

Third Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 Philadelphia Ave., Takoma Park	Meeting Date:	12/2/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/25/2020
Applicant:	Marwan Hishmeh (Alan Kinney, Agent)	Public Notice:	11/18/2020
		Tax Credit:	N/A
Review:	3 rd Preliminary Consultation	Staff:	Michael Kyne
Case Number:	N/A		

PROPOSAL: After-the-fact roof replacement, porch alterations, dormer additions, deck enclosure, and new deck construction

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman, 2-Story
DATE: 1913



Fig. 1: Subject property, as marked by the blue star.

BACKGROUND

The applicant previously appeared before the Commission for preliminary consultations at the July 29, 2020 and September 9, 2020 HPC meetings.¹ At the September 9, 2020 preliminary consultation, the Commission expressed the following:

- Further information is required at the third preliminary consultation, including the following:
 - Complete window/manufacture specifications.
 - A complete window schedule, clearly showing where each proposed window will be installed.
 - Full material specifications (siding, roofing, etc.) and an exterior finish schedule.
- Accurate drawings for the entire proposal (dormer, boarded up window, egress window, etc.).
- The Commission was generally supportive of the revised front porch design, and they indicated that it was going in right direction. However, some Commissioners recommended that the central porch steps be reconsidered, finding that steps aligned with the front door would be more appropriate and compatible with the streetscape.
- Some Commissioners continued to recommend that the slate roof be replaced in-kind.
- One Commissioner specifically noted that the chimney on the northwest (right) side is not depicted in the floor plans, but it would likely prevent a matching dormer on the northwest roof slope. The chimney needs to be depicted in the plans.
- The Commission stated that a third preliminary consultation is required for the proposal.

PROPOSAL

This is a retroactive application for work at 20 Philadelphia Avenue. Multiple Stop Work orders have been issued at this property since April 2020. The applicant is seeking retroactive approval for roof replacement, porch alterations, dormer additions, deck enclosure, and new deck construction. Additionally, the existing slate roof was removed and replaced with an asphalt shingle roof by the applicant; the applicant is seeking approval of this work after the fact.

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-

¹ Link to July 29, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=fc70ce7d-d290-11ea-b5c3-0050569183fa

Link to July 29, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/07/II.B-20-Philadelphia-Avenue-Takoma-Park.pdf>

Link to September 9, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=e4693bc3-f463-11ea-b6a9-0050569183fa

Link to September 9, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/09/III.C-20-Philadelphia-Avenue-Takoma-Park.pdf>

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 structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures 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. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, 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.

The *Guidelines* that pertain 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.
- 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.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant has returned for a third preliminary consultation with the following revisions:

- The applicant has provided window specifications, indicating that the proposed new windows will be vinyl single-hung, double-hung, and casement windows.
- The applicant has provided a window schedule, which is keyed to the proposed elevations.
- The proposed elevations have been revised and labled to indicate the proposed exterior finishes.
- The proposal for the restored front porch has been revised, and the steps are now aligned with the front door.

Staff seeks the Commission's guidance regarding the following:

Roof Replacement

Specifically, staff continues to seek the Commission's guidance regarding the proposed roof replacement. The issue for the Commission to consider is whether asphalt shingle roofing is an appropriate replacement for the slate roof, or should the slate roofing be replaced in-kind. Typically, a slate roof would be a character-defining feature of the resource. The *Guidelines* state that applicants "should preserve the predominant architectural features of the resource."

Front Porch

At the previous preliminary consultations, the Commission recommended that the front porch be fully restored, taking visual cues from neighboring properties. At the July 29, 2020 preliminary consultation, the applicant only proposed porch columns and railings on the existing concrete and flagstone slab, with no raised porch floor. At the September 9, 2020 preliminary consultation, the applicant presented revisions to the proposed front porch, including a raised porch floor, but the steps were centered and not

aligned with the front door. The Commission was generally supportive of the revised porch proposal but recommended that the steps be aligned with the front door to be consistent with the adjacent and confronting properties on Philadelphia Avenue. The applicant has since revised their front porch proposal, aligning the steps with front door, per the Commission's recommendation. Staff supports the revised proposal, finding it consistent with the Commission's recommendations and with the surrounding streetscape.

Window Replacements and New Windows

The Commission typically does not approve vinyl windows at historic sites or within historic districts. The Commission's position has been that vinyl windows are incompatible with historic buildings and historic district streetscapes, because they do not share visual characteristics with traditional materials, both when installed and as they weather and age. In the past, the Commission has approved aluminum-clad wood windows with wood or fiber cement trim on new additions, and they have ensured that any proposed muntins are permanently-affixed to the interior and exterior with internal spacer bars.

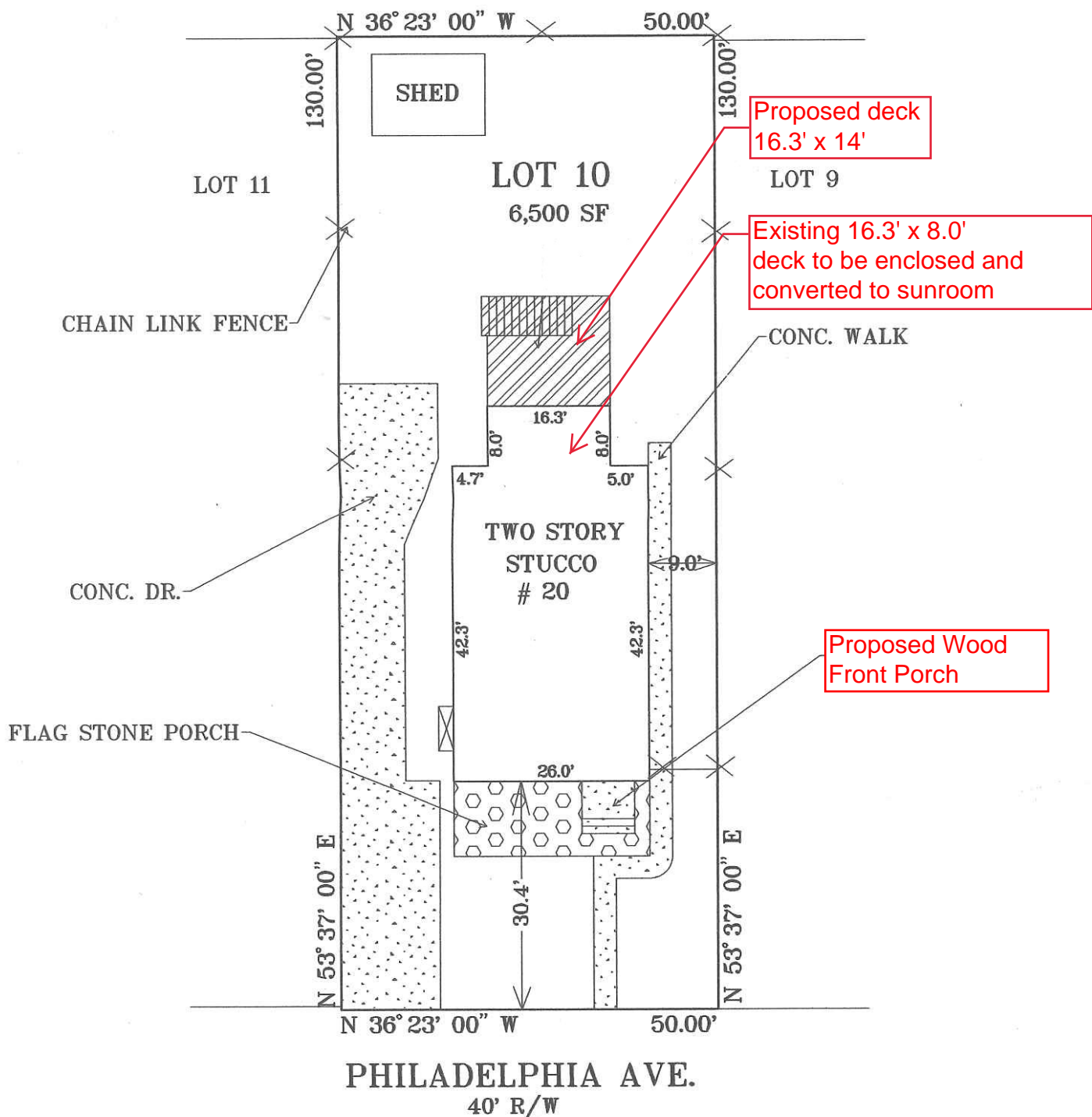
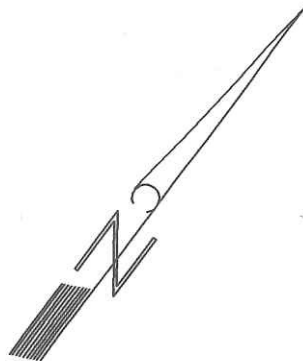
Staff seeks the Commission's guidance regarding the proposed vinyl windows within the new structure/enclosed rear deck. Due to the location of the new structure at the rear of the historic house and its general lack of visibility from the public right-of-way, staff supports the proposed vinyl windows within the new structure. However, due to its visibility from the public right-of-way and its location within the historic house, staff finds that the proposed replacement window on the first-floor, south (left, as viewed from the public right-of-way of Philadelphia Avenue) elevation of the historic house should be wood or aluminum-clad, ensuring compatibility with the traditional, character-defining features of the historic house and surrounding streetscape.

