

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7423 Carroll Avenue, Takoma Park	<b>Meeting Date:</b>	6/14/203
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	6/7/2023
<b>Applicant:</b>	Mary Angelini (Jennifer Goon, Agent)	<b>Public Notice:</b>	5/31/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
		<b>Staff:</b>	John Liebertz

**Permit Number:** 1026855

**PROPOSAL:** Fenestration alterations, roof and siding replacement, and other alterations.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** ca. 1910



*Figure 1: The subject property at 7423 Carroll Avenue is located on the east side of the road. The red line is the boundary of the Master Plan Historic District and the yellow star is the location of the subject dwelling.*

## **PROPOSAL**

The applicant proposes to: 1) in-kind replacement of the bitumen roof on the one-story additions on the south elevations; 2) replacement of the existing asphalt shingle on the rear, one-story, gable addition with an architectural asphalt shingle; 3) in-kind replacement on the cementitious fiberboard siding on the east (rear) elevation of the one-story addition and partial infill of an existing opening; 4) replacement of an existing sliding glass door on the east (rear) elevation with a double-leaf, single-light, fiberglass door; 5) replacement of a ribbon of three, single-light, awning windows on the east (rear) elevation with a double-leaf, single-light, fiberglass door; and 6) replacement of a one-over-one, double-hung, window on the eastern extent of the south elevation of the one-story addition (ca. 1997) with one-over-one, double-hung, fiberglass-sash window.

## **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.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

***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
- (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:

- 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 Non-Contributing Resource to the Takoma Park Historic District and features a two-story, wood-frame dwelling with Colonial Revival elements constructed in the 1910s. The *Takoma Park Historic District Guidelines* notes the building as non-contributing resource due to the number of additions and alterations that occurred in the mid-to-late twentieth century. Relevant Historic Area Work Permits include an approved one-story addition on the southeast corner of the house.<sup>1</sup>

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<sup>1</sup> For more information,

[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640004/Box024/37-3-97UU\\_Takoma%20Park%20Historic%20District\\_7423%20Carroll%20Avenue\\_10-23-1997.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640004/Box024/37-3-97UU_Takoma%20Park%20Historic%20District_7423%20Carroll%20Avenue_10-23-1997.pdf)



**Figure 2: View of the non-contributing house, 2023 (left), and 1927 Sanborn Fire Insurance Company Map (right). The red outline is the subject property. Source: Montgomery Planning.**

### ***Replacement of Roofing Materials***

Staff finds that the proposed in-kind replacement of the modified bitumen roof and the installation of architectural asphalt shingle roofs (instead of three-tab asphalt shingles) to be consistent with the applicable guidelines and recommends approval. There would be no adverse effect as the HPC regularly approves the use of these materials on outstanding, contributing, and non-contributing resources throughout the historic district.

### ***Replacement of and Partial Infill with Cementitious Fiberboard Siding***

Staff finds the in-kind replacement of the existing cementitious fiberboard siding and partial infill on an existing opening on the rear elevation to be consistent with the applicable guidelines and recommends approval. The material would match the exposure of the existing siding and would have no adverse effect to the character of the historic district.

### ***Installation of Doors and Window***

Staff finds that the removal of the existing sliding glass door and ribbon of three windows with new double-leaf, fiberglass doors and replacement of a single window to be consistent with the applicable guidelines and recommends approval. The new fenestration would be located on the rear elevation of the house, would not be visible from the public rights-of-way, and would have no adverse effect on the character of the streetscape. The subject window (ca. 1997) would be replaced with a fiberglass window of matching dimensions and similar design (one-over-one) to the existing window.



**Figure 3: View of the rear elevation of the non-contributing house, 2023. The two red arrows point to the door and windows to be replaced by double-leaf, fiberglass doors. The cementitious fiberboard lap siding on the entire rear elevation would be replaced in-kind. Source: Montgomery Planning.**

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

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application, and with the general condition that all items shall be submitted to Staff for approval before the release of any permits under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #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](mailto:john.liebertz@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# 1026855  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Mary Angelini  
Address: 7423 Carroll Ave  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: Takoma Park Zip: 20912  
Tax Account No.: 01070100

**AGENT/CONTACT (if applicable):**

Name: Jennifer Goon  
Address: 4921 Wyaconda Rd  
Daytime Phone: 301-832-6341

E-mail: permits@alcoproductsinc.com  
City: N. Bethesda Zip: 20852  
Contractor Registration No.: 87

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property Takoma Tower

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

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

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

Building Number: \_\_\_\_\_ 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:

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

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

\_\_\_\_\_  
Signature of owner or authorized agent

4/24/23  
Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**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:

**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	*	*	*	*	*		*

# PROJECT NOTES

## French Door Build In Scope:

- Outside looking in, existing door opening on left will be built in by approximately a foot from the left joist. The existing window opening will be extended to the ground and then built in approximately a foot from the right joist. The purpose for the build in is to have equally sized door slabs along the back of the house, creating a more uniform look.
- Proposal does not include plumbing and electrical. If found, AWO will be required.

## Interior Painting:

- Customer supplying interior wall paint
- Interior painting consists of painting the new drywall patches to match existing wall as best as possible.

## Siding:

- Alco will color match exterior paint as close as possible. Cannot guarantee exact color match due to weathering on the rest of the house.

## Roof:

RF-1 : (3.5 squares) Install Certaineed SA Modified bitumen roof system including ½" fiberboard, SA Base, MID, and Top cap as well as all necessary flashing.

