

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9220 Damascus Hills Lane, Damascus	Meeting Date:	10/8/2025
Resource:	Master Plan Site #11/21 (<i>Rezin Bowman Farm</i>)	Report Date:	10/1/2025
Applicant:	Josean Acevedo Soto (Thomas J. Taltavull, Architect)	Public Notice:	9/24/2025
Review:	HAWP	Tax Credit:	Partial
Case Number:	1133162	Staff:	Laura DiPasquale
Proposal:	Complete renovation of house, demolition of non-historic addition, and construction of new two-story addition and deck		

STAFF RECOMMENDATION

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



Figure 1: The Rezin Bowman Farm Master Plan Site boundaries are shaded in red.

PROPERTY DESCRIPTION

SIGNIFICANCE: Master Plan Site #11/21, *Rezin Bowman Farm*
 STYLE: Gothic Revival Farmhouse
 DATE: circa 1900

The following is an excerpt from *Damascus-Goshen Historic Resources Master Plan Amendment*:

The Rezin Bowman Farm was established at the headwaters of Great Seneca Creek. The farmstead is significant for its collection of buildings that represent an evolution of construction. By 1850, Aden Bowman (1787-1868) owned 520 acres of land and resided on this farm. He built the bank barn sometime after he acquired this land in 1827. Typical of successful farmers of the era, he grew a principal crop of tobacco, had diverse livestock, and grew corn, oats and wheat. His son, Rezin H. inherited the farm that he maintained through the century. The center cross gable dwelling represents a house type that was popular in Montgomery County from the post-Civil War era through the early 20th century. Claude Burdette continued the farm by introducing dairy cows, housed in the 16-cow dairy barn built by 1939.



Figure 2: View of the Rezin Bowman farm from the entrance drive with the dwelling house on the right (September 2025, Historic Preservation Office).

PROPOSAL

The applicants propose to stabilize and rehabilitate the historic dwelling house, which is currently uninhabitable and subject to an abatement order, demolish a non-historic addition, and construct a new addition and deck. The applicants propose to:

1. Structurally stabilize and repair the stone foundation, floor, wall and roof framing.
2. Remove existing non original wood siding and insulation board, install new ½" plywood sheathing, air and moisture infiltration barrier house wrap and new painted wood lap siding.
3. Restore/repair and paint exterior wood fascia, rake, soffit and trim.
4. Remove non-historic mid-20th century addition.
5. Reconstruct new roof framing over existing shed wing.
6. Construct new addition and wood deck at rear of house.
7. Restore all existing wood windows and trim.
8. Install new wood front and side doors/frames/trim.
9. Install wood replacement windows in original locations.
10. Install new wood vinyl clad door in swing French doors at kitchen.
11. Repair and repaint the existing metal roofing on house and porch.
12. Install new half round gutters and downspouts.
13. Rebuild the front porch to include new concrete piers, floor framing, wood tongue and groove 1x3 porch decking, new wood columns to match the existing, new steps, new wood porch ceiling/trim, restore/repair porch beams/trim, and roof framing.

APPLICABLE GUIDELINES

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Damascus-Goshen Historic Resources Master Plan Amendment (Amendment)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Damascus-Goshen Historic Resources Master Plan Amendment

The *Amendment* includes the following statement regarding the Rezin Bowman Farm:

The setting includes the dwelling house, corn crib, bank barn, dairy barn, and milk house. Since the dwelling house has had many alterations, additional changes should be reviewed with leniency by the Historic Preservation Commission.

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.
- 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.

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

WHEREAS, Section 24A-8(b) of the Montgomery County Code identifies seven criteria to evaluate approvable HAWPs for properties designated on the Master Plan for Historic Preservation or properties that are in a historic district designated on the Master Plan for Historic Preservation;

WHEREAS, nothing in this policy may supersede Council-adopted Design Guidelines for Historic Districts or Sites that already specify the use of certain materials and finishes;

WHEREAS, porches and decks are identified as character-defining features of historic buildings;

WHEREAS, if the HPC determines the porch flooring/decking has deteriorated beyond repair, it shall be the policy of the Historic Preservation Commission that:

1. Sites listed on the Master Plan for Historic Preservation are properties that have been designated to the Master Plan for Historic Preservation based on their individual historic significance, including architectural significance. Because of the significance of these sites, preserving its historic character is of paramount concern. Wood is the appropriate material to maintain the historic appearance, materials, and construction methods at Master Plan sites. The HPC does not evaluate wood and species. The finish applied needs to be compatible with the species selected.

STAFF DISCUSSION

Historic House

Staff supports the proposed work and recommends approval. The historic farmhouse (dwelling house) was determined unfit for human habitation in 2021 and has been subject to a series of abatement orders issued to the previous owner and reissued to the current owner, who purchased the property in 2024. Staff finds that much of the proposed work constitutes in-kind replacements, ordinary repairs, or simple alterations that will not substantially alter the exterior features of the historic site, per *Standard 6* and Chapter 24A-8(b)(1), and which are eligible for the County's 25% historic preservation rehabilitation tax credit. Staff finds that the proposed stabilization of the house—which currently lacks interior floors, walls, and porch flooring—includes repairs to the rubble stone foundation walls, roof and wall framing, and reconstruction of the structurally-deficient wrap-around porch. Staff finds that this work will aid in the preservation and private utilization of the historic site in a manner compatible with the resource per Chapter 24A-8(b)(3) and is necessary in order that the unsafe conditions associated with the condemnation order on the house be remedied, per Chapter 24A-8(b)(4).



Figure 3: Façade of the subject property, March 2021 (Historic Preservation Office).



Figure 4: Façade of the subject property, September 2025 (Historic Preservation Office).



Figure 5: Photograph of the wrap-around porch framing members/structure (September 2025, Historic Preservation Office).

Staff finds that, per *Standard 6*, the applicants propose to repair where possible and replace where necessary to match the old design. Staff finds that the existing wood building elements are severely damaged and deteriorated. The applicants propose to restore the existing wood windows (which are currently boarded up) and trim throughout, and replace the non-original horizontal wood siding with new wood siding. New wood porch columns and flooring would be added to the reconstructed porch. Staff notes that the direction of the proposed tongue-and-groove porch flooring is not specified on the submission drawings, but should be run perpendicular to the exterior walls, per *Policy 24-01*. Along the west elevation, the applicants propose to restore two window openings to their original appearance, based on a 1973 aerial view of the house (*Figure 7*). Staff finds that, per *Standard 6*, the replacement of these features is substantiated by documentary evidence. An additional window would be restored to its presumed historic appearance on the second-floor rear, south elevation, where an existing pair of non-historic casements is proposed to be replaced with a single double-hung wood window to match the remaining windows on the historic house. Staff finds that the proposed window opening is in keeping with the fenestration pattern of the house and is compatible with the resource per Chapter 24A-8(b)(2). New paneled wood doors would be installed to replace non-historic metal doors in existing openings on the front and side elevations. Staff finds that the proposed paneled wood and glass doors, which will replace non-historic metal slab doors, are compatible with the late-nineteenth or early-twentieth rural construction of the house, per Chapter 24A-8(b)(2).

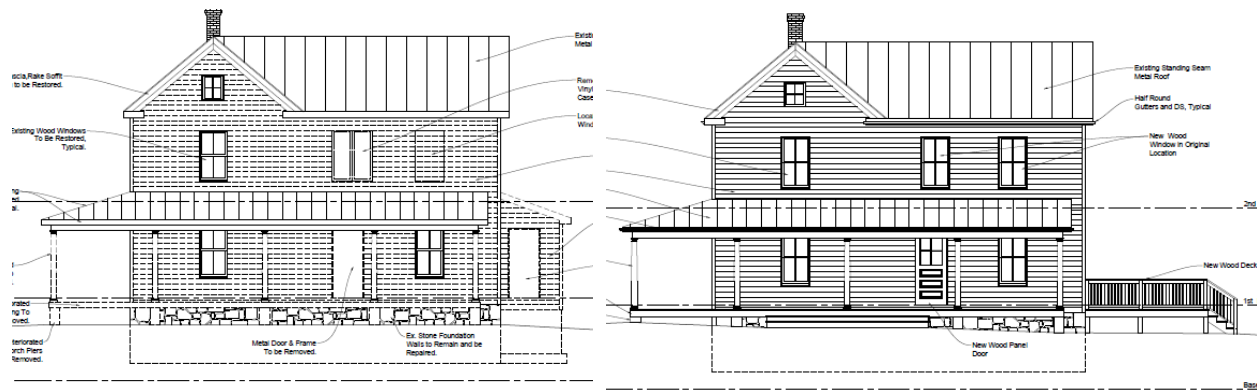


Figure 6: Existing conditions/demolition west side elevation drawing (left) and proposed west side elevation (right).



Figure 7: 1973 aerial photograph of the subject property showing individual punched openings along the second-floor side elevation of the rear ell (VintageAerials.com).

Existing Addition Demolition

At the rear, the applicants propose to remove a c. 1970's-1980's addition. Staff finds that the existing addition is not original to the house and that its demolition does not constitute removal of historic material or damage the historic character of the property, per *Standard 2*, or alter the exterior features of the historic site, per Chapter 24A-8(b)(1). After discussions with the architect, staff finds that the existing addition was poorly constructed and is in dangerous condition, and that its removal is necessary in order than an unsafe condition be remedied, per Chapter 24A-8(b)(4).



Figure 8: Rear elevation of the subject property, March 2021 (Historic Preservation Office).



Figure 9: East side elevation showing the main block and non-historic addition, March 2021 (Historic Preservation Office).



Figure 10: View of the rear and east side elevations of the farmhouse with the non-historic addition in the foreground (September 2025, Historic Preservation Office).

Proposed Addition

In place of the existing addition, the applicants propose to construct a new two-story addition with a smaller footprint. To connect the addition to the existing house, the applicants propose to slightly modify the roof framing of an older two-story shed-roofed addition, which would function as a hyphen between the new lower cross-gable roofed addition and existing historic cross-gabled rear ell. Staff finds that the location of the proposed addition at the rear, its inset from the historic rear wall plane of the main block, use of a lower intersecting gable roof, horizontal Hardie siding, Andersen windows, and standing-seam metal roof is compatible with, but differentiated from the old, identified as key to a successful new addition in *Standard 9*. Similarly, the scale, proportion and rhythm of the proposed fenestration is compatible with the historic resource, while the use of six-over-six simulated-divided-light windows provides differentiation from the two-over-two wood windows of the historic house. While staff would not typically support the use of vinyl or vinyl-clad windows on a Master Plan site, staff finds that the use of the proposed Andersen 400 Series vinyl-clad windows on the new addition are appropriate in this circumstance. This is the case because they are to be used on the new rear addition only and feature traditional putty slope sash profiles that are compatible with, but differentiated from the historic windows, in keeping with *Standard 9* and Chapter 24A-8(b)(2). Likewise, staff finds that the proposed vinyl-clad French doors, which are to be located on the rear of the house on the new addition and in a previously-modified opening on the historic rear ell, have traditional profiles and dimensions and are compatible with, but differentiated from the historic fenestration, per *Standard 9* and Chapter 24A-8(b)(2) and the *Amendment*. The *Amendment* specifically encouraged the HPC to treat alterations to already-altered portions of the subject property with leniency. The French doors would lead to a new wood deck with wood railings and stairs to grade that would extend along the rear elevation of the addition and rear ell. Staff finds that the design of the proposed deck is compatible with the resource, per *Standard 9* and Chapter 24A-8(b)(2), and if removed in the future, would leave the essential form and integrity of the property unimpaired, per *Standard 10*.

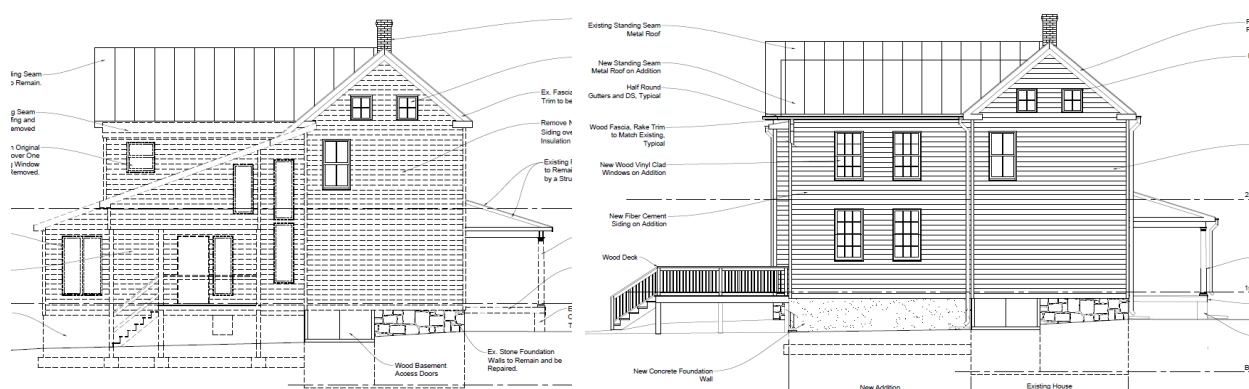


Figure 11: Existing conditions/demolition side elevation drawing (left) and proposed (right).

