

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7509 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	08/16/17
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	08/09/17
<b>Applicant:</b>	Gustavo Frech	<b>Public Notice:</b>	08/02/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	31/06-17-CCC	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Replace roof, doors, and other alterations		

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with three (3) conditions** the HAWP application.

1. The approval of this HAWP does not extend to the proposed front walkway. Details sufficient to evaluate a front walkway be submitted to DPS in a new HAWP.
2. Material specifications for the proposed rear patio must be submitted for review and approval with authority for final approval delegate to Staff.
3. The historic wood window on the east elevation must be repaired and retained, its removal and replacement is not appropriate.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Foursquare  
**DATE:** c.1920s

The subject property is an American foursquare house with an enclosed front porch. The house has a pyramidal roof with asphalt shingles, and a shed dormer with exposed rafter tails. The upper floor of the house has four one-over-one sash windows. The front porch was enclosed sometime post WWII. The ground floor is clad in aluminum siding over wood clapboard with the second floor clad in shake siding.

The interior of the building was converted into apartments and an entrance was added to the side elevation accessed from the shared driveway. The first floor, driveway side elevation and the dormer windows appear to be the only historic 6-over-6 sash windows remaining. The remaining windows appear to be replacement one-over-one windows installed in a variety of materials.

There is a small brick retaining wall with a chain link fence along the front yard adjacent to the sidewalk.

### **PROPOSAL**

The applicant is proposing to undertake work in several areas of the house including:

- replace the roof with asphalt shingles;
- remove the aluminum siding and repair 1<sup>st</sup> and 2<sup>nd</sup> floor siding as necessary;
- remove the non-historic chimney on the east façade;
- Replace the non-historic windows with one-over-one Andersen 200 series;
- Make alterations to the hardscape; and
- Change the fenestration pattern on the south façade.

### **APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

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

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

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

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

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

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the

replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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

### **STAFF DISCUSSION**

The applicant is proposing a number of changes largely driven by the applicants' desire to convert the subject property back to a single-family house.

### **Roof Replacement**

The applicant is proposing to replace the degraded three-tab asphalt shingles on the roof and dormer roof with shingles that match the appearance and materials. The applicants also propose to change the roofing material over the front roof from asphalt shingles to a metal roof. The metal roof will be a clip-in, rather than a field-turned roof that will have a standing seam appearance. The attached cut sheet (Circle 46) shows the profile for the proposed roofing is consistent with a field-turned metal roof. This element will have a minimal visual impact on the surrounding district and Staff is generally supportive of this proposal, as a standing seam metal roof would be appropriate on an American Foursquare in the 1920s (see the attached photograph below).

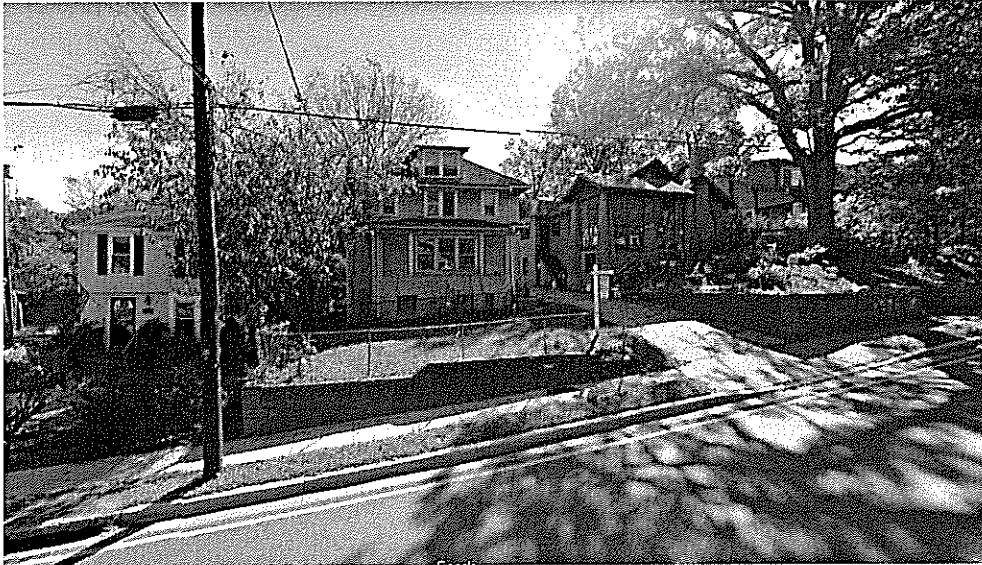


Figure 1: Front elevation of 7509 Carroll Ave. showing hipped roof front porch

### **Siding Repair**

The house has a mixture of siding materials; T1-11 for the enclosed porch, aluminum over clapboard on the first floor, and cedar shake siding on the second floor and dormer. The applicant is proposing to paint and patch the cedar siding and T1-11 siding. This work will result in no visual or material change to the historic house.

A number of tests have revealed that the original clapboard siding is in salvageable condition under the aluminum siding. The applicant is proposing to remove the aluminum siding and to repair the wood siding where needed. All replacement siding will match the 4" (four inch) reveal found in the historic siding shown in Circle 36 of the application. This proposal will expose historic fabric and should be encouraged.

### **Chimney Removal**

There is a parged chimney on the east elevation that the applicants would like to remove. The chimney appears to have been a later introduction to the house. This reasoning is based on the fact that the cedar siding is installed behind the chimney and there is a hole cut in the roof eave to accommodate the chimney extension.

Staff supports the removal of this chimney as it is non-functioning and non-historic; and does not add to the historic character of the surrounding district. The chimney's removal will not have a significant impact on the surrounding district. The chimney should be capped at or below grade so as to prevent water infiltration.

### **Remove and Replace windows on the East, West, and North Facades**

The applicant is proposing retain the two, historic 6-over-6 wood windows in the dormer and to remove one historic wood window and all of the non-historic replacement vinyl windows and replace them with Andersen 200 Series (vinyl clad) one-over-one windows. All historic window trim will be retained.



***East Façade***

To accommodate the new interior plan for the house, the applicant is proposing to remove the two first-floor windows on the east elevation and cover them in clapboard siding. Design Guidelines state that the “original size and shape of the window and door openings should be maintained where feasible.” While Staff recognizes that this proposal stands in direct conflict with the Guidelines, Staff supports of this proposal. The subject building is placed at the minimum setback from the eastern lot line. And when this narrow setback is coupled with the close setback of the neighboring house, the east elevation is only minimally visible from the public right-of-way. Because of the minimal visibility to this façade, alterations to the east façade will only have a minimal impact on the surrounding district. However, the HPC may determine that this alteration has too significant an impact of the surrounding streetscape and that the applicant may need to retain one or both of the windows. The two second-story windows are non-historic replacement vinyl windows and their removal and replacement is acceptable under the Design Guidelines and Chapter 24A.

***West Facade***

In conducting interior demolition, the applicant discovered there was a second opening on the first floor of the west façade. The applicant is proposing to re-open the window and install an Andersen 200 Series window in a one-over-one configuration to match the other windows in the house. The applicant is proposing to remove the historic 6-over-6 wood window. Staff believes that the historic 6-over-6 window should be repaired and retained in its current location. This window is on the first floor of the house near the front corner of the building and has a direct impact on the surrounding district. Additionally, this window is one of only three historic windows and the loss of historic fabric should be discouraged (per 24A-8(b)(1) and the Design Guidelines). Alternatively, the HPC could determine the wood window has degraded and that the desired uniformity of design will have less visual impact on the surrounding district than the combination of one-over-one and 6-over-6 windows.

The single second-story window on the west façade is a non-historic vinyl window. Removing this window and replacing it with the proposed is an acceptable treatment.

Finally, the applicant is proposing to remove the non-historic door on the west elevation and install a new door at the entrance to the front porch. The non-historic door does not add to the character of the house and its removal should be approved. The replacement door is a three-panel, Craftsman-style wood door with a lite. The Craftsman style is in keeping with some of the design elements of the house including the cedar shake siding and exposed roof rafter tails and should be approved.

***Landscape/Hardscape Alterations***

The applicant proposes three changes to landscape and hardscape features at the subject property. First, the applicant proposes to remove the chain link fence placed on top of the front, brick retaining wall. Second, the applicant is proposing to install a new front walkway. Third, the applicant is proposing to install a new back yard stone patio.

The chain link fence is not a historic feature and its removal should be supported. The applicant is not proposing to install any other fencing at the front of the house. Staff supports this

proposal.

The applicant has proposed to introduce a front walkway from the sidewalk so that residents and guest do not need to walk up the driveway to access the house (see the attached proposed site plan). Staff agrees that some type of walkway in this location is consistent with the surrounding district and would not have a negative impact on the historic character of the house. However, the applicant did not provide material specifications or dimensions and staff does not have sufficient information to make a recommendation to the HPC on this element. Because undertaking this rehabilitation project is not contingent on this single element, Staff recommends that the applicant be required to re-submit a HAWP for the walkway for HPC's review at a future meeting.

The applicant is proposing to install a 40' × 30' (forty feet by thirty feet) stone patio at the rear of the house. Due to the proposed placement of the patio and rise in grade, this patio will not be visible from the surrounding district. The applicant did not provide material specifications for the patio. However, because the patio will not have a significant visual impact from the surrounding district and it is not visible from the public-right-of-way, Staff supports HPC's approval with the condition that materials be submitted for review and approval with final approval authority delegated to Staff.

#### **Change Window Placement and Size on the South Façade**

The applicant is proposing several changes to the fenestration for the rear of the building. Most significantly, the applicant is proposing to introduce two picture windows, one on the first floor and one on the second floor of the south façade. The south façade is part of the historic mass of the building, however it has been modified over time and is a secondary elevation that is not visible from the public right-of-way.

Currently, the south façade has a single non-historic door and non-historic window on the first floor with two non-historic windows on the second floor; there are also two below-grade non-historic basement windows on the south façade. The applicant is proposing to remove the two second floor sash windows and replace them with Andersen 200 Series windows. As these windows are not historic and have degraded, Staff supports their replacement. Additionally, the applicant is proposing to replace the two non-historic, below-grade windows with windows that match the opening size. This change is not visible from the public right-of-way and will only be visible from the rear yard. All of these changes are not visible from the public right-of-way and should be approve as a matter of course (per Design Guidelines).

