

37/03-05U 7211 Maple Ave  
Takoma Park Historic District

DREISEN@muckerman.com

David Kleiser

Window

replacement

approval letter



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 13, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit for window sash replacement and addition

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The conditions of approval are:

- 1. When the applicant's remove the asbestos siding from the house, they will provide a condition's assessment of the exposed, wood siding for the staff's review. It will be required, however, if it is determined that a holistic replacement is needed, that the siding be replaced with wood siding to match the existing in profile and design.**
- 2. The size of the window openings will not be altered during the sash replacement.**

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

Applicant: David Reiser and Irene Huntoon

Address: 7211 Maple Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JANE TREACY

Daytime Phone No.: 202.362.5226

Tax Account No.: - 01067820

Name of Property Owner: REISER, DAVID A. & HUNTOON, RENEE Daytime Phone No.: 301.270.2207

Address: 7211 MAPLE AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code

Contractor: TO BE DETERMINED Phone No.: T.B.D.

Contractor Registration No.: T.B.D.

Agent for Owner: TREACY & EAGLEBURGER ARCHITECTS, PC Daytime Phone No.: 202.362.5226  
(JANE TREACY)

**LOCATION OF BUILDING/PREMISE**

House Number: 7211 Street: MAPLE AVE.

Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE.

Lot: 20 Block: 3 Subdivision: 25

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complets Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 236,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]  
Signature of owner or authorized agent

4.20.05  
Date

Approved: X W/CONDITIONS For, Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 5/12/05  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

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

SEE ATTACHED

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

SEE ATTACHED

**SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

a. Description of existing structure and environmental setting, including their historical features and significance.

Our home is a four-square Colonial revival located on a tree-lined street. The home was originally constructed in 1910, but was extensively damaged by fire and substantially rebuilt in the 1920s. The exterior has since undergone extensive modifications. The original clapboard siding has been covered with asbestos shingle. Non-functional shutters have been added to the windows facing the street, and the original front door was replaced with a low quality Victorian style door with an ornate oval window. [Shown on photographs ] Also, at some point a rear porch was enclosed. The windows of this room, used as a breakfast room, do not match the rest of the house. The kitchen window was replaced, and a rear deck was added.

Our house is listed as a *contributing resource* in the Takoma Park Historic District. At our request, Historic Takoma searched for but was unable to find photographs of our house in its original appearance, however we have obtained photographs of similar houses and surveyed houses of similar design in the area.

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

Our project has five components:

1. An addition to the rear of the house to expand the kitchen, and related reconfiguration of the rear deck. The existing enclosed porch adjacent to the new addition will be rebuilt in its existing location.
2. Removal of front shutters.
3. Removal and replacement of the existing front door with a door more consistent with the period and area.
4. Removal of 19 windows and the storm/screens that cover them and replacement with Marvin wood windows sash units that reproduce the size and style of the original windows.
5. Removal of asbestos shingle and restoration and/or replacement of clapboard siding.

**Standard of review.** Under the Takoma Park Master Plan for Historic Preservation, homes like ours that are contributing resources “should receive a more lenient level of design review than those structures that have been classified as outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on close scrutiny of architectural detailing.” None of the components of our project will adversely affect the contribution of our home to the existing streetscape or its compatibility with existing patterns. The Master Plan also provides that exterior alterations, “including those to architectural features and details should be generally

consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required." This standard focuses on the appearance of the contributing resource, rather than on the preservation of original building components unless those materials are noteworthy in their own right. Finally, the Master Plan suggests preserving "the original size and shape of windows and door openings." Our project satisfies all of these criteria.

1. The one-story (breakfast room) addition is located in the rear of the house and not visible from the public right-of-way. This single room addition will be a wood-frame construction and include architectural elements similar to that of the original house (wood clapboard siding, 2/2 window configuration, large eaves, etc.). The existing enclosed porch (1<sup>st</sup> Floor) on the East corner of the house contains windows inconsistent with the original house. The proposed design rebuilds the walls and roof of this corner porch with windows more consistent with those on the original house.

2. The removal of the front shutters will restore the appearance of the front facade to that most commonly found in this style of house, as well as regain continuity with the other facades that do not have shutters.

3. The existing door is an ornate, low-quality door that is inconsistent with the style of house. The proposed door will be a simple, solid-wood door w/ glass inserts that is commonly found in other houses of this style.

4. We propose to replace the double hung 1 over 1 and 2 over 2 windows, which are now covered with aluminum storm/screens with high quality wood Marvin windows (see cut sheets showing sash units) of the same size and appearance. We are not proposing to replace the two casement windows (one in the front and one in the back). Replacement of the existing windows will restore the function and appearance of the windows as originally designed. Each of the rooms in our home has natural cross-ventilation from windows on two sides. The windows cannot be used as intended at this time. Several of the windows have not been opened in many years and are solidly painted shut. Professional attempts to open them have only broken the frames. In addition, opening and closing all of the existing windows poses a health hazard to our 4 year old daughter because of lead paint which it is impractical if not impossible to remove from the existing windows.

Before seeking replacement, we obtained a professional risk assessment including XRF readings that established lead levels exceeding federal and state standards. (Attached). We subsequently contacted a number of contractors (including MarChuk, recommended by HPC, which never returned our calls). We eventually hired EEC, a Maryland state certified lead abatement and remediation contractor to develop and implement a strategy to reduce lead paint hazards (at the cost of several thousand dollars). Among other things, EEC used interim controls to remove loose and flaking paint and stabilize paint surfaces. We also purchased a HEPA filter vacuum cleaner and use a detergent to remove dust from window surfaces. The use of interim controls to remediate lead hazards on historic properties is recognized in the Department of the

## Interior Preservation Brief 37.

As explained in a post-remediation report from the risk assessor and a letter from EEC (attached), the windows will still produce lead-contaminated dust because lead cannot practically be removed from all of the friction surfaces without removing and disassembling the windows. Consequently, although the windows are not hazardous when they remain closed, they still present a hazard when opened and closed as intended. Removal and disassembly is impractical for a number of reasons. The windows have not held up well under attempts to open them, and removal and disassembly is likely to cause additional damage. It would also be much more expensive to remove, strip and reinstall the windows than it would be to replace them with windows that are of the same materials, size and appearance, as contemplated by the Master Plan. As the letter from EEC (a contractor that performs lead abatement) states: “[I]n accordance with State and Federal regulations, EEC has made these components lead safe. However, without replacing the windows we have also hindered their functionality. Removing the components completely and stripping them would be very costly and may not be feasible given the condition of the windows, which might well be substantially damaged by stripping.” Finally, replacement will also allow us to remove the existing storm/screen windows that now cover the windows and flatten the appearance of the building. In addition, leaving the windows in place is not an option in the long terms, even if we left them closed. The risk assessor noted that the multiple layers of paint “may cover well now, unfortunately, it causes the windows to stick closed, to increase friction, and ultimately to increase contamination when the windows are opened and closed. Therefore these windows will not be able to be maintained with additional paint coatings. The age and condition are (were) poor and deterioration is ongoing despite this work. Window replacement is highly recommended.” In short, despite the costly lead remediation we have already done, the windows are not now safe to use, and it is only a matter of time before the inevitable deterioration of paint surfaces over time cannot be remedied by interim controls.

We believe this proposal meets the requirements of section 24A-8(b)(4) (“the proposal is necessary in order that unsafe conditions or health hazards be remedied), particularly given the lenient standards of review applied to contributing resources under the Master Plan, the absence of any special historic significance to the windows, and the extensive changes to the exterior of our home that have already occurred. We believe that replacement and elimination of the storm and screen windows will enhance our home’s contribution to the streetscape, consistent with the Master Plan. Please note that we are not seeking tax credits for replacing the windows, so that the Secretary of Interior’s standards applicable to projects eligible for tax credits are not applicable to approval of this project in accord with the Master Plan and the Commission’s regulations and governing statute.

5. Removal of the existing asbestos shingles will expose wood clapboard siding original to the house. If the exposed original wood siding is in poor condition, new wood clapboard siding will be installed to match the original.



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7211 Maple Avenue, Takoma Park	<b>Meeting Date:</b>	05/11/05
<b>Applicant:</b>	David Reiser and Irene Huntoon	<b>Report Date:</b>	05/04/05
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	04/27/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-05U	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Window Replacement and Addition

**RECOMMENDATION:** Approval with conditions

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**STAFF RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the following conditions:

- 1. The applicant will remove the asbestos siding from the house and provide a condition's assessment of the exposed, wood siding for the staff's review. It will be required, however, if it is determined that a holistic replacement is needed, that the siding be replaced with wood siding to match the existing in profile and design.**
- 2. The size of the window openings will not be altered during the sash replacement.**

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1910/ c1920

The house is a 2-1/2-story, three-bay frame dwelling with a stamped metal shingle hipped roof, a single story, full-width, front porch detailed with Doric columns and a simple, square-picket balustrade. The house is clad in wood siding covered with asbestos shingle. The eaves are wide with closed rafter ends. The west (front) and south elevations of the house contain 1/1 double-hung windows. The north and east (rear) elevations contain a combination of 2/2, 6/6, 4/4 and 1/1 double hung windows.

The house is sited on a large lot surrounded by mature trees and vegetation. The property also contains a garage/shed at the rear of the property.

**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 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

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.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;
- original size and shape of window and door openings should be maintained, where feasible
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- some non-original building materials may be acceptable on a case-by-case basis;

### ***Montgomery County Code; Chapter 24A***

- The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
  - The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
    1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or

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; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

***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, spaces and spatial relationships that characterize the 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.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**PROPOSAL:**

The applicants are proposing to:

1. Construct a one-story addition at the rear of the house clad in wood, clapboard siding and sheathed with a standing seam metal roof. Demolish the existing, rear wood deck and construct a new, wood deck at the rear of the house.
2. Replace the existing asbestos siding with wood, clapboard siding.

3. Remove all the shutters from the front façade.
4. Replace the incompatible, non-historic front door with a new wood, front door, which is more compatible with the style of the house.
5. Demolish and reconstruct an enclosed porch at the rear of the house. The new space will have a new, hipped roof structure clad in standing-seam metal.
6. Replace all the existing windows on the house with new, wood insulated windows.

### **STAFF DISCUSSION**

*Item #1 Construct a 1-story addition at the rear of the house clad in wood, clapboard siding and sheathed with a standing seam metal roof. Demolish the existing, rear wood deck and construct a new, wood deck at the rear of the house.*

The proposal is compatible with the existing architectural detailing on the house and will not negatively impact the historic character-defining features of the house. Additionally, the subject addition and deck installation is located at the rear of the house and is not visible from the public right-of-way, and as per the *Takoma Park Guidelines*, the Commission is to be lenient on such cases. Staff recommends approval.

*Item #2 Replace the existing asbestos siding with wood, clapboard siding.*

Typically, asbestos siding was applied on top of existing wood siding. It has been staff's experience that once the asbestos is removed, that holistic replacement of the original siding is not needed. Repair and isolated replacement is typically all that is required. Additionally, staff does not support the holistic replacement of original building materials. We are recommending that the applicant remove the asbestos siding and provide a condition's assessment of the wood siding for the staff's review. It will be required, however, if it is determined that a holistic replacement is needed, that the siding be replaced with wood siding to match the existing in profile and design.

*Item #3 Remove all the shutters from the front façade.*

These are not original to the house (they are not consistent in size with the current window openings), and as such, staff supports their removal.

*Item #4 Replace the incompatible, non-historic front door with a new wood, front door, which is more compatible with the style of the house.*

The subject replacement door is a 6-light, single paneled, wood door, typical of the Craftsman style. Although many Colonial Revival houses had Craftsman details especially during the early 20<sup>th</sup> century, staff would like to encourage the applicant to install a more traditional, glazed and paneled Colonial Revival door on this house. Some suggested examples can be found on circles

*Item #5 Demolish and reconstruct an enclosed porch at the rear of the house. The new space will have a new, hipped roof structure clad in standing-seam metal.*

This section of the house has already been altered. The proposed modifications will not negatively impact the historic fabric on the building. Staff recommends approval.

*Item #6 Replace all the existing windows on the house with new, wood insulated windows.*

The applicants are proposing to replace all of the window sashes on the house with new, wood insulated Marvin window sashes and new jamb liners. The applicants are proposing replacement of the 1/1 and 2/2 single-pane, double-hung, wood windows with wood, double-pane 1/1 and 2/2, true-divided light, wood windows. The proposed, new 2/2 windows will closely match the original muntins (see photo of existing window on circle ). The existing muntins are 1-3/4" wide (or 1-12/16" wide) at the glass face and the applicants are proposing to replace them with the Marvin window, which has a 1-11/16" wide muntin.

The applicants are proposing holistic replacement of the windows based upon the risk assessment and lead abatement reports that they have received for their house, after an interim controls had been implemented. These reports can be found on circles

Based on the decision from the Commission on the 49 Elm Street Case (also a Contributing Resource in the Takoma Park HD), staff believes that the applicants have sufficiently explored abatement and rehabilitation alternatives and have provided the Commission with this documentation (see attached reports and narrative ). Furthermore, staff is supporting the replacement of these windows because the 1/1 windows are more easily replicated, the 2/2 windows are being replaced with matching sashes of similar muntin thicknesses (1/16" difference) and the size of the window openings are not being altered.

### **STAFF RECOMMENDATION**

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

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

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,

With the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JANE TREACY  
Daytime Phone No.: 202.362.5226

Tax Account No.: - 01067820  
Name of Property Owner: REIGER, DAVID A. & HUNTOON, IRENEE Daytime Phone No.: 301.270.2207  
Address: 7211 MAPLE AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: TO BE DETERMINED Phone No.: T.B.D.  
Contractor Registration No.: T.B.D.  
Agent for Owner: TREACY & EAGLEBURGER ARCHITECTS, PC Daytime Phone No.: 202.362.5226  
(JANE TREACY)

**LOCATION OF BUILDING/PREMISE**

House Number: 7211 Street: MAPLE AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE.  
Lot: 20 Block: 3 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 236,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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**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.

Jane Treacy, Architect 4.20.05  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

6

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

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

SEE ATTACHED

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

SEE ATTACHED

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**SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY DNTO MAILING LABELS.

- a. Description of existing structure and environmental setting, including their historical features and significance.

Our home is a four-square Colonial revival located on a tree-lined street. The home was originally constructed in 1910, but was extensively damaged by fire and substantially rebuilt in the 1920s. The exterior has since undergone extensive modifications. The original clapboard siding has been covered with asbestos shingle. Non-functional shutters have been added to the windows facing the street, and the original front door was replaced with a low quality Victorian style door with an ornate oval window. [Shown on photographs ] Also, at some point a rear porch was enclosed. The windows of this room, used as a breakfast room, do not match the rest of the house. The kitchen window was replaced, and a rear deck was added.

Our house is listed as a *contributing resource* in the Takoma Park Historic District. At our request, Historic Takoma searched for but was unable to find photographs of our house in its original appearance, however we have obtained photographs of similar houses and surveyed houses of similar design in the area.

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

Our project has five components:

1. An addition to the rear of the house to expand the kitchen, and related reconfiguration of the rear deck. The existing enclosed porch adjacent to the new addition will be rebuilt in its existing location.
2. Removal of front shutters.
3. Removal and replacement of the existing front door with a door more consistent with the period and area.
4. Removal of 19 windows and the storm/screens that cover them and replacement with Marvin wood windows sash units that reproduce the size and style of the original windows.
5. Removal of asbestos shingle and restoration and/or replacement of clapboard siding.

**Standard of review.** Under the Takoma Park Master Plan for Historic Preservation, homes like ours that are contributing resources “should receive a more lenient level of design review than those structures that have been classified as outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on close scrutiny of architectural detailing.” None of the components of our project will adversely affect the contribution of our home to the existing streetscape or its compatibility with existing patterns. The Master Plan also provides that exterior alterations, “including those to architectural features and details should be generally



consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.” This standard focuses on the appearance of the contributing resource, rather than on the preservation of original building components unless those materials are noteworthy in their own right. Finally, the Master Plan suggests preserving “the original size and shape of windows and door openings.” Our project satisfies all of these criteria.

1. The one-story (breakfast room) addition is located in the rear of the house and not visible from the public right-of-way. This single room addition will be a wood-frame construction and include architectural elements similar to that of the original house (wood clapboard siding, 2/2 window configuration, large eaves, etc.). The existing enclosed porch (1<sup>st</sup> Floor) on the East corner of the house contains windows inconsistent with the original house. The proposed design rebuilds the walls and roof of this corner porch with windows more consistent with those on the original house.

2. The removal of the front shutters will restore the appearance of the front facade to that most commonly found in this style of house, as well as regain continuity with the other facades that do not have shutters.

3. The existing door is an ornate, low-quality door that is inconsistent with the style of house. The proposed door will be a simple, solid-wood door w/ glass inserts that is commonly found in other houses of this style.

4. We propose to replace the double hung 1 over 1 and 2 over 2 windows, which are now covered with aluminum storm/screens with high quality wood Marvin windows (see cut sheets showing sash units) of the same size and appearance. We are not proposing to replace the two casement windows (one in the front and one in the back). Replacement of the existing windows will restore the function and appearance of the windows as originally designed. Each of the rooms in our home has natural cross-ventilation from windows on two sides. The windows cannot be used as intended at this time. Several of the windows have not been opened in many years and are solidly painted shut. Professional attempts to open them have only broken the frames. In addition, opening and closing all of the existing windows poses a health hazard to our 4 year old daughter because of lead paint which it is impractical if not impossible to remove from the existing windows.

Before seeking replacement, we obtained a professional risk assessment including XRF readings that established lead levels exceeding federal and state standards. (Attached). We subsequently contacted a number of contractors (including MarChuk, recommended by HPC, which never returned our calls). We eventually hired EEC, a Maryland state certified lead abatement and remediation contractor to develop and implement a strategy to reduce lead paint hazards (at the cost of several thousand dollars). Among other things, EEC used interim controls to remove loose and flaking paint and stabilize paint surfaces. We also purchased a HEPA filter vacuum cleaner and use a detergent to remove dust from window surfaces. The use of interim controls to remediate lead hazards on historic properties is recognized in the Department of the

## Interior Preservation Brief 37.

As explained in a post-remediation report from the risk assessor and a letter from EEC (attached), the windows will still produce lead-contaminated dust because lead cannot practically be removed from all of the friction surfaces without removing and disassembling the windows. Consequently, although the windows are not hazardous when they remain closed, they still present a hazard when opened and closed as intended. Removal and disassembly is impractical for a number of reasons. The windows have not held up well under attempts to open them, and removal and disassembly is likely to cause additional damage. It would also be much more expensive to remove, strip and reinstall the windows than it would be to replace them with windows that are of the same materials, size and appearance, as contemplated by the Master Plan. As the letter from EEC (a contractor that performs lead abatement) states: “[I]n accordance with State and Federal regulations, EEC has made these components lead safe. However, without replacing the windows we have also hindered their functionality. Removing the components completely and stripping them would be very costly and may not be feasible given the condition of the windows, which might well be substantially damaged by stripping.” Finally, replacement will also allow us to remove the existing storm/screen windows that now cover the windows and flatten the appearance of the building. In addition, leaving the windows in place is not an option in the long terms, even if we left them closed. The risk assessor noted that the multiple layers of paint “may cover well now, unfortunately, it causes the windows to stick closed, to increase friction, and ultimately to increase contamination when the windows are opened and closed. Therefore these windows will not be able to be maintained with additional paint coatings. The age and condition are (were) poor and deterioration is ongoing despite this work. Window replacement is highly recommended.” In short, despite the costly lead remediation we have already done, the windows are not now safe to use, and it is only a matter of time before the inevitable deterioration of paint surfaces over time cannot be remedied by interim controls.

We believe this proposal meets the requirements of section 24A-8(b)(4) (“the proposal is necessary in order that unsafe conditions or health hazards be remedied), particularly given the lenient standards of review applied to contributing resources under the Master Plan, the absence of any special historic significance to the windows, and the extensive changes to the exterior of our home that have already occurred. We believe that replacement and elimination of the storm and screen windows will enhance our home’s contribution to the streetscape, consistent with the Master Plan. Please note that we are not seeking tax credits for replacing the windows, so that the Secretary of Interior’s standards applicable to projects eligible for tax credits are not applicable to approval of this project in accord with the Master Plan and the Commission’s regulations and governing statute.

5. Removal of the existing asbestos shingles will expose wood clapboard siding original to the house. If the exposed original wood siding is in poor condition, new wood clapboard siding will be installed to match the original.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)

**Owner's mailing address**

DAVID REISER & IRENE HUNTOON  
7211 MAPLE AVE.  
TAKOMA PARK, MD 20912

**Owner's Agent's mailing address**

TREACY & EAGLEBURGER ARCHITECTS, PC  
3335 CONNECTICUT AVE. NW  
WASHINGTON DC 20008

**Adjacent and confronting Property Owners mailing addresses**

BELL, JOHN H & E L  
7209 MAPLE AVE.  
TAKOMA PARK MD  
20912-4319

JOHNSON, MATTHEW W & SUSAN J.  
BUNDOCK  
7213 MAPLE AVE.  
TAKOMA PARK, MD 20912-4319

LUNDIN, FRANK E JR TR  
7212 MAPLE AVE.  
TAKOMA PARK MD 20912-4320

LICHTEN, MICHAEL J &  
KATHARINE A COON  
7210 MAPLE AVE.  
TAKOMA PARK, MD 20912

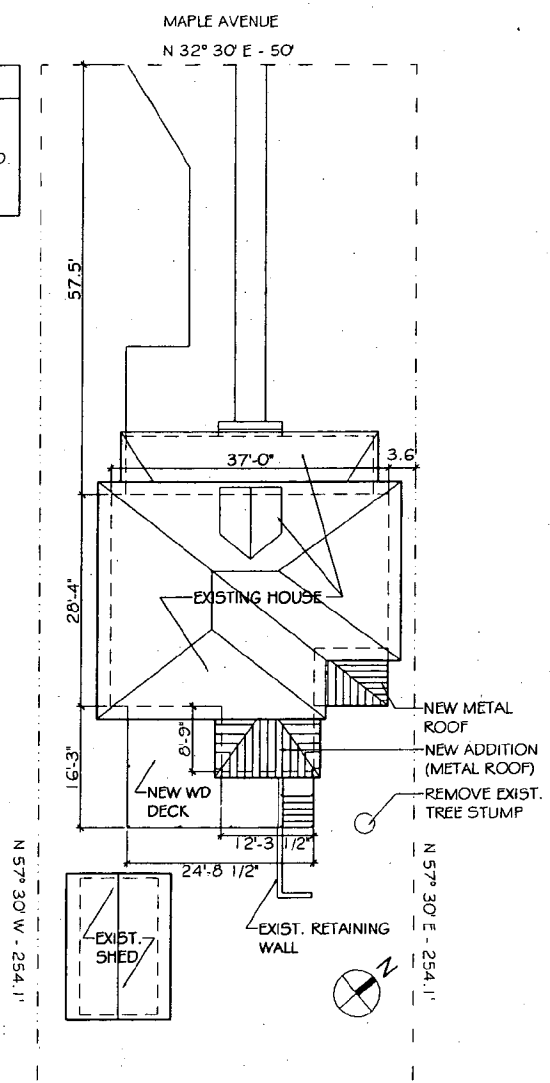
MACK, KATHERINE P  
7208 MAPLE AVE.  
TAKOMA PARK MD 20912

gaddresses\ noticing table

12

**SITE NOTES**

SITE INFORMATION  
 LOT 20, BLOCK 3  
 7211 MAPLE AVENUE, TAKOMA PARK, MD.  
 OBTAINED FROM BOUNDARY SURVEY BY:  
 CAPITOL SURVEYS, INC., 07/27/04



**PROPOSED WORK**

ADDITION -

- A. NEW 1-STORY ADDITION (BREAKFAST RM) AT REAR
- B. NEW WD DECK AT REAR

EXTERIOR -

- A. REPLACEMENT OF EXISTING ASBESTOS SIDING WITH WOOD CLAPBOARD SIDING
- B. REMOVAL OF WINDOW SHUTTERS ON FRONT FACADE
- C. DOOR REPLACEMENT AT FRONT ENTRANCE
- D. NEW METAL ROOF ATOP EXISTING EAST REAR CORNER OF HOUSE
- E. REPLACEMENT OF EXIST. WINDOWS W/ NEW WOOD, INSULATED WINDOWS OF THE SAME APPEARANCE

**REPLACEMENT WINDOW TYPES**

MARVIN - WOOD, ULTIMATE INSERT REPLACEMENT WINDOWS

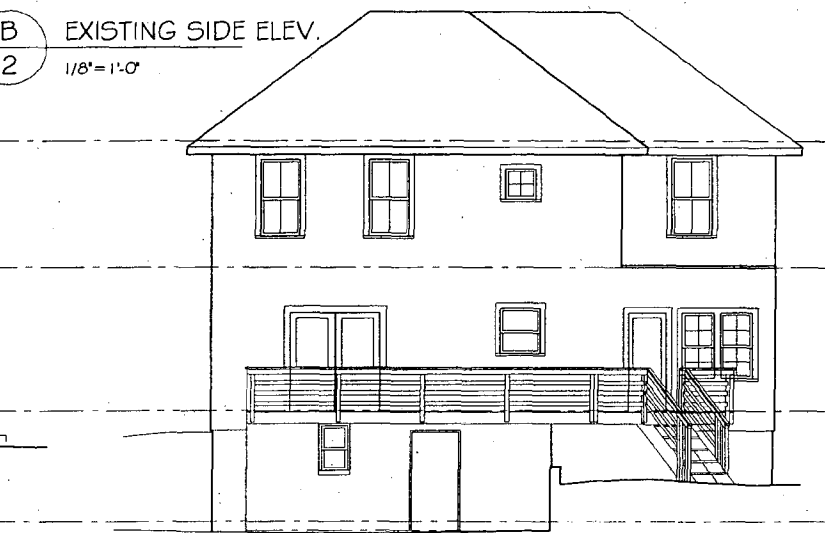
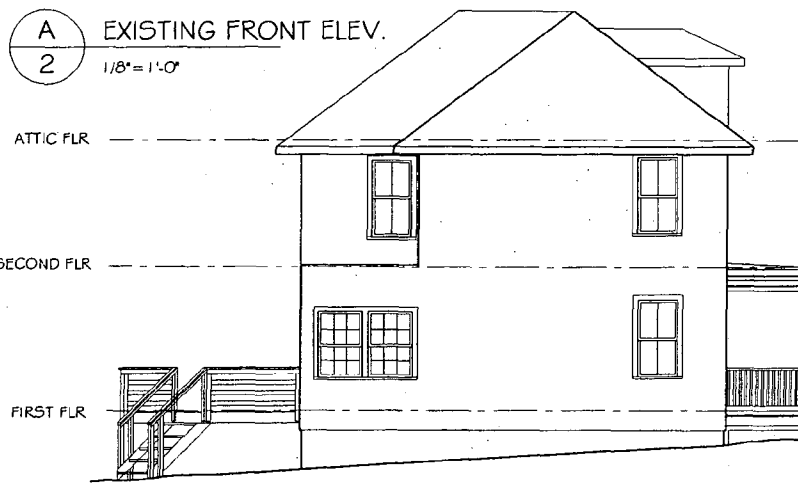
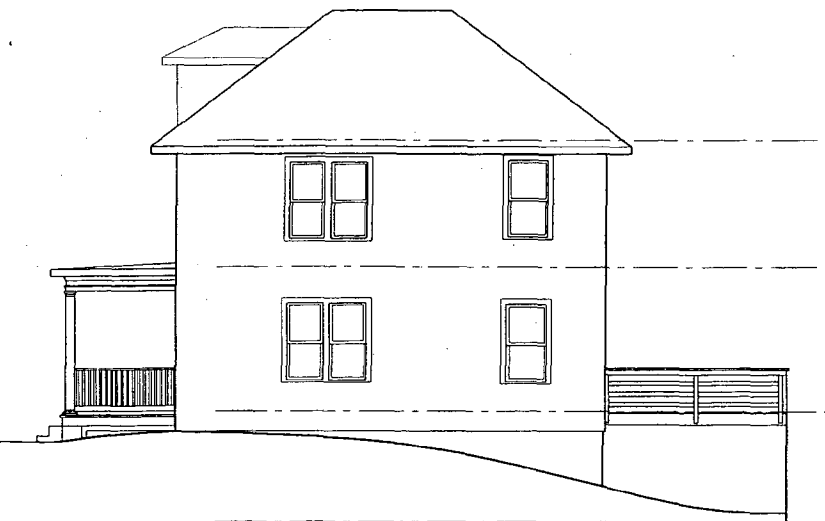
TYPE	DESCRIPTION	SIZE (APPROX. SASH DIM.)
A	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-0"x5'-1 1/2"
B	DOUBLE-HUNG, 2 OVER 2, ACTUAL DIVIDED LITE (ADL) W/ 1/4" MUNTINS, PRIMED W/ SCREEN	2'-7 1/2"x5'-1 1/2"
C	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-4"x5'-1 1/2"
D	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-7 1/2"x5'-1 1/2"
E	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-0"x5'-1 1/2"

