

37/03-05NNN 7007 Carroll Ave

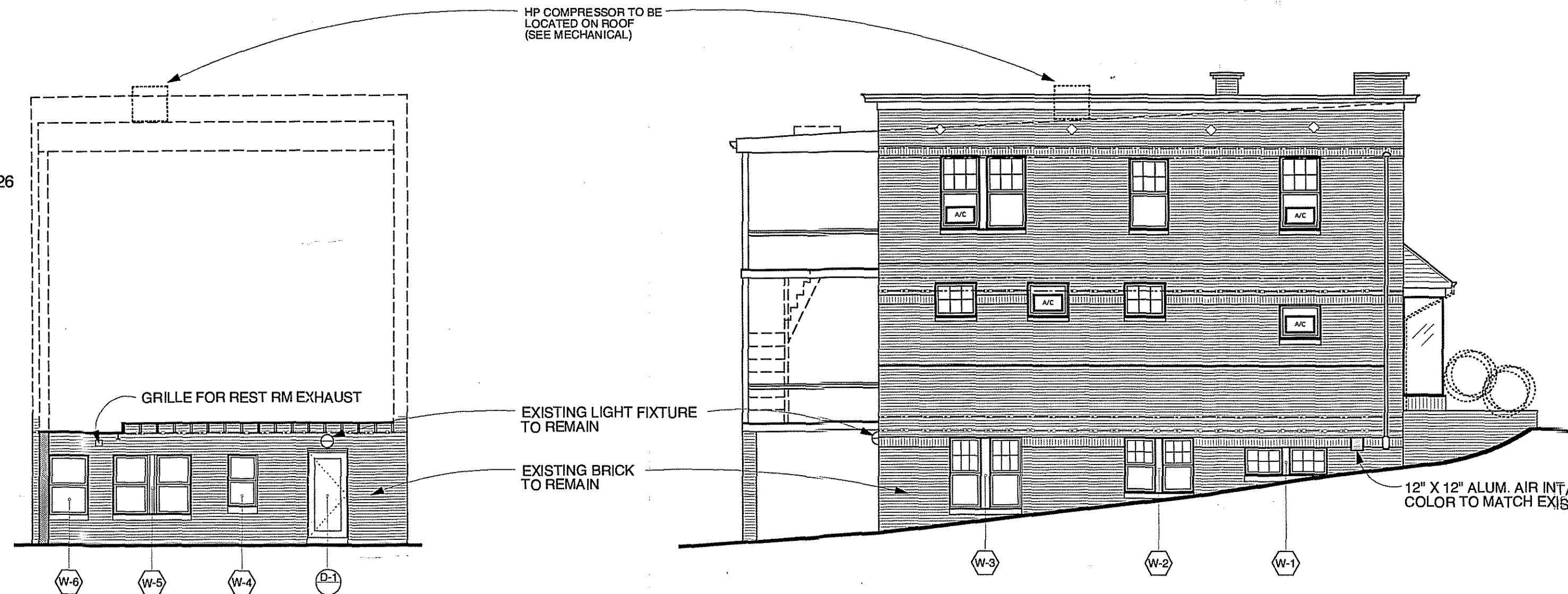
Takoma Park Historic District

LIST OF DRAWINGS

- G1 COVER SHEET, CODE, INFORMATION, DEMO PLAN
- A1 TANANT FLOOR PLAN, INTERIOR ELEVATIONS, SCHEDULES
- A2 REFLECTED CEILING PLAN
- M1 HVAC PLAN
- E1 ELECTRICAL PLAN

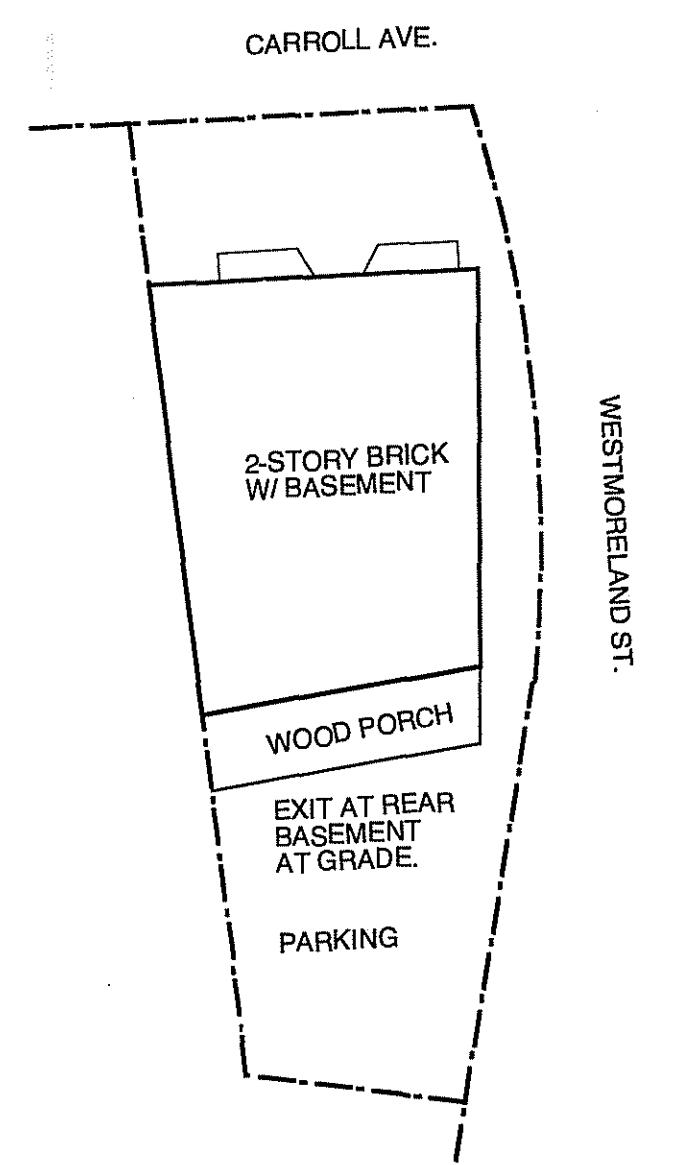
CODE ANALYSIS	EXISTING BUILDING	PROPOSED ALTERATION
IBC 2003 OCCUPANCY CLASSIFICATION	M	M
CONSTRUCTION TYPE	3B	3B
NO. OF STORIES ABOVE GRADE	2	2
HIGH RISE	N	N
COVERED MALL	N	N
FULLY SPRINKLERED AND MONITORED	N	N
FLOOR AREA RENOVATION	3600	1200

NON SEPERATED USES
UNPROTECTED STRUCTURE
SPACE WITH ONE MEANS OF EGRESS - (SEE TABLE 1014.1 IBC)
- MAXIMUM ALLOWABLE OCCUPANCANT LOAD FOR MERCANTILE USE = 50
PROPOSED OCCUPANCANT LOAD = 26

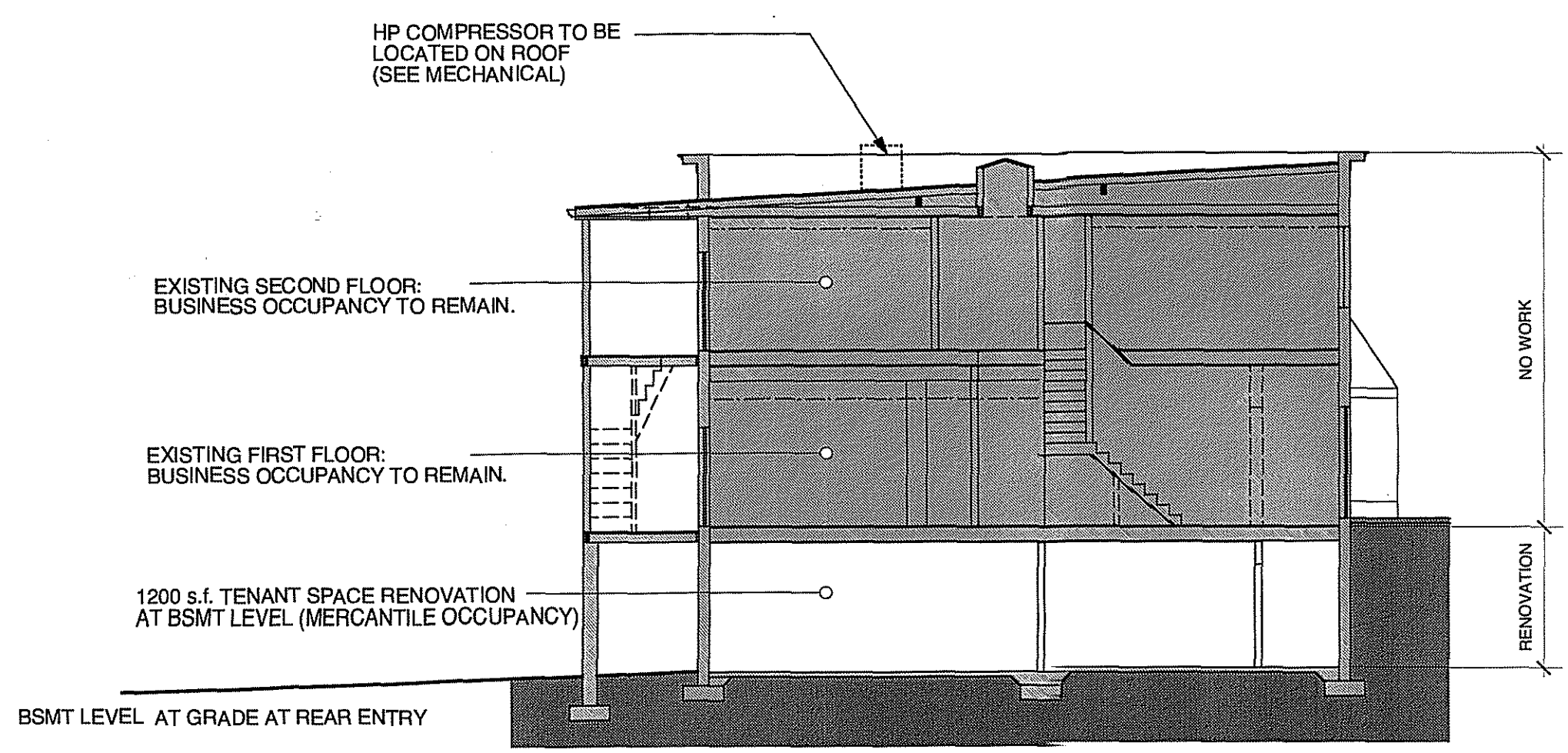


4 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0' 1' 2' 4' 8'

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"
0' 1' 2' 4' 8'



6 SITE PLAN
SCALE: 1" = 20'
G1



5 SECTION OCCUPANCY DIAGRAM
NOT TO SCALE
G1

DESIGN CODES

MARYLAND BUILDING REHABILITATION CODE (Maryland Smart Codes June 1, 2001)
Category- Renovation

05.16.01.01-
The purpose of this subtitle is to encourage the use or reuse of legally existing buildings and structures. This subtitle is intended to permit repairs, renovations, modifications, reconstruction, additions, and changes of occupancy that maintain or improve the health, safety, and welfare in existing building, without requiring full compliance with the Building Code, Mechanical Code, Plumbing Code, Fire Prevention Code, Electrical Code, Boiler Code, Energy Code, Elevator Code, or Accessibility Code, except for proportional additional work as specified in this subtitle.

05.16.01.03-
(10) "Building Code" means the International Building Code, 2000 Edition, as incorporated by reference and amended in COMA 05.02.07, exclusive of any local amendments or building codes that may have been adopted.

INTERNATIONAL BUILDING CODE (BC 2003)

SECTION 3406 HISTORIC BUILDINGS
3406.1-

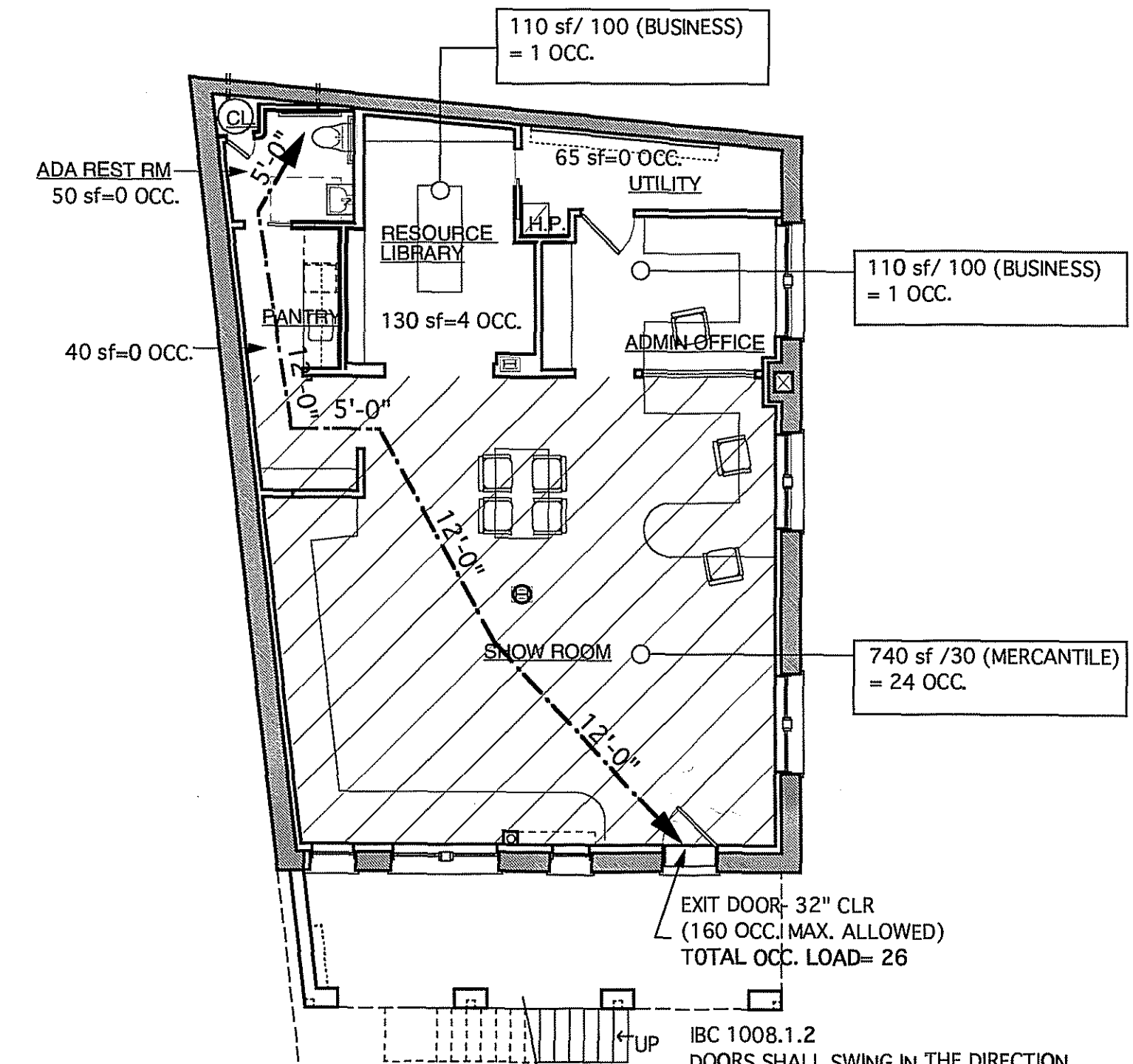
The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

NFPA 101 2003

SCOPE OF WORK:

Renovation of 1,200 sf tenant space in the basement level of an existing historic building. Architectural work will include re-insulation of perimeter walls, gypsum and metal stud partitions, and gypsum and acoustic ceilings. The HVAC system will consist of a new electric heat pump with a fresh air intake and supplemental electric baseboard heaters. Electrical work will include ceiling mounted and recessed lighting and a new power distribution system. Exterior work is limited to replacement of existing windows and entry door, new intake and exhaust grilles, and the placement of a rooftop heat pump compressor unit.

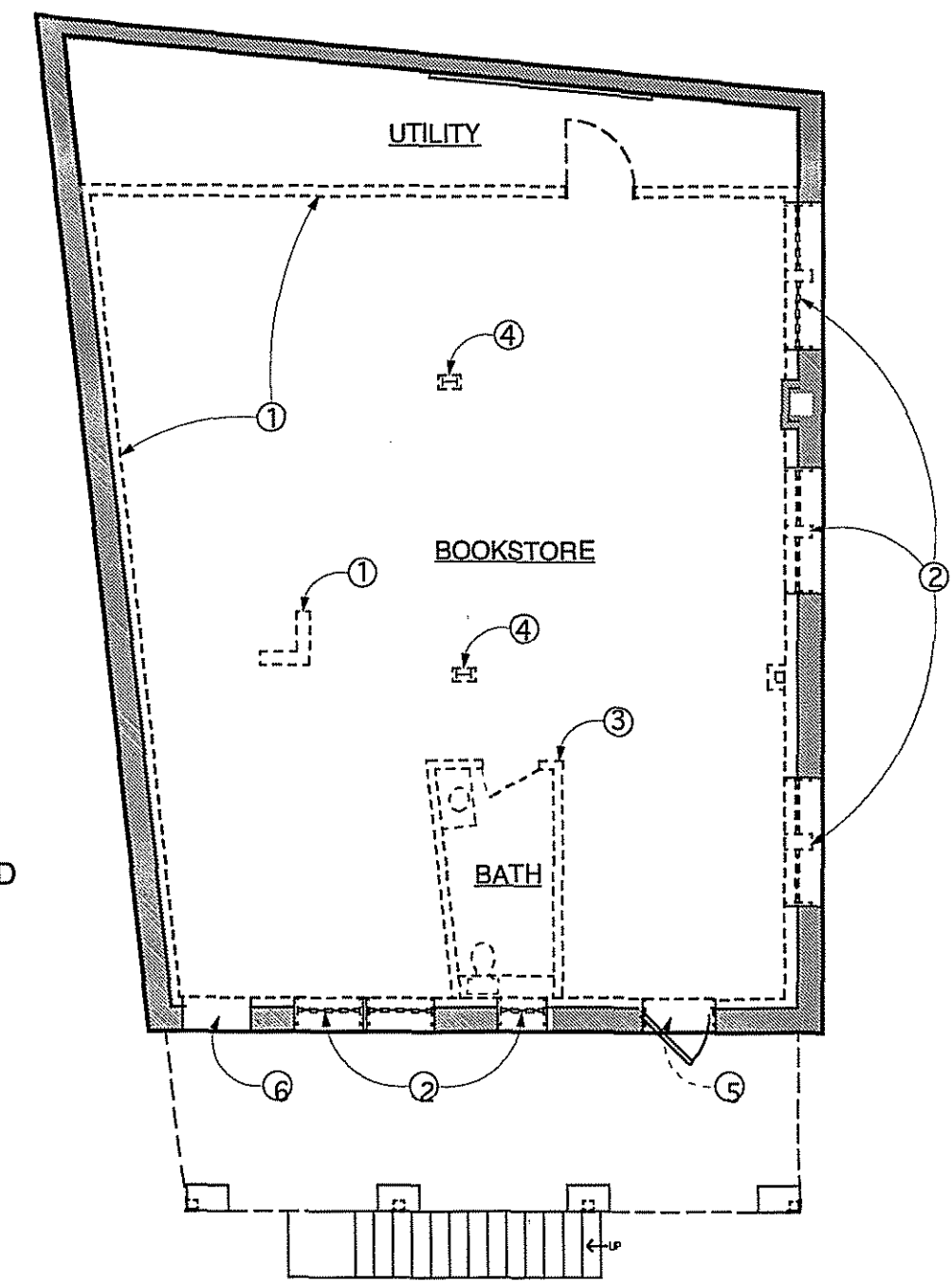
LENGTH OF EXIT ACCESS TRAVEL = 46'



1 CODE PLAN
SCALE: 1/8" = 1'-0"
0' 1' 2' 4' 8'

KEYED DEMO NOTES

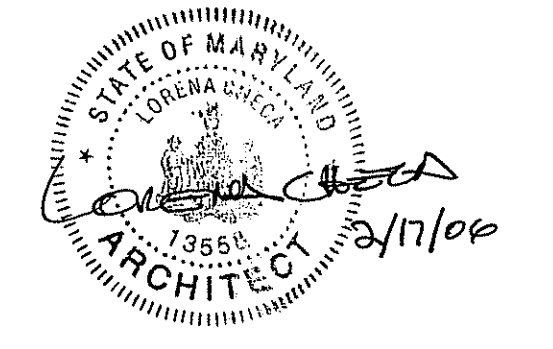
1. REMOVE ALL DRYWALL AND FRAMING. COORDINATE WITH NEW WORK.
2. REMOVE WINDOW.
3. REMOVE ALL FRAMING AND FIXTURES AT REST ROOM.
4. REMOVE ALL FRAMING AROUND COLUMN. (COLUMN TO REMAIN)
5. REMOVE DOOR JAMB AND THRESHOLD.
6. REMOVE FIXED PANEL, JAMB AND THRESHOLD.



