

Kyne, Michael

From: David Bend <dave.d.bend@gmail.com>
Sent: Thursday, August 13, 2020 8:11 PM
To: Kyne, Michael
Cc: Steve Davis; Ballo, Rebecca
Subject: Re: HAWP Meeting Follow Up

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

Michael,

I did the measurements from outside. There is not a huge difference from the interior measurements my prior window consultant did, but I wanted to update the bottom and the stile double hung measurement since they were slightly different when I measured from the exterior.

- 1) The double hung meeting rails seem closer to 1 5/8" (vs. 1 1/8")
- 2) The top of the double hung is ~2 1/4"
- 3) The top and bottom of casement seem to be about 2"
- 4) The casement looks to be about 1.5"
- 5) The bottom of the double hung seems a bit over 3" (vs. 2 3/8")
- 6) The double hung style looks to be closer to ~1.5" (vs. 2")

Let me know if I missed any measurements.

Best,
Dave

On Wed, Aug 12, 2020 at 9:12 PM Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Hi David,

The measurements should be roughly the same with the window raised away from the sill. Nonetheless, I think it would be best to take all measurements from the exterior, since that is the view that the HPC is concerned with.

Please let me know if you have further questions.

Thanks,

Michael Kyne

Planner Coordinator | Historic Preservation Section

Montgomery County Planning Department | M-NCPPC

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Michael.Kyne@montgomeryplanning.org

www.montgomeryplanning.org/historic

From: David Bend <dave.d.bend@gmail.com>
Sent: Wednesday, August 12, 2020 8:34 PM
To: Steve Davis <steve@meritwindows.com>
Cc: Kyne, Michael <michael.kyne@montgomeryplanning.org>; Ballo, Rebecca <rebeccah.ballo@montgomeryplanning.org>
Subject: Re: HAWP Meeting Follow Up

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Hey Michael! I'm still learning window lingo. In referencing this [site](#), it seems like the bottom rail measurement will be different if I measure inside vs. outside - just to confirm, I should measure inside right?

Dave

On Wed, Aug 12, 2020 at 3:27 PM Steve Davis <steve@meritwindows.com> wrote:

Hi Michael,

My error in omission, that dimension for the double hung bottom rail is 3-1/4".

Thank you,

Steve

Check out our updated web page at www.meritwindows.com



Steve Davis

Merit Commercial Windows

10720 Richmond Hwy, Suite A

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301-748-0060 Cell

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From: Kyne, Michael <michael.kyne@montgomeryplanning.org>

Sent: Wednesday, August 12, 2020 3:07 PM

To: Steve Davis <steve@meritwindows.com>; David Bend <dave.d.bend@gmail.com>

Cc: Ballo, Rebecca <rebeccah.ballo@montgomeryplanning.org>

Subject: RE: HAWP Meeting Follow Up

Hi Steve,

Sorry I'm just getting back to this. Can you give me the bottom rail dimensions for the double-hung windows?

David,

Can you give me the top rail dimensions for the existing double hung windows? I don't see that information in your original submission. Also, can you verify the 1 1/8" dimensions for the check rails/meeting rails of the existing double-hung windows? Finally, can you provide the stiles and top and bottom rail dimensions for the two kitchen casement windows?

I believe that is all I need to conduct an accurate comparison.

Thank you,

Michael Kyne

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From: Steve Davis <steve@meritwindows.com>

Sent: Friday, August 7, 2020 4:45 PM

To: David Bend <dave.d.bend@gmail.com>; Kyne, Michael <michael.kyne@montgomeryplanning.org>

Cc: Ballo, Rebecca <rebeccah.ballo@montgomeryplanning.org>

Subject: RE: HAWP Meeting Follow Up

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Hello All,

We have three product types on the house:

-Double Hung Windows, lines 1, and 3-7 on the proposal

-stile face dimension 1-3/4"

-top rail face dimension 2-5/16"

Check rail face dimension 2-3/8"

-Inswing casement windows lines 2, 8, 9

-stile 2-7/8"

-top rail 2"

-bottom rail 3-11/16"

-Pushout awning, line 10

-stile 2-7/8"

-top rail 2-5/8"

-bottom rail 2-5/8"

Thank you,

Steve Davis

Check out our updated web page at www.meritwindows.com



Steve Davis

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From: David Bend <dave.d.bend@gmail.com>

Sent: Friday, August 7, 2020 1:23 PM

To: Kyne, Michael <michael.kyne@montgomeryplanning.org>; Steve Davis <steve@meritwindows.com>

Cc: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>

Subject: Re: HAWP Meeting Follow Up

Thanks Michael. I'm adding in Steve our window consultant.

