

26 Columbia Avenue, Takoma Park
(HPC Case # 37103-10KKK)
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: December 2, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #553259, window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the December 1, 2010 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jennifer Alane and Simon Park

Address: 26 Columbia Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

553259

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Laney Park

Daytime Phone No.: 301-404-0139

Tax Account No.: 01072108

Name of Property Owner: Jennifer Alane + Simon S. Park Daytime Phone No.: 301-404-0139

Address: 26 Columbia Ave Takoma Park, MD 20912
Street Number City Street Zip Code

Contractor: Bowen Painting + Remodeling Phone No.: 301-262-3029

Contractor Registration No.: 48957

Agent for Owner: Carole Brady Daytime Phone No.: _____

House Number: 26 Street: Columbia Avenue

Town/City: Takoma Park Nearest Cross Street: Hickory Avenue

Lot: 5 Block: 19 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Replacement windows

1B. Construction cost estimate: \$ 14,500

1C. If this is a revision of a previously approved active permit, see Permit # _____

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

10/27/10
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 12/3/10

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure is a 1959 brick ranch with a recent 2nd story addition. The original home has steel 1 single pane casement windows. We would like to replace them with ~~an~~ aluminum-clad wood windows (double hung, no divided light). We would also like to replace the back door with a ^{solid} wood door.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Home is a non-contributing resource that is within a historic district.

Exterior aluminum will be white to match the windows in the 2nd story addition.

2. **SITE PLAN**

Site and environmental setting, drawn to scale, showing your plot. Your site plan must include:

(Trimline Legends Clad Series)

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations on paper no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource and proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufacturer names proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each historic resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to a historic resource, you must file an accurate tree survey identifying the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONTIGUOUS PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjoining property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which lie directly across the street/highway from the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. Obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/278-1355).

PLEASE PRINT (IN BLOCK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDED LINES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26 Columbia Avenue, Takoma Park	Meeting Date:	12/1/2010
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/24/2010
Applicant:	Jennifer Alane and Simon Park	Public Notice:	11/17/2010
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-10KKK	Staff:	Josh Silver
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: 1930-50s

PROPOSAL

The applicants are proposing to remove and replace the existing metal windows located at the basement level and on the 1st story elevations with aluminum clad exterior, wooden awning and 1/1, double-hung windows in the same locations.

The applicants are also proposing to remove and replace one door on the rear elevation with a wooden door.

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

The *Takoma Park Guidelines* state Non-Contributing Resources are "either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review."

The *Guidelines* also state: "Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

Staff supports the proposed window replacement project. The subject property is a non-contributing resource. The Takoma Park Guidelines state:

"Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

The proposed removal of the metal windows and installation of aluminum clad exterior, wooden windows in the same location does not impair the character of the historic district as a whole. The proposed window material is an appropriate for a Non-Contributing Resource property within the Takoma Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b) (1) & (2);

- (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; and

with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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1B. Construction cost estimate: \$ 14,500

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

[Signature]
Signature of owner or authorized agent

10/27/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Sign: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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(Trimline Legends Clad Series)

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

Owner's mailing address	Owner's Agent's mailing address
J. Alane + Simon S. Park 26 Columbia Ave. Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Gina + Joel Gaspin 28 Columbia Ave Takoma Park, MD 20912	Mary Altvogt 24 Columbia Ave. Takoma Park, MD 20912
Ruth + Karl Pitt 23 Columbia Ave. Takoma Park, MD 20912	



2129 BALDWIN AVE, SUITE 1, CROFTON, MD 21114

**“Building relationships with quality and craftsmanship,
one happy customer at a time”**

OFFICE 301-262-3029 OR 410-451-5928

FAX 410-451-5070

EMAIL: JOE@BOWENPAINTING.COM

OCTOBER 26, 2010

PROPOSAL SUBMITTED TO:

SIMON & LANEY PARK
26 COLUMBIA AVENUE
TAKOMA PARK, MD 20912
301-270-3096

JOB:

SAME

TO SUPPLY ALL NECESSARY LABOR, MATERIALS AND SUPERVISION TO COMPLETE THE FOLLOWING:

WINDOW REPLACEMENT

TO REMOVE ALL EXISTING WINDOWS ON 1ST FLOOR AND BASEMENT AND HAULAWAY ALL DEBRIS.

TO FURNISH AND INSTALL MINI-TRIMLINE DOUBLE HUNG WINDOWS (WHITE/PINE) AS FOLLOWS:

- 08 X 59 1/4 TRIPLE DOUBLE HUNG
- 2 - 50 X 35 TWIN DOUBLE HUNG
- 3 - 66 1/4 X 47 1/2 TWIN DOUBLE HUNG
- 3 - 33 1/2 X 35 DOUBLE HUNG
- 2 - 16 X 35 DOUBLE HUNG
- 30 1/2 X 19 1/2 AWNING
- 30 1/4 X 19 1/4 AWNING

ALL TO BE IN WHITE EXTERIOR, UNFINISHED INTERIOR WITH BRONZE HARDWARE.

FOR THE SUM OF \$14,100.00

NOTES: ANY UNFORESEEN STRUCTURAL REPAIRS WILL BE AN ADDITIONAL CHARGE. NO PAINTING OR STAINING OF INTERIOR INCLUDED IN ESTIMATE.

INSURANCE

LIABILITY INSURANCE AND WORKMAN'S COMPENSATION INSURANCE ARE CARRIED BY ERIE INSURANCE, AGENT MIKE THOMAS, AT 301-261-3503. PLEASE FEEL FREE TO CONTACT OUR CARRIER FOR A COPY OF A CERTIFICATE OF INSURANCE.

LIMITED WARRANTY

-BOWEN PAINTING AND REMODELING WARRANTS LABOR AND MATERIAL FOR A PERIOD OF TWO (2) YEARS ON EXTERIOR PAINTING. IF PAINT FAILURE APPEARS, WE WILL SUPPLY LABOR AND MATERIALS TO CORRECT THE CONDITION WITHOUT COST. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED. OUR RESPONSIBILITY IS LIMITED TO CORRECTING THE CONDITION AS INDICATED ABOVE.

THIS WARRANTY EXCLUDES, AND IN NO EVENT WILL BOWEN PAINTING BE RESPONSIBLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES CAUSED BY ACCIDENT OR ABUSE, TEMPERATURE CHANGES, SETTLEMENT OR MOISTURE; I.E., CRACKS CAUSED BY EXPANSION AND/OR CONTRACTION. CRACKS WILL BE PROPERLY PREPARED AS INDICATED AT TIME OF JOB, BUT WILL NOT BE COVERED UNDER THIS WARRANTY. WARRANTY IS NOT TRANSFERABLE AND IS ONLY VALID WITH THE CURRENT HOMEOWNER THAT HAS A CONTRACT WITH BOWEN PAINTING & REMODELING.

NOTE: THERE ARE NO WARRANTIES ON REPAIR WORK.

WORK STANDARDS

BOWEN PAINTING IS A MEMBER OF THE PAINTING AND DECORATING CONTRACTORS OF AMERICA. ALL WORK IS TO BE COMPLETED IN A WORKMAN LIKE MANNER ACCORDING TO STANDARD PRACTICES. WORKERS WILL REMAIN ON JOB UNTIL COMPLETION OF PROJECT. WORK SITE TO BE CLEANED DAILY AND UPON PROJECT COMPLETION. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. THE PAINTING CONTRACTOR WILL PRODUCE A "PROPERLY PAINTED SURFACE". A "PROPERLY PAINTED SURFACE" IS ONE THAT IS UNIFORM IN COLOR AND SHEEN. IT IS ONE THAT IS FREE OF FOREIGN MATERIAL, LUMPS, BRINS, SAGS, HOLIDAYS, MISSES AND STRIKE -THROUGH, OR INSUFFICIENT COVERAGE. IT IS A SURFACE THAT IS FREE OF DRIPS, SPATTERS, SPILLS OR OVER SPRAY WHICH THE CONTRACTORS' WORK FORCE CAUSES. COMPLIANCE TO MEETING THE CRITERIA OF A "PROPERLY PAINTED SURFACE" SHALL BE DETERMINED WHEN VIEWED WITHOUT MAGNIFICATION AT A DISTANCE OF FIVE FEET OR MORE UNDER NORMAL LIGHTING CONDITIONS AND FROM A NORMAL VIEWING POSITION.

