

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	36 Philadelphia Ave., Takoma Park	<b>Meeting Date:</b>	7/27/2016
<b>Resource:</b>	<b>New Construction on Contributing Lot</b> Takoma Park Historic District	<b>Report Date:</b>	7/20/2016
<b>Applicant:</b>	Wesley Reppert <b>(Rita Kader, Architect)</b>	<b>Public Notice:</b>	7/13/2016
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-16DD	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Infill construction		

**STAFF RECOMMENDATION:**

Staff recommends that the Historic Preservation Commission **approve with conditions** the HAWP application.

1. The applicants shall work with HPC staff to determine an appropriate treatment for the proposed chimney and front porch piers.
2. Details will be submitted for the proposed chimney and front porch piers, with final review and approval delegated to staff.
3. Additional details for all proposed windows will be submitted, with final review and approval delegated to staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** New Construction on Contributing Lot within the Takoma Park Historic District

**PROPOSAL:**

The applicant proposes to construct a 1 ½-story house on the empty Contributing lot.

**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 Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

### **New Construction**

The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be approved.

### ***Residential Areas***

In Takoma Park, there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as:

- Rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch.
- Patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.
- Principal building facades oriented to the street.
- Covered porches on the front or main façade.
- Patterns of openings in facades, especially doors and windows, which provide a sense of residential scale and rhythm along the street.
- Building and roofing materials.
- High Degree of building craftsmanship, as expressed in detailing and use of materials.
- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street.
- Sidewalks and planting strips along the street.
- Orientation of driveways and parking areas to the rear and sides of buildings.
- Use of outbuildings (e.g. detached garages).
- Extensive landscaping, including mature trees and flowering plants.

### ***Sec. 24A-8. Same-Criteria for issuance.***

- (a) 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.

- (b) 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 an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; 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
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

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

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

#10. New additions and adjacent or related new construction shall 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 applicant proposes to construct a 1 ½-story house on the empty Contributing lot. The Contributing Resource that was formerly on the lot was a c. 1925 Dutch Colonial-style house. The former house was condemned by the State of Maryland, who ordered the City of Takoma Park to demolish the house. The house was demolished with approval from the HPC in 2012.

The proposed new house is sympathetic to the character of the surrounding streetscape and the historic district. The house is designed in the Bungalow-Craftsman style, which is common in the Takoma Park Historic District, with examples in the immediate vicinity of the subject property.

The proposed new house is appropriate in both scale and massing, and the setback of the house is consistent with the existing houses on Philadelphia Avenue. The front of the proposed new house is oriented toward Philadelphia Avenue and there will be a full-width covered porch on its façade.

The proposed new house was designed with a high-degree of craftsmanship and, generally, will be constructed from materials that the Commission routinely approves as appropriate and compatible for new construction. Specifically, the house will have Hardie Plank siding, Hardie Shingle siding, and architectural asphalt shingles.

The applicant proposes a natural stone veneer on the chimney and front porch piers. In the past, the Commission has been reluctant to approve stone veneer that is highly-visible from the public right-of-way, as the proposed will be. Staff suggests that brick would be a more appropriate treatment, and recommends the following conditions of approval: 1) The applicants shall work with HPC staff to determine an appropriate treatment for the proposed chimney and front porch piers; and 2) Details will be submitted for the proposed chimney and front porch piers, with final review and approval delegated to staff.

According to the submitted information, some of the proposed windows will have a prairie grille pattern. Per the Commission's typical requirement, the proposed windows should have permanently affixed 7/8" profile muntins with spacer bars. Staff recommends the following (third) condition of approval: 3) Additional details for all proposed windows will be submitted, with final review and approval delegated to staff.

A new flagstone walkway will lead from the proposed new house to Philadelphia Avenue. Front walkways that lead to the street are another common feature along Philadelphia Avenue. A set of flagstone steps will lead from the front porch to the driveway at the left side of the property. The driveway is existing and is a remnant of the former house.

The applicant has stated that no trees will be removed to accommodate the proposed project.

Staff finds that the proposed new house is consistent with the *Guidelines* and *Standards*, with a high-degree of craftsmanship that is sympathetic to the style, scale, and massing of the resources within the Takoma Park Historic District.

## **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter

the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: permits@manionandassociates.com Contact Person: Tiffany Manion  
Daytime Phone No: 3012297000 ext 301

Tax Account No: 01064644

Name of Property Owner: Wesley Reppert Daytime Phone No: 2028129240

Address: 1300 Eye Street NW, Suite 400, Washington, DC 20005  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No: \_\_\_\_\_

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

Agent for Owner: Rita Kader Daytime Phone No: 2404497394

**LOCATION OF BUILDING/PREMISES**

House Number 36 Street Philadelphoa Ave

Town/City Takoma Park Nearest Cross Street 36

Lot 18 Block 3 Subdivision Hill-Crest

Lot 50763 Folio 191 Parcel \_\_\_\_\_

**PART ONE: TYPE OF PERMIT/WORK TO BE DONE**

**A. CHECK ALL APPLICABLE**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wheel/Ram
- Revision
- Repair
- Remove

**CHECK ALL APPLICABLE**

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other \_\_\_\_\_

1B. Construction cost estimate: \$ \$328,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND REVISIONS**

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 FOR ALL FENCE/RETAINING WALL**

2A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

2B. 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/encroachment

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.

*Rita Kader*  
Signature of owner or authorized agent

Date \_\_\_\_\_

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

Co-approved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

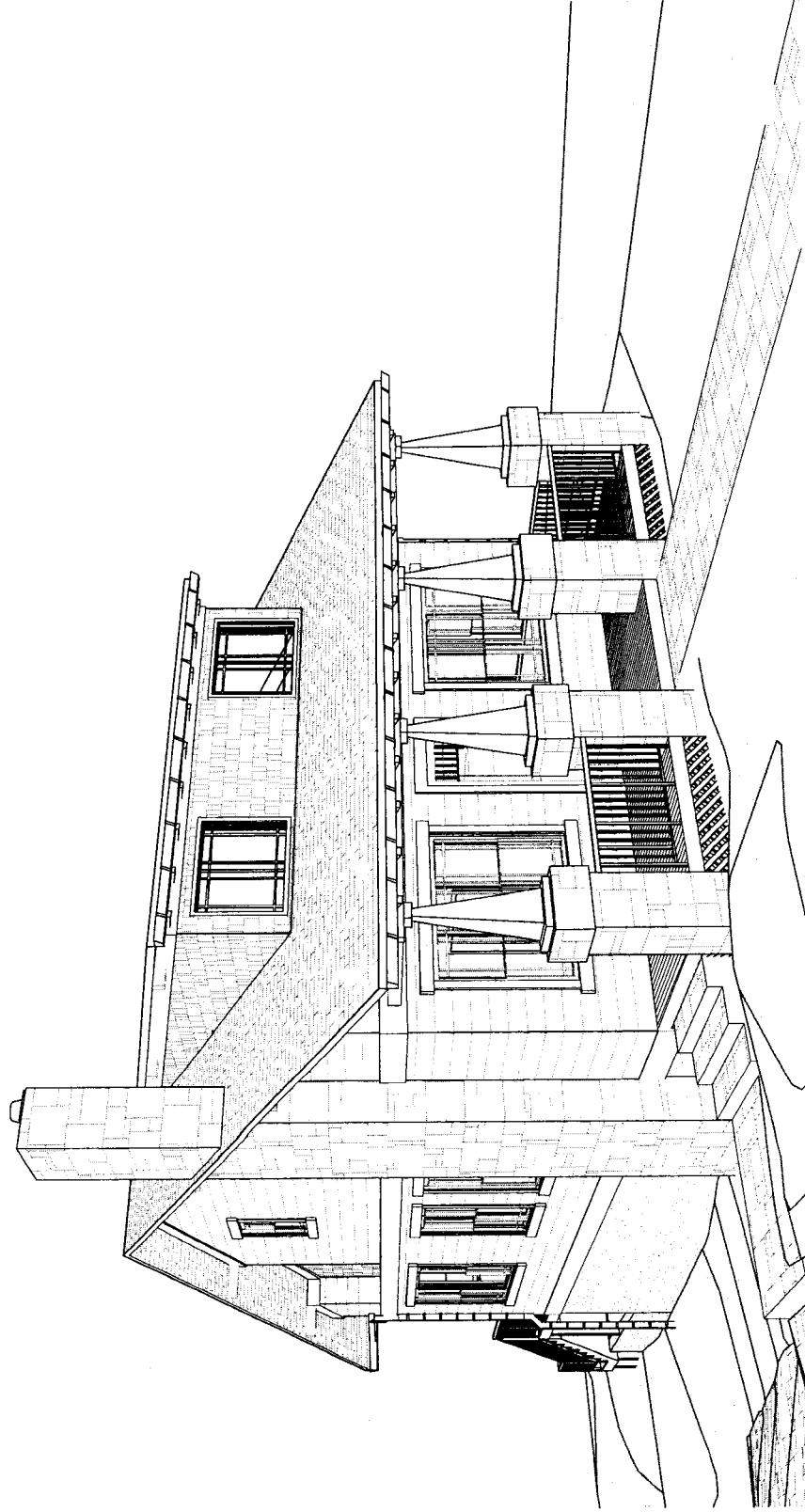
Application/Permit No: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

