

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	715 Pershing Dr., Silver Spring	Meeting Date:	9/5/18
Resource:	Riggs-Thomson House Individually Listed Master Plan Site	Report Date:	8/29/18
Review:	HAWP	Public Notice:	8/22/18
Case Number:	36/08-18A	Tax Credit:	Yes
Applicant:	Sam Fleming	Staff:	Dan Bruechert
Proposal:	Siding, windows and porch repair, and storm window installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with one (1) condition** the HAWP application:

1. The historic fabric needs to be retained to the greatest extent possible. The approval of this HAWP does not extend to the removal and replacement of the siding, trim, soffits, cornices, and other materials proposed to be “repaired and/or replaced.” The replacement of these materials is contingent on Staff’s finding that the material has deteriorated beyond repair. In order to make this finding, the applicant needs to arrange a time for Staff to field verify the condition of the individual elements prior to the approval and stamping of permit drawings.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site (Riggs-Thomson House)
STYLE: Italianate/Second Empire
DATE: c.1858; 1866

From *Places from the Past*:

“George Washington Riggs was the founder of what became Riggs National Bank and one of Washington, D.C.’s wealthiest and most influential citizens. He and his wife Janet Shedden established a 140-acre country estate in Silver Spring about 1858. Their brick Second Empire style residence forms the central core of the present structure. George and Janet Riggs’ previous summer estate had been a Gothic Revival cottage they built in 1842. That residence still stands and is known as the Anderson Cottage, at the US. Soldier’s and Airmen’s Home. At the height of the Civil War, when soldiers were torching and plundering Silver Spring houses, the Riggs’ sold their property and moved to safer territory in Green Hill, Prince George’s County. William H. Thompson, locally prominent businessman and social leader, expanded the house about 1866, creating an Italianate-style estate. A contemporary account described the home of Thompson and his wife, Helen Nourse as “an elegant residence attractively located in the center of choice land... and containing fine forest, beautiful drives and lawns.” Under the tremendous demand

for houses in the early 20th century, the large estate was developed, in 1924 and 1931, into residential subdivisions. Since 1933, the Riggs-Thompson House on its remaining property served educational purposes, as the long-time Holy Names Academy and Convent, and more recently, the Chelsea School.”

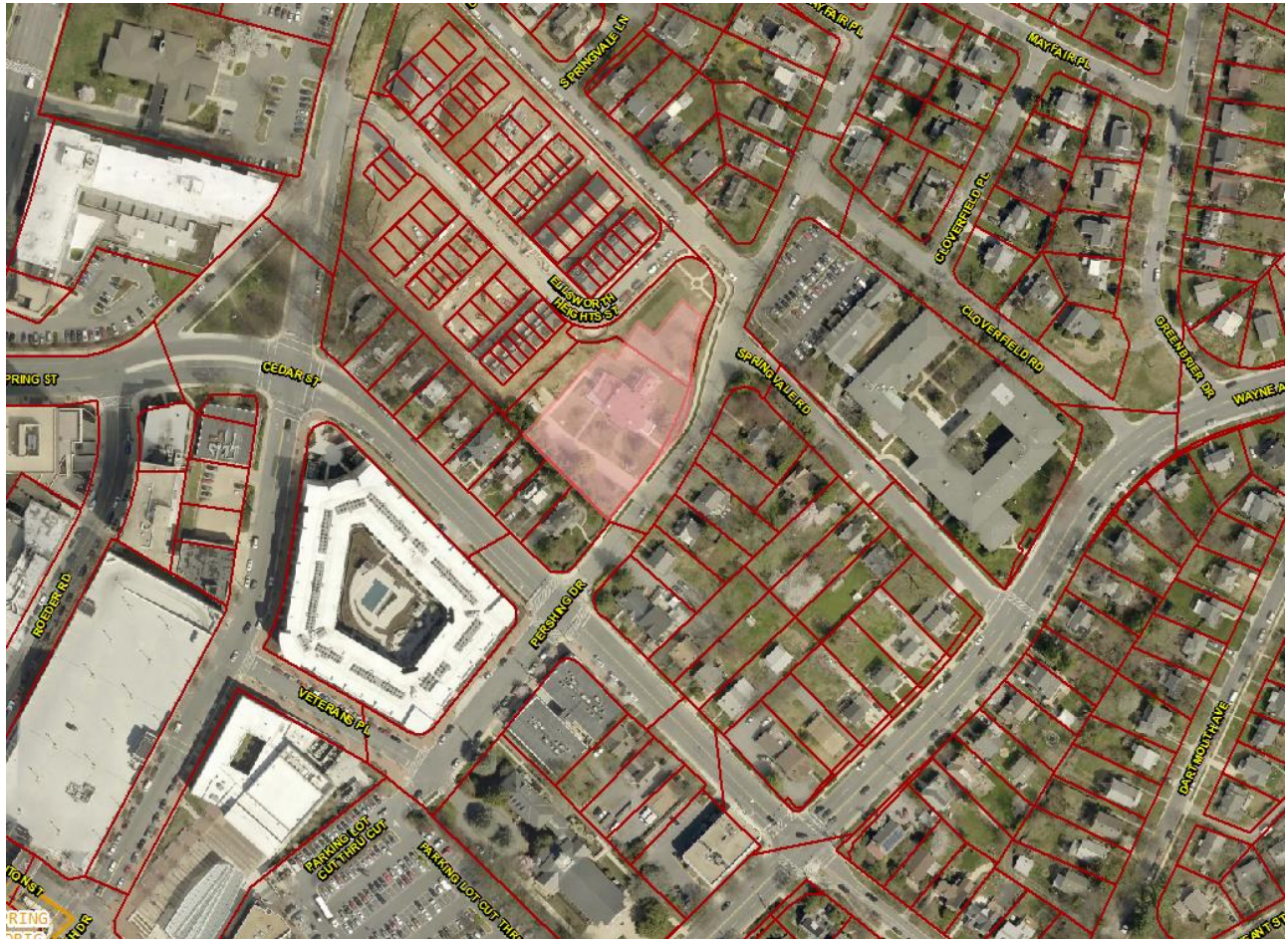


Figure 1: The Riggs-Thompson House is located at the shaded parcel in the middle of the map.

PROPOSAL

Much of the work proposed is repair in nature. The applicant proposes to repair:

- Exterior wood stairs and railings and
- Exterior siding and trim

The applicant also proposes to:

- Remove the existing siding from a historic addition and installing sheathing and reinstalling the siding;
- Install storm windows; and
- Install lattice in existing crawlspace openings.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to a *Master Plan* site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* and can be guided by the details in the

Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (*Design Guidelines*). The pertinent information in these documents is outlined below.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
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

STAFF DISCUSSION

The work proposed generally falls into two categories, repair and replace in-kind and new features.

In-Kind Repairs

The applicant proposes to conduct repairs of exterior siding and trim; exterior stairs, railing, and architectural elements; and the installation of sheathing beneath and reinstallation of the existing siding. Staff's site visit confirmed the need to repair and replace some of these elements. The applicant proposes to use either mahogany or yellow pine as a replacement material in matching dimensions. Staff finds that the proposal and materials generally comply with Standards 2 and 5; and Chapter 24A(b)(1). Staff finds that the porches are not in their historic configuration and that the porches are not historic. Staff supports the in-kind replacement of the porch members.

The applicant's proposal does not identify the extent of the siding, trim, soffits, cornices, and other materials to be replaced. As this is an individually listed Master Plan site, Staff recommends that historic fabric be retained to the greatest extent possible. Staff recommends the HPC approve the proposed in-kind replacement work, with the added condition that the

replacement of these materials is contingent on Staff’s finding that the material has deteriorated beyond repair. In order to make this finding, the applicant needs to arrange a time for Staff to field-verify the condition of the individual elements prior to the approval and stamping of permit drawings

New Work

The applicant proposes to add storm windows on all windows and to cover some crawlspace openings with wood lattice inserts.

Installing storm windows to preserve historic wood windows is a historic preservation best practice and is encouraged. The applicant proposes to install 46 (forty-six) aluminum, pre-finished, storm windows to be installed within the historic window openings. All of the proposed storm windows will have a muntin bar that aligns with the historic window meeting rail. Staff finds that this is an appropriate storm window (per Standard 5) and supports approval of this window.

The applicant also proposes to install wood lattice in a number of the crawlspace openings. Much of the crawlspace appears to be conditioned space that historically was unoccupied space that had louvered vents in the openings. These openings have been blocked up with plywood and a few have non-historic windows installed in them. The proposed lattice will fully fill in the openings and match the lattice installed in other crawlspace openings (see page: ____). Staff finds that altering these openings by installing a wood lattice will not have a substantial impact on the historic visual or material character of the house, per Standards 2 and 5.



