

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15001 Barnesville Road, Boyds	Meeting Date:	10/13/2021
Resource:	Master Plan Site #18/10 (<i>Winderbourne</i>)	Report Date:	10/6/2021
Applicant:	Lee Levin	Public Notice:	9/29/2021
		Tax Credit:	Yes
Review:	HAWP	Staff:	Michael Kyne

Permit Number: 948671

PROPOSAL: Complete restoration, new windows, chimney removal, other alterations

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #18/10, *Winderbourne*
STYLE: Queen Anne
DATE: c. 1884

Excerpt from *Places from the Past*:

This high-style Queen Anne residence was the summer home of Enoch and Mary Totten. Mrs. Totten was the daughter of Timothy Howe, Wisconsin Senator and sole heir to the fortune of Elias Howe, inventor of the sewing machine bobbin. Howe's bobbin, a lock stitch device known in those days as a winder, was manufactured and sold by Singer and other companies worldwide. At his death in 1867, his fortune amounted to \$13 million. Mary Howe Totten built her vacation estate in 1884, naming it Winderbourne in recognition of the winder device that brought her family fortune.

The Tottens chose a vacation home site adjacent to Bonnie Brae, the picturesque village-like Boyd estate. Situated on a hill overlooking Seneca Creek, Winderbourne was originally accessed from Clopper Road by a bridge across the railroad tracks, built in part and maintained by the railroad company. The house bears such unusual features as a grand sweeping staircase, great triangular fireplace and concealed downspouts leading to an underground cistern. The grounds were cultivated with imported trees and shrubs and outfitted with a gazebo and an ice pond.



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

PROPOSAL:

The applicant proposes complete restoration, new windows, chimney removal, other alterations at the subject property.

APPLICABLE GUIDELINES:

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

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a

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

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.

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.

STAFF DISCUSSION:

The subject property is the c. 1884 Queen Anne-style Master Plan Site, known as Winderbourne. The house has been vacant for years, and it is in significant disrepair, due to fallen trees, water damage, and vandalism. The house currently has no exterior doors, windows, or frames, and some sections of exterior walls and siding are missing and/or severely deteriorated, requiring replacement.



Figs. 2 & 3: The subject property during restoration in 1986.







Figs. 4 - 7: Current photographs provided by the applicant.

The applicant proposes complete restoration of the house, including the following:

- Rebuilding missing and/or severely deteriorated sections of the building, where necessary.
- In-kind replacement of the cedar shake shingle roofing.
- Repair and in-kind replacement of the existing wood shiplap siding, as necessary.
 - Where high water is likely, the existing wood siding will be replaced with fiber cement siding, with profiles to match the existing.
- In-kind replacement of deteriorated porch flooring, columns, and railings/balusters.
- Installation of missing window frames and wood SDL windows, primarily 2-over-2.
- Installation of missing wood exterior doors.
- Installation of new gutters and downspouts.
- Removal of the chimney from the northwest (rear/left side of the house, as viewed from the public right-of-way of Barnesville Road).

Staff supports the applicant's proposal. The proposal will restore existing and/or missing architectural

features, and it will not destroy historic materials that characterize the property, per *Standard #2*. Although some alterations are proposed (i.e., the replacement of wood siding with fiber cement siding in high water areas and the northwest chimney removal), they will not destroy prominent features and/or materials that characterize the property or affect the ability of the resource to convey its historical and/or architectural significance. This is consistent with *Standard #9*. Staff notes that the proposed work items are eligible for the County's Historic Preservation Tax Credit, and the applicant is encouraged to apply.

After full and fair consideration of the applicant's submission, staff finds the proposal consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found it consistent with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#9* as outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#9*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 948671
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Lee Levin _____

E-mail: Leemail@gmail.com _____

Address: 100 N Van Buren Street _____

City: _Rockville _

Zip: _20850 _____

Daytime Phone: 301 928 6102 _____

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 _____ M 18/10 _____

Is the Property Located within an Historic District? ☒ X Yes/District Name _____ Boyds _____

☐ 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: 15001 Barnsville RD _____

Town/City: Boysds _____ Nearest Cross Street: _____ Clarksburg Road _____

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

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

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☒ X Other: Complete renovation

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.

DocuSigned by:

lee levin



Signer Name: Lee Levin

Signing Reason: I approve this document

Signing Time: 09-Sep-2021 | 10:41:20 AM EDT

CDE075B57F004DF089CD745C8D5AE360

09-Sep-2021

Signature of owner or authorized agent

Date

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

Owner's mailing address Paxton Pickrell 5028 sidney rd Mount Airy Md 21771-5728	Owner's Agent's mailing address Lee Levin 100 N Van Buren Street Rockville MD 20850
Adjacent and confronting Property Owners mailing addresses	
N/A	

Adjacent and Confronting Properties:

Boyd's, MD 20841

14615 Clopper Road

14627 Clopper Road

14701 Clopper Road

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

The following is taken from the nomination form for the National Register of Historic Places, National Parks Service (August 14, 1978)

The Winterbourne mansion was built in 1884 with Queen Anne style elements, facing east. It is of frame construction with Ship Lap Siding and a hipped roof. There are many different window arrangements with the majority six-over-six double hung.

A three-story pavilion on the east elevation with a hipped roof becomes a dormer window on the west elevation. Unusual architectural features a huge triangular fireplace. The chimney rises through the center of the main block.

Winderbourne was built for Enoch and Mary Totten. Mrs. Totten was the daughter of Senator Timothy Howe, a senator from Wisconsin and heir to the Howe sewing machine fortune. The house was named for the fortunate invention of Elias Howe, the winder, or bobbin as we call it today. Mr. Totten was a major in the Civil War and later an attorney for the Pennsylvania Railroad. The home was kept as a summer residence by the Tottens.

It is located on a peninsula on Lake Seneca. There are no other houses in the vicinity.

The current condition of the property has some structural damage due to fallen trees. Water damage as well as significant vandalism. All utilities have been destroyed, vandalized, or removed.

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

Complete restoration of the Winderbourne mansion property. Maintaining architectural significance of the property in balance with bringing the property up to today standards.

The house is in a state of decay; rebuild will be required for part of the house. There are no existing windows/Frames or exterior doors(see pictures).

