

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7200 Maple Ave., Takoma Park	Meeting Date:	3/22/2023
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/15/2023
Applicant:	Elizabeth Baer & Daniel Eichner Richard Vitullo, Architect	Public Notice:	3/8/2023
Review:	HAWP	Tax Credit:	n/a
Permit No.:	982698 REVISION	Staff:	Dan Bruechert
Proposal:	Window revision from previously approved HAWP addition.		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

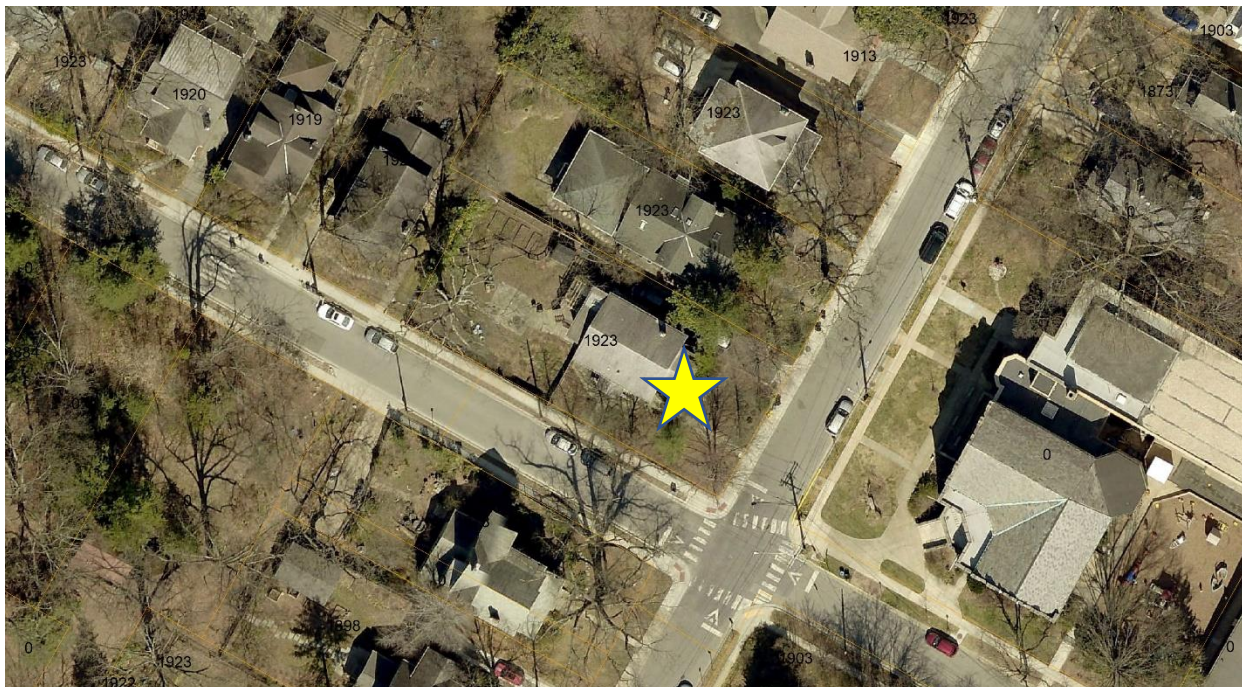


Figure 1: 7200 Maple Ave. is at the intersection of Maple and Tulip Aves.

BACKGROUND

On March 23, 2022 the HPC approved a HAWP by consent for a rear addition, areaway, and hardscape alteration.¹

PROPOSAL

The applicant proposes to substitute the approved wood windows in the addition with aluminum clad windows. No other changes are proposed for this HAWP revision.

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 at 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 district.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials.

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.

While additions should be compatible, they are not required to be replicative of earlier architectural styles.

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.

¹ The Staff Report and application are available here: <https://montgomeryplanning.org/wp-content/uploads/2022/03/I.B-7200-Maple-Avenue-Takoma-Park-982698.pdf>.

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.

Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

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 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

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will 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 subject property is a two-story Craftsman with a parged concrete foundation and wood siding with a gable roof. The house has Maple Ave. address but is oriented towards Tulip Ave. The rear of the house has a deck, with a first-floor bump-out, and an enclosed sleeping porch on the second floor. Notes included in the historic district survey state it is significant for "bldg form: sunporch in front, side portico." The Sanborn Map shows the enclosed sun porch was open in 1927 and the property had a significant accessory structure to the rear.

The applicant proposes to construct a two-story addition to the rear of the property, extending along Tulip Ave. A screened-in porch is proposed off of the new addition. Additionally, a new basement areaway is proposed behind the subject property that will not be visible from the public right-of-way. Staff finds the addition is thoughtfully designed to be complementary to the Outstanding resource while remaining subservient to the historic construction and recommends the HPC approve the HAWP.

At the March 23, 2022 HPC meeting, the HPC approved a HAWP to construct a two-story addition with a screened-in porch along Tulip Avenue. The approved addition was to be clad in fiber cement clapboards with Boral trim, a parged and painted foundation, and asphalt shingles. The approved windows were a combination of wood sash and casement windows that would match the historic six-over-one configuration.

The applicant proposed to install aluminum clad Weather Shield windows in matching dimensions and configuration (specs attached).

Staff finds the proposed window successfully replicates the proportions and depth of the historic sash windows. Additionally, the HPC has consistently approved aluminum-clad wood windows on additions to all categories for resource and new construction in the Takoma Park Historic District. These windows fall under the category of “compatible new materials” found in the *Design Guidelines* and Staff recommends the HPC approve the HAWP revision.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) of the *Takoma Park Historic District Guidelines*, having found that the proposal 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 *Secretary of the Interior’s Standards for Rehabilitation* #2, 9, and 10;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

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

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

Building Number: Street:

Town/City: Nearest Cross Street:

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, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

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

Signature of owner or authorized agent

Date

OWNERS:

Elizabeth Baer

Daniel Eichner

7200 Maple Ave.

Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.

Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Julia Sweig

7202 Maple Ave.

Takoma Park, MD 20912

Caroline & Thomas Alderson

7137 Maple Ave.

Takoma Park, MD 20912

James Saloma

7124 Maple Ave.

Takoma Park, MD 20912

Mary & Tom Hanisco

7207 Maple Ave.

Takoma Park, MD 20912

John Cavanagh & Robin Broad

214 Tulip Ave.

Takoma Park, MD 20912

7201 Maple 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:

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

Work Item 1: _____

Description of Current Condition:

The HPC approved wood windows on the addition at the March 23, 2023 HPC meeting.

Proposed Work:

Replace the approved wood windows in the unbuilt addition with aluminum clad windows (specs attached).

Work Item 2: _____

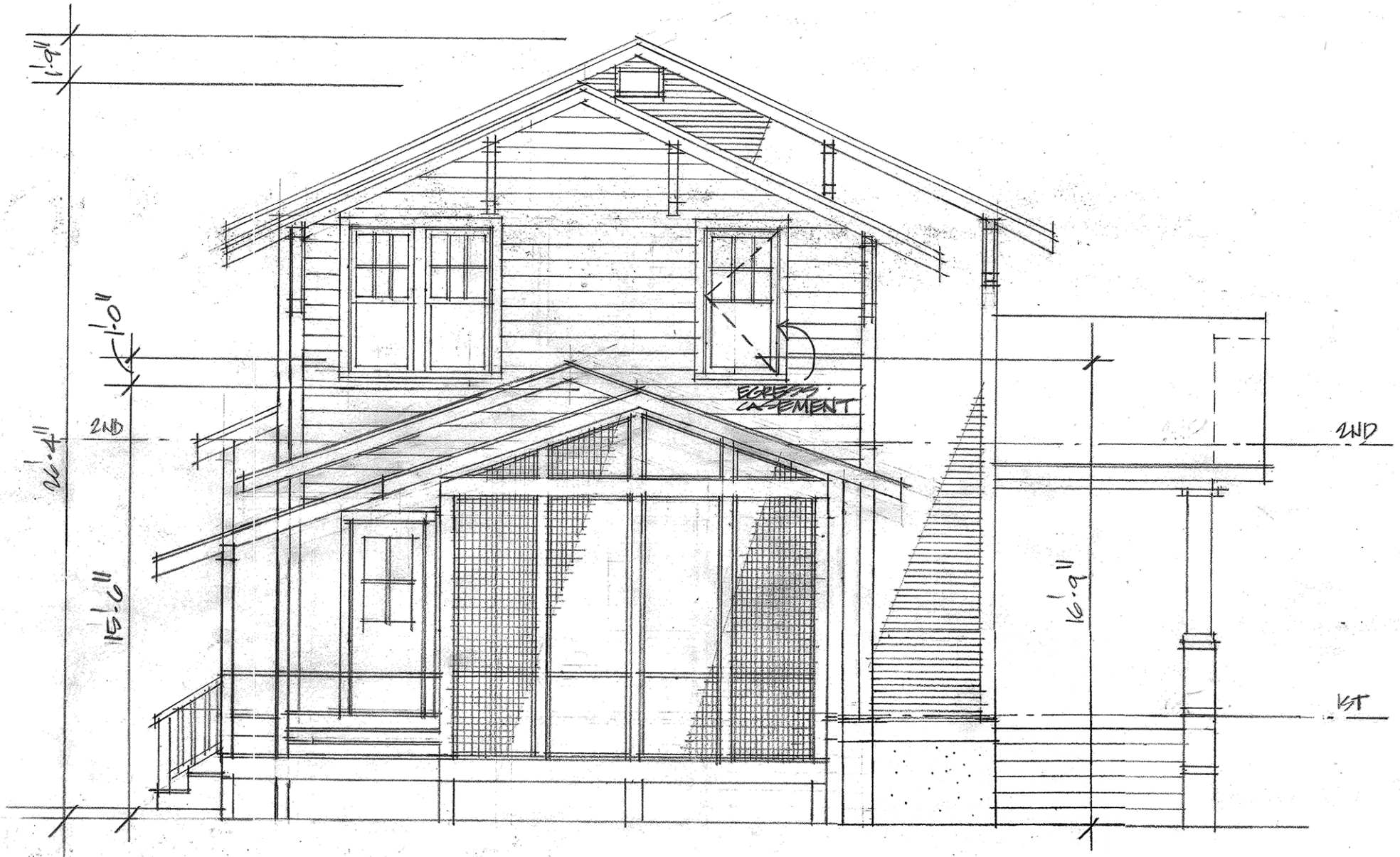
Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:



PROPOSED REAR ELEVATION
1/4" = 1'0"



STEEL RAILING @ NEW WALKWAY

PROPOSED SIDE ELEVATION
1/4"=1'-0"