Figure 2: Crawlspace in the historic massing of the house showing the non-historic windows with the plywood behind.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

The historic fabric needs to be retained to the greatest extent possible. The approval of this HAWP does not extend to the removal and replacement of the siding, trim, soffits, cornices, and other materials proposed to be “repaired and/or replaced.” The replacement of these materials is contingent on Staff’s finding that the material has deteriorated beyond repair. In

order to make this finding, the applicant needs to arrange a time for Staff to field verify the condition of the individual elements prior to the approval and stamping of permit drawings;

as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

#847155



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLOSTUDIO.COM Contact Person: RICHARD VITULLO
 Tax Account No.: _____ Daytime Phone No.: 301-806-6447
 Name of Property Owner: SAM FLEMING Daytime Phone No.: 202-872-1033
 Address: 715 PERSHING DR. SILVER SPRING MD 20910
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISES

House Number: 715 Street: PERSHING DRIVE
 Town/City: SILVER SPRING Nearest Cross Street: CEDAR AVE.
 Lot: 64 Block: R Subdivision: 348 (CHELSEA HEIGHTS)
 Liber: 51100 Folio: 240 Parcel: 13 0374334

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>INSTALL STEPM</u>				

1B. Construction cost estimate: \$ 10,000.00 ±
 1C. If this is a revision of a previously approved active permit, see Permit # N/A
WINDOWS + REPAIR
SIDING, TRIM + STAIRS

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

RJV
 Signature of owner or authorized agent _____ Date: 7-3-18

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 847155 Date Filed: 8/2/18 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

715 Pershing Drive, Silver Spring, MD 20910

Architectural Characteristics:

The Riggs-Thompson House is Historically significant as the residence of George Washington Riggs, a founder of what became Riggs National Bank and one of Washington's wealthiest and most influential citizens. Though the integrity of its setting and building materials have been compromised over time, the resource is architecturally significant as a rare example of a Silver Spring county estate built before the 20th century suburbanization of the area. The building dates from 1858, and the dates of alterations range from 1864 to 2017.

It is a three wing house. The East wing is original brick construction, while the North and South wings are Italianate in style with flat metal roofs. The windows are primarily 2-over-2, double hung sash with louvered shutters. A double door entrance with transom is located in the central bay, facing south. A full-width veranda has a double depth in the central three bays. A one-story West wing has triple hung sash located on the north and south sides. The type of construction is brick, wood and plaster.

Condition of Materials:

Background: *Around 2014, modifications were made to this house as it transitioned from the Chelsea School back to a single family residence. Many auxiliary school buildings were removed. On the original house, aluminum siding was also removed to reveal mostly original wood siding and brick underneath. Patches were made to these materials and alterations were made to other exterior elements such as wood stairs and railings. Many of these patches and alterations did not make use of first-quality materials. (For instance, the treads, risers and railings of the original six exterior stairs are of interior-grade materials and are deteriorating quickly as a result.)*

Inspection Report:

1. Wood Siding:

- a. *Horizontal cracks or splits along the grain lines in Dutch lap, clapboard and drop siding.*
- b. *Vertical cracks or splits along the grain lines in wood siding.*
- c. *Not historically correct repairs made previously, such as: Masonite siding (and cornice) materials which have already failed, interior gypsum patching materials used to conceal damaged siding.*

2. Stairs & Railings, Front Porch Framing:

- a. *The new steps from the porches to grade and hand railings were built with non-galvanized fasteners and interior grade engineered wood materials.*
- b. *Rot around the nails. Steel nails have rusted over time, and since the siding was face nailed, water has penetrated and caused rot and nail deterioration.*
- c. *Rot and possible insect damage from termites, carpenter ants or other insects was noted in the front porch support framing as well as the base of the front porch columns.*

3. West Wing Addition (Ballroom):

- a. *The exterior walls of the ballroom were constructed with no wall sheathing or sub-siding. This, coupled with the failure of the original foundations, has resulted in an unevenly settled appearance. The siding is in very poor condition.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
715 Pershing Drive, Silver Spring, MD 20910

Restore, Repair and/or Replace Existing Materials

The following items are necessary to maintain the integrity of the Historic Resource and are included in this HAWP application:

1. **Siding & Trim:** *Over the years, the painted wood siding and trim on this house has been variously replaced and repaired with inferior materials such as drywall compound, masonite, and low quality wood putty.*
 - *These shall be restored, repaired and/or replaced as needed with historically accurate profile materials made from southern yellow pine or mahogany, depending upon availability (naturally insect and water resistant), which more closely resembles the longevity of the old growth pine used in the original construction.*
2. **Wood Stairs & Railings, Cornice, Soffits, and Other Architectural Details:** *Not-historically correct construction and/or repairs of stairs, etc..*
 - *These shall be reinforced (as possible), restored, repaired and/or replaced as needed with historically accurate profile materials made from southern yellow pine or mahogany, depending upon availability (naturally insect and water resistant), which more closely resembles the longevity of the old growth pine used in the original construction.*
3. **West Wing Addition (Ballroom):**
 - *To increase the lifespan of the structure consideration should be given to removing the existing siding and corner trim, installing sheathing and reinstalling/replacing the siding with historically accurate drop siding.*
4. **Main House Windows:**
 - *Historically appropriate storm windows (Allied Windows "Historic Line") shall be installed on all windows.*
5. **Crawlspace Windows:**
 - *Window openings in crawlspace on east wing have been closed up with plywood behind the glass lites. Wood lattice inserts to match existing crawlspace details shall be installed inside brick masonry openings.*

OWNERS:

Sam Fleming
715 Pershing Drive
Silver Spring, MD 20910

AGENT FOR OWNER:

Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining/Confronting Property Owners for HAWP Application

Thomas Johnson
718 Pershing Drive
Silver Spring, MD 20910

Boris Raykhshteyn
716 Pershing Drive
Silver Spring, MD 20910

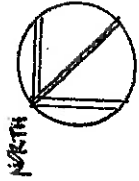
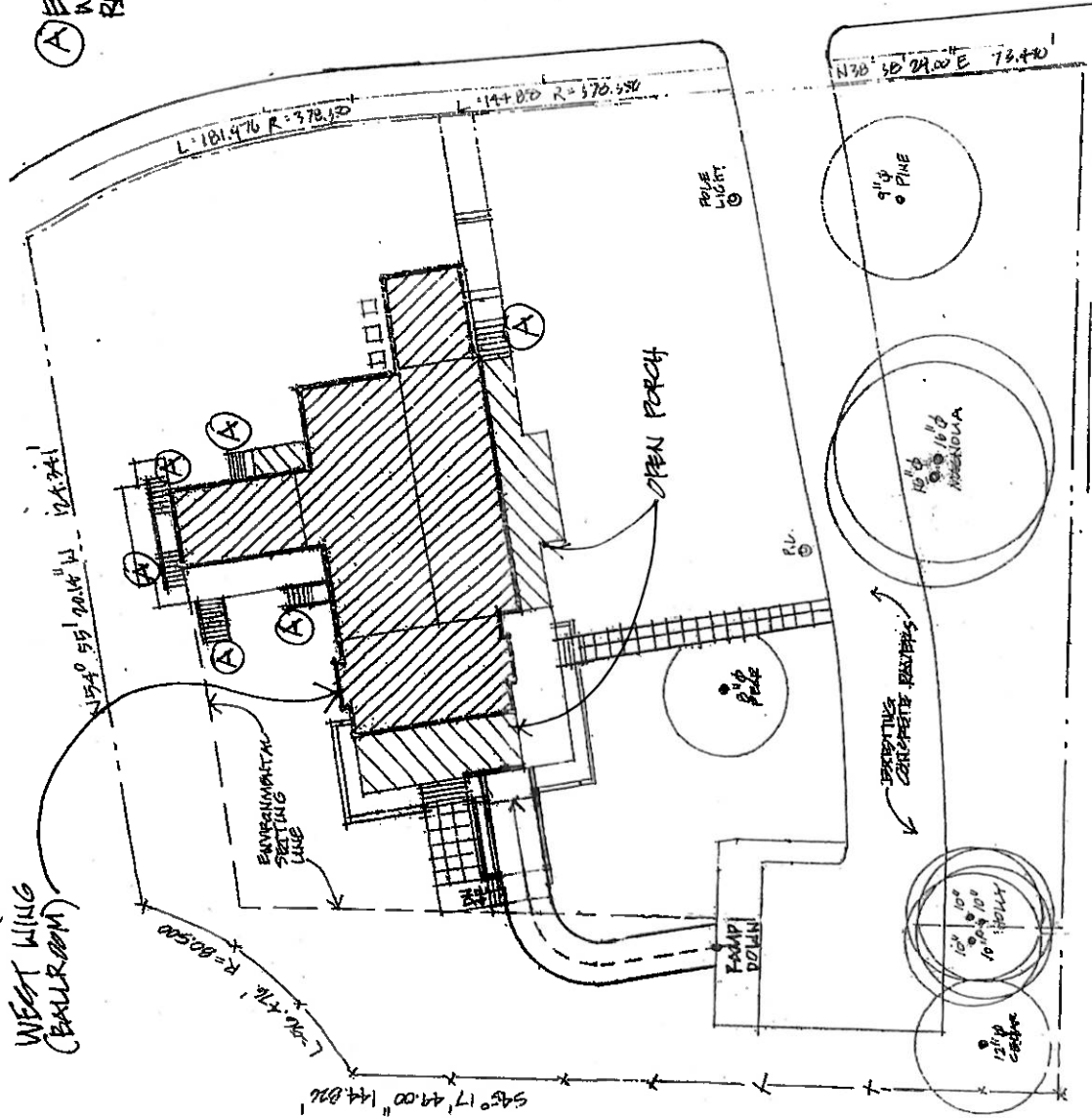
Sarah Bergbreiter
Joseph Schmid
714 Pershing Drive
Silver Spring, MD 20910