Project will remove existing cedar shake shingles on roof exterior and restore with cedar shake shingles. Siding will be repaired and restored where missing with wood Ship Lap Siding, Composite may be used in high water areas to prevent rot. Project will also replace rotting porch boards and repair/replace existing columns/ balusters with style appropriate columns/balusters. Steps with railings will be repaired. Porch footprints to remain the same. Windows/ doors that are missing will be replaced with style appropriate wood, vinyl or aluminum double paneled windows and style appropriate doors. No new building footprint will be added to the site. Install gutters and downspouts at inside corners to improve drainage.

Remove chimney in back off house. (see plans with dotted line chimney)

Work Item 1: Complete renovation

Description of Current Condition: see Pictures

Proposed Work: See plans

Work Item 2: Remove back Chimney

Description of Current Condition:
See Picture 6487327

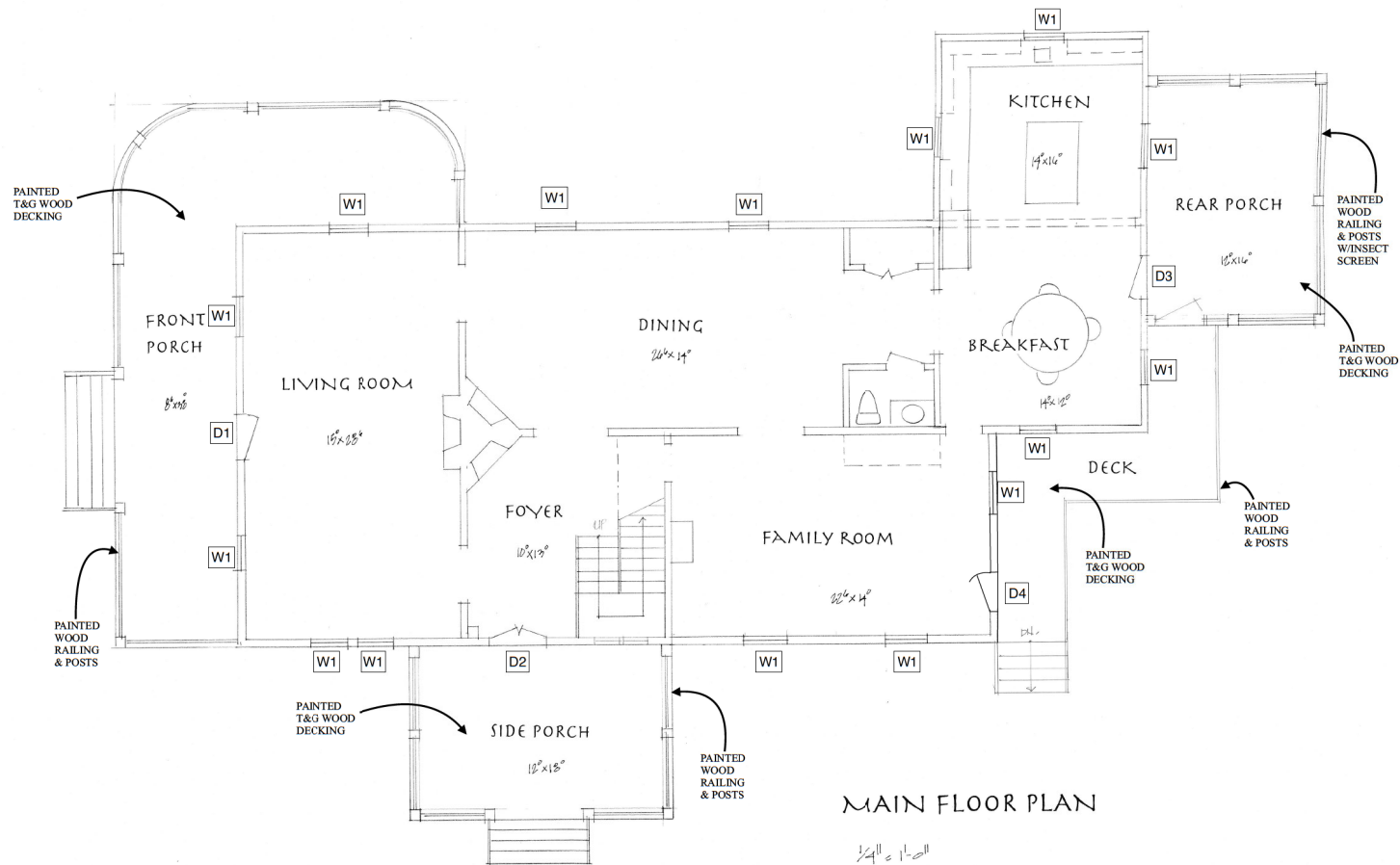
Proposed Work:
See plans page page 7

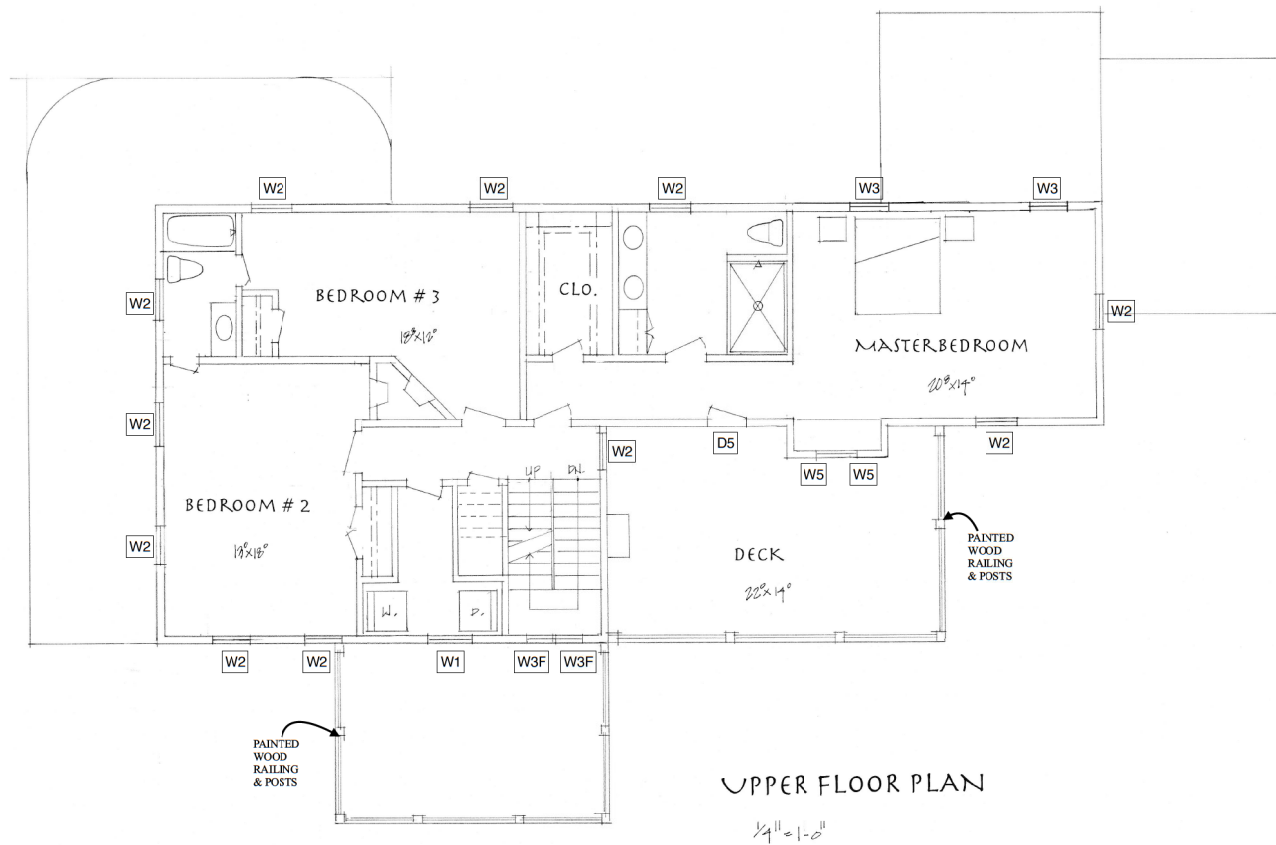
Work Item 3: _____

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	*	*	*	*	*		*

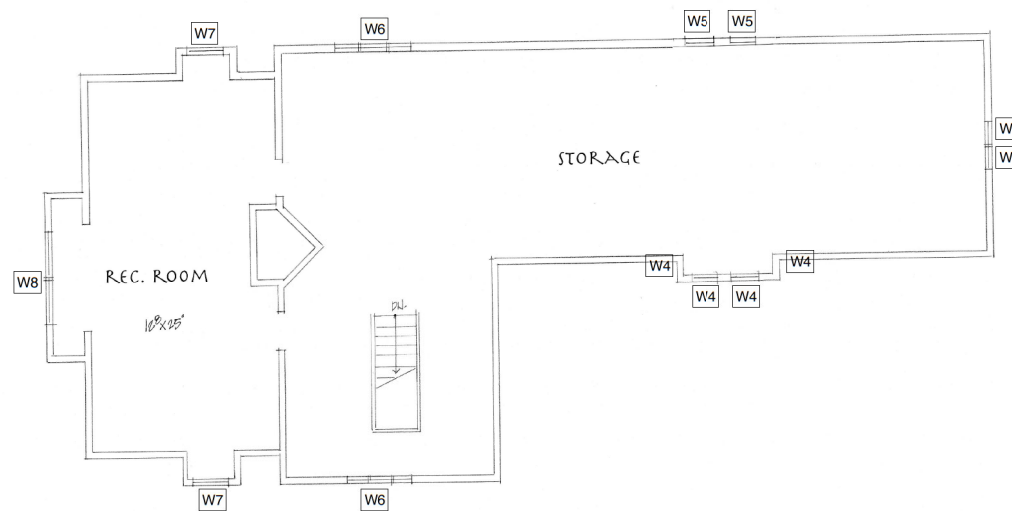




ARCHITECTURAL DESIGN
 TIRTANADI ARCHITECT
 15001 BARNESVILLE ROAD
 BOYD, MARYLAND
 410-244-1011

HISTORIC
 WINDERBOURNE MANSION
 15001 BARNESVILLE ROAD
 BOYD, MARYLAND





ATTIC PLAN

$\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$

BARBERS & BROTHERS
15001 BARNESVILLE ROAD
BOYD, MARYLAND 20837
www.tbarnesville.com
TERTANADI ARCHITECT
