

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

<b>Address:</b>	7118 Cedar Ave., Takoma Park	<b>Meeting Date:</b>	9/17/2025
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	9/10/2025
<b>Applicant:</b>	Laura Welch Kayla Richardson (agent)	<b>Public Notice:</b>	9/3/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1126544	<b>Staff:</b>	Devon Murtha
<b>Proposal:</b>	Replacement of windows and a door		

**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Takoma Park Historic District  
**STYLE:** Victorian Vernacular  
**DATE:** c.1895



*Figure 1: 7118 Cedar Ave. is at the southwest corner of Cedar and Tulip Aves.*

## PROPOSAL

The applicant proposes to replace four (4) non-original double-hung wood windows on the right and rear elevation of the house with new Marvin Ultimate double hung wood windows. The applicant is also proposing to replace one (1) rear wood door with a new wood door.

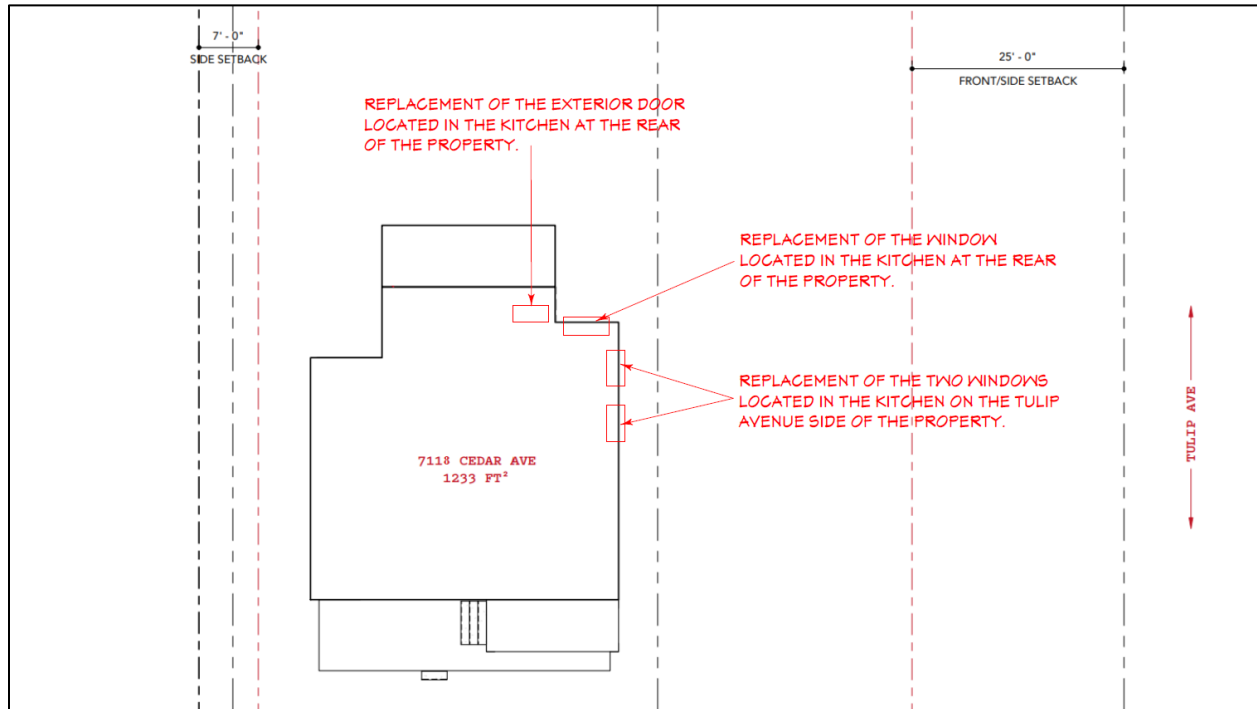


Figure 2: Plan view of the house showing the location of replacement windows and one door.

The applicant is proposing to remove four (4) double-hung wood windows from the right and rear elevations of the property and replace them with Marvin Ultimate double-hung wood windows with a similar profile (Figure 3). The new windows will be installed in the existing window openings.

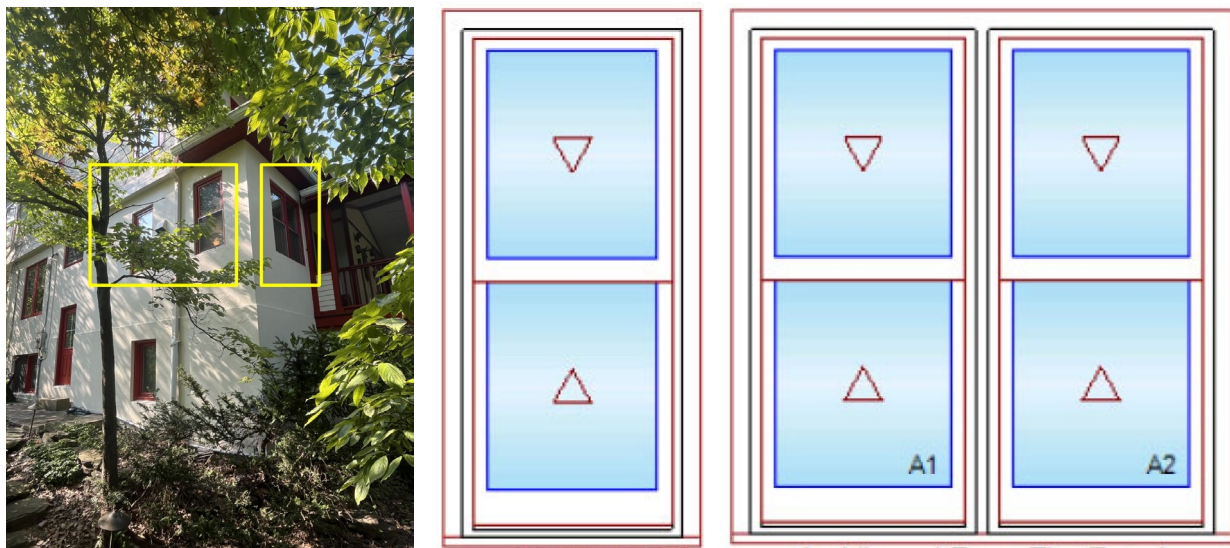


Figure 3: Existing windows (left) and proposed new windows (right).

The applicant is also proposing to remove the existing wood door on the second floor of the rear elevation, and replace it with a new wood door (Figure 4).



Figure 4: Location of door (left); existing door (middle) and proposed door (right).

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Takoma Park Historic District Guidelines***

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

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

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 to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize 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, setbacks, 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***

- (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:***

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will 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 finds that the proposed window and door replacements are appropriate, and consistent with Chapter 24A, the Standards and the *Guidelines*.

The subject property is located at the corner of Tulip and Cedar Avenues and is an Outstanding Resource within the Takoma Park Historic District. The dwelling is a two-and-a half story Victorian Vernacular house with a cross gabled slate roof. The window openings hold 1/1 double-hung wood sash windows. The gable end windows have decorative rounded transoms. The house has both a front and back porch and is set back approximately forty feet from both Tulip and Cedar Avenues.



*Figure 5: Façade/east elevation (left) of the subject property.*

The applicant is proposing to remove four (4) double-hung wood windows from the right and rear elevations of the property. Staff finds that the existing windows are not historic. The applicant submitted interior photos of the windows proposed for removal, as well as photos of the historic wood windows on the facade of the house (*Figure 6*). A comparison of these photos shows that the windows proposed for removal are distinct from the historic windows and likely date to a later renovation.





Figure 6: Windows slated for removal (left) and historic windows (right).

Three (3) of the four (4) windows proposed for removal are located on a non-original addition to the rear of the house. The 1927-1963 Sanborn Fire Insurance map shows that by the 1960s, a small one-story frame porch had been constructed on the rear (Figure 7). Based on the current footprint of the house, it appears that these porches were enclosed after the map was published or were demolished to accommodate the new addition. Staff finds that the removal of these non-historic windows will not destroy historic materials and materials, per *Standard 9*.



Figure 7: 1927-1963 Sanborn Map showing the subject property.