ADDITION * EXISTING

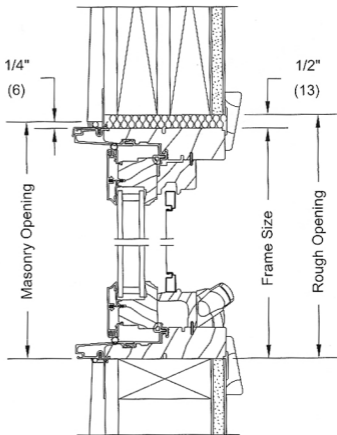


PROPOSED SIDE ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE															Manufacturer- Windows: Marvin														
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks														
A	UDHG2 2424	4'-7 1/2" (4'-8" R.O.)	2'-5 1/4" (2'-6 1/4" R.O.)	2 x 6 wall	DOUBLE-HUNG /primed wood interior & aluminum clad exterior	Insulating glass Low E II w/ Argon	7/8" alum. clad SDL, w/ spacer bar	6-over-1	YES	Satin Nickel (Std.)	0.28	0.29		5	Aluminum clad color to be "Custom Color: TBD"/ 2 Sash Lifts per Window														
B	UDGH2 2418	3'-7 1/2" (3'-8" R.O.)	2'-5 1/4" (2'-6 1/4" R.O.)	2 x 6 wall	DOUBLE-HUNG /primed wood interior & aluminum clad exterior	Insulating glass Low E II w/ Argon	7/8" alum. clad SDL, w/ spacer bar	6-over-1	YES	Satin Nickel (Std.)	0.29	0.31		4	Aluminum clad color to be "Custom Color: TBD"/ 2 Sash Lifts per Window														
C	UCA 2856 E	4'-7 1/8" (4'-7 5/8" R.O.)	2'-4" (2'-5" R.O.)	2 x 6 wall	CASEMENT /primed wood interior & aluminum clad exterior	Insulating glass Low E II w/ Argon (TEMPERED)	7/8" alum. clad SDL, w/ spacer bar	6-over-1 D/H appearance	YES	Satin Nickel Lock and Folding Crank (Std.)	0.28	0.29	YES	1	Aluminum clad color to be "Custom Color: TBD"														
D	UAWN 2836	2'-11 1/8" (2'-11 5/8" R.O.)	2'-4" (2'-5" R.O.)	2 x 6 wall	AWNING /primed wood interior & aluminum clad exterior	Insulating glass Low E II w/ Argon (TEMPERED)	7/8" alum. clad SDL, w/ spacer bar	4 equal lites	YES	Satin Nickel Lock and Folding Crank (Std.)	0.28	0.29		1	Aluminum clad color to be "Custom Color: TBD"														
E	UDHG2 2422	4'-3 1/2" (4'-4" R.O.)	2'-5 1/4" (2'-6 1/4" R.O.)	2 x 6 wall	DOUBLE-HUNG /primed wood interior & aluminum clad exterior	Insulating glass Low E II w/ Argon	7/8" alum. clad SDL, w/ spacer bar	6-over-1	YES	Satin Nickel (Std.)	0.28	0.29		2	Aluminum clad color to be "Custom Color: TBD"/ 2 Sash Lifts per Window														
F	UGL 5026 XX	2'-5 1/2" (2'-6" R.O.) / 2'-5 3/4" M.O.)	4'-11 1/2" (5'-0 1/2" R.O.) / 5'-0" M.O.)	2 x 4 wall	GLIDER /primed wood interior & alum.clad exterior	Insulating glass Low E II w/ Argon (TEMPERED)	7/8" alum. clad SDL, w/ spacer bar	6 equal lites in each sash (12 total)	YES	Satin Nickel Lock (Std.)	0.28	0.29		1	Aluminum clad color to be "Custom Color: TBD"														
G	UGL 5020 XX	1'-11 1/2" (2'-0" R.O.) / 1'-11 3/4" M.O.)	4'-11 1/2" (5'-0 1/2" R.O.) / 5'-0" M.O.)	2 x 4 wall	GLIDER /primed wood interior & alum.clad exterior	Insulating glass Low E II w/ Argon (TEMPERED)	7/8" alum. clad SDL, w/ spacer bar	6 equal lites in each sash (12 total)	YES	Satin Nickel Lock (Std.)	0.28	0.29		1	Aluminum clad color to be "Custom Color: TBD"														
SUBTOTAL											0.28 avg.	0.29 avg.		15 units															
DOOR SCHEDULE															Manufacturer- Doors: Marvin/ TBD														
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks														
1	UIFD 2868 XL	6'-10" (6'-10 1/2" R.O.) / 6'-10 1/4" M.O.)	2'-9 7/16" (2'-10 7/16" R.O.) / 2'-9 15/16" M.O.)	3 1/2"	INSWING FRENCH DOOR PRIMED WD. INT./ CLAD EXTERIOR	Insulating glass (3/4" IG Low E2 Argon/ TEMPERED	n/a	NONE	TBD	Satin Nickel	0.19	0.36	Left Hand	1	Aluminum clad color to be "Custom Color: TBD"														
2	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	3 1/2"	Solid Wood 5-Panel POCKET Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Left Hand	1	Interior Door														
100	UWIFD 2870 XL	7'-2" (7'-2 1/2" R.O.)	2'-9 7/16" (2'-10 7/16" R.O.)	5 1/2"	INSWING FRENCH DOOR PRIMED WD. INT./ CLAD EXTERIOR	Insulating glass (3/4" IG Low E2 Argon/ TEMPERED	TBD	4 lites	TBD	Satin Nickel	0.19	0.36	Left Hand	1	Exterior Door: Exterior to be painted														
101	UWSFD 10070	7'-2" (7'-2 1/2" R.O.)	9'-11" (10'-0" R.O.)	5 1/2"	INSWING FRENCH DOOR PRIMED WD. INT./ CLAD EXTERIOR	Insulating glass (3/4" IG Low E2 Argon/ TEMPERED	TBD	n/a	none	Satin Nickel	0.19	0.36	n/a	1	Exterior Door: Exterior to be painted														
102	TBD	6'-8" (6'-9" R.O.)	Pair of 1'-9" (3'-8" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Doors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 pair	Interior Door														
103	TBD	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	3 1/2"	Solid Wood 5-Panel POCKET Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1	Interior Door														
104	TBD	6'-8" (6'-9" R.O.)	2'-0" (2'-4" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Left Hand	1	Interior Door														
105	TBD	6'-8" (6'-9" R.O.)	Pair of 1'-6" (3'-2" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Doors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 pair	Interior Door														
106	Cobblestone Mill "Riverstone"	7'-0" (7'-1" R.O.)	2'-8" (2'-10" R.O.)	3 1/2"	SCREEN DOOR/ Western Red Cedar (1 1/4" thick)	Screening: "Standard Recessed #4375"	Recessed flat stop	n/a	n/a	n/a	n/a	n/a	Right Hand	1	Exterior Screen Door														
107	Cobblestone Mill "Riverstone"	7'-0" (7'-1" R.O.)	2'-8" (2'-10" R.O.)	3 1/2"	SCREEN DOOR/ Western Red Cedar (1 1/4" thick)	Screening: "Standard Recessed #4375"	Recessed flat stop	n/a	n/a	n/a	n/a	n/a	Left Hand	1	Exterior Screen Door														
200	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-0" (4'-2" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Doors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 pair	Interior Door														
201	TBD	6'-8" (6'-9" R.O.)	Pair of 1'-6" (3'-2" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Doors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 pair	Interior Door														
202	TBD	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Right Hand	1	Interior Door														
203	TBD	6'-8" (6'-9" R.O.)	Pair of 1'-6" (3'-2" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Doors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 pair	Interior Door														
204	TBD	6'-8" (6'-9" R.O.)	Pair of 1'-6" (3'-2" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Doors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 pair	Interior Door														
205	TBD	6'-8" (6'-9" R.O.)	Pair of 1'-6" (3'-2" R.O.)	3 1/2"	Solid Wood 5-Panel SWING Doors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 pair	Interior Door														
SUBTOTALS											0.24 avg.	0.31 avg.		17 units															
TOTALS											0.28 avg.	0.29 avg.		32 units															

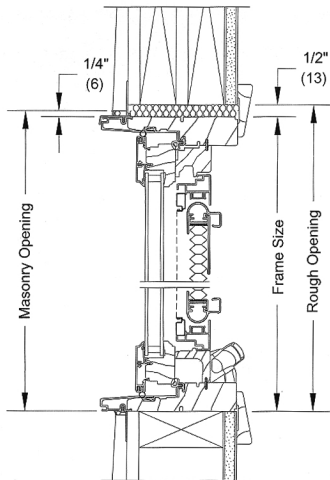
AWNING

CONSTRUCTION DETAILS



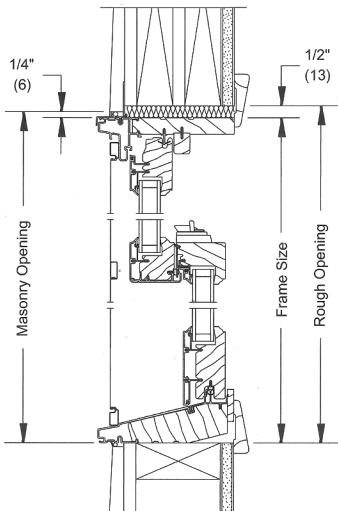
13
HEAD JAMB AND SILL - OPERATOR

CASEMENT / CASEMENT PUSH OUT CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR
WITH OPTIONAL INTERIOR SHADES

DOUBLE HUNG G2

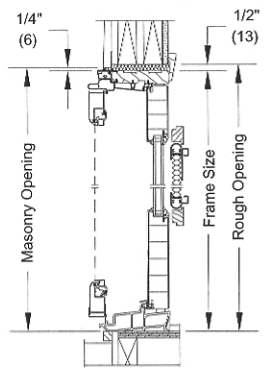


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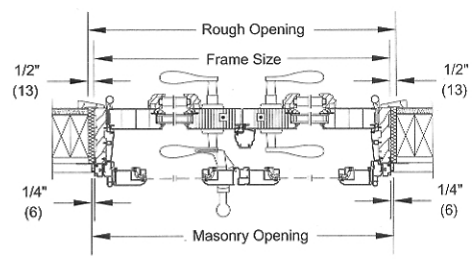
HEAD JAMB AND SILL - OPERATOR

1 3/4" INSWING FRENCH DOOR

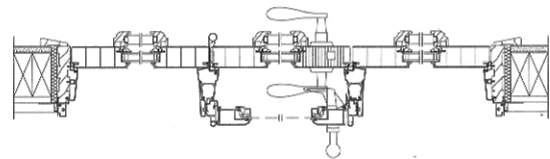
CONSTRUCTION DETAILS



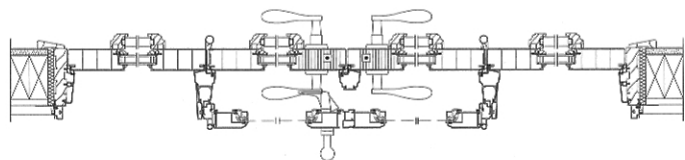
CLAD HEAD JAMB AND SILL
WITH ULTIMATE SWINGING SCREEN -
WITH OPTIONAL INTERIOR SHADES



CLAD 2 PANEL JAMB
XX LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES



CLAD 3 PANEL JAMB
OXO LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES



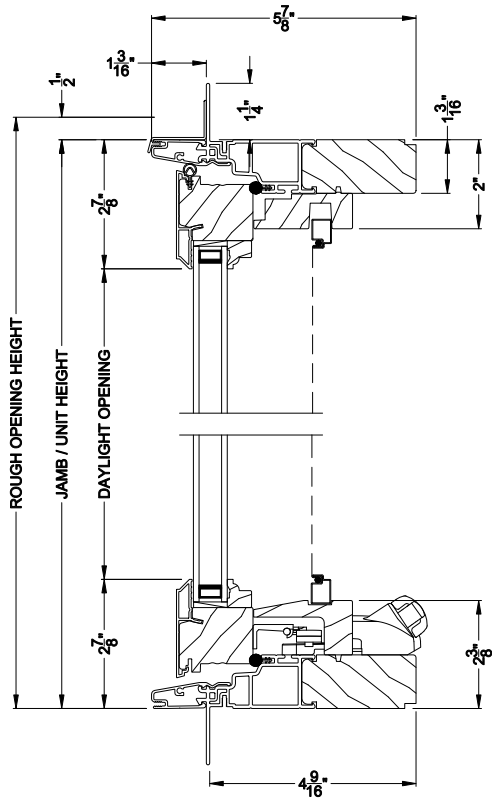
CLAD 4 PANEL JAMB
OXXO LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES

Weather Shield®

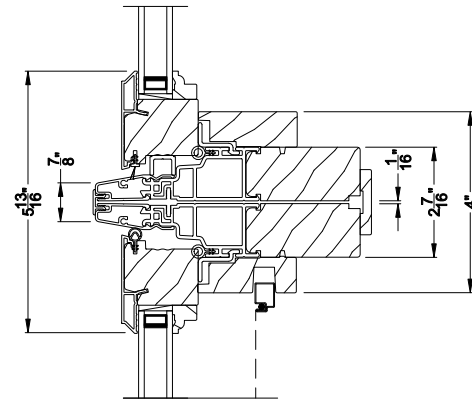
Premium Series™

Awning Windows

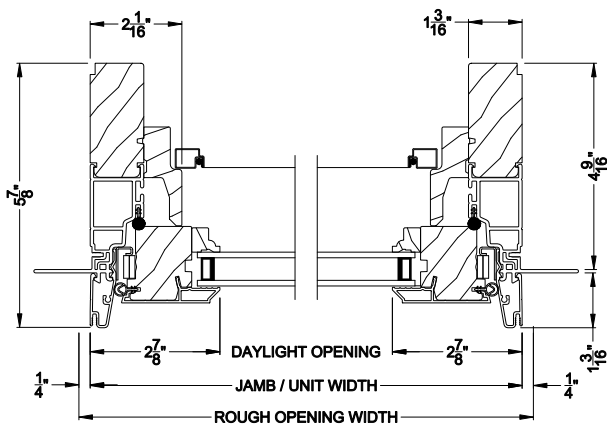
CROSS SECTION DETAILS



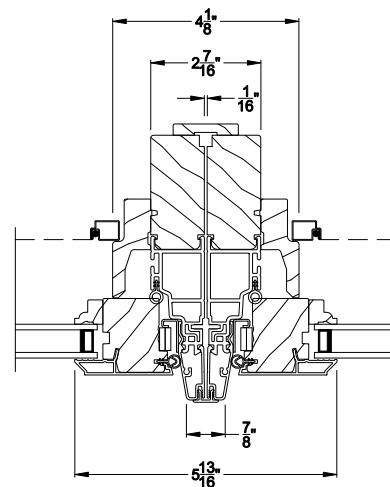
PREMIUM AWNING WINDOW (8211)
Vertical Section



PREMIUM AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning



PREMIUM AWNING WINDOW (8211)
Horizontal Section



PREMIUM AWNING WINDOW
Vertical Mull Section

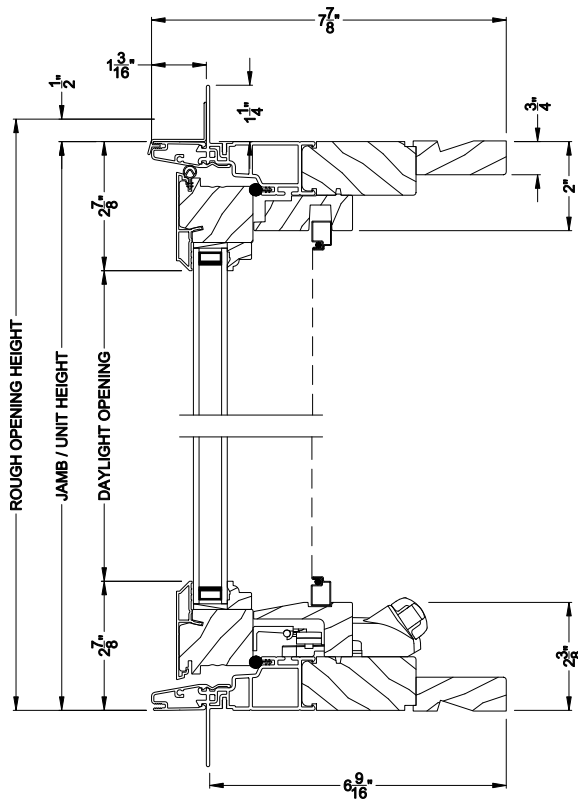
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

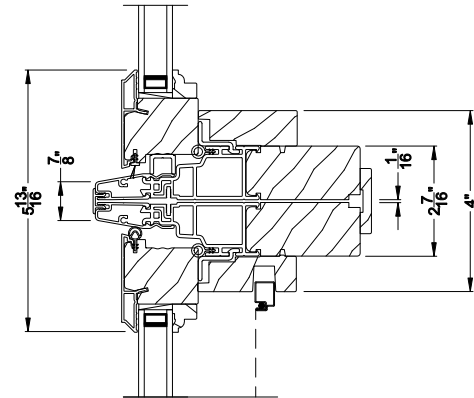
Premium Series™

Awning Windows

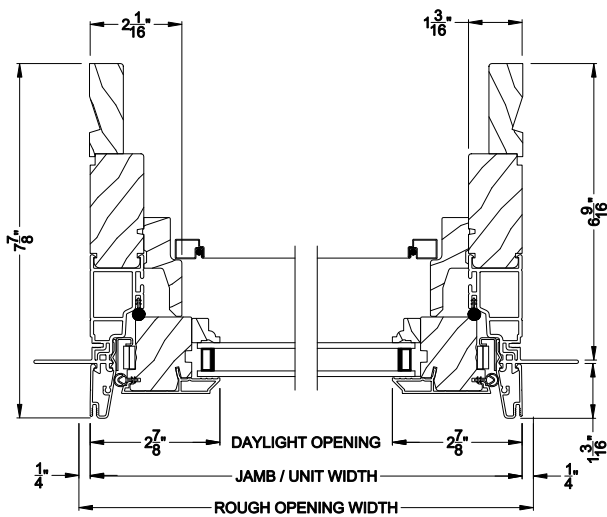
CROSS SECTION DETAILS



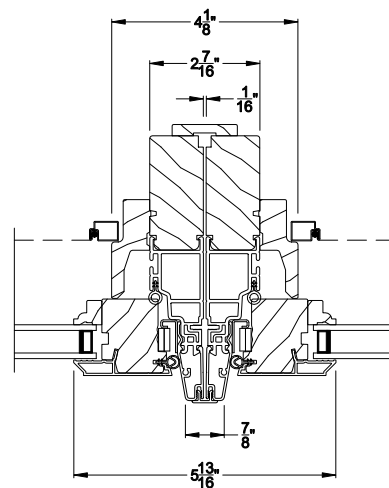
PREMIUM AWNING WINDOW (8211)
Vertical Section - 6-9/16" jamb



PREMIUM AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning



PREMIUM AWNING WINDOW (8211)
Horizontal Section - 6-9/16" jamb



PREMIUM AWNING WINDOW
Vertical Mull Section

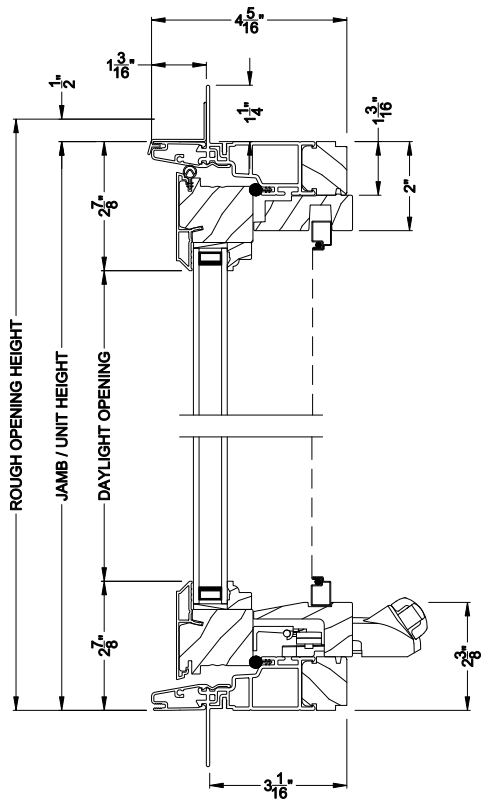
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Weather Shield®

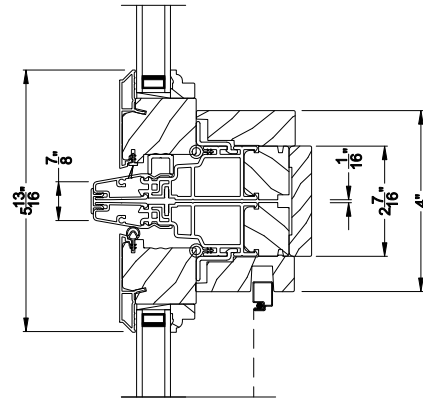
Premium Series™

Awning Windows

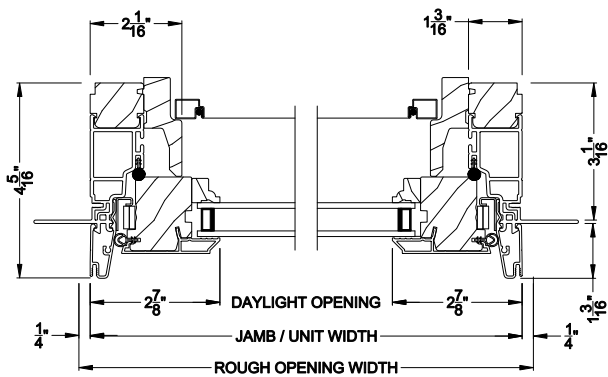
CROSS SECTION DETAILS



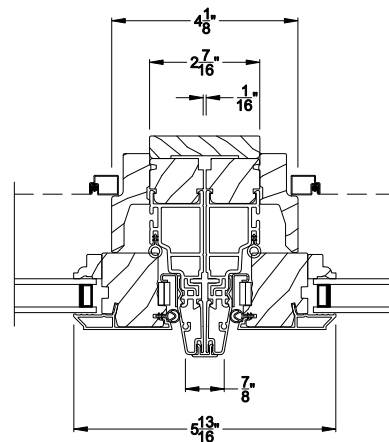
PREMIUM AWNING WINDOW (8211)
Vertical Section - 3-1/16" jamb



