37/3-97H 7057 Carroll Avenue
(Takoma Park Historic District)

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

DATE: 2/13/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright RDZ, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

__X__ Approved 1/1 WINDOWS _____ Denied

_____ Approved with Conditions: _____

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

Applicant: PETER ARON

Address: 7212 WILLOW AVE, TAKOMA PARK, MD 20912

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

RE: 7057 CARROLL AVE.

RETU[illegible]: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

UNIT #1: 313 92 81 #5: 313 92 96
#2: 313 92 66 #6: 313 93 07
#3: 313 92 75 #7: 313 93 18
#4: 313 92 84 #8: 313 93 20
#9: 313 93 31

Contact Person: ALAN ABRAMS
Daytime Phone No.: 202 726 5894
PAGE 301 935 2393

Tax Account No.: _____

Name of Property Owner: PETER ARON Daytime Phone No.: 301 270 1656

Address: 7212 WILLOW AVE (Street Number) TAKOMA PK. (City) MD (Steet) 20912 (Zip Code)

Contractorr: KINGSTON CONSTR. CO Phone No.: 301 927 9249

Contractor Registration No.: 18234 Md HIC

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202 726 5894
PAGE 301 935 2373

LOCATION OF BUILDING/PREMISE

House Number: 7057 Street: CARROLL AVE

Town/City: TAKOMA PK Nearest Cross Street: TULIP AVE

Lot: PT 6 Block: 16 Subdivision: TAKOMA PK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☐ Other: REPLACEMENT WINDOWS

1B. Construction cost estimate: $ 23,000

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: NA

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.

Alan Abrams
Signature of owner or authorized agent

1-21-97
Date

Approved: X
Disapproved: _____ *For Chairperson, Historic Preservation Commission*
Signature: [signature] Date: 2/13/97
Application/Permit No.: 970122083 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

DPS - #8

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

HISTORIC PRESERVATION COMMISSION

301/495-4570

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   SUBJECT PROPERTY IS A [illegible] BUILDING IN THE TAKOMA PK HISTORIC DISTRICT. THE BUILDING IS A 2-1/2 STORY BRICK STRUCTURE, BUILT PROBABLY AFTER WWII. THE MASTER PLAN INDICATES THAT IT IS A NON CONTRIBUTING RESOURCE, CLASSIFIED AS "ART DECO" AND DATING FROM c 1930-40s. THE BUILDING IS SITUATED IN THE TAKOMA OLD TOWN AREA, BETWEEN A HIGH RISE RESIDENTIAL BUILDING, AND A FOUR-~~[illegible]~~ GABLED FRAME STRUCTURE WHICH HAS BEEN USED AS A ROOMING HOUSE, BUT IS NOW APPARENTLY VACANT.

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

   THE PROPOSED PROJECT IS THE REPLACEMENT OF THE EXISTING ALUMINUM (MILL FINISHED) FRAMED, SINGLE GLAZED, DBL HUNG WINDOWS WITH WHITE VINYL, INSULATED GLASS, DBL HUNG WINDOWS.* BECAUSE THE EXISTING WINDOWS ARE NOT ORIGINAL, THE IMPACT OF THE PROPOSED PROJECT WILL HAVE NO QUALITATIVE EFFECT ON THE HISTORIC RESOURCE AND ENVIROMENTAL SETTING (EXCEPT TO ENHANCE THE COMFORT OF THE OCCUPANTS & TO INCREASE THE VALUE OF THE BUILDING)

   * WINDOWS TO BE ~~ONE/~~ ONE

2. **SITE PLAN**

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

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

   a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

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

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

3/13-98

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

DATE: 2/13/97

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: 7057 Carroll Avenue

Meeting Date: 2/12/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97H

Tax Credit: No

Public Notice: 1/29/97

Report Date: 2/5/97

Applicant: Peter Aron

Staff: Robin D. Ziek

PROPOSAL: Replace all windows

RECOMMENDATIONS: APPROVAL

RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District

STYLE: Brick Apartment House (1930-1940s)

SIGNIFICANCE: Non-contributing Resource

PROJECT DESCRIPTION: Replace existing aluminum double-hung windows with vinyl double-glazed double-hung windows

PROJECT DESCRIPTION

The subject project is a small, 2-1/2 story, brick apartment house at the edge of the business district in downtown Takoma Park. The neighborhood includes a range of styles, including early 20th century homes, a recent high rise apartment house, and a mid-20th century automobile service station.

The existing windows, front doors and stairhall windows are all aluminum, without any trim. The owner would like to replace all of the windows, but retain the existing front doors.

The proposed replacement windows would be **1/1 white solid vinyl**, with two layers of glass for thermal efficiency. In order to maximize the size of the opening, these proposed windows would be installed without trim pieces, as is the existing condition.

GENERAL STAFF COMMENTS

Generally, the HPC is cautious when reviewing any proposal to replace original windows in structures in the Historic District. The original fabric contributes to the quality of the resource, and replacement of original windows is considered on **an individual basis** within each project.

In the case of non-contributing resources, however, The Takoma Park Guidelines specify that the level of scrutiny for Non-Contributing/Out-of-Period structures "should be commensurate with its architectural and historical significance. " Therefore, the HPC review focuses on the overall effects of the proposal on the Historic District, not on a strict scrutiny of architectural details.

The present proposal will have a minimal effect on the District. The existing windows are aluminum and the proposed windows are vinyl - manmade materials in both cases. The existing windows are a white metal, and the proposed replacement windows will be white.

STAFF RECOMMENDATION

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 Standard 2:

> The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

UNIT #1: 313 92 51 #5: 313 92 95
#2: 313 92 66 #6: 313 93 07
#3: 313 92 73 #7: 313 93 18
#4: 313 92 84 #8: 313 93 20
#9: 313 93 31

Contact Person: ALAN ABRAMS

Daytime Phone No.: 202 726 5894

PAGE 301 935 2393

Tax Account No.:

Name of Property Owner: PETER ARON Daytime Phone No.: 301 270 1656

Address: 7212 WILLOW AVE TAKOMA PK MD 20912
Street Number City Staet Zip Code

Contractorr: KINGSTON CONSTR CO Phone No.: 301 927 9249

Contractor Registration No.: 18234 Md HIC

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202 726 5894

PAGE 301 935 2393

LOCATION OF BUILDING/PREMISE

House Number: 7057 Street: CARROLL AVE

Town/City: TAKOMA PK Nearest Cross Street: TULIP AVE

Lot: PT 6 Block: 16 Subdivision: TAKOMA PK

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: REPLACEMENT WINDOWS

1B. Construction cost estimate: $ 23,000

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: NA

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.

Alan Abrams
Signature of owner or authorized agent

1-24-97
Date

3

Approved:

For Chairperson, Historic Preservation Commission

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

HISTORIC PRESERVATION COMMISSION

1. WRITTEN DESCRIPTION OF PROJECT

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

SUBJECT PROPERTY IS A NINE-UNIT APARTMENT BUILDING IN THE TAKOMA PK HISTORIC DISTRICT. THE BUILDING IS A 2 1/2 STORY BRICK STRUCTURE, BUILT PROBABLY AFTER WW2. THE MASTER PLAN INDICATES THAT IT IS A NON CONTRIBUTING RESOURCE, CLASSIFIED AS "ART DECO" AND DATING FROM c 1930-40s. THE BUILDING IS SITUATED IN THE TAKOMA OLD TOWN AREA, BETWEEN A HIGH RISE RESIDENTIAL BUILDING, AND A FOUR-GABLED FRAME STRUCTURE WHICH HAS BEEN USED AS A ROOMING HOUSE, BUT IS NOW APPARENTLY VACANT.