Staff notes that the Commission typically exercises greater leniency when reviewing alterations to basement-level fenestration on historic buildings. For example, at the January 22, 2020 HPC meeting, the Commission approved the replacement of three original six-over-six wood basement-level windows (including one highly visible window on the front elevation) with Fibrex (wood and thermoplastic composite) windows at 308 Lincoln Avenue, Takoma Park, an Outstanding Resource within the Takoma Park Historic District. Accordingly, staff supports the proposed vinyl replacement window at the basement-level on the north (right) elevation of the historic house, finding that it will not remove or alter character-defining of the subject property, per *Standards #2* and *#9I*.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

20 PHILADELPHIA AVE.
LOT: 10
BLOCK: 3
HILL CREST
MONTGOMERY COUNTY
MARYLAND



NOTE: LICENSE NO. 574
EXPIRATION DATE 03/21/21

SITE SURVEY

THE PURPOSE OF THIS
SURVEY IS TO OBTAIN A
BUILDING PERMIT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY
DELINEATED HEREON IS IN ACCORDANCE
WITH THE PLAT OF SUBDIVISION AND
DEED OF RECORD AND THAT THE
IMPROVEMENTS SHOWN WERE LOCATED
BY ACCEPTED FIELD PRACTICES. THIS
SITE SURVEY IS NOT FOR
THE DETERMINING PROPERTY LINES,
AND NO TITLE REPORT WAS FURNISHED
TO THIS SURVEYOR, AND LOT CORNERS
HAVE NOT BEEN SET BY THIS SURVEY.

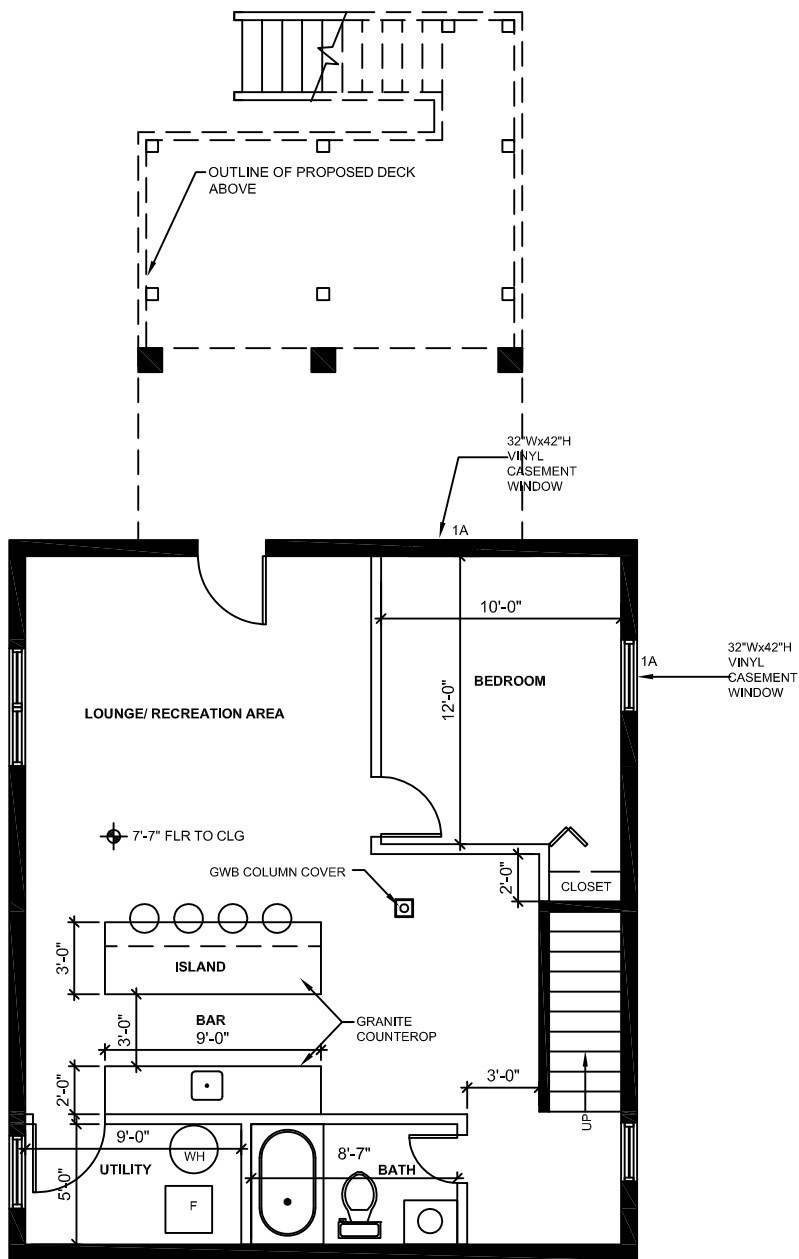


MARYLAND LAND SURVEYING

CONSULTING LAND SURVEYORS AND PLANNERS
9890 LYON AVENUE
LAUREL, MARYLAND 20723

(301) 206-2258

SCALE 1" = 20'	DWG. BY G.E.L.	CASE No.
LIBER 3710 FOLIO 612	ELECTION DISTRICT 13	COUNTY MONTGOMERY
PLAT BOOK 2 PLAT NO. 140		DATE 05/01/20