2 DEMO PLAN
SCALE: 1/8" = 1'-0"
0' 1' 2' 4' 8'

L C A
LORENA CHECA ASSOCIATES
ARCHITECTS
7214 CENTRAL AVENUE
TAKOMA PARK, MD 20912
301.270.0186

CONSULTANTS



TENANT:
LORENA CHECA ASSOCIATES
SHOWROOM
7009 (REAR) CARROLL AVENUE
TAKOMA PARK, MD 20912

OWNER:
7007 CARROLL, LLC
7214 CENTRAL AVENUE
TAKOMA PARK, MD 20912

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 2/23/06

1	PERMIT	2.17.06
No.	ISSUED FOR	DATE

DRAWN BY: J.A.M.
DATE:

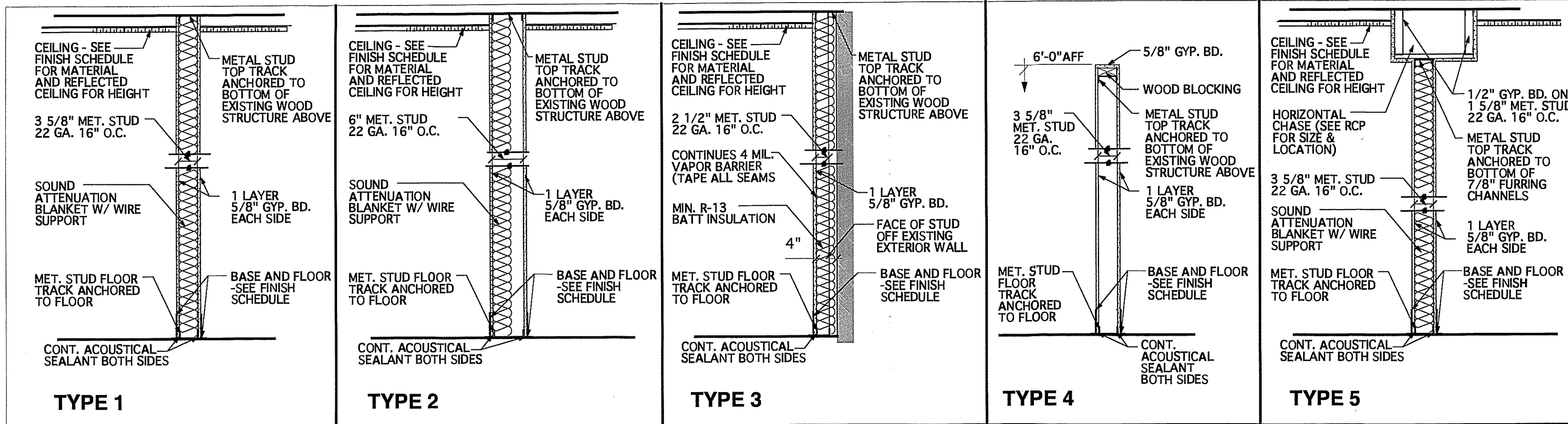
SCALE: AS NOTED

COVER SHEET, CODE INFORMATION, DEMO PLAN

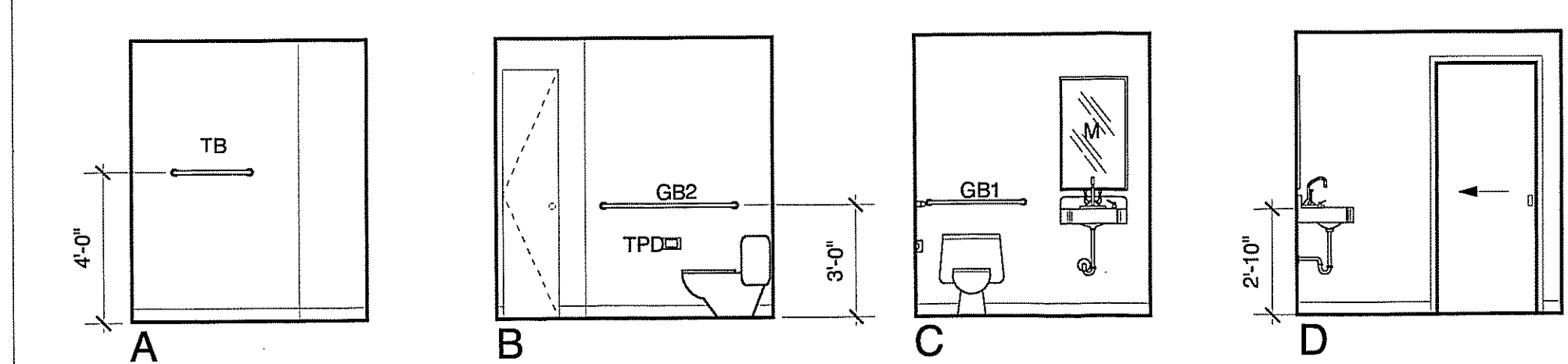
SHEET TITLE

G1

SHEET NUMBER

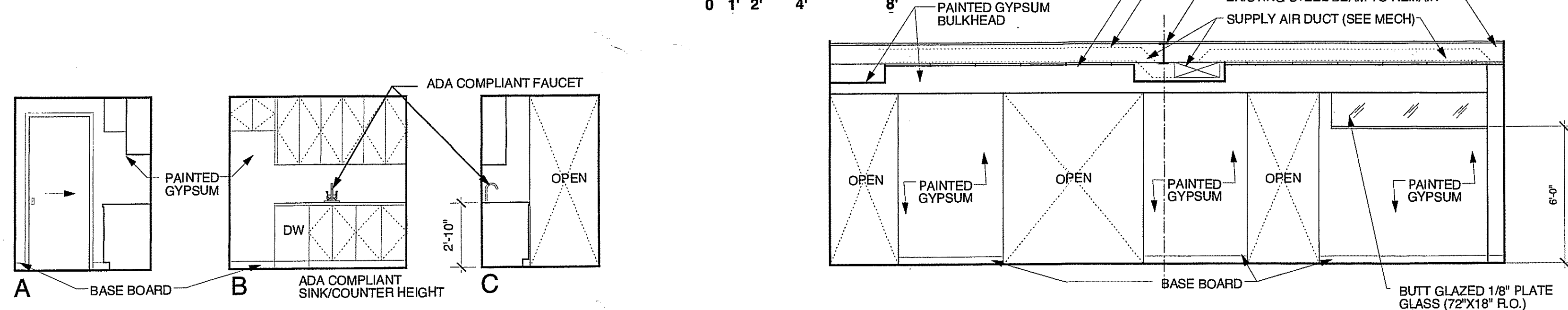


PARTITION TYPES
SCALE: 3/4" = 1'-0"



MARK	QTY	DESCRIPTION	HEIGHT AFF
GB1		36" GRAB BAR	38" TO C.L.
GB2		42" GRAB BAR	38" TO C.L.
TPD		TOILET PAPER DISPENSER	20" TO C.L.
TB		TOWEL BAR	48" TO C.L.
M		MIRROR	38" TO BOTTOM

4 REST ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"



3 PANTRY ELEVATIONS
SCALE: 1/4" = 1'-0"

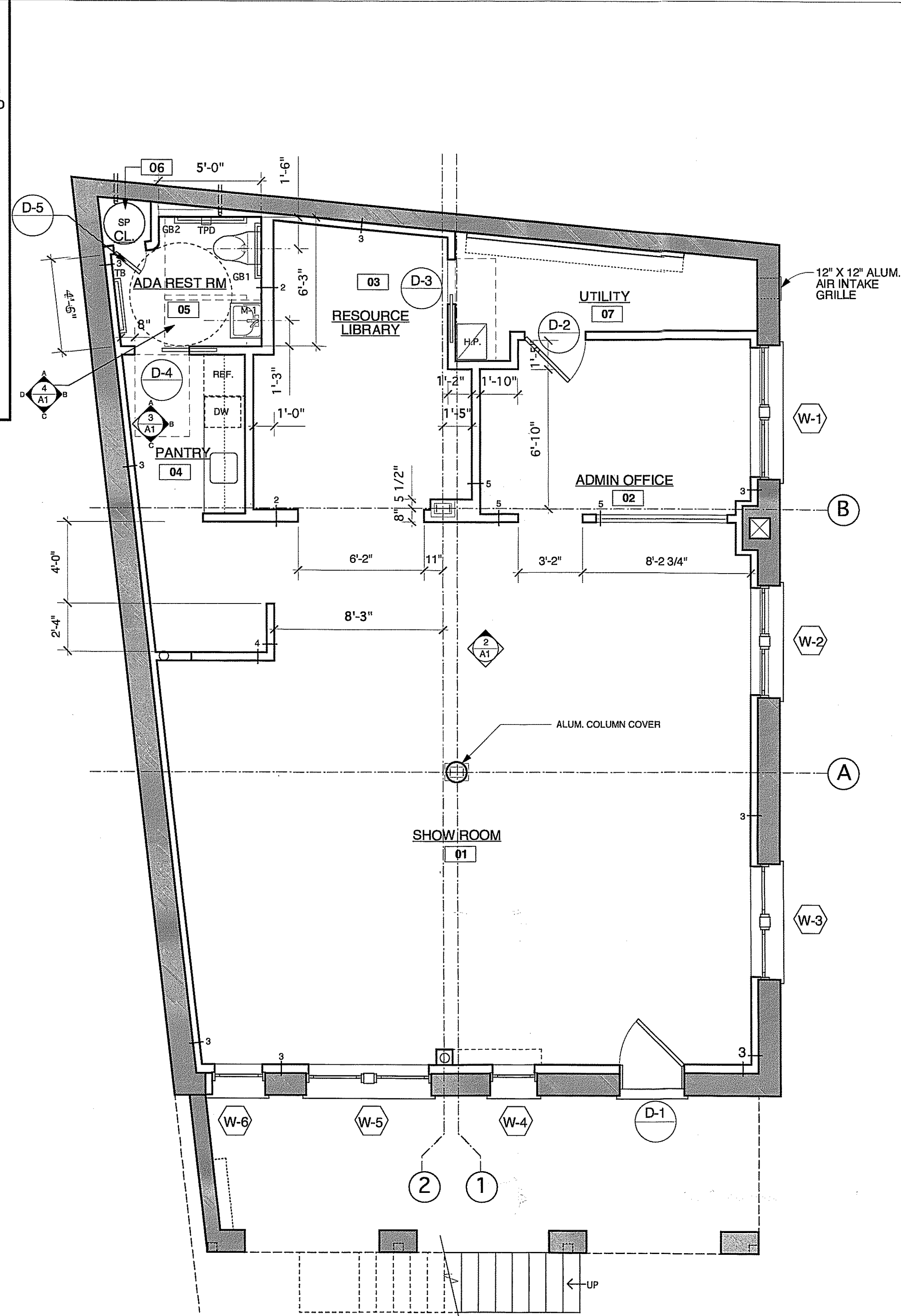
2 SECTION ELEVATION LOOKING NORTH
SCALE: 1/4" = 1'-0"

RM#	ROOM NAME	WALLS	CEILING	FLOOR	BASE	WNDW/DR/TRIM	NOTES
>01	SHOWROOM	GB1	ACT/GB1	SC	PTW	PTW	
>02	ADMIN OFFICE	GB1	ACT/GB1	SC	PTW	PTW	
>03	LIBRARY	GB1	ACT/GB1	SC	PTW	PTW	
>04	PANTRY	GB1	GB1	SC	PTW	PTW	
>05	ADA RESTROOM	GB2	GB1	CT	CT	PTW	
>06	UTILITY	GB1	GB1	SC	-	PTW	
>07	UTILITY	GB1	-	SC	-	PTW	

- GB1 - PAINTED GYPSUM BOARD
- GB2 - PAINTED WATER RESISTANT GYPSUM BOARD
- ACT - ACCOUSTICAL CEILING TILE
- PTW - PAINTED WOOD
- CT - CERAMIC TILE
- SC - STAINED CONCRETE

MARK	QTY	UNIT SIZE / MODEL #	ROUGH OPENING	NOTES
W-1		DOUBLE SIX-LITE (TRUE DIVIDED)	78 1/4" X 22 3/4"	
W-2		DOUBLE TILT SIX OVER ONE (TRUE DIVIDED)	66" X 49 3/4"	
W-3		DOUBLE TILT SIX OVER ONE (TRUE DIVIDED)	66" X 65 1/2"	
W-4		SINGLE ONE OVER ONE	27 1/2" X 49 1/2"	
W-5		DOUBLE ONE OVER ONE	74" X 55 1/4"	
W-6		SINGLE ONE OVER ONE	36 1/2" X 55 1/4"	

- NOTES:
- ALL WINDOWS TO BE BY 'WEATHERSHIELD' STD BRICK MOLD WOOD, PRIMED INSIDE AND OUTSIDE.
 - ALL GLAZING TO BE DOUBLE-GLAZED, LOW-E W/ ARGON INSULATING GLASS, WITH SAFETY GLASS ON INTERIOR.
 - ALL OPERABLE WINDOWS TO HAVE FULL INSECT SCREENS IN 'OBSIDIAN.'
 - ALL HARDWARE TO BE 'GOLDTONE.'
 - AT ALL DOUBLE WINDOW UNITS, MULL SPACE BETWEEN JAMBS TO BE 4 1/2" UNLESS OTHERWISE SPECIFIED (SEE W-5)
 - AT ALL DOUBLE-HUNG WINDOWS, PROVIDE STD JAMB LINERS IN WHITE.
 - WHERE TRUE-DIVIDED LITES ARE CALLED FOR, GRILLES TO BE 7/8"
 - ALL JAMB DEPTHS TO BE 6 9/16"



1 TENANT FLOOR PLAN
SCALE: 1/4" = 1'-0"

MARK	DESCRIPTION	HARDWARE	UNIT SIZE	FRAME	LOCATION
D1	S&R WOOD W/ FULL GLASS	1	3'-0" X 6'-8"	PT. GRD. WD.	ENTRY
D2	FLUSH WOOD W/ LOUVER	2	3'-0" X 6'-8"	PT. GRD. WD.	RM 07
D3	FLUSH WOOD POCKET	3	2'-4" X 6'-8"	2'-4" X 6'-8"	RM 07
D4	FLUSH WOOD POCKET	4	2'-8" X 6'-8"	2'-4" X 6'-8"	RM 06
D5	FLUSH WOOD	5	1'-6" X 6'-8"	2'-4" X 6'-8"	RM 06

HARDWARE:

- LEVER W/ THUMBTURN LOCK (NO CLOSER)
- LEVER (NON-LOCKING, NO CLOSER)
- EDGE PULL, PAIR FLUSH PULLS (NON-LOCKING, NO CLOSER)
- EDGE PULL, PAIR FLUSH PULLS, DOOR BOLT (NO CLOSER)
- SINGLE PULL, MAGNETIC CATCH (NON-LOCKING, NO CLOSER)

LCA
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ARCHITECTS
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TAKOMA PARK, MD 20912
301.270.0186

CONSULTANTS

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APPROVED
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[Signature]

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DRAWN BY: J.A.M.

DATE:

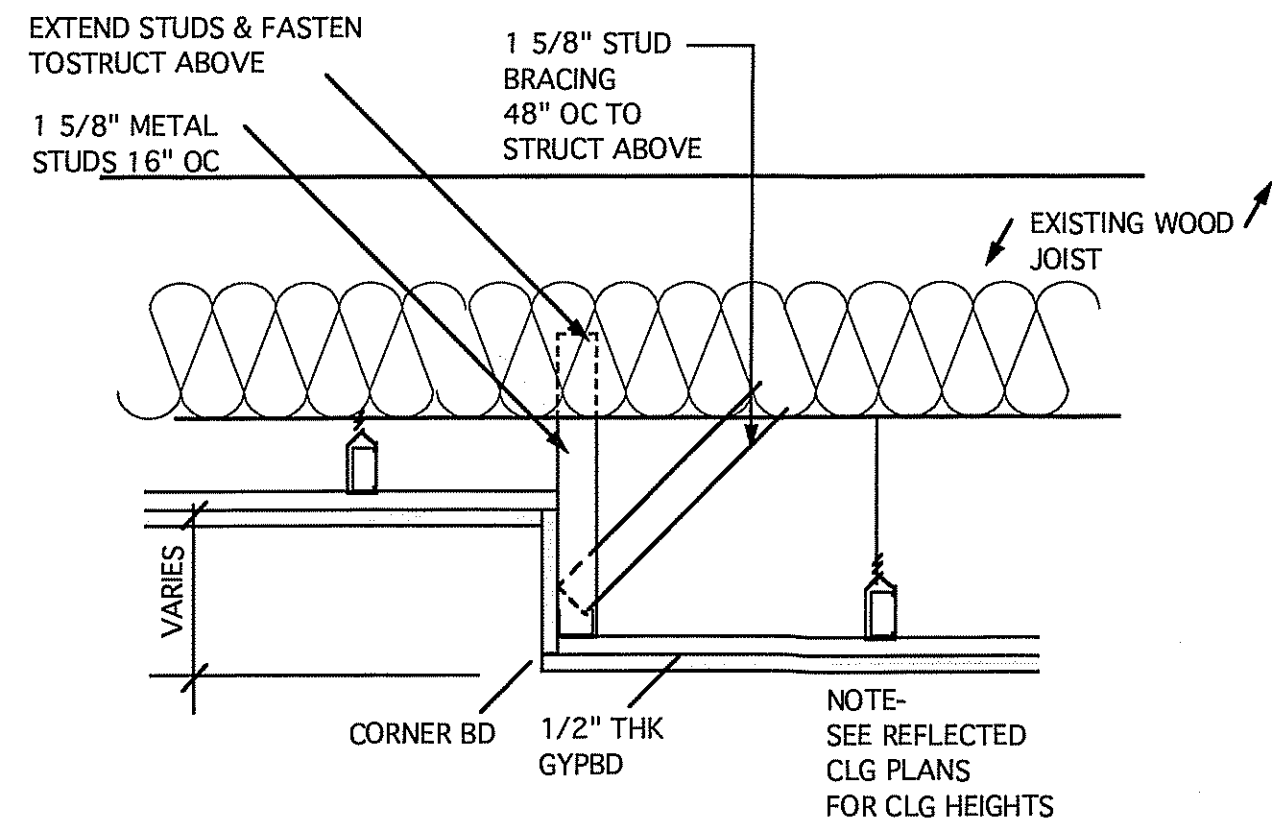
SCALE: AS NOTED

TENANT FLOOR PLAN, INTERIOR ELEVATIONS, SCHEDULES

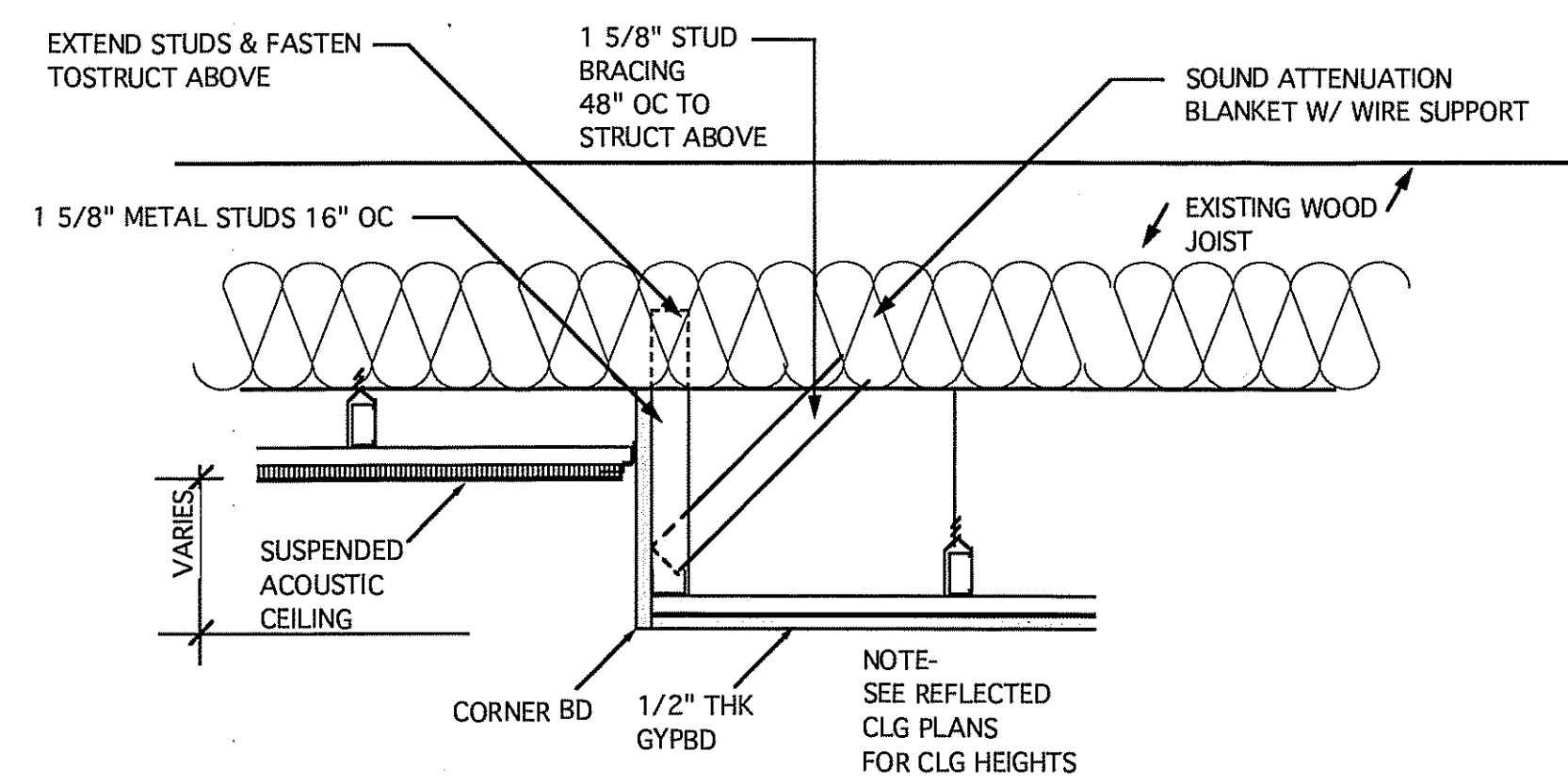
SHEET TITLE

A1

SHEET NUMBER

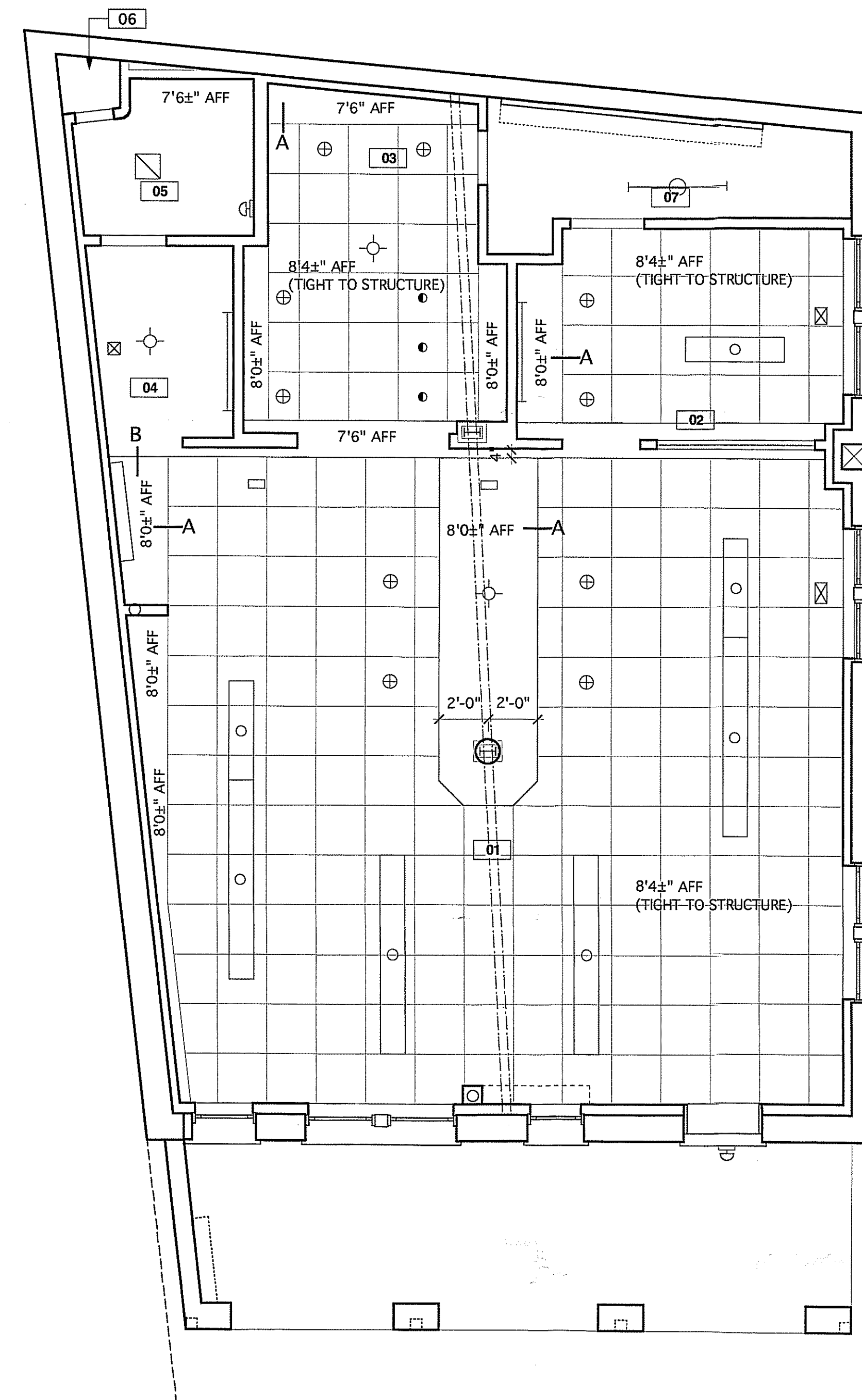


B TYPICAL CEILING LEVEL CHANGE
A-2 SCALE: 1 1/2" = 1'-0"



