

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7344 Carroll Ave., Takoma Park	Meeting Date:	6/12/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/5/2024
Applicant:	Jon Bateman Rick Vitullo, Architect	Public Notice:	5/29/2024
Review:	HAWP	Tax Credit:	yes
Case Number:	1071722	Staff:	Dan Bruechert
Proposal:	Fenestration and door alterations		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1921

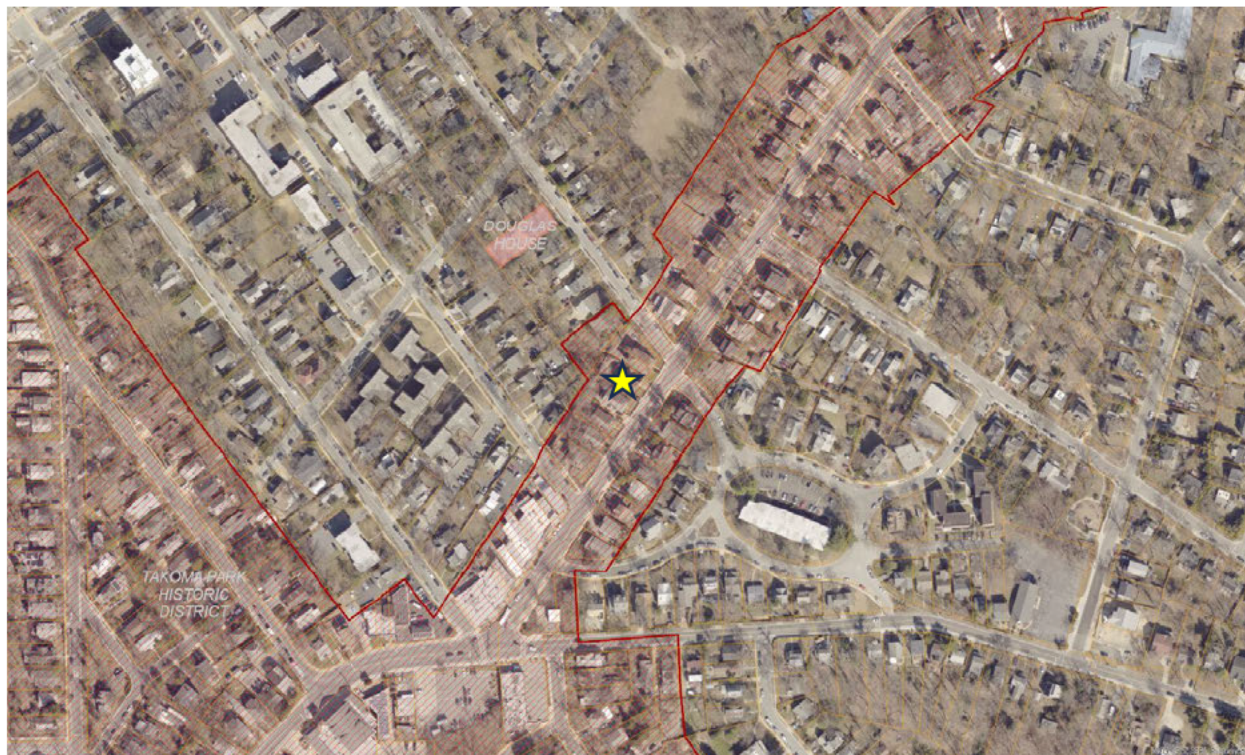


Figure 1: The subject property is located northeast of the Takoma Junction section of the Historic District.

PROPOSAL

The applicant proposes to remove and replace several windows and doors at the subject property and to install storm windows.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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)*.

Takoma Park Historic District Guidelines

There are two 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 the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings 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. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, 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 following guidance which pertains to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the

replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.

- 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 to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
- (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* are as follows:

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a two-story vinyl-sided Craftsman bungalow, with a side gable roof, and a large front gable dormer. There is a non-historic rear shed roof addition constructed on a CMU foundation at the rear. The historic windows were all removed and replaced with double-paned vinyl windows. Many of the windows at the basement level were filled in with glass block. The applicant proposes to replace all of the windows with a mix of wood and aluminum-clad wood windows. All new windows will have storm windows installed in the opening. To satisfy code requirements, the applicant proposes to enlarge many of the basement windows and install new aluminum-clad wood windows. At the rear of the house, the applicant proposes to convert an existing basement window opening into a door. Staff finds the proposed changes are compatible with the character of the district and recommends the HPC approve the HAWP.

Window Replacement

The existing windows are all replacement vinyl windows installed in the historic openings. The applicant proposes to install Kolbe Heritage Series wood windows on the first floor of the front elevation and Kolbe Ultra Series aluminum-clad windows for all other openings. The replacement windows will match the existing in size, configuration, and operation. In the basement, the historic openings were filled in with glass block.

Staff finds the existing windows are not historic and their removal will not impact the character of the resource or surrounding district. Staff additionally finds both the proposed wood and aluminum-clad wood windows are appropriate replacements as their appearance better simulates the appearance of a historic wood window.

On the right elevation, the applicant proposes to create two additional basement window openings with six-over-one aluminum-clad wood sash windows. The other window opening on the left elevation will replace the glass block with a matching window. Two of the basement glass block windows on the left elevation will have six-over-one aluminum-clad wood windows, and the other opening will have a single-light fixed window in the opening. Staff finds that these replacement windows are appropriate and because they are foundation level openings, will not have a significant impact on the historic character of the house.

Staff finds the proposed windows are consistent with the *Design Guidelines*, 24A-8(b)(1), (2) and (d), and Standards 2, 9, and 10.

Door Installation

The existing doors are not historic and do not appear to be from one specific area of development. The applicant proposes to remove the existing right-side fiberglass door and replace it with an aluminum-clad wood door in a matching configuration. At the rear, there is a pair of vinyl French Doors. The applicant proposes to remove the existing doors and replace them with an aluminum-clad sliding glass door. Finally, the applicant proposes to remove the existing basement-level six-over-one sash window at the rear and enlarge the opening to accommodate a second sliding glass door on the rear elevation. The doors

at the rear are not at all visible from the public right-of-way.

Staff finds the existing doors are not historic and their removal will not impact the character of the resource or the surrounding district. Staff finds aluminum clad wood doors are appropriate in this instance as the historic fabric has been lost and the openings are all at the foundation level which are less significant to the overall historic character of the house. Lastly, the *Design Guidelines* state that alterations that are not at all visible from the public right-of-way should be approved as a matter of course. Staff finds the proposed doors are consistent with the *Design Guidelines*, 24A-8(b)(1), (2) and (d), and Standards 2, 9, and 10.

Storm Window Installation

The applicant proposes to install Allied storm windows in all of the openings. Staff finds the proposed aluminum storm windows are compatible with the character of the house and surrounding district. Additionally, Staff acknowledges that storm windows are a recommended treatment in historic buildings both to improve the thermal performance of the window units and to protect the historic wood windows (where applicable). Staff recommends the HPC approve the storm window installations under the *Design Guidelines*, 24A-8(b)(1), (2) and (d), and Standards 2, 9, and 10.

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), 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# 1071722

DATE ASSIGNED

APPLICANT:

Name: Jon Bateman
Address: 7344 Carroll Avenue
Daytime Phone: 301-806-6447

E-mail: jonbateman@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01072085

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo AIA
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com
City: Takoma Park Zip: 20912
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: 7344 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Sherman Avenue
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:

- Checklist items: 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.

Richard J. Vitullo AIA 5/22/2024

OWNERS:

Julie Chamberlain

Jon Bateman

7344 Carroll 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

Mark Markel

7346 Carroll Ave.

Takoma Park, MD 20912

Mary Rose Conroy

Colin Reardon

7500 Carroll Ave.

Takoma Park, MD 20912

Laura Carroll

Dean Myers

7335 Carroll Ave.

Takoma Park, MD 20912

Laura Myron

Daniel McCarthy

7333 Carroll Ave.

Takoma Park, MD 20912

7342 Carroll Avenue

Takoma park, MSD 20912

8 Sherman 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:

see attached

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

see attached

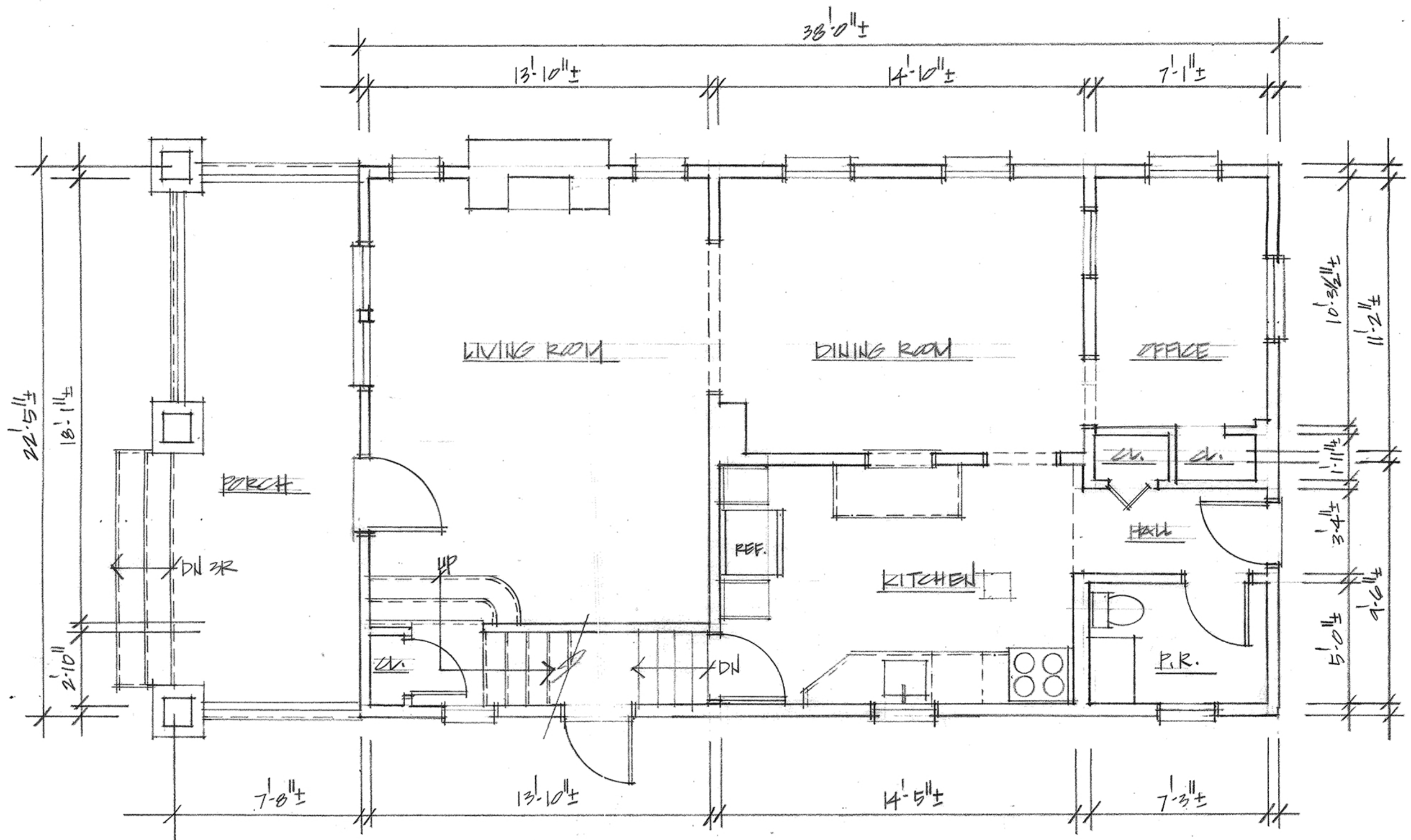
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

