

37/3-00E 55 Elm Avenue
(Takoma Park Historic District)

55 ELM AVE
TAKOMA PARK
1/30/00



Lipschultz
55 Elm Avenue
Takoma Park, MD
Front & Right Side -
12/13/99

NO. 692019 85
MINNIE 17911 0319



55 Elm Ave.
Takoma Park, MD

Left Elevation
as viewed by
public
12/13/99

550 9R2813 85 1 MHHNN+179U 0310



55 Elm Avenue
Takoma Park, MD

NO. 129887 83
11111-1410 8315



Detail of window to be changed
in relation to ridge.
Top Window, Left Elevation
12.13.99



55 Elm Ave.
Takoma Park - MD
Top Window, Left Elev.

010, 140, 005 85 -1
0120



6158 085+580 8319
NINININ
_55
_55
(189)811 32
<Ho. 189)811 32>

12/13/99

55 Elm Ave.
Takoma Park, MD

Top Window, Left Elev.



55 Elm Avenue - Takoma Park
Front Elev. MB
as viewed from street
12/13/99

0310 0310 0310 0310 0310 0310 0310 0310 0310 0310



Detail of affected
area - Left elevation
Top window - as seen
from neighbor's yard.
12-13-99



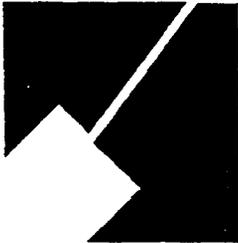
<No.11A>009 B3 -1 HNNNN -4RU 0310



55 Elm Ave.
Takoma Park MD. 12/13/99
Left elev.
Street view

NO. 1501001
1
+5811 0310

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2/01/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit # 208308 HPC # 37/3-2000E

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

X Approved with Conditions: ① WOOD CASSEMENT WINDOW
SHOULD HAVE SIMULATED, DIVIDED-LIGHTS. ②
NEW WINDOW TRIM, SIDING AND SURROUND
SHOULD BE WOOD AND THE PROFILE SHOULD BE
SIMILAR TO THE ORIGINAL DESIGN.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: JON LIPSHULTZ

Address: 55 ELM AVE TAKOMA PARK, MD

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



RE: TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

12/23/99 3:45pm
12/23/99 4:15pm

Contact Person: J. Lipschutz
Daytime Phone No.: 2025142191
Tax Account No.: 01076323
Name of Property Owner: J. Lipschutz Daytime Phone No.: 2025142191
Address: 55 Elm Ave Takoma Park Maryland 20912
Street Number City Street Zip Code
Contractor: Shelterline, LTD Phone No.: 3016088723
Contractor Registration No.: 41811
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 55 ~~Elm Ave~~ Street: Elm Ave
Town/City: Takoma Park Nearest Cross Street: Westmoreland
Lot: B2 Block: 16 Subdivision: BF Gilberts Add. to Takoma Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Renovate existing room
1B. Construction cost estimate: \$ 25,000
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.

[Signature] Signature of owner or authorized agent 12/20/99 Date

Approved: W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 2/1/00
Application/Permit No.: 208308 Date Filed: 12/20/99 Date Issued: _____

11/22/99 3:45pm 208308

**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:

The existing structure is a Master Plan Site in the historic area of Takoma Park, MD. It is a two story house with a porch + shed dormer on the front + a finished basement. There are similar houses on each side of the structure.

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

The proposed work is the redesigning of an existing 2nd floor room into a bathroom. One window will need to be moved approximately 12" on one side, making the window more narrow. This change will show on left elevation. In addition, there will be 2 skylights added to the new roof. These are the only changes affecting the exterior of the structure. The change is very minor, and will not affect aesthetics, environment, or historic character of the area.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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

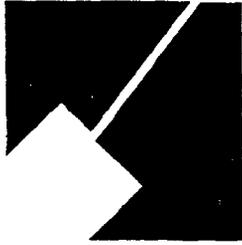
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2/01/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits # 208308 HPC # 37/3-2000E

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

ADJACENT AND CONFRONTING PROPERTY OWNERS TO 55 ELM AVE.

Kathleen Schalch
Scott Davis
51 Elm Ave.
Takoma Park, MD 20912

Mozell B. Hazel
97 Elm Ave.
Takoma Park, MD 20912

Ruth Weiss (owner of record of 54 Elm Ave.)
4323 Maple Ave.
Bethesda, MD 20814

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 55 Elm Avenue, Takoma Park	Meeting Date: 01/26/00
Resource: Takoma Park Historic District	Report Date: 01/19/00
Review: HAWP	Public Notice: 01/12/00
Case Number: 37/3-2000E	Tax Credit: None
Applicant: Jon Lipshultz	Staff: Michele Naru
PROPOSAL: Removal of a non-historic window. Installation of new casement window. Installation of two skylights.	RECOMMEND: Approve w/ cond.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Craftsman/Bungalow
DATE: c.1910-1920

This 1-1/2-story, three-bay frame dwelling is located in the Takoma Park Historic District. The house has a side gable roof with a large shed roof dormer and an exterior-end chimney. The walls are clad in shingle and the roof is sheathed with asphalt shingles. The front gable is extended to form the roof for the full-width porch.

PROPOSAL:

The applicant proposes to:

1. Remove a non-historic aluminum window (28" wide) on the east elevation and install a new 16" wide, wood, casement window with 1" insulated glass.
2. Install two skylights on rear roof slope.

STAFF DISCUSSION

The window is located in the second-story on the east, side elevation and is slightly visible from the public right-of-way. Staff commends this proposal for the removal of a non-historic window. However, staff would encourage the applicant to use a simulated, divided-light, wood casement window instead of the single-light version. Staff would also request that the applicant, when installing the narrower new window, use wood trim, siding and surrounds that reflect a profile similar to the original.

Staff also approves the installation of the two skylights on the rear roof slope. Skylights

①

are generally approved on rear roof slopes when they are not visible from the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application as being consistent with Chapter 24A-8(b)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 Secretary of the Interior Guideline #10:

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

and with the conditions:

1. The wood casement window should have simulated, divided-lights.
2. The new window trim, siding and surround should be wood and the profile should be similar to the original design.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

1/23/99 3:45 P.M.

Contact Person: Jon Lipschutz
Daytime Phone No.: 2025142191

Tax Account No.: 01076323

Name of Property Owner: Jon Lipschutz Daytime Phone No.: 2025142191
Address: 55 Elm Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Shelterline, LTD Phone No.: 3016088723

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LOCATION OF BUILDING/PREMISE

House Number: 55 ~~Elm Ave~~ Street: Elm Ave
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Lot: B2 Block: 16 Subdivision: BF Filbert Add. to Takoma Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" 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 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 type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>Rename existing Room</u>				

1B. Construction cost estimate: \$ 25,000

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

[Signature]
Signature of owner or authorized agent

12/20/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

3

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ADJACENT AND CONFRONTING PROPERTY OWNERS TO 55 ELM AVE.

Kathleen Schalch
Scott Davis
51 Elm Ave.
Takoma Park, MD 20912

Mozell B. Hazel
97 Elm Ave.
Takoma Park, MD 20912

Ruth Weiss (owner of record of 54 Elm Ave.)
4323 Maple Ave.
Bethesda, MD 20814

RESIDENCE FOR~

JACK
LIPSCHULTZ
and
SUSAN
CAMPBELL

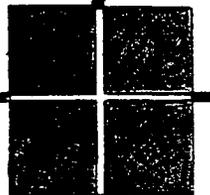
55 Elm Avenue
Takoma Park, MD
20912

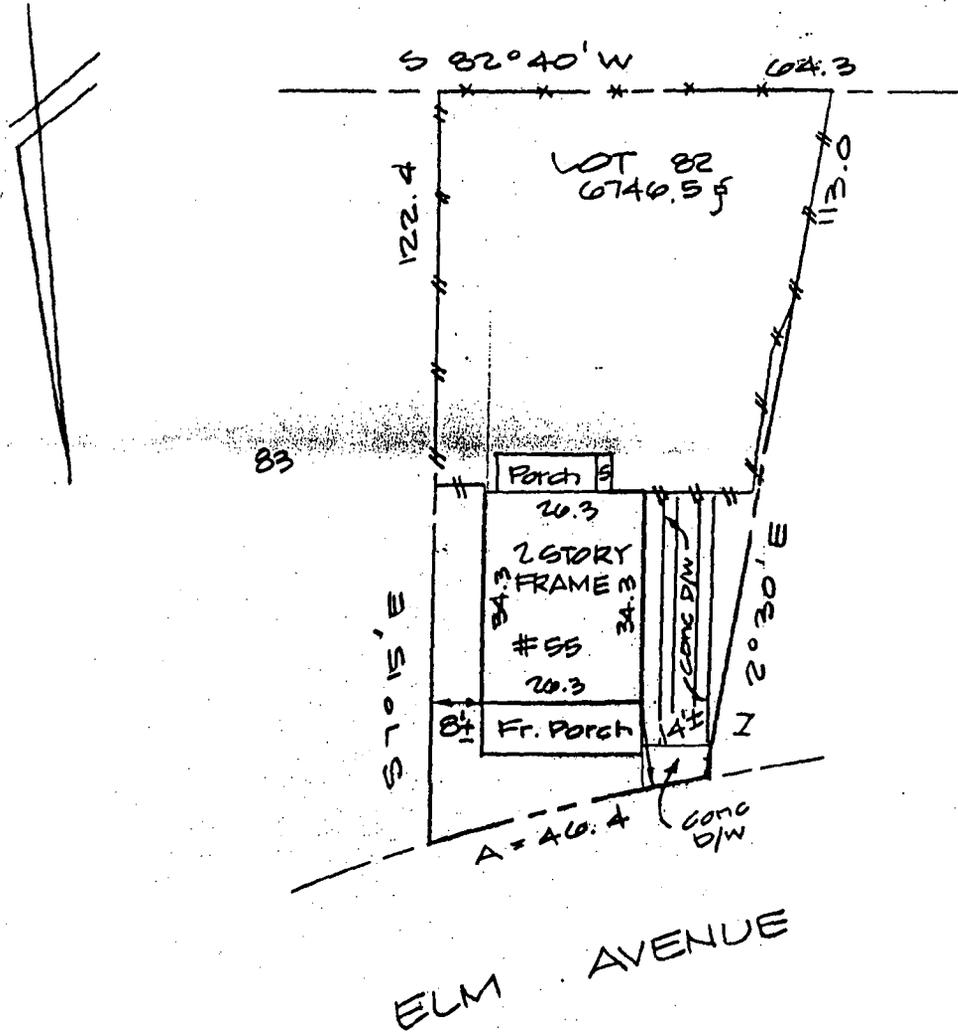
- A1 - EXISTING FLOOR PLAN
- A2 - EXISTING ELECTRICAL + RADIATOR PLAN
- A3 - NEW FLOOR PLAN
- A4 - NEW ELECTRICAL + RADIATOR PLAN
- A5 - SECTION
- A6 - LEFT ELEVATION
- M1 - RISER DIAGRAM

JOB# LIPJ1

628 SLIGO AVENUE
SILVER SPRING, MD 20910
301-608-8723

SHELTERLINE
LTD.