A TYPICAL CEILING LEVEL CHANGE
A-2 SCALE: 1 1/2" = 1'-0"

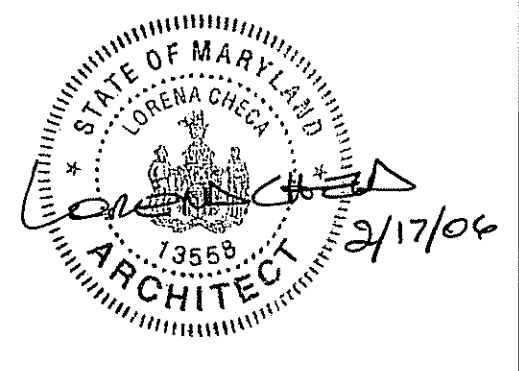
LEGEND	
	EXPOSED FLOURESCANT TUBE (SEE ELEC.)
	PENDANT LIGHT FIXTURE (SEE ELEC.)
	RECESSED DOWNLIGHT (SEE ELEC.)
	RECESSED WALL WASHER (SEE ELEC.)
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	SUPPLY AIR DIFFUSER (SEE MECH.)



1 REFLECTED CEILING PLAN
A2 SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

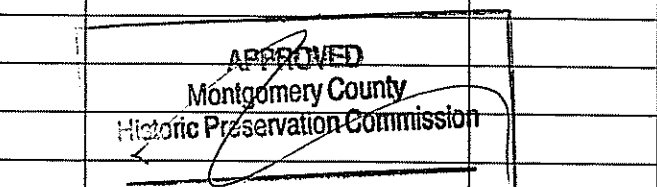
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TAKOMA PARK, MD 20912
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CONSULTANTS



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1	PERMIT	2.17.06
No.	ISSUED FOR	DATE

DRAWN BY: J.A.M.
DATE:

SCALE: AS NOTED

REFLECTED CLG PLAN

SHEET TITLE

A2

SHEET NUMBER







October 31, 2005

Ms. Tania Tully
Historic Preservation Planner
Historic Preservation Commission for Takoma Park
1109 Spring Street; Suite 801
Silver Spring, MD 20910

Re: HAWP Application
7009 Rear Carroll Ave. Renovation
Takoma Park, Md. 20912

Dear Ms. Tully,

The enclosed notes are to supplement our HAWP application that we submitted on October 26, 2005.

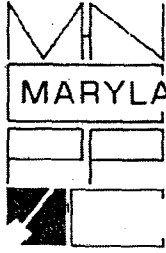
Please let me know if you need any more information for your review.

I very much appreciate your time and consideration for our project and look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lorena Checa'.

Lorena Checa, AIA, LEED AP
Lorena Checa Associates



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 11/18/2005

MEMORANDUM

TO: Lorena Checa
7007 Carroll Ave, Takoma Park

FROM: ^{TOT} Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #402122

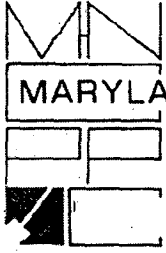
Your Historic Area Work Permit application was **Approved** by the Historic Preservation Commission at its 11/16/2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 11/18/2005

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Tania Tully, Senior Planner
Historic Preservation Section
SUBJECT: Historic Area Work Permit #402122 window & door replacement

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

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Lorena Checa

Address: 7007 Carroll Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 235 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8 **102122**

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: LORENA CHECA
 Daytime Phone No.: (301) 270-0186

Tax Account No.: LORENA CHECA
 Name of Property Owner: 7007 CARROLL, LLC Daytime Phone No.: (301) 270-0186
 Address: 7214 CENTRAL AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code
 Contractor: JOS. KLOCKNER & COMPANY Phone No.: (301) 270-3033
 Contractor Registration No.: _____
 Agent for Owner: LORENA CHECA Daytime Phone No.: (301) 270 0186

LOCATION OF BUILDING/PREMISE

House Number: 7007 & 7009 REAR Street: CARROLL AVE
 Town/City: TAKOMA PARK Nearest Cross Street: WEST MORELAND STREET
 Lot: PART OF Block: A Subdivision: B.F. GILBERT ADDITION TO TAKOMA PARK
LOT 14 Liber: _____ Folio: _____ Parcel: PLAT # 49

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A.C. Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: WINDOW AND DOOR REPLACEMENT

1B. Construction cost estimate: \$ 8,500.-

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 _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

LORENA CHECA
 Signature of owner or authorized agent

10.26.05
 Date

Approved: _____
 Disapproved: _____ Signature: Julia O'Malley Date: 11/16/05
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

Tully, Tania

From: David Whaples [dwhaples@lorenacheca.com]
Sent: Friday, February 10, 2006 11:49 AM
To: Tully, Tania
Cc: Lorena Checa
Subject: Re: 7009 Carroll Ave

Hi Tania,

As Lorena said, I am following up on our visit/photo shoot of the building on the corner of Carroll Ave. and Westmorland St. in Takoma Park. I have attached five photos of the Building with me (a 5'-9" tall male) standing on the roof holding a tape measure at 36" above the roof deck at the proposed location for the 36" high rooftop heat pump unit.

IMG_1077small.jpg is a detail shot taken from the pavilion in the park across Westmorland St. looking west. You can see the upper half of my body in the image.

IMG_1078small.jpg is a wide angle shot taken from the pavilion in the park across Westmorland St. looking west. Again, you can see the upper half of my body in the image.

IMG_1079small.jpg is a wide angle shot taken from just north of the pavilion in the park across Westmorland St. looking west. My location is completely obscured by the parapet on the east side of the building.

IMG_1080small.jpg is a wide angle shot taken from the north side of Carroll Ave. looking southwest. My location is completely obscured by the parapets on the north and east sides of the building.

IMG_1086small.jpg is a wide angle shot taken from the location of the proposed rooftop unit with the camera at the level of the top of the unit, looking towards the pavilion in the park across Westmorland St. The fact that the pavilion is not visible from this location is telling us that, likewise the unit will not be visible from the pavilion.

IMG_1093small.jpg is a shot of me holding the tape measure with my left (lower) hand at 36".

I'm also attaching a drawing of the roof plan with the proposed location noted.

Thank you for reviewing this information, and please let me know if I can be of further assistance in regards to this matter.

David R. Whaples AIA/ncarb

Tel 301-270-2910

On 2/9/06 5:31 PM, "Lorena Checa" <lcheca@lorenacheca.com> wrote:

Hi Tania,

As you suggested, David Whaples from my office and myself just went out to take pictures with him on the roof. He will be able to describe more accurately when he emails you directly tomorrow, but we were pleased to find out that the 36" high unit, placed where he is showing it, is not visible from that little park in the corner with the gazebo. He will include a PDF of the roof plan and several photos.

Let me know after you get a chance to review.

Thank you for all your help.

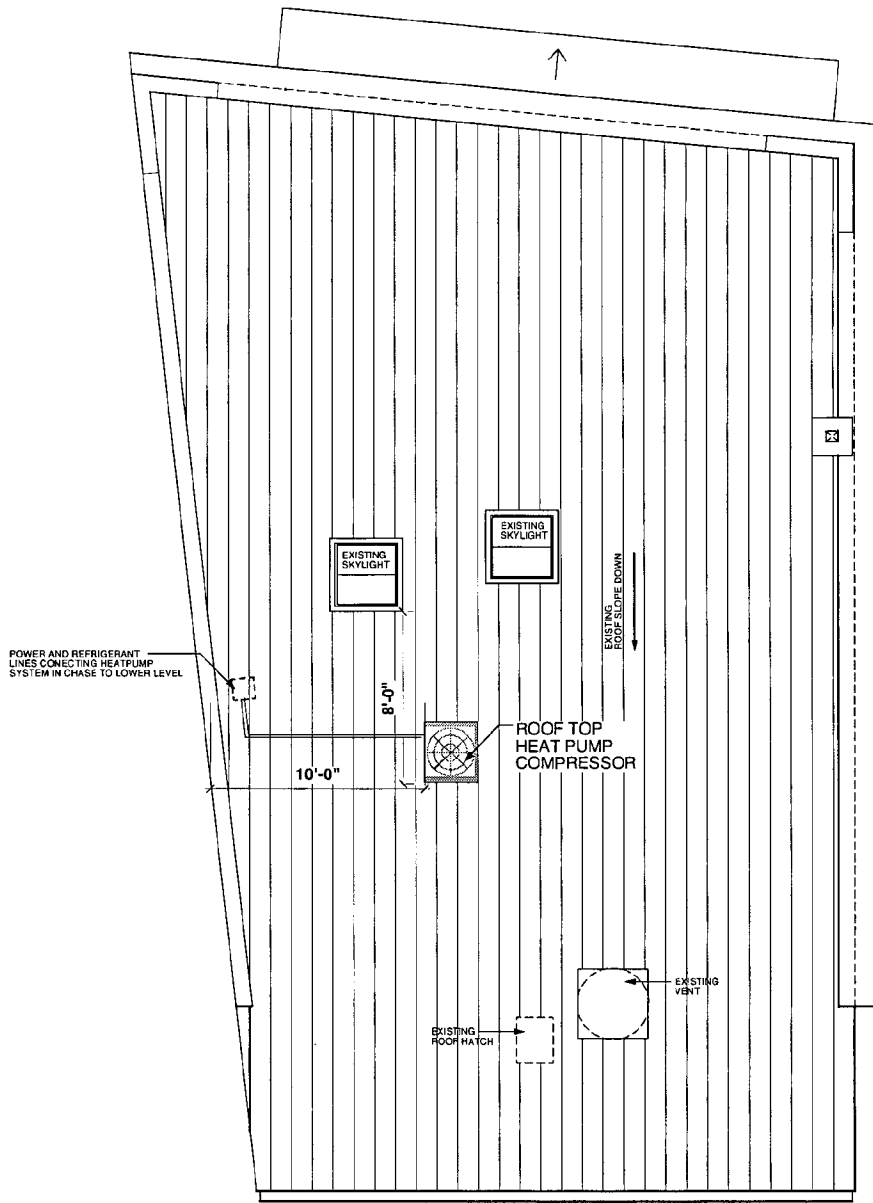
2/10/2006

Lorena



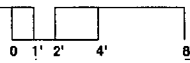






ROOF PLAN

SCALE: 1/4" = 1'-0"



#-C

City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

14 November 2005

Ms. Julia O'Malley, Chair
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: HAWP Case No. 37/03-05NNN
7007-7009 Carroll Avenue, Takoma Park

Dear Ms. O'Malley:

The Takoma Park Facade Advisory Board met on Thursday, November 10, 2005, to review the above referenced HAWP case. The application is to be considered by the Historic Preservation Commission on November 16, 2005.

The Board found the proposal to be in general compliance with the design guidelines developed for the Old Town/Takoma Junction area and endorsed the following modifications to the property.

Carroll Avenue Elevation

- Replacement of deteriorated wood sill at entrance to 7007 Carroll Avenue with stone or concrete sill.

Westmoreland Avenue Elevation

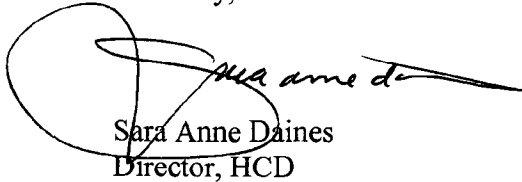
- Removal of the security bars on the lower level windows.
- Replacement of two existing lower level windows with double-hung 6/1 true divided wood framed window units. Windows to be installed in existing openings. Deteriorated sills to be replaced with new stone or concrete sills.
- Replacement of one existing lower level fixed window unit with six lite, true divided wood framed window unit. Window to be installed in existing opening. Deteriorated sill to be replaced with slightly taller stone or concrete sill to address identified water infiltration concerns.
- Installation of new 12"x12" fresh air intake grill. Grill to be painted to match wall.

Rear Elevation

- Replacement of existing entrance door with full-lite wood door. Door to be installed in existing opening.
- Removal of two secondary entrances and two existing window units. Installation of four new double hung window units to be installed in existing openings. Sill heights to be modified to accommodate new window units. Wall area below new sills to be closed with brick and painted to match wall.
- Installation of new 6"x6" wall vent cover for exhaust fan.
- Installation of 1 1/2" discharge pipe for new sump pump.

If you have any questions regarding the Facade Advisory Board's support of the pending HAWP, please call.

Sincerely,



Sara Anne Daines
Director, HCD

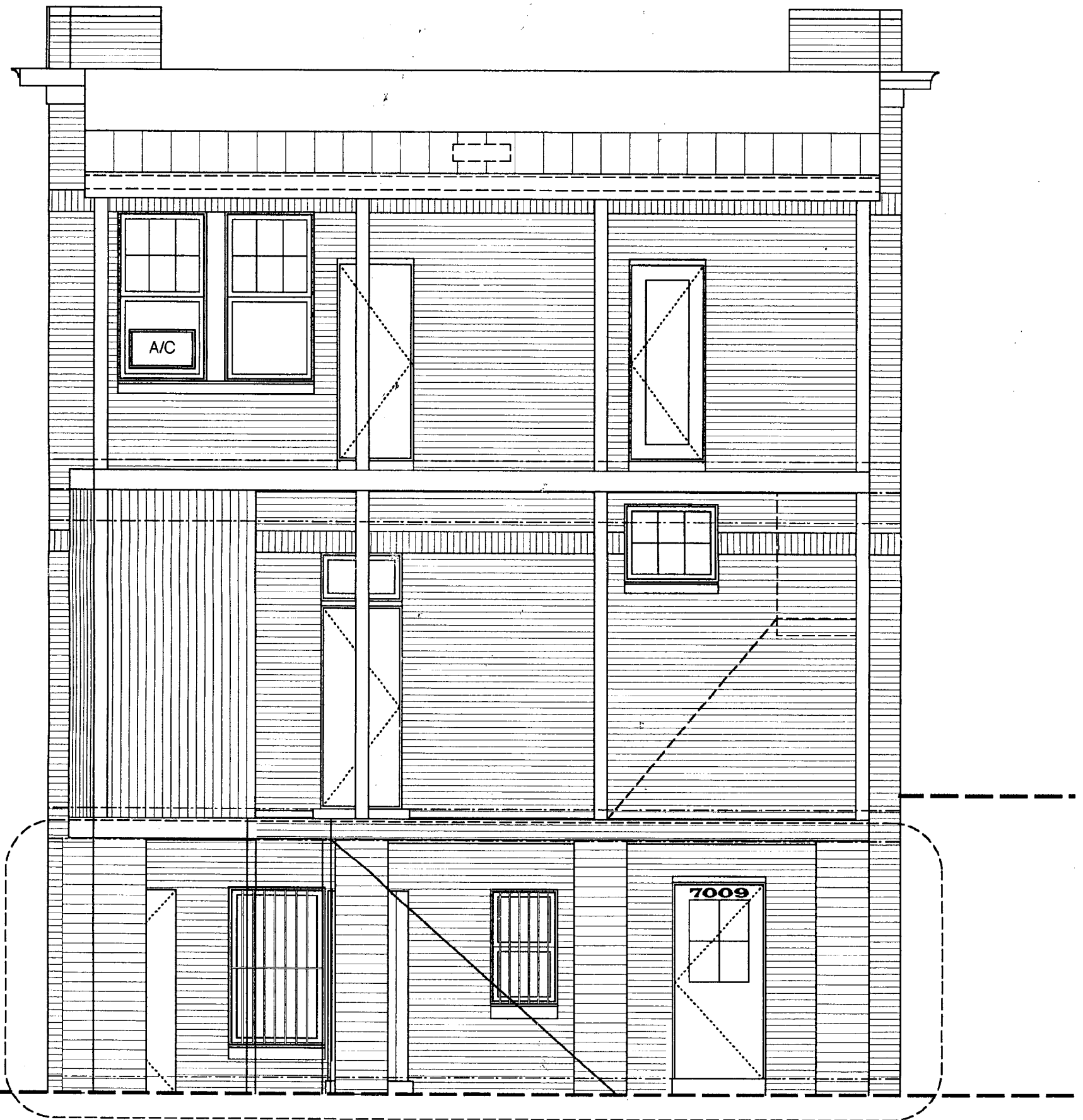
cc: Takoma Park Facade Advisory Board



CURRENT ENTRY DOOR
TO 7007 CARROLL TO REMAIN

PROPOSAL TO REMOVE ROTTED
WOOD SILL AND REPLACE WITH
STONE SILL

PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: FRONT ELEVATION SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS	SK-1
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP DATE: 10.26.05	301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 1 OF 7

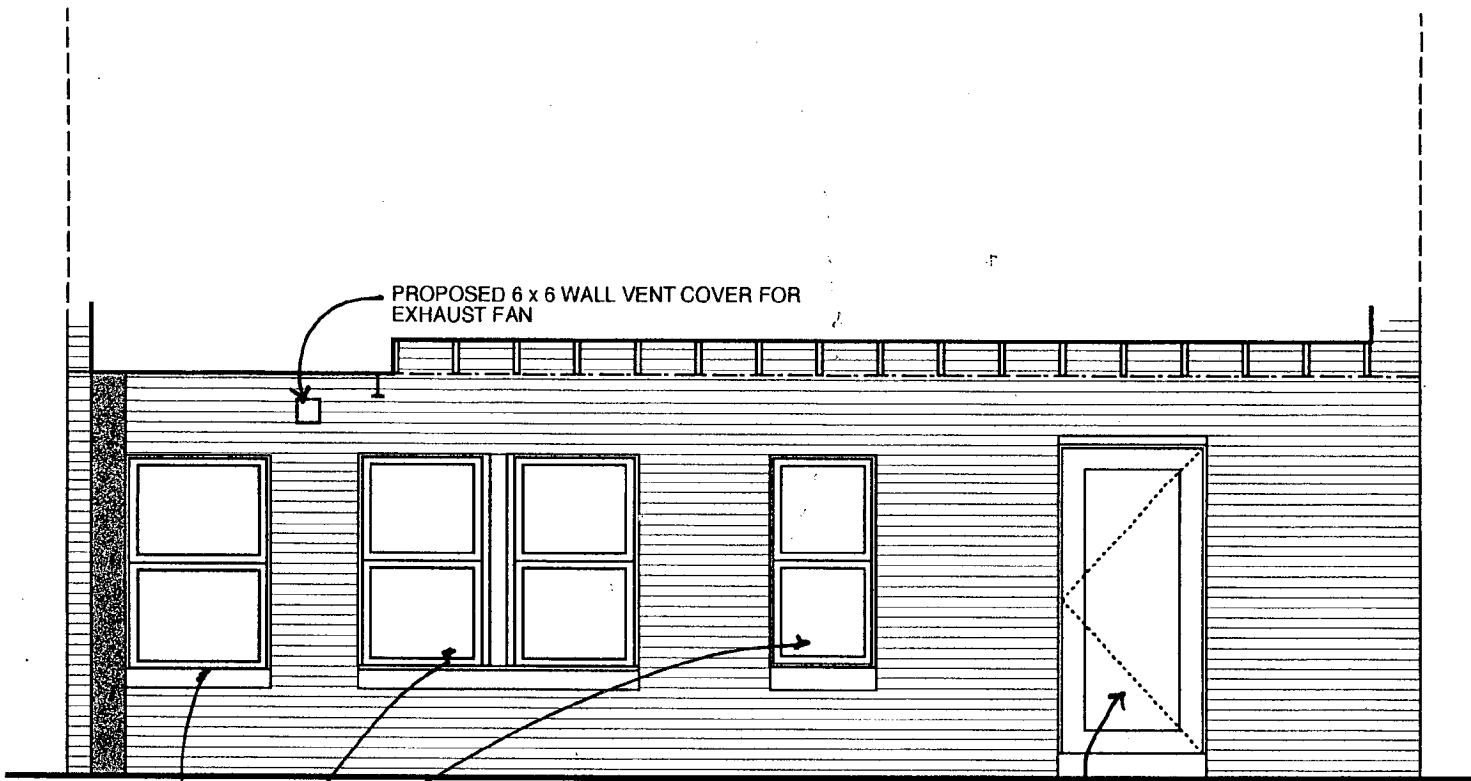


FOR PARTIAL ELEVATIONS (@ BASEMENT LEVEL) SEE SHEET SK-3

PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: EXISTING REAR ELEVATION SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS	SK-2
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP DATE: 10.26.05	301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 2 OF 7



