MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7419 Baltimore Avenue, Takoma Park	**Meeting Date:**	5/24/2023
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	5/17/2023
		Public Notice:	5/10/2023
Applicant:	Jesse and Dianne Kirsch (Tamir Ezzat, Architect)	**Tax Credit:**	No
Review:	HAWP	**Staff:**	John Liebertz
Permit Number:	1028636		

PROPOSAL: Partial demolition, window and door replacement, and new screened in-porch.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with three (3) conditions** the HAWP application with final approval and review delegated to staff

1. The applicant shall lower the proposed section of infill roof below the rear shed wall dormer as illustrated by staff in *Figure 3*. The height of the proposed roof should match the height of the existing shed roof to the greatest possible extent.
2. The applicant shall submit specifications for the new deck flooring.
3. The applicant shall correct a discrepancy between the specifications and elevation regarding the design of the replacement windows in the shed dormer.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman-styled Bungalow
DATE: 1920s

Figure 1: The subject property at 7419 Baltimore Avenue is located on the east side of the street. The red line is the boundary of the Master Plan Historic District and the yellow star is the location of the subject dwelling. Source: Montgomery Planning.

PROPOSAL

The applicant proposes the following alterations to the late twentieth century rear addition on the east elevation: 1) demolish the shed roof; 2) demolish the existing bay window and sliding door; 3) demolish the existing wood deck and stair; 4) construct a new screened-in wood deck sheltered by an asphalt-shingle gable roof; 5) construct a new stair to access the screened-in deck; 6) install a 3'-tall aluminum railing system on the deck and stair; and 7) install double-leaf, eight-light, wood doors in place of the demolished bay window and sliding door.

The applicant proposes the following alterations on the shed wall dormer on the east (rear) elevation: 1) remove two non-historic, single-light, casement windows; 2) install single-light, wood casement windows with simulated divided lights that mimic a six-over-one, double-hung, wood-sash window; and 3) infill any sections of the west elevation exposed from the demolition of the late twentieth century addition with cedar shingles.

The applicant proposes the following alterations on the south (side) elevation: 1) remove the non-historic slider windows; 2) remove non-historic trim pieces and patch with cedar shingles; 3) expand the size of the smaller western window opening to match the eastern window; 4) install one-over-one, double-hung, wood-sash window with six-over-one simulated divided lights; 5) add a fixed rectangular (60" x 20") single-light wood window with ten-light simulated divided lights.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two 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.

A majority of the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The following guidance which pertains to this project are as follows:

- 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.

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

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The applicable *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

STAFF DISCUSSION

The subject property is a Contributing Resource to the Takoma Park Historic District and features a one-and-a-half-story, Craftsman-styled bungalow constructed in the 1920s. The wood-frame house rests on a concrete foundation. The walls are clad with wood shingles and support an asphalt shingle, side-gable roof. The western (front) slope of the roof is pierced by a large central gable roof dormer with overhanging eaves and exposed rafter tails and an internal brick chimney. The eastern (rear) slope of the roof features a narrow-shed wall dormer with overhanging eaves and exposed rafter tails. Other significant architectural features include the recessed front porch, a square bay window on the side (south) elevation, and fenestration that consists of primarily six-over-one, double-hung, wood-sash windows.

The house retains a high degree of integrity of design and materials. In the late twentieth century, the former property owners demolished the rear porch and constructed the current shed roof addition with bay window and the projecting pentagonal, multi-pitched roof addition. There are no relevant Historic Area Work Permits (HAWP) associated with the project.

Figure 2: View of the facade of the house looking northeast near the intersection of Baltimore Avenue and Cleveland Avenue (left), 2023, aerial view of the rear of the house (center), and 1927-1963 Sanborn Fire Insurance Map (right). The property is outlined in red. Source: Montgomery Planning.

Alterations to the Rear Elevation (Figure 3)
Staff finds that the proposed demolition of the shed roof, bay window, sliding door, deck, and stair to be consistent with the applicable guidelines and recommends approval. The previous property owners added these non-historic elements in the late twentieth century.

Staff finds that the proposed new screened-in deck sheltered by an asphalt-shingle gable roof, stair, aluminum railing system, and double-leaf doors to be consistent with the applicable guidelines and recommends approval with conditions. The proposed massing, scale, and form of the screened-in deck with gable roof compliments and remains secondary to the historic house. In addition, the existing footprint of the deck remains generally intact as it expands only an additional 3'6 to the east (rear). Visibility of the new construction from public rights-of-way would be limited due to the proximity of the adjacent homes. The proposed materials (wood structure, flush-mounted screening, aluminum railing systems, and wood doors) are compatible with the design of the house and appropriate for new rear

construction. Staff requests that the applicant include specifications for the deck flooring as these are absent from the proposal.

Staff finds that the proposed roof which infills the section between the ridge of the gable roof (for the deck) and the existing ridge of the late twentieth century addition to be consistent with the applicable guidelines and recommends approval with conditions (*Figure 3*). The existing shed roof has a shallow pitch which allows for the exposure of sufficient cedar siding for the wall dormer to function and connect with the lower wall plane. The proposal, however, connects the taller ridge of the gable roof with the ridge of the existing projection. In this scenario (particularly when viewed from the ground), the dormer would no longer read as a wall dormer since the new roof would obscure most of the cedar shingles and abut the edge of the historic house's roof. Staff recommends that this infilled roof be lowered or match the height of existing shed roof as shown by the red line in *Figure 3*.

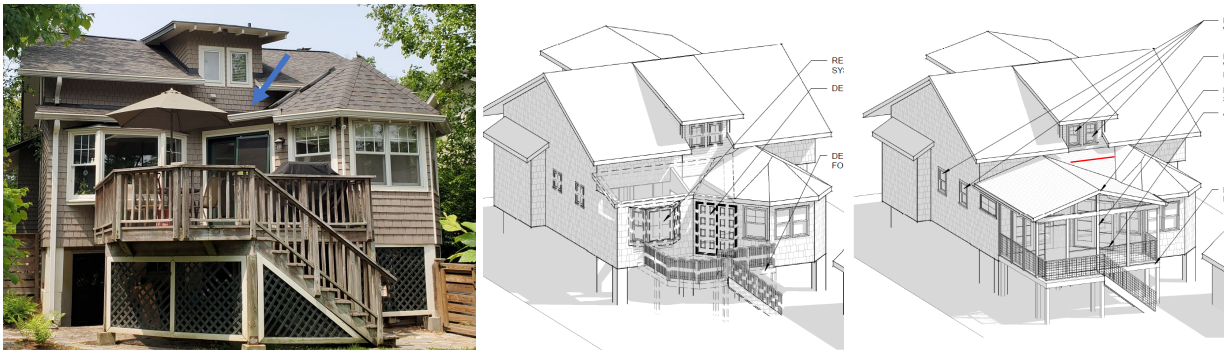


Figure 3: View of the rear elevation (left), demolition (center), and proposed (right). The blue arrow points to the wall dormer and location of the proposed infilled roof. The red line represents staff's reccomendation to lower this section of roof to its existing condition.
Source: Montgomery Planning.

Window Replacements and Additions
Staff finds that the replacement of the existing windows on the rear and side elevations to be consistent with the applicable guidelines and recommends approval with conditions. None of the windows appear to be original to the house or from the period of significance. The two slider windows on the side elevation have limited visibility due to their location behind a bay window and have been altered over time as evident by the non-historic trim. Expansion of the western window would not adversely affect the character of the house or the streetscape. The replacement of the non-historic, single-light windows with six-over-one (SDL) wood windows better compliment the design of the historic house. Staff requests that the applicant correct the elevation for the dormer windows. The specifications list a casement window that mimics a six-over-one, double-hung window, but the elevation shows a casement window that simulates a four-over-one, double-hung window.

Staff finds the fixed rectangular (60" x 20") single-light wood window with ten-light simulated divided lights to be consistent with the guidelines and recommends approval. The window is on a non-historic rear addition and would have limited visibility from the public rights-of-way. The design and materials are compatible with the historic resource and district.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (6), (c), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9,* and *#10*, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with three (3) conditions**

the HAWP application with final approval of all details delegated to staff:

1. The applicant shall lower the proposed section of infill roof below the rear shed wall dormer as illustrated by staff in *Figure 3*. The height of the proposed roof should match the height of the existing shed roof to the greatest possible extent.
2. The applicant shall submit specifications for the new deck flooring.
3. The applicant shall correct a discrepancy between the specifications and elevation regarding the design of the replacement windows in the shed dormer.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (6), (c), and (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9,* and *#10*;

and with the general condition that the applicant shall present 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 john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# 1028636
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jesse and Dianne Kirsch E-mail: diannemkirsch@gmail.com

Address: 7419 Baltimore Avenue City: Takoma Park Zip: 20912

Daytime Phone: 7036388138 Tax Account No.: 01070086

AGENT/CONTACT (if applicable):

Name: Tamir Ezzat E-mail: tamir@ddbworkshop.com

Address: 11110 Radcliff Lane City: Fulton Zip: 20759

Daytime Phone: 3015801441 Contractor Registration No.: 111210

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property_____

Is the Property Located within an Historic District? X Yes/District Name Takoma Park
__No/Individual Site Name_____

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

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

Building Number: 7419 Street: Baltimore Ave

Town/City: Takoma Park Nearest Cross Street: _____

Lot: 06 Block: 80 Subdivision: 0025 Parcel: 0000

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
- ☑ Addition
- ☐ Demolition
- ☐ Grading/Excavation
- ☐ Deck/Porch
- ☐ Fence
- ☐ Hardscape/Landscape
- ☐ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☐ Tree removal/planting
- ☑ 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.

