

7206 Carroll Ave.
TP HD

2010 HAWP





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 2/25/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #529654—basement window replacement and stair replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on February 24, 2010.

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: Carl Mahany
Address: 7206 Carroll 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





DEPARTMENT OF PERMITTING SERVICES
333 ROCKVILLE PIKE, SUITE 1000, ROCKVILLE, MD 20850
301-771-1111

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

*TK Park
overlay*

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Carl N. Mahany

Daytime Phone No.: 301-933-7420

Tax Account No.: 01063797

Name of Property Owner: Carl N. Mahany

Daytime Phone No.: 301-933-7420

Address: 3714 Washington Street Kensington MD 20895
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7206 Street: Carroll Avenue

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

Lot: Part of 2 Block: 3 Subdivision: Hillcrest

Liber: 9022 Folio: 274 Parcel: 1 and 2 (a) and 2 (b)

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Window wells and replace

1B. Construction cost estimate: \$ 5,000.00 basement windows.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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 the 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.

Carl N. Mahany
Signature of owner or authorized agent

1/19/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/25/10

Application/Permit No.: 529654 Date Filed: 1/20/10 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

Need Municipality letter from TK PK.

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

1. Replace (4) existing windows with similar windows, same size.
2. Replace (2) existing windows with larger windows for egress/light/ventilation.
3. Replace (1) existing window well, existing is damaged.
4. Install (1) new window well to provide egress/light/ventilation.
5. Remove and replace wood stairs and landing, new to match existing "In-kind"

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

1. The (5) windows to be replaced are in poor condition - no historical impact.
2. The (2) enlarged windows and wells are at the rear elevation - no historical impact.
3. The (1) repaired window well will have - no historical impact.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- 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 in a format 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(s) and the 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 manufactured items 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 facade of existing 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 as 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 or within 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 size, location, and species of each tree of at least that dimension.

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

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

- may not be required for the transfer of title or securing financing
- 4. Building line and/or Flood Zone information is taken from available source
- 5. No Title Report furnished.

1/19/10 7206 Carroll Ave. Takoma Park MD.
 Site Plan

APPROVED
 Montgomery County
 Historic Preservation Commission

LOT 3

S 63°37'W 60.00'

2/25/10

N 57°34'E

(L9021 F
 PARCEL
 1,400 S

N 32°28'W

50.00'

PART OF
 LOT 2
 6,091 S.F.

GRAVEL
 DRIVEWAY

S 57°
 28.1

S 53°
 28.0

(L9021 F
 PARCEL
 731 S

N 36°23'W

N 36°23'W 80.97'

N 36°23'W 91.81'

S 36°23'E 103.90'

LOT 1

remove,
 replace wood
 stairs & lands
 "in kind"

replace window

replace window
 14'±

new window wells
 20.1
 enlarge (2)
 windows

2 STORY
 STUCCO
 & FRAME
 #7208

replace window
 and window
 well

replace window

CONC.
 PORCH

WALK

CONC.
 DRIVEWAY

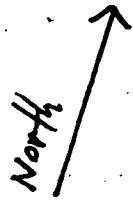
N 18°02'
 19.82 N

N 36°2
 23.8

1" = 20'

6

7206
Carroll Ave.
Takoma Park



39" x 20"

39" x 20"

enlarge existing windows (2)
to meet egress req. and
install (2) new window wells.

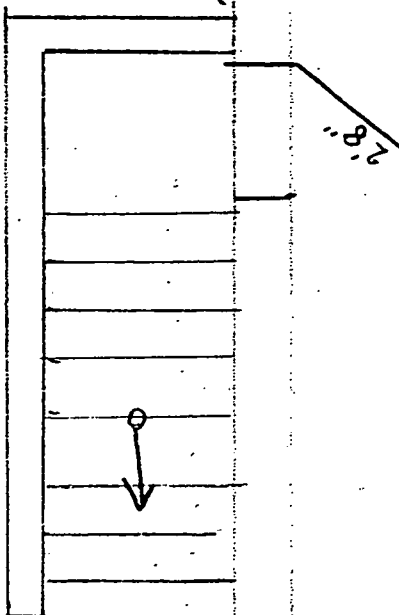
Montgomery County
Historic Preservation Commission
AP
2/25/10

replace exist.
window and well →

← replace exist. window

24" x 24"

34" x 38"
44" AFF



Basement Floor Plan

← replace exist. window

replace exist. window

24" x 24"

24" x 24"

7

1/4" = 1 Foot

01/19/10

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7206 Carroll Avenue, Takoma Park	Meeting Date:	2/10/10
Applicant:	Carl Mahany	Report Date:	2/3/10
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	1/27/10
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-101	Staff:	Anne Fothergill

PROPOSAL: Foundation level window replacement, window well installation, & stair replacement

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1917

PROPOSAL

The applicants propose to:

- 1) Replace six foundation level windows with vinyl clad wood windows; 4 of the replacement windows are the same size as the existing window openings and two will be larger for egress
- 2) Install one window well at the right (east) side of the house
- 3) Remove the existing wood stairs and landing at the left (west) side door located toward the rear of the house and replace with a new wood landing and stairs to match the existing

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public

right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

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
- 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 from 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 change and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to 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.)

Secretary of the Interior's Standards for Rehabilitation:

9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The Commission has generally allowed replacement of foundation level windows as well as the installation below-grade window wells. Staff recommends approval.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



DEPARTMENT OF PERMITTING SERVICES
385 ROCKVILLE PIKE, FLOOR FOUR, ROCKVILLE, MD 20850
246-777-1177

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

*TK Park
weilay*

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Carl N. Mahany
 Daytime Phone No.: 301-933-7420
 Tax Account No.: 01063797
 Name of Property Owner: Carl N. Mahany Daytime Phone No.: 301-933-7420
 Address: 3714 Washington Street Kensington MD 20895
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7206 Street: Carroll Avenue
 Town/City: Takoma Park Nearest Cross Street: Philadelphia Avenue
 Lot: Part of 2 Block: 3 Subdivision: Hillcrest
 Liber: 9022 Folio: 274 Parcel: 1 and 2 (a) and 2 (b)

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>Window wells and replace basement windows.</u>			

1B. Construction cost estimate: \$ 5,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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Carl N. Mahany 1/19/10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 529654 Date Filed: 1/20/10 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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4