Steve, can you help us find the following information for the windows:

- Top and bottom rail dimensions for each proposed window.
- Meeting rail dimensions for each proposed window.
- Stile dimensions for each proposed window.

Dave

On Fri, Aug 7, 2020 at 1:18 PM Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Hi David,

Thanks for providing this information. I finally had to time to fully review what you sent, and it looks like we're just missing the following:

- Top and bottom rail dimensions for each proposed window.
- Meeting rail dimensions for each proposed window.
- Stile dimensions for each proposed window.

If this information was provided, but I missed it, please direct me to it. Otherwise, please provide this information for review.

Thank you,

Michael Kyne

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From: David Bend <dave.d.bend@gmail.com>
Sent: Tuesday, August 4, 2020 9:14 AM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Cc: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>
Subject: Re: HAWP Meeting Follow Up

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Michael,

Below in blue is the information I received from the Kohlbe consultant. Please let me know if any of it is incomplete and I will work to gather additional information.

And I hope you don't have to do any site visits today - it is pouring out there!
Best,
Dave

On Fri, Jul 31, 2020 at 3:49 PM Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Hi David,

Thanks for this information. After discussing your case with Rebecca, I thought it would be best to provide a list of what we would be looking for in a historically compatible replacement window, so that you can get reach out to your window contractor to get the information I need to issue the approval.

- All wood interior and exterior windows. Vinyl or clad finished windows are not appropriate as replacements in historic buildings (although they are appropriate on new construction and additions).
- **Confirmed. See page 70 with standard features which include all wood interior and exterior [here](#). Additional information on exterior wood is [here](#).**
- Permanently-affixed interior and exterior muntins (grilles), with internal spacer bars. Typically, we require a 7/8" traditional muntin profile (Pella calls their traditional profile Ogee, and Kolbe likely has something similar).
- **Muntin information [here](#), confirmed they will be 7/8".**
- Concealed balances/jamb liners (exposed vinyl or metal jamb liners are not appropriate).

Confirmed. See page 70 [here](#)

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- Wooden exterior trim/casing, which closely matches the profile and dimensions of the existing. This can be demonstrated with product literature or specification sheets, which show the proposed exterior trim/casing, as well as closeup photographs and measurements of the existing exterior trim/casing.

Confirmed. Additional information on exterior wood is [here](#).

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Your window contractor should be able to pull the product literature or specification sheets that clearly demonstrate each of these conditions. I tried to do a search yesterday, but there was just too much information to wade through on Kolbe's website.

Finally, we will need exact dimensions for each component of each proposed replacement window. You gave us this information for your existing windows in your window schedule; however, in their approval of your application, the Commission specifically instructed staff to review/compare the same information for each replacement window. This will allow us determine that the lite openings will not change significantly. This is the typical information that the Commission requires for window replacement. I understand you cannot gather this information yourself without the replacement units on-hand, but your window contractor should easily be able to provide this information for you. [Detailed descriptions of each window are attached](#).

This is the information you provided for each existing window, and we need the same for each replacement window for comparison.



- Jamb size- 34.50" x 53.50" / sash stiles- 2" / bottom rail= 2 3/8" / meeting rail- 1 1/2"
Visible glass- 30.25" x 23.75" / 5/8" grilles- 10" on center

Please let me know if you have any questions.

Thank you,

Michael Kyne

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From: David Bend <dave.d.bend@gmail.com>
Sent: Thursday, July 30, 2020 11:20 AM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Subject: HAWP Meeting Follow Up

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Michael,

That was a marathon discussion last night!

It sounds like we are both confused by what additional information was needed. One idea I had was to make all the widows Kohlbe since that is a more complete replacement than the Pellas (current proposal has Pellas in basement and Kohlbe on top two elevations).

That way we can say in good faith that the proposal was updated to be more historically confirming (I think - still learning window language) and move on with our lives. I've updated the proposal (attached) with Kohlbe for basement windows.

I'm also okay keeping the proposal as is. I have a bevy of window literature from both companies if it is helpful as well.

Dave