

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7314 Maple Avenue, Takoma Park	Meeting Date:	10/8/2025
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/1/2025
Applicant:	Eric Maier and Krisztina Petz (Eric Hurtt, Architect)	Public Notice:	9/24/2025
Review:	HAWP	Tax Credit:	No
Permit No.:	1129183	Staff:	Laura DiPasquale
Proposal:	Construction of new addition and retroactive tree removal		

RECOMMENDATION

Staff recommends that the HPC **approve with four (4) conditions** the HAWP application, with final approval authority delegated to staff:

1. The composite decking and stair treads must have solid edge boards.
2. The eave overhang of the proposed addition must be reduced to a maximum of 16 inches.
3. The applicants must plant one large species shade tree on the property.
4. The applicants must submit a complete tree survey by a certified arborist or the Takoma Park arborist identifying the locations, dimensions and species of all trees greater than 6 inches d.b.h on the subject property and confirmation that the proposal will not negatively impact any mature trees.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Arts & Crafts Four Square
DATE: 1921

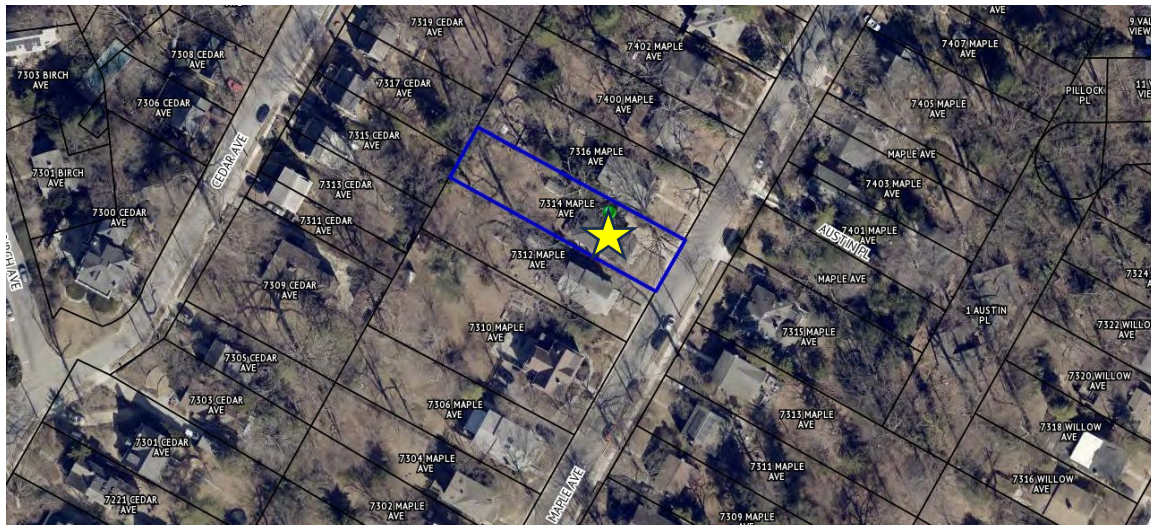


Figure 1: The rear of the subject property abuts the northern boundary line of the Takoma Park Historic District.



Figure 2: Front and partial north side elevations of the subject property from Maple Avenue (Historic Preservation Office, July 2025).



Figure 3: Front and south side elevations of the subject property from Maple Avenue (Historic Preservation Office, July 2025).

PROPOSAL

The applicant proposes to construct a one-story 390 square foot gable-roofed addition off the north rear corner of the house. The L-shaped addition would extend 6 feet into the side yard along the northeastern side of the property and extend approximately 26 feet towards the rear before turning to run 18-feet 2-inches along the rear elevation of the existing house. The addition would be clad in 7-inch exposure smooth Hardie Plank fiber cement siding with painted wood corner and trim boards, and feature Marvin Ultimate aluminum-exterior casement windows, Marvin Ultimate wood double-hung windows and French doors, and new Acre composite decks and stair treads, and wood railings.

The applicants also seek retroactive approval for the removal of a 47.8-inch diameter Southern Red Oak removed from the back right corner of the house in 2025 without a Historic Area Work Permit. The applicant proposes planting a red maple or similar tree in consultation with an arborist towards the rear of the back yard.

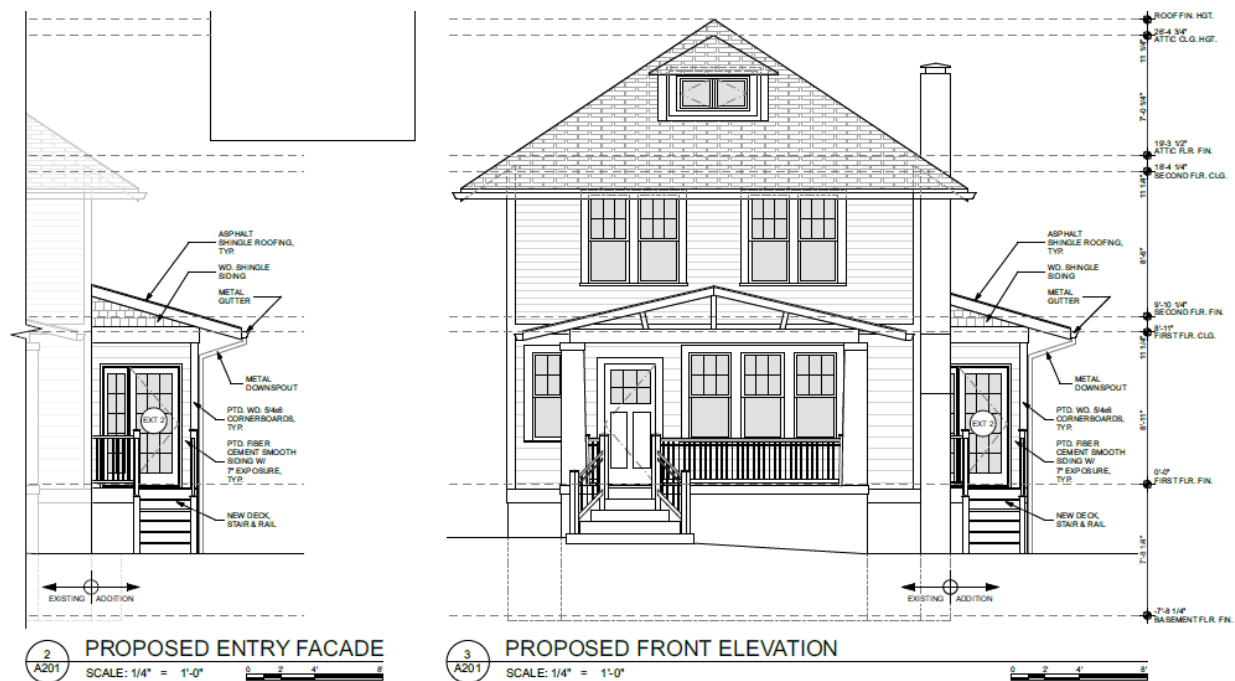


Figure 4: The proposed front elevation showing the addition projecting beyond the northeastern wall plane of the historic house.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *HPC Policy No. 24-01: Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (Policy No. 24-01)*. The pertinent information in these four documents is outlined below.

Takoma Park Historic District Guidelines

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

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

A majority of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns.

- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street.
- Sidewalks and planting strips along the street.
- Orientation of driveways and parking areas to the rear and side of buildings.
- Extensive landscaping, including mature trees and flowering plants (e.g. azaleas).

The following guidance which pertains to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way – such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course;
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited;
- While additions should be compatible, they are not required to be replicative of earlier architectural styles;
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;
- Alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Original size and shape of window and door openings should be maintained, where feasible.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 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 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.

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

- 4. **Contributing Resources** – These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on ‘Contributing’ resources may be a compatible substitute material (discussed below), provided the material matches the building’s historic character and construction methods. Historic rear porches for ‘Contributing’ resources may be constructed using a compatible substitute material. Non-historic porches and decks on ‘Contributing’ resources that are not visible from the public right-of-way may be constructed using substitute materials.
- 5. **Non-Contributing Resources/Secondary/Spatial** – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources need to satisfy the criteria for compatible substitute material.
- 6. **Compatible substitute materials for replacement porch flooring/decking** – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:

- It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
- It must be millable;
- It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
- It has a minimal (or no) stamped or embossed texture on the surface; and,
- It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

Background

On September 3, 2025, the HPC held a preliminary consultation for the proposed project. During the hearing, the HPC was generally supportive of the proposed one-story addition and had the following comments:

- The overall massing and scale of the addition is appropriate, given that it is one-story and located primarily off the rear of the structure and attached to the non-historic 2015 addition. One Commissioner suggested reducing the width of the addition by a few feet.
- The proposed addition continues to allow the main historic block of the house to read as the dominant mass.
- The proposed addition will not negatively impact the streetscape of the district.
- The front elevation of the proposed addition should be pulled back behind the cornerboard of the main block.
- The overhanging eaves of the proposed addition should be reduced to the extent possible. It is acceptable for there to be a slight overhang of the roof onto the side elevation of the main block intersecting with the cornerboard.
- The proposed materials for the addition are generally compatible with the historic resource, but the stairs and railing facing the street should be painted wood rather than composite. The decking should comply with the restrictions in HPC's *Policy 24-01*.
- Succession planting is important in the Takoma Park Historic District, as trees take decades to mature. The applicants should find an appropriate place to plant a large native tree to replace the canopy tree that was removed.

The HPC recommended the following items be included in the HAWP application:

- Existing conditions elevation drawings;
- A full elevation detail of the proposed addition unobscured by the existing chimney;
- Complete materials specifications, including of the proposed composite porch decking, stair and railings.
- A streetscape study would strengthen the HAWP but is not required.
- A tree survey showing the location of existing trees on the property and in proximity to the property line, plus the location of a new large native shade tree to be planted as a replacement tree.

HAWP Submission – Addition

Staff finds that the applicants have responded to most of the feedback from the HPC during the preliminary consultation review. For the HAWP submission, the applicants have revised the addition to pull the front elevation of the addition behind from the rear wall plane of the main block, reduced the eave overhang by 6 inches (from 3-feet to 2-feet 6-inches), and supplied supplemental drawings requested by the HPC, including existing conditions drawings, a full elevation detail of the proposed addition unobscured by the existing chimney, and complete materials specifications.

Staff finds that the proposed addition primarily alters a non-historic two-story rear addition and porch approved by the HPC in 2015.¹ Staff finds that the *Takoma Park Guidelines* state that major additions “should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;” but do not preclude side additions, noting even that “additions and alterations to the first floor at the front of the structure are discouraged but not automatically prohibited.”

Staff finds that the proposed one-story addition is located primarily at the rear of the structure and will not be visible from the south, but that the proposed extension approximately 6 feet into the side yard beyond the northeastern wall plane will be visible from the public right-of-way. A small porch/stair landing leading to a new entrance in the street-facing elevation of the addition and the associated stair to grade would project along the northeastern side elevation of the historic main block, partially obscuring, but not removing, any historic fabric, per *Standard 2*.

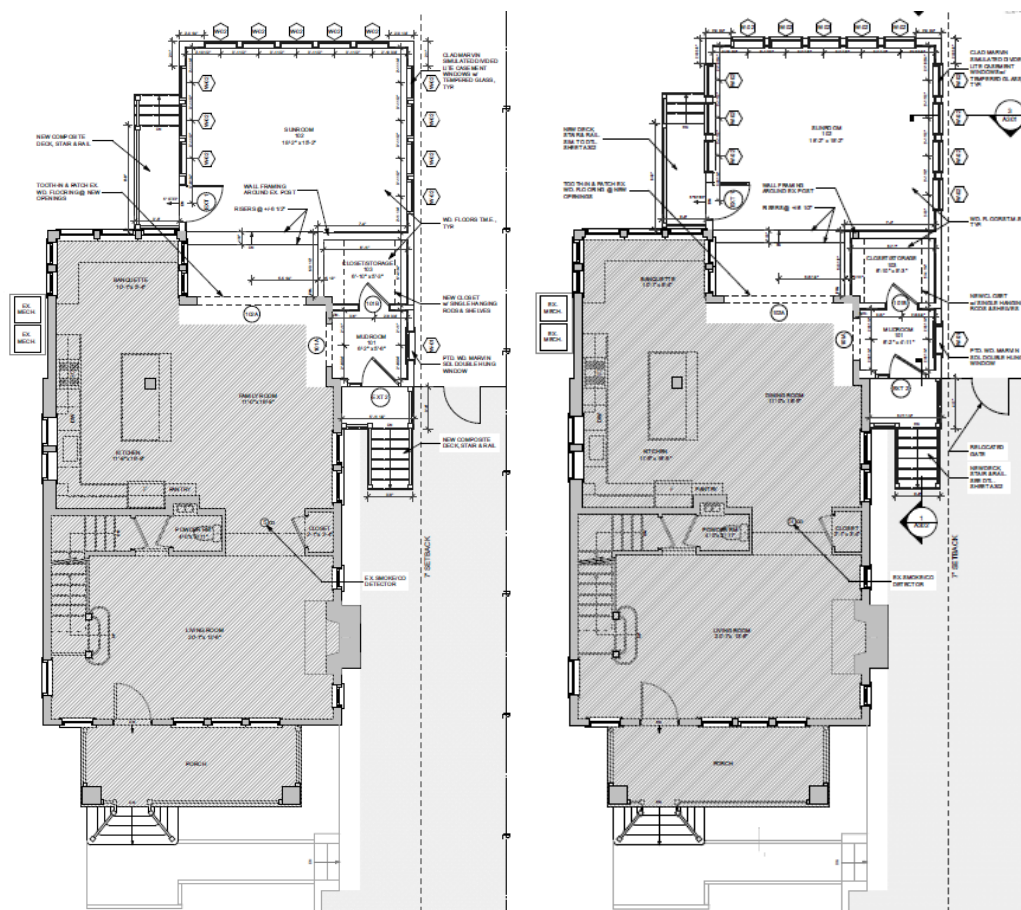


Figure 5: The proposed first-floor plan from the preliminary consultation review (left) and HAWP (right).

¹The staff report and submission materials for the existing rear addition at 7314 Maple Avenue approved by the HPC in 2015 are available here: https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/37-03-14GG_7314%20Maple%20Avenue.%20Takoma%20Park.pdf

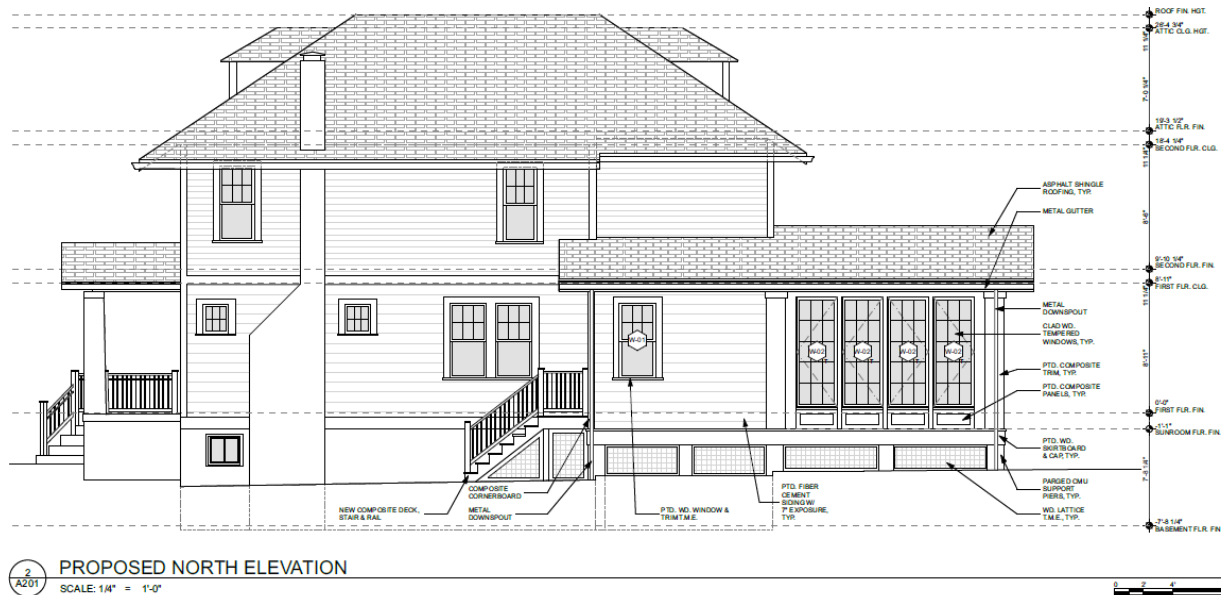


Figure 6: North elevation from preliminary consultation review.

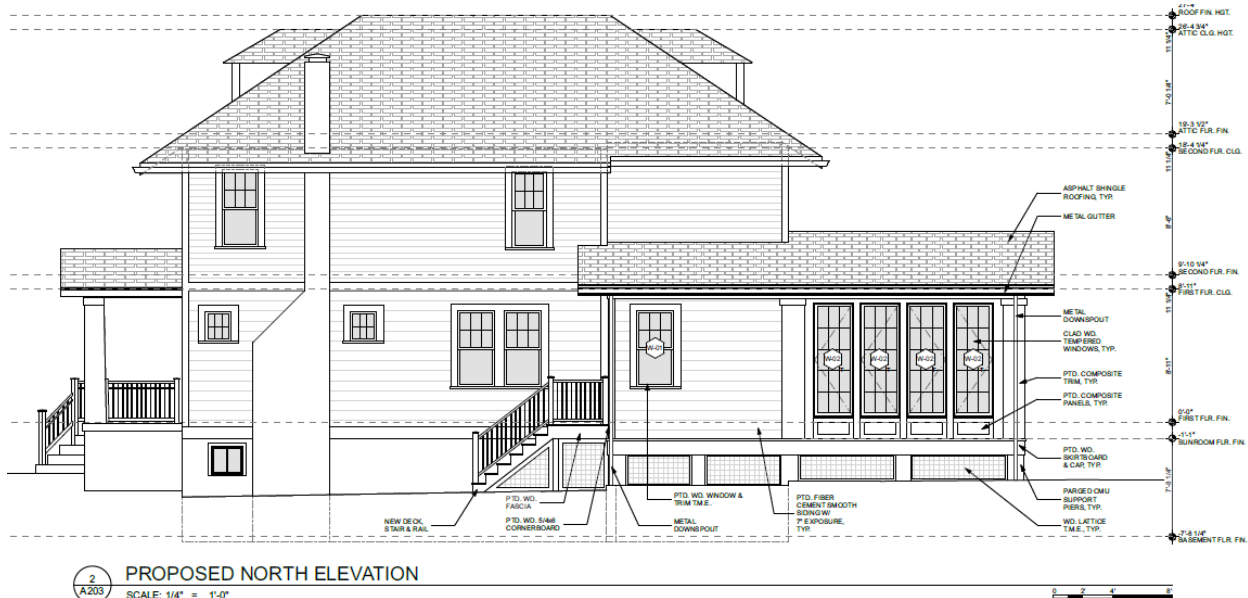


Figure 7: Proposed north elevation for HAWP application.

The Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings (Rehabilitation Guidelines)*, which extrapolates on the more succinct *Standards for Rehabilitation*, provides guidance on new exterior additions and related new construction, explaining that “generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building.” Staff finds that the proposed addition meets the majority of recommendations for appropriate additions laid out in the *Rehabilitation Guidelines* and *Standards* 2, 9 and 10. The proposed addition will be located on a secondary elevation and at one-story, will be limited in size and scale in relationship to the historic building. Attaching primarily to the non-historic rear addition constructed in 2015, the proposed addition results in the least possible loss of historic materials, and only obscures a small portion of the side wall of the historic main block. Generally, staff finds that the design of the proposed addition is compatible with the historic building in terms of height, scale, massing, materials, fenestration alignment and rhythm, and relationships of solids to voids, per *Standard* 9, and that if removed in the future, would leave the essential form and integrity of the

property unimpaired. Staff finds that the proposed 7-inch exposure Hardie plank siding, simulated-divided-light clad-wood Marvin windows, and asphalt shingle roof are compatible with the historic structure and surrounding streetscape, as well as the HPC's 2015 approval for siding installation on the main block and new addition, and are consistent with the *Guidelines* and Chapter 24A-8(b)(2). Since the preliminary consultation review, the applicants have included additional material specifications for the composite decking and stair treads, which are identified as Acre, and wood railings. Staff finds that the Acre composite decking meets the requirements for a compatible substitute material set forth in *Policy 24-01*, but that the detail drawing shows that the edges of the boards will be exposed on the northeast side. Staff recommends that a finished edge board be added to the landing and stair treads to create the appearance of a cut solid board.

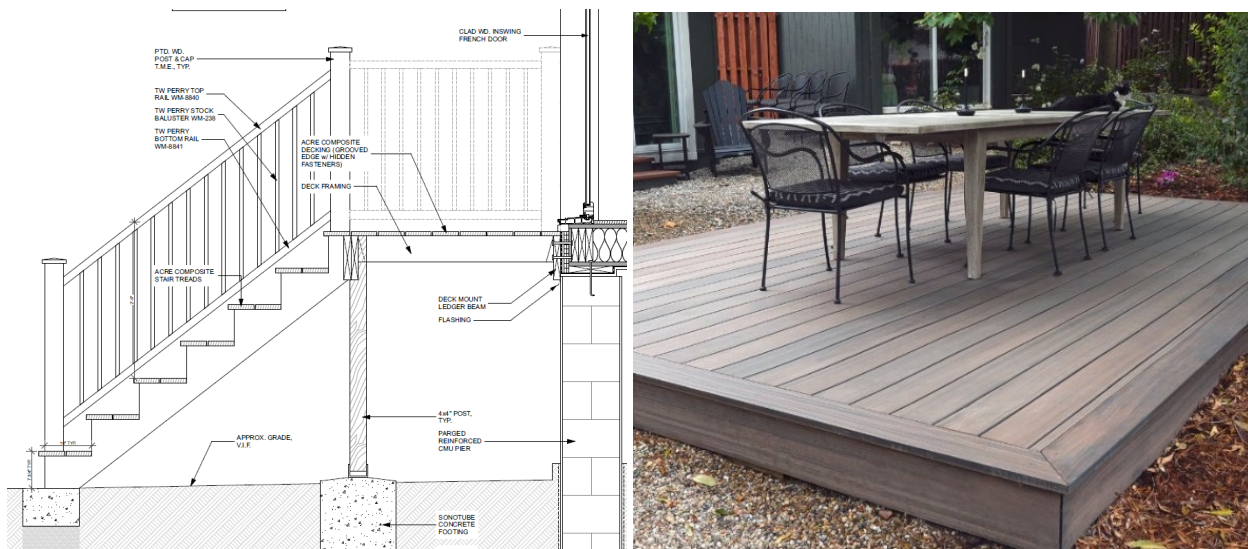


Figure 8: Proposed stair, landing, and railing detail (left), and example photograph of Acre composite decking with edge board installation. Staff notes that the edges of the boards are exposed in the proposed detail, and recommends a finished edge be added to the treads and landing.

Staff continues to find however, that the proposed eave overhang is out of scale with the proposed addition and should be further reduced. Staff finds that the Commissioners present at the preliminary consultation review generally concurred with staff that the previously-proposed 3-foot eave overhang was overly large and out of scale with the proposed addition. For the HAWP submission, the applicants have only reduced the overhang by 6 inches, from 3-feet to 2-feet 6-inches, citing Commissioner Hains' comments at the meeting, in which he stated:

I find overall the scale and massing of the addition is appropriate, being a one-story addition primarily off the back of the house. I think it's suitable in size and scale to the house and certainly doesn't affect the streetscape. [...] As regarding the overhang itself, the roof pitch is taken from the front porch pitch? Look at it, see if you can bring it in some dimension. I know that you're looking at the rear façade, that you've [*mic cut*] sort of the proportions of that roof façade, if the overhang is too short relative to the main house, it's going to look stubby, I guess is the word that comes to mind. So maybe I could see a few inches, maybe six inches, try that and see what it looks like. I think in three dimensions, I don't think that roof is going to feel as prominent, certainly not from the streetscape—from the sidewalk, that is—but I would try to pull it in a little bit.

Staff finds that that an eave overhang that is over 40% as wide as the projection of the addition beyond the wall plane of the historic house remains out of scale with the proposed addition. Staff finds that the addition should read as secondary to the main block and not try to replicate the overhanging eave depth of the main block, which has a different pitch and massing, and should be differentiated from the old, per

Standard 9. Staff recommends that the overhang be reduced to a maximum of 16 inches.

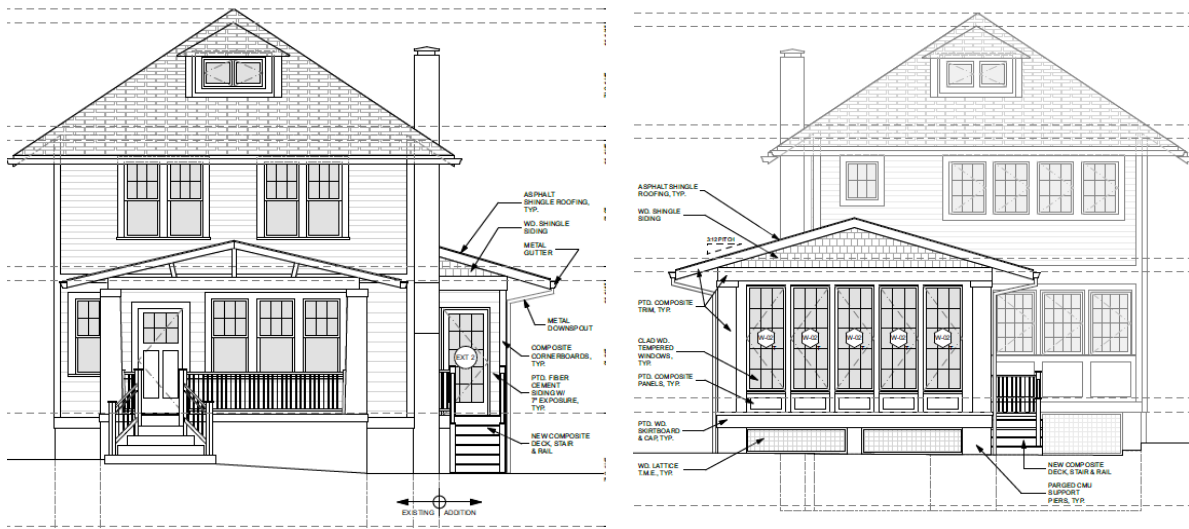


Figure 9: Front and rear elevations shown at the preliminary consultation review.

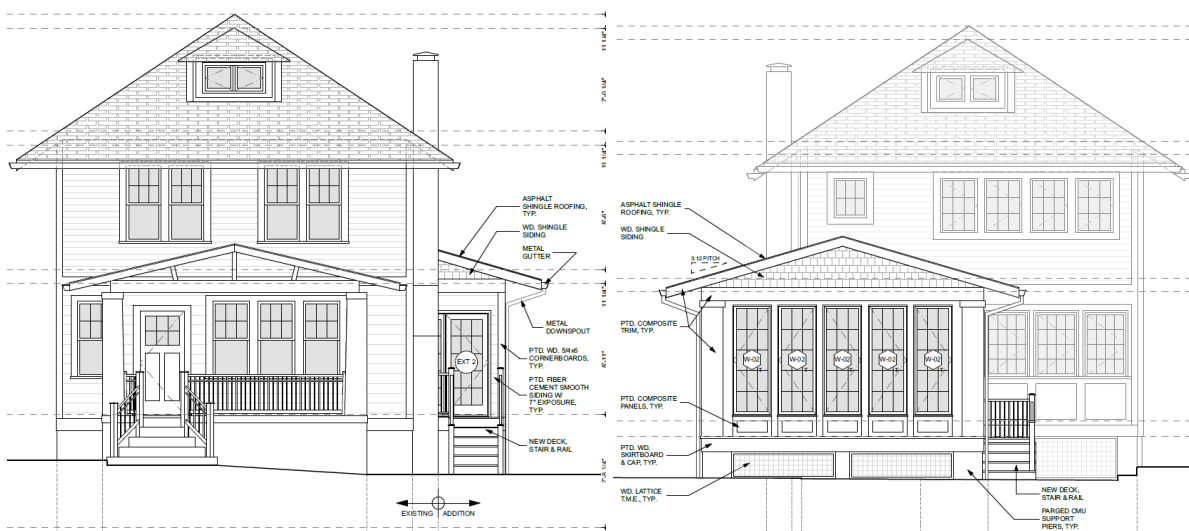


Figure 10: Proposed front and rear elevations submitted for the HAWP. Staff finds that there is no noticeable reduction in the proposed eave overhang.

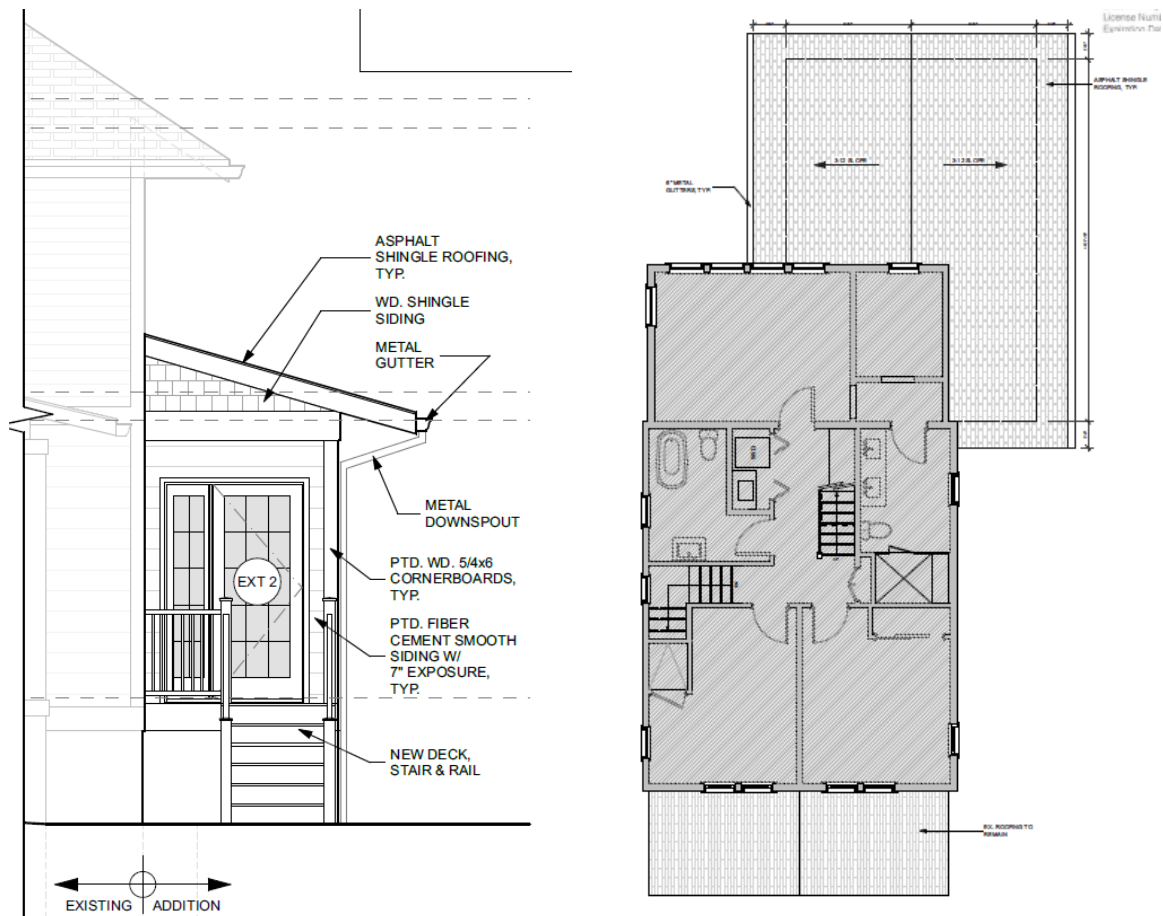


Figure 11: Unobscured front elevation of the proposed addition (left) and roof plan (right).

Tree Removal and Replanting

Upon submission of the preliminary consultation application, staff determined that the applicants had removed a 47.8-inch diameter southern red oak without a HAWP. During the preliminary consultation review, the Commissioners encouraged the applicant to plant a new large shade tree at an appropriate distance from the house and which could eventually contribute to the Takoma Park tree canopy. Staff notes that, although the tree was shown on the 2015 site plan for construction of the rear addition (Figure 5), it appears to actually have been much closer to the approved construction, just off of the eavline of the rear, north corner (Figure 13). Per the *Guidelines*, Takoma Park's residential area is characterized by generous lawns shaded by large mature trees. The HPC found that that, while the large oak contributed to that overall tree canopy, presently there remains sufficient tree canopy provided by the large tree in the front yard, and other large mature trees on adjacent properties. However, Commissioners noted that it takes decades for trees to reach their full, mature height, and that the continued removal of large trees in Takoma Park will eventually degrade the character of the district, and that succession planting should be encouraged.

The applicants have not provided the HPC-requested tree survey, but have included in their HAWP application a note that they propose to plant a "red maple or similar... in consultation with an arborist towards the rear of the back yard. Determination of final location to be as recommended by arborist." Staff notes that red maple trees (*acer rubum*) are considered a "medium" species rather than a large species of tree. Staff recommends the applicants to plant a large species tree and complete tree survey clearly identifying and labeling all trees on the property greater than 6-inches d.b.h. as previously

requested by the HPC.² Staff also notes that the applicants will be required to apply for a tree impact assessment from the City of Takoma Park, a separate review from the HAWP process.³



Figure 12: Photographs of the 2015 rear addition and the 47.8 d.b.h Red Oak tree that was removed in 2025.



Figure 13: Aerial view of the property in March 2025 prior to the tree removal. A red arrow points to the tree that was removed.

² Reforest Montgomery maintains a list of small, medium, and large native trees:

<https://montgomeryplanning.org/planning/environment/forest-conservation-and-trees/reforest-montgomery/native-trees-discount/qualifying-trees/>

³ Information on the City of Takoma Park tree impact assessment and tree protection process, which is separate from the Historic Area Work Permit review, can be found here: <https://takomaparkmd.gov/2295/Tree-Impact-Assessment-and-Tree-Protecti>

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with four (4) conditions** the HAWP application:

1. The composite decking and stair treads must have solid edge boards.
2. The eave overhang of the proposed addition must be reduced to a maximum of 16 inches.
3. The applicants must plant one large species shade tree on the property.
4. The applicants must submit a complete tree survey by a certified arborist or the Takoma Park arborist identifying the locations, dimensions and species of all trees greater than 6 inches d.b.h on the subject property and confirmation that the proposal will not negatively impact any mature trees.

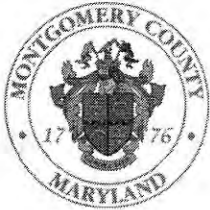
under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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 301-495-2167 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# 1129183

DATE ASSIGNED

APPLICANT:

Name: Eric Maier & Krisztina Petz
Address: 7314 Maple Avenue
Daytime Phone: (517) 388-1390

E-mail: ericmaier@gmail.com, krisztina.petz@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Eric Hurtt for Hill & Hurtt Architects
Address: 3335 Connecticut Ave NW Suite 101
Daytime Phone: (202) 681-1495

E-mail: eric@hillandhurtt.com
City: Washington, DC Zip: 20008
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park Historic District
☐ 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: 7314 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
Lot: P17 Block: 5 Subdivision: Gilberts Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

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

SEPT. 17, 2025
Date

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

Owner's mailing address
 Eric Maier & Krisztina Petz
 7314 Maple Avenue
 Takoma Park, MD 20912

Owner's Agent's mailing address
 Eric Hurtt
 Hill & Hurtt Architects
 3335 Connecticut Avenue NW
 Suite 101
 Washington, DC 20008

Adjacent and confronting Property Owners mailing addresses

Thomas Herman & Angela Ellis
 7312 Maple Avenue
 Takoma Park, MD 20912

7313 Maple Avenue
 Takoma Park, MD 20912

David Rogers & Rebekah Zanditon
 7316 Maple Avenue
 Takoma Park, MD 20912

Samer Sadek & Maria Said
 7315 Maple Avenue
 Takoma Park, MD 20912

John La Rue & Rachel Ort
 7315 Cedar Avenue
 Takoma Park, MD 20912

7313 Cedar Avenue
 Takoma Park, MD 20912

7317 Cedar Avenue
 Takoma Park, MD 20912

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

Two-story plus basement foursquare home, originally built early 20th century with circa 2015 two-story over crawl space addition at rear of home. First floor exterior 7" exposure Hardie-Plank cement fiber siding, second floor exterior 4" exposure Hardie-Plank cement fiber siding. Hipped, asphalt shingle roof with front and rear dormers and extended eaves. Covered front porch with front facing gable and cement floor. Cobble stone and gravel driveway along NE side of property. Non-original shed on concrete slab behind house. Home is a Category Two contributing resource in the Takoma Park Historic District.

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

Single-story over crawl space addition off of North corner of house to include sunroom plus driveway side entry and mudroom. Addition footprint increases overall footprint of home by 390 square feet, resulting in a total lot coverage of 17% (currently 13%). Proposed addition includes new deck and stair at driveway and new deck and stair to rear yard. Exterior finish materials to include 7" exposure Hardi-Plank cement fiber siding with painted wood corner and trim boards to match the current finishes, with panel detailing below the sunroom windows. 3:12 pitched roof with asphalt shingles and rear facing gable with extended eaves. Ridge height approximately 17' above grade. Decking material for new deck and stair to be Acre millable decking with concealed fasteners, with bound perimeter. Hand rail to be painted wood.

Work Item 1: Single-story addition at North corner of home

Description of Current Condition:

North corner of home includes an inset porch over crawl space at the first floor facing the rear yard. West first floor corner consists of a bay of windows facing the rear yard. Although the driveway serving the property is along the northeast side of the home, there is no entry to the house from the drive.

Proposed Work:

First floor addition occupies the inset porch area and extends to the Northeast and Northwest. Addition preserves the West first floor windows and all second floor windows. A stair and stoop provide access from the driveway to a small entry and mudroom, the front facing wall of which aligns with the original back corner of the house. The NE wall of the addition is inside of the side yard setback.