In the absence of original materials, the *Guidelines* for Outstanding Resources call for the use of compatible new materials. Staff finds that proposed new wood windows fulfill this requirement. The windows slated for removal are located on the rear and side elevations, which are set back over forty feet from the right-of-way (Figure 8). Staff finds that, due to the substantial setback, limited visibility, and



location on secondary elevations, the HPC's review of the detailing for these windows can be more lenient than a review of windows installed on the façade or on a side elevation closer to the right-of-way. The overall profile and detailing of the 1/1 double hung wood windows are consistent with the historic character of the resource, and generally matches the profile and detailing of the historic windows on the façade. The applicant has submitted clear shop drawings showing that the windows will be installed to a similar depth to the existing windows to ensure compatibility and consistency with the historic windows on the resource.



*Figure 8: Photo of right/north elevation from the right-of-way. Two of the windows proposed for removal are annotated with a yellow box.*

The applicant is also proposing to remove the existing wood door on the second floor of the rear elevation, and replace it with a new wood door (*Figure 6*). The existing door is wood with three horizontal panels below and a large lite above. The door is minimally visible from the right-of-way along Tuliup Avenue, and is obfuscated from the view by the two-story porch. The door slated for removal is not original. Like the windows, it is located on the non-historic rear addition/enclosed porch. Staff finds that its removal will not constitute a loss of historic fabric, per Standard 9.





*Figure 9: View of the right and rear elevation of the subject property. The location of the door to be removed is indicated with a yellow arrow.*

### **STAFF RECOMMENDATION**

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

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

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.

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

This 2798 square foot single family home has 5 bedrooms and 3.0 bathrooms. This home is located at 7118 Cedar Ave in the Historic Portion of Takoma Park, MD. Other specific characteristics of the home include it's stucco exterior, and red painted windows and exterior doors.

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

WE WILL BE COMPLETING A FULL KITCHEN RENOVATION TO INCLUDE REPLACING ALL KITCHEN WINDOWS AND REAR EXTERIOR DOOR, AND RE-INSULATING THE KITCHEN EXTERIOR WALLS.

THE INTERIOR OF THE NEW WINDOWS WILL BE STAINED TO MATCH THE EXISTING, AND THE EXTERIOR OF THE NEW WINDOWS WILL BE PAINTED TO MATCH THE EXISTING. THE INTERIOR OF THE NEW DOOR WILL BE STAINED TO MATCH THE EXISTING, AND THE EXTERIOR OF THE NEW DOOR WILL BE PAINTED TO MATCH THE EXISTING.

Work Item 1: WINDOW ON TULIP AVENUE SIDE

Description of Current Condition:

THE EXISTING WINDOW IS A WOOD SINGLE HUNG WINDOW, WITH A STAINED INTERIOR AND PAINTED EXTERIOR.

Proposed Work:

THE NEW WINDOW IS A WOOD DOUBLE HUNG WINDOW, AND WILL BE STAINED TO MATCH THE EXISTING INTERIOR AND PAINTED TO MATCH THE EXISTING EXTERIOR.

Work Item 2: WINDOW ON TULIP AVENUE SIDE

Description of Current Condition:

THE EXISTING WINDOW IS A WOOD SINGLE HUNG WINDOW, WITH A STAINED INTERIOR AND PAINTED EXTERIOR.

Proposed Work:

THE NEW WINDOW IS A WOOD DOUBLE HUNG WINDOW, AND WILL BE STAINED TO MATCH THE EXISTING INTERIOR AND PAINTED TO MATCH THE EXISTING EXTERIOR.

Work Item 3: WINDOW ON REAR OF HOME LOCATED IN THE KITCHEN

Description of Current Condition:

THE EXISTING WINDOW IS A WOOD SINGLE HUNG WINDOW, THAT IS MULLED, WITH A STAINED INTERIOR AND PAINTED EXTERIOR.

Proposed Work:

THE NEW WINDOW IS A WOOD DOUBLE HUNG WINDOW, THAT WILL BE MULLED, AND WILL BE STAINED TO MATCH THE EXISTING INTERIOR AND PAINTED TO MATCH EXISTING THE EXTERIOR.



# 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

WELCH KITCHEN

OWNER: LAURIE WELCH AND STEVE COX  
ADDRESS: 7118 CEDAR AVENUE  
TAKOMA PARK, MD 20912

DESIGNER: KAYLA RICHARDSON  
PROJECT MANAGER: PETER CALLINGTON  
BUILDER: ZEN RENOVATIONS

PROJECT DESCRIPTION

COMPLETE KITCHEN RENOVATION TO INCLUDE REPLACING ALL KITCHEN WINDOWS AND REAR EXTERIOR DOOR, AND RE-INSULATING EXTERIOR WALLS.

THIS SET FOCUSES ON THE REPLACEMENT OF ALL OF THE KITCHEN WINDOWS AND REAR EXTERIOR KITCHEN DOOR, AND HAS ALL THE REQUESTED INFORMATION FOR THE PROPOSED REPLACEMENTS. THE INTERIOR OF THE NEW WINDOWS WILL BE STAINED TO MATCH THE EXISTING, AND THE EXTERIOR OF THE NEW WINDOWS WILL BE PAINTED TO MATCH THE EXISTING. THE INTERIOR OF THE NEW DOOR WILL BE STAINED TO MATCH THE EXISTING, AND THE EXTERIOR OF THE NEW DOOR WILL BE PAINTED TO MATCH THE EXISTING. THE WINDOWS ARE NOT ORIGINAL TO THE HOME AND WERE REPLACED IN A PREVIOUS RENOVATION NOT DONE BY US. THE REASON FOR THE REPLACEMENT IS IN ORDER TO CONTROL THE DRAFT THAT THE CLIENTS EXPERIENCE THROUGH OUT THE SEASONS.



RENDERING

NOTE: RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT ACCURATE REPRESENTATIONS OF THREE-DIMENSIONAL SPACE AND MATERIALS. ALL SELECTIONS SHOULD BE MADE FROM SAMPLES.

LOCATION PLAN

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

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FRONT EXTERIOR PHOTO, CEDAR AVENUE.

← TULIP AVENUE





TULIP AVENUE SIDE EXTERIOR PHOTO.



REAR EXTERIOR PHOTO.

DATE:

8/21/2025

SCALE:

SHEET:

**IN002**

REVISION:





TULIP AVENUE SIDE EXTERIOR PHOTO.

REPLACEMENT OF THE TWO WINDOWS LOCATED IN THE KITCHEN ON THE TULIP AVENUE SIDE OF THE PROPERTY.

REPLACEMENT OF THE WINDOW LOCATED IN THE KITCHEN AT THE REAR OF THE PROPERTY.

REPLACEMENT OF THE EXTERIOR DOOR LOCATED IN THE KITCHEN AT THE REAR OF THE PROPERTY. ENCLOSED BY PORCH.



REAR EXTERIOR PHOTO.





TULIP AVENUE AND REAR CORNER OF PROPERTY.



CLOSE UP EXTERIOR PHOTO OF WINDOWS LOCATED IN THE KITCHEN ON THE TULIP AVENUE SIDE OF THE PROPERTY.

CLOSE UP EXTERIOR PHOTO OF WINDOW LOCATED IN THE KITCHEN AT THE REAR OF THE PROPERTY.



EXTERIOR DOOR LOCATED IN THE KITCHEN AT THE REAR OF THE PROPERTY, ENCLOSED BY PORCH, TO BE REPLACED.







CLOSE UP INTERIOR PHOTOS OF WINDOW LOCATED  
IN THE KITCHEN AT THE REAR OF THE PROPERTY.



CLOSE UP PHOTO OF RIGHT SIDE INTERIOR OF  
WINDOW LOCATED IN THE KITCHEN AT THE REAR OF  
THE PROPERTY.





CLOSE UP INSIDE PHOTO OF THE WINDOW  
HARDWARE LOCATED IN THE WINDOW AT THE REAR  
OF THE PROPERTY.





CLOSE UP INTERIOR PHOTO OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.



CLOSE UP PHOTO OF LEFT SIDE INTERIOR OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.



