

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19 Montgomery Avenue, Takoma Park	Meeting Date:	5/4/2022
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	4/27/2022
Applicant:	Marwan Hishmeh (Richard J. Vitullo, Architect)	Public Notice:	4/20/2022
Review:	HAWP	Tax Credit:	Partial
		Staff:	Michael Kyne

Permit Number: 989539, 984286 & 975312

PROPOSAL: Screened porch addition, after the fact parking pad in front yard, door alteration, after the fact basement window and door alterations, foundation re-parging

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1910s-20s

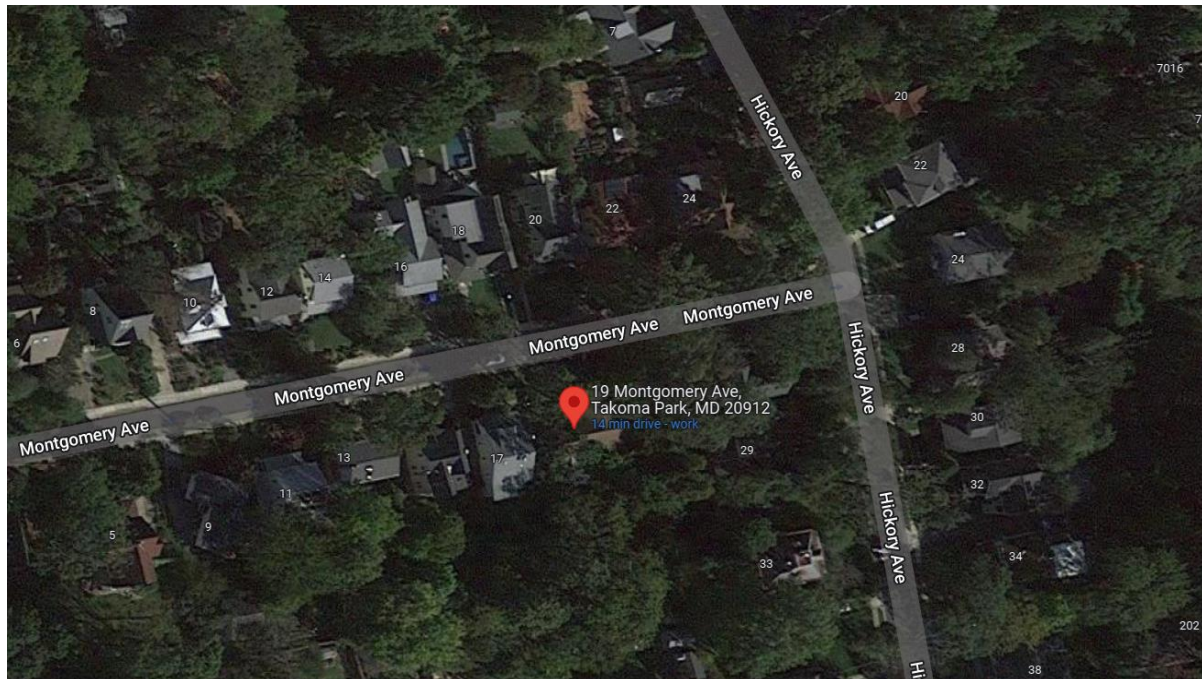


Fig. 1: Subject property.

BACKGROUND

The applicant previously appeared before the Commission for a preliminary consultation at the March 23, 2022 HPC meeting.¹

PROPOSAL

The preliminary consultation proposal included construction of a screened porch addition, front door replacement, and creation of an after the fact parking pad in the front yard. These items have since been remediated and/or removed from the application.

The current application proposes after the fact basement window and door alterations, alterations to an existing rear addition, enclosure of an attached rear garage, new deck construction, front porch handrail installation, and foundation re-parging at the subject property.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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 historic district.

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

¹ Link to March 23, 2022 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2022/03/ILA-19-Montgomery-Avenue-Takoma-Park-Preliminary-Consultation.pdf>
 Link to March 23, 2022 audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=0985dd46-aba5-11ec-8a90-0050569183fa

The *Guidelines* state the following regarding the review of Outstanding Resources:

These resources have the highest level of architectural and/ or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources [only guidelines applicable to this project included]:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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.)

Secretary of the 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.” The applicable *Standards* are as follows:

- 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.
- 10. New additions and adjacent or related new construction shall 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 subject property is a c. 1910s-20s Bungalow-style Outstanding Resource within the Takoma Park Historic District. There is an original one car attached garage at the south (rear) basement level, which was previously expanded, with an addition above. There is also an attached shed at the rear basement level on the west (right, as viewed from the public right-of-way of Montgomery Avenue) side of the garage. The 1927 Sanborn Fire Insurance Map indicates that there was originally a full length one story open structure in the location of the attached shed (*Fig. 2*).

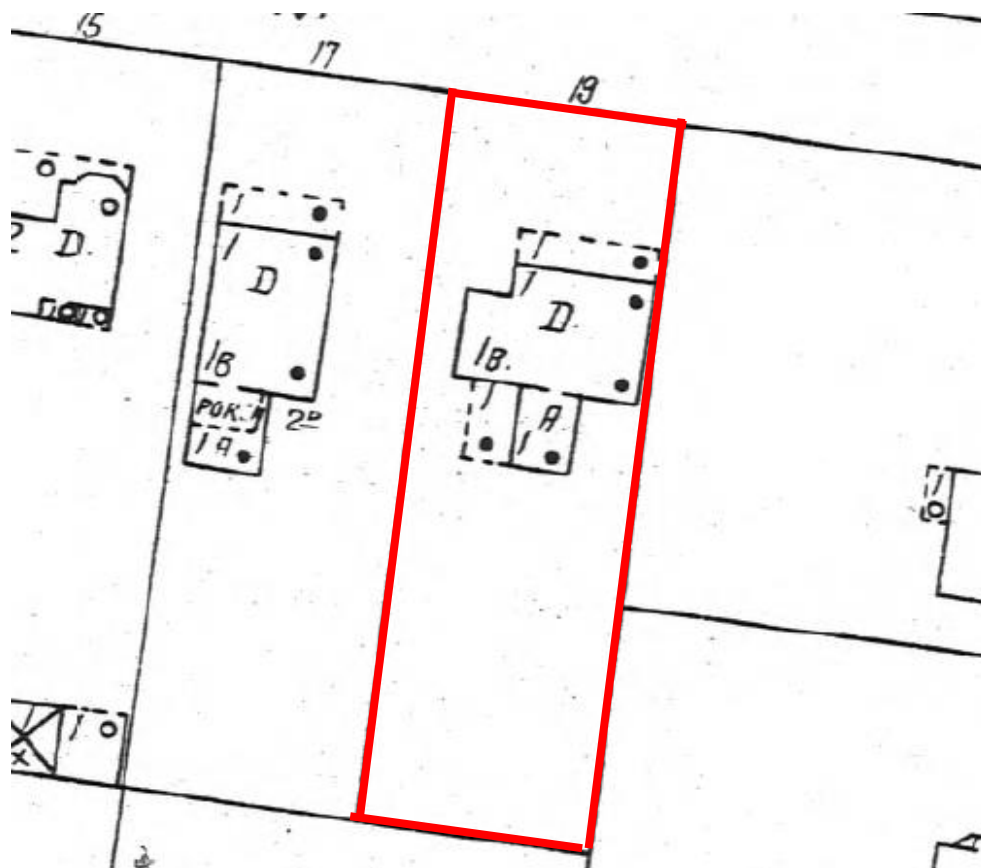


Fig. 2: 1927 Sanborn Fire Insurance Map, with subject property outlined in red.

