

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 Columbia Ave., Takoma Park	Meeting Date:	10/26/2022
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/19/2022
Applicant:	Jeff Dorn Wakako Tokunaga, Architect	Public Notice:	10/12/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	952481 REVISION	Staff:	Dan Bruechert
Proposal:	Building Alterations, Rear Addition, and Hardscape Alteration		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1960



Figure 1: 15 Columbia Ave., Takoma Park

BACKGROUND

The HPC approved a HAWP for modifications to the front porch, hardscaping, window and door replacement, a rear addition, and an accessory structure at the July 14, 2021 HPC meeting.¹

PROPOSAL

The applicant proposes to remove and replace the windows, door, and siding on the house, construct a new full-width front porch, construct an addition at the rear, and construct hardscape alterations. The scope of construction has been reduced from the previous approval.

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 district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A-8

- (a) 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

¹ The Staff Report for the HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/07/LA-15-Columbia-Avenue-Takoma-Park-952481.pdf>. The HAWP was approved by consent, so there is not a recorded hearing.

- resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (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:

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 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 rehabilitate the existing house and construct a two-story addition in the rear.

Window, Door, and Siding Replacement

The c.1960 house has a brick ground floor and asbestos shingle-clad second floor. The windows are a mix of vinyl and wood sash windows. There is a concrete stoop with a metal railing on the facade, and on the right side of the house, there is a brick chimney.

The applicant proposes to remove the existing windows, front door, and asbestos shingles from the existing house. In place of the existing sash windows, the applicant proposes installing aluminum-clad wood casement windows. These windows were approved as part of the 2021 approved HAWP, however, the applicant does propose to re-size some of the window openings and re-locate other openings on all three of the elevations. The applicant has also removed the sidelites from the front door assembly, but retains the wood front door.

The next change proposed to the approved design is new siding; the approved siding was a fiber cement lap siding. Now, the applicant proposes to install a vertically oriented siding that will extend to the rear addition (discussed below).

Staff finds that all of these changes are consistent with the *Design Guidelines*, as they will not change the size or massing of the existing Non-Contributing Resource. Based on a lenient review, Staff recommends the HPC approve the changes to the existing house.

Front Porch Construction

There is an existing concrete stoop with a simple metal railing in front of the house.

The approved HAWP was for a full-length front porch with a flat roof and metal railing. The revised design maintains the same general design, but only covers approximately 3/4ths of the front elevation. Additionally, the railing has been changed from a metal design to horizontal wood.

Staff finds that front porches are a characteristic feature of houses in the Historic District (so much so that

they are a preferred feature in the *Guidelines* for new construction). Staff also notes that the house at 13 Columbia Ave. was constructed as a twin (see below) to the subject property and has a large front porch that was reviewed and approved by the HPC in 2016. Staff finds the revisions to the front porch are minimal and recommends the HPC approve the revised front porch



Figure 2: Photo of the subject property and its twin at 13 Columbia Ave., prior to its rehabilitation (c.2009).



Figure 3: 2019 image of the subject property and 13 Columbia Ave. after its rehabilitation.

Rear Addition

Staff finds the revisions to the rear addition have made the proposal more compatible with the surrounding streetscape.

The footprint of the approved rear addition measured 26' 5" × 36' 4' 9" (twenty-six feet, five inches wide by thirty-six feet, nine inches deep) and was offset so the addition projected 3' 6" (three feet, six inches) beyond the east (left) wall plane. The revised addition measures 27' 1" × 24' (twenty-seven feet, one inch wide by twenty-four feet deep) and is now inset from the existing wall planes by 8" (eight inches) on the east (left) side and 1' 6" (one foot, six inches) on the west (right side). This placement is generally

consistent with the preferred location for rear additions in the Takoma Park Historic District.

Materials for the addition include a parged CMU block foundation, vertical siding to match the second floor of the existing house, aluminum-clad windows, and an asphalt shingle roof. The applicant has removed the slat wall and rear porch from the design. The size and location of the windows on the rear addition have been changed from the approved design, however, the addition's inset makes the left side elevation less visible from the right-of-way.

Staff finds the proposed addition is a reduction in scale that will be less visible from the right-of-way. Staff does not find that the addition will impact the size and massing of the resource to the point that it degrades the character of the surrounding streetscape and recommends the HPC approve the revised design.



Figure 4: Detail of the subject property (center).

Hardscape Alterations

At the front of the subject property, there is a narrow concrete walk to the front stairs and an asphalt parking pad. The approved proposal included the construction of an 18' (eighteen-foot) wide permeable paved path with a gravel parking pad. The applicant's revised design is for a permeable gravel drive that is 13' (thirteen feet wide) and aligns with the right (west) edge of the revised front porch.

Staff finds this reduced size satisfies the condition placed on the HAWP approval to reduce the size of the paving in front of the house. Additionally, Staff finds gravel drives are appropriate for the Takoma Park Historic District and recommends the HPC approve the new driveway.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal 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 an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

Property Owner

Jeffrey Dorn Jr. and Airi Maeno

15 Columbia Avenue, Takoma Park, MD 20912

Adjacent and Confronting Properties:

Takoma Park, MD 20912

13 Columbia Avenue

19 Columbia Avenue

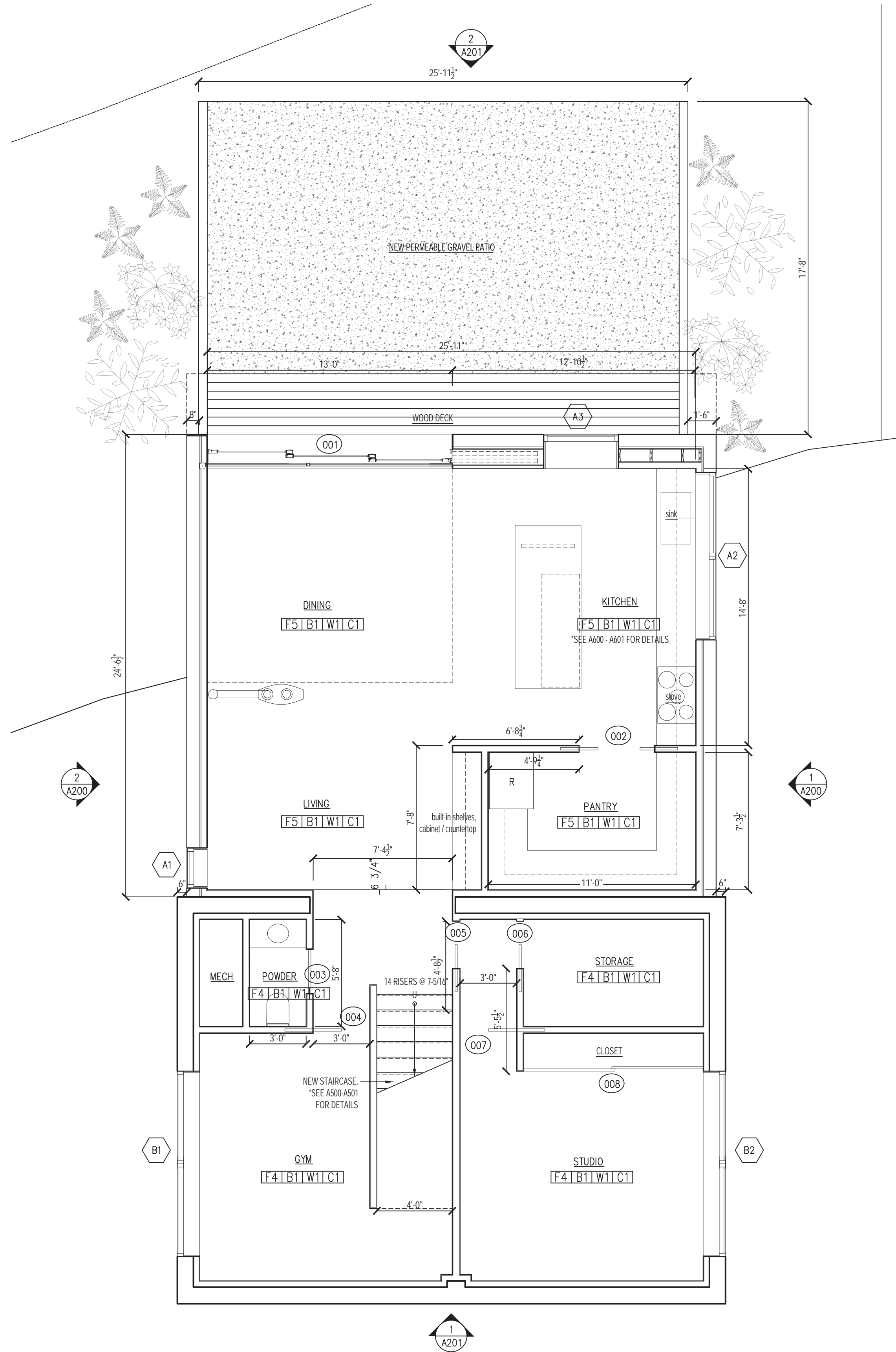
14 Montgomery Avenue

8 Columbia Avenue



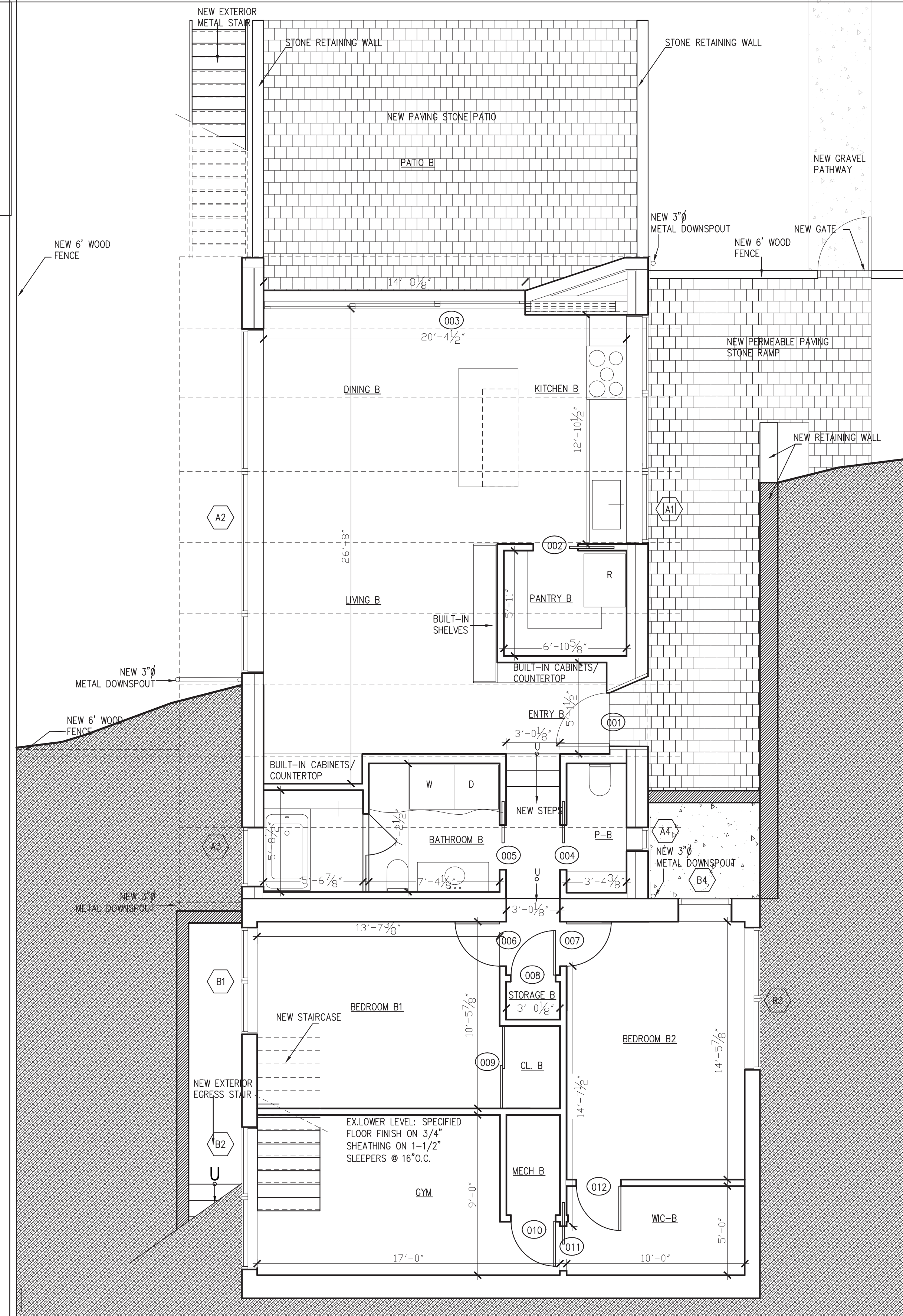
A001

9



1 LOWER LEVEL PLAN
A100 1/4" = 1'-0"

PROPOSED REVISION



1 LOWER LEVEL PLAN
A100 1/4" = 1'-0"

APPROVED

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

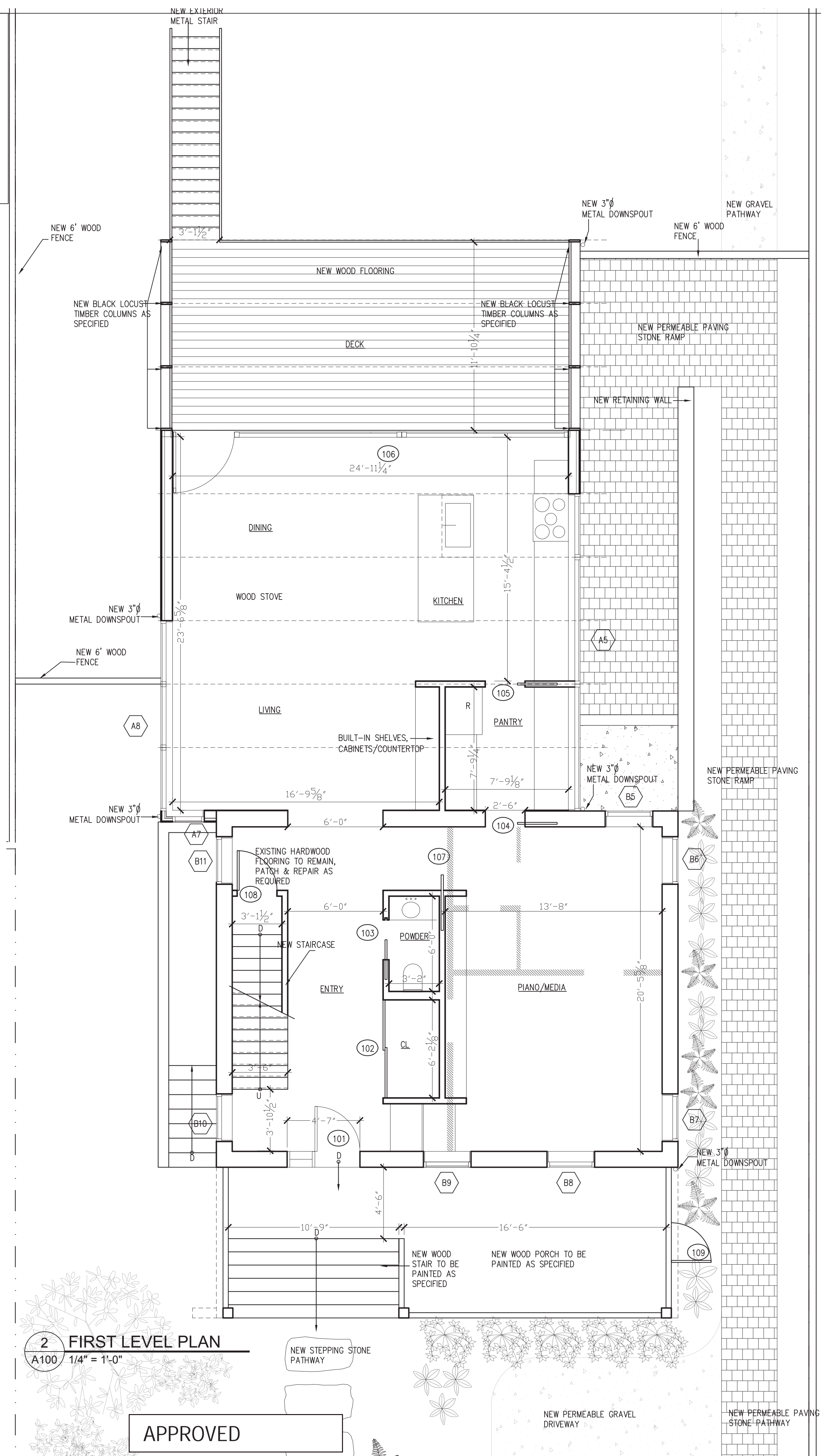
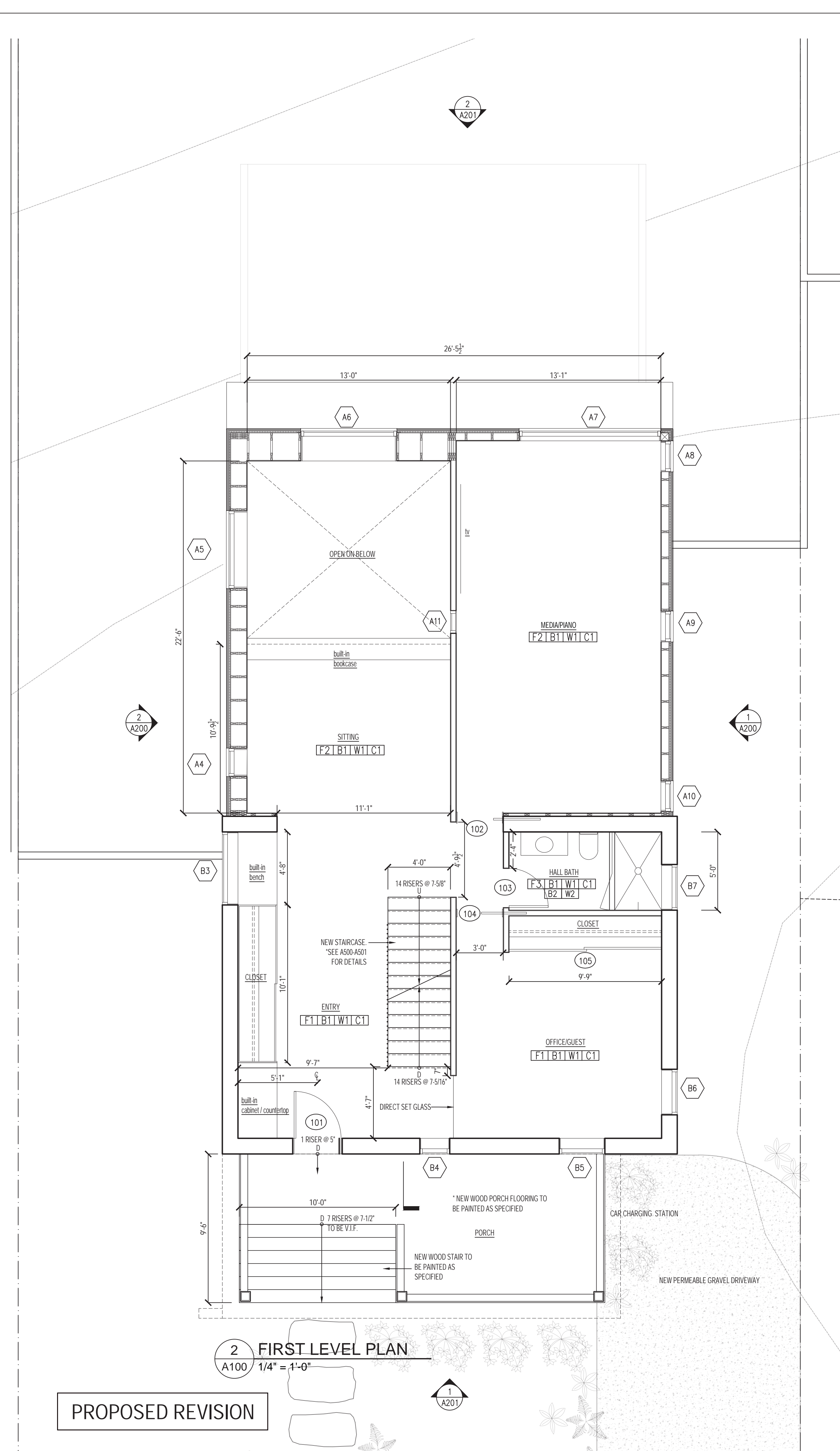
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BID		-
CD		-

REGISTRATION

Professional Certification:
I certify that these documents were prepared or
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under the laws of the State of Maryland.
license number 15763, expiration date 5/6/2023.

