

7502 Carroll Avenue, Takoma Park
[HPC Case # 37/03-10D]
Takoma Park Historic District

(2)



HISTORIC PRESERVATION COMMISSION

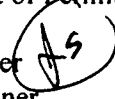
Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 2/9/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #523373—fencing installation and basement window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC with one condition. The condition of approval is:

1. The proposed fence located on the north side of the house will be set back 10' from the front of the porch.

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: David Simonetti
Address: 7502 Carroll 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: David Simonetti
Daytime Phone No.: (202) 297-6819

Tax Account No.: _____
Name of Property Owner: Simonetti, David Daytime Phone No.: (202) 297-6819
Address: 7502 CARROLL AVE Takoma Park MD 20912
Street Number City State Zip Code
Contractor: PG AWNING Phone No.: (301) 858-7447
Contractor Registration No.: 66781
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7502 Street: CARROLL AVE
Town/City: Takoma Park Nearest Cross Street: LINCOLN AVE
Lot: Pt Lot 8 Block: 50 Subdivision: B.F. GILBERTS ADDED TO TAKOMA PARK
Liber: 2208 Folio: 49 Parcel: (Lot '88")

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: WINDOWS
1B. Construction cost estimate: \$ 3,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches **RECEIVED**
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 Division of
Network Management

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.

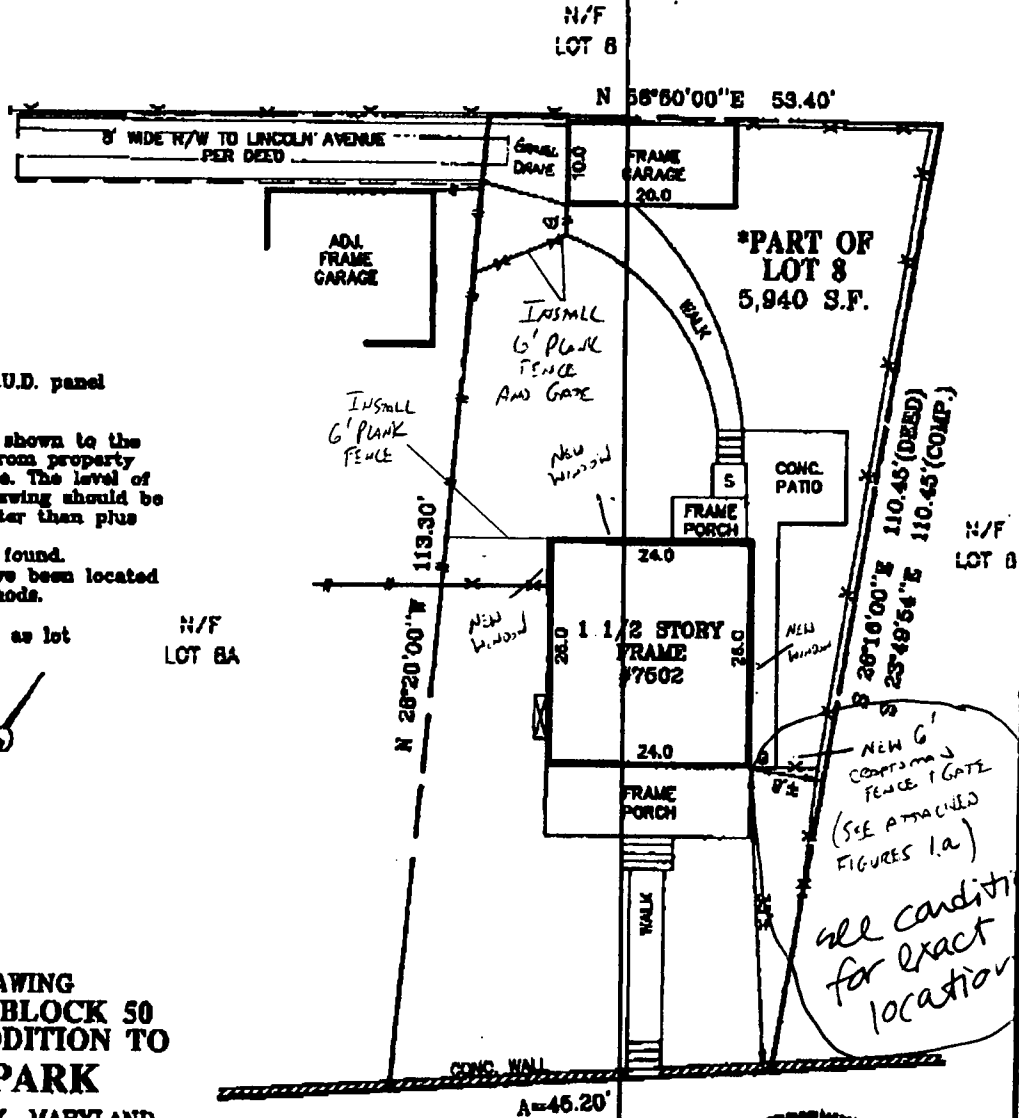
Signature of owner or authorized agent 12/28/09
Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 2/19/10
Application/Permit No.: 528373 Date Filed: 12/28/09 Date Issued: _____

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

LINCOLN AVENUE



Notes:

1. Flood zone 'X' per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. No property corners found. Fences, if shown, have been located by approximate methods.
3. * Denotes also known as lot SB per deed.

**LOCATION DRAWING
PART OF LOT 8, BLOCK 50
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND**

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster 587
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 607

REFERENCES

| | |
|----------|------|
| PLAT BK. | A |
| PLAT NO. | 50 |
| LIBER | 2208 |
| FOLIO | 49 |



STATE OF MARYLAND
SURVEYORS ASSOCIATION
AND REGISTERED PROFESSIONAL ENGINEERS
2027
Georgetown, Maryland 20854
301/658-0000 Fax 301/248-7888

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.: 9-21-09

JOB NO.: 09-04481

see condition for exact location

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|-------------|
| Address: | 7502 Carroll Avenue, Takoma Park | Meeting Date: | 2/10/2010 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 2/3/2010 |
| Applicant: | David Simonetti | Public Notice: | 1/27/2010 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 37/03-10D | Staff: | Josh Silver |
| PROPOSAL: | Fencing installation and basement window replacement | | |

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

- The proposed fence located on the north side (section three described below) of the house will be setback 10' from the front of the porch.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman 2-story
DATE: 1915-25

PROPOSAL:

The applicant is proposing to replace three grade-level basement windows with new exterior clad wooden hopper style windows in the same locations. (**Specification sheet attached**).

The proposal also includes the installation of three sections of 6' high wooden fencing and two gates.

Section One: Remove non-historic wire fence located on the south side of the house between the rear wall plane and adjacent property, and install 10 linear feet of 6' high, wooden plank fencing in the same location. The proposed fence is parallel with the rear wall plane of the house.

Section Two: Remove non-historic wire fence and chain-link gate at the rear of the property between the existing garage and adjacent property, and install 10 linear feet of 6' high, wooden plank fencing and one gate in the same location. The proposed fence and gate are confined to the rear yard of the property.

Section Three: Remove non-historic wire fence and chain-link gate on the north side of the property between the front wall plane of the historic massing and adjacent property, and install 8 linear feet of 4'

high, wooden plank fencing with 2' high, wooden decorative lattice top and one gate in the same location. The proposed fence will connect to a wooden stockade fence located on the adjacent property to the north.

APPLICABLE GUIDELINES:

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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application with condition specified on Circle 1** as being consistent with Chapter 24A-8(b), (1) and (2):

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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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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

RECEIVED
Division of Casework Management

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 12/28/09

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 528373 Date Filed: 12/28/09 Date Issued:

1. WRITTEN DESCRIPTION OF PROJECT

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

Residence is a Craftsman, two-story, single-family, stucco on frame construction, home, which is listed as a contributing resource in the Master Plan. The home was purchased by the current owner in December 2009 and minor renovations, most focused on returning the home to its original condition, are being contemplated by the owner. The following are exterior rehabilitation items that are currently being contemplated and for which this application is being made:

1.) Windows: While the existing sashes will be retained throughout the first and second floors of the home, there are three hopper-style basement windows at grade which have suffered from water-induced rot and termite damage. Due to the extent of the damage, these windows are not repairable. There is one window on the south side (Photo 1a.), one on the north side (Photo 1c.), and one on the rear of the residence (Photo 1b.). These windows have little historical significance and do not contribute architecturally to the residence. They are poorly constructed, utility windows, which must be replaced for the ongoing utility of the home.