The other changes proposed for the rear of the house are more significant, however, they are not visible from the public right-of-way and should be approved as a matter of course. The applicant is proposing to remove the non-historic door and install a pair of full-lite French doors. This new feature will not have an impact on the surrounding district and is replacing a modern feature. The applicant is also proposing to remove the fist-floor sash window and replace it with a large picture window. Additionally, the applicant is proposing to install a large picture window on the second floor above the proposed French doors. Both of these windows are modern in their design and are not in keeping with the Craftsman design elements found on the house. However, these changes will not be visible from the public right-of-way and will not have an impact on the

surrounding district. These changes appear to comply with 24A-8(b)(2) and the Takoma Park Historic District Design Guidelines. Staff supports the proposed changes to the south façade.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application;

1. The approval of this HAWP does not extend to the proposed front walkway. Details sufficient to evaluate a front walkway be submitted to DPS in a new HAWP.
2. Material specifications for the proposed rear patio must be submitted for review and approval with authority for final approval delegate to Staff.
3. The historic wood window on the east elevation must be repaired and retained, its removal and replacement is not appropriate

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. 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 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gustavo.frech@gmail.com Contact Person: Gustavo  
Daytime Phone No.: 5715351341  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Gustavo Frech Daytime Phone No.: 5715351341  
Address: 7509 Takoma Park Carroll Ave 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7509 Street: Carroll Avenue  
Town/City: Takoma Park Nearest Cross Street: Lincoln Avenue  
Lot: 37 Block: 37 Subdivision: "B.F GILBERT'S ADDITION TO TAKOMA PARK"  
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 estimate: \$ 50,000.00

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] 07 - 23 - 2017  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

807 997

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

MAILING ADDRESS: 7509 CARROLL AVE, TAKOMA PARK, MD 20912

Owner Name: GUSTAVO FRECH

MAILING ADDRESS: 7507 CARROLL AVE, TAKOMA PARK, MD 20912

Owner Name: VICTOR IWUGO

MAILING ADDRESS: 7511 CARROLL AVE, TAKOMA PARK, MD 20912

Owner Name: DAVID HOLDEN

MAILING ADDRESS: 7510 CARROLL AVE, TAKOMA PARK, MD 20912

Owner Name: MATTHEW W LANAHAN

MAILING ADDRESS: 309 NIAGARA CT, TAKOMA PARK, MD 20912

Owner Name: IVER K NIELSON

**1. WRITTEN DESCRIPTION OF PROJECT**

## **1. WRITTEN DESCRIPTION OF PROJECT**

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

The house is located at 7509 Carroll Av, Takoma Park, MD. It was built in 1918 and is a historic house. It has had many modifications along the time which have altered its original design, for instance, the porch was incorporated long time ago.

The house is in very bad conditions and needs a complete renovation on the outside. The house plant was already configured to be 2-2 bedrooms/2 bathroom (1st floor and basement and second floor and attic) apartments. The original floor plan was a single home. We would like to recover the original display of a single home. This means, all changes made in the inside will affect the outside to recover the original plans of a single home. There is also a ventilation duct on one of the sides which might have been added much later and is a detached piece in very bad shape and poses a threat because it can fall at any time.

The house is located on a 5,980sq ft lot and it's a rectangular plant.

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

The exterior modifications are necessary for two reasons:

- a) First, we would like to maintain all historic features possible, nevertheless the siding needs to be repair, the windows structures are broken, rotten and impossible to be used.
- b) Second, the new interior distribution requires to redo some exterior openings, specially at the backyard, improving the ventilation and lighting of the house.

Due to this, we would like to present the following repairs:

1. Replace the roof. On the main roof, we will install a shingle type, over the roof at the porch we'll install a metal one. We'll also need to repair the gutter system around the house. We will have to repair and paint the existing overhang and we would like to recover this feature to its original look.





2. Relocate the main entrance door to its original place (the porch). We propose to change the current entrance from the shared driveway to the side of the porch. We want to install a new main door, a craftsman door style. Additionally, we propose to make a walk access from the street to the main entrance like the ones in the neighborhood.

3. Siding. The siding of the second floor and attic will be repaired in all necessary parts and repainted. In the first floor, we propose to remove the existing metal siding to keep and paint the original wooden siding, we will also replace for new wood planks the ones that are missing or in bad conditions.

Also at the back of the house there is a small existing addition where we would like to install a stain wooden siding to the entire element.

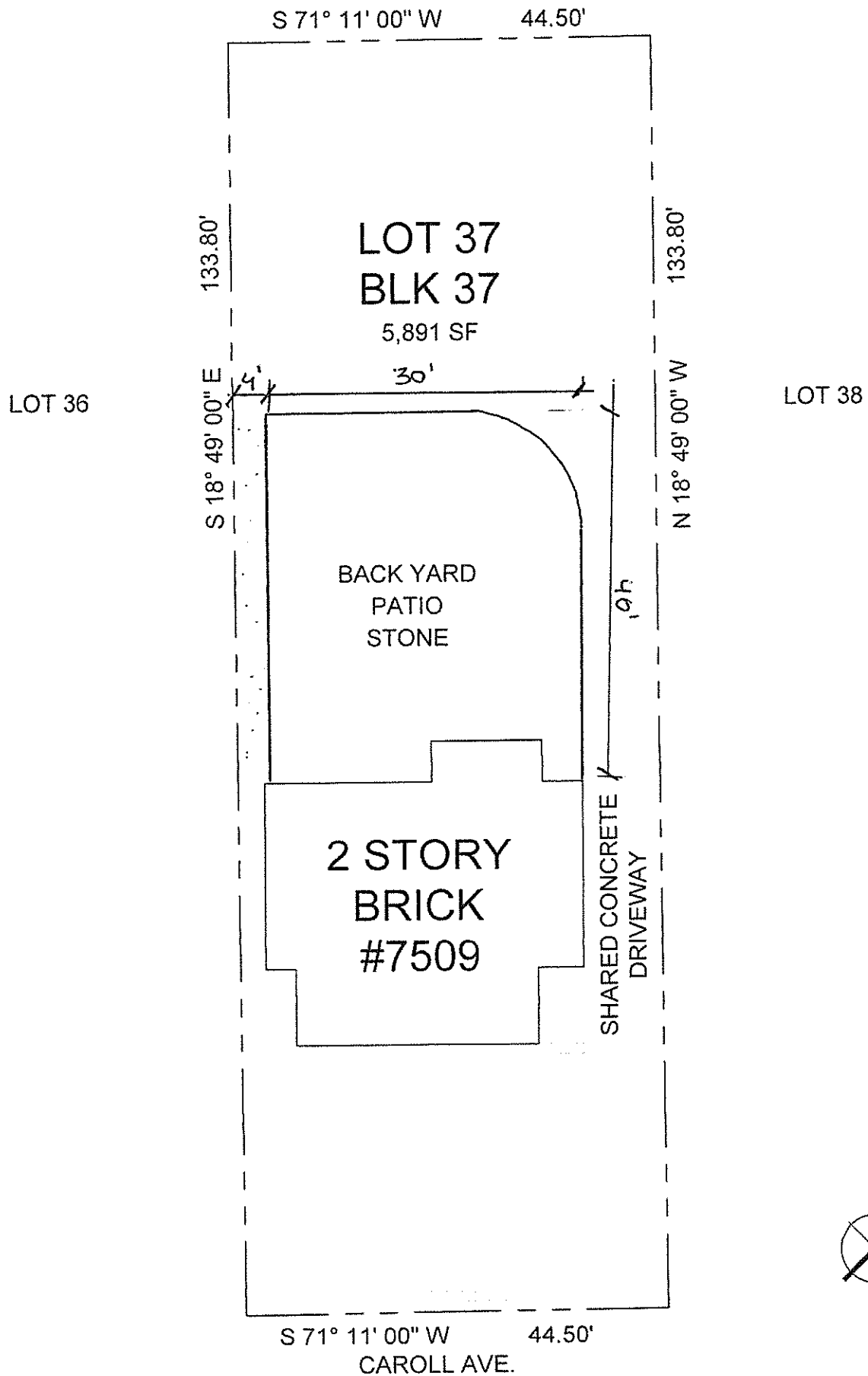
4.- On the east façade there is a chimney that is not in use or safe for its current conditions and was added to the house later on. You can realize it is not an original item as the siding passes behind the chimney. We propose to eliminate the chimney.



5.-Windows/openings. The windows of the house as already exposed, have undergone modifications and have been replaced, we propose to replace all windows keeping the same lay out size and design by Andersen 200 series.