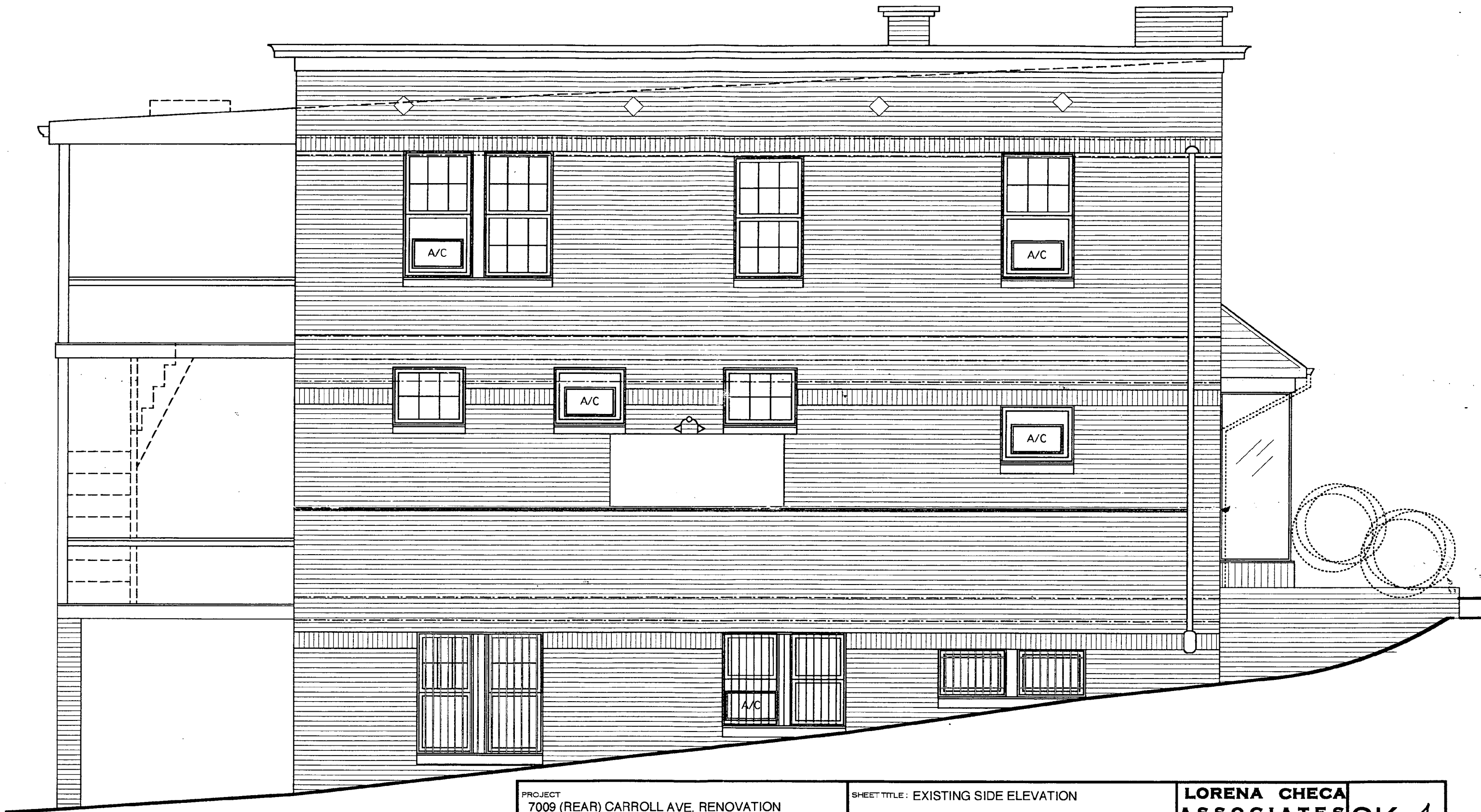
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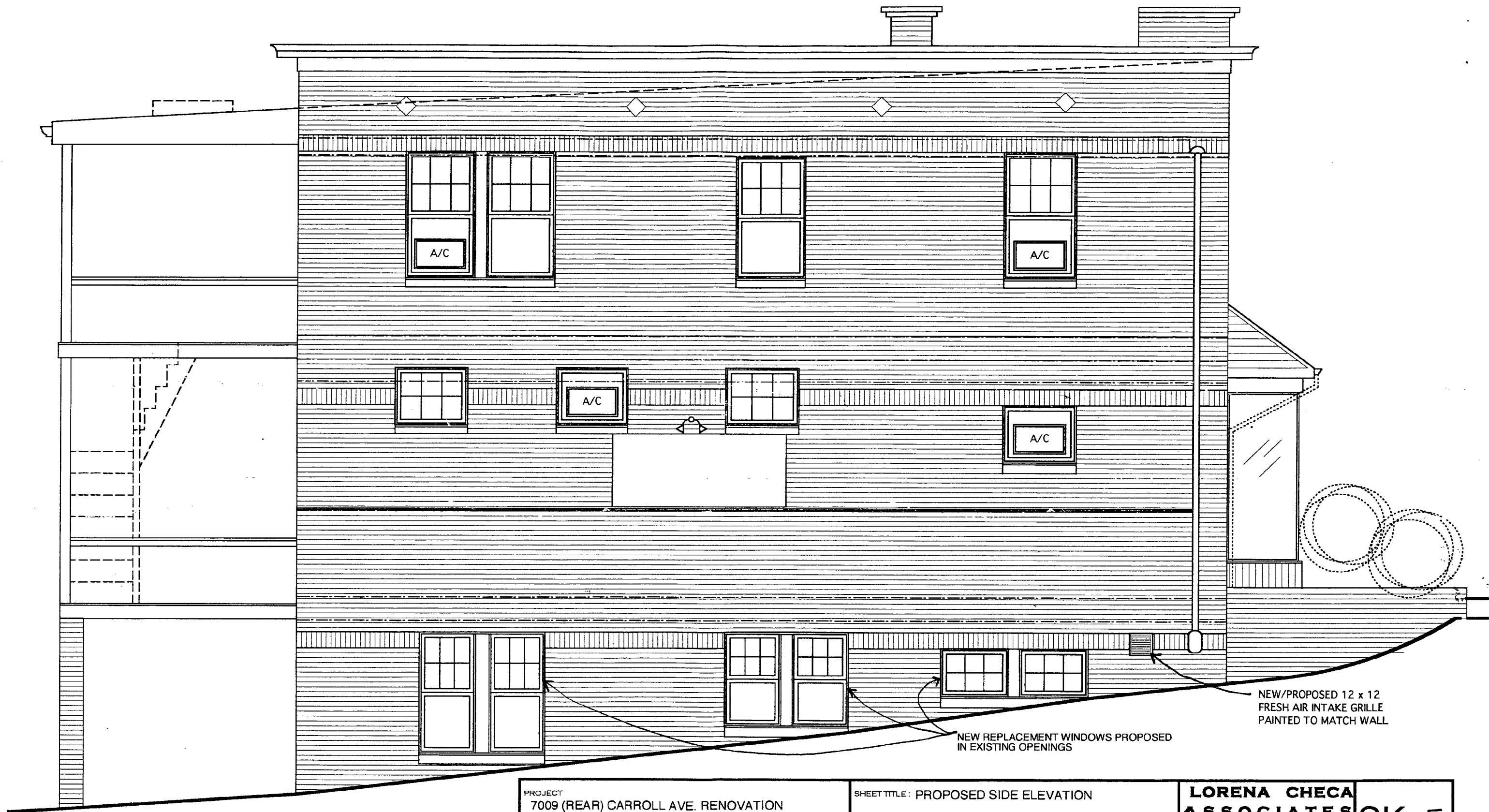
PROPOSED

NEW WINDOWS PROPOSED IN EXISTING
OPENINGS (MODIFIED SILL HEIGHTS)

PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: PARTIAL REAR ELEVATION @ BSMT (EXISTING AND PROPOSED) SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS	SK-3
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP DATE: 10.26.05	301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 3 OF 7



<p>PROJECT 7009 (REAR) CARROLL AVE. RENOVATION</p>	<p>SHEET TITLE: EXISTING SIDE ELEVATION</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>LORENA CHECA ASSOCIATES ARCHITECTS</p>	<p>SK-4</p>
<p>OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912</p>	<p>ISSUED FOR: HAWP</p> <p>DATE: 10.26.05</p>	<p>301 270 0186</p> <p>7214 CENTRAL AVENUE TAKOMA PARK, MD 20912</p>	<p>SHEET NUMBER 4 OF 7</p>



PROJECT
7009 (REAR) CARROLL AVE. RENOVATION

OWNER
7007 CARROLL, LLC
7214 CENTRAL AVE.
TAKOMA PARK MD. 20912

SHEET TITLE: PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ISSUED FOR: HAWP DATE: 10.26.05

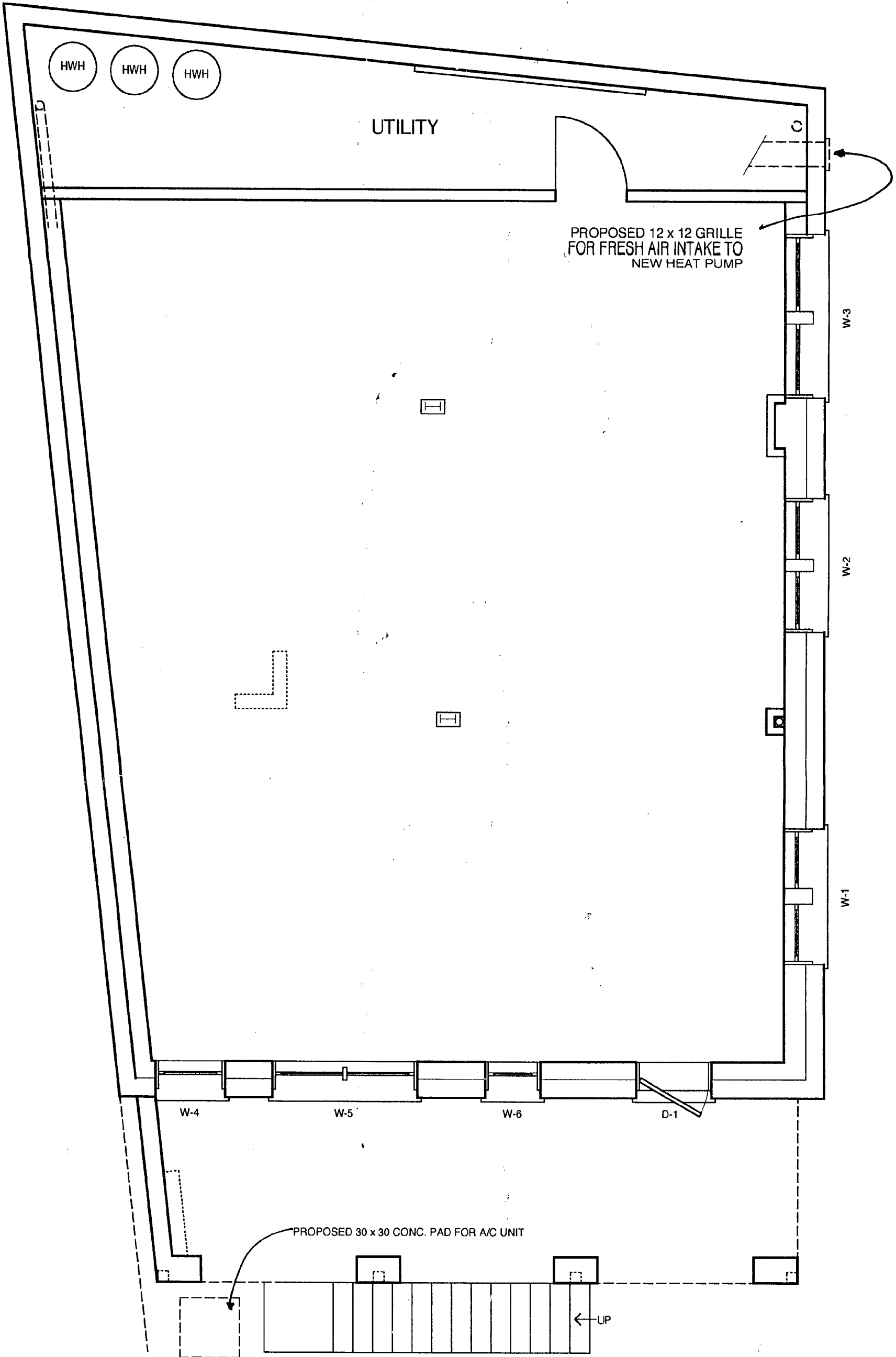
LORENA CHECA ASSOCIATES
ARCHITECTS

301 270 0186

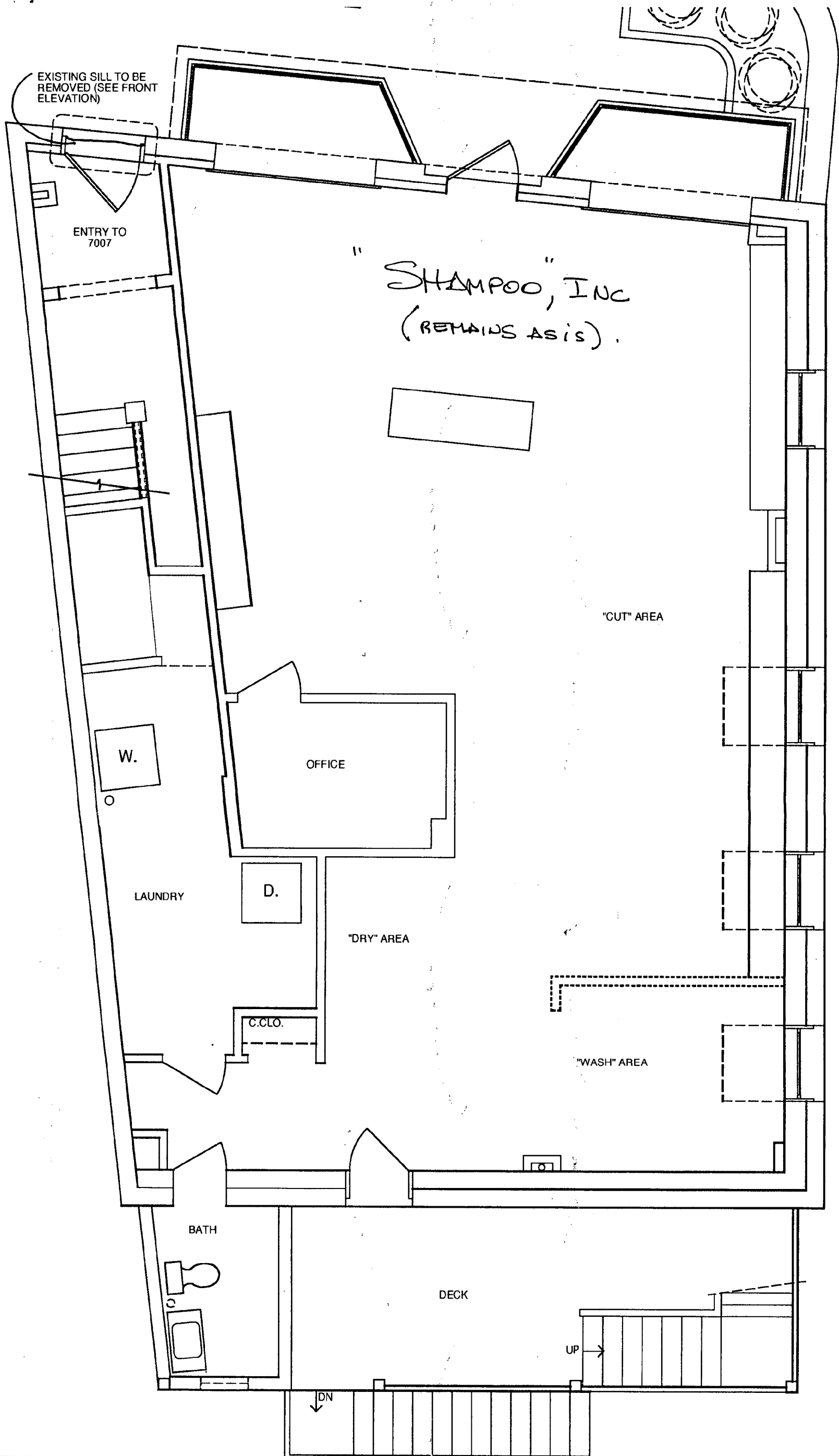
7214 CENTRAL AVENUE
TAKOMA PARK, MD 20912

SK-5

SHEET NUMBER
5 OF 7



PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: PROPOSED BASEMENT PLAN (INTERIOR IMPROVEMENTS TO FOLLOW) SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS 301 270 0186	SK-6
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP	DATE: 10.26.05 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 6 OF 7



PROJECT
7009 (REAR) CARROLL AVE. RENOVATION

OWNER
7007 CARROLL, LLC
7214 CENTRAL AVE.
TAKOMA PARK MD. 20912

SHEET TITLE: FIRST FLOOR PLAN: EXISTING SPACE/TENANT TO REMAIN (SHOWS DOOR SILL REPLACEMENT AT 7007 ENTRY)

