14/55-05A 9400 Huntmaster Rd
MP Site #14/55 **Avalon Farm**

(410) 229-4197
1-800-388-8805
FAX (410) 229-4111
TTY (410) 229-4267
E-MAIL: msabett@oah.state.md.us

MARINA L. SABETT
ADMINISTRATIVE LAW JUDGE

OFFICE OF ADMINISTRATIVE HEARINGS
ADMINISTRATIVE LAW BUILDING
11101 GILROY ROAD
HUNT VALLEY, MARYLAND 21031

ROBERT L. EHRLICH, JR.
GOVERNOR

Date: February 14, 2005

MEMORANDUM

TO: Randy & Marina Sabett
9400 Huntmaster Road, Laytonsville, *Master Plan* Site #14/55, **Avalon Farm**

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 369778

Your Historic Area Work Permit application for window rehabilitation and replacement was **approved with conditions** by the Historic Preservation Commission at its February 9, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

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

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

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 14, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 369778

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with CONDITIONS**.

1) The new French door will not increase the width of the existing window opening.
2) The new set of three double-hung windows is replicated according to the historic blueprints. Specifically, the windows should be single pane with true divided lights in the exact configuration shown on the drawings.
3) The proposed windows will be repaired rather than replaced.

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

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

Applicant: Randy & Marina Sabett

Address: 9400 Huntmaster Road, Laytonsville

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at *http://permits.emontgomery.org* prior to commencement of work and not more than two weeks following completion of work

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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Randy and Marina Sabett Daytime Phone No.: 703-597-6521/301-260-9724

Property Address: 9400 Huntmaster Rd. Laytonsville, MD 20882
(Street Number / City / Steet / Zip Code)

Mailing address:
18802 Quarrymen Terr.
Brookeville, MD
20833

Contractor: Ed Clayborne & John Clayborne Phone No.: 703-898-4204

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9400 Street: Huntmaster Road

Town/City: Laytonsville Nearest Cross Street: Goshen Oaks Road & English Meadow Way

Lot: 68 Block: A Subdivision: Overlook Hill

Liber: TBD Folio: TBD Parcel: TBD

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: _____

1B. Construction cost estimate: $ Approx. $64,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

_____ 1/4/05
Signature of owner or authorized agent Date

Approved: With Conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 2/9/05

Application/Permit No.: 369778 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   See attached narrative.

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

   See attached narrative.

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.

Submitted – January 5, 2005

Historic Area Work Permit Application

Application of Randy and Marina Sabett for:

Avalon Farm – Montgomery County Historic Resource 14/55
9400 Huntmaster Road
Laytonsville, MD 20882

Re: Window repair and replacement

Introduction

The proposed project for Avalon Farm consists of a combination of repair and replacement of the existing double hung windows. As elaborated below, we believe that the proposed approach provides an appropriate balance between maintaining the historic fabric of the home on the one hand with the safety concerns, energy efficiency, and considerable cost outlay on the other hand.

We became owners of Avalon Farm on December 13, 2004. We are still living in our existing home in Brookeville, MD, which has a contingent contract on it. Under this contract, we may need to move out of our existing home and into the Avalon home as early as March 1, 2005, and in any event no later than April 1, 2005. Given the lead abatement issues and, accordingly, the related safety concerns associated with the proposed project, we need to have all work completed prior to our move-in date. We would, therefore, respectfully request that you consider our proposal as time-critical. We have been in touch and have met with MNCPPC staff member Tania Tully on a number of occasions, as well as immersed ourselves in the applicable literature in order to arrive at what we believe is a balanced proposal. We are committed to working closely and expeditiously with Ms. Tully and the rest of the MNCPPC staff, along with the entire Historic Preservation Commission, to complete this permitting process in a way that allows us to all meet our objectives.

This Historic Work Area Permit application consists of the application form to which this narrative is attached, this narrative, Appendix A (photographs of Avalon Farm), Appendix B (Plans, Elevations, and Plat), Appendix C (replacement window dimensions and related information on the replacement windows from Pella Corporation), Appendix D (Lead Paint Assessment), and Appendix E (reproductions of the original blueprints for Avalon Farm).

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1. WRITTEN DESCRIPTION OF PROJECT

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

Much of the following account was taken from the "Historic Preservation Report on the Blunt-Carl House and Principal Outbuildings at the Carl Property, 9400 Huntmaster Road,

Gaithersburg, Maryland," which was produced by Breehorne & O'Mara, Inc. for NVLand, Inc. on September 26, 1989 (hereinafter "Blunt-Carl House Report").

The current Avalon was designed in 1921 for Harry W. Blunt, Jr., by A.B. Mullett and Co., a prominent Washington, D.C. architectural firm. Harry Blunt was a leading citizen in Montgomery County, serving in the Maryland legislature and on the State Racing Commission.

Prior to the existing structure, it is believed that the Blunt family homestead consisted of a smaller farmhouse that stood on the site of the current house. It was likely erected by H.W. Blunt, Sr., some time in the 19th century. The fieldstone foundation and east and west chimneys in the present Avalon Farm were part of the older structure. The 19th century footprint of the old house can be determined by looking at the stone foundation, which forms an oblong shape running east and west with an 'ell' running north and south. Such configurations are characteristic of a vernacular farmhouse plan found throughout the eastern United States from the late 1830's through the late 19th century. After fire destroyed much of the original structure in about 1920, the Blunt family built the current residence.

As a prominent couple in Montgomery County, Harry and Mary Blunt entertained guests frequently in the ample parlors and center hall of the re-built house. They named the property Avalon. After Harry's death in 1944 and Mary's death in 1951, William and Sarah Carl purchased the property in 1953. In addition to using the property as a farm, the Carl property (which they renamed Avalon Farm) served as the site of many fox hunts in the 1950's through the 1970's. William Carl became the Master of the Goshen Fox Hunt.

We recently discovered that Mullet's original blueprint plans of Avalon Farm are preserved in the Library of Congress. We have ordered and hope to soon obtain a copy.[1] They were donated to the Library of Congress in 1986 by Suzanne Mullett Smith, a relative of Mr. Mullett's. According to Ms. Mullett's web page:

> A. B. Mullett (1834 - 1890) lived most of his adult life in Washington, DC designing buildings for over 10 years for the United States Government across the United States. In addition to his many public buildings, private and commercial office buildings and homes benefitted from his design talents in Washington, DC, New York City area, Virginia, West Virginia, Tennessee, and Maryland. His remaining buildings are registered Historic Landmarks. Most famous of his historic landmarks [is] the recently renamed Old Executive Office Building next to the White House.

Avalon Farm was identified in 1969 by the Maryland National Capital Park and Planning Commission (MNCPPC) as a possible historic property. In 1976, Avalon was included in the Locational Atlas and Index of Historic Sites in Montgomery County Maryland. In 2002, Avalon Farm was historically designated on the Montgomery County Master Plan for Historic Preservation.

---

[1] Although we will not yet have received these by the time we submit this application, we are providing photocopies of photocopies of those original plans. Unfortunately, the copies that we have do not have the first or second floor plans, but they do include all elevations.

Avalon Farm is architecturally significant as a country residence and well-executed example of the revival in the early 20th century of vernacular architectural forms and details from the antebellum period.

---

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

In accordance with Chapter 24A of the Montgomery County Code, entitled "Historic Resources Preservation," we are proposing the restoration and replacement of the forty-two (42) windows that are currently at Avalon. We believe that our proposal will not substantially alter the exterior features of the historic site and is wholly compatible in character and nature with the architectural features of the historic site. Further, the proposal will not be detrimental in any way to the protection, preservation, and continued use and enhancement of the property as a primary dwelling residence. Indeed, we intend to preserve and enhance the property, while at the same time remedying unsafe and defective conditions/health hazards within the residence in a way that does not deprive us (the owners) of reasonable use of the property or cause us to suffer undue hardship.

Specifically, for the first part of this project, we are proposing to restore:

(i) the ten (10) double hung windows now existing on the front (north) elevation (see the magenta circle in Figure # 1);
(ii) three (3) of the double hung windows on the west elevation and two (2) of the double hung windows on the south elevation (see the magenta arrows in Figure #2); and
(iii) four (4) of the double hung windows on the east elevation (see the magenta circle in Figure #4).

The restoration will include the removal of all paint (including the lead paint), repair of any broken panes of glass, repair of any deteriorated muntins (exterior and interior), purchase and installation of new storm windows and screens, repair of all weight and pulley mechanisms, and the weather stripping of the existing windows. The paint removal will be accomplished using federally-approved lead paint abatement methods (including respiratory protection and protective outer clothing). This process will be completed by a certified lead paint abatement contractor for the State of Maryland - John D. Clayborne Contracting, 100 W. Jefferson St., Falls Church, VA.

The second part of this project will consist of replicating the remaining windows on the sides (east and west) and rear (south) elevations of the residence (see the yellow circles in Figure #2 and Figure #4) with replacement sashes. We are prepared to contract with the Pella Corporation, whose Architect Replacement Series of custom wood windows can be matched to the existing windows such that the difference between the style of the new window versus the existing window will be imperceptible. This includes muntins that exactly match the existing configuration.

Such replacement of the windows on the sides and back of the house will remedy the defective conditions of the existing windows while enhancing both their form and function. Given our plan to replace windows on the back portion of the house, we are locating the bedrooms for our children (ages 4 and 12) in these rear areas to alleviate any concerns regarding the safety of the windows. Specifically, the replacement windows will not contain any lead, will have tempered (i.e., shatterproof) glass, and will have modern safety mechanisms for the operation and use of the windows.

The concern over lead in the paint on the windows is borne out by the attached Lead Paint Assessment from Arthur S. Lazerow (see Appendix D). As you can see, the lead levels (based only the XRF readings) are quite high in all of the paint on the windows and window-related areas. Furthermore, Mr. Lazerow's report indicates that the "condition of the painted surfaces was sub-standard" and that "[f]rom the point of view of the condition of the wood window materials, which are in poor condition, repair of the windows and lead remediation will be cost prohibitive and we recommend replacement of these double-hung windows with historically consistent appearing replacement wood windows and jambs."

Despite Mr. Lazerow's report, however, we do want to reach a compromise with respect to repairing at least some of the historically important windows. Thus, the distinction that we have made between the preservation of the existing nineteen (19) windows on the front and two sides of the house versus the remaining thirty-three (23) windows on the sides and back of the house is intended to balance the mission of the MNCPPC to retain the historic fabric of the property with the abatement of unsafe conditions or health hazards in a way that is reasonable and does not cause the owners undue hardship. Specifically, because the front elevation is generally deemed to be the most significant in terms of retaining the historic character of the home, we are willing to expend considerably more resources on preserving the existing windows in a way that removes, at least in part, the unsafe conditions and health hazards that presently exist.

To employ this restorative method for the remaining 23 windows would be cost prohibitive, deprive us of reasonable use of the property, and cause us undue hardship related to areas of the property that are not as historically significant in any event. In particular, the cost of repairing the windows and abating just the interior woodwork of the 19 windows is roughly estimated at $47,500 (or **$2500.00** per window). This does NOT include the abatement of any lead paint on the exterior, repair of broken external muntins, weatherstripping, storm windows, or screen windows, all of which we plan to complete in the spring. In contrast, the replacement of the remaining 23 windows is currently estimated at $26,940.51 (or **$1171.33** per window), which would totally alleviate the need for any further repair or additions to the windows (e.g., screens included, no storm windows needed, no weatherstripping needed, etc.)

A third aspect of this project will be to restore a window on the third floor of the residence to the style contemplated by the original A. B. Mullett architectural drawings.[2] Specifically, the double-hung window that presently exists on the third level of the east elevation will be

[2] On "Sheet No. 7" (entitled "End Elevation") of the blueprint copies in Appendix E, the third floor window is clearly shown as consisting of three double-hung six-over-six windows. In contrast, the current window is a single double-hung window.

expanded to three adjacent double-hung windows (see the blue circle in Figure #4). In addition to restoring the home to its original specifications, the addition of two windows will provide some much needed additional natural light to the third level, which we ultimately plan to finish for use by our children.

The fourth and final part of this project will be to replace one of the existing double hung windows on the first level of the west elevation (in the dining room) with a single French door leading out to the west side of the porch (see the green circle in Figure #2). Although we would like to have actually replaced both of the windows of the west elevation with French doors (i.e., having doors flanking the fireplace), we see our request for only one French door as an appropriate compromise that will give us the access to the porch that we need from the dining room while not departing significantly from the historical fabric of the existing facade. Note also that the new door will fit the width left by the existing windows.

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2. SITE PLAN

See attached plat in Appendix B.

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3. PLANS AND ELEVATIONS

See attached Appendix B.

---

4. MATERIAL SPECIFICATIONS

See attached Appendix C.

---

5. PHOTOGRAPHS

See attached Appendix A.

---

6. TREE SURVEY

n/a

---

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

See the Historic Area Work Permit.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
Randy & Marina Sabett 18802 Quarrymen Terrace Brookeville, MD 20833	

Adjacent and confronting Property Owners mailing addresses

Korosh Shokouhi 9238 English Meadow Way Laytonsville, MD 20882	Stephen Alexander 9241 English Meadow Way Laytonsville, MD 20882
Delores M. Milford 21620 Goshen Oaks Rd. Laytonsville, MD 20882	Joseph P. Idoni 21621 Goshen Oaks Rd. Laytonsville, MD 20882
Wayne Rewega 21624 Goshen Oaks Rd. Laytonsville, MD 20882	John F. Klafin 21628 Goshen Oaks Rd. Laytonsville, MD 20882

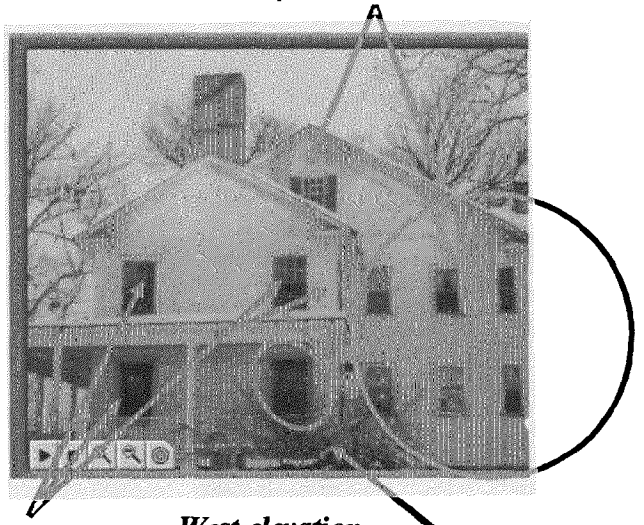
Jessica Abod 21637 Goshen Oaks Rd. Laytonsville, MD 20882	Patricia Murphy 21638 Goshen Oaks Rd. Laytonsville, MD 20882

Appendix A (photographs of Avalon Farm)

Repair ten double hung windows

North elevation
Figure 1

Replace double hung windows with identically configured replacement windows



Repair five double hung windows (two of which are south-facing that can barely be seen in this photo)

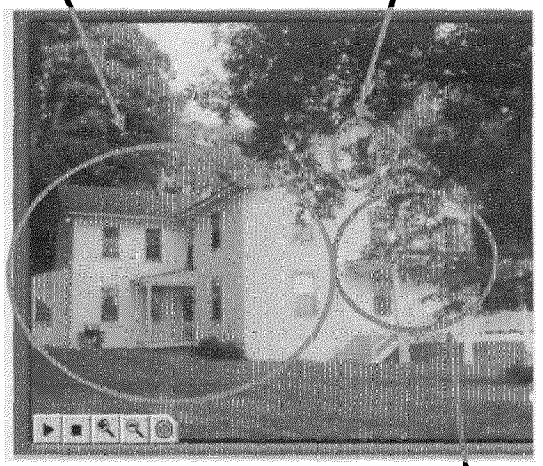
Replace one double hung window with a French door to the side porch

West elevation
Figure 2

Alternate north elevation
Figure 3

Replace double hung windows with identically configured replacement windows

Replace one double hung window with three double hung window (per original plans)



East and south elevations
Figure 4

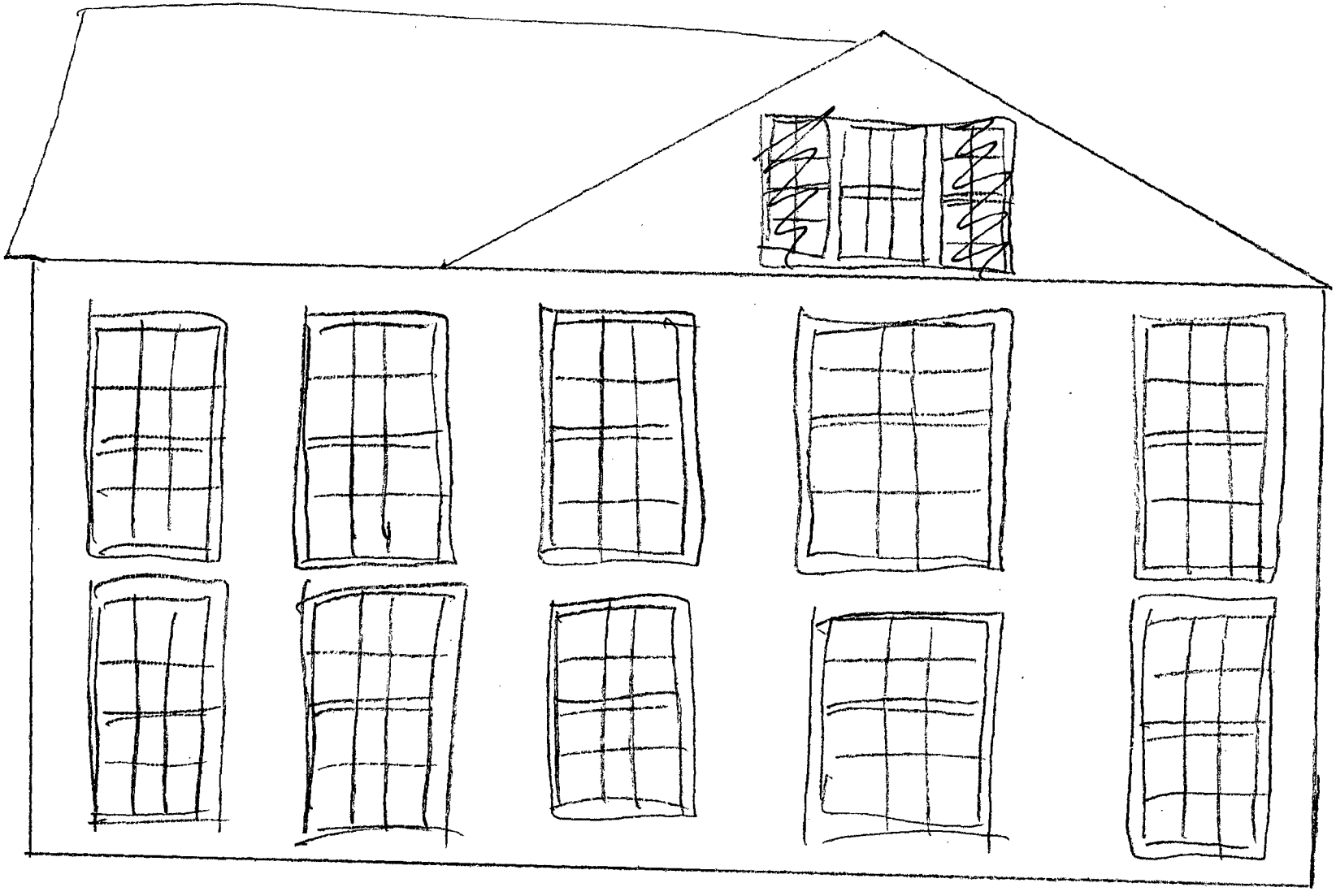
Repair four double hung windows

Appendix B (Existing and Proposed Plans/Elevations [two copies of each], and Plat)

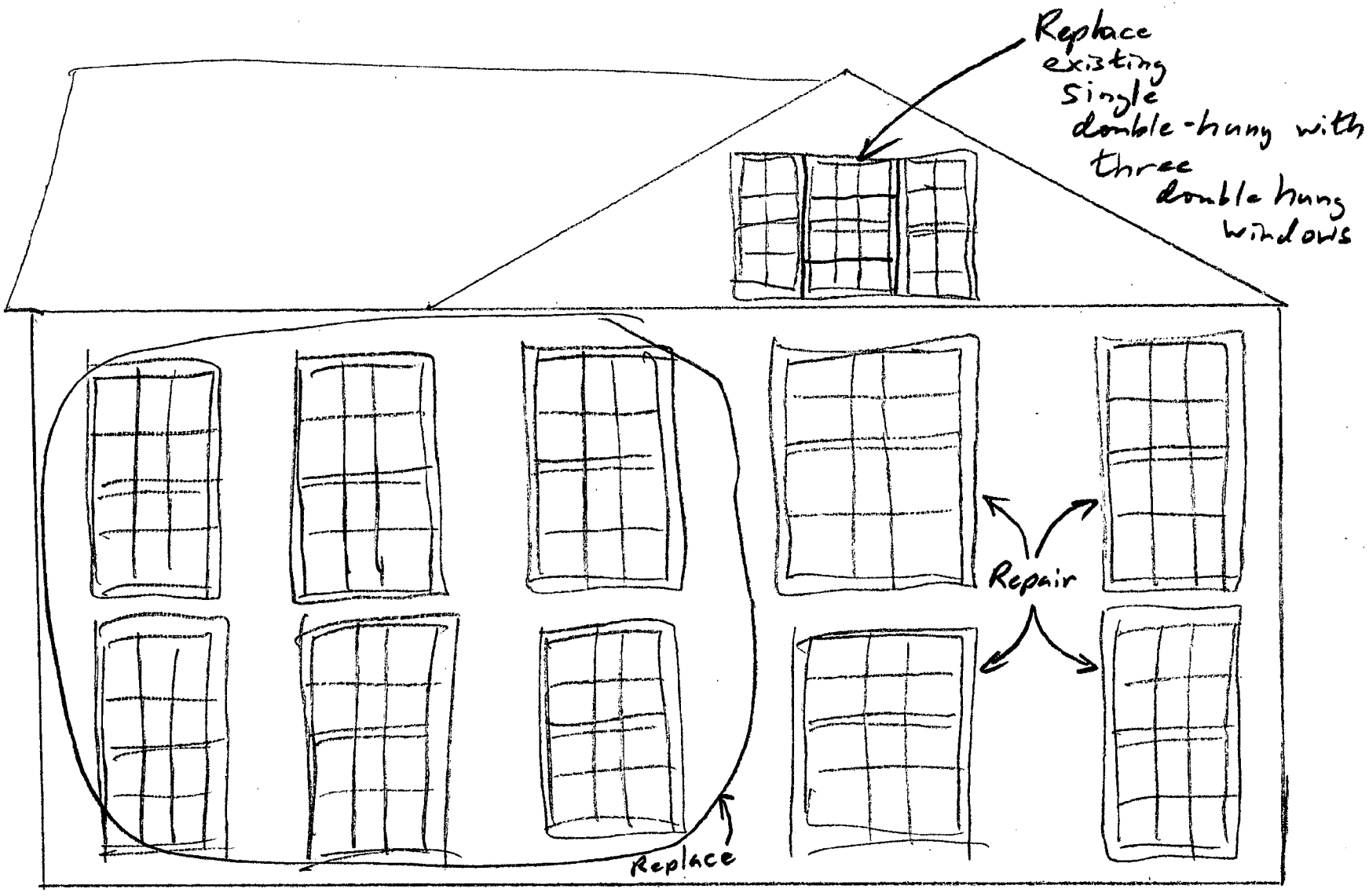
Front (north) elevation [existing]

Repair
all windows

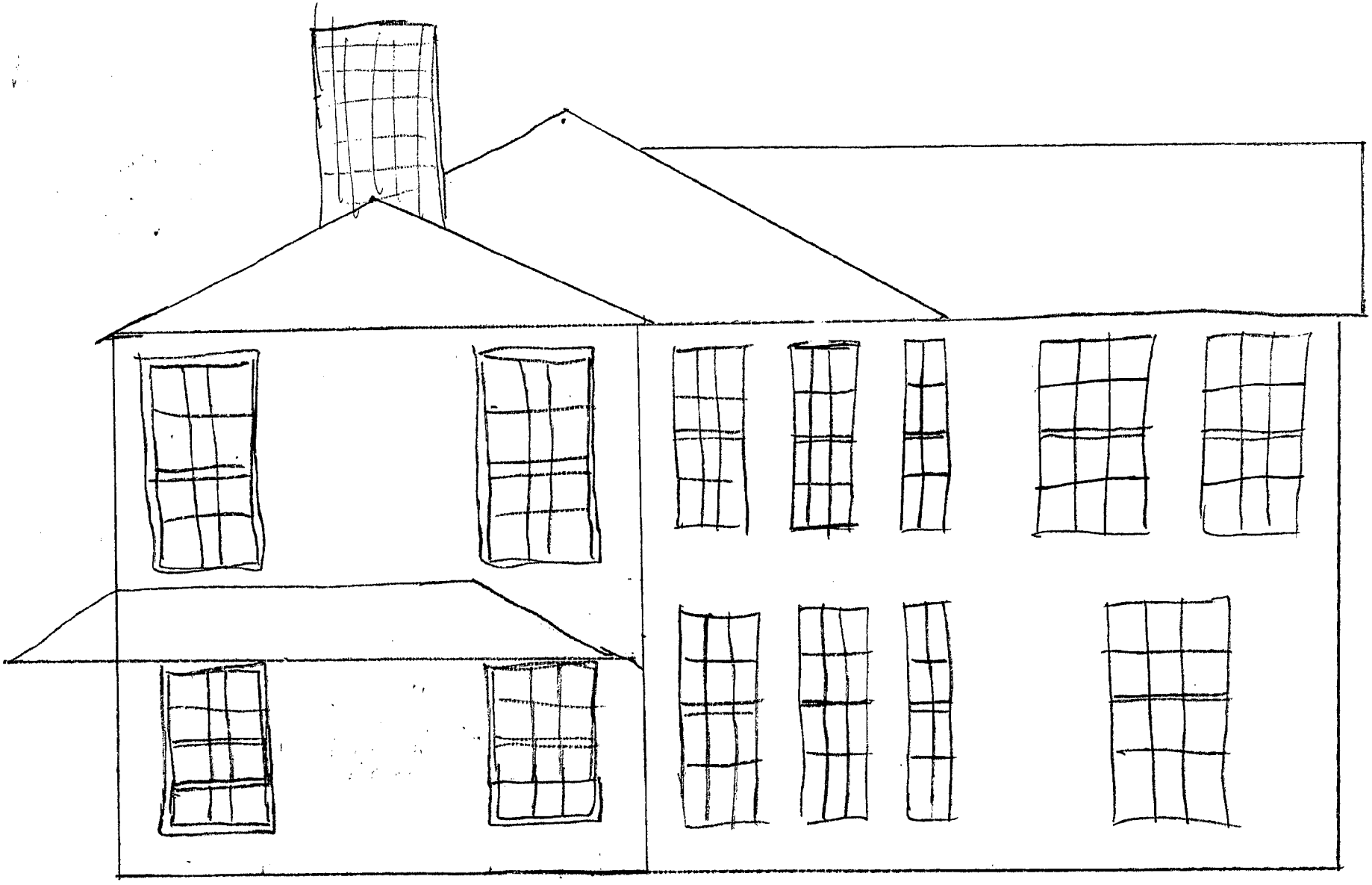
Front (north) elevation [proposed]



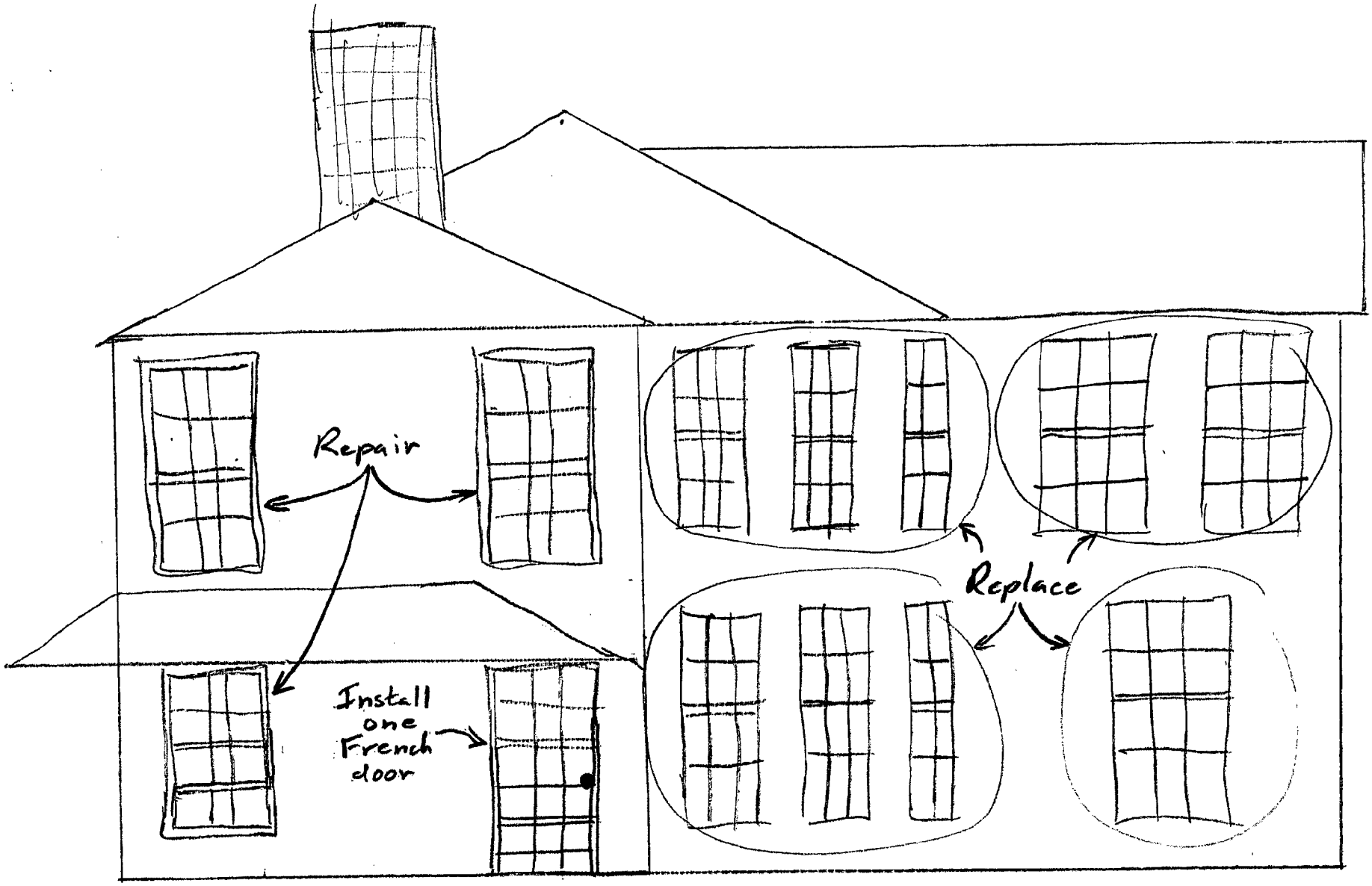
Side (east) elevation [existing]



Side (east) elevation [proposed]



Side (west) elevation [existing]



Side (west) elevation [proposed]

Back (south) elevation [existing]

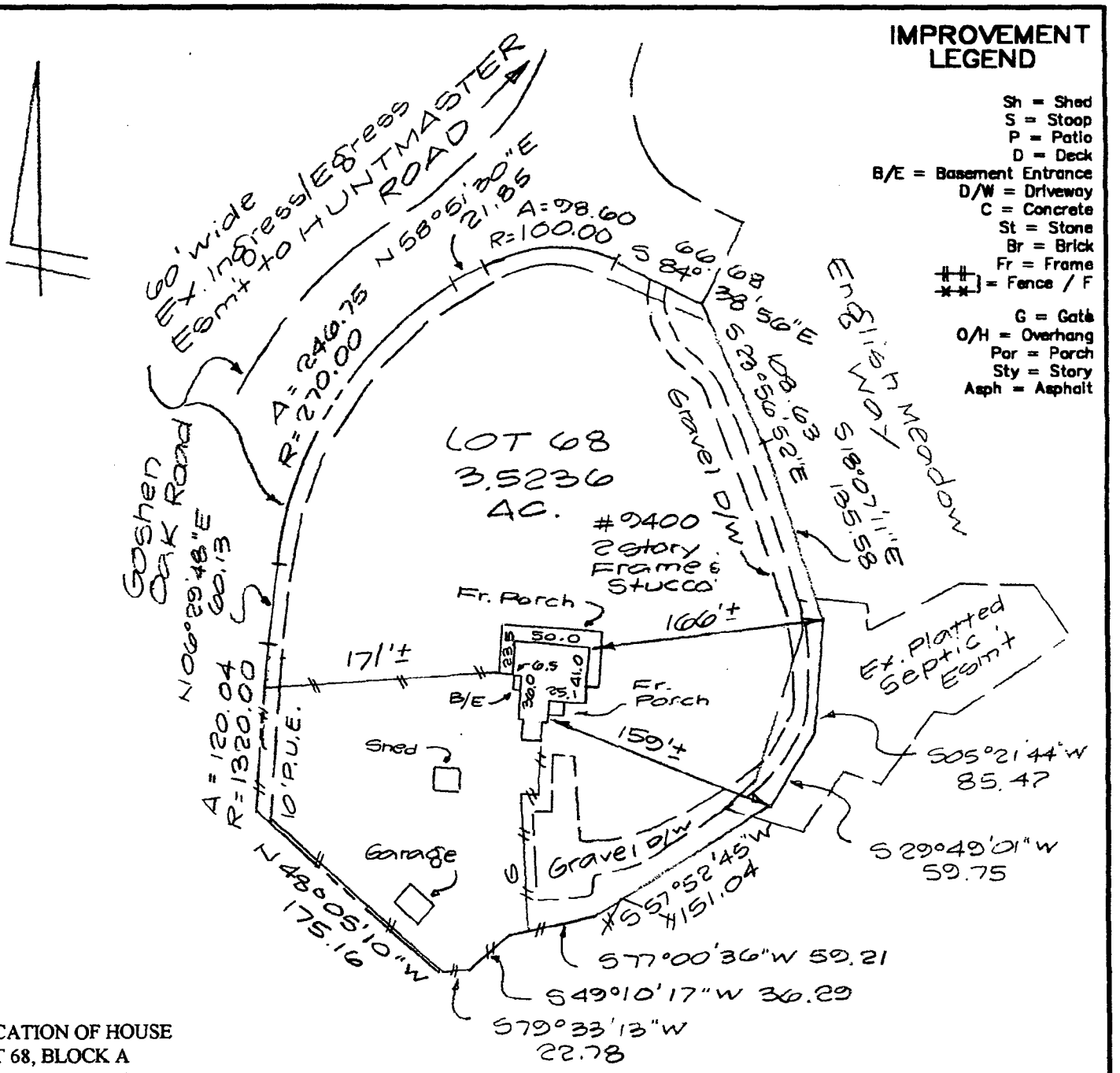
Replace all windows

Back (south) elevation [proposed]

CASE NO. 04-1184

NOTE : THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: This location for title purposes only – not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
LOT 68, BLOCK A
OVERLOOK HILL
MONTGOMERY COUNTY, MARYLAND

FLOOD ZONE C PER FEMA MAP

I HEREBY STATE THAT THE ACCURACY OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

STATE OF MARYLAND — DAVID BOWSER — No. 240 — PROPERTY LINE SURVEYOR

REFERENCES	
PLAT BK	104
PLAT NO	18539
LIBER	
FOLIO	

HALLER–BLANCHARD & ASSOCIATES
P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301)228-2266 FAX: (301)228-2248

DATE OF PLANS	
WALL CHECK:	
HSE. LOC.:	11-29-04
BOUNDARY:	

SCALE: 1" = 100'
DRAWN BY: BB
JOB NO.: 04-26376

THIS LOCATION FOR MORTGAGE PURPOSES FOR Sabett

Appendix C (replacement window dimensions and related information on the replacement windows from Pella Corporation, including information on the proposed replacement double-hung windows on page 12 of the color brochure)

Proposal

K.C. COMPANY, INC.
12100 Baltimore Ave, Suite 1
Beltsville, MD 20705
1-877-24-PELLA

Phone: 301-957-7000 Fax: 301-210-1403 / 301-419-2963

Customer	Project / Ship-To	Quote	
Sabett 9400 Huntmaster Rd. 407 LAYTONSVILLE, MD 20882 MONTGOMERY Bus. Phone: ( ) - Bus. Fax: ( ) - Home Phone: ( ) - Cellular: ( ) -	**Sabett, Randy** 9400 Huntmaster Rd. 407 LAYTONSVILLE, MD 20882 MONTGO **Owner: Randy Sabbet** Bus. Phone: (703) 597- 6521 Home Phone:	**Date** **Quote No.** **Order No.** **Alternate No.** **Need Date** **Sales Rep. Name** **Prepared by** **Payment Terms** **Architect** **Jamb Depth** **Order Type** **Glazing Design** **Pressure**	12/21/2004 YR121404A 00/00/00 Rushford, Yetta C.O.D. Installed Sales Order 20.00 psf.
Branch Name **Phone** **Fax**	K.C. COMPANY, INC. 301-957-7000 301-210-1403 / 301-419-2963	**Branch Address** **City** **State**	12100 Baltimore Ave, Suite 1 Beltsville, MD 20705 1-877-24-PELLA

Comments:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

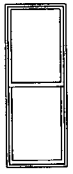
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 10 **Location:** deliv.	**Qty:** 1	Contractor free tailgate delivery	**0.00**	**0.00**

Notes:

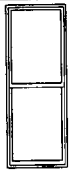
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 20** **Location:** door option - DR **R.O:** 2' 10-1/4" X 7' 2-1/2" **WallCond:** 6-9/16"	**Qty:** 1	**3486 Right Hinge In-Swing French Door, Frame:33-1/2 X 86:** Architect Series, Clad, Model 2, White, 5/8" InsulShld Temp IG Glazing, Bright Brass Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High=06), Fins (per design)	**2,288.50**	**2,288.50**

Notes: add approx. $475.00 for each door for install labor costs; lower sills, frame in to 36" x 84". Electrical not included.

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 30** **Location:** Library **R.O:** 3' 3-3/4" X 5' 11-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 70:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,261.99	2,523.98

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 35** **Location:** kitchen **R.O:** 2' 4-3/4" X 4' 6-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 53:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	826.97	1,653.94

Notes:

Throughout the bid these are the computer defaults. A walk through with the installer occurs prior to construction.

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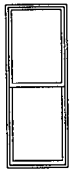
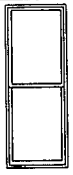
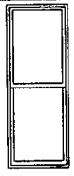
Outside View	Item No. Qty.	Summary Description	Unit Price	Extended Price
	**Item# 40** **Qty:** 3 **Location:** morming room **R.O:** 2' 10-3/4" X 5' 7-7/8" **WallCond:** 4-3/16"	**Vent - DH Luxury Edition Double-Hung, Frame:34 X 66:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,071.26	3,213.78

Notes:

Outside View	Item No. Qty.	Summary Description	Unit Price	Extended Price
	**Item# 45** **Qty:** 2 **Location:** PR, upstairs closet **R.O:** 1' 7-1/2" X 4' 6-1/2"	**Vent-Equal Sash 50:50 Top:Bot Sash Split Precision Fit Window, Make Size:19 X 54:** Architect Series, Wood, Model 2, Primed Wood, 5/8" InsulShld IG Glazing, Half Screen, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	636.88	1,273.76

Notes:

Outside View	Item No. Qty.	Summary Description	Unit Price	Extended Price
	**Item# 50** **Qty:** 1 **Location:** stairs **R.O:** 2' 10-3/4" X 6' 6-7/8" **WallCond:** 4-3/16"	**Vent - DH Luxury Edition Double-Hung, Frame:34 X 77:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,130.06	1,130.06

Notes:

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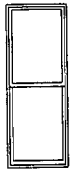
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 55** **Location:** rear Br 3 **R.O:** 3' 3-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	1,029.07	2,058.14

Notes:

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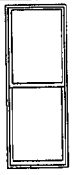
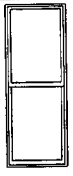
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 75** **Location:** master bath **R.O:** 2' 4-3/4" X 4' 7-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 54:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	832.31	1,664.62

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 80** **Location:** rear BR **R.O:** 2' 9-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:33 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	901.80	1,803.60

Notes:

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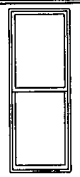
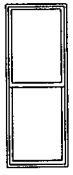
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 85** **Location:** laundry **R.O:** 2' 9-3/4" X 5' 2-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:33 X 61:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	896.55	1,793.10

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 90** **Location:** attic **R.O:** 2' 4-3/4" X 3' 10-7/8" **WallCond:** 4-3/16"	**Qty:** 4	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 45:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	784.23	3136.92

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 95 **Location:** install cost	**Qty:** 23	PRECISION FIT WINDOW INSTALL	115.81	2663.63

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 100 **Location:** install cost	**Qty:** 23	PRECISION FIT CAP	67.55	1553.65

Notes:

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Thank You For Your Interest In Pella Products

Taxable Subtotal	$ 25,657.62
Sales Tax at 5.0000%	1,282.88
Non-taxable Subtotal	
Total	$ 26,940.51
Deposit Received	$ 0.00

Customer Signature

Pella Sales Representative Signature

Date

Date

1. CANCELLATION NOTICE: ANY ITEMS CANCELLED AFTER THE DATE YOU SIGN THE CONTRACT WILL BE SUBJECT TO CANCELLATION OR RESTOCKING FEES AND/OR CUSTOM ORDER CHARGES ACCORDING TO THE COMPANY POLICIES IN EFFECT AT THIS TIME. I offer to purchase the goods herein described at the quoted prices and have read all the conditions listed on the enclosed sheet entitled "Terms and Conditions" and I understand and agree to such. I have agreed to accept delivery of the goods as stated on this order on or about the anticipated "Need Date" of _____. I also agree to pay in full for the goods contained in this order if for any reason I do not accept complete delivery of this order within 30 calendar days of stated "Need Date". 2.This proposal may include products other than Pella. Please consult your sales rep for specific warranty information. 3.This proposal valid for 30 days only.

WARRANTY: Pella(R) products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details. Neither Pella Corporation nor K.C. COMPANY, INC. will be bound by any other warranty

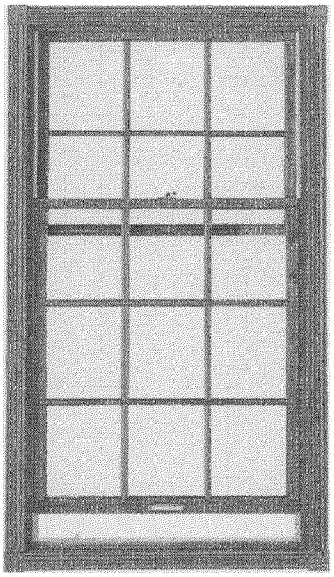
For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

DOUBLE-HUNG WINDOWS

Traditional window detail with cutting-edge convenience.

Pella® double-hung windows are the perfect update for the traditional American home. They offer classic beauty with unparalleled convenience — not to mention superior energy efficiency.

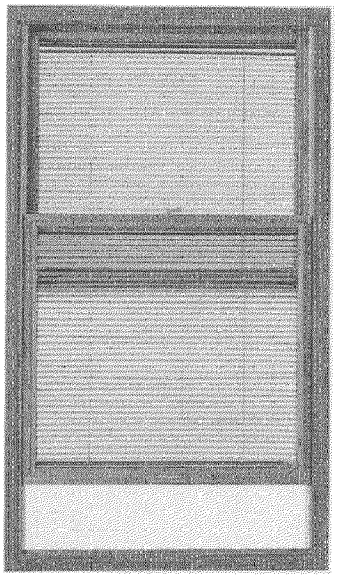
- Tilt-to-clean sash makes Pella double-hung windows a breeze to clean. Interior and exterior glass can be easily cleaned from inside the house — *standard feature on all Pella double-hung windows.*
- Our cam-action locks compress weatherstripping for a tighter-than-tight seal. They're recessed into the wood for improved functionality and appearance — *standard on Architect Series® and Designer Series® double-hung windows.*
- Pella double-hung windows can be raised from the bottom and lowered from the top to provide two levels of ventilation. Hot air is pulled from the ceiling to the outside from the top of the window. And cooler fresh air flows in from the bottom.



ARCHITECT SERIES®
Unsurpassed architectural expression.™

Patented Integral Light Technology® creates the historic look of true divided light by permanently bonding grilles to the interior and exterior surfaces of insulating glass. A nonglare, insulating spacer is installed between the insulating panes of glass and underneath the grilles to enhance the window's true-divided-light appearance.

The entire frame is inserted in the existing opening.



Proposed replacement

SERIES®
can't touch.™

uble-hung windows
etween-the-glass
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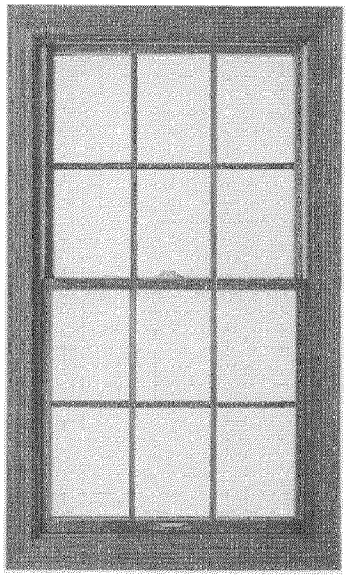
vay from dust,
tle hands.



PROLINE®
Basic done beautifully.™

ProLine® double-hung windows are world-class windows at a price most any budget can afford. By keeping our ProLine product offering simple, with standard shapes and sizes, we maximize your value.

Appendix D (Lead Paint Assessment)

ALBAN
LEAD CONSULTANTS

Alban Home Inspection Service, Inc.
Lead Based Paint Consulting Division

January 4, 2004

Randy and Marina Sabett
18802 Quarrymen Terrace
Brookeville MD 20833

Re: Lead Paint Assessment
9400 Huntmaster Road
Laytonsville MD 20882
Final Report

Dear Mr. and Mrs. Sabett:

We herewith submit this report on the lead-based paint assessment we performed for you on this date at the above address. Such a lead-based paint assessment in homes built prior to 1978 is conducted in order to determine the existence of lead- based paint, the presence of immediate lead hazards, or the likelihood of potential hazards which may place occupants, particularly your children, at risk for lead poisoning. In view of your planned renovation of this home, we have focused primarily on the condition of the windows.

Children become lead poisoned primarily through the ingestion of the lead dust that comes from deterioration of leaded paint, and less commonly, from eating paint chips. For your information, lead dust is generated by friction of lead painted surfaces, such as window slides, sticking doors and cabinets, floors and stair treads.

This inspection was performed in a manner that is consistent with Title 10, the federal lead-based paint disclosure law. Nationally, the focus on the lead paint poisoning problem has shifted away from total abatement toward the more attainable goal of lead paint hazard reduction. For our inspection, soil, water and other media were not tested.

There are federal standards for determining the acceptability of lead levels. These levels are also the maximum permissible levels, known as "clearance standards" which may remain after a renovation project or a lead remediation project is completed and final cleaning has occurred. These standards are:

Dust:
Floors: 40 micrograms of lead per square foot (ug/s.f.)
Window sills: 250 ug/s.f.
Window wells: 400 ug/s.f.

Paint:
Paint chips: .50% lead by weight of dry sample
XRF levels: 0.8 milligrams per/cm2 (mg/cm2) or above (Maryland Standard)

Specific inspection and test results for the above noted property are as follows:

1. Visual Inspection. Our visual inspection showed that throughout this home, the condition of the painted surfaces was sub-standard. There is peeling, chipping or flaking paint on almost all painted surfaces inside and on the exterior of the property. The poor condition of the windows was self-evident. All painted surfaces of windows are deteriorated. Window wells, the exterior portion of the window sills into which the bottom sash seats, contained both deteriorated paint and excessive amounts of paint chips, dirt and debris.

2. X-ray Florescence. The x-ray florescence examination we performed found extensive use of lead-based paint on all wood painted trim and other components, although we also found no lead-based paint on walls, ceilings or interior doors. Wood painted components, such as doors, trim, baseboards, window sills and sashes, were found to have been painted with lead-based paint, except some stained components in the library.

On the exterior, with the exception of the windows of the rear porch with wood lap siding that are lead free, all window sashes, jambs and all exterior trim around the windows were found to contain lead-based paint. On the interior, all window sashes, jambs, trim, sills and aprons contain lead-based paint.

Please note that the purpose of a lead assessment is to determine the location and the condition of lead paint, rather than determining precise lead levels. We are enclosing the handwritten XRF summary report for your review and files.

3. Dust Wipe Samples. We performed ten dust wipes on five representative rooms. The window wells, sills and floors under windows were tested for lead contaminated dust. The enclosed Laboratory Analysis Report shows that every dust wipe we collected contained lead-contaminated dust above the federal standards shown above. Considering the deterioration of the paint on and around the window wells and sills, these laboratory results indicate dangerous levels of lead dust, making all windows extreme risks for lead poisoning. We recommend that effective remediation be accomplished prior to taking occupancy, in view of the health hazard represented by the lead dust and deteriorated lead paint.

The first line of defense for healthy living and for lead risk reduction in a home built before 1978 containing any lead-based paint is to keep all paint intact. From the point of view of the condition of the wood window materials, which are in poor condition, repair of the windows and lead remediation will be cost prohibitive and we recommend replacement of these double-hung windows with historically consistent appearing replacement wood

windows and jambs. The exterior wood trim around the windows should likewise be remediated, either by replacement or stripping and repainting. The window wells should be cleaned, the paint stripped and new paint applied. We also recommend that the window wells be covered with sheetmetal, such as aluminum, to make the window wells easily cleanable.