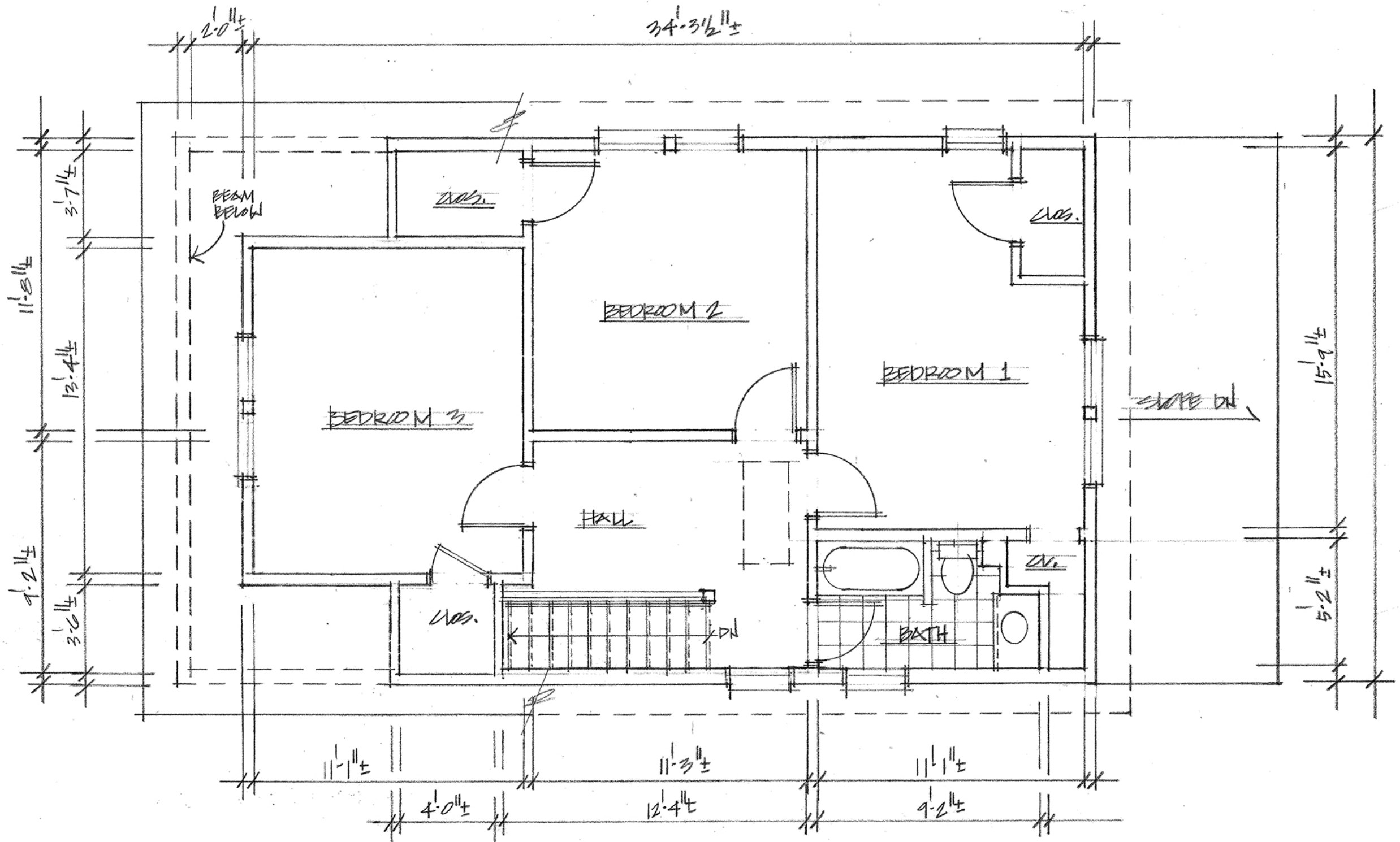
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	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	*	*	*	*	*		*



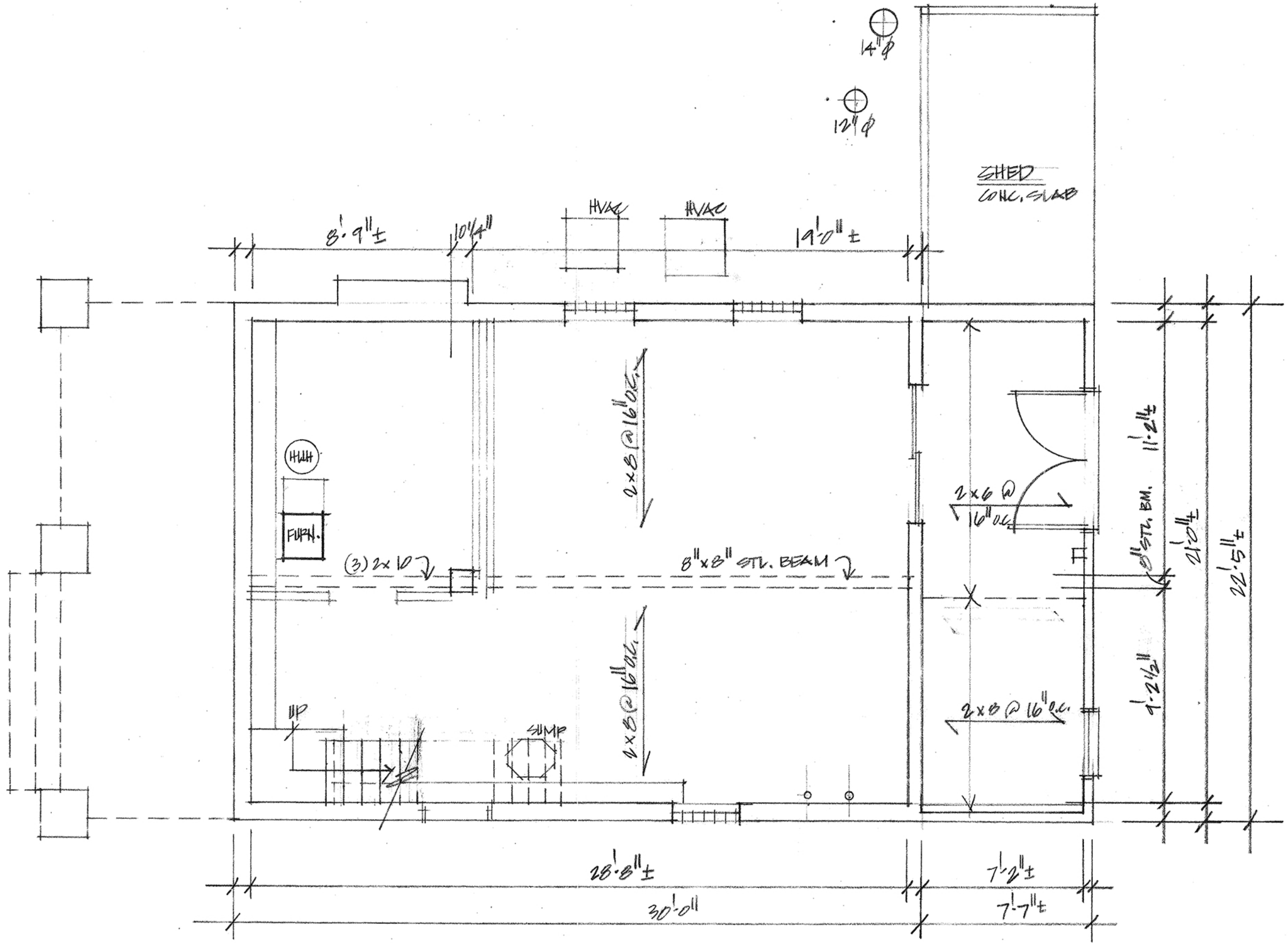
EXISTING FIRST FLOOR
 1/4" = 1'-0"

5

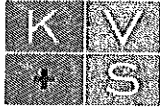


EXISTING SECOND FLOOR
 $\frac{1}{4}'' = 1'-0''$

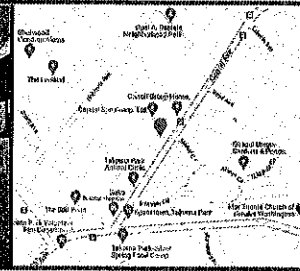
(6)



EXISTING BASEMENT
 1/4" = 1'-0"



KVS TITLE LLC



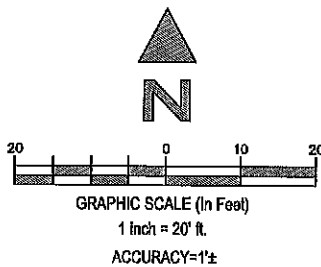
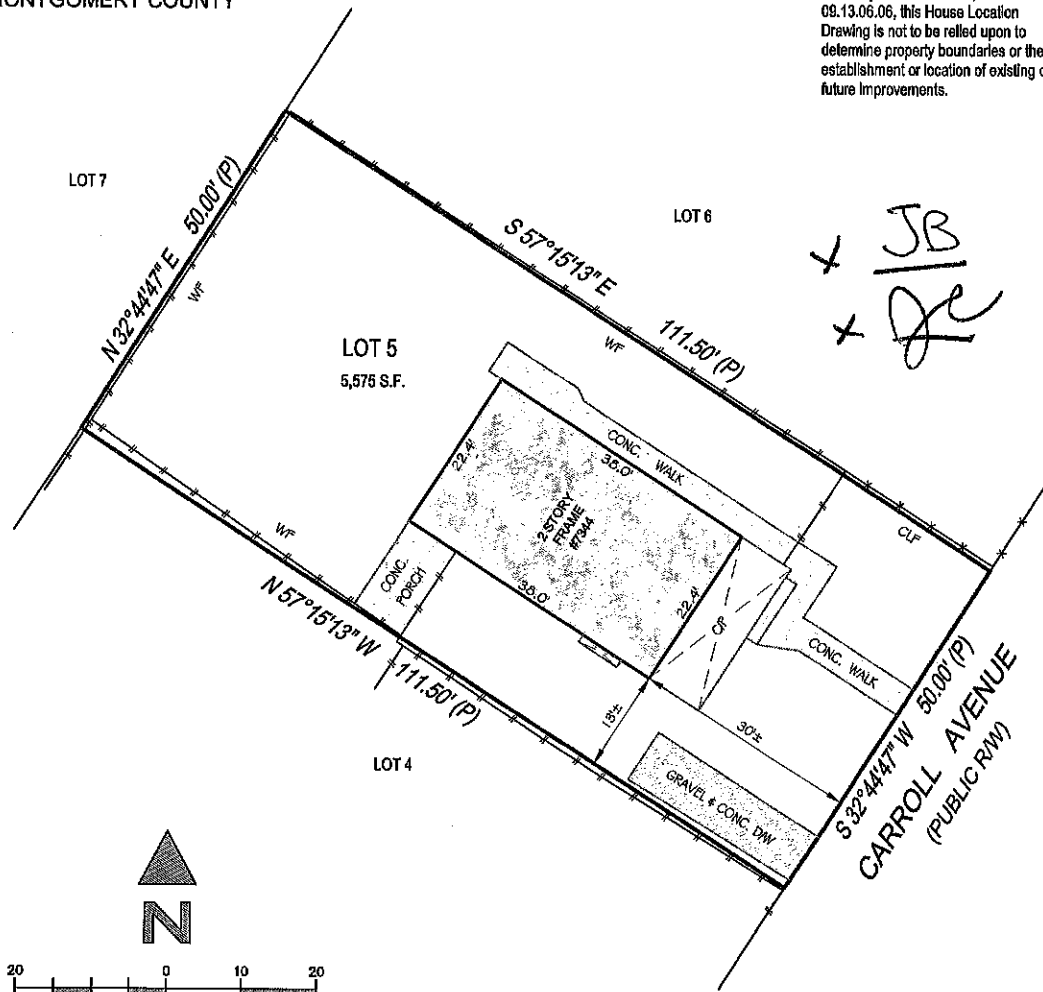
PROPERTY ADDRESS: 7344 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2308.2366

2308.2366
LOCATION DRAWING
MONTGOMERY COUNTY

PLEASE NOTE

Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or the establishment or location of existing or future Improvements.



SURVEYORS CERTIFICATION:

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.