CUSTOMER RESPONSIBILITY

- * PLEASE TAKE SPECIFIC NOTE OF JOB DESCRIPTION.
- * COLORS MUST BE CHOSEN ONE WEEK PRIOR TO START DATE. ANY ADDITIONAL COSTS WILL BE CHARGED FOR COLOR CHANGES MADE AFTER MATERIALS ARE PURCHASED. COLOR CHARGES AFTER JOB IS STARTED WILL ALSO RESULT IN ADDITIONAL LABOR CHARGES.
- * NOTE-A NORMAL JOB HAS A CEILING COLOR, DOOR & TRIM WORK COLOR, AND NO MORE THAN 3 WALL COLORS. ANY MORE THAN 3 WALL COLORS WOULD BE AN ADDITIONAL CHARGE UNLESS NOTED IN CONTRACT.
- * CLOSETS ARE NOT INCLUDED IN PRICE UNLESS OTHERWISE STATED.
- * PLEASE HAVE FRAGILE OR BREAKABLE ITEMS AND ELECTRONICS MOVED OUT OF WORK AREAS PRIOR TO START OF PROJECT.
- * ALL CURTAINS, BLINDS, AND PICTURES ARE TO BE REMOVED PRIOR TO PAINTING.
- * ALARMS MUST BE TURNED OFF WHILE WORK IS IN PROGRESS.
- * WALLPAPER IS TO BE SUPPLIED BY CUSTOMER. SOME WALL COVERINGS MAY BE PRICED HIGHER TO INSTALL, I.E. UNTRIMMED PAPER OR USE OF LINING PAPER.

CHANGE ORDERS

- * THIS IS ONLY A PROPOSAL AND YOUR ACCEPTANCE IS SUBJECT TO OUR APPROVAL IN ORDER TO MAKE THIS CONTRACT BINDING.
- * IF AFTER YOU AGREE TO THIS WORK, YOU DESIRE ANY CHANGES OF ADDITIONAL WORK, PLEASE CONTACT US AT 410-451-5928 THE COST OF ALL REVISIONS MUST BE AGREED UPON IN WRITING. WORKERS ARE INSTRUCTED NOT TO UNDERTAKE ADDITIONAL WORK WITHOUT AUTHORIZATION.
- * STARTING DATE IS TO BE AGREED UPON VERBALLY. CHANGES MAY REQUIRE ADDITIONAL COST.

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- * YOU WILL BE NOTIFIED OF ALL NEEDED CARPENTRY OR PLASTER REPAIRS BEFORE THEY ARE DONE. CARPENTRY WORK IS \$65.00 PER MAN HOUR PLUS MATERIALS.
- * IT IS ESSENTIAL THAT THE WORK AREA IS TO BE AVAILABLE TO US, FREE FROM OTHER TRADES. AS A RESULT OF TRADE INTERFERENCE, BOWEN PAINTING MAY LEAVE THE JOB AND ADDITIONAL CHARGES MAY BE INCURRED.

WALL COVERING REMOVAL

- * DUE TO THE CONCEALED CONDITIONS OF EXISTING WALL COVERINGS, IT MAY BE IMPOSSIBLE TO ESTIMATE THE LABOR OF REMOVAL AND PREPARATION NECESSARY TO ACHIEVE A PROPERLY PAINTED OR WALL PAPER SURFACE. UNDERNORMAL CONDITIONS WALL COVERING CAN BE REMOVED PROPERLY WITHOUT DAMAGE TO THE SURFACE; HOWEVER, SOMETIMES THE SUBSTRATE HAS NOT BEEN SELAED PROPERLY OR OTHER HIDDEN CONDITIONS MAY EXIST. DUE TO THESE FACTORS, ADDED LABOR AND MATERIAL COST MAY BECOME NECESSARY. IF THESE CONDITIONS EXIST, THE OWNER WILL BE NOTIFIED BEFORE FURTHER WORK COMMENCES.

COSTS

- * WE PROPOSE TO FURNISH MATERIAL AND LABOR COMPLETE AND IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF ALL AS STATED ABOVE. INDIVIDUAL TASKS, IF SELECTED, MAY REQUIRE ADDITIONAL PRICING. PRICE IS VALID FOR 60 DAYS, UNLESS OTHERWISE NOTED.

PAYMENT

- * ONE THIRD TO BE PAID PRIOR TO START DATE. THE BALANCE IS TO BE PAID ON THE LAST DAY OF THE JOB.
- * PROGRESS PAYMENTS FOR ANY JOB OVER \$5000.00 WILL BE 1/3 DEPOSIT, 1/3 MIDWAY, 1/3 AT COMPLETION.
- * AT FINAL DAY OF COMPLETION OF JOB HOMEOWNER IS TO DO A WALK THROUGH WITH FOREMAN. IF HOMEOWNER IS UNABLE TO DO WALK THROUGH ANY CORRECTIONS REQUIRED WILL BECOME WARRANTY WORK. A BALANCE OF CONTRACT IS DUE DAY OF COMPLETION OF JOB.
- * ACCEPTABLE FORMS OF PAYMENT ARE CASH, CHECK, MONEY ORDER, VISA, MASTER CARD, DISCOVER, OR AMERICAN EXPRESS.
- * PAYMENTS MORE THAN 30 DAYS PAST DUE OF COMPLETION OF JOB ARE SUBJECT TO INTEREST AT THE RATE OF 1.5% PER MONTH. IN THE EVENT OF COLLECTION, HOMEOWNER AGREES TO PAY REASONABLE ATTORNEY FEES PLUS ALL COST OF COLLECTION.

JOSEPH E. BOWEN
 (OWNER)
 MARYLAND STATE SALESMAN LIC #48957

SIGNATURE _____ DATE _____

ACCEPTANCE OF PROPOSAL

- * PLEASE INDICATE YOUR ACCEPTANCE OF THIS PROPOSAL BY SIGNING BOTH COPIES AND RETURNING ONE COPY.
- * WE MUST HAVE YOUR SIGNED COPY AND 1/3 DEPOSIT IN ORDER TO SECURE A START DATE.
- * IF NECESSARY, CANCELLATION OF A JOB MUST OCCUR IN WRITING 72 HOURS OF SIGNING YOUR CONTRACT.
- * CUSTOMER WILL BE RESPONSIBLE FOR ANY MATERIALS AND TIME INVESTED. CANCELLATION AFTER 72 HOURS MAY RESULT IN FORFEIT OF DEPOSIT.
- * BY SIGNING THIS CONTRACT, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS OF THIS PROPOSAL.

SIGNATURE _____ DATE _____

ECLIPSE

ECLIPSE

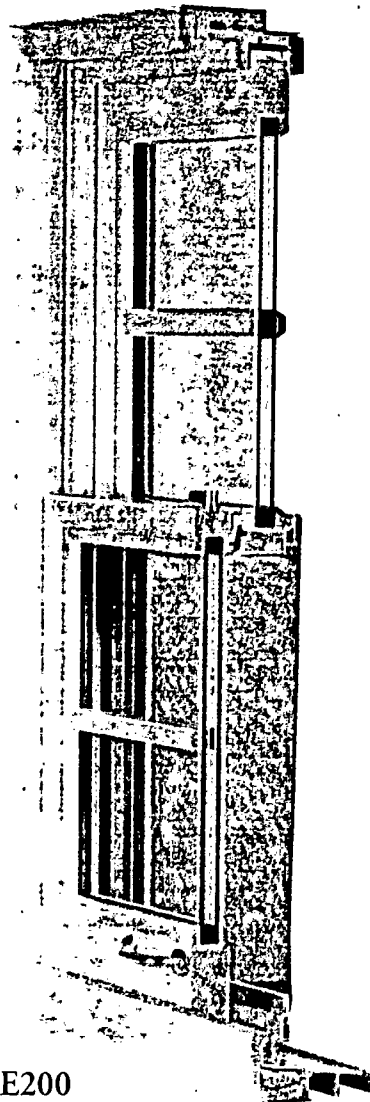
DOUBLE-HUNG

Eclipse (e.clipse') n. 1. *The partial or complete obscuring of one celestial body by another.* 2. *To surpass; outshine.*

