

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

<b>Address:</b>	99 Elm Avenue, Takoma Park	<b>Meeting Date:</b>	9/6/2023
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	8/30/2023
<b>Applicant:</b>	Clark Pettig & Liz Pardue (Richard J. Vitullo, Architect)	<b>Public Notice:</b>	8/23/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
		<b>Staff:</b>	John Liebertz

**Permit Number:** 1039884

**PROPOSAL:** Alterations to non-historic rear addition, basement alterations, new patio construction, and door replacement.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with five (5) conditions** the HAWP application with final approval of all details delegated to staff:

1. The applicant shall rectify and clarify the discrepancy in the overall change in height of the two-story, enclosed sleeping porch.
2. The applicant shall submit a detail for the proposed overhanging eave that shows its design and materials.
3. The applicant shall submit a note or window specification that illustrates that the proposed muntin matches the profile and width of the existing windows to the greatest possible extent.
4. The applicant shall submit a door specification for the basement and a detail of the proposed concrete stairwell.
5. The applicant shall submit a note that all cellular polyvinyl chloride and poly-ash trim will be painted.

**ARCHITECTURAL DESCRIPTION**



**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District

**STYLE:** Craftsman

**DATE:** c. 1922

*Figure 1: The subject property at 99 Elm Avenue (noted with the yellow star) is located mid-block on the south side of Elm Street. The red outline is the boundary of the Takoma Park Historic District.*

## **PROPOSAL**

The applicant proposes the following alterations to the enclosed, two-story, former sleeping porch on the rear elevation: 1) raise the hipped roof (the roof will maintain the existing pitch and materials); 2) replace the 6" wood lap siding with 2 ½" wood lap siding; 3) install paired six-over-one, double-hung, aluminum-clad, wood windows with a continuous polyvinyl chloride subsill and poly-ash trim; 4) install cementitious fiberboard panels; 5) install poly-ash frieze and corner boards; and 6) add a 8" poly-ash band board with an cellular polyvinyl chloride drip edge between the first and second stories.

The applicant proposes the following alterations to the main section of the house: 1) the alterations to the sleeping porch would likely require the removal of single bracket on the overhanging eave of the main house's rear gable; 2) replacement of an existing steel door accessing the basement on the rear elevation with a fiberglass door; 3) in-kind replacement of the existing steel door and concrete stairwell accessing the basement door on the rear elevation.

## **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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the Secretary of the Interior's Standards for Rehabilitation.

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials,
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way,
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged,
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged,
- Preservation of original building materials and use of appropriate, compatible new materials is

- encouraged, and
- 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;
- (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 an Outstanding Resource to the Takoma Park Historic District and features a Craftsman-influenced house constructed c. 1922. The house and the adjacent home at 97 Elm Avenue (of matching form and plan) likely was built by Victor Lehto—a local contractor who constructed several homes in the community. The two-and-a-half story, wood-frame house rests on a parged concrete block foundation and supports a front-gable roof adorned with a full-width, single-story, front porch. The original wood lap siding has been covered with stucco. The rear elevation features an original, two-story, sleeping porch (presently enclosed) offset towards the eastern extent. Typical fenestration includes six-over-one and one-over-one, double-hung, wood sash windows. The windows on the second story of the enclosed former sleeping porch consist of one-by-one, vinyl-sash sliding windows.

There are no relevant Historic Area Work Permits (HAWP) approved for the property. In 2020, staff reviewed and approved HAWP #919095 for the installation of a fence.<sup>1</sup>



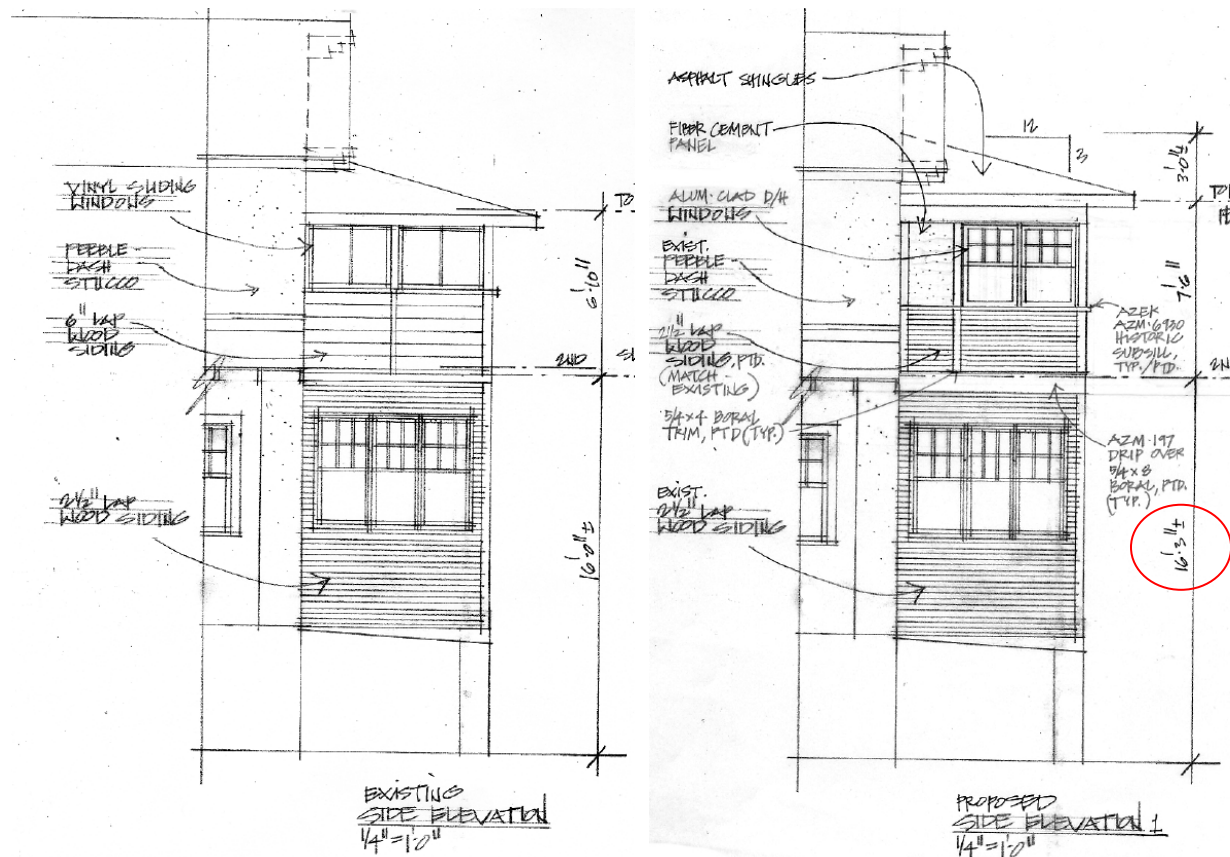
**Figure 2: Sanborn Fire Insurance Map showing the current footprint of the house in 1927 (upper left), view of the north (façade) and west elevations ca. 1990 (upper right), and oblique aerial view of the rear elevation showing the enclosed two-story sleeping porch (red arrow) on the rear elevation of the subject house at 99 Elm Avenue. Note that the adjacent house at 97 Elm Avenue has a matching plan and fenestration pattern. Source: Sanborn Fire Insurance Map, Montgomery Planning, and Connect Explorer.**

<sup>1</sup> For more information see, [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/HAWP/7-29-2020/99%20Elm%20Ave.,%20Takoma%20Park%20-%20919095%20-%20Approval.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/7-29-2020/99%20Elm%20Ave.,%20Takoma%20Park%20-%20919095%20-%20Approval.pdf).

*Proposed Alteration – Scale and Massing (Raising of the Roof on the Former Sleeping Porch)*

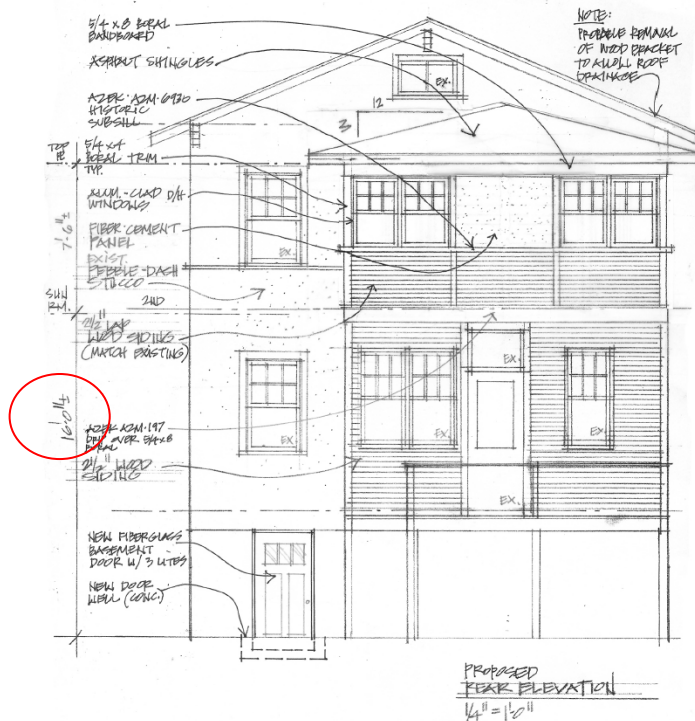
Staff finds the alterations to the two-story enclosed sleeping porch to be consistent with the applicable guidelines and recommends approval with a condition. The relevant guidance recommends placement of exterior alterations to the rear of the house. The proposed changes would have no visibility from the public rights-of-way. In addition, the applicant is retaining the original footprint and form of the sleeping porch including the hipped roof with overhanging eaves and exposed rafter tails. Therefore, there would be minimal adverse effect to the historic resource and no adverse effect to the surrounding district.

