

7338 Piney Branch Rd., Takoma Park

Non-Contributing Resource

Takoma Park Historic District

HAWP Case #: 37/03-17BBB

At the August 16, 2017 HPC meeting, the Commission found that this application was incomplete and that additional information was required to make an informed decision. The applicants were not at the meeting when the Commission asked them to come forward, and the case was postponed to the September 6, 2017 HPC meeting. Additional information has been provided by the applicant, and that information and the original staff report are attached.

The information to complete the record can be found on Circles 24 - 26.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7338 Piney Branch Rd., Takoma Park	Meeting Date:	9/6/2017
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	8/30/2017
Applicant:	Ivan and Mirjana Tokic	Public Notice:	8/23/2017
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Case Number:	37/03-17BBB		
PROPOSAL:	Bay window installation		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: c. 1940s

PROPOSAL

The applicants propose to replace the existing triple window on the front of the house (left side) with a bay window.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the

character of the historic district.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a

manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

The subject property is a Non-Contributing resource within the Takoma Park Historic District. The adjacent and confronting properties are also Non-Contributing resources. According to the *Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park (1992)*, the subject property was a c. 1940s Ranch-style house at the time of designation. The 1954 Sanborn Fire Insurance Map supports this description, as it indicates that the house was originally one-story. The house has clearly been altered since 1992, now being a two-and-a-half-story house with traditional features.

The applicants propose to replace the existing triple window on the front (left side) elevation of the house with a bay window. The bay window will consist a single lite fixed central window flanked by double-hung 4-over-4 windows. The windows will be wood with wood trim, three wood panels beneath, and a copper roof. The bay window will project 2' from the house.

According to the *Guidelines*, Non-Contributing Resources should receive the most lenient level of design review and most changes should be approved as a matter of course except when the proposal could affect the surrounding streetscape or impair the character of the historic district as a whole.

Staff is generally supportive of the proposal, finding that, because the property is a Non-Contributing Resource surrounded by other Non-Contributing Resources, it has minimal potential to detract from the Contributing and Outstanding Resources within the district. The proposed bay window will not project beyond the front porch, and the character defining features of the streetscape, such as setback, building height, and roof form, will not be altered.

However, the Commission might find that the proposal would introduce a prominent feature that is highly visible from the public right-of-way and review the proposal with greater scrutiny. If so, the Commission might find that the proposed materials (i.e., copper roof) are incompatible with the house and/or streetscape and stipulate that more appropriate materials be used.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent

with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tokicivan4@gmail.com Contact Person: Ivan Tokic
Daytime Phone No.: 240-893-4459
Tax Account No.: _____
Name of Property Owner: Ivan Tokic & Mirjana Tokic Daytime Phone No.: 240-893-4459
Address: 7338 Piney Branch Road Takoma Park MD 20912
Street Number City State Zip Code
Contractor: property owner to do own work Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7338 Street: Piney Branch Road
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave (Hwy 410)
Lot: 2A Block: 82 Subdivision: _____
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 (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ _____

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

7/25/2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing structure is a single family two story home built in 1954.
Original it was a single floor, brick, minimal traditional home without
any significant historical features.

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

We would like to replace the existing first floor window with a bay
window. The new bay window will allow more light into the living room
and enhance the exterior elevation of the home.

2. 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

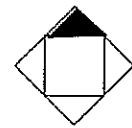
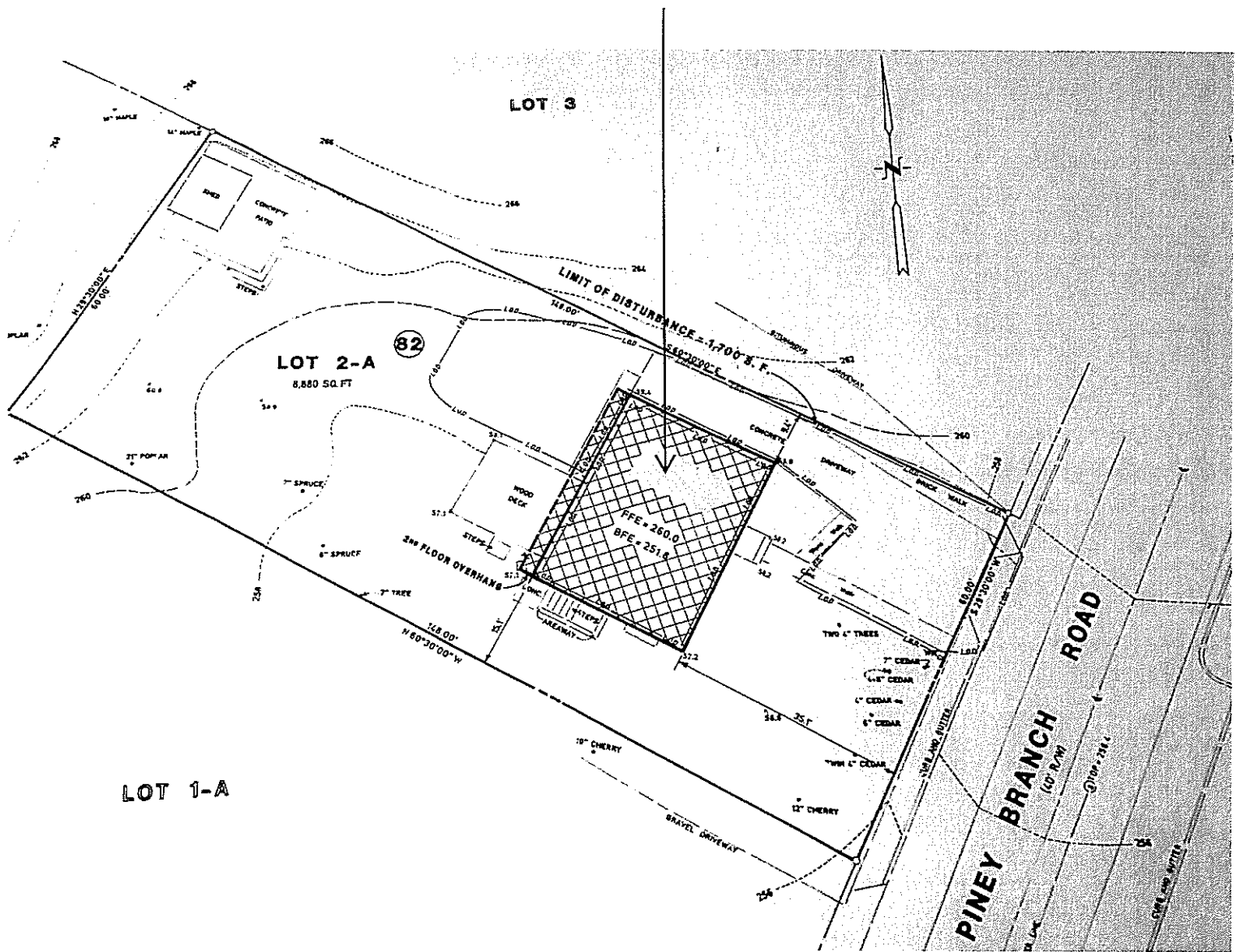
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

