

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

<b>Address:</b>	44 Columbia Avenue, Takoma Park	<b>Meeting Date:</b>	11/13/2024
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/6/2024
<b>Applicant:</b>	JJ Kaye (Afra Farry, Architect)	<b>Public Notice:</b>	10/28/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Staff:</b>			Laura DiPasquale
<b>Permit Number:</b>	1088772		

**Proposal:** Partial demolition, construction of new rear addition and deck, fenestration alterations, and tree removal.

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The original front door must be retained or, if the severity of deterioration is such that it cannot be repaired, replaced in kind. HP Staff will make the final determination if the door cannot be repaired, and will review the specifications for a replacement door.
2. The east altered window opening must be patched to match the surrounding aluminum siding and that the new or repurposed siding must match the dimensions, material, and appearance of the existing siding and be toothed in to the surrounding siding, and the plans updated to note these materials. The applicant also has the option to remove the existing aluminum siding and restore the underlying material, and patch the opening to match the original underlying material.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource Within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c. 1926



*Figure 1: Aerial view of the subject property, located on Columbia Ave, near the intersection of Poplar Ave.*



*Figure 2: 44 Columbia Avenue, October 2024 (Historic Preservation Office).*

**PROPOSAL**

The applicant proposes to remove portions of an existing non-historic rear addition and deck and to construct a new rear addition and deck, as well as to replace the existing front door, modify some window openings and restore others, and remove select trees at the rear.



## **APPLICABLE GUIDELINES**

The Historic Preservation Office and 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 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;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- 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;
- 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.)

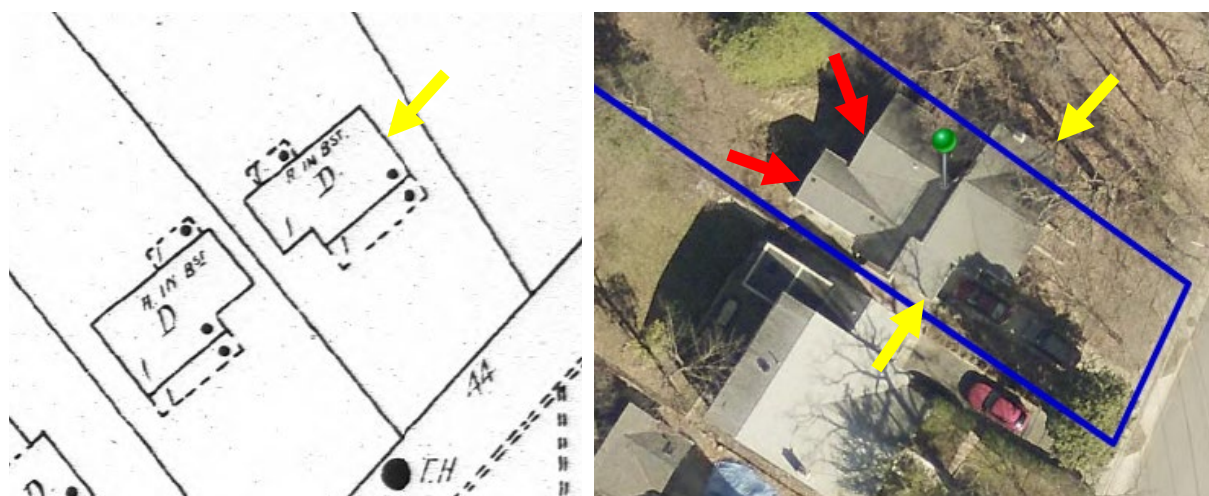
***Secretary of the Interior’s Standards for Rehabilitation***

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:

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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

Staff supports the proposed addition and tree removal, as well as some of the fenestration alterations and recommends approval, but does not support the replacement of the front door as proposed. Conditions have been added to address these alterations.



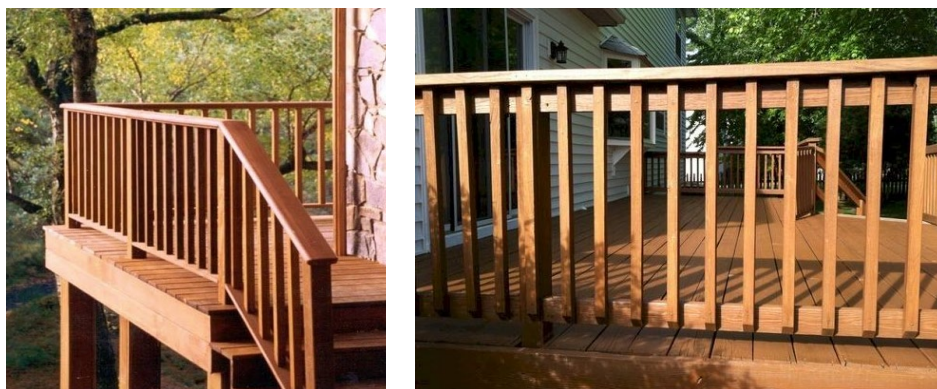
**Figure 3: 1927 Sanborn, Washington Suburban Vol. 1E, sheet 62 (left) and current aerial (right). Yellow arrows point to the original portion of the house, and red arrows to the existing non-historic addition. The 1959 Sanborn shows the same footprint as the 1927 Sanborn.**

***Rear addition and deck***

The proposed addition would modify and extend an existing non-historic rear addition to the property, constructed after 1959. The proposal utilizes two existing walls of the non-historic rear addition at the southwest corner, adding additional fenestration to these elevations. To the northeast, the application

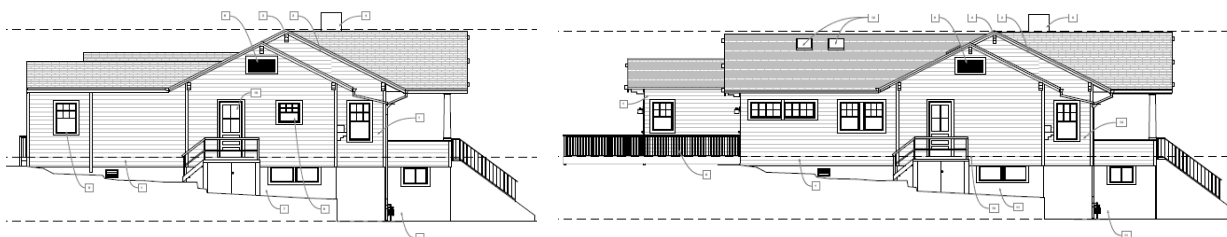


proposes to remove the existing rear deck and walls and extend the footprint of the addition to the rear. The northeastern wall plane of the new addition would be set in from the existing plane of the historic main block of the house. A new gable roof would be added to cover the rear addition, intersecting the rear slope of the main block's gable roof just below the ridge. The eaves of the proposed addition would extend beyond the wall planes, to match those of the historic house. The addition would be clad in smooth Hardie lap siding and feature Andersen 400 series vinyl-clad wood windows with similar pane configurations to those of the historic house. A new wood deck with 2-inch by 2-inch spindles and a flat top drink rail would extend from the rear of the proposed addition. The applicants note the railing may be painted white to match the house trim.



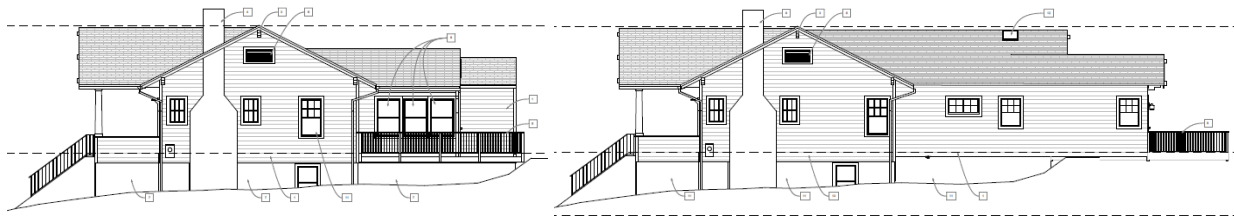
**Figure 4: Proposed railing detail.**

Staff finds that the proposed addition will not substantially alter the exterior features of the historic resource and is compatible in character with the historic resource and district, as laid out in Chapter 24A-8(b)(1) and (2), and that the placement of the addition at the rear, in a location that will be minimally visible from the public right-of-way, is in keeping with the *Design Guidelines*. Staff also finds that the proposed addition is in keeping with *Standards 2 and 9* because it does not remove historic fabric that characterizes the property, and is compatible with the historic in scale, massing, materials and features with the historic resource, and, if removed in the future, would leave the essential form of the historic building unimpaired, satisfying *Standard 10*. The Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings*, which extrapolates on the more succinct *Standards for Rehabilitation*, provides guidance on new exterior additions and related new construction, explaining that "generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building."<sup>1</sup> Staff finds that the design of the addition, which does not rise past the ridge of the existing roof and is set in from the sides of the historic house, allowing the original house form to be readily apparent, creates an addition that is subordinate to and differentiated from the historic building, in keeping with the *Guideline for New Exterior Additions and Related New Construction*.



**Figure 5: Existing south elevation (left) and proposed south elevation (right).**

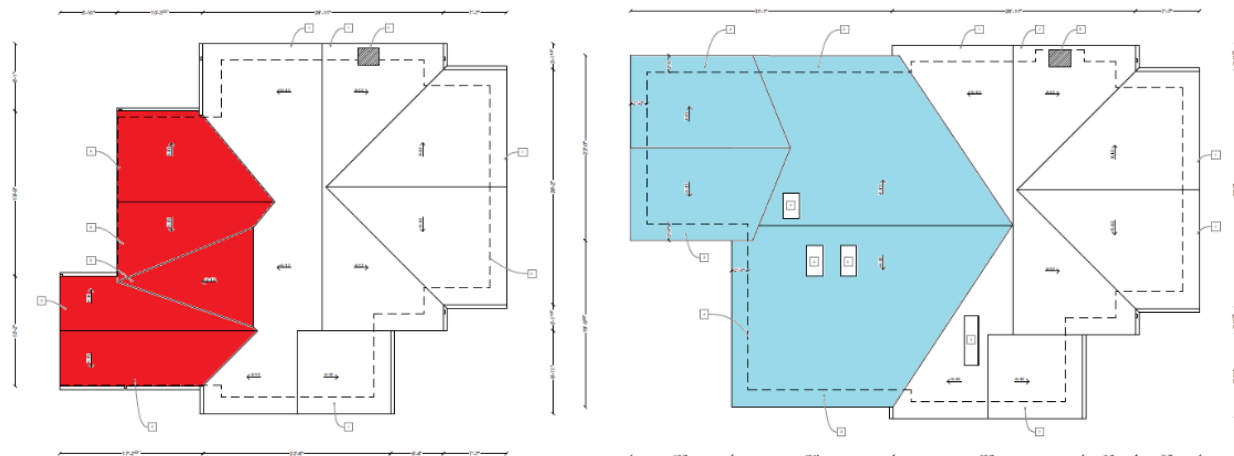
<sup>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*: <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>



**Figure 6: Existing north elevation (left) and proposed north elevation (right).**



**Figure 7: Existing rear elevation (left) and proposed rear elevation (right).**



**Figure 8: Existing roof plan (left) with existing non-historic addition highlighted in red; Proposed roof plan (right) with proposed addition highlighted in blue. Portions of the existing addition walls on the southwest corner would be retained.**

**Tree Removal**

Along with the construction of the addition, the applicants propose to remove two trees in the rear yard with diameters greater than 6 inches in width—a 16-inch American Holly and a 7-inch American Elm. Other smaller shrubs are proposed for removal, but do not fall under the HPC’s jurisdiction. Staff supports the proposed removal, finding that, given the diameter and location of the trees, they do not constitute important mature trees and are not established visual features of the resource or district.



