

19/13-94A. 19215 Blunt Avenue
Germantown Historic District

Pat Parker



19215 BLUNT AVE.



































Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 768195

NAME OF PROPERTY OWNER Raymond & Julie Hour TELEPHONE NO. 301-353-9398
(Contract/Purchaser) (Include Area Code)

ADDRESS 19215 BLUNT AVE GERMANTOWN CITY STATE ZIP
48012 20879

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY TRACY COND. CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 19215 Street BLUNT AVE

Town/City GERMANTOWN Election District _____

Nearest Cross Street MATENEY Hill RD.

Lot _____ Block _____ Subdivision _____

Liber 5369 Folio 185 Parcel P 222

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000 - 30,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input type="checkbox"/> WSSC	02 <input checked="" type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required)

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 of owner or authorized agent (agent must have signature notarized on back) _____ Date 08-21-94

APPROVED X - with conditions For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date September 29, 1994

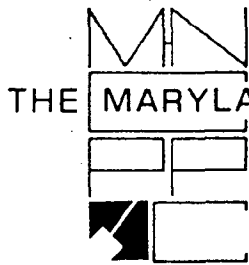
APPLICATION/PERMIT NO: 9408220068 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: September 29, 1994

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19215 Blunt Avenue Meeting Date: 09/28/94
Resource: Germantown Historic District HAWP: Alterations/
Addition
Case Number: 19/13-94A CONTINUED Tax Credit: No
Public Notice: 09/14/94 Report Date: 09/21/94
Applicant: Raymond & Julie Howar Staff: Patricia Parker
PROPOSAL: Rear Addition RECOMMEND: Approval w/
condition

BACKGROUND

Discussion of this Historic Area Work Permit follows an earlier submission by this applicant seeking approval of a HAWP to construct a two-story rear/side addition on an 1890's Gothic Revival style two-story clapboard structure in the Germantown Historic District. The house fronts on Mateny Hill Road. The addition would be substantial and would be contained mostly in the rear of the property.

The HPC deferred taking a vote on this application to allow the applicant sufficient time to provide additional information and make several changes to the proposal. This action was tantamount to HPC discussion of a submission for preliminary consultation.

At the September 16th meeting of the HPC, commissioners felt that any new addition to the historic property should be differentiated from the existing structure. The Secretary of the Interior's Standards for Rehabilitation state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

HPC Commissioners suggested that indenting the side walls as little as 4"-6" in the area of the new addition would provide adequate differentiation on the side elevations. They further suggested that if the roof of the new addition was lower than the existing, this change in level would differentiate the old from the new. Design tools such as these would permit the applicant greater flexibility with the size and configuration of the openings in the proposed addition.

The HPC did, however, feel that more detailed documentation was necessary to provide the Commission with a full description

(A)

of the existing structure and submission of accurately marked drawings to indicate proposed changes was necessary.

STAFF DISCUSSION

The applicants propose to remove a 1950's rear addition, with metal awning and metal handrail; and in its place construct a 25' by 22' German wood sided addition, covered porch and deck. The new addition would be two stories; the covered porch would be one story and the deck uncovered.

The existing structure, a two-story, three bay by three, center gable was built for Mr. Rayfield, pastor of the Germantown Baptist Church in the 1890's. It has a center entry with transom and sidelights. The front porch has an ornamental balustrade.

The proposed addition, significant in size, would be visible from Blunt Avenue, even though it is mostly contained in the rear of the property. The new addition will almost double in size the floor area of the existing structure. The house enjoys a substantial set-back from Mateny Hill Road amidst mature trees and outbuildings.

In the interim and as requested, the applicant has submitted new drawings, manufacturer's catalogue cuts and photographs of the property as it exists today. As the HPC had recommended, the drawings are changed to indicate a 4" recess at both the first and second levels on the side elevation (see SK-5A drawing #3); but the plans do not agree with the elevations (see SK-5 drawing #1). Staff assumes on the first floor the indentation will occur in the area of the pantry/broom closet on the first floor.

Further changes from the earlier submission indicate that many of the window openings have been reconfigured. Staff feels that they are now more compatible with the historic structure. Staff would suggest reworking the second floor interior plan at the rear of the new addition to permit an opening at this level and to capture southern exposure. The new window could align with one at the lower level.

New drawings show existing openings and delineate the old and new more accurately. The submission of photographs further clarify the proposal. Staff finds this solution acceptable and further differentiates old and new.

But staff is concerned that the applicant proposes to utilize snap-in muntins within the window openings. The manufacturer's catalogue cuts also indicate vinyl-clad wood windows. Staff would recommend that the applicant use wood windows with true divided light. Wood trim should match the existing as close as possible. Staff is pleased that the applicant has chosen to sheathe the addition in German lap siding to match the existing. Therefore, staff feels that the use of wood windows with true

(B)

divided light would be consistent and more compatible with the applicant's decision to use wood siding.

The drawings now indicate that shutters will be present on only the original portion of the house. Windows in the new section will not receive shutters.

One of the window openings of the existing mudroom will be changed and enlarged to become a new door opening serving as egress to the new covered porch. Staff does not find this solution for egress problematic.

Staff notes that the footprint of the addition remains unchanged. The HPC felt that retention of the evergreen tree proposed for removal at the rear of the property was unnecessary. However, staff does not find a proposal by the applicant for replanting. Staff suggests that the evergreen be replaced by the planting of two new trees at least 1-1/2" in caliber.

The application in all other aspects remains unchanged from the previous submission (See enclosed staff report dated 09/16/94). As before, the proposal includes a 9' x 17' side covered porch and a smaller uncovered deck. Also new columns, lattice and railing would be constructed to match existing front porch details. The new brick fireplace would be corbelled as the existing one.

STAFF RECOMMENDATION

Staff feels that this application may now be approved. Documentation is substantially improved in both quality and quantity. Staff has clarified the differences in plan and elevation with the architect. The plans are intended to show a 4" indentation at both levels. Revised documentation is expected prior to the time scheduled for HPC hearing of this HAWP proposal. In summary, staff recommends that the Commission find the proposal consistent with the purposes of 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's Standards for Rehabilitation #9 and #10:

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

©

New additions and adjacent or related new construction shall 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 following condition:

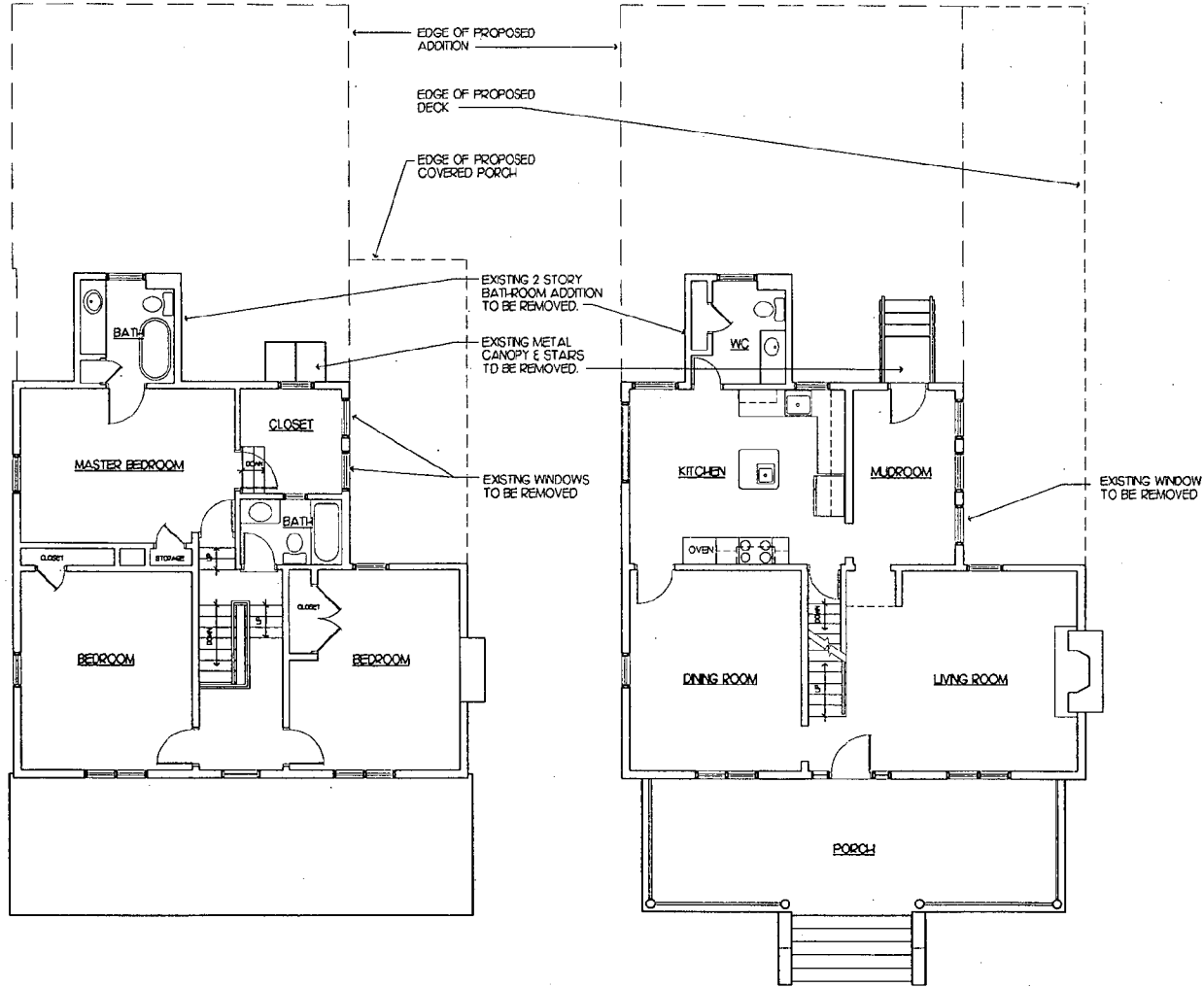
1. Windows in the addition shall be wood with true divided light set in wood framing and trim to match the existing trim.

and with the general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.

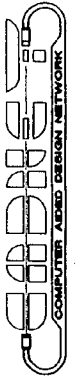
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 D.PLOT SCALE: 1/4" = 1'-0"



② SECOND FLOOR - AS-BUILT
 1/4" = 1'-0"

① FIRST FLOOR - AS-BUILT
 1/4" = 1'-0"



COMPUTER AIDED DESIGN NETWORK
 Tracy Leigh Beck
 2700 Fiske Court - Vienna, Virginia
 703-938-9822

AS-BUILT DRAWINGS:

HOWAR RESIDENCE
19215 BLUNT AVE.
 GERMANTOWN, MARYLAND

Project: 0400

Revisions:

ISSUED FOR REVIEW -
 08/20/84

**EXISTING
 FLOOR
 PLANS**

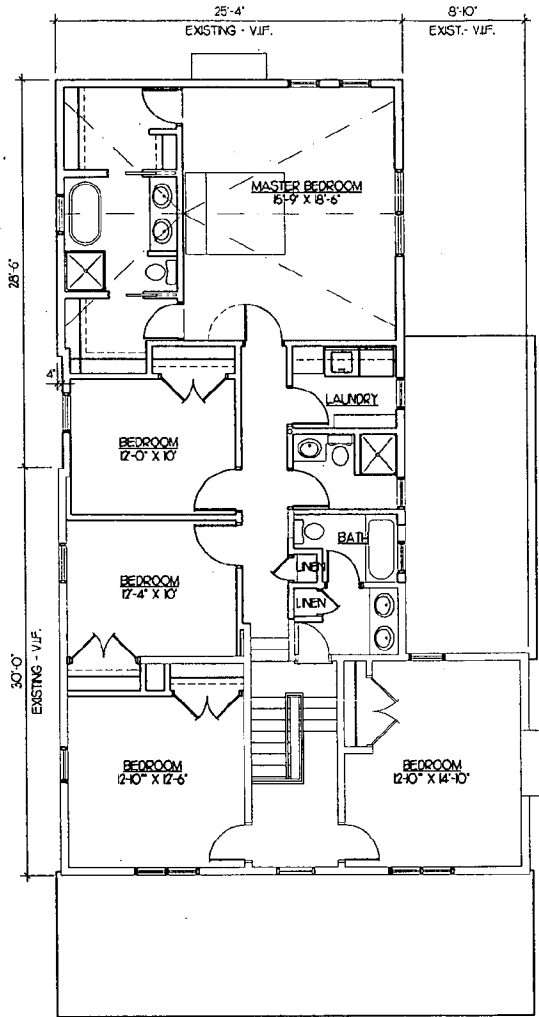
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 Checked: TLB
 Date: 08/20/84

AS-BLT

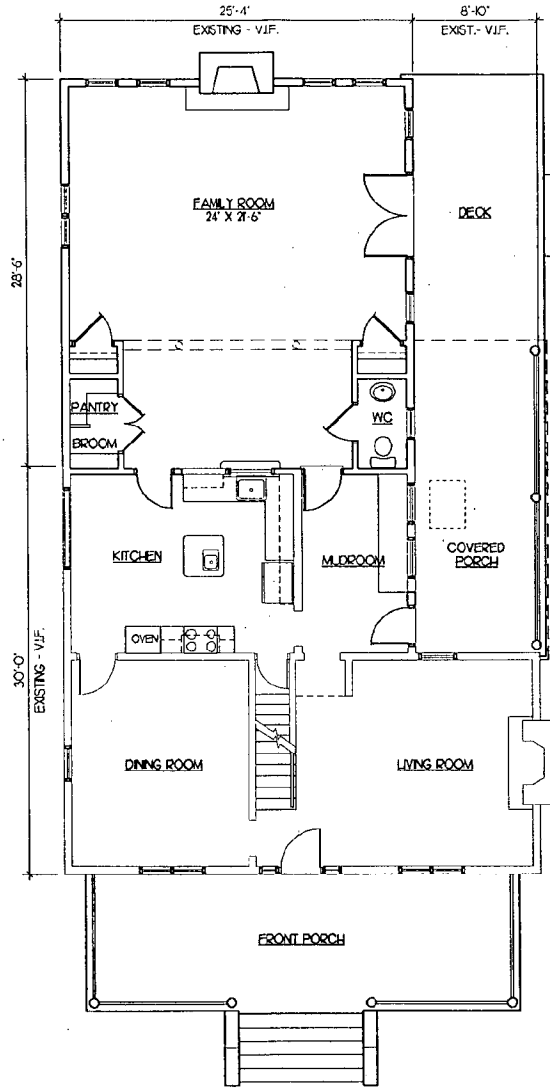
Sheet 1 of 1



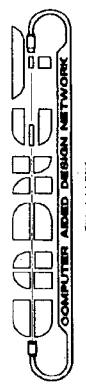
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09/04
1/4/94
TLB
000 PM
1/4/94
D.C.T. SCALE



② SECOND FLOOR
NTS



① FIRST FLOOR
NTS



Trey Layton
2190 Falls Court - Vienna, VA
703-838-8002

AS-BUILT DRAWINGS
HOWAR RESIDENCE
19215 BLUNT AVE.
GERMANTOWN, MARYLAND

Project: 6406

Revisions:

ISSUED FOR REVIEW -
09/20/94
ISSUED FOR REVIEW -
08/15/94

FLOOR PLANS

Scale: NTS
Drawn: TLB
Checked: TLB
Date: 9/19/94

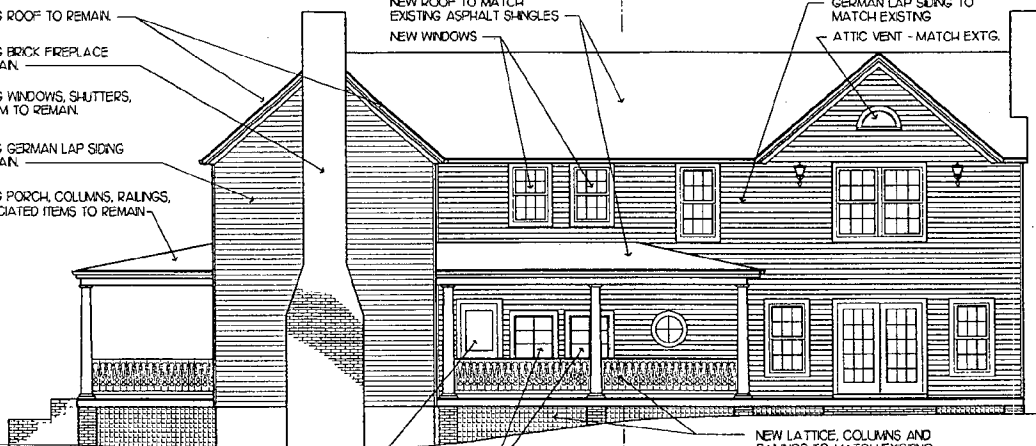
SK-5

Sheet 1 of 2

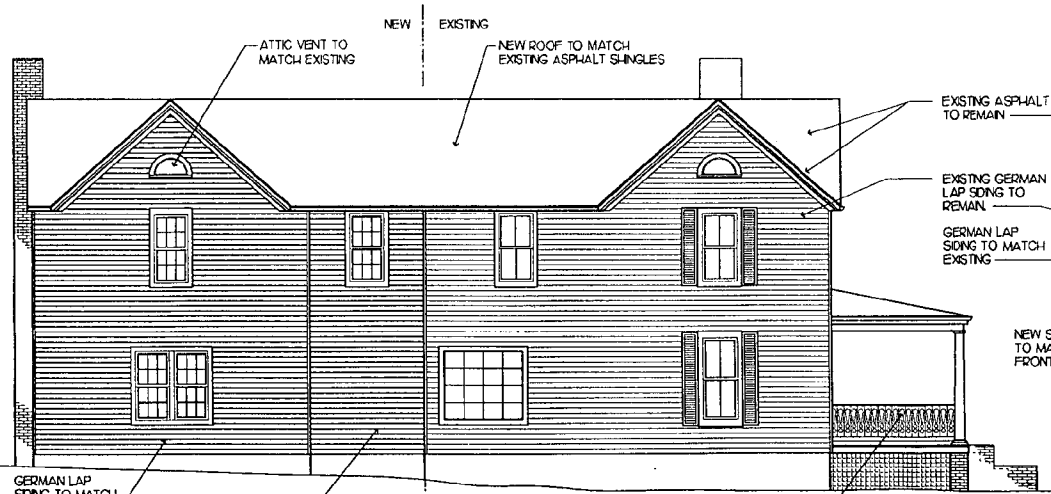
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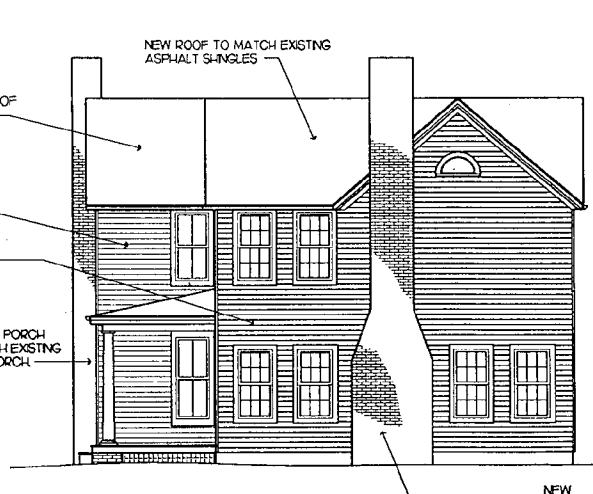
1 FRONT ELEVATION - NORTH
NTS