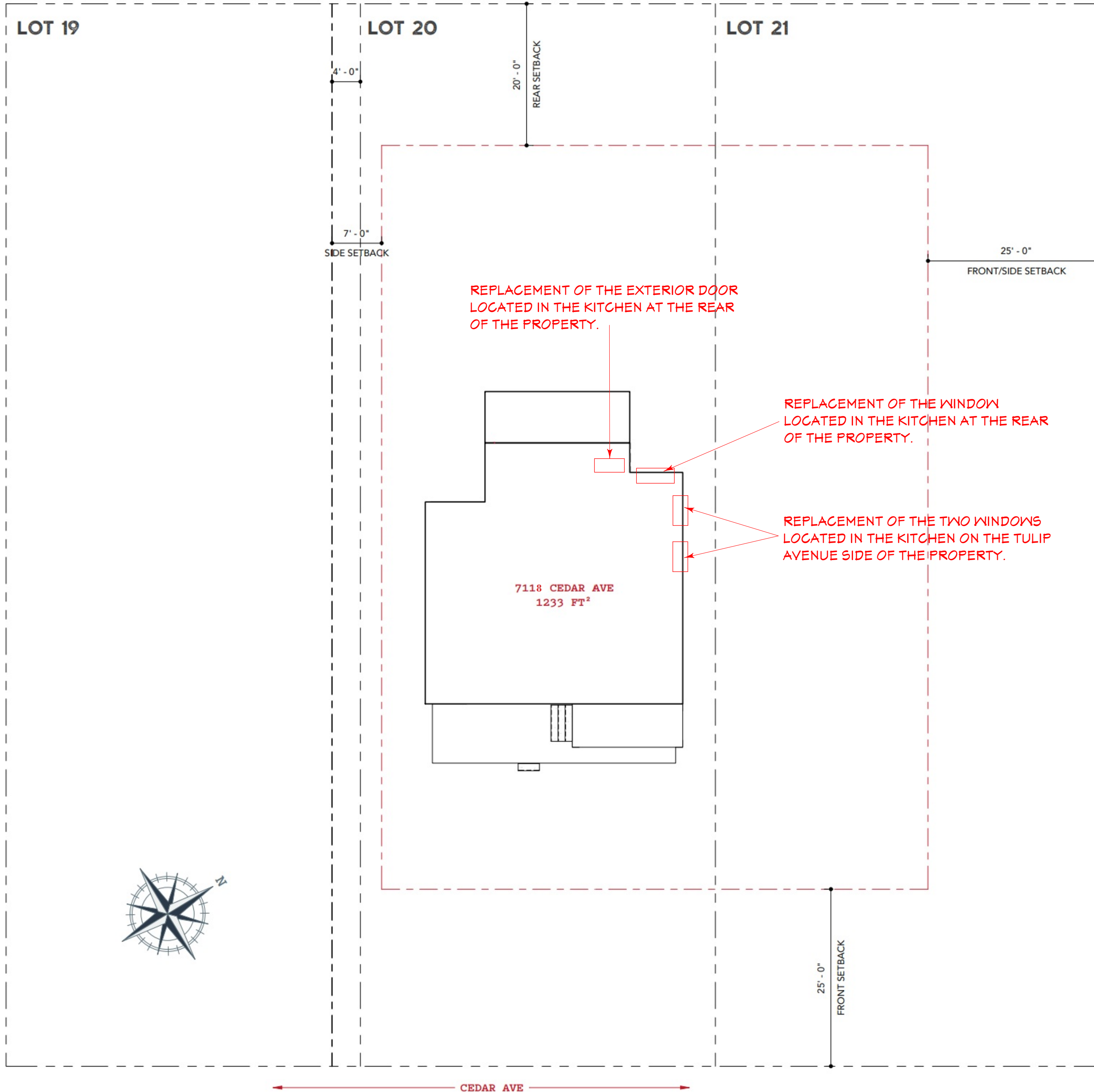


CLOSE UP INTERIOR PHOTO OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.



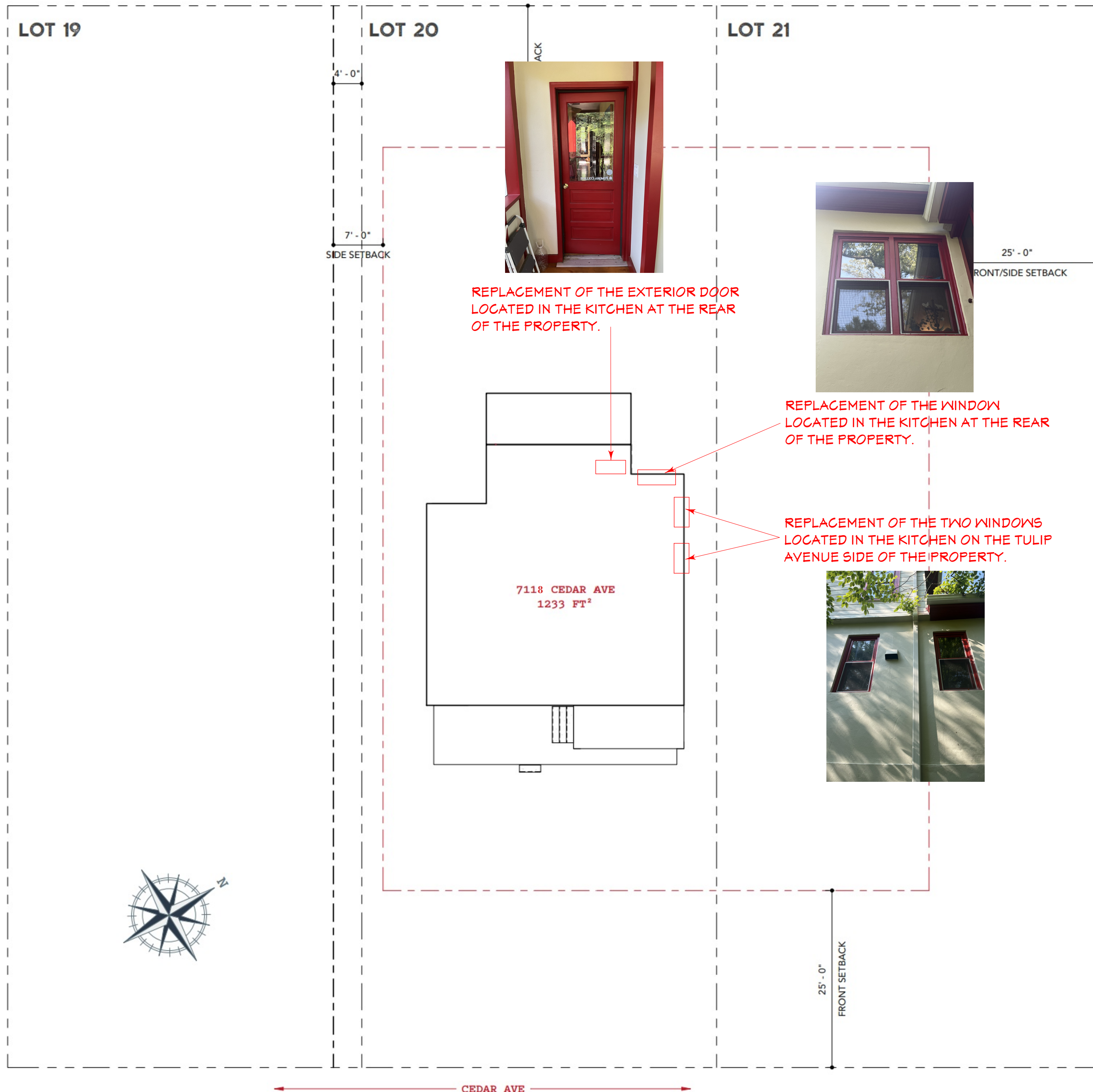
CLOSE UP PHOTO OF RIGHT SIDE INTERIOR OF WINDOW LOCATED ON THE TULIP AVENUE SIDE OF THE PROPERTY.





