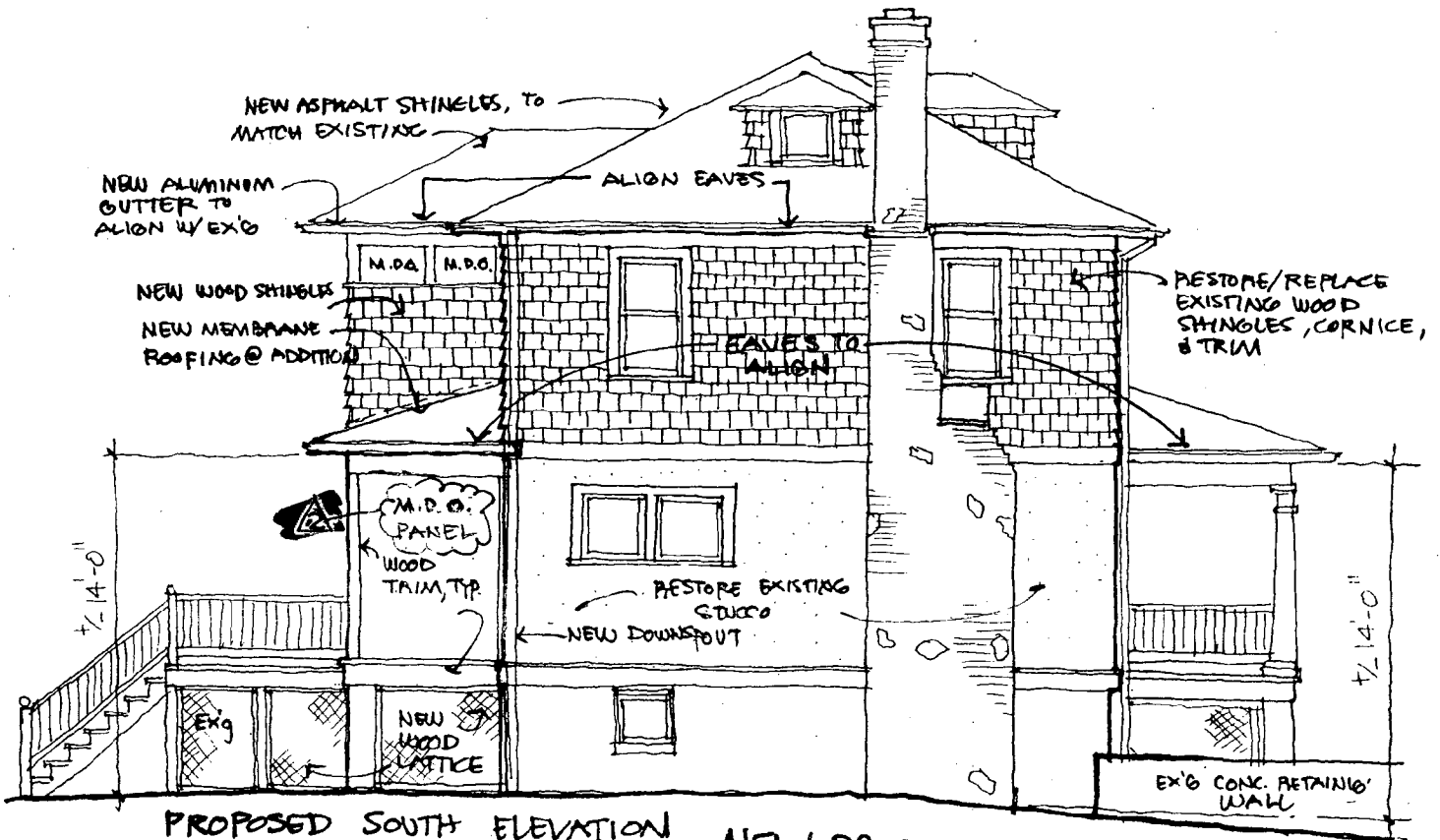
EXISTING CONDITIONS



PROPOSED SOUTH ELEVATION
7404 Maple Ave
1/2" = 1'-0"

ORIGINAL PROPOSAL

1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
7404 Maple Ave

NEW PROPOSAL

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

April 21, 2008

Request for HAWP Modification

Address: 7404 Maple Avenue, Takoma Park

Resource: Contributing Resource
Takoma Park Historic District

Applicant: Andrew Goldsmith & Alicia Wrenn
(Karen Reinke, architect)

Case Number: 37/03-07QQ

Staff: Josh Silver

Proposal: Modifications to HAWP for rear addition and siding restoration

Due to budgetary and structural concerns, the applicant would like to request approval for design modifications to their approved Historic Area Work Permit for their existing house at 7404 Maple Avenue. These changes are described below, as well as in attached drawings.

The original, and approved, design for the rear addition called for the substantial re-use of a rear two-story wood frame on block addition which was to remain. However, after foundation investigations discovered that there were no concrete footings under one of the original foundation walls, the structural engineer has required that we completely remove the existing addition and rebuild the footing and foundation wall as required for our project. We propose re-building the foundation within the original footprint. However, this unanticipated additional cost has necessitated some "value engineering" of the project in order to proceed within the applicant's budget. The following are proposed changes which require approval by the HPC:

1. Elimination of two clerestory windows, substituting previously approved M.D.O. panels.
2. Substitution of M.D.O. panels for all previously specified and identified E.I.F.S. panels.

In addition, the structural engineer has identified wall bracing issues related to the many corner clerestory windows. In order to comply with the engineer's wall bracing design for the projecting bay, we propose to:

3. Eliminate the corner wood brackets supporting the cantilevered projecting bay and replace with full masonry piers down to grade with full concrete footings.

Finally, we propose to delay the replacement of the existing house siding and stucco. We understand that once approval is given for the replacement of the siding, it does not expire. The applicants intend to restore the original finishes as approved when their budget allows, hopefully within the next few years.

As presented in our original application, all proposed modifications to the design will maintain architectural features of the existing house. All new materials will match existing materials wherever possible, including: painted masonry foundation piers; painted wood shingles; painted wood window trim, bandboards and cornices; matching painted wood porch railing in profile and detailing; and matching painted wood lattice panels. New exterior infill panels at rear addition and projecting bay will be constructed of painted M.D.O. plywood to approximate the panel detailing of the original concrete/plaster stucco system at the first floor. As indicated in the original application, all new additive work will be confined to the rear of the property, and, given the existing house's raised grade, will have a limited impact on the streetscape.

If you have any further questions regarding these proposed changes, please call Karen Reinke at 301-565-2349 or email ksreinke@comcast.net.

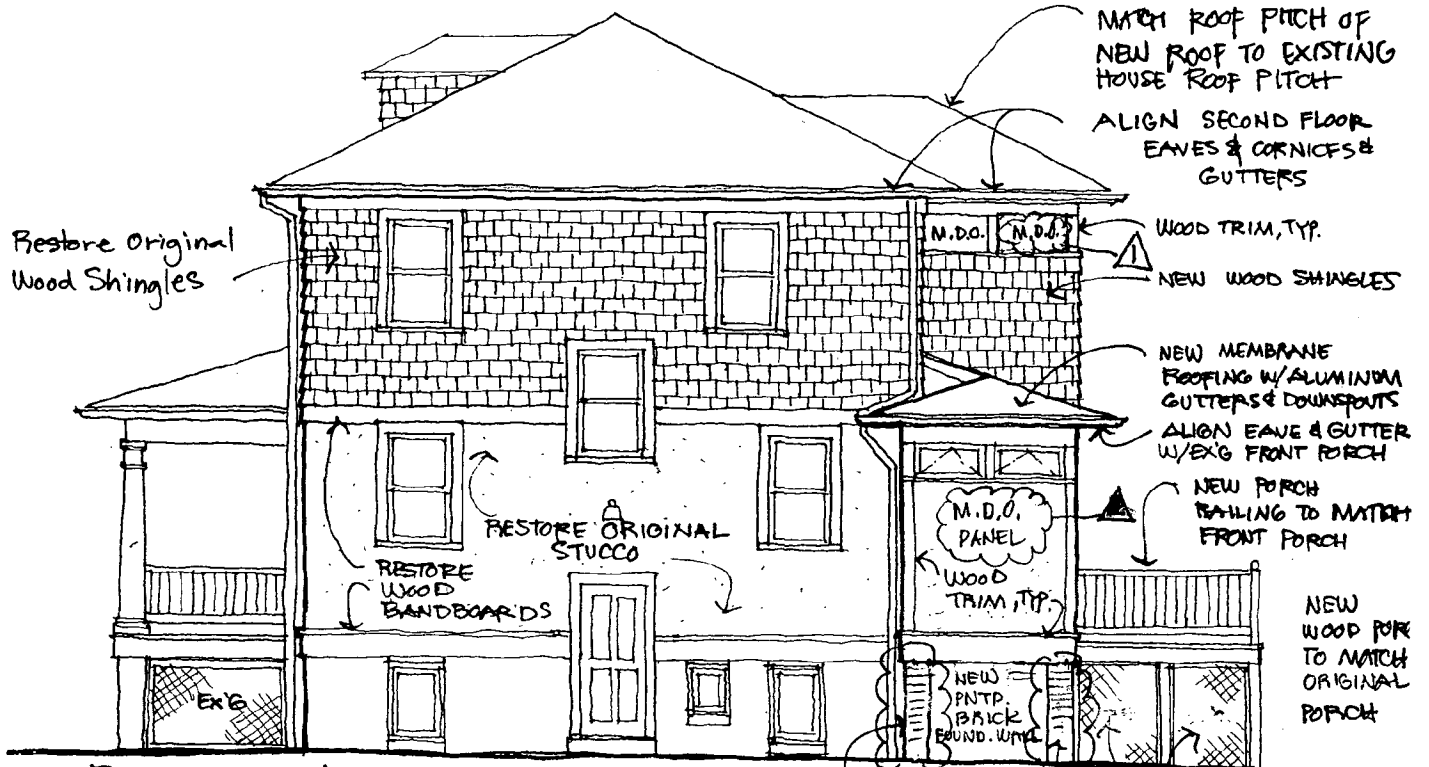
Respectfully submitted,


Karen S. Reinke

3. Plans and Elevations (continued)

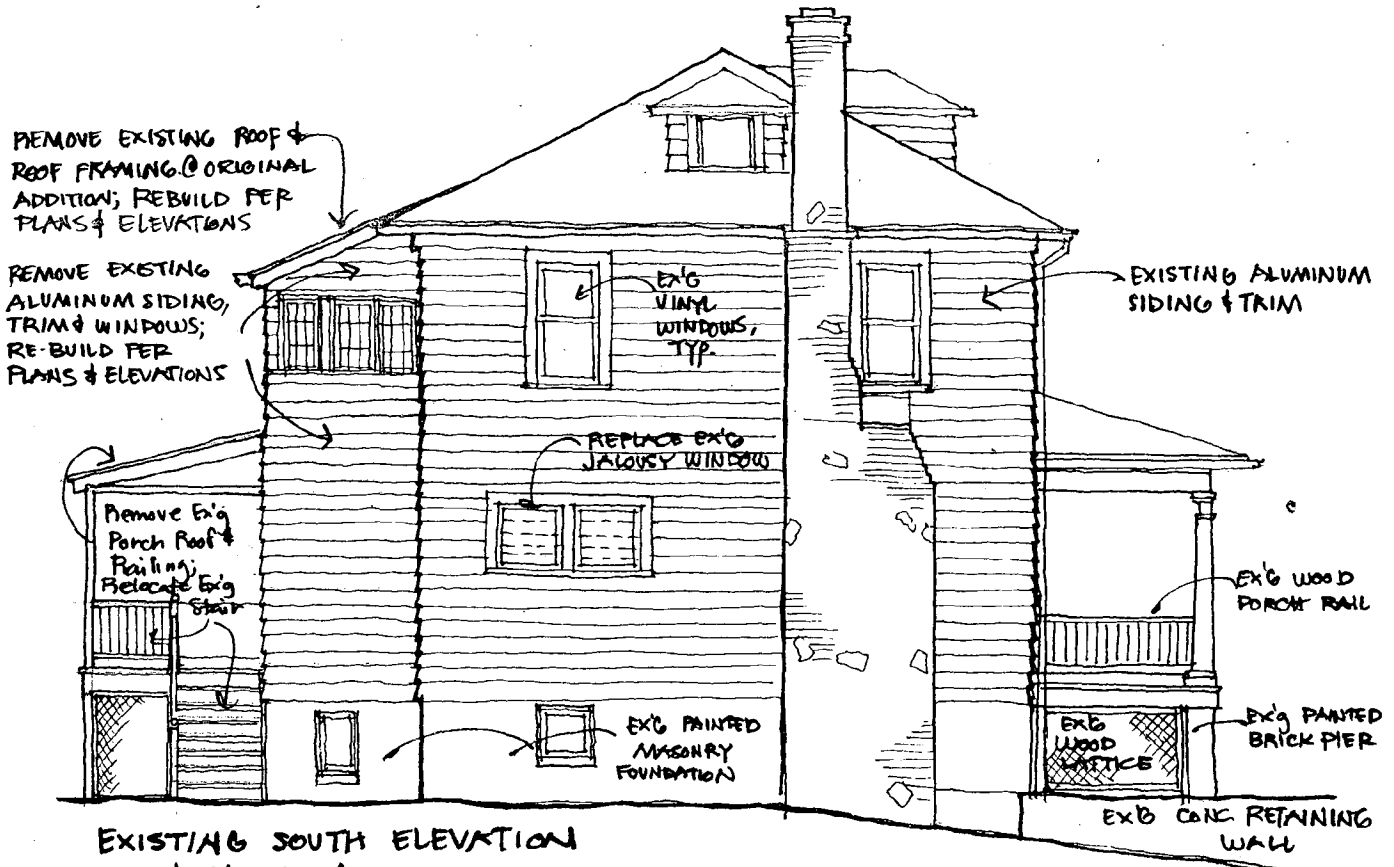


EXISTING NORTH ELEVATION
7404 Maple Ave
1/8" = 1'-0"