762165

6

# Reppert Residence

36 Philadelphia Ave  
Takoma Park, MD 20912



3 Front View

SCALE: 1:80.91

3  
A1

**NOT FOR CONSTRUCTION**

**MANION + ASSOCIATES ARCHITECTS, P.C.**

7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816  
T: 301.229.7000 F: 301.229.7171 www.manionandassociates.com



**Reppert Residence**  
36 Philadelphia Ave  
Takoma Park, MD 20912

Coversheet

ISSUE DATE: 28/06/2016  
DRAWN BY: Rebecca Leal

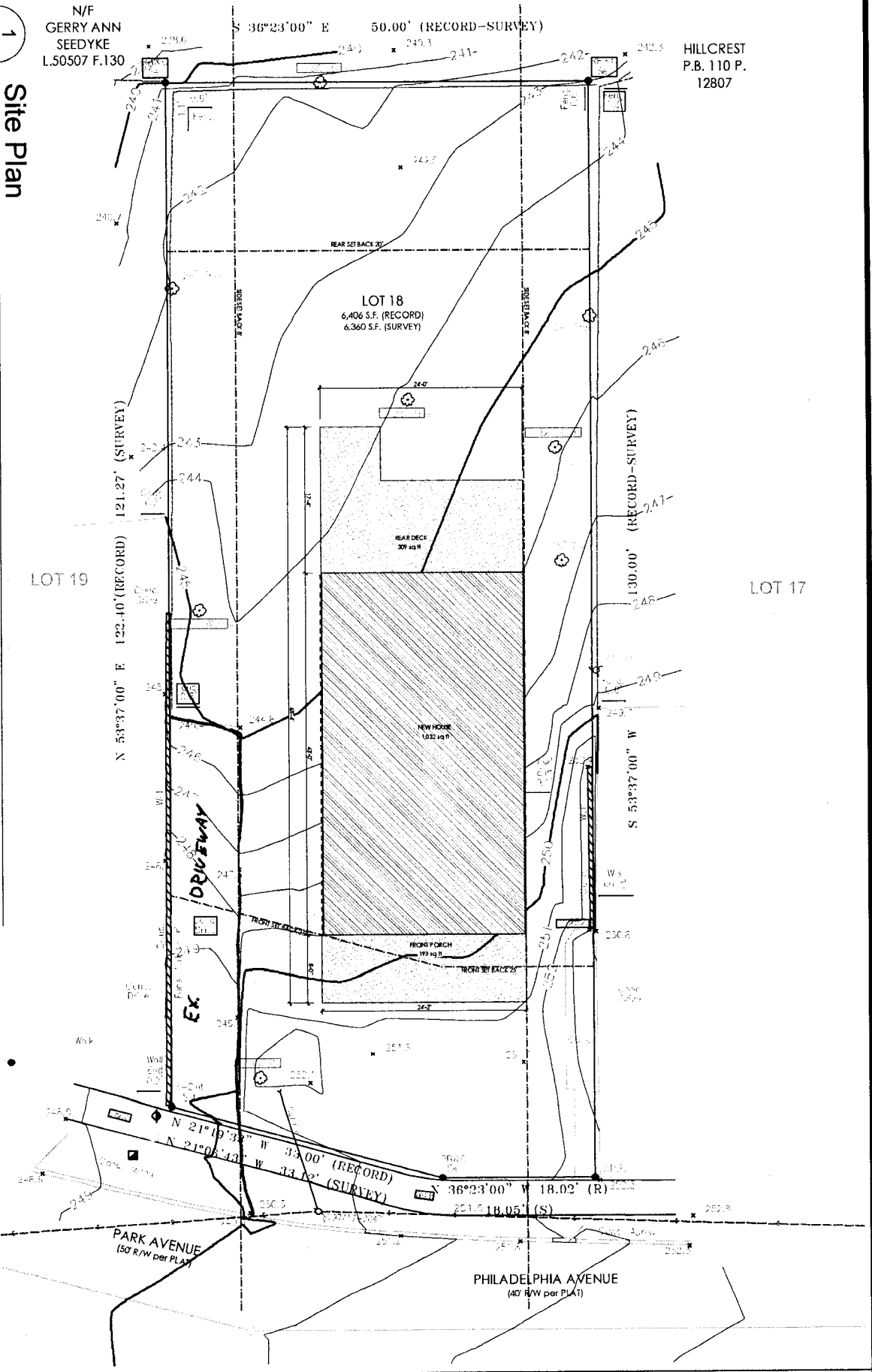
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1  
A2  
Site Plan  
SCALE: 3/32" = 1'-0"

N/F  
GERRY ANN  
SEEDYKE  
L.50507 F.130

HILLCREST  
P.B. 110 P.  
12807

NOT FOR CONSTRUCTION



ISSUE DATE: 28/06/2016  
DRAWN BY: Rebecca Leal

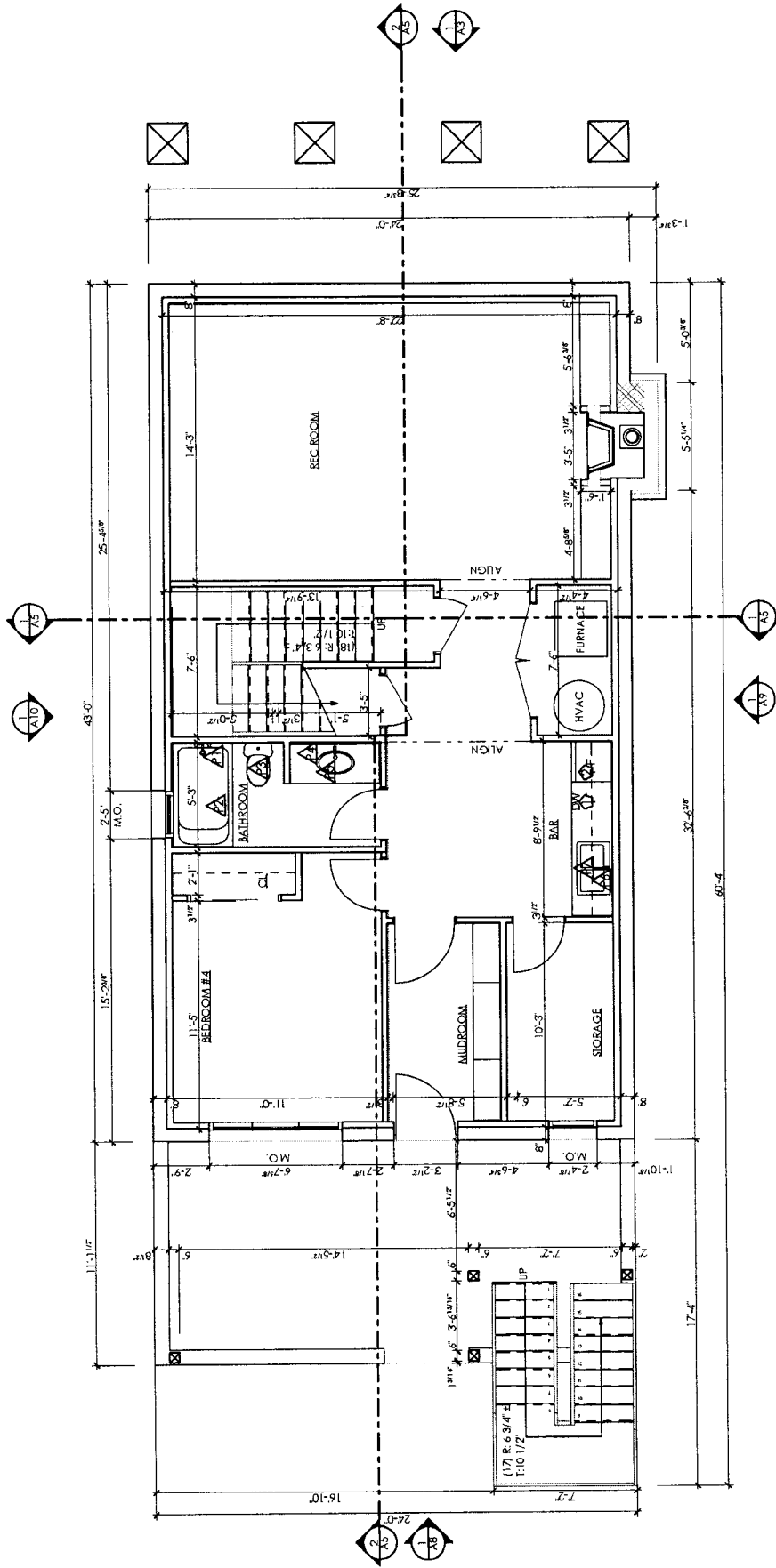
Reppert Residence  
36 Philadelphia Ave  
Takoma Park, MD 20912