SITE PLAN  
SCALE: NO SCALE



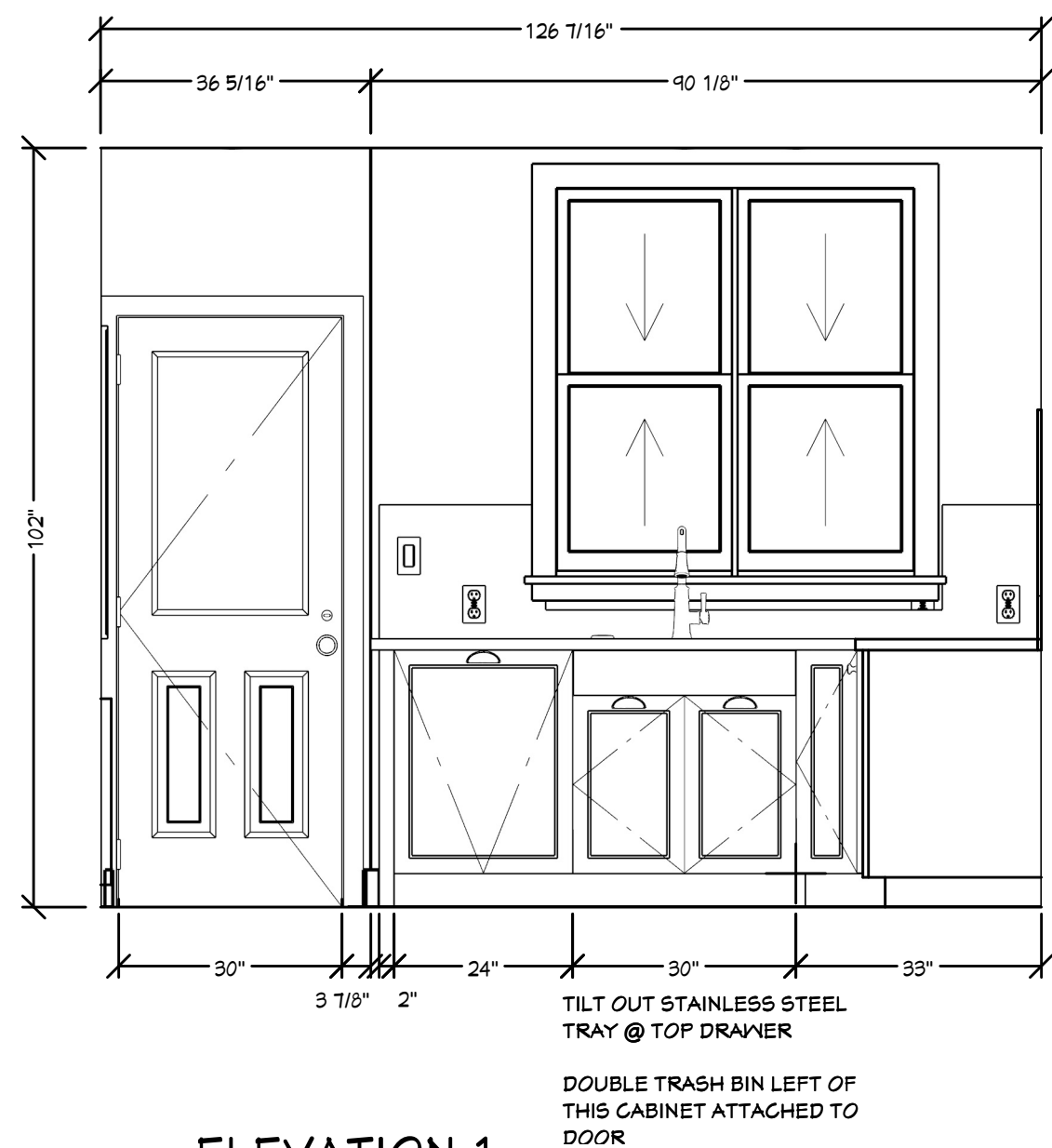


SITE PLAN  
SCALE: NO SCALE

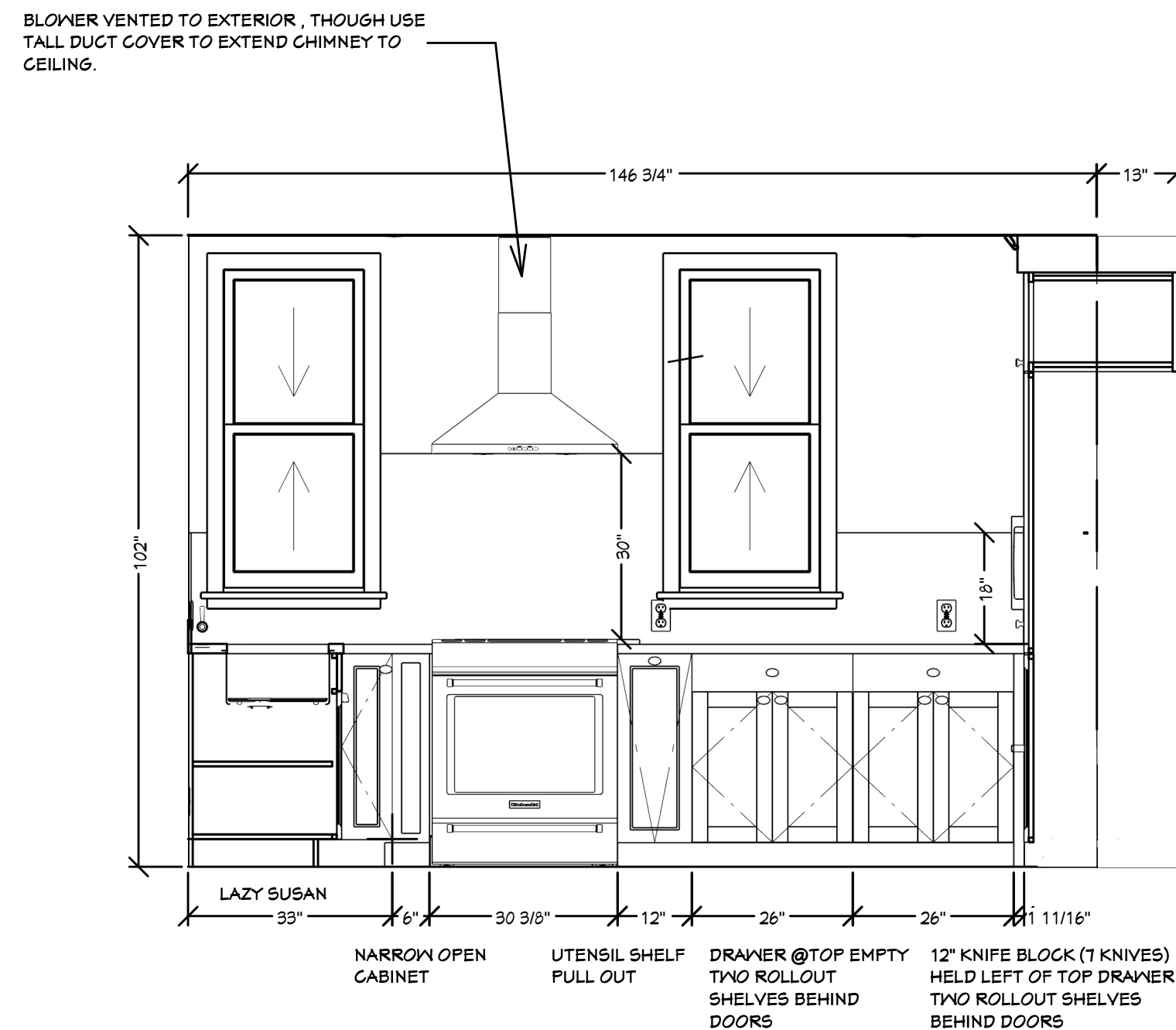