15001 BARNESVILLE ROAD
BOYD, MARYLAND 20837
CALL 202-599-0321

HISTORIC
WINDERBOURNE MANSION
15001 BARNESVILLE ROAD
BOYD, MARYLAND





REAR ELEVATION

$\frac{1}{4}" = 1'-0"$

TURTANADI ARCHITECT
 15001 BARNESVILLE ROAD
 BOYD, MARYLAND
 20740-1001
 TEL: 410-326-1001
 FAX: 410-326-1002
 WWW.TURTANADIARCHITECT.COM

HISTORIC
 WINDERBOURNE MANSION
15001 BARNESVILLE ROAD
 BOYD, MARYLAND





RIGHT SIDE ELEV.

$\frac{1}{4}'' = 1'-0''$

15001 Barnesville Road
Boyd, Maryland 21032
www.turkadi.com
TURKADI ARCHITECT
4101 CLARKSON AVE
GUTHRIERIDGE, MARYLAND 20897
CALL 301-261-0411

HISTORIC
WINDERSBOURNE MANSION
15001 BARNESVILLE ROAD
BOYD, MARYLAND





THRYANADI ARCHITECT
4411 CAMDEN AVE.
CANTERBURY, CT 06026
TEL: 860-284-0011
WWW.THRYANADIARCHITECT.COM

HISTORIC
WINDERBOURNE MANSION
15001 BARNESVILLE ROAD
BOYD, MARYLAND



Winderbourne Window Schedule

Plan ID	QTY	Room	Config	New Unit R.O.		Unit ID	Grille
				W	H		
W1	5	Living	DH	2-10	5-9	DH2830	2/2
W1	2	Dining	DH	2-10	5-9	DH2830	2/2
W1	2	Breakfast	DH	2-10	5-9	DH2830	2/2
W1	3	Kitchen	DH	2-10	5-9	DH2830	2/2
W1	2	Family	DH	2-10	5-9	DH2830	2/2
W3F	2	Stairs	Fixed	2-0-1/2	3-6-1/2		2/2
W1	1	Laundry	DH	2-10	5-9	DH2830	2/2
W2	4	BR2	DH	2-10	5-5	DH2828	2/2
W2	1	J&J	DH	2-10	5-5	DH2828	2/2
W2	2	BR3	DH	2-10	5-5	DH2828	2/2
W2	1	MBA	DH	2-10	5-5	DH2828	2/2
W2	2	MBR	DH	2-10	5-5	DH2828	2/2
W4	2	MBR	C	1-8-1/2	3-6-1/2	N136	None
W5	2	MBR	C	1-8-1/2	2-6-1/2	N126	None
W4	6	Attic	C	1-8-1/2	3-6-1/2	N136	None
W5	2	Attic	C	1-8-1/2	2-6-1/2	N126	None
W6	2	Attic	CC	4-8-1/2	2-6-1/2	L226	None
W7	2	ABR	DH	2-8	4-5	DH2622	2/2
W8	1	ABR	DH/DH	4-4-1/2	4-1	DH2020	2/2