TREACY & EAGLEBURGER  
 ARCHITECTS  
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
 202-362-5226 FAX: 202-362-7791

HAWP PKG.  
 04.20.05

HUNTOON REISER  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD

1  
 OF 4



A EXISTING FRONT ELEV.  
2 1/8" = 1'-0"

B EXISTING SIDE ELEV.  
2 1/8" = 1'-0"

C EXISTING SIDE ELEV.  
2 1/8" = 1'-0"

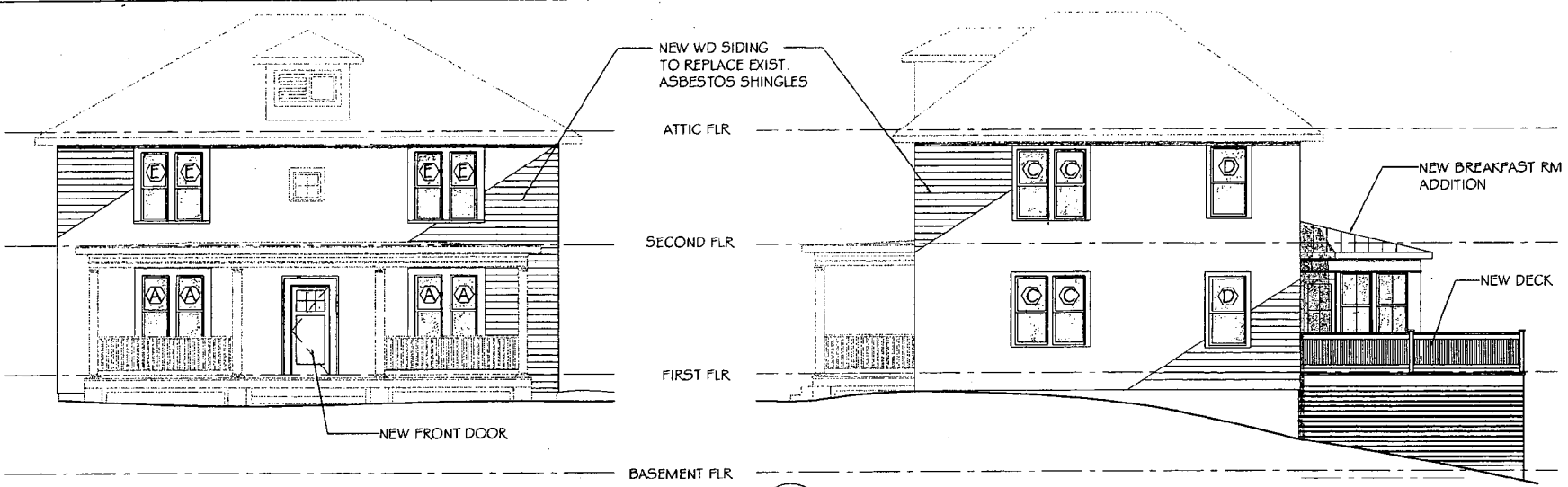
D EXIST. REAR ELEV.  
2 1/8" = 1'-0"

TREACY & EAGLEBURGER  
ARCHITECTS  
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
202-362-5226 FAX: 202-362-7791

HAWP PKG.  
EXIST. CONDITIONS  
04.20.05

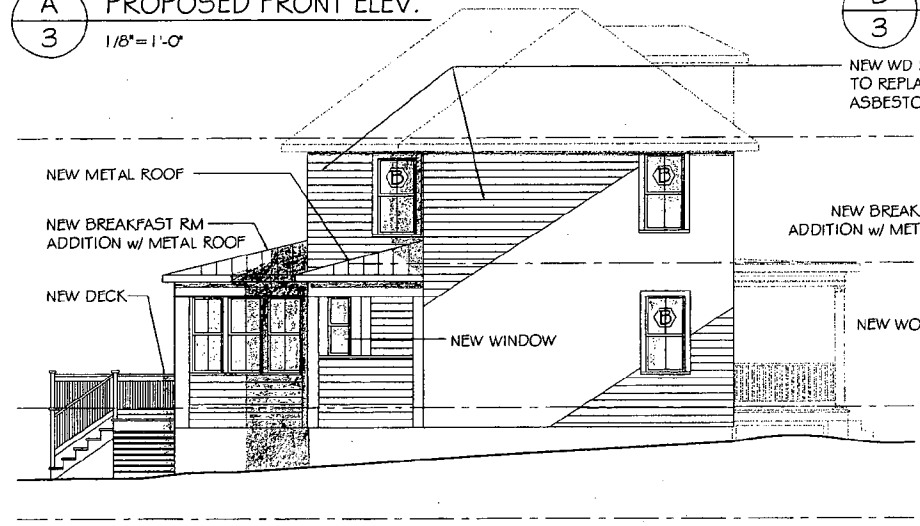
HUNTOON REISER  
7211 MAPLE AVE.  
TAKOMA PARK, MD

13

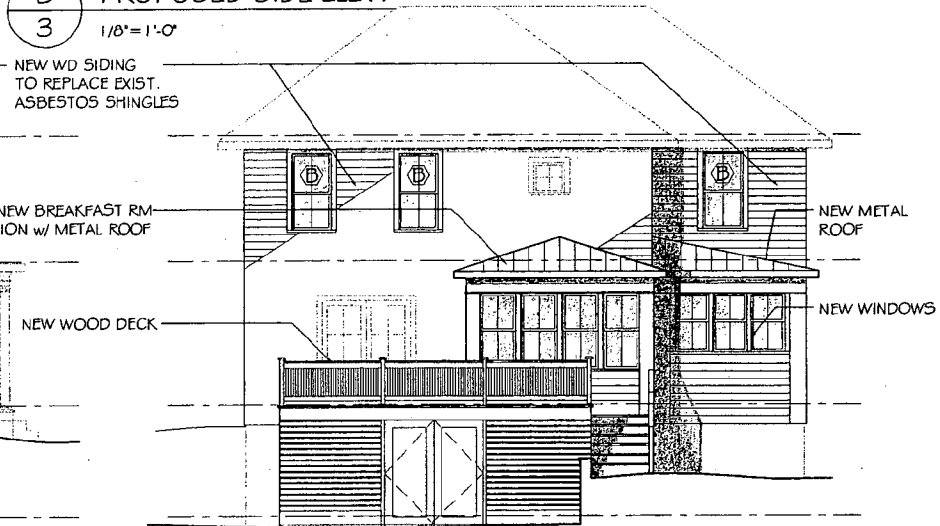


**A** PROPOSED FRONT ELEV.  
 3 1/8" = 1'-0"

**B** PROPOSED SIDE ELEV.  
 3 1/8" = 1'-0"



**C** SIDE ELEVATION  
 3 1/8" = 1'-0"



**D** REAR ELEVATION  
 3 1/8" = 1'-0"

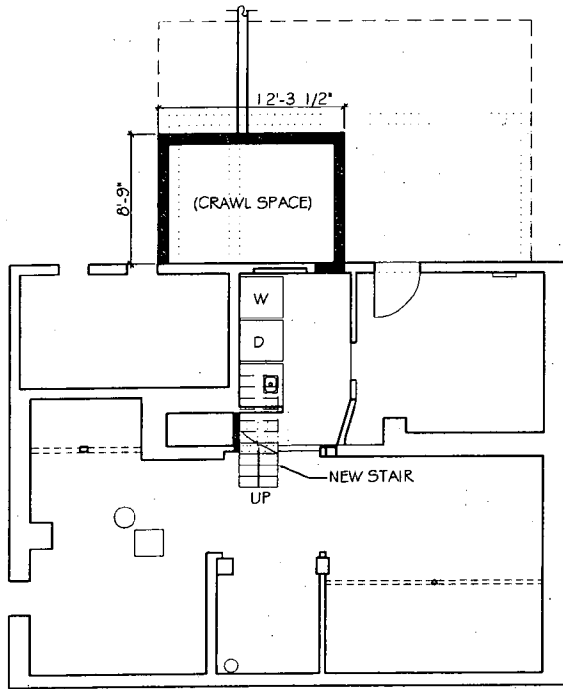
**TREACY & EAGLEBURGER**  
 ARCHITECTS  
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
 202-362-5226 FAX: 202-362-7791

HAWP PKG.  
 PROPOSED EXT. ELEV.  
 04.20.05

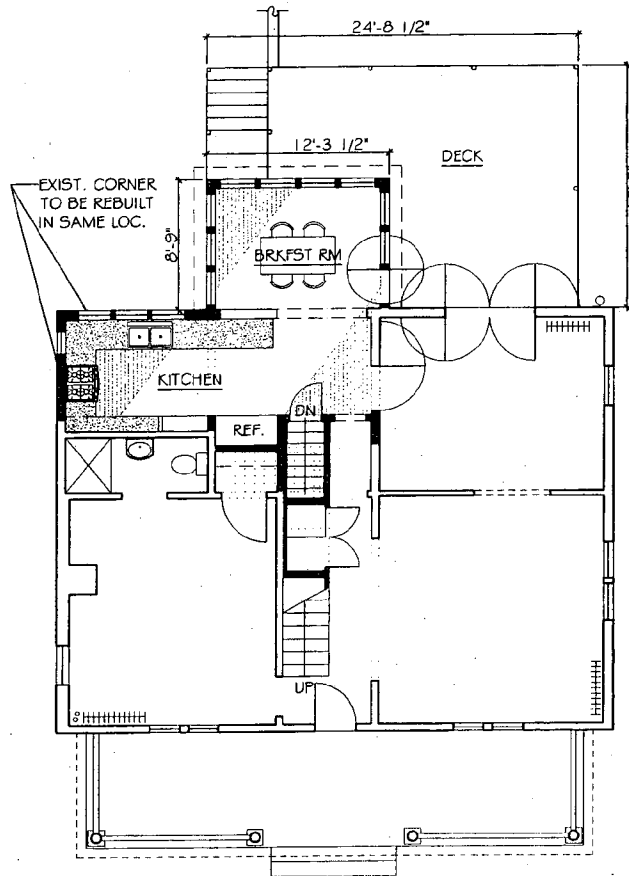
**HUNTOON REISER**  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD

3  
 OF 4

14



A  
1  
PROPOSED - BASEMENT  
1/8" = 1'-0"



A  
2  
PROPOSED - FIRST FLOOR PLAN  
1/8" = 1'-0"

**DRAWING KEY**

DEMO. WALL    - - - - -

NEW WALL      ————

EXIST. WALL    - - - - -

TREACY & EAGLEBURGER  
 ARCHITECTS  
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
 202-362-5226    FAX: 202-362-7791

HAWP PKG.  
 PROPOSED PLANS  
 04.20.05

HUNTOON REISER  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD

4  
 OF 4

15



January 28, 2005

Mr. David A. Reiser  
Mrs. Irene E. Huntoon  
7211 Maple Ave.  
Takoma Park, MD 20911

Headquarters

3303 Hubbard Road  
Landover, MD 20785  
(800) 388-1129  
(301) 341-1000  
Fax: (301) 341-1009  
www.eecinc.com

Regional Offices

3000 Druid Park Drive  
Suite C  
Baltimore, MD 21215

3915 South Capitol  
Street, SW  
Washington, DC 20032

"Customer  
Focused for the  
Millennium and  
Beyond"

Re: Lead Hazard control

Dear Mr. Reiser and Mrs. Huntoon:

Environmental Engineering & Construction, Inc. is certified by the State of Maryland to perform lead hazard reduction. You engaged us to propose and implement a strategy for abating the lead paint hazards associated with the windows and other components (doors and radiators) in your home. With reference to the lead interstitial controls that EEC performed on the above referenced property, due to the age, condition and the number of layers of paint on the components (i.e. window doors) EEC abated these surfaces as completely as possible without replacing the components. Because of the accumulation of paint, further lead remediation or interim controls is not feasible.

In accordance with the State & Federal regulations, EEC has made these components lead safe. However, without replacing the windows we have also hindered their functional use. Removing the components and stripping them completely would be very costly and may not be feasible given the condition of the windows, which might well be substantially damaged by stripping.

As such, constant maintenance of the existing windows is required. Please avoid all friction and any braking of the painted surfaces. Please contact the undersigned if you have any questions. We can be reached at (301) 341-1000 x 101

Sincerely,  
EEC, Inc.

*Andre J. Downey*  
Andre J. Downey  
Pres./CEO

the above referenced property

Huntoon:

Environmental Engineering & Construction, Inc. is certified by the State of Maryland to perform lead hazard reduction. You engaged us to propose and implement a strategy for abating the lead paint hazards associated with the windows and other components (doors and radiators) in your home. With reference to the lead interstitial controls that EEC performed on the above referenced property, due to the age, condition and the number of layers of paint on the components (i.e. window doors) EEC abated these surfaces as completely as possible without replacing the components. Because of the accumulation of paint, further lead remediation or interim controls is not feasible.

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*[Handwritten signature]*



**RTS** Environmental Services

ENVIRONMENTAL INSPECTIONS, TESTING  
 301-607-6276 main  
 301-831-6235 fax  
 www.rtsenvironmental.com

Client DAVID RISER

Date 10-01-2004

Client Phone 202-778-1

Site 7211 MAPLE  
TAKOMA PARK

Subject: VISUAL INSPECTI

THE LEAD SAFETY ACTION  
 SHORT-TERM BASIS. IN  
 THE CONSTRUCTION AREA  
 DEBRIS WITH HIGH LEAD CO  
 PAINT MAY COVER WELL  
 WINDOWS TO STICK CLOSE  
 INCREASE CONTAMINATIO  
 AND CLOSED. THEREFORE  
 BE MAINTENANCED WITH AN  
 CONDITION ARE (WERE) POOR AND  
 WINDOW REPLACEMENT  
 MANUFACTURERS MAKE Q  
 HAVE AN EQUIVALENT APPEAR

Paul R. Ramsey [Signature]

Services \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Payment made:  
 Check No./Card No. \_\_\_\_\_

**ADVICE**

RADIATION

Paul R. Ramsey, Principle  
 Environmental Consultant  
 Bio-Medical Engineer, Technologist  
 B.S., Business & Technology

Time 11:30  am  pm

Other \_\_\_\_\_

- Inspection or Test Services
- Estimate
- Quotation  Invoice

- POST LEAD ABATEMENT ACTIONS

DO NOT APPEAR SATISFACTORY FOR THE  
 DOUBLE-HUNG WINDOWS ORIGINAL TO  
 WILL BE SUBJECT TO RELEASING DUST AND  
 LEAD. MULTIPLE LAYERS OF SUBSEQUENT  
 PAINT, UNFORTUNATELY IT ALSO CAUSES  
 THE WINDOWS TO INCREASE FRICTION AND ULTIMATELY  
 OF LEAD WHEN WINDOWS ARE OPENED  
 THESE WINDOWS WILL NOT BE ABLE TO  
 RECEIVE ADDITIONAL PAINT COATINGS. THE AGE AND  
 DEGRADATION IS ONGOING DESPITE THIS WORK.  
 HIGHLY RECOMMENDED. MANY  
 CITY REPRODUCTION WINDOWS WHICH WILL  
 BE AND SOLVE THE WINDOW/LEAD PROBLEM.

MISE RISK ASSESSOR

Receipt

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Due \$ \_\_\_\_\_

Amount \$ \_\_\_\_\_



Environmental Services, Inc.

Services, Inc.

ENVIRONMENTAL INSPECTIONS • TESTING • REMEDIATION

DATE: 07-18-2004

Page 1

IRENE HUNTOON  
7216 7TH ST., N.W.  
WASHINGTON, D.C. 20012

FAX: PAGES  
TO:

SITE: 7211 MAPLE AVE., TAKOMA PARK, MD

**PREPURPOSE ASSESSMENT/ INSPECTION OF LEAD BASED PAINT RISK ASSESSMENT/ INSPECTION**

**Purpose**

This report is an assessment of existing or potential Lead Based Paint Hazards and the risk of exposure to perspective occupant at this Test Site.

The results are a combination of data collected at the site using XRF Technology, and a Visual Inspection as primary tools, as well as other techniques such as Dust tests, Soil and Water tests as secondary if needed and requested by the client.

HUD ( U.S. Department of Housing and Urban Development) defines two areas of concern for the Evaluation and Control of Lead-Based Paint Hazards in Housing published in June 1995. The "Risk Assessment" and the "Lead-Based Paint Inspection" are defined and described in detail in the HUD document. The HUD Guidelines were primarily established to direct those involved in the determination of Abatement of multi-family and single-family public housing. This report is a modification of these HUD Guidelines as necessary in order to optimize information and minimize unnecessary costs to the consumer.

Performing Lead Paint Abatement in private homes in most all cases has been found to be unnecessary and prohibitively expensive. Yet the control of lead hazards through Awareness, Precaution, and Prevention can provide the same if not better results, affordably and with immediacy. This report is part of the education and awareness process.

For our purposes, this assessment applies many of the techniques and guidelines established by HUD where applicable and to the extent that the results provide a high level of confidence of essential data and information so consumers can make educated and meaningful decisions as part of the purchase and remodeling process.

**Our Purpose: Education, Awareness, Precaution, Prevention**

12620 West Oak Drive  
Mount Airy, MD 21771

Maryland, Washington, D.C. & Northern Virginia  
301-607-6276 • DC/VA 800-722-5589 • Fax 301-831-6235

**Data Report Format**

- **Fir** - floor such as 1st flr, 2nd flr,
- **Room** - description as stated or
- **Side** - wall of the room or side of side A is always at the front side B,C,D are clockwise from
- **Structure** - Wall, window, door, fl
- **Feature** - a subcomponent of the
- **Condition** - 'Solid' is an intact, 'Cracked', 'Peeling'
- **Substr.** - Substrate, such as wood
- **PbL** - Near surface paint, lead level In Maryland greater than 0.7 In Virginia greater than 1.0
- **RES** - Results as positive 'POS' are those levels which the the standard. For example
- **PbK** - Sub-surface lead which may also expressed in units of
- **DI** - Depth Index, how deep is the 10 is deeply buried. If 1.5 to greater than 4.0 = lead is deep
- **Note** - May refer to an explanation

r basement  
 indicated below  
 building  
 of the house, **In this case the street side is side A**  
 porch, stairs, etc.  
 icture such as window 'Sash'  
 condition  
 'alking' are defective conditions  
 plaster, concrete, metal, drywall  
 in units of mili grams per square centimeter  
 /cm<sup>2</sup> is a positive result  
 cm<sup>2</sup> is a positive result  
 egative 'NEG'. Inconclusive 'INC' results  
 F can not resolve as being greater than  
 reading of 0.7 may result as an INC measurement  
 be under layers of paint usually at high levels  
 cm<sup>2</sup>  
 ad paint, from 1 to 10, 1 is at or near the surface  
 it is moderately covered  
 n the report much like a footnote reference

Site <u>7211</u> <u>MAPLE AVE.</u> , TA	
Room No. →	Room No. →
1 <u>LIVING ROOM</u>	8
2 <u>DINING ROOM</u>	9
FIRST FLOOR	
3 <u>BED ROOM</u>	10
SECOND FLOOR	
4 <u>BREAKFAST ROOM</u>	11
5 <u>FRONT LEFT BED ROOM</u>	12
6 <u>REAR LEFT BED ROOM</u>	13
7 <u>RIGHT BED ROOM</u>	14

D PARK, MD Reading No.s <u>1</u> to <u>81</u>	
Bathroom No. →	Other Room →
1 <u>HALL BATH</u>	
2	
3	
4	
5	
6	

Assessment Date: 07-12-2004

Site: 7211 MAPLE AVE., TAKOMA PARK, MD

Construction date: Approximately 19

Comments

Representative X-Ray Spectrum Analysis (XRF) tests were performed throughout this site in order to assess the potential for lead paint hazards. Lead levels are expressed in units of milli grams per square centimeter (mg/cm<sup>2</sup>). Levels at or above 0.7 mg/cm<sup>2</sup> are considered to be positive for lead. The XRF can detect for lead on or below layers of paint.

(XRF) tests were performed throughout this site in order to assess the potential for lead paint hazards. Lead levels are expressed in units of mg/cm<sup>2</sup>. Levels at or above 0.7 mg/cm<sup>2</sup> are considered to be positive for lead. The XRF can detect for lead on or below layers of paint.

**Interior**

The interior wood trim original to the household. Interior windows and doors indicated for significant lead levels (as high as 14 mg/cm<sup>2</sup>).

Instruction indicated for lead throughout this household. Interior windows and doors indicated for significant lead levels (as high as 14 mg/cm<sup>2</sup>).

Paint conditions of the exterior side of the windows are in need of cleaning and painting with obvious paint dust and debris. Lead paint dust and debris is a Lead Hazard. Routine paint maintenance with precautions to disturb sub-layers of paint as little as possible are recommended. Use high quality all purpose primers and enamel finishes to coat trim and components.

The windows are in need of cleaning and painting with obvious paint dust and debris is a Lead Hazard. Routine paint maintenance with precautions to disturb sub-layers of paint as little as possible are recommended. Use high quality all purpose primers and enamel finishes to coat trim and components.

Where extensive paint disturbance occurs, make sure the area is isolated using plastic barriers. Disclose the presence of lead to those removing wood trim components. Make sure they are knowledgeable regarding Lead Safe work Practices and respiratory protection. Remove subject components as well as surrounding pieces. It is a good idea to thoroughly clean floors and affected surfaces or to HEPA Vacuum and phosphate wash when dust and debris is created on the interior. Loose paint dust and debris is a lead hazard!

Where extensive paint disturbance occurs, make sure the area is isolated using plastic barriers. Disclose the presence of lead to those removing wood trim components. Make sure they are knowledgeable regarding Lead Safe work Practices and respiratory protection. Remove subject components as well as surrounding pieces. It is a good idea to thoroughly clean floors and affected surfaces or to HEPA Vacuum and phosphate wash when dust and debris is created on the interior. Loose paint dust and debris is a lead hazard!

Again clean floors and thresholds especially around windows and at exterior doorways.

Again clean floors and thresholds especially around windows and at exterior doorways.

**Exterior**

All original wood on the exterior components has lead paint at significant lead levels (as high as 30+ mg/cm<sup>2</sup>). The porch components are of particular concern.

All original wood on the exterior components has lead paint at significant lead levels (as high as 30+ mg/cm<sup>2</sup>). The porch components are of particular concern.

For future reference; during refurbishment, paint debris should be collected and disposed of properly to control and minimize foot path contamination. Also play areas and foot paths should be scrutinized for paint debris. Disposable plastic should be used to collect paint scrapings and debris during preparation. Using a licensed lead paint removal firm is suggested or using a firm which will perform lead sensitive work to not create lead hazards is important.

For future reference; during refurbishment, paint debris should be collected and disposed of properly to control and minimize foot path contamination. Also play areas and foot paths should be scrutinized for paint debris. Disposable plastic should be used to collect paint scrapings and debris during preparation. Using a licensed lead paint removal firm is suggested or using a firm which will perform lead sensitive work to not create lead hazards is important.

**Recommendations and Conclusions**

Pursue a lead safe environment by being knowledgeable regarding lead paint of the maintenance and remodeling process.

Routinely have young children checked for blood lead levels as a precaution. Your awareness, precaution, and prevention will provide a lead safe household.

Please call if you have questions or may be of further assistance.

Thank you,



Paul R. Ramsey, RTS Environmental  
Risk Assessor / Inspector  
MDE License No. 654  
Virginia License No. 3356 000028

- Data File: XTRAS 5.7 \ 071204
- 81 assays, 2 pages of XRF Data
- XRF Equipment: NITON Model 3 S.N.. U769
- NIST Paint Standards used in calibration check

s

using a contractor which is conscientious and regards and preventing and controlling lead as part of the process.

for blood lead levels as a precaution. Your will provide a lead safe household.

may be of further assistance.