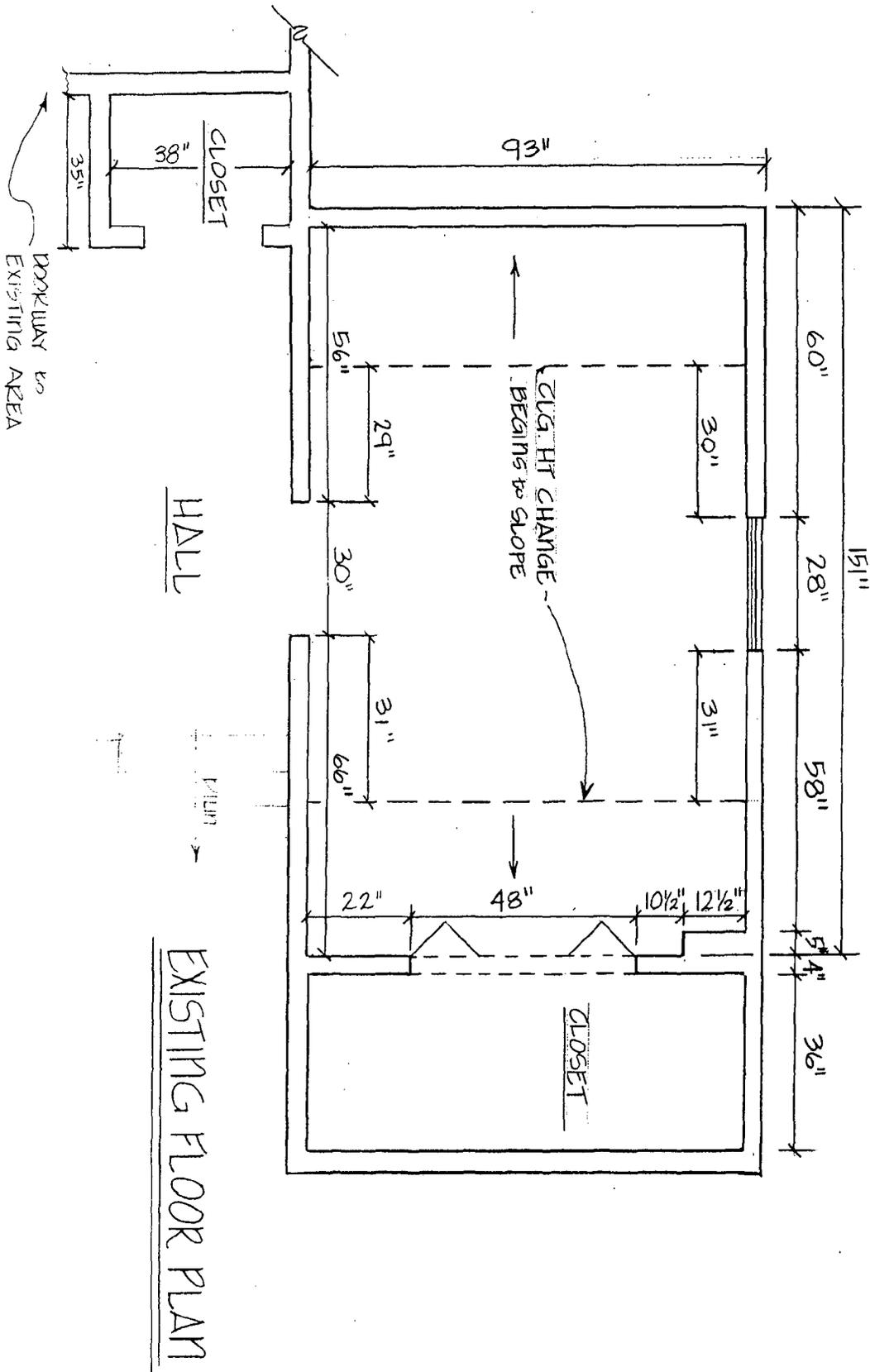


LOCATION OF HOUSE
 LOT 82, BLOCK 16
**B.F. GIBERTS ADDITION TO
 TAKOMA PARK**

MONTGOMERY COUNTY, MARYLAND

HUD FLOOD PANEL NO. 240049-0200B ZONE: C

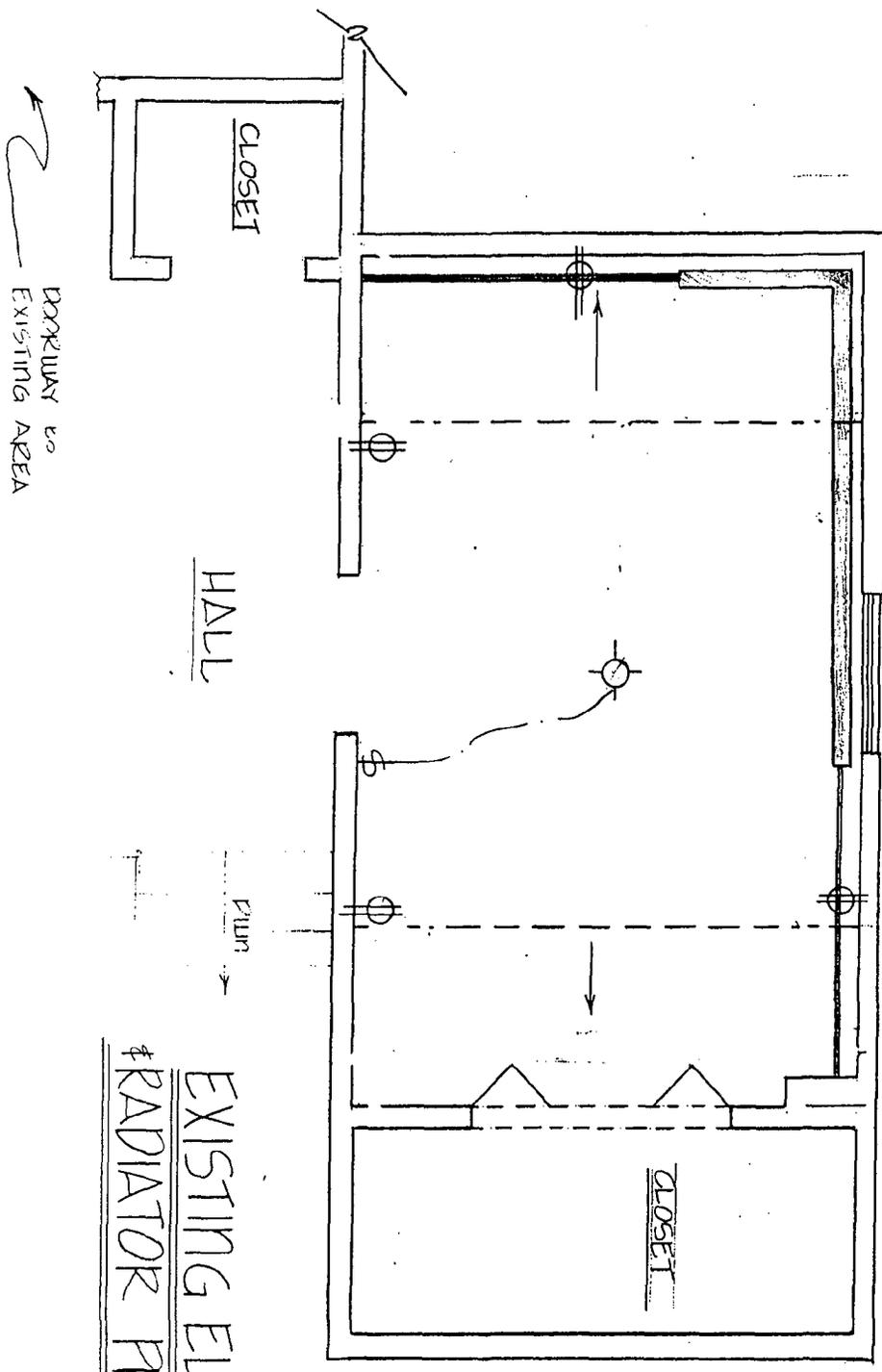
<p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY FIELD SURVEY.</p> <p><i>[Signature]</i></p> <p>DAVID L. HALLER REGISTERED MARYLAND R.P.L.S. No. 240 CIVIL ENGINEER</p>	<p>REFERENCES</p> <p>PLAT BK 3</p> <p>PLAT NO 225</p>	<p>HALLER-BLANCHARD & ASSOCIATES</p> <p>SURVEYING · ENGINEERING · PLANNING</p> <p>(301) 226-2266 P.O. BOX 1774, FREDERICK, MARYLAND 21702</p>	
	<p>LIBER</p> <p>FOLIO</p>	<p>DATE OF SURVEYS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 7-14-99</p> <p>BOUNDARY:</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: BB</p> <p>JOB NO. 99-15827</p>



A1 SHELTERLINE, LTD.
628 SLIGO AVE, SILVERSPRING

DRAWN BY AMANDA L. RHODES
DATE NOV. 20, 1999 SCALE 3/8" = 1'-0"

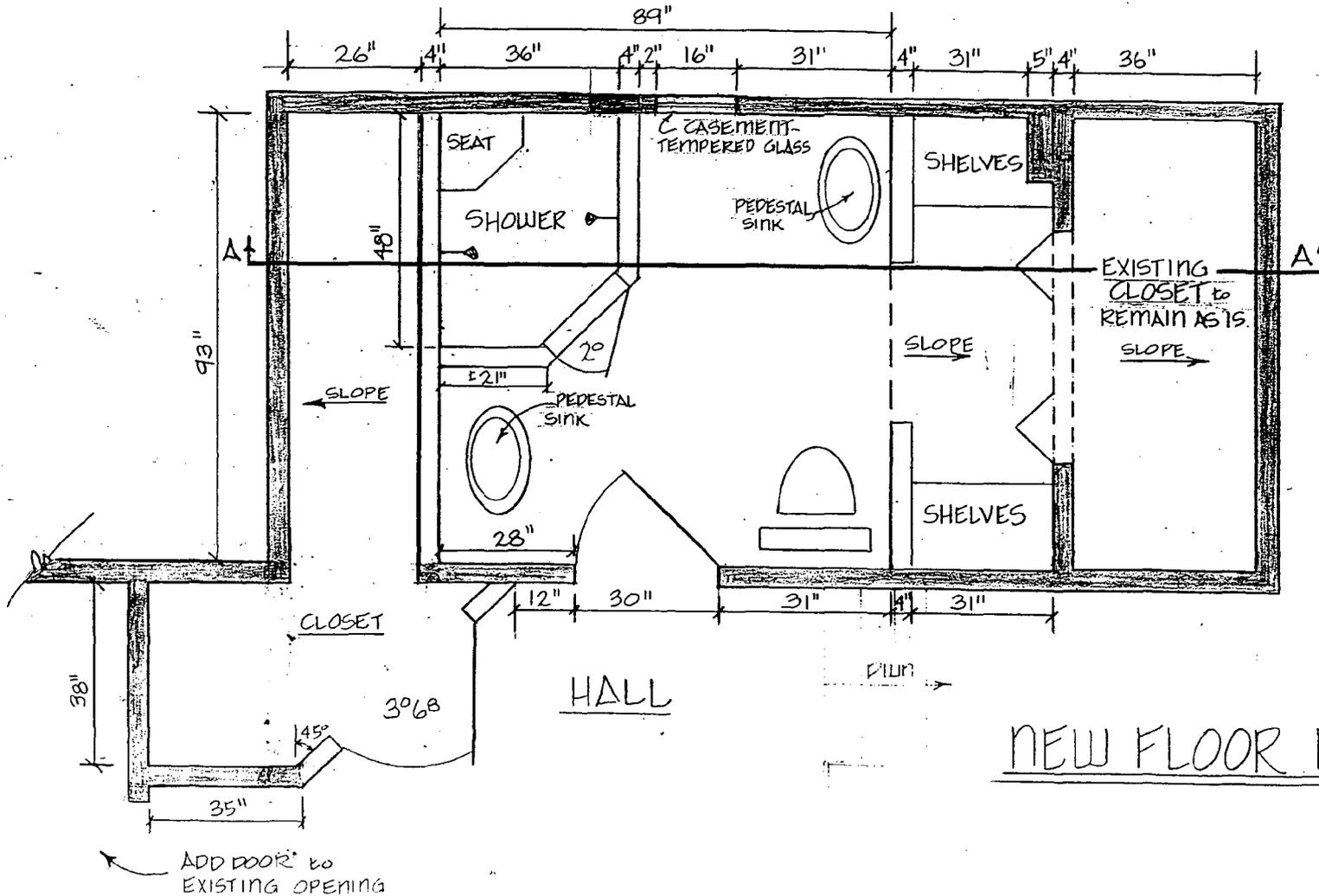
ENT - LIPSCHULTZ
LIPJ1



EXISTING ELECTRICAL
RADIATOR PLAN

NOTES.

