MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7309 Piney Branch Rd., Takoma Park  Meeting Date: 4/10/2019
Takoma Park Historic District
Case Number: 37/03-19D  Tax Credit: Partial
Applicant: Natalie Hopkins  Staff: Dan Bruechert
Proposal: Building Addition, Door Replacement, and Porch Modifications

RECOMMENDATION
Staff recommends that the Historic Preservation Commission approve the HAWP application.

PROPERTY DESCRIPTION
SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: c.1890-1905

The subject property is a two-and-a-half stories tall, four bays wide, Queen Anne-style dwelling with cedar shingle siding and a cross gable roof.

At the rear of the house there are two additions. The larger addition was constructed c. 1960, while the other addition was constructed in 2006.

Figure 1: 7309 Piney Branch Rd. is located near Eastern Ave. and the Washington D.C. border.
**BACKGROUND**

On January 9, 2019 the subject property was reviewed by the HPC as a Preliminary Consultation. The HPC's comments were overall supportive of the proposed changes but identified the form of the proposed roof dormer on the right elevation to be inappropriate and recommended revisions either by removing the dormer on this elevation or by bringing it in from the wall plane and moving toward the rear. The applicant responded that the HPC “recommendation of allowing the new addition gable roof to match the eave height of the existing roof provided design relief but introduced constructability and cost challenges that were undesirable for this project. The previous iteration of the dormer has been outlined in all views for comparison with the current proposal.” Design changes have been undertaken to reduce the impact of a dormer on the right side of the house.¹

The scope of work presented in the preliminary consultation included the removal of the non-historic shingle siding and restoration of the historic siding. The applicant has removed this work from the scope of work under consideration for this HAWP.

**PROPOSAL**

The applicant proposes to:

- Remove the Doric columns in the porch and install square columns and install a balustrade in the front porch;
- Construct an addition at the rear that extends the 2nd and 3rd floor above the existing addition;
- Install gutters and downspouts;
- Fenestration changes on the right elevation; and
- Other changes that are restorative or other repairs that do not require HPC review.

**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), and the Secretary of the Interior’s Standards for Rehabilitation (the Standards).

*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

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.

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

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.

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.

While additions should be compatible, they are not required to be replicative of earlier architectural styles.

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.

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

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

(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

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to undertake work in several areas of the house. Some of this work is eligible for the County’s Historic Preservation Tax Credit Program and will be identified as such in this Staff Report.

Porch Alterations

The applicant proposes several modifications to the existing porch. First, the applicant proposes removing the exiting shed roof on the porch and installing a hipped roof. Second, the applicant proposes to remove the Doric columns and replace them with square columns. The applicant proposes to install a new wood baluster with a 2” (two inch) square pickets and a new set of front stairs with a handrail matching the balustrade.

The applicant indicates that the current porch was modified or significantly altered c.1960 and while there is no documentary evidence included with the application, Staff finds this to be a reasonable conclusion. The remainder of the house was significantly modified during that time. Staff cannot determine of the existing front porch is historic or a later replacement. Sanborn maps show a full-width porch dating to at least 1927, but those records to not indicate porch roof type. However, Staff finds that a hipped roof would be period-appropriate. The house to the left has a full-width hipped roof porch and the house to the right has a full-width shed roofed porch. Staff finds that an alteration to this feature would be acceptable. Staff additionally finds that square columns would be a period-appropriate design. Wood columns are the appropriate material for this architectural feature.

The proposed front baluster is simply detailed and will not detract from the historic appearance of the house. Staff supports approval of this element.

The applicant proposes to remove the side loading steps, which do not appear to be historic, and to replace the front-loading steps with a new set that includes a railing. These features do not
appear historic and their replacement with the simply detailed wood steps would be appropriate. Staff is uncertain if the rise of the proposed steps will be lower than the existing or if there will be an accompanying grade change as the proposal will add an additional stair. Staff finds the changes to the porch are compatible with the historic character of the house (Standard 5 and 24A-8(b)(1)) and supports approval of the porch alterations.

**Rear Addition**
The applicant proposes to construct an addition at the rear that will expand to the 2nd and 3rd floors above the footprint of the exiting rear additions. The addition will be clad in Hardie clapboard siding in a 10” (ten inch) reveal with wood corner trim. The proposed windows are aluminum clad wood windows in a two-over-two configuration throughout. There will be a new wood and glass basement-level door on the right elevation of the addition. The door will be removed from the right-of-way and minimally visible. The roof pitch of the rear addition will mirror the historic roof, with a ridgeline 4’ 6” (four feet, six inches) lower than the historic gable ridge. To create more occupiable space, the applicant proposes to construct dormers to either side.