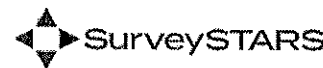
POINTS OF INTEREST:
NONE VISIBLE



Matthew Nigel Brien
State of Maryland Professional Land Surveyor
License Number 21408



SNIDER & ASSOCIATES
LB:21937
office:301-948-5100
19544 Amaranth Drive, MD | Germantown, MD 20674

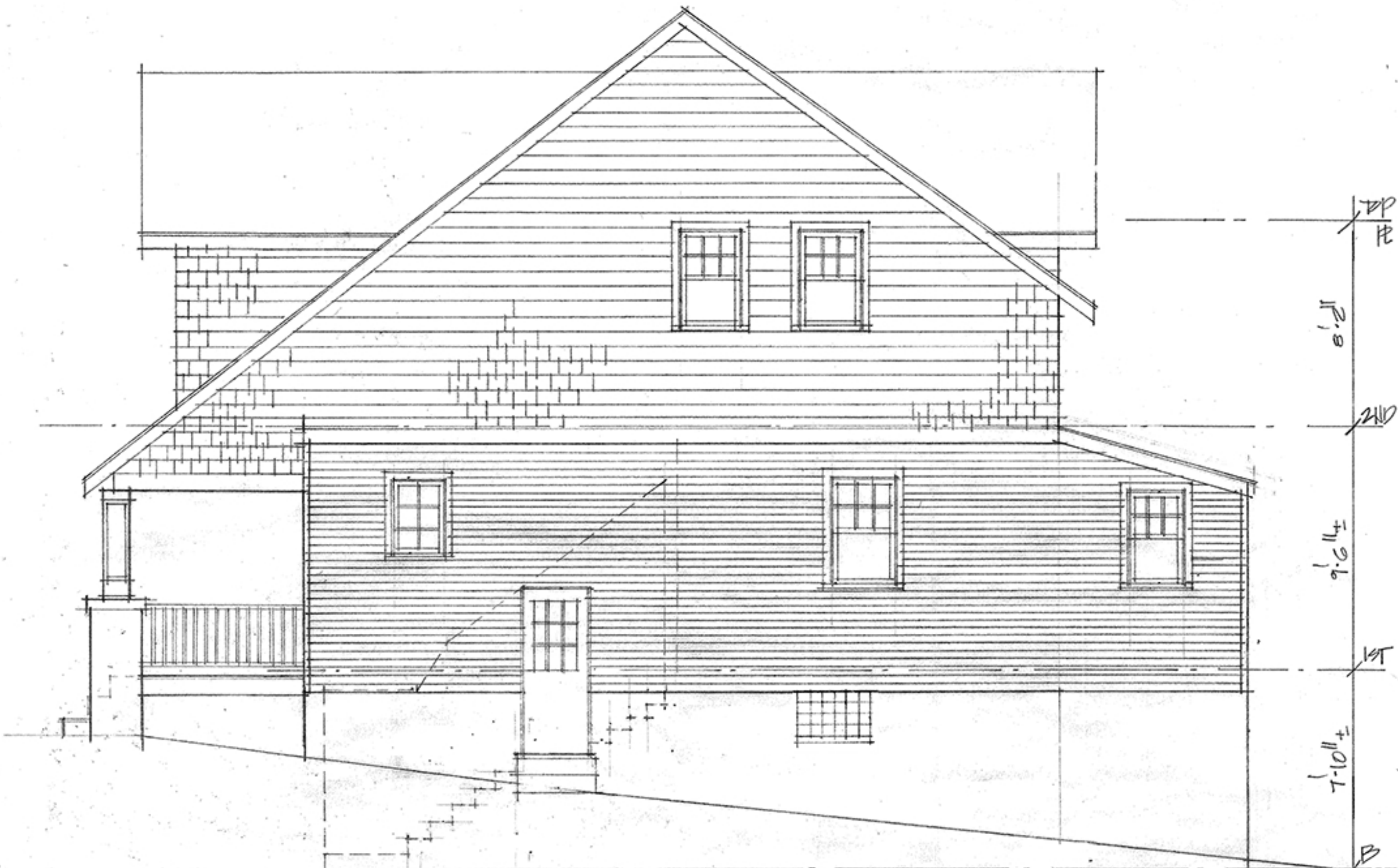


DATE SIGNED: 08/15/23
FIELD WORK DATE: 8/15/2023
REVISION DATE(S): (REV.1 8/15/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



EXISTING
~~REAR~~ ELEVATION
1/4"



EXISTING RIGHT SIDE ELEVATION
 1/4" = 1'-0"

7



7344



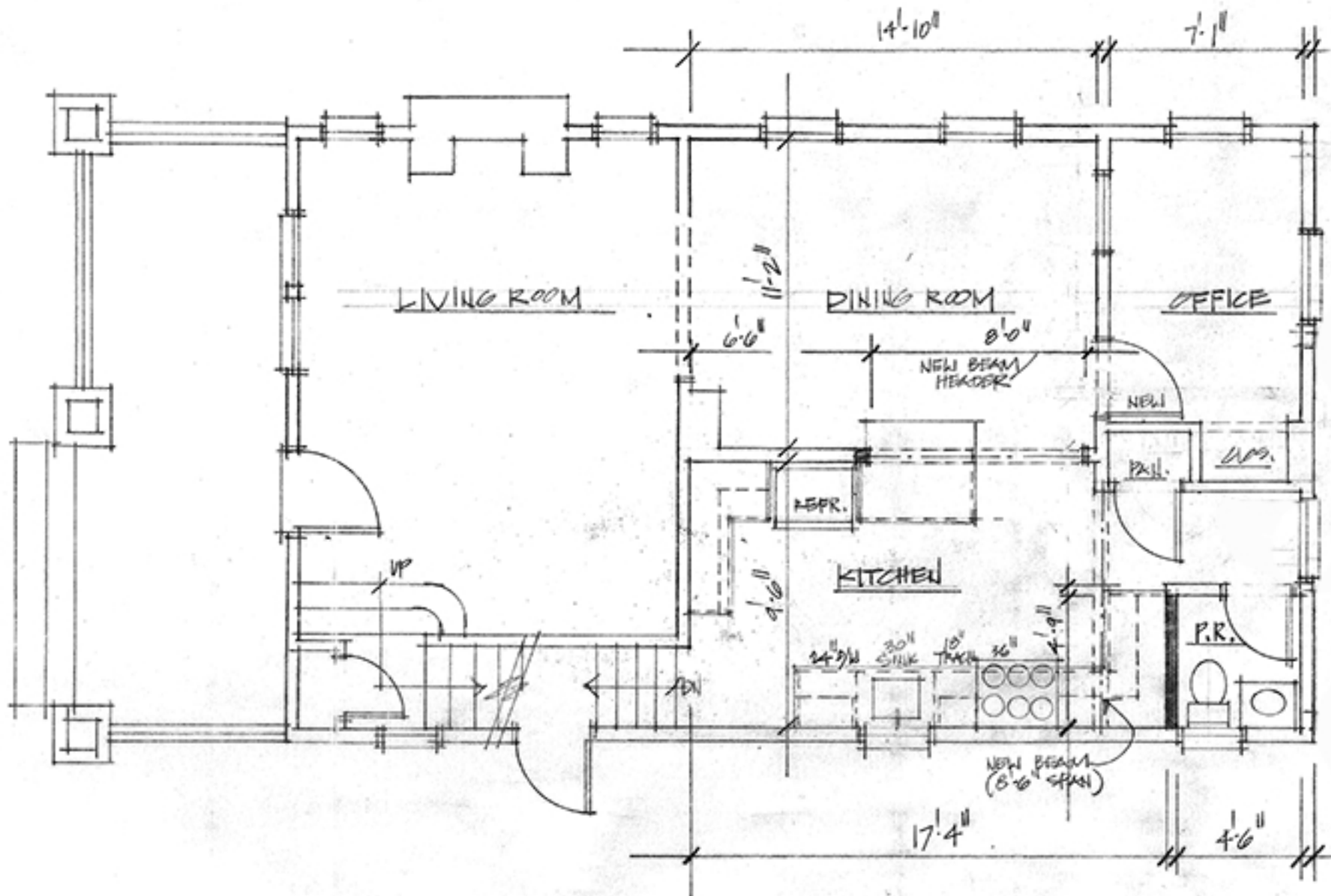






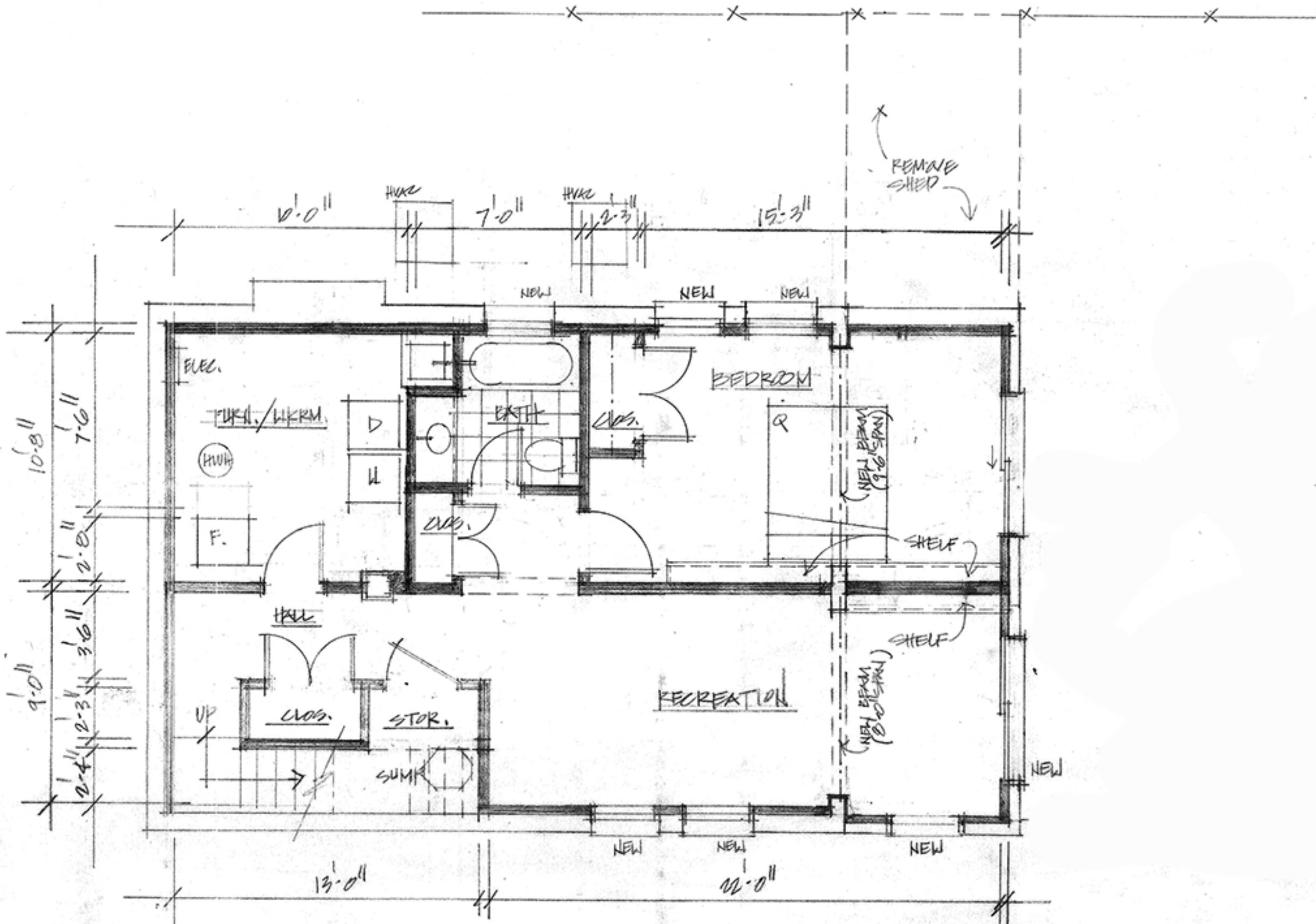






EXISTING FIXED DOOR
TO REMAIN

PROPOSED FIRST FLOOR
1/4" = 1'-0"



PROPOSED BASEMENT
 1/4" = 1'-0"

CHAMBERLAIN/BATEMAN
 7344 CARROLL AVE.
 WAKONA PARK

5.6.24

①



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



PROPOSED
~~REAR~~ ELEVATION
1/4/11



PROPOSED RIGHT SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$

7







A photograph of a house's porch. The porch has a white railing and a white support post. The ceiling is made of white horizontal slats. A red arrow points to the space between the slats, with the text "CEILING JOIST SPAN" written below it. The house has white siding and a brick base. There are trees and a utility pole in the background.