2 SIDE ELEVATION - WEST
NTS

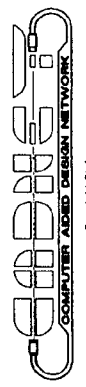


3 SIDE ELEVATION - EAST
NTS



4 REAR ELEVATION
NTS

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 08/16/94
 8:07:52 AM



Tracy Lutz, Architect
 2700 Parkside Court - Vienna, Virginia
 703-251-6621

AS-BUILT DRAWINGS:

HOWAR RESIDENCE
19245 BLUNT AVE.
GERMANTOWN, MARYLAND

Project: 9408

Revisions:

ISSUED FOR REVIEW -
09/20/94
ISSUED FOR REVIEW -
08/15/94

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
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 Date: 08/16/94

SK-5A

Sheet 2 of 2

5



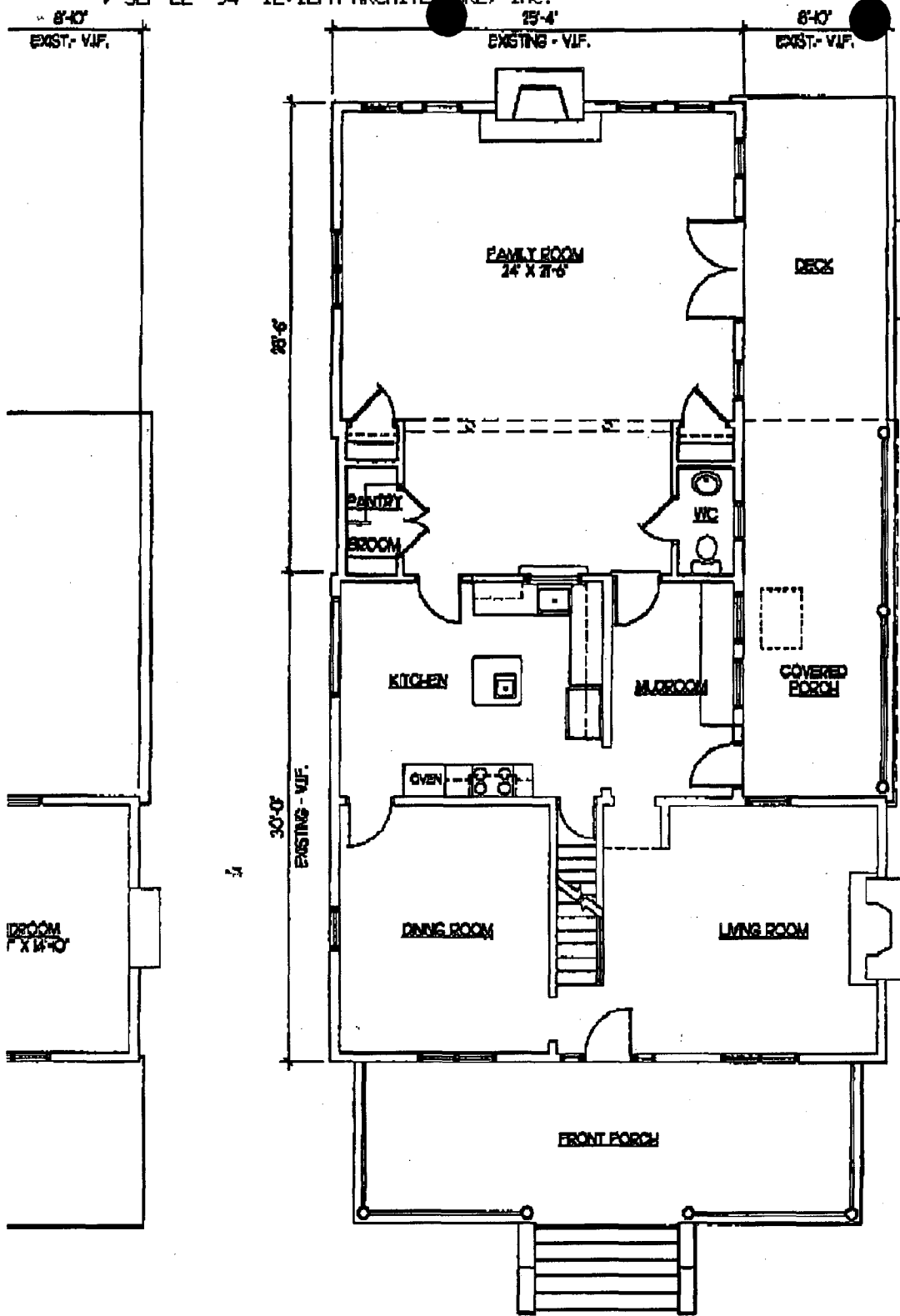
ARCHITECTURE, INC.

FAX COVER SHEET

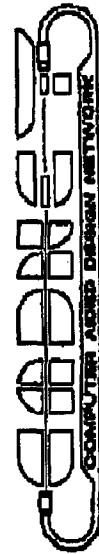
PAGE 1 of 2

DATE: <u>9.22.94</u>		FAX #: <u>301.495.1907</u>	
ATTN: <u>PAT PARKER</u>			
PROJECT: <u>HOLAR</u>		PROJECT #:	
ORIGINAL TO FOLLOW...		YES: <input checked="" type="checkbox"/>	NO:
COMMENTS: <u>REVISED 1st FLOOR PLAN</u>			
If you experience difficulty in receiving this transmission please notify us at (703) 476-3900.			
FROM: <u>TRACY LEVY BOND</u>		(Fax # 703-264-0733)	





1 FIRST FLOOR
MTB



Thompson Design Group
 1000 Parkland Blvd. • Spring, TX 75781
 714-633-0222

AS-BUILT DRAWINGS

KOWAR RESIDENCE
19215 BLUNT AVE.
 GERMANTOWN, MARYLAND

Project 8406

Revisions:

ISSUED FOR REVIEW - 08/20/84
 ISSUED FOR REVIEW - 08/15/84

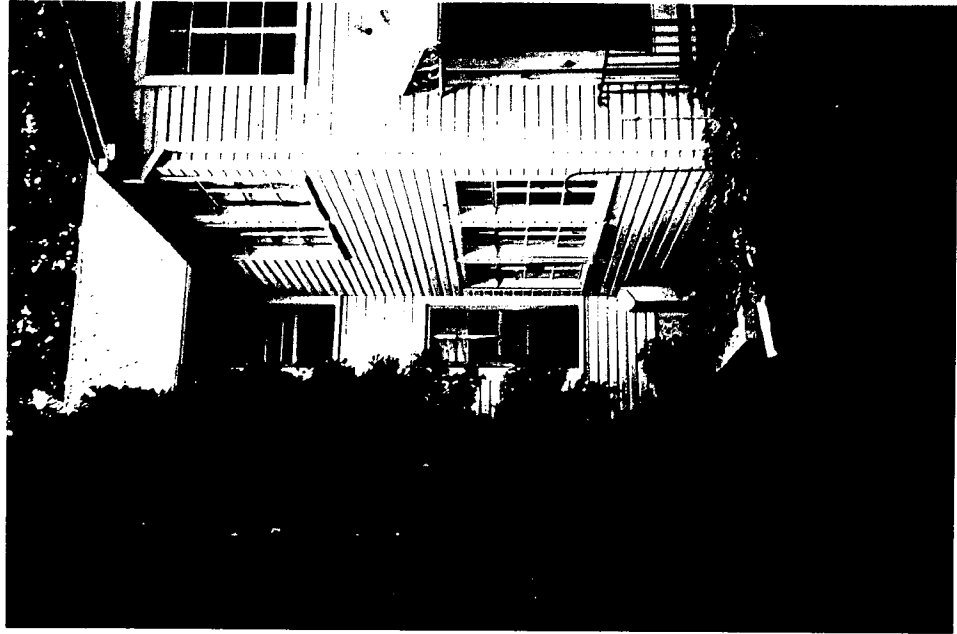
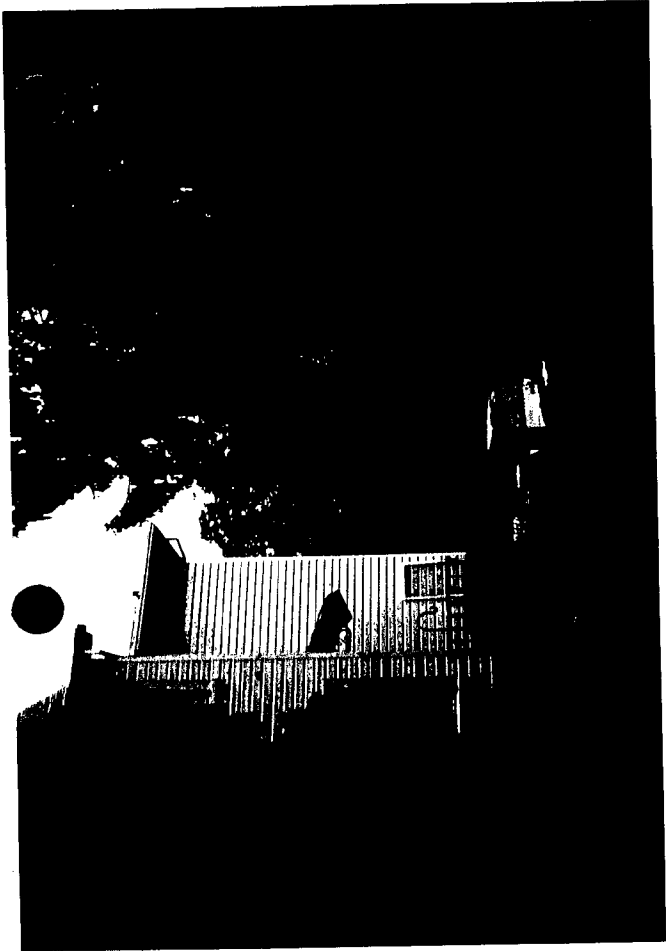
FLOOR PLANS

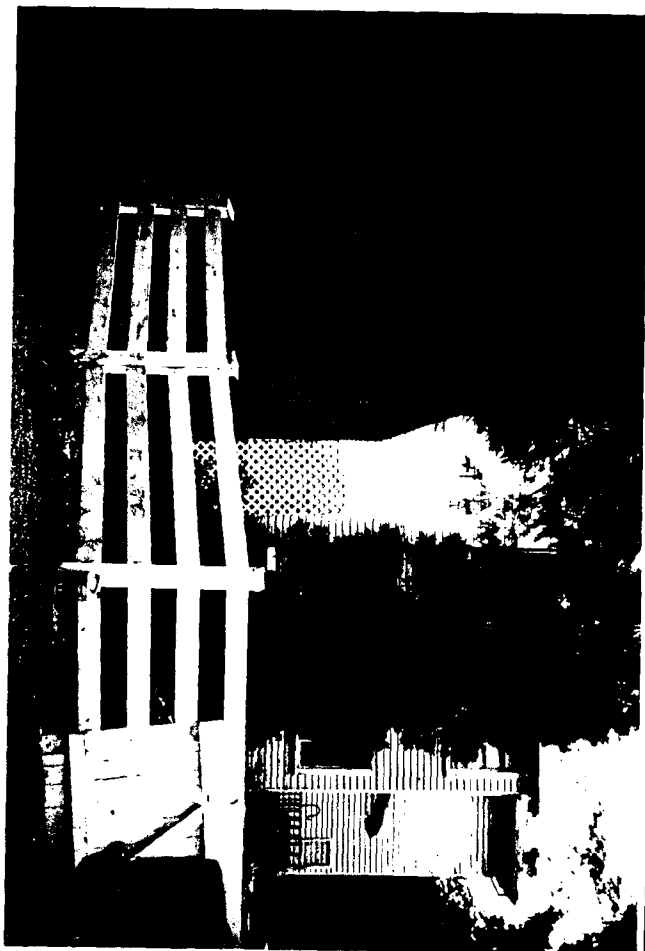
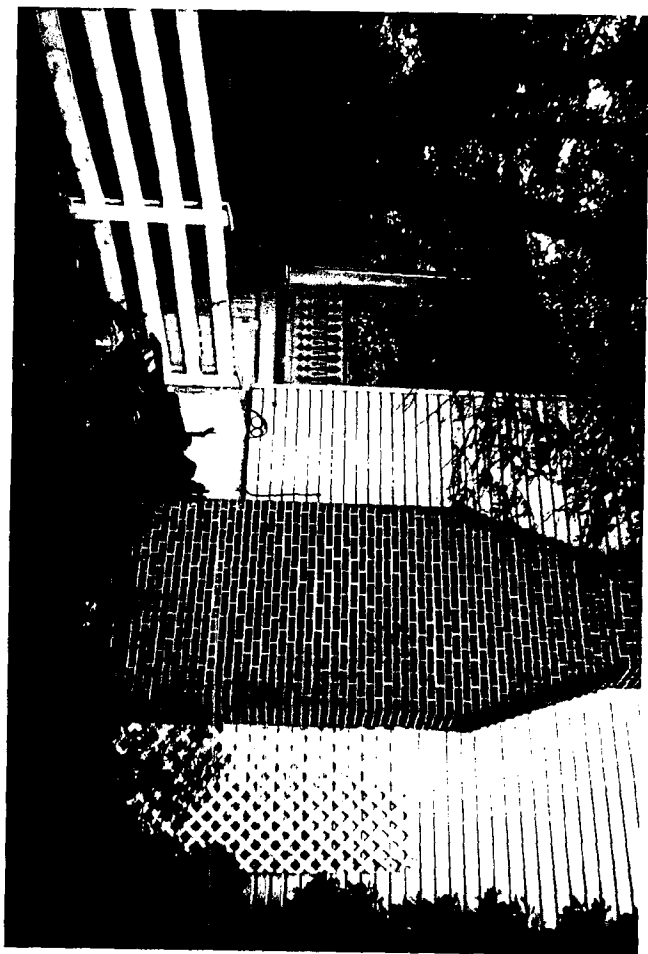
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 Date: 8/15/84

SK-5



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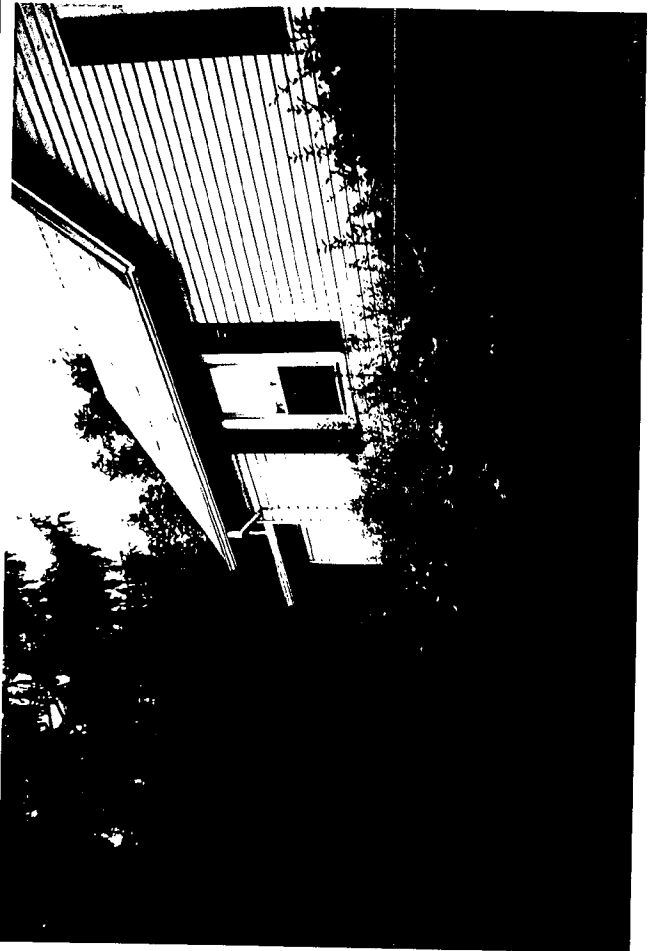


