

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	113 Elm Ave., Takoma Park	Meeting Date:	7/23/2025
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/16/2025
Project Contact:	Brian Rowland	Public Notice:	7/9/2025
Review:	HAWP	Tax Credit:	Partial
Case Number:	1116058	Staff:	Dan Bruechert
Proposal:	Door and Window Replacement		

RECOMMENDATION

Staff recommends the HPC **approve with two (2) conditions** the HAWP application. Final approval authority is delegated to Staff:

1. Replacement windows on the right elevation must be wood, one-over-one sash windows. Detailed specifications must be submitted to Staff prior to installation.
2. The replacement door must be a wood half-light door. Detailed specifications must be submitted to Staff prior to installation.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1913

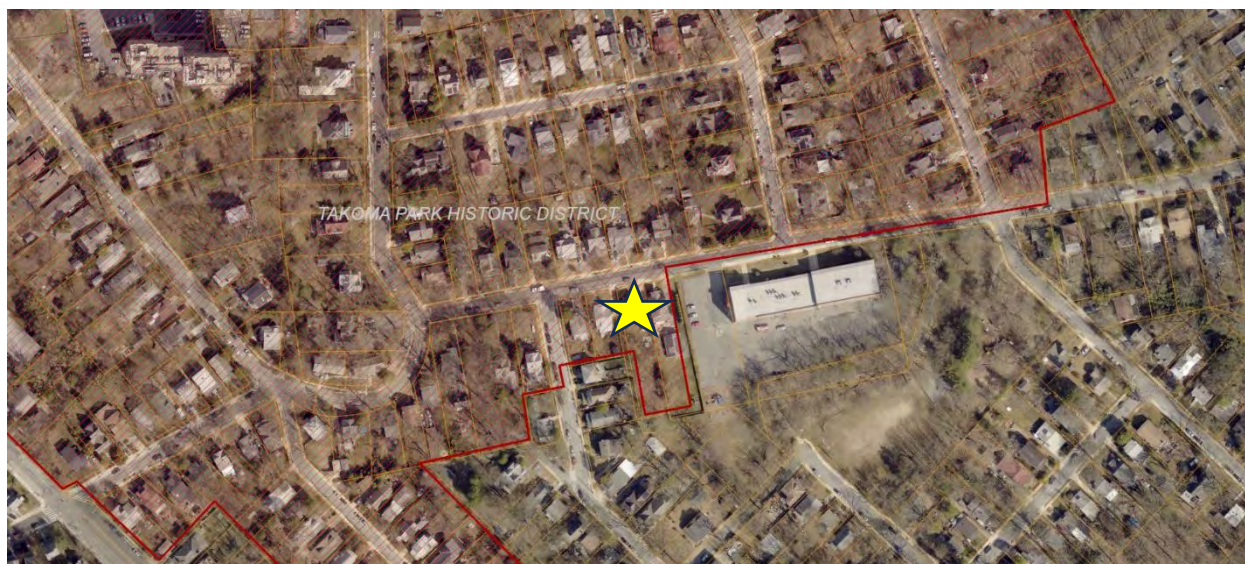


Figure 1: The subject property is at the edge of the historic district.

BACKGROUND

The HPC reviewed and approved a HAWP in 2020 for a partial demolition, a new roof, a new rear addition and other alterations.¹ While the 2020 HAWP included the installation of window wells, it did not include window replacements.

PROPOSAL

The applicant proposes to remove and replace a second-story door and to remove and replace several 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.

Contributing Resources should receive a more lenient 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. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

¹ The 2020 HAWP Staff Report and application are available here: <https://montgomeryplanning.org/wp-content/uploads/2020/05/I.G-113-Elm-Avenue-Takom-Park.pdf>.

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 way-of-way which involve the replacement of or damaged 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 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;
 - (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;
- (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.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

The subject property is a two-story Colonial Revival house, with a stucco sided front porch with aluminum siding on the second. At the front, there is a floor full-width front porch with second-story access. Based on Sanborn Fire Insurance Maps, the rear of the house has been modified so that it now has a full-width addition across the rear (see *Figure 2*, below). As identified in the 2020 HAWP Staff Report, linked above, the subject house was constructed by John Raines, a local carpenter responsible for constructing many of the neighborhood houses. It appears that Mr. Raines made several alterations to the house after its construction including widening the rear, altering the roofline, and other material changes.