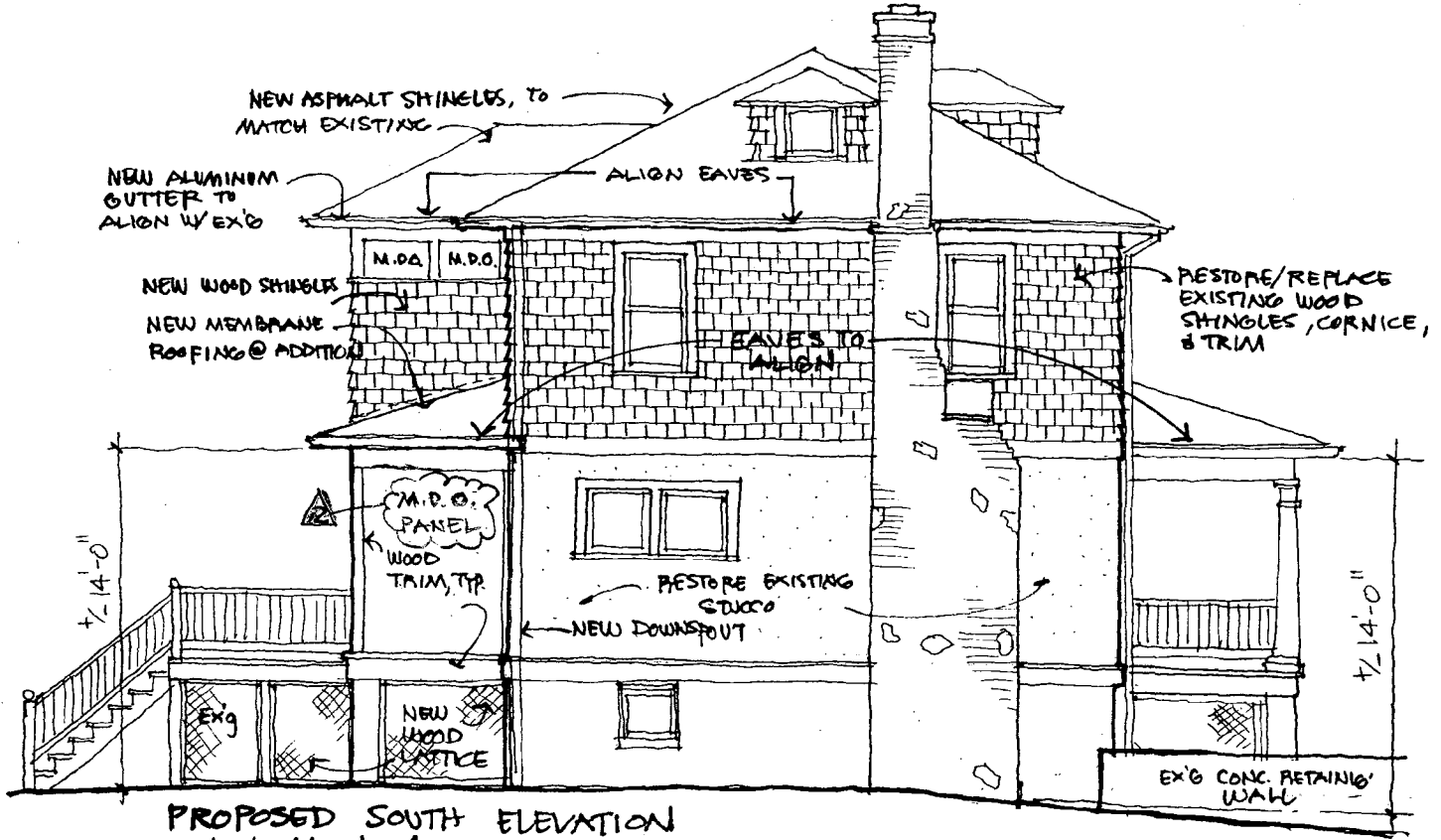


PROPOSED NORTH ELEVATION
7404 Maple
1/8" = 1'-0"

3. Plans and Elevations (continued)

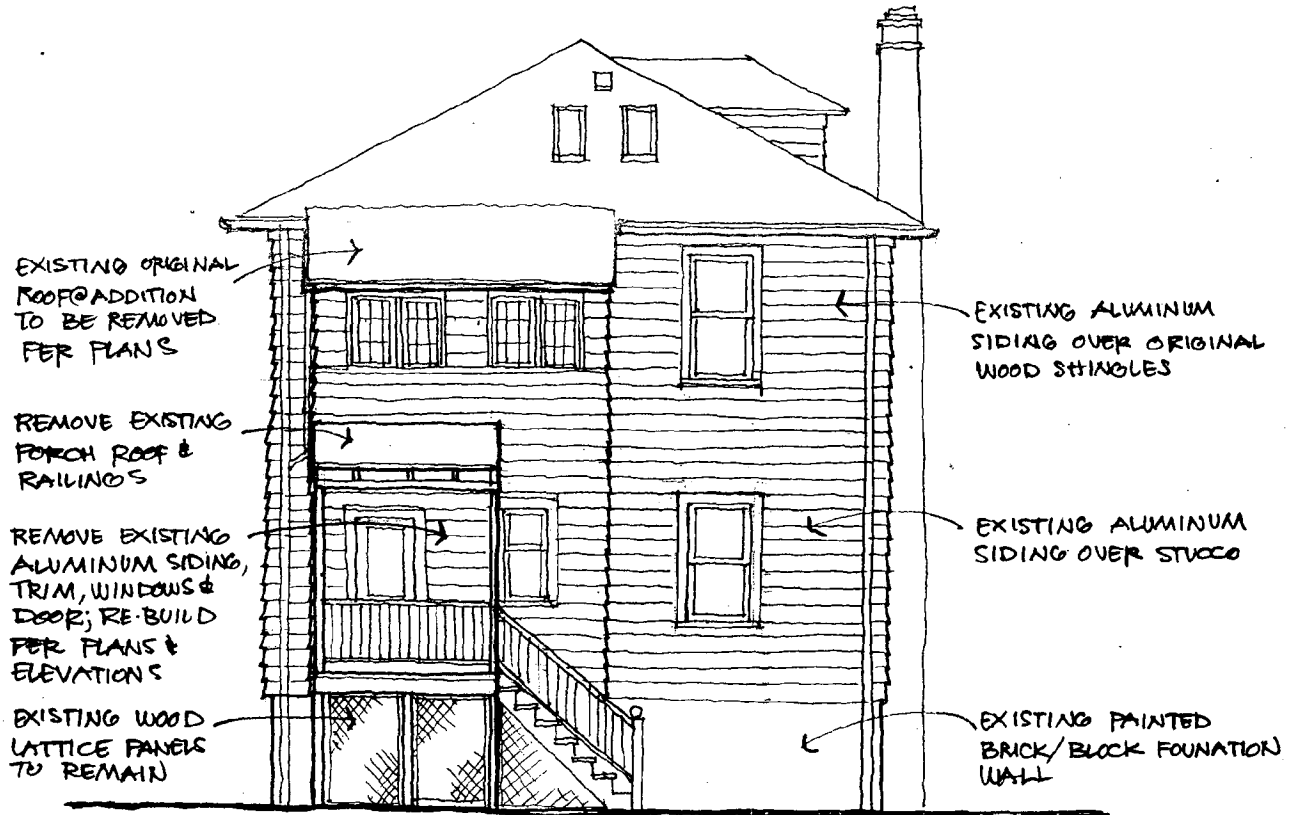


EXISTING SOUTH ELEVATION
7404 Maple Ave
1/8" = 1'-0"

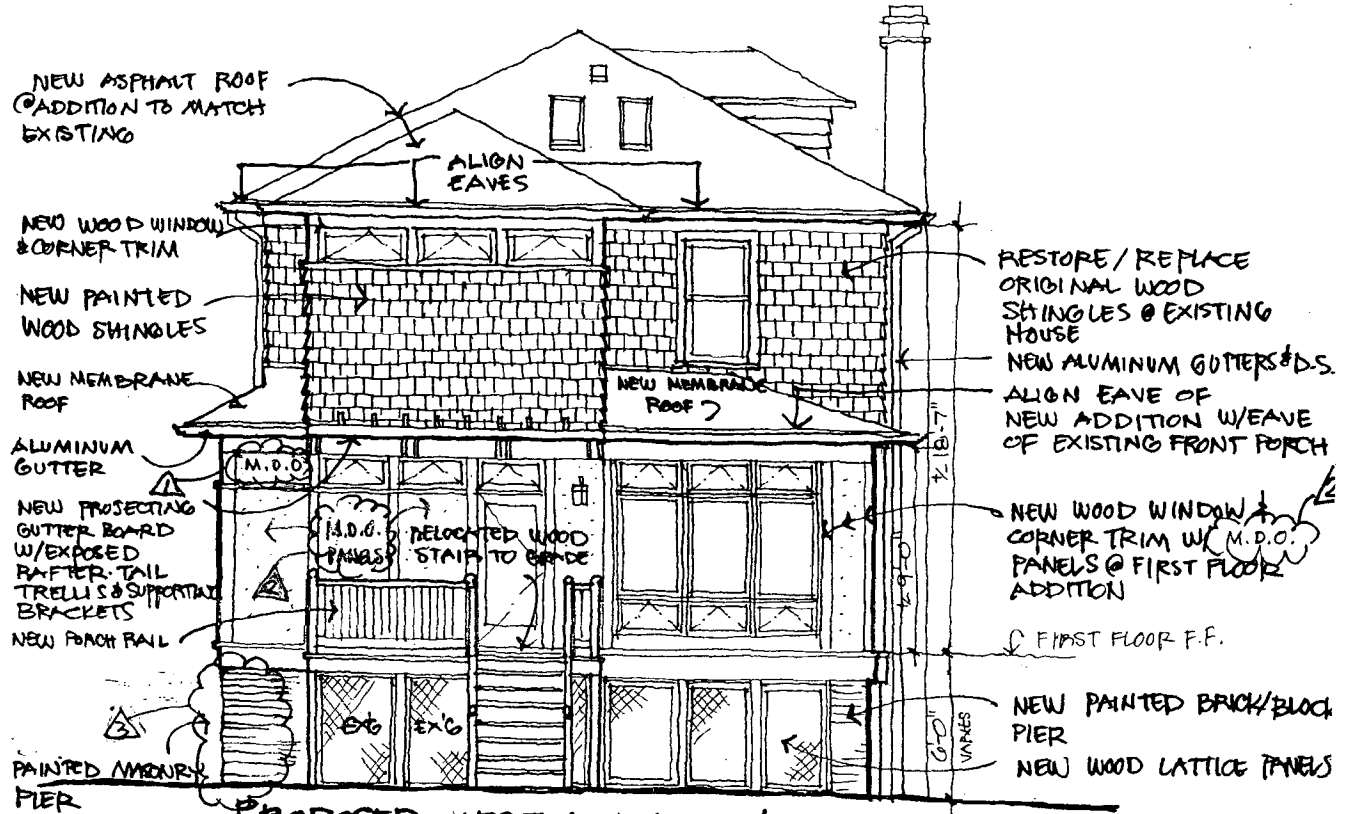


PROPOSED SOUTH ELEVATION
7404 Maple Ave
1/8" = 1'-0"

3. Plans and Elevations (continued)



EXISTING WEST ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"



PROPOSED WEST ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"

File
copy _____ Original Application

1. Written Description of Project

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

The existing house at 7404 Maple Avenue is considered a contributing resource to the Takoma Park Historic District. It is a c.1910 four-square two-story wood frame house with basement. It faces Maple Avenue with a front setback of 49 feet, consistent with its neighbors, and its raised grade from the street contributes to its park-like setting. The original hipped roof, generous overhanging eaves, and gracious front porch remain, distinguishing the house's original classic turn-of-the-century Four-Square roots. The houses original siding (which is evident in an upstairs undisturbed sleeping porch and visible beneath the current siding) consisted of painted wood shingles on the second floor and an original concrete/plaster stucco on the first floor and was appropriate to the period. These original finishes were not maintained in an appropriate manner and are currently covered with aluminum siding. Original wood double-hung windows and wood trim have since been replaced with vinyl windows and aluminum trim. The roof is sheathed in asphalt shingles, which are in satisfactory condition. All gutters and downspouts are currently aluminum and need maintenance and or replacement. An original rear addition, consisting of an unheated sleeping porch over an enclosed back porch, has since been remodeled to include a powder room on the first floor and is in inferior condition. A subsequent wood frame covered rear porch was added to this addition and is in equally poor condition.

