

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7314 Maple Ave., Takoma Park	Meeting Date:	1/14/2015
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/7/2015
Applicant:	Kenneth Burton & Matthew Castrina	Public Notice:	12/31/2014
		Tax Credit:	Partial
Review:	HAWP	Staff:	Michael Kyne
Case Number:	37/03-14GG (REVISION)		

PROPOSAL: Replace non-original siding, replace asphalt shingle roof, remove rear porch addition, construct two-story rear addition, and return front porch to original condition

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square
DATE: 1921

BACKGROUND

The applicants' originally presented their proposal to the Historic Preservation Commission (HPC) at the August 13, 2014 meeting. At that time, the HPC approved the proposal with the condition that the rear addition roof form be altered to appear less massive. The current proposed revisions to the rear addition include the following: a rear addition roof form that will resemble the existing hipped roof form; a rear dormer window that will closely resemble the existing front dormer window; an enlarged bay window on the rear elevation; simpler French doors instead of double doors with sidelights and transom; a rear porch and railing that will closely resemble the proposed front porch and railing; and an additional six-over-one double hung window on the first floor of the proposed rear addition (to the left of the proposed French doors). Furthermore, the nine-light casement windows on the second floor of the proposed rear addition will be pulled away from the south and rear elevation corners, and the six-over-one double hung window on the first floor of the north elevation is no longer proposed.

PROPOSAL

The applicants are proposing to replace the existing non-original, non-historic shingle siding – asphalt (lower) and transite (upper) – with cement fiber “Hardie plank” siding. The proposed siding will have 7” reveal on the lower section of the house and 4” reveal on the upper section.

In addition, the applicants are proposing to replace the existing non-original asphalt shingle roof with new architectural asphalt shingles. The applicants are also proposing to remove the existing, non-historic back porch addition and to construct a new two-story addition in its place. The proposed new addition will have cement fiber “Hardie plank” siding (7” wide lower and 4” wide upper), primed wooden trim boards

and corner boards, an offset entrance with French doors, pressure treated wooden stairs with railings to grade, a new bay window with wooden trim on the rear elevation, a six-over-one wooden double hung simulated divided light window with permanently affixed muntins on the first floor of the rear elevation, and six nine-light casement windows on the second floor (five on the rear elevation and one on the south elevation).

Furthermore, the applicants are proposing to alter the existing front porch and return it to its original craftsman style design. The applicants propose to remove the existing, non-historic vertical siding in the front porch gable to expose the existing open truss web underneath, expose the existing beadboard porch ceiling and replace rotten pieces as necessary, remove the existing front porch stairs and construct new wooden stairs with railings in its place, and install a new wooden porch railing with 6" tapered posts and 1 1/4" square pickets.

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.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

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.

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of the structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (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; 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 the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

#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

Based on a review of the *Criteria for Approval, Standards* and *Guidelines*, and the information included in the applicant's submission, staff makes the following findings of fact:

- The subject property is a Contributing Resource.
- The *Guidelines* state that Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.
- The proposed rear addition will be partially visible from Cedar Avenue.
- The proposed rear addition will be slightly inset from the existing structure, making it distinguishable from the original structure and helping to obscure it from the front street (Maple Avenue).
- The ridgeline of the proposed rear addition gable roof will be slightly lower than the existing roof.
- The existing siding to be replaced is non-original and non-historic.
- The existing vertical siding in the front porch gable is non-original and non-historic. Removing this siding will expose the original craftsman design of the porch.
- The proposed front porch railing and stairs are similar to those on neighboring houses, making them compatible with the character of the streetscape.
- As previously recommended by the HPC, the proposed rear addition roof form resembles the existing hipped roof form.

Staff finds that the proposed rear addition will be slightly inset from the existing structure and that the proposed ridgeline of the rear addition roof will be slightly lower than the existing roof. Therefore, staff finds that the proposed rear addition will be mostly obscured from the public right-of-way, resulting in a minimal impact to the surrounding streetscape. Staff has also reviewed the proposed rear addition

materials and finds them compatible with the existing structure. Therefore, staff finds that the proposed rear addition is consistent with the *Guidelines*.

Staff finds that the rear addition, as revised, is more compatible with and sympathetic to the character of the historic house than the previous proposal. The applicants addressed the HPC's concerns regarding the previously proposed roof form and have altered their proposal so that the rear addition roof will be more compatible with the historic house and appear less massive.

In the previous staff report, it was noted that the HPC may find that the second floor casement windows on the south and rear elevations should not extend to the corners. While the HPC approved the previously proposed windows without conditions, the applicants addressed these potential concerns with their revised proposal.

Staff finds that the existing siding and roofing materials are non-original and non-historic. Staff also finds that the proposed new siding and roofing materials are compatible with the existing structure and surrounding streetscape. Therefore, staff finds that the proposed new siding and roofing materials are consistent with the *Guidelines*.

Staff finds that the proposed alterations to the front porch are compatible with the existing structure and surrounding streetscape. The applicants will remove non-original, non-historic siding from the front porch gable, returning the porch to its original condition. The applicants will also install a porch railing and stairs that are compatible with the existing structure and neighboring properties. Therefore, staff finds that the proposed front porch alterations are consistent with the *Guidelines*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation #2, 9 & 10, and Takoma Park Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, 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 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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: mcastrina@yahoo.com Contact Person: Matthew Castrina
Tax Account No.: 13-025-01076425 Daytime Phone No.: 443-835-5097
Name of Property Owner: Kenneth Burton / Matthew Castrina Daytime Phone No.: 443-835-5097
Address: 7314 Takoma Park Maple Ave 20912
Street Number City State Zip Code
Contractor: Pierre Viger Phone No.: 301-608-8723
Contractor Registration No.: MDHIC#:41811; MD Class A Cntrctr#:2768
Agent for Owner: N/A Daytime Phone No.: N/A

PART ONE: BUILDING PERMITS

House Number: 7314 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
Lot: P17 Block: 5 Subdivision: Gilberts
Liber: 45731 Folio: 00127 Parcel:

PART TWO: TYPE OF PROJECT/ ACTION/ ALTER

1A. CHECK ALL APPLICABLE:

☒ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☒ Install ☒ Wreck/Raze
☒ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☒ A/C ☐ Slab ☒ Room Addition ☒ Porch ☒ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: \$ \$275,000

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

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

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.

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

6

**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:

Early nineteenth century foursquare type home, fully-sided in non-original asphalt and transite shingle, with a hipped, asphalt shingle roof, and front porch with concrete floor.
Non-original shed at end of driveway.
Large oak trees in front and rear create expansive tree canopy. Home is a Category Two contributing resource in the Takoma Park Historic District.

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

Replace non-original asphalt (lower) and transite (upper) shingle-sidings with cement fiber "hardie plank", 7" wide (lower) and 4" wide (upper) siding. Replace non-original asphalt shingle roof w/ new architectural asphalt shingles. Demo back porch addition, build a two-story addition Front porch to return to original craftsman-style design. Tree canopy to remain.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

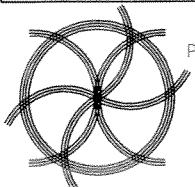
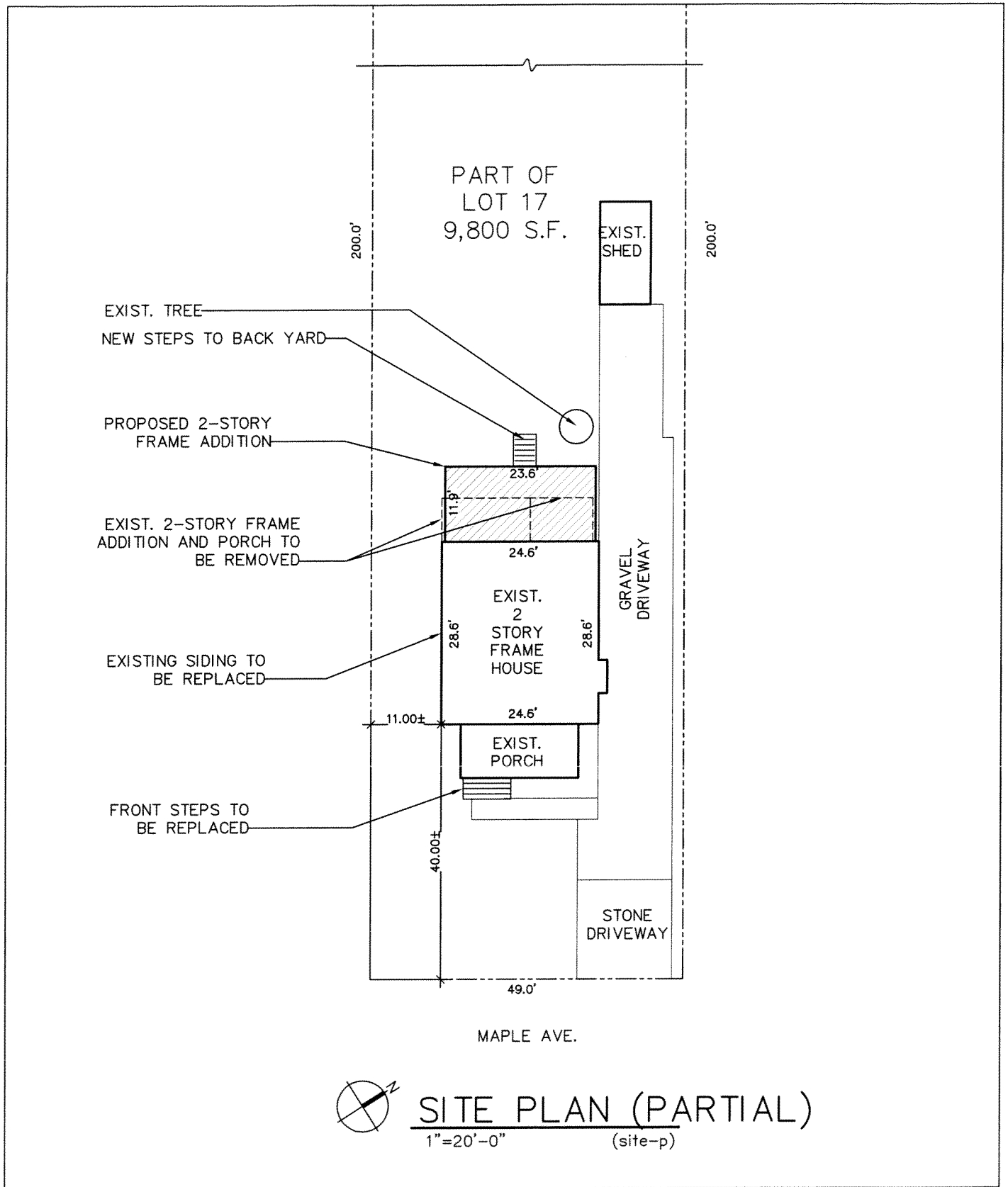
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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



