



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: April 14, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 986199: New rear addition, deck, and hardscape

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the March 23, 2022 HPC meeting.

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: Kerry Richter (Scott Wilets, Architect)
Address: 17 Montgomery 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. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 986199
DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Kerry Richter
Address: 17 Montgomery Avenue
Daytime Phone: 301-232-2826

E-mail: krichter99@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Scott Wilets, AIA
Address: 8009 Hamilton Spring Road
Daytime Phone: 301-980-4823

E-mail: scott@wiletsarchitecture.com
City: Bethesda Zip: 20817
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Takoma Park
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental map of the easement and documentation from the Easement include a

REVIEWED

Are other (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.
By Michael Kyne at 1:25 pm, Apr 14, 2022

Building Number: 17 Street: Montgomery
Town/City: Takoma Park Nearest Cross Street:

Lot: 9 Block: 17 Subdivision: B.F. Gill Parcel:

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Scott E. Wilets
Date: March 7, 2022

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Subject property is a rectangular lot with a gentle slope down towards the south from the Montgomery Avenue front.

House is an arts & crafts bungalow with covered front porch, wood framed with a walk-out basement and small finished attic. There is a gravel driveway partially shared with a neighbor.

Surrounding lots are built with similar-scaled single family residences.

There are a few mature trees on the property, but none are near the area of proposed work.

Description of Work Proposed: Please give an overview of the work to be undertaken:

First floor rear addition of an expanded kitchen/breakfast room and rebuilt sun room. New wood deck with wood posts and cable rail will be built off the back with steps leading down to an extended gravel driveway.

Basement will be finished.

New windows are aluminum-clad insulated glass wood with 7/8" Simulated Divided Lites (SDL) including spacers between panes. Dividers are matching 6/1 lites at double hung units, and top row dividers at casements and patio doors.

Existing windows at non-work areas will not be replaced.

Siding, trim, and bracket details will match existing.

REVIEWED

By Michael Kyne at 1:25 pm, Apr 14, 2022

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Montgomery County

Historic Preservation Commission



Work Item 1: Breakfast Room

Description of Current Condition: Dilapidated pantry closet

Proposed Work: Remove closet and build new breakfast room addition on concrete piers finished to match existing lower level

Work Item 2: Sun Room

Description of Current Condition: Un-insulated sun room is an enclosed sleeping porch in poor condition

Proposed Work: Rebuild sun room with level floor, insulated walls, and windows to match existing house per Specifications.

REVIEWED
By Michael Kyne at 1:25 pm, Apr 14, 2022

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Montgomery County
Historic Preservation Commission


Work Item 3: Windows

Description of Current Condition: Existing windows are original wood with storm windows, all in poor condition.

Proposed Work: No Work

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED
By Michael Kyne at 1:25 pm, Apr 14, 2022

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By Michael Kyne at 1:27 pm, Apr 14, 2022



ADDITION AND RENOVATIONS TO THE RICHTER RESIDENCE

17 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912

DRAWING LIST

- C001 COVER SHEET, VICINITY MAP, SITE PLAN, PROJECT INFORMATION
- G001 PROJECT SCOPE, OUTLINE SPECIFICATIONS, AND GENERAL NOTES
- G002 ZONING ANALYSIS, ENERGY CONSERVATION
- D001 FIRST FLOOR AND SECOND FLOOR DEMOLITION PLANS
- D002 DEMOLITION ELEVATIONS & KEY NOTES
- A001 BASEMENT, FIRST FLOOR, AND ATTIC NEW WORK PLANS
- A002 ELEVATIONS - NEW WORK
- E001 BASEMENT AND FIRST FLOOR POWER/REFLECTED CEILING PLANS
DOOR & WINDOW SCHEDULES

SYMBOLS

	FINISH SIDING		FINISH INTERIOR
	WEATHING & SUBFLOOR		FINISH FLOOR & TRIM
	EXPANSION JOINT		PLYWOOD
	METAL ANCHORS & TIES		FRAMING MEMBER
	RIGID INSULATION		FRAMING CUT END
	CMU		BATT INSULATION
	BRICK		WIRE MESH
	CONCRETE		MEMBRANE VAPOR BARRIER
	SAND		WEEP HOLE
	GRAVEL		FLASHING
			EARTH

PROJECT INFORMATION

NEW MAIN FLOOR KITCHEN AND EATING ROOM ADDITION WITH DECK ON PIERS;
FINISH BASEMENT WITH GUEST SUITE

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE (IRC) 2018
- INTERNATIONAL MECHANICAL CODE (IMC) 2018
- INTERNATIONAL PLUMBING CODE (IPC) 2018
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
- NATIONAL ELECTRICAL CODE (NEC) 2011
- MONTGOMERY COUNTY CODE
- CITY OF TAKOMA PARK

SITE ANALYSIS

SEE G002

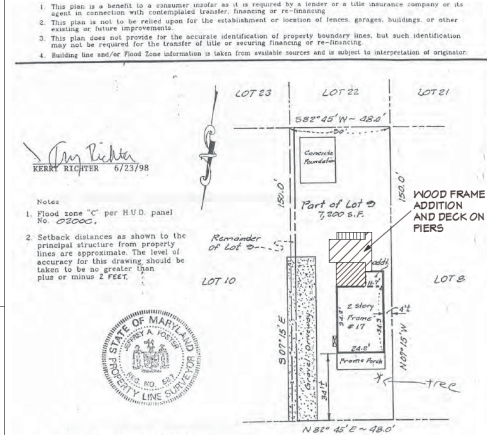
PROJECT PARTICIPANTS

OWNER	KERRY RICHTER 17 MONTGOMERY AVENUE TAKOMA PARK, MD 20912 301-234-2826	ARCHITECT	SCOTT E. WILETS, AIA WILETS ARCHITECTURE, LLC 8009 HAMILTON SPRING ROAD BETHESDA, MD 20817 301-980-4823
BUILDER	JUST GENERAL CONTRACTORS 7200 15TH AVENUE TAKOMA PARK, MD 20912 202-215-8224	STRUCTURAL ENGINEER	KNF ENGINEERING, PLLC 42350 EQUALITY STREET SOUTH RIDING, VA 20152 703-446-3188