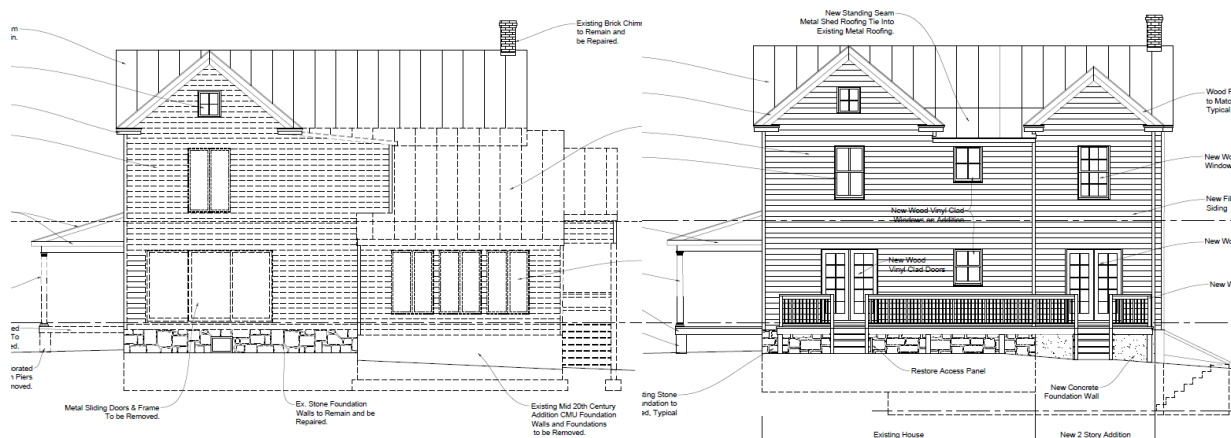


Figure 12: Existing condition/demolition rear elevation drawing (left) and proposed (right).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-(b)(1),(2), and (5), having found that the proposal will not substantially alter the exterior features of the historic resource; is compatible in character with the purposes of Chapter 24A; would enhance or aid in the protection, preservation and public or private utilization of the historic site in a manner compatible with the historical, archeological, architectural or cultural value of the historic site; and is necessary in order that unsafe conditions or health hazards be remedied;

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 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 301-495-2167 or laura.dipasquale@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: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

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:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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:

Work Item 4: Remove mid 20th Century Addition

Description of Current Condition:

Mid 20th Century addition is in poor condition, consisting of concrete footing and CMU foundation walls. Framing is poorly constructed and currently unsafe. Casement windows and metal doors are not compatible with existing house. Wood siding and metal roofing are in poor condition.

Proposed Work:

Remove poorly constructed and non contributing addition to existing house.

Work Item 5: Reframe existing two story shed roof wing and construct new two story addition & wood deck.

Description of Current Condition:

Roof and wall framing at rear shed roof wing is in poor condition and unsafe. Second Floor window is non original and in poor condition.

Proposed Work:

Rebuild rear shed addition, re-frame roof to provide proper drainage to rear of house to accommodate new addition. Install two new wood vinyl clad two over two double hung windows at first and second floors of shed roof wing. Construct new two story addition and wood deck at rear of house.

Work Item 6: Restore existing wood windows and trim

Description of Current Condition:

The existing wood two over two wood double hung windows trim are in fair condition.

Proposed Work:

Restore all existing windows and trim, paint.

Work Item 7: Existing exterior door replacement

Description of Current Condition:

Existing Exterior front and side doors are metal and in poor condition.

Proposed Work:

Replace exterior metal doors, frames and trim with new wood panel doors with true divided four light glass panels, frames and trim.

Work Item 8: Install wood replacement windows in original locations

Description of Current Condition:

Currently there are wood vinyl clad casement windows in two locations and one missing window that was removed at second floor.

Proposed Work:

Install Wood windows and trim to match original two over two double hung windows in three locations.

Work Item 9: Install new wood vinyl clad French doors to replace aluminum doors

Description of Current Condition:

The existing kitchen door is a three panel aluminum sliding door in poor condition.

Proposed Work:

Replace aluminum sliding door unit with a wood vinyl clad simulated divided lite full glass panel french inswing door.

Work Item 10: Repair and repaint existing metal roofing on house and porch

Description of Current Condition:

Existing metal roofing on house and porch are in fair condition.

Proposed Work:

Repair where required and repaint existing main house and porch roofing.

Work Item 11: Install new half gutters with round downspouts on existing house, porch and new addition.

Description of Current Condition:

Currently no gutters exist.

Proposed Work:

Install appropriately sized half round aluminum gutters and round downspouts on existing house, porch and new addition.

Work Item 12: Rebuild and restore existing Covered Porch and Steps.

Description of Current Condition:

The existing porch concrete piers, floor framing, wood columns are in poor condition. Porch roof beams and framing and trim are in fair condition. No original porch finish ceiling or floor decking exists.

Proposed Work:

Remove deteriorated porch concrete piers, floor framing and wood columns and replace with new concrete piers, floor framing, new wood tongue and groove decking and wood columns to match. Repair and restore wood porch beams, framing and trim. Install new wood beaded ceiling. Paint.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*



9220 Damascus Hills Lane Existing West Elevation View April 2025



9220 Damascus Hills Lane Existing East Side Elevation View April 2025

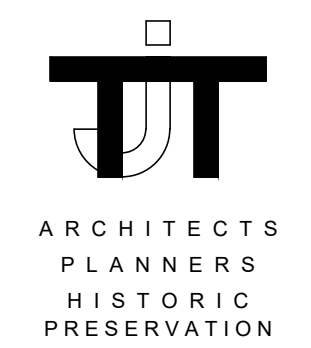
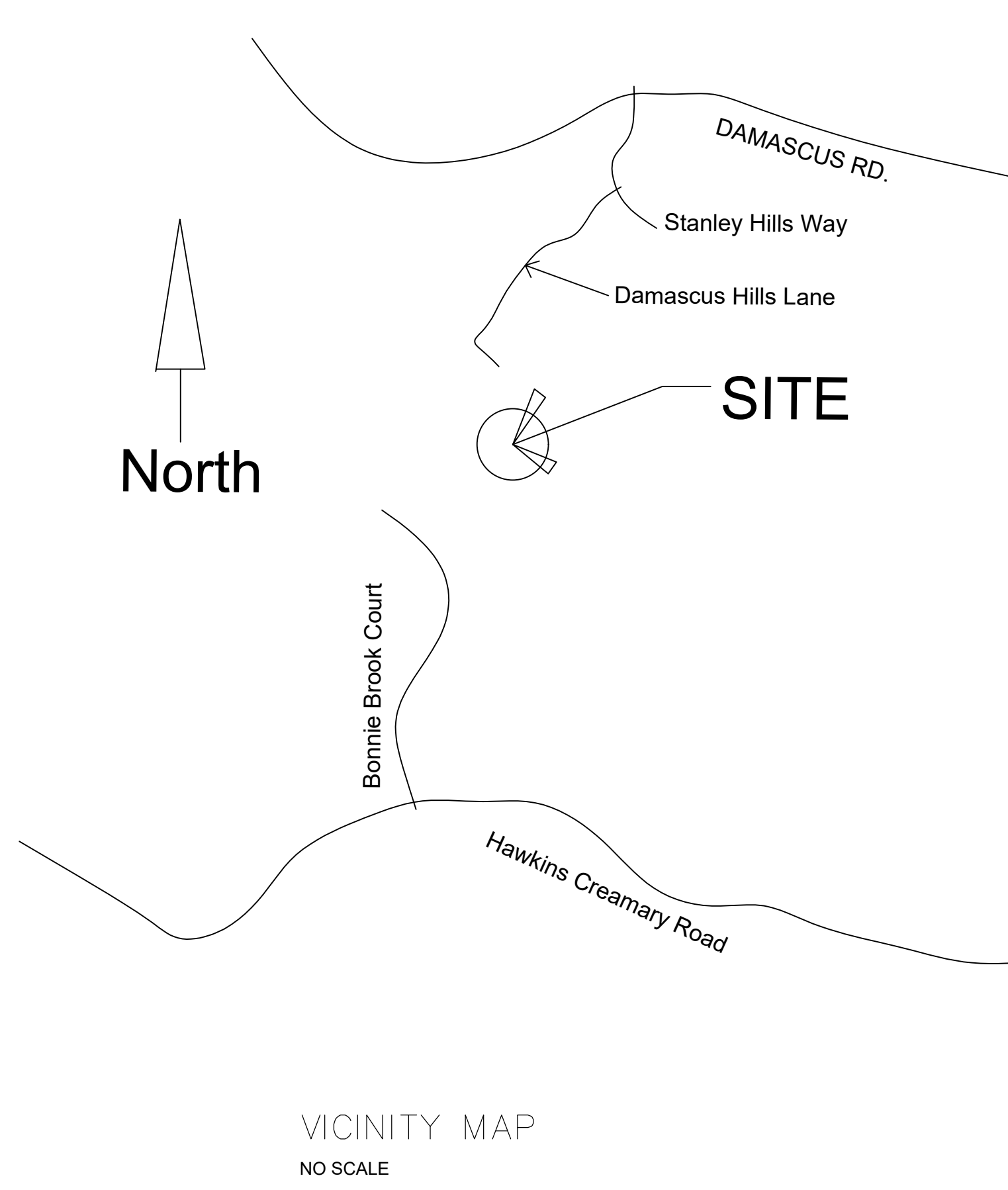
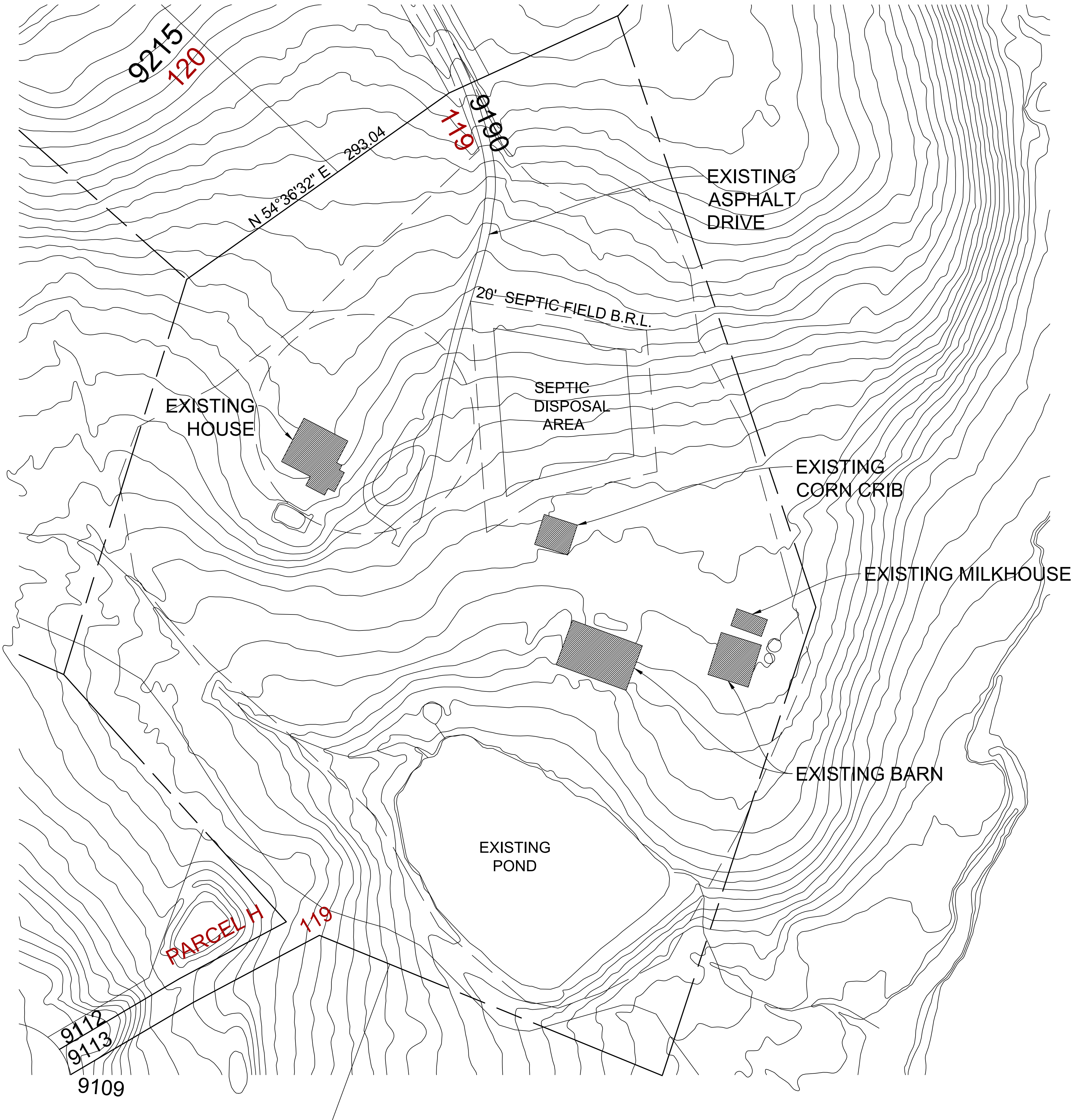


9220 Damascus Hills Lane Existing North Elevation View April 2025



9220 Damascus Hills Lane Existing South Elevation View April 2025

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THOMAS J. TALTAVULL
ARCHITECT
20650 PLUM CREEK COURT
GATHERSBURG, MARYLAND 20882
301.840.1847
tom@jtarchitects.com

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No.9083, Expiration Date: 6-13-2026.

Professional Seal

Revisions

Drawing Title

SITE PLAN

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

Z100

EXISTING SITE PLAN

1" = 50'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON, TRUSTEE, SUBSTITUTIVE TRUSTEE TO SENECA RIDGE DEVELOPMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTIVE TRUSTEE'S DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 368, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON TRUSTEE AND THOMAS E. HELF, TRUSTEES TO SENECA RIDGE DEVELOPMENT, LLC BY TRUSTEES' DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 41869 AT FOLIO 378.

FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON—WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 70970 SQUARE FEET OR 16.2236 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

6/12/18
DATE

MICHAEL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444
LICENSE EXPIRATION DATE: 12/10/2018

NOTES

1. PROPERTY ZONED RE2C AT DATE OF RECORDATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM. SEWER AND WATER CATEGORIES: S-4, W-3.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1200618A ENTITLED "STERN PROPERTY" DATED 5-23-14 ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1982, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP F5582 W.S.S.C. GRID 236N09.
8. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. LOT 119 IS APPROVED FOR A 4 BEDROOM HOUSE.
10. PARCEL 1 TO BE CONVEYED TO THE H.O.A.
11. THE ENTIRETY OF LOT 119 SHOWN HEREON COMPRISES THE ENVIRONMENTAL SETTING BOUNDARY OF THE REZIN/BOWMAN FARM (HISTORIC RESOURCE #11/21). ANY NEW CONSTRUCTION OR SITE MODIFICATION WITHIN THE AFORESAID ENVIRONMENTAL SETTING BOUNDARY ARE SUBJECT TO REVIEW AND APPROVAL BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.
12. PARCEL 1 AND LOT 119 HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
13. PARCEL 1 SHOWN HEREON IS SUBJECT TO A DECLARATION OF OPEN SPACE COVENANT RECORDED IN LIBER 22045 AT FOLIO 576 AND LIBER 44779 FOLIO 294 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT TOTALS	
NUMBER OF LOTS, PARCELS	2
AREA OF LOTS, PARCELS	16.2236 ACRES
AREA OF DEDICATION	0.0 ACRES
TOTAL AREA SHOWN ON PLAT	16.2236 ACRES

PLAT NO. 25407

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 25' WIDE OR AS MAY BE OTHERWISE SHOWN HEREON, ADJACENT PARALLELS, AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3804 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITY EASEMENTS INDICATED WITHIN SAID DECLARATION.