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222 Aspen St. NW
Washington DC 20012
plan9x@gmail.com
202.550.3770

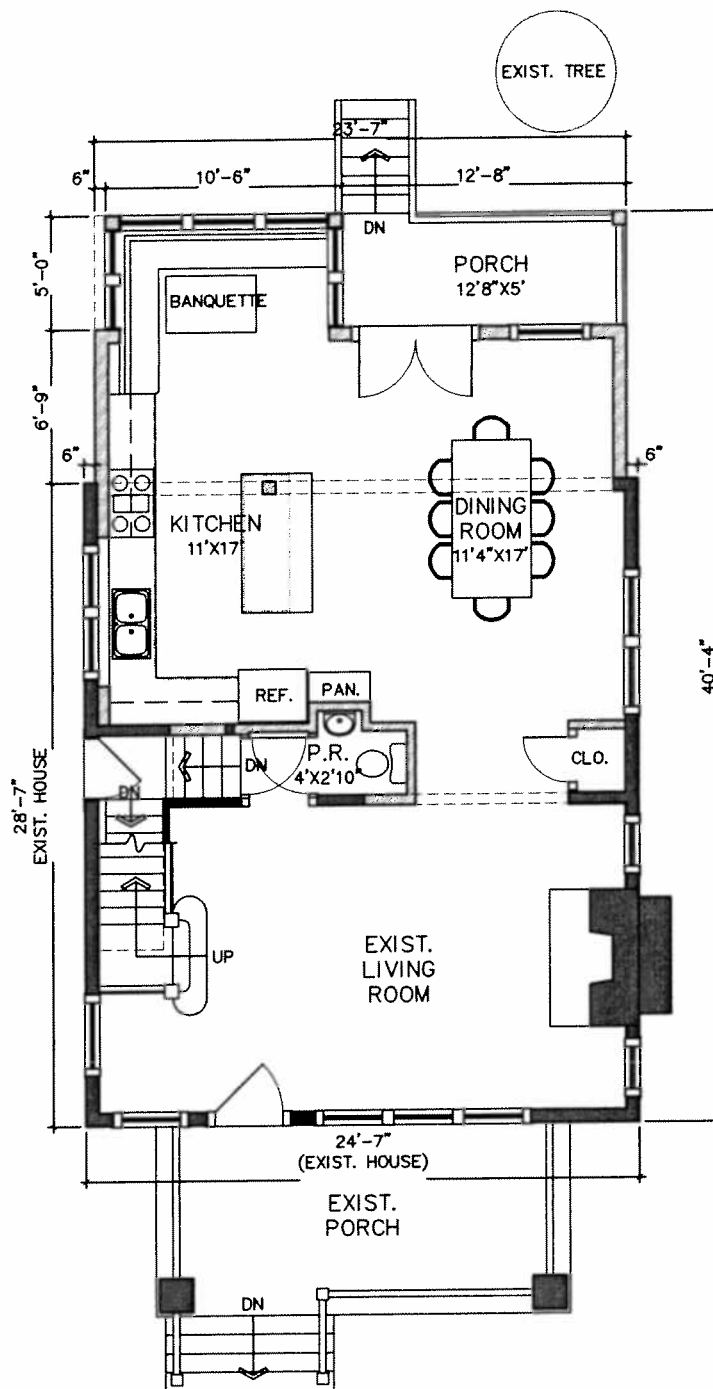
PROJECT: BURTON-CASTRINA RESIDENCE
7314 MAPLE AVE.
TAKOMA PARK MD. 20912

TITLE: ADDITION AND RENOVATION

DATE: 12-15-14

SCHEMATIC DESIGN
REVIEW SET 3

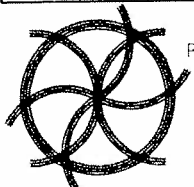
A1



1ST FLOOR PLAN - PROPOSED

1/8"=1'-0"

(a-pp-1)

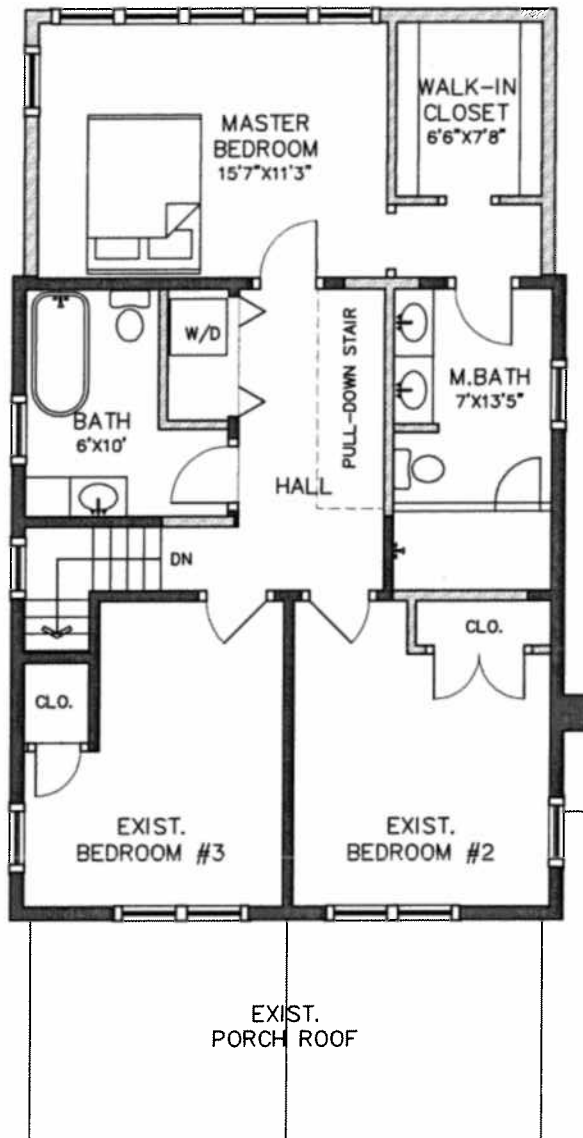


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SCHEMATIC DESIGN
REVIEW SET 3

A5



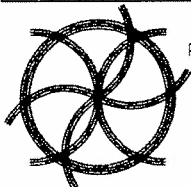
— EXIST.
- - - NEW



2ND FLOOR PLAN – PROPOSED

1/8"=1'-0"

(a-pp-2)



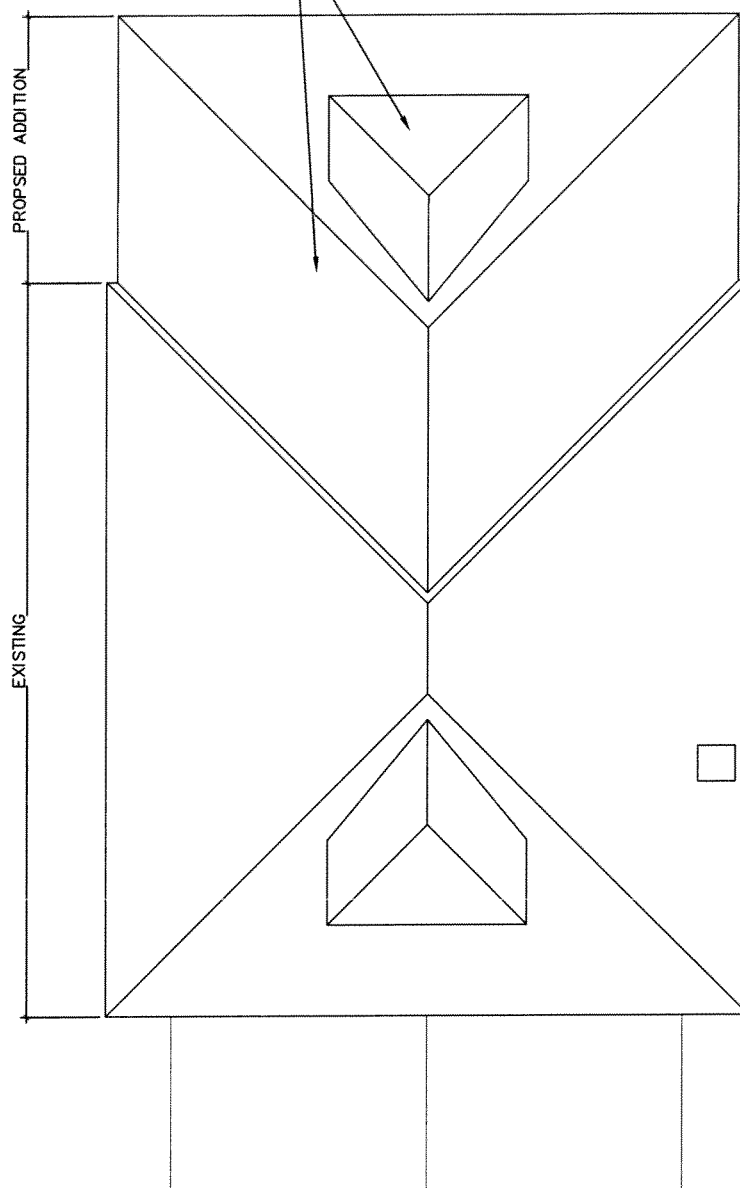
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SCHEMATIC DESIGN
REVIEW SET 3