The second most effective risk reduction measure is good house-cleaning, including the wash down of horizontal surfaces with a high phosphate soap solution. After completion of your interior renovations, we recommendation that all horizontal surfaces be washed dowu with a lead cleaning solution, such as TSP or Leadesolve (obtainable from a hardware store) or one ounce of dishwasher powder (such as Cascade) to one gallon of warm water. Use paper towels and, after each wipe, discard the paper towel so as not to contaminate the wash water.

Upon completion of the renovation of your home, lead-based paint clearance testing should be performed to assure you that all lead risks were eliminated and the final cleaning resolved any construction period lead dust contamination. If you require additional information or advice regarding the lead paint condition of this home, kindly contact the undersigned.

Sincerely yours,

Alban Home Inspection Service, Inc.

Arthur S. Lazerow
President
MDE Lead Risk Assessor
Accreditation No. 24

SCHNEIDER LABORATORIES

INCORPORATED

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-8778 • 800-786-LABS (5227) • (FAX) 804-353-8928

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AIHA/ELLAP 100627, NVLAP 101160-0, NYELAP/NELAC 11413, CAELAP 2078, NC 683

LABORATORY ANALYSIS REPORT

Lead Analysis by EPA 3050B/7420 Method

ACCOUNT #:	562-05-4902	**DATE COLLECTED:**	1/ 4/2005
CLIENT:	ALBAN HOME INSPECTION	**DATE RECEIVED:**	1/ 5/2005
ADDRESS:	573 LANCASTER PLACE	**DATE ANALYZED:**	1/ 5/2005
	FREDERICK, MD 21703	**DATE REPORTED:**	1/ 5/2005
PO NO.:			
PROJECT NAME:	9400 Huntsmaster Rd		
PROJECT NO.:			
JOB LOCATION:	Laytonsville MD	**SAMPLE TYPE:**	WIPE

SLI Sample No.	Client Sample No.	Sample Description	Sample Area (ft^2)	Dilution Factor	Total Lead (µg)*	Lead Conc (µg/ft^2)
28314971	HM-01	Pwdr Rm Wall Room 4	0.81	10	4,593.7	7,636.7
28314972	HM-02	Pwdr Rm Sill Room 4	0.34	1	222.1	653.3
28314973	HM-03	Din Rm Wall Room 6	1.23	10	4,519.6	3,674.5
28314974	HM-04	Din Rm Sill Room 6	0.96	2	1,022.5	1,065.1
28314975	HM-05	Sit Rm Wall Rm 10	1.23	20	3,701.2	3,009.1
28314976	HM-06	Sit Rm Floor Room 10	1.00	1	96.1	96.1
28314977	HM-07	BR3 Wall Room 13	1.23	20	11,656.5	9,539.4
28314978	HM-08	BR3 Floor Room 13	1.00	1	103.5	103.5
28314979	HM-09	Bath-PR Wall Room 14	0.70	10	6,261.2	8,945.5
28314980	HM-10	Bath-PR Sill Room 14	0.56	1	244.4	436.4

Analysis Run ID: 32609

all are above acceptable levels!!

ANALYST: DEREK L. JACKSON
Total no. of pages in report = 1

REVIEWED BY Matthew D. Asbury, Lab Director

Minimum Reporting Limit: 20 µg Total Lead. Effective 3/6/01, EPA Lead Hazard Standards: 40 µg/ft^2 for floors and 250 µg/ft^2 for interior window sills, based on weighted average of all samples taken. EPA Clearance Standards are 40 µg/ft^2 for floors, 250 µg/ft^2 for interior window sills, 400 µg/ft^2 for window troughs. Industrial projects may have limits established per project. ELLAP certification applies only to samples taken on ASTM E 1792 wipe media.

DISTRICT OF COLUMBIA LEAD POISONING PREVENTION & CONTROL

LEAD PAINT RISK REDUCTION REPORT

FORM A - DIAGRAM

9400 Hunt Master Road

PROPERTY ADDRESS

LAYTONSVILLE MD 20882 1/4/05

UNIT NUMBER

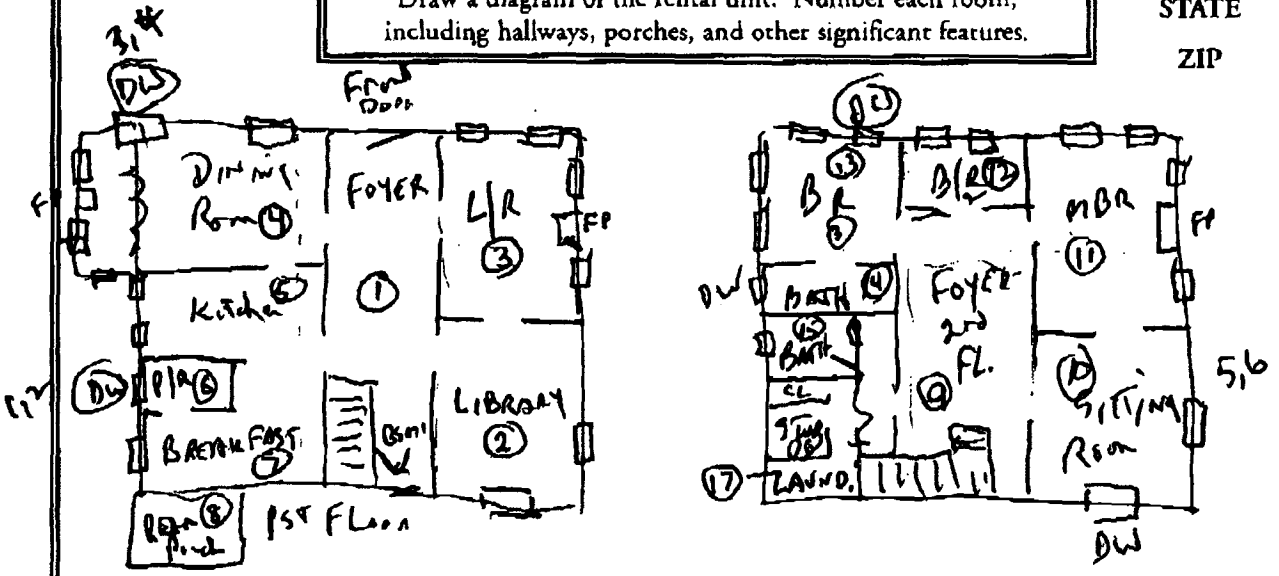
OWNER: Randy & Marina Sabett

CITY

STATE

ZIP

Draw a diagram of the rental unit. Number each room, including hallways, porches, and other significant features.



STREET NAME OR ROAD

INSPECTION CERTIFICATE NO._____

MDE INSPECTORS NAME ACCREDITATION NO.

ALBAN HOME INSPECTION SERVICE
575 Lancaster Place ■ P.O. Box 693 ■ Frederick, MD 21702
Metro 1-800-822-7200 ■ 301-662-6565
Fax 301-662-8421

LEAD HAZARD VISUAL INSPECTION

FLOOR PLAN

See attached DRAWING

Client Name: Randy & Angela Sabatt
Address: 9400 Huntmaster Rd
Laytonsville MD 20882
Date: 1/4/05
Time In 10:00 Out 12:15P
Inspector: A.S. Lazerow
Purpose of Inspection Risk Assmt

get sash 9.9

F.P. Masonry 5.5

P/R Bath Priv

CHIPPING, PEELING OR FLAKING PAINT — SATISFACTORY UNLESS NOTED

TEST LOCATION	L/R	D/R	KIT	HALL	[illegible]	STAIRS	BR 1	BR 2	BR 3	BR 4	BATH 1	BATH 2	BATH 3
Wall 0.3	0.2		0.2		0.2	0.2	0.0	0.3			[illegible]	0.0	
Floor 0.1	0.0		N/A		N/A	Riser 3.1	0.1	0.1			CRR	CRR.	
Ceiling	0.0		0.3		0.2	Skirting 3.6	0.1	0.2			0.2	0.0	
Baseboard 0.1	3.4		0.1		0.1	7.6	5.3	4.3			-	CRR.	
Chair rail 0.1	0.1		-		WD 0.2		-				-	-	
Radiator -	-	-	-	-	-	-	-	-	-	-	-	-	-
Window sash 8.5	9.9		5.10		6.8	6.5	8.5	5.4			4.5	9.9	
Sill 3.3	6.0		0.0		3.4	5.8	6.9	6.7			0.2	9.9	
Apron 0.3	4.8		0.2		2.2	6.2	Nail	7.6			0.1	9.9	
Trim 5.3	6.6		0.4		5.6	4.6	7.1	6.2			0.3	9.6	
Jamb 9.8	9.9		0.3		9.9	9.9	8.0	4.7			9.9	9.9	
Entry Door 0.2		[illegible]	0.0		0.1	-	0.1	0.3			0.0	0.0	
Trim 5.3	7.3	[illegible]	0.2		7.6	-	6.8	8.2			9.9	9.9	
Jamb 4.8	4.1	[illegible]	4.6		-	-	7.5	7.3			8.7	9.9	
Closet Door -	-	-	-		4.8	-	0.2	[illegible]			-	-	
Trim -	-	-	-		4.4	-	6.8	-			-	-	
Jamb -	-	-	-		-	-	7.4	-			-	-	
[illegible] #2	#3	-	#5		#7	-	#10	#11			#6	#14	

NOTES

CALIBRATION

STDRDS: 1.9 & 3 Ø

IN 1.7, 1.7, 1.8 0.2, 0.1, 0.1

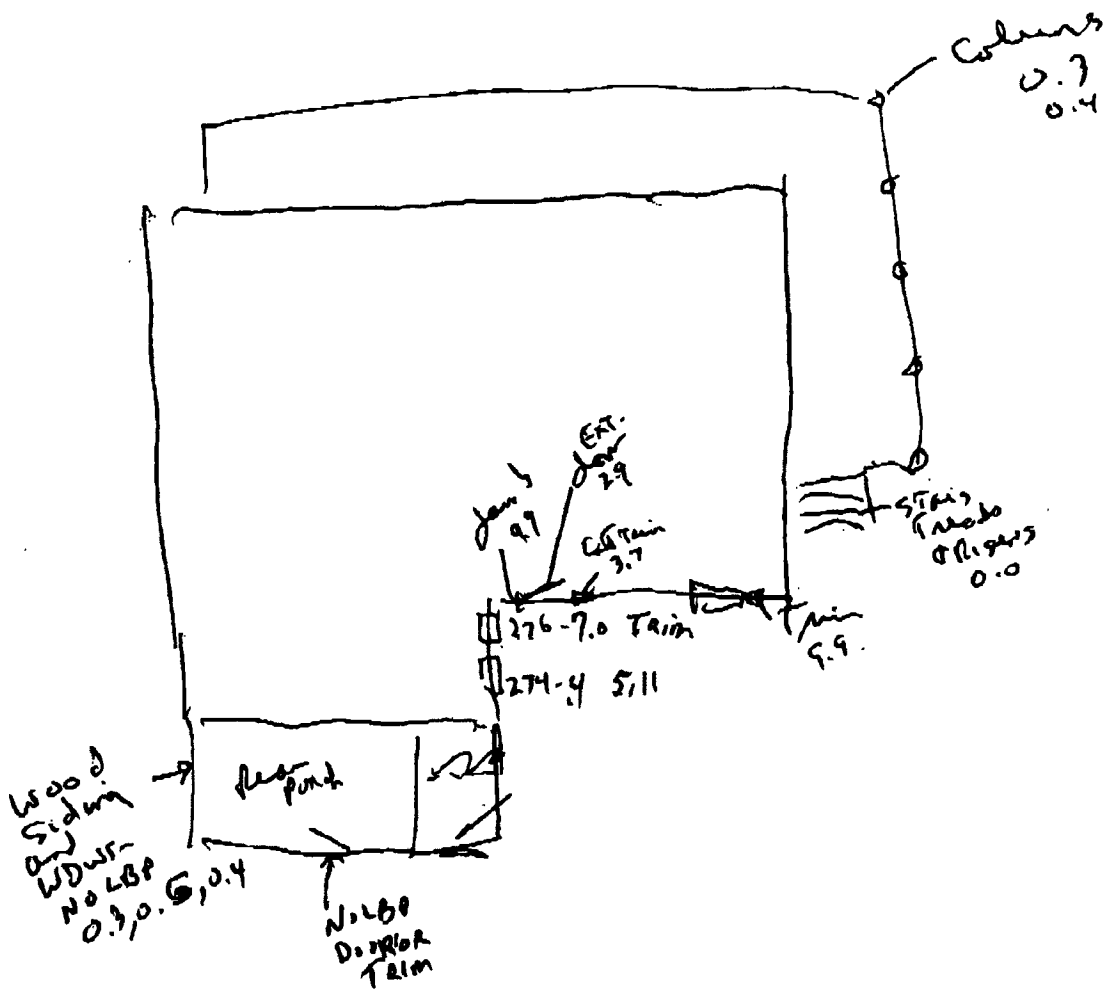
OUT 1.7, 1.8, 1.8 0.0, 0.1, 0.0

UR Fireplace WD - NO LBP

MBR w/ Private bth

FP - Masonry 5.4

Wood 8.9


Column
0.7
0.4
EXT.
2.9
9.9
3.7
276-7.0 Trim
9.9
274-4 5,11
Wood
Siding
WDWS-
NO LBP
0.3,0.5,0.4
N.LBP
Door
Trim

MDE FORM C - DUST SAMPLE COLLECTION

ALBAN HOME INSPECTION SERVICE
575 Lancaster Place ■ P.O. Box 693 ■ Frederick, MD 21702
Metro 1-800-822-7200 ■ 301-662-6565
Fax: 301-662-8421

LEAD HAZARD
DUST WIPE SAMPLES

Date 1/4/05 Laboratory: [redacted] Schneider Labs

Samples Collected By: ARTHUR S. LAZEROW

Owner's name: Randy & MARINA SABETT

Address: 9400 HUNTMASTER ROAD LAYTONSVILLE MD 20882

Date and Time Work Completed: 1/4/05 12:15 PM

Sample Type: Initial Test: ✓ Retest: _____ Clearance: _____

Housing Condition: Excellent _____ Good _____ Substandard ✓

SAMPLE NO.	LOCATION	SURFACE CODE	ROOM	MATERIAL CODE	METHOD CODE	AREA IN INCHES (l x w)	LABORATORY RESULTS) µg Pb/ft²	NOTES
Htm-01	PwdrRm	Wall	4	Wood	Wipe	19½ x 4½		
Htm-02	PwdrRm	S,11	4	"	"	19½ x 2½		
Htm-03	Dn Rm	Wall	6	"	"	39½ x 4½		
Htm-04	DiningRm	S,11	6	"	"	39½ x 3½		
Htm-05	SittingRm	Wall	10	"	"	39½ x 4½		
Htm-06	" "	Floor	10	"	"	1Sq. Ft		
Htm-07	B/R3	Wall	13	"	"	39½ x 4½		
Htm-08	B/R3	Floor	13	"	"	1Sq. FT.		
Htm-09	Bath-PR	Wall	14	"	"	27 x 3¼		
Htm-10	BATH-PR	S,11	14	"	"	27 x 3		

Date Received: _____ Reported: _____ Analyst: _____

Remarks: _____

Threshold Limit: Floor: 40 µg/ft²
Window sill: 250 µg/ft²
Window well: 400 µg/ft²

Appendix E (reproductions of the original blueprints for Avalon Farm).

Tully, Tania

From: Tully, Tania
Sent: Tuesday, January 25, 2005 5:47 PM
To: 'Marina Sabett'
Cc: 'rsabett@cooley.com'
Subject: Staff Report - HAWP Application for Avalon Farm

020905
REG9400Huntmaste

Good evening!

I am leaving tomorrow to attend a wood window workshop (coincidentally) and will not return until February 2. Although the hard copies will not be mailed until the 2nd, I wanted to go ahead and send you my staff report.

I wrote my staff report on my understanding of what you and your window supplier are proposing. That is - a frame within the existing frame. If this is not correct you can bring additional information to the HPC Meeting on the 9th. Regardless, I recommend that you have a sample window for the Commissioners to view - it helps to avoid confusion.

If there is anything that you want for me to copy and provide to the Commissioners at the work session prior to the meeting, just send it to our office by Tuesday the 8th. (I may be in jury duty on the 9th)

Thank you,
Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   See attached narrative.

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

   See attached narrative.

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.

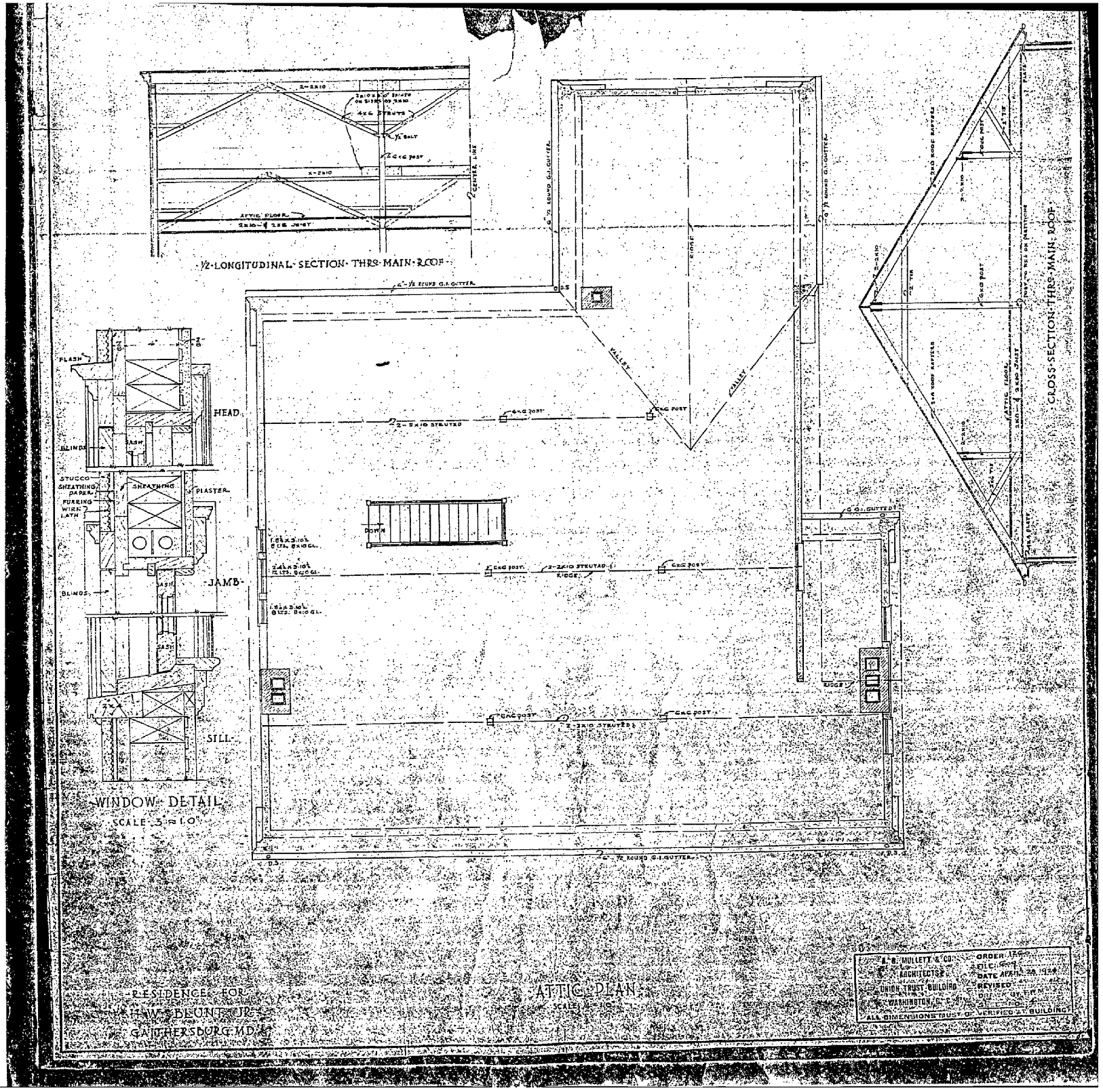
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

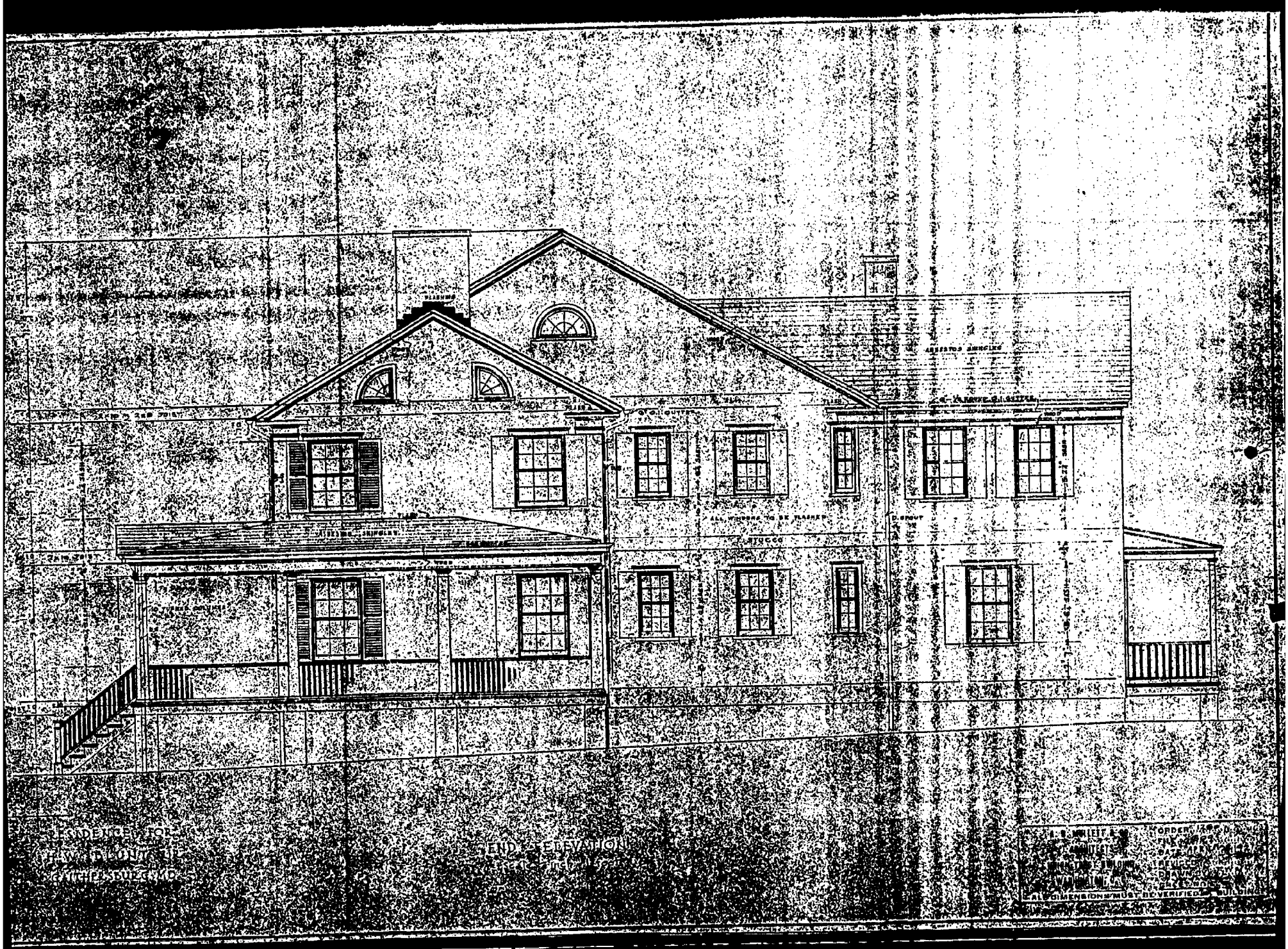
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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).

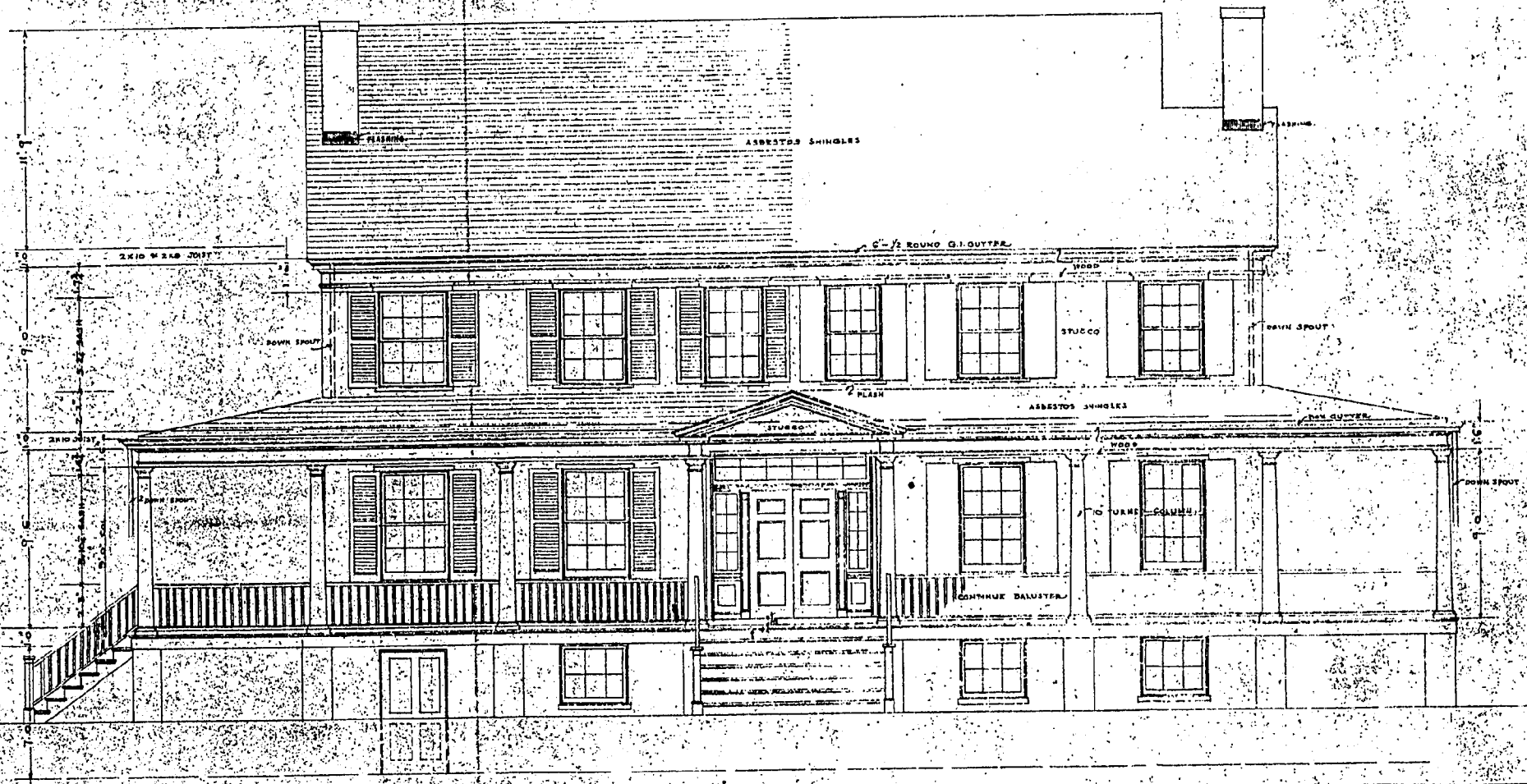
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

See the Historic Area Work Permit.


½-LONGITUDINAL SECTION THRU MAIN ROOF
CROSS SECTION THRU MAIN ROOF
HEAD
JAMB
SILL
WINDOW DETAIL
SCALE 3"=1'-0"
ATTIC PLAN
SCALE 1/8"=1'-0"
RESIDENCE FOR
H. W. BLUNT JR.
GAITHERSBURG MD.
A. B. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON, D. C.
ORDER
DATE APRIL 28, 1939
REVISED
ALL DIMENSIONS TRUST OF VERIFICATION BUILDING


RESIDENCE FOR
LAWN MOWER
END ELEVATION
ALL DIMENSIONS MUST BE VERIFIED



RESIDENCE FOR
H. W. BLUNT, JR.
GAITHERSBURG, MD.

FRONT ELEVATION
Scale ¼ inch = 1 foot

A. B. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON, D. C.

ORDER
FILE
DATE APR. 1918
REVISED
DRAWN BY
SHEET NO.
ALL DIMENSIONS MUST BE VERIFIED

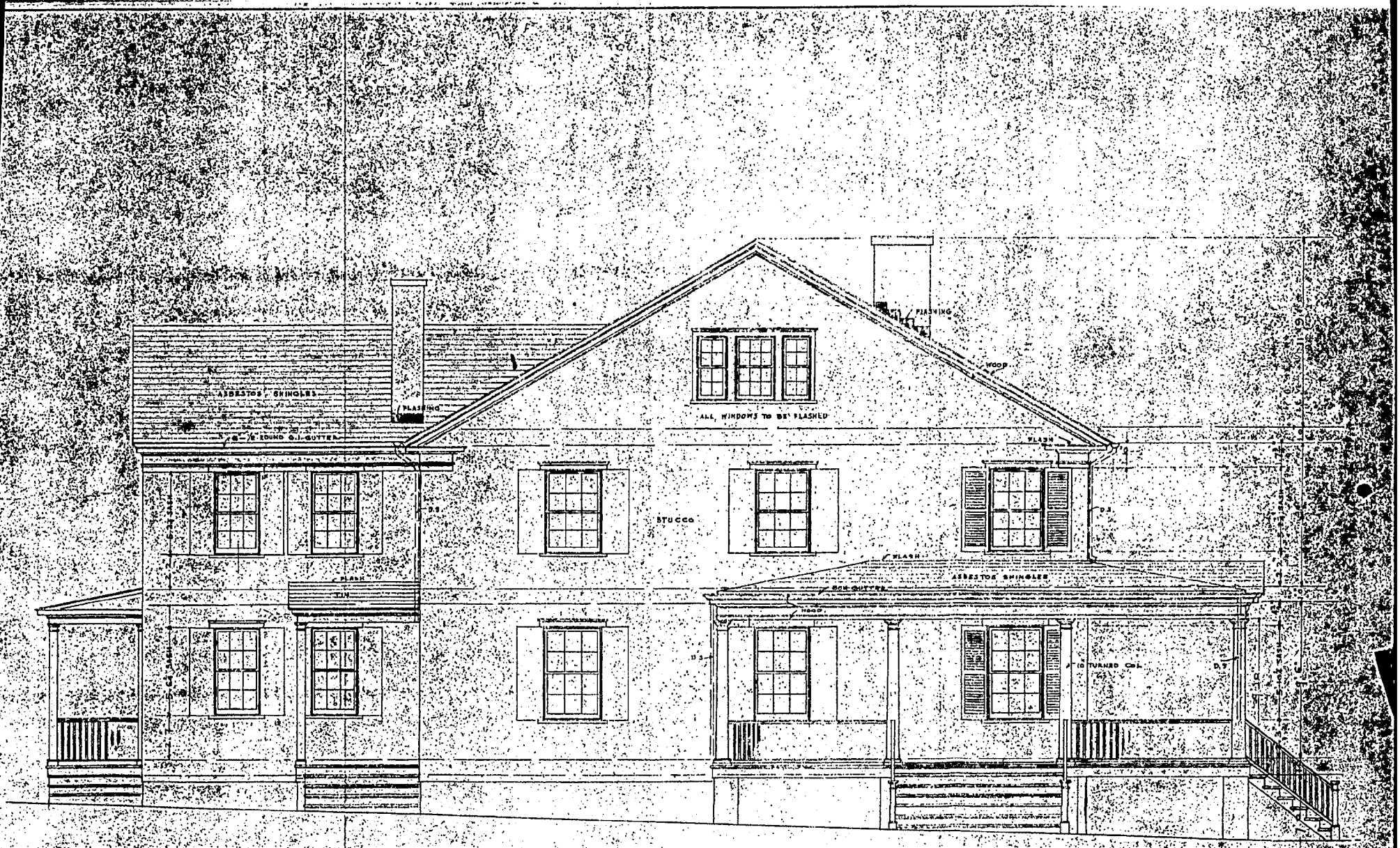
RESIDENCE FOR
H.W. BLUNT JR.
GAITHERSBURG MD

REAR ELEVATION
Scale ¼ inch = 1 foot

A. B. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON, D. C.

ORDER NO.
FILE 227
DATE APRIL 28 1921
REVISED
DRAWN BY F.W.M.
SHEET NO. 8

ALL DIMENSIONS MUST BE VERIFIED AT BUILDING



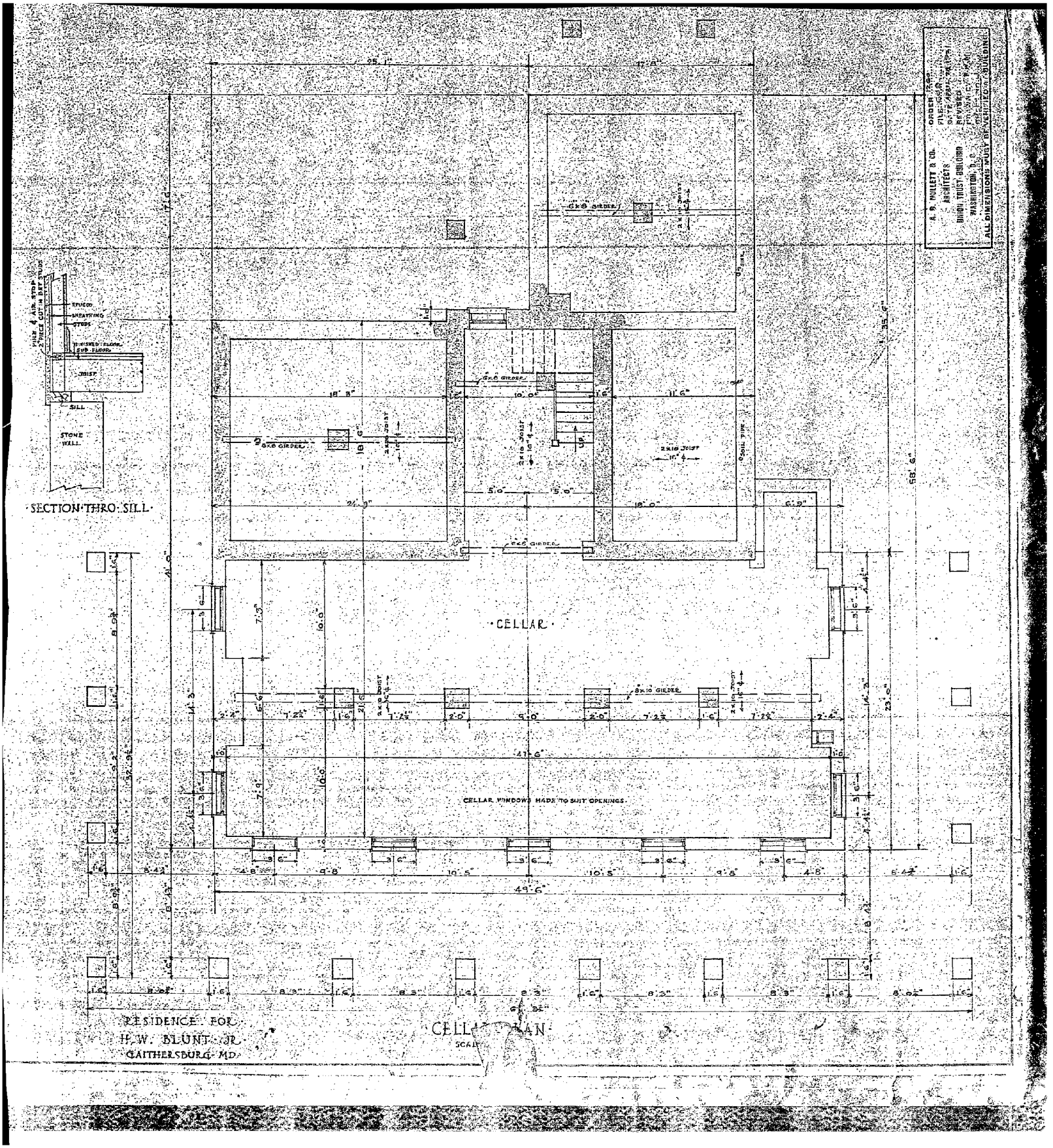
RESIDENCE FOR
H-W BLUNT JR
GAITHERSBURG MD

END ELEVATION
Scale ¼ inch = 1 foot

A.B. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON D.C.

ORDER 1206
FILE 699
DATE APRIL 28 1921
REVISED
DRAWN BY T.W.M.
SHEET NO. 7

ALL DIMENSIONS MUST BE VERIFIED AT BUILDING


A. B. MULLETT & CO.
ARCHITECTS
BUILDING TRUST BUILDING
WASHINGTON, D. C.
ALL DIMENSIONS MUST BE VERIFIED ON BUILDING
SECTION THRO: SILL
CELLAR
CELLAR WINDOWS MADE TO SUIT OPENINGS
RESIDENCE FOR
H. W. BLUNT JR.
GAITHERSBURG MD.
CELLAR PLAN
SCALE

Tully, Tania

From: Tully, Tania
Sent: Tuesday, December 21, 2004 4:56 PM
To: 'Marina Sabett'
Subject: Window Rehab Information & Lead Paint (Avalon Farm)


081804_TP_CON4 9ElmAve.doc


Lead Web Resources.doc

OK - I hope I haven't forgotten anything.

Your responsibility: Provide report from a certified lead inspector stating the presence of lead, the level of hazard, and the most appropriate method of remediating the hazard. Certified companies can be found through MDE:
http://www.mde.state.md.us/Programs/LandPrograms/LeadCoordination/homeOwners/index.asp
http://www.epa.gov/lead/broch32e.pdf - tips from EPA

My responsibility: Work with you to develop a plan that deals with the hazard and retains the most historic fabric as possible.

My staff report from the Takoma Park case is attached. As I said, the Commission resolved the case with a conditional approval. Only the windows on the front were kept. It is important to note, though, that the Takoma Park Historic District has its own, more lenient guidelines than your property.

Here are some of the products I was talking about:
http://www.leadx.org/index2.html
http://www.epaintstore.com/paint/child_guard.htm
http://www.ledizolv.com/lead_information.htm

General Lead Information: See attachment - Lead Web Resources
http://www.centerforhealthyhousing.org/html/maint_home_book.html - I have a copy of this book and many of the other documents in the office. This author of this book is the gentleman who trains carpenters and is a nationally known lead paint/window/preservation expert. he lives & works our of Baltimore. I also have a copy of his training manual.

After the holidays I think the next step is to meet me at my office (1109 Spring Street, Suite 801, Silver Spring) and we can look at and discuss the replacement alternatives. You should also bring the specifications for the proposed replacements and be able to tell me exactly what parts of the windows would be removed.

I could meet with you the afternoon of December 29 or the morning of the 30th. Otherwise, my available dates are:
January 6 - any time
January 7 - 9:30 am
January 10, 11, 13 - any time

If we meet in December there is a possibility that you could get on the January 26th agenda as a preliminary. It is probably more realistic to shoot for the February 9th meeting, though.

Please let me know if you have any questions and have an enjoyable holiday. (I'll check my email before the 30th to see if you want to meet)

-Tania Tully

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

-----Original Message-----
From: Marina Sabett [mailto:MSabett@oah.state.md.us]
Sent: Thursday, December 16, 2004 6:04 PM
To: Tully, Tania
Subject: RE: Avalon Farm

It was a pleasure meeting you as well. Thank you for taking the time to speak with me. I appreciated your insights and information. I look forward to working with you and your colleagues on the restoration of Avalon
Farm.

Marina

WINDOW REPLACEMENT FIELD MEASUREMENT GUIDE

(For Existing Wood Double-Hung Windows)

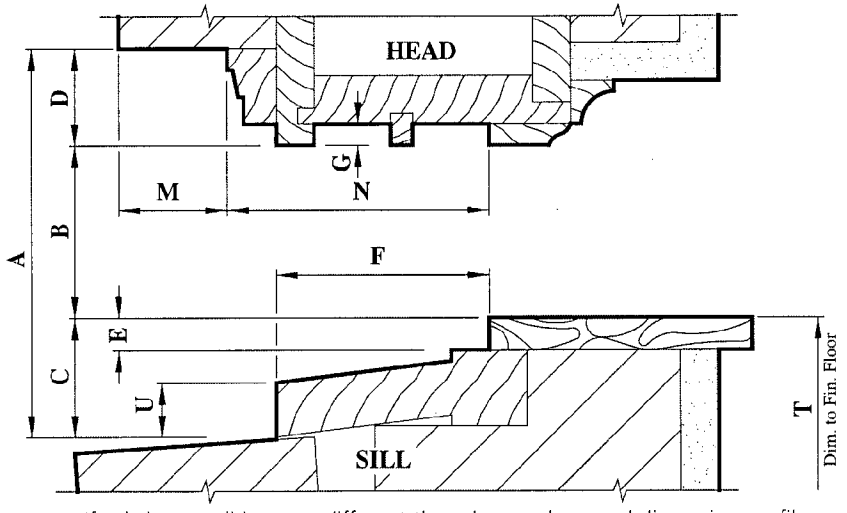
Job Name: _____ Date: _____

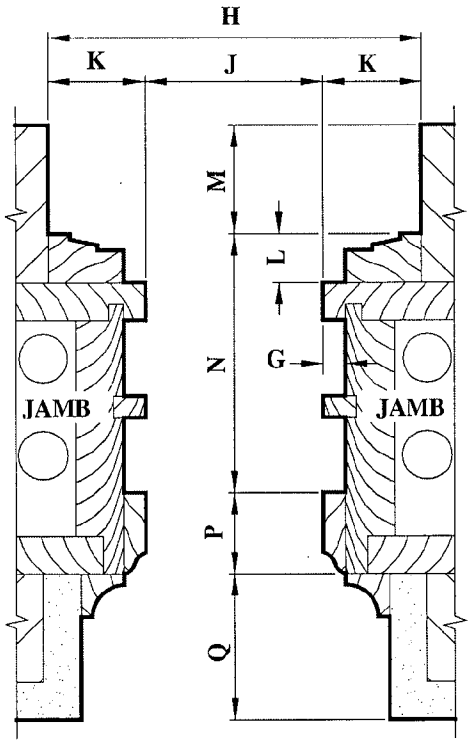
Location: _____

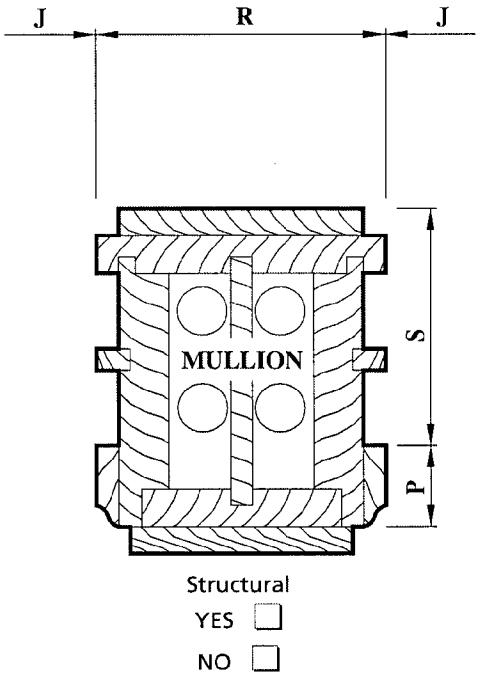
Distributor: _____

Height/Floors: _____

Elevation: _____







NOTE If existing conditions are different than shown, draw and dimension profile on another sheet.

MARK	QUANTITY	A	B	C	D	E	F	G

H	I	J	K	L	M	N	O	P	Q	R	S	T	U

Product Type: _____ Glazing: _____ Hardware/Option: _____

Pella Corporation, Pella, IA

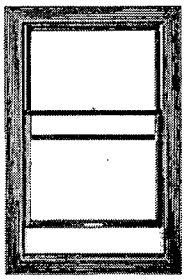
Sheet Number _____ of _____

PRECISION FIT® WINDOWS

Brand Summary

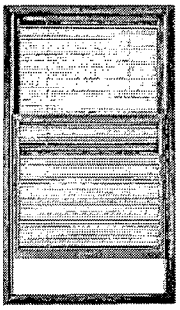
The Pella® Precision Fit Replacement Window features a wood interior that can be painted or stained to perfectly match your existing trim. A fully assembled, factory-tested unit, it slides easily into the existing sash "pocket" created when the old sash is removed. This is done without damaging surrounding trim, wallpaper, paint or plaster. Custom-built units are made to order in 1/4" increments to fit your existing window opening. A black fiberglass half-size insect screen is included with every window. Hassle-Free™ aluminum exteriors are available in feature colors as well as standard colors—tan, white and brown. An optional charcoal jamb liner is also available. Every standard size vent unit is factory-tested for air infiltration.

Architect Series®—*Pella's "Unsurpassed Architectural Expression™"*



Pella's patented Integral Light Technology® provides the historic look of true-divided-light, with the modern performance of a single sheet of insulating glass. Pella's wide range of glazing options include a 5/8" clear insulating glass or argon-filled, multi-layered Low-E coated InsulShield® insulating glass for energy-efficient performance. The traditional sash profile without integral muntin bars is also available.

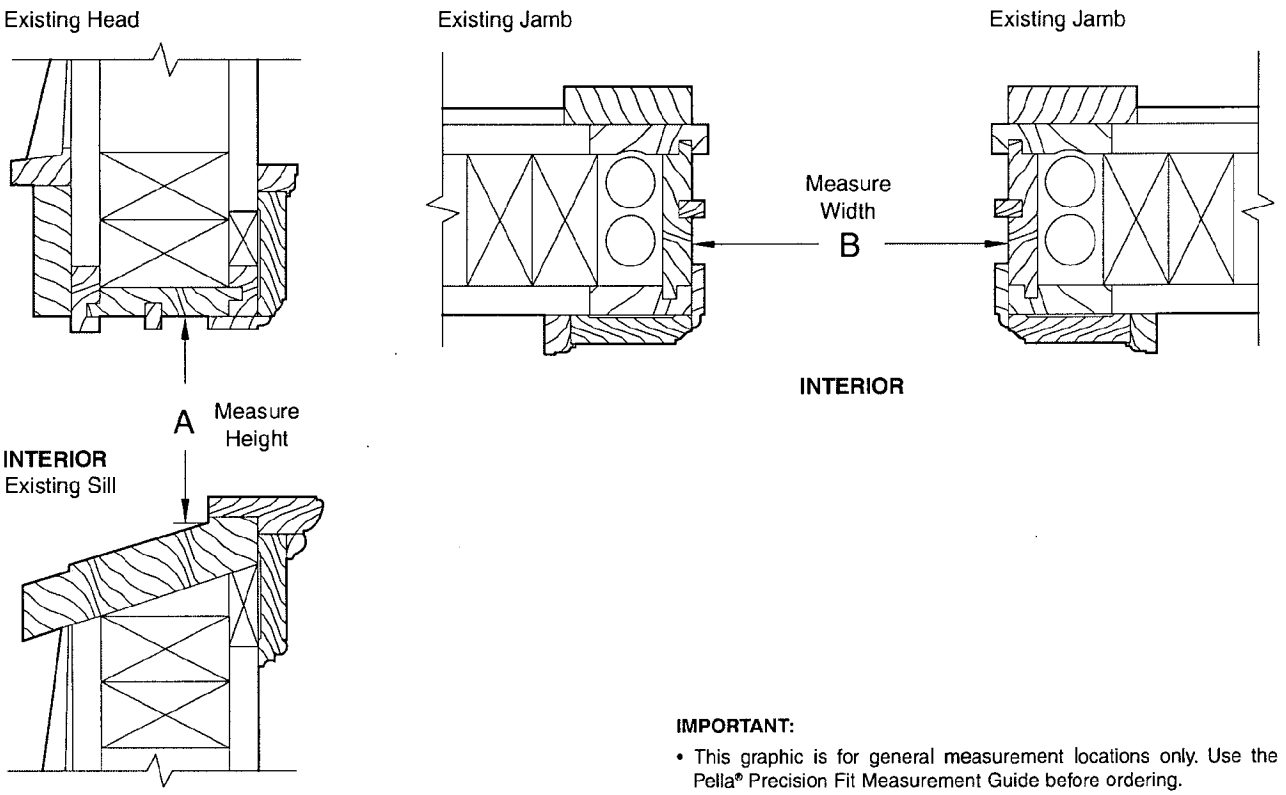
Designer Series®—*Pella's "Innovations Others Can't Touch™"*



Our Designer Series Precision Fit windows feature our between-the-glass blinds and muntins. Blinds or muntins tucked neatly between panes of glass—away from dust, damage, and little hands. The between-the-glass tilt only options: Slimshade® blinds available with wood muntin bars in 3/4" or 1-1/4" profile, or you may opt for the pleated shades. Both options are installed between double-glazing panels and controlled with a cordless operating mechanism. Again, Pella offers a wide range of glazing options, even custom glazing and obscure glass. A popular example is the SmartSash® II double glazing system with an exterior single panel of clear glass plus a removable interior panel of clear or Low-E glass.

PRECISION FIT® WINDOWS

Measurement Guides



IMPORTANT:

- This graphic is for general measurement locations only. Use the Pella® Precision Fit Measurement Guide before ordering.

Size Guide

MAKE DIMENSION	
MINIMUM	MAXIMUM
1' 6-3/4" W x 2'9-1/4"H (476 x 844)	3'8-3/4"W x 6'5-1/4"H (1 137 x 1 962)

Other Parameters:

- Made-to-order make size must be on 1/4" increments. Follow the Pella Precision Fit Measurement Guide for measurement and sizing requirements.
- Width cannot exceed 2.5 times glass height of upper sash.
- Cottage windows must be between 40-1/4" and 65-1/4" make height.