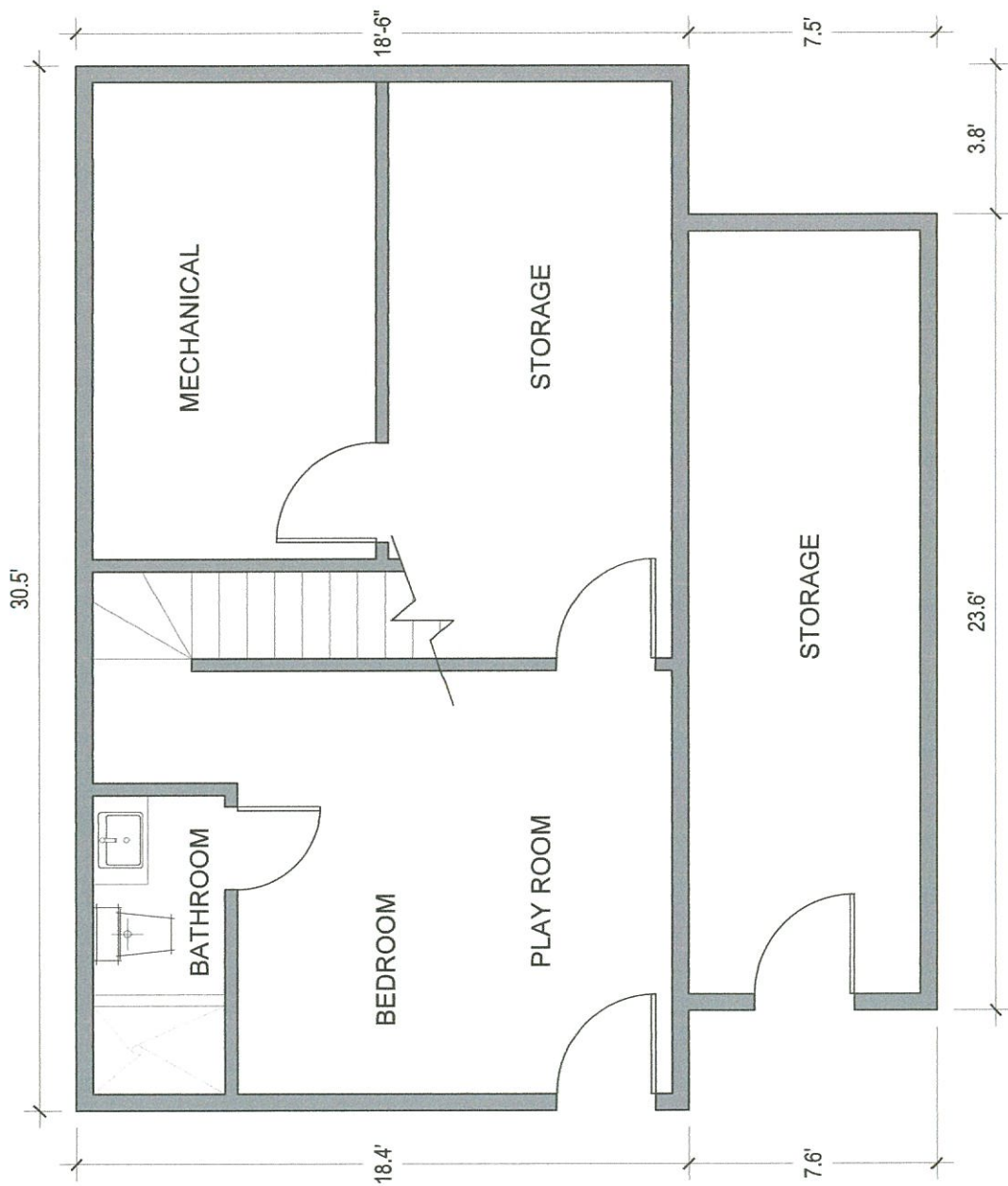


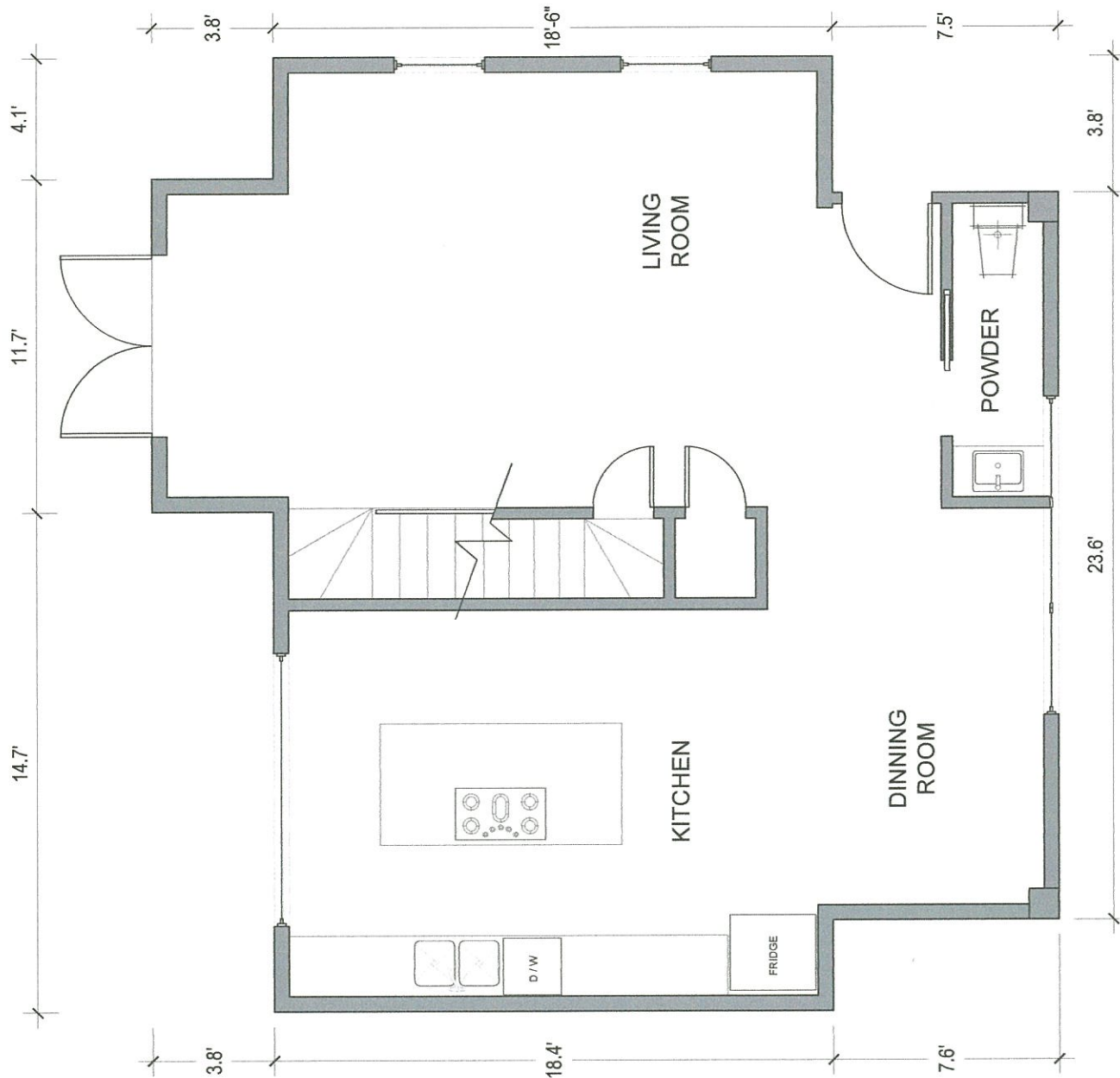
PROPOSED SITE PLAN  
NOT TO SCALE

— 7509 — CAROLL AVENUE  
TAKOMA, MD

(13)

3. PLANS AND ELEVATIONS





FIRST FLOOR PLAN

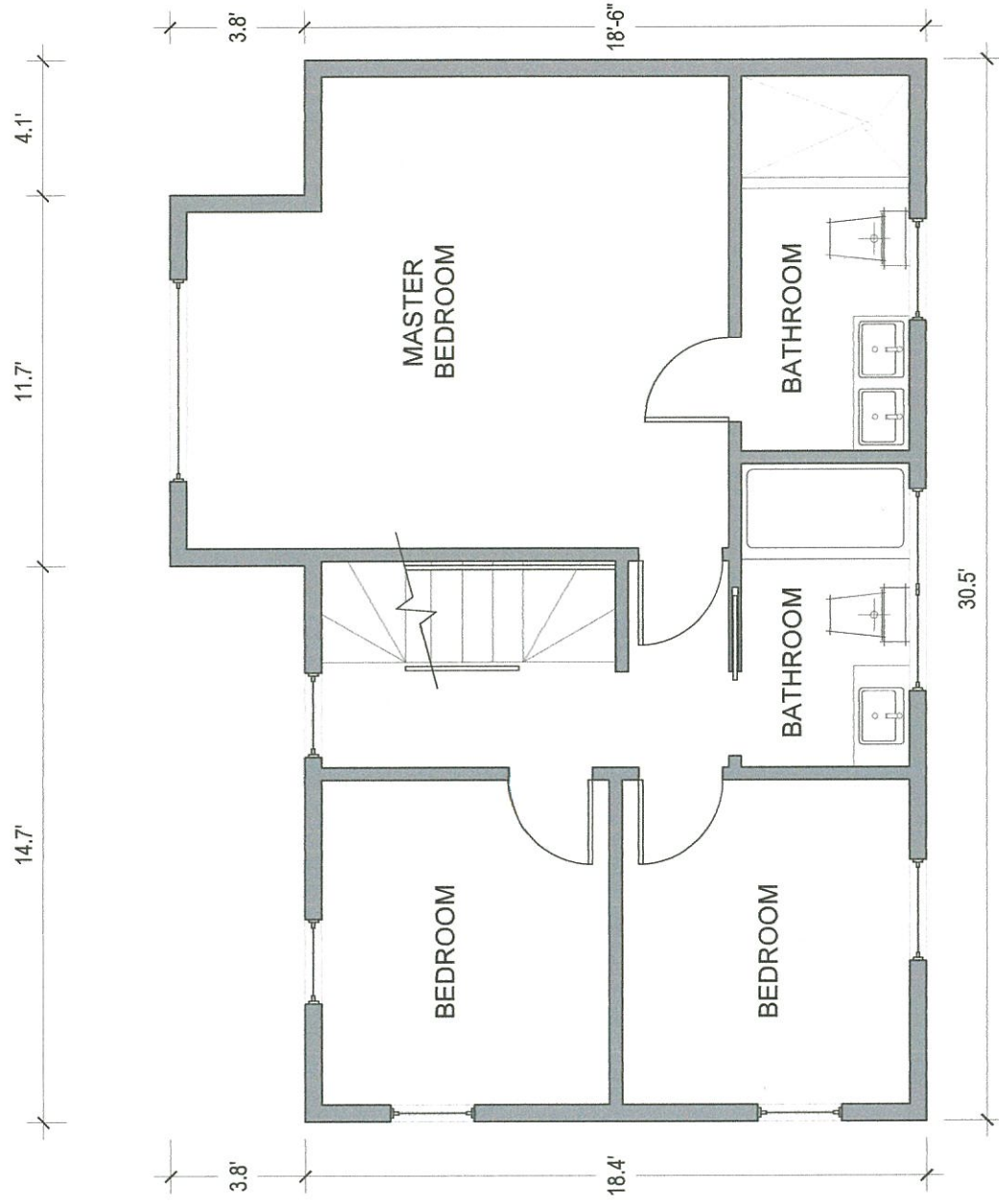
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CAROLL AVENUE  
TAKOMA, MD

7509

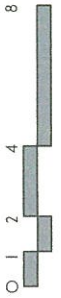
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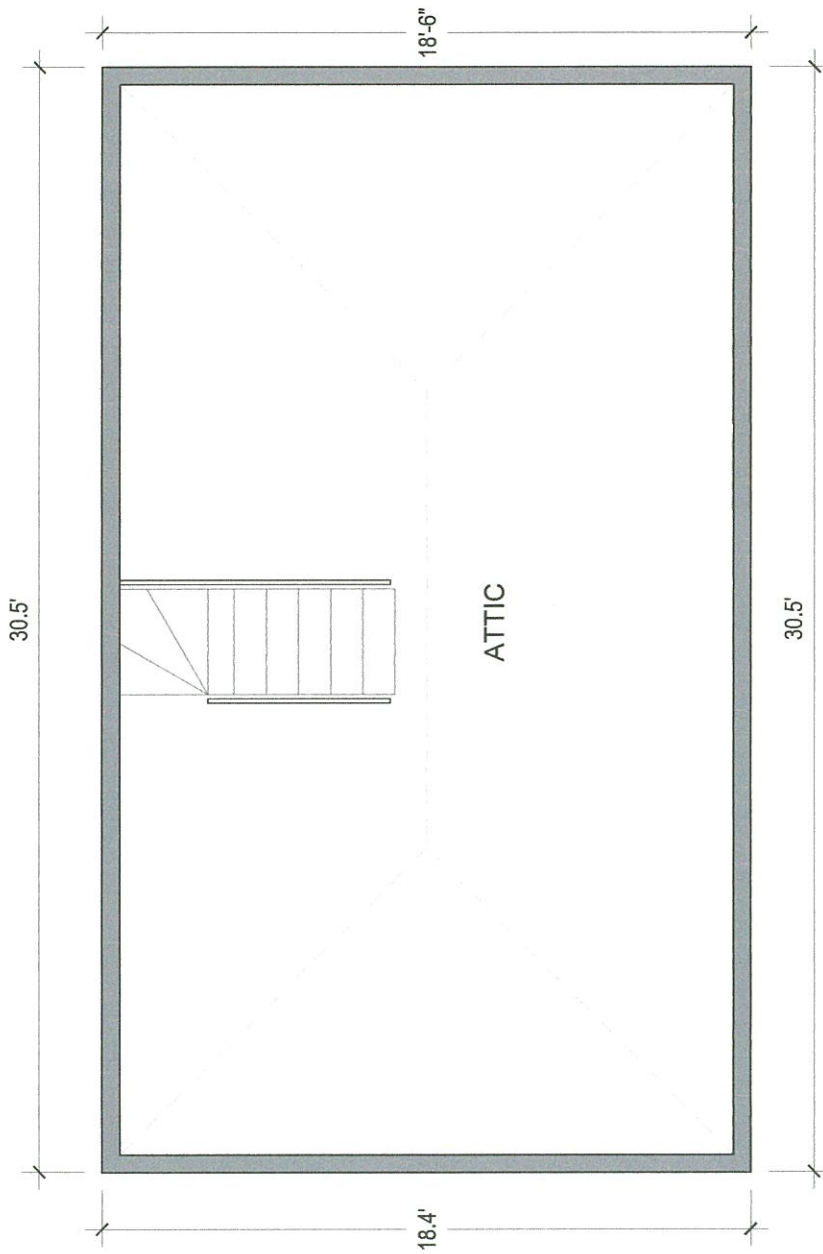