Nancy Graziani (owner)
717 Pershing Drive
Silver Spring, MD 20910
1106 Fallsmead Way
Potomac, MD 20854

Andrew Dullnig
Nicole Harrison
8603 Cedar St.
Silver Spring, MD 20910

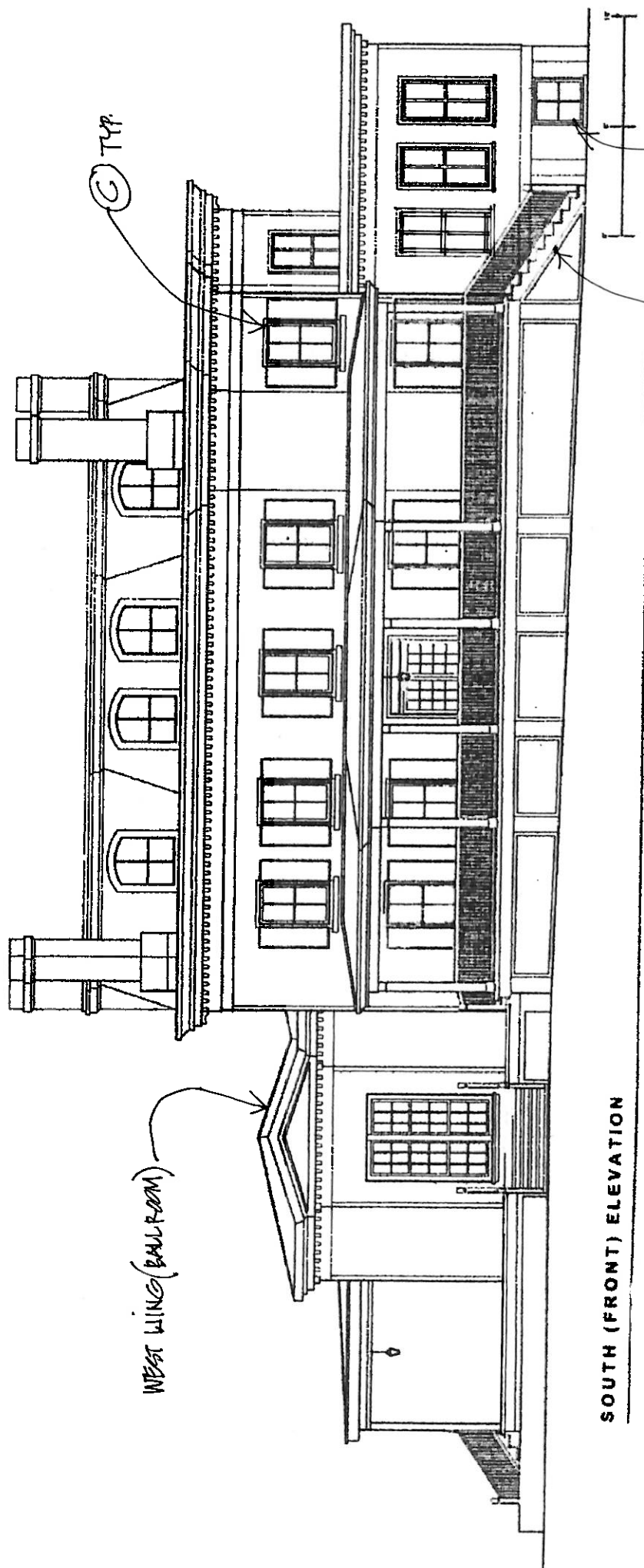
(A) EXISTING. WOOD STAIR WITH RAILING TO BE REPAIR

PERSHING DRIVE



Fleming Residence
 715 Pershing Drive
 Silver Spring, MD 20910

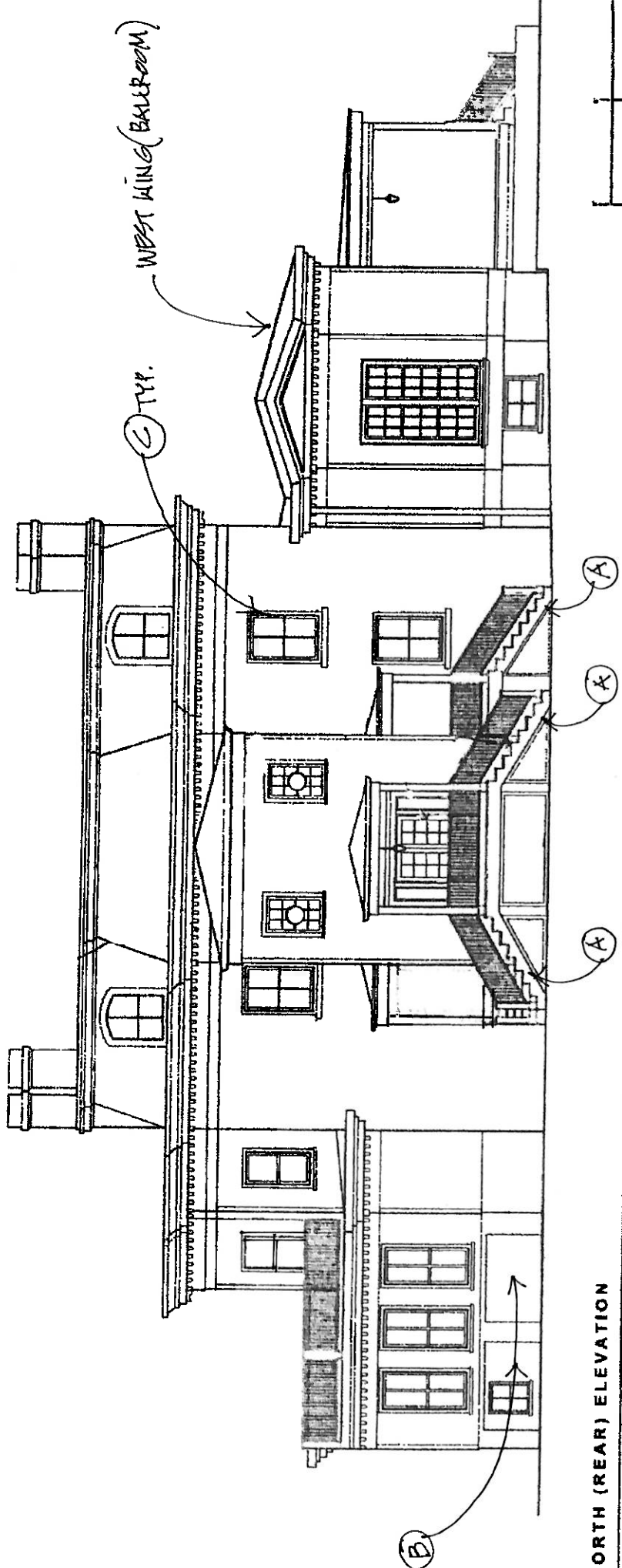
Site Plan
 1" = 30'-0"



WEST WINGS (BALL ROOM)

