

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22 Columbia Avenue, Takoma Park	Meeting Date:	6/24/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	6/17/2020
Applicant:	Diane Patterson	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20LL	Staff:	Dan Bruechert
Proposal:	Window replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1960



Fig. 1: 22 Columbia Ave. is in an area of the Historic District with a high concentration of Non-Contributing Resources.

PROPOSAL

The applicant proposes to replace all of the existing windows in the house.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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

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

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

Montgomery County Code; Chapter 24A-8

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

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF DISCUSSION

The subject property is a side gable c.1960s interpretation of a colonial revival house. The house has a painted brick first floor and aluminum siding on the second floor. The windows on the house appear to be the original horizontally-divided two-over-two wood windows. The applicant indicates that the frames are rotting in some locations and they are concerned about the flaking lead paint. The HPC has consistently taken the approach that lead paint concerns, absent larger structural issues, are not sufficient grounds to remove and replace historic windows. Ordinarily, Staff would require an applicant to conduct a window survey to present a report on the condition of each window and the feasibility of repairing the window. However, the subject property has been designated a 'Non-Contributing' resource to the historic district which, in Takoma Park, provides the most lenient level of design review and states that all alterations except those that have a significant impact on the massing of the building should be approved as a matter of course. Based on the *Design Guidelines* and Chapter 24A-8(d), Staff recommends approval for window removal.

In place of the existing windows, the applicant proposes installing a combination of vinyl one-over-one sash windows and two-lite sliding windows. Two sliding windows will be installed on the second floor of the right (northeast) elevation and four sliding windows will be installed on the first floor on the left (southwest) elevation. While Staff recognizes the existing windows are a character-defining feature of mid-century architecture, the *Design Guidelines* and Chapter 24A-8(d) are quite clear and require an analysis of the alteration will have to the massing of the existing resource and any impacts on the surrounding streetscape. Staff finds that installing the new vinyl windows, in a different configuration, will not have an impact on the massing of the house nor will it impact the streetscape or character of the district as a whole. Staff recommends approval of the proposed windows.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application; under the Criteria for Issuance in Chapter 24A-8(d) having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; the *Takoma Park Historic District Design Guidelines*;

and with the general condition that the applicant shall present the **3 permit sets 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 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 912782
DATE ASSIGNED 5/5/20

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Diane Patterson
Address: 22 Columbia Ave
(301) 801-8156
Daytime Phone: _____

E-mail: dianelpatterson@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (If applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? X Yes/District Name Takoma Park
 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: 22 Street: Columbia Avenue
Town/City: Takoma Park Nearest Cross Street: Hickory Avenue
Lot: 3 Block: 19 Subdivision: B.F. Gilbert's Addition to Takoma Park Parcel: 13-01056553

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 type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input 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.

Diane Patterson
Signature of owner or authorized agent

5/19/2020
Date 4



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name _____
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

B.F. Gilbert's Addition to
Takoma Park

13-01056553

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

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

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

Date

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

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

We are proposing to replace the existing windows and white wooden frames on the ground and second floor with new white vinyl windows. The existing windows are old and in some cases, damaged or missing a pane. The wooden window frames are rotting and covered in lead paint, which is flaking and peeling off into the yard. We are proposing to remove and remediate the dangerous lead paint and to install safer, more energy efficient windows in their place. We also propose to install tempered glass windows in areas around the stairs and bathroom to improve the safety of the home. Please see the attachment from Window Nation for a detailed account of the windows.

There are 3 places along the sides of the home where we propose to replace a pair of side-by-side windows with one larger sliding window (see attached documents). While these windows are visible from the right-of-way at certain angles, we don't believe this change would be noticeable without careful inspection, nor do we believe it is a significant change in the aesthetics of the home.

Work Item 1: _____

Description of Current Condition:

The windows are old, damaged or missing. The frames are rotting and covered in peeling/chipping lead paint

Proposed Work:

We propose to remove all old windows on the ground and second floors, along with the rotting wooden frames and lead paint; and install new energy efficient vinyl windows with tempered glass, where appropriate.

Please see the attachments from Window Nation for detailed descriptions of the proposed windows replacement.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HAWP APPLICATION

Application Date: 5/5/2020

Application No: 912782
AP Type: HISTORIC
Customer No: 1371612

Comments

The windows in our new home are in very poor condition and covered in peeling lead paint. We would like to replace them with new vinyl windows that are more energy efficient and waterproof.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 22 COLUMBIA AVE
TAKOMA PARK, MD 20912
Homeowner Patterson (Primary)
Homeowner Yudson

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Replace windows on ground floor and second floor.

