

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

This 2798 square foot single family home has 5 bedrooms and 3.0 bathrooms. This home is located at 7118 Cedar Ave in the Historic Portion of Takoma Park, MD. Other specific characteristics of the home include it's stucco exterior, and red painted windows and exterior doors.

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

WE WILL BE COMPLETING A FULL KITCHEN RENOVATION TO INCLUDE REPLACING ALL KITCHEN WINDOWS AND REAR EXTERIOR DOOR, AND RE-INSULATING THE KITCHEN EXTERIOR WALLS.

THE INTERIOR OF THE NEW WINDOWS WILL BE STAINED TO MATCH THE EXISTING, AND THE EXTERIOR OF THE NEW WINDOWS WILL BE PAINTED TO MATCH THE EXISTING. THE INTERIOR OF THE NEW DOOR WILL BE STAINED TO MATCH THE EXISTING, AND THE EXTERIOR OF THE NEW DOOR WILL BE PAINTED TO MATCH THE EXISTING.



**REVIEWED**

By Devon.Murtha at 10:41 am, Sep 18, 2025

|                                                                                                                                      |                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Work Item 1: <u>WINDOW ON TULIP AVENUE SIDE</u>                                                                                      |                                                                                                                                                               |
| Description of Current Condition:<br>THE EXISTING WINDOW IS A WOOD SINGLE HUNG WINDOW, WITH A STAINED INTERIOR AND PAINTED EXTERIOR. | Proposed Work:<br>THE NEW WINDOW IS A WOOD DOUBLE HUNG WINDOW, AND WILL BE STAINED TO MATCH THE EXISTING INTERIOR AND PAINTED TO MATCH THE EXISTING EXTERIOR. |

|                                                                                                                                      |                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Work Item 2: <u>WINDOW ON TULIP AVENUE SIDE</u>                                                                                      |                                                                                                                                                               |
| Description of Current Condition:<br>THE EXISTING WINDOW IS A WOOD SINGLE HUNG WINDOW, WITH A STAINED INTERIOR AND PAINTED EXTERIOR. | Proposed Work:<br>THE NEW WINDOW IS A WOOD DOUBLE HUNG WINDOW, AND WILL BE STAINED TO MATCH THE EXISTING INTERIOR AND PAINTED TO MATCH THE EXISTING EXTERIOR. |

|                                                                                                                                                      |                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Work Item 3: <u>WINDOW ON REAR OF HOME LOCATED IN THE KITCHEN</u>                                                                                    |                                                                       |
| Description of Current Condition:<br>THE EXISTING WINDOW IS A WOOD SINGLE HUNG WINDOW, THAT IS MULLED, WITH A STAINED INTERIOR AND PAINTED EXTERIOR. | Proposed Work:<br>THE NEW WINDOW, TH STAINED TO AND PAINTED EXTERIOR. |

**APPROVED**

Montgomery County

Historic Preservation Commission



**REVIEWED**

By Devon.Murtha at 10:41 am, Sep 18, 2025

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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



FRONT EXTERIOR PHOTO, CEDAR AVENUE.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bullock*

**REVIEWED**  
By Devon Murtha at 10:41 am, Sep 18, 2025





TULIP AVENUE SIDE EXTERIOR PHOTO.



REAR

|                                  |
|----------------------------------|
| APPROVED                         |
| Montgomery County                |
| Historic Preservation Commission |
| <i>Karen Bullock</i>             |

**REVIEWED**  
By Devon Murtha at 10:41 am, Sep 18, 2025



REPLACEMENT OF THE TWO WINDOWS LOCATED  
IN THE KITCHEN ON THE TULIP AVENUE SIDE OF  
THE PROPERTY.



TULIP AVENUE SIDE EXTERIOR PHOTO.

REPLACEMENT OF THE WINDOW LOCATED  
IN THE KITCHEN AT THE REAR OF THE  
PROPERTY.