Serial WXL309-U769NR4431 Site: 72

APLE AVE., TAKOMA PARK, MD Date: 7/12/2004

Print Page 1

No	Flr	Side	Room	Strc	Sub	Feat	Cnd	Note	DI	Result	Pbl ± Prec	Pbk ± Prec
1			Shutter Cal 1						0.0	NEG	NA	NA
2			Calibrate 0.0						1.0	NEG	0.00 ± 0.14	-1.11 ± 1.22
			Calibrate 1.0						1.0	POS	1.01 ± 0.38	-0.36 ± 1.35
5		A	Porch	Door	Woo	Casing Lft	Solid		5.6	NEG	0.13 ± 0.41	0.05 ± 1.08
6		A	Porch	Door	Woo	Casing Lft	Solid		4.9	POS	>>5.0	28.65 ± 7.40
7		A	Porch	Door	Woo	Threshold	Solid		10.0	POS	1.76 ± 1.67	28.70 ± 6.22
8		A	Porch	Porch	Woo	Floor	Solid		2.3	NEG	0.56 ± 0.55	0.78 ± 1.16
9		A	Porch	Porch	Woo	Floor	Solid		5.4	NEG	0.54 ± 1.36	1.72 ± 1.54
10		A	Porch	Porch	Woo	Rail cap	Solid		2.6	NEG	0.33 ± 0.57	-0.49 ± 1.22
11		A	Porch	Porch	Woo	Rail Lwr	Solid		10.0	POS	3.63 ± 3.05	23.72 ± 7.32
12		A	Porch	Porch	Woo	Baluster	Solid		10.0	POS	>>5.0	21.08 ± 5.81
13		A	Porch	Porch	Woo	Columns	Solid		5.9	POS	2.65 ± 3.45	5.25 ± 1.99
14		A	Porch	Porch	Woo	Trim Up	Solid		3.1	POS	1.54 ± 1.16	1.59 ± 1.51
15		A	Outside	Ext Wall	Tile	Trim Up	Solid		10.0	POS	>>5.0	32.08 ± 8.10
16		A	Porch	Porch	Woo	Siding	Solid		1.0	NEG	0.01 ± 0.19	4.77 ± 1.85
17		B	Porch	Window	Woo	Ceiling	Solid		3.1	POS	>>5.0	5.11 ± 1.98
18		B	Porch	Window	Woo	Sill Ext	Peeling		7.0	POS	4.10 ± 2.88	6.61 ± 2.40
19		C	Outside	Ext Wall	Tile	Casing Rht	Peeling		10.0	POS	>>5.0	7.44 ± 2.36
20	1	A	Room 1	Window	Woo	Siding	Peeling		2.9	NEG	0.28 ± 1.02	11.03 ± 4.24
21	1	A	Room 1	Window	Woo	Stool	Solid		10.0	POS	1.73 ± 1.64	13.72 ± 4.91
22	1	A	Room 1	Window	Woo	Casing Lft	Solid		10.0	POS	2.20 ± 2.13	13.94 ± 4.77
23	1	A	Room 1	Window	Woo	Sash Lwr	Solid		10.0	POS	2.45 ± 3.65	11.70 ± 4.51
24	1	A	Room 1	Wall	Woo	Sill Ext	Cracked		3.7	POS	>>5.0	31.77 ± 8.24
25	1	A	Room 1	Wall	Plast	Baseboard	Solid		10.0	POS	>>5.0	10.75 ± 4.34
	1	A	Room 1	Door	Woo	Wall Lwr	Solid		1.0	NEG	0.00 ± 0.01	-0.50 ± 1.62
	1	A	Room 1	Door	Woo	Casing Rht	Solid		3.0	NEG	0.51 ± 0.70	0.94 ± 0.99
28	1	C	Room 1	Wall	Plast	Casing Rht	Solid		1.8	POS	>>5.0	6.75 ± 3.35
29	1	A	Room 2	Door	Woo	Middle Wall	Solid		1.0	NEG	0.00 ± 0.12	-0.05 ± 1.55
30	1	A	Room 2	Door	Woo	Casing Rht	Solid		1.0	NEG	0.00 ± 0.12	-0.56 ± 1.36
	1	A	Room 2	Wall	Plast	Casing Rht	Solid		1.0	NEG	0.00 ± 0.16	0.12 ± 1.67
	1	A	Room 2	Wall	Woo	Wall Up	Solid		1.6	NEG	0.01 ± 0.23	0.12 ± 0.96
33	1	B	Room 2	Door	Woo	Baseboard	Solid		1.0	NEG	0.00 ± 0.19	0.15 ± 1.27
34	1	C	Room 2	Wall	Woo	Casing Lft	Solid		1.0	NEG	0.00 ± 0.02	0.15 ± 1.57
35	1	C	Room 2	Wall	Woo	Chair rail	Solid		1.0	NEG	0.00 ± 0.19	-0.60 ± 1.74
36	1	D	Room 2	Window	Woo	Radiator	Cracked		3.4	POS	3.34 ± 2.76	7.95 ± 3.49
37	1	A	Kitchen	Door	Woo	Stool	Solid		10.0	POS	1.43 ± 1.48	8.06 ± 3.31
38	1	A	Kitchen	Door	Woo	Casing Lft	Solid		1.0	NEG	0.00 ± 0.18	-0.34 ± 1.67
39	1	A	Kitchen	Cabinet	Woo	Jamb Rht	Solid		10.0	POS	2.78 ± 3.32	11.92 ± 4.27
40	1	B	Kitchen	Wall	Plast	Shelf	Solid		10.0	NEG	0.25 ± 0.51	-0.16 ± 1.02
41	1	B	Kitchen	Wall	Plast	Middle Wall	Solid		3.9	POS	0.99 ± 1.10	4.94 ± 1.98
42	1	A	Room 3	Window	Woo	Middle Wall	Solid		1.0	NEG	0.00 ± 0.10	-0.19 ± 1.32
43	1	A	Room 3	Window	Woo	Stool	Solid		1.0	NEG	0.01 ± 0.29	0.38 ± 1.30
44	1	A	Room 3	Window	Woo	Casing Lft	Solid		1.0	NEG	0.01 ± 0.29	-1.54 ± 1.89
45	1	A	Room 3	Window	Woo	Sash Lwr	Solid		1.7	POS	>>5.0	10.81 ± 4.41
46	1	A	Room 3	Window	Woo	Sill Ext	Solid		3.2	POS	>>5.0	31.36 ± 8.10
47	1	A	Room 3	Wall	Woo	Radiator	Solid		2.5	POS	2.22 ± 1.15	2.41 ± 2.07
48	1	A	Room 3	Wall	Woo	Baseboard	Solid		1.0	NEG	0.00 ± 0.04	1.10 ± 1.28
49	1	C	Room 3	Wall	Plast	Baseboard	Solid		1.0	NEG	0.00 ± 0.16	-0.29 ± 1.65
50	1	A	Room 4	Wall	Dryv	Middle Wall	Solid		2.2	NEG	0.02 ± 0.22	-0.10 ± 1.42
51	1	B	Room 4	Window	Woo	Middle Wall	Solid		1.0	NEG	0.00 ± 0.08	0.22 ± 1.01
52	1	B	Room 4	Window	Woo	Stool	Solid		2.0	NEG	0.08 ± 0.46	-0.71 ± 1.04
53	1	C	Room 4	Window	Woo	Sash Lwr	Solid		3.1	NEG	0.11 ± 0.64	1.18 ± 1.08
	1	C	Room 4	Door	Woo	Stool	Cracked		1.0	NEG	0.00 ± 0.09	-0.37 ± 1.32
	1	C	Room 4	Door	Woo	Door	Solid		6.0	NEG	0.23 ± 0.55	-0.12 ± 1.23
	1	C	Room 4	Door	Met	Radiator	Cracked		10.0	POS	4.19 ± 3.67	13.90 ± 4.94
56	1	C	Room 4	Door	Woo	Door	Cracked		4.7	POS	>>5.0	9.11 ± 3.89

22

	Flr	Side	Room	Stre	Sub
57	1	A	Room 5	Window	Woo
58	1	A	Room 5	Window	Woo
59	1	A	Room 5	Window	Woo
60	1	A	Room 5	Window	Woo
	1	A	Room 5	Wall	Plast
62	1	A	Room 5	Wall	Woo
63	1	B	Room 5	Closet	Woo
64	1	B	Room 5	Door	Woo
65	1	B	Room 5	Door	Woo
66	1	B	Room 5	Wall	Woo
67	1	B	Room 5	Wall	Dryw
68	1	D	Room 5	Wall	Met
69	1	A	Room 6	Door	Woo
70	1	A	Room 6	Door	Woo
71	1	B	Room 6	Door	Woo
72	1	B	Room 6	Closet	Woo
73	1	B	Room 6	Window	Woo
74	1	B	Room 6	Window	Viny
75	1	B	Room 6	Wall	Woo
76	1	A	Room 7	Window	Woo
77	1	A	Room 7	Window	Woo
78	1	A	Room 7	Wall	Woo
79	1	A	Room 7	Wall	Met
80	1	A	Room 7	Wall	Plast
81	1	C	Room 7	Door	Woo

Feat	Cnd	Note	DI	Result	Pbl ± Prec	Pbk ± Prec
Stool	Solid		10.0	POS	2.76 ± 3.34	10.54 ± 3.94
Sash Lwr	Peeling		10.0	POS	>>5.0	9.61 ± 3.91
Sill Ext	Peeling		3.7	POS	>>5.0	27.14 ± 7.70
Sash Lwr	Peeling		2.6	POS	>>5.0	29.54 ± 7.20
Middle Wall	Solid		1.0	NEG	0.00 ± 0.13	0.24 ± 1.11
Baseboard	Solid		1.0	NEG	0.00 ± 0.18	0.19 ± 1.52
Door	Solid		1.0	NEG	0.00 ± 0.11	-0.30 ± 1.48
Door	Solid		10.0	POS	4.37 ± 4.09	12.38 ± 4.52
Jamb Rht	Solid		9.4	POS	2.87 ± 3.23	11.00 ± 4.62
Baseboard	Solid		1.0	NEG	0.00 ± 0.11	-0.66 ± 1.59
Wall Lwr	Solid		1.0	NEG	0.00 ± 0.19	0.05 ± 1.08
Radiator	Solid		8.6	POS	2.59 ± 3.50	3.02 ± 2.28
Door	Solid		1.0	NEG	0.02 ± 0.29	1.08 ± 1.10
Door	Solid		7.5	POS	>>5.0	9.63 ± 3.54
Door	Cracked		9.5	POS	>>5.0	5.25 ± 2.25
Door	Cracked		7.8	POS	>>5.0	7.41 ± 3.18
Sash Up	Cracked		-1.0	NEG	0.10 ± 0.06	-0.60 ± 1.91
Blinds	Solid		1.6	NEG	0.50 ± 0.37	1.07 ± 1.18
Baseboard	Solid		1.0	NEG	0.01 ± 0.27	-0.42 ± 1.47
Stool	Solid		5.7	NEG	0.33 ± 0.82	0.96 ± 1.04
Sash Lwr	Solid		2.8	POS	>>5.0	19.94 ± 5.79
Baseboard	Solid		1.0	NEG	0.00 ± 0.18	-0.25 ± 1.32
Radiator	Solid		6.0	NEG	0.23 ± 0.54	0.21 ± 1.70
Middle Wall	Solid		1.0	NEG	0.00 ± 0.03	0.21 ± 1.04
Door	Solid		10.0	POS	2.08 ± 1.83	2.06 ± 1.31

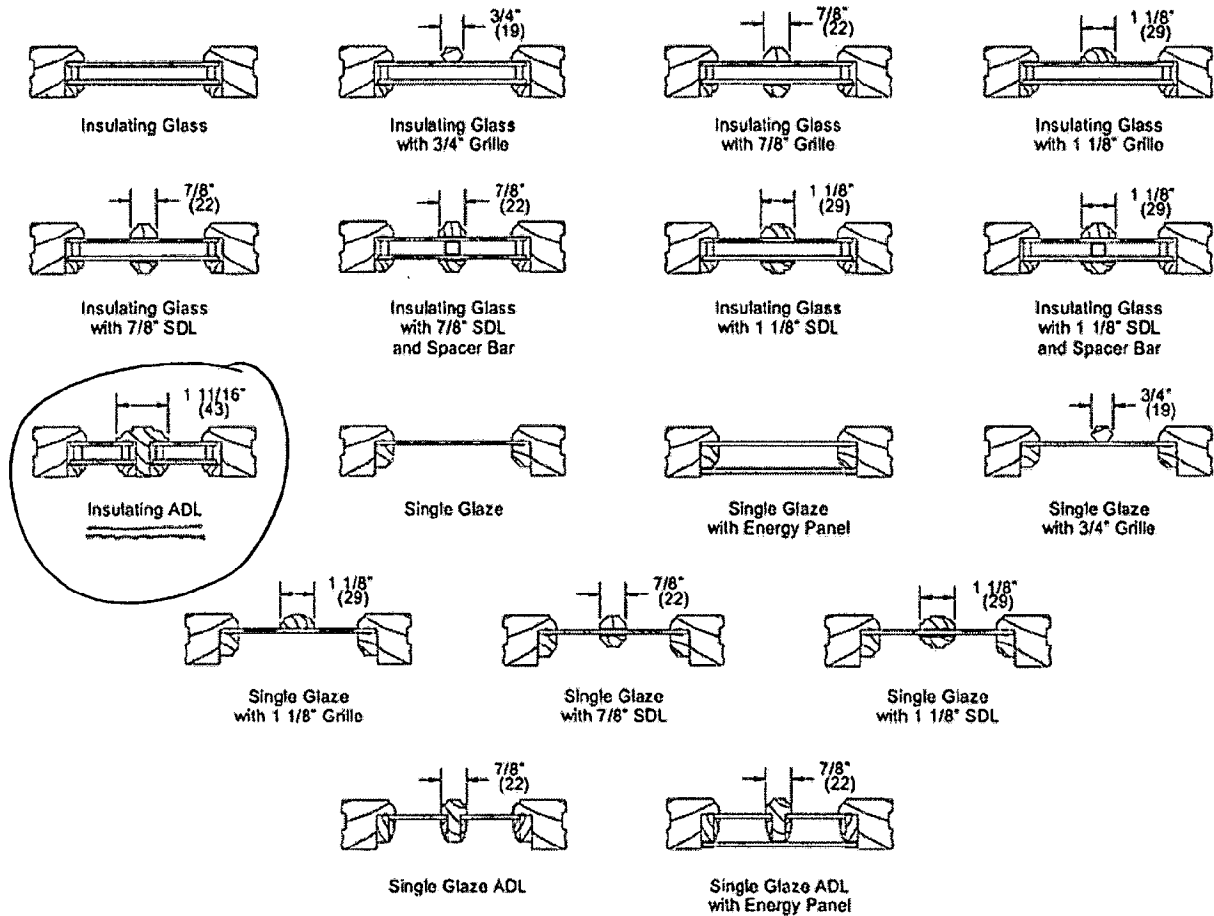
# WOOD ULTIMATE INSERT DOUBLE HUNG

Made for you.

## SECTION DETAILS: DIVIDED LITE OPTIONS

NOT TO SCALE

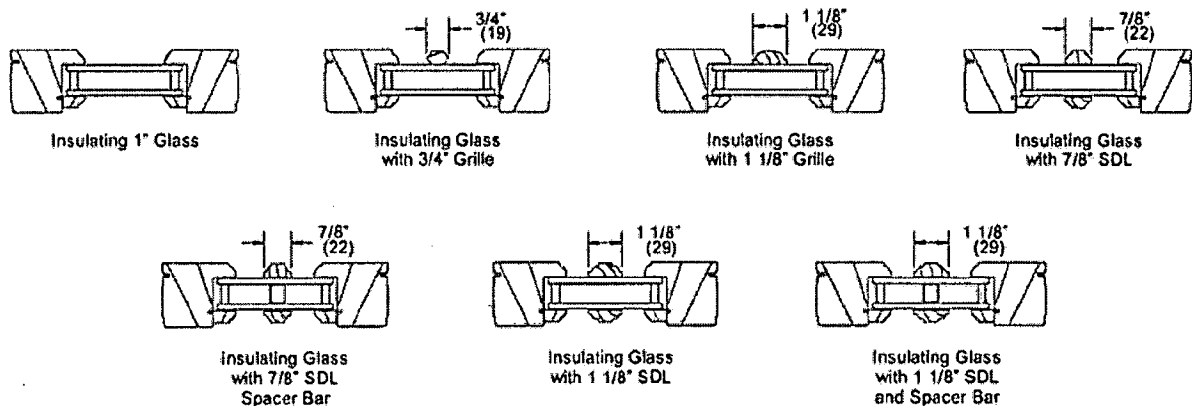
### Operator and Transom



### Picture Sash

**NOTE:**

Picture sash available in 1-5/8" and 2" sash thickness (2" picture sash not available in ADL).



**NOTE:**

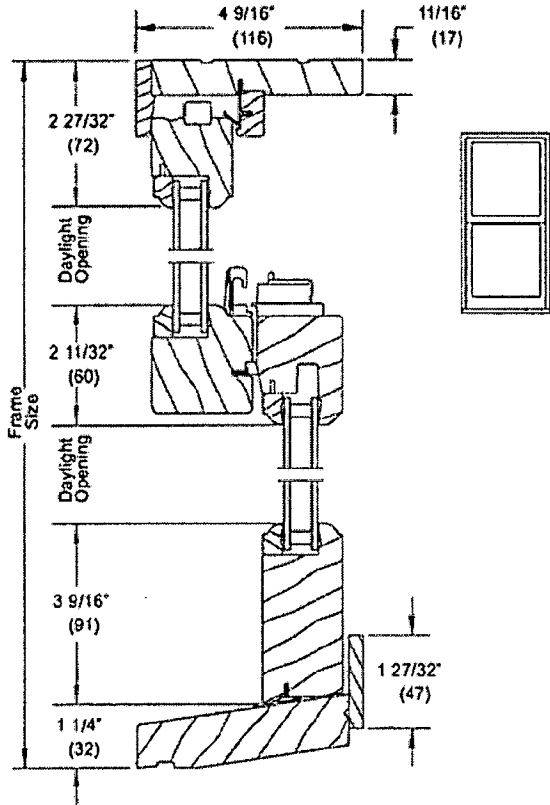
Grille = Removable interior divider  
 SDL = Simulated divided lite



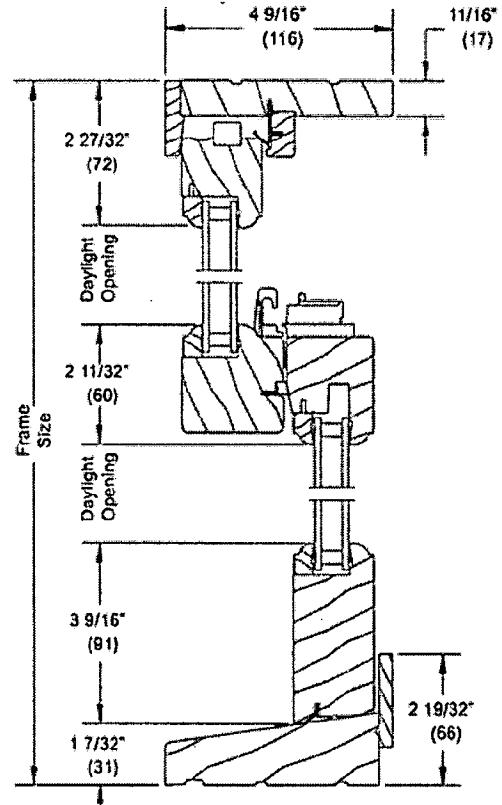
# WOOD ULTIMATE INSERT DOUBLE HUNG

## SECTION DETAILS: OPERATOR

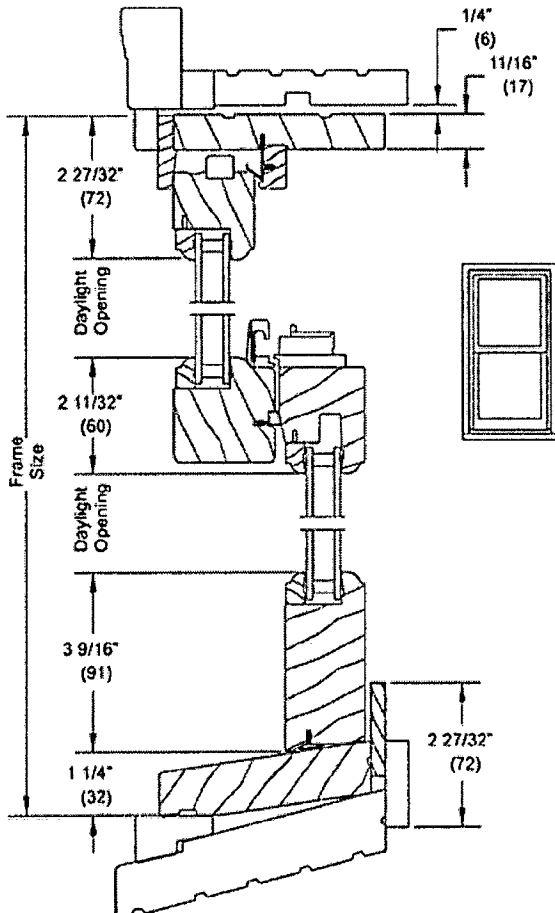
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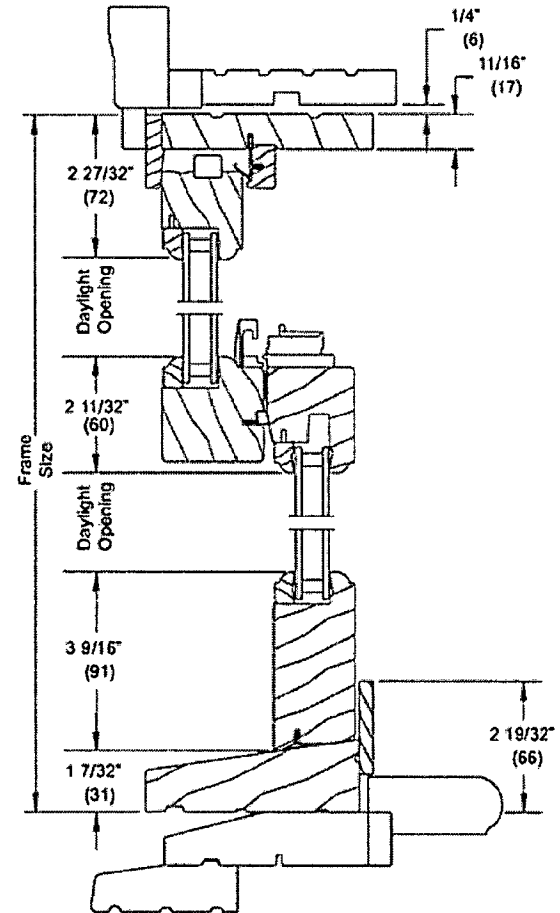
Head Jamb, Checkrail, with Beveled Frame



Head Jamb, Checkrail, with Flat Frame



Head Jamb, Checkrail, with Beveled Frame installed in existing frame

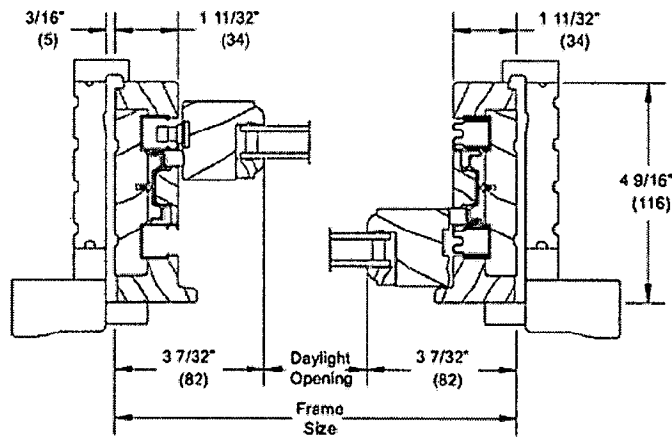
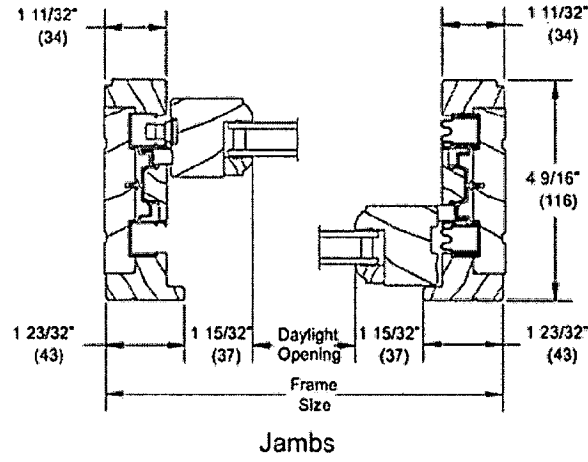


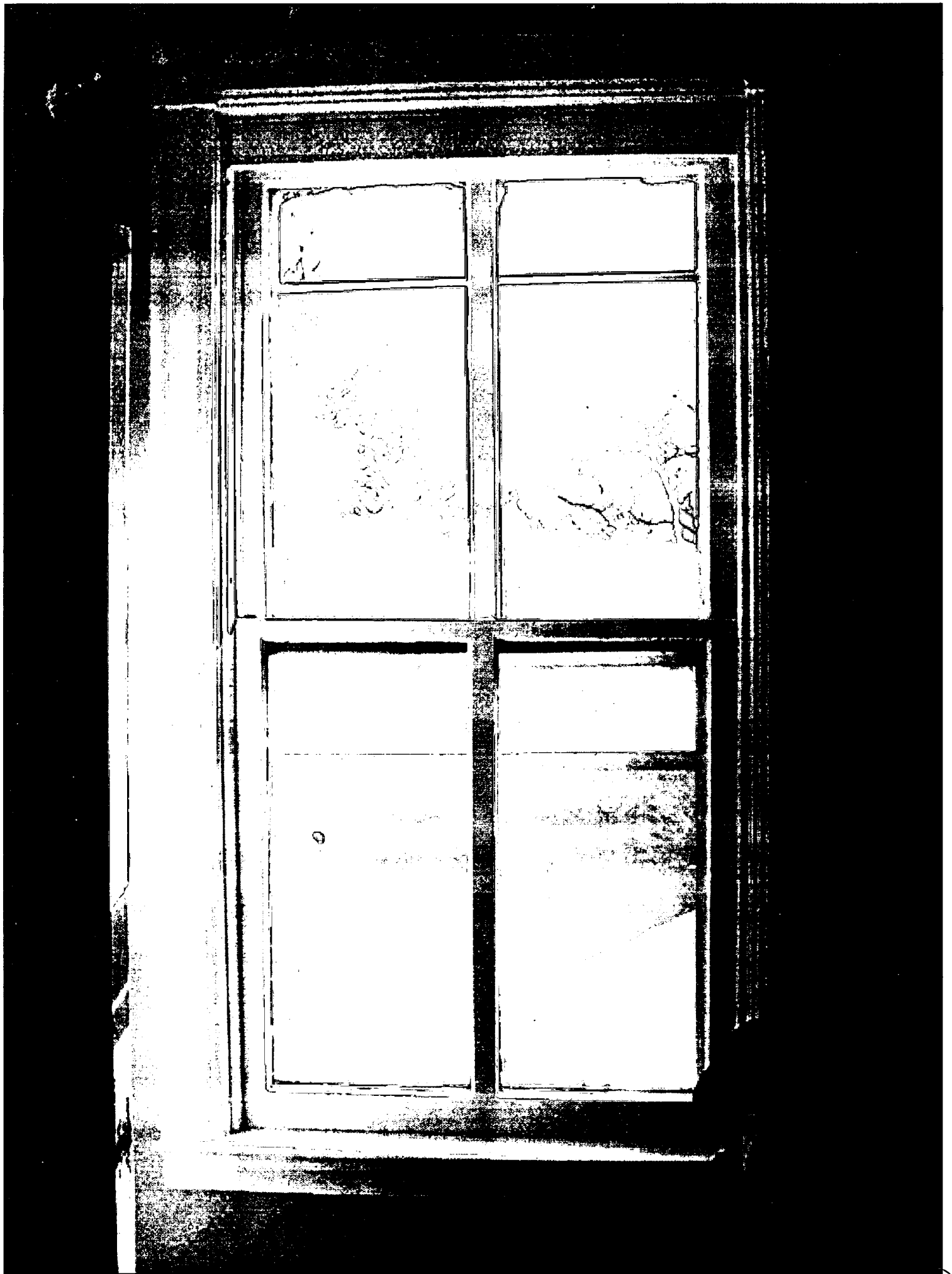
Head Jamb, Checkrail, with Flat Frame installed in existing frame

