



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

October 9, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1133162– Complete renovation of house, demolition of non-historic addition, and construction of new two-story addition and deck

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the October 8, 2025 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

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: Josean Acevedo Soto; Thomas J. Taltavull, Architect
Address: 9220 Damascus Hills Lane, Damascus

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



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

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

REVIEWED
By Laura DiPasquale at 1:31 pm, Oct 09, 2025

APPROVED
Montgomery County
Historic Preservation Commission


Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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By Laura DiPasquale at 1:31 pm, Oct 09, 2025

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Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 4: Remove mid 20th Century Addition

Description of Current Condition:

Mid 20th Century addition is in poor condition, consisting of concrete footing and CMU foundation walls. Framing is poorly constructed and currently unsafe. Casement windows and metal doors are not compatible with existing house. Wood siding and metal roofing are in poor condition.

Proposed Work:

Remove poorly constructed and non contributing addition to existing house.

Work Item 5: Reframe existing two story shed roof wing and construct new two story addition & wood deck.

Description of Current Condition:

Roof and wall framing at rear shed roof wing is in poor condition and unsafe. Second Floor window is non original and in poor condition.

Proposed Work:

Rebuild rear shed addition, re-frame roof to provide proper drainage to rear of house to accommodate new addition. Install two new wood vinyl clad two over two double hung windows at first and second floors of shed roof wing. Construct new two story addition and wood deck at rear of house.

Work Item 6: Restore existing wood windows and trim

Description of Current Condition:

The existing wood two over two wood double hung windows trim are in fair condition.

Proposed Work:

Restore all existing windows and trim, paint.

REVIEWED

By Laura DiPasquale at 1:31 pm, Oct 09, 2025

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Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 7: Existing exterior door replacement

Description of Current Condition:

Existing Exterior front and side doors are metal and in poor condition.

Proposed Work:

Replace exterior metal doors, frames and trim with new wood panel doors with true divided four light glass panels, frames and trim.

Work Item 8: Install wood replacement windows in original locations

Description of Current Condition:

Currently there are wood vinyl clad casement windows in two locations and one missing window that was removed at second floor.

Proposed Work:

Install Wood windows and trim to match original two over two double hung windows in three locations.

Work Item 9: Install new wood vinyl clad French doors to replace aluminum doors

Description of Current Condition:

The existing kitchen door is a three panel aluminum sliding door in poor condition.

Proposed Work:

Replace aluminum sliding door unit with a wood vinyl clad simulated divided lite full glass panel french inswing door.

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Montgomery County

Historic Preservation Commission

Karen Binkert

Work Item 10: Repair and repaint existing metal roofing on house and porch

Description of Current Condition:

Existing metal roofing on house and porch are in fair condition.

Proposed Work:

Repair where required and repaint existing main house and porch roofing.

Work Item 11: Install new half gutters with round downspouts on existing house, porch and new addition.

Description of Current Condition:

Currently no gutters exist.

Proposed Work:

Install appropriately sized half round aluminum gutters and round downspouts on existing house, porch and new addition.

Work Item 12: Rebuild and restore existing Covered Porch and Steps.

Description of Current Condition:

The existing porch concrete piers, floor framing, wood columns are in poor condition. Porch roof beams and framing and trim are in fair condition. No original porch finish ceiling or floor decking exists.

Proposed Work:

Remove deteriorated porch concrete piers, floor framing and wood columns and replace with new concrete piers, floor framing, new wood tongue and groove decking and wood columns to match. Repair and restore wood porch beams, framing and trim. Install new wood beaded ceiling. Paint.

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APPROVED

Montgomery County
Historic Preservation Commission

Karen Benoit



9220 Damascus Hills Lane Existing West Elevation View April 2025



9220 Damascus Hills Lane Existing East Side Elevation View April 2025

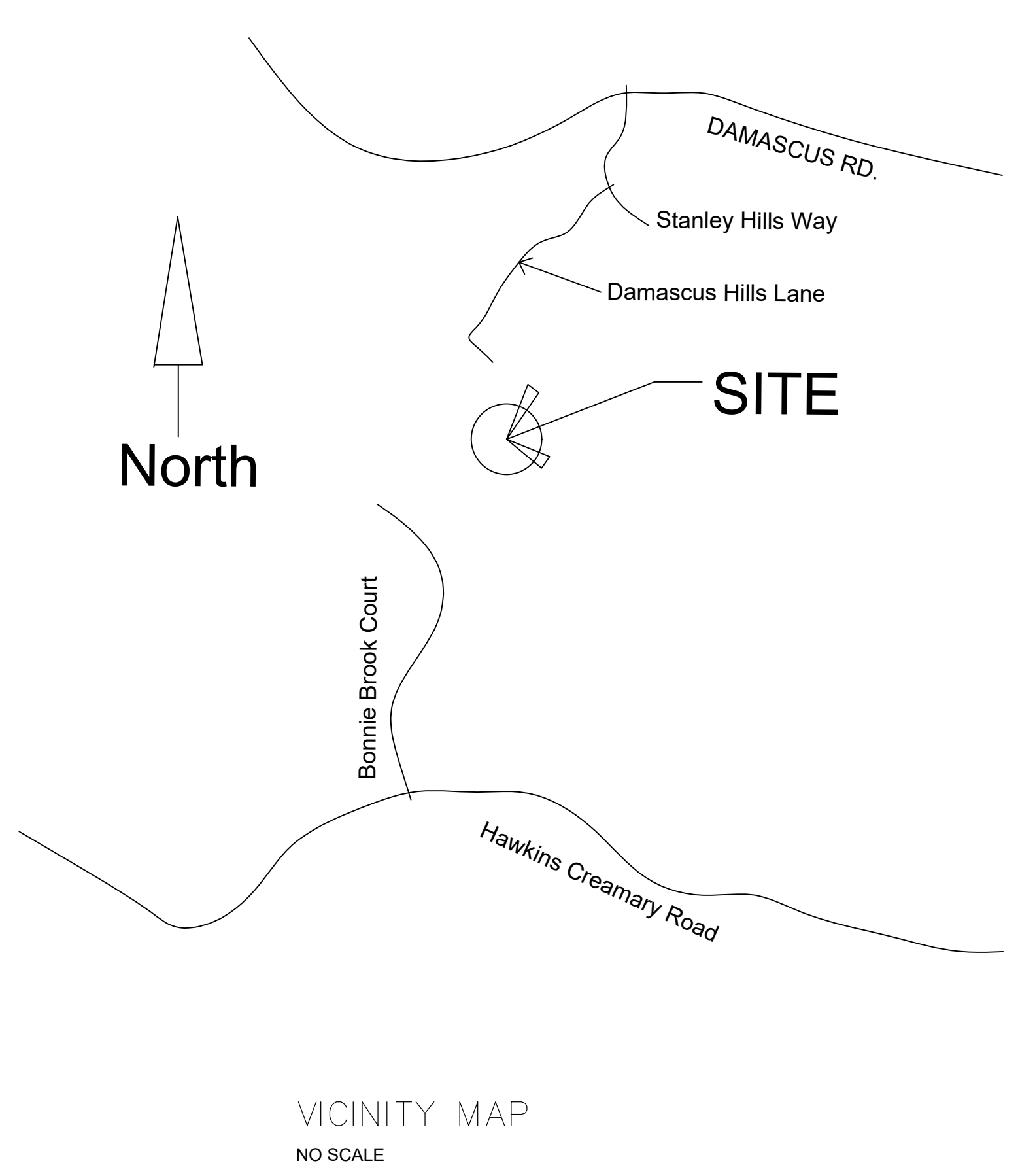
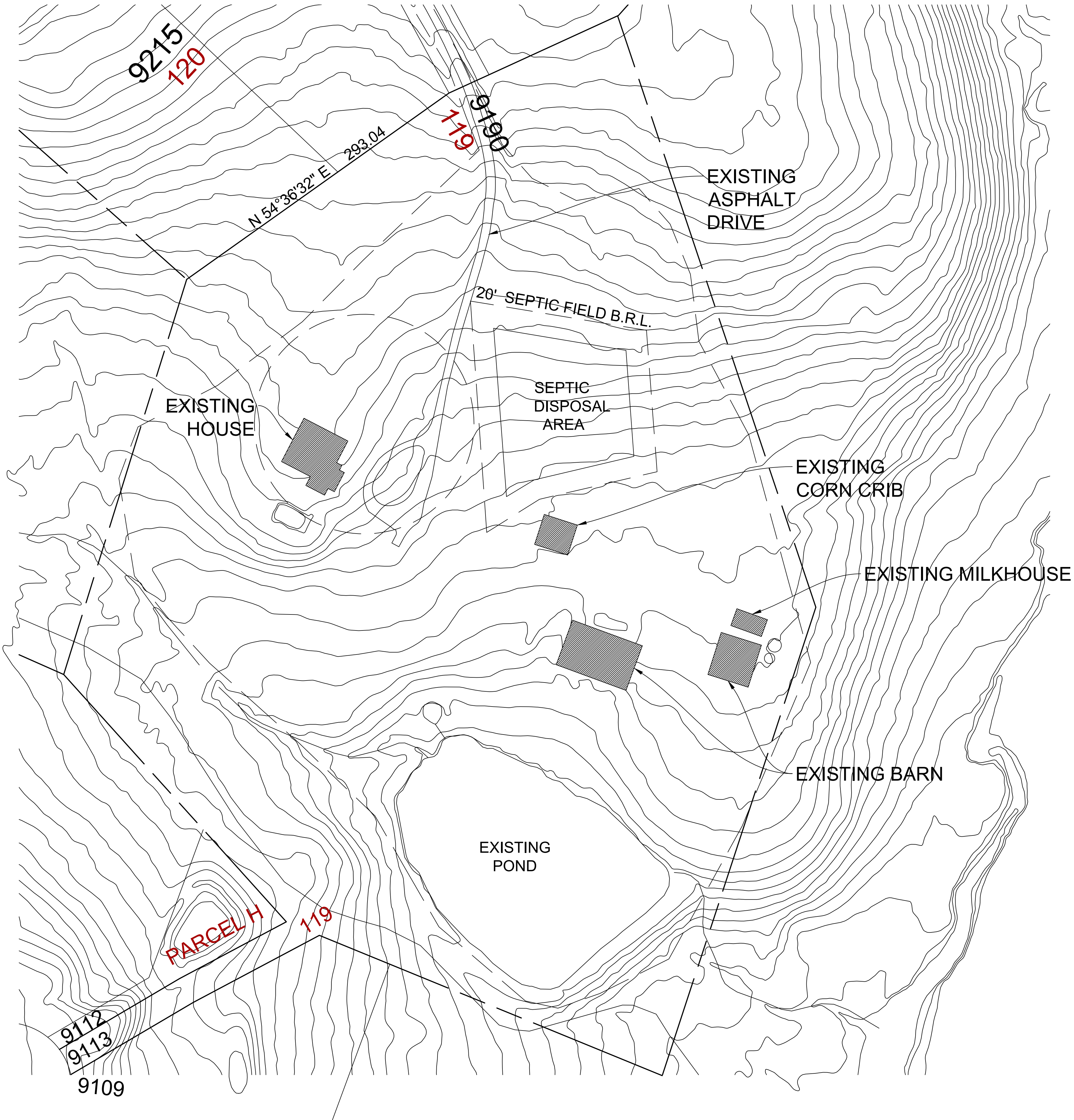


9220 Damascus Hills Lane Existing North Elevation View April 2025



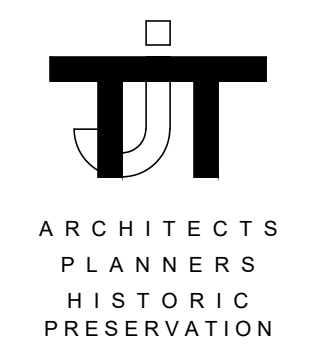
9220 Damascus Hills Lane Existing South Elevation View April 2025

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REVIEWED
By Laura DiPasquale at 1:31 pm, Oct 09, 2025

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Montgomery County
Historic Preservation Commission
Karen B. Smith



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301.840.1847
tom@tjarchitects.com

Professional Certification:
I hereby certify that these
documents were prepared
or approved by me, and
that I am a duly licensed
architect under the laws of
the State of Maryland.
License No.9083,
Expiration Date: 6-13-2026.