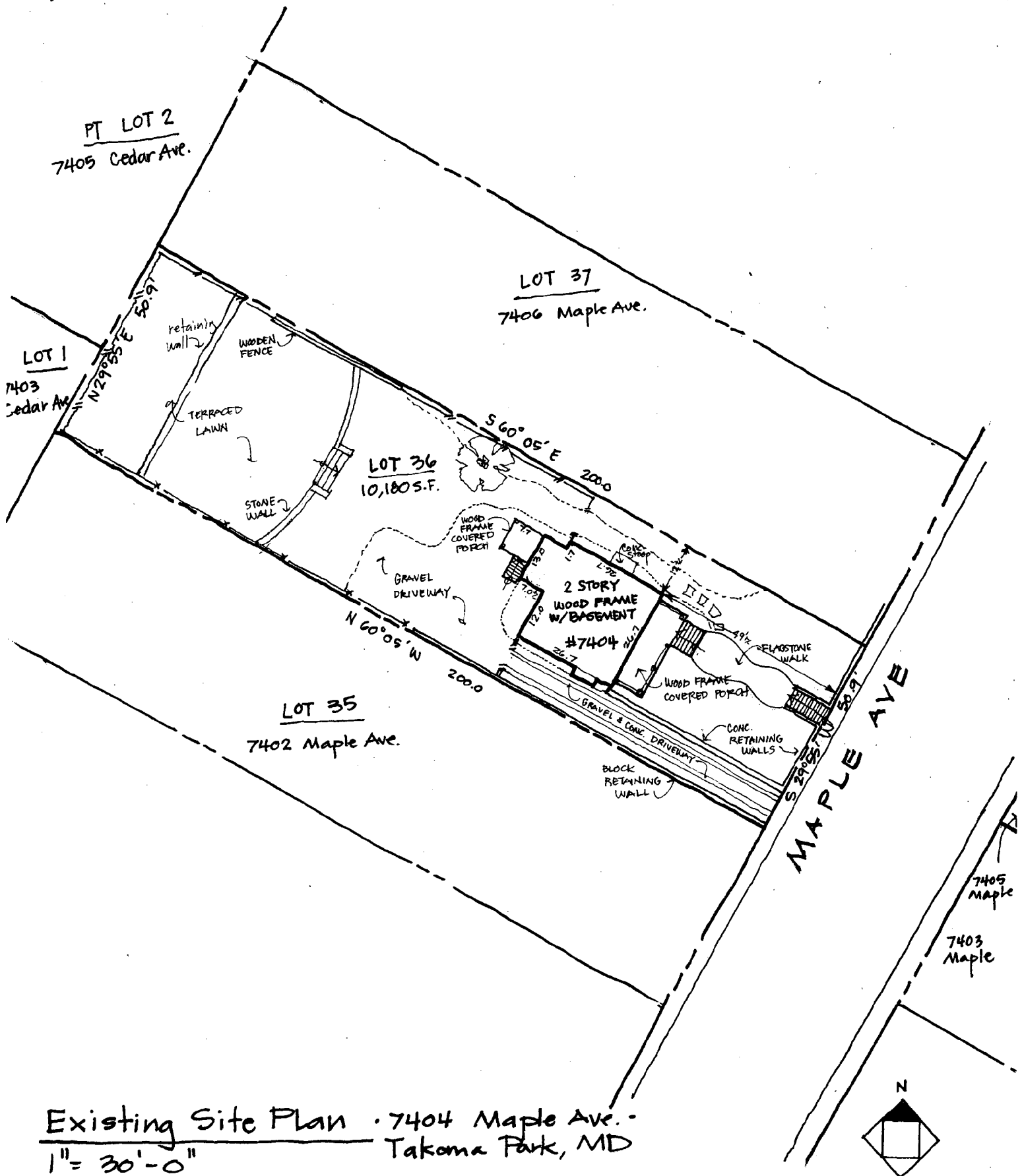
b. General description of project and its effect on the historical resource(s), the environmental setting, and where applicable, the historic district:

This proposed project will have an overall positive effect on its immediate environment and the neighborhood. As proposed, the project will restore the house's original siding materials; will renovate the existing rear addition, rebuilding as required to upgrade its current condition, aligning existing interior floors, accommodating new openings, and increasing ceiling height to align with current second floor ceiling; and will extend the original rear addition to accommodate a proposed family room extension and powder room off of the existing house. All proposed work will maintain architectural features of the existing house, including siding/shingle exposure, alignment and trim details, cornice and trim-belt heights and alignment, roof pitch and eave height and projection. All new materials will match existing materials wherever possible, including: painted masonry foundation piers; painted wood shingles; painted wood window trim, bandboards and cornices; matching painted wood porch railing in profile and detailing; and matching painted wood lattice panels. New exterior infill panels at rear addition and projecting bay will be constructed of an approved E.I.F.S. (Exterior Insulation Finishing System) and painted M.D.O. plywood to approximate the style and detailing of the original concrete/plaster stucco system at the first floor. All new additive work will be confined to the rear of the property, and, given the existing house's raised grade, will have a limited impact on the streetscape. The restoration of the houses' original siding materials will have a positive impact on the street and historic district by reinforcing the scale, materials, and detailing of the architecture of the neighborhood and of the period.

(Please note photographs in exhibit 5 will illustrate other houses on Maple Avenue from the period with similar floor plans and materials.)

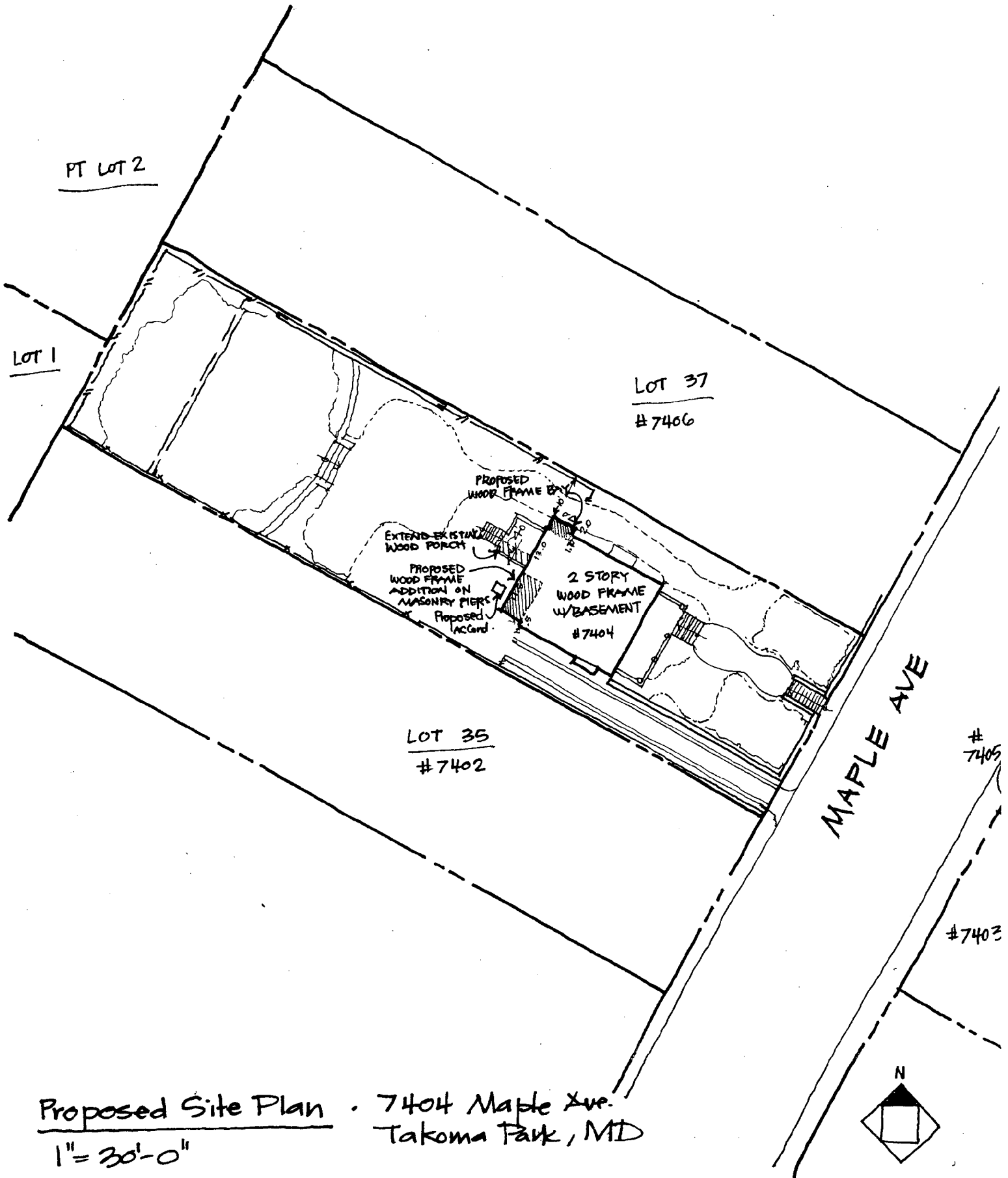
**7404 Maple Avenue
Takoma Park, MD 20912**

2. Site Plan (Existing)



Existing Site Plan - 7404 Maple Ave. - Takoma Park, MD
 1" = 30'-0"

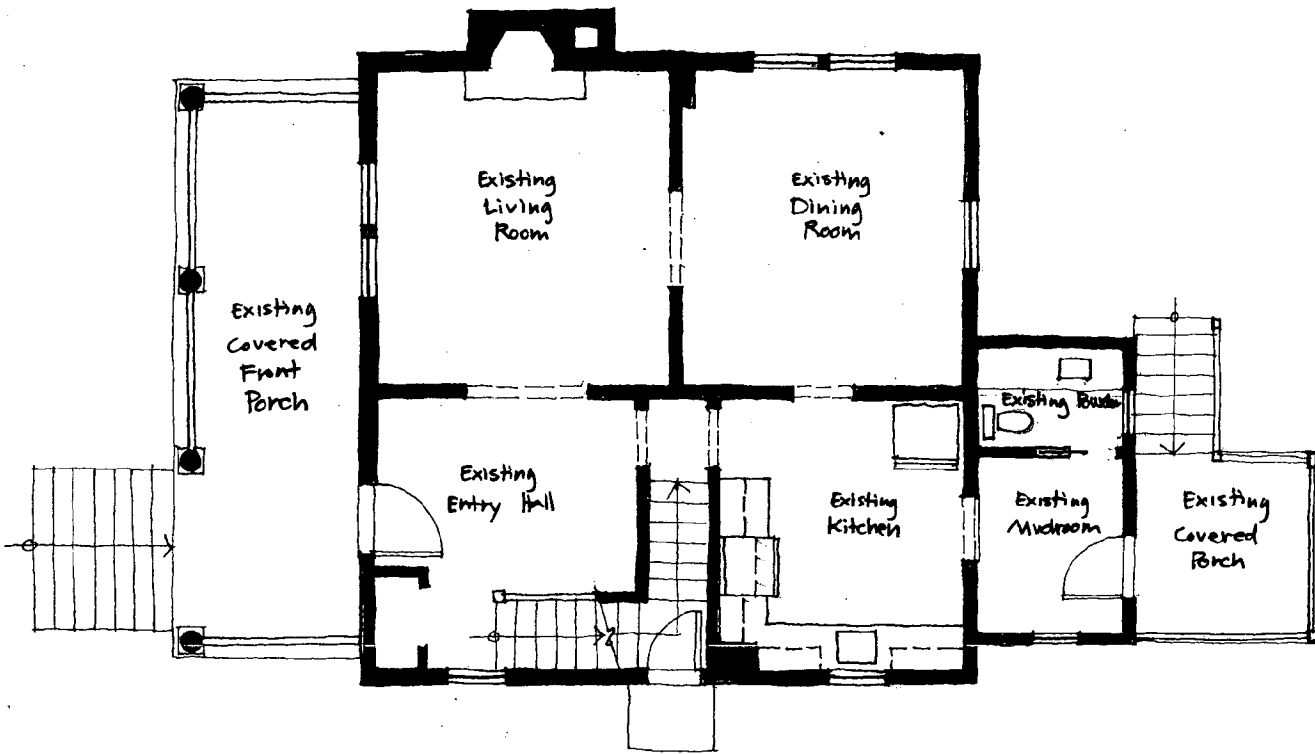
2. Site Plan (Proposed)