ABBREVIATIONS

A	AND	EQIP	EQUIPMENT	FLYTD	PLYWOOD
AT	AT	ETK	EXISTING TO REMAIN	FF	FRESHLY TREATED
AFI	ABOVE FINISHED FLOOR	EXBT	EXISTING	FTD	PAINTED
APT	APARTMENT	EXT	EXTERIOR	PAR	PAIR
BLDG	BUILDING	FF	FINISHED FLOOR	R	KEER
BSMT	BASEMENT	FIN	FINISH	REF	REFRIGERATOR
CJ	CONTROL JOINT	FLR	FLOOR	RO	ROUGH OPENING
CAB	CABINET	GA	GAUGE	REQ	REQUIRED
CL	CENTERLINE	GPH	GYPHUM WALL BOARD	ROOF	ROOF
CLB	CLEARING HEIGHT	HC	HOSE BB	SC	SOLID CORE
CLS	CLEARING	HC	HELLOR CORE	SCHED	SCHEDULE
CLG	CLEAR	HT	HEIGHT	SHT	SHEET
CAU	CONCRETE MASONRY UNIT	HWYR	HARDWARE	SHR	SHOWER
COND	CONDITION	IB	IRON BOX	SHR	SHOWER
CONC	CONCRETE	LB	LOAD	SKVLT	SKYLIGHT
CONT	CONTINUOUS	LBN	LOAD BEARING WALL	STOR	STORAGE
CR	CRACK	LVL	LAMINATED VENEER LUMBER	TBD	TO BE DETERMINED
DN	DOWN	MAT	MATERIAL	T&G	TONGUE & GROOVE
DN	DOWN	MD	MEDIUM DENSITY OVERLAY	TOP	TOP OF SLAB
DR	DRYER	MNL	MATERIAL	TYP	TYPICAL
DP	DOWNPOUT	MFG	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
DRL	DETAIL	MR	MOISTURE RESISTANT	VP	VERIFY IN FIELD
DW	DISHWASHER	NC	NOT IN CONTRACT	PKBR	PAKBR
DWG	DRAWING	NTS	NOT TO SCALE	PK	PAK
EIPS	EXTERIOR INSULATING FINISHING SYSTEM	OH	OPPOSITE HAND	PKG	PACK
ELEV	ELEVATION	OSB	ORIENTED STRAND BOARD	PKD	PACK
ELEC	ELECTRICAL	PL	PLATE	PKHT	PAINTIGHT
EXP	EXPANSION	PLM	PLASTIC LAMINATE	PKM	PAINTED WIRE MESH
EQ	EQUAL				

SITE PLAN



PARTIAL DRAWING
PART OF LOT 9, BLOCK 17
B.F. GILBERT'S ADDITION
TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

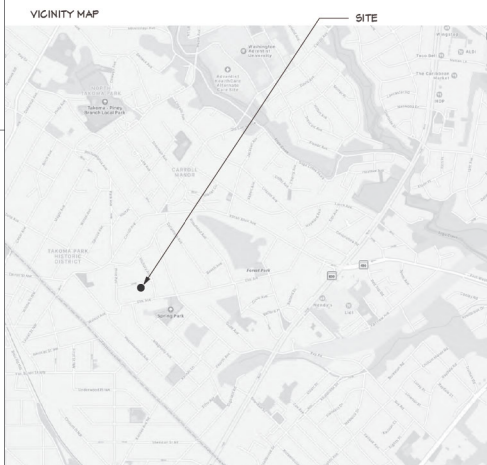
SUBVEYOR'S CERTIFICATE
THE SUBVEYOR JOHN WILETS HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION OF THE LAND OR MAP OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

REFERENCES
PLAT BK. A
PLAT NO. 2

DATE OF LOCATIONS
LIBER 1514
FOLIO 883

SCALE 1"=30'
MAIL ORDER NO. V.S.-55
NOV. 1958
JOB NO. 428-2055

SNIDER & ASSOCIATES
SURVEYOR - ENGINEERS
LAND PLANNING CONSULTANTS
3 Professional Drive, Suite 212
Fairfax Station, Maryland 22030
301.241-1100 Fax: 301.241-1388



WILETS ARCHITECTURE LLC
8009 Hamilton Spring Road, Bethesda, MD 20817
301-980-4823 | scott@wiletsarchitecture.com

HAWP SET NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION
I, JOHN WILETS, SURVEYOR-ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND ENGINEER IN THE STATE OF MARYLAND, LICENSE NUMBER 1001. THE DATE OF MY EXPIRING LICENSE IS 12/31/2022.

The above drawings and specifications, and the laws, regulations and ordinances governing the same, shall be read in connection with the conditions and covenants of any deed or other instrument which may be recorded in the public records of the State of Maryland, and the conditions and covenants of any deed or other instrument which may be recorded in the public records of the State of Maryland, and the conditions and covenants of any deed or other instrument which may be recorded in the public records of the State of Maryland.

The above drawings and specifications, and the laws, regulations and ordinances governing the same, shall be read in connection with the conditions and covenants of any deed or other instrument which may be recorded in the public records of the State of Maryland, and the conditions and covenants of any deed or other instrument which may be recorded in the public records of the State of Maryland, and the conditions and covenants of any deed or other instrument which may be recorded in the public records of the State of Maryland.

PHASE:
EXISTING CONDITIONS NOV. 05, 2021
SCHEMATIC DESIGN NOV. 12, 2021
SCHEMATIC DESIGN DEC. 02, 2021
PRICING CHECK SET DEC. 28, 2021
UPDATED CHECK SET JAN. 14, 2022
PRELIM PRICING SET JAN. 19, 2022
HAWP SET MAR. 07, 2022

APPROVED
Montgomery County
Historic Preservation Commission

RICHTER RESIDENCE
17 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912
JOB NUMBER: 2021-19

COVER SHEET
C001

REVIEWED

By Michael Kyne at 1:27 pm, Apr 14, 2022



EXISTING REAR SUNROOM & PANTRY - REMOVE



EXISTING KITCHEN - SALVAGE PORCELAIN SINK

APPROVED
 Montgomery County
 Historic Preservation Commission

Robert A. Scott

TO REMAIN
 TO BE DEMOLISHED
 TO BE DEMOLISHED
 STRUCTURE

WILETS ARCHITECTURE LLC
 8009 Hamilton Spring Road, Bethesda, MD 20817
 301.980.4823 | scott@wiletsarchitecture.com

HAWP SET
 NOT FOR
 CONSTRUCTION

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
 PREPARED OR APPROVED BY ME, AND THAT I AM A
 duly Licensed Architect under the Architectural
 Practice Act of the State of Maryland, License Number 10861.
 THE STATE OF MARYLAND, LICENSE NUMBER 10861.