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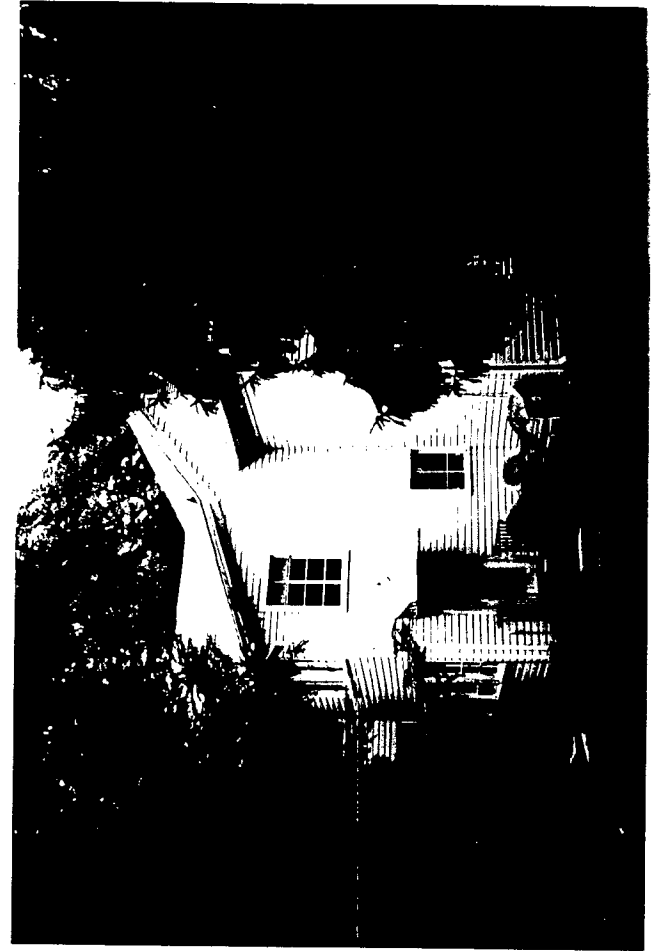
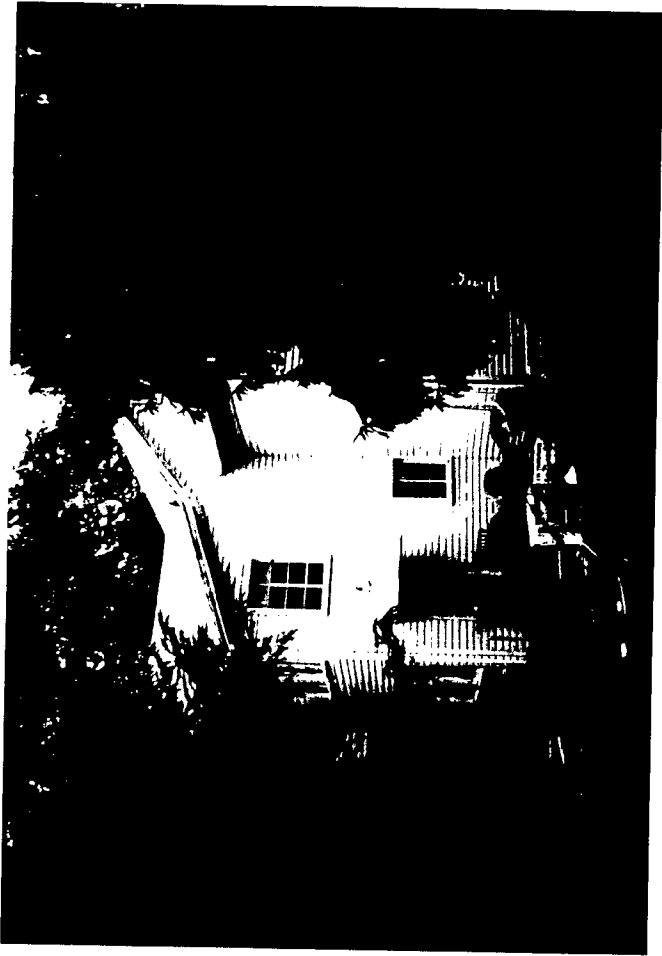


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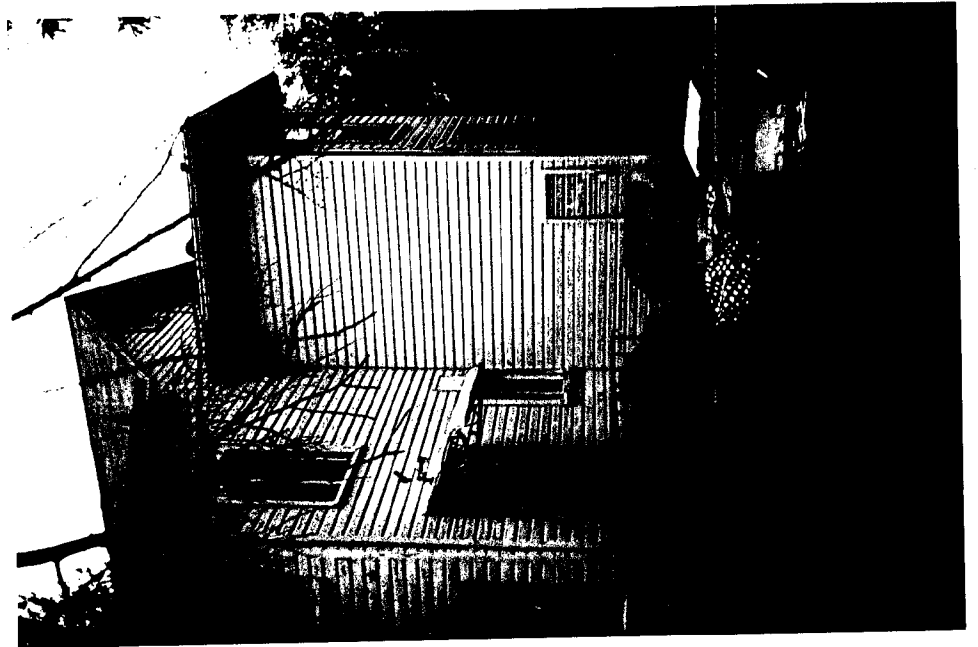
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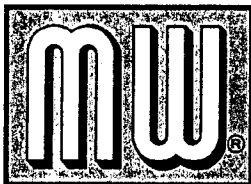
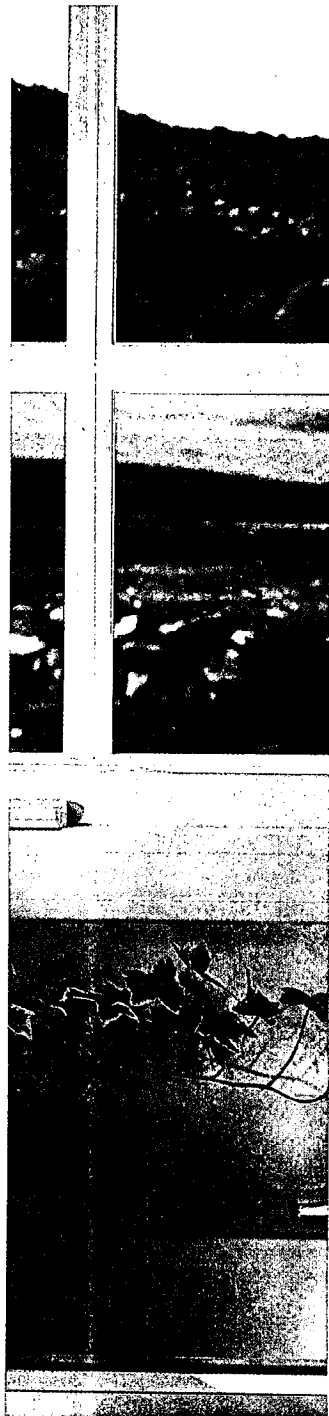
(2)



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EXAMPLES OF
THE TYPE OF
WINDOW TO BE
USED FOR THE
ADDITION



CLAD TILT DOUBLE HUNG

A window of classic good looks and traditional style combined with the convenience of tilt-in sash, a beautiful wood interior and a low-maintenance vinyl clad exterior. The Freedom Tilt Window's technologically advanced design and materials provide exceptional performance, durability and lasting beauty.

B291
08610/MWM
Buy Line 4283

PAGE 3

FRAME:

- Preservative treated wood
- Exterior is vinyl clad in white PVC, dark brown Gelayo® or sandalwood Gelayo® as specified
- Jamb width is standard 4¹/₁₆". Factory installed, optional widths are available
- Integral nailing fin

SASH:

- Top and bottom sash tilt-in/removable for easy maintenance
- Select preservative treated wood
- Exterior is vinyl clad in white PVC, dark brown Gelayo® or sandalwood Gelayo® as specified
- Interior is clear wood for staining or painting
- Individual finger daps moulded into bottom rail (interior)

GLAZING:

- Energy efficient, quality MW 1/8" Twinseal® double-pane insulating glass featuring MW's dual-seal process
- Glass is bedded in adhesive bedding compound
- Sealed with MW's snap-in vinyl glazing bead for a watertight, weathertight seal
- 1/8" standard insulating, tinted, Low-E, tinted/Low-E or tempered

WEATHERSTRIPPING:

- Advanced TPE bulb applied to check rail and top rail
- Foam leaf weatherstripping applied to bottom rail
- Flexible weatherstrip fin on head parting stop
- Pile air-block pads set in vinyl jamb liner at both ends of check rail
- Polyfoam air seal and jamb cushion faced with Mylar film

BALANCES:

- Adjustable, heavy duty extruded precision vinyl balance system for easy tilt-in and removal of both sash . . . smooth, quiet operation

INSIDE STOPS:

- Interior wood stops at head and side jambs means the unit is ready for interior casing, and sill treatment

LOCKS:

- Factory installed "double-action" locks for a watertight, weathertight seal
- Two locks on units 3-0 and wider

GRILLES:

- Removable wood grilles, for divided light appearance
- Bar widths of 3/8" or 1¹/₁₆", as specified
- Grommets are factory installed in sash for MW grilles
- 1/8" white, aluminum grille-between-the-glass is available.

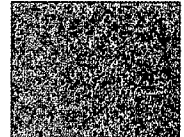
SCREENS:

- White, brown or sandalwood aluminum frame
- Rust-proof non-glare charcoal fiberglass mesh cloth

PERFORMANCE:

- Grade 40 in accordance with NWWDA, Industry Standard for Wood Window Units I.S. 2-87
- Air infiltration .049 CFM/FT. (ASTM E - 283)
- Standard 1/8" insulating glass; average R-value of units 2.13
- Low-E 1/8" insulating glass; average R-value of units 2.78

WHITE



SANDALWOOD



BROWN

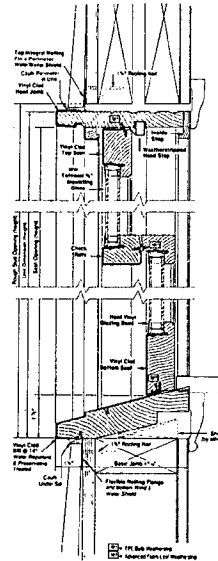
MW FREEDOM CLAD DOUBLE HUNG

Sizes, Dimensions & Rough Openings:

Sash Opening Size	Actual Unit Dimension	Rough Stud Openings		
		SINGLE	TWIN	TRIPLE
1-8 x 4-6	1-9 ³ / ₁₆ x 4-8 ¹ / ₁₆	1-10 ³ / ₁₆ x 4-9 ¹ / ₁₆	3-8 x 4-9 ¹ / ₁₆	5-5 ⁵ / ₁₆ x 4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
*5-6 E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
2-0 x 3-2	2-1 ¹ / ₁₆ x 3-4 ¹ / ₁₆	2-2 ³ / ₁₆ x 3-5 ¹ / ₁₆	4-4 x 3-5 ¹ / ₁₆	6-5 ⁵ / ₁₆ x 3-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
*5-6 E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
2-4 x 3-2	2-5 ³ / ₁₆ x 3-4 ¹ / ₁₆	2-6 ³ / ₁₆ x 3-5 ¹ / ₁₆	5-0 x 3-5 ¹ / ₁₆	7-5 ⁵ / ₁₆ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 Cor *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
2-8 x 3-2	2-9 ³ / ₁₆ x 3-4 ¹ / ₁₆	2-10 ³ / ₁₆ x 3-5 ¹ / ₁₆	5-8 x 3-5 ¹ / ₁₆	8-5 ⁵ / ₁₆ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 Cor *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
3-0 x 3-2	3-1 ³ / ₁₆ x 3-4 ¹ / ₁₆	3-2 ³ / ₁₆ x 3-5 ¹ / ₁₆	6-4 x 3-5 ¹ / ₁₆	9-5 ⁵ / ₁₆ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 Cor *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
3-4 x 3-2	3-5 ³ / ₁₆ x 3-4 ¹ / ₁₆	3-6 ³ / ₁₆ x 3-5 ¹ / ₁₆	7-0 x 3-5 ¹ / ₁₆	10-5 ⁵ / ₁₆ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 Cor *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆

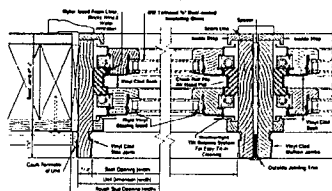
*5-6 Even units available with extended lead time.

MASONRY OPENINGS: Width, Rough Opening Minus 3/16". Height, Rough Opening Minus 7/16".



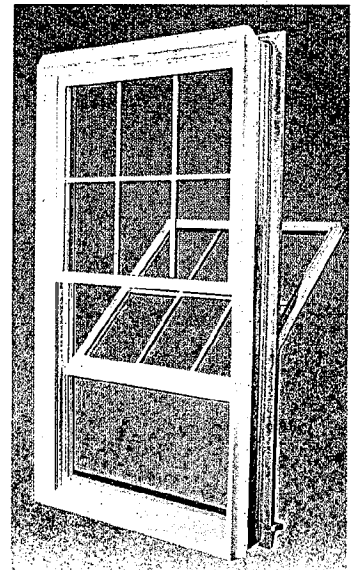
DETAILS:

- Vertical Section Thru



DETAILS:

- Horizontal Section Thru



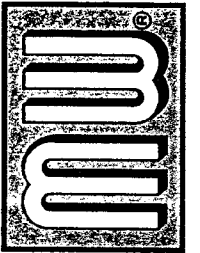
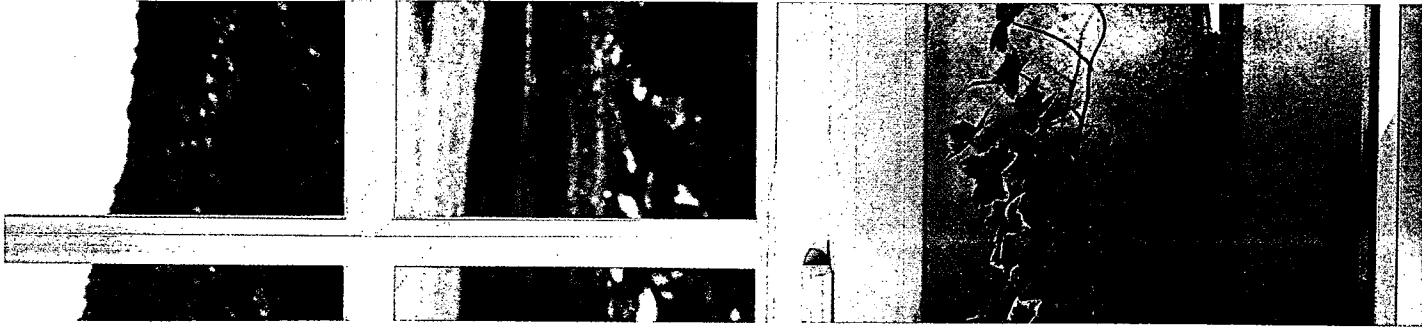
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Rocky Mount, Virginia
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®



CLAD TILT DOUBLE HUNG

A window of classic good looks and traditional style combined with the convenience of tilt-in sash, a beautiful wood interior and a low-maintenance vinyl clad exterior. The Freedom Tilt Window's technologically advanced design and materials provide exceptional performance, durability and lasting beauty.

B291
08610/MWM
Buy Line 4283

PAGE 3

FRAME:

- Preservative treated wood
- Exterior is vinyl clad in white PVC, dark brown Geloy[®] or sandalwood Geloy[®] as specified
- Jamb width is standard 4⁹/₁₆". Factory installed, optional widths are available
- Integral nailing fin

SASH:

- Top and bottom sash tilt-in/removable for easy maintenance
- Select preservative treated wood
- Exterior is vinyl clad in white PVC, dark brown Geloy[®] or sandalwood Geloy[®] as specified
- Interior is clear wood for staining or painting
- Individual finger daps moulded into bottom rail (interior)

GLAZING:

- Energy efficient, quality MW ¹/₈" Twinseal[®] double-pane insulating glass featuring MW's dual-seal process
- Glass is bedded in adhesive bedding compound
- Sealed with MW's snap-in vinyl glazing bead for a watertight, weathertight seal
- ¹/₈" standard insulating, tinted, Low-E, tinted/Low-E or tempered

WEATHERSTRIPPING:

- Advanced TPE bulb applied to check rail and top rail
- Foam leaf weatherstripping applied to bottom rail
- Flexible weatherstrip fin on head parting stop
- Pile air-block pads set in vinyl jamb liner at both ends of check rail
- Polyfoam air seal and jamb cushion faced with Mylar film

BALANCES:

- Adjustable, heavy duty extruded precision vinyl balance system for easy tilt-in and removal of both sash . . . smooth, quiet operation

INSIDE STOPS:

- Interior wood stops at head and side jambs means the unit is ready for interior casing, and sill treatment

LOCKS:

- Factory installed "double-action" locks for a watertight, weathertight seal
- Two locks on units 3-0 and wider

GRILLES:

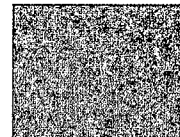
- Removable wood grilles, for divided light appearance
- Bar widths of ¹/₈" or 1¹/₁₆", as specified
- Grommets are factory installed in sash for MW grilles
- ¹/₈" white, aluminum grille-between-the-glass is available.

SCREENS:

- White, brown or sandalwood aluminum frame
- Rust-proof non-glare charcoal fiberglass mesh cloth

PERFORMANCE:

- Grade 40 in accordance with NWWDA, Industry Standard for Wood Window Units I.S. 2-87
- Air infiltration .049 CFM/FT. (ASTM E - 283)
- Standard ¹/₈" insulating glass; average R-value of units 2.13
- Low-E ¹/₈" insulating glass; average R-value of units 2.78



SANDALWOOD



BROWN

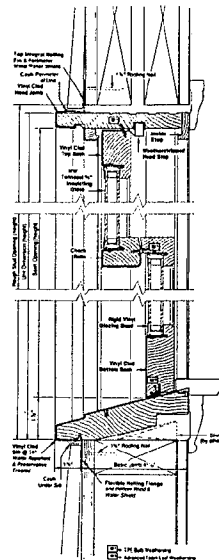
MW FREEDOM CLAD DOUBLE HUNG

Sizes, Dimensions & Rough Openings:

Sash Opening Size	Actual Unit Dimension	Rough Stud Openings		
		SINGLE	TWIN	TRIPLE
1-8 x 4-6	1-9 ¹ / ₈ x 4-8 ¹ / ₁₆	1-10 ³ / ₈ x 4-9 ¹ / ₁₆	3-8 x 4-9 ¹ / ₁₆	5-5 ¹ / ₈ x 4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
*5-6 E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
2-0 x 3-2	2-1 ³ / ₈ x 3-4 ¹ / ₁₆	2-2 ³ / ₈ x 3-5 ¹ / ₁₆	4-4 x 3-5 ¹ / ₁₆	6-5 ¹ / ₈ x 3-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
*5-6 E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
2-4 x 3-2	2-5 ³ / ₈ x 3-4 ¹ / ₁₆	2-6 ³ / ₈ x 3-5 ¹ / ₁₆	5-0 x 3-5 ¹ / ₁₆	7-5 ¹ / ₈ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 Cor *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
2-8 x 3-2	2-9 ³ / ₈ x 3-4 ¹ / ₁₆	2-10 ³ / ₈ x 3-5 ¹ / ₁₆	5-8 x 3-5 ¹ / ₁₆	8-5 ¹ / ₈ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 Cor *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
3-0 x 3-2	3-1 ³ / ₈ x 3-4 ¹ / ₁₆	3-2 ³ / ₈ x 3-5 ¹ / ₁₆	6-4 x 3-5 ¹ / ₁₆	9-5 ¹ / ₈ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 C or *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆
6-2	6-4 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆	6-5 ¹ / ₁₆
3-4 x 3-2	3-5 ³ / ₈ x 3-4 ¹ / ₁₆	3-6 ³ / ₈ x 3-5 ¹ / ₁₆	7-0 x 3-5 ¹ / ₁₆	10-5 ¹ / ₈ x 3-5 ¹ / ₁₆
3-10	4-0 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆	4-1 ¹ / ₁₆
4-2	4-4 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆	4-5 ¹ / ₁₆
4-6	4-8 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆	4-9 ¹ / ₁₆
5-2	5-4 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆	5-5 ¹ / ₁₆
5-6 C or *E	5-8 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆	5-9 ¹ / ₁₆

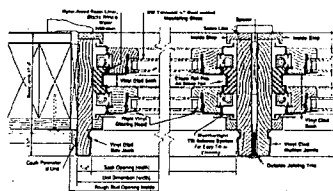
*5-6 Even units available with extended lead time.