Work Item 2: Tree Planting

Description of Current Condition:

Previously removed large oak tree adjacent to North corner of house.

Proposed Work:

A red maple or similar will be planted in consultation with an arborist towards the rear of the back yard. Determination of final location to be as recommended by arborist.

Work Item 3: _____

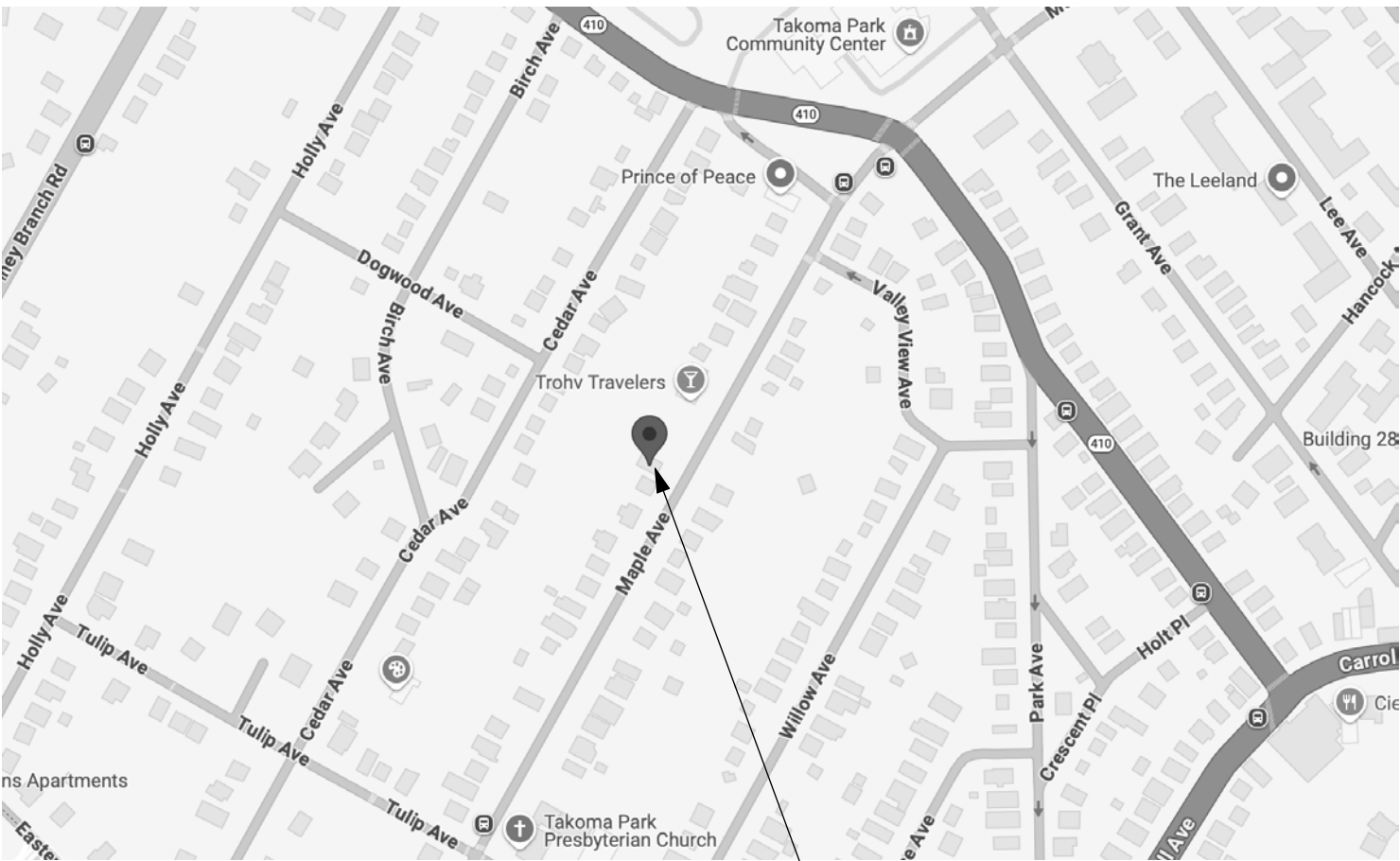
Description of Current Condition:

Proposed Work:

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	*	*	*	*	*		*

VICINITY MAP



ZONING MAP



ZONING SUMMARY

LEGAL DESCRIPTION:	PLAT BLOCK 5 LOT P17		
LOT AREA:	9,800 SF		
ZONE:	R-60		
ZONING REQUIREMENTS:	ALLOWED/REQUIRED:	EXISTING:	PROPOSED:
LOT OCCUPANCY:	35%	13%	17%
BUILDING HEIGHT:	35' MAX.	27'	NO CHANGE
FRONT YARD SETBACK:	25' MIN.	33.5'	NO CHANGE
SIDE YARD SETBACK:	7' MIN.	13.5'	7.6'
REAR YARD SETBACK:	20' MIN.	119'	102'
SQUARE FOOTAGE:		3302 SF	3692 SF
BASEMENT:		700 SF	NO CHANGE
FIRST FLOOR:		1117 SF	1507 SF
SECOND FLOOR:		975 SF	NO CHANGE
ATTIC:		510 SF	NO CHANGE

KEY TO MATERIALS AND SYMBOLS

	WOOD FRAMING-CONTINUOUS		WOOD FRAMED WALL		CONCRETE MASONRY UNIT		RIGID INSULATION		ELEVATION
	WOOD BLOCKING		METAL		BATT INSULATION		WINDOW TYPE		REVISION NUMBER
	FINISH WOOD		GRAVEL		SPRAY FOAM INSULATION		DOOR TYPE		ENLARGED DETAIL
	BRICK		CONCRETE		STONE		PLUMBING		WALL SECTION
	PLYWOOD		GYPSUM WALL BOARD				INTERIOR FIXTURE TYPE		BUILDING SECTION
							SMOKE DETECTOR		

PROJECT NARATIVE

ADDITION OF EXISTING 2-STORY HOME TO INCLUDE NEW SUNROOM AND MUDROOM AT FIRST FLOOR. NO NEW WORK AT BASEMENT OR SECOND FLOOR.

PROJECT INFORMATION

ADDRESS: 7314 MAPLE AVE
TAKOMA PARK, MD 20912

OWNERS: ERIC MAIER
KRISZTINA PETZ

OWNERS' ADDRESS: 7314 MAPLE AVE
TAKOMA PARK, MD 20912

DESIGN CRITERIA

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS:

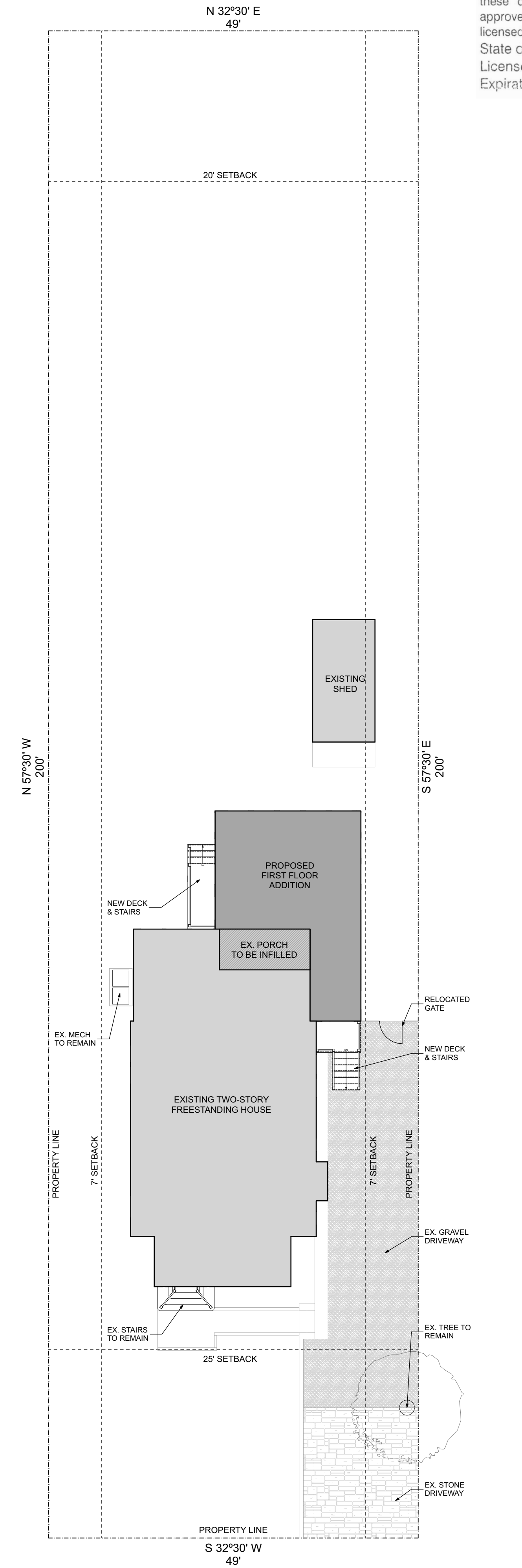
GROUND SNOW LOAD	30 PSF
WIND SPEED	115 MPH
SEISMIC DESIGN CATEGORY	B
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
FROST LINE DEPTH	30"
WINTER DESIGN TEMP.	13 DEGREE F.
ICE SHIELD UNDERLAYMENT	REQUIRED
AIR FREEZING INDEX	300
MEAN ANNUAL TEMP.	55 DEGREE F.

GENERAL NOTES

- The following notes shall apply to all drawings made as part of the Contract for construction for this project, including those drawings listed in the INDEX of this sheet:
- Contractor must not scale drawings for dimensions. Any questions regarding dimensions must be directed to the architect.
 - Contractor must verify all dimensions in the field prior to the start of construction and contact architect with any questions or discrepancies.
 - Dimensions shown are to face of structure (i.e. face of stud, masonry, or existing construction) unless noted otherwise on drawings.
 - The details in the drawings and specifications cover the installation of all materials and work as called for on the drawings and specifications. It is the responsibility of the contractor to check the documents prior to the start of work. Any discrepancies shall be brought to the architect's attention with a notification for clarification. Any work installed in conflict with the architectural drawings and specifications shall be corrected by the contractor at their own expense. Items to be furnished by owner are noted and agreed to in the contract between owner and contractor.
 - Questions due to any apparent conflicts within the documents should be brought to the architect's attention in time to be clarified by addendum. If the contractor's responsibility for the work that is in question cannot be clarified by reference to the contract, then a mutually agreeable good faith option shall be adopted.
 - All construction resulting from execution of this work shall conform to the International Residential Code (IRC) and International Energy Conservation Code (IECC), 2021 edition, as amended by Montgomery County Executive Regulation no. 13-24.
 - Throughout the plans there are abbreviations which are in common use. The list of abbreviations is not intended to be complete, and any questions about abbreviations should be addressed with the architect.
 - The residence will be occupied for the duration of the project. Care should be taken to keep the premises clean and safe for the occupants at the close of each day's work. Interruptions in the utility services shall be kept at a minimum. All utilities shall be operable for the Owner's continued use during the times of continued residence. Coordinate with Owner any breaks in service well in advance of anticipated break.
 - The construction work described in these drawings is applicable only to the this project. The Architect accepts no liability whatsoever for any construction work performed on the basis of these drawings if such work is not executed under a general Contract.
 - Contractor shall comply with current requirements for random mitigation.

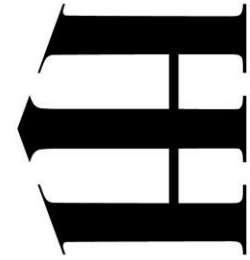
LIST OF ABBREVIATIONS

Abbreviation	Item	Item	Item
@	At	JST.	Joist
A.F.F.	Above Finish Floor	JT.	Joint
ABV.	Above	M., MAS.	Masonry
A.H.U.	Air Handling Unit	MDO	Medium Density Overlay
APPROX.	Approximate	MDF	Medium Density Fiberboard
BD.	Board	MEM.	Membrane
Bldg.	Building	M.O.	Masonry Opening
BLKG.	Blocking	MECH.	Mechanical
C.	Concrete	Mil.	1/1000 inch
CL	Center Line	MIN.	Minimum
CLG.	Ceiling	O.C.	On Center
C.J.	Ceiling Joist	O.W.T.	Open Web Truss
CMU	Concrete Masonry Unit	PLY., PLYWD	Plywood
COL	Column	P.T.	Pressure Treated
CONC.	Concrete	PTD.	Painted
CONT.	Continuous	R.	Riser(s)
CPR.	Copper	R.O.	Rough Opening
DWG.	Drawing	REINF.	Reinforcing
EQ	Equal	SHTG.	Sheathing
EX.	Existing	SIM.	Similar
EXT.	Exterior	STD.	Standard
F.D.	Floor Drain	STL.	Steel
FIN.	Finish	ST. STL.	Stainless Steel
FLASH'G	Flashing	STOR.	Storage
FLR.	Floor	STRUC.	Structure
F.O.	Face of	SW.	Switch
F.O.S.	Face of Stud	T	Tread(s)
F.O.M.	Face of Masonry	T&G	Tongue and Groove
FRMG.	Framing	TJI	Truss Joists
FT.	Foot	T.O.	Top of
FTG.	Footing	T.O. ARCH	Top of Arch
GALV.	Galvanized	T.O.W.	Top of Wall
GWB.	Gypsum Wall Board	U.N.O.	Unless Noted Otherwise
HB	Hose Bib	W/	With
HT.	Height/Heat	WD.	Wood
H.W.	Hot Water	WIN., WDW.	Window
IN.	Inch	WPG	Waterproofing



PROPOSED SITE PLAN
SCALE: 1" = 10'

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ADDITION AND RENOVATION OF THE
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7314 MAPLE AVE
TAKOMA PARK, MD 20912

HISTORIC REVIEW
SET
17 September 2025

COVER SHEET



G001

DOOR SCHEDULE						
STORY	MARK	LOCATION	SIZE	STYLE	HARDWARE SET	NOTES
First Floor	101A	FAMILY ROOM	3'-6"x6'-8"	CASED OPENING	NONE	
	101B	MUDROOM	2'-6"x6'-8"	PANEL DOOR	PASSAGE	
	102A	FAMILY ROOM	9'-0"x7'-10"	CASED OPENING	NONE	
	EXT 1	SUNROOM	3'-0"x7'-2"	FRENCH DOOR	ENTRY	TRANSOM (MARVIN UIDTR 3016)
	EXT 2	MUDROOM	3'-0"x7'-2"	FRENCH DOOR	ENTRY	SIDELITE (OX L)

1

A101

DOOR SCHEDULE

WINDOW SCHEDULE					
MARK	MODEL	TYPE	FRAME SIZE	LITE PATTERN	NOTES
W-01	MARVIN ULTIMATE WOOD DOUBLE HUNG UWDH2426	DOUBLE HUNG	2'-5 1/2"x5'-1"	3x2 / SOLID	MATCH EX. WINDOW @ FAMILY ROOM
W-02	MARVIN ULTIMATE CASEMENT UCA3292	CASEMENT	2'-8"x7'-7"	3x5	TEMPERED

2

A101

WINDOW SCHEDULE

ADDITIONAL NOTES:
Contractor to field verify all dimensions.
All sizing and designations based on manufacturer sizing.
Insulated Glass LoE-272 glazing with Argon, typical to all units. Max U-value: .35 Max SHGC: .40
DOUBLE HUNG: U-VALUE= 0.29 SHGC= 0.29
CASEMENT: U-VALUE= 0.29 SHGC= 0.28
FRENCH DOORS: U-VALUE= 0.30 SHGC= 0.24
Provide tempered glass per code.
All units have clad aluminum exterior, color to be selected from manufacturer's standard and optional colors, interior to be primed wood.
Window hardware color as selected by owner; door hardware color to be owner selected, use adjustable hinges.
7/8" Putty Glaze SDL with space bar;
Operable windows to have full screen with aluminum surround; charcoal fiberglass screen mesh.

DEMOLITION NOTES	
1	REMOVE EXTERIOR WALLS AS REQ. TO ACCOMMODATE NEW WORK. PROVIDE BRACING/SHORING AS REQ.
2	REMOVE INTERIOR WALLS AS REQ. TO ACCOMMODATE NEW WORK. PROVIDE BRACING/SHORING AS REQ.
3	REMOVE DOOR, JAMB, CASING, & ACCESSORIES. SAVE & PROTECT FOR POSSIBLE RE-USE AND/OR DONATION
4	REMOVE WINDOW, CASING, & ACCESSORIES
5	REMOVE DECKING, STAIR & RAIL

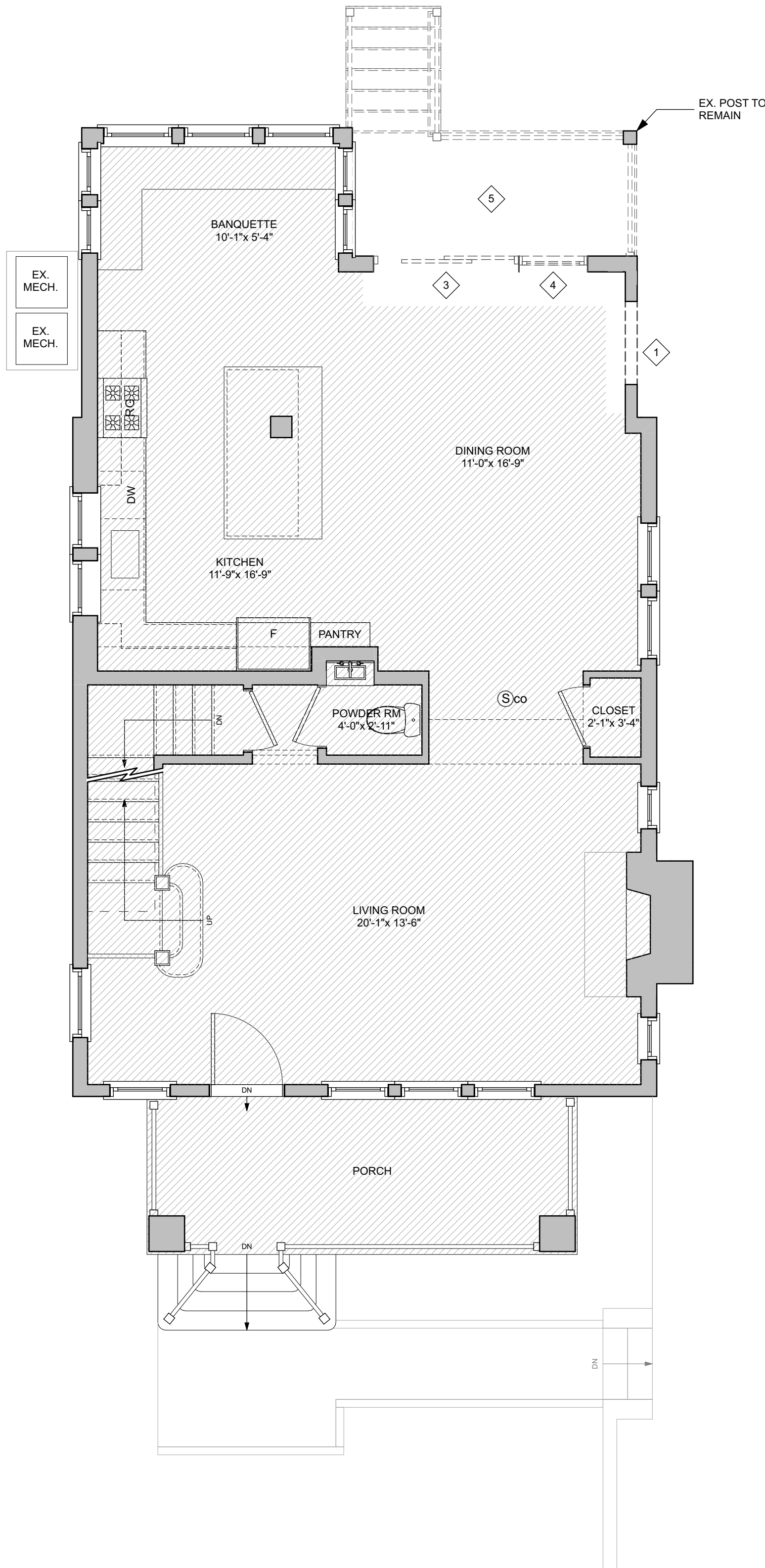
NOTES:
1. DASHED LINES INDICATE ITEMS TO BE REMOVED OR NEW WORK, TYPICAL. GC TO COORDINATE AND VERIFY PRECISE DIMENSIONS OF WORK TO BE REMOVED WITH PROPOSED PLANS.
2. CONSULT WITH OWNER/ARCHITECT TO VERIFY ITEMS TO BE SALVAGED AND/OR FOR RE-USE.
3. COORDINATE DEMOLITION PLAN WITH ALL PROPOSED DRAWINGS TO VERIFY WORK TO BE REMOVED.
4. PROTECT ALL ADJACENT SURFACES, LANDSCAPE ELEMENTS, AND ITEMS TO REMAIN DURING CONSTRUCTION.
5. ALL MEP WORK EXPOSED IN DEMOLITION SHALL BE TEMPORARILY SECURED AND CAPPED AS REQ'D. EXISTING MEP WORK THAT DOES NOT COMPLY WITH THE NEW WORK SHALL BE REMOVED.
6. GC SHALL REMOVE DEBRIS FROM SITE ON A REGULAR BASIS AND SHALL NOT STOCKPILE DEBRIS IN THE STRUCTURE.