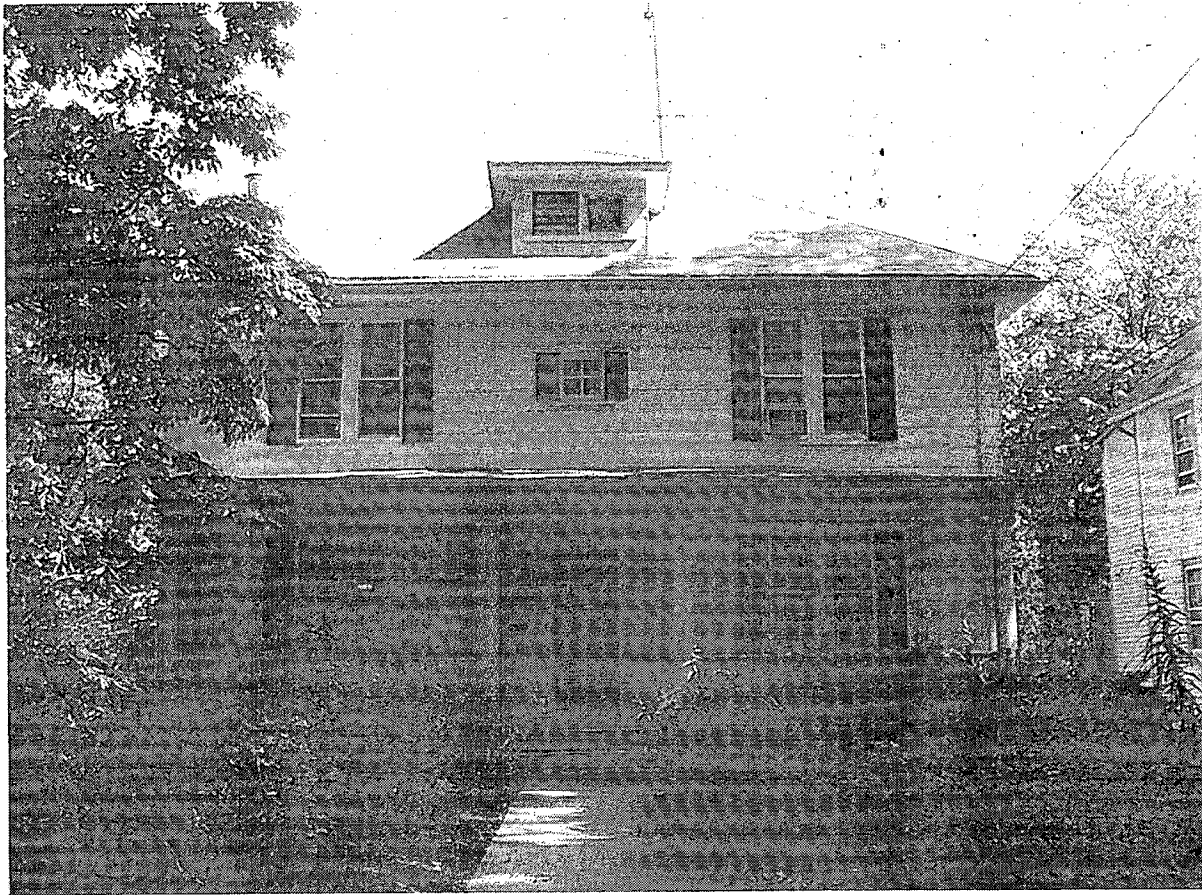
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## SECTION DETAILS: OPERATOR

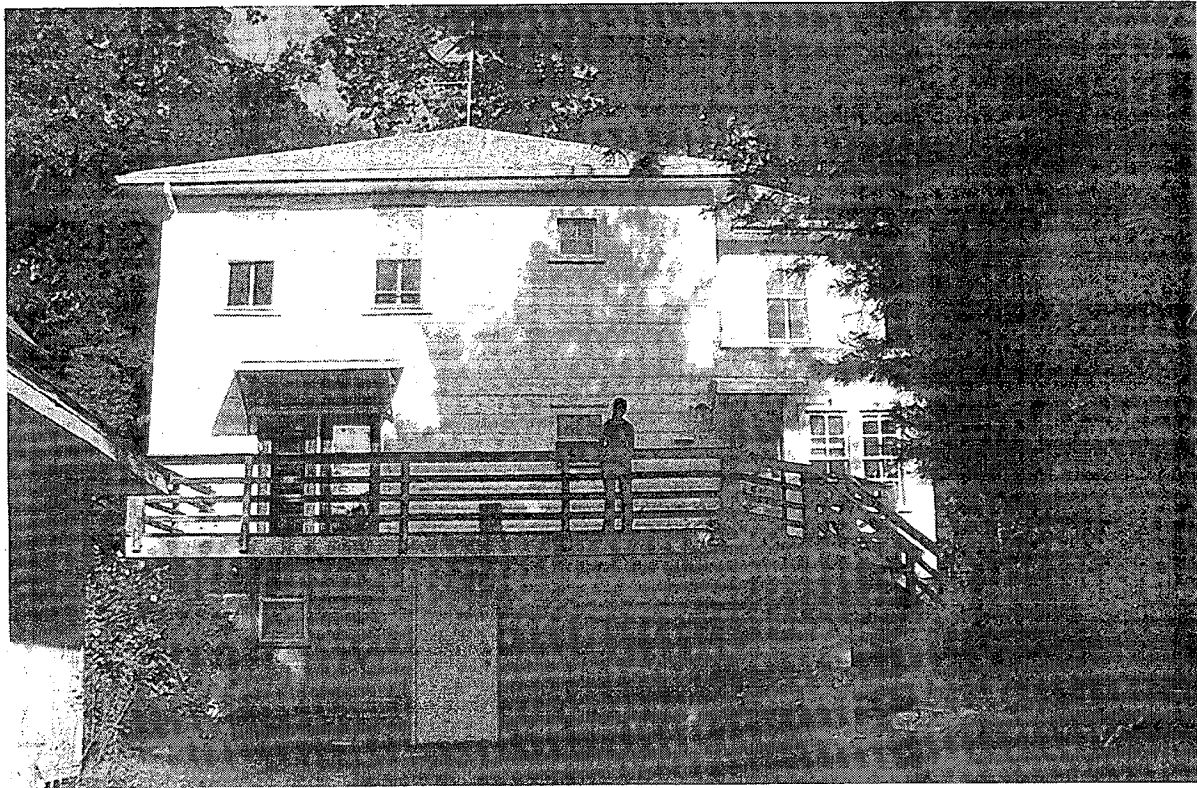
SCALE: 3" = 1' 0"







FRONT ELEVATION (NORTH-WEST)



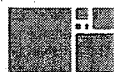
REAR ELEVATION (SOUTH-EAST)

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

01.20.05



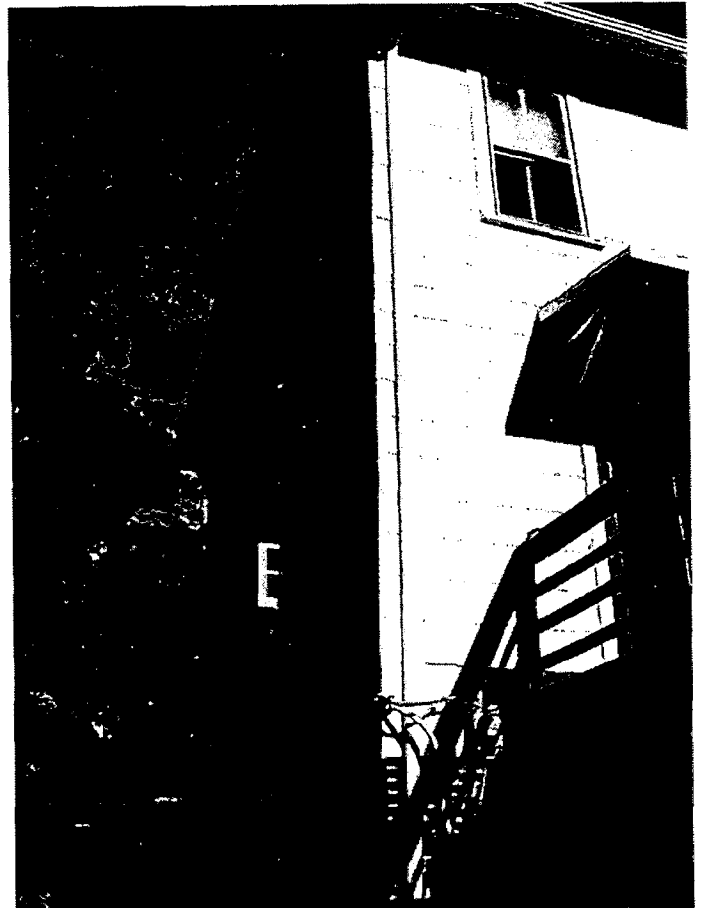
TREACY & EAGLEBURGER  
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
202-362-5226 FAX: 202-362-7791

(28)



SIDE ELEVATION (NORTH-EAST)



SIDE ELEVATION (SOUTH-WEST)

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

04.20.05



TREACY & EAGLEBURGER  
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
202-362-5226 FAX: 202-362-7791



RESIDENCE AS SEEN FROM MAPLE AVE.

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

04.20.05



TREACY & EAGLEBURGER  
ARCHITECTS

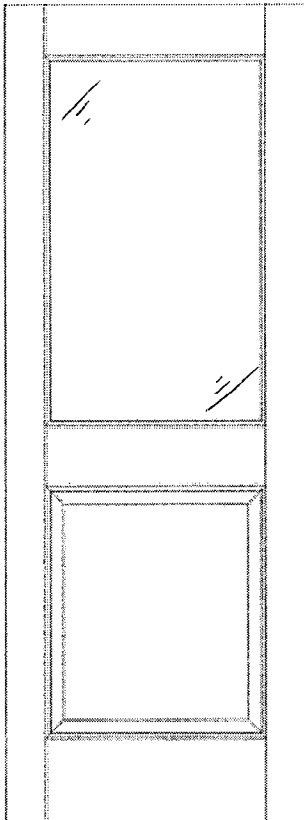
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
202-362-5226 FAX: 202-362-7791

(30)

# Product Catalog

## PL100

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



- ▶ DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUGAD
- ▶ DOWNLOAD .DWG
- ▶ DOWNLOAD .DXF

### Find a Dealer

State

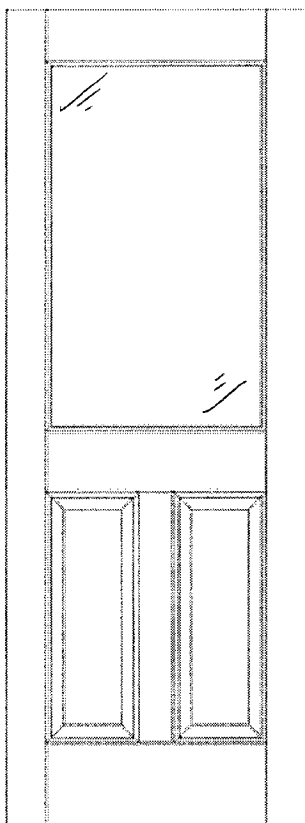
Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)

# Product Catalog

## PL200

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



- ▶ DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUCAD
- ▶ DOWNLOAD .DWG
- ▶ DOWNLOAD .DXF

### Find a Dealer

State  ▶

Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

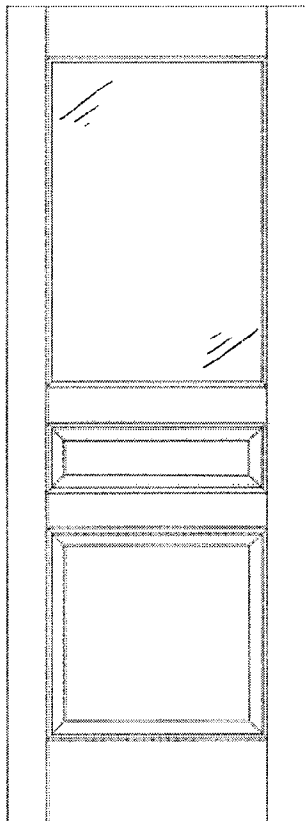
Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)



# Product Catalog

## PL220

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



▶ DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUCAD

▶ DOWNLOAD .DWG

▶ DOWNLOAD .DXF

Find a Dealer

State  ▶

Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)

# Product Catalog

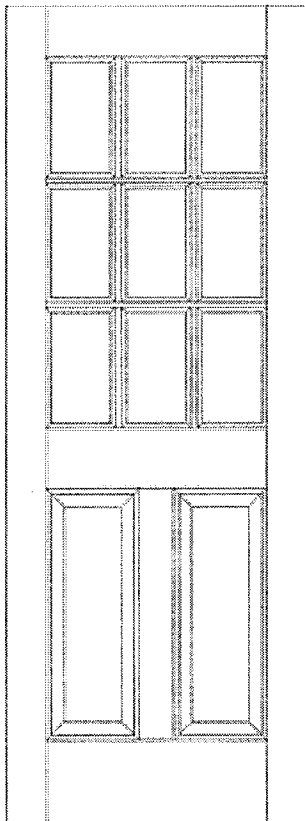
## PL209

DOOR

PROFILE OPTIONS

MATERIAL OPTIONS

DETAILED SPECS



▶ DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUCAD

▶ DOWNLOAD .DWG

▶ DOWNLOAD .DXF

Find a Dealer

State



Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)

# Product Catalog

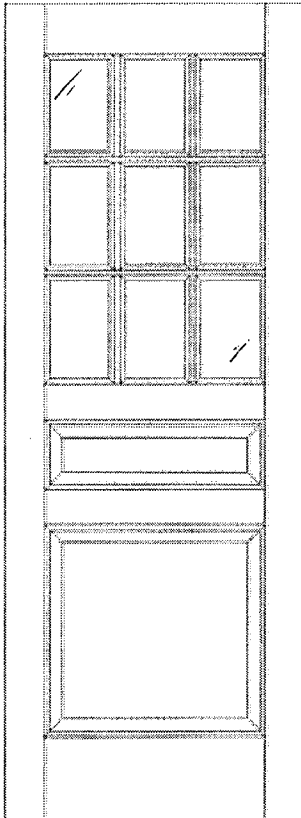
## PL229

DOOR

PROFILE OPTIONS

MATERIAL OPTIONS

DETAILED SPECS



▶ DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUCAD

▶ DOWNLOAD .DWG

▶ DOWNLOAD .DXF

Find a Dealer

State



Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

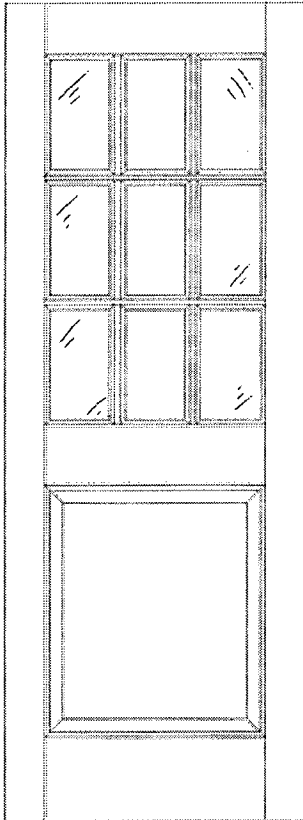
Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)



# Product Catalog

## PL109

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



- [DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUCAD](#)
- [DOWNLOAD .DWG](#)
- [DOWNLOAD .DXF](#)

### Find a Dealer

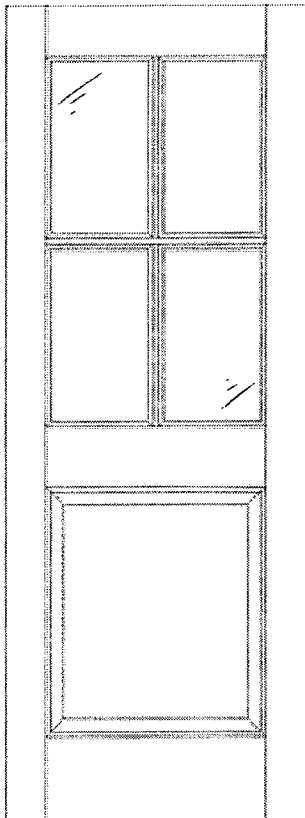
Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)

# Product Catalog

## PL104

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



- ▶ DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUCAD
- ▶ DOWNLOAD .DWG
- ▶ DOWNLOAD .DXF

### Find a Dealer

State

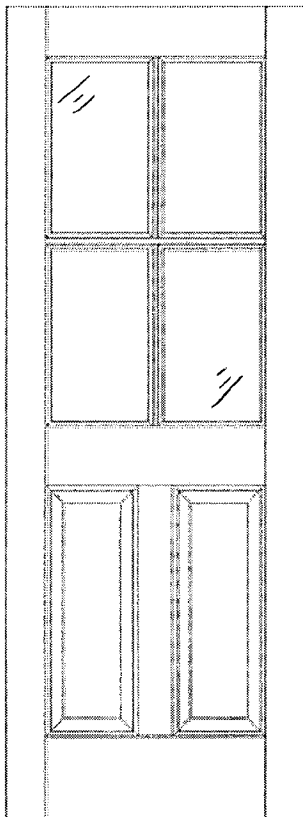
Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)

# Product Catalog

## PL204

- DOOR
- PROFILE OPTIONS
- MATERIAL OPTIONS
- DETAILED SPECS



▶ DESIGN THIS DOOR TO YOUR EXACT SPECS WITH TRUCAD

▶ DOWNLOAD .DWG

▶ DOWNLOAD .DXF

Find a Dealer

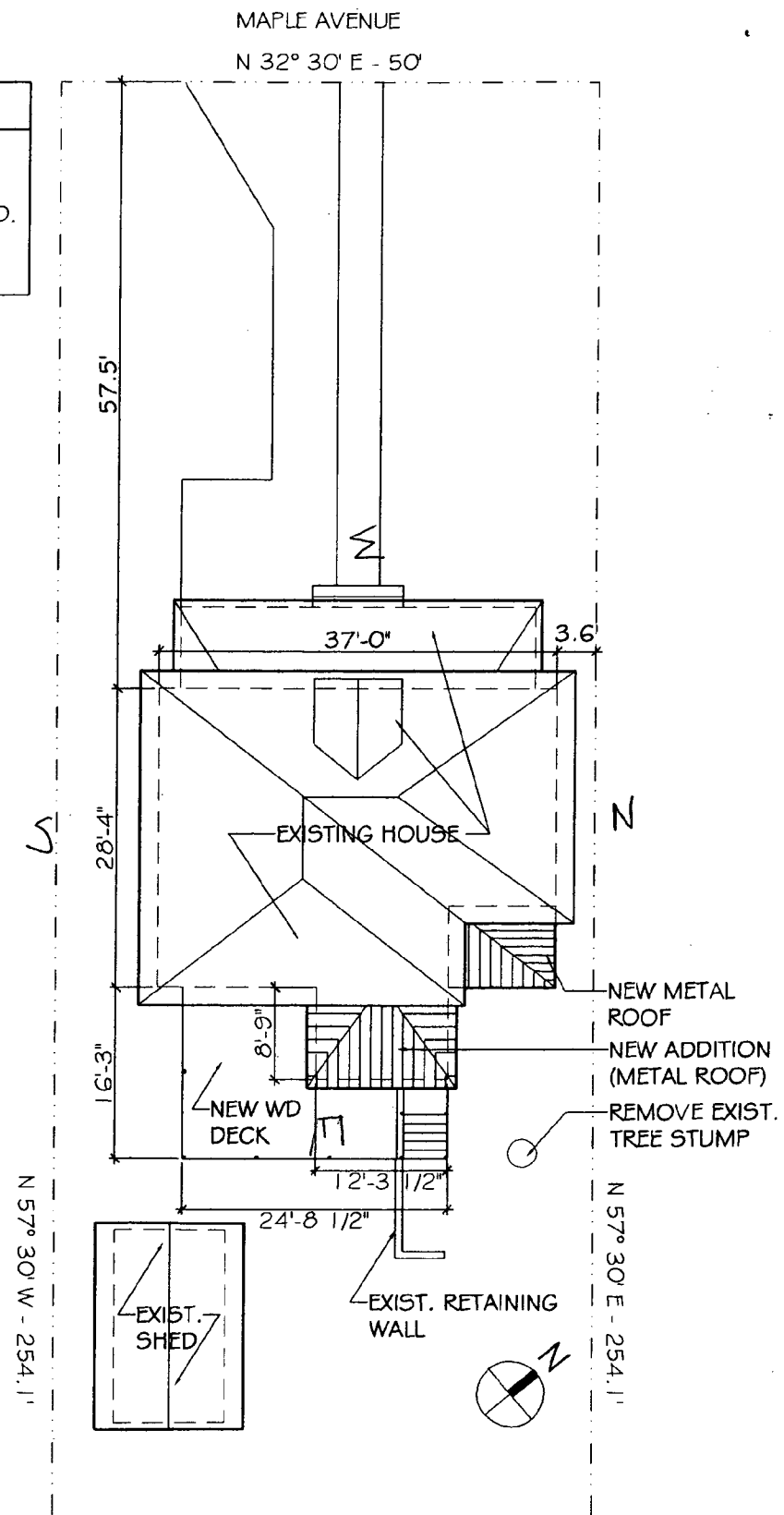
State  ▶

Diagrams shown with "OG" sticking and an "A" panel profile.  
[Learn more about profile options](#)

Available in paint-grade MDF or 12 different wood species.  
[Learn more about material options](#)

**SITE NOTES**

SITE INFORMATION  
 LOT 20, BLOCK 3  
 7211 MAPLE AVENUE, TAKOMA PARK, MD.  
 OBTAINED FROM BOUNDARY SURVEY BY:  
 CAPITOL SURVEYS, INC., 07/27/04



**PROPOSED WORK**

ADDITION -

- A. NEW 1-STORY ADDITION (BREAKFAST RM) AT REAR
- B. NEW WD DECK AT REAR

EXTERIOR -

- A. REPLACEMENT OF EXISTING ASBESTOS SIDING WITH WOOD CLAPBOARD SIDING
- B. REMOVAL OF WINDOW SHUTTERS ON FRONT FACADE
- C. DOOR REPLACEMENT AT FRONT ENTRANCE
- D. NEW METAL ROOF ATOP EXISTING EAST REAR CORNER OF HOUSE
- E. REPLACEMENT OF EXIST. WINDOWS W/ NEW WOOD, INSULATED WINDOWS OF THE SAME APPEARANCE

**REPLACEMENT WINDOW TYPES**

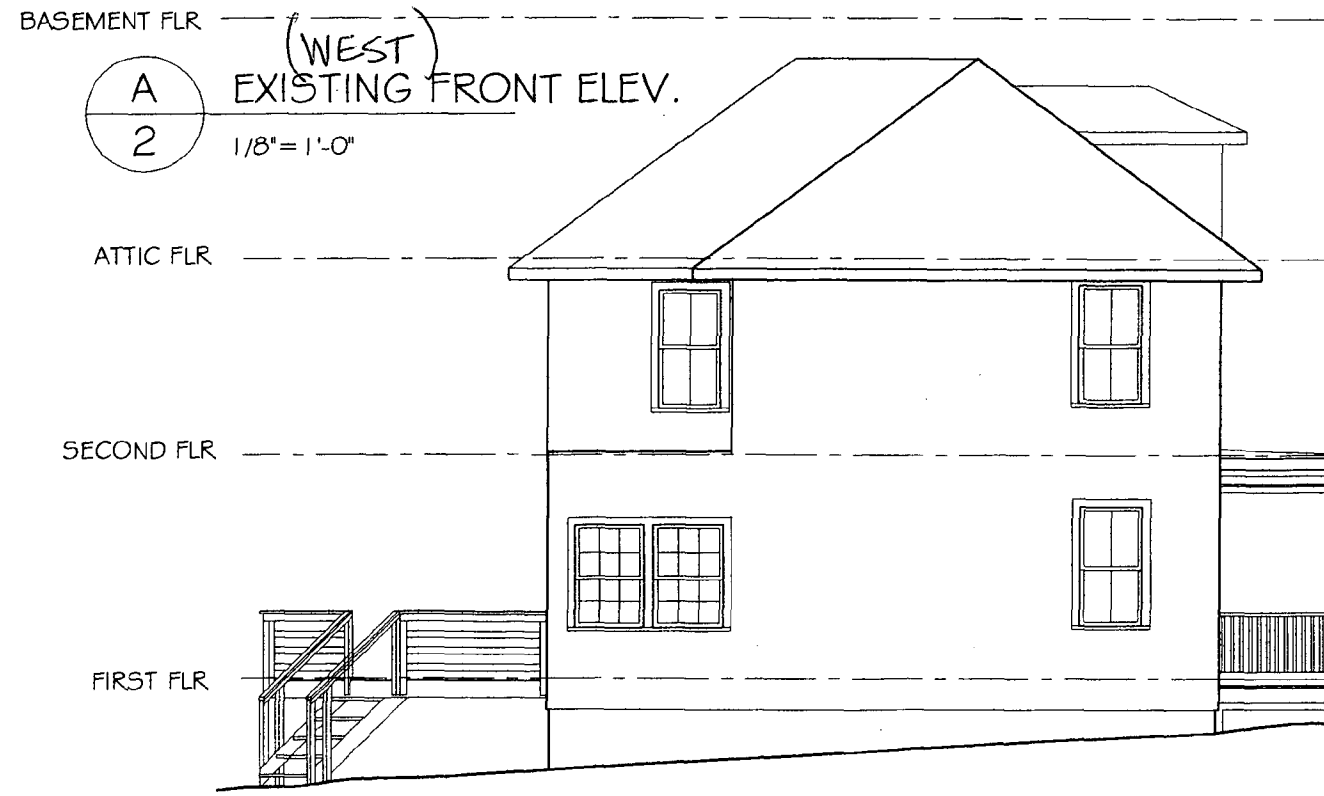
MARVIN - WOOD, ULTIMATE INSERT REPLACEMENT WINDOWS

TYPE	DESCRIPTION.	SIZE (APPROX. SASH DIM.)
A	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-0"x5'-1 1/2"
B	DOUBLE-HUNG, 2 OVER 2, ACTUAL DIVIDED LITE (ADL) W/ 1-1/16" MUNTINS, PRIMED W/ SCREEN	2'-7 1/2"x5'-1 1/2"
C	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-4"x5'-1 1/2"
D	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-7 1/2"x5'-1 1/2"
E	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-0"x5'-1 1/2"

TREACY & EAGLEBURGER  
 ARCHITECTS  
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
 202-362-5226 FAX: 202-362-7791

HAWP PKG.  
 04.20.05

HUNTOON REISER  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD



(WEST)  
**A** EXISTING FRONT ELEV.  
 2 1/8" = 1'-0"