RF-5, RF-6, RF-7 : Install Certaineed SA Modified Bitumen roof system over low slope portions in conjunction with CT Landmark Pro shingled roof on rear.

To ensure a quality installation that will last for years to come, ALCO will always replace any rotted or damaged wood we find during the installation. We will discuss these additions with the home owner prior to taking action. The cost of lumber is dependent on the type that needs replacement. Prices are 5/4x4 \$11.44 per linear foot, 5/4x6 \$13.07 per linear foot, and 4x8 plywood at \$140.83 per sheet.

Home Owner

MA

Alco Rep

KD



Complete Measurements

7423 Carroll Avenue, Takoma Park...  
ROOF FACETS

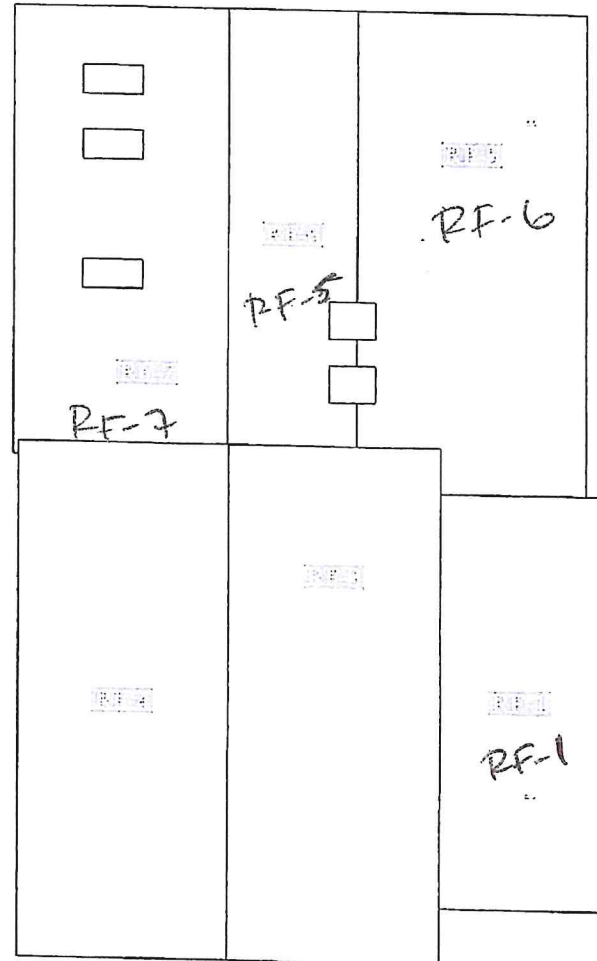
MA

Flintlastic RF-1: \$4,694.83

Shingles RF-5, RF-6, RF-7: \$5,780.88

Option 1 - Small roof (3.5 squares)  
Install Certaineed SA Modified  
bitumen roof system including 1/2"  
fiberboard, SA Base, MID, and Top  
cap as well as all necessary flashing.

Option 2 - Small bump out roof and  
rear addition roof (RF5-7). Install  
Certaineed SA Modified Bitumen  
roof system over low slope portions  
in conjunction with CT Landmark Pro  
shingled roof on rear.



3MRGELTZ5DLCLMGMGEP9RAQR5GTGGSFNO

Zoho Sign Document ID: 2CD2FD46-4ZWJ6OZC

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PROPERTY ID: 6236490  
MARY ANGELINI  
9 FEB 2023  
Page 25



Complete Measurements

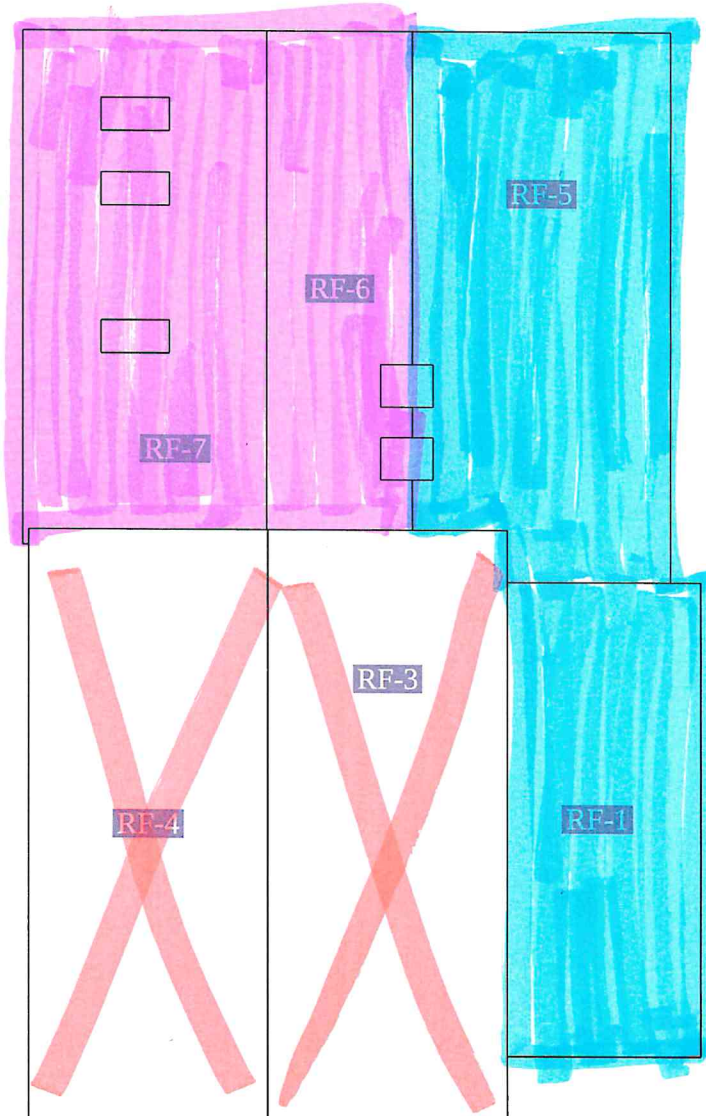
7423 Carroll Avenue, Takoma Park...  
ROOF FACETS