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## 2ND FLOOR PLAN

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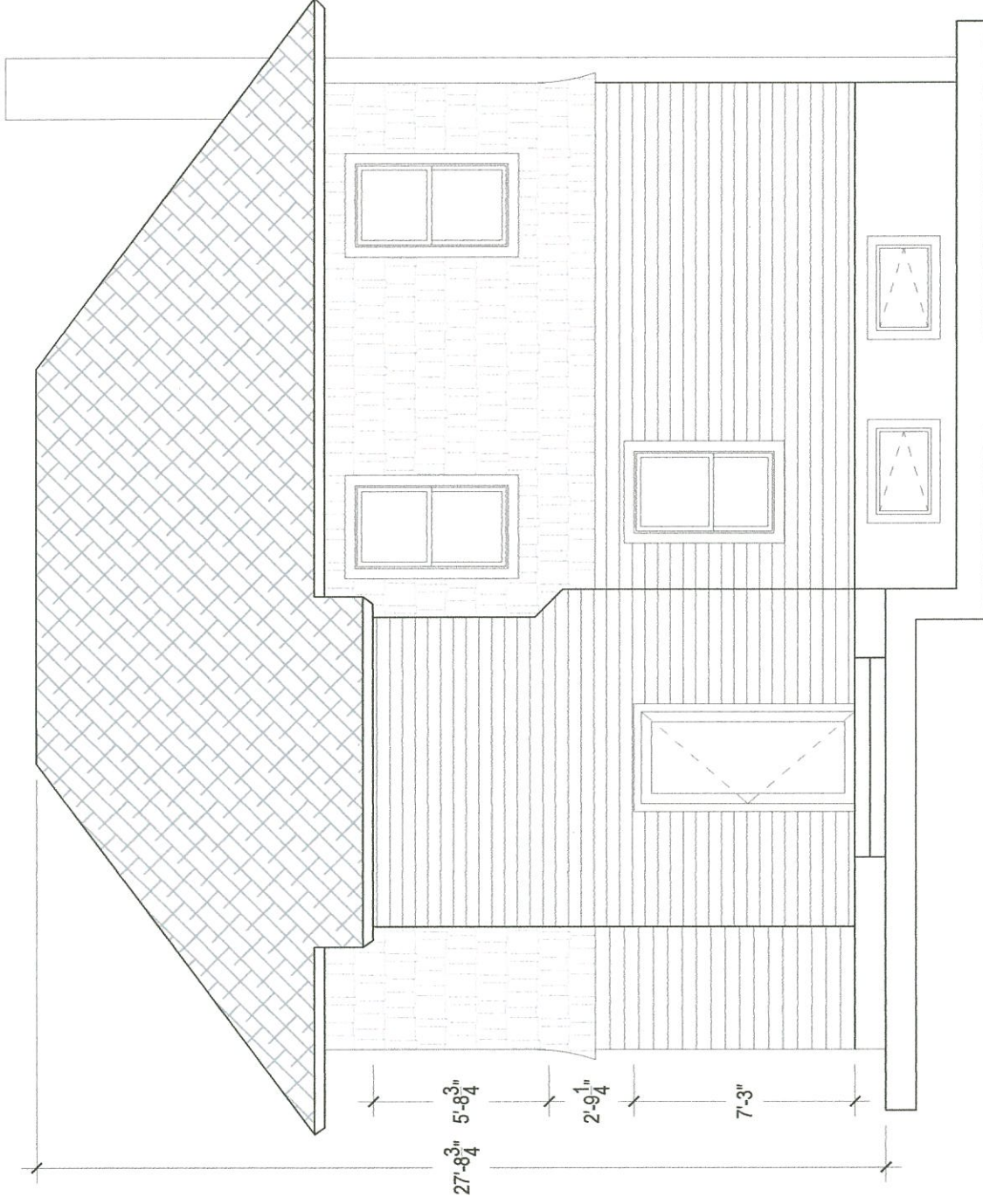
18

ATTIC FLOOR PLAN

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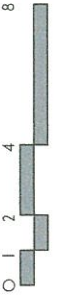
7509 CARROLL AVENUE  
TAKOMA, MD



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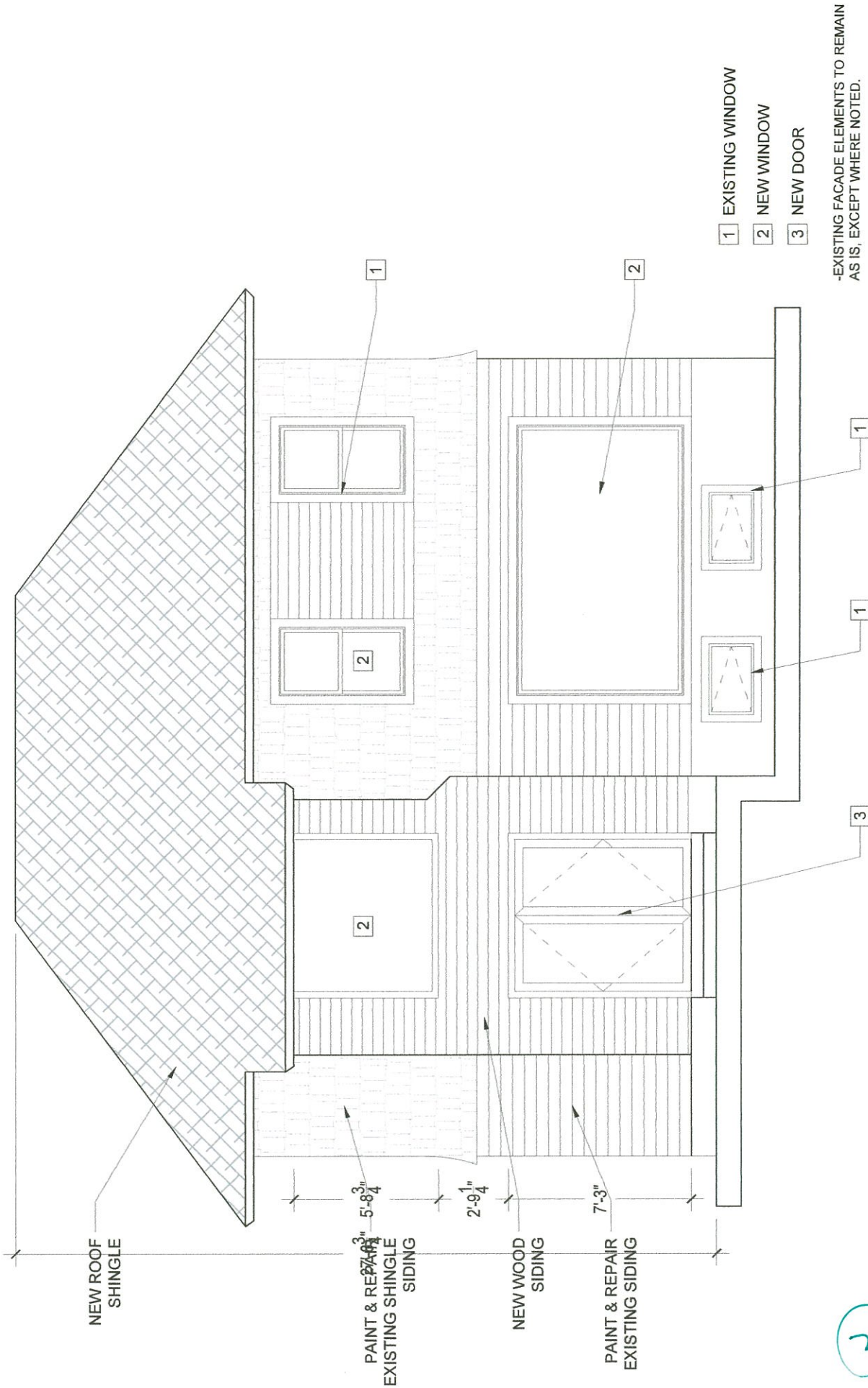
EXISTING SOUTH ELEVATION

scale: 3/16" = 1'-0"