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

THE PROPOSED PROJECT IS THE REPLACEMENT OF THE EXISTING ALUMINUM (MILL FINISHED) FRAMED, SINGLE GLAZED, DBL HUNG WINDOWS WITH WHITE VINYL, INSULATED GLASS, DBL HUNG WINDOWS.* BECAUSE THE EXISTING WINDOWS ARE NOT ORIGINAL, THE IMPACT OF THE PROPOSED PROJECT WILL HAVE NO QUALITATIVE EFFECT ON THE HISTORIC RESOURCE AND ENVIROMENTAL SETTING (EXEPT TO ENHANCE THE COMFORT OF THE OCCUPANTS & TO INCREASE THE VALUE OF THE BUILDING)

2. SITE PLAN

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

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

* WINDOWS TO BE ONE/ONE

3. PLANS AND ELEVATIONS

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

a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

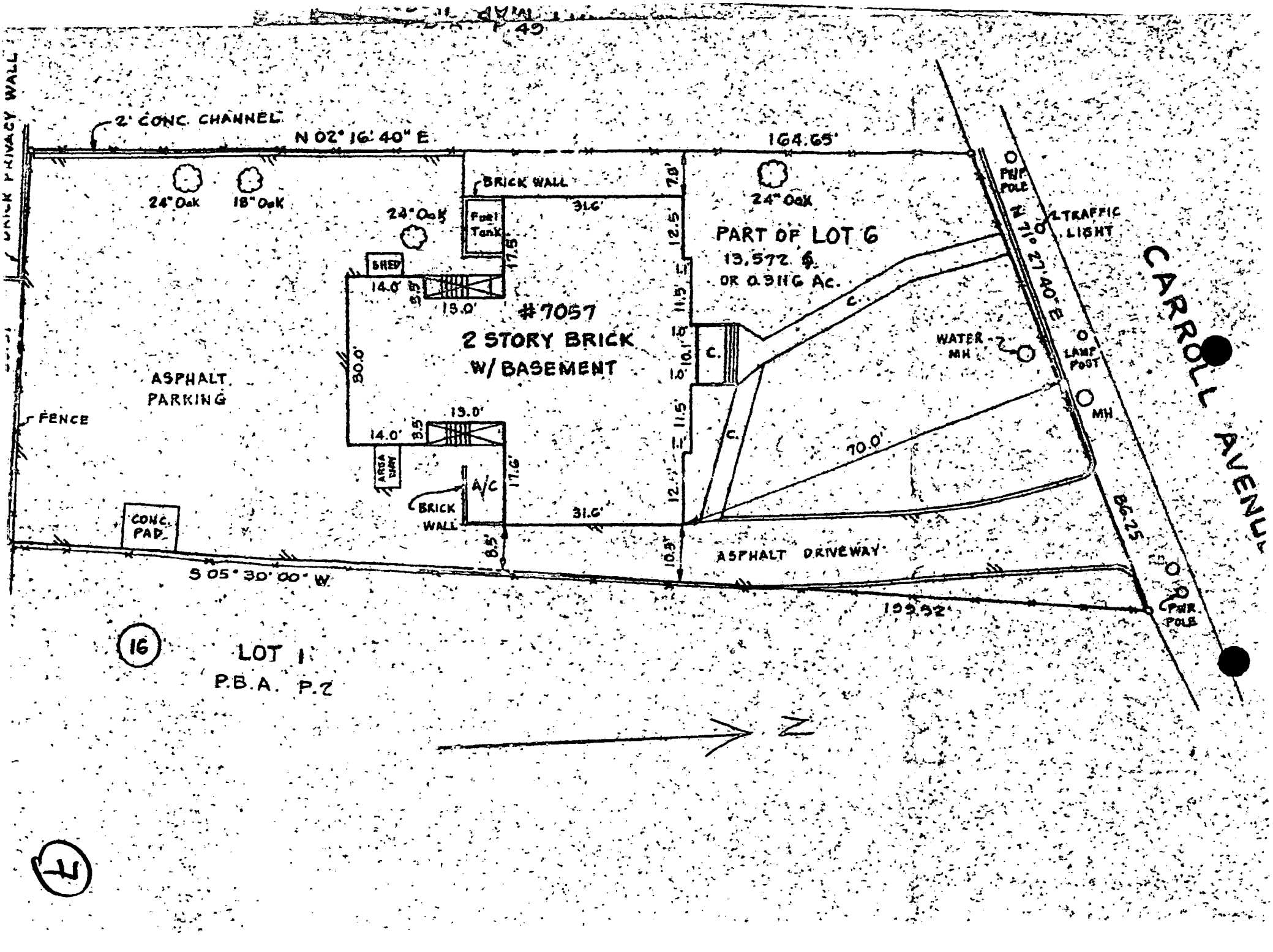
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Lot 1, Block 16	Michael Belli 7063 Carroll Avenue Takoma Park, MD 20912
Lots 2, 3, 4, 5 Pt. 6, 7, 8, Block F Pt. 5, 6, Block 16	Montgomery County Revenue Authority 201 Maryland Avenue Rockville, MD 20850 (Takoma Towers)
Lot 23, Block 6	Frank Calcara 8212 Old Georgetown Road Bethesda, MD 20814
Pt. 1 Block 7	Lawrence S. Silberman 514 Tulip Avenue Takoma Park, MD 20912
Lots 1, 2 Block 7 (Hillcrest)	Daniel Aibel 227 Park Avenue Takoma Park, MD 20912

(5)

MONTGOMERY
EASTERN
DISTRICT
TAKOMA
PARCEL "C"
MAPLE
WILLOW
SPRUCE
PARK AVE
Lipscomb
Ernest
Add.
CARROLL AVENUE
CARROLL AVENUE
LAUREL AVE.
WESTMORELAND
AVENUE
Gilbert
Woods
PARK
Sub.
WALNUT AVE.
PINEHURST
COLUMBIA
AVENUE
COUNTY
OF
JN 561
NI
9


P.B.A. P. 49
BRICK PRIVACY WALL
2' CONC. CHANNEL
N 02° 16' 40" E
164.65'
24" Oak
18" Oak
24" Oak
BRICK WALL
7.9'
31.6'
Fuel Tank
12.5'
17.5'
SHED
14.0'
5.5'
13.0'
#7057
2 STORY BRICK
W/ BASEMENT
30.0'
11.5'
10.1'
11.5'
ASPHALT
PARKING
FENCE
13.0'
14.0'
8.5'
AREA WAY
17.6'
A/C
BRICK WALL
31.6'
8.5'
12.1'
10.5'
CONC. PAD
S 05° 30' 00" W
199.32'
ASPHALT DRIVEWAY
PART OF LOT 6
13,572 ☐'
OR 0.311 G Ac.
C.
C.
C.
WATER MH
PWR POLE
N 31° 27' 40" E
TRAFFIC LIGHT
LAMP POST
MH
70.0'
BG-25
PWR. POLE
CARROLL AVENUE
16
LOT 1
P.B.A. P.2
N
7

CertainTeed

BrynMawr™

WINDOWS

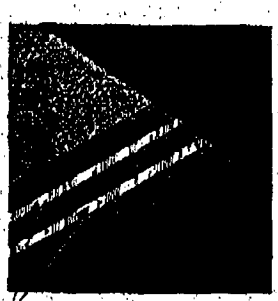
All the facts about Bryn Mawr windows.