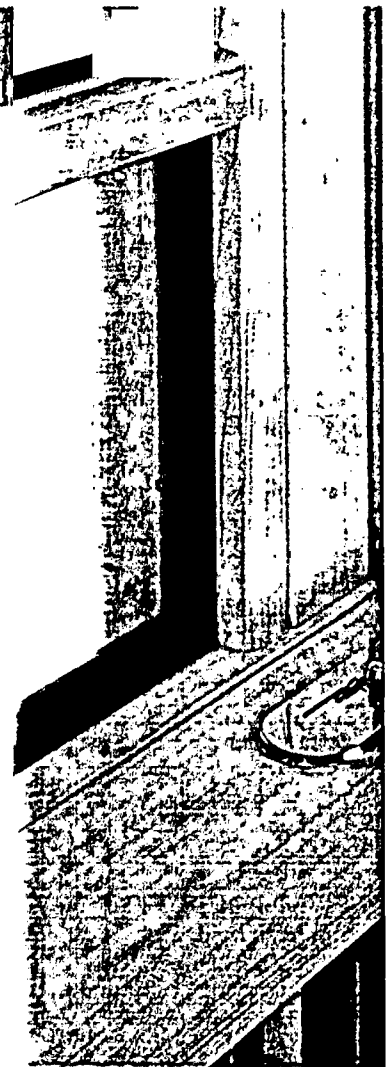
A product has never been more aptly named... TrimLine's Eclipse Double-Hung truly does "surpass and outshine" its competition... with a look that's "out of this world."

The richly appointed Eclipse Double-Hung product line has the look and feel of wood windows of a by gone era. The Eclipse blends the ageless style and warmth of wood with the convenience of E-Z tilt sash, a maintenance free aluminum clad exterior and the energy efficiency you'd expect to find in today's windows. The Eclipse Double-Hung features standard bright brass or polished chrome release latches for its E-Z tilt sash which travel in a concealed track system designed to preserve a more authentic looking wood sash pocket, reminiscent of a look and feel from a time ago. An elegant mortised locking mechanism and traditional style sash lifts of bright brass or polished chrome complete the hardware appointments.

All models are furnished standard in pine with TrimLine's Comfort Plus Low E glass system with Warm Edge Super Spacer and Krypton/Argon gas. Hardwoods of oak, cherry and mahogany are also available as are custom color exteriors.



E200

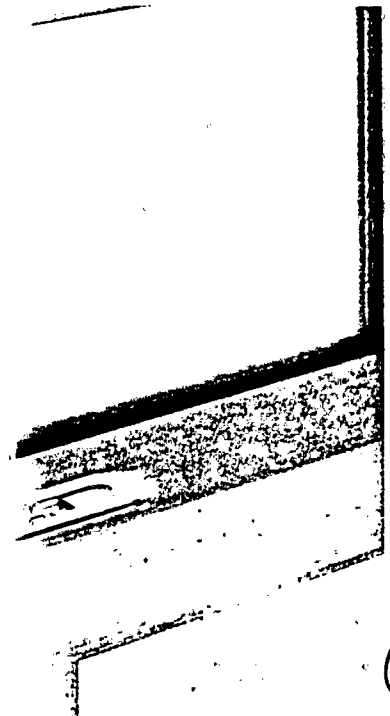


ECLIPSE - FRAM

E200 - 3 1/4" replacement

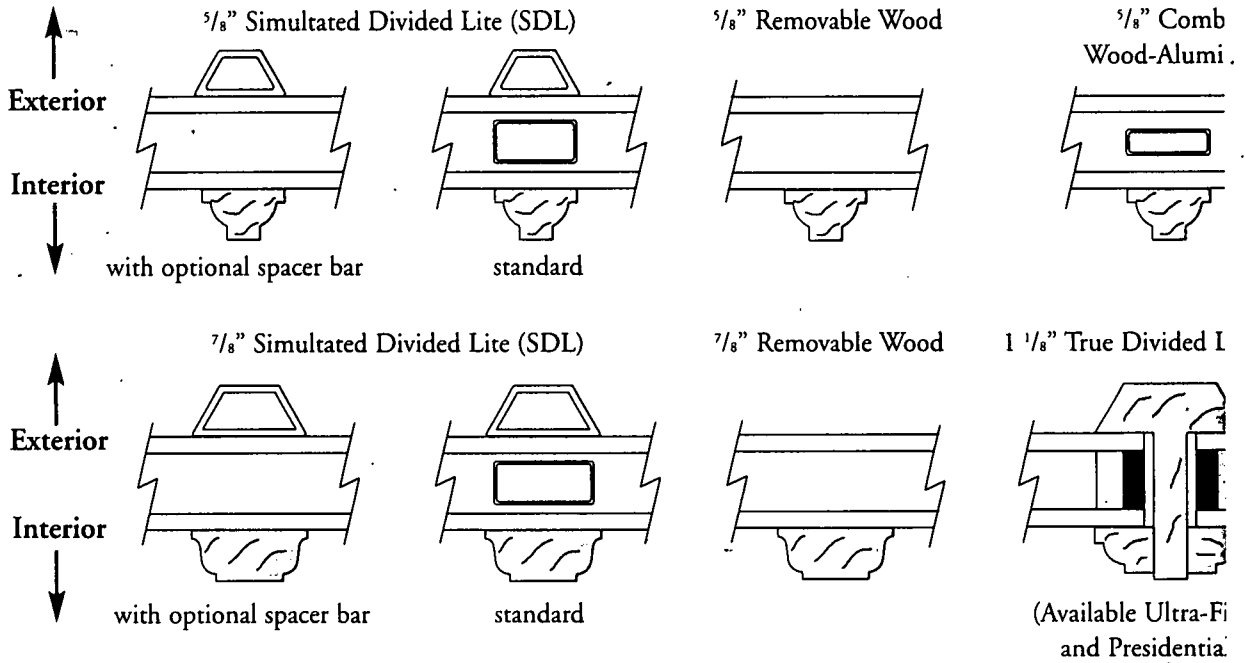
E300 - Full jamb for replacement frame

E100 - 4 7/16" jamb with

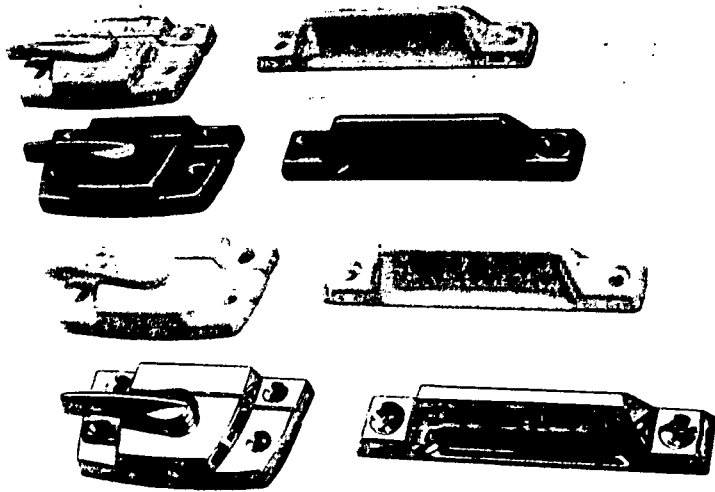


OPTIONS

Grille Options



Hardware, Wood & Color Options

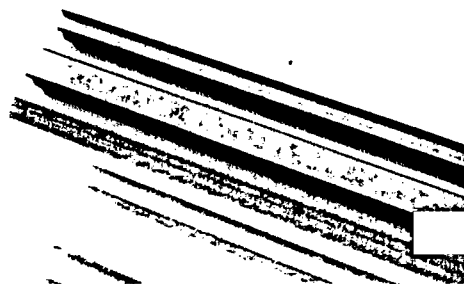


Hardware

Sash locks and lifts will be provided standard in almond finish, unless white, bronze or bright brass, is specified. E-Z Tilt sash release latches (not shown) will match hardware finish specified. Eclipse series provided standard in bright brass or polished chrome (not shown) finish.

Jambliner

Vinyl jambliners are provided standard in almond color unless specified in white.