REPLACEMENT OF THE EXTERIOR  
DOOR LOCATED IN THE KITCHEN AT  
THE REAR OF THE PROPERTY.  
ENCLOSED BY PORCH.



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Dunlap*

REAR

REVIEWED  
By Devon Mirtha at 10:41 am, Sep 18, 2025





TULIP AVENUE AND REAR CORNER OF PROPERTY.



CLOSE UP EXTERIOR PHOTO OF WINDOWS LOCATED IN THE KITCHEN ON THE TULIP AVENUE SIDE OF THE PROPERTY.



APPROVED

Montgomery County

Historic Preservation Commission

*Karen Bullock*

CLOSE UP EXTERIOR PHOTO OF WINDOW LOCATED IN THE KITCHEN AT THE REAR CORNER OF THE PROPERTY

REVIEWED  
By Devon Murtha at 10:41 am, Sep 18, 2025

EXTERIOR DOOR LOCATED IN THE KITCHEN AT THE REAR OF THE PROPERTY, ENCLOSED BY PORCH, TO BE REPLACED.



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bulitz*

|           |           |
|-----------|-----------|
| DATE:     | 8/21/2025 |
| SCALE:    |           |
| SHEET:    | IN005     |
| REVISION: |           |

SITE PHOTOGRAPHS

WELCH KITCHEN  
7118 CEDAR AVENUE  
TAKOMA PARK, MD 20912

ZEN RENOVATIONS  
117 GARROLL ST NW  
WASHINGTON, DC 20003





CLOSE UP INTERIOR PHOTOS OF WINDOW LOCATED  
IN THE KITCHEN AT THE REAR OF THE PROPERTY.



CLOSE UP PHOTO OF RIGHT SIDE INTERIOR  
WINDOW LOCATED IN THE KITCHEN AT THE REAR  
OF THE PROPERTY.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bullock*

|           |           |
|-----------|-----------|
| DATE:     | 8/21/2025 |
| SCALE:    |           |
| SHEET:    | IN006     |
| REVISION: |           |

REVIEWED  
By Devon Murrtha at 10:41 am, Sep 18, 2025



CLOSE UP INSIDE PHOTO OF THE WINDOW  
HARDWARE LOCATED IN THE WINDOW AT THE REAR  
OF THE PROPERTY.

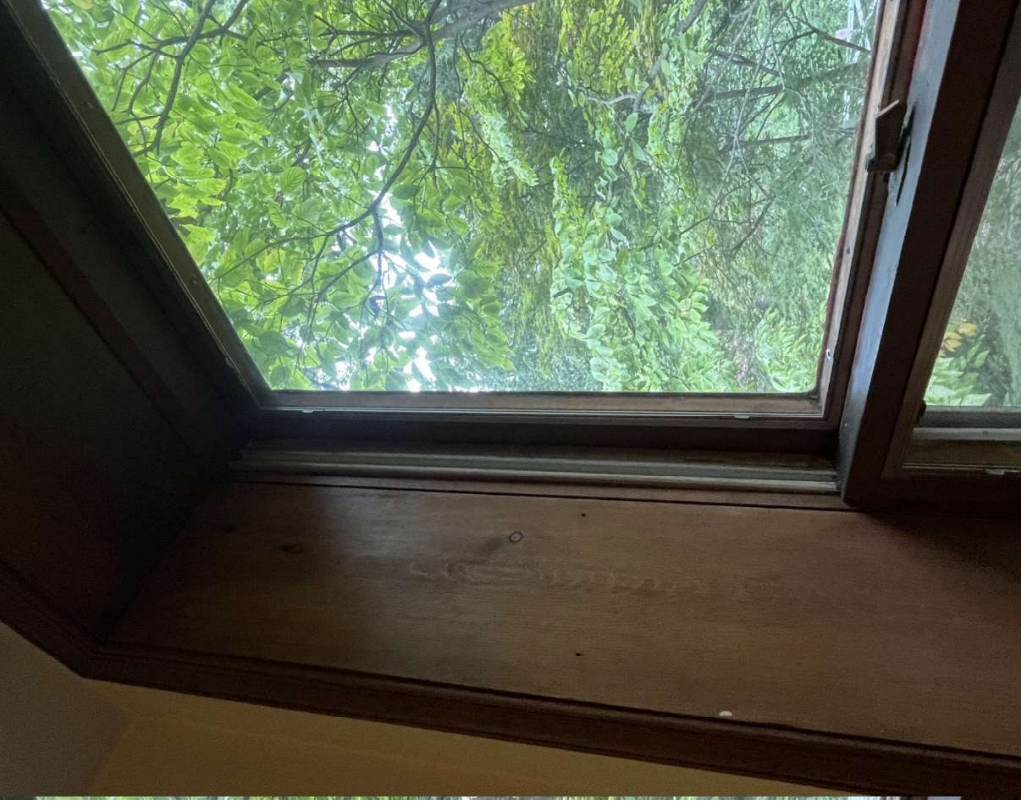
|                                  |
|----------------------------------|
| APPROVED                         |
| Montgomery County                |
| Historic Preservation Commission |
| <i>Karen B. Smith</i>            |