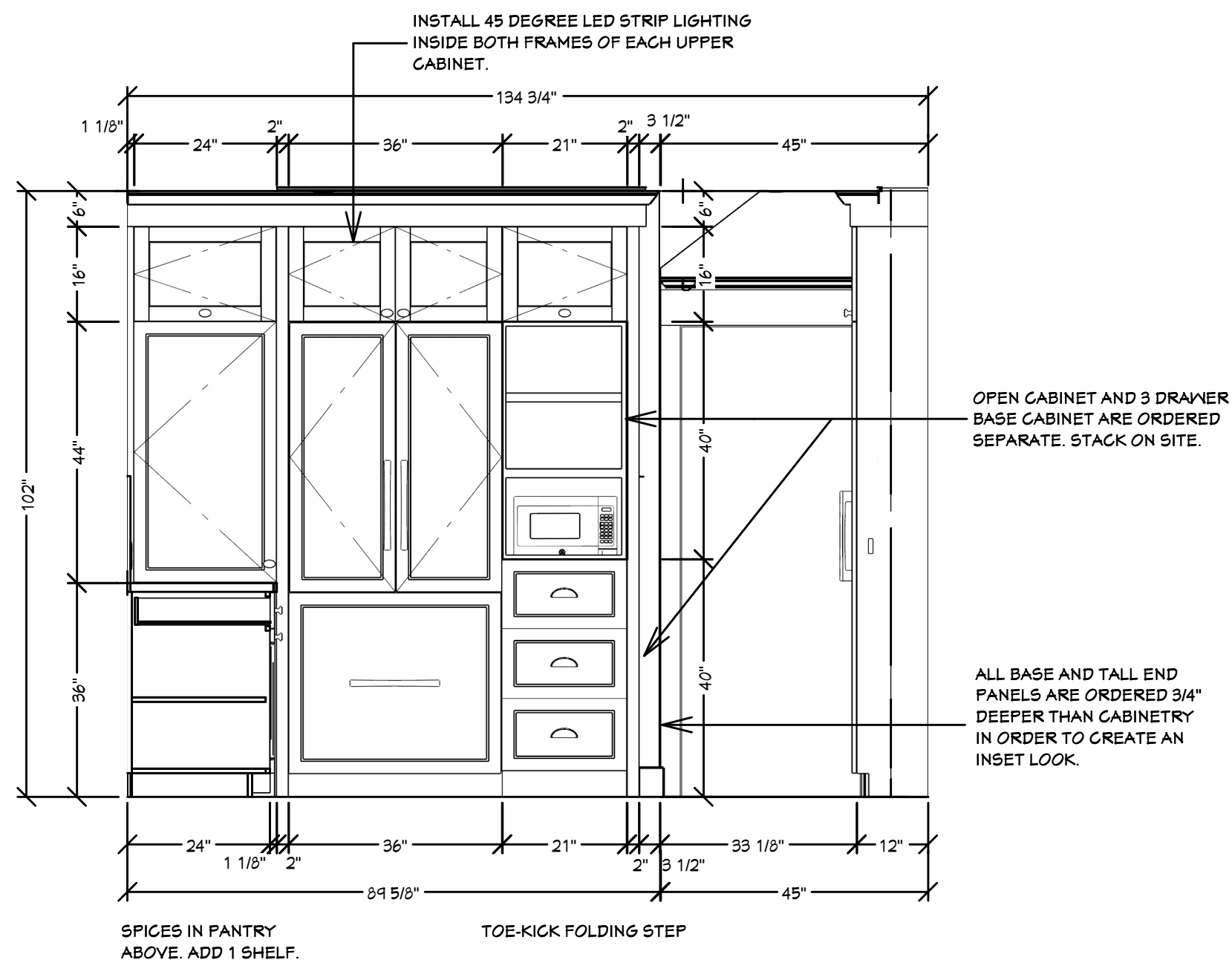




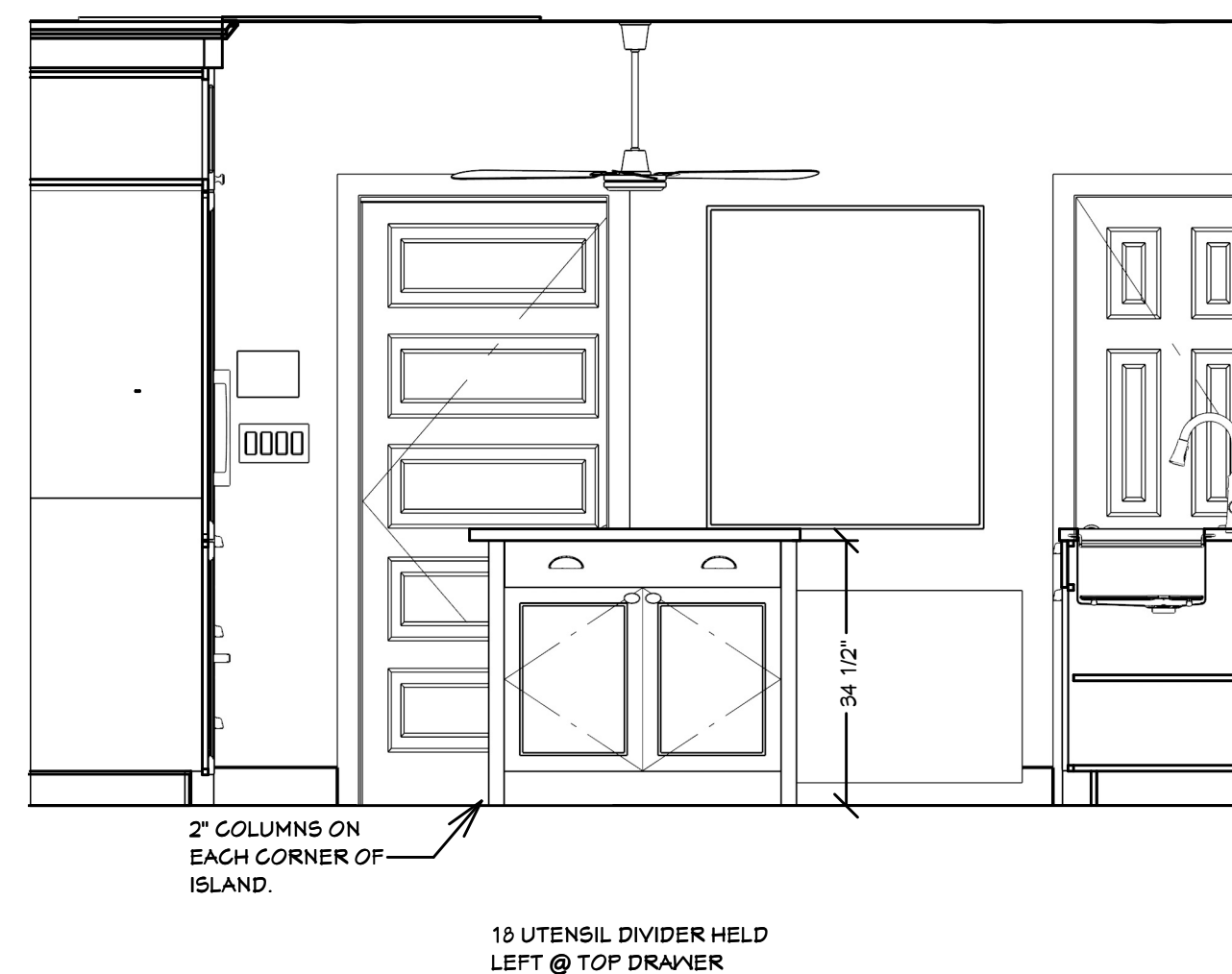
**ELEVATION 1**  
SCALE: 1/2" = 1'-0"