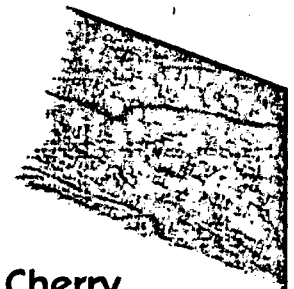


Interior Wood Sp

All wood components are mil. preservative and can be painted woodwork and room décor.



Oak



Cherry

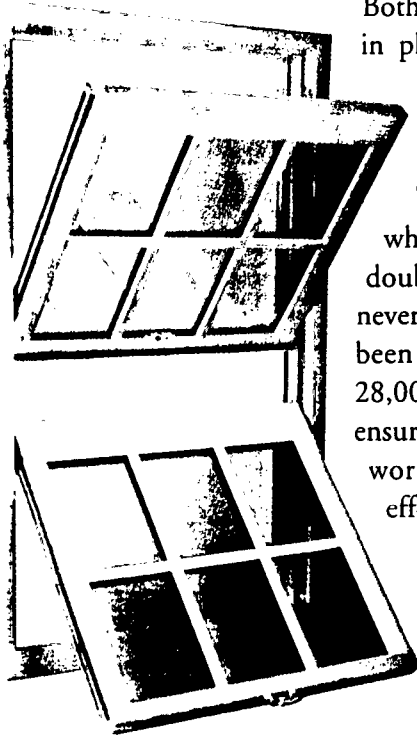
Exterior Color Op

Maintenance-free exterior cl finishes available in white, bronze, earthtone and beige - custom colors also available

SERIES DR200 REPLACEMENT

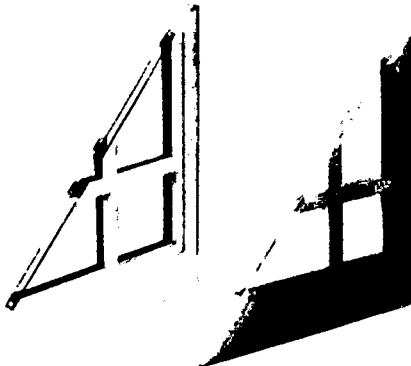
Engineering that works...

For over 40 years, it's been built into every product that carries the TrimLine brand name.



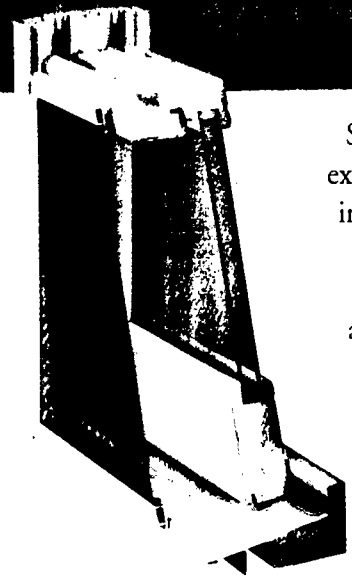
Both upper and lower sash lock in place when tilted in for safe easy cleaning or removal. The sash raise and lower effortlessly with the help of block and tackle balances which are used in all TrimLine double-hung windows. They never need adjusting and have been AAMA tested for over 28,000 cycles without failure to ensure an equivalent of 104 years worth of smooth, quiet and effortless operation.

The insulating qualities of wood provides a positive thermal break and can be painted or stained while the weather resistant aluminum clad exterior provides years of maintenance-free durability.



Simulated Divided Lite system (SDL) shown with standard interior and exterior 1/8" applied grid.

E-Z tilt release latches are available in standard almond color or in a choice of white, bronze or polished brass finishes matching both the sash locks and lift handles.



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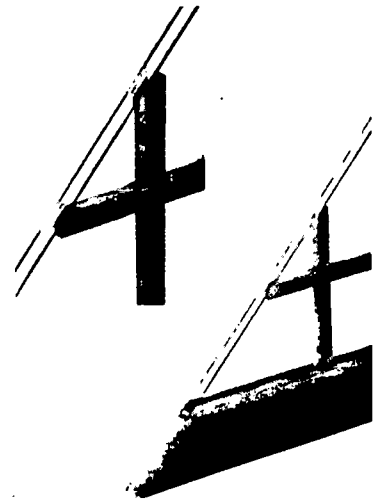
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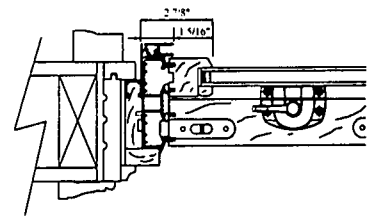
Maintenance free exterior cladding finishes are available standard white, bronze, earthtone or beige or can custom ordered in a choice of virtually unlimited colors.

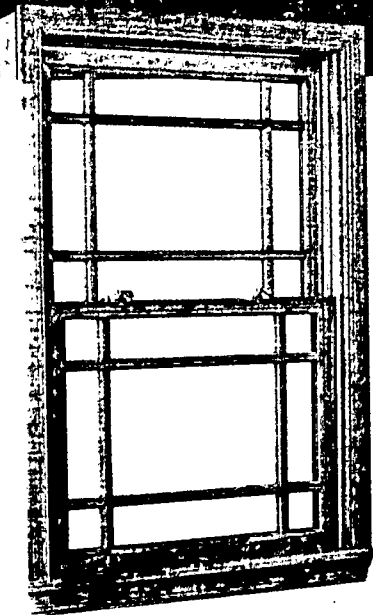


Simulated Divided Lite grille shown with optional in-glass bronze spacer bar



Installed from the inside the series is completely assembled. The unit fits into the pocket of the existing window frame involved with a complete window original trim, paint or wallpaper. Custom made exactly to the 1/8" in height the DR200 is also available with a foam wrapped frame for an extra installation.





All wooden grille options are available in custom design divided lite patterns in matching pine, oak, cherry or mahogany and can be painted or stained to match window finish.

Grille Options

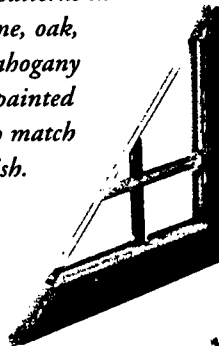
Flat In-glass Aluminum: Maintenance-free 5/8" between the glass flat aluminum muntin in matching exterior cladding color. Also available in diamond lite patterns.

Sculptured In-glass Aluminum: Maintenance-free 3/4" between the glass sculptured aluminum muntin in matching exterior cladding color. Available only in divided lite patterns.

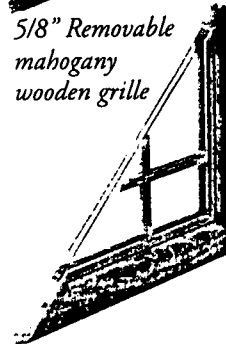
Wood Removable: Wooden removable interior grille available in 5/8" or 7/8" width.

Combo Wood-Aluminum: Wooden interior grille available in removable or permanently applied 5/8" width which overlays a maintenance-free Flat In-glass Aluminum muntin in matching exterior cladding color.

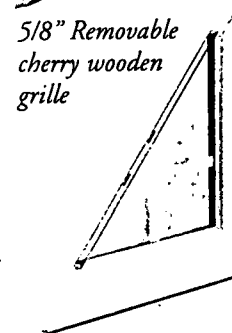
Simulated Divided Lite: An authentic "putty glaze" look is achieved with the simulated divided lite (SDL) grille package in either 5/8" or 7/8" widths. The standard SDL system includes permanently applied exterior aluminum muntins with the choice of removable or permanently applied wooden interior grilles. Also available with optional in-glass bronze anodized spacer bar.