- EXISTING TO REMAIN
- TO BE REMOVED
- AREA OF NO WORK

3

A101

DEMOLITION NOTES



4

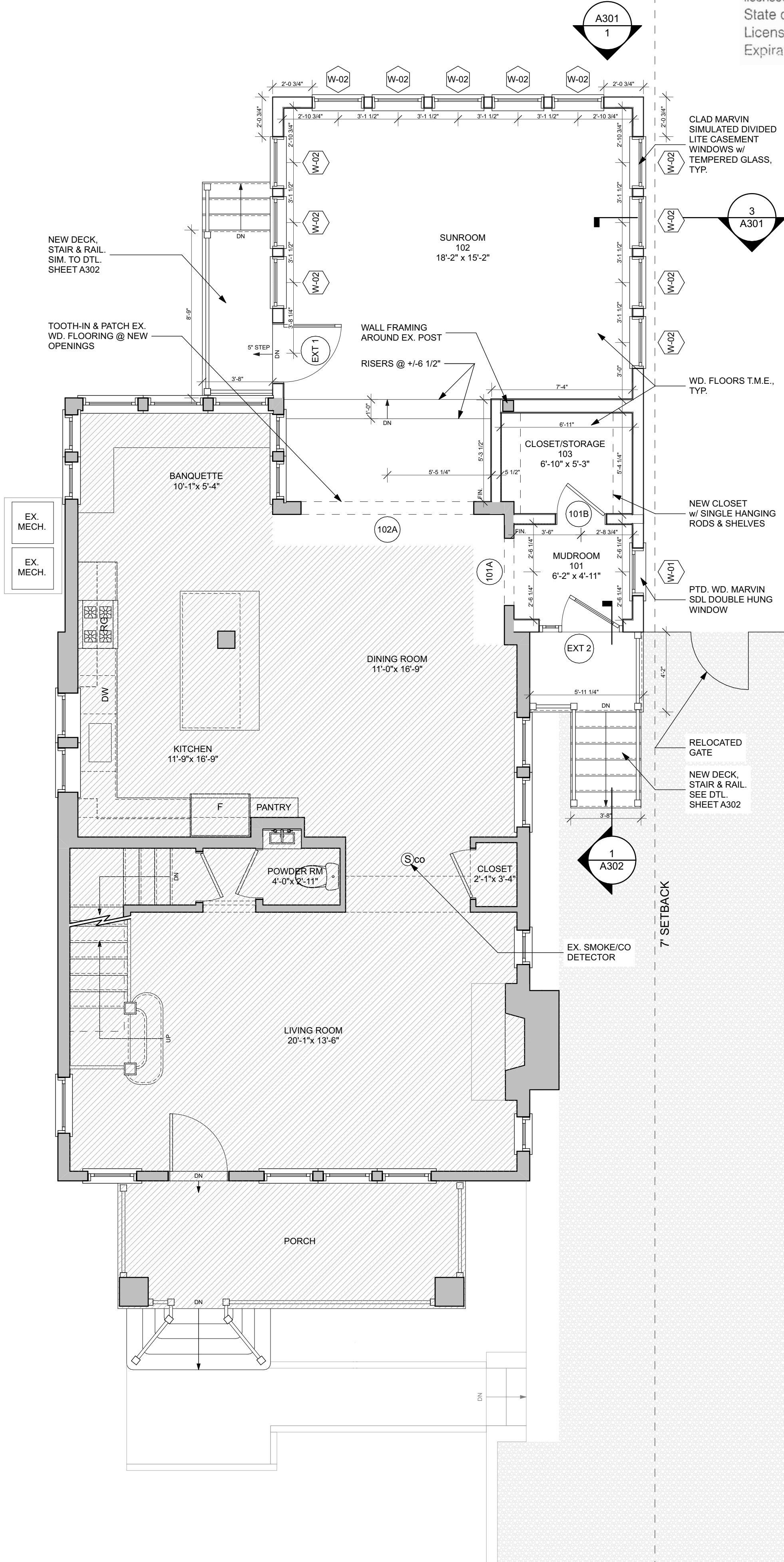
A101

FIRST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N



5

A101

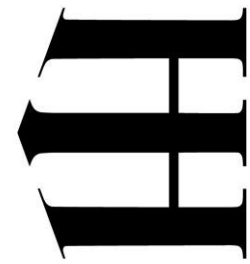
FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N

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PROPOSED FLOOR PLANS



A101

E

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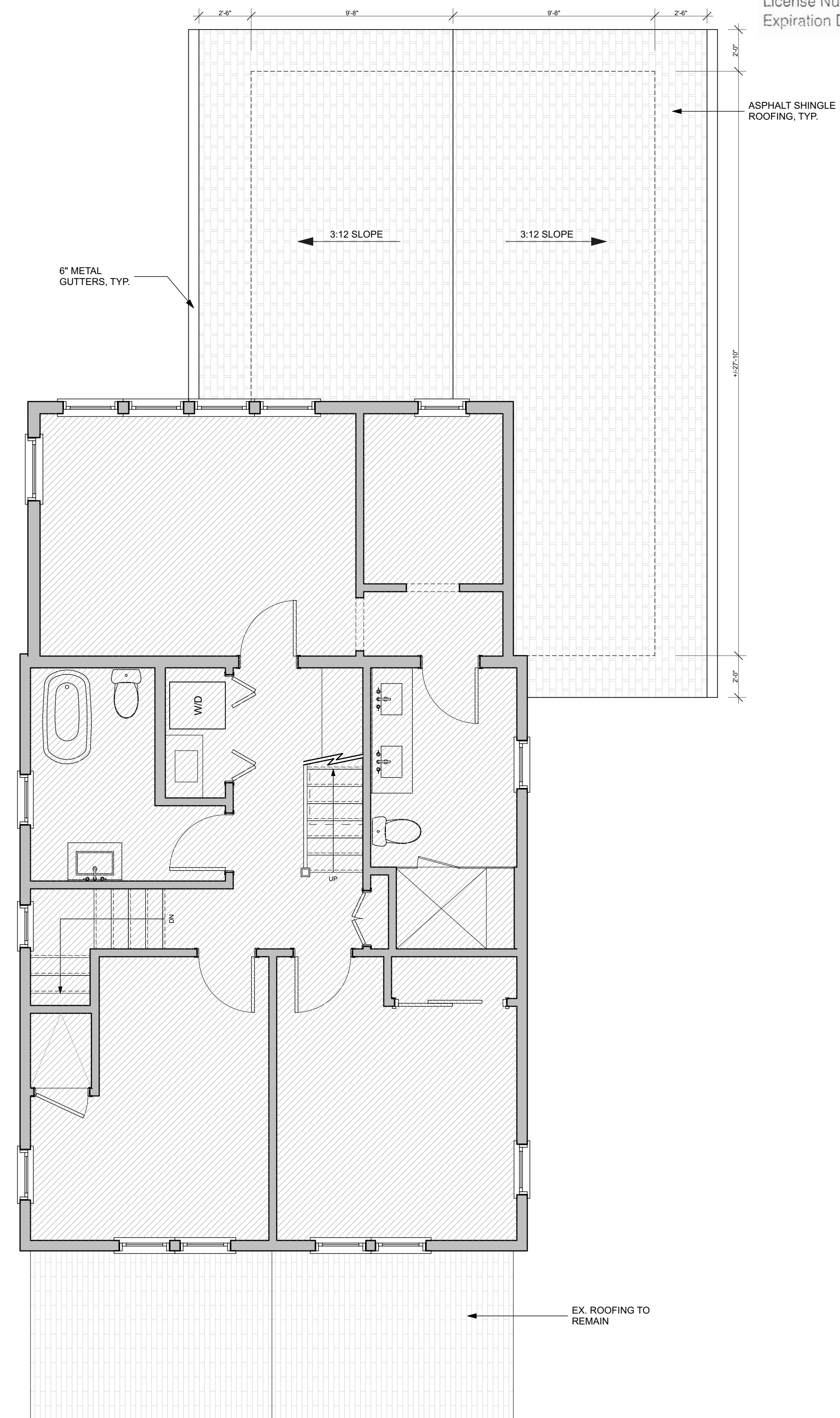
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PROPOSED ROOF PLAN



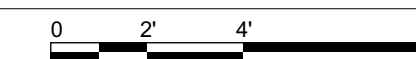
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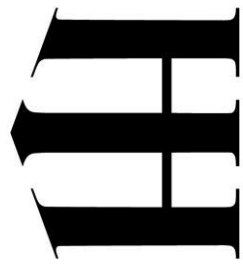
1
A102

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



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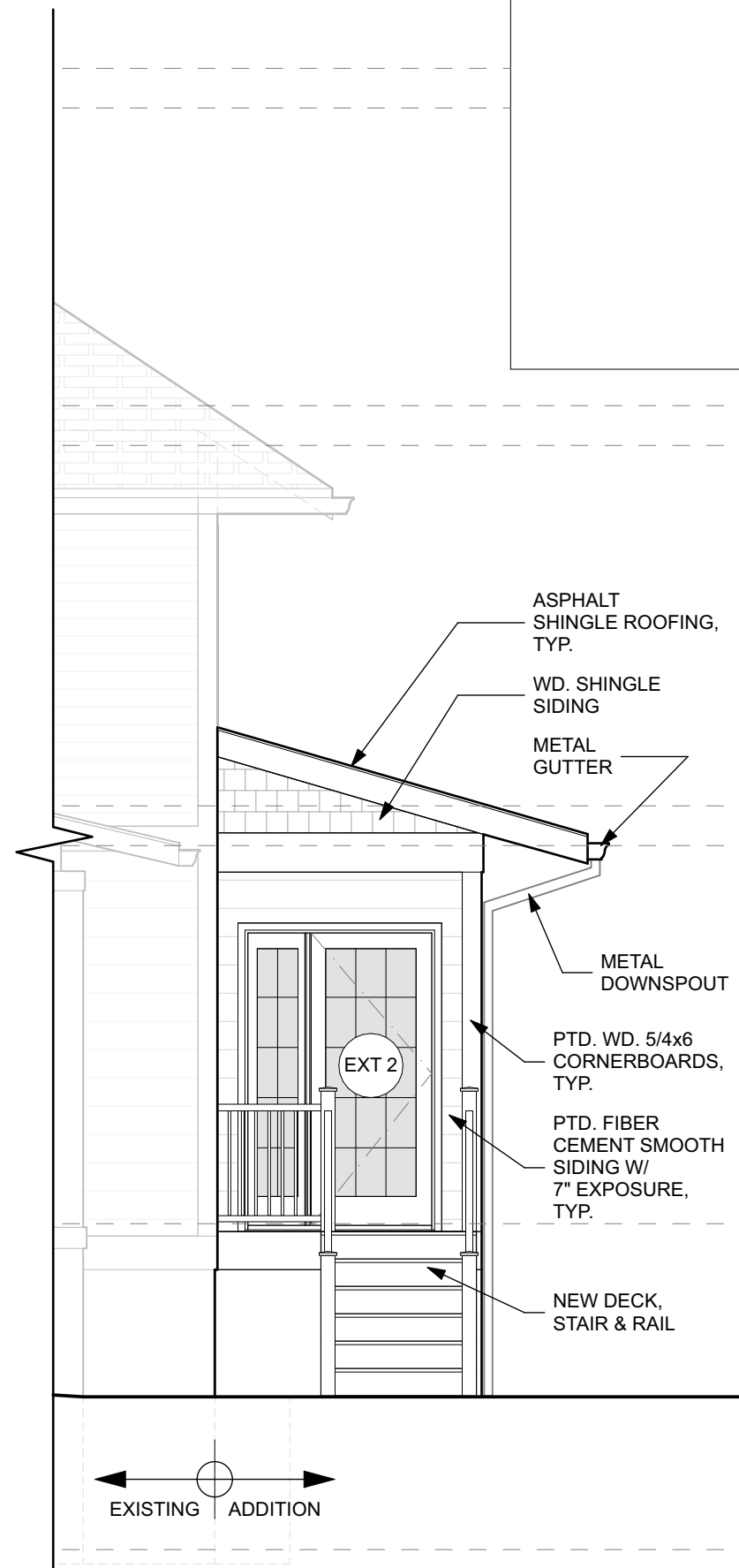
EXTERIOR ELEVATIONS