SCALE: 1/4" =

ISSUED FOR: HAWP

DATE: 10.26.05

LORENA CHECA ASSOCIATES
ARCHITECTS

301 270 0186

7214 CENTRAL AVENUE
TAKOMA PARK, MD 20912

SK-7

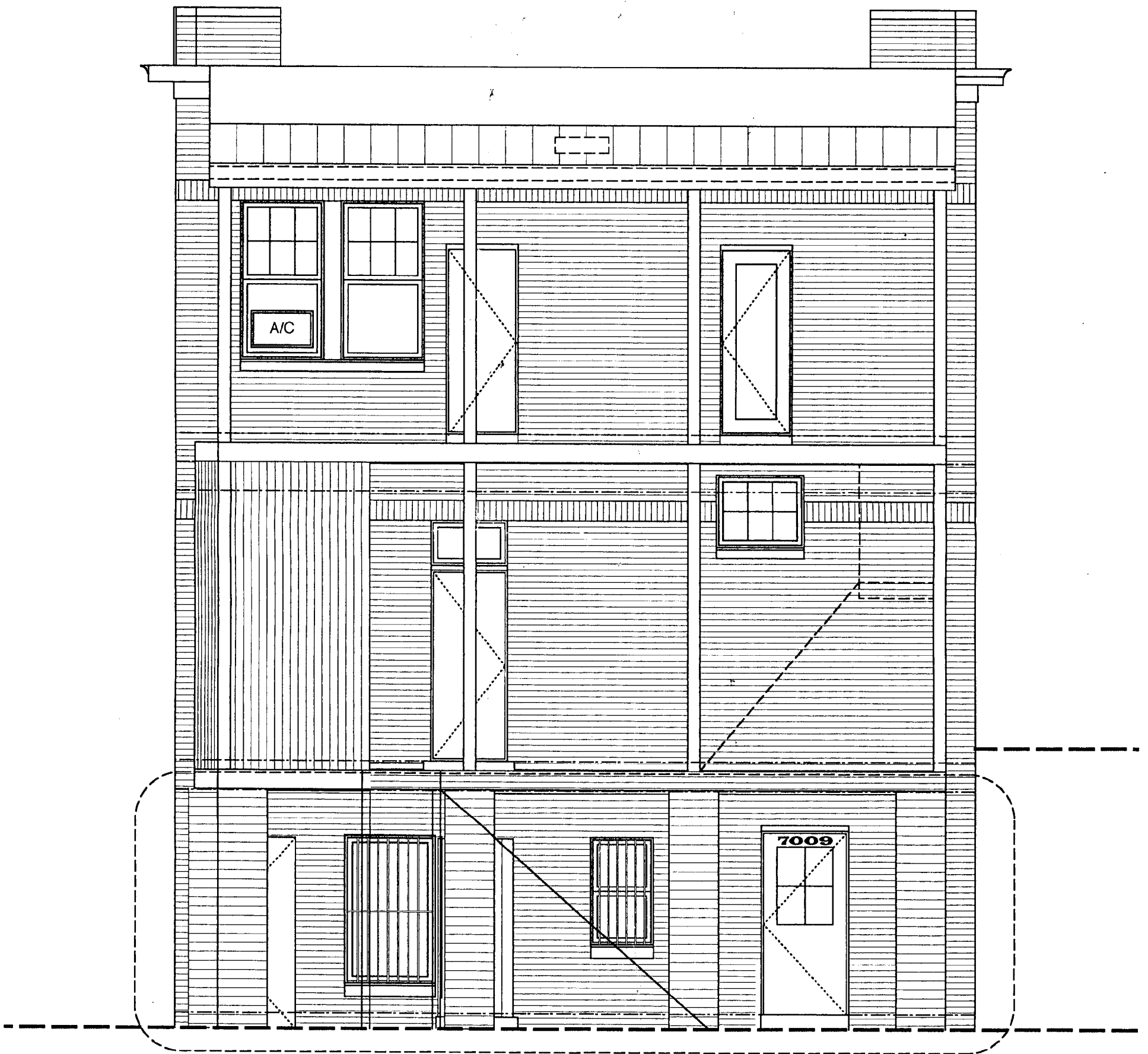
SHEET NUMBER
2 OF 7



CURRENT ENTRY DOOR
TO 7007 CARROLL TO REMAIN

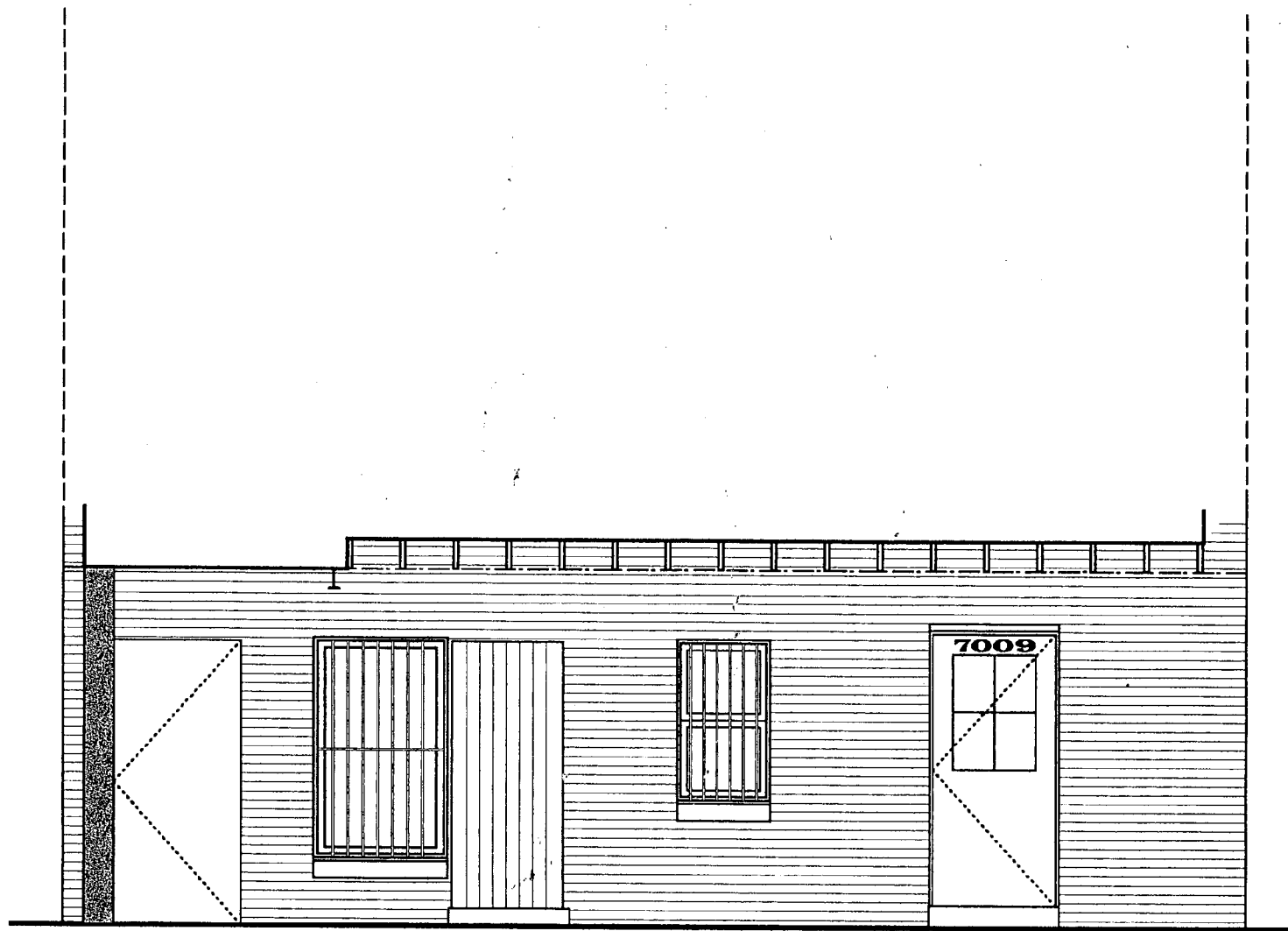
PROPOSAL TO REMOVE ROTTED
WOOD SILL AND REPLACE WITH
STONE SILL

PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: FRONT ELEVATION SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS	SK-1
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP	DATE: 10.26.05 301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 1 OF 7

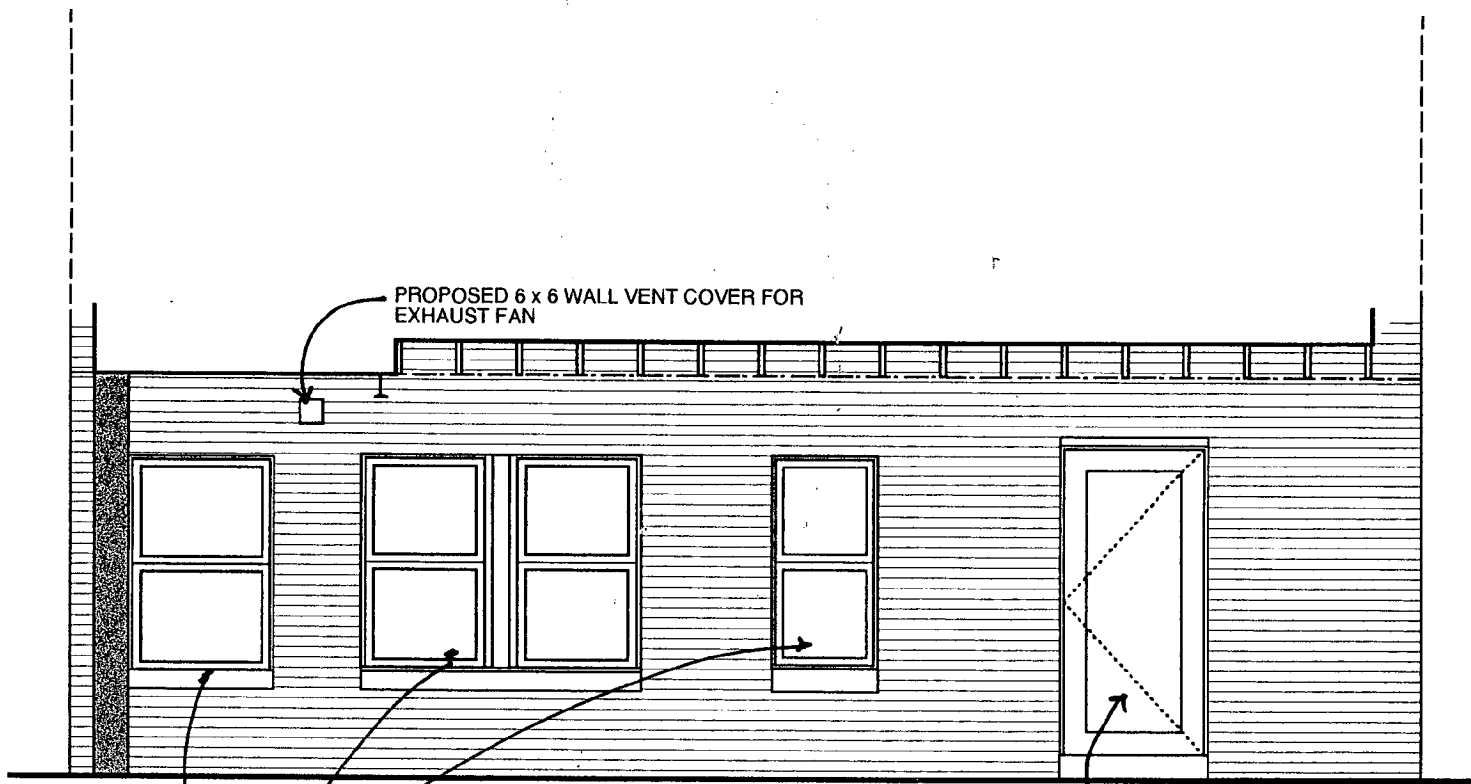


FOR PARTIAL ELEVATIONS (@ BASEMENT LEVEL) SEE SHEET SK-3

<p>PROJECT 7009 (REAR) CARROLL AVE. RENOVATION</p>	<p>SHEET TITLE: EXISTING REAR ELEVATION</p>	<p>LORENA CHECA ASSOCIATES ARCHITECTS</p>	<p>SK-2</p>
<p>OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912</p>	<p>SCALE: 1/4" = 1'-0"</p> <p>ISSUED FOR: HAWP DATE: 10.26.05</p>	<p>301 270 0186</p> <p>7214 CENTRAL AVENUE TAKOMA PARK, MD 20912</p>	<p>SHEET NUMBER 2 OF 7</p>



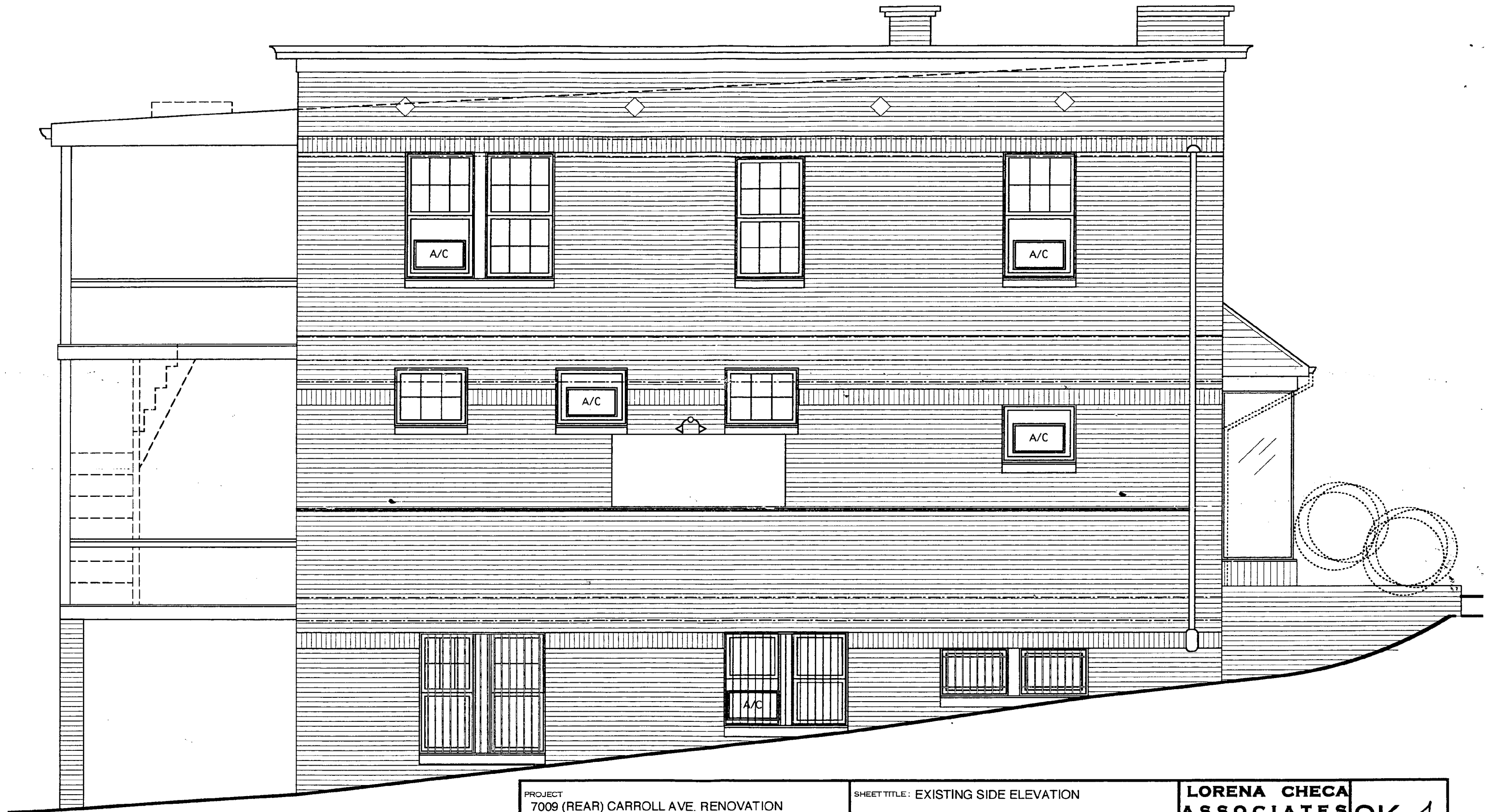
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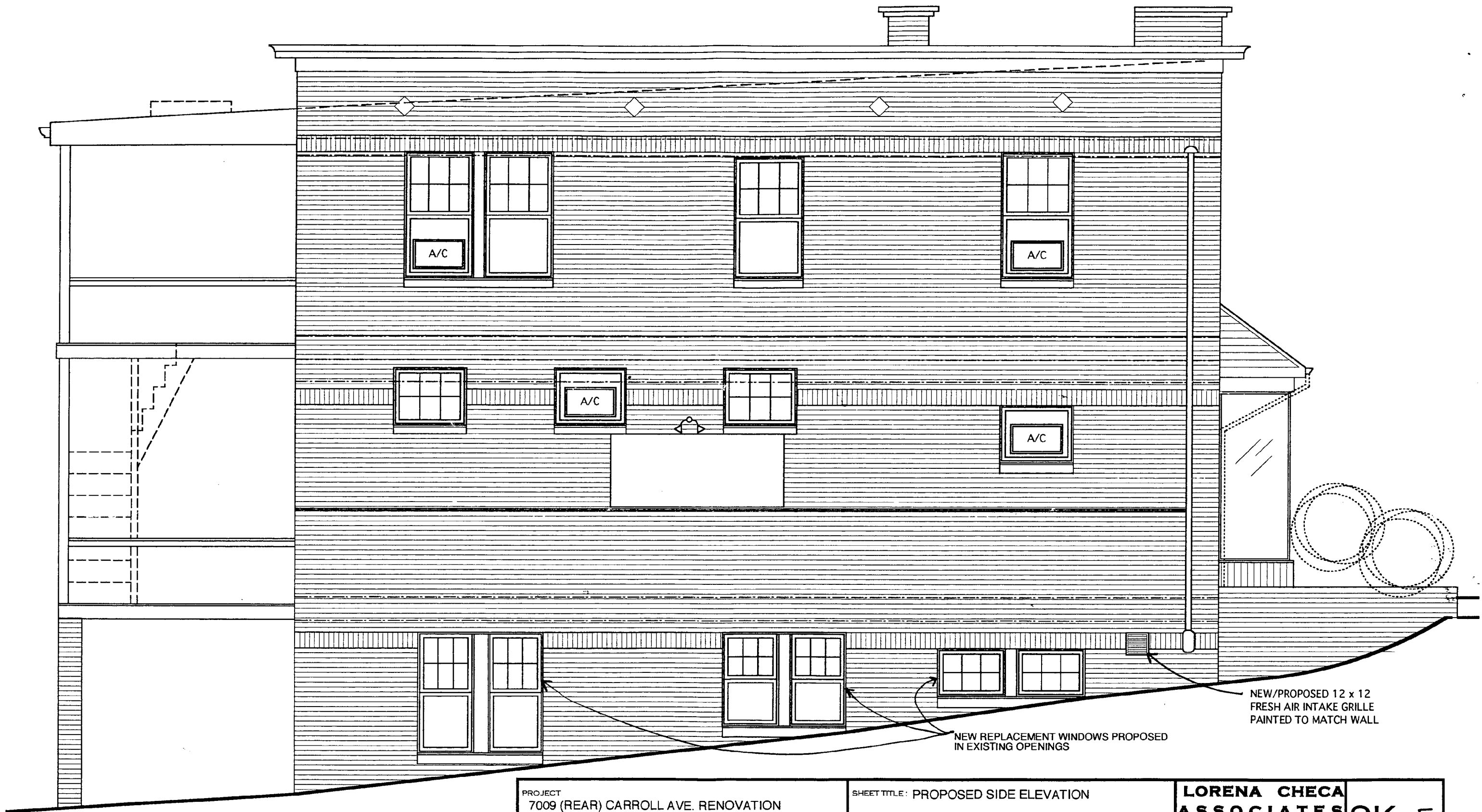
PROPOSED

NEW WINDOWS PROPOSED IN EXISTING OPENINGS (MODIFIED SILL HEIGHTS)

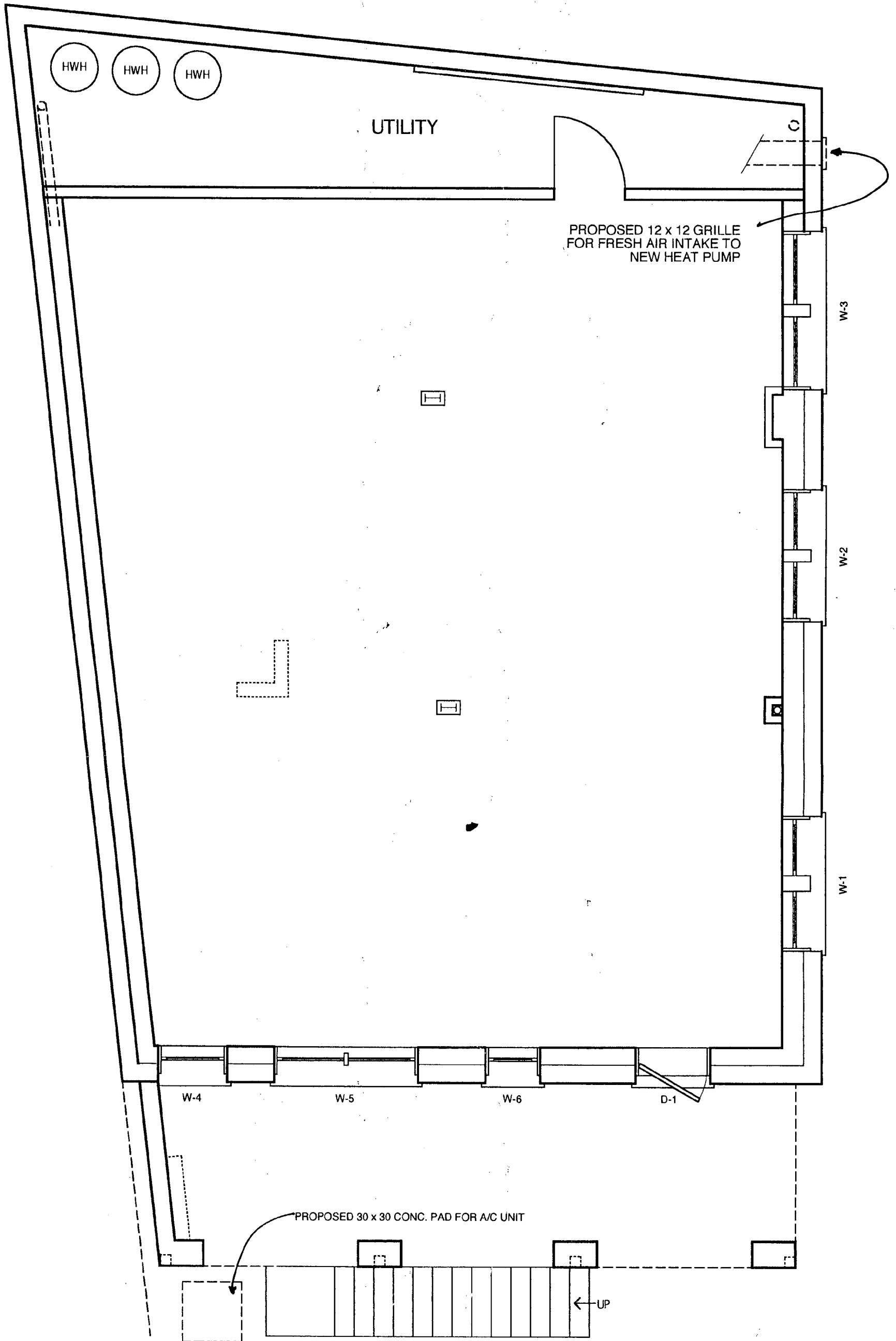
PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: PARTIAL REAR ELEVATION @ BSMT (EXISTING AND PROPOSED)	LORENA CHECA ASSOCIATES ARCHITECTS	SK-3
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	SCALE: 1/4" = 1'-0" ISSUED FOR: HAWP DATE: 10.26.05	301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 3 OF 7



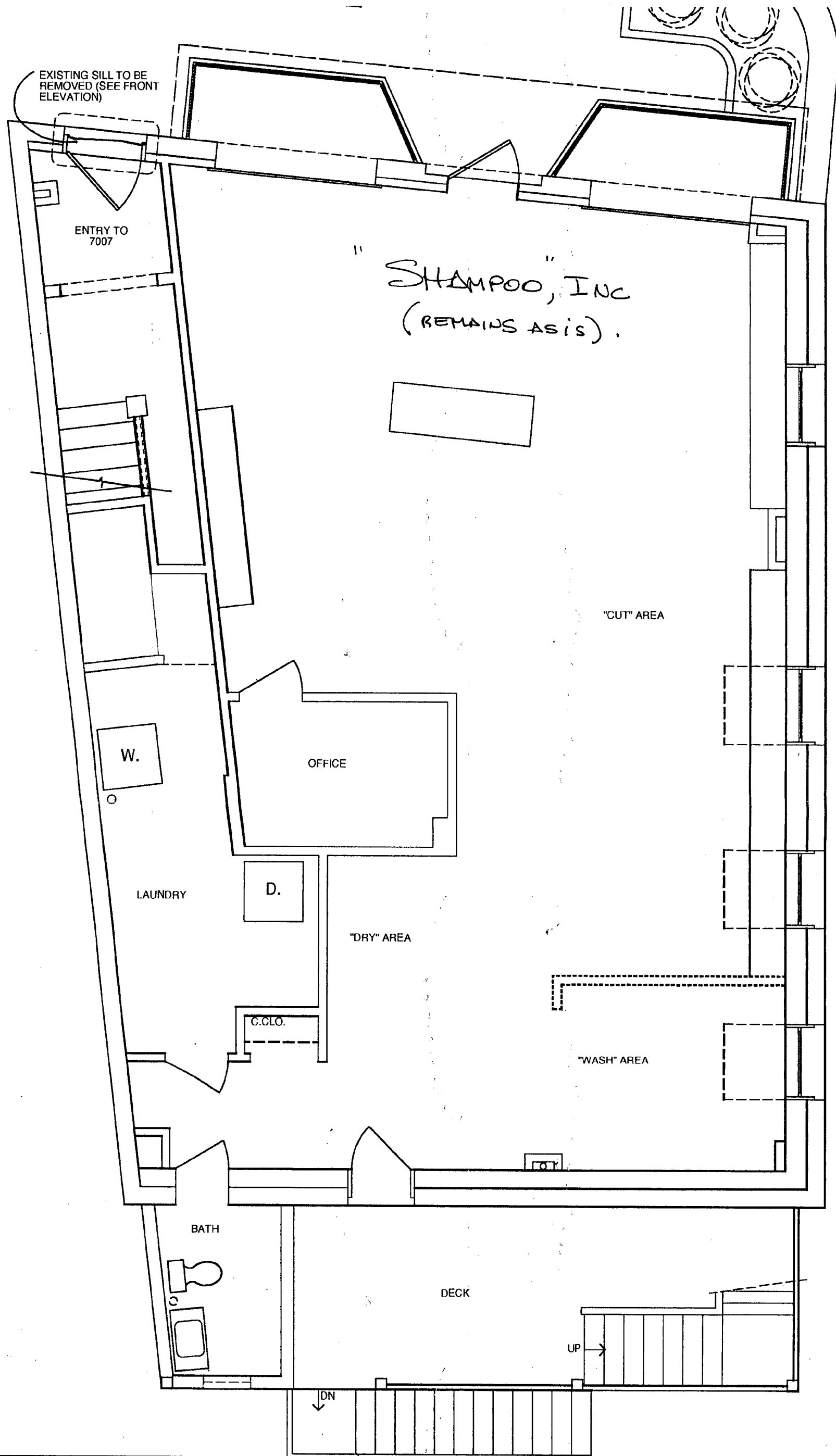
<p>PROJECT 7009 (REAR) CARROLL AVE. RENOVATION</p>	<p>SHEET TITLE: EXISTING SIDE ELEVATION</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>LORENA CHECA ASSOCIATES ARCHITECTS</p>	<p>SK-4</p>
<p>OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912</p>	<p>ISSUED FOR: HAWP</p> <p>DATE: 10.26.05</p>	<p>301 270 0186</p> <p>7214 CENTRAL AVENUE TAKOMA PARK, MD 20912</p>	<p>SHEET NUMBER 4 OF 7</p>