MASONRY OPENINGS: Width, Rough Opening Minus ¹/₁₆". Height, Rough Opening Minus ¹/₁₆".



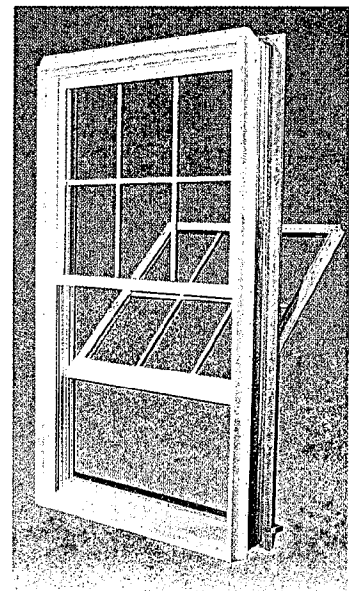
DETAILS:

- Vertical Section Thru



DETAILS:

- Horizontal Section Thru



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ATTENTION:

- Specifications and technical data are subject to change without notice.
- Allow 1/16" tolerance on all measurements.
- For wood or clad casing, frame expander and mullion trim dimensions and application suggestions see the Accessories section of this manual.
- For immediate answers to technical questions about Marvin products you may call our Architectural Hotline: 1-800-346-3363



Frame: Finger jointed edge-glued pine with clear interior liners kiln dried to a moisture content no greater than 12 percent at time of fabrication. Water repellent, preservative treated in accordance with ANSI/NWWDA I.S.4. Frame Thickness: 1 1/16 inch (17 mm). Frame Width: 4–9 1/16 inches (116 mm). Frame exterior clad with 0.055 inch (1.4 mm) thick extruded aluminum.

Sash: Clear pine kiln dried to a moisture content no greater than 12 percent at time of fabrication. Water repellent, preservative treated in accordance with ANSI/NWWDA I.S.4. Composite sash thickness: 1–5/16 inches (23 mm) for double hungs; 1–5/16 inches (23 mm) or 1–23/32 inches (44 mm) for picture units. Corners slot and tenoned. Sash exterior clad with 0.055 inch (1.4 mm) thick extruded aluminum. Removable exterior vinyl glazing bead. [Extruded aluminum glazing cap.]

Finish:

- A. Exterior: Kynar modified acrylic topcoat applied over a primer. Meets or exceeds AAMA 605.2 requirements. Color: [White] [Bahama Brown] [Pebble Gray] [Bronze].
- B. Interior: [Treated bare wood] [Acrylic latex prime coat, White].

Hardware:

- A. Balancing System: Coil spring block and tackle system with nylon cord and fiber filled nylon clutch.
- B. Track: Vinyl extrusion. Color: Beige [White] [Brown].
- C. Lock: High pressure zinc die-cast cam lock and keeper. Finish: [Phosphate coated and electrostatically painted. [Bronze] [White] baked enamel.] [Plated brass.]
- D. Sash Lift: [None] [High pressure zinc die-cast with finish matching lock].

Weatherstripping: Continuous, leaf-type weatherstrip on head jamb part stop which seals against top sash. Dual durometer double leaf at check rail. Bulb type dual durometer weatherstripping at bottom rail. Leaf type weatherstrip at vinyl hardware track.

Jamb Extensions: Available for various wall thicknesses. Factory installed.

Screens: Factory installed screens. 18 by 16 mesh. Screen cloth: [fiberglass; charcoal color] [aluminum; [charcoal color] [bright aluminum color]]. Aluminum frame. Frame Finish: [White] [Brown] [Pebble Gray] [Bronze].

Removable Grilles: [3/4 inch by 15/32 inch (19 mm by 12 mm)] [1–1/8 inches by 15/32 inch (29 mm by 12 mm)] pine.

- A. Pattern: [Rectangular] [Custom lite layout].

Simulated Divided Lites (SDL): [7/8 inch (22 mm)] [1–1/8 inches (29 mm)] wide. Exterior bars: 0.055 inch (1.4 mm) thick extruded aluminum. Interior bars: Pine. Bars adhered to glass with double coated acrylic foam tape.

- A. Pattern: [Rectangular] [Custom lite layout].

Glazing: Select quality complying with FS DD–G–451D. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E774.

A. Glazing Method:

1. Single Glazed
2. Insulating Glass [Altitude Adjusted]
3. Insulating Glass with Simulated Divided Lites [Altitude Adjusted]

B. Glass Type:

1. Clear
2. Bronze
3. Gray
4. Solarcool Bronze
5. Northern Low E
6. Southern Low E
7. Northern Low E with Argon
8. Southern Low E with Argon
9. Tempered
10. Laminated
11. Obscure

- C. Glazing Seal: Silicone bedding. Removable exterior stops.



Accessories and Trim:

A. Installation Accessories:

1. Vinyl Nailing Fin/Drip Cap: No. V119 for head jamb.
2. Vinyl Nailing Fin: No. V104 for side jambs; No. V084 for sill.
3. Installation Brackets: Size: [6 3/8 inch (162 mm)] [9 3/8 inch (238 mm)].

B. Aluminum Extrusions:

1. Profile: [Brick Mold] [Mullion Cover] [Frame Expander] [Mullion Expander] [Jamb Extender].
2. Finish: Kynar modified acrylic topcoat applied over a primer. Meets or exceeds AAMA 605.2 requirements. Color: [White] [Bahama Brown] [Pebble Gray] [Bronze].

Combination Storm Sash and Screen:

- A. Frame: 0.045 inch (1.1 mm) thick extruded aluminum with Kynar modified acrylic topcoat finish applied over a primer. Color: [White] [Bahama Brown] [Pebble Gray] [Bronze]. Rigid track to hold storm and screen panels.
- B. Hardware: Spring loaded locking pins to hold movable panel in position. Heavy metal clip locks upper and lower storm panels together.
- C. Weatherstripping: Dual durometer weatherstrip on center cross member seals against operating panel in closed position.
- D. Storm Panels: Select quality glass with aluminum frame. Finish: [White] [Brown] [Pebble Gray] [Bronze].
- E. Screen Panel: 18 by 16 mesh. Screen cloth: [fiberglass; charcoal color] [aluminum; [charcoal color] [bright aluminum color]]. Finish: [White] [Brown] [Pebble Gray] [Bronze].

Quality Assurance and Compliance: Units designed to comply with ANSI/NWDA I.S.2, Grade 40.

SIZING GUIDELINES

	Glass Size Maximum Width	Glass Size Maximum Height	Glass Size Maximum Sq. Ft.
IG	44"	48"	10
IG (3/16" Bz.)	44"	48"	9
Single Glass	44"	48"	12
Single Glass (3/16" Bz. or Temp.)	44"	48"	12
Single Glass w/Energy Panel	44"	48"	10
Single Glass w/Energy Panel (3/16" Bz. or Temp.)	44"	48"	9





BASIC UNIT – DIMENSION NEEDED

DIMENSION GIVEN	Daylight opening	Glass size each sash	Sash opening	OSM of frame	Rough opening	Masonry opening
	Width	Width	Width	Width	Width	Width
	Height	Height	Height	Height	Height	Height
Daylight opening		+1 1/16" +1 1/16"	+5 1/16" x 2 +8 1/8"	+6 7/16" x 2 +10 1/2"	+7 7/16" x 2 +11"	+6 15/16" x 2 +10 3/4"
Glass size each sash	-1 1/16" -1 1/16"		+4" x 2 +6"	+5 3/8" x 2 +8 3/8"	+6 3/8" x 2 +8 7/8"	+5 7/8" x 2 +8 5/8"
Sash opening	-5 1/16" -8 1/8" x .5	-4" -6" x .5		+1 3/8" +2 3/8"	+2 3/8" +2 7/8"	+1 7/8" +2 5/8"
OSM of frame	-6 7/16" -10 1/2" x .5	-5 3/8" -8 3/8" x .5	-1 3/8" -2 3/8"		+1" +1/2"	+1/2" +1/4"
Rough opening	-7 7/16" -11" x .5	-6 3/8" -8 7/8" x .5	-2 3/8" -2 7/8"	-1" -1/2"		-1/2" -1/4"
Masonry opening	-6 15/16" -10 3/4" x .5	-5 7/8" -8 5/8" x .5	-1 7/8" -2 5/8"	-1/2" -1/4"	+1/2" +1/4"	

Aluminum Screen	Width	Height
Rough Opening to OM	- 2 7/16"	- 2 1/16"
Glass* to OM	+ 3 15/16"	x2 + 6 13/16"
Grilles		
Glass* to Daylight Opening	- 1 1/16"	- 1 1/16"
Clad Combination		
Rough Opening to OM	- 2 3/8"	- 2"
Glass* to OM	+ 4"	(Glass Height x 2) PLUS 6 7/8"

* Glass size measurement conversions are valid for ONE lite units only.

1 3/8" PICTURE – DIMENSION NEEDED

DIMENSION GIVEN	Daylight opening	Glass size	OSM of frame	Rough opening	Masonry opening
	Width	Width	Width	Width	Width
	Height	Height	Height	Height	Height
Daylight opening		+1 1/16" +1 1/32"	+6 7/16" +8 23/32"	+7 7/16" +9 7/32"	+6 15/16" +8 31/32"
Glass size	-1 1/16" -1 1/32"		+5 3/8" +7 11/16"	+6 3/8" +8 3/16"	+5 7/8" +7 15/16"
OSM of frame	-6 7/16" -8 23/32"	-5 3/8" -7 11/16"		+1" +1/2"	+1/2" +1/4"
Rough opening	-7 7/16" -9 7/32"	-6 3/8" -8 3/16"	-1" -1/2"		-1/2" -1/4"
Masonry opening	-6 15/16" -8 31/32"	-5 7/8" -7 15/16"	-1/2" -1/4"	+1/2" +1/4"	

Grilles	Width	Height
Rough Opening to Daylight Opening — 1 3/8" Sash	- 7 7/16"	- 9 7/32"

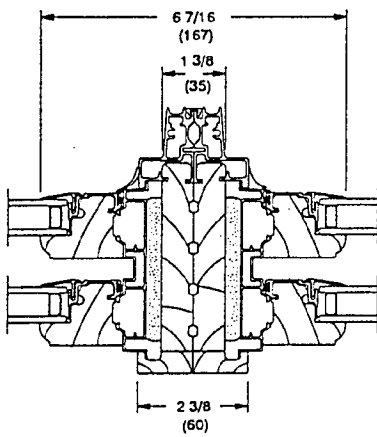
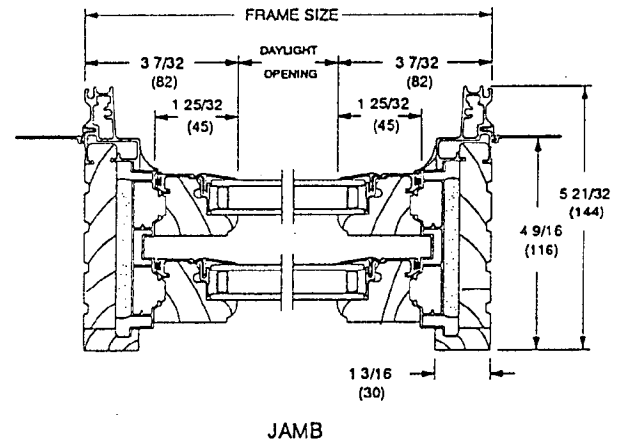
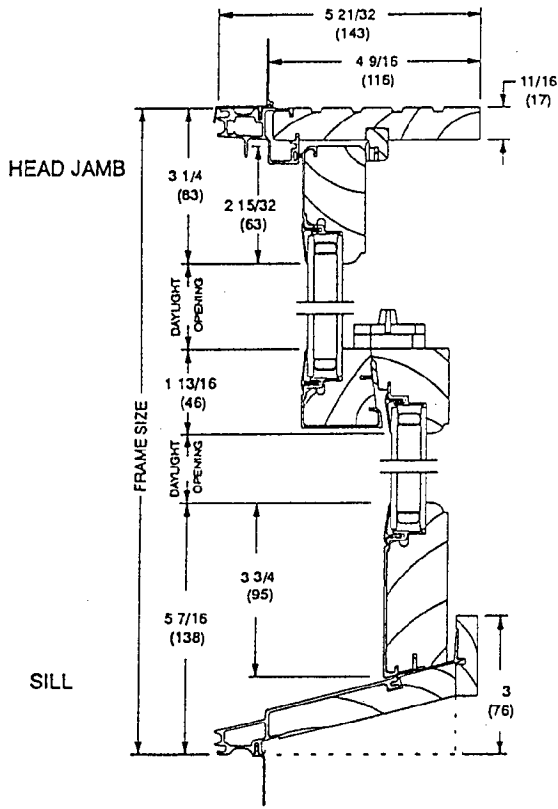


CLAD DOUBLE HUNG



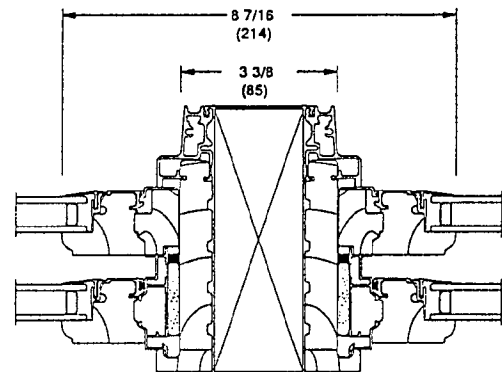
SECTION DETAILS

SCALE: 3" = 1' 0"



VERTICAL MULLION

STANDARD SPACE MULLS CONSIST OF INTERMITTENT BLOCKING.



2" SPACE MULL

Note: Space mulls are available in a vertical or horizontal mull but can not be installed in the same assembly.

When two or more units are mull together with a space between and the jamb extension surrounds the entire unit it is a space mull.

When two or more units are mull together with a space between and the jamb extension surrounds each unit separately, providing space for a support member between the units, it is a stud pocket.

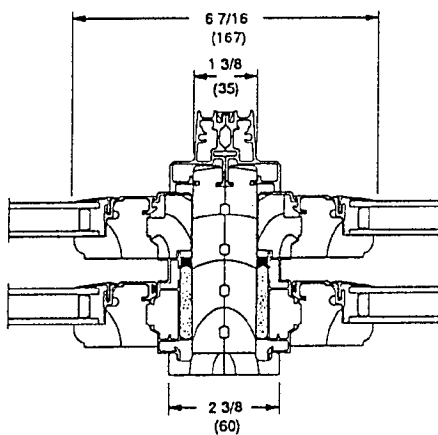
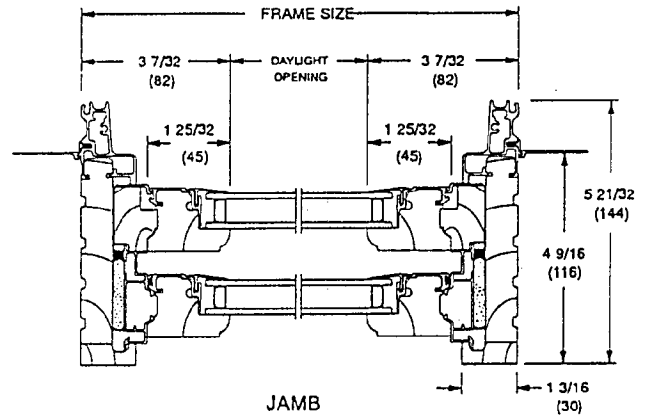
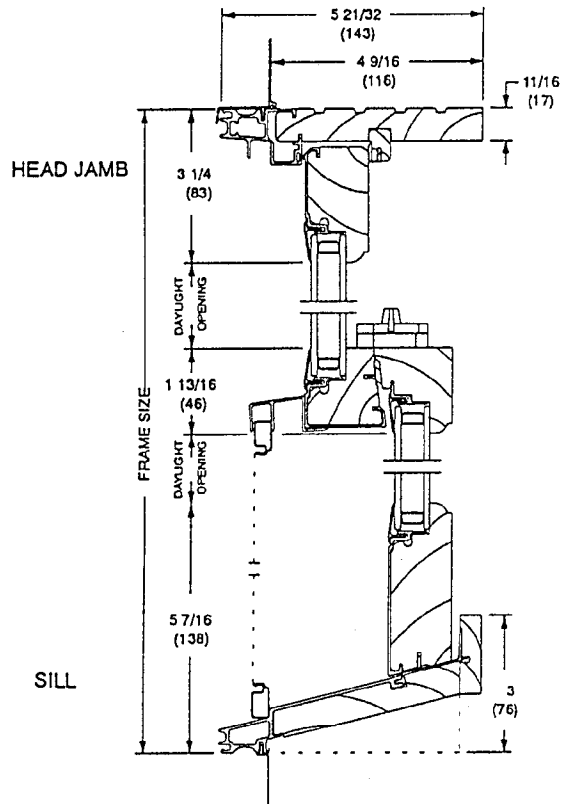


CLAD SINGLE HUNG

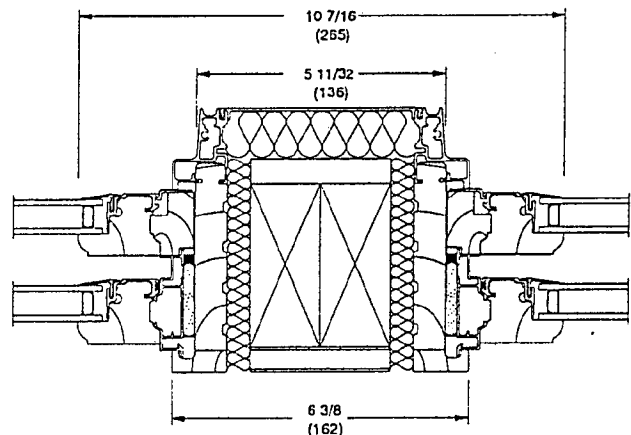


SECTION DETAILS

SCALE: 3" = 1' 0"



VERTICAL MULLION



4" STUD POCKET

NOTE: Stud pockets are available in a vertical or horizontal application but can not be installed in the same assembly.