FLOOR PLANS

A100



wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

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FLOOR PLANS

A101

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

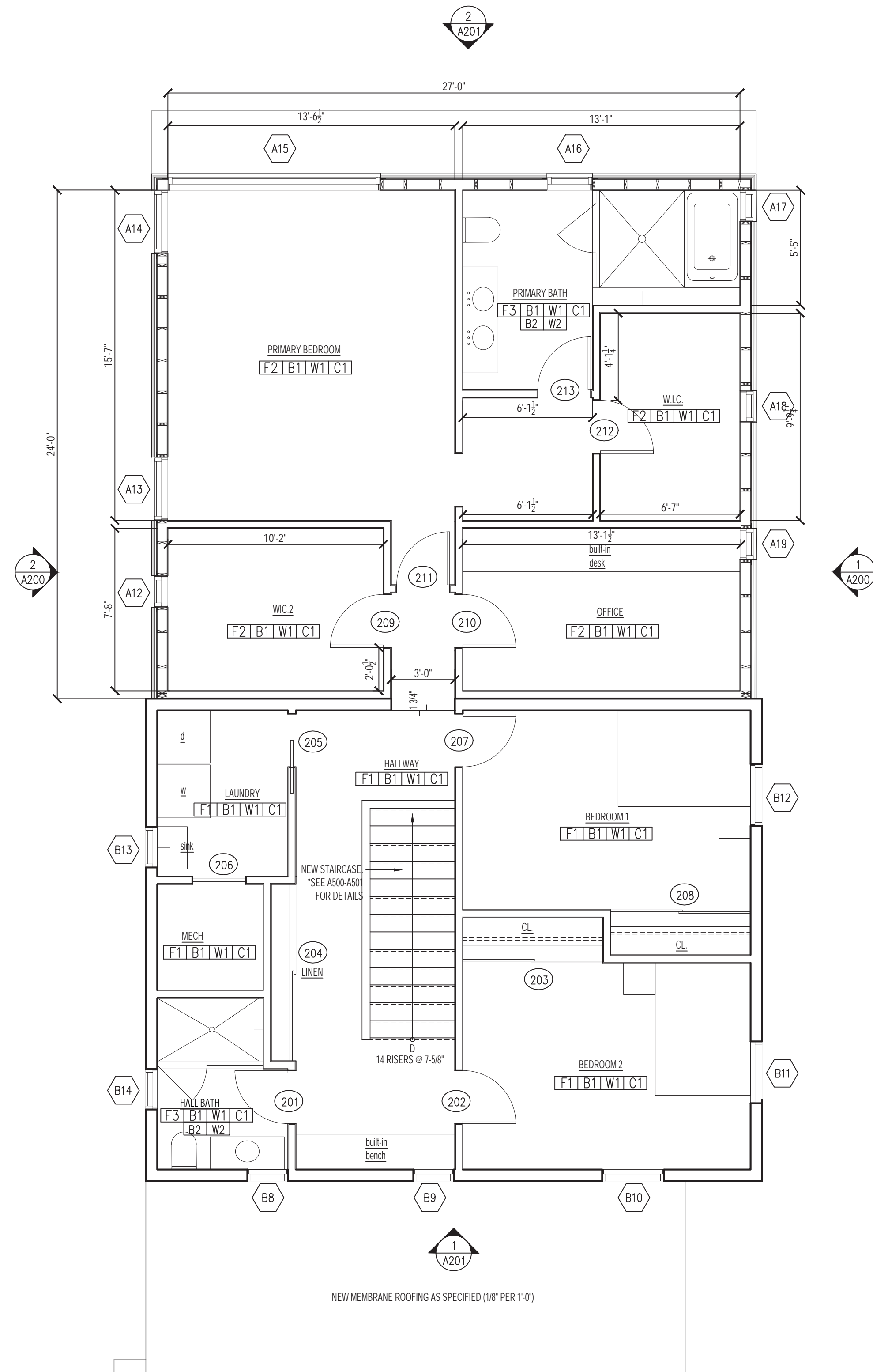
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PERMIT	-
BID	-
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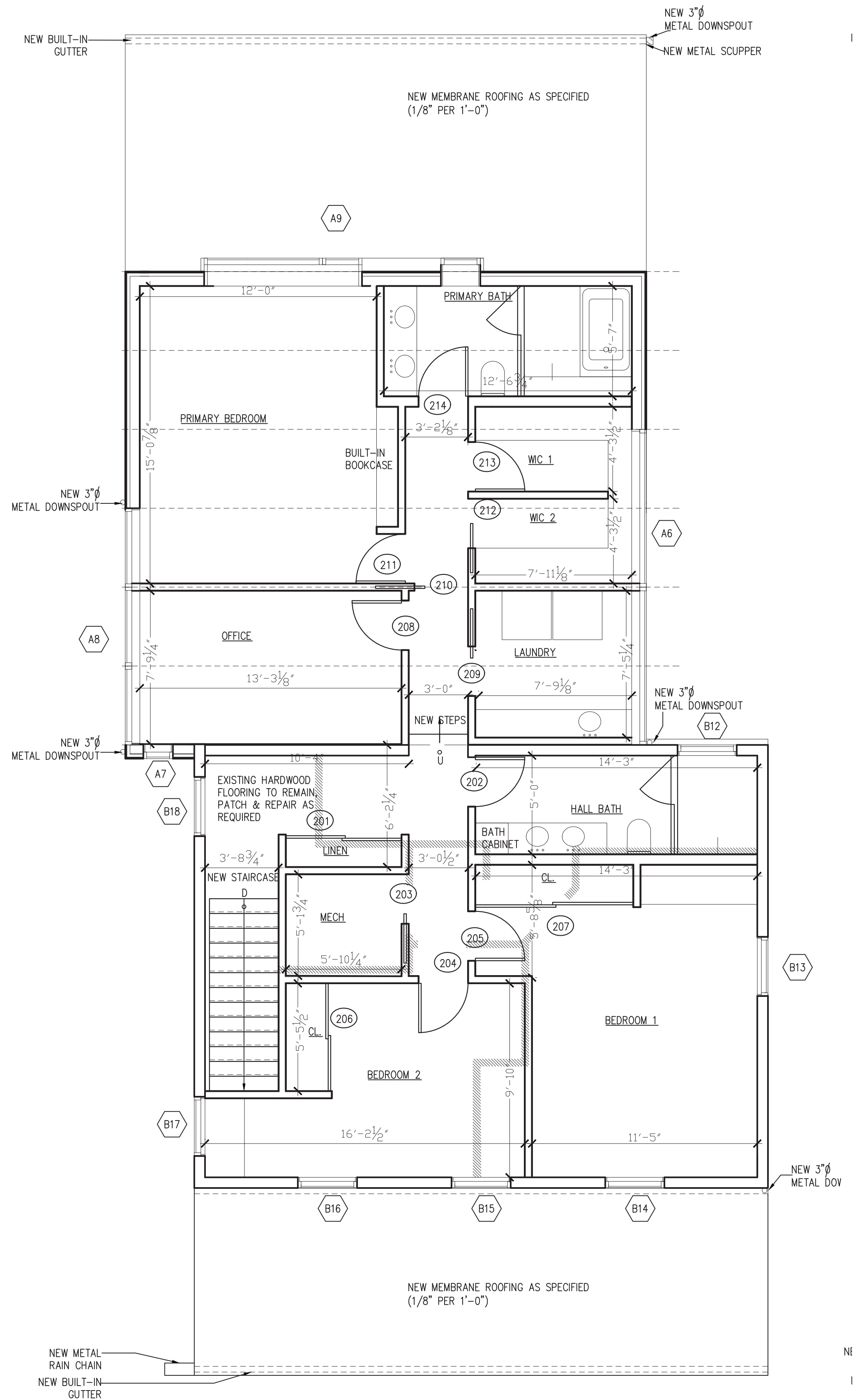
FLOOR PLANS

A102



1 SECOND LEVEL PLAN
A101 1/4" = 1'-0"

PROPOSED REVISION



1 SECOND LEVEL PLAN
A101 1/4" = 1'-0"

APPROVED

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
BID	-
CD	-

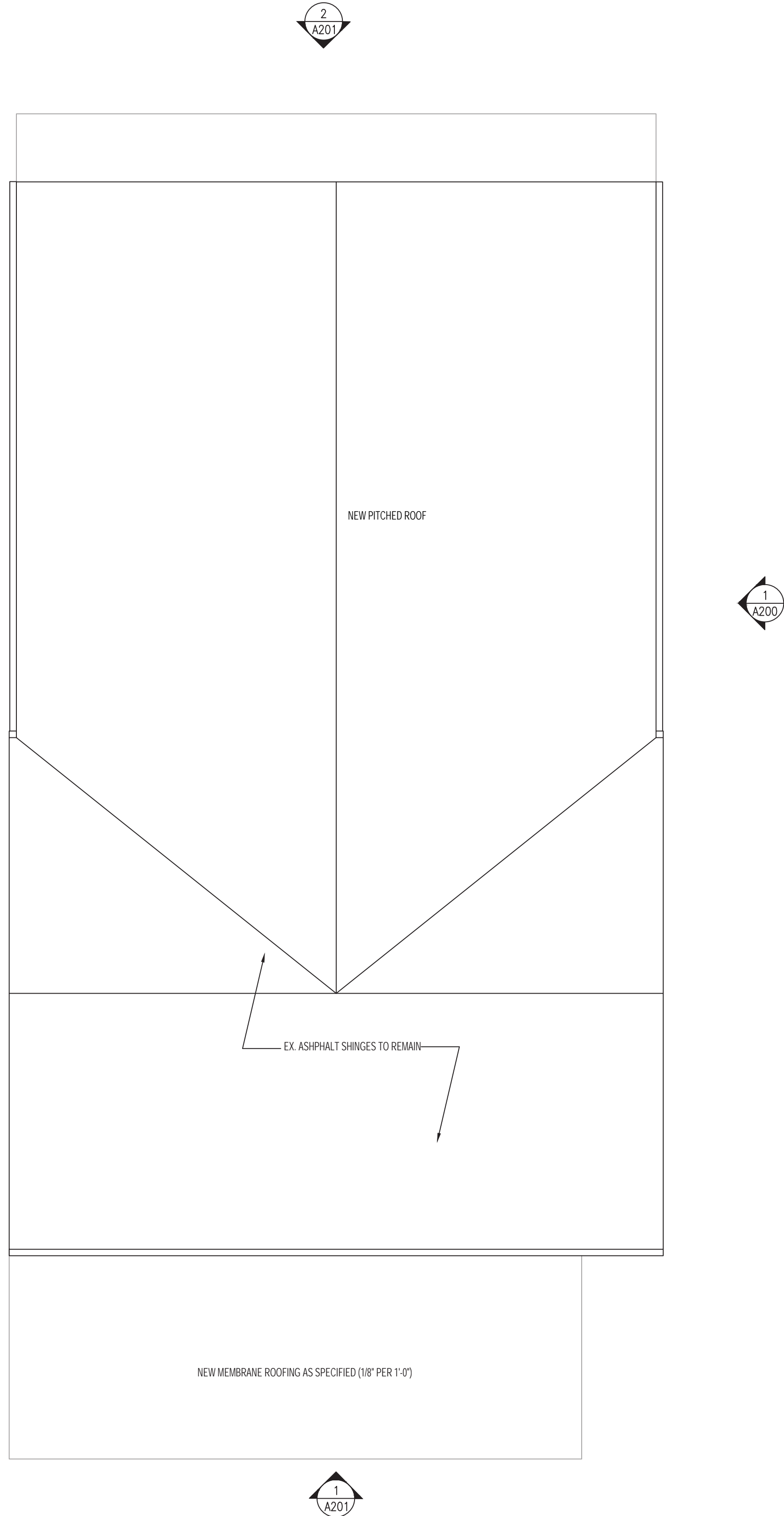
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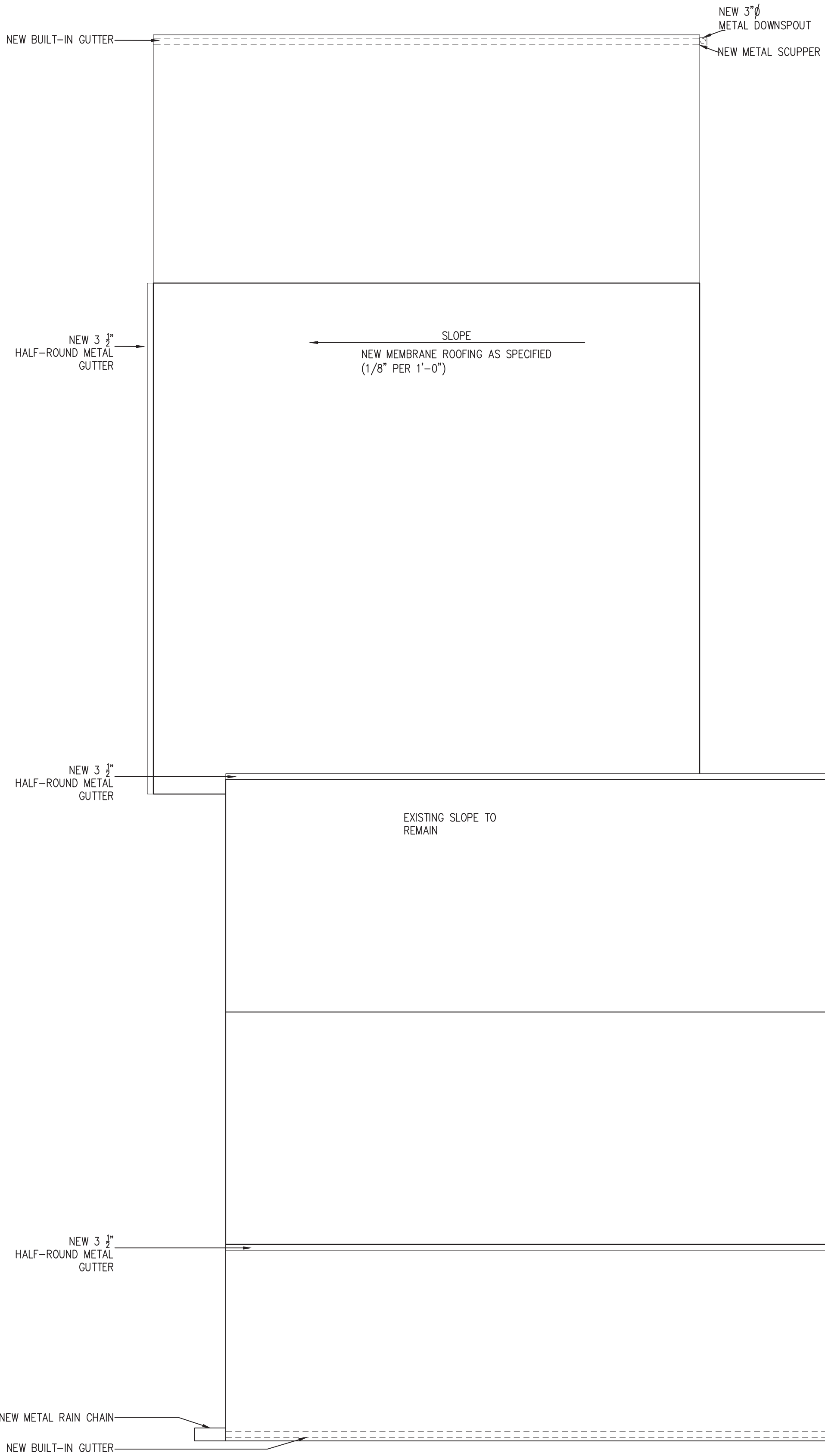
FLOOR PLANS

A103



1 ROOF PLAN
A101 1/4" = 1'-0"

PROPOSED REVISION



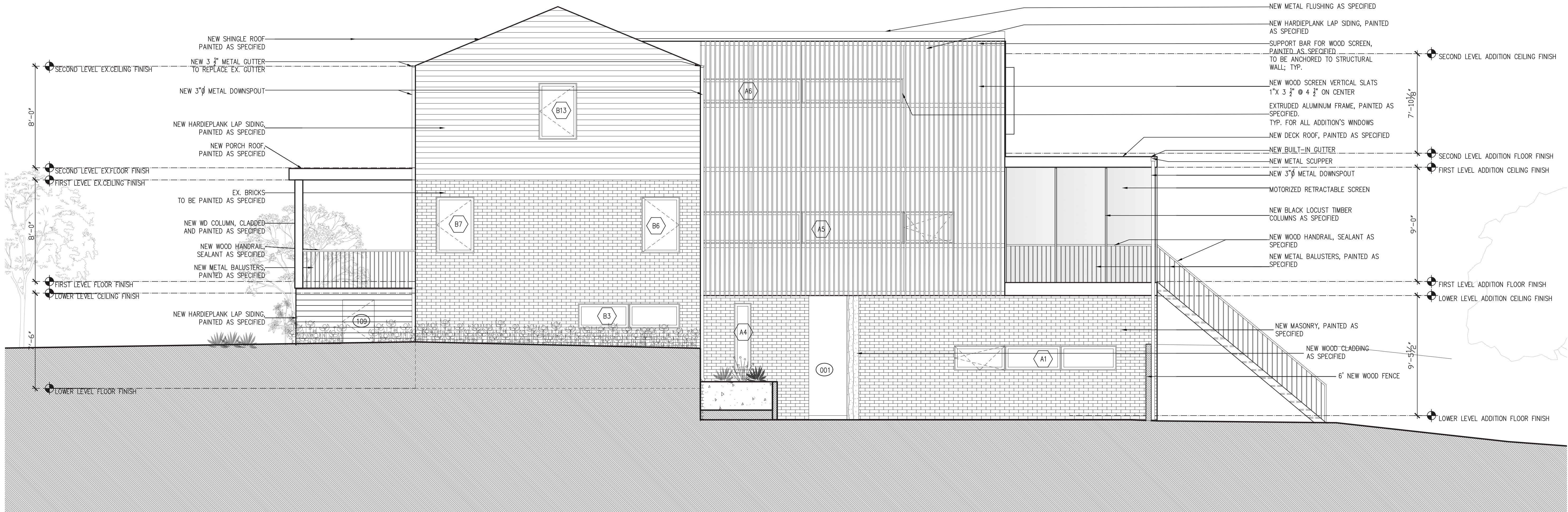
2 ROOF PLAN
A101 1/4" = 1'-0"