The above drawings and specifications, and the Notes, shall remain the property of the architect. The client may not reproduce or use any part of these drawings for any other project without the written consent of the architect. No part of these drawings shall be used for any other project without the written consent of the architect. No part of these drawings shall be used for any other project without the written consent of the architect.

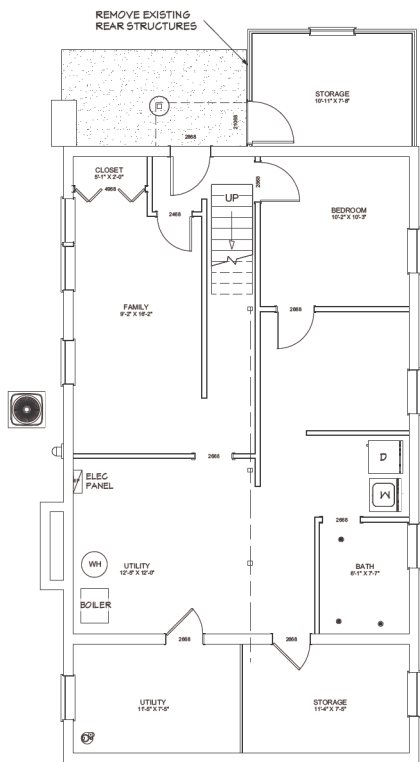
All dimensions on these drawings shall be taken from the original drawings. Contractors shall verify and be responsible for all dimensions and conditions on site. No part of these drawings shall be used for any other project without the written consent of the architect. No part of these drawings shall be used for any other project without the written consent of the architect.

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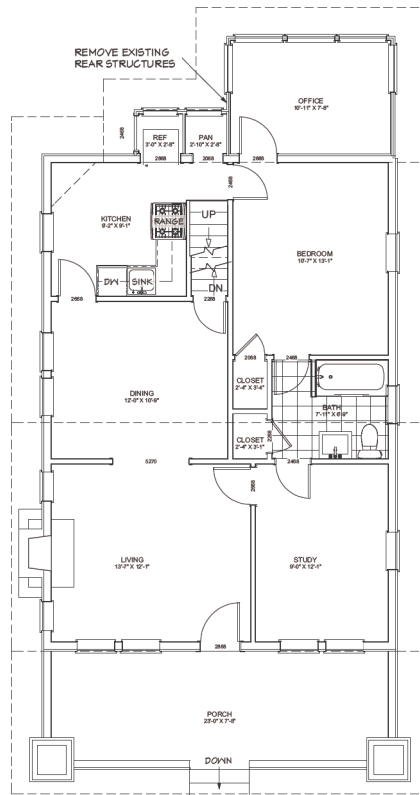
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 17 MONTGOMERY AVENUE
 TAKOMA PARK, MD 20912
 JOB NUMBER: 2021-19

BASEMENT AND FIRST
 FLOOR DEMOLITION PLANS

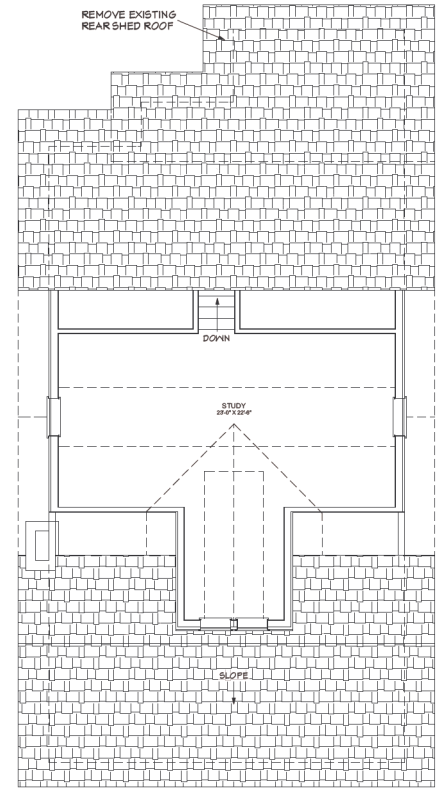
D001



1 BASEMENT DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



3 ATTIC DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



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 Montgomery County
 Historic Preservation Commission