Tamir Ezzat — Signature of owner or authorized agent

04/24/2023 — Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 7419 Baltimore Avenue, Takoma Park 20912	**Owner's Agent's** mailing address 11110 Radcliff Lane, Fulton MD 20759
Adjacent and confronting Property Owners mailing addresses	
Benjamin Bregman 7417 Baltimore Avenue, Takoma Park 20912	Laurence H Gold 7421 Baltimore Avenue, Takoma Park, 20912
William Dorman 13 Cleveland Ave, Takoma Park 20912	Mary Rein 7420 Baltimore Avenue, Takoma Park 20912
7422 Baltimore Avenue, TAkoma Park 20912	7418 Baltimore Street, Takoma Park 20912

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

7,575 sq.ft. lot with single family detached bungalow and existing detached single car garage.

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

Demolish an existing deck and reconstruct a new covered deck with a new gable roof to extend and connect to an existing single story dining area. Two windows to be replaced in the kitchen and one new transom added in the dining area. New french doors in existing openings to connect to the screened deck.

Work Item 1: Construct new Deck

Description of Current Condition:	Proposed Work:
Existing deck in rear yard	Construction new deck aligned to width of the house

Work Item 2: Construct covered roof/screen

Description of Current Condition:	Proposed Work:
Existing shed roof above single story dining room, former addition	Remove existing shed roof and extend a gable roof to cover the deck and dining room

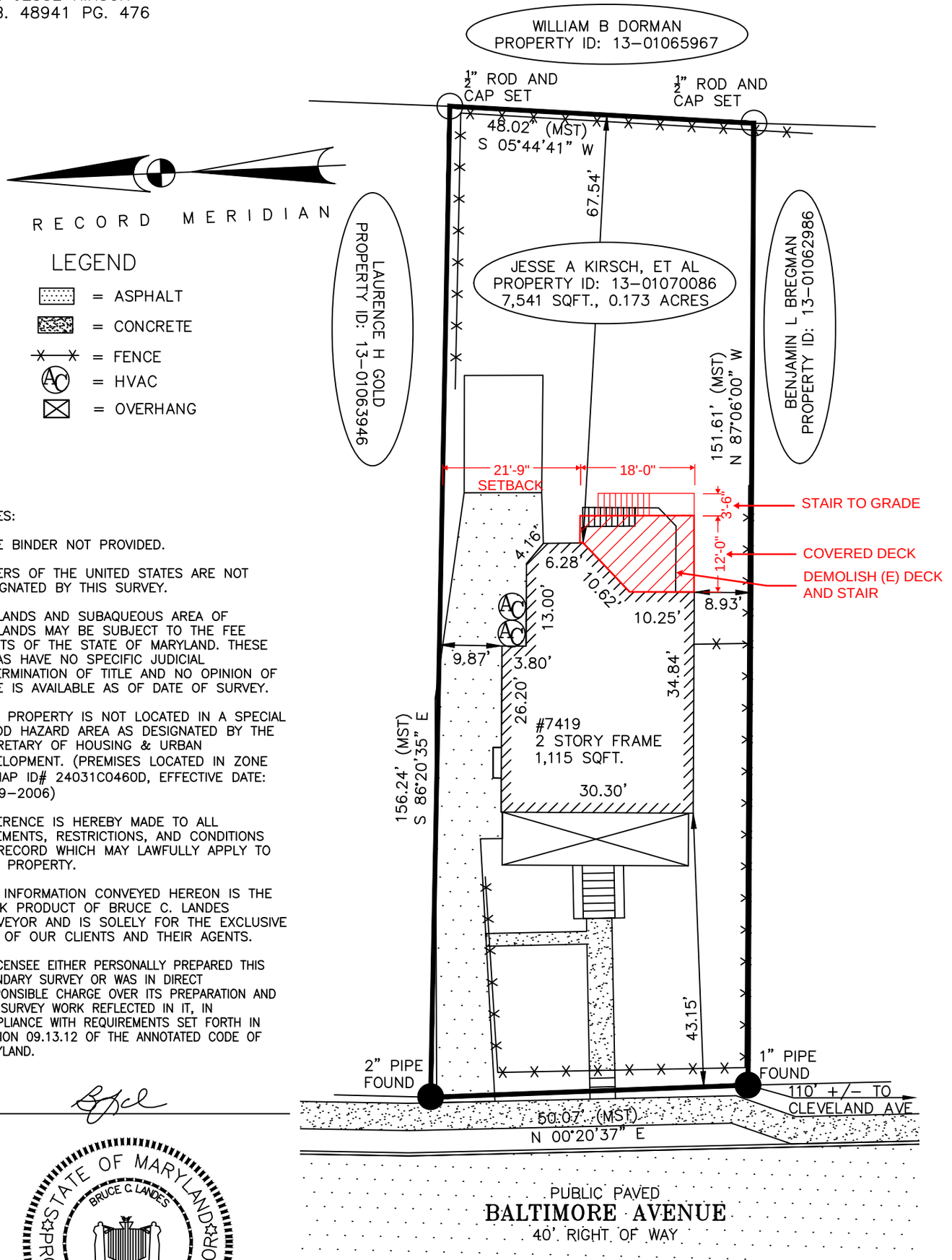
Work Item 3: windows and doors

Description of Current Condition:	Proposed Work:
Replace side kitchen windows to restore	

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/Landscaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

RE: JESSE KIRSCH
D.B. 48941 PG. 476



NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE STATE OF MARYLAND. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 24031C0460D, EFFECTIVE DATE: 9-29-2006)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF BRUCE C. LANDES SURVEYOR AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

A LICENSEE EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN DIRECT RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK REFLECTED IN IT, IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN SECTION 09.13.12 OF THE ANNOTATED CODE OF MARYLAND.

STATE OF MARYLAND
BRUCE C. LANDES
REGISTERED NO. 154
PROPERTY LINE SURVEYOR

EXP. 4-27-2020

BOUNDARY SURVEY OF PROPERTY SITUATED AT 7419 BALTIMORE AVENUE TAKOMA PARK, MD COUNTY OF MONTGOMERY, MD MAY 22, 2018 SCALE 1" = 20'

FILE: MONTGOMERY COUNTY

Bruce C. Landes Surveyor
SURVEYORS & PLANNERS
8014 MIDLOTHIAN TURNPIKE, SUITE 103
RICHMOND, VA. 23235 PH. 804-327-0333

PLAT CHECKED BY: BCL DRAFTER: JLM JOB NO.: 24105

EXISTING CONDITIONS PHOTOS
7419 Baltimore Avenue

EXISTING CONDITIONS PHOTOS
7419 Baltimore Avenue

EXISTING SHED ROOF TO BE RE-FRAMED WITH GABLE ROOF ALIGNED TO NEW DECK ROOF

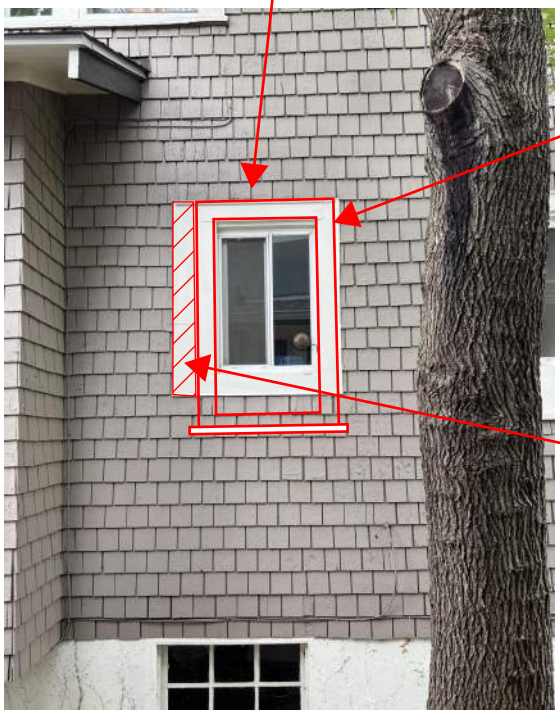
BAY WINDOW TO BE DEMOLISHED WITH NEW DOOR IN (E) OPENING