2.) Fencing: There is currently wire fencing on the south side of the house, at the rear wall, wire fencing and a chain-link gate at the rear of the property between the fence at 7500 Carroll and the detached garage of the residence, and wire fencing and a chain-link gate on the north side of the house where the rear of the front porch meets the structure, continuing to the 6' stockade fencing at 7504 Carroll. The existing fencing was likely installed in the 1950's and is rusted and in disrepair. This fencing has no historical significance.

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

1.) Windows: We propose to replace the three grade-level basement windows with an aluminum or vinyl-clad wooden hopper-style windows (Marvin Tilt-Hopper or equivalent). Windows will be full view with divided light grilles to match the old windows. These windows are at grade and are not visible from any street. The danger of moisture exposure at this location demands the moisture-resistance that a clad window will provide. As the windows will be styled and painted to match the existing, there should be no derogatory effect on the historic resource.

2.) Fencing: While we have seen standardized recommendations of employing picket fencing within Montgomery County historic districts, we take issue with this choice as it is not appropriate to the Arts and Crafts period and would not have been utilized during that period. We propose to install 6', plank wood fencing at the rear wall of the residence on the south side (Photo 2a.), and the same with the addition of a gate between the garage and the neighbor's stockade fencing at the rear (Photo 2b.), both replacing the existing wire fencing and painted to match the residence.

The north side of the residence is a bit more complex. As the basement door of the residence is located approximately 12' from the front of the front porch, and we have "giant-breed" dogs which utilize that door for ingress and egress to the residence, it is necessary for the utility of the residence to have a high fence. Given the current Commission's current historic preservation guidelines and our needs as the owner's of the residence, we propose to replace the existing wire fence and chain link gate with a wooden fence and gate, the lower four feet of which is plank wood and the upper two feet of which is decorative lattice, painted to match the residence. A drawing of the residence's front elevation including the fence is attached as Figure 1. This style fence is typical of those constructed during the Arts and Crafts period and we have attached some documentation of this fact (See "The Mistletoe Express" newsletter). This style of fencing at this location would accomplish a number of goals:

- Erect historically appropriate fencing in an area where legacy stockade fences about at all locations of surrounding residences.
- Add to the flavor of the historic district becoming an enhancement of the resource as opposed to a detractor.
- Cause the removal of the old wire fence which is neither historically appropriate nor attractive.
- Makes use of the decorative-lattice upper portion to retain the "openness" desired by the HPC.
- Provides necessary utility for the owners in securing the rear of their residence and keeping their dogs restrained in at a location situated on a busy main road.

As the attached photographs 3a. through 3.e show, due to the thirty-five foot setback of the residence from the road, the sides of the house are not readily visible from the roadway or sidewalk. This style of fencing at this location will provide both historic authenticity and necessary utility without compromising the greater environment of the district.

NEIGHBORING RESIDENCES

South:

Liebman, Eric J. and Wilson, Catherine M.
7500 Carroll Avenue, Takoma Park, MD 20912

North:

Curcio Mary and Barry, Rudy
7504 Carroll Avenue, Takoma Park, MD 20912

Confronting:

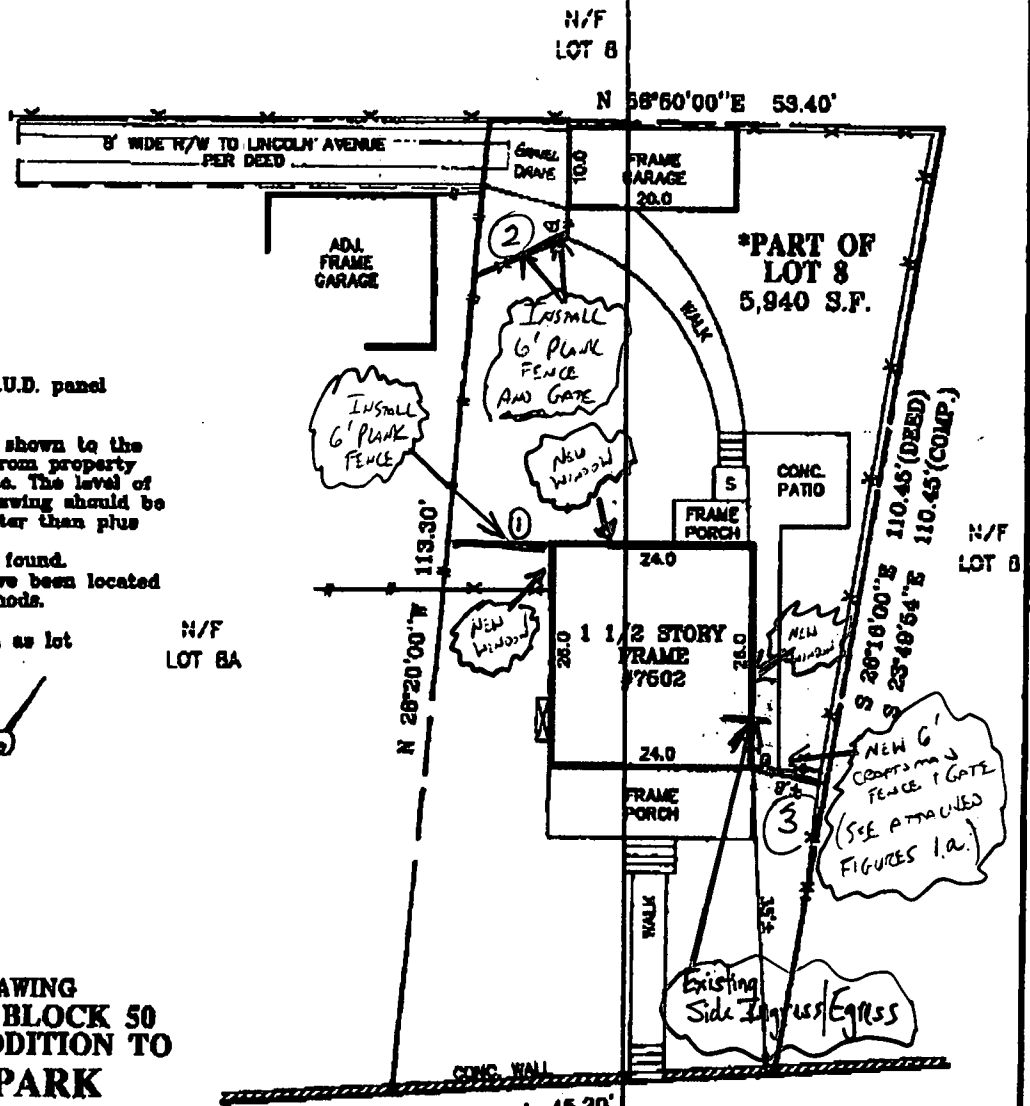
Landphair, Theodore W. & C.M.
7501 Carroll Avenue, Takoma Park, MD 20912

Leshner, Johanna Cohen & Michael Cohen Leshner
7503 Carroll Avenue, Takoma Park, MD 20912

CONSUMER INFORMATION NOTES:

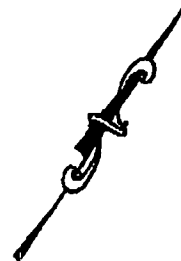
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4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

LINCOLN AVENUE



Notes:

1. Flood zone 'X' per H.U.D. panel No. 0480D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. No property corners found. Fences, if shown, have been located by approximate methods.
3. * Denotes also known as lot 8B per deed.



LOCATION DRAWING
 PART OF LOT 8, BLOCK 50
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

CARROLL AVENUE

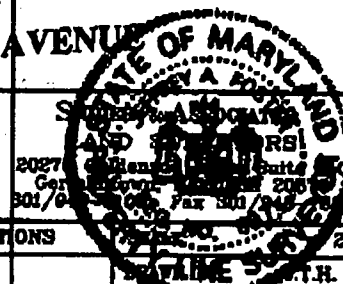
SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster 587
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 607

REFERENCES

PLAT BK. A
 PLAT NO. 60
 LIBER 2208
 FOLIO 49



DATE OF LOCATIONS

WALL CHECK

HSE. LOC.: 9-21-09

DATE TIME 5:05 P.M.