Staff requests that the applicant clarify the overall change in height of the enclosed sleeping porch. The existing side elevation shows that the height from grade to the top of the first story as 16' and the second story as 6'10", an overall elevation of approximately 22'10". The applicant proposed raising the second-story ceiling to 7'6" to meet current code requirements and increase usability of the space. The proposed side elevation shows the height from grade to the top of the first story as 16'3" and the second story as 7'6", with an overall elevation of approximately 23'9". However, the proposed rear elevation shows the height from grade to the top of the first story as 16'0" and the second story as 7'6", with an overall elevation of approximately 23'6". As there is a 6" difference between the elevation drawings, staff recommends approval of either change in roof height, but requests that the applicant update the drawings to rectify this discrepancy.



**Figures 3 and 4: View of the existing side elevation (left) and the proposed side elevation (right) showing the raising of the hipped roof. Staff requests that the applicant corrects or clarifies the height discrepancy (circled in red) on the proposed side and rear elevations.**

**Source: Applicant.**



**Figure 5: View of the proposed rear elevation. Staff requests that the applicant corrects or clarifies the height discrepancy (circled in red) on the proposed side and rear elevations.**

**Source: Applicant.**

#### *Proposed Alteration – Design and Materials (Enclosed Sleeping Porch)*

Staff finds that the proposed design and materials of the alteration to the enclosed sleeping porch to be consistent with the applicable guidelines and recommends approval with conditions. The proposal retains the fenestration and materials on the first story. The materials on the second story including the windows (vinyl-sash) and wood siding with a 6" reveal are not original to the period of construction. Here, the applicant intends to match the design of many of the character defining elements of the house including the wood siding (with a 2 1/2" reveal) and the six-over-one, double-hung, wood-sash windows on the first story of the enclosed porch. The second story would be differentiated with its use of a heavy band board and panels separating the paired windows. Therefore, there would be negligible adverse effect to the historic resource and no adverse effect to the historic district. Staff, however, requests that the applicant submit a detail that shows the design of the new overhanging eave that shows its design and materials. In addition, staff requests a window specification or note on the plan that the profile or width of the proposed window would match the existing windows.

While the new siding would be wood, the applicant requests to install substitute materials including aluminum-clad wood windows, cementitious fiberboard panels, and cellular polyvinyl chloride and poly-ash trim. All of these materials are regularly approved by the Historic Preservation Commission on new construction and additions. Staff, however, requests that the applicant add a note that all cellular polyvinyl chloride and poly-ash trim be painted.

#### *Proposed Alteration – Alterations to the Main House*

Staff finds the proposed removal of the single bracket on the rear elevation to be consistent with the applicable guidelines and recommends approval. The proposed bracket to be removed has no visibility from the public rights-of-way and limited visibility from the rear of the property due to the height of the enclosed sleeping porch. While it is an original building material, it would have a negligible adverse

effect to the individual resource and no adverse effect to the character of the historic district. The removal of the bracket would allow for a modest addition to the rear the house while retaining the existing form and footprint of the enclosed sleeping porch.

Staff finds the replacement of the basement door and alteration to the associated concrete stairwell to be consistent with the applicable guidelines and recommends approval with conditions. The proposed two-panel, three-light, fiberglass door is compatible with the materials and design of the dwelling and is not visible from the public rights-of-way. Staff, however, requests the applicant submit a door specification sheet. Also, staff requests additional details regarding the concrete stairwell including a detail that shows the dimensions of the existing and proposed concrete stairwell, number of steps to be constructed, any railings required, etc.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, 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*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with five (5) conditions** the HAWP application with final approval delegated to staff:

1. The applicant shall rectify and clarify the discrepancy in the overall change in height of the two-story, enclosed sleeping porch.
2. The applicant shall submit a detail for the proposed overhanging eave that shows its design and materials.
3. The applicant shall submit a note or window specification that illustrates that the proposed muntin matches the profile and width of the existing windows to the greatest possible extent.
4. The applicant shall submit a door specification for the basement and a detail of the proposed concrete stairwell.
5. The applicant shall submit a note that all cellular polyvinyl chloride and poly-ash trim will be painted.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the proposal, as modified by the condition, 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#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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:

- Checklist of work types: 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.

Signature of owner or authorized agent

Date



Adjacent and Confronting Properties:

Takoma Park, MD 20912

101 Elm Avenue

97 Elm Avenue

6716 Allegheny Avenue

50 Elm Avenue

54 Elm Avenue

**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:

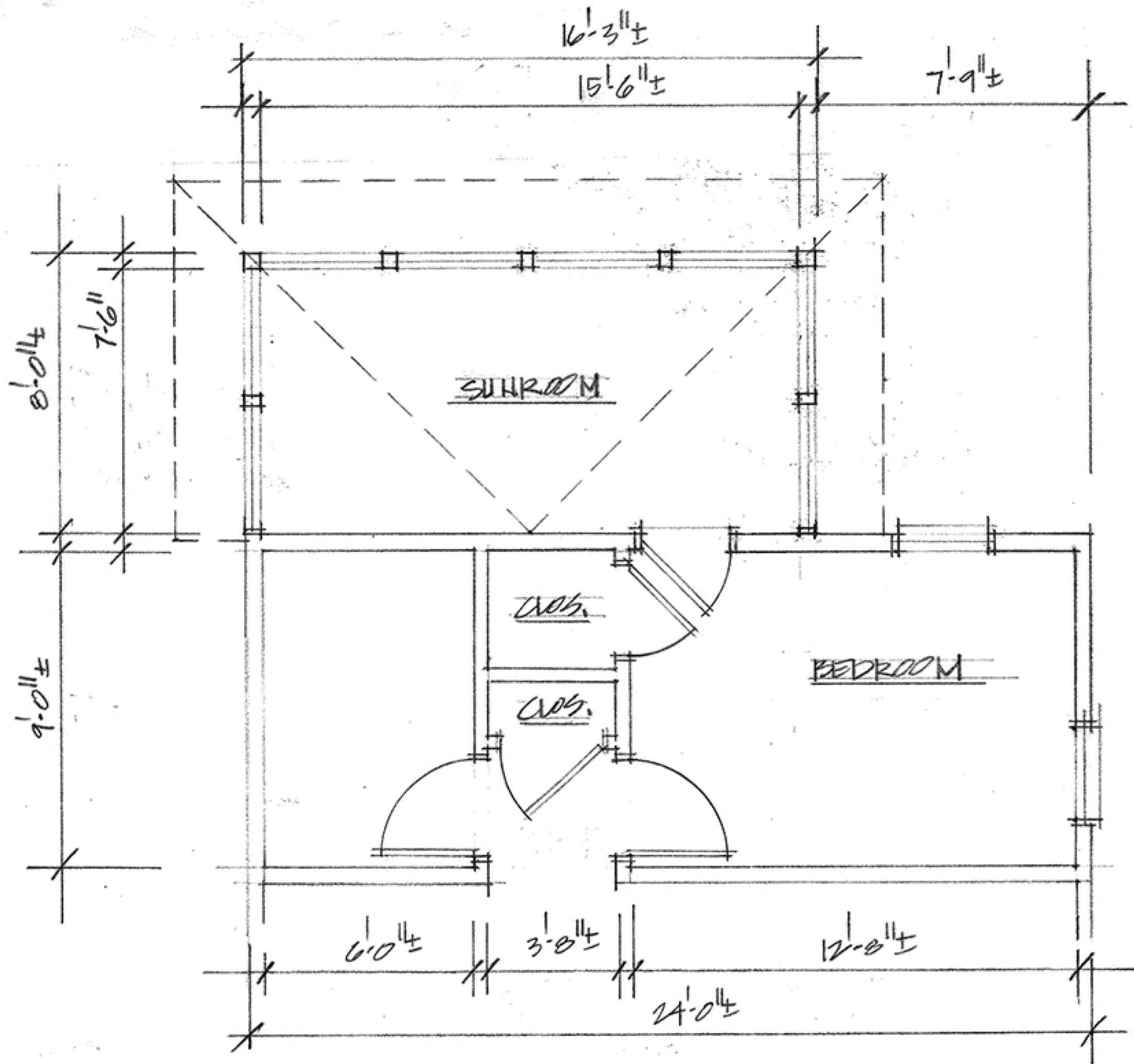
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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

