

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7417 Maple Ave., Takoma Park	Meeting Date:	5/18/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/11/2022
Applicant:	David Bend	Public Notice:	5/4/2022
Review:	HAWP	Tax Credit:	No
Case Number:	989855	Staff:	Michael Kyne
PROPOSAL:	House and garage window replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial Revival
DATE: c. 1910-20s

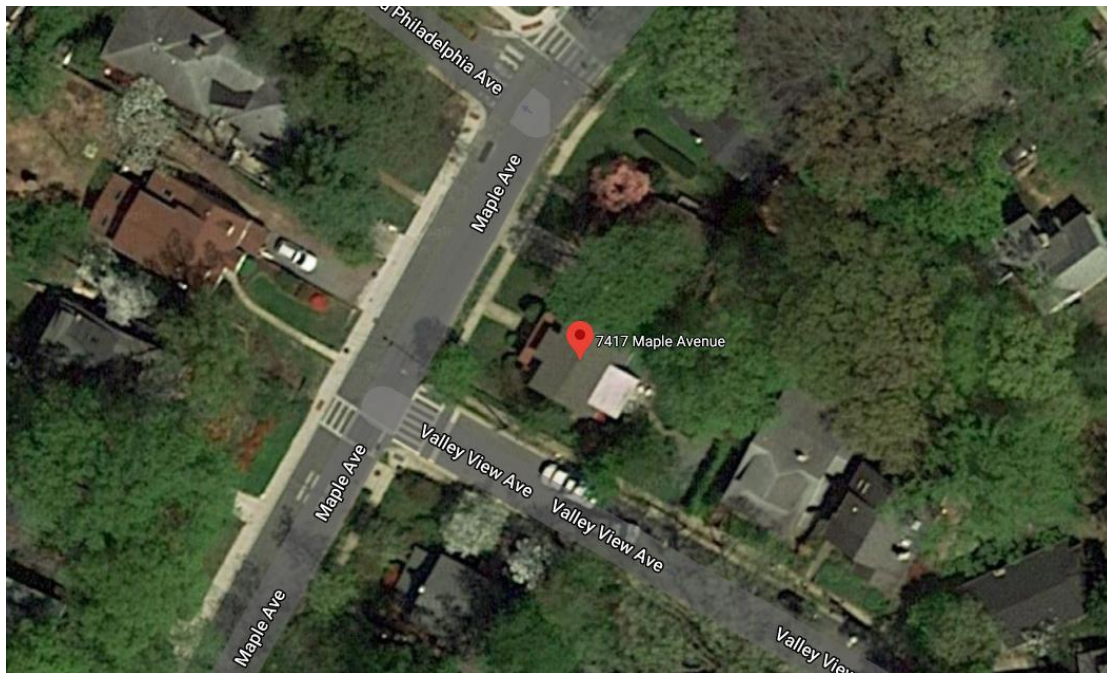


Fig. 1: Subject property.

BACKGROUND

The Commission previously approved the replacement of fourteen original windows at the subject property at the July 29, 2020 HPC meeting.¹

PROPOSAL

The applicant proposes house and garage window replacement at the subject property:

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.

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

¹ Link to July 29, 2020 HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/07/I.J-7417-Maple-Avenue-Takoma-Park.pdf>

Link to July 29, 2020 audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=fc70ce7d-d290-11ea-b5c3-0050569183fa

the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

- Original size and shape of window and door openings should be maintained, where feasible.
- 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

- (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 applicable *Standards* in this case are as follows:

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 a c. 1910-20s Dutch Colonial Revival-style Contributing Resource within the Takoma Park Historic District. The house is on a corner lot, fronting on Maple Avenue to the west, with Valley View Avenue to the south (right, as viewed from the public right-of-way of Maple Avenue). There is an original garage at the northeast (rear/left) corner of the property, which is accessed from Valley View Avenue.

The applicant proposes to replace a total of seven windows at the subject property, five on the historic house and two on the historic garage. The windows that are proposed to be replaced on the historic house include: paired six-lite casement windows on the first floor of the south (right) elevation; a four-lite casement window in the stairway on the south (right) elevation; and two four-lite casement windows on the first floor of the north (left) elevation. The two windows that are proposed to be replaced on the historic garage are both six-lite casement windows on the west elevation, facing the historic house.