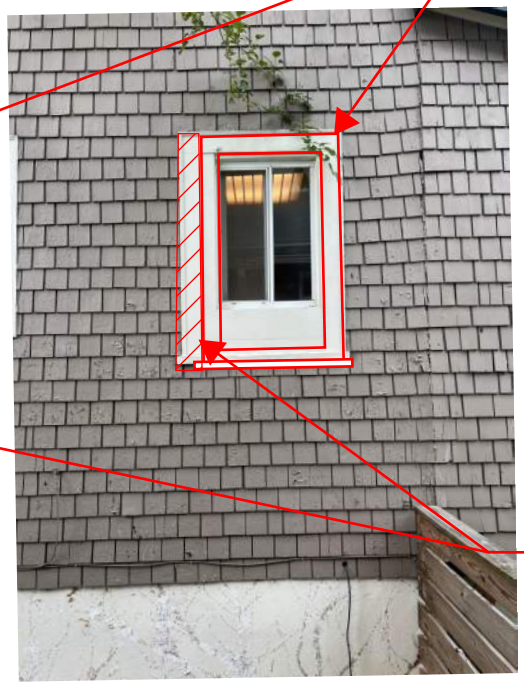
NO TREES IMPACTED BY NEW DECK FOOTPRINT

EXISTING CONDITIONS PHOTOS
7419 Baltimore Avenue

WINDOWS TO BE REPLACED, MAINTAIN EXISTING WIDTH, DROP SILLS TO BE CONSISTENT

NEW WOOD WINDOW w/1x4 TRIM AND SILL TO MATCH HISTORIC WINDOWS





REMOVE TRIM, PIECE IN CEDAR SHAKE SIDING AND PAINT TO MATCH @ HATCHED AREAS

EXISTING CONDITIONS PHOTOS
7419 Baltimore Avenue

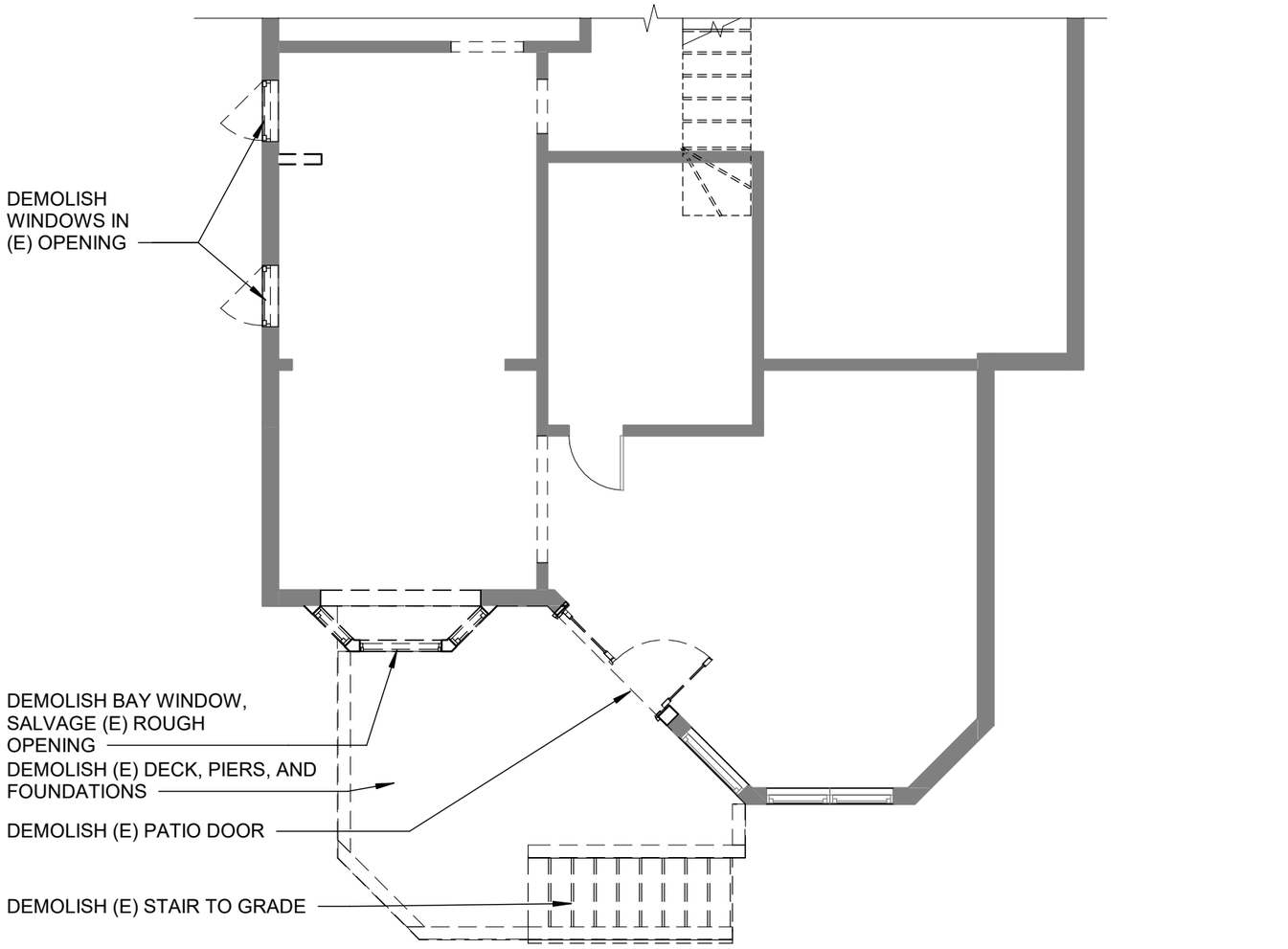
EXISTING SHED ROOF TO BE RE-FRAMED WITH GABLE ROOF ALIGNED TO NEW DECK ROOF

REPLACE DOOR WITH NEW FRENCH DOOR IN EXISTING OPENING

BAY WINDOW TO BE DEMOLISHED WITH NEW DOOR IN (E) OPENING

NEW DIVIDED LITE TRANSOM HERE

REPLACE WINDOWS WITHIN PREVIOUS OPENINGS, REMOVE INFILL TRIM FROM REDUCED SIZE



1 1ST FL - DEMO PLAN

3/16" = 1'-0"

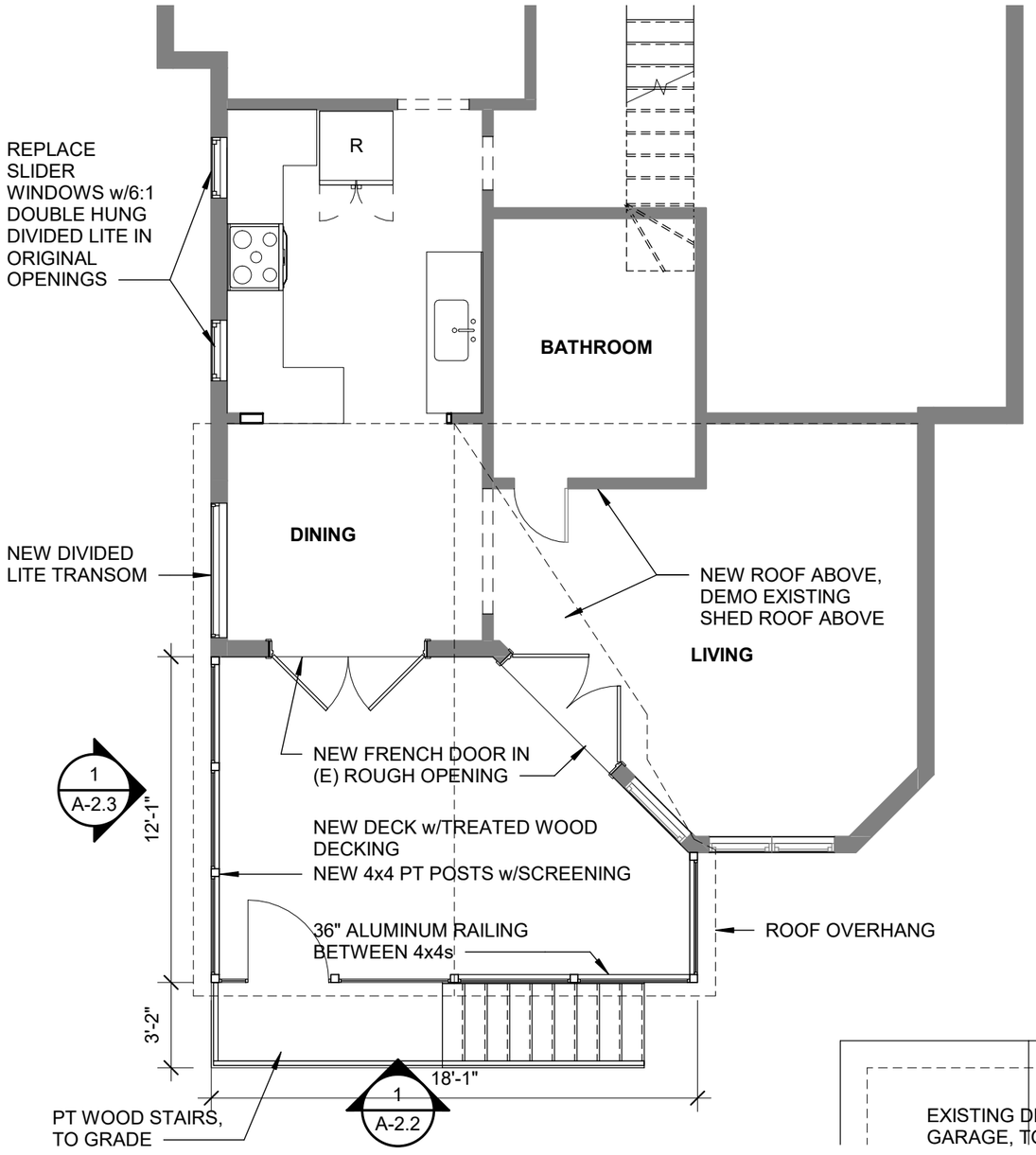
7419 Baltimore Ave
Takoma Park, MD

Issue Date: 04/20/23

DECK PLAN - DEMO

KIRSCH RENOVATION

A-1.2



1 1ST FL - PROPOSED PLAN

3/16" = 1'-0"