JOB NO.: 09-04481

8



The Mistletoe Express

www.mistletoeheights.com

March 2009

The Craftsman-style fence

Editor

"The Arts and Crafts movement was more than a moving away from the ornamentation of Victorian period," says noted landscape architect Jack de Lashmet of East Hampton, N.Y. "It was not so much a reaction against ornamentation, as so much of the Arts and Crafts period is about ornamentation, but rather an embracing of function and quality. It really is the precursor to Modernism. It's the whole idea of a quarter-acre-lot home built with regard to craftsmanship and simplicity and the landscape architecture reflects this idea."

A major element of the exterior of an American Craftsman-style neighborhood is our landscape architecture, which includes fences, gates, arbors, stairs and various hardscape. Nearly all of the early original Arts and Crafts fences are gone. So when we consider a new fence, we need to take our cues from landscape architects, style ideas from our home's architecture, from trims, original shutters, porch styles, stairs and the overall setting, color and line of our homes. A new fence's purpose must remain primary, whether it is to keep the dog in the yard, secure the safety of young

Continued on page 2

INSIDE THIS ISSUE

- 1 The Craftsman-style fence, Gardening
- 3 The New Newby Park
- 4 Neighborhood meetings, Letters to the editor
- 6 General meeting minutes
- 8 Yard of the month

Gardening in March

Dottie Guffey

"Find a little bit of land somewhere and plant a carrot seed. Now sit down and watch it grow. When it is fully grown pull it up and eat it." (*Living on the Earth*, Stephen Gastein)

Gardening tips:

Although we most likely will have a late freeze, the warming season is so near and if you are like me you are excited about that and ready to give the gardening spots a facelift.

Plant trees, shrubs, dianthus, snapdragons, larkspurs and cool season vegetable plants or seeds. Plant cool season root vegetables like carrots, beets, radishes and turnips. Plant mesculin salad greens, Chinese cabbage, broccoli, and cauliflower. Warm weather tomato, pepper and eggplant seedlings can be started indoors in a warm spot. If they are in starter pots place them right into the earth after the last freeze (usually after the middle of March). If a late freeze arrives after the warm weather plants are up, water the starter pots well and cover with large strips of brown paper secured with rocks or bricks. The paper can be found on 3' width rolls at the hardware store for about \$8.00. If you don't use all the brown paper in the garden, give the rest to the kids as doodle paper! I just tape it up on the wall and hand them all kinds of drawing materials.

Fertilize all planting areas with 100 percent organic cocktail of fish emulsion and compost tea.

Get an early start on eliminating soft bugs with insecticidal soap.

Prune roses and wisteria. If these plants have new growth at the time of a freeze, cover with a blanket, box or paper bag.

Let's make an alley date for removing debris, planting and so much more after lunch on March 15 (rain/cold date March 22). If anyone has been digging like me, you can come up with propagations right from your garden that you can share with the alley. Bring plants, seedlings and ideas, and I will try and make it by your alleyway for a visit! And those of you who don't have an alley, we can probably use your help.

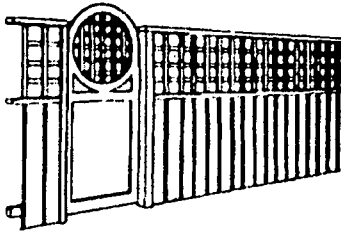
Craftsman fence continued from page 1

children, screen ugly views, create needed privacy or make boundaries for garden rooms, but there is no need to neglect style.

A "privacy fence" is an immediate best choice for creating privacy or to block unwanted views on our small lots. Lattice creates boundaries with subdued views. The solid fence with a lattice top is a particularly good combination for a Craftsman-style fence. Landscape architects of the period created the lattice not on the diagonal but rather in an upright square. The lattice boxes were open in a square pattern and could be either large or small squares or a combination.

Fences were often done with a pergola or entry gate depending on the style and placement of the home.

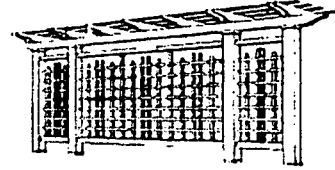
The Craftsman home was a reactive break from the Industrial Revolution with architectural emphasis on craftsmanship, landscape and a return to fundamentals. Our fences should embody the Arts and Crafts style to become one with the home and the landscape.



"The gates and fencing were an extension of the house," says de Lashmet. "The fences would have been plank wood with details matching details in the house, such as the roof line, wood, stone, shingle and house colors and stains. No chain-link, no white-and-green resin fences, no stockade fencing, and no pickets. They detract from the house. The fences of the period recall the house to which they connect. Materials echo the house, such as stucco, wood, stone, and the colors are earthen greens and browns, and again should extend the house architecture into the landscape."

Diagonal lattice, cheap stockades and spider decks hanging off of second-story windows and doors are all wrong for our homes. Inappropriate landscape architecture plunked down without style consideration, looks like a tumor on a historic home, and before you know it, the neighborhood has metastatic fence, deck and gate cancer.

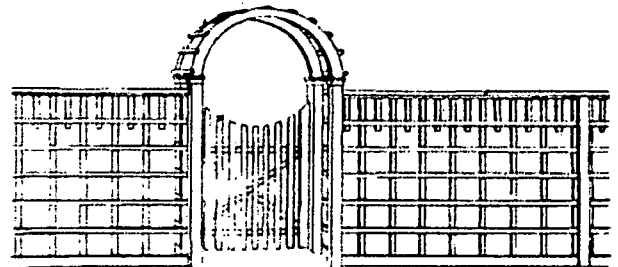
Another problem in choosing a fence is picking fencing that is too formal, frivolous or massive and fencing that is clearly of a different period to the house.



Take cues from the California fence builder Charles Prowell who owns Charles Prowell Woodworks. His Web site is prowellwoodworks.com. Take a look at the work of Peter A. Kirsch-Korff as well. One of our best sources for Craftsman fencing ideas comes from our own Japanese Garden at the Fort Worth Botanic Garden. Much of our period styling comes from a love of Japonisme, which greatly influenced Arts and Crafts.

Given our extreme temperatures, it is wise to seal your fence in a clear stain or to use historical stain colors to coordinate with the house and garden. Staining your new fence in browns, natural greens and earth tones will compliment the garden and the home. Coordinating a trim color from the home to the fence should be considered or using a natural wood stain from an exterior door. Or perhaps taking the trim on your home back to the wood and staining and sealing the trim to match your fence and vice versa. Take a look at the Gamble House at www.gamblehouse.org. The stains and colors you choose are up to you, but take a peek and see what some of the major craftsman landmarks are choosing.

You can also build these fences on your own with a little bit of planning and a friendly fire nail gun. A plain stockade adorned with craftsman style trimmings can make an inexpensive fence, look like a high end custom job. Fences can be created with high-end architectural features with a bit of forethought and it doesn't have to break the bank. An Arts and Crafts fence will enhance the overall monetary value of your Arts and Crafts home and extend your home's design into the garden and neighborhood.



CLAD MAGNUM TILT-TURN / HOPPER

UNIT FEATURES

Frame:

- Interior: Standard is Pine Wood, optional Douglas Fir. Species available are Mahogany, Cedro Macho, Vertical Grain Douglas Fir, Cherry, and White Oak.
- Exterior: Extruded aluminum, .050" (1.3) thick
- Frame thickness: 3 1/16" (78)
- Sill thickness: 1 11/16" (43)
- Frame width: 2 13/32" (61), 4 9/16" (116)

Sash:

- Interior: Standard is Pine Wood, optional Douglas Fir. Species available are Mahogany, Cedro Macho, Vertical Grain Douglas Fir, Cherry, and White Oak.
- Exterior: Extruded aluminum, .050" (1.3) thick
- Sash Stile and Rail thickness: 2 1/4" (57). Taken from Interior
- Interior glazed

Interior and exterior finish:

- Interior finish: Interior finish: treated bare wood or white primed (pine only)
- Exterior finish: Two coat finish system using Kynar[®] or Hylar[®] resins, meets or exceeds AAMA 2605 requirements.
- Standard Color: Stone White, Bronze, Pebble Gray, Evergreen, Bahama Brown. Select Color: Sierra White, Coconut Cream, French Vanilla, Cashmere, Desert Beige, Cumulus Gray, Cadet Gray, Ebony, Arctic White, Cascade Blue, Cobalt Blue, Hampton Sage, Sherwood Green and Wineberry. Contact your Marvin representative for details on custom colors.