-  SA Bitumen
-  Landmark Pro
-  Not doing

Roof Facets

Facet	Area	Pitch
RF-1	279 ft <sup>2</sup>	1/12
RF-2	21 ft <sup>2</sup>	5/12
RF-3	493 ft <sup>2</sup>	9/12
RF-4	493 ft <sup>2</sup>	9/12
RF-5	393 ft <sup>2</sup>	1/12
RF-6	216 ft <sup>2</sup>	4/12
RF-7	355 ft <sup>2</sup>	4/12
RF-8*	1 ft <sup>2</sup>	0/12
RF-9*	1 ft <sup>2</sup>	0/12

\* Facet is not visible due to size or location, see **Small Facets** in summary table below.



CertainTeed

# FLINTLASTIC<sup>®</sup> SA

SELF-ADHERED MODIFIED BITUMEN ROOF SYSTEM



**CertainTeed**  
SAINT-GOBAIN

# Flintlastic® SA

delivers the reliable protection of traditional modified bitumen roofing for a fraction of the labor, plus:

- No kettle, fumes, or burn risk
- No torch or risk of fire
- Reduced training requirement
- No building occupant disturbance
- No mess or side lap bleed out
- Reduced insurance requirement

## Aesthetic Selection

Flintlastic SA Cap is available in ten colors designed and engineered to match our most popular shingle blends:



\* Does not contain red granules

## Meet the Family

Select the Flintlastic SA base, ply (optional) and cap sheet combination that meets your building, performance and warranty needs:

### Flintlastic SA NailBase

Nailable base sheet for plywood/OSB or lightweight insulating concrete

### Flintlastic SA PlyBase

Self-adhering base sheet or interply

### Flintlastic SA MidPly

Premium self-adhering base sheet or interply, for extended warranties

### Flintlastic SA Cap

Workhorse cap sheet

### Flintlastic SA Cap FR\*\*

Fire and impact resistant cap sheet

## Don't forget the tools and accessories!

- **70 lb. roller**, for field application
- **FlintPrime® SA & FlintPrime Aerosol primer**, for applicable substrates and metal details
- **FlintBond® SBS-Modified Adhesive**
  - **Trowel Grade**, for endlaps and details
  - **Caulk Grade**, for details

## Recommended Systems

Warranty Duration	Base	Cap
12 Years	SA NailBase	SA Cap (FR)
15 Years	SA PlyBase	SA Cap (FR)
20 Years	SA MidPly	SA Cap (FR)
25 Years <sup>1</sup>	SA MidPly	SA Cap (FR)
<b>TIP: Wood deck? Start with SA NailBase and add SA PlyBase or SA MidPly for extended warranties!</b>		

<sup>1</sup> Warranty duration requires two layers of FlintBoard polyisocyanurate insulation, second layer adhered.



\*\*UL 2218 Class 4 Impact Resistance - Certain systems are UL classified as to impact resistance as described in the UL Roofing Materials and Systems Directory.



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# LANDMARK<sup>®</sup> PRO

The Expert's Choice

*Shown in Max Def Weathered Wood*

**CertainTeed**  
SAINT-GOBAIN



# Introducing More Value

Landmark® Pro is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark® Pro improves upon the CertainTeed Landmark shingle, a leading consumer publication's "Best Buy" for the past five years.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our NailTrak™ feature, enabling faster installation.

Landmark Pro offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

#### LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- Select colors are rated by the Cool Roof Rating Council (CRRC) for cool roofs and can be used to comply with the 2016 California Title 24 Part 6 Cool Roof Requirements

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.



## LANDMARK® PRO



#### Landmark Pro specifications:

- 270 lbs/square
- Premium Max Def color palette
- NailTrak™ for faster installation
- Lifetime limited warranty
- 10-year SureStart protection includes:
  - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

## LANDMARK®



#### Landmark specifications:

- 226 lbs/square
- Traditional color palette
- NailTrak for faster installation
- Lifetime limited warranty
- 10-year SureStart protection includes:
  - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