FURTHER WE GRANT THE 15' TRAIL ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFICIARIES INDICATED HEREON.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 45050 AT FOLIO 353 AND THE PARTIES IN INTEREST THEREIN HAVE HEREON INDICATE THEIR ASSENT BELOW.

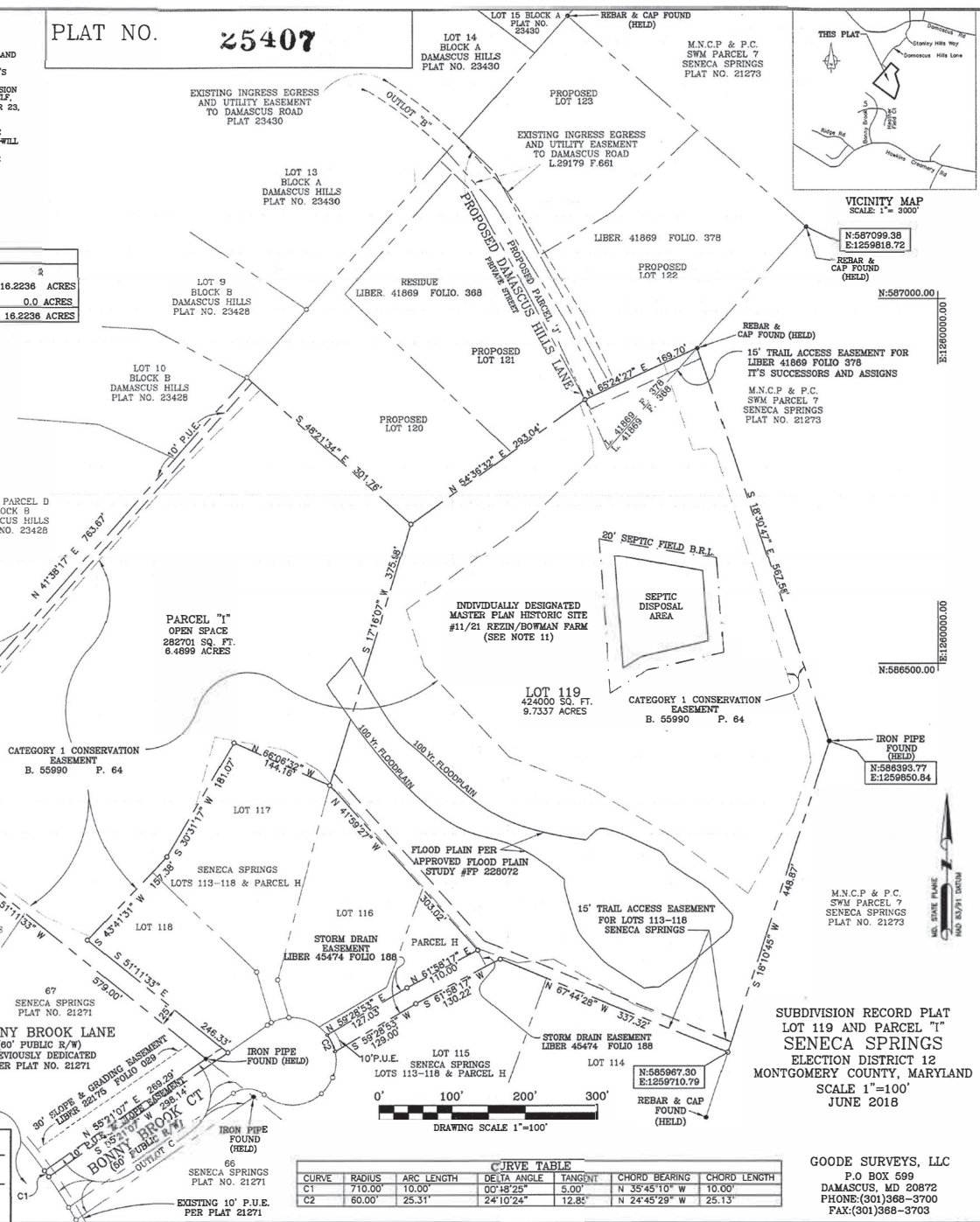
WITNESS
WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
PB CAPITAL, LLC

WITNESS
6/14/18
DATE
6/14/18
DATE
BY SENECA RIDGE DEVELOPMENT, LLC
BY STEPHEN J. KIDD, VICE PRESIDENT
ERIC A. ANDERSON, TRUSTEE

220100580 1200618A RE-2C
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: July 12, 2018
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO. 640-47

APPROVED: June 20, 2018
DIRECTOR

DATE:
PLAT NO.





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that I am a duly licensed
architect under the laws of
the State of Maryland,
License No.9083,
Expiration Date: 6-13-202

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Revisions

Device Time

EXISTING PLANS

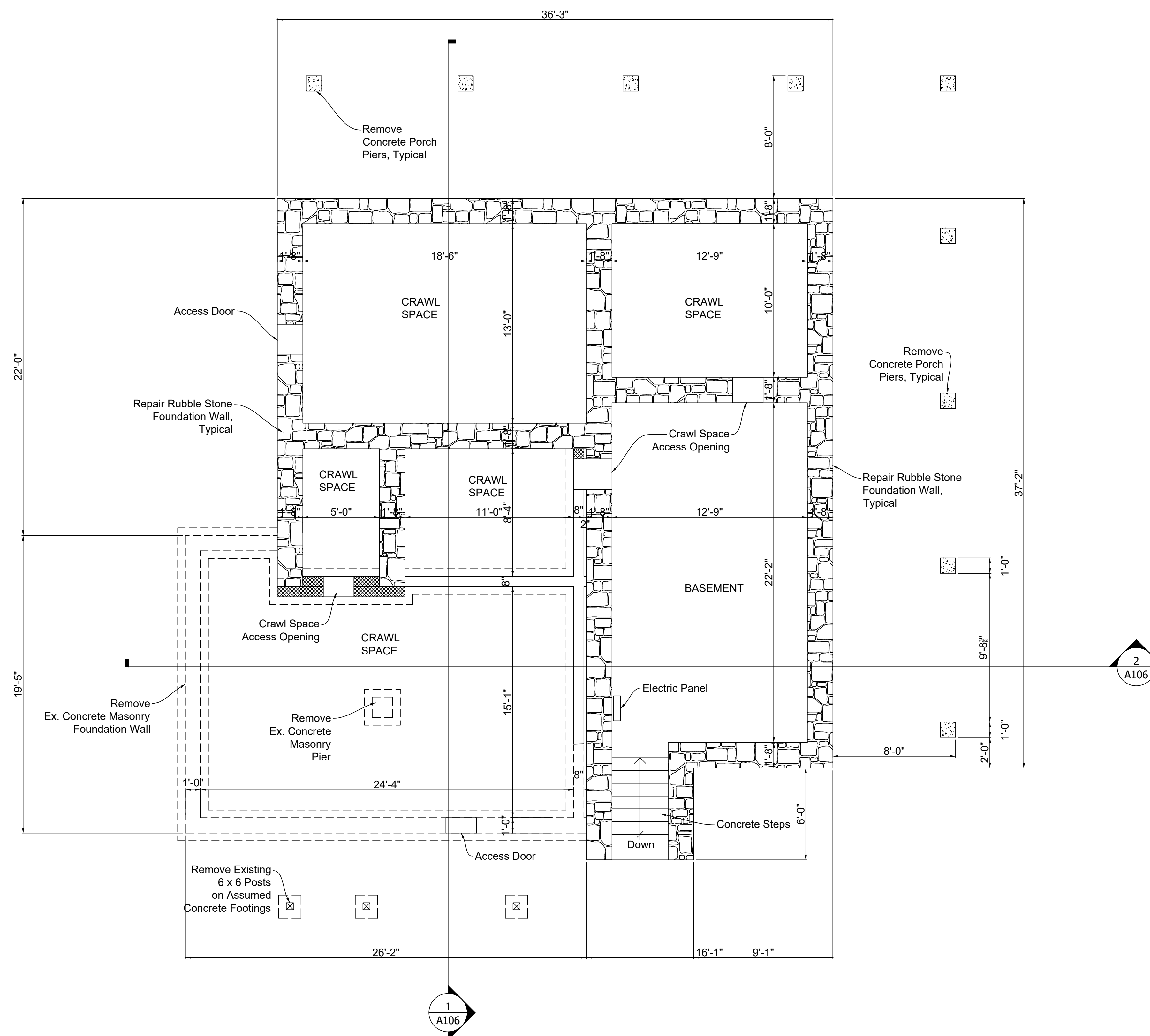
Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A100

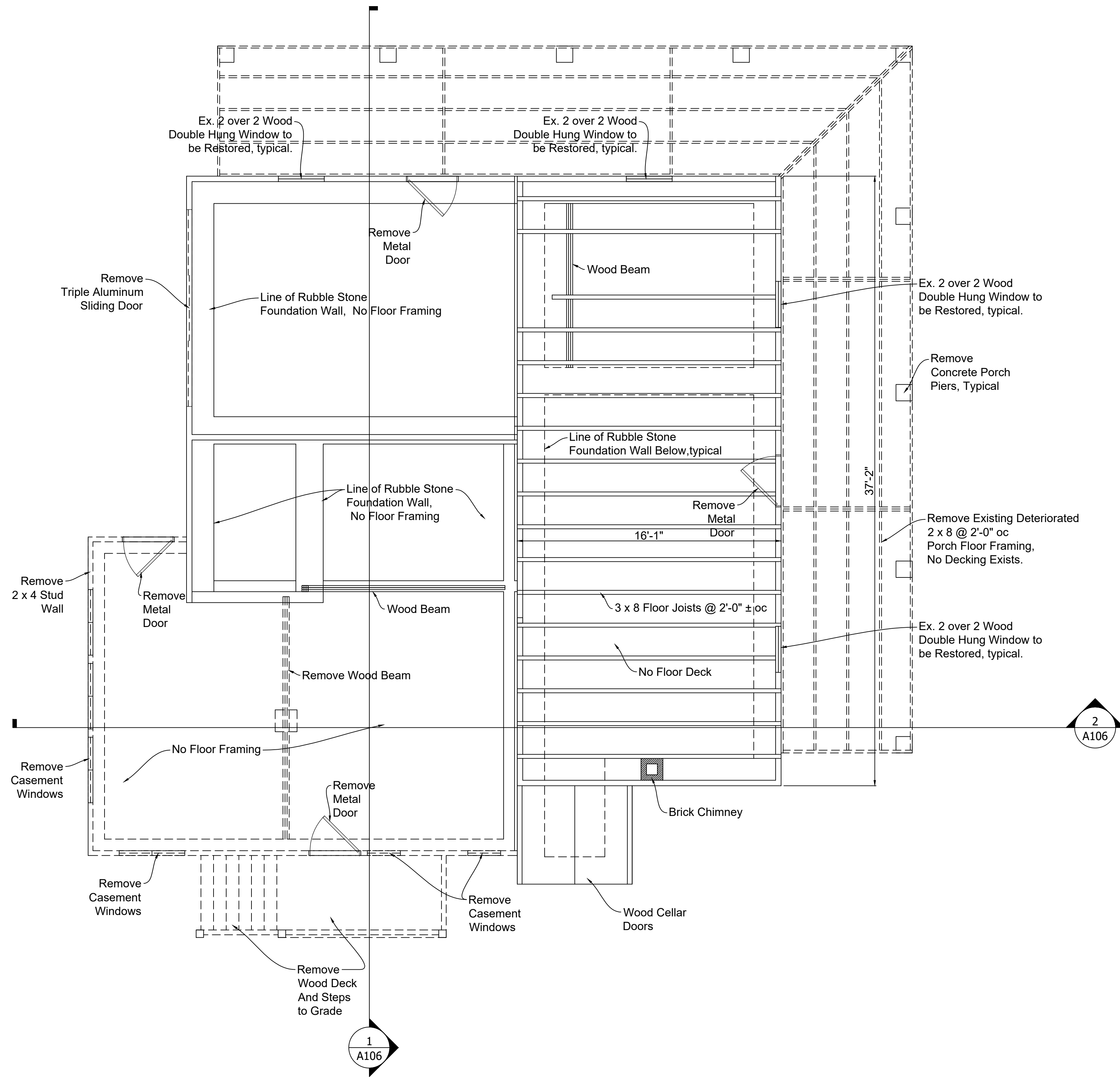
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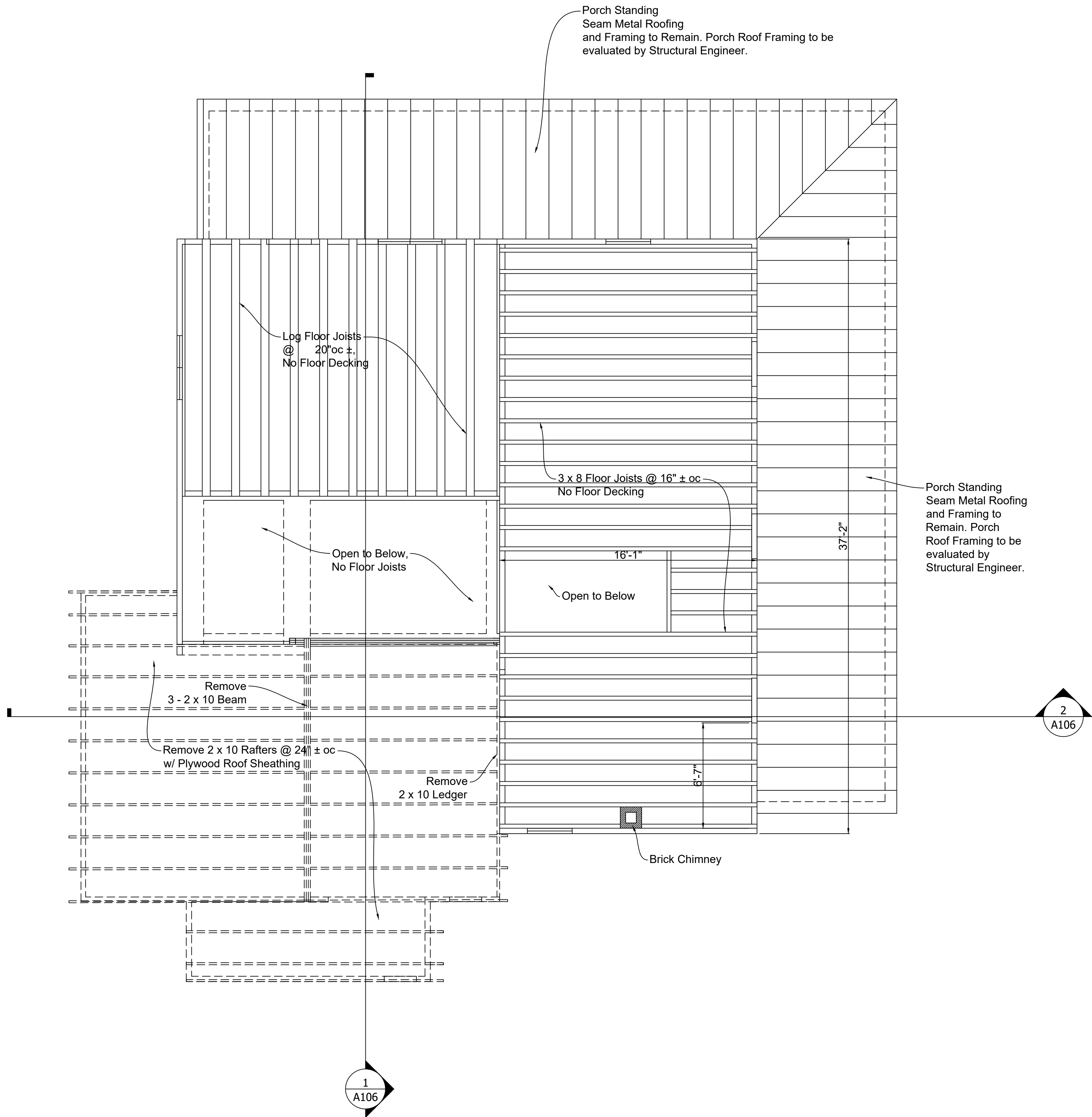