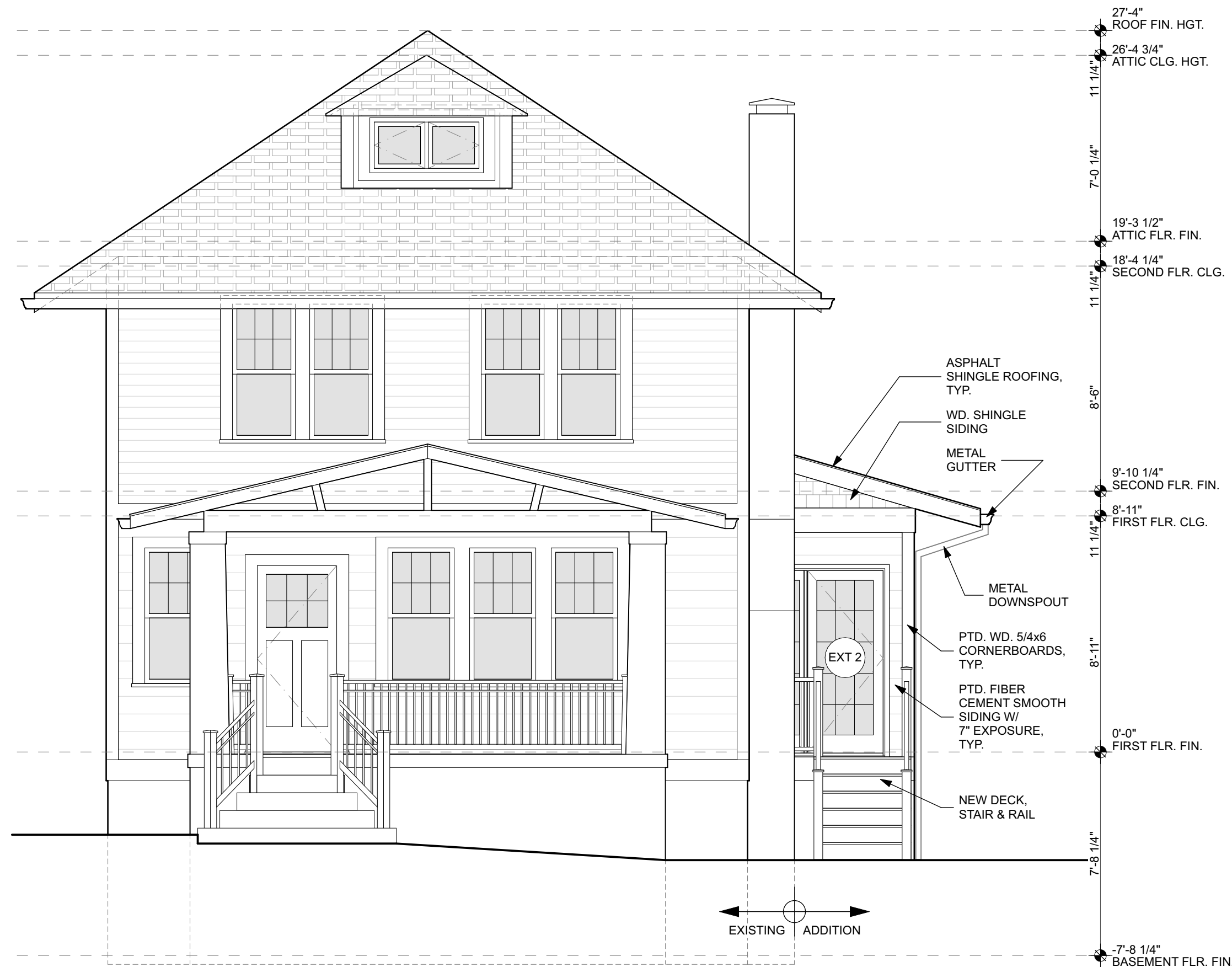
A201



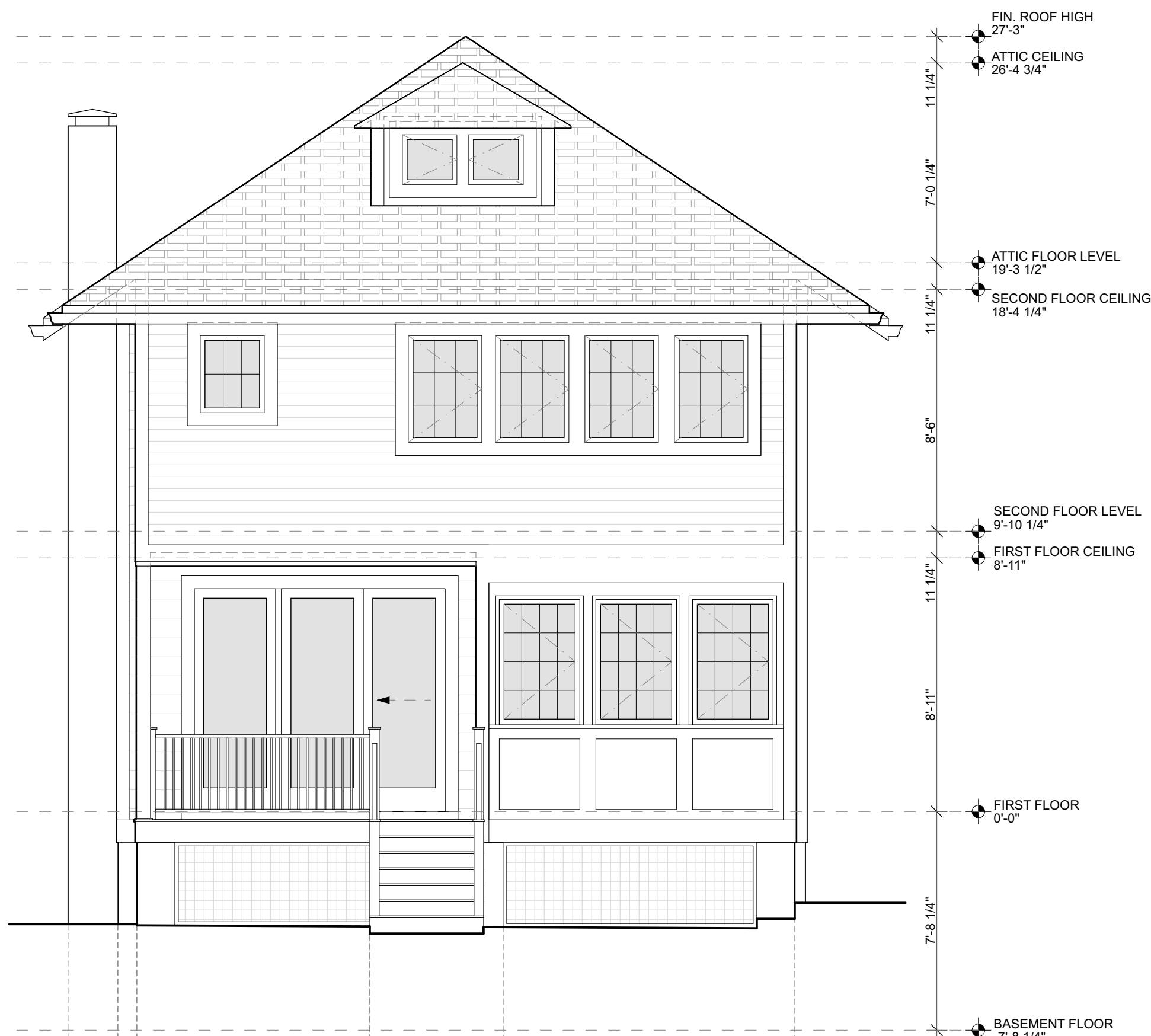
1
A201 FRONT ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



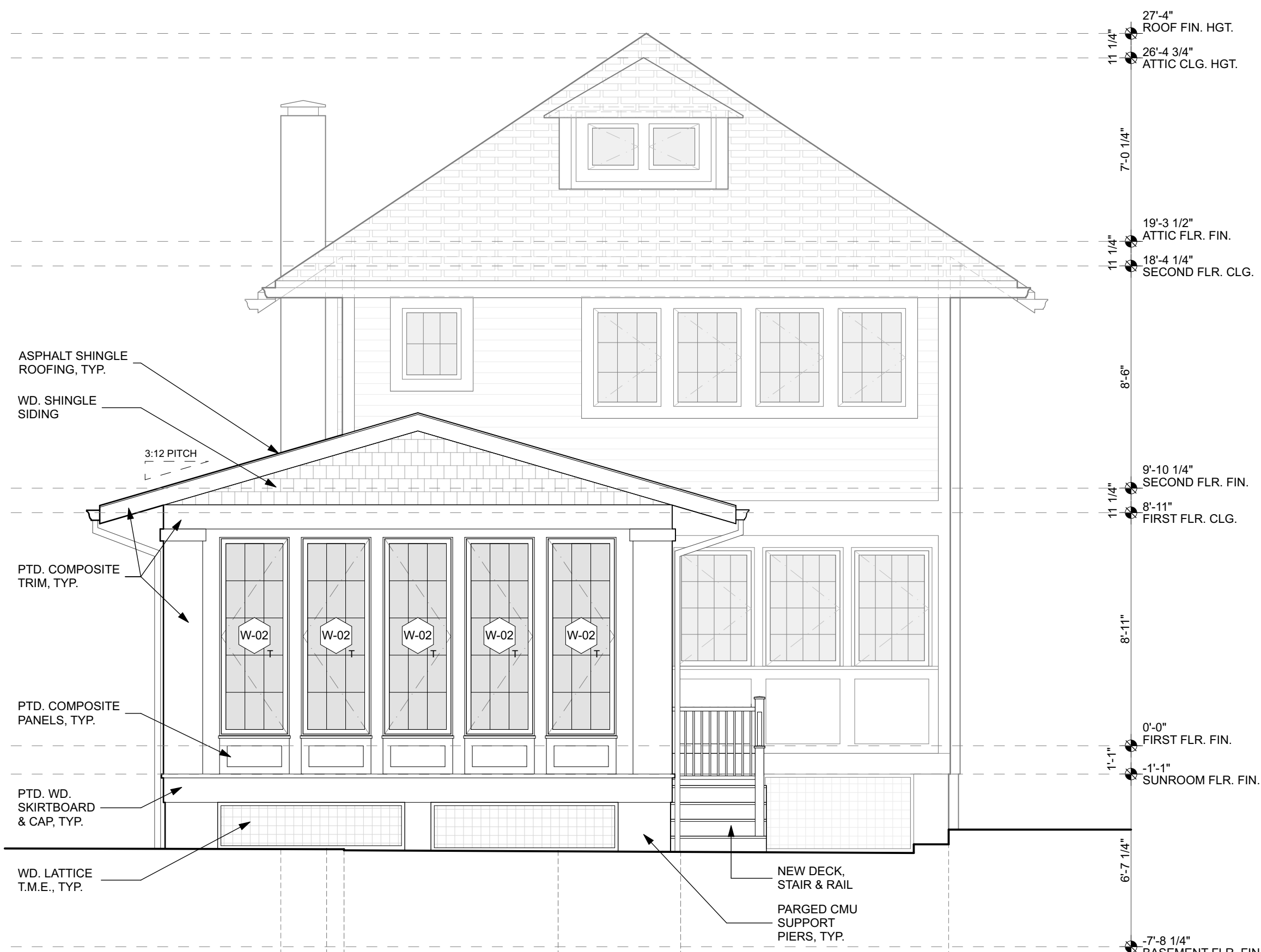
2
A201 PROPOSED ENTRY FACADE
SCALE: 1/4" = 1'-0"



3
A201 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

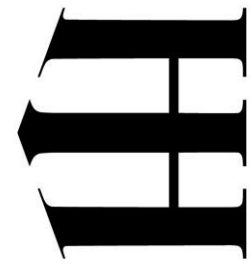


4
A201 REAR ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



5
A201 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS



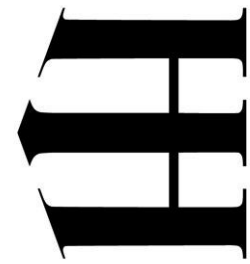
A202



1 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



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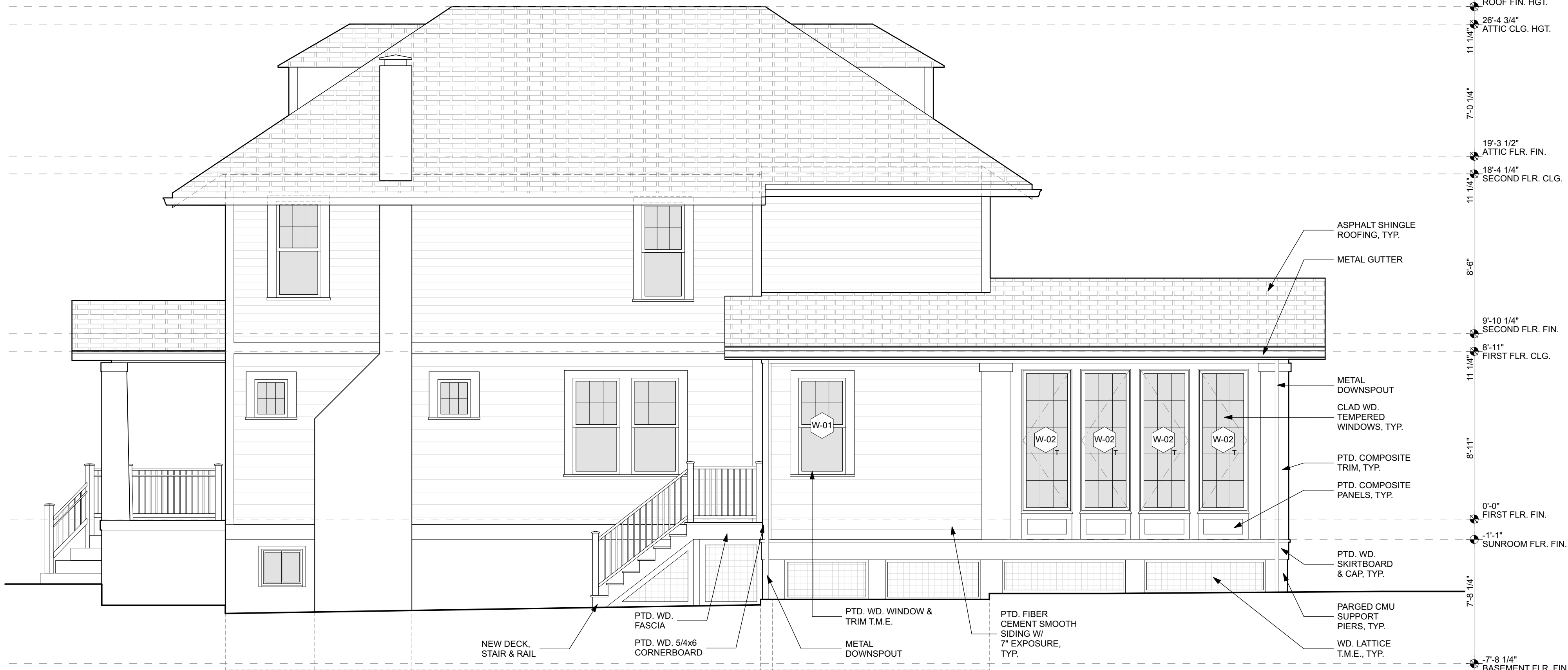
EXTERIOR ELEVATIONS



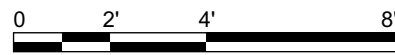
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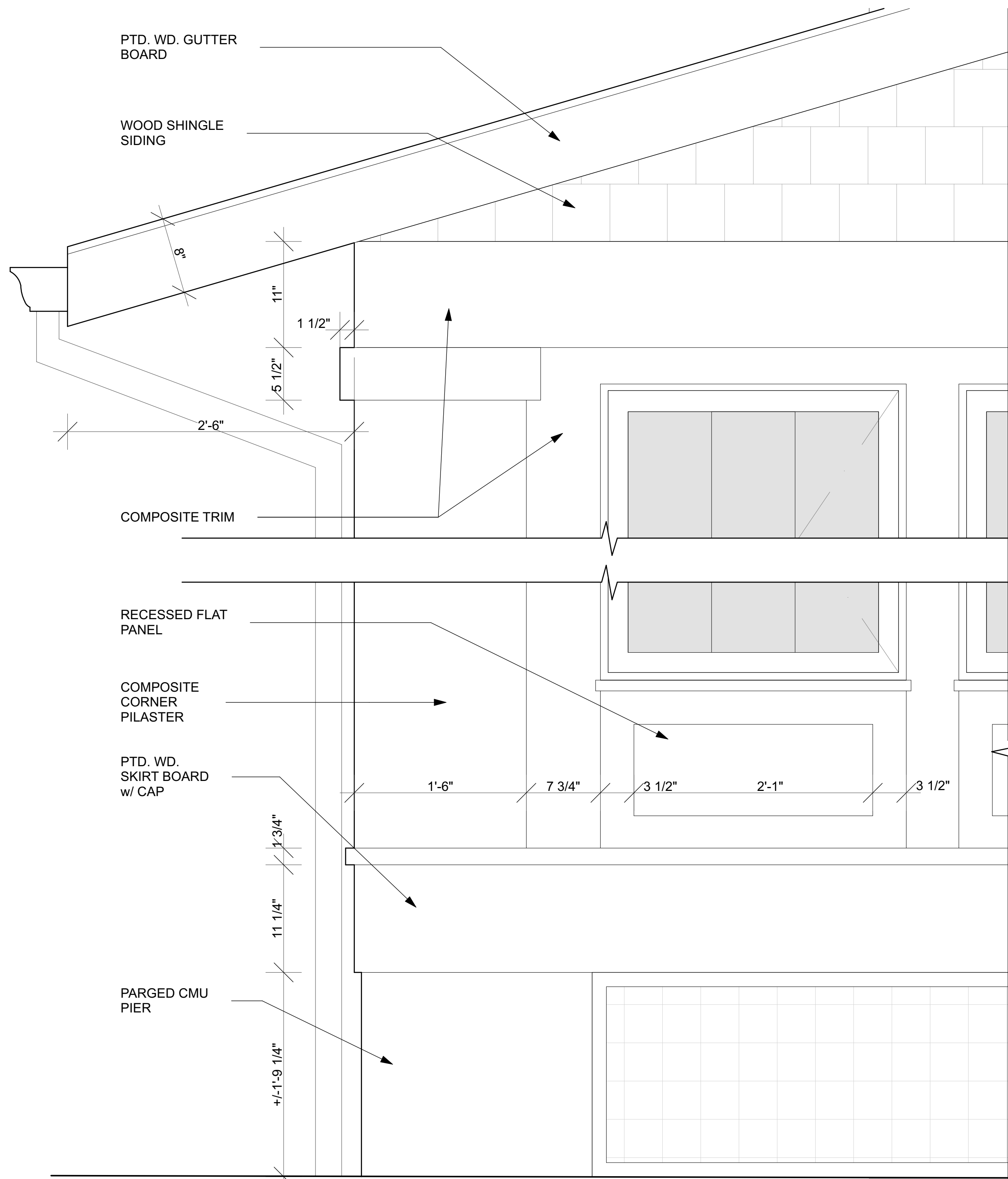