CEILING JOIST SPAN



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/22/2024

Application No: 1071722
AP Type: HISTORIC
Customer No: 1493348

Affidavit Acknowledgement

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

Primary Applicant Information

Address 7344 CARROLL AVE
TAKOMA PARK, MD 20912

Othercontact VITULLO

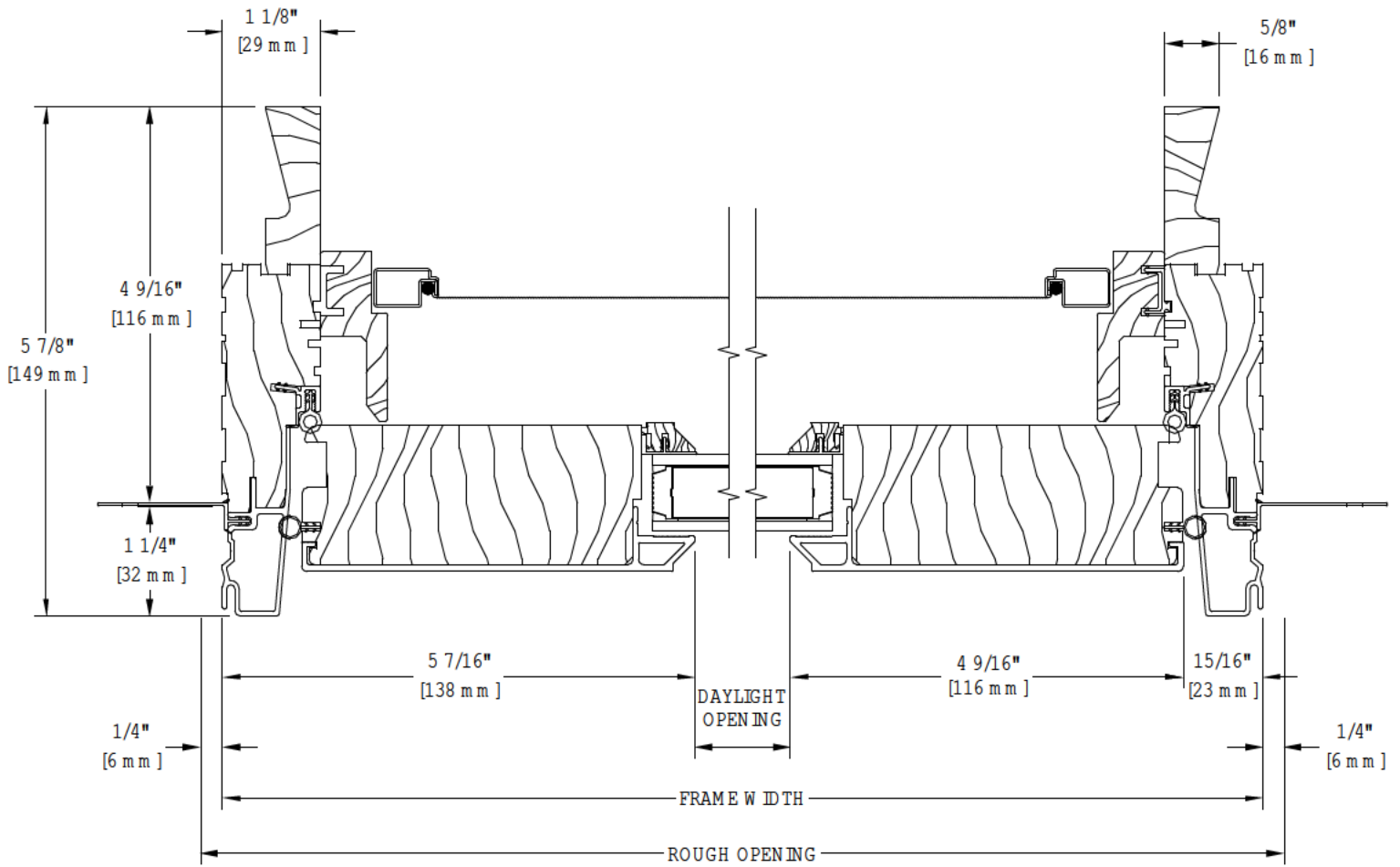
Homeowner Bateman (Primary)

Historic Area Work Permit Details

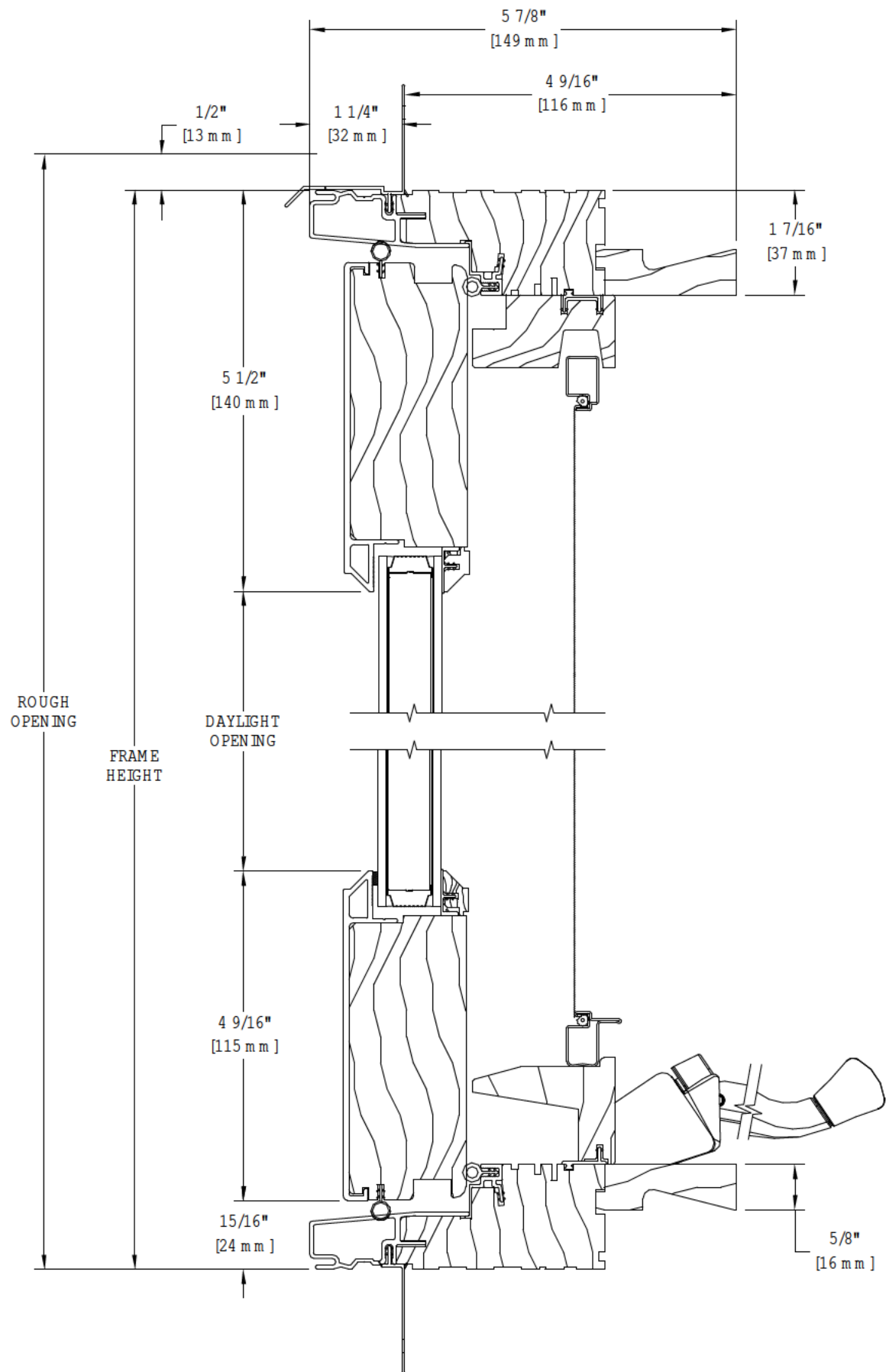
Work Type ALTER

Scope of Work Renovate basement. Replace vinyl windows and doors.

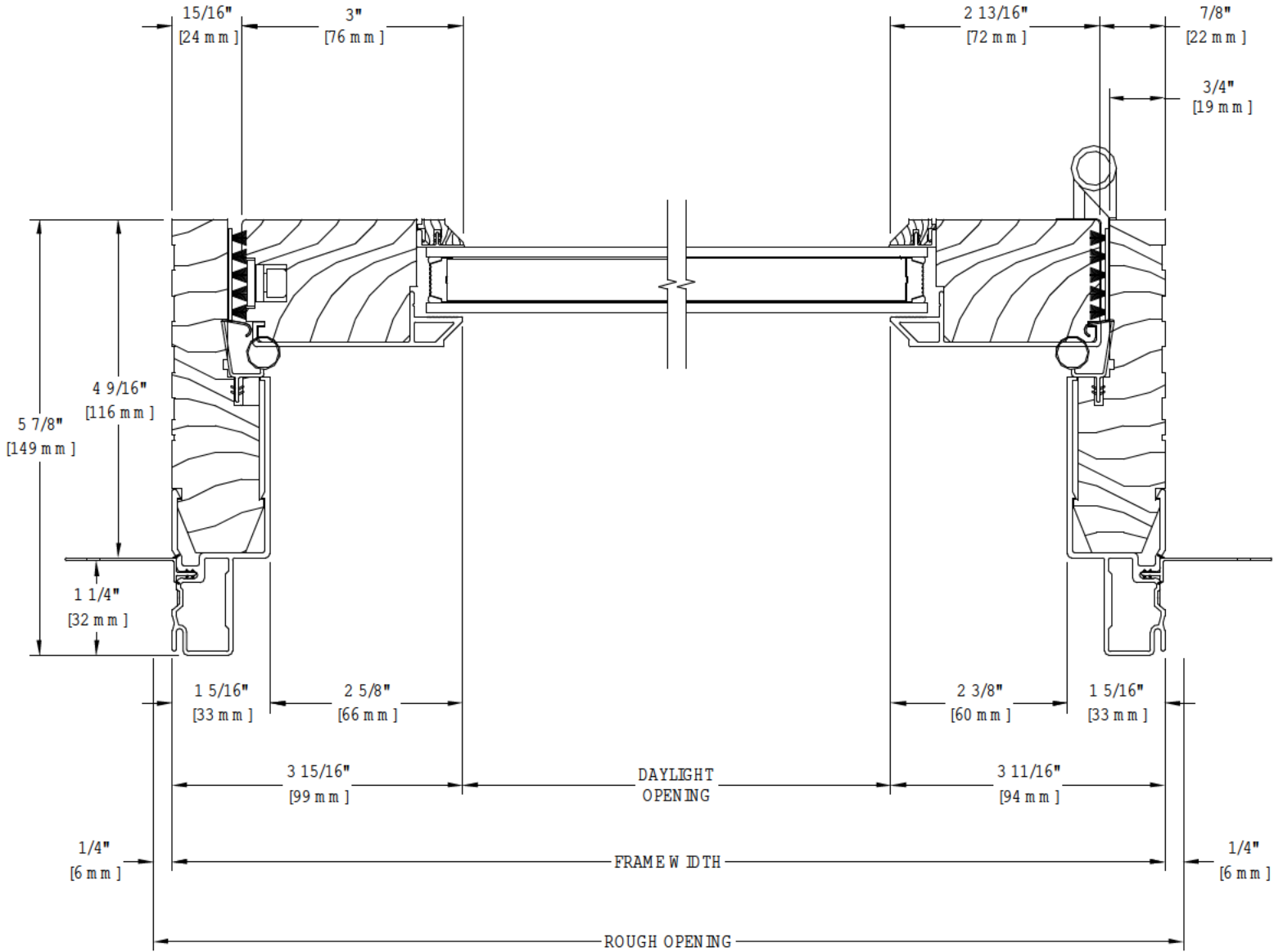
ULTRA SERIES
CRANK-OUT CASEMENT/AWNING - 4-17/32" STILES - OPERATING
4-9/16" JAMB - SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION