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EXISTING FOUNDATION PLAN

$$1/4'' = 1'-0''$$





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Expiration Date: 6-13-2026.

Professional Seal

Revisions

Drawing Title

EXISTING PLANS

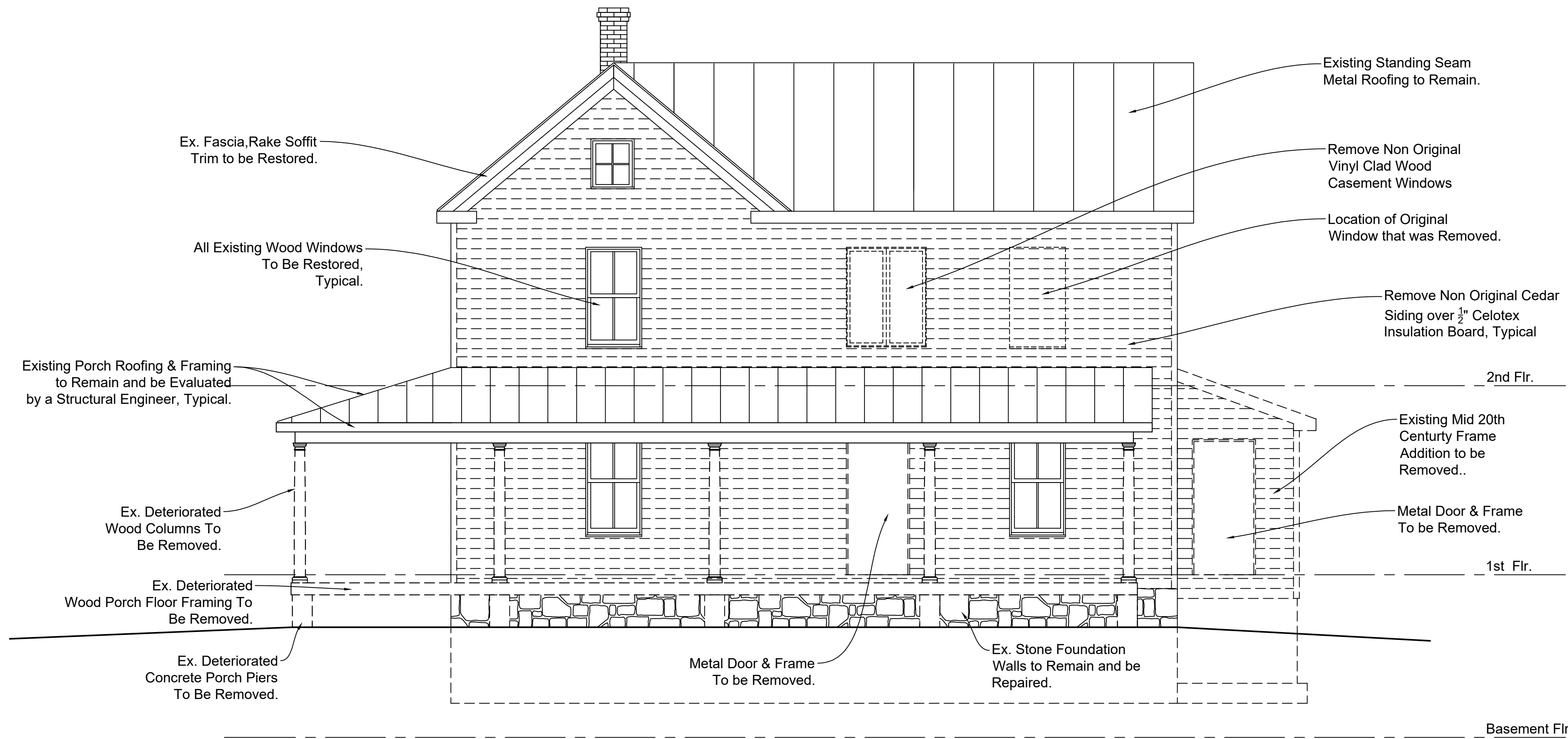
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Drawing Number

A102

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EXISTING WEST ELEVATION

1/4" = 1'-0"

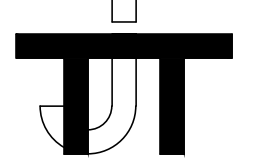
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EXISTING NORTH ELEVATION

1/4" = 1'-0"

1



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

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Drawing Title

EXISTING ELEVATIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

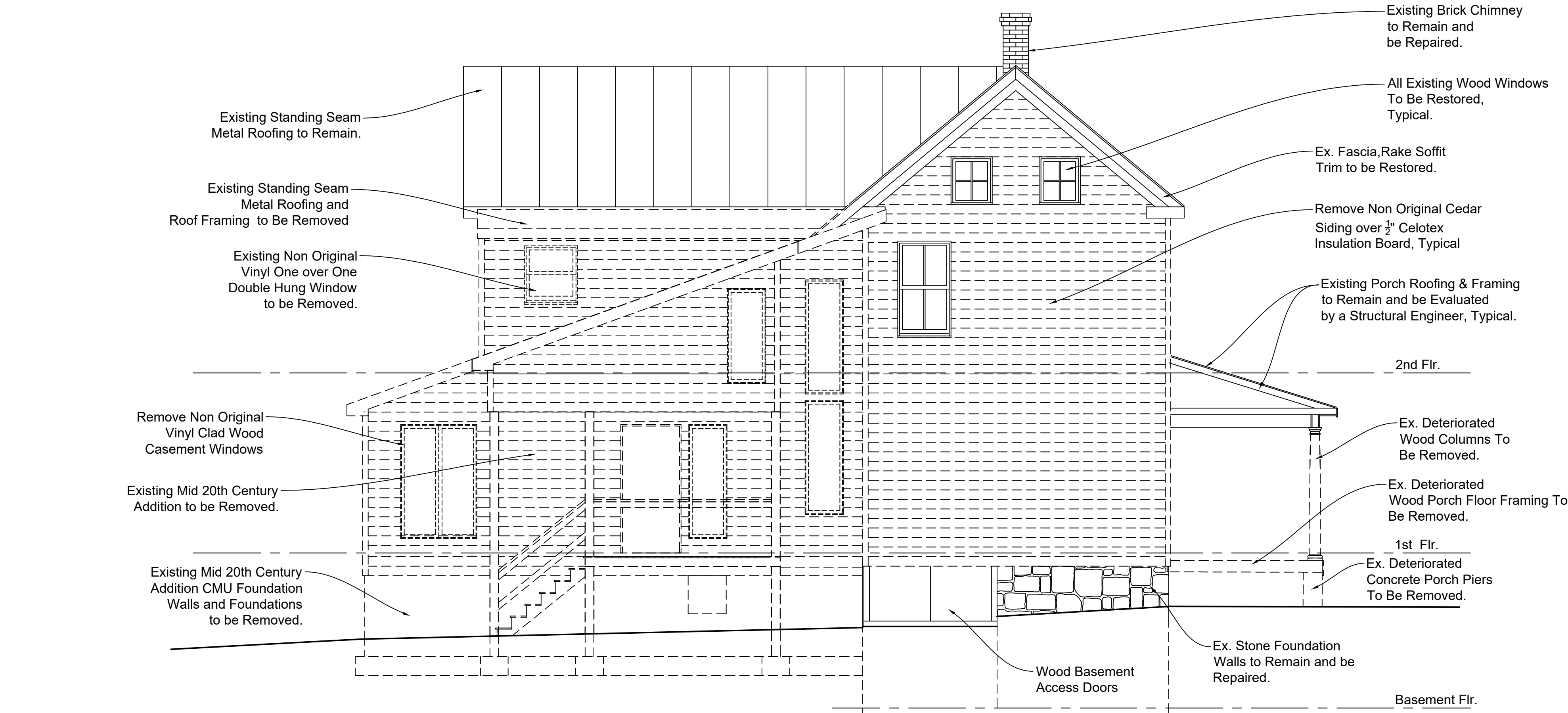
A104

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EXISTING EAST ELEVATION

1/4" = 1'-0"

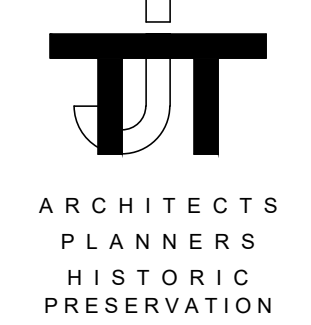
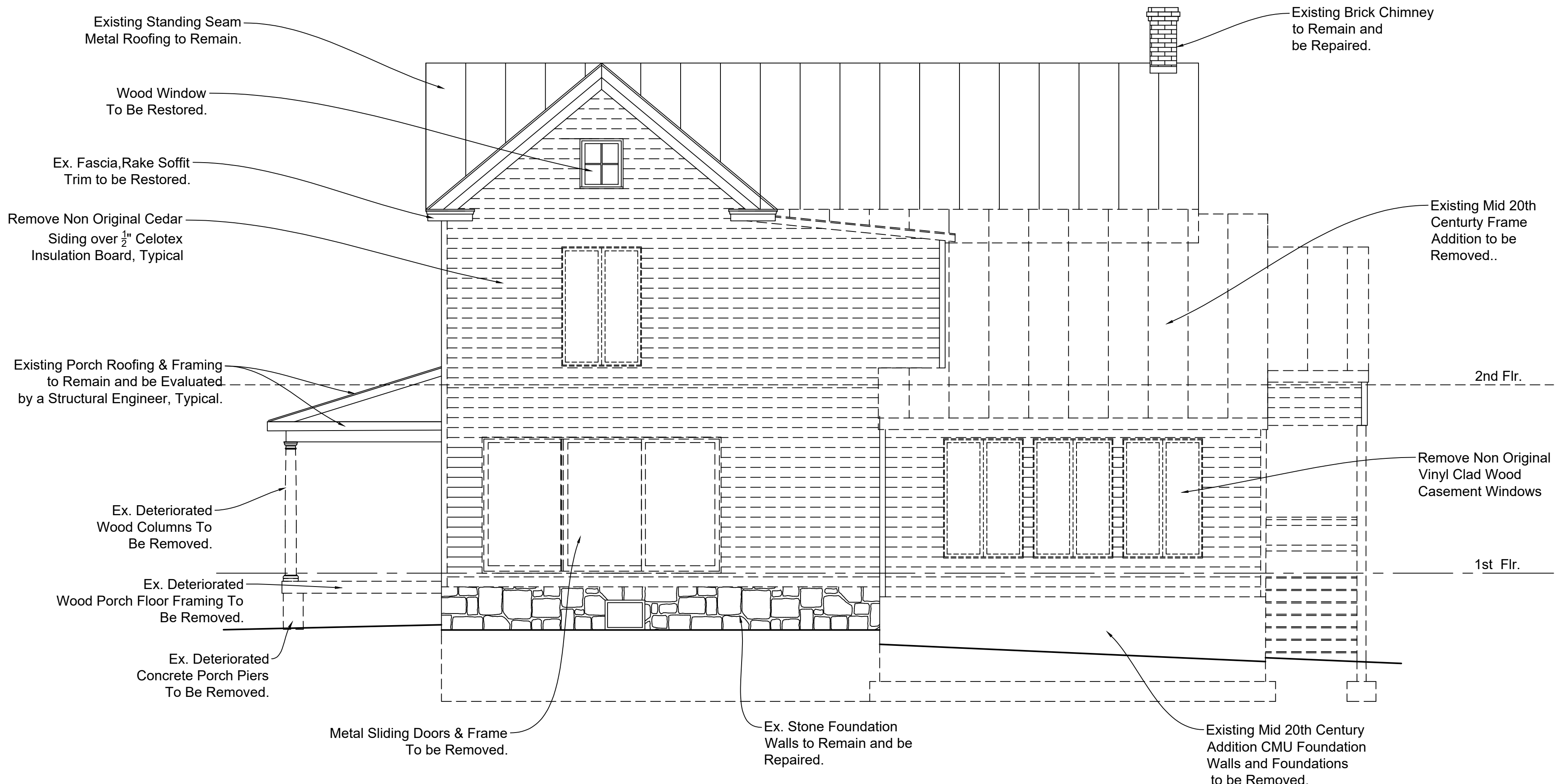
1