Site Plan

Existing Site Plan for 7338 Piney Branch Road



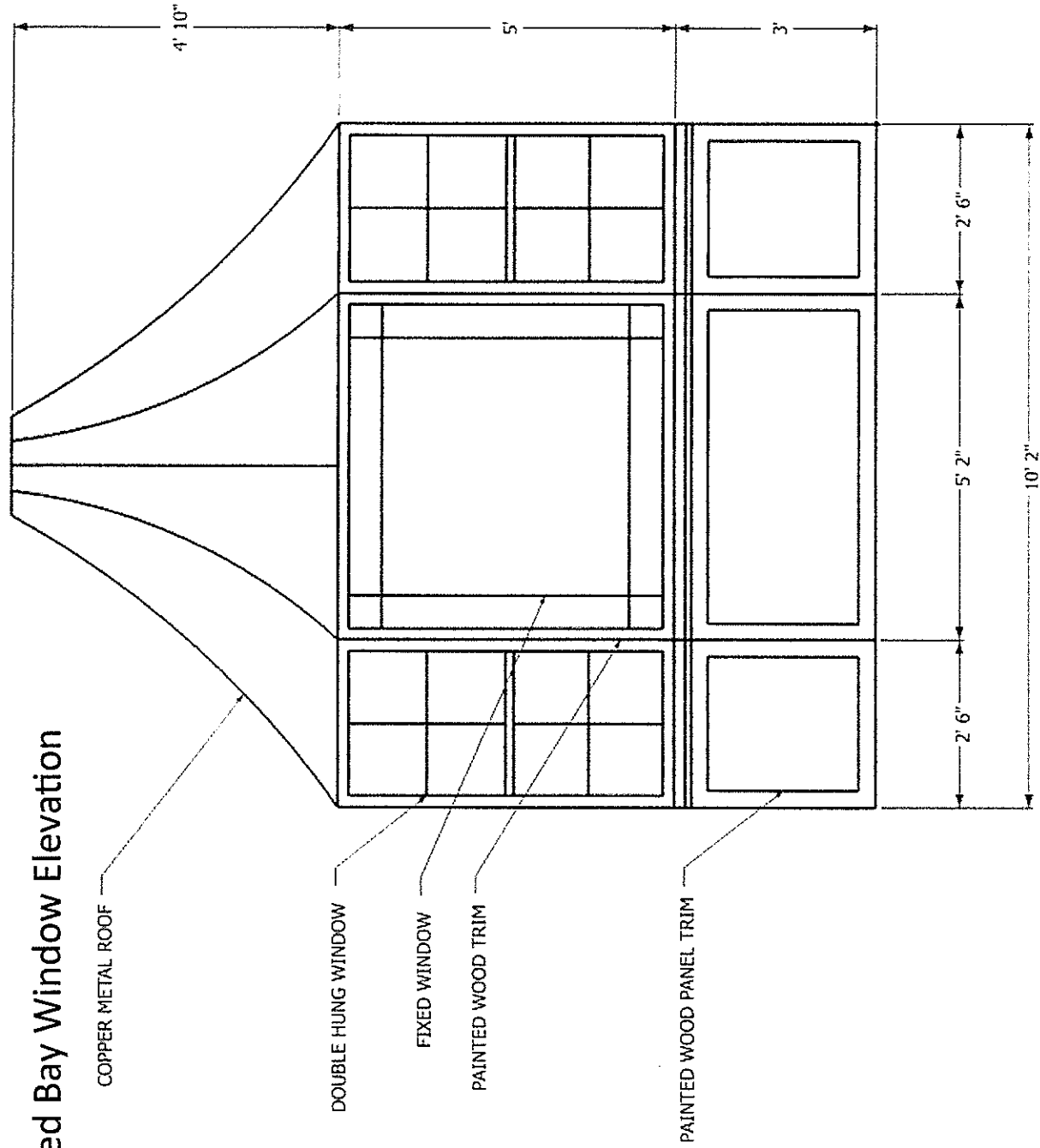
Shade portion to indicate North

Applicant: Ivan Tokic

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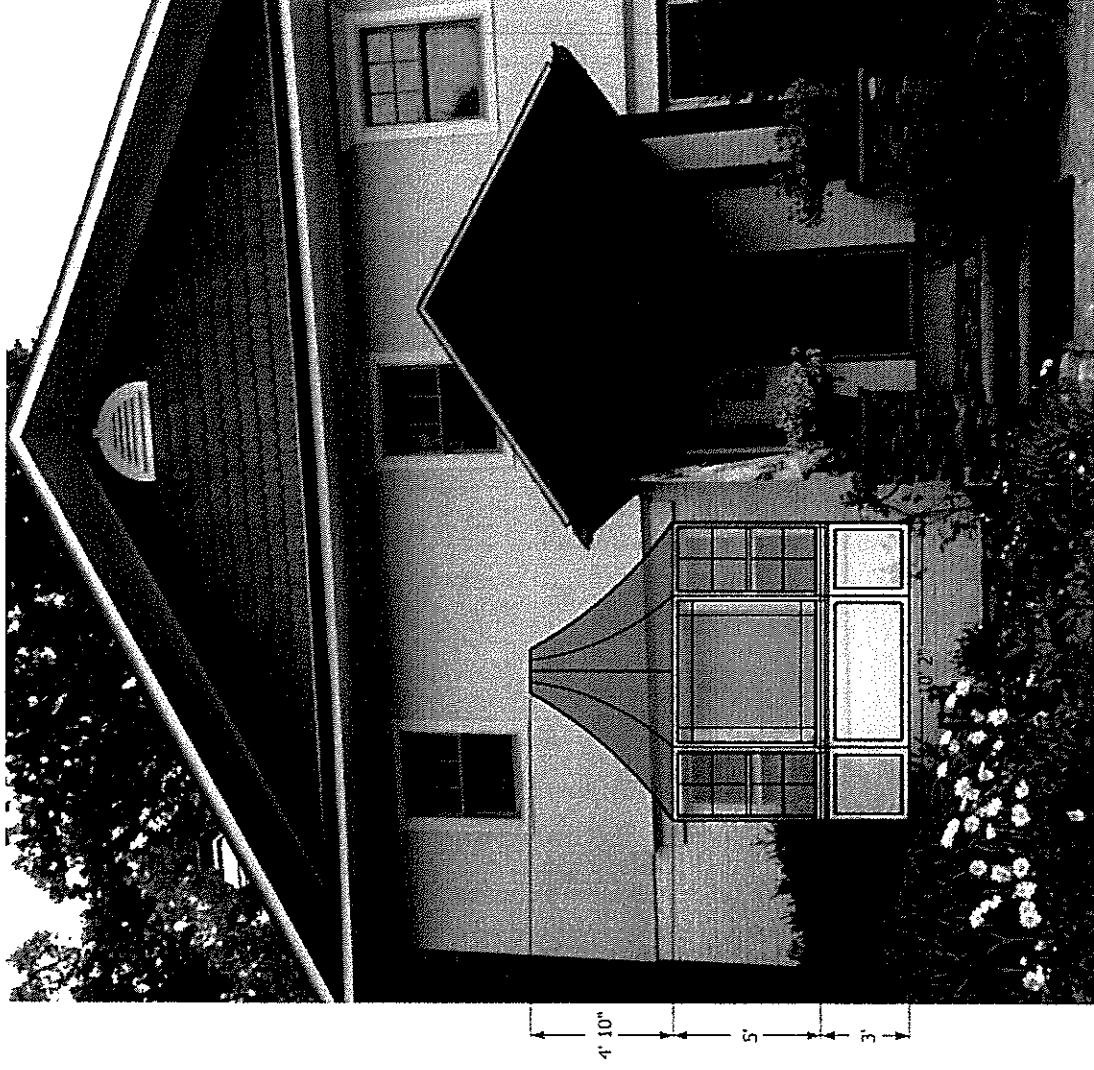
Proposed Bay Window Elevation



Applicant: Ivan Tokic

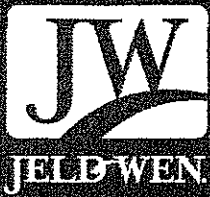
*In plan the bay window will project 2'-0" from the existing exterior wall.