A6

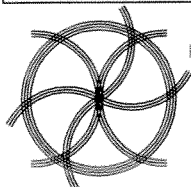
NEW ROOF AND DORMER TO MATCH
EXISTING IN ALL ASPECTS



ROOF PLAN – PROPOSED

1/8"=1'-0"

(a-pp-r)



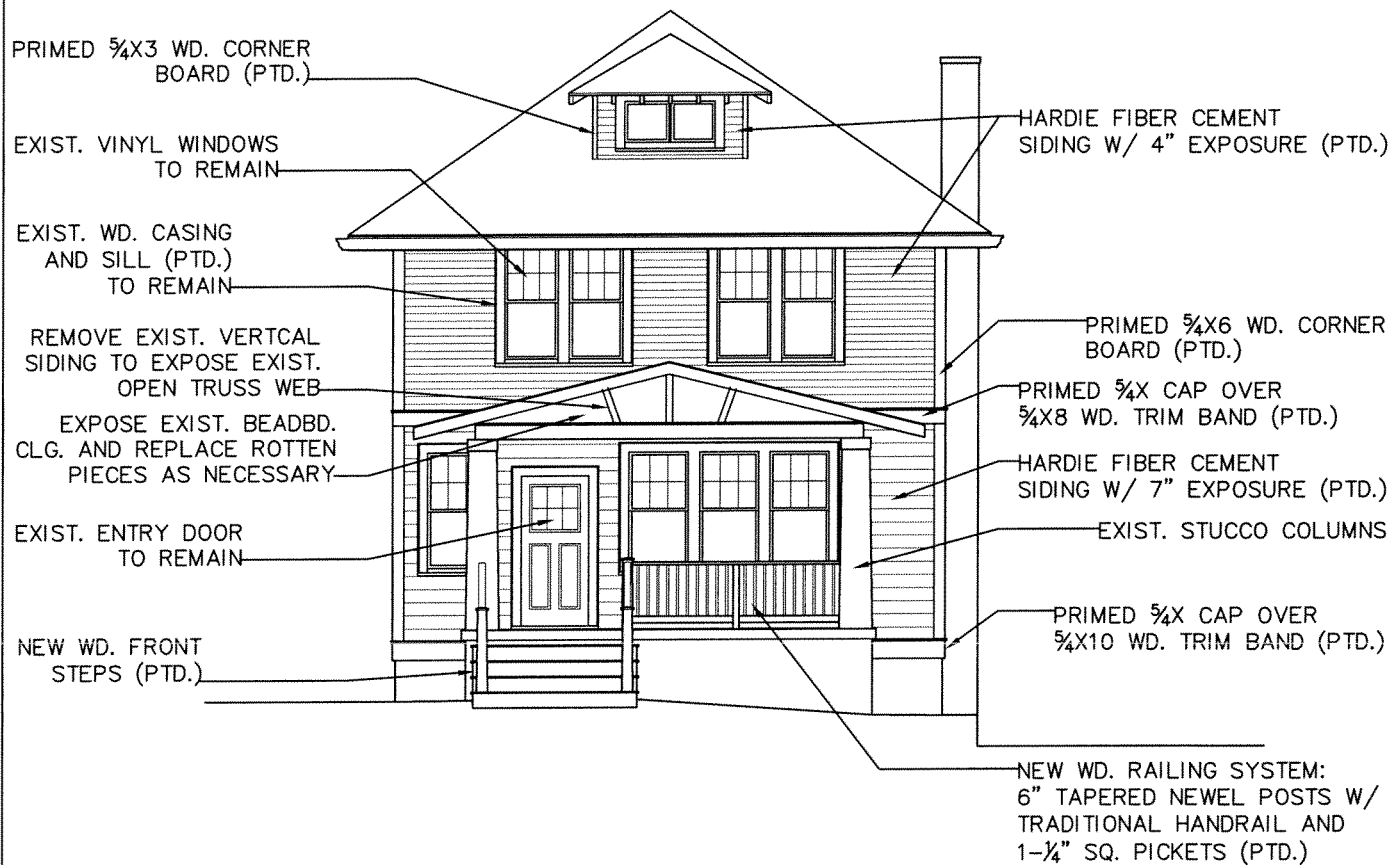
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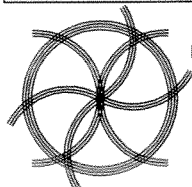
A7





ELEVATION – EAST (FRONT)

1/8"=1'-0"



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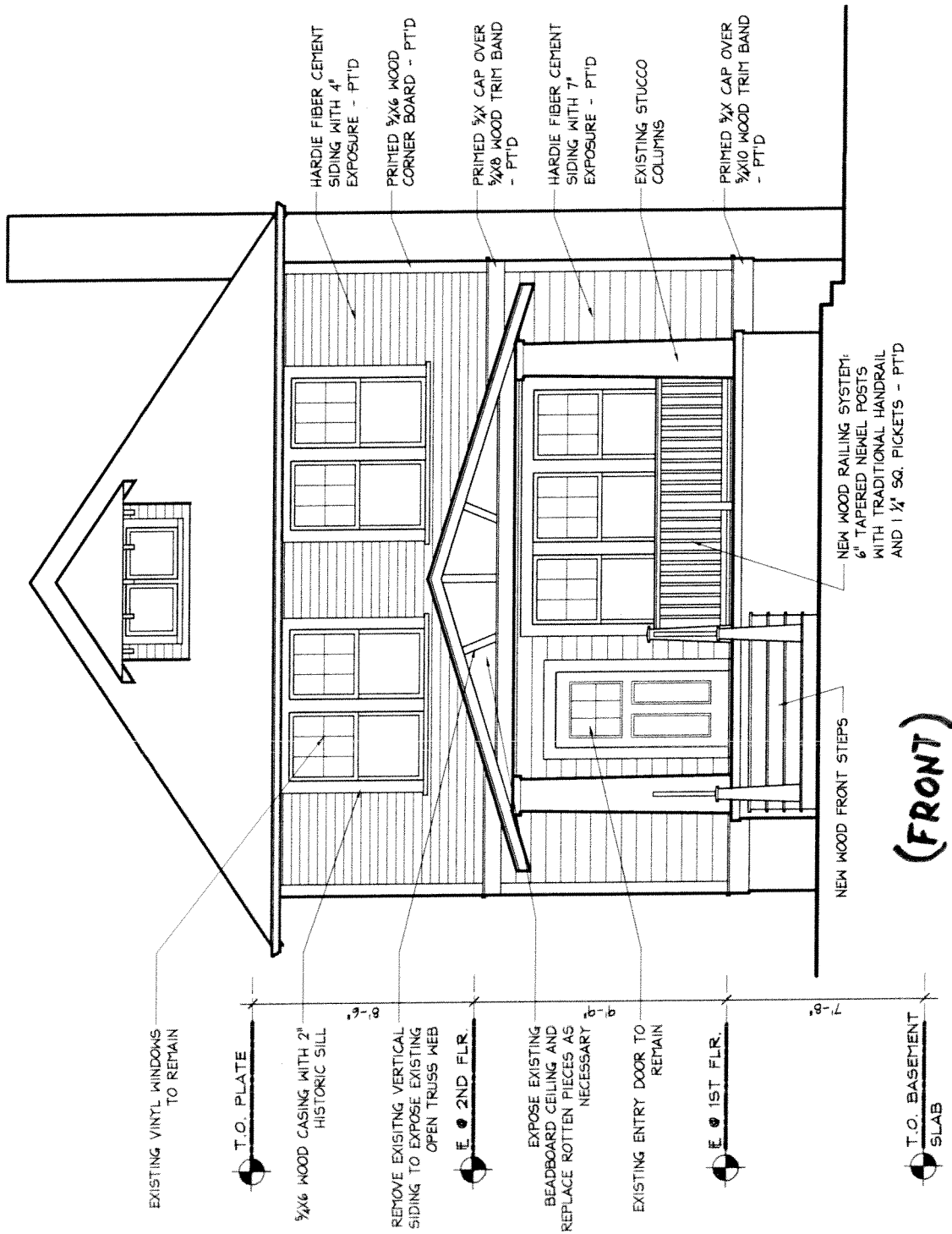
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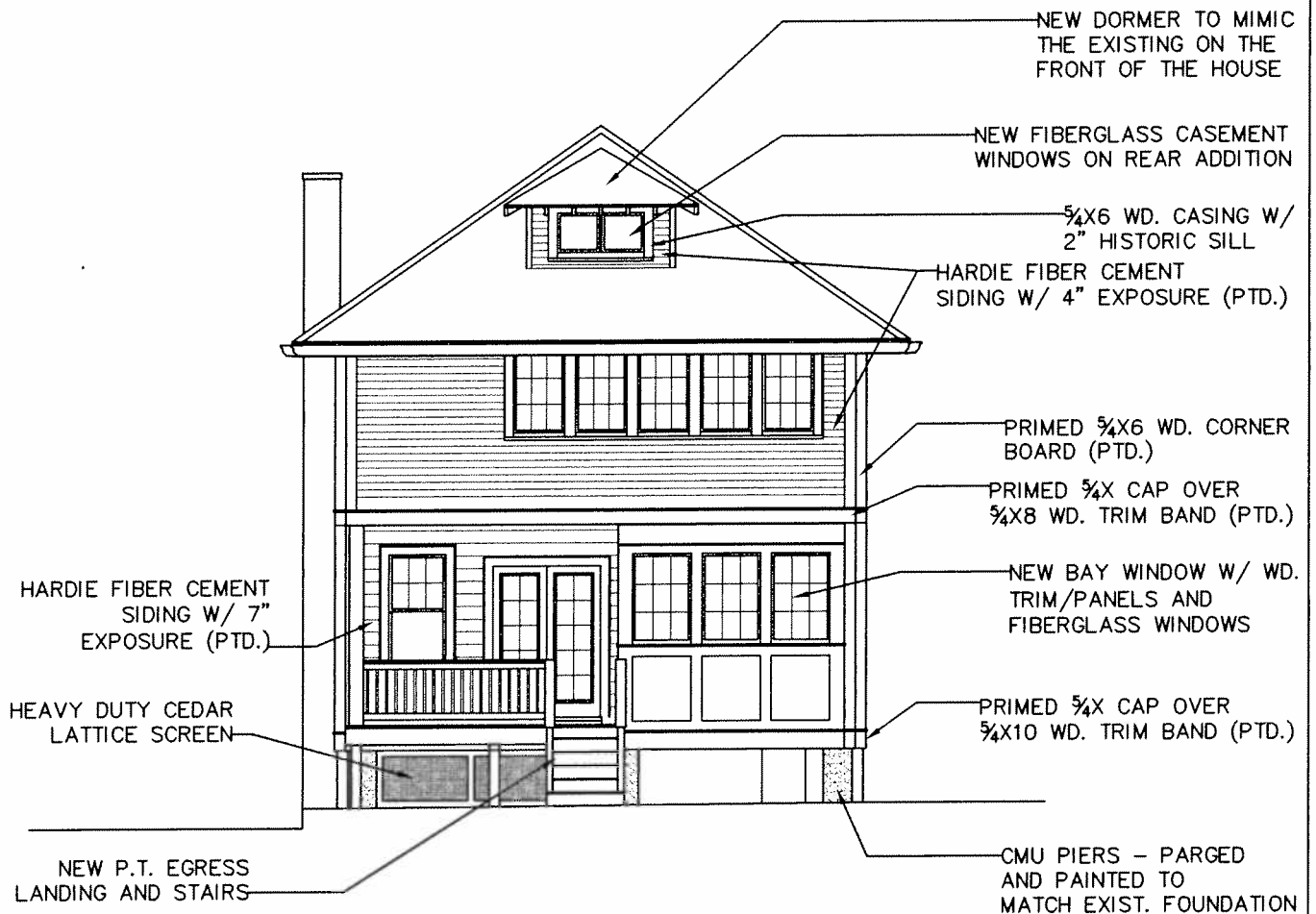
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SCHEMATIC DESIGN
REVIEW SET 3