7509 CARROLL AVENUE  
TAKOMA, MD

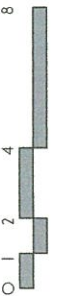




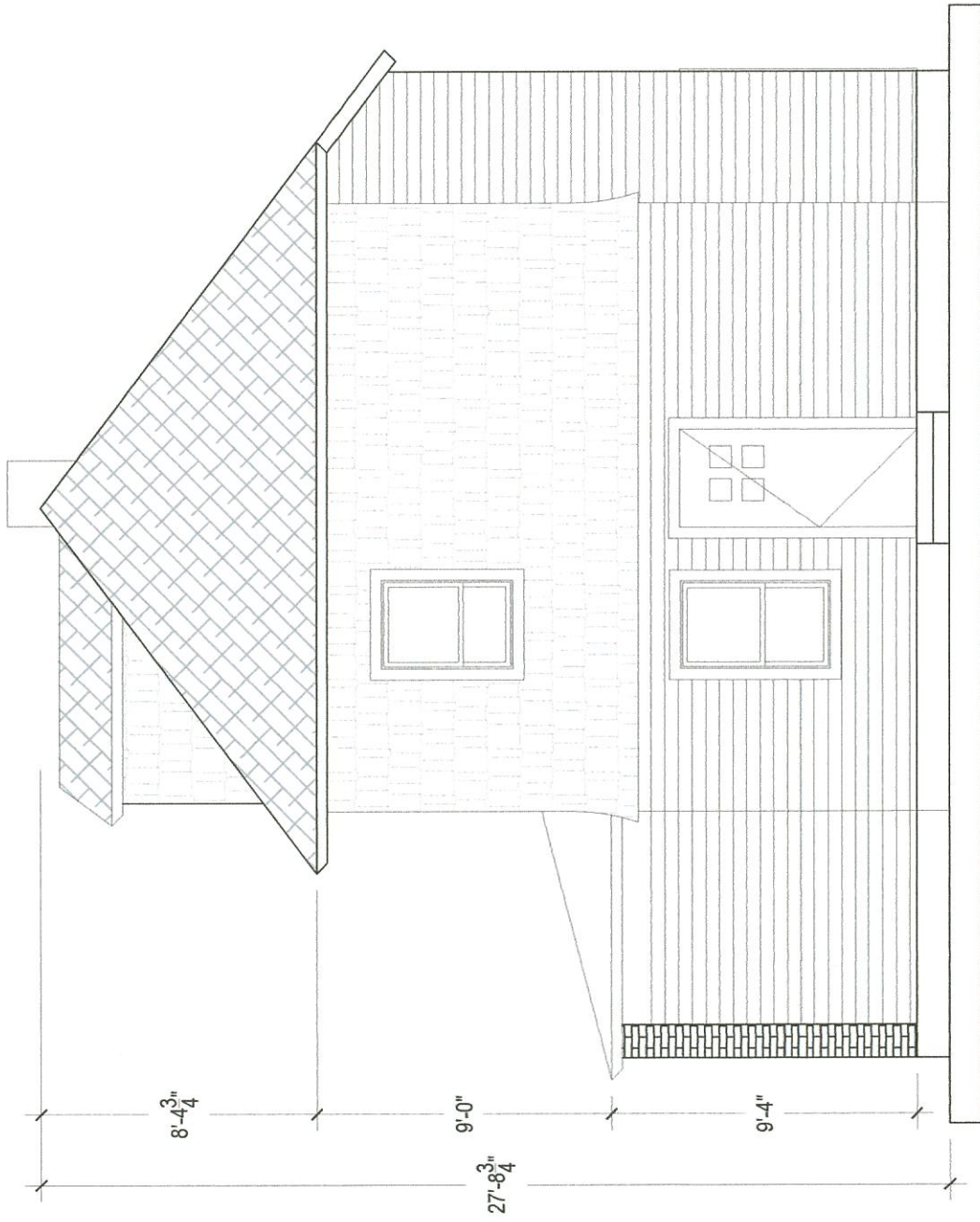
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PROPOSED SOUTH ELEVATION

scale: 3/16" = 1'-0"



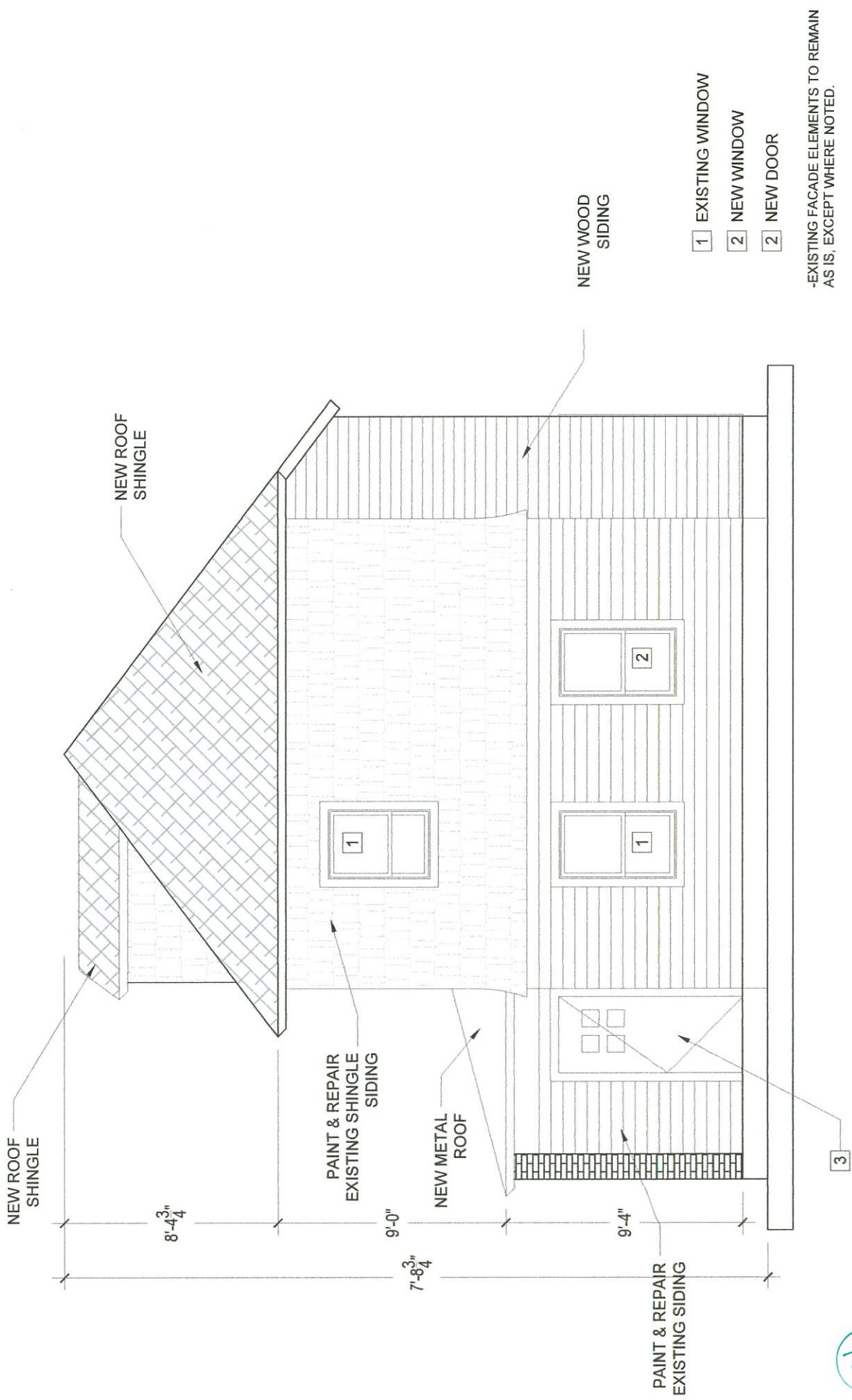




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EXISTING WEST ELEVATION

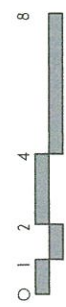
7509 CARROLL AVENUE  
TAKOMA, MD

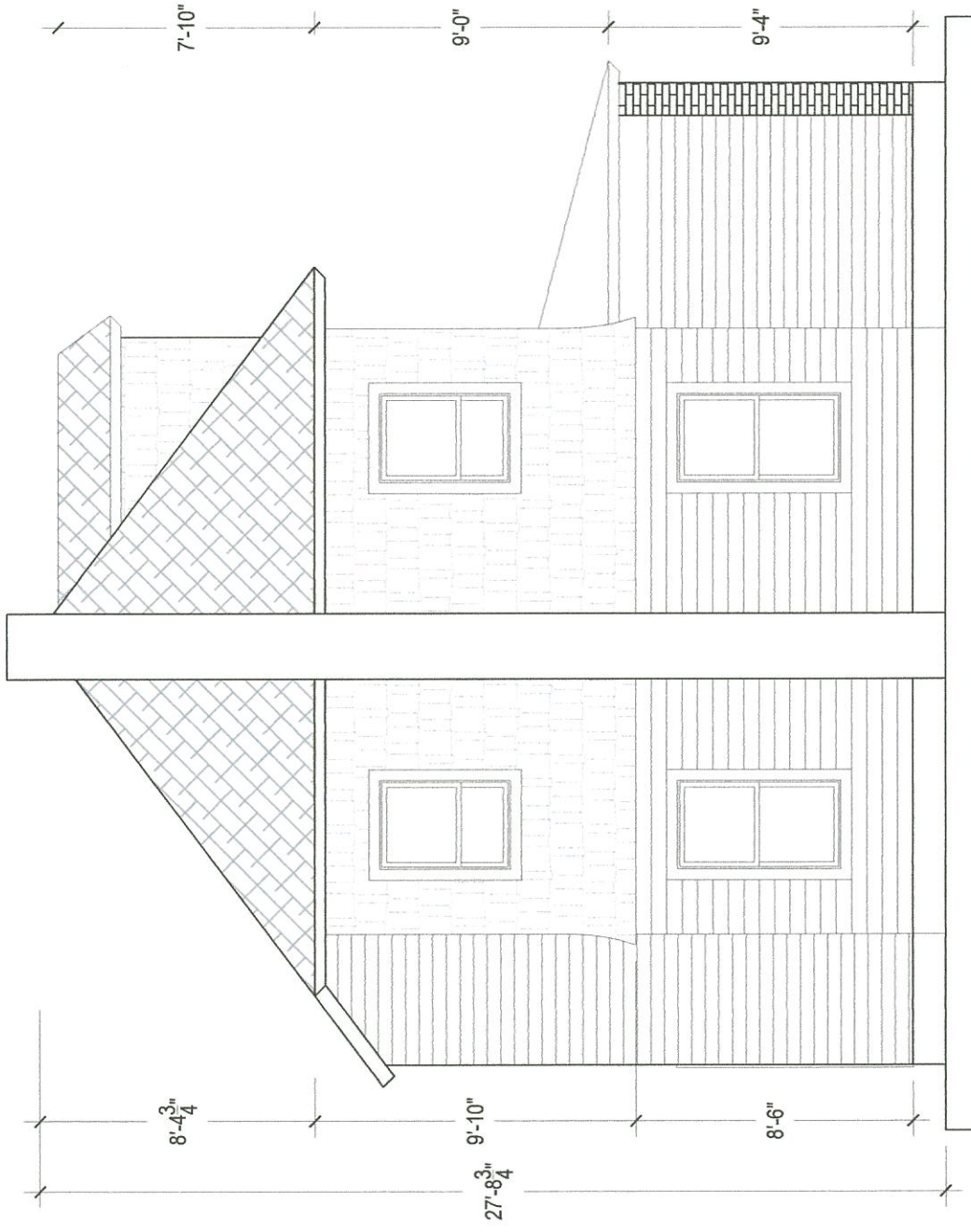


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# PROPOSED WEST ELEVATION

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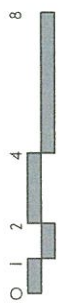