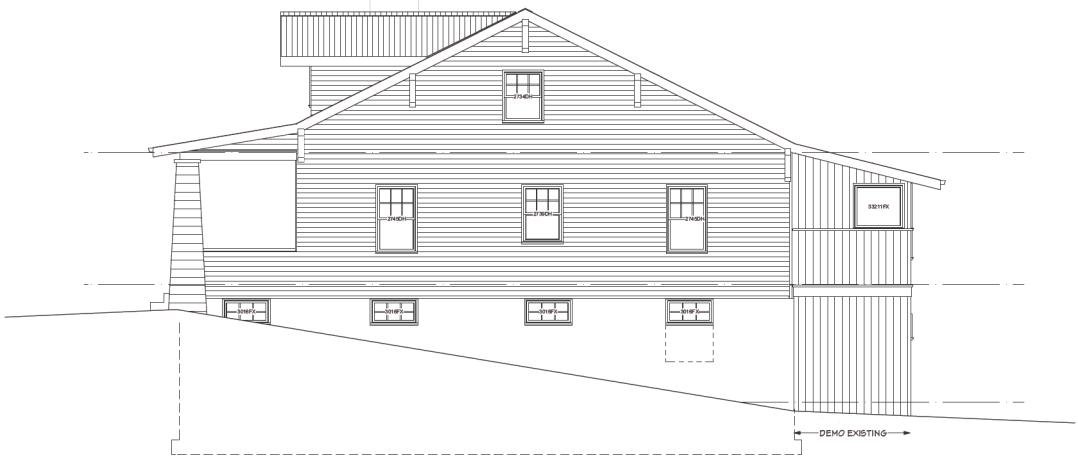

EXISTING WINDOWS



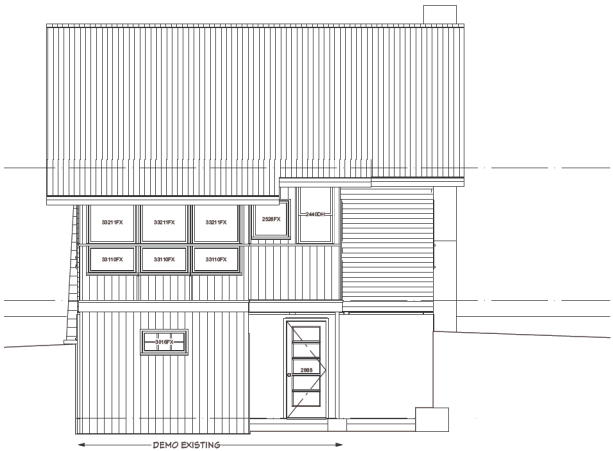
1
 D002 EAST ELEVATION - DEMOLITION
 SCALE: 1/4" = 1'-0"



2
 D002 NORTH ELEVATION - NO WORK
 SCALE: 1/4" = 1'-0"



3
 D002 WEST ELEVATION - DEMOLITION
 SCALE: 1/4" = 1'-0"



4
 D002 SOUTH ELEVATION - DEMOLITION
 SCALE: 1/4" = 1'-0"

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HAWP SET
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PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
 PREPARED OR APPROVED BY ME, AND THAT I AM A
 duly Licensed Architect Under The Jurisdiction
 OF THE STATE OF MARYLAND, LICENSE NUMBER 16816.

The above drawings and specifications, and the Work,
 shall remain the property of the architect. The architect
 shall retain the right to reproduce or to use any part
 of the work in any other project for any purpose
 whatsoever, and to use any part of the work in any
 other project for any purpose whatsoever, without
 the consent of the architect. The architect will have no
 responsibility for any liability, expense or damage
 or expense of these materials.

When drawings or these drawings shall be
 prepared under special conditions, conditions shall
 apply, and be approved by the architect and
 conditions shall be approved by the architect and
 any conditions shall be approved by the architect
 in these drawings. This drawing is not to be used
 for any other project without the approval of the
 architect for any purpose whatsoever.

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RICHTER RESIDENCE
 17 MONTGOMERY AVENUE
 TAKOMA PARK, MD 20912
 JOB NUMBER: 2021-1-19

EXTERIOR ELEVATIONS
 DEMOLITION
 EXISTING WINDOWS

D002

REVIEWED

By Michael Kyne at 1:27 pm, Apr 14, 2022

APPROVED
 Montgomery County
 Historic Preservation Commission

Ronald A. Patton

ROOF PLAN KEY NOTES:

- PROVIDE NEW ARCHITECTURAL SHINGLES ON 30#/SQ. FELT PAPER TO MATCH EXISTING ROOF AS SCHEDULED.
- PROVIDE NEW WEATHER BARRIER AND PAN FLASHING AT VALLEYS AND WHERE REQUIRED. PROVIDE PITCH POCKETS AT ALL ROOF PENETRATIONS, TYPICAL.
- PROVIDE NEW 6" ALUMINUM "K" STYLE GUTTERS TO MATCH EXISTING. ALTERNATE: HALF-ROUND GUTTERS AND ROUND DOWNSPOUTS
- PROVIDE DOWNSPOUTS TO REPLACE EXISTING AND WHERE SHOWN ON ELEVATIONS
- FLASH AT ALL ROOF/WALL CONNECTIONS, TYPICAL
- PROVIDE CRICKET AND FLASHING AT ALL VALLEYS
- PROVIDE NEW RIDGE VENT
- GRAVEL STOP @ RAKE BOARDS & WHERE REQUIRED
- LINE OF WALL BELOW
- PROVIDE FUTURE PHOTOVOLTAIC PANEL SYSTEM AND ALL ASSOCIATED APPURTENANCES ON REAR ROOF AS SCHEDULED (ALTERNATE-BY OTHERS)

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 301.980.4823 | scott@wiletsarchitecture.com

HAWP SET NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM THE REGISTERED ARCHITECT WHOSE LICENSE IS APPROVED BY ME, AND THAT I AM A duly licensed professional architect under the jurisdiction of the State of Maryland, License Number 10861.

The above drawings are those designed and prepared by me or under my direct supervision and control. I am a duly licensed professional architect under the jurisdiction of the State of Maryland, License Number 10861. I am not responsible for any errors or omissions in any drawings, specifications, or schedules prepared by others which may be incorporated in these drawings, specifications, or schedules. I am not responsible for any errors or omissions in any drawings, specifications, or schedules prepared by others which may be incorporated in these drawings, specifications, or schedules. I am not responsible for any errors or omissions in any drawings, specifications, or schedules prepared by others which may be incorporated in these drawings, specifications, or schedules.