22 Columbia Ave – Windows Current Conditions

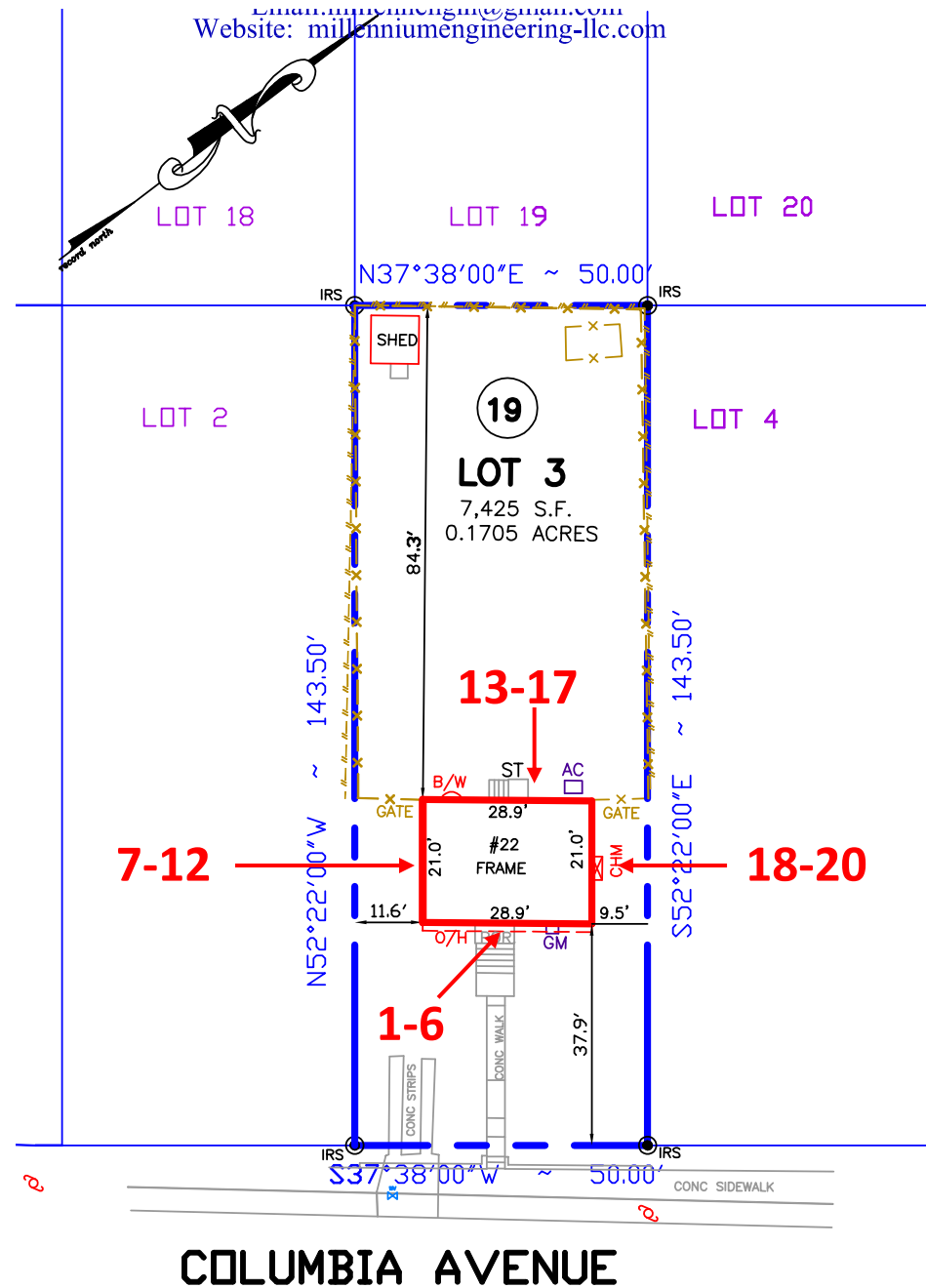


22 Columbia Ave – Windows

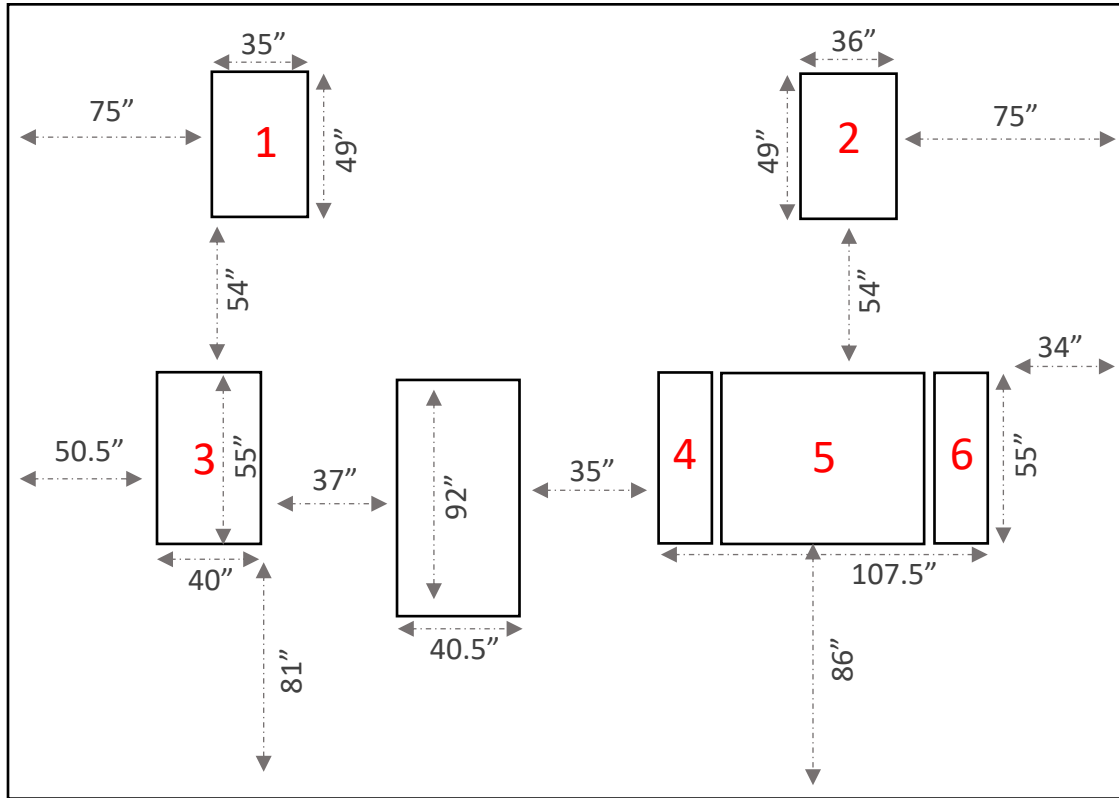
Current Conditions (continued)