APPROVED



1 WEST ELEVATION
A200 1/4" = 1'-0"

PROPOSED REVISION



1 WEST ELEVATION
A200 1/4" = 1'-0"

APPROVED

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

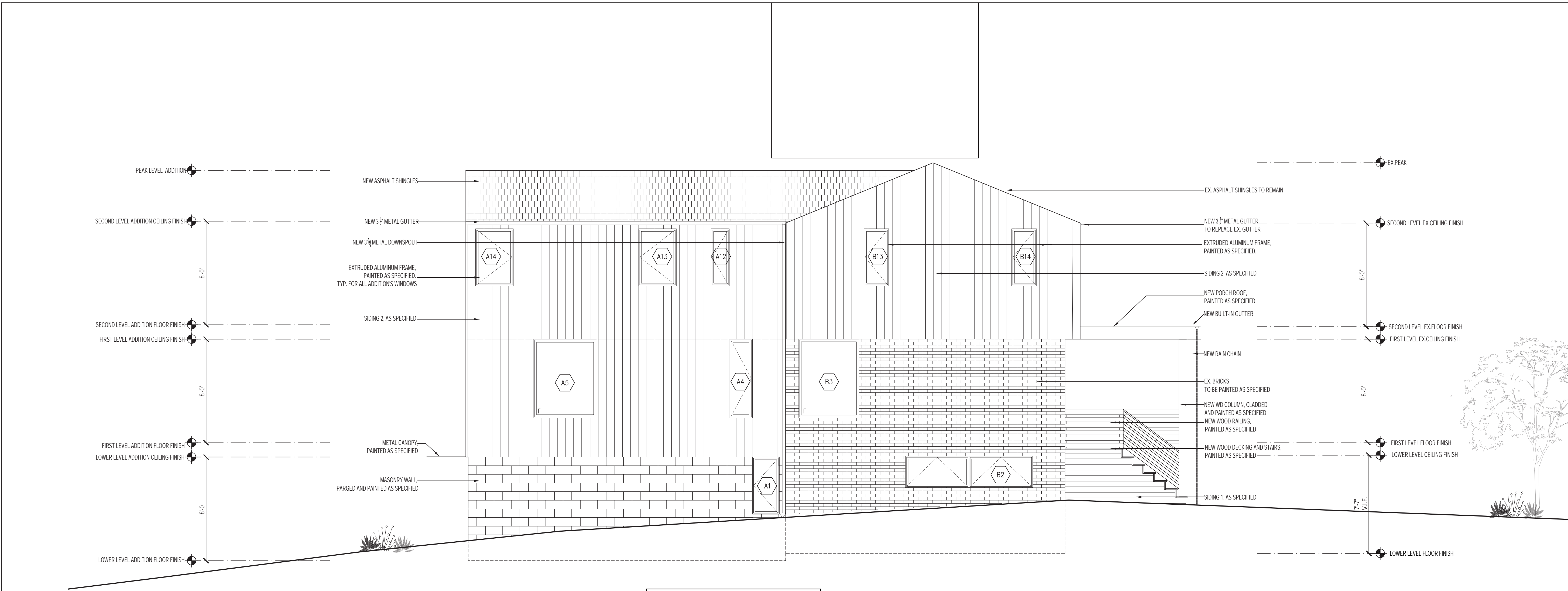
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License number 02963, expiration date 9/30/2025.

BUILDING ELEVATIONS

A200



2 EAST ELEVATION
A200 1/4" = 1'-0"

PROPOSED REVISION



2 EAST ELEVATION
A200 1/4" = 1'-0"

APPROVED

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

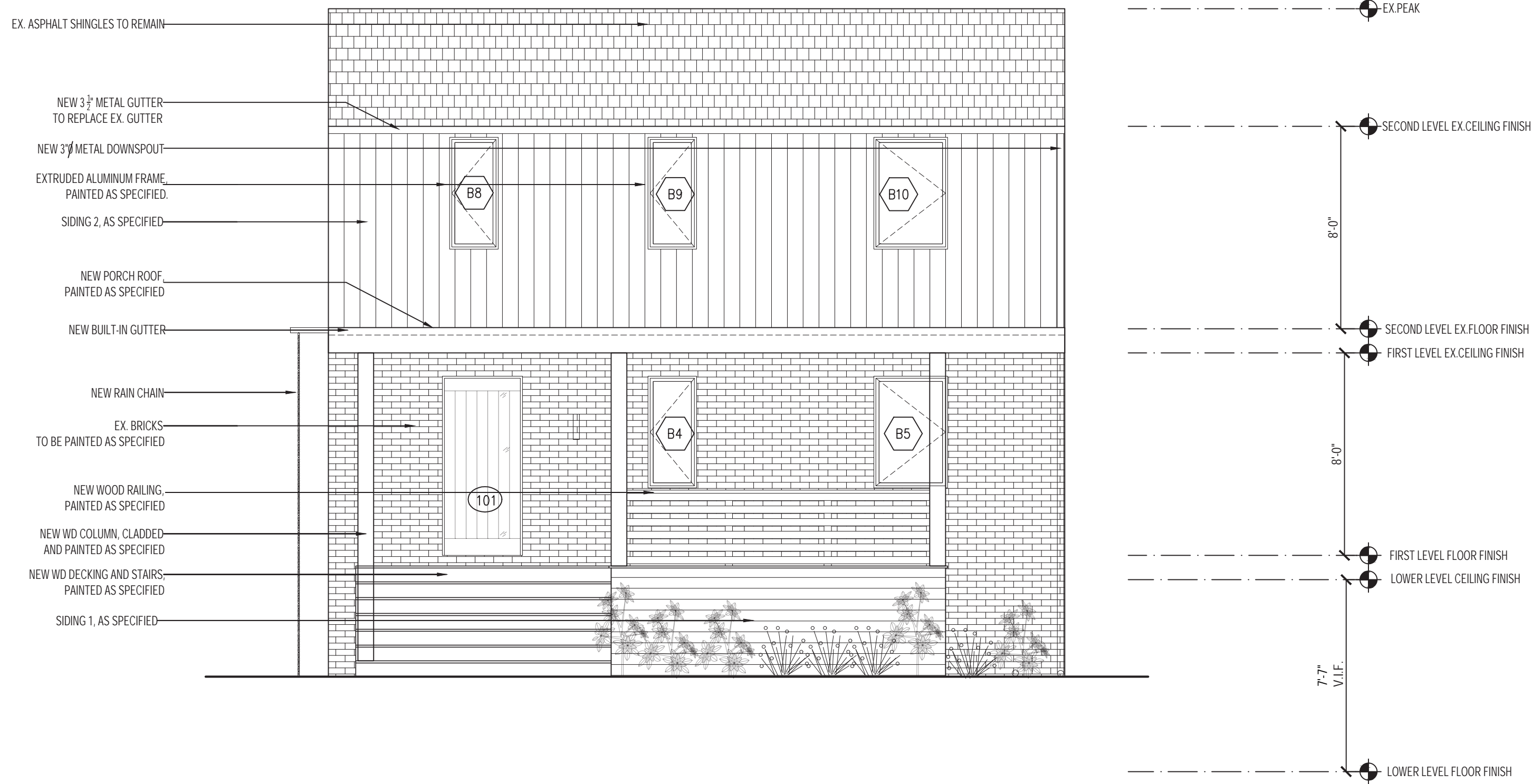
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PERMIT	-
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under the laws of the State of Maryland.
License Number: 15794, expiration date: 5/6/2023.

BUILDING ELEVATIONS

A201



1 NORTH ELEVATION
A201 1/4" = 1'-0"

PROPOSED REVISION



1 NORTH ELEVATION
A201 1/4" = 1'-0"

APPROVED

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

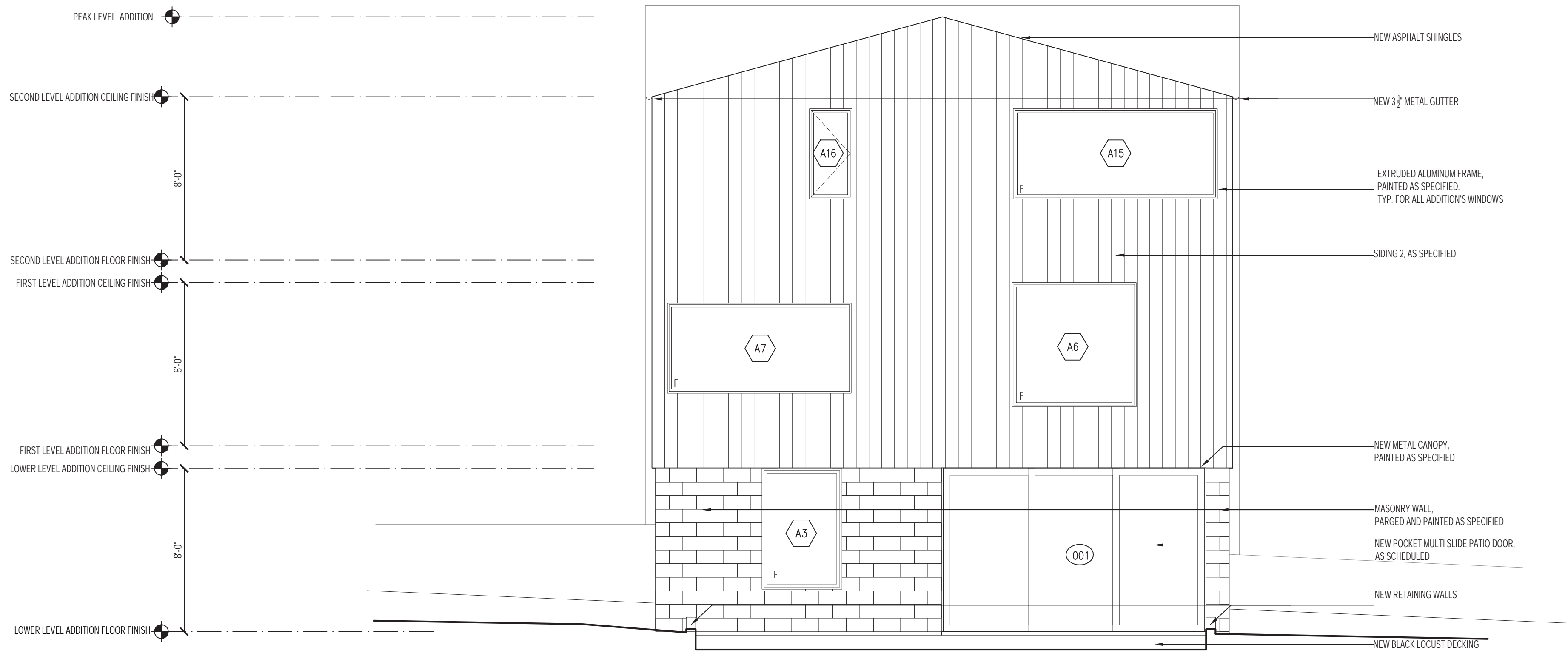
15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
BID	-
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REGISTRATION
Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 12763, expiration date 5/6/2023.

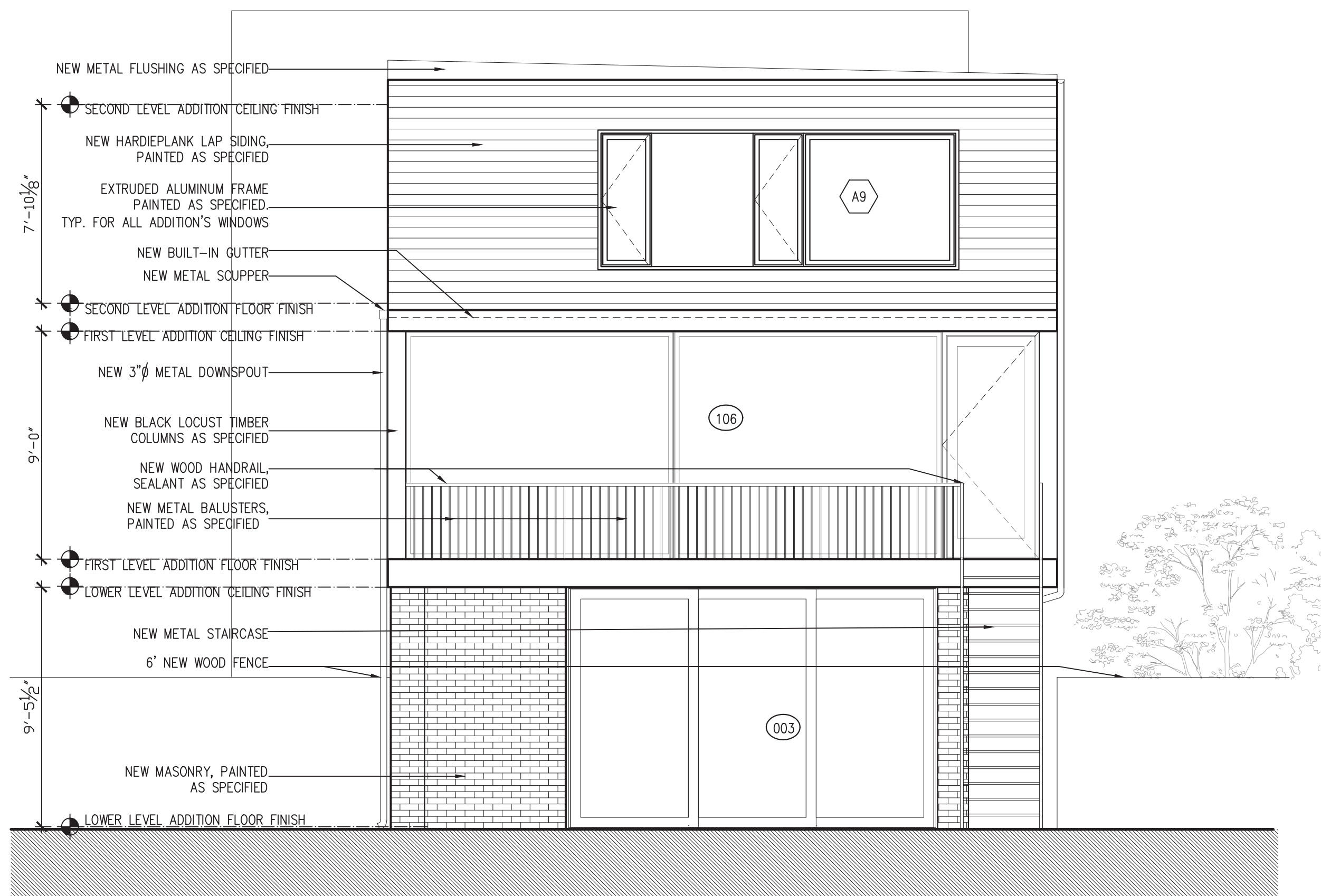
BUILDING ELEVATIONS

A202



2 SOUTH ELEVATION
A201 1/4" = 1'-0"

PROPOSED REVISION



2 SOUTH ELEVATION
A201 1/4" = 1'-0"

APPROVED

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
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REGISTRATION

Professional Certification:
I certify that these documents were prepared or
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license number 12780, expiration date 3/31/2023.

BUILDING ELEVATIONS

A203

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 Columbia Ave., Takoma Park	Meeting Date:	7/14/2021
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	7/7/2021
Applicant:	Jeff Dorn Wakako Tokunaga, Architect	Public Notice:	6/30/2021
Review:	HAWP	Tax Credit:	n/a
Case No.:	952481	Staff:	Dan Bruechert
Proposal:	Building Alterations, Rear Addition, Hardscape Alteration, and Accessory Structure Construction		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one condition** the HAWP application:

1. The proposed expanded parking area in front of the house is not compatible with the character of the site or the surrounding historic district. The approval of this HAWP does not extend to an expansion of the parking area. A more compatible revised design needs to be submitted either as an amendment to this HAWP or a new HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
 STYLE: Colonial Revival
 DATE: c.1960



Figure 1: 15 Columbia Ave., Takoma Park

BACKGROUND

The HPC heard a Preliminary Consultation for this proposal on June 9, 2021.¹ The HPC found that the proposal was generally consistent with the *Design Guidelines* for Non-Contributing resources and that the proposed size and mass of the addition would not negatively impact the surrounding historic district. Several Commissioners recommended that the applicant make revisions to the design that would visually tie the existing construction to the proposed addition to create a unified whole. Additionally, the Commissioners agreed with Staff that the proposed paving was inconsistent with the character of the district and needed to be removed or significantly revised.

The applicant made minor revisions based on HPC feedback and has returned for a HAWP.

PROPOSAL

The applicant proposes to remove and replace the windows, door, and siding on the house, construct a new full-width front porch, construct an addition at the rear, construct hardscape alterations, and construct a new accessory structure.

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

¹ The Staff Report for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/06/III.A-15-Columbia-Avenue-Takoma-Park.pdf>. The audio recording of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=6f6e4657-c98b-11eb-bd7e-0050569183fa.

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 district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A-8

- (a) 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
- (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:

- 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 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 rehabilitate the existing house and construct a two-story addition in the rear.

An accessory structure and significant hardscape alterations are also proposed. The configuration of the house will result in two residential units.

Window, Door, and Siding Replacement

The c.1960 house has a brick ground floor and asbestos shingle-clad second floor. The windows are a mix of vinyl and wood sash windows. There is a concrete stoop with a metal railing on the facade, and on the right side of the house, there is a brick chimney.

