

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-------------------|---|-----------------------|---------------|
| Address: | 7203 Cedar Ave., Takoma Park | Meeting Date: | 12/7/2022 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 11/30/2022 |
| Applicant: | Mark Foster | Public Notice: | 11/23/2022 |
| Review: | HAWP | Staff: | Dan Bruechert |
| Case No.: | 1011274 | Tax Credit: | Partial |

Proposal: Roof alteration, dormer construction, fenestration alteration, window replacement, and after-the-fact front porch alteration.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with four (4) conditions** the HAWP application:

1. The front porch stairs need to be finished with either masonry or wood, not a composite substitute. Final approval authority to ensure this condition has been satisfied is delegated to Staff.
2. Specifications for the first-floor rear windows and doors was not provided with the HAWP application. Staff recommends the HPC approve wood or aluminum clad windows and delegate final approval authority to Staff to confirm the condition has been satisfied.
3. Any modifications to the chimney need to be submitted to the HPC as a Staff Item/revision to the HAWP for consideration at a future HPC meeting.
4. The approval of this HAWP does not extend to the left-side shed dormer. Permit drawings may not include this dormer. An amended HAWP with a revised proposal can be submitted under this permit number.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1918



Figure 1: The subject property is located near the intersection of Cedar and Tulip Ave.

BACKGROUND

On August 18, 2022, the HPC held a Preliminary Consultation on the current proposal.¹ The HPC was generally supportive of several elements proposed including, raising the roof pitch, the left side gable dormer, the proposed skylights, the proposed side porch roof, alterations to the fenestration at the rear, and removing and replacing the existing windows.

Commissioners were uniform in finding that a shed dormer could be accommodated on the right roof slope, but that the one presented was too large.

The HPC also identified materials that would be required to fully evaluate the proposal as a HAWP. The applicant made revisions based on the HPC's feedback and provided the requested documentation.

PROPOSAL

The applicant proposes work in several areas including:

- After-the-fact replacement the front porch stairs;
- Installing a new roof over the left side entrance;
- Replacing the existing windows with window sash packs;
- Replacing the basement windows;
- Changing the rear fenestration;
- Raising the roof ridge;

¹ The Staff Report and Application for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/08/II.D-7203-Cedar-Avenue-Takoma-Park.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=d894867c-1f09-11ed-b1ab-0050569183fa and discussion of this item begins at 4:19:00.

- Installing a shed dormer on the right roof slope; and
- Installing a gable dormer and skylights on the left roof slope.

APPLICABLE GUIDELINES

When reviewing applications for 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)*.

Takoma Park Historic District Guidelines

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

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

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

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

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

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

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

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

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

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

Montgomery County Code; Chapter 24A-8

- (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.
- (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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design,

color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 two-story Craftsman with a front gable roof, a full-width front porch, and roof brackets. The first floor is covered in stucco and the second floor is clapboard sided. The applicant proposes a whole house renovation/rehabilitation and work elements are detailed below.

After-the-fact Replacement of the Front Porch Stairs

The application states that the existing concrete front stairs have settled to the left and do not satisfy existing code requirements. The proposal will construct new composite stairs over the existing and support the new treads with wood blocking. The specific composite was not identified, however, based on Staff's observations, it appears to be Trex. A site visit confirmed that this work has already been completed. The HPC is to review this proposed work as if it has not already been completed.

The HPC generally finds that composite materials are inappropriate for front stairs and decks on Contributing and Outstanding resources in the Takoma Park Historic District. This is largely because they are too shiny to be a compatible substitute for wood and do not develop a patina over time. Staff concurs with the applicant's assessment that the existing concrete stairs are unsafe and need to be replaced. However, Staff finds that either wood or masonry are appropriate materials for replacement front porch stairs at the subject property. Staff recommends the HPC condition approval of the HAWP on porch stairs that are either wood or masonry. Final approval authority to ensure conformance with this condition can be delegated to Staff.



Figure 2: The subject property with another two-story Craftsman to the right.

Installing a New Roof Over the Left Side Entrance

Above the left side door is a ghost of a previously installed roof. The applicant states that rain can enter directly into the basement and proposes installing a roof over the door to shed rain away from the house. The proposal is to construct a shed roof with exposed rafter tails, to match the roof design, over the side porch.

The HPC was supportive of this proposal at the Preliminary Consultation and did not state a preference for a specific roof form. Staff finds the ghost in the stucco is evidence that there had been a shed roof over this entrance at some point in the building's history. Staff additionally finds that the proposed roof will not have a substantial impact on the house massing on the highly visible side elevation and recommends the HPC approve the shed porch roof.

Replacing the Existing Windows with Window Sash Packs

All the existing windows are wood one-over-one sash windows. The condition of the individual window sashes varies, but all sashes have peeling paint and have tested positive for lead (report attached). The applicant proposes removing all of the existing sashes and installing "low profile" aluminum clad sashes in their place. The proposed sash packs will have a one-over-one configuration to match the existing configuration. Additionally, the applicant proposes to remove all of the aluminum storm windows.

At the preliminary consultation, the HPC voiced their support for removing the existing windows provided the applicant could provide documentary evidence. That evidence has been submitted with the HAWP application and confirms the presence of lead paint and lead dust throughout. Based on the guidance provided by the HPC the removal of the existing window sashes could be permitted.

To effectively evaluate the proposed sash pack, the HPC requested measured drawings of the existing sash and the proposed sashes. The elevations show the stiles are ¼” wider than the existing, that the meeting rail is 7/8” wider than the existing, and that the bottom rail is ¼” taller than the existing. This is fairly typical of a sash pack assembly because the jamb liner shrinks the amount of glazing. While Staff encourages the applicant to restore the existing sashes and utilize the County Historic Preservation Tax Credit, Staff finds that the proposed sash pack is similar enough in dimensional profiles to the existing window dimensions to be compatible. Additionally, the HPC consistently determined – where replacement was acceptable – that aluminum clad windows are appropriate replacements to Contributing resources in the Takoma Park Historic District. Based on the feedback from the HPC at the Preliminary Consultation and the additional documentation presented, Staff recommends the HPC approve the window replacement under the *Design Guidelines*.

Replacing the Basement Windows

Most of the basement windows have been replaced or substantially altered. The applicant proposes to replace all of the basement windows with awning windows and the materials state one window opening will be enlarged to satisfy egress requirements.

Based on the photos submitted and HPC feedback, Staff finds replacing the basement windows is appropriate and will not detract from the historic character of the house and surrounding district. Staff supports replacing the existing basement windows with new aluminum clad windows in matching dimensions.

Changing the Rear Fenestration

At the rear of the house, the applicant proposes to remove the paired sash windows, non-historic half-lite door, and blocked-in window. In their place, the applicant proposes to install a pair of French doors on the right side of the rear elevation and a pair of sash windows on the left side of the rear elevation.

The Takoma Park *Design Guidelines* are quite permissive on alterations to elevations that are not visible from the public right-of-way. The *Guidelines* state alterations not visible from the public right-of-way should be approved as a matter of course. While a majority of the HPC supported this change, there was at least one dissenter who voiced support for retaining the fenestration as it is. Staff finds aluminum clad windows and doors should be approved at this elevation, however, a specification was not included in the application materials. Staff recommends the HPC delegate final approval authority to Staff to confirm that the new rear windows and doors are either wood or aluminum clad.

Raising the Roof Ridge

The applicant proposes raising the roof ridge by three feet and enlarging the window under the gable to accommodate a pair of sash windows on the front and rear elevations. The applicant provided additional information at the preliminary consultation that the roof rafters were under-engineered and the structure needed to be removed and replaced regardless of whether the HPC allowed the roof ridge to be raised. Based on this evidence, the HPC uniformly supported raising the roof ridge provided the decorative elements, including the siding, brackets, and exposed rafter tails were maintained. The HPC acknowledged the change in grade on the site would reduce the visual impact of the additional height and supported the alteration under the *Design Guidelines*.

The single fixed window under the gable will be replaced by a pair of aluminum-clad sash windows smaller than the ones on the first and second floors. The new sash windows will be consistent with the sash packs installed on the lower floors to match the profiles. Staff finds the new windows will not substantially alter the character of the house and recommended the HPC approve the new windows under the *Design Guidelines* and 24A-8(b)(1).

One item not addressed by the HAWP application is the code compliance of the existing chimney.

Acceptable chimney height is determined by the average roof height. Because the roof height is changing, not including the proposed dormers (discussed below), it stands to reason that the Department of Permitting Service would require a change to the chimney height. Staff recommends that the HPC approve the roof alteration, but add a condition that any change to the chimney needs to be presented to the HPC as a Staff Item/revision to the HAWP. Staff finds that a prescriptive condition is not appropriate in this instance as there are several potential solutions. Staff does not find it appropriate to delegate approval authority to Staff as allowed under the HPC's executive regulations that allow for Staff-level approval because there could be several design and material items that the HPC would wish to review.

Shed Dormer on the Right Roof Slope

On the right roof slope, the applicant proposes to install a shed dormer 16' (sixteen feet) wide with a roof projection of over one foot on each side. The dormer will have wood siding with a narrow reveal to match the second-floor siding on the existing house. The two pairs of sash windows will match the attic windows under the front and rear gables. The size of the proposed right-side dormer is reduced significantly from what was presented at the Preliminary Consultation.



Figure 3: StreetView image showing the right roof slope of the subject property.

As shown in Figure 3, this roof surface is visible from the intersection of Tulip and Cedar Ave., but only from a very narrow perspective. At the Preliminary Consultation, the HPC agreed with Staff's finding that a dormer could be accommodated on that roof slope, but it needed to be significantly reduced in size. Staff finds the proposed width is significantly reduced and is generally consistent with the guidance provided by the HPC and is set far enough to the rear that it will not have a significant impact on the streetscape. Staff additionally finds that the materials and architectural details are consistent with the house architecture as supported in the *Design Guidelines*.

On the left roof slope, the applicant proposes to construct a shed dormer matching the dimensions and appearance of the right-side dormer (Staff notes that this dormer is drawn incorrectly, as it is represented as projecting above the roof ridge). At the Preliminary Consultation submission, the applicant proposed a gable dormer on the left roof slope. The HPC supported this dormer in concept, but could not provide additional feedback because dimensions and materials were not included with the application.



Figure 4: The subject property from the left as photographed from the right-of-way.

Staff would prefer a gable dormer over the proposed shed dormer because it has a smaller apparent mass. The application states this element was changed to a shed dormer because accommodating the stair and landing would require a gable more than half the width of the roof plan. Regardless of why the proposal was changed, Staff does not find that the proposed shed dormer is an appropriate feature on the left side of the building. The proposed dormer, which aligns with the left wall plane, would add an additional 6' 1 7/16" (six feet, one and seven-sixteenths inch) to the vertical wall plane. Unlike the right elevation which has projections for the chimney and the bay in the dining room, the left elevation is a single, flat plane. Staff finds extending that plane will negatively impact the house's apparent mass and is too dramatic of a change to be supported under either the *Design Guidelines* or any of the provisions in 24A-8(b). While Staff is supportive of the rest of the proposed work, Staff recommends the approval of this HAWP not extend to the left side dormer. An amended HAWP for a different treatment can be submitted at a later date.

Skylights

On both the left and right roof slopes the applicant proposes to install a pair of skylights. One skylight will be installed in front of the proposed dormer and one to the rear.

While Staff generally disfavors skylights this far towards the front wall, in this instance Staff finds the visibility of the skylights will be significantly reduced by the rise in grade on the site and the roof height from the right-of-way. Because only the right front skylight will be visible from the right-of-way, Staff recommends the HPC approve the new skylights under the *Design Guidelines* and 24A-8(b)(1).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with four (4) conditions** the HAWP application;

1. The front porch stairs need to be finished with either masonry or wood, not a composite substitute. Final approval authority to ensure this condition has been satisfied is delegated to Staff.
2. Specifications for the first-floor rear windows and doors was not provided with the HAWP application. Staff recommends the HPC approve wood or aluminum clad windows and delegate final approval authority to Staff to confirm the condition has been satisfied.
3. Any modifications to the chimney need to be submitted to the HPC as a Staff Item/revision to the HAWP for consideration at a future HPC meeting.
4. The approval of this HAWP does not extend to the left-side shed dormer. Permit drawings may not include this dormer. An amended HAWP with a revised proposal can be submitted under this permit number;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) and the *Takoma Park Design 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:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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

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.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

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.