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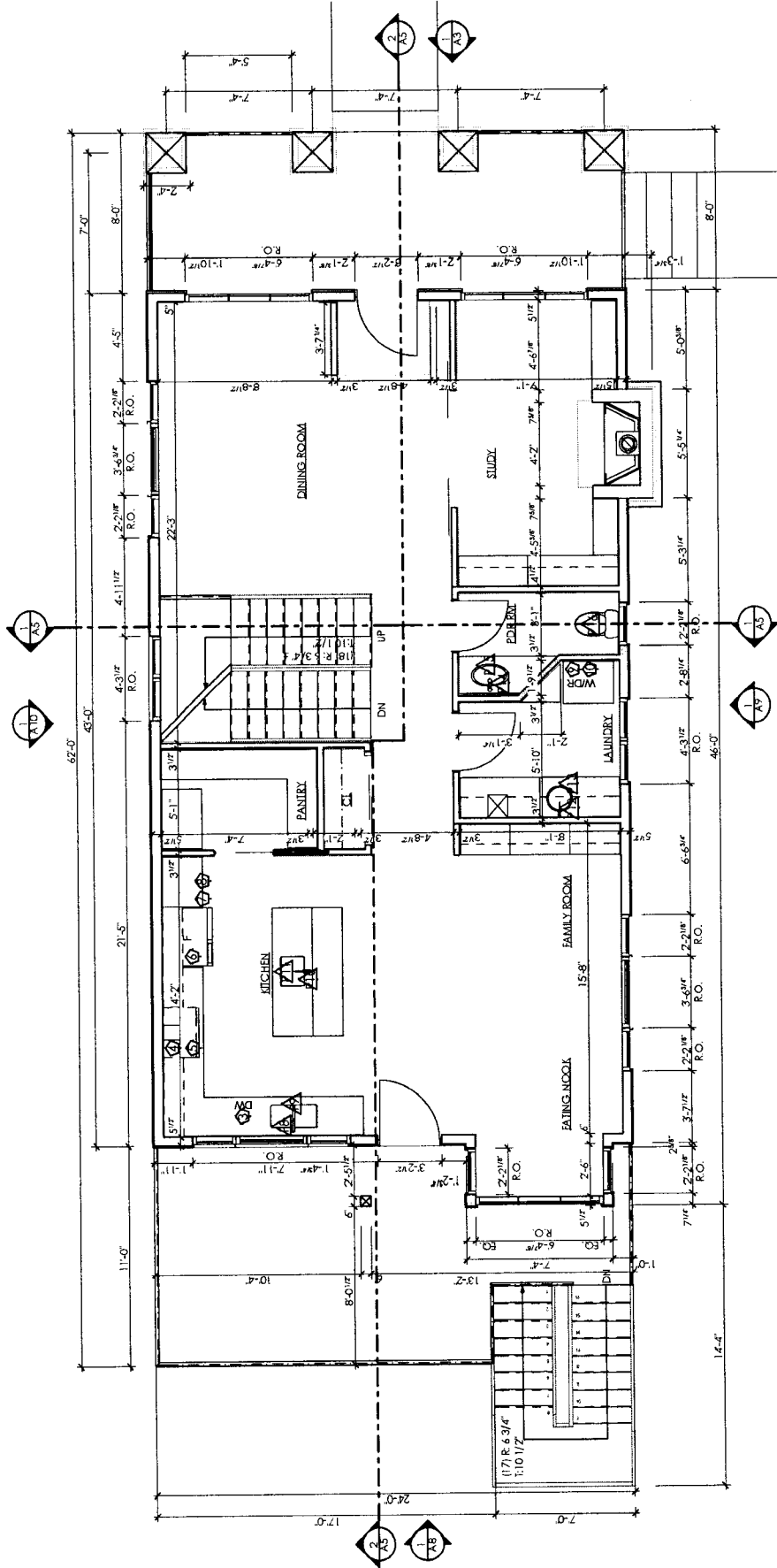
**Basement Floor**

SCALE: 3/16" = 1'-0"



**NOT FOR CONSTRUCTION**

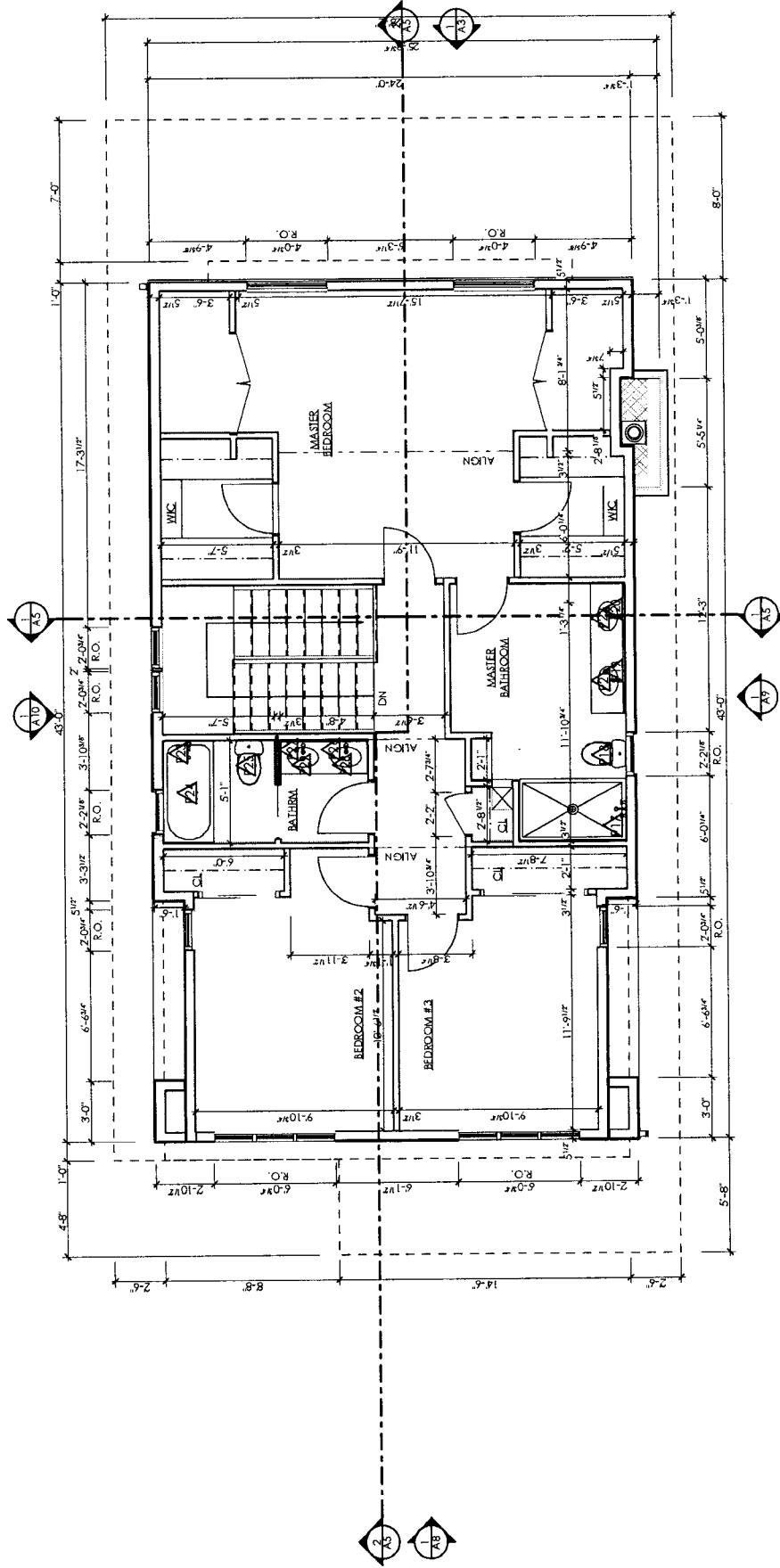




1 Proposed First Floor

SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION



1 Proposed Second Floor

SCALE: 3/16" = 1'-0"