When two or more units are mullied together with a space between and the jamb extension surrounds the entire unit it is a space mull.

When two or more units are mullied together with a space between and the jamb extension surrounds each unit separately, providing space for a support member between the units, it is a stud pocket.



CLAD DOUBLE HUNG

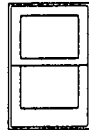


BASIC UNIT ELEVATIONS

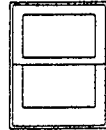
SCALE: 1/4" = 1' 0"

Max. Opp.	1-9 7/8 (556)	2-1 7/8 (657)	2-5 7/8 (759)	2-7 7/8 (810)	2-9 7/8 (860)
Rgh. Opp.	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)
Frame Size	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)
Sash Opp.	1-8 (508)	2-0 (610)	2-4 (711)	2-6 (762)	2-8 (813)
Glass Size	16" (406)	20" (508)	24" (610)	26" (660)	28" (711)

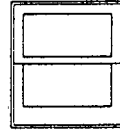
2-8 5/8 (829)
2-8 7/8 (835)
2-8 3/8 (822)
2-6 (762)
12" (309)



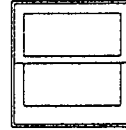
CDH1612



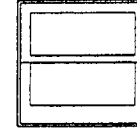
CDH2012



CDH2412



CDH2612

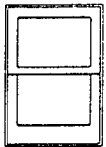


CDH2812

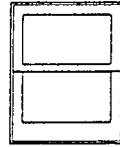
3-0 5/8 (930)
3-0 7/8 (937)
3-0 3/8 (924)
2-10 (864)
14" (356)



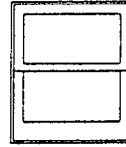
CDH1614



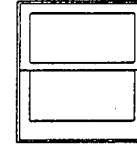
CDH2014



CDH2414

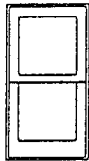


CDH2614

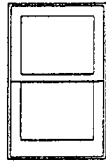


CDH2814

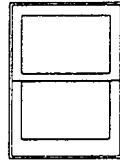
3-4 5/8 (1,032)
3-4 7/8 (1,039)
3-4 3/8 (1,026)
3-2 (965)
15" (406)



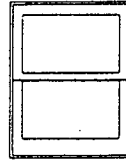
CDH1616



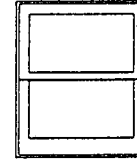
CDH2016



CDH2416

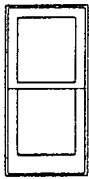


CDH2616

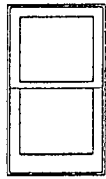


CDH2816

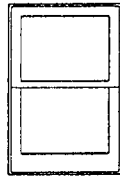
3-8 5/8 (1,133)
3-8 7/8 (1,140)
3-8 3/8 (1,127)
3-6 (1,067)
18" (457)



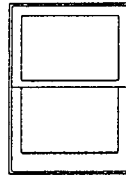
CDH1618



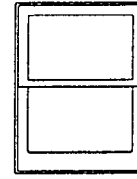
CDH2018



CDH2418

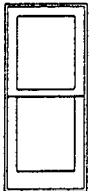


CDH2618

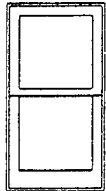


CDH2818

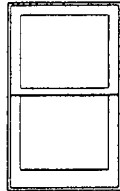
4-0 5/8 (1,235)
4-0 7/8 (1,241)
4-0 3/8 (1,229)
3-10 (1,168)
20" (508)



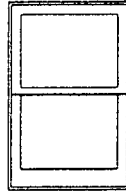
CDH1620



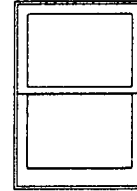
CDH2020



CDH2420



CDH2620



CDH2820



CLAD DOUBLE HUNG

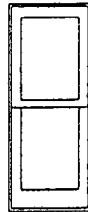


BASIC UNIT ELEVATIONS

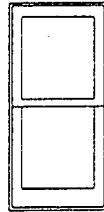
SCALE: 1/4" = 1' 0"

Mas. Opp.	1-9 7/8 (556)	2-1 7/8 (657)	2-5 7/8 (759)	2-7 7/8 (810)	2-9 7/8 (860)
Rgh. Opp.	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)
Frame Size	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)
Sash Opp.	1-8 (508)	2-0 (610)	2-4 (711)	2-6 (762)	2-8 (813)
Glass Size	16" (406)	20" (508)	24" (610)	26" (660)	28" (711)

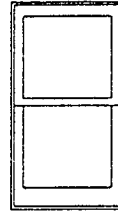
4-4 5/8 (1,337)
4-4 7/8 (1,343)
4-4 3/8 (1,330)
4-2 (1,270)
22"



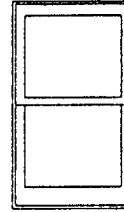
CDH1622



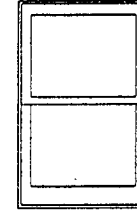
CDH2022



CDH2422

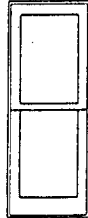


CDH2622

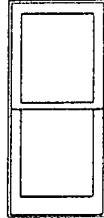


CDH2822

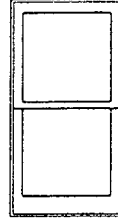
4-8 5/8 (1,438)
4-8 7/8 (1,445)
4-8 3/8 (1,432)
4-6 (1,372)
24" (610)



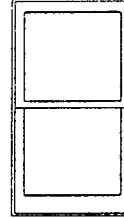
CDH1624



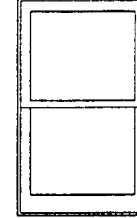
CDH2024



CDH2424

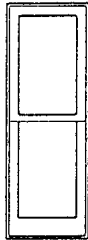


CDH2624

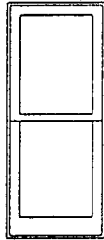


CDH2824

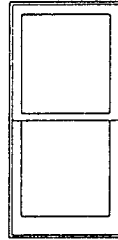
5-0 5/8 (1,540)
5-0 7/8 (1,546)
5-0 3/8 (1,534)
4-10 (1,473)
26" (660)



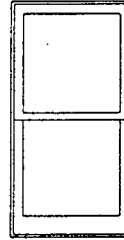
CDH1626



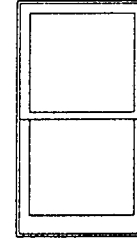
CDH2026



CDH2426

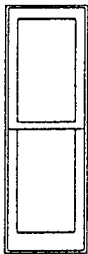


CDH2626

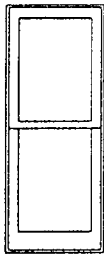


CDH2826

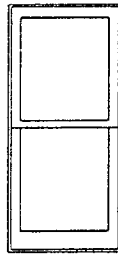
5-4 5/8 (1,641)
5-4 7/8 (1,646)
5-4 3/8 (1,635)
5-2 (1,575)
28" (711)



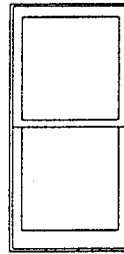
CDH1628



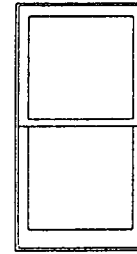
CDH2028



CDH2428



CDH2628



CDH2828



Glass size to Daylight Opening:

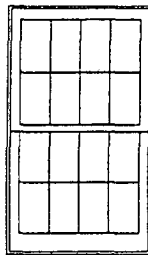
- a) Glass size width MINUS 1 1/16" = Daylight Opening Width
- b) Glass size height MINUS 1 1/16" = Daylight Opening Height

Overall width of:

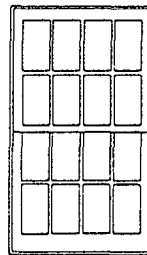
- a) Removable grille Series 50, (3/4"); Series 60, (1 1/8")
- b) Single glaze 7/8" ADL muntin (wood sash)
- c) Insulating 1 7/16" ADL muntin (wood sash)
- d) Simulated Divided Lites (SDL) single glaze 7/8" and SDL insulating 1 1/8" (wood sash)

To calculate Daylight Opening of individual lites

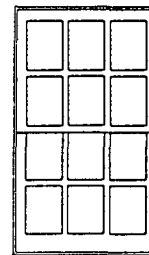
Example: CDH3228 with Single Glaze Muntin



CDH3228
4W2H
#50 Grille



CDH3228
4W2H
Single Glaze
ADL Muntin
and SDL 7/8"



CDH3228
3W2H
Insulating ADL
Muntin, #60 Grille
or SDL 1 1/8"

CDH3228 – Glass size 32" x 28"

Single glazing

32"
-1 1/16" Glass size width
to Daylight Opening

30 15/16"
-2 5/8" Daylight Opening
Three muntin bars

28 5/16" divided by 4 = 7 1/16"

28"
-1 1/16" Glass size height
to Daylight Opening

26 15/16"
- 7/8" Daylight Opening
One muntin bar

26 1/16" divided by 2 = 13 1/32"

Individual Daylight Openings: 7 1/16" x 13 1/32"

CLAD DOUBLE HUNG



STANDARD GRILLE, AUTHENTIC AND SIMULATED DIVIDED LITES –
 OPERATING UNITS
 NOT TO SCALE

7/8" SINGLE GLAZE AUTHENTIC DIVIDED LITES
 7/8" SIMULATED DIVIDED LITES
 3/4" GRILLES

1 7/16" INSULATING GLASS AUTHENTIC DIVIDED LITES
 1 1/8" SIMULATED DIVIDED LITES
 1 1/8" GRILLES

	2W	3W	3W	3W	3W	4W	4W	4W	
2H									
	1812	2812	2412	2612	2812	3012	3212	3612	4012
2H									
	1814	2814	2414	2614	2814	3014	3214	3614	4014
2H									
	1816	2816	2416	2616	2816	3016	3216	3616	4016
2H									
	1818	2818	2418	2618	2818	3018	3218	3618	4018
2H									
	1820	2820	2420	2620	2820	3020	3220	3620	4020
2H									
	1822	2822	2422	2622	2822	3022	3222	3622	4022
2H									
	1824	2824	2424	2624	2824	3024	3224	3624	4024
2H									
	1826	2826	2426	2626	2826	3026	3226	3626	4026
2H									
	1828	2828	2428	2628	2828	3028	3228	3628	4028
2H									
	1830	2830	2430	2630	2830	3030	3230	3630	4030
3H									
	1832	2832	2432	2632	2832	3032	3232	3632	4032
3H									
	1834	2834	2434	2634	2834	3034	3234	3634	4034
3H									
	1836	2836	2436	2636	2836	3036	3236	3636	4036

	2W	2W	3W	3W	3W	3W	3W	3W	4W
1H									
	1812	2012	2412	2612	2812	3012	3212	3612	4012
1H									
	1814	2014	2414	2614	2814	3014	3214	3614	4014
1H									
	1816	2016	2416	2616	2816	3016	3216	3616	4016
2H									
	1818	2018	2418	2618	2818	3018	3218	3618	4018
2H									
	1820	2020	2420	2620	2820	3020	3220	3620	4020
2H									
	1822	2022	2422	2622	2822	3022	3222	3622	4022
2H									
	1824	2024	2424	2624	2824	3024	3224	3624	4024
2H									
	1826	2026	2426	2626	2826	3026	3226	3626	4026
2H									
	1828	2028	2428	2628	2828	3028	3228	3628	4028
2H									
	1830	2030	2430	2630	2830	3030	3230	3630	4030
3H									
	1832	2032	2432	2632	2832	3032	3232	3632	4032
3H									
	1834	2034	2434	2634	2834	3034	3234	3634	4034
3H									
	1836	2036	2436	2636	2836	3036	3236	3636	4036



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19215 Blunt Avenue Meeting Date: 09/16/94
Resource: Germantown Historic District HAWP: Alterations/
Addition
Case Number: 19/13-94A Tax Credit: No
Public Notice: 08/31/94 Report Date: 09/07/94
Applicant: Raymond & Julie Howar Staff: Patricia Parker
PROPOSAL: Rear Addition RECOMMEND: Defer

BACKGROUND

This proposal is to construct a substantial frame addition at the rear of an 1890's Gothic Revival style two-story clapboard structure in the Germantown Historic District. The house fronts on Mateny Hill Road and is a contributing structure in the historic district.

This structure, a two-story, three bay, center gable was built for a Mr. Rayfield, pastor of the Germantown Baptist Church in the 1890's. It has a center entry with transom and sidelights. The front porch has an ornamental balustrade.

The house enjoys a substantial set-back from the street amidst mature trees and outbuildings. The structure is located at the intersection of two rural streets, Mateny Hill Road and Blunt Avenue. The proposed addition, significant in size, would be visible from both streets, even though it is mostly contained in the rear of the property. The new addition will almost double in size the floor area of the existing structure.

Specifically:

1) The two-story frame addition, sheathed in German lap siding to match the existing, would be approximately 25' wide by 22' deep.

2) A side covered porch approximately 17' long by 9' wide would be constructed fronting Blunt Avenue.

3) A new uncovered deck would also be constructed at the side of the property for access to the covered porch, mudroom and family room.

4) New columns, lattice and railing on the new side porch would be constructed to match the front porch details.

- 5) A new brick fireplace is proposed.
- 6) Removal of a significant tree specimen.

STAFF DISCUSSION

The applicants propose to remove a 1950's rear addition, with metal awning and metal handrail, and in its place construct a 25' by 22' wood sided addition, covered porch and deck. The new addition would be two stories; the covered porch would be one story and the deck uncovered.

Staff has a number of concerns about this application - some of which relate to confusing or incomplete portions of the submission. For example, window openings in the 1890's structure have metal casement windows on the Blunt Avenue side and 1/1 on the front elevation. However, the application shows 6/6 windows on the front elevation of the existing house. It is not clear if this is a proposed change or a drafting error.

A site visit further indicates that replacement of latticework at the right side under the porch has occurred. This existing treatment is different than that shown in the proposal. Staff feels that as part of construction, this area of latticework at the front of the property should be re-worked to match the latticework at the left under the porch floor and as shown on the submitted plans.

Finally, the application has not given sufficient detail about such matters as roofing material and window and door types and materials. Staff, therefore, can not comment on these issues and would ask that additional information be submitted.

In terms of the rear addition, staff applauds the applicant's decision to orient the addition to the rear of the structure and to use wood lap siding as sheathing. However, staff is concerned that the new addition is undifferentiated from the existing historic house. The new addition could be recessed somewhat from the exterior wall of the existing structure on the east and west elevations, and a change in the height of the roof of the addition might also help to differentiate the old from the new.

Staff finds the choice of openings, both size and configuration for windows in the new addition problematic. Some are incompatible with the style and period of the structure - particularly the large "picture window" type openings. The HPC may choose to comment further on this issue. Staff notes that most window openings on the east elevation have shutters; whereas, windows on the west elevation which front a principal street are without shutters. This is a confusing treatment for the structure, but may also be a drafting error. More clarification is needed.

The outside wall of the existing fireplace is corbeled. A new brick fireplace is proposed at the rear of the property to match the existing. Staff finds this appropriate.

The front porch railing is composed of splayed pickets and columns are round without ornamentation. The applicants propose that the new side porch balustrade match that of the front porch. Columns and latticework are to match. Staff is in agreement with the applicants on this point.

Finally, staff finds it unfortunate that a large tree specimen - even though it is a pine tree - must be removed. The applicant might consider making the addition shallower to avoid the taking of the tree.

STAFF RECOMMENDATION

In summary, staff recommends that the applicant continue to study the proposed addition. Staff feels that an addition to this structure is very possible. Staff suggests that the HPC defer final consideration of this application to provide additional time for the applicants to revise the proposal and to provide greater detail. Major issues which should be addressed are:

- o The new addition should be differentiated from the old. It may be possible to do this by recessing it from the exterior walls and/or by dropping the roof height.
- o Re-submission of the proposal with sufficient details about the roof materials and the window and door openings/materials. The size and type of openings in the addition should be similar to those in the existing historic house.
- o Consider re-working the footprint of the addition to avoid taking of the pine tree.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 768195

NAME OF PROPERTY OWNER Raymond & Julie Howard TELEPHONE NO. 301-353-9385
(Contract/Purchaser) (Include Area Code)

ADDRESS 19215 BLUNT AVE BERMANTOWN MD 20874
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY TRACY BOND CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 703-476-3900
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 19215 Street BLUNT AVE

Town/City BERMANTOWN Election District _____

Nearest Cross Street MATENEY Hill RD.

Lot _____ Block _____ Subdivision _____

Liber 5369 Folio 185 Parcel P-222

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4)	Other	

1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000 - 30,000 EST.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input type="checkbox"/> WSSC	02 <input checked="" type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revoceble Letter Required).

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 of owner or authorized agent (agent must have signature notarized on back) _____ Date 08-21-94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9408220068 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED _____

4

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

REAR ADDITION ONTO EXISTING BUILDING AND REMOVAL OF PREVIOUS ADDITION (AREA) 1950. THE BUILDING IS PRESENTLY A THREE (3) BEDROOM HOUSE AND IS AN HISTORIC SITE

THE BUILDING SITS ON APPROXIMATELY .544 ACRES

AND HAS (2) TWO DETACHED STRUCTURES TO THE SITE.

THIS HOUSE IS A TYPICAL GERMAN CLADBOARD BUILT IN THE

1890'S AND HAS SEEN SEVERAL RENOVATIONS AND ADDITIONS OVER

THE YEARS.

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

THE PROPOSED PROJECT WOULD ENCOMPASS A SIGNIFICANT ADDITION TO THE REAR OF THE STRUCTURE (ADDING) 2 BEDROOMS, FAMILY ROOM, REAR PORCH & DECK. THE ADDITION WILL IMPROVE THE OVERALL BALANCE OF THE PROPERTY (BUILDING) AND COMPLETE ALL PREVIOUS ADDITIONS THAT WAS DONE IN 1950.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

AS STATED, THE ADDITIONS WILL BALANCE OUT THIS BUILDING. THERE WILL
BE NO CHANGES TO THE FRONT OF THE PROPERTY. EXTENSION SIDING WILL
BE GERMAN CHAMBERS AND CONSISTENT WITH EXISTING EXTERIOR.
THERE WILL BE ONE (1) TREE THAT WILL HAVE TO BE REMOVED, AND IT IS
A COLONIAL SPACE.