DOUBLE-HUNG WINDOWS

Architect Series® Clad and Wood Special Sizes

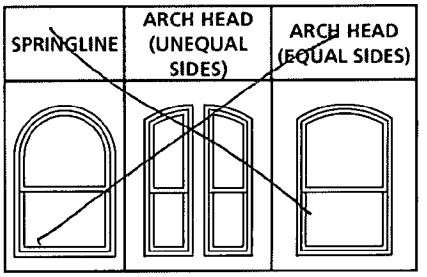
RECTANGULAR CLAD AND WOOD WINDOW SPECIAL SIZE LIMITATIONS

SASH CONFIGURATION	VENT—EQUAL	COTTAGE	FIXED
Sash Glass Ratio[1] Top% : Bottom %	50 : 50	40 : 60	NA
Shortest Unit Frame Size	35" (889)	42-1/4" (1 073)	17" (432)
Tallest Unit Frame Size	84" (2 134)	67-1/4" (1 708)	71" (1 803)
Unit Frame Width Range	21" to 48" (533 to 1 219)	21" to 48" (533 to 1 219)	17" to 59" (432 to 1 499)

MISCELLANEOUS FORMULAS (EQUAL SASH ONLY)

	VENT UNITS	FIXED AND TRANSOM UNITS
VISIBLE GLASS	Width = Frame – 5-3/4" Height = (Frame – 8-7/16") / 2	Width = Frame – 5-3/4" Height = Frame – 5-3/4"
ACTUAL GLASS[2]	Width = Frame – 4-1/2" Height = (Frame – 5-1/2") / 2	Width = Frame – 4-3/4" Height = Frame – 4-3/4"
CLEAR OPENING WIDTH	Frame Width – 2-5/8"	—
CLEAR OPENING HEIGHT	For the window units not listed, use the next shortest standard window unit shown on the Design Data page.	—

CLAD AND WOOD WINDOW CUSTOM SHAPES[2]



MONUMENTAL WINDOWS

FRAME DIMENSIONS	EGRESS FORMULAS—CLAD AND WOOD
MINIMUM 13-3/4"W x 28"H (349 x 711)	Width = Frame – 4-7/8" Height = Frame – 24"[4]
MAXIMUM 60"W x 120"H (1 524 x 3 048)	

MISCELLANEOUS FORMULAS (EQUAL SASH ONLY)

	CLAD	WOOD
VISIBLE GLASS	Width = Frame – 8-5/16" Height = (Frame – 9-7/16") / 2	Width = Frame – 8-5/16" Height = (Frame – 10-1/8") / 2
ACTUAL GLASS	Width = Frame – 7-5/16" Height = (Frame – 7-7/16") / 2	Width = Frame – 7-5/16" Height = (Frame – 8-1/8") / 2

NOTES:

(1) Actual glass size.

(2) Shown are examples of some of the custom shapes available. Contact your local Pella representative for more information.

Custom sash ratios are also available. See your Pella representative for additional information.

MONUMENTAL WINDOW ONLY NOTES:

(4) If frame height is less than 50", clear opening will be reduced accordingly.

- Sash weight must be less than 100 pounds.
- Glass width cannot exceed 2.75 times glass height of bottom sash.
- Glass width cannot exceed two times glass height of upper sash.
- Maximum upper and lower glass height is 58".

DOUBLE-HUNG WINDOWS

Glazing Performance —Total Unit

PRODUCT	TYPE OF GLAZING[1]	U-VALUE	SOLAR HEAT GAIN COEFFICIENT	% VISIBLE LIGHT TRANSMISSION
Architect Series® Clad Double-Hung LX and SE (with integral muntin bars) 47" x 59"	5/8" Clear IG–3 mm glass	0.53	0.53	56
	5/8" InsulShield® IG–3 mm glass	0.35	0.29	49
	5/8" InsulShield HA IG–3 mm glass	0.41	0.29	49
Architect Series Clad Double-Hung LX and SE (with removable or no muntin bars) 47" x 59"	5/8" Clear IG–2.5 mm glass	0.52	0.62	64
	5/8" InsulShield IG–2.5 mm glass	0.34	0.33	56
	5/8" InsulShield HA IG–2.5 mm glass	0.38	0.33	56
Architect Series Wood Double-Hung LX (with integral muntin bars) 47" x 59"	5/8" Clear IG–3 mm glass	0.50	0.53	56
	5/8" InsulShield IG–3 mm glass	0.35	0.29	49
	5/8" InsulShield HA IG–3 mm glass	0.39	0.29	49
Architect Series Wood Double-Hung LX (with removable or no muntin bars) 47" x 59"	5/8" Clear IG–2.5 mm glass	0.49	0.61	64
	5/8" InsulShield IG–2.5 mm glass	0.32	0.33	56
	5/8" InsulShield HA IG–2.5 mm glass	0.36	0.33	56
Architect Series Clad Monumental Single-Hung and Double-Hung (with integral muntin bars) 47" x 59"	5/8" Clear IG–3 mm glass	0.51	0.48	50
	5/8" InsulShield IG–3 mm glass	0.37	0.26	44
	5/8" InsulShield HA IG–3 mm glass	0.40	0.26	44
	5/8" InsulShield IG–5 mm Bronze/4 mm Low-E	0.44	0.23	29
	5/8" InsulShield IG–5 mm Gray/4 mm Low-E	0.44	0.21	25
	5/8" InsulShield IG–5 mm Green/4 mm Low E	0.44	0.25	39
Architect Series Clad Monumental Single-Hung and Double-Hung (with removable or no muntin bars) 47" x 59"	5/8" Clear IG–3 mm glass	0.50	0.54	57
	5/8" InsulShield IG–3 mm glass	0.35	0.29	50
	5/8" InsulShield HA IG–3 mm glass	0.39	0.29	50
	5/8" InsulShield IG–5 mm Bronze/4 mm Low-E	0.42	0.26	33
	5/8" InsulShield IG–5 mm Gray/4 mm Low-E	0.42	0.24	28
	5/8" InsulShield IG–5 mm Green/4 mm Low-E	0.42	0.28	44
Architect Series Wood Monumental Single-Hung and Double-Hung (with intergral muntin bars) 47" x 59"	5/8" Clear IG–3 mm glass	0.49	0.48	50
	5/8" InsulShield IG–3 mm glass	0.35	0.26	44
	5/8" InsulShield HA IG–3 mm glass	0.38	0.26	44
	5/8" InsulShield IG–5 mm Bronze/4 mm Low-E	0.42	0.23	29
	5/8" InsulShield IG–5 mm Gray/4 mm Low-E	0.42	0.21	24
	5/8" InsulShield IG–5 mm Green/4 mm Low-E	0.42	0.25	38
Architect Series Wood Monumental Single-Hung and Double-Hung (with removable or no muntin bars) 47" x 59"	5/8" Clear IG–3 mm glass	0.48	0.54	56
	5/8" InsulShield IG–3 mm glass	0.33	0.29	49
	5/8" InsulShield HA IG–3 mm glass	0.37	0.29	49
	5/8" InsulShield IG–5 mm Bronze/4 mm Low-E	0.41	0.26	33
	5/8" InsulShield IG–5 mm Gray/4 mm Low-E	0.41	0.24	28
	5/8" InsulShield IG–5 mm Green/4 mm Low-E	0.41	0.28	43

(1) High Altitude InsulShield IG (designated as HA) and other InsulShield IG with tinted glass are air-filled.

DOUBLE-HUNG WINDOWS

Architect Series® Wood Size Tables
Traditional Muntin Pattern

Scale 1/8" = 1' 0"

Transoms

		(603) (552) (533)	(705) (654) (635)	(806) (756) (737)	(908) (857) (838)	(1 010) (959) (940)	(1 111) (1 060) (1 041)	(1 213) (1 162) (1 143)
Masonry		1' 11 3/4"	2' 3 3/4"	2' 7 3/4"	2' 11 3/4"	3' 3 3/4"	3' 7 3/4"	3' 11 3/4"
Opening		1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"
Frame		1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"
(505) (479) (432)	1' 7 7/8"	2117	2517	2917	3317	3717	4117	4517
(708) (683) (635)	2' 1"	2125	2525	2925	3325	3725	4125	4525
(708) (683) (635)	2' 3 7/8"							

Vent Units

(962) (937) (889)	3' 1 7/8"	2135	2535	2935	3335	3735	4135	4535
(1 114) (1 089) (1 041)	3' 7 7/8"	2141	2541	2941	3341	3741	4141	4541
(1 267) (1 241) (1 194)	4' 1 7/8"	2147	2547	2947	3347	3747	4147	4547
(1 419) (1 394) (1 346)	4' 7 7/8"	2153	2553	2953	3353	3753	4153	4553
(1 521) (1 495) (1 448)	4' 11 7/8"	2157	2557	2957	3357	3757	4157	4557
(1 572) (1 546) (1 499)	5' 1 7/8"	2159	2559	2959	3359 LX SE ◈3	3759 LX SE ◈4	4159 LX SE ◈4	4559 LX SE ◈4
(1 724) (1 699) (1 651)	5' 7 7/8"	2165	2565	2965 SE ◈3	3365 LX ◈3 SE ◈4	3765 LX SE ◈4	4165 LX SE ◈4	4565 LX SE ◈4
(1 876) (1 851) (1 803)	6' 1 7/8"	2171	2571	2971 LX ◈3 LX SE ◈4	3371 LX SE ◈4	3771 LX SE ◈4	4171 LX SE ◈4	4571 LX SE ◈4
(2 029) (2 003) (1 956)	6' 7 7/8"	2177	2577 SE ◈3	2977 LX SE ◈4	3377 LX SE ◈4	3777 LX SE ◈4	4177 LX SE ◈4	4577 LX SE ◈4

(1 267) (1 241) (1 194)	4' 0 7/8"	2247	2647	3047	3447	3847	4247	4647
(1 419) (1 394) (1 346)	4' 6 7/8"	2253	2653	3053	3453	3853	4253	4653
(1 521) (1 495) (1 448)	4' 10 7/8"	2257	2657	3057	3457	3857	4257	4657
(1 572) (1 546) (1 499)	5' 0 7/8"	2259	2659	3059	3459 LX SE ◈3	3859 LX SE ◈4	4259 LX SE ◈4	4659 LX SE ◈4
(1 724) (1 699) (1 651)	5' 6 7/8"	2265	2665	3065 SE ◈3	3465 LX ◈3 SE ◈4	3865 LX SE ◈4	4265 LX SE ◈4	4665 LX SE ◈4
(1 876) (1 851) (1 803)	6' 0 7/8"	2271	2671	3071 LX ◈3 LX SE ◈4	3471 LX SE ◈4	3871 LX SE ◈4	4271 LX SE ◈4	4671 LX SE ◈4
(2 029) (2 003) (1 956)	6' 6 7/8"	2277	2677 SE ◈3	3077 LX SE ◈4	3477 LX SE ◈4	3877 LX SE ◈4	4277 LX SE ◈4	4677 LX SE ◈4

(1 419) (1 394) (1 346)	4' 6 7/8"	2353	2753	3153	3553	3953	4353	4753
(1 521) (1 495) (1 448)	4' 10 7/8"	2357	2757	3157	3557	3957	4357	4757
(1 572) (1 546) (1 499)	5' 0 7/8"	2359	2759	3159	3559 LX SE ◈3	3959 LX SE ◈4	4359 LX SE ◈4	4759 LX SE ◈4
(1 724) (1 699) (1 651)	5' 6 7/8"	2365	2765	3165 SE ◈3	3565 LX ◈3 SE ◈4	3965 LX SE ◈4	4365 LX SE ◈4	4765 LX SE ◈4
(1 876) (1 851) (1 803)	6' 0 7/8"	2371	2771	3171 LX ◈3 LX SE ◈4	3571 LX SE ◈4	3971 LX SE ◈4	4371 LX SE ◈4	4771 LX SE ◈4
(2 029) (2 003) (1 956)	6' 6 7/8"	2377	2777 SE ◈3	3177 LX SE ◈4	3577 LX SE ◈4	3977 LX SE ◈4	4377 LX SE ◈4	4777 LX SE ◈4

NOTES:

- Masonry dimensions apply to single units only and include Pella 1-7/8" brickmould and subsill. To determine masonry openings when using Pella 3-1/2" brickmould, add an additional 3-1/4" to width and 1-5/8" to height.
- Also available as a removable muntin.
- Special size units are also available.

◈3 Can be used on first floor only where codes permit 5.0 ft² (0.46 m²).

◈4 Meets typical egress requirements by raising lower sash.

LX = Luxury Edition units meet egress requirements as shown.

SE = Style Edition units meet egress requirements as shown.

DOUBLE-HUNG WINDOWS

Architect Series® Clad and Wood Windows: Design Data

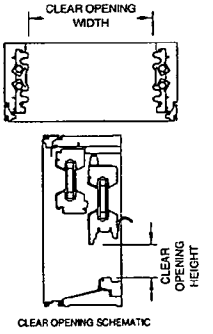
VENT UNITS WITH CENTER PIVOT SASH

UNIT	CLEAR OPENING		VENT AREA FT²	VISIBLE GLASS FT²	FRAME AREA FT²	PERFORMANCE CLASS & GRADE(1) (Design Pressure)
	WIDTH	HEIGHT				
2135	17-1/2	13-7/8	1.7	2.9	5.1	LC30
2141	17-1/2	16-7/8	2.0	3.6	5.9	LC30
2147	17-1/2	19-7/8	2.4	4.2	6.8	LC30
2153	17-1/2	22-7/8	2.8	4.8	7.7	LC30
2157	17-1/2	24-7/8	3.0	5.3	8.3	LC30
2159	17-1/2	25-7/8	3.1	5.5	8.6	LC30
2165	17-1/2	28-7/8	3.5	6.1	9.4	LC30
VG2165	17-1/2	22-7/8	2.8	6.1	9.4	LC30
2171	17-1/2	31-7/8	3.9	6.8	10.3	LC30
2177	17-1/2	34-7/8	4.2	7.4	11.2	LC30
2535	21-1/2	13-7/8	2.1	3.7	6.0	LC30
2541	21-1/2	16-7/8	2.5	4.5	7.1	LC30
2547	21-1/2	19-7/8	3.0	5.3	8.1	LC30
2553	21-1/2	22-7/8	3.4	6.1	9.2	LC30
2557	21-1/2	24-7/8	3.7	6.7	9.8	LC30
2559	21-1/2	25-7/8	3.9	6.9	10.2	LC30
2565	21-1/2	28-7/8	4.3	7.7	11.2	LC30
VG2565	21-1/2	22-7/8	3.4	7.7	11.2	LC30
2571	21-1/2	31-7/8	4.7	8.5	12.3	LC30
2577	21-1/2	34-7/8	5.2	9.4	13.3	LC25/30*
2935	25-1/2	13-7/8	2.5	4.4	7.0	LC30
2941	25-1/2	16-7/8	3.0	5.4	8.2	LC30
2947	25-1/2	19-7/8	3.5	6.4	9.4	LC30
2953	25-1/2	22-7/8	4.0	7.4	10.6	LC30
2957	25-1/2	24-7/8	4.4	8.0	11.4	LC30
2959	25-1/2	25-7/8	4.6	8.4	11.8	LC30
2965	25-1/2	28-7/8	5.1	9.3	13.0	LC30
VG2965	25-1/2	22-7/8	4.0	9.3	13.0	LC30
2971	25-1/2	31-7/8	5.6	10.3	14.2	LC25/30*
2977	25-1/2	34-7/8	6.2	11.3	15.5	LC20/30*
3335	29-1/2	13-7/8	2.8	5.2	8.0	LC30
3341	29-1/2	16-7/8	3.5	6.3	9.3	LC30
3347	29-1/2	19-7/8	4.1	7.5	10.7	LC30
3353	29-1/2	22-7/8	4.7	8.6	12.1	LC30
3357	29-1/2	24-7/8	5.1	9.4	13.0	LC25/30*
3359	29-1/2	25-7/8	5.3	9.8	13.5	LC25/30*
3365	29-1/2	28-7/8	5.9	10.9	14.8	LC25/30*
VG3365	29-1/2	22-7/8	4.7	10.9	14.8	LC25/30*
3371	29-1/2	31-7/8	6.5	12.1	16.2	LC20/30*
3377	29-1/2	34-7/8	7.1	13.2	17.6	LC20/30*
3735	33-1/2	13-7/8	3.2	6.0	8.9	LC30
3741	33-1/2	16-7/8	3.9	7.3	10.5	LC30
3747	33-1/2	19-7/8	4.6	8.6	12.0	LC30
3753	33-1/2	22-7/8	5.3	9.9	13.6	LC25/30*
3757	33-1/2	24-7/8	5.8	10.8	14.6	LC20/30*
3759	33-1/2	25-7/8	6.0	11.2	15.1	LC20/30*
3765	33-1/2	28-7/8	6.7	12.5	16.7	LC20/30*
VG3765	33-1/2	22-7/8	5.3	12.5	16.7	LC20/30*
3771	33-1/2	31-7/8	7.4	13.8	18.2	LC15/30*
3777	33-1/2	34-7/8	8.1	15.2	19.7	LC15/30*
4135	37-1/2	13-7/8	3.6	6.7	9.9	LC30
4141	37-1/2	16-7/8	4.4	8.2	11.6	LC30
4147	37-1/2	19-7/8	5.2	9.7	13.3	LC30
4153	37-1/2	22-7/8	6.0	11.2	15.0	LC25/30*
4157	37-1/2	24-7/8	6.5	12.2	16.2	LC20/30*
4159	37-1/2	25-7/8	6.7	12.6	16.7	LC20/30*
4165	37-1/2	28-7/8	7.5	14.1	18.5	LC15/30*
VG4165	37-1/2	22-7/8	6.0	14.1	18.5	LC15/30*
4171	37-1/2	31-7/8	8.3	15.6	20.2	LC15/30*
4177	37-1/2	34-7/8	9.1	17.1	21.9	LC15/30*
4535	41-1/2	13-7/8	4.0	7.5	10.9	LC30
4541	41-1/2	16-7/8	4.9	9.1	12.8	LC30
4547	41-1/2	19-7/8	5.7	10.8	14.6	LC30
4553	41-1/2	22-7/8	6.6	12.4	16.5	LC20/30*
4557	41-1/2	24-7/8	7.2	13.5	17.8	LC15/30*
4559	41-1/2	25-7/8	7.5	14.1	18.4	LC15/30*
4565	41-1/2	28-7/8	8.3	15.7	20.3	LC15/30*
VG4565	41-1/2	22-7/8	6.6	15.7	20.3	LC15/30*
4571	41-1/2	31-7/8	9.2	17.4	22.1	LC---/30*
4577	41-1/2	34-7/8	10.1	19.0	24.0	LC---/30*

☐ *Unit meets typical egress requirements. Check all applicable codes for egress requirements.*

**Without windload brace clip/with windload brace clip.*

(1) Maximum DP rating when glazed with the appropriate glass thickness.



CLEAR OPENING SCHEMATIC

NOTES:

- VG Cottage sash unit: 40% upper sash, 60% lower sash height to nearest 1/4".
- To convert areas to square meters (m²), multiply square feet by 0.0929.

DOUBLE-HUNG

	ARCHITECT SERIES®			DESIGNER SERIES® CLAD EXTERIOR	PROLINE® CLAD EXTERIOR
	CLAD EXTERIOR LX	CLAD EXTERIOR SE	WOOD EXTERIOR LX		
SIZES					
Standard Vent Sizes / Fixed Sizes	●	●	●	●	●
Transom Sizes	●	●	●	●	●
Egress Sizes	●	●	●	●	●
Arch Top Sizes	●		●		
Contemporary Sizes				●	
Cottage Sash	●	●	●	●	
Special Sizes Available	●	●	●	●	
PERFORMANCE					
Air Infiltration	0.2 cfm_1	0.2 cfm_1	0.2 cfm_1	0.3 cfm_1	0.3 cfm_2
Design Pressure	45–50 psf	45–50 psf	40 psf	30–50 psf	30–50 psf
Water Resistance	6–7.5 psf	6–7.5 psf	6 psf	4.5–7.5 psf	4.5 psf
Meets or Exceeds AAMA/WDMA Ratings	H-LC45–$LC50_3$	H-$LC45_3$–LC50	H-$LC40_3$	H-L30–$LC50_3$	H-R30–R50 Hallmark Certified

SINGLE-HUNG AND DOUBLE-HUNG COMMERCIAL AND MONUMENTAL WINDOWS

	ARCHITECT SERIES–MONUMENTAL	
	CLAD EXTERIOR	WOOD EXTERIOR
SIZES		
Special Sizes only—Built-to-order on 1/4" increments	●	●
PERFORMANCE		
Air Infiltration	0.3 cfm_1	0.3 cfm_2
Design Pressure	30 psf_4	30 psf_4
Structural Test Pressure	45 psf	45 psf
Water Resistance	4.5 psf	4.5 psf

(1) cfm/ft² of frame at 1.57 psf wind pressure. See Product and Glazing Performance section in Volume I for additional information.

(2) Largest available size is Hallmark certified to meet the performance level of 0.1 cfm / ft² in AAMA / NWWDA 101 / I.S. 2-97 and NAFS for air leakage.

(3) Data not available at time of publication for Hallmark Certification. Go to www. pellaadm.com for current performance rating.

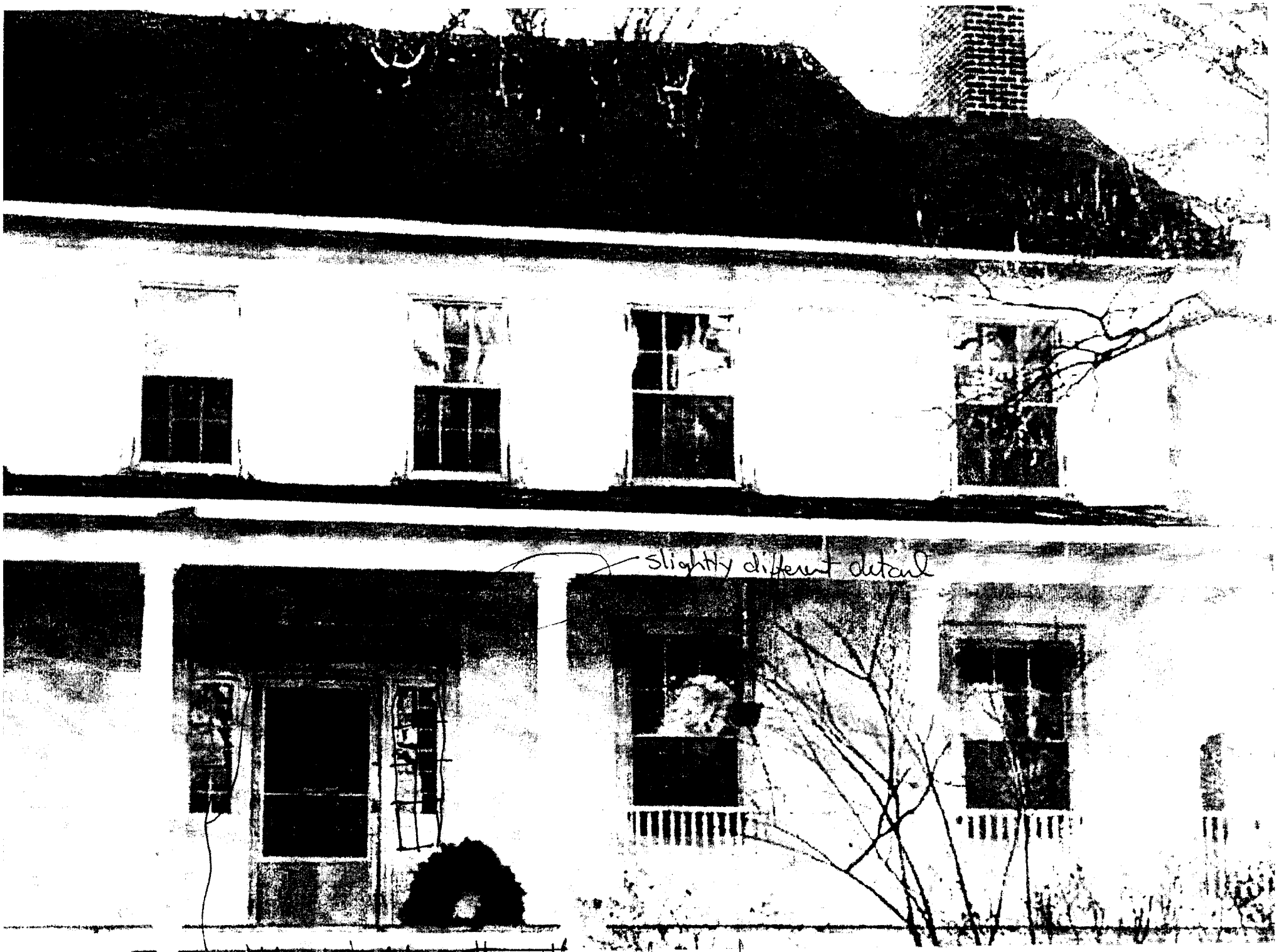
(4) Maximum Design Pressure when glazed with appropriate glass thickness. Refer to the Product and Glazing Performance section in Volume I for more information.

- Marina - Randy Sabett (home)
  301-260-9724

- Marina Sabett (cell)
  410-935-4786

- Marina Sabett (work)
  410-229-4197


Planned as
Charity Farm


slightly different detail
different light pattern than planned


Planned
Riparian


planned door/lower
Formerly @ porch
planned w/ 4 windows


Planned
Porch

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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

need a key to know which windows in bldg. to go with which rear Compare lights of existing vs. proposed

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Randy and Marina Sabett Daytime Phone No.: 703-597-6521/301-260-9724

Property Address: 9400 Huntmaster Rd. Laytonsville MD 20882
(Street Number / City / Street / Zip Code)

Mailing address: 18802 Quarrymen Terr. Brookeville, MD 20833

Contractor: Ed Clayborne & John Clayborne Phone No.: 703-898-4204

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9400 Street: Huntmaster Road

Town/City: Laytonsville Nearest Cross Street: Goshen Oaks Road & English Meadow Way

Lot: 68 Block: A Subdivision: Overlook Hill

Liber: TBD Folio: TBD Parcel: TBD

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: _____

~~Porch~~ Profile

1B. Construction cost estimate: $ Approx. $64,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent — Date: 1/4/05

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 369778 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

★ What will be removed?

measurements & profiles of existing muntins

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   See attached narrative.

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

   See attached narrative.

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.

Submitted – January 5, 2005

Historic Area Work Permit Application

Application of Randy and Marina Sabett for:

Avalon Farm – Montgomery County Historic Resource 14/55
9400 Huntmaster Road
Laytonsville, MD 20882

Re: Window repair and replacement

Introduction

The proposed project for Avalon Farm consists of a combination of repair and replacement of the existing double hung windows. As elaborated below, we believe that the proposed approach provides an appropriate balance between maintaining the historic fabric of the home on the one hand with the safety concerns, energy efficiency, and considerable cost outlay on the other hand.

We became owners of Avalon Farm on December 13, 2004. We are still living in our existing home in Brookeville, MD, which has a contingent contract on it. Under this contract, we may need to move out of our existing home and into the Avalon home as early as March 1, 2005, and in any event no later than April 1, 2005. Given the lead abatement issues and, accordingly, the related safety concerns associated with the proposed project, we need to have all work completed prior to our move-in date. We would, therefore, respectfully request that you consider our proposal as time-critical. We have been in touch and have met with MNCPPC staff member Tania Tully on a number of occasions, as well as immersed ourselves in the applicable literature in order to arrive at what we believe is a balanced proposal. We are committed to working closely and expeditiously with Ms. Tully and the rest of the MNCPPC staff, along with the entire Historic Preservation Commission, to complete this permitting process in a way that allows us to all meet our objectives.

This Historic Work Area Permit application consists of the application form to which this narrative is attached, this narrative, Appendix A (photographs of Avalon Farm), Appendix B (Plans, Elevations, and Plat), Appendix C (replacement window dimensions and related information on the replacement windows from Pella Corporation), Appendix D (Lead Paint Assessment), and Appendix E (reproductions of the original blueprints for Avalon Farm).

---

1. WRITTEN DESCRIPTION OF PROJECT

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

Much of the following account was taken from the "Historic Preservation Report on the Blunt-Carl House and Principal Outbuildings at the Carl Property, 9400 Huntmaster Road,

Avalon Farm is architecturally significant as a country residence and well-executed example of the revival in the early 20th century of vernacular architectural forms and details from the antebellum period.

---

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

In accordance with Chapter 24A of the Montgomery County Code, entitled "Historic Resources Preservation," we are proposing the restoration and replacement of the forty-two (42) windows that are currently at Avalon. We believe that our proposal will not substantially alter the exterior features of the historic site and is wholly compatible in character and nature with the architectural features of the historic site. Further, the proposal will not be detrimental in any way to the protection, preservation, and continued use and enhancement of the property as a primary dwelling residence. Indeed, we intend to preserve and enhance the property, while at the same time remedying unsafe and defective conditions/health hazards within the residence in a way that does not deprive us (the owners) of reasonable use of the property or cause us to suffer undue hardship.

A

Specifically, for the first part of this project, we are proposing to restore: 19 total

(i) the ten (10) double hung windows now existing on the front (north) elevation (see the magenta circle in Figure # 1);
(ii) three (3) of the double hung windows on the west elevation and two (2) of the double hung windows on the south elevation (see the magenta arrows in Figure #2); and
(iii) four (4) of the double hung windows on the east elevation (see the magenta circle in Figure #4).

The restoration will include the removal of all paint (including the lead paint), repair of any broken panes of glass, repair of any deteriorated muntins (exterior and interior), purchase and installation of new storm windows and screens, repair of all weight and pulley mechanisms, and the weather stripping of the existing windows. The paint removal will be accomplished using federally-approved lead paint abatement methods (including respiratory protection and protective outer clothing). This process will be completed by a certified lead paint abatement contractor for the State of Maryland - John D. Clayborne Contracting, 100 W. Jefferson St., Falls Church, VA.

Contractor

B

The second part of this project will consist of replicating the remaining windows on the sides (east and west) and rear (south) elevations of the residence (see the yellow circles in Figure #2 and Figure #4) with replacement sashes. We are prepared to contract with the Pella Corporation, whose Architect Replacement Series of custom wood windows can be matched to the existing windows such that the difference between the style of the new window versus the existing window will be imperceptible. This includes muntins that exactly match the existing configuration.

Such replacement of the windows on the sides and back of the house will remedy the defective conditions of the existing windows while enhancing both their form and function. Given our plan to replace windows on the back portion of the house, we are locating the bedrooms for our children (ages 4 and 12) in these rear areas to alleviate any concerns regarding the safety of the windows. Specifically, the replacement windows will not contain any lead, will have tempered (i.e., shatterproof) glass, and will have modern safety mechanisms for the operation and use of the windows.

The concern over lead in the paint on the windows is borne out by the attached Lead Paint Assessment from Arthur S. Lazerow (see Appendix D). As you can see, the lead levels (based only the XRF readings) are quite high in all of the paint on the windows and window-related areas. Furthermore, Mr. Lazerow's report indicates that the "condition of the painted surfaces was sub-standard" and that "[f]rom the point of view of the condition of the wood window materials, which are in poor condition, repair of the windows and lead remediation will be cost prohibitive and we recommend replacement of these double-hung windows with historically consistent appearing replacement wood windows and jambs."

Despite Mr. Lazerow's report, however, we do want to reach a compromise with respect to repairing at least some of the historically important windows. Thus, the distinction that we have made between the preservation of the existing nineteen (19) windows on the front and two sides of the house versus the remaining thirty-three (23) windows on the sides and back of the house is intended to balance the mission of the MNCPPC to retain the historic fabric of the property with the abatement of unsafe conditions or health hazards in a way that is reasonable and does not cause the owners undue hardship. Specifically, because the front elevation is generally deemed to be the most significant in terms of retaining the historic character of the home, we are willing to expend considerably more resources on preserving the existing windows in a way that removes, at least in part, the unsafe conditions and health hazards that presently exist.

To employ this restorative method for the remaining 23 windows would be cost prohibitive, deprive us of reasonable use of the property, and cause us undue hardship related to areas of the property that are not as historically significant in any event. In particular, the cost of repairing the windows and abating just the interior woodwork of the 19 windows is roughly estimated at $47,500 (or **$2500.00** per window). This does NOT include the abatement of any lead paint on the exterior, repair of broken external muntins, weatherstripping, storm windows, or screen windows, all of which we plan to complete in the spring. In contrast, the replacement of the remaining 23 windows is currently estimated at $26,940.51 (or **$1171.33** per window), which would totally alleviate the need for any further repair or additions to the windows (e.g., screens included, no storm windows needed, no weatherstripping needed, etc.)

A third aspect of this project will be to restore a window on the third floor of the residence to the style contemplated by the original A. B. Mullett architectural drawings.[2] Specifically, the double-hung window that presently exists on the third level of the east elevation will be

[2] On "Sheet No. 7" (entitled "End Elevation") of the blueprint copies in Appendix E, the third floor window is clearly shown as consisting of three double-hung six-over-six windows. In contrast, the current window is a single double-hung window.

expanded to three adjacent double-hung windows (see the blue circle in Figure #4). In addition to restoring the home to its original specifications, the addition of two windows will provide some much needed additional natural light to the third level, which we ultimately plan to finish for use by our children.

French Door

The fourth and final part of this project will be to replace one of the existing double hung windows on the first level of the west elevation (in the dining room) with a single French door leading out to the west side of the porch (see the green circle in Figure #2). Although we would like to have actually replaced both of the windows of the west elevation with French doors (i.e., having doors flanking the fireplace), we see our request for only one French door as an appropriate compromise that will give us the access to the porch that we need from the dining room while not departing significantly from the historical fabric of the existing facade. Note also that the new door will fit the width left by the existing windows.

---

2. SITE PLAN

See attached plat in Appendix B.

---

3. PLANS AND ELEVATIONS

See attached Appendix B.

---

4. MATERIAL SPECIFICATIONS

See attached Appendix C.

---

5. PHOTOGRAPHS

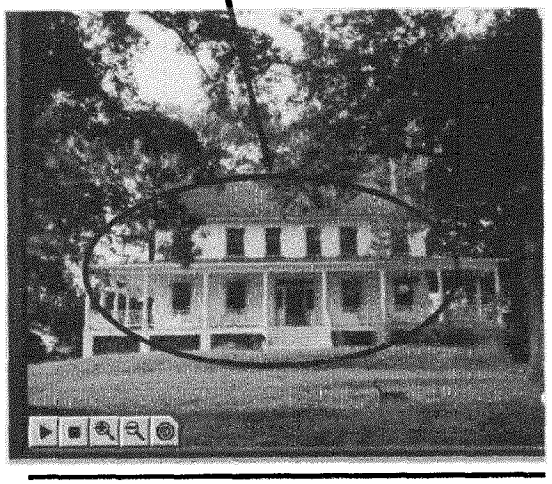
See attached Appendix A.

---

6. TREE SURVEY

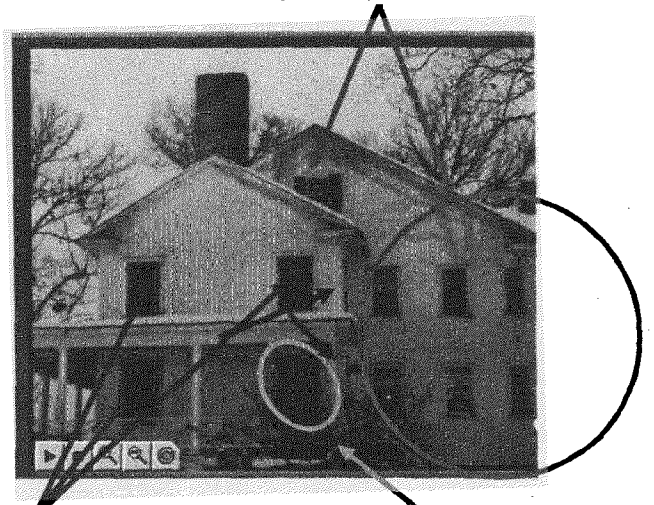
n/a

Repair ten double hung windows



North elevation
Figure 1

Replace double hung windows with identically configured replacement windows



Repair five double hung windows (two of which are south-facing that can barely be seen in this photo)

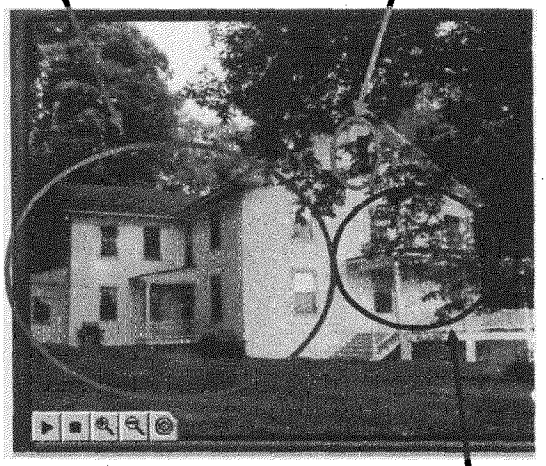
Replace one double hung window with a French door to the side porch

West elevation
Figure 2

Alternate north elevation
Figure 3

Replace double hung windows with identically configured replacement windows

Replace one double hung window with three double hung window (per original plans)



Repair four double hung windows

East and south elevations
Figure 4

Appendix B (Existing and Proposed Plans/Elevations [two copies of each], and Plat)

Front (north) elevation [existing]

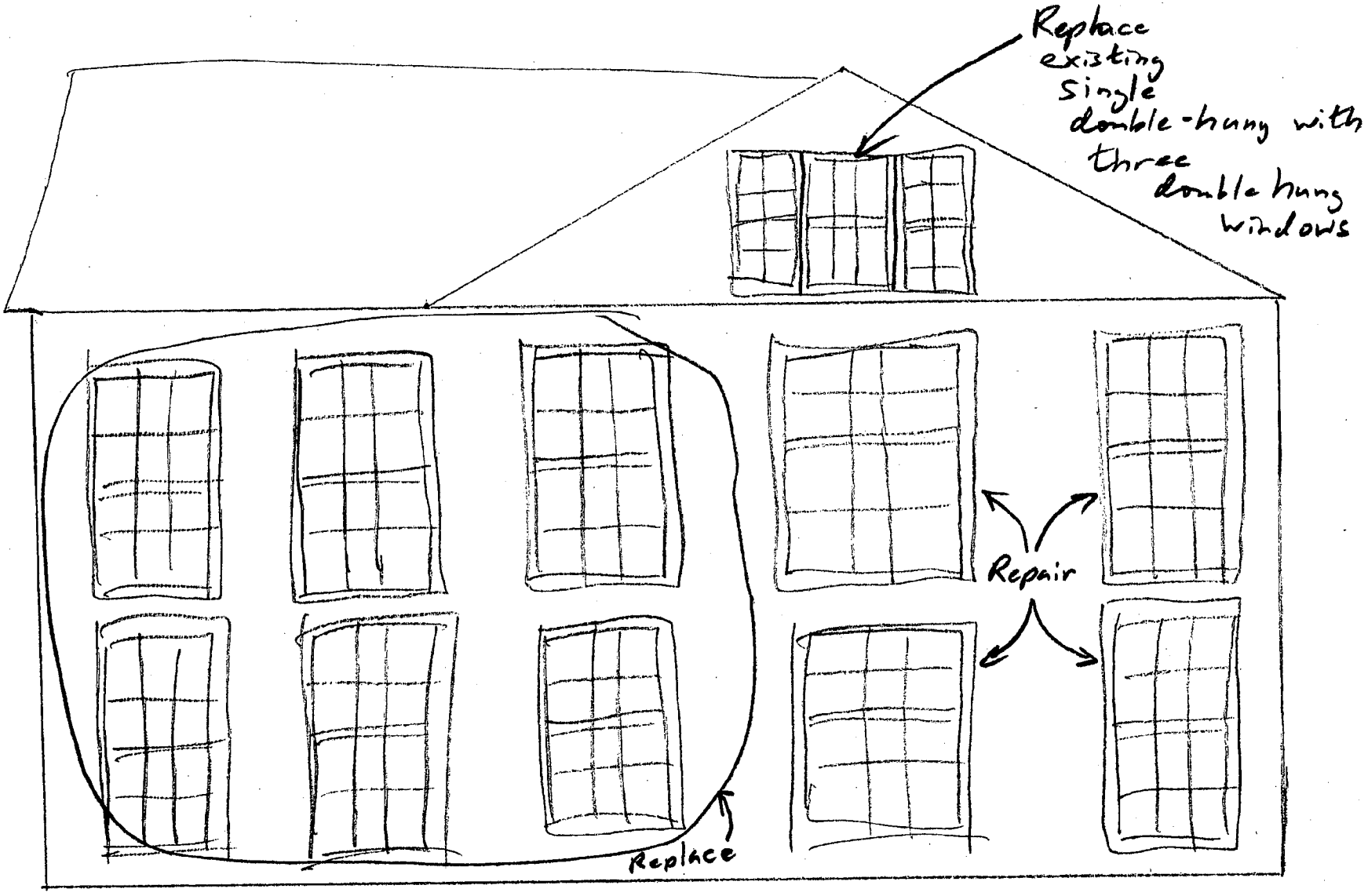
Side (east) elevation [existing]

Side (west) elevation [existing]

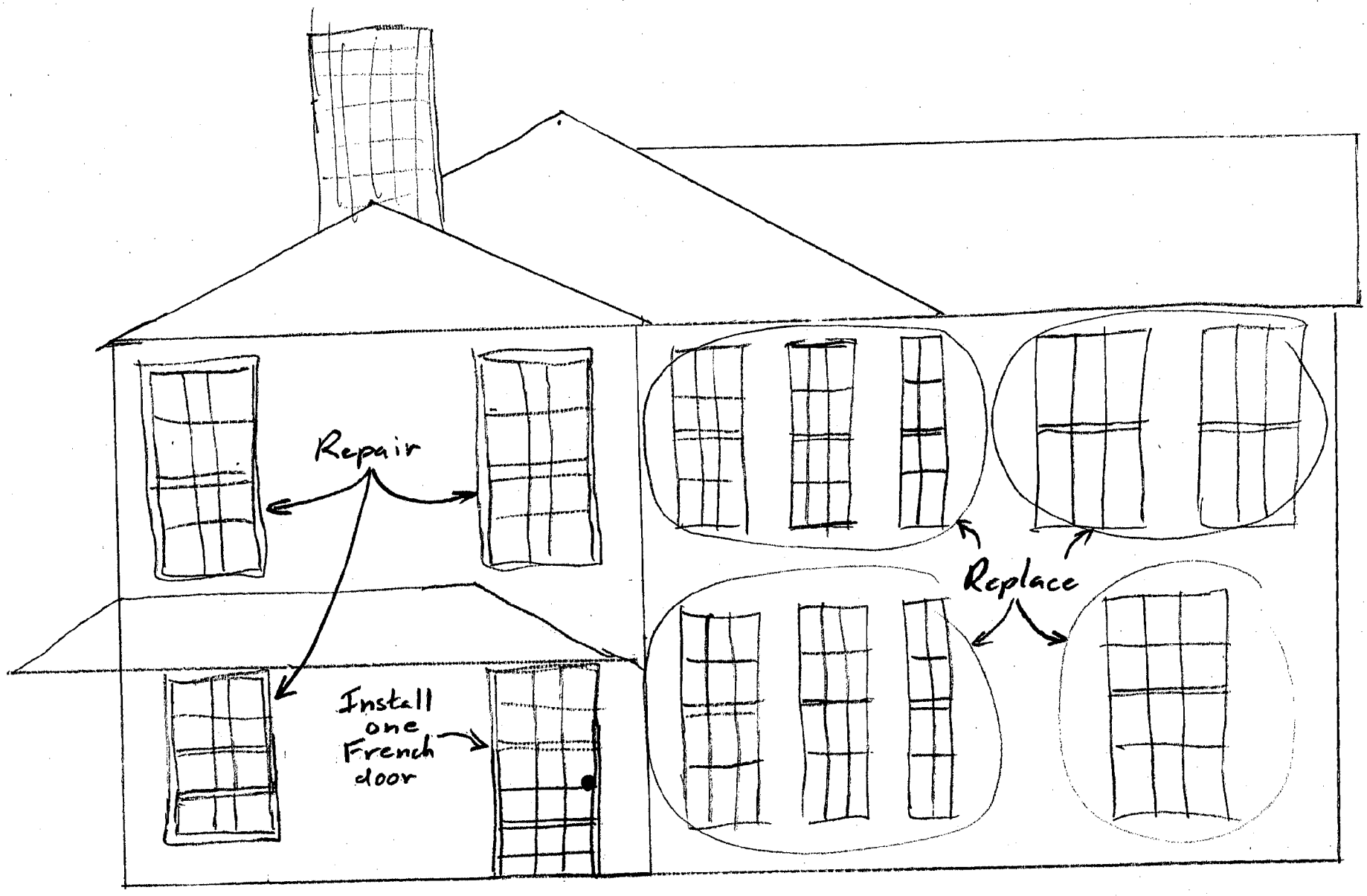
Back (south) elevation [existing]

Repair
all windows

Front (north) elevation [proposed]



Side (east) elevation [proposed]

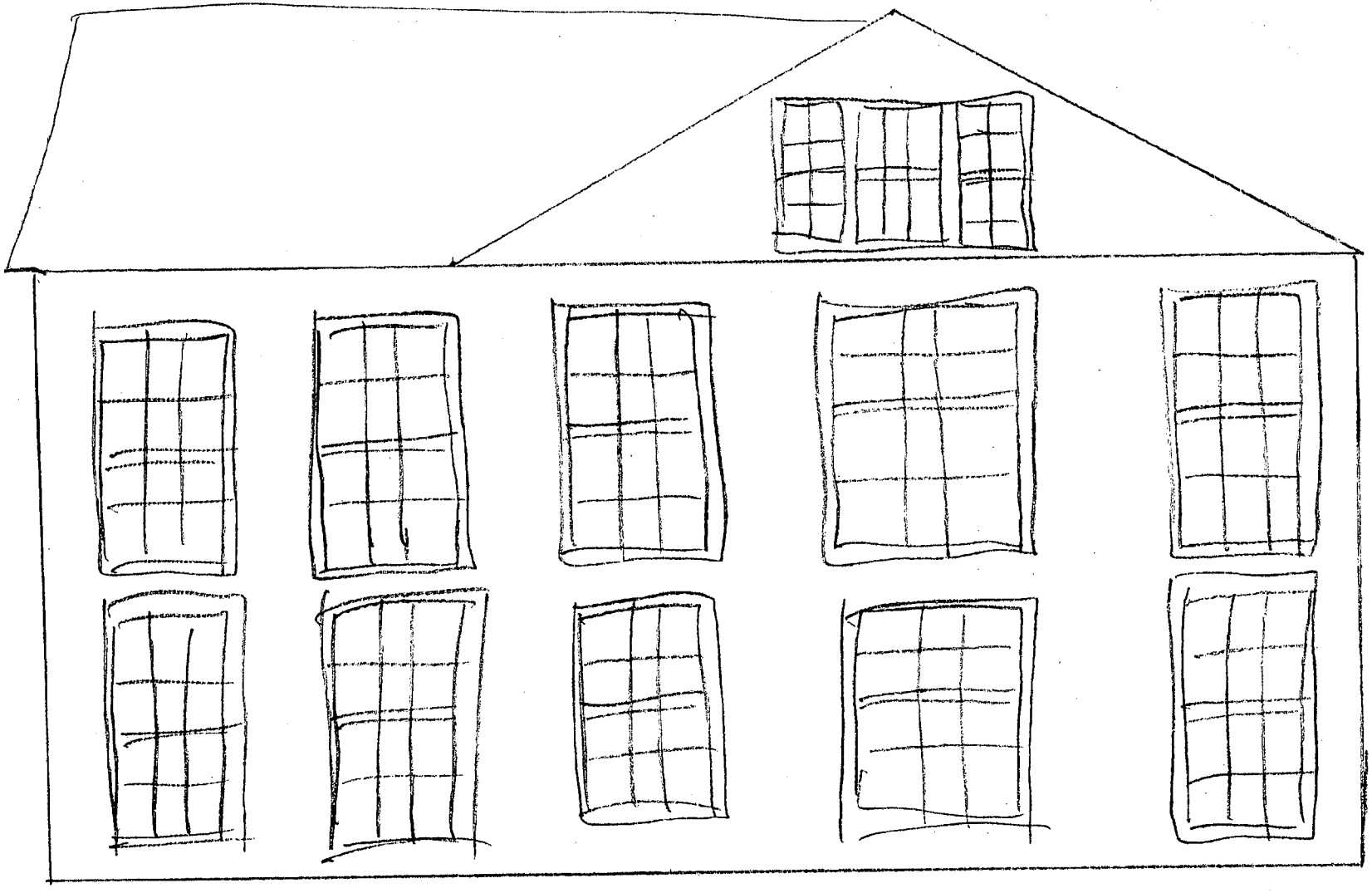


Side (west) elevation [proposed]

Replace all windows

Back (south) elevation [proposed]