8

The Tested and Proven Facts

Thermal Performance.

Thermaflect™ high-performance glazing is standard on all Bryn Mawr windows.



Ordinary Low "E" coatings are limited to one microscopically thin silver layer. Thermaflect's two layers, sandwiched between protective layers, provide enhanced performance — but don't tint the view.

■ ***Thermaflect high-performance glazing system:*** Bryn Mawr's standard glazing is CertainTeed's proprietary Thermaflect glass. A unique, two-layer, low emissive (Low "E") coating on the glass selects the most beneficial wavelengths of light and heat to let through, and reflects the others away. Designed to achieve a unique balance to help generate year-round energy savings, Thermaflect can keep your home warmer in cold weather, cooler in warm weather, and blocks out damaging ultra-violet rays — without adding a tint or haze to the view. You get the clear look of conventional glass from inside and outside.

The combination of Thermaflect glass, argon gas (which insulates better than air), and a low-conductance spacer (which reduces conductivity of cold through the glass) creates the best performing system in its class. It's an investment in your home that will provide continuing value.

■ ***Honeycomb frames and sashes:*** Frame and sash are filled with air spaces — like a down quilt — that add insulation value and ensure that under normal conditions your window will be warm and dry to the touch.

■ ***7/8-inch double-pane insulated glass:*** Air space between panes provides superior insulating ability, compared to the combination of prime and storm windows. Air space can be filled with argon gas for even greater insulation.

Glossary of high-performance glazing terms.

■ ***Low "E":*** Low-emissivity glass is coated with a microscopically thin metallic layer that allows short-wave light to pass through but reflects long-wave heat energy.

■ ***U-Value:*** The rate of heat flow through a glazing system; the lower the value, the better the insulating quality. U-Value can be compared to R-Value by dividing 1 by the U-Value. (Thus, a U-Value of 0.5 equals an R-Value of 2.)

■ ***R-Value:*** The resistance of a material to heat flow. This common measurement can be compared to U-Value by dividing 1 by the R-Value. (Thus, an R-Value of 2 equals a U-Value of 0.5.)

■ ***Daylight Transmittance:*** Measures the amount of visible light that is transmitted through the glass.

■ ***UV Block:*** Measures the amount of damaging ultra-violet light that is blocked from being transmitted through the glass.

■ ***Shading Coefficient:*** Measures how much a glazing material transmits heat gain compared to 1/8" clear glass, which is given a value of 1. Thermaflect's rating of 0.51 means that Thermaflect reduces unwanted radiation by 49%.

Tests show Bryn Mawr windows with Thermaflect glass offer industry-leading thermal performance.

Standard Double-Pane									
AA Size	0.49	0.50	0.48	0.45	0.44	0.49	0.82	42%	0.91
BB Size	0.49	0.50	0.48	0.45	0.45				
Thermaflect									
AA Size	0.37	0.37	0.33	0.34	0.33	0.30	0.72	82%	0.51
BB Size	0.36	0.36	0.33	0.34	0.33				
Thermaflect with Argon									
AA Size	0.34	0.35	0.29	0.31	0.31	0.25	0.72	82%	0.51
BB Size	0.33	0.33	0.28	0.30	0.30				
Thermaflect with Argon and Low-Conductance Spacer[3]									
AA Size	0.33	0.33	0.27	0.29	0.29	0.25	0.72	82%	0.51
BB Size	0.32	0.32	0.27	0.29	0.28				

[1]Tested in accordance with NFRC 100-91[en]. Data based on double-strength, double pane glass with a 5/8" air space.

Window sizes:	AA Size	BB Size
Double-hung	36" x 60"	48" x 72"
Glider	60" x 36"	72" x 48"
Picture	48" x 48"	48" x 72"
Casement	24" x 48"	30" x 60"
Awning	48" x 24"	60" x 40"

[2]Low-conductance spacer used in these tests was Technoform's Swiggle Strip.

[3]Center of glass U-Values supplied by glass manufacturers.

[4]Calculations have been performed using the Lawrence Berkeley Laboratories new and improved Window 4.0 computer program.

[5]Based on UV transmission from 300 to 380 nm.

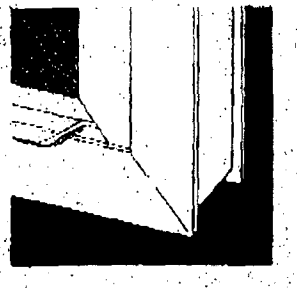
[6]Summertime performance based on ASHRAE Standards of a solar heat gain factor of 200 BTU/hr/ft and outdoor air temperature 14° F warmer than indoor temperature.

The Distinctive Facts

Beveled edges: Styling detail of exterior edges creates the look of traditional craftsmanship.

Bryn Mawr's industry-leading thermal performance. CertainTeed's exclusive Thermaflect™ high-performance glazing system gives Bryn Mawr the best U- and R-values in its class, superior shading coefficient and UV block values, in a balanced system that performs well across the nation.

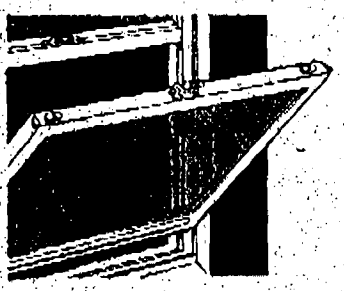
Bryn Mawr's classic beauty and traditional styling. Bryn Mawr windows have the clean, sleek looks and graceful details of traditionally crafted windows. Custom-made in all popular styles, they can perfectly complement any decor. Trim lines for maximum window viewing area, plus concealed tilt latches and beveled exterior edges create a classic impression.



Fusion-welding and integral glazing: Creates a structurally strong unit that eliminates gaps and resists drafts; integral glazing bonds glass and sash for a weatherproof seal.

Bryn Mawr's remarkable strength and practicality. Fusion-welded construction creates structurally strong frames and sashes, while a series of standard features, including high-density-pile weatherstripping and integral glazing, provides optimal weather resistance. With CertainTeed's exclusive stainless-steel balance system, the most reliable in the industry today, Bryn Mawr windows are fingertip-easy to operate.

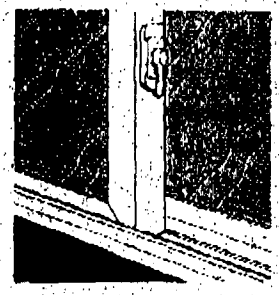
Bryn Mawr's maintenance-free features. Manufactured from CertainTeed's proprietary PVC resin, Certavin™, Bryn Mawr windows won't flake, chip, peel, or corrode, and never need paint or putty. Double-hung, glider, and casement windows can be cleaned easily and safely from inside your home.



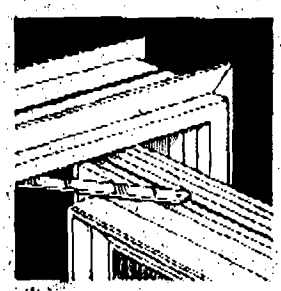
Tilt-in sashes: With an easy release of the latches, double-hung sashes tilt in to make washing simple and safe from inside the home.