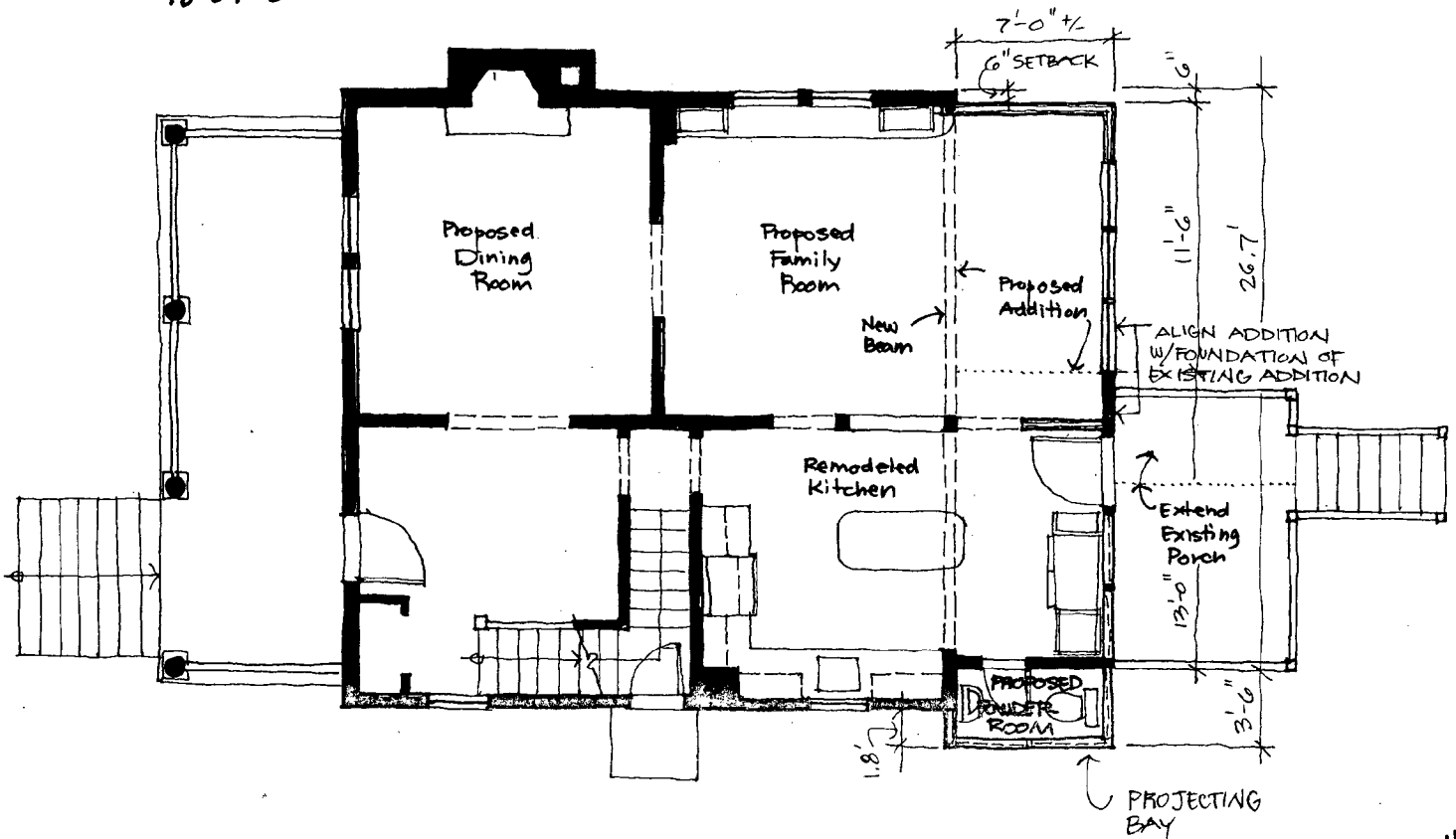
Proposed Site Plan
1" = 30'-0"

7404 Maple Ave.
Takoma Park, MD

3. Plans and Elevations

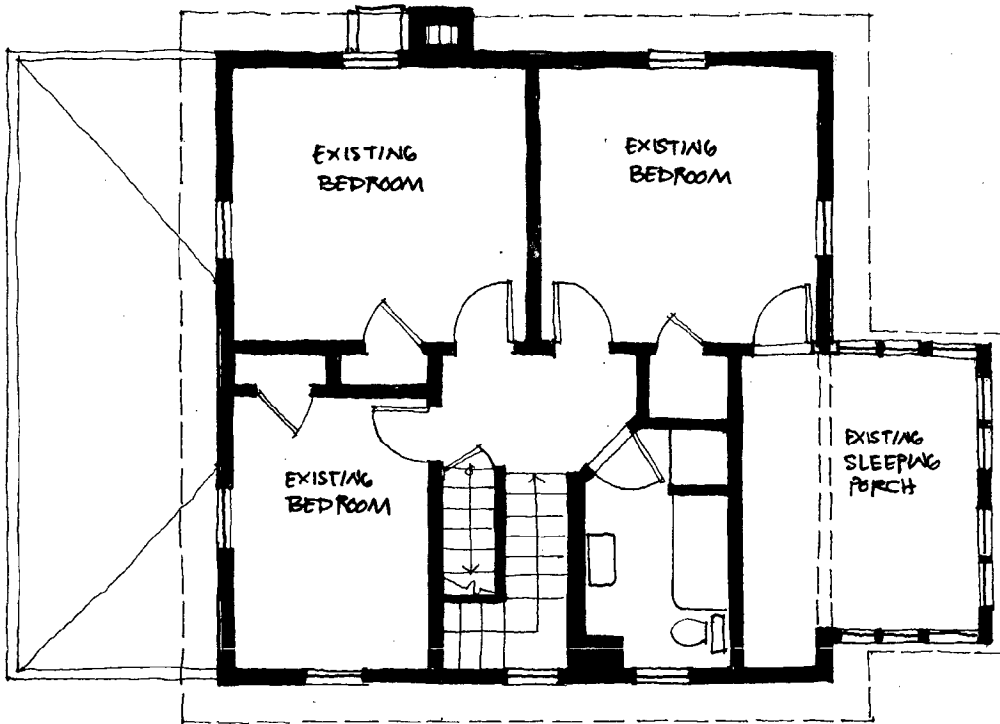


Existing First Floor Plan
7404 Maple Ave
1/8" = 1'-0"

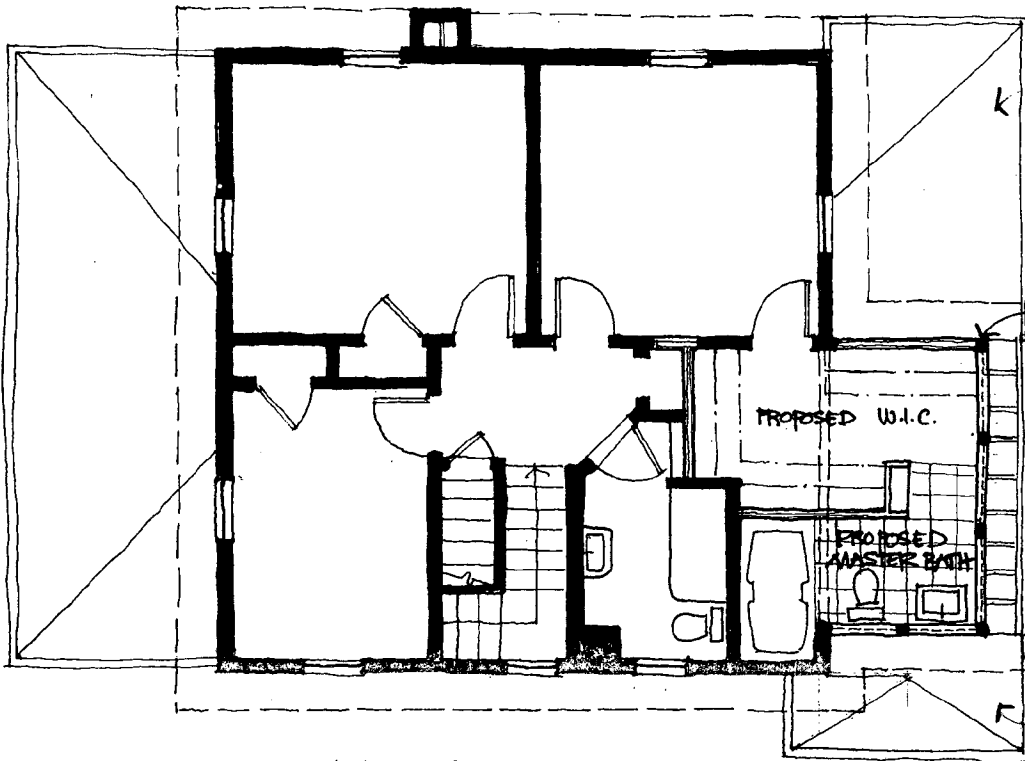


PROPOSED First Floor Plan
7404 Maple Ave
1/8" = 1'-0"

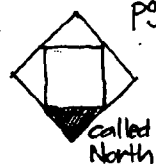
3. Plans and Elevations (continued)



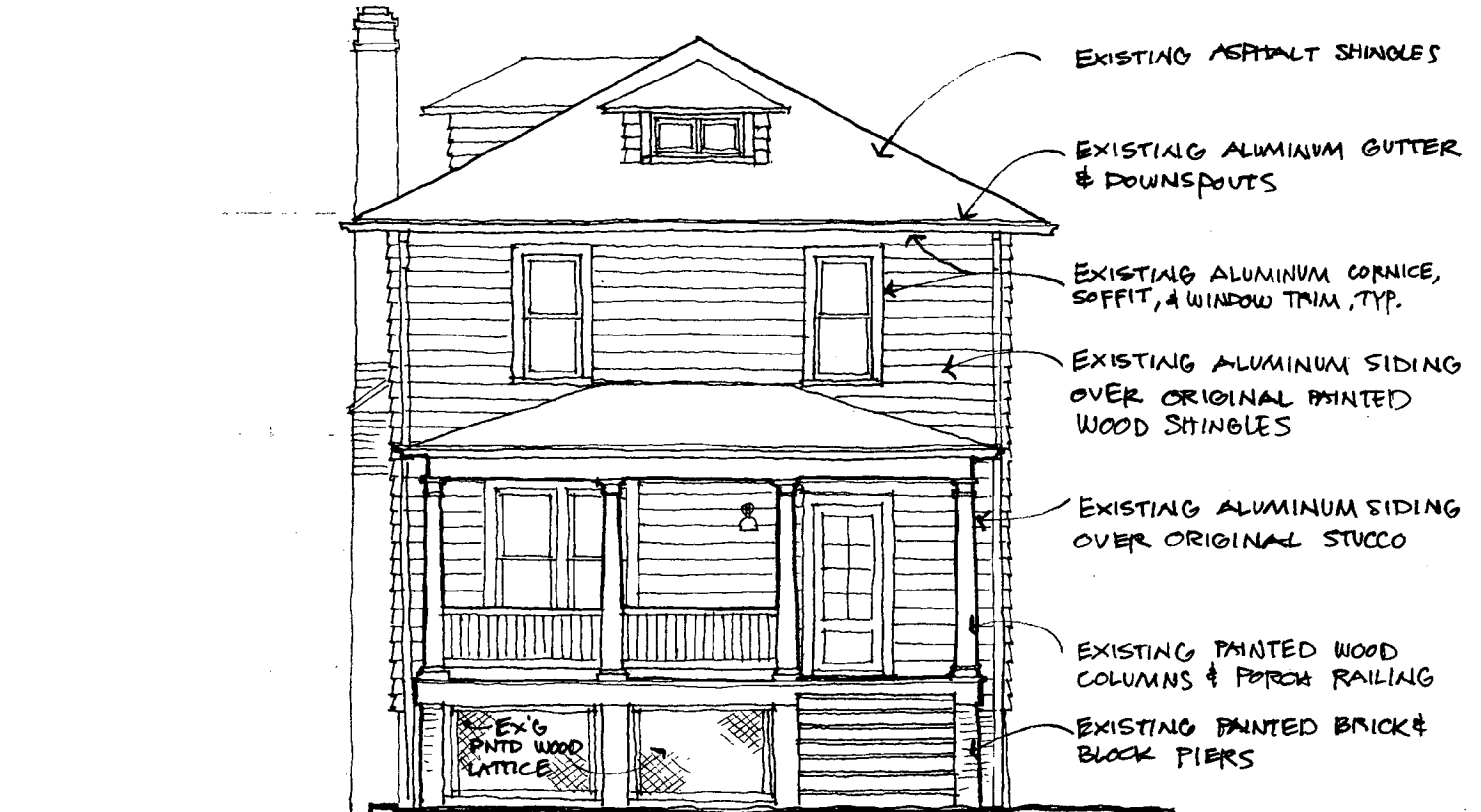
Existing Second Floor Plan
 7404 Maple Ave
 1/8" = 1'-0"