PREMIUM AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning



PREMIUM AWNING WINDOW (8211)
Horizontal Section - 3-1/16" jamb



PREMIUM AWNING WINDOW
Vertical Mull Section

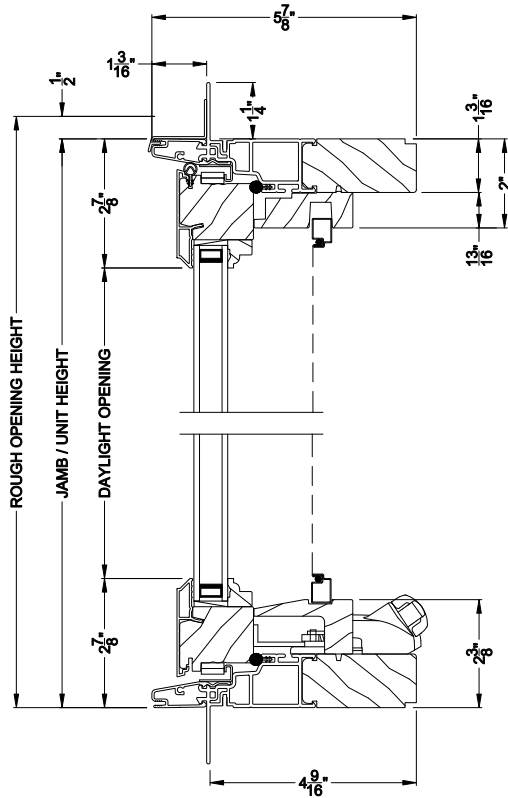
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

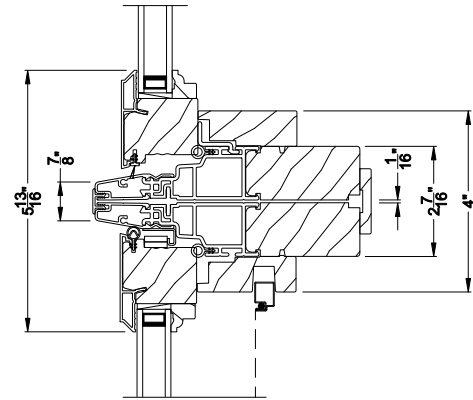
Premium Series™

Casement Windows

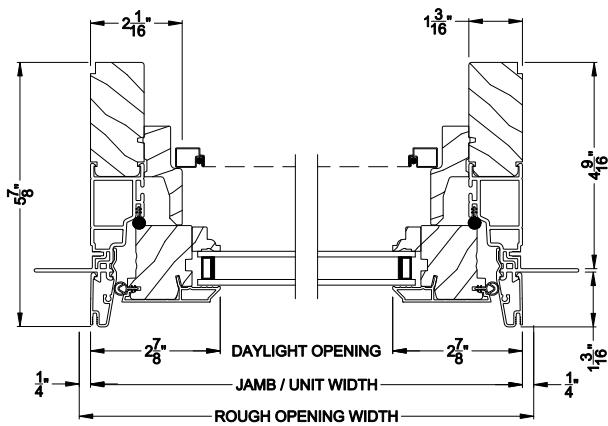
CROSS SECTION DETAILS



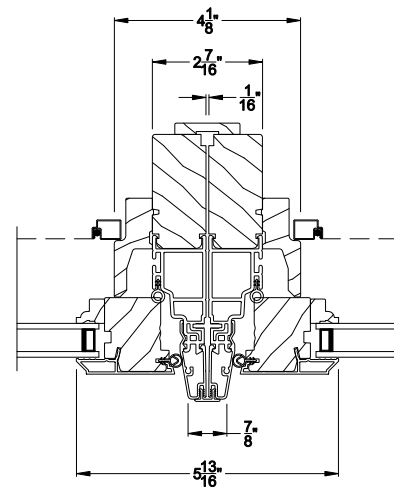
PREMIUM CASEMENT WINDOW (8211)
Vertical Section



PREMIUM CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



PREMIUM CASEMENT WINDOW (8211)
Horizontal Section



PREMIUM CASEMENT WINDOW
Vertical Mull Section

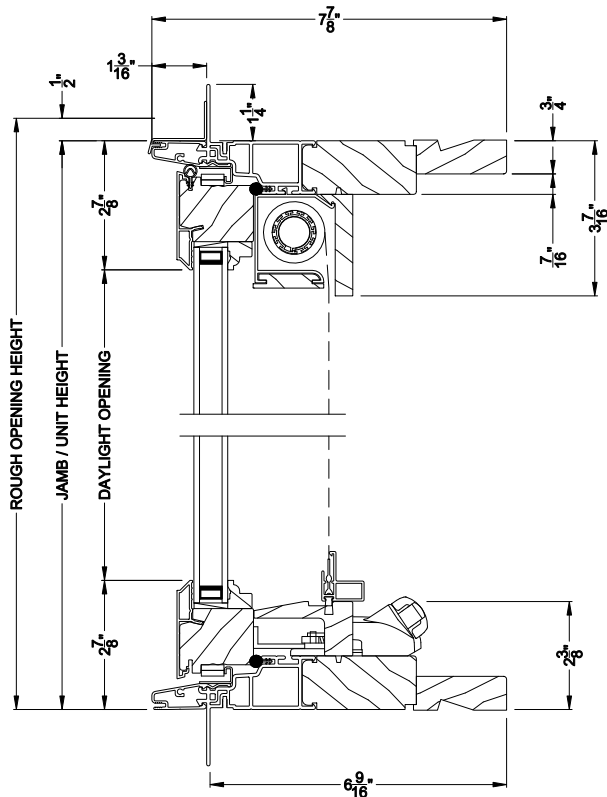
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

Premium Series™

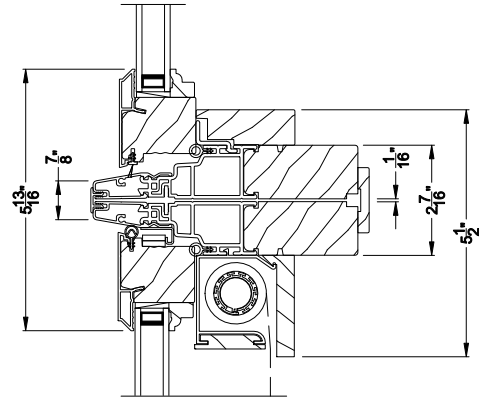
Casement Windows

CROSS SECTION DETAILS



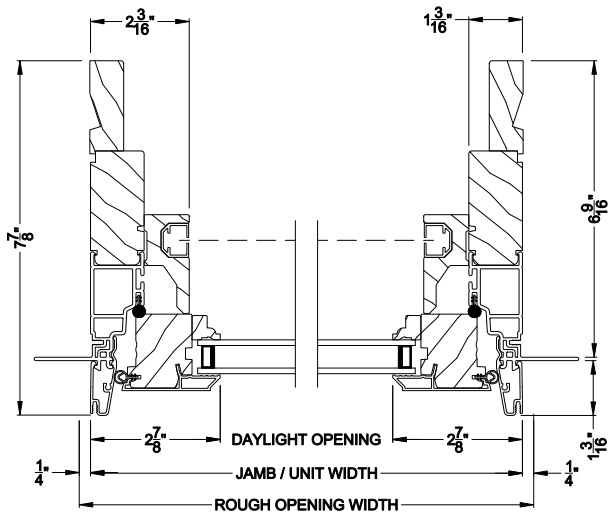
Shown with Optional Retractable Screen

PREMIUM CASEMENT WINDOW (8211)
Vertical Section - 6-9/16" jamb



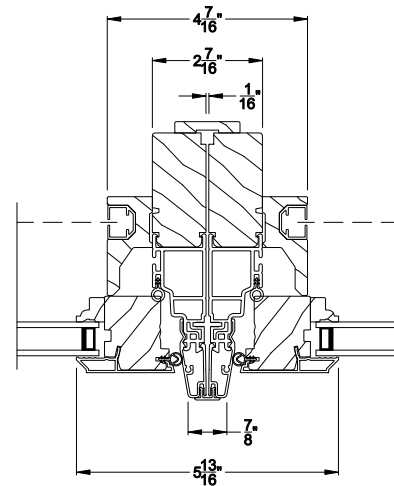
Shown with Optional Retractable Screen

PREMIUM CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



Shown with Optional Retractable Screen

PREMIUM CASEMENT WINDOW (8211)
Horizontal Section - 6-9/16" jamb



Shown with Optional Retractable Screen

PREMIUM CASEMENT WINDOW
Vertical Mull Section

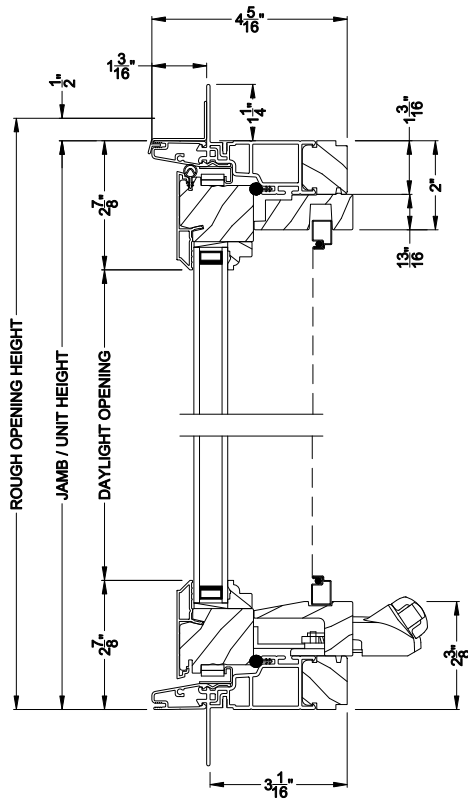
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

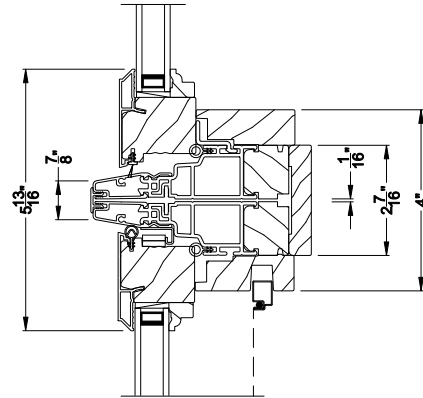
Premium Series™

Casement Windows

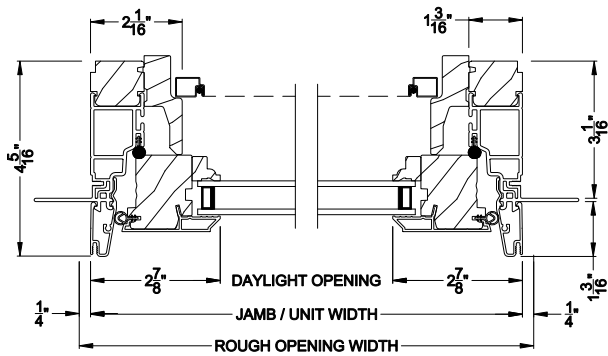
CROSS SECTION DETAILS



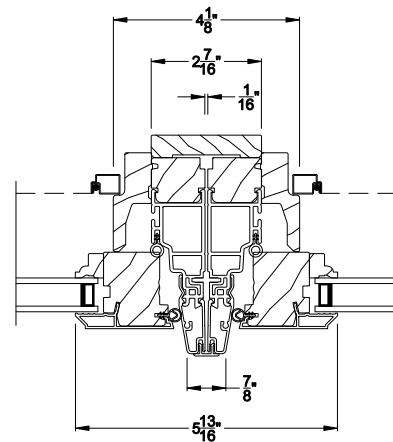
PREMIUM CASEMENT WINDOW (8211)
Vertical Section - 3-1/16" jamb