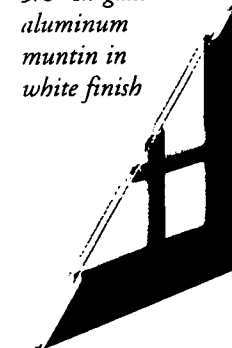
5/8" Removable mahogany wooden grille



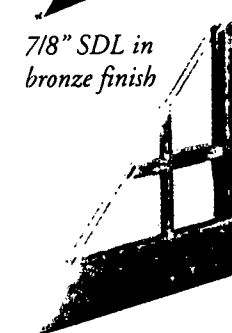
5/8" Removable cherry wooden grille



5/8" In-glass aluminum muntin in white finish

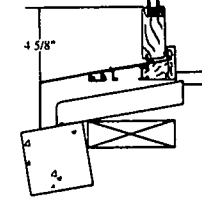
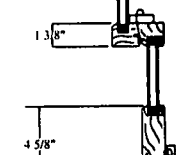
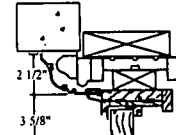


7/8" SDL in bronze finish



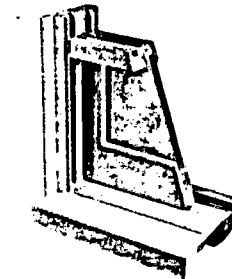
7/8" SDL in earthtone finish

The Legends Series DR300 designed for both residential cial remodeling applications frame replacement is required pocket installations where an ed aluminum panning system be used to cover the old w casings. Custom made exactl 1/8" in width and height the u jamb can be ordered in any ja

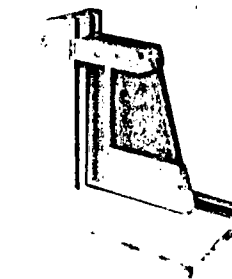


for use in r openings w pletely rem ing is attac window ca and pannir is available al sliding h

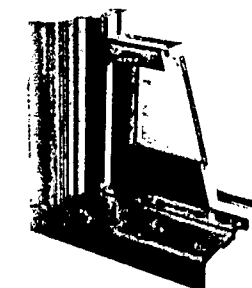
Typical panni



Lege extru histo



Lege "Arli brick



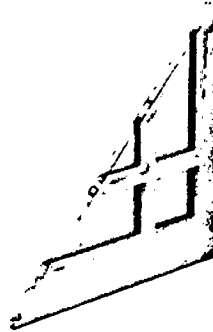
Lege finis brick

3 1/4" tall bottom sash rails are used on all TrimLine double-hung windows to more closely replicate the look and feel of older wood windows.



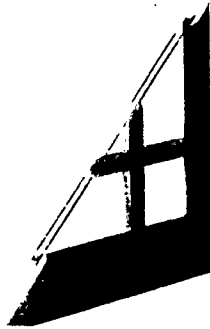
Presidential
(shown in pine with optional TDL muntin)

The Legends Series DH100 with standard 4 9/16" jamb nailing flange for new construction in bronze clad finish.

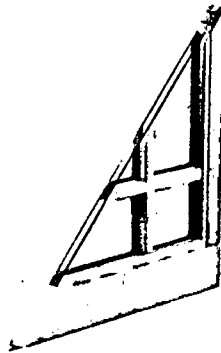


Federal
(Exterior view shown in pine)

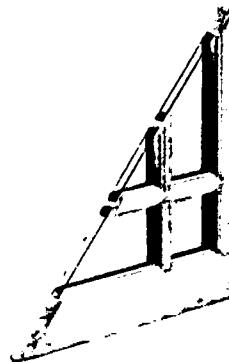
The DH100 is offered in selection of standard sizes available with applied exterior jambs for 6 9/16" wall thickness and can be factory mullered in a variety of configurations. Furnished with full screen, an optional sliding screen. The DH100 is available with or without muller with other double hung products.



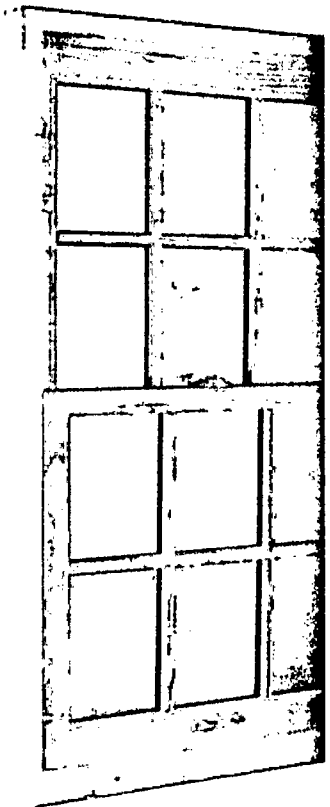
Classic Clad
(shown in earhtone with SDL grille option)



Heritage
(shown in pine with SDL grille option)



Federal
(Interior view shown in pine)



Ultra-Fit Product Models

Classic Clad: Available in standard pine, or optional hardwoods of oak, cherry, and mahogany. Exterior of sashes are covered in maintenance-free roll-formed aluminum in a choice of white, bronze, earhtone or beige exterior finish. Custom colors are also available.

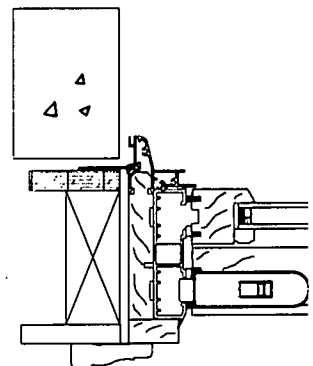
Heritage: All wood primed exterior. Sashes are offered standard in pine.

Federal: All wood primed exterior. Sashes with authentic 1 1/8" True Divided Lite (TDL) muntins available standard with insulating glass in pine. Single 1/8" glazing also available.

Presidential: All wood primed exterior. Segmented arched top sash available in pine with optional True Divided Lite muntins.

Interior of sash in all models are natural unfinished wood and can be painted or stained.

Exterior of Heritage, Federal and Presidential sash available unprimed.

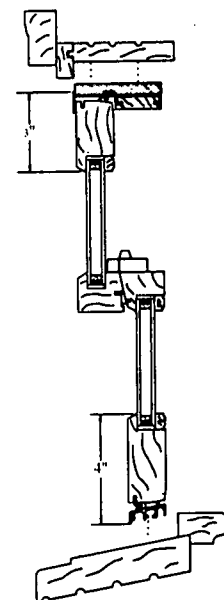
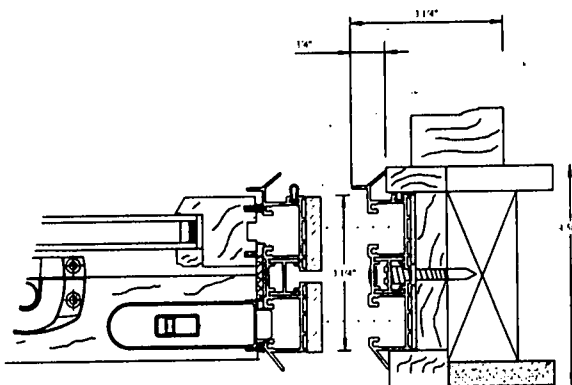
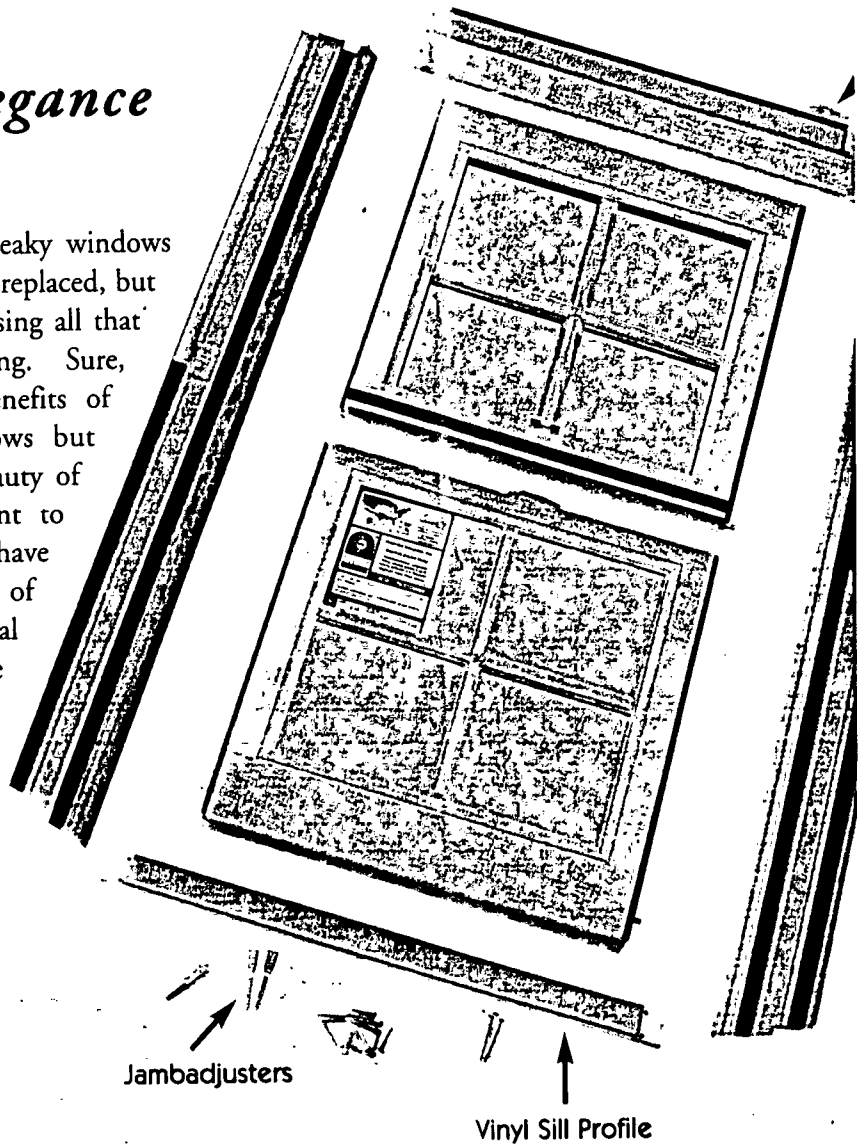