Signature of owner or authorized agent

Date

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

| | |
|---|--|
| Owner's mailing address | Owner's Agent's mailing address |
| | |
| Adjacent and confronting Property Owners mailing addresses | |
| | |
| | |
| | |

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

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

| | |
|-----------------------------------|----------------|
| Work Item 1: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 2: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 3: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 4: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 5: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 6: _____ | |
| Description of Current Condition: | Proposed Work: |

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

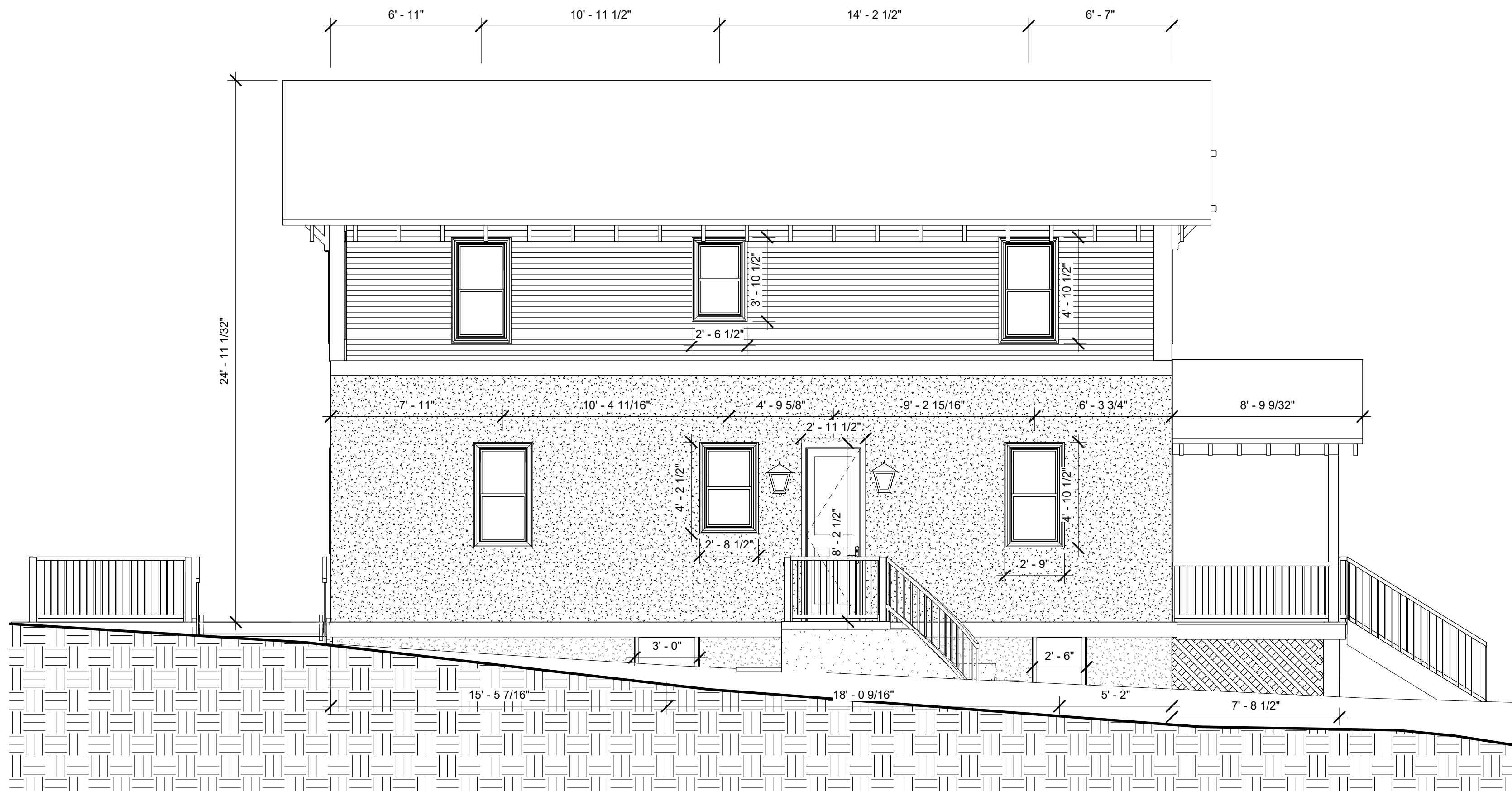
| | Required Attachments | | | | | | |
|------------------------------------|------------------------|--------------|-------------------------|----------------------------|----------------|----------------|-----------------------------|
| Proposed Work | I. Written Description | 2. Site Plan | 3. Plans/ 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 | * | * | * | * | * | | * |



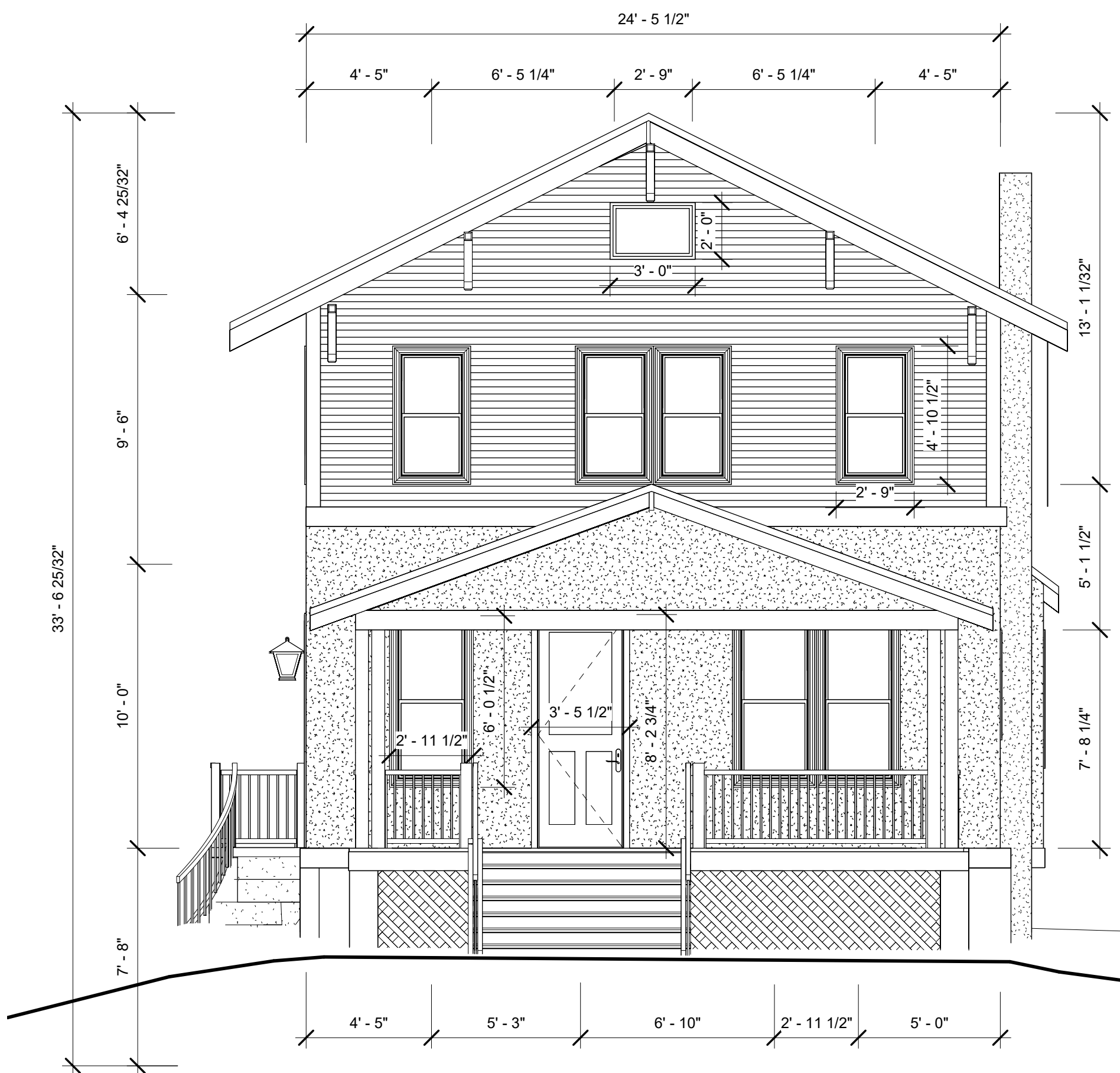
③ Side Elevation
1/4" = 1'-0"



④ Rear Elevation
1/4" = 1'-0"



② Drive Elevation
1/4" = 1'-0"



① Front Elevation
1/4" = 1'-0"

DAWN HERSHBERGER
DESIGN
410-905-2832

RENOVATION OF RESIDENCE OF
KATYA & MARK FOSTER
7203 CEDAR LANE
TAKOMA PARK, MD 20912

AS BUILT

AB001

Scale: 1/4" = 1'-0"
Date: 07/10/22

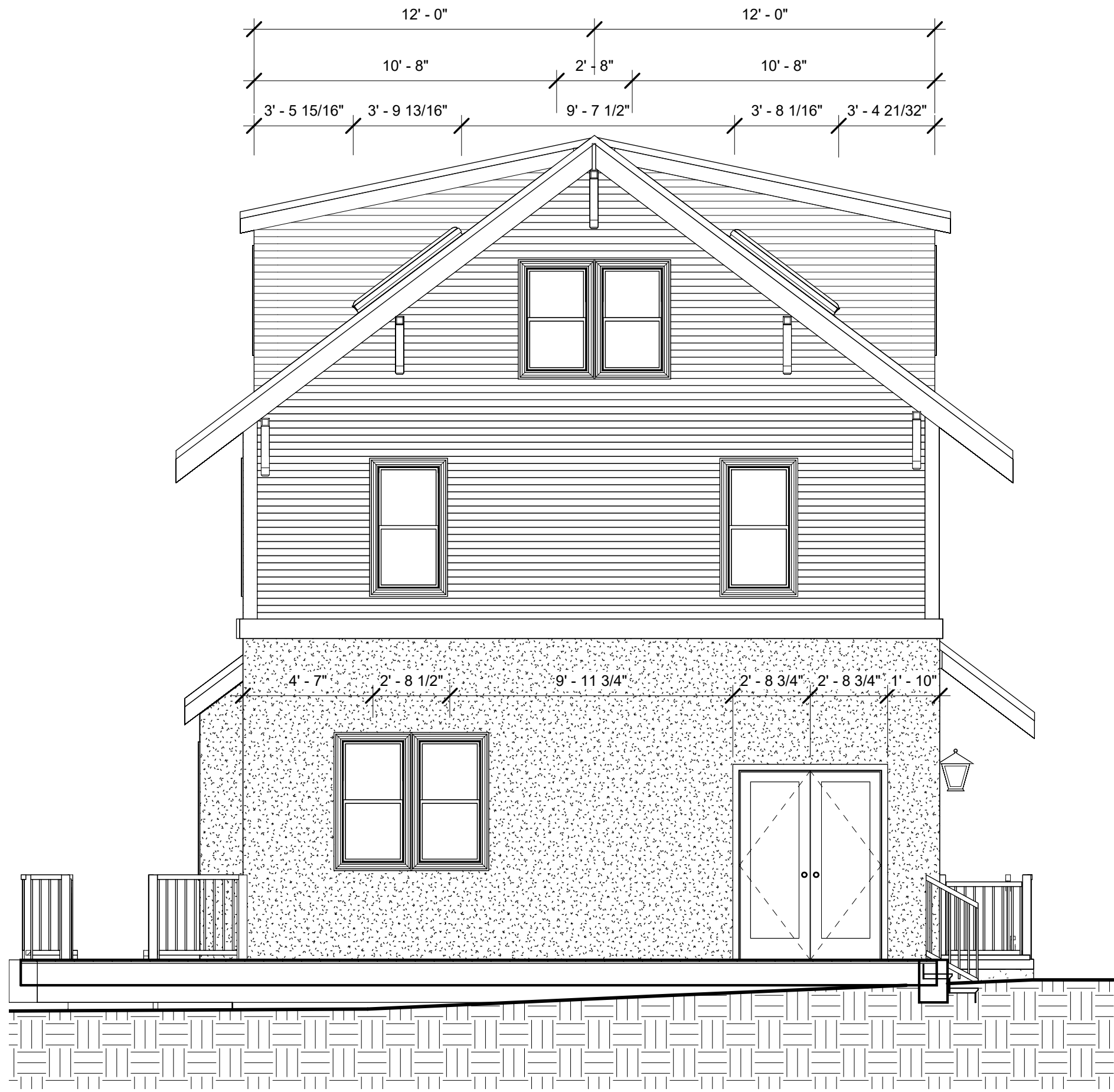
NOTE: ONLY
NEW/MODIFIED
ELEMENTS ARE
ANNOTATED IN
THIS SET OF
DRAWINGS



③ Side Elevation
1/4" = 1'-0"



② Drive Elevation
1/4" = 1'-0"