In November 2021, staff was notified that unpermitted work had been completed at the subject property. Staff worked with the Department of Permitting Services to issue a Stop Work Order and Notice of Violation, and the applicant was instructed to submit a HAWP application for the unpermitted work. In December 2021, the applicant submitted a HAWP application for the unpermitted construction of a gravel parking pad at the front of the property, as well as work that had not yet commenced, namely front door replacement and construction of a new screened porch at the rear; however, staff visited the property and determined that additional unpermitted work had been completed, and there were many discrepancies with the submitted architectural drawings.

Additional unpermitted work discovered during staff's site visit included installation of new basement level windows on the front porch, installation of one new egress window with window well at the basement level on each side of the historic house (two total), enclosure of the attached rear garage, siding replacement on the existing rear addition, and infill of one original window on the rear elevation.

The applicant was notified that the application was incomplete, that the submitted architectural drawings needed to be corrected, and/or that the property should be returned to its previous condition. The applicant hired a new architect to correct the discrepancies in the application, and remediated some of the unpermitted work. Remediated unpermitted work to date includes: 1) removal of the basement level windows on the front porch; 2) removal of the gravel parking pad at the front of the property; and, 3) removal of the new egress window with window well at the basement level on the west (right) side of the historic house. As noted in the March 23, 2022 preliminary consultation staff report, the proposal to replace the existing front door (which may be original) was also removed from the application, at staff's suggestion.

The applicant appeared before the Commission for a preliminary consultation at the March 23, 2022 HPC meeting. At the preliminary consultation, the Commission provided the following feedback:

- Concerns were expressed regarding the compatibility of the unpermitted work items as well as the proposed new work items, finding that they would impact the historic integrity of the building, if approved.
- The Commissioners asked for more complete, code compliant plans (specific concerns were raised about proposed bedrooms with no proposed egress, per code).
- There were concerns about the materials and style of the unpermitted and proposed new windows (i.e., the new windows were to be double hung with no divided lites, which was found to be inconsistent and incompatible with the existing windows).
- There were concerns about the compatibility of the shed roof form for the proposed new screened porch, with the Commission finding that it needed to be more compatible with the existing roof forms and reflective of the historic house.
- The Commission stressed that all proposed detailing is important and needs to be considered carefully, as this property is an Outstanding Resource.
- The Commission stated that they would not approve the application, as proposed.
- Although much of the unpermitted work had already been completed, the Commission stressed that the applicant needed to present a compatible and appropriate proposal, as if no work had been done.
- The Commission stressed that the applicant should return with a complete, accurate, and approvable application, that the application will be either approved or denied, and that there will be no additional preliminary consultations for this project.

The applicant has returned with a HAWP application, responding to the Commission's comments with the following revisions:

- The proposed floorplans have been revised to ensure code compliance. Specifically, only three bedrooms are now proposed in the basement, whereas four were previously proposed. Due to a lack of code compliant egress, the previously proposed fourth bedroom in the northwest (front/right) corner of the basement is now proposed to be a storage area.
- The applicant proposes to remove the unpermitted and incompatible basement level replacement windows (including the east/left side egress window with window well) on the south (rear) and east (left) elevations of the historic house and existing rear addition and install 6-over-1 double-hung windows in their place, matching the style of the historic house's original windows. The awning window on the basement level of the south (rear) elevation (originally a 2-lite window, but previously replaced by a single-lite window) is also proposed to be replaced with a 3-lite awning window. All proposed new windows to be wood SDL windows with permanently-affixed interior and exterior muntins and internal spacer bars
- The screened porch at the rear of the historic house has been removed from the proposal, with a new wood deck and steps to grade proposed in its place. The proposed deck is to be constructed from wood, and the ballusters will be inset between the top and bottom rails, per the Commission's typical requirement. The proposed new deck will be well inset from the corners of the historic house, and it will not be visible from the public right-of-way.
- The previously unpermitted beadboard and T-111 siding on the existing rear addition/attached garage will be replaced with smooth-faced fiber cement siding with 5" exposure.

Other proposed work items not specifically referenced above include:

After the Fact

- One original window opening on the first floor of the south (rear) elevation is proposed to be infilled to accommodate a new bathroom/shower.
- The two existing doors on the first floor and basement level of the west (right) side of the historic house are proposed to be replaced with new wood 6-lite doors.
- The existing doors on the first floor and basement level at the north (rear) are proposed to be replaced with new wood 6-lite doors.
- A new steel door is proposed at the rear of the attached shed at the west (right) side of the existing rear addition/attached garage.
- The south (rear) opening/garage door of the existing attached rear garage is proposed to be infilled, adding a wood framed wall, smooth-faced fiber cement siding with 5" exposure, and two 6-over-1 double-hung wood SDL windows with permanently-affixed interior and exterior muntins and internal spacer bars.

New

- One original dilapidated basement level window on the west (right) elevation of the historic house is proposed to be replaced with a new 6-over-1 double-hung wood SDL window with permanently-affixed interior and exterior muntins and internal spacer bars.
- A fourth window is proposed at the basement level on the east (left) side of the historic house (behind the chimney) for egress purposes. The proposed window will be a wood casement window with permanently-affixed interior and exterior muntins and internal spacer bars, matching the appearance of the proposed 6-over-1 double-hung windows. Due to the sloping grade, a window well is not required for the proposed new egress window.
- All other existing/original windows and doors will be restored.
- New steel handrails with steel balusters are proposed to be installed on both sides of the front porch stairs (two handrails total).
- The existing CMU house foundation is proposed to be reparged.

As noted in the March 23, 2022 preliminary consultation staff report, the wood stoop and stairs to grade on the west (right) side of the historic house, as well as the architectural asphalt shingle roofing on the house, were previously replaced via Staff-Level Approval, and they are not part of the current proposal.

Staff supports the applicants proposal, as revised, finding that it responds appropriately to the Commission's feedback. The proposal will not remove or alter character-defining features or materials of the subject property and/or surrounding streetscape, per *Standards #2 and #9*. The proposed new deck is in the appropriate location at the rear of the historic house, where it will not be visible from the public right-of-way. In accordance with *Standard #10*, the deck will be constructed in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Additionally, the proposed alterations are generally compatible with the resource's original design, and they are sympathetic with the existing architectural character, massing, height, setback, and materials of the historic house, per the *Guidelines*.