A8

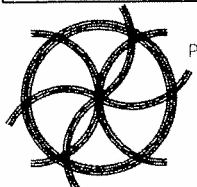


Previous Proposal (No Changes)



ELEVATION - WEST (BACK)

1/8"=1'-0"



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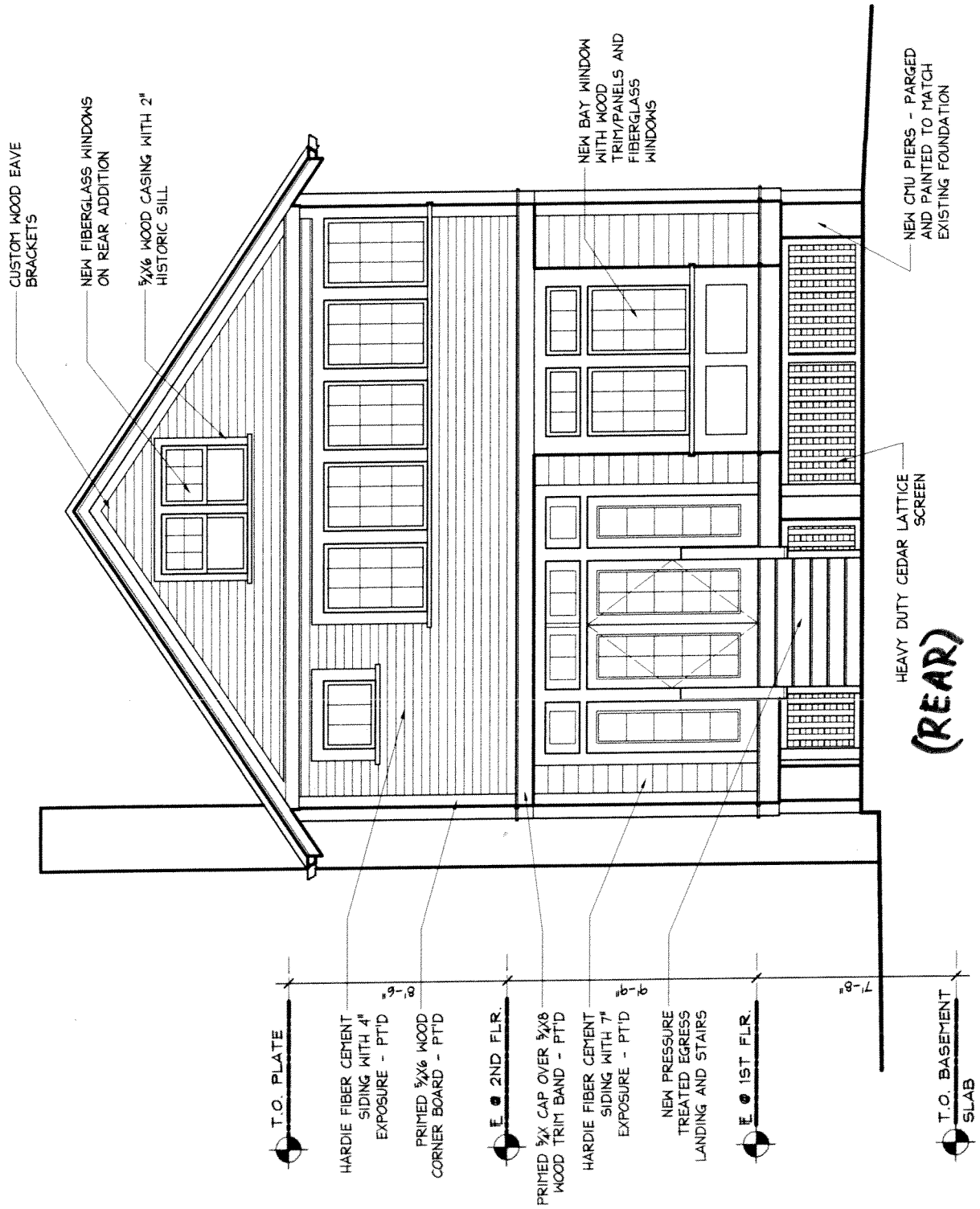
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SCHEMATIC DESIGN
REVIEW SET 3

A9



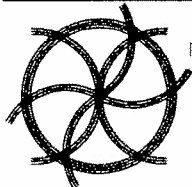
(REAR)