Hardware:

- Tilt turn and Inswing Casement: Multi-point locking hardware with Bronze pistol grip handle. Optional White, Satin Chrome, Solid Brass, Bronze keyed or White keyed handle. Optional Turn Restrictor, Security key, Additional Scissor Stay
- Hopper: Operating Bronze pistol grip handle. Optional White, Satin Chrome, Solid Brass pistol grip handle
- Tilt-turn keyed stationary: Key operated locks allows authorized swing only
- Limiter on Hopper only called tilt stay

Weather Stripping:

- Weather Strip: Resilient leaf type gasket. Color: Black

Jamb Extensions:

- Interior pine wood extensions available for various wall thickness factory applied, finish to match interior

Insect Screens:

- Standard full screen, removable to interior. Screen mesh: 18 by 16 Charcoal fiberglass. Optional screen mesh: Charcoal aluminum wire, Black aluminum wire, Bright aluminum wire, bright bronze wire
- Aluminum screen frame: Color: Stone White, Evergreen, Bronze or Pebble Gray, Select and Custom colors available
- Optional Charcoal High Transparency screen mesh (CH Hi-Tran) 20 x 20 fiberglass.

Removable Interior Grilles:

- Bar: Pine wood, 3/4" (19) or 1 1/8" (29) wide
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative

Interior / Exterior Simulated Divided Lite (SDL):

- Interior bars: 7/8" (22) or 1 1/8" (29) wide bars. Pine wood or Douglas fir standard, optional white oak, cherry, mahogany, cedro macho or vertical grain Douglas fir. Finish to match interior
- Exterior bar: Extruded aluminum clad, 7/8" (22) or 1 1/8" (29) wide bars, finish to match exterior
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative
- Installation method: Factory applied with acrylic foam tape

Grilles-between-the-glass (GBG):

- 11/16" (17mm) white contoured aluminum bar. Optional flat aluminum spacer bar, contact your Marvin representative

Glass and Glazing:

- Glazing method: Insulated glass, hermetically sealed. Optional single glaze.
- Glazing seal: Silicon glazed
- Glazing type: Clear glass, optional glass types: LoE³-366™ with Argon or Low E II with argon, Laminated, Tempered, Obscure, Bronze tint, Gray tint, and Reflective Bronze
- Insulated glass will be altitude adjusted for higher elevations, argon gas not included

Accessories:

- Installation brackets: 6 3/8" (162), 9 3/8" (238), or 15 3/8" (391)
- Masonry brackets: 6" (152) or 10" (254)
- Nailing fin: Head jamb fin/drip cap, side jamb and sill fin. Head nailing fin with drip cap not designed to replace proper flashing
- Marvin SillGuard™
- Aluminum extrusions: Brick mould casing, Flat casing, various special casings, Mullion cover, Frame expander, Mullion expander, Jamb extender

Note:

Values shown in parenthesis represent metric equivalents
For product specifications please refer to the CSI Product Specifications, contact your Marvin representative

CLAD MAGNUM TILT-TURN / HOPPER

NFRC VALUES

| NFRC Unit Values | | | | | |
|---|----------------|-----------------------------|-----------------------------|-------------------------|--------------|
| Glazing Type | U-Factor | Solar Heat Gain Coefficient | Visible Light Transmittance | Condensation Resistance | Energy Star |
| Clad Magnum Tilt-Turn / Hopper | | | | | |
| Size Tested: | 36 x 60 | 36 x 60 | 36 x 60 | 36 x 60 | |
| Insulating glass | 0.49 | 0.51 | 0.51 | - | - |
| Insulating glass - SDL with spacer bars | 0.49 | 0.46 | 0.46 | - | - |
| Insulating Low E II glass | 0.38 | 0.28 | 0.45 | - | NC, SC, S |
| Insulating Low E II glass - SDL with spacer bars | 0.39 | 0.26 | 0.40 | - | NC, SC, S |
| Insulating Low E II glass - Argon | 0.34 | 0.28 | 0.45 | - | N, NC, SC, S |
| Insulating Low E II glass - Argon, SDL with spacer bars | 0.35 | 0.28 | 0.40 | - | N, NC, SC, S |
| Insulating LoE ³ -366™ Glass | 0.34 | 0.19 | 0.44 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon | 0.31 | 0.19 | 0.44 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/Spacer Bar < 1" | 0.36 | 0.18 | 0.39 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/Spacer Bar > 1" | 0.36 | 0.16 | 0.34 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/o Spacer Bar < 1" | 0.34 | 0.18 | 0.39 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/o Spacer Bar > 1" | 0.34 | 0.16 | 0.34 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/Spacer Bar < 1" | 0.35 | 0.17 | 0.39 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/Spacer Bar > 1" | 0.35 | 0.16 | 0.34 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/o Spacer Bar < 1" | 0.31 | 0.17 | 0.39 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/o Spacer Bar > 1" | 0.31 | 0.16 | 0.34 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - GBG | 0.34 | 0.18 | 0.39 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, GBG | 0.31 | 0.17 | 0.39 | 58 | N, NC, SC, S |

NOTE:

Product Values are determined using the National Fenestration Rating Council (NFRC) Procedures for determining fenestration product values.

U-Value: (Btu/hr-sq ft-°F) Lower the U-Value, the greater the resistance to heat flow and better its insulating value.

R-Value: (1/U-Value) Higher the R-Value, the greater the resistance to heat flow and better its insulating value.

Visible Light Transmittance (VLT): Percentage of visible light transmitted through the unit.

Solar Heat Gain Coefficient (SHGC): The lower a window's SHGC, the less solar heat it transmits, and the greater its shading ability.

Condensation Resistance (CR): Condensation Resistance measures the ability of a product to resist the formation of condensation on the interior surface of a product. The higher the CR rating, the better that product is at resisting condensation formation.

Capillary tubes are required for IG units at high elevations. Argon will not be furnished in units with capillary tubes. Contact the Architectural Department Hotline at (800-346-3363) for additional NFRC Unit Values.

CLAD MAGNUM TILT-TURN / HOPPER

NFRC VALUES

| NFRC Unit Values | | | | | |
|---|----------------|-----------------------------|-----------------------------|-------------------------|--------------|
| Glazing Type | U-Factor | Solar Heat Gain Coefficient | Visible Light Transmittance | Condensation Resistance | Energy Star |
| Clad Magnum Tilt-Turn / Hopper | | | | | |
| Size Tested | 36 x 60 | 36 x 60 | 36 x 60 | 36 x 60 | |
| Insulating LoE ³ -366™ Glass | 0.34 | 0.19 | 0.44 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon | 0.31 | 0.19 | 0.44 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/Spacer Bar < 1" | 0.38 | 0.18 | 0.39 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/Spacer Bar > 1" | 0.38 | 0.16 | 0.34 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/o Spacer Bar < 1" | 0.34 | 0.18 | 0.39 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - SDL w/o Spacer Bar > 1" | 0.34 | 0.16 | 0.34 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/Spacer Bar < 1" | 0.35 | 0.17 | 0.39 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/Spacer Bar > 1" | 0.35 | 0.16 | 0.34 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/o Spacer Bar < 1" | 0.31 | 0.17 | 0.39 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, SDL w/o Spacer Bar > 1" | 0.31 | 0.16 | 0.34 | 58 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - GBG | 0.34 | 0.18 | 0.39 | 55 | N, NC, SC, S |
| Insulating LoE ³ -366 Glass - Argon, GBG | 0.31 | 0.17 | 0.39 | 58 | N, NC, SC, S |

NOTE:

Product Values are determined using the National Fenestration Rating Council (NFRC) Procedures for determining fenestration product values.

U-Value: (Btu/hr-sq ft-°F) Lower the U-Value, the greater the resistance to heat flow and better its insulating value.

R-Value: (1/U-Value) Higher the R-Value, the greater the resistance to heat flow and better its insulating value.

Visible Light Transmittance (VLT): Percentage of visible light transmitted through the unit.

Solar Heat Gain Coefficient (SHGC): The lower a window's SHGC, the less solar heat it transmits, and the greater its shading ability.