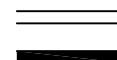
DRAWING INDEX

A-101 - BASEMENT PLAN
A-102 - FIRST FLOOR PLAN
A-103 - SECOND FLOOR PLAN
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A-110 - EXISTING NORTH ELEVATION
A-111 - PROPOSED NORTH ELEVATION
A-112 - EXISTING EAST ELEVATION
A-113 - PROPOSED EAST ELEVATION

BASEMENT PLAN



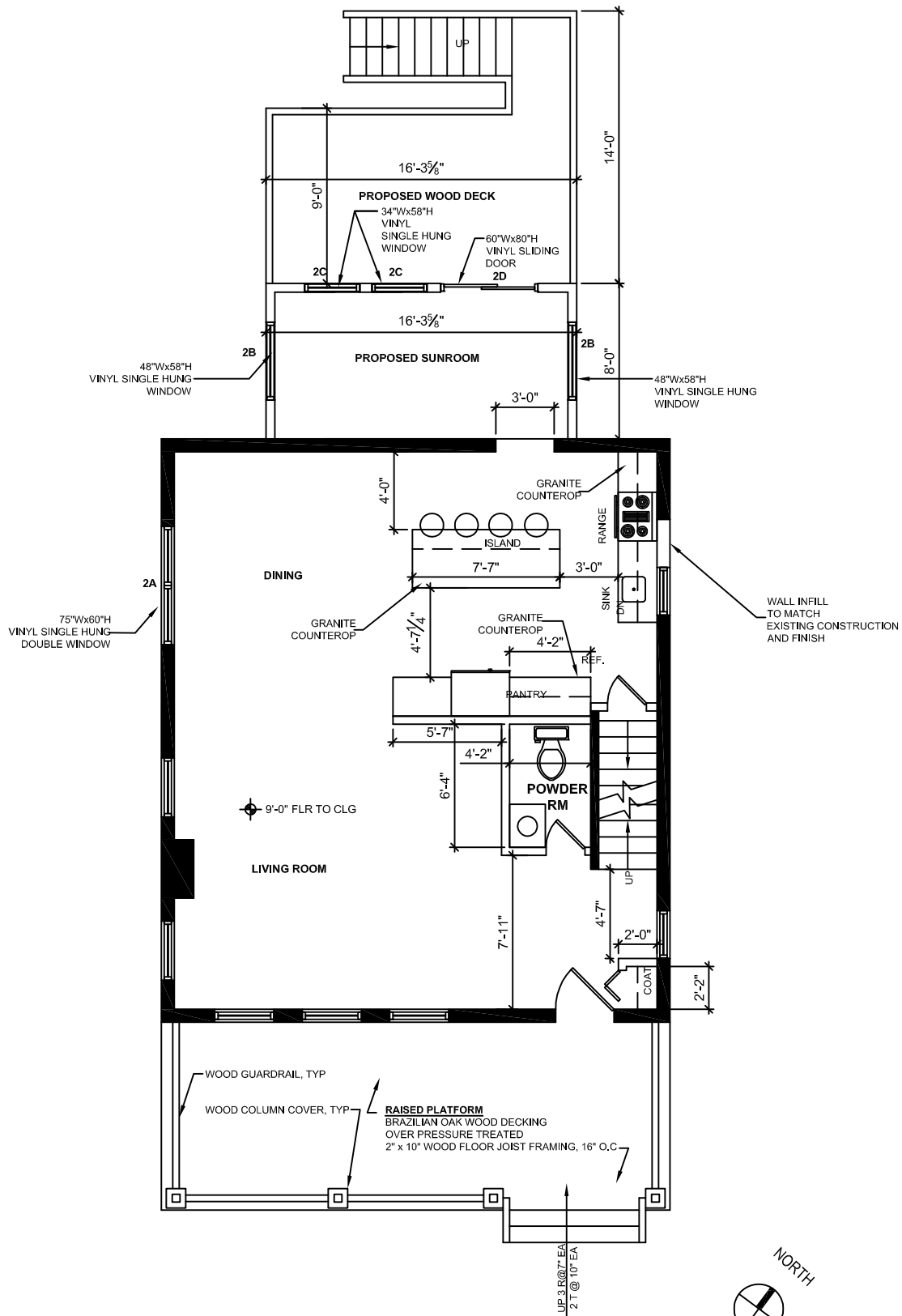
LEGEND



NEW WALL
EXISTING WALL

A-101

20 Philadelphia ave
Takoma Park, MD 20912
SC: 1/8" = 1'-0"
9/1/2020



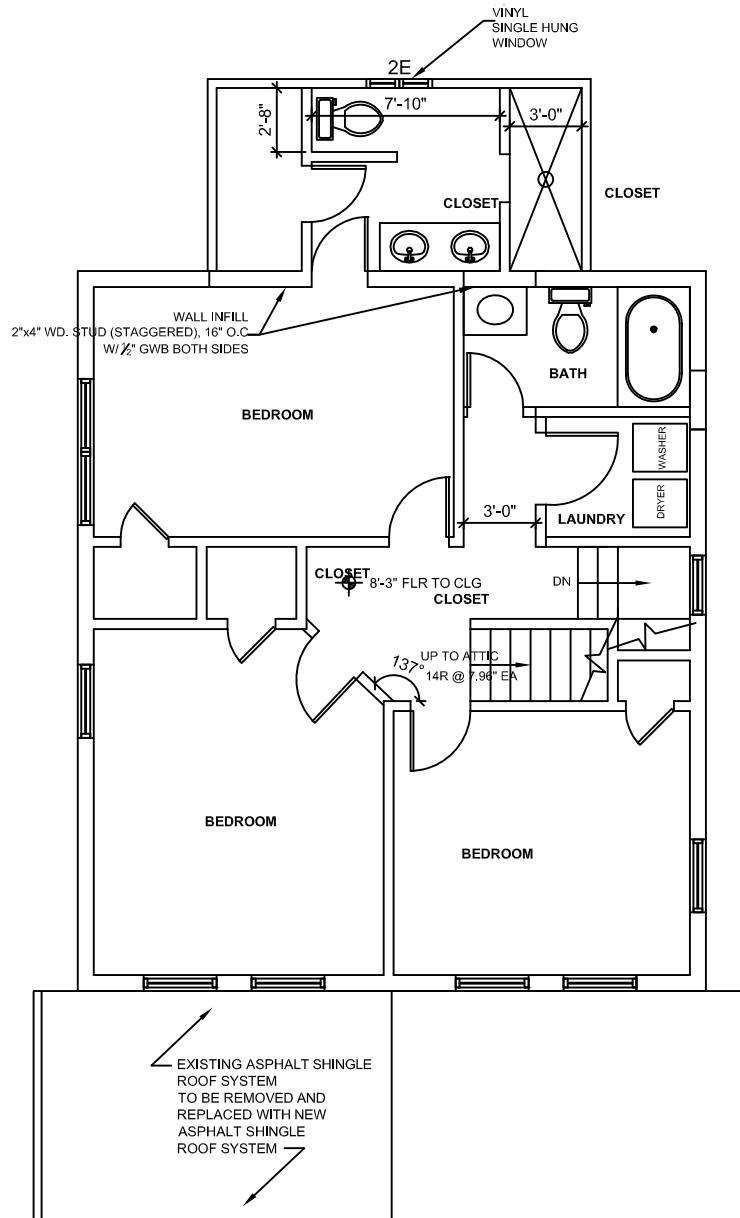
FIRST FLOOR PLAN

LEGEND

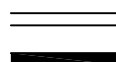
NEW WALL
EXISTING WALL

A-102

20 Philadelphia ave
 Takoma Park, MD 20912
 SCALE: 1/8" = 1'-0"