④ Rear Elevation
1/4" = 1'-0"



① Front Elevation
1/4" = 1'-0"

DAWN HERSHBERGER
DESIGN
410-905-2832

RENOVATION OF RESIDENCE OF
KATYA & MARK FOSTER
7203 CEDAR LANE
TAKOMA PARK, MD 20912

PROPOSED

A001

Scale: 1/4" = 1'-0"

Date: 07/10/22

18

24 x 36

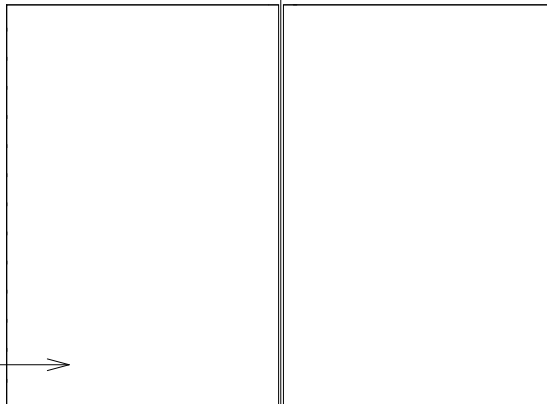
Slope: 37°



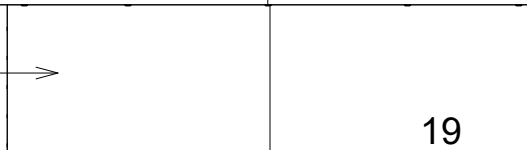
Slope: 37°



Slope: 12°



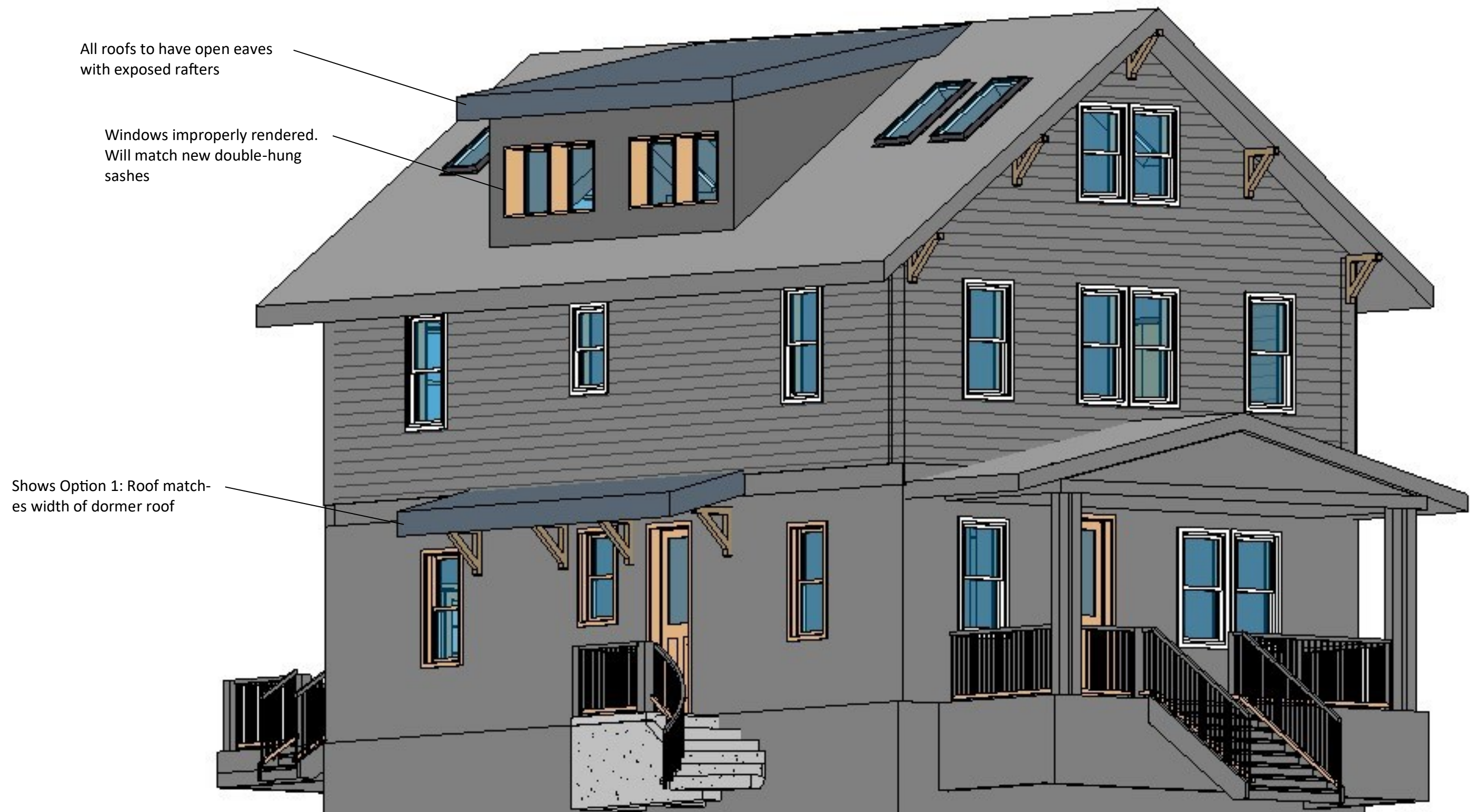
Slope: 20°



19

Orthogonal view from ~10' above right-of-way





7203 Cedar Ave
Front-left Orthogonal
Proposed
21

Work Item 1: Front porch steps

The following photos show the existing, non-compliant front porch steps



Work Item 1: Front porch steps, con't

The following are examples of porch steps found within a 1-block radius of the subject property. The proposed steps will approximate such designs.



Work Item 2: Restored side stoop roof

Below are a photo of the existing left-side elevation to be compared to that in the proposed elevation drawing set.



Work Item 3: Window sash replacement

The following pages include photos of existing windows for reference and manufacturer specifications of the proposed replacement sashes.

Typical windows with various non-original casings



Work Item 3: Window sash replacement, con't

Window condition All windows last painted in Q1 2022



Work Item 3: Window sash replacement, con't

Existing sash dimensions



Left/right stiles: 2 3/8" + ~1/8" lateral travel space on each side



Top rail: 2 1/8"



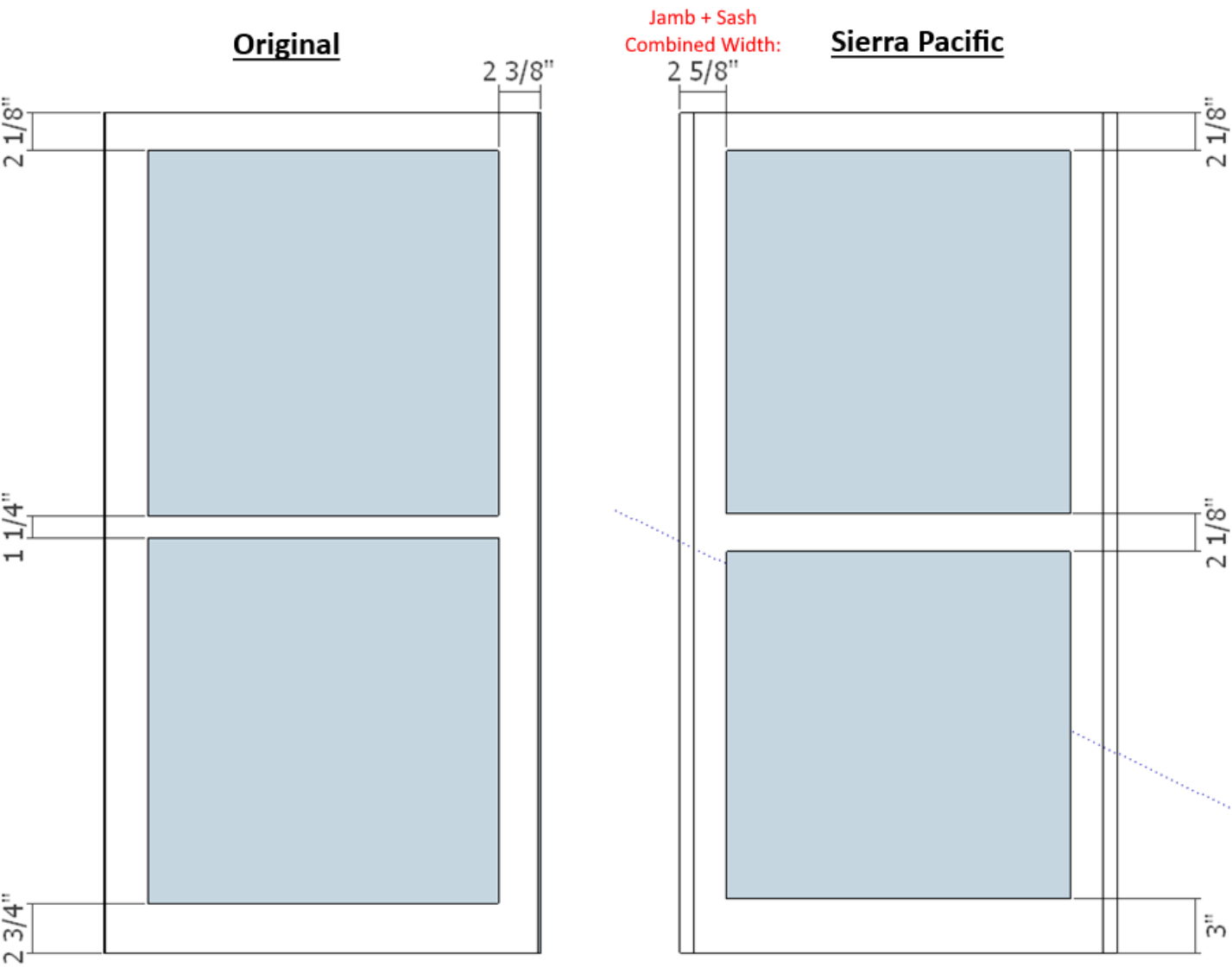
Bottom rail: 2 3/4" at interior edge of sloped sill



Meeting rail: 1 1/4"

Work Item 3: Window sash replacement, con't

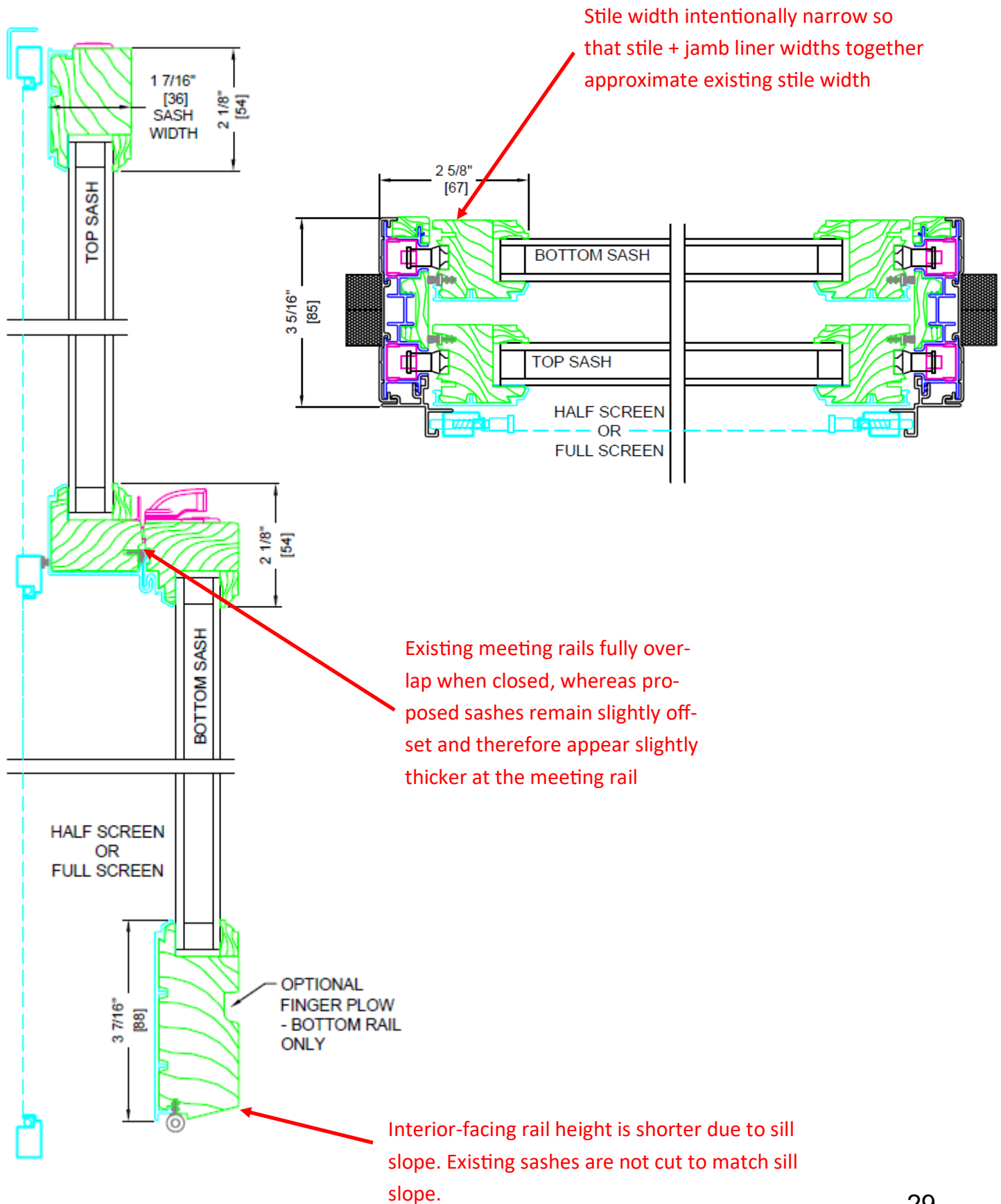
Existing vs. Proposed Sash Elevations: Meeting rail appears taller due to offset of top and bottom sash rails, as shown on the next page.