Previous Proposal



ELEVATION – NORTH

$1/8" = 1'-0"$

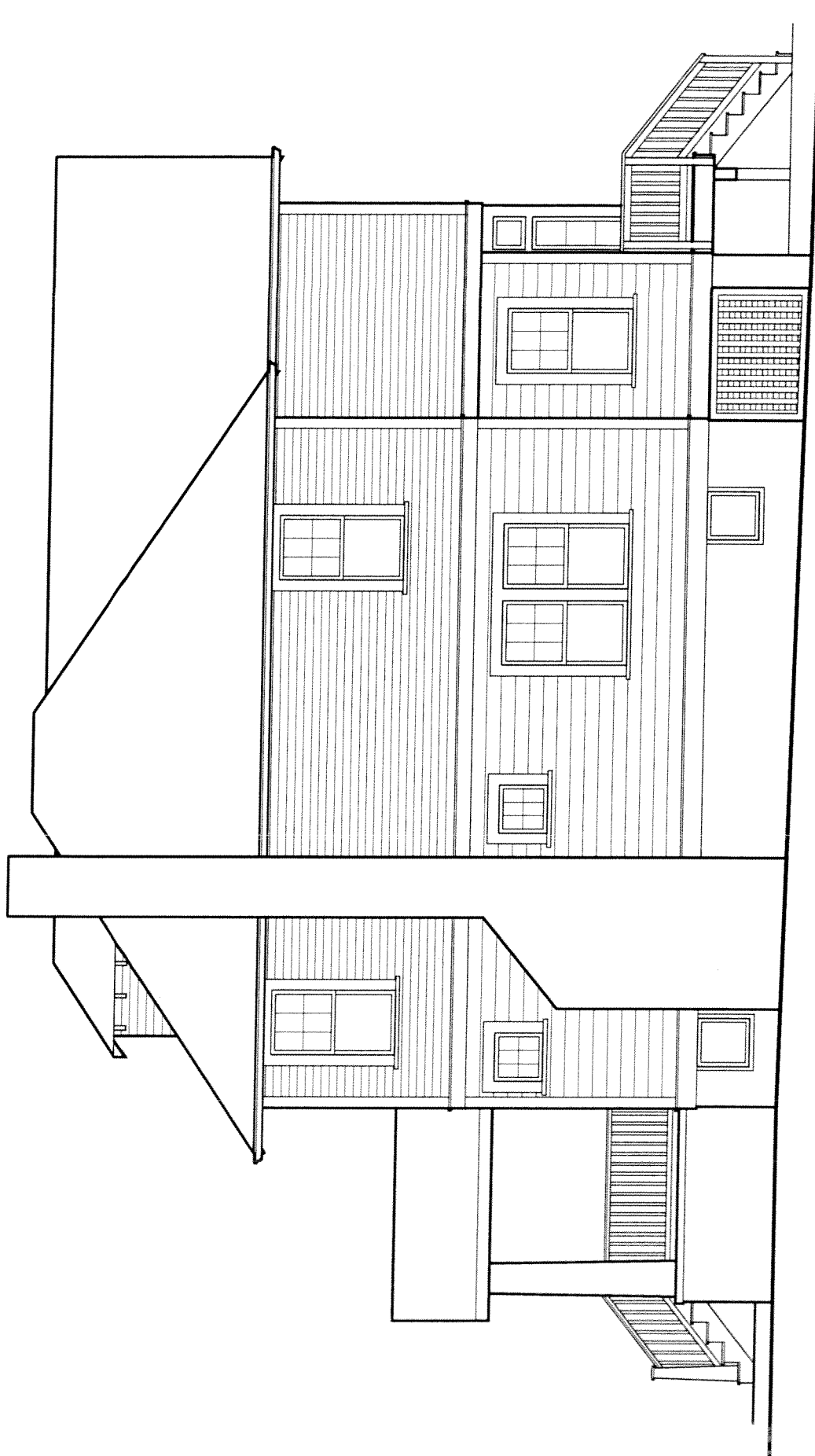


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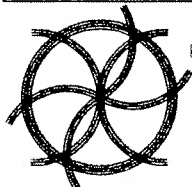
A10



Previous Proposal (North)



ELEVATION – SOUTH
 $1/8" = 1'-0"$

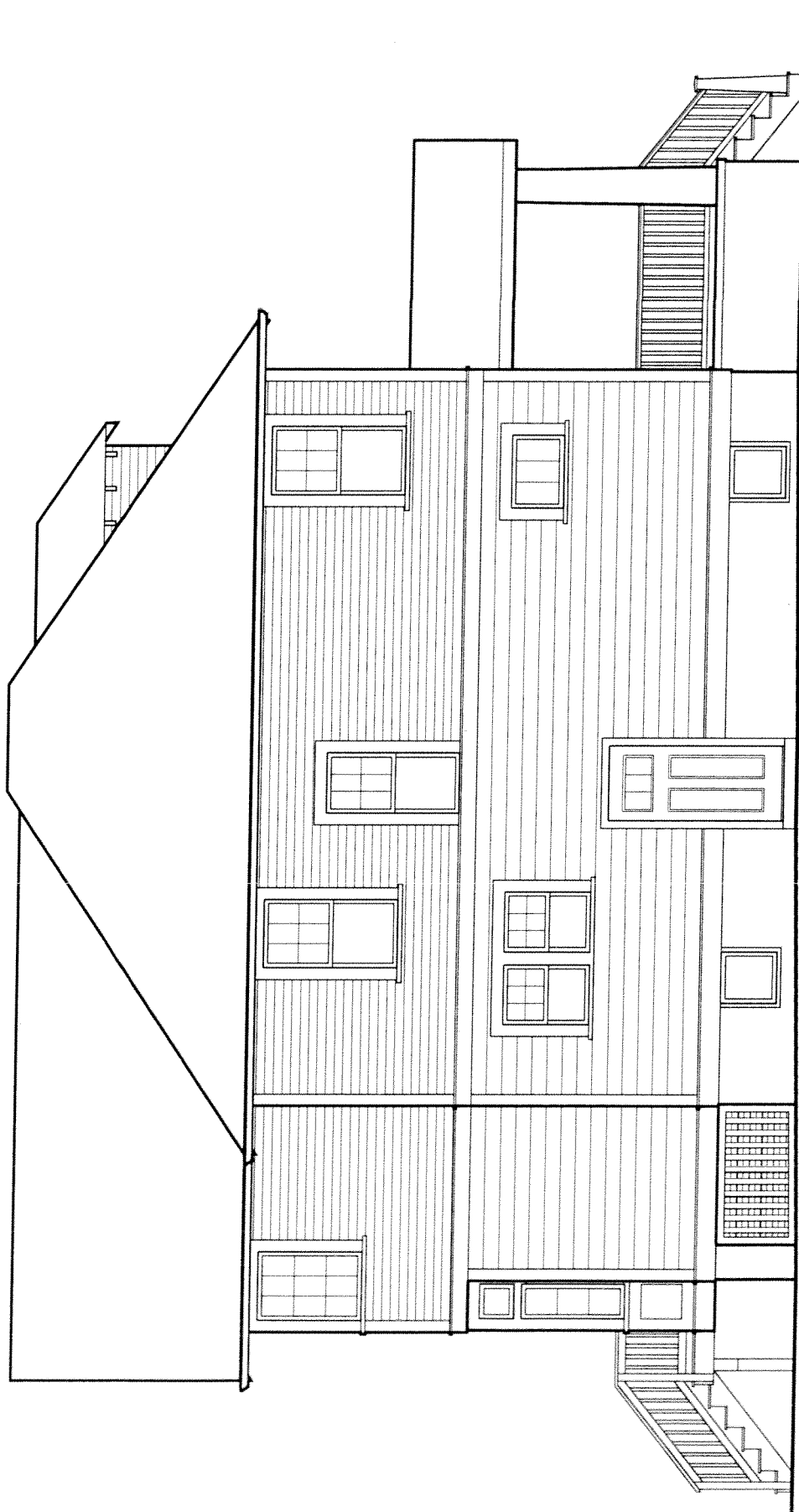


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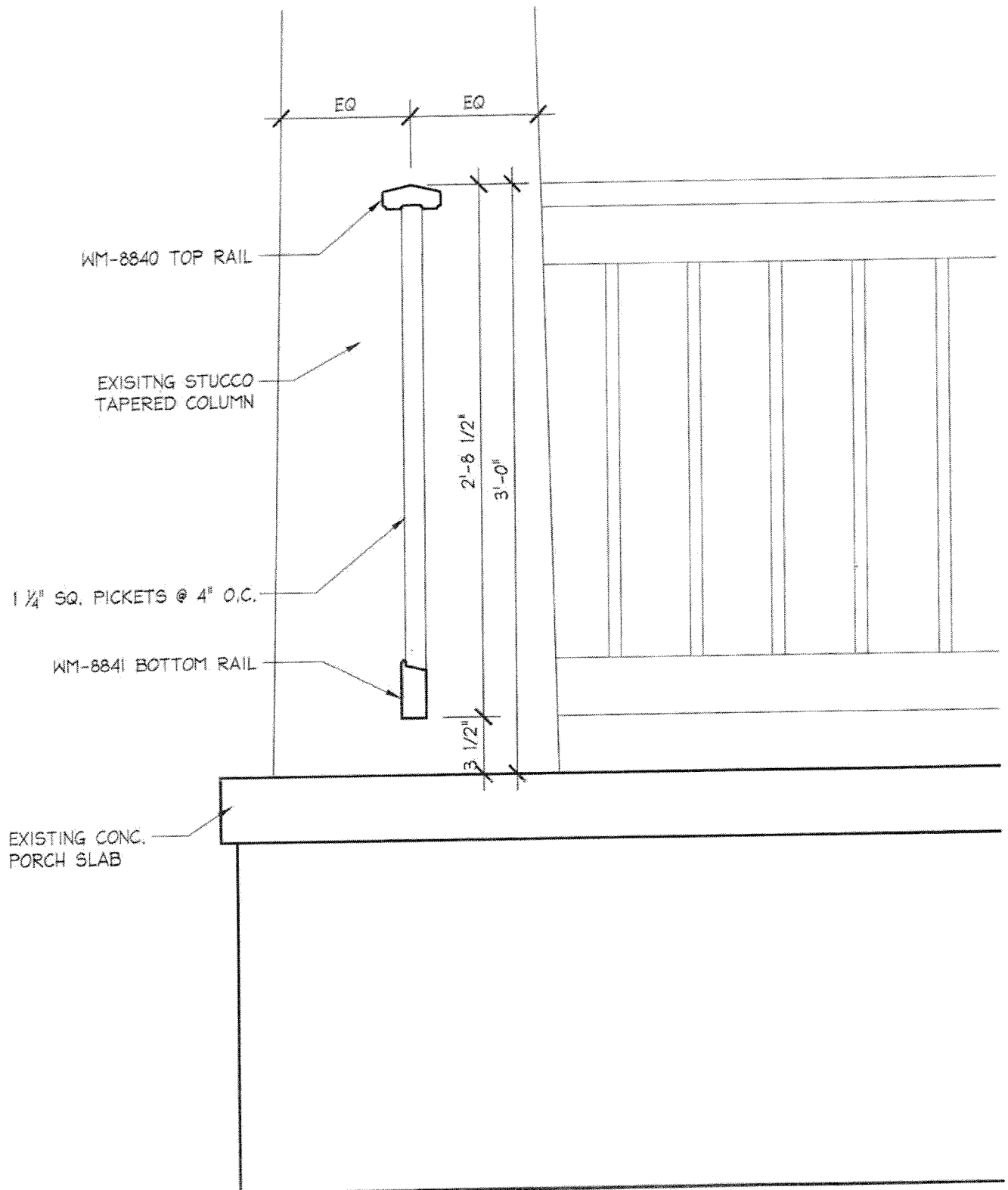
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SCHEMATIC DESIGN
 REVIEW SET 3