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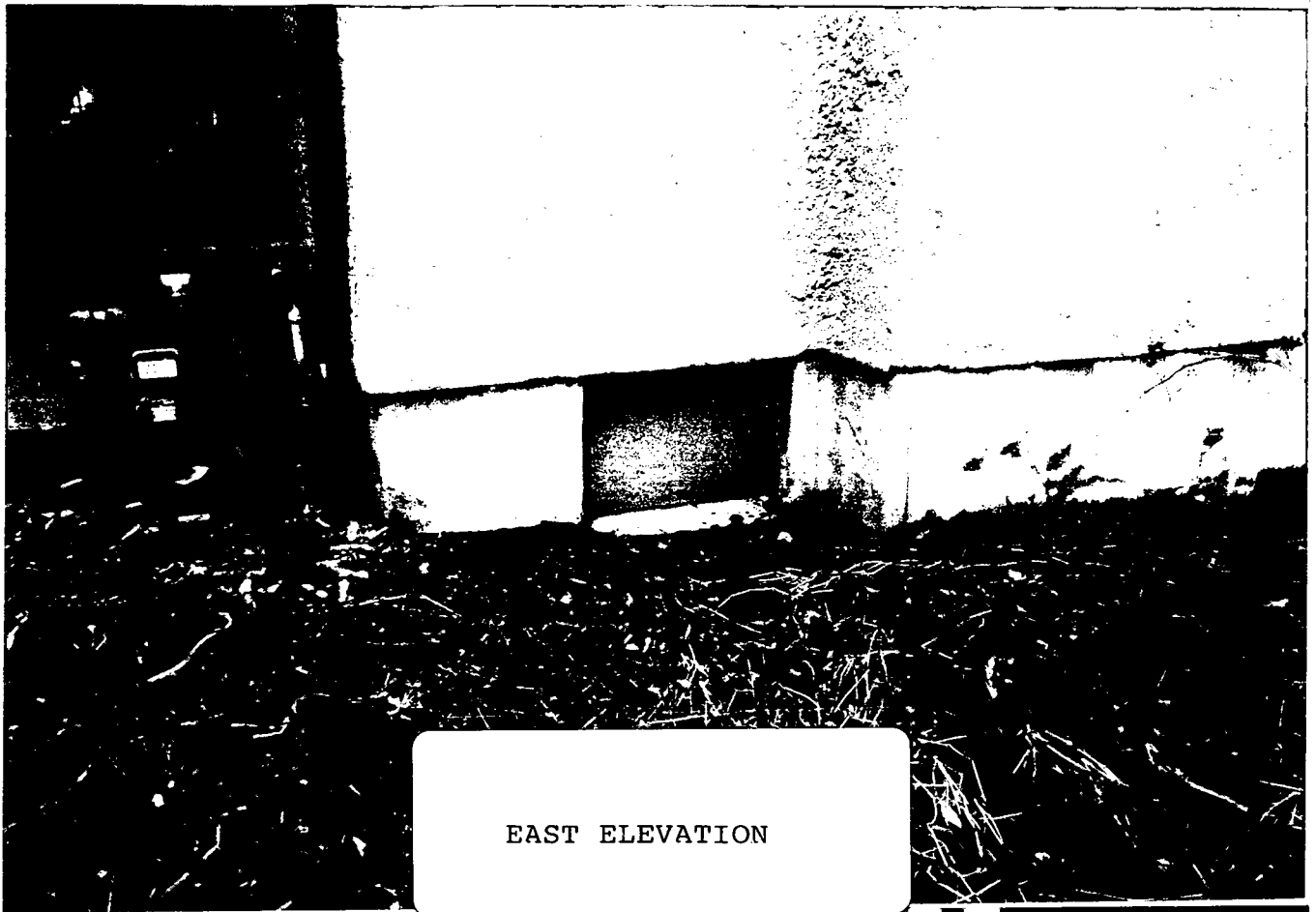
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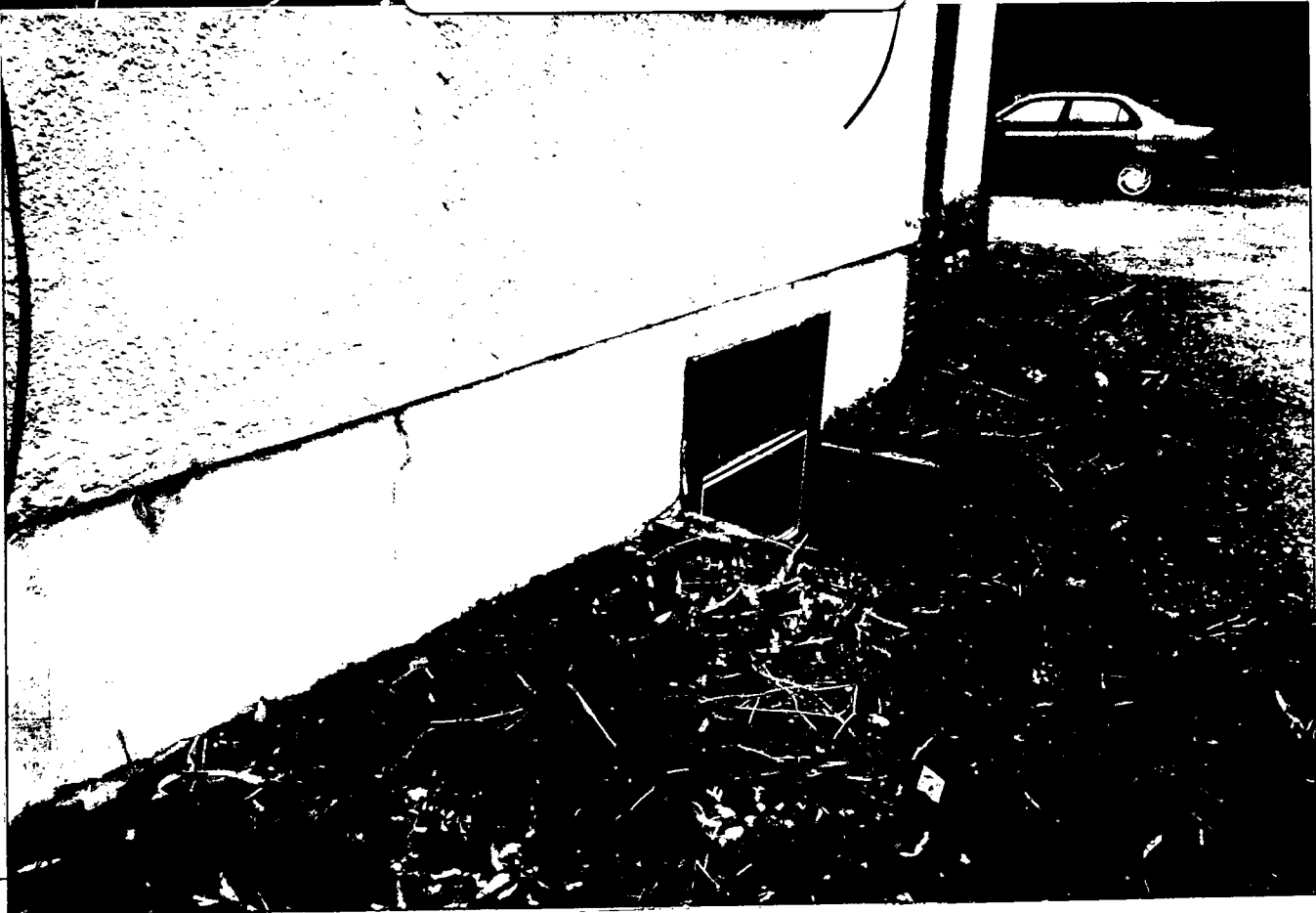
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EAST ELEVATION