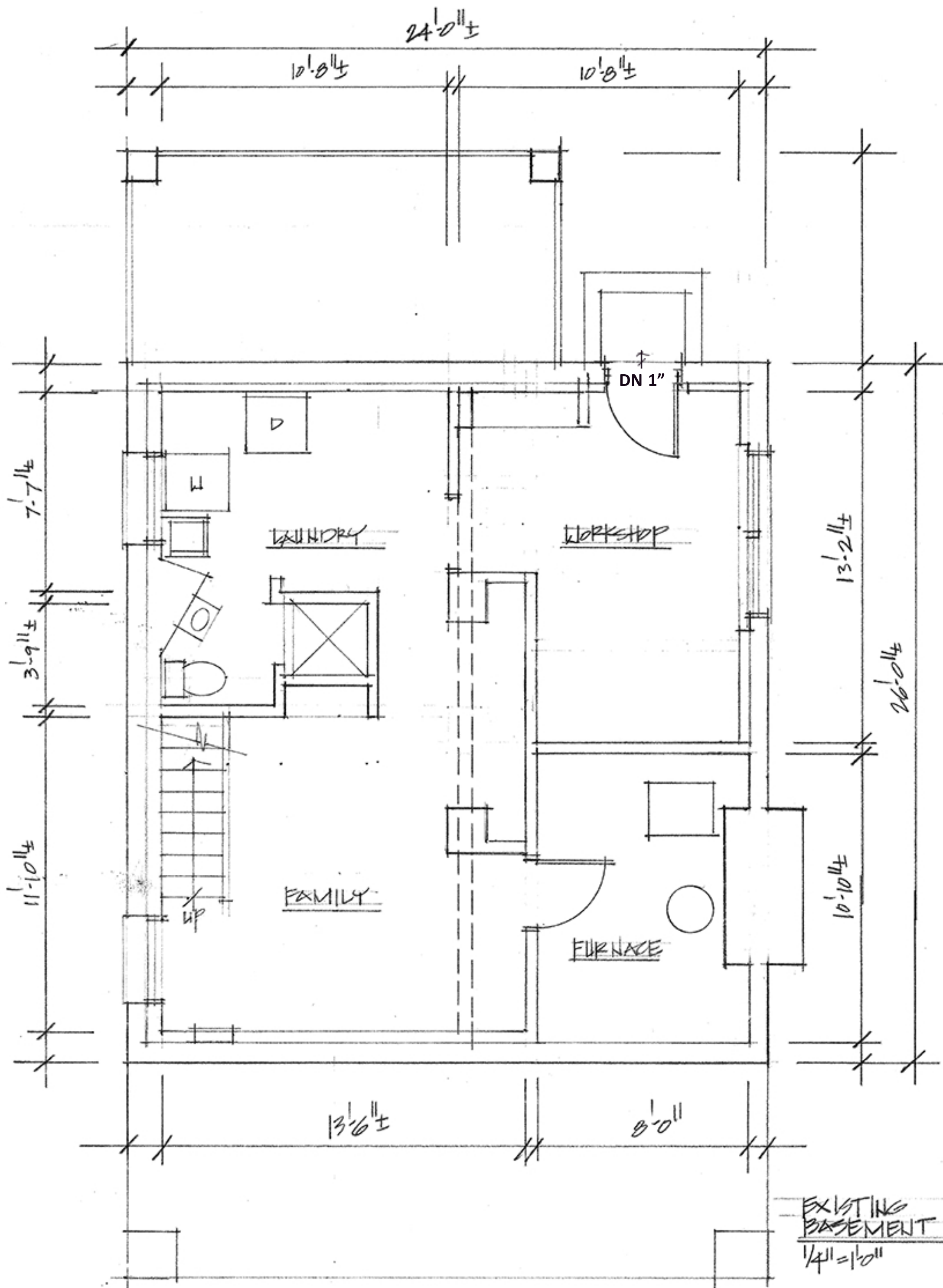
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

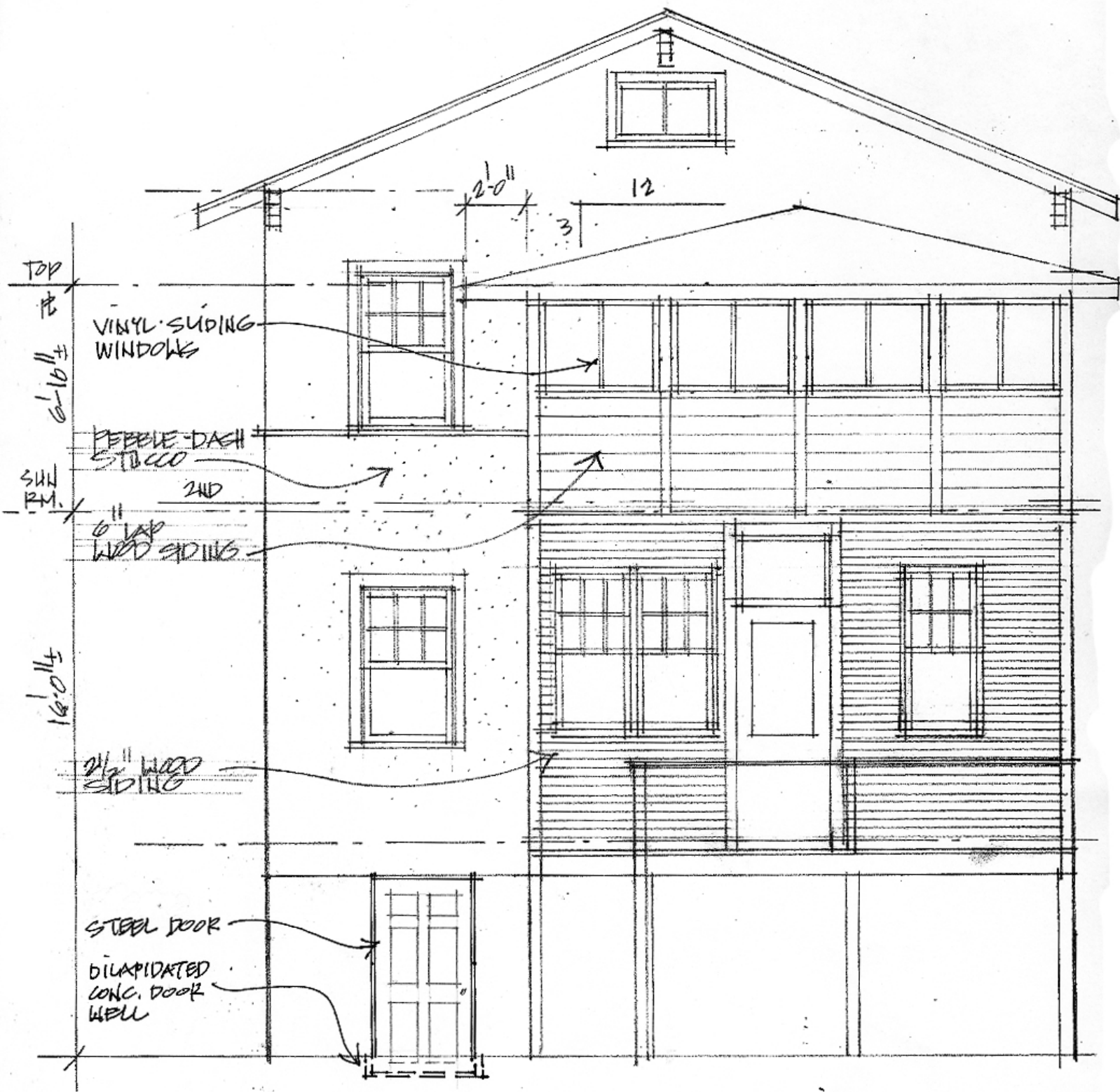
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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