A11

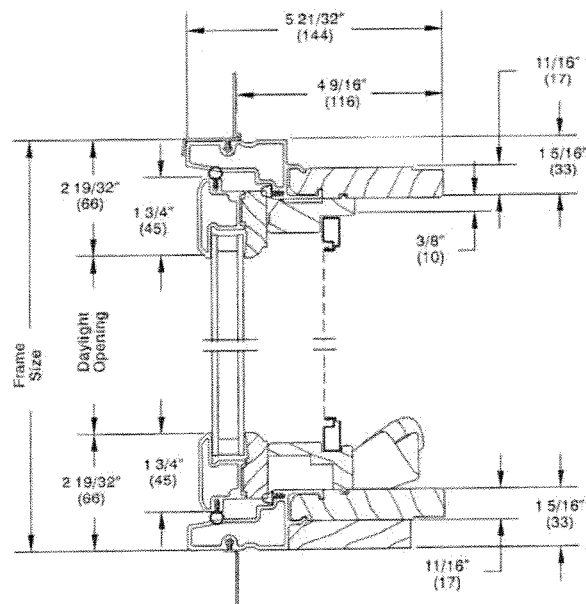


Previous Proposal (South)

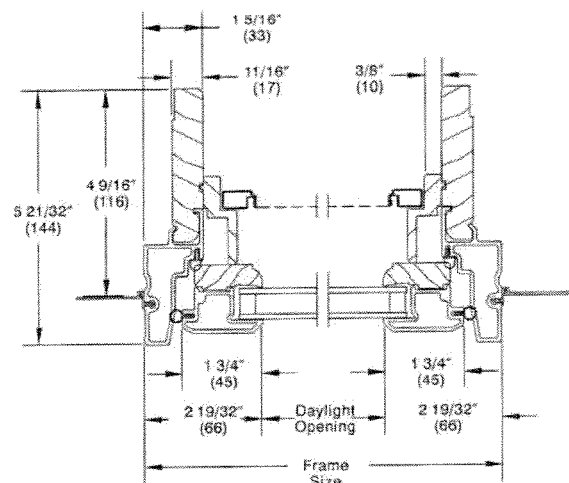


1 RAILING SECTION
A2 1 1/2" = 1'-0"

CASEMENT/AWNING OPERATING - 4 9/16" (116)

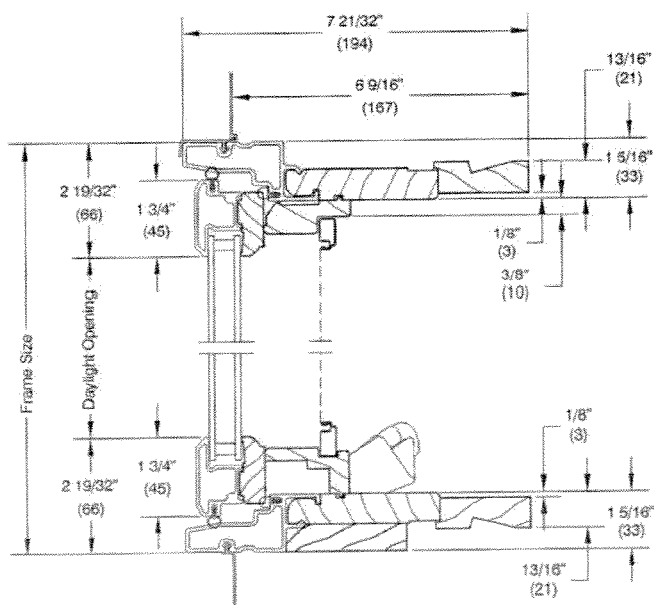


Head Jamb and Sill

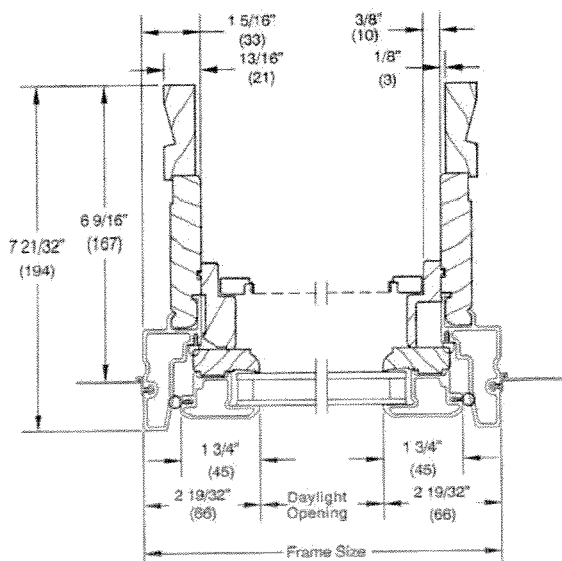


Jamb

OPERATING - 6 9/16" (167)



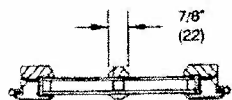
Head Jamb and Sill



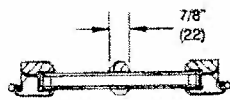
Jamb

DIVIDED LITE OPTIONS Not to Scale

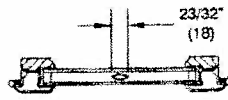
DIVIDED LITE OPTIONS



Simulated Divided Lite w/Spacer Bar



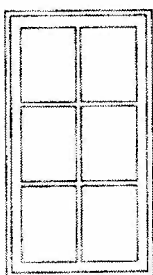
Simulated Divided Lite w/out Spacer Bar



Aluminum Grille Between Glass



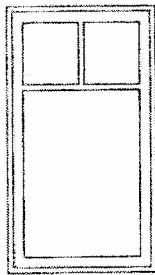
Wood Removable Grille



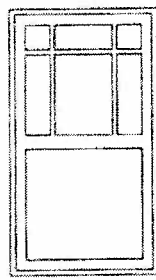
RECTANGLE SDL



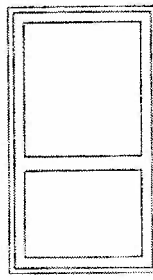
PRAIRIE
GBG or SDL



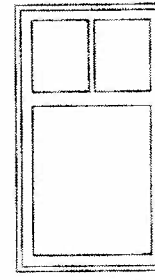
COTTAGE
SDL CUT



PRAIRIE SDL
WITH SIMULATED
CHECK RAIL



CUSTOM
SIMULATED
RAIL



COTTAGE SDL
WITH SIMULATED
CHECK RAIL

Conversion Formula:

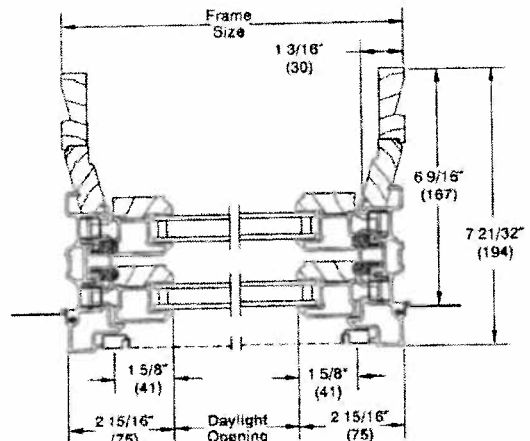
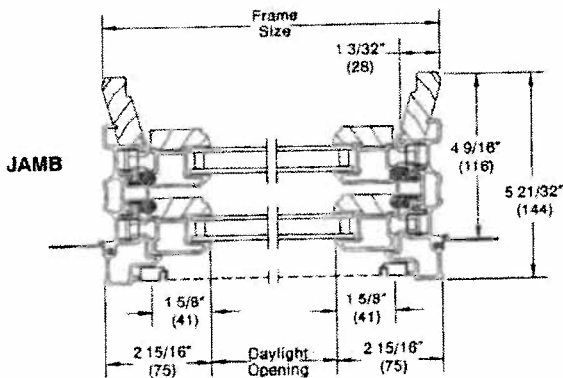
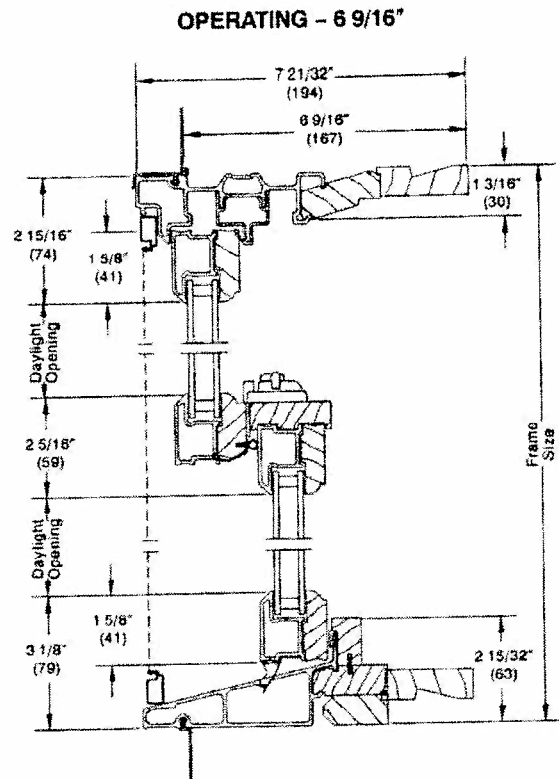
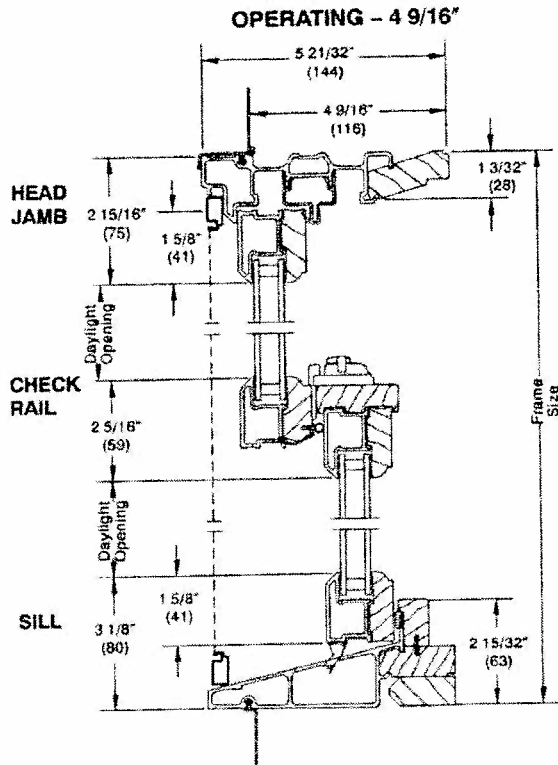
$$\frac{\text{Total DLO} - \text{Total bar width}}{\text{Number of lites}} = \text{Individual DLO}$$