 9/11/2020



LEGEND



NEW WALL
EXISTING WALL

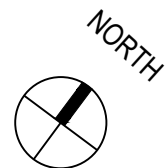
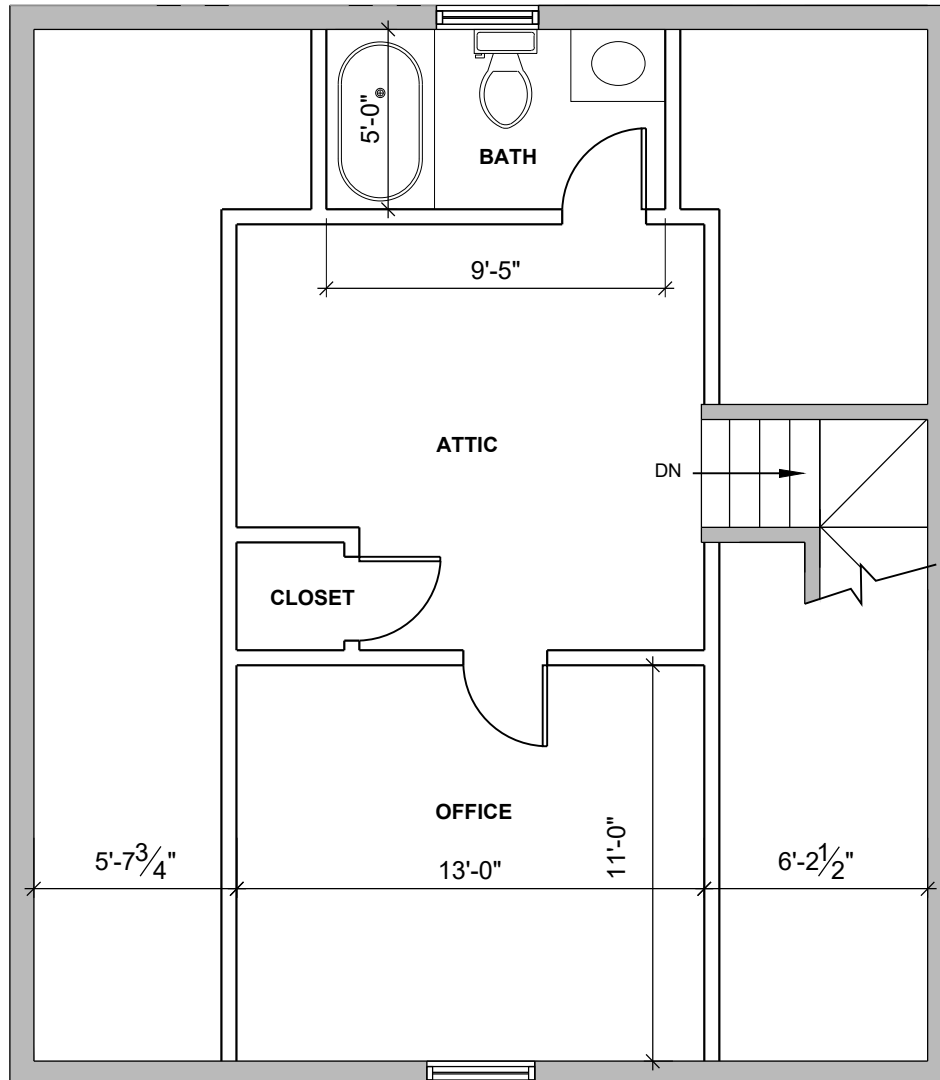
SECOND FLOOR PLAN

A-103

20 Philadelphia ave
Takoma Park, MD 20912

SCALE: 1/8" = 1'-0"
1/17/2020

10



LEGEND

- NEW WALL
- EXISTING WALL

ATTIC FLOOR PLAN

A-104

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020

EXISTING
ASPHALT SHINGLE
ROOF SYSTEM TO REMAIN

± 29'-2"

LINE OF
EXTERIOR
WALL BELOW

4" VINYL
DOWNSPOUT &
GUTTER SYSTEM
TO MATCH
EXISTING

NEW
ASPHALT SHINGLE
ROOF SYSTEM

SLOPE
←

SLOPE
→

SLOPE
→

EXISTING SLATE ROOF
TO BE REMOVED AND
REPLACED WITH NEW
ASPHALT SHINGLE
ROOF SYSTEM



± 32'-0"

6'-0"

13'-1"