PREMIUM CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



PREMIUM CASEMENT WINDOW (8211)
Horizontal Section - 3-1/16" jamb

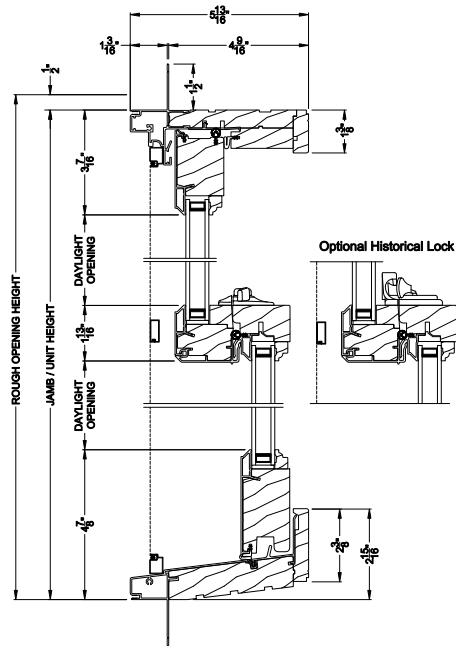


PREMIUM CASEMENT WINDOW
Vertical Mull Section

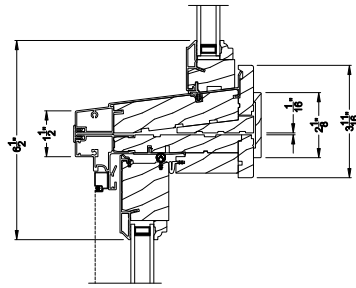
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield® Premium Series™

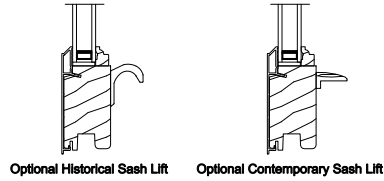
Double Hung Windows CROSS SECTION DETAILS



Optional Historical Lock

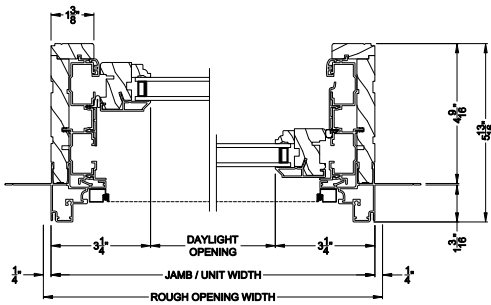


PREMIUM DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH

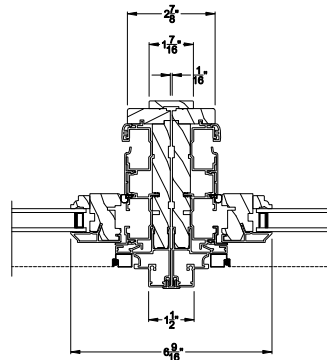


Optional Historical Sash Lift Optional Contemporary Sash Lift

PREMIUM DOUBLE HUNG WINDOW (8120)
Vertical Section



PREMIUM DOUBLE HUNG WINDOW (8120)
Horizontal Section

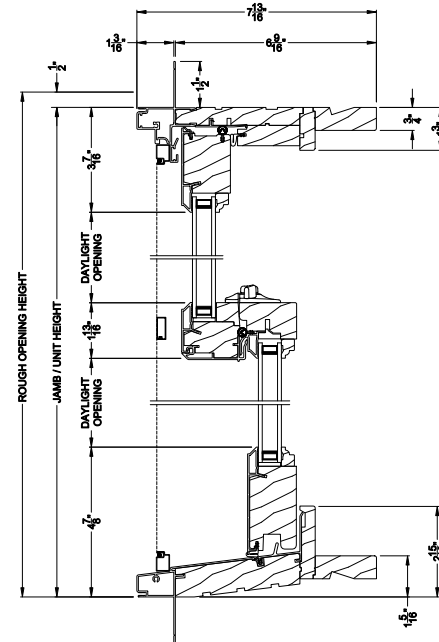


PREMIUM DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

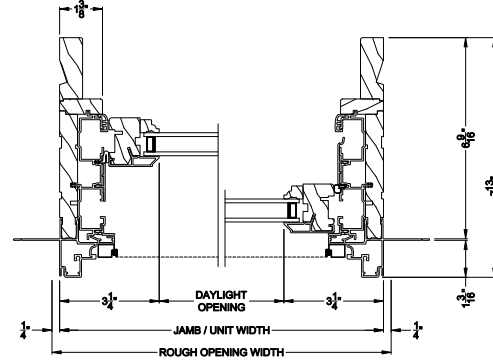
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield® Premium Series™

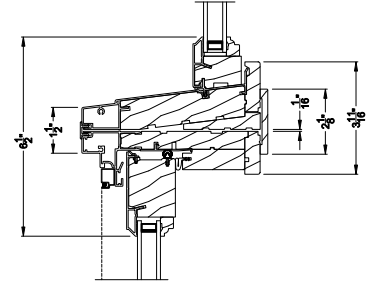
Double Hung Windows CROSS SECTION DETAILS



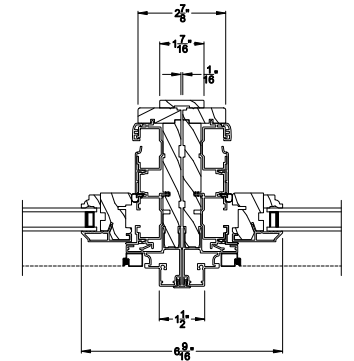
PREMIUM DOUBLE HUNG WINDOW (8120)
Vertical Section - 6-9/16" Jamb



PREMIUM DOUBLE HUNG WINDOW (8120)
Horizontal Section - 6-9/16" jamb



PREMIUM DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



PREMIUM DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

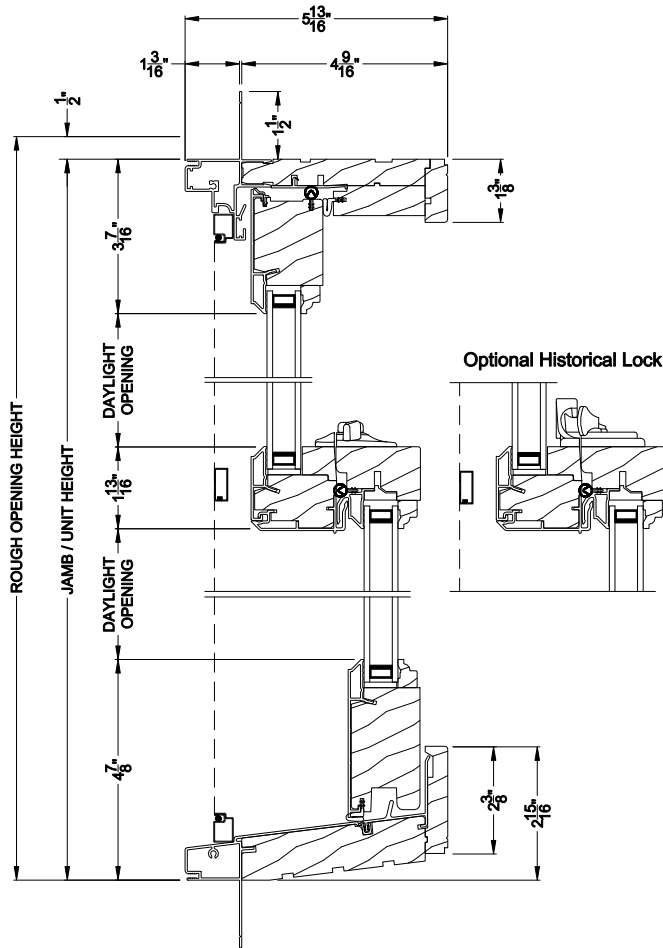
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

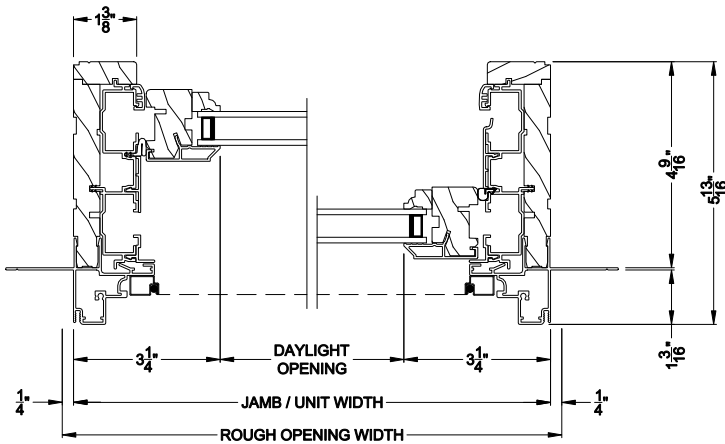
Premium Series™

Double Hung Windows

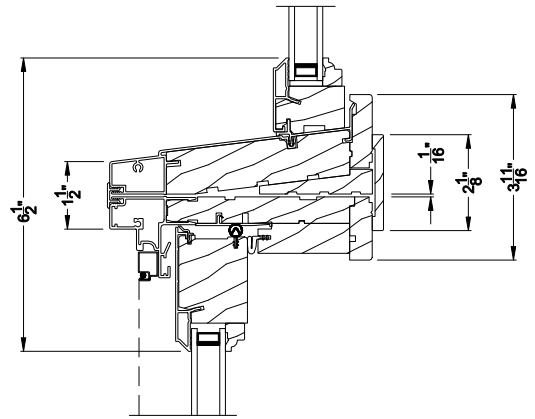
CROSS SECTION DETAILS



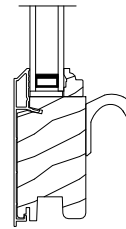
PREMIUM DOUBLE HUNG WINDOW (8120)
Vertical Section



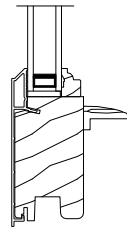
PREMIUM DOUBLE HUNG WINDOW (8120)
Horizontal Section



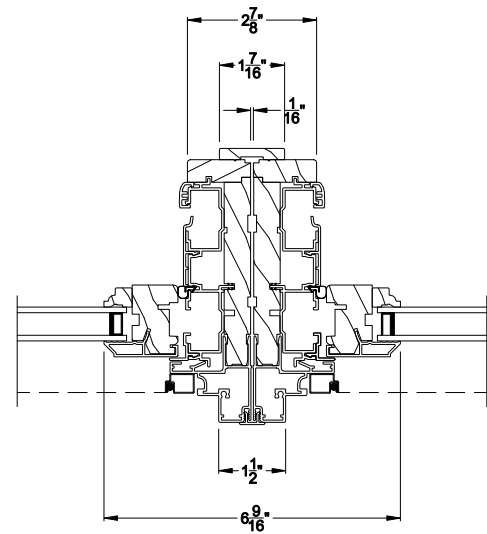
PREMIUM DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