<p>PROJECT 7009 (REAR) CARROLL AVE. RENOVATION</p>	<p>SHEET TITLE: PROPOSED SIDE ELEVATION</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>LORENA CHECA ASSOCIATES ARCHITECTS</p>	<p>SK-5</p>
<p>OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912</p>	<p>ISSUED FOR: HAWP</p> <p>DATE: 10.26.05</p>	<p>301 270 0186</p> <p>7214 CENTRAL AVENUE TAKOMA PARK, MD 20912</p>	<p>SHEET NUMBER 5 OF 7</p>



PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: PROPOSED BASEMENT PLAN (INTERIOR IMPROVEMENTS TO FOLLOW)	LORENA CHECA ASSOCIATES ARCHITECTS	SK-6
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	SCALE: 1/4" = 1'-0" ISSUED FOR: HAWP DATE: 10.26.05	301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	



<p>PROJECT 7009 (REAR) CARROLL AVE. RENOVATION</p>	<p>SHEET TITLE: FIRST FLOOR PLAN: EXISTING SPACE/TENANT TO REMAIN (SHOWS DOOR SILL REPLACEMENT AT 7007 ENTRY)</p>	<p>LORENA CHECA ASSOCIATES ARCHITECTS</p>	<p>SK-7</p>
<p>OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912</p>	<p>ISSUED FOR: HAWP DATE: 10.26.05</p>	<p>301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912</p>	<p>SHEET NUMBER 7 OF 7</p>

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7007 Carroll Ave, Takoma Park	Meeting Date:	11/16/2005
Applicant:	Lorena Checa	Report Date:	11/9/2005
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	11/2/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05NNN	Staff:	Tania Tully
PROPOSAL:	Lower level window & door replacement	RECOMMENDATION:	Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. Window replacements on the Westmoreland elevation will actually be sash replacements.
2. The applicant has received approval from the Takoma Park Façade Advisory Board prior to the 11/16/05 HPC meeting.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Commercial Block
DATE: 1920s

This is a brick 2-story plus basement retail commercial building that sits on a 2,950SF lot at the corner of Westmoreland Avenue. The lot slopes steeply to the southeast that allows for a full walkout basement level. There is a small area of off-street parking at the rear of the building that is accessed from Westmoreland Avenue (Circle 7 and Circles 14-22)

PROPOSAL:

The applicant is undergoing a rehabilitation of the lower level of the building.

- Remove the security bars and a/c units
- Add a 12"x12" air intake grille (Circles 20 & 21)
- Replace Westmoreland Avenue window sashes with wood double-hung true-divided light 6/1 sashes with laminated glass for security (Circles 12 & 13)
- Reconfigure windows and doors on rear elevation using wood 1/1 double-hung units and a wood full-light French door (Circle 11)

Additionally, the wood sill at the right front entry door will be replaced with a stone sill. (Circle 9)

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

This proposal is the first of a long-term plan to completely rehabilitate the building. The *Takoma Park Historic District Guidelines* place review emphasis on the overall affect of the proposed changes on the district and streetscape. The majority of the proposed changes easily meet the applicable standards. As a corner lot, three of the elevations are visible from the public right of way, but they can be categorized into primary, secondary, and tertiary elevations. Most of the proposed alterations will occur on the rear (tertiary) elevation and will clean up an already modified window and door pattern. The sill replacement at the front door will not change the character of the district.

Replacement of the windows on the side (secondary) elevation warrants more careful review. Of the three window sets, only one is likely original and all are have water damage due to their proximity to the sidewalk. In contributing resources, there must be a compelling reason for staff to recommend approval for the replacement of highly visible original windows, especially when the have divided lights. In this case, there is sufficient evidence to support replacement. Mitigating factors include:

- Only one original window will be replaced.
- An A/C will be removed.
- The security bars will be eliminated, thus enhancing the streetscape.
- The proposed replacement sashes will be wood 6/1 double-hung sashes with true-divided lights.
- Due to the elimination of the security bars, the replacement sashes will be glazed with laminated glass.
- The windows are on the basement level.

The applicant understands that approval of these replacements has no direct bearing on the remaining windows in the building. Rehabilitation of the remaining windows will be strongly encouraged by staff and any proposed replacements will be carefully evaluated if proposed.

Staff recommends approval of this HAWP application, with the clarification that the windows replacements on the Westmoreland elevation will in fact be sash replacements.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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.

and with the *Secretary of the Interior's Standards for Rehabilitation*.

and provided the conditions listed on Circle 1 is met;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

Attachment to Application for Historic Area Work Permit (HAWP)
Lorena Checa
7009 Carroll Avenue
Takoma Park, MD

1.a. 2-1/2 story brick building at the corner of Carroll Avenue and Westmoreland Street, built in the 1920's. The structure is designated as a contributing resource in Takoma Park. There are two entrances on Carroll Avenue: the 7009 entrance which is currently leased to "Shampoo, Inc" and the 7007 entrance on Carroll which is for the 2nd floor office space. Along the rear of the building there is an entrance to the basement space, most recently used as a bookshop.

1.b. The project entails mostly work on the lower level unit, the entrance for which is at the rear of the building. The proposal for the work on this level includes the following:

- Removing the security bars and air conditioning units from the perimeter walls
- On the side wall on Westmoreland Street the heat pump system (on the interior) will require a 12" x 12" fresh air intake louvered grille, which will be painted to match the brick wall. The proposed location for this grille has already been compromised by a previous patch (see photo)
- We are proposing to replace the windows with historically correct wood units with true divided lites along Westmoreland Street.
- Along the rear wall the openings will be slightly altered in height and new wood, double hung window units installed.
- The rear door will also be replaced with a new full-lite wood door.



7009 'REAR' CARROLL AVENUE RENOVATION
HAWP APPLICATION
10.31.05

Further Specifications for Proposed Window and Door Replacement:

(This addresses openings on the basement unit only – openings on the rest of the building are to remain as-is at this time.)

A. Window replacement on side of building (along Westmoreland St.) – these are labeled W-1, W-2, and W-3 on floor plan (SK-6) and are shown on elevations SK-4 (existing conditions) and SK-5 (proposed).

General Notes:

1. Of the three existing openings, only W-1 seems to be original, being a pair of double-hung, six-over-one. W-2 is a pair of double-hung, one-over-one – with the bottom sash of one of the units removed. A piece of T-1-11 plywood surrounds a window A/C unit in that location. W-3 is a pair of single-lite fixed windows.

Thus, we propose to replace all units with ones that will look historically correct, all-wood, double-hung units by Weathershield. They will have “brickmold” wood frames and spread molds to match existing units. We will be upgrading W-2 and W-3 to have true-divided lites, thus all three openings will look historically accurate. In the proposal, W-1 and W-2 will be pairs of six-over-one, replicating what is currently on W-1. The new unit for W-3 will be a pair of fixed six-lites, replicating the smaller windows on the first floor of the same façade.

2. All of the existing openings currently have security bars with horizontal channels sitting directly on the stone sills, causing water damage.

3. Our proposal includes removing the security bars altogether. We plan to use laminated glass on the window units in addition to installing a new security system.

4. We also propose to remove the window A/C unit. A central heating and air-conditioning heat pump system will be installed.

5. At W-3, the shortest of the three windows on this façade, a drainage problem has developed where the current sidewalk surface is at a higher elevation than the window sill thus inviting surface rainwater from the sloping sidewalk into this window sill. To correct this situation, we propose replacing the stone sill with a new one of similar material, such as sandstone. This new sill would need to be installed about 2" higher in order to correct the drainage problem. The stone would then be painted to match the rest.

6. All new wood units will be painted gray, possibly just a shade darker than the existing units on the upper floors.

B. Window and door replacement at rear wall:

1. All new windows would match those on side wall, by Weathershield with the exception that we propose that they be one-over-one, double – hung units.

2. The new entry door would be a full-lite wood French door.

NOTE: This survey for title purposes only — not to be used for placing of fencing or determining property lines.

Building Location Plat
Part of Lot 14 Block A
B.F. Gilbert Addition to
TAKOMA PARK
Montgomery County, Maryland

Surveyor's Certificate

We hereby certify to Takoma Company and Allegiance Bank, N.A., and Commonwealth Land Title Insurance Company, that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that the lot corners have not been set by this survey unless otherwise shown:

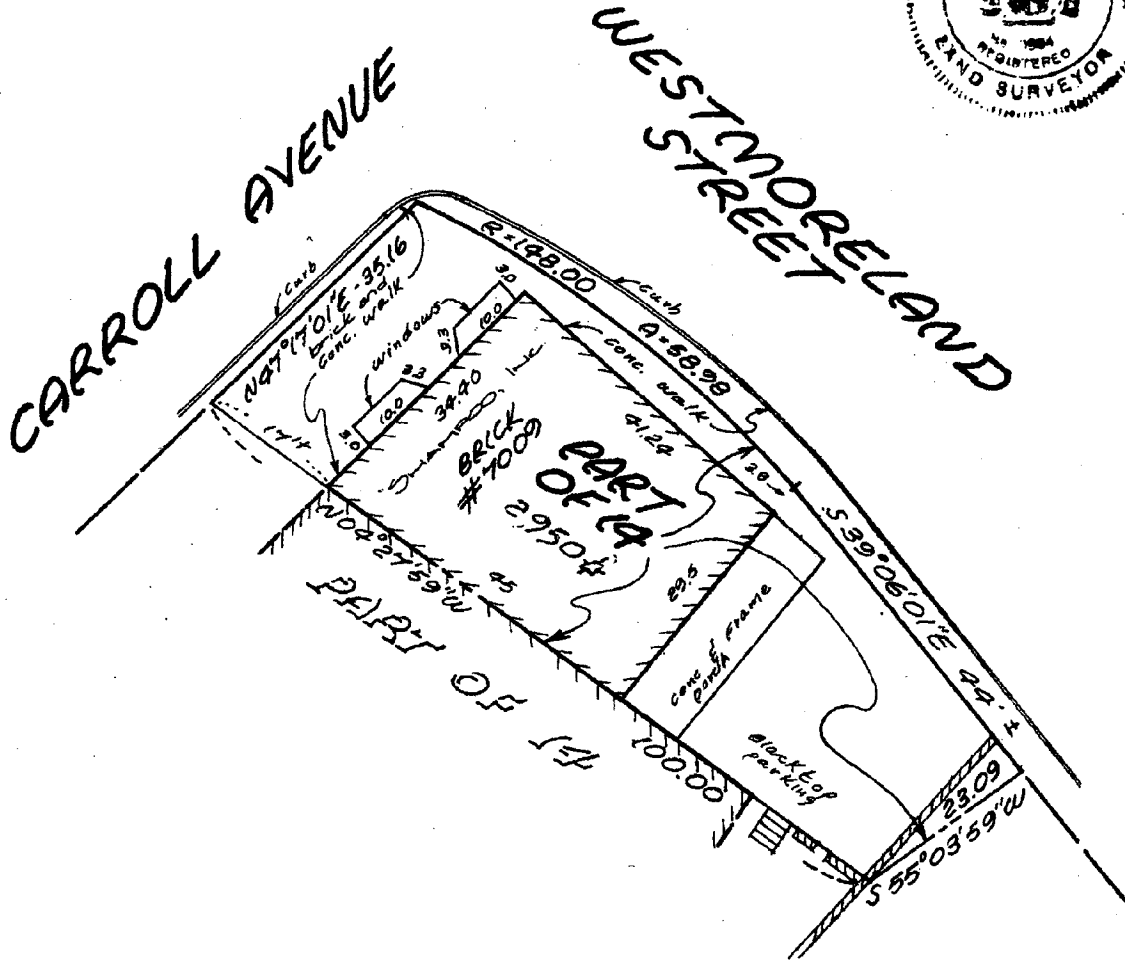
Date: Jun 17, 1987

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book A
Plat No. 49
Recertified May 26, 1995

By: *James P. Sheehan*
James P. Sheehan
Professional Land Surveyor
Md. No. 3984

Scale: 1" = 20'



SUBMITTED FOR HAWP APPLICATION - 10.26.05

The building hereon does not lie within flood hazard Zone A or Zone B as determined

97-206

File No. 97-206

8



CURRENT ENTRY DOOR
TO 7007 CARROLL TO REMAIN

PROPOSAL TO REMOVE ROTTED
WOOD SILL AND REPLACE WITH
STONE SILL

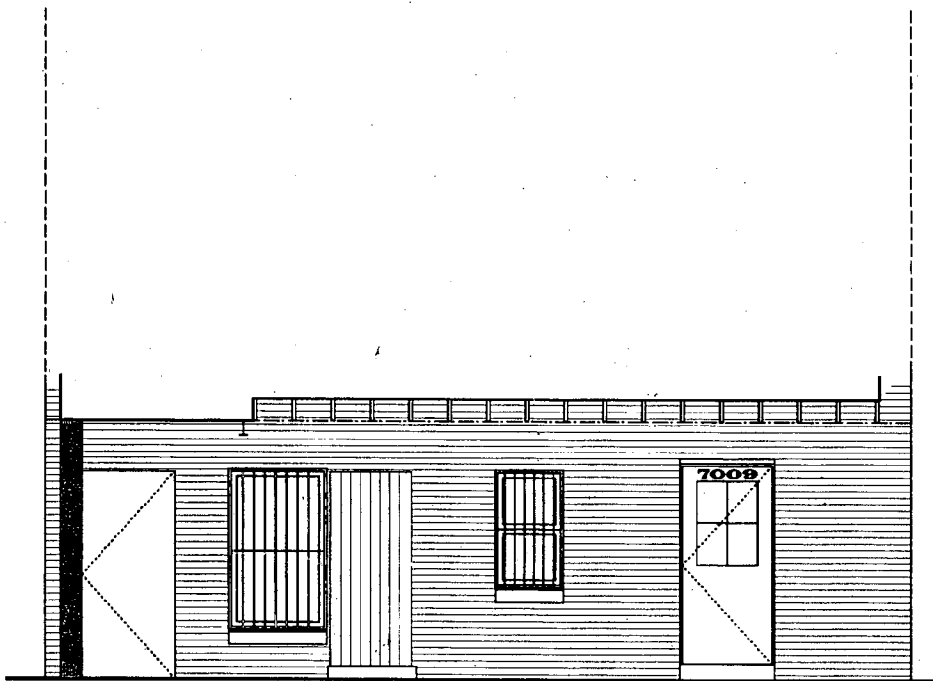
PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: FRONT ELEVATION SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS	SK-1
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP	DATE: 10.26.05 301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 1 OF 7



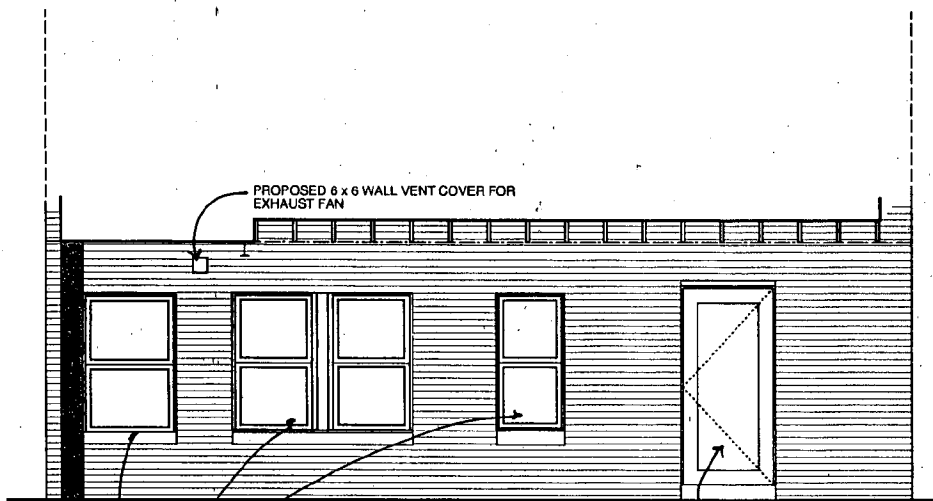
FOR PARTIAL ELEVATIONS (@ BASEMENT LEVEL) SEE SHEET 4k-3

PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: EXISTING REAR ELEVATION SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS 301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SK-2
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP	DATE: 10.26.05	2-7

10



EXISTING



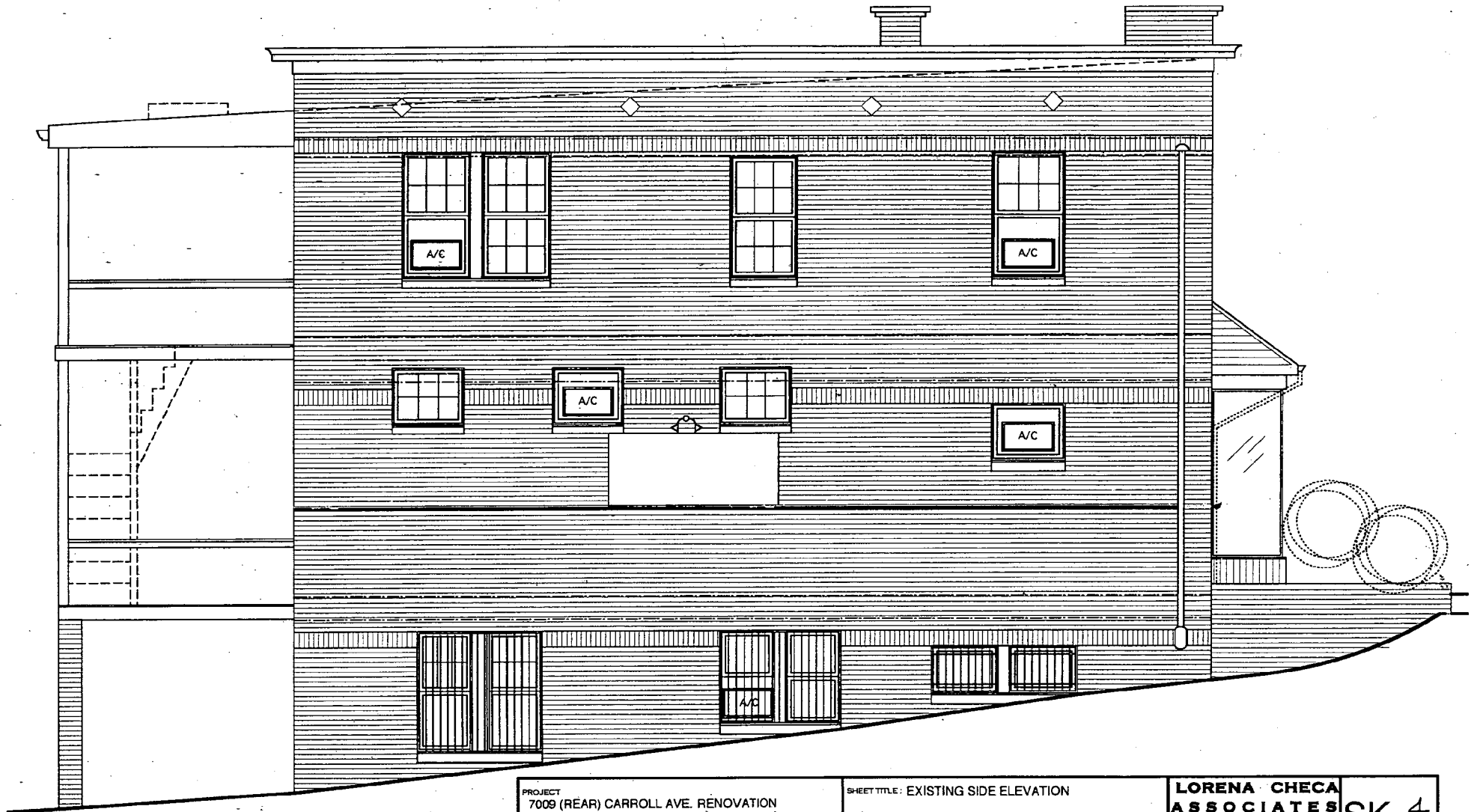
PROPOSED

NEW WINDOWS PROPOSED IN EXISTING
OPENINGS (MODIFIED SILL HEIGHTS)

PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: PARTIAL REAR ELEVATION @ BSMT (EXISTING AND PROPOSED) SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS	SK-3
OWNER: 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP	DATE: 10.26.05 301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	3-11-05 307