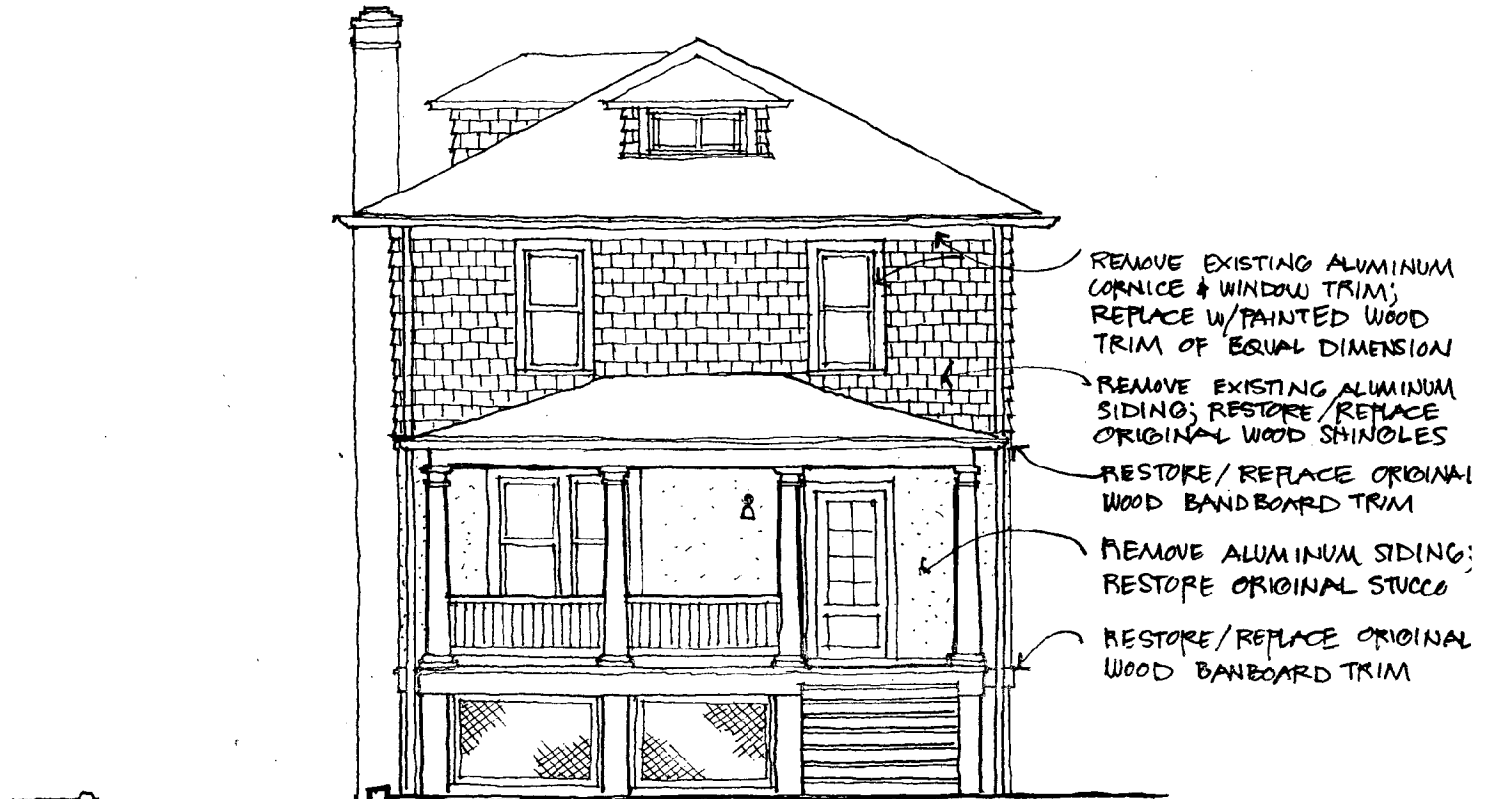
PROPOSED Second Floor Plan
 7404 Maple Ave.
 1/8" = 1'-0"



3. Plans and Elevations (continued)



Existing EAST (Front/Street) Elevation
 7404 Maple Ave
 1/8" = 1'-0"



PROPOSED EAST (STREET) ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"

5a. Existing Property Condition Photographs (duplicate as needed)



Detail: East (Street) Elevation



Detail: South Elevation

Applicant: 7404 Maple Avenue
Takoma Park, MD 20912

5a. Existing Property Condition Photographs (duplicate as needed)

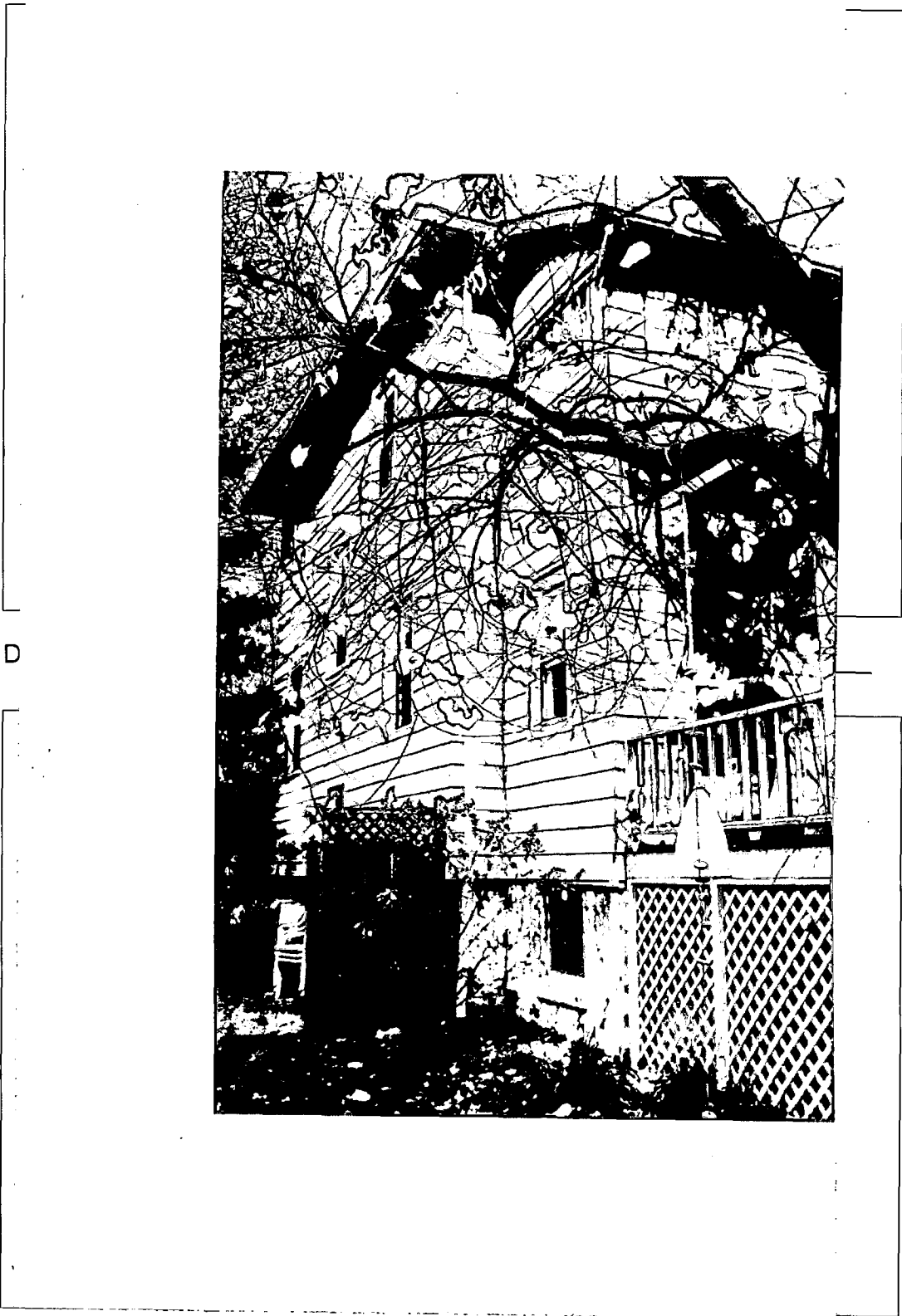


Detail: West Elevation



Detail: North Elevation

5a. Existing Property Condition Photographs (duplicate as needed)



Detail: North Elevation (from rear)

Applicant: 7404 Maple Avenue
Takoma Park, MD 20912

(21)

56. Photo of Property from Public Right of Way



Detail: View from North-east



Detail: View from South-east

5. Photo of Property from adjoining property



Detail: View from property rear (7403 Cedar Ave.)



Detail: View from property rear (7405 Cedar Ave.)

Applicant: 7404 Maple Avenue
Takoma Park, MD 20912

5. Photo of similar Maple Avenue property

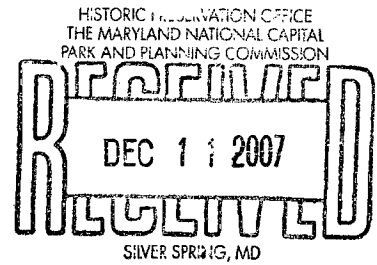


Detail: View of 7204 Maple Ave. (note siding over stucco)



Detail: View of 7304 Maple Ave. (note siding over stucco)

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



Re: HPC Case No. 37/03-07QQ
Andrew Goldsmith and Alicia Wrenn (7404 Maple Avenue, Takoma Park)

Dec. 8, 2007

Dear Scott Whipple, Anne Fothergill, and Joshua Silver:

Thank you for sending us the Historic Area Work Permit application for the above-referenced case, which is a property adjacent to ours.

This is to let you know that we have no objection to granting the application and wish the owners well in their house renovation. We hope that the Commission will grant this permit.

If you have any questions, please don't hesitate to contact me at vthuronyi@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "Victor Thuronyi". The signature is written in a cursive style with a large, prominent "V" and "T".

Victor Thuronyi
7403 Cedar Avenue
Takoma Park MD 20912

Cc: Andrew Goldsmith and Alicia Wrenn
7404 Maple Ave.
Takoma Park MD 20912

5a. Existing Property Condition Photographs (duplicate as needed)



Detail: East (Street) Elevation



Detail: South Elevation

5a Existing Property Condition Photographs (duplicate as needed)



Detail: West Elevation



Detail: North Elevation

5a. Existing Property Condition Photographs (duplicate as needed)



Detail: North Elevation (from rear)

Applicant: 7404 Maple Avenue
Takoma Park, MD 20912

56. Photo of Property from Public Right of Way



Detail: View from North-east



Detail: View from South-east

**7404 Maple Avenue
Takoma Park, MD 20912**

Applicant: _____

5. Photo of Property from adjoining property



Detail: View from property rear (7403 Cedar Ave.)



Detail: View from property rear (7405 Cedar Ave.)