**REVIEWED**  
By Devon Murtha at 10:41 am, Sep 18, 2025





CLOSE UP INTERIOR PHOTO OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.

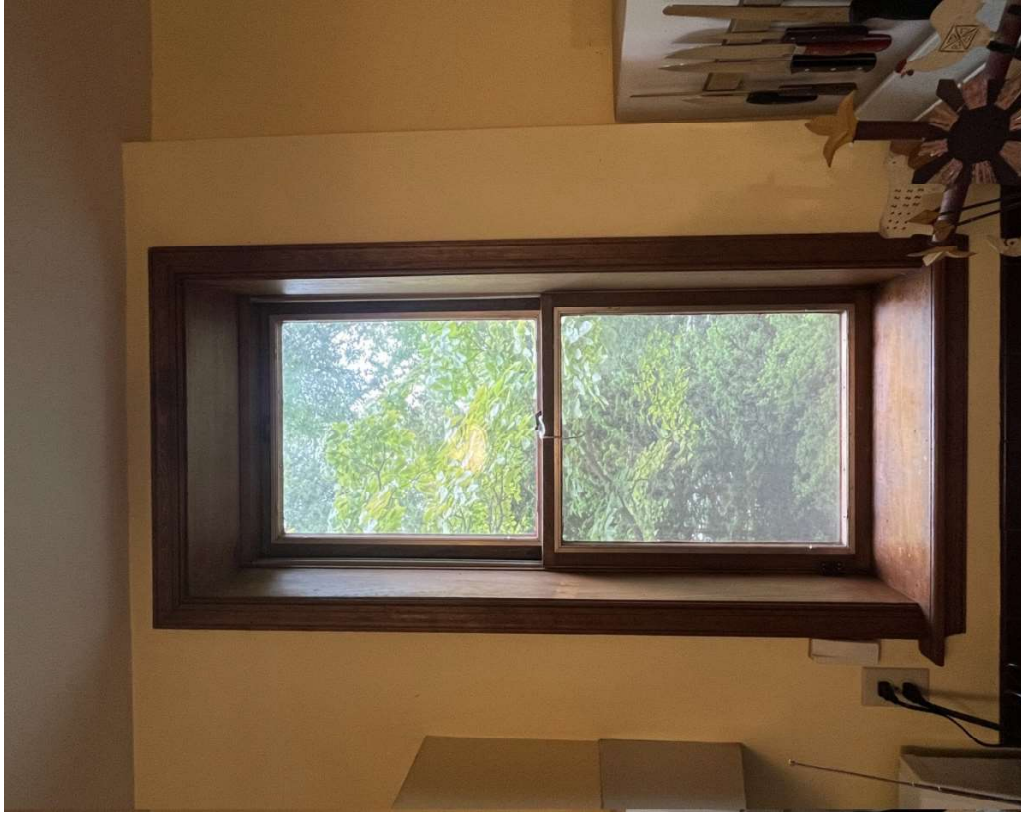


CLOSE UP PHOTO OF LEFT SIDE INTERIOR OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.