**B** RIGHT (SOUTH) EXISTING SIDE ELEV.  
 2 1/8" = 1'-0"

**C** LEFT (NORTH) EXISTING SIDE ELEV.  
 2 1/8" = 1'-0"

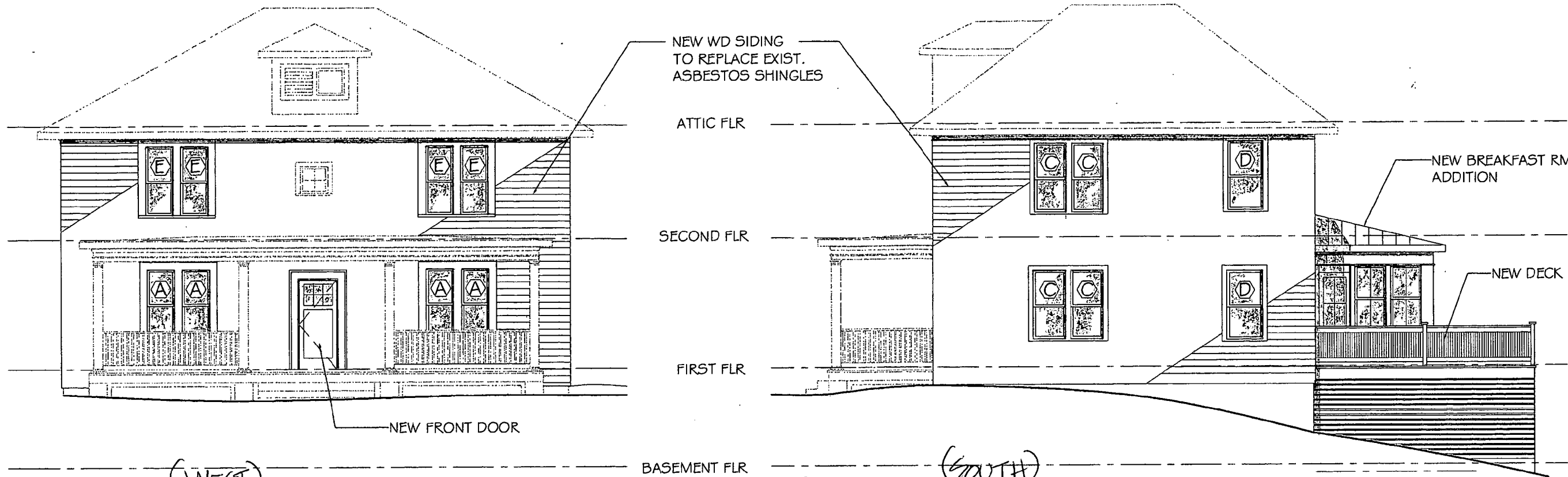
**D** EXIST. REAR ELEV. (EAST)  
 2 1/8" = 1'-0"

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HAWP PKG.  
 EXIST. CONDITIONS  
 04.20.05

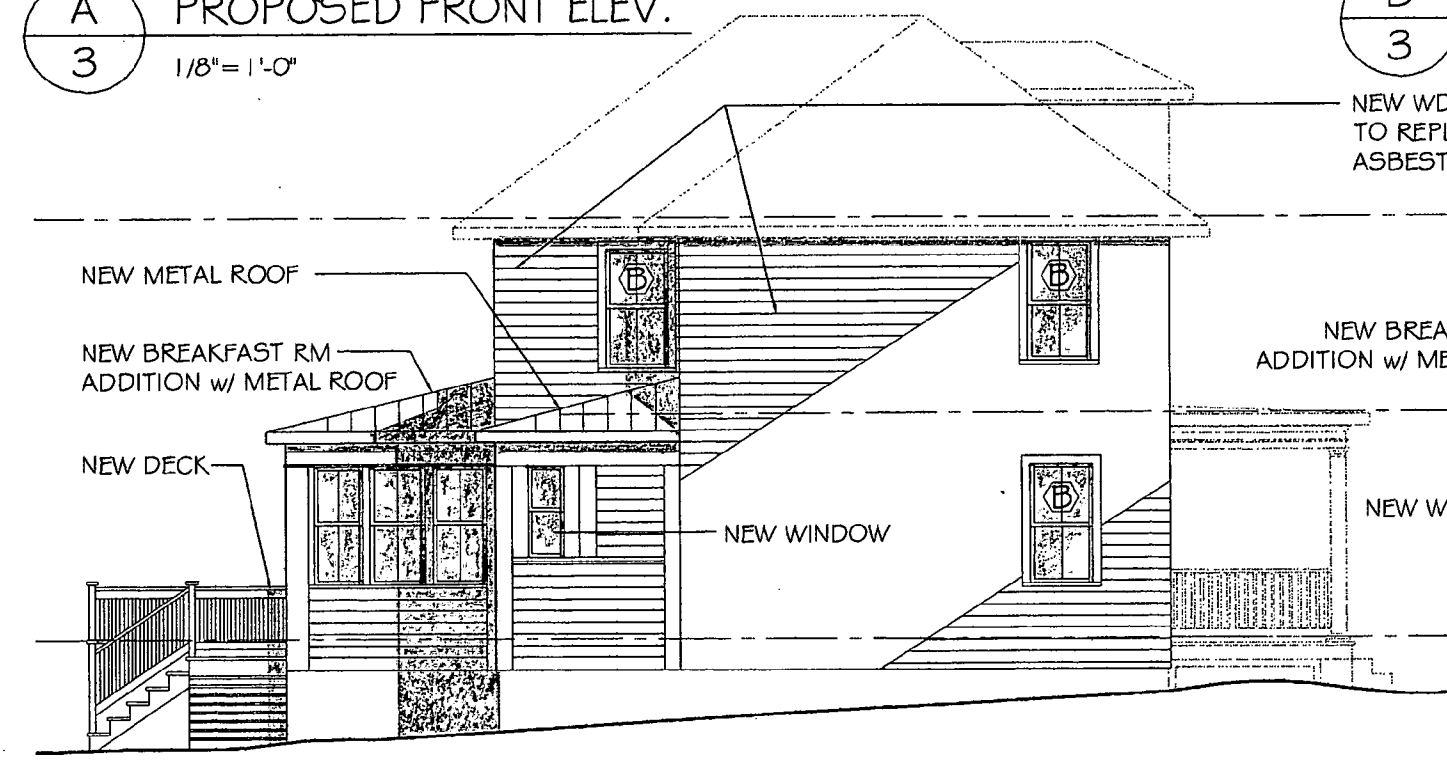
HUNTOON REISER  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD



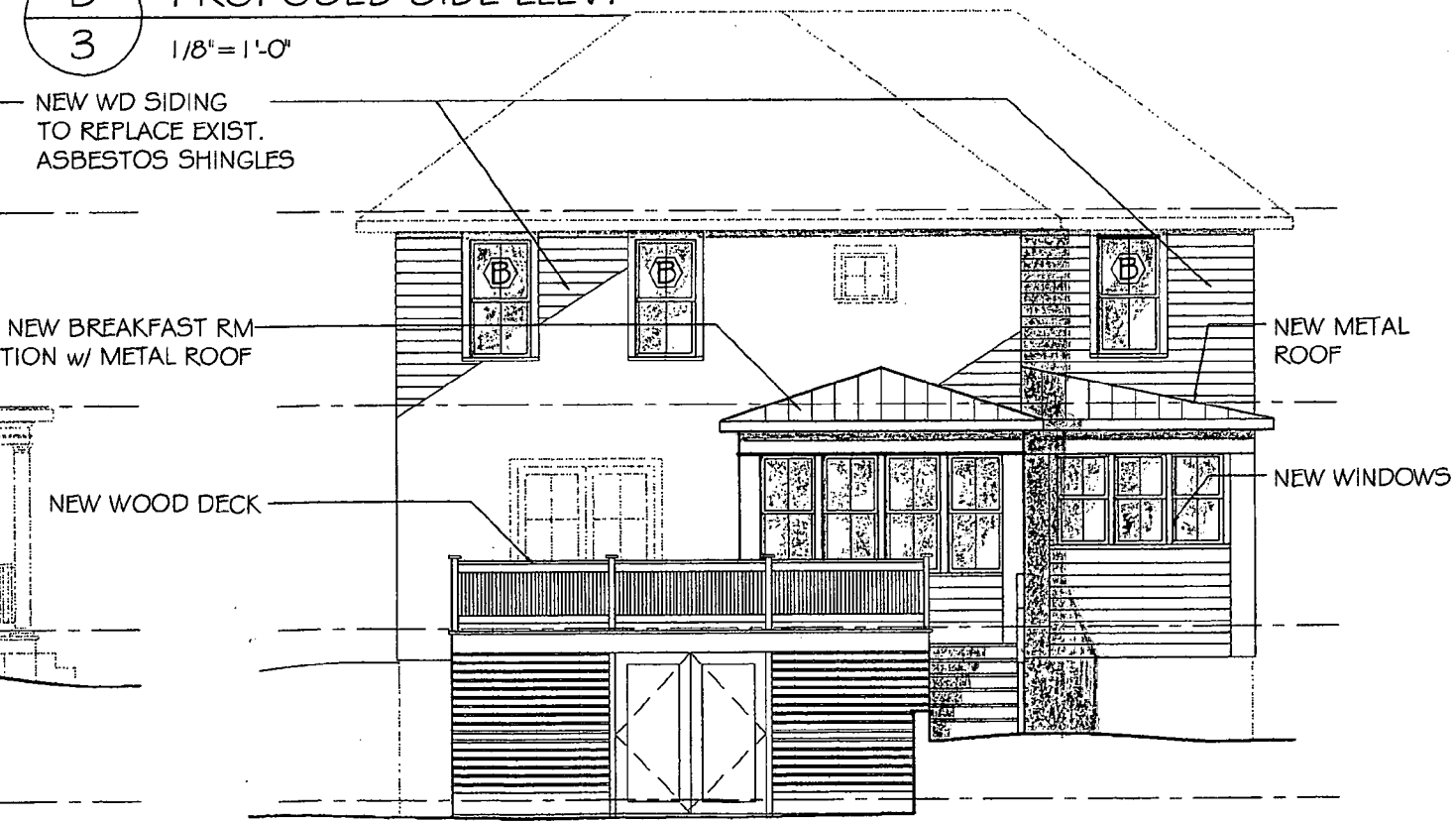


(WEST)  
**A** PROPOSED FRONT ELEV.  
 3 1/8" = 1'-0"

(SOUTH)  
**B** PROPOSED SIDE ELEV.  
 3 1/8" = 1'-0"



(NORTH)  
**C** SIDE ELEVATION  
 3 1/8" = 1'-0"

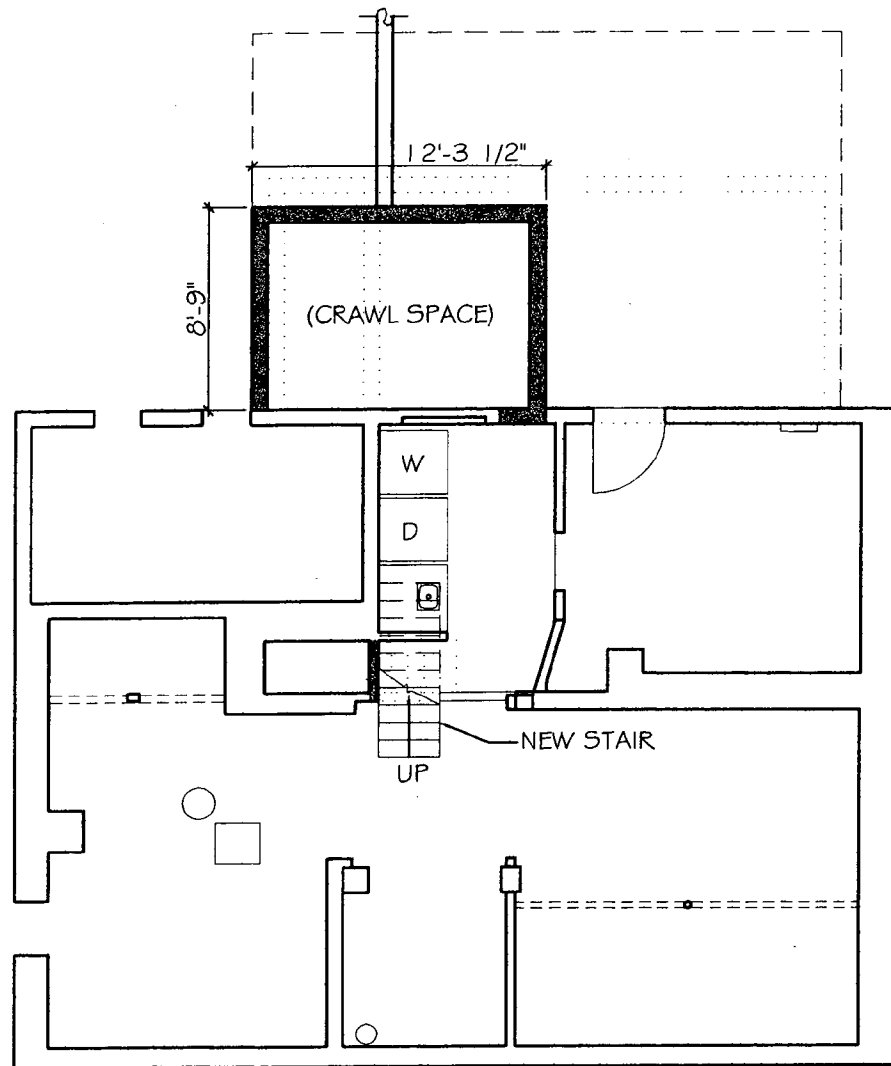


(EAST)  
**D** REAR ELEVATION  
 3 1/8" = 1'-0"

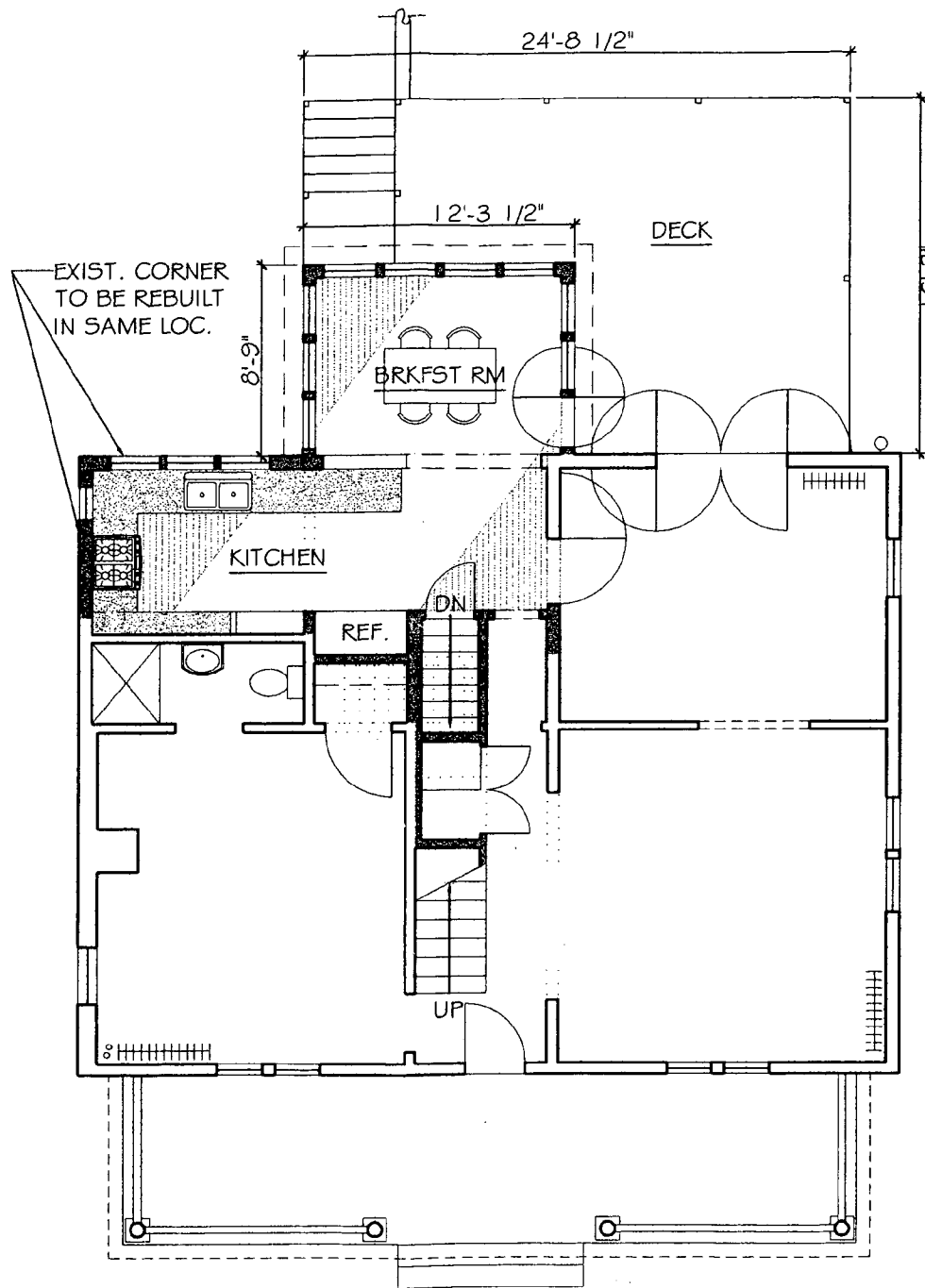
**TREACY & EAGLEBURGER**  
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HAWP PKG.  
 PROPOSED EXT. ELEV.  
 04.20.05

**HUNTOON REISER**  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD



A  
1 PROPOSED - BASEMENT  
1/8" = 1'-0"



A  
2 PROPOSED - FIRST FLOOR PLAN  
1/8" = 1'-0"

DRAWING KEY	
DEMO. WALL	.....
NEW WALL	—————
EXIST. WALL	—————

**TREACY & EAGLEBURGER**  
 ARCHITECTS  
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 202-362-5226 FAX: 202-362-7791

HAWP PKG.  
 PROPOSED PLANS  
 04.20.05

**HUNTOON REISER**  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD

*For HAWP  
May 11th*

**Oaks, Michele**

**From:** Roselie Enriquez [roselie@treacyeagleburger.com]  
**Sent:** Monday, April 11, 2005 9:20 AM  
**To:** Oaks, Michele  
**Subject:** 7211 Maple Ave. Replacement Windows

Michele:

In response to your suggestions at the April 6<sup>th</sup> meeting (with clients David Reiser, Irene Huntoon and architect Jane Treacy) we've looked into manufacturers of true-divided lite replacement windows. Marvin provides an insulated true-divided lite ("actual divided lite"-ADL) option and I wanted to run the choice by you to see if the committee would have any objections.

One item noted during the meeting was that the existing 2 over 2 windows have unusually wide muntins. Irene measured the muntins and they measure approximately 1-3/8" wide and widen to 1-3/4" at the glass face. The Marvin windows have muntins 1-11/16" wide at the glass face. The Marvin windows have a slightly more ornate muntin, which is why I wanted to run this by you. I've attached an image of a typical existing 2 over 2 window and you'll see that it has a very simple taper to the muntin. We're afraid customizing windows to achieve this existing profile will escalate the cost significantly, so we would prefer to utilize the Marvin windows.

If you would please take a look at the attached cut-sheets and let me know your thoughts, we would really appreciate it. Thanks for your time.

Roselie Enriquez  
Treacy & Eagleburger Architects, PC

*Shew,  
what do you think?*

*- m.*

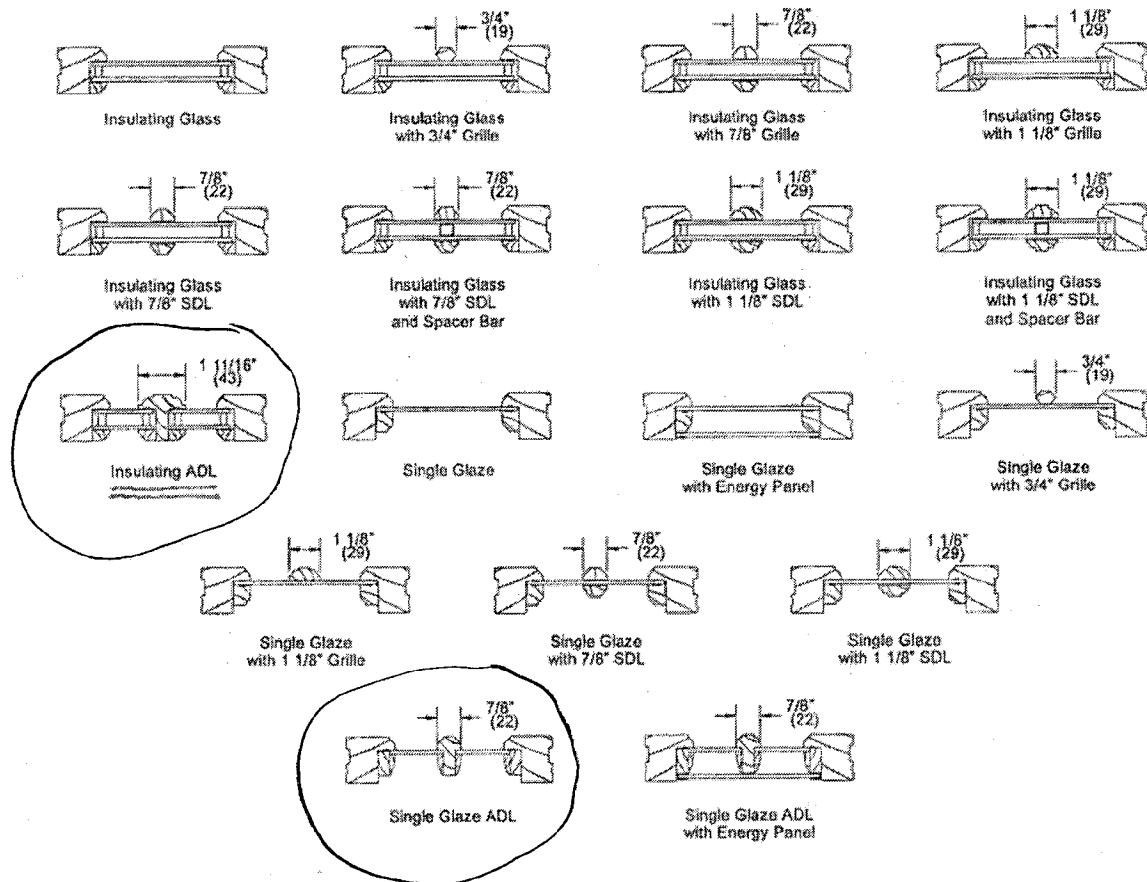
*OK*

# WOOD ULTIMATE INSERT DOUBLE HUNG

## SECTION DETAILS: DIVIDED LITE OPTIONS

NOT TO SCALE

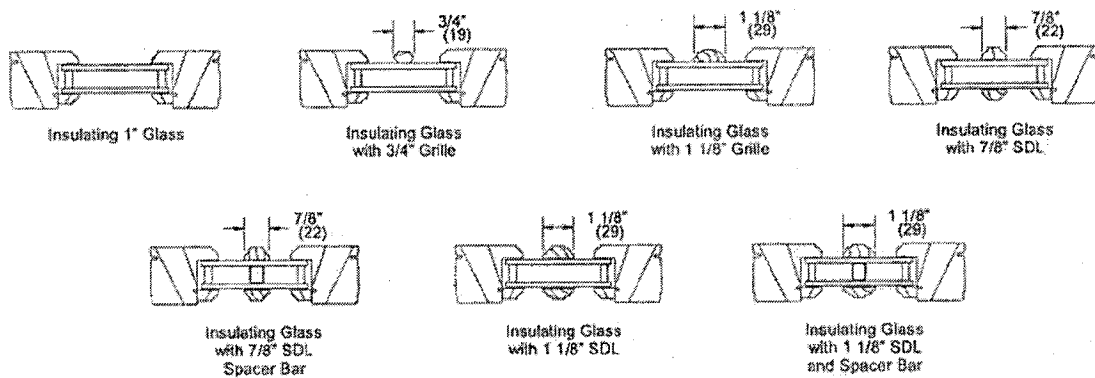
### Operator and Transom



### Picture Sash

**NOTE:**

Picture sash available in 1-5/8" and 2" sash thickness (2" picture sash not available in ADL).