- SHADED AREAS DENOTE EXISTING WALLS to REMAIN
- INSTALL DOORSTOP in FLOOR BEHIND BATHROOM DOOR.
- BATHROOM DOOR to REMAIN - CHANGE DIRECTION.

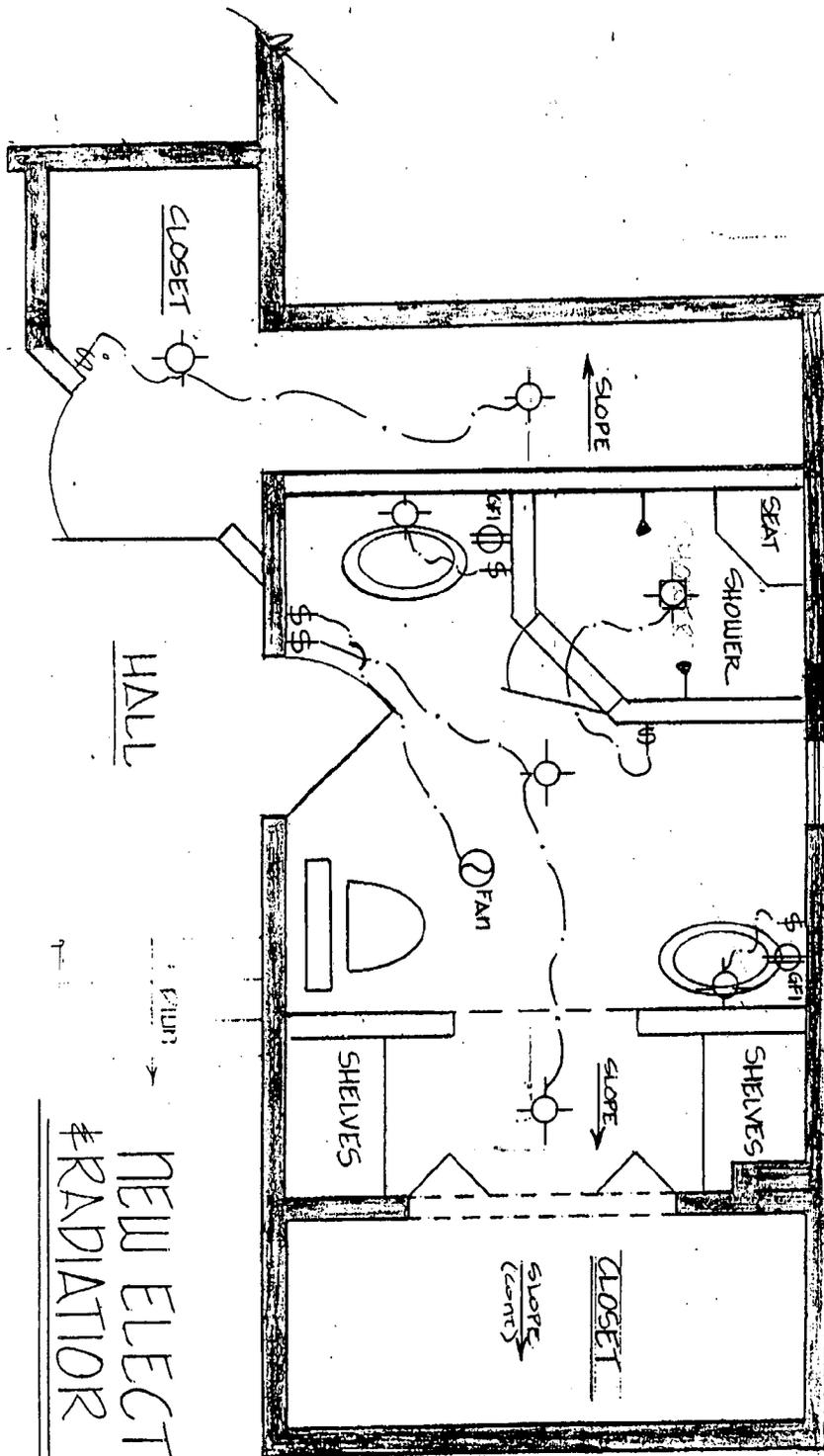


LIPSHULTZ
LIPJ1

DRAWN BY: AMANDA L. RHODES
DATE: NOV. 20, 1999 SCALE: 3/8" = 1'-0"

SHELTERLINE, LTD.
628 SLIGO AVE. SILVER SPRING, MD

A3

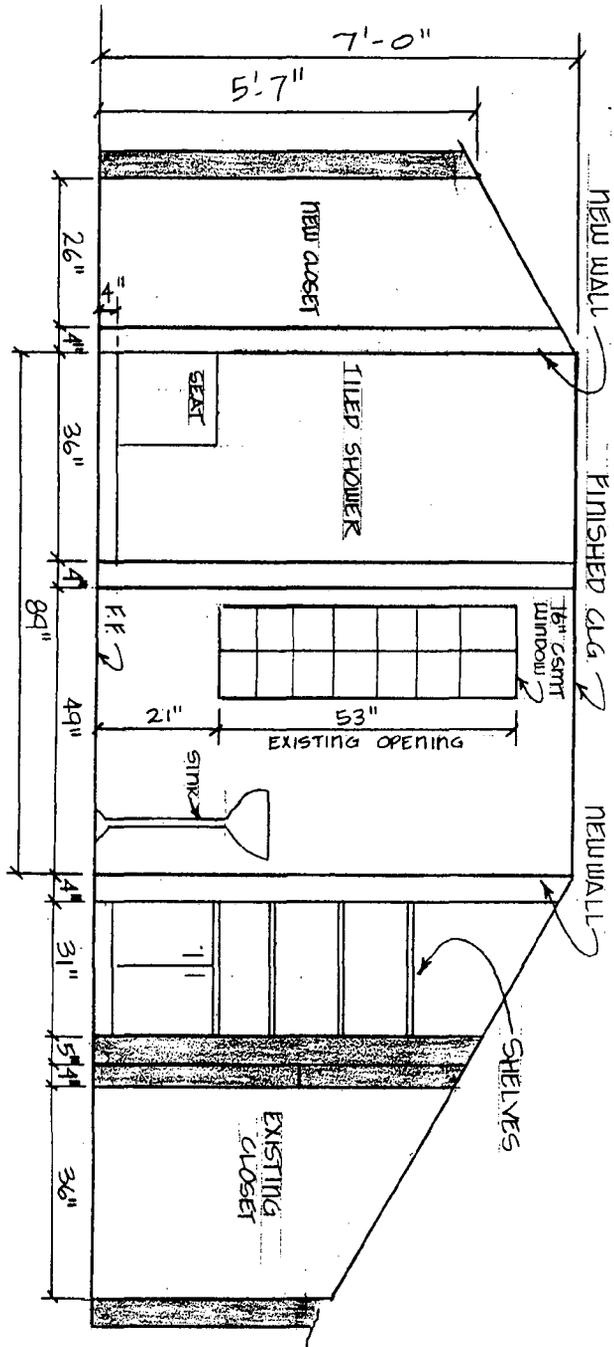


NEW ELECTRICAL
#RADIATOR PLAN

A4 SHELTERLINE, LTD.
628 SLIGO AVE, SILVER SPRING, MD.

DRAWN BY: AMANDAL RHODES
DATE: NOV 20, 1999 SCALE: 3/8" = 1'-0"

CLIENT: LIPSCHULTZ
LIPJ1



SECTION "A"