Proposed Bay Window Elevation – Sketch



Applicant: Ivan Tokic

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Siteline EX
Wood Windows & Patio Doors
Technical Specifications

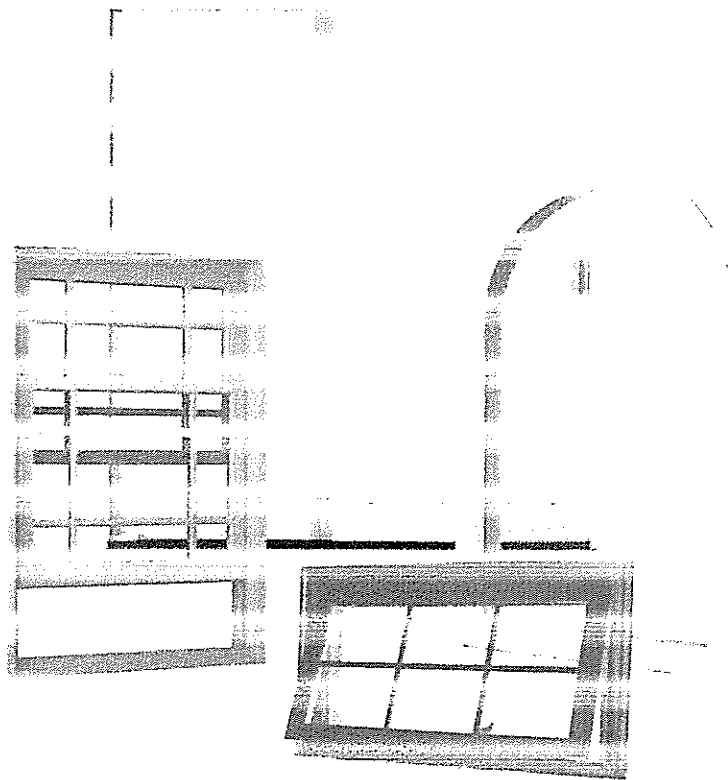


WOOD WINDOWS AND PATIO DOORS

THERE ARE LUXURIES IN LIFE THAT AREN'T TIED TO MONEY.

At JELD-WEN, we understand this idea, which is why we craft reliable SiteLine EX windows and patio doors. Each one is designed to enhance homes with exceptional beauty and energy efficiency at a great value. These windows and patio doors also provide dependable performance time and time again. They're simply worry-free, which, of course, is the best luxury of all.

From clean and streamlined to charming and ornate, we offer a full range of styles and options. Our selection ensures you'll find the perfect windows and patio doors to meet all your requirements.



To see the complete SiteLine EX Wood
Windows and patio door beauty
section please request brochure
#11-618A at: www.jeld-wen.com.

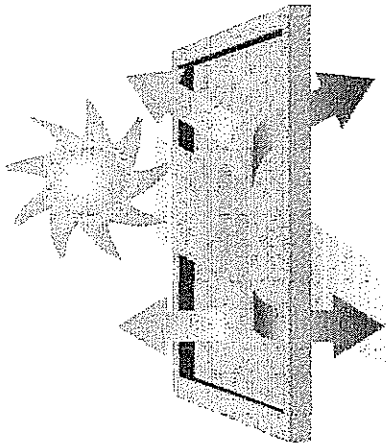


Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitrine® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

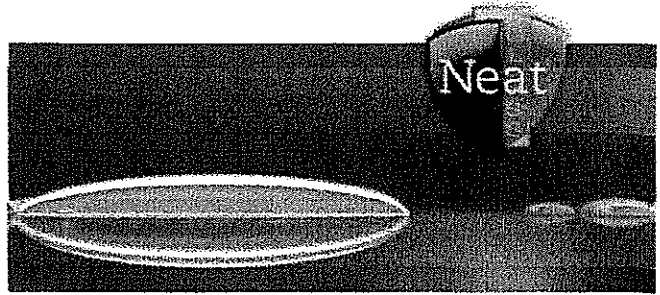
Energy Efficiency Designed to Last

Can a door or window be called high-performance? Definitely. Sitrine wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoE³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoE³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

Clearly Better

All Sitrine wood windows and patio doors come with LoE³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Sitrine wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitrine wood products are available with energy efficient options, including argon-filled or high-altitude glass.



AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.

**LIFETIME
LIMITED
WARRANTY**

Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. Visit jeld-wen.com to view the full warranty.*

**100%
PROTECTION**

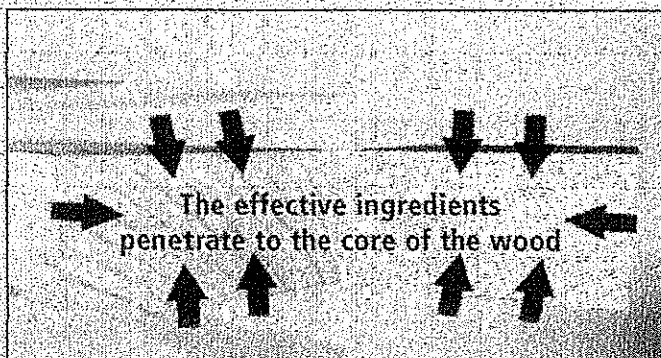
Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.

**100%
WOOD**

Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast wood is colorless, stainable and odorless.

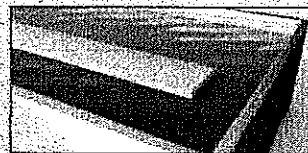


Virtually 100% Surface-to-Core Protection

**100%
WORRY-FREE**

AuraLast is Safe

AuraLast wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

Protects Against Water Saturation

AuraLast wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

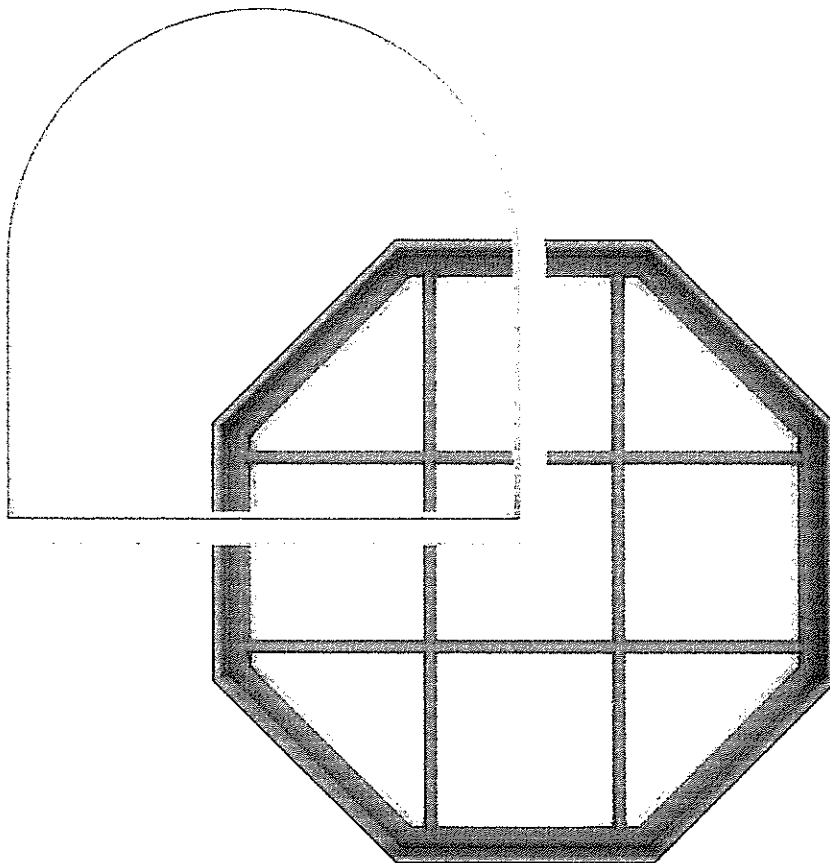
Harmful termites will eat through unprotected wood—not so with AuraLast wood.