1 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

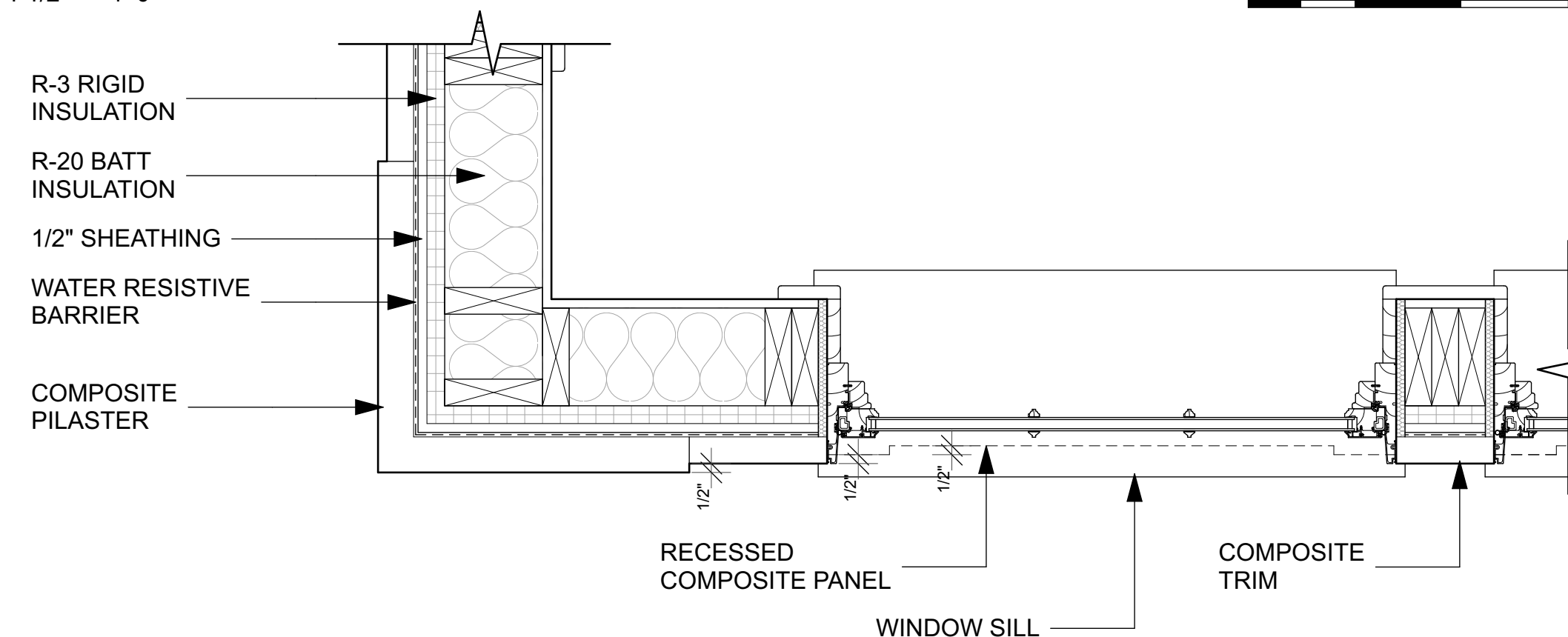


2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

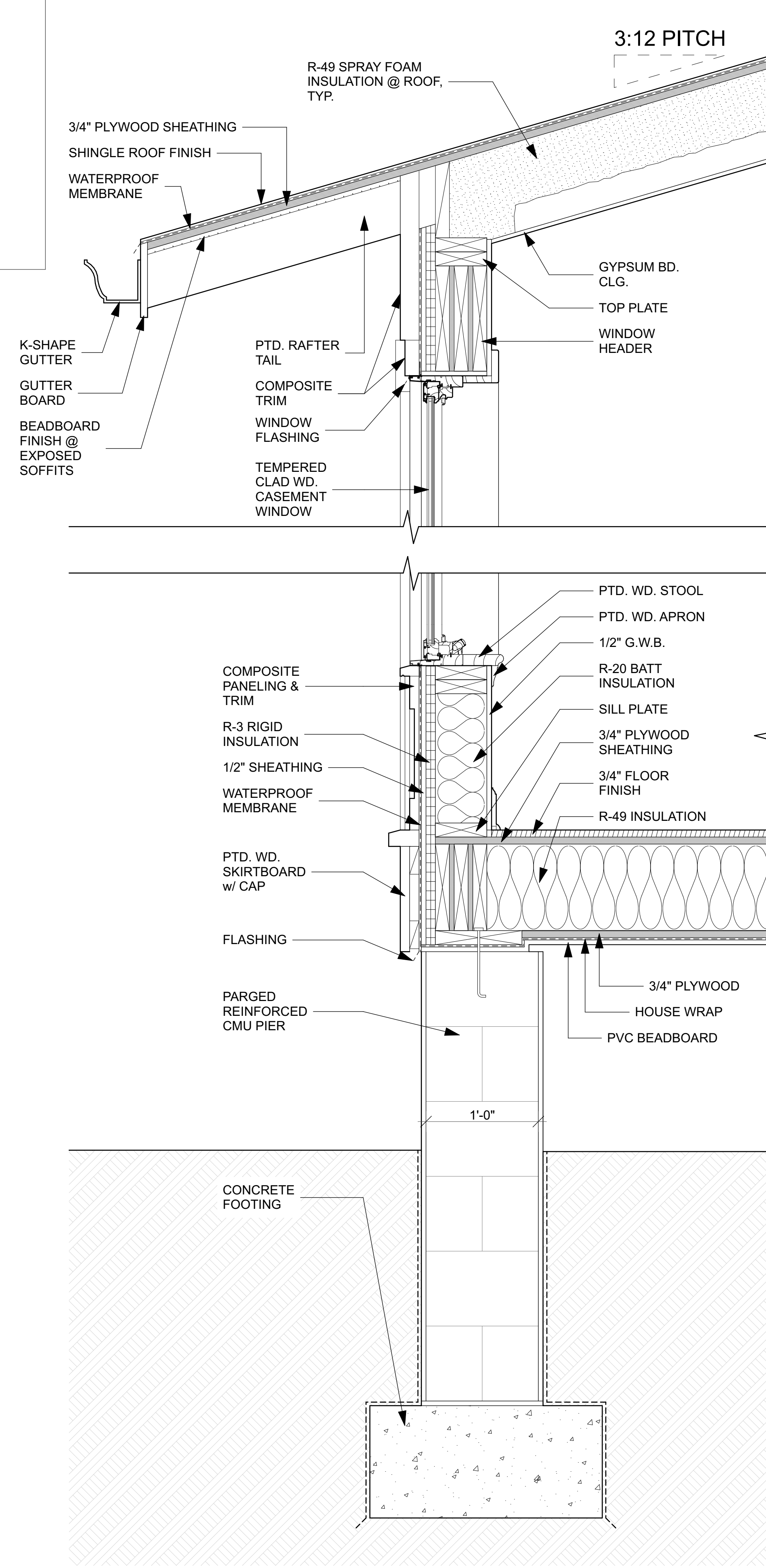




1
A301
SUNROOM CORNER ELEVATION
SCALE: 1 1/2"= 1'-0"

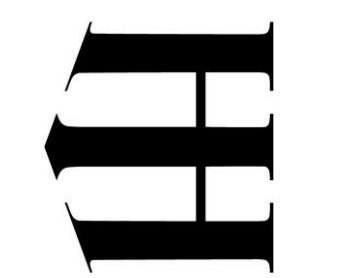


2
A301
SUNROOM CORNER PLAN DETAIL
SCALE: 1 1/2"= 1'-0"



3
A301
SUNROOM WALL SECTION
SCALE: 1 1/2"= 1'-0"

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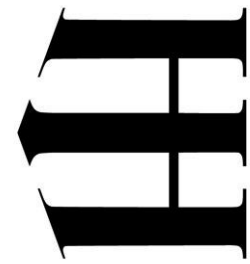
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WALL SECTIONS



A301

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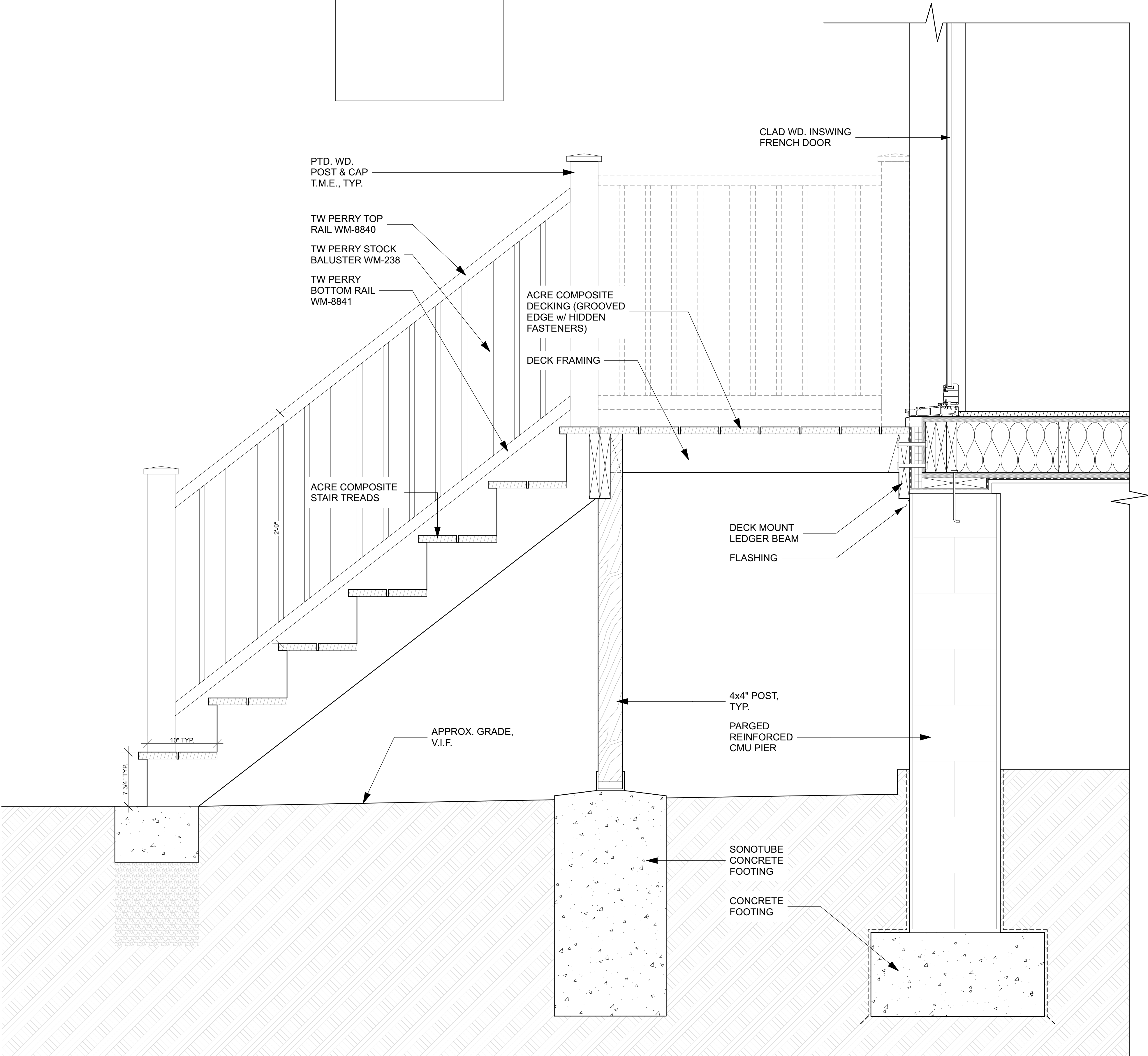
ADDITION AND RENOVATION OF THE
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DECK SECTION



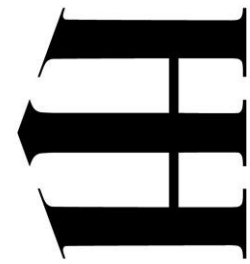
A302



1
A302
FRONT DECK SECTION
SCALE: 1 1/2"= 1'-0"



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ADDITION AND RENOVATION OF THE
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HISTORIC REVIEW
SET
17 September 2025

EXISTING CONDITIONS



A401



1
A401
EXISTING FRONT FACADE

TREE REMOVED UNDER REMOVAL
PERMIT W012765-032425



2
A401
EXISTING NORTHEAST FACADE



3
A401
VIEW OF N-NE CORNER & DRIVEWAY



4
A401
EXISTING REAR FACADE



5
A401
EXISTING WEST CORNER



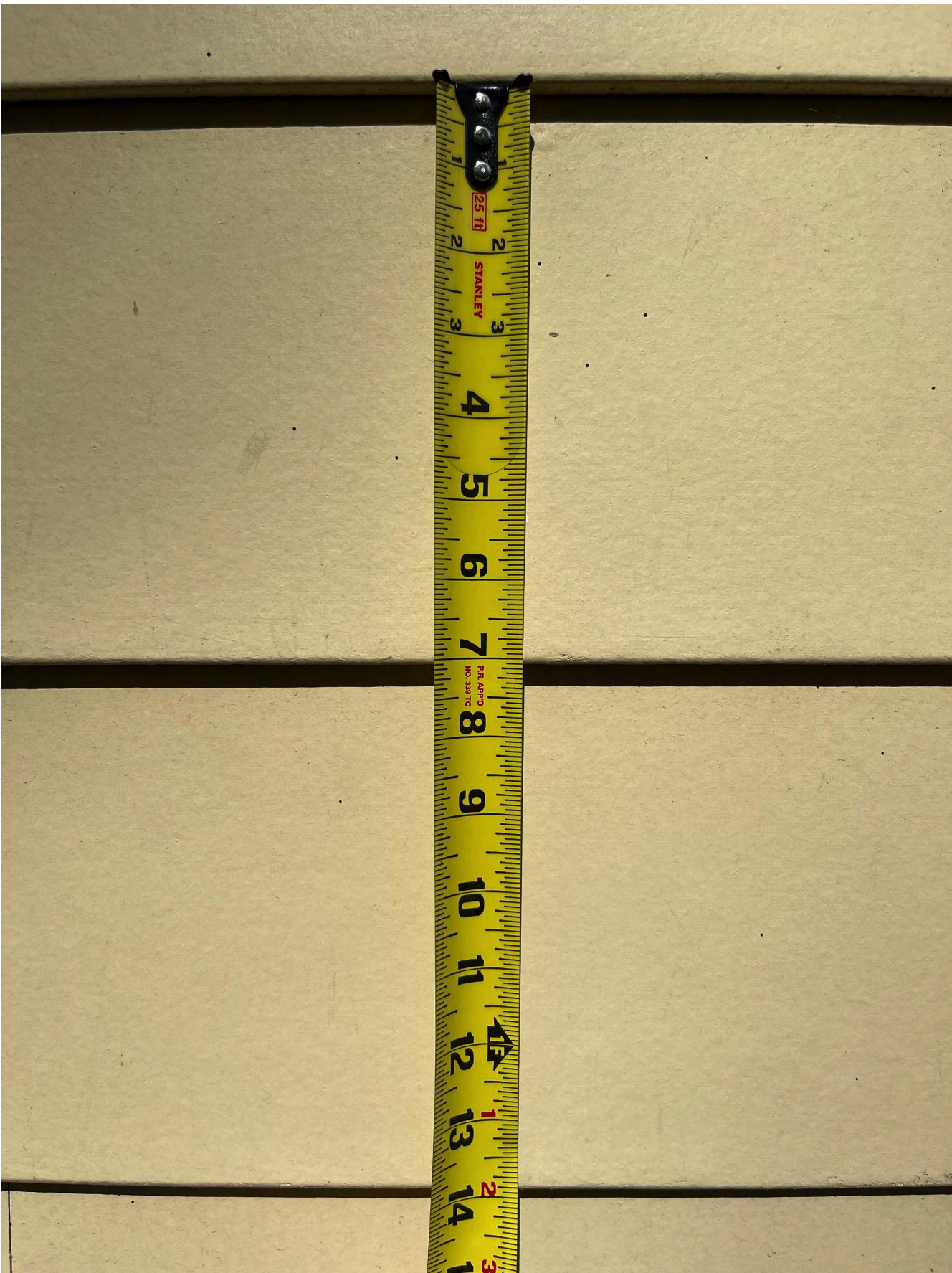
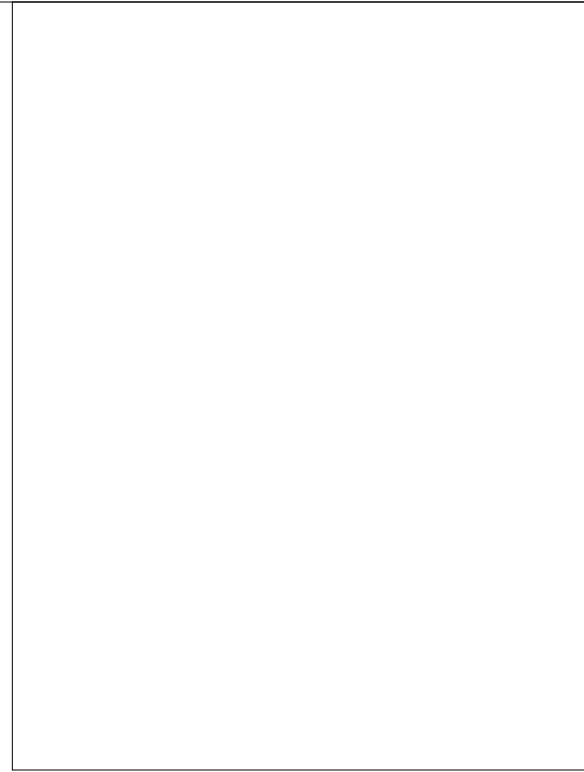
1
A402

EXISTING SOUTHWEST FACADE



3
A402

VIEW FROM MAPLE AVE



2
A402

FIRST FLOOR SIDING EXPOSURE

NOT TO SCALE



4
A402

VIEW OF BACKYARD FROM EXISTING REAR DECK

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EXISTING CONDITIONS



7314 Maple Avenue, Takoma Park, MD 20912
HAWP Application #1129183 - Current Tree Conditions



View of southern property line



View of northern property line



View of northwestern corner



View of rear property line



View of house from rear property line

HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

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	✓	✓	✓	✓

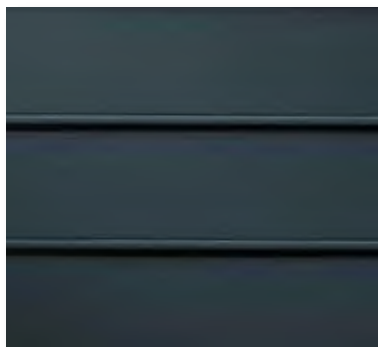
BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH



*5.25 in widths not available in Virginia District for HZ5® product zones.

Hardie® Plank Lap Siding

Submittal Form

01
Submitted to:

Project Name:

Submitted by:

Date:

☐ **HZ5® Product Zone** ☐ **HZ10® Product Zone**
Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☒ **8-1/4in** ☐ 9-1/4in ☐ 12in

Product Finish: ☒ **Primed** ☐ **ColorPlus® Technology**
Product Texture: ☒ **Smooth** ☐ **Select Cedarmill®** ☐ **Colonial Roughsawn®**
☐ **Colonial Smooth®** ☐ **Rustic Cedar**

Hardie® Plank Lap Siding

Specification Sheet

01
DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION
SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
	DURABILITY	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported
Actual Thermal Conductivity		(K _{eff})		6.62	
Thermal Resistance		R=1/ K _{eff}		0.48	
Actual Thermal Resistance		(R)		0.15	
FIRE CHARACTERISTICS	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
	UV Accelerated Weathering Test	ASTM G23	Freeze/Thaw, % strength retention	≥ 80%	
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

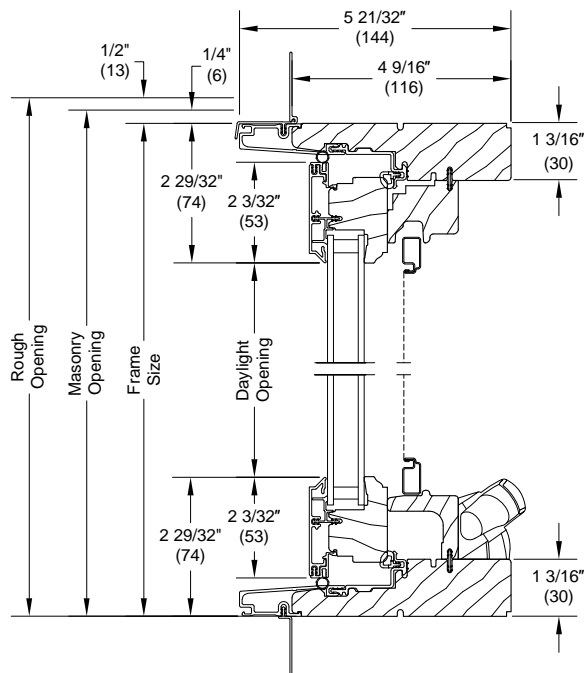
Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

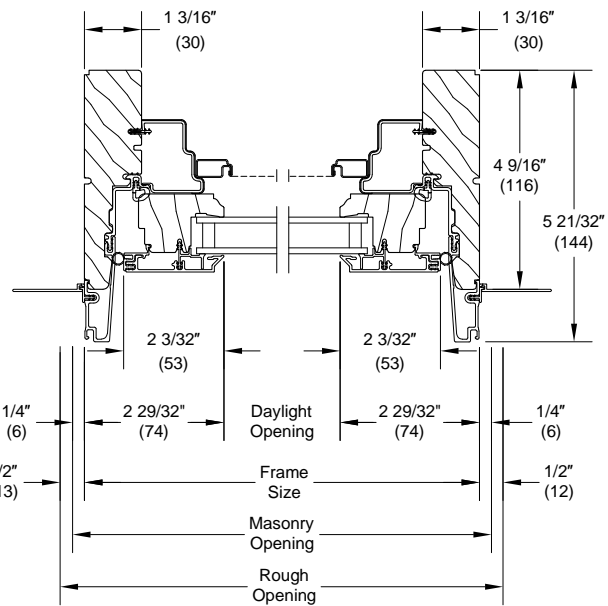
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Scale: 3" = 1' 0"

Operating

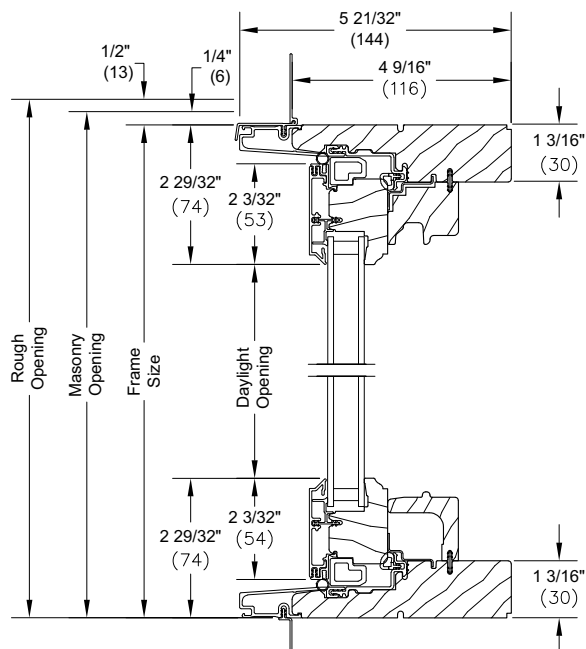


Head Jamb and Sill

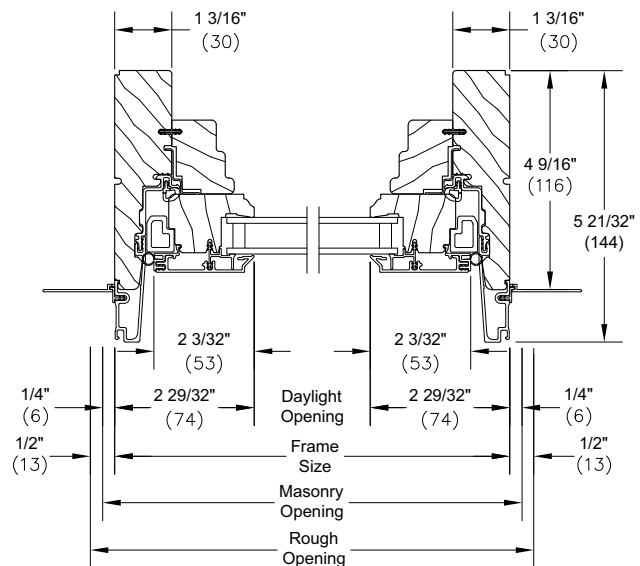


Jambs

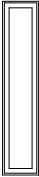
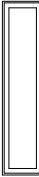