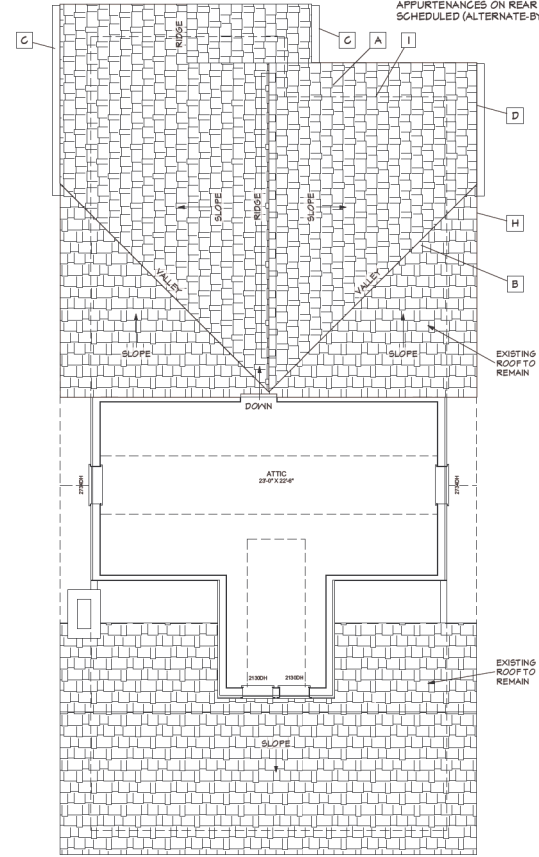
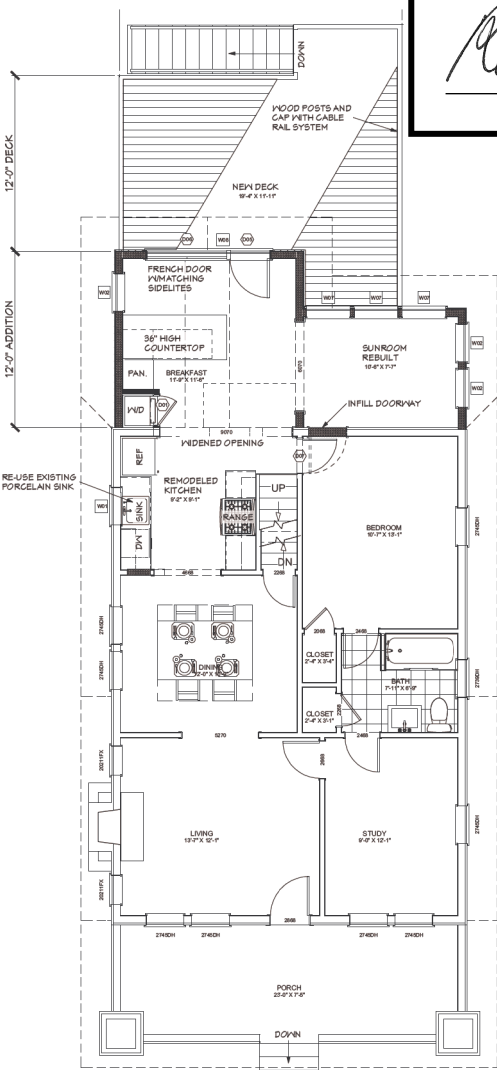
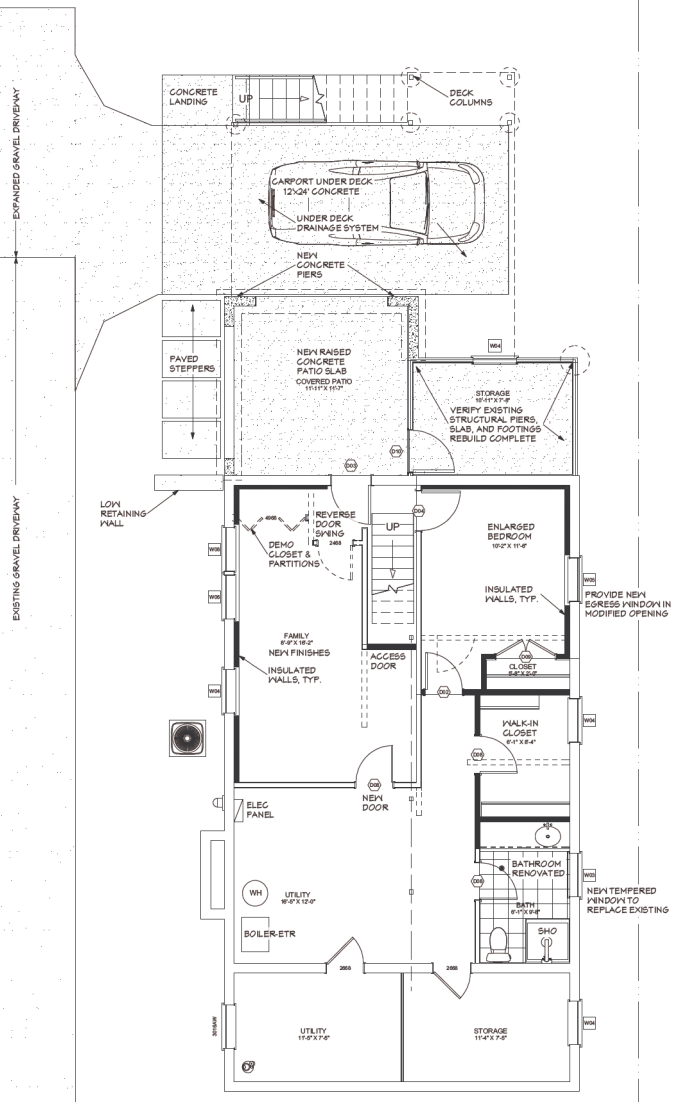
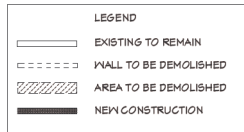
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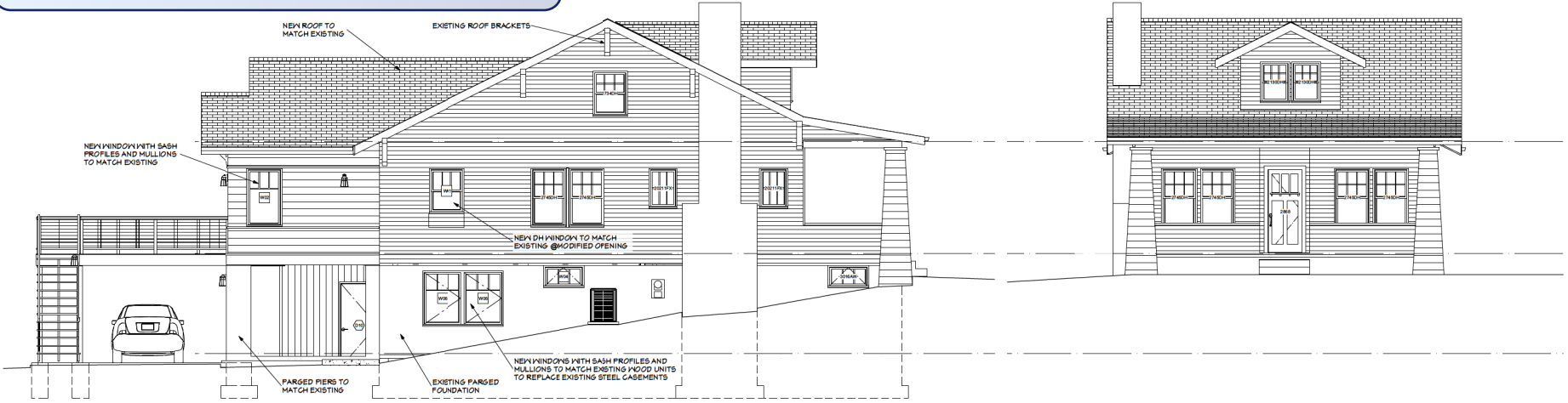
BASEMENT, FIRST, AND ATTIC FLOOR PLANS