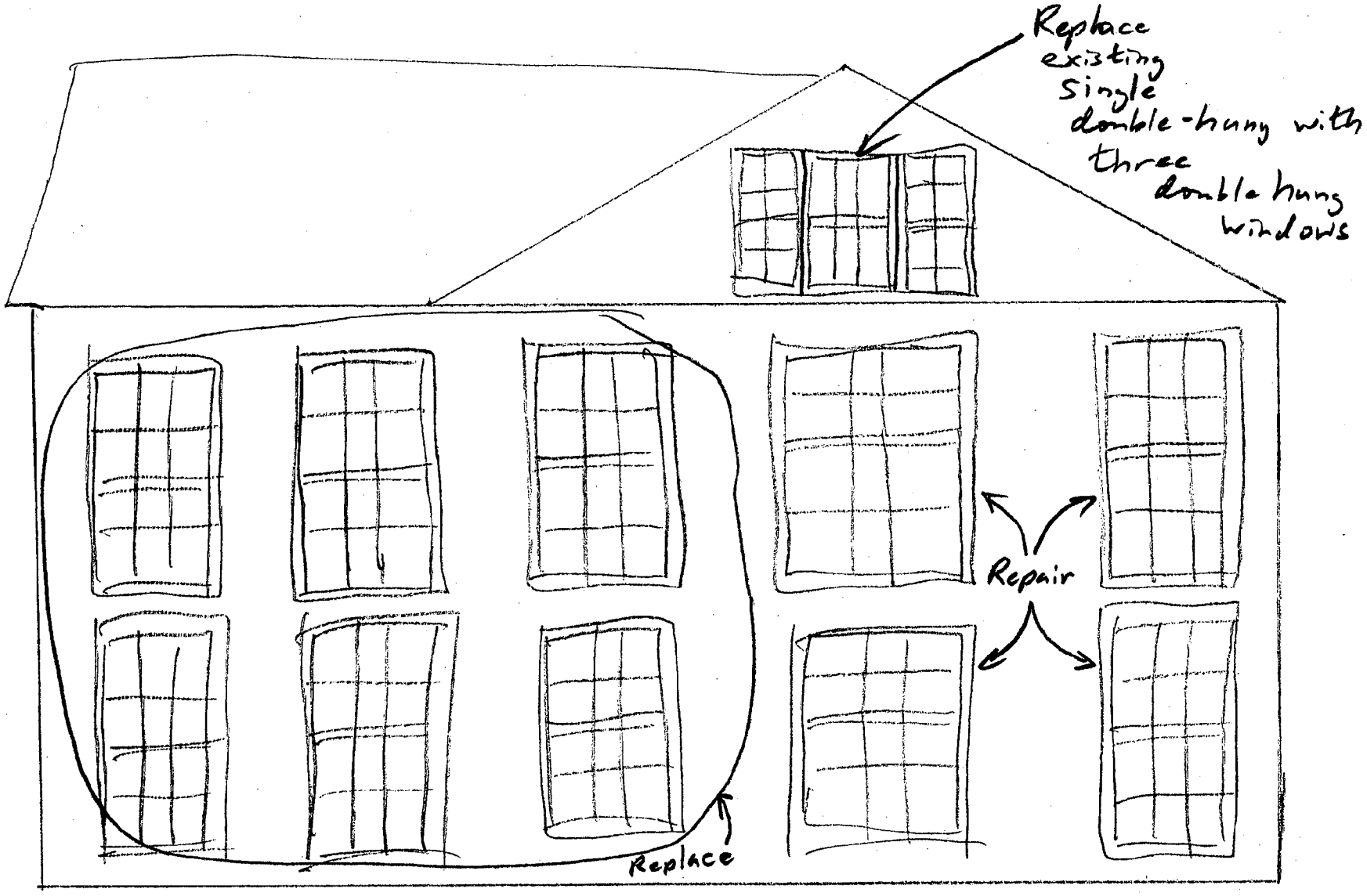
Front (north) elevation [existing]



Side (east) elevation [existing]

Back (south) elevation [existing]

Side (west) elevation [existing]



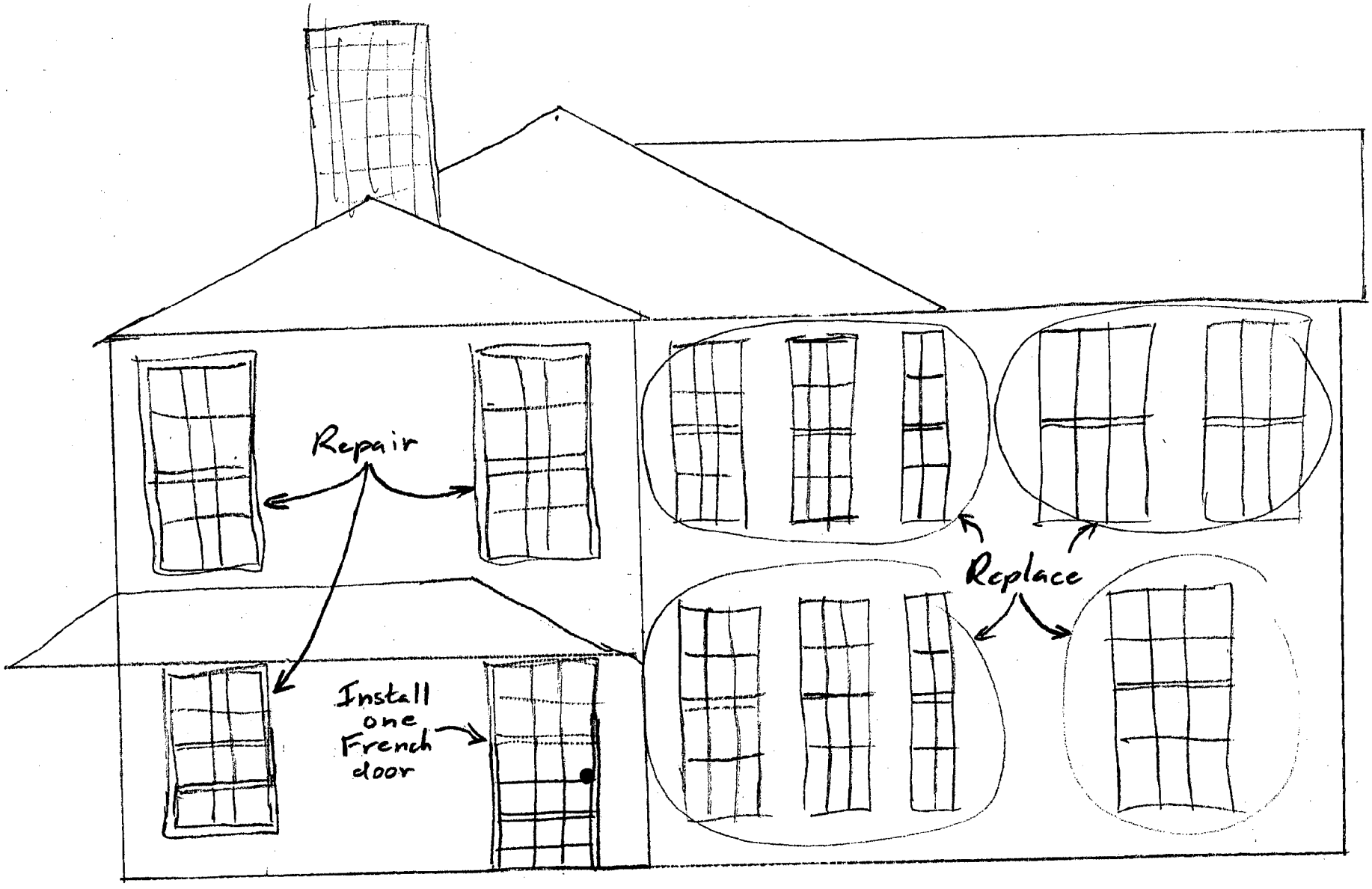
Side (east) elevation [proposed]

Repair
all windows

Front (north) elevation [proposed]

Replace all windows

Back (south) elevation [proposed]

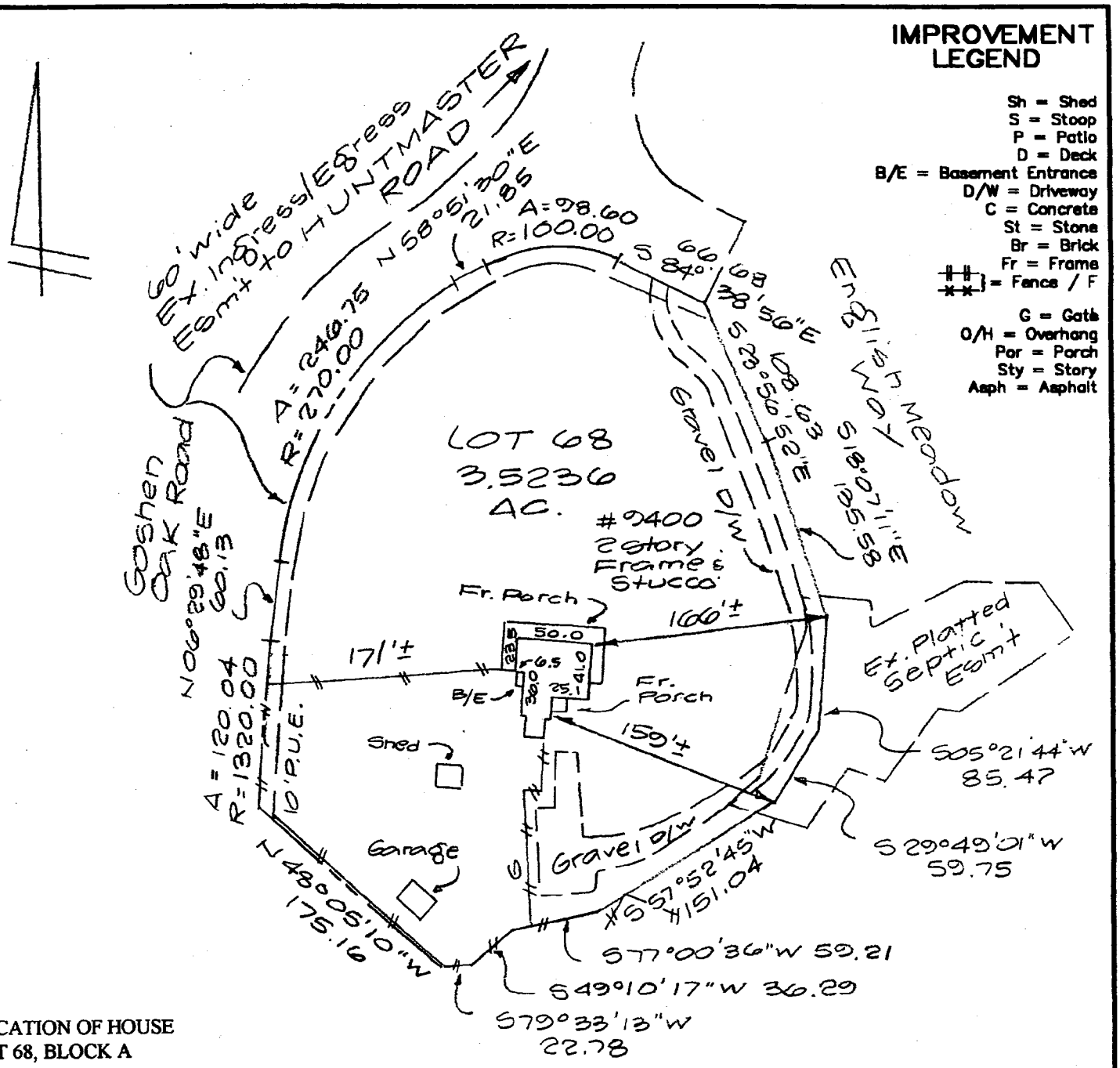


Side (west) elevation [proposed]

CASE NO. 04-1184

NOTE : THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: This location for title purposes only – not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
LOT 68, BLOCK A
OVERLOOK HILL
MONTGOMERY COUNTY, MARYLAND

FLOOD ZONE C PER FEMA MAP

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

MARYLAND REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
DAVID C. HALLER P.E. & L.S.

REFERENCES	
PLAT BK	164
PLAT NO	18539
LIBER	
FOLIO	

HALLER-BLANCHARD & ASSOCIATES
P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301)228-2266 FAX: (301)228-2248

DATE OF PLANS	
WALL CHECK:	
HSE. LOC.:	11-29-04
BOUNDARY:	

SCALE: 1" = 100'
DRAWN BY: BB
JOB NO.: 04-26376

THIS LOCATION FOR MORTGAGE PURPOSES FOR Sabett

January 4, 2004

Randy and Marina Sabett
18802 Quarrymen Terrace
Brookeville MD 20833

Re: Lead Paint Assessment
9400 Huntmaster Road
Laytonsville MD 20882

Dear Mr. and Mrs. Sabett:

We herewith submit this report on the lead-based paint assessment we performed for you on this date at the above address. Such a lead-based paint assessment in homes built prior to 1978 is conducted in order to determine the existence of lead- based paint, the presence of immediate lead hazards, or the likelihood of potential hazards which may place occupants, particularly your children, at risk for lead poisoning. In view of your planned renovation of this home, we have focused primarily on the condition of the windows.

Children become lead poisoned primarily through the ingestion of the lead dust that comes from deterioration of leaded paint, and less commonly, from eating paint chips. For your information, lead dust is generated by friction of lead painted surfaces, such as window slides, sticking doors and cabinets, floors and stair treads.

This inspection was performed in a manner that is consistent with Title 10, the federal lead-based paint disclosure law. Nationally, the focus on the lead paint poisoning problem has shifted away from total abatement toward the more attainable goal of lead paint hazard reduction. For our inspection, soil, water and other media were not tested.

There are federal standards for determining the acceptability of lead levels. These levels are also the maximum permissible levels, known as "clearance standards" which may remain after a renovation project or a lead remediation project is completed and final cleaning has occurred. These standards are:

Dust: (Effective 9/15/2000)
Floors: 40 micrograms of lead per square foot (ug/s.f.)
Window sills: 250 ug/s.f.
Window wells: 800 ug/s.f.

Paint:
Paint chips: .50% lead by weight of dry sample
XRF levels: 0.8 milligrams per/cm2 (mg/cm2) or above (Maryland Standard)

Specific inspection and test results for the above noted property are as follows:

1. Visual Inspection. Our visual inspection showed that throughout this home, the condition of the painted surfaces was sub-standard. There is peeling, chipping or flaking paint on almost all painted surfaces inside and on the exterior of the property. The poor condition of the windows was self-evident. All painted surfaces of windows are deteriorated. Window wells, the exterior portion of the window wells into which the bottom sash seats into, contained both deteriorated paint and excessive amounts of paint chips, dirt and debris.

2. X-ray Florescence. The x-ray florescence examination we performed found extensive use of lead-based paint on all wood painted trim and other components, although we also found no lead-based paint on walls, ceilings or interior doors. Wood painted components, such as doors, trim, baseboards, window sills and sashes, were found to have been painted with lead-based paint.

On the exterior, with the exception of the windows of the rear porch with wood lap siding that are lead free, all window sashes, jambs and all exterior trim around the windows were found to contain lead-based paint. On the interior, all window sashes, jambs, trim, sills and aprons contain lead-based paint.

Please note that the purpose of a lead assessment is to determine the location and the condition of lead paint, rather than determining precise lead levels. We are enclosing the handwritten XRF summary report for your review and files.

3. Dust Wipe Samples. We performed ten dust wipes throughout five representative rooms. The window wells, sills and floors under windows were tested for lead-containing dust. The Laboratory Analysis Report will not be available until next week, but considering the deterioration of the paint on and around the window wells and sills, we anticipate the laboratory results to be extremely high, indicating dangerous levels of lead dust, making all windows extreme risks for lead poisoning.

The first line of defense for healthy living and for lead risk reduction in a home built before 1978 and which contains any lead-based paint is to keep all paint intact. From the point of view of the condition of the wood window materials, which are in poor condition, repair of the windows and lead remediation will be cost prohibitive and we recommend replacement of these double-hung windows with historically consistent appearing replacement wood windows and jambs. The exterior wood trim around the windows should likewise be remediated, either by replacement or stripping and repainting. The window wells should be cleaned, the paint stripped and new paint applied. We also

recommend that the window wells be covered with sheetmetal, such as aluminum, to make the window wells easily cleanable.

The second most effective risk reduction measure is good house-cleaning, including the wash down of horizontal surfaces with a high phosphate soap solution. After completion of your interior renovations, we recommendation that all horizontal surfaces be washed down with a lead cleaning solution, such as TSP or Leadesolve (obtainable from a hardware store) or one ounce of dishwasher powder (such as Cascade) to one gallon of warm water. Use paper towels and, after each wipe, discard the paper towel so as not to contaminate the wash water.

If you require additional information or advice regarding the lead paint condition of this home, kindly contact the undersigned.

Sincerely yours,

Alban Home Inspection Service, Inc.

/s/

Arthur S. Lazerow
President
MDE Lead Risk Assessor
Accreditation No. 24

ROBERT L. EHRLICH, JR.
GOVERNOR

THOMAS E. DEWBERRY
CHIEF ADMINISTRATIVE LAW JUDGE

OFFICE OF ADMINISTRATIVE HEARINGS

ADMINISTRATIVE LAW BUILDING
11101 GILROY ROAD
HUNT VALLEY, MARYLAND 21031-8201

TEL: (410) 229-4100
TOLL FREE: 1-800-388-8805
WEB SITE: www.oah.state.md.us

FAX: (410) 229-4111
TTY: (410) 229-4267
TOLL FREE TTY: 1 866-884-8577

FACSIMILE COVER SHEET

TO: Tonya Tully

PHONE NUMBER 301-563-3400 *FAX NUMBER* 301-563-3412

FROM: *Marina Sabett, Administrative Law Judge*

Office of Administrative Hearings

PHONE NUMBER *(410) 229-4197* *FAX NUMBER*

Special Instructions: Attached is the final report regarding the lead assessment conducted at 9400 Huntmaster.

TOTAL NUMBER OF PAGES: 5 *(including this page)*

If there is a problem with the transmission of this telecopy, please call (410) 229-4165.

9

Tully, Tania

From: voyager@ilssv3.loc.gov
Sent: Friday, January 21, 2005 12:12 PM
To: Tully, Tania
Subject: Opac s Search for s

LC Control Number: 95860548

Type of Material: Photograph, Print, Drawing (Part of Collection)

Corporate Name: A.B. Mullett & Co., architect.

Main Title: Architectural drawings for a house ("residence") for H.W. Blunt, Gaithersburg, Maryland [graphic].

Published/Created: 1921.

Description: 8 items : ink, watercolor, and colored ink ; in folder(s) 71 x 102 cm. or smaller.

Access Advisory: Original materials served by appointment only.

Use/Repro. Advisory: Publication may be restricted. For information see "Architecture, Design, and Engineering (ADE) Drawings" (http://www.loc.gov/rr/print/res/103_ade.html).

Summary: Working drawings showing house as plans, elevations, sections, and details; schedules.

Notes: UNIT title devised.
File no. 609.
Order no. 1260.
Forms part of the A.B. Mullett & Co. Archive.

Finding Aids: Finding aid (unpublished): Filed by UNIT number, available in Prints and Photographs Reading Room.

Source of Acquisition: Gift; Suzanne Mullett Smith; 1986; (DLC/PP-1986:R06).

Collection: A.B. Mullett & Co. Archive (Library of Congress) (DLC) 95858231

Subjects: Houses--Maryland--Gaithersburg--1920-1930.

Genre/Form: Architectural drawings--1920-1930.

LC Classification: ADE - UNIT 2291

Other System No.: (DLC)11665657

Repository: Library of Congress Prints and Photographs Division
Washington, D.C. 20540 USA dcu

CALL NUMBER: ADE - UNIT 2291
-- Request in: Prints & Photographs Reading Room (Madison, LM337)
-- Status: Not Charged
-- Library Holds: obj.

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Historic Area Work Permit

Application of Randy and Marina Sabett for:

Avalon Farm
9400 Huntmaster Road
Laytonsville, MD 20882

---

1. WRITTEN DESCRIPTION OF PROJECT

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

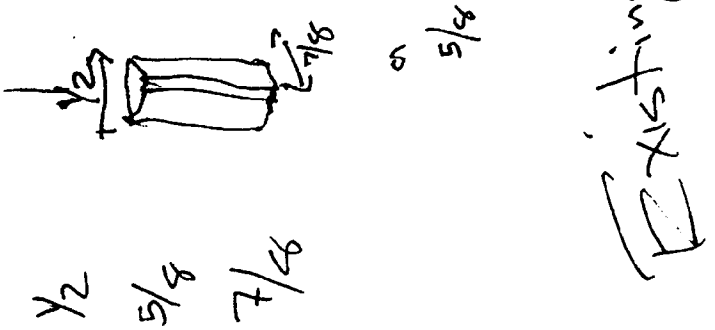
Much of the following account was taken from the "Historic Preservation Report on the Blunt-Carl House and Principal Outbuildings at the Carl Property, 9400 Huntmaster Road, Gaithersburg, Maryland," which was produced by Breehorne & O'Mara, Inc. for NVLand, Inc. on September 26, 1989.

The current Avalon was designed for Harry W. Blunt, Jr., by A.B. Mullett and Co., a prominent Washington, D.C. architectural firm in 1921. Harry Blunt was a leading citizen in Montgomery County, serving in the Maryland legislature and on the State Racing Commission.

Prior to the existing structure, it is believed that the Blunt family homestead consisted of a smaller farmhouse that stood on the site of the current house. It was likely erected by H.W. Blunt, Sr., some time prior to the 1890's. The fieldstone foundation and east and west chimneys in the present Avalon Farm were part of the older structure. The 19th century footprint of the old house can be determined by looking at the stone foundation, which forms an oblong shape running east and west with an 'ell' running north and south. Such configurations are characteristic of a vernacular farmhouse plan found throughout the eastern United States from the late 1830's through the late 19th century. After fire destroyed much of the original structure in about 1920, the Blunt family built the current residence.

As a prominent couple in Montgomery County, Harry and Mary Blunt entertained guests
frequentl e
property id
Sarah Ca m,
the Carl p
hunts in t
Hunt.

We recen
preserved opy.



They were donated to the Library of Congress in 1986 by Suzanne Mullett Smith, a relative of Mr. Mullett's. According to Ms. Mullett's web page:

> A. B. Mullett (1834 - 1890) lived most of his adult life in Washington, DC designing buildings for over 10 years for the United States Government across the United States. In addition to his many public buildings, private and commercial office buildings and homes benefitted from his design talents in Washington, DC, New York City area, Virginia, West Virginia, Tennessee, and Maryland. His remaining buildings are registered Historic Landmarks. Most famous of his historic landmarks [is] the recently renamed Old Executive Office Building next to the White House.

Avalon Farm was identified in 1969 by the Maryland National Capital Park and Planning Commission (MNCPPC) as a possible historic property. In 1976, Avalon was included in the Locational Atlas and Index of Historic Sites in Montgomery County Maryland. In 2002, Avalon Farm was historically designated on the Montgomery County Master Plan for Historic Preservation.

Avalon Farm is architecturally significant as a country residence and well-executed example of the revival in the early 20th century of vernacular architectural forms and details from the antebellum period.

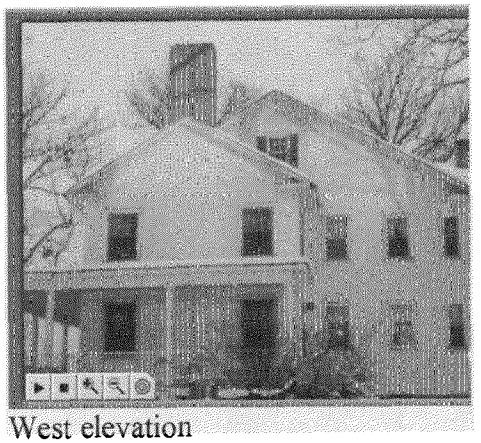
(b.) General description of project and its effects on the historic resource(s), the environmental setting, and, where applicable, the historic district:

In accordance with Chapter 24A of the Montgomery County Code, entitled "Historic Resources Preservation," we are proposing the restoration and replacement of the forty-three (43) windows that are currently at Avalon. We believe that our proposal will not substantially alter the exterior features of the historic site and is wholly compatible in character and nature with the architectural features of the historic site. Further, the proposal will not be detrimental in any way to the protection, preservation, and continued use and enhancement of the property as a primary dwelling residence. Indeed, we intend to preserve and enhance the property, while at the same time remedying unsafe and defective conditions/health hazards within the residence in a way that does not deprive us (the owners) of reasonable use of the property or cause us to suffer undue hardship.

Specifically, for the first part of this project, we are proposing to restore the ten (10) double hung windows now existing on the front (north) elevation. See Photo # ___. The restoration will include the removal of all paint (including the lead paint), repair of any broken panes of glass, repair of any deteriorated muntins (exterior and interior), purchase and installation of new storm windows and screens, repair of all weight and pulley mechanisms, and the weather stripping of the existing windows.

The second part of this project will consist of replicating the remaining windows on the sides (east and west) and rear (south) elevations of the residence. We are prepared to contract with the Pella window company, whose Architect Replacement Series of custom

North elevation



West elevation

Alternate north elevation

East elevation

wood windows can be matched to the existing windows such that the difference between the style of the new window versus the existing window will be imperceptible. Such replacement on the sides and back of the house will remedy the defective condition of the existing windows while enhancing both their form and function.

The distinction that we have made between the preservation of the existing ten (10) windows on the front of the house versus the remaining thirty-three (33) windows on the sides and back of the house is intended to balance the mission of the Maryland-National Capital Park and Planning Commission ("MNCPPC") to retain the historic fabric of the property with the abatement of unsafe conditions or health hazards in a way that is reasonable and does not cause the owners undue hardship. Specifically, because the front elevation is generally deemed to be the most significant in terms of retaining the historic character of the home, we are willing to expend considerably more resources on preserving the existing windows in a way that removes, at least in part, the unsafe conditions and health hazards that presently exist. To employ this restorative method for the remaining 33 windows would be cost prohibitive, deprive us of reasonable use of the property, and cause us undue hardship related to areas of the property that are not as historically significant in any event.

The third part of this project will be to restore a window on the third floor of the residence to the style contemplated by the original A. B. Mullett architectural drawings. Specifically, the double-hung window that presently exists on the third level of the east elevation will be expanded to three adjacent double-hung windows.

The fourth and final part of this project will be to replace two existing double hung windows on the first level of the west elevation with two single French doors leading out to the west side of the porch. The new doors will fit the width left by the existing windows.

2. SITE PLAN

See attached plat.

Proposal

K.C. COMPANY, INC.
12100 Baltimore Ave, Suite 1
Beltsville, MD 20705
1-877-24-PELLA

Phone: 301-957-7000 Fax: 301-210-1403 / 301-419-2963

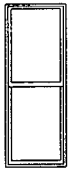
Customer	Project / Ship-To	Quote	
Sabett	**Sabett, Randy**	**Date**	12/21/2004
9400 Huntmaster Rd.	9400 Huntmaster Rd.	**Quote No.**	YR121404A
		Order No.	
407	407	**Alternate No.**	3
LAYTONSVILLE, MD 20882	LAYTONSVILLE, MD 20882	**Need Date**	00/00/00
MONTGOMERY	MONTGO	**Sales Rep. Name**	Rushford, Yetta
		Prepared by	
	Owner: Randy Sabbet	**Payment Terms**	C.O.D.
Bus. Phone: ( ) -	Bus. Phone: (703) 597- 6521	**Architect**	
Bus. Fax: ( ) -	Home Phone:	**Jamb Depth**	
Home Phone: ( ) -		**Order Type**	Installed Sales Order
Cellular: ( ) -		**Glazing Design**	20.00 psf.
		Pressure	
Branch Name	K.C. COMPANY, INC.	**Branch Address**	12100 Baltimore Ave, Suite 1
Phone	301-957-7000	**City**	Beltsville, MD 20705
Fax	301-210-1403 / 301-419-2963	**State**	1-877-24-PELLA

Comments:

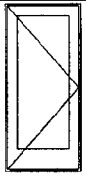
For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 10 **Location:** deliv.	**Qty:** 1	Contractor free tailgate delivery	**0.00**	**0.00**

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 15** **Location:** DR **R.O:** 3' 3-3/4" X 5' 11-7/8" **WallCond:** 4-3/16"	**Qty:** 4	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 70:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille ( )	**691.31**	**2,765.24**

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 20** **Location:** door option - DR **R.O:** 2' 10-1/4" X 7' 2-1/2" **WallCond:** 6-9/16"	**Qty:** 0	**3486 Right Hinge In-Swing French Door, Frame:33-1/2 X 86:** Architect Series, Clad, Model 2, White, 5/8" InsulShld Temp IG Glazing, Bright Brass Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High=06), Fins (per design)	**2,288.50**	**0.00**

Notes: add approx. $475.00 for each door for install labor costs; lower sills, frame in to 36" x 84". Electrical not included.

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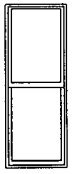
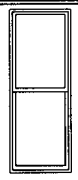
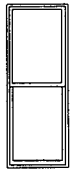
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 25** **Location:** LR **R.O:** 3' 3-3/4" X 5' 11-7/8" **WallCond:** 4-3/16"	**Qty:** 4	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 70:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,261.99	5,047.96

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 30** **Location:** Library **R.O:** 3' 3-3/4" X 5' 11-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 70:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,261.99	2,523.98

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 35** **Location:** kitchen **R.O:** 2' 4-3/4" X 4' 6-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 53:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	826.97	1,653.94

Notes:

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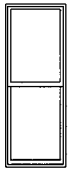
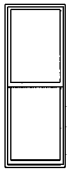
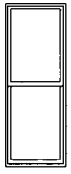
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 40** **Location:** morming room **R.O:** 2' 10-3/4" X 5' 7-7/8" **WallCond:** 4-3/16"	**Qty:** 3	**Vent - DH Luxury Edition Double-Hung, Frame:34 X 66:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	**1,071.26**	**3,213.78**

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 45** **Location:** PR, upstairs closet **R.O:** 1' 7-1/2" X 4' 6-1/2"	**Qty:** 2	**Vent-Equal Sash 50:50 Top:Bot Sash Split Precision Fit Window, Make Size:19 X 54:** Architect Series, Wood, Model 2, Primed Wood, 5/8" InsulShld IG Glazing, Half Screen, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	**636.88**	**1,273.76**

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 50** **Location:** stairs **R.O:** 2' 10-3/4" X 6' 6-7/8" **WallCond:** 4-3/16"	**Qty:** 1	**Vent - DH Luxury Edition Double-Hung, Frame:34 X 77:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	**1,130.06**	**1,130.06**

Notes:

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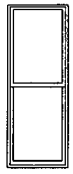
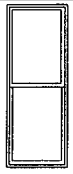
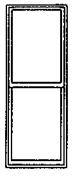
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 55** **Location:** rear Br 3 **R.O:** 3' 3-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	1,029.07	2,058.14

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 60** **Location:** 2nd flor FR **R.O:** 3' 3-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 4	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	1,029.07	4,116.28

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 65** **Location:** master BR **R.O:** 3' 3-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 5	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	1,029.07	5,145.35

Notes:

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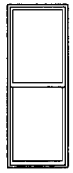
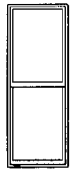
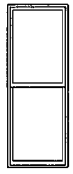
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 70** **Location:** front BR #2 **R.O:** 2' 9-3/4" X 5' 4-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:33 X 63:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	907.16	1,814.32

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 75** **Location:** master bath **R.O:** 2' 4-3/4" X 4' 7-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 54:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	832.31	1,664.62

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 80** **Location:** rear BR **R.O:** 2' 9-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:33 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	901.80	1,803.60

Notes:

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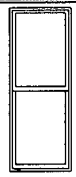
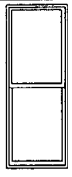
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 85** **Location:** laundry **R.O:** 2' 9-3/4" X 5' 2-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:33 X 61:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	**896.55**	**1,793.10**

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 90** **Location:** attic **R.O:** 2' 4-3/4" X 3' 10-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 45:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	**784.23**	**1,568.46**

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 95 **Location:** install cost	**Qty:** 39	PRECISION FIT WINDOW INSTALL	**115.81**	**4,516.59**

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 100 **Location:** install cost	**Qty:** 39	PRECISION FIT CAP	**67.55**	**2,634.45**

Notes:

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Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
Picture Not Available	**Item# 105** **Location:** prep,prime,paint 2 c	**Qty:** 1	paint interior inish Unit Value Added Items: PAINTRR01 Window w/muntin & trim <96 UI - Qty 39	**4,415.97**	**4,415.97**

Notes:

Thank You For Your Interest In Pella Products

Customer Signature

Pella Sales Representative Signature

Date

Date

Taxable Subtotal	$ 37,572.63
Sales Tax at 5.0000%	1,878.63
Non-taxable Subtotal	11,566.97
Total	$ 51,018.23
Deposit Received	$ 0.00

1. CANCELLATION NOTICE: ANY ITEMS CANCELLED AFTER THE DATE YOU SIGN THE CONTRACT WILL BE SUBJECT TO CANCELLATION OR RESTOCKING FEES AND/OR CUSTOM ORDER CHARGES ACCORDING TO THE COMPANY POLICIES IN EFFECT AT THIS TIME. I offer to purchase the goods herein described at the quoted prices and have read all the conditions listed on the enclosed sheet entitled "Terms and Conditions" and I understand and agree to such. I have agreed to accept delivery of the goods as stated on this order on or about the anticipated "Need Date" of _____. I also agree to pay in full for the goods contained in this order if for any reason I do not accept complete delivery of this order within 30 calendar days of stated "Need Date". 2.This proposal may include products other than Pella. Please consult your sales rep for specific warranty information. 3.This proposal valid for 30 days only.

WARRANTY: Pella(R) products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details. Neither Pella Corporation nor K.C. COMPANY, INC. will be bound by any other warranty

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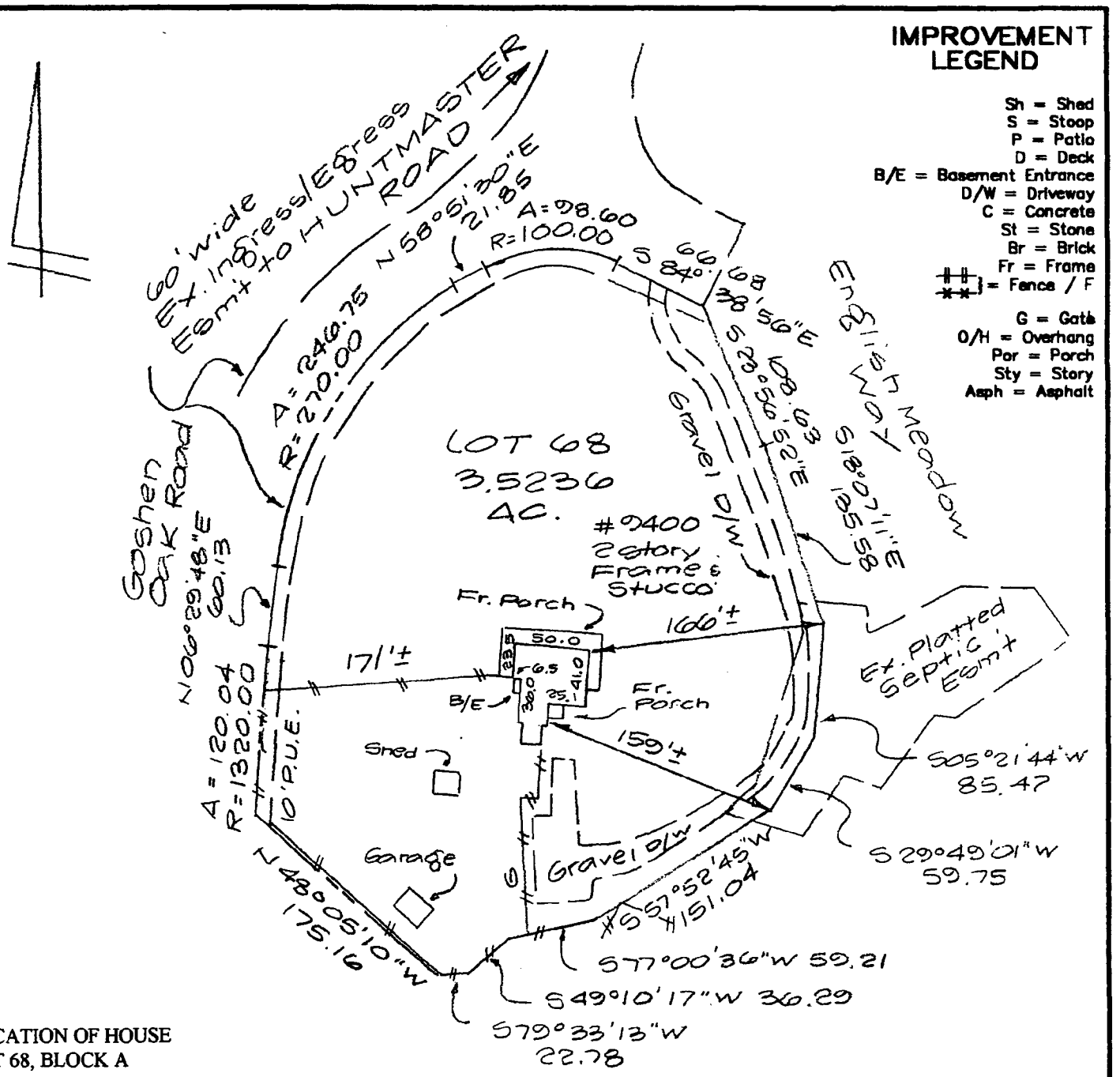
CASE NO. 04-1184

NOTE : THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: This location for title purposes only – not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
LOT 68, BLOCK A
OVERLOOK HILL
MONTGOMERY COUNTY, MARYLAND

FLOOD ZONE C PER FEMA MAP

I HEREBY CERTIFY THAT THE LOCATION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

DAVID C. MILLER
REGISTERED PROFESSIONAL ENGINEER

REFERENCES	
PLAT BK	104
PLAT NO	18539
LIBER	
FOLIO	

HALLER–BLANCHARD & ASSOCIATES
P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301)228-2288 FAX: (301)228-2248

DATE OF PLANS	
WALL CHECK:	
HSE. LOC.:	11-29-04
BOUNDARY:	

SCALE:	1" = 100'
DRAWN BY:	BB
JOB NO.:	04-26376

THIS LOCATION FOR MORTGAGE PURPOSES FOR Sabett

Evaluation of the HUD Lead-Based Paint Hazard Control Grant Program

Final Report

Prepared for:
The U.S. Department of Housing and Urban Development
Office of Healthy Homes and Lead Hazard Control

By
The National Center for Healthy Housing and
The University of Cincinnati Department of Environmental Health

May 1, 2004

National Center for Healthy Housing

UNIVERSITY OF Cincinnati

Discussion

Unlike floors, the longitudinal trends for window surfaces from clearance to six-months post-intervention generally followed expectations as dust lead loadings rose after clearance. However, when considered in conjunction with the floor results, the reaccumulation in window dust lead raises questions about the source of this lead. It is possible that the rise in dust lead loadings support the original hypothesis that the increases reflect the deterioration of lead-based paint immediately after treatment. Yet, this would suggest that there were a large number of paint lead failures around the window surfaces immediately after treatment, but those failures essentially stopped between six-months and one-year after intervention. Alternatively, the increases in window dust lead loadings after interventions may offer further support for the theory suggested by the authors of an abatement study in Baltimore that immediately after clearance, dust lead loadings rise from external sources (Farfel 1991). If the cleaning by the contractors reduced window dust lead loadings to levels below the ambient levels in the environment, then the increases could reflect the window dust lead loadings seeking an equilibrium with that environment. Either theory is supportable by the results of the dwellings treated by Interior Strategy 06/07. Since these dwellings were fully abated, dust lead loadings would not be expected to rise post-intervention. At the same time, most of the Interior Strategy 06/07 dwellings were in New York City where the limited amount of exterior lead on buildings and the taller buildings would be likely to introduce much less exterior leaded dust into a dwelling.

8.4.1.4 Window Dust Lead Loadings: Three-Years Post-Intervention. Findings for the geometric mean pre- and three-year post-intervention window dust lead loadings by Interior Strategy are presented on Tables 8-13 and 8-14. These tables also present the percentage of dwellings at pre- and three-year post-intervention with at least one window sill sample above 500 or 250 $\mu g/ft^2$ or at least one window trough sample above 800 or 400 $\mu g/ft^2$ by Interior Strategy.

Table 8-13: Geometric Mean Window Sill Dust Lead Loadings and Percent of Dwellings with at Least One Window Sill Dust Lead Loading at or Above 250 or 500 $\mu g/ft^2$ at Pre- and Three-Years Post-Intervention by Interior Strategy

Interior Strategy	Number of Dwellings	Geometric Mean Window Sill Dust Lead Loading ($\mu g/ft^2$) by Intervention Phase		Percent of Dwellings by Phase with the Window Sill Sample at or Above:			
		Pre-	3 Yr Post-	500 $\mu g/ft^2$		250 $\mu g/ft^2$	
				Pre-	3Yr	Pre	3 Yr
02	20	174	136	30%	20%	50%	35%
03	23	182	87	30%	17%	39%	35%
04	59	570	124	59%	29%	69%	44%
05	176	752	42	65%	5%	75%	15%
All	278	567	62	59%	12%	69%	24%

Table 8-14: Geometric Mean Window Trough Dust Lead Loadings and Percent of Dwellings with at Least One Window Trough Dust Lead Loading at or Above 400 or 800 µg/ft^2 at Pre- and Three-Years Post-Intervention by Interior Strategy

Interior Strategy	Number of Dwellings	Geometric Mean Window Trough Dust Lead Loading (µg/ft^2) by Intervention Phase		Percent of Dwellings by Phase with at Least One Window Trough Sample at or Above:			
		Pre-	3 Yr Post-	800 µg/ft^2		400 µg/ft^2	
				Pre-	3 Yr	Pre	3 Yr
02	20	8,625	1,753	90%	60%	95%	75%
03	23	7,476	731	91%	48%	96%	52%
04	59	15,216	622	92%	54%	93%	59%
05	176	6,105	231	84%	28%	90%	45%
All	278	6,037	310	86%	38%	91%	51%

Window sill dust lead loadings in the extended Evaluation displayed similar trends across interior strategies (Figures 8-10). Between clearance and six-months post-intervention, window sill dust lead loadings increased dramatically. The geometric mean window sill dust lead loadings increased about three-fold from its clearance level (28 µg/ft^2). But between six-months and three-years post-intervention, window sill dust lead loadings declined 28 percent. The change from clearance to six-months post-intervention was significantly different as was the change from six-months post-intervention to three-years post-intervention. The magnitude of the changes in dust lead loadings varied by strategy but the overall direction and significance of the changes were the same across interior strategies, with the exception of dwellings treated with Interior Strategy 04. (In this case, dust lead loadings increased from six months to three-years post-intervention.) At clearance, dwellings treated with Interior Strategy 05 had significantly different (lower) dust lead loading than other strategies and this remained true three-years post-intervention.

The trends for window trough dust lead loadings (Figure 8-11) were similar to window sills, although the magnitude of the change from clearance to six-months post-intervention was much larger: overall, the geometric mean window trough dust lead loadings increased approximately 14 times from its clearance level (40 µg/ft^2). The increases were larger for dwellings treated with Interior Strategy 02 and smaller for those treated with Interior Strategy 05. The window trough dust lead loadings for all strategies declined from six-months post-intervention to three-years post-intervention. At three-years post-intervention, dwellings treated with Interior Strategy 05 had a significantly lower window trough dust lead loading than all other strategies, while dwellings treated with Interior Strategy 02 had significantly higher dust lead loadings than Interior Strategies 04 and 05.

10.0 CONCLUSIONS

10.1 OVERALL FINDINGS

The Evaluation of the HUD Lead-Based Paint Hazard Control Grant Program is the largest and most comprehensive study of lead hazard control in housing ever undertaken in the United States. It examined over 3,000 houses located in over a dozen jurisdictions across the country where HUD provided funding to address lead-based paint in privately owned low-income housing where the risks are greatest. The study looked at virtually all of the modern ways of controlling lead-based paint hazards and their relative effectiveness.

The study provides evidence that the program's lead hazard control activities substantially reduced dust lead levels on floors, window sills and troughs and generally, the dust lead remained well below pre-treatment levels for at least three years. On floors, three-year post-intervention geometric mean dust lead loadings were roughly 80% below pre-intervention levels, while on windows (sills and troughs, separately), the three-year levels were at least 89% below pre-intervention. Neither lead-based paint that remained in the dwellings nor exterior lead-contaminated dust or soil appear to have had a significant impact on dust lead levels during the three year period of post-intervention observation.

More importantly, the interventions and the reductions in dust lead loadings were accompanied by substantial declines in children's blood lead levels over the three years after lead hazard control. Based on the blood lead modeling, an average child with a parental report of lead poisoning and a baseline blood lead level of 8.4 ug/dl is expected to experience a 37 percent decline in blood lead three-years after intervention. Furthermore, unlike findings from earlier studies (Farfel 1990; Amitai 1991), average children's blood lead concentrations did not display an increase immediately after intervention. The requirements placed on the grantees by the Grant Program, including local monitoring of occupant and worker safety and verification of achievement of clearance standards, proved effective in protecting children.

Although previous studies had found that children with initial blood lead levels below 20 µg/dL did not have substantial declines post-intervention (Swindell 1994; EPA 1997a), children in the Evaluation with pre-intervention blood lead levels between 10-19 µg/dL exhibited blood lead declines of 34 percent at one-year post-intervention. Children with this range of blood lead leads did not experience significantly different declines in blood lead from children with pre-intervention blood lead levels 20-25 µg/dL and above 25 µg/dL.

It was originally anticipated that dust lead loadings would increase after treatment as lower intensity interventions began to fail. Interestingly, dust lead loadings on window sills and troughs and on a subset of dwelling entry floors did increase from clearance to 6 months post-intervention, but then those levels stabilized and often declined after that point. This pattern was similar to findings in the Baltimore Repair and Maintenance Study (EPA 1997b). In that study, samples collected within two months of intervention displayed significant increases from clearance levels and then dust lead loadings stabilized. The authors of that study hypothesized that the immediate increases in dust lead were associated with move-in. In the Evaluation, the locations where six-month dust lead levels increased (entries and windows, but not interior floors) suggest that external sources are the likely source of this lead.

Both exterior and soil lead hazard control work influenced reductions in post-intervention floor dust lead loadings. In the model describing the data, interior floor dust lead loadings in dwellings not receiving exterior treatments were predicted to be 32 percent higher than the dwellings receiving exterior treatments, while floor dust lead loadings in dwellings not receiving soil work were 45 percent higher than dwellings receiving soil treatments. Site treatments (mainly interim soil controls) were also associated with lower post-intervention exterior entry dust lead loadings. Because exterior entry dust lead levels were found to contribute directly to interior entry floor, floor, and window sill dust lead loadings, these treatments were also likely to reduce dust lead loadings on these surfaces.

The lead hazard control treatments themselves tended to hold up for the three-year observation period. The median dwelling in the Evaluation had only one treatment failure (7.5% of all treatments) two and three years post-intervention. This result actually overstates the number of failures that created lead-based paint hazards, because inspectors were required to report all treatment failures including failures to abatements (e.g., inoperable replacement windows). As expected, paint stabilization on surfaces subject to abrasion, impact or weathering (doors, windows, and exteriors) had some of the highest failure rates among the individual treatments: 23% of these treatments had failed three-years post-intervention. However, as noted above, these failures did not correspond with increases in the average dust lead loadings post-intervention.

10.2 Findings for Specific Intervention Strategies

The strength of the Evaluation is not only its overall findings, but also the availability of a range of lead hazard control strategies to make comparisons about the effectiveness those strategies. This report presents findings on five intensities of interior interventions that the participating grantees conducted as well as assessments of the effects of interventions to the exterior and site of a building. In earlier sections of this report, the effects of the different strategies were reported by measure of effectiveness (clearance, longitudinal dust lead and longitudinal blood lead). This section summarizes those effects by strategy.

Although not one of the original study objectives, the cost-effectiveness of the various interventions was briefly examined, but the evaluators determined that it could not be adequately assessed. The Evaluation collected detailed cost information about the interventions that is presented in Section 6. However, a critical piece of information that was not part of the Evaluation design was the size, frequency and cost of lead hazard control activities undertaken by property owners and/or residents after the HUD funded work was complete. Any assessment of the short-term cost-effectiveness of interventions would be weakened by the absence of the ongoing costs of maintaining interim controls. Tables 10-1 and 10-2 summarizes the costs of each intervention strategy, but these costs should be considered with this limitation in mind.

The primary measures of effectiveness in the Evaluation were interior dust lead loadings and children's blood lead levels. Although there was a substantial overall decline in children's blood lead levels following lead hazard control activities, no differential effect was identified between the intervention strategies on one-year blood lead levels. For this reason, the comparisons between interventions are limited to effects on dust lead loadings.

Interventions that abated windows (Interior Strategy 05 and 06/07) had lower dust lead loadings on window surfaces during the post-clearance phases[1] than interventions where windows were spot painted or just cleaned (Interior Strategy 02) (Table 10-3). For example, when controlling for other factors, one-year post-intervention dust lead loadings on window sills and troughs with median baseline levels (416 and 5,768 $\mu g/ft^2$, respectively) or higher were estimated to be at least 50 percent lower in homes with abated windows than in homes where windows received only spot painting and cleaning and in some cases, well caps. Significant differences were also observed between dust lead levels on window sills when window abatement was compared to window paint stabilization. Results in homes where windows were only partially abated (Strategy 04 – sash replacement or jamb liners) fell between the abatement and non-abatement groups. These findings match common wisdom that more intensive window interventions will more effectively reduce dust lead loadings on window surfaces.

Interestingly, dwellings where windows were abated but other components were not completed abated (Strategy 05) had the highest estimated dust lead loadings on floors post-clearance. Even though window dust lead is a source of floor dust lead, the abatement of windows in these homes did not result in greater declines on floors. Interventions that also abated all other lead-based painted surfaces (Strategies 06/07) had the lowest floor dust lead loadings during the two post-clearance phases when these interventions were assessed. Dwellings treated with cleaning only or limited paint stabilization (Strategies 02 and 03) had the highest dust lead loadings on window surfaces post-clearance. Yet, dust lead loadings on floors in these dwellings were not higher than the floor lead loadings in dwellings treated with any of the intervention strategies.