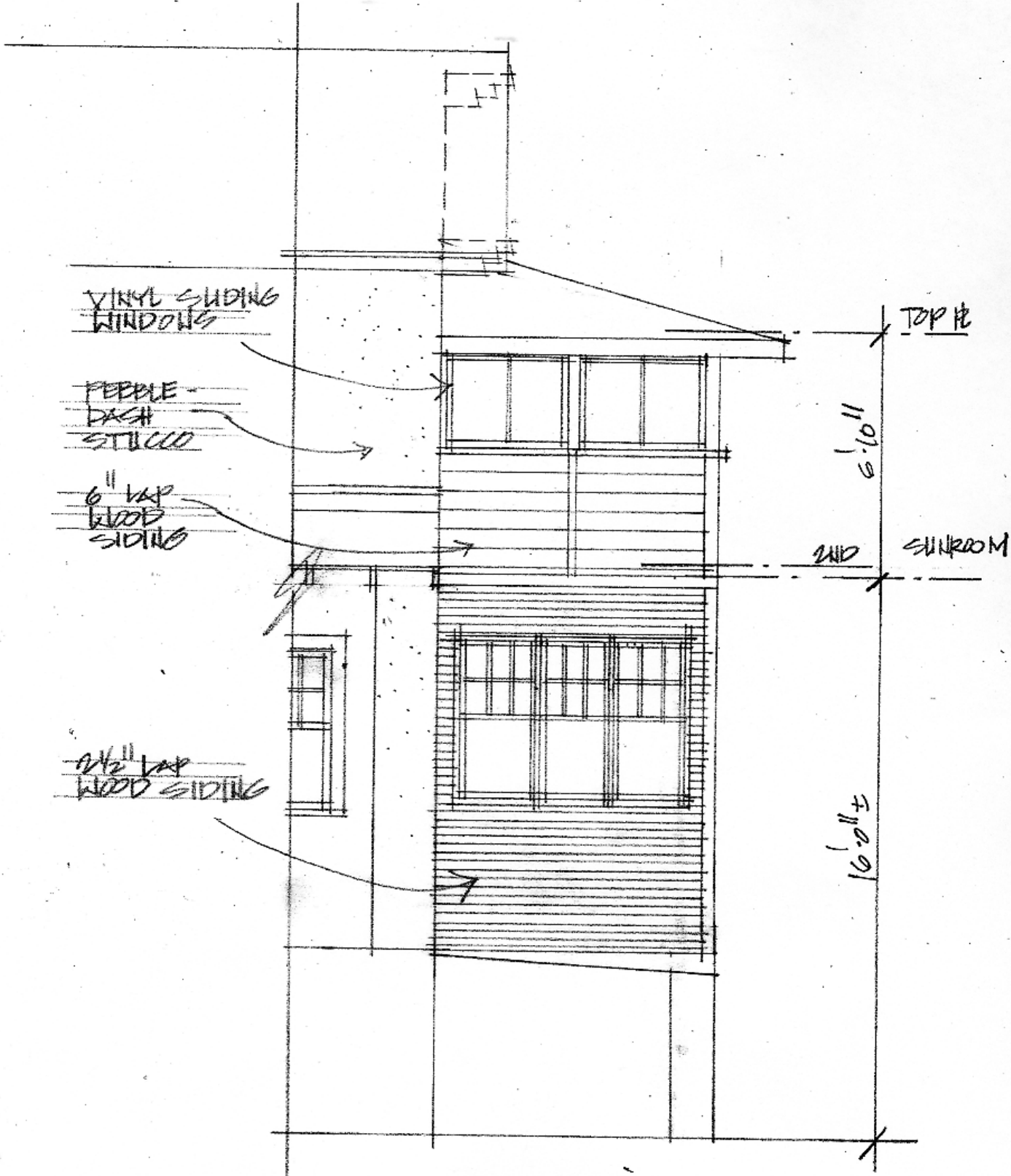
EXISTING  
 SECOND FLOOR PLAN  
 $\frac{1}{4}'' = 1'-0''$



EXISTING  
 BASEMENT PLAN  
 1/4" = 1'-0"



EXISTING  
 REAR ELEVATION  
 1/4" = 1'-0"



VINYL SIDING  
WINDOWS

PEBBLE  
DASH  
STUCCO

6" LAP  
WOOD  
SIDING

2 1/2" LAP  
WOOD SIDING

TOP FLOOR

6'-10" ±

2ND SUNROOM

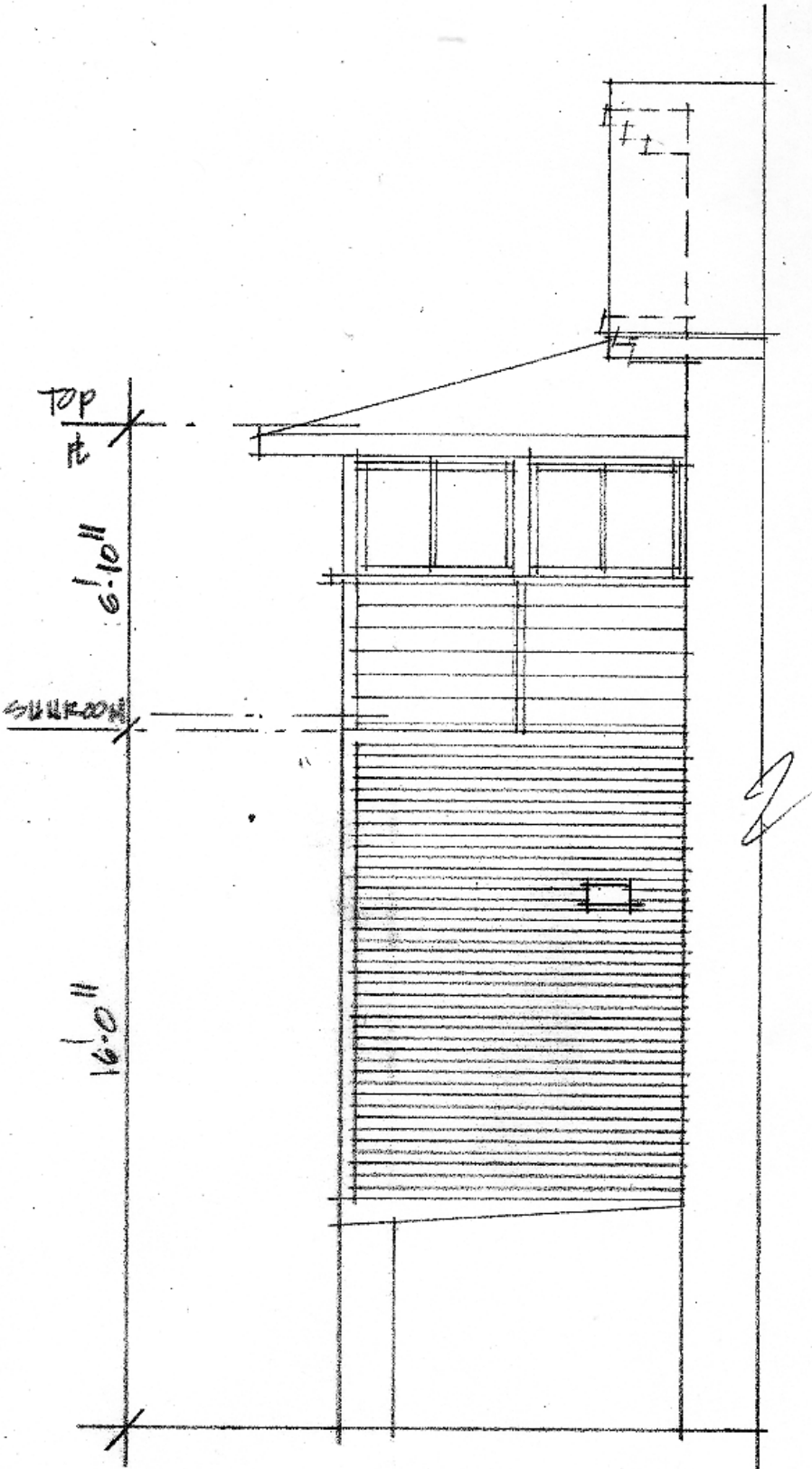
4'-0" ±

EXISTING  
SIDE ELEVATION

1/4" = 1'-0"

8





EXISTING  
SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$

(10)

PROPERTY ADDRESS 99 ELM AVENUE TAKOMA PARK, MARYLAND 20912 SURVEY NUMBER 2682

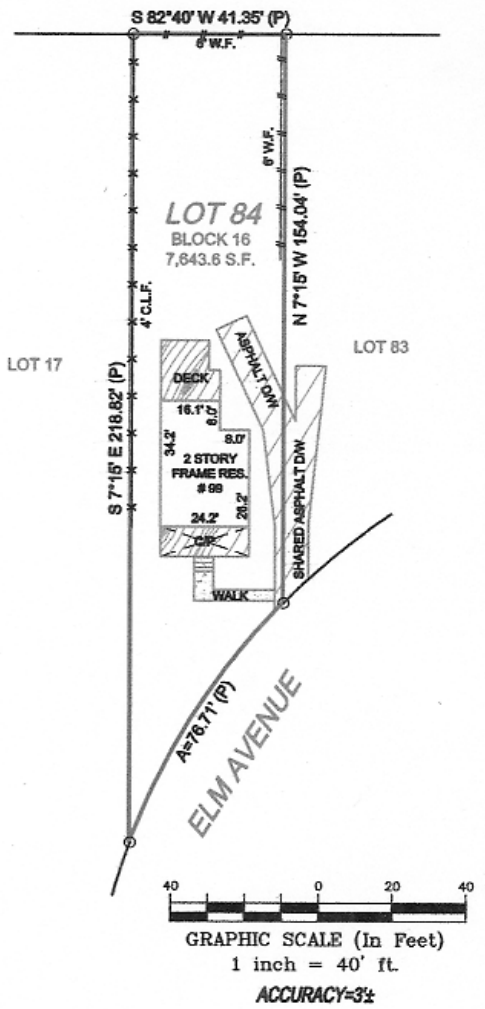
FIELD WORK DATE: 12/4/2013 REVISION DATE(S): (REV.1 12/4/2013)

1311.2235  
LOCATION DRAWING  
LOT 84  
FRASER'S SUBDIVISION OF  
B.F. GILBERT'S ADDITION TO TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND  
12-03-2013 SCALE 1"=40'



NOTE - FENCE OWNERSHIP NOT DETERMINED

STATE OF MARYLAND  
JOHN E. KROBATH  
PROFESSIONAL LAND SURVEYOR  
20805  
John E. Kroboth  
EXPIRES 05-26-2014



NOTES THE DRIVEWAY SERVING THE PROPERTY IS SHARED WITH THE ADJOINING LOT.