Visit jeld-wen.com/auralast for more information

***AuraLast Lifetime Limited Warranty Coverage
for Wood Decay and Termite Damage**

FIXED, RADIUS AND GEOMETRIC WINDOWS

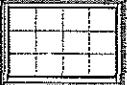
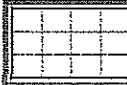
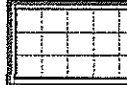
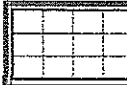


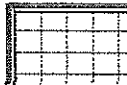


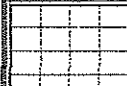
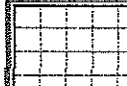
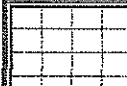
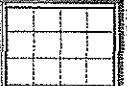
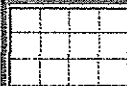
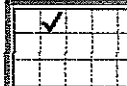

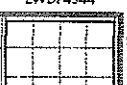
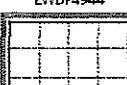
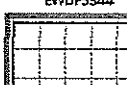
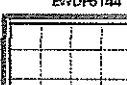




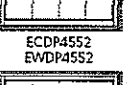
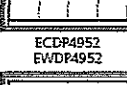
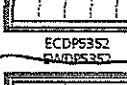
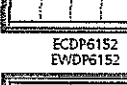
Our fixed windows are available in a variety of sizes and shapes to create an intriguing look with other window types. Either add geometric shapes to your existing window collection or choose a new window shape and size and rectangular shapes and sizes.



Multiple shades, styles and sizes. Choose the look you love. These windows can keep you cool all year for additional product details and ordering information.

DOUBLE-HUNG WINDOWS

CLAD AND WOOD PICTURE UNITS (CONTINUED)

Clad											
M.O. Brickmould	48 1/2" (1241)	52 1/2" (1343)	56 1/2" (1445)	64 1/2" (1648)							
M.O. Flat Casing	51 1/2" (1318)	55 1/2" (1419)	59 1/2" (1521)	67 1/2" (1724)							
Rough Opening	46 1/2" (1172)	50 1/2" (1273)	54 1/2" (1375)	62 1/2" (1578)							
Frame Size	45 1/2" (1153)	49 1/2" (1254)	53 1/2" (1356)	61 1/2" (1559)							
Daylight Opening	38 1/2" (986)	42 1/2" (1087)	46 1/2" (1189)	54 1/2" (1392)							
34 1/2" (872)					34 1/2" (881)						
35 1/2" (910)					36 1/2" (919)						
32 1/2" (832)					32 1/2" (832)						
32" (813)					32" (813)						
24 1/2" (618)					24 1/2" (618)						
	ECDP4532 EWDP4532	ECDP4932 EWDP4932	ECDP5332 EWDP5332	ECDP6132 EWDP6132							
38 1/2" (973)					38 1/2" (983)						
39 1/2" (1011)					40 1/2" (1021)						
36 1/2" (933)					36 1/2" (933)						
36" (914)					36" (914)						
28 1/2" (719)					28 1/2" (719)						
	ECDP4536 EWDP4536	ECDP4936 EWDP4936	ECDP5336 EWDP5336	ECDP6136 EWDP6136							
42 1/2" (1075)					42 1/2" (1084)						
43 1/2" (1113)					44 1/2" (1122)						
40 1/2" (1035)					40 1/2" (1035)						
40" (1016)					40" (1016)						
32 1/2" (821)					32 1/2" (821)						
	ECDP4540 EWDP4540	ECDP4940 EWDP4940	ECDP5340 EWDP5340	ECDP6140 EWDP6140							
46 1/2" (1176)					46 1/2" (1186)						
47 1/2" (1214)					48 1/2" (1224)						
44 1/2" (1137)					44 1/2" (1137)						
44" (1118)					44" (1118)						
36 1/2" (922)					36 1/2" (922)						
	ECDP4544 EWDP4544	ECDP4944 EWDP4944	ECDP5344 EWDP5344	ECDP6144 EWDP6144							
50 1/2" (1278)					50 1/2" (1287)						
51 1/2" (1316)					52 1/2" (1326)						
48 1/2" (1238)					48 1/2" (1238)						
48" (1219)					48" (1219)						
40 1/2" (1024)					40 1/2" (1024)						
	ECDP4548 EWDP4548	ECDP4948 EWDP4948	ECDP5348 EWDP5348	ECDP6148 EWDP6148							
54 1/2" (1380)					54 1/2" (1389)						
55 1/2" (1418)					56 1/2" (1427)						
52 1/2" (1340)					52 1/2" (1340)						
52" (1321)					52" (1321)						
44 1/2" (1126)					44 1/2" (1126)						
	ECDP4552 EWDP4552	ECDP4952 EWDP4952	ECDP5352 EWDP5352	ECDP6152 EWDP6152							
58 1/2" (1481)					58 1/2" (1491)						
59 1/2" (1519)					60 1/2" (1529)						
56 1/2" (1441)					56 1/2" (1441)						
56" (1422)					56" (1422)						
48 1/2" (1227)					48 1/2" (1227)						
	ECDP4556 EWDP4556	ECDP4956 EWDP4956	ECDP5356 EWDP5356	ECDP6156 EWDP6156							
48 1/2" (1232)		52 1/2" (1334)	56 1/2" (1435)	64 1/2" (1638)	M.O. Brickmould						
51 1/2" (1308)		55 1/2" (1410)	59 1/2" (1511)	67 1/2" (1715)	M.O. Flat Casing						
46 1/2" (1172)		50 1/2" (1273)	54 1/2" (1375)	62 1/2" (1578)	Rough Opening						
45 1/2" (1153)		49 1/2" (1254)	53 1/2" (1356)	61 1/2" (1559)	Frame Size						
38 1/2" (986)		42 1/2" (1087)	46 1/2" (1189)	54 1/2" (1392)	Daylight Opening						
					Wood						

ELEVATION SYMBOL LEGEND

M.O. MASONRY OPENING
VALUES IN () ARE IN MILLIMETER CONVERSIONS

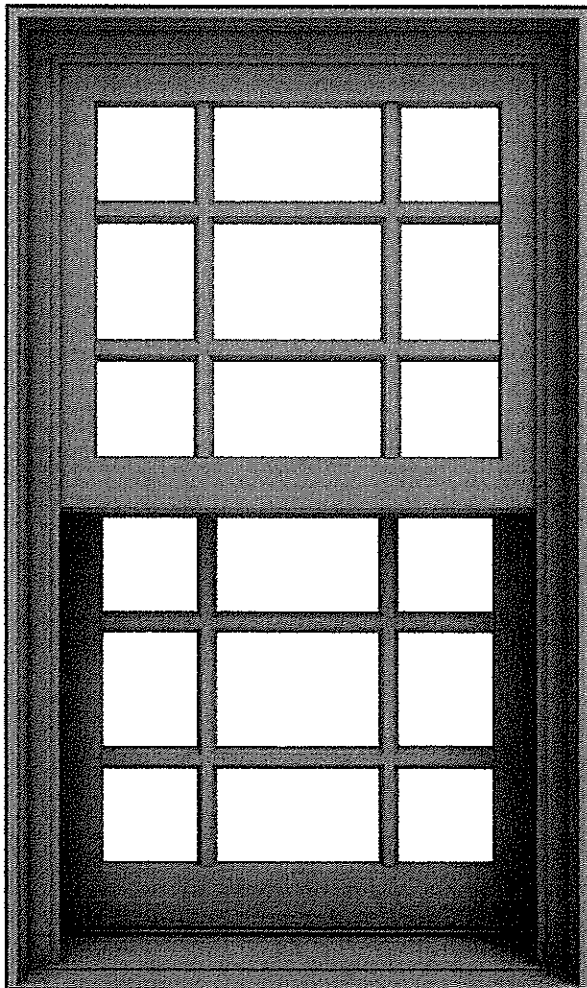
Note: Elevations shown DO NOT have exterior trim.

*** INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING
**** INDICATES OPTIONAL DESIGN PRESSURE RATING

DOUBLE-HUNG WINDOWS

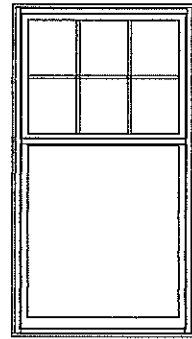
Double-hung windows are a classic, timeless style. They feature a sturdy design with a 1 1/2" x 1 1/2" x 1 1/2" frame and a 1 1/2" x 1 1/2" x 1 1/2" frame. Each window has a double frame with a 1 1/2" x 1 1/2" x 1 1/2" frame and a 1 1/2" x 1 1/2" x 1 1/2" frame. Each window has a double frame with a 1 1/2" x 1 1/2" x 1 1/2" frame and a 1 1/2" x 1 1/2" x 1 1/2" frame.

These windows are available in a variety of colors and finishes. They are also available with optional finger pulls and a 1 1/2" x 1 1/2" x 1 1/2" frame.

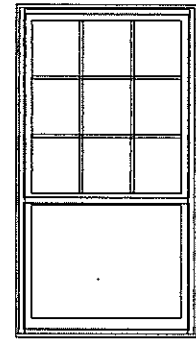


Beneath the low-profile exterior are clever engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for a complete product details and ordering information.

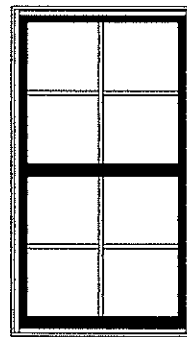
OPTIONAL DESIGNS



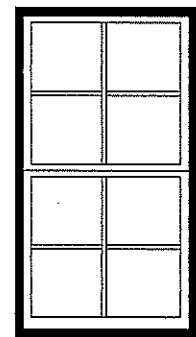
COTTAGE



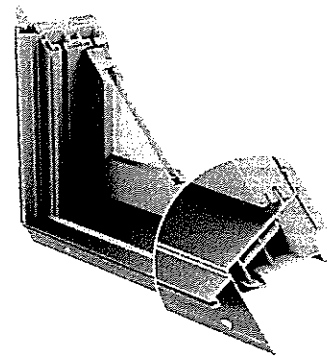
REVERSE
COTTAGE



HYBRID
WOOD FRAME
LEAD GLASS



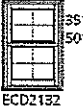


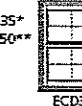
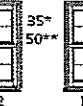
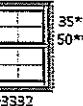
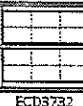
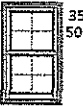
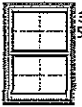


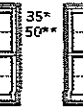
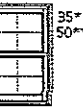

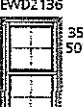
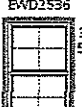
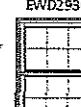
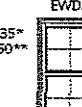
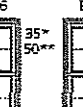
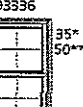
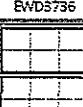
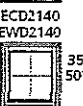
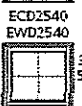

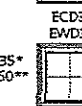
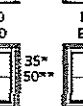
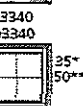

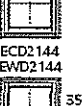


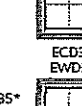

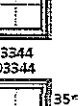


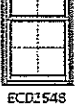





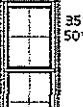
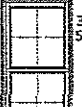

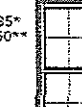
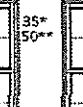
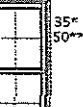

HYBRID
LEAD FRAME
WOOD GLASS



CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Improved energy efficiency as thermal break

CLAD AND WOOD OPERATING UNITS

Clad												
M.O. Brickmould	24 1/2" (632)	28 3/4" (733)	32 1/2" (835)	34 1/2" (886)	36 1/2" (937)	40 3/4" (1038)	44 1/2" (1140)					
M.O. Flat Casing	27 1/2" (708)	31 1/2" (810)	35 1/2" (911)	37 1/2" (962)	39 3/4" (1013)	43 3/4" (1114)	47 1/2" (1216)					
Rough Opening	22 1/2" (562)	26 1/2" (664)	30 1/2" (765)	32 1/2" (816)	34 1/2" (867)	38 1/2" (968)	42 1/2" (1070)					
Frame Size	21 1/2" (543)	25 1/2" (645)	29 3/4" (746)	31 3/4" (797)	33 3/4" (848)	37 3/4" (949)	41 3/4" (1051)					
Daylight Opening	14 1/2" (376)	18 1/2" (478)	22 1/2" (579)	24 1/2" (630)	26 1/2" (681)	30 1/2" (783)	34 1/2" (884)					
	34 1/2" (872) 35 1/2" (910) 32 1/2" (832) 32" (813) 11 1/2" (281)[2]	 35" 50*** ECD2132 EWD2132	 35" 50*** ECD2532 EWD2532	 35" 50*** ECD2932 EWD2932	 35" 50*** ECD3132 EWD3132	 35" 50*** ECD3332 EWD3332	 35" 50*** ECD3732 EWD3732	 35" 50*** ECD4132 EWD4132			34 1/2" (881) 36 1/2" (919) 32 1/2" (832) 32" (813) 11 1/2" (281)[2]	
	38 1/2" (973) 39 1/2" (1011) 36 1/2" (933) 36" (914) 13 1/2" (332)[2]	 35" 50*** ECD2136 EWD2136	 35" 50*** ECD2536 EWD2536	 35" 50*** ECD2936 EWD2936	 35" 50*** ECD3136 EWD3136	 35" 50*** ECD3336 EWD3336	 35" 50*** ECD3736 EWD3736	 35" 50*** ECD4136 EWD4136			38 1/2" (983) 40 1/2" (1021) 36 1/2" (933) 36" (914) 13 1/2" (332)[2]	
	42 1/2" (1075) 43 1/2" (1113) 40 1/2" (1035) 40" (1016) 15 1/2" (383)[2]	 35" 50*** ECD2140 EWD2140	 35" 50*** ECD2540 EWD2540	 35" 50*** ECD2940 EWD2940	 35" 50*** ECD3140 EWD3140	 35" 50*** ECD3340 EWD3340	 35" 50*** ECD3740 EWD3740	 35" 50*** ECD4140 EWD4140			42 1/2" (1084) 44 1/2" (1122) 40 1/2" (1035) 40" (1016) 15 1/2" (383)[2]	
	46 1/2" (1176) 47 1/2" (1214) 44 1/2" (1137) 44" (1118) 17 1/2" (433)[2]	 35" 50*** ECD2144 EWD2144	 35" 50*** ECD2544 EWD2544	 35" 50*** ECD2944 EWD2944	 35" 50*** ECD3144 EWD3144	 35" 50*** ECD3344 EWD3344	 35" 50*** ECD3744 EWD3744	 35" 50*** ECD4144 EWD4144			46 1/2" (1186) 48 1/2" (1224) 44 1/2" (1137) 44" (1118) 17 1/2" (433)[2]	
	50 1/2" (1278) 51 1/2" (1316) 48 1/2" (1238) 48" (1219) 19 1/2" (484)[2]	 35" 50*** ECD2148 EWD2148	 35" 50*** ECD2548 EWD2548	 35" 50*** ECD2948 EWD2948	 35" 50*** ECD3148 EWD3148	 35" 50*** ECD3348 EWD3348	 35" 50*** ECD3748 EWD3748	 35" 50*** ECD4148 EWD4148			50 1/2" (1287) 52 1/2" (1326) 48 1/2" (1238) 48" (1219) 19 1/2" (484)[2]	
	54 1/2" (1380) 55 1/2" (1418) 52 1/2" (1340) 52" (1321) 21 1/2" (535)[2]	 35" 50*** ECD2152 EWD2152	 35" 50*** ECD2552 EWD2552	 35" 50*** ECD2952 EWD2952	 35" 50*** ECD3152 EWD3152	 35" 50*** ECD3352 EWD3352	 35" 50*** ECD3752 EWD3752	 35" 50*** ECD4152 EWD4152			54 1/2" (1389) 56 1/2" (1427) 52 1/2" (1340) 52" (1321) 21 1/2" (535)[2]	
	58 1/2" (1481) 59 1/2" (1519) 56 1/2" (1441) 56" (1422) 23 1/2" (586)[2]	 35" 50*** ECD2156 EWD2156	 35" 50*** ECD2556 EWD2556	 35" 50*** ECD2956 EWD2956	 35" 50*** ECD3156 EWD3156	 35" 50*** ECD3356 EWD3356	 35" 50*** ECD3756 EWD3756	 35" 50*** ECD4156 EWD4156			58 1/2" (1491) 60 1/2" (1529) 56 1/2" (1441) 56" (1422) 23 1/2" (586)[2]	
	24 1/2" (622) 27 1/2" (699) 22 1/2" (562) 21 1/2" (543) 14 1/2" (376)	28 1/2" (724) 31 1/2" (800) 26 1/2" (664) 25 1/2" (645) 18 1/2" (478)	32 1/2" (826) 35 1/2" (902) 30 1/2" (765) 29 3/4" (746) 22 1/2" (579)	34 1/2" (876) 37 1/2" (953) 32 1/2" (816) 31 3/4" (797) 24 1/2" (630)	36 1/2" (927) 39 1/2" (1003) 34 1/2" (867) 33 3/4" (848) 26 1/2" (681)	40 1/2" (1029) 43 1/2" (1105) 38 1/2" (968) 37 3/4" (949) 30 1/2" (783)	44 1/2" (1130) 47 1/2" (1207) 42 1/2" (1070) 41 3/4" (1051) 34 1/2" (884)				M.O. Brickmould M.O. Flat Casing Rough Opening Frame Size Daylight Opening	
												Wood