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-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, 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), (1), (2) & (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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* #2, #9, and #10.

and with the general condition that the applicant shall present the 3 electronic 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Marwan Hishmeh

Address: 904 Erie Avenue

Daytime Phone: 301-448-0704

E-mail: aceconstruction127@gmail.com

City: Takoma Park Zip: 20912

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo AIA

Address: 7016 Woodland Avenue

Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com

City: Takoma Park Zip: 20912

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Takoma Park
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 19 Street: Montgomery Avenue

Town/City: Takoma Park Nearest Cross Street: Hickory Avenue

Lot: 10 Block: 17 Subdivision: BF Gilbert Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Windows and doors</u> |

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

Richard J. Vitullo AIA

4/8/2022

Signature of owner or authorized agent

Date

OWNER:

Ace Construction (Marwan Hishmeh)
904 Erie Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

Kerry Richter

17 Montgomery Ave.
Takoma Park, MD 20912

Laura Coughlin & Steven Edminster

25 Montgomery Ave.
Takoma Park, MD 20912

Rachel Sturke & Joshua Stebbins

20 Montgomery Ave.
Takoma Park, MD 20912

Julian Mulvey & Margaret Omero

18 Montgomery Ave.
Takoma Park, MD 20912

116 Elm Avenue
Takoma Park, MD 20912

29 Hickory Avenue
Takoma Park, MD 20912

33 Hickory Avenue
Takoma Park, MD 20912

DESCRIPTION OF **EXISTING** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

19 Montgomery Ave., Takoma Park, MD 20912

This is an "Outstanding Resource" Bungalow built in 1918, and it is located in the Takoma Park Historic District. It is a 1-story house approx. 37.7' x 26.4', with a 8' x 26.5' front porch and a 1-story rear addition over a garage in the rear. Overall, it has a 1218 S.F. footprint, with a full basement.

- a. Original House Structure:** *The main house structure is wood framed and is gabled (5.75:12 pitch). The rear addition is a shed roof.*
- b. Front Porch:** *The foundation is parged CMU, with a 4" thick concrete slab porch floor and steps. The porch sides are 28" high x 8" wide stucco walls with a flat top rail/cap. The roof is gabled (5.75:12 pitch), set perpendicular to the main roof. There is no railing at stairs.*
- c. Exterior Finish:** *The exterior finish on the main house is smooth stucco over lath; the siding on the rear addition is wood beadboard set between posts.*
- d. Foundation:** *Parged CMU.*
- e. Roof:**
- f. Windows & Doors:** *Painted wood windows, predominately 6-over-1 double hungs, with some 6-lite casements. Many are dilapidated; most will be restored. Basement windows are generally painted wood double-hungs, 1-over-1.*

NOTE: *As the new architect of record for this revised HAWP application now documenting the property in its present state (after a significant number of changes had been made), I was not privy to observe the actual existing floor plans or elevations. Many windows, and 3 of 4 doors, had already been replaced when I documented the site; all of the new interior wall framing is also in place. Therefore, I am not able to provide existing plans and elevations. In their stead, I am attaching exterior photos provided by my client that show a majority of the original exterior issues; these photos are marked as "exist". The proposed exterior elevations show which windows and doors are "new" versus "existing".*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

19 Montgomery Ave., Takoma Park, MD 20912

Alteration to existing House/Property:

a. **Existing Rear Structure:**

The 1st floor windows of the existing rear addition will be restored and repainted. The existing beadboard and T-111 siding is replaced with 5" exposure painted smooth fiber cement siding, with 5/4 x 4 Boral (fly-ash) trim. The lower level, in the prior garage door opening at the rear, it will be infilled with wood framing, and 5" exposure painted smooth fiber cement siding, with 5/4 x 4 Boral (fly-ash) trim, and will have new painted wood double hung windows (5.0 SF egress each). A small shed addition adjacent to the existing 2-level rear structure will be restored, and with a new steel rear door.

b. **Original House Windows and Doors:**

All existing wood windows and front entry door on 1st floor level will be restored and repainted, except one rear-facing 1st floor window in new bathroom that is to be closed up as it is now in a shower. Both basement entry doors and 1st floor side door will be new painted wood doors with 6-lite SDL glass (see photo "19 montgomery_prop front right elev 2" for 2 new side doors).

Basement window, Right Side: At basement/ground level, a dilapidated window to left of door (2'-6" w x 3'-6" h +/-) will be replaced with painted wood double hung window (6-over-1). All other windows will be restored.

Basement windows, Rear: At basement/ground level, the 3 large windows at rear (2'-9" w x 4'-0" h), under the new wood deck, will be replaced with painted wood double hung windows (6-over-1); a smaller awning window will be replaced with a painted wood 3-lite awning window.

Basement windows, Left Side: For the 3 existing window openings at left side, windows will be replaced with painted wood double hung windows (6-over-1). A new 4th window, an egress window, will be added behind existing chimney at left side for new bedroom. No photos exist of original windows on this side.

See "Proposed Basement & 1st Floor Plans and Elevations" for extent of existing and new windows and doors.

c. **Roof:** *Via a previous HAWP, the asphalt shingles have already been replaced with new asphalt shingles.*

Additions:

a. **New Wood Deck:** *A new 24'-6" wide x 16'-10" (414 sf) wood deck will be constructed at the rear with a wood railing around; it is set in 3'-0" on the left side at the rear and 6" inside of the existing rear addition. It will supported by 6 x 6 wood posts. On the rear of deck, there will be a 4'-3" x*

4'-3" wood stoop and stairs to grade. Decking will be pressure treated 2 x 6 deck boards.

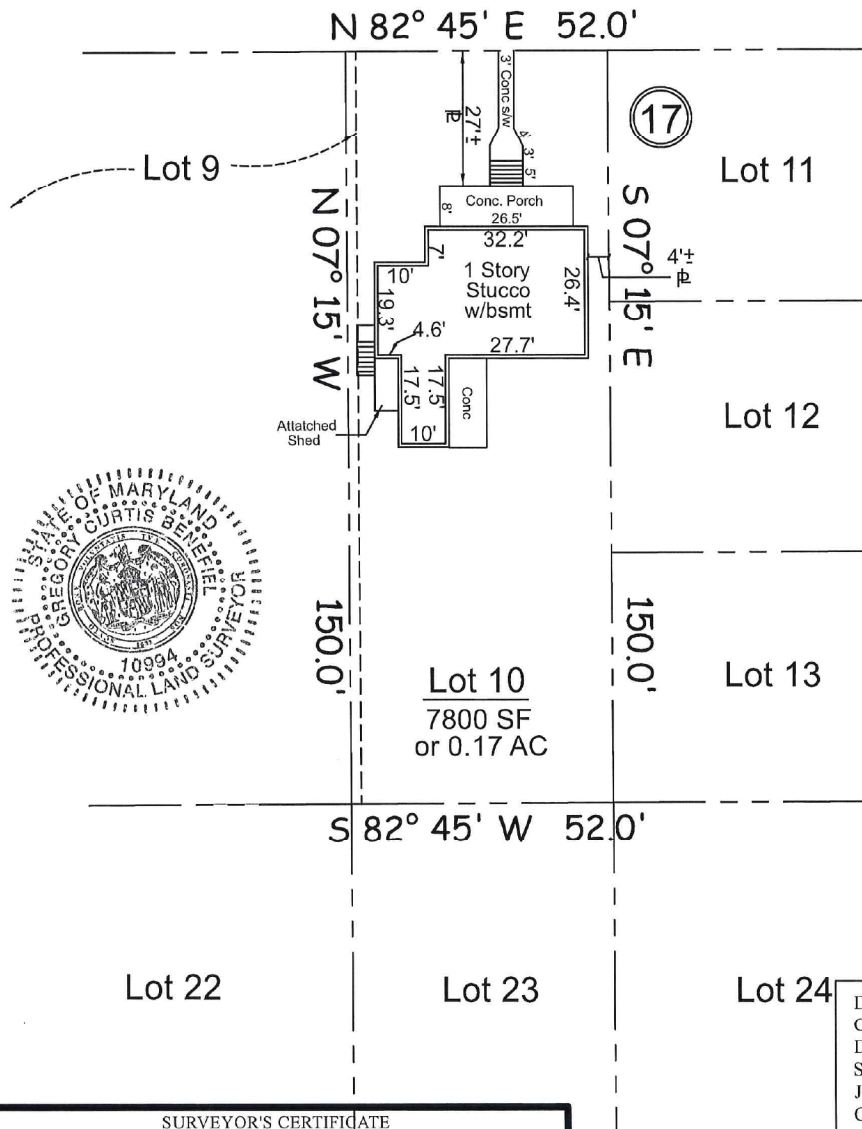
- b. **Re-built Side stoop**: A new 4'-0" x 3'-6" wood deck/ stoop with wood steps to grade, will be built on the west (right) side to replace the existing dilapidated stoop and stairs.
- c. **Front Porch**: A new painted steel railing will be added to both sides of existing concrete stairs.