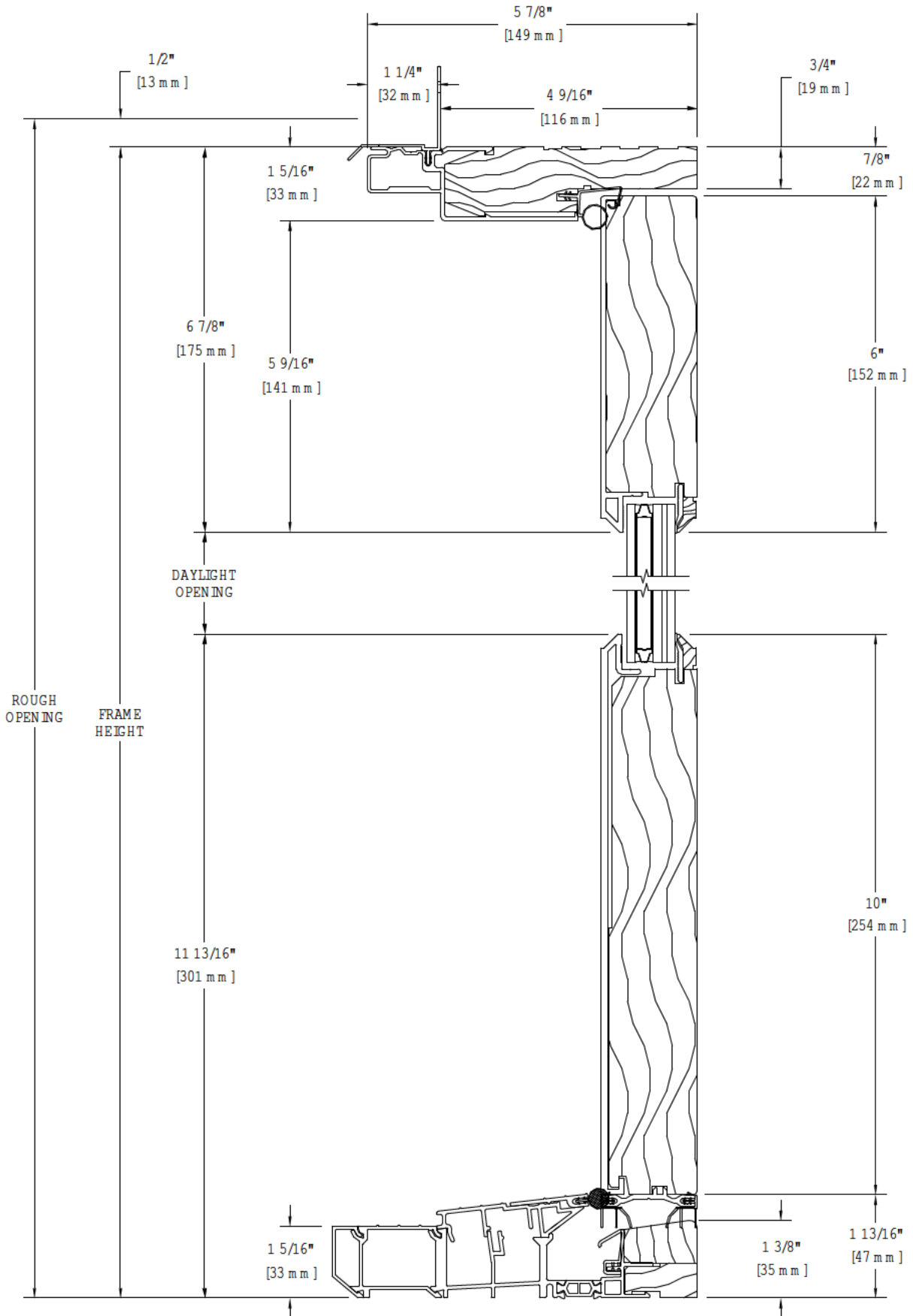
ULTRA SERIES
CRANK-OUT CASEMENT/AWNING - 417/32" RAILS - OPERATING
49/16" JAMB - SCREEN
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



ULTRA SERIES
INSWING DOOR - 1-3/4" PANEL - 3" STILES - 1-PANEL - ACTIVE - HINGED LEFT
4-9/16" JAMB - MULTI-POINT LOCK - NO SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION



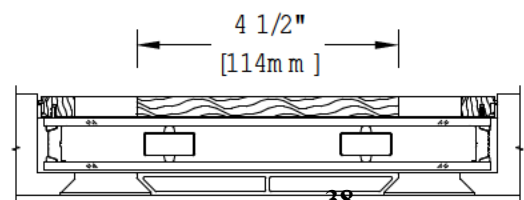
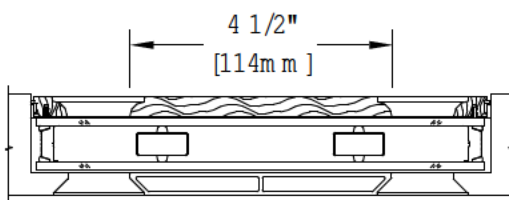
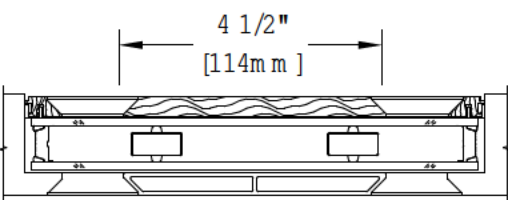
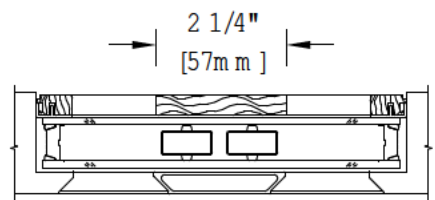
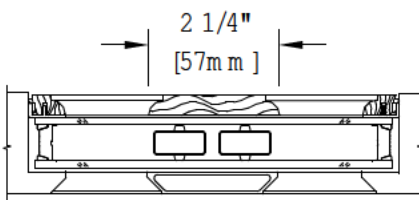
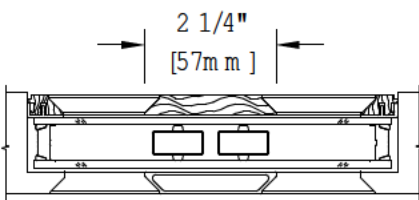
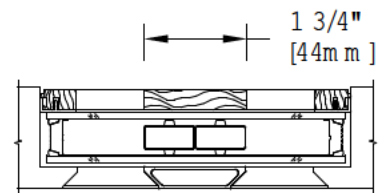
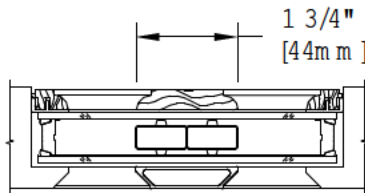
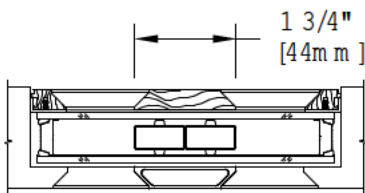
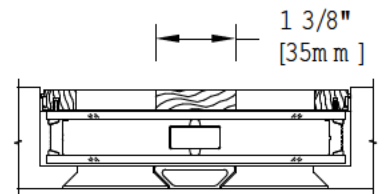
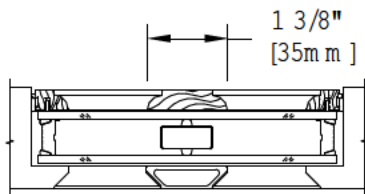
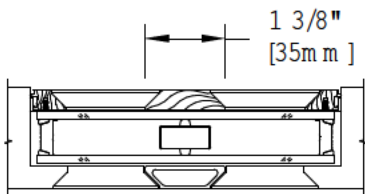
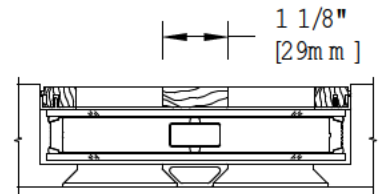
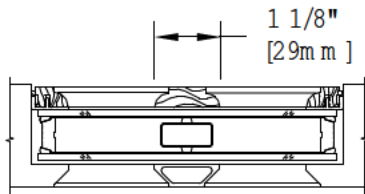
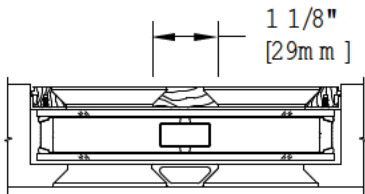
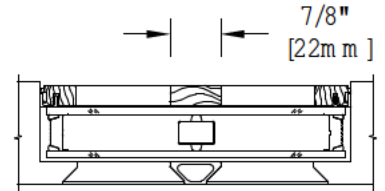
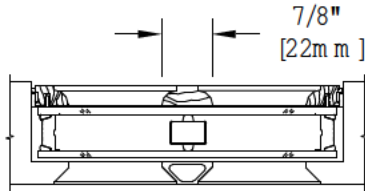
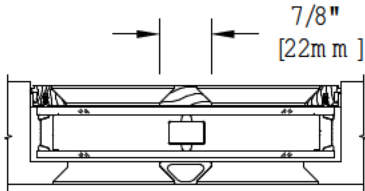
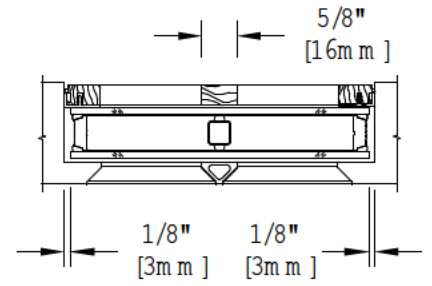
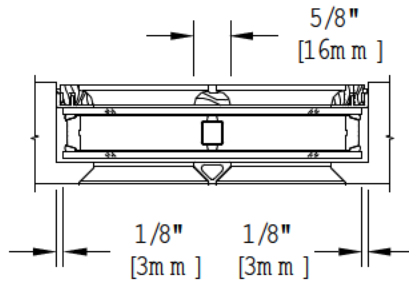
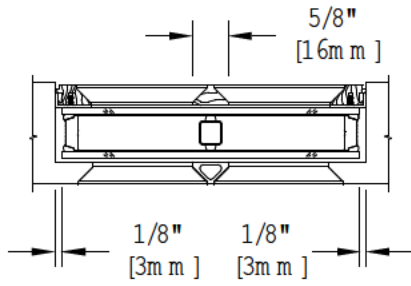
ULTRA SERIES
INSWING DOOR - 1-3/4" PANEL - 6" TOP, 10" BOTTOM RAILS - ACTIVE
IMPACT PERFORMANCE - 4-9/16" JAMB - NO SCREEN - WEEP SILL
INSULATED IMPACT GLASS
VERTICAL CROSS SECTION