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

1



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EXISTING ELEVATIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
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Drawing Number

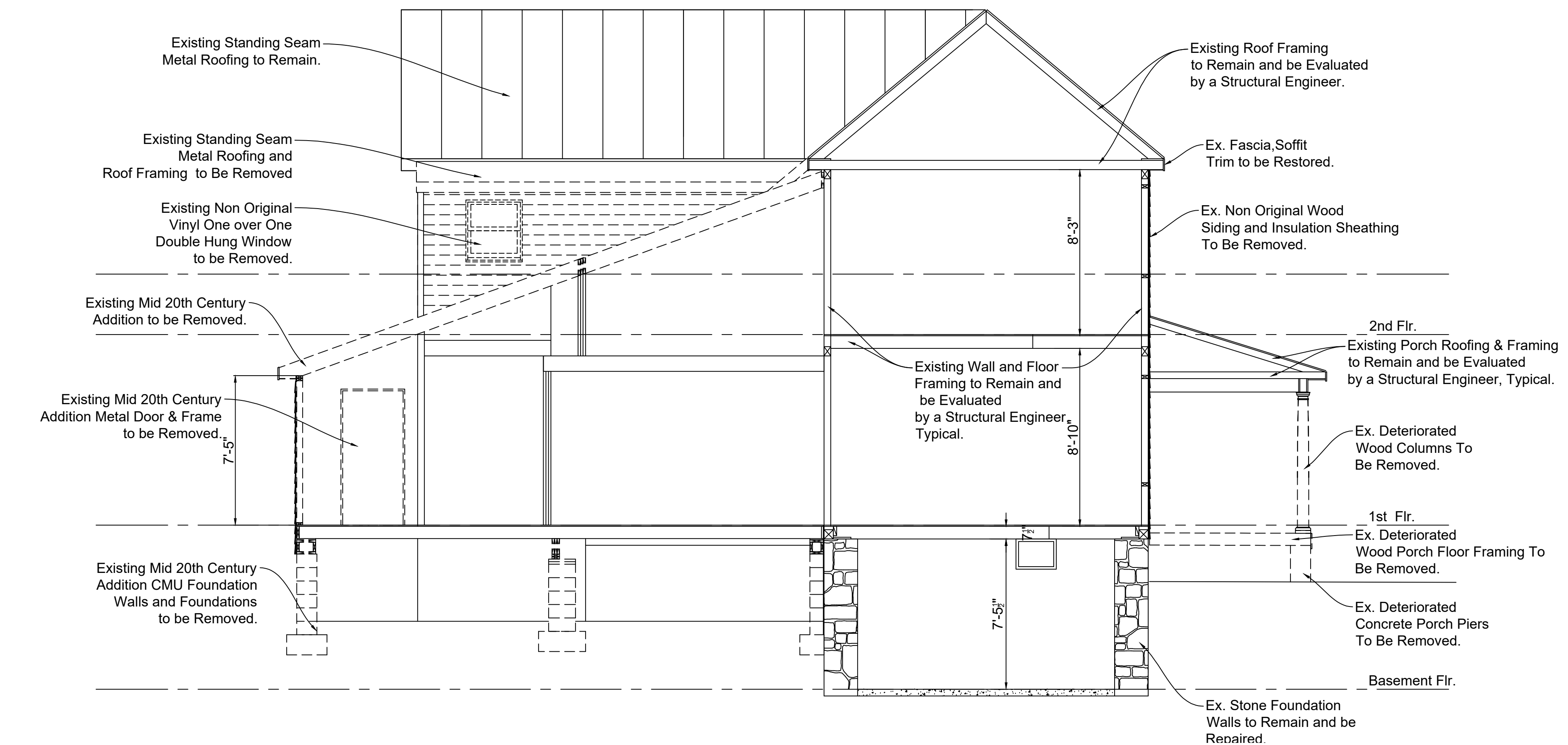
A105

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EXISTING BUILDING SECTION

1/4" = 1'-0"

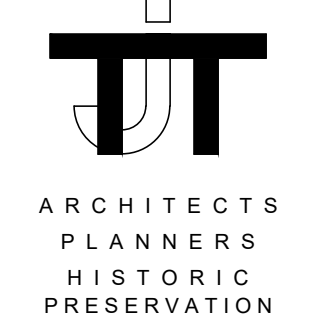
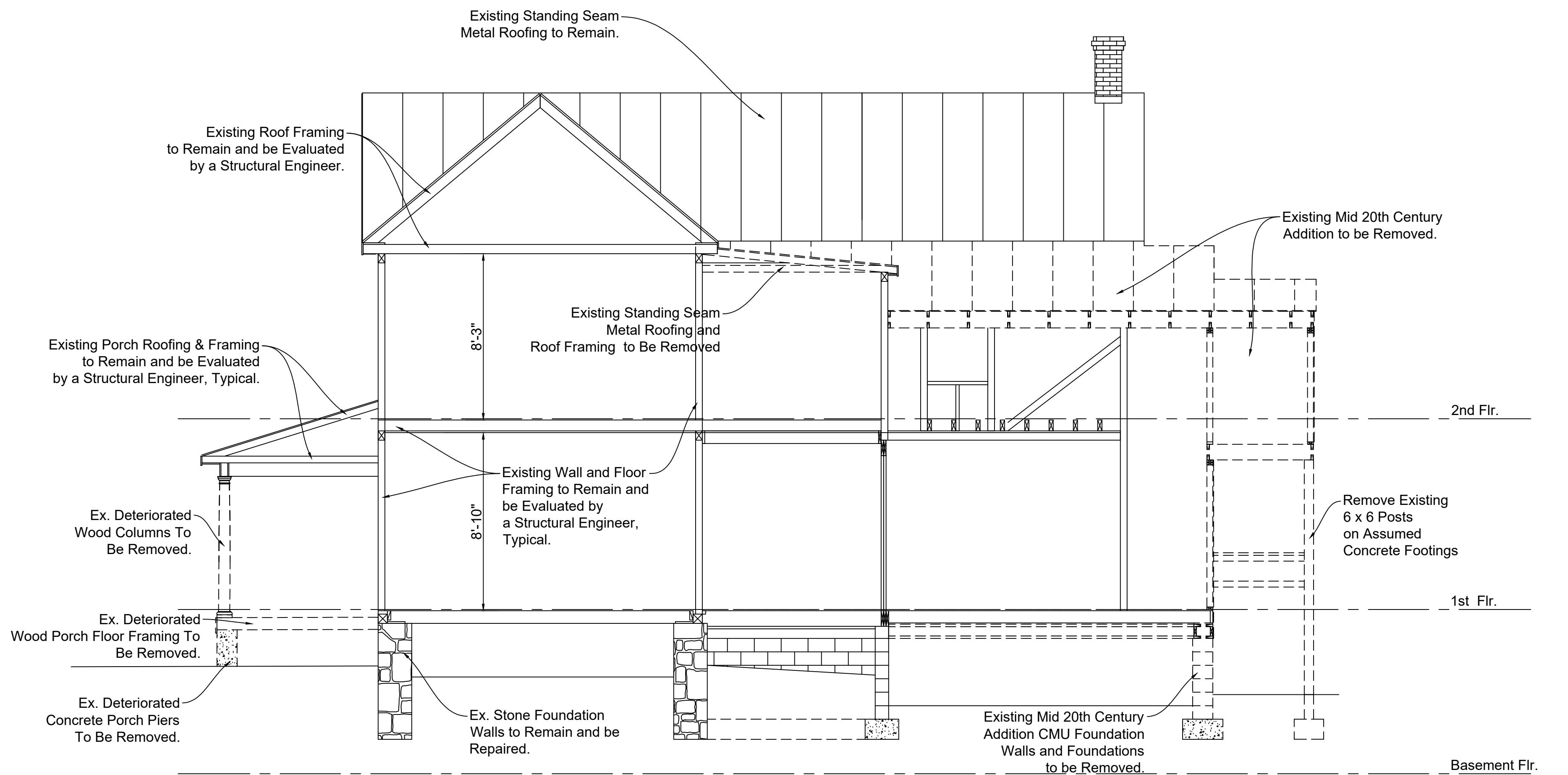
2



EXISTING BUILDING SECTION

1/4" = 1'-0"

1



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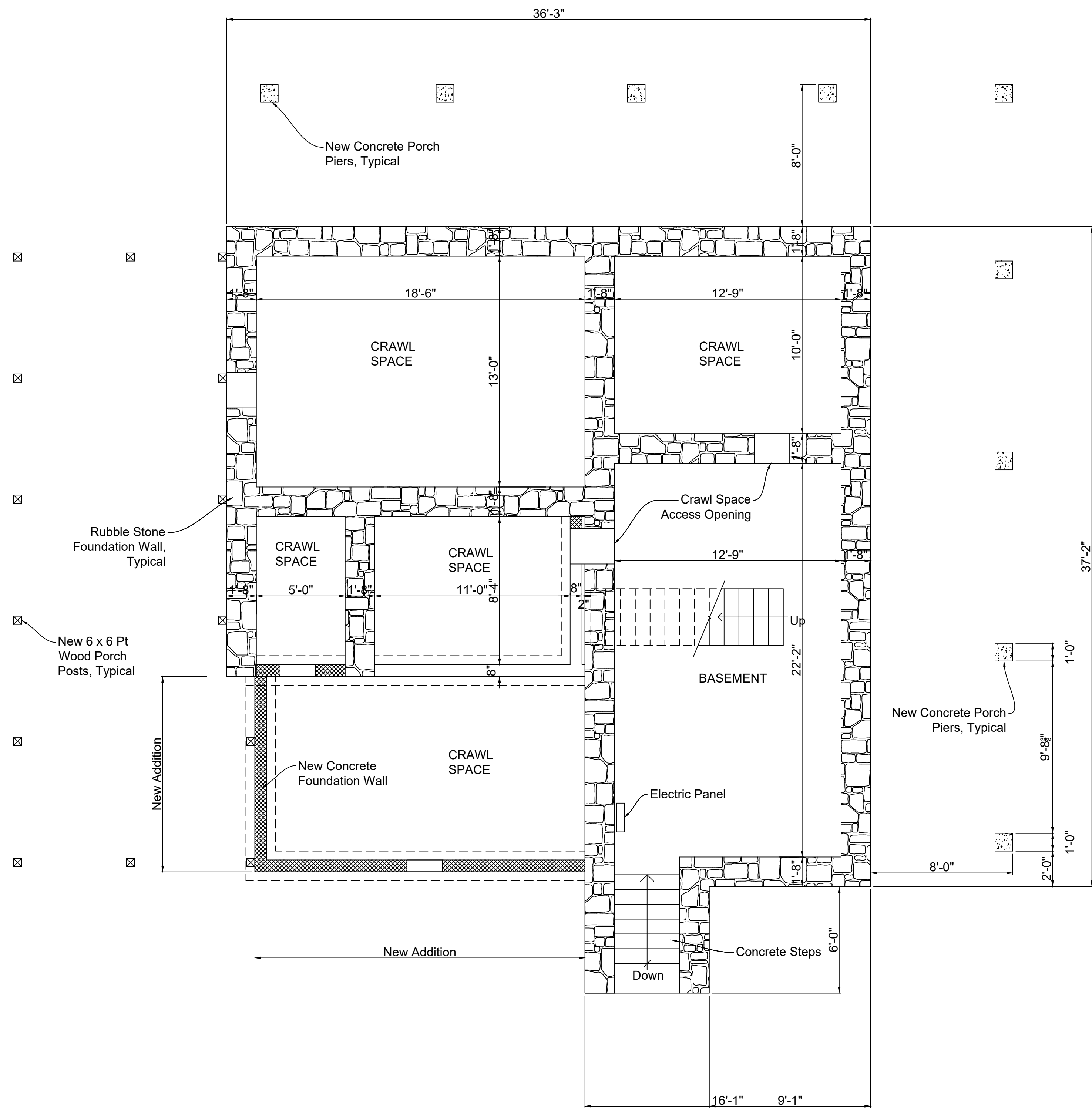
Revisions
Drawing Title
EXISTING BUILDING SECTIONS