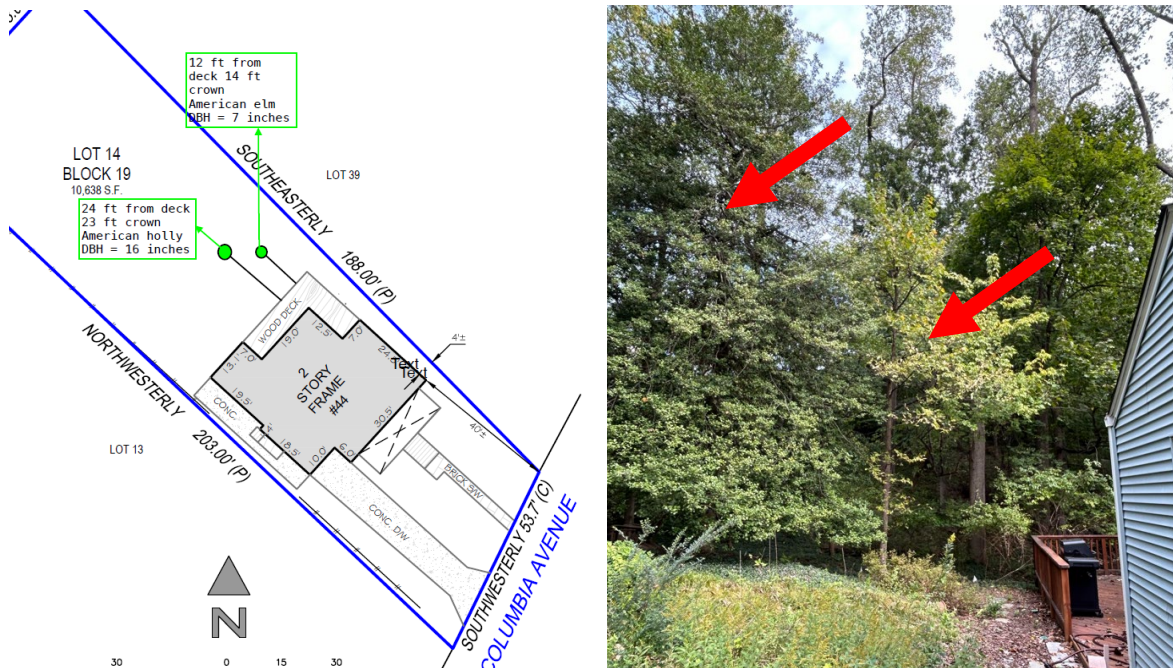


Figure 9: Survey of proposed trees for removal, submitted by applicant (left), and photo of rear yard and trees to be removed (right).

**Fenestration Alterations**

The application also proposes to alter select window and door openings on the main house. On the front elevation, the applicants propose to widen the front door opening from 32 inches to 36 inches in width and install a new painted mahogany door with similar panel and light patterns to the existing. Staff recommends against this change, noting that the *Design Guidelines* state that the “preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged,” and *Standard 6* calls for the repair of deteriorated historic features rather than replacement. While the proposed door is similar in appearance to the historic door, the applicants do not demonstrate that the existing door is beyond repair and that replacement of the existing door is necessary.



**ENTRY / FOYER**

(E) Door:  
2'-8" x 6'-8"  
8-Lite over 2-Panel Painted Door

DOOR 01 - D01  
(N) Door:  
3'-0" x 6'-8"  
8-Lite over 2-Panel Painted Door

Door width is being modified for functionality / ease of use for Owners (i.e. moving furniture, etc). Design to remain consistent with existing door.



Figure 10: Existing front door (left), and proposed door (right).

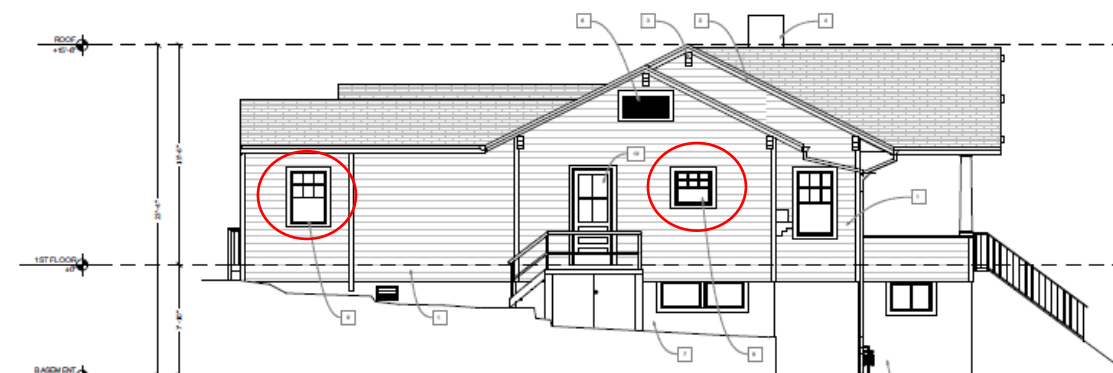
On the south elevation of the historic building, the applicants propose to eliminate one small side window. Staff notes that, while the wood frame of the window appears to be original, the existing one-over-one sash does not. Likewise, the existing aluminum siding cladding the exterior of the main house is not original. The applicants do not identify the patching material to be used to repair the opening, but staff notes that existing aluminum siding from the rear elevation could be repurposed. Staff does not find that the existing

window is a character-defining feature or that its removal would constitute a substantial alteration and recommends approval, provided the opening is patched to match the surrounding aluminum siding material and that the new or repurposed siding matches the dimensions, material, and appearance of the existing siding and is toothed in to the surrounding siding.. Staff notes that, alternatively, the existing aluminum siding could be removed and the original underlying material restored and the opening patched to match the original material. Restoration of the original cladding material would be eligible for County historic preservation rehabilitation tax credits.

The applicants also propose to remove one existing window on the south wall of the existing non-historic rear addition that is being incorporated into the new addition. New compatible fenestration would be added to this elevation.



**Figure 11:** Location of the window to be removed on the south elevation of the historic building.



**Figure 12:** Existing south elevation. The two windows to be removed are circled in red: one on the existing non-historic addition (left) and one on the historic building (center).



**Figure 13:** The proposed south elevation. New, compatible fenestration would be added to the existing wall of the non-historic addition being incorporated into the new addition.



On the north elevation, the applicants propose to relocate one existing window to a new opening a few feet to the right. This window is located on a secondary elevation and is minimally visible from the public right-of-way. Staff finds that the preservation of the existing window in a slightly different location is in keeping with the *Design Guidelines*, does not significantly alter the exterior features of the resource, complying with Chapter 24A-8(b)(1), and does not remove historic materials that characterize the property, satisfying *Standard 2*.



**Figure 14:** View of the north elevation from Columbia Avenue (left), and from the property (right).



**Figure 15:** Existing north elevation (above) and proposed (below). On the main house, one existing original window will be relocated into a new opening to the right.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with two conditions** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

1. The original front door must be retained or, if the severity of deterioration is such that it cannot be repaired, replaced in kind. HP Staff will make the final determination if the door cannot be repaired, and will review the specifications for a replacement door.
2. The east altered window opening must be patched to match the surrounding aluminum siding and that the new or repurposed siding must match the dimensions, material, and appearance of the existing siding and be toothed in to the surrounding siding, and the plans updated to note these materials. The applicant also has the option to remove the existing aluminum siding and restore the underlying material, and patch the opening to match the original underlying material.

*The Takoma Park Historic District Guidelines;*

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 6, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.



**GENERAL NOTES**

- (E) DISTANCES FROM PROPERTY LINES ARE ESTIMATED
- TOPOGRAPHY NOT SHOWN

**DIRECTORY**

OWNER: JJ KAYE  
44 COLUMBIA AVE  
TAKOMA PARK, MD 20912  
(310) 562-9805

ARCHITECT: AD-AD STUDIO  
521 MONTANA AVE, UNIT 203  
SANTA MONICA, CA 90403  
(310) 753-6114

STRUCTURAL ENGINEER: MGVS CONSULTING STRUCTURAL ENGINEERS  
6239 EXECUTIVE BOULEVARD  
NORTH BETHESDA, MD 20852  
(301) 816-0648

CONTRACTOR: TBD

**PROJECT DATA**

LOCATION: 44 COLUMBIA AVE, TAKOMA PARK MD 20912

LEGAL DESCRIPTION: LOT 014  
BLOCK 019

ZONING: R-60

BUILDING USE: SINGLE FAMILY RESIDENTIAL

OCCUPANCY GROUP: R-3

PROJECT SCOPE: RENOVATION OF (E) SINGLE FAMILY RESIDENCE AND +/- 455 SQUARE FOOT ADDITION

LOT AREA: 10,638 SF

(E) GROSS AREA: LIVING AREA : 1,420 SF  
BASEMENT & GARAGE : 1,110 SF

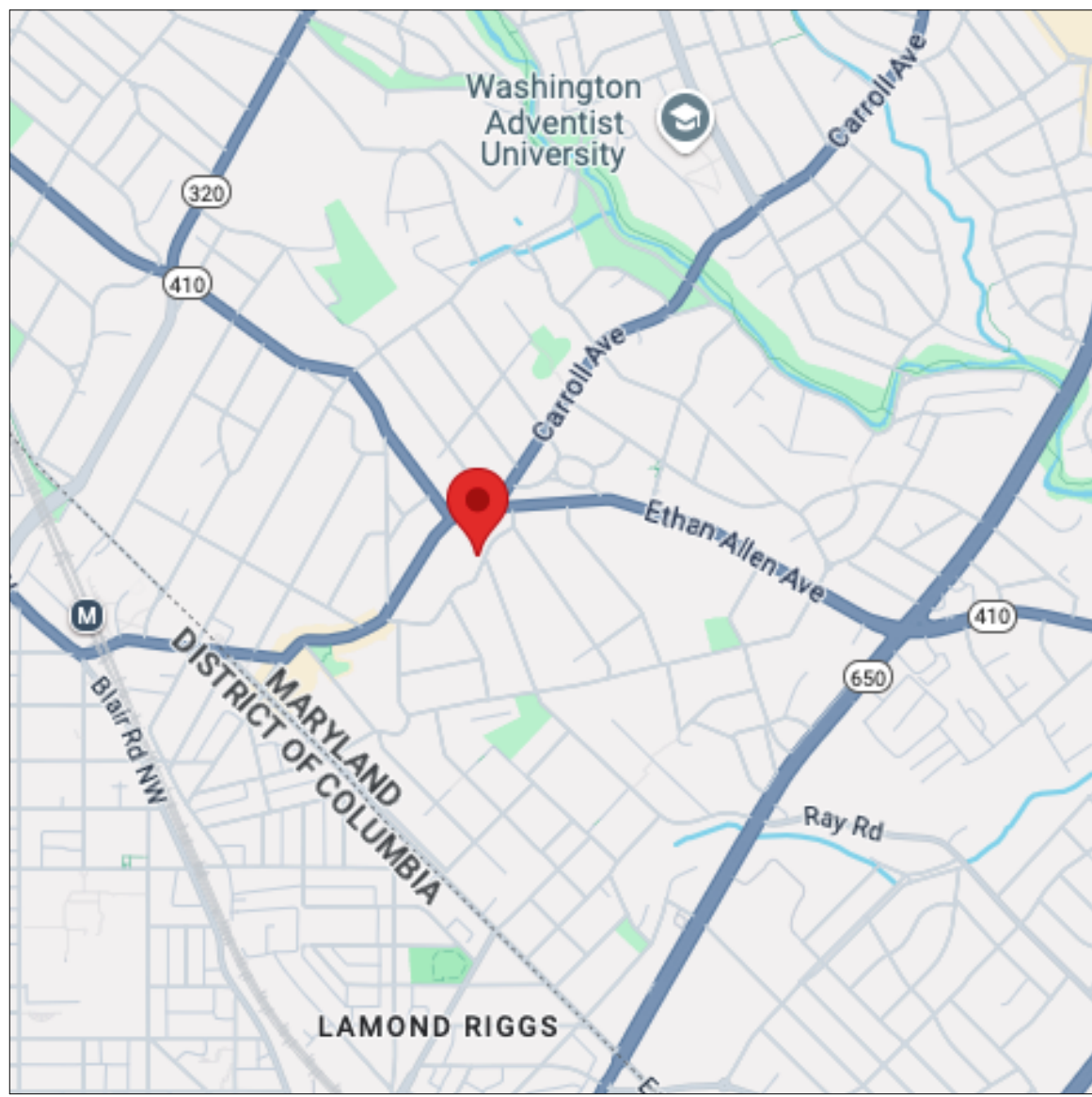
(N) GROSS AREA: LIVING AREA : 1,875 SF  
BASEMENT & GARAGE : 1,110 SF