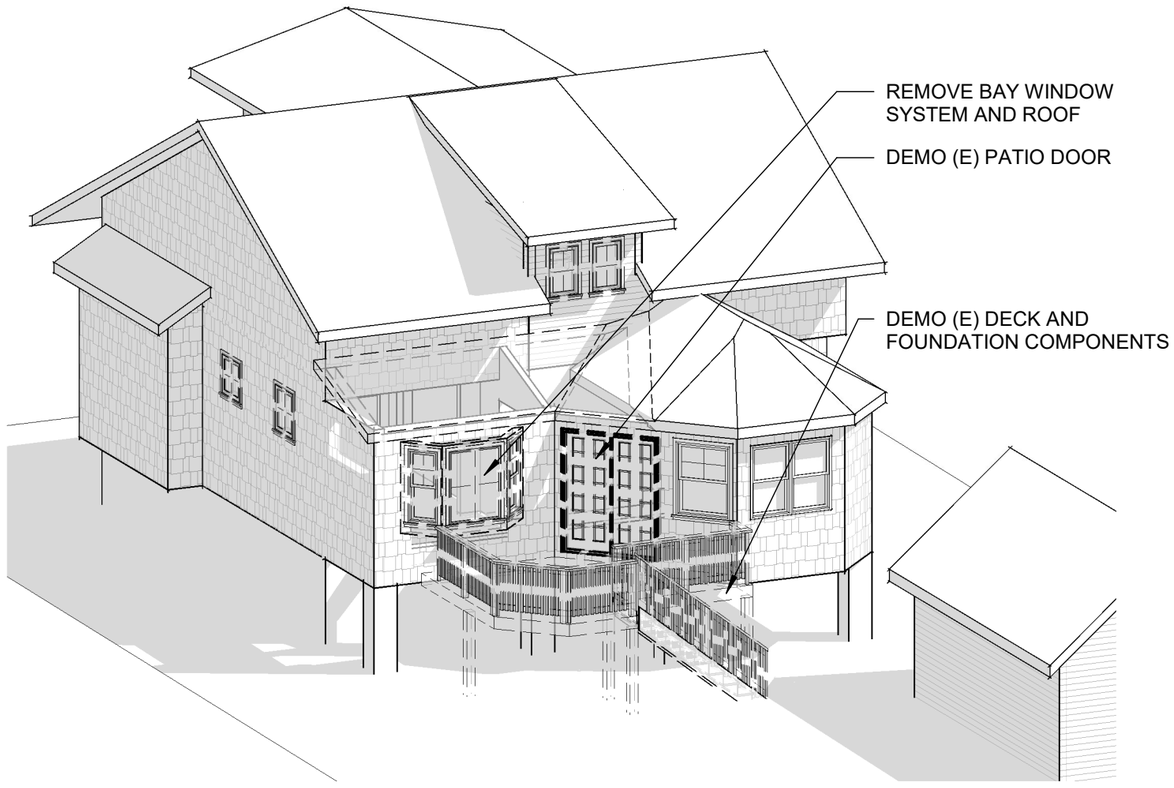
7419 Baltimore Ave
Takoma Park, MD

Issue Date: 04/20/23

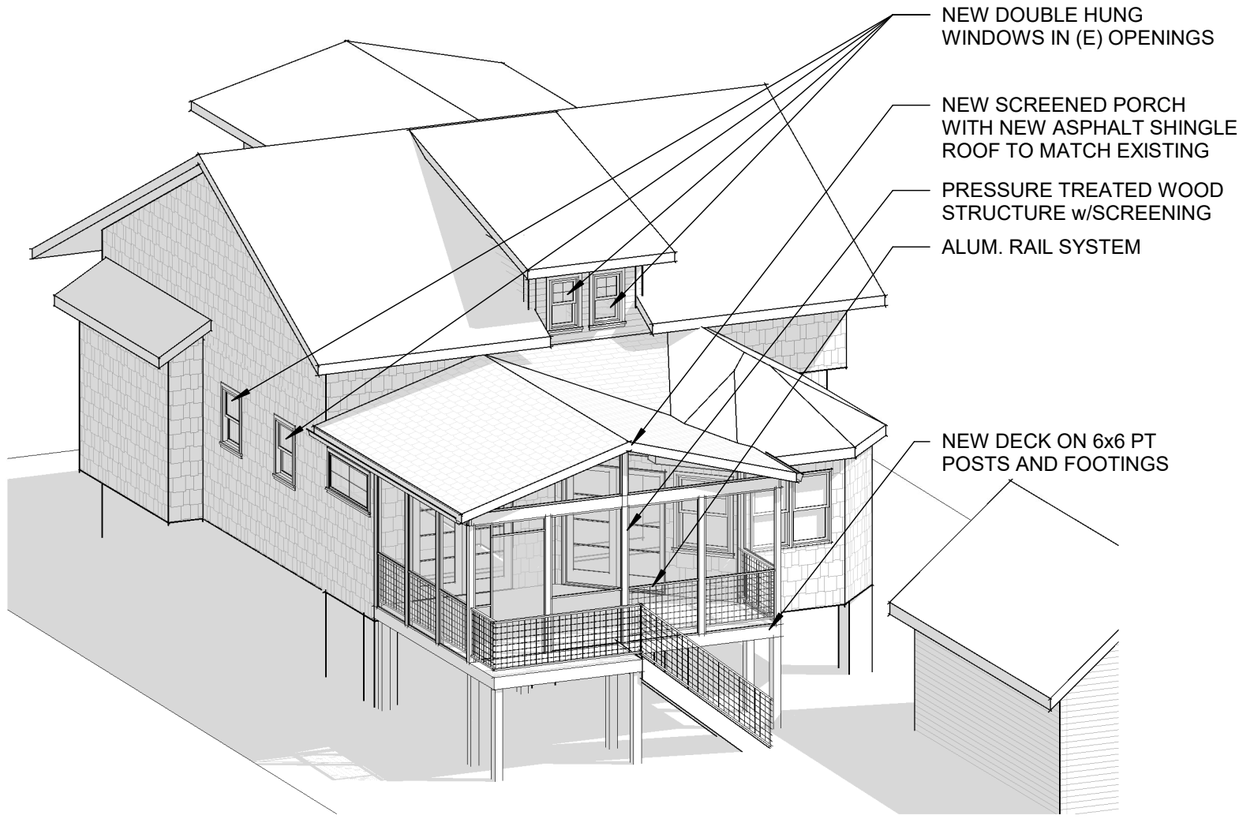
1ST FLOOR + DECK PLAN

KIRSCH RENOVATION

A-1.3



DEMOLITION



PROPOSED

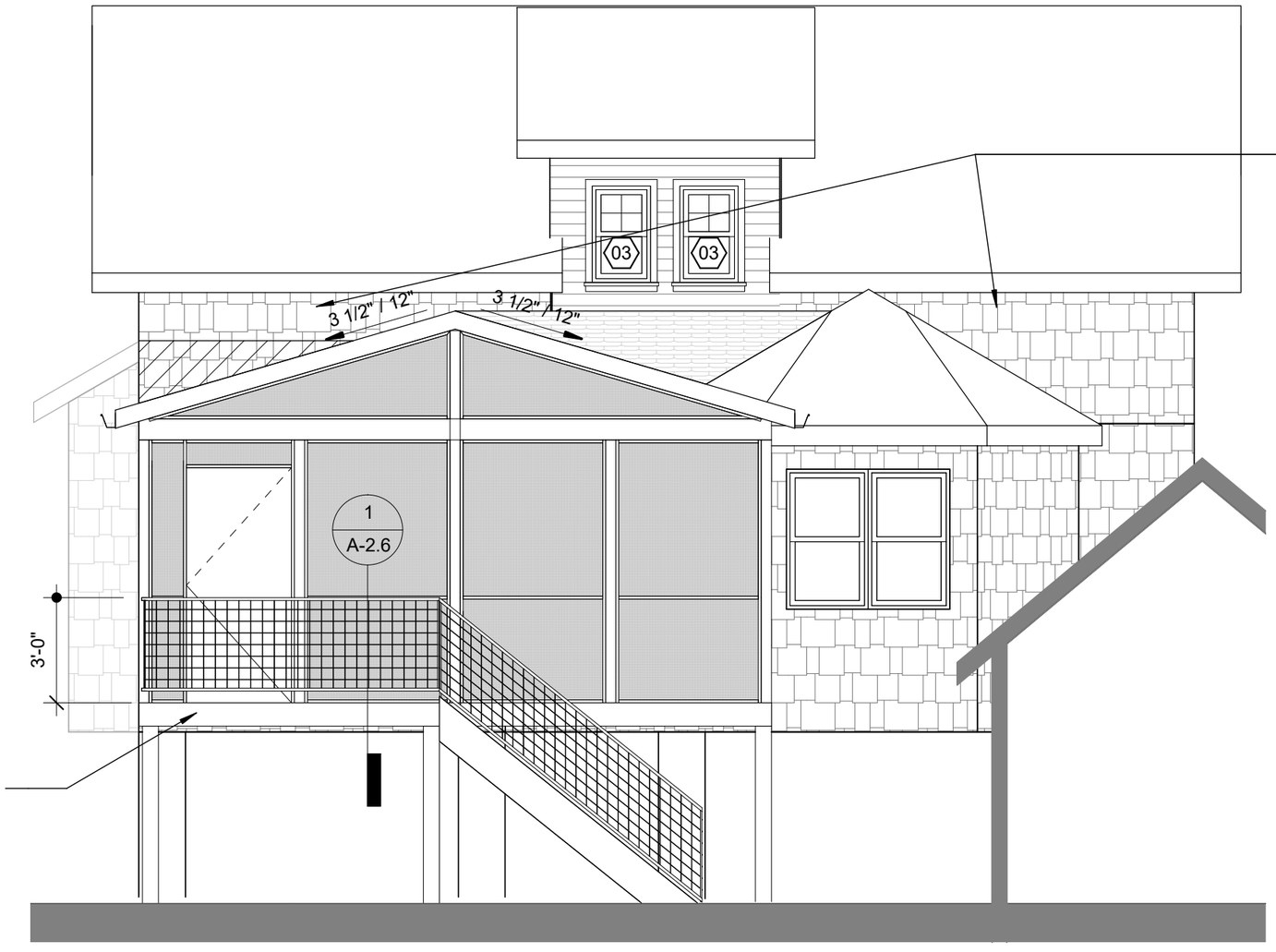
7419 Baltimore Ave
Takoma Park, MD

Issue Date: 04/20/23

EXTERIOR VIEWS

KIRSCH RENOVATION

A-2.1



PATCH AND REPAIR EXISTING SHINGLE. AS REQUIRED, REPLACE WITH NEW PAINTED CEDAR SHINGLE TO MATCH EXISTING, CEDAR VALLEY SHINGLE OR EQUAL. MATCH EXISTING 6" EXPOSURE

DECKING AND FASCIA TO BE C
SELECT YELLOW PINE

1 NEW REAR ELEVATION

1/4" = 1'-0"

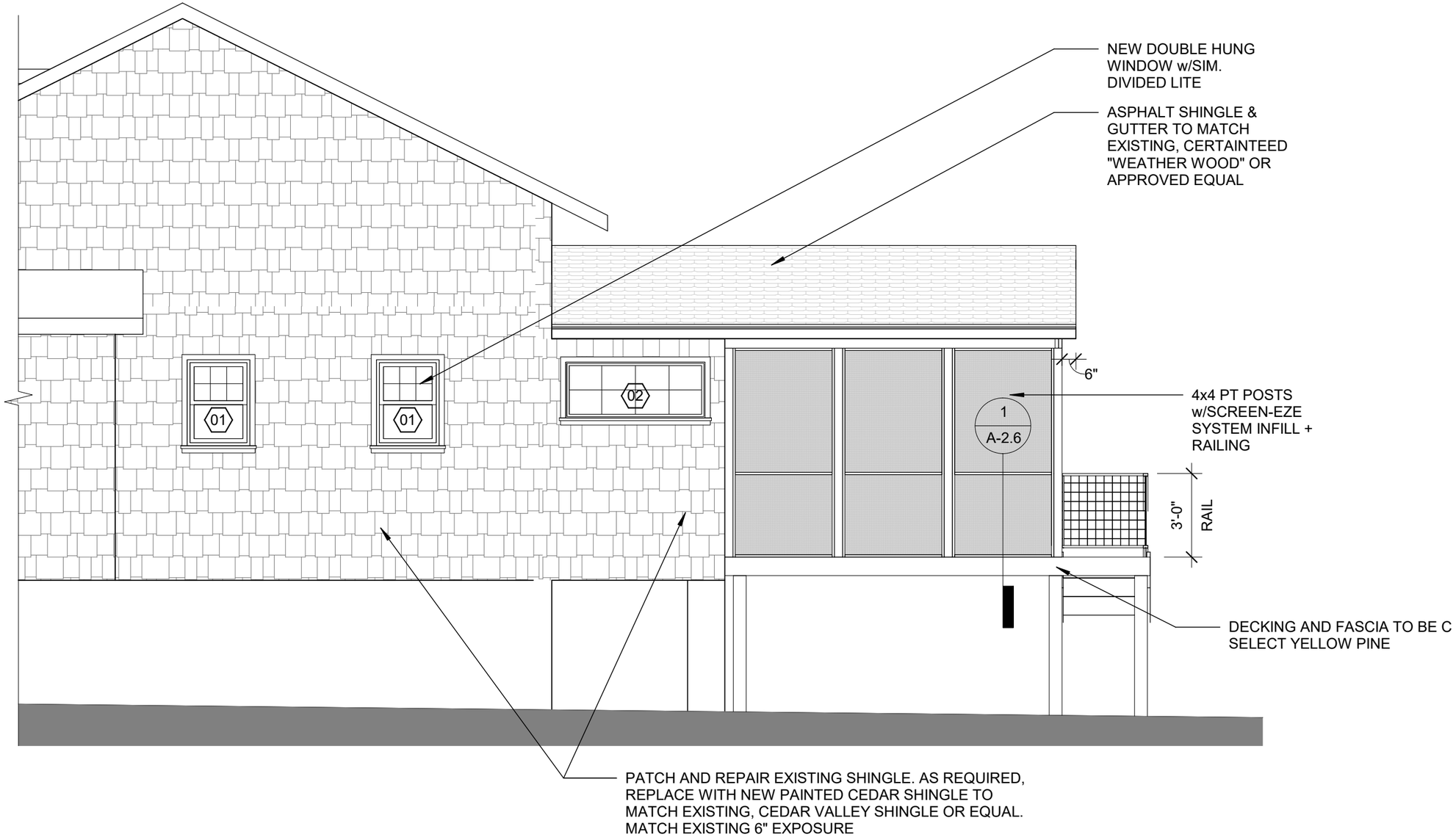
7419 Baltimore Ave
Takoma Park, MD

Issue Date: 04/20/23

ELEVATIONS

KIRSCH RENOVATION

A-2.2



1 SIDE ELEVATION

1/4" = 1'-0"

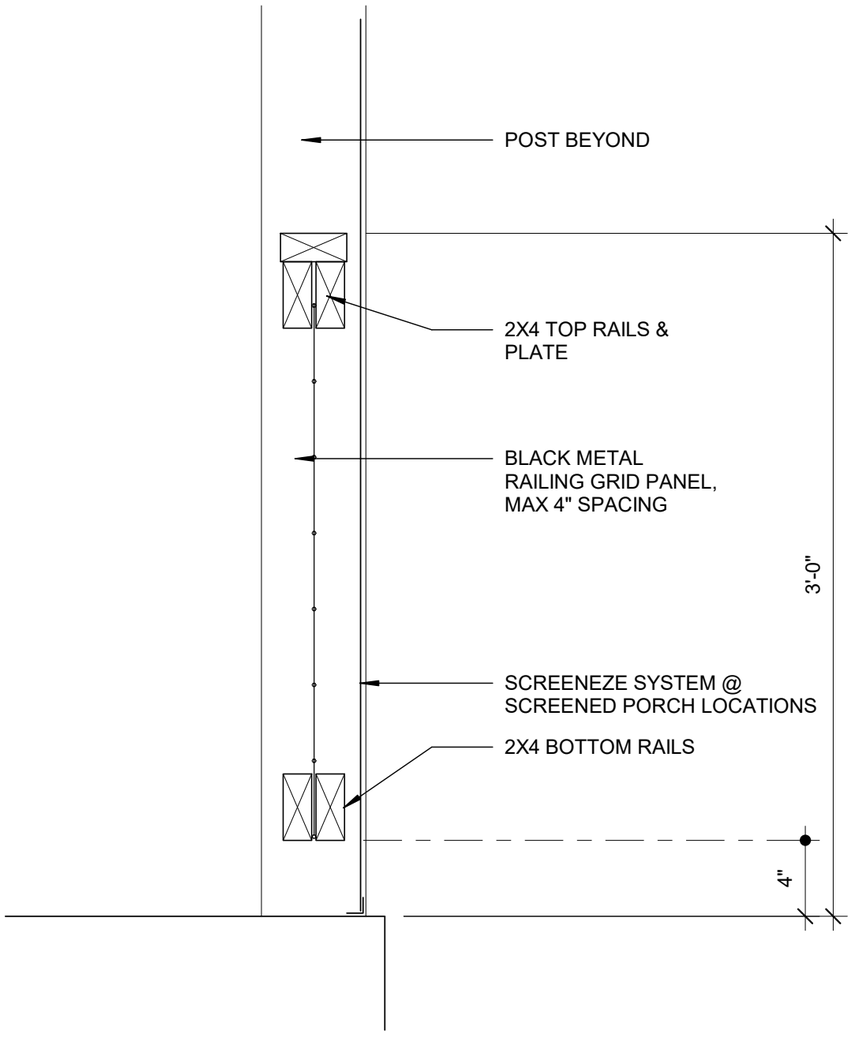
7419 Baltimore Ave
Takoma Park, MD

Issue Date: 04/24/23

ELEVATIONS

KIRSCH RENOVATION

A-2.3



1 TYPICAL RAIL

1 1/2" = 1'-0"

7419 Baltimore Ave
Takoma Park, MD

Issue Date: 05/11/23

DECK RAIL DETAIL

KIRSCH RENOVATION

A-2.6

CEDAR VALLEY
Handcrafted Shingle Panels

In 1982, Tom Marshall started a small panel company in San Jose, California and the Cedar Valley shingle siding panel was born. His vision was to provide a superior alternative to hand shingles and other panel options. Tom wanted to make shingles easier to install for the builder while providing all the design flexibility that Architects desire using the highest quality cedar that homeowners demand. Having achieved this, the company moved to a larger facility in Hollister, California in 1987 to keep up with the demand. Since then, Cedar Valley Manufacturing, Inc. has been busy refining the products and improving the manufacturing process, to produce the highest quality western red cedar shingle panels, corners, column wraps, decorator shingles and engineered tongue and groove available in the market.