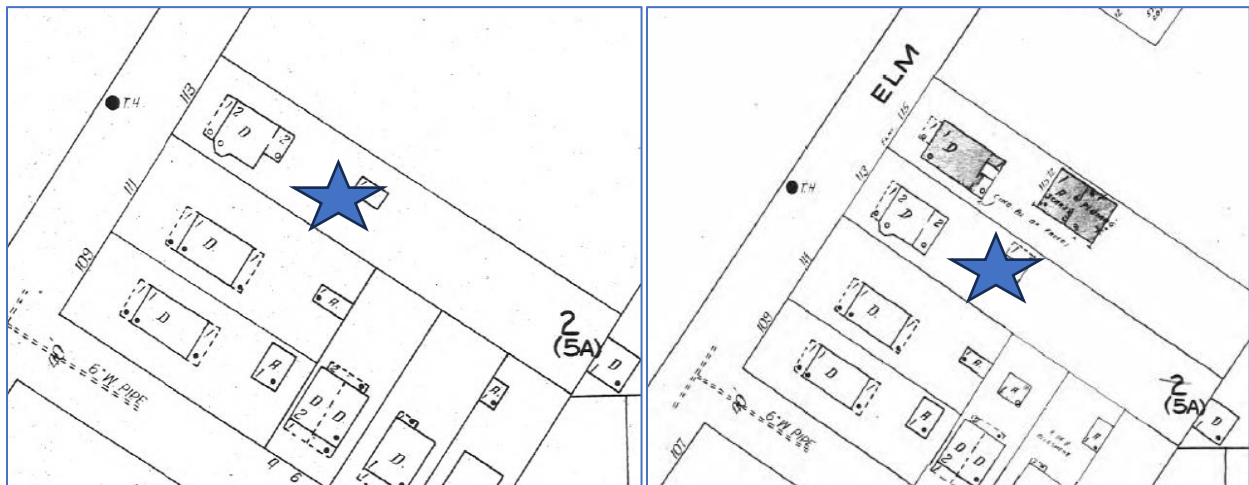


Figure 2: 1927 Sanborn (left) showing the original, partial-width rear porch. 1953 Sanborn (right) shows full-width rear.

The applicants propose to remove and replace a total of eight windows on the house and remove and replace the second-floor door on the front elevation. Staff finds the existing windows and doors have significantly degraded and supports their removal.

Window Replacement.

The applicant proposes to remove and replace a total of eight windows (see *Figure 3*, below). Seven of the proposed window removals are on the left side and one is on the rear. The windows on the right elevation are one-over-one wood sashes and Staff finds their appearance and condition are consistent with the house's 1913 date of construction. The window on the rear is a two-over-two sash window that appears to have been installed when the rear was expanded, between 1927 and 1959.

Based on the information included and the application and Staff's observations at a site visit, the windows show signs of paint failure, joint failure, surface mold, and rot within the frame. Due to these issues, the sashes are no longer weathertight. Surprisingly, the sash cords in several of the windows are still present.



Figure 3: The applicant proposes to remove and replace eight windows.

Staff encouraged the applicants to consider window repair rather than replacement. In response the applicant provided Staff with the names of the window repair companies they had contacted and who passed on the job due to its small size. Applicants have additionally relayed to Staff that a member of the family is suffering from mold related respiratory issues and that the windows and the jambs have mold growth. Based on these factors, Staff supports the window removal under 24A-8(b)(4) and (d) and the *Design Guidelines*.

In place of the existing windows, the applicant proposes to install Pella Lifestyle, aluminum-clad wood windows in matching size in one-over-one configurations and to replace the trim in matching dimensions. Staff finds the profiles and proportions of the proposed windows are compatible with the existing windows. The outstanding issue is the material. The HPC has consistently approved appropriately detailed clad wood windows for additions and new construction throughout the Takoma Park Historic District. However, evaluation of a substitute material on Contributing resources has been undertaken on a case-by-case basis. The primary considerations of the use of substitute materials include, design significance of the feature, visibility from the public right-of-way, and compatibility of the substitute material's appearance. Considering these criteria, Staff finds the proposed window is not appropriate.

First, Staff finds that historic wood windows are almost always considered character defining features. The size, profile, placement, and finish are all significant characteristics of wood windows. In addition to evaluating the proposal under the *Design Guidelines*, Staff looks to *Standard #6* for the recommended treatment for replacement windows. *Standard #6* states that when the severity of deterioration requires replacement of a distinctive feature (as Staff recommends, above), the new feature will match the old in design, color, texture, and where possible materials. Staff finds these criteria can be satisfied with a one-over-one wood window. While Staff does not take a position on the appropriateness of any specific color for the subject property, it does find that a wood window would successfully replicate the texture and materials.

Second, Staff finds that seven of the eight windows are visible from the public right-of-way along the right side. *Figure 4*, below shows the highly visible right elevation. A 10' (ten foot) wide dedicated alley between the houses at 113 Elm Ave. and 111 Elm Ave. will preserve the open space between the properties and maintain the open appearance of the left elevation.

Third, Staff finds that while the finish quality of aluminum clad wood windows is coming closer to a painted wood window, it still does not match the appearance. Most factory finished aluminum clad wood windows are shinier than a painted wood window and do not develop a patina like a wood window will.

For these reasons, Staff finds that wood is the only appropriate material for the proposed seven windows on the right elevation.

Having reached this conclusion, instead of denying the window replacement, Staff recommends the HPC conditionally approve the seven one-over-one wood windows that are appropriately sized to fill the historic opening, with final approval authority delegated to Staff. This will allow the applicants to continue to move the project forward without having to wait for a future HPC meeting, when the commission has already determined the appropriate requirements for this feature. If the applicants have additional questions about an appropriate window, Staff can direct the applicant to several window manufacturers who produce wood windows that have been installed in the Takoma Park Historic District.

Staff notes that replacement wood windows will qualify for the County's Historic Preservation Tax Credit, which provides a 25% credit for qualified eligible expenses for the restoration or replacement in-kind of exterior features.

Staff finds the proposal to replace the rear window with an aluminum clad window is appropriate primarily because the *Design Guidelines* apply a much more lenient standard to elements that are not visible from the right-of-way; and because this window opening is part of a later addition to the house. An aluminum clad window in this window opening would not qualify for the tax credit.



Figure 4: The subject house as viewed from the northwest.