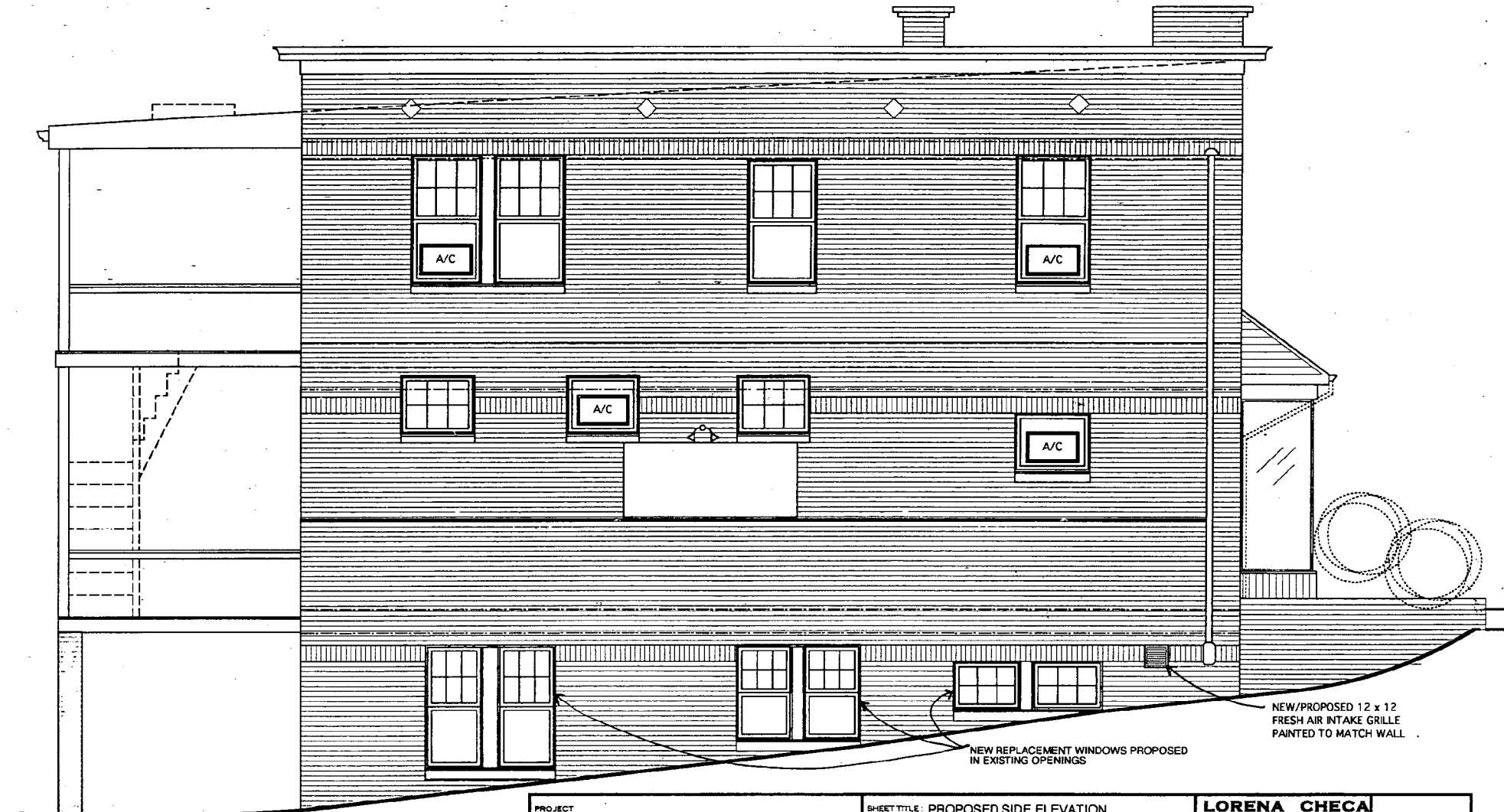
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11



PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: EXISTING SIDE ELEVATION SCALE: 1/4" = 1'-0"	LORENA CHECA ASSOCIATES ARCHITECTS SK-4
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	ISSUED FOR: HAWP	DATE: 10.26.05 301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912 SHEET NUMBER 4 OF 7

13



PROJECT
7009 (REAR) CARROLL AVE. RENOVATION

OWNER
7007 CARROLL, LLC
7214 CENTRAL AVE.
TAKOMA PARK MD. 20912

SHEET TITLE: PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ISSUED FOR: HAWP DATE: 10.26.05

LORENA CHECA ASSOCIATES ARCHITECTS

301 270 0186

7214 CENTRAL AVENUE
TAKOMA PARK, MD 20912

SK-5

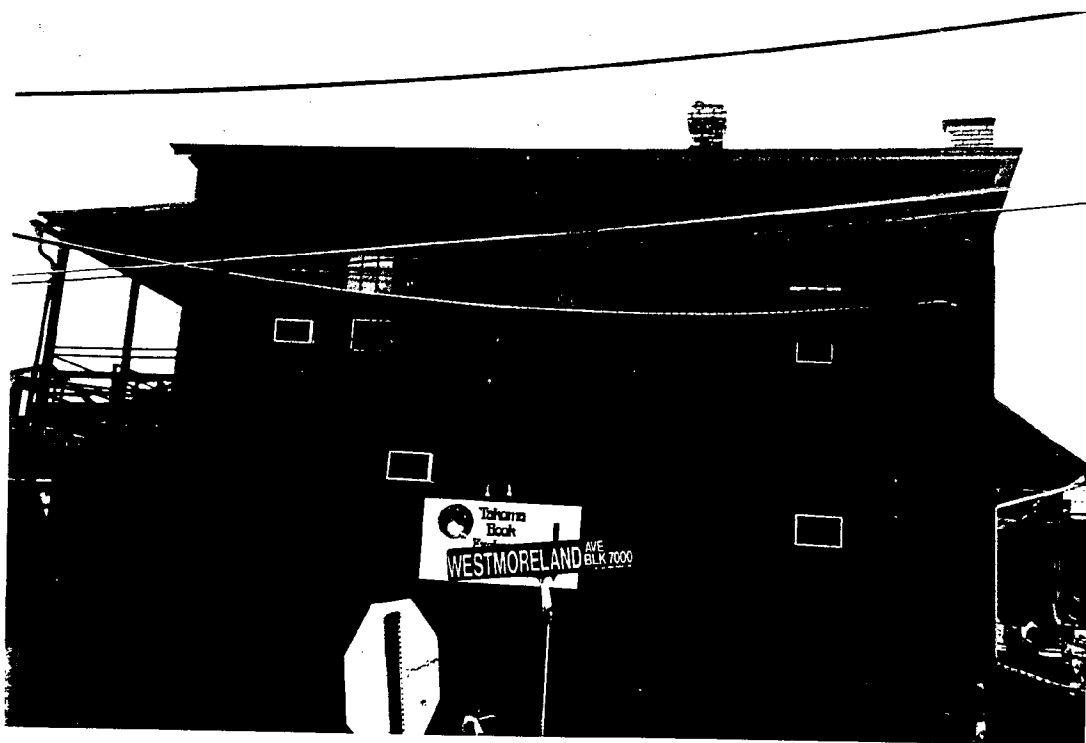
SHEET NUMBER
5 OF 7

13

①



FRONT OF 7009 CARROLL



SIDE OF 7009 CARROLL

②

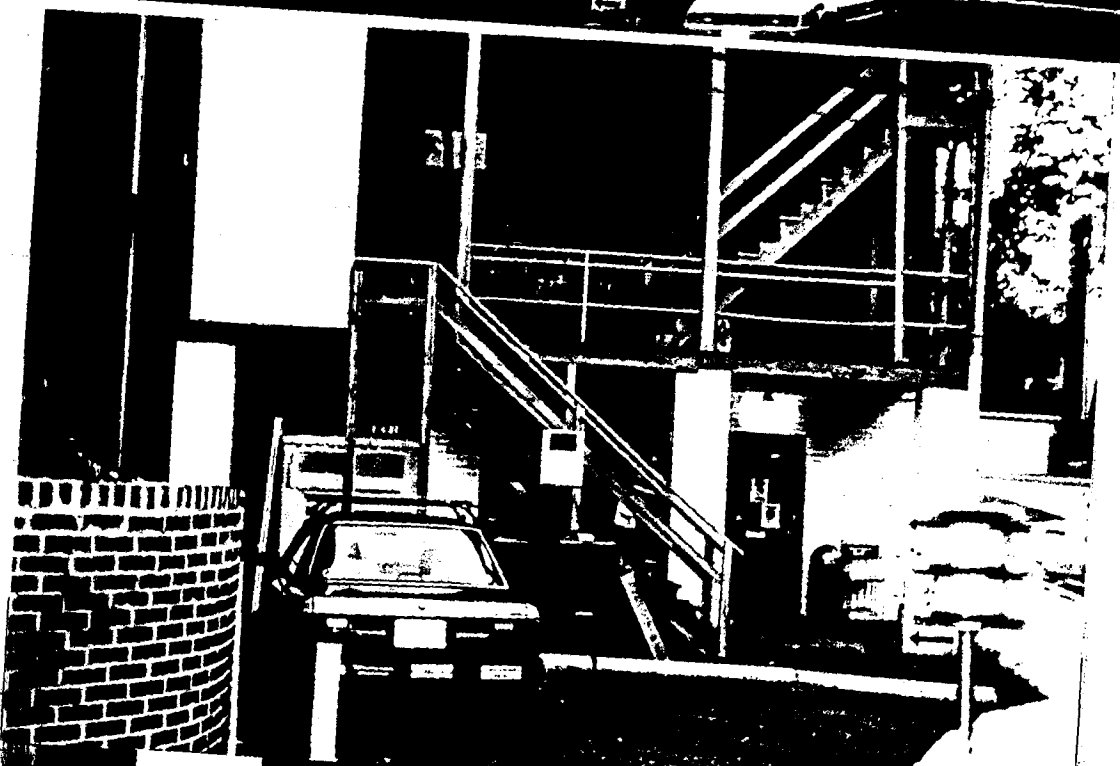
7009 CARROLL

(1)

REAR
ELEV.



@ PARKING
LOT

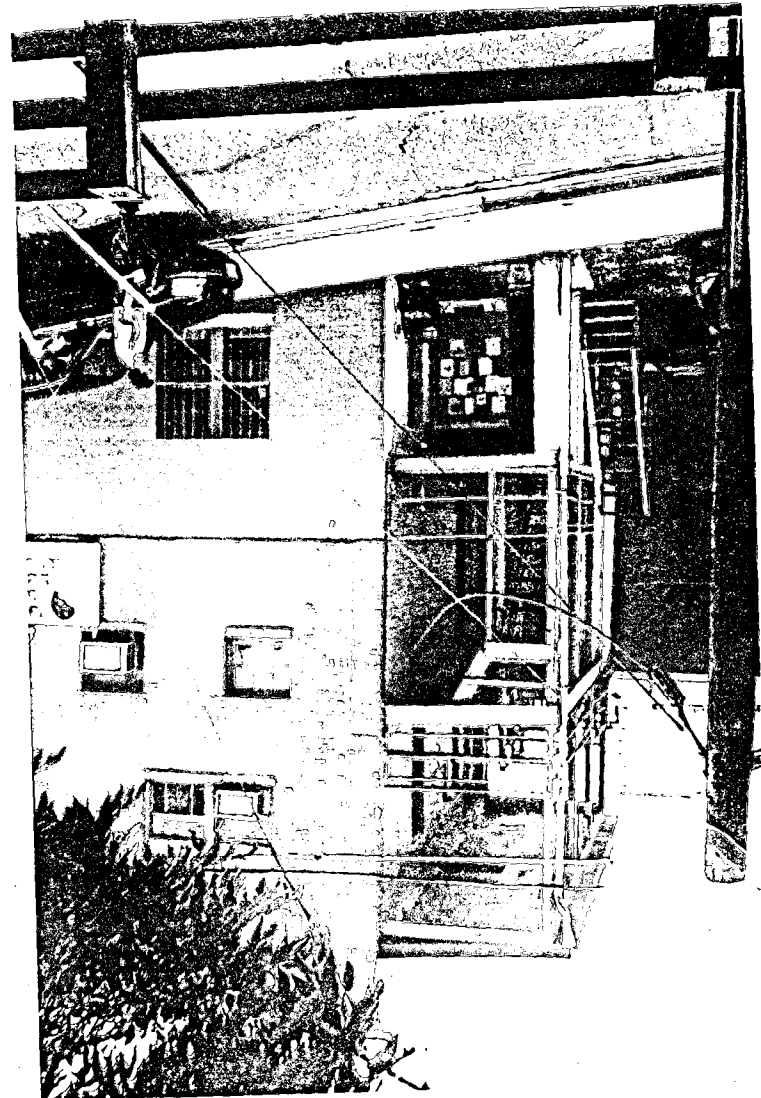


@ BSMT
(PROPOSED
CONC. PAD
FOR NEW
A/C)

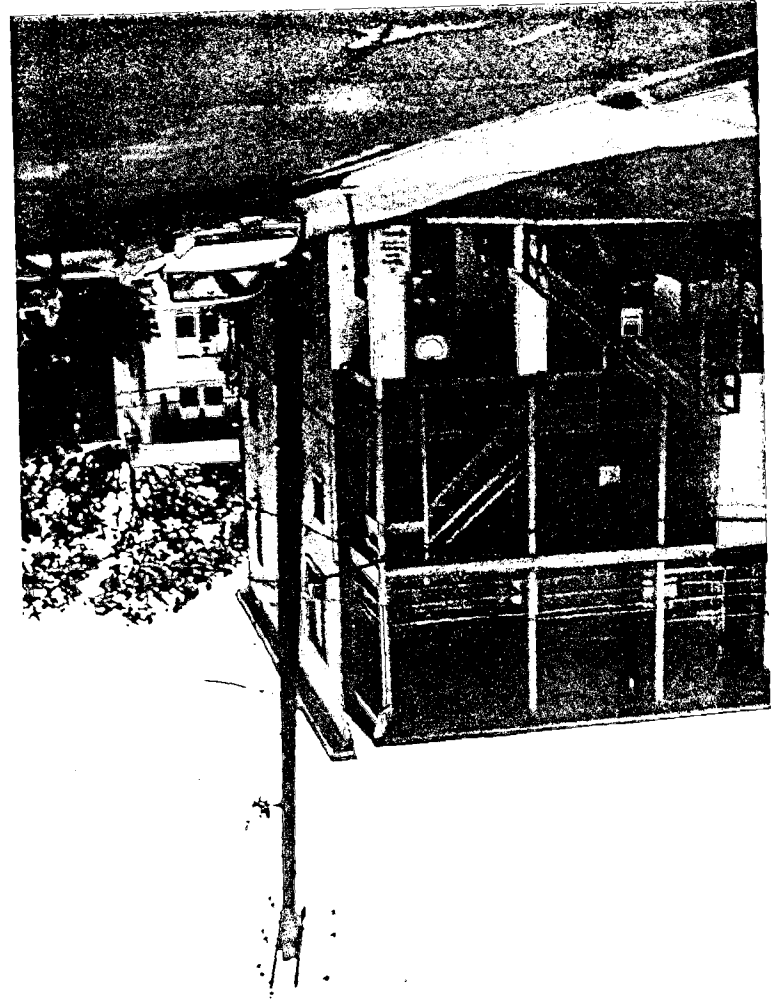


(5)

SIDE/REAR OF 7009 CARROLL AVE.



REAR OF 7009 CARROLL



4



17

ENTRANCE TO 7007 CARPON (PROPOSED SIL REPLACEMENT)

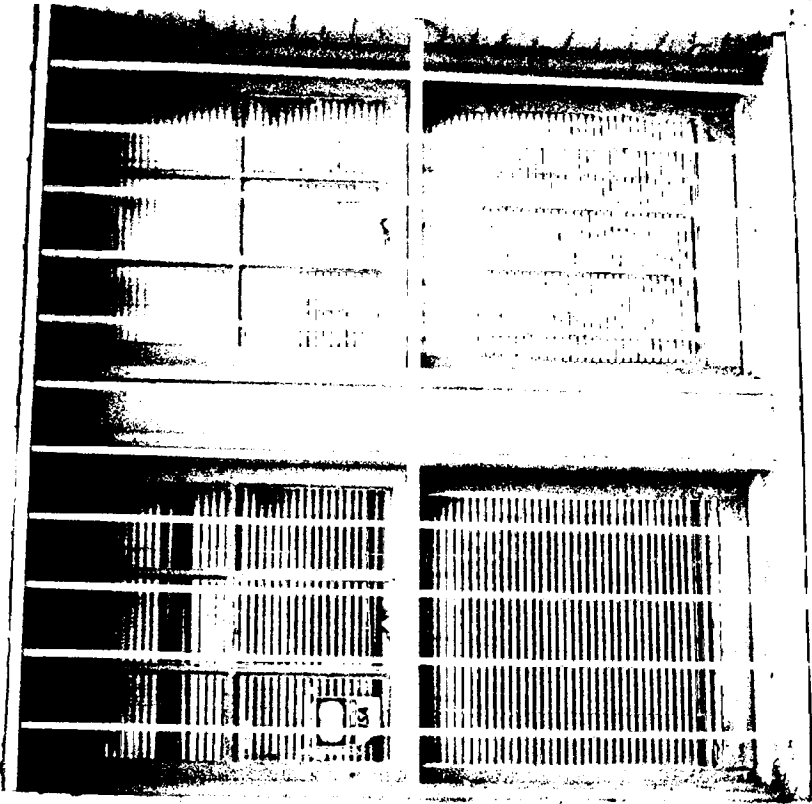
5



AREA @ REAR / BSMT ENTRY TO 7009

18

6



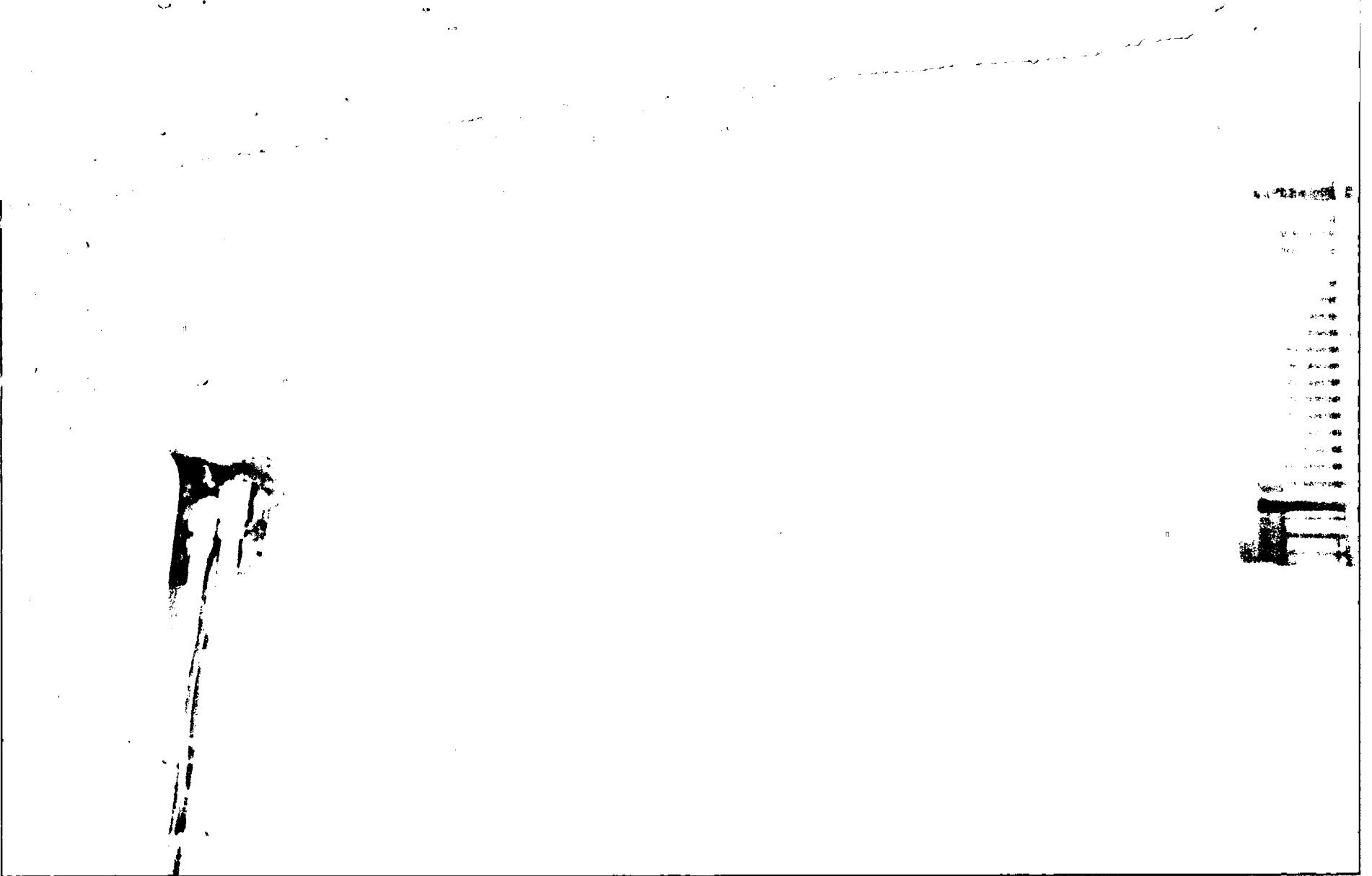
WINDOW @ SIDE ELEVATION

(LARGEST)