BUILDING HEIGHT: 23'-4"

CONSTRUCTION TYPE: TYPE V

FIRE SPRINKLERS: NOT EXISTING - NOT REQUIRED

**LOCATION**



**DRAWING INDEX**

- ARCHITECTURAL**
- COVER SHEET
  - EXISTING SITE PHOTOS
  - PROPOSED MASSING & MATERIALS
  - MODIFIED DOORS & WINDOWS
  - EXISTING SITE PLAN
  - PROPOSED SITE PLAN
  - BASEMENT FLOOR PLAN
  - EXISTING 1ST FLOOR PLAN
  - PROPOSED 1ST FLOOR PLAN
  - EXISTING ROOF PLAN
  - PROPOSED ROOF PLAN
  - EXISTING ELEVATIONS
  - EXISTING ELEVATIONS
  - PROPOSED ELEVATIONS
  - PROPOSED ELEVATIONS
  - DOOR & WINDOW SCHEDULES



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**NOT FOR CONSTRUCTION**

BLOCK 019 LOT 014  
**44 COLUMBIA AVE**  
TAKOMA PARK, MD 20912

ISSUED:

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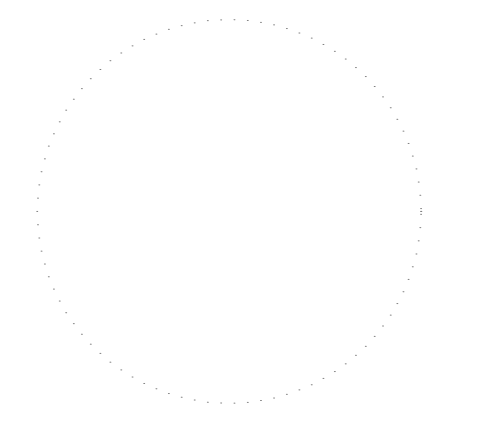
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JOB NUMBER: 2024-03

COVER SHEET





FRONT ENTRY AND EAST ELEVATION ALONG COLUMBIA AVENUE



SIDE VIEW OF FRONT ENTRY



SIDE (SOUTH) ELEVATION LOOKING AT DOOR TO EXISTING KITCHEN



SIDE (SOUTH) ELEVATION CONTINUED



REAR (WEST) ELEVATION - DESIGN PROPOSAL INCLUDES CAPTURING THE EXISTING DECK AS INTERIOR FLOOR AREA



REAR (WEST) ELEVATION CONTINUED



SIDE (NORTH) ELEVATION - DECK TO BE CAPTURED AS INTERIOR FLOOR AREA



SIDE (NORTH) ELEVATION CONTINUED



FRONT CORNER AND COVERED PORCH



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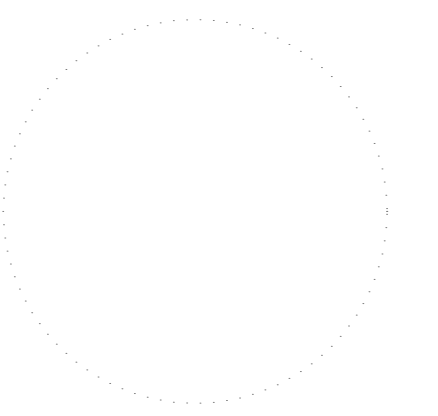
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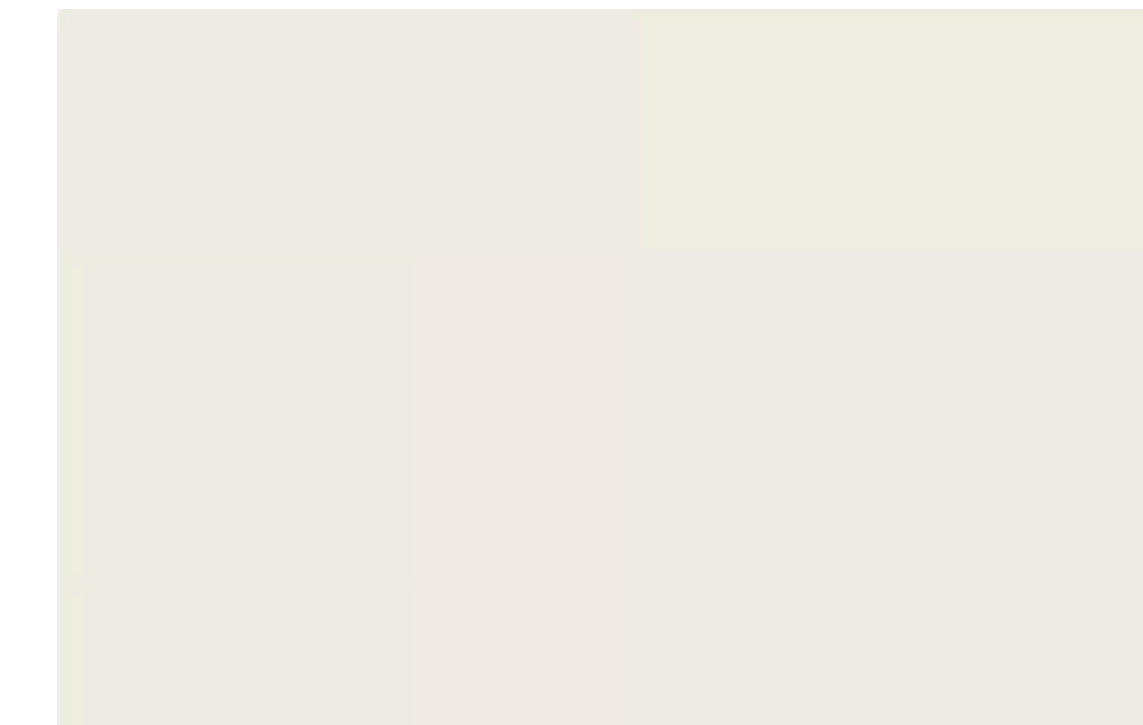
EXISTING SITE PHOTOS







HARDIE BOARD SIDING AT ADDITION TO MATCH EXISTING SIDING IN FRONT.



COMPOSITE OR PAINTED WOOD WINDOWS / TRIM COLOR



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JOB NUMBER: 2024-03

PROPOSED MASSING &  
MATERIALS





**ENTRY / FOYER**

(E) Door:  
2'-8" x 6'-8"  
8-Lite over 2-Panel Painted Door

DOOR 01 - D01  
(N) Door:  
3'-0" x 6'-8"  
8-Lite over 2-Panel Painted Door

Door width is being modified for functionality / ease of use for Owners (i.e. moving furniture, etc). Design to remain consistent with existing door.



**KITCHEN**

(E) Door:  
2'-8" x 6'-8"  
4-Lite over 3-Horizontal Panel Painted Door

Existing Kitchen side door to be repaired as required.

Adjacent window (to the right of door in the image) to be removed due to placement of new range and hood.



**(E) BEDROOM**

(E) Window:  
2'-8" x 3'-10"

Window to be removed due to new interior configuration.



**(E) BEDROOM**

(E) Window:  
2'-8" x 3'-10"

Window to be removed due to new interior configuration.



**(E) GREAT ROOM**

3 X (E) Windows:  
3'-0" x 4'-8"

(E) Door:  
3'-0" x 6'-8"

Windows and door to be removed due to additional floor and new exterior elevation.



**(E) GREAT ROOM**

3 X (E) Windows:  
3'-0" x 4'-8"

Windows to be removed due to additional floor and new exterior elevation.



**(E) BEDROOM**

(E) Window:  
2'-8" x 4'-8"

Window to be removed due to additional floor and new exterior elevation.



**(E) BEDROOM**

(E) Window:  
2'-8" x 4'-8"  
6-over-1 double hung

Window to be repaired and reinstalled in new Living Room.



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ISSUED:

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\_\_\_\_\_

JOB NUMBER : 2024-03

MODIFIED DOORS &  
WINDOWS





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BLOCK 019 LOT 014

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ISSUED:

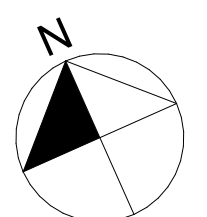
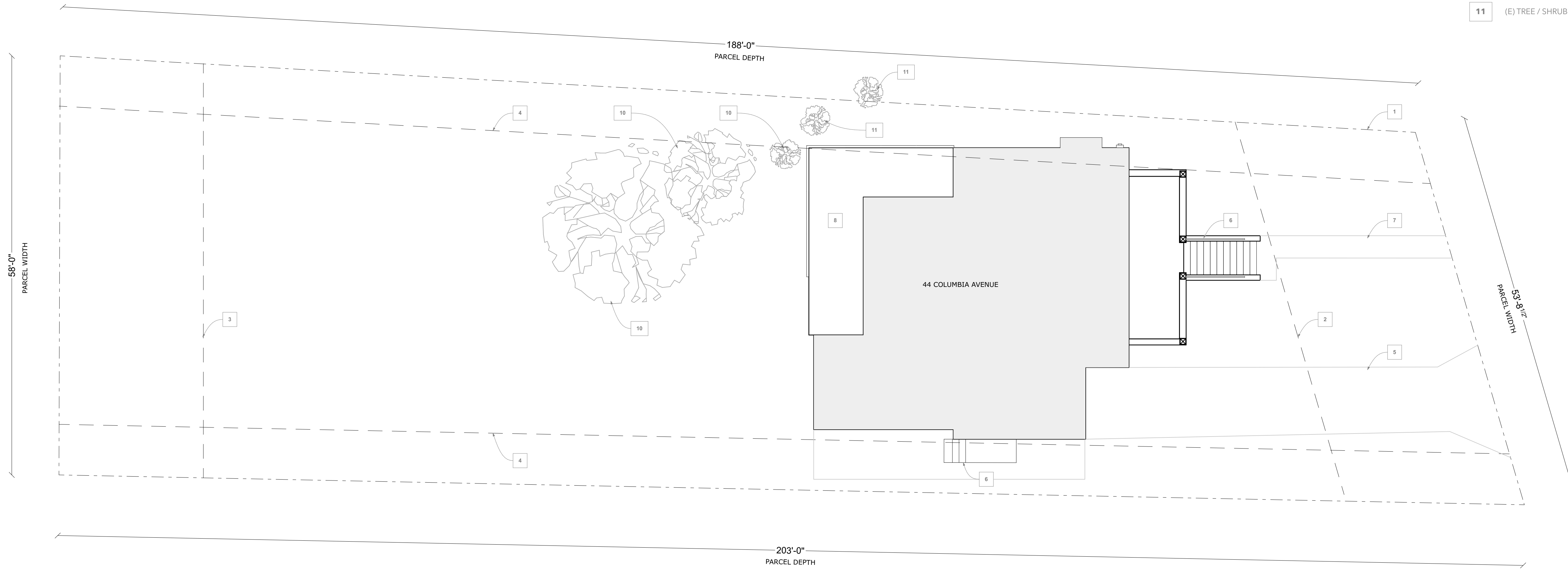
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JOB NUMBER: 2024-03

EXISTING SITE PLAN

KEYNOTES - EXISTING SITE PLAN

- 1 PROPERTY LINE
- 2 25'-0" FRONT YARD SETBACK LINE
- 3 20'-0" REAR YARD SETBACK LINE
- 4 7'-0" SIDE YARD SETBACK LINE
- 5 (E) DRIVEWAY TO REMAIN
- 6 (E) DRIVEWAY STEPS TO REMAIN
- 7 (E) WALKWAY TO REMAIN
- 8 (E) DECK TO BE DEMO'D
- 9 (E) DRIVEWAY TO REMAIN
- 10 (E) TREE / SHRUB TO BE REMOVED
- 11 (E) TREE / SHRUB TO BE REMAIN





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BLOCK 019 LOT 014

**44 COLUMBIA AVE**

TAKOMA PARK, MD 20912

ISSUED:

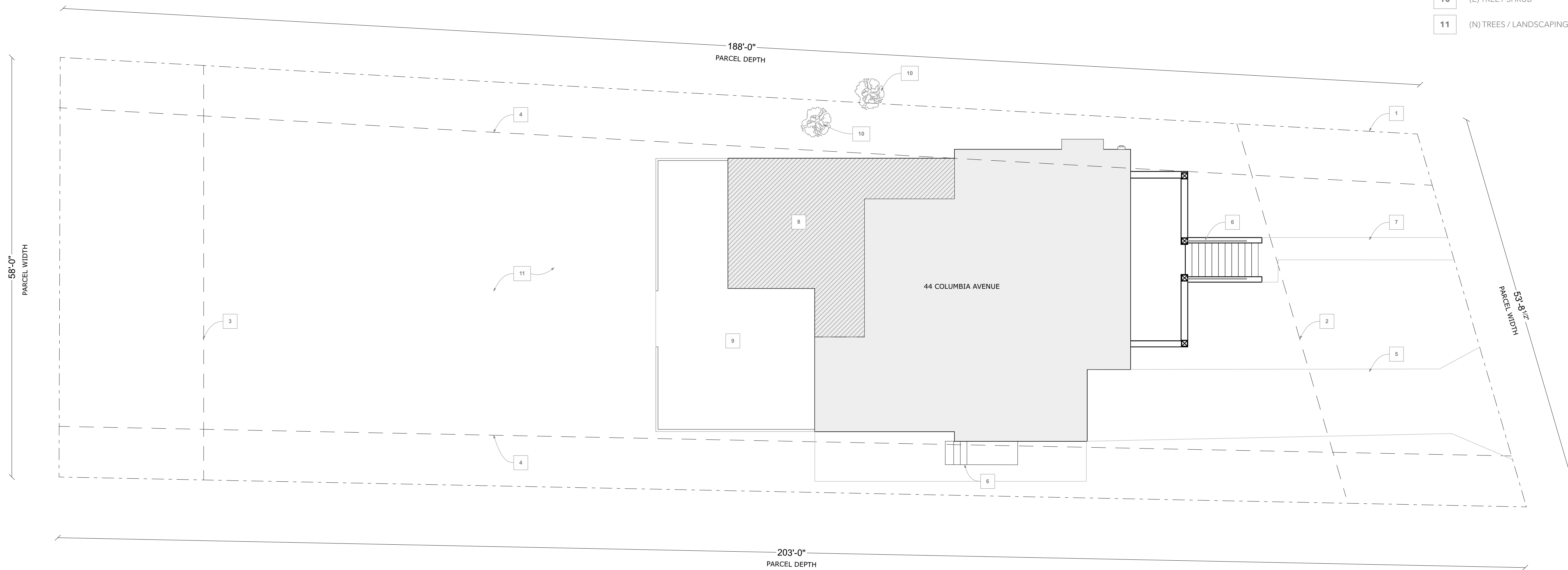
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JOB NUMBER: 2024-03

PROPOSED SITE PLAN

KEYNOTES - PROPOSED SITE PLAN

- 1 PROPERTY LINE
- 2 25'-0" FRONT YARD SETBACK LINE
- 3 20'-0" REAR YARD SETBACK LINE
- 4 7'-0" SIDE YARD SETBACK LINE
- 5 (E) DRIVEWAY
- 6 (E) STEPS
- 7 (E) WALKWAY
- 8 (N) FLOOR AREA
- 9 (N) DECK
- 10 (E) TREE / SHRUB
- 11 (N) TREES / LANDSCAPING





NOTE - NO CHANGE TO BASEMENT / GARAGE

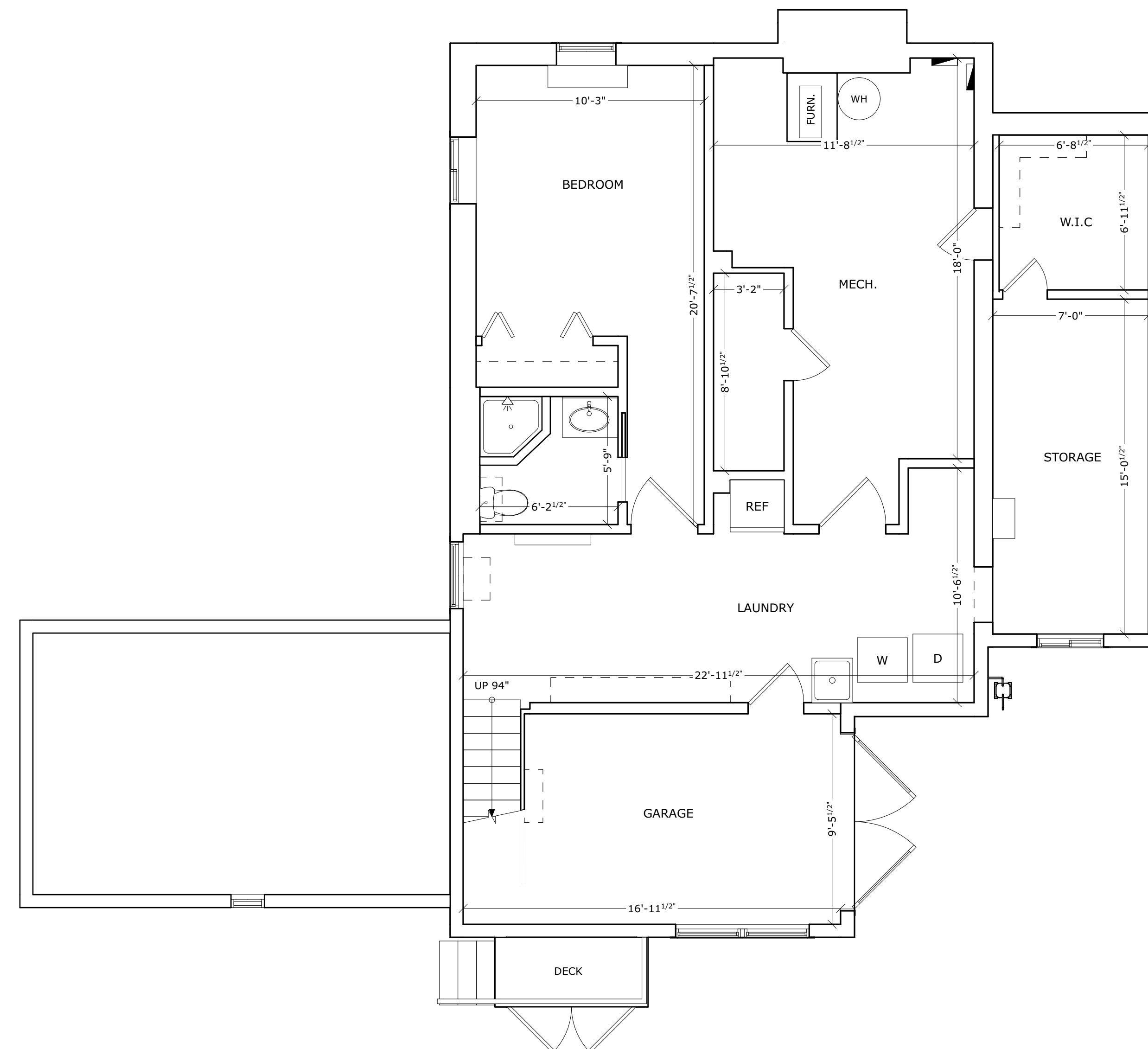


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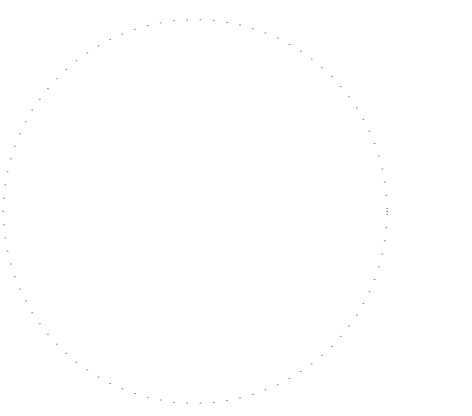
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**NOT FOR  
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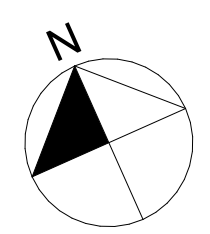
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JOB NUMBER: 2024-03

BASEMENT FLOOR  
PLAN





521 MONTANA AVE, UNIT 203  
SANTA MONICA, CA 90403

WWW.AD-ADSTUDIO.COM

310.753.6114

**NOT FOR  
CONSTRUCTION**

BLOCK 019 LOT 014

**44 COLUMBIA AVE**

TAKOMA PARK, MD 20912

ISSUED:

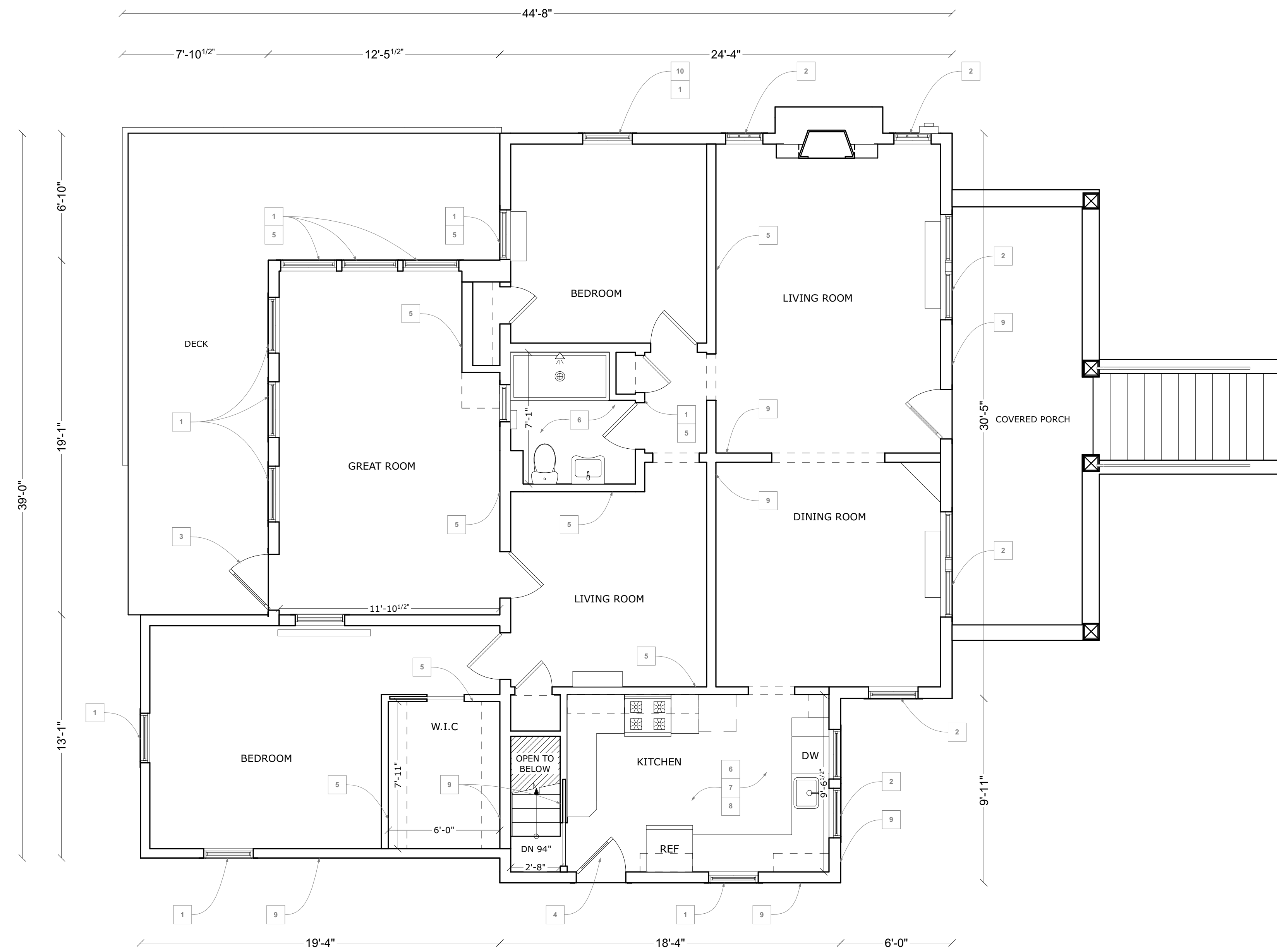
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JOB NUMBER: 2024-03