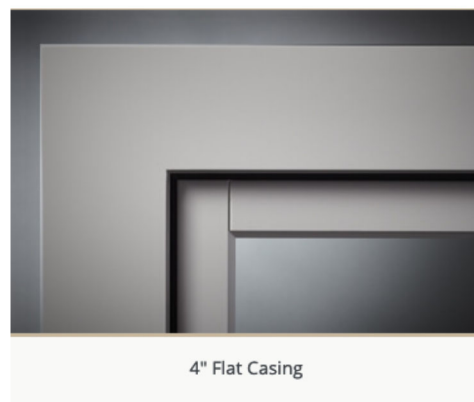
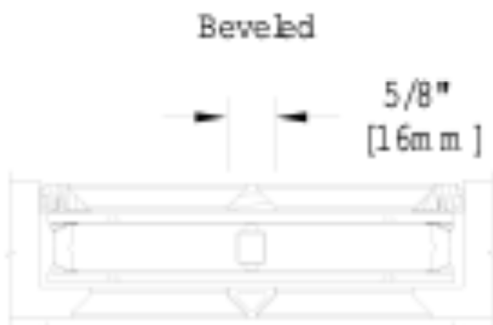
Window Specs & Schedule

For
Winderbourne Mansion
15001 Barnesville Rd.
Boys, MD

Sept. 20, 2021

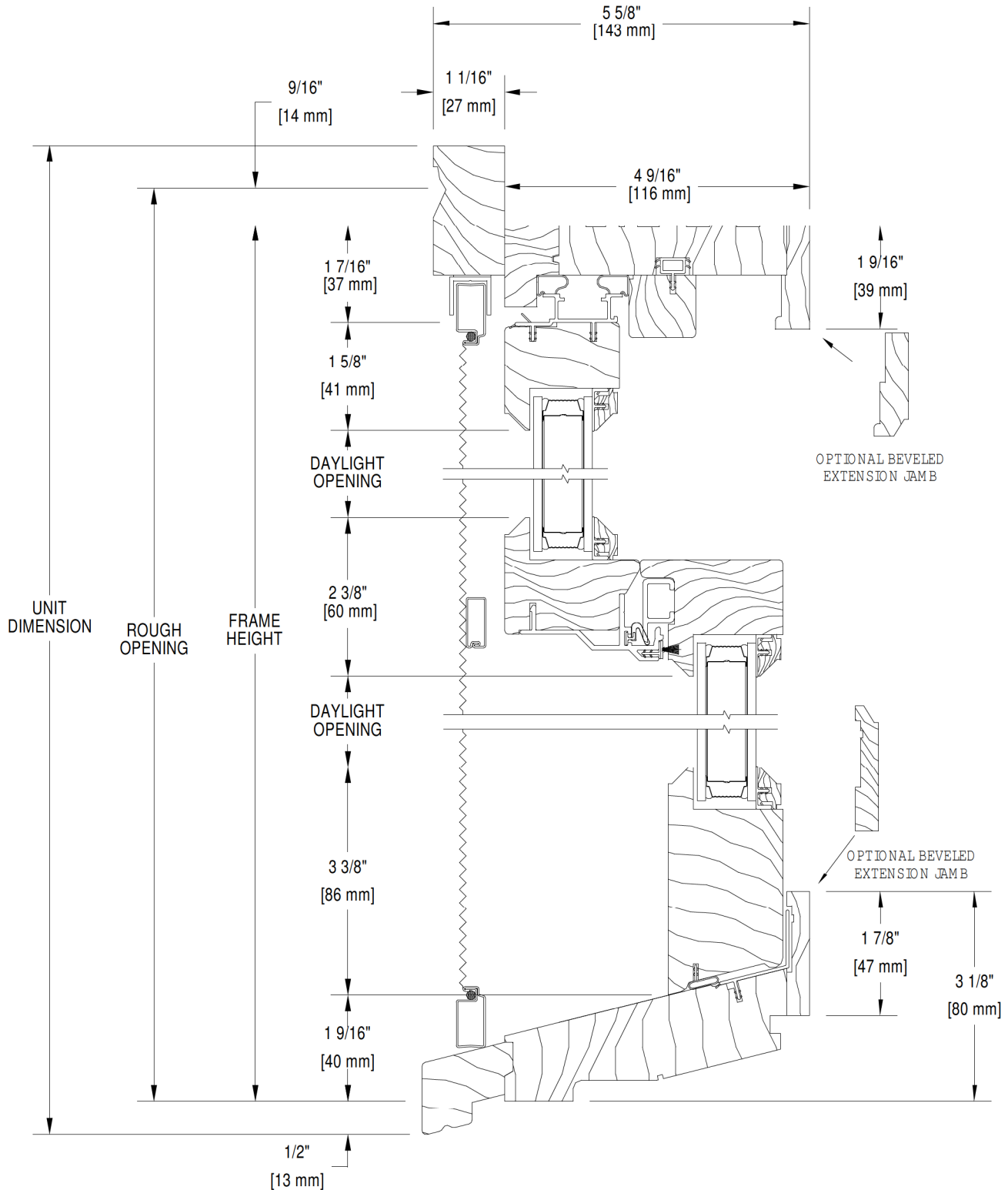
The following details are proposed for the rehabilitation of the Winderbourne Mansion.