CLIENT NUMBER 111021BETS	DATE 12/3/2013
BUYER: Avril Y. Smith and Gina Bowers,	
SELLER: PAUL L. WECKSTEIN	
CERTIFIED TO: Avril Y. Smith and Gina Bowers, ; Sage Title Group, LLC; First American Title Insurance Company; First Home Mortgage Corporation .	



**SAGE TITLE GROUP**  
7700 Georgetown Road  
Bethesda, MD 20814  
P. 310.654.2560 F. 301.654.0325

**GAIL CHISHOLM REALTOR®**  
OFFICE: 240-497-1700  
GAIL.CHISHOLM@LONGANDFOSTER.COM

LONG & FOSTER REALTORS

PLEASE NOTE Axis Vendor Group (Axis) is a vendor management company specializing in electronic survey coordination for the title insurance and mortgage lending industries. The following product has been prepared by a state licensed land surveying firm as indicated on the 'plat' page of the survey product. Axis provides service coordination services and the digitally encrypted transmission and archiving of these products and is not involved in any aspect of the surveying process. All transmissions of this product are via a secure SHA-1 secure hash message digest authentication code within its signature file. A manually signed and sealed log of this survey's signature file is kept on file at the performing surveyor's office.

PERFORMED BY **EXACTA Maryland Surveyors, Inc.**  
LB# 21535  
www.exactamd.com  
P 866.735.1916 F 866.744.2882  
10480 Little Patuxent Parkway, Suite 400, Columbia MD 21044

This is page 1 of 2 and is not valid without all pages.

**OWNERS:**

**Liz Pardue**

**Clark Pettig**

99 Elm Ave.

Takoma Park, MD 20912

**AGENT FOR OWNER:**

**Richard J. Vitullo AIA**

**Vitullo Architecture Studio, PC**

7016 Woodland Ave.

Takoma Park, MD 20912

**Adjoining Property Owners**

---

**Mozelle Hazell**

97 Elm Ave.

Takoma Park, MD 20912

**Jared Hughes**

101 Elm Ave.

Takoma Park, MD 20912

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

99 Elm Ave., Takoma Park, MD 20912

*This is an "Outstanding Resource" Craftsman house, built in 1920, and it is located in the Takoma Park Historic District. It is a 2 ½ -story gabled house, the main portion is approx. 24' x 26', with a covered front porch and a 8' x 16' 2-story rear addition, formerly a sleeping porch, now enclosed. It has a 954 S.F. footprint, with a full basement and rear walk-out.*

- a. Original House Structure:** The main house structure is wood framed with a main gable perpendicular to the front.*
- b. Exterior Finish:** The original structure's exterior finish is pebble-dash stucco finish with a horizontal wood trim wrapping around the entire house directly under the 2<sup>nd</sup> floor windows. The rear addition finish is a combination of 2 ½" wood lap siding and 6" exposure wood siding. There are wood outrigger /brackets under the eaves at the ridge and the house corners.*
- c. Windows and Doors:** The original existing windows are mainly wood double hung, with muntins in a 6-over-1 pattern (double-hung), or with a 1-over-1 pattern.*
- d. Foundation:** Painted parged concrete block. There is a small dilapidated concrete well in the rear at the basement door.*

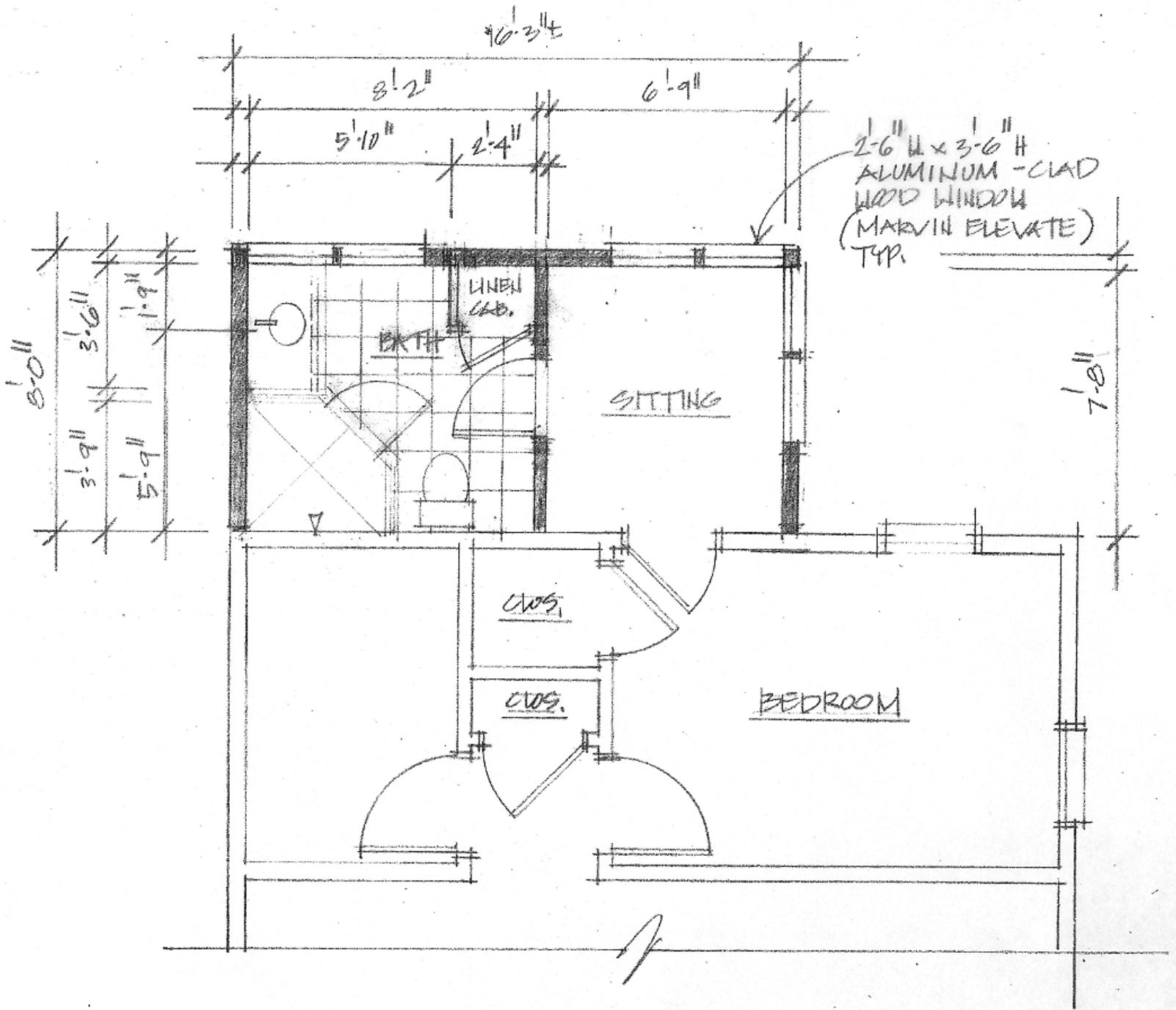
DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:  
99 Elm Ave., Takoma Park, MD 20912

***2<sup>nd</sup> Floor of Rear Addition:*** The entire 8' x 16' space will be converted into a Master Bathroom and Sitting Area. It will have a 3:12 pitch, with a 24" overhang at all three eaves, matching the existing. Because the current ceiling height is low in this space, in order to maintain a code-compliant and comfortable height along with adequate roof insulation, this space will have taller walls (set at 7'-6" high, minimum, and a new higher roof, but with the same overall form: a 3:12 hip roof with 24" eave overhang. **Also, the existing wood outrigger/ bracket under the existing rake overhang on the east side of the original house rear MAY need to be removed to accommodate the higher roof but this has not been definitively determined.**