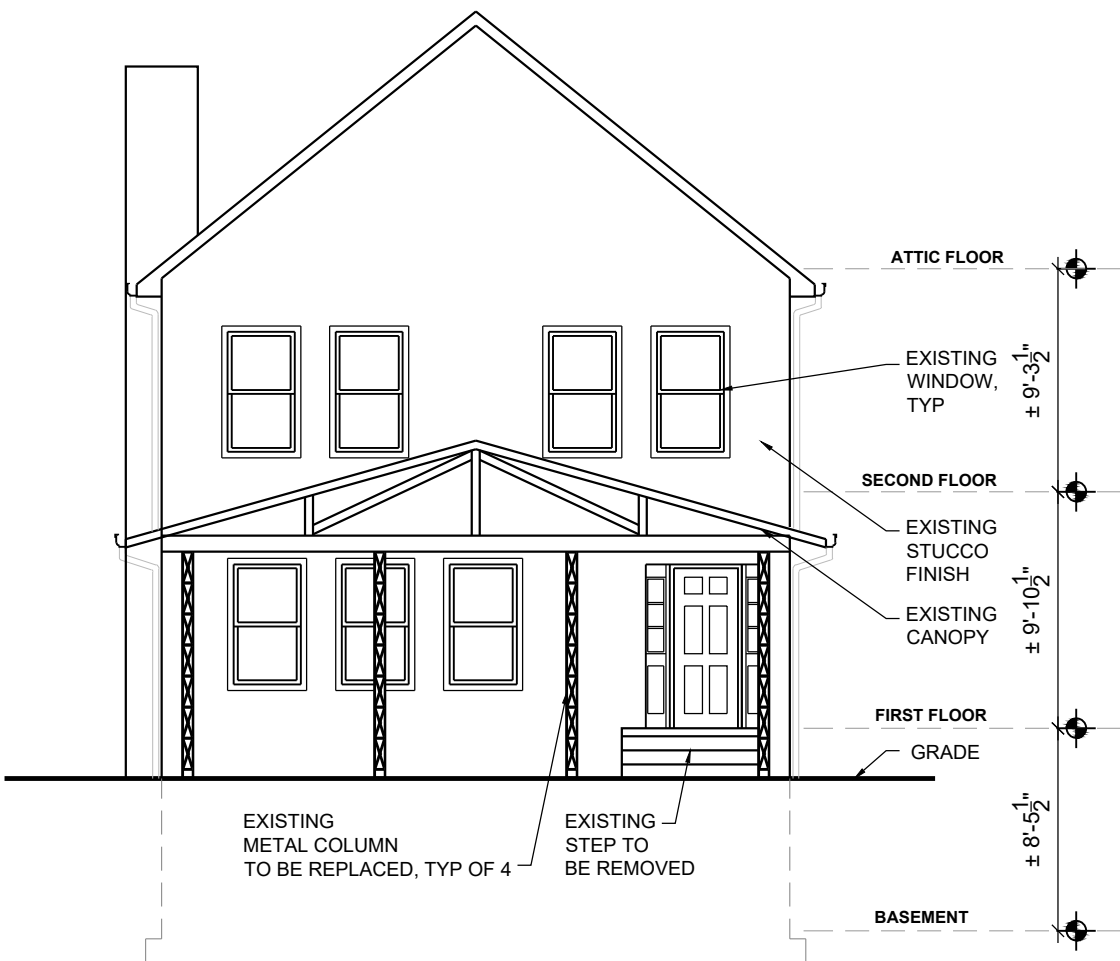
ROOF PLAN

LEGEND

	NEW WALL
	EXISTING WALL

A-105

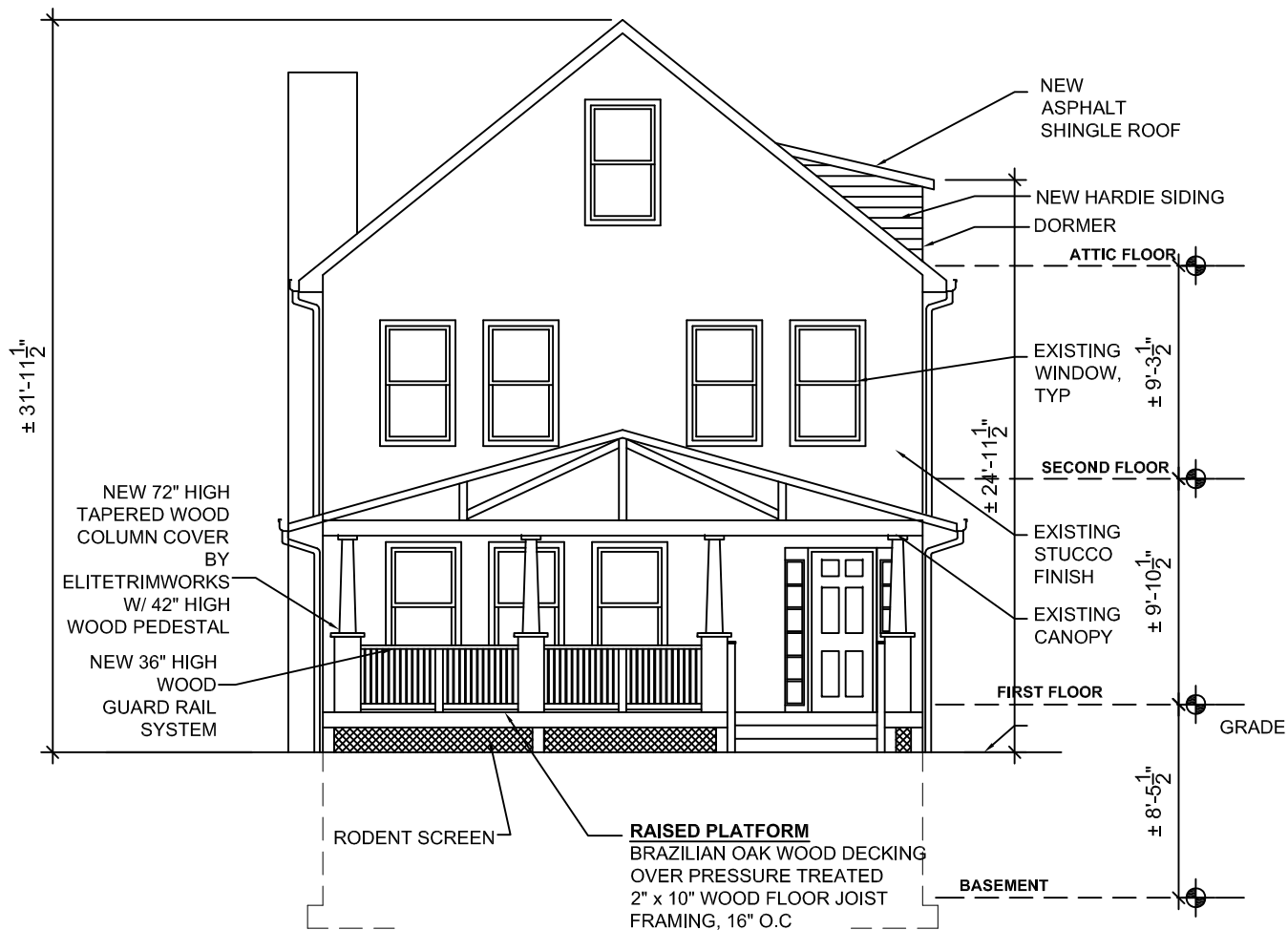
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



EXISTING WEST ELEVATION

A-106

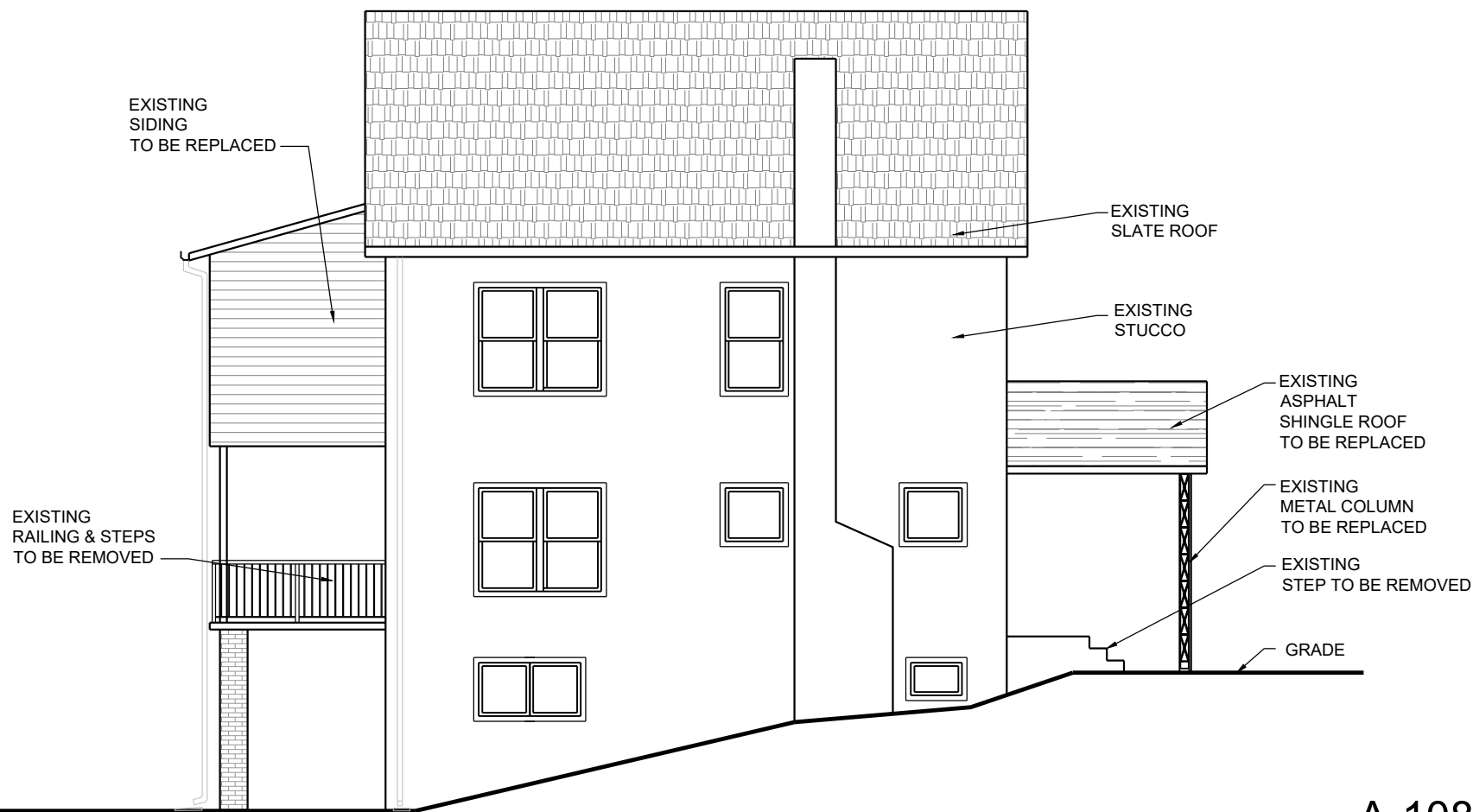
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