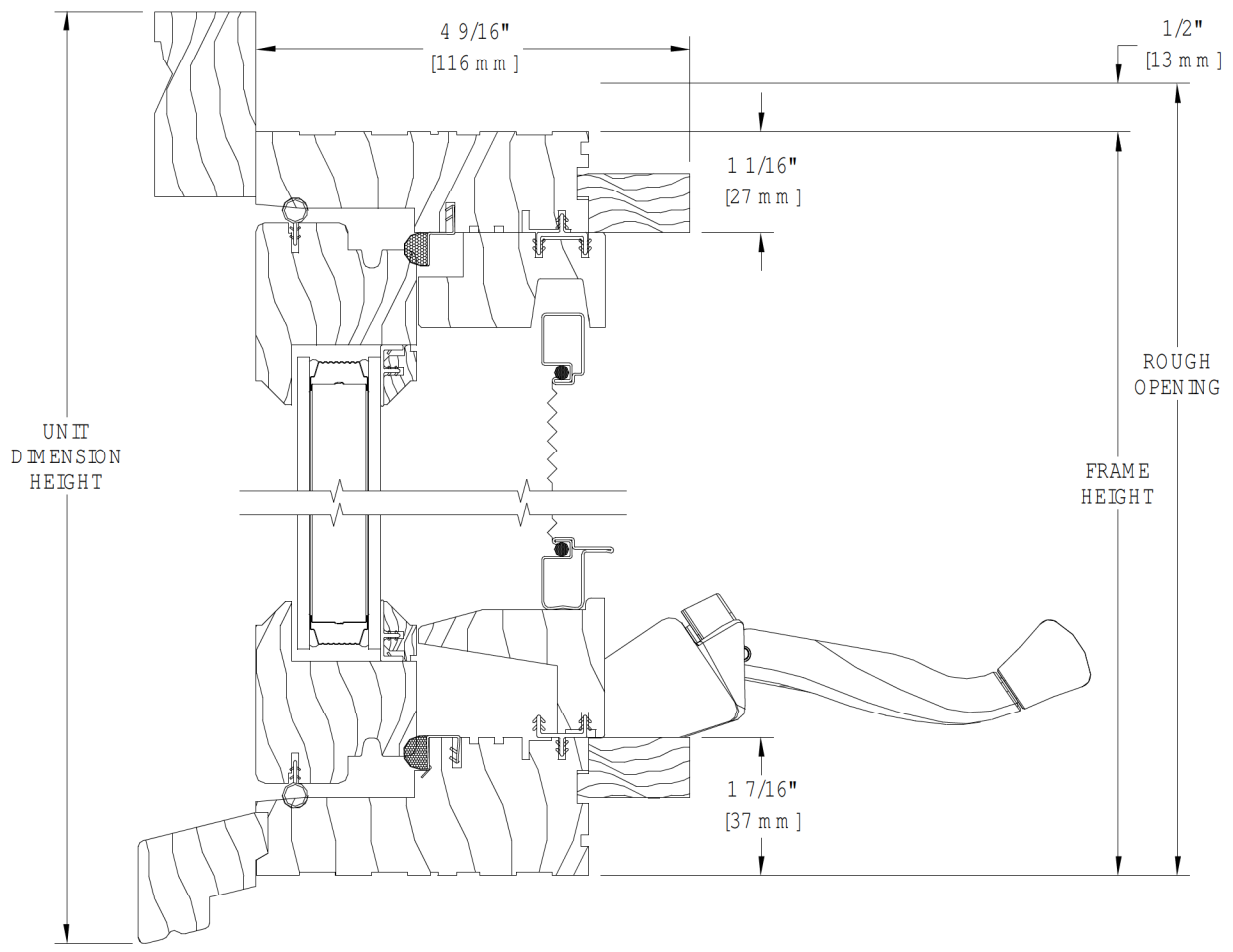
- All windows and window frames to be replaced with new Kolbe Heritage Series wood windows.
- All windows to be factory primed and painted (optionally field painted) white.
- All unit dimensions, handing, and configuration per window schedule below.
- All windows to have 4" flat exterior casing to match existing.
- All existing double hung windows to be replaced with double hung windows.
- All windows to have interior and exterior grilles. Exterior to be Kolbe $\frac{5}{8}$ " Beveled profile. Configuration per window schedule below.
- All existing hinged windows to be replaced with outswing casement windows.
- All new window glass shall be double paned low-E argon filled.
- All windows to have full (removable) screens.



Winderbourne Window Schedule

Plan ID	QTY	Room	Config	New Unit R.O.		Unit ID	Grille
				W	H		
W1	5	Living	DH	2-10	5-9	DH2830	2/2
W1	2	Dining	DH	2-10	5-9	DH2830	2/2
W1	2	Breakfast	DH	2-10	5-9	DH2830	2/2
W1	3	Kitchen	DH	2-10	5-9	DH2830	2/2
W1	2	Family	DH	2-10	5-9	DH2830	2/2
W3F	2	Stairs	Fixed	2-0-1/2	3-6-1/2		2/2
W1	1	Laundry	DH	2-10	5-9	DH2830	2/2
W2	4	BR2	DH	2-10	5-5	DH2828	2/2
W2	1	J&J	DH	2-10	5-5	DH2828	2/2
W2	2	BR3	DH	2-10	5-5	DH2828	2/2
W2	1	MBA	DH	2-10	5-5	DH2828	2/2
W2	2	MBR	DH	2-10	5-5	DH2828	2/2
W4	2	MBR	C	1-8-1/2	3-6-1/2	N136	None
W5	2	MBR	C	1-8-1/2	2-6-1/2	N126	None
W4	6	Attic	C	1-8-1/2	3-6-1/2	N136	None
W5	2	Attic	C	1-8-1/2	2-6-1/2	N126	None
W6	2	Attic	CC	4-8-1/2	2-6-1/2	L226	None
W7	2	ABR	DH	2-8	4-5	DH2622	2/2
W8	1	ABR	DH/DH	4-4-1/2	4-1	DH2020	2/2





U.D.
R.O.
S.O.