This structure will be built using the following materials/details:

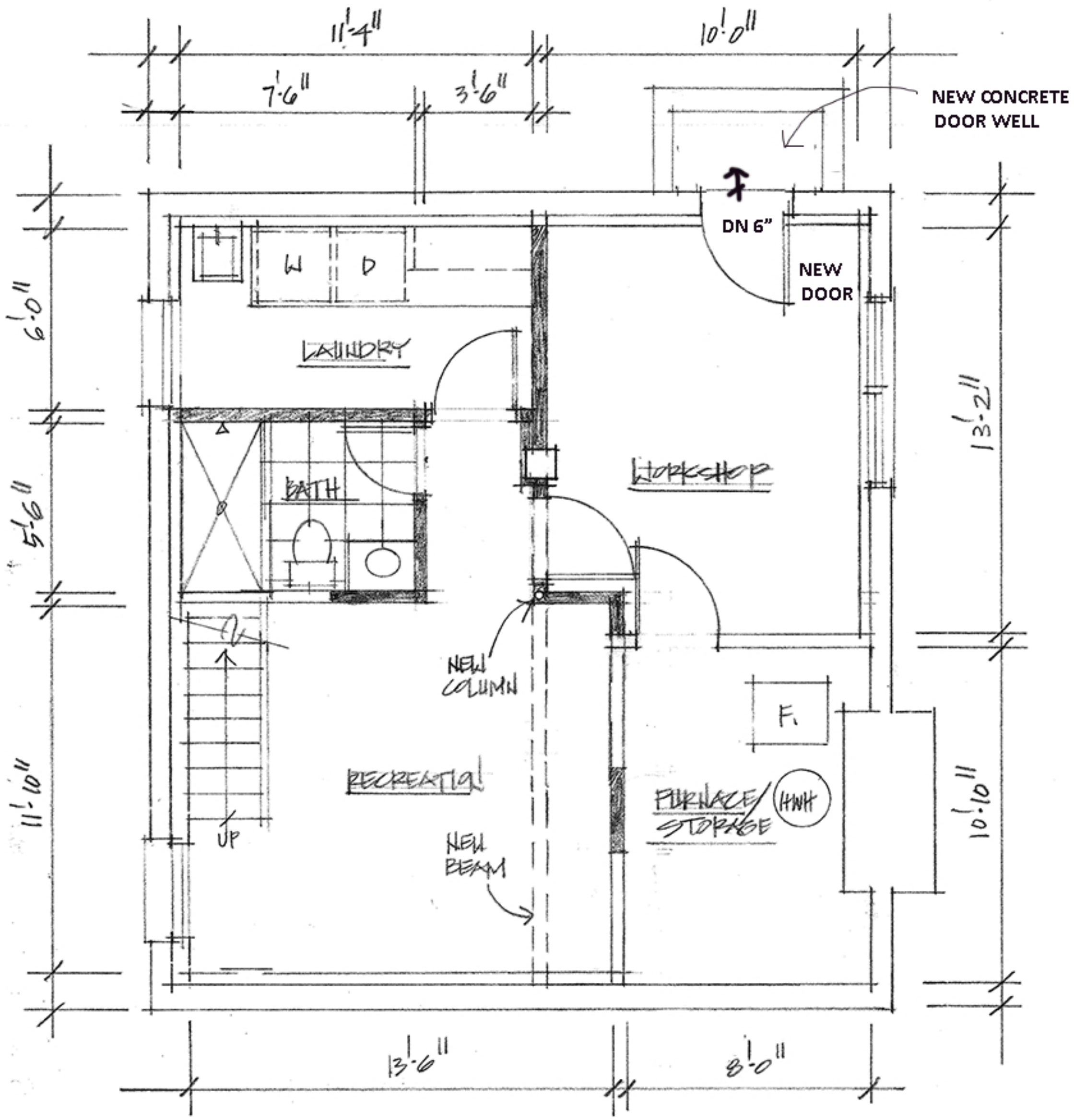
- a. **Siding:** 2<sup>nd</sup> Floor/ Lower half-- Painted 2 1/2" (appearance) wood lap siding to match existing on all façades, with 5/4 x 4 Boral vertical trim. 2<sup>nd</sup> Floor/ Upper half—Painted fiber cement panels, with 5/4 x 4 Boral vertical trim (see elevations). Under the line of windows will be an Azek AZM-6930 Historic subsill wrapping all around the exterior. At the bottom of the 2<sup>nd</sup> floor level, an Azek AZM-197 drip cap over a 5/4 x 8 Boral bandboard will separate the 2<sup>nd</sup> floor from the 1<sup>st</sup> floor below. Top of walls under eave—5/4 x 8 Boral trim bandboard.
- b. **Roofing:** asphalt shingles.
- c. **Windows and Doors:** Replacing the existing vinyl gliding windows at the 2<sup>nd</sup> floor will be 2'-6" x 3'-6" aluminum-clad wood double-hung sash windows (6-over-1 SDL). There will be painted 5/4 x 4 Boral trim around the windows.

***Basement:*** The existing dilapidated concrete well for the rear walk-out door will be replaced by a wider and deeper well (so that the door threshold is at least 6" higher than the bottom of the well). A new basement door will replace the existing one.



PROPOSED SECOND FLOOR

1/4" = 1'-0"



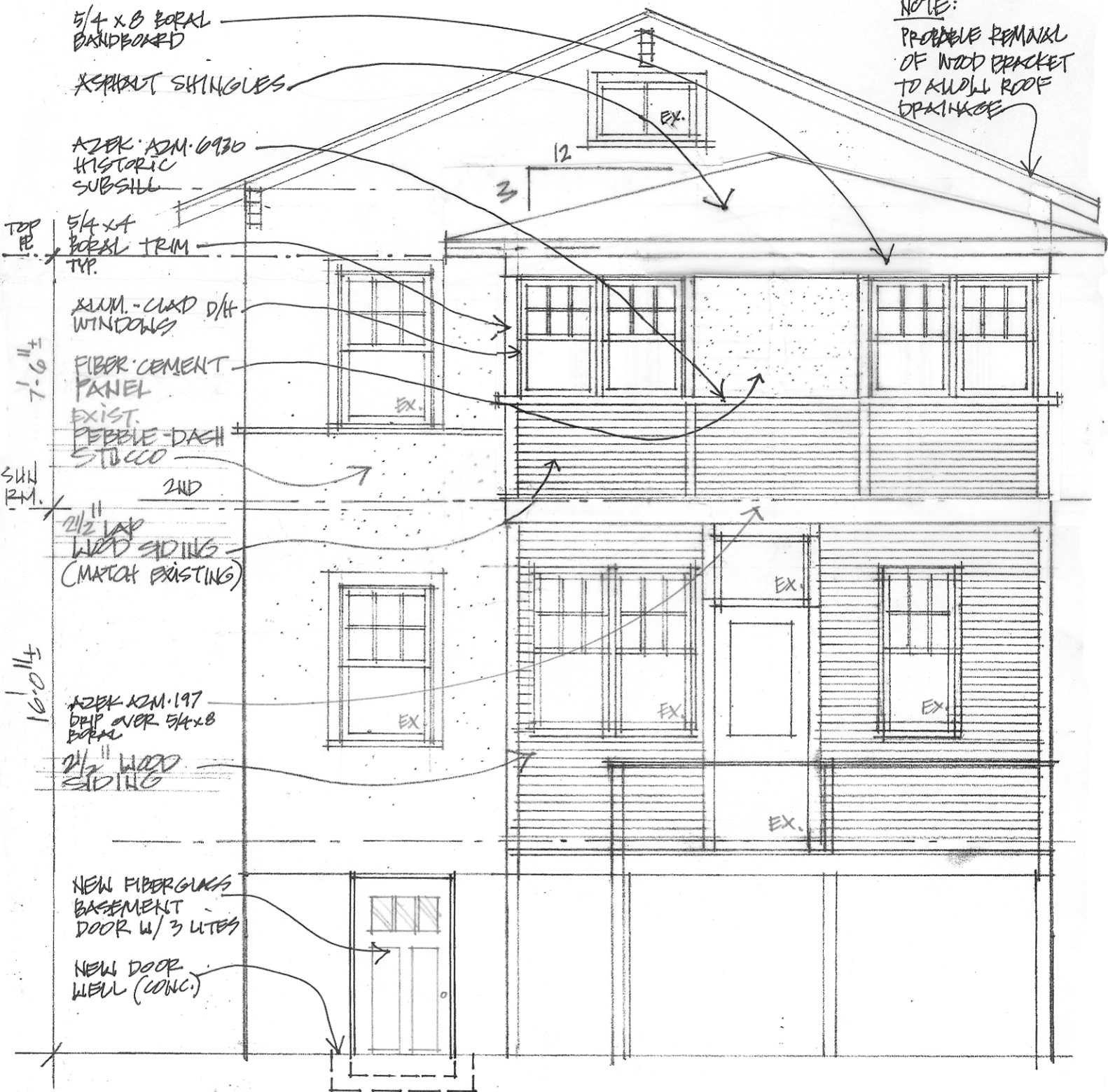
PROPOSED BASEMENT

1/4" = 1'-0"