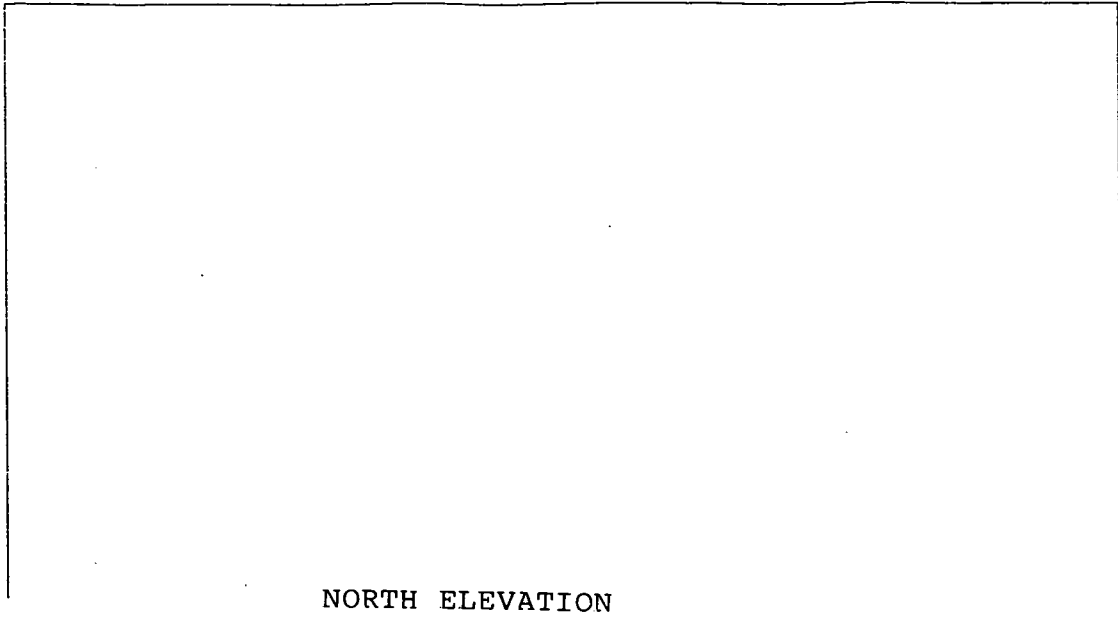


Applicant: Carl McChesby

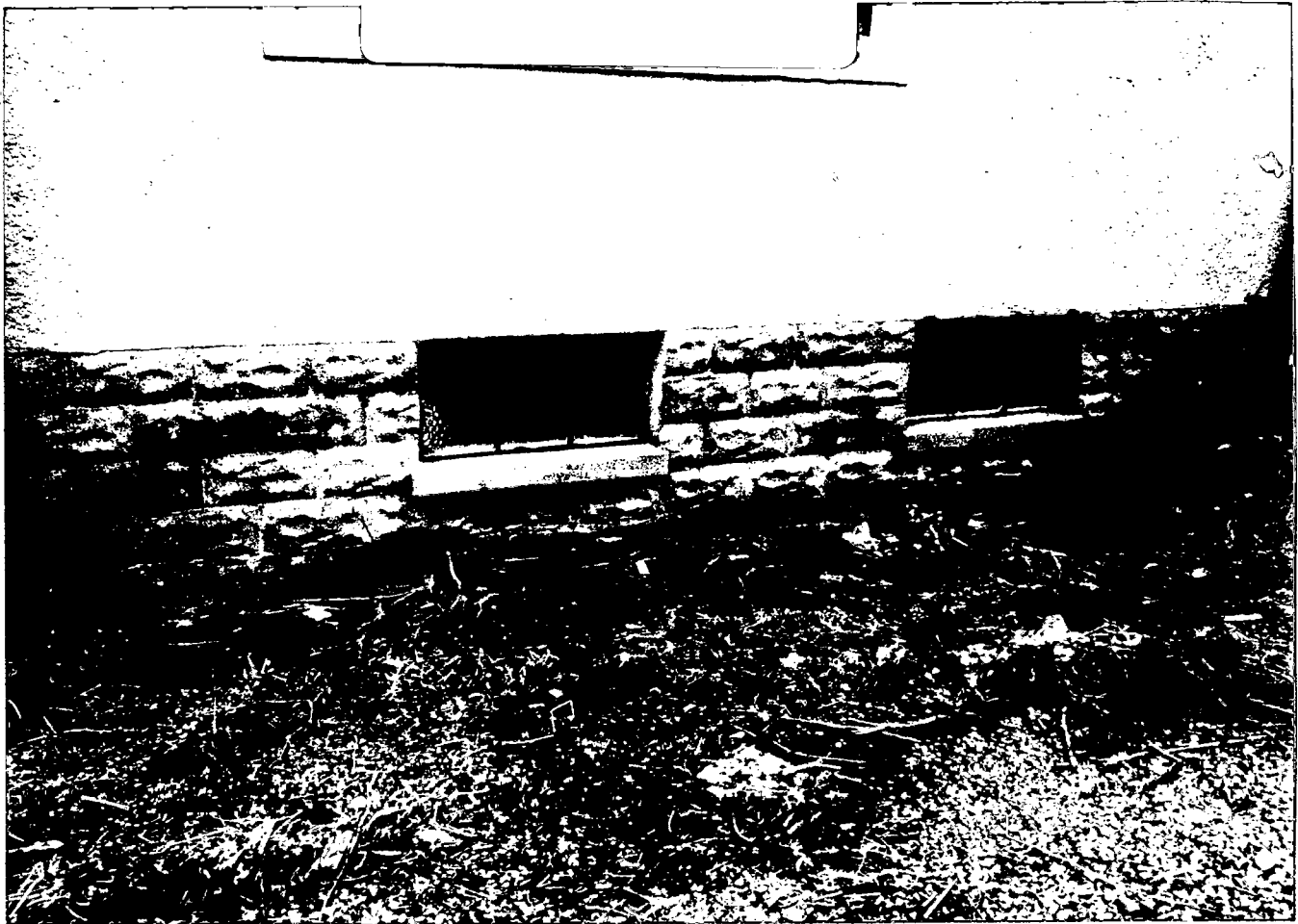
Page: 1

(8)

Existing Property Condition Photographs (duplicate as needed)