ULTRA-FIT SASH REPLACEMENT SYSTEM

Preserving the Beauty and Elegance of Your Home

You know those old worn-out leaky windows with the sticky sashes need to be replaced, but you can't bear the thought of losing all that beautiful woodwork and molding. Sure, you've heard all about the benefits of today's energy efficient windows but preserving the character and beauty of your home is just as important to you... those old drafty windows have become such a defining feature of your home that installing a typical replacement window just isn't the answer.

Or, maybe you just want a fresh new look without the expense of a major remodeling project. In either case, Trimline's Ultra-Fit Sash Replacement System provides the most natural, energy wise solution for maintaining the beauty and value of your home without the hassle and expense of tearing out the entire window frame.



Tru
The most authentic available models. look of in stand available

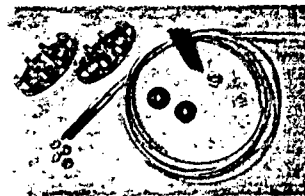
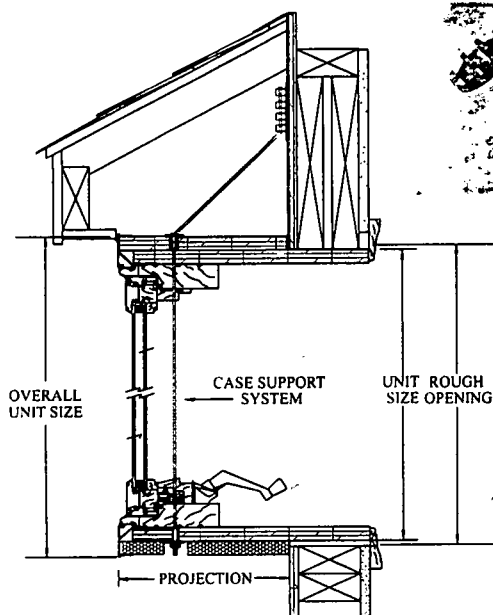
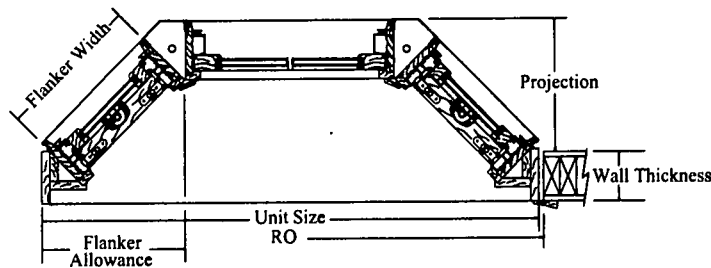
The Ultra-Fit Sash Replacement System is offered as a kit ready for field assembly complete with instructions and all necessary assembly and installation hardware. Shown with almond jambliner (also available in white) and optional 4 lite SDL grille in top sash and 3/8" removable wooden grille in lower sash in western pine interior.

All models shown a matching

Bay Window Projections

The projection of a custom bay window is the measurement taken from the outside face of the exterior building sheathing to the furthest outside point of the window. It is determined by the mullion angle and flanker width specified as shown in the Angle Bay Projection Guide to the right.

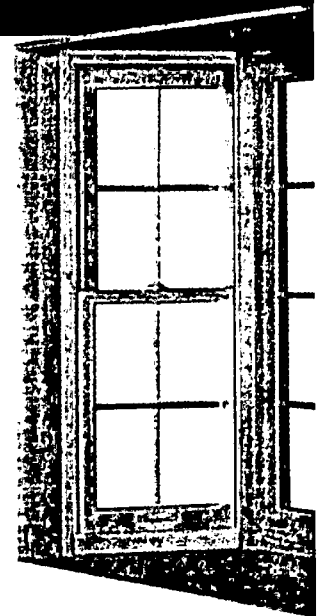
The size of the center unit is also determined by mullion angle and flanker width. It is determined by subtracting the Total Flanker Allowance (Flanker Allowance x 2) from the overall unit opening width.



Cable support system included with every Bow & Angle Bay window.

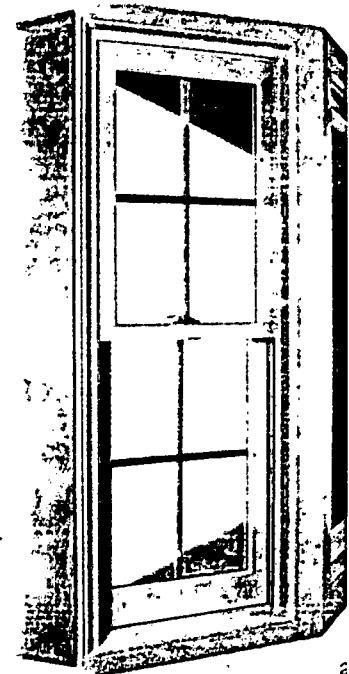


ANGLE BAY GUIDE			
Angle	Flanker Width	Total Flanker Allowance	Projection
30°	1'5"	35"	10-3/8"
	1'8"	40-1/4"	11-7/8"
	2'0"	47-1/8"	13-7/8"
	2'4"	54-1/8"	15-7/8"
45°	1'5"	31-3/4"	14-3/4"
	1'8"	36-1/8"	16-7/8"
	2'0"	41-3/4"	19-3/4"
	2'4"	47-1/2"	22-1/2"



Enjoy the Beauty and Warmth of

Any style angle bay can be window center or as a multi hungs, casements, or fixed imagination!