Vitullo Architecture Studio, PC  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)806-6447 cell

PARDUE/PETTIG  
 99 ELM AVE.  
 TAKOMA PARK, MD

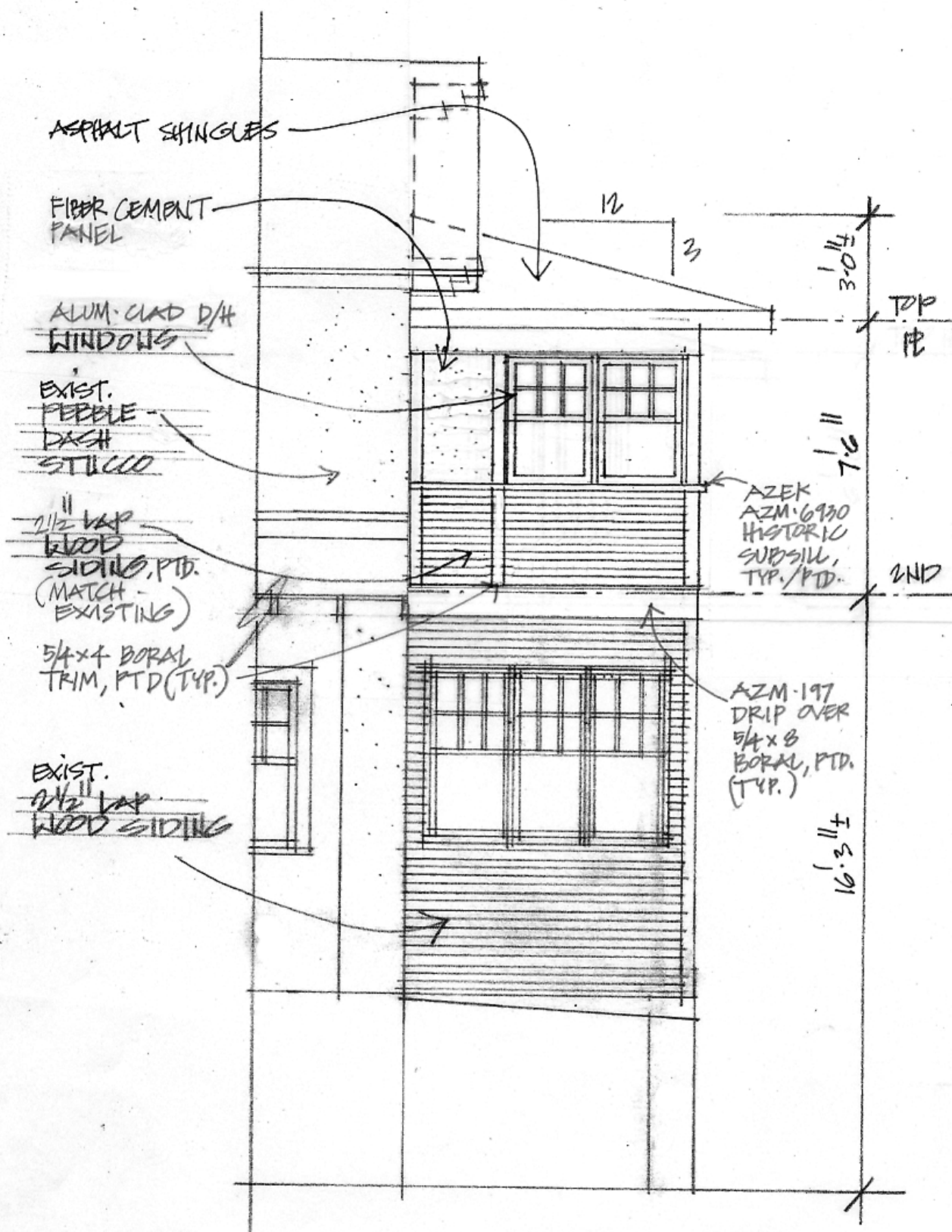
NOTE:  
 PROBLEME REMOVAL  
 OF WOOD BRACKET  
 TO ALLOW ROOF  
 DRAINAGE



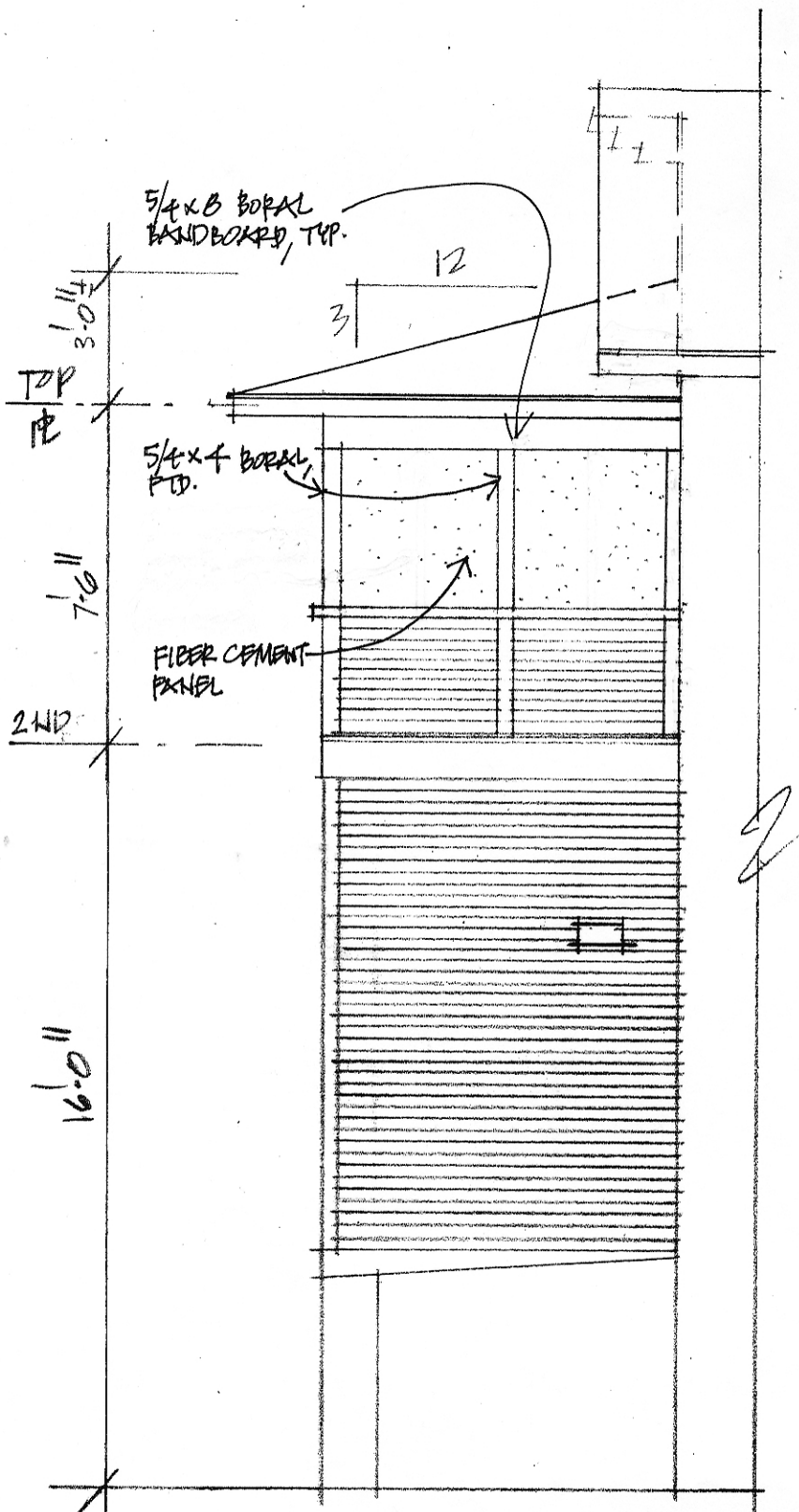
PROPOSED  
REAR ELEVATION

1/4" = 1'-0"





PROPOSED  
 SIDE ELEVATION 1  
 1/4" = 1'-0"



PROPOSED  
 SIDE ELEVATION 2

1/4" = 1'-0"









99 Elm









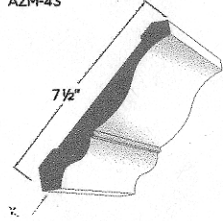




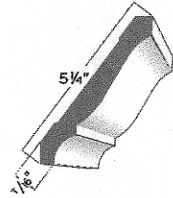
## CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall and ceiling. May be combined with other mouldings to create a "built-up" profile.