Interior rail height is shorter due to sill slope.
Existing sashes are not cut to match sill slope.

Work Item 3: Window sash replacement, con't

Proposed sash dimensions: vertical and horizontal sections



Work Item 3: Window sash replacement, con't

Below are photos of an example sash pack kit and similar replacement sashes in situ



Work Item 3: Window sash replacement, con't

Existing basement windows



Work Item 4: Rear-facing doors/windows

Below is a photo of the existing rear fenestration to be compared to that in the proposed elevation drawing set.



Work Item 5: Modified roof pitch

Below is a photo of the existing front elevation to be compared to that in the proposed elevation drawing set.



Work Item 5: Modified roof pitch, con't

The following are examples of 2-story Craftsman houses with steeper roof pitches found within a 1-block radius of the subject property, including the next-door neighbor in the middle photo.



Work Item 6: Dormers and skylights

Below are photos of the existing side elevations to be compared to those in the proposed elevation drawing set. The right side elevation is impossible to photograph directly, so it is shown as completely as feasible.



Work Item 6: Dormers and skylights, con't

The following are examples of 2-story Craftsman houses with dormers within 1-block radius of the subject property, including the next-door neighbor.

7201 Cedar Ave



212 Tulip Ave showing one of two dormers



Photo taken from subject property of shed dormer at 210 Tulip Ave in foreground and gable dormer 214 Tulip Ave beyond





CERTIFICATE OF ANALYSIS



Chain of Custody: 637881
Client: Lead Inspection Services
Address: 1407 Fernhill Court
District Heights, MD 20747
Attention: Ron Childs

Job Name: 7203 Cedes Avenue
Job Location: Not Provided
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 07/18/2022
Date Analyzed: 07/19/2022
Report Date: 07/19/2022
Date Sampled: 07/14/2022
Person Submitting: Ron Childs

Summary of Atomic Absorption Analysis for Lead

| AMA Sample Number | Client Sample Number | Analysis Type | Sample Type | Area Wiped (ft ²) | Reporting Limit | Total ug | Final Result | Comments |
|-------------------|-------------------------------|---------------|-------------|-------------------------------|-----------------|----------|--------------|----------|
| 637881-1 | 7203-01 LIV/DIN WS Windowsill | Flame AA | Wipe | 0.6875 | 15 ug/sqft | 1330 | 1900 ug/sqft | |
| 637881-2 | 7203-02 LIV/DIN FL | Flame AA | Wipe | 2.0 | 5 ug/sqft | 32.1 | 16 ug/sqft | |
| 637881-3 | 7203-03 BR2 WS Windowsill | Flame AA | Wipe | 0.5625 | 18 ug/sqft | 71.3 | 130 ug/sqft | |
| 637881-4 | 7203-04 BR5 WS Windowsill | Flame AA | Wipe | 0.5625 | 18 ug/sqft | 3220 | 5700 ug/sqft | |
| 637881-5 | 7203-05 BASE PLAY RM FL | Flame AA | Wipe | 2.0 | 5 ug/sqft | 273 | 140 ug/sqft | |
| 637881-6 | 7203-06 BLANK | Flame AA | Wipe | 0.0 | 10 ug | <10.0 | <10 ug | |

Analysis Method for Flame: Air, Wipes, Paints, and Soil/Solids: EPA 600/R-93/200(M)-7000B; Water: SM-3111B Analysis Method For Furnace: Air, Wipes, Paints, and Soil/Solids : EPA 600/R-93/200(M)-7010; Water: SM-3113B N/A = Not Applicable mg/Kg = parts per million (ppm) on a dry weight basis mg/L = parts per million (ppm) %Pb = percent lead on a dry weight basis ug = micrograms ug/L = parts per billion (ppb)
Note: All samples were received in good condition unless otherwise noted.
Note: All results have two significant digits. Any additional digits shown should not be considered when interpreting the result.

Analyst(s): George Land

See QC Summary for analytical results of quality control samples associated with these samples.

Air and Wipe results are not corrected for any blank results. Final results for air and wipe samples are based on client supplied information not verified by this laboratory.

All results are to be considered preliminary and subject to change unless signed by the Technical Director or Deputy.

Technical Director Jean-Paul Littleton

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public, and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from us. Sample types, locations, and collection protocols are based upon the information provided by the persons submitting them and, unless collected by personnel of these Laboratories, we expressly disclaim any knowledge and liability for the accuracy and completeness of this information. Residual sample material will be discarded in accordance with the appropriate regulatory guidelines, unless otherwise requested by the client. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NY ELAP, AIHA-LAP, or any agency of the Federal Government. All rights reserved. AMA Analytical Services, Inc.



QC Summary for SDG #72551

Overview

Analysis Type: Flame AA
Sample Type: Wipe
Analysis Date: 07/19/2022

Samples Included

637881-1 637881-2 637881-3 637881-4 637881-5 637881-6

Preparation Blank

Result: -0.034 ppm

Report Limit Verification Sample

Percent Recovery: %

Duplicates

RPD: N/A

Matrix Spike Analysis

Spiked Sample Percent Recovery: N/A
Spike Duplicate Percent Recovery: N/A
RPD: N/A

Matrix Blank

Result: 0.018 ppm

Laboratory Control Sample #1

Percent Recovery: 95.0%

Laboratory Control Sample #2

Percent Recovery: 95.90%

Reference Sample

Percent Recovery: N/A

Calibration Curve

Correlation: 0.999784

Serial Dilution / Bench Spike

Serial Dilution RPD: N/A
Bench Spike Percent Recovery: N/A

Notes

The Report Limit Verification Sample prepared with this sample group was not spiked. A passing Report Limit Verification Sample for wipe samples for this analysis date can be found with SDG 72553 (109.3% recovery).



AMA Analytical Services, Inc.

Focused On Results.

AIHA (#100470) NVLAP (#101143-0) NY ELAP (10920)

4475 Forbes Blvd. • Lanham, MD 20706

(301) 459-2640 • (800) 346-0961 • Fax (301) 459-2643

www.amalab.com

Mailing/Billing Information:

Client Name: Lead Inspection Services

Address: 1407 Fernhill Ct

Address: District Heights, MD 20747

Address:

Phone #: 202-438-3586

Fax #:

(COC # Assigned upon arrival at lab.)

#637881

LEAD CHAIN OF CUSTODY

Submittal Information:

Job Name:

7203 Cedar Ave

Job Location:

Job #:

P.O. #:

Point of Contact:

Phone #:

Submitted by:

Signature:

Reporting Info (Results provided as soon as technically feasible). If no TAT/Reporting Info is provided, AMA will assign defaults of 5-Day & email/fax to contacts of file.

| TURN AROUND TIME (TAT): | | | | REPORT TO: | |
|-------------------------------------|-----------------|--|----------------------------------|--|--|
| After Hours (must be pre-scheduled) | | Normal Business Hours | | <input type="checkbox"/> Include COC/Field Data Sheets with Report | |
| <input type="checkbox"/> Immediate | Date Due: _____ | <input type="checkbox"/> Immediate | <input type="checkbox"/> 3-Day | <input type="checkbox"/> Email: _____ | |
| <input type="checkbox"/> 24 Hours | Time: _____ | <input checked="" type="checkbox"/> Next Day | <input type="checkbox"/> 5-Day + | <input type="checkbox"/> Fax: _____ | |
| Comments: _____ | | <input type="checkbox"/> 2-Day | Due Date: 7/19/22 | <input type="checkbox"/> Verbals: _____ | |

| Sample Type | | | | | |
|---|---|--|---|--|--|
| <input type="checkbox"/> Paint Chip _____ (QTY) | <input type="checkbox"/> Air _____ (QTY) | <input type="checkbox"/> Soil/Solid _____ (QTY) | <input type="checkbox"/> Dust Wipe (wipe type 6) _____ (QTY) | | |
| <input type="checkbox"/> TCLP _____ (QTY) | <input type="checkbox"/> Drinking Water _____ (QTY) | <input type="checkbox"/> Waste Water _____ (QTY) | <input type="checkbox"/> Furnace (Media type _____) _____ (QTY) | | |

*If field data sheets are submitted, there is no need to complete bottom section

☒ All samples received in good condition unless otherwise noted.

| Sample Information | | | | | Analysis Matrix | | | | Client Contact (Laboratory Staff Only) | | |
|--------------------|------------------------------------|-----------|------------|-----------|-----------------|-----------------------------|------|------------------|---|----------|-----|
| Sample Number | Sample Collection Location/Surface | Date/Time | Volume (L) | Wipe Area | Air | Paint Chip or Soil/Solid | Dust | Water & Other | Date/Time: | Contact: | By: |
| 7203-01 | Liv/Din Rm sill wall C | 7/14 | | 33x3 | | | x | | | | |
| 7203-02 | Liv/Din Rm floor | | | 12x24 | | | x | | | | |
| 7203-03 | Bed 2 sill wall B | | | 27x3 | | | x | | | | |
| 7203-04 | Bed 5 sill wall A | | | 27x3 | | | x | | | | |
| 7203-05 | Basement Play room floor | | | 12x24 | | | x | | | | |
| 7203-06 | Blank | | | | | | x | | | | |
| | | | | | | | x | | | | |
| | | | | | | | x | | | | |
| | | | | | | | x | | | | |
| | | | | | | | x | | | | |
| | | | | | | | x | | | | |

1. Date/Time RCVD: 7/18/22 @ CGow Via: Do

By (print):

Sign:

LABORATORY STAFF
ONLY: (CUSTODY)

2. Date/Time Analyzed: / / @ By (print):

Sign:

3. Results/Reported To:

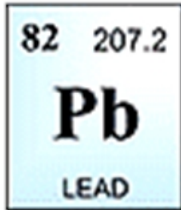
Via:

Date: / /

Time:

Initials:

4. Comments:



Lead Paint Inspection Report

Ronald Childs
MDE Lic. # 17573
1407 Fernhill Court
District Heights, MD 20747

INSPECTION SITE: Mark Foster
7203 Cedar Ave
Takoma Park, MD 20912
Year Built: 1918

INSPECTION DATE: 7/14/2022 - 7/14/2022

INSTRUMENT TYPE: Viken Detection
Pb200i XRF Lead Paint Analyzer
2215

ACTION LEVEL: 0.7 (mg/cm²) Compare this value to test results on following pages

Job ID: 7203

STATEMENT: The inspection verified the presence of lead based paint on interior and exterior components. The calibration readings are to ensure the device is working properly.