All of the windows that are proposed to be replaced are original to the historic house. The proposed replacement windows will be installed within the existing openings, with style and lite pattern to match the existing. The proposed replacement windows will be Kolbe Heritage Series wood windows, with permanently affixed interior and exterior muntins and internal spacer bars.

Staff notes that the Commission approved replacement of fourteen original windows (including windows on the primary/front elevation) at the subject property with two conditions at the July 29, 2020 HPC meeting. The conditions of approval stipulated:

1. Final approval of the proposed replacement windows is delegated to staff.
2. The existing storm windows must be removed.

The Commission's approval was partly based upon the high levels of lead present in the original windows (which the applicant was able to sufficiently demonstrate), finding that the proposal was necessary in order that unsafe conditions or health hazards be remedied, per *Chapter 24A-8 (b) (4)*. However, the Commission also found that the house exhibited some evidence of previous alterations (including alterations to the prominent front porch), and thus lacked some degree of historic integrity. Additionally, the Commission found that the windows themselves, while original, were not architecturally unique and/or significant, and that if replaced with windows to match in material and design, the proposal would not impair the character of the subject property or surrounding historic district.

The five windows on the historic that are proposed to be replaced as part of the current proposal are the

only original windows that were not included in the previous application and therefore not approved for replacement. The proposed replacement windows are consistent with those previously reviewed and approved by staff, per the July 29, 2020 conditions of approval.

While staff initially recommended that only three original basement-level windows be replaced at the July 29, 2020 HPC meeting, staff fully supports the current proposal. Staff's findings are largely based upon the Commission's previous findings regarding window replacement at this property. Additionally, the windows that are proposed to be replaced are on secondary elevations and/or accessory structures, and the proposed replacement windows are consistent, in terms of brand, material, and appearance, with those previously approved on all elevations (including the primary/front elevation) at the subject property. Further, with the previous alterations to the subject property (both those noted and those approved at the July 29, 2020 HPC meeting), the historic integrity of the house is diminished, and the current proposal will not greatly detract from the character-defining features of the house and/or garage, or their ability to convey their historic significance.

While the proposal will remove and/or alter original materials, contrary to *Standards #2 and #9*, the proposal is consistent with the *Guidelines*. Per the *Guidelines*, the proposed replacement windows are generally consistent with the predominant architectural style and period of the historic house, and they will preserve its predominant architectural features. Additionally, the original size and shape of window openings will be maintained.

Staff also finds that the proposal is consistent with the general, broad planning and design concepts which apply to all resource categories within the Takoma Park Historic District. Specifically, the proposal will not impair the existing streetscape, landscape, building patterns, or character of the historic district, as a whole.

Staff notes that, per 24A.04.01.01 1.5 (b) of the HPC's Regulations, "[w]here guidance in an applicable master plan, sector plan, or functional master plan is inconsistent with the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*, the master plan guidance shall take precedence."

After full and fair consideration of the applicant's submission, staff finds the proposal consistent with the Criteria for Issuance in *Chapter 24A-8(b) (1), (2), (4), and (d)*, and with the *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b), (1), (2), (4), & (d)*, having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of *Chapter 24A*;

and with the general condition that the applicant shall present the 3 electronic 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 301-563-3403 or

michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 989855
DATE ASSIGNED _____

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

APPLICANT:

Name: David Bend
Address: 7417 Maple Avenue
Daytime Phone: 415-336-2278

E-mail: dave.d.bend@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? 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

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 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.

David Bend

4/12/2022

Signature of owner or authorized agent

Date

7

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

Owner's mailing address David Bend 7417 Maple Avenue Takoma Park MD, 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
John and Portia Reddy 7419 Maple Avenue Takoma Park, MD 20912	Emma Jones and Jon Krizel 2 Valley View Avenue Takoma Park, MD 20912
Amber and Jeff Bell 7418 Maple Avenue Takoma Park, MD 20912	Prince of Peace 7420 Maple Avenue Takoma Park, MD 20912
Christine Richardson 1 Valley View Avenue Takoma Park, MD 20912	Margreta Silverstone 3 Valley View Avenue Takoma Park, MD 20912

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

The property is a dutch colonial built in 1922. It is a contributing resource to Takoma Park's historic district.