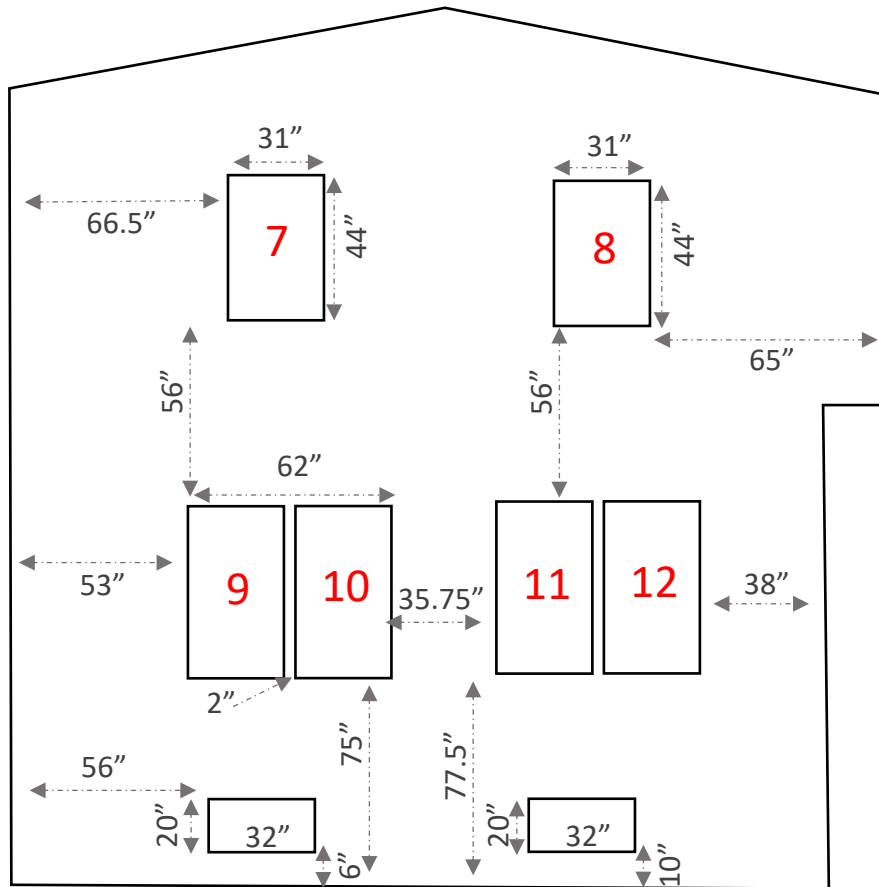
Site Plan



Front of House



Side of House - southwest



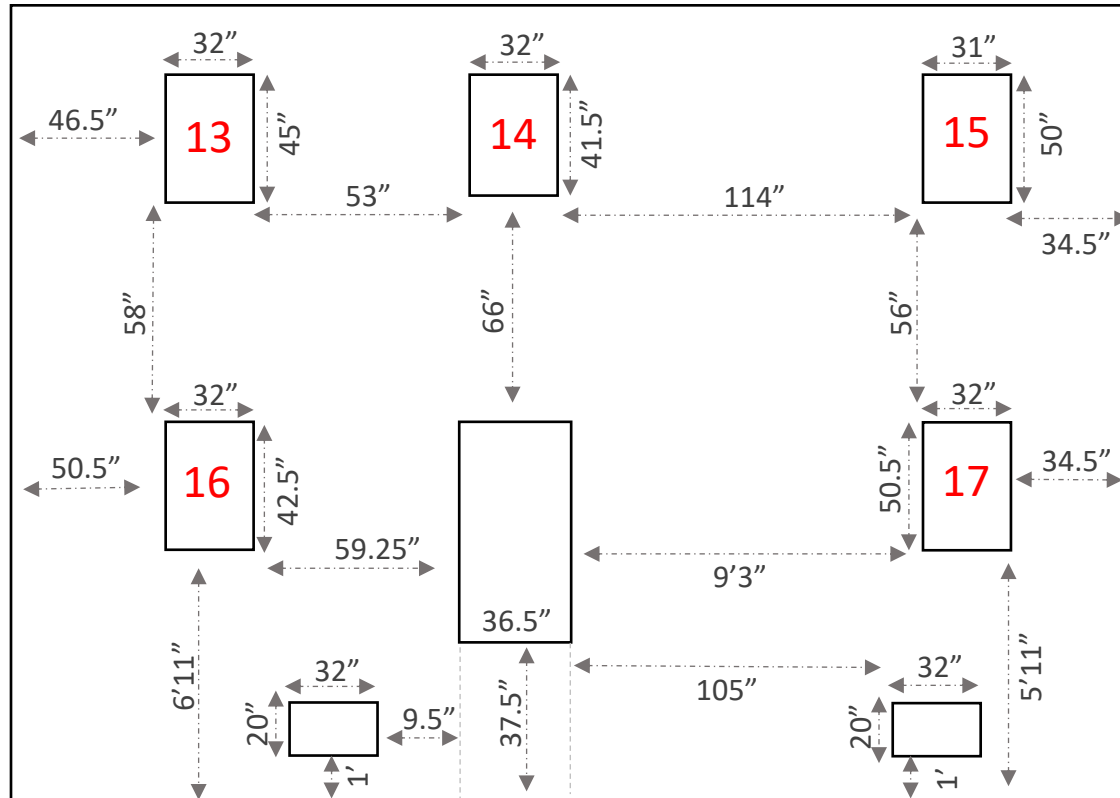
Drawing not to scale



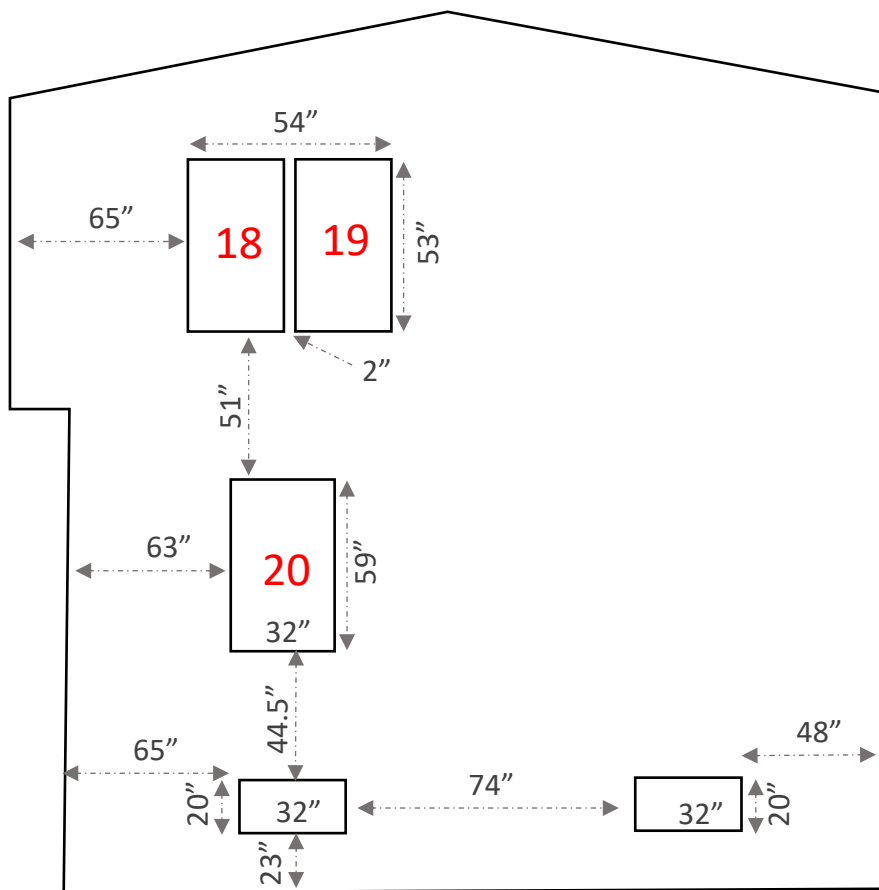
View from sidewalk



Back of House



Side of House - northeast



Drawing not to scale



View from sidewalk



City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

May 6, 2020

To: Diane Patterson and Charles Yudson

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Diane Patterson; dianelpatterson@gmail.com

Location of Project: 22 Columbia Avenue; Takoma Park, MD 20912

Proposed Scope of Work: Replacement of all windows on the ground floor and second floor.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park



The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or janvz@takomaparkmd.gov

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see <https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.

1743 Dorsey Rd., Ste. 101
Hanover, MD 21076

License #: 124358







Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property:

Charles Yudson
Diane Patterson
22 Columbia Ave
Takoma Park, MD 20912

Work Order Details:

1	Model: GrandView W:35" H:49" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 1, Living Room <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon		#3
2	Model: GrandView W:27" H:45" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 1, Hall <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon/Tempered Full Tempered Glass		#17
3	Model: GrandView W:19" H:49" Quantity: 2 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 1, Dining Room <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon Mull Between Picture Window		#4 & 6
4	Model: GrandView W:60" H:49" Quantity: 1 <ul style="list-style-type: none">• Style: Picture Window• Glass: Extreme 2 Pane/Low-E & Argon• Color: Interior White/Exterior White	Location: Level 1, Dining Room <ul style="list-style-type: none">• Grids: None• Mull Between Double Hungs		#5

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Hanover, MD 21076

License #: 124358







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Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property:

Charles Yudson
Diane Patterson
22 Columbia Ave
Takoma Park, MD 20912

Work Order Details (cont.)





5	Model: GrandView W:27" H:53" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 1, Dining Room <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon		#20
6	Model: GrandView W:28" H:37" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 1, Kitchen Sink <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon		#16
7	Model: GrandView W:27" H:37" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 2, Hall <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon/Tempered Full Tempered Glads		#14
8	Model: GrandView W:27" H:41" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 2, Bathroom <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon/Tempered Full		#13

PRODUCT SPECIFICATIONS

**Buyer's Information and
Description of Property:**

Charles Yudson
Diane Patterson
22 Columbia Ave
Takoma Park, MD 20912

Work Order Details (cont.)