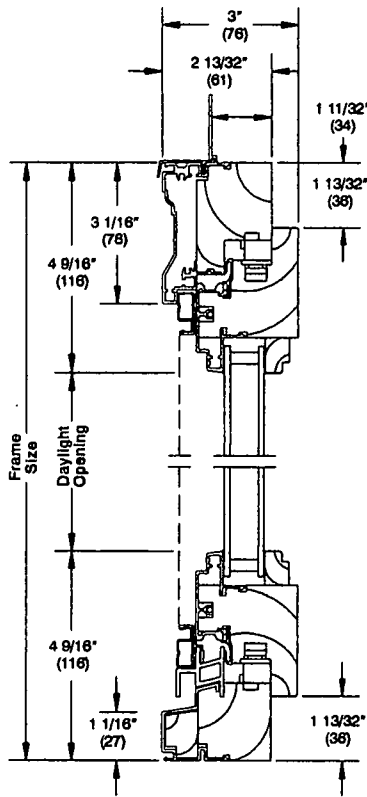
Condensation Resistance (CR): Condensation Resistance measures the ability of a product to resist the formation of condensation on the interior surface of a product. The higher the CR rating, the better that product is at resisting condensation formation.

Capillary tubes are required for IG units at high elevations. Argon will not be furnished in units with capillary tubes. Contact the Architectural Department Hotline at (800-348-3363) for additional NFRC Unit Values.

CLAD MAGNUM TILT-TURN / HOPPER

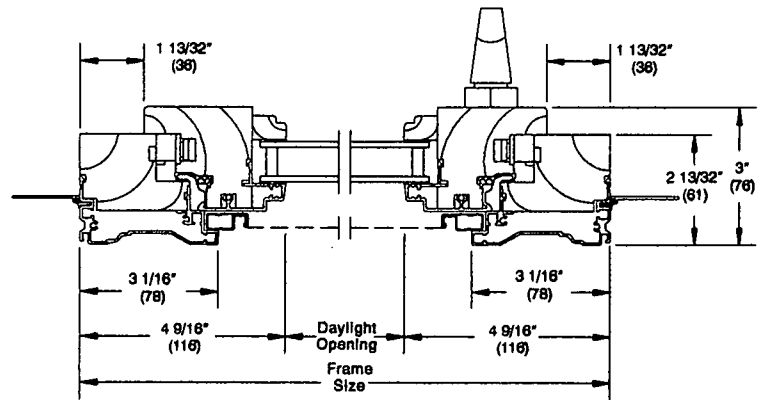
SECTION DETAILS: OPERATING

SCALE: 3" = 1' 0" (76 = 305)



Head Jamb and Sill

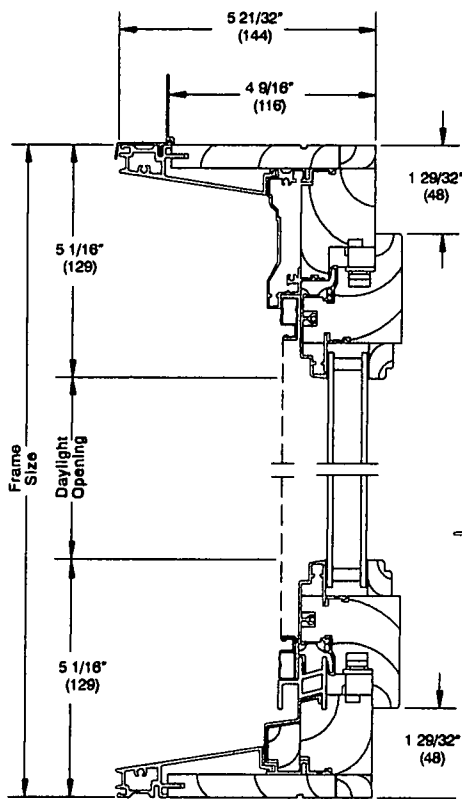
Operating 2 13/32" (61) Jambs



Jambs

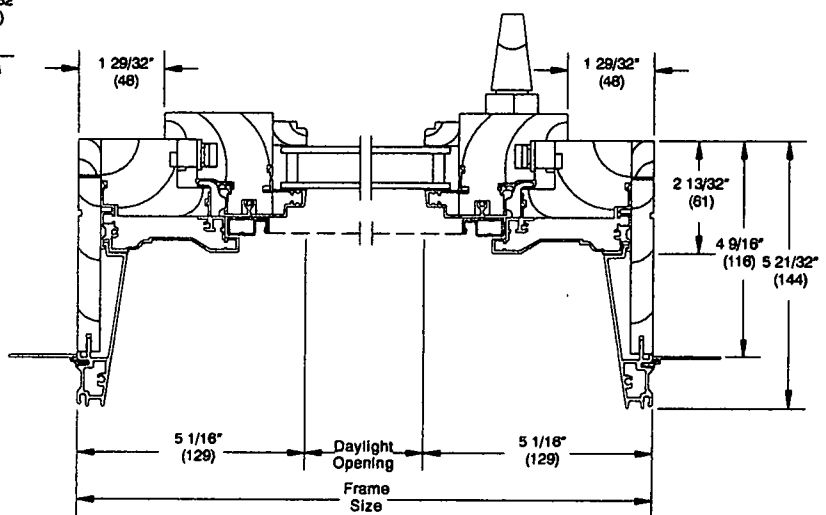
NOTE:

Handle location shown is for Magnum Tilt-Turn.
Handle is centered on the top rail for Hopper operation.