5. Photo of similar Maple Avenue property

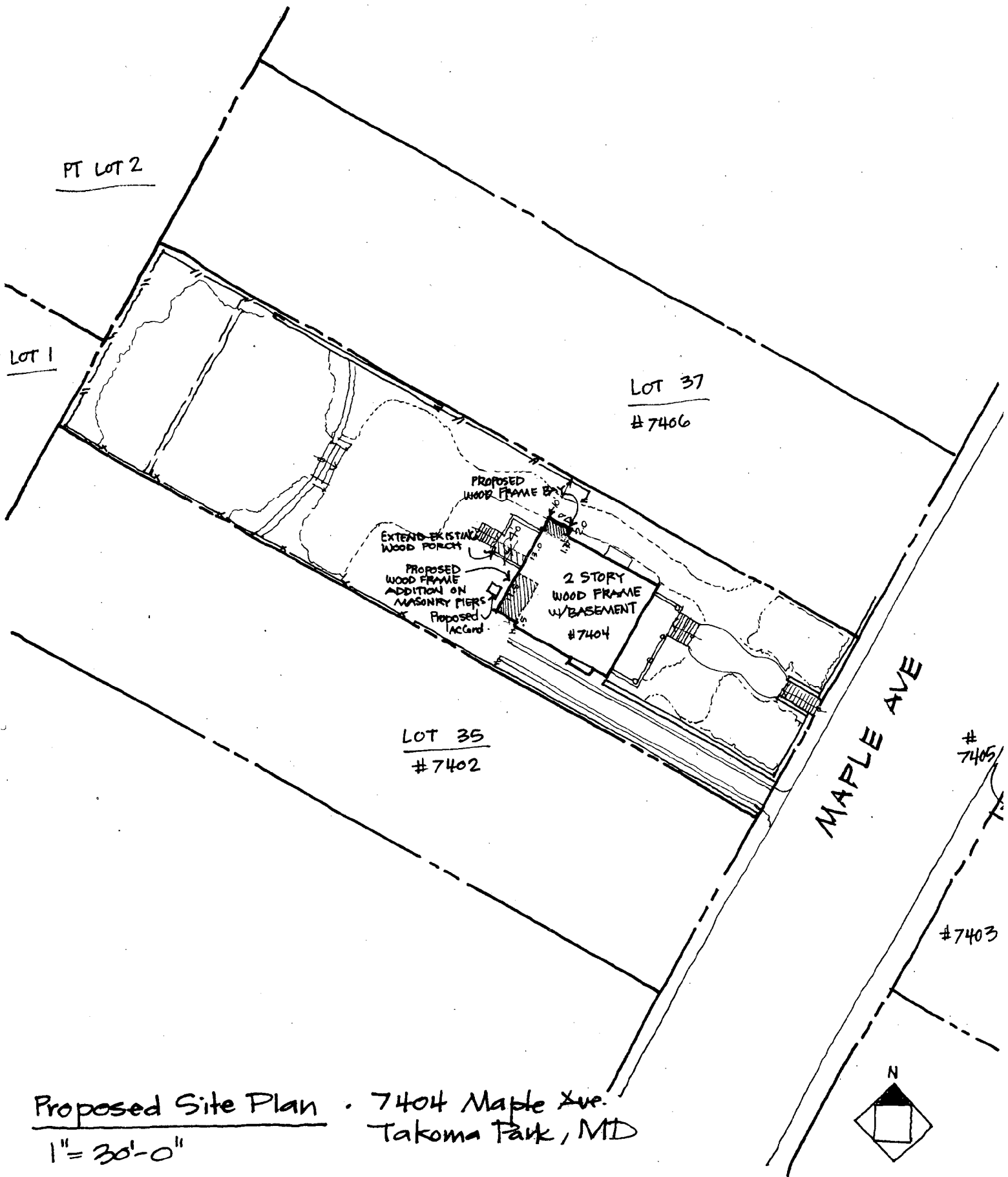


Detail: View of 7204 Maple Ave. (note siding over stucco)



Detail: View of 7304 Maple Ave. (note siding over stucco)

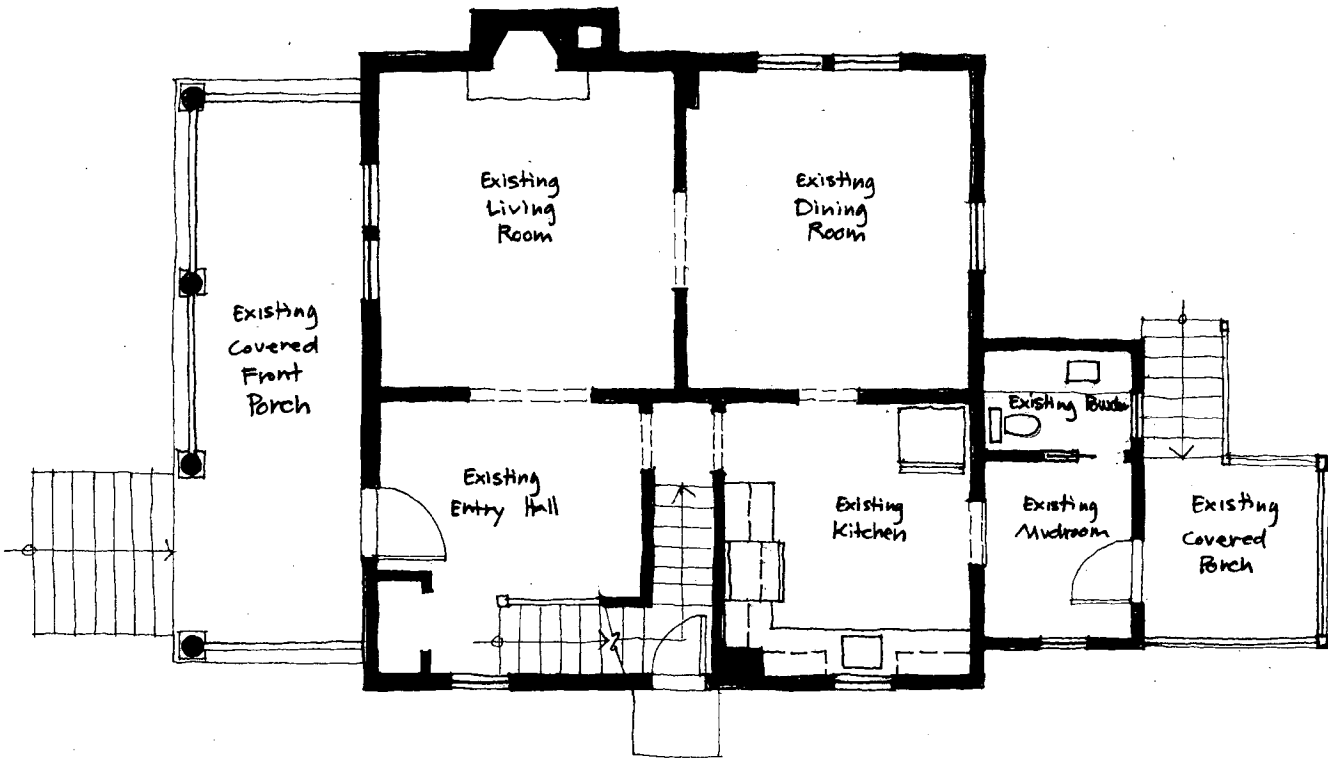
2. Site Plan (Proposed)



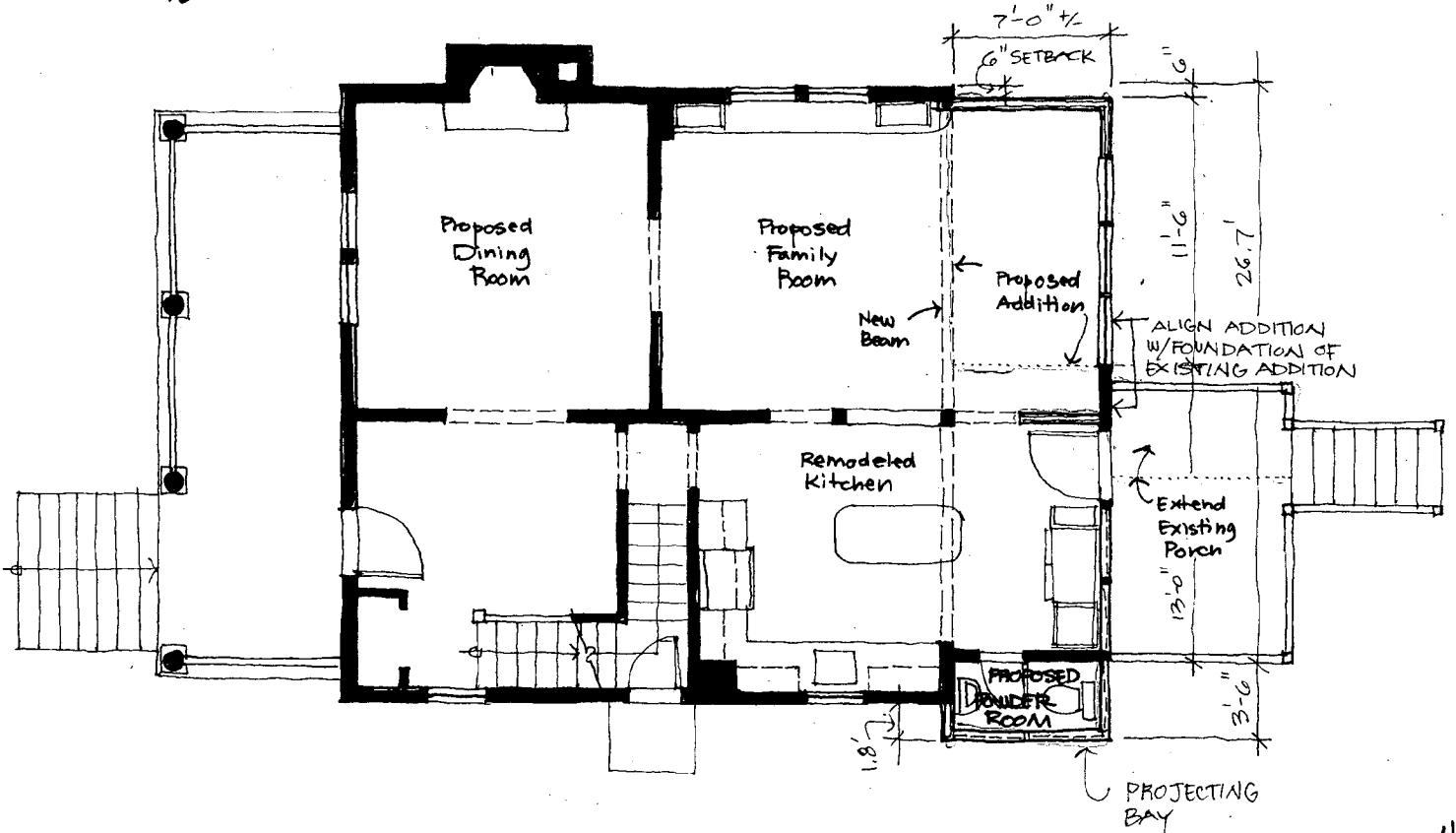
Proposed Site Plan
1" = 30'-0"

7404 Maple Ave.
Takoma Park, MD

3. Plans and Elevations

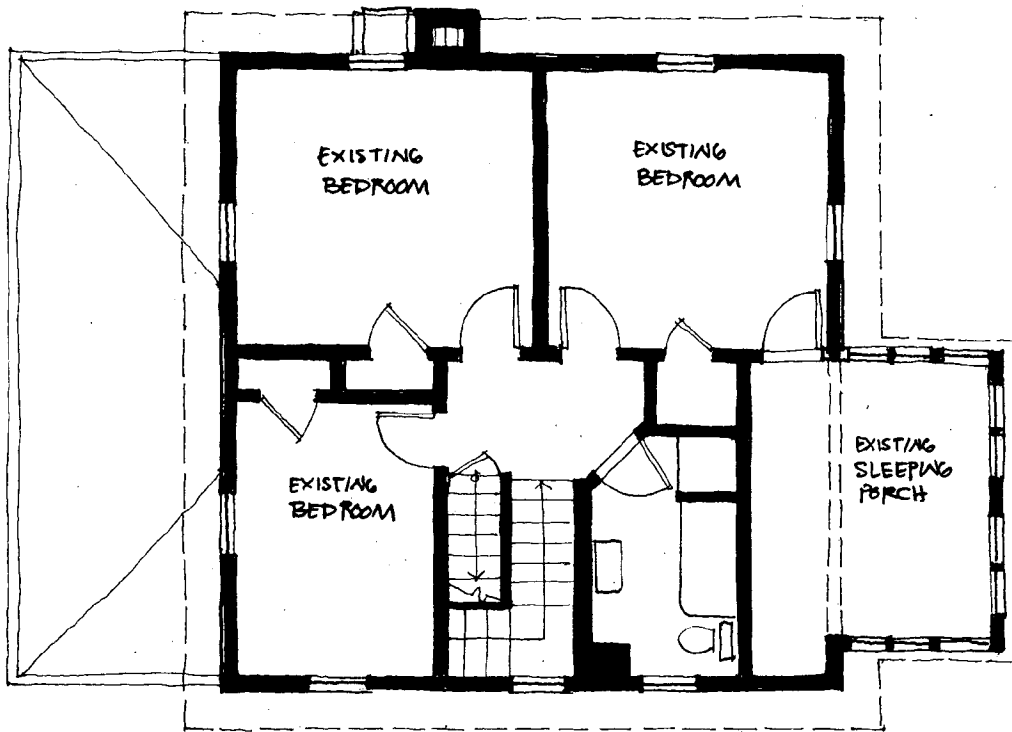


Existing First Floor Plan
 7404 Maple Ave
 1/8" = 1'-0"