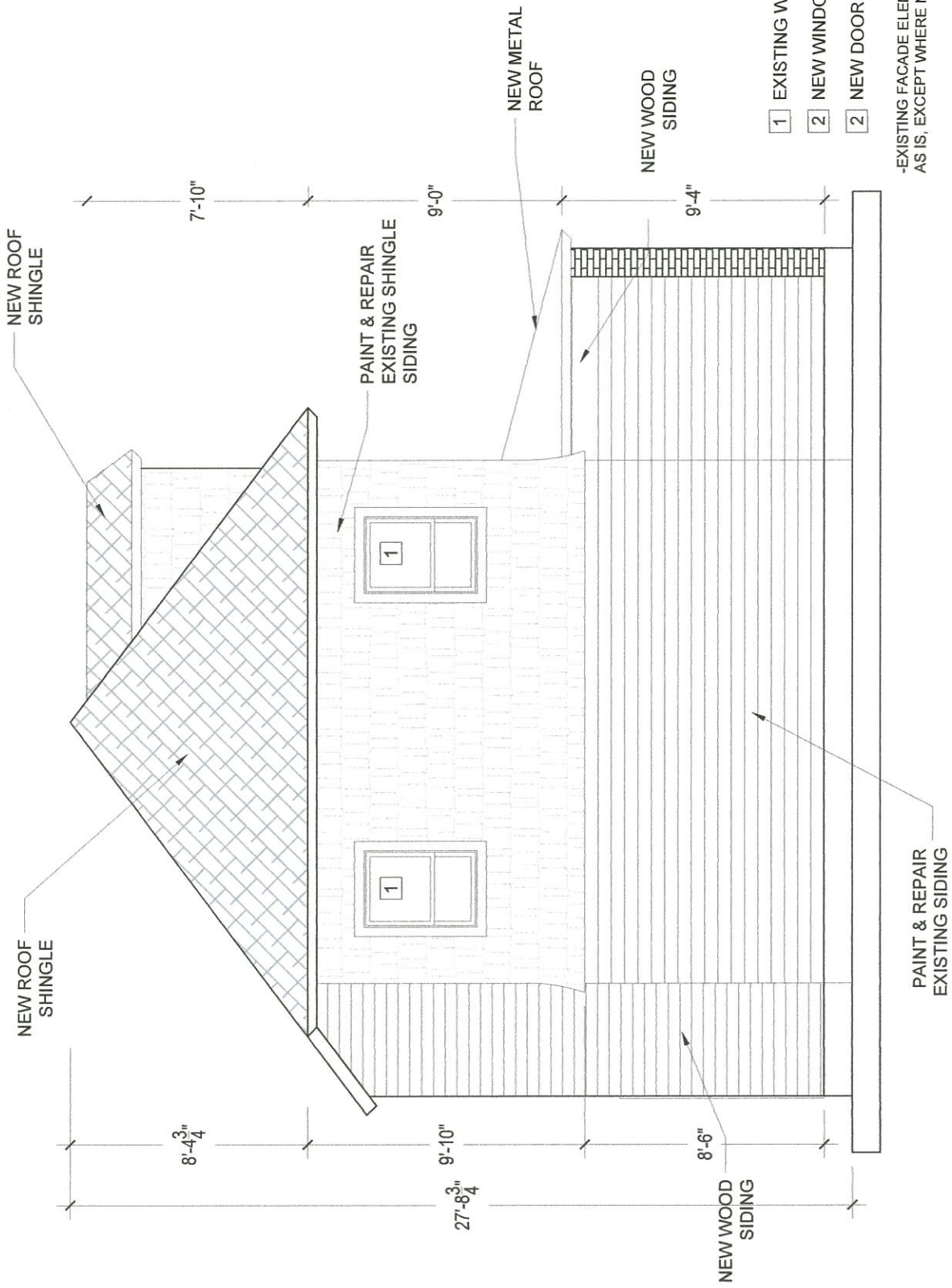
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EXISTING EAST ELEVATION

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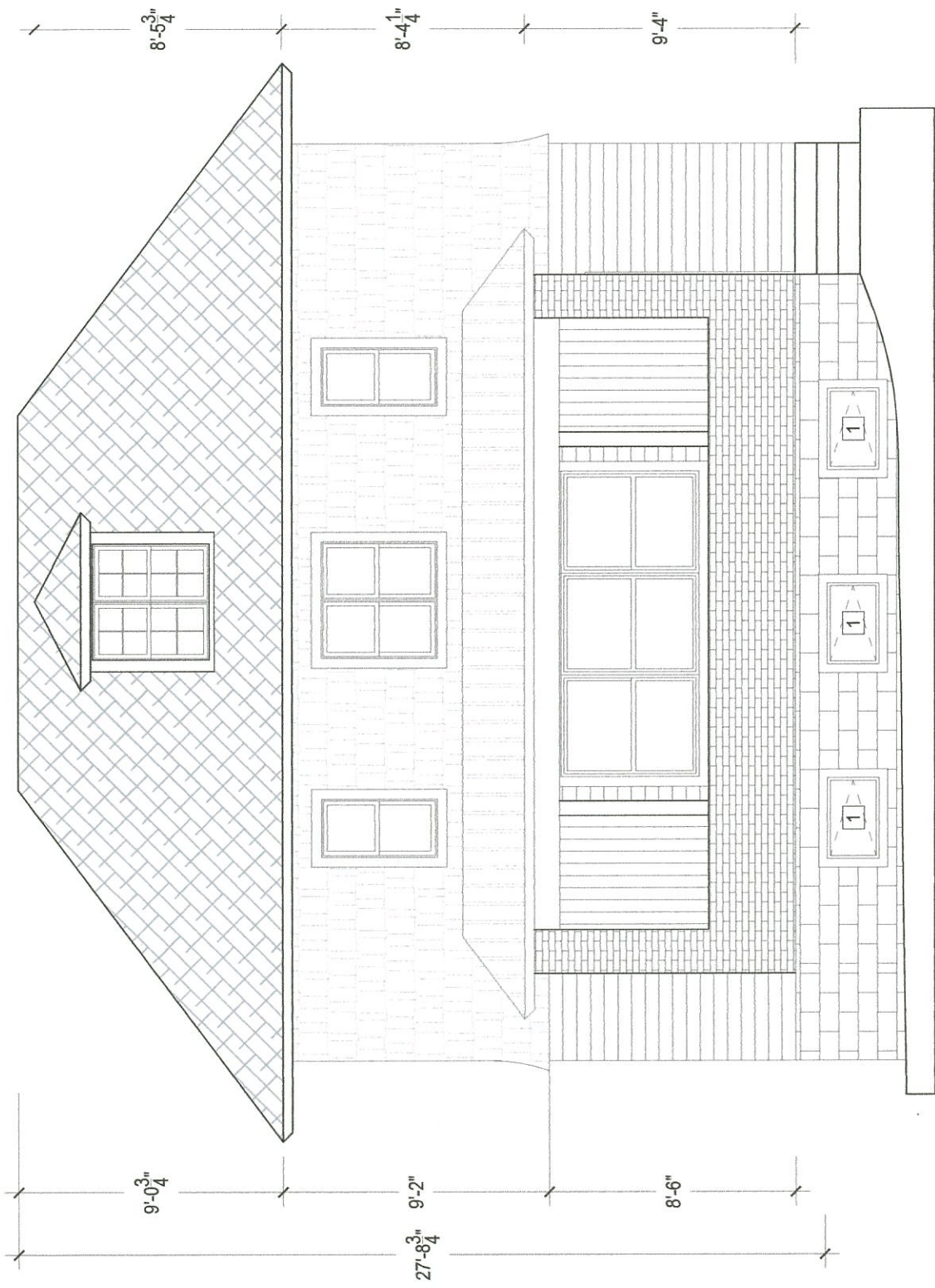
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PROPOSED EAST ELEVATION

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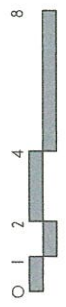


7509 CARROLL AVENUE  
TAKOMA, MD



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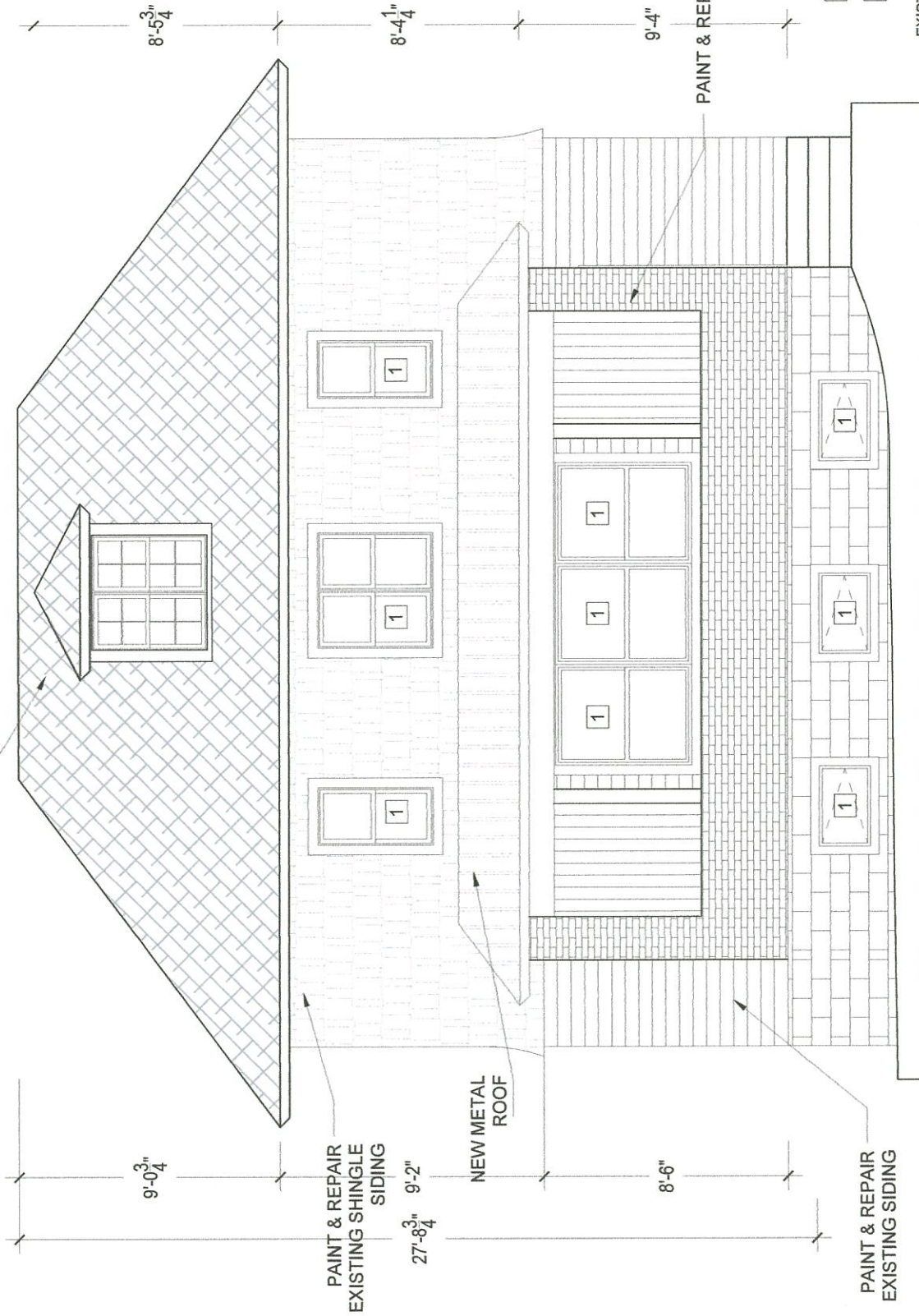
EXISTING NORTH ELEVATION  
scale: 3/16" = 1'-0"