Professional Seal

Revisions

Drawing Title

SITE PLAN

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

Z100



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON, TRUSTEE, SUBSTITUTIVE TRUSTEE TO SENECA RIDGE DEVELOPMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTIVE TRUSTEE'S DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 368, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON TRUSTEE AND THOMAS E. HELF, TRUSTEES TO SENECA RIDGE DEVELOPMENT, LLC BY TRUSTEES' DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 41869 AT FOLIO 378.

FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON—WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 70979 SQUARE FEET OR 16.2236 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

6/12/18
DATE
MICHAEL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444
LICENSE EXPIRATION DATE: 12/10/2018

NOTES

1. PROPERTY ZONED RE2C AT DATE OF RECORDATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM. SEWER AND WATER CATEGORIES: S-4, W-3.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1200618A ENTITLED "STERN PROPERTY" DATED 5-23-14 ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1982, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP F5582 W.S.S.C. GRID 236N09.
8. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. LOT 119 IS APPROVED FOR A 4 BEDROOM HOUSE.
10. PARCEL 1 TO BE CONVEYED TO THE H.O.A.
11. THE ENTIRETY OF LOT 119 SHOWN HEREON COMPRISES THE ENVIRONMENTAL SETTING BOUNDARY OF THE REZIN/BOWMAN FARM (HISTORIC RESOURCE #11/21). ANY NEW CONSTRUCTION OR SITE MODIFICATION WITHIN THE AFORESAID ENVIRONMENTAL SETTING BOUNDARY ARE SUBJECT TO REVIEW AND APPROVAL BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.
12. PARCEL 1 AND LOT 119 HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
13. PARCEL 1 SHOWN HEREON IS SUBJECT TO A DECLARATION OF OPEN SPACE COVENANT RECORDED IN LIBER 22045 AT FOLIO 576 AND LIBER 44779 FOLIO 294 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT TOTALS	
NUMBER OF LOTS, PARCELS	2
AREA OF LOTS, PARCELS	16.2236 ACRES
AREA OF DEDICATION	0.0 ACRES
TOTAL AREA SHOWN ON PLAT	16.2236 ACRES

PLAT NO. **25407**

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 25' WIDE OR AS MAY BE OTHERWISE SHOWN HEREON, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3804 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITY EASEMENTS INDICATED WITHIN SAID DECLARATION.

FURTHER WE GRANT THE 15' TRAIL ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFICIARIES INDICATED HEREON.

THESE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 42050 AT FOLIO 353 AND THE PARTIES IN INTEREST THEREIN HAVE HEREON INDICATE THEIR ASSENT BELOW.

WITNESS
WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
PB CAPITAL, LLC
WITNESS
6/14/18
DATE
6/14/18
DATE
BY SENECA RIDGE DEVELOPMENT, LLC
BY STEPHEN J. KIDD, VICE PRESIDENT
ERIC A. ANDERSON, TRUSTEE

220100580 1200618A RE-2C
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: July 12, 2018
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO. 640-47

APPROVED: June 20, 2018
DIRECTOR

DATE:
PLAT NO.

BONNY BROOK LANE
60' PUBLIC R/W
PREVIOUSLY DEDICATED
PER PLAT NO. 21271

30' SLOPE & GRADING EASEMENT
LIBER 52475 FOLIO 028
BONNY BROOK CT
60' PUBLIC R/W
OUTLOT C

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING
C1	710.00'	10.00'	00°48'25"	5.00'	N 35°45'10" W 10.00'
C2	60.00'	25.31'	24°10'24"	12.82'	N 24°45'29" W 25.13'

REVIEWED
By Laura DiPasquale at 1:31 pm, Oct 09, 2025

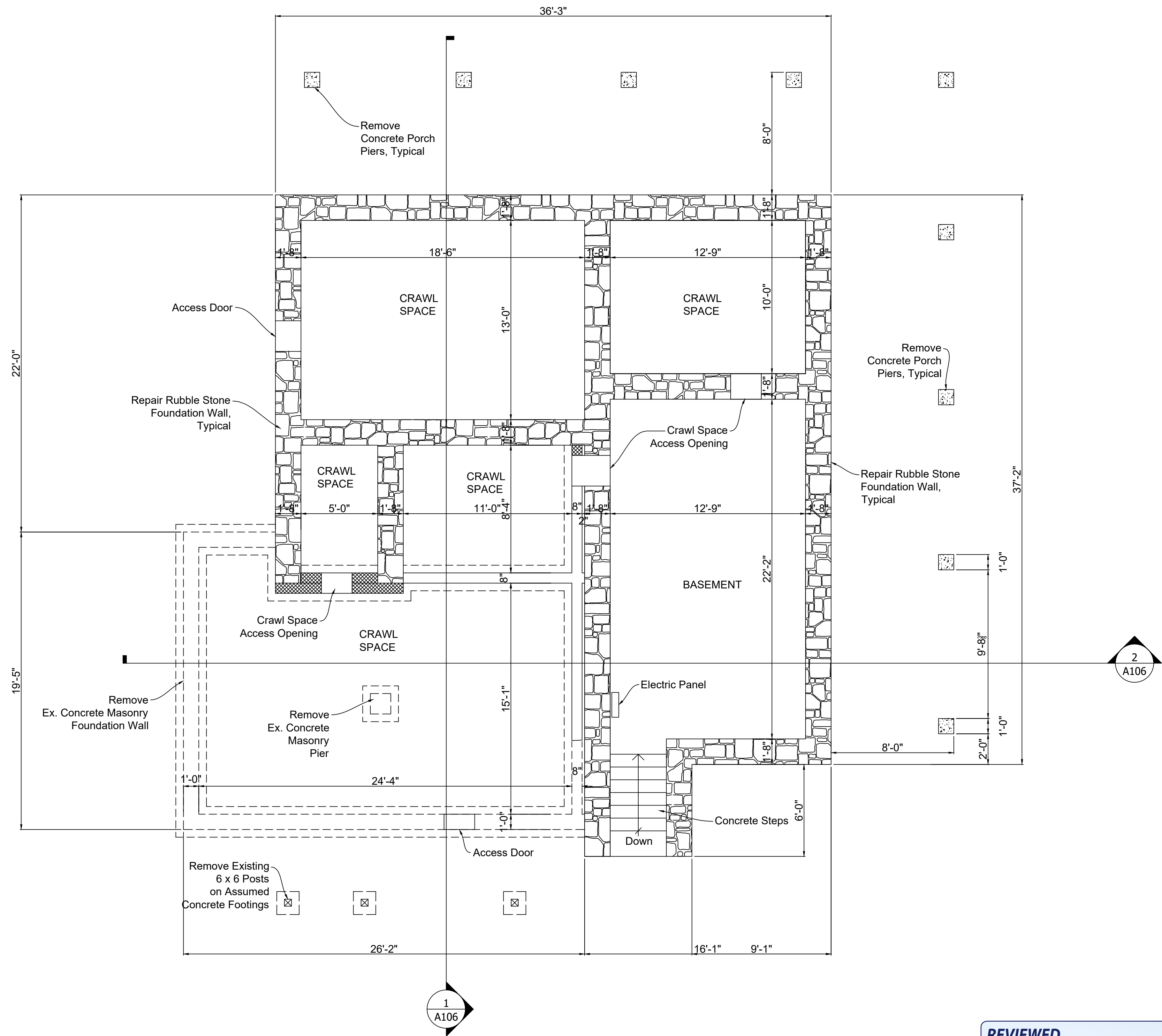
APPROVED
Montgomery County
Historic Preservation Commission
Kam Quilit

SUBDIVISION RECORD PLAT
LOT 119 AND PARCEL "I"
SENECA SPRINGS
ELECTION DISTRICT 12
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=100'
JUNE 2018

GOODE SURVEYS, LLC
P.O. BOX 599
DAMASCUS, MD 20872
PHONE: (301) 368-3700
FAX: (301) 368-3703

2207381

MSA 51249-30954



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By Laura DiPasquale at 1:30 pm, Oct 09, 2025

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Karen Buelit

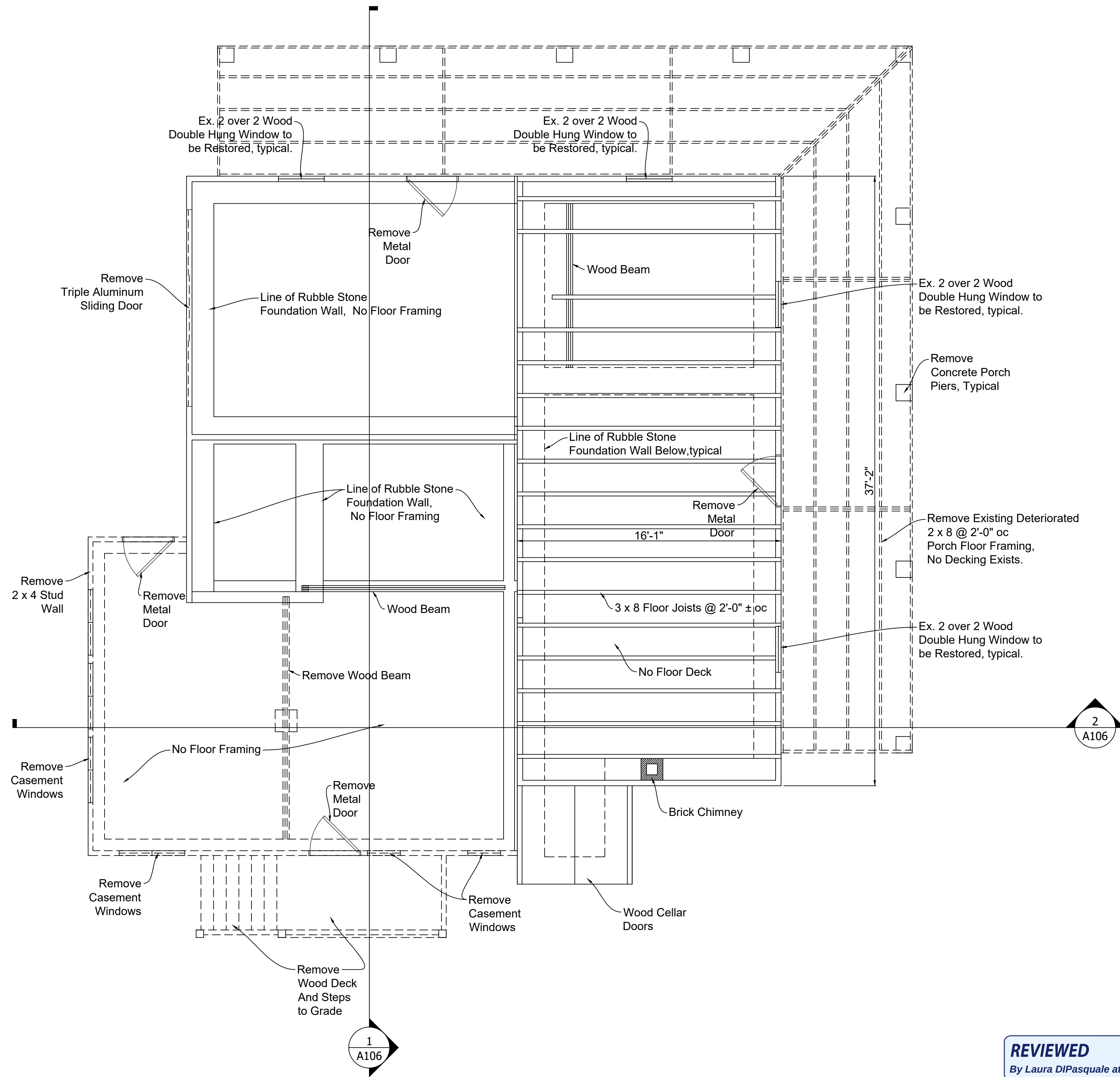
Revisions	Drawing Title
	EXISTING PLANS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A100



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Karen Buelit

Rehabilitations and Addition to:
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Drawing Number
A101