Bryn Mawr's lifetime limited warranty. Each custom-sized Bryn Mawr window is manufactured locally, assuring you of a well-built product, superior service, and continued support. CertainTeed offers a lifetime non-prorated warranty on Bryn Mawr windows, covering all vinyl lineals.

The Specific Facts



Glider windows: Thermal efficiency and weather-resistance benefits, plus easy maintenance and cleaning — sashes lift out for cleaning from inside the home.



Casement hinges: Special hinges allow easy access to outside glass surface for safe cleaning from inside the home.

- ***Double-hung window features:***
  - Constant-force stainless steel balance system counter-balances the weight of each sash for decades of effortless operation — tested to 10,000 openings.
  - Full-length, extra-thick integral lift rails for fingertip raising and lowering.
  - Top and bottom sashes have equal-sized glass panes for a pleasing, balanced appearance.
  - Sashes tilt in for easy cleaning.
- ***Glider window features:***
  - Sashes lift out for easy cleaning.
  - Full-length pull-bars and glide pads provide easy operation.
  - Both sashes are identical in size for an appealing look.
  - Slotted weep holes allow proper water drainage.
  - Right-hand operation standard.
- ***Casement/awning features:***
  - For maximum ventilation and easy cleaning, casement window opens to 90 degrees.
  - Awning windows allow ventilation while resisting a driving rain. Outside pane must be cleaned from the exterior.
  - Specially designed internal screens are easy to remove.
- ***Bay window features:***
  - Double-hung, casement, or picture flanking windows.
  - Easy cleaning on moveable sash windows.
  - Constant-force balance system on double-hungs.
  - Birch headboards and seatboards standard.
- ***Options include the following:***
  - Tinted glass for added control of summer heat gain and winter heat loss.
  - Muntins between glass panes to add a colonial effect and make cleaning a snap.
  - Exterior wood trim covered with custom bent trim coil for complete low-maintenance window opening.
  - Full or half-screens on any style removable from inside the home.
  - Colors: White, natural tan, brown exterior/white interior; plus a golden-oak wood-grain laminate is available on interior surfaces.
  - Locking screen available.

CertainTeed.
Leading in value since 1904.

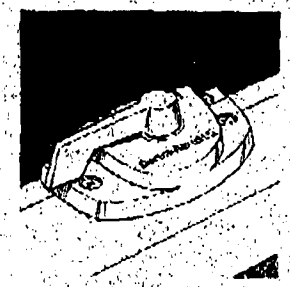
Since the start of this century, CertainTeed has stood for innovation and value in the building materials industry. Our commitment to the principles of "quality made certain, satisfaction guaranteed" has made CertainTeed a name you can choose with confidence.

THE WINDOW COLLECTION™

CertainTeed®

Quality made certain. Satisfaction guaranteed.™

Security and Ease of Use.



Unique lock: With the bold CertainTeed logo, it is your assurance of quality and value.

■ ***Cam-type lock and keeper:*** Proprietary design of lock pulls sashes tight for weatherproof seal, and makes it virtually impossible to open the windows from the outside.

■ ***Dual Nite Vent:*** Provides an added element of security while allowing the window to remain open for ventilation.

■ ***Constant-force balance system:*** For easy opening of double-hung windows. Heavy-duty stainless steel springs provide lift assistance and keep sashes in place. Never needs adjustment. Will not fail or corrode — tested to 10,000 openings, more than twice the industry standard.

■ ***Safe and simple cleaning:*** With an easy click of the tilt latches, double-hung window sashes tilt in, glider sashes lift out, and casement windows are specially hinged for easy access to the outside surface from inside.

■ ***High-quality hardware:*** Visible hardware is made of a proprietary blend of UV-stabilized engineered plastic, color-matched to the vinyl for uniform appearance. Fasteners, screws, and accessories are made of high-quality stainless steel, aluminum, PVC, and engineered plastics.

■ ***Lifetime limited warranty:*** Bryn Mawr windows are covered by a lifetime, non-prorated warranty on the vinyl lineals. It is a warranty backed by a nationwide network of manufacturing locations for responsive service and support.

■ ***Meets or exceeds standard building code requirements:*** Tested in compliance with ASTM fire and smoke test procedures.

- ASTM E-84: Flame spread-15; fuel contribution-0; smoke density-330.
- ASTM D1929: Minimum self-ignition temperature 979° F.
- ASTM D635: Average time of burning = 5 seconds; average length of burning = 10 mm.

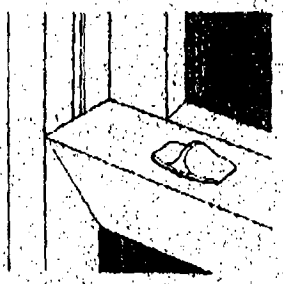
Bryn Mawr windows meet the requirements of CAWM 301-90 forced-entry resistance test.

CertainTeed balance system: Tested and proven to provide easy operation for 50 years of normal use.

Tests show Bryn Mawr windows are easy to operate.*

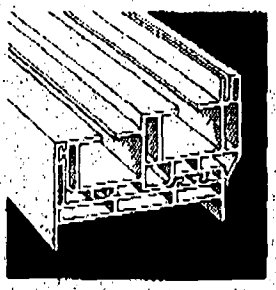
	Bryn Mawr Opening Force**	Optional Opening Force**
Double-Hung	30 Lbs. (Avg.)	35 Lbs.
Glider	17.25 Lbs. (Avg.)	35 Lbs.

*Tested per ASTM D4099. Meets AAMA 101V requirements.
**Operating force measures force required to open a 48"x 80" double-hung and 72"x 60" glider. Smaller window sizes will require less force to open.



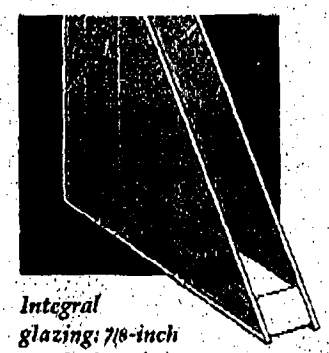
Concealed tilt latches: Unlock easily for cleaning sashes; design keeps lines smooth and attractive.

Weather Resistance.



Honeycomb air spaces: Frame and sashes are filled with air spaces, adding insulation value, and helping to minimize condensation.

- ***Fusion-welded frame and sash construction:*** Creates a structurally strong unit that eliminates gaps and resists drafts.
- ***Integral glazing system:*** Glass is bonded to sash, creating a one-piece unit and a weatherproof seal.
- ***Double weatherstripping:*** Silicone treated, high-density pile fiber is compressed between sash and frame members, helping to block infiltration of air, water, dust, and noise.
- ***Leak resistance:*** Meets or exceeds both AAMA 101V and ASTM D4099 water performance requirements for residential windows — i.e., no leakage.
- ***Air infiltration:*** Exceeds all AAMA thermal window specifications and ASTM vinyl window standard D4099-89.
- ***Excellent drainage:*** Sloped sill designs for double-hung, casement, and awning windows; engineered weep systems for gliders ensure proper water run-off.



Integral glazing: 7/8-inch insulating glass bonded to the sash creates a single unit and increases weather resistance.

Tests show Bryn Mawr windows resist condensation.