7

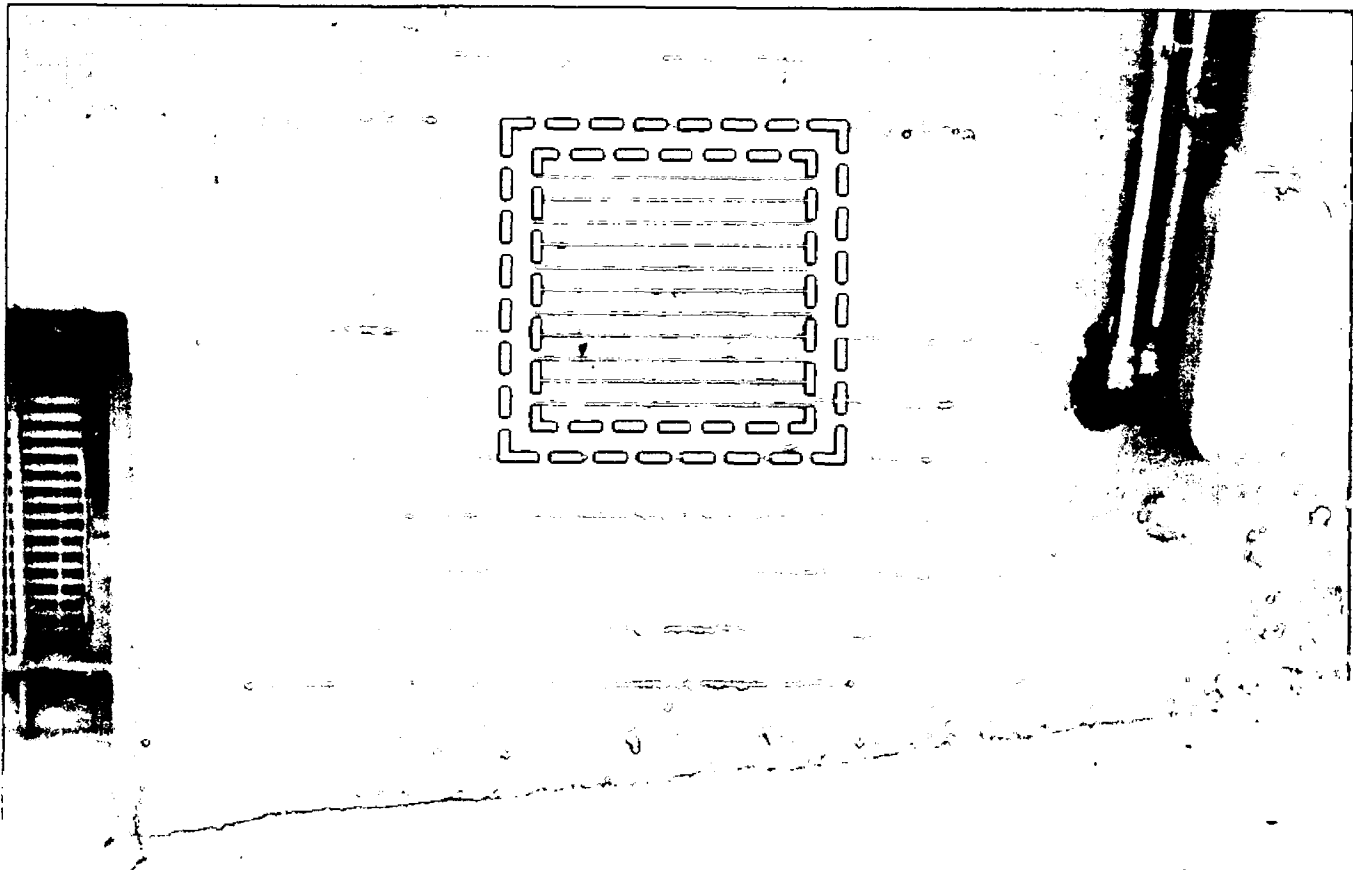
8

DETAIL OF PATCHED BRICK @ PROPOSED GRANT LOCATION (SIDE VIEW)



⑤

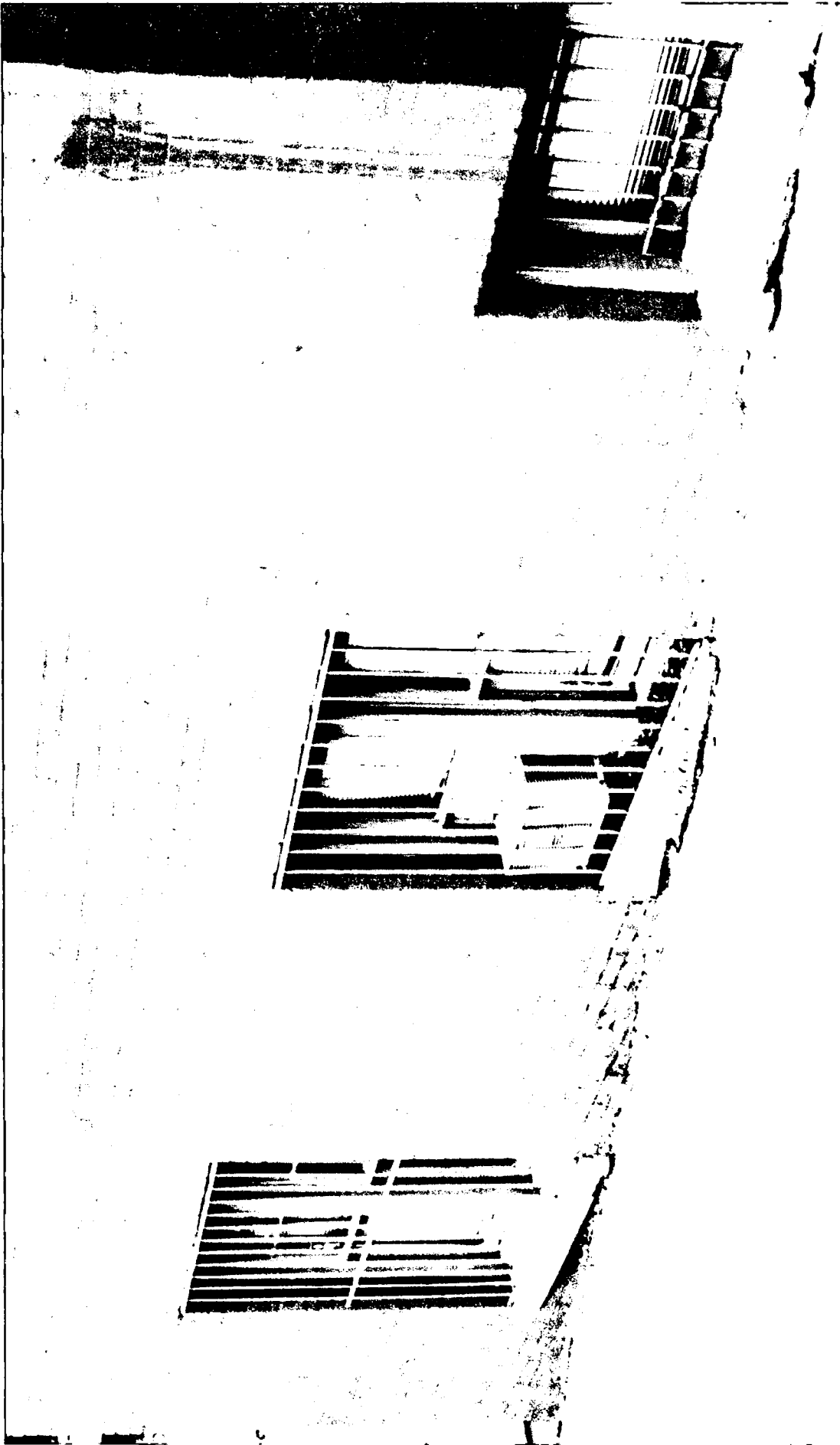
8



PROPOSED LOCATION OF 12 x 12 AIR
INTAKE GRILLE @ SIDE ELEVATION

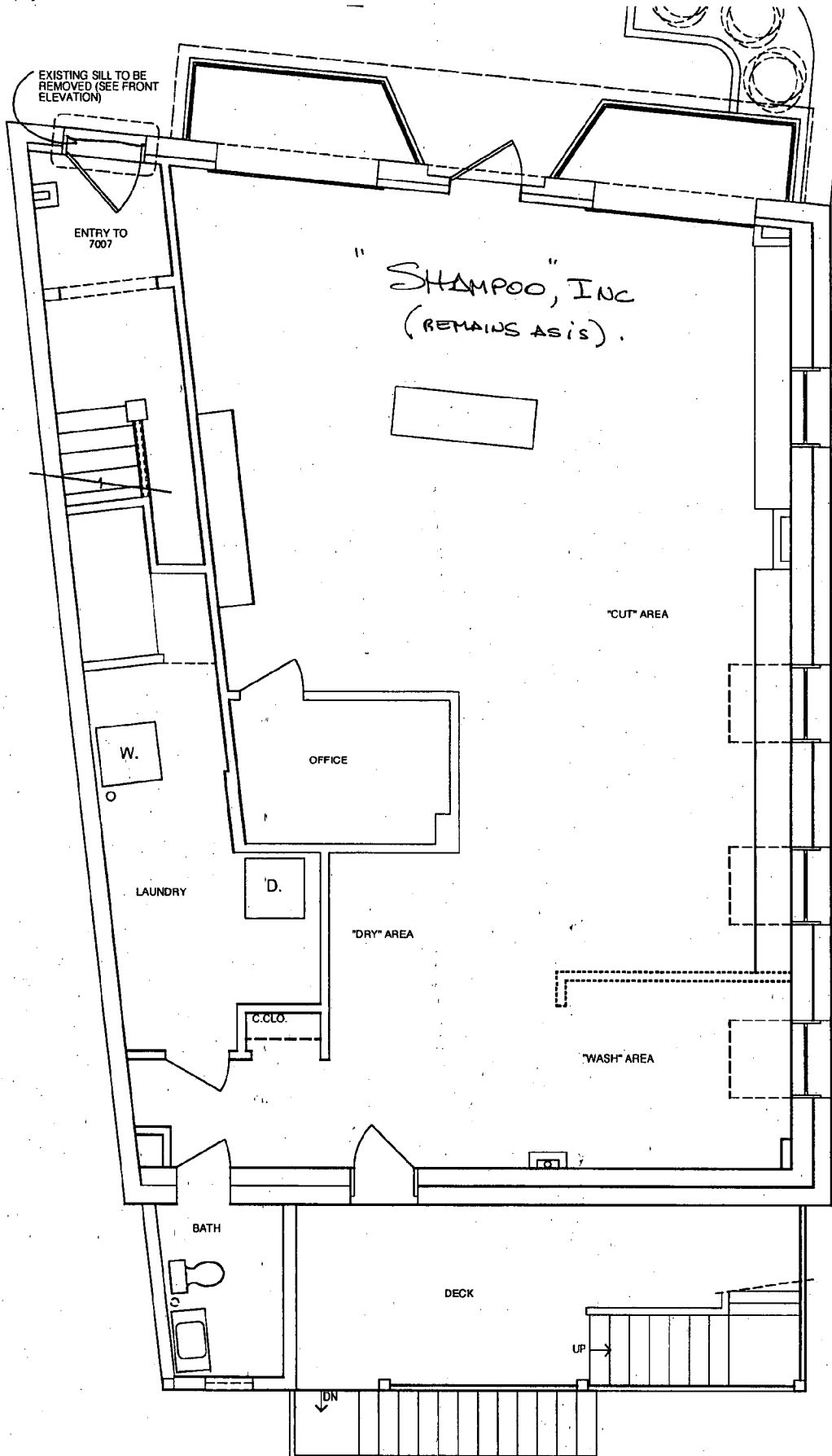
18

1



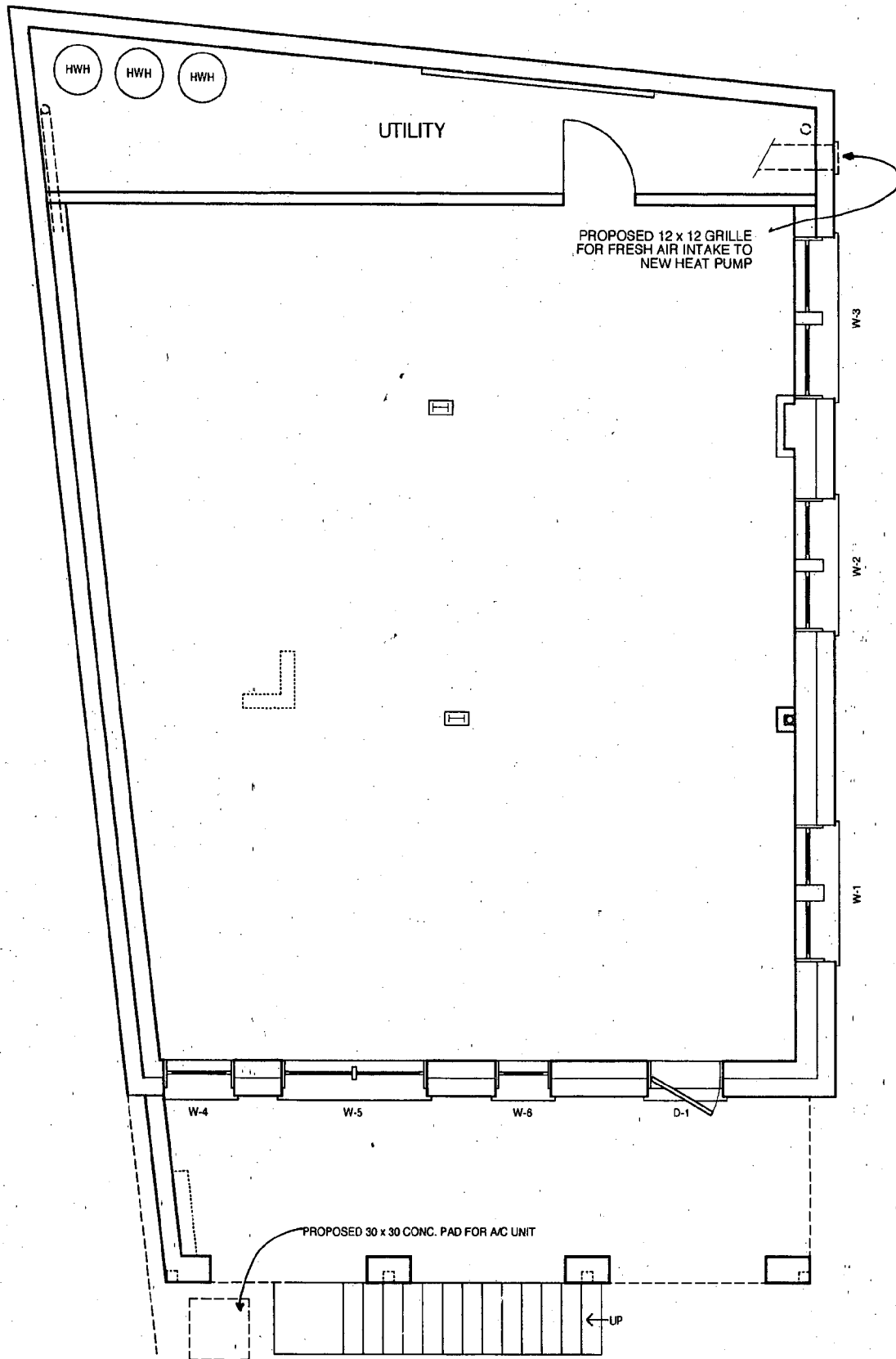
BSMT WINDOWS @ SIDE ELEVATION

2



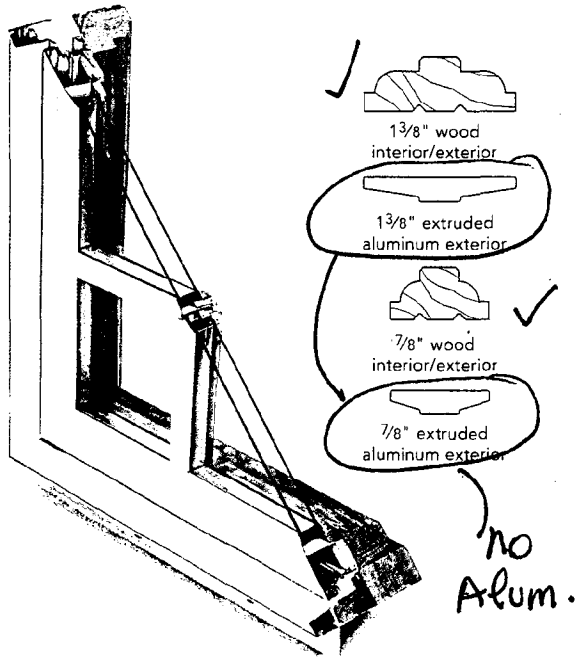
<p>PROJECT 7009 (REAR) CARROLL AVE. RENOVATION</p>	<p>SHEET TITLE: FIRST FLOOR PLAN: EXISTING SPACE/TENANT TO REMAIN (SHOWS DOOR SILL REPLACEMENT AT 7007 ENTRY)</p> <p>SCALE: 1/4" =</p>	<p>LORENA CHECA ASSOCIATES ARCHITECTS</p> <p>301 270 0186</p> <p>7214 CENTRAL AVENUE TAKOMA PARK, MD 20912</p>	<p>SK-7</p>
<p>OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912</p>	<p>ISSUED FOR: HAWP</p> <p>DATE: 10.26.05</p>	<p>7214 CENTRAL AVENUE TAKOMA PARK, MD 20912</p>	<p>SHEET NUMBER 7-7</p>

(23)



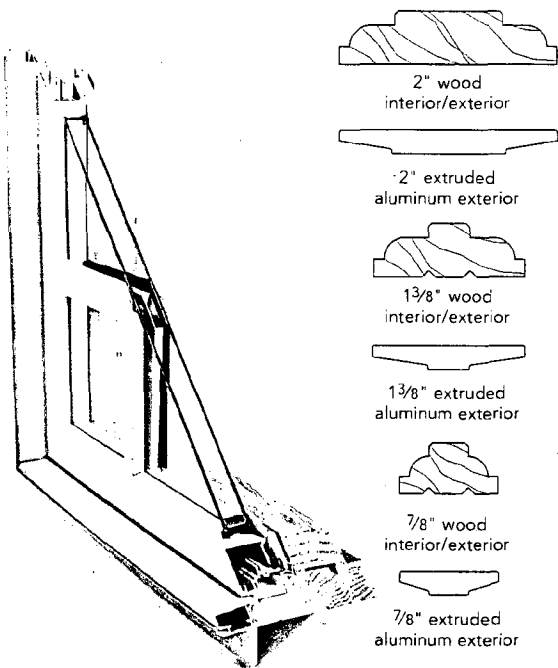
PROJECT 7009 (REAR) CARROLL AVE. RENOVATION	SHEET TITLE: PROPOSED BASEMENT PLAN (INTERIOR IMPROVEMENTS TO FOLLOW)	LORENA CHECA ASSOCIATES ARCHITECTS	SK-6
OWNER 7007 CARROLL, LLC 7214 CENTRAL AVE. TAKOMA PARK MD. 20912	SCALE: 1/4" = 1'-0" ISSUED FOR: HAWP DATE: 10.26.05	301 270 0186 7214 CENTRAL AVENUE TAKOMA PARK, MD 20912	SHEET NUMBER 6 OF 7

24



no
Alum.

ALL WOOD INTERIOR
 & EXTERIOR W/ BRICK MOULD
 W/ TRUE-DIVIDED LITES
 AS SHOWN ON PROPOSED ELEVATIONS.



True Divided Lite - TDL

Other window manufacturers have essentially abandoned True Divided Lite windows, for creating them is virtually a lost art. But our craftsmen revel in the art of hand-fitting each individual pane of glass into position in the muntin bars. Using old-world techniques that require patience, precision and skill, we're proud to produce the industry's only 7/8" True Divided Lite with insulated glass. The result is a beautiful, historically accurate window.

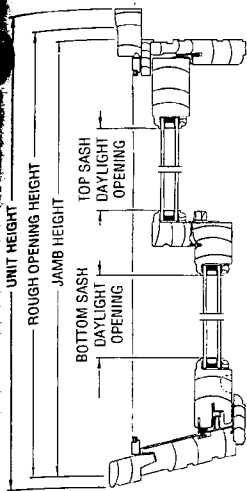
Simulated Divided Lite - SDL

Simulated Divided Lite delivers the look of True Divided Lite, but is more accessible to many budgets. SDL grilles are permanently adhered to the interior and exterior of a full-size pane of glass. A narrow spacer bar between panes simulates the look of True Divided Lite. • Narrow spacer bars between panes offer clean sightlines and give the appearance of individual lites.

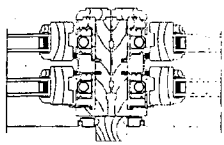
25

MANUFACTURED BY
 WEATHERSHIELD WINDOWS
 AND DOORS.

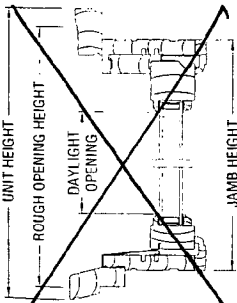
Double-Hung Tilt Cross Sections - Wood Brick Mould (Scale: 1-1/2" = 1'0")



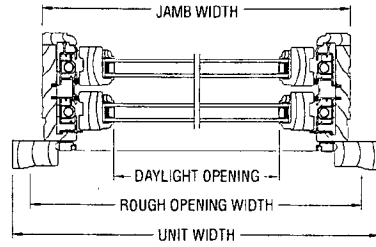
DOUBLE-HUNG TILT SIDE VIEW



VERTICAL MULL



TRANSON SIDE VIEW



DOUBLE-HUNG TILT TOP VIEW*

*Screen option shown; must be specified when ordering.

← WINDOW UNITS.

If you know Double-Hung Tilt Glass Size and want to determine:		BMLD Width	BMLD Height
Unit Size	Nominal Glass Size	+ 7-15/16" [202mm]	(Glass Size x 2) + 10-15/16" [278mm]
Jamb Size	Plus:	+ 5-5/16" [135mm]	(Glass Size x 2) + 9-1/8" [232mm]
Rough Opening		+ 6-5/16" [160mm]	(Glass Size x 2) + 9-5/8" [244mm]

If you know Double-Hung Tilt Transom Glass Size and want to determine:		BMLD Width	BMLD Height
Unit Size	Nominal Glass Size	+ 7-7/16" [189mm]	+ 7-1/2" [191mm]
Jamb Size	Plus:	+ 4-13/16" [122mm]	+ 4-13/16" [122mm]
Rough Opening		+ 5-13/16" [148mm]	+ 6-1/16" [154mm]



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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Dr. J. Safran c/o Teen Connection 7005 Carroll Avenue Takoma Park, Md 20912	Stylianos C. Christofides INFRASTRUCTURE CAPITAL Group, LLC 1600 K Street, NW Suite 650 Washington, DC 20006



THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

THE TAX CREDIT IS ALLOWABLE FOR:

In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

THE TAX CREDIT IS NOT ALLOWABLE FOR:

Examples of ineligible expenditures include:

- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)