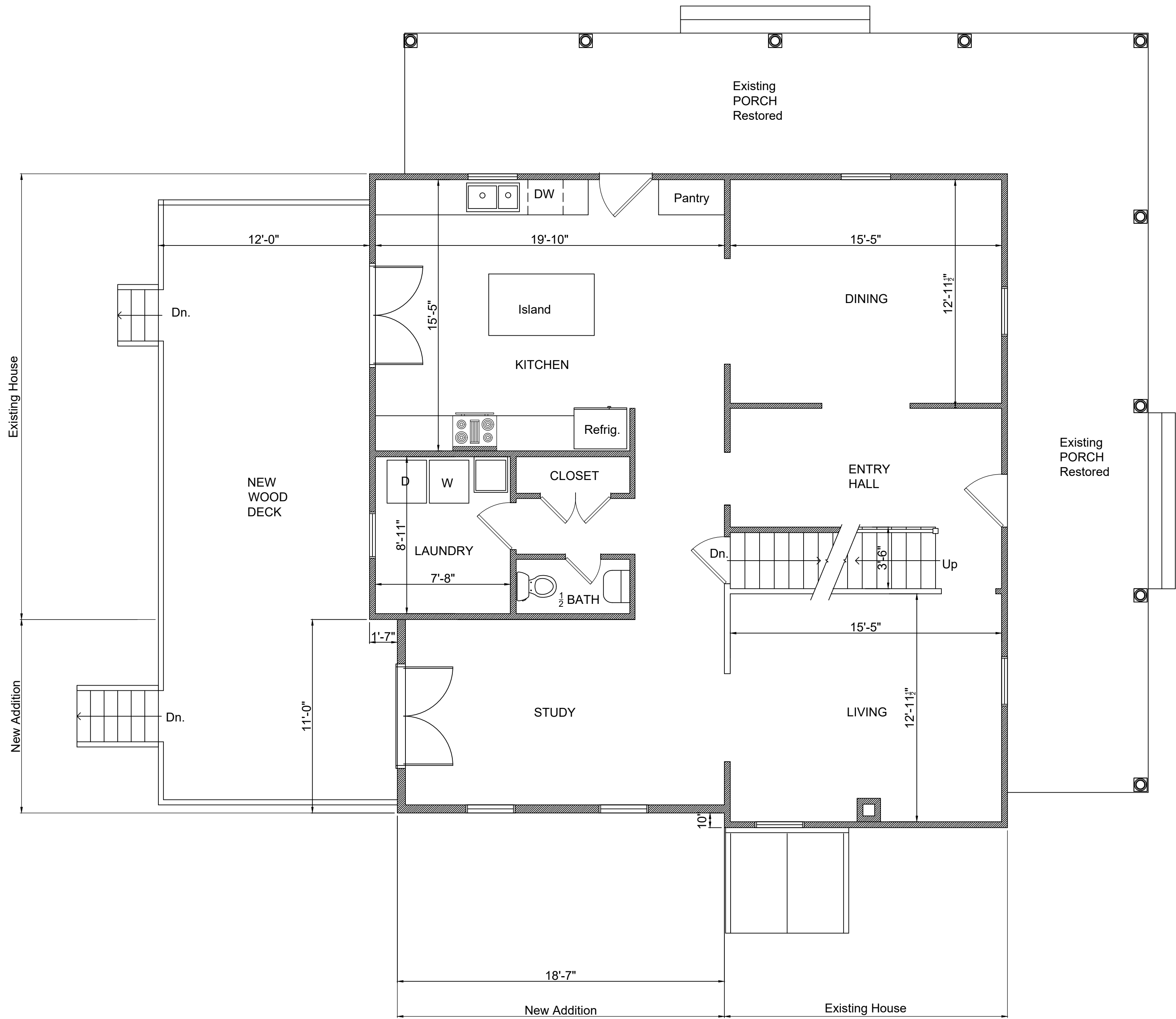
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Drawing Number

A106







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Revisions

Drawing Title

EXISTING PLANS

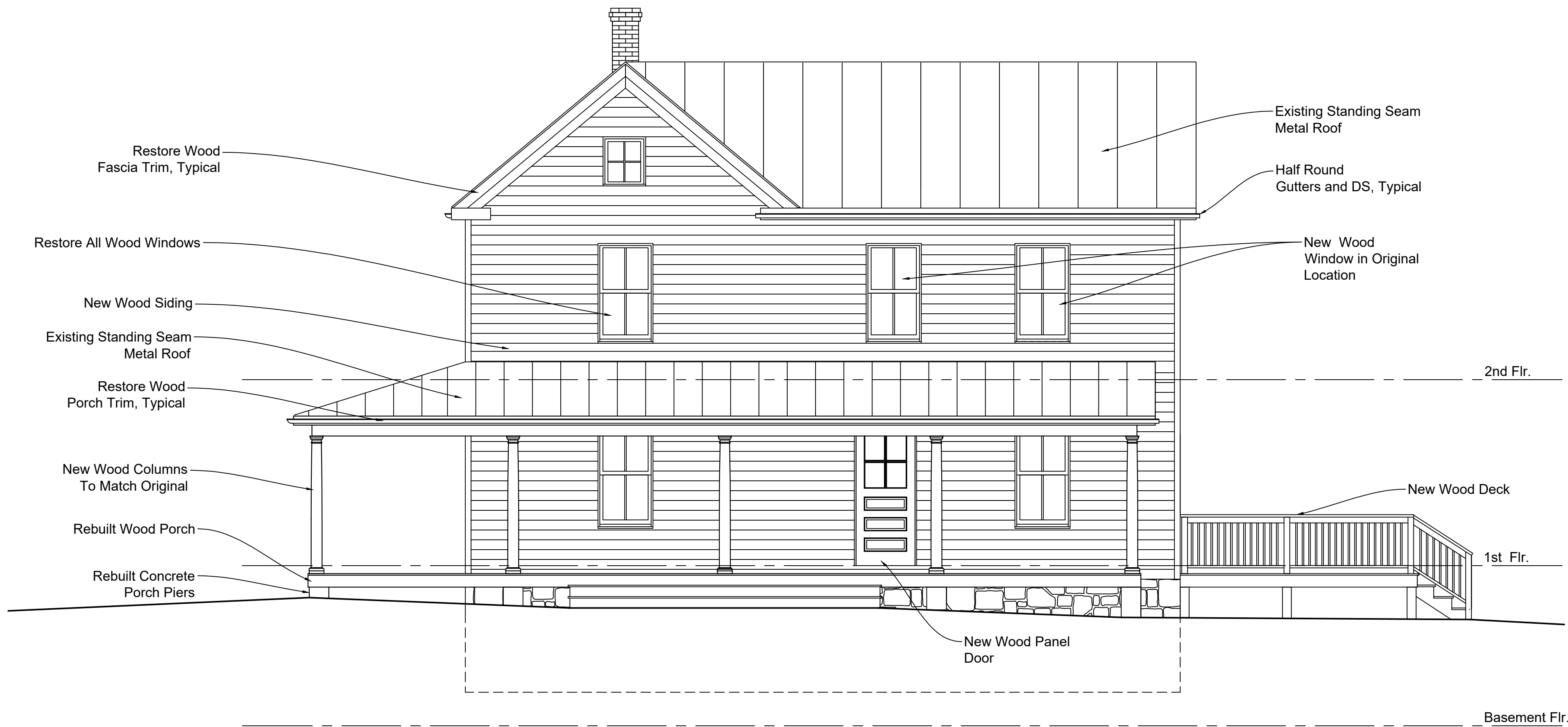
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Drawing Number

A202

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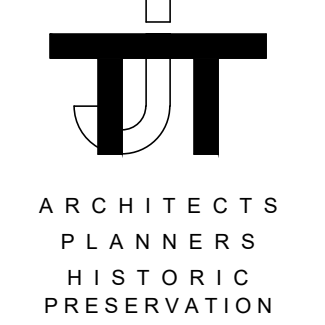
PROPOSED WEST ELEVATION
1/4" = 1'-0"

1



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

1



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Revisions
Drawing Title
PROPOSED ELEVATIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A203

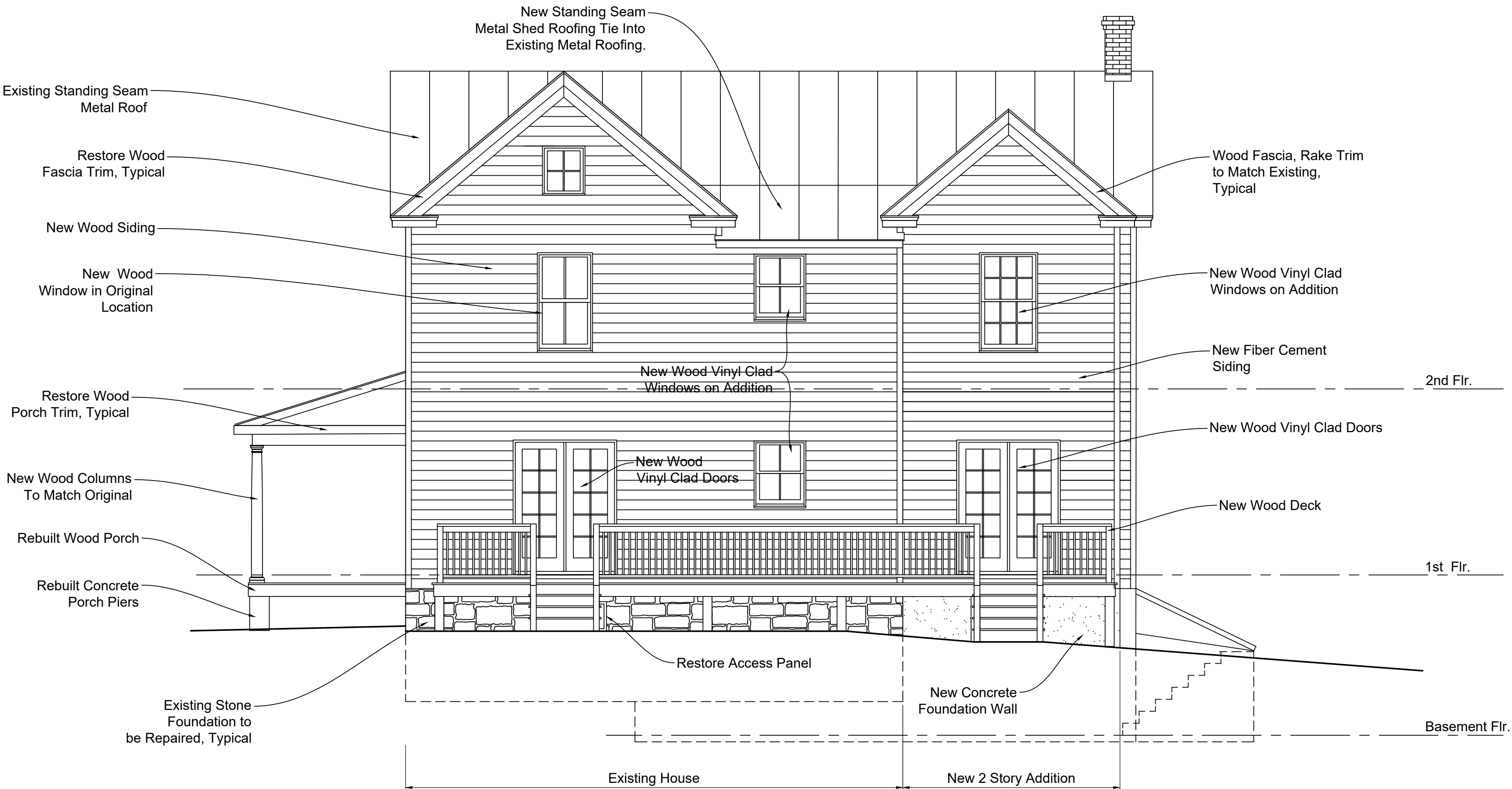
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PROPOSED ADDITION EAST ELEVATION

1/4" = 1'-0"

1



PROPOSED ADDITION SOUTH ELEVATION

1/4" = 1'-0"

1



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Professional Seal

Revisions

Drawing Title

PROPOSED ELEVATIONS

Date: Sept. 4, 2025

Rehabilitations and Addition to:
ACEVEDO-SOTO Residence
Rezin - Bowman Farm
9220 Damascus Hills Lane,
Damascus, Maryland 20872

Drawing Number

A204



TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes	78-81
Specifications	79-83
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Grille Patterns	85
Window Details	85-86
Joining Details	86
Narroline® Conversion Kit	87
Combination Designs	181
Product Performance	197

CUSTOM SIZING
in $\frac{1}{8}$ " (3) increments



Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

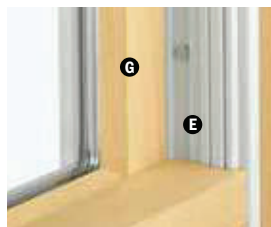
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

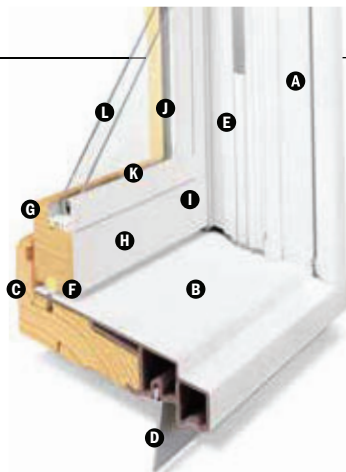
D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt the sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



SASH

Wash assists make it easy to tilt the sash into wash mode.

G Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

H A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

J In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL HARDWARE Sold Separately



Lock & Keeper

ESTATE™

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Optional Estate lock and keeper reduces the clear opening height by 1/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY



Bar Lift

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

®Flexacron® is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

StormWATCH[®] PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch[®] Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrades

A high inside sill stop* with exterior sill brackets and hidden interior brackets is available to provide additional structural support for tilt-wash windows, allowing standard, non-impact glass units to achieve higher performance grade ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, please visit andersenwindows.com. Use of this option will subtract 5/8" (15) from the clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability.

SASH OPTIONS



Cottage

Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133), and 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths.

HARDWARE

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in white, stone and black. A field-applied window opening control device kit is also available.

STORM/INSECT SCREEN COMBINATION UNIT**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4[®] glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

GLASS

Andersen[®] Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

Insect Screen Frames



Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene[®] Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 85.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information.

**Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.



FRENCHWOOD® HINGED INSWING PATIO DOORS

Table of Sizes	152-153
Specifications	154
Custom Sizing	155
Grille Patterns	155
Door Details	156-157
Joining Details	158
Combination Designs	181
Product Performance	197

CUSTOM SIZING
in $\frac{1}{8}$ " (3) increments



Dimensions in parentheses are in millimeters.

FRENCHWOOD® HINGED INSWING PATIO DOORS

FEATURES

FRAME

A The sill is made with three-piece construction. The subsill is made of Fibrex® material, and the sill step is solid oak. The exterior sill member is made of extruded aluminum with an attractive wear-resistant, heat-baked finish in neutral gray. This combination of materials combines durability and low maintenance with excellent insulating characteristics.

B All basic exterior frame members are fiberglass reinforced composite, which maintains an attractive appearance while minimizing maintenance.

C The exterior frame members are attached to a water-repellent preservative-treated wood subframe for long-lasting* protection and performance. The subframe is grooved to accept extension jambs.

PANEL

D Panel interior surfaces are unfinished pine veneer. Unfinished maple or oak veneers are available as options. Low-maintenance prefinished white interiors are also available.