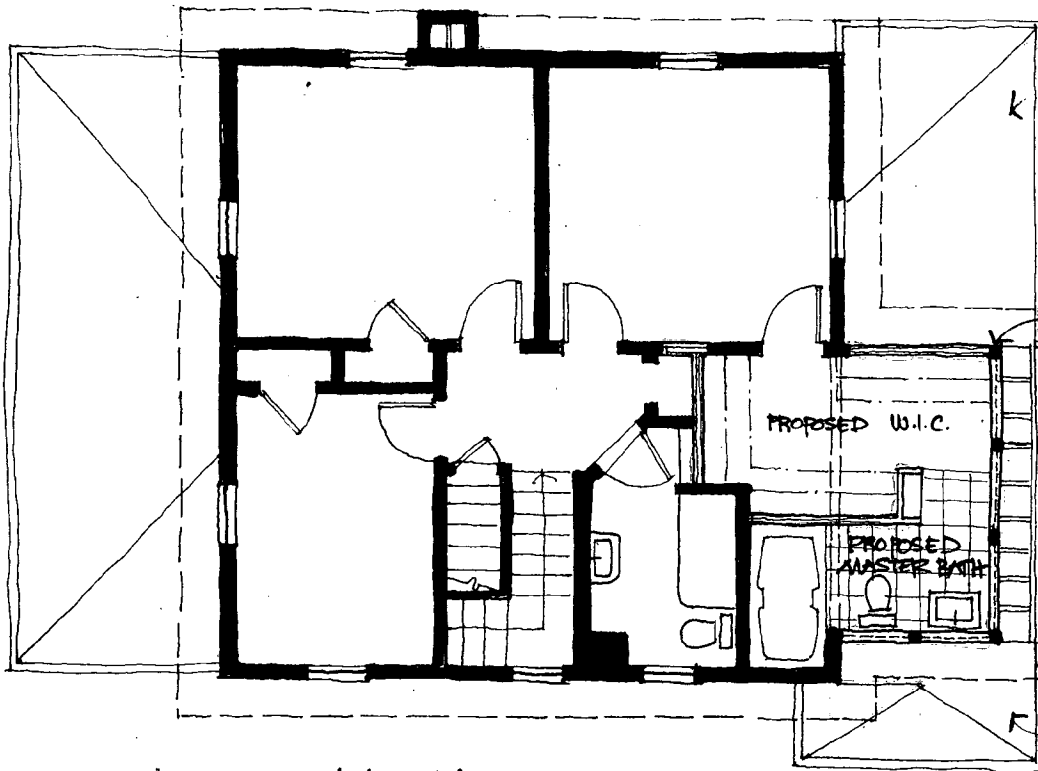


PROPOSED First Floor Plan
 7404 Maple Ave
 1/8" = 1'-0"

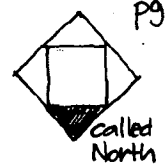
3. Plans and Elevations (continued)



Existing Second Floor Plan
 7404 Maple Ave
 1/8" = 1'-0"



PROPOSED Second Floor Plan
 7404 Maple Ave.
 1/8" = 1'-0"



3. Plans and Elevations (continued)



EXISTING NORTH ELEVATION
7404 Maple Ave

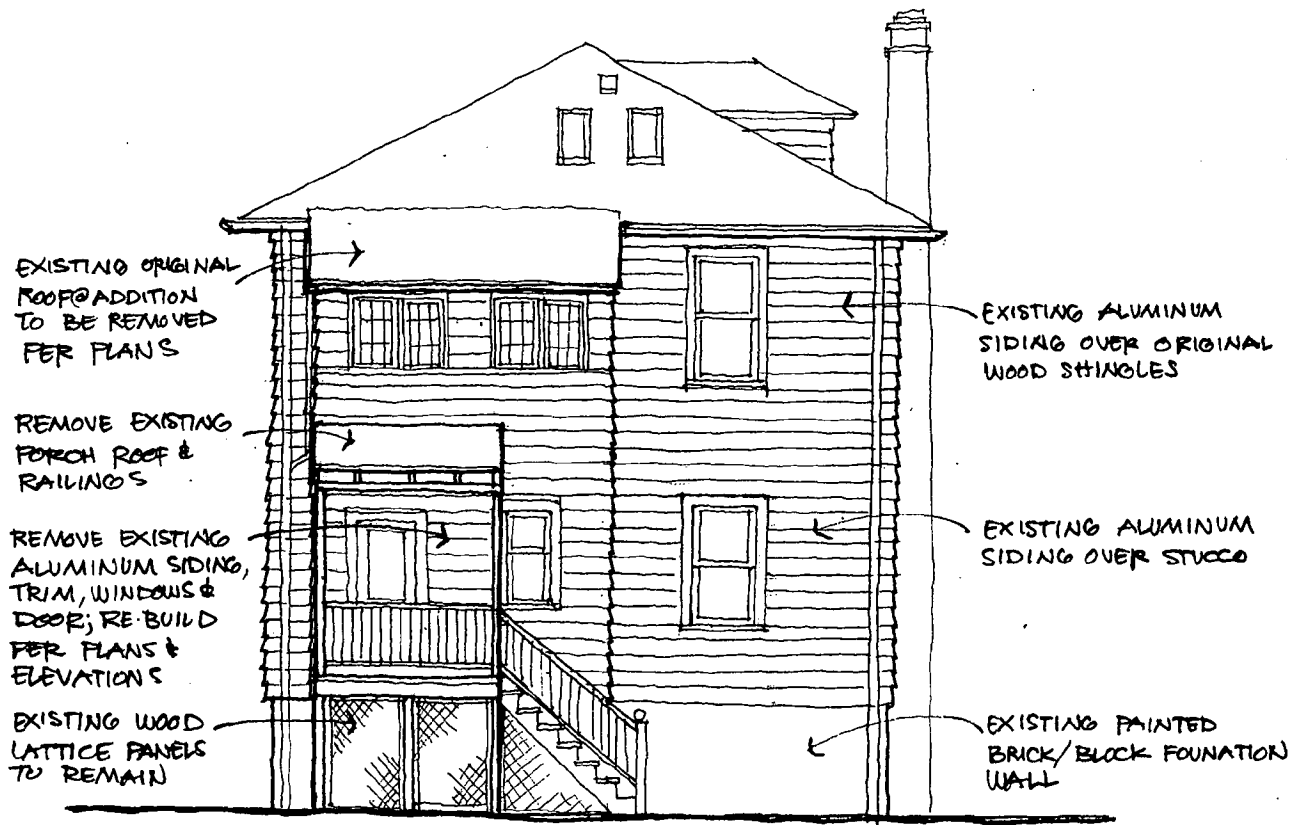
1/8" = 1'-0"



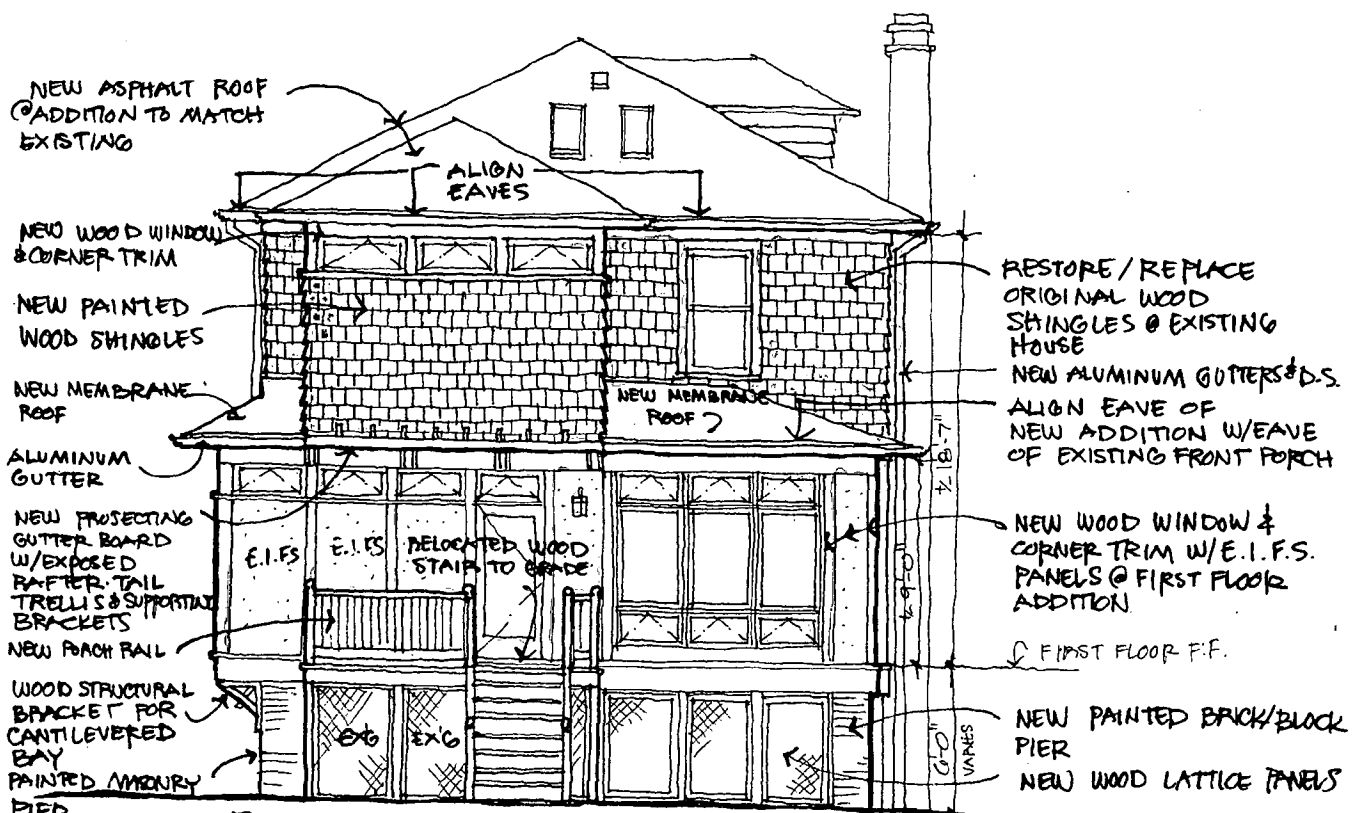
PROPOSED NORTH ELEVATION
7404 Maple

1/8" = 1'-0"