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

The homeowners seek to replace 7 windows (5 on the main home and 2 on the garage). All of these windows are in poor condition, with some in severely deteriorated condition (see attached picture). All of them contain lead paint.

Previously, the Historic Commission approved the property to replace 14 windows (approved by Historic Commission at July 20, 2020 meeting). The homeowners were concerned primarily that these items were friction surfaces that tested positive for lead paint, and that opening these windows released high levels of lead dust into the home. The homeowners did not include the remaining 11 windows in the prior historic permit because they were not operational.

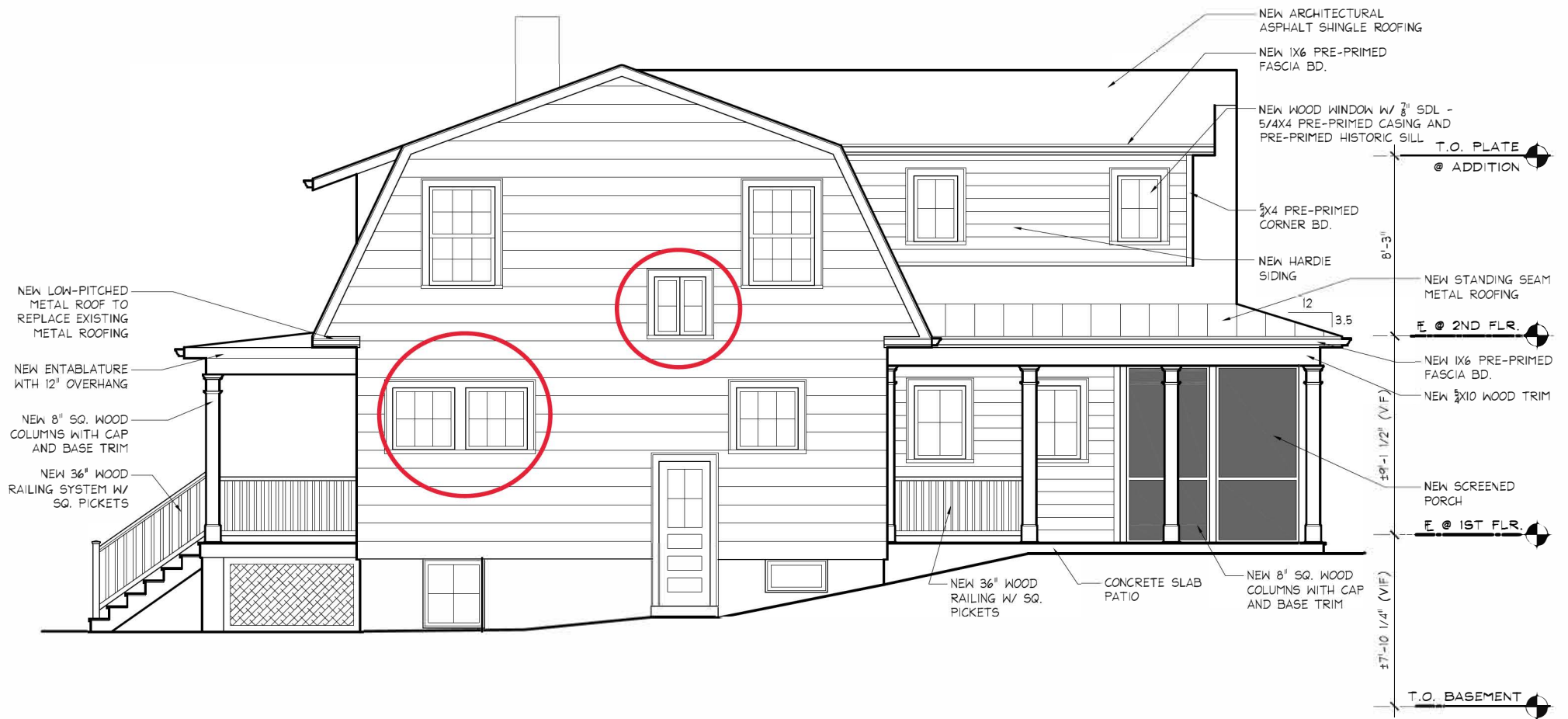
Subsequently, the homeowners decided embark on a larger renovation project, which, among other things, adds a rear addition (approved March 24, 2022 historic meeting). As part of the rear addition, the Historic Commission approved demolition of 4 additional wooden windows, as well as several vinyl windows installed by the previous homeowners. Although this is not in the Historic Commission's scope, a significant focus of this project will be removing other lead-positive components from the home's interior, such as door frames.