|                                  |
|----------------------------------|
| APPROVED                         |
| Montgomery County                |
| Historic Preservation Commission |
| <i>Karen Bullock</i>             |

REVIEWED

By Devon Murtha at 10:41 am, Sep 18, 2025



CLOSE UP INTERIOR PHOTO OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.



CLOSE UP PHOTO OF RIGHT SIDE INTERIOR OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.

|                                  |
|----------------------------------|
| APPROVED                         |
| Montgomery County                |
| Historic Preservation Commission |
| <i>Karen Bullock</i>             |

REVIEWED

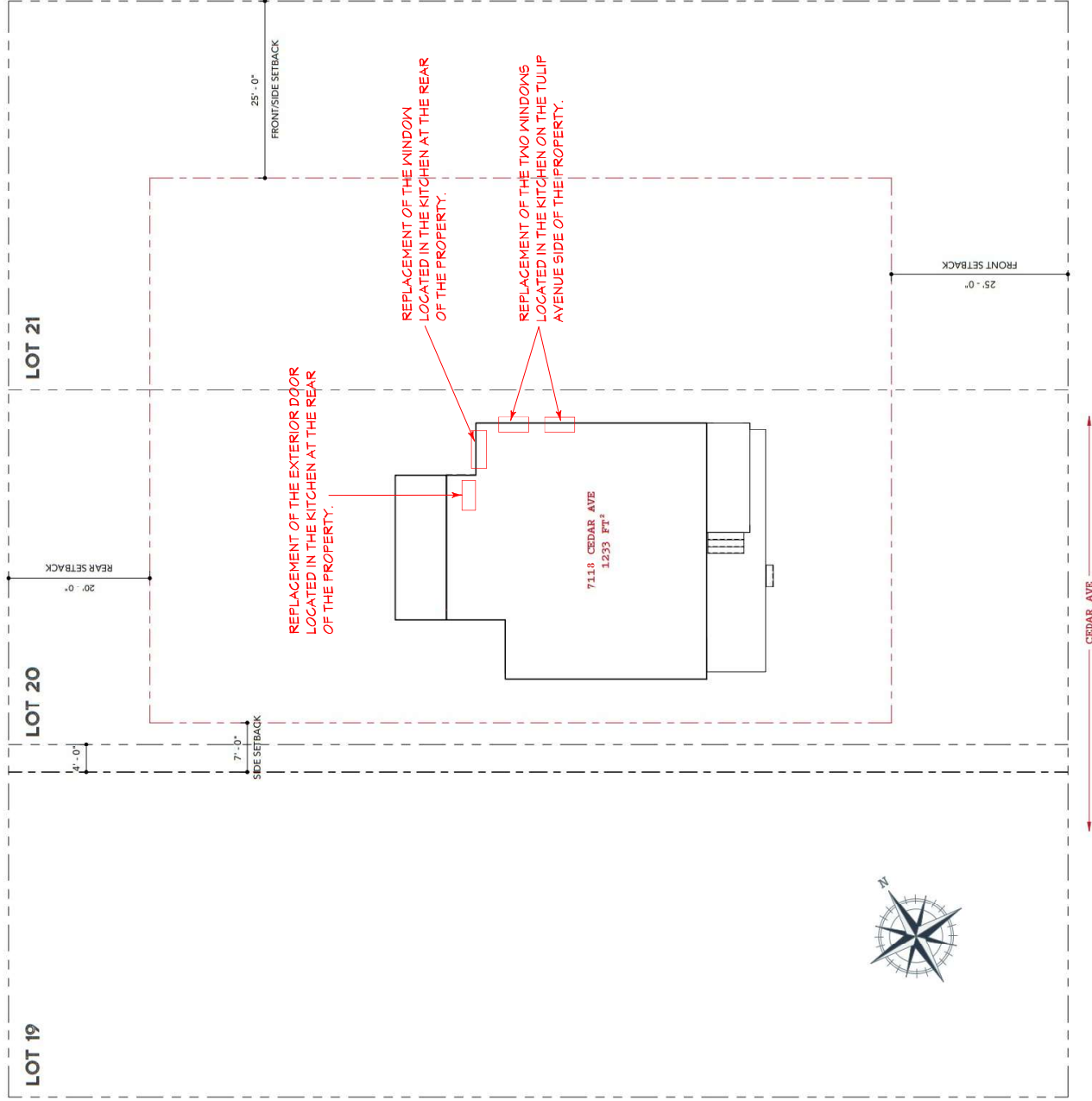
By Devon.Murtha at 10:41 am, Sep 18, 2025