The proposed work for the existing house was not changed from the presentation at the Preliminary Consultation. The applicant proposes to remove the existing windows and doors and install new windows and doors in a new configuration. The asbestos siding on the second floor will be removed and replaced with fiber cement clapboard siding. The proposed replacement windows are Marvin Ultimate, aluminum-clad wood windows, installed as single-lite casement and fixed windows in new locations. The existing front door will be removed, relocated to the left side of the front elevation, and replaced with a new wood door and sidelight.

On the right side elevation, the applicant proposes to remove the existing chimney. Both side-gable elevations will have their existing windows removed and replaced. The replacement windows will be Marvin Ultimate to match the front of the house. New window openings will be larger than the existing windows.

Finally, the applicant proposes to install a concrete areaway on the left side of the house for egress to the expanded basement.

Staff finds that all of these changes are consistent with the *Design Guidelines*, as they will not change the size or massing of the existing Non-Contributing Resource. Based on a lenient review, Staff recommends the HPC approve the changes to the existing house.

Front Porch Construction

There is an existing concrete stoop with a simple metal railing in front of the house.

The applicant proposes to construct a full-width covered front porch. The proposed front porch will be constructed out of wood, with the roof supported by three (3) square, wood columns. The stairs and railing will also be wood.

Staff finds that front porches are a characteristic feature of houses in the Historic District (so much so that they are a preferred feature in the *Guidelines* for new construction). Staff also notes that the house at 13 Columbia Ave. was constructed as a twin (see below) to the subject property and has a large front porch that was reviewed and approved by the HPC in 2016. Staff recommends the HPC approve the construction of the proposed front porch.



Figure 2: Photo of the subject property and its twin at 13 Columbia Ave., prior to its rehabilitation (c.2009).



Figure 3: 2019 image of the subject property and 13 Columbia Ave. after its rehabilitation.

Rear Addition

The size and massing of the proposed addition have not been changed from the Preliminary Consultation submission. At the Prelim, the HPC concurred with Staff's finding that the addition's proposed size and

massing would not negatively impact the character of the surrounding district.

The applicant proposes to construct a contemporary-styled, two-story addition at the rear with a walk-out basement, measuring 26' 5" × 24' 9" (twenty-six feet, five inches by twenty-four feet, nine inches). At the rear of the addition is a screened-in porch. The addition is inset by 6' 2" (six feet, two inches) on the right side and projects 3' 6" (three feet, six inches) beyond the left wall plane.

Materials for the addition include a brick foundation, fiber cement clapboards, Marvin Ultimate clad windows, decorative wood slat siding, and wood rear steps. To tie the existing house to the addition, the applicant revised the design to utilize a brick foundation on the addition to match the first floor of the existing house. Additionally, fiber cement clapboards will be installed on the addition's left elevation, replacing the proposed fiber cement panels. Staff finds these changes may not be as extensive as some Commissioners desired, however, these changes will eliminate two additional exterior materials, which allows the addition to better blend in with the existing house.

Typically, additions are required to be inset from the historic wall planes. The goal of that requirement is to retain the primacy of the historic resource, however, the subject resource is not historically significant. Staff finds the evaluation of the addition's placement and its left side projection needs to be focused on the impact on the surrounding streetscape. The right side of the addition is inset so that it will not be visible from the right of way. Because of the lot's unique shape, which curves with the street, the left projection is set back much further from the public right-of-way, approximately 70' (seventy feet), than the right rear of the house. The HPC found that the placement of the proposed addition was appropriate for the unique site along Columbia Ave.

The applicant has consulted with the Takoma Park Arborist, who found that no trees would be impacted by the proposed construction.



Figure 4: Detail of the subject property (center).

Hardscape Alterations

At the front of the subject property, there is a narrow concrete walk to the front stairs and an asphalt parking pad. The proposal presented at the Preliminary Consultation included a 27' (twenty-seven foot) wide permeable paver parking pad. The HPC concurred with Staff's finding that the proposed paving was out of character with the district.

The revised proposal is to construct an 18' (eighteen-foot) wide permeable paved path with a gravel parking pad. While code allows for up to 35% of the front yard to be used for parking in the R-60 Zone, Staff does not find that amount of parking to be compatible with the surrounding district. Staff notes that there are three locations on Columbia Ave. that have larger parking pads (8 Columbia Ave. has a two-car parking pad, and 7 and 11 Columbia Ave. have a single car parking pad to either side of their shared driveway. Additionally, 5 Columbia Ave. has a gravel parking area accessed along Pine Ave.). Staff examined HP records for HAWPs for this work, but did not find a HAWP associated with this hardscaping. That suggests to Staff that the identified paving was undertaken prior to the district's designation in 1992. While the HPC found the proposed paving to be incompatible with the character of the district, the feedback at the Preliminary Consultation was not prescriptive. Staff finds that the 33% reduction in the parking area from (810 ft² to 540 ft²) is an improvement, the wide gravel parking area is still incompatible with the landscape character of the district and would imperil the district as a whole. Staff recommends that the size of the paving be reduced further and/or the material changed to better blend in with the surrounding district.

Staff finds that an approval extending to the proposed addition, building alterations, accessory structure, and other hardscaping alterations can easily be separated from the expanded driveway. Staff recommends the HPC adopt a condition for approval that the approval does not extend to the proposed driveway alterations. A revised design for the driveway could be submitted as either a revision to this HAWP application or a new HAWP. This condition would allow the applicant to proceed with DPS permit review without having to resolve this outstanding issue.

Accessory Structure

The applicant plans to construct an accessory structure at the rear of the property, measuring 15' 11" × 23' 8" (fifteen feet, eleven inches by twenty-three feet, eight inches). This structure will provide storage and a studio space. The design and materials of the proposed structure match the proposed addition. The accessory structure will be accessed by a new gravel path.

Staff finds that the size of the accessory structure is approximately that of a one-car garage. Due to the rearward slope of the lot and its distance from the street, the proposed structure will not be visible from the public right of way. Staff finds the proposed will not impact the character of the surrounding streetscape and recommends the HPC approve the structure under the *Design Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with one condition:

1. The proposed expanded parking area in front of the house is not compatible with the character of the site or the surrounding historic district. The approval of this HAWP does not extend to an expansion of the parking area. A more compatible revised design needs to be submitted either as an amendment to this HAWP or a new HAWP;

under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal 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 an electronic set 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 dan.bruechert@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:

Jeffery Dorn

dornjefft@gmail.com

Name: _____

E-mail: _____

209 Spring Avenue

Takoma Park

20912

Address: _____

City: _____ Zip: _____

301-583-6794

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Wakako Tokunaga

wakako@wak-tok.com

Name: _____

E-mail: _____

509 Albany Avenue

Takoma Park

20912

Address: _____

City: _____ Zip: _____

202-320-3867

Daytime Phone: _____

Contractor Registration No.: _____

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

Takoma Park

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ 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.

15

Columbia Avenue

Building Number: _____

Street: _____

Takoma Park

Hickory Avenue

Town/City: _____ Nearest Cross Street: _____

18

18

Lot: _____ Block: _____ Subdivision: _____ 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:

☐ New Construction

☒ Deck/Porch

☒ Shed/Garage/Accessory Structure

☒ Addition

☒ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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.

5/17/2021

Signature of owner or authorized agent

Date

26

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing structure is a non-contributing 2-story brick and frame house built in 1960. It sits in R-60 zone, on a residential street and a tree-lined sidewalk. The street block consists of 2-story and 2.5-story houses built from eras ranging from 1870's to 1980's in varying styles.

Description of Work Proposed: Please give an overview of the work to be undertaken:

A new front porch and the repairs to the existing structure including new windows and doors, new siding, new paint, and new roof are proposed. The proposed 2-story rear addition with a basement is kept shorter than the front existing structure and sets back inward on the west side facing the neighboring house at 13 Columbia Avenue to be less visible from the street and to gain more space between the houses. The east side of the rear addition, where there is significantly more space from the neighboring house at 19 Columbia, builds out 3'-6" from the side of the front existing structure. A one-story frame accessory building is proposed in the rear of the property.

Window/door replacement	
Work Item 1: _____	
Description of Current Condition: Fiberglass doors and double hung windows are not energy efficient and in bad condition.	Proposed Work: Replacement with new doors and casement wood/aluminum clad windows is proposed.

new siding	
Work Item 2: _____	
Description of Current Condition: Existing composite siding is in bad condition.	Proposed Work: All new HardiePlank siding is proposed.

new roof	
Work Item 3: _____	
Description of Current Condition: Existing asphalt shingle roofing is outdated and needs repair.	Proposed Work: New asphalt shingle roofing is proposed.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



15 COLUMBIA AVE - NORTH (FRONT) FACADE



15 COLUMBIA AVE - SOUTH FACADE



15 COLUMBIA AVE - WEST FACADE



15 COLUMBIA AVE - EAST FACADE



ADIACENT HOUSE
13 COLUMBIA AVE - FRONT FACADE



ADIACENT HOUSE
19 COLUMBIA AVE - FRONT FACADE



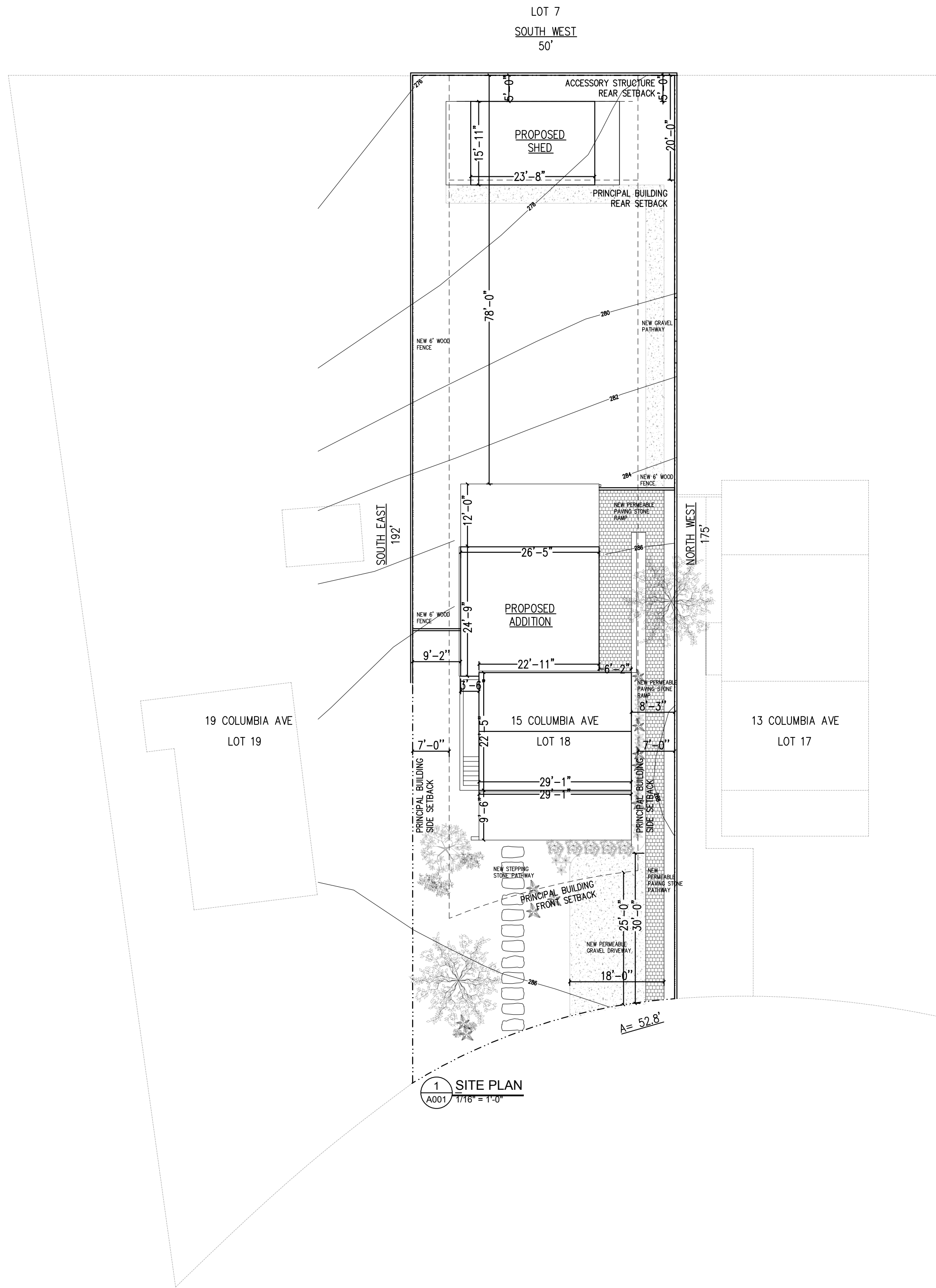
CONFRONTING HOUSE
8 COLUMBIA AVE - FRONT FACADE

- "In reviewing HAWP applications, it is important for the commission to recognize the **eclecticism, creativity and diversity of design in Takoma Park**, which contribute greatly to the town's unique character and sense of community."
- A non-contributing resource holds no historic or cultural significance, and the work should receive **the most lenient level of design review** and should be approved as a matter of course so long as the massing and scale of the proposed work does not affect the surrounding streetscape negatively, nor seriously impair the character of the district as a whole.
- the design review will be restricted to **changes visible from the street**.









CONTACT INFORMATION

OWNER:
AIRI MAENO + JEFF DORN
15 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

ARCHITECT:
WAKAKO TOKUNAGA
WAK TOK ARCHITECTS
509 ALBANY AVENUE
TAKOMA PARK, MD 20912
TEL. 202 320 3867

STRUCTURAL ENGINEER:
APAC Engineering, Inc.
2110 Seminary Road
Silver Spring, Maryland 20910
TEL. 301 565 0543

LIST OF DRAWINGS

A001 COVER SHEET
A002 SITE PLAN
A003 GENERAL NOTES AND SCHEDULES

A100 FLOOR PLANS
A101 FLOOR PLANS
A200 BUILDING ELEVATIONS
A201 BUILDING ELEVATIONS

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

SYMBOLS

- ROOM

#

#
- ROOM NAME AND NUMBER
- #

#
- NOTE REFERENCE (SEE "KEY NOTES" FOR FURTHER INFORMATION).
- #

#
- PARTITION TAG
- #

#
- DOOR TAG
- #

#
- WINDOW TAG
- #

#
- PLAN/SECTION DETAILS
- XXX

XXX
- DETAIL NUMBER
- XXX

XXX
- DRAWING NUMBER
- XXX

XXX
- DETAIL TAG
- XXX

XXX
- DRAWING NUMBER
- #

#
- ELEVATION TAG
- #

#
- HATCH INDICATES FIELD BUILT MILLWORK
- 0'-0"

-
- CEILING HEIGHT
- 0'-0"

-
- CEILING MATERIAL
- SD

□
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- □
- LIGHT SWITCH
- □
- GYPSUM BOARD
- FLOOR

BASE

WALL

CEILING
- FINISH TAG
- —
- CHANGE IN FLOORING MATERIAL

PROJECT DATA

PROJECT NAME:
PROJECT ADDRESS: 15 COLUMBIA AV
TAKOMA PARK, MD 20912
LOT: 18
SQUARE: 18
PROPOSED PROJECT: RENOVAITON, REAR ADDITION, FRONT + REAR PORCH CONSTRUCT.

ZONING: R-60

LOT AREA:
PROVIDED 9,200 SF
BUILDING HEIGHT:
MAX ALLOWABLE: 35'
PROVIDED: 26'-7" existing to be maintained

LOT OCCUPANCY:
MAX ALLOWABLE: 35%
PROVIDED: 20.2%
SET BACK: REQUIRED PROVIDED
FRONT: 25' 31'-2"
REAR: 20' 78'-0" principal building
SIDE: 7' 8'-3" existing to me maintained
SIDE: 7' 9'-2"
(LOT RECORDED BEFORE 1/1/54)

CODE:

BUILDING CODE EDITION:
IRC 2018
MBRC MARYLAND BUILDING REHAB CODE
NFPA NATIONAL ELECTRICAL CODE 2017
WSSC PLUMBING CODE
USE GROUP: DETACHED SINGLE FAMILY

DESIGN PARAMETERS

GROUND SNOW LOAD: 30 PSF (1.4 KN/M²)
WIND SPEED: 90 MPH (145KM/HR)
SEISMIC DESIGN CATEGORY: B
WINTER DESIGN TEMP: 13 DEGREE F (-10.6 C)
ICE SHIELD UNDERLAYMENT: REQUIRED
FLOOD HAZARDS: JULY 2, 1979
AIR FREEZING INDEX: 300
MEAN ANNUAL TEMP: 55 DEGREES F (12.8 C)
FROST LINE DEPTH: 30"
SUBJECT TO DAMAGE FROM:
WEATHERING - SEVERE
TERMITE - MODERATE TO HEAVY
DECAY - SLIGHT TO MODERATE

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
BID	-
CD	-

REGISTRATION

Professional Certification:
I certify that these documents were prepared or
approved by me, and that I am a duly licensed architect
under the laws of the State of Maryland.
License Number: 0795, expiration: 06/30/2021.