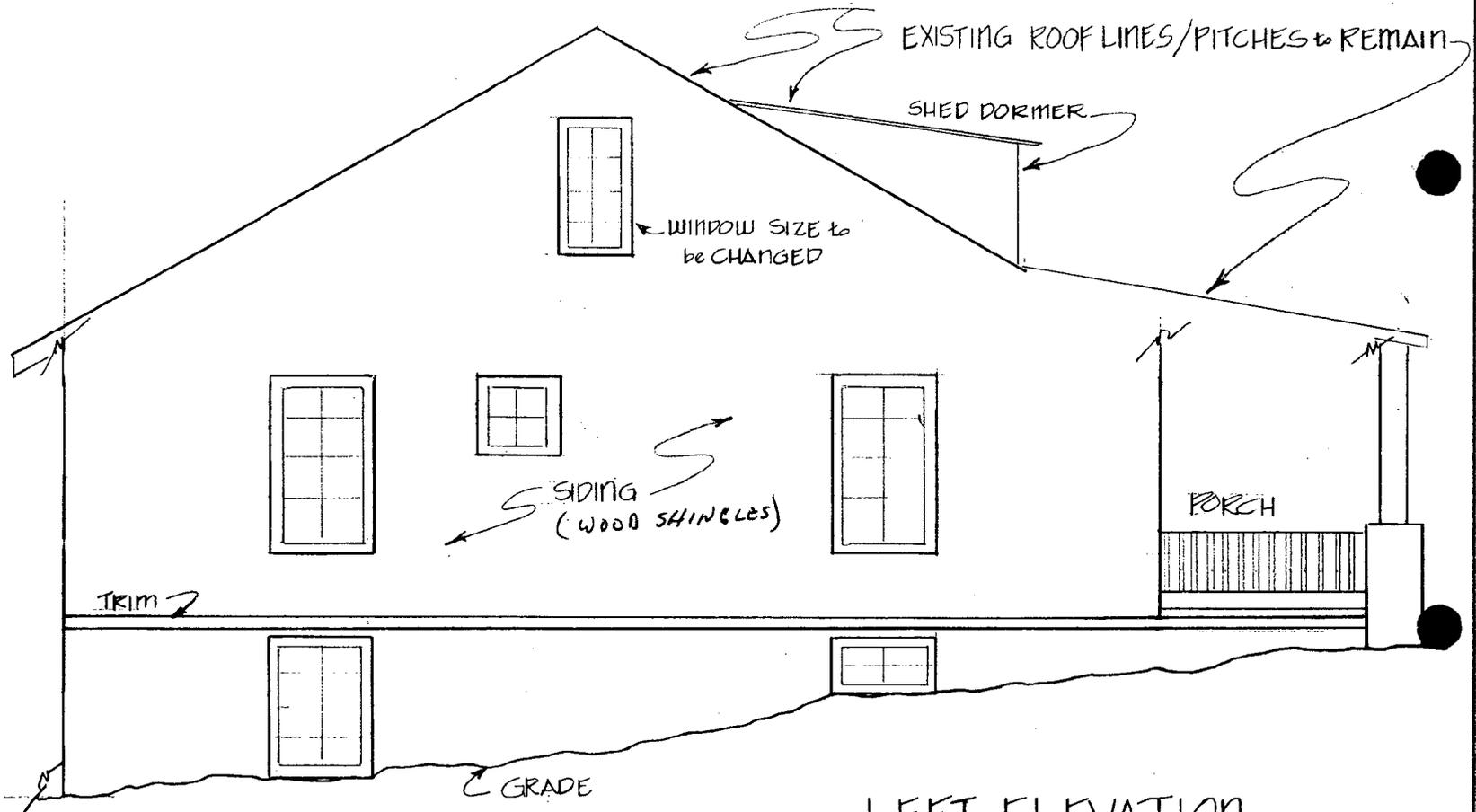
A5

SHELTERLINE, LTD.
628 SLIGO AVE SILVERSPRING MD

DRAWN BY - AMANDA L. RHODES
DATE - Nov 22, 1999

SCALE - 3/8" = 1'-0"

ENT. LIPSCHULTZ
LIPUL



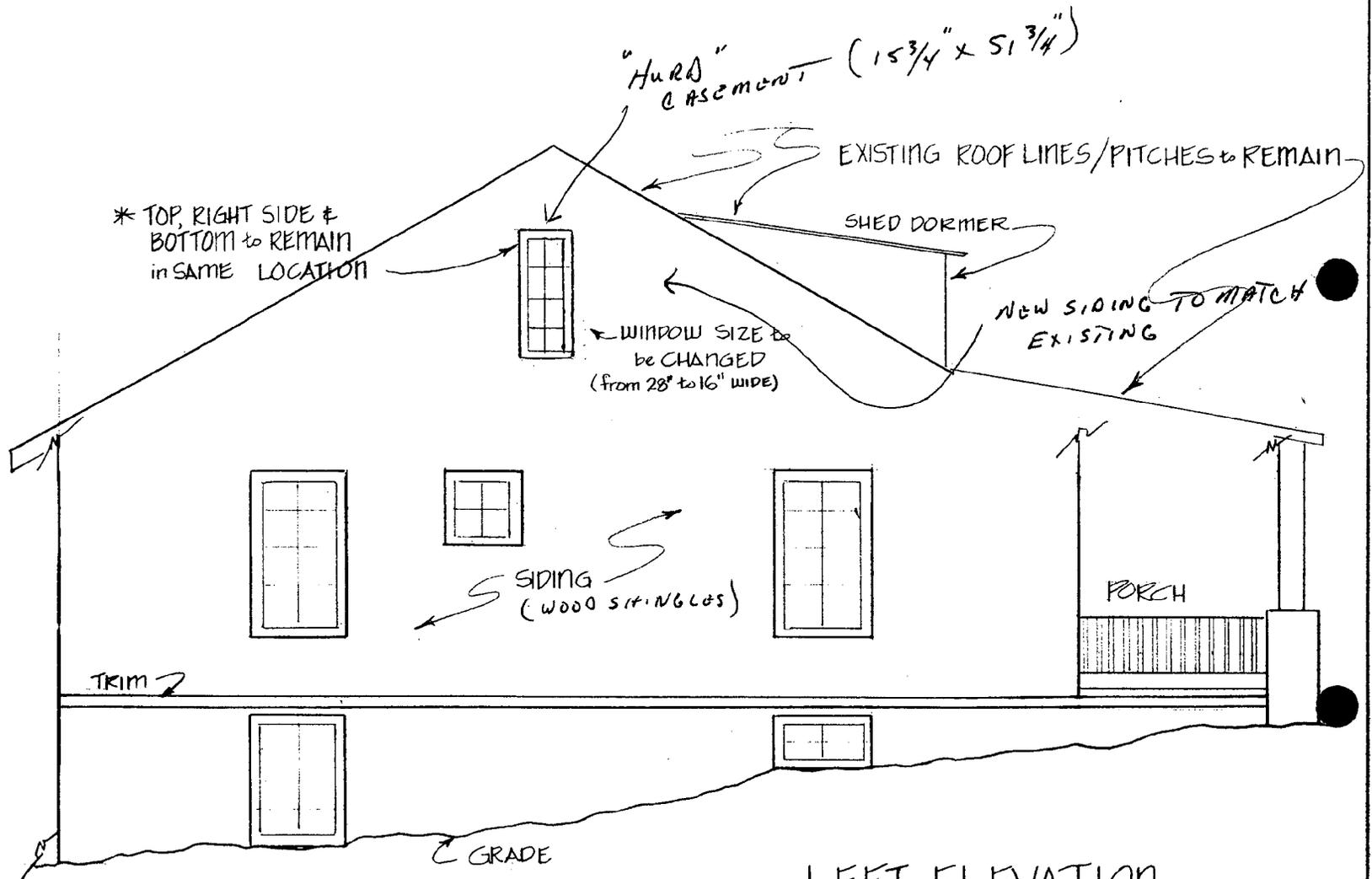
LEFT ELEVATION

SHELTERLINE, LTD

DRAWN BY - AMANDA L. RHODES
 DATE - DEC 12, 1999 SCALE - 3/16" = 1'-0"

CLIENT - LIPSCHULTZ #LIPJ1

A6



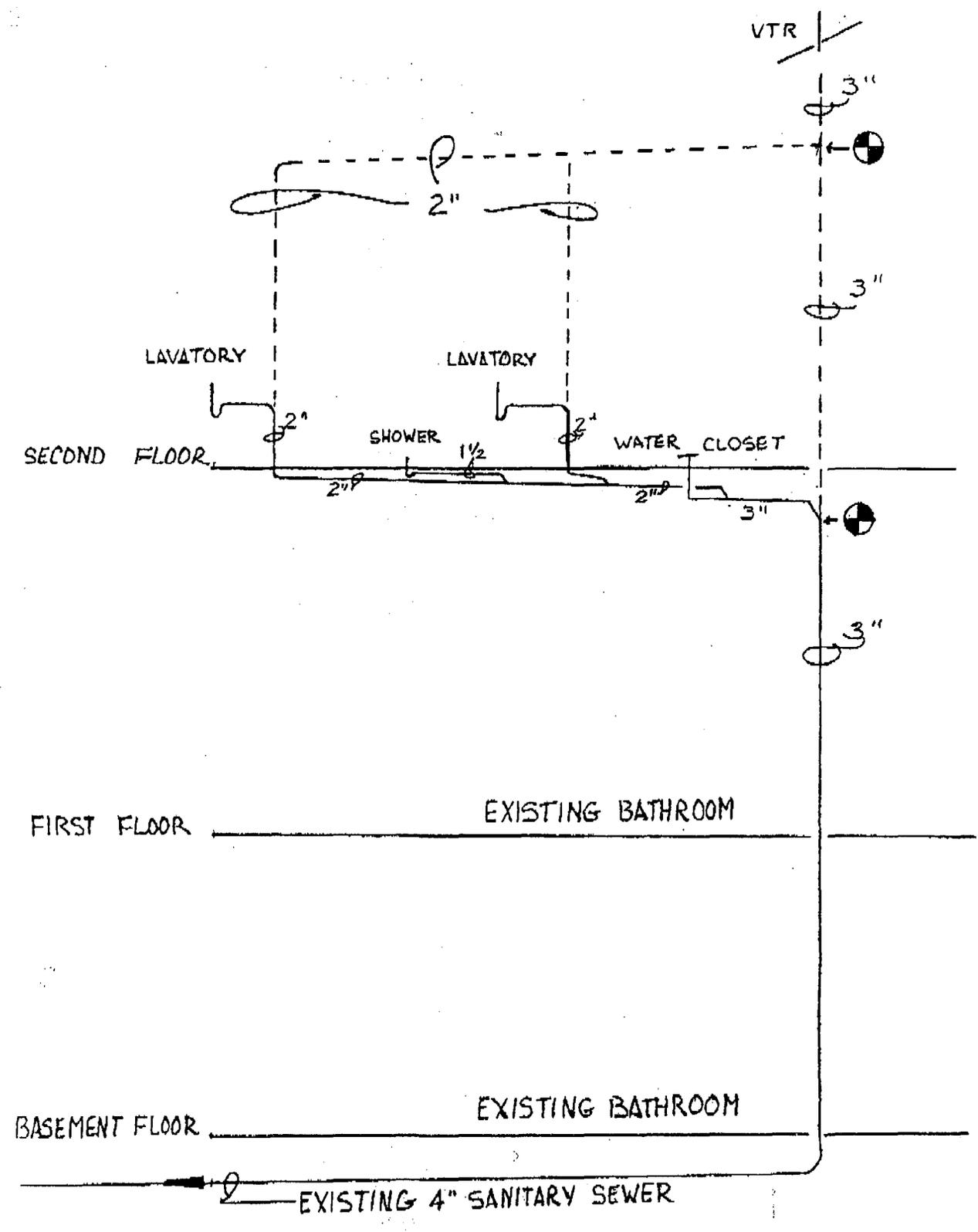
LEFT ELEVATION

SHELTERLINE, LTD

DRAWN BY - AMANDA L RHODES
 DATE - DEC 12, 1999 SCALE - 3/16" = 1'-0"

CLIENT - LIPSCHULTZ #LIPJ1

A6₂





CLAD WOOD CASEMENT WINDOWS

Continued from previous page

11" GLASS WIDTH	Rough Opening	1'-5"	2'-9 3/16"	4'-1 3/8"	5'-5 1/2"	6'-9 3/4"
	Basic Unit	1'-4 3/16"	2'-8 3/8"	4'-0 9/16"	5'-4 3/4"	6'-8 15/16"



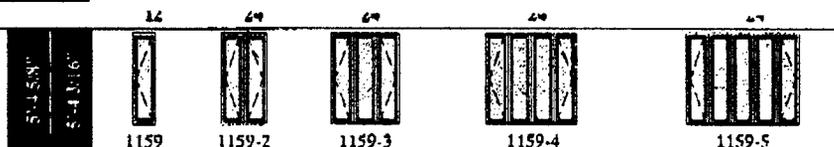
- 1" Insulating with Screen
- 1" Pennant Low E/Argon with Screen
- 1" Heat Mirror TC-88 or SC-75 with Screen

CHDL Add: (EXT/GIAS/INT)*
 CHDL Add: (EXT/INT Grille Only)
 Deduct for No Screen



- 1" Insulating with Screen
- 1" Pennant Low E/Argon with Screen
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CHDL Add: (EXT/GIAS/INT)*
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CHDL Add: (EXT/GIAS/INT)*
 CHDL Add: (EXT/INT Grille Only)
 Deduct for No Screen

EXTENSION JAMBS

- For 4 3/4" or 5 1/8" Walls (Installed)
- For up to 6 9/16" Walls (Loose)
- For up to 7 1/8" Walls (Loose)

DRIP CAP

Extruded Aluminum

GLASS OPTIONS

See page CC14 of this Section.