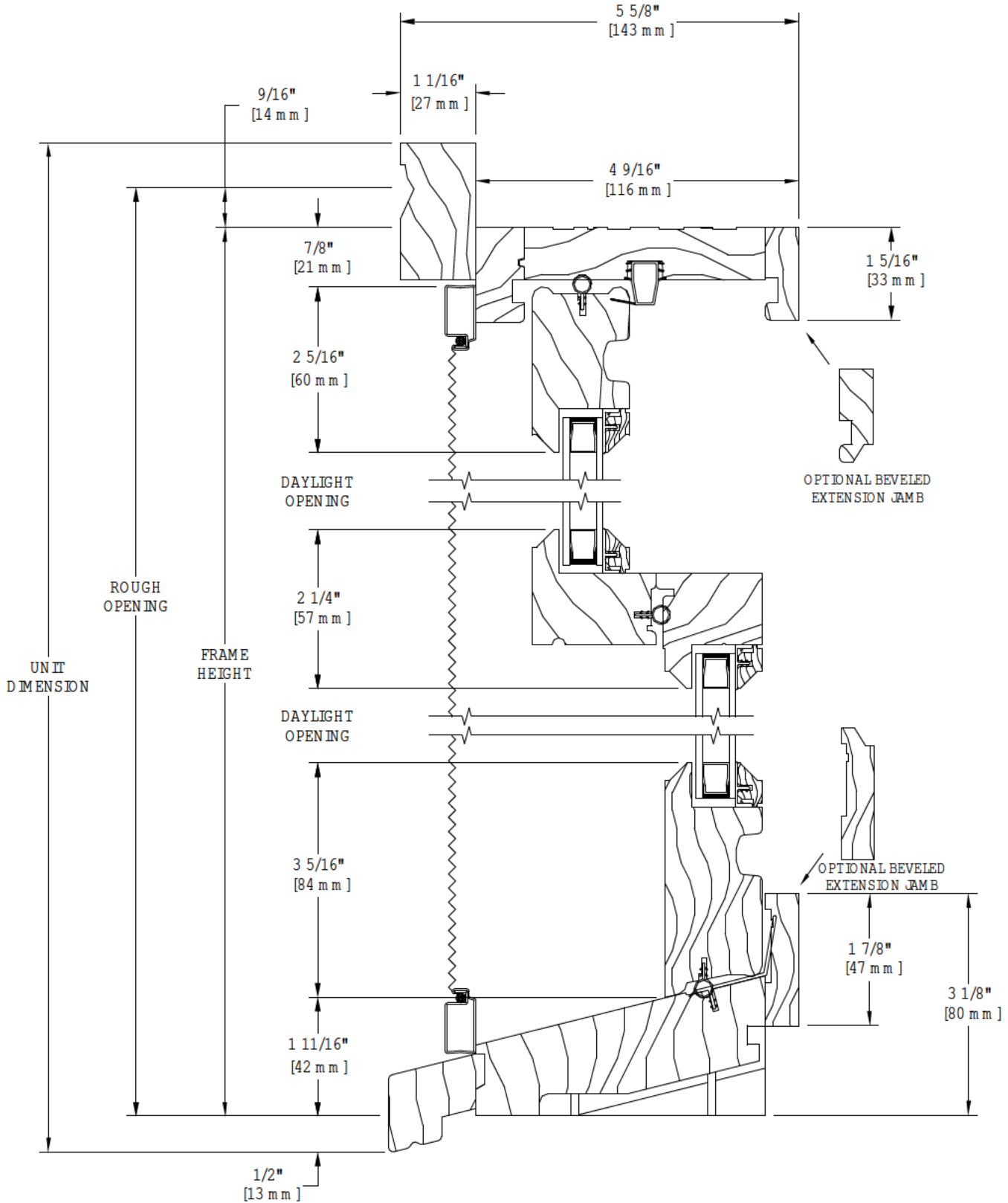


Beveled

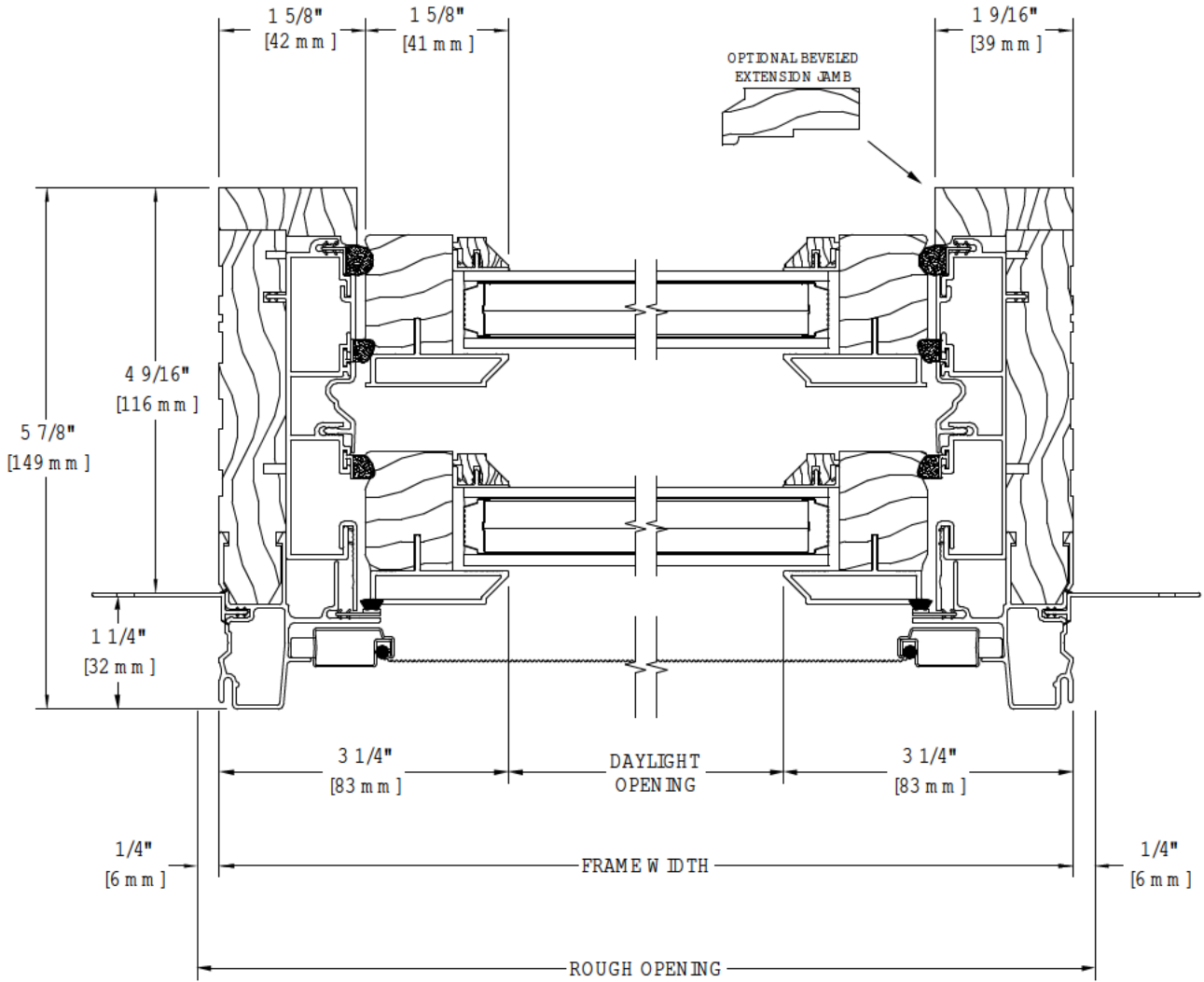
Ovob

Square

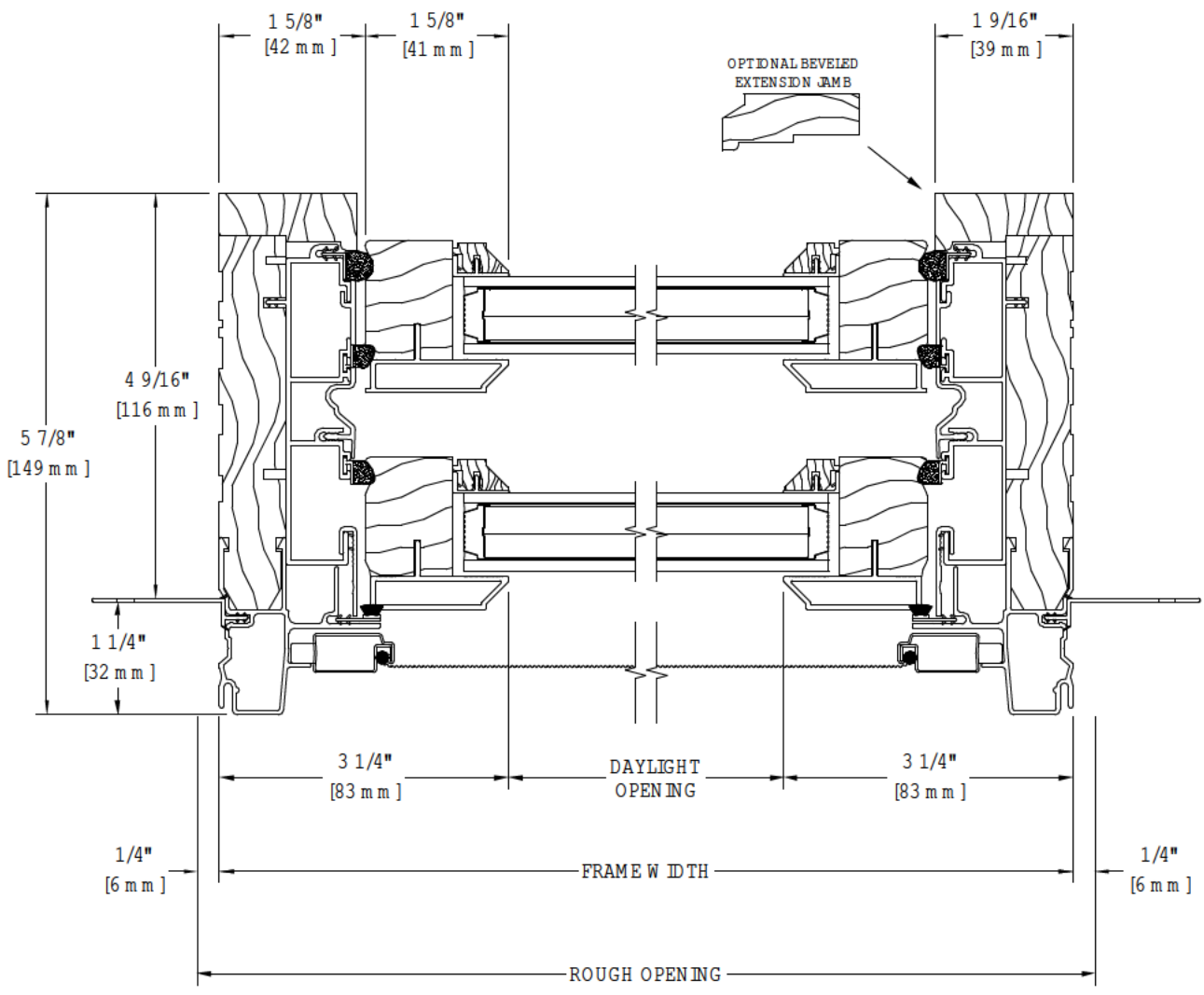


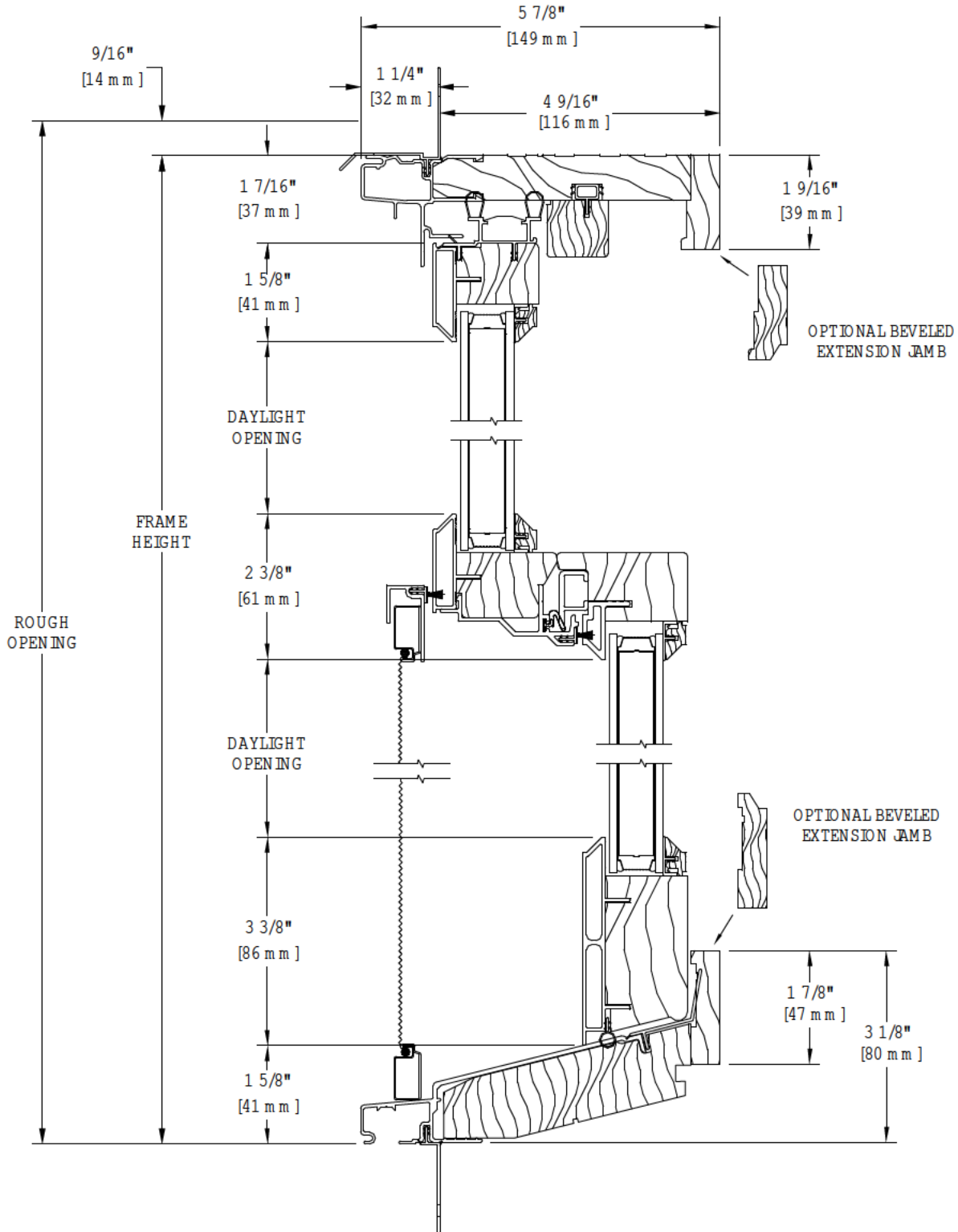


ULTRA SERIES
STERLING DOUBLE/SINGLE HUNG - OPERATING - STANDARD/HIGH PERFORMANCE