COVER SHEET

A001

GENERAL CONDITIONS

1. PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE/SHE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.
2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A105, 2007.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.
4. POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.
7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/ OR SIZES; WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.
9. NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY INFORM ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.
10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.
11. REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
13. COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

ARCHITECTURAL NOTES

1. REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.
2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.
3. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
4. MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.
5. GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCREPANCY.
6. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 'J' BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.
7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.
8. PROVIDE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.
9. ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH.
10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

[illegible]

DOOR SCHEDULE

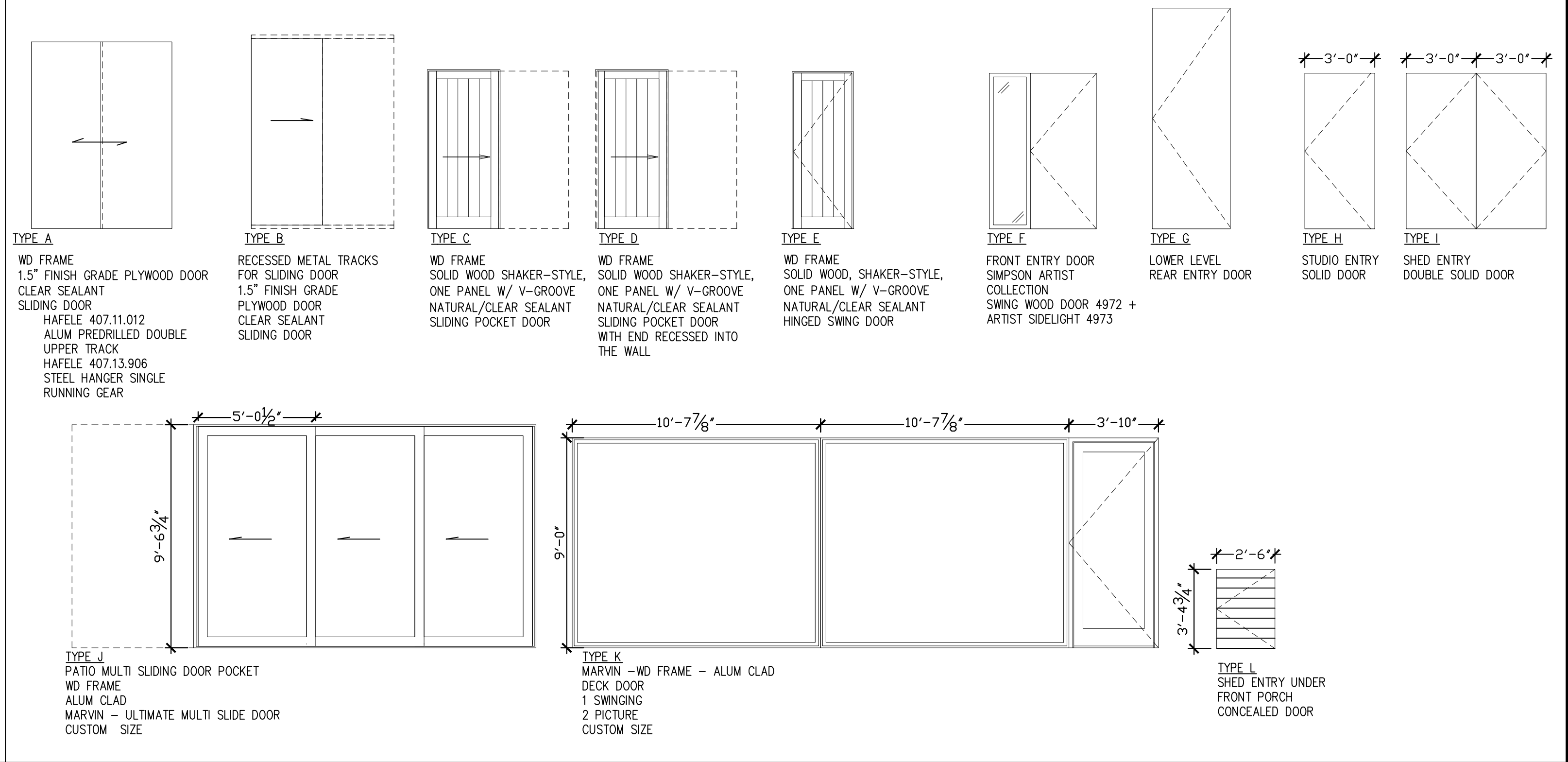
DOOR NO.	TYPE	DOOR SIZE		FINISH	FRAME	HDWARE	LOCATION	REMARKS
001	G	3'-0"	9'-5 1/2"	INTERIOR SEALANT EXTERIOR PT	WOOD		ENTRANCE	SEE ELEVATION
002	C	2'-6"	6'-8"	SEALANT	WOOD		PANTRY B	
003	J	SEE ELEVATION		SEE SPECIFICATIONS			DINING B/PATIO	
004	C	2'-6"	6'-8"	SEALANT	WOOD		POWDER B	
005	C	2'-6"	6'-8"	SEALANT	WOOD		BATHROOM B	
006	E	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM B1	
007	E	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM B2	
008	E	2'-6"	6'-8"	SEALANT	WOOD		STORAGE B	
009	A	2 X 2'-4 5/8"	7'-5 1/2"	SEALANT	WOOD		CLOSET B	
010	E	2'-6"	6'-8"	PT	WOOD		MECHANICAL B	PAINTED TO MATCH WALL
011	C	2'-6"	6'-8"	PT	WOOD		GYM	PAINTED TO MATCH WALL
012	E	2'-6"	6'-8"	SEALANT	WOOD		WIC. B	
101	F	4'-7"	6'-8"	INTERIOR SEALANT EXTERIOR PT	WOOD		FRONT ENTRANCE	SEE ELEVATION
102	A	2 X 3'-2 1/8"	8'-0"	SEALANT	WOOD		CLOSET	
103	D	2'-6"	6'-8"	SEALANT	WOOD		POWDER	
104	C	2'-6"	6'-8"	SEALANT	WOOD		PIANO/GAME ROOM	
105	C	2'-6"	6'-8"	SEALANT	WOOD		PANTRY	
106	K	SEE ELEVATION		SEE SPECIFICATIONS			DINING / DECK	
107	C	4'-0"	6'-8"	SEALANT	WOOD		PIANO/GAME ROOM	
108	E	2'-6"	6'-8"	SEALANT	WOOD		STAIRCASE	
109	L	SEE ELEVATION		SEE SPECIFICATIONS			SHED UNDER FRONT PORCH	
201	A	2 X 3' 0 1/8"	8' - 0"	SEALANT	WOOD		LINEN	
202	D	2'-6"	6'-8"	SEALANT	WOOD		HALL BATH	
203	C	2'-6"	6'-8"	SEALANT	WOOD		MECHANICAL	
204	C	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM 2	
205	C	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM 1	
206	A	2 X 2' 9 3/4"	8' - 0"	SEALANT	WOOD		CLOSET	
207	A	2 X 4' 1"	8' - 0"	SEALANT	WOOD		CLOSET	
208	D	2'-6"	6'-8"	SEALANT	WOOD		OFFICE 2	
209	C	2'-6"	6'-8"	SEALANT	WOOD		LAUNDRY	
210	C	2'-6"	6'-8"	SEALANT	WOOD		MASTER BEDROOM SUITE	
211	D	2'-6"	6'-8"	SEALANT	WOOD		MASTER BEDROOM	
212	C	2'-6"	6'-8"	SEALANT	WOOD		WIC. 2	
213	D	2'-6"	6'-8"	SEALANT	WOOD		WIC. 1	
214	D	2'-6"	6'-8"	SEALANT	WOOD		MASTER BATH	
S01	M	6'-0"	6'-8"	PAINT	METAL		SHED	
S02	L	3'-0"	6'-8"	PAINT	METAL		STUDIO	

WINDOW SCHEDULE

Window Schedule Details:

- A1:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 TILT-TURN CUSTOM SIZE, 2 PICTURES CUSTOM SIZE, LOW-E 3 U FACTOR .3. Dimensions: 4'-0" x 4'-4 3/4" x 4'-4 3/4".
- A2:** ALUM CLAD WOOD WINDOW, MARVIN Elevate™ Glider window, 1 AWNING STANDARD SIZE, 2 PICTURES STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 8'-0" x 8'-0" x 3'-4".
- A3:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 AWNING STANDARD SIZE, 1 PICTURE STANDARD SIZE, FROSTED GLASS, LOW-E 3 U FACTOR .3. Dimensions: 3'-4" x 2'-3 1/8".
- A4:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow frame, 1 PICTURE STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 1'-4" x 5'-3 1/8".
- A5:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 TILT-TURN CUSTOM SIZE, 2 PICTURES CUSTOM SIZE, LOW-E 3 U FACTOR .3. Dimensions: 8'-0" x 8'-0" x 4'-0".
- A6:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 2 PICTURES STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 8'-0" x 8'-0" x 1'-11 1/2".
- A7:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Picture Narrow frame, 1 PICTURE STANDARD SIZE, 2 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 2'-0" x 2'-0" x 2'-0".
- A8:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Picture Narrow frame, 1 PICTURE STANDARD SIZE, 2 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 4'-0" x 4'-0" x 4'-0".
- A9:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow frame, 1 PICTURE STANDARD SIZE, 2 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 2'-0" x 4'-0" x 2'-0".
- B1:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate French Casement crank-out STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 6'-0" x 4'-11 1/8".
- B2:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Picture Narrow frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 4'-0" x 4'-0" x 1'-11 1/2".
- B3:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Picture Narrow frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 4'-0" x 4'-0" x 1'-11 1/2".
- B4:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B5:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B6:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B7:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B8:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B9:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B10:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B11:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B12:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B13:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B14:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B15:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B16:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B17:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- B18:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Casement Push Out Narrow Frame, STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 3'-0" x 4'-5 1/8".
- S1:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 PICTURE STANDARD SIZE, 1 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 6'-0" x 6'-0" x 5'-0".
- S2:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 PICTURE STANDARD SIZE, 1 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 6'-0" x 6'-0" x 5'-0".
- S3:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 PICTURE STANDARD SIZE, 1 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 5'-0" x 5'-0" x 5'-0".
- S4:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 PICTURE STANDARD SIZE, 1 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 5'-0" x 5'-0" x 5'-0".
- S5:** ALUM CLAD WOOD WINDOW, MARVIN Ultimate Narrow Frame, 1 PICTURE STANDARD SIZE, 1 AWNING STANDARD SIZE, LOW-E 3 U FACTOR .3. Dimensions: 7'-4" x 2'-7 1/2".

DOOR TYPES	
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115 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REGISTRATION

GENERAL NOTE & SCHEDULE	
	A003

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

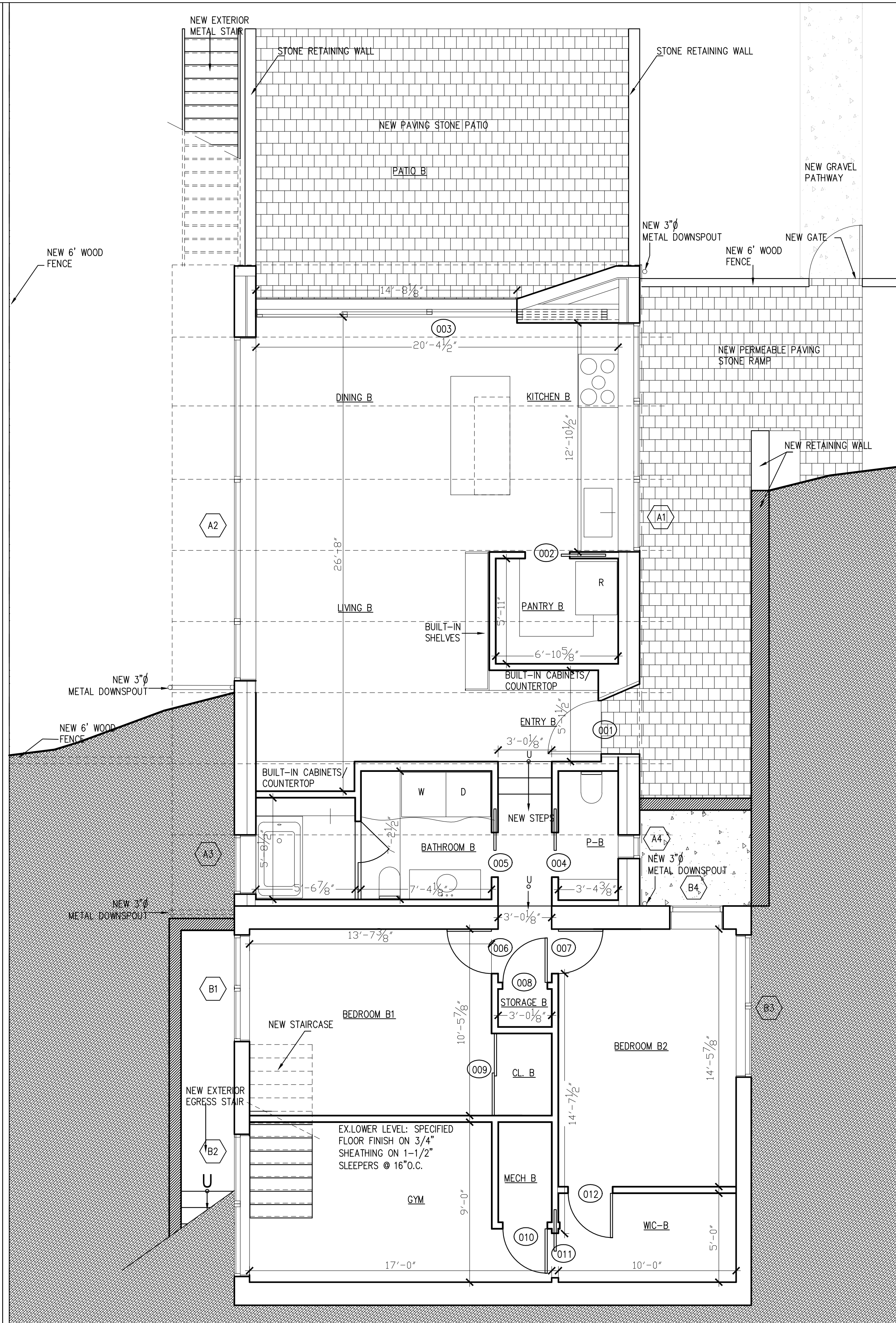
REVIEW	-
PERMIT	-
BID	-
CD	-

REGISTRATION

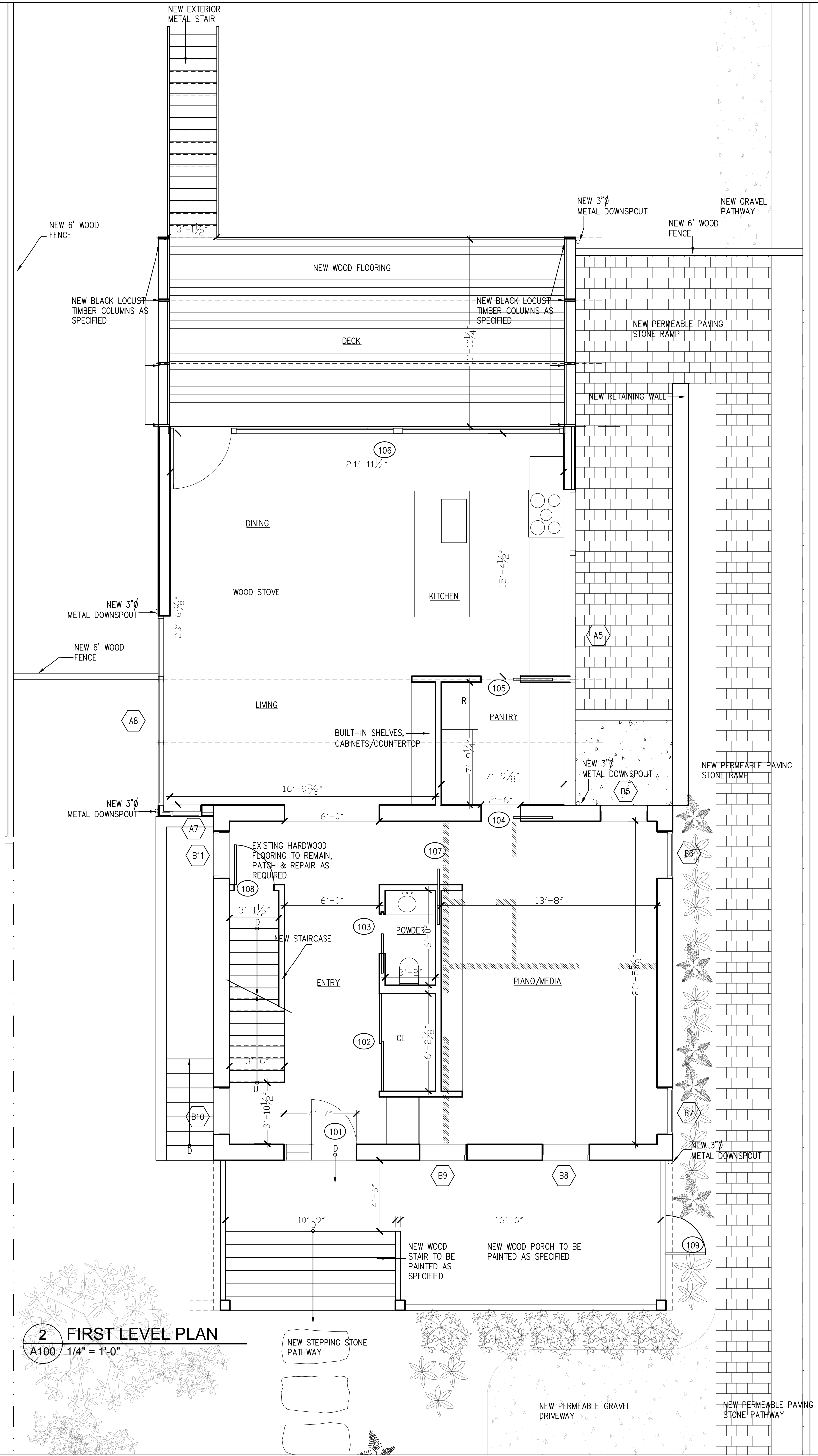
Professional Certification:
I certify that these documents were prepared or
designed by me, and that I am a duly licensed architect
under the laws of the State of Maryland, license
number 0794, expiration date 5/6/2021.