A001



REVIEWED

By Michael Kyne at 1:27 pm, Apr 14, 2022



1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



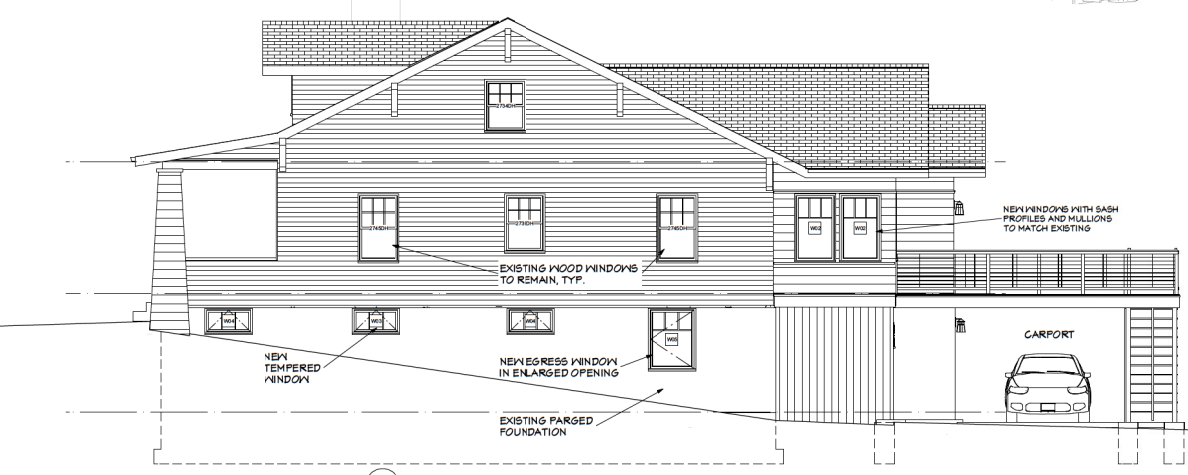
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 P 301.980.4823 E scott@wiletsarchitecture.com

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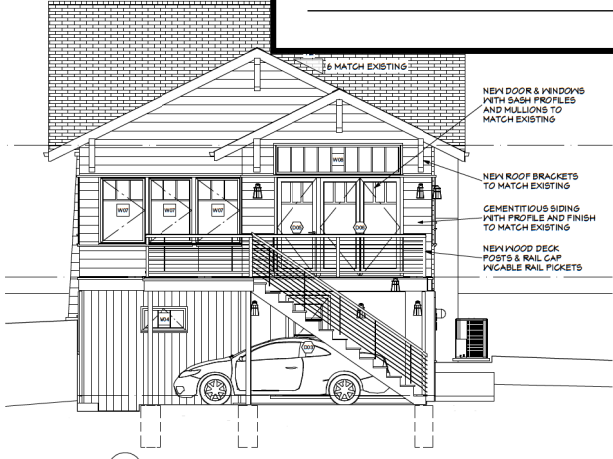
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THE ARCHITECTURE SHOWN HEREIN
 WAS PREPARED OR APPROVED BY ME, AND THAT I AM A
 duly LICENSED ARCHITECT UNDER THE JURISDICTION
 OF THE STATE OF MARYLAND, LICENSE NUMBER 10891.
 EXPIRATION DATE APRIL 11, 2022.

APPROVED
 Montgomery County
 Historic Preservation Commission

Robert A. ...



3 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

RICHTER RESIDENCE
 17 MONTGOMERY AVENUE
 TAKOMA PARK, MD 20912
 JOB NUMBER: 2021-19

EXTERIOR ELEVATIONS

A002

REVIEWED

By Michael Kyne at 1:27 pm, Apr 14, 2022



1 BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

2 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NUMBER	QUANTITY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	MANUFACTURER	COMMENTS
D01	2968	1	2	2068 R IN	24"	80"	HINGED CLOUVERED	1.38"	REVERSE DOOR SWING
D02	2968	1	1	2968 L IN	30"	80"	HINGED PANEL	1.38"	REPLACE EXISTING
D03	2968	1	1	2968 L EX	32"	80"	EXT. HINGED DOOR PD4	1.38"	REPLACE EXISTING
D04	2968	1	1	2968 L IN	32"	80"	HINGED PANEL	1.38"	REVERSE SWING/REPLACE EXIST.
D05	2969	1	2	2969 L EX	32"	81"	EXT. HINGED GLASS	1.38"	FIXED
D06	2969	1	2	2969 L EX	32"	81"	EXT. DOUBLE HINGED GLASS	1.38"	FIXED
D07	2968	1	2	2468 L IN	28"	80"	HINGED PANEL	1.38"	REVERSE DOOR SWING
D08	2968	1	1	2968 R IN	30"	80"	HINGED PANEL	1.38"	REPLACE EXISTING
D09	4068	1	1	4068 L IN	48"	80"	DOUBLE HINGED-PANEL	1.38"	REPLACE EXISTING
D10	21068	1	1	21068 R EX	34"	80"	EXT. HINGED-SLAB	1.38"	REPLACE EXISTING

DOOR NOTES:

- INTERIOR DOORS SHALL BE SOLID WOOD PANEL PAINTED TO MATCH EXISTING WITH LEVER HARDWARE BY SCHLAGE OR BETTER
- EXTERIOR DOORS TO HAVE CLAD EXTERIOR AND PRIMED INTERIOR.