As a result, there are 7 remaining original windows -- 5 on the main house and 2 on the garage. As noted above, all of these windows contain lead paint, and are not in good condition. The homeowners seek to remove these windows to eliminate the remaining lead hazard, render the windows operational for safety and comfort within the home, and provide uniformity in aesthetic with the other windows previously approved for replacement.

Work Item 1: <u>See window schedule</u>	
Description of Current Condition:	Proposed Work:
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	*	*	*	*	*		*



2 PROPOSED SIDE ELEVATION (VALLEY VIEW AVENUE)
A2 1/4" = 1'-0"





We're for the visionaries.®

**We're for people
who take building
to new levels.**



We're for people who are passionate about design, who care about the big picture and the smallest detail. We're for people who aren't satisfied with mainstream choices... who push the limits of what's possible with the options and innovations that can only be found in Kolbe windows and doors.



We're for quality craftsmanship.

We're for a tradition of excellence that outlasts the latest design trend. The Kolbe story began with a family and a vision. More than 70 years after the Kolbe brothers began their commitment to producing premium quality windows and doors, products bearing their family name can be found in some of North America's most impressive homes and businesses.

We're for expertise.

We're for people who dream of a personalized design experience. That's why you can't find Kolbe windows and doors in the aisles of a home center. Our products are only available through a Kolbe dealer, because they are as passionate about windows and doors as you are about bringing your vision to life. And they will work with you to make your dream a concrete reality.

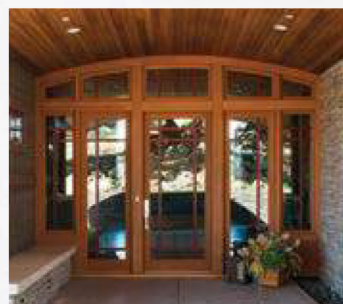


We're for possibilities.

We're for people who won't settle for "standard." We're for limitless options and custom solutions that can only be found in Kolbe's made-to-order products. Our team members are craftspeople who focus on building one window or door at a time, to create distinctive products that fulfill your unique vision.

We're for innovation.

We're for people who want to take building to new levels, with advancements in not only extraordinary sizes and shapes, but also ground-breaking products. We're for creative thinking that redefines what's possible, constantly reimagining our windows and doors to elevate style, performance and functionality.