Lead Paint Inspection Report

Inspection Date: 7/14/2022 - 7/14/2022
 Action Level: 0.7 (mg/cm²)
 Total Readings: 135
 Unit Started: 07/14/2022 15:10:57
 Unit Ended: 07/14/2022 16:52:46

Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM | TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|---------|--------|-------------|-----------|------|-----------|-------|-----------|------|-------|-------|-------|----------------------------|--------------|
| 1 (CAL) | | | | CALI | | | | | | | | 1.0 mg/cm ² | Action Level |
| 2 (CAL) | | | | CALI | | | | | | | | 1.0 mg/cm ² | Action Level |
| 3 (CAL) | | | | CALI | | | | | | | | 1.0 mg/cm ² | Action Level |
| 4 (CAL) | | | | CALI | | | | | | | | 0.0 mg/cm ² | Action Level |
| 5 (CAL) | | | | CALI | | | | | | | | 0.0 mg/cm ² | Action Level |
| 6 (CAL) | | | | CALI | | | | | | | | 0.0 mg/cm ² | Action Level |
| 7 | NEG | WALL | DRYWALL | A | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.2 mg/cm ² | Action Level |
| 8 | NEG | WALL | DRYWALL | B | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 9 | NEG | WALL | DRYWALL | C | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 10 | NEG | WALL | DRYWALL | D | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 11 | POS | BASEBOARD | WOOD | D | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.7 mg/cm ² | Action Level |
| 12 | POS | WINDOW SILL | WOOD | A | GOOD | WHITE | LIVE ROOM | | FIRST | | | 1.0 mg/cm ² | Action Level |
| 13 | NEG | WINDOW CASE | WOOD | A | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 14 | POS | WINDOW SASH | WOOD | A | GOOD | WHITE | LIVE ROOM | | FIRST | | | 1.2 mg/cm ² | Action Level |
| 15 | NEG | DOOR CASE | WOOD | A | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 16 | NEG | DOOR JAMB | WOOD | A | GOOD | WHITE | LIVE ROOM | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 17 | NEG | WALL | WOOD | A | GOOD | WHITE | DEN | | FIRST | | | 0.4 mg/cm ² | Action Level |
| 18 | NEG | WALL | WOOD | B | GOOD | WHITE | DEN | | FIRST | | | 0.4 mg/cm ² | Action Level |

Lead Paint Inspection Report

Inspection Date: 7/14/2022 - 7/14/2022
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Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM | TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|--------|--------|-------------|-----------|------|-----------|-------|-----------|------|-------|-------|-------|----------------------------|--------------|
| 19 | NEG | WALL | WOOD | D | GOOD | WHITE | DEN | | FIRST | | | 0.5 mg/cm ² | Action Level |
| 20 | NEG | WALL | WOOD | C | GOOD | WHITE | DEN | | FIRST | | | 0.5 mg/cm ² | Action Level |
| 21 | NEG | WALL | WOOD | A | GOOD | WHITE | DEN | | FIRST | | | 0.4 mg/cm ² | Action Level |
| 22 | NEG | WINDOW SILL | WOOD | A | GOOD | WHITE | DEN | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 23 | POS | WINDOW SASH | WOOD | A | GOOD | WHITE | DEN | | FIRST | | | 1.2 mg/cm ² | Action Level |
| 24 | NEG | WINDOW CASE | WOOD | A | GOOD | WHITE | DEN | | FIRST | | | 0.2 mg/cm ² | Action Level |
| 25 | POS | WINDOW SILL | WOOD | D | GOOD | WHITE | DEN | | FIRST | | | 2.9 mg/cm ² | Action Level |
| 26 | POS | WINDOW CASE | WOOD | D | GOOD | WHITE | DEN | | FIRST | | | 2.0 mg/cm ² | Action Level |
| 27 | POS | WINDOW SASH | WOOD | D | GOOD | WHITE | DEN | | FIRST | | | 3.3 mg/cm ² | Action Level |
| 28 | NEG | WALL | PANELING | D | GOOD | WHITE | DINE ROOM | | FIRST | | | 0.2 mg/cm ² | Action Level |
| 29 | NEG | WALL | PANELING | C | GOOD | WHITE | DINE ROOM | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 30 | NEG | WALL | PANELING | C | GOOD | WHITE | DINE ROOM | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 31 | NEG | WALL | PANELING | B | GOOD | WHITE | DINE ROOM | | FIRST | | | 0.2 mg/cm ² | Action Level |
| 32 | NEG | WALL | PANELING | A | GOOD | WHITE | DINE ROOM | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 33 | POS | BASEBOARD | WOOD | A | GOOD | WHITE | DINE ROOM | | FIRST | | | 2.2 mg/cm ² | Action Level |
| 34 | NEG | BASEBOARD | WOOD | C | GOOD | WHITE | KITCHEN | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 35 | NEG | WINDOW SILL | WOOD | B | GOOD | WHITE | KITCHEN | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 36 | POS | WINDOW SASH | WOOD | B | GOOD | WHITE | KITCHEN | | FIRST | | | 3.5 mg/cm ² | Action Level |

Lead Paint Inspection Report

Inspection Date: 7/14/2022 - 7/14/2022
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 Unit Ended: 07/14/2022 16:52:46

Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM | TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|--------|--------|-------------|-----------|------|-----------|-------|---------|------|-------|-------|-------|----------------------------|--------------|
| 37 | NEG | WINDOW CASE | WOOD | B | GOOD | WHITE | KITCHEN | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 38 | NEG | WINDOW CASE | WOOD | B | GOOD | WHITE | BATH | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 39 | POS | WINDOW SASH | WOOD | B | GOOD | WHITE | BATH | | FIRST | | | 11.5 mg/cm ² | Action Level |
| 40 | NEG | WINDOW SILL | WOOD | B | GOOD | WHITE | BATH | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 41 | NEG | BASEBOARD | WOOD | B | GOOD | WHITE | BATH | | FIRST | | | 0.1 mg/cm ² | Action Level |
| 42 | NEG | WALL | DRYWALL | B | GOOD | WHITE | BATH | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 43 | NEG | WALL | DRYWALL | C | GOOD | WHITE | BATH | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 44 | NEG | WALL | DRYWALL | D | GOOD | WHITE | BATH | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 45 | NEG | WALL | DRYWALL | A | GOOD | WHITE | BATH | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 46 | POS | DOOR JAMB | DRYWALL | D | GOOD | WHITE | BATH | | FIRST | | | 12.4 mg/cm ² | Action Level |
| 47 | NEG | DOOR CASE | DRYWALL | D | GOOD | WHITE | BATH | | FIRST | | | 0.0 mg/cm ² | Action Level |
| 48 | POS | DOOR | DRYWALL | D | GOOD | WHITE | BATH | | FIRST | | | 13.3 mg/cm ² | Action Level |
| 49 | POS | DOOR | WOOD | A | GOOD | WHITE | BED 1 | | FIRST | | | 21.7 mg/cm ² | Action Level |
| 50 | POS | DOOR CASE | WOOD | A | GOOD | WHITE | BED 1 | | FIRST | | | 10.6 mg/cm ² | Action Level |
| 51 | POS | WINDOW SILL | WOOD | C | GOOD | WHITE | BED 1 | | FIRST | | | 12.6 mg/cm ² | Action Level |
| 52 | POS | WINDOW CASE | WOOD | C | GOOD | WHITE | BED 1 | | FIRST | | | 10.5 mg/cm ² | Action Level |
| 53 | POS | WINDOW SASH | WOOD | C | GOOD | WHITE | BED 1 | | FIRST | | | 10.2 mg/cm ² | Action Level |
| 54 | POS | BASEBOARD | WOOD | C | GOOD | WHITE | BED 1 | | FIRST | | | 12.3 mg/cm ² | Action Level |

Lead Paint Inspection Report

Inspection Date: 7/14/2022 - 7/14/2022
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Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|--------|--------|-------------|-----------|------|-----------|-------|-----------|--------|--------|-------|----------------------------|--------------|
| 55 | POS | DOOR | WOOD | A | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 17.5 mg/cm ² | Action Level |
| 56 | NEG | WALL | WOOD | A | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 0.2 mg/cm ² | Action Level |
| 57 | NEG | WALL | WOOD | B | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 0.0 mg/cm ² | Action Level |
| 58 | NEG | WALL | WOOD | C | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 0.0 mg/cm ² | Action Level |
| 59 | NEG | WALL | DRYWALL | C | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 0.4 mg/cm ² | Action Level |
| 60 | NEG | WALL | DRYWALL | B | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 0.3 mg/cm ² | Action Level |
| 61 | NEG | WALL | DRYWALL | D | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 0.4 mg/cm ² | Action Level |
| 62 | NEG | WALL | DRYWALL | A | GOOD | WHITE | BED 1 | FIRST | CLOSET | | 0.2 mg/cm ² | Action Level |
| 63 | NEG | STRINGER | WOOD | A | GOOD | WHITE | STAIRS | | | | 0.3 mg/cm ² | Action Level |
| 64 | NEG | WALL | WOOD | A | GOOD | WHITE | BED 3 | SECOND | | | 0.0 mg/cm ² | Action Level |
| 65 | NEG | WALL | WOOD | C | GOOD | WHITE | BED 3 | SECOND | | | 0.0 mg/cm ² | Action Level |
| 66 | NEG | WALL | WOOD | C | GOOD | WHITE | BED 3 | SECOND | | | 0.0 mg/cm ² | Action Level |
| 67 | NEG | WINDOW SILL | WOOD | C | GOOD | WHITE | BED 3 | SECOND | | | 0.0 mg/cm ² | Action Level |
| 68 | NEG | WINDOW SASH | WOOD | C | GOOD | WHITE | BED 3 | SECOND | | | 0.2 mg/cm ² | Action Level |
| 69 | NEG | WINDOW SASH | WOOD | C | GOOD | WHITE | BED 3 | SECOND | | | 0.0 mg/cm ² | Action Level |
| 70 | POS | WINDOW WELL | WOOD | D | GOOD | WHITE | BED 3 | SECOND | | | 19.2 mg/cm ² | Action Level |
| 71 | POS | DOOR JAMB | WOOD | D | GOOD | WHITE | BED 3 | SECOND | | | 18.1 mg/cm ² | Action Level |
| 72 | NEG | WINDOW SASH | WOOD | D | GOOD | WHITE | BED 3 | SECOND | | | 0.2 mg/cm ² | Action Level |

Lead Paint Inspection Report

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Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM | TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|--------|--------|---------------|-----------|------|-----------|-------|-------|------|--------|--------|-------|----------------------------|--------------|
| 73 | POS | WINDOW SASH | WOOD | B | GOOD | WHITE | BED 2 | | SECOND | | | 14.9 mg/cm ² | Action Level |
| 74 | POS | WINDOW WELL | WOOD | B | GOOD | WHITE | BED 2 | | SECOND | | | 30.0 mg/cm ² | Action Level |
| 75 | NEG | WINDOW CASE | WOOD | B | GOOD | WHITE | BED 2 | | SECOND | | | 0.0 mg/cm ² | Action Level |
| 76 | NEG | DOOR | WOOD | A | GOOD | WHITE | BED 2 | | SECOND | | | 0.0 mg/cm ² | Action Level |
| 77 | NEG | CROWN MOLDING | WOOD | A | GOOD | WHITE | BED 2 | | SECOND | | | 0.0 mg/cm ² | Action Level |
| 78 | NEG | CROWN MOLDING | WOOD | A | GOOD | WHITE | BED 2 | | SECOND | | | 0.0 mg/cm ² | Action Level |
| 79 | NEG | WINDOW SILL | WOOD | D | GOOD | WHITE | BED 4 | | SECOND | | | 0.2 mg/cm ² | Action Level |
| 80 | NEG | WINDOW CASE | WOOD | D | GOOD | WHITE | BED 4 | | SECOND | | | 0.2 mg/cm ² | Action Level |
| 81 | NEG | WINDOW SASH | WOOD | D | GOOD | WHITE | BED 4 | | SECOND | | | 0.4 mg/cm ² | Action Level |
| 82 | NEG | BASEBOARD | WOOD | D | GOOD | WHITE | BED 4 | | SECOND | | | 0.1 mg/cm ² | Action Level |
| 83 | NEG | WALL | DRYWALL | D | GOOD | WHITE | BED 4 | | SECOND | | | 0.3 mg/cm ² | Action Level |
| 84 | NEG | DOOR | WOOD | B | GOOD | WHITE | BED 4 | | SECOND | | | 0.2 mg/cm ² | Action Level |
| 85 | NEG | DOOR | WOOD | C | GOOD | WHITE | BED 4 | | SECOND | | | 0.1 mg/cm ² | Action Level |
| 86 | POS | WALL | DRYWALL | B | GOOD | WHITE | BED 4 | | SECOND | CLOSET | | 8.2 mg/cm ² | Action Level |
| 87 | POS | WALL | DRYWALL | C | GOOD | WHITE | BED 4 | | SECOND | CLOSET | | 6.1 mg/cm ² | Action Level |
| 88 | POS | WALL | DRYWALL | D | GOOD | WHITE | BED 4 | | SECOND | CLOSET | | 8.5 mg/cm ² | Action Level |
| 89 | NEG | WALL | WOOD | D | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 0.0 mg/cm ² | Action Level |
| 90 | NEG | WALL | WOOD | D | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 0.1 mg/cm ² | Action Level |

Lead Paint Inspection Report

Inspection Date: 7/14/2022 - 7/14/2022
 Action Level: 0.7 (mg/cm²)
 Total Readings: 135
 Unit Started: 07/14/2022 15:10:57
 Unit Ended: 07/14/2022 16:52:46

Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM | TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|--------|--------|-------------|-----------|---------|-----------|-------|-------|------|--------|--------|-------|----------------------------|--------------|
| 91 | POS | WALL | WOOD | D | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 1.4 mg/cm ² | Action Level |
| 92 | POS | WINDOW JAMB | WOOD | A | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 15.4 mg/cm ² | Action Level |
| 93 | POS | WINDOW WELL | WOOD | A | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 16.6 mg/cm ² | Action Level |
| 94 | NEG | WINDOW SASH | WOOD | A | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 0.5 mg/cm ² | Action Level |
| 95 | NEG | WINDOW SILL | WOOD | A | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 0.1 mg/cm ² | Action Level |
| 96 | NEG | WALL | DRYWALL | A | FAIR | GREEN | BED 5 | | SECOND | CLOSET | | 0.2 mg/cm ² | Action Level |
| 97 | POS | WALL | DRYWALL | CEILING | FAIR | WHITE | BED 5 | | SECOND | CLOSET | | 6.9 mg/cm ² | Action Level |
| 98 | NEG | WALL | DRYWALL | A | GOOD | WHITE | BED 5 | | SECOND | | | 0.3 mg/cm ² | Action Level |
| 99 | NEG | WINDOW SILL | WOOD | A | GOOD | WHITE | BED 5 | | SECOND | | | 0.1 mg/cm ² | Action Level |
| 100 | NEG | WINDOW SASH | WOOD | A | GOOD | WHITE | BED 5 | | SECOND | | | 0.3 mg/cm ² | Action Level |
| 101 | NEG | WINDOW CASE | WOOD | A | GOOD | WHITE | BED 5 | | SECOND | | | 0.1 mg/cm ² | Action Level |
| 102 | NEG | WINDOW CASE | WOOD | B | GOOD | WHITE | BED 5 | | SECOND | | | 0.2 mg/cm ² | Action Level |
| 103 | NEG | DOOR | WOOD | C | GOOD | WHITE | BED 5 | | SECOND | | | 0.2 mg/cm ² | Action Level |
| 104 | NEG | RAD COVER | WOOD | D | GOOD | WHITE | BATH | | SECOND | | | 0.0 mg/cm ² | Action Level |
| 105 | NEG | RAD COVER | WOOD | D | GOOD | WHITE | BATH | | SECOND | | | 0.0 mg/cm ² | Action Level |
| 106 | POS | WINDOW SASH | WOOD | B | GOOD | WHITE | BATH | | SECOND | | | 10.6 mg/cm ² | Action Level |
| 107 | NEG | WINDOW SILL | WOOD | B | GOOD | WHITE | BATH | | SECOND | | | 0.1 mg/cm ² | Action Level |
| 108 | NEG | WINDOW CASE | WOOD | B | GOOD | WHITE | BATH | | SECOND | | | 0.1 mg/cm ² | Action Level |

Lead Paint Inspection Report

Inspection Date: 7/14/2022 - 7/14/2022
 Action Level: 0.7 (mg/cm²)
 Total Readings: 135
 Unit Started: 07/14/2022 15:10:57
 Unit Ended: 07/14/2022 16:52:46

Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|--------|--------|-------------|-----------|-------|-----------|--------|-----------|--------|---------|--------|----------------------------|--------------|
| 109 | NEG | DOOR | WOOD | D | GOOD | WHITE | BATH | SECOND | | | 0.0 mg/cm ² | Action Level |
| 110 | NEG | DOOR JAMB | WOOD | D | GOOD | WHITE | BATH | SECOND | | | 0.1 mg/cm ² | Action Level |
| 111 | NEG | WALL | CONCRETE | D | GOOD | WHITE | BASEMENT | BSMT | STORAGE | | 0.4 mg/cm ² | Action Level |
| 112 | NEG | WALL | CONCRETE | A | GOOD | WHITE | BASEMENT | BSMT | STORAGE | | 0.3 mg/cm ² | Action Level |
| 113 | NEG | WALL | CONCRETE | FLOOR | GOOD | GREY | BASEMENT | BSMT | STORAGE | | 0.5 mg/cm ² | Action Level |
| 114 | NEG | WALL | CONCRETE | FLOOR | GOOD | GREY | BASEMENT | BSMT | STORAGE | | 0.6 mg/cm ² | Action Level |
| 115 | NEG | WALL | CONCRETE | FLOOR | GOOD | GREY | BASEMENT | BSMT | STORAGE | | 0.6 mg/cm ² | Action Level |
| 116 | POS | STAIR TREAD | WOOD | FLOOR | FAIR | GREY | BASEMENT | BSMT | | | 0.8 mg/cm ² | Action Level |
| 117 | POS | STAIR TREAD | WOOD | FLOOR | FAIR | GREY | BASEMENT | BSMT | | | 7.5 mg/cm ² | Action Level |
| 118 | NEG | SUP. COLUMN | WOOD | | FAIR | WHITE | BASEMENT | BSMT | | | 0.0 mg/cm ² | Action Level |
| 119 | NEG | SUP. COLUMN | METAL | | FAIR | GREY | BASEMENT | BSMT | | | 0.1 mg/cm ² | Action Level |
| 120 | NEG | WALL | CONCRETE | A | POOR | YELLOW | EXTERIOR | | | stucco | 0.3 mg/cm ² | Action Level |
| 121 | NEG | WALL | CONCRETE | A | POOR | YELLOW | EXTERIOR | | | stucco | 0.2 mg/cm ² | Action Level |
| 122 | POS | WINDOW CASE | WOOD | A | FAIR | ORANGE | EXTERIOR | | | stucco | 22.1 mg/cm ² | Action Level |
| 123 | POS | WINDOW SILL | WOOD | A | FAIR | ORANGE | EXTERIOR | | | stucco | 9.2 mg/cm ² | Action Level |
| 124 | POS | WALL | WOOD | A | FAIR | YELLOW | EXTERIOR | | | | 0.7 mg/cm ² | Action Level |
| 125 | POS | WALL | WOOD | A | FAIR | YELLOW | EXTERIOR | | | | 2.2 mg/cm ² | Action Level |
| 126 | POS | TRIM | WOOD | B | FAIR | ORANGE | EXTERIOR | | | | 2.0 mg/cm ² | Action Level |

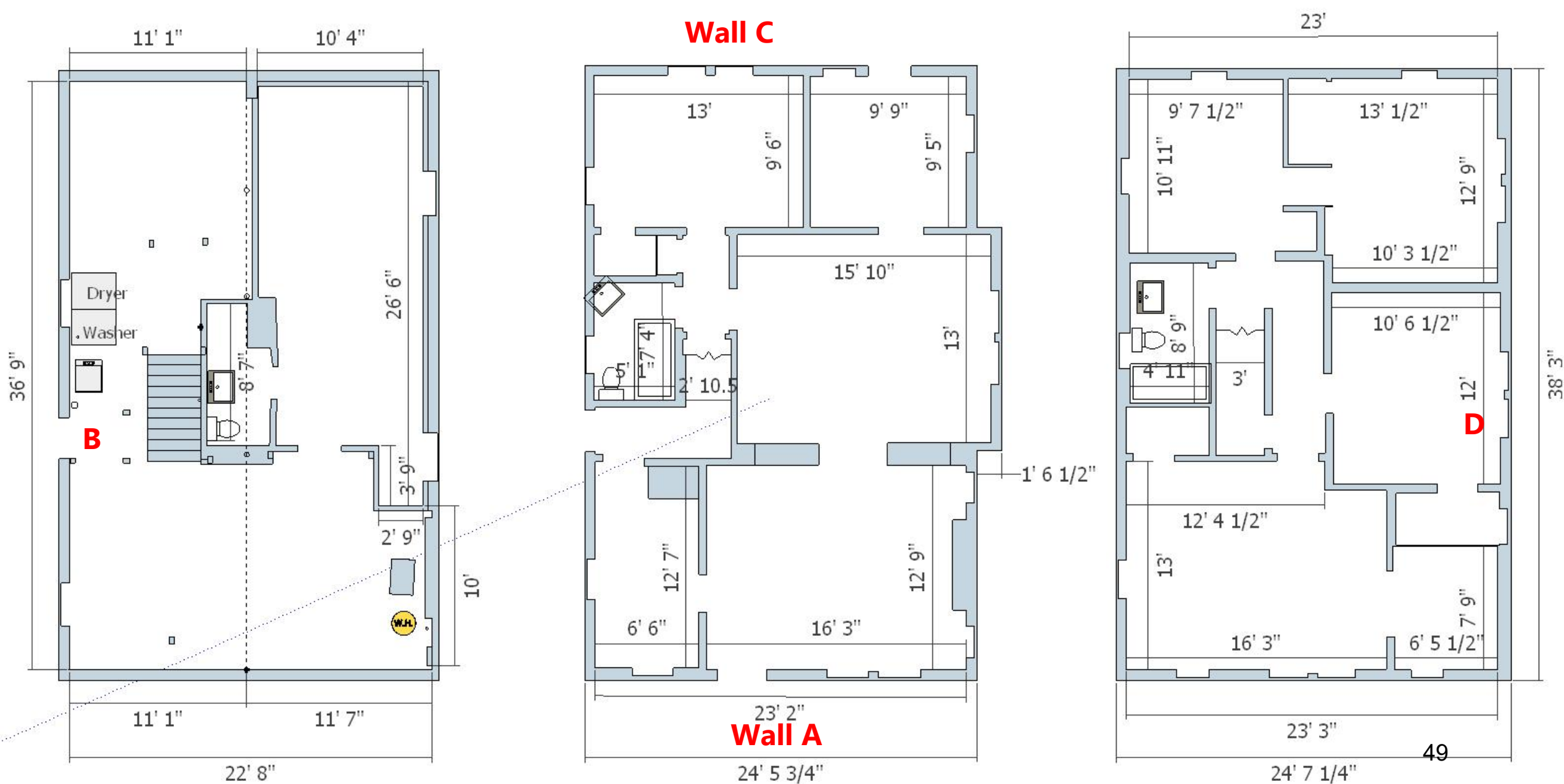
Lead Paint Inspection Report

Inspection Date: 7/14/2022 - 7/14/2022
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Inspection Site: Mark Foster
 7203 Cedar Ave
 Takoma Park, MD 20912
 Year Built: 1918

| Read # | Result | COMPONENT | SUBSTRATE | SIDE | CONDITION | COLOR | ROOM TYPE | FLOOR | OTHER | MISC. | Lead (mg/cm ²) | Mode |
|--------|--------|---------------|-----------|------|-----------|--------|-----------|-------|-------|------------|----------------------------|--------------|
| 127 | NEG | CEILING JOIST | METAL | C | FAIR | ORANGE | EXTERIOR | | | deck framr | 0.1 mg/cm ² | Action Level |
| 128 | NEG | CEILING JOIST | METAL | C | FAIR | ORANGE | EXTERIOR | | | deck framr | 0.1 mg/cm ² | Action Level |
| 129 | NEG | WALL | CONCRETE | C | FAIR | ORANGE | EXTERIOR | | | deck framr | 0.3 mg/cm ² | Action Level |
| 130 | NEG | | | CALI | | | | | | | 0.9 mg/cm ² | Action Level |
| 131 | POS | | | CALI | | | | | | | 0.9 mg/cm ² | Action Level |
| 132 | POS | | | CALI | | | | | | | 1.0 mg/cm ² | Action Level |
| 133 | NEG | | | CALI | | | | | | | 0.0 mg/cm ² | Action Level |
| 134 | NEG | | | CALI | | | | | | | 0.0 mg/cm ² | Action Level |
| 135 | NEG | | | CALI | | | | | | | 0.0 mg/cm ² | Action Level |

----- END OF READINGS -----



THIS IS TO CERTIFY THAT

Ronald Odell Childs, Jr.

***HAS MET THE LEAD PAINT SERVICES
ACCREDITATION REQUIREMENTS FOR***

Risk Assessor

EXPIRATION DATE: 03/24/2024

**TRAINING PROVIDER: Aerosol Monitoring &
Analysis, Inc.**

COURSE DATE: 07/28/2020

Certificate # 17573


**ADMINISTRATOR, LEAD PAINT ACCREDITATION
MARYLAND DEPARTMENT OF THE ENVIRONMENT**

03/24/2022

Date

STATE OF MARYLAND

Transcend Double Hung Sash Kits



If you are looking to upgrade your old, inefficient double hung windows, but the frames are still in good condition, here's the smartest, least expensive, most convenient way to replace them. Sierra Pacific easy-tilt replacement sash kits are sized to fit your existing sash opening and are easy to install. It's all accomplished from the inside of your home, without removing your existing frame, sill, interior or exterior trim.