ELEVATION SYMBOL LEGEND

M.O. MASONRY OPENING

VALUES IN () ARE IN MILLIMETER CONVERSIONS

VALUES IN [] ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT

E UNIT MEETS EGRESS REQUIREMENTS FOR BOCA & IRC CODE. STATE AND LOCAL CODES MAY DIFFER.

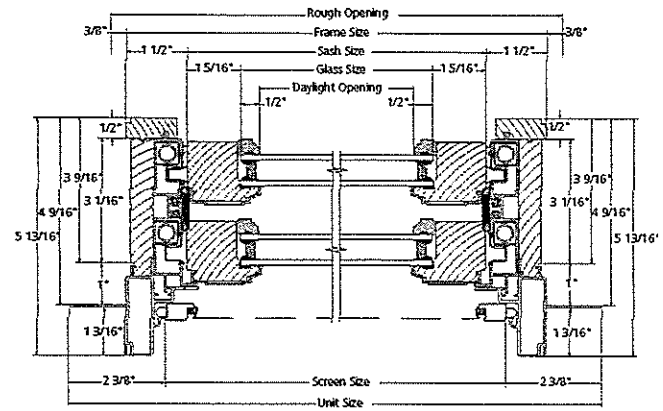
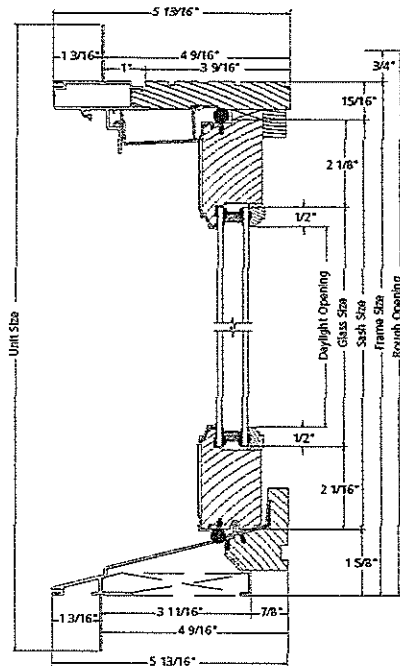
Note: Elevations shown DO NOT have exterior trim.

*** INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING

**** INDICATES OPTIONAL DESIGN PRESSURE RATING

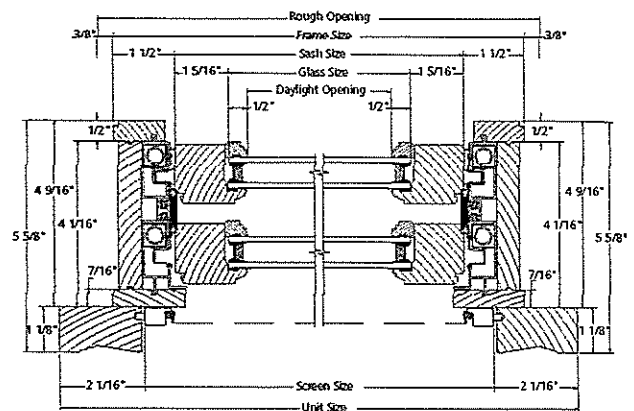
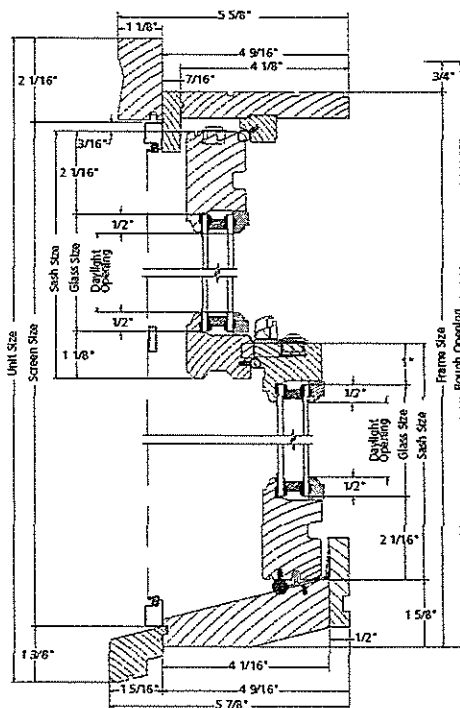
DOUBLE-HUNG WINDOWS

CLAD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS



DOUBLE-HUNG

WOOD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS



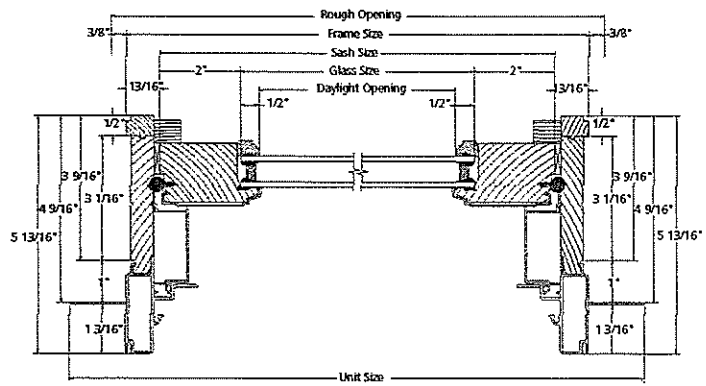
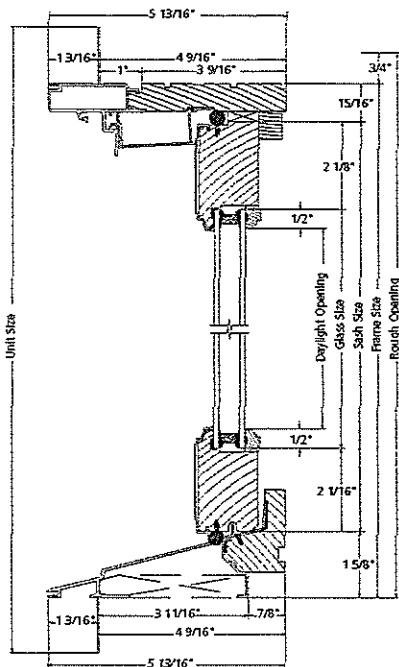
All dimensions are approximate.