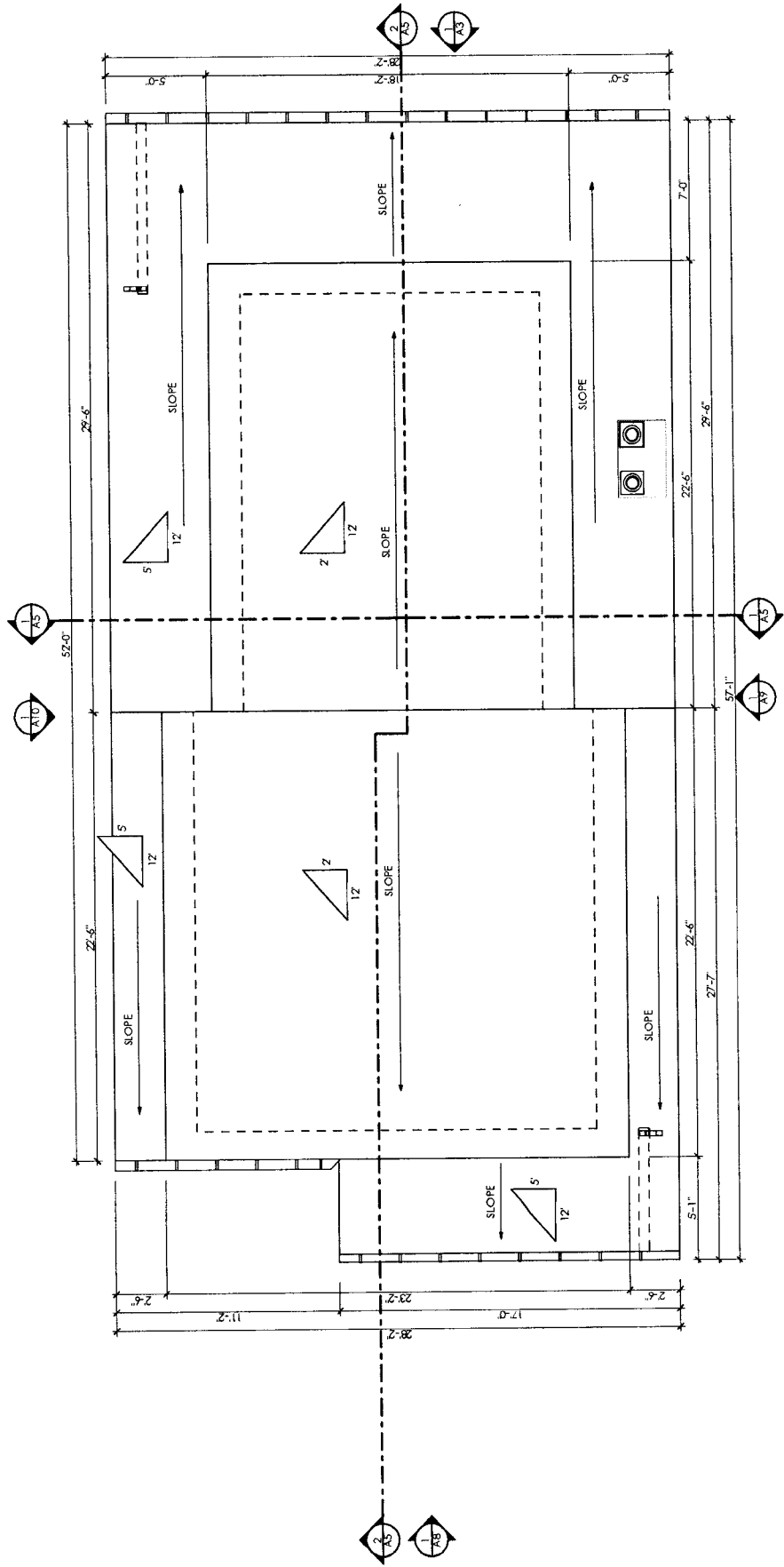


NOT FOR CONSTRUCTION

1  
A2.1  
Roof

SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION



ISSUE DATE 28/06/2016  
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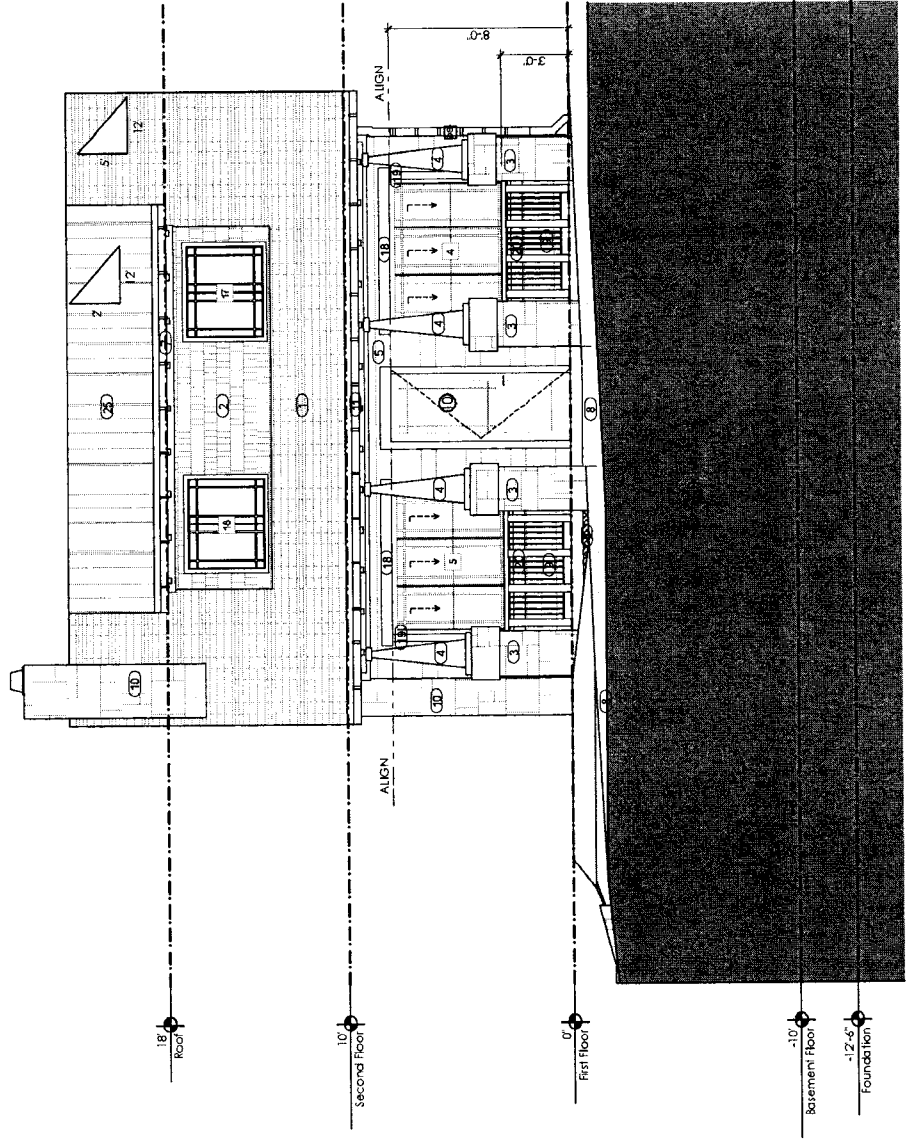
Proposed Roof Plan

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ISSUE DATE 28/06/2016  
DRAWN BY: Rebecca Leal

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Takoma Park, MD 20912

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1 Front Elevation

A3

SCALE: 3/16" = 1'-0"