Standard Construction:

- Constructed from heavy duty .055 extruded aluminum exterior, with a warm wood interior. Also available in an all wood exterior and interior finish.
- Concealed block-and-tackle balances.
- Adjustable jambliner for superior installation and smoother operation.
- Matching full or half screen option.
- Available in 50/50, 40/60, or 60/40 sash splits.

MINIMUM / MAXIMUM FRAME SIZES

Actual unit sizes based on existing sash opening (S.O.) measurements.

CLAD DOUBLE HUNG SASH KIT

| | |
|---------------------|-----|
| Minimum S.O. Width | 20" |
| Minimum S.O. Height | 34" |
| Maximum S.O. Width | 44" |
| Maximum S.O. Height | 78" |



How to Measure:

• **Note:** when measuring the height of the frame, open the bottom sash so the meeting rails clear each other **Figure 1**, this will allow your measuring tape to slide between the sash.

OR

Remove each sash from the opening and then measure.

- Measure existing sash opening at three locations: Left, Center, Right for **Height** measurements **Figure 1** AND

Top, Middle, Bottom for **Width** measurements **Figure 2**.

Please Note: Width and Height measurements as shown in **Figures 1 & 2**, must be taken from the inside of wood frame to the inside of wood frame.

- Record the measurements.
- Use the smallest of three width and height sizes recorded for ordering.

Figure 1 Shows measuring the Height of the frame

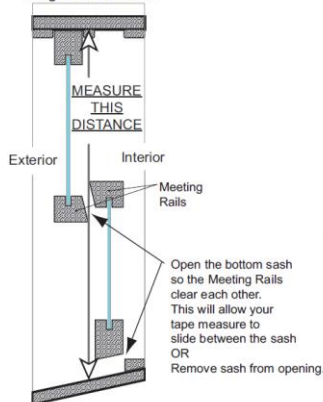
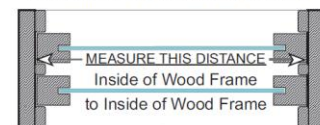
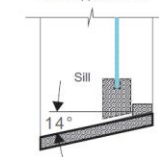


Figure 2 Shows measuring the Width of the frame



Sill Angle can be measured by using a protractor and miter gauge. Kit is supplied at 14°



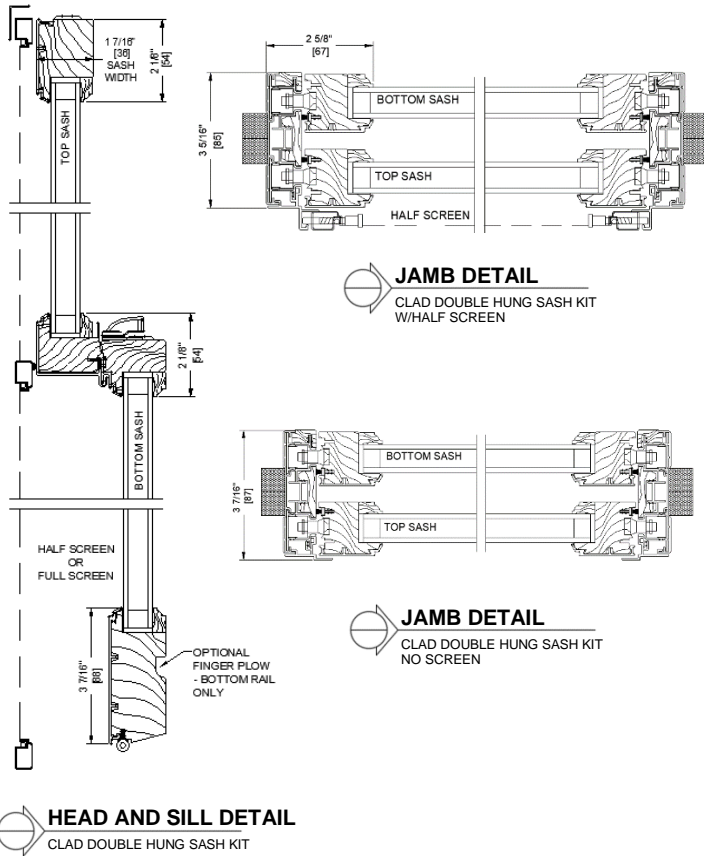
Thermal Performance (NFRC):

| Air Filled | | | Argon Filled | | |
|------------------------|-------------------|----------------------|------------------------|-------------------|----------------------|
| Low-E 272 Clear | Low-E 366 | Low-E 180/i89 | Low-E 272 Clear | Low-E 366 | Low-E 180/i89 |
| U-FACTOR.....0.33 | U-FACTOR.....0.33 | U-FACTOR.....0.29 | U-FACTOR.....0.30 | U-FACTOR.....0.30 | U-FACTOR.....0.27 |
| SHGC.....0.20 | SHGC.....0.20 | SHGC.....0.44 | SHGC.....0.30 | SHGC.....0.20 | SHGC.....0.45 |
| VT.....0.46 | VT.....0.46 | VT.....0.55 | VT.....0.51 | VT.....0.46 | VT.....0.55 |
| CR......55 | CR......55 | CR......43 | CR......58 | CR......59 | CR......46 |

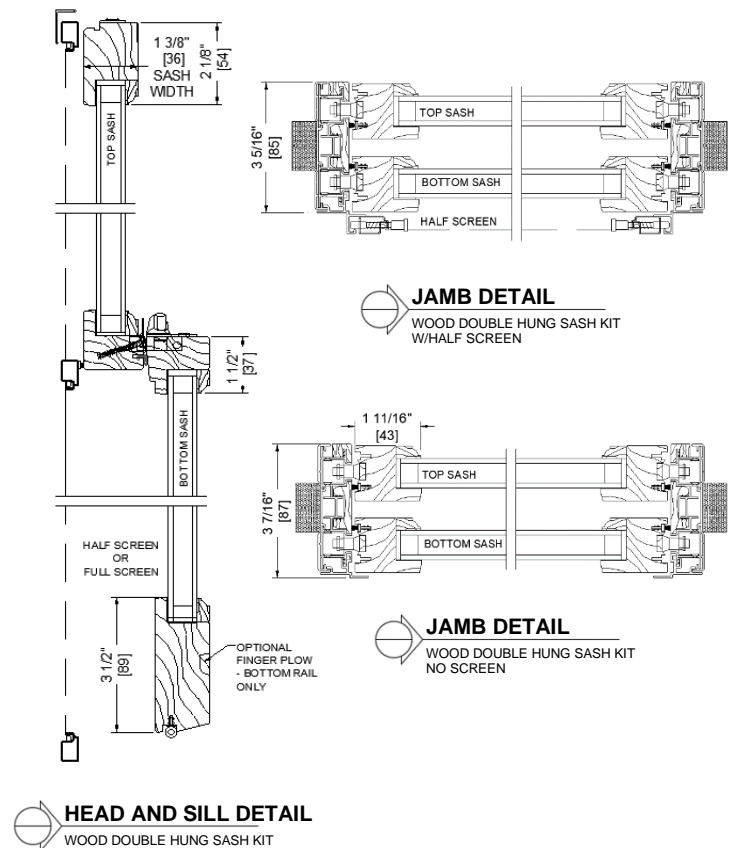
All values represent insulated glass in the Transcend Clad Double Hung Sash Kits using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Transcend Double Hung Sash Kit Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

Transcend Clad Double Hung Sash Kit



Transcend Wood Double Hung Sash Kit



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary

Sash Kit Contents

- Upper & Lower Sash
- Complete Left-Hand & Right-Hand Concealed Jamliner and Clip Assembly
- (4) Head & Sill Gaskets
- Head Parting Stop w/#6 x 1" Screws
- #8 x 1-1/2" Jamliner Installation Screws
- Installation Instruction



Double Hung Sash Kit Additional Features

- Color Palette of 75 colors in powder coated AAMA 2604, optional AAMA 2605.
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- Factory finished Ultra Coat Paint or Ultra Stain interior.

Place Business Card or
Company Information Here

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

VS/~~VSE~~ Venting Skylight

Technical Product Data Sheet

VELUX®

Description

- VS/VSS/VSE are Venting Deck Mount Skylights that mounts to the roof deck. Venting skylight, provided with various glazings, is manufactured with a white maintenance-free finish (or optional stain grade for VS/VSS) pine frame/sash and a neutral gray aluminum profile (optional copper for VS/VSE) with an insulated glass unit.

Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications.
- 14 degrees to 85 degrees, use standard installation procedure.
- VS includes operating hook. Control rod (ZCT 300) and crank handle (ZZZ 212) available.
- VSS includes external acoustic rain sensor/solar panel and remote.
- VSE includes 20 feet of cord, internal rain sensor and remote.

Flashings

- EDL - Engineered neutral gray flashing for single installation with thin roofing material ($\frac{1}{2}$ " max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over $\frac{3}{4}$ ") roofing material for roof pitches from 14-85 degrees.
- EDM – Engineered neutral gray flashing for single installation with metal roof ($1\frac{1}{2}$ "- $1\frac{3}{4}$ " max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. $\frac{5}{16}$ ") on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. $3\frac{1}{2}$ ") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

Interior Accessories

- FSCH - Solar powered Room darkening - double pleated shade.
- FSLH - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: VSS C01 0004E 01BM05
- Located on top of interior frame cover.