8'0 7/8"
7'11"
2'6"
*

3'-2 1/8"
3'-1"
2'-10"

DH2614- 3

8'6 7/8"
8'5"
2'8"
*

DH2814- 3

3'-6 1/8"
3'-5"
3'-2"

DH2616- 3

DH2816- 3

4'-2 1/8"
4'-1"
3'-10"

DH2620- 3

DH2820- 3

4'-6 1/8"
4'-5"
4'-2"

DH2622- 3

DH2822- 3

4'-10 1/8"
4'-9"
4'-6"

DH2624- 3

DH2824- 3

5'-2 1/8"
5'-1"
4'-10"

DH2626- 3

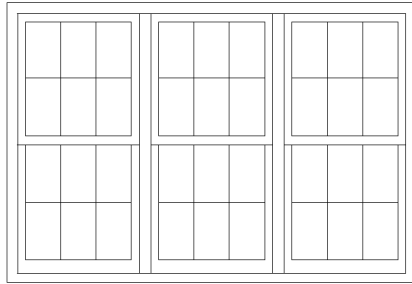
DH2826- 3

* NOTE: Grilles configuration shown are typical for
width and height combinations shown.

U.D.
R.O.
S.O.

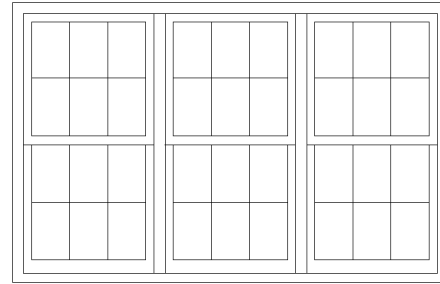
8'-0 7/8"
7'-11"
2'-6"
*

5'-6 1/8"
5'-5"
5'-2"



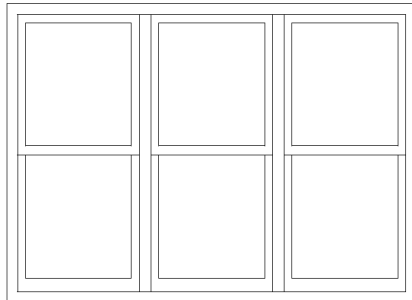
DI12628-3

8'-6 7/8"
8'-5"
2'-8"
*

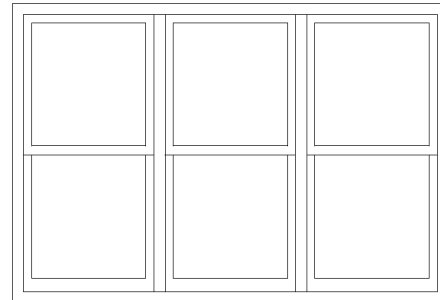


DI12828-3

5'-10 1/8"
5'-9"
5'-6"

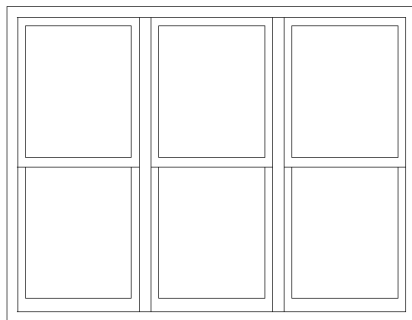


DH2630-3

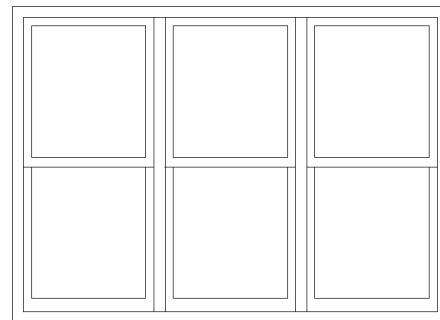


DH2830-3

6'-2 1/8"
6'-1"
5'-10"

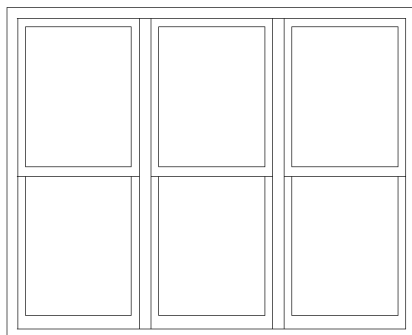


DH2632-3

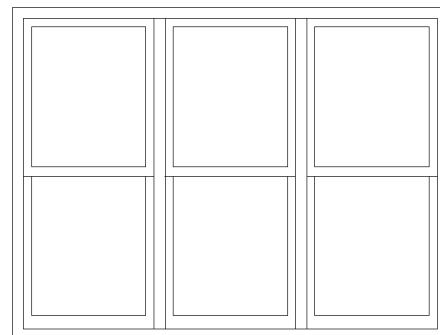


DH2832-3

6'-6 1/8"
6'-5"
6'-2"
















































DH2634-3



DH2834-3

Casements | Elevation Charts

Casements | "N" Series (1'8" wide)

F.S.	1'-8"	3'-4"	5'-0"	6'-8"	8'-4"
R.O.	1'-8 1/2"	3'-4 1/2"	5'-0 1/2"	6'-8 1/2"	8'-4 1/2"
G.S.	14 5/8"	14 5/8"	14 5/8"	14 5/8"	14 5/8"
G.S.	13 7/8"	13 7/8"	13 7/8"	13 7/8"	13 7/8"
2'-0"					
	KUN12†	KUN22†	KUN32†	KUN42†	KUN52†
2'-6"					
	KUN126†	KUN226†	KUN326†	KUN426†	KUN526†
3'-0"					
	KUN13	KUN23	KUN33	KUN43	KUN53
3'-6"					
	KUN136	KUN236	KUN336	KUN436	KUN536
4'-0"					
	KUN14	KUN24	KUN34	KUN44	KUN54
4'-6"					
	KUN146	KUN246	KUN346	KUN446	KUN546
5'-0"					
	KUN15	KUN25	KUN35	KUN45	KUN55
5'-6"					
	KUN156	KUN256	KUN356	KUN456	KUN556
6'-0"					
	KUN16	KUN26	KUN36	KUN46	KUN56

* Glass size for push-out casements

† Push-out units are only available with single-point hardware

F.S. = Frame Size • R.O. = Rough Opening • G.S. = Glass Size (Glass sizes are shown per sash)

NOTE: All measurements are nominal. Elevation charts are not to scale. Above sizes are available as crank-out, crank-out EP and push-out casements. For push-out casements, have dealer specify push-out when placing order for unit. Divided lites are optional.


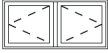
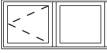




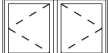





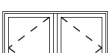



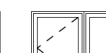














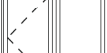




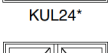
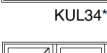

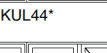



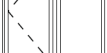


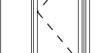






Specify stationary, left or right venting when ordering single units. Venting is viewed from the exterior.

Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines. For rough opening recommendations, see pg. 208.

Additional and the most current drawings are available at www.kolbewindows.com.

Casements | Elevation Charts

Casements | "L" Series (2'4" wide)

	2'-4"	4'-8"	7'-0"	9'-4"	11'-8"	14'-0"
F.S.	2'-4 1/2"	4'-8 1/2"	7'-0 1/2"	9'-4 1/2"	11'-8 1/2"	14'-0 1/2"
R.O.	22 5/8"	22 5/8"	22 5/8"	22 5/8"	22 5/8"	22 5/8"
G.S.	21 7/8"	21 7/8"	21 7/8"	21 7/8"	21 7/8"	21 7/8"
G.S.**	21 7/8"	21 7/8"	21 7/8"	21 7/8"	21 7/8"	21 7/8"
2'-0"						
	KUL12†	KUL22†	KUL32†	KUL42†	KUL52†	KUL62†
2'-6"						
	KUL126†	KUL226†	KUL326†	KUL426†	KUL526†	KUL626†
3'-0"						
	KUL13	KUL23	KUL33	KUL43	KUL53	KUL63
3'-6"						
	KUL136	KUL236	KUL336	KUL436	KUL536	KUL636
4'-0"						
	KUL14*	KUL24*	KUL34*	KUL44*	KUL54*	KUL64*
4'-6"						
	KUL146*	KUL246*	KUL346*	KUL446*	KUL546*	KUL646*
5'-0"						
	KUL15*	KUL25*	KUL35*	KUL45*	KUL55*	KUL65*
5'-6"						
	KUL156*	KUL256*	KUL356*	KUL456*	KUL556*	KUL656*
6'-0"						
	KUL16*	KUL26*	KUL36*	KUL46*	KUL56*	KUL66*

* Units meet most national emergency escape and rescue requirements when modified with single-arm operators and Euro hinges

** Glass size for push-out casements

† Push-out units are only available with single-point hardware

F.S. = Frame Size • R.O. = Rough Opening • G.S. = Glass Size (Glass sizes are shown per sash)

NOTE: All measurements are nominal. Elevation charts are not to scale. Above sizes are available as crank-out, crank-out EP and push-out casements. For push-out casements, have dealer specify push-out when placing order for unit. Divided lites are optional.




































































































Specify stationary, left or right venting when ordering single units. Venting is viewed from the exterior.

Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines. For rough opening recommendations, see pg. 208.

Additional and the most current drawings are available at www.kolbewindows.com.

Double Hungs | Elevation Charts

Sterling & Traditional Double Hungs | Single Units

F.S.	1'-9 1/2"	2'-1 1/2"	2'-5 1/2"	2'-7 1/2"	2'-9 1/2"	2'-11 1/2"	3'-1 1/2"	3'-5 1/2"	3'-9 1/2"
R.O.	1'-10"	2'-2"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-6"	3'-10"
S.O.	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-4"	3'-8"
G.S.	16"	20"	24"	26"	28"	30"	32"	36"	40"
3'-0 7/16"									
3'-4 7/16"									
4'-0 7/16"									
4'-4 7/16"									
4'-8 7/16"									
5'-0 7/16"									
5'-4 7/16"									
5'-8 7/16"									
6'-0 7/16"									
6'-4 7/16"									
6'-8 7/16"									

NOTE: All measurements are nominal. Elevation charts are not to scale. Divided lites are optional.

Single units shown are also available as single hung units and replacement sash kits with Traditional sash only.

Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines. For rough opening recommendations, see pg. 208.

The side jambs of double hung units extend above the head jamb; additional space for the rough opening height may be necessary.

PRODUCT CODES:

To order, add "U" before the product number and "-1," "-2," or "-3" after to denote a single, twin or triple unit, respectively (Ex: UDH4036-1). Specify Traditional or Sterling sash.

Additional and the most current drawings are available at www.kolbewindows.com.

F.S.=Frame Size • R.O. = Rough Opening • S.O. = Sash Opening • G.S. = Glass Size

* Units meet most national emergency escape and rescue requirements

** Only Traditional sash units meet most national emergency escape and rescue requirements

Clear Opening Dimensions

Rough Opening Recommendations:

The Kolbe standard rough opening dimensions published in our product literature are provided as a guideline to maintain a minimum 1/4" space between the window or patio door and the building structure. There are certain situations where Kolbe recommends a gap larger than our published 1/4" standard:

- ▶ When installation clips are used, the gap should be increased to 1/2" on the sides, top and bottom of the unit.
- ▶ When mulls are installed in the opening, the gap all around should be increased to 1/2". For installation consistency, the same gap should be used on all units in the project.
- ▶ When a sill pan drainage system is used, the gap should be increased to 1/2" on the top and bottom of the unit.

Because every installation is different, Kolbe strongly recommends consultation with the local supplier or a qualified contractor, architect or structural engineer prior to the installation of any Kolbe product. Installation of Kolbe products, including sizing of rough opening, method of attachment, fastener selection, and code compliance is the sole responsibility of the architect, building owner, contractor and/or consumer.

Unless otherwise specified, if units are ordered by rough opening, Kolbe will size the units using our standard minimum 1/4" gap – regardless of the options or construction of the product ordered.

Definitions of Acceptable Emergency Escape & Rescue Openings:

"Egress" has long been the term used to describe the clear opening dimensions of a window or door necessary to enter or exit a building in case of an emergency. With the release of the International Building Code (IBC) and International Residential Code (IRC), "egress" is no longer the appropriate term.

IBC and IRC have set the following as basic requirements for Emergency Escape & Rescue Openings.

- ▶ Minimum Opening Width: 20 inches (508 mm)
- ▶ Minimum Opening Height: 24 inches (610 mm)
- ▶ Minimum Opening Area: 5.7 sq. ft. (0.53 m²)

NOTE:

Please check your local codes to confirm that these Emergency Escape & Rescue Opening requirements are applicable. Other requirements may also apply.