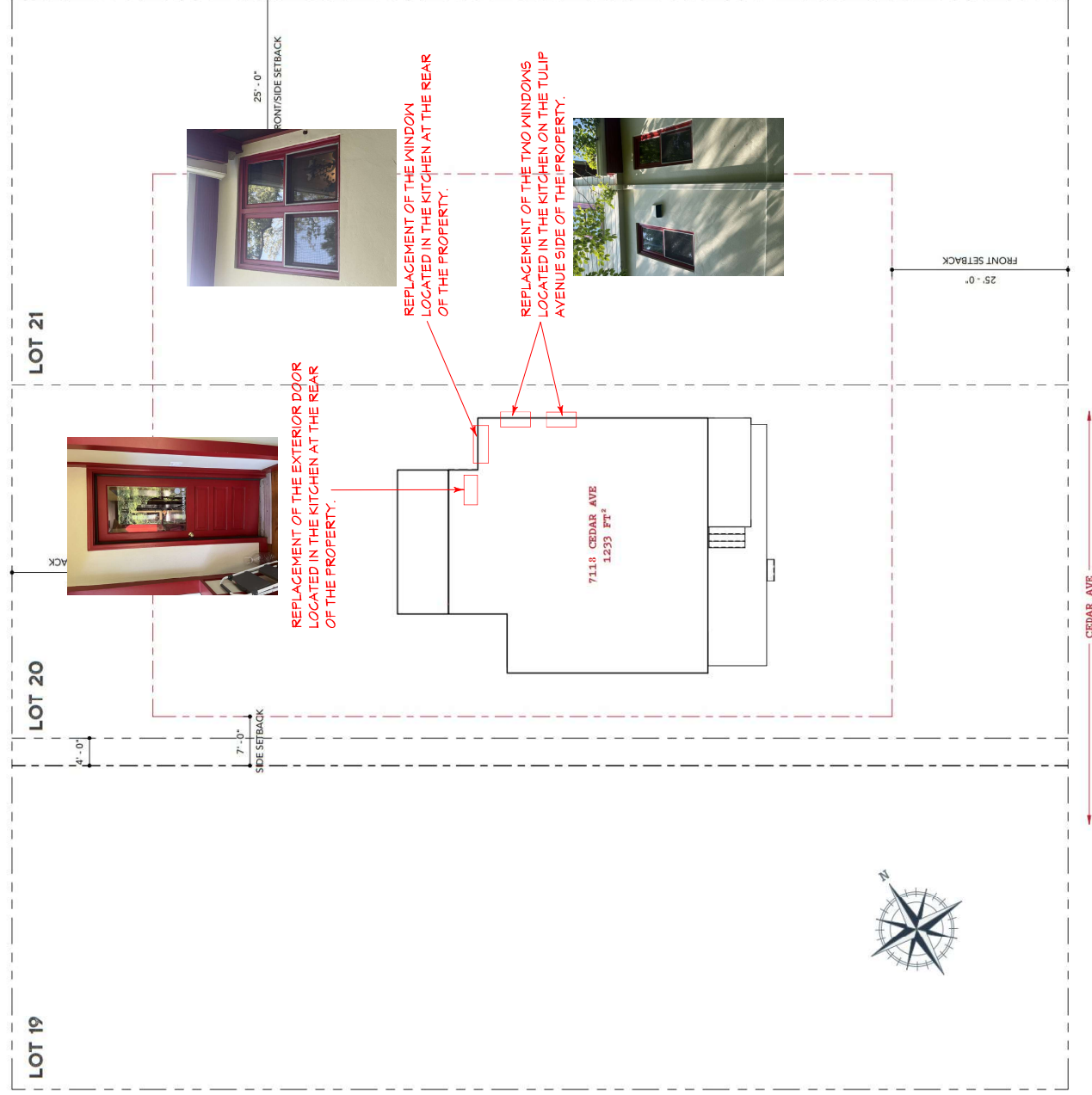
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bullock*