RELIABILITY for real life®

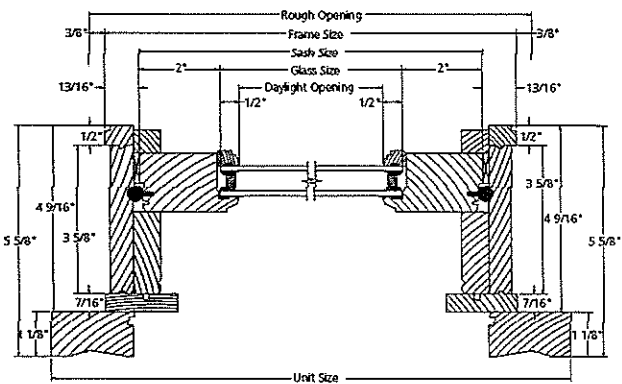
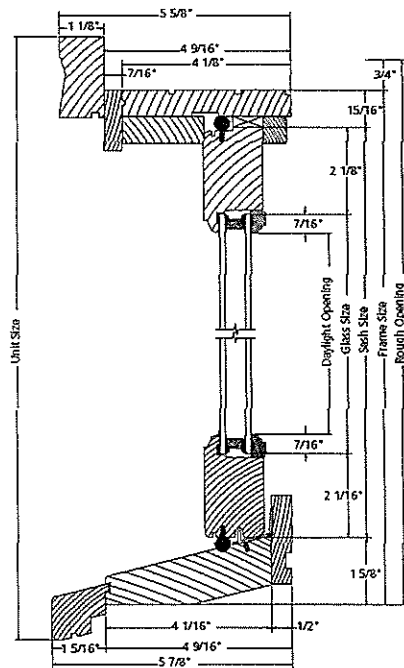


DOUBLE-HUNG WINDOWS

CLAD SECTION DETAILS AND DIMENSIONS FOR STATIONARY UNITS

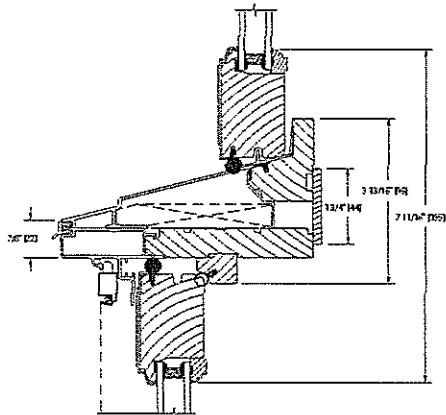


WOOD SECTION DETAILS AND DIMENSIONS FOR STATIONARY UNITS

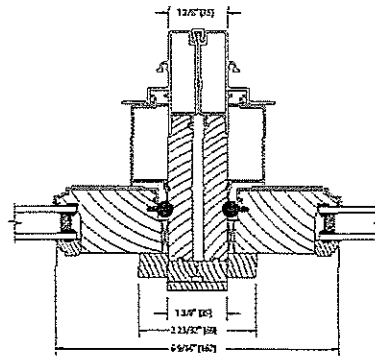


DOUBLE-HUNG WINDOWS

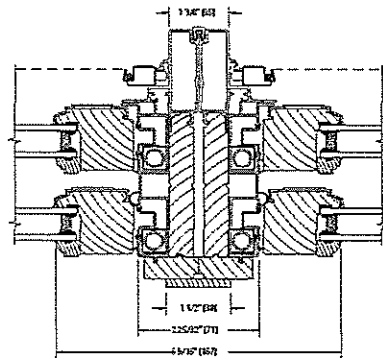
CLAD SECTION DETAILS FOR STANDARD MULLION OPTIONS



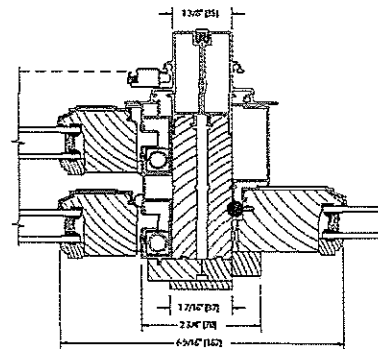
OPERATING DOUBLE-HUNG WITH FIXED TRANSOM



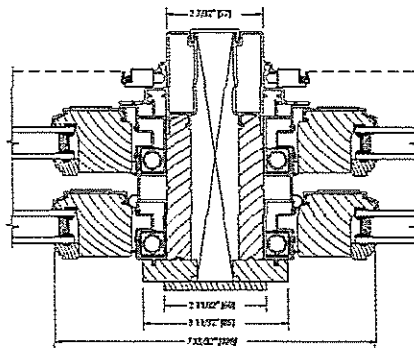
DOUBLE-HUNG PICTURE
WITH DOUBLE-HUNG PICTURE



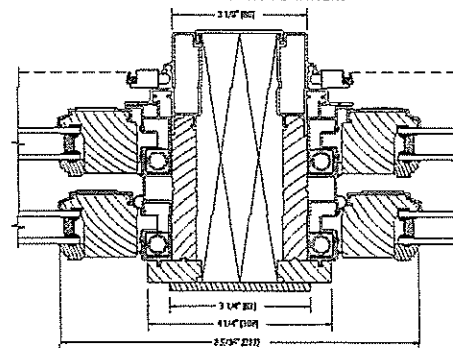
TWIN OPERATING DOUBLE-HUNG



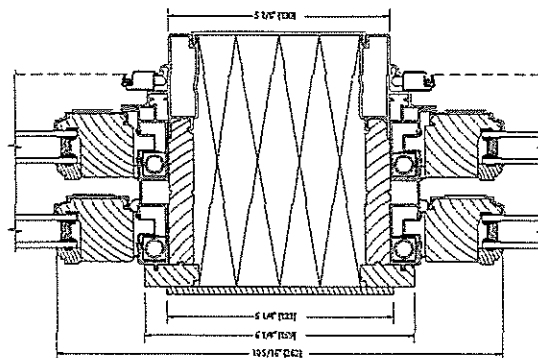
TWIN OPERATING DOUBLE-HUNG
WITH PICTURE FLANKERS



TWIN OPERATING DOUBLE-HUNG
WITH 1" SOLID SPREAD MULL



TWIN OPERATING DOUBLE-HUNG
WITH 2" SOLID SPREAD MULL



TWIN OPERATING DOUBLE-HUNG
WITH 4" SOLID SPREAD MULL

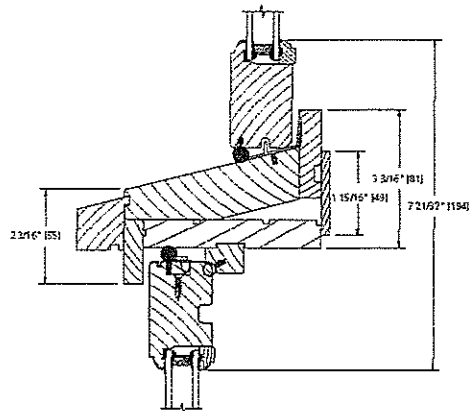
All dimensions are approximate.