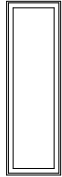
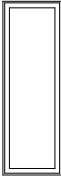
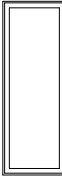
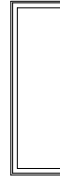


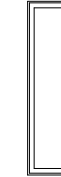



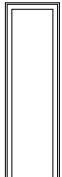
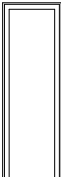

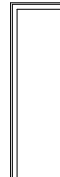


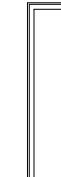




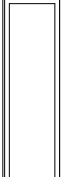

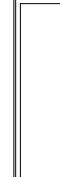


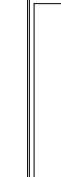

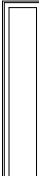




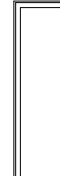
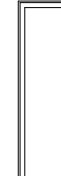

Stationary/Picture



Head Jamb and Sill



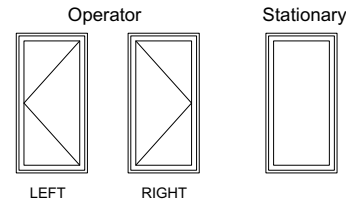
Jambs

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)
6 - 5 3/8 (1965) 6 - 5 5/8 (1971) 6 - 5 1/8 (1958) 5 - 11 21/64 (1812)										
	UCA1678 T UCAPO1678 T	UCA1878 T UCAPO1878 T	UCA2078 T UCAPO2078 T	UCA2478 T UCAPO2478 T	UCA2678 T UCAPO2678 T	UCA2878 ET UCAPO2878 ET	UCA3078 ET UCAPO3078 ET	UCA3278 ET UCAPO3278 ET	UCA3678 ET UCAPO3678 ET	UCA4078 ET UCAPO4078 ET
6 - 11 3/8 (2117) 6 - 11 5/8 (2124) 6 - 11 1/8 (2111) 6 - 5 21/64 (1964)										
	UCA1684 T UCAPO1684 T	UCA1884 T UCAPO1884 T	UCA2084 T UCAPO2084 T	UCA2484 UCAPO2484	UCA2684 T UCAPO2684 T	UCA2884 ET UCAPO2884 ET	UCA3084 ET UCAPO3084 ET	UCA3284 ET UCAPO3284 ET	UCA3684 ET UCAPO3684 ET	UCA4084 ET UCAPO4084 ET
7 - 7 3/8 (2320) 7 - 7 5/8 (2327) 7 - 7 1/8 (2314) 7 - 1 21/64 (2167)										
	UCA1692 T UCAPO1692 T	UCA1892 T UCAPO1892 T	UCA2092 T UCAPO2092 T	UCA2492 T UCAPO2492 T	UCA2692 T UCAPO2692 T	UCA2892 ET UCAPO2892 ET	UCA3092 ET UCAPO3092 ET	UCA3292 ET UCAPO3292 ET	UCA3692 ET UCAPO3692 ET	UCA4092 ET UCAPO4092 ET
7 - 11 3/8 (2422) 7 - 11 5/8 (2428) 7 - 11 1/8 (2416) 7 - 5 21/64 (2269)										
	UCA1696 T UCAPO1696 T	UCA1896 T UCAPO1896 T	UCA2096 T UCAPO2096 T	UCA2496 T UCAPO2496 T	UCA2696 T UCAPO2696 T	UCA2896 ET UCAPO2896 ET	UCA3096 ET UCAPO3096 ET	UCA3296 ET UCAPO3296 ET	UCA3696 ET UCAPO3696 ET	

Construction Details

Casements available as an operator or stationary.

L or R handing determined from exterior.



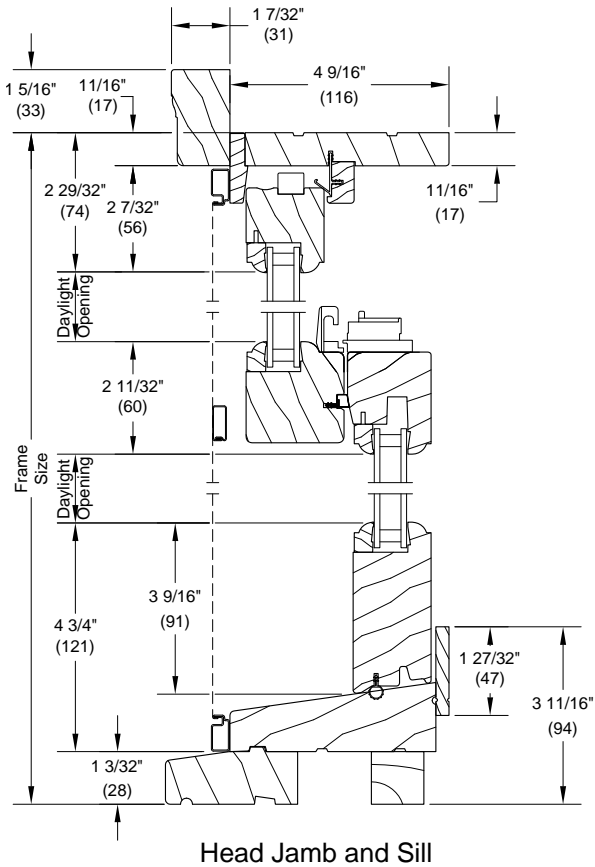
CASEMENT STANDARD OPERATION AS VIEWED FROM THE OUTSIDE



Section Details: Operating

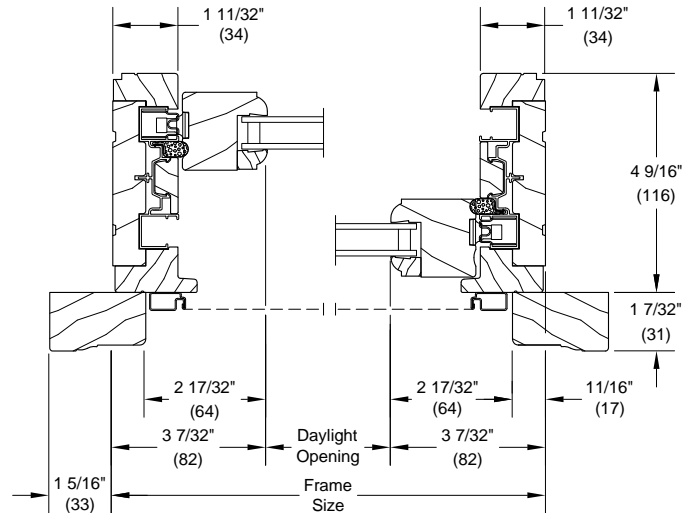
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Double Hung



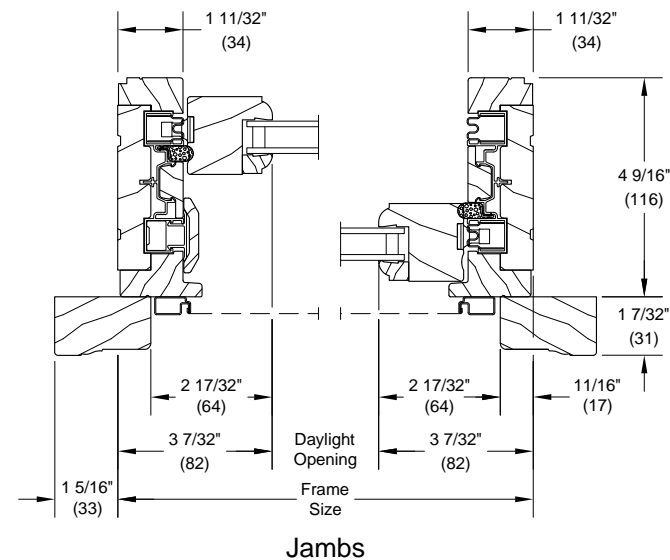
Lower Sash

Upper Sash

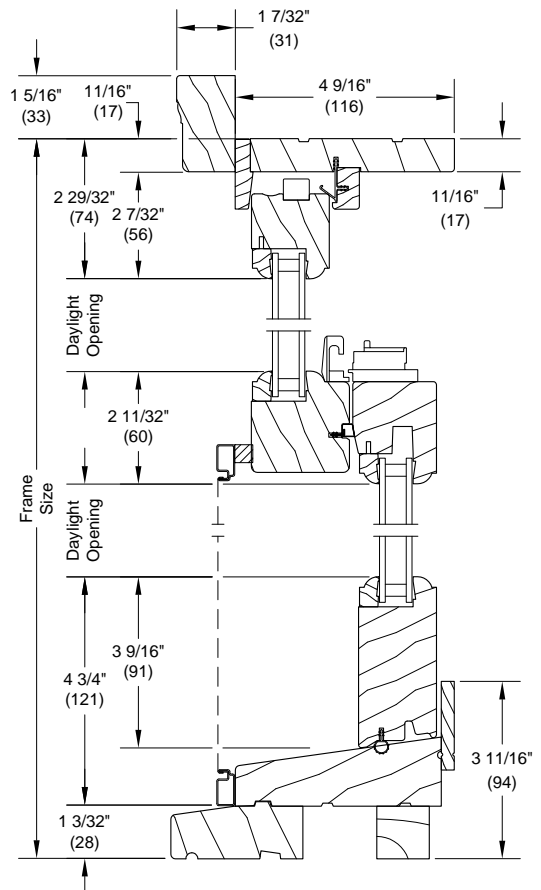


Jambs

Single Hung

























Jambs



Head Jamb and Sill

WOOD DOUBLE HUNG

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
RO (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
FS (mm)	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
DLO (mm)	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)
2-10 9/16 (878) 2-9 1/2 (851) 2-9 1/2 (953)w 3-1 (840) 3-1 (838) 1-0 15/16 (329)	 UWDH1612	 UWDH2012	 UWDH2412	 UWDH2612	 UWDH2812	 UWDH3012	 UWDH3212	 UWDH3612	 UWDH4012
3-2 9/16 (980) 3-1 1/2 (953)w 3-1 (840) 1-0 15/16 (329)	 UWDH1614	 UWDH2014	 UWDH2414	 UWDH2614	 UWDH2814	 UWDH3014	 UWDH3214	 UWDH3614	 UWDH4014
3-6 9/16 (1081) 3-5 1/2 (1054) 3-5 (1041) 1-2 15/16 (379)	 UWDH1616	 UWDH2016	 UWDH2416	 UWDH2616	 UWDH2816	 UWDH3016	 UWDH3216	 UWDH3616	 UWDH4016
3-10 9/16 (1183) 3-9 1/2 (1156) 3-9 (1143) 1-4 15/16 (430)	 UWDH1618	 UWDH2018	 UWDH2418	 UWDH2618	 UWDH2818	 UWDH3018	 UWDH3218	 UWDH3618	 UWDH4018
4-2 9/16 (1284) 4-1 1/2 (1257) 4-1 (1245) 1-6 15/16 (481)	 UWDH1620	 UWDH2020	 UWDH2420	 UWDH2620	 UWDH2820	 UWDH3020	 UWDH3220	 UWDH3620	 UWDH4020
4-6 9/16 (1386) 4-5 1/2 (1359) 4-5 (1346) 1-8 15/16 (632)	 UWDH1622	 UWDH2022	 UWDH2422	 UWDH2622	 UWDH2822	 UWDH3022	 UWDH3222	 UWDH3622	 UWDH4022
4-10 9/16 (1488) 4-9 1/2 (1461) 4-9 (1448) 1-10 15/16 (583)	 UWDH1624	 UWDH2024	 UWDH2424	 UWDH2624	 UWDH2824	 UWDH3024	 UWDH3224	 UWDH3624	 UWDH4024
5-6 9/16 (1589) 5-1 1/2 (1562) 5-1 (1549) 2-0 15/16 (633)	 UWDH1626	 UWDH2026	 UWDH2426	 UWDH2626	 UWDH2826	 UWDH3026	 UWDH3226	 UWDH3626 E	 UWDH4026 E
5-6 9/16 (1691) 5-5 1/2 (1664) 5-5 (1651) 2-2 15/16 (684)	 UWDH1628	 UWDH2028	 UWDH2428	 UWDH2628	 UWDH2828	 UWDH3028 E	 UWDH3228 E	 UWDH3628 E	 UWDH4028 E

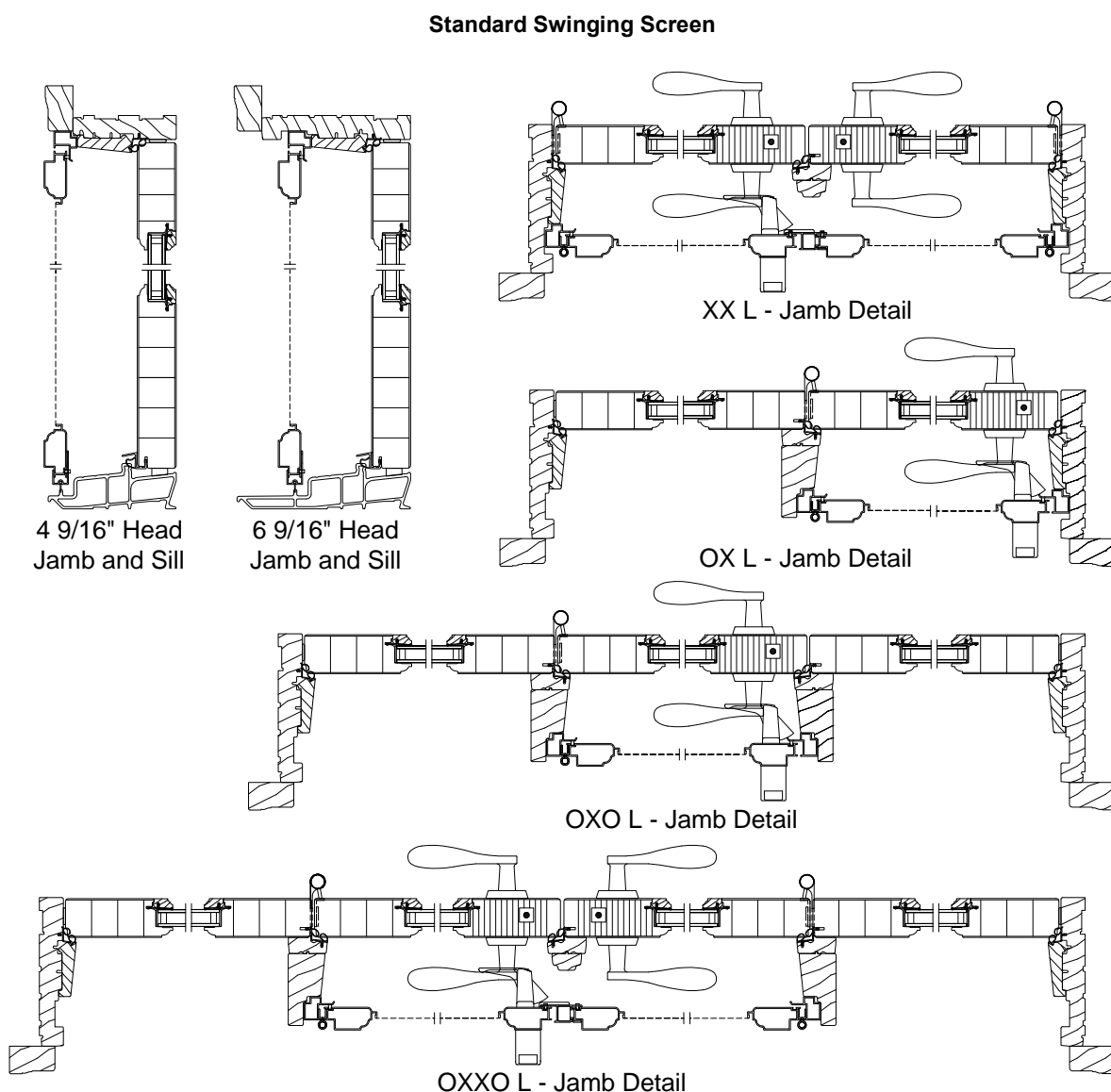
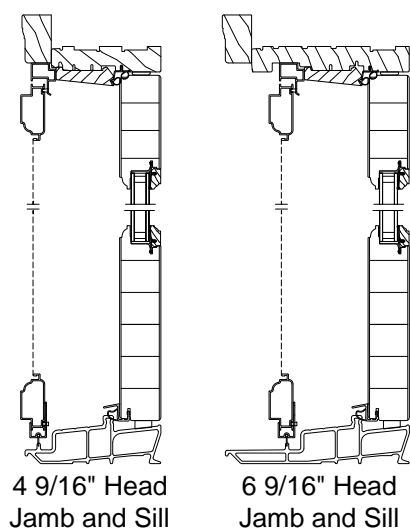
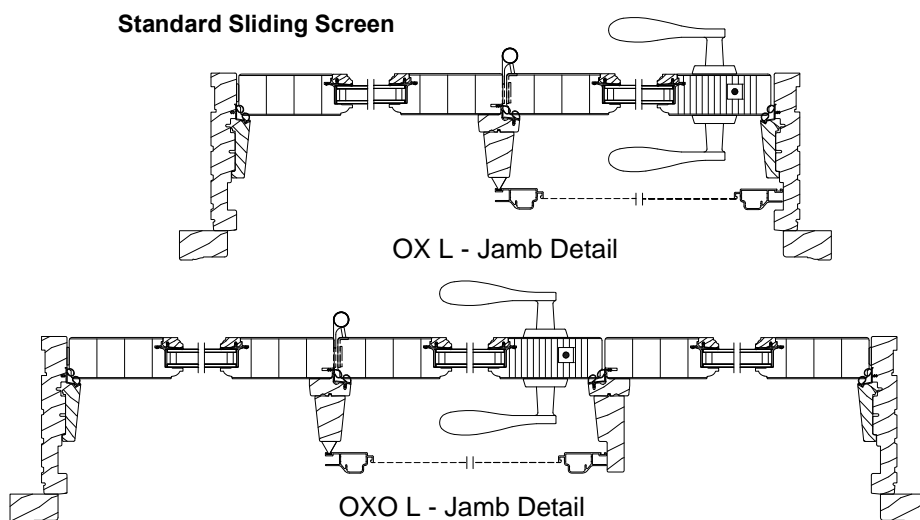
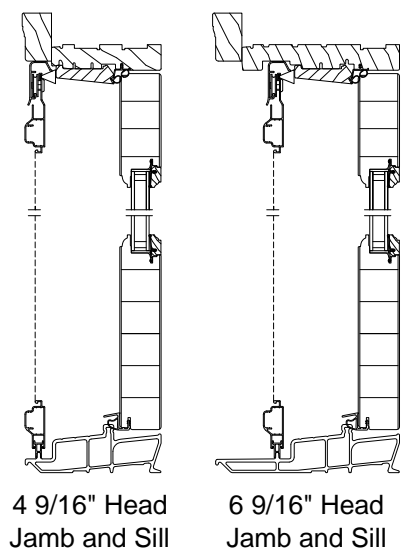
MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITH BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add frame sizes plus 1/2" (13)	Add all frame sizes plus 3 1/8" (79)	Add frame sizes plus 1 9/16" (39)