9	Model: GrandView W:31" H:45" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 2, Bedroom (master) <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon		#2
10	Model: GrandView W:31" H:45" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 2, Bedroom <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon Front Window		#1
11	Model: GrandView W:27" H:45" Quantity: 1 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 2, Bedroom <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon		#8
12	Model: GrandView W:27" H:45" Quantity: 2 <ul style="list-style-type: none">• Style: Double Hung• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior White	Location: Level 2, Bedroom <ul style="list-style-type: none">• Configuration: Equal Sashes• Glass: Extreme 2 Pane/Low-E & Argon		#7 & 15

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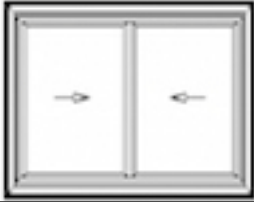

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property:

Charles Yudson
Diane Patterson
22 Columbia Ave
Takoma Park, MD 20912

Work Order Details (cont.)

13	Model: GrandView W:57" H:49" Quantity: 2 <ul style="list-style-type: none">• Style: 2 Part Slider• Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Living Room <ul style="list-style-type: none">• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior WhiteConvert To Gliding Window		#9-12
14	Model: GrandView W:49" H:49" Quantity: 1 <ul style="list-style-type: none">• Style: 2 Part Slider• Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Bedroom (master) <ul style="list-style-type: none">• Grids: None• Screen: Flex Screen (full)• Color: Interior White/Exterior WhiteConvert From Double Hung To Glider		#18 & 19
Additional Items 13 - EPA Lead Containment Install - Window (Per Opening) 1 - EPA Lead Containment Install - Bay/Bow/Triple Set (Per Opening)				

Special instructions:

Converting 3 openings from double hung windows to gliders
HO will remove blinds prior to install

Installation Details:

Window Removal Type: Wood

Exterior Trim: G8

Exterior Trim Color: White

Sealant: OSI Quad Max

Insulation Around Window: OSI Quad Foam

Factory Certified Installers: Yes

Clean Up and Haul Away: Yes

Year house was built: 1960

EPA Lead Containment Required: Yes

EPA Lead Testing Required: Yes

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Charles Yudson
Diane Patterson
22 Columbia Ave
Takoma Park, MD 20912

Order Summary:

GrandView

7 Double Hung

Configuration: Equal Sashes
Grids: None
Glass: Extreme 2 Pane/Low-E & Argon
Screen: Flex Screen (full)
Color: Interior White/Exterior White

GrandView

2 Double Hung

Configuration: Equal Sashes
Grids: None
Glass: Extreme 2 Pane/Low-E & Argon
Screen: Flex Screen (full)
Color: Interior White/Exterior White
Mulled Between Picture Window

GrandView

1 Double Hung

Configuration: Equal Sashes
Grids: None
Glass: Extreme 2 Pane/Low-E & Argon/Tempered Full
Screen: Flex Screen (full)
Color: Interior White/Exterior White
Tempered Glads

GrandView

1 Double Hung

Configuration: Equal Sashes
Grids: None
Glass: Extreme 2 Pane/Low-E & Argon/Tempered Full
Screen: Flex Screen (full)
Color: Interior White/Exterior White
Tempered Glass

GrandView

1 Picture Window

Grids: None
Glass: Extreme 2 Pane/Low-E & Argon
Color: Interior White/Exterior White
Mull Between Double Hungs

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Order Summary (cont.)

GrandView

1 Double Hung

Configuration: Equal Sashes
Grids: None
Glass: Extreme 2 Pane/Low-E & Argon
Screen: Flex Screen (full)
Color: Interior White/Exterior White
Front Window

GrandView

1 2 Part Slider

Grids: None
Glass: Extreme 2 Pane/Low-E & Argon
Screen: Flex Screen (full)
Color: Interior White/Exterior White
Convert From Double Hung To Glider

GrandView

1 Double Hung

Configuration: Equal Sashes
Grids: None
Glass: Extreme 2 Pane/Low-E & Argon/Tempered Full
Screen: Flex Screen (full)
Color: Interior White/Exterior White

GrandView

2 2 Part Slider

Grids: None
Glass: Extreme 2 Pane/Low-E & Argon
Screen: Flex Screen (full)
Color: Interior White/Exterior White
Convert To Gliding Window

Total Order Summary of Units 17

Additional Items

13 - EPA Lead Containment Install - Window (Per Opening)
1 - EPA Lead Containment Install - Bay/Bow/Triple Set (Per Opening)

Special instructions:

Converting 3 openings from double hung windows to gliders
HO will remove blinds prior to install

GRANDVIEW

WINDOWS

by



WINDOW NATION

because it's where you live





The Window Nation Story

At Window Nation, we are proud of the partnerships and affiliations that we have developed and the relationships that have cultivated over the years.

Why Thousands of Customers Have Already Chosen Window Nation

- Over 150,000 windows installed with 99.5% of them requiring no follow up service
- Licensed, Bonded & Fully Insured.
- Consistently recognized as one of the largest window retailers in the USA by Remodeling Magazine, Replacement Contractor Magazine, & Qualified Remodeler
- ENERGY STAR® Partner
- Certified EPA Lead Renovator
- Customers are always protected by Window Nation's insurance policy for \$2,000,000.
- Exclusive product that exceeds industry energy and performance standards by 82%
- 94% of all customers who completed our post installation survey told us they were "very satisfied" and 98% of our customers would refer us to their friends and family
- 24 Hour emergency customer support
- Accredited Members of the Better Business Bureau * NARI * Guild Quality
- Windows are measured down to 3mm to ensure a tight seal and precise fit. Less than 1/2% of all windows and doors ever have to be remade due to mis-measurement or defects in product
- Installations by factory trained licensed professionals, with an average over 15 years of experience installing windows/doors, to guarantee perfect craftsmanship



Double Hung

The modern design and durability of our Grand View windows gives you the advantage of easy, convenient cleaning. The tilt-in sashes of our double hung window make cleaning a breeze. Unique thermal construction and the highest quality materials reduce your heating and cooling bills.