NOTE: As the new architect of record for this revised HAWP application now documenting the property in its present state (after a significant number of changes had been made), I was not privy to observe the actual existing floor plans or elevations. Many windows, and 3 of 4 doors, had already been replaced when I documented the site; all of the new interior wall framing is also in place. Therefore, I am not able to provide existing plans and elevations. In their stead, I am attaching exterior photos provided by my client that show a majority of the original exterior issues; these photos are marked as "exist". The proposed exterior elevations show which windows and doors are "new" versus "existing".

NOTES:

1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owners of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to them I warrant this house location plat.
2. For title purposes only.
3. No title reports furnished at this time, subject to all easements and rights of ways of record.
4. Property corners have not been set with this survey. Property information was taken from the best available records.
5. This location plat is not to be used for the construction of fences or other improvements. A boundary Survey and lot stakeout would have to be performed to determine the location of all property lines as shown.
6. The Property shown hereon is located within Zone _____ as shown on F.E.M.A. Flood Insurance Rate Map Community Panel No. _____ of _____ County, Maryland.
7. This plat is valid within 6 months of date of signature.

MONTGOMERY AVENUE



DRAWN BY TB
 CHECKED BY GB
 DATE 2/8/2022
 SCALE: 1"= 30'
 JOB NO. HL-2022-38
 CASE NO. _____

SURVEYOR'S CERTIFICATE

I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.

2-9-2022
 Date

Gregory C. Benefiel
 Registered Professional
 Land Surveyor, MD. No. 10994
 License Expiration 08-08-2022

HOUSE LOCATION PLAT

19 Montgomery Avenue

Lot(s)/Parcel 10, T.M./Block 17
 Plat _____ Section _____ Phase _____

TAKOMA PARK

(13TH) Wheaton Election District
 Montgomery County, Maryland

Plat Book _____ Plat No. _____
 Liber _____ Folio _____

S- 5802

SURVEYS, INC.

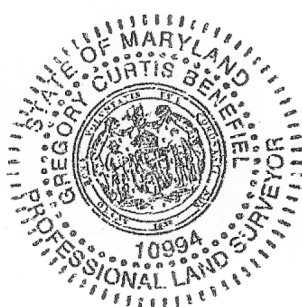
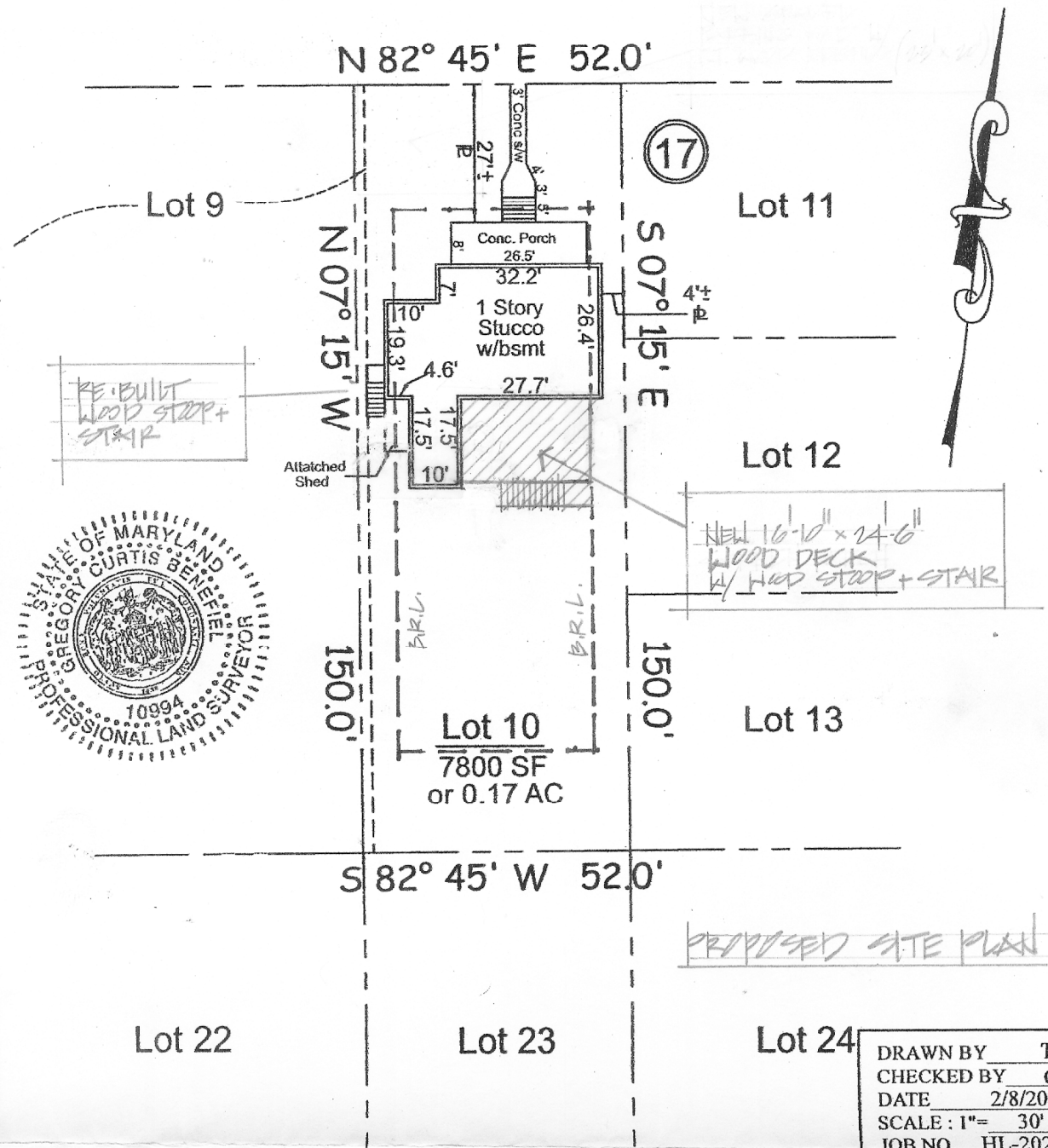
SURVEYORS * ENGINEERS * LAND PLANNERS
 PERMIT SERVICES