# LANDMARK® PRO COLOR PALETTE



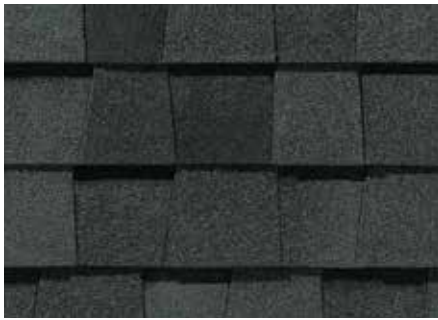
Max Def Burnt Sienna



Max Def Georgetown Gray



Max Def Heather Blend



Max Def Moiré Black



Max Def Resawn Shake



Max Def Weathered Wood



Solaris Silver Birch  
CRRP Product ID 0668-0072



Solaris Max Def Georgetown Gray  
CRRP Product ID 0668-0122



Solaris Max Def Heather Blend  
CRRP Product ID 0668-0123



Solaris Max Def Moiré Black  
CRRP Product ID 0668-0130



Solaris Max Def Resawn Shake  
CRRP Product ID 0668-0124



Solaris Max Def Weathered Wood  
CRRP Product ID 0668-0125

## Max Def Colors

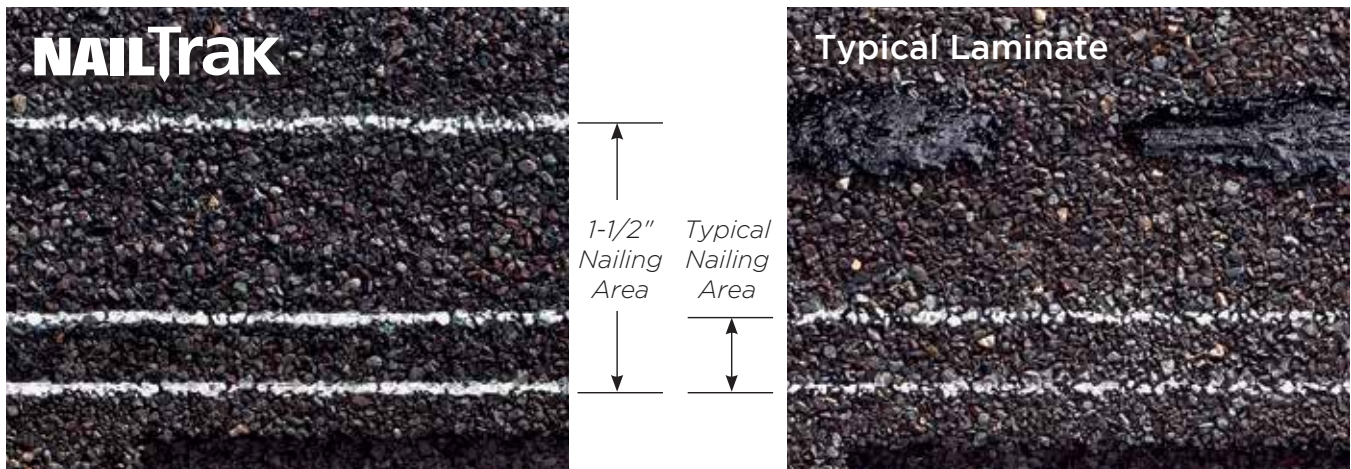
Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

Landmark Pro Solaris Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.

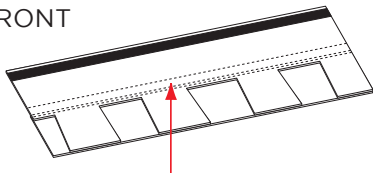
# Wider. Faster. Proven.

For the past 10 years, NailTrak™ has enabled installers to shingle with improved speed and accuracy. With a nailing area that's three times WIDER than typical laminate shingles, nails hit home with NailTrak. A feature on all Landmark Series shingles. Speed and accuracy result in lower labor costs.

**No leaks. No de-lamination. No callbacks.**  
**The cost of doing business has gone down with NailTrak.**

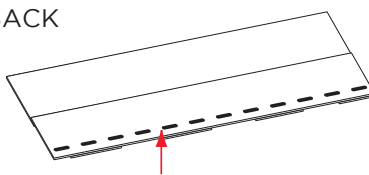


FRONT



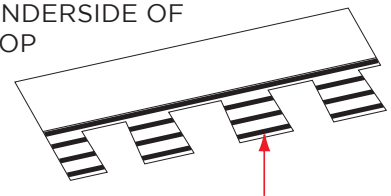
Wide nailing area for increased speed and accuracy.

BACK



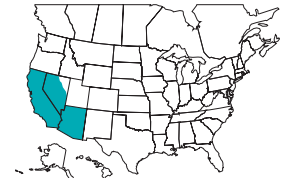
Sealant placed low to avoid gumming up nail guns.

UNDERSIDE OF TOP



Specially formulated Quadra-Bond adhesive adheres the two-piece laminate shingle.

Landmark® Pro available in areas shown



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Green gets removed



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Feb 9 10:47 AM  
by Katie Davis



Green gets  
removed

Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:27 AM  
by Katie Davis



Angelini, Mary  
**7423 Carroll Street • Takoma Park**  
*Thu, Feb 9 10:50 AM*  
by Katie Davis



Angelini, Mary  
**7423 Carroll Street • Takoma Park**  
*Thu, Feb 9 10:50 AM*  
by Katie Davis



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Feb 9 10:53 AM  
by Katie Davis



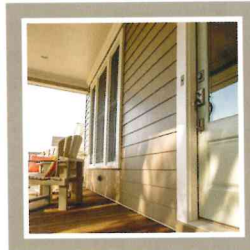
Protect what matters most  
WITH SIDING THAT OUTPERFORMS VINYL

## SETTING THE STANDARD *sets James Hardie apart*

James Hardie invented fiber cement. Over 5.5 million homes later, our commitment to innovation and artistry makes James Hardie the industry leader in exterior home product performance and aesthetics.

- James Hardie is the #1 brand of siding in North America
- Engineered for Climate® to stand up to whatever nature brings, wherever the product is used
- Curated collection of colors, profiles, textures and widths to give your home authentic character
- Our advanced ColorPlus Technology finishes provide superior color consistency and fade resistance

Learn how you can enjoy complete confidence at [jameshardie.com](http://jameshardie.com)



*We build character.*

Grace your home with the authentic character and uncompromising performance that only James Hardie fiber cement siding and trim can deliver.