The proposed addition will be constructed above the footprint of the c.1960 and 2006 additions at the rear. These additions are inset by 13” (thirteen inches) from the right historic wall plane and are inset by several feet from the left wall. The view of the addition from the left is further obscured by the bay window on the left elevation. The gable roof of the addition will be 4’ 6” (four feet, six inches) lower than the historic gable roof. The proposed addition will provide access to all three floors of living space. This will be accomplished in the 3rd floor by adding a large shed dormer to both sides of the dormer. At the preliminary consultation the HPC determined that the dormer on the left side of the house would not detract from the historic appearance of the house and would support approval of this element at the HAWP stage. The HPC also recommended the applicant make some revisions to reduce the visual impact the dormer would have on the streetscape. Initially, the HPC recommended the applicant raise the eave line and increase the roof pitch to create a more compatible design. In revising the proposal for the right side of the addition the applicant encountered feasibility and cost challenges with matching the eave height, so in order to reduce the visual impact of the dormer, the applicant increased the spacing from the historic roof to the rear dormer by 2’ 2” (two feet, two inches). This additional separation will reduce the perceived massing from the street. 2 This design revision is detailed on Drawings 9 and 16. Staff finds that while this revision may not be as significant as requested by the HPC the current dormer configuration is compatible with the historic house in size, scale, and massing supports approval under 24A-8(b)(2).

Based on feedback from Staff and the HPC, the applicant has revised the proposal from the proposed vinyl windows and now proposes to use Pella Proline aluminum clad windows (specs attached). Drawings submitted for permitting will reflect the aluminum clad window and no vinyl windows will be installed on this project. The two-over-two sash configuration is found throughout the historic house and Staff finds the lite pattern to be compatible. Aluminum clad wood windows have been found to be compatible for contributing resources on new construction and building additions within the Takoma Park Historic District. Staff and the HPC have consistently determined that wood or aluminum clad wood windows have sufficient depth to be

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2 The applicant submitted another scheme with asymmetrical roof pitches for consideration at the 3/13 HPC meeting. This proposal has been withdrawn and is not under consideration for this HAWP.
compatible on additions to contributing buildings in the Takoma Park Historic District.

Staff supports approval of the proposed rear addition.

**Gutters and Downspouts**
The applicant proposes to install aluminum gutters and downspouts. The applicant proposes to install an aluminum, K-style gutter. Staff finds that this design is appropriate for the house and will not detract from the historic character of the house or surrounding district. Staff supports approval of this element under 24A-8(b)(1) and (2).

**Fenestration Alterations to the Right Elevation**
The window placement on the right elevation has been significantly altered. There are two non-historic fixed windows on the first floor on the right elevation. The applicant proposes removing these two windows and installing a window on this elevation. This window introduced on this elevation will be a historic wood window, removed from the rear of the house, and installed directly under a second-floor window. Staff finds that this change will enhance the historic character of the house by removing the non-historic windows and stacking the windows on this elevation. Staff recommends approval of the window removal and relocation.

**Other Changes Not Subject to HPC Review**
The applicant proposes to replace the existing non-historic front door with the original front door, which has been stored in the basement. There is a historical basis for this and it is an original feature which should not be subject to HPC review and approval. This work is eligible for the County historic preservation tax credit. Additionally, the applicant proposes to repair the window in the north-facing gable. As this is an exterior repair it does not require review and approval from the HPC and is also eligible for the County historic preservation tax credit. The applicant proposes to undertake several other changes to the basement; however, these changes are on the interior and will not have a visual impact on the exterior of the house or on the right-of-way and are not subject to review.

The applicant did not submit a tree survey for the property, however, there are no trees within the limits of disturbance of the proposed work, so a tree survey is not a requirement for approval.