3. Plans and Elevations (continued)

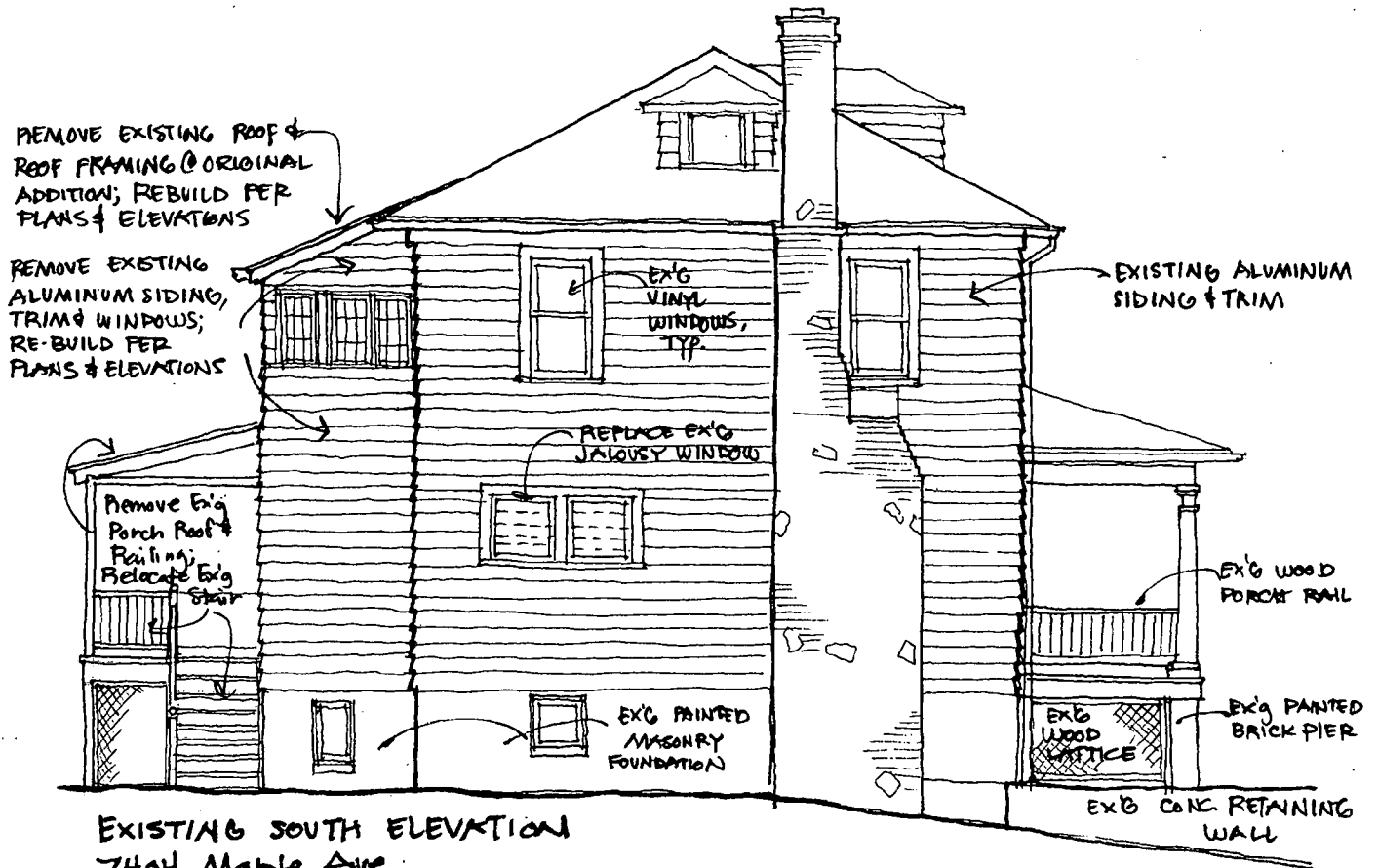


EXISTING WEST ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"



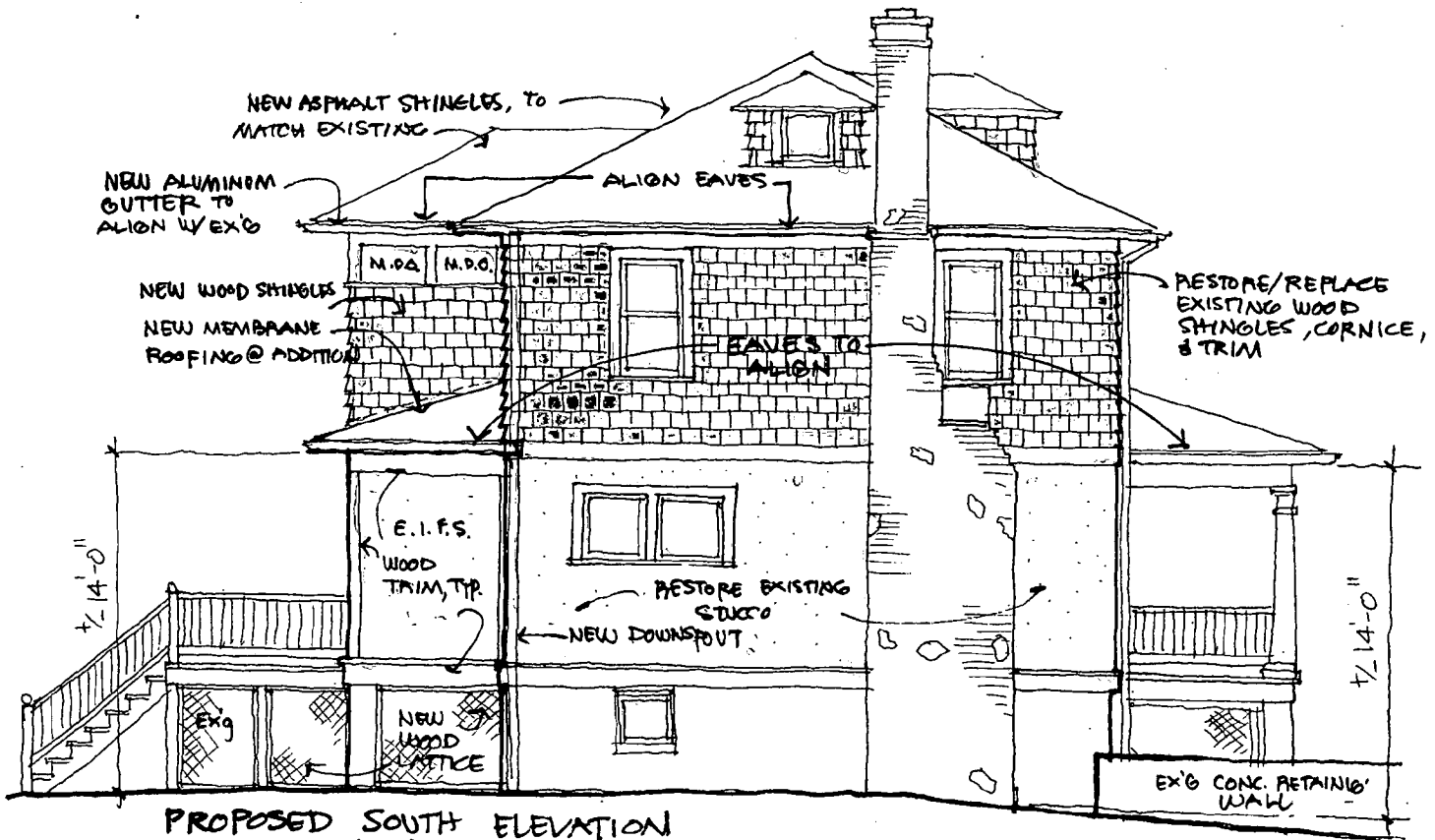
PROPOSED WEST ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"

3. Plans and Elevations (continued)



EXISTING SOUTH ELEVATION
7404 Maple Ave.

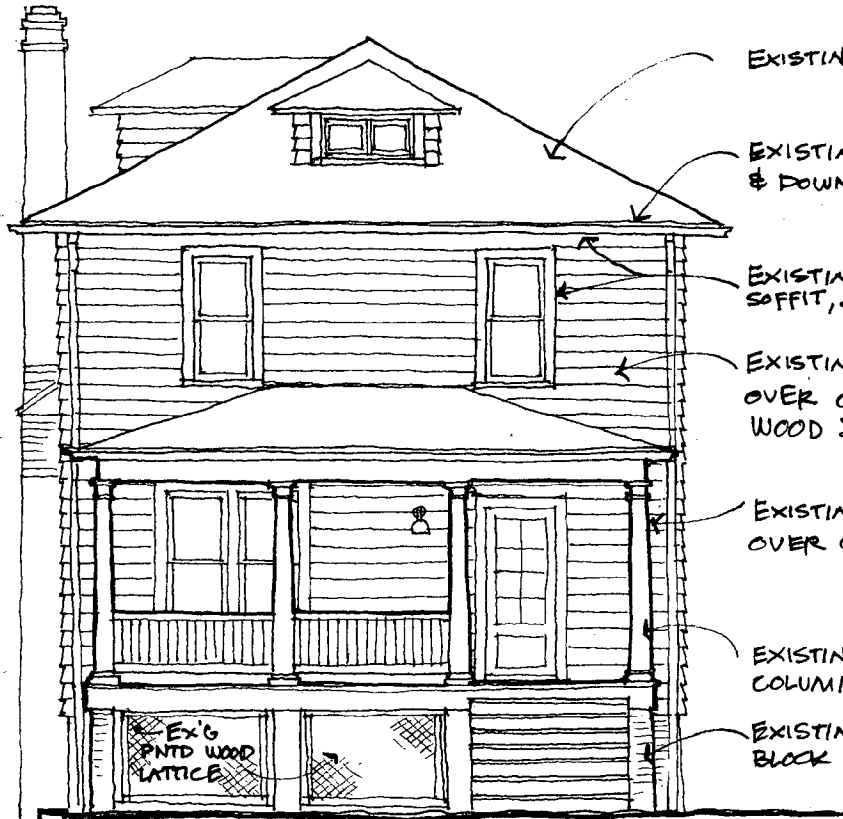
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
7404 Maple Ave.

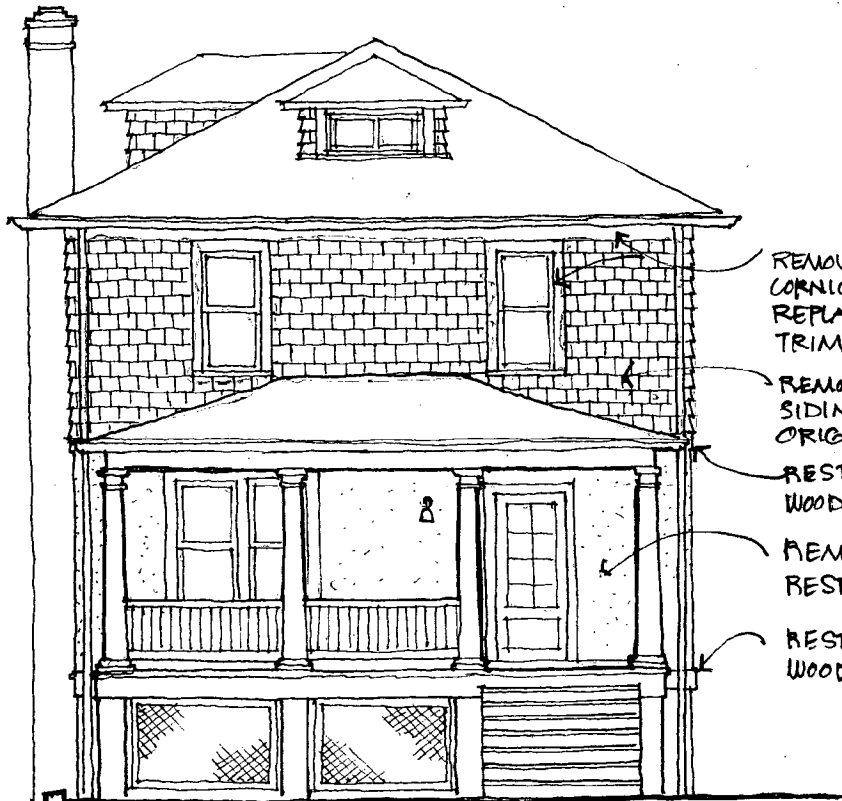
1/8" = 1'-0"

3. Plans and Elevations (continued)



- EXISTING ASPHALT SHINGLES
- EXISTING ALUMINUM GUTTER & DOWNSPOUTS
- EXISTING ALUMINUM CORNICE, SOFFIT, & WINDOW TRIM, TYP.
- EXISTING ALUMINUM SIDING OVER ORIGINAL PAINTED WOOD SHINGLES
- EXISTING ALUMINUM SIDING OVER ORIGINAL STUCCO
- EXISTING PAINTED WOOD COLUMNS & PORCH RAILING
- EXISTING PAINTED BRICK & BLOCK PIERS

Existing EAST (Front/Street) Elevation
 7404 Maple Ave
 1/8" = 1'-0"



- REMOVE EXISTING ALUMINUM CORNICE & WINDOW TRIM; REPLACE W/PAINTED WOOD TRIM OF EQUAL DIMENSION
- REMOVE EXISTING ALUMINUM SIDING; RESTORE/REPLACE ORIGINAL WOOD SHINGLES
- RESTORE/REPLACE ORIGINAL WOOD BANDBOARD TRIM
- REMOVE ALUMINUM SIDING; RESTORE ORIGINAL STUCCO
- RESTORE/REPLACE ORIGINAL WOOD BANDBOARD TRIM

PROPOSED EAST (STREET) ELEVATION
 7404 Maple Ave
 1/8" = 1'-0"