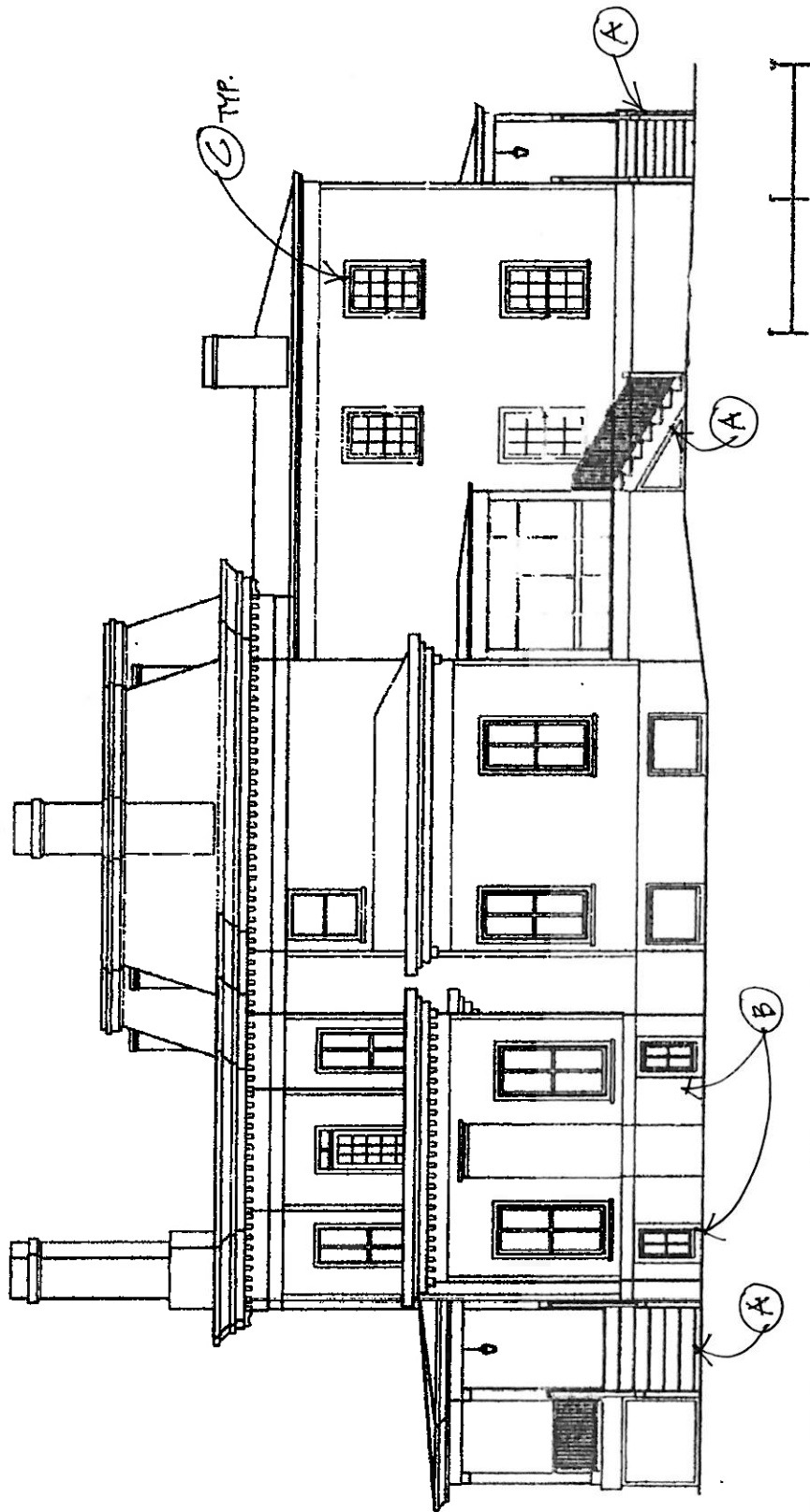
SOUTH (FRONT) ELEVATION

- (A) EXISTING WOOD STAIR WITH RAILING TO BE REPAIRED
- (B) INSERT WOOD LATTICE (PTD.) TO MATCH EXISTING
- (C) INSERT STORM WINDOW



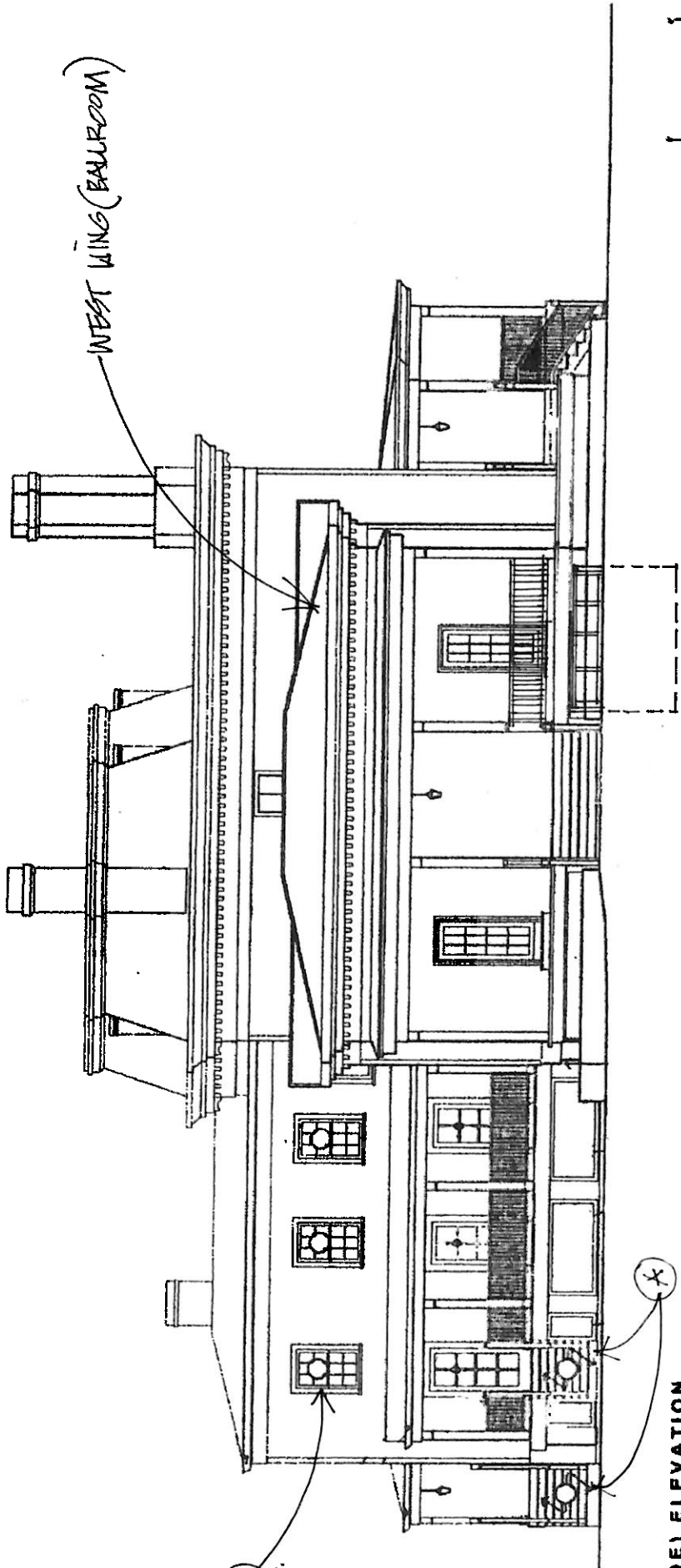
NORTH (REAR) ELEVATION
 RIGGS THOMPSON HOUSE
 SILVER SPRING MARYLAND

- Ⓐ EXISTING WOOD STAIR WITH RAILING TO BE REPAIRED
- Ⓑ INSERT WOOD LATTICE (PTD) TO MATCH EXISTING
- Ⓒ INSERT STORM WINDOW



EAST (SIDE) ELEVATION

- (A) EXISTING WOOD STAIR WITH RAILING TO BE REPAIRED
- (B) INSERT WOOD LATTICE (F.D.) TO MATCH EXISTING
- (C) INSERT STORM WINDOW



WEST WING (BALLROOM)

C TYP.