Revisions
Drawing Title
EXISTING PLANS

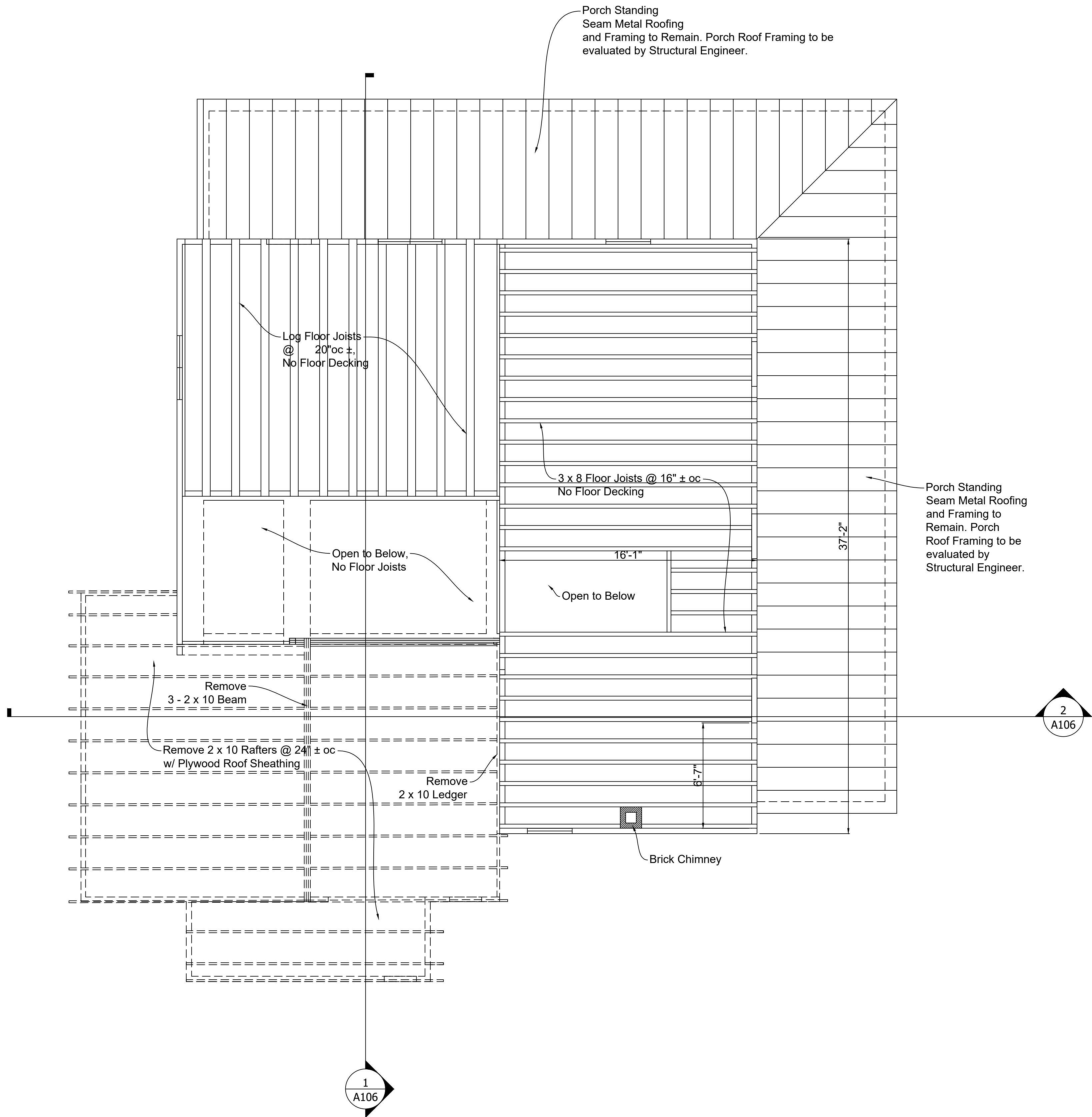
Date: Sept. 4, 2025

Professional Certification:
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Professional Seal

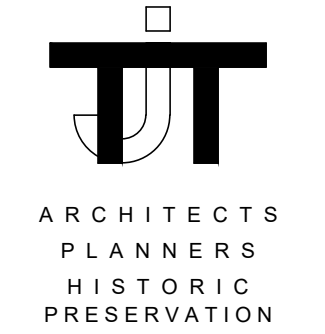
THOMAS J. TALTAVULL
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tom@tjarchitects.com

ARCHITECTS
PLANNERS
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EXISTING PLANS

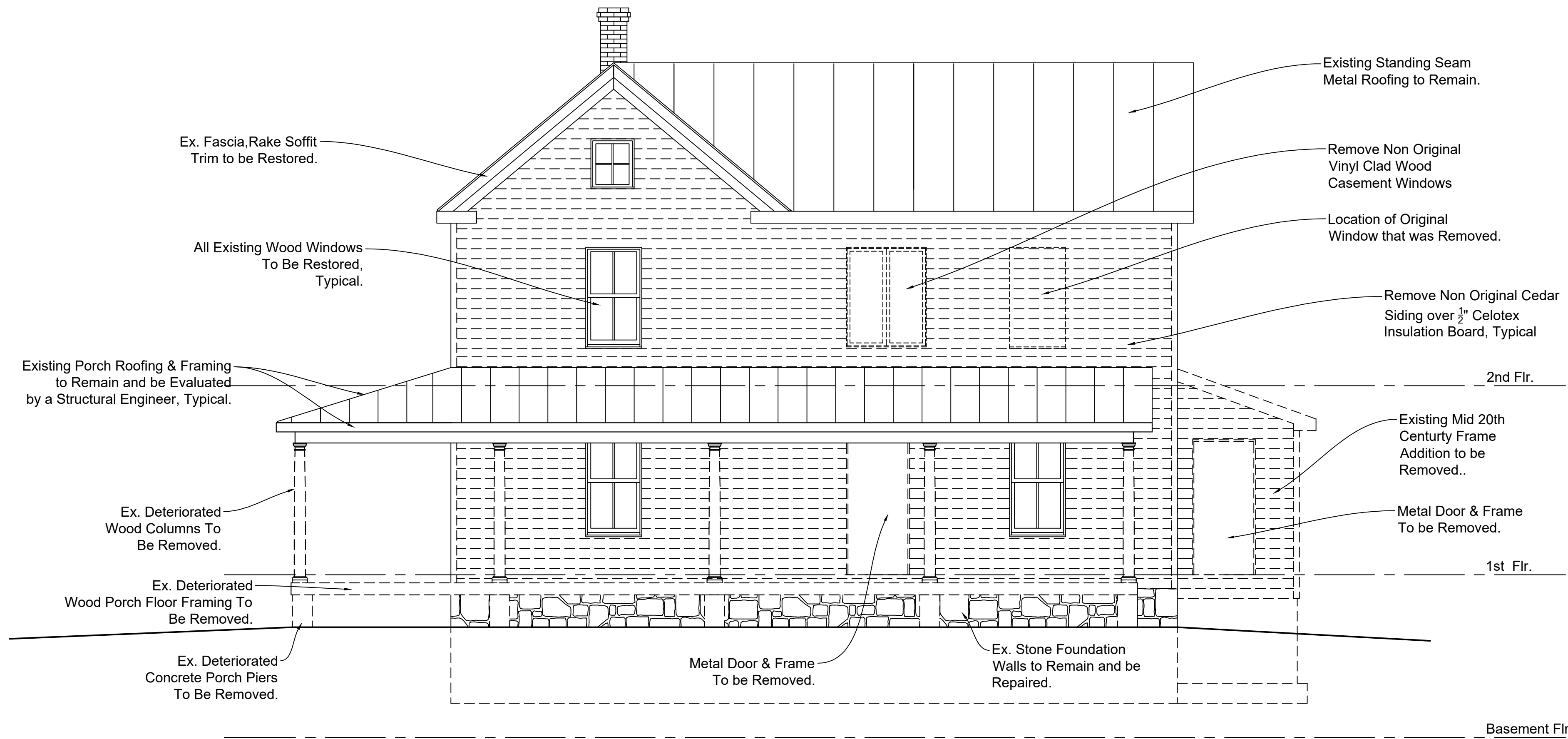
Date: Sept. 4, 2025

Rehabilitations and Addition to:
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Drawing Number

A102

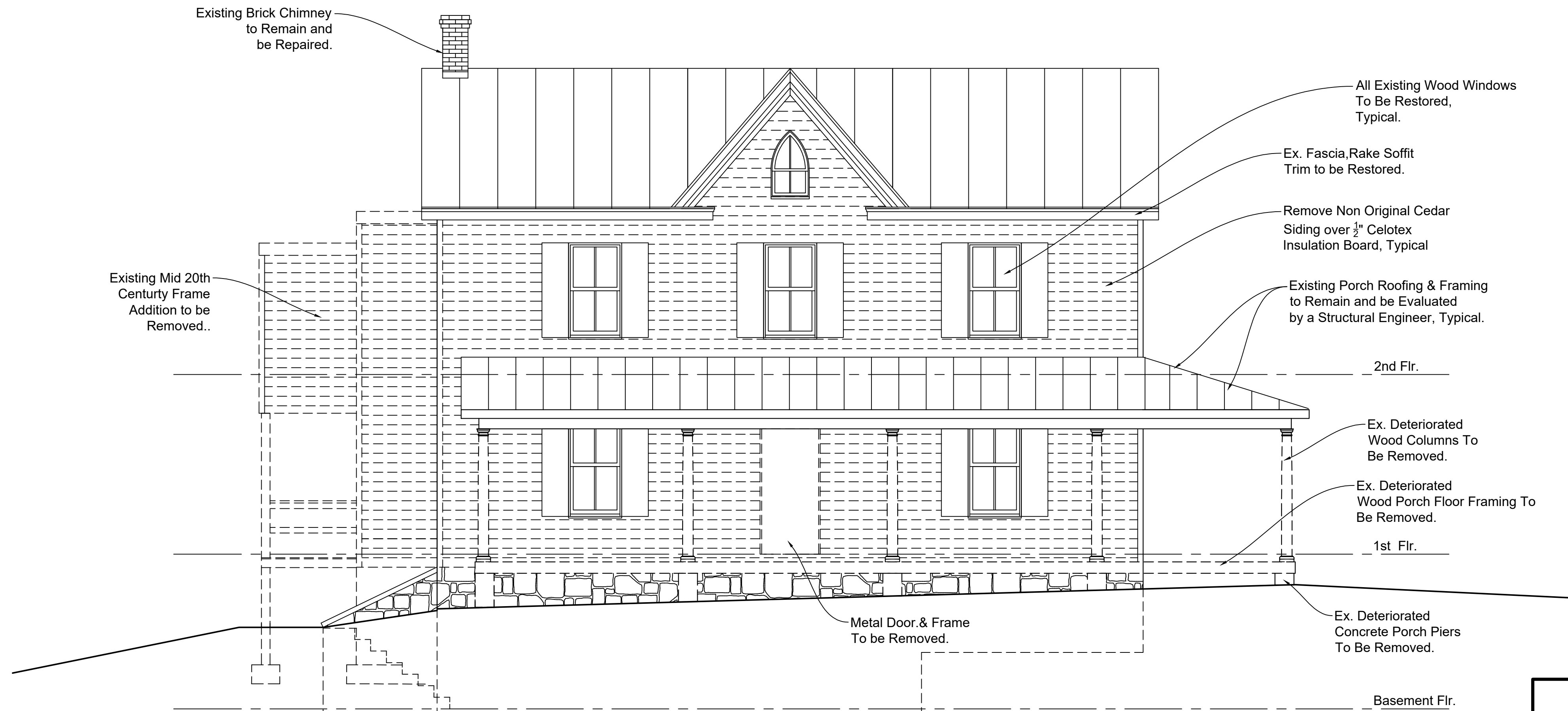
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EXISTING WEST ELEVATION

1/4" = 1'-0"

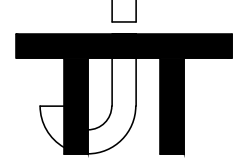
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EXISTING NORTH ELEVATION

1/4" = 1'-0"

1



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PLANNERS
HISTORIC
PRESERVATION

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EXISTING ELEVATIONS

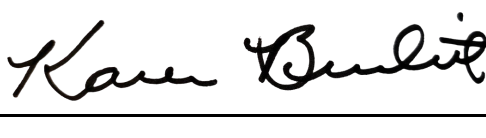
Date: Sept. 4, 2025

Rehabilitations and Addition to:
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9220 Damascus Hills Lane,
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Drawing Number