- **Rated #1 ROI every year since 2005 by *Remodeling* magazine\***
- Enduring curb appeal
- Resists the toughest elements
- Outstanding warranties from a trusted manufacturer

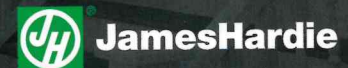
\*For projects in the 'upscale' category

## CHOOSE JAMES HARDIE® SIDING



Siding | Trim

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Siding | Trim



## SEE THE JAMES HARDIE DIFFERENCE TODAY



James Hardie® siding products are 5x thicker than vinyl siding products, providing deeper shadow lines and a warmer wood grain texture. We achieve a sleek, strong look with seams that are less visible.






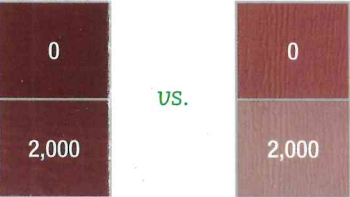



Even premium vinyl siding is only 0.05 inches thick, resulting in the lack of an authentic wood grain finish. Visible seams inherent with plastic-based vinyl further diminish a home's curb appeal.

## OVER TIME, WE SHOW EVEN MORE ADVANTAGES OVER VINYL

The superior strength and deep, wood grain textures of James Hardie siding provide instant curb appeal and lasting protection. ColorPlus® Technology finishes, featuring multiple coats of color baked onto the board, deliver a vibrant, consistent finish for years of fade resistance.

Don't be misled by the short-term cost of vinyl siding. Its color cannot be changed and is susceptible to inconsistent fading. Vinyl siding also tends to warp, buckle or sag with weather stress and time, accelerating the deterioration of your home's charm and value.

	HARDIEPLANK® LAP SIDING	VS.	VINYL SIDING
WEATHER RESISTANCE*	 <p>Specifically engineered to protect homes from local climate conditions. Resists damage from wind, rain, freezing temperatures and hail.</p>		 <p>Can become brittle under freezing conditions. Can also be damaged by hail. May crack, buckle, sag and warp over time.</p>
HEAT RESISTANCE**	 <p>Noncombustible and resists damage from extreme heat, providing more durability and protection for your home.</p>		 <p>Vulnerable to melting caused by flame, grills and solar heat reflected off Low-E windows. Warranties don't cover distortion due to Low-E windows.</p>
FADE RESISTANCE†	 <p>ColorPlus Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter.</p>	<p>Hours of UV light exposure</p> 	<p>Hours of UV light exposure</p>  <p>Color cannot be changed and fades at noticeably different rates, creating color inconsistency.</p>

\*Visual representations based on James Hardie research and testing.

\*\*James Hardie siding sample was exposed to a blowtorch for 90 seconds. Vinyl siding was exposed to heat of 140 degrees F for 30 seconds.

†Within a controlled lab environment, samples were exposed to an accelerated QUV test of 2,000 hours.



**Angelini, Mary**  
**7423 Carroll Street •**  
**Takoma Park**

*Thu, Jan 26 10:07 AM*  
*by Katie Davis*



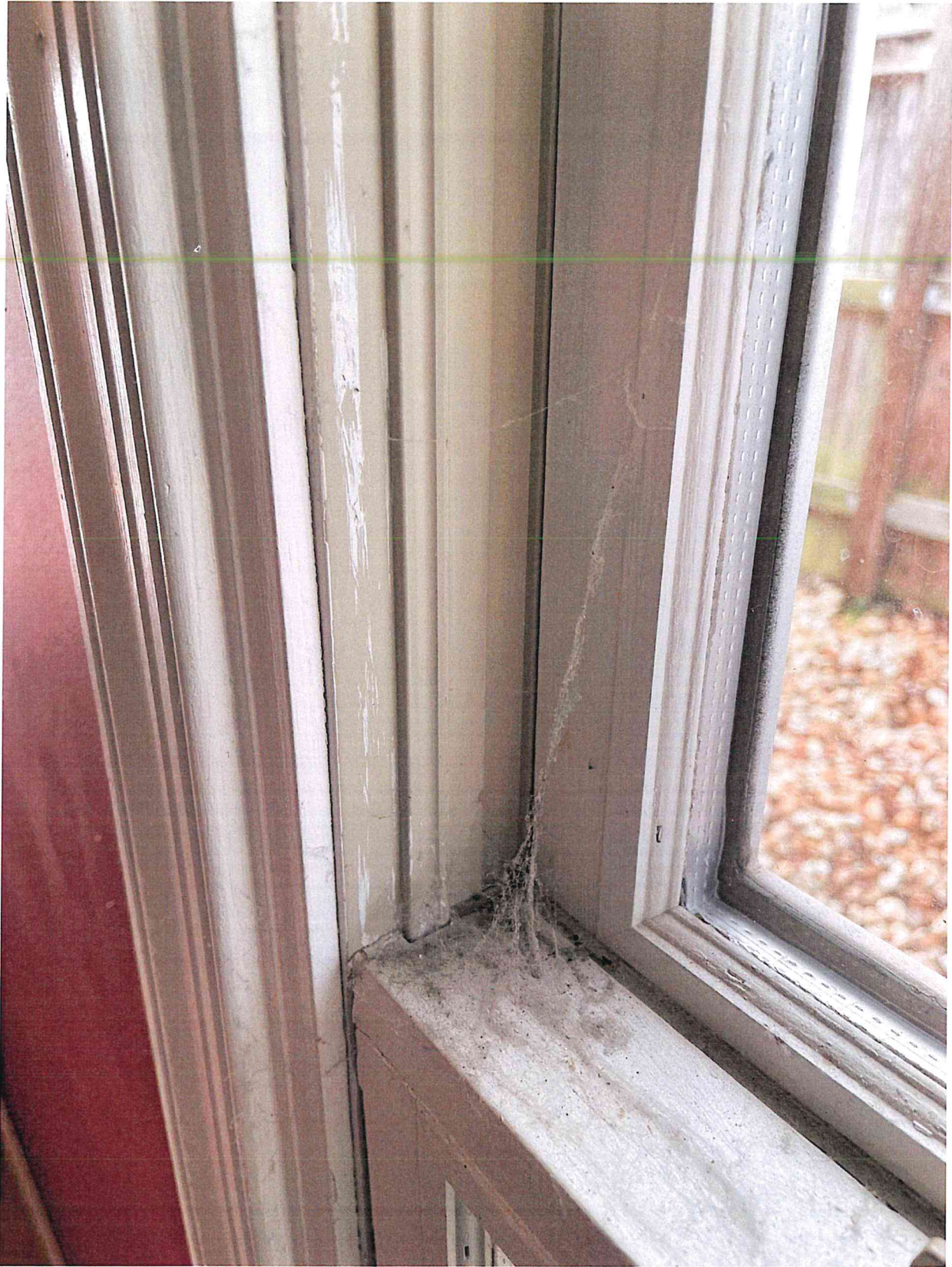
Angelini, Mary  
7423 Carroll Street •  
Takoma Park