Window Style	Size	Standard Aluminum Soft Low-E Glass Thermal Break Vinyl Frame Condensation Resistance Factor (CRF)*	Standard Aluminum Soft Low-E Glass Thermal Break Vinyl Frame Condensation Resistance Factor (CRF)*
Double-Hung	48" x 72"	60	71
Glider	72" x 48"	61	72
Casement	36" x 48"	55	N/A
Picture	72" x 48"	64	76

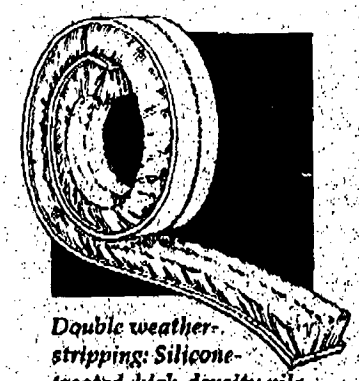
*Bryn Mawr windows are tested for their Condensation Resistance Factor (CRF). The higher the CRF, the greater the condensation resistance. The AAMA voluntary standard for thermally improved windows is a minimum CRF rating of 35.

Tests show Bryn Mawr windows surpass all standards for air and water infiltration.

Window Style	Performance Standards	Bryn Mawr Performance	Specification Requirements
Double-Hung[1]	Air Infiltration @ 1.56 PSF Water Penetration @ 4.50 PSF	.094 CFM/ft No Leakage	.375 CFM/ft No Leakage
Glider[1]	Air Infiltration @ 1.56 PSF Water Penetration @ 6.00 PSF	.097 CFM/ft No Leakage	.375 CFM/ft No Leakage
Picture[1]	Air Infiltration @ 1.56 PSF Water Penetration @ 6.00 PSF	.01 CFM/ft No Leakage	.375 CFM/ft No Leakage
Picture[2] (Casement-Style)	Air Infiltration @ 1.56 PSF Water Penetration @ 9.00 PSF	.01 CFM/ft No Leakage	.375 CFM/ft No Leakage
Casement[2]	Air Infiltration @ 1.56 PSF Water Penetration @ 10.00 PSF	.03 CFM/ft No Leakage	.375 CFM/ft No Leakage
Awning[2]	Air Infiltration @ 1.56 PSF Water Penetration @ 10.00 PSF	.01 CFM/ft No Leakage	.375 CFM/ft No Leakage

[1]ETC Laboratories, Inc. #ETC-92-042-A02-1 dated January 18, 1993, #ETC-92-042-A06-1 dated January 18, 1993 and #ETC-92-042-S07A-1 dated August 2, 1993 conducted in accordance with ASTM D 4099-89 grade 30 (double-hung), grade 30 (glider), and grade 40 (picture).

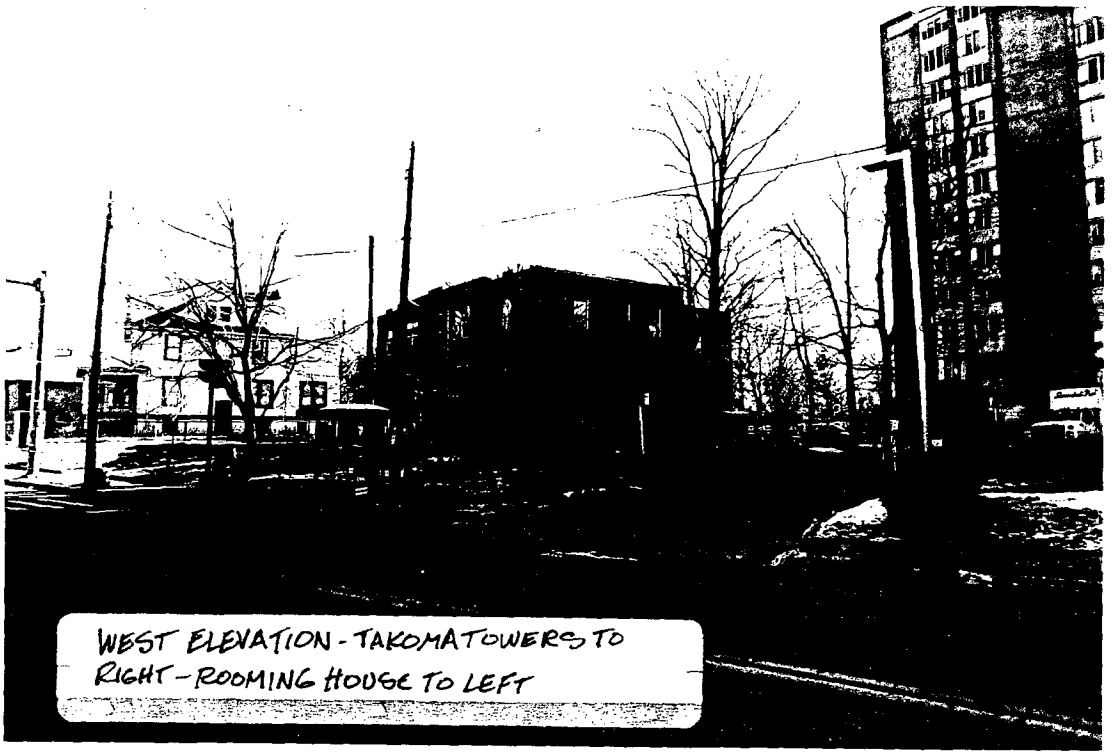
[2]Architectural Testing Inc. Report #ATI-10601-N-4 dated June 30, 1992, #ATI-10602-N-2 dated June 30, 1992 and #ATI-10374-1 dated May 27, 1992 conducted in accordance with ASTM D 4099-89 grade 85 (casement), grade 55 (awning), and grade 60 (casement-style picture)



Double weather-stripping: Silicone-treated, high-density pile fiber helps keep out air, water, dust, and noise.