A104

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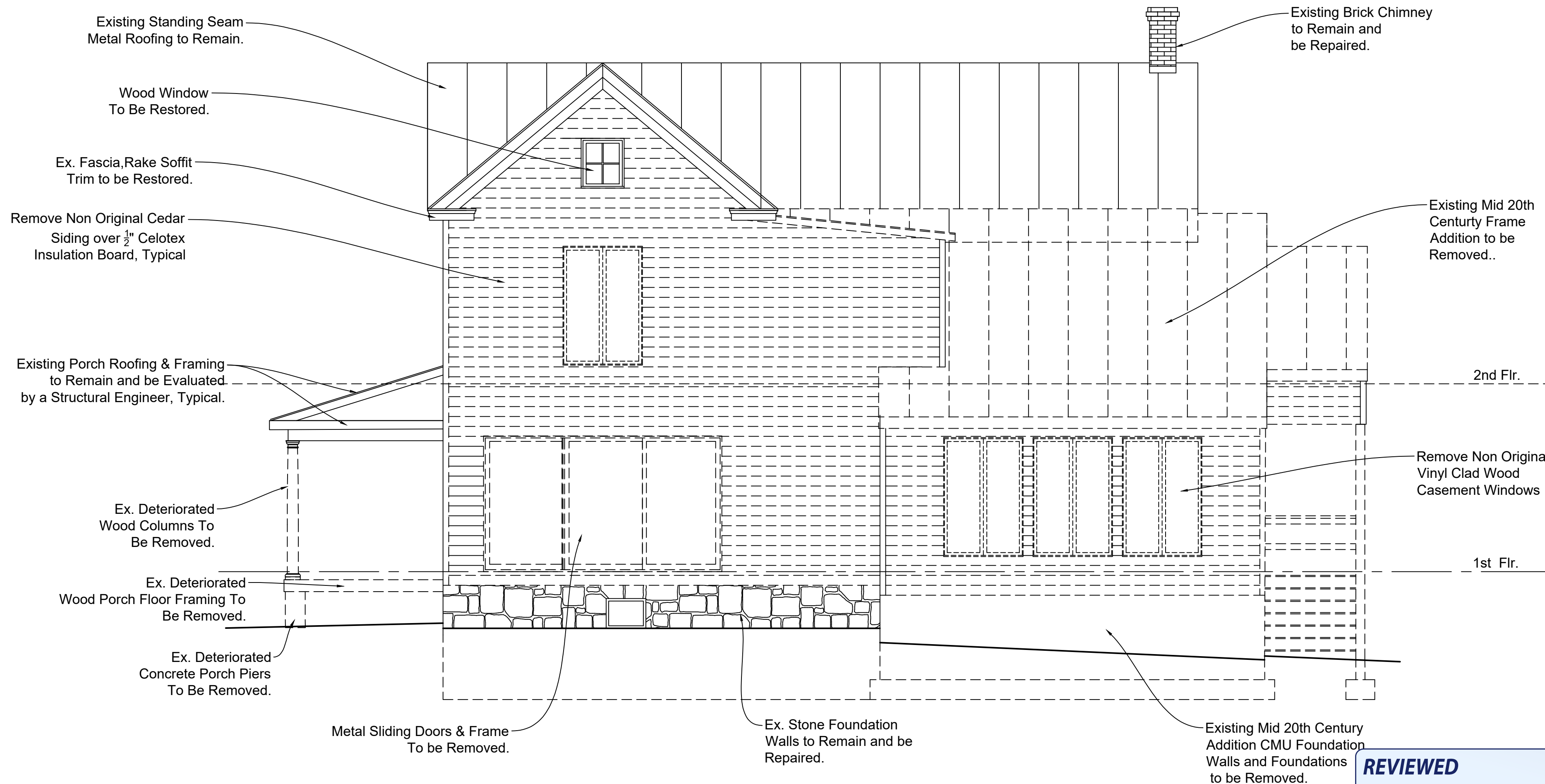
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Montgomery County
Historic Preservation Commission


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EXISTING EAST ELEVATION

1/4" = 1'-0"

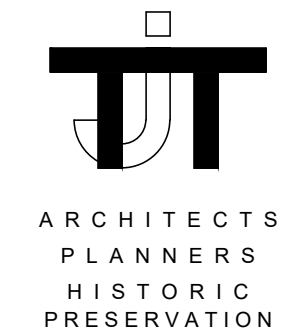
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EXISTING SOUTH ELEVATION

1/4" = 1'-0"

1



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Expiration Date: 6-13-2026.

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Drawing Title

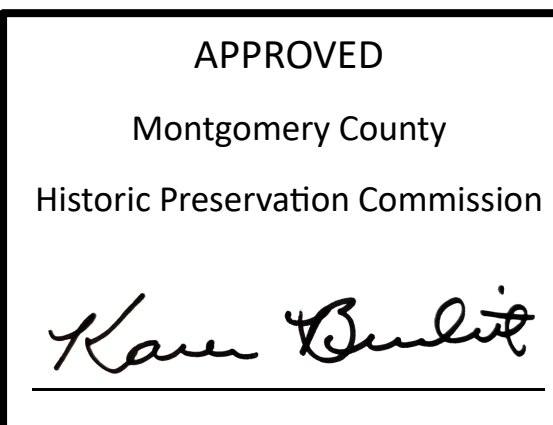
EXISTING ELEVATIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
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9220 Damascus Hills Lane,
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Drawing Number

A105

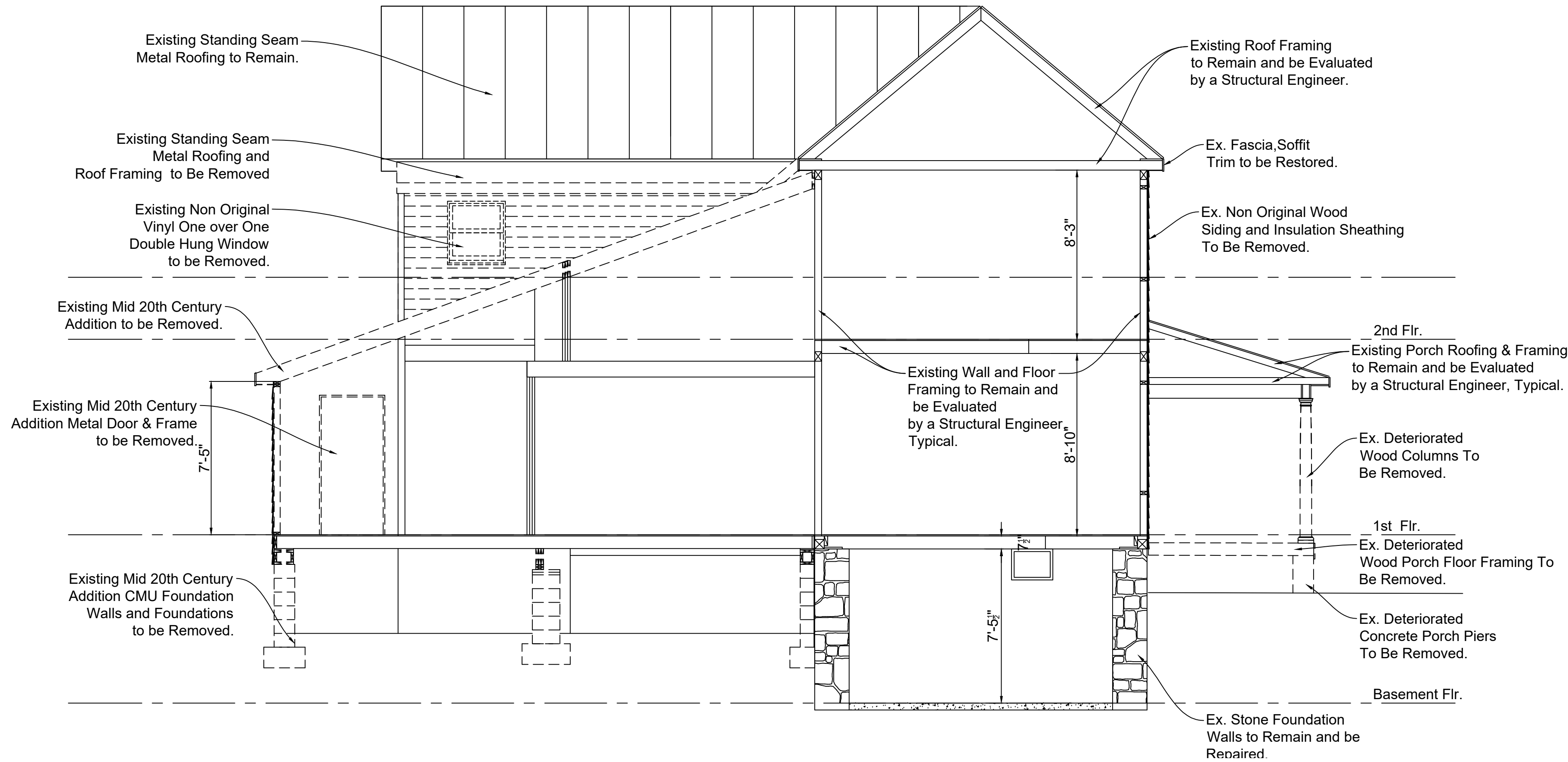


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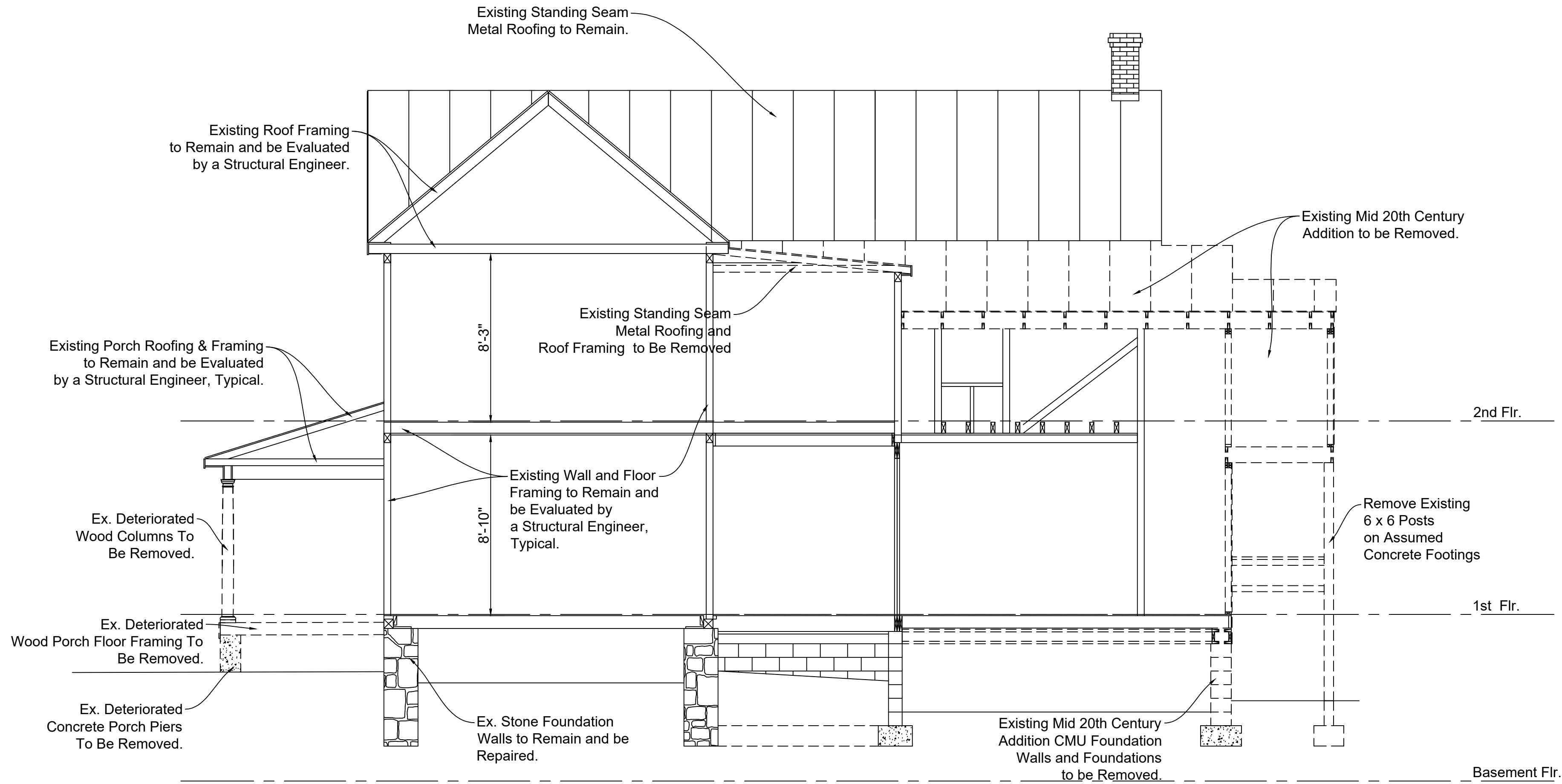
EXISTING BUILDING SECTION