**STAFF RECOMMENDATIONS**
Staff recommends that the Commission approve the HAWP application; 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Name: BEN@BENNORKINARCHITECTURE.COM
Contact Person: BEN NORKIN
Daytime Phone No.: 202-578-7094

Tax Account No.: 01071423

Name of Property Owner: NATALIE HOPKINS
Daytime Phone No.: 202-997-1489

Address: 7309 PINEY BRANCH RD TAKOMA PARK, MD 20912

Contractor: TBD
Contractor Registration No.: TBD

Agent for Owner: TBD
Daytime Phone No.: TBD

LOCATION OF BUILDING PREMISE

House Number: 7309
Street: PINEY BRANCH RD
Town/City: TAKOMA PARK
Nearest Cross Street: EASTERN AVE

Lot: 19
Block: 12
Subdivision: 0025
Parcel:

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ AC ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable
☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $160,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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/leasement

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 of owner or authorized agent: ____________________________ Date: 12/17/2018

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________ Date:

Application/Permit No.: ____________________________ Date Filed:

Date Issued: ____________________________
1. WRITTEN DESCRIPTION OF THE PROJECT

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

This three story, gable-roofed, cedar wood shingled Victorian house with original details in the interior was constructed in 1896. It features 30 original double hung two-over-two sash windows, including 8 double hung two-over-two windows in the two story bay window on the northern side of the house. It also has wood fish scale shingles at the dormer/third floor level. The front of the house faces west. There is a wooden porch with Doric columns in the front of the house and a modern kitchen addition with vinyl siding and deck in the rear of the house. It is located in the Takoma Park historic district and sits between similar houses on the odd side of the street. The house to the south (7307) was constructed in 1884 and the house to the north (7311) was constructed in 1902.

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

Restore original Fish Scale shingles on the third floor front exterior.

Project will also replace rotting porch boards and replace existing Doric style columns with style appropriate columns and add a row of balusters to provide a more classic Victorian porch appearance. New wooden steps with railings will be added. Porch footprint to remain the same.

Restore original third floor dormer bay window facing west. Replace front door with original front door currently in storage.

Extend 2nd floor and 3rd floor at rear to occupy space above existing 1st floor. No new footprint will be added to the site.

Install gutters and downspouts at inside corners to improve drainage.

UPDATE:
Removal of non-original cedar shake siding and repair of original clapboards has been removed from the current scope of work. Finishing of existing cellar has been added, with no requirement for exterior work.

Per guidance from Staff and the Board, the south-facing shed dormer has been changed to provide a less obtrusive physical form. The following changes have been made:
- Inset south wall of dormer 21” from the exterior walls below
- Reduced dormer width from 16’-0” to 14’-6”
- Reduced wall plate height and increased slope of south roof
- Shifted entire dormer to rear. Previous design was ±4’-9” from existing roof, current proposal is ±6’-9” from existing roof.

Board recommendation of allowing the new addition gable roof to match the eave height of the existing roof provided design relief, but introduced constructability and cost challenges the were undesirable for this project. The previous iteration of the dormer has been outlined in all views for comparison with the current proposal.
MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION

OWNER’S MAILING ADDRESS
Natalie Hopkins
7309 Piney Branch Rd
Takoma Park, MD 20912

OWNER’S AGENT’S MAILING ADDRESS
Ben Norkin
Ben Norkin Architecture
7204 Trescott Ave
Takoma Park, MD 20912

ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES

Chris and Shivani Sutton  
7307 Piney Branch Rd  
Takoma Park, MD 20912

John and Lindsey Simpson  
7310 Piney Branch Rd  
Takoma Park, MD 20912

Constance Mayer  
7311 Piney Branch Rd  
Takoma Park, MD 20912

Jodie Steiner and Federico Mini  
7312 Piney Branch Rd  
Takoma Park, MD 20912

Paula Kowalczuk and Peter Kovar  
7112 Holly Ave  
Takoma Park, MD 20912
NOTE: SEE PLAT, PROVIDED, FOR FULL SITE INFORMATION
EXISTING FRONT ELEVATION

3/32" = 1'-0"

- All windows to remain
- Existing columns to be removed
- Masonry stairs to be removed
- Replace existing roof
- Front door to be replaced with refinished original front door or period appropriate door
- Stairs to be removed
A. Existing vinyl siding and cedar shake to be replaced with fiber cement siding to gridline A.