**ELEVATION 2**  
SCALE: 1/2" = 1'-0"

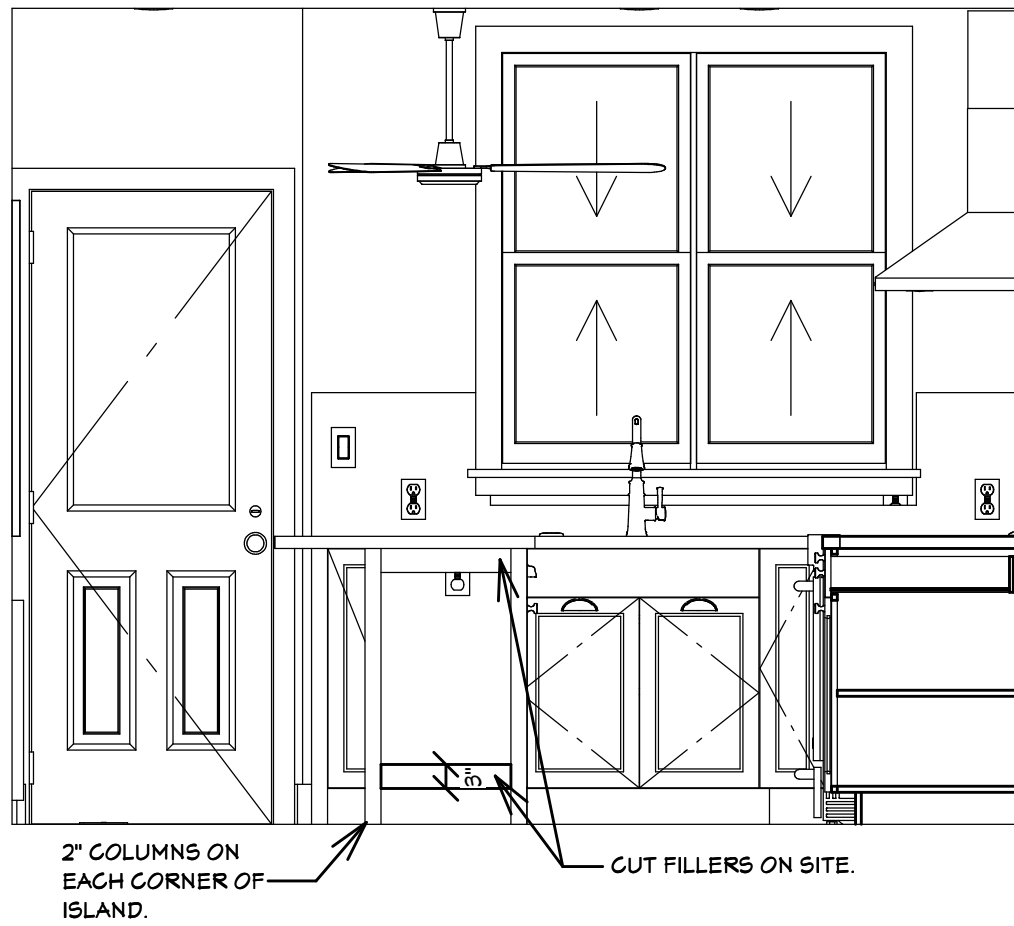


**ELEVATION 3**  
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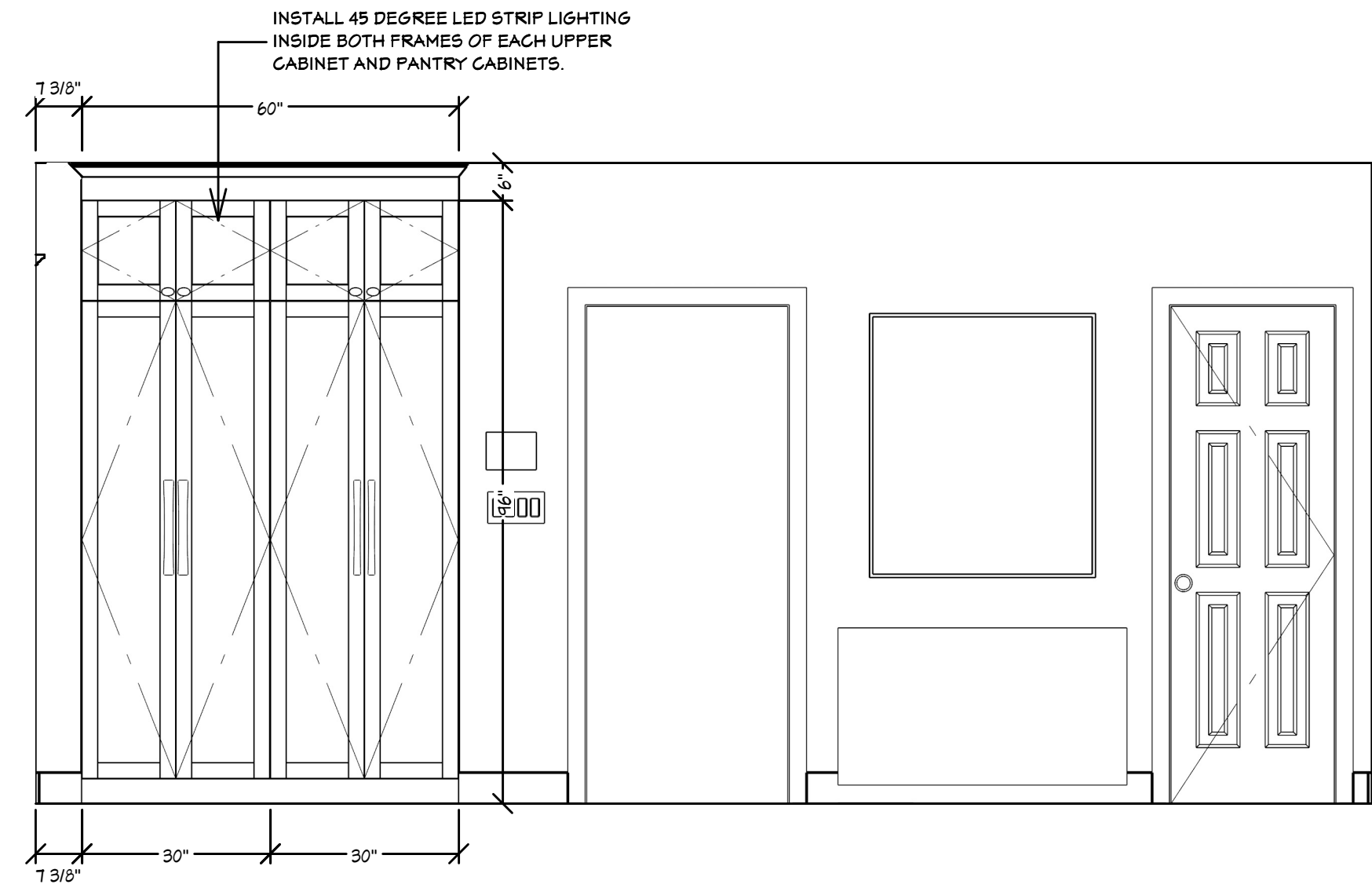


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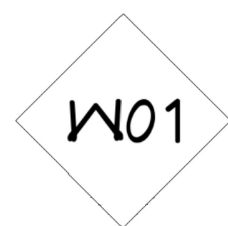


5 ELEVATION 5  
SCALE: 1/2" = 1'-0"

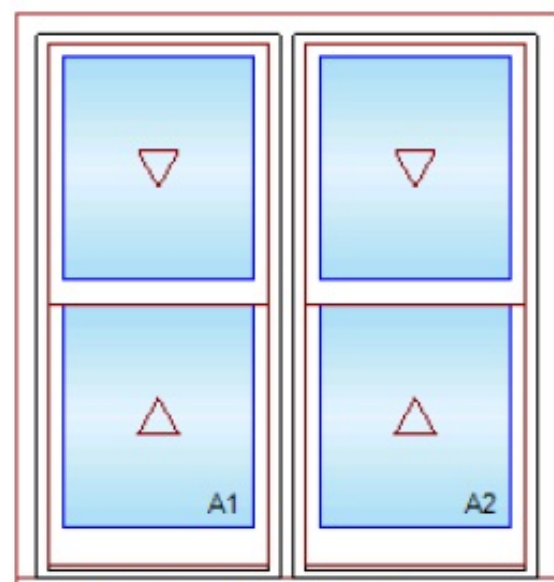


6 ELEVATION 6  
SCALE: 1/2" = 1'-0"





MARVIN



As Viewed From The Exterior

Entered As: OC  
MO 53 3/8" X 55 3/16"  
FS 50 1/4" X 53 5/8"  
OC 52 7/8" X 54 15/16"  
RO 51 1/4" X 54 1/8"  
Egress Information A1, A2  
Width: 21 9/16" Height: 20 9/16"  
Net Clear Opening: 3.08 SqFt  
Performance Information A1, A2  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.29  
Visible Light Transmittance: 0.5  
Condensation Resistance: 56  
CPD Number: MAR-N-68-07460-00001  
Performance Grade A1, A2  
Licensee #1109  
AAMA/WDMA/CSA/101/I.S.2/A440-11  
LC-PG40 1051X2464 mm (41.38X97 in)  
Water Resistance: 6.06 psf  
LC-PG40 DP +40/-40  
FL15162

Bare Pine Interior  
2W1H - Rectangle Assembly  
Assembly Outside of Exterior Casingw/ Subsill