"best of all world timeless style and warmth qualities and on the exterior ing years of maintenance-fr

Double-Hung Angle Bays Note: Double-Hung flanke

Bow & Angle Bay Units

Standard Specifications

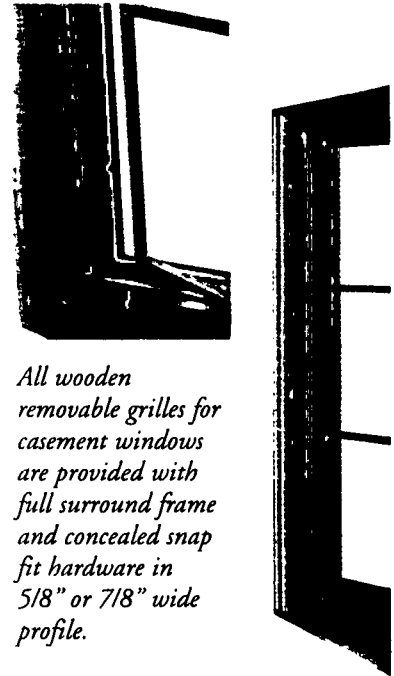
- Interior is of stain grade solid western pine with white birch head and seat board
- Custom sizes to 12' wide and 7' high
- Comfort Plus Low E insulating glass with Warm Edge Super Spacer and Krypton/Argon gas
- Double strength glass for added sound abatement
- Any combination of stationary and operable casement sash from three to seven lites wide
- Fully assembled ready for installation
- Insulated seat board with pre-finished exterior
- Cable support system (pre-hung)
- White, bronze, earthtone or beige exterior cladding finish
- Two locks on operating casement sash over 44" high and on double-hung sash over 28" wide

Optional Features

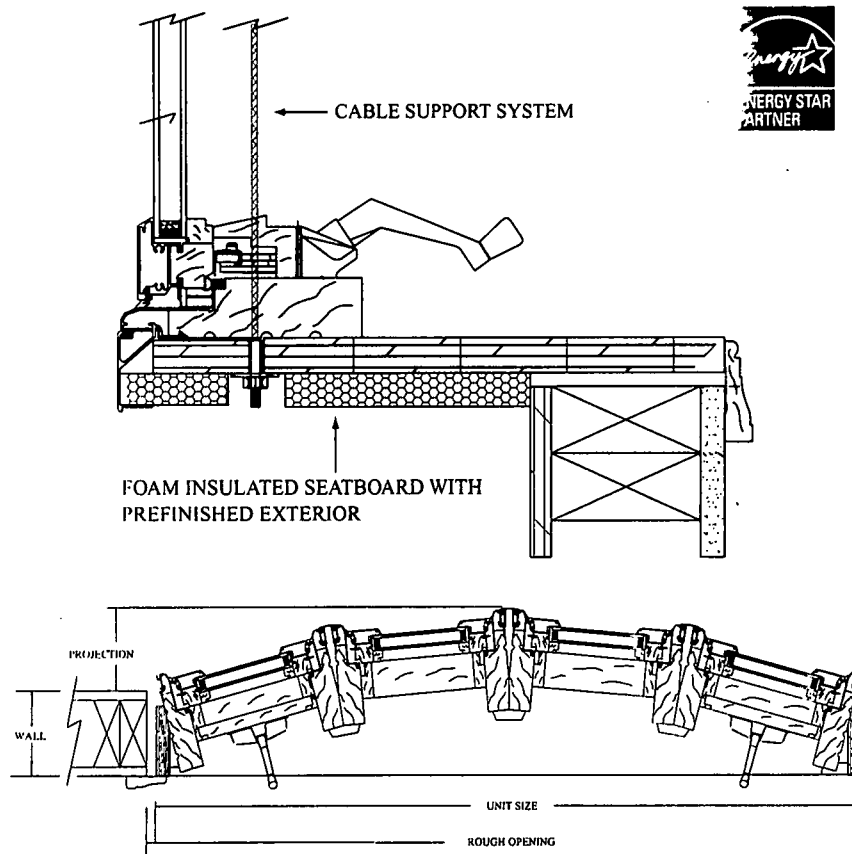
- Any specified jamb depth with solid one piece head and seat board
- White, bronze or polished brass hardware with standard or folding style operator handle
- Choice of hardwood interior in oak, cherry or mahogany
- Choice of grilles (see reverse side)
- Custom color exterior finish available
- Tempered, bronze, grey and green tinted glass and 30 decorative art glass options
- Laminated glass for superior safety as well as sound control to keep more of the noise outside
- Functional/decorative knee bracket supports

Operator Handle

Casement operator handles are available in optional folding style, as shown below, in a choice of coppertone, white, bronze or bright brass finishes.



All wooden removable grilles for casement windows are provided with full surround frame and concealed snap fit hardware in 5/8" or 7/8" wide profile.

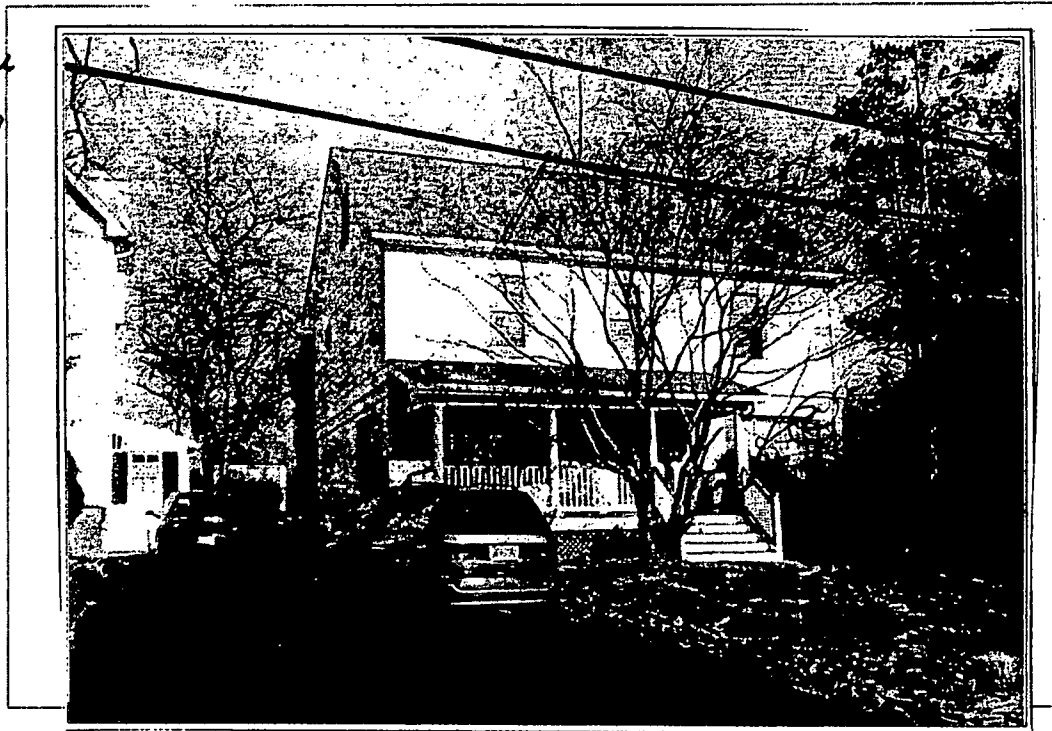


10° BOW WINDOW	
Unit Width	Number
48-62	
63-73	
74-84	
85-91	
69-82	
83-97	
98-108	
109-120	
86-100	
101-115	
116-129	
130-144	
102-120	
121-130	
131-144	



Existing Property Condition Photographs (duplicate as needed)

Front of house
large window
to be
replaced
by triple
double hung
+ 2nd window
by double
double hung.