B. Roofs to be removed.

C. Proposed addition above existing footprint.

D. THIS WINDOW TO BE REPAIRED.

E. Non-original window to be removed.

F. Existing window to be repaired.

EXISTING LEFT ELEVATION

3/32" = 1'-0"
EXISTING CEDAR SHAKE TO BE REMOVED

EXISTING VINYL SIDING TO BE REPLACED WITH FIBER CEMENT SIDING

PROPOSED ADDITION OVER EXISTING FOOTPRINT

WINDOW TO BE REMOVED AND REPLACED IN KIND

EXISTING REAR ELEVATION

3/32" = 1'-0"
EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT SIDING TO GRIDLINE A

EXISTING ROOFS TO BE REMOVED

PROPOSED ADDITION ABOVE EXISTING FOOTPRINT

REMOVE NON-ORIGINAL AWNING WINDOW AND REPLACE WITH ORIGINAL WINDOW FROM 2ND FLOOR REAR ELEVATION

PROJECT: 18004
DRAWN BY: BJN
SHEET NAME: Existing Elevations
SHEET NO: 5
SCALE: 3/32" = 1'-0"
REMOVE DOOR
REMOVE WINDOW, PREPARE FOR NEW DOOR IN THIS LOCATION

CELLAR PLAN
EXISTING/DEMO
3/32" = 1'-0"

CELLAR PLAN
PROPOSED
3/32" = 1'-0"
REMOVE NON-COMPLIANT STAIR TO 2ND FLOOR.
PATCH FLOOR AS REQUIRED. MAINTAIN 6'-8" HEAD ROOM FOR STAIR TO BASEMENT

REMOVE NON-ORIGINAL WINDOW TO BE REMOVED

NON-ORIGINAL WINDOW TO BE REPLACED

REPLACE (E) NON-ORIGINAL WINDOW WITH (E) ORIGINAL WINDOW FROM 2ND FLOOR REAR

REPLACE (E) FRONT DOOR

RESURFACE EXISTING PORCH

(N) WOOD RAILING, SEE ELEVATION

(N) WOOD STAIR, SEE ELEVATION

(P) PANTRY

REPLACE (E) NON-ORIGINAL WINDOW WITH (E) ORIGINAL WINDOW FROM 2ND FLOOR REAR

REMOVE EXISTING STAIRS
REPAIR EXISTING PORCH

1ST FLOOR PLAN
EXISTING/Demo

3/32" = 1'-0"

1ST FLOOR PLAN
PROPOSED

3/32" = 1'-0"
REMOVE EXISTING FLAT ROOF ABOVE MASTER BEDROOM
REMOVE EXISTING GABLE ROOF OVER MASTER BEDROOM
FOOTPRINT OF DORMER FROM PREVIOUS SUBMISSION
REMOVE WALL
2ND FLOOR WALL BELOW, TYP
THIS WINDOW TO BE REPAIRED
7 FT CLG LINE
7 FT CLG LINE
7 FT CLG LINE
DN 6"

3RD FLOOR PLAN
EXISTING/DEMO
3/32" = 1'-0"

3RD FLOOR PLAN
PROPOSED
3/32" = 1'-0"
EXISTING ROOF TO REMAIN

12" / 12"

12" / 12"

12" / 12"

12" / 12"

2" / 12"

2" / 12"

2" / 12"

2" / 12"

2" / 12"

2" / 12"

(REMOVED C. 1960 ADDITION ROOF)

(REMOVED 2006 ADDITION ROOF)

(N) 6" ALUMINUM K-STYLE GUTTERS AT ALL EAVES. SPECS PROVIDED SEPARATELY

(N) ALUMINUM DOWNSPOUT, TYP

EXISTING ROOF TO REMAIN

EXISTING ROOF TO REMAIN

EXISTING ROOF TO REMAIN

EXISTING ROOF TO REMAIN

PROPOSED ROOF PLAN

PROPOSED ROOF PLAN

12" / 12"

12" / 12"

12" / 12"

12" / 12"

2" / 12"

2" / 12"

2" / 12"

2" / 12"

2" / 12"

2" / 12"

3/32" = 1'-0"

3/32" = 1'-0"
**EXISTING FRONT ELEVATION**

1/16" = 1'-0"

- **EXIST. FISH SCALE SHINGLES TO REMAIN. PATTERN NOT SHOWN FOR CLARITY, SEE PHOTOS**

- **ALL WINDOWS TO REMAIN**

- **6x6 P.T. WOOD POST, PAINTED**

- **2X2 P.T. WOOD BALLUSTER, PAINTED W. 1X4 CAP AND 1X3 BOTTOM RAIL, EA. SIDE**

- **8X8 P.T. WOOD POST, PAINTED**

- **LATTICE**

**PROPOSED FRONT ELEVATION**

1/8" = 1'-0"