PROPOSED WEST ELEVATION

A-107

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



EXISTING SOUTH ELEVATION

A-108

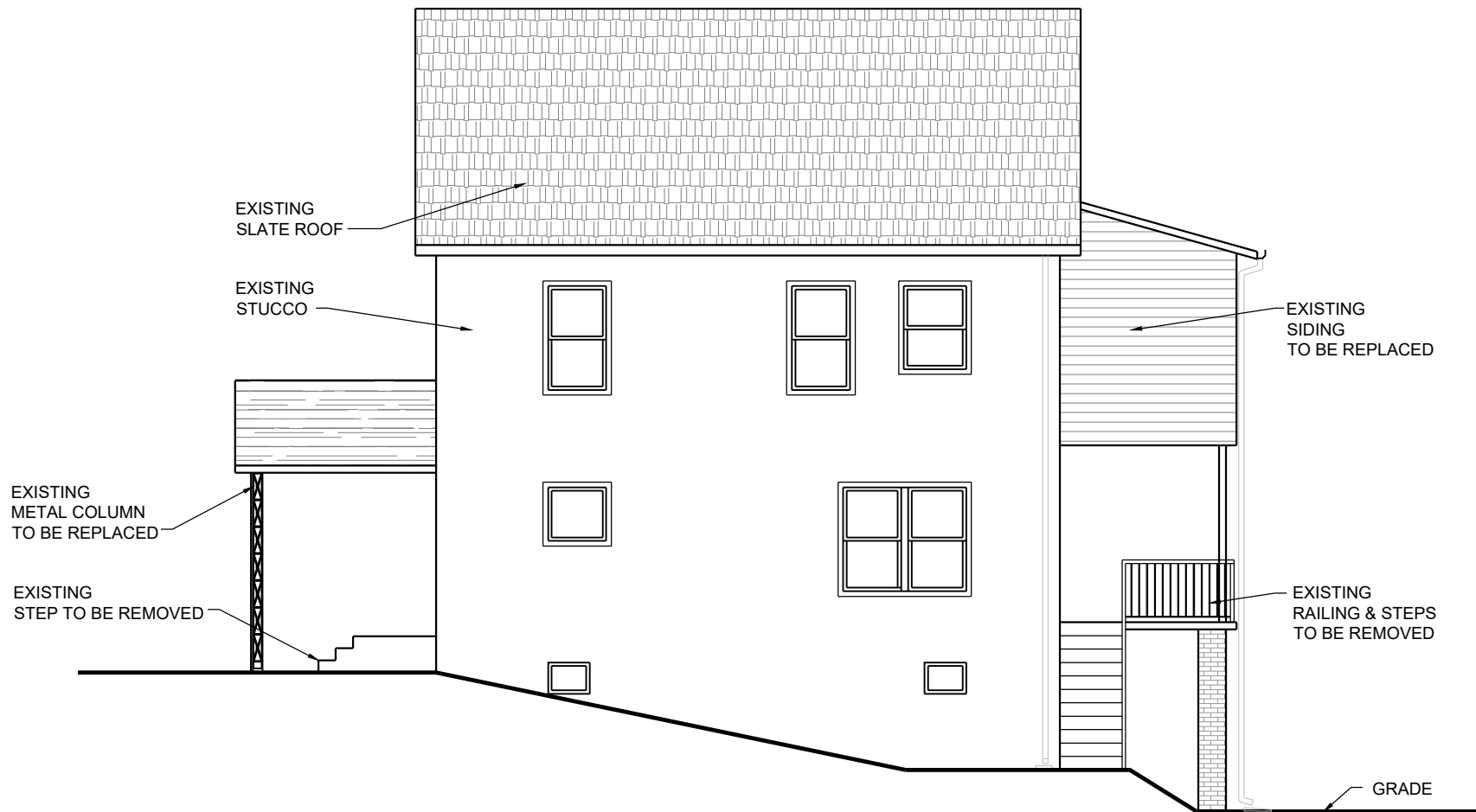
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