1/4" = 1'-0"



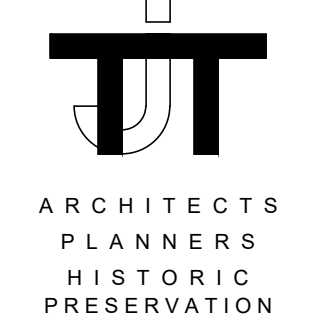
EXISTING BUILDING SECTION

1/4" = 1'-0"



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Montgomery County
Historic Preservation Commission
Karen Bulitt



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Revisions
Drawing Title
EXISTING BUILDING SECTIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
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A106



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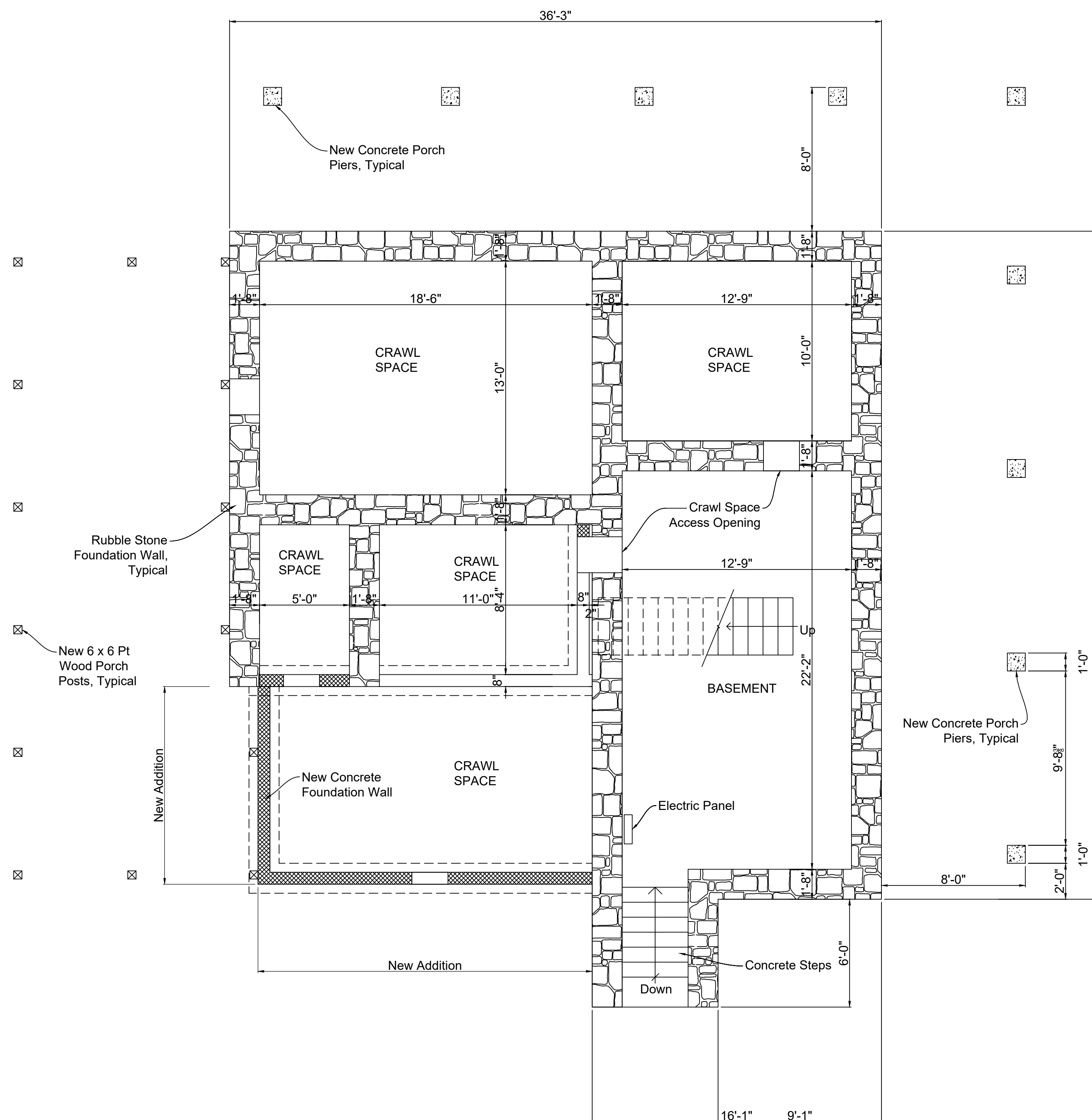
PROPOSED FLOOR PLANS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A200



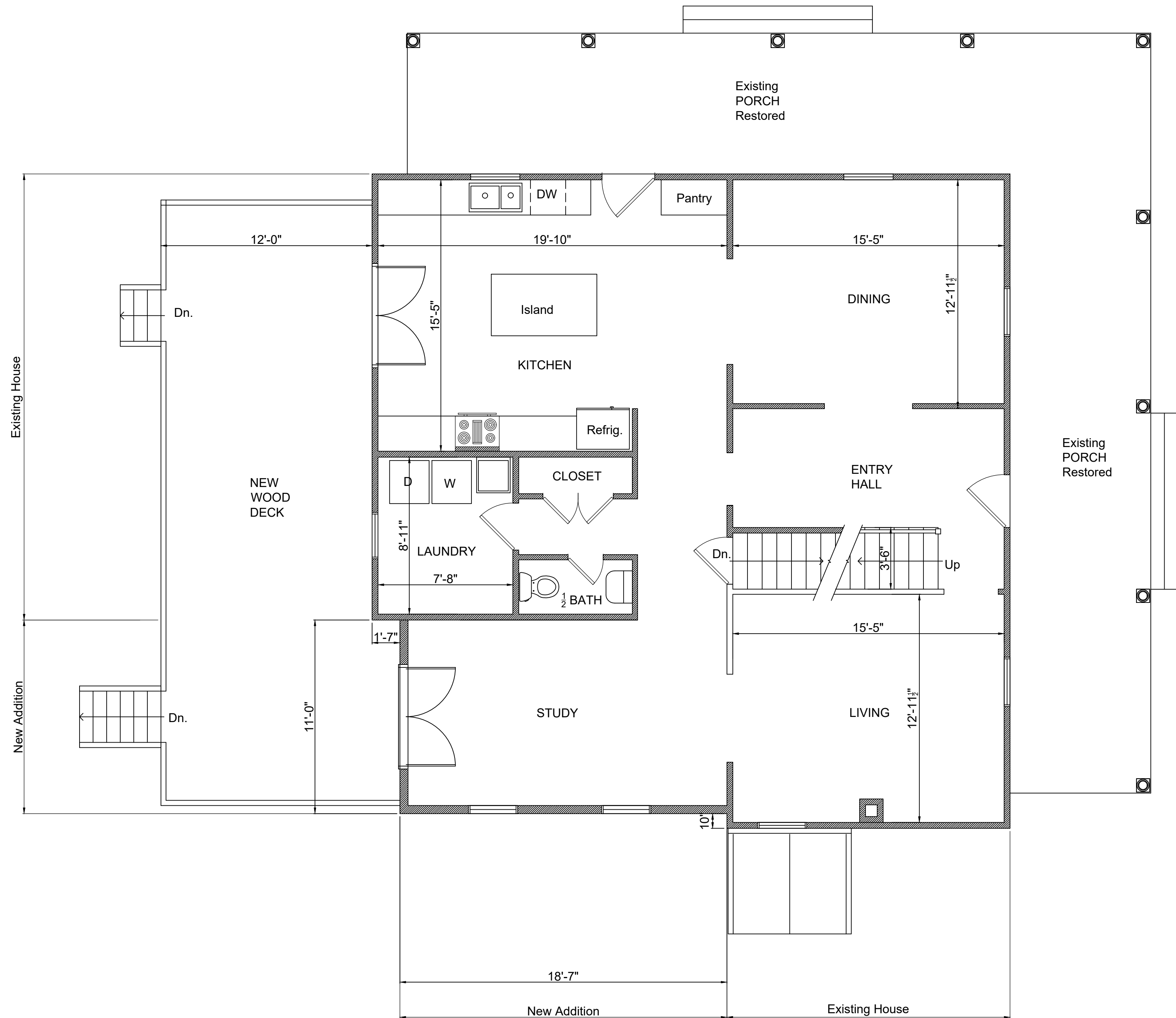
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Montgomery County

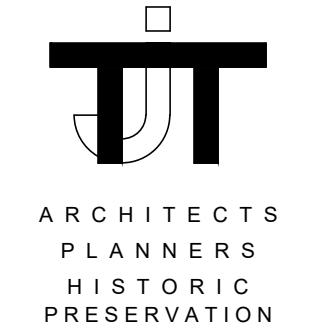
Historic Preservation Commission

Karen Buntit



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Revisions	Drawing Title
	PROPOSED FLOOR PLANS

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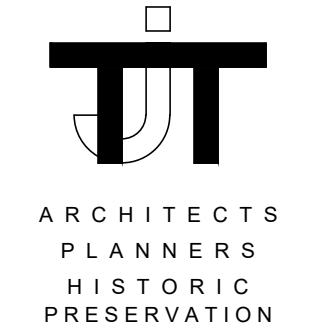
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A201



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Professional Certification:
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Professional Seal

Revisions

Drawing Title

EXISTING PLANS

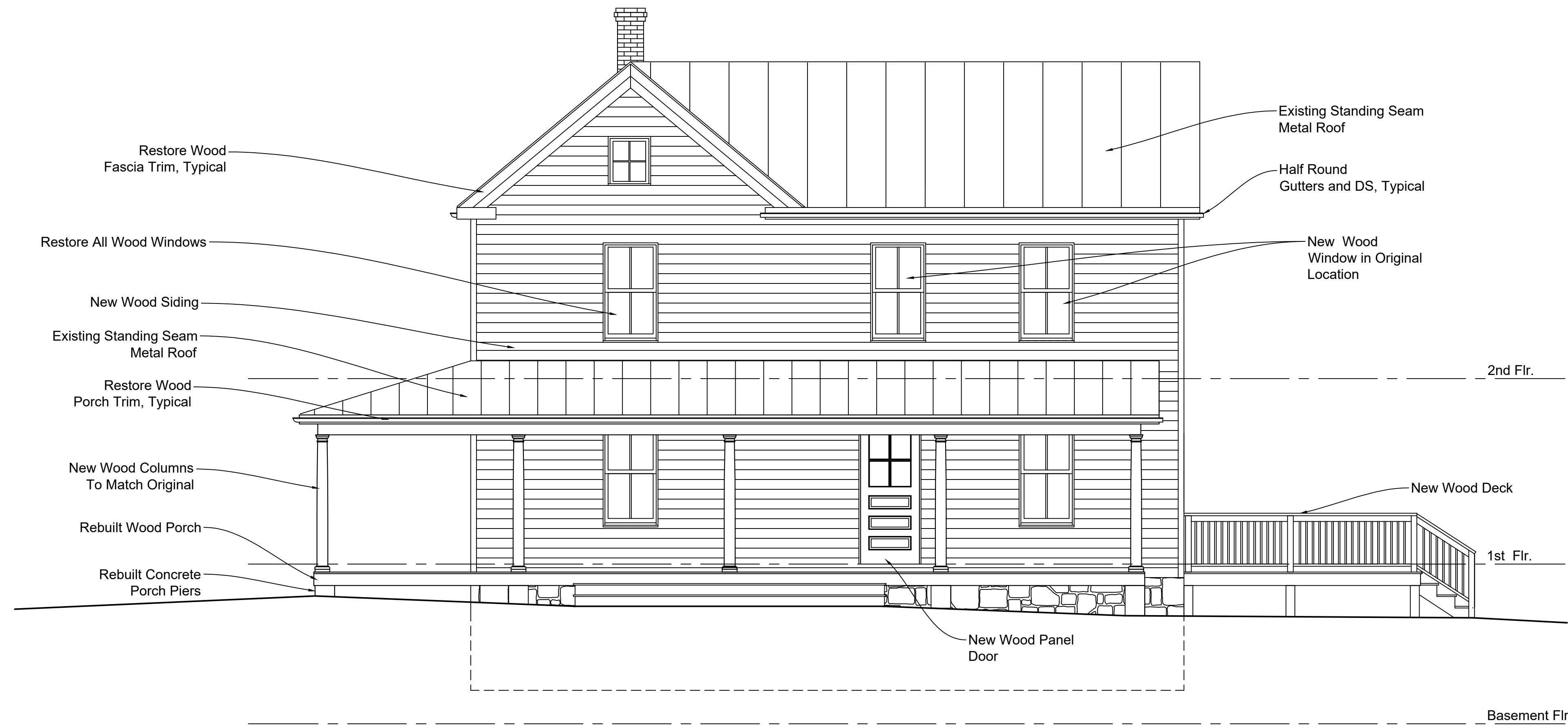
Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A202