52 7/8" X 54 15/16"  
Assembly Rough Opening w/ Subsill  
51 1/4" X 54 1/8"

Unit: A1  
Ultimate Wood Double Hung  
Basic Frame 25 1/8" X 52 17/32"

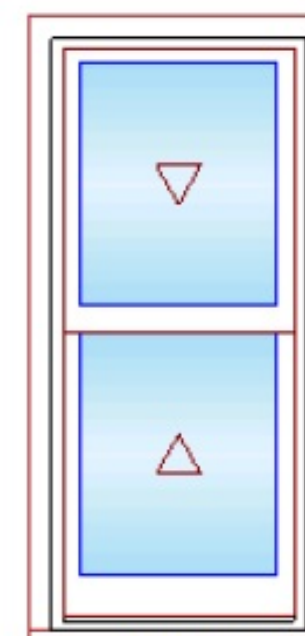
Rough Opening w/ Subsill  
26 1/8" X 54 1/8"  
Top Sash  
Primed Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Antique Brass Sash Lock  
Beige Jamb Hardware  
Aluminum Half Screen  
Stone White Surround  
Bright View Mesh

Unit: A2  
Ultimate Wood Double Hung  
Basic Frame 25 1/8" X 52 17/32"  
Rough Opening w/ Subsill  
26 1/8" X 54 1/8"  
Top Sash  
Primed Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Antique Brass Sash Lock  
Beige Jamb Hardware  
Aluminum Half Screen  
Stone White Surround  
Bright View Mesh  
Primed Pine Exterior Mull Cover  
Standard Mull Charge  
4 9/16" Jamb  
Primed Pine BMC  
Primed Pine Standard Subsill  
No Installation Method  
\*\*\*Note: Non-Certified mull: check with local code officials for project specific requirements.

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



MARVIN



As Viewed From The Exterior

Entered As: OC  
MO 27 3/8" X 55 3/16"  
FS 24 1/4" X 53 5/8"  
OC 26 7/8" X 54 15/16"  
RO 25 1/4" X 54 1/8"  
Egress Information  
Width: 20 11/16" Height: 20 9/16"  
Net Clear Opening: 2.95 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.29  
Visible Light Transmittance: 0.5  
Condensation Resistance: 56  
CPD Number: MAR-N-68-07460-00001  
Performance Grade  
Licensee #1109  
AAMA/WDMA/CSA/101/I.S.2/A440-11  
LC-PG40 1051X2464 mm (41.38X97 in)  
Water Resistance: 6.06 psf  
LC-PG40 DP +40/-40  
FL15162

MARVIN

Primed Pine Exterior  
Bare Pine Interior  
Ultimate Wood Double Hung  
Outside of Exterior Casing w/ Subsill  
26 7/8" X 54 15/16"  
Rough Opening w/ Subsill  
25 1/4" X 54 1/8"  
Top Sash  
Primed Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
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Ovolo Interior Glazing Profile  
Antique Brass Sash Lock  
Beige Jamb Hardware  
Aluminum Half Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jamb  
Primed Pine BMC  
Primed Pine Standard Subsill  
Installed Installation Brackets  
\*\*\*Note: Unit Availability and Price is Subject to Change

Bare Pine Interior  
2W1H - Rectangle Assembly  
Assembly Outside of Exterior Casingw/ Subsill

52 7/8" X 54 15/16"  
Assembly Rough Opening w/ Subsill  
51 1/4" X 54 1/8"

Unit: A1  
Ultimate Wood Double Hung  
Basic Frame 25 1/8" X 52 17/32"

## WINDOW SPECIFICATIONS

SCALE: NO SCALE

ZEN RENOVATIONS  
130 SEVENTH ST SE  
WASHINGTON, DC 20003

WELCH KITCHEN  
7118 CEDAR AVENUE  
TAKOMA PARK, MD 20912

## WINDOW SPECIFICATIONS

DATE:

8/21/2025

SCALE:

SHEET:

A104

REVISION:

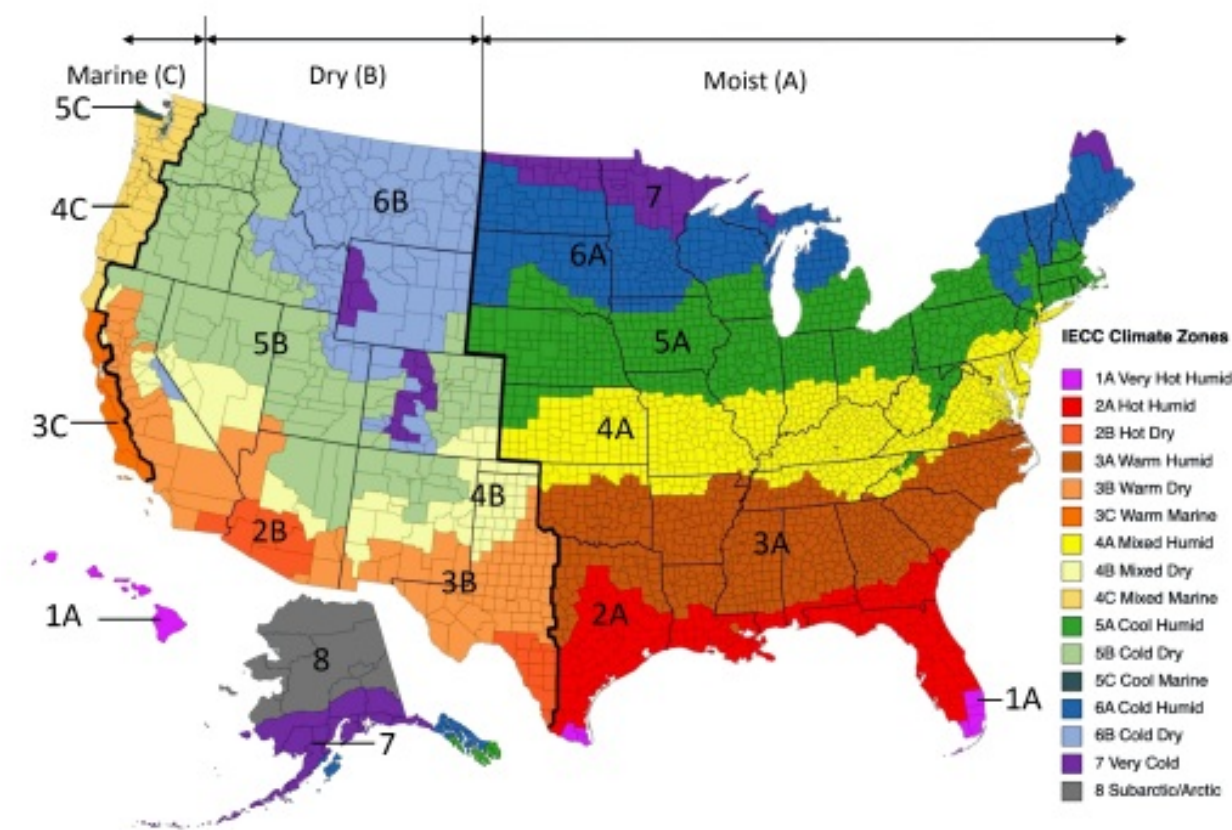


PRODUCT AND PERFORMANCE INFORMATION

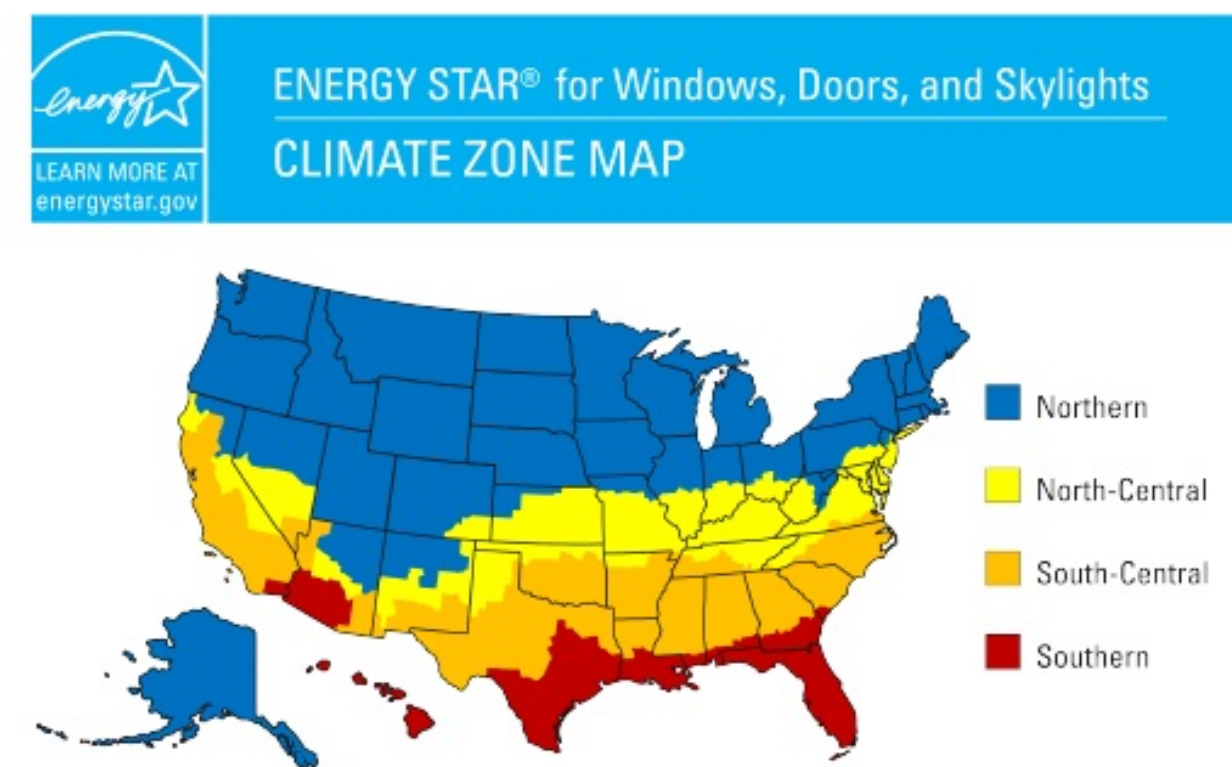
**NFRC Ratings:**  
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.  
The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

**Code (residential, building or energy) Compliance:**  
Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:

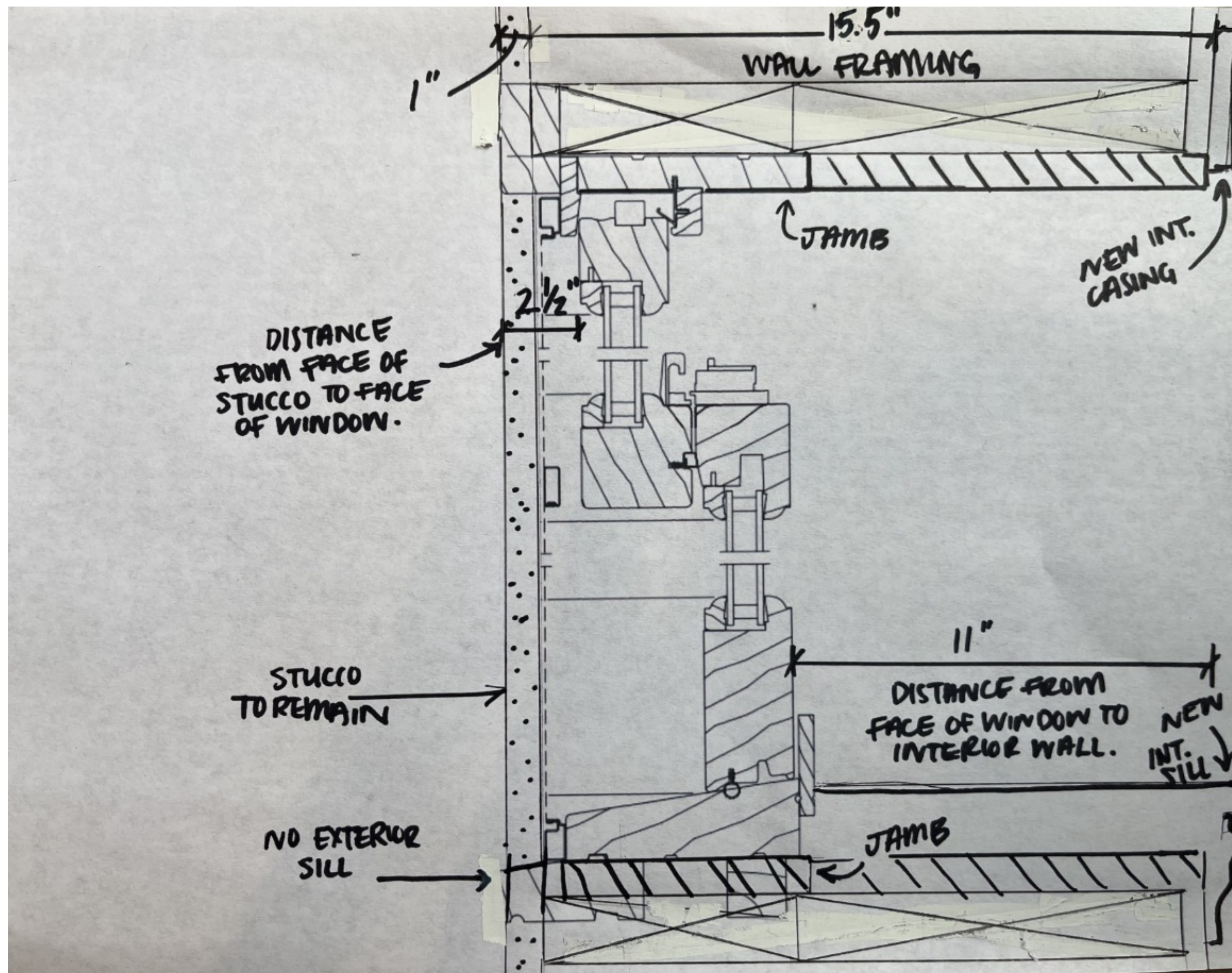


ENERGY STAR Version 7 Climate Zone Map:



WINDOW SPECIFICATIONS  
SCALE: NO SCALE





WINDOW SECTION  
SCALE: NO SCALE

DATE:

8/21/2025

SCALE:

SHEET:

**A106**

REVISION:

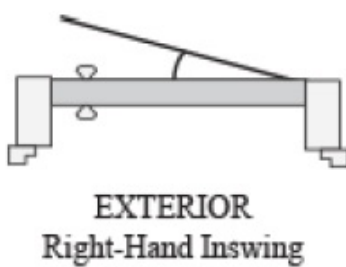


D01



Exterior View

Fir 30"x80" Single Door

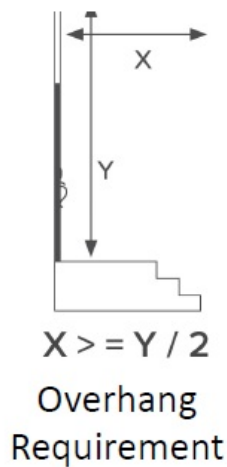


EXTERIOR  
Right-Hand Inswing



Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Performance Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door



$X \geq Y / 2$   
Overhang  
Requirement

- **Factory Finish Option:** No
- **Slab Width:** 30"
- **Slab Height:** 80"
- **Product Style:** 1/2 Lite
- **Raised Molding:** None
- **Glass Type:** Clear
- **Panel Type:** 1-7/16" Double Hip Raised
- **Grille Type:** None
- **Insulation:** Low E
- **Model:** F7044LE
- **Handing:** Right Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 4 9/16"
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** Yes
- **Hinge Type:** Radius Corner Ball Bearing
- **Hinge Brand:** Reeb
- **Hinge Finish:** US5 Antique Brass
- **Sill:** Composite Adjustable
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** Yes
- **Cutdown Rough Opening Height:** 81"
- **Mail Slot:** None
- **Sill Cover:** Yes
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 32 1/2"
- **Rough Opening Height:** 81"
- **Total Unit Width(Includes Exterior Casing):** 34 1/4"
- **Total Unit Height(Includes Exterior Casing):** 81 7/8"

DOOR SPECIFICATIONS

SCALE: NO SCALE