GRILLES

Grilles in the Airspace, Add-On per Rectangular Lite \$ 2.50
 See Grille Section of this Price Guide for lite configurations for Wood Grilles, CHDL, and Grilles in the Airspace.

VENTING DESIGNATIONS



(As viewed from outside)

Left Stat. Right

To change sash to either Ventilating or Stationary.
 Add or Deduct for Hardware (does not include screens):

Heights 27", 31" or 35", Per Sash	\$22.00
Heights 43", 47", 55" or 59", Per Sash	\$25.00

HARDWARE OPTIONS

White Hardware (Oper. Housing, Crank Handle & Sash Locks are White), Per Sash	\$ 3.00
Flat, Round Operator Knob (Goldtone or White), Each	7.00
T-Handle Operator Knob (Goldtone or White), Each	3.75
Folding Handle (Goldtone), Each	8.15
Folding Handle (White), Each	12.85

*NOT AVAILABLE ON HEAT MIRROR UNITS

16

Primed Wood Casement Windows



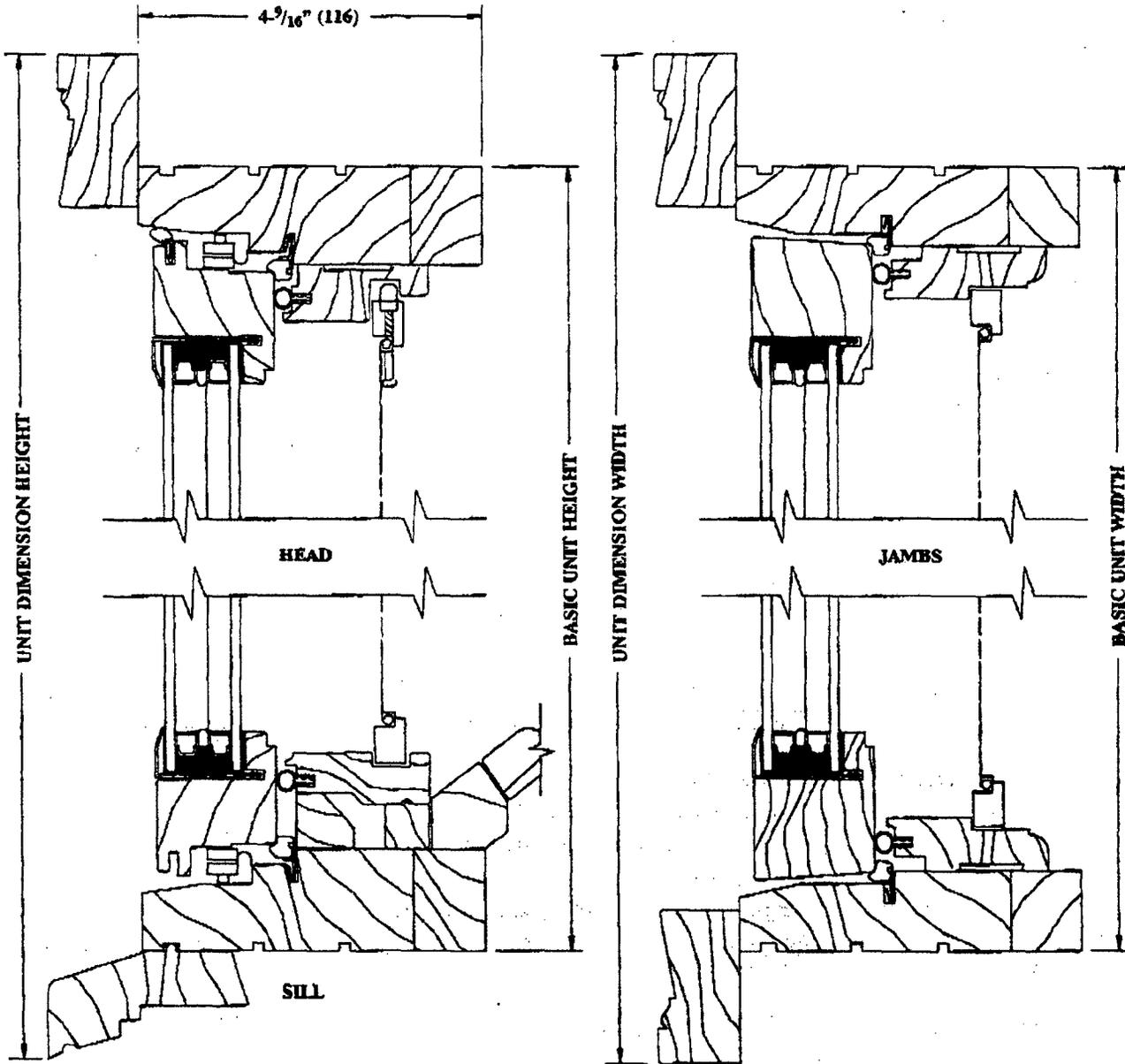
Specifications

- FRAME:** Select Ponderosa pine, kiln dried to a moisture content of 6 to 12% at time of fabrication. Water repellent preservative treated in accordance with NWWDA I.S.4. Frame thickness is 1-5/16" (33); the basic jamb width is 4-7/16" (116). Frames are completely assembled with sash installed and brick mould and subsill applied.
- SASH:** Select Ponderosa pine, kiln dried to a moisture content of 6 to 12% at time of fabrication. Water repellent preservative treated in accordance with NWWDA I.S.4. Sash thickness is 1-3/8" (41). Corners are mortised and tenoned and secured with screws.
- FINISH:** **Exterior:** Exterior surface has a white latex acrylic primer, factory applied.
Interior: Exposed interior wood surfaces are unfinished pine.
- GLAZING:** Premium quality float glass complying with ASTM C1036 fabricated into hermetically sealed insulated units with an overall measurement of 3/4" (19) or 1" (25.4). 1" Heat Mirror and 1" InSol-8 is glazed with closed-cell foam glazing tape and an exterior vinyl glazing bead. 3/4" Insulating is glazed with butyl beading compound. Glazing Options Available:
- 3/4" Insulating Glass
 - 1" Heat Mirror 88™ Insulating Glass
 - 1" Sunbelter 66™ Insulating Glass
 - 1" InSol-8® Insulating Glass
 - True-Divided-Lite Glazing Options
- WEATHERSTRIPPING:** Units are provided with compressible weatherstripping, designed for permanently resilient sealing, completely sealed when sash is closed. Closed-cell foam weatherstripping with seamless elastomeric TPE skin applied on all four side of the frame and at the top rail of the sash; PVC bulb type weatherstripping applied to all four sides of the interior stops.
- HARDWARE:** **Operating Device:** Roto-gear split-arm operator with hardened steel worm and gear arm, high pressure zinc die-cast case, crank handle and knob. Operator arms and sash bracket are zinc dichromate plated with a black powder-coat paint finish. Finish on operator case, crank handle and knob is goldtone (Optional White).
Hinges: Sliding nylon shoe type hinges are concealed from the exterior. Hinges shall be zinc dichromate plated with a black powder-coat finish. Hinge track shall be stainless steel, fastened with stainless steel screws. Gear operating arm and hinge support arm permits quick removal of sash from the frame. Operable sash allows cleaning from the inside.
Lock: Lift-type cam action lock, high pressure zinc die-cast, finish is goldtone (Optional White).
- SCREENS:** Removable insect screens provided for each operating sash, fitted to the interior of the window unit and held in place with spring loaded plungers. Screen fabric is 18 by 16 fiber glass mesh; color is dark gray. Screen frame is .024 (.61) thick (47" glass height units and up) and .020 (.51) (43" glass height units and lower) roll-formed aluminum; finish is goldtone (Optional White).
- OPTIONS:**
- Screens (Goldtone or White Finish)
 - Hardware (Goldtone or White Finish)
 - Extension Jamb (Up to 7-1/8" (181) Walls)
 - Wood Grilles
 - Glass Options (Tempered/Bronze/Gray/Obscure)
- See Product Performance Section of this Architectural Manual for technical information and product performance data.

Primed Wood Casement Windows



Section Details Scale: 6" = 1'0"



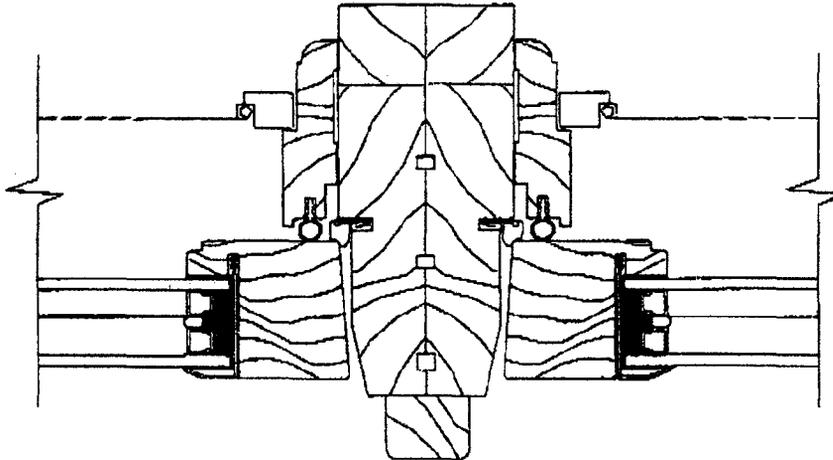
Primed Wood Casement Windows



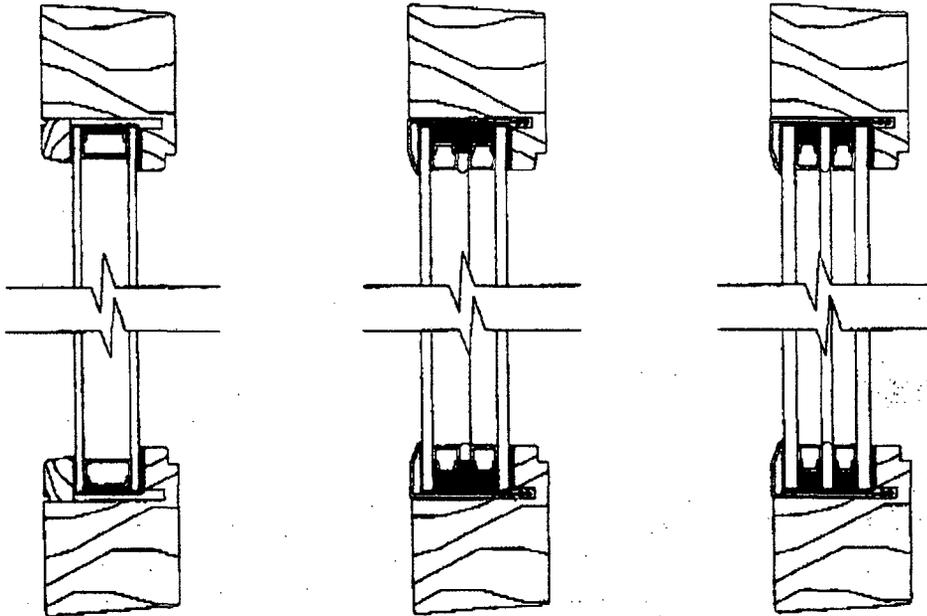
Section Details

Scale: 6" = 1'0"

VERTICAL MULLION VENT/VENT



GLAZING OPTIONS



3/4" INSULATING

1" HEAT MIRROR 88
AND SUNBELTER 66

1" INSOL-8

NOTE: ALSO AVAILABLE IN TRUE DIVIDED LITE.