DuraTex™ Warm Edge Spacer System

All IGUs are not created equal! Our versatile, flexible warm edge technology spacer system helps you save on your energy bills by:



- Insulating frame and edge of glass up to 90% better than other spacer systems.
- Improving performance of argon and krypton gas-filled IGUs and Low-E glass.
- Reducing conductivity and total window U-value (heat transfer).
- Improving resistance to condensation.

Premium Foam Insulation

Grand View exclusive insulation system increases the R-value-resistance to heat flow. Premium energy foam is standard in the frames and sashes of your Grand View windows.*

Stainless Steel Constant Force Balances



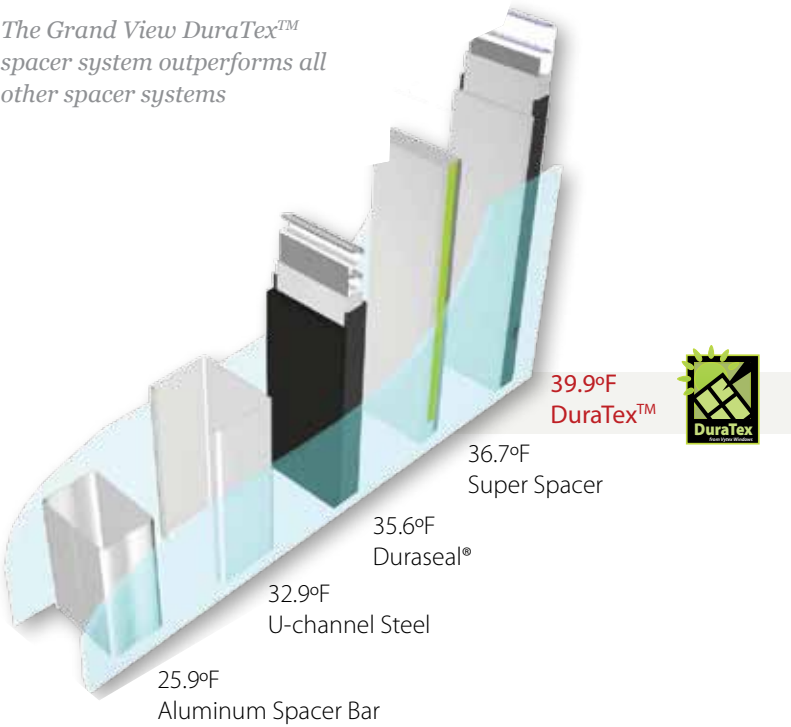
Constant Force balance system gives you fingertip window operation.



The Grand View window incorporates a unique hooded lock that completely covers the keeper for security and a clean appearance.

Spacer Comparison

The Grand View DuraTex™ spacer system outperforms all other spacer systems



Envirosealed™ Technology

Grand View Envirosealed energy-efficient windows can lower energy bills and ensure a greener future for the planet. Envirosealed’s Dura Platform warm edge spacer technology offers:

- Reduced environmental impact—Improve the environment indoors and out by reducing greenhouse gas emissions.
- Grand View windows are made with Envirosealed technology, the most energy-efficient spacer system as measured by the u-value and edge of glass temperatures.
- Located between the glass panes, the DuraTex™ spacer provides for the warmest edge of glass temperature possible, saving you hundreds of dollars or more a year in energy costs.
- Envirosealed Windows utilize encapsulated air chambers to achieve superior thermal performance, keeping homes warmer in the winter and cooler in the summer.

ThermaCore reinforcement™



Grand View with ThermaCore Reinforcement performs

533 x *better* than Aluminum
160 x *better* than Steel

Eliminates heat and cold transfer through the window.

Double Hung—Window Specifications



Premium™ Foam filled frame and sashes

1. Premium Foam filled frames and sashes for greater insulating value.
2. Envirosealed Technology; DuraTex™ warm edge spacer system has been approved by LEED as a “Green” product.
3. DuraTex™ spacer system reduces heat and cold transfer.
4. ThermaCore™ meeting rail reinforcement.
5. Triple fin weatherstripping at all sealing locations decreases air and water infiltration.
6. Special formula PVC never needs painting, makes cleaning a snap, and prevents scratching or denting.
7. Fusion welded sash and frame corners guarantee structural integrity.
8. Elegant, sculpted exterior for superior curbside appeal.
9. Custom designer sash profile closely resembles a real wood window sash.
10. Integral lift rail makes your window easy to open and close.
11. Integral interlock keeps windows closed tight for added security & weatherproofing.
12. Sloped sill allows easy water run-off and provides a sleek appearance.
13. Top and bottom sashes tilt in for easy cleaning.
14. Stainless Steel Constant Force balance system allows years of easy, carefree window operation.
15. Cam-type lock and keeper pulls and keeps your window sashes tightly together for a complete weather tight seal.
16. Integral tilt-latch makes the window easy to tilt in plus leaves a smooth window appearance.
17. Deluxe limit lock provides added security while using the window for ventilation.
18. Full 3/4” sealed Insulated Glass Unit for increased insulating power.
19. DP-45 rating—164 mph wind load (170% stronger than industry minimum).
20. Air Infiltration Rating - 0.08 cfm/ft
21. 0.26 U-factor with Double Pane Extreme Low-E/Argon Gas

Sliders

Grand View Series two-lite slider windows open easily from both sides. Our sliders are engineered to operate smoothly time after time, year after year. Our three-lite slider windows give you a wide-open view and slide easily on brass rollers. They complement the decor of any style home.