Hinged inswing operating panels are left-hand active, right-hand active or two-panel active-passive jamb hinged.



E The exterior of the wood door panel is protected with a long-lasting* urethane base finish available in white, Sandtone, Terratone and forest green.

F A factory-applied, one-piece compression-type rubber weatherstrip continues in one plane around the panel to provide maximum effectiveness against water and air infiltration. Corners of the weatherstrip are welded to eliminate gaps between the panel and the frame/sill shoulder.

Mortise-and-Tenon Joints



Mortise and tenon joints prevent panel sag and maintain smooth operation.

GLASS

G In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

H Panels are silicone bed glazed and finished with an interior wood stop.

I High-Performance options include:

- Low-E4® tempered glass
- Low-E4 HeatLock® tempered glass
- Low-E4 SmartSun™ tempered glass
- Low-E4 SmartSun HeatLock tempered glass
- Low-E4 Sun tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

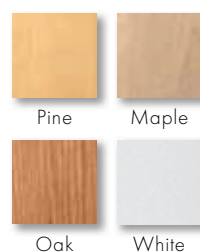
Patterned glass options are available. See page 12 for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

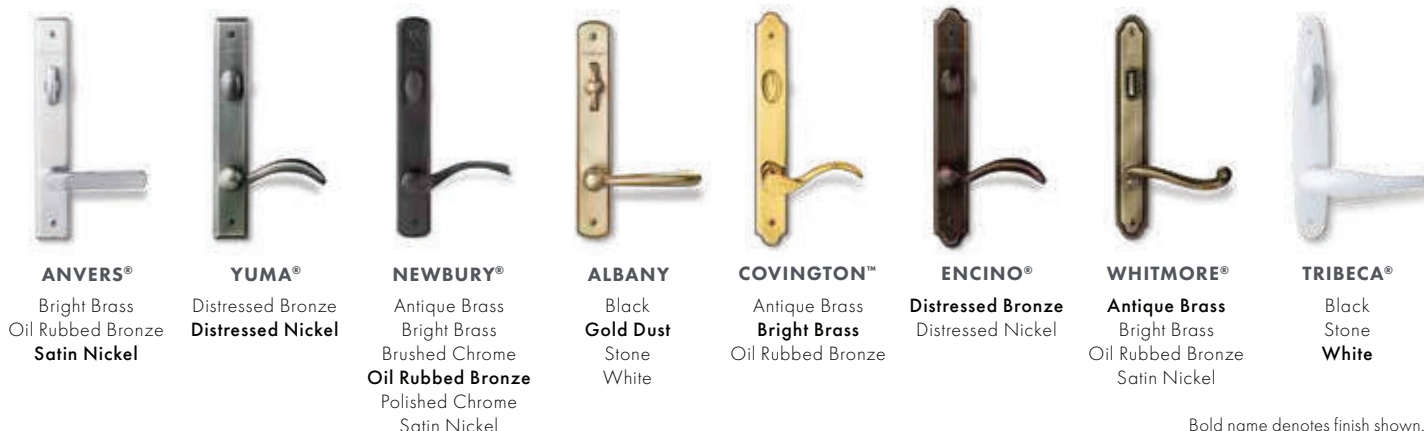


INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

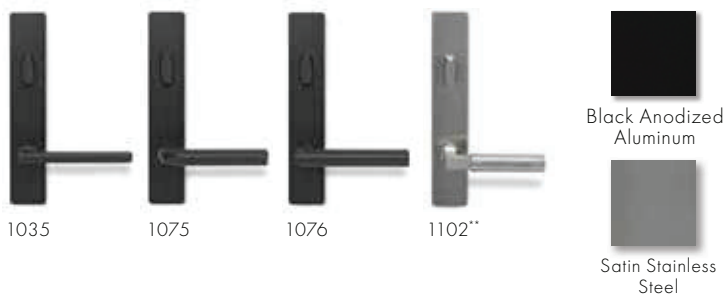
HARDWARE OPTIONS Sold Separately



HARDWARE FINISHES



FSB® HARDWARE & FINISHES



Bold name denotes finish shown.

*Visit andersenwindows.com/warranty for details.

**FSB style 1102 is not available in black anodized aluminum.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co. Matching hinges are available for inswing patio doors.

Mix-and-match interior and exterior style and finish options are available; excludes FSB hardware.

Bright brass and satin nickel finishes feature a 10-year limited warranty.

Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is solid forged brass.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Blinds-Between-the-Glass



Blinds-between-the-glass are available for select hinged patio door sizes when ordered with Low-E4® tempered glass, and a pine or prefinished white door interior and any of our four exterior colors. White 1/2" (13) aluminum slat blinds come mounted between two panes of insulated glass in a dust-free environment. Blinds are magnetically controlled and can be tilted, raised and lowered using low-profile controls. Smooth, simple operation allows for customized light and privacy control. Available in 2768, 27611, 3168, 31611, 5068, 50611, 6068, 60611, 9068 and 90611 door sizes.

HARDWARE

Hinges

Adjustable hinges are standard on inswing patio doors and have ball-bearing pivots for smooth, frictionless movement. Feature easy horizontal and vertical adjustment, plus quick-release for easy panel removal. The release feature is ideal for transporting large units up stairs or to other hard-to-reach areas.

Gold dust finish is standard on wood interior doors. For units with prefinished white interior, white is standard. Also available in finishes that coordinate with the hardware.

Multi-Point Locking System



The multi-point locking system, with a hook bolt above and below the center dead bolt, provides a weathertight seal and enhanced security.

ACCESSORIES Sold Separately

FRAME

Interior Extension Jamb

Standard jamb depth is 4 1/8" (116). Pine, maple and oak veneers, or prefinished white extension jambs are available in 1/8" (1.5) increments between 5 1/8" (129) and 7 1/8" (181). Interior extension jambs on inswing units will restrict the full opening of the door.

Exterior Extension Jamb*

Exterior extension jamb system is available for the following wall thicknesses: 5 1/4" (133), 6 1/8" (167) and 7 1/8" (192). In walls over 4 1/2" (114), the exterior sill extender and exterior extension jamb system allows the unit to be installed flush to the interior, so the hinged doors will open flat against the interior wall. Color matched to the exterior of the finished unit, this system provides a low-maintenance, finished exterior appearance. An extended double-insect screen track is available for jamb-hinged doors that require gliding insect screens. Exterior extension jamb kits are available with or without the double-insect screen track.

Threshold



A maple or oak threshold is available for finishing the interior of the sill.

Ramped Sill Insert



Ramped sills in maple or oak provide smooth transition from interior to exterior. Ramped sill cannot be used with insect screens. Check with local and federal officials to determine if product meets accessibility codes. Shown with a Frenchwood® gliding patio door.

Sill Support



An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This offers support to the outermost sill section when needed. Available in a neutral gray finish.

HARDWARE

Exterior Keyed Lock



A six-pin key cylinder lock is available in styles and finishes that coordinate with the hardware. This lock allows the hinged patio door to be locked and unlocked from the exterior.

Handle Extension



Extends interior door handle an additional 1" (25) from the door interior panel to accommodate blinds or shades. Kit includes

one handle extender and spindle. A second extender may be added to increase the length an additional 1" (25) to a 2" (51) total extension. Extenders are available in finishes that coordinate with hardware.

Strike Plate Extensions

Bright brass, antique brass, polished chrome, oil rubbed bronze, brushed chrome and satin nickel strike plate extensions are available for the following wall thicknesses: 5 1/4" (133), 6 1/8" (167), 7 1/8" (181) and 7 1/8" (192).

Construction Lock



This hardware can be used on all Andersen® hinged doors to help secure the structure during the construction phase of the project. It features an undersized escutcheon plate, which makes on-site finishing easier.

Panel Stop



This hinged door panel stop helps prevent wall damage when opening the inswing door. Available in finishes

that coordinate with the hardware.

GLASS

Andersen® Art Glass

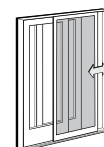
Andersen art glass panels come in a variety of original patterns. Available for stationary panels, sidelights and transoms. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

All insect screens have a long-lasting** fiberglass screen mesh with a charcoal finish, and frames are color matched to the exterior of the door unless otherwise specified.

Gliding Insect Screen

Available for all two- and three-panel doors. Features Delrin® material injection-molded bottom rollers with self-contained leveling adjusters.



A double insect screen track is required for two-panel active-passive or passive-active doors. Gliding insect screens are not available for 4' (1219)-wide doors.

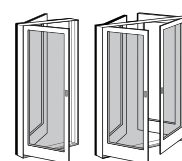
Double-Insect Screen Track



An extended insect screen track is required for two-panel active-passive or passive-active hinged doors that use gliding insect screens.

Hinged Insect Screens

Available for single-panel hinged doors, and two-panel active-passive or passive-active doors.



GRILLES

Available in a variety of configurations and widths. See page 155.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

SIDELIGHTS & TRANSOMS

Andersen Frenchwood patio door sidelights and transoms feature elegant lines that match our Frenchwood hinged patio doors. See pages 159-162 for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series patio doors in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.

See page 143 for a complete list of painting, staining and cleaning cautions.

*Exterior extension jambs for hinged inswing patio doors must be applied before installing into opening.

**Visit andersenwindows.com/warranty for details.

"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.

Andersen patio doors are not intended for use as entrance doors.

Dimensions in parentheses are in millimeters.

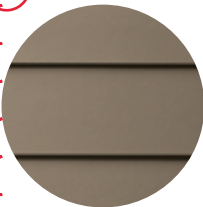
Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill® & Smooth

Width 8.25 in

Exposure 7 in

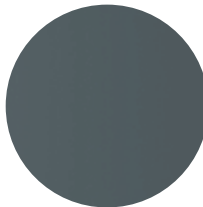
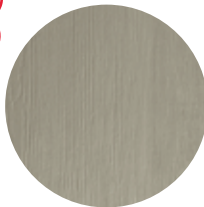


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in
Length 48 in

Straight Edge Panel

Height 15.25 in

Exposure 7 in



Staggered Edge Panel

Height 15.25 in

Exposure 6 in



Hardie® Soffit

Thickness 1/4 in

Vented Smooth

Width 12 in 16 in 24 in

Length 12 ft 12 ft 8 ft



Non-Vented Smooth

Width 12 in 16 in 24 in

Length 12 ft 12 ft 8 ft



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in* 5.5 in 7.25 in 9.25 in* 11.25 in

5/4 Smooth

Thickness 1 in

Width 3.5 in 4.5 in 5.5 in 7.25 in 9.25 in* 11.25 in



*This size is only available in Arctic White

Batten Boards

Smooth

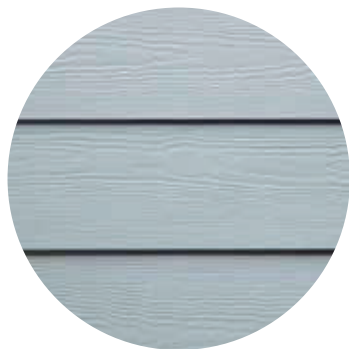
Thickness .75 in

Length 12 ft. boards

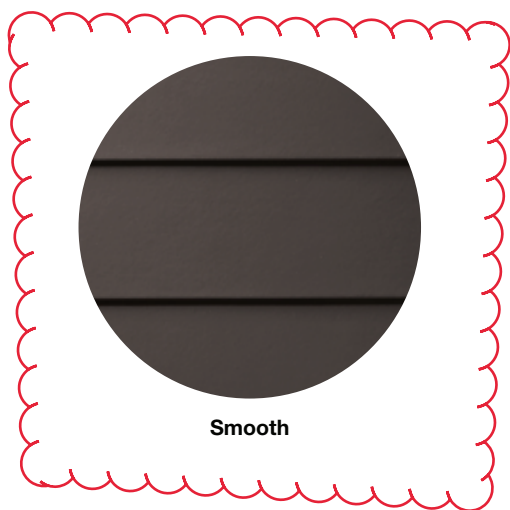
Width 2.5 in



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth

Select Cedarmill® & Smooth

Thickness 5/16 in Length 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection™				•
Dream Collection™	•	•	•	•
Prime		•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection™				•
Dream Collection™	•	•	•	•
Prime		•	•	•

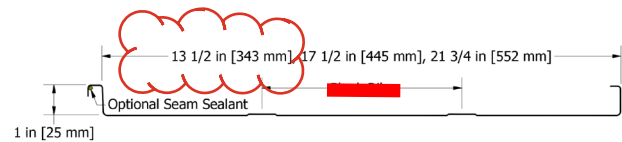
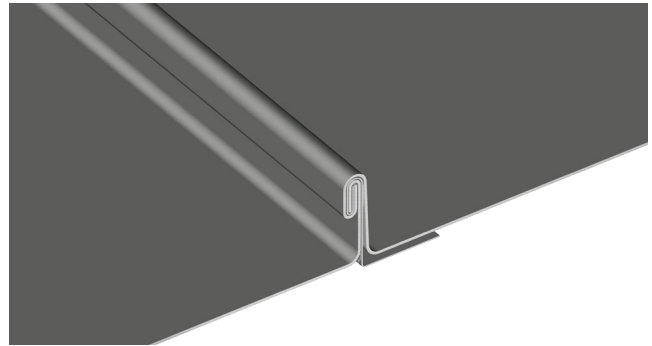
Beaded Select Cedarmill®

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	•

Beaded Smooth

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	
Prime	•

*9.25 in and 12 in widths do not feature the drip edge



1" FIELD-LOK™

SKU: FLL135, FLL175, FLL217, FLL999

MATERIAL

.032, .040 aluminum

24, 22* ga. metallic coated steel

24 ga. 55% Al-Zn alloy coated steel with acrylic coating

16, 20 oz. copper*^

.7 mm zinc*^

.0197 classic & tin matte stainless steel*^

^Inquire for available panel widths

PANEL SPECS

Coverage: 13 1/2", 17 1/2", 21 3/4"

Custom widths available* (Plank ribs standard, specify without ribs or striations)

Minimum Length: 4'-0"

Seam Height: 1"

AVAILABLE

Tapered, Stretch Curved (Convex)

Factory panel pre-notching available.