Optional Historical Sash Lift



Optional Contemporary Sash Lift



PREMIUM DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

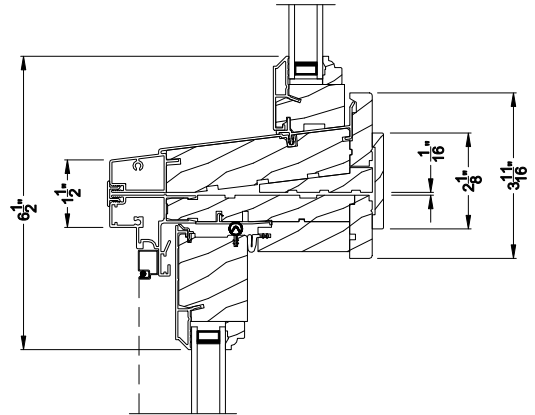
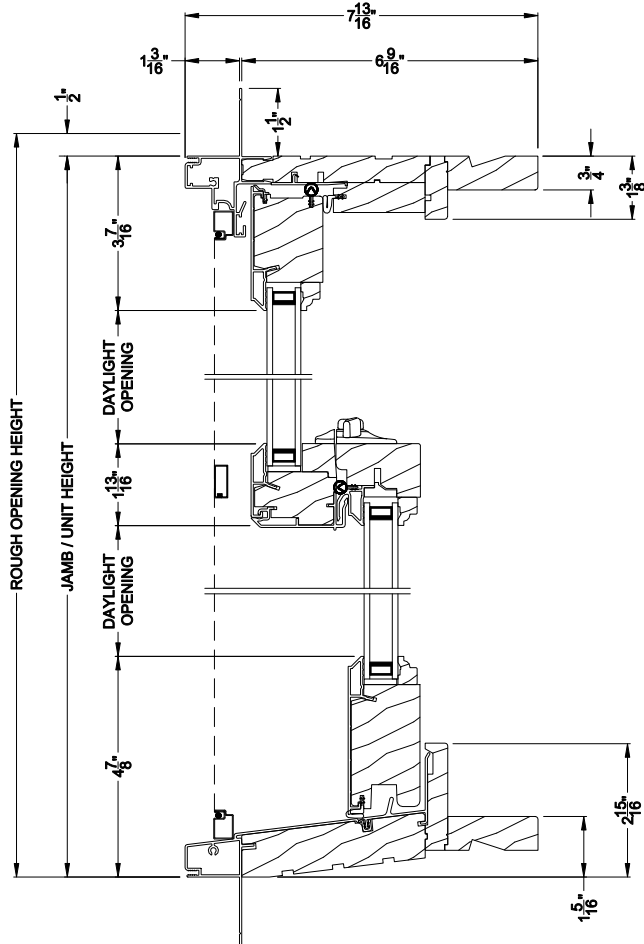
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

Premium Series™

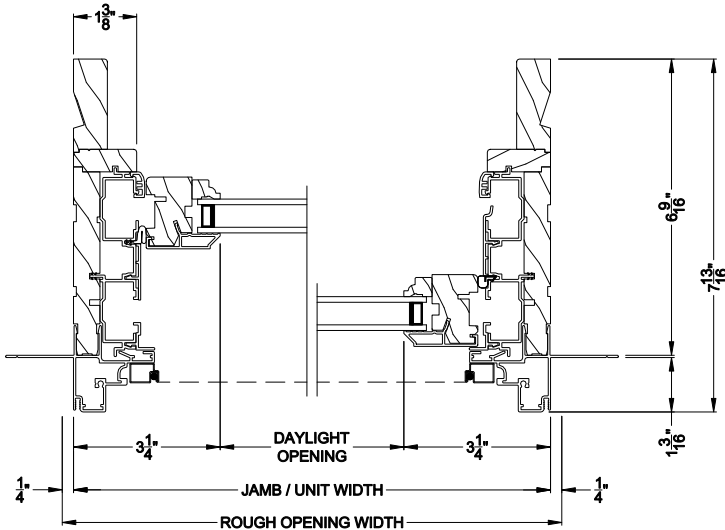
Double Hung Windows

CROSS SECTION DETAILS

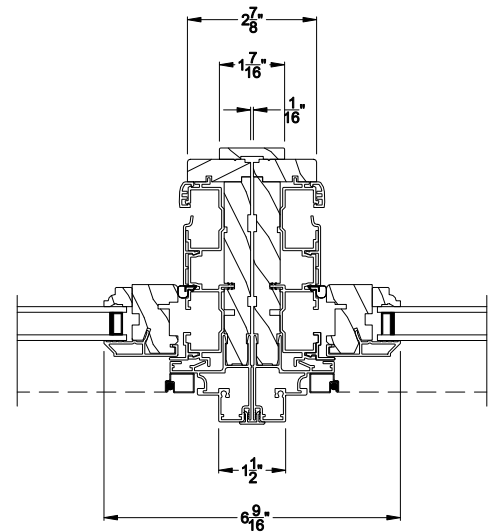


PREMIUM DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH

PREMIUM DOUBLE HUNG WINDOW (8120)
Vertical Section - 6-9/16" jamb



PREMIUM DOUBLE HUNG WINDOW (8120)
Horizontal Section - 6-9/16" jamb



PREMIUM DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

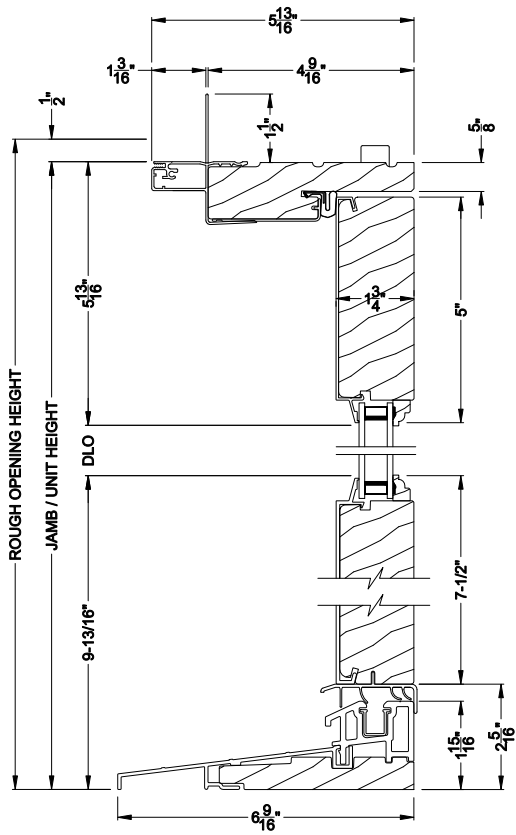
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

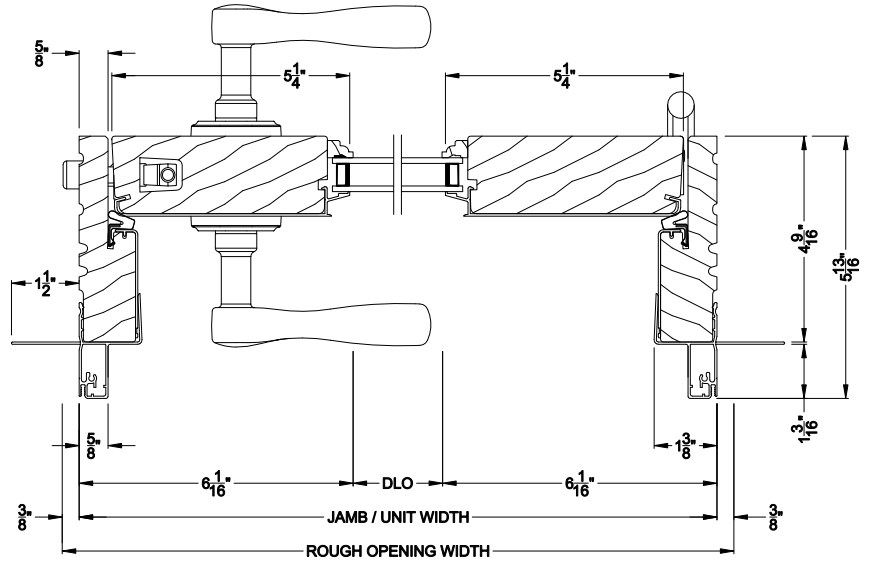
Premium Series™

Hinged Patio Doors

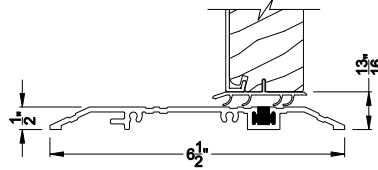
CROSS SECTION DETAILS



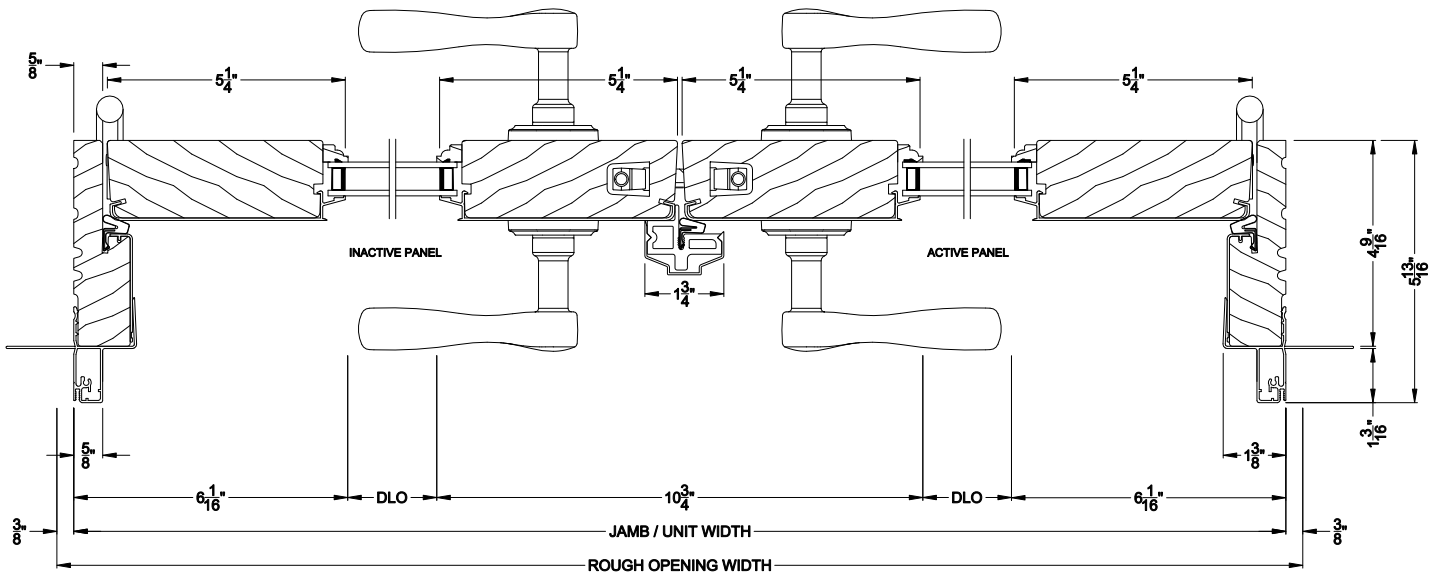
PREMIUM INSWING DOOR (8510)
Vertical Section