3-section slider

Brass Rollers



Brass rollers allow effortless sash operation.

Interlocking Sashes



Integral interlock keeps windows tightly closed for added security and weatherproofing.

Slider—Window Specifications

Premium Foam filled frames and sashes for greater insulating value.

Special formula PVC never needs painting, makes cleaning a snap, and prevents scratching or denting.

Fusion welded sash and frame corners means durability and dependability.

Left and right sashes lift out for easy cleaning.

Integral interlock keeps windows closed tight for added security and weatherproofing.

Triple weatherstripping at all sealing locations decreases air and water infiltration.

Brass rollers provide long-lasting, reliable operation

Elegant, sculpted exterior for superior curbside appeal.

Full 3/4" sealed Insulated Glass Unit for increased insulating power.

Available in two-lite and three-lite configurations.

DP-45 rating—164 mph wind load (170% stronger than industry minimum).

Casement & Awning

Casements add character to the decor of your home. They're stylish and unsurpassed in beauty and durability. Our Casement Series features a low-profile folding handle, full 90-degree opening for easy cleaning, and enhanced security with a multi-point locking mechanism.



Operating Hardware



Casement windows open to a 90-degree angle, allowing easy cleaning.

Multi-Point Locking System



Low-profile, single lever, multi-point locking system for secure and easy operation.

Casement Handles



Folding handle offers smoother, more contemporary, integrated look when nested. Reduces interference with blinds and drapery.

Casement & Awning—Window Specifications

Fusion welded sash and frame corners guarantee durability and dependability.

Special formula PVC prevents scratching or denting.

Casement windows open to a 90-degree angle, allowing for easy cleaning.

Low-profile, single lever, multi-point locking system for secure and easy operation.

Premium Foam filled frames and sashes for greater insulating value.

Elegant, sculpted exterior for superior curbside appeal.

Full 1" sealed Insulated Glass Unit for increased insulating power.

DP-65 Rating—198 mph wind load (200% stronger than industry minimum).



Bay & Bow



Grand View Bay & Bow windows are a masterpiece of energy-efficiency. Unique construction makes it easy for you to maintain the comfort level inside your home in every season. And because Grand View Bay & Bow windows are so durable, your home’s new look will last a lifetime.

Add more room to your rooms

Add space, light and viewing area to your favorite rooms by installing your choice of replacement windows from the extraordinary Grand View bay and bow collection. They’ll give your home a new, roomier appearance—a sparkling look that you will agree is nothing short of awe-inspiring.

Framed with furniture-grade wood and clad on the exterior with provocative vinyl, Grand View bay and bow windows offer both strength and style. The windows’ interiors feature rich, hand-selected birch or oak veneer, ready for paint or stain.* Moving sashes tilt in or swing open for easy access, and our special formula vinyl wipes clean with a damp cloth. With Grand View bay and bow windows, you’ll never have to scrape or paint outside again!

* Birch is standard and oak is optional.



Bay & Bow—Window Specifications

Special formula PVC used in our windows never needs painting, makes cleaning a snap, and prevents scratching or denting.

Multi-channel design allows for additional insulation between window units.

1/4” all threaded steel rods between struts tie head and seat boards together for added strength.

DuraTex™ warm edge technology glass spacer system reduces heat transfer and provides improved seal integrity.

1” hardwood cabinet grade veneer head and seat board available in select white birch and red oak.

Insulated glass unit with optimal glass spacer improves year round performance.

Insulated seat board helps increase energy savings.



(cont. on next page)

Mullion Construction



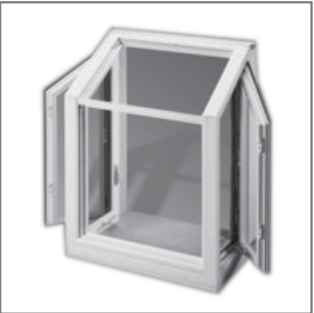
1/4" all-threaded steel rods between struts tie head and seat boards together for added strength.

Custom Fitted Wood Jambs



Bay & Bow window interiors feature rich, hand-selected birch or oak veneer, ready for paint or stain.

Garden Windows



Grand View garden windows add a bright, new dimension to window design.

Multi-chambered, hollow thermalized insulating system provides dead air space for additional insulation plus greater strength and durability to the window.

Fusion welded sash and frame corners guarantee structural integrity.

Special formula PVC never needs painting, makes cleaning a snap, and prevents scratching or denting.

Insulated seatboard helps increase energy savings.

Head and seatboards are available in oak or birch veneer finish and are ready for painting or staining.

Adjustable turn-buckle cable hanging system is designed to eliminate possible sagging or bowing.

Additional features:

Each window within the bay or bow unit has custom fitted wood jambs for structural integrity.

Windows are seated on a weeping sill platform on the seatboard not directly on the wood seatboard.

DuraTex™ Warm Edge Spacer System maximizes window performance and longevity.

Enhance your Bay and bow windows with these options:

- Extreme Low-E glass package featuring soft coat high performance Low-E glass with DuraTex™ spacer system and Argon gas.
- High definition screen standard.
- Bay and bow windows are available in white, beige or paintable, stainable interior laminate and twenty-six standard exterior colors.