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	FIN	EGRESS/DESCRIPTION	MANUFACTURER	COMMENTS
W01	2745FX	1	2	2745FX	31"	46"	13	DOUBLE SLING	MOOREY	EMERGENCY RAISED SILL
W02	2745FX	3	2	2745FX	31"	53"	13	FIXED GLASS		
W03	3016AW	1	2	3016AW	36"	18"	13	AWNING		REPLACE EXISTING
W04	3016AW	4	1	3016AW	36"	18"	13	AWNING		
W05	3042SC	1	1	3042SC	36"	46"	13	SING. CASEMENT-HL		
W06	3042SC	2	1	3042SC	36"	50"	13	SING. CASEMENT-HR		
W07	3045CC	1	2	3045CC	36"	53"	13	SING. CASEMENT-HR		
W08	8620FX	1	2	8620FX	102"	24"	164	FIXED GLASS		

WINDOW NOTES:

- CONTRACTOR SHALL VERIFY ALL ROUGH AND MASONRY OPENING SIZES PRIOR TO PLACING WINDOW ORDER. CONTACT ARCHITECT AND OWNER TO RESOLVE DISCREPANCIES.
- PROVIDE TEMPERED/SAFETY GLASS WHERE WINDOW SILLS ARE LESS THAN 18 INCHES ABOVE FINISHED FLOOR.
- PROVIDE TEMPERED/SAFETY GLASS WHERE WINDOWS AND SIDELITES ARE WITHIN 24 INCHES OF A DOOR OPENING.
- PROVIDE TEMPERED/SAFETY GLASS WHERE WINDOWS AND SIDELITES ARE ADJACENT TO BATHTUB AND SHOWER ENCLOSURES.
- PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING WITH CODE IN EACH SLEEPING AREA AND BEDROOM. THE MINIMUM NET CLEAR OPENING SHALL BE 57 SQUARE FEET. THE MINIMUM CLEAR HEIGHT SHALL BE 20 INCHES. MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES, MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE FINISH FLOOR.
- WINDOWS ARE TO BE ALUMINUM CLAD WOOD UNITS BY PELLA LIFESTYLE WITH MATCHING SASHES AND 7/16" MULLIONS AS APPROVED BY MONTGOMERY COUNTY PLANNING. UNLESS OTHERWISE NOTED. UNITS ARE TO BE LOW E" INSULATED GLASS 1/4" 16" JAMB WIDTH / CHARCOAL SCREENS AT OPERABLE WINDOWS.
- WINDOWS SHALL MEET OR EXCEED ENERGY PERFORMANCE OF U-32 AND SHGC-40

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

WILETS ARCHITECTURE LLC
8009 Hamilton Spring Road, Bethesda, MD 20817
301.980.4823 | scott@wiletsarchitecture.com

HAWP SET NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly Licensed Architect, License Number: 10810. THE DATE OF MY EXPIRES LICENSE NUMBER YEAR: 2022 (DATE LABEL 11, 12)

The above drawings and specifications, and the Work, shall remain the property of the architect. The use thereof for any other project or in any other manner for any other project shall be prohibited without the written consent of the architect. No part of these drawings or specifications shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

PHASE:	DATE:
EXISTING CONDITIONS	NOV. 05, 2021
SCHEMATIC DESIGN	NOV. 12, 2021
SCHEMATIC DESIGN	DEC. 28, 2021
PRELIM PRICING SET	DEC. 28, 2021
UPDATED CHECK SET	JAN. 14, 2022
PRELIM PRICING SET	JAN. 15, 2022
HAWP SET	MAR. 07, 2022

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Montgomery County
Historic Preservation Commission

Robert W. Butler

RICHTER RESIDENCE
17 MONTGOMERY AVENUE
TAKOMA PARK, MD 20912
JOB NUMBER: 2021-19

REFLECTED CEILING/
LIGHTING PLANS
DOOR & WINDOW
SCHEDULES
E001



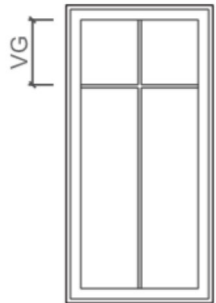
Grille Patterns

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 By Michael Kyne at 1:27 pm, Apr 14, 2022

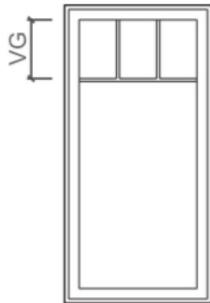
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9-Lite



Cross



Top Row

9-Lite Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

Lite dimensions noted can vary.

For size and pattern availability; contact your local Pella sales representative.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/10/2022

Application No: 986199
AP Type: HISTORIC
Customer No: 1429499

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 17 Montgomery AVE
Takoma Park, MD 20912
Othercontact Wilets (Primary)
Homeowner Richter

Historic Area Work Permit Details

Work Type ADD
Scope of Work Addition of a breakfast area, sun room, and deck to an existing circa 1923 bungalow. Basement will be finished.

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Pella® Lifestyle Series Casement

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Optional factory-applied jamb extensions available between 3-13/16" (97) and 9-3/16" (233).
- Optional factory-installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is [1-3/4" (45 mm) dual-pane] [2-3/16" (55mm) triple-pane, (2-1/4" (57 mm) including hinged glass panel)].

Weatherstripping

- Dual weatherstripping.
 - ♣ Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
 - ♣ Secondary thermoplastic vulcanizate (TPV) weatherstrip between edge of sash and frame [Dual-Pane: leaf-type on the vertical sides and bottom side, and Santoprene® bulb-type weatherstrip on the top side] [Triple-Pane: leaf-type on all four sides].