EXISTING 1ST FLOOR  
PLAN

KEYNOTES - EXISTING PLANS

- 1 (E) WINDOW OPENING TO BE DEMO'D
- 2 (E) WINDOW TO BE REPAIRED AS REQUIRED
- 3 (E) DOOR OPENING TO BE DEMO'D
- 4 (E) DOOR TO BE REPLACED
- 5 (E) WALL TO BE DEMO'D
- 6 (E) PLUMBING FIXTURES TO BE REMOVED
- 7 (E) APPLIANCES TO BE REMOVED
- 8 (E) CASEWORK TO BE DEMO'D
- 9 (E) WALL TO REMAIN
- 10 (E) WINDOW TO BE REPAIRED AND MOVED





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ISSUED:

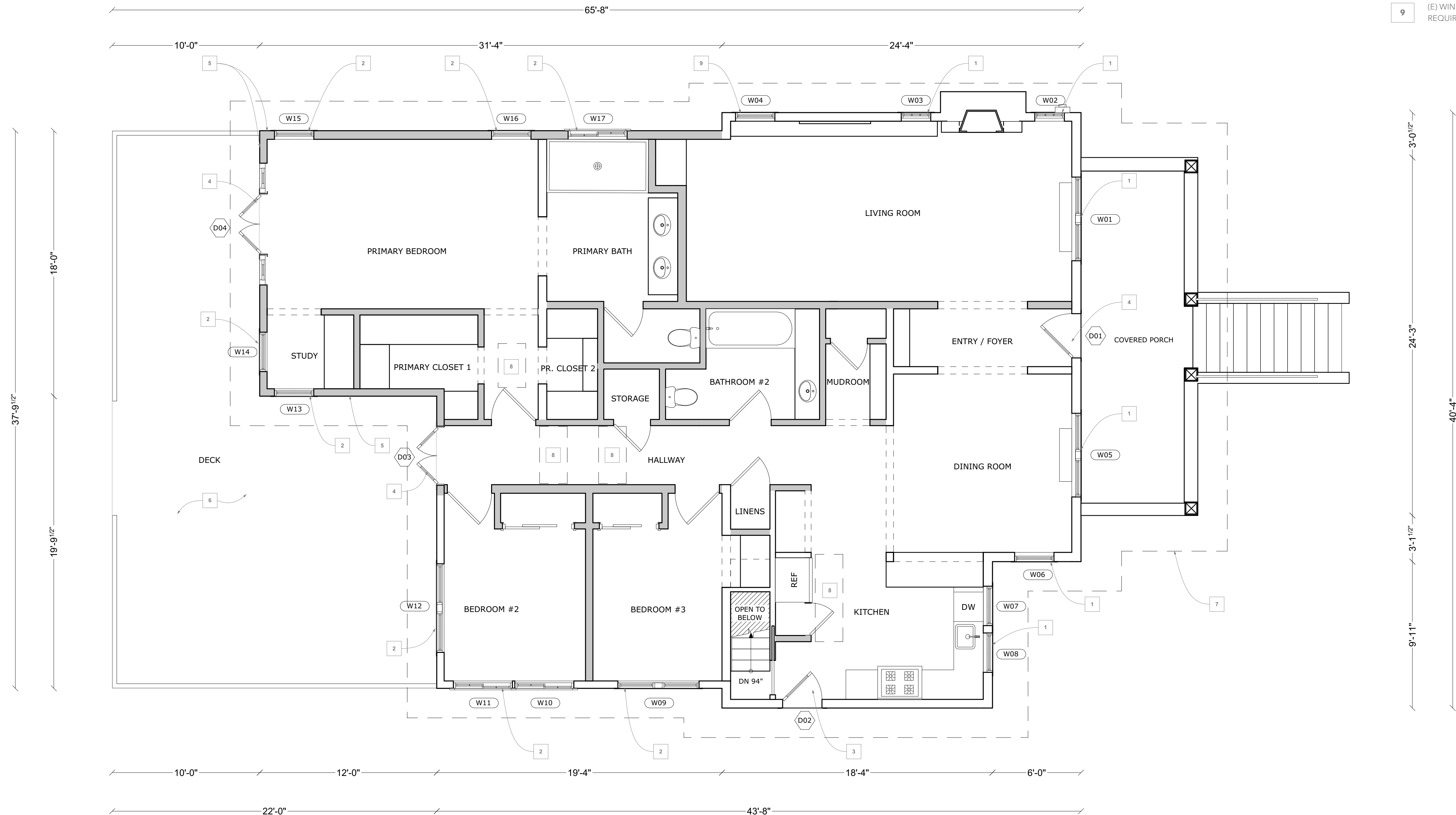
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JOB NUMBER: 2024-03

PROPOSED 1ST FLOOR  
PLAN

KEYNOTES - PROPOSED PLANS

- 1 (E) WINDOW IN (E) OPENING, REPAIR AS REQUIRED
- 2 (N) WINDOW IN (N) OPENING
- 3 (E) DOOR IN (E) OPENING, REPAIR AS REQUIRED
- 4 (N) DOOR IN (N) OPENING
- 5 (N) WALL
- 6 (N) DECK
- 7 LINE OF ROOF, ABOVE
- 8 (N) SKYLIGHT, ABOVE
- 9 (E) WINDOW IN (N) OPENING, REPAIR AS REQUIRED







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ISSUED:

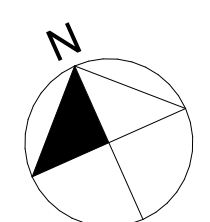
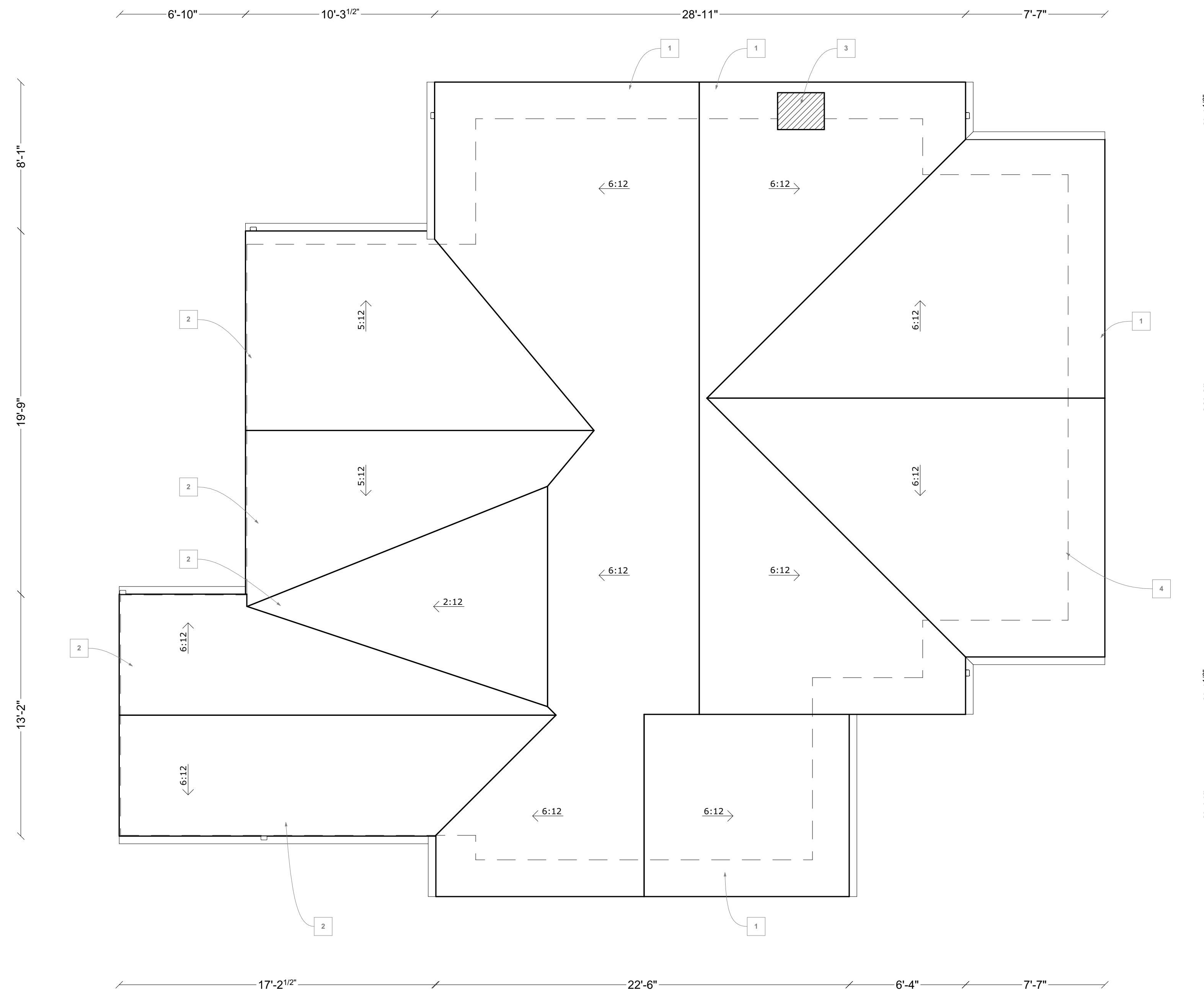
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JOB NUMBER: 2024-03

EXISTING ROOF PLAN

KEYNOTES - EXISTING ROOF PLAN

- 1 (E) ROOF, REPAIR / REPLACE AS REQUIRED
- 2 (E) ROOF TO BE DEMO'D
- 3 (E) CHIMNEY
- 4 PERIMETER OF BUILDING, BELOW





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BLOCK 019 LOT 014

**44 COLUMBIA AVE**

TAKOMA PARK, MD 20912

ISSUED:

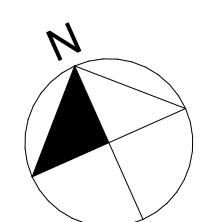
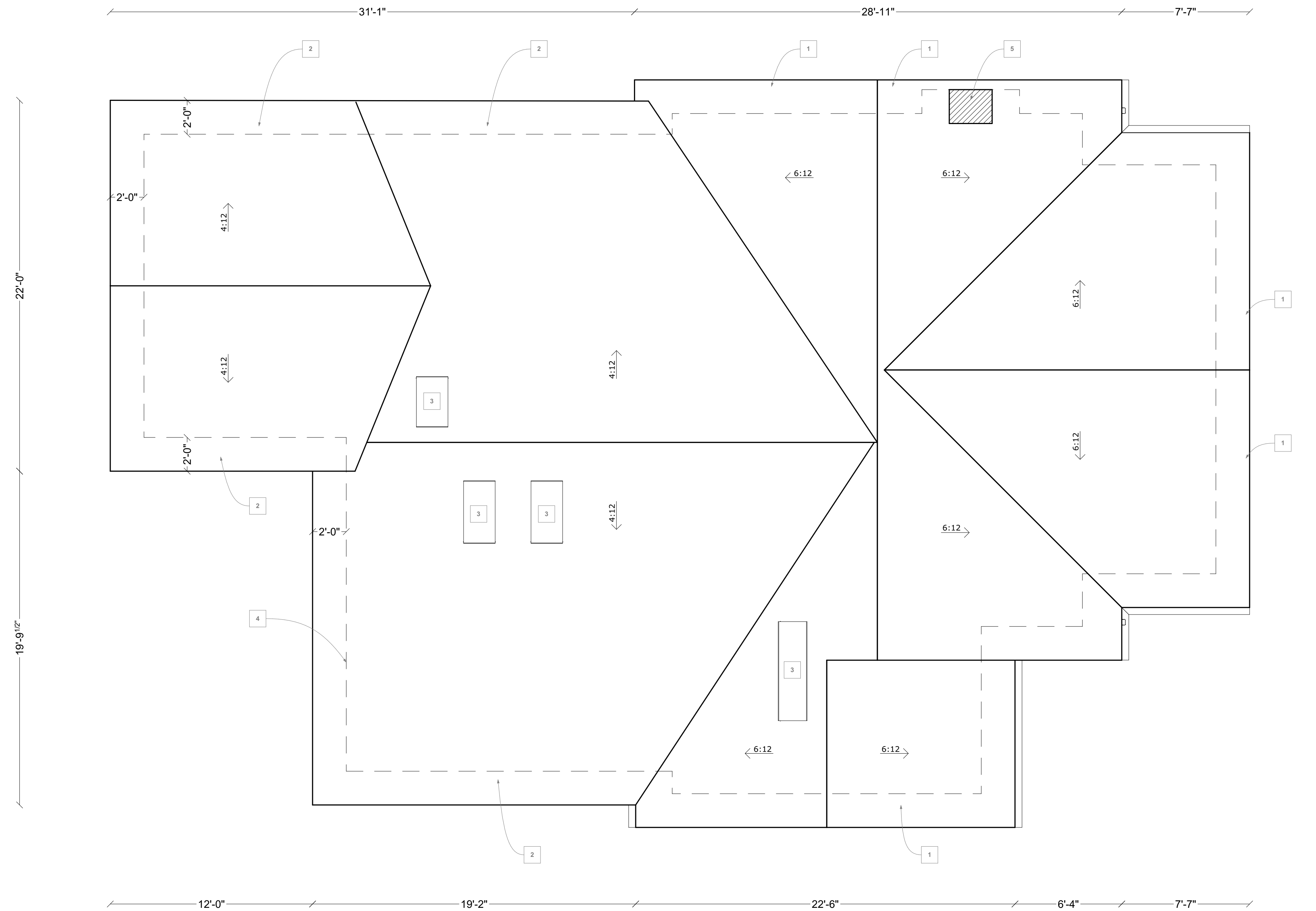
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JOB NUMBER: 2024-03

PROPOSED ROOF  
PLAN

KEYNOTES - PROPOSED ROOF PLAN

- 1 (E) ROOF, REPAIR / REPLACE AS REQUIRED
- 2 (N) ROOF
- 3 (N) SKYLIGHT
- 4 PERIMETER OF BUILDING, BELOW
- 5 (E) CHIMNEY





1 NORTH ELEVATION



2 SOUTH ELEVATION

KEYNOTES - EXISTING ELEVATIONS

- 1 (E) VINYL SIDING
- 2 (E) EXPOSED RAFTER
- 3 (E) RAFTER DETAIL
- 4 (E) CHIMNEY
- 5 (E) RAILING TO BE DEMO'D
- 6 (E) ATTIC LIGHT / VENT
- 7 (E) STUCCO FINISH
- 8 (E) DOOR TO BE DEMO'D, SEE SHEET #4
- 9 (E) WINDOW TO BE DEMO'D, SEE SHEET #4
- 10 (E) DOOR TO BE REPLACED, SEE SHEET #4
- 11 (E) WINDOW TO BE REPAIRED & RE-USED



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**44 COLUMBIA AVE**  
TAKOMA PARK, MD 20912

ISSUED:

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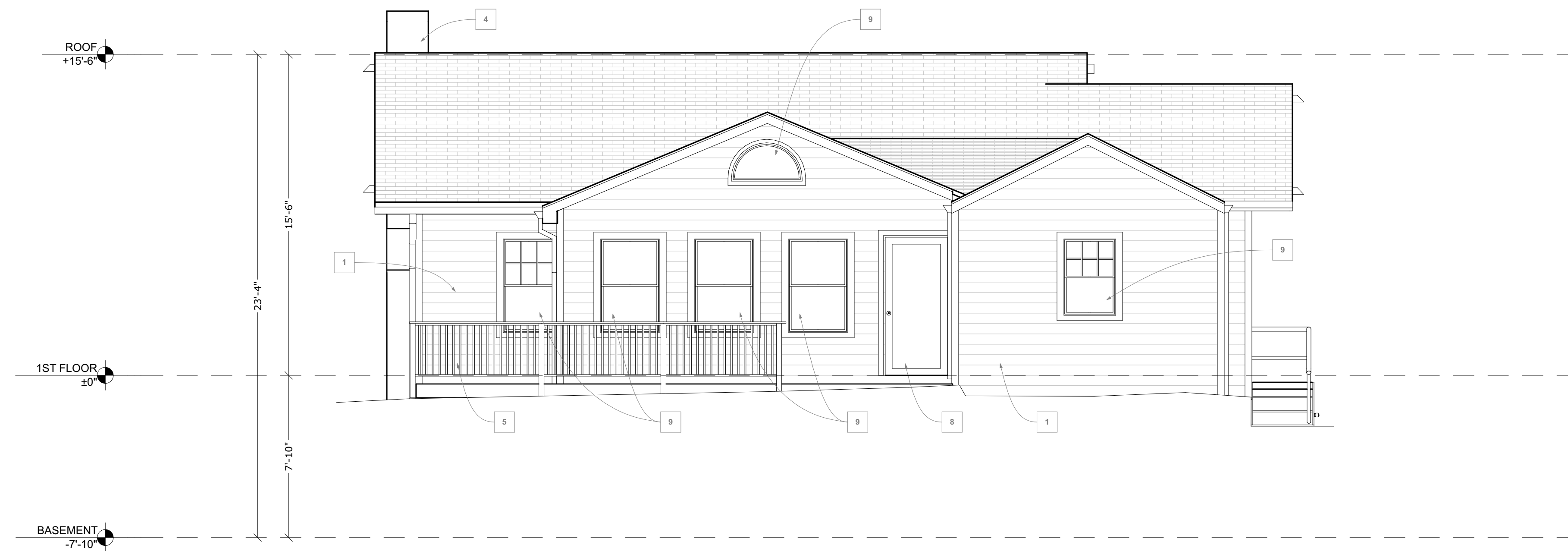
JOB NUMBER: 2024-03

EXISTING ELEVATIONS





1 EAST ELEVATION



2 WEST ELEVATION

KEYNOTES - EXISTING ELEVATIONS

- 1 (E) VINYL SIDING
- 2 (E) EXPOSED RAFTER
- 3 (E) RAFTER DETAIL
- 4 (E) CHIMNEY
- 5 (E) RAILING TO BE DEMO'D
- 6 (E) ATTIC LIGHT / VENT
- 7 (E) STUCCO FINISH
- 8 (E) DOOR TO BE DEMO'D, SEE SHEET #4
- 9 (E) WINDOW TO BE DEMO'D, SEE SHEET #4
- 10 (E) DOOR TO BE REPLACED, SEE SHEET #4
- 11 (E) WINDOW TO BE REPAIRED & RE-USED



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BLOCK 019 LOT 014  
**44 COLUMBIA AVE**  
TAKOMA PARK, MD 20912

ISSUED:

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JOB NUMBER: 2024-03

EXISTING ELEVATIONS





KEYNOTES - PROPOSED ELEVATIONS

- 1 (N) SIDING TO MATCH EXISTING STYLE
- 2 (E) EXPOSED RAFTER
- 3 (E) RAFTER DETAIL
- 4 (N) EXPOSED RAFTER
- 5 (N) RAFTER DETAIL
- 6 (E) ATTIC LIGHT / VENT
- 7 (N) ATTIC LIGHT / VENT
- 8 (N) RAILING
- 9 (E) CHIMNEY
- 10 (N) EXTERIOR SCONCE
- 11 (N) PAINT AT (E) STUCCO FINISH
- 12 (N) SKYLIGHT
- 13 (E) SIDING TO BE REPAIRED & PATCHED AS REQUIRED

1 NORTH ELEVATION



2 SOUTH ELEVATION



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BLOCK 019 LOT 014  
**44 COLUMBIA AVE**  
TAKOMA PARK, MD 20912

ISSUED:

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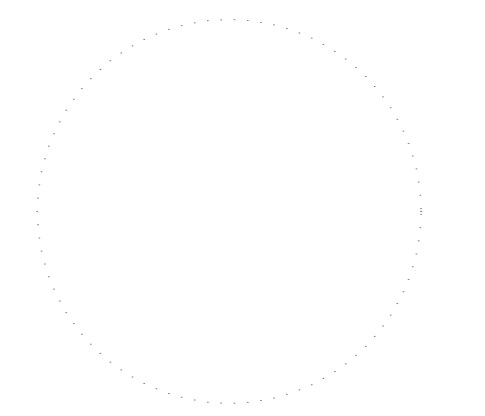
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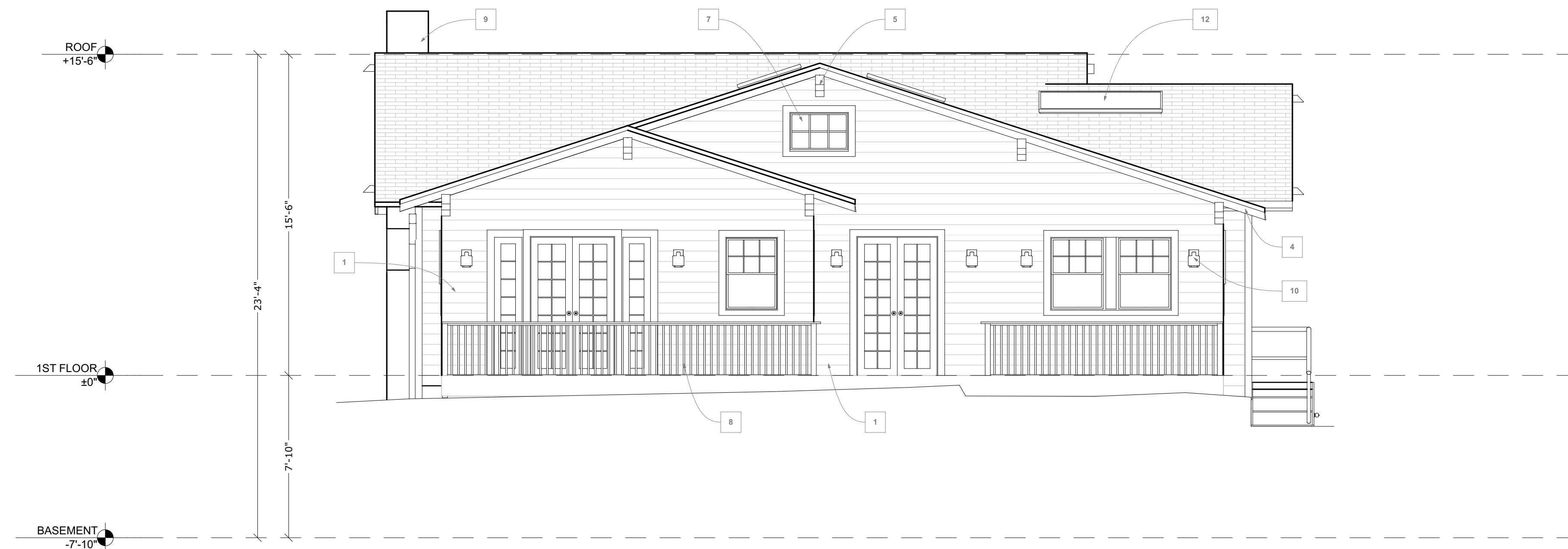
JOB NUMBER: 2024-03

PROPOSED  
ELEVATIONS





1 EAST ELEVATION



2 WEST ELEVATION

KEYNOTES - PROPOSED ELEVATIONS

- 1 (N) SIDING TO MATCH EXISTING STYLE
- 2 (E) EXPOSED RAFTER
- 3 (E) RAFTER DETAIL
- 4 (N) EXPOSED RAFTER
- 5 (N) RAFTER DETAIL
- 6 (E) ATTIC LIGHT / VENT
- 7 (N) ATTIC LIGHT / VENT
- 8 (N) RAILING
- 9 (E) CHIMNEY
- 10 (N) EXTERIOR SCONCE
- 11 (N) PAINT AT (E) STUCCO FINISH
- 12 (N) SKYLIGHT
- 13 (E) SIDING TO BE REPAIRED & PATCHED AS REQUIRED