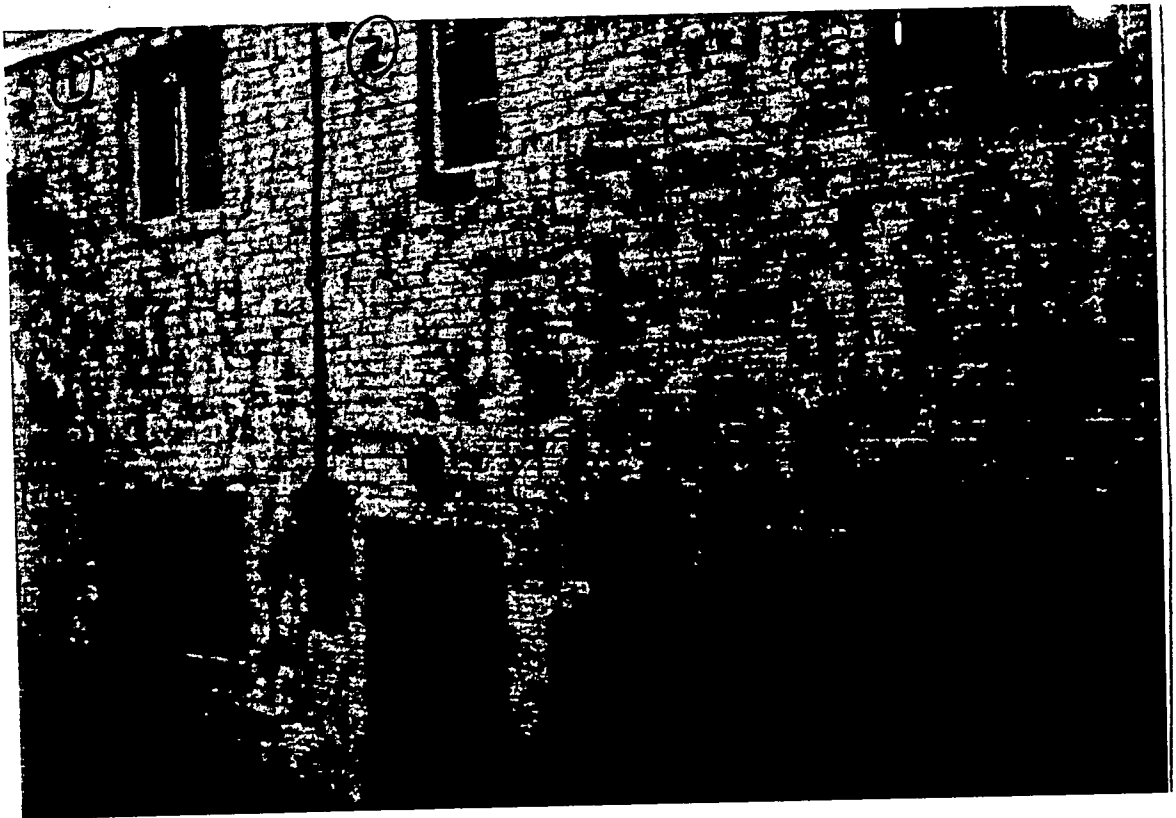


Detail: _____

1 + 3 to
be replaced
by double
hung.

2 + 5 to be
replaced
by casement
style.

4 + 6
to be
replaced
by
double
double
hung.

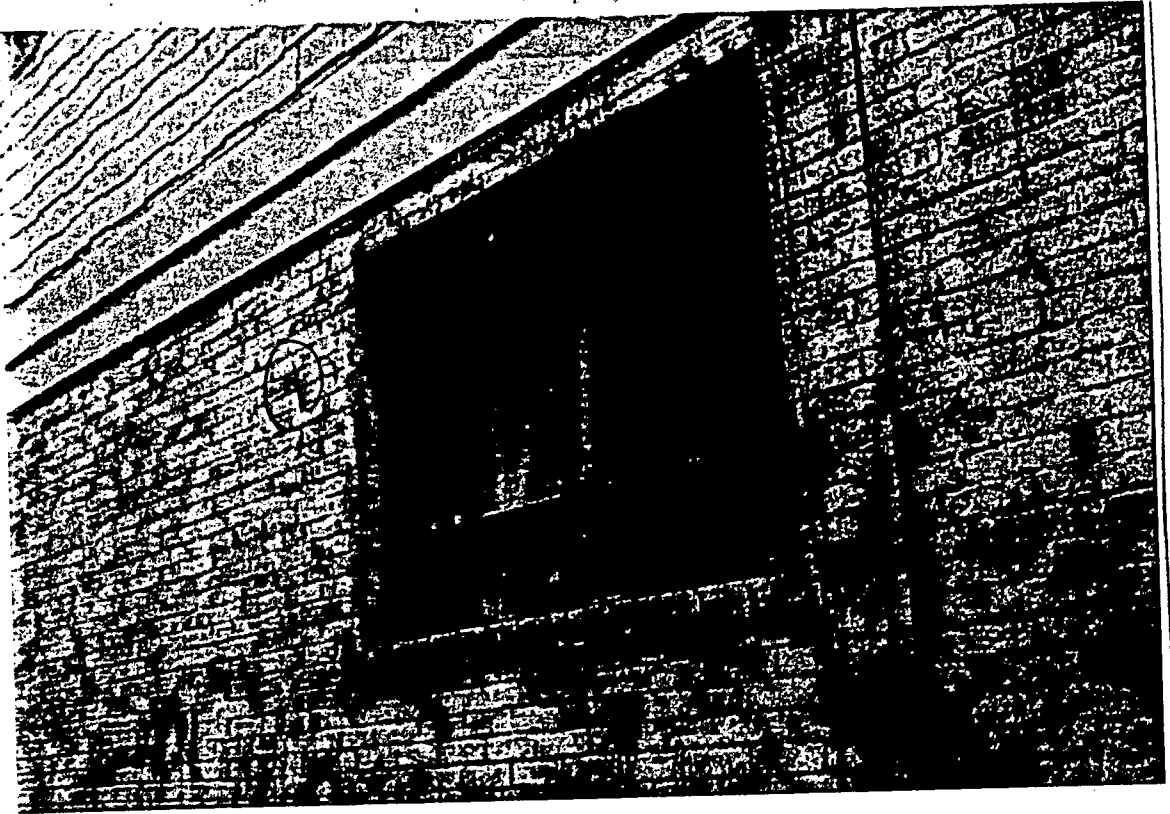


Applicant: J. Alane + Simon S. Park

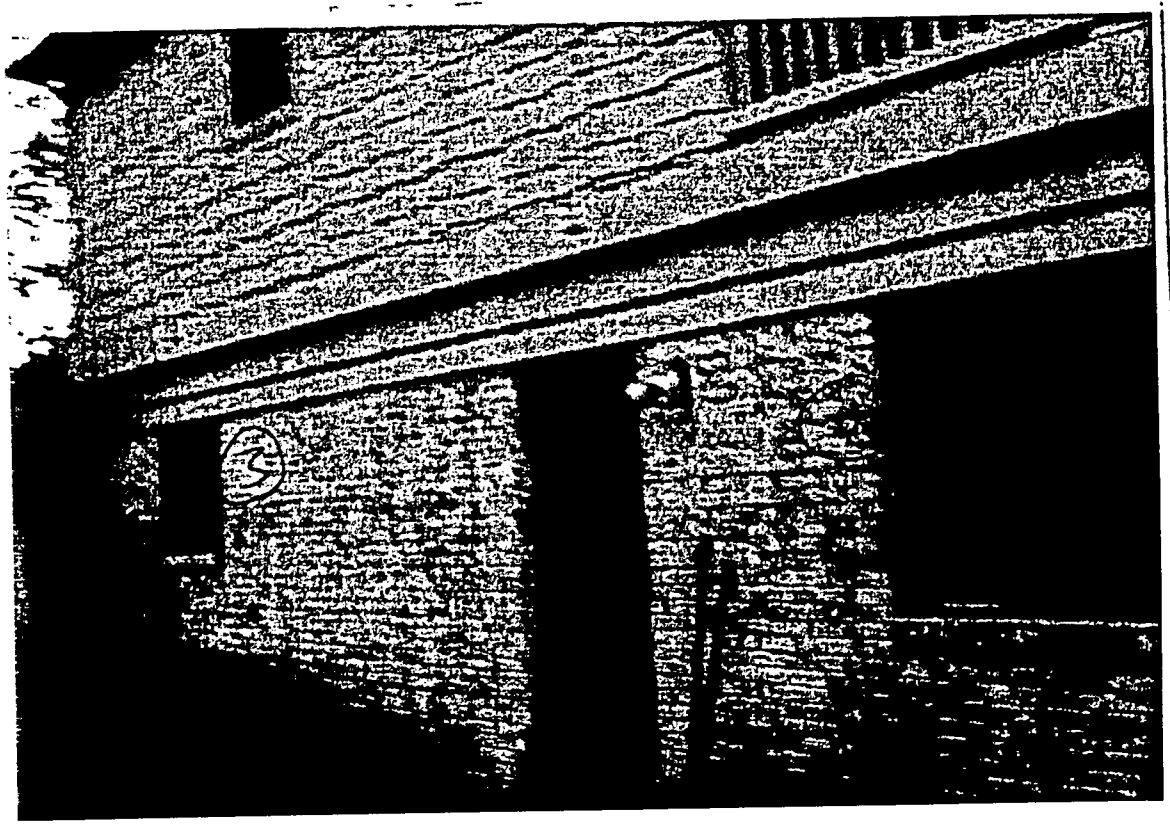
Page: _____

①

Site



②



① Side window to be replaced by 2 double hung. Shade portion to indicate North
 ② Back window on right to be replaced by 2 double
 hung. On left ③ to be replaced by one double hung.
 Applicant: J. D. Lane
 Simon S. Park

Page: 1