**Let us bring
your vision
to life.**

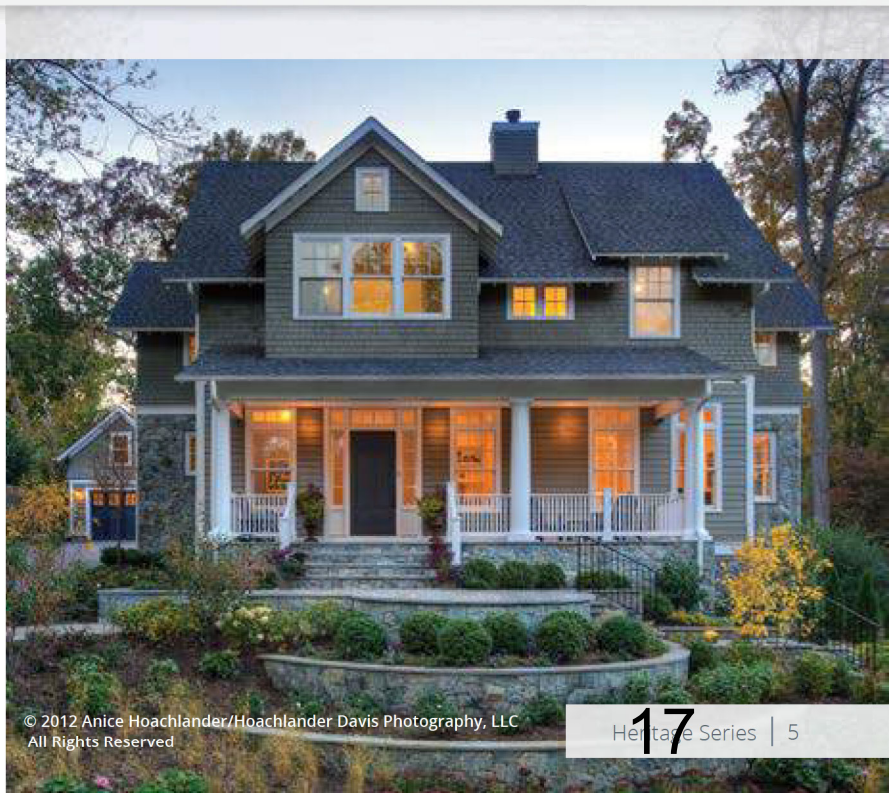
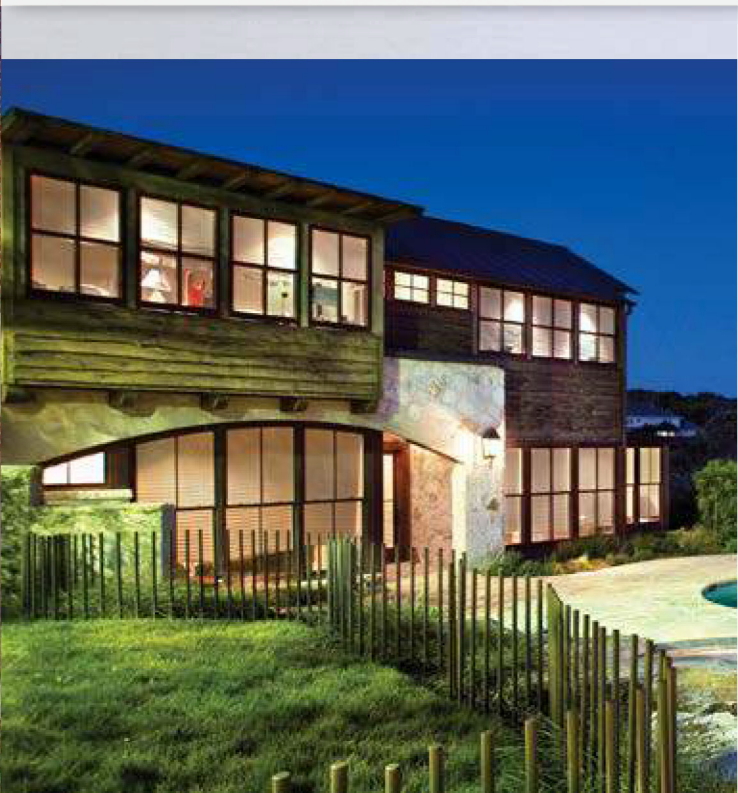


The Heritage Series

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to create architecturally intricate and historically accurate details. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles and patterns, and more.

The Heritage Series provides:

- Endless capabilities to replicate intricate architectural details
- Divided lite profiles & patterns; aesthetic & efficient glass choices
- Wood interior & exterior in familiar to exotic wood species
- K-Kron II exterior coating provides a high performance finish
- A palette of 40+ exterior & 20 interior pre-finish choices



Residential Construction

Years of innovation at Kolbe have led to products with great design flexibility for residential construction. Whether it's renovation or new construction, we offer products that add your signature style into your home. Your design reflects not only an architectural style, but also your individualism – from colonial to contemporary, Kolbe has the products to help you express yourself.