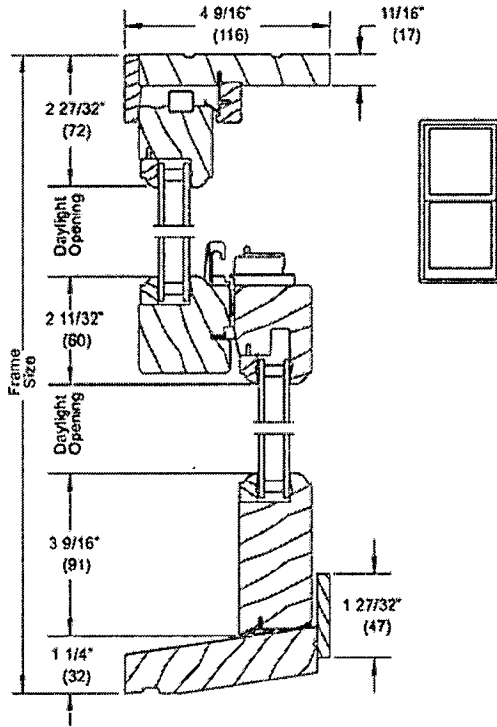
**NOTE:**

Grille = Removable interior divider  
SDL = Simulated divided lite

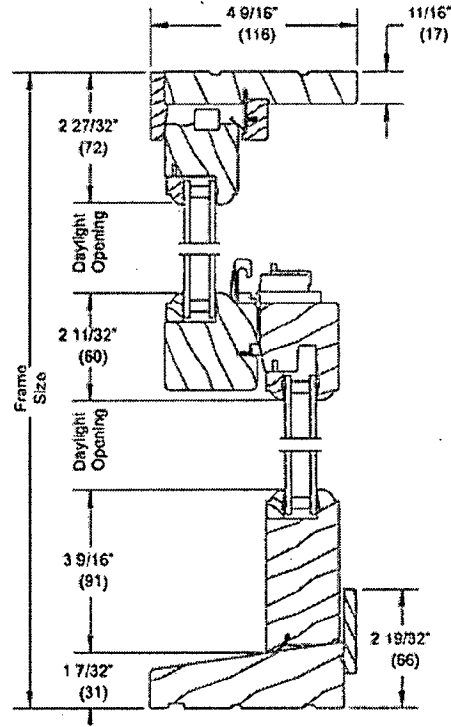
**WOOD ULTIMATE INSERT DOUBLE HUNG**

**SECTION DETAILS: OPERATOR**

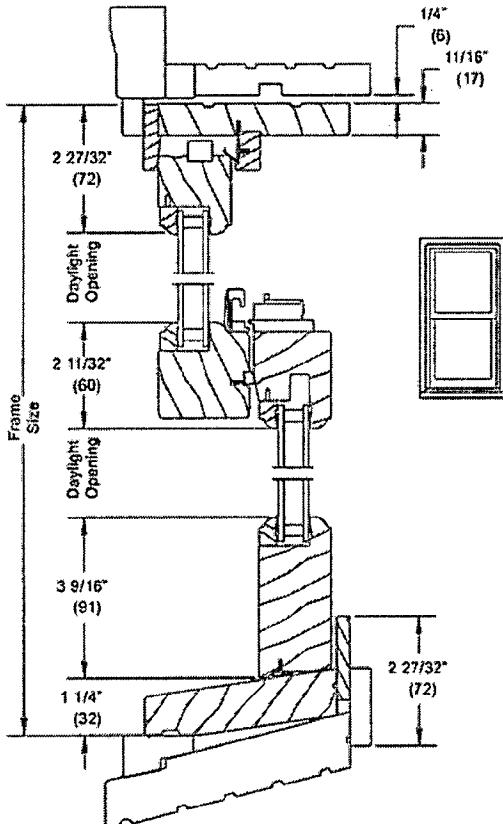
SCALE: 3" = 1' 0"



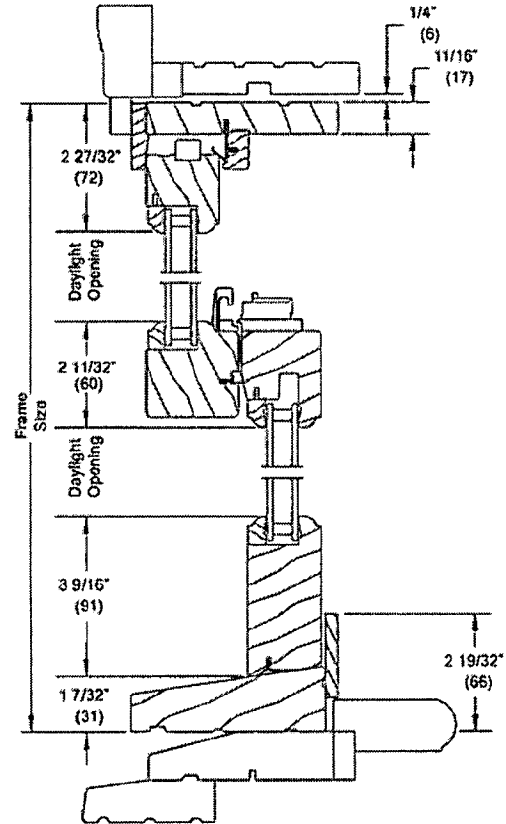
Head Jamb, Checkrail,  
with Beveled Frame



Head Jamb, Checkrail,  
with Flat Frame



Head Jamb, Checkrail, with Beveled Frame  
installed in existing frame

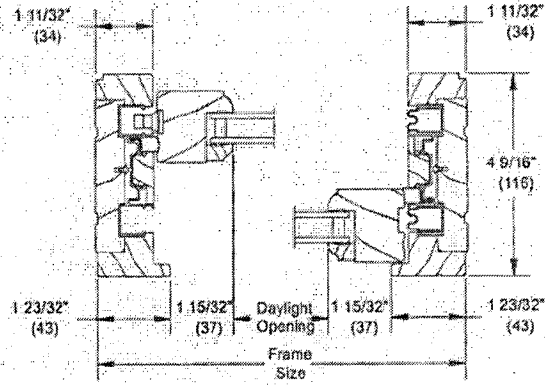


Head Jamb, Checkrail, with Flat Frame  
installed in existing frame

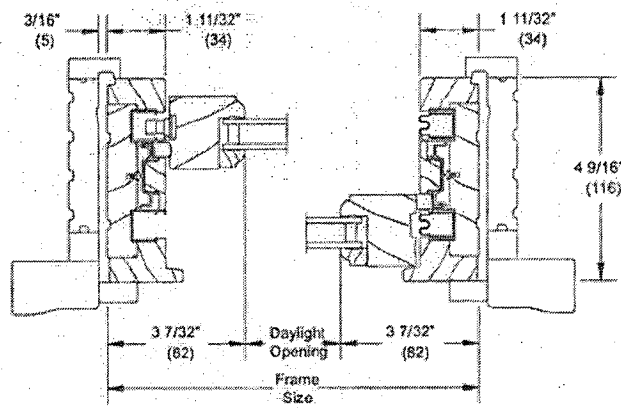
**WOOD ULTIMATE INSERT DOUBLE HUNG**

**SECTION DETAILS: OPERATOR**

SCALE: 3" = 1'-0"



Jambs



Jambs installed in existing frame



656 Quince Orchard Road, Suite 700  
Gaithersburg, MD 20878

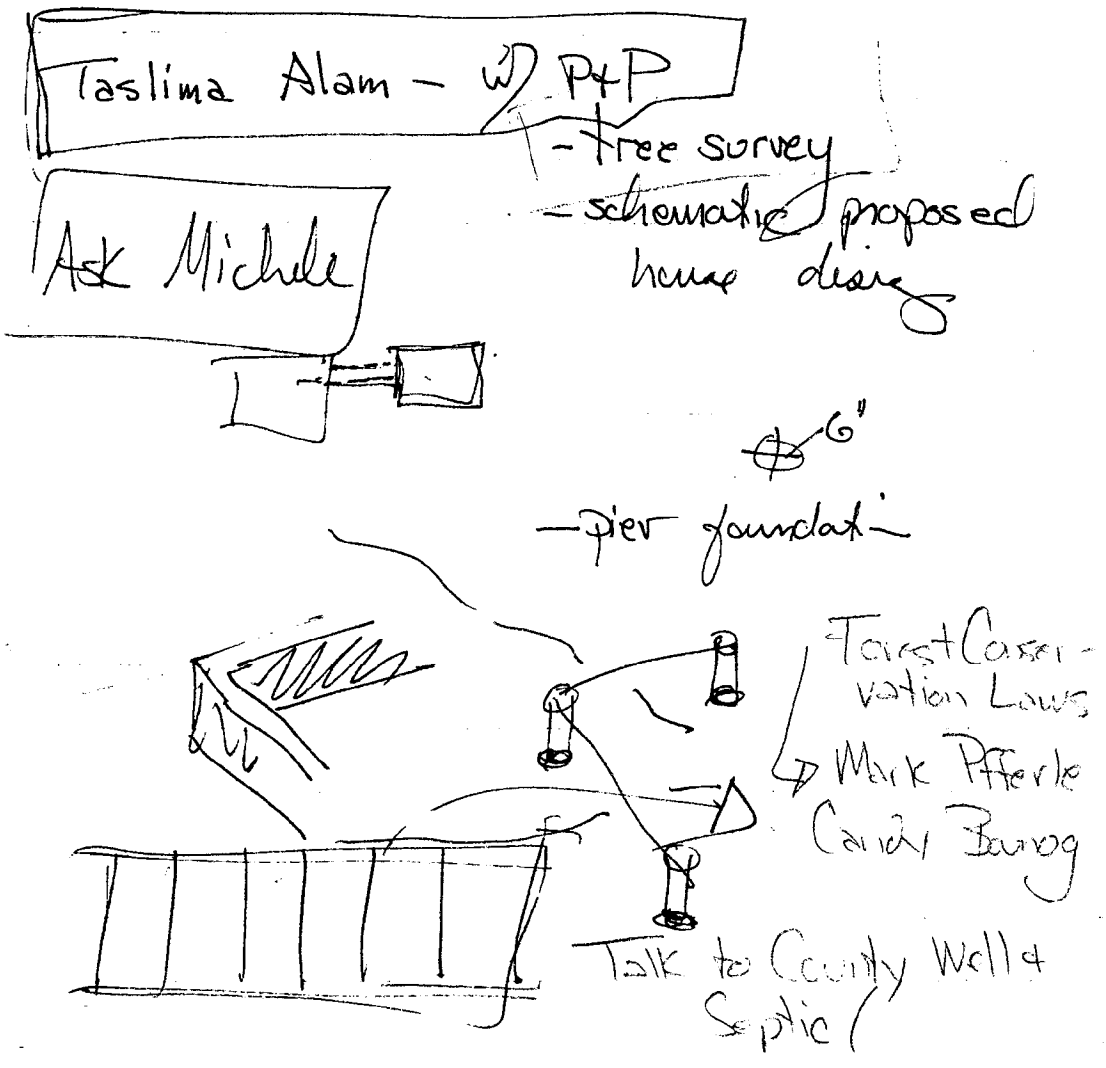
Direct (240) 238-2203  
Phone (301) 417-2400  
Fax (301) 417-2730  
QKazmi@schnabel-eng.com

**Qamar A. O. Kazmi, P.E.**  
Senior Associate

Mr. Ellis Casini (P190 next door)

Boyd's - p162, p166 19940  
White Gravel

Parks Planning City  
both are guidelines for SF chelly



Forest Conservation Laws  
Mark Pferle  
Candice Burrog

Talk to County Well & Septic



F

K A



(M)

7211 Maple, T.P

JANE TREACY

4/7/05

ASBESTOS SHINGLES -

1 STORY ADDITION

DOOR REPLACEMENT

WINDOW REPLACEMENT

- REASONS TO EXECUTIVE REGULATIONS
- current assessment
- what are you replacing -
- sashes/jamb liners
- NO casings / interior / exterior
- replicative of existing windows  
with the same light makeup  
& design -

TAX CREDITS -

May 11<sup>th</sup> - April 20<sup>th</sup> Deadline

May 25<sup>th</sup> - May 4<sup>th</sup> Deadline



# LETTER OF TRANSMITTAL

**DATE:** 04.20.05

**PROJECT:** *Huntoon Reiser Residence*

**To:** *Michele Oaks  
1109 Spring Street  
Suite 801  
Silver Spring, MD 20910*

*7211 Maple Ave.  
Takoma Park, MD 20912*

**RE:** *HAWP Preliminary Review Package*

**PHONE:**

**FAX** **PAGES TO FOLLOW:** *enclosed*  
**WE ARE SENDING YOU BY**  **FAX ONLY**  **MAIL ONLY**  **FAX AND MAIL**  
**THE FOLLOWING ITEMS:**

COPIES	DATE	DESCRIPTION
2	04.20.05	<i>HAWP Package (drawings &amp; photos)</i>
1	04.20.05	<i>HAWP Application</i>

*Michele:*

*Enclosed is the HAWP package for the Huntoon Reiser Residence. If you have any questions, please feel free to give us a call. Thank you.*

*Sincerely,*

*Roselie Enriquez*



RESIDENCE AS SEEN FROM MAPLE AVE.

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

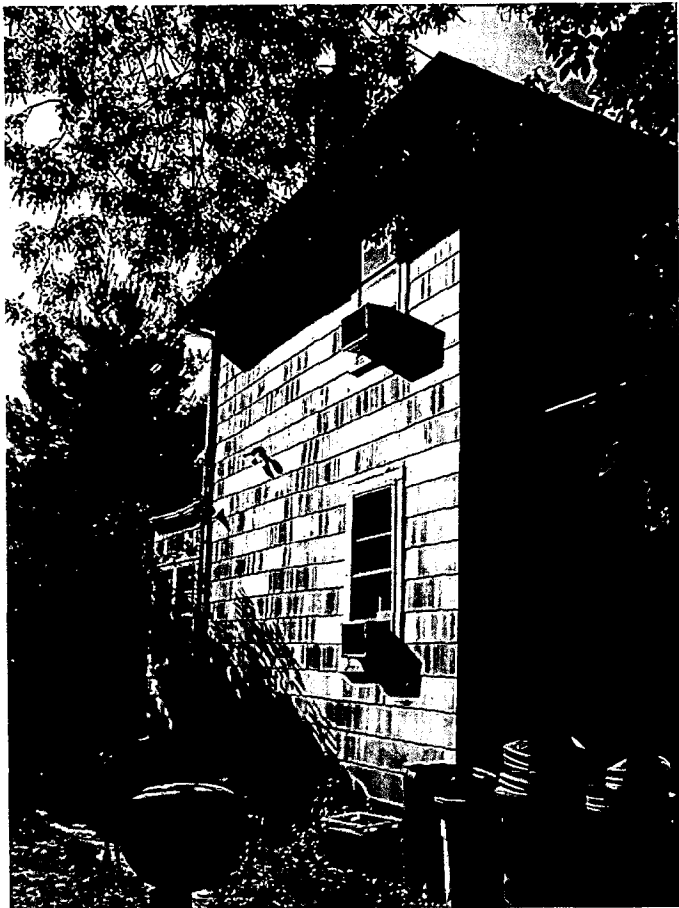
HAWP PKG.  
EXIST. CONDITIONS

04.20.05

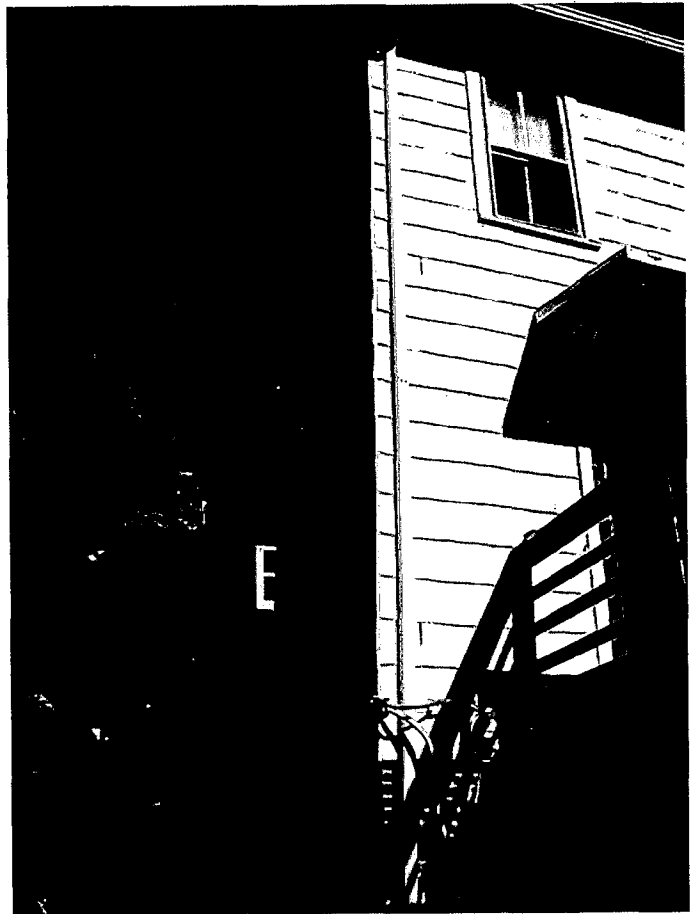


TREACY & EAGLEBURGER  
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
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SIDE ELEVATION (NORTH-EAST)



SIDE ELEVATION (SOUTH-WEST)

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

04.20.05



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FRONT ELEVATION (NORTH-WEST)



REAR ELEVATION (SOUTH-EAST)

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

04.20.05



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FRONT ELEVATION (NORTH-WEST)



REAR ELEVATION (SOUTH-EAST)

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

04.20.05

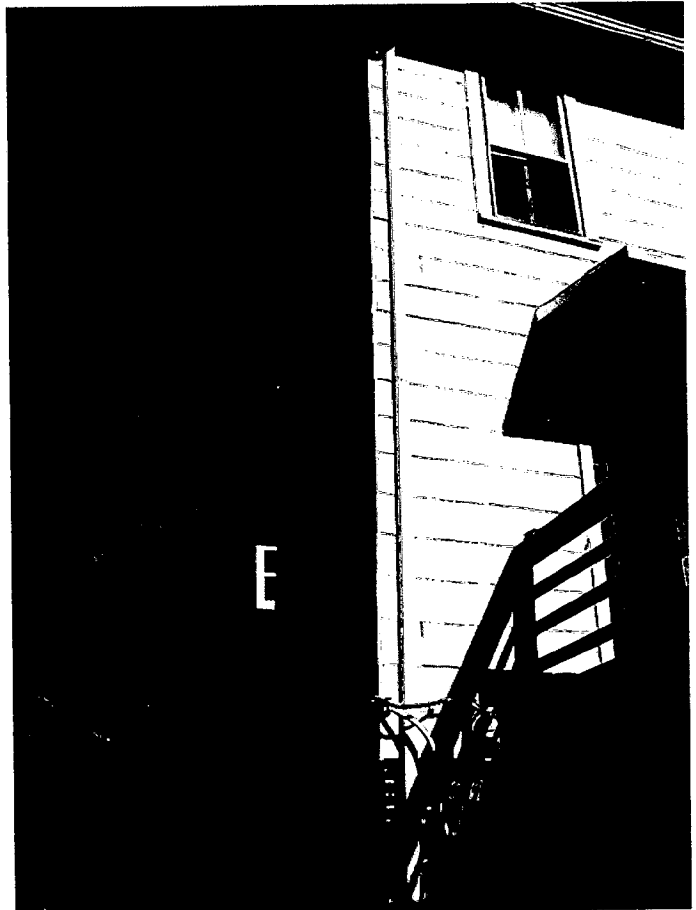


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SIDE ELEVATION (NORTH-EAST)



SIDE ELEVATION (SOUTH-WEST)

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

04.20.05



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RESIDENCE AS SEEN FROM MAPLE AVE.

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

HAWP PKG.  
EXIST. CONDITIONS

04.20.05

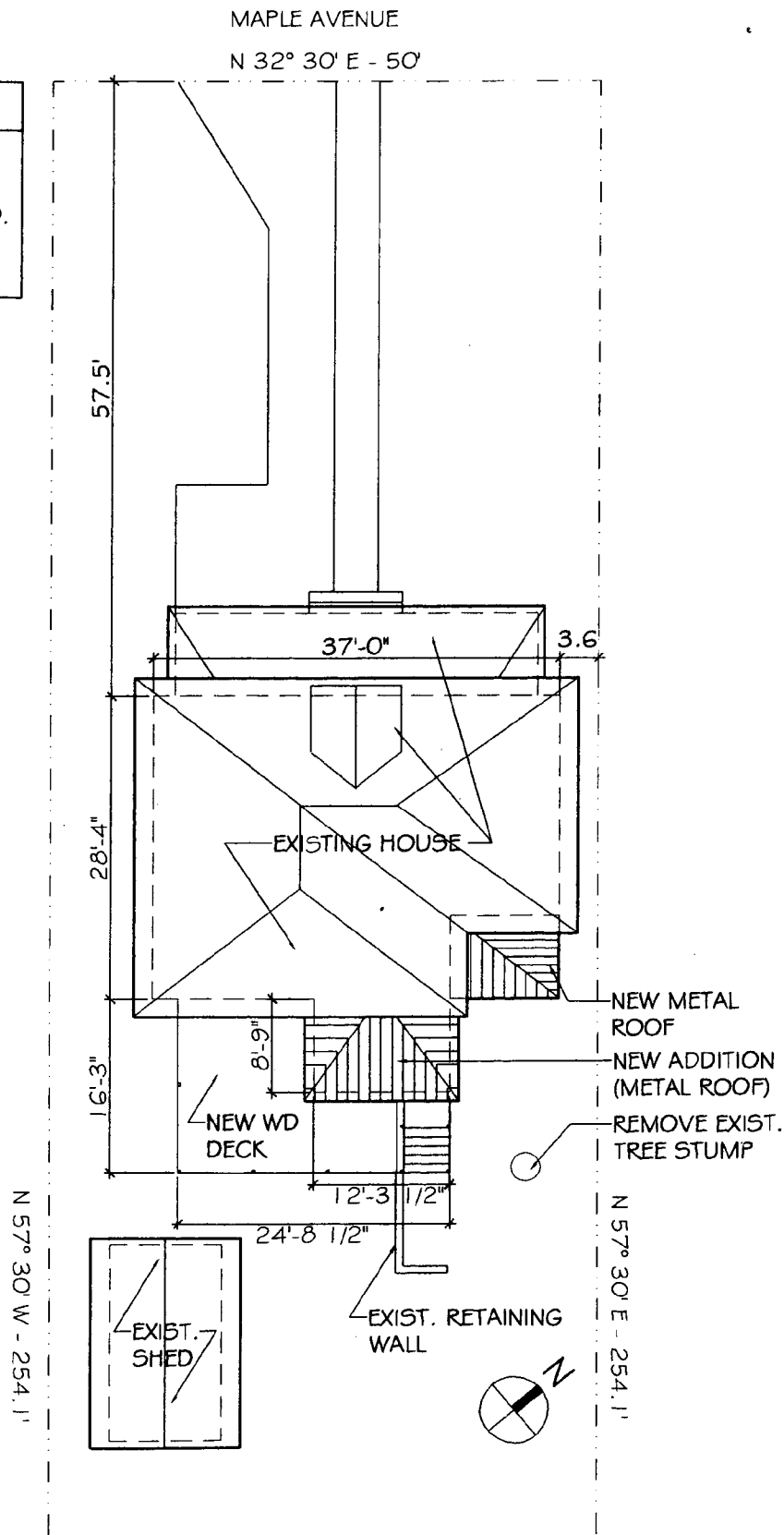


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202-362-5226 FAX: 202-362-7791

**SITE NOTES**

SITE INFORMATION  
 LOT 20, BLOCK 3  
 7211 MAPLE AVENUE, TAKOMA PARK, MD.  
 OBTAINED FROM BOUNDARY SURVEY BY:  
 CAPITOL SURVEYS, INC., 07/27/04



PROPOSED WORK	
ADDITION -	
A.	NEW 1-STORY ADDITION (BREAKFAST RM) AT REAR
B.	NEW WD DECK AT REAR
EXTERIOR -	
A.	REPLACEMENT OF EXISTING ASBESTOS SIDING WITH WOOD CLAPBOARD SIDING
B.	REMOVAL OF WINDOW SHUTTERS ON FRONT FACADE
C.	DOOR REPLACEMENT AT FRONT ENTRANCE
D.	NEW METAL ROOF ATOP EXISTING EAST REAR CORNER OF HOUSE
E.	REPLACEMENT OF EXIST. WINDOWS W/ NEW WOOD, INSULATED WINDOWS OF THE SAME APPEARANCE

REPLACEMENT WINDOW TYPES		
MARVIN - WOOD, ULTIMATE INSERT REPLACEMENT WINDOWS		
TYPE	DESCRIPTION.	SIZE (APPROX. SASH DIM.)
A	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-0"x5'-1 1/2"
B	DOUBLE-HUNG, 2 OVER 2, ACTUAL DIVIDED LITE (ADL) W/ 1-1/16" MUNTINS, PRIMED W/ SCREEN	2'-7 1/2"x5'-1 1/2"
C	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-4"x5'-1 1/2"
D	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-7 1/2"x5'-1 1/2"
E	DOUBLE-HUNG, 1 OVER 1, INSUL. GLASS, PRIMED W/ SCREEN	2'-0"x5'-1 1/2"

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HAWP PKG.  
 04.20.05

**HUNTOON REISER**  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD



ATTIC FLR

SECOND FLR

FIRST FLR



BASEMENT FLR

**A** EXISTING FRONT ELEV.  
2 1/8" = 1'-0"

**B** EXISTING SIDE ELEV.  
2 1/8" = 1'-0"



ATTIC FLR

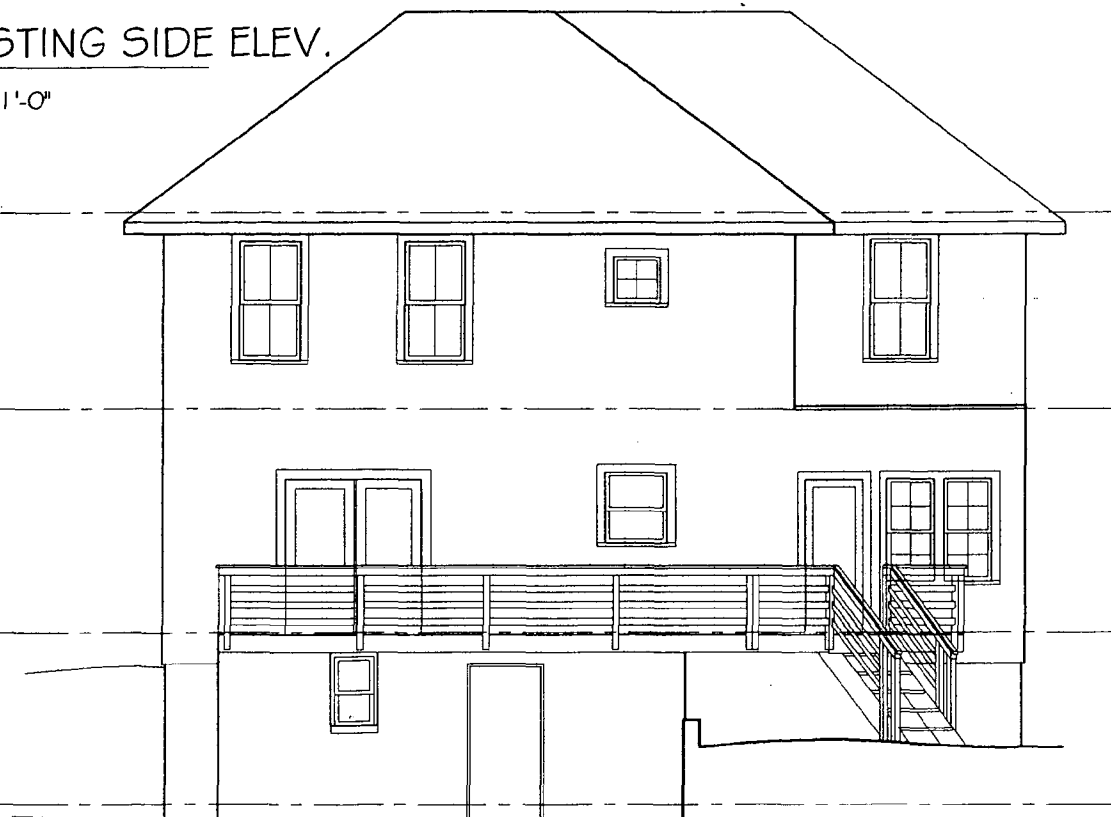
SECOND FLR

FIRST FLR

BASEMENT FLR

**C** EXISTING SIDE ELEV.  
2 1/8" = 1'-0"

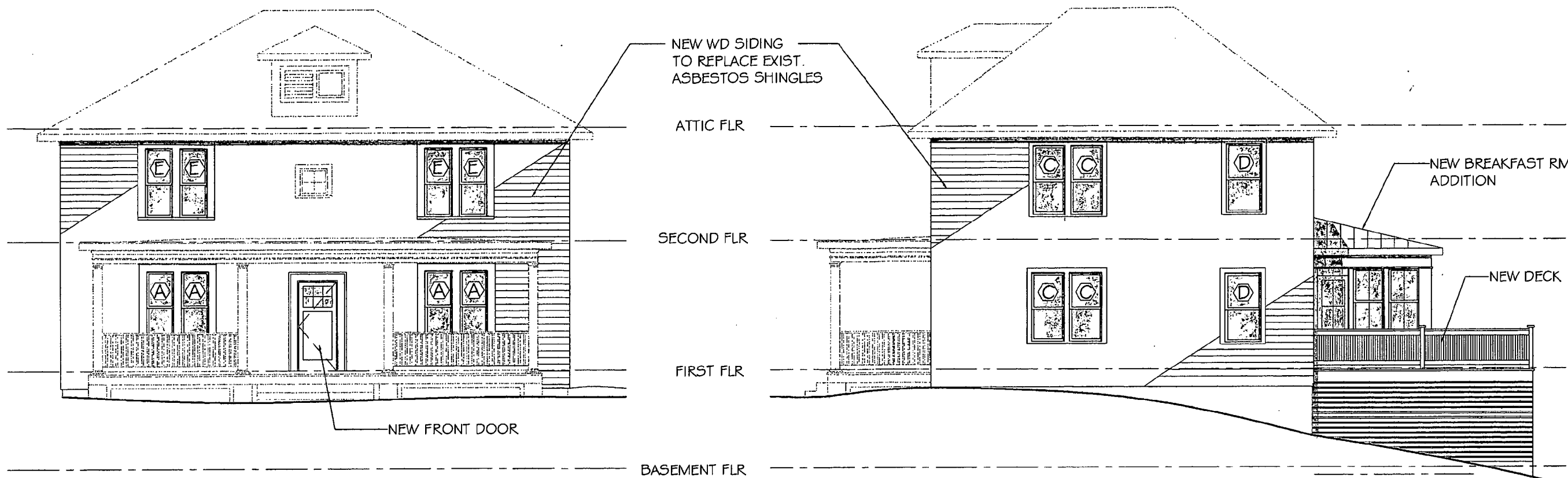
**D** EXIST. REAR ELEV.  
2 1/8" = 1'-0"