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BLOCK 019 LOT 014  
**44 COLUMBIA AVE**  
TAKOMA PARK, MD 20912

ISSUED:

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JOB NUMBER: 2024-03

PROPOSED  
ELEVATIONS





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ISSUED:

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JOB NUMBER : 2024-03

DOOR & WINDOW  
SCHEDULE

### DOOR SCHEDULE

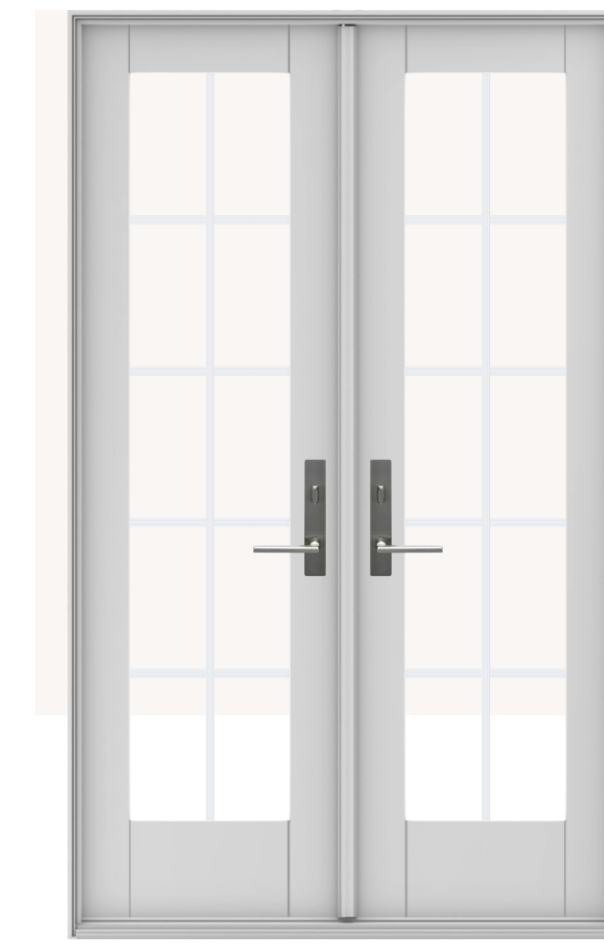
ID	LOCATION	DOOR SIZE		FINISH	MATERIAL	NOTES
		WIDTH	HEIGHT			
D 01	ENTRY / FOYER	3'-0"	6'-8"	PAINTED	WOOD	NEW DOOR TO MATCH STYLE OF EXISTING. WIDENED FROM 2'-8" ORIGINAL WIDTH FOR FUNCTIONALITY / EASE OF USE (I.E. MOVING FURNITURE, ETC.)
D 02	KITCHEN	2'-8"	6'-8"	PAINTED	WOOD	EXISTING DOOR TO BE REPAIRED AS REQUIRED.
D 03	HALLWAY	4'-0"	6'-8"	PAINTED	WOOD	NEW DOUBLE FRENCH DOORS.
D 04	PRIMARY BEDROOM	4'-0"	6'-8"	PAINTED	WOOD	NEW DOUBLE FRENCH DOORS WITH 2'-0" WIDE SIDE LITE ON BOTH SIDES.

### WINDOW SCHEDULE

ID	LOCATION	WINDOW SIZE		FINISH	MATERIAL	NOTES
		WIDTH	HEIGHT			
W 01	LIVING ROOM	5'-8"	4'-6"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED.
W 02	LIVING ROOM	2'-0"	3'-0"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED.
W 03	LIVING ROOM	2'-0"	3'-0"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED.
W 04	LIVING ROOM	2'-8"	4'-8"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED AND MOVED / RE-USED WITHIN SAME ROOM.
W 05	DINING ROOM	5'-8"	4'-6"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED.
W 06	DINING ROOM	2'-8"	4'-8"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED.
W 07	KITCHEN	2'-8"	2'-6"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED.
W 08	KITCHEN	2'-8"	2'-6"	PAINTED	WOOD	EXISTING WINDOW TO BE REPAIRED AS REQUIRED.
W 09	BEDROOM #3	5'-6"	3'-8"	PAINTED	COMPOSITE / WOOD	NEW DOUBLE HUNG TWIN WINDOWS W/ 6-OVER-1 LITES.
W 10	BEDROOM #2	4'-0"	2'-0"	PAINTED	COMPOSITE / WOOD	NEW GLIDING WINDOW W/ GRIDS.
W 11	BEDROOM #2	4'-0"	2'-0"	PAINTED	COMPOSITE / WOOD	NEW GLIDING WINDOW W/ GRIDS.
W 12	BEDROOM #2	6'-0"	3'-8"	PAINTED	COMPOSITE / WOOD	NEW DOUBLE HUNG TWIN WINDOWS W/ 6-OVER-1 LITES.
W 13	STUDY	2'-8"	3'-8"	PAINTED	COMPOSITE / WOOD	NEW DOUBLE HUNG WINDOW W/ 6-OVER-1 LITES.
W 14	STUDY	2'-8"	3'-8"	PAINTED	COMPOSITE / WOOD	NEW DOUBLE HUNG WINDOW W/ 6-OVER-1 LITES.
W 15	PRIMARY BEDROOM	2'-8"	3'-8"	PAINTED	COMPOSITE / WOOD	NEW DOUBLE HUNG WINDOW W/ 6-OVER-1 LITES.
W 16	PRIMARY BEDROOM	2'-8"	3'-8"	PAINTED	COMPOSITE / WOOD	NEW DOUBLE HUNG WINDOW W/ 6-OVER-1 LITES.
W 17	PRIMARY BATH	4'-0"	2'-0"	PAINTED	COMPOSITE / WOOD	NEW GLIDING WINDOW W/ GRIDS.



D 01 ENTRY / FRONT DOOR - TO BE PAINTED



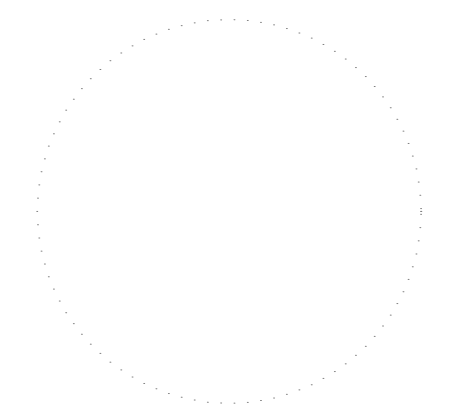
D 03 & D 04 FRENCH DOORS - ANDERSEN



W 10, W 11, & W 17 GLIDING WINDOWS - ANDERSEN



W 09, W 12, W 13, W 14, W 15, & W 16  
DOUBLE HUNG WINDOWS - ANDERSEN







# SAGE TITLE GROUP

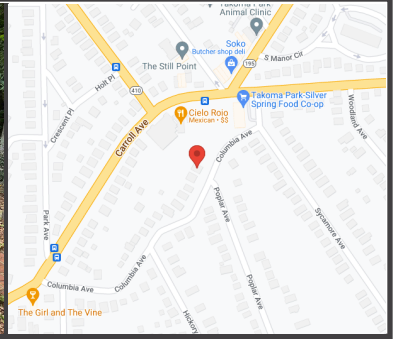
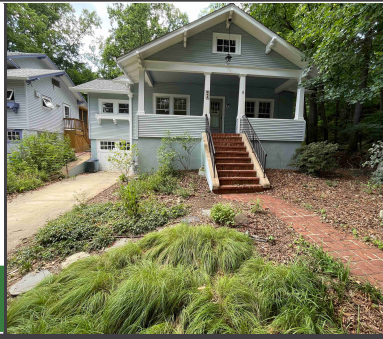
THE WISE CHOICE

o: 301.565.8190

f: 301.565.8291

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8737 Colesville Road, Suite 202 | SILVER SPRING, MD 20910

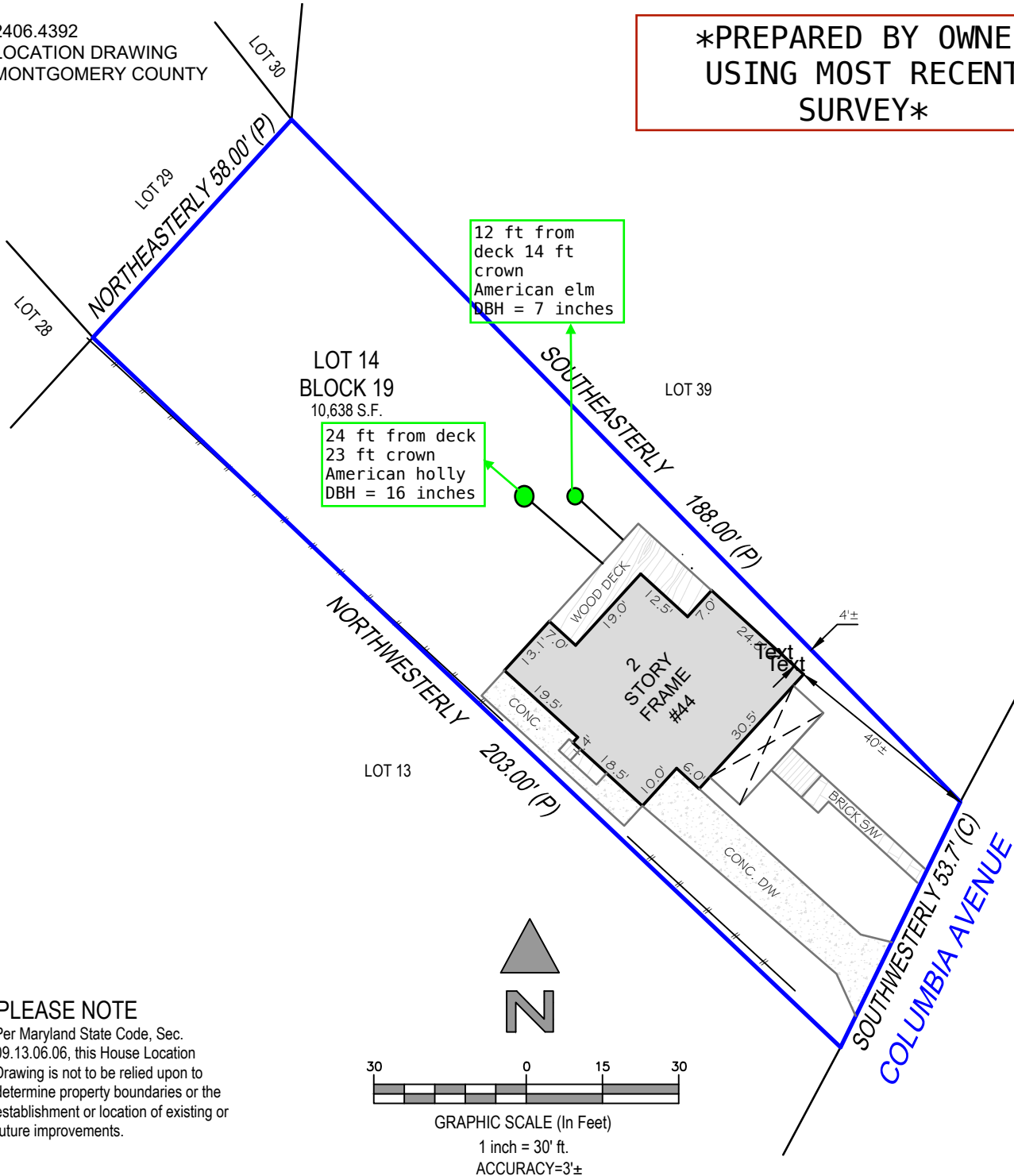


PROPERTY ADDRESS: 44 COLUMBIA AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2406.4392

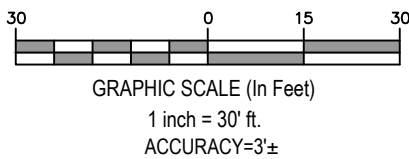
2406.4392  
LOCATION DRAWING  
MONTGOMERY COUNTY

**\*PREPARED BY OWNER  
USING MOST RECENT  
SURVEY\***



### PLEASE NOTE

Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or the establishment or location of existing or future improvements.