- **(N) ALUMINUM GUTTERS, TYP ALL EAVES**

- **(N) ALUMINUM DOWNSPOUT**

- **ASPHALT SHINGLE ROOF**

- **1X8 FASCIA**

- **WRAP STRUCTURAL BEAM W. P.T. 1X, PAINTED**

- **(N) WOOD STAIR TO REPLACE EXISTING**

**SCALE:** 1/8" = 1'-0"
NEW GABLE ROOF, EAVES TO REMAIN BELOW EXISTING ROOF

EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT SIDING TO GRIDLINE A

SHED ROOF OVER DORMER

THIS WINDOW TO BE REPAIRED

(N) ALUMINUM GUTTERS, ALL EAVES

(N) ALUMINUM DOWNSPOUT AT INSIDE CORNERS

ALL WINDOWS NOT TAGGED ARE EXISTING TO REMAIN

PROPOSED LEFT ELEVATION

1/8" = 1'-0"
REPLACE EXISTING VINYL SIDING WITH FIBER CEMENT SIDING AT 2ND FLOOR ADDITION AND ATTIC DORMER.

EXISTING 2ND FLOOR ADDITION

(N) ALUMINUM GUTTERS, TYP ALL EAVES

(N) WINDOW TO MATCH EXISTING

WOOD CORNER TRIM

REPLACE EXISTING VINYL SIDING WITH FIBER CEMENT

EXIST, WOOD DECK TO REMAIN

WINDOW A
(2) DOUBLE HUNG QTY: 2

24" 60"

9'-6"

WINDOW B
(3) DOUBLE HUNG FACTORY MULLED QTY: 1

WINDOW D
DOUBLE HUNG QTY: 1

WINDOW E
DOUBLE HUNG (EGRESS) QTY: 1

WINDOW F
DOUBLE HUNG FIELD MULLED QTY: 1

WINDOW G
DOUBLE HUNG FIELD MULLED QTY: 1

EXISTING WOOD DECK TO REMAIN

B

F

(N) WINDOW TO MATCH EXISTING ORIGINAL SIDING TO REMAIN

FIBER CEMENT SIDING AT 2ND FLOOR ADDITION AND ATTIC DORMER

ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS. MUNTIN PATTERN AS SHOWN ABOVE. TRIM TO BE PAINTED 1X6 P.T. WOOD FOR ALL WINDOWS EXCEPT F & G. WINDOWS F & G TRIM TO BE PAINTED 1X4 P.T. WOOD

WINDOW SCHEDULE

1/8" = 1'-0"

ORIGINAL SIDING TO REMAIN

WOOD FOR ALL WINDOWS EXCEPT F & G. WINDOWS F & G TRIM TO BE PAINTED 1X4 P.T. WOOD

Window Schedule

1/8" = 1'-0"

EXIST, WOOD DECK TO REMAIN

EXISTING WOOD DECK TO REMAIN

Elevations

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN

7309 PINKEY BRANCH RD
TAKOMA PARK MD 20912

PROJECT: 18004

DRAWN BY BJN

SHEET NO: 13

SCALE: 1/8" = 1'-0"

BEN NORKIN - ARCHITECTURE

2204 TRESCOTT AVE
TAKOMA PARK, MD 20912

202 - 578 - 7094

bennorkinarchitecture.com

ben@bennorkinarchitecture.com

3/27/2019 12:31:38 PM

3/27/2019 12:31:38 PM
NEW GABLE ROOF, EAVES TO REMAIN BELOW EXISTING ROOF

EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT TO GRIDLINE A

12" / 12" GUTTER

EXISTING NON-ORIGINAL WINDOW TO BE REMOVED

RECLAIMED ORIGINAL WINDOW FROM 2ND FLOOR REAR (RIGHT SIDE)

PROPOSED RIGHT ELEVATION

1/8" = 1'-0"
HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912

3D
Perspective
Pick Up In Store Today

Aisle 20, Bay 009 Text to Me

12 in stock at Hyattsville

Add to Cart

Check Nearby Stores

or

We'll Deliver It to You

Schedule delivery to your home or jobsite on the day of your convenience

Get it as soon as today

Express Delivery

Your local store: Hyattsville
Store Details & Services

Or buy now with

Easy returns in store and online
Learn about our return policy

Product Overview

Model #: 4600200192
The Amerimax 6 in. x 16 ft. White Aluminum Gutter has extra-long, heavy-weight aluminum construction. Featuring a baked-on white factory finish and a traditional K-style design, this durable gutter can be used to control run-off and help protect the walls and landscaping of your home or other structures. The 6 in. size is ideal for wide-roof areas, commercial buildings or in areas of heavy rainfall.