FLOOR PLANS

A100



1 LOWER LEVEL PLAN
A100 1/4" = 1'-0"



2 FIRST LEVEL PLAN
A100 1/4" = 1'-0"

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15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

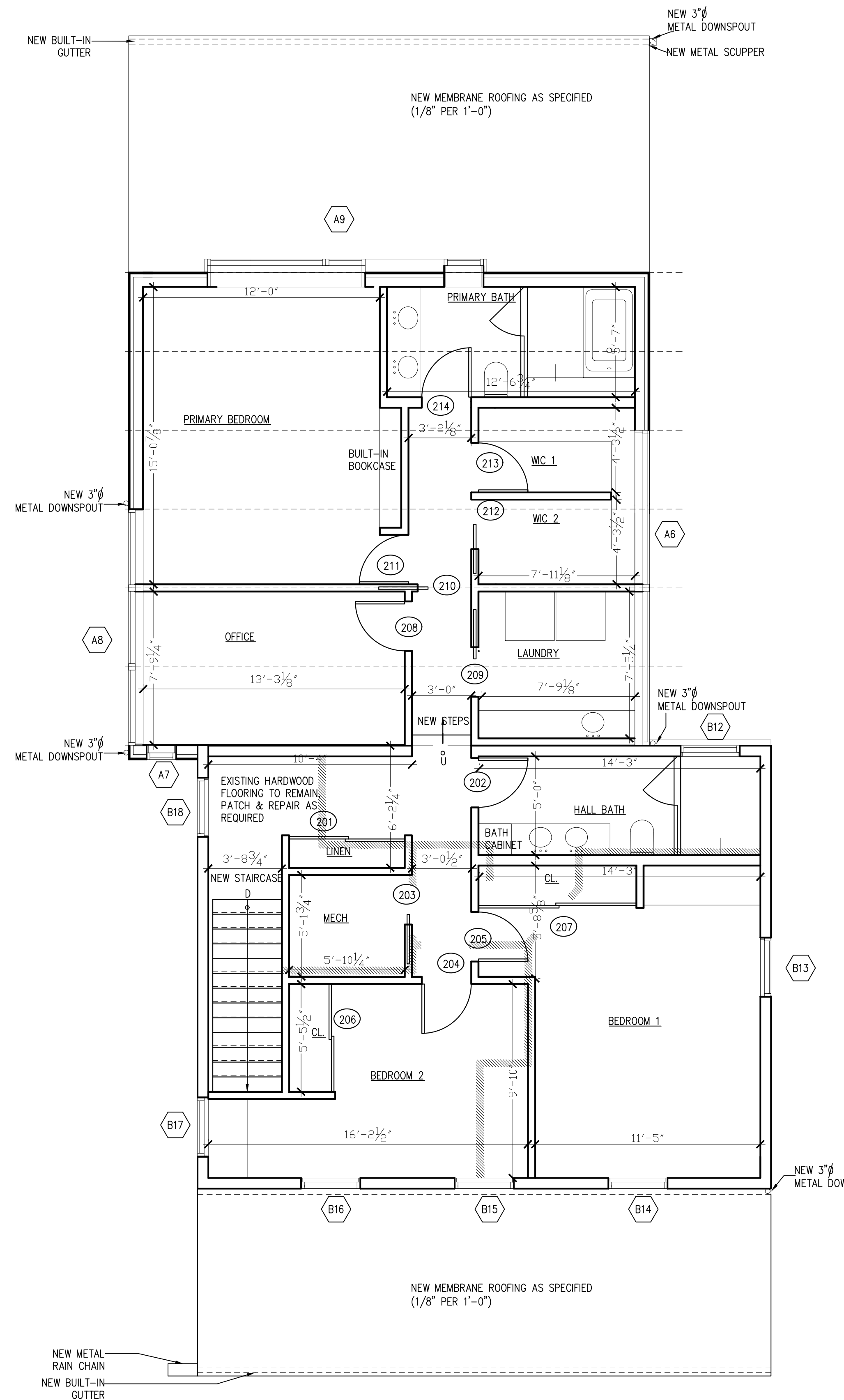
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REGISTRATION

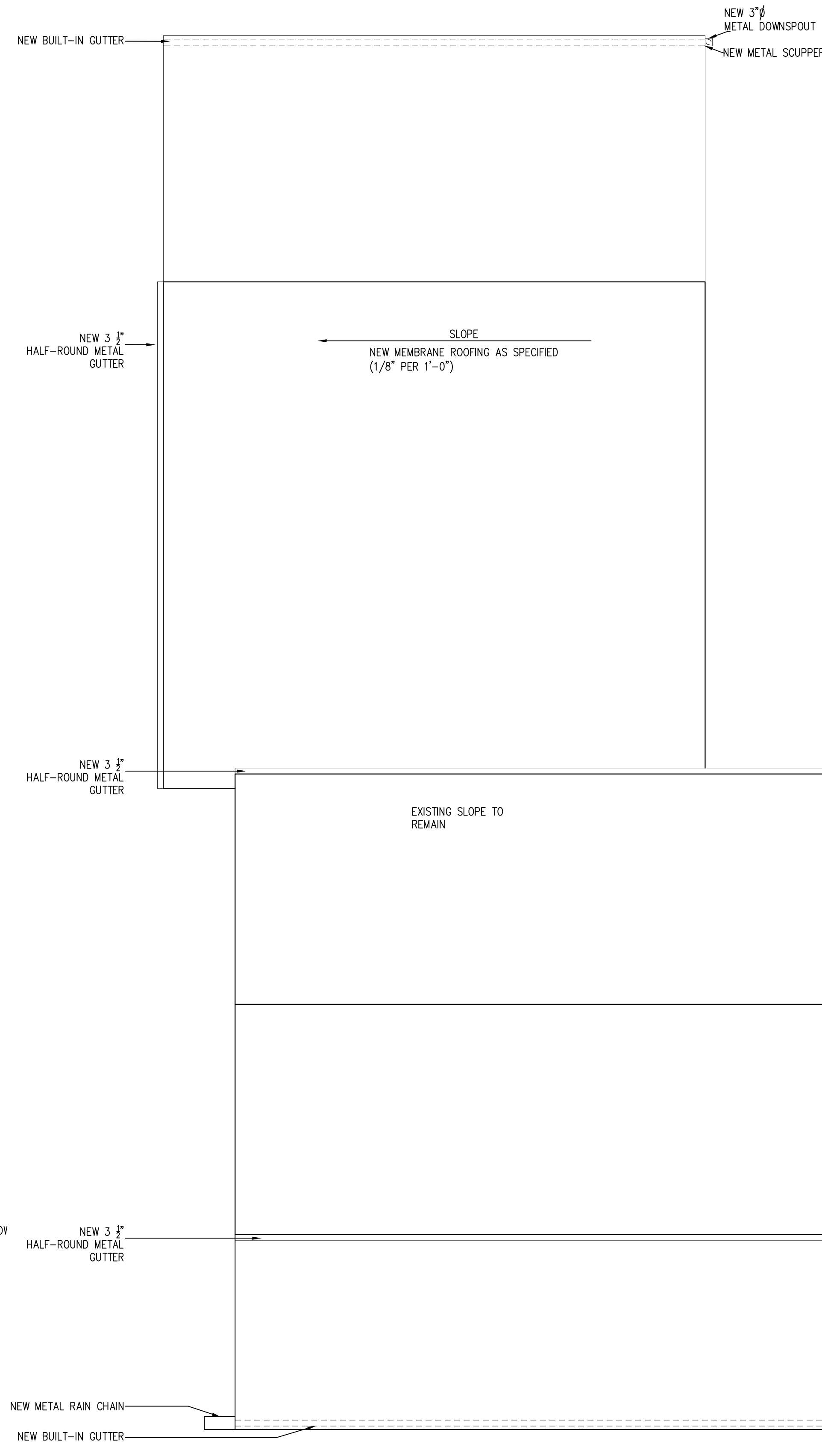
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under the laws of the State of Maryland,
license number 15793, expiration date 5/6/2021.

FLOOR PLANS

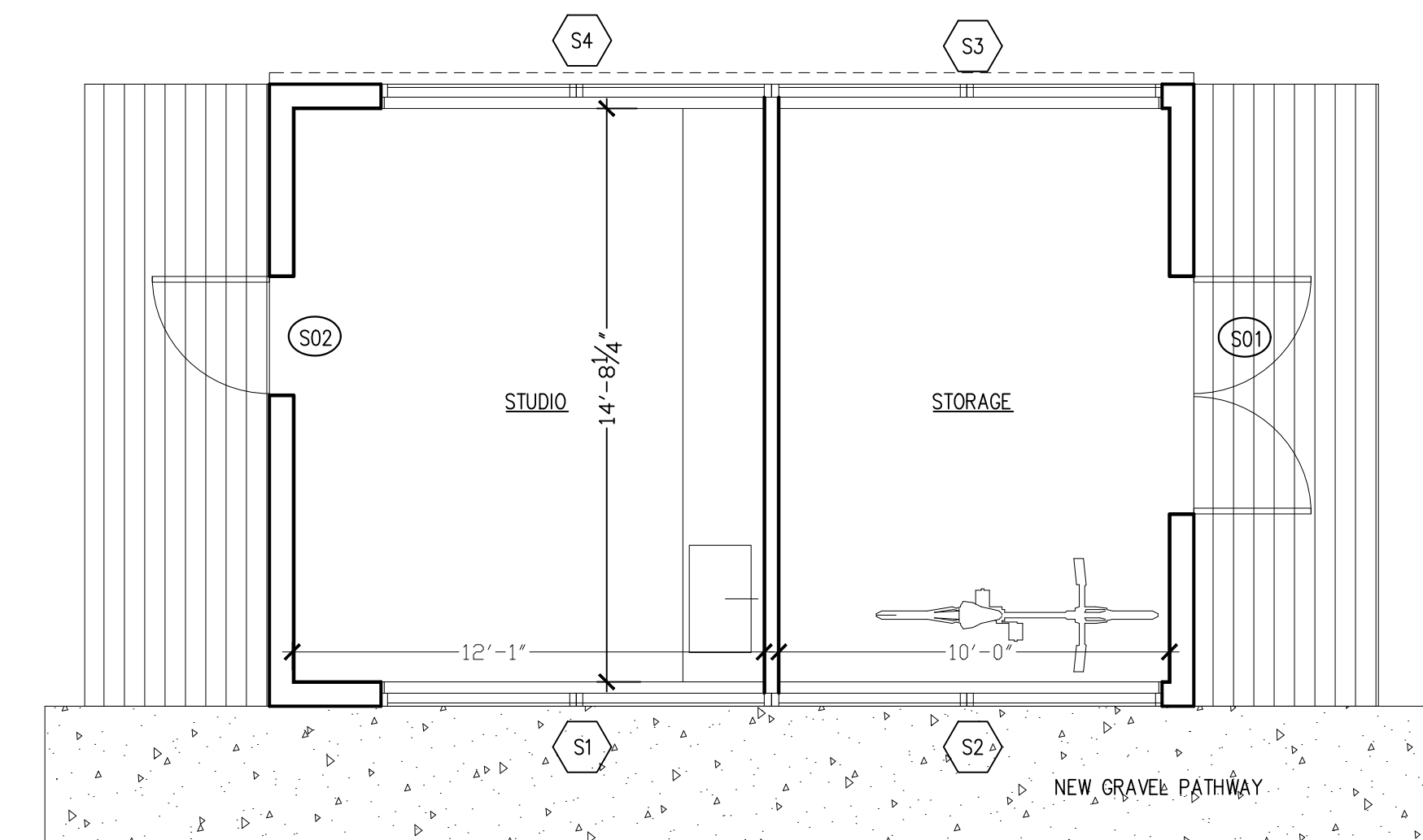
A101



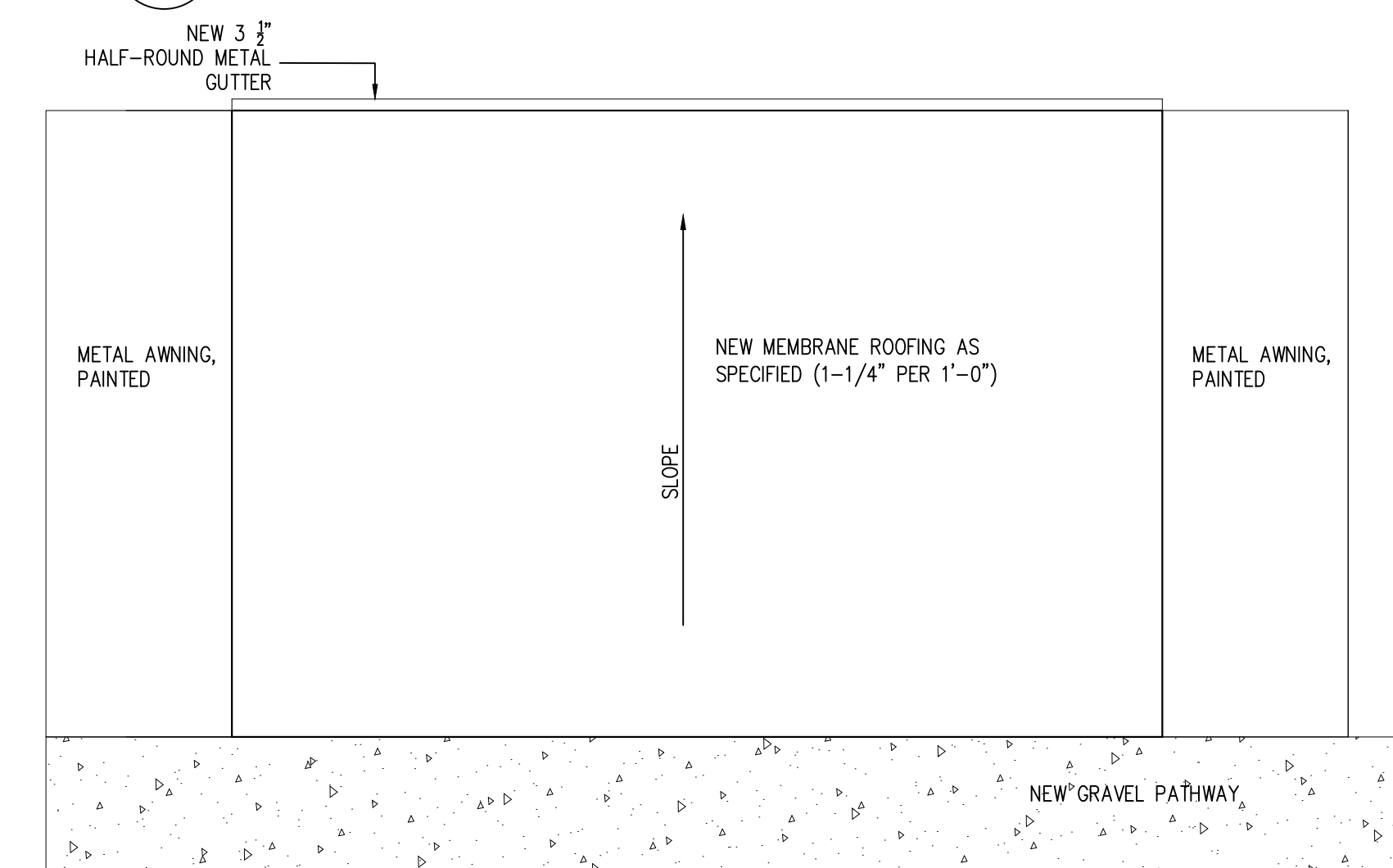
1 SECOND LEVEL PLAN
A101 1/4" = 1'-0"



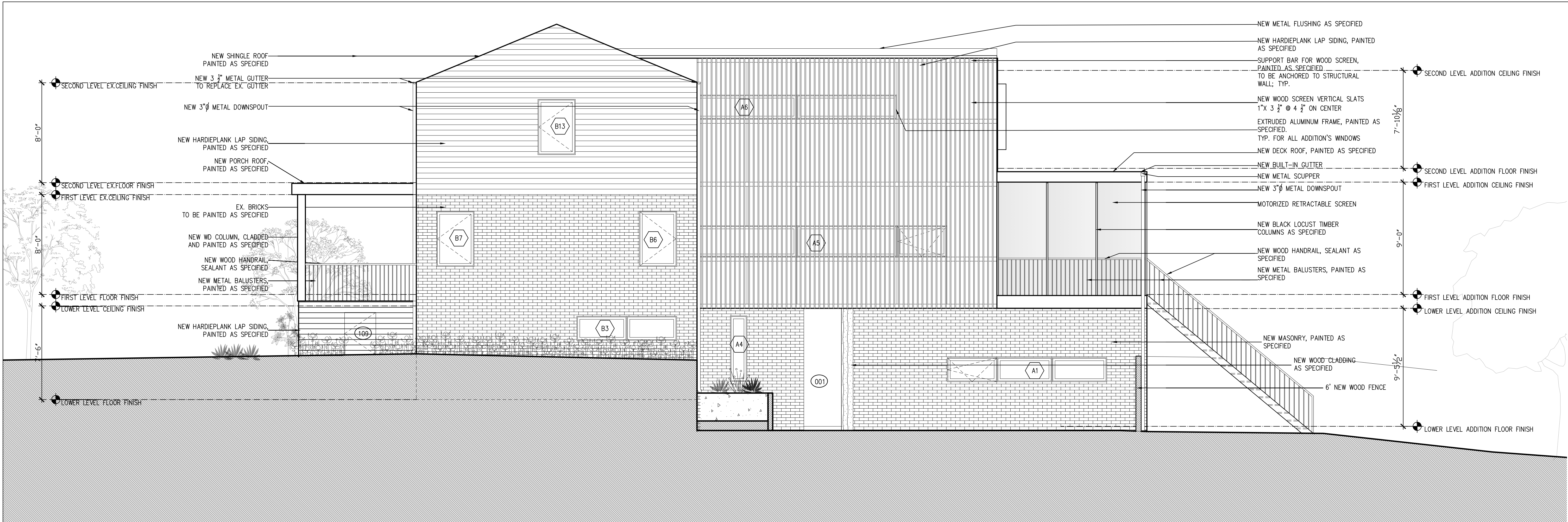
2 ROOF PLAN
A101 1/4" = 1'-0"



3 SHED/STUDIO
A101 1/4" = 1'-0"



4 SHED/STUDIO ROOF PLAN
A101 1/4" = 1'-0"



1 WEST ELEVATION
A200 1/4" = 1'-0"



2 EAST ELEVATION
A200 1/4" = 1'-0"

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takoma park, md 20912
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15 COLUMBIA AVE ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