SEE SECTION 208 OF THIS ARCHITECTURAL MANUAL FOR TRUE DIVIDED LITE WINDOWS.

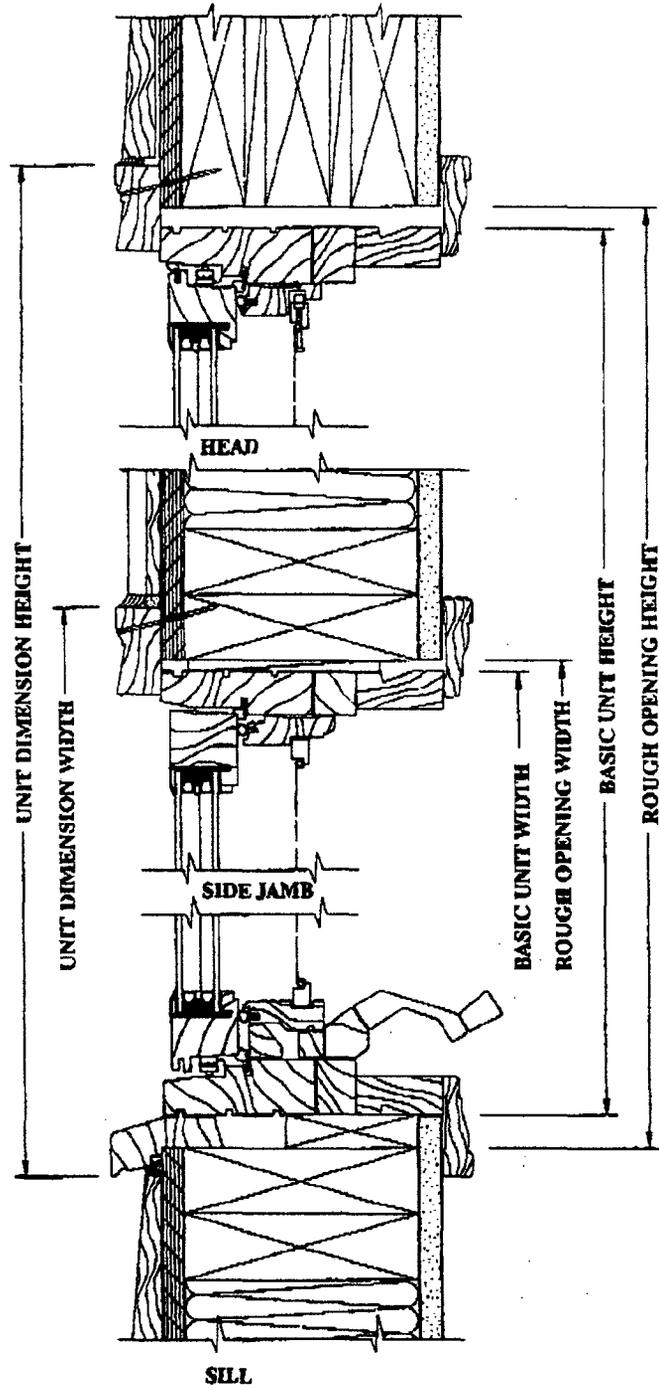
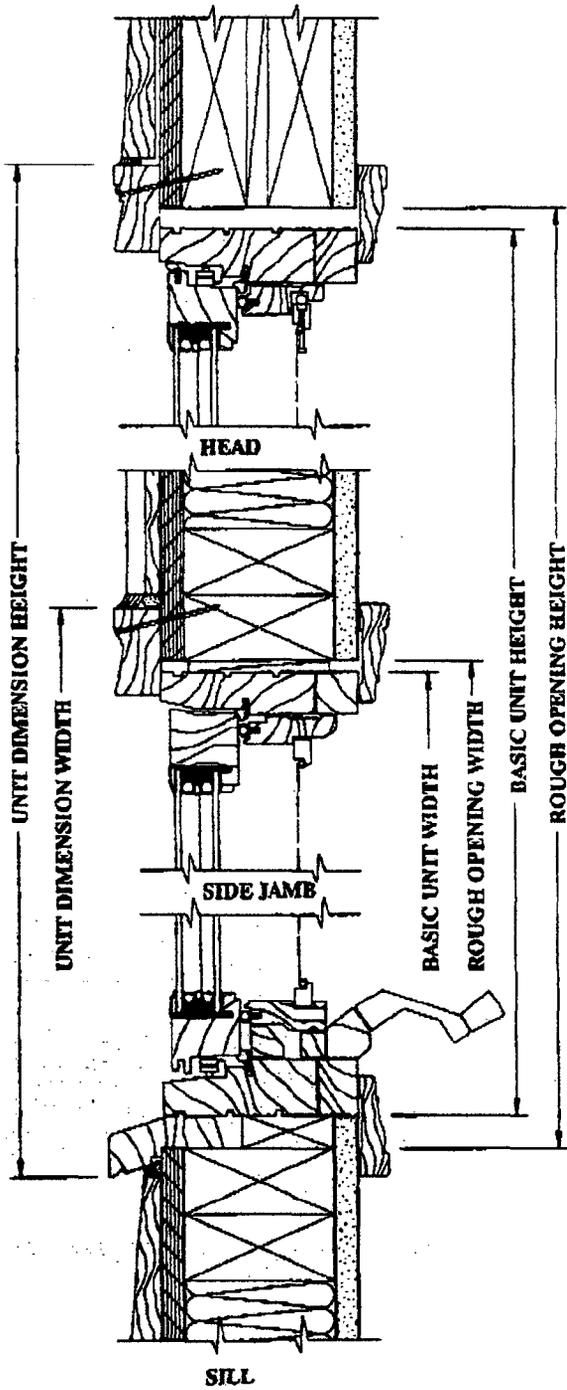
Primed Wood Casement Windows



Installation Details Scale: 3"=1'0"

4-9/16" FRAME WALL

6-9/16" FRAME WALL



55 Elm Ave.
Takoma Park, MD 20912
(301) 891-0550 (h)
(202) 514-2191 (o)

January 25, 2000

VIA FAX (301-563-3412) (4 Pages Total)

Michelle Naru
Historic Preservation Planner
Montgomery County Dept. of Park and Planning
8787 Georgia Ave.
Silver Spring, MD 20910

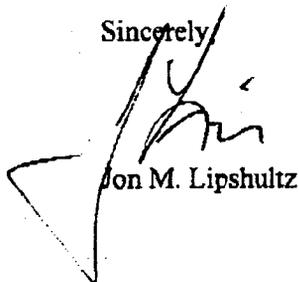
Re: Renovations at 55 Elm Ave./Jan. 26, 2000 Hearing

Dear Ms. Naru:

Per our discussion, attached please find a drawing showing the approximate placement of skylights in our project, as well as a spec sheet for the type of skylights we would like to use. The exact size of the skylights will depend on the contractor's judgment as to what is most compatible with the structure of our roof.

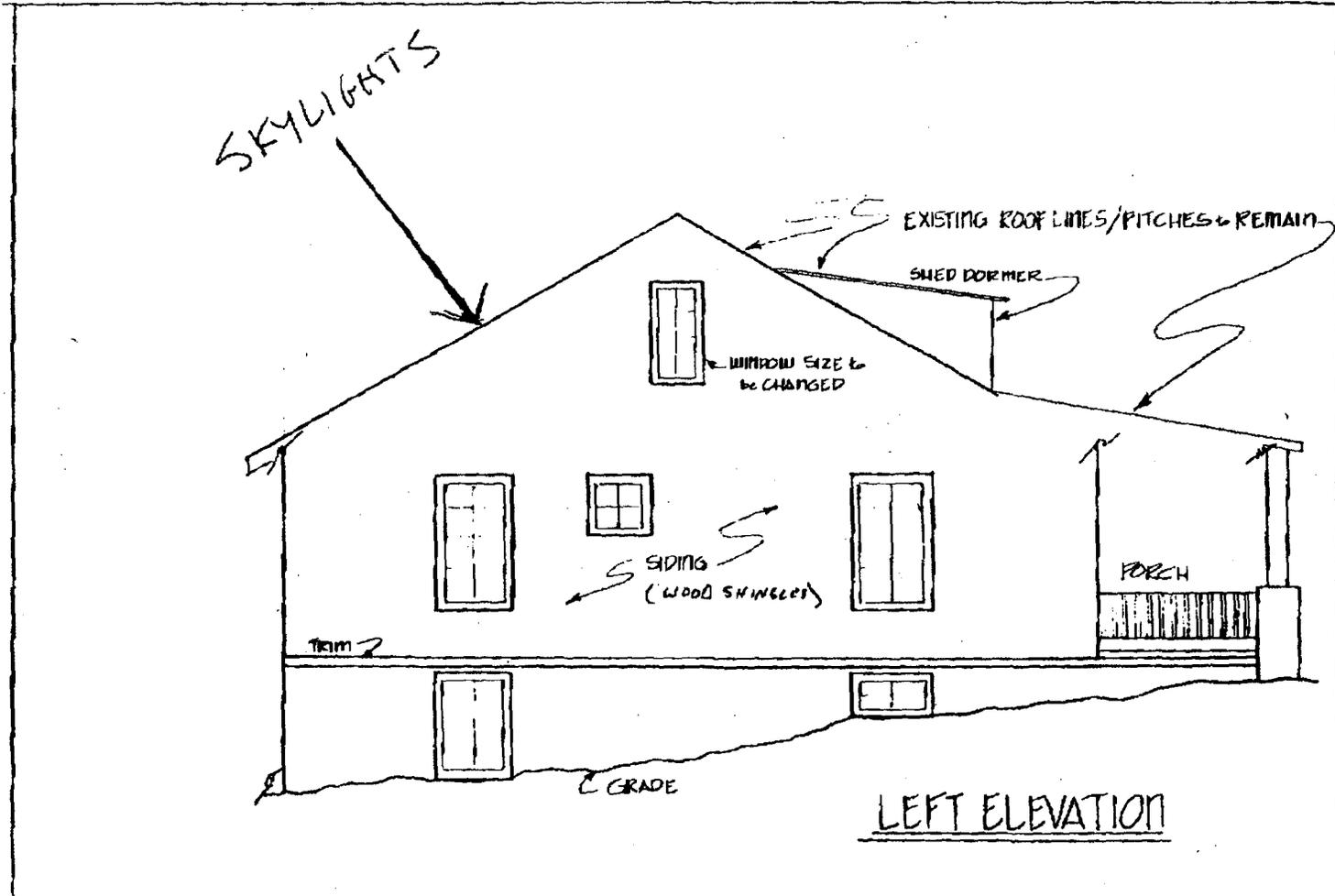
If you have any further questions, do not hesitate to call.