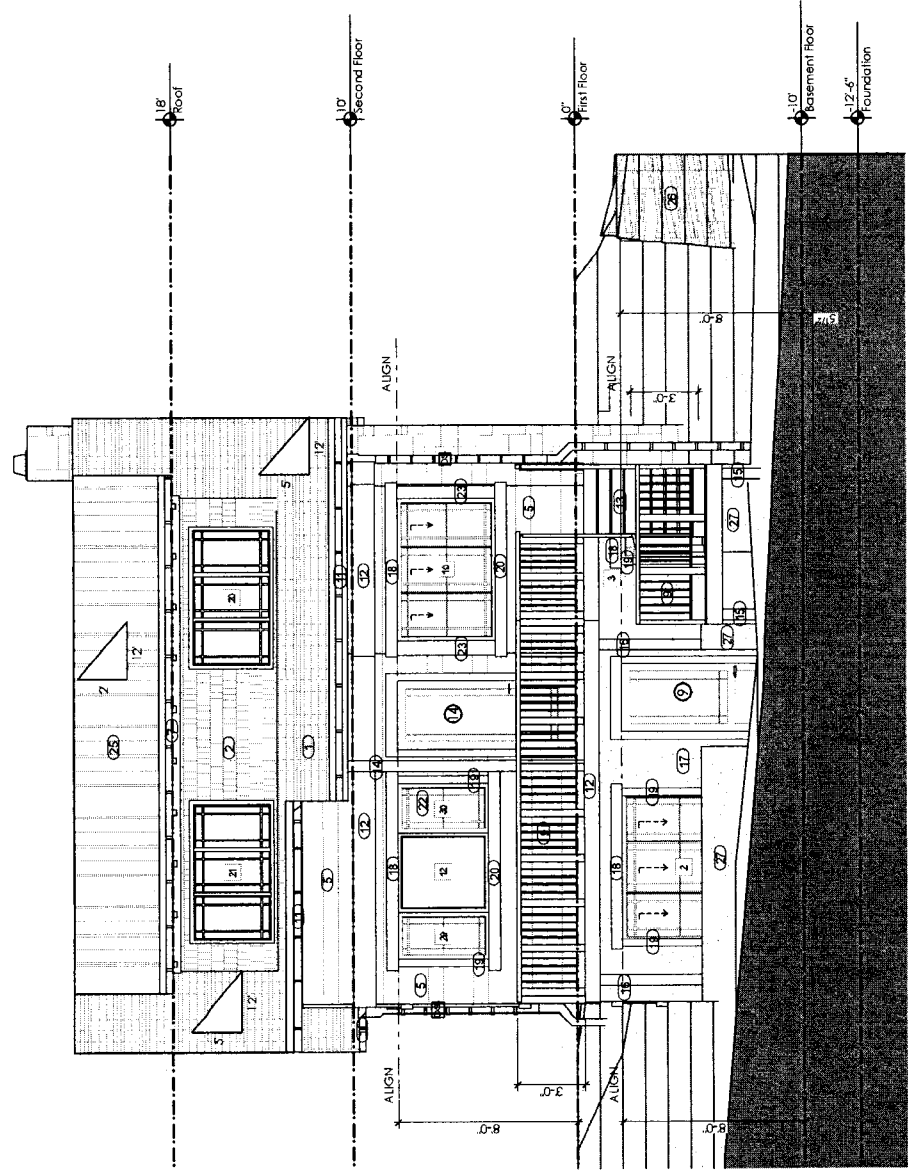
Proposed Elevations

**NOT FOR CONSTRUCTION**

**1 Rear Elevation**

SCALE: 3/16" = 1'-0"

1  
A8



ISSUE DATE: 28/06/2016  
DRAWN BY: Rebecca Leal

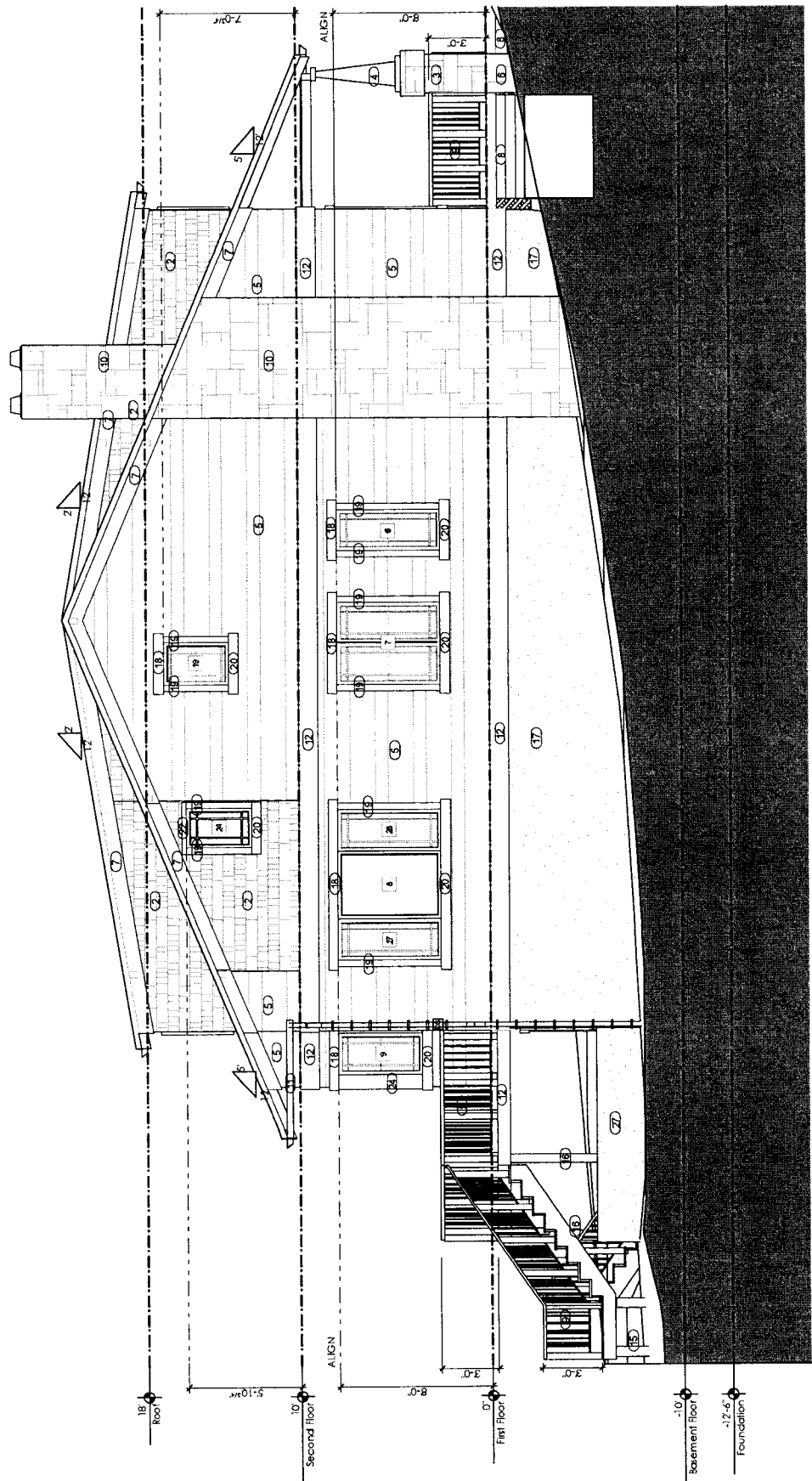
Reppert Residence  
36 Philadelphia Ave  
Takoma Park, MD 20912

Proposed Elevations



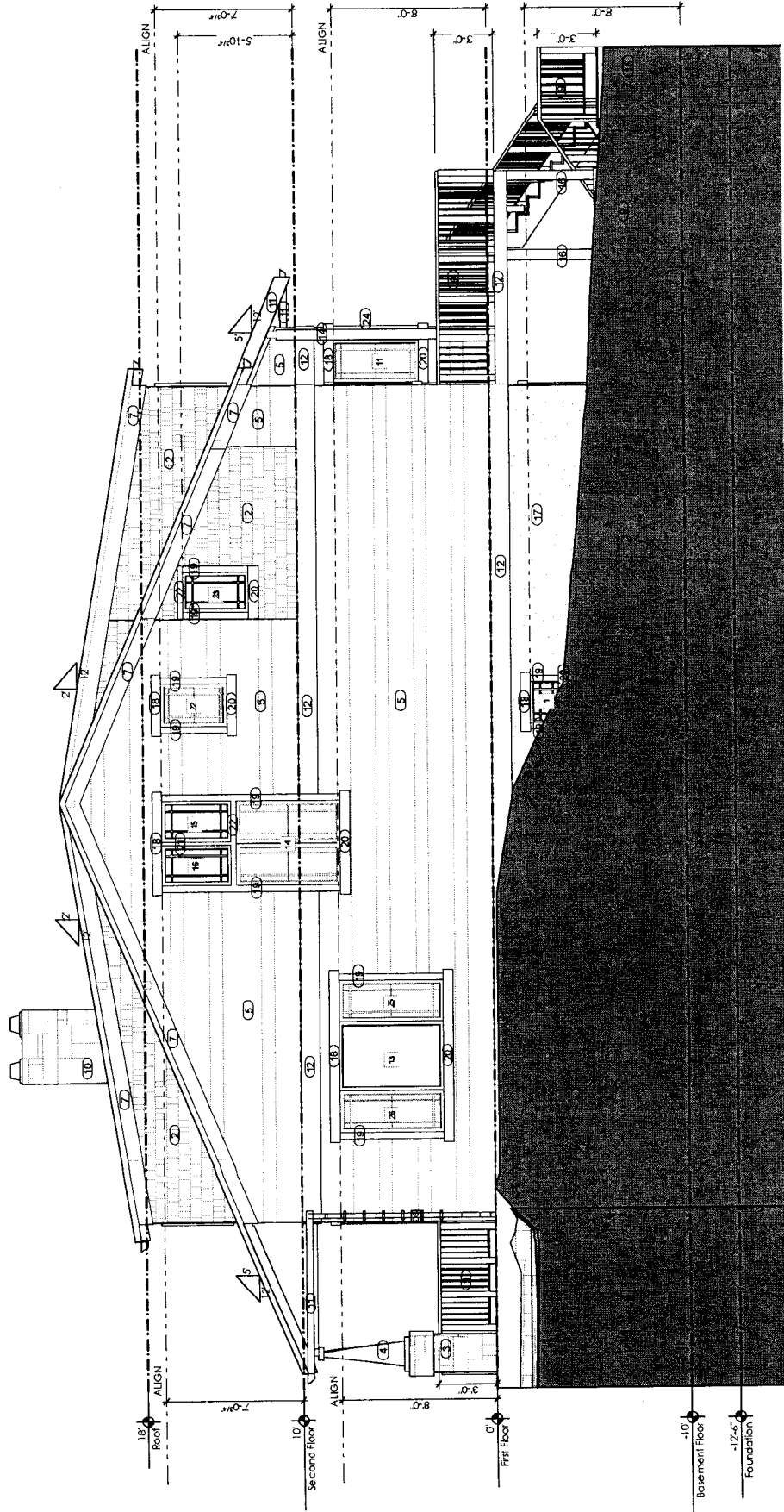
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1  
 A9  
 Left Elevation  
 SCALE: 3/16" = 1'-0"