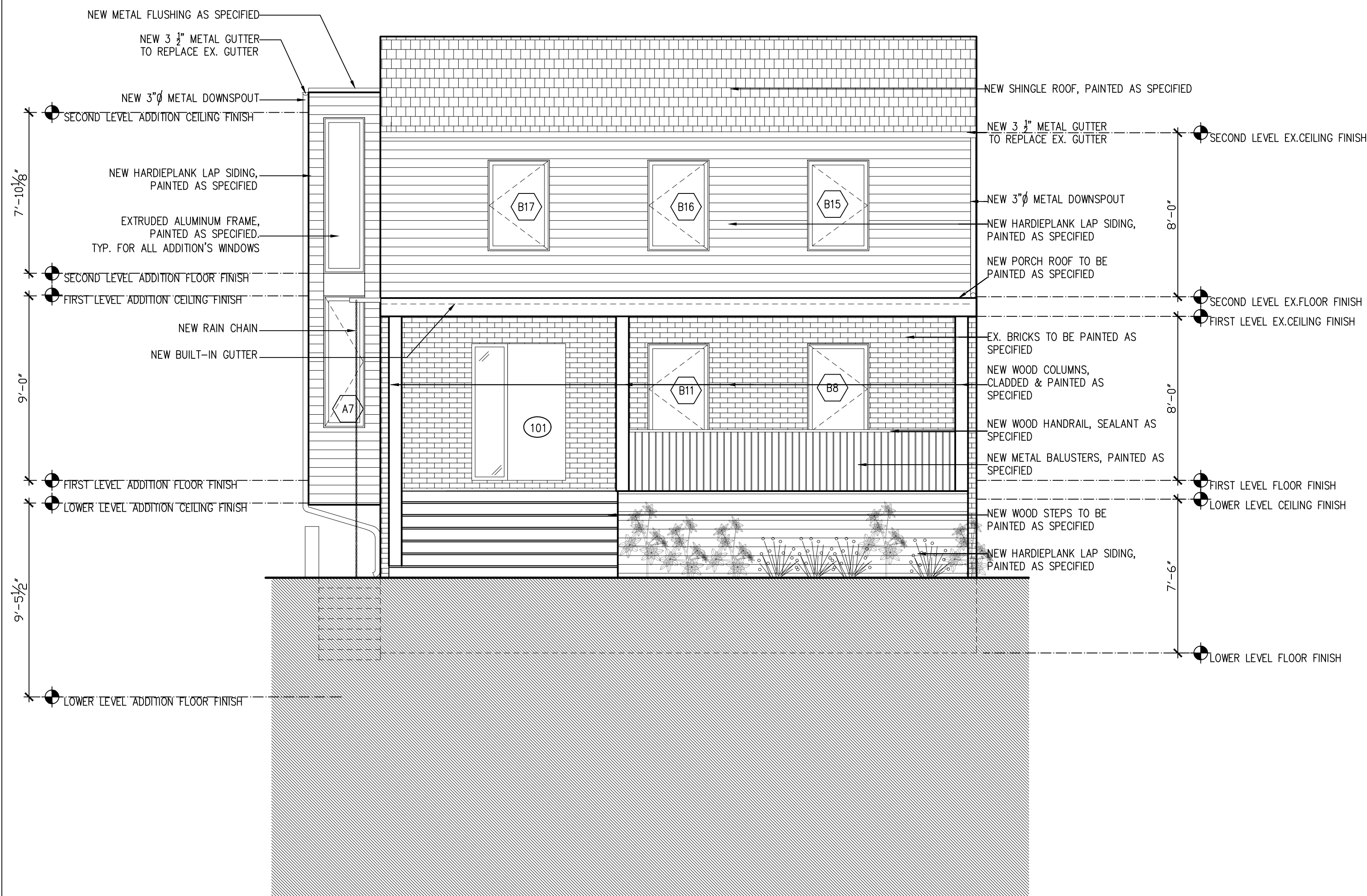
REVIEW		-
PERMIT		-
BID		-
CD		-

REGISTRATION

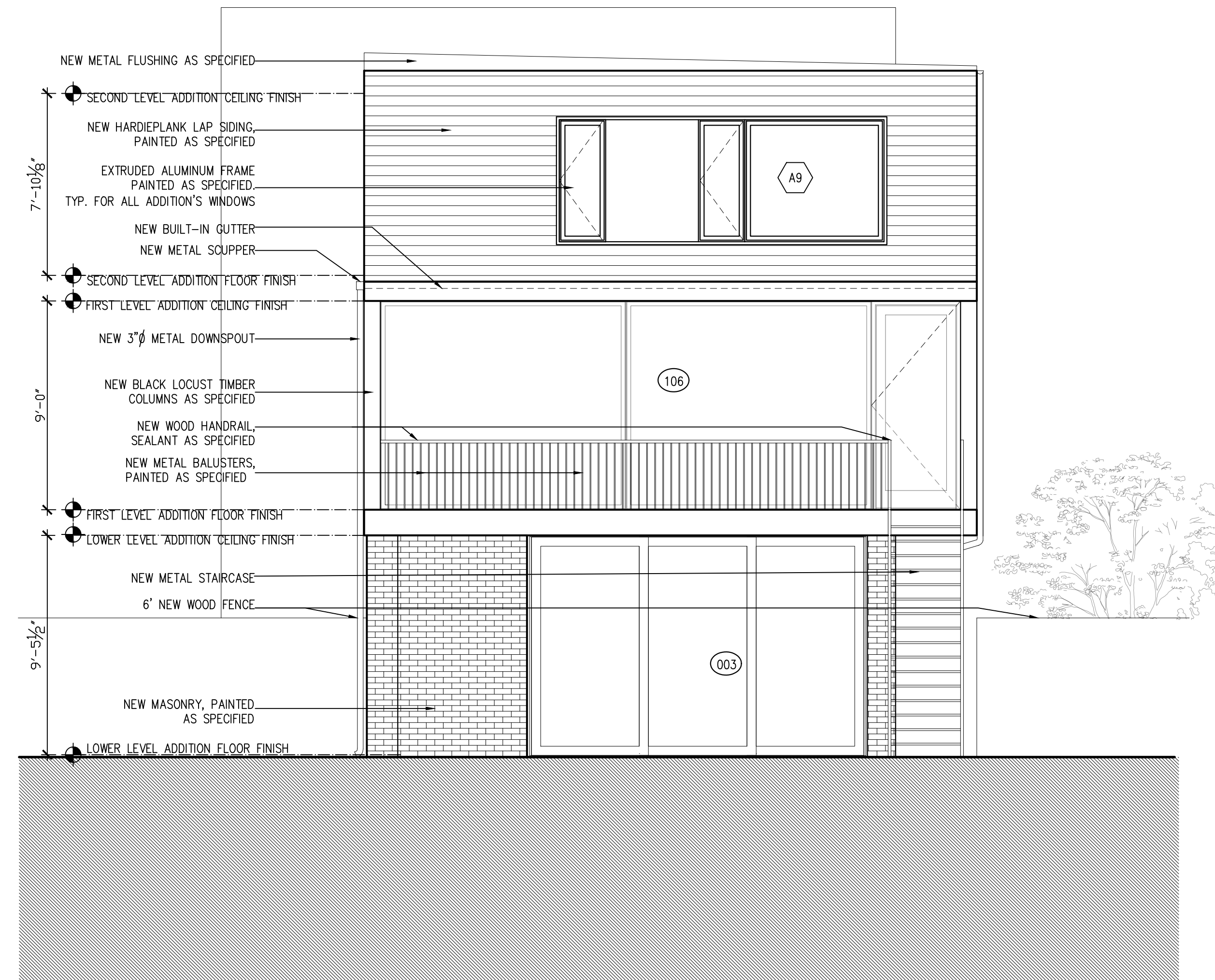
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I certify that these documents were prepared or
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license number 0784, expiration date 5/6/2021.

BUILDING ELEVATIONS

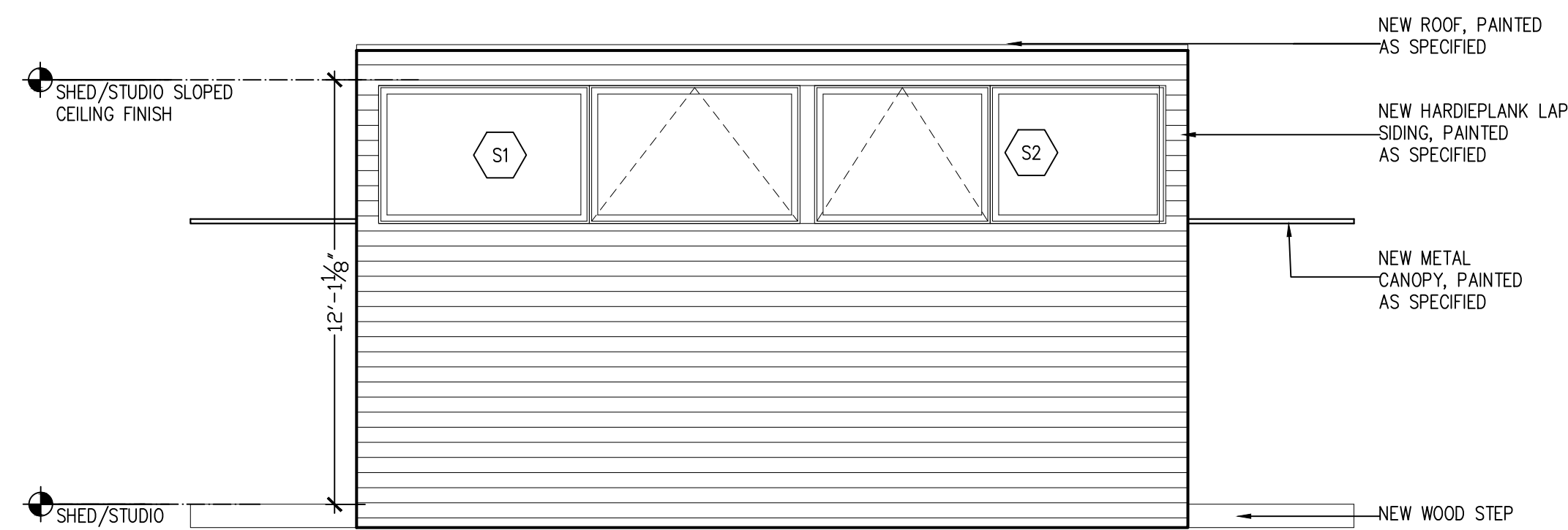
A200



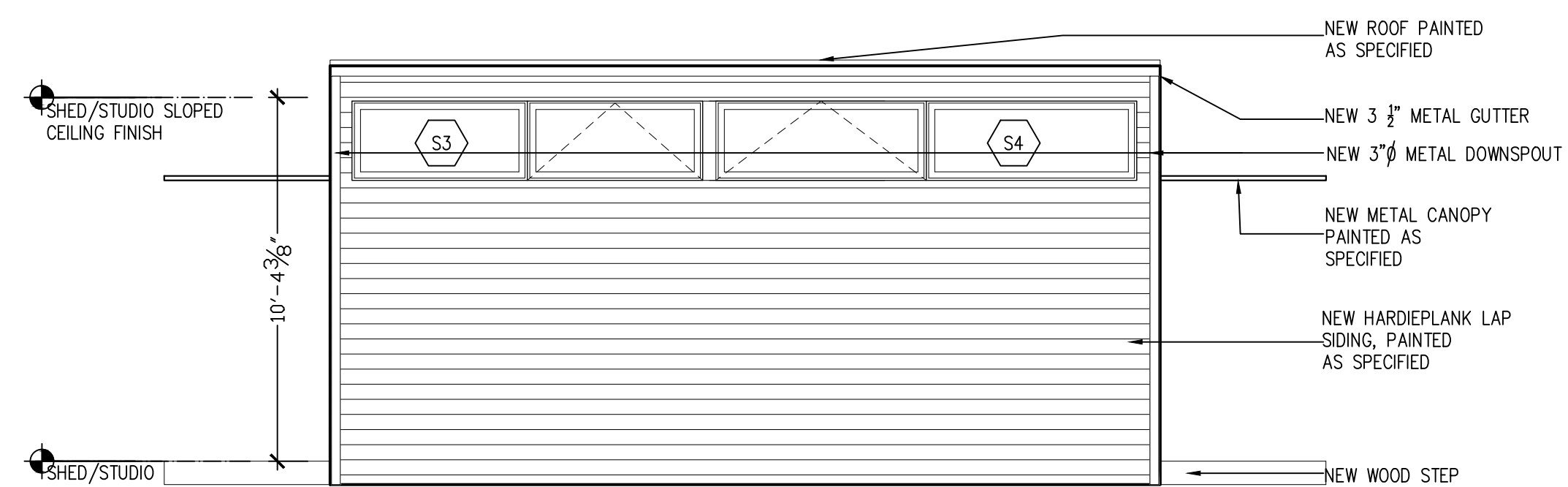
1 NORTH ELEVATION
A201 1/4" = 1'-0"



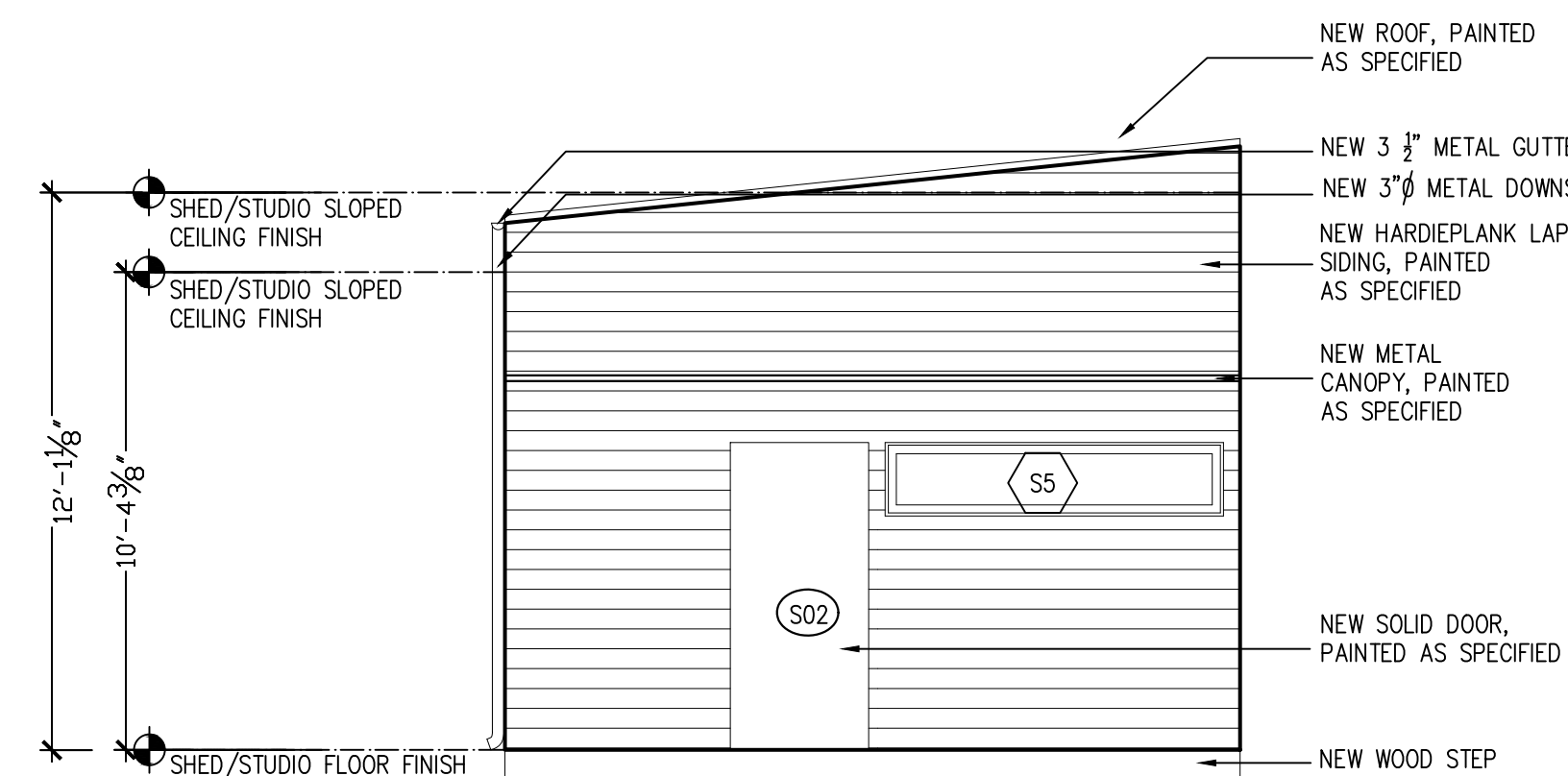
2 SOUTH ELEVATION
A201 1/4" = 1'-0"



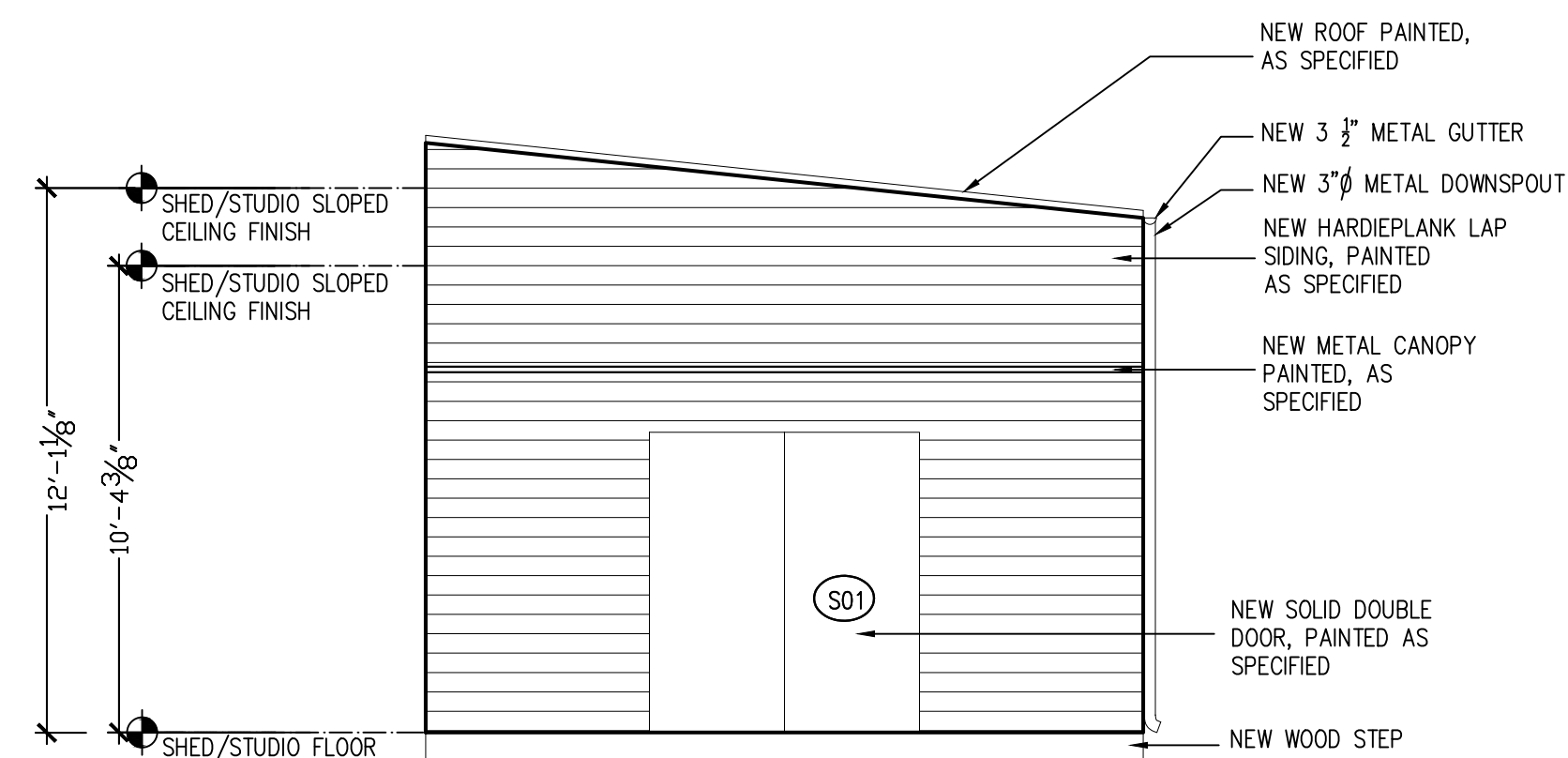
3 SHED/STUDIO NORTH ELEVATION
A201 1/4" = 1'-0"



4 SHED/STUDIO SOUTH ELEVATION
A201 1/4" = 1'-0"



5 SHED/STUDIO EAST ELEVATION
A201 1/4" = 1'-0"



6 SHED/STUDIO WEST ELEVATION
A201 1/4" = 1'-0"

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15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
BID	-
CD	-

REGISTRATION

Professional Certification:
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License number: 0784, expiration date: 5/31/2021.

BUILDING ELEVATIONS

A201



BIDEN HARRIS
JAMIE RASKIN
Vote by Mail or Vote Early!







15 COLUMBIA AVENUE, TAKOMA PARK, MD
PROPOSED ADDITION/REOVATION
MATERIAL SPECIFICATIONS

WAK TOK architects

5/3/2021

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
Boards
Arctic White

HardiePlank®
Lap Siding
Select Cedarmill®
Khaki Brown

A classic look for
THE HOME OF THEIR DREAMS.

HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

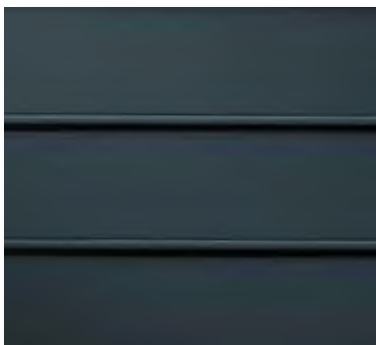
BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH



*5.25 in widths not available in Virginia District for HZ5® product zones.

SHOP BY MATERIAL

- Aluminum ▶
- Mill Finish Aluminum ▶
- Copper ▶
- Copper Penny Aluminum ▶
- Euro Copper ▶
- Galvalume ▶
- Galvanized Steel ▶
 - Galvanized Steel Gutters
 - Galvanized Steel Downspouts
 - Galvanized Steel Elbows
 - Galvanized Steel Miters
 - Galvanized Steel End Caps
 - Galvanized Steel Screens/Strainers
 - Galvanized Steel Conductor Heads
 - Galvanized Steel Hangers
 - Galvanized Steel Outlets
 - Galvanized Steel Fasteners
 - Galvanized Steel Shanks
 - Galvanized Steel Downspout Hooks
 - Galvanized Steel Drives/Rack & Key
 - Galvanized Steel Downspout Pipe Band
 - Galvanized Steel Offsets
 - Galvanized Steel Flashing
 - Galvanized Steel Sheets

- Designer Copper Aluminum ▶
- Freedom Gray Copper ▶
- Paint Grip Steel ▶
- Preweathered Zinc ▶
- Vinyl Gutter Systems ▶

PRODUCTS ON SALE

- Gutter Machines ▶
- Rain Chains
25% Off ▶

SHOP BY MATERIAL LIST

- Quick Shop ▶

BUY MORE, SAVE MORE!

- Buy In Bulk ▶

SHOP BY PRODUCT LINE



Product Catalog -> Galvanized Steel -> Galvanized Steel Gutters

Galvanized Steel Half Round Gutters, Galvanized Gutters,Rain Gutter Supplies



Image 1



Click for a Larger View

Half Round Galvanized Gutters, Galvanized Gutters, Half Round Gutters,Rain Gutter Supplies

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
GAH105XG26X	5 Half Round Gutter - 10 ft	Galvanized 26 GA	\$28.50 / 10FT	1 Add To Cart
GAH205XG26X	5 Half Round Gutter - 20 ft	Galvanized 26 GA	\$57.00 / 20FT	1 Add To Cart
GAH106XG26X	6 Half Round Gutter - 10 ft	Galvanized 26 GA	\$38.50 / 10FT	1 Add To Cart
GAH206XG26X	6 Half Round Gutter - 20 ft	Galvanized 26 GA	\$77.00 / 20FT	1 Add To Cart
GAH107XG26X	7 Half Round Gutter	Galvanized 26 GA	\$100.50 / 10FT	1 Add To Cart
GAH108XG26X	8 Half Round Gutter	Galvanized 26 GA	\$108.25 / 10FT	1 Add To Cart

Half Round Galvanized gutters have been around for decades because of their strength and corrosion resistance. Heavy gauge steel hot dipped with zinc gives the gutter both added strength and superior resistance to the elements.

Available in 5", 6", 7", and 8".

Call for custom sizes, profiles, and thicknesses.

 [My Account](#)

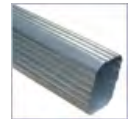
 [Shopping Cart](#)

May We Also Recommend:



[Galvanized Steel Gutters](#)

Galvanized rain gutters are stronger and more durable than...



[Galvanized Steel Downspouts](#)

We carry an assortment of galvanized downspouts in various...



[Galvanized Steel Elbows](#)

Galvanized Elbows are fittings that attach to the...



[Galvanized Steel Miters](#)

These galvanized miters are used to connect two lengths of...



[Galvanized Steel End Caps](#)

The end cap is the fitting that closes off the end of the...



[Galvanized Steel Screens/Strainers](#)

We've done the research, so you don't have to! We have the...

SHOP BY MATERIAL

- Aluminum ▶
- Mill Finish Aluminum ▶
- Copper ▶
- Copper Penny Aluminum ▶
- Euro Copper ▶
- Galvalume ▶
- Galvanized Steel ▶
- Designer Copper Aluminum ▶
- Freedom Gray Copper ▶
- Paint Grip Steel ▶

- Paint Grip Steel Gutters
- Paint Grip Steel Downspouts
- K Style Hangers
- Paint Grip Steel Elbows
- Paint Grip Steel Miters
- Paint Grip Steel End Caps
- Half Round Hangers
- Galvanized Steel Outlets
- Galvanized Steel Fasteners
- Galvanized Steel Drives/Rack & Key

- Preweathered Zinc ▶
- Vinyl Gutter Systems ▶

PRODUCTS ON SALE

- Gutter Machines ▶
- Rain Chains 25% Off ▶

SHOP BY MATERIAL LIST

- Quick Shop ▶

BUY MORE, SAVE MORE!

- Buy In Bulk ▶

SHOP BY PRODUCT LINE

- Gutter Machines ▶
- Gutter Guards ▶
- Rain Chains ▶
- Roof Panel Machines ▶
- Snow Guards ▶
- Gutters ▶
- Downspouts ▶
- Leader Heads ▶
- Half Round Gutter Products ▶
- K Style Gutter Products



Product Catalog -> Paint Grip Steel -> Paint Grip Steel Downspouts

Plain Round Downspouts

Image 1



Click for a Larger View

Plain Round Paint Grip Steel Downspout

Plain Round Paint Grip Steel Downspout are available in 3", 4", 5" and 6" diameters.

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
PSPRD3XS26X	3 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$43.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD4XS26X	4 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$56.00 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD5XS26X	5 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$81.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD6XS26X	6 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$93.50 / 10FT	<input type="text" value="1"/> Add To Cart

 My Account

 Shopping Cart

May We Also Recommend:



[Gutter Guards](#)

Gutter Guards , Gutter...



[Rain Chains](#)

25% Off Select Rain Chains Rain...



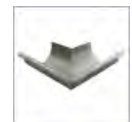
[Paint Grip Steel Gutters](#)

Paint Grip Steel Gutters is one of our many selections of...



[Paint Grip Steel Elbows](#)

Paint Grip Steel Elbows are what you attach to the downspout...



[Paint Grip Steel Miters](#)

Miters are the gutter fittings that connect two gutters at a...



[Paint Grip Steel End Caps](#)

A gutter end cap is a fitting that attaches to as well as closes...

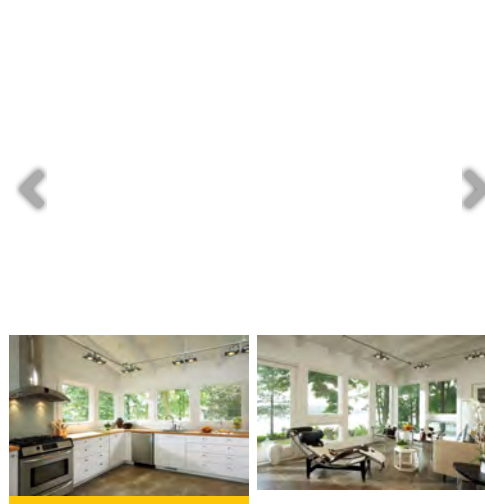


[Responding to COVID-19. Learn More.](#)

MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE AWNING NARROW FRAME

ULTIMATE AWNING NARROW FRAME

Previously known as Clad Ultimate Replacement Awning/Contemporary Awning



The Marvin Signature™ Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame, meaning it can be installed without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window's contemporary aesthetic looks beautiful on its own or as a complement to narrow frame

casement or picture windows, and hardware located at the bottom of the window means easy operation even in hard to reach areas like over a kitchen sink.



Features of the Ultimate Awning Narrow Frame Window

- Available in heights up to 8 feet or widths up to 8 feet
- Narrow frame and flush exterior create a sleek contemporary aesthetic
- Can be easily installed without removing an existing window frame
- Multi-point locking system ensures a tight seal and security from top to bottom
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- CE certified

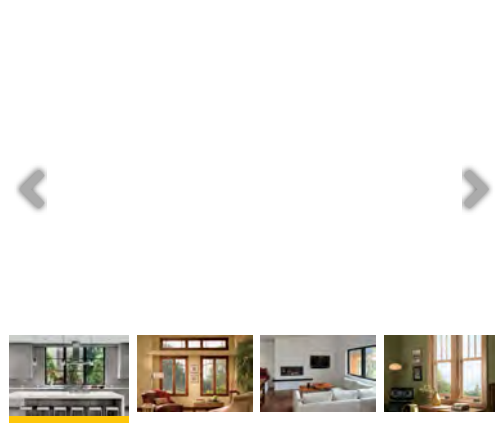


[Responding to COVID-19. Learn More.](#)

MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE CASEMENT NARROW FRAME

ULTIMATE CASEMENT NARROW FRAME

Previously Known as Clad Ultimate Replacement Casement/Contemporary Casement



The Marvin Signature™ Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement, allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views. With many design options, including round top shapes, the Ultimate Casement Narrow Frame window is a flexible option that can be sized to complement the most expansive views.



Features of the Ultimate Casement Narrow Frame Window

- Available in heights up to 8 feet or widths up to 3.5 feet
- Contemporary-style window with sleek design and square profiles
- Narrow jamb for replacement applications that minimizes tear-down of existing frame and walls
- Unique wash mode allows access to both sides of glass from indoors
- Retractable screen option is nearly invisible when the screen is not in use

INTERIOR EXTERIOR



Products

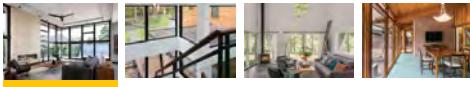
Solutions

Inspiration

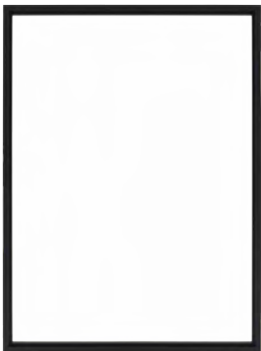
Why Marvin

[Responding to COVID-19. Learn More.](#)
[MARVIN](#) / [SIGNATURE COLLECTION](#) / [MARVIN SIGNATURE](#) / [ULTIMATE](#) / [ULTIMATE PICTURE NARROW FRAME](#)

ULTIMATE PICTURE NARROW FRAME



The Marvin Signature™ Ultimate Picture Narrow Frame window offers a classic style in a non-operable window. It's perfect for bringing expansive views and natural light into a room, and the window's narrow frame allows for window replacement without disturbing existing interior or exterior trim. Durable and energy-efficient, it can be sized to match accompanying operable windows for a streamlined design with flexible design options like wood species and stains to create a custom look.



Features of the Ultimate Picture Narrow Frame Window

- Available in a large range of size options
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Suits new construction, remodeling, or full-frame replacement
- Coastal/hurricane certification of IZ3
- CE certification

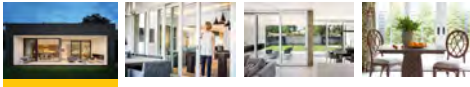


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MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE MULTI-SLIDE DOOR

ULTIMATE MULTI-SLIDE DOOR

Previously known as Marvin Ultimate Multi-Slide Door



The Marvin Signature™ Ultimate Multi-Slide Door is more than just a panoramic door, it's a gateway to indoor-outdoor living with performance that stands up to any weather, coast to coast. Design your ideal view, with sliding panels available in configurations that move in one direction or part in the center, and

panels that stack in full view within the frame or conceal within a wall pocket. When accessibility is important, choose an optional low-profile sill that maintains a smooth, flush transition from indoors to out. In sizes as big as 56 feet wide or small enough to create a counter-height, kitchen pass-through option for a patio or deck, this door opens possibilities.



Features of the Ultimate Multi-Slide Door

- Choose from 22 operating configurations
- Available in frame sizes up to 60 feet wide



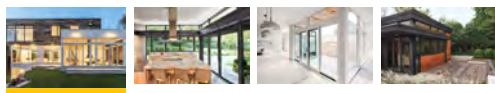
[Responding to COVID-19. Learn More.](#)

Built on the same solid foundation as the Marvin

Signature™ Ultimate Sliding French Door, the Ultimate Sliding Patio Door offers more daylight with a contemporary vibe.

A dual point locking system offers security. Panels seal tightly to keep out the weather.

Operating configurations up to 16 feet wide make for a grand design element and can bring in a beautiful view or flood a room with light.



INTERIOR

EXTERIOR

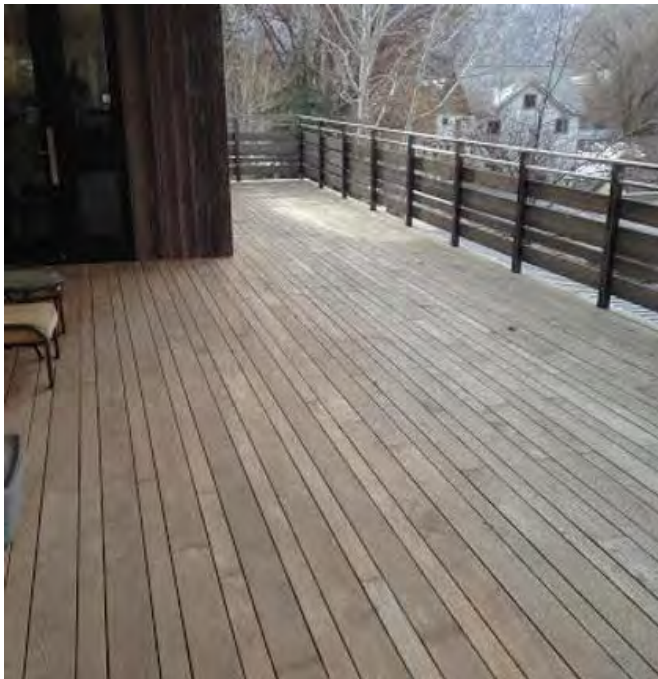
Features of the Ultimate Sliding Patio Door

- Available in heights up to 9 feet or widths up to 16 feet
- Narrow 3-inch clad-wood top and bottom rails open space for light and views
- Handle options let you personalize the aesthetics
- Durable sill engineered for years of energy-efficient and weathertight performance
- Available in two-, three- or four-panel operating configurations for design versatility
- Optional top-hung screen glides smoothly
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Optional low-profile, high-performance, universal design sill for a flush transition
- CE certified





Decking



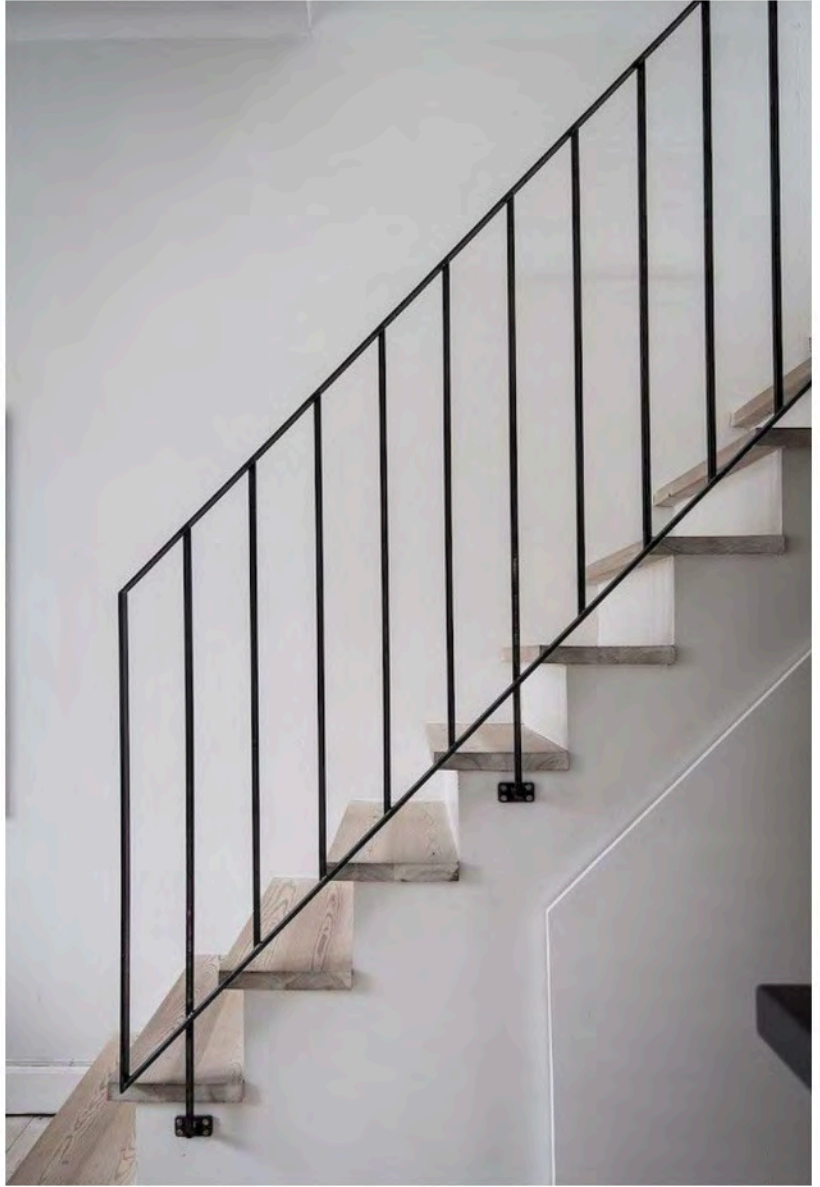
"Forever Decking" - a decking product so long-lasting and maintenance-free you will forever thank yourself for installing this decking over pressure-treated, cedar, or composite products.

Call Now: (832) 800-4MBL or (608) 218-4582

Decking

Midwest Black Locust offers its "Forever Decking" in two stock widths, 3 1/2" or 5", and custom widths and lengths. We will tailor the product to fit your particular aesthetic needs and design. Like all black locust products from Midwest Black Locust, this product is naturally decay, water, and UV resistant. Without the need for any type of waterproofing or sealing, "Forever Decking" weathers to a beautiful grey color, and when wet, produces a natural anti-skid surface under foot. It is a superior choice for pool decks, walkways, piers and boardwalks, stair treads, and any place you don't want the slick feel of wet pressure-treated decking - think especially about those areas where children or commercial activities require additional precautions against slips and falls. "Forever Decking" is also extremely hard and wears well even in heavy-traffic areas like commercial walkways, marine settings, or storage facilities. "Forever Decking" will perform like an exotic hardwood such as teak or ipe without the high cost or environmental consequences of a rain-forest harvested product. Midwest Black Locust's "Forever Decking" starts at \$2.25 / lineal foot.

Our decking material as compared to pressure-treated pine.



METAL RAILING



WOOD SLATS