4 9/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION

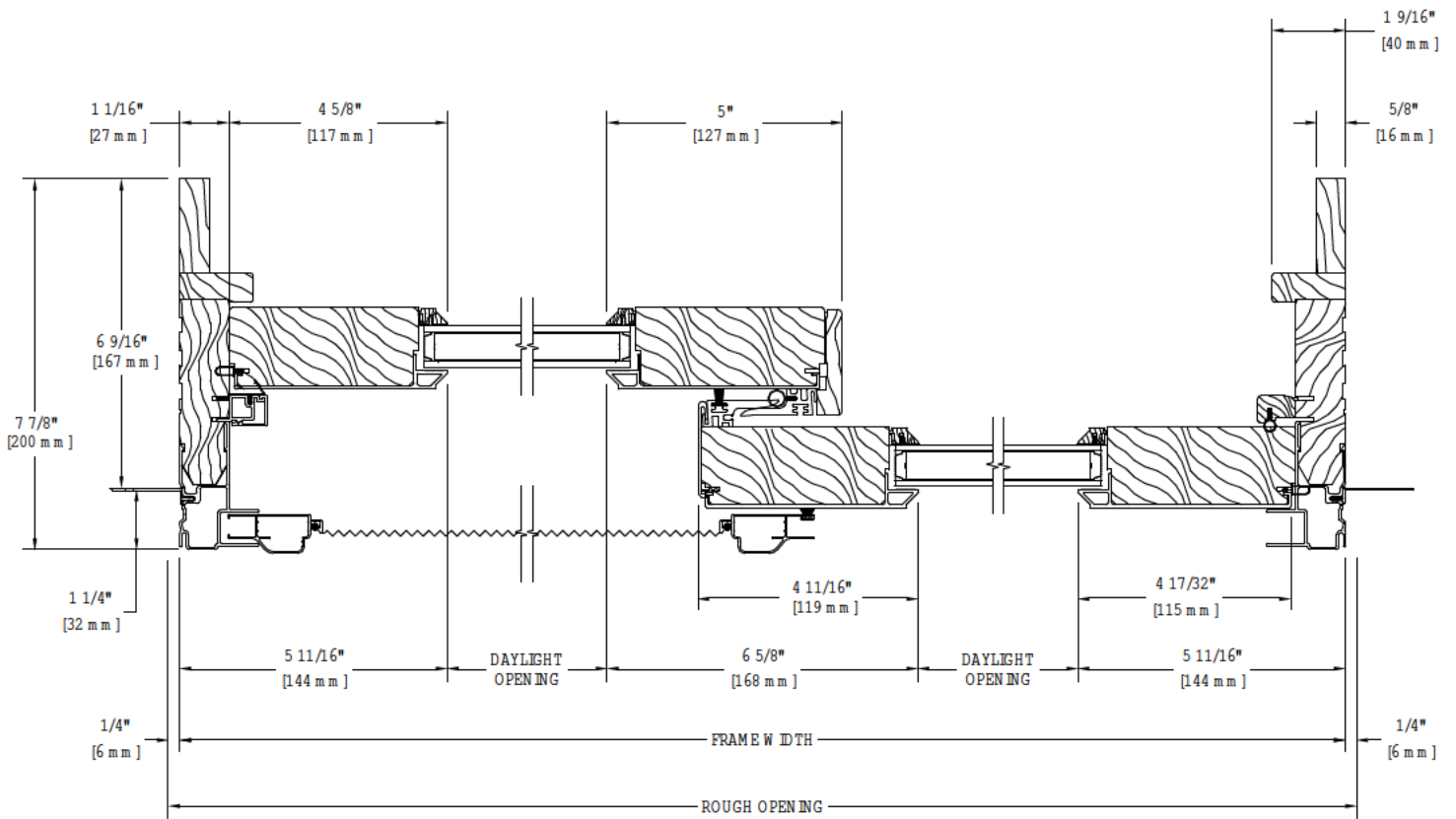


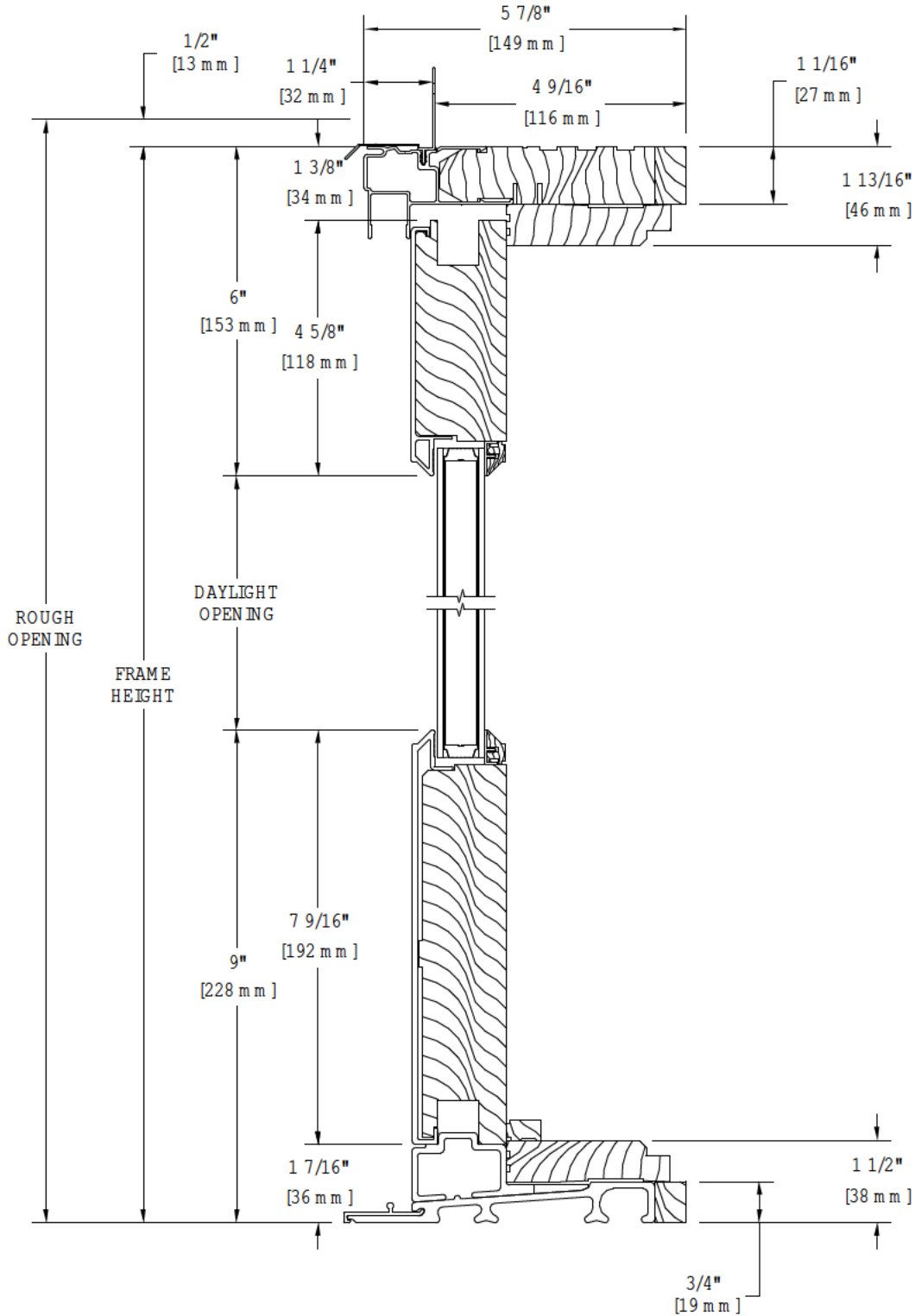
ULTRA SERIES
STERLING DOUBLE/SINGLE HUNG - OPERATING - STANDARD/HIGH PERFORMANCE
4 9/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION

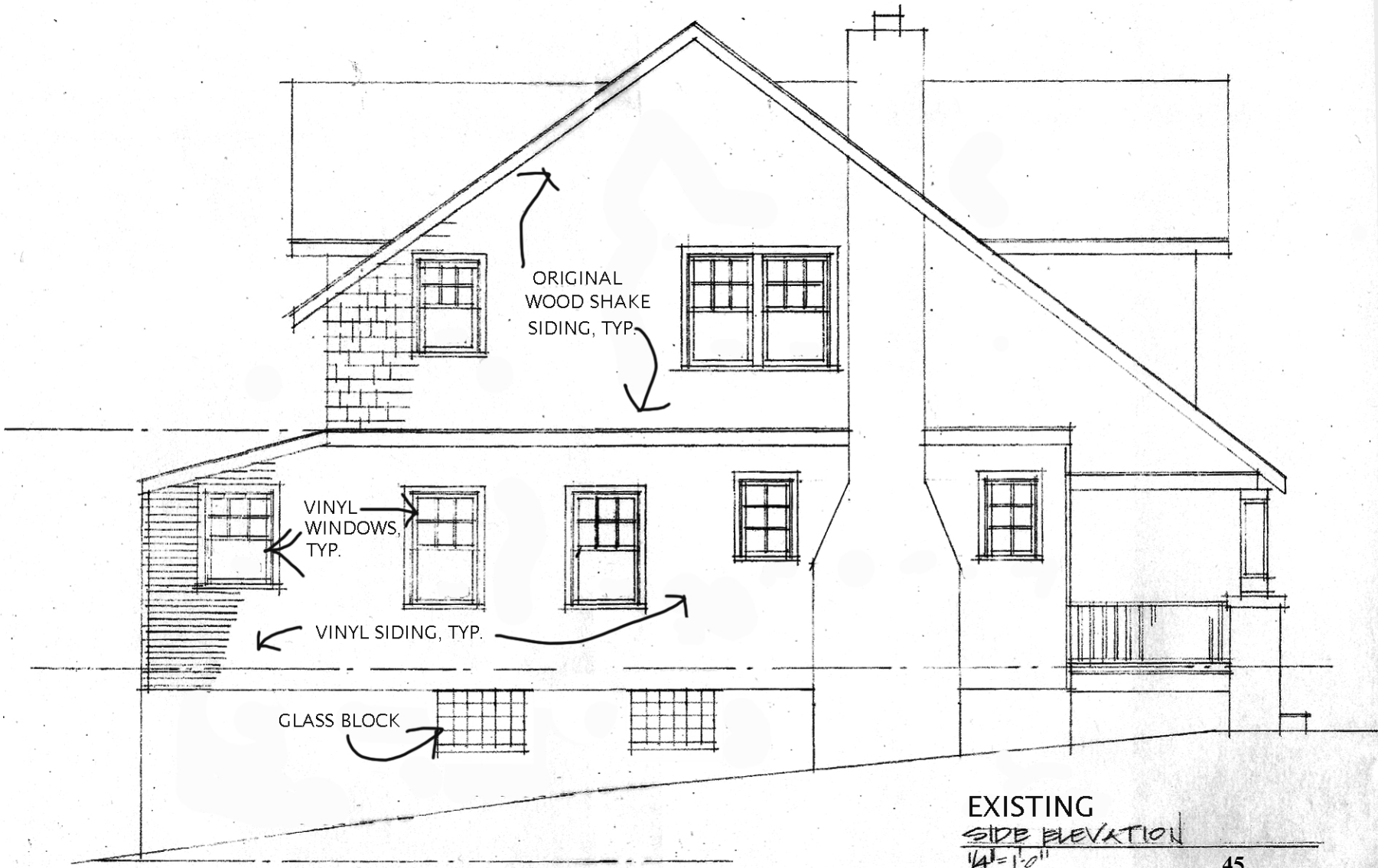




ULTRA SERIES
SLIDING PATIO DOOR - 1-3/4" PANEL - WIDE STILES/RAILS - 2-PANELS - ACTIVE/FIXED
6-9/16" JAMB - SLIDING SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION







ORIGINAL
WOOD SHAKE
SIDING, TYP.

VINYL
WINDOWS,
TYP.

VINYL SIDING, TYP.

GLASS BLOCK

EXISTING
SIDE ELEVATION

1/4" = 1'-0"

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7344 Carroll Ave., Takoma Park, MD 20912

This is an "Contributing Resource" 2-story Colonial Revival-style house with full basement, built in 1921, and it is located in the Takoma Park Historic District, and is near the corner at Sherman Avenue.

It is rectangular in shape; the original house is 22'-5" wide x 30'-0" long, with an 8'-0" x 22'-5" 1-story addition with basement (probably a sleeping porch) at the rear.

- a. Original House Structure:** *The main house structure is wood framed and is gabled (9.5:12 slope), with the ridge parallel to Carroll Ave.. There is a newer shed roof over the later rear addition (3+/-:12 slope).*
- b. Front Porch:** *There is a full width wood porch with 3 steps to grade at rear entry door. (The 2nd floor dormer partly overhangs the front porch below.)*
- c. Foundation:** *The foundation is composed of parged CMU.*
- d. Exterior Finish:** *The exterior finish of the **original house**, at the 1st floor level, is curenly unknown; it is covered with 4" exposure vinyl siding. The exterior finish of 2nd and attic floors is a 6" exposure cedar shake siding. The exterior finish at the **1-story addition** at the rear is is also covered in 4" exposure vinyl siding.*
- e. Windows and Doors:** *There are no original windows or doors remaining in the entire house. They have all been replaced with newer dual-pane vinyl windows. Most basement windows are made of 6" square glass block; there is one vinyl double hung at the rear. The doors are from various eras and made from various materials: All-glass TDL entry door, fiberglass (outswing) side door, and vinyl-clad rear French doors.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7344 Carroll Avenue., Takoma Park, MD 20912

House:

- a. **Basement level:** *The interior of the basement will be wholly renovated, including new windows and doors.*
- b. **1st and 2nd Floors:** *Windows (vinyl) and doors will be replaced.*

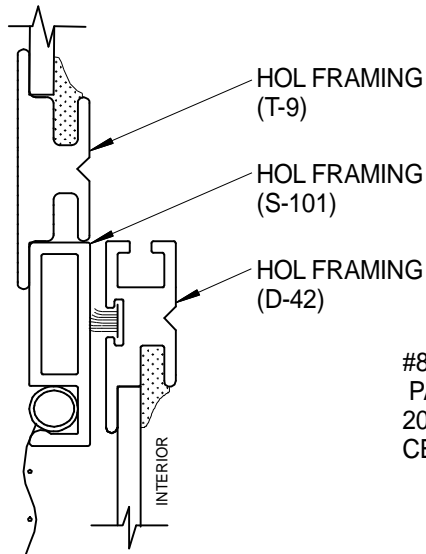
The following materials/details will be used in the house renovation/ restoration:

1. **Windows and Doors:** *The 2 new double-hung windows at the front of the house will be Kolbe Heritage Series wood (painted; dual-pane with laminated glass on the inside pane for high STC rating). The new front entry door all wood, painted with 6 lites (see attached cut sheet).*

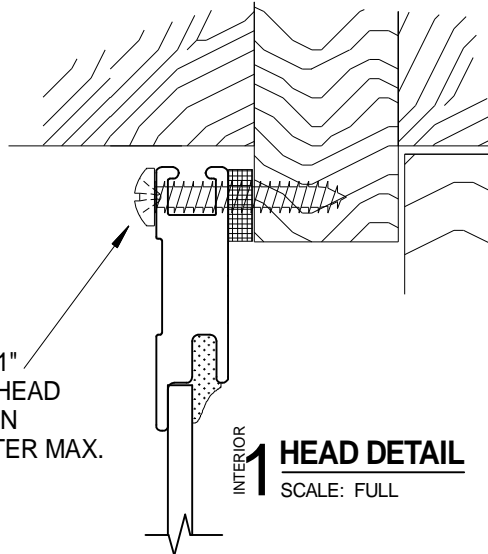
All of the other windows will be Kolbe Ultra Series aluminum-clad; the windows toward the front of the house will be dual-pane with laminated glass. All others will have standard dual-pane. The rear sliding doors in the basement and the new side door will be Kolbe Ultra aluminum-clad wood.

NOTE: As shown on the proposed elevations and/or photos, the windows will be Simulated Divided Lite with the mullion pattern matching the existing pattern, mostly 6-over-1.

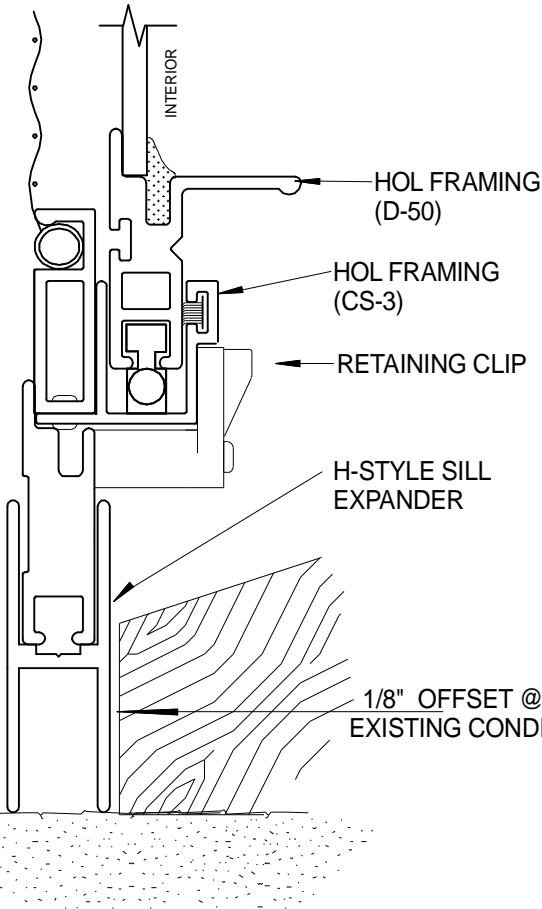
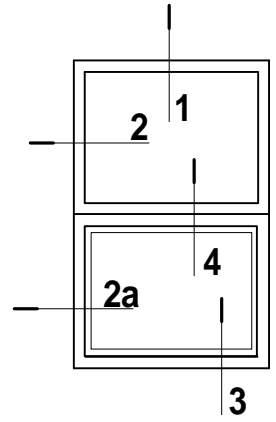
2. **House Storm Windows:** *All windows will have new storm windows added as an extra sound-resisting feature. The existing front storm door will be retained. See documents labeled "allied_historic_storm_window.pdf" and "allied_historic_storm_window_photo.pdf"*



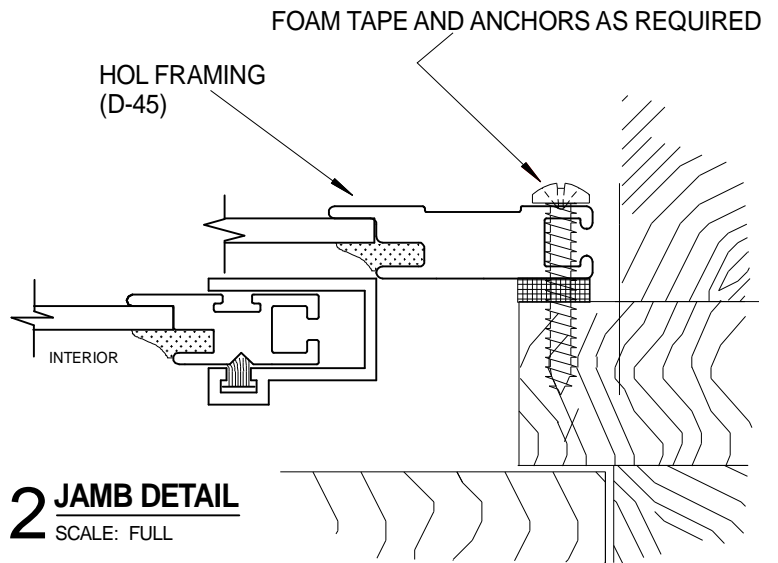
4 MEETING RAIL DETAIL
 SCALE: FULL



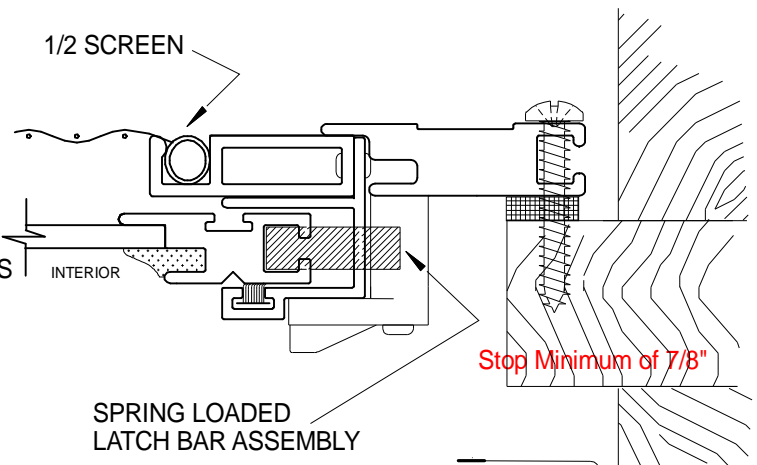
1 HEAD DETAIL
 SCALE: FULL



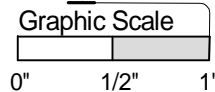
3 SILL DETAIL
 SCALE: FULL



2 JAMB DETAIL
 SCALE: FULL



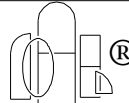
2a JAMB DETAIL
 SCALE: FULL



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 WITH SCREEN

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