NOTES

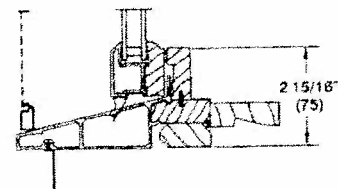
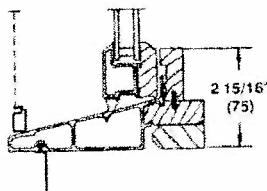
- Direct Glaze Round Top with Wood Grilles, GBG, or SDL will only align with the default lite cut of the unit it is intended to be mullied with.
- Wood Grilles for special sizes will default to the next smaller standard size lite pattern. Wood Grilles are not available in lite patterns other than the Wood Grille patterns listed in the following pages.
- Rectangle GBGs for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie pattern and customer specified equal rectangular lite patterns.
- Rectangular SDL for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie patterns, Cottage patterns, and customer specified equal rectangular lite patterns.
- Prairie GBGs and SDL are not available in lite patterns other than the Prairie patterns listed in the following pages.
- Cottage SDL for special sizes will default to the next smaller standard size lite pattern. Cottage SDL is not available in lite patterns other than the Cottage patterns listed in the following pages.
- Round Top lite patterns will not align with Casement/Awning optional GBG or SDL lite patterns.
- Maximum number of lites wide and high for equal lite SDL is 11 lites.
- Minimum DLO measurement for equal lite GBG and SDL option is 3" and will be validated by OMS.
- Standard DLO measurement for Prairie GBG and SDL option is 4" Special DLO corners are n/a.
- Standard DLO height measurement for Cottage SDL option is 10". Special DLO heights are n/a.
- Simulated Rail: Rectangular, Prairie 6-Lite and 9-Lite SDL patterns are available with Simulated Rail.
- Simulated Rail: custom ratio and specified DLO are available with Simulated Rail and will be validated by OMS.
- An ICADG 7316 with wood grille will align over a 25-3W or 37-2W ICA assembly only.
- An ICATR 7316 or 7319 with wood grille will align over a 73-1W picture only.
- GBGs are not available on Impact IZ3 units.
- SDL with spacer bars are not available on Impact IZ3 units.

SECTION DETAILS: Not to Scale

STANDARD GLAZED



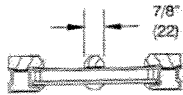
HIGH PERFORMANCE



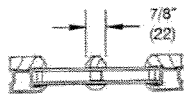
NOTE: CE is not available on High Performance units

DIVIDED LITE OPTIONS Not to Scale

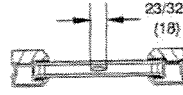
DIVIDED LITE OPTIONS



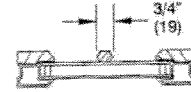
Simulated Divided Lite



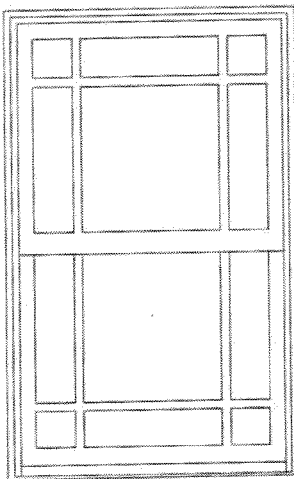
Simulated Divided Lite
w/Spacer Bar



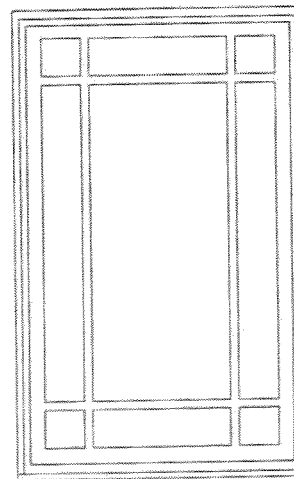
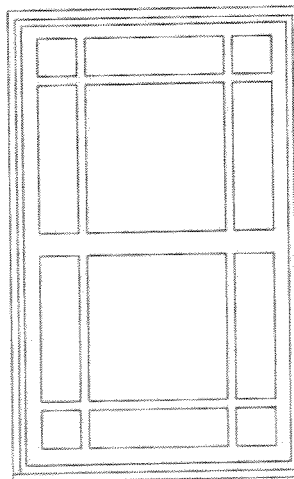
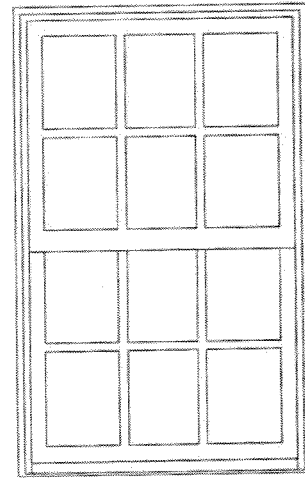
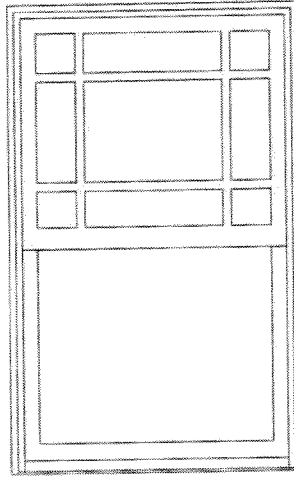
Aluminum Grille Between
Glass



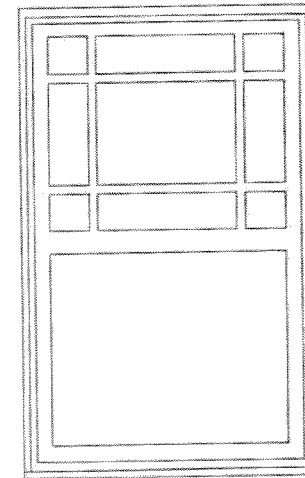
Wood Removable Grill



* Optional 6 lite Prairie cut for GBG or SDL.

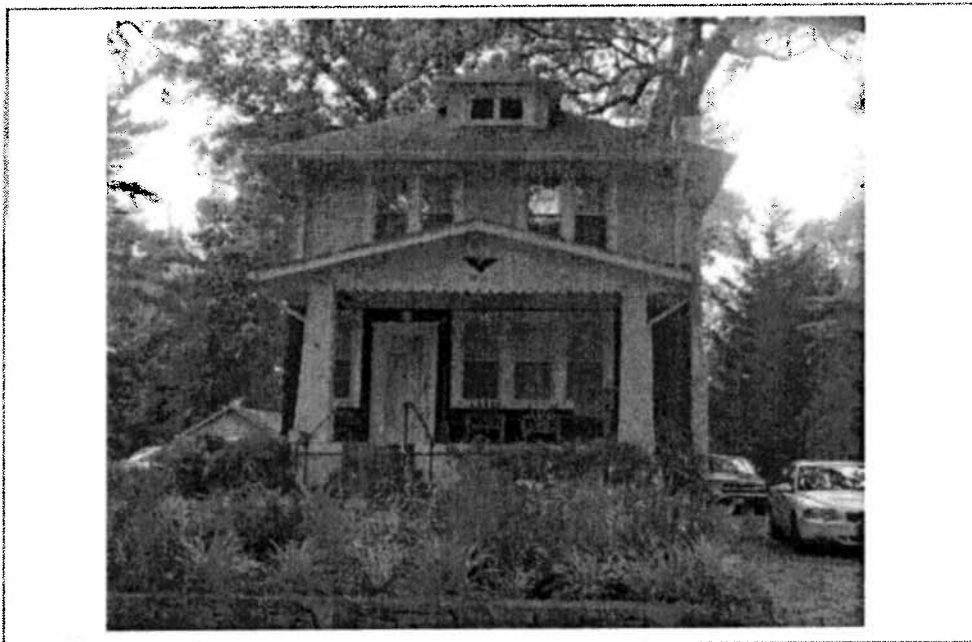


* Optional 9 lite Prairie cut for GBG or SDL.