Notes For Casement Windows:

- ▶ Clear opening widths shown are for standard casements with multi-point locks and concealed hinges.
- ▶ Exposed Hinges (a.k.a. Euro Hinges) - The Euro hinge is the default hinge used when standard concealed casement hinges can not be utilized (*radius head units, high performance units and impact performance units*), or if this type of hinge is requested. In most cases single-arm operators are used with Euro hinges, which changes the clear opening widths. For units with this type of hinge, add 3-7/16" to widths shown for one sash open. For French casements add 6-7/8" to widths shown for two sash open. Two sash open may or may not be considered as an acceptable emergency escape and rescue opening per the local building inspector.
- ▶ All dimensions are taken with sash open to 90°, except for an "E" Series unit with dual-arm operator and concealed hinges, which opens to 75°.

NOTE: For the most up-to-date data, please visit www.kolbewindows.com. Shaded units meet most national building codes for emergency escape and rescue requirements..

Product #	Sq. Ft. Clear Opg.	Clear Opening		Sq. Ft. D.L.O.	Sq. Ft. Vent	Sq. Ft. of Unit Frame Dim.
		Width	Height			
Crank-Out Casements						
S12	1.03	7-3/4"	19-1/8"	1.18	1.62	2.67
S126	1.35	7-3/4"	25-1/8"	1.58	2.13	3.33
S13	1.68	7-3/4"	31-1/8"	1.98	2.63	4.00
S136	2.00	7-3/4"	37-1/8"	2.38	3.14	4.67
S14	2.32	7-3/4"	43-1/8"	2.78	3.65	5.33
S146	2.64	7-3/4"	49-1/8"	3.18	4.16	6.00
S15	2.97	7-3/4"	55-1/8"	3.58	4.67	6.67
S156	3.29	7-3/4"	61-1/8"	3.99	5.17	7.33
S16	3.61	7-3/4"	67-1/8"	4.39	5.68	8.00
N12	1.56	11-3/4"	19-1/8"	1.67	2.15	3.33
N126	2.05	11-3/4"	25-1/8"	2.24	2.82	4.17
N13	2.54	11-3/4"	31-1/8"	2.80	3.50	5.00
N136	3.03	11-3/4"	37-1/8"	3.37	4.17	5.83
N14	3.52	11-3/4"	43-1/8"	3.94	4.85	6.67
N146	4.01	11-3/4"	49-1/8"	4.51	5.52	7.50
N15	4.50	11-3/4"	55-1/8"	5.07	6.20	8.33
N156	4.99	11-3/4"	61-1/8"	5.64	6.87	9.17
N16	5.48	11-3/4"	67-1/8"	6.21	7.55	10.00
W12	2.09	15-3/4"	19-1/8"	2.16	2.68	4.00
W126	2.75	15-3/4"	25-1/8"	2.89	3.52	5.00
W13	3.40	15-3/4"	31-1/8"	3.63	4.36	6.00
W136	4.06	15-3/4"	37-1/8"	4.36	5.20	7.00
W14	4.72	15-3/4"	43-1/8"	5.09	6.05	8.00
W146	5.37	15-3/4"	49-1/8"	5.83	6.89	9.00
W15	6.03	15-3/4"	55-1/8"	6.56	7.73	10.00
W156	6.69	15-3/4"	61-1/8"	7.30	8.57	11.00
W16	7.34	15-3/4"	67-1/8"	8.03	9.41	12.00
L12	2.62	19-3/4"	19-1/8"	2.65	3.21	4.67
L126	3.45	19-3/4"	25-1/8"	3.55	4.22	5.83
L13	4.27	19-3/4"	31-1/8"	4.45	5.23	7.00
L136	5.09	19-3/4"	37-1/8"	5.35	6.24	8.17
L14	5.91	19-3/4"	43-1/8"	6.25	7.24	9.33
L146	6.74	19-3/4"	49-1/8"	7.15	8.25	10.50
L15	7.56	19-3/4"	55-1/8"	8.05	9.26	11.67
L156	8.38	19-3/4"	61-1/8"	8.95	10.27	12.83
L16	9.21	19-3/4"	67-1/8"	9.86	11.27	14.00
X12	2.89	21-3/4"	19-1/8"	2.89	3.48	5.00
X126	3.79	21-3/4"	25-1/8"	3.88	4.57	6.25
X13	4.70	21-3/4"	31-1/8"	4.86	5.66	7.50
X136	5.61	21-3/4"	37-1/8"	5.84	6.75	8.75
X14	6.51	21-3/4"	43-1/8"	6.83	7.84	10.00
X146	7.42	21-3/4"	49-1/8"	7.81	8.93	11.25
X15	8.33	21-3/4"	55-1/8"	8.80	10.02	12.50
X156	9.23	21-3/4"	61-1/8"	9.78	11.12	13.75
X16	10.14	21-3/4"	67-1/8"	10.77	12.21	15.00
E13	5.57	25-3/4"	31-1/8"	6.09	6.96	9.00
E136	6.64	25-3/4"	37-1/8"	7.33	8.30	10.50











From: Lee <leemail@gmail.com>
Sent: Tuesday, September 21, 2021 7:57:13 AM
To: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>
Subject: Fwd: HWAP Authorization

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Rebecca,
Please find Paxton's approval below. See you at 11.
Lee

----- Forwarded message -----

From: Paxton Pickrell <pepacky@aol.com>
Date: Mon, Sep 20, 2021 at 11:34 PM
Subject: Re: HWAP Authorization
To: leemail@gmail.com <leemail@gmail.com>, gth@ohblaw.com <gth@ohblaw.com>

Authorization is hereby granted for the below request from Lee Levine for Historical planning approval only on Historic residence at 15001 Barnesville Rd Boyds, MD 20841

Paxton E Pickrell
5028 Sidney Rd
Mt Airy, MD 21771-5728

301-831-5501

September 17, 2021

Paxton Pickrell
5028 Sidney Rd
Mount Airy Md 21771-5728

"Dear Historic Preservation Commission,
As the personal representative of the estate of Beulah Pickrell. I authorize Lee Levin to submit Historic Area Work Permits to assess the feasibility of restoring the property at 15001 Barnesville RD Boyds 20841."

Paxton Pickrell

-----Original Message-----

From: Lee <leemail@gmail.com>
To: gth@ohblaw.com; pepacky@aol.com
Sent: Wed, Sep 15, 2021 4:04 pm
Subject: HWAP Authorization

Hi Time,
Paxton asked me to forward the letter I asked him to sign.(attached)

This is needed to submit plans for the restoration of the Winderbourne as part of our feasibility.

From Historic Commision

- A statement from Mr. Pickrell that as the owner he is allowing you to apply for this permit.

Thanks!

Lee