350 MAIN STREET LAUREL, MARYLAND, 20701
 PHONE 301-716-0561 E-MAIL SURVEYSINC@VERIZON.NET

NOTES:

1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owners of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to them i warrent this house location plat.
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MONTGOMERY AVENUE



SURVEYOR'S CERTIFICATE

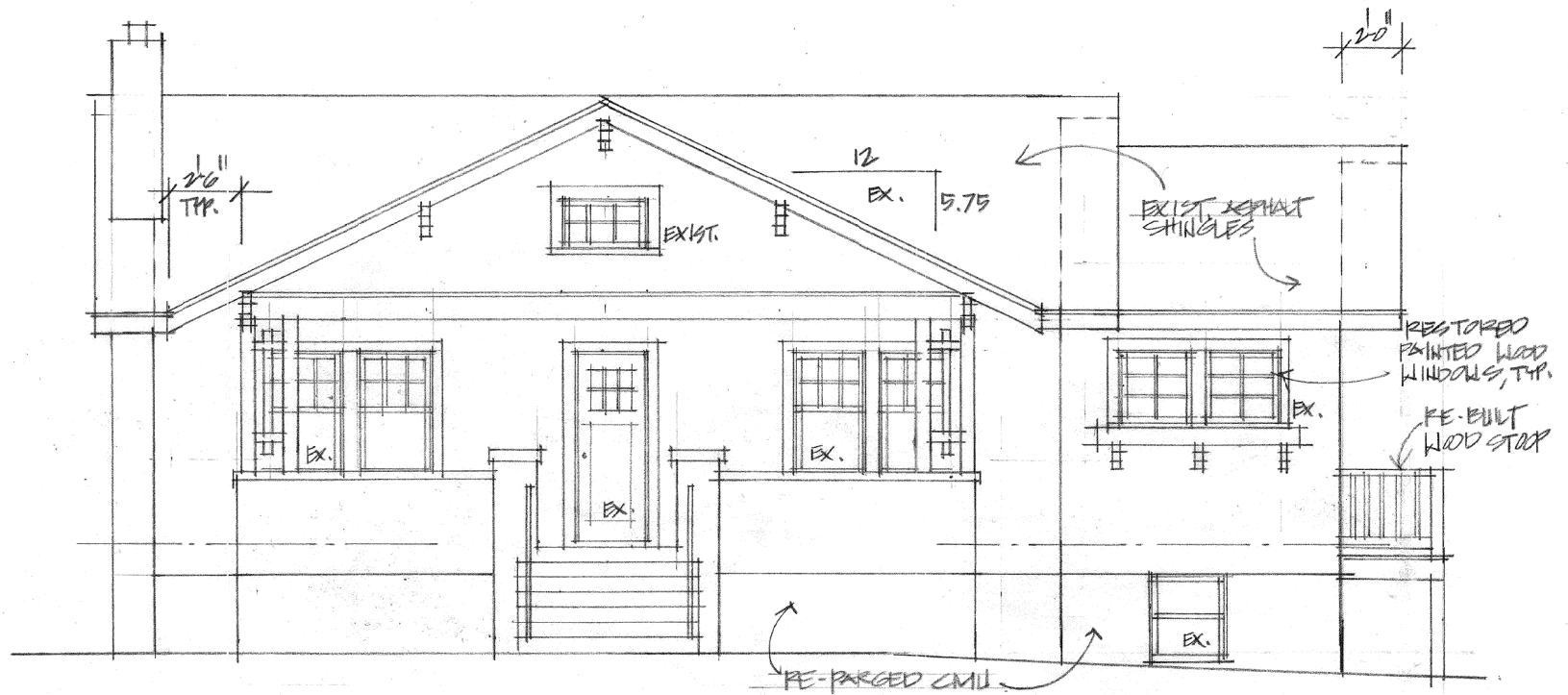
I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.

HOUSE LOCATION PLAT

19 Montgomery Avenue

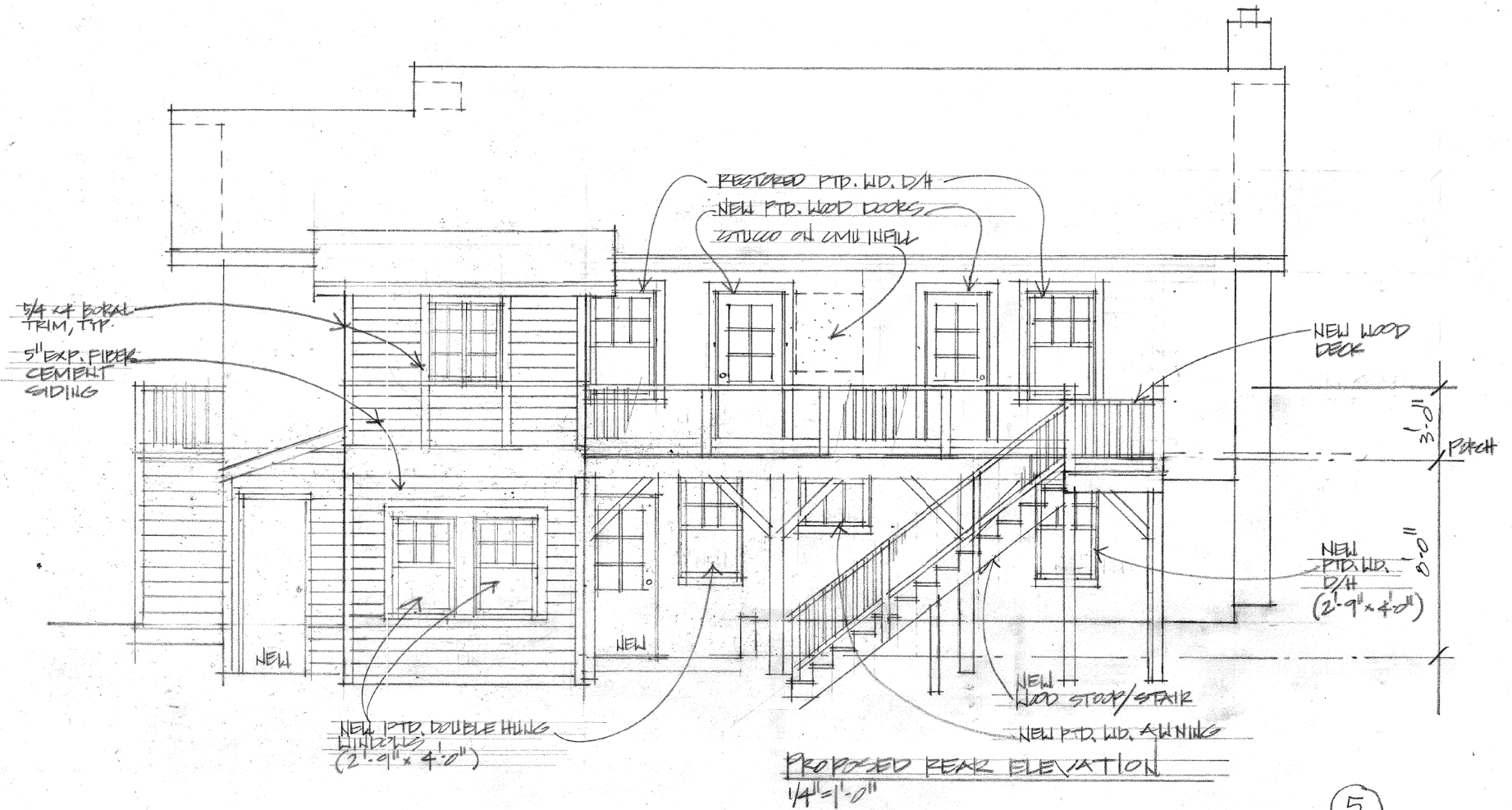
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 CHECKED BY GB
 DATE 2/8/2022
 SCALE: 1"= 30'
 JOB NO. HL-2022-38
 CASE NO. _____