Commercial Capabilities

Each of our windows and doors are built-to-order. Uniquely crafted to each project's specifications, Kolbe provides endless options and design solutions in configurations suitable for commercial projects. Our technical specialists can help provide support on various aspects of your commercial project.



Historical Renovation

Our reputation for producing custom-crafted windows and doors with attention to intricate details lends itself perfectly to historical renovation projects. Our products are designed to marry traditional design aesthetics with advanced technology and sustainability, and we offer many options to restore beauty to your project while maintaining historic character. In addition to providing aesthetics and efficiency, Kolbe can work with you to meet building codes and historical district requirements.



Energy Efficiency

Kolbe windows and doors are available with a wide variety of glass options to meet your energy needs in any climate. In fact, many Kolbe products meet or exceed ENERGY STAR® guidelines in most climate zones while reducing energy costs for home and business owners.



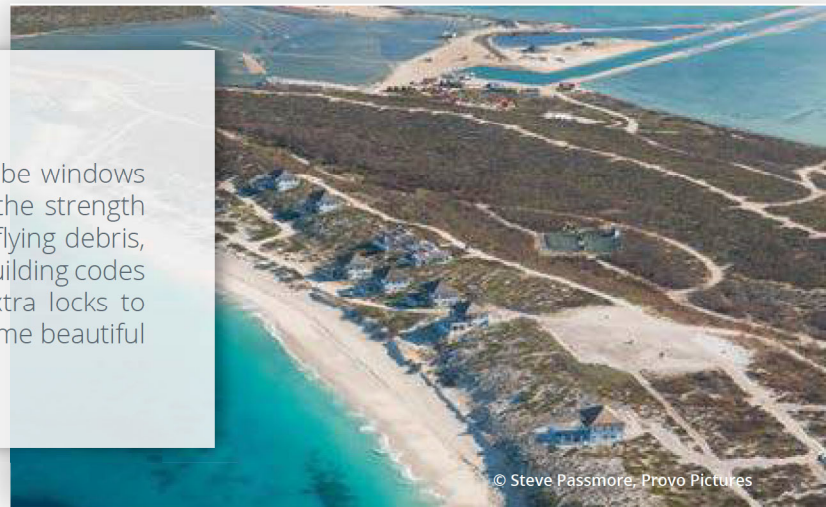
Sustainable Design

Due to our commitment to maintaining ecological sustainability, Kolbe sources most of the components used in our window and door products from within 500 miles of our factory. The wood species we use are renewable resources sourced from managed forests, while our standard glass contains 25-30% recycled content. In addition, we can provide Forest Stewardship Council® (FSC®)-certified wood species for many of our window and door products (FSC license code FSC-C019541).



Impact Certification

Impact modifications are available on a number of Kolbe windows and doors. Our products are specially designed with the strength and durability to withstand hurricane force winds and flying debris, and are independently tested to meet or exceed strict building codes in coastal regions. There are no unsightly rods or extra locks to fasten, so Kolbe's impact-certified products offer the same beautiful appearance as non-impact products.



Design Options

For over 70 years, Kolbe products have been all about customization. We offer many options for our windows and doors, including wood species, custom divided lite patterns, unique shapes, and many interior and exterior finishes to complement the design aesthetic of any project. We're known worldwide for our custom solutions and have worked closely with architects to build distinctive windows and doors that help bring your most innovative ideas to life.



Universal Design

Universal design is the concept of creating spaces that are accessible and comfortable for individuals of diverse physical ability levels. Kolbe offers options for a variety of windows and doors that are not only designed to make independent living possible, but to do it with quality, style and flexibility. Kolbe's options, such as sill ramps, motorized operators, larger cranks and lever door handles, can help make independent living easier.





Casements

Offering convenience and plenty of daylight, Heritage Series casements provide excellent energy efficiency. Easy-to-operate handles, corrosion-resistant hardware, and a secure, concealed multi-point locking system on most products contribute to the integrity of these windows. A multitude of styles are available, including French, push-out, inswing, segment head and half-circle top casements.