Thu, Jan 26 10:08 AM  
by Katie Davis



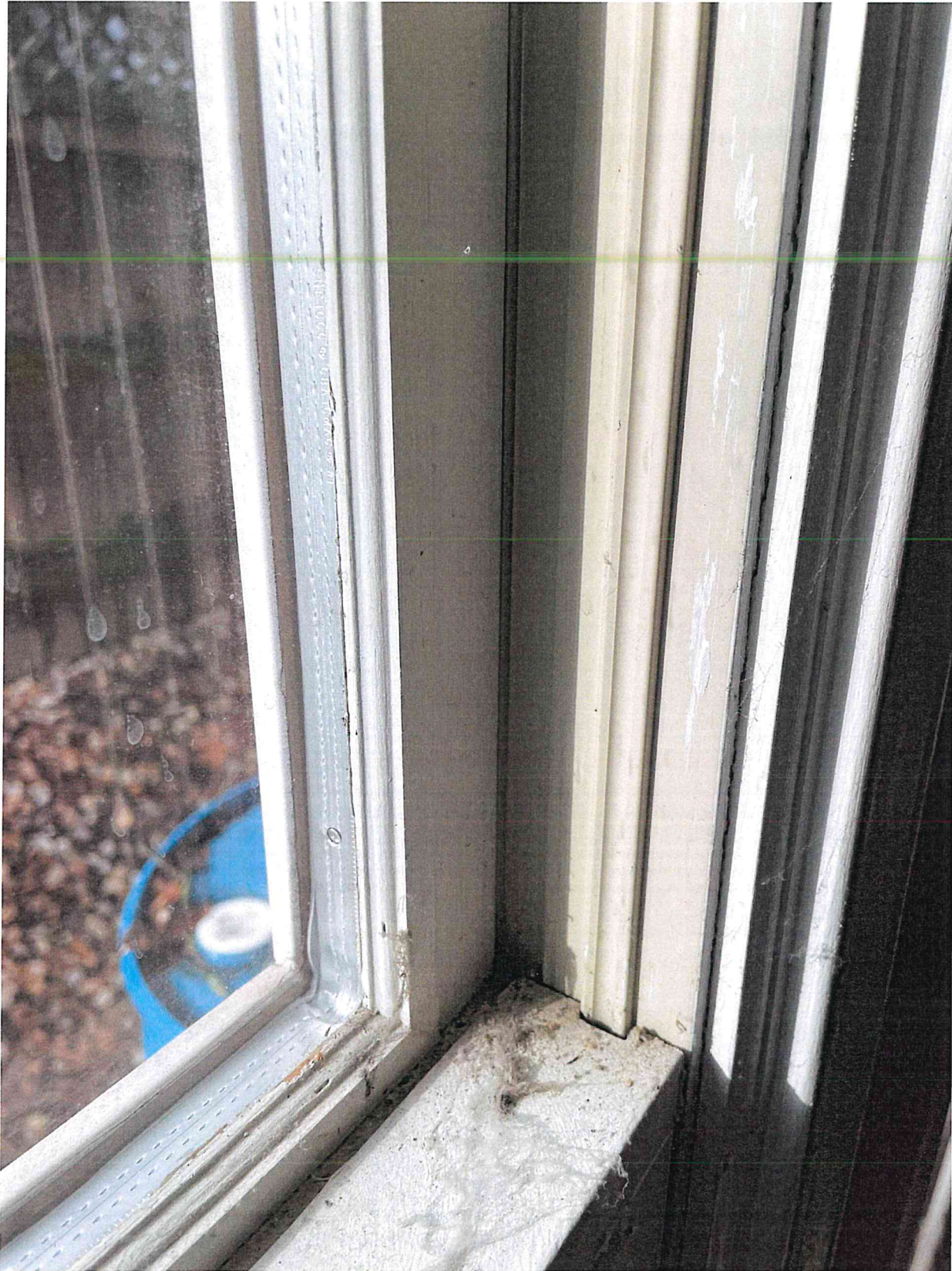
Angelini, Mary  
7423 Carroll Street •  
Takoma Park