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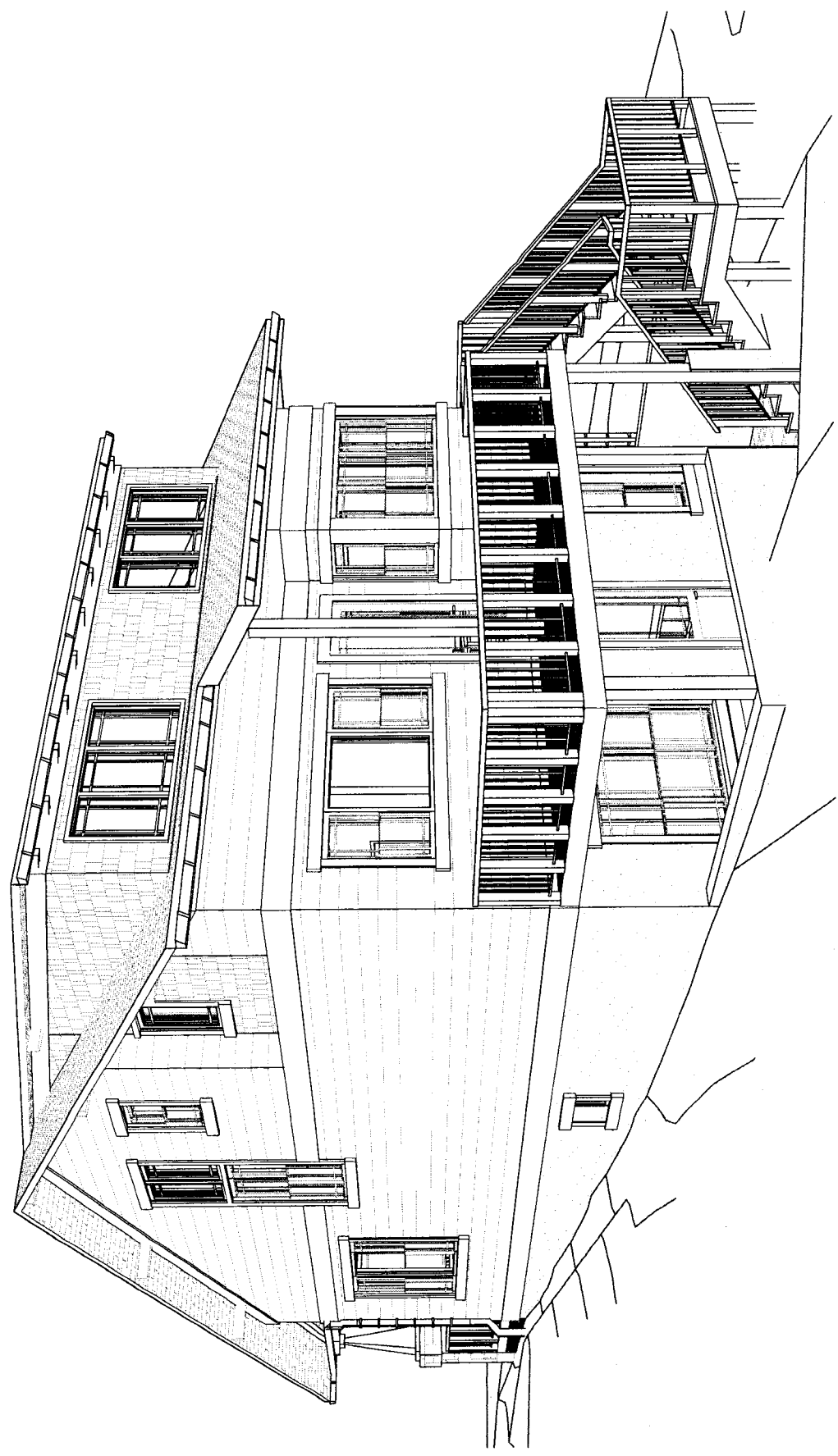
1 Right Elevation

SCALE: 3/16" = 1'-0"

A10

NOT FOR CONSTRUCTION





**NOT FOR CONSTRUCTION**

**Rear View**  
 NOT TO SCALE

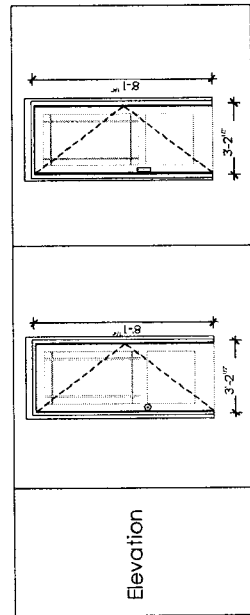
**WINDOW SCHEDULE**

Story	Mark	Model #	Unit Size		R.O. Size	Type	Temper	Egress	Notes
			Width	Height					
<b>Basement Floor</b>									
1	25CAWN2417	2'-3 1/2"	1'-8 1/16"	2'-3 1/2" x 1'-8 1/16"	AWNING	NO	NO		PRAIRIE GRILLE
2	25CDH2564-3	6'-7 5/8"	5'-0 1/16"	6'-7 5/8" x 5'-0 1/16"	DOUBLE HUNG	NO	NO		3-WIDE UNITS, PRAIRIE GRILLE
3	25CDH2564	2'-4 7/8"	5'-7 1/16"	2'-4 7/8" x 5'-7 1/16"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
<b>First Floor</b>									
4	25CDH2564-3	6'-4 7/8"	5'-4 3/4"	6'-4 7/8" x 5'-4 3/4"	DOUBLE HUNG	NO	N		PRAIRIE GRILLE
5	25CDH2564-3	6'-4 7/8"	5'-4 3/4"	6'-4 7/8" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
6	25CDH2564	2'-2 1/8"	5'-4 3/4"	2'-2 1/8" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
7	25CDH2564-2	4'-3 1/2"	5'-4 3/4"	4'-3 1/2" x 5'-4 3/4"	FIXED	NO	NO		NO GRILLE
8	25CDHP4264	3'-6 3/4"	5'-4 3/4"	3'-6 3/4" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
9	25CDH2552	2'-2 1/8"	4'-4 3/4"	2'-2 1/8" x 4'-4 3/4"	DOUBLE HUNG	NO	NO		3-WIDE UNITS, PRAIRIE GRILLE
10	25CDH2552-3	6'-4 7/8"	4'-4 3/4"	6'-4 7/8" x 4'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
11	25CDH2552	2'-2 1/8"	4'-5 3/4"	2'-2 1/8" x 4'-5 3/4"	DOUBLE HUNG	NO	NO		NO GRILLE
12	25CDHP4248	3'-6 3/4"	4'-0 3/4"	3'-6 3/4" x 4'-0 3/4"	FIXED	NO	NO		NO GRILLE
13	25CDHP4264	3'-6 3/4"	5'-4 3/4"	3'-6 3/4" x 5'-4 3/4"	FIXED	NO	NO		NO GRILLE
25	25CDH2564	2'-2 1/8"	5'-4 3/4"	2'-2 1/8" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
26	25CDH2564	2'-2 1/8"	5'-4 3/4"	2'-2 1/8" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
27	25CDH2564	2'-2 1/8"	5'-4 3/4"	2'-2 1/8" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
28	25CDH2564	2'-2 1/8"	5'-4 3/4"	2'-2 1/8" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
29	25CDH2548	2'-2 1/8"	4'-0 3/4"	2'-2 1/8" x 4'-0 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
30	25CDH2548	2'-2 1/8"	4'-0 3/4"	2'-2 1/8" x 4'-0 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
<b>Second Floor</b>									
14	25CDH2564-2	4'-3 1/2"	5'-4 3/4"	4'-3 1/2" x 5'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
15	25CDHP2442	2'-0 3/4"	3'-6 3/4"	2'-0 3/4" x 3'-6 3/4"	FIXED	NO	NO		PRAIRIE GRILLE
16	25CDHP2442	2'-0 3/4"	3'-6 3/4"	2'-0 3/4" x 3'-6 3/4"	FIXED	NO	NO		PRAIRIE GRILLE
17	25CCMT244...	4'-0 3/4"	3'-4 3/4"	4'-0 3/4" x 3'-4 3/4"	CASEMENT	NO	YES		2-WIDE UNITS, PRAIRIE GRILLE
18	25CCMT244...	4'-0 3/4"	3'-4 3/4"	4'-0 3/4" x 3'-4 3/4"	CASEMENT	NO	YES		2-WIDE UNITS, PRAIRIE GRILLE
19	25CDH2540	2'-2 1/8"	3'-4 3/4"	2'-2 1/8" x 3'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
20	25CCMT244...	6'-0 3/4"	3'-4 3/4"	6'-0 3/4" x 3'-4 3/4"	CASEMENT	NO	YES		3-WIDE UNITS, PRAIRIE GRILLE
21	25CCMT244...	6'-0 3/4"	3'-4 3/4"	6'-0 3/4" x 3'-4 3/4"	CASEMENT	NO	YES		3-WIDE UNITS, PRAIRIE GRILLE
22	25CDH2540	2'-2 1/8"	3'-4 3/4"	2'-2 1/8" x 3'-4 3/4"	DOUBLE HUNG	NO	NO		PRAIRIE GRILLE
23	25CCMT2440	2'-0 3/4"	3'-4 3/4"	2'-0 3/4" x 3'-4 3/4"	CASEMENT	NO	YES		PRAIRIE GRILLE
24	25CCMT2440	2'-0 3/4"	3'-4 3/4"	2'-0 3/4" x 3'-4 3/4"	CASEMENT	NO	YES		PRAIRIE GRILLE