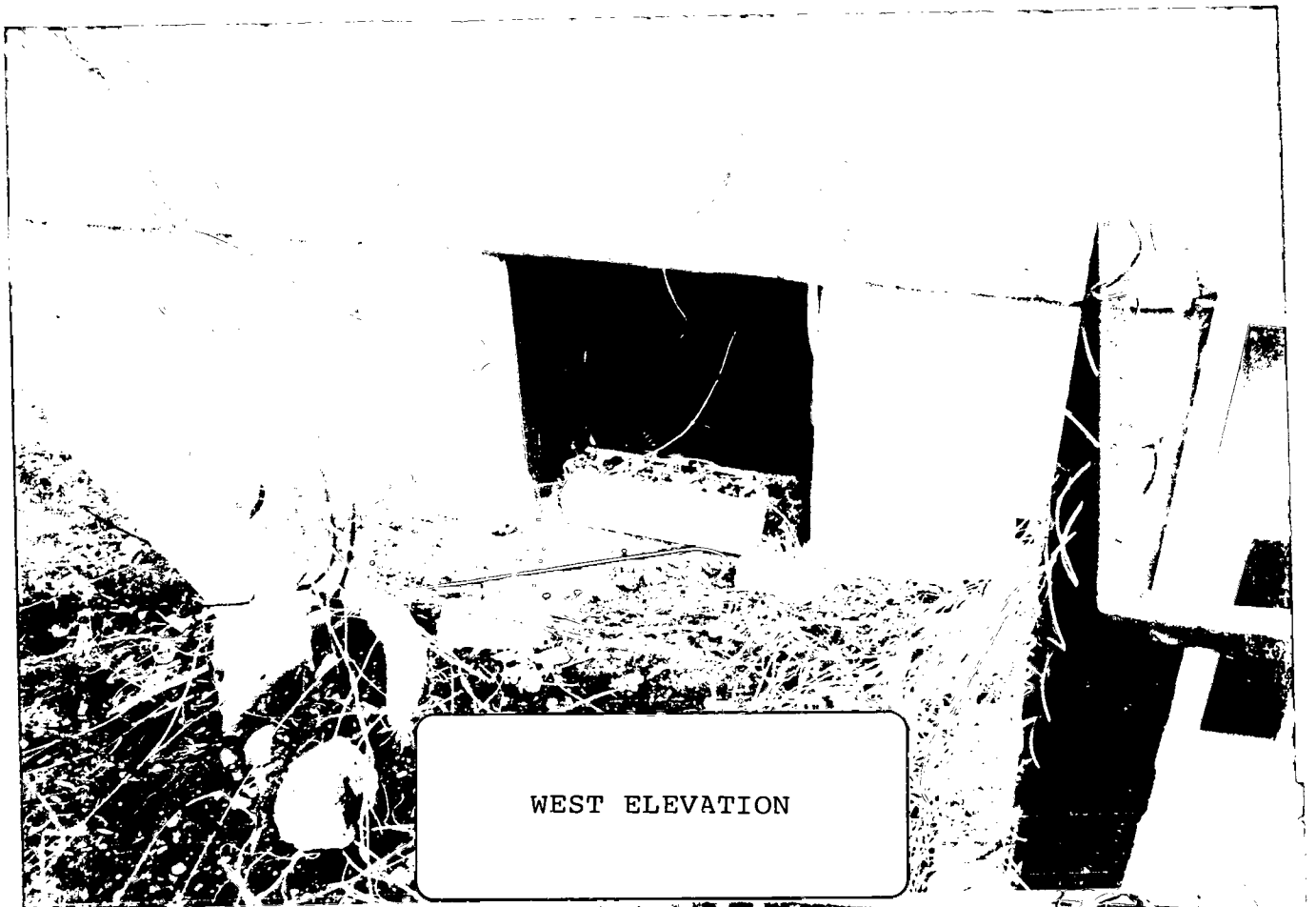


NORTH ELEVATION



Detail: _____

Applicant: Carl Mahony



WEST ELEVATION



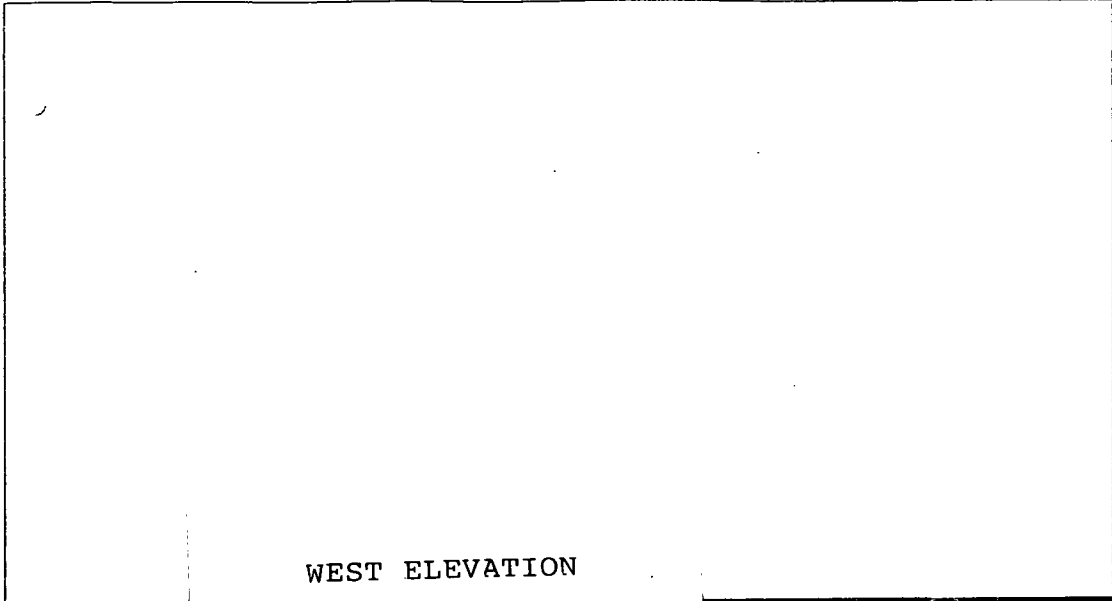
Detail: _____

Applicant: Carl Mahany

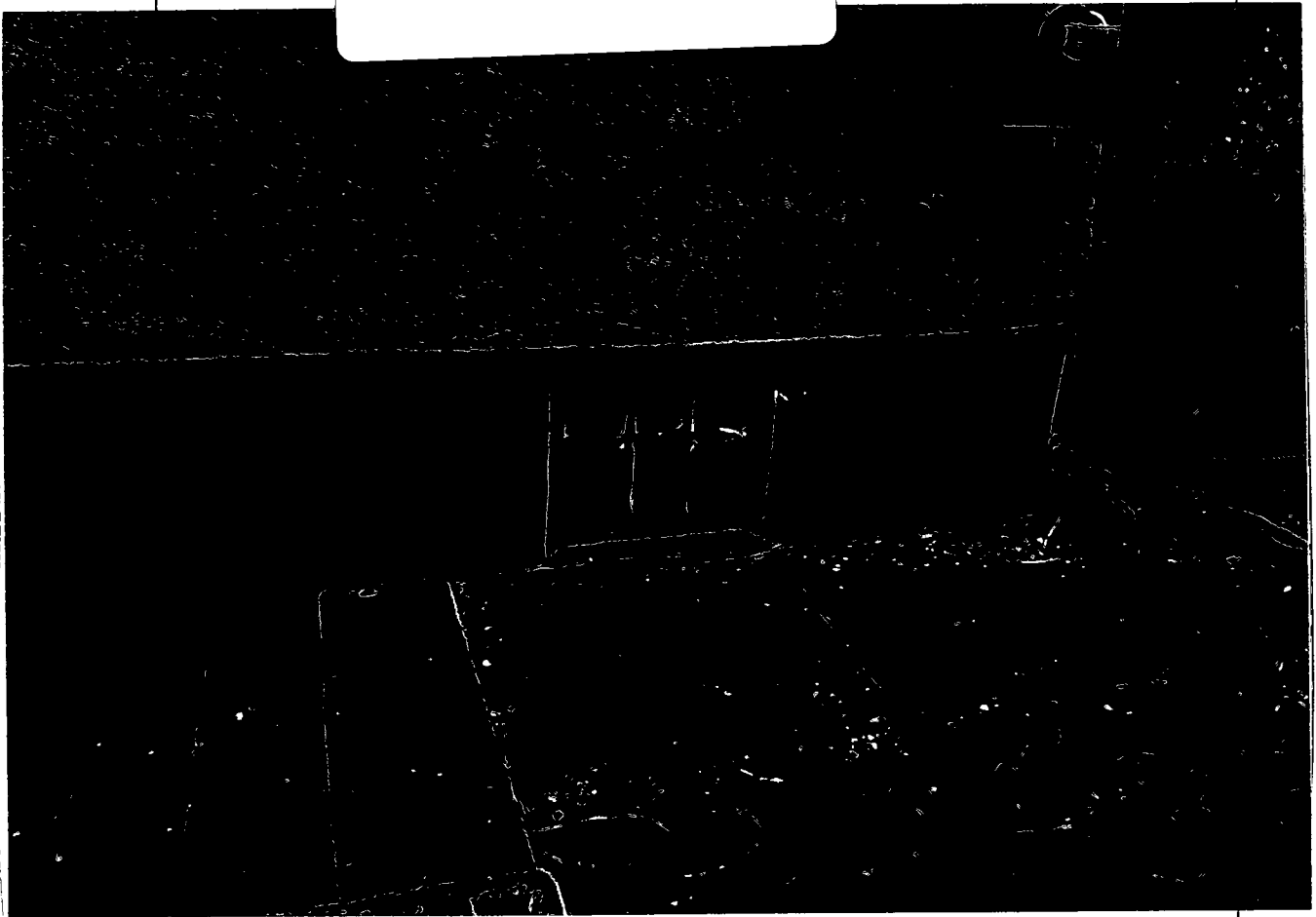
Page: 3

(10)

Existing Property Condition Photographs (duplicate as needed)



WEST ELEVATION



Detail: _____

Applicant: Carl Mahaly

Page: 4

(11)

400 SERIES CASEMENT WINDOWS

Table of Basic Casement Unit Sizes Scale 1/8" = 1'-0" (1:96)