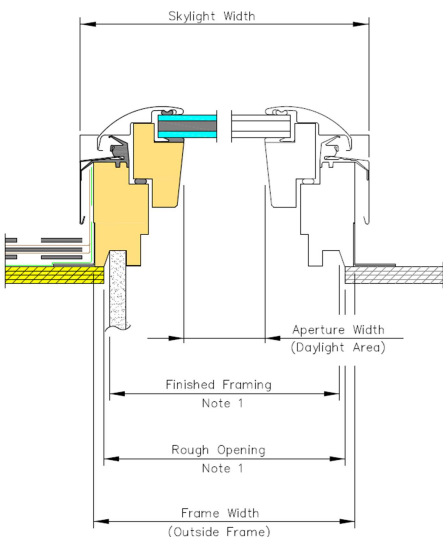
Standard Sizes

- C01, C04, C06, C08, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty

- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

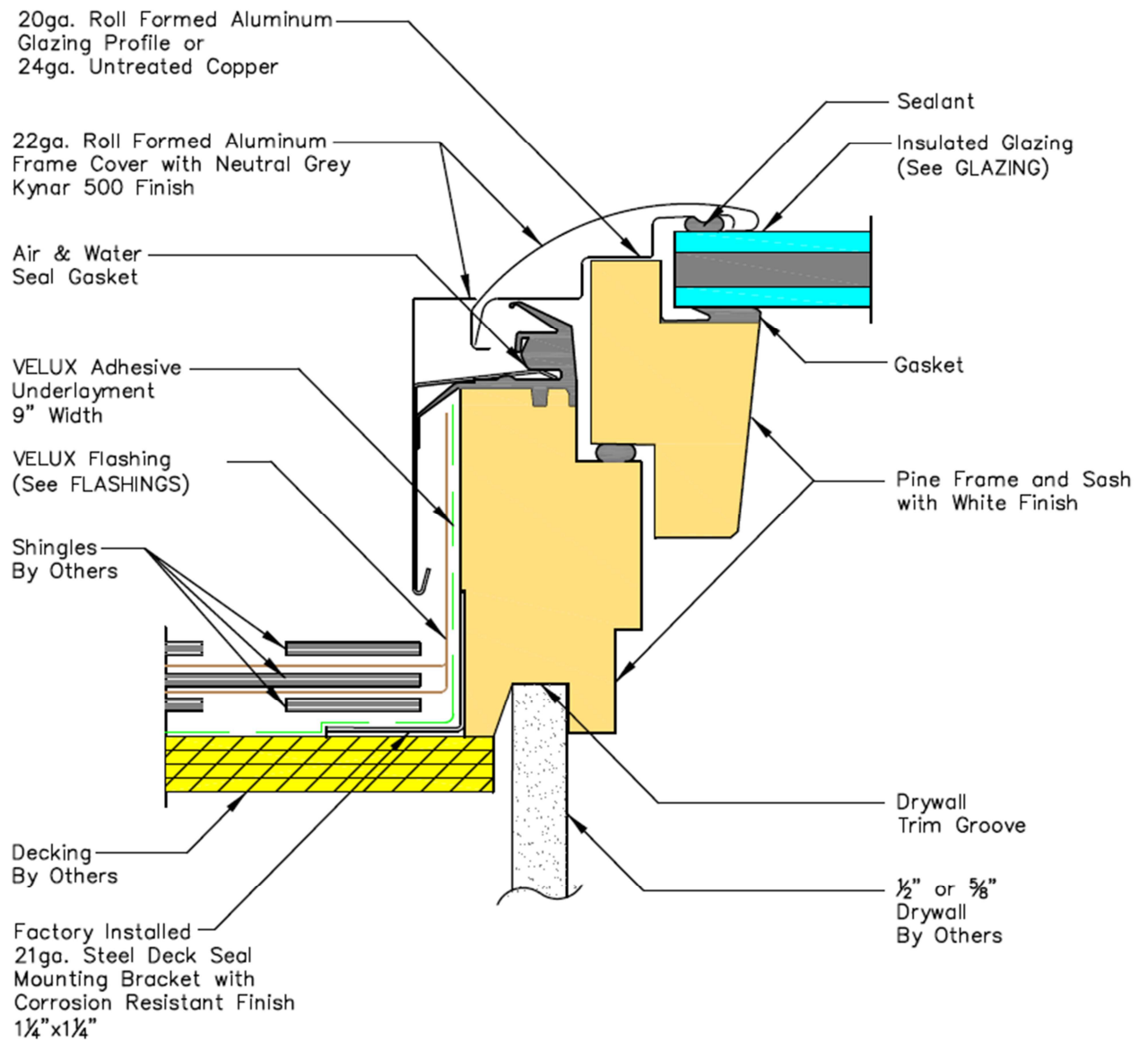


| Size | Rough Opening Width | Frame Width | Frame Aperture Width | Skylight Width | Rough Opening Height | Frame Height | Frame Aperture Height | Skylight Height | Daylight Area (Sq. Feet) |
|------|---------------------|-------------|----------------------|----------------|----------------------|--------------|-----------------------|-----------------|--------------------------|
| C01 | 21 | 21 ½ | 16 | 22 5/16 | 26 7/8 | 27 3/8 | 20 7/16 | 28 3/8 | 2.27 |
| C04 | 21 | 21 ½ | 16 | 22 5/16 | 37 7/8 | 38 3/8 | 31 7/16 | 39 3/8 | 3.50 |
| C06 | 21 | 21 ½ | 16 | 22 5/16 | 45 ¾ | 46 ¼ | 39 5/16 | 47 ¼ | 4.38 |
| C08 | 21 | 21 ½ | 16 | 22 5/16 | 54 7/16 | 54 5/16 | 48 | 55 5/16 | 5.34 |
| M02 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 30 | 30 ½ | 23 9/16 | 30 | 4.11 |
| M04 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 37 7/8 | 38 3/8 | 31 7/16 | 39 3/8 | 5.48 |
| M06 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 45 ¾ | 46 ¼ | 39 5/16 | 47 ¼ | 6.86 |
| M08 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 54 7/16 | 54 5/16 | 48 | 55 5/16 | 8.36 |
| S01 | 44 ¼ | 44 ¾ | 39 ¼ | 45 9/16 | 26 7/8 | 27 3/8 | 20 7/16 | 28 3/8 | 5.57 |
| S06 | 44 ¼ | 44 ¾ | 39 ¼ | 45 9/16 | 45 ¾ | 46 ¼ | 39 5/16 | 47 ¼ | 10.73 |

Glazings and Certification

| Glazing | NFRC U-factor | NFRC SHGC | NFRC Vt | Hallmark 426-H-670 | IAPMO-ES ER 199 | Fla Prod Approval 13309 | HVHZ | TDI |
|--|---------------|-----------|---------|--------------------|-----------------|-------------------------|------|-------|
| 04 Laminated -2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane. | 0.43 | 0.23 | 0.53 | ✓ | ✓ | ✓ | | SK-03 |
| 06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas | 0.41 | 0.23 | 0.53 | ✓ | ✓ | ✓ | ✓ | SK-14 |
| 08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane. | 0.43 | 0.22 | 0.38 | ✓ | ✓ | ✓ | | SK-03 |
| 10 Snowload - 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane. | 0.42 | 0.23 | 0.53 | ✓ | | | | |

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.



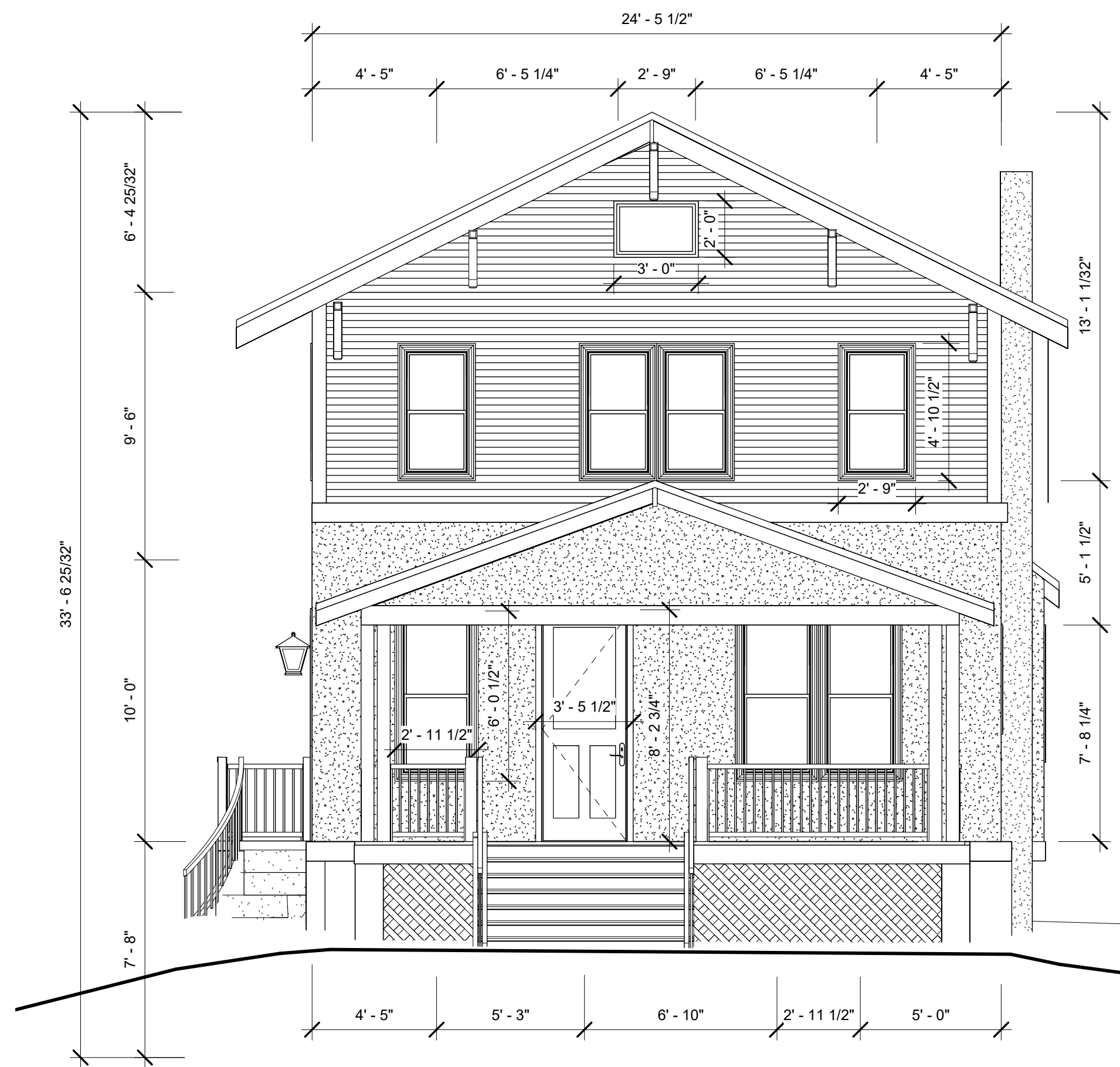
③ Side Elevation
1/4" = 1'-0"



④ Rear Elevation
1/4" = 1'-0"



② Drive Elevation
1/4" = 1'-0"



① Front Elevation
1/4" = 1'-0"

DAWN HERSHBERGER
DESIGN
410-905-2832

RENOVATION OF RESIDENCE OF
KATYA & MARK FOSTER
7203 CEDAR LANE
TAKOMA PARK, MD 20912

AS BUILT

AB001

Scale: 1/4" = 1'-0"

Date: 07/10/22

56

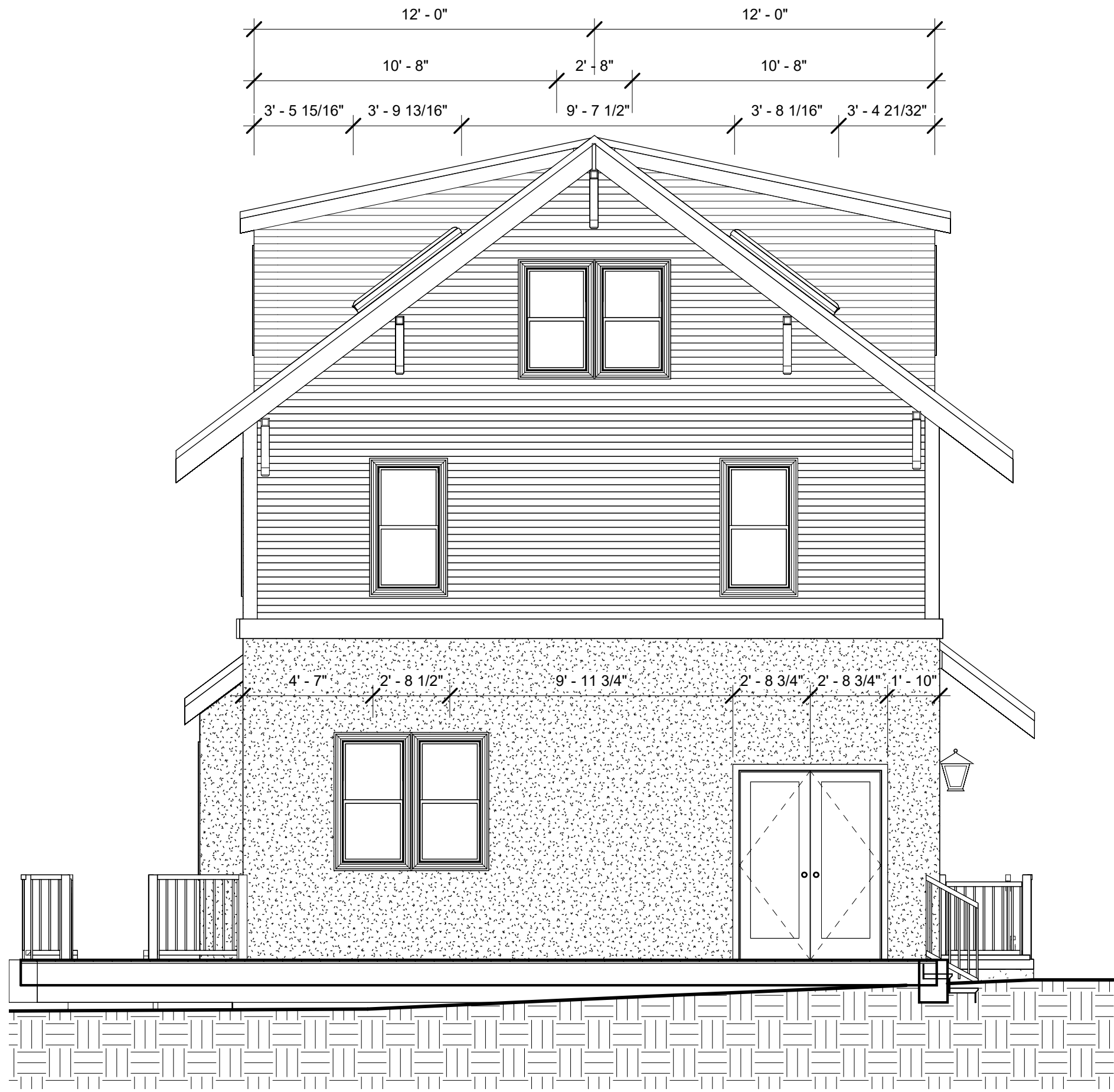
NOTE: ONLY
NEW/MODIFIED
ELEMENTS ARE
ANNOTATED IN
THIS SET OF
DRAWINGS



③ Side Elevation
1/4" = 1'-0"



② Drive Elevation
1/4" = 1'-0"



④ Rear Elevation
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① Front Elevation
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DAWN HERSHBERGER
DESIGN
410-905-2832

RENOVATION OF RESIDENCE OF
KATYA & MARK FOSTER
7203 CEDAR LANE
TAKOMA PARK, MD 20912

PROPOSED

A001

Scale: 1/4" = 1'-0"

Date: 07/10/22

57

24 x 36