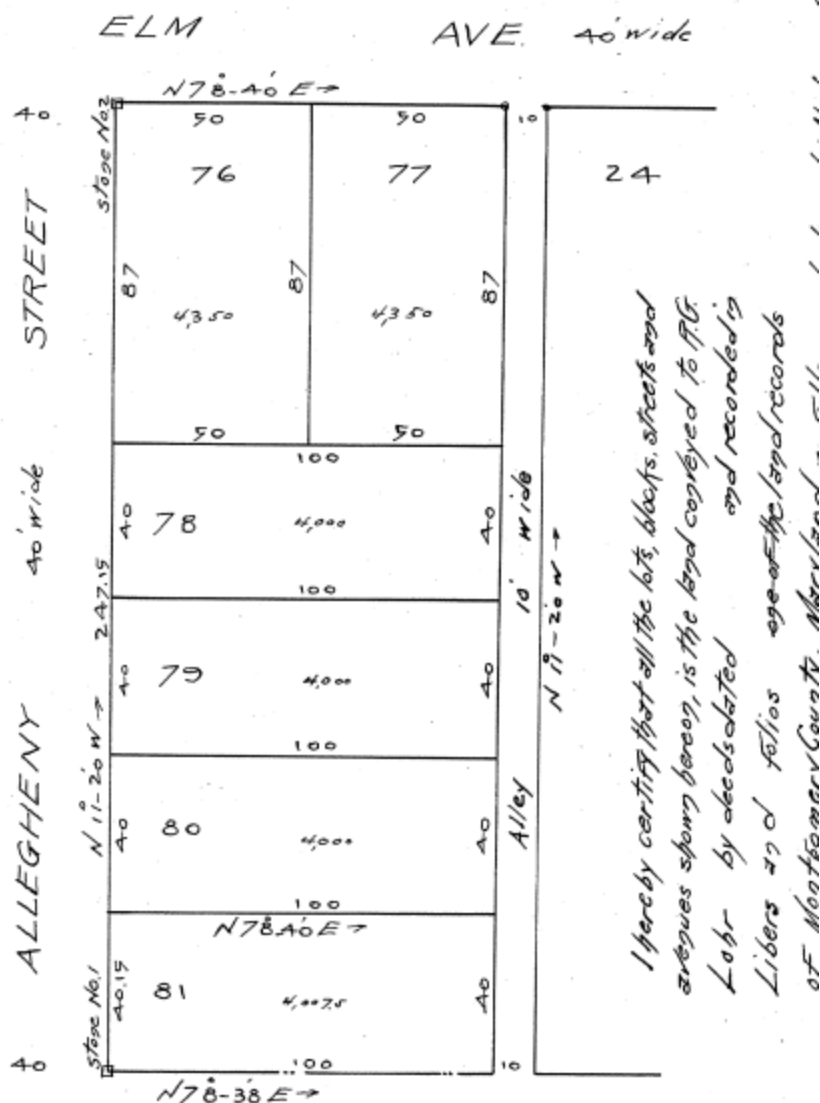


Figure 5: 1920 Plat showing the subject property (lot #24) and its neighbor separated by an alley.

For these reasons, with the recommended condition, Staff finds the proposal is compatible with the character of the resource and surrounding historic district and recommends the HPC approve it under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard #2 and #6*.

Door Replacement

On the second floor of the elevation there is a half-light, three paneled, wood door. The door has suffered from significant deterioration and the applicant proposes to remove the existing door and replace it with a ProVia Legacy half-light steel door.

Staff finds the existing door shows locations of warping, rotting, and cracking on the interior and exterior. Mold is evident on the jamb on the door itself. At some point in the building's past, the door was removed and reinstalled so that it swings out. In changing the swing, the exterior door was installed nearly flush with the exterior trim in a location where backsplash off the porch's second story, a factor that likely contributed to its deterioration. Regardless of the cause of the door's deterioration, Staff finds that the door has deteriorated beyond reasonable repair and supports its removal under 24A-8(b)(4) and

(d); and the *Design Guidelines*.

For all of the reasons discussed above regarding the windows, Staff finds a wood door is appropriate here. First, a replacement door can satisfy all of the identified criteria in *Standard #6* including materials. Second, the door is one of the few decorative features on the front elevation of the house, and even though it is on the second floor, it is on the *front* elevation of the house. Third, the appearance of a metal door does not match that of a wood door. The construction and profiles in a steel door will not match those of a wood door and a steel door will not develop a patina with age.

As with the windows, Staff recommends the HPC conditionally approve a replacement wood half-light door, appropriately sized to fill the historic opening, with final approval authority delegated to Staff. This will allow the applicants to continue to move the project forward without having to wait for a future HPC meeting, when the commission has already determined the appropriate requirements for this feature. If the applicants have additional questions about an appropriate replacement door, Staff can direct the applicant to several manufacturers who have produced wood doors that are compatible with the character of the house and the Takoma Park Historic District.

Staff notes that a replacement wood door will qualify for the County's Historic Preservation Tax Credit, which provides a 25% credit for qualified eligible expenses for the restoration or replacement in-kind of exterior features.



Figure 6: Front elevation of the subject property showing the second-floor door.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application, with final approval authority delegated to Staff;

1. Replacement windows on the right elevation must be wood, one-over-one sash windows. Detailed specifications must be submitted to Staff prior to installation.
2. The replacement door must be a wood half-light door. Detailed specifications must be submitted to Staff prior to installation;

under the Criteria for Issuance in Chapter 24A-8(b)(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, #5, and #6 ;

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

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:	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	*	*	*	*	*		*