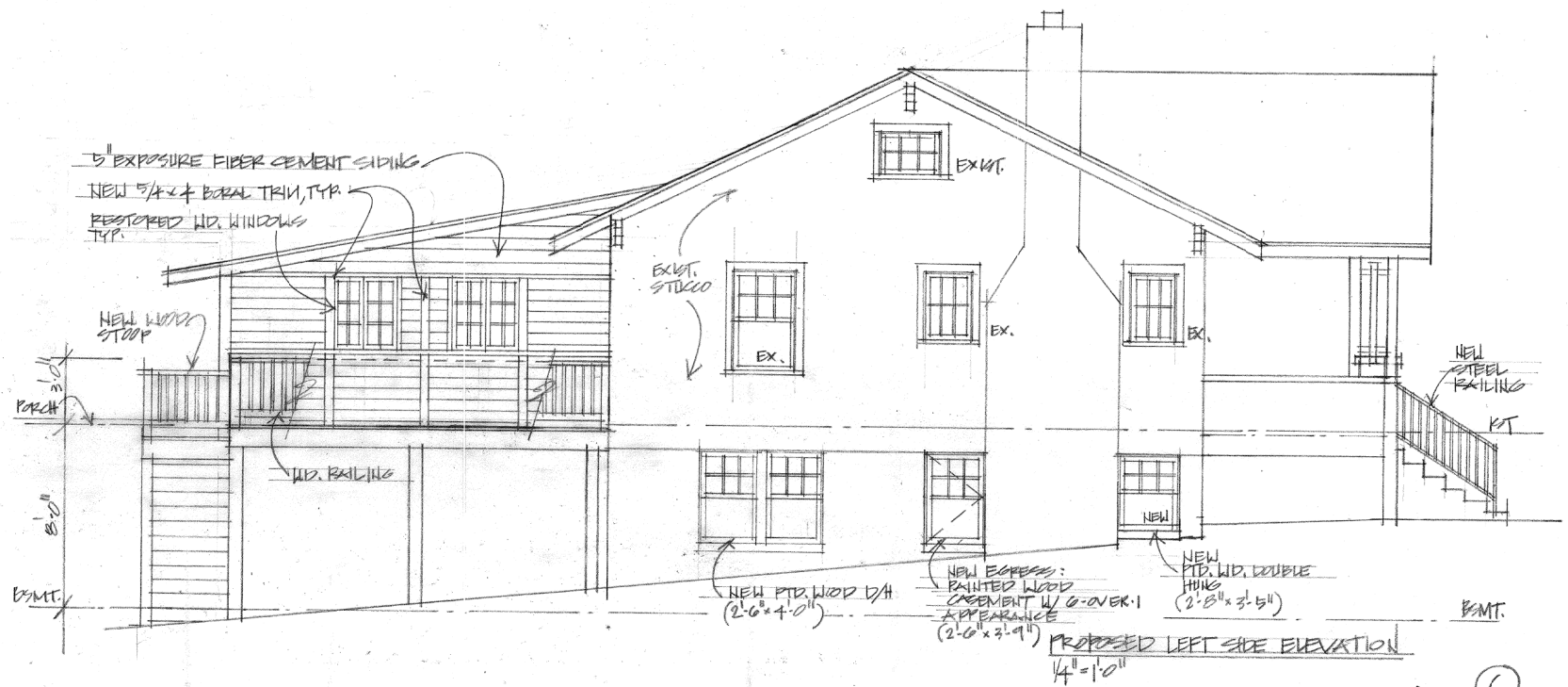


EXIST. (+ PROPOSED) FRONT ELEVATION
 1/4" = 1'-0"

3



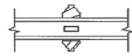
5



6

PRODUCT OPTIONS

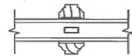
MUNTIN PROFILES



WOOD 5/8" (16) SDL
WITH SPACER BAR



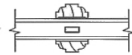
CLAD 5/8" (16) SDL
WITH SPACER BAR



WOOD 7/8" (22) SDL
WITH SPACER BAR



CLAD 7/8" (22) SDL
WITH SPACER BAR



WOOD 1 1/8" (29) SDL
WITH SPACER BAR



CLAD 1 1/8" (29) SDL
WITH SPACER BAR



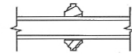
WOOD 1 15/16" (50) SDL
WITH SPACER BAR



CLAD 1 15/16" (50) SDL
WITH SPACER BAR



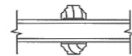
WOOD OGEE INTERIOR 1 1/8" (29) SDL
CLAD EXTERIOR 1 1/8" (29) SDL
WITH SPACER BAR