REVIEWED

By Devon Murtha at 10:41 am, Sep 18, 2025



SITE PLAN  
SCALE: NO SCALE





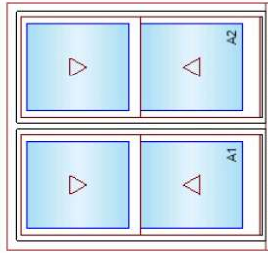
W01



Bare Pine Interior  
2W1H - Rectangle Assembly  
Assembly Outside of Exterior Casingw/ Subsill

52 7/8" X 54 15/16"  
Assembly Rough Opening w/ Subsill  
51 1/4" X 54 1/8"

Unit: A1  
Ultimate Wood Double Hung  
Basic Frame 25 1/8" X 52 17/32"



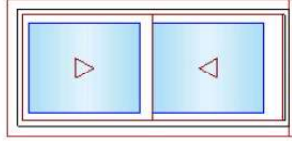
As Viewed From The Exterior

Entered As: OC  
MO 53 3/8" X 55 3/16"  
FS 50 1/4" X 53 5/8"  
OC 52 7/8" X 54 15/16"  
RO 51 1/4" X 54 1/8"  
Egress Information A1, A2  
Width: 21 9/16" Height: 20 9/16"  
Net Clear Opening: 3.08 SqFt  
Performance Information A1, A2  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.29  
Visible Light Transmittance: 0.5  
Condensation Resistance: 56  
CPD Number: MAR-N-68-07460-00001  
Performance Grade A1, A2  
Licensee #1109  
AAMA/WDMA/CSA/101/I.S.2/A440-11  
LC-PG40 1051X2464 mm (41.38X97 in)  
Water Resistance: 5.06 psf  
LC-PG40 DP +40/-40  
FL15152

## WINDOW SPECIFICATIONS

SCALE: NO SCALE

W02



As Viewed From The Exterior

Entered As: OC  
MO 27 3/8" X 55 3/16"  
FS 24 1/4" X 53 5/8"  
OC 26 7/8" X 54 15/16"  
RO 25 1/4" X 54 1/8"  
Egress Information  
Width: 20 11/16" Height: 20 9/16"  
Net Clear Opening: 2.95 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.29  
Visible Light Transmittance: 0.5  
Condensation Resistance: 56  
CPD Number: MAR-N-68-07460-00001  
Performance Grade  
Licensee #1109  
AAMA/WDMA/CSA/101/I.S.2/A440-11  
LC-PG40 1051X2464 mm (41.38X97 in)  
Water Resistance: 6.06 psf  
LC-PG40 DP +40/-40  
FL15162



Bare Pine Interior  
2W1H - Rectangle Assembly  
Assembly Outside of Exterior Casingw/ Subill