X

WEST (SIDE) ELEVATION
 RIGGS THOMPSON HOUSE
 SILVER SPRING MARYLAND

A) EXISTING WOOD STAIR WITH RAILINGS TO BE REPAIRED

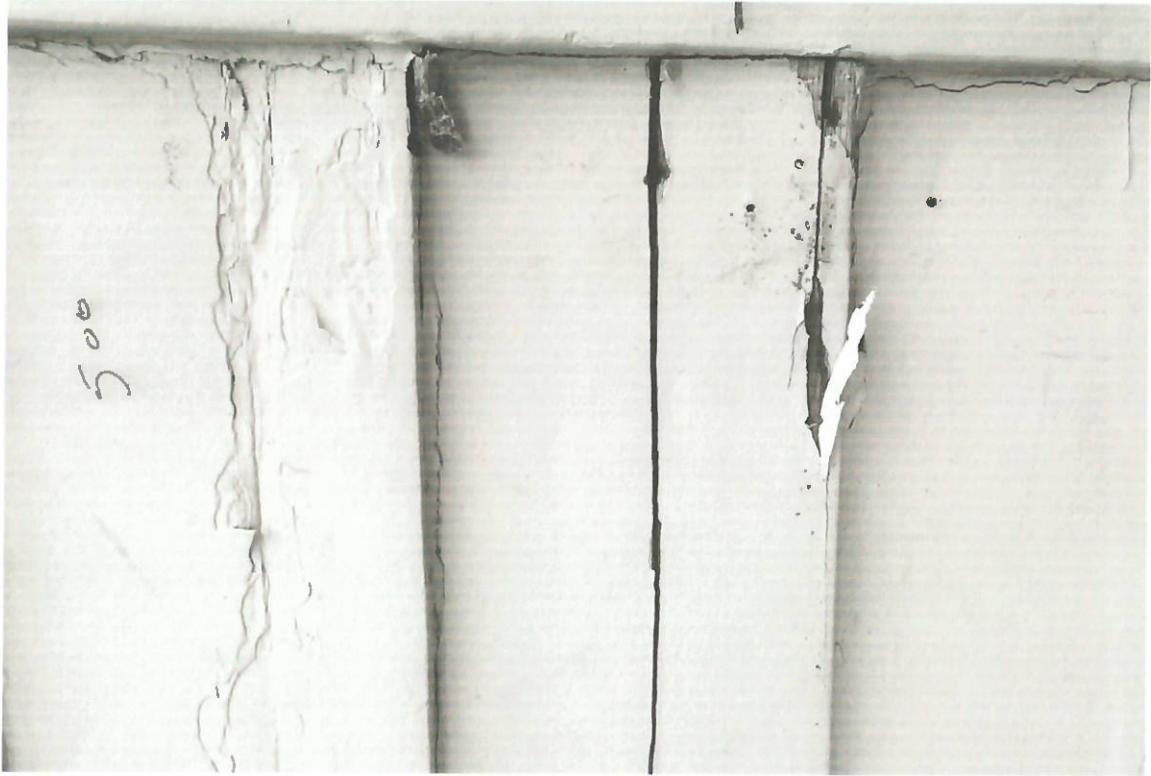
C) INSERT STORM WINDOW



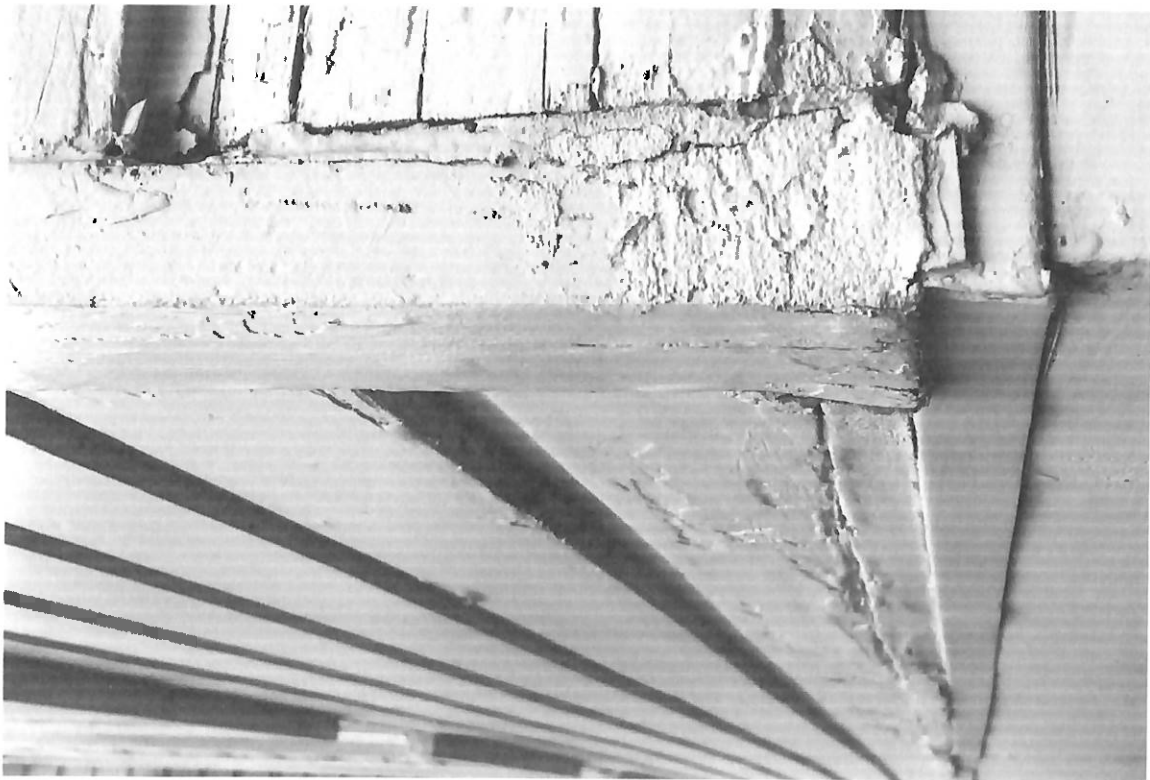
TYPICAL WOOD SIDING (TO BE RESTORED, REPAIRED, REPLACED)
AND TRIM



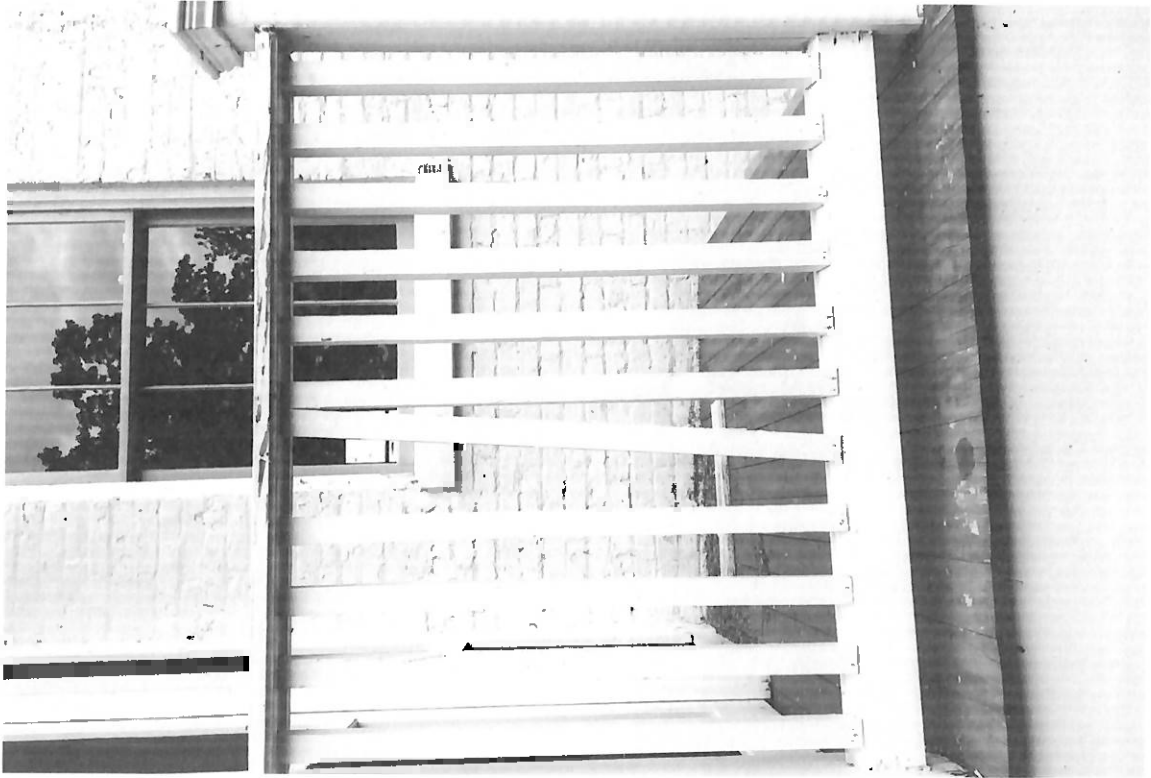
TYPICAL WOOD SIDING (TO BE RESTORED, REPAIRED, REPLACED)
AND TRIM