Head Jamb and Sill

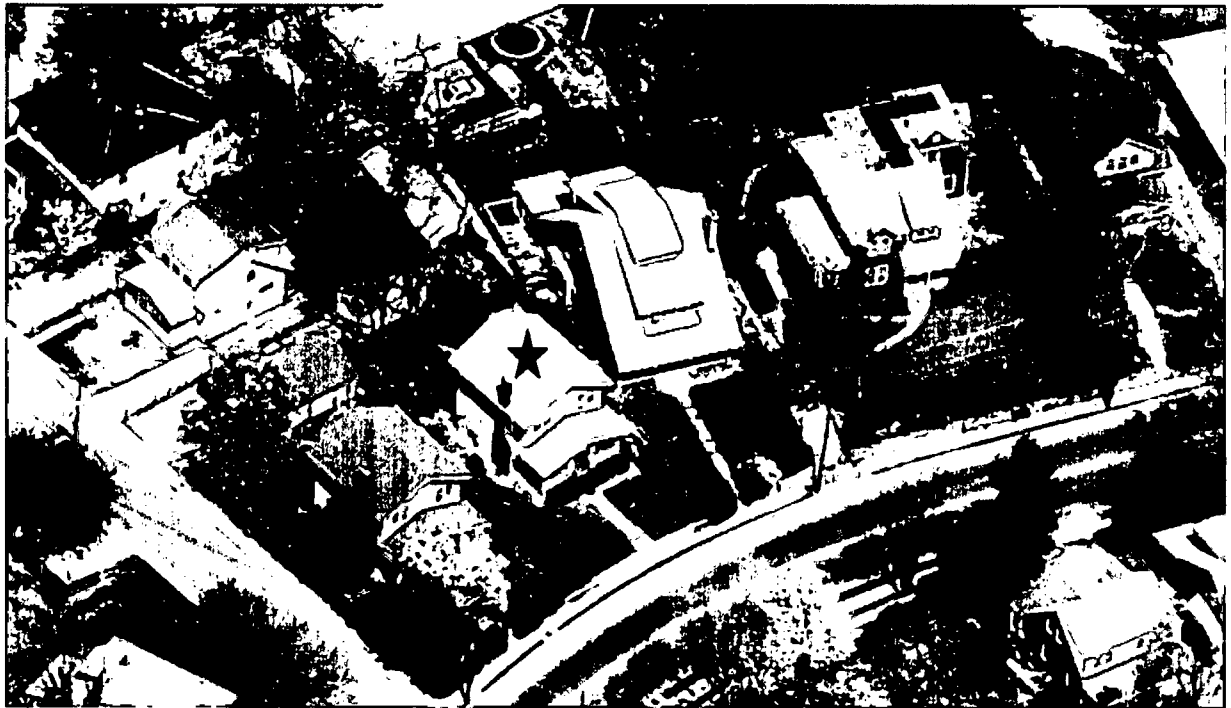
Operating 4 9/16" (116) Jambs

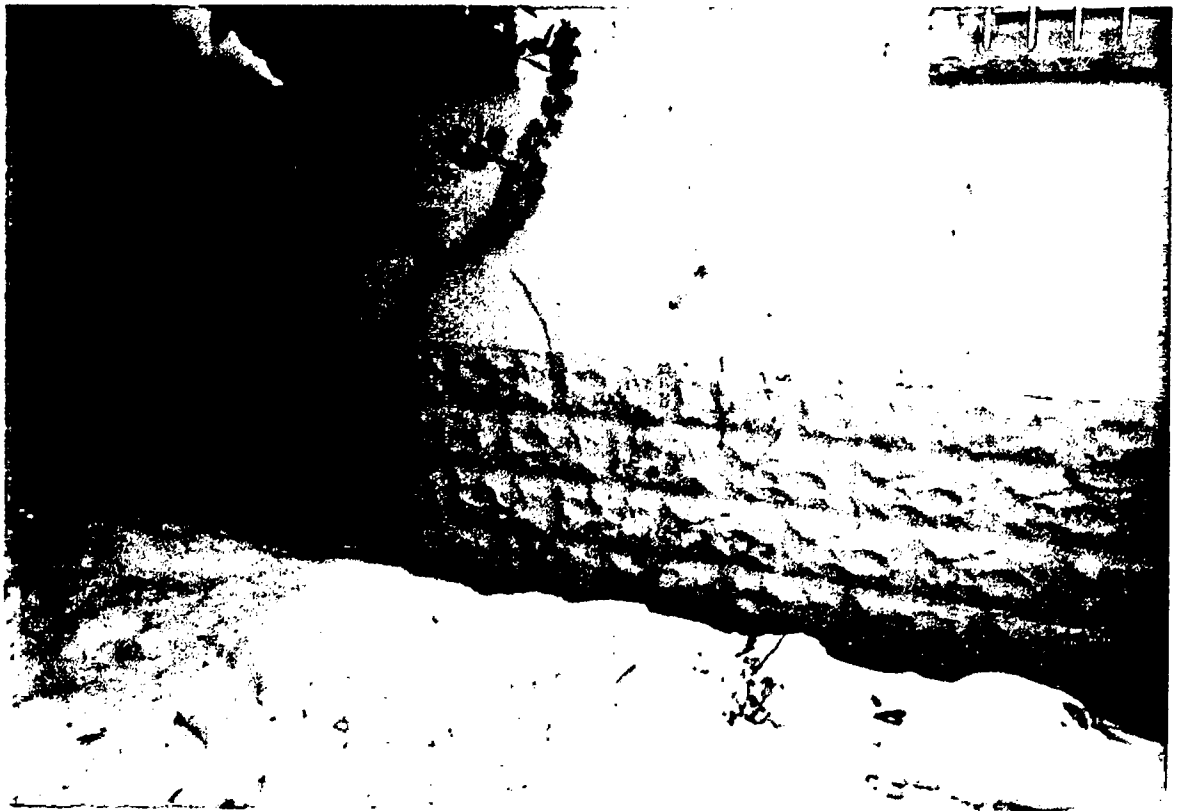


Jambs

14

7502 Carroll Avenue, Takoma Park
Takoma Park Historic District

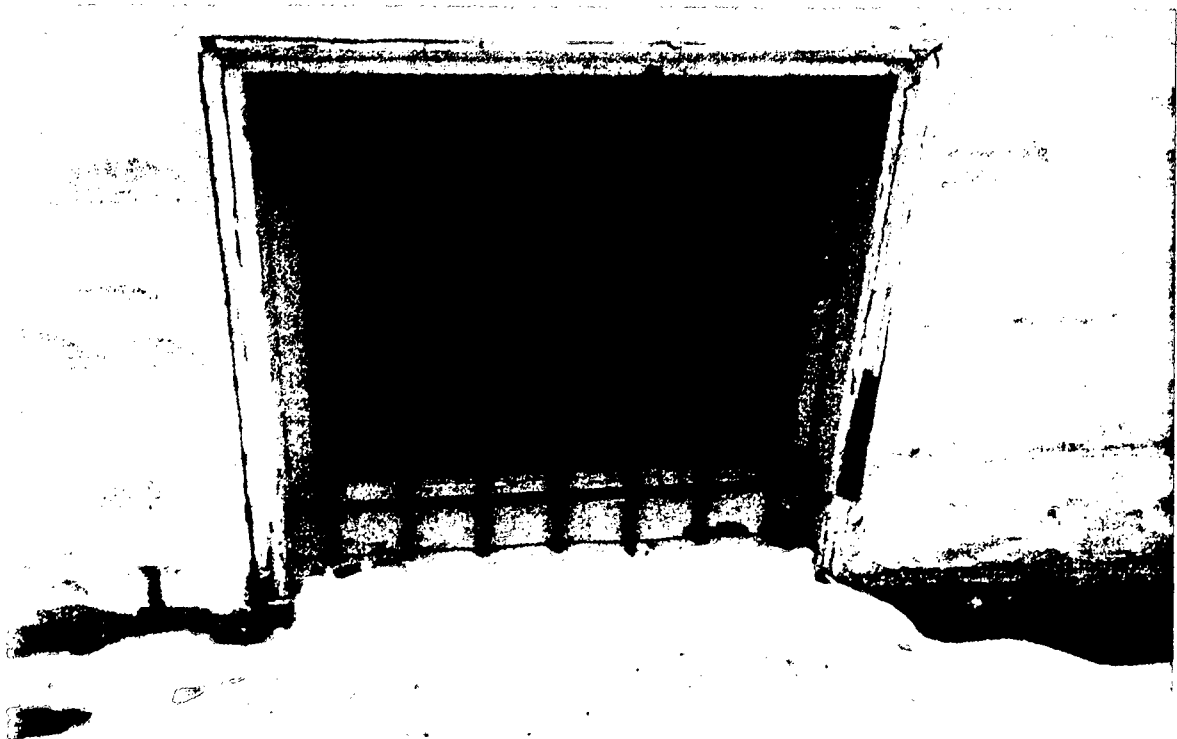




SOUTH ELEVATION PHOTO 1a.



REAR ELEVATION PHOTO 1.b.



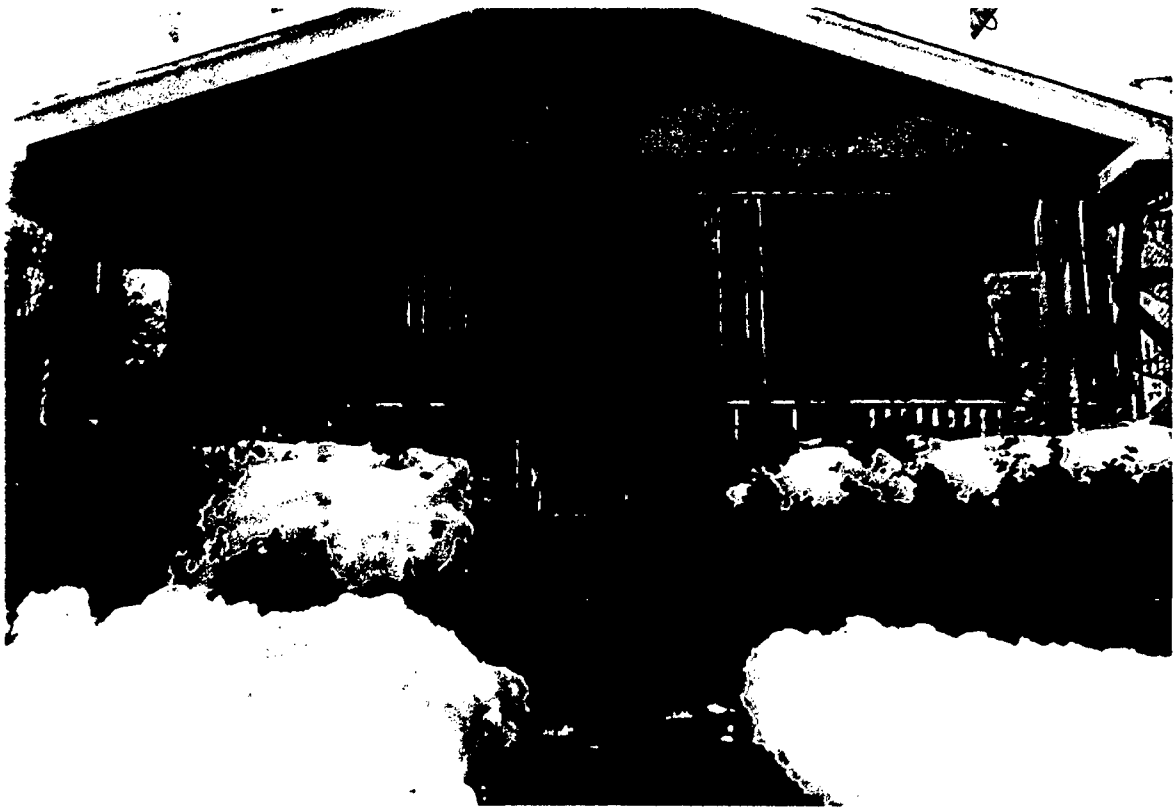
NORTH ELEVATION PHOTO 1.c.