RELIABILITY for real life®

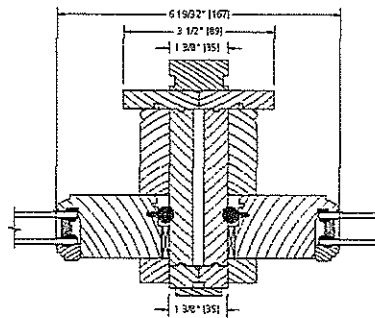


DOUBLE-HUNG WINDOWS

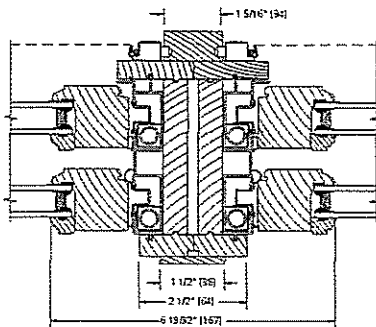
WOOD SECTION DETAILS FOR STANDARD MULLION OPTIONS



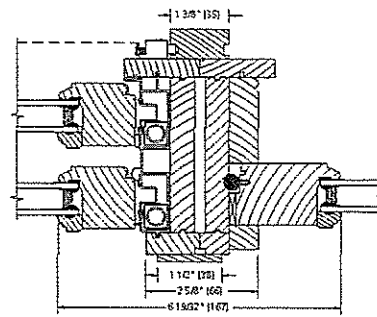
OPERATING DOUBLE-HUNG WITH FIXED TRANSOM



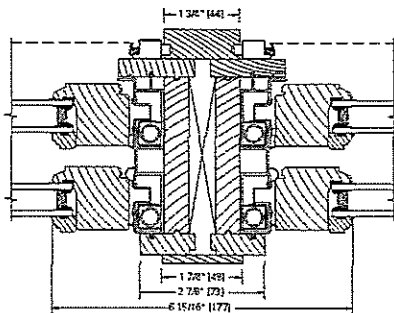
DOUBLE-HUNG PICTURE
WITH DOUBLE-HUNG PICTURE



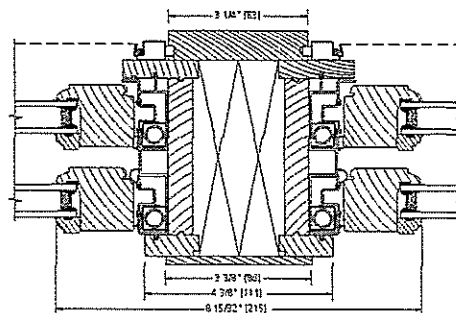
TWIN OPERATING DOUBLE-HUNG



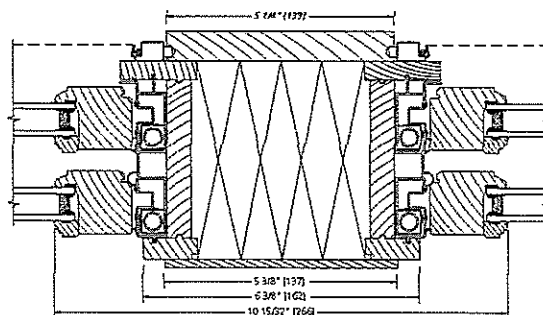
TWIN OPERATING DOUBLE-HUNG
WITH PICTURE FLANKERS



TWIN OPERATING DOUBLE-HUNG
WITH 1\"/>



TWIN OPERATING DOUBLE-HUNG
WITH 2\"/>



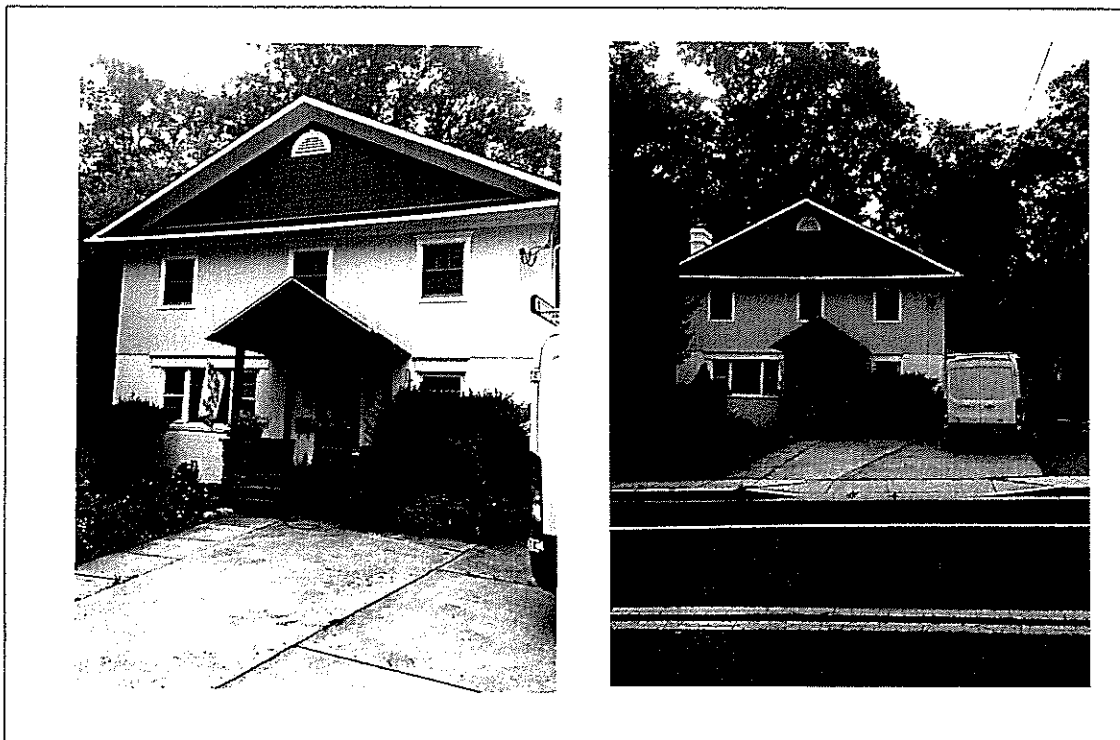
TWIN OPERATING DOUBLE-HUNG
WITH 4\"/>

DOUBLE-HUNG

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing front elevation of 7338 Piney Branch Road



Detail: Existing front elevation of 7338 Piney Branch Road

Applicant: Ivan Tokic

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

Owner's mailing address

Ivan Tokic & Mirjana Tokic
7338 Piney Branch Road
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

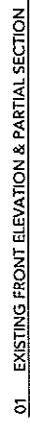
James & Mary Vorhies
7400 Piney Branch Road
Takoma Park, MD 20912

George Leventhal
7336 Piney Branch Road
Takoma Park, MD 20912

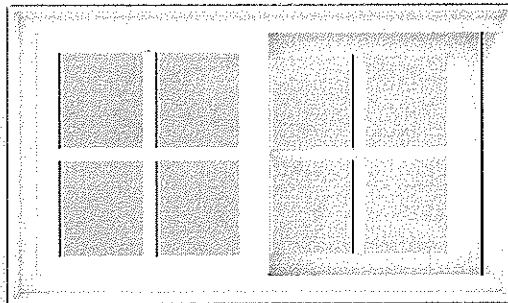
Danielle Mysliwiec
7401 Piney Branch Road
Takoma Park, MD 20912

Laura Steinberg
7407 Baltimore Ave
Takoma Park, MD 20912

IVAN TOKIC
7338 PINEY BRANCH ROAD
TAKOMA PARK, MD 20912



SITELINE WOOD DOUBLE-HUNG WINDOW



Options [View product details for more options](#) **Price Range: \$5 - \$7**

Model

Exterior

Grille Designs

Colonial Grille

Exterior Color Options

Clear Anodized

WAYS TO BUY THIS PRODUCT

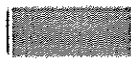
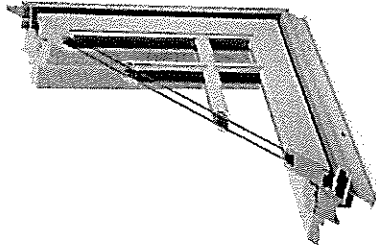


DIVIDED LITES

Seals Between the Glass

Full Surround Removable Wood Grilles

Simulated Divided Lites



Copper Profile



Contemporary Profile

Back to Top

Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), clear wood grilles adhered to the interior glass and optional light brown or silver shadow bars that are placed between the two panes of insulating glass to provide design detail.

Grilles are available in 7/8", 1-1/8", 1-3/8" and 2-5/16" widths in several grille patterns and two profiles: bead and putty (putty available in 5/8", 7/8" and 1-1/8"). These grilles are available in the color that matches the exterior color of the window you choose.