PROPOSED SOUTH ELEVATION

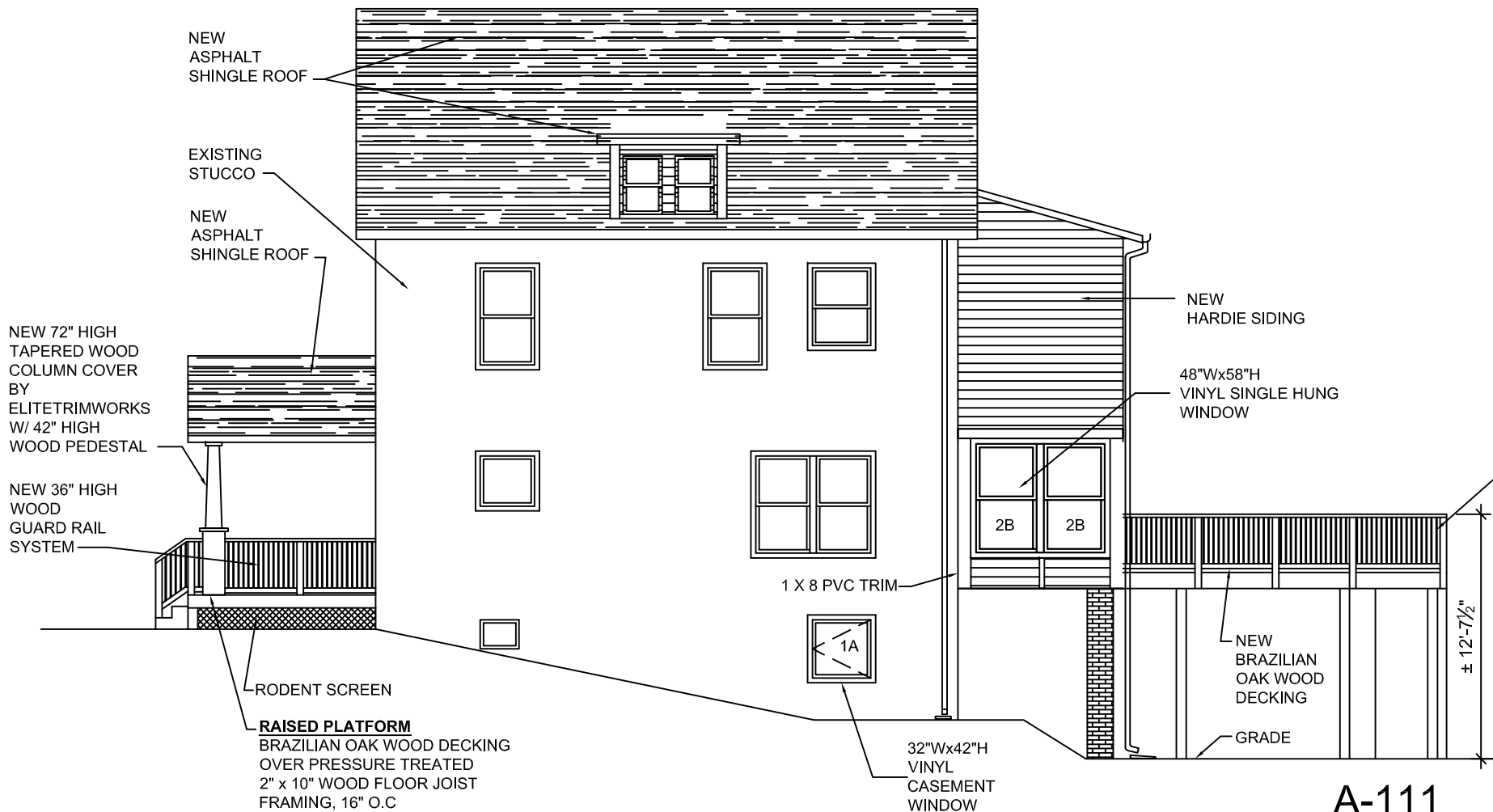
A-109

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



EXISTING NORTH ELEVATION

A-110
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



PROPOSED NORTH ELEVATION

A-111

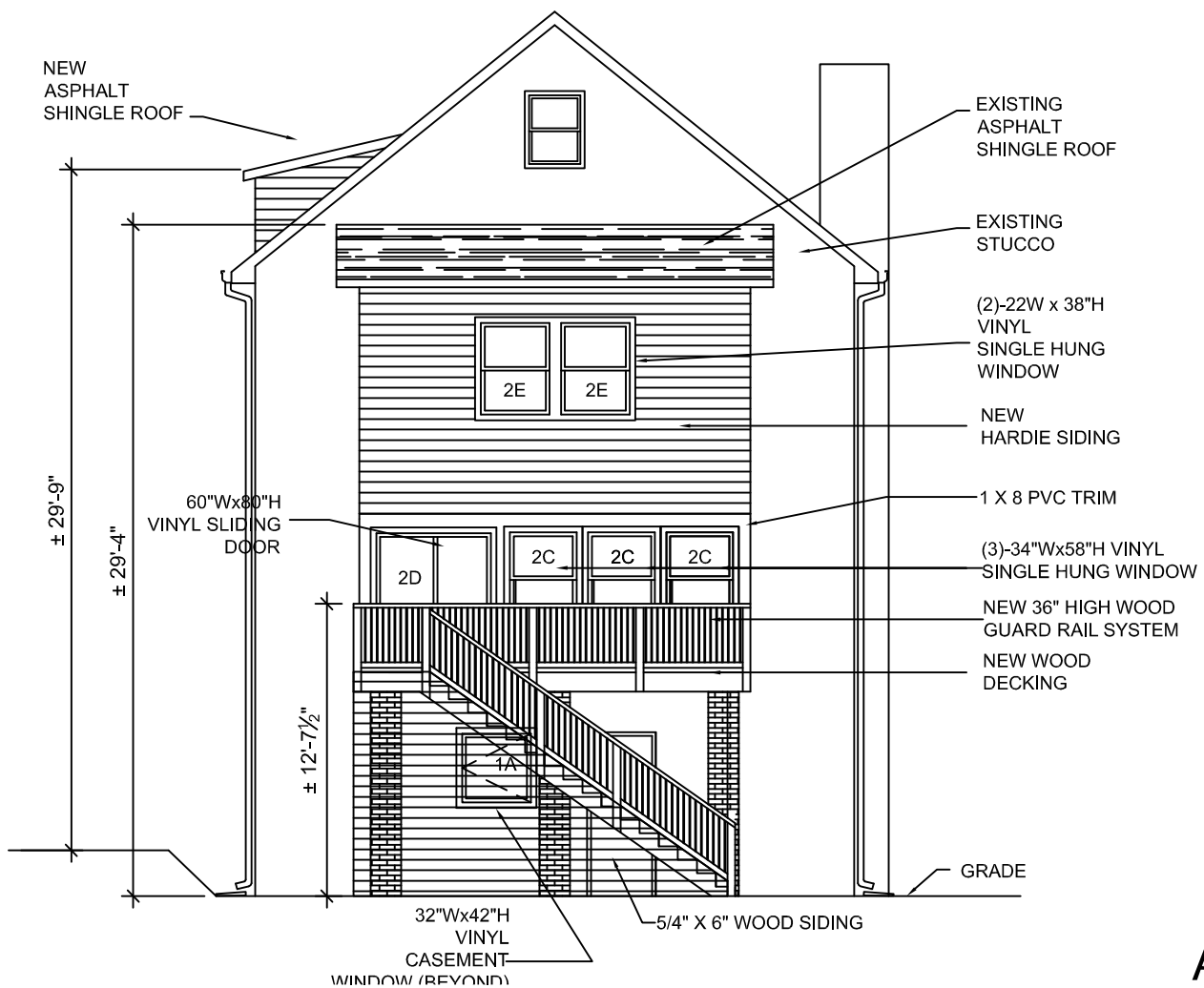
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



EXISTING EAST ELEVATION

A-112

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
9/17/2020



PROPOSED EAST ELEVATION

A-113

20 Philadelphia ave
Takoma Park, MD 20912

SCALE: 1/8" = 1'-0"
2/11/2020

20

20 Philadelphia Ave Takoma Park, MD.

WINDOW AND DOOR SCHEDULE

ITEM#	LOCATION	QUANTITY	TYPE	SIZE	MATERIAL
1A	BASEMENT	2	CASEMENT	32W X 42H	VINYL
2A	1 ST FLOOR	1	DOUBLE HUNG	75W X 60H	VINYL
2B	1 ST FLOOR	2	SINGLE HUNG	48W X 58H	VINYL
2C	1 ST FLOOR	2	SINGLE HUNG	34W X 58H	VINYL
2D	1 ST FLOOR	1	SLIDING DOOR	60W X 80H	VINYL
2E	2 ND FLOOR	2	SINGLE HUNG	22W X 38H	VINYL

MATERIALS LIST

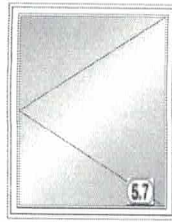
EXTERIOR- STUCCO PAINTED WHITE

NEW DORMER AND REAR ADDITION- HARDIBACKER CEMENT SIDING PAINTED WHITE.