Photo 2a.



Photo 2b.



FRONT OF RESIDENCE PHOTO 3a.



CURRENT WIRE FENCE
AND CHAIN LINK GATE

PHOTO 3b.

CURRENT STORAGE
AT 7504



filoro 3c.

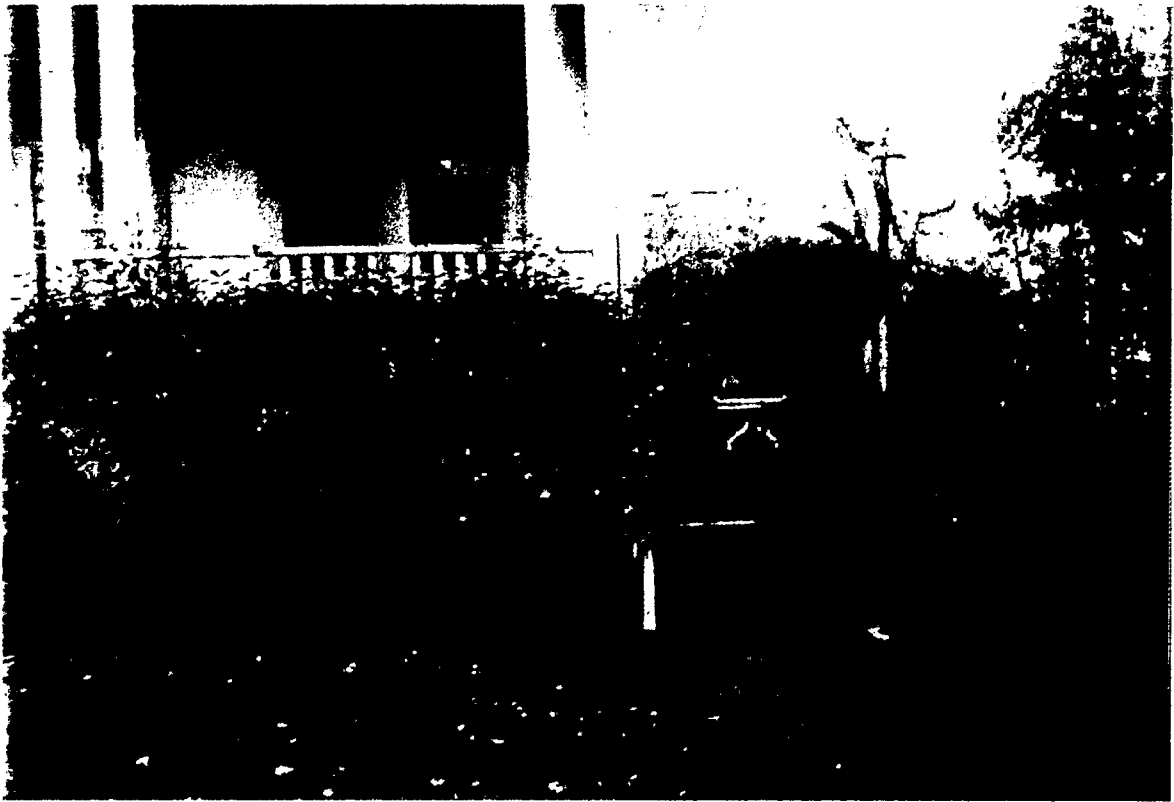
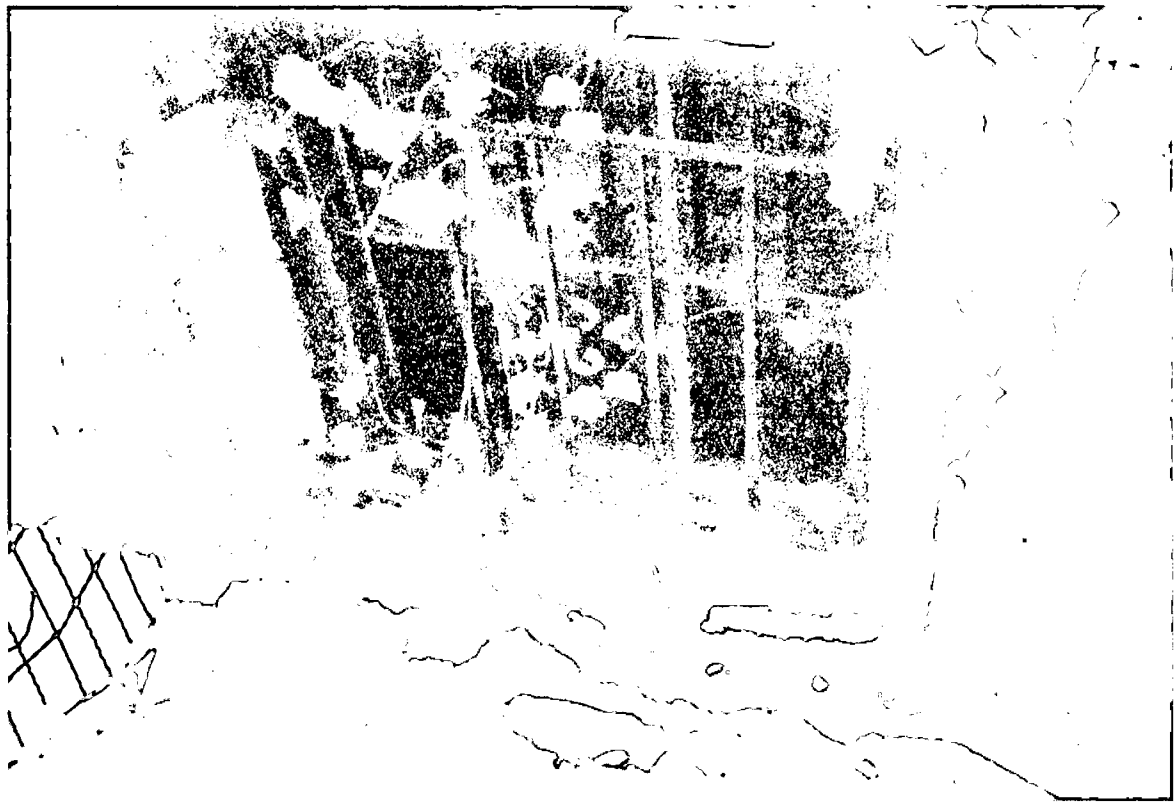