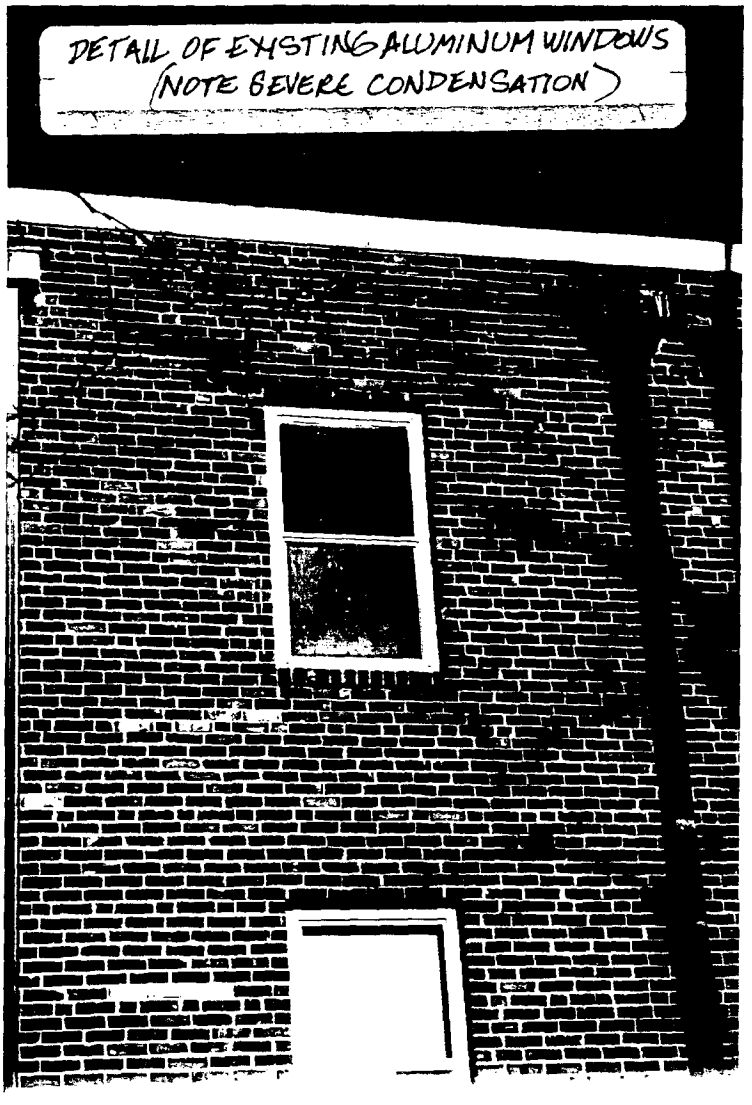
13

FRONT ELEVATION, TAKOMA TOWERS BEYOND (LOOKING SSW)



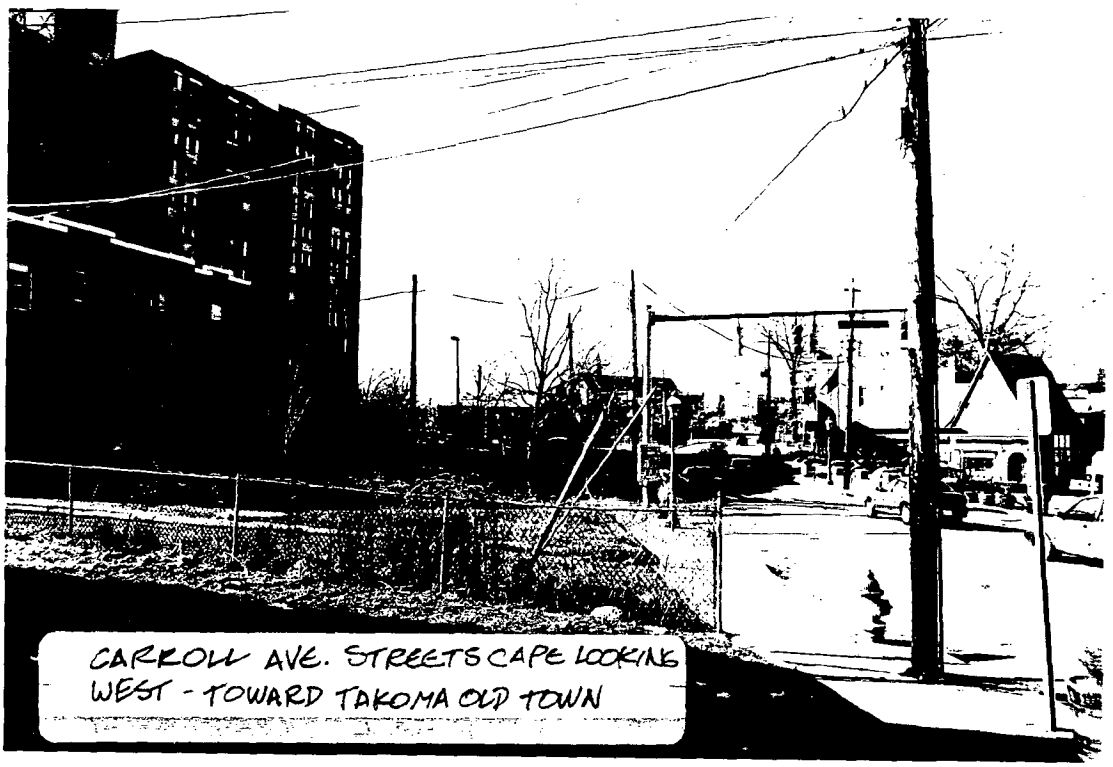
WEST ELEVATION - TAKOMA TOWERS TO RIGHT - ROOMING HOUSE TO LEFT

REAR (SOUTH) ELEVATION



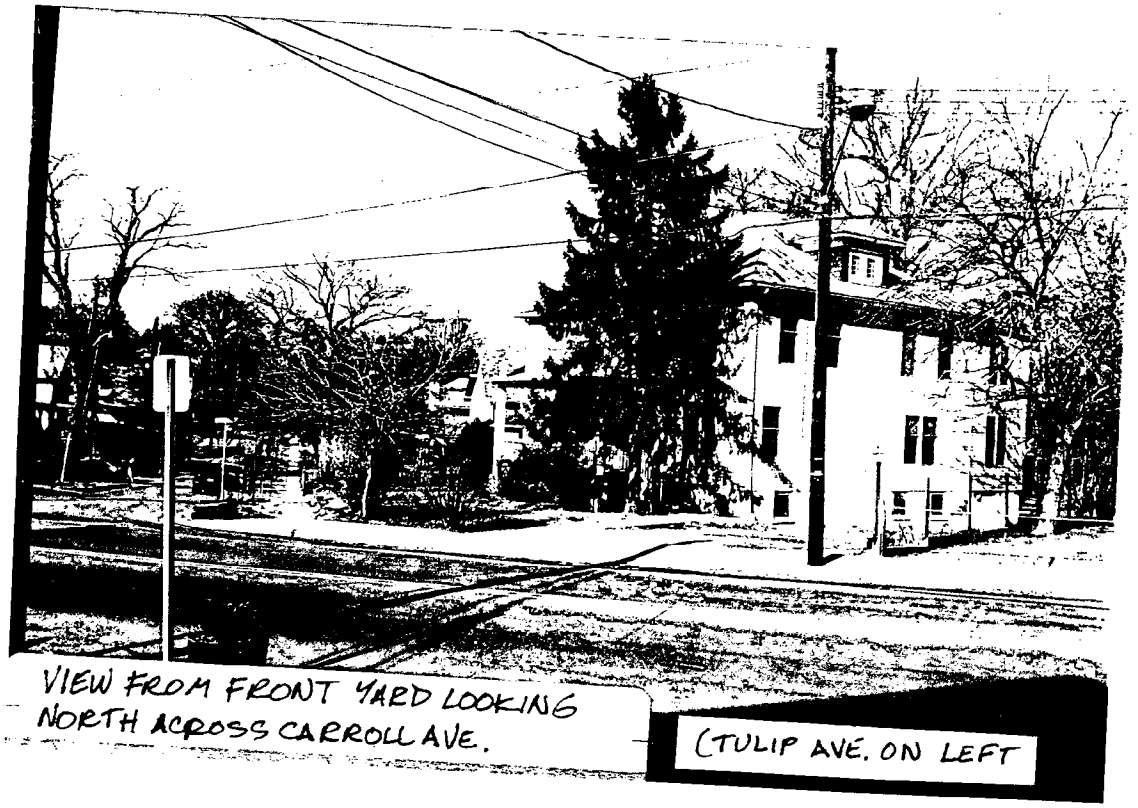
DETAIL OF EXISTING ALUMINUM WINDOWS (NOTE SEVERE CONDENSATION)