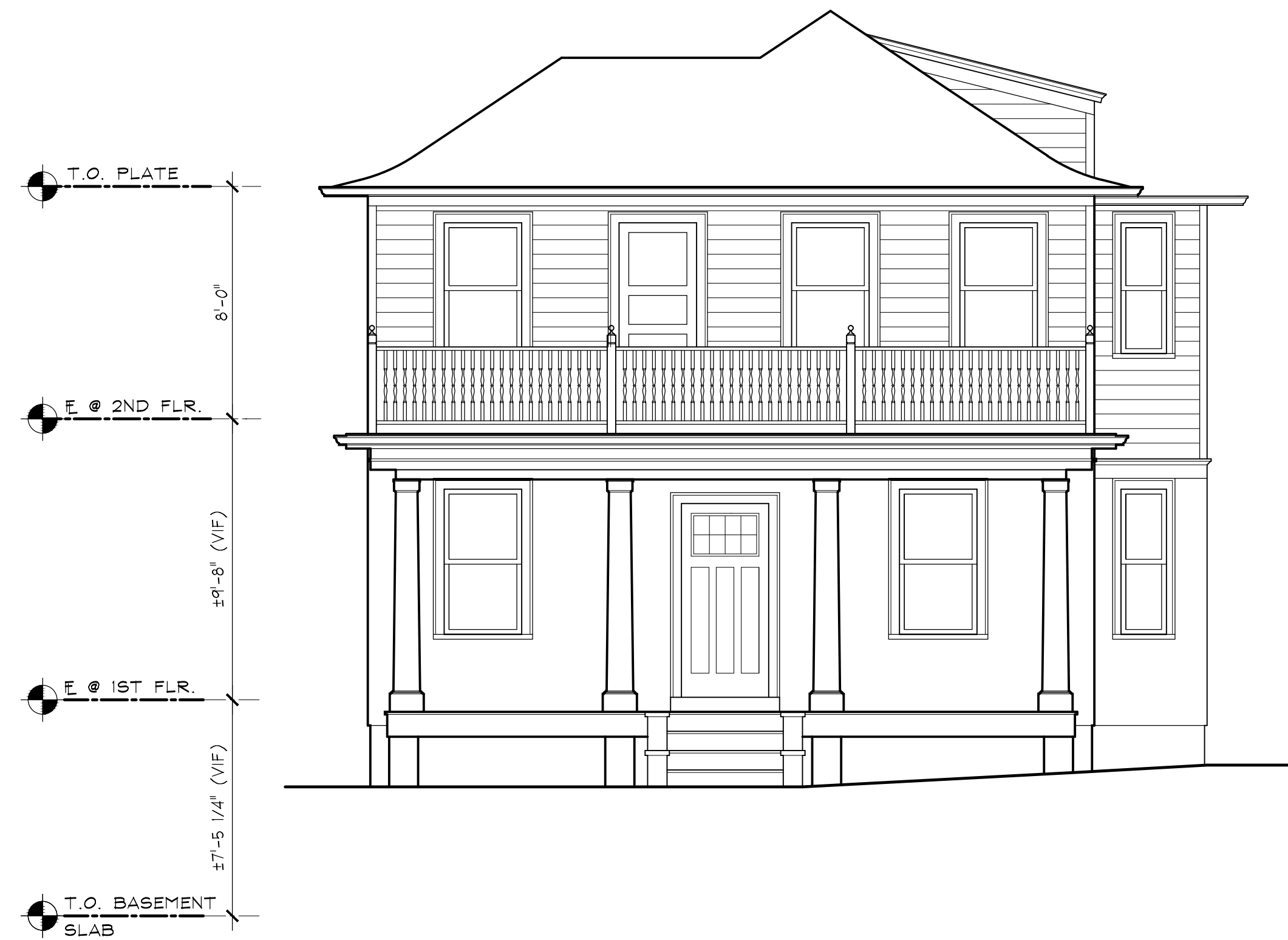
4 EXISTING SIDE (WEST) ELEVATION
A2 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
A2 1/4" = 1'-0"



3 EXISTING SIDE (EAST) ELEVATION
A2 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
A2 1/4" = 1'-0"

REVISIONS:

ROWLAND RESIDENCE
RENOVATION
113 ELM AVENUE | TAKOMA PARK, MD 20912

PROFESSIONAL CERTIFICATION:
I, ERIC SAUL, HEREBY CERTIFY
THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 14248,
EXPIRATION DATE JUNE 30, 2021