The Cedar Valley Story

One-Course Shingle Siding System

Our standard panels are eight feet long with exposures of 7-1/8", 5.3" and 4-1/4". Choose from even butt, staggered butt, and open keyway styles. Large-exposure panels are available.

Even Buttline Panel

Even Buttline Open Keyway Panel

Staggered Buttline Panel

Cedar Valley's One-Course Panel System is the ideal choice for your home, light-commercial or upscale job. No other exterior wall treatment, natural or man-made, protects your investment better. Lightweight, durable, easy to install and with the popular blind nail application, these single course panels are your best choice for cedar shingle projects.

Matching Accessories

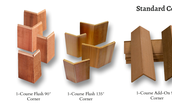
A Complete Line of Accessories

Leave no detail uncovered with a full line of standard accessories to complete most shingle style designs. Flush mounted corners in 90 and 135 degrees, decorator accents, and radius wall panels handle most siding needs. All accessories are handcrafted with the same attention to detail and will perfectly match the panel in style, exposure, thickness and texture.

Specialty Items for Unique Design

When a project requires a custom design, Cedar Valley has the expertise to create it. Whether column wraps, radius flare-outs or extended return corners, Cedar Valley brings designs to life. Call today to discuss your custom design. 1.800.521.9523

Standard Corners



5-Course Flush 90° Corner | 5-Course Flush 135° Corner | 5-Course Add-On 90° Corner

Custom Corners, Column Wraps and Flares

4 Piece Radius Window Flare with Extended Return Legs | 4x6 Column Wrap with Flared Base | 3 Piece Flare Corner Set

Every 8-foot Panel Provides Three Layers of Protection

Western Red Cedar
Used for centuries, western red cedar is "Natures Siding". The tannins in WRC provide a natural resistance to insects and fungi, as well as providing the rich varied colors of the wood. Cedar Valley uses only premium kiln-dried cedar so that you get the finest panel made today.

Premium Fiberglass Mat
An additional UV barrier between shingles and plywood backer provides durability and additional fire protection. The coated mat is an exclusive feature of Cedar Valley shingle panels that no other manufacturer provides.

11/32" Douglas Fir Plywood
The 1 piece solid plywood backer is graded CCX with Douglas Fir outer cores and a seasonal inner core. Construction grade adhesive ties it all together. Using construction grade urethane glue ensures that our shingles stay attached to the plywood backer while still having room for the minor expansion and contraction characteristics of natural cedar.

Warranty Protection

With factory-finished warranties up to 50 years, Cedar Valley's Shingle Panel Systems offer the peace of mind that comes with unsurpassed quality and craftsmanship.

Cedar Valley specifications are available on ARCAT.
We also offer Continuing Education Units through AIA.

ARCAT

AIA Continuing Education Provider

An Elegant Aesthetic
With no exposed fasteners and a blind nail application, natural Western Red Cedar shingles create a rich appearance that is both timeless and tasteful. The striking facade of Nature's Finest Siding™ lends an inviting, yet breathtaking, beauty.

Relentless Durability
The Cedar Valley name has become synonymous with nature's best. Combining natural beauty with exceptional stability, our panels offer a natural resistance to moisture, decay, and insect damage. Additionally, these 100% kiln-dried Western Red Cedar panels have been engineered to withstand hurricane winds close to 200 miles per hour, offering the best available wind uplift resistance.

Simplicity and Ease
A dramatic exterior presentation has never been simpler. Requiring only standard tools to install, the Cedar Valley system, provides quality, handcrafted results with no need for specialized labor. The prefabricated system can be installed up to four times faster than individual shingles. The smooth back surface allows for easy marking and sawing, and the overlapping and joints require no caulking. The blind nail application leaves no exposed fasteners, only a flawless appearance.

Decorator Panels - One-Course Decorator Panels are available in eight styles and a wide array of colors. Custom Decorator Panels are also available.

Arrow | Diagonal | Diamond | Fishscale | Full Cove | Hexagon | Octagon | Round

A Wide Array of Finishes
Cedar Valley shingle panels are available in a range of finishes including regular, rough, or combed-textured surfaces, as well as factory finishing in a rainbow of colors to suit your specific taste. Call today to get a free sample with the finish of your choice. 1.800.521.9523

Ratings and Approvals - Cedar Valley panels meet the highest quality standards and all requirements of the International Code Council, as well as the Florida Building Code, and the Texas Department of Insurance. With extended warranties of up to 50 years, the beauty of these shingles is matched only by the durability and quality they provide.

Code and Technical

Cedar Valley panels have national & local code approvals including:
ICC-ES #ESR 1862 (2014 Standards)
Florida Building Code #7993
Texas Dept. Of Insurance #EC-53

Fire Testing
"California Stack" 1-Course Panels SFM 12-7a-1
Fire Test Passed SFM listed BML
#8140-2023:0002

Wind Uplift Testing
(ASTM E330 Wind Uplift Test Criteria)
1) 1-Course 5.3" - 185 mph
2) 1-Course 5.3" Coastal - 191 mph
3) 1-Course 7-1/8" - 171 mph
4) 1-Course 7-1/8" Vented - 183 mph
5) 1-Course 14" - 184 mph

Other Testing
Average Thermal Resistance
ASTM C 518-91 - 0.96 – R
Water Penetration Test - Passed
Uniform Static Air Pressure Difference Testing
ASTM E331 = Passed

Project: Sandy Springs
Location: Bethesda, MD
Architect: Sutton-Vanzia Architects
Builder: Sandy Spring Custom Homes
Product: 5.3" Everlast+ Open Keyway
Color: *Webster Grey*

Project: Tamarak Custom Home
Location: Battleground, WA
Architect: Tamarak Construction & Development
Builder: Tamarak Homes Corp.
Product: 7-1/8" Even 1/2" MG Thickbutt
Color: *Hawthorne*

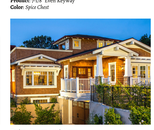
Project: The Glen Senior Living - Classic Residence by Hyatt
Location: Chicago, IL
Architect: Solomon Cordwell Buenz Co. - Chicago, IL
Builder: IC Inc - Wheaton, IL
Product: 7-1/8" Even Keyway
Color: *Rose Quartz & Taupe*

Project: British Show Home
Location: Charleston, SC
Builder: The JD Smith Company
Product: 5.3/8" Staggered Panels
Color: *Leeward*

Project: Lake Tahoe Custom - North Shore Lake Tahoe
Location: Truckee, CA
Architect: Swaybuck Partners - Denver, CO
Builder: Reliable Framers - Reno, NV
Product: 7-1/8" Even Keyway
Color: *Spice Chest*

Project: Coleman Residence
Location: East Beach, VA
Architect: RI Barnes & Sheldon Levitt
Builder: Simpson Builders/Eric Joffe Construction
Product: 7-1/8" Everlast
Color: *Harbor Mist*

Project: The Point Golf Course
Location: Mooresville, NC
Architect: Christopher Phelps & Associates
Builder: Simmons Builders
Product: 7-1/8" Everlast
Color: *Federal Blue*



Project: Custom Beach Home
Location: Del Mar, CA
Builder: Heritage West Development Company
Product: 7-1/8" Even Buttline Open Keyway
Color: *Spice Chest*

Project: Virginia Builder's Personal Home
Location: Lynchburg, VA
Architect: Kennedy Construction
Product: 7-1/8" Even Buttline
Color: *Prussian Grey*

Compare Cedar Valley

Not only does cedar provide natural pest resistance and organic insulation for you and your family, we guarantee cedar is better than its competitors. Here is a break down on why the longterm value of cedar outweighs that of others.

Product Comparison	Cedar Valley Shingle Panels	Cement Shingle Panels	Imitation Panels
Quick Installation	✔	✘	✔
3 Layers of Protection	✔	✘	✘
No Specialty Tools Required	✔	✘	✘
Matching Accessories	✔	✘	✔
Over a .95 Insulation Value	✔	✘	✘
Installation Flexibility	✔	✘	✔
Environmentally Friendly	✔	✘	✘

Cedar Valley Panels Save You Money!

Cedar Valley shingle siding panels save you time and money by installing four times faster than traditional individual shingles, while simplified panel application means you don't spend extra money on specialized labor: all lowering your initial costs! Additionally, the r-value of Cedar Valley panels are almost twice what imitation cement or plastic shingles can provide.