Unit Dimension	1'-5"	1'-8 1/2"	2'-0 1/8"	2'-4 3/8"	2'-7 1/2"	2'-11 15/16"	2'-9 3/4"	3'-4 3/4"	4'-0"	4'-8 1/2"		
Minimum Rough Opening	1'-5 1/2" (445)	1'-9" (533)	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	2'-10 1/4" (870)	3'-5 1/4" (1048)	4'-0 1/2" (1232)	4'-9" (1448)		
Unobstructed Glass*	12 5/8" (321)	16 1/8" (410)	19 3/4" (502)	24" (610)	27 1/8" (689)	31 9/16" (802)	12 5/8" (321)	16 1/8" (410)	19 3/4" (502)	24" (610)		
Unobstructed Glass Transom Units Only	12 3/16" (310)	15 11/16" (398)	19 5/16" (491)	23 9/16" (599)	26 11/16" (678)	31 1/8" (791)	28 15/16" (735)	35 15/16" (913)	43 3/16" (1097)	51 11/16" (1313)		
1'-0"	(305) 1'-0 1/2" (318) 7 3/16" (183)	CTR1510 †	CTR1810 †	CTR2010 †	CTR2410 †	CTR2810 †	CTR3010 †	CTR2910 †	CTR3410 †	CTR4010 †	CTR4810 †	CTR (transom) units are non-venting.
1'-0"	(305) 1'-0 1/2" (318) 7 3/16" (183)							CTR21810	CTR22010	CTR22410		
2'-0 1/8"	(613) 2'-0 5/8" (625) 19 3/4" (491)	CR12	CN12	C12	CW12			CN22	C22	CW22		
2'-4 3/8"	(721) 2'-4 7/8" (733) 23 9/16" (598)	CR125	CN125	C125	CW125	CX125		CN225	C225	CW225		
2'-11 15/16"	(913) 3'-0 1/2" (927) 31 1/8" (791)	CR13	CN13	C13	CW13	CX13	CXW13	CR23	CN23	C23	CW23	
3'-4 13/16"	(1037) 3'-5 3/8" (1051) 36" (914)	CR135	CN135	C135	CW135 †	CX135 †	CXW135 †	CR235	CN235	C235	CW235 †	
4'-0"	(1219) 4'-0 1/2" (1232) 43 3/16" (1097)	CR14	CN14	C14	CW14 †	CX14 †	CXW14 †	CR24	CN24	C24	CW24 †	
4'-4 13/16"	(1341) 4'-5 3/8" (1356) 48" (1219)	CR145	CN145	C145	CW145 †	CX145 †	CXW145 †	CR245	CN245	C245	CW245 †	
4'-11 7/8"	(1521) 5'-0 3/8" (1534) 55 1/8" (1399)	CR15	CN15	C15	CW15 †	CX15 †	CXW15 †	CR25	CN25	C25	CW25 †	
5'-4 13/16"	(1646) 5'-5 3/8" (1660) 60" (1524)	CR155	CN155	C155	CW155 †	CX155 †	CXW155 †	CR255	CN255	C255	CW255 †	
5'-11 7/8"	(1826) 6'-0 3/8" (1838) 67 1/8" (1703)	CR16	CN16	C16	CW16 †	CX16 †	CXW16 †	CR26	CN26	C26	CW26 †	

(2) egress windows

- * "Unobstructed Glass" measurement is for single sash only.
- ** These units have straight arm operators, see opening specifications.
- † CW series units (except CW2, CW25 and CW3 height) open to 20" clear opening width using sill hinge control bracket. Bracket can be pivoted allowing for cleaning position. CW series units are also available with a 22" clear opening width.
- ‡ Andersen® art glass panels are available for these units by special order only. Contact your Andersen® supplier. Panels are available for all other units on this page through normal ordering process. Visit andersenwindows.com/artglass for patterns.
- ◆ These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24", when appropriate hardware (straight arm or split arm) is specified.
- Casement transom units (CTR) may be rotated to be used as a casement or awning sidelight.
- Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- "Unit Dimension" always refers to outside frame to frame dimension.
- Dimensions in parentheses are in millimeters.
- When ordering, be sure to specify color desired: White, Sandtone, Terratone® or Forest Green.

200 SERIES NARROLINE® DOUBLE-HUNG WINDOWS



Table of Basic Unit Sizes Scale 1/8" = 1'-0" (1:96)

Unit Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-9 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
Minimum Rough Opening	(549)	(651)	(752)	(854)	(956)	(1057)	(1159)
Unobstructed Glass	16 7/16"	20 7/16"	24 7/16"	28 7/16"	32 7/16"	36 7/16"	40 7/16"
	(418)	(519)	(621)	(722)	(824)	(926)	(1027)
3'-1 1/4"	(946)	(946)	(946)	(946)	(946)	(946)	(946)
3'-5 1/4"	(1048)	(1048)	(1048)	(1048)	(1048)	(1048)	(1048)
4'-1 1/4"	(1251)	(1251)	(1251)	(1251)	(1251)	(1251)	(1251)
4'-5 1/4"	(1353)	(1353)	(1353)	(1353)	(1353)	(1353)	(1353)
4'-9 1/4"	(1454)	(1454)	(1454)	(1454)	(1454)	(1454)	(1454)
5'-5 1/4"	(1657)	(1657)	(1657)	(1657)	(1657)	(1657)	(1657)
5'-9 1/4"	(1759)	(1759)	(1759)	(1759)	(1759)	(1759)	(1759)
6'-5 1/4"	(1962)	(1962)	(1962)	(1962)	(1962)	(1962)	(1962)
	18210	20210	24210	28210	30210	34210	38210
	1832	2032	2432	2832	3032	3432	3832
	18310	20310	24310	28310	30310	34310	38310
	1842	2042	2442	2842	3042	3442	3842
	1846	2046	2446	2846	3046*	3446*	3846*
	1852	2052	2452	2852*	3052*	3452*	3852*
	1856†	2056†	2456†	2856†	3056†*	3456†*	3856†*
	1862*	2062*	2462*	2862**	3062**	3462**	3862**

(1) replacement window

† 5'-9" height units are "Cottage style" units and have unequal sash. The top sash is shorter than the bottom sash. Units with equal sash heights are ordered by description. Contact supplier for lead times.

Divided Light Patterns for Narroline® Windows
 In addition to the grille patterns shown in these tables, other standard and specified equal light patterns are available. Not all grille patterns are available in all configurations.

- These units have restricted sash travel. These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24". Opening specifications will change with Performance Upgrades.
- Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- "Unobstructed Glass" height measurement is for single sash only.
- "Unit Dimension" always refers to outside frame to frame dimension.
- Dimensions in parentheses are in millimeters.
- When ordering, be sure to specify color desired: White or Sandtone.

Light-colored areas are Andersen® parts included with the unit. Dark-colored areas are additional Andersen parts required to complete unit assembly as shown and must be specifically ordered.

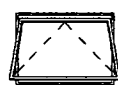
200 SERIES AWNING WINDOWS

Table of Basic Awning Unit Sizes Scale 1/8" = 1'-0" (1:96)


Unit Dimension	2'-0 1/8"	2'-4 3/8"	2'-7 1/2"	2'-11 15/16"	3'-4 13/16"	4'-0"	4'-4 13/16"	4'-11 7/8"	5'-4 9/16"	5'-11 7/8"
Minimum Rough Opening	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	4'-5 3/8" (1356)	5'-0 3/8" (1534)	5'-5 3/8" (1660)	6'-0 3/8" (1838)
Unobstructed Glass	19 5/16" (491)	23 9/16" (598)	27 1/8" (689)	31 1/8" (791)	36" (914)	43 3/16" (1097)	48" (1219)	55 1/16" (1399)	60" (1524)	67 1/16" (1703)

1'-5"	(432)	1'-5 1/2"	(445)	1'-5 5/8"	(451)	1'-8 1/2"	(410)	2'-0 1/8"	(613)	2'-0 5/8"	(625)	2'-4 3/8"	(721)	2'-7 1/2"	(800)	2'-11 15/16"	(913)	3'-4 13/16"	(1037)	4'-0"	(1219)	4'-4 13/16"	(1341)	4'-11 7/8"	(1521)	5'-4 9/16"	(1646)	5'-11 7/8"	(1826)
AR21	AR251	AR281	AR31	AR351	AR41	AR451	AR51	AR551	AR61	AN21	AN251	AN281	AN31	AN351	AN41	AN451	AN51	AN551	AN61	AW21	AW251	AW281	AW31	AW351	AW41	AW451	AW51	AW551	AW61
AX21	AX251	AX281	AX31	AX351	AX41	AX451	AX51	AX551	AX61	AXW281	AXW31	AXW351	AXW41	AXW451	AXW51	AXW551	AXW61	A335 *	A3535	AP32V	AP352V	AP42V							

Unit Dimension	4'-0"	4'-0 1/2"	4'-0 1/2"	4'-3 5/8"
(1219)	(1232)	(1232)	(1108)	



Venting



Stationary

Venting Configuration

- The maximum clear opening of the A335 unit in normal operation is 6 1/8". The operator can be detached from the sash of the A335 unit to obtain a clear opening of 26 5/8".
- Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill paning, brackets, fasteners or other items.
- Dashed lines on size tables indicate hinging (also available as stationary units).
- Stationary units are available as venting units by special order. Some restrictions may apply. Contact your local Andersen* supplier.
- *Unit Dimension* always refers to outside frame to frame dimension.
- Dimensions in parentheses are in millimeters.
- When ordering, be sure to specify color desired: White or Sandtone.