7509 CARROLL AVENUE  
TAKOMA, MD



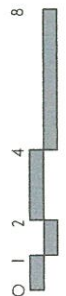
NEW ROOF  
SHINGLE



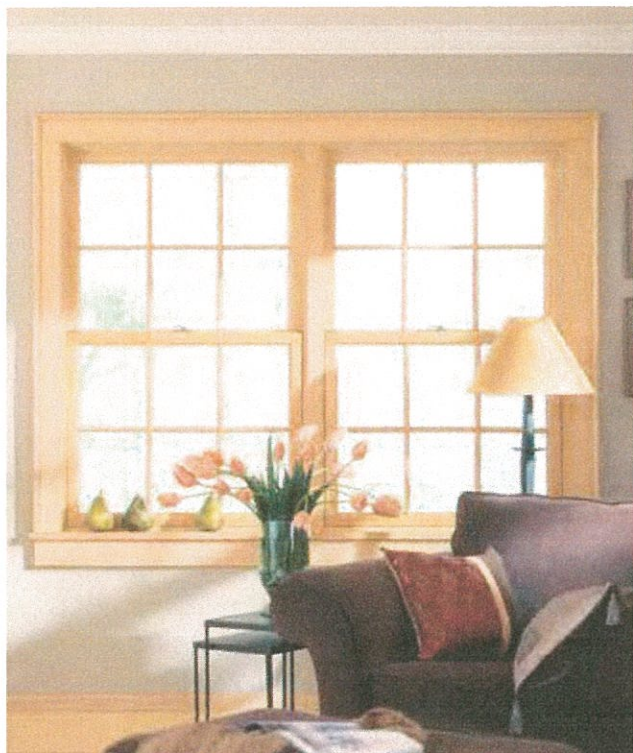
26

# PROPOSED NORTH ELEVATION

scale: 3/16" = 1'-0"



#### 4. MATERIALS SPECIFICATIONS



## TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states\*\*



### BEAUTIFUL

- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

### EXTERIOR COLORS



White

Sandtone

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Visit [andersenwindows.com](http://andersenwindows.com) to verify that the product and glass type are ENERGY STAR certified in your area.  
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



# 200 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

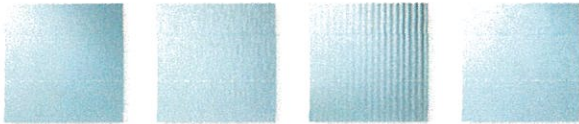
## GLASS OPTIONS

### LOW-E GLASS

- Low-E glass
- Low-E glass with HeatLock™ technology
- Low-E SmartSun™ glass
- Low-E SmartSun™ glass with HeatLock™ technology
- Tempered glass and other glass options are available. Contact your Andersen dealer.

### PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure

Cascade

Reed

Fern

### EXTERIOR TRIM



Available in 11 colors to complement your exterior.

### GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



### ADDITIONAL FEATURES

- Tilting sash allows for easy cleaning

## INTERIOR OPTIONS



Pine



White

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind.

All wood interiors are unfinished unless prefinished White is specified.

## HARDWARE FINISHES



Antique Brass



Black



Bright Brass



Oil Rubbed Bronze



Gold Dust



Satin Nickel



Stone



White

## HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

### Lock & Keeper



Antique Brass | Black | Bright Brass  
Gold Dust | Oil Rubbed Bronze  
Satin Nickel | **Stone** | White

### Classic Series™ Lift\*\*



Stone | White

\*\* Hardware sold separately.

Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.

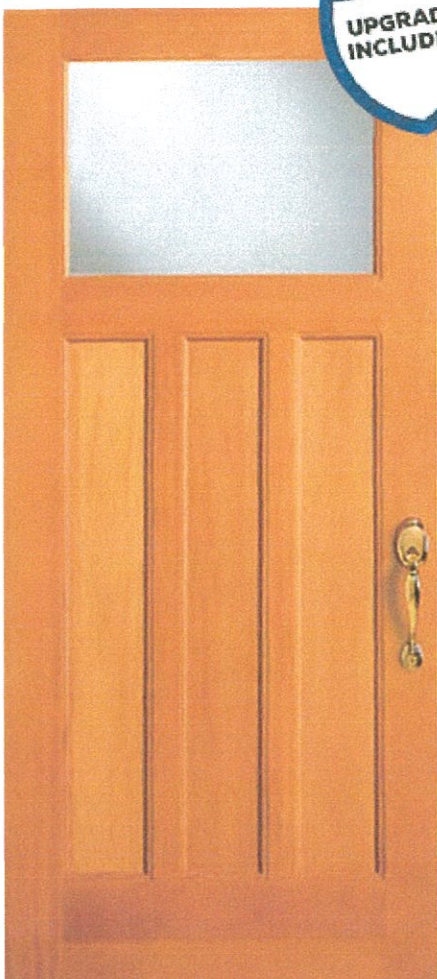
©2015 Andersen Corporation. All rights reserved. SS\_053 11/15 MS1511\_1036

WINDOWS • DOORS  
**Andersen**

For more information visit [andersenwindows.com/200series](http://andersenwindows.com/200series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).

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**WHERE TO BUY**

## 6861 CRAFTSMAN THREE PANEL - ONE LITE

**SERIES:** [Craftsman Collection](#)

**TYPE:** Exterior Decorative

**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

### MATCHING COMPONENTS

[Craftsman Sidelight \(6175\)](#)

[Craftsman Sidelight \(6170\)](#)

**Construction Type:** Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panels:** 3/4" VG Flat Panel

**Glass:** 3/4" Insulated Glazing

### GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

*Rough opening needs to be 2" wider and 2 1/2" taller than your door.*

**WIDTH** 3'0" ▼

**HEIGHT** 6'8" ▼

**WOOD SPECIES** Fir ▼

**GLASS** 3/4" Clear IG ▼

**PANEL** 3/4" Flat Panel ▼

**REQUEST DEALER QUOTE**

**Similar Doors:**



**WHERE TO BUY**

**APPLICATIONS**

5. PHOTOGRAPHS





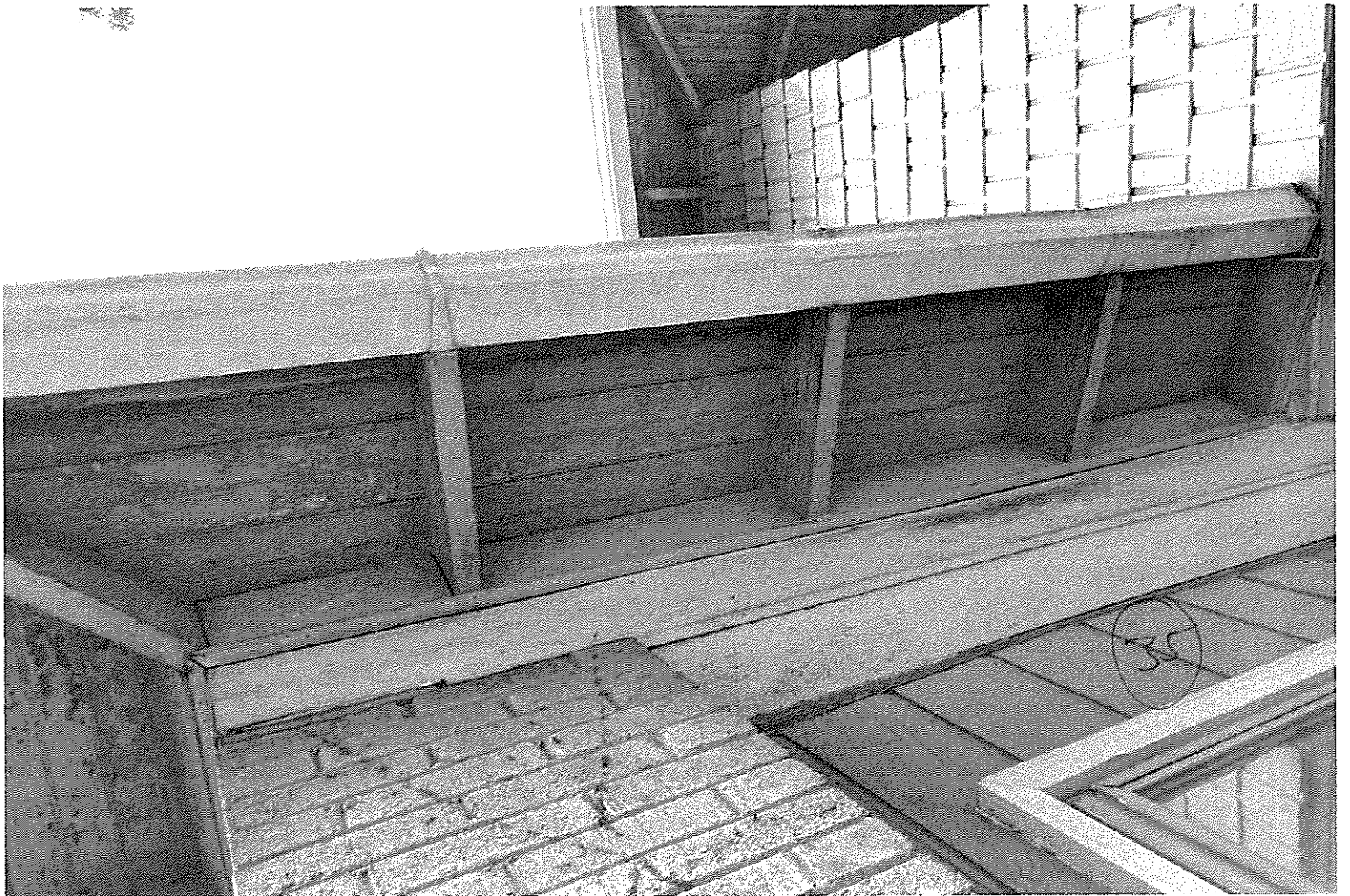
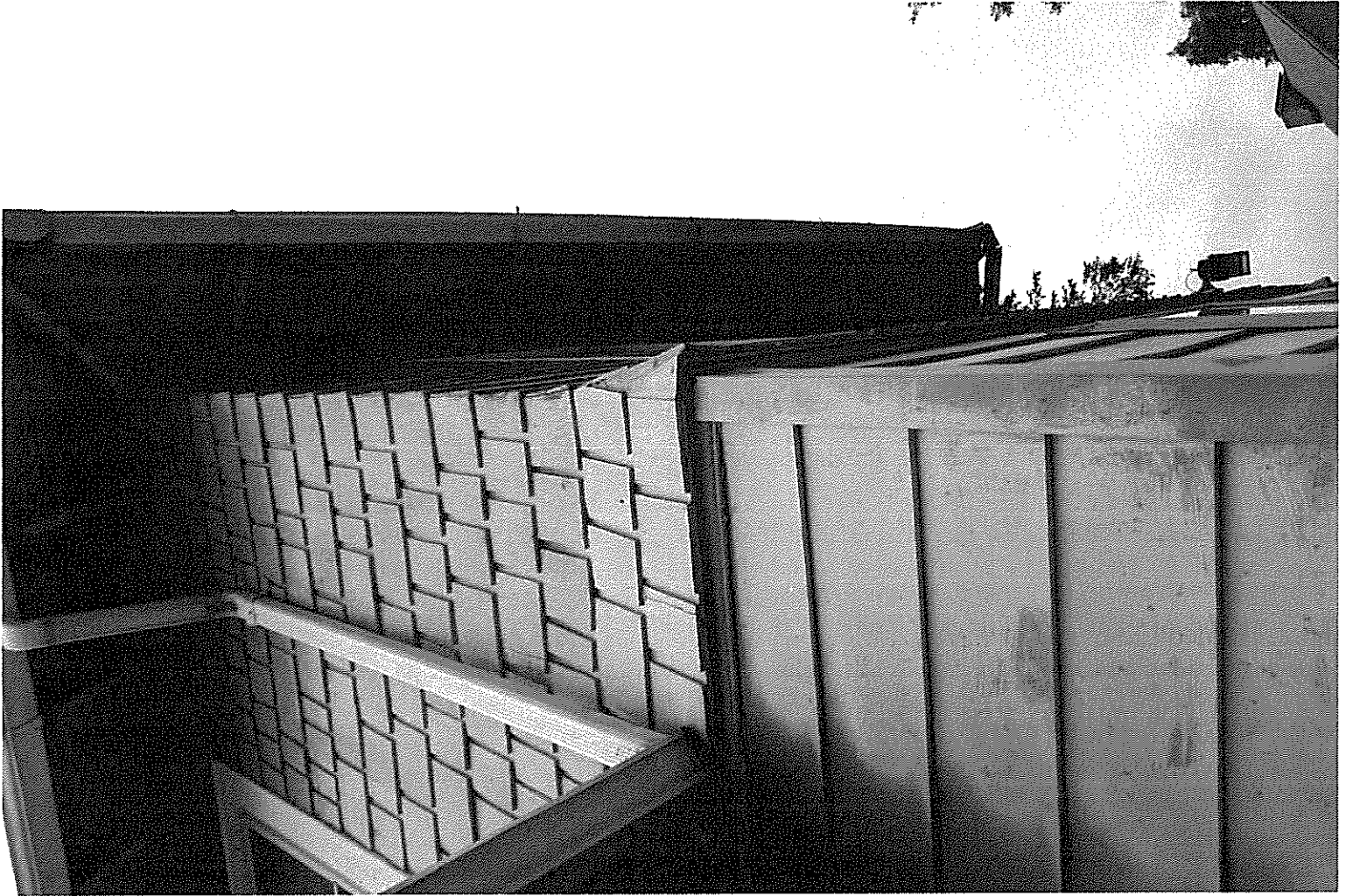


























7. ADRESESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

8. OTHERS

# City of Takoma Park



## Housing & Community Development

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

7500 Maple Avenue  
Takoma Park, MD 20912

May 26, 2017

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166  
Fax 240-777-6262

To the Department of Permitting Services:

The below property owner or owner's representative has notified the City of Takoma Park of plans to apply for building permit(s) for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and city permit requirements that may apply to their project. This letter notifies permit applicants that failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

This property is in the **Takoma Park Historic District** and subject to all applicable requirements.

Property Owner Name:	Maria Pedrosa & Gustavo Frech
Property Owner's Representative:	Maria Pedrosa
Email or FAX:	mariapedrosag@gmail.com
Phone Number:	(571) 535-1340

Location of Requested Permit: 7509 Carroll Ave, Takoma Park, MD 20912

Proposed Scope of Work: Flooring Replacement, Interior Painting, Kitchen Renovation

The issuance of this letter does not indicate approval of the project. The City retains the right to review and comment on project plans during the Montgomery County review process. This letter is valid for one year from date of issue.

Sincerely,

Bryan Yamasaki  
Programs Assistant

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Phone Number:	(571) 535-1340

Location of Requested Permit:	7509 Carroll Ave, Takoma Park, MD 20912
-------------------------------	---

Proposed Scope of Work:	Roof, Siding, Window Replacement, New Window & Sidewalk Entrance
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Sincerely,

Bryan Yamasaki  
Programs Assistant

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# City Of Takoma Park



The City of Takoma Park permits for the following:

## **Tree Impact Assessment/Tree Protection Plan:**

Construction activities that occur within 50 feet of a tree, located on the property or on adjacent property, may require a Tree Impact Assessment. The City Arborist should be contacted to discuss whether a site visit and a Tree Impact Assessment are required. The tree ordinance is detailed in the City Code, section 12.12. The City Arborist can be reached at 301-891-7612.

## **Stormwater Management:**

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area.

## **City Right of Way:**

- To place a **construction dumpster or storage container** temporarily on a City right of way, (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to apply for a Fence Permit. If your application is successful, you will also need to sign a Fence Agreement that will be recorded in the Land Records of Montgomery County.

Failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

For more information and applications for City permits, see [takomaparkmd.gov/services/permits](http://takomaparkmd.gov/services/permits) or contact the Takoma Park Department of Public Works at 301-891-7633.

## **For properties in the Takoma Park Historic District:**

According to the Montgomery Planning Department, a Historic Area Work Permit is required to change the exterior features of a historic site or a building located in a historic district, including moving, relocating, demolishing or altering exterior materials, substantially altering the environmental setting, grading, excavation and construction. More information is available at:

<http://montgomeryplanning.org/planning/historic/>

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# City Of Takoma Park



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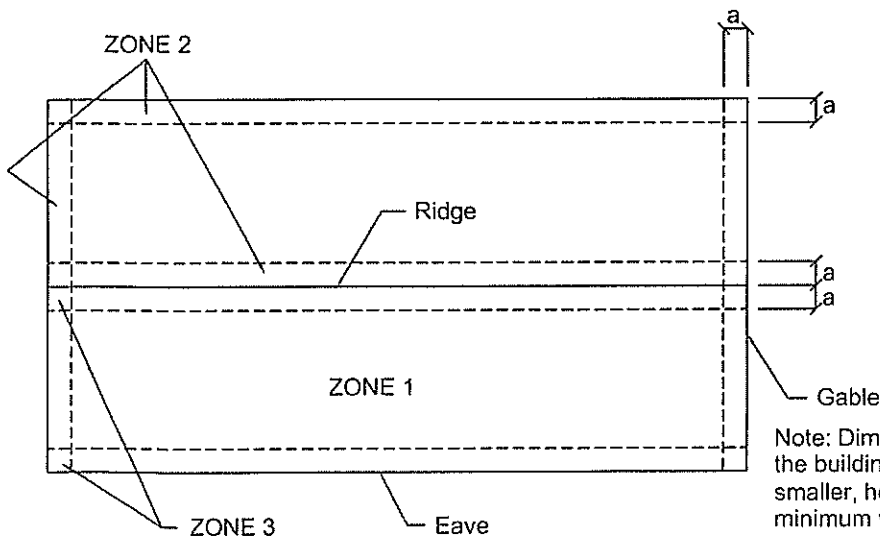
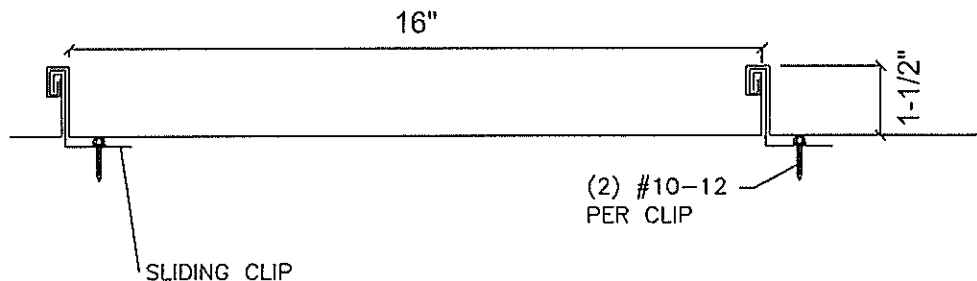
# 1.5" MECH. LOCK 0.032" ALUM. 16" WIDE LOAD TABLE OVER 15/32" PLYWOOD

COASTAL  
METAL  
ROOFING

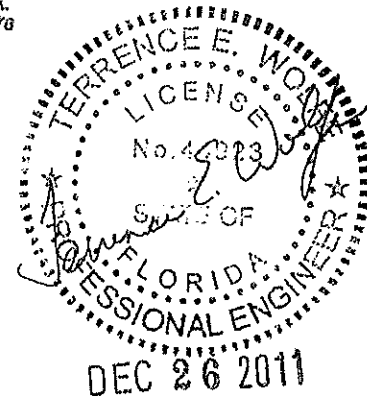
Buildings having a Roof Mean Height  $\leq 20'-0"$ ; Roof Slope: 2"/12" - 6"/12" Gable or Hip Roof  
Wind Speeds 120-150 mph, Exp C, Risk Category II, Enclosed Bldg. based on FLORIDA BUILDING CODE 2010

1.5" MECHANICAL LOCK, 0.032" ALUM., 16" WIDE, CLIP SPACING						
ZONE	FASTENER	SUBSTRATE	WIND SPEED ZONE			
			120	130	140	150
			ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING
ZONE 1	(2) #10-12	15/32" PLYWOOD	12"	12"	12"	12"
ZONE 2	(2) #10-12	15/32" PLYWOOD	12"	12"	12"	12"
ZONE 3	(2) #10-12	15/32" PLYWOOD	6"	6"	6"	6"

- 1) PANEL DESCRIPTION: 1.5" MECHANICAL LOCK, MIN. 0.032" ALUM., 16" MAX WIDTH, 1-1/2" TALL RIB DOUBLE LOCK SEAM.
- 2) PANEL FASTENER: (2) #10-12 PANCAKE TYPE A PER CLIP.
- 3) PANEL CLIP: TWO PIECE SLIDER CLIP, TOP PIECE 26 GA. STAINLESS STEEL, BOTTOM PIECE 24 GA. STAINLESS STEEL.
- 4) MAXIMUM ALLOWABLE PANEL UPLIFT PRESSURE: 76.8 PSF AT 12" O.C., 89.3 PSF AT 6" O.C. PRESSURE BASED ON UL 580 TESTING UL 580/1897 BY FORCE ENGINEERING & TESTING, INC., REPORT #115-103T-05.
- 5) PLYWOOD DECKING: MIN. 15/32" THICK, APA RATED PLYWOOD. PLYWOOD MUST BE DESIGNED IN ACCORDANCE WITH FBC 2010.
- 6) LOAD TABLE BASED ON WIND PRESSURES CALCULATED PER ASCE 7-10 ( $K_d=0.85$ ) MULTIPLIED BY 0.6 PER FBC 2010, SECTION 1609.1.5.
- 7) LOAD TABLE DOES NOT INCLUDE OVERHANG ZONES.



State of Florida  
C.O.A.  
# 26778



Note: Dimension (a) is defined as 10% of the minimum width of the building or 40% of the mean height of the roof, whichever is smaller, however, (a) cannot be less than either 4% of the minimum width of the building or 3 feet.

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