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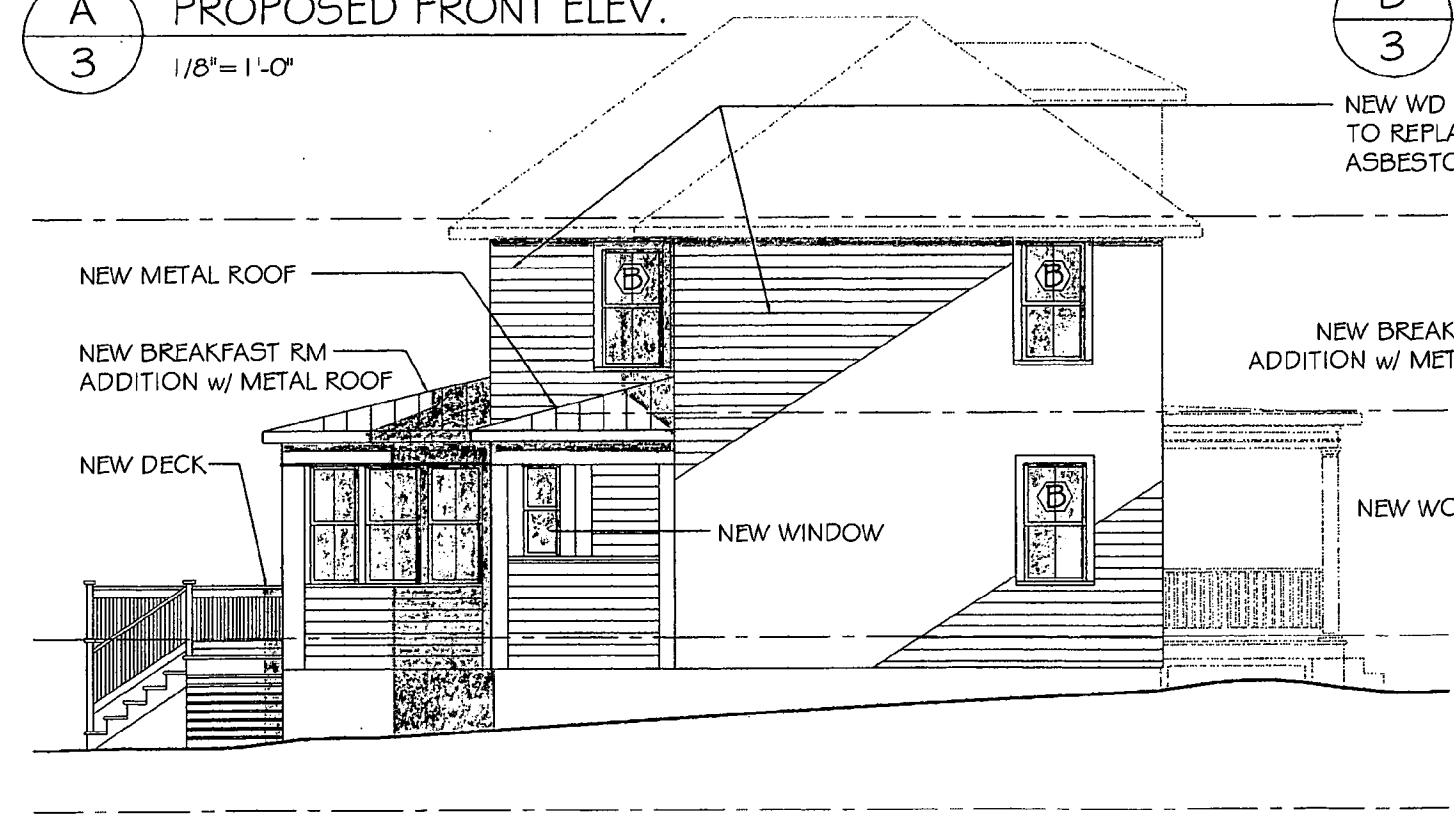
HAWP PKG.  
EXIST. CONDITIONS  
04.20.05

HUNTOON REISER  
7211 MAPLE AVE.  
TAKOMA PARK, MD

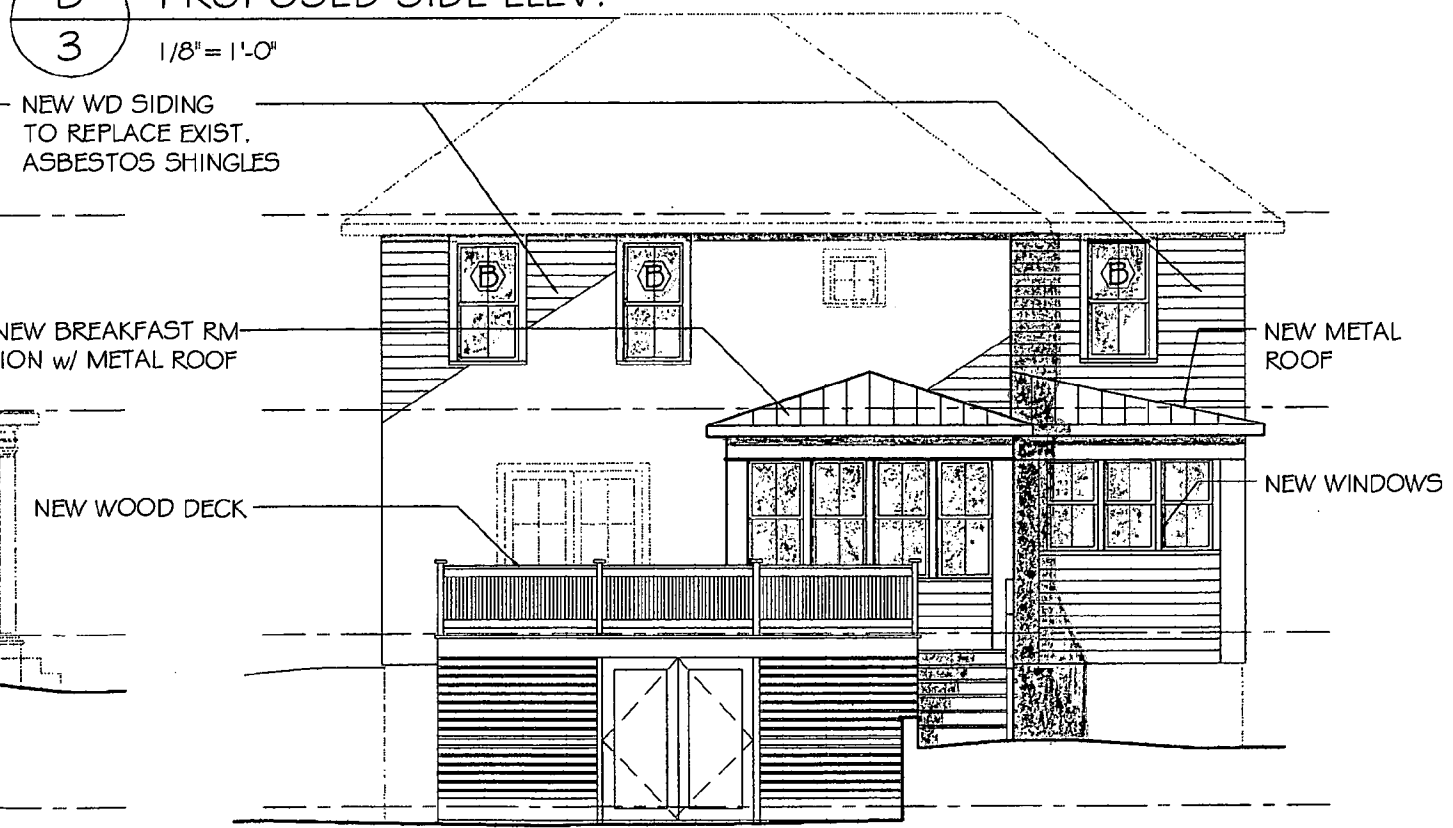


**A** PROPOSED FRONT ELEV.  
**3** 1/8" = 1'-0"

**B** PROPOSED SIDE ELEV.  
**3** 1/8" = 1'-0"



**C** SIDE ELEVATION  
**3** 1/8" = 1'-0"

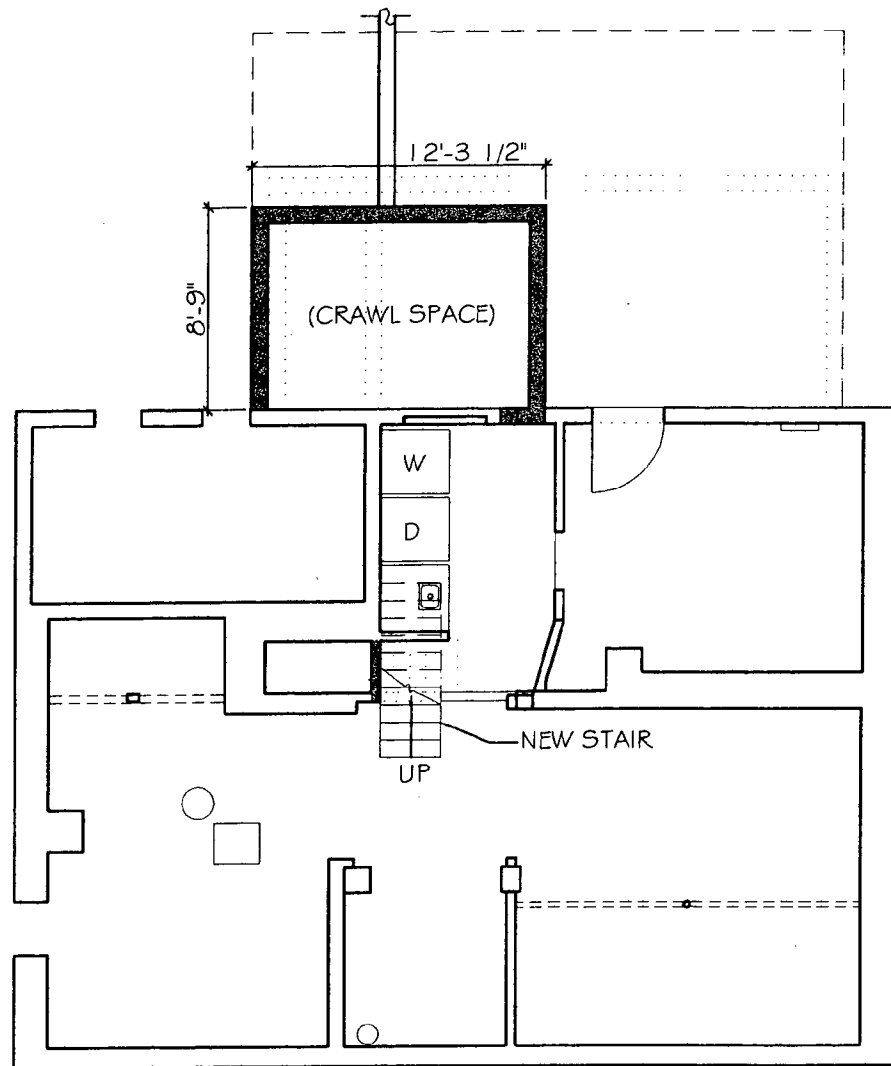


**D** REAR ELEVATION  
**3** 1/8" = 1'-0"

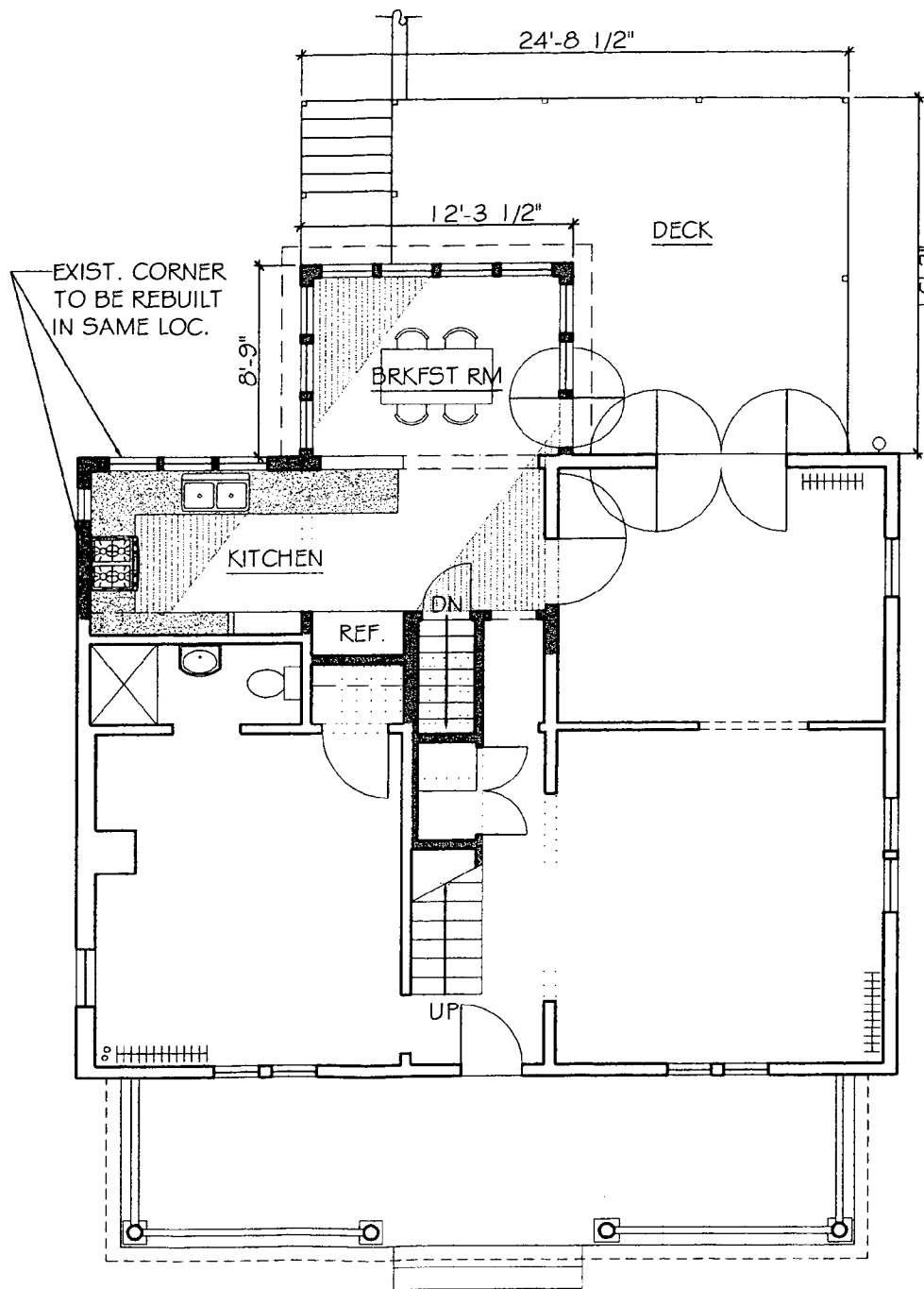
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HAWP PKG.  
 PROPOSED EXT. ELEV.  
 04.20.05

**HUNTOON REISER**  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD



A  
1 PROPOSED - BASEMENT  
1/8" = 1'-0"



A  
2 PROPOSED - FIRST FLOOR PLAN  
1/8" = 1'-0"

DRAWING KEY	
DEMO. WALL	.....
NEW WALL	—————
EXIST. WALL	—————

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HAWP PKG.  
 PROPOSED PLANS  
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 TAKOMA PARK, MD

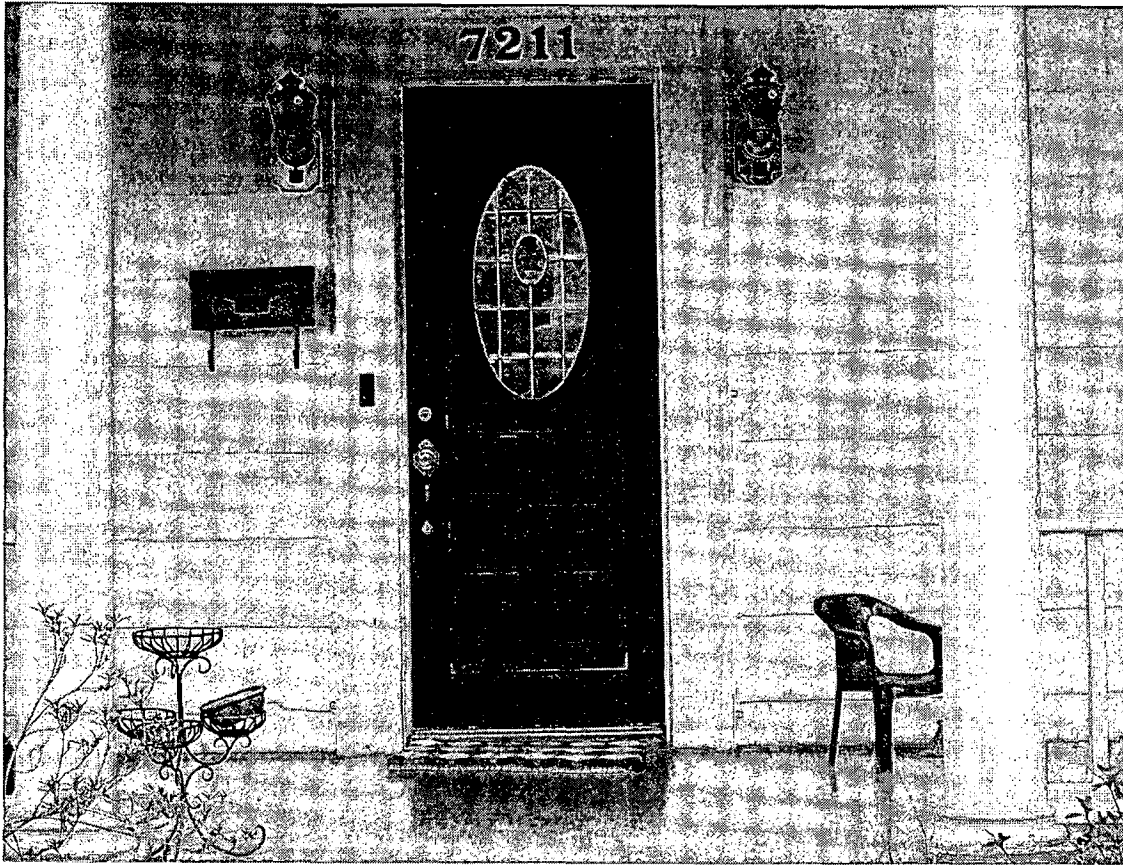
## 1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure and environmental setting, including their historical features and significance.

Our home is listed as a *contributing resource*, probably based on its age and its overall design, as its exterior has been extensively modified. The home is a four-square colonial revival, originally constructed in 1910, however there was a major fire not long after it was built, and the house sustained substantial damage, resulting in considerable repair and reconstruction. In addition, there have been changes to the appearance of the exterior, based on a comparison to historical photographs of houses of similar design, as well as a comparison to other homes in the vicinity of similar design. At our request, Historic Takoma searched for, but was unable to locate any photographs of our home before it was altered. The original clapboard has been covered over with asbestos shingle, and shutters have been added to the windows facing Maple Avenue.



The original door (appearance unknown) has been replaced by a low quality Victorian style door with an ornate oval window.

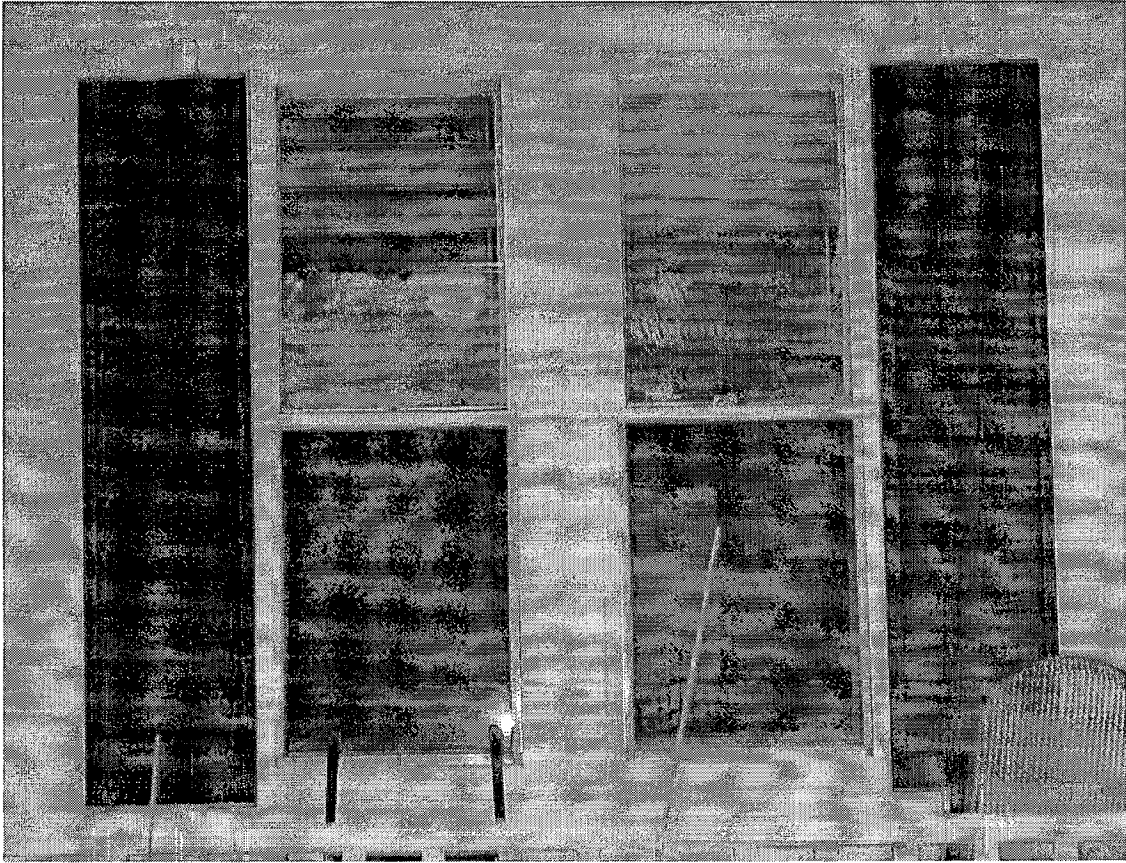


A rear porch area has been enclosed and is used as a breakfast room, and has 6 over 6 double hung windows that do not match the rest of the house.

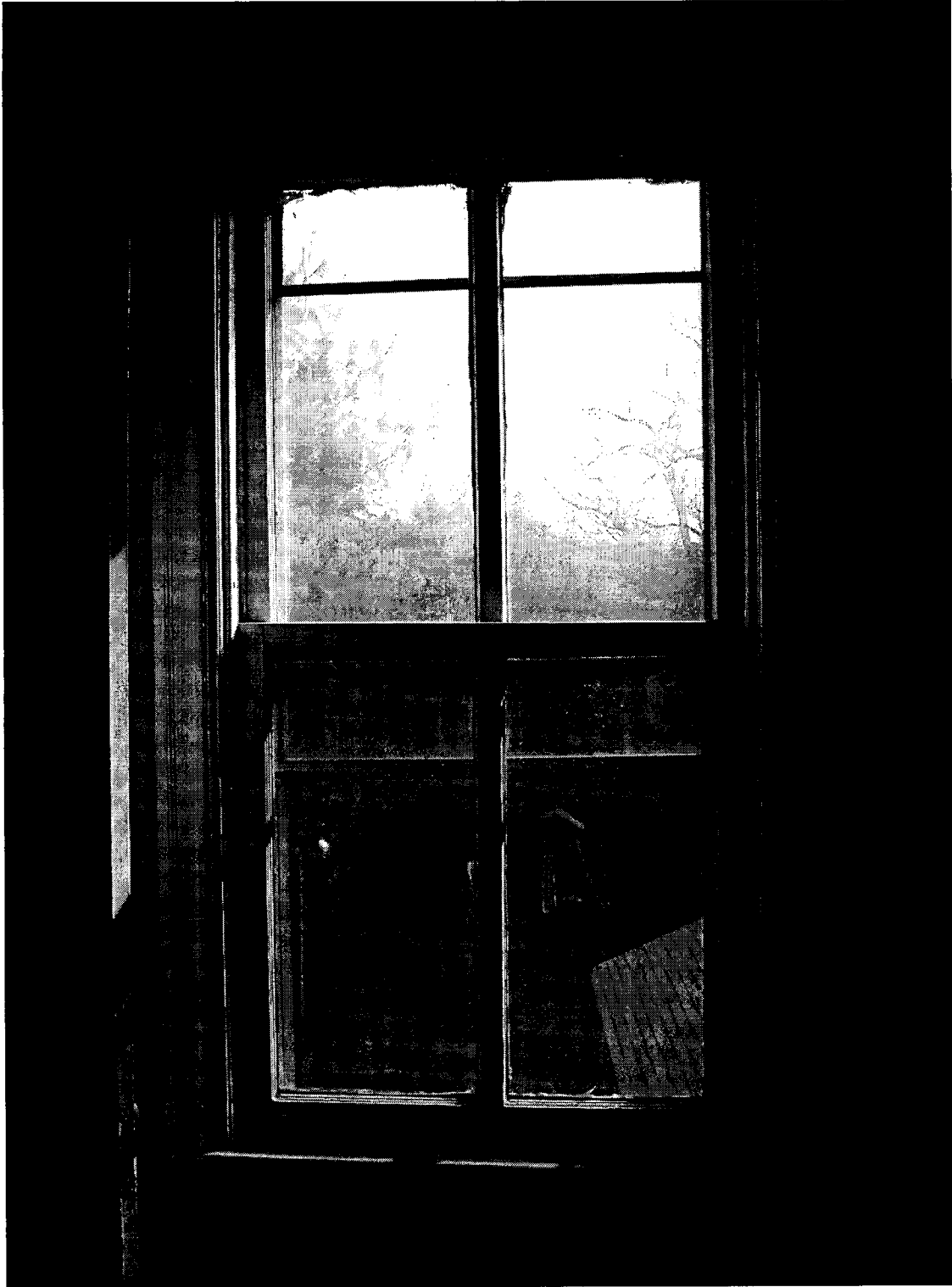




All of the exterior windows save the small windows located in upstairs closets and new windows in the kitchen rear breakfast room are covered with aluminum storm/screen windows.