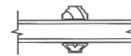
WOOD 5/8" (16) SDL
WITHOUT SPACER BAR



CLAD 5/8" (16) SDL
WITHOUT SPACER BAR



WOOD 7/8" (22) SDL
WITHOUT SPACER BAR



CLAD 7/8" (22) SDL
WITHOUT SPACER BAR



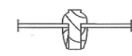
WOOD 1 1/8" (29) SDL
WITHOUT SPACER BAR



CLAD 1 1/8" (29) SDL
WITHOUT SPACER BAR



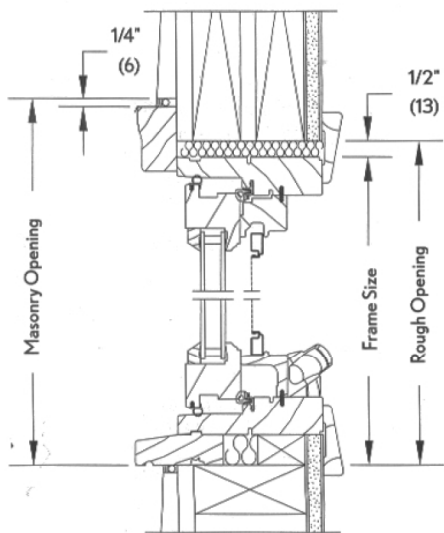
WOOD 1 11/16" (43) ADL*



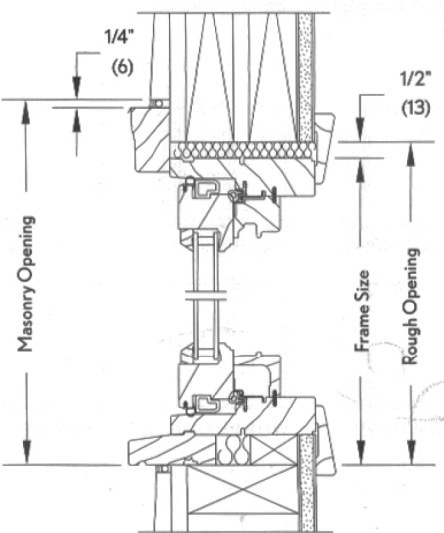
WOOD 7/8" (22) ADL*

WOOD ULTIMATE AWNING

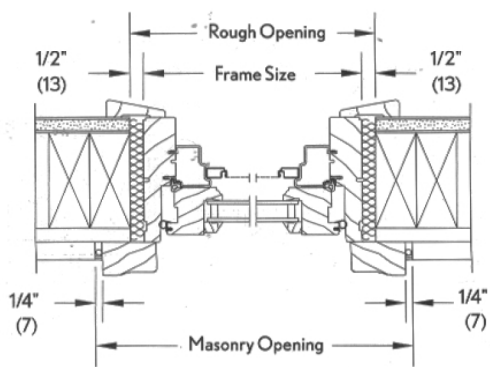
CONSTRUCTION DETAILS



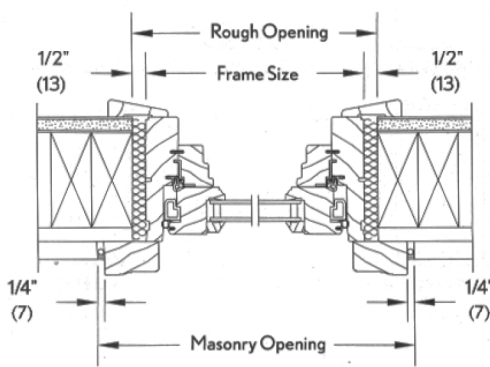
OPERATOR
HEAD JAMB AND SILL



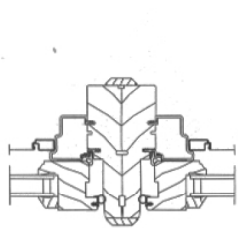
STATIONARY
HEAD JAMB AND SILL



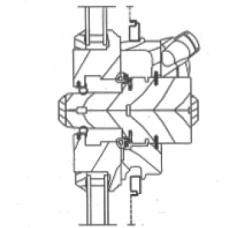
OPERATOR JAMB



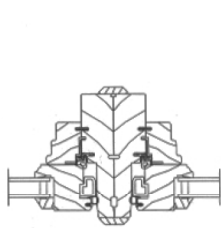
STATIONARY JAMB



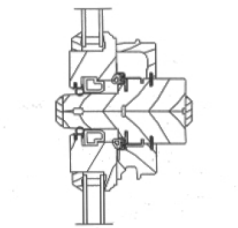
OPERATOR
VERTICAL MULLION



OPERATOR
HORIZONTAL MULLION



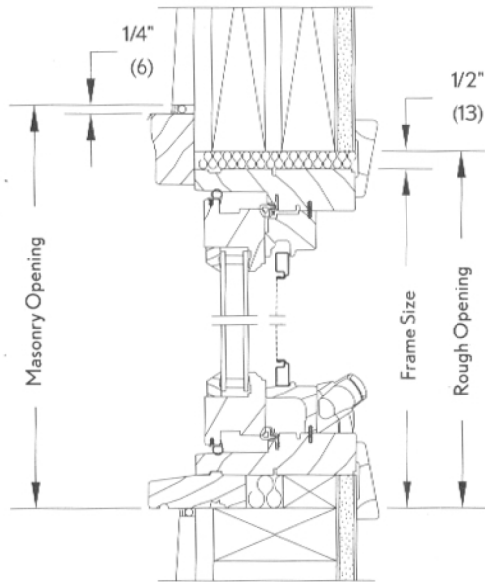
STATIONARY