Ultimate Wood Double Hung: UWDH

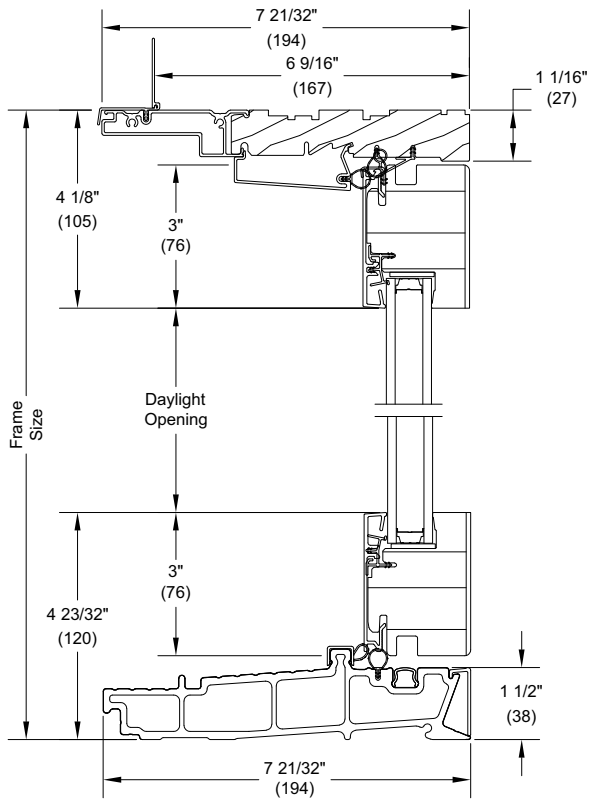
- Details and Elevations not to scale.
- E These windows meet national Egress codes for fire evacuation. Local codes may differ.
- * For more Cottage Style sizes than the sample shown, please contact your Marvin representative. Ultimate Double Hung cottage call number formula is figured in fifths. Top sash is 2/5 and bottom is 3/5.
1. Standard call number; 2024
 2. Add the two glass heights; 24" + 24" = 48"
 3. Divide 48" by 2/5; 19-13/64"
 4. Round to the nearest standard glass height; 20"
 5. Subtract from total glass height; 48" - 20" = 28" The call number for the above example is: 2020/28. The top sash will be a 2020 and the bottom sash will be a 2028

Inswing Section Details: Standard Sliding and Standard Swinging Screens

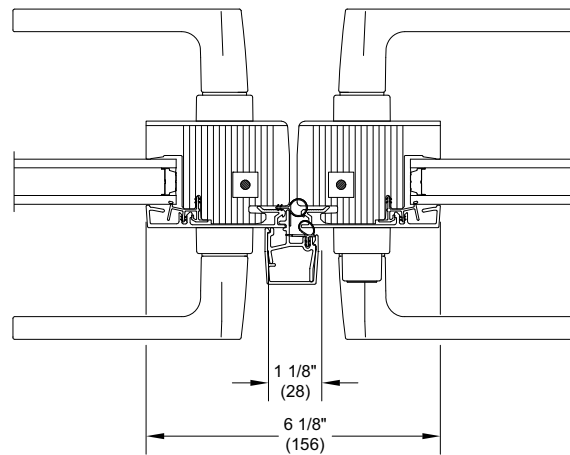


Inswing Section Details: Operating

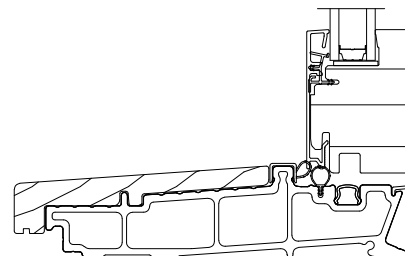
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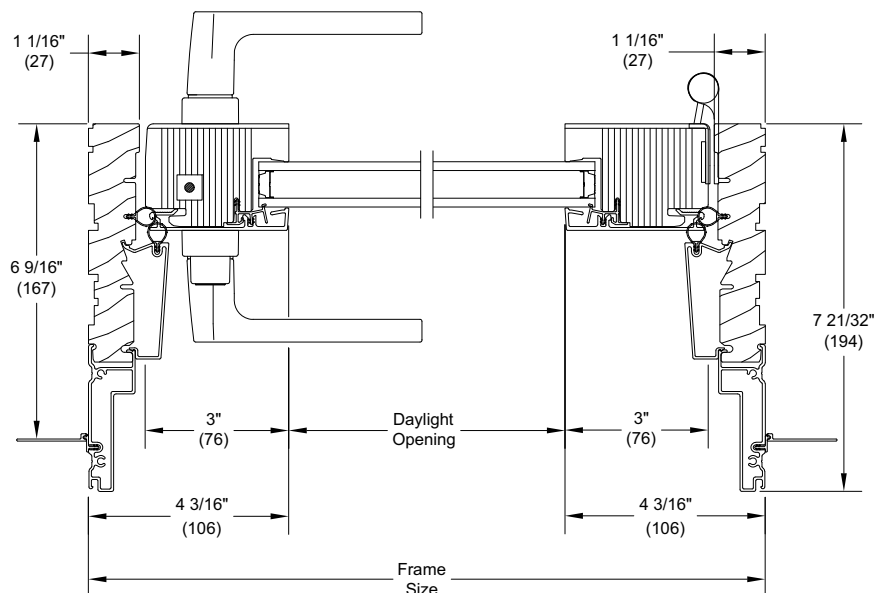
6 9/16" Head Jamb and Sill



XX R - Meeting Stiles



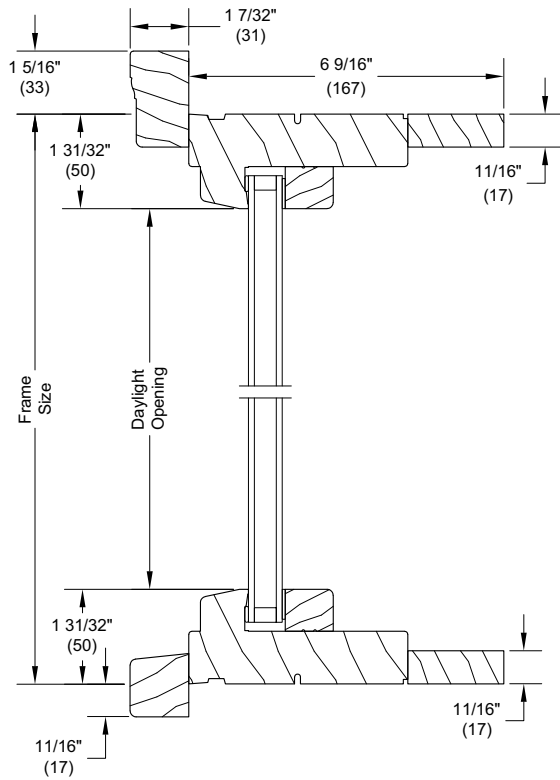
6 9/16" Sill with Sill Cover



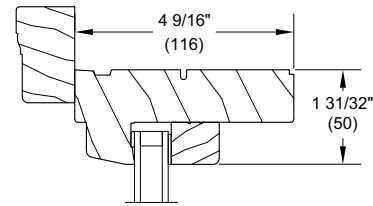
6 9/16" X R Jamb

Inswing/Outswing Section Details: Direct Glaze Transom

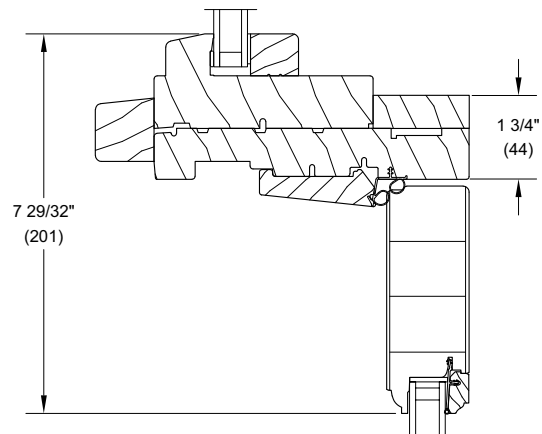
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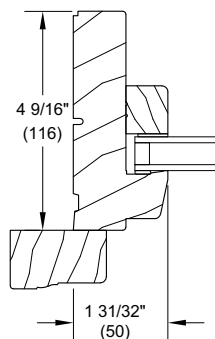
Head Jamb and Sill



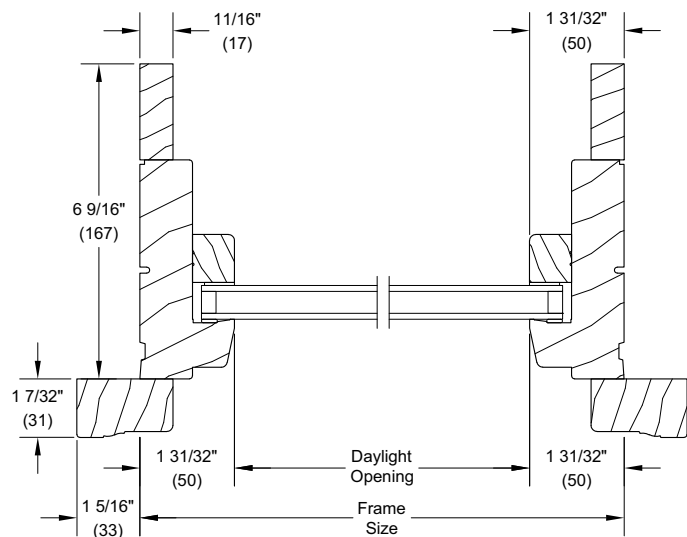
4 9/16" Head Jamb



Rectangular Ultimate Direct Glaze Transom
over Ultimate Inswing French Door
w/ 6 9/16" Jamb

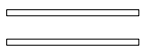


4 9/16" Side Jamb

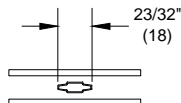


Ultimate Direct Glaze Transom Jamb

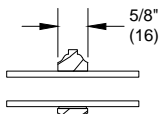
Standard Insulating Glass Divided Lite Options



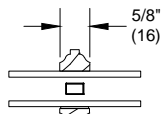
Insulating Glass



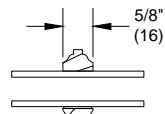
Aluminum 23/32"
Contour GBG



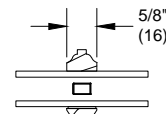
5/8" SDL



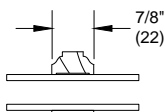
5/8" SDL
W/Spacer



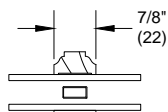
5/8" Putty
SDL



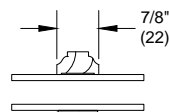
5/8" Putty SDL
W/Spacer



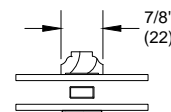
7/8" SDL



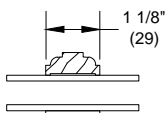
7/8" SDL
W/Spacer Bar



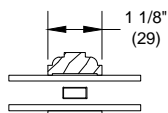
7/8" Putty SDL



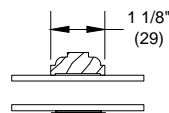
7/8" Putty SDL
W/Spacer Bar



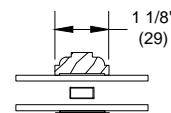
1 1/8" SDL



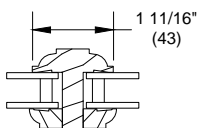
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL



1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

ACRE™ BY MODERN-MILL

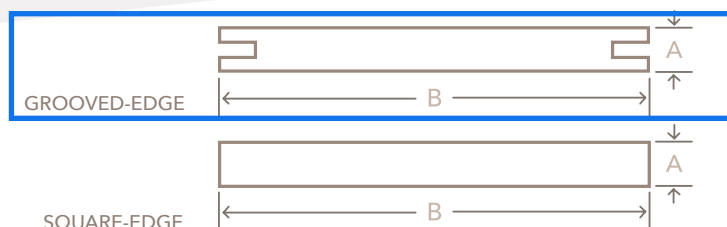
DECKING



ACRE Decking is a sustainable, durable alternative with the genuine look and feel of real wood. ACRE is lightweight, strong, water-resistant and guaranteed not to rot or splinter.

ACRE is easy to cut, fasten without pre-drilling, rout, thermoform and accepts paint or stain without primer.

Best of all, ACRE is made without harming a single tree, in a zero-waste environment in the U.S.A. ACRE helps protect your home and our world.



DECKING PROFILE DETAILS

Product Name	Nominal Size	Actual Thickness (A)	Actual Width (B)	Lengths
ACRE Grooved-Edge Decking	5/4" x 6"	15/16"	5.5"	8' to 20'
ACRE Square-Edge Decking	5/4" x 6"	15/16"	5.5"	8' to 20'

AESTHETIC



WORKS LIKE WOOD - BUT BETTER!

Paintable and stainable. No primer necessary

Easy to route, cut and sand in the field with regular wood working tools

Easy on tools. Minimal melting or static-charged dust

No harmful dust or residue

Pre-drilling not required. Screws and nails will not mushroom.

Uniform texture throughout and finish-ready, no need to seal or treat ends

NATURAL BEAUTY

Genuine warm look and feel of wood

Natural-looking grain

Endless finish options with water-based paints or stains. See Coatings Guide for important information

Thermoform for folded corners, curves and creative shapes

Digitally print directly on ACRE's surface

UNMATCHED DURABILITY

100% resistant to water, weather, rot and pests - even termites!

Guaranteed not to splinter or crack

Smooth screw application close to edges, and into sides without splitting

Suitable for ground and water contact

Sturdy, resists breakage and job site damage

Debris from cutting will fall and brush off surfaces and clothing (less static cling than traditional PVC)

Easy on tools when routing, cutting and screwing

Strong screw and nail retention. Superior bond with a wide range of glues and construction adhesives

No special maintenance or cleaning methods needed

Virtually no moisture absorption so paint lasts longer than on wood

Less expansion and contraction than competitive PVC products

Lightweight, yet strong and straight

SUSTAINABLE INNOVATION

Made in the U.S.A.

100% tree-free

Upcycled natural fibers from discarded rice hulls, a rapidly renewable resource

Free of phenol, formaldehyde and adhesives

Zero-waste manufacturing

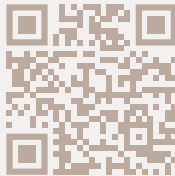
100% recyclable

FIRST TIME USING ACRE PRODUCTS?

Visit our website for important Tech & Training Resources including our Coatings Guide.

ACRE contains PVC and requires coatings with a light reflective value (LRV) of 55 or greater to avoid heat build up or changes to physical properties.

Consult with Modern Mill for more information.



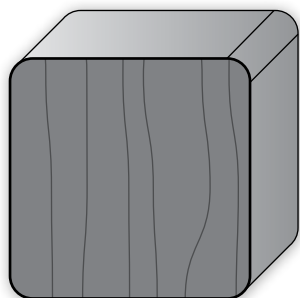
MODERN • MILL

modern-mill.com

601-869-5050

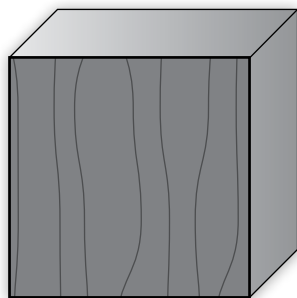
2023.12

Wood and PVC Balusters

**Baluster Stock Eased Edge**

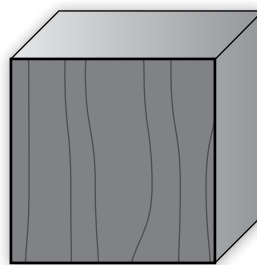
WM-237 • $1\frac{1}{4} \times 1\frac{1}{4}$

Primed A Grade (Clear), PVC

**Baluster Stock Square Edge**

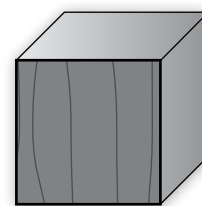
WM-237S • $1\frac{1}{4} \times 1\frac{1}{4}$

Primed A Grade (Clear)

**Baluster Stock**

WM-238 • $1\frac{1}{16} \times 1\frac{1}{16}$

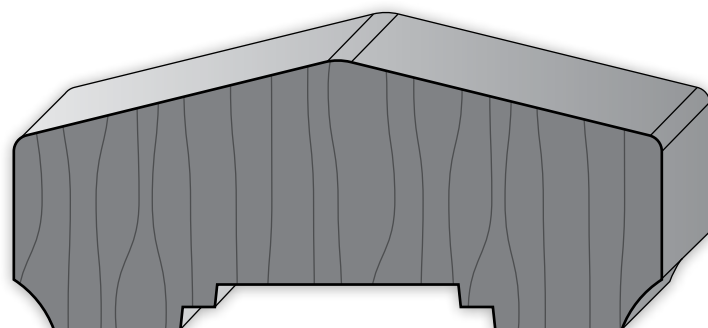
A Grade Pine (Clear)

**Baluster Stock**

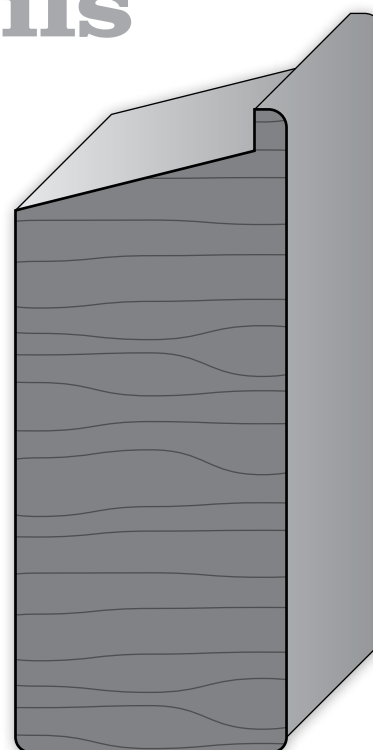
WM-239 • $\frac{3}{4} \times \frac{3}{4}$

A Grade Pine (Clear)

Wood and PVC Rails

**Top Porch Rail** • WM-8840 • $1\frac{1}{2} \times 3\frac{1}{2}$

Primed A Grade (Clear)

**Bottom Porch Rail**

WM-8841 • $1\frac{1}{2} \times 3\frac{1}{2}$

Primed A Grade (Clear)