Thu, Jan 26 10:24 AM  
by Katie Davis



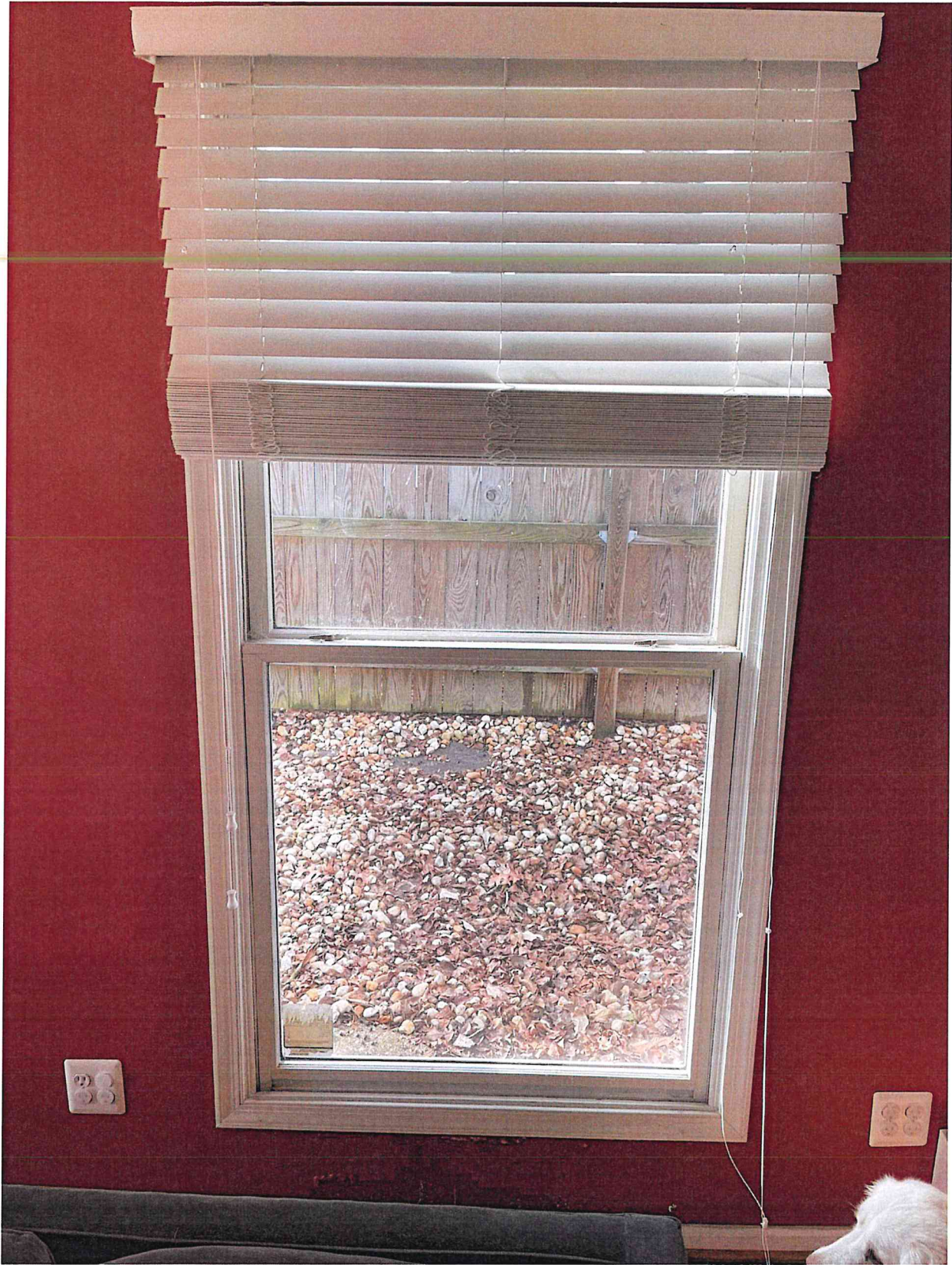
Angelini, Mary  
7423 Carroll Street •  
Takoma Park