With more thermal protection, you'll be saving on energy costs for decades to come. The increased curb appeal of Cedar Valley shingle panels will greatly increase the resale value of your home. The crosscut texture of our shingles along with factory finishing will increase the longevity of your coating, whether stain or paint, saving on future maintenance costs.

CEDAR VALLEY
Handcrafted Shingle Panels

CEDAR VALLEY MANUFACTURING, INC.
943 San Felipe Rd · Hollister, CA 95023 · www.cedar-valley.com · 1.800.521.9523

Prep By	Bid No	Rev	Job Reference
LWP	190	1	

Customer / Client Name	
SCHMAUDER-KIRSCH	
Quote Date	Job / Site Name
5/9/2023	

Phone #	Fax #
Mobile Phone # Other Phone #	Email Address

Quality Craftsmanship Since 1947

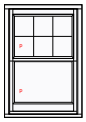
LINCOLN WOOD PRODUCTS, INC.

Prepared By :

Version 9.6.0

R.O. Width Allowance = 1/2"R.O. Height Allowance = 1/2" SHOWN AT LIST PRICE

Line # 1 Kitchen range wall



R.O. 24-1/2" x 36-1/2"
O.A. Box Size 24x36"

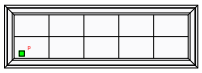
01

• DBLH-1; Primed Wood Exterior; LoE-272	439.00
Box Size: 24x36	N/C
Custom Width	177.00
Custom Height	210.00
1 Full White Screen(s) Applied	26.00
BetterVue Mesh	N/C
Preserve Glass (Top)	N/C
Silver Spacer	N/C
7/8" SDL (Top) (3W2H) Profiled Interior - With Mill Finish Internal Grids	222.00
Must Be Wood Exterior SDL Bars	N/C
Preserve Glass (Bottom)	N/C
Silver Spacer	N/C
4-9/16" Jamb	N/C
PVC Sill Nosing	10.00
PVC Brickmould	40.00
White Hardware	N/C
White Concealed Jambliners With White Jambliner Metal	69.00
Primed Interior	10.00
Primed Interior - Divided Lite	7.20
Wide Rail Double Hung (Glass Size:18-5/8x13-3/4)	N/C

Sash 1
U-Factor=0.31
SHGC=0.27
Visible Transmittance=0.46
PG=LC-PG35-H
Single Unit Rating Only

2 Each @ $1,210.20 $2,420.40

Line # 2 Eat in transom



R.O. 60-1/2" x 20-1/2"
O.A. Box Size 60x20"

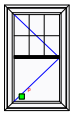
02

• CSMT-TRAN-1; Primed Wood Exterior; LoE-272 (For Over A CSMT)	637.00
Box Size: 60x20	N/C
Preserve Glass	N/C
Silver Spacer	N/C
Tempered Glass	115.00
1-3/4" Sash Thickness	N/C
7/8" SDL (5W2H) Profiled Interior - With Mill Finish Internal Grids	370.00
Must Be Wood Exterior SDL Bars	N/C
4-9/16" Jamb	N/C
PVC Sill Nosing	25.00
PVC Brickmould	42.00
Primed Interior	13.00
Primed Interior - Divided Lite (Glass Size: 55x15)	12.00 N/C

Sash 1
U-Factor=0.31
SHGC=0.26
Visible Transmittance=0.44
PG=CW-PG60-TR
Single Unit Rating Only

1 Each @ $1,214.00 $1,214.00

Line # 3 Second floor bathroom

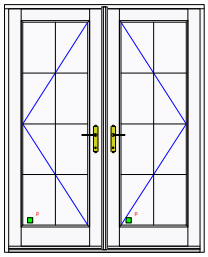


R.O. 20-1/2" x 34-1/4"
O.A. Box Size 20x33-3/4"

03

• CSMT-1; R; Primed Wood Exterior; LoE-272		586.00
Box Size: 20x33-3/4		N/C
Tempered Glass		60.00
Custom Height		92.00
White Screen Applied		18.00
BetterVue Mesh		N/C
Preserve Glass		N/C
Silver Spacer		N/C
7/8" SDL (13-17/32" Daylite Opening Top Tier 3W2H) Profiled Interior - With Mill Finish Internal Grids		259.00
Must Be Wood Exterior SDL Bars		N/C
2" Horizontal SDL Bar		44.00
4-9/16" Jamb		N/C
PVC Sill Nosing		8.00
PVC Brickmould		36.00
1-3/4" Sash Thickness		N/C
Black Hardware		22.00
Natural Pine Interior		N/C
(Glass Size: 15x28-3/4)		N/C
Sash 1 U-Factor=0.3 SHGC=0.26 Visible Transmittance=0.44 PG=CW-PG55-C Single Unit Rating Only		
SDL Bars Must Line Up		N/C
	2 Each @	$1,125.00 $2,250.00

Line # 4 Eat-In - French Door



R.O. 62-7/16" x 79-5/8"
O.A. Box Size 61-15/16x79-1/8"

Inside

Outside

• FRENCH-PD-2; 5/0x6/6; A/P;Primed Wood Exterior; LoE-272 G.S. 20-15/16x65-5/8 Outswing 7-3/16" Bottom Rail 4-13/16" Stiles/Top Rail	3,986.00
No Screens	N/C
Tempered Glass	N/C
Preserve Glass	N/C
Silver Spacer	N/C
7/8" SDL (2W4H) Profiled Interior - With Mill Finish Internal Grids	592.00
Must Be Wood Exterior SDL Bars	N/C
4-9/16" Jamb	N/C
Fingerjointed Jambs & Stops	N/C
Gold Powder Coat Hinges	N/C
Munchen Handle Style	N/C
M374N BackPlate	N/C
Brass Handleset	N/C
Stainless Steel Strikes	N/C
Dummy Handle	156.00
PVC Brickmould	92.00
Divided Lite Primed Exterior	16.00
Keyed Alike	13.00
Three-Point Locks Included	N/C
Center/Lever Activated FlushBolt	N/C
Primed Interior(Frame)	18.00
Primed Interior - Divided Lite	19.20
Primed Interior(Panel)	35.00

(Continued On Next Page)

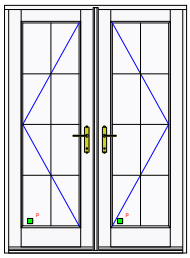
(Continued From Previous Page)

Primed Interior(Astragal/Mull Jamb)	6.00
Outswing Upcharge	189.00
Bronze Sill	N/C
Panel OSM: 29-13/16"x76-7/8"	N/C

Sash 1
U-Factor=0.34
SHGC=0.18
Visible Transmittance=0.28
PG=R-PG30-SHD
Single Unit Rating Only

1 Each @ $5,122.20 $5,122.20

Line # 5 Family room - French Door



R.O. 57" x 79-5/8"
O.A. Box Size 56-1/2x79-1/8"

Inside

Outside

- FRENCH-PD-2; 18-7/32x65-5/8; P/A;Primed Wood Exterior; LoE-272 Inswing — 3,989.00

7-3/16" Bottom Rail	
4-13/16" Stiles/Top Rail	
Custom Width	430.00
No Screens	N/C
Tempered Glass	N/C
Preserve Glass	N/C
Silver Spacer	N/C
7/8" SDL (2W4H) Profiled Interior - With Mill Finish Internal Grids	592.00
Must Be Wood Exterior SDL Bars	N/C
4-9/16" Jamb	N/C
Fingerjointed Jambs & Stops	N/C
Gold Powder Coat Hinges	N/C
Munchen Handle Style	N/C
M374N BackPlate	N/C
Brass Handleset (Active)	N/C
Brass Strikes	N/C
Dummy Handle	156.00
PVC Brickmould	89.00
Divided Lite Primed Exterior	16.00
Keyed Alike	13.00
Three-Point Locks Included	N/C
Center/Lever Activated FlushBolt	N/C
Primed Interior(Frame)	17.00
Primed Interior - Divided Lite	19.20
Primed Interior(Panel)	34.00
Primed Interior(Astragal/Mull Jamb)	6.00
Bronze Sill	N/C
Panel OSM: 27-3/32"x76-7/8"	N/C

Sash 1
U-Factor=0.34
SHGC=0.17
Visible Transmittance=0.28
PG=LC-PG30-SHD
Single Unit Rating Only

1 Each @ $5,361.20 $5,361.20

Quoted prices are subject to correction of computational errors.