Photo 3d



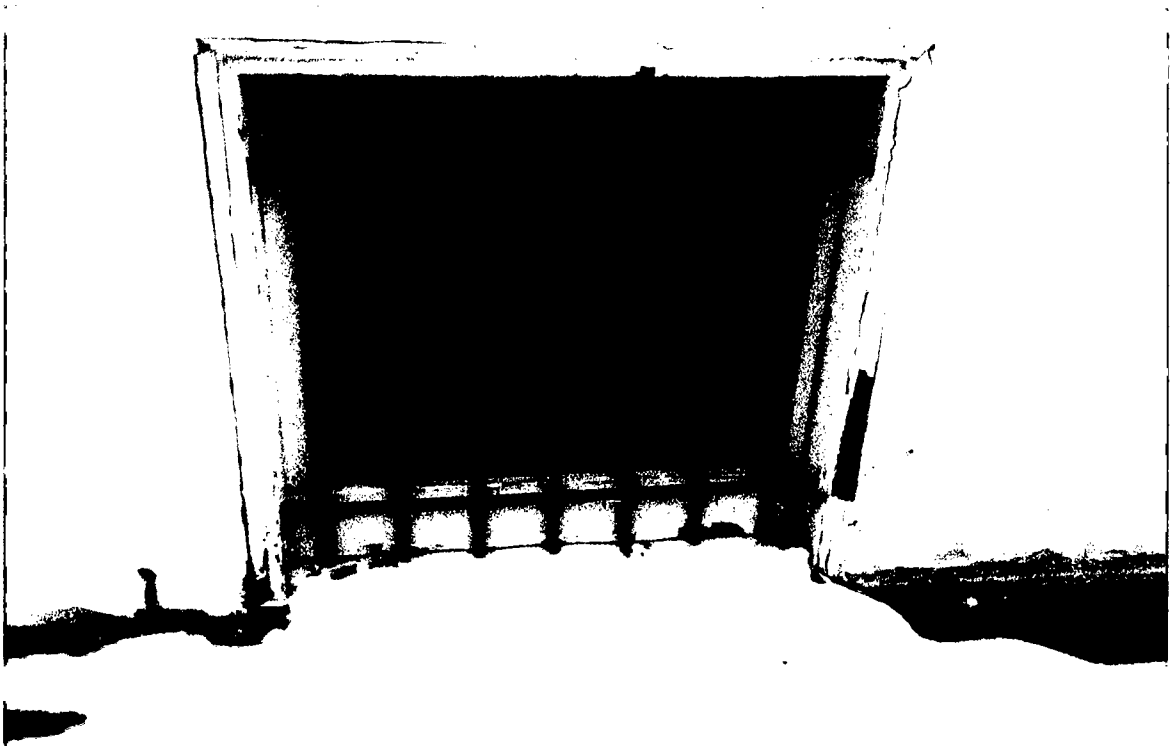
Photo 3e.



SOUTH ELEVATION PHOTO 1.a.



REAR ELEVATION PHOTO 1.b.



NORTH ELEVATION PHOTO 1.c.



Photo 2a.

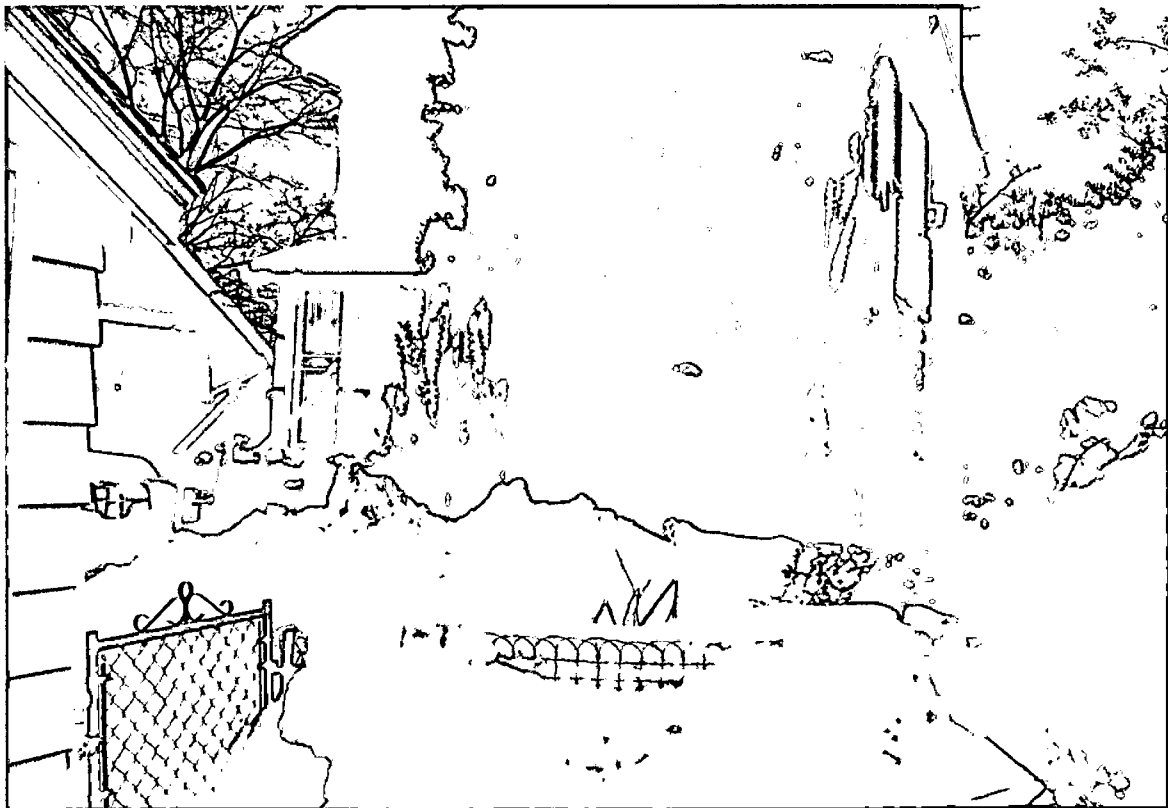
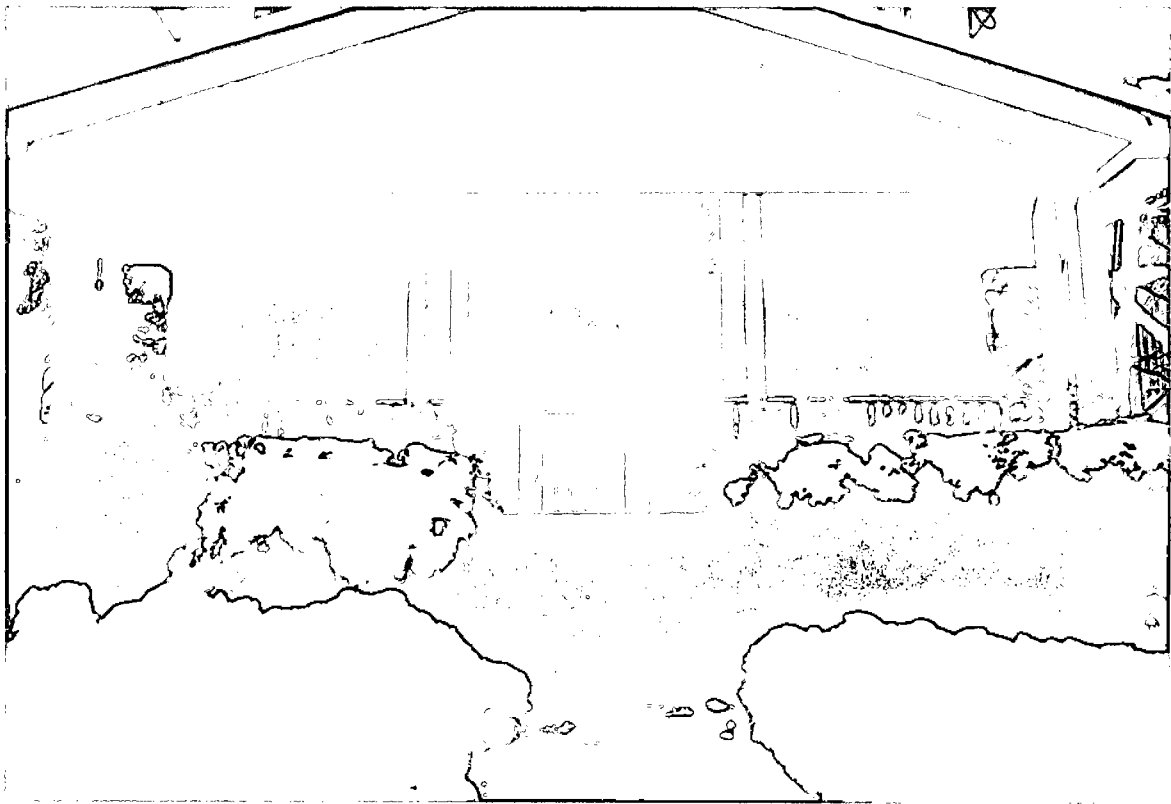


Photo 2b.



FRONT OF RESIDENCE PHOTO 31.



CURRENT WIRE FENCE
AND CLOUD LINK GATE

PHOTO 36.

CURRENT STORAGE
AT 7504



Photo 3c.



Photo 3d.



Photo 3e.