FRONT (NORTH) ELEVATION



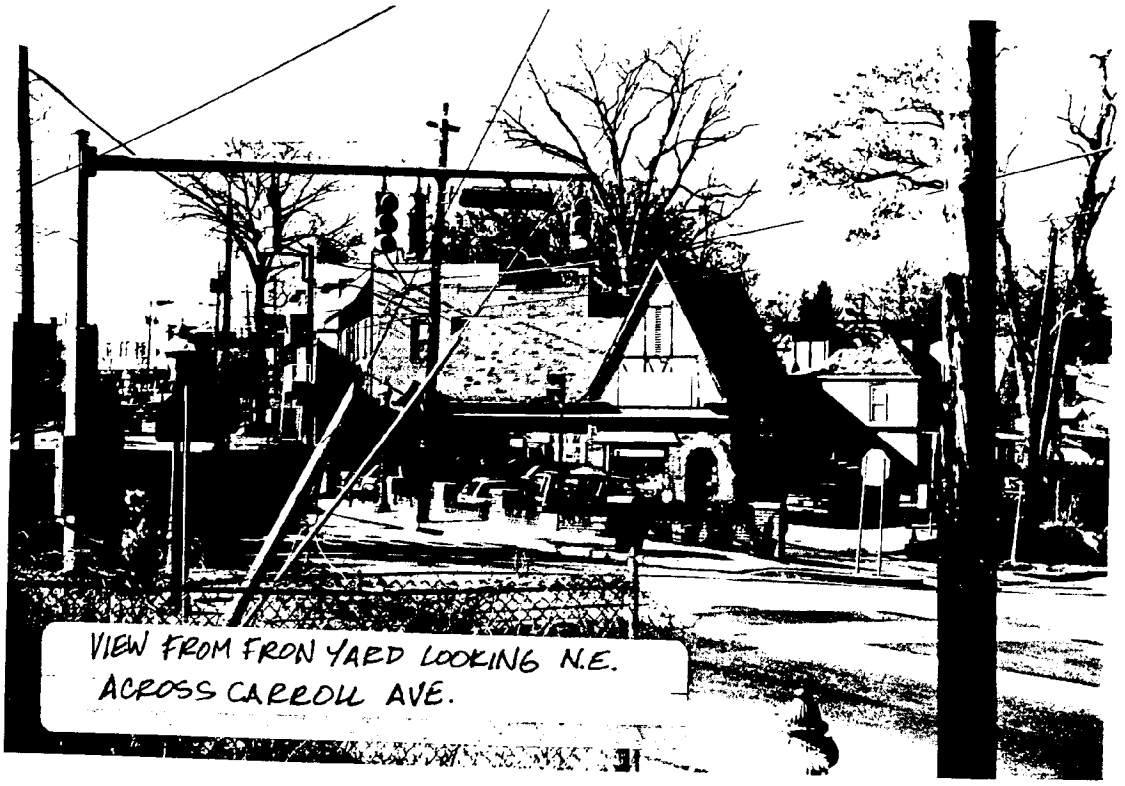
CARROLL AVE. STREETSCAPE LOOKING WEST - TOWARD TAKOMA OLD TOWN

CARROLL AVE. STREET SCAPE LOOKING EAST

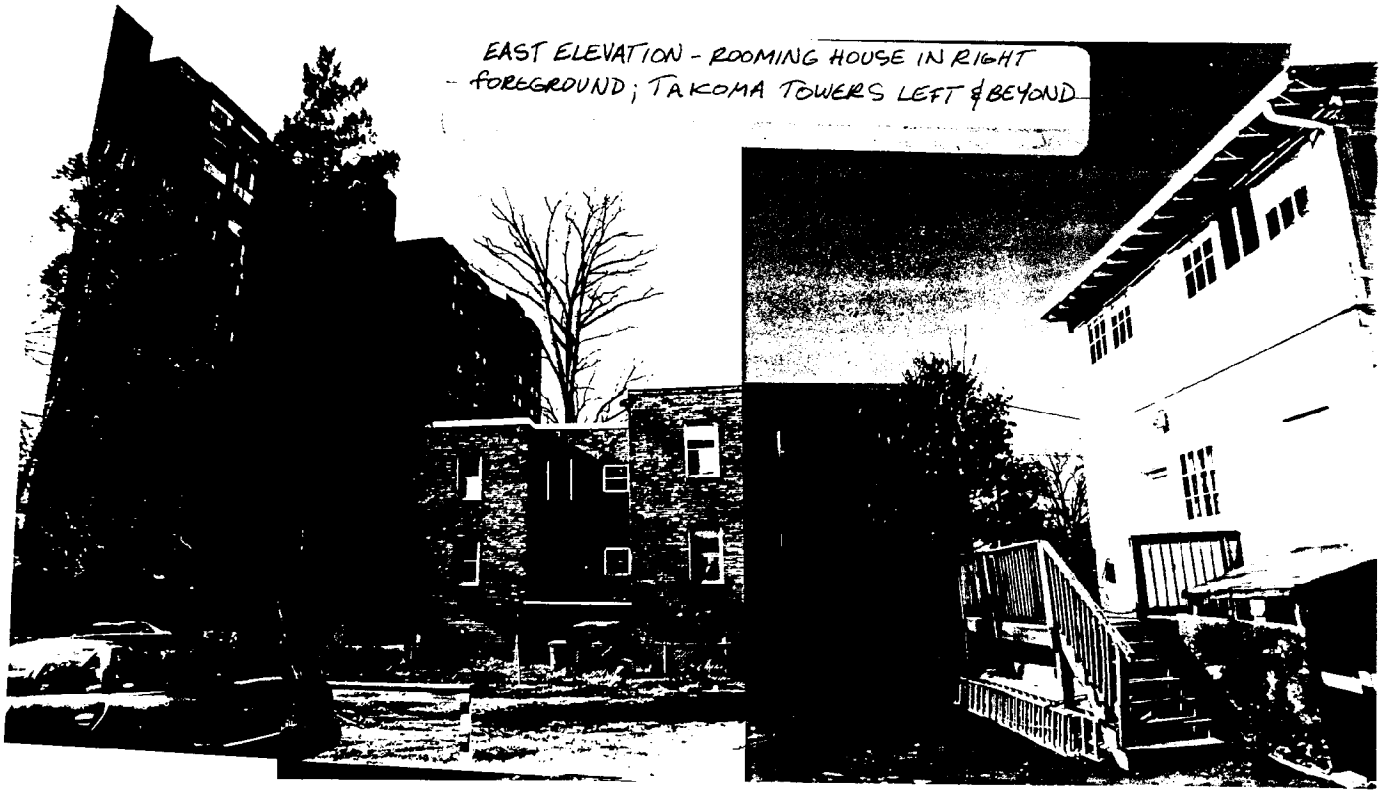


VIEW FROM FRONT YARD LOOKING NORTH ACROSS CARROLL AVE.