Sincerely,



Jon M. Lipshultz

Enclosures



ALTERLINE, LTD

DRAWN BY - AMANDA L RHODES
DATE - DEC 12, 1999

SCALE - 3/16" = 1'-0"

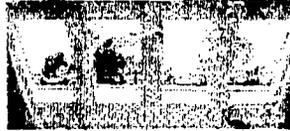
CLIENT - LIPSCHULTZ

#LIPJ1

A6

Roof Window Store

**Home Venting
 Non-Venting Sun Tunnel
 Accessories Information
 Profile Contact Us**

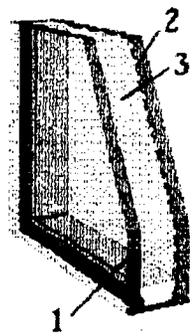


Non-Ventilating Skyli
 Natural Lighting and Dramatic Views for Family Hallways, and Closets.

- Please click here for dimensions.
- Please click here to learn more about flashing.
- All Windows come with Comfort Glazing.
- Pleated Shades are Silver Gray in color.
- Venetian Blinds are Eggshell White in color.
- Controls for sunscreening accessories are located on

ITEM #	DIMENSIONS (Width x Length)	PRICE	SUNSCREEN ACCESSOR
 FS056	Opening Frame: 15-5/16 x 46-3/8 Rough Opening: 14-1/2 x 46-7/8	\$138	Sunscreening (Info): None Available Flashing (Info): Must Select One
 FS101	Opening Frame: 21-1/2 x 27-1/2 Rough Opening: 21-1/2 x 28 Rough Opening for ECX/EMX varies.	\$123	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS104	Opening Frame: 21-1/2 x 38-1/2 Rough Opening: 21-1/2 x 39 Rough Opening for ECX/EMX varies.	\$145	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS106	Opening Frame: 21-1/2 x 46-3/8 Rough Opening: 21-1/2 x 46-7/8 Rough Opening for ECX/EMX varies.	\$158	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS108	Opening Frame: 21-1/2 x 55 Rough Opening: 21-1/2 x 55-1/2	\$180	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS112	Opening Frame: 21-1/2 x 70-7/8 Rough Opening: 21-1/2 x 71-3/8	\$232	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS302	Opening Frame: 30-5/8 x 30-5/8 Rough Opening: 30-1/2 x 31-1/8	\$150	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS304	Opening Frame: 30-5/8 x 38-1/2 Rough Opening: 30-1/2 x 39 Rough Opening for ECX/EMX varies.	\$167	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One

 FS306	Opening Frame: 30-5/8 x 46-3/8 Rough Opening: 30-1/2 x 46-7/8 Rough Opening for ECX/EMX varies.	\$190	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS308	Opening Frame: 30-5/8 x 55 Rough Opening: 30-1/2 x 55-1/2 Rough Opening for ECX/EMX varies.	\$209	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS601	Opening Frame: 44-3/4 x 27-1/2 Rough Opening: 44-3/4 x 28 Rough Opening for ECX/EMX varies.	\$190	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
 FS606	Opening Frame: 44-3/4 x 46-3/8 Rough Opening: 44-3/4 x 46-7/8 Rough Opening for ECX/EMX varies.	\$235	Sunscreening (Info): No Sunscreening Flashing (Info): Must Select One
<input type="button" value="Add Items to Cart"/>			<input type="button" value="View/Modify Cart"/>
<input type="button" value="Checkout S"/>			

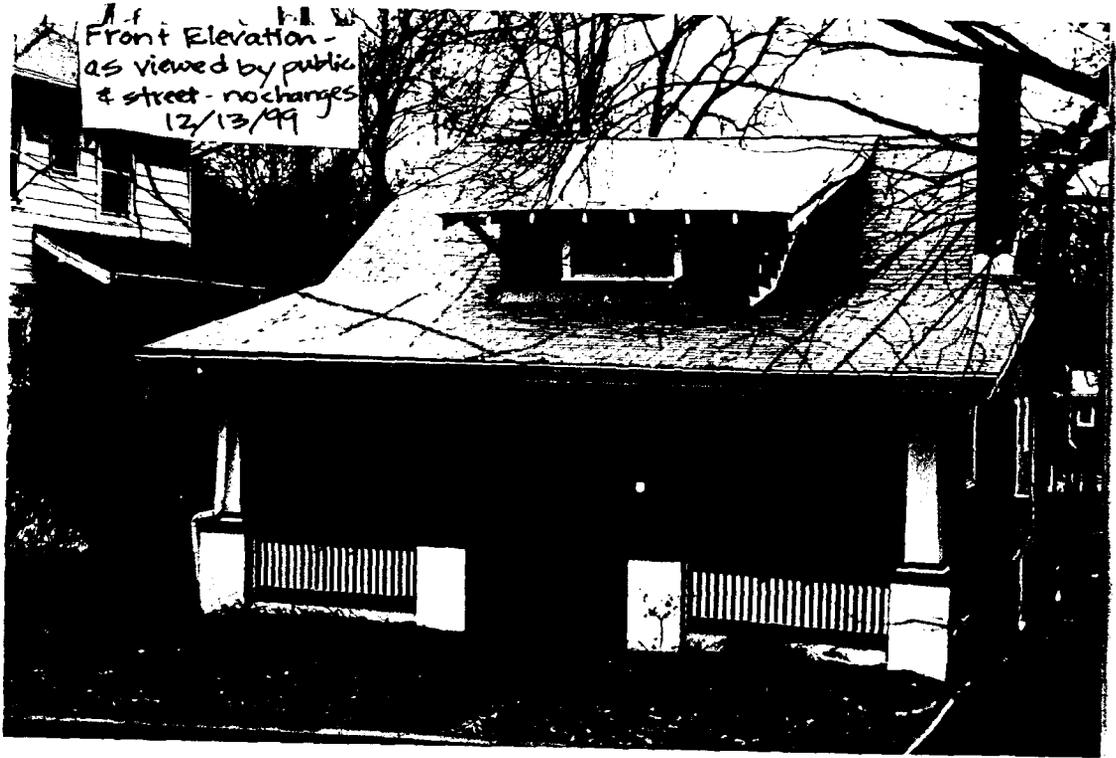


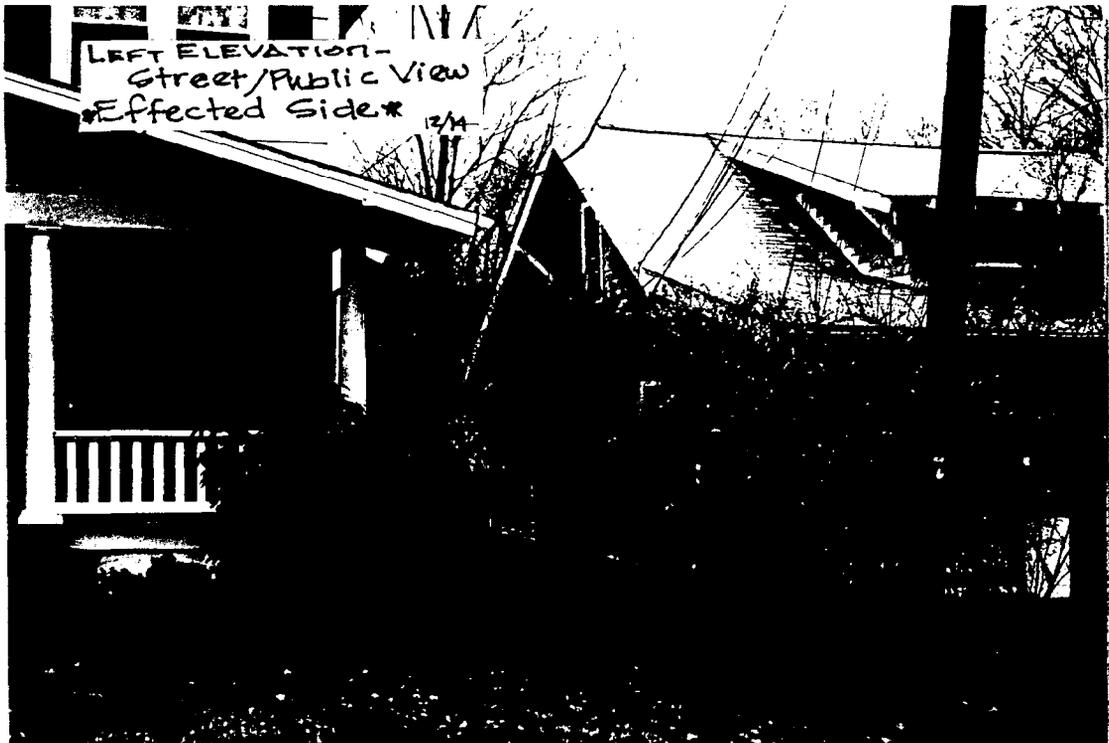
Comfort Glass

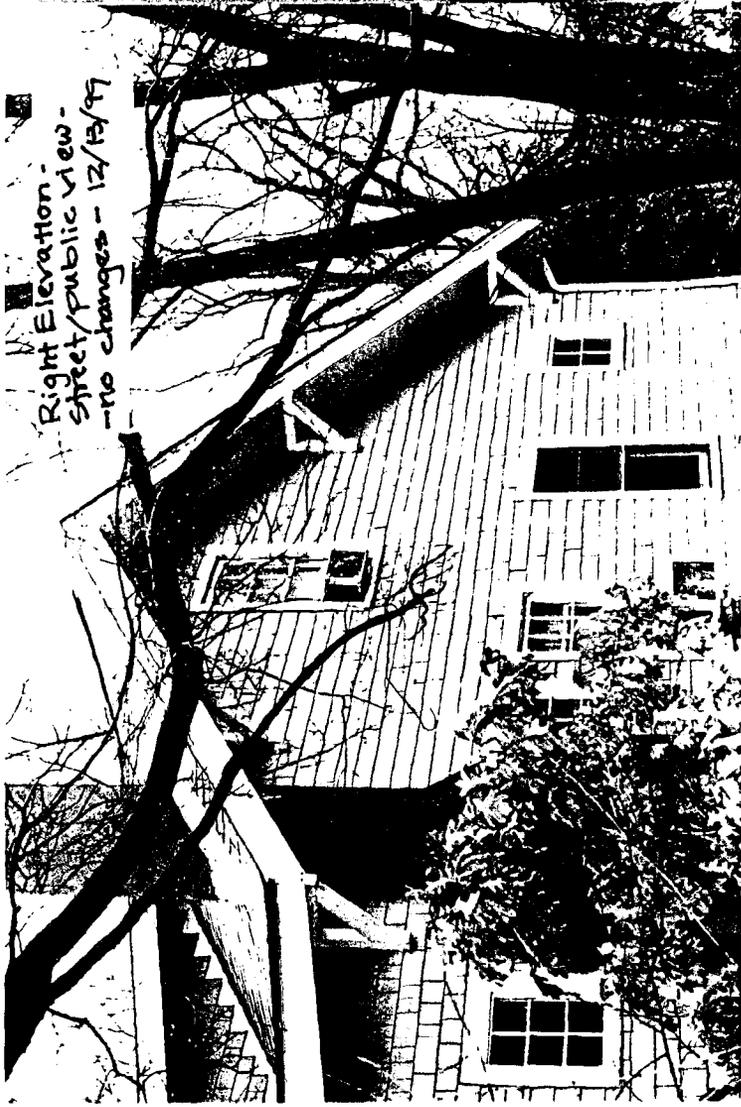
1. Tempered Safety Glass.
2. Specially Formulated Low-E coating for heat gain
3. Argon gas injected for increased thermal perform