**NOT FOR CONSTRUCTION**

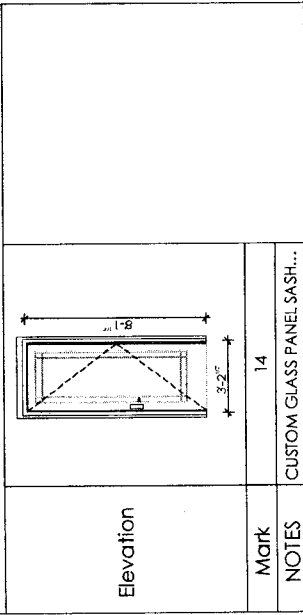
**DOOR SCHEDULE**

Story	Mark	Brand	Model #	Unit Size		R.O. Size	Transom Height	Left Sidelight Width	Right Sidelight Width	NOTES
				Width	Height					
<b>Basement Floor</b>										
	9	SIMPSON	7942-THERMAL SASH	3'-0"	8'-0"	3'-2 1/2"x8'-1 1/4"	N/A	N/A	N/A	CUSTOM GLASS PANEL SASH, CRAFTSMAN STYLE TO MATCH WINDOWS. VERIFY WITH ARCH.
<b>First Floor</b>										
	10	SIMPSON	7942-THERMAL SASH	3'-0"	8'-0"	3'-2 1/2"x8'-1 1/4"	N/A	N/A	N/A	CUSTOM GLASS PANEL SASH, CRAFTSMAN STYLE TO MATCH WINDOWS. VERIFY WITH ARCH.
	14	SIMPSON	7109-THERMAL FRENCH	3'-0"	8'-0"	3'-2 1/2"x8'-1 1/4"	N/A	N/A	N/A	CUSTOM GLASS PANEL SASH, CRAFTSMAN STYLE TO MATCH WINDOWS. VERIFY WITH ARCH.



Mark	9
NOTES	CUSTOM GLASS PANEL SASH...

**DOOR TYPES**



Mark	14
NOTES	CUSTOM GLASS PANEL SASH...

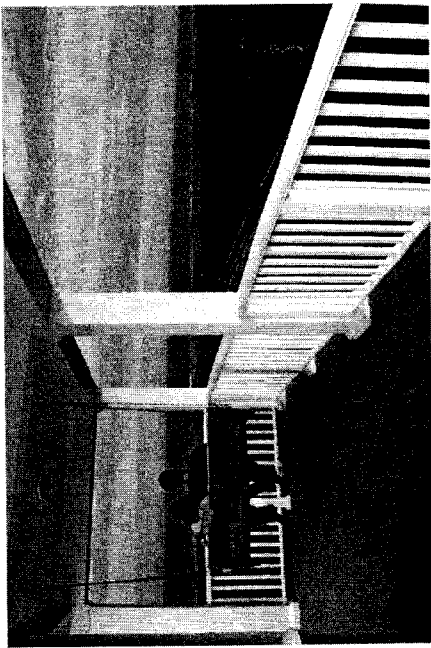
**WINDOW GENERAL NOTES:**

- WINDOWS SPECIFIED ARE BY JELD WEN, W2500.
- WINDOWS ARE ALUMINUM CLAD WOOD, FRAME & SASH FRENCH VANILLA COLOR. LOW-E ARGON GLASS, WITH PRAIRIE GRILLE, CASING TO BE FIELD APPLIED UNLESS NOTED OTHERWISE. SEE ELEVATIONS FOR GRILLE PATTERNS AND OPENING DIRECTIONS.
- PROVIDE ALL NECESSARY HARDWARE - WHITE. WEATHER STRIPPING, TRIM PIECES, ETC./
- PROVIDE INSECT SCREENS FOR ALL OPERABLE WINDOWS (UNLESS NOTED OTHERWISE) COLOR TO BE WHITE.
- REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS; VERIFY SIZES AND QUANTITIES PRIOR TO ORDERING.
- APPLY SEALANT AROUND EXTERIOR PERIMETER BEHIND WINDOW TRIM AND SET INTO OPENING.
- APPLY FOAM BACKER ROD AND SEALANT TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
- APPLY LOW EXPANSION SPRAY FOAM AROUND ALL WINDOW JAMBS.
- WINDOWS LISTED AS TEMPERED ARE FOR REFERENCE ONLY. COORDINATE WITH WINDOW SUPPLIER AND APPLICABLE CODES TO VERIFY REQUIRED LOCATIONS/ WINDOW TO BE TEMPERED PRIOR TO BIDDING/ PURCHASING.
- ALL WINDOWS TO HAVE JAMB EXTENDERS AS NECESSARY FOR 4-9/16" & 6-9/16" JAMBS. COORDINATE REQUIRED DEPTHS WITH PLAN.
- FIELD VERIFY WINDOW HEIGHTS AND CLEARANCES PRIOR TO PURCHASING.
- WINDOWS TO HAVE ADHESIVE FLASHING & SILL PANS- INSTALL PER MFR'S RECOMMENDATIONS

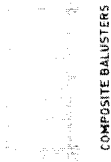
**DOOR GENERAL NOTES:**

- CHECK DRAWINGS FOR SWING DIRECTIONS AND LOCATIONS.
- PROVIDE ALL NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC.
- EXTERIOR FRENCH DOORS ARE SIMPSON, FRENCH VANILLA, EXTERIOR THERMAL SASH AND THERMAL FRENCH, ALUMINUM CLAD WOOD HINGED PATIO DOORS- INSWING. SEE ELEVATIONS FOR GRILLE PATTERNS, EXTERIOR FRENCH & SASH STYLE
- HARDWARE: CONSULT ARCHITECT
- INTERIOR DOORS TO BE JELD-WEN, CRAFTSMAN III SMOOTH DOORS UNLESS SHOWN OTHERWISE.
- APPLY SEALANT AROUND EXTERIOR PERIMETER BEHIND DOOR TRIM/ FLANGE AND SET INTO OPENING.
- APPLY FOAM BACKER ROD & SEALANT TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
- GLASS TO BE LOW-E ARGON TEMPERED GLASS.
- ALL DOORS IN WALLS OTHER THAN 2x4 WALLS TO HAVE JAMB EXTENDERS AS NECESSARY.
- FIELD VERIFY EXISTING DOOR OPENING SIZES AND COORDINATE AS REQUIRED.
- EXTERIOR DOORS NOTED TO HAVE RETRACTABLE SCREENS SHOULD BE SITE MEASURED AND THE SCREENS CUSTOM SIZED FOR EACH DOOR LISTED. MANUFACTURER TO BE LIBERTY SCREENS, PHANTOM SCREENS OR ARCHITECT/OWNER APPROVED ALTERNATE. COLOR TO MATCH DOORS.