3404 Belt Line Road  
Farmers Branch, TX 75234

What are you looking for?

(0)

Home / Doors / Front / Wood Doors / 36x80 in. Exterior Mahogany Door Slab | Craftsman 8 Lite



### 36x80 in. Exterior Mahogany Door Slab | Craftsman 8 Lite

SBM SKU: 23000731-EB5776E6

\$599.95

★★★★★ 1 review

CHOOSE DOOR GLASS TYPE:

CURRENT STOCK: 17

QUANTITY:

▼ 1 ▲

ADD TO CART

ADD TO WISH LIST ▼



#### DESCRIPTION

### 36X80 IN. EXTERIOR MAHOGANY DOOR SLAB | CRAFTSMAN 8 LITE

This exterior door slab made of mahogany wood with a Craftsman design featuring eight glass lites. Here's a more detailed description:

- Size: The door measures 36 inches in width and 80 inches in height x 1-3/4 inches thick, which is a standard size for a single entry door to a home, office, or other building.
- Material: The door is made of mahogany wood, which is a dense and durable wood that resists warping and shrinking. Mahogany is also known for its attractive grain patterns and rich, reddish-brown color.
- Design: The door has a Craftsman design with a rectangular shape and a panel pattern on the bottom half of the door. The top half of the door features eight glass lites arranged in a square pattern, which allow natural light to enter and add a decorative touch to the door. The door also has horizontal and vertical stiles that create a grid-like pattern around the glass lites, giving it a distinctive Craftsman style.
- Finish: The door has a smooth surface with a natural wood finish that highlights the beauty of the mahogany wood. It can be stained or painted to match the style of the building it is installed in.
- Hardware: The door slab does not come with any hardware, such as hinges, handles, or locks. These will need to be purchased separately and installed by a professional to ensure proper function and security.

Overall, this door is a beautiful and distinctive option for those in need of a Craftsman-style entry door that lets in natural light while maintaining privacy and security. The mahogany wood and glass lites add warmth and character to the door, while the panel pattern and stiles create a strong and distinctive design.

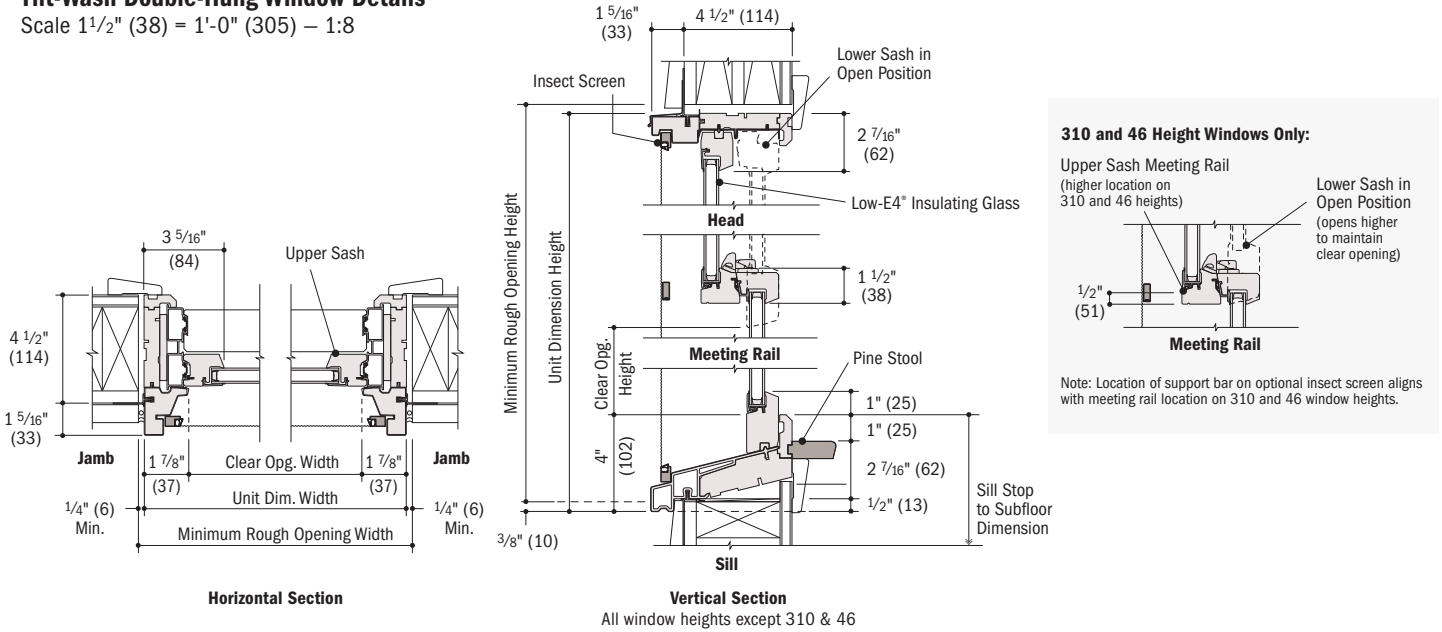


# 400 SERIES TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS



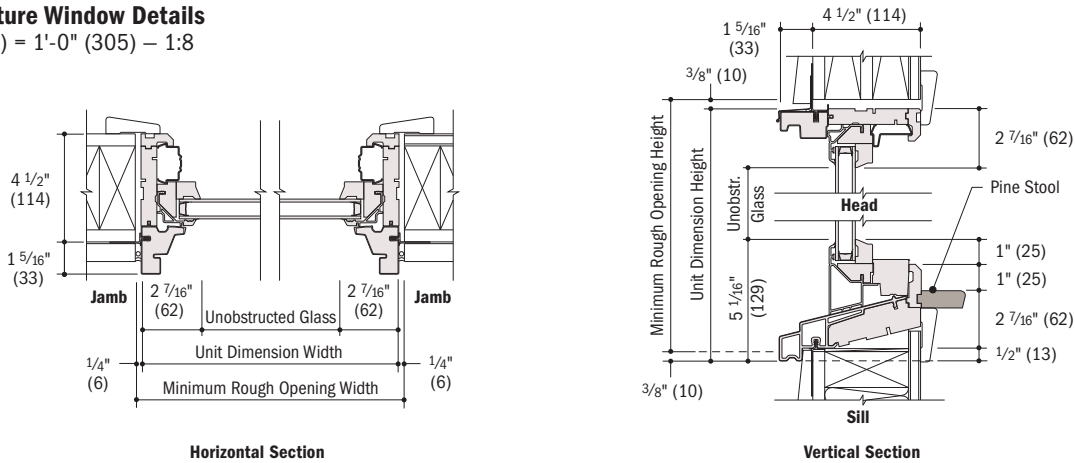
## Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



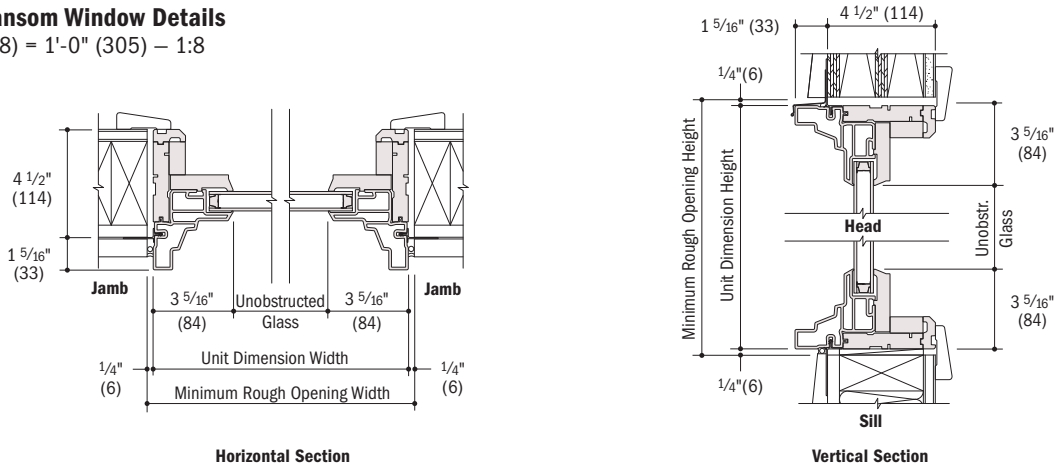
## Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



## Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.



## Horizontal (stack) Joining Detail

Scale 1<sup>1</sup>/<sub>2</sub>" (38) = 1'-0" (305) – 1:8

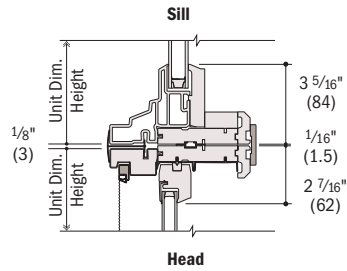
### Overall Window Dimension Height

Sum of individual window heights

plus 1/16" (1.5) for each join.

### Overall Rough Opening Height

Overall window dimension height.\*



**Vertical Section**  
Transom (TWT) over Tilt-Wash Double-Hung

## Vertical (ribbon) Joining Detail

Scale 1<sup>1</sup>/<sub>2</sub>" (38) = 1'-0" (305) – 1:8

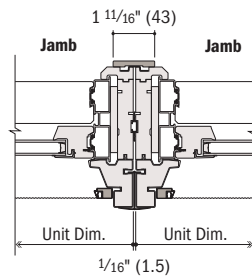
### Overall Window Dimension Width

Sum of individual window widths

plus 1/16" (1.5) for each join.

### Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



**Horizontal Section**  
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

\* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**

\* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).

\* Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

\* Dimensions in parentheses are in millimeters.

\*For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill add 1/2" (13) to the overall window dimension height.

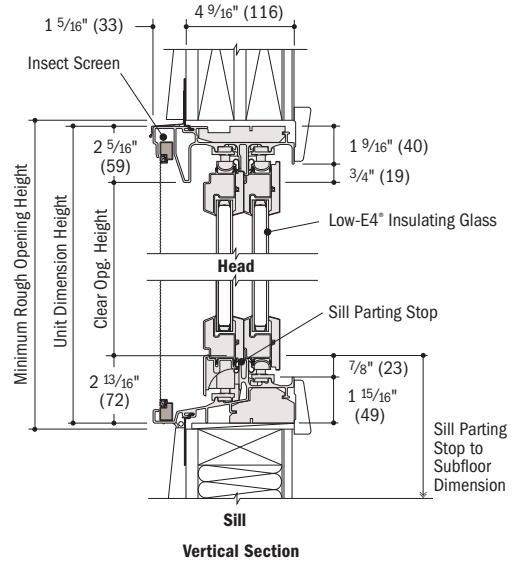
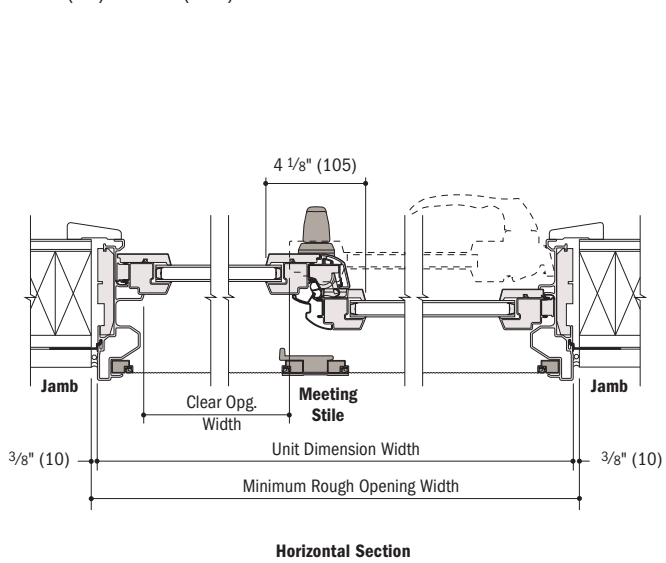


# 400 SERIES GLIDING WINDOWS



## Gliding Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.