- NOTE:** Direct Glaze Round Top with Wood Grilles, GBG, or SDL will only align with the default lite cut of the unit it is intended to be milled with.
- NOTE:** GBG and SDL with spacer bars are not available on Impact IZ3 units
- NOTE:** 4" (102) DLO lite cut minimum for 7/8" (22) pattern

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing Front SW Facade



Detail: Existing Side SE Facade

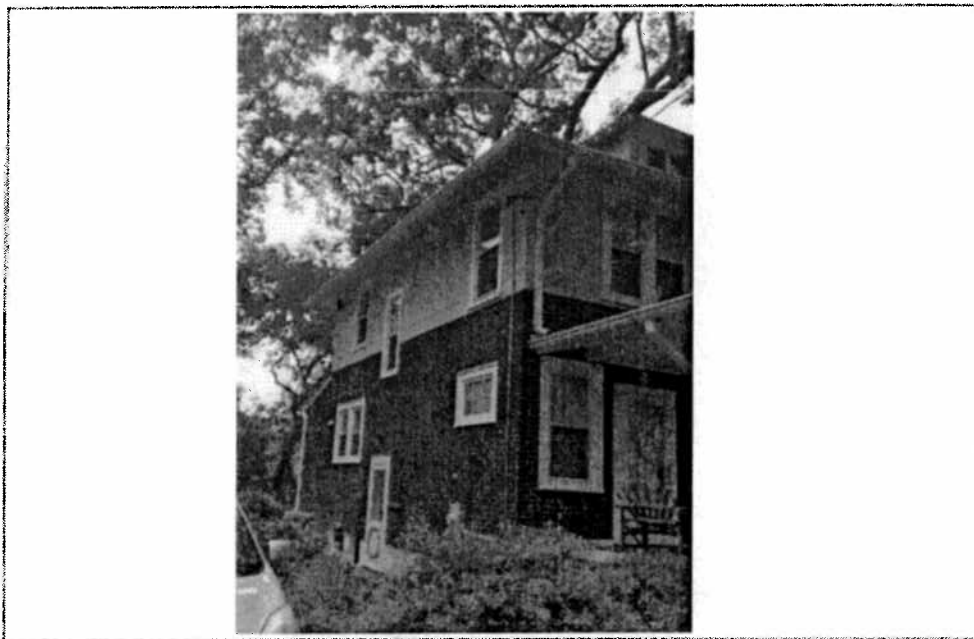
Applicant: Burton/Castrina

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing Rear NE Facade

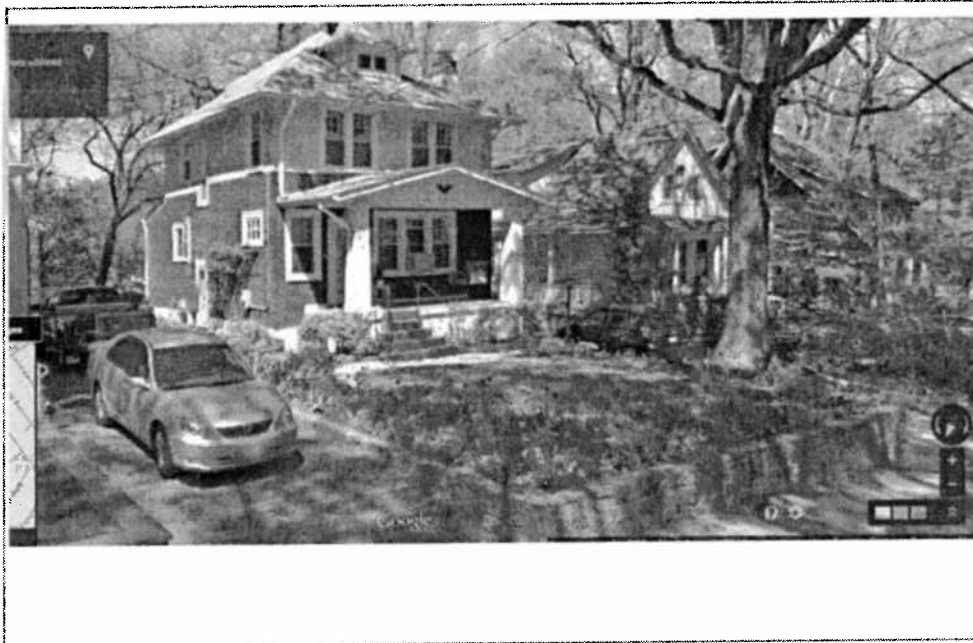


Detail: Existing Side NW Facade

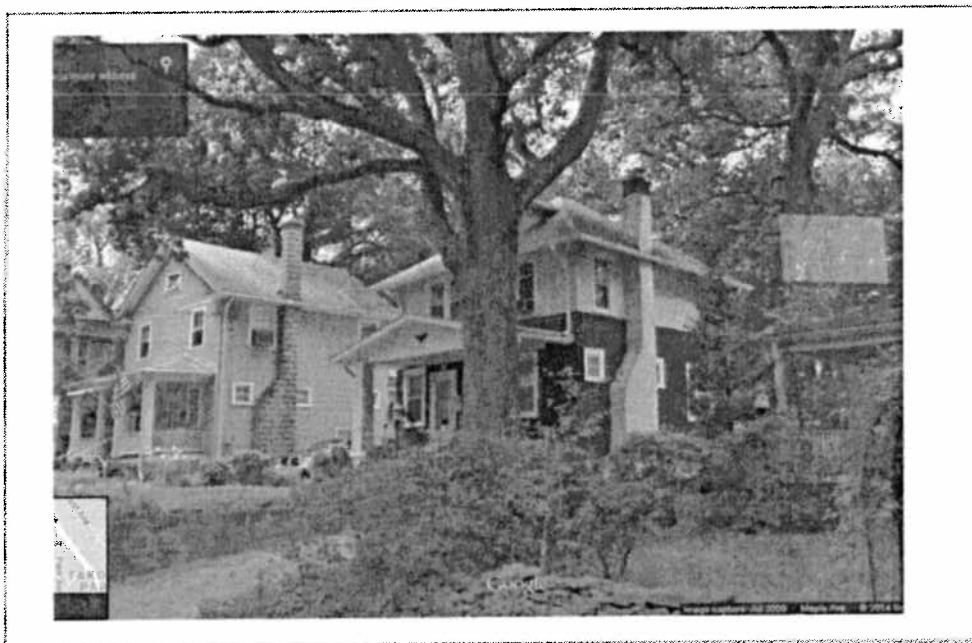
Applicant: Burton/Castrina

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing Front (SW&NW) Side as seen from Public Right of Way



Detail: Existing Front (SE&NE) Side as seen from Public Right of Way

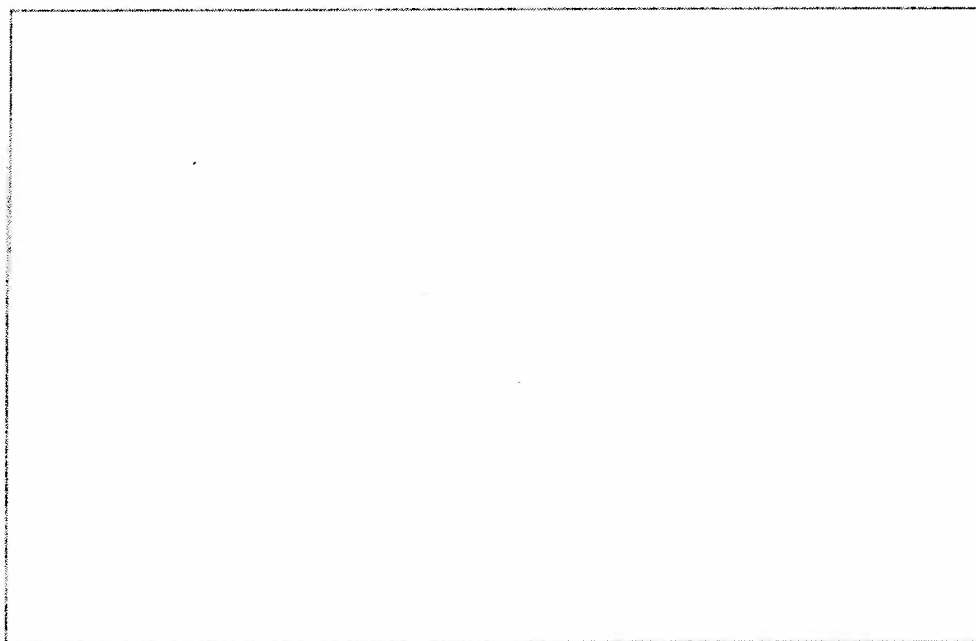
Applicant: Burton/Castrina

Page: 27

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing property with adjoining properties shown



Detail: _____

Applicant: Burton/Castrina

Page: _____

City of Takoma Park



Housing & Community
Development

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

July 17, 2014

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166
Fax 240-777-6398

PERMIT LETTER VALID FOR ONE YEAR FROM DATE OF ISSUE

Property Owner Name: Kenneth Joseph Burton Matthew M. Castrina
Property Owner's Representative: Steve Roper
Email or FAX: joebontheroad@yahoo.com

Location of Requested Permit: 7314 Maple Avenue
Takoma Park, MD 20912

Proposed Scope of Work: Addition on rear and replacing roofing and siding,
including HVAC, plumbing, electric

To the Department of Permitting Services:

The above property owner or owner's representative has notified the City of Takoma Park of plans to apply for building permit(s) for the above summarized construction project. The property owner or representative has been informed that the City of Takoma Park has regulations and city permit requirements that may apply to their project. The applicant has been advised that failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

The issuance of this letter does not indicate approval of the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Erkin Ozberk".

Erkin Ozberk
Planner

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

Owner's mailing address Kenneth J. Burton/Matt Castrina 7314 Maple Avenue Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Leroy and C. A. Adams 7312 Maple Avenue Takoma Park, MD 20912	David E. Rogers/Rebekah M. Zanditon 7316 Maple Avenue Takoma Park MD 20912
Samer Sadek/Maria Said 7315 Maple Avenue Takoma Park MD 20912	Noreene F. Wells 7315 Cedar Avenue Takoma Park, MD 20912