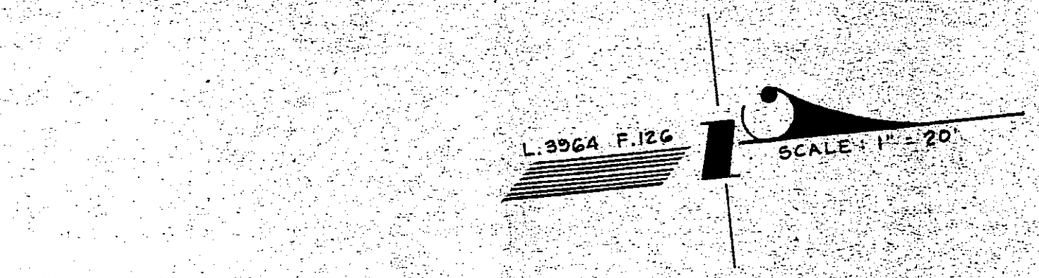
(TULIP AVE. ON LEFT

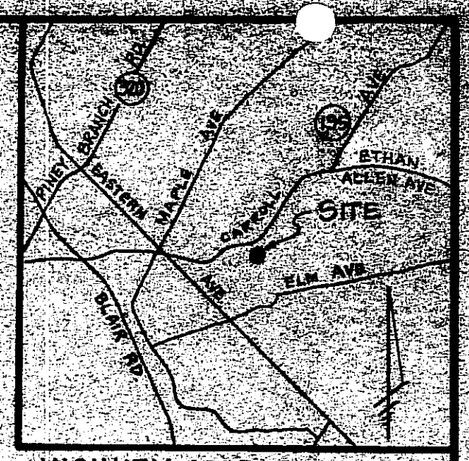


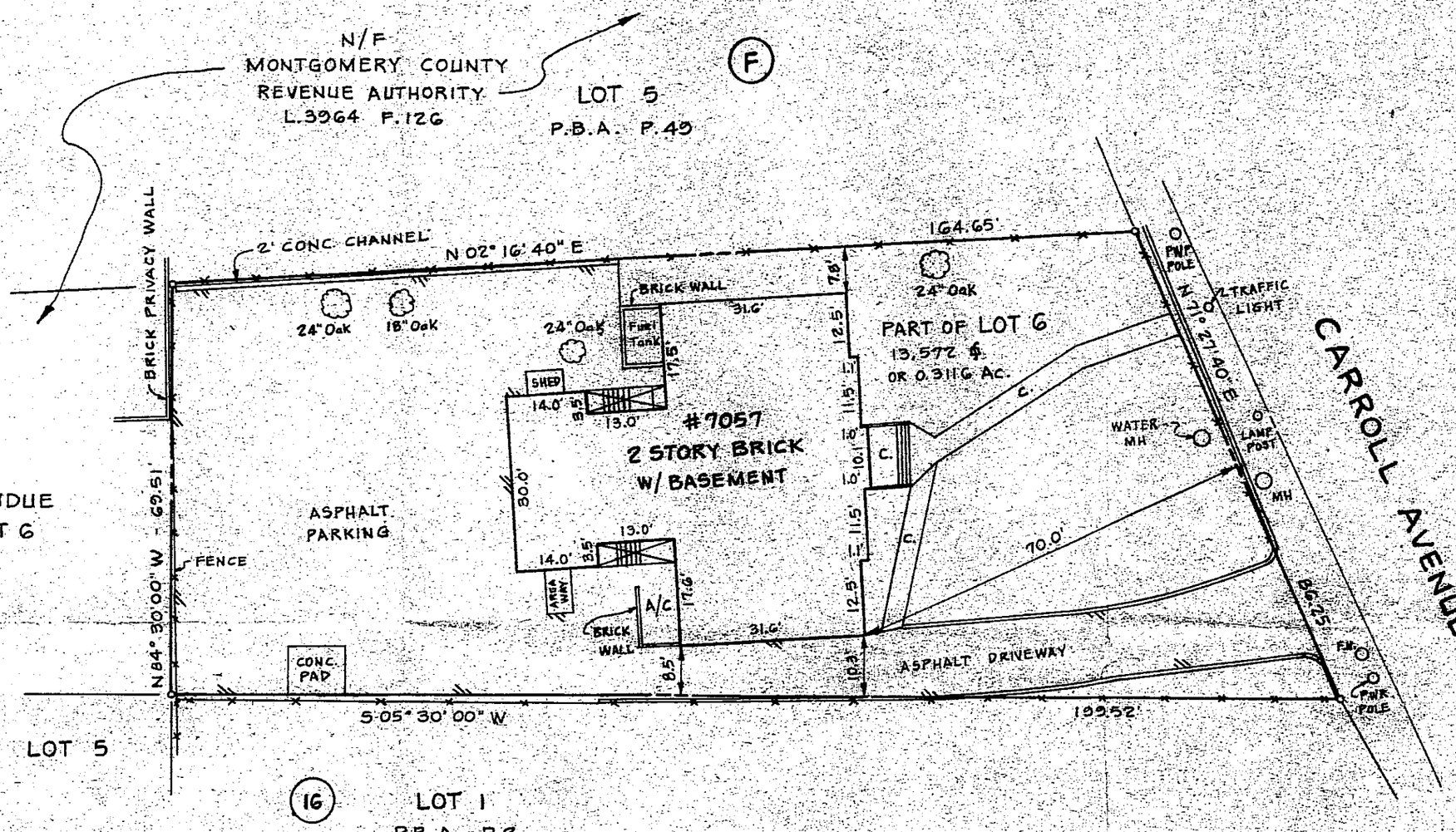
VIEW FROM FRON YARD LOOKING N.E. ACROSS CARROLL AVE.



EAST ELEVATION - ROOMING HOUSE IN RIGHT FOREGROUND; TAKOMA TOWERS LEFT & BEYOND







SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with the survey.

8-16-95
Date

Casimir M. Bazis
Reg. Professional Land Surveyor
Md. # 5089

STATE OF MARYLAND
CASIMIR M. BAZIS
No. 5089
REGISTERED
LAND SURVEYOR

PREPARED BY:
R. C. KELLY & ASSOCIATES, INC.
LAND SURVEYORS
10111 COLESVILLE ROAD
SUITE 133
SILVER SPRING, MD 20901
301-593-8005

PRINTED
R. C. KELLY
SEP 27 1995

& ASSOC., INC.

PLAT OF SURVEY
PART OF LOT 6 BLOCK "F"
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
RECORDED P.B. "A" P.44
ELECTION DISTRICT № 13
MONTGOMERY COUNTY, MD.
SCALE 1" = 20' JULY, 1995

3

FIELD: W.P. COMP.: C.B. DRAFT: J.F.K. CHK.: C.B. 95.0727/B


WEST ELEVATION - TAKOMA TOWERS TO
RIGHT - ROOMING HOUSE TO LEFT


REAR (SOUTH) ELEVATION


DETAIL OF EXISTING ALUMINUM WINDOWS
(NOTE SEVERE CONDENSATION)


FRONT (NORTH) ELEVATION


CARROLL AVE. STREETSCAPE LOOKING
WEST - TOWARD TAKOMA OLD TOWN


7051
CARROLL AVE. STREET SCAPE LOOKING EAST

VIEW FROM FRONT YARD LOOKING NORTH ACROSS CARROLL AVE.

(TULIP AVE. ON LEFT


VIEW FROM FRON YARD LOOKING N.E.
ACROSS CARROLL AVE.


EAST ELEVATION - ROOMING HOUSE IN RIGHT
FOREGROUND; TAKOMA TOWERS LEFT & BEYOND


FRONT ELEVATION, TAKOMA TOWERS
BEYOND (LOOKING SSW)