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PROPOSED WEST ELEVATION

1/4" = 1'-0"

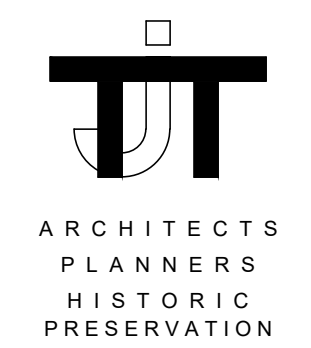
1



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

1



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Professional Seal

Revisions

Drawing Title

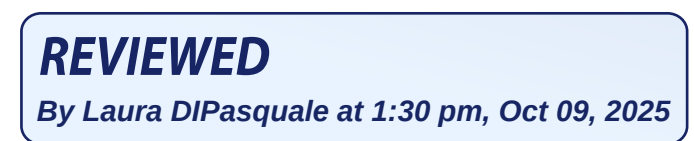
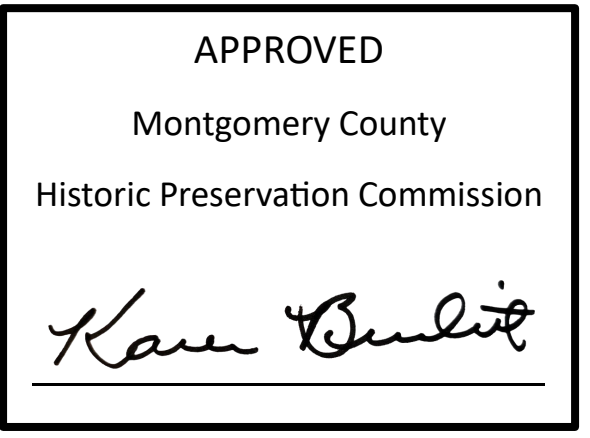
PROPOSED ELEVATIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A203



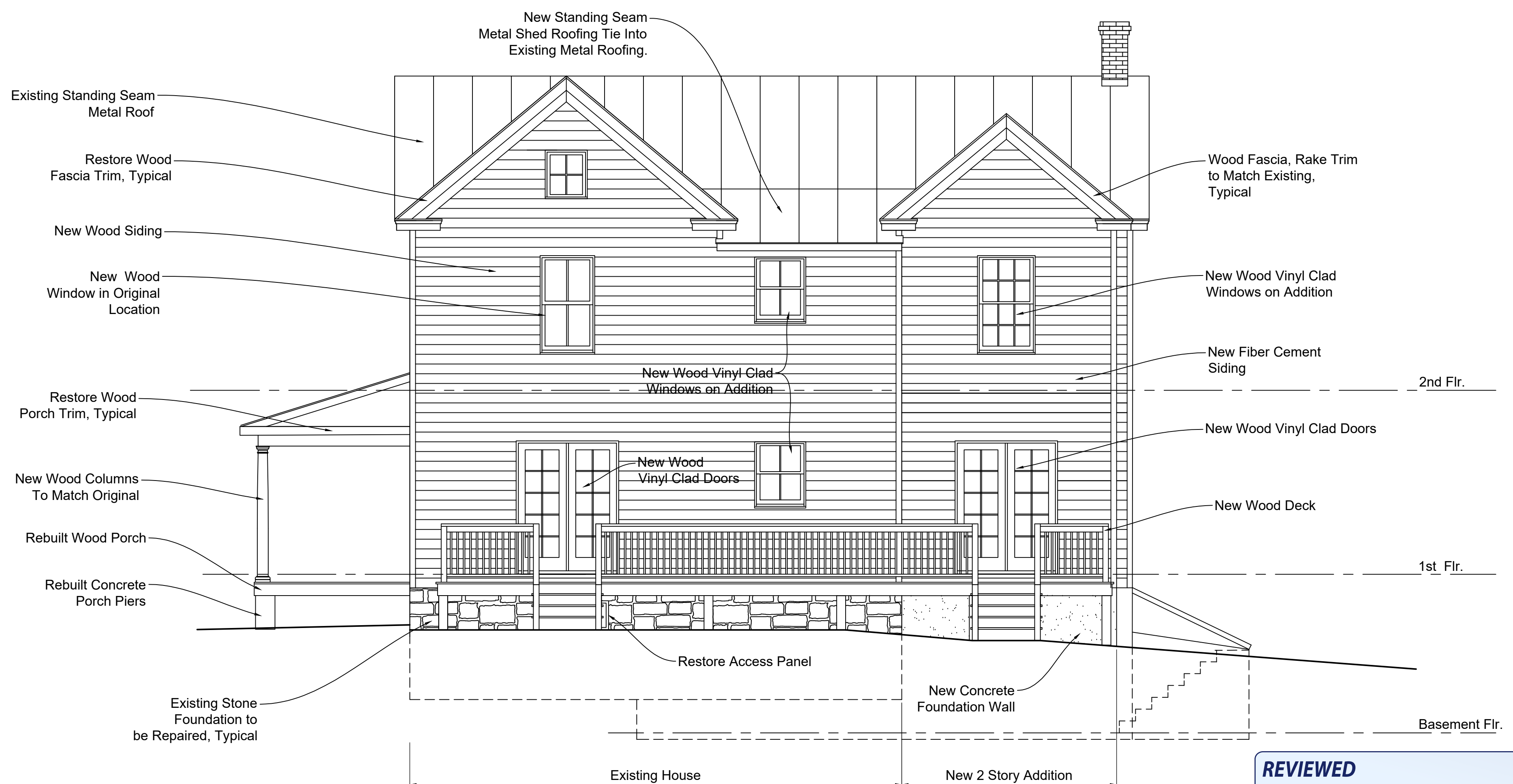
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PROPOSED ADDITION EAST ELEVATION

1/4" = 1'-0"

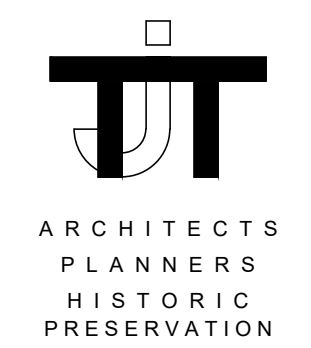
1



PROPOSED ADDITION SOUTH ELEVATION

1/4" = 1'-0"

1



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Revisions

Drawing Title

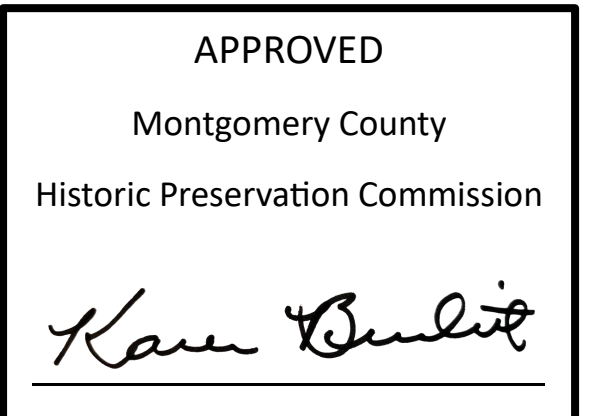
PROPOSED ELEVATIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A204



REVIEWED
By Laura DiPasquale at 1:30 pm, Oct 09, 2025

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes	78-81
Specifications	79-83
Custom Sizes	84
Grille Patterns	85
Window Details	85-86
Joining Details	86
Narrowline® Custom Sizes	87
Combination Designs	181
Product Page	

REVIEWED

By Laura DiPasquale at 1:30 pm, Oct 09, 2025

CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

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Montgomery County

Historic Preservation Commission

Karen Benoit

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

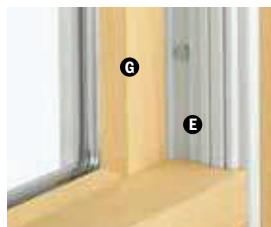
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

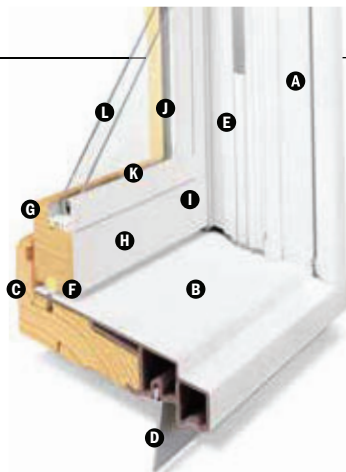
D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt the sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstripping material compresses against. A bulb material is used. Side jamb liner weatherstripping with foam inserts.



SASH

Wash assists make it easy to tilt the sash into wash mode.

G Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

H A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

J In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

REVIEWED

By Laura DiPasquale at 1:30 pm, Oct 09, 2025

Patterned Glass

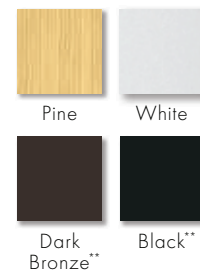
Patterned glass options are available. See page 12 for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL HARDWARE Sold Separately

ESTATE™



Lock & Keeper

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Optional Estate lock and keeper reduces the clear opening height by 1/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY



Bar Lift

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

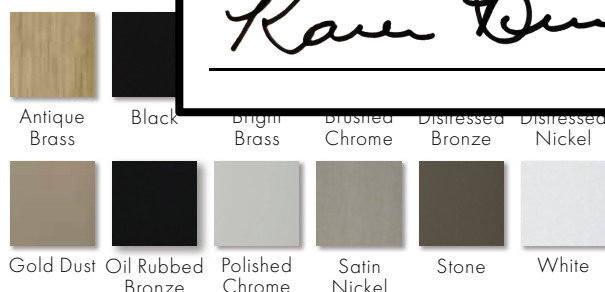
TRADITION



Bar Lift

Antique Brass
Distressed Bronze
Polished Chrome

HARDWARE FIN



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Historic Preservation Commission

Karen Benoit

*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

"Flexacron" is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

StormWATCH[®] PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch[®] Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrades

A high inside sill stop* with exterior sill brackets and hidden interior brackets is available to provide additional structural support for tilt-wash windows, allowing standard, non-impact glass units to achieve higher performance grade ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, please visit andersenwindows.com. Use of this option will subtract 5/8" (15) from the clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability.

SASH OPTIONS



Cottage



Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 5/8" (116) for use in wall depths up to 5 1/4" (133), and 6 5/8" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths.

HARDWARE

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in white, stone and black. A field-applied window opening control device kit is also available.

STORM/INSECT SCREEN COMBINATION UNIT**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4[®] glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

GLASS

Andersen[®] Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

Insect Screen Frames



Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene[®] Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 85.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Acetate-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing abrasive solvents should not be used on Andersen products.

ation.
operable area of the window.

*Infringes on the overall net clear opening. Unit clear operable area may vary.

**Do not add combination units to windows with Low-E4 Sun glass unless approved by Andersen. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen insect screens. Dimensions in parentheses are in millimeters.

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Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Laura DiPasquale at 1:30 pm, Oct 09, 2025

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Montgomery County

Historic Preservation Commission

Karen Bunkle

**FRENCHWOOD®
HINGED INSWING
PATIO DOORS**

Table of Sizes	152-153
Specifications	154
Custom Sizing	155
Grille Patterns	155
Door Details	156-157
Joining Details	158
Combination Designs	181
Product Performance	197

CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

FRENCHWOOD® HINGED INSWING PATIO DOORS

FEATURES

FRAME

A The sill is made with three-piece construction. The subsill is made of Fibrex® material, and the sill step is solid oak. The exterior sill member is made of extruded aluminum with an attractive wear-resistant, heat-baked finish in neutral gray. This combination of materials combines durability and low maintenance with excellent insulating characteristics.

B All basic exterior frame members are fiberglass reinforced composite, which maintains an attractive appearance while minimizing maintenance.

C The exterior frame members are attached to a water-repellent preservative-treated wood subframe for long-lasting* protection and performance. The subframe is grooved to accept extension jambs.