(4) repeat windows



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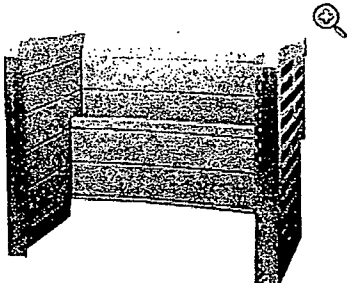
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keyword(s) or item #

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SCAPEWEL WINDOW WELLS

ScapeWEL Window Wells add light, ventilation, and building code-compliant emergency egress to basement areas, making them as warm, comfortable, and safe as any room in the home.

Description | Rep Finder | Documents



Standard window wells block the flow of incoming light and can leave basements dark and uninviting. With ScapeWEL, window wells become code-compliant safety escape routes and basement areas are opened up for additional living space. Not only will you increase the value of your home, but you'll get added selling features, frequent referrals, higher profits and more saleable square footage. Best of all, the ScapeWEL window well system is a cost-efficient alternative to other window well methods.

The easy to install component system simply snaps together on-site. With ScapeWEL, you'll complete the job efficiently and effectively with a modern design for any home.

"Makes lower-level living areas as warm and comfortable as any room in the home"



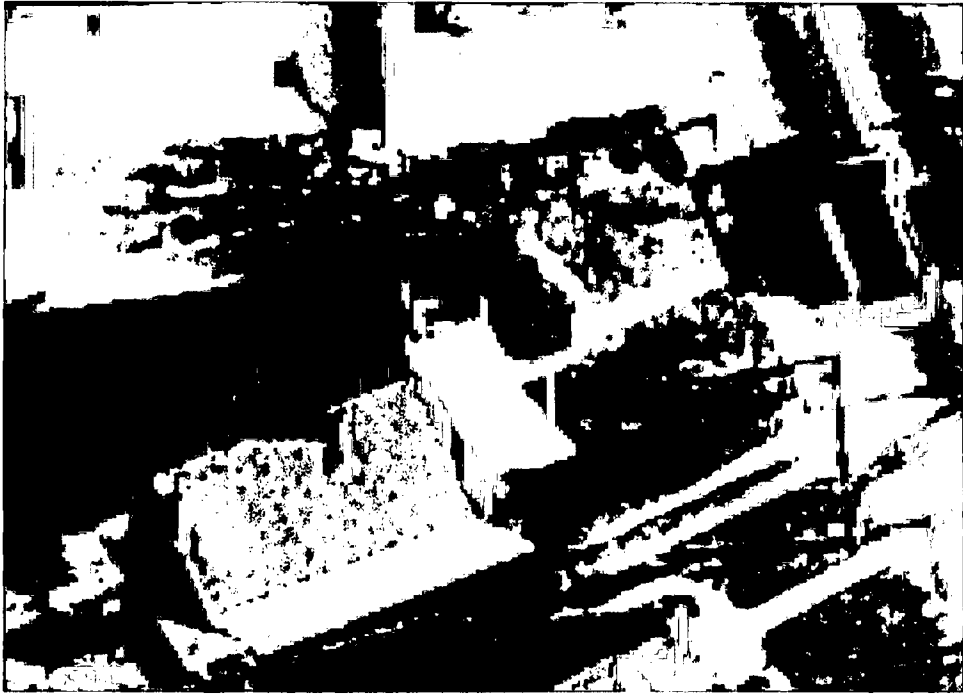
Advantages and Standard Features

- Allows more natural light into basement
- Attractive earth tone color complements basement interior and blends with any architecture
- Satisfies Section 310.4 of UBC and the IRC 2009 Building Code for basement egress.
- Easily added to existing home plans
- Mounting flanges attach directly to the foundation or window buck
- Provides planting space for visual enhancement
- Terraced step design aids emergency escape
- Ideal for new construction and remodeling
- Component System - simply snaps together on-site
- The perfect companion to escape windows
- Maintenance free and UV stabilized for many years of trouble-free service
- Cover options available to reduce the accumulation of snow, leaves and debris inside the well

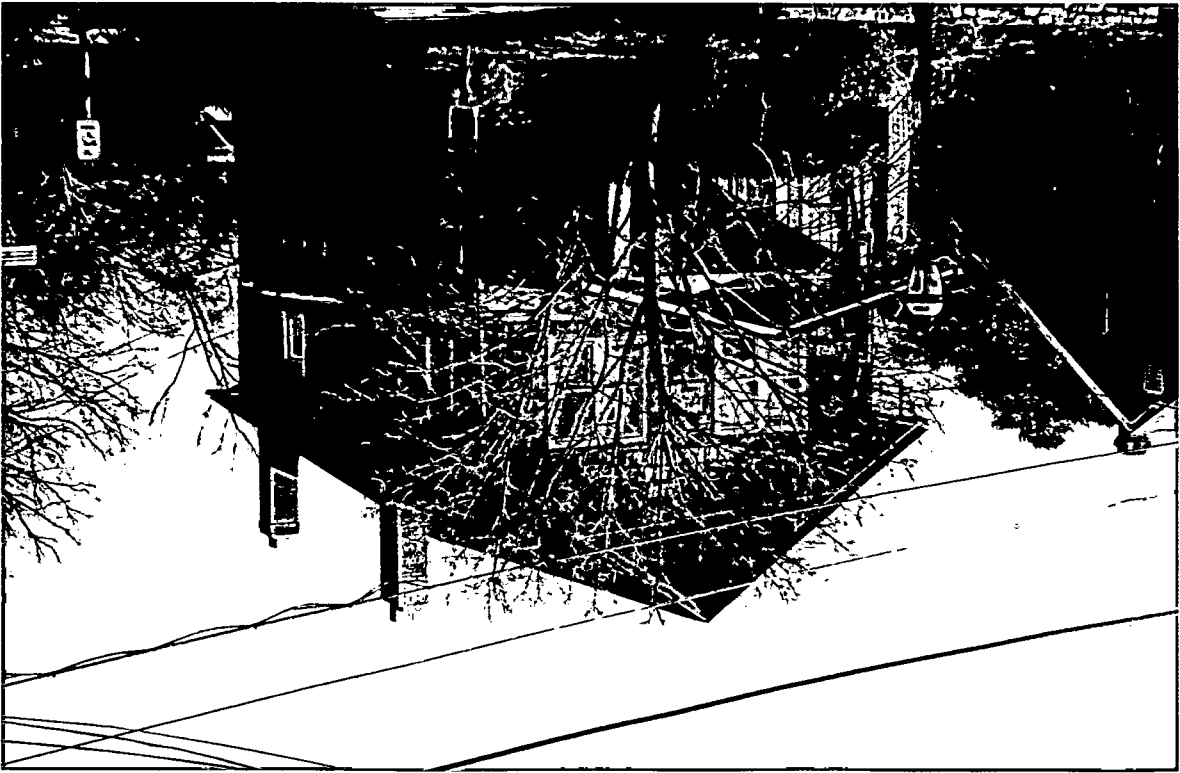
ScapeWEL Window Well Featured on NBC's The Today Show