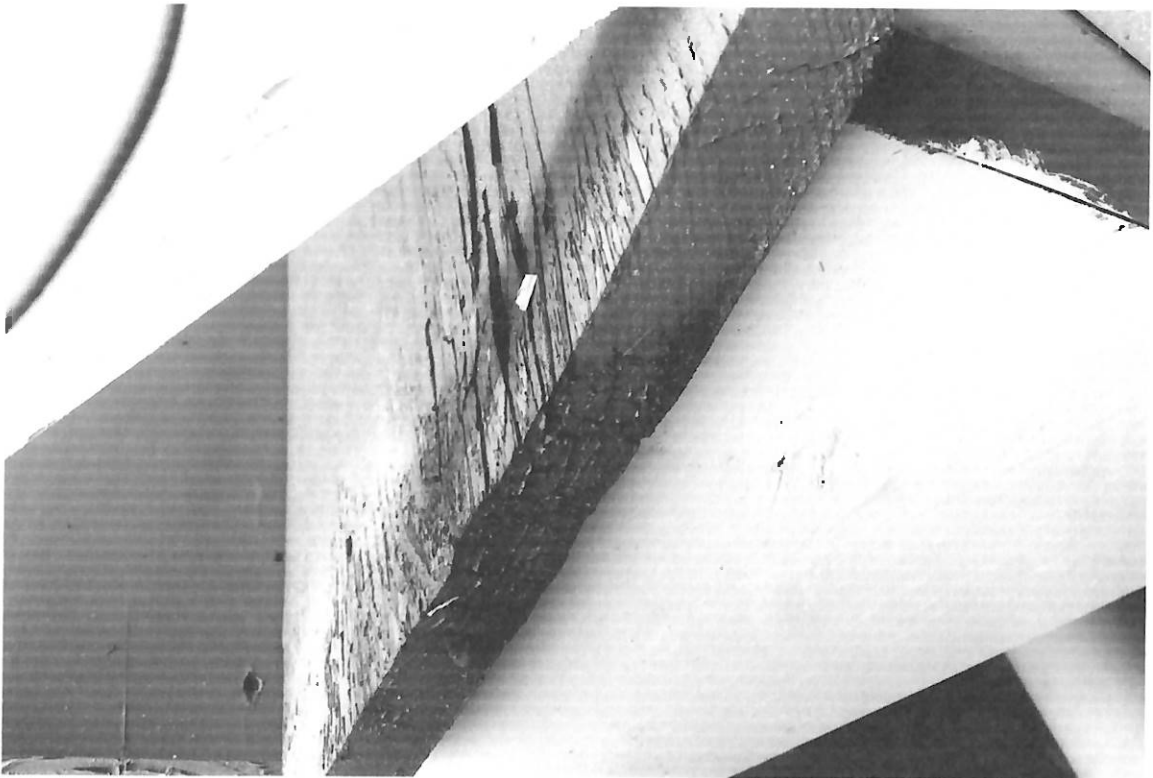
TYPICAL WOOD SIDING (TO BE RESTORED, REPAIRED, REPLACED)
AND TRIM



TYPICAL WOOD SIDING + TRIM (TO BE RESTORED, REPAIRED, REPLACED)



WOOD STAIR, RAILING, POSTS (TO BE RESTORED, REPAIRED, REPLACED)



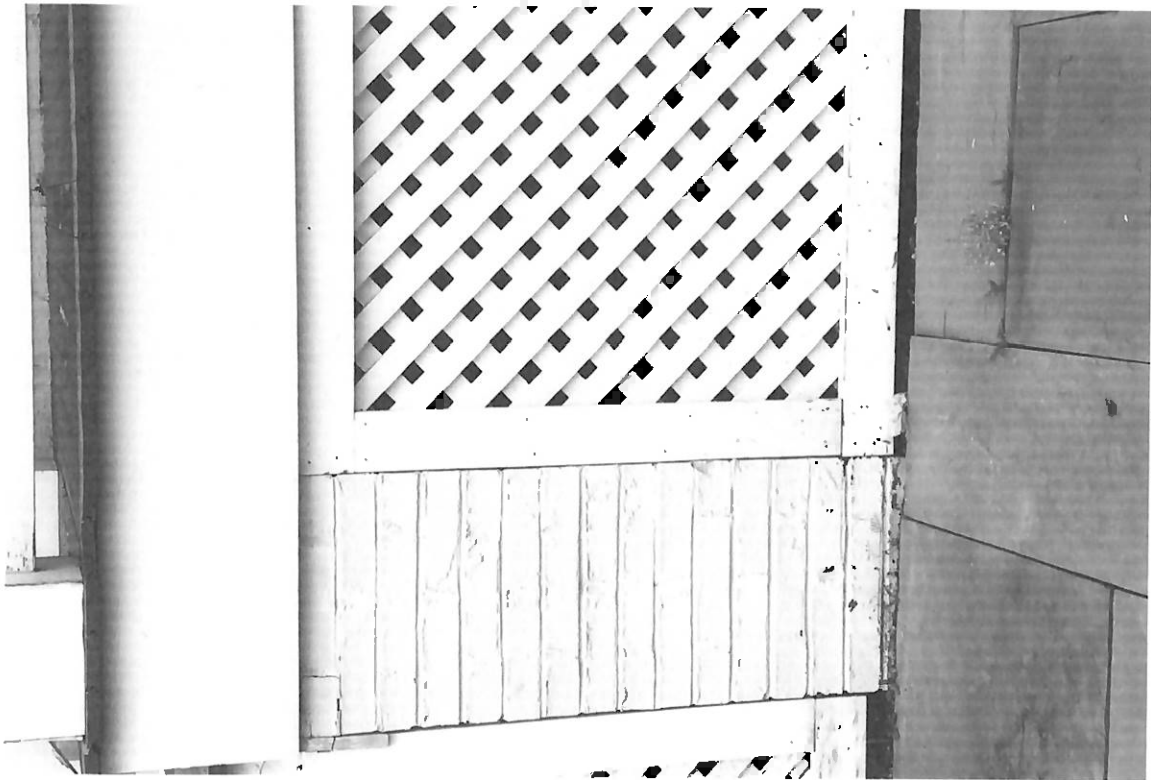
WOOD STAKES TO BE REPLACED



WOOD STAIRS AND RAILINGS TO BE REPLACED



(B) INSERT WOOD LATTICE
(TO MATCH EXISTING)



EXISTING WOOD LATTICE

MOZER WORKS, INC.
WINDOW/DOOR RESTORATION
210 HODGES LANE, TAKOMA PARK, MD 20912
TEL. 301 920-1900 MOBILE 240 398-7688 FAX 301 920-1284

STORM WINDOW CONTRACT

To:

Date: December 30, 2017

Sam Fleming
715 Pershing Dr.
Silver Spring, MD 20910

Project(s): A. ALLIED "HISTORICALLY-SENSITIVE" STORM WINDOWS
Measure for, template, order and install 46 storm windows at the above-named address.
Fabricate, as necessary, blind stops for 9 windows

WORK TO BE COMPLETED:

PROJECT A: ALLIED STORM WINDOWS

1. Measure for and template as necessary for 46 Allied storm windows in a custom color: 42 HOL-B model and 4 MAOLs. Six of the HOL-Bs will have 3/16" laminated glass (bedrooms) and all four of the MAOLs will receive 1/4" laminated glass.
2. Fabricate as necessary blind stops for 9 windows; 5 - 3rd floor and 4 - 1st floor. Prime, finish paint, and install.
3. Install 46 storm windows as per manufacturer's instructions.

OTHER NOTES:

1. Storm window fabrication will take 8-10 weeks after an order is approved and deposit made.
2. Price is valid for 20 days.
3. All material is guaranteed to be as specified, and the work to be performed in accordance with the drawings and/or specifications and will be completed in a substantial workmanlike manner.

HOMEOWNER RESPONSIBILITIES:

1. provide contractor with paint color for exterior storm order. and interior surfaces respectively.
2. removal of personal affects at window area as needed; a space of 1' on each side of the window and 4' in front of the window will be required. Please NOTE: we are a professional window restoration company and **NOT** a moving company. If you need help moving your personal effects in front of the windows, we will help you but at your risk.
3. provide contractor with street parking permits or private parking during work hours.
4. Allow contractor to post sign noting that Mozer Works, Inc. is responsible for window restoration/storm windows at the residence for one week's time.

TOTAL COST PROJECT A: \$32,257

PAYMENT SCHEDULE FOR PROJECT A:

- 30% upon signing
- 30% once measuring/templating is complete and order is approved
- 40% once the project is completed.