- b. the relationship of this design to the existing resource(s):

THE NEW DESIGN WILL BALANCE THE REAR PORTION OF
THE BUILDING, BY REMOVING AN OLDER ADDITION AND
ADDING MASS & BALANCE TO THE BUILDING

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

IT WILL IMPROVE THE VISUAL BALANCE OF THE BUILDING.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name AJ & DEB FORST.
 Address 19310 MATERNY HILL RD
 City/Zip GERMANTOWN, MD. 20874
2. Name M. JIM RHODES
 Address 19217 BLEUNT AVE
 City/Zip GERMANTOWN, MD.

3.

Name CSX Corp.

Address 100 N. CHARLES ST.

City/Zip Baltimore, MD. 21201

4.

Name MONTGOMERY County Gov.

Address 51 MONROE ST.

City/Zip Rockville, MD. 20855

5.

Name _____

Address _____

City/Zip _____

6.

Name _____

Address _____

City/Zip _____

7.

Name _____

Address _____

City/Zip _____

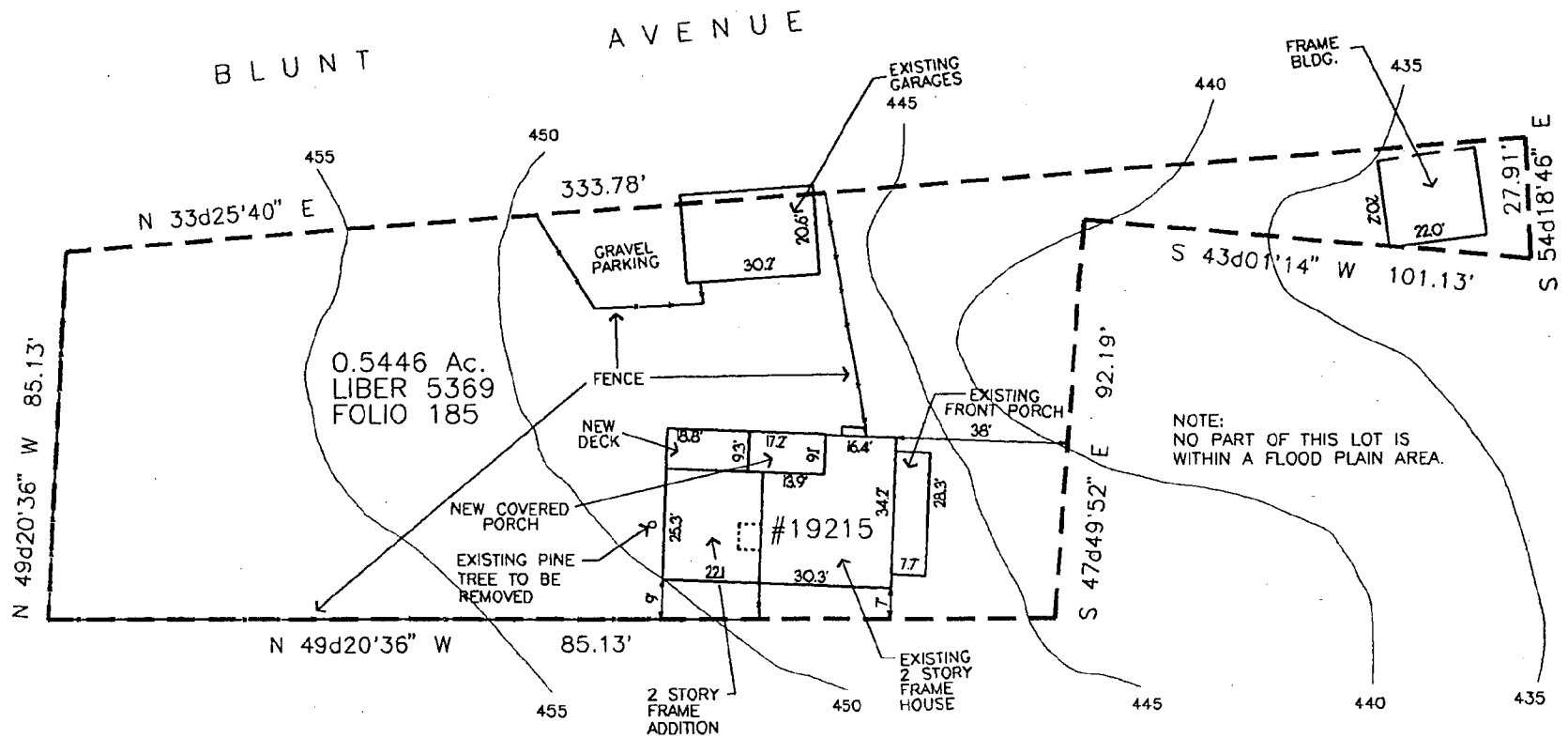
8.

Name _____

Address _____

City/Zip _____

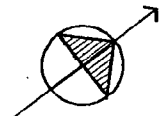
1757E



HOUSE LOCATION
LIBER 5369 FOLIO 185
PROPERTY OF
H.K.&C.M. MITCHELL
MONTGOMERY CO., MD.
AREA: 0.5446 ACRES

MODERN PERSPECTIVES
TRACY LEIGH BOND
VIENNA, VIRGINIA

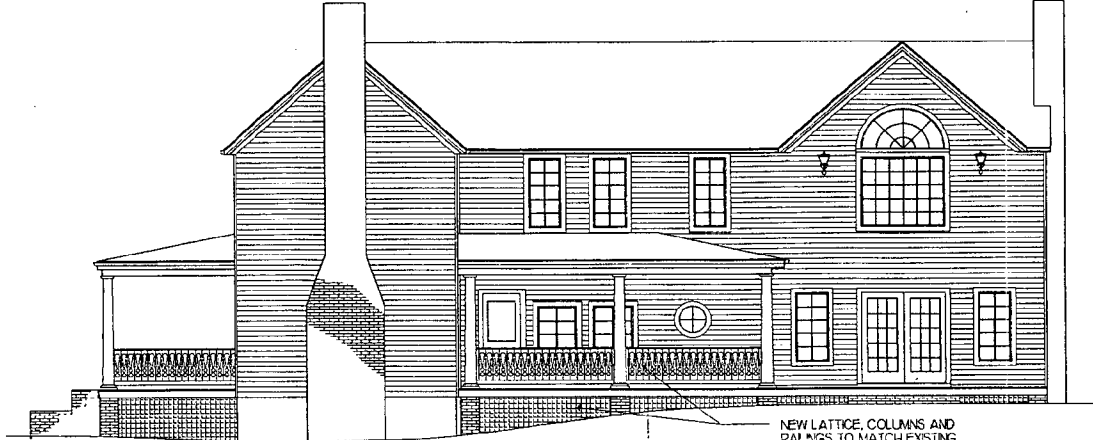
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(b)



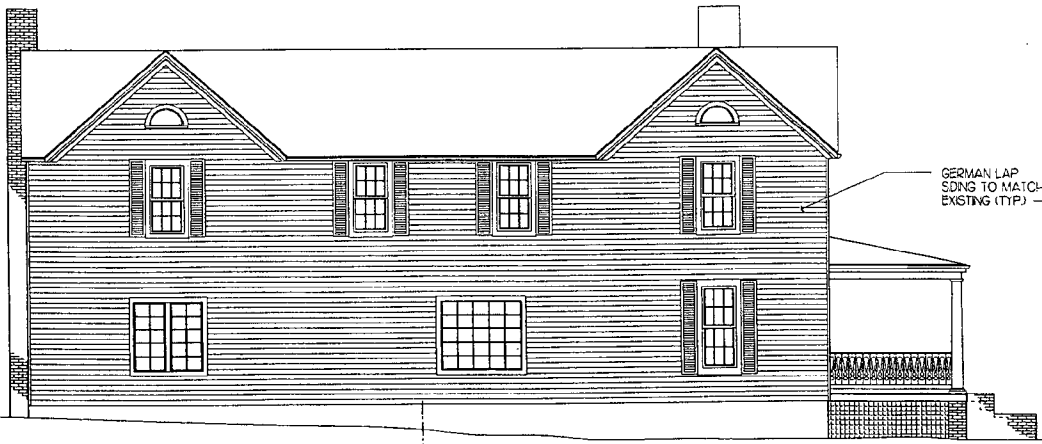
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NTS



2 SIDE ELEVATION - WEST
NTS

NEW LATTICE, COLUMNS AND
RAILINGS TO MATCH EXISTING

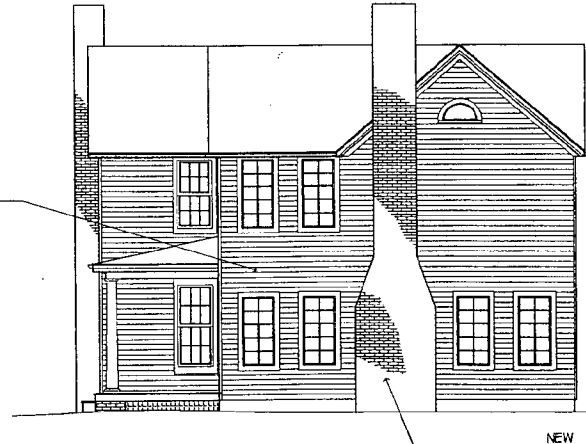
EXISTING NEW



3 SIDE ELEVATION - EAST
NTS

EXISTING NEW

GERMAN LAP
SIDING TO MATCH
EXISTING (TIP)



4 REAR ELEVATION
NTS

NEW
NEW BRICK FIREPLACE
TO MATCH EXISTING
BRICK.

TLB
0600 PM
1/4/84
C:\WORK\SK-4A
07/02/84
PLOT SCALE

SK-4A
COMPUTER AIDED DESIGN NETWORK

Tracy Lash Dool
2780 Park Road
703-938-8000

AS-BUILT DRAWINGS

HOWAR RESIDENCE
19215 BLUNT AVE.
GERMANTOWN, MARYLAND

Project: 0408

Revisions:

ISSUED FOR REVIEW -
08/15/84

**EXTERIOR
ELEVATIONS**

Scale: 1/4" = 1'-0"
Drawn: TLB
Checked: TLB
Date: 07/02/84

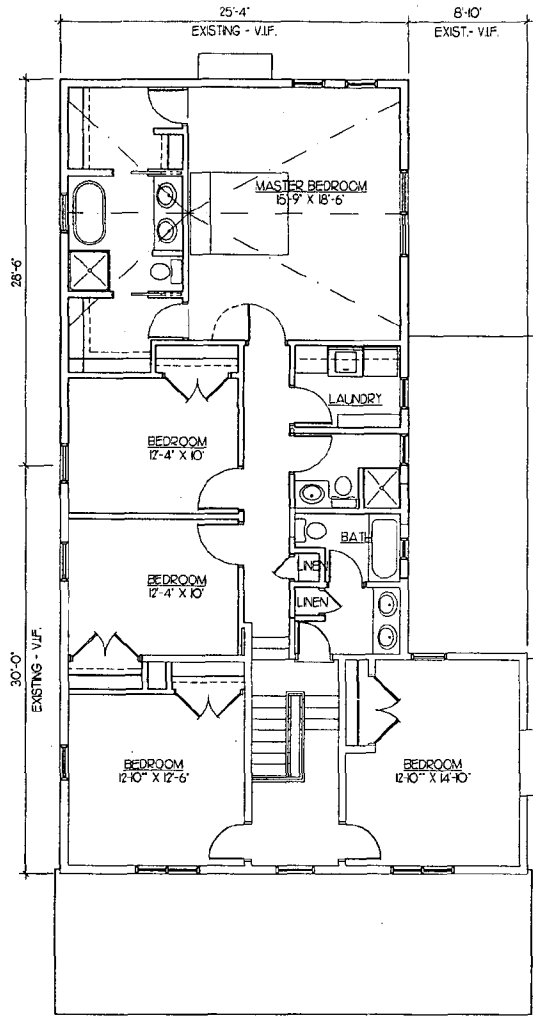
SK-4A

Sheet 2 of 2

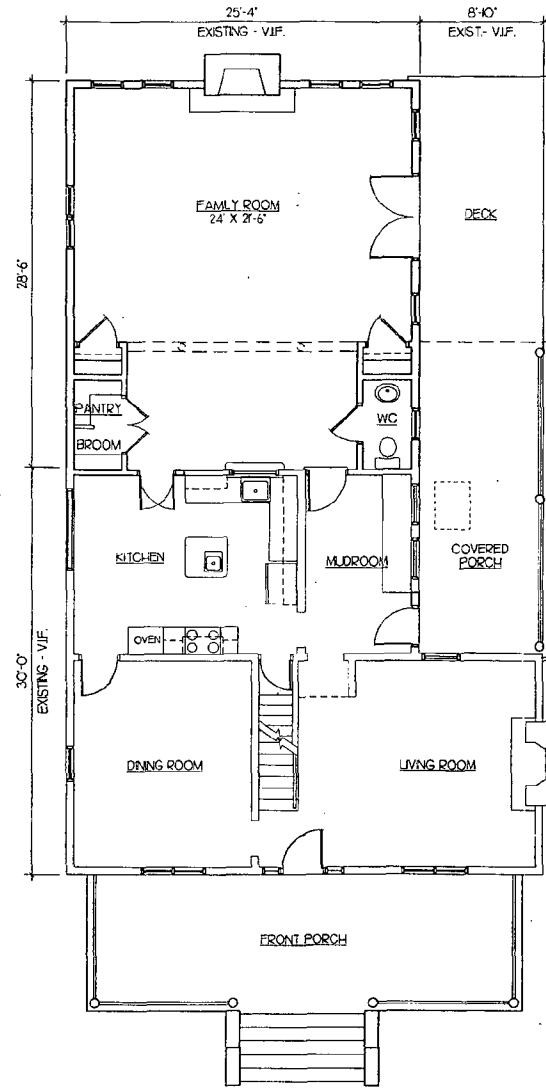
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 01/16/94
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 1/16

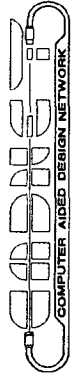
11



② SECOND FLOOR
 NTS



① FIRST FLOOR
 NTS



COMPUTER AIDED DESIGN NETWORK
 Terry Leigh Book
 2790 Park Court - Vienna, Virginia
 703-838-0022

AS-BUILT DRAWINGS:

HOWAR RESIDENCE
 19215 BLUNT AVE.
 GERMANTOWN, MARYLAND

Project: 0406

Revisions:

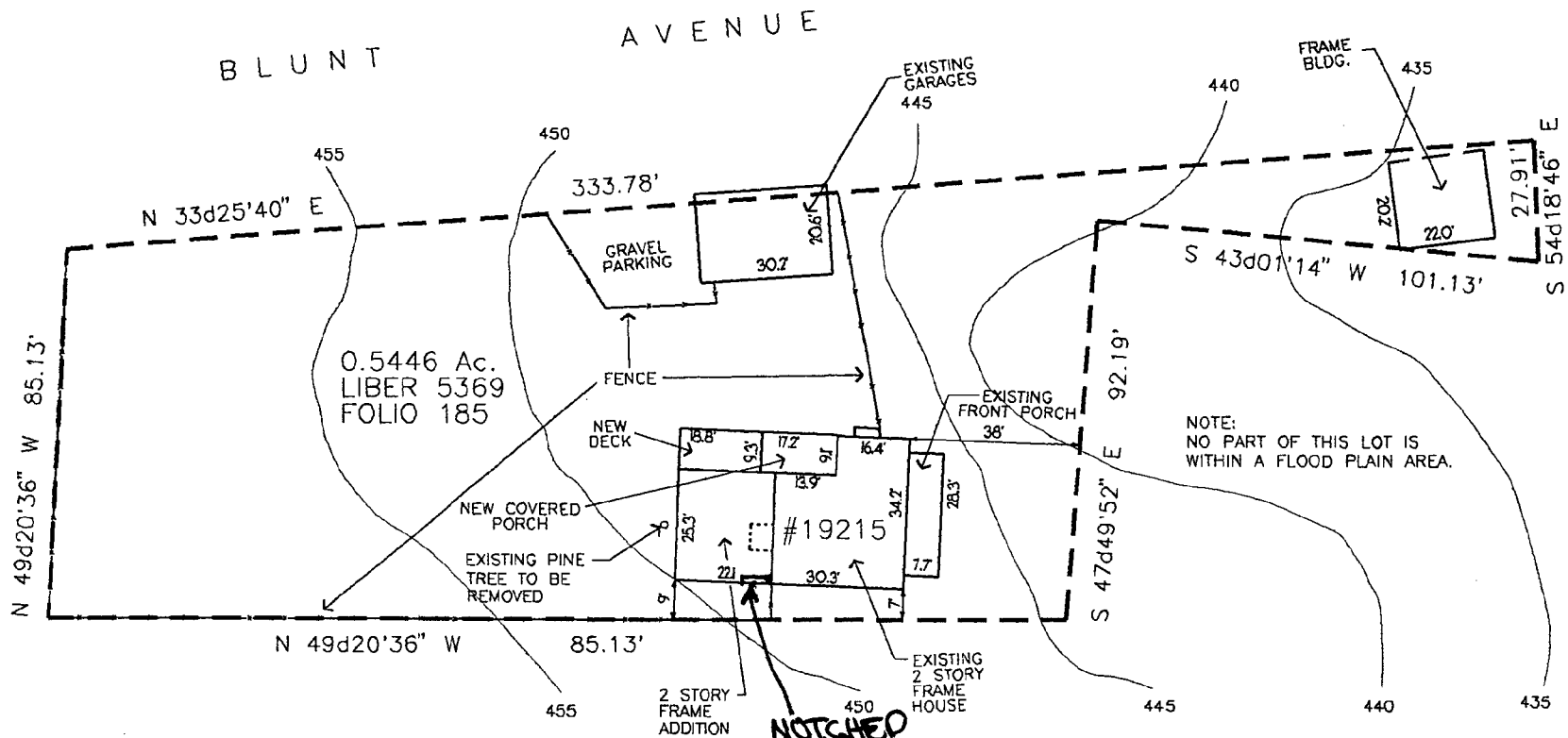
ISSUED FOR REVIEW -
 08/16/94

FLOOR
 PLANS

Scale: NTS
 Drawn: TLF
 Checked: TLF
 Date: 7/18/94

SK-4

Sheet 1 of 2

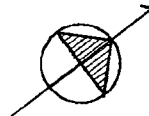


NOTE:
NO PART OF THIS LOT IS
WITHIN A FLOOD PLAIN AREA.