PRINTING LOG	
DATE	PURPOSE
02.10.20	PRE-DESIGN/SD MEETING 1
02.21.20	SD MEETING 2
02.28.20	SD MEETING 3

DRAWN BY:
ECS
CHECKED BY:
ECS
PROJECT NUMBER:
19071

EXTERIOR
ELEVATIONS

A2



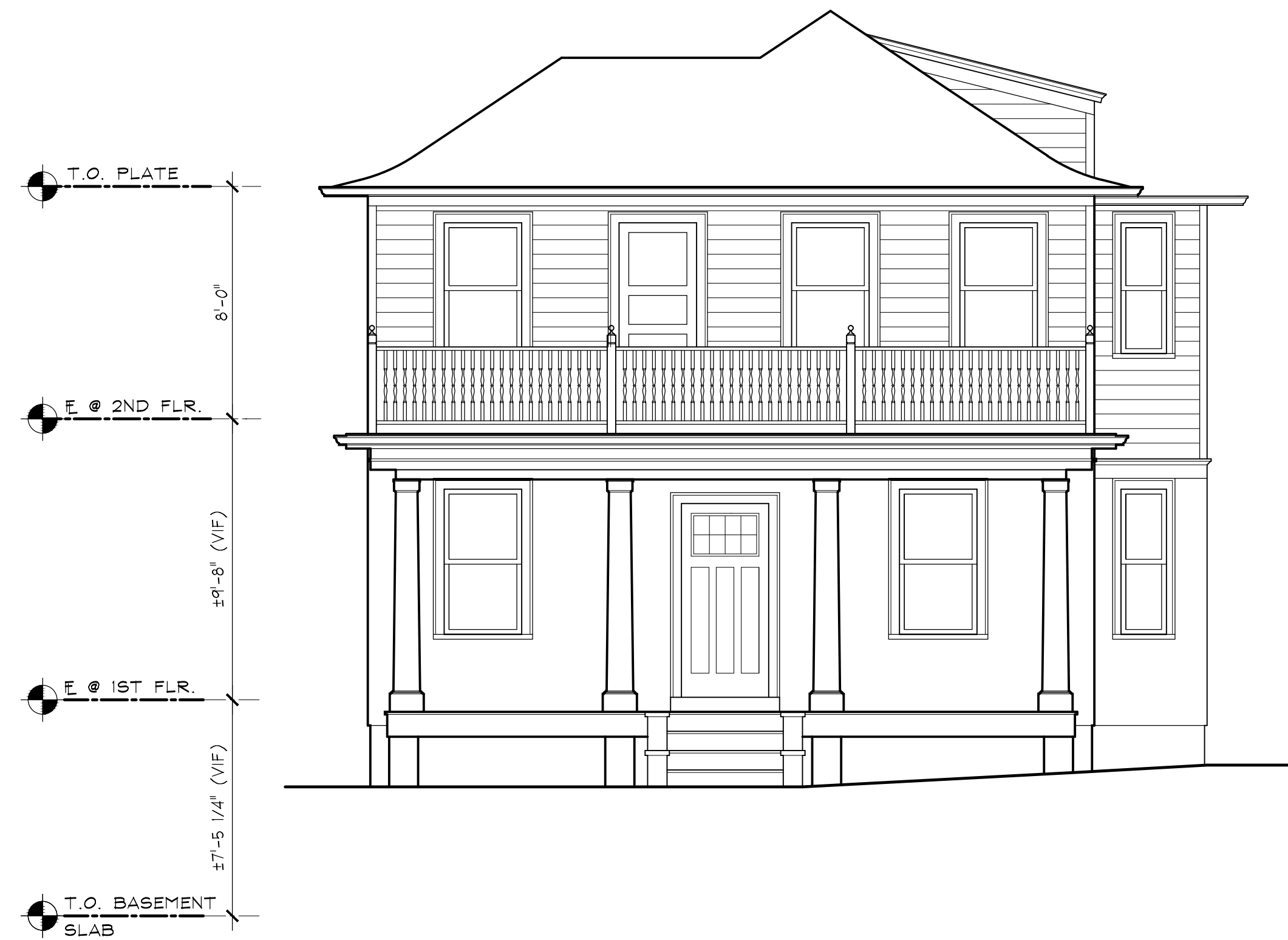
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A2 1/4" = 1'-0"

REVISIONS:

ROWLAND RESIDENCE
RENOVATION
113 ELM AVENUE | TAKOMA PARK, MD 20912
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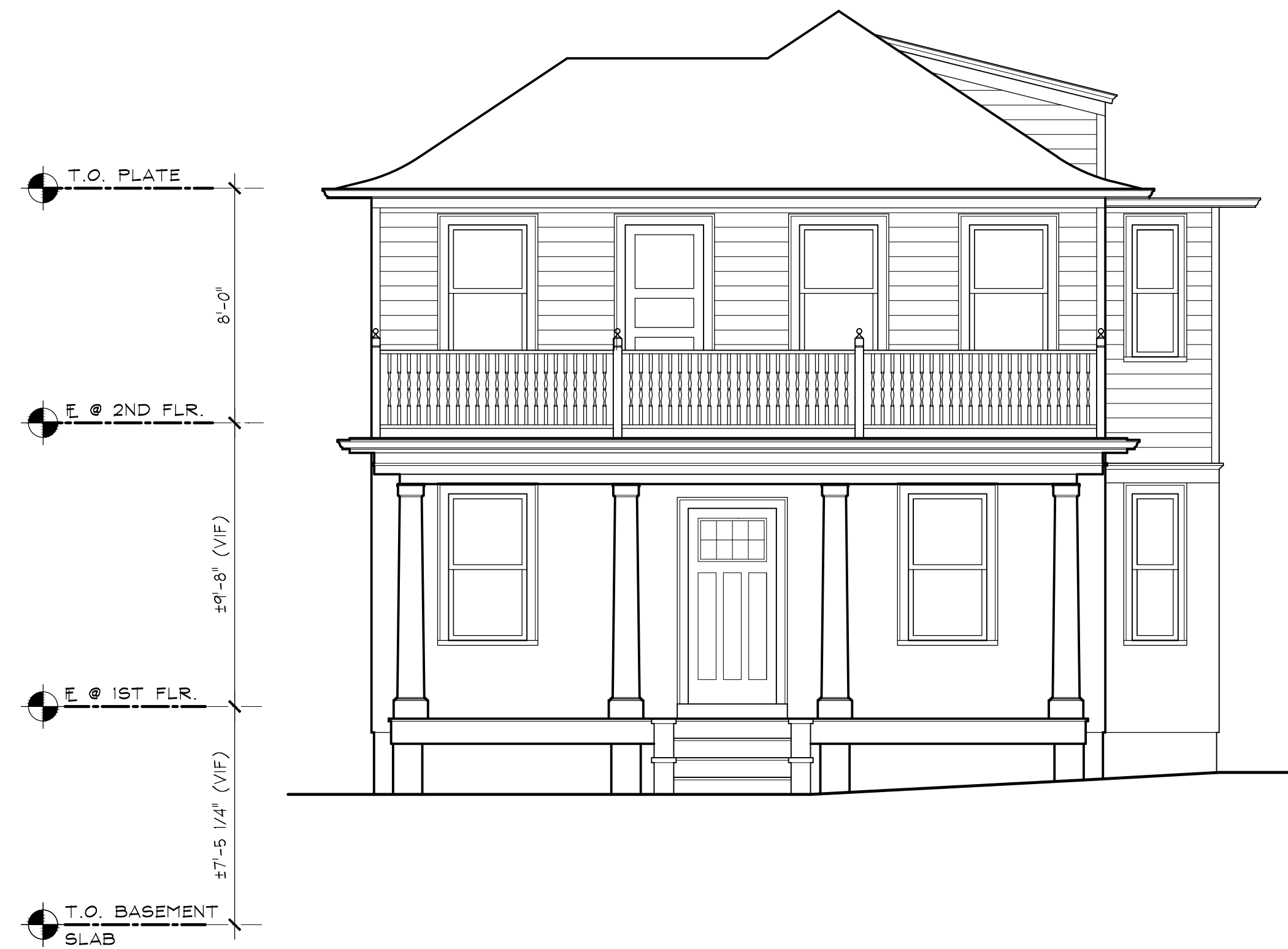
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A2 1/4" = 1'-0"