ROOF- ASPHALT SHINGLES



Catalog Version 156



Standard Width = CX1XX - RO: 32" |
UNIT: 31 1/2"
Standard Height = XX35 - RO: 41 3/8"
| UNIT: 40 13/16"
Frame Width = 31 1/2
Frame Height = 40 13/16

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	400 Series Casement, Left, 31.5 x 40.8125, White w/White Sash / Frame:Pine Unfinished Panel:Pine	\$370.56	\$370.56	1	\$0.00	\$370.56
300-2	Hardware: PSC Traditional Folding White PN:1361560 Version:07/15/2020	\$11.59	\$11.59	1	\$0.00	\$11.59
300-3	Insect Screen 1: 400 Series Casement, CX135 Full Screen TruScene White PN:1344167 Version:07/15/2020	\$99.80	\$99.80	1	\$0.00	\$99.80
Unit 300 Total:		\$481.95	\$481.95		\$0.00	\$481.95

Begin Line 300 Descriptions

---- Line 300-1 ----

400 Series Casement
Overall Rough Opening = 32" x 41 5/16"
Overall Unit = 31 1/2" x 40 13/16"
Installation Zip Code = 20904
U.S. ENERGY STAR® Climate Zone = North Central
Search by Unit Code = No
Standard Width = CX1XX - RO: 32" | UNIT: 31 1/2"
Standard Height = XX35 - RO: 41 3/8" | UNIT: 40 13/16"
Frame Width = 31 1/2
Frame Height = 40 13/16
Unit Code = CX135
Frame Option = Installation Flange
Venting / Handing = Left
Hinge Style = Hinge for Widest Clear Opening
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Wood Species = Pine
Interior Frame Finish Color = Unfinished
Interior Sash / Panel Wood Species = Pine

Glass Construction Type = Dual Pane
Glass Option = Low-E4
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Art Glass Series = None
None
DP/PG Upgrade = No
Hardware Style = Traditional Folding
Hardware Color/Finish = White
Corrosion Resistant Hardware = None
Window Opening Control Device = No
Security Sensor Type = None
Insect Screen Type = Full Screen
Insect Screen Material = TruScene
Insect Screen Color = White
Exterior Trim Style = None

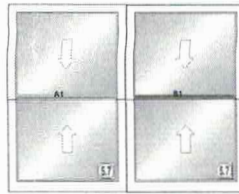
Extension Jamb Type = None
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.28
Unit Solar Heat Gain Coefficient (SHGC) = 0.32
Unit CPD Number = AND-N-1-01590-00001
U.S. ENERGY STAR Certified = Yes
Clear Opening Width = 25.691
Clear Opening Height = 35.961
Clear Opening Area = 6.4158
Unit Part Number = 1321105
Hardware Part Number = 1361560
Insect Screen 1 Part Number = 1344167
SKU = 289185
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 07/15/2020

---- Lines 300-2 to 300-3 have the same description as line 300-1 ----

End Line 300 Descriptions



Catalog Version 156



Sash Width = 37 1/2
Sash Height = 60

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	400 Series Double-Hung-Insert Equal Sash, AA, 37.5 x 60, White w/White Sash / Frame:Pine Unfinished Panel:Pine Unfinished	\$660.04	\$660.04	1	\$0.00	\$660.04
200-2	400 Series Double-Hung-Insert Equal Sash, AA, 37.5 x 60, White w/White Sash / Frame:Pine Unfinished Panel:Pine Unfinished	\$660.04	\$660.04	1	\$0.00	\$660.04
200-3	Optional Lock Hardware 1: TWI Traditional White PN:9069433 Version:07/15/2020	\$11.37	\$11.37	1	\$0.00	\$11.37
200-4	Insect Screen 1: 400 Series Double-Hung-Insert, TWI 37.5 x 60 0 Degrees - Flat Full Screen TruScene White Version:07/15/2020	\$186.42	\$186.42	1	\$0.00	\$186.42
200-5	Optional Lock Hardware 1: TWI Traditional White PN:9069433 Version:07/15/2020	\$11.37	\$11.37	1	\$0.00	\$11.37
200-6	Insect Screen 1: 400 Series Double-Hung-Insert, TWI 37.5 x 60 0 Degrees - Flat Full Screen TruScene White Version:07/15/2020	\$186.42	\$186.42	1	\$0.00	\$186.42
200-7	WWINSERT, JOINING KIT, WW INSERT PN:0102022	\$10.00	\$10.00	1	\$0.00	\$10.00
200-8	84IN, EXT TRIM, WHITE MULL PN:0112052	\$13.26	\$13.26	1	\$0.00	\$13.26
200-9	TW62, CASING, IS WOOD PN:1611557	\$10.61	\$10.61	1	\$0.00	\$10.61
200-10	12FTWWINSERT, COVER, WHITE EXTERIOR STOP PN:0112072	\$17.43	\$17.43	1	\$0.00	\$17.43
Unit 200 Total:		\$1,766.96	\$1,766.96		\$0.00	\$1,766.96

Begin Line 200 Descriptions

---- Line 200-1 ----

400 Series Double-Hung-Insert
Overall Joined Rough Opening = 75 3/8" x 60 1/4"
Overall Joined Unit = 75" x 60"
Installation Zip Code = 20904
U.S. ENERGY STAR® Climate Zone = North Central
Search by Unit Code = No
Sash Width = 37 1/2
Sash Height = 60
Unit Sill Angle = 0 Degrees - Flat
Venting / Handing = AA
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Wood Species = Pine
Interior Frame Finish Color = Unfinished
Interior Sash / Panel Wood Species = Pine
Interior Sash / Panel Finish Color = Unfinished
Jamb Liner Color = White
Glass Construction Type = Dual Pane
Glass Option = Low-E4

High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
None
DP/PG Upgrade = No
Sash Lift Type = None
Lock Hardware Style = Traditional
Number of Sash Locks = 1
Lock Hardware Color/Finish = White
Window Opening Control Device = No
Security Sensor Type = None
Insect Screen Type = Full Screen
Insect Screen Material = TruScene
Insect Screen Color = White
Exterior Stop Cover = Yes
Installation Material Options = No

Re-Order Item = No
Room Location =
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.32
Unit CPD Number = AND-N-132-01022-00001
U.S. ENERGY STAR Certified = Yes
Clear Opening Width = 33.702
Clear Opening Height = 25.744
Clear Opening Area = 6.0252
Optional Lock Hardware 1 Part Number = 9069433
Vertical
Field
0" thick, 60" length
SKU = 289185
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 07/15/2020

---- Lines 200-2 to 200-10 have the same description as line 200-1 ----

End Line 200 Descriptions