If this proposal is accepted, please sign and return one copy. This proposal is subject to recall if not accepted in 20 days and if not signed by an authorized representative. 100% is due once the mechanical tune-ups are complete and an invoice is received

NOTE: late payments may entail delays in your project. Payments are due as per schedule which is based upon performance. Payments not made in a timely manner incur an interest charge of 3% per month.

BUYER'S RIGHT TO CANCEL & Notice of Cancellation

You may cancel this transaction, without any penalty or obligation, within three business days from the date the contract is signed. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the seller of your cancellation notice, and any security interest arising out of this transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of your notice of cancellation, you may retain or dispose of the goods without further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of cancellation notice or any other written notice, or send a telegram to:

Neil Mozer (dba Mozer Works) at 210 Hodges Lane, Takoma Park, MD 20912 not later than midnight of _____.

I hereby cancel this transaction.

_____ Date

_____ Buyer's signature

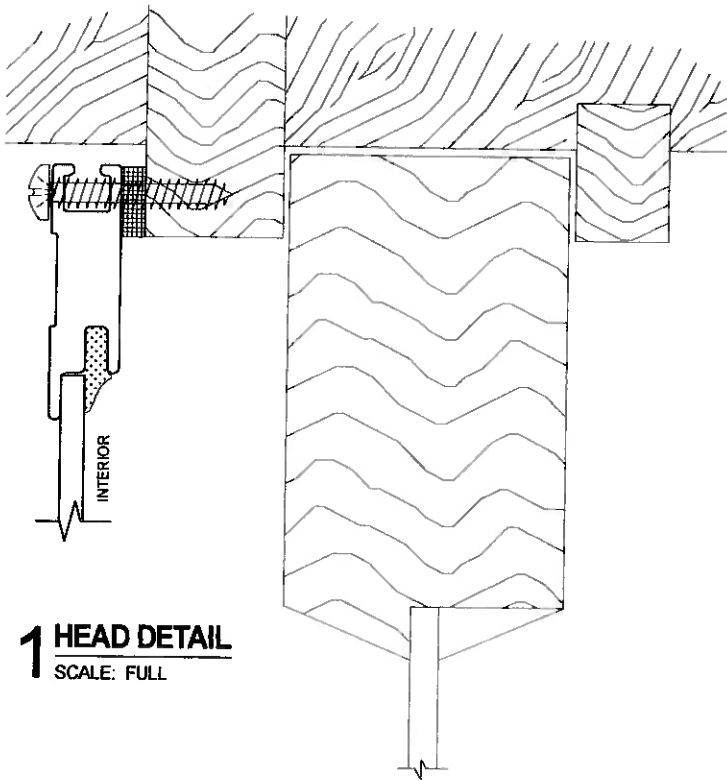
CONTRACT ACCEPTANCE

The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. You are authorized to work as specified and payment will be made as outlined above. Upon signing this agreement, the homeowner represents and warrants that he or she is the owner or the authorized agent of the aforesaid premises and that he or she has read this agreement.

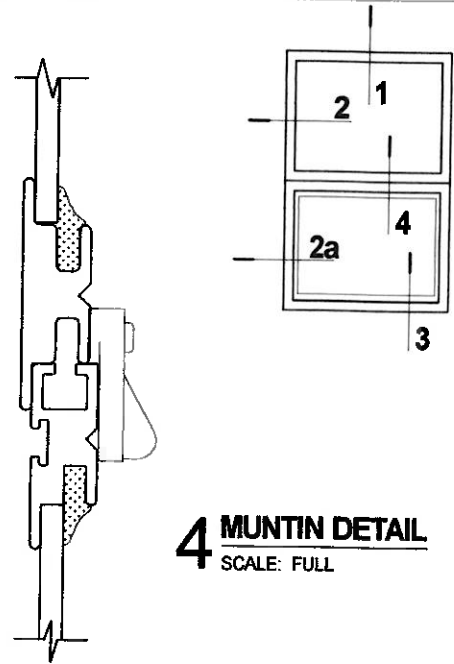
The contractor shall not be liable for delays due to unforeseeable causes beyond the control of and without the fault or negligence of the contractor, including acts of God or the public enemy or the homeowner, fires, strikes, freight embargoes, or unusually severe weather.

This contract may be withdrawn if not accepted by the contractor within 10 days.

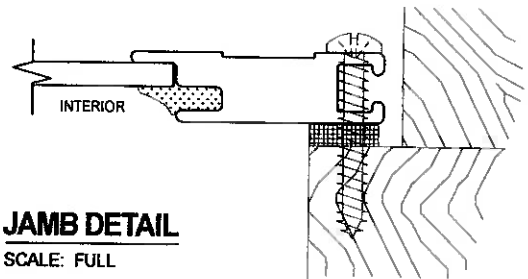
Contractor's acceptance _____ **Date** _____
Homeowner's acceptance _____ **Date** _____



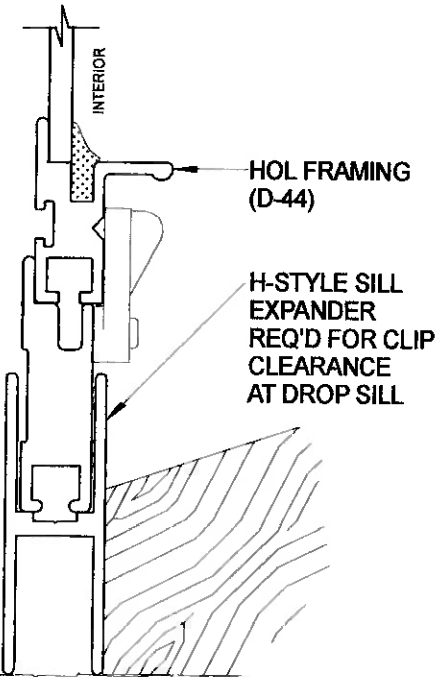
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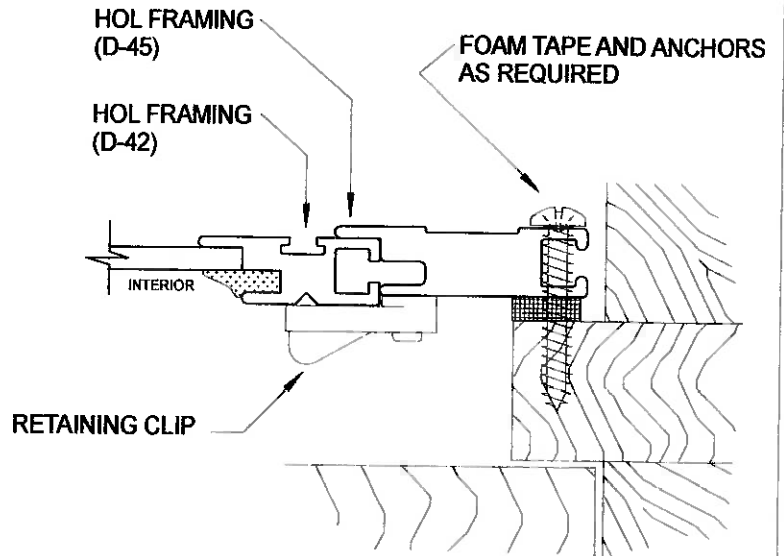
4 MUNTIN DETAIL
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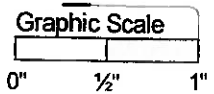
2 JAMB DETAIL
SCALE: FULL



3 SILL DETAIL
SCALE: FULL



2a JAMB DETAIL
SCALE: FULL

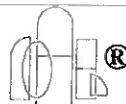


NOTE: INTERCHANGEABLE SCREEN AVAILABLE

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H-3



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SPECIFICATIONS

“HOL”

HISTORIC ONE LITE

APPLICATION: EXTERIOR INSTALLATION: INSERTS REMOVE DIRECTLY TO INTERIOR

PART 1 – GENERAL

1.1 SCOPE. All aluminum windows of the types and sizes shown in the plans and/or as called for in this specification shall be furnished with all necessary hardware, fasteners and miscellaneous equipment as herein specified and shall be manufactured by Allied Window, Inc. Quality standards shall be as described within these specifications.

PART 2 – MATERIALS

2.1 ALLOYS. Aluminum shall be of commercial quality and of proper alloy for window construction free from defects impairing strength and durability. All straight extruded sections shall be of 6063-T5 alloy and temper and shall have a minimum ultimate tensile strength of 22,000 P.S.I. and a yield of 16,000 P.S.I.

2.2 WINDOW MEMBERS. Master frame members shall be of extruded aluminum with a 3/8" x 1 3/8" dimension. All extrusions shall be of sufficient strength to perform as designed. Window members shall have a nominal wall thickness of not less than .062". All corner keys shall be of extruded aluminum.