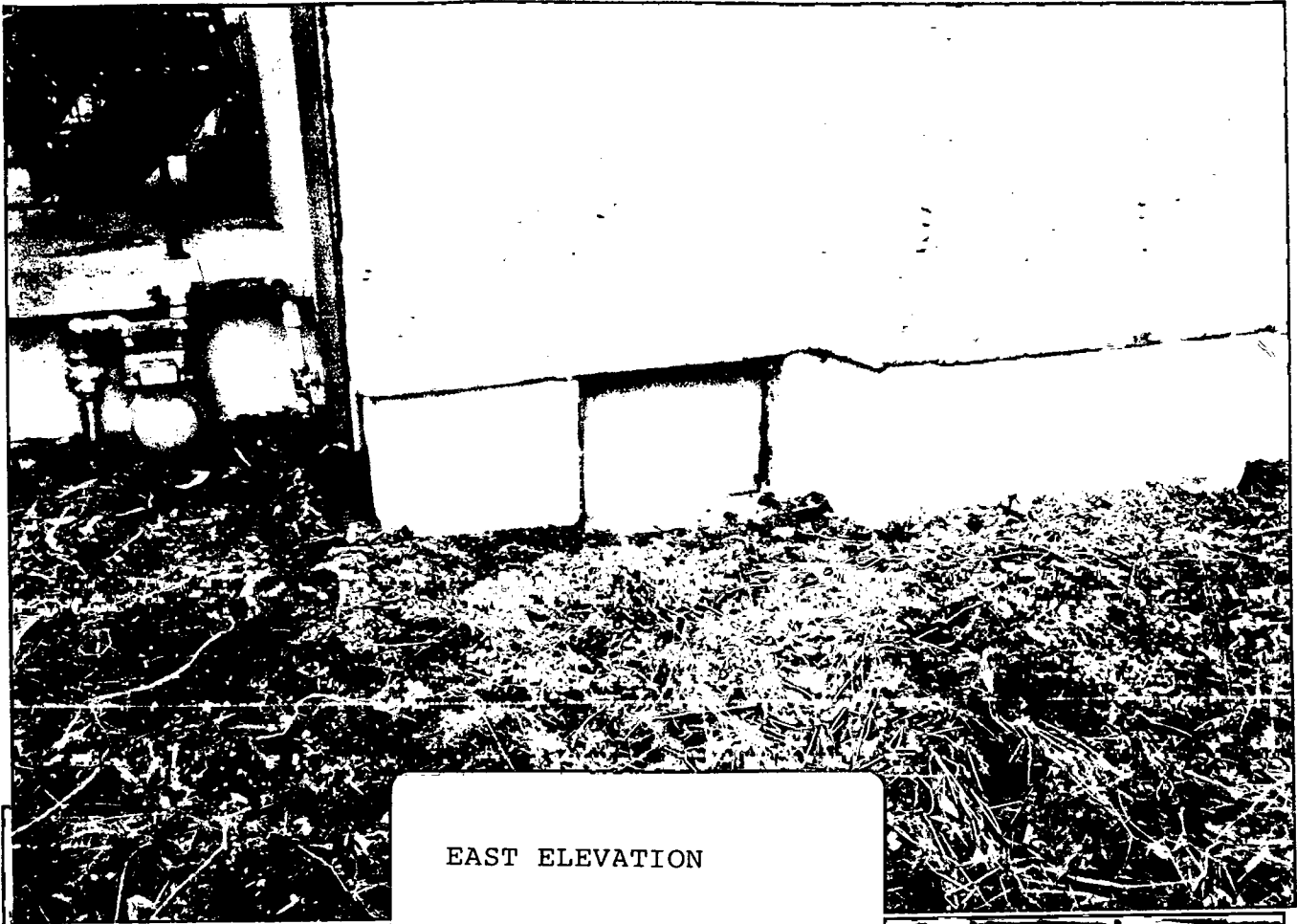
Bilco's window well product was featured on the show earlier this year as part of a segment on big bang for your buck home improvements. If you missed it, check it out here (note: Bilco is the last product featured in the segment).