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street •  
Takoma Park

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street •  
Takoma Park

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street •  
Takoma Park

Thu, Feb 9 10:30 AM  
by Katie Davis

Drywall being replaced





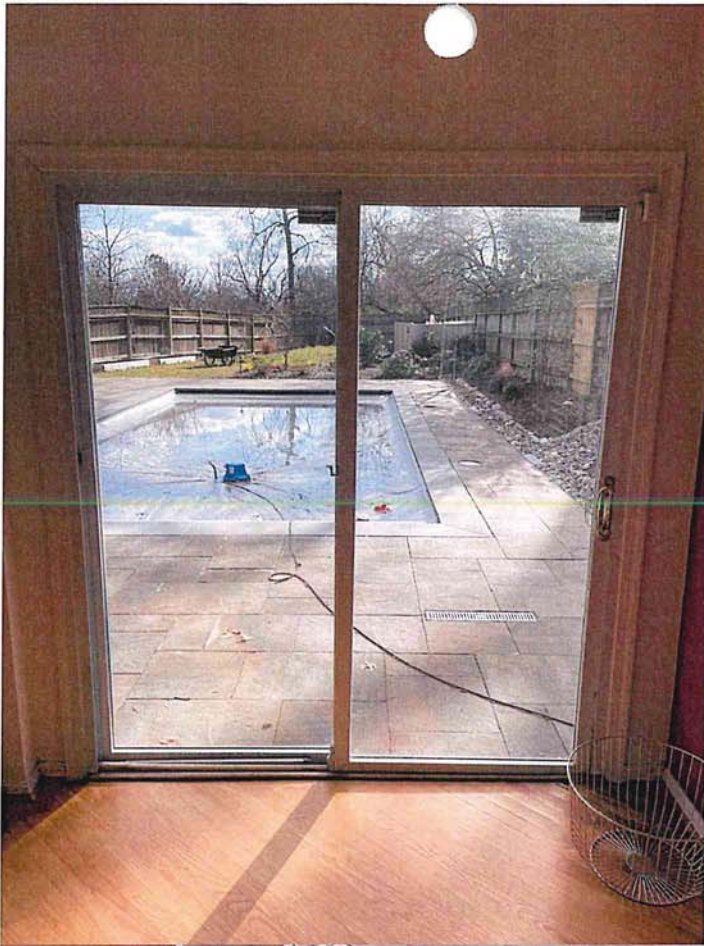
Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:27 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:28 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
**7423 Carroll Street • Takoma Park**

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
**7423 Carroll Street • Takoma Park**

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
7423 Carroll Street • Takoma Park

Thu, Jan 26 10:25 AM  
by Katie Davis



Angelini, Mary  
**7423 Carroll Street • Takoma Park**

*Thu, Jan 26 10:27 AM*  
*by Katie Davis*



OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

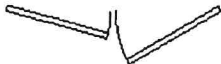
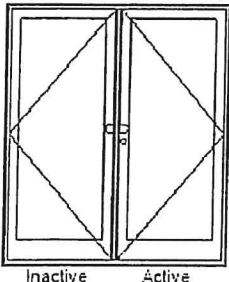
Angelini, Mary  
 Elevate Outswing  
 Quote Number: NH33FTV

**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #3	Mark Unit: Door 1			
Qty: 1				

**MARVIN**



As Viewed From The Exterior

**Egress Information**  
 Width: 62 61/64" Height: 76 35/64"  
 Net Clear Opening: 33.47 SqFt

- Stone White Exterior
- White Interior
- Elevate Outswing French Door XX Left Hand
- Left Panel
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Tempered Low E2 w/Argon
  - Stainless Perimeter Bar
- Right Panel
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Tempered Low E2 w/Argon
  - Stainless Perimeter Bar
- Multi-Point Lock
- Cambridge Handle Satin Nickel PVD Keyed Exterior Primary Handle Set
- Cambridge Handle Satin Nickel PVD Interior Primary Handle Set
- Cambridge Handle Satin Nickel PVD Exterior Secondary Handle Set
- Cambridge Handle Satin Nickel PVD Interior Secondary Handle Set
- White Adjustable Hinges
- Beige Ultrex Sill / Beige Weather Strip
- 4 9/16" Jambes
- Nailing Fin

Labor: Qty 1: French Door \*\* NON-TAXABLE ITEM

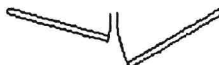
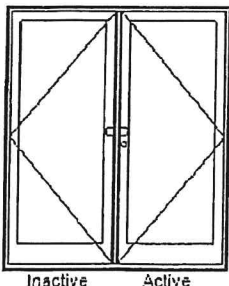
Materials: Qty 15: WM376 (2-1/4" Colonial) \*\* NON-TAXABLE ITEM

Other: Qty 1: Paint Casing \*\* NON-TAXABLE ITEM

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Door 2			
Qty: 1				

**MARVIN**



As Viewed From The Exterior

**Egress Information**  
 Width: 62 61/64" Height: 76 35/64"  
 Net Clear Opening: 33.47 SqFt

- Stone White Exterior
- White Interior
- Elevate Outswing French Door XX Left Hand
- Left Panel
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Tempered Low E2 w/Argon
  - Stainless Perimeter Bar
- Right Panel
  - Stone White Exterior
  - White Interior
  - IG - 1 Lite
  - Tempered Low E2 w/Argon
  - Stainless Perimeter Bar
- Multi-Point Lock
- Cambridge Handle Satin Nickel PVD Keyed Exterior Primary Handle Set
- Cambridge Handle Satin Nickel PVD Interior Primary Handle Set
- Cambridge Handle Satin Nickel PVD Exterior Secondary Handle Set
- Cambridge Handle Satin Nickel PVD Interior Secondary Handle Set
- White Adjustable Hinges
- Beige Ultrex Sill / Beige Weather Strip
- 4 9/16" Jambes
- Nailing Fin

*MA*

OMS Ver. 0004.01.00 (Current)  
 Product availability and pricing subject to change.

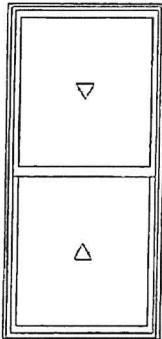
Angelini, Mary  
 Window  
 Quote Number: Z6KWFJK

**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Window 1			
Qty: 1				

**MARVIN**



As Viewed From The Exterior

Egress Information  
 Width: 32 3/8" Height: 32 7/32"  
 Net Clear Opening: 7.24 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung
- Top Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Bottom Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- White Weather Strip Package
- White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jamb
- Nalling Fin

Materials: Qty 15: WM376 (2-1/4" Colonial) \*\* NON-TAXABLE ITEM

Other: Qty 1: Paint Casing \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Unit Availability and Price is Subject to Change

*MA*