- Heavy-weight, rust-free aluminum construction for durability
- Baked-on white finish for low maintenance that can be spray painted if desired to match any decor
- Extra-long 16 ft. design requires fewer splices and connections
- K-style design to complement your home, business or other structure
- 6 in. Gutter is ideal for wide-roof drainage or in areas of heavy rainfall
- Use with 3 in. x 4 in. for maximum run-off drainage

**Info & Guides**

- Instructions / Assembly
UNIT SECTIONS
Aluminum-Clad Wood

Scale 3" = 1' 0"
All dimensions are approximate.
UNIT SECTIONS
Aluminum-Clad Wood

TYPICAL JOINING MULLIONS

Scale 3" = 1' 0"
All dimensions are approximate.
See Installation and Performance at www.PellaADM.com for mullion limitations and reinforcing requirements.
## Customer Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Fax</th>
<th>E-Mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ben Norkin Architecture</td>
<td>(301) 555-1212</td>
<td>7204 Trescott Ave</td>
<td><a href="mailto:ben@bennorkinarchitecture.com">ben@bennorkinarchitecture.com</a></td>
</tr>
<tr>
<td>Takoma Park, MD 20912-6404</td>
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</table>

**Order Information**

- **Order Number:** 060
- **Quote Number:** 11045799
- **Order Type:** Non-Installed Sales
- **Wall Depth:**
- **Payment Terms:** C.O.D.
- **Tax Code:** MARYLAND8
- **Cust Delivery Date:** None
- **Quoted Date:** 2/15/2019
- **Contracted Date:**
- **Booked Date:**
- **Customer PO #:**

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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com
**ProLine, 3-Wide Double Hung, 118.5 X 47.5, White**

<table>
<thead>
<tr>
<th>Line #</th>
<th>PK #</th>
<th>Location:</th>
<th>Item Price</th>
<th>Qty</th>
<th>Ext’d Price</th>
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<tr>
<td>10</td>
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<td>E</td>
<td>$1,679.30</td>
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<td>$1,679.30</td>
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</table>

1: 35.547.5 Double Hung, Equal

- **Frame Size:** 35 1/2 X 47 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** AlignedWith, 6"  
- **Frame Size:** 35 1/2 X 47 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 2:** AlignedWith, 6"  
- **Frame Size:** 35 1/2 X 47 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** AlignedWith, 6"  
- **Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 332".

**Rough Opening:** 36 - 1/4" X 48 - 1/4"
<table>
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<th>Location</th>
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<tbody>
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<td>ProLine, Double Hung, 35.5 X 53.5, White</td>
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</table>

1: 35.53.5 Double Hung, Equal  
Frame Size: 35 1/2 X 53 1/2  
General Information: Clad, 5", 3 11/16", No Certification  
Exterior Color / Finish: Standard Enduraclad, White  
Interior Color / Finish: Prefinished White Paint Interior  
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift  
Screen: Full Screen, White, InView™  
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)  

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<table>
<thead>
<tr>
<th>Line #</th>
<th>Location</th>
<th>PK #</th>
<th>ProLine, 3-Wide Double Hung, 111 X 59, White</th>
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<tbody>
<tr>
<td>20</td>
<td>B</td>
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<td><strong>Attributes</strong></td>
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<td></td>
<td><strong>Item Price</strong> $1,757.56, <strong>Qty</strong> 1, <strong>Ext'd Price</strong> $1,757.56</td>
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1: 3359 Double Hung, Equal
Frame Size: 33 X 59
General Information: Clad, 5", 3 11/16", No Certification
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
Vertical Mull 1: AlignedWith, 6"

2: 3359 Double Hung, Equal
Frame Size: 33 X 59
General Information: Clad, 5", 3 11/16", No Certification
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
Vertical Mull 2: AlignedWith, 6"

3: 3359 Double Hung, Equal
Frame Size: 33 X 59
General Information: Clad, 5", 3 11/16", No Certification
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
Vertical Mull 1: AlignedWith, 6"


Rough Opening: 33 - 3/4" X 59 - 3/4"
### ProLine, 2-Wide Double Hung, 72 X 59, White