REVISIONS:

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DRAWN BY:
ECS
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EXTERIOR
ELEVATIONS



YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



800.669.4711
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Catherine Rowland
Tag: 2nd Floor Hall
Order #13232957-1
Qty: 1

DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" x 80" Nominal Size

Unit Size: 33 9/16" x 81 11/16"

Frame Depth: 4 9/16"

2" Standard Brickmold

Right Hand Inswing - Inside Looking Out

1 Panel 430 Style 20-Gauge Smooth Steel Door

With High-Definition Embossing

ComforTech DLA

Plugged Trim

Prime Only Inside and Outside

Hardware

Georgian Lockset - Prep Only (2 3/8" Backset)

Thumbturn Deadbolt - Prep Only (2 3/8" Backset)

Bright brass ~~Satin Nickel~~ Strike Plates

Frame

TUFTEX Smooth Snow Mist White Aluminum Frame Cladding

Prime Only Inside Frame

Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)

Bright Brass Ball Bearing Hinges

Security Plate

INFORMATION AND WARNINGS

Hinge finish does not match hardware.

To maintain a warranty, primed doors must be finished with a high quality exterior grade paint or exterior grade wood stain within 90 days of installation.



HANDING

OUTSIDE

INSIDE

Note changes or mark ☒ If correct

Size 33 9/16x81

Hinge / vent ☒

Exterior color ☒

Interior color ☒

Glass ☒

Hardware ☒

Screen ☒ NA

Grilles type, pattern ☒ NA

Color ☒

Jamb depth 5.5"

Interior trim WP7P

4.25" flat trimboard

Exterior trim Backband

Notes


in constraints, and building codes for

ages shown may vary from final product. | Cornell PPM:13263

Line #	Quote Qty	PO Qty	Description
10	1	0	RPSET202 - Replacement INSTALL for 1000+
Location: OV/Delivery/Disposal			
Rough Opening:			
Frame Size:			
Final Wall Depth:			
Frame Perimeter (inches):			
Assembly Type: Branch Catalog			
Last Revision Date:			
*** RETFUEL1 - Fuel Surcharge			Qty 1
*** RIWLSF11 - Pre-1978 Lead test			Qty 1

Lead safe install required, 10 openings, 9 p-ft, 1 full frame.

Line #	Quote Qty	PO Qty	Description
15	1	0	PROVIA - Provia Doors (Non-Pella Product)
Location: 2nd Floor Hall Door			
Rough Opening:			
Frame Size:			
Final Wall Depth:			
Frame Perimeter (inches):			
Assembly Type: Branch Catalog			
Last Revision Date:			
*** RIWX1367 - Simple Entry Door Hardware			Qty 1
*** RIW1244 - Entry Door - Single Door			Qty 1

Outside View	Line #	Quote Qty	PO Qty	Description
	20	3	3	Lifestyle, Double Hung, 33 X 62, Without HGP, White
Location: Living Room				
Rough Opening: 33.75" X 62.75"				
Frame Size: 33" X 62"				
Final Wall Depth:				
Frame Perimeter (inches): 190				
Assembly Type: Branch Finished				
Last Revision Date:				

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: ~~33 X 62~~
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited

Note changes or mark ☒ If correct

Size 31x61.5

Hinge / vent ☒

Exterior color ☒

Interior color ☒

Glass ☒

Hardware ☒

Screen ☒

Grilles type,pattern MA

Color ☒

Jamb depth ☒

Interior trim Stays in place

Exterior trim Minimum capping

Notes 19

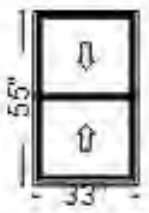


Opening Hardware, No Sash Lift, No Integrated Sensor
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.56, VLT 0.64, CPD PEL-N-35-00478-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, OITC 23, Clear Opening Width 29.812, Clear Opening Height 27.75, Clear Opening Area 5.745021, Egress Meets minimum clear opening and 5.7 sq.ft**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 190".**

* * RIW2215 - Standard Pocket Install

Qty **1**

Outside View	Line #	Quote Qty	PO Qty	Description
--------------	--------	-----------	--------	-------------



25 **1** **1**

Location: Kids Room
Rough Opening: 33.75" X 55.75"
Frame Size: 33" X 55"
Final Wall Depth:
Frame Perimeter (inches): 176
Assembly Type: Branch Finished
n Date:

Lifestyle, Double Hung, 33 X 55, Without HGP, White

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 33 X 55
General Information: No Package, Without Hinged Glass Panel, Clad,
Pine, 5", 3 11/16", No Certification, Jambliner Color: **Gray**
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited
Opening Hardware, No Sash Lift, No Integrated Sensor
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.56, VLT 0.64, CPD PEL-N-35-00478-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 29.812, Clear Opening Height 24.25, Clear Opening Area 5.020424, Egress Meets minimum clear opening and 5.0 sq.ft**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 176".**



~~*** RIW2215 - Standard Pocket Install~~
Full frame replacement

Qty **1**

Note changes or mark ☒ If correct

Size 33x55

Hinge / vent ☒

Exterior color ☒

Interior color ☒

Glass ☒

Hardware ☒

Screen ☒

Grilles type,pattern ☒

Color MA

Jamb depth ☒

Interior trim Yellow pine casing, SM-83, stool, apron

Exterior trim 5/4x6, ogee Backband, WM-281

Notes

Outside View	Line #	Quote Qty	PO Qty	Description
--------------	--------	-----------	--------	-------------



30 **2** **2**

Location: Kids Room

Lifestyle, Double Hung, 21 X 55, Without HGP, White



Rough Opening: 21.75" X 55.75"
Frame Size: 21" X 55"
Final Wall Depth:
Frame Perimeter (inches): 152
Assembly Type: Branch Finished
Last Revision Date:



1: Non-Standard Size Non-Standard Size Double Hung, Equal
Frame Size: ~~21 X 55~~
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Bright White Paint Interior**
Glass: **Insulated Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.56, VLT 0.64, CPD PEL-N-35-00478-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 17.812, Clear Opening Height 24.25, Clear Opening Area 2.99959, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 152".**

Note changes or mark ✓ If correct
Size 21.25x55
Hinge / vent ✓
Exterior color ✓
Interior color ✓
Glass ✓
Hardware ✓
Screen ✓
Grilles type, pattern MA
Color MA
Jamb depth Yellow pine casing, SM-83, stool, apron
Interior trim 5/4x6, ogee Backband, WM-281
Exterior trim
Notes

Installation Notes: This opening may be too narrow for a pocket LS. It was discussed with the customer that it may require a FT or a Reseve DH and will add cost. The max width of a LS is what is on the order.

Full frame replacement

***** RW2215 - Standard Pocket Install**

Qty 1

Outside View	Line #	Quote Qty	PO Qty	Description
	35	3	3	Lifestyle, Double Hung, 33 X 55, Without HGP, White 1: Non-Standard Size Non-Standard Size Double Hung, Equal Frame Size: 33 X 55 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Glass: Insulated Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.56, VLT 0.64, CPD PEL-N-35-00478-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 29.812, Clear Opening Height 24.25, Clear Opening Area 5.020424, Egress Meets minimum clear opening and 5.0 sq.ft

Location: Owner's STE
Rough Opening: 33.75" X 55.75"
Frame Size: 33" X 55"
Final Wall Depth:
Frame Perimeter (inches): 176
Assembly Type: Branch Finished
Last Revision Date:

Note changes or mark ✓ If correct
Size 31x53.5
Hinge / vent ✓
Exterior color ✓
Interior color ✓
Glass ✓
Hardware ✓
Screen ✓
Grilles type, pattern MA
Color MA
Jamb depth 4 9/16
Interior trim Stays in place
Exterior trim Minimum capping
Notes

Grille: **No Grille,**
Wrapping Information: **No Attachment Method, No Exterior Trim, 3 11/16",**
5", Factory Applied, Manufacturer Recommended Clearance, Perimeter
Length = 176".