— More A.P.M. Internet Stores —

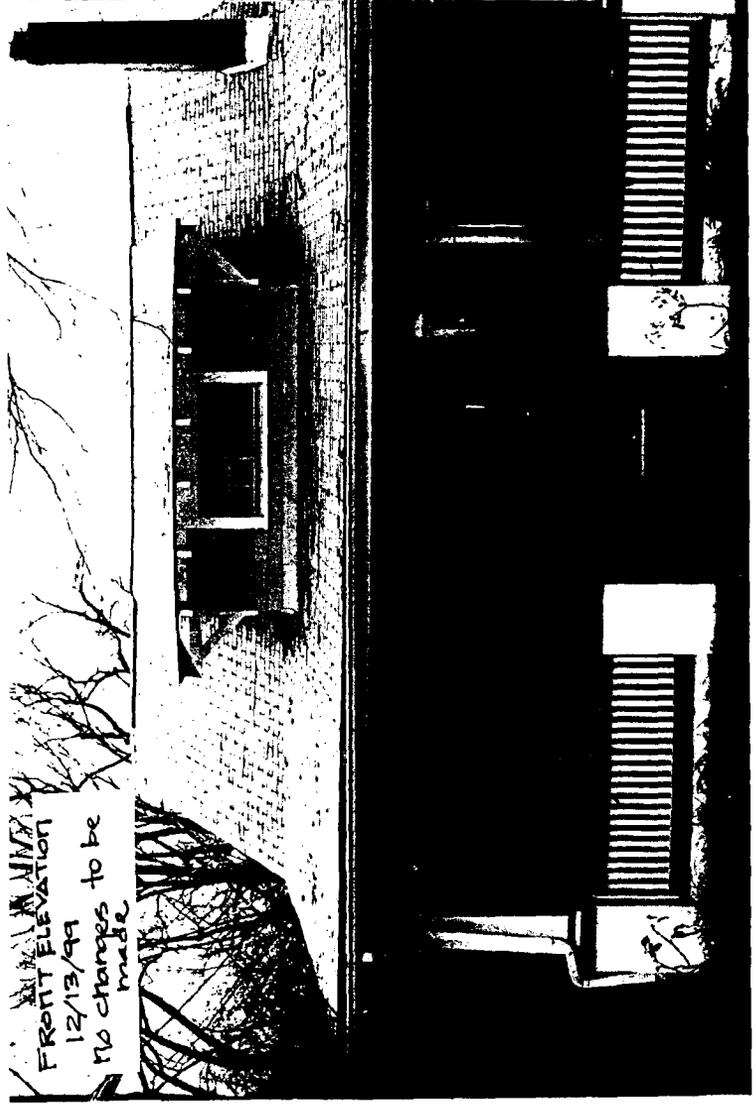
Cabinet Store	Lockset Store	Mantel Store
Shutter Store	Shelves Online	Roof Window S
Hardware Store	Fashion Millwork	Mailbox Store





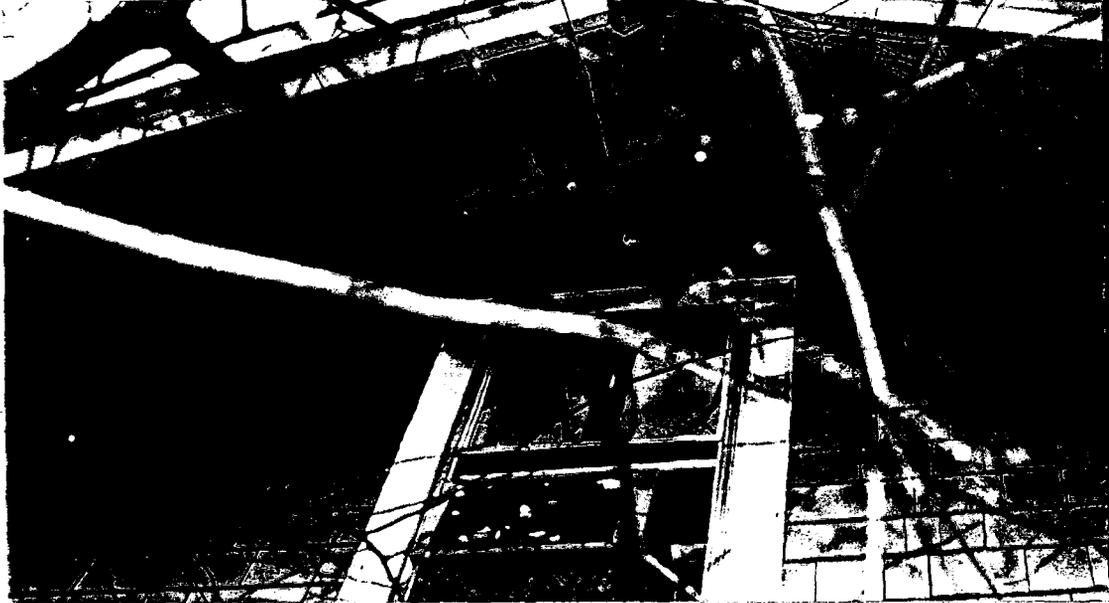


Right Elevation -
street/public view -
-no changes - 12/13/99

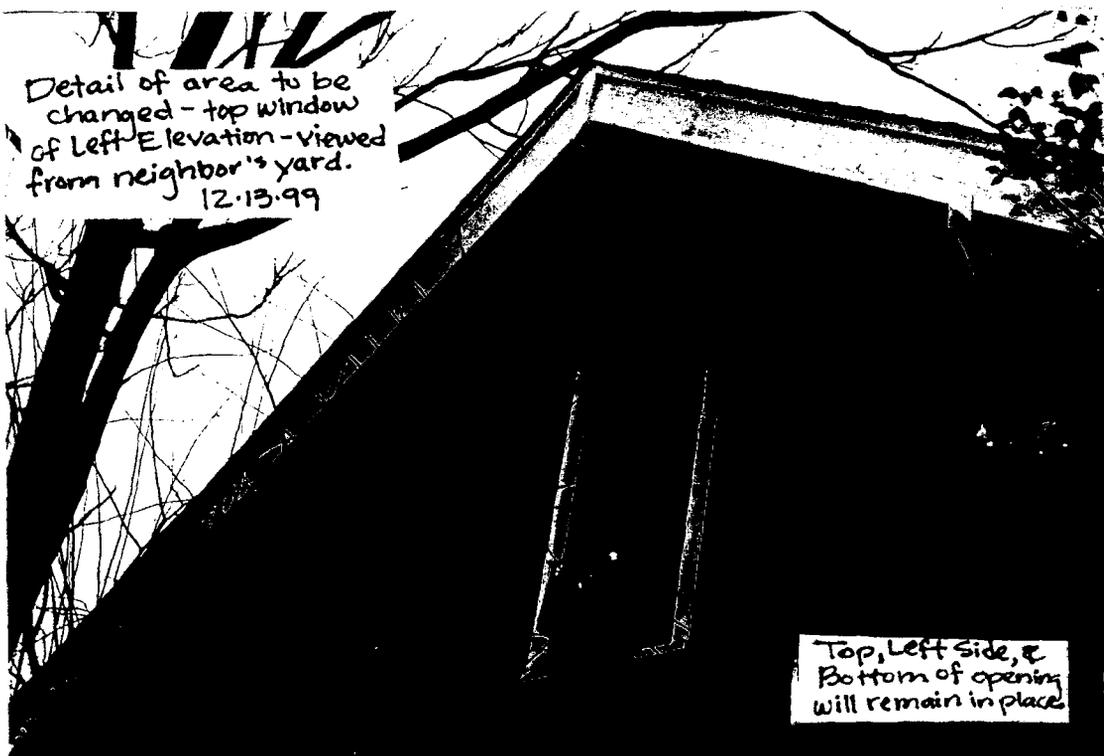


FRONT ELEVATION
12/13/99
no changes to be
made

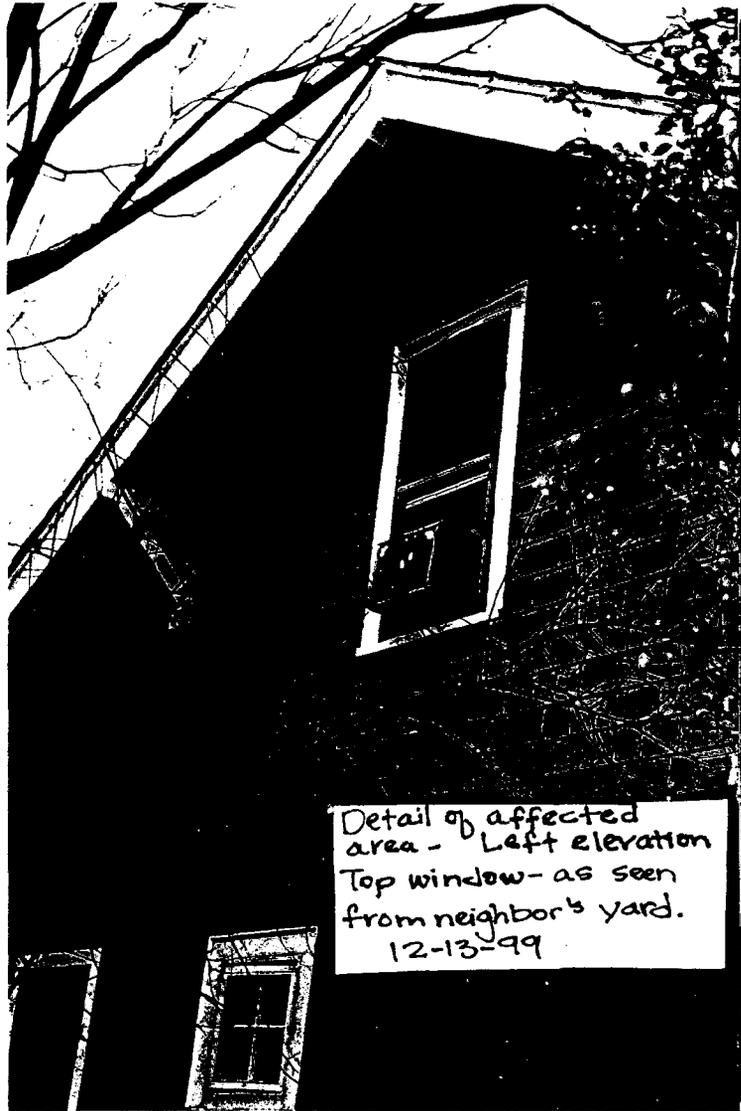
Detail of window to be changed
in relation to ridge.
Top Window, Left Elevation
12.13.99



Detail of area to be
changed - top window
of left Elevation - viewed
from neighbor's yard.
12.13.99



Top, Left Side, &
Bottom of opening
will remain in place



Detail of affected
area - Left elevation
Top window - as seen
from neighbor's yard.
12-13-99