1: 3359 Double Hung, Equal  
Frame Size: 33 X 59  
General Information: Clad, 5", 3 11/16", No Certification  
Exterior Color / Finish: Standard Enduraclad, White  
Interior Color / Finish: Prefinished White Paint Interior  
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift  
Screen: Full Screen, White, InView™  
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)  
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)  
Vertical Mull 1: AlignedWith, 6"  

2: 3359 Double Hung, Equal  
Frame Size: 33 X 59  
General Information: Clad, 5", 3 11/16", No Certification  
Exterior Color / Finish: Standard Enduraclad, White  
Interior Color / Finish: Prefinished White Paint Interior  
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift  
Screen: Full Screen, White, InView™  
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)  
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)  
Vertical Mull 1: AlignedWith, 6"  
<table>
<thead>
<tr>
<th>Line #</th>
<th>Location:</th>
<th>Attributes</th>
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<td><strong>ProLine, Double Hung, 33 X 59, White</strong></td>
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<tr>
<td></td>
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<td>1: 3359 Double Hung, Equal</td>
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<tr>
<td></td>
<td></td>
<td>Frame Size: 33 X 59</td>
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<tr>
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<td>General Information: Clad, 5&quot;, 3 11/16&quot;, No Certification</td>
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<tr>
<td></td>
<td></td>
<td>Exterior Color / Finish: Standard Enduraclad, White</td>
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<tr>
<td></td>
<td></td>
<td>Interior Color / Finish: Prefinished White Paint Interior</td>
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<tr>
<td></td>
<td></td>
<td>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</td>
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<tr>
<td></td>
<td></td>
<td>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</td>
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<tr>
<td></td>
<td></td>
<td>Screen: Full Screen, White, InView™</td>
</tr>
<tr>
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<td></td>
<td>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08</td>
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<td>Grille: SDL w/Spacer, No Custom Grille, 7/8&quot;, Traditional (2W1H / 2W1H)</td>
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</tbody>
</table>

**Rough Opening:** 33 - 3/4" X 59 - 3/4"

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<th>Line #</th>
<th>Location:</th>
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<td>2027</td>
<td>1: 23.545.5 Double Hung, Equal</td>
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<td></td>
<td>Frame Size: 23 1/2 X 45 1/2</td>
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<tr>
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<td></td>
<td></td>
<td>General Information: Clad, 5&quot;, 3 11/16&quot;, No Certification</td>
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<td></td>
<td>Exterior Color / Finish: Standard Enduraclad, White</td>
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<td>Interior Color / Finish: Prefinished White Paint Interior</td>
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<td>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</td>
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<td>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</td>
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<td>Screen: Full Screen, White, InView™</td>
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<td>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08</td>
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<td>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</td>
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<td></td>
<td>Frame Size: 23 1/2 X 45 1/2</td>
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<td>General Information: Clad, 5&quot;, 3 11/16&quot;, No Certification</td>
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<td>Exterior Color / Finish: Standard Enduraclad, White</td>
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<td>Interior Color / Finish: Prefinished White Paint Interior</td>
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<td>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</td>
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<td>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</td>
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<td>Screen: Full Screen, White, InView™</td>
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<td>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08</td>
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<td>Grille: SDL w/Spacer, No Custom Grille, 7/8&quot;, Traditional (2W1H / 2W1H)</td>
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<td>Vertical Mull 2: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</td>
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<td>Frame Size: 23 1/2 X 45 1/2</td>
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<td>General Information: Clad, 5&quot;, 3 11/16&quot;, No Certification</td>
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<td>Exterior Color / Finish: Standard Enduraclad, White</td>
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<td>Interior Color / Finish: Prefinished White Paint Interior</td>
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<td>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</td>
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<td>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</td>
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<td>Screen: Full Screen, White, InView™</td>
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<td>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08</td>
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<td>Grille: SDL w/Spacer, No Custom Grille, 7/8&quot;, Traditional (2W1H / 2W1H)</td>
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<td>Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</td>
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<td>Frame Size: 23 1/2 X 45 1/2</td>
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<td>Exterior Color / Finish: Standard Enduraclad, White</td>
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<td>Interior Color / Finish: Prefinished White Paint Interior</td>
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<td>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</td>
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<td>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</td>
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<td>Screen: Full Screen, White, InView™</td>
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<td>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08</td>
</tr>
</tbody>
</table>

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