PREMIUM INSWING DOOR (8510)
Horizontal Section - Single Door



PREMIUM INSWING DOOR (8510)
Vertical Section - ADA Sill

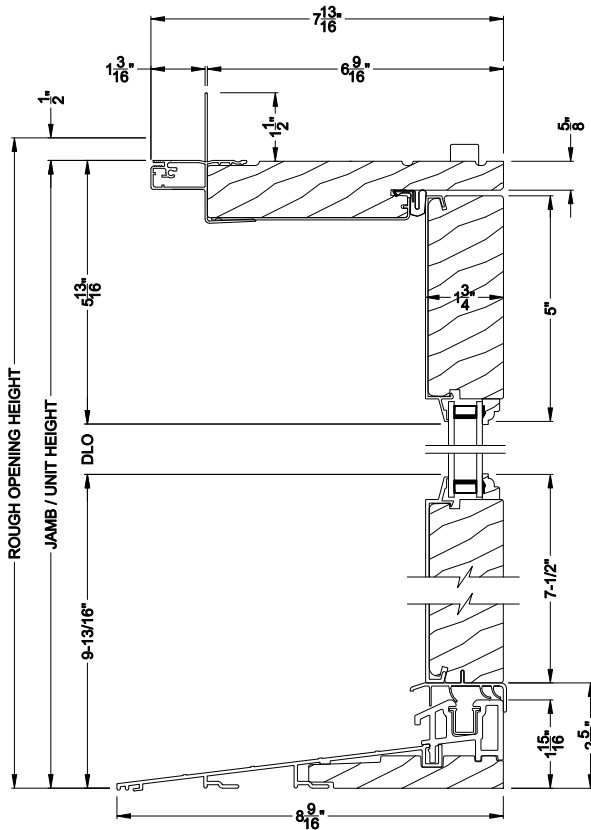


PREMIUM INSWING DOOR (8510)
Horizontal Section - Double Door

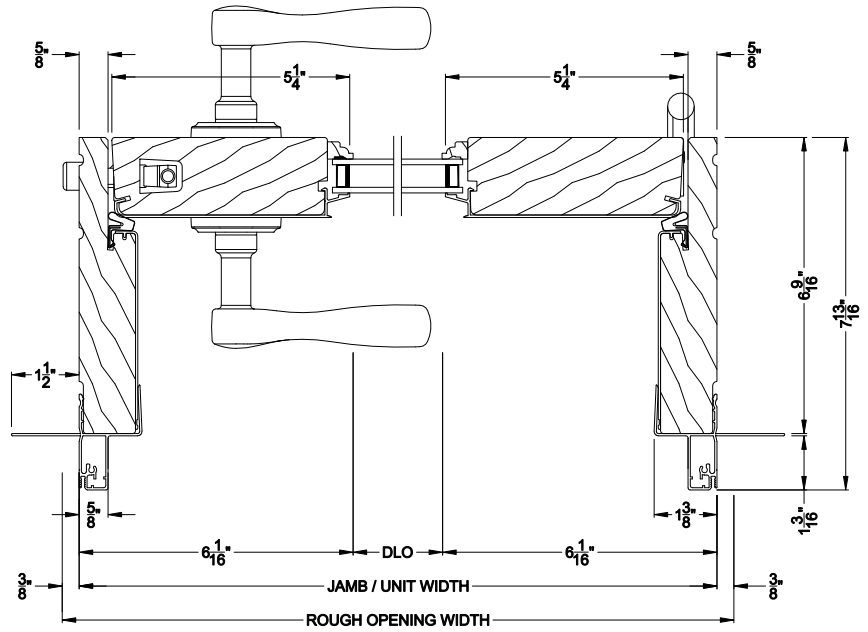
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield® Premium Series™

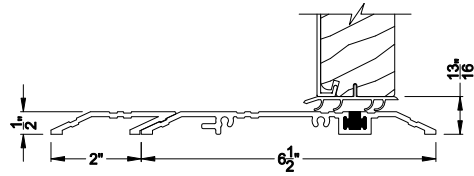
Hinged Patio Doors CROSS SECTION DETAILS



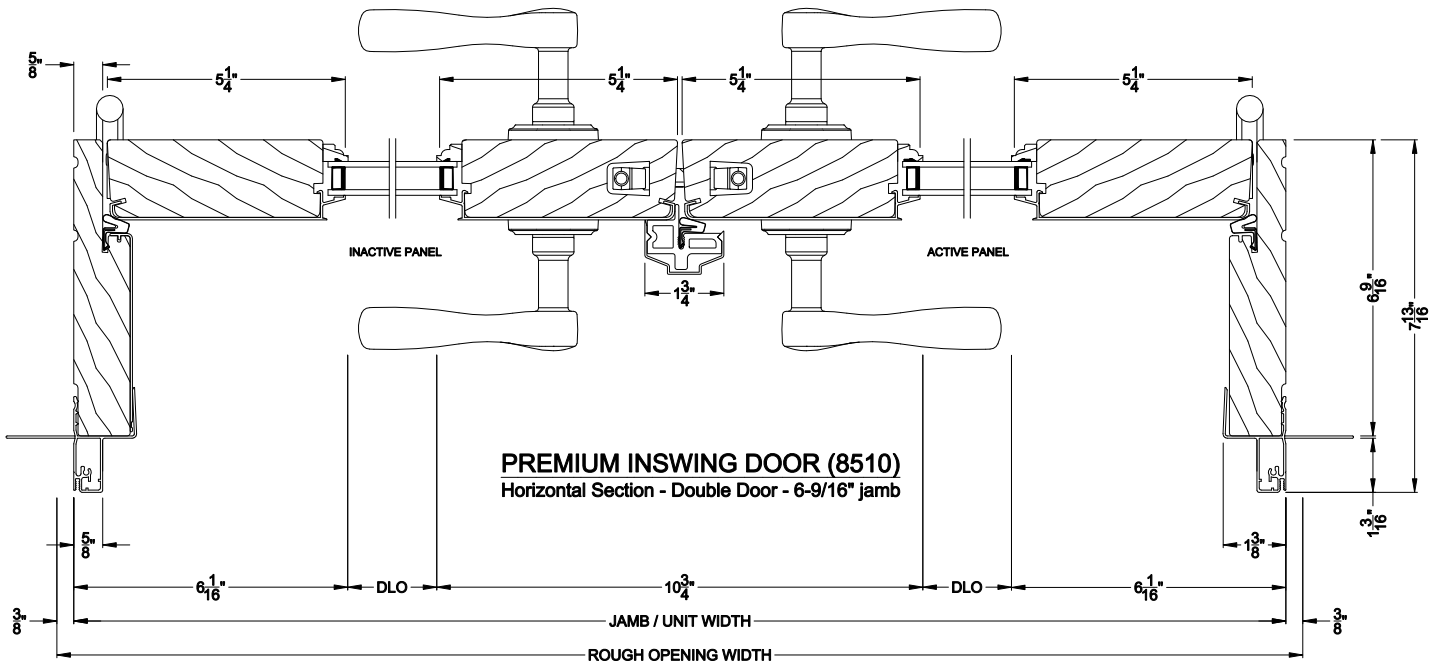
PREMIUM INSWING DOOR (8510)
Vertical Section - 6-9/16" jamb



PREMIUM INSWING DOOR (8510)
Horizontal Section - Single Door - 6-9/16" jamb



PREMIUM INSWING DOOR (8510)
Vertical Section - ADA Sill - 6-9/16" jamb



PREMIUM INSWING DOOR (8510)
Horizontal Section - Double Door - 6-9/16" jamb

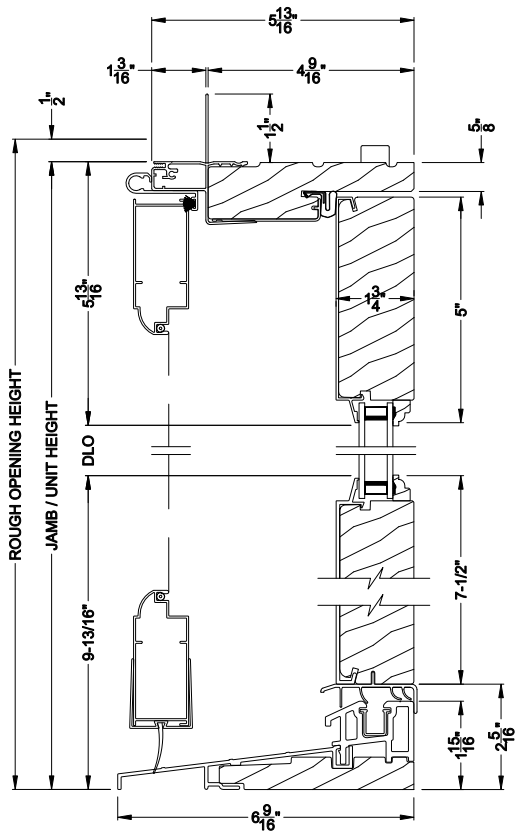
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