While window abatement was demonstrated to be the most effective measure to reduce dust lead loadings on windows, this treatment must be performed in conjunction with other treatments that influence predictors of floor dust lead (e.g., floor surface type and condition, door and trim paint lead, and general interior building condition, as well as exterior dust/soil lead). Although pathway analysis suggests that window dust lead influences floor dust lead, only treating "up-stream" hazards would not result in substantial "down-stream" dust lead reductions. Furthermore, window dust lead loadings increased substantially shortly after clearance without influencing the floor dust lead loadings up to three years after treatment. These findings support the current requirement to address all interior, exterior and soil lead hazards in an integrated manner.

Final clearance test results were not necessarily predictive of the longer-term post-clearance performance of the intervention strategies. For example, floor dust lead loadings in dwellings that were fully abated had the highest average levels at clearance, but by six months post-intervention, the loadings had declined below all other strategies. This finding suggests that if there are no sources to create dust lead in the dwelling, routine cleaning by the residents following professional lead hazard control work can reduce dust lead to levels below what was achieved through professional cleaning.

Although differences between intervention strategies were identified, only one of the individual strategies may be considered unsuccessful during the three-year observation period. All lead hazard control interventions except spot painting and cleaning (Strategy 02) reduced average

[1] The outcomes presented on this page were significant ($p<0.05$) in the one-year post-intervention multivariate regression models and followed the same trends across the three-year post-intervention observation period of the Evaluation. Chapter 8 presents the full set of statistical analyses that examined these effects.

dust lead loadings on all surfaces examined and maintained those levels significantly below the pre-intervention loadings throughout the Evaluation. Consideration of a second measure of success, whether post-intervention dust lead levels remained below current risk assessment standards (40 $\mu g/ft^2$ on floors and 250 $\mu g/ft^2$ on window sills), is complicated by the fact that grantees did not attempt to achieve these recent (EPA 2001a) standards during the Evaluation. However, for each of the intervention strategies, the geometric mean dust lead loadings remained below these standards for the three-year period of the Evaluation.

HUD is sponsoring further research of the Evaluation dwellings to assess the effectiveness of the individual strategies six years after intervention. This research will provide additional evidence about the longer-term effectiveness of the treatments. For the three-year time period studied here, the data show that, with the exception of "clean-only" strategies, the hazard control methods employed by the HUD grantees succeeded in protecting children and creating lead-safe housing.

Front (north) elevation [existing]

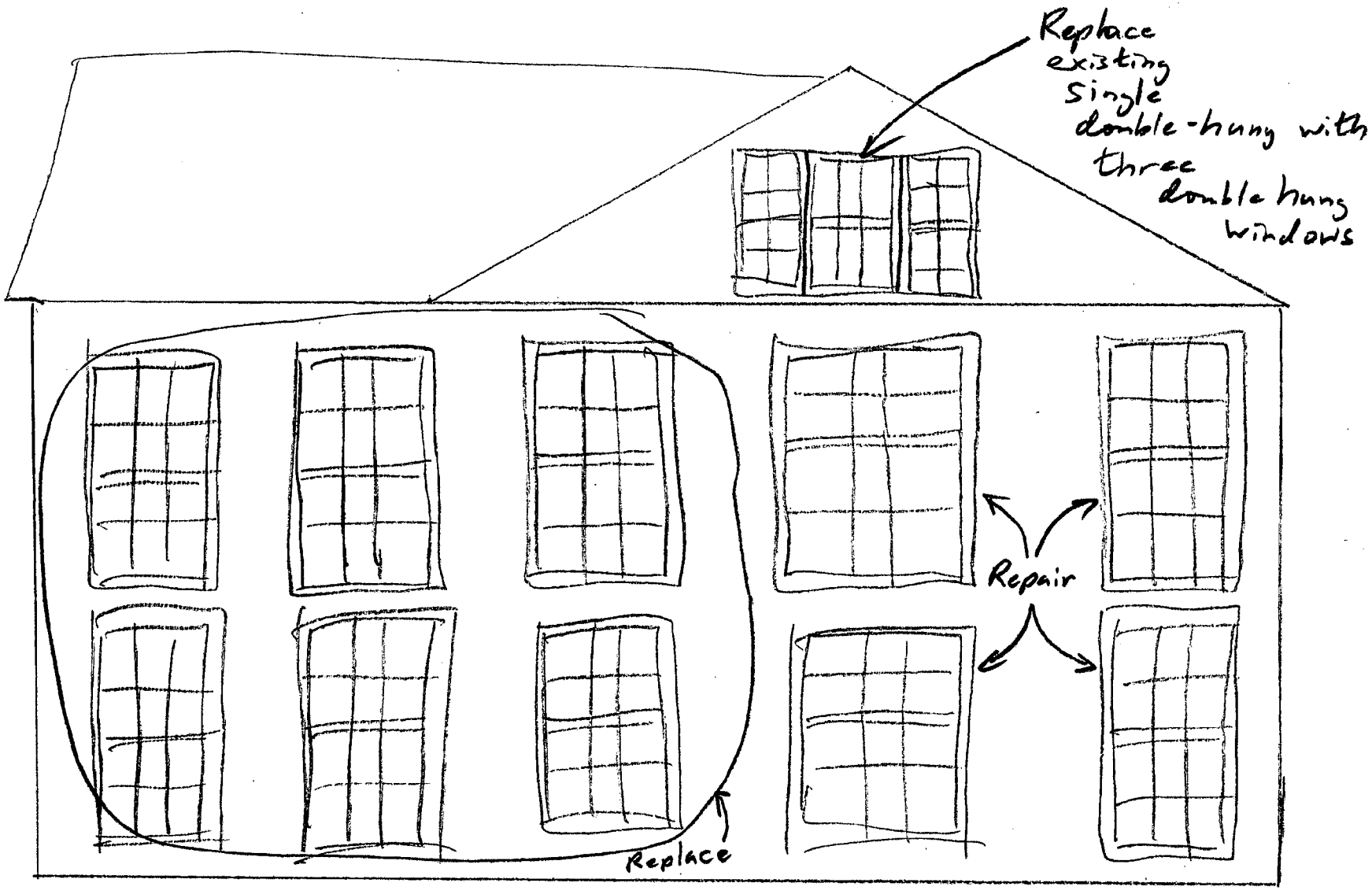
Side (east) elevation [existing]

Side (west) elevation [existing]

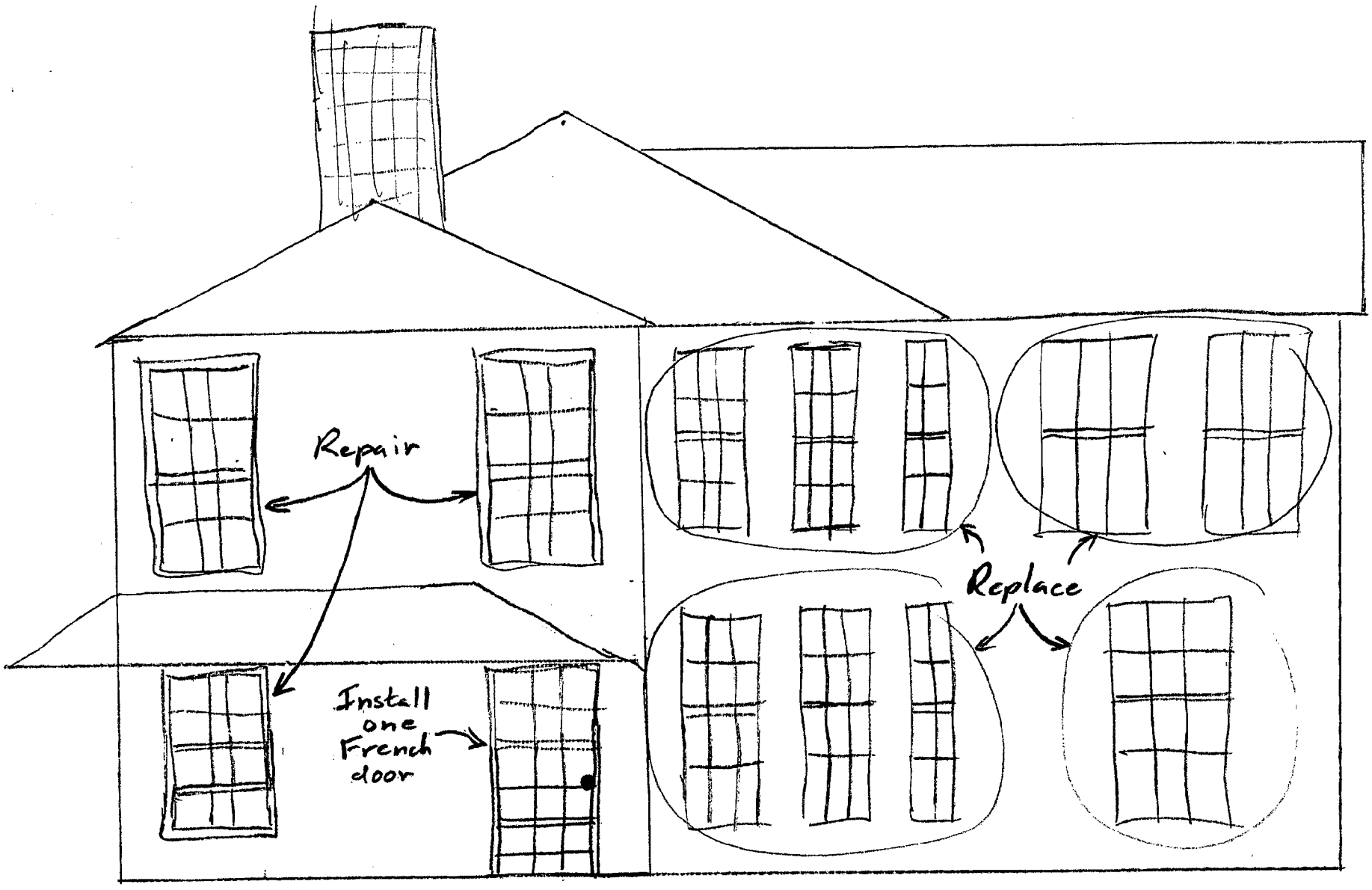
Back (south) elevation [existing]

Repair
all windows

Front (north) elevation [proposed]



Side (east) elevation [proposed]



Side (west) elevation [proposed]

Replace all windows

Back (south) elevation [proposed]


Pella® Windows and Doors
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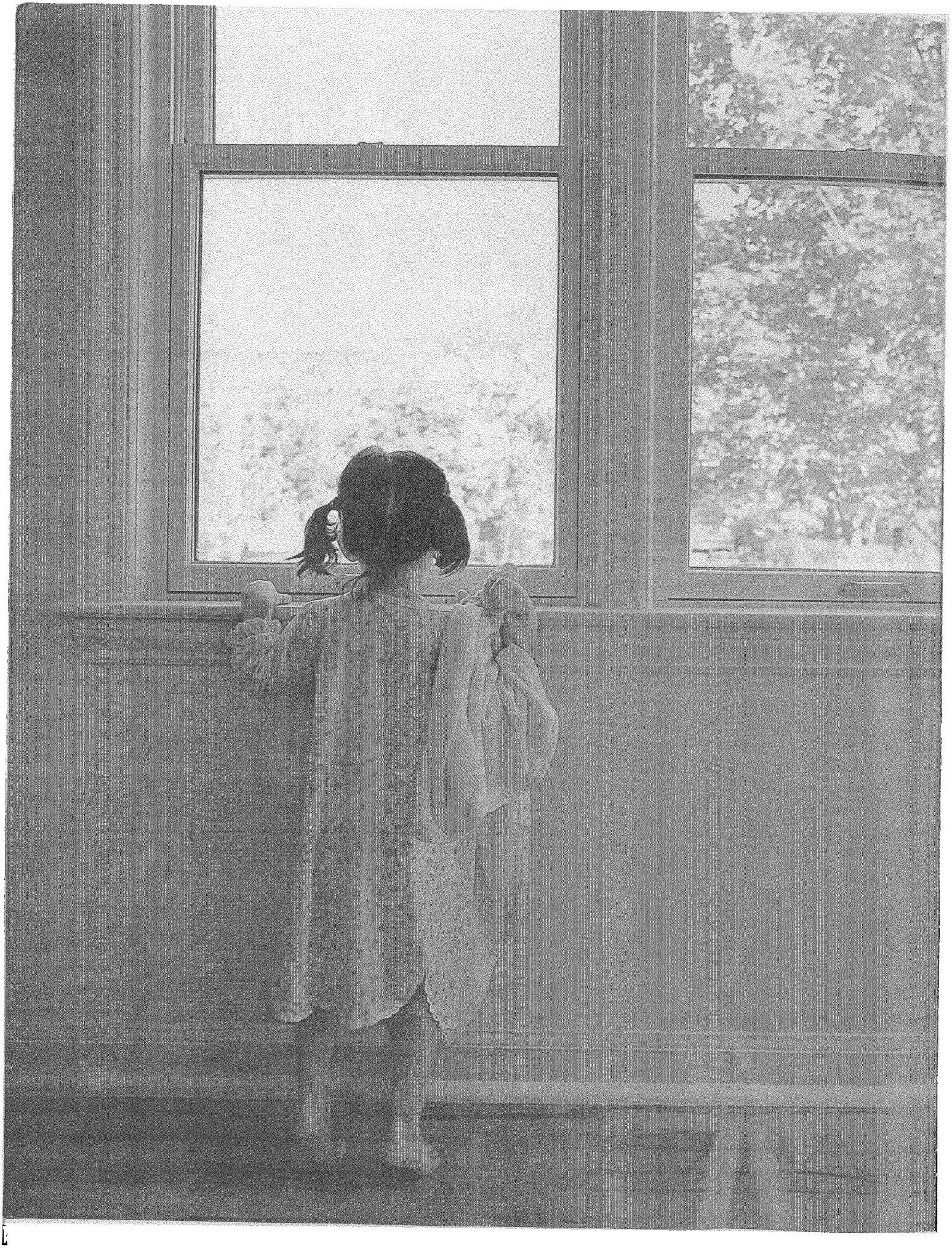
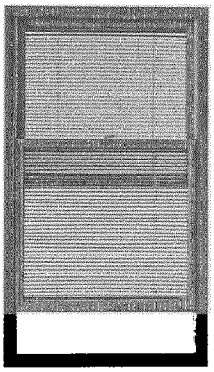
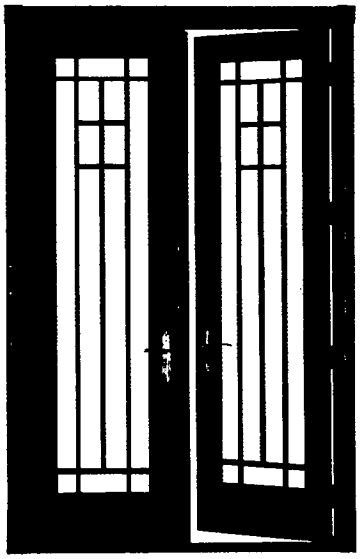
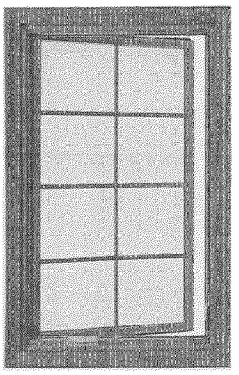
VIEWED TO BE THE BEST.®









Your windows and doors should improve your home.

As well as your life. Few things can do more to enhance your home than windows and doors. They can beautify your home for all the world to see. They can infuse your home with natural light. And they can help keep you comfortable in any kind of weather. You can feel good about selecting Pella® Windows and Doors. No other brand is built with a greater commitment to quality craftsmanship. Or to innovations that help make life better. Like blinds tucked between panes of glass. Rolscreen® retractable insect screens that roll away and out of sight when not in use. And easy-clean features on both casement and double-hung windows. Pella even makes shopping for new windows and doors fit your lifestyle. Visit our beautiful window and door showroom, or let us come to you for a free in-home consultation. After all,

it's not just home improvement – it's life improvement.™

NEW CONSTRUCTION AND REMODELING

Pella can satisfy all design tastes and budgets.

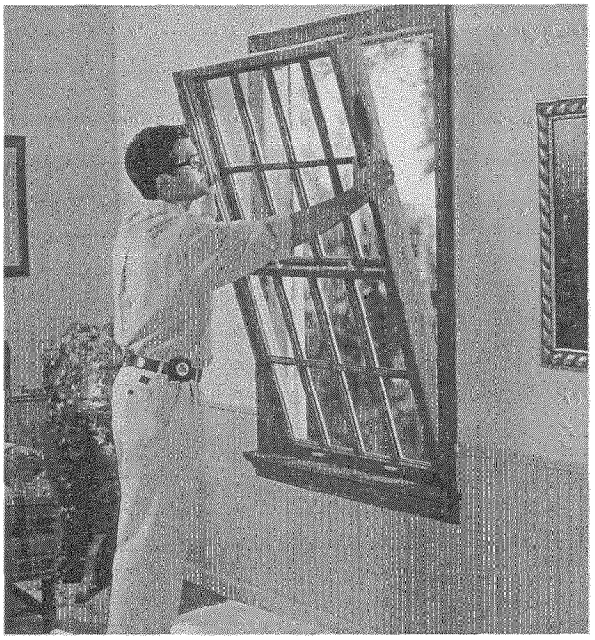
Solutions For New Spaces

Pella offers a wide variety of shapes, styles and sizes to fit any opening in your new home or remodeling project. No matter what your style or budget, you'll find the solutions you need with Pella® Windows and Doors. Choose from our innovative features and options — to design spaces, shapes and light sources that are not only beautiful but functional. With Pella, the possibilities are endless.

- Pella offers windows, patio doors, entry door systems, storm doors and skylights — we make it easy to shop for all the windows and doors you need.
- Choose from three lines of Pella Windows and Doors — there's one to fit most any project or budget. Whether you select Architect Series®, Designer Series® or ProLine®, you'll enjoy many innovative options.
- Pella can work with your architect or builder to create custom windows and patio doors — virtually any design you can imagine, we can build.
- Visit The Pella Window & Door Store℠, where you can see and touch a complete selection of Pella Windows and Doors in full scale, as well as get great ideas and solutions that are right for you.

WINDOW AND DOOR REPLACEMENT

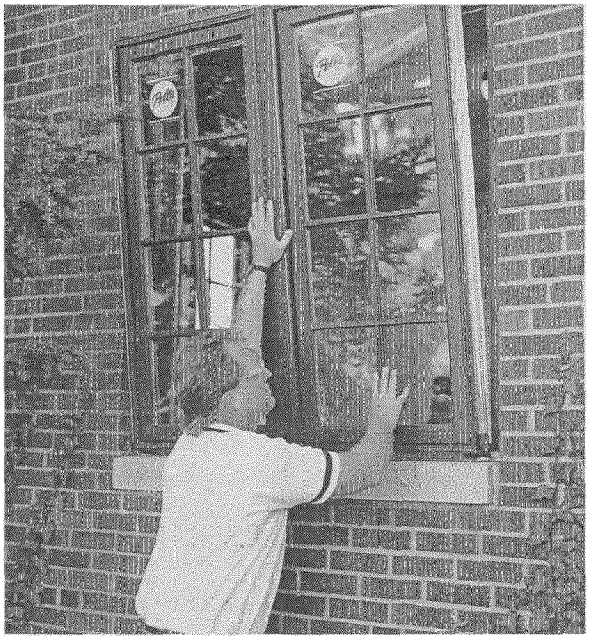
Two attractive options to give your home a beautiful new look inside and out!



Precision Fit® Replacement Window System

If you love your home's beautiful wood trim and plaster walls but not your drafty, old double-hung windows, pocket replacement is a good solution for you. There's no mess! Windows are installed from inside the home. And your trim, paint, wallpaper and siding are not disturbed. Best of all, Pella® Precision Fit® replacement windows can be professionally installed in about an hour.

- Great choice for homes built in 1950 or earlier.
- Only the sash of your old window is removed (the part that holds the glass); the Precision Fit® window slides neatly into the existing "pocket."
- Professional installation completed in about an hour, including:
  - — Area prepared and drop cloths placed around work area.
  - — Old window sash removed and hauled away.
  - — New window secured in opening.
  - — Area completely cleaned.
  - — Final inspections made and operating instructions provided.



Pella® Replacement Windows

The best solution for a wide range of projects, this method provides real design flexibility. Because the entire window and trim are removed, you can change the size, shape or style of the opening. This method, which involves replacing the window from the exterior of your home, works on any age of home with any type of window or door you choose. Here's how it's done:

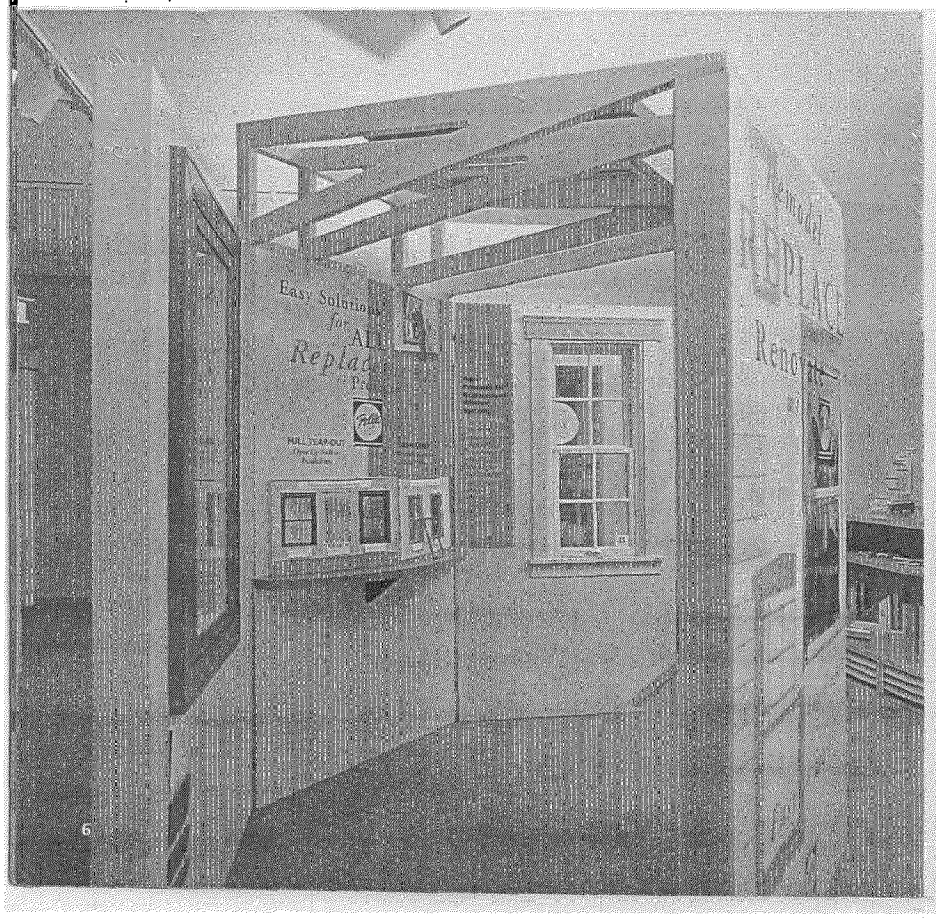
- Area prepared; drop cloths placed around work area.
- Interior and exterior trim removed. Siding mended, if necessary.
- Old windows removed and hauled away.
- New windows and trim installed.
- Area completely cleaned.
- Final inspections made and operating instructions provided.

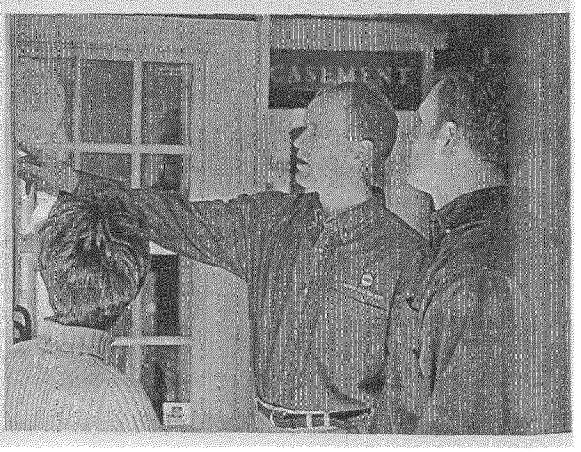
THERE'S NO PLACE LIKE HOME TO SHOP FOR THE BEST SOLUTIONS

Pella promises a shopping experience you'll be comfortable with.

During your free in-home consultation, an experienced, trained Pella professional will help you with everything you need to complete your project — whether you're planning all the windows and doors in your new home or replacing the drafty old windows in your living room. No hassles. No hard sell. You'll be amazed at how effortless the process is!

- There are three easy ways to schedule a free in-home consultation with a Pella professional at your convenience:
  - — Call The Pella Window & Door Store℠ nearest you for an appointment.
  - — Request an appointment online at http://appointment.pella.com.
  - — Stop by The Pella Window & Door Store.
- If you prefer, you can shop The Pella Window & Door Store, where you can see and touch a complete selection of Pella® Windows and Doors in full scale — and we'll be here for you after the sale should you have any questions or concerns about your Pella products.
- Whether in-home or in-store, we'll help you select the right windows and doors to meet your needs. We'll offer inspiration, ideas and customized solutions. And answer all your questions.
- We'll help you explore your payment options, including Pella's Affordable Finance Plan, which offers competitive APR rates, low monthly payments and flexible repayment schedules.





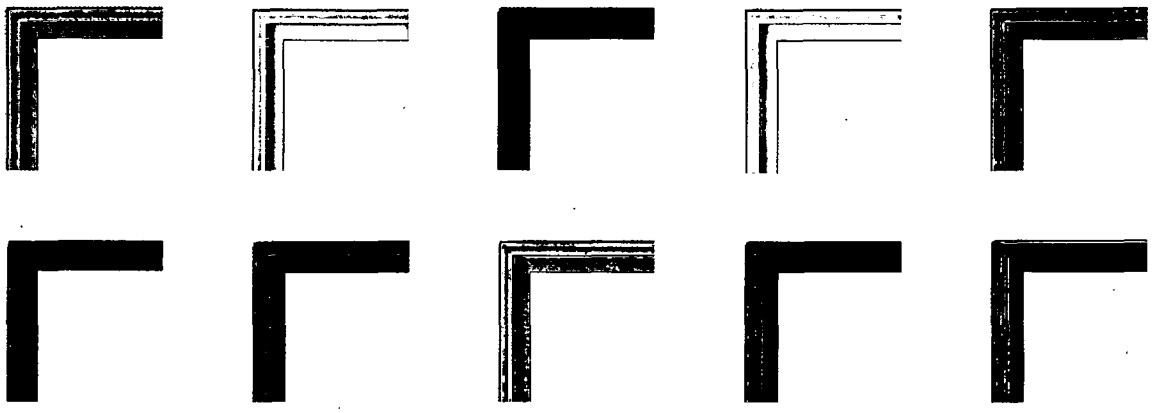
PELLA® WINDOWS AND DOORS ARE RIGHT AT HOME IN ANY ROOM OF YOUR HOUSE

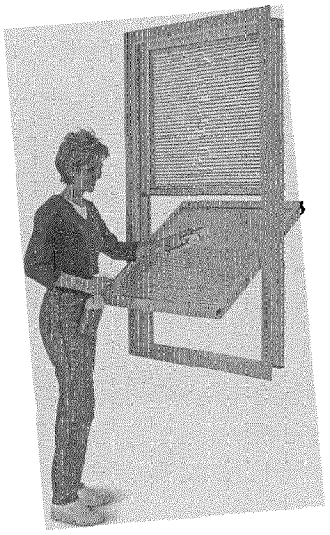
Low-maintenance, crafted with quality and full of ingenious features.

With so many options, shopping for windows can be confusing. Pella® Windows and Doors offer the best of both worlds — combining the warmth and beauty of solid-wood interiors, the tough protection of Hassle-Free™ aluminum-clad exteriors and the features that make every day a little brighter.

WHY CHOOSE ALUMINUM-CLAD WOOD?

- No other building material offers so much flexibility — wood interiors can be painted or stained to match your cabinetry, furniture, interior doors and trim.
- Wood is also durable and provides natural insulating properties.
- Unlike other primary materials used to manufacture windows, wood is renewable, recyclable, energy-efficient, biodegradable and, of course, naturally beautiful.
- Interlocking wood joints, glue and special metal fasteners make Pella windows strong and exceptionally durable.
- Wood provides 1,100 times the insulating value of aluminum. So you'll feel comfortable next to a Pella window on the coldest — or hottest — of days.
- Hassle-Free aluminum-clad exteriors provide a durable, low-maintenance finish that may never need painting.
- Tough EnduraClad® coating is available in three standard colors: Tan, White or Brown; seven beautifully affordable Feature colors (ask about special pricing on Feature colors); and virtually unlimited Special Custom colors.





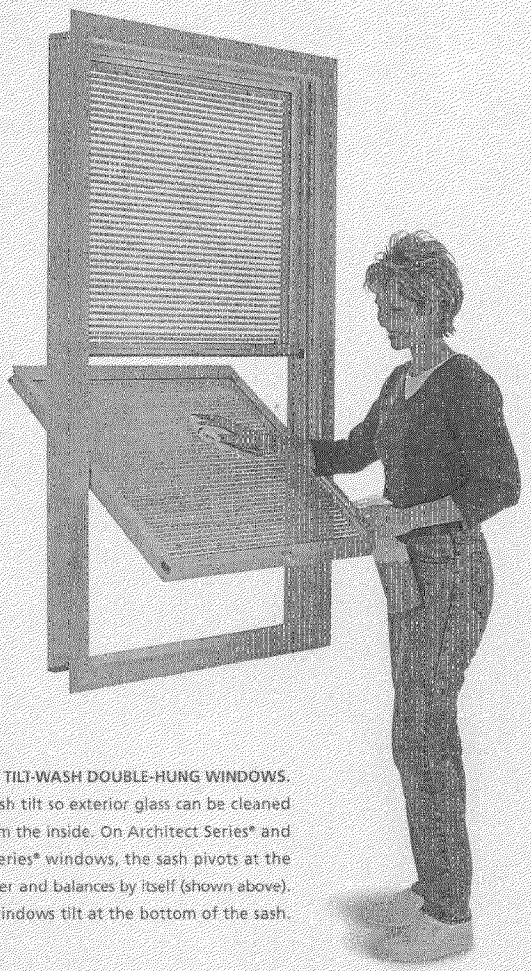
EXCLUSIVE FEATURES MAKE YOUR LIFE EASIER

- Our windows are designed to make it a breeze to clean exterior glass from inside your home.
- You'll enjoy the convenience of our between-the-glass cordless window fashions, fold-away cranks on our casement windows, and self-closing screen door or retractable Rolscreen® available with our sliding patio doors.
- Pella windows are made to order, made to fit — ensuring years of trouble-free, energy-efficient performance.
- A national network of dedicated and professionally trained Pella service specialists is just a phone call away if you need assistance.

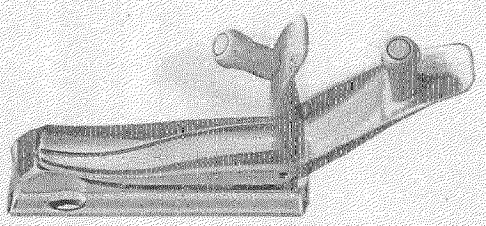
INNOVATIVE OPTIONS THAT MAKE YOUR LIFE EASIER

Only Pella offers these exclusive features.

Making the change to Pella® Windows and Doors does more than light up your home. Our ingenious features help brighten your day. They're quality touches you won't find just anywhere. So make your choice of a replacement window or door a brilliant one. Pella. And get the convenience you deserve.

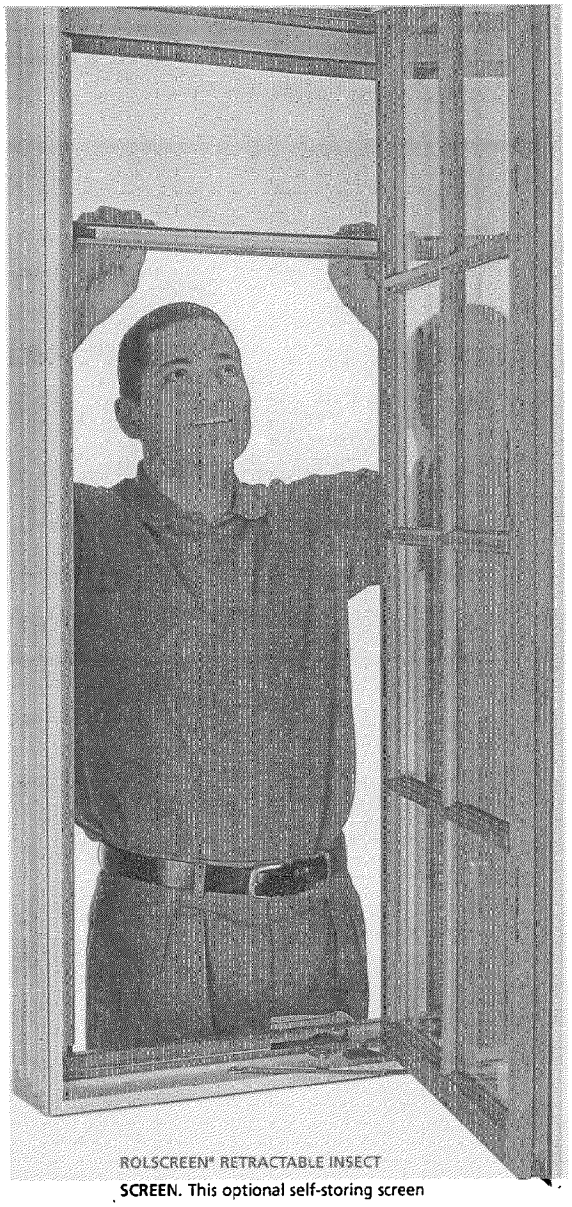


TILT-WASH DOUBLE-HUNG WINDOWS. Both sash tilt so exterior glass can be cleaned from the inside. On Architect Series® and Designer Series® windows, the sash pivots at the center and balances by itself (shown above). ProLine® windows tilt at the bottom of the sash.



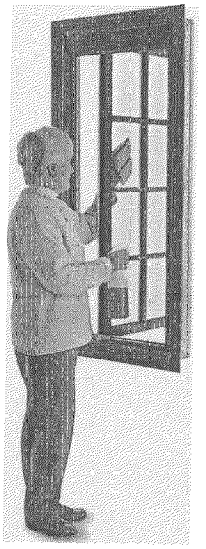
INTEGRATED CRANK WITH FOLD-AWAY HANDLE. Leave it to Pella to invent a casement crank that improves operation and aesthetics. Plus, it won't interfere with window treatments — *standard feature on all Pella casement windows.*

BETWEEN-THE-GLASS WINDOW FASHIONS. A great combination of convenience and innovation. Designer Series windows and patio doors feature our cordless between-the-glass blinds, shades and grilles. Imagine that! Blinds and shades tucked neatly between panes of glass — away from dust, damage and little hands.



ROLSCREEN® RETRACTABLE INSECT SCREEN. This optional self-storing screen rolls up, out of sight, when not in use. Optional flat insect screen also available. Available on Architect Series and Designer Series® casement windows.

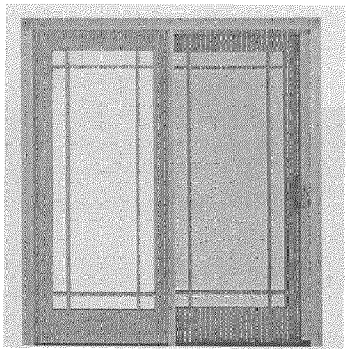
INTEGRAL LIGHT TECHNOLOGY®. Grilles are permanently bonded to the interior and exterior surfaces of insulating glass for added dimension and beauty. Even the nonglare, insulating spacers we put between the panes enhance the design in a way competitors' shiny metal spacers can't. Available on Architect Series® windows and patio doors.



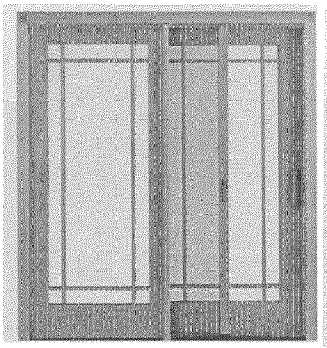
EASY-CLEANING CASEMENT WINDOWS. The sash moves toward the center of the frame a full 4" — wider than competitors' standard casements — making it a breeze to clean exterior glass from inside your home.

SELF-CLOSING SCREEN DOOR. The screen door that never forgets to close itself. It gently closes every time someone enters or exits. Available on Architect Series and Designer Series sliding patio doors.

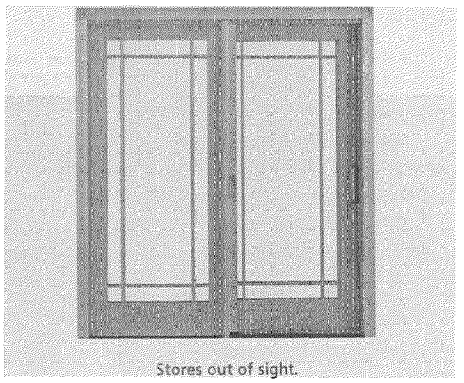
SLIDING PATIO DOOR ROLSCREEN RETRACTABLE SCREEN. This optional self-storing screen is now available on sliding patio doors! It rolls away and out of sight when not in use. Available on Architect Series and Designer Series sliding doors.



Latches securely in place.



Glides easily away.



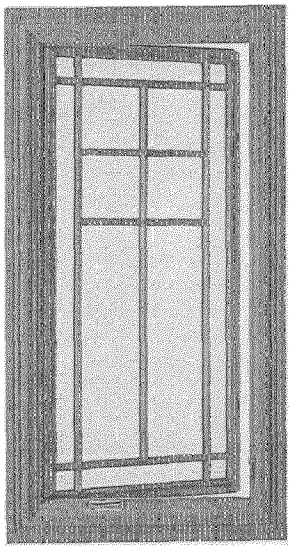
Stores out of sight.

CASEMENT WINDOWS

Pella's fold-away crank eliminates window treatment "hang-ups."

Pella® casement windows bring a clean, uncluttered look to your home — along with excellent ventilation. And built-in details make them extremely energy-efficient, easy to clean and easy to use.

- Integrated crank with fold-away handle won't interfere with window treatments — *standard feature on all Pella casement windows.*
- Our patented SureLock® System reaches out to engage and lift the window sash, pulling it tight against the weatherstripping. And our patented Unison Lock System* secures both upper and lower locks with a single easy-to-reach handle.
- Pella casement windows are six times tighter than the industry's highest residential standard for air infiltration.
- Stainless steel operating hardware helps resist rust and corrosion — even in demanding seacoast environments — *standard feature on all Pella casement windows.*
- Superior hinge design ensures years of dependable performance.
- Optional Rolscreen® retractable insect screen rolls up and out of sight when not in use. Available on Architect Series® and Designer Series® casement windows.



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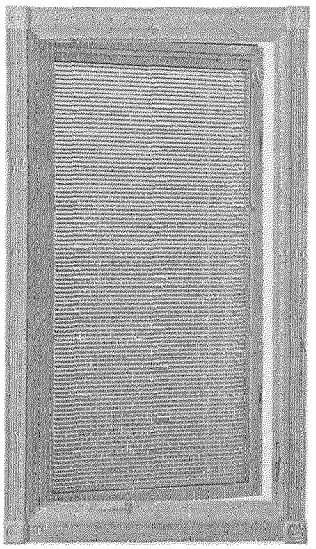
Unsurpassed architectural expression.™

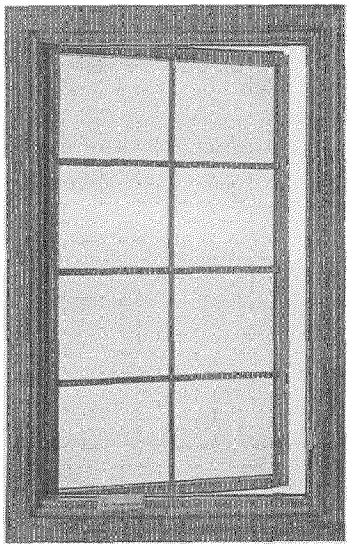
Patented Integral Light Technology® creates the historic look of true divided light by permanently bonding grilles to the interior and exterior surfaces of insulating glass. A nonglare, insulating spacer is installed between the insulating panes of glass and underneath the grilles to enhance the window's true-divided-light appearance.



DESIGNER SERIES®

Innovations others can't touch.™

Our Designer Series® casement windows feature our exclusive between-the-glass window fashions. Imagine that! Cordless blinds, shades and grilles tucked neatly between panes of glass — away from dust, damage and little hands.

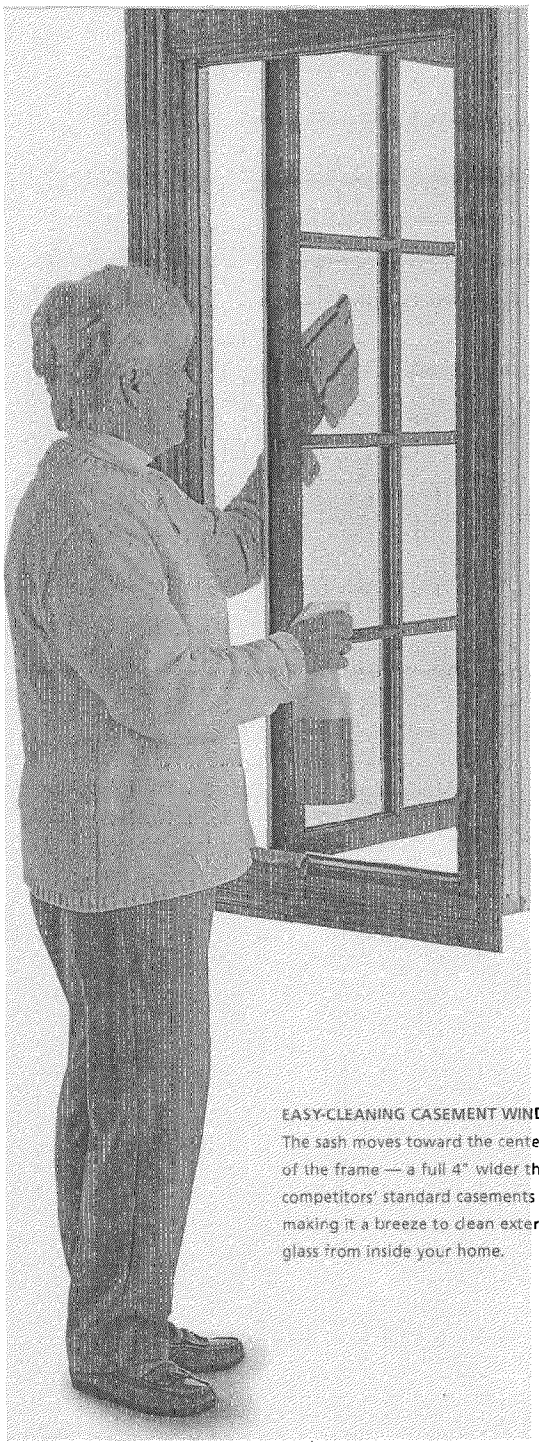


PROLINE®

Basic done beautifully.™

ProLine® casement windows are world-class windows at a price most any budget can afford. By keeping our ProLine product offering simple, with standard shapes and sizes, we maximize your value.

* Unison Lock System is standard on casement windows over 29" tall.

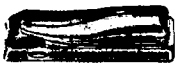


EASY-CLEANING CASEMENT WINDOWS. The sash moves toward the center of the frame — a full 4" wider than competitors' standard casements — making it a breeze to clean exterior glass from inside your home.

Champagne

White

Bright Brass



Satin Nickel

Oil-Rubbed Bronze

HARDWARE COLORS. On Architect Series® and Designer Series® windows, Champagne or White finish is standard. ProLine® products arrive with Champagne finish, or with White finish on prefinished White windows. Bright Brass, Satin Nickel and Oil-Rubbed Bronze are optional.

FEATURES AND OPTIONS

	Architect Series®	Designer Series®	ProLine®
GLASS OPTIONS			
Argon-filled, Low-E insulating glass[1]	O	O	O
Standard clear insulating glass	O	O	S
SmartSash® II (exterior single panel of clear glass, plus an optional removable interior panel of clear or Low-E glass)	-	O	-
SmartSash® III (argon-filled, Low-E insulating glass[1], plus an optional removable interior panel of clear or Low-E coated glass)	-	O	-
Gray, Bronze or Green tinted insulating glass[1]	O	O	-
Obscure glass	O	O	-
EXTERIOR/INTERIOR FINISH			
Hassle-Free™ aluminum EnduraClad® exterior	S	S	S
Hassle-Free aluminum EnduraClad® Plus[2] exterior	O	O	-
Primed wood exterior	O	-	-
Interior with primer	O	O	-
Prefinished White interior	-	-	O
EXTERIOR ALUMINUM CLADDING COLORS			
Tan, White or Brown	S	S	S
Feature colors (Poplar White, Putty, Hartford Green, Hemlock, Morning Sky Gray, Brick Red or Black)	O	O	-
Custom colors	O	O	-
CORROSION-RESISTANT HARDWARE			
Champagne finish	S	S	S*
White finish	S	S	O*
Bright Brass, Satin Nickel or Oil-Rubbed Bronze finish (Sold separately for ProLine®.)	O	O	O
Rocky Mountain Hardware (solid bronze)	O	O	-
SASH LOCK			
SureLock® System	S	S	S
Unison Lock System[3]	S	S	S
EASY-CLEAN (Exterior glass is easy to clean from inside.)	S	S	S
PERMANENT GRILLES			
Integral Light Technology® (wood roomside and aluminum or wood exterior)	O	-	-
7/8" Prairie pattern	O	-	-
7/8" 9-Lite Prairie pattern	O	-	-
7/8" Traditional pattern	O	-	-
7/8" Top Row pattern	O	-	-
1-1/4" Traditional pattern	O	-	-
Custom patterns	O	-	-
3/4" aluminum grilles-between-the-glass (White or Tan/White)	-	-	O
REMOVABLE WOOD GRILLES			
1-1/4" between-the-glass, Traditional pattern	-	O	-
3/4" between-the-glass, Traditional pattern	-	O	-
1-1/4" Traditional pattern (roomside only, no exterior)	O	-	-
3/4" Traditional pattern (roomside only, no exterior)	O	-	O*
3/4" 9-Lite Prairie pattern (roomside only, no exterior)	O	-	-
INSECT SCREEN[4]			
Rolscreen® retractable insect screen	O	O	-
Flat insect screen	O	O	O
BLINDS			
Cordless, between-the-glass, raise-and-lower blinds	-	O	-
Between-the-glass, tilt-only blinds	-	O	-
FABRIC PLEATED SHADES			
Cordless, between-the-glass shades	-	O	-

*Available unfinished or with factory-applied White primer.

(S) Standard (O) Optional (-) Not Available

[1] High-altitude Low-E insulating glass does not contain argon gas.

[2] EnduraClad® Plus is not available with all colors. See representative for availability.

[3] Unison Lock System is standard on casement windows over 29" tall.

[4] Warning: Use caution when children are around open windows and doors. Insect screens are not designed to retain children.

DOUBLE-HUNG WINDOWS

Traditional window detail with cutting-edge convenience.

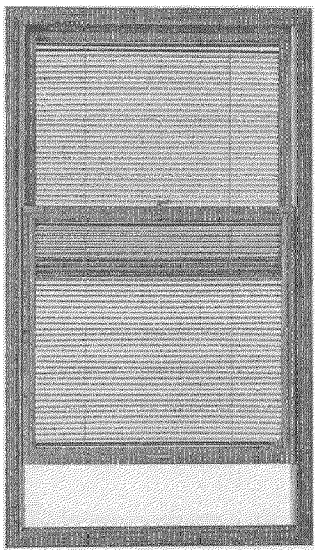
Pella® double-hung windows are the perfect update for the traditional American home. They offer classic beauty with unparalleled convenience — not to mention superior energy efficiency.

- Tilt-to-clean sash makes Pella double-hung windows a breeze to clean. Interior and exterior glass can be easily cleaned from inside the house — *standard feature on all Pella double-hung windows.*
- Our cam-action locks compress weatherstripping for a tighter-than-tight seal. They're recessed into the wood for improved functionality and appearance — *standard on Architect Series® and Designer Series® double-hung windows.*
- Pella double-hung windows can be raised from the bottom and lowered from the top to provide two levels of ventilation. Hot air is pulled from the ceiling to the outside from the top of the window. And cooler fresh air flows in from the bottom.

ARCHITECT SERIES®

Unsurpassed architectural expression.™

Patented Integral Light Technology® creates the historic look of true divided light by permanently bonding grilles to the interior and exterior surfaces of insulating glass. A nonglare, insulating spacer is installed between the insulating panes of glass and underneath the grilles to enhance the window's true-divided-light appearance.



Proposed replacement

SERIES®

can't touch.™

uble-hung windows
between-the-glass
line that! Cordless
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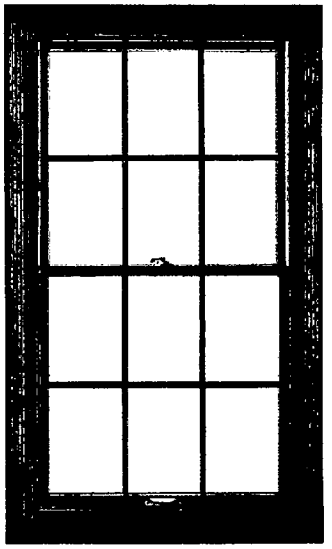


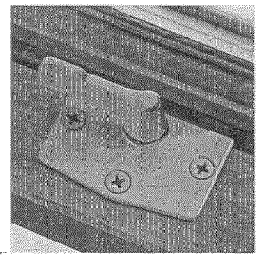
PROLINE®

Basic done beautifully.™

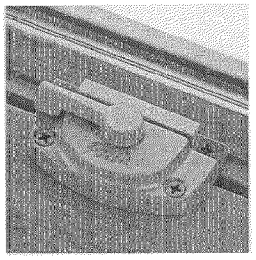
ProLine® double-hung windows are world-class windows at a price most any budget can afford. By keeping our ProLine product offering simple, with standard shapes and sizes, we maximize your value.