Contact ATAS for specifics.

TEXTURE

Smooth or ~~Stretch Embossed~~ (available in 24 ga. steel & .032 aluminum)

MINIMUM SLOPE

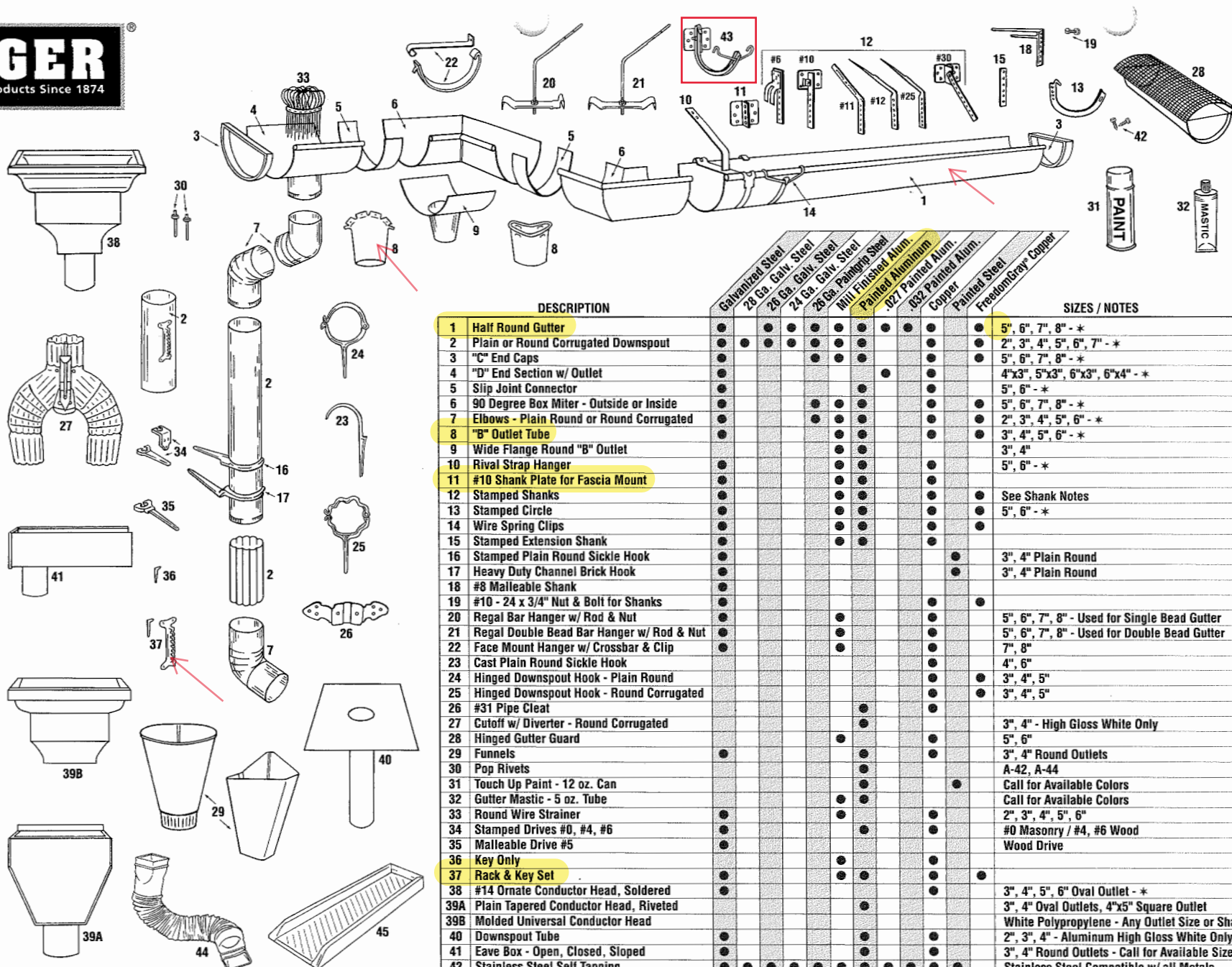
2:12 depending on climate conditions

1" FIELD-LOK
Slate Grey
Private Residence



HALF ROUND

GUTTER SYSTEMS AND ACCESSORIES



DESCRIPTION	SIZES / NOTES							
	Galvanized Steel	28 Ga. Galv. Steel	24 Ga. Galv. Steel	26 Ga. Galv. Steel	Painted Aluminum	027 Painted Alum.	032 Painted Alum.	Freeform Gray Copper
1 Half Round Gutter	•	•	•	•	•	•	•	• 5", 6", 7", 8" - *
2 Plain or Round Corrugated Downspout	•	•	•	•	•	•	•	• 2", 3", 4", 5", 6", 7" - *
3 "C" End Caps	•	•	•	•	•	•	•	• 5", 6", 7", 8" - *
4 "D" End Section w/ Outlet	•	•	•	•	•	•	•	• 4"x3", 5"x3", 6"x3", 6"x4" - *
5 Slip Joint Connector	•	•	•	•	•	•	•	• 5", 6" - *
6 90 Degree Box Miter - Outside or Inside	•	•	•	•	•	•	•	• 5", 6", 7", 8" - *
7 Elbows - Plain Round or Round Corrugated	•	•	•	•	•	•	•	• 2", 3", 4", 5", 6" - *
8 "B" Outlet Tube	•	•	•	•	•	•	•	• 3", 4", 5", 6" - *
9 Wide Flange Round "B" Outlet	•	•	•	•	•	•	•	• 3", 4" - *
10 Rival Strap Hanger	•	•	•	•	•	•	•	• 5", 6" - *
11 #10 Shank Plate for Fascia Mount	•	•	•	•	•	•	•	• See Shank Notes
12 Stamped Shanks	•	•	•	•	•	•	•	• 5", 6" - *
13 Stamped Circle	•	•	•	•	•	•	•	•
14 Wire Spring Clips	•	•	•	•	•	•	•	•
15 Stamped Extension Shank	•	•	•	•	•	•	•	•
16 Stamped Plain Round Sickle Hook	•	•	•	•	•	•	•	• 3", 4" Plain Round
17 Heavy Duty Channel Brick Hook	•	•	•	•	•	•	•	• 3", 4" Plain Round
18 #8 Malleable Shank	•	•	•	•	•	•	•	•
19 #10 - 24 x 3/4" Nut & Bolt for Shanks	•	•	•	•	•	•	•	•
20 Regal Bar Hanger w/ Rod & Nut	•	•	•	•	•	•	•	• 5", 6", 7", 8" - Used for Single Bead Gutter
21 Regal Double Bead Bar Hanger w/ Rod & Nut	•	•	•	•	•	•	•	• 5", 6", 7", 8" - Used for Double Bead Gutter
22 Face Mount Hanger w/ Crossbar & Clip	•	•	•	•	•	•	•	• 7", 8"
23 Cast Plain Round Sickle Hook	•	•	•	•	•	•	•	• 4", 6"
24 Hinged Downspout Hook - Plain Round	•	•	•	•	•	•	•	• 3", 4", 5"
25 Hinged Downspout Hook - Round Corrugated	•	•	•	•	•	•	•	• 3", 4", 5"
26 #31 Pipe Cleat	•	•	•	•	•	•	•	•
27 Cutoff w/ Diverter - Round Corrugated	•	•	•	•	•	•	•	• 3", 4" - High Gloss White Only
28 Hinged Gutter Guard	•	•	•	•	•	•	•	• 5", 6"
29 Funnels	•	•	•	•	•	•	•	• 3", 4" Round Outlets
30 Pop Rivets	•	•	•	•	•	•	•	• A-42, A-44
31 Touch Up Paint - 12 oz. Can	•	•	•	•	•	•	•	• Call for Available Colors
32 Gutter Mastic - 5 oz. Tube	•	•	•	•	•	•	•	• Call for Available Colors
33 Round Wire Strainer	•	•	•	•	•	•	•	• 2", 3", 4", 5", 6"
34 Stamped Drives #0, #4, #6	•	•	•	•	•	•	•	• #0 Masonry / #4, #6 Wood
35 Malleable Drive #5	•	•	•	•	•	•	•	• Wood Drive
36 Key Only	•	•	•	•	•	•	•	•
37 Rack & Key Set	•	•	•	•	•	•	•	•
38 #14 Ornate Conductor Head, Soldered	•	•	•	•	•	•	•	• 3", 4", 5", 6" Oval Outlet - *
39A Plain Tapered Conductor Head, Riveted	•	•	•	•	•	•	•	• 3", 4" Oval Outlets, 4"x5" Square Outlet
39B Molded Universal Conductor Head	•	•	•	•	•	•	•	• White Polypropylene - Any Outlet Size or Shape
40 Downspout Tube	•	•	•	•	•	•	•	• 2", 3", 4" - Aluminum High Gloss White Only
41 Eave Box - Open, Closed, Sloped	•	•	•	•	•	•	•	• 3", 4" Round Outlets - Call for Available Sizes
42 Stainless Steel Self Tapping Hex Screws #8 x 1/2	•	•	•	•	•	•	•	• Stainless Steel Compatible w/ all Metals
43 #10 Combination Circle and Plate	•	•	•	•	•	•	•	• 5", 6"
44 Flex-A-Spout®	•	•	•	•	•	•	•	• Available in Brown, Gray, White
45 Splash Blocks	•	•	•	•	•	•	•	• Available in Green, Brown, Gray

* Note: Not all sizes are available in the materials shown in this chart. Please contact Berger for availability.

Shank Notes: #1 - for fascia, #6 - for ogee or crown moulding, fits contour, #10- for fascia, #11 - for nailing to rafter, #12 - for nailing to sheathing, #25 - for nailing to sheathing, #30 - adjustable pitch for angled end rafters and fascia

Round Wood Columns



Indoor and Outdoor Wooden Columns

We offer columns ranging from the timeless architectural orders, all-tapered, plain or fluted styles. Columns are available in paint grade, finger-jointed wood species (pine, redwood, or cedar) for interior or exterior applications or stain grade woods for interior applications. Our stock wood columns are available in a finger-jointed pine. We can factory prime columns to be painted and apply an asphaltum coating to the interior of the column for added protection for columns to be installed outside.

Search for the product
at a nearby retailer

25 Miles



SEARCH



Stock Wood Column Sizes

Diameter	Lengths
6"	8, 10'
8"	8, 10, 12'
10"	8, 10, 12'
12"	8, 10, 12'

Larger Sizes and Different Wood Species Available for Special Order.

Please visit the information center for the custom wood quote form.

What you need to know before ordering a wood column:

The height of the column includes cap and base.

Cap and base fit on top and bottom of column insulating it from the elements.

Split columns are not load bearing.

Store columns in a dry, well-ventilated area.

For exterior applications: The interior of the column shaft must be painted with a nonfibrous asphaltum coating to protect against moisture. The application must reach a minimum of 48" up the inside bottom of the column shaft.

Wood columns require ventilation at the top and bottom.



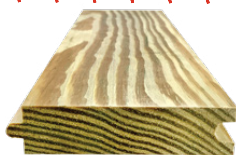
PORCH FLOORING, T&G, CUSTOM MILLING

PORCH FLOORING

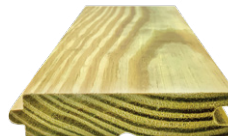
ELEVATE YOUR OUTDOOR ENTRANCE

Porches add comfort, distinction, and value to any home and act as a natural extension of the family living space. Culpeper porch flooring is a superior choice for enhancing this architectural icon.

All profiles available in: 2x4, 2x6, 2x8, 2x10



**1x4 T&G
PORCH FLOORING**



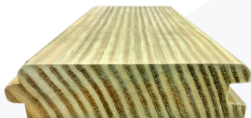
**1x4 T&G
PORCH FLOORING**



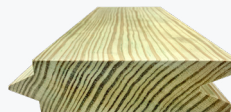
**5/4x4 T&G
PORCH FLOORING**

CULPEPER TONGUE AND GROOVE

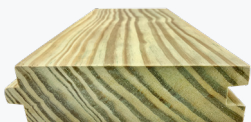
Culpeper tongue and groove boards consist of a “tongue” on one side and the interlocking “groove” on the other for easy installation. The tongue and groove style is a popular choice for porches, covered patio ceilings, wallcoverings, and siding.



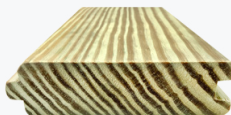
2x6 V ONE SIDE



2x6 SLOPPY V



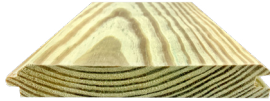
2x6 SQUARE EDGE



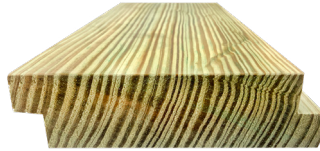
2x6 V TWO SIDES

CUSTOM MILLING

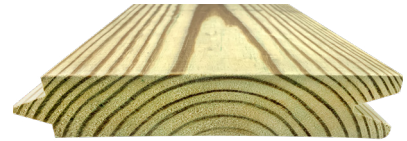
Along with Culpeper porch flooring and Culpeper tongue & groove, we offer a full range of custom milled southern pine products.



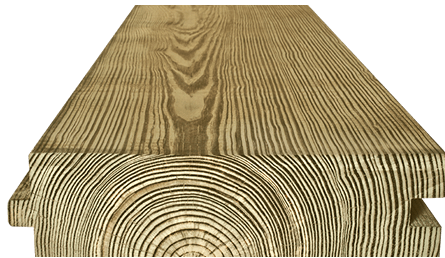
1x6 V ONE SIDE



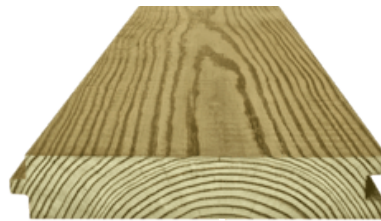
2x6 SHIPLAP



2x8 SLOPPY V



3x10 T&G



2x10 T&G

TONGUE & GROOVE
EDGE TYPES



SEE ALL PROFILES

[CULPEPERWOOD.COM/TONGUE-AND-GROOVE](https://culpeperwood.com/tongue-and-groove)