TOTAL LIST PRICE	$16,367.80
TOTAL QUOTATION PRICE	$16,367.80

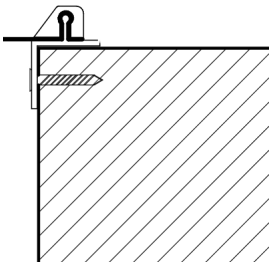
SCREENEZE®
The No-Spline Screen Porch System®

800.884.6697
support@screeneze.com
www.SCREENEZE.com

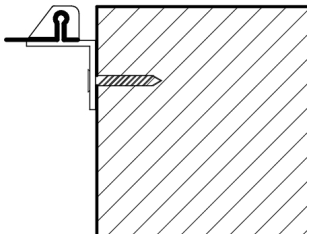
SCREENEZE® INSTALLATION INSTRUCTIONS

1 Choose Mount Type:

CORNER MOUNT



FLUSH MOUNT



Beveled edge of vinyl cap will ALWAYS face the screen/opening

Choose To Do Miter Cuts Or Square Cuts With Plinths:

The above are both corner mount installations

2 Identify the **required** components included in the tube:

Aluminum Base Channel
(¾" x ¾" | 8' or 12' in length)

PVC Vinyl Cap
(⅜" x ½" | 8' or 12' in length)

Included Screws
(1 ¼" in length)

Identify the **optional** components for square cut installation (sold separately):

Plinth Corner Kit
4 corners | 4 screws

Plinth Flush Kit
4 bases | 4 corners | 12 screws

Tools Needed For Installation

- Rubber Mallet
- Small Pry Bar
- Utility Knife
- Standard Drill
- Tape Measure
- Miter Saw

3 Decide if you are going to utilize the optional Plinth Kits (sold separately) to eliminate mitering the SCREENEZE® corners. If you are going to use the optional Plinth Kits, proceed to step 4 for a Flush Mount Application or step 5 for a Corner Mount Application.
NOTE: If you are doing a Flush Mount, you will utilize Plinth Flush kits. If you are doing a Corner Mount, you will utilize the Plinth Corner Kits.

If you are NOT using the optional Plinth Kits for installation, skip to step 6 on page 3

PLINTH INSTALLATION W/ SQUARE CUTS

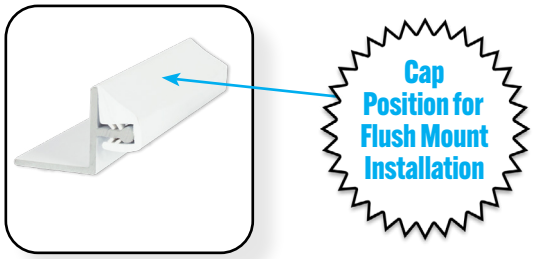
IF YOU ARE MITERING THE CORNERS AND NOT USING PLINTH KITS, SKIP TO PAGE 3

PLINTH FLUSH MOUNT APPLICATION

4 **NOTE:** If you are doing a Flush Mount, you will utilize Plinth Flush Kits (sold separately). Review steps 6 & 7 first.

4.1 Measure each side of your opening corner to corner.

4.2 Square cut SCREENEZE® Aluminum Base and Vinyl Cap together 1 5/8" overall shorter than the actual opening.



4.3 Screw in the Plinth Base with the face side at the desired location for all four corners.

4.4 Slide the Aluminum Base Channel behind the Plinth Base tabs.

4.5 Follow SCREENEZE® Installation Instructions starting at step 8 and ending on step 13, then return to step 4.6 to finish the Plinth Flush Mount Application.

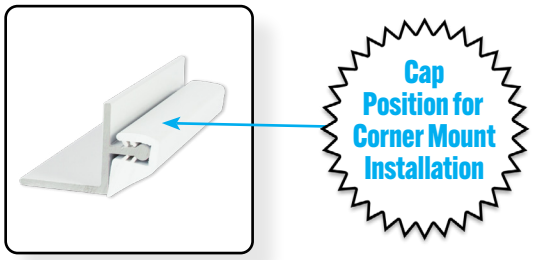
4.6 After you install SCREENEZE® and trim the screen fabric, then install the Plinth with the included screws.

PLINTH CORNER MOUNT APPLICATION

5 **NOTE:** If you are doing a Corner Mount, you will utilize Plinth Corner Kits (sold separately). Review steps 6 & 7 first.

5.1 Measure each side of your opening corner to corner.

5.2 Square cut SCREENEZE® Aluminum Base and Vinyl Cap together 1/8" overall shorter than the actual opening.



5.3 Follow SCREENEZE® Installation Instructions starting at step 8 and ending on step 13, then return to step 5.4 to finish the Plinth Corner Mount Application.

5.4 After you install SCREENEZE® and trim the screen fabric, then install the Plinth with the included screws.

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SCREENEZE® INSTALLATION INSTRUCTIONS

6 After determining the application, snap or slide the Vinyl Cap onto the Aluminum Base Channel. **You will cut both pieces as one**.

TIP: The beveled edge of the Vinyl Cap will ALWAYS face toward the screen opening. Make sure the Vinyl Cap is facing the correct way according to your choice in application prior to cutting (flush or corner).

TIP: Pencil identifying marks on the corresponding Vinyl Cap and its Aluminum Base Channel so they are easily placed and kept together when completing steps 7 - 10.

7 Measure the opening and cut as required. Be sure the Vinyl Cap does not move on the Aluminum Base Channel while making miter cuts.

CUTTING TIP: To cut the SCREENEZE® Aluminum Base and Vinyl Cap, use a 10" miter saw with a non ferrous metal/plastic cutting blade. You may also use a hack saw with a fine tooth metal cutting blade. We prefer the Lenox 10-in 52-tooth continuous carbide circular saw blade.
(Click here for additional cutting tips.)

8 Find the center of each cut piece. Then, mark for screw location at 10" - 12" O.C. from and including the center mark. Always screw at 2" from either end of cut piece. Adjust your centers to the 2" distance from the end of the cut piece.

TIP: Although we provide a self-tapping screw, we recommend pre-drilling 3⁄16" hole at your marked centers. Use a standard drill, impact drills have too much torque and can damage the screws.

9 Place cut pieces in opening and check for fit. Look for true corners (look for proper fit if using Plinths). Adjust if required. Secure the Aluminum Base Channel to the porch framing with SCREENEZE® supplied screws (#2 square drive, self tapping #10, 1 1⁄4" in length).
*Screws are recommended for standard use in most material, but NOT recommended for salt air installation.

10 Remove the Vinyl Cap from the Aluminum Base Channel. A 5-in-1-tool, a miniature pry bar, or a small straight screw driver may be used. Be sure not to scar the Aluminum Base Channel or Vinyl Cap during this process. Be careful not to mix up the pieces as they may be different lengths.

TIP: After loosening the ends, gently pull the Vinyl Cap off the Aluminum Base Channels. **See page 4 for cold weather reminder!**

11 To install screen; hold the fabric to the top (always first) of the opening. Square the fabric on top of the opening, then attach screen to Aluminum Base Channel by pressing or tapping the Vinyl Cap onto the corners by seating the Vinyl Cap to the Aluminum Base Channel with a rubber mallet. Next, proceed to the center of the Vinyl Cap to seat it completely. Make sure the screen has remained square on the frame. Complete the Vinyl Cap installation by tapping from the center towards the corners. Be sure the Vinyl Cap is secure against the Aluminum Base Channel before proceeding.

TIP: If it's a wind day, place a thumbtack on each corner and leave the screen on the roll to keep it square and not blow around.

12 Install the Vinyl Cap on the bottom (always second) of the opening in the same manner in step 11.

TIP: DO NOT STRETCH the screen fabric. SCREENEZE® will uniformly stretch the screen fabric for you. Let the screen drape over the bottom channel and position the screen so there are no wrinkles left or right.

13 Install the side pieces as described in step 11. Check the entire installation to ensure that the Vinyl Cap is completely seated on the Aluminum Base Channel. Use a razor knife to cut away the excess screen fabric. Return to page 2 if using Plinths.

TIP: Use the base of the Vinyl Cap, holding your knife at a perpendicular angle as a guide for trimming the screen fabric.

SCREENEZE®
The No-Spline Screen Porch System®

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support@screeneze.com
www.SCREENEZE.com

SCREENEZE® 10 - YEAR LIMITED WARRANTY

TERMS:
10 years from date of purchase

COVERAGE:
We warrant that SCREENEZE® aluminum base and vinyl cap will perform as a fixed screen installation system. The SCREENEZE® aluminum base and vinyl cap only, will perform as intended for stretching and securing screen fabric in a vertical position on the walls of a traditional screen room

CONDITIONS:
Home Improvement Systems, Inc., Manufacturers of SCREENEZE®, will consider claims for manufacturing defects in the aluminum base and/or vinyl cap only. Home Improvement Systems Inc. will replace products with manufacturing defects at the company's discretion

EXCLUSIONS FROM COVERAGE:
- Labor to remove or install replaced material
- Screws*
- Screen fabric
- Defects due to ordinary wear and tear, abusive use, or lack of proper maintenance are excluded from coverage
- Defects caused by improper installation and/or misapplication of the product are excluded from coverage i.e. SCREENEZE® installed as an awning or roof system regardless of the screen material attached
- Defects due to damage to vinyl caps when installed in temperatures below 60º (care should be taken to store material in a heated area prior to installation if temperatures are below 60º)
- Defects in the performance of the product due to failure or deterioration of the primary structure that SCREENEZE® is attached to

CLAIMS PROCEDURE:
Send claims to: support@screeneze.com
Include proof of purchase, photograph of defect, and contact information. No claim can be considered without prior company approval

EFFECTIVE DATE:
MAY 2021

Plinth Mounting System: US Patent No. 9,518,423 | US Patent No. D756,536

Escanee para obtener instrucciones en Español

COLD WEATHER REMINDER!
Take temperature and porch location into consideration during installation. Remember, the caps are plastic! When installing in temperatures below 60º, make sure that the vinyl caps are warmed or stored in a heated area. Cool temperatures can make the vinyl brittle causing it to split/crack during installation. This will occur at the ends so be sure to hand press the caps at the corner and take the previous stated precautions. Also, tap the cap close to a previously expanded point.