TILT CLEANING. Both sash tilt so exterior glass can be cleaned from inside the house.

SASH LOCK. Pella® cam-action locks are designed to increase leverage as the window is closed to assure a superior, weathertight seal. Dual sash locks are standard on larger double-hung windows.



Architect Series® and Designer Series® double-hung sash locks are recessed into the wood for improved functionality and appearance.



Locks on ProLine® double-hung windows are attached directly to the sash.

Champagne White Bright Brass

Satin Nickel Oil-Rubbed Bronze

FEATURES AND OPTIONS

	Architect Series®	Designer Series®	ProLine®
GLASS OPTIONS			
Argon-filled, Low-E insulating glass[1]	O	-	O
Standard clear insulating glass	O	-	S
SmartSash® II (exterior single panel of clear glass, plus an optional removable interior panel of clear or Low-E glass)	-	O	-
SmartSash® III (argon-filled, Low-E insulating glass[1], plus an optional removable interior panel of clear or Low-E coated glass)	-	-	-
Gray, Bronze or Green tinted glass[1]	O	O	-
Obscure glass	O	O	-
EXTERIOR/INTERIOR FINISH			
Hassle-Free™ aluminum EnduraClad® exterior	S	S	S
Hassle-Free aluminum EnduraClad® Plus[2] exterior	O	O	-
Primed wood exterior	O	-	-
Interior with primer	O	O	-
Prefinished White interior	-	-	O
EXTERIOR ALUMINUM CLADDING COLORS			
Tan, White or Brown	S	S	S
Feature colors (Poplar White, Putty, Hartford Green, Hemlock, Morning Sky Gray, Brick Red or Black)	O	O	-
Custom colors	O	O	-
CORROSION-RESISTANT HARDWARE			
Champagne finish	S	S	S
White finish	O	O	O*
Bright Brass, Satin Nickel or Oil-Rubbed Bronze finish (Sold separately for ProLine®.)	O	O	O*
Rocky Mountain Hardware (solid bronze)	O	O	-
SASH LOCKS/SASH LIFTS (Dual sash locks and lifts are standard on large windows.)			
Recessed cam-action locks	S	S	-
Cam-action locks (surface-mounted)	-	-	S
Sash lifts (Sold separately for ProLine double-hung windows.)	S	S	O
TILT-WASH CLEANING			
Both sash pivot at the center (Sash balances by itself.)	S	S	-
Both sash tilt at the bottom	-	-	S
PERMANENT GRILLES			
Integral Light Technology® (wood roomside and aluminum or wood exterior)	O	-	-
7/8" Prairie pattern	O	-	-
7/8" 9-Lite Prairie pattern	O	-	-
7/8" Traditional pattern	O	-	-
7/8" Top Row pattern	O	-	-
1-1/4" Traditional pattern	O	-	-
Custom patterns	O	-	-
7/8" Simulated-Divided-Light (wood roomside and aluminum exterior)	-	-	O
3/4" aluminum grilles-between-the-glass (White or Tan/White)	-	-	O
REMOVABLE WOOD GRILLES			
1-1/4" between-the-glass, Traditional pattern	-	O	-
3/4" between-the-glass, Traditional pattern	-	O	-
1-1/4" Traditional pattern (roomside only, no exterior)	O	-	-
3/4" Traditional pattern (roomside only, no exterior)	O	-	O*
3/4" 9-Lite Prairie pattern (roomside only, no exterior)	O	-	-
INSECT SCREEN[3]			
Flat full insect screen — tilts for cleaning	O	O	-
Flat full insect screen	-	-	O
Flat half insect screen	O	O	-
BLINDS			
Between-the-glass, tilt-only blinds	-	O	-

*White finish is standard on ProLine® prefinished White windows.

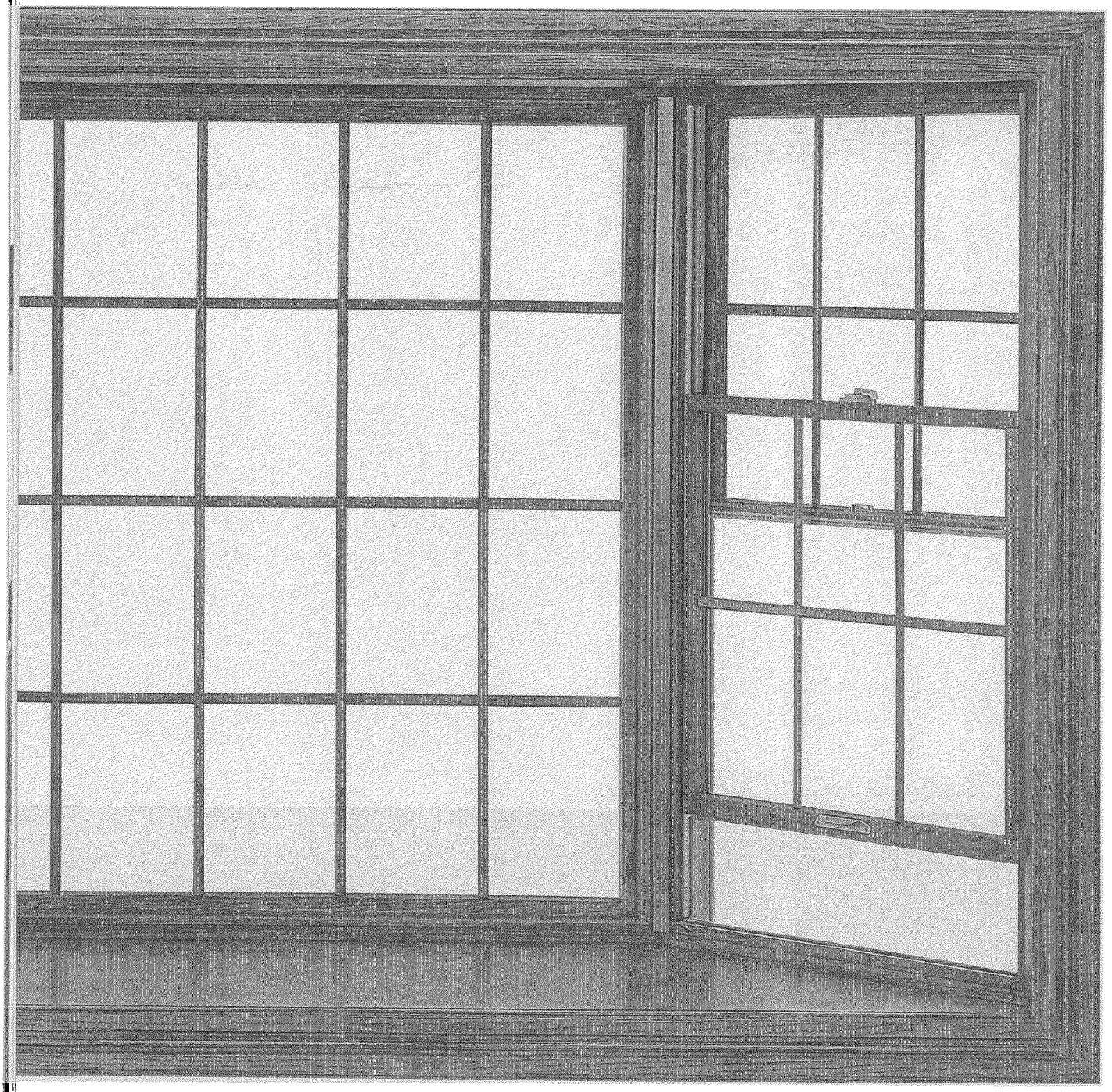
*Available unfinished or with factory-applied White primer.

(S) Standard (O) Optional (-) Not Available

[1] High-altitude Low-E insulating glass does not contain argon gas.

[2] EnduraClad® Plus is not available with all colors. See representative for availability.

[3] Warning: Use caution when children are around open windows and doors. Insect screens are not designed to retain children.

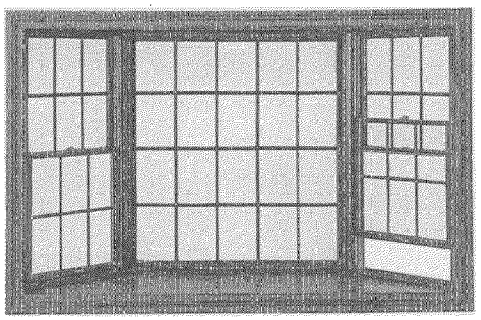


BAY AND BOW WINDOWS

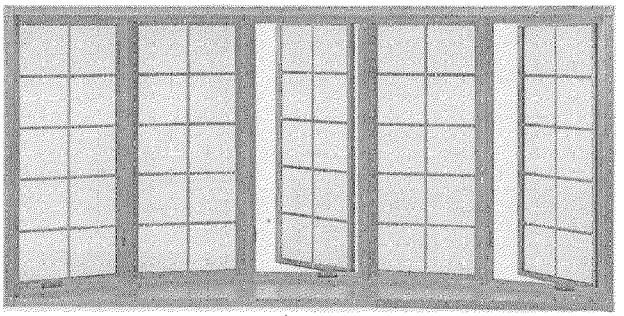
A beautiful way to broaden your horizon.

Bay and bow windows are more than just windows. These window combinations reach out into the world and capture the view. Even with limited wall space, a bay or bow window allows you to expand your windows and increase your view.

- Exclusive between-the-glass window fashions are available (see page 8). Choose from cordless blinds, shades* and grilles tucked neatly between panes of glass — protected from dust, damage and little hands.
- Convenient cleaning features save time on venting windows (see page 9). It's quick and easy to clean the exterior glass from the inside of the house.
- Pella® casement windows feature the integrated crank with a fold-away handle — improves operation and aesthetics and won't interfere with window treatments (see page 8).
- Options include birch plywood headboards and insulated seat boards.

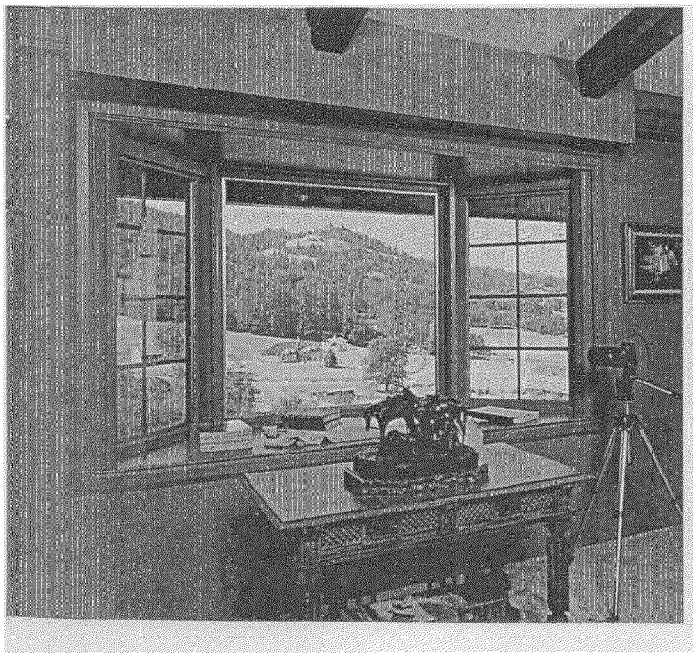


BAY WINDOWS typically consist of three windows joined together. The center of the window is usually fixed, with your choice of operating double-hung windows or casement windows at the sides.



BOW WINDOWS consist of four or more casement windows joined together to form a graceful curve. Choose windows with fixed glass (cannot be opened), or have two or more — even all — of the windows vented (can be opened).

* Available on casement windows only.

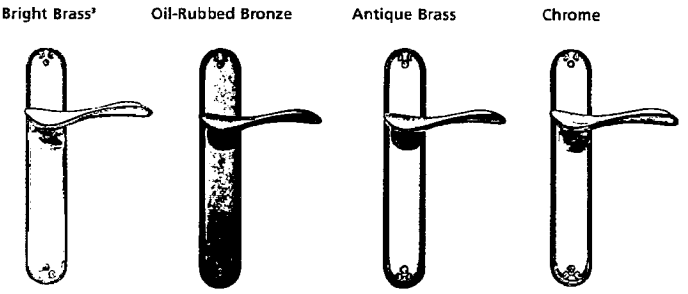


FRENCH HINGED PATIO DOORS

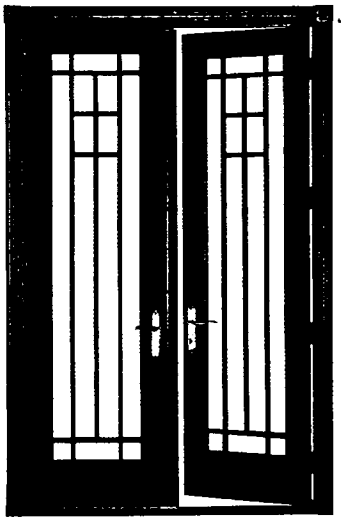
Up-to-the-minute convenience. Timeless style and craftsmanship.

Pella® French hinged doors go anywhere — beautifully and efficiently. Use them to create a charming new entryway from the patio or deck to let in light and more view.

- Unique three-point locking system secures door at head, jamb and sill. It has earned the industry's highest-recognized security rating — *standard on all Pella hinged patio doors.*
- Factory-assembled standard-size doors come prehung and ready for quick, easy installation.
- For added privacy and maximum convenience, add cordless between-the-glass blinds or shades to Designer Series® doors.
- Hinges resist rust and corrosion. Out-swing hinges match the door's exterior color. In-swing hinges match the door's handle.

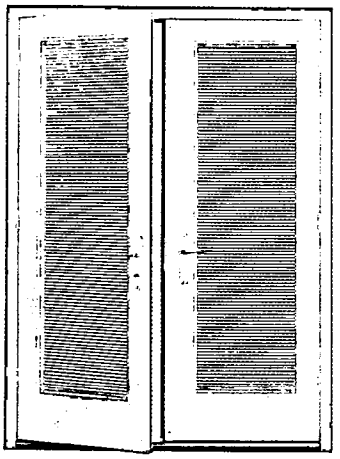


HANDLE. Solid brass with Bright Brass³ finish is standard. Four optional finishes are available.



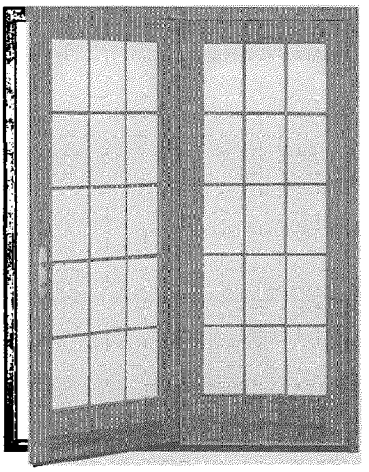
ARCHITECT SERIES®
Unsurpassed architectural expression.™

Patented Integral Light Technology® creates the historic look of true divided light by permanently bonding grilles to the interior and exterior surfaces of insulating glass. A nonglare, insulating spacer is installed between the insulating panes of glass and underneath the grilles to enhance the door's true-divided-light appearance.



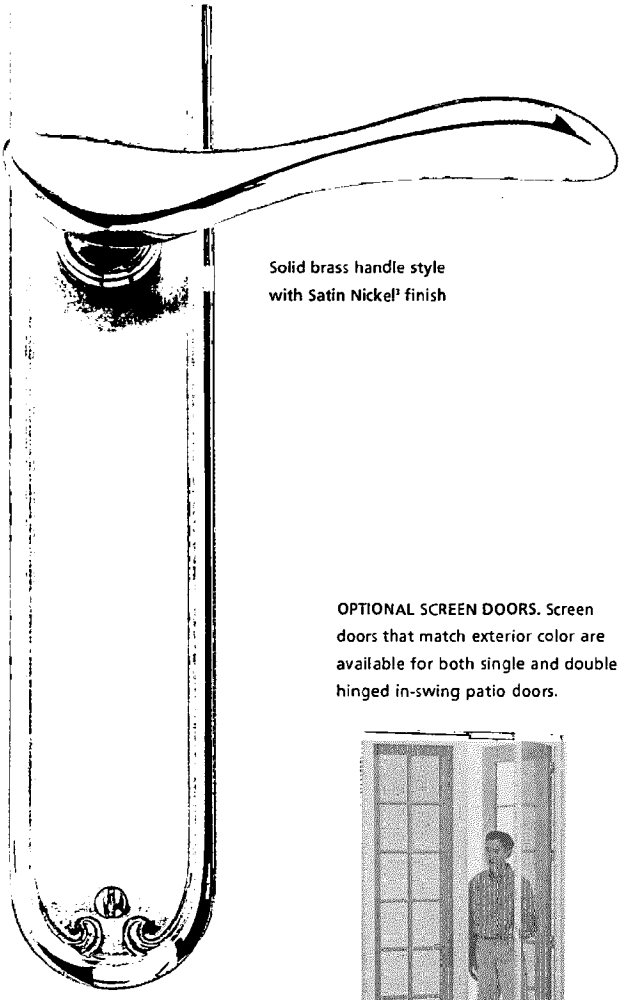
DESIGNER SERIES®
Innovations others can't touch.™

Our Designer Series French hinged doors feature our exclusive between-the-glass window fashions. Imagine that! Cordless blinds, shades and grilles tucked neatly between panes of glass — away from dust, damage and little hands.



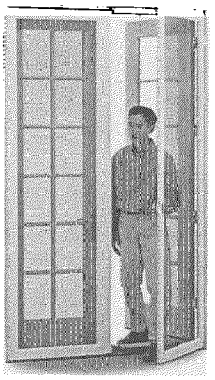
PROLINE®
Basic done beautifully.™

ProLine® French hinged doors are world-class doors at a price most any budget can afford. By keeping our ProLine product offering simple, with standard shapes and sizes, we maximize your value.

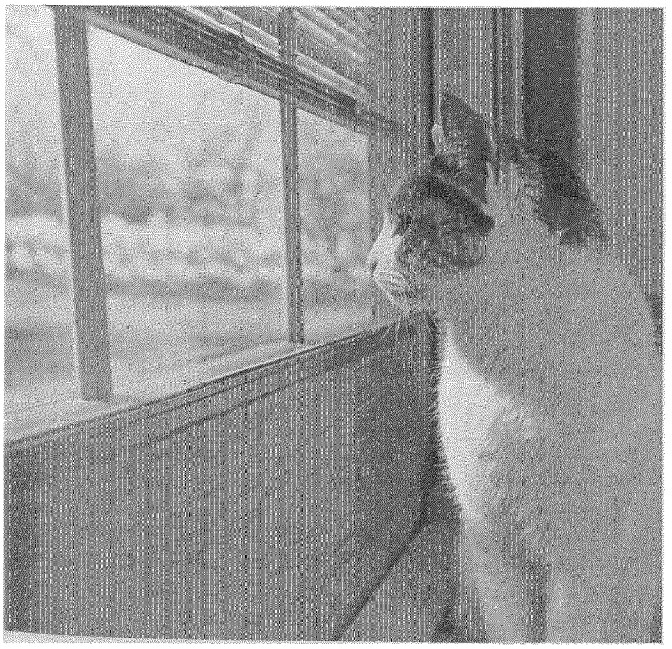


Solid brass handle style with Satin Nickel[3] finish

OPTIONAL SCREEN DOORS. Screen doors that match exterior color are available for both single and double hinged in-swing patio doors.



BETWEEN-THE-GLASS WINDOW FASHIONS. Designer Series® patio doors feature cordless, between-the-glass window fashions. Blinds, shades and grilles safely tucked between panes of glass, away from dust, damage and little hands. All of which arrive custom-fit and installed for added privacy, style and convenience.



FEATURES AND OPTIONS

	Architect Series®	Designer Series®	ProLine®
GLASS OPTIONS			
Argon-filled, Low-E insulating glass[1]	O	O	O
Standard clear insulating glass	O	O	S
SmartSash® II (exterior single panel of clear glass, plus an optional removable interior panel of clear or Low-E glass)	-	O	-
SmartSash® III (argon-filled, Low-E insulating glass, plus an optional removable interior panel of clear or Low-E coated glass)	-	O	-
Gray, Bronze or Green tinted insulating glass[1]	O	O	-
Obscure glass	O	O	-
EXTERIOR/INTERIOR FINISH			
Hassle-Free™ aluminum EnduraClad® exterior	S	S	S
Hassle-Free aluminum EnduraClad® Plus[2] exterior	O	O	-
Primed wood exterior	O	-	-
Interior with primer	O	O	-
EXTERIOR ALUMINUM CLADDING COLORS			
Tan, White or Brown	S	S	S
Feature colors (Poplar White, Putty, Hartford Green, Hemlock, Morning Sky Gray, Brick Red or Black)	O	O	-
Custom colors	O	O	-
HANDLES			
Bright Brass finish	O[3]	O[3]	S
Satin Nickel[3] or Oil-Rubbed Bronze finish (Sold separately for ProLine®.)	O	O	O
Antique Brass or Chrome finish	O	O	-
Rocky Mountain Hardware (solid bronze)	O	O	-
CORROSION-RESISTANT HINGES			
Match exterior cladding color (out-swing doors)	S	S	-
Match handle finish color (in-swing doors)	S	S	O
THREE-POINT LOCK	S	S	S
SINGLE-PANEL DOORS			
In-swing door	O	O	S
Out-swing door	O	O	-
DOUBLE-PANEL DOORS			
Double in-swing doors	O	O	O
Double out-swing doors	O	O	-
One in-swing door, one fixed	-	O	S
PERMANENT GRILLES			
Integral Light Technology® (wood roomside and aluminum or wood exterior)	O	-	-
7/8" Prairie pattern	O	-	-
7/8" 9-Lite Prairie pattern	O	-	-
7/8" Traditional pattern	O	-	-
7/8" Top Row pattern	O	-	-
1-1/4" Traditional pattern	O	-	-
Custom patterns	O	-	-
3/4" aluminum grilles-between-the-glass (White or Tan/White)	-	-	O
REMOVABLE WOOD GRILLES			
1-1/4" between-the-glass, Traditional pattern	-	O	-
3/4" between-the-glass, Traditional pattern	-	O	-
1-1/4" Traditional pattern (roomside only, no exterior)	O	-	-
3/4" Traditional pattern (roomside only, no exterior)	O	-	O*
3/4" 9-Lite Prairie pattern (roomside only, no exterior)	O	-	-
SCREEN DOOR* (matches exterior color)	O	O	O
BLINDS			
Cordless, between-the-glass, raise-and-lower blinds	-	O	-
Between-the-glass, tilt-only blinds	-	O	-
FABRIC PLEATED SHADES			
Cordless, between-the-glass shades	-	O	-

*Available unfinished or with factory-applied White primer.

(S) Standard (O) Optional (-) Not Available

[1] High-altitude Low-E insulating glass does not contain argon gas.

[2] EnduraClad® Plus is not available with all colors. See representative for availability.

[3] Endura Hardware™ Collection offers superior corrosion resistance with a 10-year warranty.

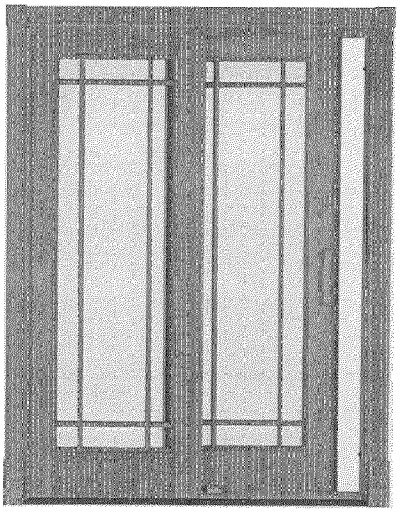
[4] Warning: Use caution when children are around open windows and doors. Insect screens are not designed to retain children.

SLIDING PATIO DOORS

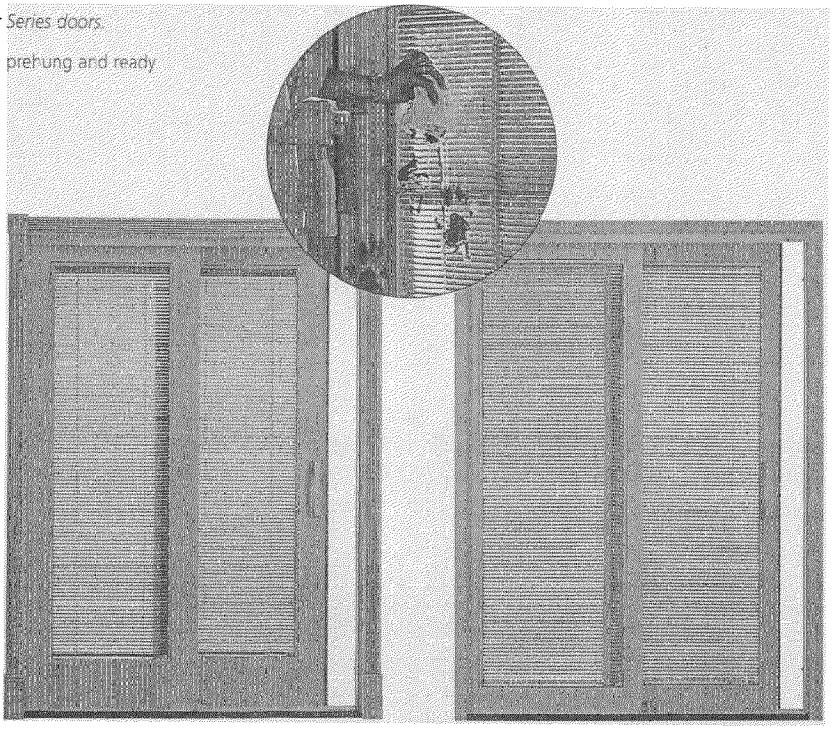
In and out. In and out. In and out. These doors are built for the way you live.

Adding a Pella® sliding patio door can completely transform a room — letting in more natural light and a beautiful view. Choose from our contemporary style. Or a traditional wide-frame French door appearance. Just imagine the possibilities!

- With Pella's unique design, the sliding panel is on the outside. So when wind blows against it, it creates a tighter seal. On competitors' doors with the sliding panel on the inside, wind actually forces the doors apart, which can compromise air infiltration performance.
- The multipoint lock on Architect Series® and Designer Series® patio doors has earned the highest-recognized security rating in the industry. It secures the door at two points on the jamb.
- Between-the-glass cordless blinds or shades stay tucked neatly in place when the wind blows or when the door is opened and closed, unlike roomside blinds that can bang around and get in the way — *optional on Designer Series doors.*
- Enjoy the convenience of our exclusive Rolscreen® retractable insect screen or self-closing screen door that gently closes itself whenever someone enters or exits — *optional on Architect Series and Designer Series doors.*
- Factory-assembled standard-size doors come prehung and ready for quick, easy installation.

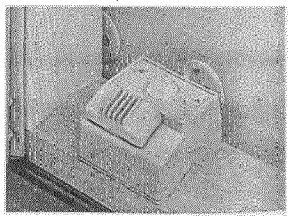


ARCHITECT SERIES®
Patented Integral Light Technology® creates the historic look of true divided light by permanently bonding grilles to the interior and exterior surfaces of insulating glass. A nonglare, insulating spacer is installed between the insulating panes of glass and underneath the grilles to enhance the door's true-divided-light appearance.

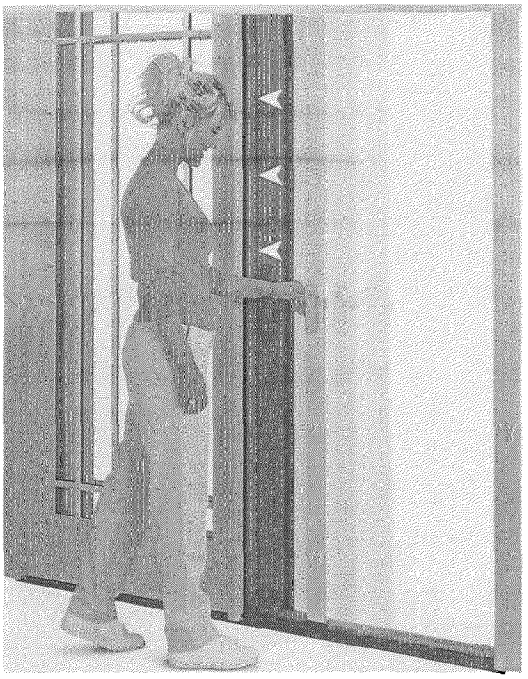


DESIGNER SERIES® — FRENCH
Traditional wide-frame French door appearance with exclusive between-the-glass window fashions: cordless blinds, shades and grilles.

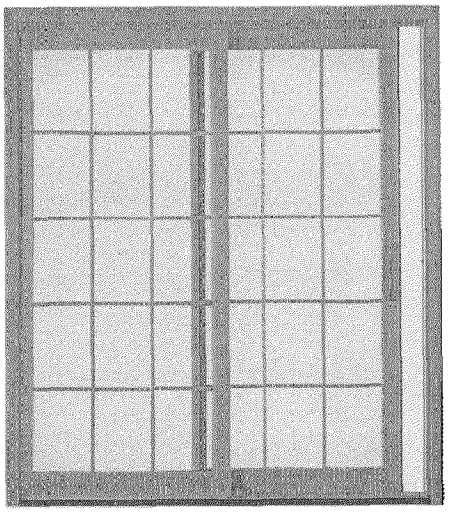
DESIGNER SERIES — CONTEMPORARY
More glass area for a contemporary look with the convenience of between-the-glass window fashions: cordless blinds, shades and grilles.



A FOOTBOLT holds the door open about 3" for ventilation. Standard on Architect Series and Designer Series sliding patio doors — optional on ProLine® sliding patio doors.



SLIDING PATIO DOOR ROLSCREEN® RETRACTABLE INSECT SCREEN.[4] This optional self-storing screen is now available on sliding doors! It rolls away and out of sight when not in use. Available on Architect Series® and Designer Series® sliding doors.



PROLINE®

ProLine® sliding patio doors are world-class doors at a price most any budget can afford. By keeping our ProLine product offering simple, with standard shapes and sizes, we maximize your value.

FEATURES AND OPTIONS

	Architect Series®	Designer Series®	ProLine®
GLASS OPTIONS			
Argon-filled, Low-E insulating glass[1]	O	O	O
Standard clear insulating glass	O	O	S
SmartSash® II (exterior single panel of clear glass, plus an optional removable interior panel of clear or Low-E glass)	-	O	-
SmartSash® III (argon-filled, Low-E insulating glass[1], plus an optional removable interior panel of clear or Low-E coated glass)	-	O	-
Gray, Bronze or Green tinted insulating glass[1]	O	O	-
Obscure glass	O	O	-
EXTERIOR/INTERIOR FINISH			
Hassle-Free™ aluminum EnduraClad® exterior	S	S	S
Hassle-Free aluminum EnduraClad® Plus[2] exterior	O	O	-
Interior with primer	O	O	-
EXTERIOR ALUMINUM CLADDING COLORS			
Tan, White or Brown	S	S	S
Feature colors (Poplar White, Putty, Hartford Green, Hemlock, Morning Sky Gray, Brick Red or Black)	O	O	-
Custom colors	O	O	-
HANDLES			
Champagne finish (interior)	S	S	S
White or Bright Brass[3] finish (interior)	O	O	O*
Satin Nickel[3] or Oil-Rubbed Bronze finish (interior)	O	O	O*
Exterior handle matches cladding color	O	O	S
Rocky Mountain Hardware (solid bronze)	O	O	-
LOCKING SYSTEM			
Multipoint locking system	S	S	-
Single-point locking system	-	-	S
KEYLOCK	S	S	O
FOOTBOLT	S	S	O
PERMANENT GRILLES			
Integral Light Technology® (wood roomside and aluminum or wood exterior)	O	-	-
7/8" Prairie pattern	O	-	-
7/8" 9-Lite Prairie pattern	O	-	-
7/8" Traditional pattern	O	-	-
7/8" Top Row pattern	O	-	-
1-1/4" Traditional pattern	O	-	-
Custom patterns	O	-	-
3/4" aluminum grilles-between-the-glass (White or Tan/White)	-	-	O
REMOVABLE WOOD GRILLES			
1-1/4" between-the-glass, Traditional pattern	-	O	-
3/4" between-the-glass, Traditional pattern	-	O	-
1-1/4" Traditional pattern (roomside only, no exterior)	O	-	-
3/4" Traditional pattern (roomside only, no exterior)	O	-	O*
3/4" 9-Lite Prairie pattern (roomside only, no exterior)	O	-	-
SCREEN DOOR[4]			
Rolscreen® retractable insect screen	O	O	-
Self-closing screen door	O	O	-
Top-hung screen door	O	O	O
BLINDS			
Cordless, between-the-glass, raise-and-lower blinds	-	O	-
Between-the-glass, tilt-only blinds	-	O	-
FABRIC PLEATED SHADES			
Cordless, between-the-glass shades	-	O	-

*Available unfinished or with factory-applied White primer.

(S) Standard (O) Optional (-) Not Available

[1] High-altitude Low-E insulating glass does not contain argon gas.

[2] EnduraClad® Plus is not available with all colors. See representative for availability.

[3] Endura Hardware™ Collection offers superior corrosion resistance with a 10-year warranty.

[4] Warning: Use caution when children are around open windows and doors. Insect screens are not designed to retain children.

Because we're always working to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos.

ENTRY DOOR SYSTEMS

Take your entryway to a new level of style and performance.

A simple change can make a world of difference when it comes to a focal point like your entryway. Pella® entry doors make it easy to add elegant "curb appeal" with stylish, decorative glass designs and outstanding performance.

SELECT YOUR DOOR MATERIAL.

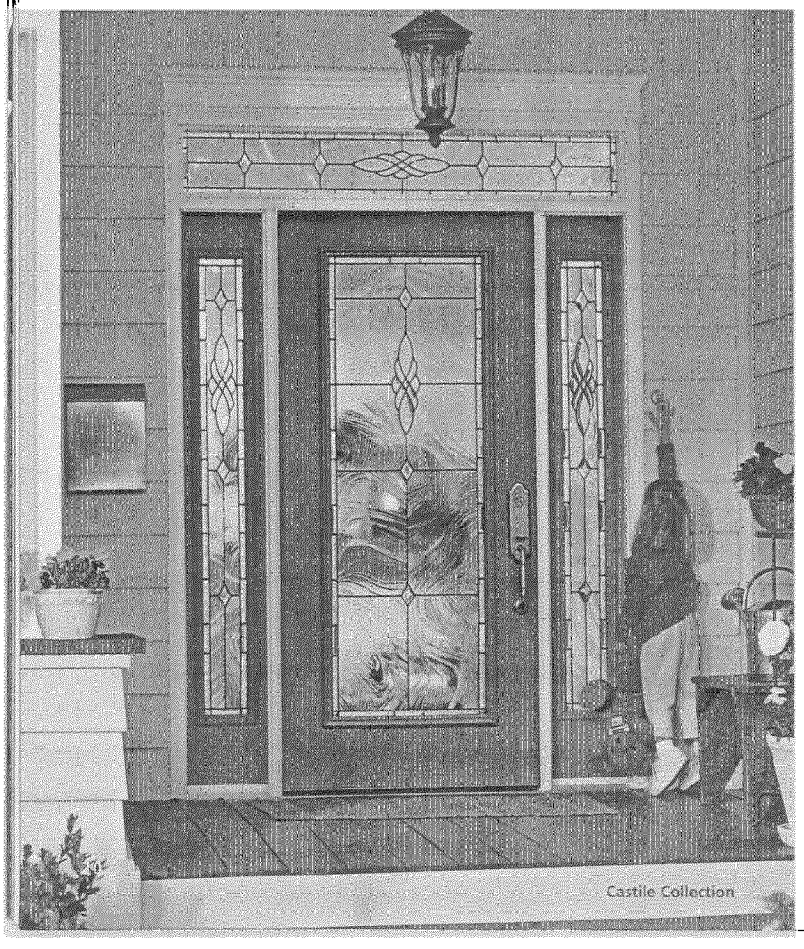
- Fiberglass. Provides the real look of wood, resists dents and corrosion, and is available in your choice of wood-grain or smooth-grain finish.
- Premium steel. Features the strength and durability of steel to resist dents and dings.

SELECT YOUR GLASS DESIGN.

- Exclusive decorative glass options are available in 10 distinctive collections.
- Nondecorated insulated glass options are simple yet beautiful.
- Grilles-between-the-glass offer the traditional look of divided light.

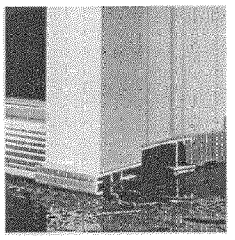
SELECT YOUR FRAME.

- Hassle-Free™ aluminum-clad exterior frames. Durable cladding resists the elements to stay looking great for years. Choose from six colors.
- Wood exterior frames. Primed and ready to paint.

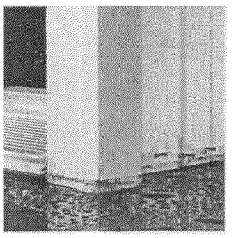


Castile Collection

Exclusive Pella® Jamb-On-Sill™ Design vs. The Competition



PELLA® JAMB-ON-SILL™ DESIGN. A unique innovation in entry doors. Pella entry doors feature jambs that sit on top of the sill — where they're protected from moisture so they won't absorb water.

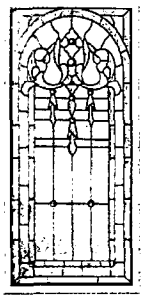


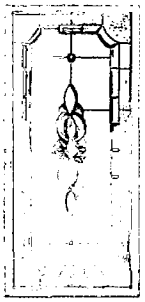
COMPETITORS' JAMBS. Other jambs touch the concrete slab or exterior subfloor, making them vulnerable to water damage.

For demonstration purposes, both jambs are sitting in blue-dyed water.

FIBERGLASS GRAIN OPTIONS. Choose from three beautiful panel finishes. Oak and walnut surfaces readily accept paint or stain. Smooth-grain finish is ready to paint. All feature a distinctive high-definition panel design.

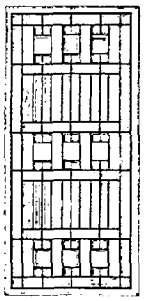
PREMIUM STEEL FINISH. Premium steel entry doors are ready to paint. They feature the same high-definition panel profile as our fiberglass doors. So it's easy to coordinate all your exterior entry doors.

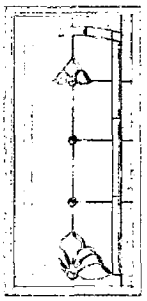

Juliet Collection

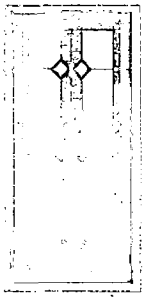

Francesca Collection

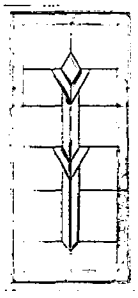

Athena Collection

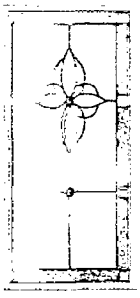

Victoria Collection

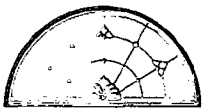

Duchess Collection

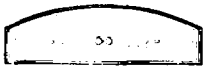

Guinevere Collection


Isabella Collection


Artesian Collection


Rosetta Collection


Half-Circle Transom


Arch Transom


Elliptical Transom


1/2-Springline Sidelight


Full Sidelight

This is just a sample of the decorative glass offering available. Thousands of combinations are possible with Pella® entry doors, transoms and sidelights. No matter the style of your home or the size of the opening, Pella has options to help you give your entryway beautiful new curb appeal. Work with your Pella representative to discover the possibilities.

STORM DOORS

Worry-free protection from the elements.

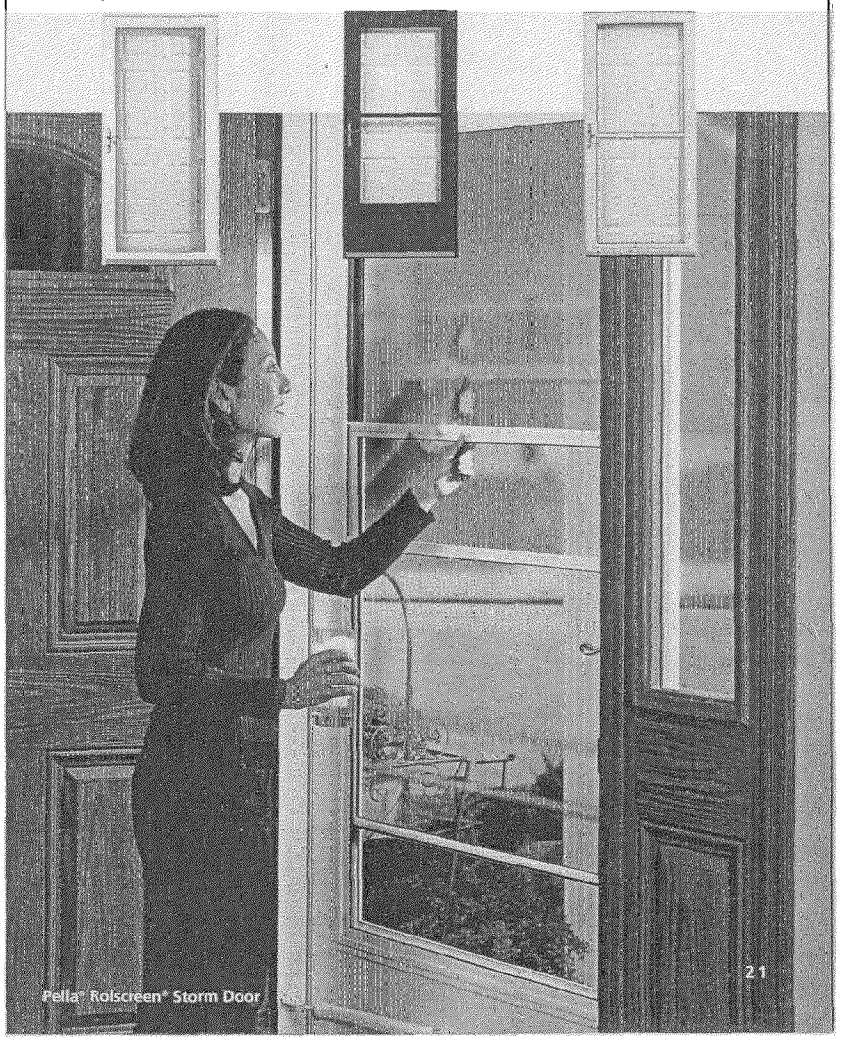
Pella storm doors complement any entrance with clean lines, smooth operation and solid durability, enhancing any home's appearance.

- Rolscreen® storm doors feature a retractable screen for adjustable ventilation and a clear view.
- Exclusive Pella One-Touch® ventilation lets you adjust glass panels to any position with one hand — and they stay in any position.
- Pella Select® storm doors allow you to mix and match the frame color, decorative glass design and handle style to create a distinctive new storm door that's all your own.
- Our Lifetime Storm Door Protection Plan provides replacement coverage for as long as you own your home. (See written warranty for details.)

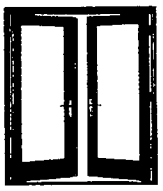
INVITE THE LIGHT INSIDE. Fullview storm doors feature full glass with interchangeable full screen for maximum views.

BRING THE OUTSIDE IN. Convenient ventilation with self-storing screens in fullview, midview and highview frame styles brings the outside in.

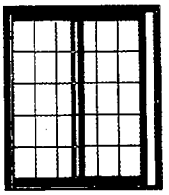
ENJOY THE BEST OF BOTH. Rolscreen® retractable screen provides ventilation when you need it and a clear view when you don't.


Pella® Rolscreen® Storm Door

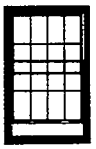
WINDOW AND DOOR SOLUTIONS FROM PELLA



Hinged Patio Doors

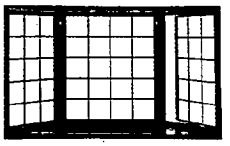


Sliding Patio Doors

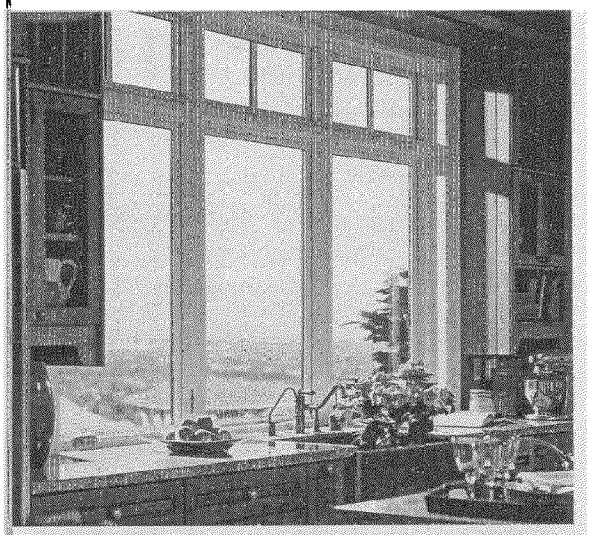


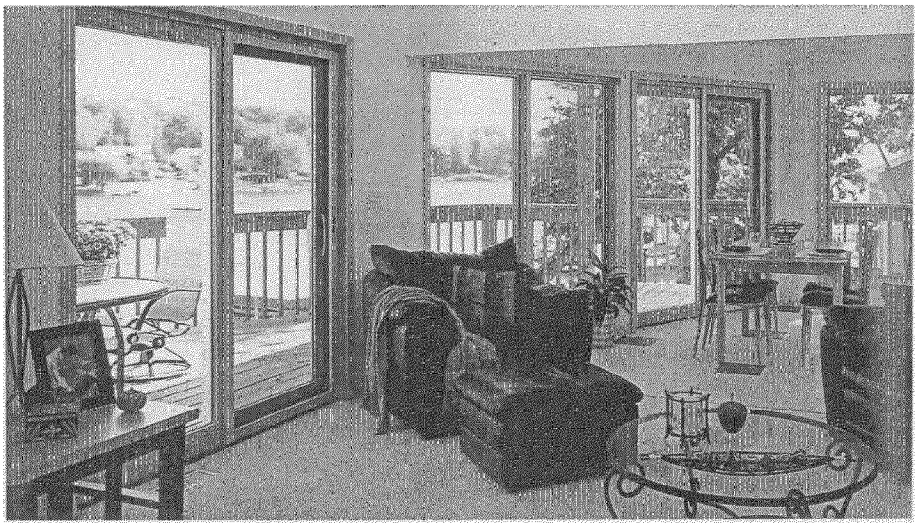
Double-Hung Windows

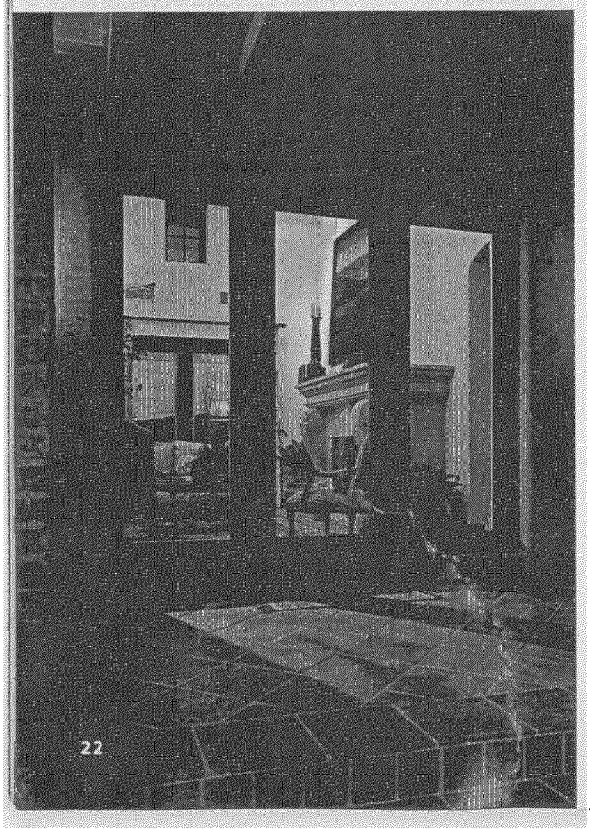
Casement Windows

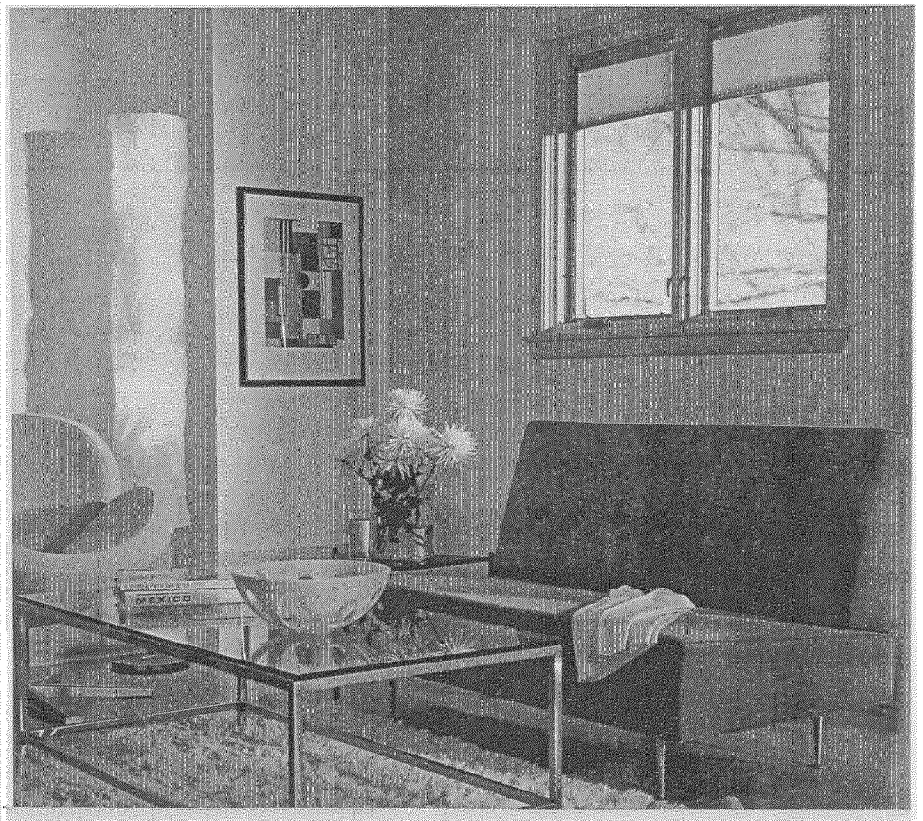


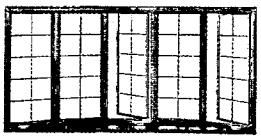
Bay Windows











Bow Windows

Special Shape Windows

Skylights

Circlehead Windows

Awning Windows

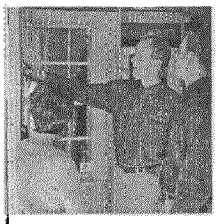
Storm Doors

Entry Door Systems

WHY PELLA?