Glazing System

- Quality float glass complying with ASTM C 1036.
 - High altitude glazing available.
 - Silicone-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort Low-E] [NaturalSun Low-E] with argon].
- or-
- Triple-Pane Glazing System:
 - ♣ Exterior silicone-glazed 11/16" [obscure] dual-seal insulating glass. [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort Low-E] [NaturalSun Low-E] with argon].
 - ♣ Interior hinged glass panel set in a [veneered fiberglass composite] [aluminum (advanced comfort)] frame finished to match interior (aluminum frames are veneered for stain finishes), fitted to sash with continuous gasket seal, clear [annealed] [tempered] glass.
 - ♣ Airspace between insulating glass and hinge glass panel is 1-1/32".

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Finish color [Standard [Black] [White] [Brown] [Fossil]] [Feature [Iron Ore] Wolf gray] [Classic White] [Almond] [Portobello] [Putty] [Brick Red] [Hartford Green]].

Interior

- [Unfinished ready for site finishing] [factory primed with one coat acrylic latex] [stain]

Hardware

- Roto operator:
 - ♣ Steel worm gear sash operator with hardened gears.
 - ♣ Operator base to be zinc die cast with painted finish.
 - ♣ Operator linkage, hinge slide, and hinge arms are stainless steel.
 - ♣ Exposed fasteners are stainless steel.
 - ♣ Hardware will exceed 1,000 hours salt spray exposure per ASTM B 117

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- Innovative Locking System — A single handle locking system which operates in a positive locked position. Installed on units with lock-side frame dimension greater than 24" (610 mm) with lock-side frame dimension [Dual pane > 24" (610 mm)] [Triple pane > 30" (762 mm)] [Chamfered edge finish is baked enamel]
- Standard Inset Operate — A single handle locking system which operates in a positive locked position. Installed on units with lock-side frame dimension greater than 24" (610 mm) with lock-side frame dimension [Dual pane > 24" (610 mm)] [Triple pane > 30" (762 mm)] [Chamfered edge finish is baked enamel]

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Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer] (Dual-pane glazing)
 - ♣ 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - ♣ Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - ♣ Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - ♣ Exterior color to match the exterior cladding color.
- Simulated-Divided-Light with Grilles-Between-the-Glass (Triple-pane glazing)
 - ♣ 3/4" Grilles permanently bonded to the exterior of glass.
 - ♣ Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - ♣ Exterior color to match the exterior cladding color.
 - ♣ Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - ♣ Interior color is [White] [Ivory] [Tan₃] [Brickstone₃] [Black] [Putty₃] [Brown] [Harvest] [Cordovan].

– or –
- Grilles-Between-the-Glass₂
 - ♣ Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - ♣ Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Cross] [Custom – Equally Divided].
 - ♣ Interior color is [White] [Ivory] [Tan₃] [Brickstone₃] [Black] [Putty₃] [Brown] [Fossil] [Harvest] [Cordovan].
 - ♣ Exterior color [matched to the exterior cladding color] [White]₄.

Flat Insect Screen

- InView™ Screens
 - ♣ Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - ♣ Screen frame finish is baked enamel, [Champagne] [White] [Brown] [Black].

– or –
- Rolscreen® Soft-close Retractable Screen
 - ♣ InView™ Screen cloth, self-storing, rolling, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201 mounted behind overhead cover.
 - ♣ Cover finish is [factory prefinished paint₁] [pine veneer wrapped over extruded aluminum with factory prefinished stain₁].
 - ♣ Guides are aluminum extrusion with [pine veneer wrapped over extruded aluminum with factory prefinished stain₁] [factory prefinished paint₁].

Integrated Between-the-Glass Window Fashions (Triple-Pane glazing only)₁

- Slimshade® Blinds
 - ♣ 15 mm aluminum slat, bottom-up blinds with polyester cord ladder
 - ♣ Installed in sash between double glazing and interior hinged glass panel.
 - ♣ Operated with cordless operator or motorized with Insynctive® technology.

– or –
- Cellular Fabric Shades
 - ♣ 11/16" width, bottom-up shades with hidden polyester cord, spun bond Polyethylene Terephthalate (PET) cellular fabric.
 - ♣ Installed in sash between double glazing and interior hinged glass panel.
 - ♣ Operated with cordless operator or motorized with Insynctive® technology.

Hardware

- ♣ Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- ♣ Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-17.

Sensors

- ♣ Optional factory installed integrated security sensors available in vent units.

- (1) Contact your local Pella sales representative for current designs and color options.
- (2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.
- (3) Tan, brickstone and putty Interior GBG colors are available only with matching interior and exterior colors.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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Lifestyle Series

Grilles

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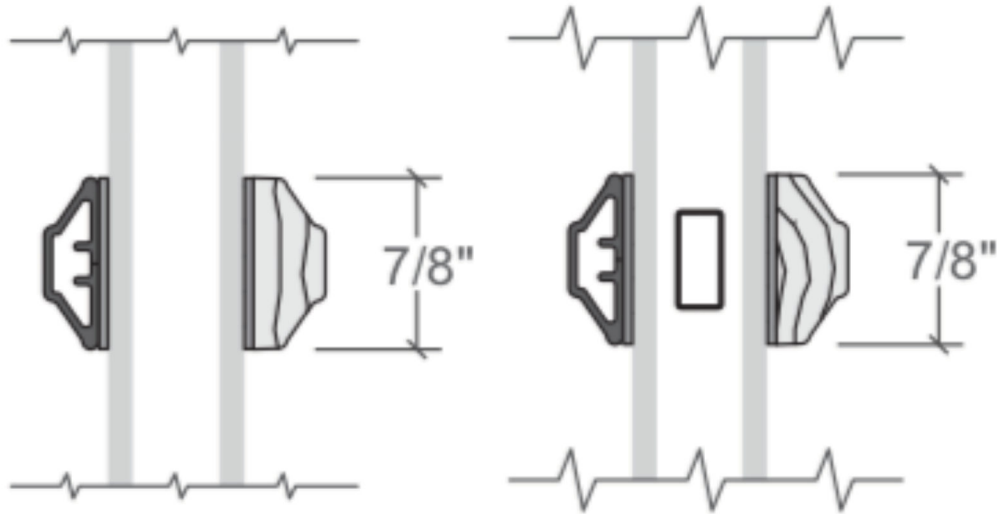
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Grille Profiles - Dual-Pane

7/8" Simulated Divided Lights

3/4"



with Optional Spacer