PANEL

D Panel interior surfaces are unfinished pine veneer. Unfinished maple or oak veneers are available as options. Low-maintenance prefinished white interiors are also available.

Hinged inswing operating panels are left-hand active, right-hand active or two-panel active-passive jamb hinged.



E The exterior of the wood door panel is protected with a long-lasting* urethane base finish available in white, Sandtone, Terratone and forest green.

F A factory-applied, one-piece compression-type rubber weatherstrip continues in one plane around the panel to provide maximum effectiveness against water and air infiltration. Corners of the weatherstrip are welded to eliminate gaps between the panel and the frame/sill shoulder.

Mortise-and-Tenon Joints



Mortise and tenon joints prevent panel sag and maintain smooth operation.

GLASS

G In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

H Panels are silicone bed glazed and finished with an interior wood stop.

High-Performance options include:

- Low-E4® tempered glass
- Low-E4 HeatLock® tempered glass
- Low-E4 SmartSun™ tempered glass
- Low-E4 SmartSun HeatLock tempered glass
- Low-E4 Sun tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

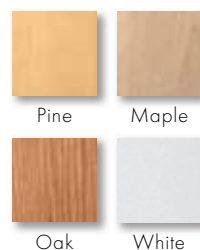
Patterned glass options are available. See page 12 for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

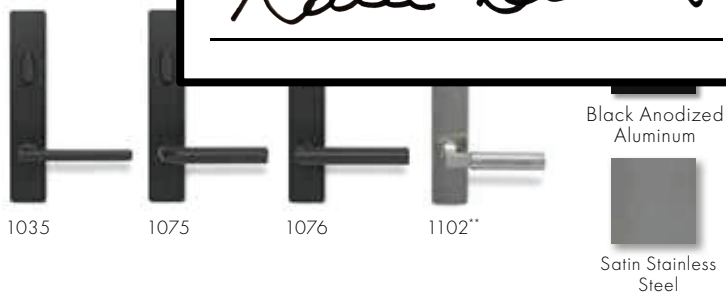
HARDWARE OPTIONS Sold Separately



HARDWARE FINISHES



FSB® HARDWARE



*Visit andersenwindows.com/warranty for details.

**FSB style 1102 is not available in black anodized aluminum.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co. Matching hinges are available for inswing patio doors.

Mix-and-match interior and exterior style and finish options are available; excludes FSB hardware.

Bright brass and satin nickel finishes feature a 10-year limited warranty.

Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is solid forged brass.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Blinds-Between-the-Glass



Blinds-between-the-glass are available for select hinged patio door sizes when ordered with Low-E4® tempered glass, and a pine or prefinished white door interior and any of our four exterior colors. White 1/2" (13) aluminum slat blinds come mounted between two panes of insulated glass in a dust-free environment. Blinds are magnetically controlled and can be tilted, raised and lowered using low-profile controls. Smooth, simple operation allows for customized light and privacy control. Available in 2768, 27611, 3168, 31611, 5068, 50611, 6068, 60611, 9068 and 90611 door sizes.

HARDWARE

Hinges

Adjustable hinges are standard on inswing patio doors and have ball-bearing pivots for smooth, frictionless movement. Feature easy horizontal and vertical adjustment, plus quick-release for easy panel removal. The release feature is ideal for transporting large units up stairs or to other hard-to-reach areas.

Gold dust finish is standard on wood interior doors. For units with prefinished white interior, white is standard. Also available in finishes that coordinate with the hardware.

Multi-Point Locking System



The multi-point locking system, featuring a bolt above and below the center dead bolt, provides a weathertight seal and enhanced security.

REVIEWED

By Laura DiPasquale at 1:30 pm, Oct 09, 2025

ACCESSORIES Sold Separately

FRAME

Interior Extension Jamb

Standard jamb depth is 4 9/16" (116). Pine, maple and oak veneers, or prefinished white extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/8" (181). Interior extension jambs on inswing units will restrict the full opening of the door.

Exterior Extension Jamb*

Exterior extension jamb system is available for the following wall thicknesses: 5 1/4" (133), 6 9/16" (167) and 7 9/16" (192). In walls over 4 1/2" (114), the exterior sill extender and exterior extension jamb system allows the unit to be installed flush to the interior, so the hinged doors will open flat against the interior wall. Color matched to the exterior of the finished unit, this system provides a low-maintenance, finished exterior appearance. An extended double-insect screen track is available for jamb-hinged doors that require gliding insect screens. Exterior extension jamb kits are available with or without the double-insect screen track.

Threshold



A maple or oak threshold is available for finishing the interior of the sill.

Ramped Sill Insert



Ramped sills in maple or oak provide smooth transition from interior to exterior. Ramped sill cannot be used with insect screens. Check with local and federal officials to determine if product meets accessibility codes. Shown with a Frenchwood® gliding patio door.



An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This offers support to the outermost sill section when needed. Available in a neutral gray finish.

HARDWARE

Exterior Keyed Lock



A six-pin key cylinder lock is available in styles and finishes that coordinate with the hardware. This lock allows the hinged patio door to be locked and unlocked from the exterior.

Handle Extension



Extends interior door handle an additional 1" (25) from the door interior panel to accommodate blinds or shades. Kit includes

one handle extender and spindle. A second extender may be added to increase the length an additional 1" (25) to a 2" (51) total extension. Extenders are available in finishes that coordinate with hardware.

Strike Plate Extensions

Bright brass, antique brass, polished chrome, oil rubbed bronze, brushed chrome and satin nickel strike plate extensions are available for the following wall thicknesses: 5 1/4" (133), 6 9/16" (167), 7 1/8" (181) and 7 9/16" (192).

Construction Lock



This hardware can be used on all Andersen® hinged doors to help secure the structure during the construction phase of the project. It features an undersized escutcheon plate, which makes on-site finishing easier.

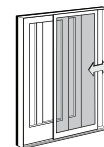
INSECT SCREENS

All insect screens have a long-lasting** fiberglass screen mesh with a charcoal finish, and frames are color matched to the exterior of the door unless otherwise specified.

Gliding Insect Screen

Available for all two- and three-panel doors. Features Delrin® material injection-molded bottom rollers with self-contained leveling adjusters.

A double insect screen track is required for two-panel active-passive or passive-active doors. Gliding insect screens are not available for 4' (1219)-wide doors.



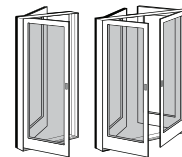
Double-Insect Screen Track



An extended insect screen track is required for two-panel active-passive or passive-active hinged doors that use gliding insect screens.

Hinged Insect Screens

Available for single-panel hinged doors, and two-panel active-passive or passive-active doors.



GRILLES

Available in a variety of configurations and widths. See page 155.

EXTERIOR TRIM

Panel S



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GLASS

Anders

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173 for

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Montgomery County

Historic Preservation Commission

Karen B. Burt

on page 173 for more information or visit andersenwindows.com/artglass.

canvases, sandstone, dark bronze, forest green or black exterior colors.

See page 143 for a complete list of painting, staining and cleaning cautions.

*"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.

Andersen patio doors are not intended for use as entrance doors.

Dimensions in parentheses are in millimeters.

*Exterior extension jambs for hinged inswing patio doors must be applied before installing into opening.

**Visit andersenwindows.com/warranty for details.

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill® & Smooth

Width 8.25 in

Exposure 7 in

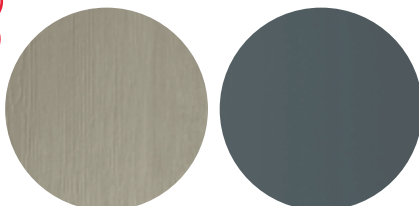


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in
Length 48 in

Straight Edge Panel

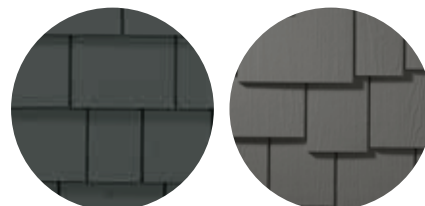
Staggered Edge Panel

Height 15.25 in

Height 15.25 in

Exposure 7 in

Exposure 6 in



Hardie® Soffit

Thickness 1/4 in

Vented Smooth

Width 12 in 16 in 24 in

Length 12 ft 12 ft 8 ft



Non-Vented Smooth

Width 12 in 16 in 24 in

Length 12 ft 12 ft 8 ft



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in* 5.5 in 7.25 in 9.25 in* 11.25 in

5/4 Smooth

Thickness 1 in

Width 3.5 in 4.5 in 5.5 in 7.25 in 9.25 in* 11.25 in



*This size is only available in Arctic White

Batten Boards

Smooth

Thickness .75 in

Length 12 ft. boards

Width

2.5 in

REVIEWED

By Laura DiPasquale at 1:30 pm, Oct 09, 2025



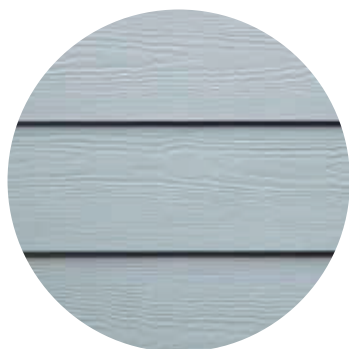
APPROVED

Montgomery County

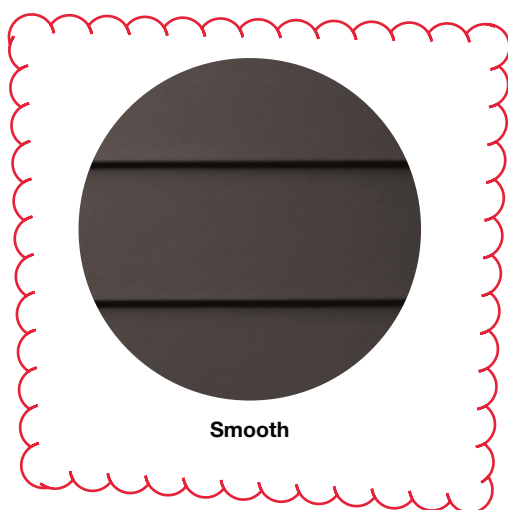
Historic Preservation Commission

Karen Benoit

Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth

Select Cedarmill® & Smooth

Thickness 5/16 in Length 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection™				•
Dream Collection™	•	•	•	•
Prime		•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection™				•
Dream Collection™	•	•	•	•
Prime		•	•	•

Beaded Select Cedarmill®

Width	8.25 in
Exposure	7 in

ColorPlus® Pcs/Pallet 210

Pcs/Sq. 14.3

Statement Collection™	
Dream Collection™	•
Prime	•

Beaded Smooth

Width 8.25 in

REVIEWED
By Laura DiPasquale at 1:30 pm, Oct 09, 2025

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Montgomery County

Historic Preservation Commission

*9.25 in and 12 in widths do not feature the drip edge

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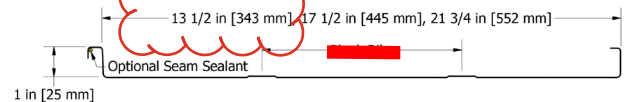
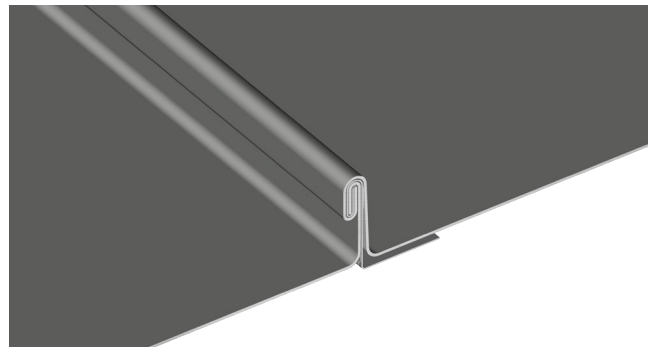
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Karen Buntz



1" FIELD-LOK™

SKU: FLL135, FLL175, FLL217, FLL999

MATERIAL

.032, .040 aluminum

24, 22* ga. metallic coated steel

24 ga. 55% Al-Zn alloy coated steel with acrylic coating

16, 20 oz. copper**

.7 mm zinc**

.0197 classic & tin matte stainless steel**

^Inquire for available panel widths

PANEL SPECS

Coverage: 13 1/2", 17 1/2", 21 3/4"

Custom widths available* (Plank ribs standard, specify without ribs or striations)

Minimum Length: 4'-0"

Seam Height: 1"

AVAILABLE

Tapered, Stretch Curved (Convex)

Factory panel pre-notching available.