15



17

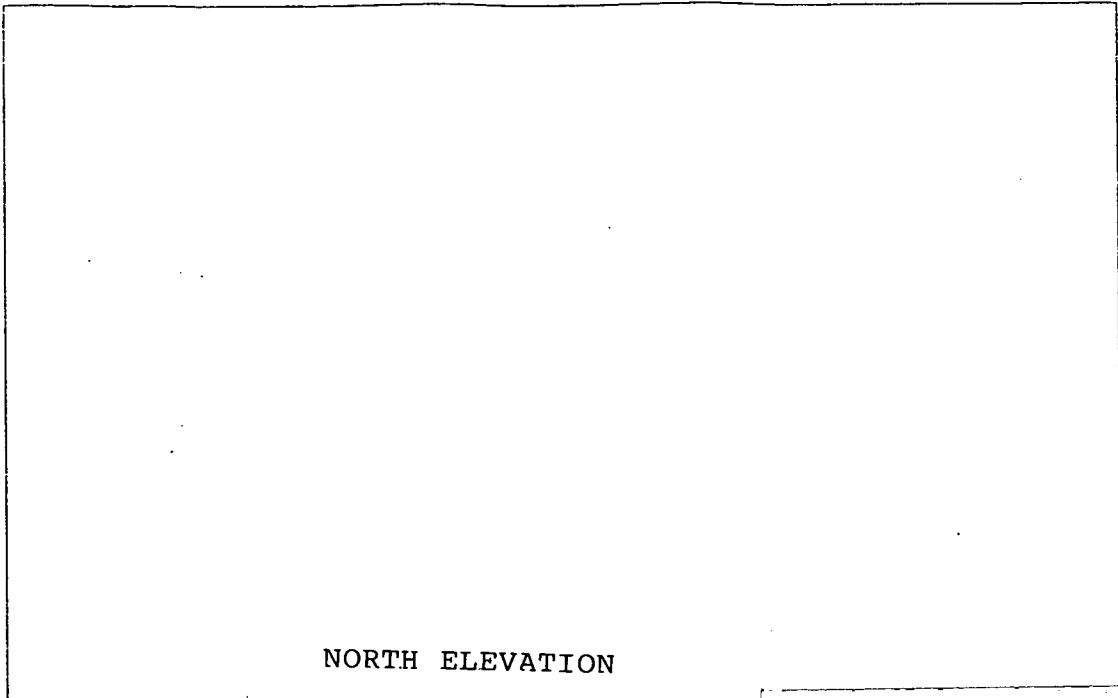




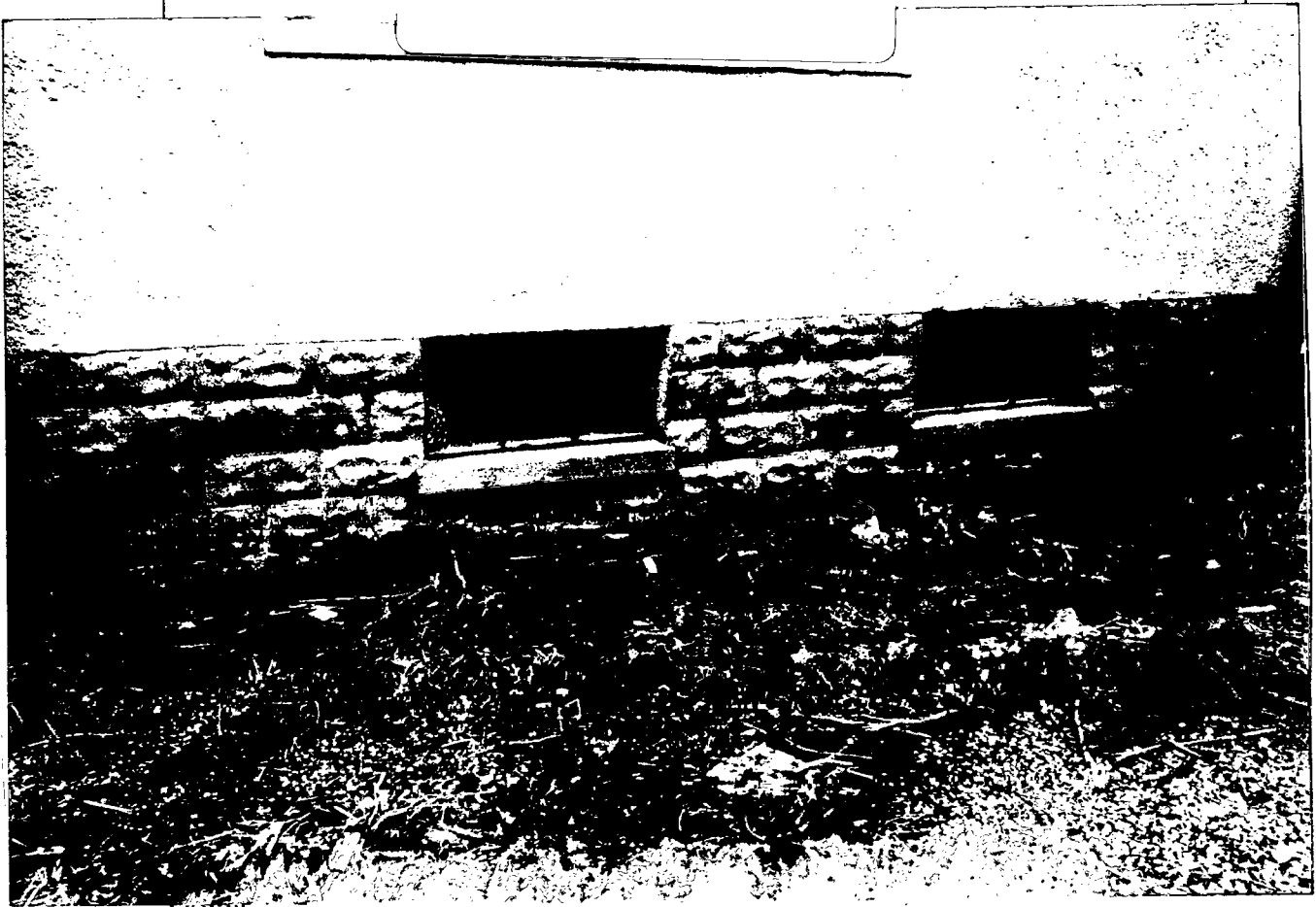
EAST ELEVATION



Existing Property Condition Photographs (duplicate as needed)

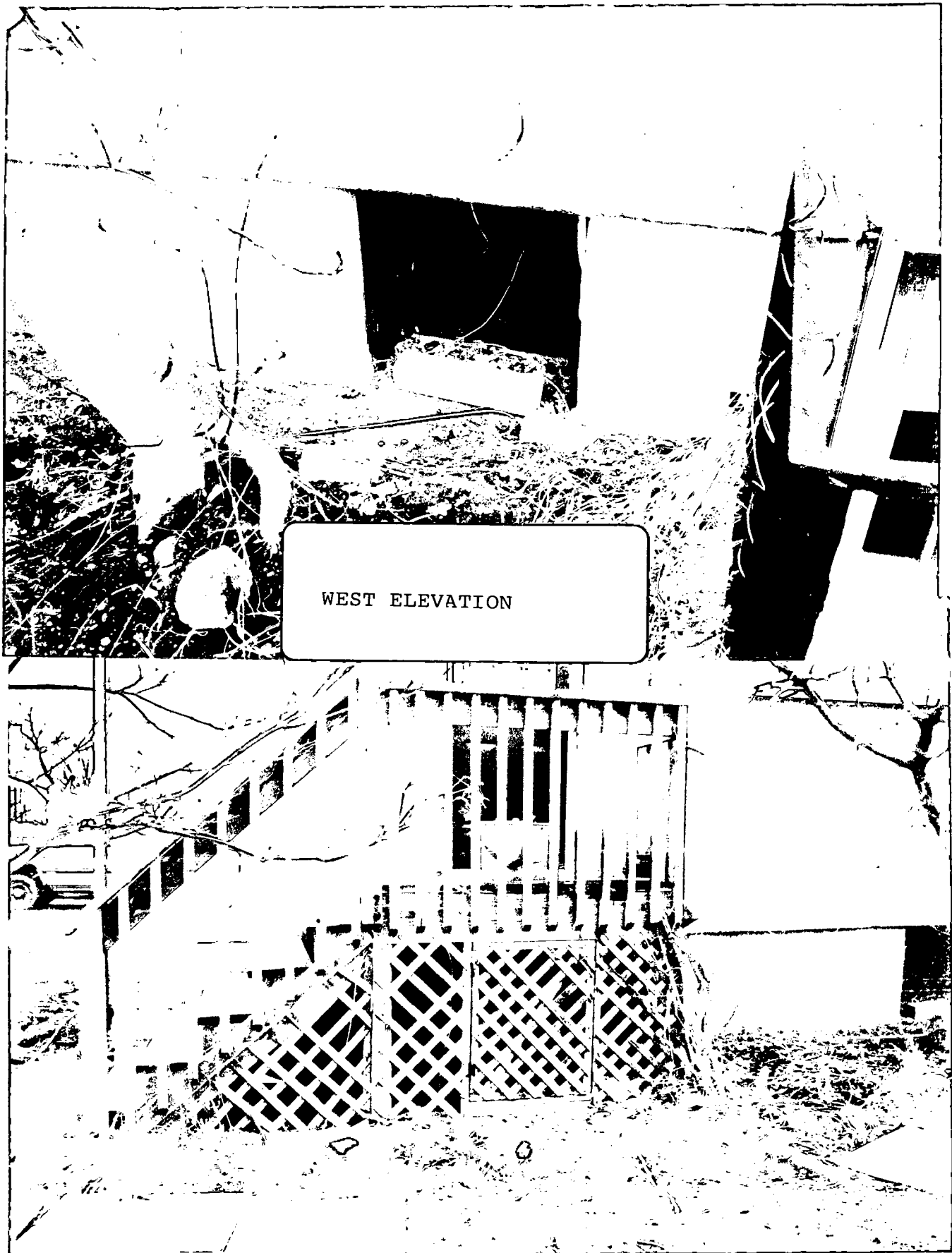


NORTH ELEVATION



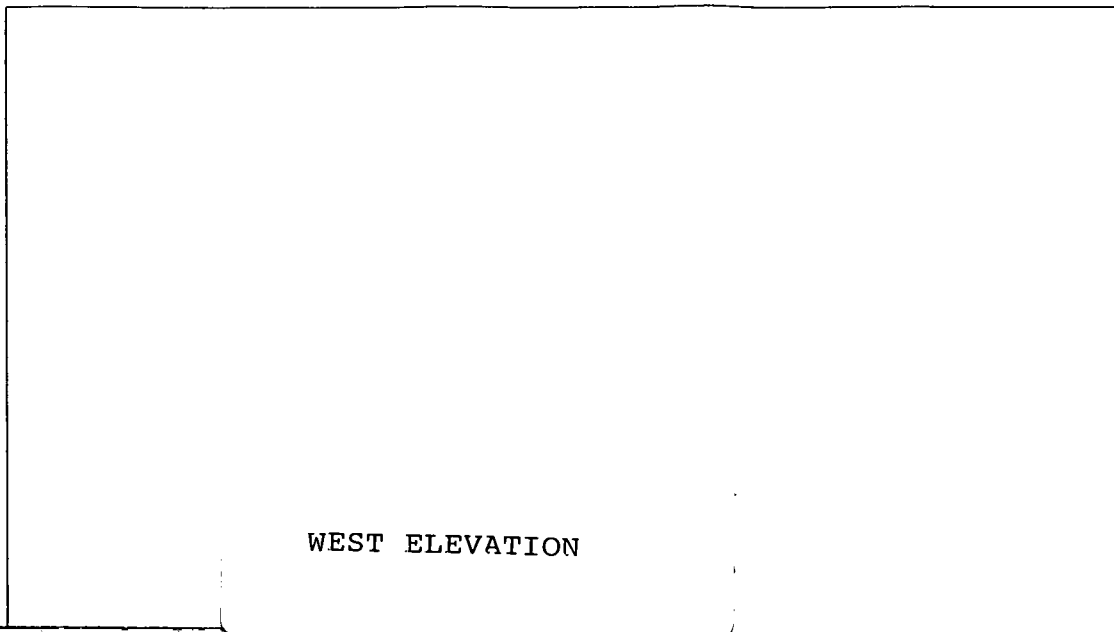
Detail.

Applicant: Carl Mahaly



Applicant: Carl Mahany

Existing Property Condition Photographs (duplicate as needed)



WEST ELEVATION



Detail: _____

Applicant: Carl Mahany