Grid Details

for traditional grids



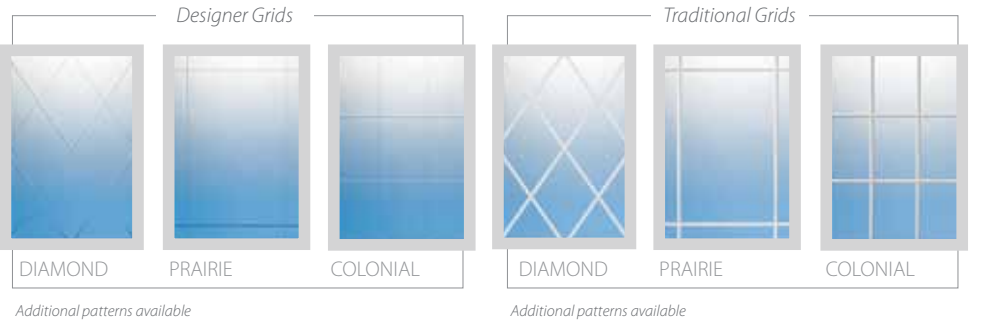
FLAT



CONTOUR

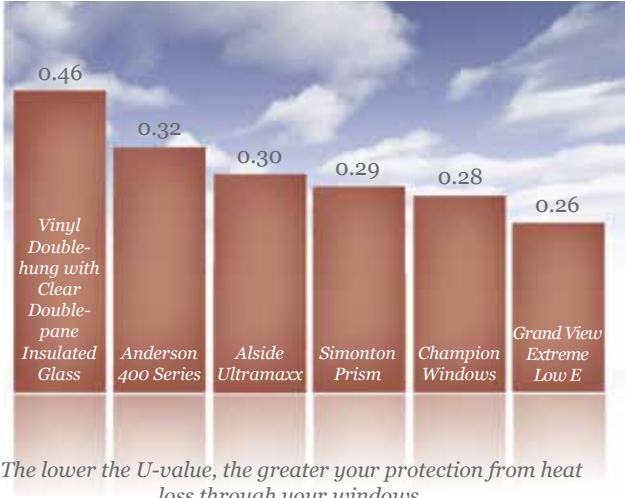
Designer and Traditional Grids

The beauty of cut glass—rainbows of colors, illustrations of shape and depth. Now you can have that elegant look of traditional cut glass. Windows, patio doors, and transoms can all be enhanced in a variety of styles and patterns to match your home's architectural style.

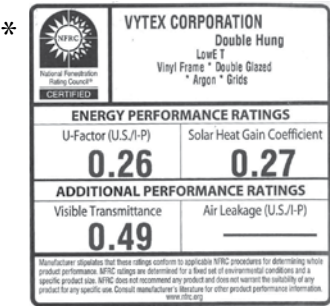
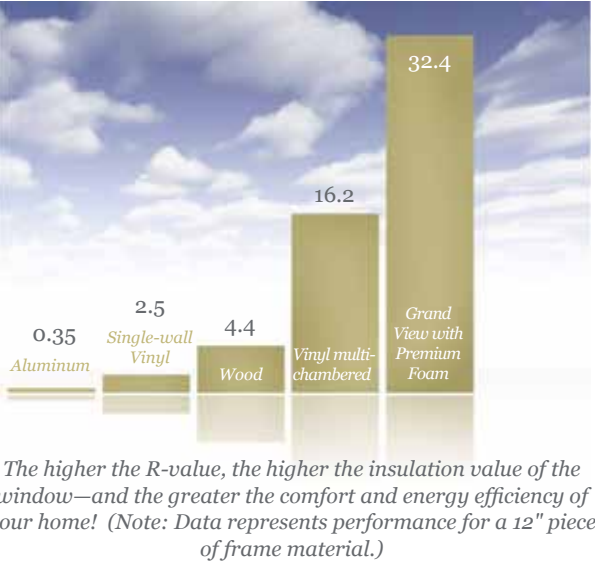


Available Glass Options

Overall Window U-value | NUMBER = U-VALUE



R-value for Window Frame Materials



* reflects double hung window with grids





Our State-of-the-art Testing Facility

A modern 160,000 square foot manufacturing facility equipped with the latest state-of-the-art advances in window manufacturing technology, controlled and monitored by the winsys software system that allows extraordinary control of scheduling, manufacturing, finished goods and shipping functions.

Each window undergoes a 30 point quality assurance inspection process by highly skilled individuals before leaving the factory.

Installing/Finishing Replacement Windows

Purchasing quality replacement windows is crucial, but it's only step one. Seeing your new windows properly installs is arguably more important.



Window Nation utilizes the most highly skilled and trained individuals who specifically specialize in the installation of only windows and doors. Since every installer undergoes weeks of training and is certified by the factory you are ensured there will never been finger pointing if a warranty issue arises. True experts in their field with the average installation team completing over 20,000 window installations.



99% of our windows installed required no follow up service.

Independent surveys show our customers rate our installation crews at 97% on cleanliness and safety

Our installers complete over 2,400 hours of installer training across the company yearly.

It's critical that all the pieces that go into your new window installation work together - insulation caulking sealants and the window itself. There is only one "system" of installation materials in North America that is specifically designed to be compatible with the window, your house, and with each other; and it is used on every install we complete. A perfect installation requires the use of these premium allied materials to ensure an air and water tight seal that lasts.



1.866.446.2846 | www.WindowNation.com

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District of Columbia #420212000037 | Delaware License #: 2013601804 | Pennsylvania Registration #: PA 104611