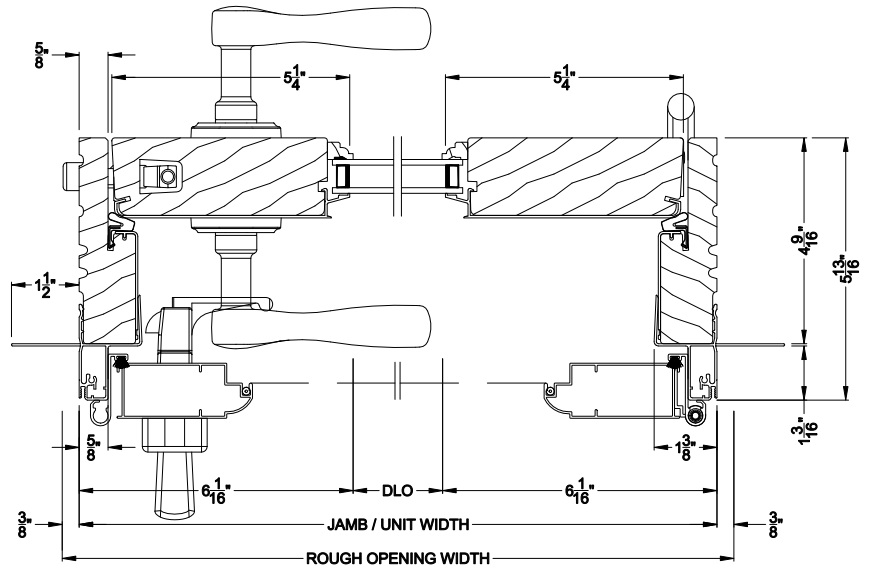
Premium Series™

Hinged Patio Doors

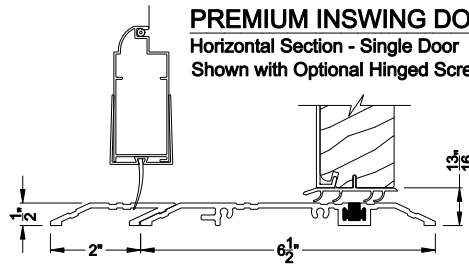
CROSS SECTION DETAILS



PREMIUM INSWING DOOR (8510)
Vertical Section
Shown with Optional Hinged Screen

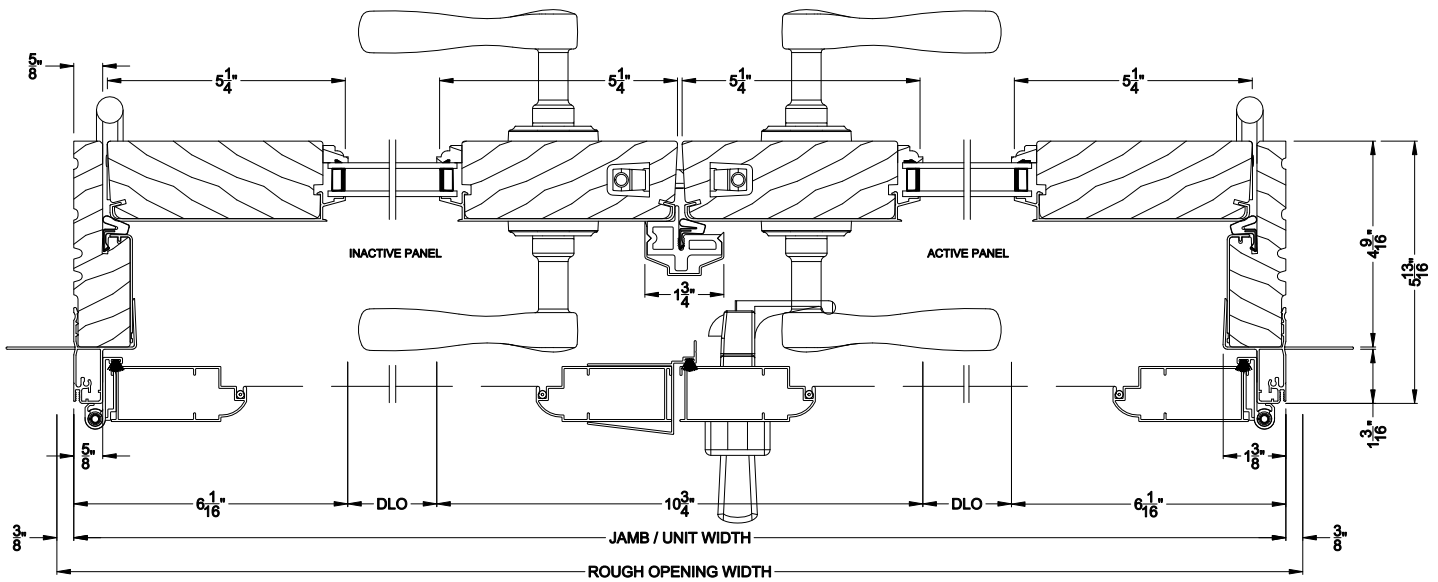


PREMIUM INSWING DOOR (8510)
Horizontal Section - Single Door
Shown with Optional Hinged Screen



*Requires ADA sill extension

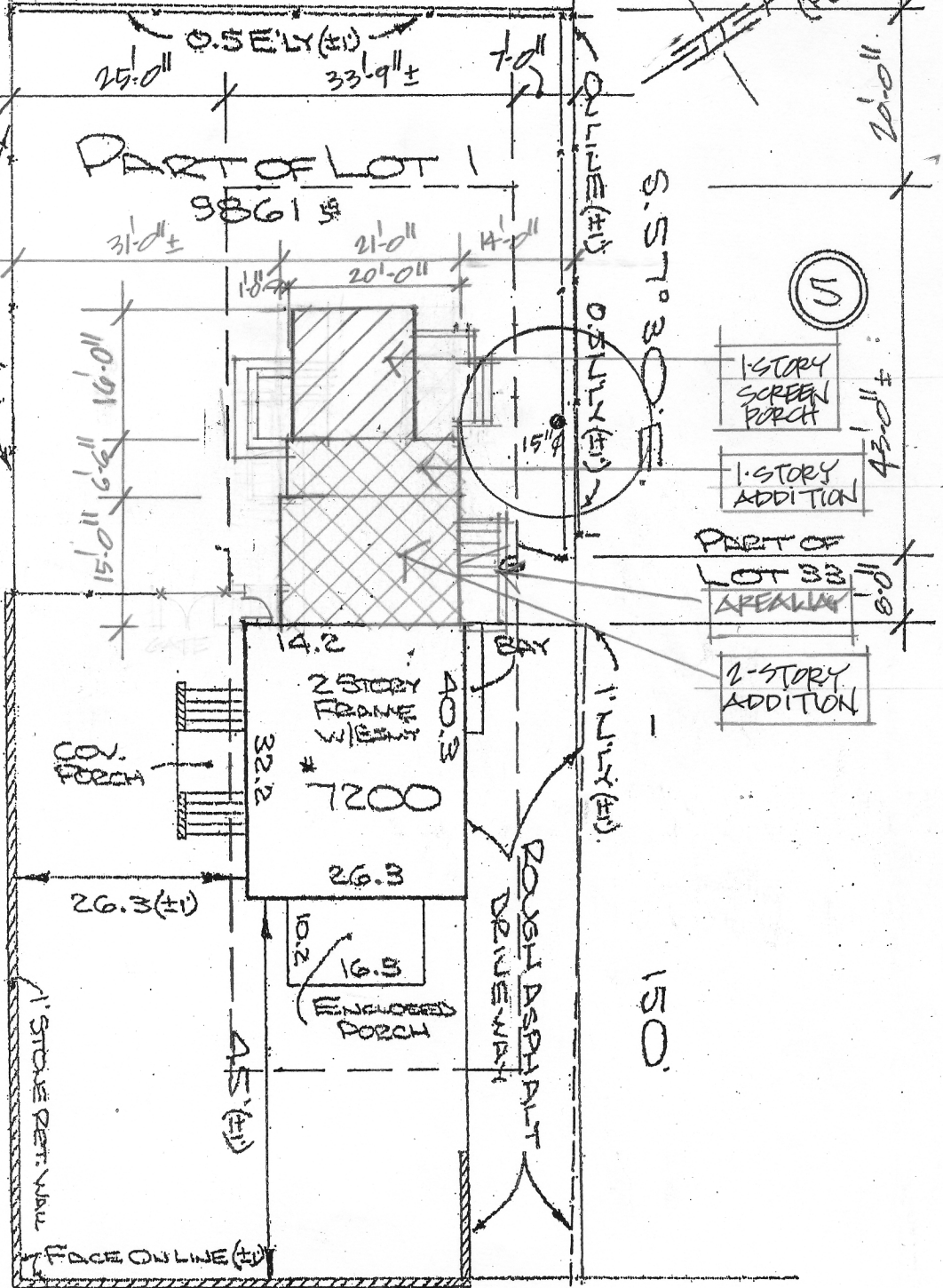
PREMIUM INSWING DOOR (8510)
Vertical Section - ADA Sill
Shown with Optional Hinged Screen*



PREMIUM INSWING DOOR (8510)
Horizontal Section - Double Door
Shown with Optional Hinged Screen

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

RESIDUE LOT 1
 N. 32° 30' E. - 65.74



S. 32° 30' W. - 65.74

PROPOSED

MAPLE AVENUE

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the identification of property boundary lines, but such identification





7200



7200

WE RECYCLE

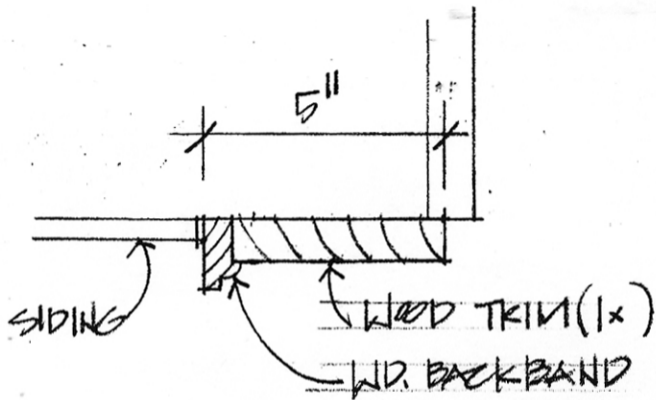








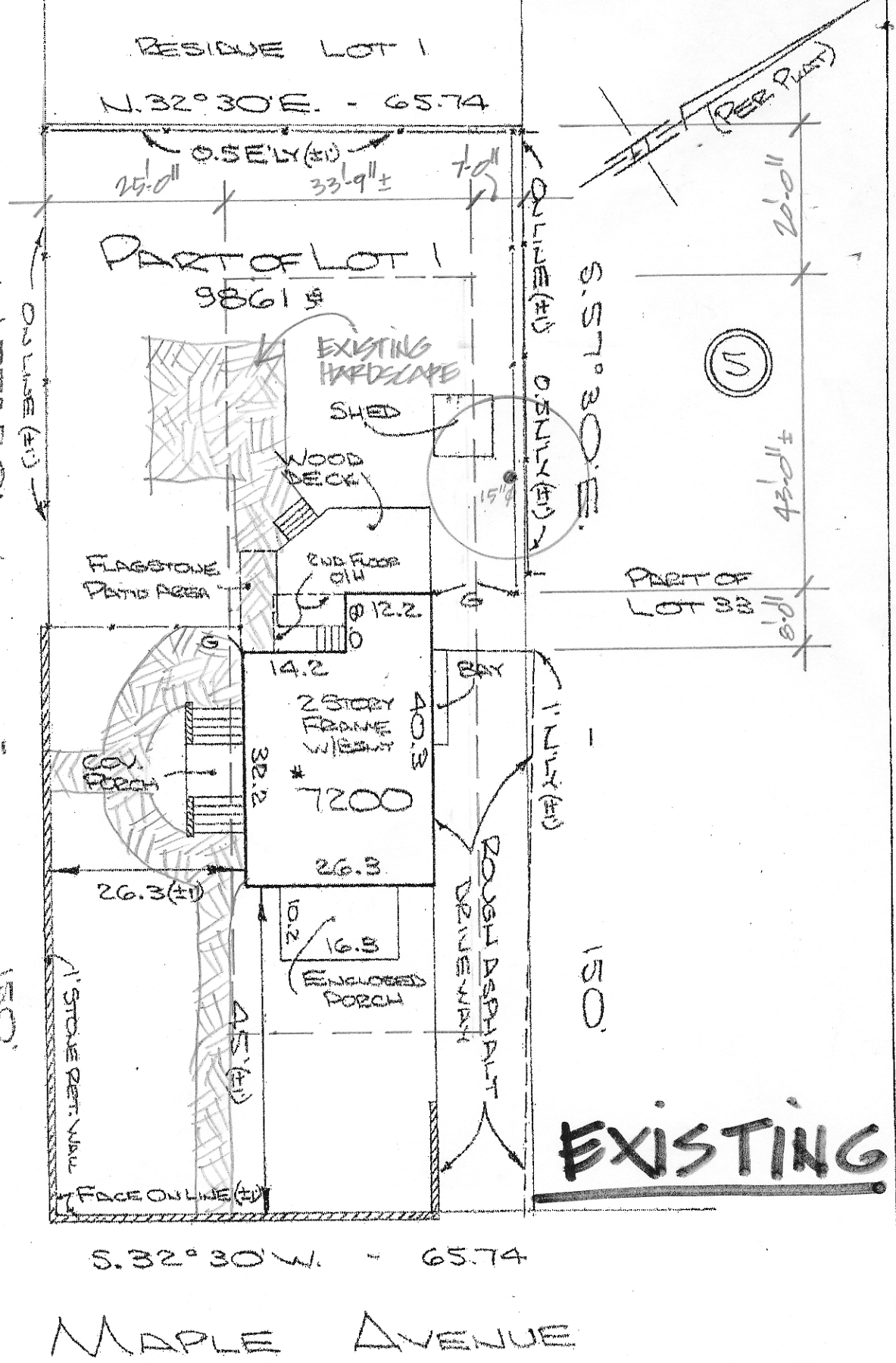




EXISTING EXTERIOR TRIM

3" = 1'-0"

TULIP AVENUE



Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350

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