2.3 FASTENERS. All screws and other miscellaneous fastening devices incorporated shall be zinc plated, cadmium plated or other non-corrosive metals compatible with aluminum.

2.4 HARDWARE. All insert clips shall be nylon, or zinc die cast.

PART 3 – CONSTRUCTION

3.1 ASSEMBLY. All windows shall be assembled in a secure and workmanlike manner. The master frame and insert frame(s) shall be of mitered head and sill. Frame rails and stiles shall be neatly joined together using extruded aluminum corner keys staked in place.

3.2 SILL EXPANDER. Sill expander shall be of "H" type with minimum wall thickness of .062" and .125" web thickness, and modified to permit weepage.

3.3 INSERTS. Insert(s) shall be freely removable and equipped with a full bottom rail lift handle. Insert(s) held in place by cam action clips.

3.4 HARDWARE. Latching clips shall have cam action and provide positive seal between master frame and insert(s). NO hardware shall be visible on exterior of units.

PART 4 – FINISH

The exposed surfaces of all aluminum members shall be clean and free from serious surface blemishes. Standard finishes shall be mill finish or electrostatically applied baked acrylic enamel in white, colonial white, beige, black or bronze. Painted finish shall meet AAMA 603.6. Optional custom color finish to be two-part polyurethane paint (air dried). Clear anodized, bronze anodized and Kynar finishes are available under appropriate circumstances.

PART 5 – SCREEN(S) (Optional)

Extruded screen insert frame(s) (3/8" x 1 1/16") with extruded aluminum corner keys shall be provided. Standard screen cloth is charcoal aluminum 18 x 16 mesh securely held in frame with vinyl spline (fiberglass, black aluminum, bright aluminum, or bronze screen wire optional).

PART 6 – GLASS AND GLAZING

6.1 GLASS. Glass shall be not less than "B" quality. Standard factory glazing shall be "DSB" (1/8"). Optional use of 5/32", 3/16", or tempered glass shall be dictated by size of panels, code requirements, or project specifications.

6.2 GLAZING MATERIAL. Glass shall be held in place with removable and reusable vinyl glazing splines. Vinyl shall be manufactured from virgin polyvinyl chloride. All corners shall be neatly mitered.

PART 7 – INSTALLATION

The installer shall securely fasten windows in place to a straight, plumb and level condition, without distortion of the windows and shall make final adjustments for proper operation in accordance with the manufacturer's instructions.

PART 8 – WARRANTY

Manufacturer shall provide a five (5) year warranty against faulty materials, paint and workmanship.

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

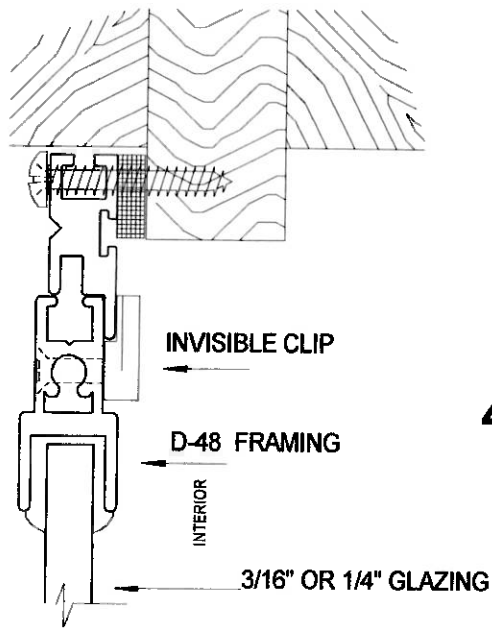
For More Information Contact:

ALLIED WINDOW, INC.
11111 Canal Road
Cincinnati, Ohio 45241
(800) 445-5411
(513) 559-1212
(513) 559-1883 (Fax)

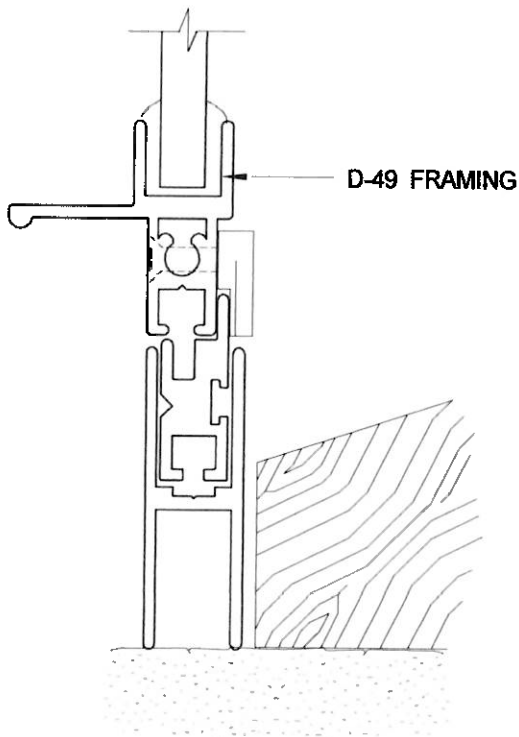
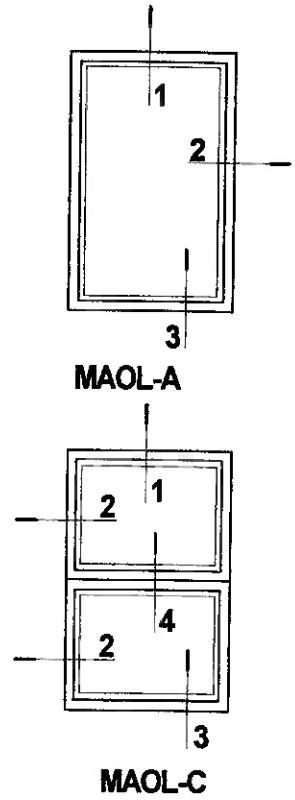
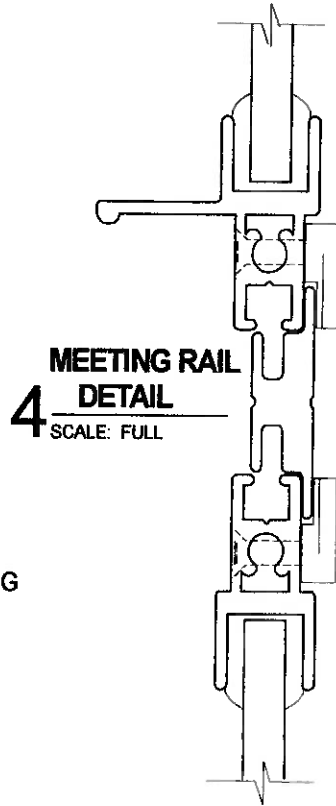
WEBSITE
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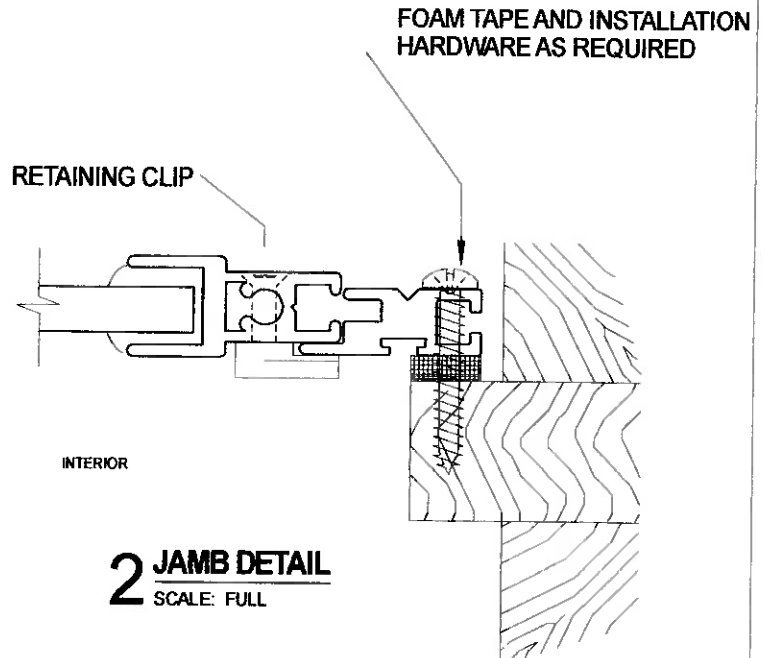
HOL 09/08



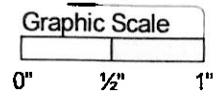
1 HEAD DETAIL
SCALE: FULL



3 SILL DETAIL
SCALE: FULL



2 JAMB DETAIL
SCALE: FULL



NOTE: INTERCHANGEABLE SCREEN AVAILABLE

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