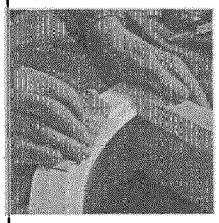
For more than 75 years, Pella has set the standard for quality, craftsmanship and service.

As one of the world's leading window and door manufacturers, Pella has a reputation for designing and building some of the best windows and doors in the industry. We select the finest materials, combining the beauty of solid-wood interiors and the durability of aluminum-clad exteriors. We rigorously test our products for performance in state-of-the-art testing facilities. And we stand behind every window and door we make with one of the best warranties in the business.

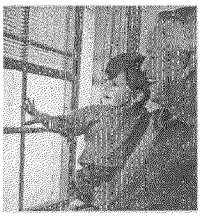


SOLUTIONS Pella offers a complete line of beautiful products to enhance your home and your life, including windows, patio doors, entry doors, storm doors and skylights. No matter your style or budget, Pella has the perfect window or door solution for you.

PERFORMANCE Pella is the only manufacturer that tests virtually every standard venting window for air infiltration. If it doesn't pass, it doesn't ship. We continually test our window and door products under the harshest conditions to ensure they'll perform for years to come.

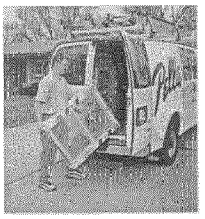


QUALITY You can count on Pella quality. We painstakingly match the perfect materials for any application to ensure outstanding performance year after year. From the carefully selected clear pine of our wood windows and doors to the advanced composite material found in our fiberglass entry doors.



INNOVATION Since 1925, Pella has been a leader in technology and product innovations. Our exclusive features, like between-the-glass window fashions and retractable window screens, don't just make your home more beautiful — they help make your life easier.

ENERGY EFFICIENCY Pella® Windows and Doors are designed to provide outstanding energy efficiency. They're an investment that pays off in lower heating and cooling bills, less fading damage to furniture and carpet, and above all, year-round comfort inside your home.



SERVICE A national network of dedicated and professionally trained Pella service specialists is just a phone call away when you need assistance.

Trusted Brand Name • Expert Assistance • Professional Installation • Easy Financing

20|10 WARRANTY

Always read the Pella® Limited Warranty before purchasing or installing Pella products. See Limited Warranty for complete details at http://warranty.pella.com.

ENERGY STAR PARTNER

Pella Corporation is a proud volunteer partner in the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9400 Huntmaster Road, Laytonsville	**Meeting Date:**	02/09/05
Applicant:	Randy & Marina Sabett	**Report Date:**	02/2/05
Resource:	*Master Plan* Site #14/55 **Avalon Farm**	**Public Notice:**	01/26/05
		Tax Credit:	Partial
Review:	HAWP	**Staff:**	Tania Tully
Case Number:	14/55-05A	**RECOMMENDATION:**	
PROPOSAL:	Repair and/or replace all of the windows.	Approval with Conditions	

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1) The new French door will not increase the width of the existing window opening.
2) The new set of three double-hung windows is replicated according to the historic blueprints. Specifically, the windows should be single pane with true divided lights in the exact configuration shown on the drawings.
3) The proposed 23 windows will be repaired rather than replaced.
4) If the HPC approves replacement, only the sashes should be replaced; the new sash should fit within the existing frames, should be true-divided light, and should match the historic muntins even if this requires single pane windows.

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #14/55 **Avalon Farm**
STYLE: Greek/Colonial Revival
DATE: 1921

The Avalon Farm house is a two-story, center-hall vernacular Greek/Colonial Revival dwelling that is built on the site of an earlier home. The house was constructed c.1921 by Harry Blunt, Jr. son of Harry Blunt, Sr., a local miller and farmer who built the original farmhouse c1870 - 1896.

Blunt Jr. contracted A.B. Mullet and Company to rebuild the home that fire had consumed. Mullet was exceptionally well known at the time for his monumental designs, such as that for the U.S. Treasury building under President Grant, and for the Old Executive Office Building on Pennsylvania Avenue. The home design reflects an obvious shift for Mullet: his design sought to reconstruct many of the original details of the first vernacular farm house by retaining the original chimneys and typical Greek Revival style façade symmetry. He also embellished the design with non-period elements, using broad width-to-depth proportions and an expansive wrap-around porch, which signify a shift towards the needs of the client versus strict adherence to typical elements of style. What results is an outstanding example of a vernacular Greek/Colonial Revival home.

PROPOSAL:

① Restore 19 double-hung windows (Circle 14)
- All ten (10) on the front (north) façade
- Three (3) on the west elevation
- Two (2) on the south elevation
- Four (4) on the east elevation

Restoration will include the following: (Circle 10)
- Paint removal (performed by a certified lead abatement contractor)
- Glass repair/replacement
- Muntin repair
- Installation of new storms and screens
- Weight and pulley repair
- Weather stripping

② Replace the remaining 23 double-hung window sashes (Circle 14)
Replacements will consist of the following: (Circles 25-34)
- Custom sized (within ¼") Architect Series wood Luxury Edition double-hung windows from Pella
  Architect Series® Luxury Edition (LX) double hung windows feature a historically correct appearance, including a wide bottom rail and narrow check rail, authentic spoon hardware, and a wood jambliner.
- Wood frame 4-3/8" depth
- Wood sashes 1¾" depth each
- Simulated divided lights
- Thermal paned
- Light configuration will match existing (mostly 6/6)
- 7/8" muntins

③ Replace the single double-hung third floor window on the east elevation with a set of three double-hung windows as shown on 1921 drawings by A.B. Mullett. (Circle 50)

④ Replace one of the double-hung windows on the west elevation with a single French door. (Circle 21)

APPLICABLE GUIDELINES:

Proposed alterations to individual *Master Plan* Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation.* Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-8(a), (b)

- The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

    1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
    2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or
    3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
    4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
    5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
    6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior's Standards for Rehabilitation:

#1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
#3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
#5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
#6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
#7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

STAFF DISCUSSION

This staff discussion assumes the following:

- only qualified contractors should work with lead-based paint
- lead-based paint, if not property maintained, is a health hazard
- lead dust, if not eliminated, is a health hazard

Overview

The applicants and staff first discussed Avalon Farm and proposed modifications December 14, 2004 shortly after the applicants purchased the property. At the time, the applicants were intending to replace all of the windows, and were looking for guidance on the Historic Area Work Permit (HAWP) application process. Staff visited the site with the applicant on December 16, 2004 in order to assess the condition and significance

of the historic windows. The applicant was also able to delineate the likely use of each room as well concerns and considerations regarding the historic windows. At this and subsequent meetings, staff has provided the applicant with information regarding rehabilitation of windows and lead-paint safety. Staff also suggested alternatives to supplement paint removal and to help lower the lead hazard. These included fixing the top sashes, installing jamb liners, and using lead-absorbing paint. Safe methods of paint removal including the Silent Paint Remover, an infrared device, were also discussed.

Staff has worked closely with the applicants to ensure that all of the necessary information is provided to the Commission up-front and to help obtain a decision from the Commission at the first hearing. For safety and convenience, the applicants want to complete all work prior to moving into the house – preferably by March or April when the sale of their current residence closes. With time frame in mind, the applicants have been very forthcoming with information and quite willing to take staff's suggestions into consideration. The application as it stands today is the applicants' good-faith effort at compromise. Rather than wholesale replacement they are proposing replacing roughly 55% of the windows and rehabilitating the remaining 45%. Staff provided the applicants with the *Secretary of the Interior's Standards for Rehabilitation* and explained this nationally accepted preservation philosophy and policy. Emphasis was placed on the concepts of primary versus secondary spaces and facades, and private versus public.

Specific Work Items

Work Item ①

Staff supports the proposed window rehabilitations and continues to encourage the applicant to consider rehabilitating all of the windows. Staff recommends approving this tax credit eligible work item.

Work Item ②

Lead Paint Assessment

The report by the Lead Risk Assessor (Circles 35-43) confirms that there is lead paint on the windows and that the level of lead dust is above federally acceptable levels. The Assessor asserts that repair and lead remediation of the windows would be cost prohibitive and recommends replacement of the windows and jambs. Additional recommendations include replacing or stripping and repainting the exterior trim, stripping and repainting the window wells, and lining the wells with aluminum for easy cleaning. The report also recommends post-renovation lead testing. Staff does not argue the presence of lead or dispute the laboratory results. However, we disagree with the replacement recommendation.

Replacement Window Specifications

The proposal from K.C. Company, Inc – a Pella distributor – demonstrates that each window to be replaced will be individually measured and fit to the existing openings. Only the sashes and damaged stops will be removed, but the replacements are units consisting of a frame and sashes. The light configurations indicated on the proposal are the computer defaults and not necessarily accurate. The exact light configuration would be determined based upon existing conditions. Although the proposed replacement windows will mimic the originals very closely, they are not exact replications. The proposed replacements have double panes of glass and are not true divided lights. Circle 60 illustrates the difference between the proposal and the existing windows. Their muntin size and profile appears to be similar to the historic windows, but not exact; and although the Luxury Series features a wide bottom rail, narrow check rail, and a wood jambliner, staff is concerned that inserting a frame into the existing frame will visibly reduce the sizes and proportions of the lights. The window openings will be reduced by the thickness of the new frames (approximately by 2-5/8" horizontally and 2-3/4" vertically). Staff has included additional information about the windows found on Pella's website (Circles 55-58)

An alternative to the windows proposed by the applicant would be wood sashes with double paned true-divided lights (Circle 60). While staff still asserts that replacement need not occur, true-divided lights sashes that match the existing muntin profiles would be a more accurate substitution. In order to preserve

the window openings and window proportions a jamb liner could be used instead of an entire new frame.

Work Item ③

The applicants generously provided staff with copies of A.B. Mullet's1921 blueprints of the house at Avalon Farm. These include all four elevations and attic and basement plans. On the whole, the house as it stands today is remarkably faithful to the drawings. What differences exist are minor and it is unclear if the changes were made at the time of construction or in later years, though for most of them practicality suggests that the house was just not constructed exactly as planned. The question at hand is whether or not to approve replacing a single attic window with a triple unit. In this case, even though the triple window was likely never built, staff believes that its installation now would be in accordance with the *Secretary of the Interior's Standards for Rehabilitation* #3 and #6. Although there are no historic photographs to substantiate that the triple window is a missing feature, the blueprints assure that it is not conjectural (Circle 50). Therefore, staff recommends approving this portion of the application with the condition that the new window is replicated according to the blueprints. Specifically, the windows should be single pane with true divided lights in the exact configuration shown on the drawings.

Work Item ④

For this item, the applicants are proposing to replace one of the double-hung windows on the west elevation with a single French door. Of the windows that open onto the porch, this is the only one that staff would likely recommend approving for replacement. Looking at the project as a whole, staff would be more comfortable with this replacement if none of the other windows were being replaced. However, since it is on the façade away from the main entrance to the property and the window farthest from the main façade that opens onto the porch, staff recommends approval with the condition that the width of the window opening is not increased.

Rehabilitation is as effective as Replacement

Staff research indicates that rehabilitation and proper maintenance of historic windows and proper installation of well fitting storm windows is as energy efficient and cost effective as replacement windows.
Although staff supports the owners' desire to reduce the lead hazard in their historic house, we believe that this can be accomplished without removing the historic windows. Because the windows are a primary architectural and character defining feature of this house, we cannot recommend approving replacement when the windows are not too deteriorated to repair or rehabilitate. However, our conclusion is that public health concerns about lead and historic preservation do not need to be at odds. It is technically feasible to abate lead from existing windows without total replacement.

Historically, lead compounds were used in paint due to their excellent adhesion, drying, and covering abilities. Although not found on every surface, lead-based paint was used extensively on wooden exteriors, interior trimwork, window sashes and frames, doors and door frames, and high gloss wall surfaces such as those found in kitchens and bathrooms. In the early 20th century, as the hazards of lead became known, lead started to be replaced with other compounds though it was not banned in the United States until 1978. In *Preservation Brief 37*: "Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing", the National Park Service states, "A preferred approach, consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, calls for removing, controlling, or managing the hazards rather than wholesale-or even partial-removal of the historic features and finishes." A copy of the *Preservation Brief* is included in circles 61-77.

"By tying the remedial work to the areas of risk, it is possible to limit the amount of intrusive work on delicate or aging features of a building without jeopardizing the health and safety of the occupants." *The Secretary of the Interior's Standards for Rehabilitation* recommend replacement of historic fabric only when the feature is so deteriorated that repair is not feasible. "From a preservation standpoint, selecting a hazard control method that removes only the deteriorating paint, or that involves some degree of repair, is always preferable to the

total replacement of a historic feature."

Educational materials provided by the EPA, HUD, and CDC present window repair and window replacement as being equally valid ways to reduce lead hazards. The EPA booklet "Reducing Lead Hazards When Remodeling Your Home" describes safety precautions to use for repair and replacement; "Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work" provides instructions on how to safely repair three common window problems; and an entire chapter of "HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" which focuses on abatement, describes the use of jamb and window well liners in conjunction with lead-paint removal from sashes as an effective abatement method.

Based on information gleaned from all of these sources, staff has concluded that as a lead hazard reduction solution, window rehabilitation is equally as effective as window replacement.

Recommendation
Taking everything into consideration, staff recommends a conditional approval of this HAWP application. Generally speaking all of the work items, except ②, are approvable. Please see Circle 1 for detailed conditions.

STAFF RECOMMENDATION:

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

> The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
>
> 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* #1-6.

and provided the conditions listed on Circle 1 are met;

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

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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Randy and Marina Sabett Daytime Phone No.: 703-597-6521/301-260-9774

Property Address: 9400 Huntmaster Rd Laytonsville, MD 20882
(Street Number / City / Steet / Zip Code)

Mailing address:
18802 Quarrymen Terr.
Brookeville, MD
20833

Contractor: Ed Clayborne & John Clayborne Phone No.: 703-898-4204

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9400 Street: Huntmaster Road

Town/City: Laytonsville Nearest Cross Street: Goshen Oaks Road & English Meadow Way

Lot: 68 Block: A Subdivision: Overlook Hill

Liber: TBD Folio: TBD Parcel: TBD

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: _____

1B. Construction cost estimate: $ Approx. $64,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

_____ 1/4/05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 369778 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

7

Submitted – January 5, 2005

Historic Area Work Permit Application

Application of Randy and Marina Sabett for:

Avalon Farm – Montgomery County Historic Resource 14/55
9400 Huntmaster Road
Laytonsville, MD 20882

Re: Window repair and replacement

Introduction

The proposed project for Avalon Farm consists of a combination of repair and replacement of the existing double hung windows. As elaborated below, we believe that the proposed approach provides an appropriate balance between maintaining the historic fabric of the home on the one hand with the safety concerns, energy efficiency, and considerable cost outlay on the other hand.

We became owners of Avalon Farm on December 13, 2004. We are still living in our existing home in Brookeville, MD, which has a contingent contract on it. Under this contract, we may need to move out of our existing home and into the Avalon home as early as March 1, 2005, and in any event no later than April 1, 2005. Given the lead abatement issues and, accordingly, the related safety concerns associated with the proposed project, we need to have all work completed prior to our move-in date. We would, therefore, respectfully request that you consider our proposal as time-critical. We have been in touch and have met with MNCPPC staff member Tania Tully on a number of occasions, as well as immersed ourselves in the applicable literature in order to arrive at what we believe is a balanced proposal. We are committed to working closely and expeditiously with Ms. Tully and the rest of the MNCPPC staff, along with the entire Historic Preservation Commission, to complete this permitting process in a way that allows us to all meet our objectives.

This Historic Work Area Permit application consists of the application form to which this narrative is attached, this narrative, Appendix A (photographs of Avalon Farm), Appendix B (Plans, Elevations, and Plat), Appendix C (replacement window dimensions and related information on the replacement windows from Pella Corporation), Appendix D (Lead Paint Assessment), and Appendix E (reproductions of the original blueprints for Avalon Farm).

---

1. WRITTEN DESCRIPTION OF PROJECT

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

Much of the following account was taken from the "Historic Preservation Report on the Blunt-Carl House and Principal Outbuildings at the Carl Property, 9400 Huntmaster Road,

Gaithersburg, Maryland," which was produced by Breehorne & O'Mara, Inc. for NVLand, Inc. on September 26, 1989 (hereinafter "Blunt-Carl House Report").

The current Avalon was designed in 1921 for Harry W. Blunt, Jr., by A.B. Mullett and Co., a prominent Washington, D.C. architectural firm. Harry Blunt was a leading citizen in Montgomery County, serving in the Maryland legislature and on the State Racing Commission.

Prior to the existing structure, it is believed that the Blunt family homestead consisted of a smaller farmhouse that stood on the site of the current house. It was likely erected by H.W. Blunt, Sr., some time in the 19th century. The fieldstone foundation and east and west chimneys in the present Avalon Farm were part of the older structure. The 19th century footprint of the old house can be determined by looking at the stone foundation, which forms an oblong shape running east and west with an 'ell' running north and south. Such configurations are characteristic of a vernacular farmhouse plan found throughout the eastern United States from the late 1830's through the late 19th century. After fire destroyed much of the original structure in about 1920, the Blunt family built the current residence.

As a prominent couple in Montgomery County, Harry and Mary Blunt entertained guests frequently in the ample parlors and center hall of the re-built house. They named the property Avalon. After Harry's death in 1944 and Mary's death in 1951, William and Sarah Carl purchased the property in 1953. In addition to using the property as a farm, the Carl property (which they renamed Avalon Farm) served as the site of many fox hunts in the 1950's through the 1970's. William Carl became the Master of the Goshen Fox Hunt.

We recently discovered that Mullet's original blueprint plans of Avalon Farm are preserved in the Library of Congress. We have ordered and hope to soon obtain a copy.[1] They were donated to the Library of Congress in 1986 by Suzanne Mullett Smith, a relative of Mr. Mullett's. According to Ms. Mullett's web page:

> A. B. Mullett (1834 - 1890) lived most of his adult life in Washington, DC designing buildings for over 10 years for the United States Government across the United States. In addition to his many public buildings, private and commercial office buildings and homes benefitted from his design talents in Washington, DC, New York City area, Virginia, West Virginia, Tennessee, and Maryland. His remaining buildings are registered Historic Landmarks. Most famous of his historic landmarks [is] the recently renamed Old Executive Office Building next to the White House.

Avalon Farm was identified in 1969 by the Maryland National Capital Park and Planning Commission (MNCPPC) as a possible historic property. In 1976, Avalon was included in the Locational Atlas and Index of Historic Sites in Montgomery County Maryland. In 2002, Avalon Farm was historically designated on the Montgomery County Master Plan for Historic Preservation.

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[1] Although we will not yet have received these by the time we submit this application, we are providing photocopies of photocopies of those original plans. Unfortunately, the copies that we have do not have the first or second floor plans, but they do include all elevations.

Avalon Farm is architecturally significant as a country residence and well-executed example of the revival in the early 20th century of vernacular architectural forms and details from the antebellum period.

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

In accordance with Chapter 24A of the Montgomery County Code, entitled "Historic Resources Preservation," we are proposing the restoration and replacement of the forty-two (42) windows that are currently at Avalon. We believe that our proposal will not substantially alter the exterior features of the historic site and is wholly compatible in character and nature with the architectural features of the historic site. Further, the proposal will not be detrimental in any way to the protection, preservation, and continued use and enhancement of the property as a primary dwelling residence. Indeed, we intend to preserve and enhance the property, while at the same time remedying unsafe and defective conditions/health hazards within the residence in a way that does not deprive us (the owners) of reasonable use of the property or cause us to suffer undue hardship.

Specifically, for the first part of this project, we are proposing to restore:

(i) the ten (10) double hung windows now existing on the front (north) elevation (see the magenta circle in Figure # 1);
(ii) three (3) of the double hung windows on the west elevation and two (2) of the double hung windows on the south elevation (see the magenta arrows in Figure #2); and
(iii) four (4) of the double hung windows on the east elevation (see the magenta circle in Figure #4).

The restoration will include the removal of all paint (including the lead paint), repair of any broken panes of glass, repair of any deteriorated muntins (exterior and interior), purchase and installation of new storm windows and screens, repair of all weight and pulley mechanisms, and the weather stripping of the existing windows. The paint removal will be accomplished using federally-approved lead paint abatement methods (including respiratory protection and protective outer clothing). This process will be completed by a certified lead paint abatement contractor for the State of Maryland - John D. Clayborne Contracting, 100 W. Jefferson St., Falls Church, VA.

The second part of this project will consist of replicating the remaining windows on the sides (east and west) and rear (south) elevations of the residence (see the yellow circles in Figure #2 and Figure #4) with replacement sashes. We are prepared to contract with the Pella Corporation, whose Architect Replacement Series of custom wood windows can be matched to the existing windows such that the difference between the style of the new window versus the existing window will be imperceptible. This includes muntins that exactly match the existing configuration.

Such replacement of the windows on the sides and back of the house will remedy the defective conditions of the existing windows while enhancing both their form and function. Given our plan to replace windows on the back portion of the house, we are locating the bedrooms for our children (ages 4 and 12) in these rear areas to alleviate any concerns regarding the safety of the windows. Specifically, the replacement windows will not contain any lead, will have tempered (i.e., shatterproof) glass, and will have modern safety mechanisms for the operation and use of the windows.

The concern over lead in the paint on the windows is borne out by the attached Lead Paint Assessment from Arthur S. Lazerow (see Appendix D). As you can see, the lead levels (based only the XRF readings) are quite high in all of the paint on the windows and window-related areas. Furthermore, Mr. Lazerow's report indicates that the "condition of the painted surfaces was sub-standard" and that "[f]rom the point of view of the condition of the wood window materials, which are in poor condition, repair of the windows and lead remediation will be cost prohibitive and we recommend replacement of these double-hung windows with historically consistent appearing replacement wood windows and jambs."

Despite Mr. Lazerow's report, however, we do want to reach a compromise with respect to repairing at least some of the historically important windows. Thus, the distinction that we have made between the preservation of the existing nineteen (19) windows on the front and two sides of the house versus the remaining thirty-three (23) windows on the sides and back of the house is intended to balance the mission of the MNCPPC to retain the historic fabric of the property with the abatement of unsafe conditions or health hazards in a way that is reasonable and does not cause the owners undue hardship. Specifically, because the front elevation is generally deemed to be the most significant in terms of retaining the historic character of the home, we are willing to expend considerably more resources on preserving the existing windows in a way that removes, at least in part, the unsafe conditions and health hazards that presently exist.

To employ this restorative method for the remaining 23 windows would be cost prohibitive, deprive us of reasonable use of the property, and cause us undue hardship related to areas of the property that are not as historically significant in any event. In particular, the cost of repairing the windows and abating just the interior woodwork of the 19 windows is roughly estimated at $47,500 (or **$2500.00** per window). This does NOT include the abatement of any lead paint on the exterior, repair of broken external muntins, weatherstripping, storm windows, or screen windows, all of which we plan to complete in the spring. In contrast, the replacement of the remaining 23 windows is currently estimated at $26,940.51 (or **$1171.33** per window), which would totally alleviate the need for any further repair or additions to the windows (e.g., screens included, no storm windows needed, no weatherstripping needed, etc.)

A third aspect of this project will be to restore a window on the third floor of the residence to the style contemplated by the original A. B. Mullett architectural drawings.[2] Specifically, the double-hung window that presently exists on the third level of the east elevation will be

[2] On "Sheet No. 7" (entitled "End Elevation") of the blueprint copies in Appendix E, the third floor window is clearly shown as consisting of three double-hung six-over-six windows. In contrast, the current window is a single double-hung window.

expanded to three adjacent double-hung windows (see the blue circle in Figure #4). In addition to restoring the home to its original specifications, the addition of two windows will provide some much needed additional natural light to the third level, which we ultimately plan to finish for use by our children.

The fourth and final part of this project will be to replace one of the existing double hung windows on the first level of the west elevation (in the dining room) with a single French door leading out to the west side of the porch (see the green circle in Figure #2). Although we would like to have actually replaced both of the windows of the west elevation with French doors (i.e., having doors flanking the fireplace), we see our request for only one French door as an appropriate compromise that will give us the access to the porch that we need from the dining room while not departing significantly from the historical fabric of the existing facade. Note also that the new door will fit the width left by the existing windows.

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2. SITE PLAN

See attached plat in Appendix B.

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3. PLANS AND ELEVATIONS

See attached Appendix B.

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4. MATERIAL SPECIFICATIONS

See attached Appendix C.

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5. PHOTOGRAPHS

See attached Appendix A.

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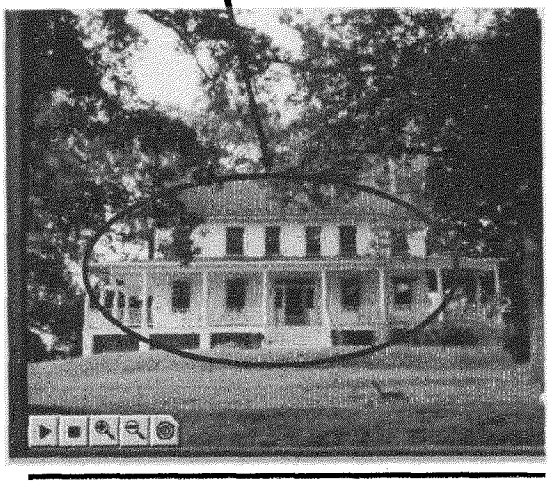
6. TREE SURVEY

n/a

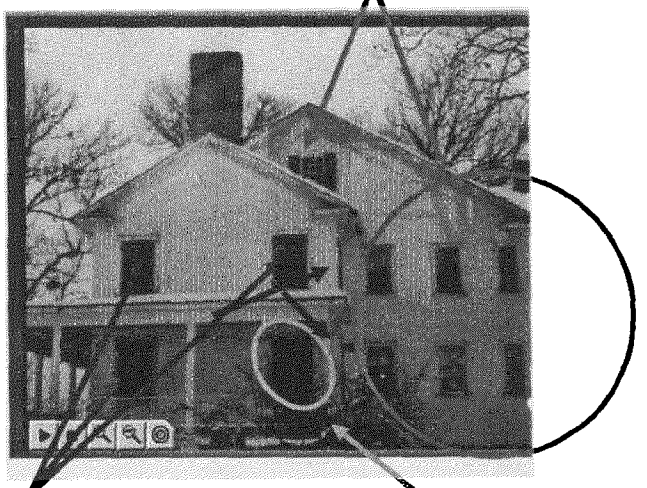
Appendix A (photographs of Avalon Farm)

Repair ten double hung windows



North elevation
Figure 1

Replace double hung windows with identically configured replacement windows



Repair five double hung windows (two of which are south-facing that can barely be seen in this photo)

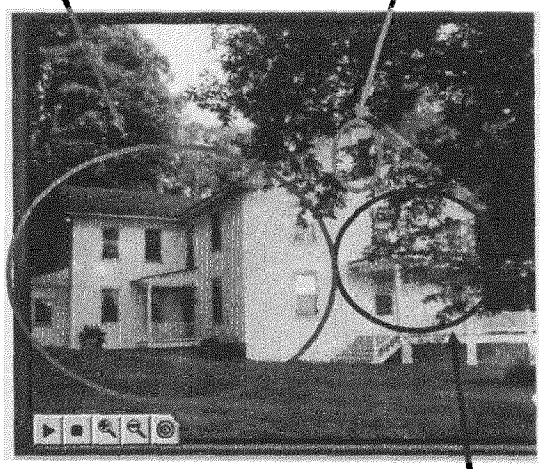
Replace one double hung window with a French door to the side porch

West elevation
Figure 2

Alternate north elevation
Figure 3

Replace double hung windows with identically configured replacement windows

Replace one double hung window with three double hung window (per original plans)



East and south elevations
Figure 4

Repair four double hung windows

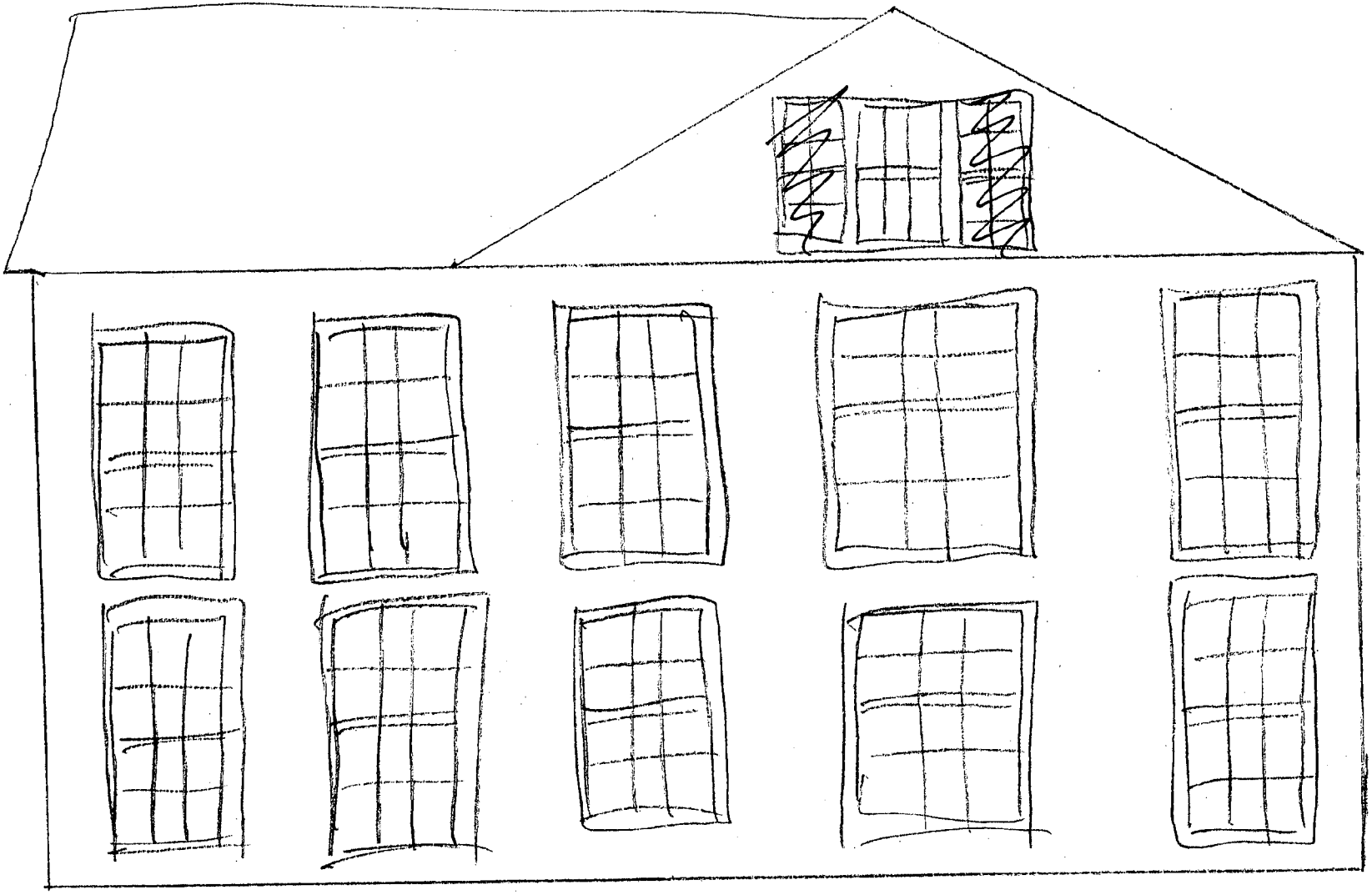
Appendix B (Existing and Proposed Plans/Elevations [~~two~~ 1 (removed by staff) copies of each], and Plat)

Front (north) elevation [existing]

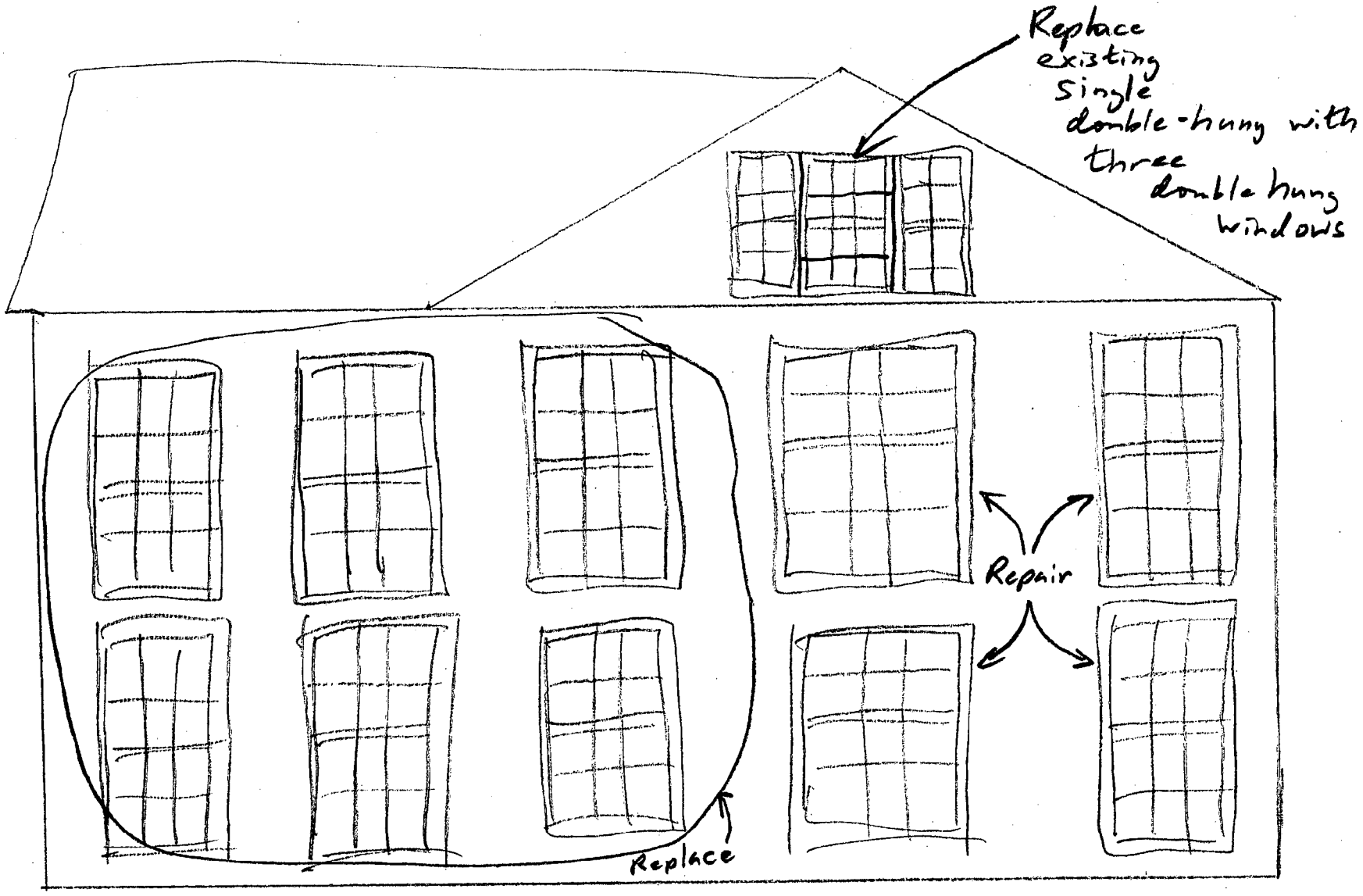
Repair
all windows

Front (north) elevation [proposed]

(17)

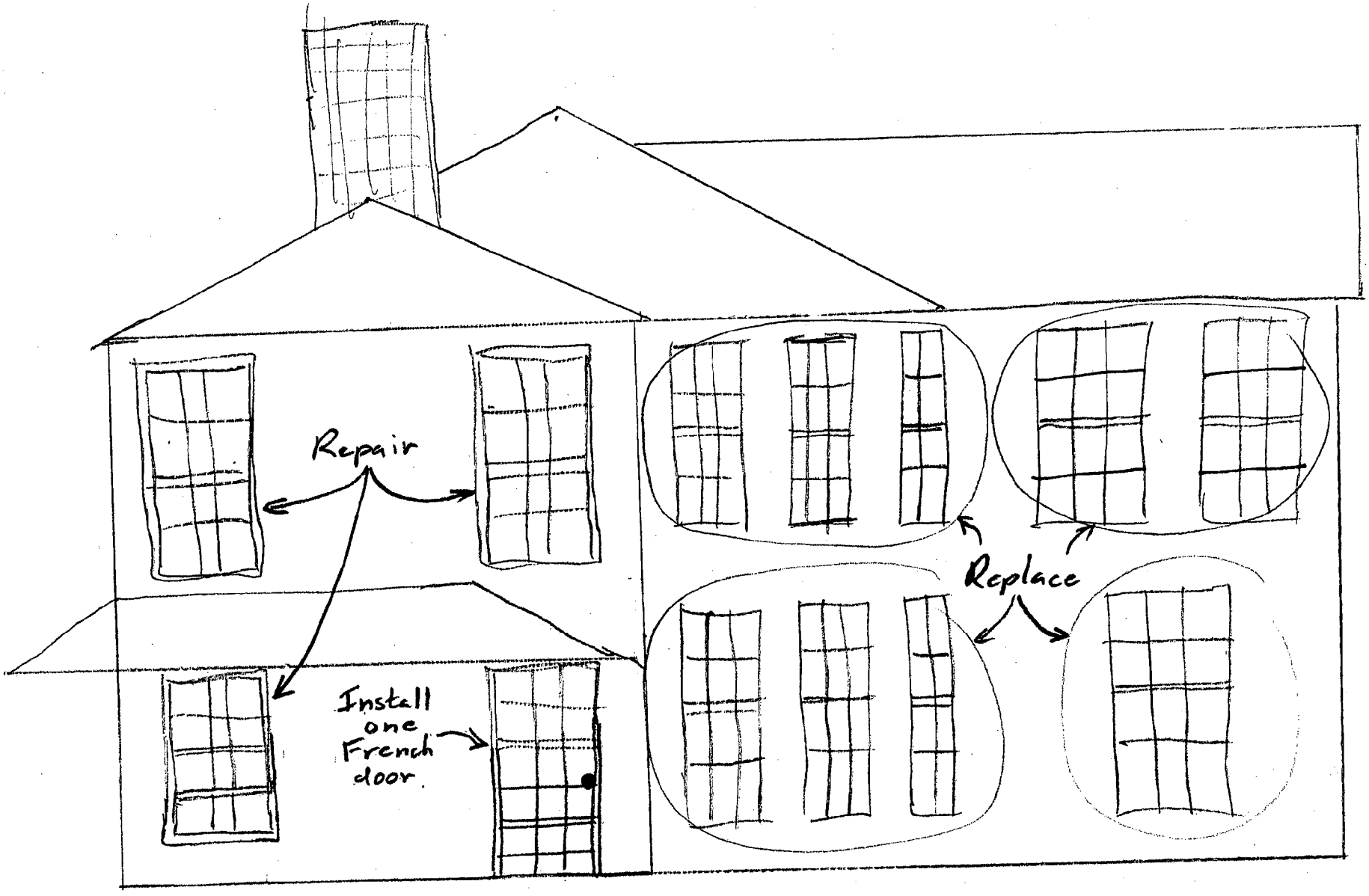


Side (east) elevation [existing]



Side (east) elevation [proposed]

Side (west) elevation [existing]



Side (west) elevation [proposed]

Back (south) elevation [existing]

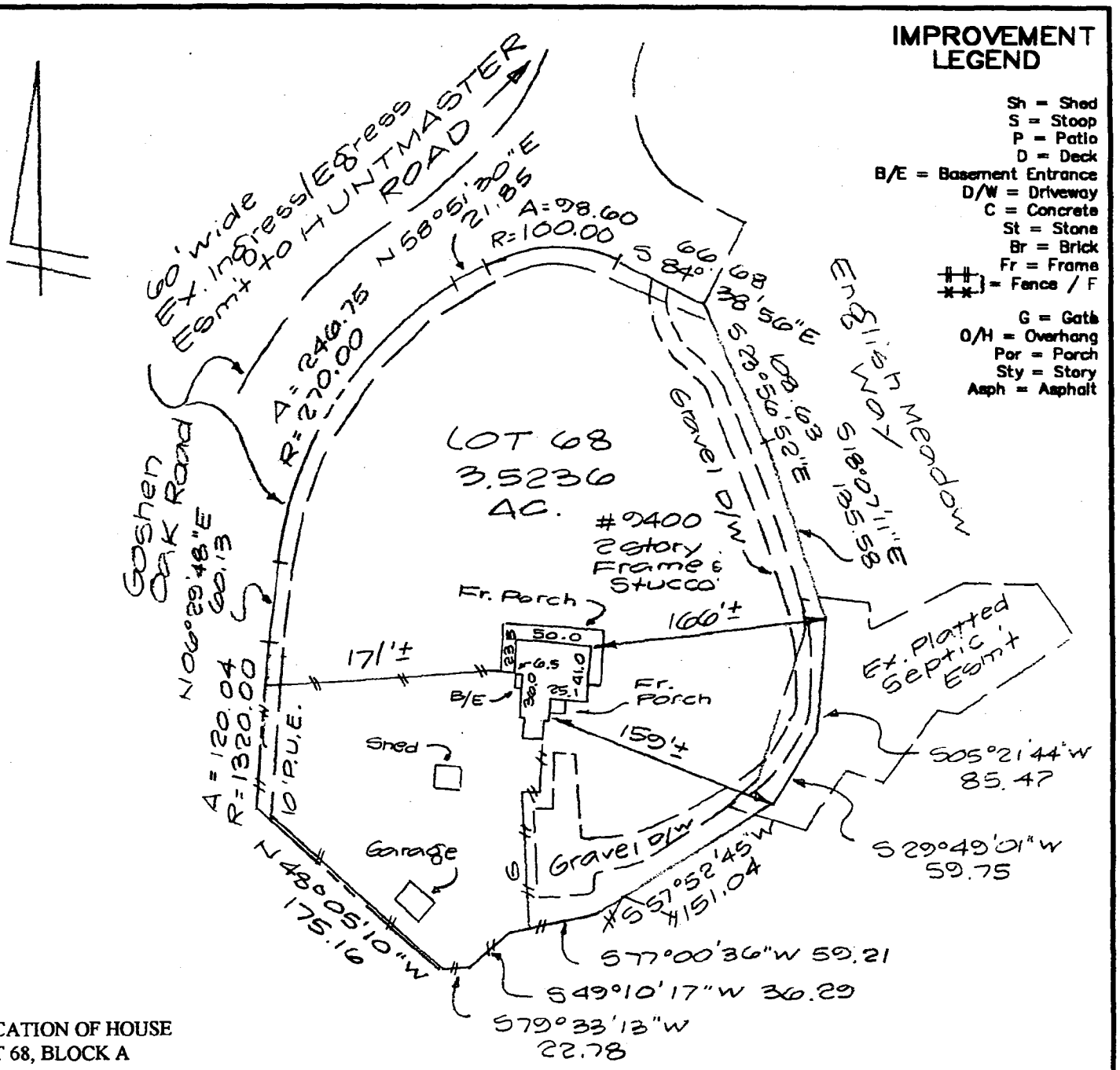
Replace all windows

Back (south) elevation [proposed]

CASE NO. 04-1184

NOTE : THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: This location for title purposes only – not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
LOT 68, BLOCK A
OVERLOOK HILL
MONTGOMERY COUNTY, MARYLAND

FLOOD ZONE C PER FEMA MAP

I HEREBY STATE THAT THE LOCATION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

DAVID [illegible] PROPERTY LINE SURVEYOR

REFERENCES	
PLAT BK	164
PLAT NO	18539
LIBER	
FOLIO	

HALLER–BLANCHARD & ASSOCIATES
P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301)228-2266 FAX: (301)228-2248

DATE OF PLANS	
WALL CHECK:	
HSE. LOC.:	11-29-04
BOUNDARY:	

SCALE: 1" = 100'
DRAWN BY: BB
JOB NO.: 04-26376

THIS LOCATION FOR MORTGAGE PURPOSES FOR Sabett

Appendix C (replacement window dimensions and related information on the replacement windows from Pella Corporation, including information on the proposed replacement double-hung windows on page 12 of the color brochure)

Proposal

K.C. COMPANY, INC.
12100 Baltimore Ave, Suite 1
Beltsville, MD 20705
1-877-24-PELLA

Phone: 301-957-7000 Fax: 301-210-1403 / 301-419-2963

Customer	Project / Ship-To	Quote	
Sabett 9400 Huntmaster Rd. 407 LAYTONSVILLE, MD 20882 MONTGOMERY Bus. Phone: ( ) - Bus. Fax: ( ) - Home Phone: ( ) - Cellular: ( ) - **Branch Name** **Phone** **Fax**	**Sabett, Randy** 9400 Huntmaster Rd. 407 LAYTONSVILLE, MD 20882 MONTGO **Owner: Randy Sabbet** Bus. Phone: (703) 597- 6521 Home Phone: K.C. COMPANY, INC. 301-957-7000 301-210-1403 / 301-419-2963	**Date** **Quote No.** **Order No.** **Alternate No.** **Need Date** **Sales Rep. Name** **Prepared by** **Payment Terms** **Architect** **Jamb Depth** **Order Type** **Glazing Design** **Pressure** **Branch Address** **City** **State**	12/21/2004 YR121404A 00/00/00 Rushford, Yetta C.O.D. Installed Sales Order 20.00 psf. 12100 Baltimore Ave, Suite 1 Beltsville, MD 20705 1-877-24-PELLA

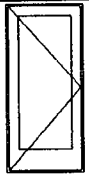
Comments:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

26

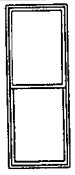
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 10 **Location:** deliv.	**Qty:** 1	Contractor free tailgate delivery	**0.00**	**0.00**

Notes:

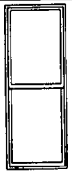
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 20** **Location:** door option - DR **R.O:** 2' 10-1/4" X 7' 2-1/2" **WallCond:** 6-9/16"	**Qty:** 1	**3486 Right Hinge In-Swing French Door, Frame:33-1/2 X 86:** Architect Series, Clad, Model 2, White, 5/8" InsulShld Temp IG Glazing, Bright Brass Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High=06), Fins (per design)	**2,288.50**	**2,288.50**

Notes: add approx. $475.00 for each door for install labor costs; lower sills, frame in to 36" x 84". Electrical not included.

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 30** **Location:** Library **R.O:** 3' 3-3/4" X 5' 11-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 70:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,261.99	2,523.98

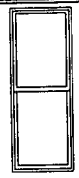
Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 35** **Location:** kitchen **R.O:** 2' 4-3/4" X 4' 6-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 53:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	826.97	1,653.94

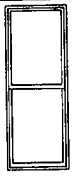
Notes:

Throughout the bid these are the computer defaults. A walk through with the installer occurs prior to construction.