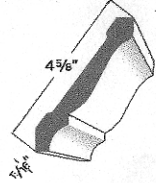
8" Crown (NEW FOR 2012)  
AZM-43



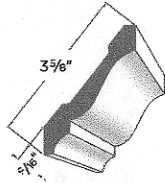
6" Crown  
AZM-45



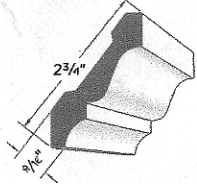
5" Crown  
AZM-47



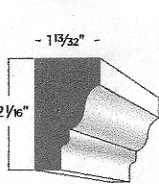
4" Crown  
AZM-49



3" Crown  
AZM-52



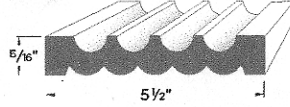
Rams Crown  
AZM-6934



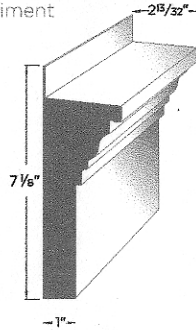
## CASING PROFILES

Casing profiles are decorative mouldings typically used flush against a wall, door or window to create surrounds.

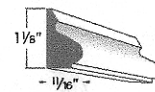
Fluted / Reeded (NEW FOR 2012)  
AZM-606



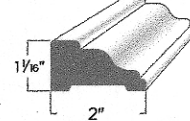
Crosshead Pediment  
(NEW FOR 2012)  
AZM-6216



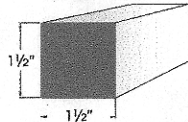
Base Cap  
AZM-164



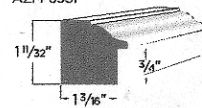
Rake Moulding  
AZM-287



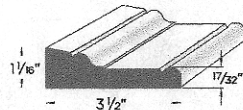
Square Profile  
AZM-236



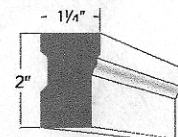
Back Band  
AZM-6931



Adams Casing  
AZM-97



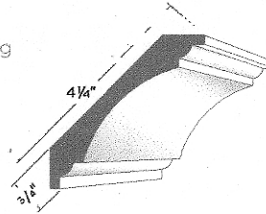
Brick Mould  
AZM-180



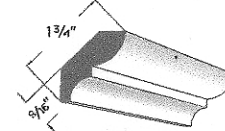
## COVE PROFILES

Cove profiles are typically used along the intersection of a wall and ceiling.

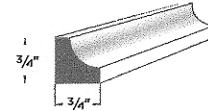
Cove Moulding  
AZM-80



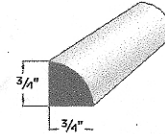
Bed Moulding  
AZM-75



Scotia  
AZM-93



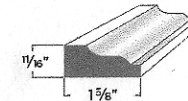
Quarter Round  
AZM-105



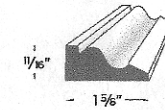
## SHINGLE BAND PROFILES

Shingle Band is designed for use as a window or door casing or as a decorative shoe base.

Shingle Mould  
AZM-210



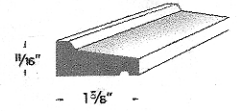
Band Moulding  
AZM-217



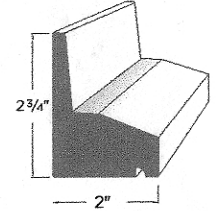
## DRIP CAP PROFILES

Drip Cap is typically used as a water table or brick ledge for separation and water shed against two differing material types.

Drip Cap  
AZM-197



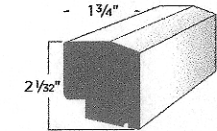
Water Table  
AZM-6935



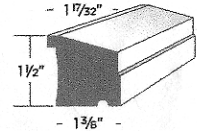
## SILL PROFILES

Sill profiles shed water and offer architectural detail.

Historic Sill  
AZM-6930



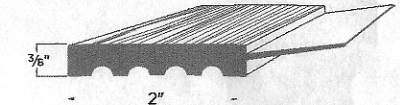
Sub Sill Nose  
AZM-6933



## GARAGE DOOR THERMOSTOP

Popular moulding profile designed to assist with sealing new or existing garage door openings to minimize weather and moisture intrusion.

Garage Door Thermostop  
AZM-6936



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
						2 x 2	1-1/2" x 1-1/2"
		1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"		
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
		1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"		
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

[View Warranty](#)

See the TruExterior Trim Advantage

[Watch Now](#)



HOME / RESIDENTIAL ROOFING / PRODUCTS / LANDMARK®



LANDMARK®

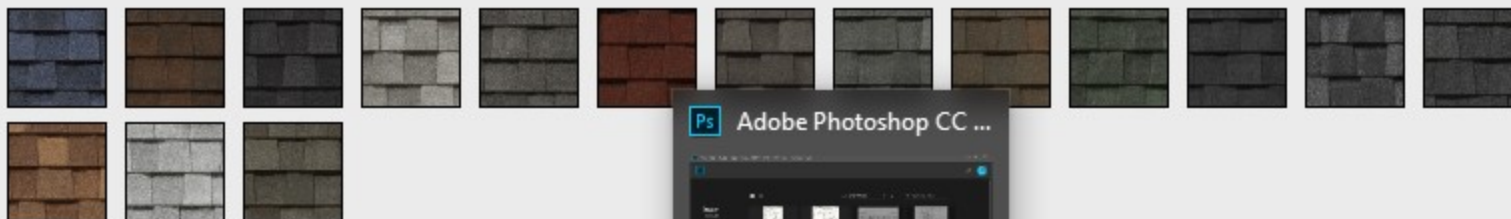
VISUALIZE YOUR HOME

GET AN ESTIMATE

VIEW GALLERY

PRODUCTS AVAILABLE NEAR ZIP CODE:

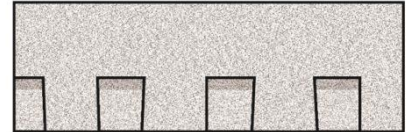
20912



## Landmark® Shingles

### PRODUCT INFORMATION

Landmark® shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark (and Algae Resistant-AR) shingles are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature.



Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

**Colors:** Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**Product Composition:** Landmark shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

### Applicable Standards

ASTM D3018 Type I	ICC-ES ESR-1389 and ESR-3537
ASTM D3462	CSA Standard A123.5 (Regional)
ASTM E108 Class A Fire Resistance	Miami-Dade Product Control Approved (Regional)
ASTM D3161 Class F Wind Resistance	Florida Product Approval # FL5444
ASTM D7158 Class H Wind Resistance	Meets TDI Windstorm Requirements
UL 790 Class A Fire Resistance	

### Technical Data:

	Landmark (and AR)
Weight/Square (approx.)	217 to 229 lb *
Dimensions (overall)	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66
Weather Exposure	5 5/8"

\*Dependent on manufacturing location

## **INSTALLATION**

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

**Hips and Ridges:** For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

## **MAINTENANCE**

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

## **WARRANTY**

Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark (and AR) carry up to 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at [www.certainteed.com](http://www.certainteed.com)).

## **TECHNICAL SUPPORT**

Technical Service Department: 800-345-1145  
e-mail: [RPG.T.Services@saint-gobain.com](mailto:RPG.T.Services@saint-gobain.com)

## **FOR MORE INFORMATION**

Customer Experience Team: 800-233-8990  
e-mail: [gethelp@saint-gobain.com](mailto:gethelp@saint-gobain.com)  
Web site: [www.certainteed.com](http://www.certainteed.com)

**CertainTeed**  
20 Moores Road  
Malvern, PA 19355





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/4/2023

Application No: 1039884  
AP Type: HISTORIC  
Customer No: 1471570

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 99 ELM AVE  
TAKOMA PARK, MD 20912

Othercontact VITULLO

Homeowner Pettig (Primary)

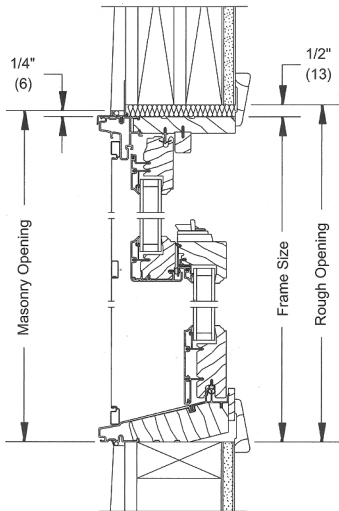
## Historic Area Work Permit Details

Work Type ALTER

Scope of Work Alter 2nd floor of 2-story sleeping porch addition to create higher code-compliant ceiling with adequate roof insulation; this space will be a future bathroom and sitting room.



# DOUBLE HUNG G2



HEAD JAMB AND SILL - OPERATOR