*Crank-Out Casements | French Casements | Push-Out Casements | Inswing Casements | Picture & Transom Units
Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units*



Inswing Casements

Kolbe's inswing casements are inspired by classic French design with modern updates to meet energy efficiency standards, proving it's possible to honor traditionally beautiful design while making a modern architectural statement. Inswing casements open in for ventilation and are available in single or French units.



Inswing Casement Standard Features

- ▶ Constructed of pine, with pine interior stops and wood mull casings on mullied units
- ▶ 1-3/4" thick sash
- ▶ Bottom rail height is 3-1/2"
- ▶ Overall jamb width is 4-9/16"
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ A drip-lip applied to the bottom exterior of the sash and a weep channel system on the sill
- ▶ Exterior screens with BetterVue® fiberglass mesh and aluminum screen frames in a variety of colors
- ▶ Bright Brass handle set as standard
- ▶ Sash hang on 3-1/2" x 3-1/2" butt hinges in a Bright Brass finish
- ▶ Multi-point locking hardware secures the unit

NOTE: All measurements are nominal.

Hardware

- ▶ Inswing casement handle sets are available in Bright Brass (*standard*), White, Antique Brass, Bronze-colored, Satin Nickel, Antique Nickel, Brushed Chrome, Oil-Rubbed* and Matte Black.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

**Handle style available in White and Bronze-colored only.

Inswing Casement Handle
(shown in standard Bright Brass)



Inswing Casement Handle**
(shown in Bronze-colored)





Inswing Casement Options

Glass (pg. 184)

- ▶ LoE-180
- ▶ LoE³-340
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 5/8" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-airspace
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Screens

- ▶ Screens will match exterior color
- ▶ Screens with aluminum or UltraVue® fiberglass mesh

Exterior Finishes (pg. 183)

- ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.

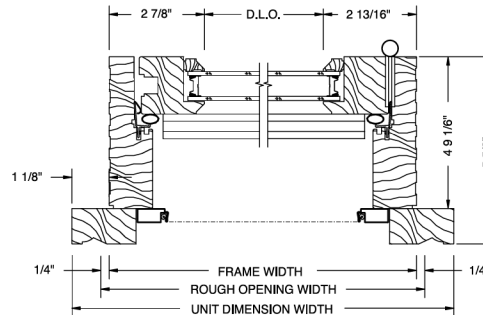
Other Options (custom options are also available)

- ▶ French inswing casements
- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Prep for stool
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ Extension jambs (up to 7")
- ▶ Galvanized steel installation clips

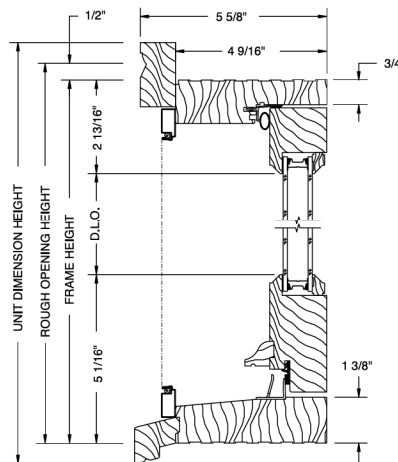
Casements | Cross Section Drawings

Inswing Casement

Horizontal Section

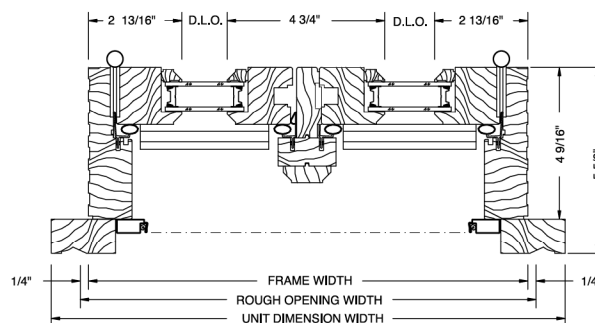


Vertical Section



2-Wide French Inswing Casement

Horizontal Section



NOTE: Drawings are not to scale. Additional and the most current drawings are available at www.kolbewindows.com.