VERTICAL MULLION



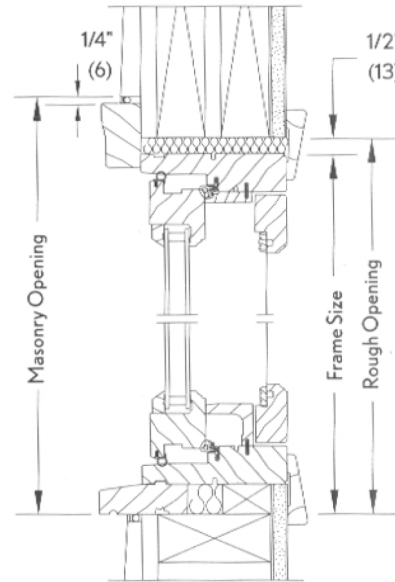
STATIONARY
HORIZONTAL MULLION

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

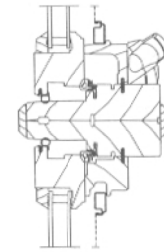
CONSTRUCTION DETAILS



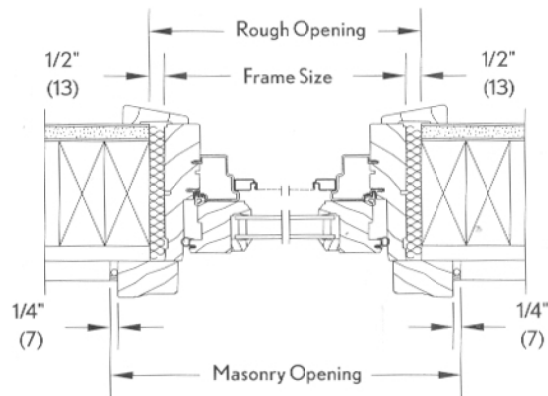
OPERATOR
HEAD JAMB AND SILL



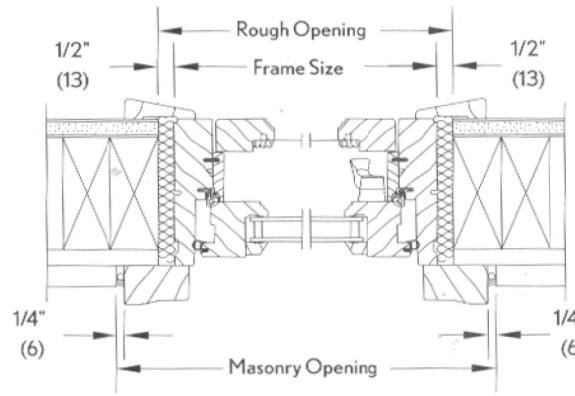
PUSH OUT OPERATOR
HEAD JAMB AND SILL



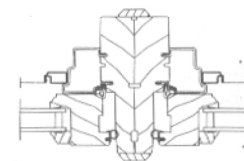
HORIZONTAL MULLION



OPERATOR JAMB



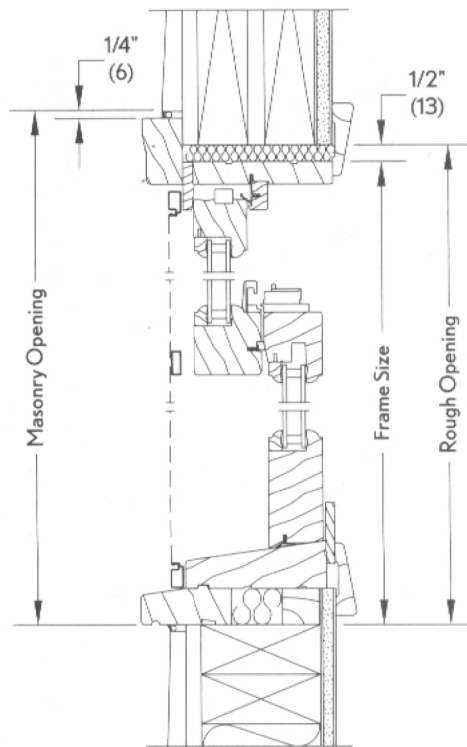
PUSH OUT OPERATOR JAMB



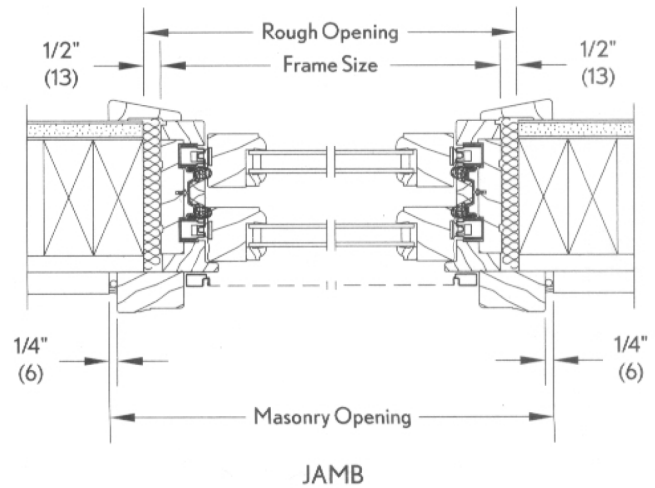
VERTICAL MULLION

WOOD ULTIMATE DOUBLE HUNG

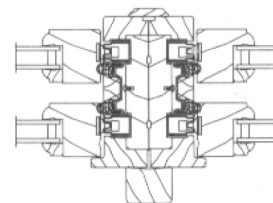
CONSTRUCTION DETAILS



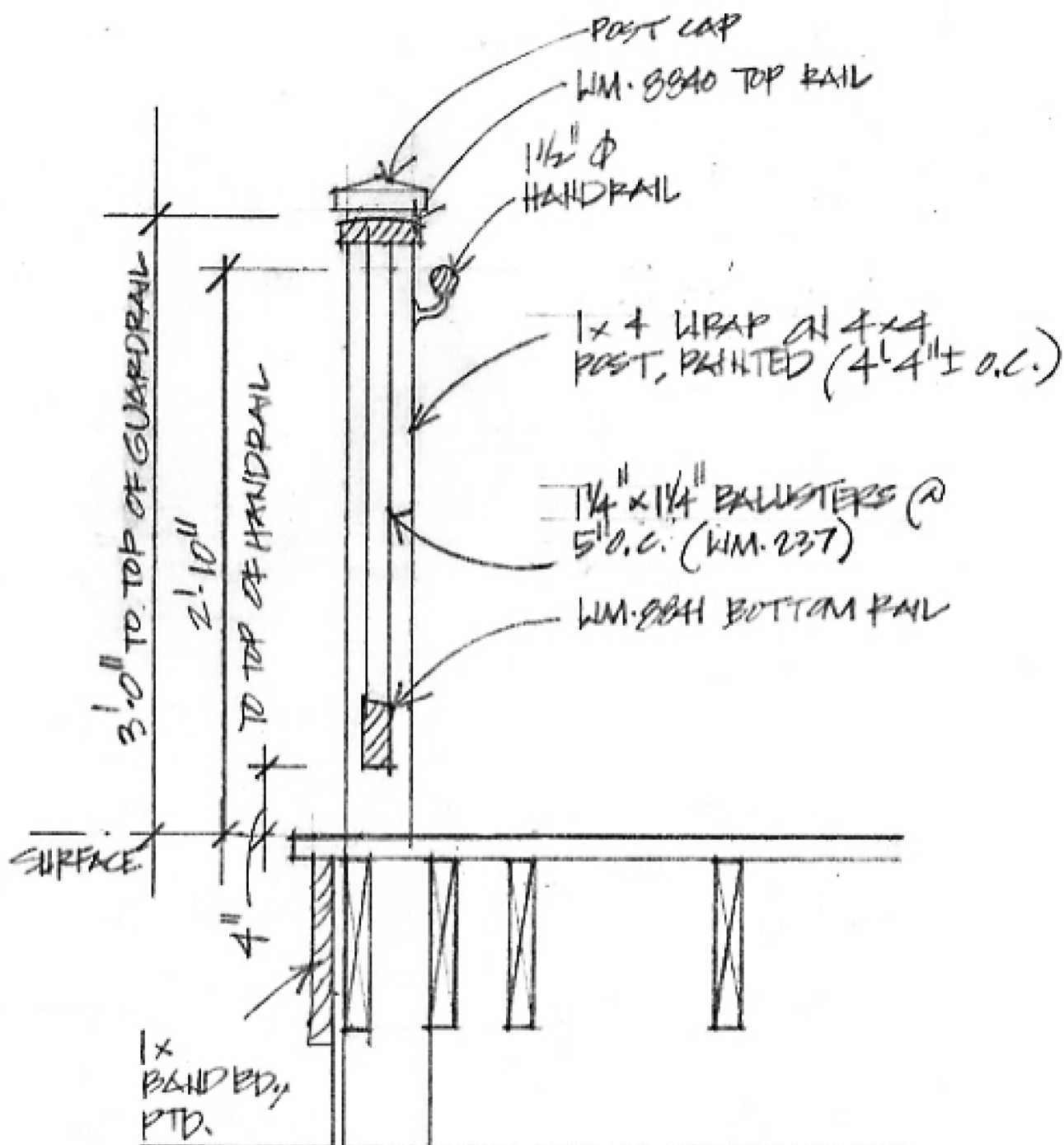
HEAD JAMB AND SILL



JAMB



VERTICAL MULLION



RAIL SECTION
1" = 1'-0"

HANDRAIL

STOCK PINE



SM-8840
1-1/2 X 3-1/2
TOP PORCH RAIL



LWM-237
1-1/4 X 1-1/4
BALUSTER STOCK



SM-8841
1-1/2 X 3-1/2
BOTTOM PORCH RAIL

SCALE: HALF SIZE
PAGE NO. A-54

BAR RAIL 27