Contact ATAS for specifics.

TEXTURE

Smooth or Stone Embossed (available in 24 ga. steel & .032 aluminum)

MINIMUM SLOPE

2:12 depending on climate conditions

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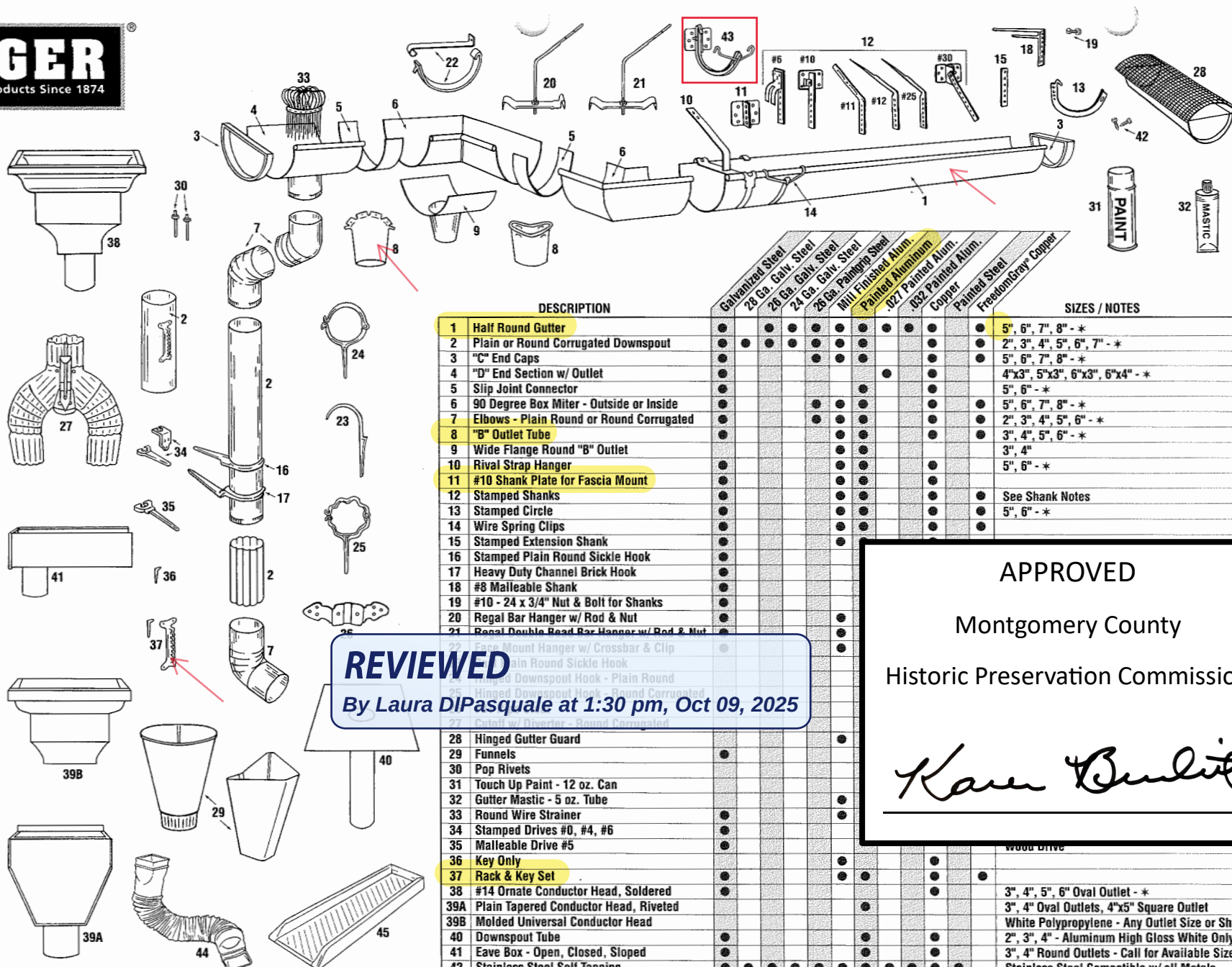
Karen Benoit

1" FIELD-LOK
Slate Grey
Private Residence



HALF ROUND

GUTTER SYSTEMS AND ACCESSORIES



* Note: Not all sizes are available in the materials shown in this chart.
Please contact Berger for availability.

DESCRIPTION	SIZES / NOTES							
	Galvanized Steel	28 Ga. Galv. Steel	26 Ga. Galv. Steel	24 Ga. Galv. Steel	26 Ga. Galv. Steel	Mill Finished Alum.	Painted Aluminum	Painted Aluminum
1 Half Round Gutter	•	•	•	•	•	•	•	•
2 Plain or Round Corrugated Downspout	•	•	•	•	•	•	•	•
3 "C" End Caps	•	•	•	•	•	•	•	•
4 "D" End Section w/ Outlet	•	•	•	•	•	•	•	•
5 Slip Joint Connector	•	•	•	•	•	•	•	•
6 90 Degree Box Miter - Outside or Inside	•	•	•	•	•	•	•	•
7 Elbows - Plain Round or Round Corrugated	•	•	•	•	•	•	•	•
8 "B" Outlet Tube	•	•	•	•	•	•	•	•
9 Wide Flange Round "B" Outlet	•	•	•	•	•	•	•	•
10 Rival Strap Hanger	•	•	•	•	•	•	•	•
11 #10 Shank Plate for Fascia Mount	•	•	•	•	•	•	•	•
12 Stamped Shanks	•	•	•	•	•	•	•	•
13 Stamped Circle	•	•	•	•	•	•	•	•
14 Wire Spring Clips	•	•	•	•	•	•	•	•
15 Stamped Extension Shank	•	•	•	•	•	•	•	•
16 Stamped Plain Round Sickle Hook	•	•	•	•	•	•	•	•
17 Heavy Duty Channel Brick Hook	•	•	•	•	•	•	•	•
18 #8 Malleable Shank	•	•	•	•	•	•	•	•
19 #10 - 24 x 3/4" Nut & Bolt for Shanks	•	•	•	•	•	•	•	•
20 Regal Bar Hanger w/ Rod & Nut	•	•	•	•	•	•	•	•
21 Regal Double Regal Bar Hanger w/ Rod & Nut	•	•	•	•	•	•	•	•
22 26 Ga. Mount Hanger w/ Crossbar & Clip	•	•	•	•	•	•	•	•
23 Plain Round Sickle Hook	•	•	•	•	•	•	•	•
24 Winged Downspout Hook - Plain Round	•	•	•	•	•	•	•	•
25 Winged Downspout Hook - Round Corrugated	•	•	•	•	•	•	•	•
26 Cutout w/ Diverter - Round Corrugated	•	•	•	•	•	•	•	•
27	•	•	•	•	•	•	•	•
28 Hinged Gutter Guard	•	•	•	•	•	•	•	•
29 Funnels	•	•	•	•	•	•	•	•
30 Pop Rivets	•	•	•	•	•	•	•	•
31 Touch Up Paint - 12 oz. Can	•	•	•	•	•	•	•	•
32 Gutter Mastic - 5 oz. Tube	•	•	•	•	•	•	•	•
33 Round Wire Strainer	•	•	•	•	•	•	•	•
34 Stamped Drives #0, #4, #6	•	•	•	•	•	•	•	•
35 Malleable Drive #5	•	•	•	•	•	•	•	•
36 Key Only	•	•	•	•	•	•	•	•
37 Rack & Key Set	•	•	•	•	•	•	•	•
38 #14 Ornate Conductor Head, Soldered	•	•	•	•	•	•	•	•
39A Plain Tapered Conductor Head, Riveted	•	•	•	•	•	•	•	•
39B Molded Universal Conductor Head	•	•	•	•	•	•	•	•
40 Downspout Tube	•	•	•	•	•	•	•	•
41 Eave Box - Open, Closed, Sloped	•	•	•	•	•	•	•	•
42 Stainless Steel Self Tapping Hex Screws #8 x 1/2	•	•	•	•	•	•	•	•
43 #10 Combination Circle and Plate	•	•	•	•	•	•	•	•
44 Flex-A-Spout®	•	•	•	•	•	•	•	•
45 Splash Blocks	•	•	•	•	•	•	•	•

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Shank Notes: #1 - for fascia, #6 - for ogee or crown moulding, fits contour, #10- for fascia, #11 - for nailing to rafter, #12 - for nailing to sheathing, #25 - for nailing to sheathing, #30 - adjustable pitch for angled end rafters and fascia

Round Wood Columns



Indoor and Outdoor Wooden Columns

We offer columns ranging from the timeless architectural orders, all-tapered, plain or fluted styles. Columns are available in paint grade, finger-jointed wood species (pine, redwood, or cedar) for interior or exterior applications or stain grade woods for interior applications. Our stock wood columns are available in a finger-jointed pine. We can factory prime columns to be painted and apply an asphaltum coating to the interior of the column for added protection for columns to be installed outside.

Search for the product
at a nearby retailer

25 Miles



SEARCH



Stock Wood Column Sizes

Diameter	Lengths
6"	8, 10'
8"	8, 10, 12'
10"	8, 10, 12'
12"	8, 10, 12'

Larger Sizes and Different Wood Species Available for Special Order.

Please visit the information center for the custom wood quote form.

What you need to know before ordering a wood column:

The height of the column includes cap and base.

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Store columns in a dry, well-ventilated area.

For exterior applications: The interior of the column must be coated with an asphaltum coating to protect against moisture. The coating must be applied up the inside bottom of the column shaft.

Wood columns require ventilation at the top and bottom.

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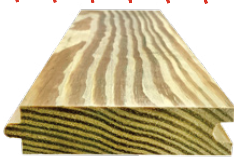
PORCH FLOORING, T&G, CUSTOM MILLING

PORCH FLOORING

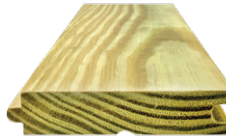
ELEVATE YOUR OUTDOOR ENTRANCE

Porches add comfort, distinction, and value to any home and act as a natural extension of the family living space. Culpeper porch flooring is a superior choice for enhancing this architectural icon.

All profiles available in: 2x4, 2x6, 2x8, 2x10



**1x4 T&G
PORCH FLOORING**



**1x4 T&G
PORCH FLOORING**



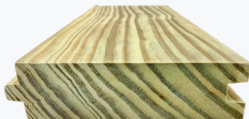
**5/4x4 T&G
PORCH FLOORING**

CULPEPER TONGUE AND GROOVE

Culpeper tongue and groove boards consist of a "tongue" on one side and the interlocking "groove" on the other for easy installation. The tongue and groove style is a popular choice for porches, covered patio ceilings, wallcoverings, and siding.

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2x6 SQUARE EDGE



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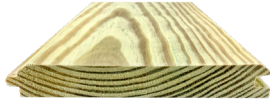
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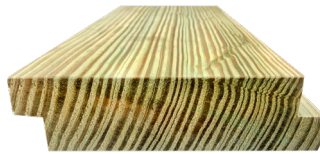
Karen Bunkle

CUSTOM MILLING

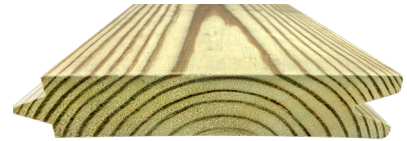
Along with Culpeper porch flooring and Culpeper tongue & groove, we offer a full range of custom milled southern pine products.



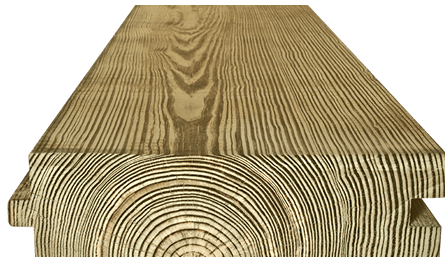
1x6 V ONE SIDE



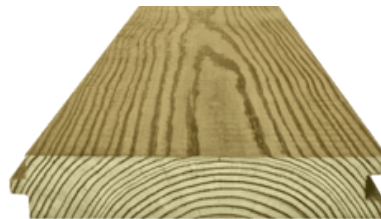
2x6 SHIPLAP



2x8 SLOPPY V



3x10 T&G



2x10 T&G

TONGUE & GROOVE
EDGE TYPES



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SEE ALL PROFILES

[CULPEPERWOOD.COM/TONGUE-AND-GROOVE](https://culpeperwood.com/tongue-and-groove)

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