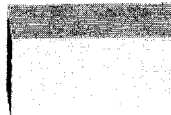
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Infill Options



Post Sleeves



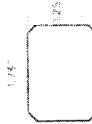
Caps and Skirts



Shown: 6" X 6"

Shown: 6" X 6" Balustrade Cap & Skirt

INFILL DETAIL



Rectangular Composite Baluster

RAIL DETAIL

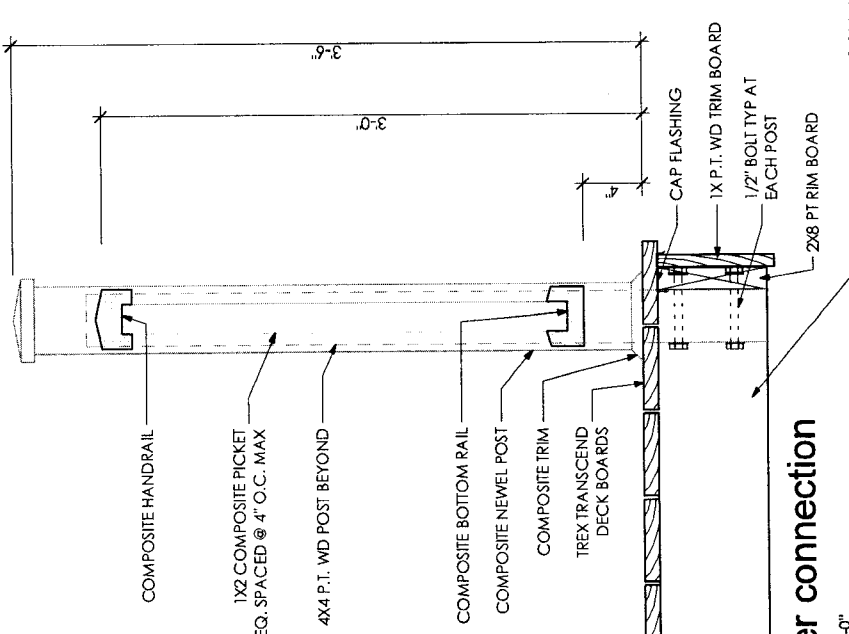


Reserve Top Rail

Reserve Bottom Rail



Support Rail

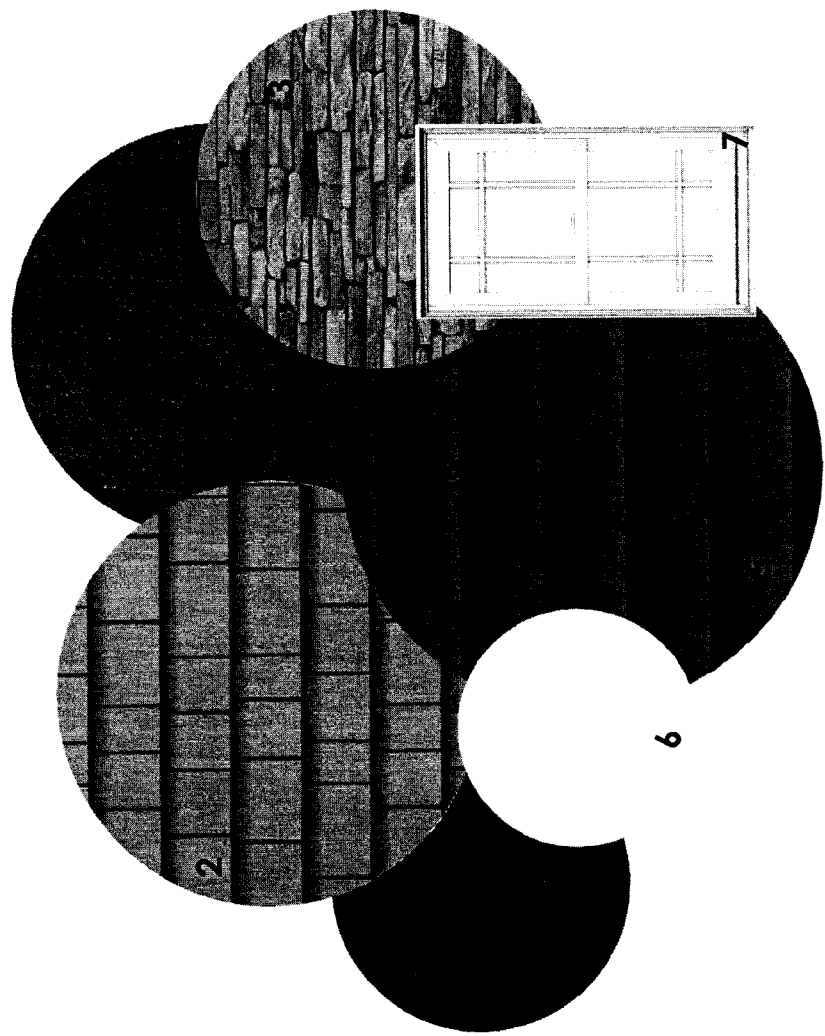


Baluster connection

SCALE: 1 1/2" = 1'-0"

**NOT FOR CONSTRUCTION**

- ELEVATION KEY NOTES**
- 1) ARCH. ASPHALT SHINGLE ROOF- DRIFTWOOD
  - 2) HARDIE SHINGLES- OLIVE
  - 3) EL. DORADO NATURAL STONE 246 LEDGE GOLDEN PRAIRIE COLUMN BASE
  - 4) HARDIE BOARD COLUMN- DARK GREEN
  - 5) HARDIE BOARD SIDING DESIGN- DARK GREEN
  - 6) LATTICE
  - 7) BORAL TRIM-FRENCH VANILLA
  - 8) EL. DORADO NATURAL STONE GOLDEN PRAIRIE STEPS
  - 9) AZEK RESERVE RAILING-WHITE
  - 10) EL. DORADO NATURAL STONE 246 LEDGE GOLDEN PRAIRIE CHIMNEY
  - 11) GUTTER
  - 12) BORAL TRIM-FRENCH VANILLA
  - 13) WOOD DECK STAIRS
  - 14) WOOD POST PER STRUCTURAL PLANS
  - 15) WOOD POST PER STRUCTURAL PLANS
  - 16) WOOD POST PER STRUCTURAL PLANS
  - 17) POURED CONCRETE FOUNDATION WITH STUCCO FINISH
  - 18) WINDOW HEADER BORAL TRIM . 2x6- FRENCH VANILLA
  - 19) WINDOW BORAL TRIM 1x4- FRENCH VANILLA
  - 20) WINDOW SILL BORAL TRIM 2x6-FRENCH VANILLA
  - 21) WINDOW BORAL TRIM 1x2- FRENCH VANILLA
  - 22) WINDOW BORAL TRIM 1x4 CUT TO FIT-FRENCH VANILLA
  - 23) WINDOW BORAL TRIM 1x8 CUT TO FIT-FRENCH VANILLA
  - 24) WINDOW BORAL TRIM 1x10 CUT TO FIT-FRENCH VANILLA
  - 25) STANDING SEAM METAL ROOF-SHAKE GRAY
  - 26) EXISTING CONCRETE DRIVEWAY
  - 27) NEW RETAINING LOW WALL



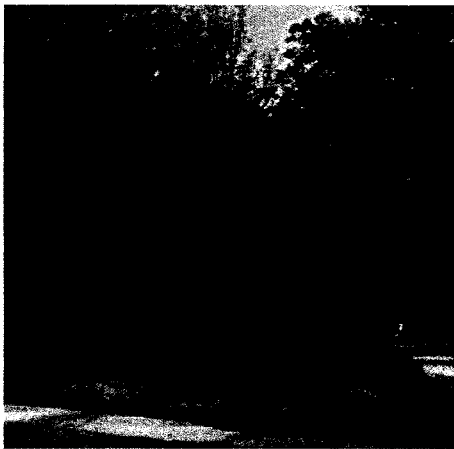
- 1) ARCH. ASPHALT SHINGLE ROOF-DRIFT WOOD
- 2)HARDIE SHINGLES-OLIVE
- 3)EL DORADO NATURAL STONE 246 LEDGE GOLDEN PRAIRIE 4)STANDING SEAM METAL ROOF-SHAKE GRAY
- 5) HARDIE BOARD SIDING DESIGN- DARK GREEN
- 6) TRIMS-FRENCH VANILLA
- 7) JELDWEN 2500 WINDOWS-CRAFTSMAN STYLE FRENCH VANILLA

**NOT FOR CONSTRUCTION**

**Existing Property Condition Photographs (duplicate as needed)**



**Detail:** Front of the lot. Left and Right adjacent houses.



**Detail:** Adjacent house on left--Adjacent house on right

**Applicant:** Tiffany Manion

**Existing Property Condition Photographs (duplicate as needed)**



**Detail:** View from the lot to the Front houses on Park Ave.



**Detail:** View from the lot to the intersection of Maryland 410 and Park Ave

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

<p><b>Owner's mailing address</b></p> <p>Wesley Reppert          1300 Eye Street NW, Suite 600          Washington, DC 20005</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Rita Kader          5823 Goldsboro Road          Bethesda, MD 20817</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Left Side:</p> <p>Gary P Lovett          38 Philadelphia Ave          Takoma Park, MD 20912</p>	<p>Right Side:</p> <p>Claude Philomene          34 Philadelphia Ave          Takoma Park, MD 20912</p>
<p>Rear:</p> <p>Michael &amp; Maya Bernstein          120 Grant Ave          Takoma Park, MD 20912</p>	<p>Front Side:</p> <p>Zocca Valentino          29 Philadelphia Ave          Takoma Park, MD 20912</p>
<p>Rear Side:</p> <p>A&amp;J Construction CO INC          116 Grant Ave          Takoma Park, MD 20912</p>	<p>Front Side:</p> <p>Durban Christopher M et La Tr          37 Maryland 410          Takoma Park, MD 20912</p>