**NOTCHED
WALL
PER HPC/PLP
SEE PLAN 2X-5**

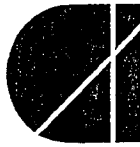
HOUSE LOCATION
LIBER 5369 FOLIO 185
PROPERTY OF
H.K.&C.M. MITCHELL
MONTGOMERY CO., MD.
AREA: 0.5446 ACRES

MODERN PERSPECTIVES
TRACY LEIGH BOND
VIENNA, VIRGINIA



AUGUST 12, 1994
SCALE: 1" = 40'

ARCHITECTURE, INC.
 1801 Alexander Bell Drive
 Suite 640
 Reston, VA 22091
 (703) 476-3900



Job No.

Date 9.21.94

LETTER OF TRANSMITTAL

MARYLAND NATIONAL
CAPITAL PARK & PLANNING
COMMISSION

Sent Via: Our Messenger
 Your Messenger
 First Class Mail
 FedEx Priority / Standard
 UPS - Air / Ground
 Fax - Orig to Follow Yes/No

ATTENTION: FAT PARKER

RE: HOWARD RESIDENCE

Transmitted: Prints Shop Drawings Tracings Specs Sepias Other

Copies	Sheet #	Description
2500		EXISTING PLANS
		PROPOSED PLANS
		PROPOSED ELEVATION
2000		WINDOWS - MW WINDOWS
		MARVIN WINDOWS

For Your Use Per Your Request Review and Return Copies

REMARKS: THE WINDOWS ARE AN EXAMPLE OF THE
TYPE THE HOWARDS WOULD LIKE TO USE
FOR THE ADDITION.
IF YOU HAVE ANY QUESTIONS OR COMMENTS
PLEASE CALL ME @ 703.476.3900.

CC: From: TRACY BOND

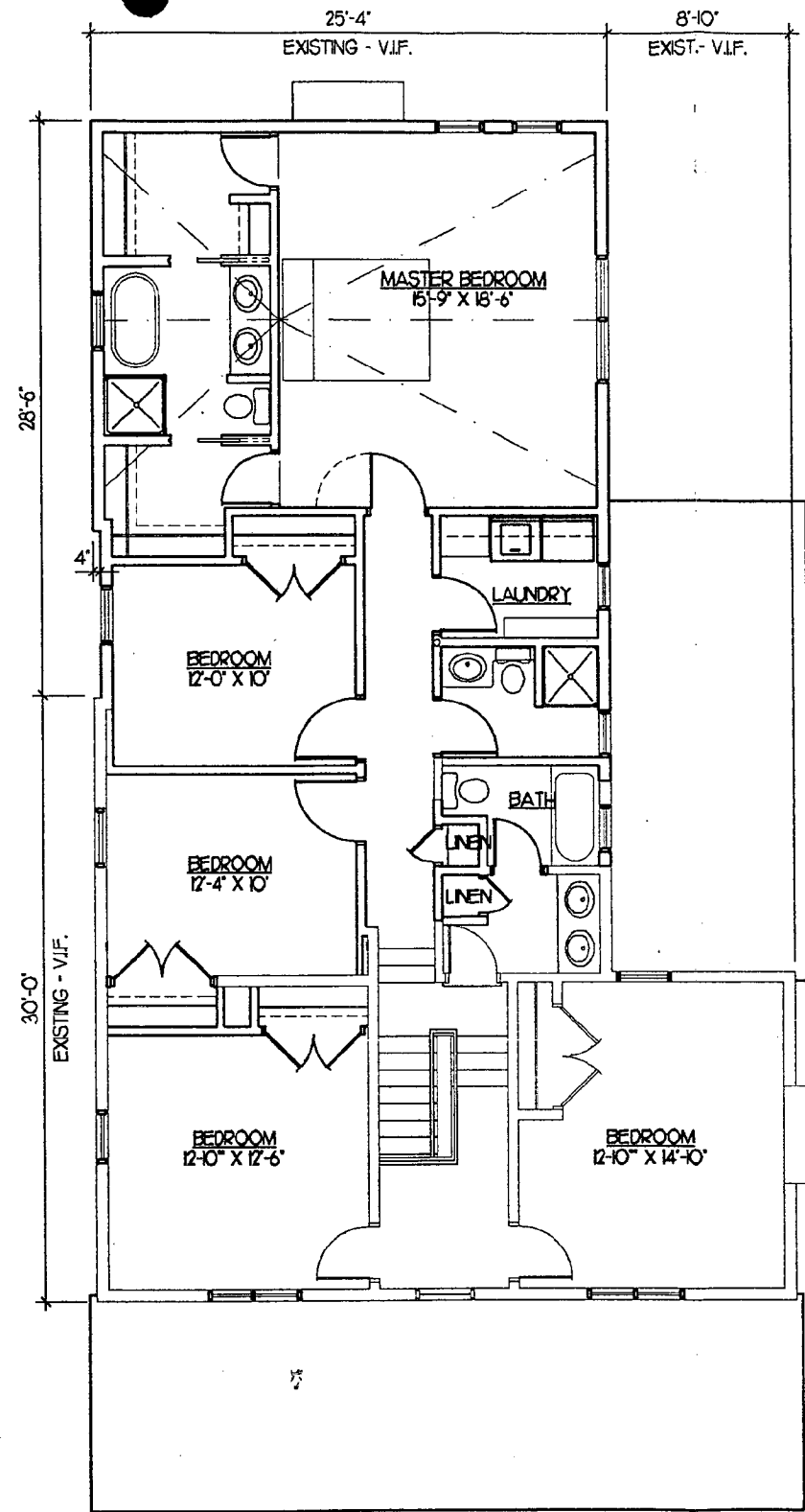
PAT —

HERE IS THE
REVISED FIRST FLOOR
PLAN.

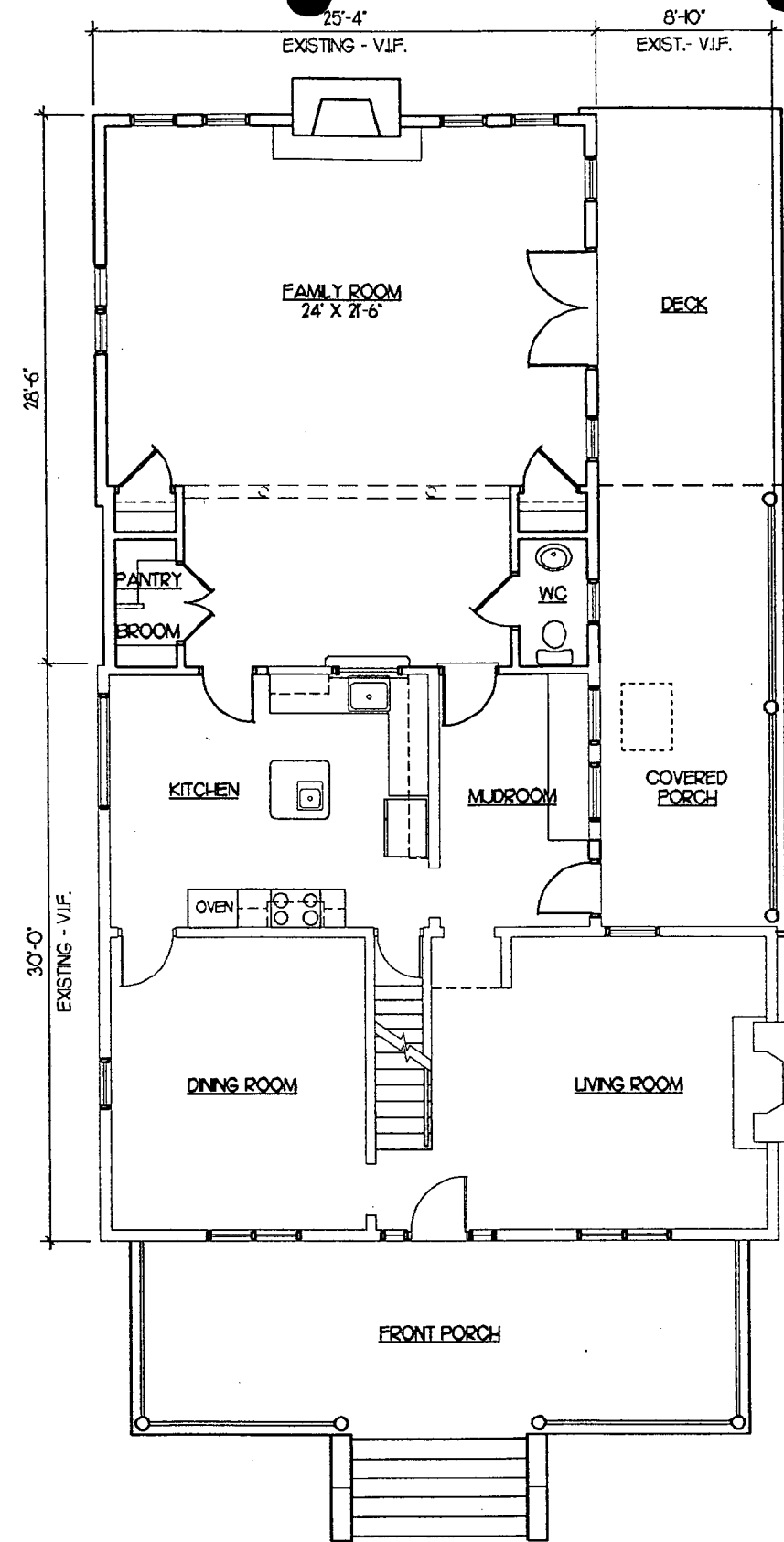
TRACT

703.476.3900

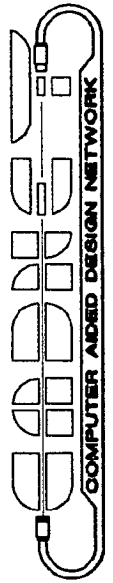
C194061SK-5
 09/18/94
 TLB
 0:00 PM
 1/4" = 1'



2 SECOND FLOOR
 NTS



1 FIRST FLOOR
 NTS



Tracy Leigh Bond
 2700 Farba Court - Vienna, Virginia
 703-938-9042

AS-BUILT DRAWINGS

HOWAR RESIDENCE
19215 BLUNT AVE.
 GERMANTOWN, MARYLAND

Project: 8406

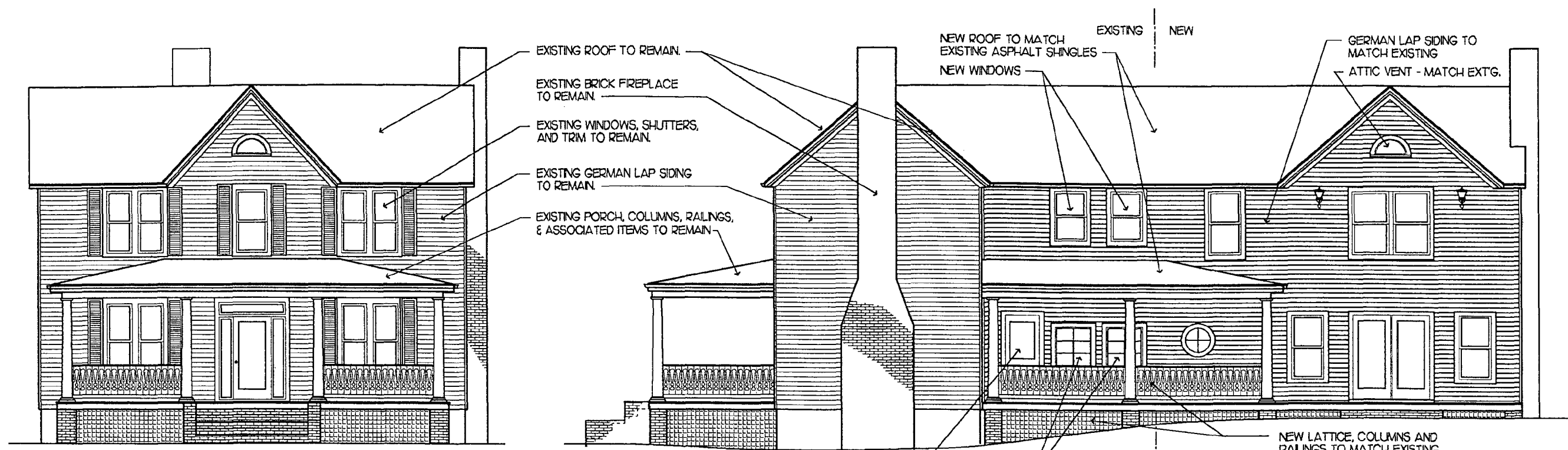
Revisions:

ISSUED FOR REVIEW -
 09/20/94
 ISSUED FOR REVIEW -
 08/15/94

**FLOOR
 PLANS**

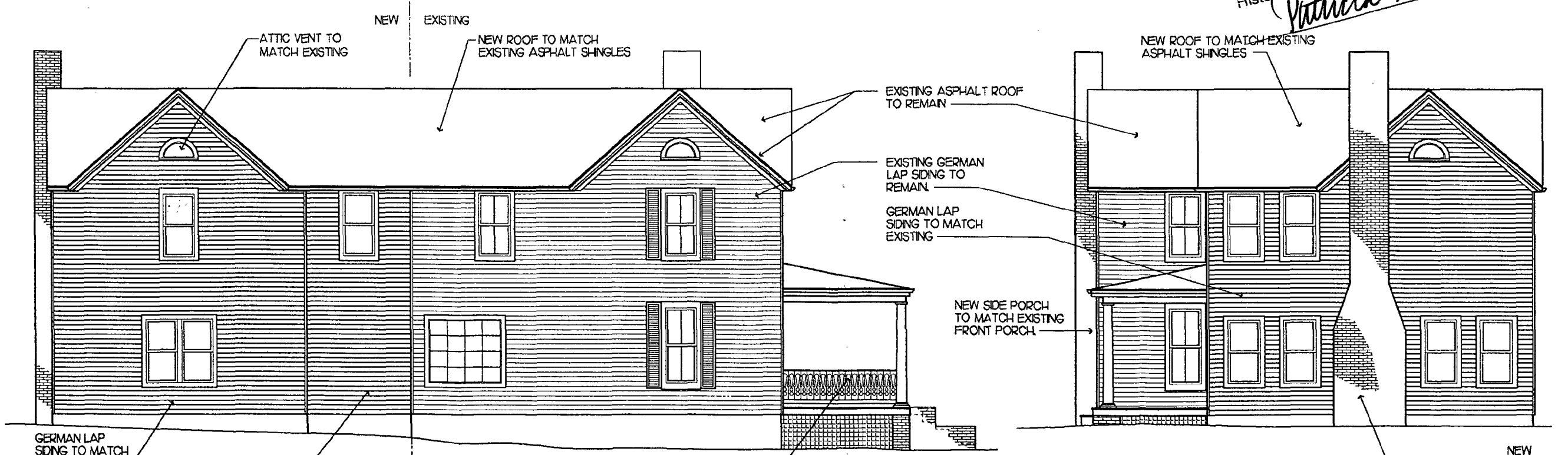
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 Drawn: TLB
 Checked: TLB
 Date: 9/18/94

SK-5



1 FRONT ELEVATION - NORTH
NTS

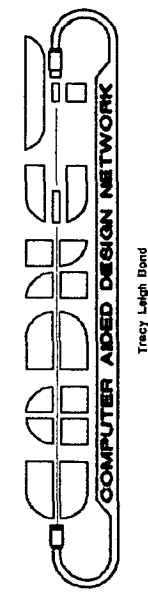
2 SIDE ELEVATION - WEST
NTS



3 SIDE ELEVATION - EAST
NTS

4 REAR ELEVATION
NTS

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker



Treacy Leigh Bond
2790 Fairfax Court - Vienna, Virginia
703-928-9062

AS-BUILT DRAWINGS

HOWAR RESIDENCE
19215 BLUNT AVE.
GERMANTOWN, MARYLAND

Project: 9406

Revisions:
ISSUED FOR REVIEW - 09/28/94
ISSUED FOR REVIEW - 09/20/94
ISSUED FOR REVIEW - 08/15/94

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Drawn: TLB
Checked: TLB
Date: 09/18/94