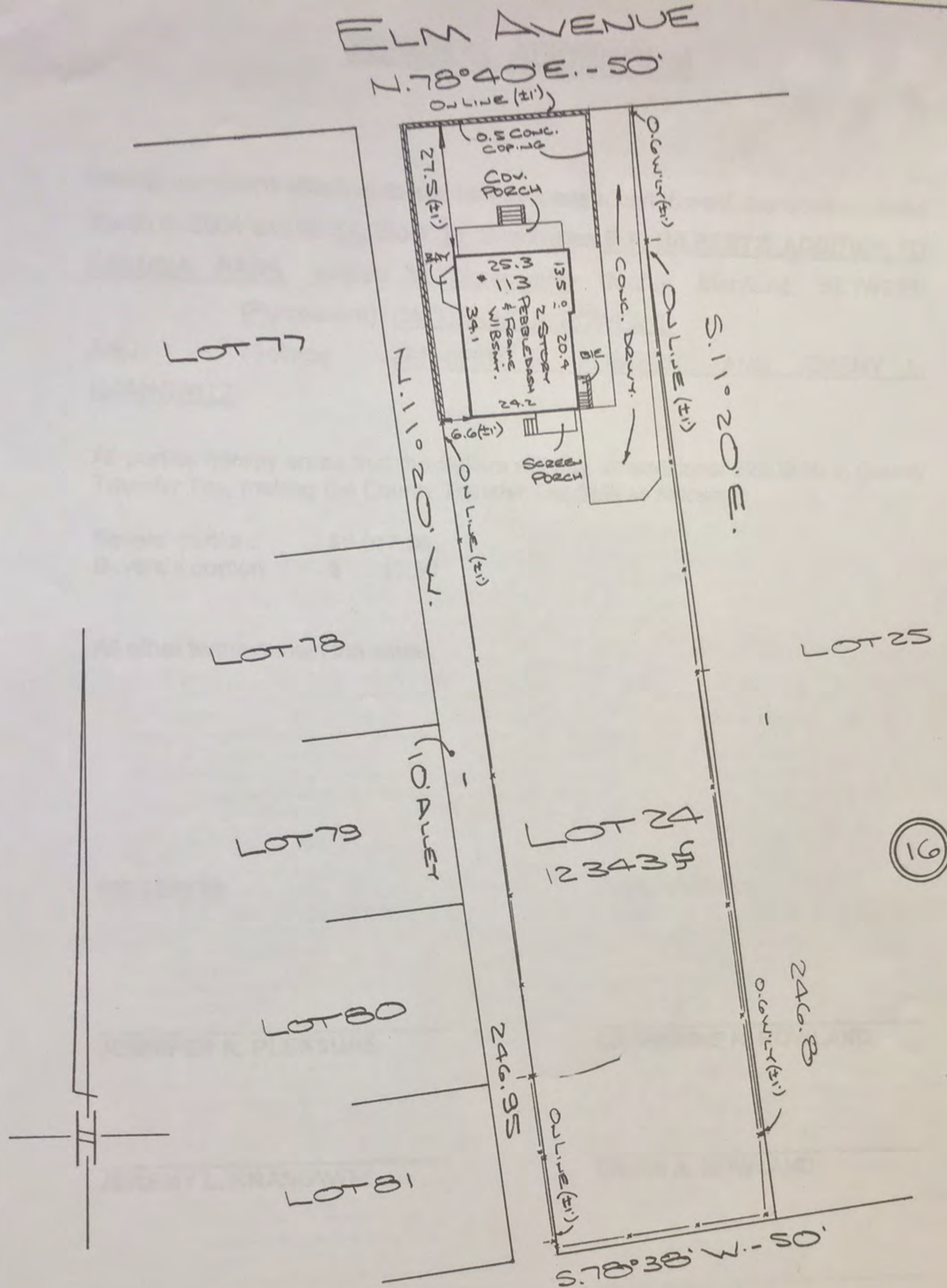
*** RIW2215 - Standard Pocket Install

Qty

1



Pricing Totals	
List Price	\$32,723.59
Discountable Amount	\$32,648.59
Discount @ 43.466%	\$14,223.59
Non-Discountable Amount	\$75.00
Net Before Payment Discount	\$18,500.00
Payment Discount Amount	\$0.00
Net After Payment Discount	\$18,500.00
Taxable Subtotal	\$13,842.40
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$4,657.60
Total (Total Net + Taxes)	\$18,500.00
Deposit Received	\$0.00
Amount Due	\$18,500.00



Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

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 accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 24 BLOCK 16
 B.F. GILBERTS ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 2 Scale 1" = 30'
 CASE: 452-04 FILE: 75843

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522









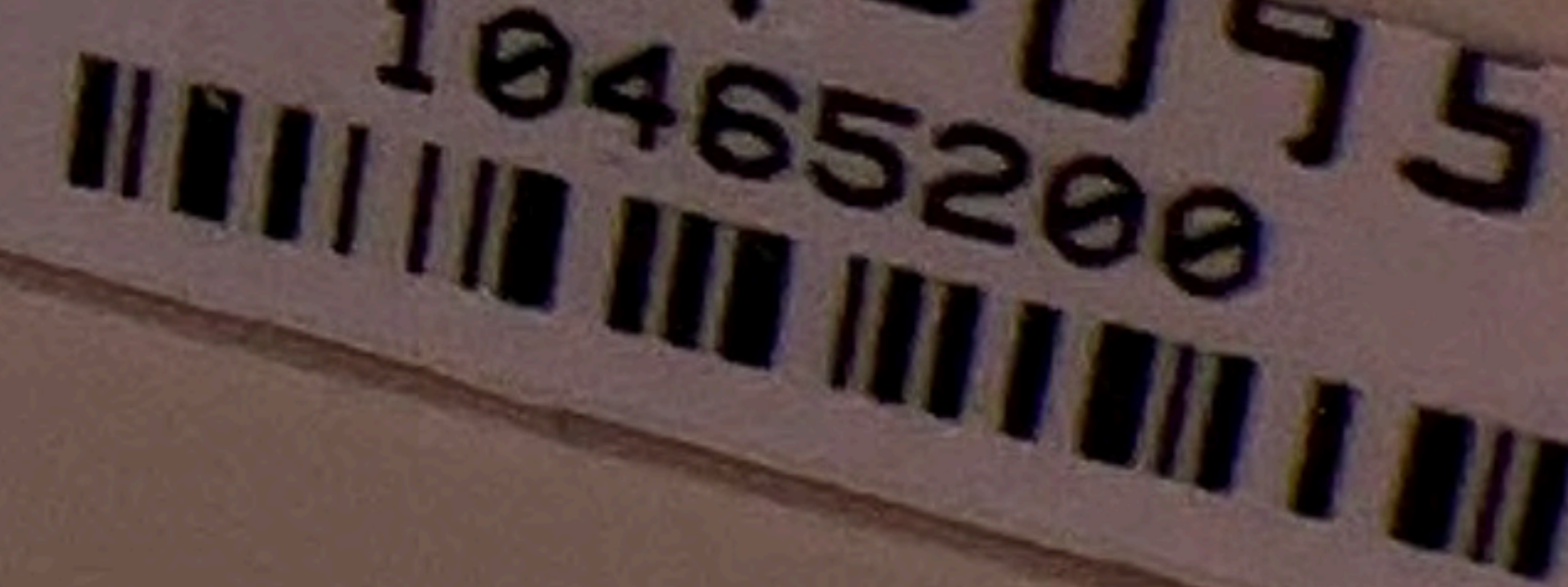


QG

A

104-095L

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ПОПЛАТ 0,99\$ ЗА ПОСЛУГУ
ПРИ ПОСРЕДСТВЕ
ПРЕДПРИЯТИЯ
МРАЖА