52 7/8" X 54 15/16"  
Assembly Rough Opening w/ Sub  
51 1/4" X 54 1/8"

Unit: A1  
Ultimate Wood Double Hung  
Basic Frame 25 1/8" X 52 17/32"

APPROVED

Montgomery County  
Historic Preservation Commission

*Kam Bulut*

REVIEWED

By Devon Murtha at 10:41 am, Sep 18, 2025

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

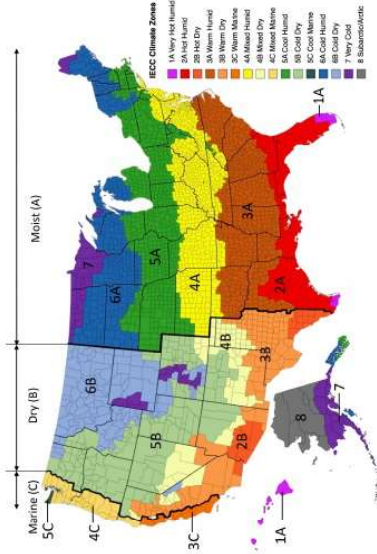
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

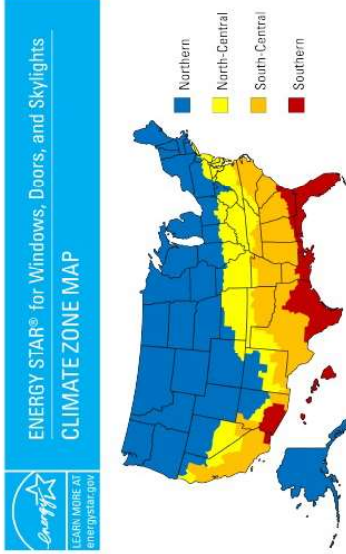
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



WINDOW SPECIFICATIONS  
SCALE: NO SCALE

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Kam Dinitz*

REVIEWED

By Devon Murtha at 10:41 am, Sep 18, 2025

SHEET:

A105

DATE:

8/21/2025

SCALE:

SCALE:

REVISION:

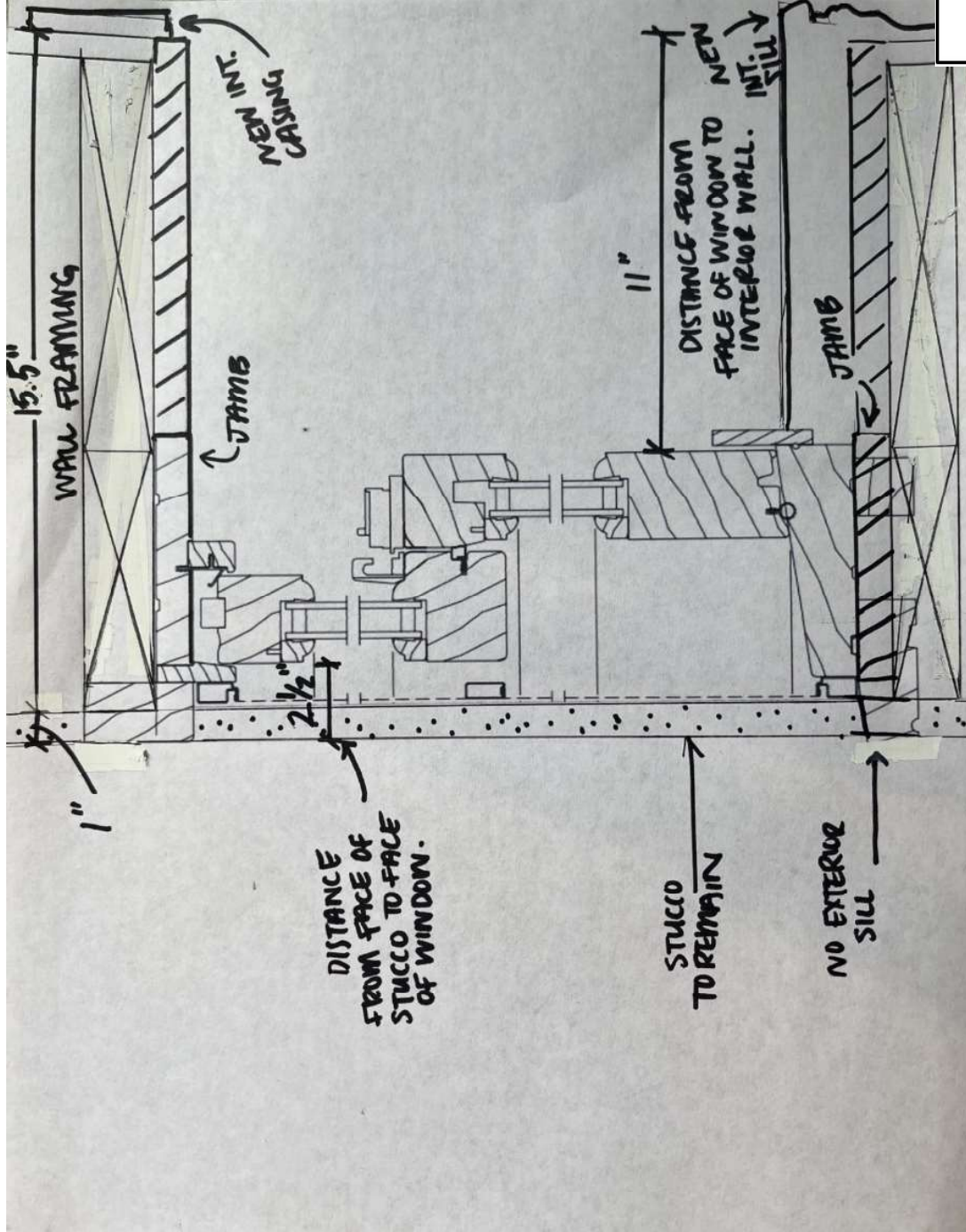
REVISION:

WINDOW SPECIFICATIONS

WELCH KITCHEN  
7118 CEDAR AVENUE  
TAKOMA PARK, MD 20912

ZEN RENOVATIONS  
117 CARROLL ST NW  
WASHINGTON, DC 20003





APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Bullock*

REVIEWED  
By Devon Murtha at 10:41 am, Sep 18, 2025

WINDOW SECTION  
SCALE: NO SCALE

D01



Exterior View

Fir 30"x80" Single Door

Configuration Options

[Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Performance Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door



EXTERIOR  
Right-Hand Inswing



$X \geq Y / 2$   
Overhang  
Requirement

- **Factory Finish Option:** No
- **Slab Width:** 30"
- **Slab Height:** 80"
- **Product Style:** 1/2 Lite
- **Raised Molding:** None
- **Glass Type:** Clear
- **Panel Type:** 1-7/16" Double Hip Raised
- **Grille Type:** None
- **Insulation:** Low E
- **Model:** F7044LE
- **Handling:** Right Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 4 9/16"
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** Yes
- **Hinge Type:** Radius Corner Ball Bearing
- **Hinge Brand:** Reeb
- **Hinge Finish:** USS Antique Brass
- **Sill:** Composite Adjustable
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** Yes
- **Cutdown Rough Opening Height:** 81"
- **Mail Slot:** None
- **Sill Cover:** Yes
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 32 1/2"
- **Rough Opening Height:** 81"
- **Total Unit Width(Includes Exterior Casing):** 34 1/4"
- **Total Unit Height(Includes Exterior Casing):** 81 7/8"

DOOR SPECIFICATIONS

SCALE: NO SCALE

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Boudet*

REVIEWED

By Devon.Murtha at 10:42 am, Sep 18, 2025