SK-6

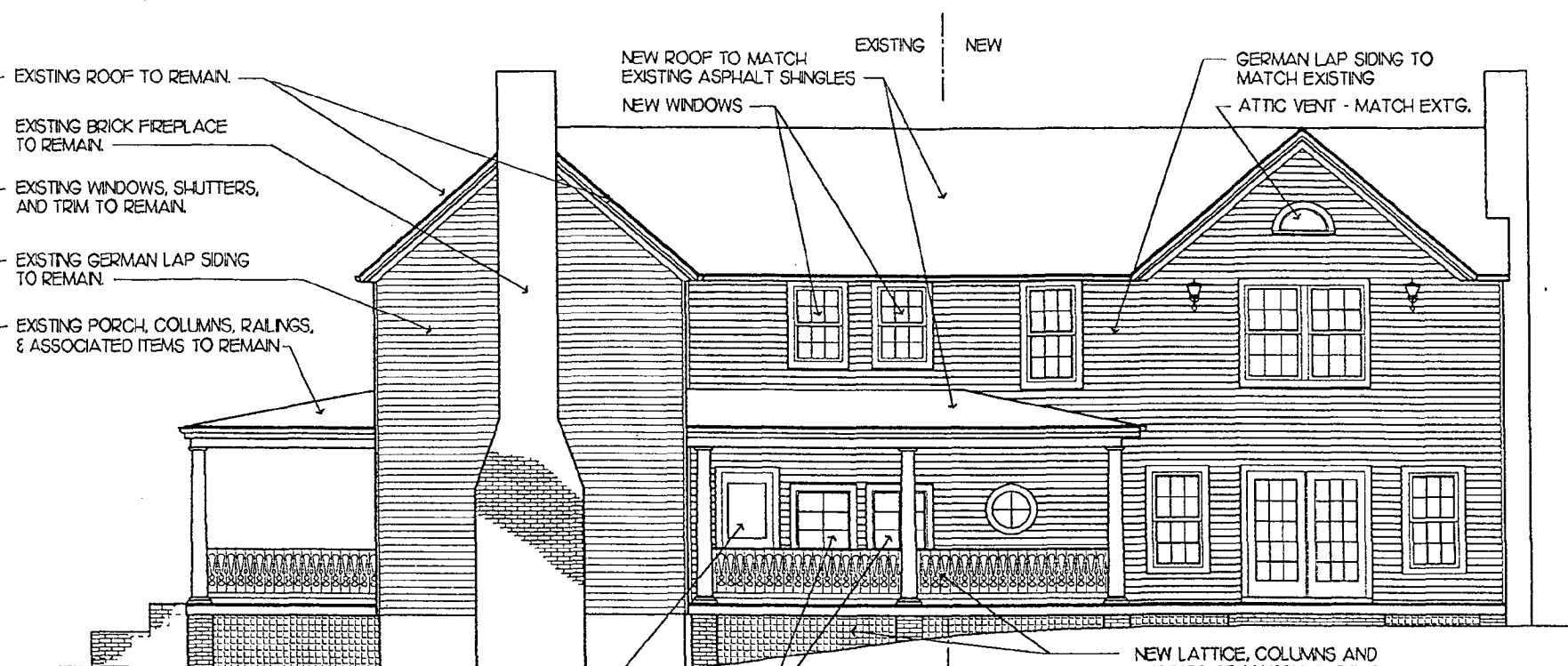
Sheet 2 of 2

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09/27/94
PLOT SCALE

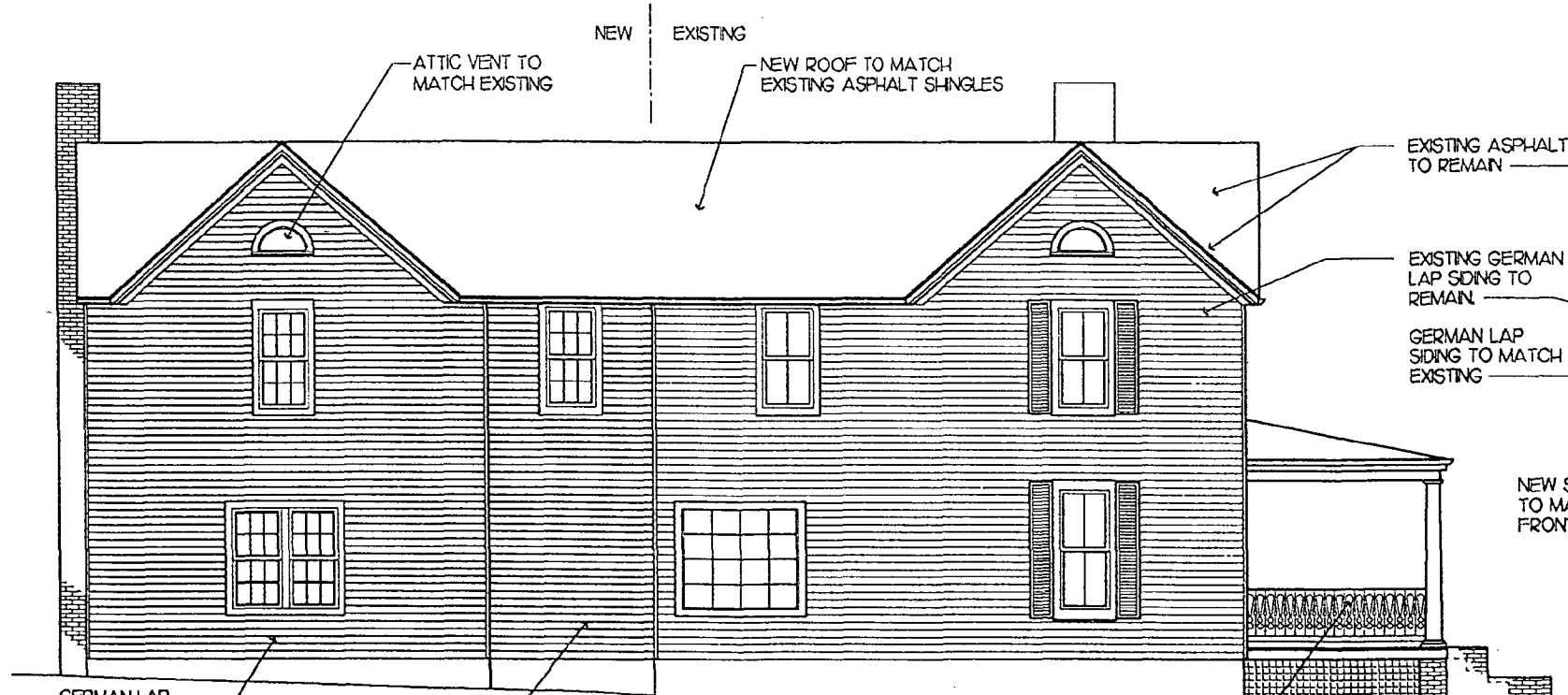
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1 FRONT ELEVATION - NORTH
NTS



2 SIDE ELEVATION - WEST
NTS

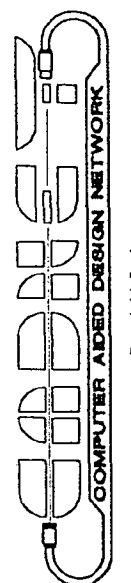


3 SIDE ELEVATION - EAST
NTS



4 REAR ELEVATION
NTS

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Palmer



Tracy Leigh Bond
2790 Fariba Court - Vienna, Virginia
703-928-8022

AS-BUILT DRAWINGS

HOWAR RESIDENCE
19215 BLUNT AVE.
GERMANTOWN, MARYLAND

Project: 9408

Revisions:

ISSUED FOR REVIEW - 09/20/94
ISSUED FOR REVIEW - 08/15/94

EXTERIOR ELEVATIONS

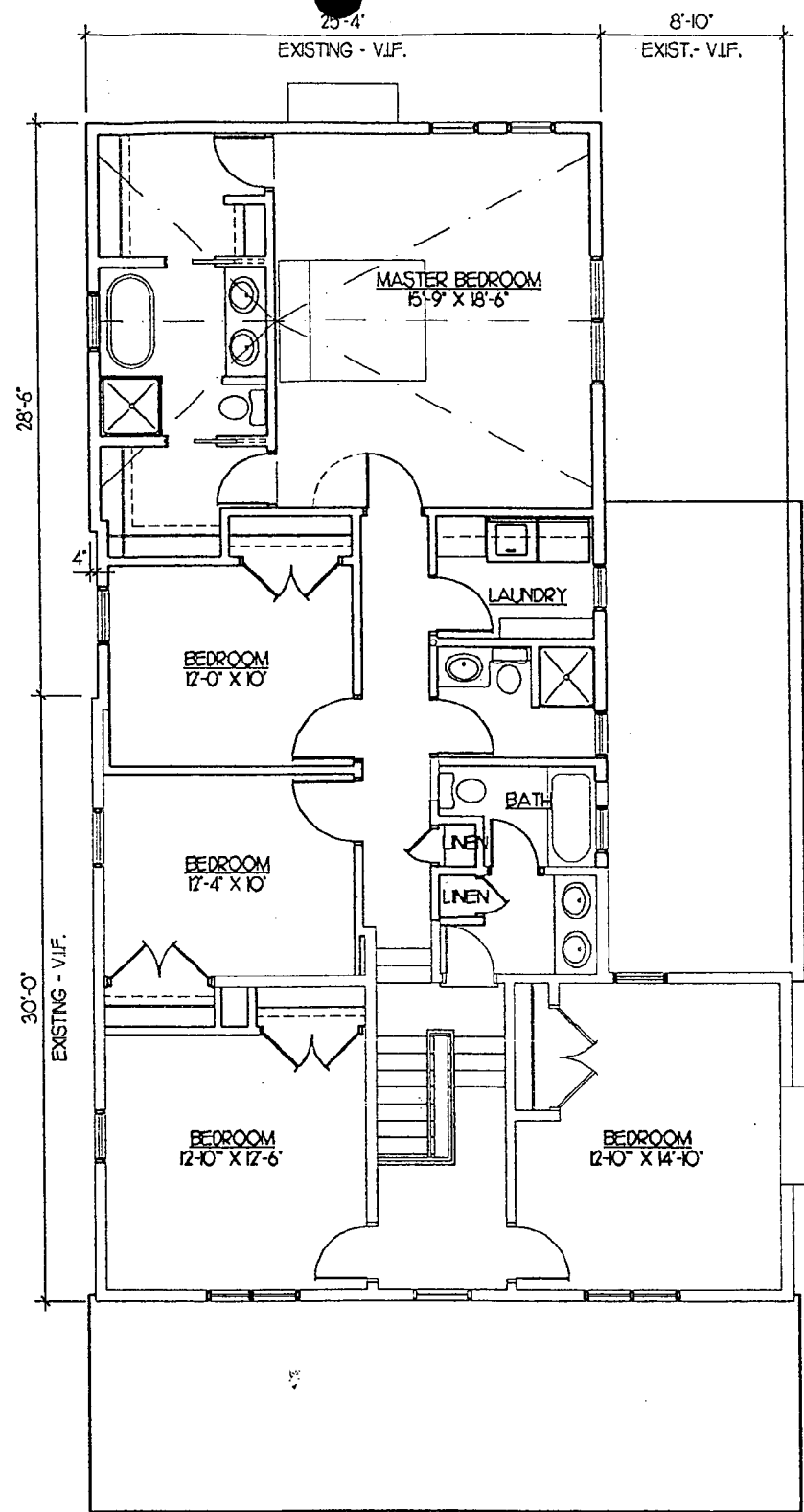
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Date: 08/18/94

SK-5A

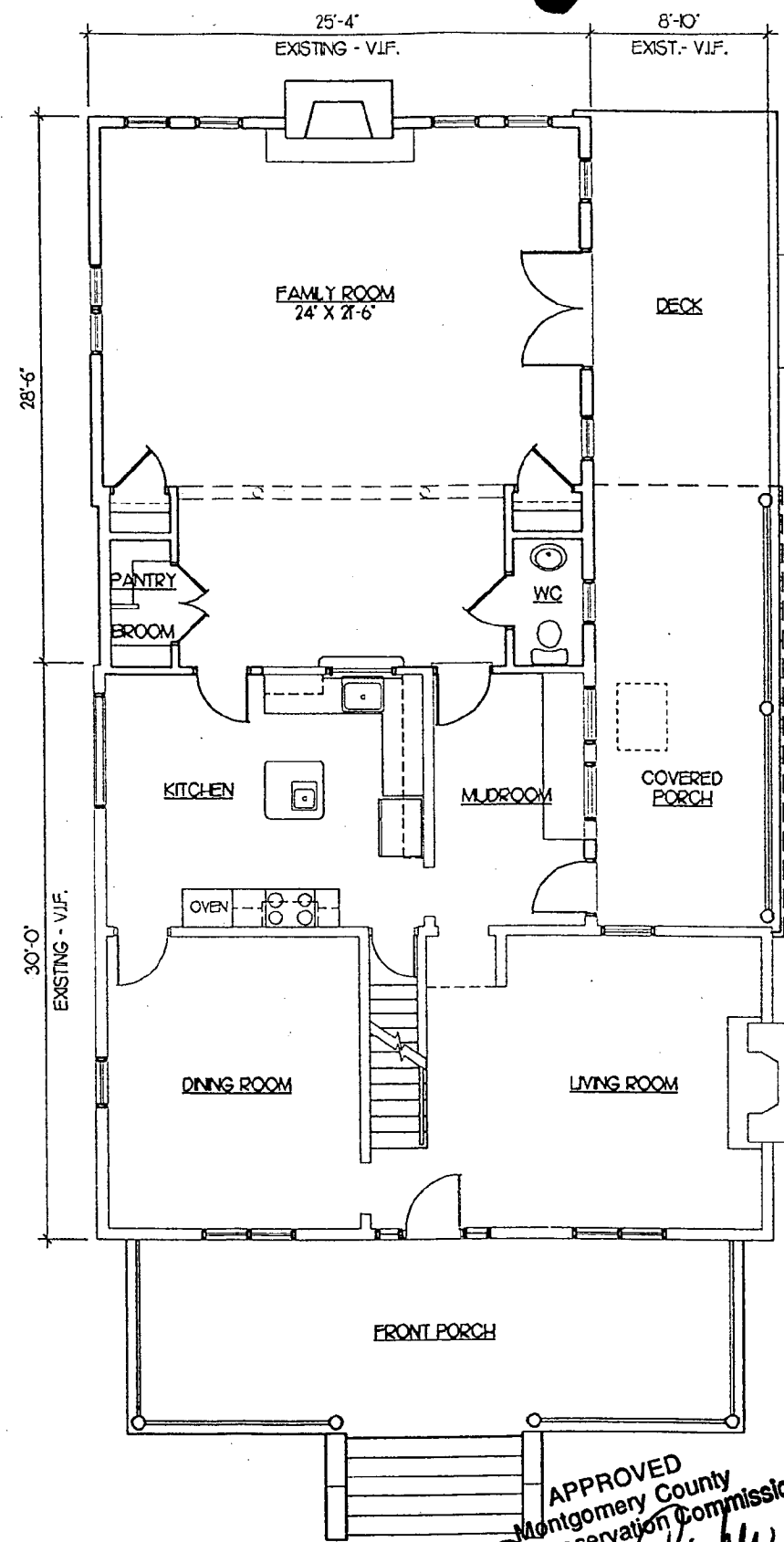
Sheet 2 of 2

C:\194065K-5A
09/18/94
PLOT SCALE

C19/06/SK-5
09/18/94
PLOT SCALE
TLB
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1/4" = 1'

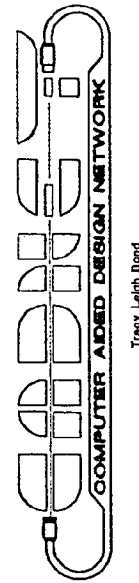


2 SECOND FLOOR
NTS



1 FIRST FLOOR
NTS

APPROVED
Montgomery County
Historic Preservation Commission
Patricio Parker



Tracy Leigh Bond
2790 Fairfax Court - Vienna, Virginia
703-920-9082

AS-BUILT DRAWINGS

HOWAR RESIDENCE
19215 BLUNT AVE.
GERMANTOWN, MARYLAND

Project: 9406

Revisions:

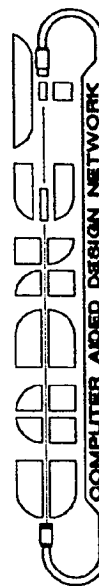
ISSUED FOR REVIEW -
09/20/94
ISSUED FOR REVIEW -
08/15/94

FLOOR
PLANS

Scale: NTS
Drawn: TLB
Checked: TLB
Date: 9/18/94

SK-5

Sheet 1 of 2



Tracy Leigh Bond
2780 Farber Court - Vienna, Virginia
703-938-0082

AS-BUILT DRAWINGS

HOWAR RESIDENCE
19215 BLUNT AVE.
GERMANTOWN, MARYLAND

Project: 9408

Revisions:

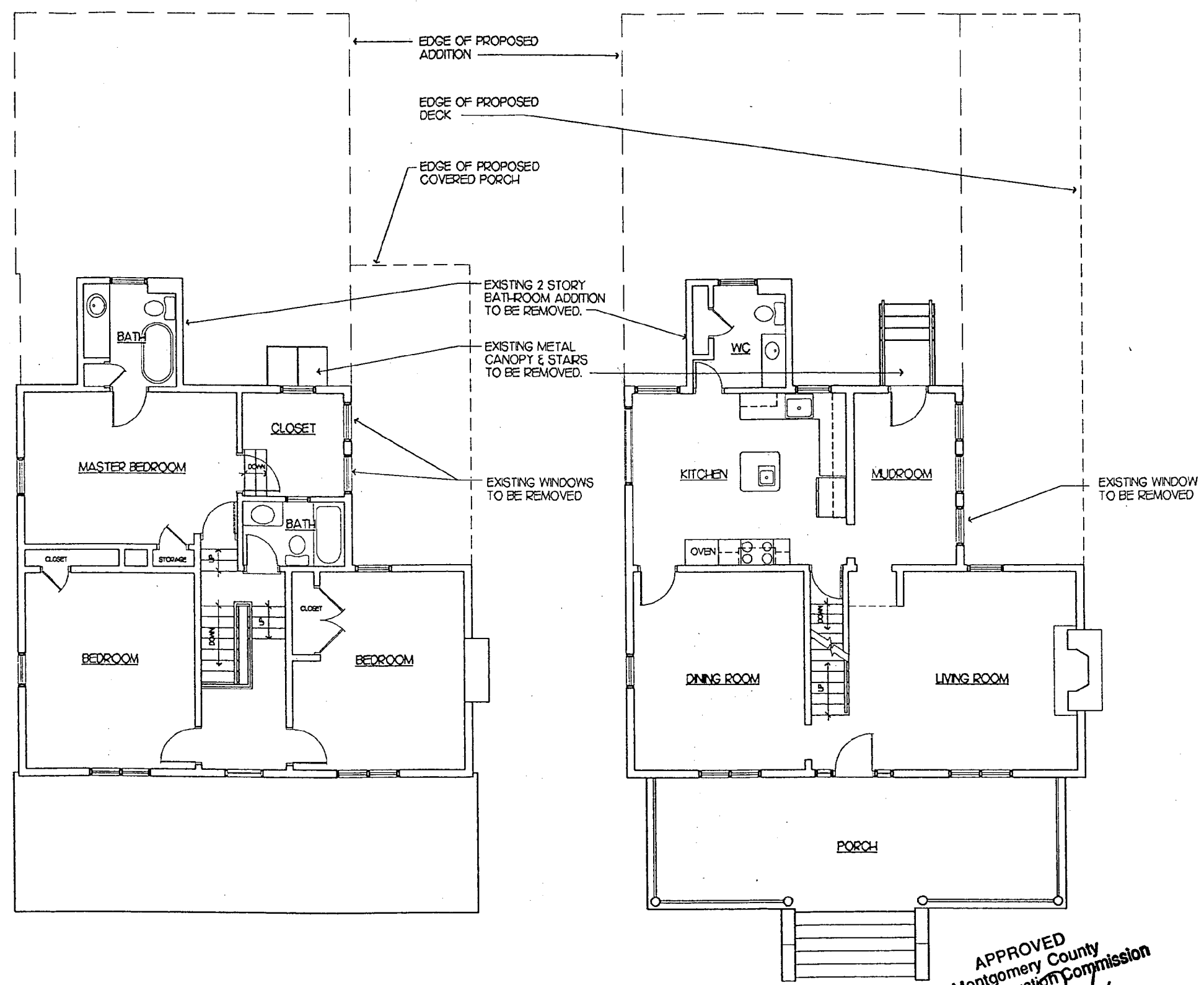
ISSUED FOR REVIEW -
09/20/94

**EXISTING
FLOOR
PLANS**

Scale: 1/4" = 1'-0"
Drawn: TLB
Checked: TLB
Date: 09/20/94

AS-BLT

Sheet 1 of 1



② SECOND FLOOR - AS-BUILT
1/4" = 1'-0"

① FIRST FLOOR - AS-BUILT
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker

C:\9408\AS-BLT
09/20/94
PLOT SCALE: 1/4" = 1'-0"