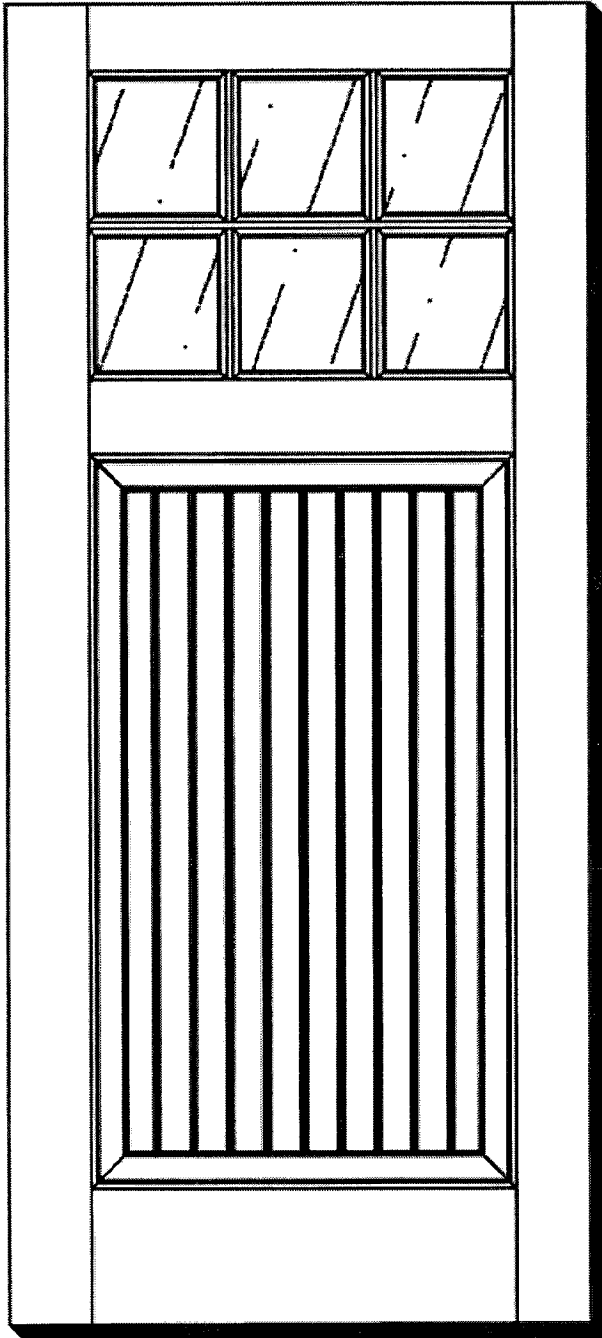


A number of the windows (Windows 5, 9, 15, 16 and 18) are completely inoperable, and appear to have been unused for many years, as illustrated in the photograph below of window 15. .  
Attempts to free several windows have resulted in cracks in the window frames (5, 9, 16 and 18).



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

We propose to restore the windows (except the "new" breakfast room and kitchen windows) to their original function and appearance, by substituting high quality wood windows of the same size and appearance for the existing windows and storms. We also propose to remove the shutters and install a front door that is more in keeping with the overall design of the building, and that is consistent with doors on other nearby homes from a similar era.



By using double-paned insulated windows, we will be able to eliminate the existing storm windows. This will restore the original depth and texture to the building façade. This will reinforce, rather than impair the existing streetscape.

Under the Takoma Master Plan for Historic Preservation, contributing resources “should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on close scrutiny of architectural detailing.” In particular, exterior alterations, “including those to architectural features and details should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.” This, I think, implies that the primary consideration is the preservation of the visual and esthetic impact of the contributing resource within its setting, rather than the literal preservation of building components which are not noteworthy or historic in their own right. Our proposal will preserve (and enhance) the original size and shape of window and door openings,” which (as noted) have been obscured by aluminum storm windows.

This is the first of three projects we envision. The second, a small kitchen addition, will vastly improve the appearance of the rear of our house, making it more symmetrical and consistent in materials and design. The third phase (depending on feasibility) would be to remove the asbestos shingles added in the 1950s or 60s and restore a clapboard façade.

One of the attractive features of the original layout of our home is that each room has windows on two sides, allowing natural ventilation and cooling. Unfortunately, the existing windows do not serve this purpose. As noted above, several of the windows are completely inoperable. Professional attempts to open them have simply cracked the frames. The large number of inoperable windows precludes the intended air flow. In addition, as explained below, the opening and closing of those windows that do work presents a substantial health and safety risk.

Replacement of the existing windows is also required because the windows present a health hazard, which cannot be remedied without replacement. Md. Code sec. 24A-8(b)(4) (commission to instruct the director to issue permit if necessary “in order that unsafe conditions or health hazards be remedied”). As is typical of older homes, the windows (other than the new ones in the breakfast room and kitchen) contain high levels of lead, from applications of lead paint before its use was banned in 1978. (See attached XRF readings). Lead paint is hazardous, particularly to children under the age of 6. Although at one time, concern about lead paint focused exclusively on chipping paint, that could be ingested by very young children, more recent research has shown that *dust* created by friction on intact painted surfaces also can produce health hazards. Moreover, other research has shown that children suffer adverse effects from exposure to lead at levels below the EPA’s 10 nanograms/liter “level of concern.”

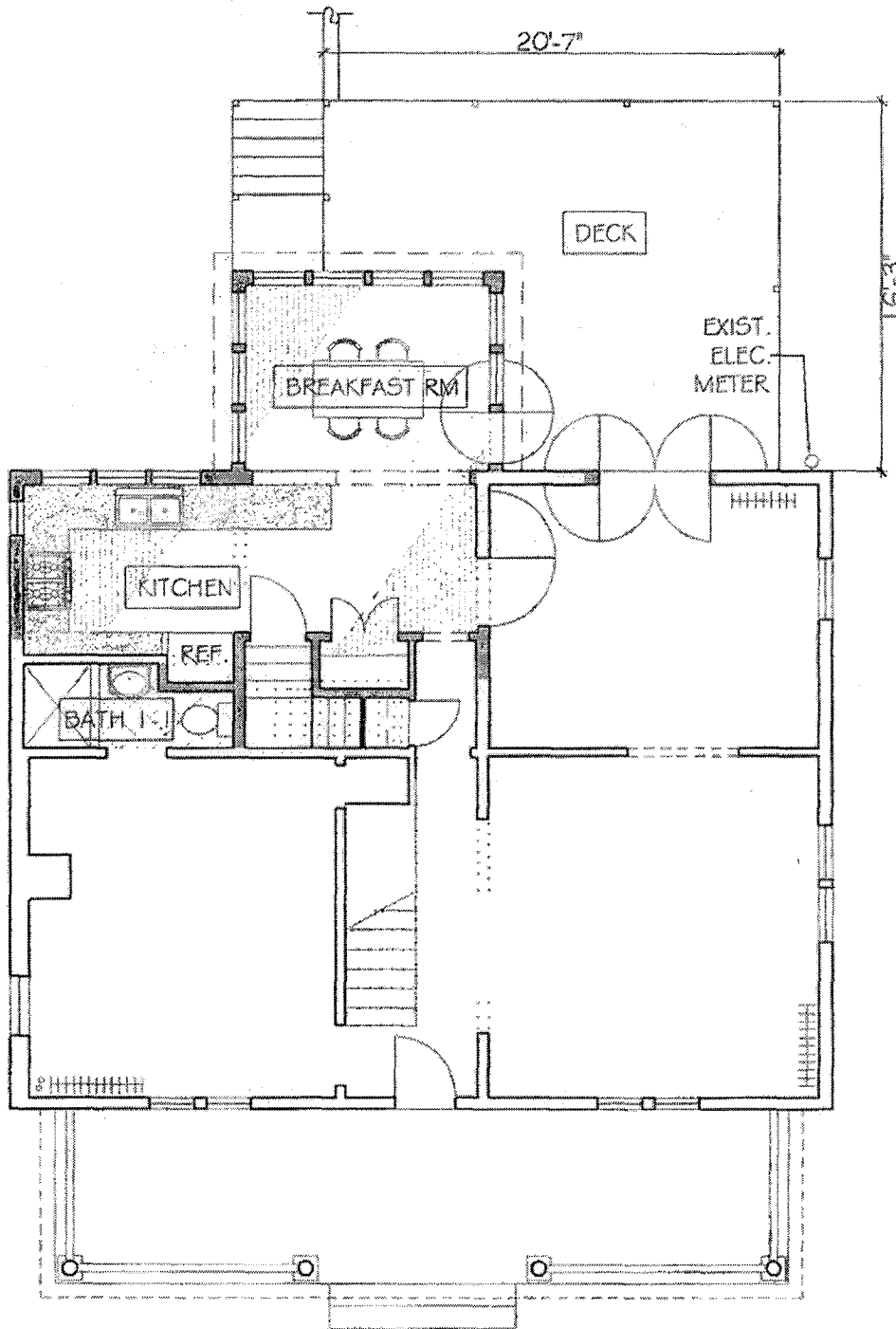
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A FIRST FLOOR PLAN  
 2 1/8" = 1'-0"

**HUNTOON REISER**  
 7211 MAPLE AVE.  
 TAKOMA PARK, MD

FIRST FLR PLAN  
 1-STORY REAR ADDITION  
 1/8" = 1'-0"  
 03.24.05



**TREACY & EAGLEBURGER**  
 ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
 202-362-5226 FAX: 202-362-7791



A SIDE ELEVATION  
4 1/8" = 1'-0"

HUNTOON REISER  
7211 MAPLE AVE.  
TAKOMA PARK, MD

EXT. ELEVATION  
1-STORY REAR ADDITION  
1/8" = 1'-0"  
03.24.05



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A  
 3
 
 FRONT ELEV.  
 1/8" = 1'-0"

**HUNTOON REISER**

7211 MAPLE AVE.  
TAKOMA PARK, MD

**EXT. ELEVATION**  
1-STORY REAR ADDITION

1/8" - 1'-0"  
03.24.05



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7211 Maple Ave. Takoma Park, MD

Rear Elevation

Photo by Treacy & Eagleburger Architects, PC

## 1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure and environmental setting, including their historical features and significance.

Our home is listed as a *contributing resource*, probably based on its age and its overall design, as its exterior has been extensively modified. The home is a four-square colonial revival, originally constructed in 1910, however there was a major fire not long after it was built, and the house sustained substantial damage, resulting in considerable repair and reconstruction. In addition, there have been changes to the appearance of the exterior, based on a comparison to historical photographs of houses of similar design, as well as a comparison to other homes in the vicinity of similar design. At our request, Historic Takoma searched for, but was unable to locate any photographs of our home before it was altered. The original clapboard has been covered over with asbestos shingle, and shutters have been added to the windows facing Maple Avenue.



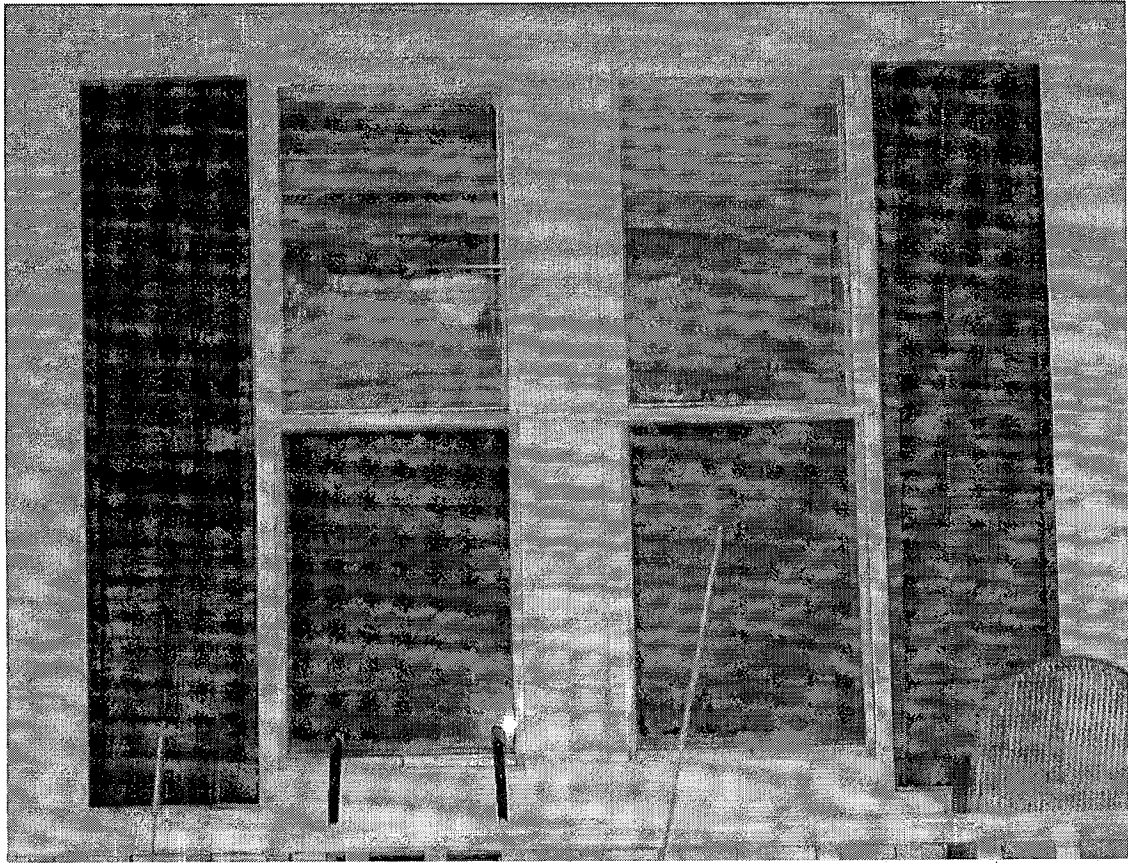
The original door (appearance unknown) has been replaced by a low quality Victorian style door with an ornate oval window.



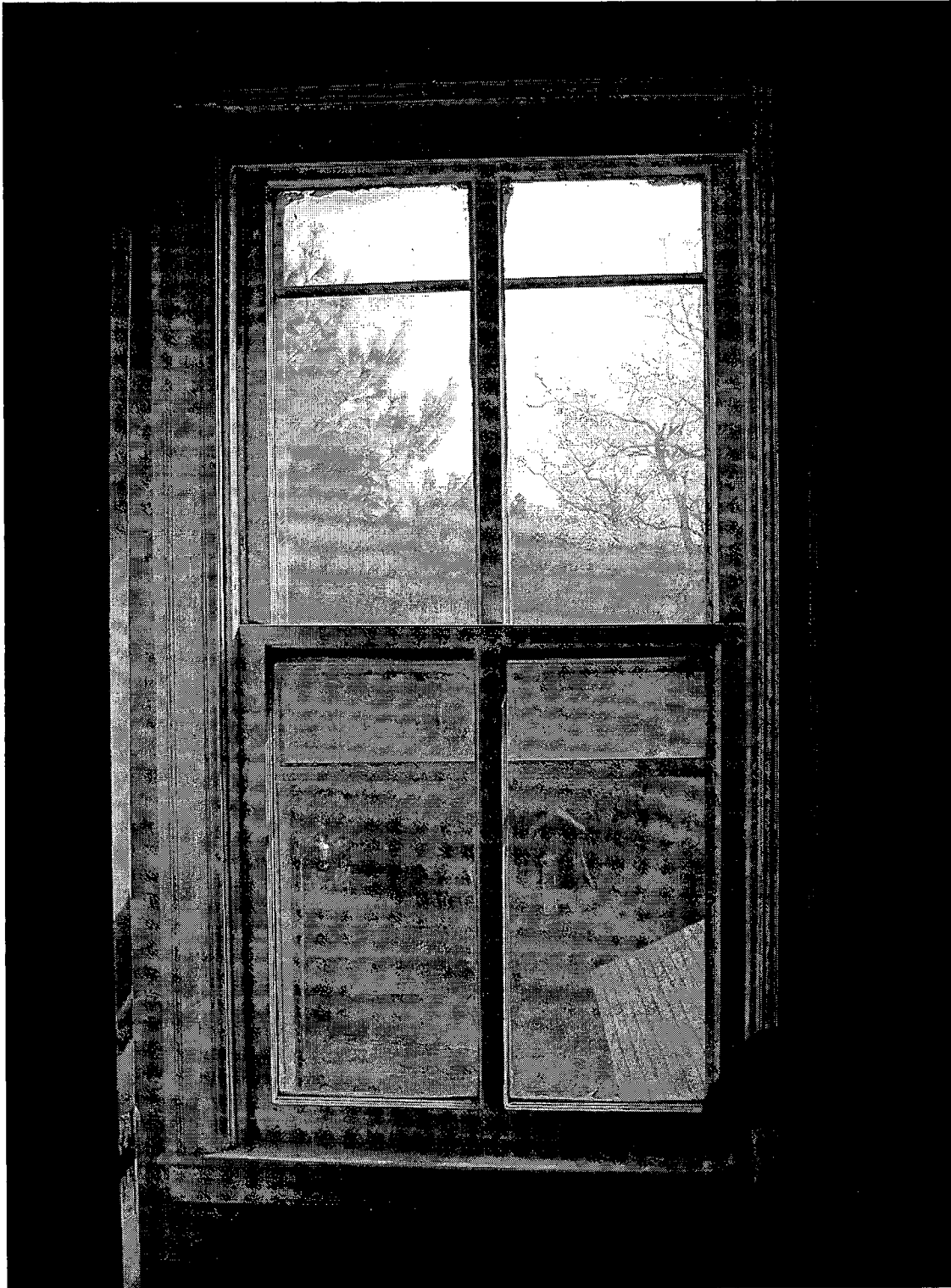
A rear porch area has been enclosed and is used as a breakfast room, and has 6 over 6 double hung windows that do not match the rest of the house.



All of the exterior windows save the small windows located in upstairs closets and new windows in the kitchen rear breakfast room are covered with aluminum storm/screen windows.

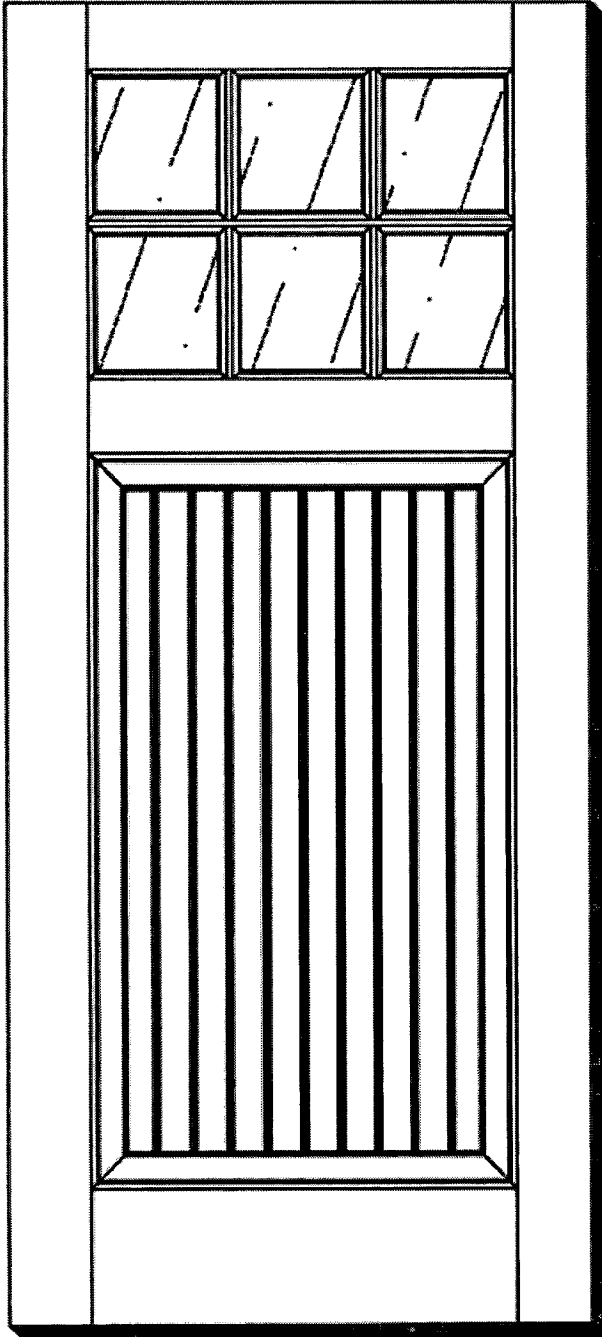


A number of the windows (Windows 5, 9, 15, 16 and 18) are completely inoperable, and appear to have been unused for many years, as illustrated in the photograph below of window 15. . . Attempts to free several windows have resulted in cracks in the window frames (5, 9, 16 and 18).



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

We propose to restore the windows (except the "new" breakfast room and kitchen windows) to their original function and appearance, by substituting high quality wood windows of the same size and appearance for the existing windows and storms. We also propose to remove the shutters and install a front door that is more in keeping with the overall design of the building, and that is consistent with doors on other nearby homes from a similar era.



By using double-paned insulated windows, we will be able to eliminate the existing storm windows. This will restore the original depth and texture to the building façade. This will reinforce, rather than impair the existing streetscape.

Under the Takoma Master Plan for Historic Preservation, contributing resources “should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on close scrutiny of architectural detailing.” In particular, exterior alterations, “including those to architectural features and details should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.” This, I think, implies that the primary consideration is the preservation of the visual and esthetic impact of the contributing resource within its setting, rather than the literal preservation of building components which are not noteworthy or historic in their own right. Our proposal will preserve (and enhance) the original size and shape of window and door openings,” which (as noted) have been obscured by aluminum storm windows.

This is the first of three projects we envision. The second, a small kitchen addition, will vastly improve the appearance of the rear of our house, making it more symmetrical and consistent in materials and design. The third phase (depending on feasibility) would be to remove the asbestos shingles added in the 1950s or 60s and restore a clapboard façade.

One of the attractive features of the original layout of our home is that each room has windows on two sides, allowing natural ventilation and cooling. Unfortunately, the existing windows do not serve this purpose. As noted above, several of the windows are completely inoperable. Professional attempts to open them have simply cracked the frames. The large number of inoperable windows precludes the intended air flow. In addition, as explained below, the opening and closing of those windows that do work presents a substantial health and safety risk.

Replacement of the existing windows is also required because the windows present a health hazard, which cannot be remedied without replacement. Md. Code sec. 24A-8(b)(4) (commission to instruct the director to issue permit if necessary “in order that unsafe conditions or health hazards be remedied”). As is typical of older homes, the windows (other than the new ones in the breakfast room and kitchen) contain high levels of lead, from applications of lead paint before its use was banned in 1978. (See attached XRF readings). Lead paint is hazardous, particularly to children under the age of 6. Although at one time, concern about lead paint focused exclusively on chipping paint, that could be ingested by very young children, more recent research has shown that *dust* created by friction on intact painted surfaces also can produce health hazards. Moreover, other research has shown that children suffer adverse effects from exposure to lead at levels below the EPA’s 10 nanograms/liter “level of concern.”

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A SIDE ELEVATION  
 6 1/8" = 1'-0"

HUNTOON REISER

7211 MAPLE AVE.  
 TAKOMA PARK, MD

EXT. ELEVATION  
 1-STORY REAR ADDITION

1/8" = 1'-0"  
 03.24.05



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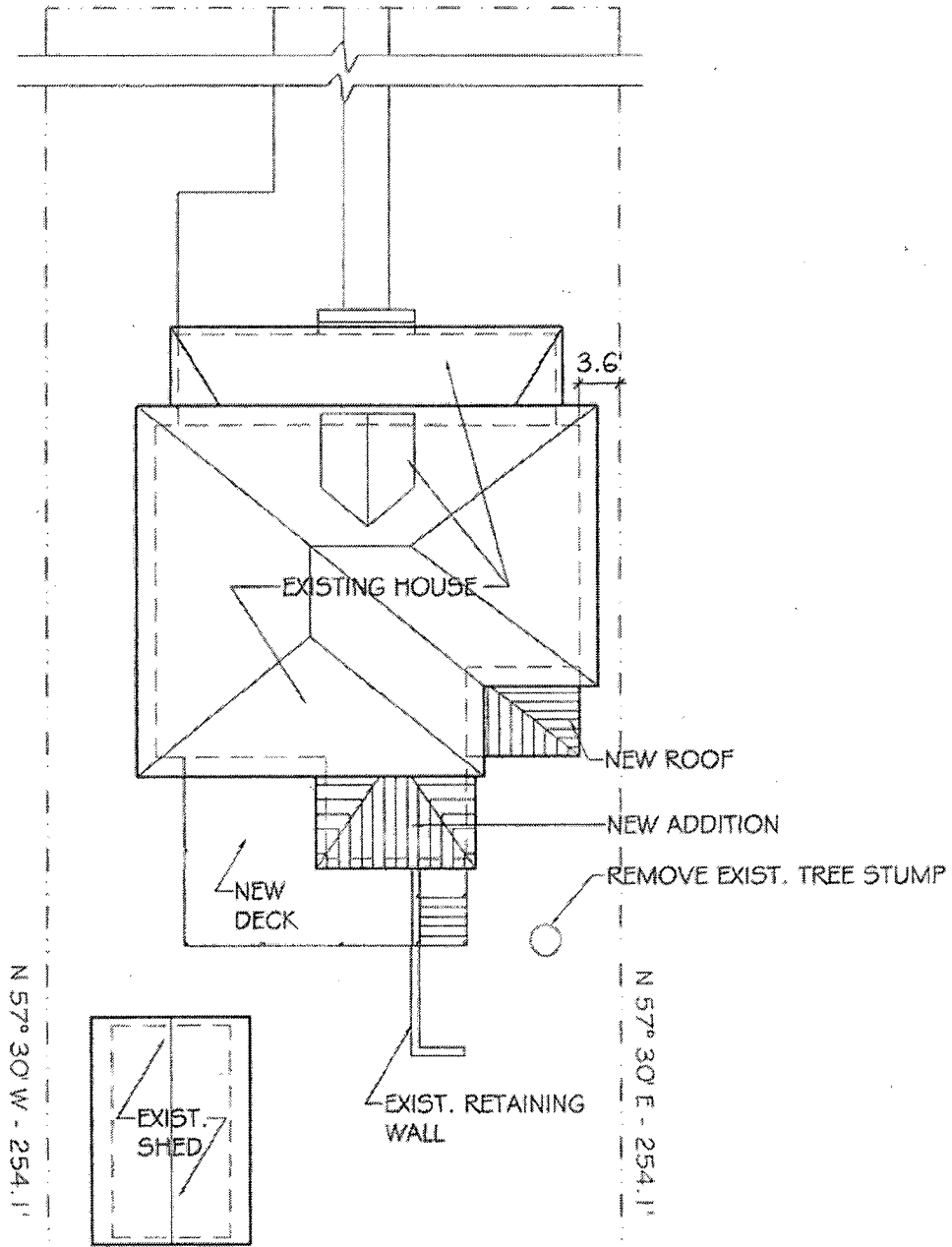
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A REAR ELEVATION  
5  $1/8" = 1'-0"$

<b>HUNTOON REISER</b> 7211 MAPLE AVE. TAKOMA PARK, MD	<b>EXT. ELEVATION</b> 1-STORY REAR ADDITION  $1/8" = 1'-0"$ 03.24.05	<div style="display: flex; align-items: center;"> <div> <b>TREACY &amp; EAGLEBURGER</b>  <b>ARCHITECTS</b> </div> </div> 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008 202-362-5226 FAX: 202-362-7791
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MAPLE AVENUE  
N 32° 30' E - 50'



A SITE  
1/16" = 1'-0"

HUNTOON REISER

7211 MAPLE AVE.  
TAKOMA PARK, MD

SITE- PROPOSAL  
1-STORY REAR ADDITION  
1/16" - 1'-0"  
03.24.05



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