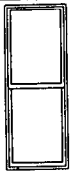
For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

Outside View	Item No. Qty.	Summary Description	Unit Price	Extended Price
	**Item# 40** **Qty:** 3 **Location:** morming room **R.O:** 2' 10-3/4" X 5' 7-7/8" **WallCond:** 4-3/16"	**Vent - DH Luxury Edition Double-Hung, Frame:34 X 66:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,071.26	3,213.78

Notes:

Outside View	Item No. Qty.	Summary Description	Unit Price	Extended Price
	**Item# 45** **Qty:** 2 **Location:** PR, upstairs closet **R.O:** 1' 7-1/2" X 4' 6-1/2"	**Vent-Equal Sash 50:50 Top:Bot Sash Split Precision Fit Window, Make Size:19 X 54:** Architect Series, Wood, Model 2, Primed Wood, 5/8" InsulShld IG Glazing, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	636.88	1,273.76

Notes:

Outside View	Item No. Qty.	Summary Description	Unit Price	Extended Price
	**Item# 50** **Qty:** 1 **Location:** stairs **R.O:** 2' 10-3/4" X 6' 6-7/8" **WallCond:** 4-3/16"	**Vent - DH Luxury Edition Double-Hung, Frame:34 X 77:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=03, Grille Lites High Lower Sash=03)	1,130.06	1,130.06

Notes:

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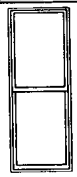
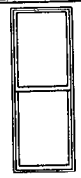
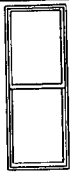
Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 55** **Location:** rear Br 3 **R.O:** 3' 3-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:39 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=04, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	1,029.07	2,058.14

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 75** **Location:** master bath **R.O:** 2' 4-3/4" X 4' 7-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 54:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	832.31	1,664.62

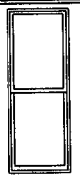
Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 80** **Location:** rear BR **R.O:** 2' 9-3/4" X 5' 3-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:33 X 62:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	901.80	1,803.60

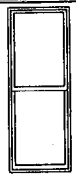
Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

(3)

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 85** **Location:** laundry **R.O:** 2' 9-3/4" X 5' 2-7/8" **WallCond:** 4-3/16"	**Qty:** 2	**Vent - DH Luxury Edition Double-Hung, Frame:33 X 61:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	896.55	1,793.10

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	**Item# 90** **Location:** attic **R.O:** 2' 4-3/4" X 3' 10-7/8" **WallCond:** 4-3/16"	**Qty:** 4	**Vent - DH Luxury Edition Double-Hung, Frame:28 X 45:** Architect Series, Wood, Model 3, Primed Wood, Half Vent /match Half Vent, 5/8" InsulShld IG Glazing, Half Screen, White, Champagne Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=03, Grille Lites High Upper Sash=02, Grille Lites High Lower Sash=02)	784.23	3136.92

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 95 **Location:** install cost	**Qty:** 23	PRECISION FIT WINDOW INSTALL	115.81	2663.63

Notes:

Outside View	Item No.	Qty.	Summary Description	Unit Price	Extended Price
	Item# 100 **Location:** install cost	**Qty:** 23	PRECISION FIT CAP	67.55	1553.65

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

Thank You For Your Interest In Pella Products

Taxable Subtotal	$ 25,657.62
Sales Tax at 5.0000%	1,282.88
Non-taxable Subtotal	
Total	$ 26,940.51
Deposit Received	$ 0.00

Customer Signature

Date

Pella Sales Representative Signature

Date

1. CANCELLATION NOTICE: ANY ITEMS CANCELLED AFTER THE DATE YOU SIGN THE CONTRACT WILL BE SUBJECT TO CANCELLATION OR RESTOCKING FEES AND/OR CUSTOM ORDER CHARGES ACCORDING TO THE COMPANY POLICIES IN EFFECT AT THIS TIME. I offer to purchase the goods herein described at the quoted prices and have read all the conditions listed on the enclosed sheet entitled "Terms and Conditions" and I understand and agree to such. I have agreed to accept delivery of the goods as stated on this order on or about the anticipated "Need Date" of _____. I also agree to pay in full for the goods contained in this order if for any reason I do not accept complete delivery of this order within 30 calendar days of stated "Need Date". 2.This proposal may include products other than Pella. Please consult your sales rep for specific warranty information. 3.This proposal valid for 30 days only.

WARRANTY: Pella(R) products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details. Neither Pella Corporation nor K.C. COMPANY, INC. will be bound by any other warranty

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at www.pella.com.

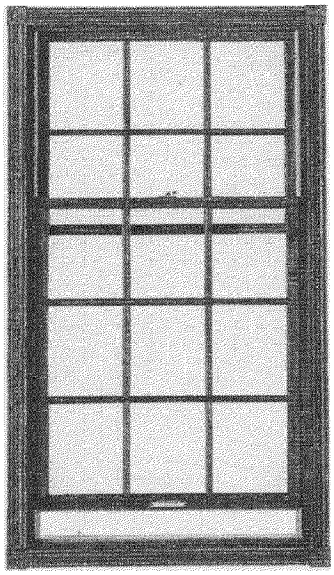
(33)

DOUBLE-HUNG WINDOWS

Traditional window detail with cutting-edge convenience.

Pella® double-hung windows are the perfect update for the traditional American home. They offer classic beauty with unparalleled convenience — not to mention superior energy efficiency.

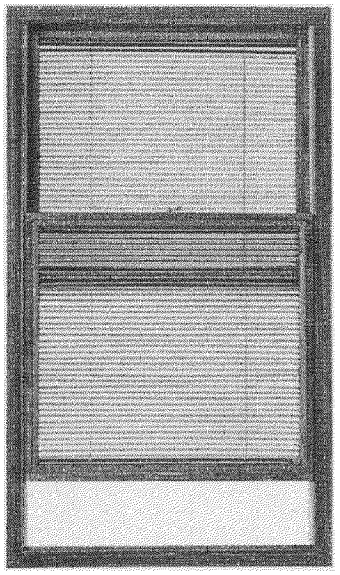
- Tilt-to-clean sash makes Pella double-hung windows a breeze to clean. Interior and exterior glass can be easily cleaned from inside the house — *standard feature on all Pella double-hung windows.*
- Our cam-action locks compress weatherstripping for a tighter-than-tight seal. They're recessed into the wood for improved functionality and appearance — *standard on Architect Series® and Designer Series® double-hung windows.*
- Pella double-hung windows can be raised from the bottom and lowered from the top to provide two levels of ventilation. Hot air is pulled from the ceiling to the outside from the top of the window. And cooler fresh air flows in from the bottom.



ARCHITECT SERIES®
Unsurpassed architectural expression.™

Patented Integral Light Technology® creates the historic look of true divided light by permanently bonding grilles to the interior and exterior surfaces of insulating glass. A nonglare, insulating spacer is installed between the insulating panes of glass and underneath the grilles to enhance the window's true-divided-light appearance.

The entire frame is inserted in the existing opening.



Proposed replacement

SERIES®
can't touch.™

uble-hung windows
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line that! Cordless
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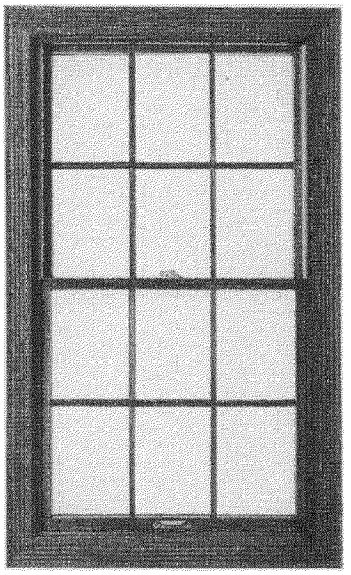
vay from dust,
tle hands.



PROLINE®
Basic done beautifully.™

ProLine® double-hung windows are world-class windows at a price most any budget can afford. By keeping our ProLine product offering simple, with standard shapes and sizes, we maximize your value.

Appendix D (Lead Paint Assessment)

ALBAN LEAD CONSULTANTS

Alban Home Inspection Service, Inc.
Lead Based Paint Consulting Division

January 4, 2004

Randy and Marina Sabett
18802 Quarrymen Terrace
Brookeville MD 20833

Re: Lead Paint Assessment
9400 Huntmaster Road
Laytonsville MD 20882
Final Report

Dear Mr. and Mrs. Sabett:

We herewith submit this report on the lead-based paint assessment we performed for you on this date at the above address. Such a lead-based paint assessment in homes built prior to 1978 is conducted in order to determine the existence of lead- based paint, the presence of immediate lead hazards, or the likelihood of potential hazards which may place occupants, particularly your children, at risk for lead poisoning. In view of your planned renovation of this home, we have focused primarily on the condition of the windows.

Children become lead poisoned primarily through the ingestion of the lead dust that comes from deterioration of leaded paint, and less commonly, from eating paint chips. For your information, lead dust is generated by friction of lead painted surfaces, such as window slides, sticking doors and cabinets, floors and stair treads.

This inspection was performed in a manner that is consistent with Title 10, the federal lead-based paint disclosure law. Nationally, the focus on the lead paint poisoning problem has shifted away from total abatement toward the more attainable goal of lead paint hazard reduction. For our inspection, soil, water and other media were not tested.

There are federal standards for determining the acceptability of lead levels. These levels are also the maximum permissible levels, known as "clearance standards" which may remain after a renovation project or a lead remediation project is completed and final cleaning has occurred. These standards are:

Dust:
Floors: 40 micrograms of lead per square foot (ug/s.f.)
Window sills: 250 ug/s.f.
Window wells: 400 ug/s.f.

Paint:
Paint chips: .50% lead by weight of dry sample
XRF levels: 0.8 milligrams per/cm2 (mg/cm2) or above (Maryland Standard)

Specific inspection and test results for the above noted property are as follows:

1. Visual Inspection. Our visual inspection showed that throughout this home, the condition of the painted surfaces was sub-standard. There is peeling, chipping or flaking paint on almost all painted surfaces inside and on the exterior of the property. The poor condition of the windows was self-evident. All painted surfaces of windows are deteriorated. Window wells, the exterior portion of the window sills into which the bottom sash seats, contained both deteriorated paint and excessive amounts of paint chips, dirt and debris.

2. X-ray Florescence. The x-ray florescence examination we performed found extensive use of lead-based paint on all wood painted trim and other components, although we also found no lead-based paint on walls, ceilings or interior doors. Wood painted components, such as doors, trim, baseboards, window sills and sashes, were found to have been painted with lead-based paint, except some stained components in the library.

On the exterior, with the exception of the windows of the rear porch with wood lap siding that are lead free, all window sashes, jambs and all exterior trim around the windows were found to contain lead-based paint. On the interior, all window sashes, jambs, trim, sills and aprons contain lead-based paint.

Please note that the purpose of a lead assessment is to determine the location and the condition of lead paint, rather than determining precise lead levels. We are enclosing the handwritten XRF summary report for your review and files.

3. Dust Wipe Samples. We performed ten dust wipes on five representative rooms. The window wells, sills and floors under windows were tested for lead contaminated dust. The enclosed Laboratory Analysis Report shows that every dust wipe we collected contained lead-contaminated dust above the federal standards shown above. Considering the deterioration of the paint on and around the window wells and sills, these laboratory results indicate dangerous levels of lead dust, making all windows extreme risks for lead poisoning. We recommend that effective remediation be accomplished prior to taking occupancy, in view of the health hazard represented by the lead dust and deteriorated lead paint.

The first line of defense for healthy living and for lead risk reduction in a home built before 1978 containing any lead-based paint is to keep all paint intact. From the point of view of the condition of the wood window materials, which are in poor condition, repair of the windows and lead remediation will be cost prohibitive and we recommend replacement of these double-hung windows with historically consistent appearing replacement wood

windows and jambs. The exterior wood trim around the windows should likewise be remediated, either by replacement or stripping and repainting. The window wells should be cleaned, the paint stripped and new paint applied. We also recommend that the window wells be covered with sheetmetal, such as aluminum, to make the window wells easily cleanable.

The second most effective risk reduction measure is good house-cleaning, including the wash down of horizontal surfaces with a high phosphate soap solution. After completion of your interior renovations, we recommendation that all horizontal surfaces be washed down with a lead cleaning solution, such as TSP or Leadesolve (obtainable from a hardware store) or one ounce of dishwasher powder (such as Cascade) to one gallon of warm water. Use paper towels and, after each wipe, discard the paper towel so as not to contaminate the wash water.

Upon completion of the renovation of your home, lead-based paint clearance testing should be performed to assure you that all lead risks were eliminated and the final cleaning resolved any construction period lead dust contamination. If you require additional information or advice regarding the lead paint condition of this home, kindly contact the undersigned.

Sincerely yours,

Alban Home Inspection Service, Inc.

Arthur S. Lazerow
President
MDE Lead Risk Assessor
Accreditation No. 24

SCHNEIDER LABORATORIES

INCORPORATED

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6776 • 800-785-LABS (5227) • (FAX) 804-353-6928

Excellence in Service and Technology

AIHA/ELLAP 100627, NVLAP 101180-0, MYELAP/MELAC 11413, CAELAP 2078, NC 683

LABORATORY ANALYSIS REPORT

Lead Analysis by EPA 3050B/7420 Method

ACCOUNT #:	582-05-4902	**DATE COLLECTED:**	1/4/2005
CLIENT:	ALBAN HOME INSPECTION	**DATE RECEIVED:**	1/5/2005
ADDRESS:	573 LANCASTER PLACE	**DATE ANALYZED:**	1/5/2005
	FREDERICK, MD 21703	**DATE REPORTED:**	1/5/2005
PO NO.:			
PROJECT NAME:	9400 Huntsmaster Rd		
PROJECT NO.:			
JOB LOCATION:	Laytonsville MD	**SAMPLE TYPE:**	WIPE

SLI Sample No.	Client Sample No.	Sample Description	Sample Area (ft^2)	Dilution Factor	Total Lead (μg)*	Lead Conc ($\mu g/ft^2$)
28314971	HM-01	Pwdr Rm Well Room 4	0.81	10	4,593.7	7,630.7
28314972	HM-02	Pwdr Rm Sill Room 4	0.54	1	222.1	553.3
28314973	HM-03	Din Rm Well Room 6	1.23	10	4,519.6	3,674.5
28314974	HM-04	Din Rm Sill Room 6	0.96	2	1,022.5	1,065.1
28314975	HM-05	Sit Rm Well Rm 10	1.23	20	3,701.2	3,009.1
28314976	HM-06	Sit Rm Floor Room 10	1.00	1	98.1	98.1
28314977	HM-07	BR3 Wall Room 13	1.23	20	11,856.5	9,639.4
28314978	HM-08	BR3 Floor Room 13	1.00	1	103.5	103.5
28314979	HM-09	Bath-PR Wall Room 14	0.70	10	6,261.9	8,945.5
28314980	HM-10	Bath-PR Sill Room 14	0.56	1	244.4	436.4

Analysis Run ID: 32609

all are above acceptable levels!!

ANALYST: DEREK L. JACKSON
Total no. of pages in report = 1

REVIEWED BY Matthew D. Asbury, Lab Director

Minimum Reporting Limit: 20 µg Total Lead. Effective 3/6/01, EPA Lead Hazard Standards: 40 µg/ft² for floors and 250 µg/ft² for interior window sills, based on weighted average of all samples taken. EPA Clearance Standards are 40 µg/ft² for floors, 250 µg/ft² for interior window sills, 400 µg/ft² for window troughs. Industrial projects may have limits established per project. ELLAP certification applies only to samples taken on ASTM E 1792 wipe media.

DISTRICT OF COLUMBIA LEAD POISONING PREVENTION & CONTROL

LEAD PAINT RISK REDUCTION REPORT

FORM A - DIAGRAM

9400 Hunt Master Road

PROPERTY ADDRESS

Lay Townsite MD 20882 1/4/05

UNIT NUMBER

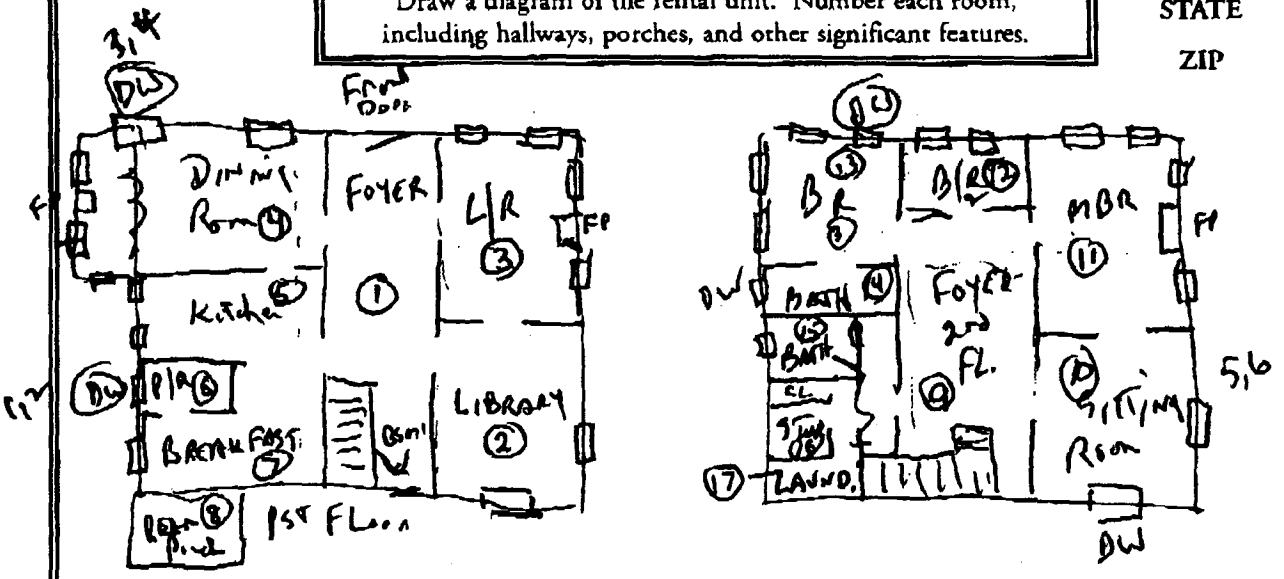
OWNER: Randy & Marina Sabett

CITY

STATE

ZIP

Draw a diagram of the rental unit. Number each room, including hallways, porches, and other significant features.



STREET NAME OR ROAD

INSPECTION CERTIFICATE NO.

MDE INSPECTORS NAME ACCREDITATION NO.

ALBAN HOME INSPECTION SERVICE
575 Lancaster Place ■ P.O. Box 693 ■ Frederick, MD 21702
Metro 1-800-822-7200 ■ 301-662-6565
Fax 301-662-8421

LEAD HAZARD VISUAL INSPECTION

FLOOR PLAN

See attached Drawing

Client Name: Randy & Maria Sabatt
Address: 9400 Huntmaster Rd
Laytonsville MD 20882
Date: 1/4/05
Time In 10:00 Out 17:15
Inspector: A.S. Lazerow
Purpose of Inspection: Risk Assmt

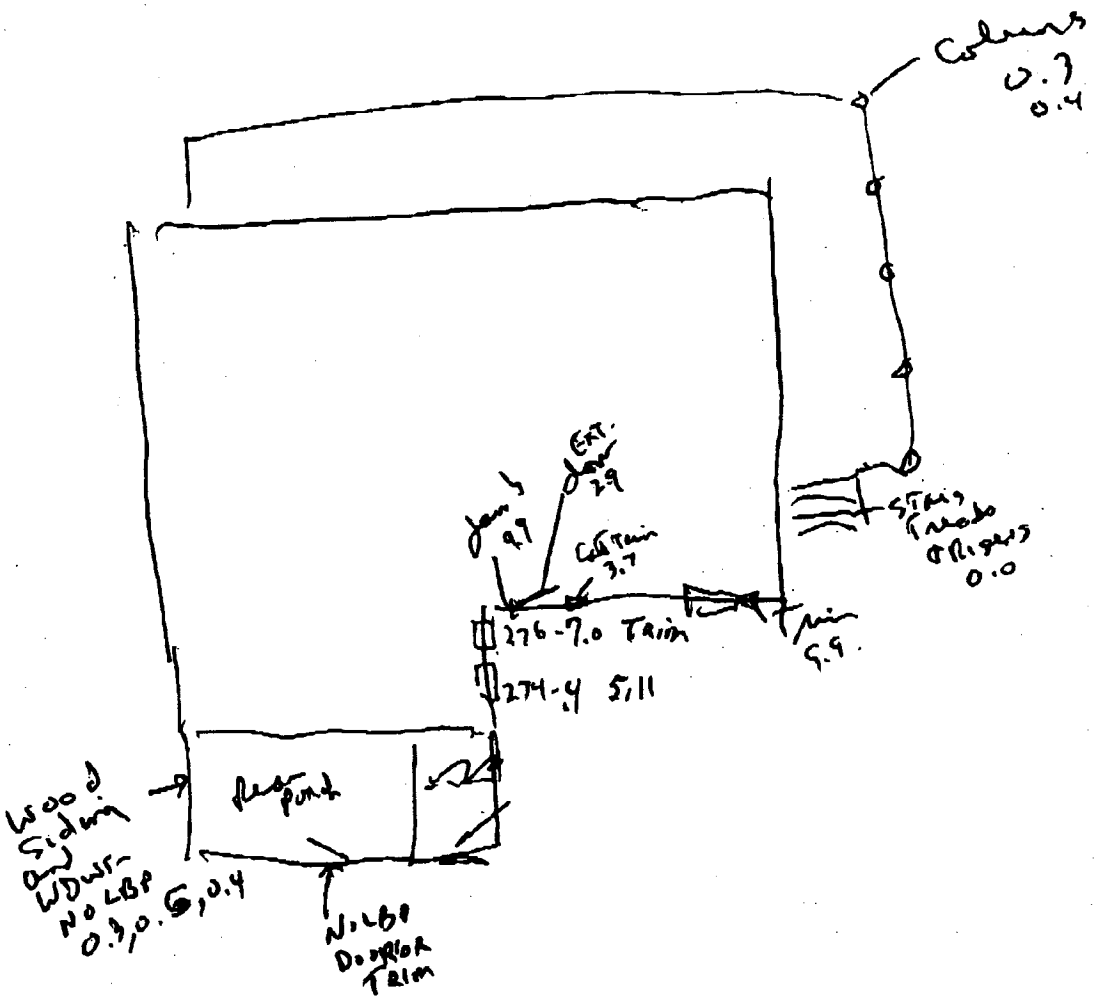
CHIPPING, PEELING OR FLAKING PAINT — SATISFACTORY UNLESS NOTED

TEST LOCATION	L/R	D/R	KIT	HALL	[illegible]	STAIRS	BR 1	BR 2	BR 3	BR 4	BATH 1	BATH 2	BATH 3
Wall	0.2		0.2		0.2	0.2	0.0	0.3				0.0	
Floor	0.0		N/A		N/A		0.1	0.1			CRR	CRR.	
Ceiling	0.0		0.3		0.2		0.1	0.2			0.2	0.0	
Baseboard	3.4		0.1		0.1	7.6	5.3	4.3			-	CRR.	
Chair rail	0.1		-		WD 0.2		-				-	-	
Radiator	-	-	-	-	-	-	-	-	-	-	-	-	-
Window sash	9.9		5.0		6.8	6.5	8.5	5.4			4.5	9.9	
Sill	6.0		0.0		3.4	5.8	6.9	6.7			0.2	9.9	
Apron	4.8		0.2		2.2	6.2	Nail	7.6			0.1	9.9	
Trim	6.6		0.4		5.6	4.6	7.1	6.2			0.3	9.6	
Jamb	9.9		0.3		9.9	9.9	8.0	4.7			9.9	9.9	
Entry Door		CRR	0.0		0.1	-	0.1	0.3			0.0	0.0	
Trim	7.3		0.2		7.6	-	6.8	8.2			9.9	9.9	
Jamb	4.1		4.6		-	-	7.5	7.3			8.7	9.9	
Closet Door	-	-	-		4.8	-	0.2	[illegible]			-	-	
Trim	-	-	-		4.4	-	6.8	-			-	-	
Jamb	-	-	-		-	-	7.4	-			-	-	
[illegible]	#3	-	#5		#7	-	#10	#11			#6	#14	

NOTES

CALIBRATION
STDRDS: 1.9 ± .3 Ø
IN 1.7, 1.7, 1.8 0.2, 0.1, 0.1
OUT 1.7, 1.8, 1.8 0.0, 0.1, 0.0

L/R Fireplace WD - NO LBP
MBR w/ Private bth
FP - Masonry 5.4
Wood 8.9


Columns
0.7
0.4
EXT. Door
2.9
Jamb
9.7
Cill Trim
3.7
STEEL FRAME OPENING
0.0
276-7.0 Trim
Trim
9.9
274-4 Sill
Wood Siding and WDWR-
NO LBP
0.3, 0.5, 0.4
N. LBP
DOOR/OR TRIM

MDE FORM C - DUST SAMPLE COLLECTION

ALBAN HOME INSPECTION SERVICE
575 Lancaster Place ■ P.O. Box 693 ■ Frederick, MD 21702
Metro 1-800-822-7200 ■ 301-662-6565
Fax: 301-662-8421

LEAD HAZARD
DUST WIPE SAMPLES

Date 1/4/05 Laboratory: [redacted] Schneider Labs

Samples Collected By: ARTHUR S. LAZEROW

Owner's name: Randy & MARINA SABETT

Address: 9400 HUNTMASTER ROAD LAYTONSVILLE MD 20882

Date and Time Work Completed: 1/4/05 12:15 PM

Sample Type: Initial Test: ✓ Retest: _____ Clearance: _____

Housing Condition: Excellent _____ Good _____ Substandard ✓

SAMPLE NO.	LOCATION	SURFACE CODE	ROOM	MATERIAL CODE	METHOD CODE	AREA IN INCHES (L x W)	LABORATORY RESULTS) µg Pb/ft²	NOTES
Hm-01	PwdrRm	Wall	4	Wood	Wipe	19½ x 4½		
Hm-02	PwdrRm	Sill	4	"	"	19½ x 2½		
Hm-03	DR Rm	Wall	6	"	"	39½ x 4½		
Hm-04	DR Rm	Sill	6	"	"	39½ x 3½		
Hm-05	Sitting Rm	Wall	10	"	"	39½ x 4½		
Hm-06	" "	Floor	10	"	"	1Sq Ft		
Hm-07	B/R3	Wall	13	"	"	39½ x 4½		
Hm-08	B/R3	Floor	13	"	"	1Sq. FT.		
Hm-09	Bath-PR	Wall	14	"	"	27 x 3¾		
Hm-10	Bath-PR	Sill	14	"	"	27 x 3		

Date Received: _____ Reported: _____ Analyst: _____

Remarks: _____

Threshold Limit: Floor: 40 µg/ft²
Window sill: 250 µg/ft²
Window well: 400 µg/ft²

Appendix E (reproductions of the original blueprints for Avalon Farm).

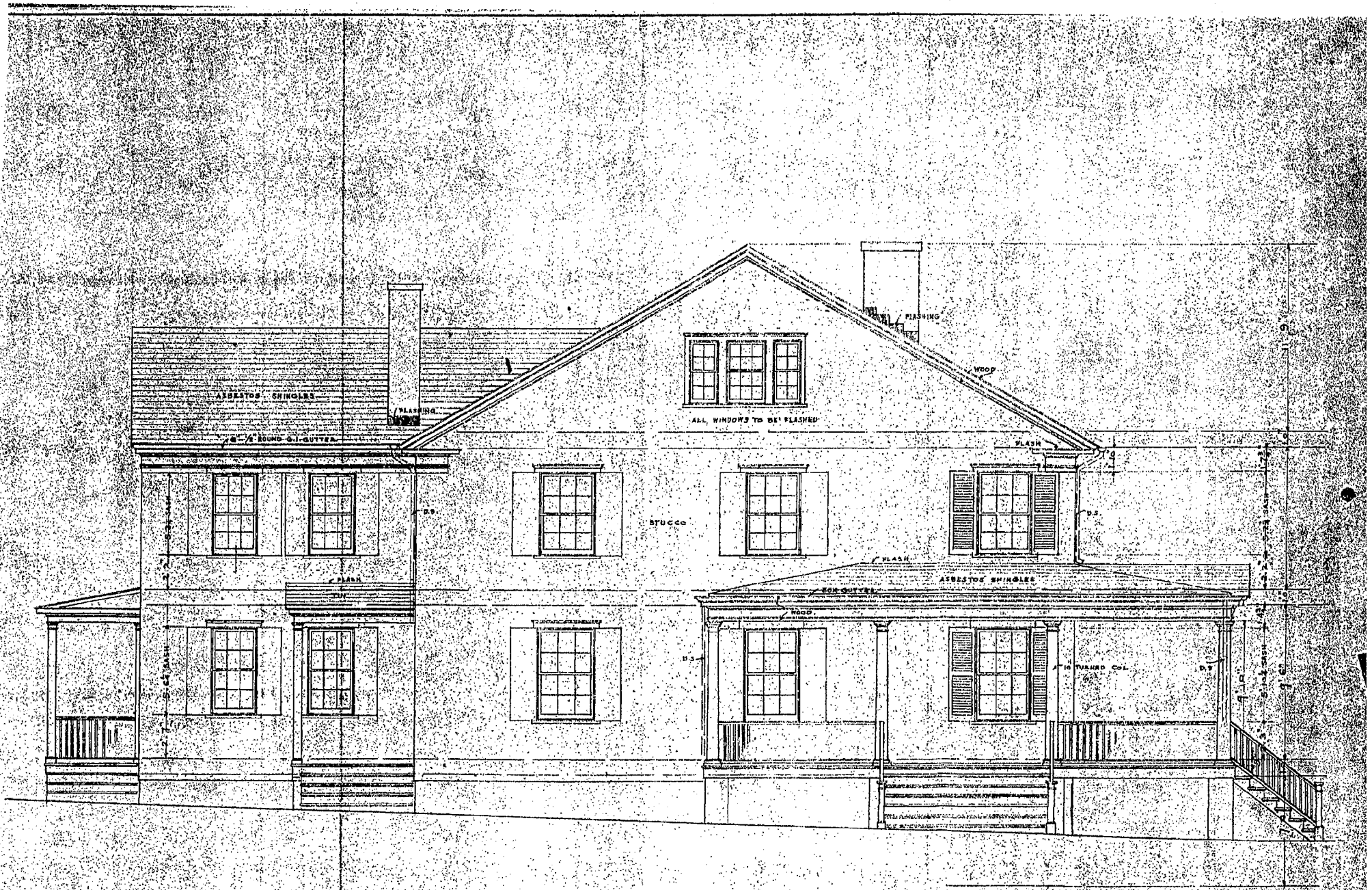
RESIDENCE FOR
H.W. BLUNT, JR.
GAITHERSBURG, MD

FRONT ELEVATION
Scale ½ inch = 1 foot.

A. B. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON, D. C.

ORDER [illegible]
FILE [illegible]
DATE APRIL [illegible]
REVISED
DRAWN BY F.W.
SHEET NO. R
ALL DIMENSIONS MUST BE VERIFIED [illegible]

45



RESIDENCE FOR
H.W. BLUNT, JR.
GAITHERSBURG, MD.

END ELEVATION
Scale ¼ inch = 1 foot

A. O. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON, D. C.

ORDER
FILE
DATE APRIL 28 1921
REVISED
DRAWN BY T.W.M.
SHEET NO.
ALL DIMENSIONS MUST BE VERIFIED AT BUILDING

RESIDENCE FOR
H.W. BLUNT JR.
GAITHERSBURG, MD.

END ELEVATION
Scale ¼ inch = 1 foot

A. B. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON, D. C.

ORDER 1260
FILE 691
DATE APRIL 28 1932
REVISED
DRAWN BY F.W.M.
SHEET NO. 6

ALL DIMENSIONS MUST BE VERIFIED AT BUILDING

REAR ELEVATION

Scale ¼ inch = 1 foot

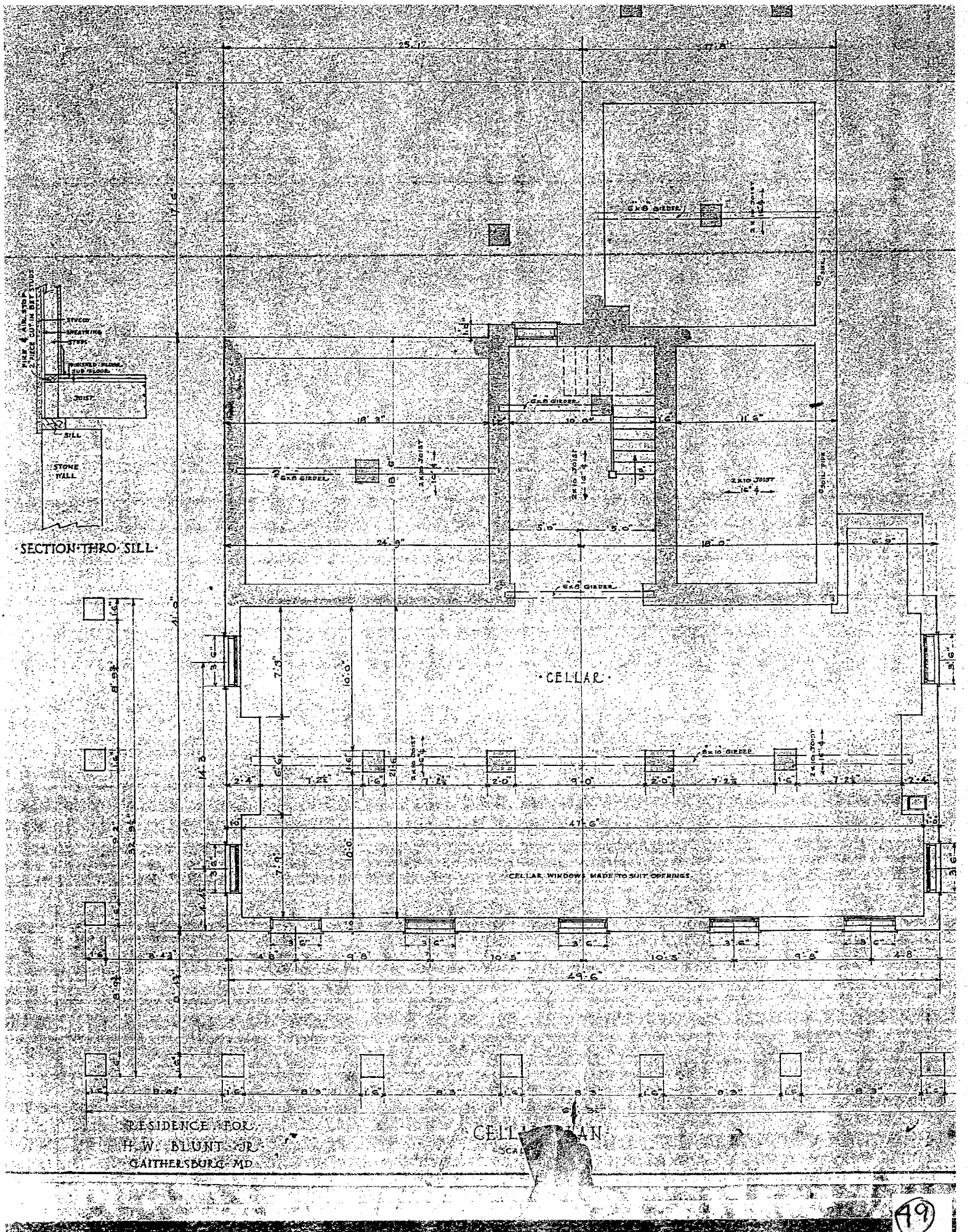
RESIDENCE FOR
H.W. BLUNT JR.
GAITHERSBURG MD.

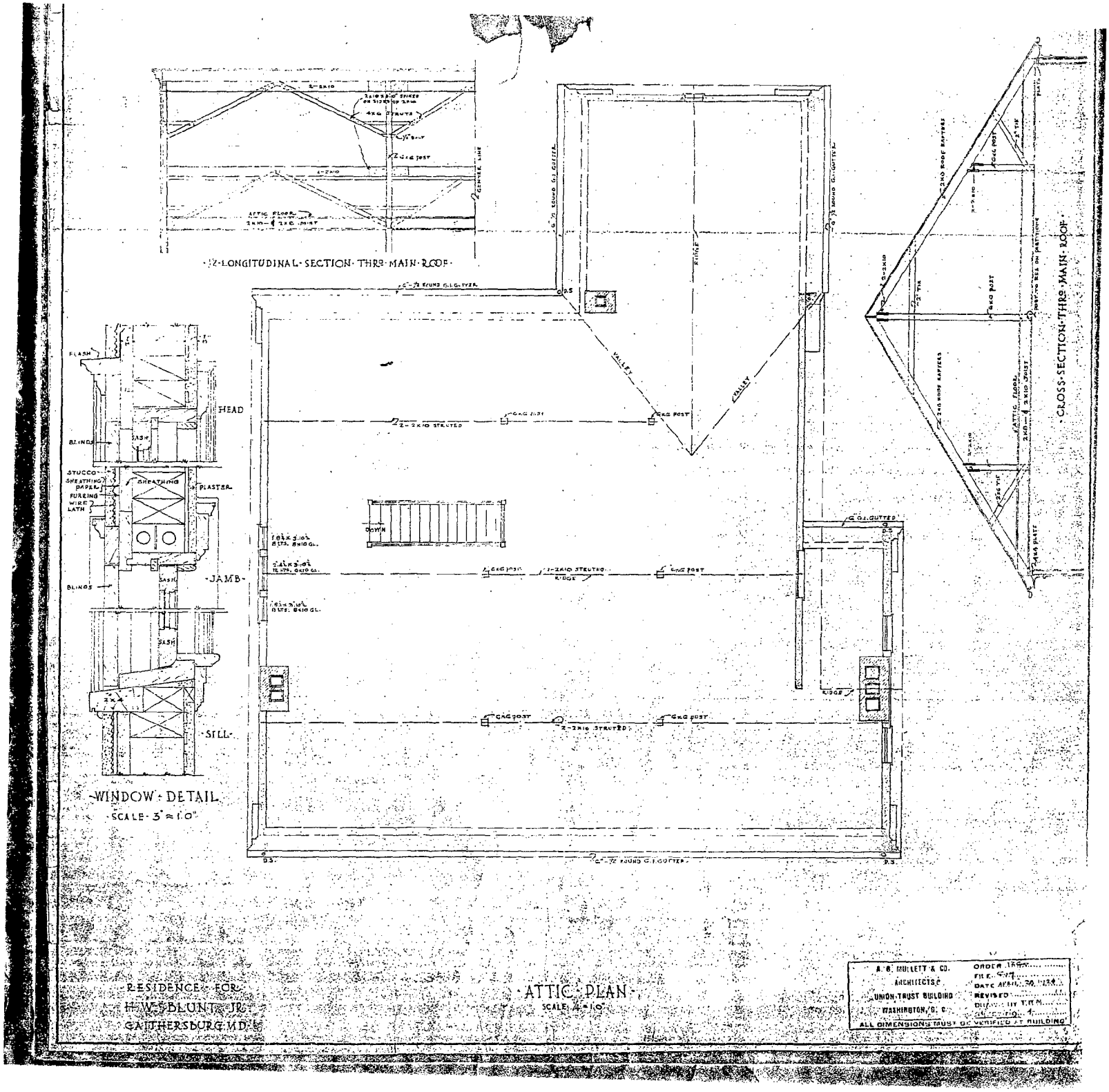
A. B. MULLETT & CO.
ARCHITECTS
UNION TRUST BUILDING
WASHINGTON, D. C.

ORDER #
FILE
DATE
REVISED
DRAWN BY
SHEET NO.

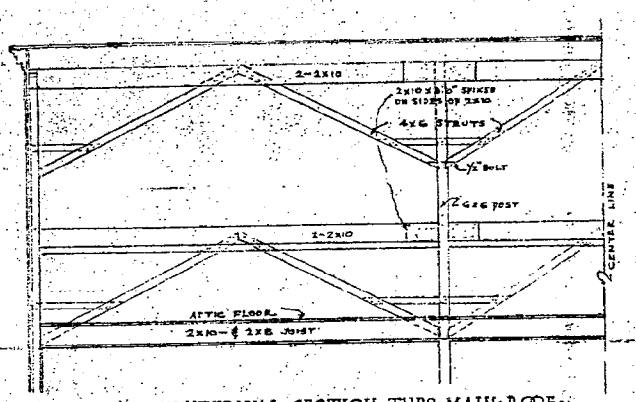
ALL DIMENSIONS MUST BE VERIFIED AT BU

48

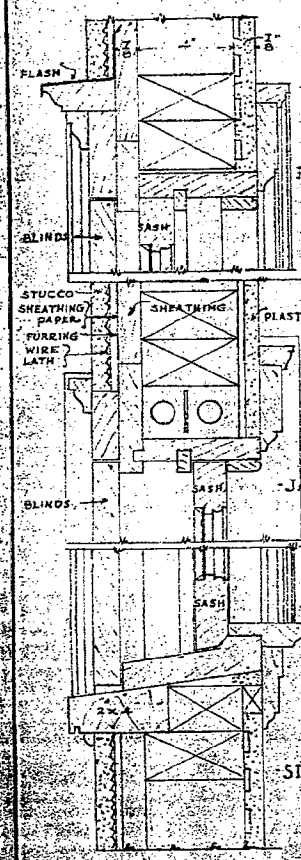

SECTION THRO SILL
CELLAR
CELLAR WINDOWS MADE TO SUIT OPENINGS
RESIDENCE FOR
H. W. BLUNT JR.
GAITHERSBURG MD
CELLAR PLAN
SCALE


½-LONGITUDINAL-SECTION-THRU-MAIN-ROOF-
CROSS-SECTION-THRU-MAIN-ROOF-
HEAD
JAMB
SILL
WINDOW-DETAIL
SCALE-3"=1'0"
ATTIC-PLAN
SCALE-1/8"=1'0"
RESIDENCE-FOR-
H.W.BLUNT,JR.
GAITHERSBURG,MD.
A.G.MULLETT & CO.
ARCHITECTS
UNION-TRUST BUILDING
WASHINGTON,D.C.
ORDER
FILE
DATE
REVISED
DRAWN BY
ALL DIMENSIONS MUST BE VERIFIED AT BUILDING

(50)

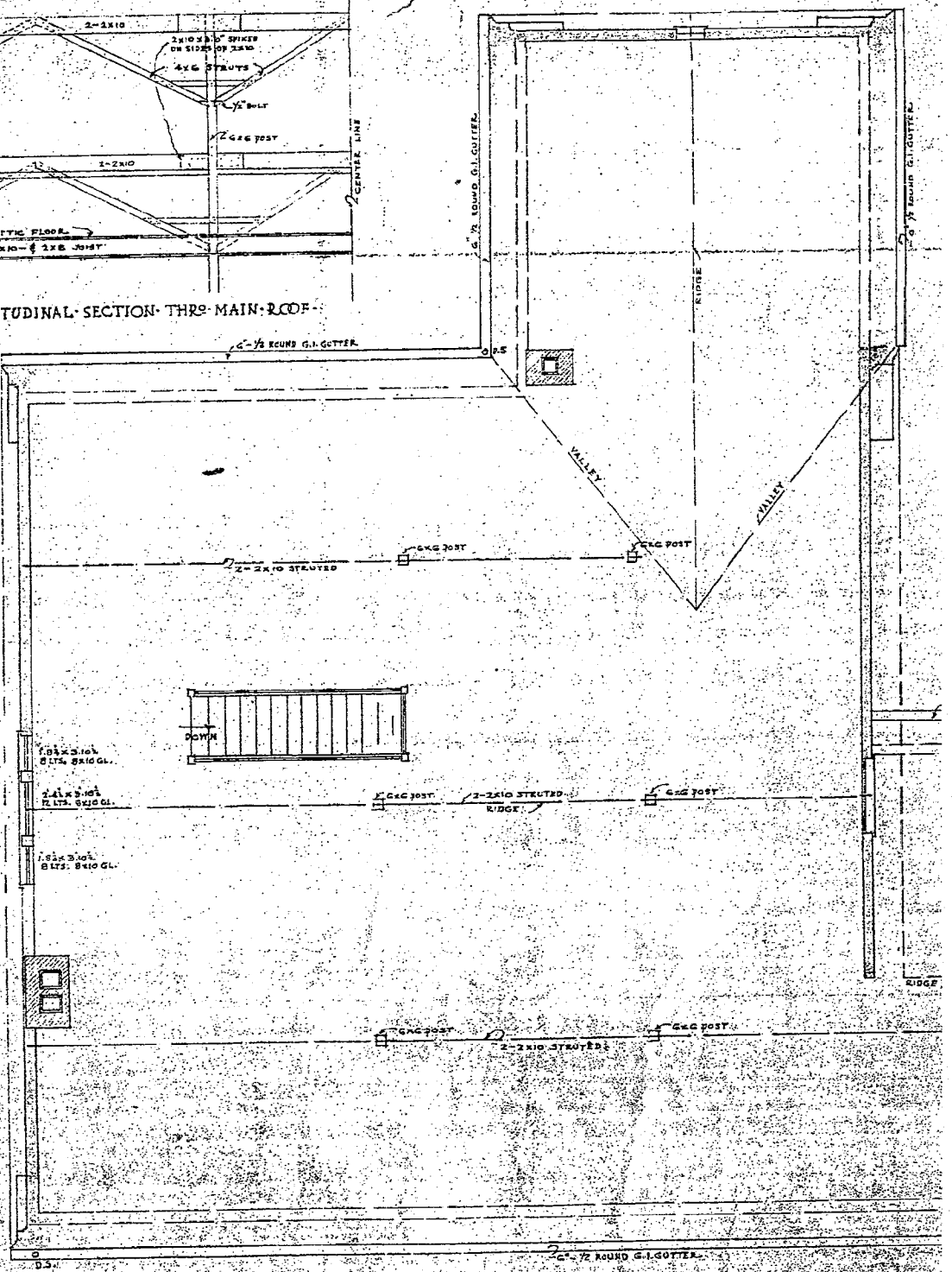


½ LONGITUDINAL SECTION THRO MAIN ROOF



WINDOW DETAIL

SCALE 3"=1'0"



ATTIC PLAN

SCALE ¼"=1'0"

RESIDENCE FOR

H. W. BLUNT JR.

GAITHERSBURG MD.

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
Randy & Marina Sabett 18802 Quarrymen Terrace Brookeville, MD 20833	
Adjacent and confronting Property Owners mailing addresses	
Korosh Shokouhi 9238 English Meadow Way Laytonsville, MD 20882	Stephen Alexander 9241 English Meadow Way Laytonsville, MD 20882
Delores M. Milford 21620 Goshen Oaks Rd. Laytonsville, MD 20882	Joseph P. Idoni 21621 Goshen Oaks Rd. Laytonsville, MD 20882
Wayne Rewega 21624 Goshen Oaks Rd. Laytonsville, MD 20882	John F. Klafin 21628 Goshen Oaks Rd. Laytonsville, MD 20882

Jessica Abod 21637 Goshen Oaks Rd. Laytonsville, MD 20882	Patricia Murphy 21638 Goshen Oaks Rd. Laytonsville, MD 20882

PRODUCT INTRODUCTION AND SELECTION

Product Line Description

Pella® ARCHITECT® SERIES

Pella® Architect Series® products feature historical muntins permanently bonded to the interior and exterior glass. This patented technology replicates the historically correct appearance of true divided light while providing state-of-the-art energy efficiency, structural integrity and water-resistant performance.

- Optional InsulShield® argon-filled insulating glass with Low-E coating, for reduced fading and lower heating and cooling costs. Standard, uncoated insulating glass also available.
- Permanently bonded muntin bars in Prairie and Traditional styles standard. Custom patterns available.
- An insulating foam spacer is installed between the glass panels and underneath the muntin bars. This replicates the appearance of true divided light—with thermal performance superior to that of competitors' metal spacers.
- Optional removable room side muntin bars also available.
- Aluminum-clad or wood exteriors.
- Custom cladding colors. Choice of standard colors or a virtually infinite range of custom colors.
- Wood interiors. Can be painted or stained to match décor.
- Windows are built to order in 1/4" increments.

Pella® Designer® SERIES

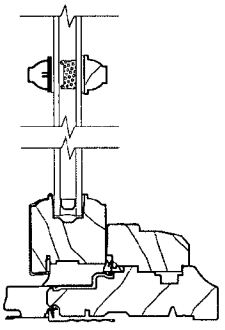
Pella Designer Series® products are the ideal solution when a high degree of light control, privacy and design flexibility are required. These innovative windows and doors offer an almost unlimited choice of sizes, styles, colors and options, including between-glass Slimshade® blinds, cellular fabric shades and removable muntins.

- Between-glass window fashions and muntins—protected from dust, damage and busy hands—can greatly reduce long-term maintenance costs.
- Double- and triple-paned glazing offers space for two between-glass options.
- Exterior aluminum cladding.
- Custom cladding colors. Choice of standard colors or a virtually infinite range of custom colors.
- Wood interiors. Can be painted or stained to match décor.
- Windows are built to order in 1/4" increments.

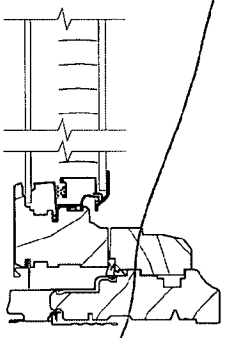
Pella® ProLine®

When price is important, and you don't want to sacrifice quality and performance, Pella ProLine® windows and doors are the ideal solution. ProLine products deliver the quality assurance and energy efficiency of Pella windows—and a virtually maintenance-free exterior.

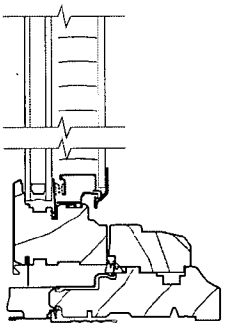
- Optional InsulShield® argon-filled insulating glass with Low-E coating, for reduced fading and lower heating and cooling costs. Standard, uncoated insulating glass available on white-clad windows only.
- Optional grilles. Three grille options: Removable wood interior muntins with a real wood, beveled profile; permanently installed aluminum grilles-between-the-glass; or grilles permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- Exterior aluminum cladding available in three standard colors.
- Wood interiors. Can be painted or stained to match décor.
- Standard sizes available.



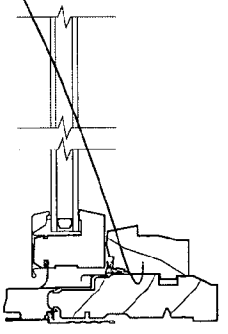
Architect Series



Designer Series with Double Glazing and Between-Glass Blinds



Designer Series with Triple Glazing and Between-Glass Blinds



ProLine with Aluminum Grilles-Between-the-Glass

DOUBLE-HUNG WINDOWS

Architect Series® Wood LX Detailed Product Descriptions

Frame

- Select softwood, water-repellent, preservative-treated in accordance with WDMA I.S.-4.
- Interior exposed surfaces are of clear pine (rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- All exterior surfaces primed.
- Overall frame depth is 4-3/8" (111 mm).
- Jamb liner shall be wood/clad insert.

Sash

- Select softwood, water-repellent, preservative-treated in accordance with WDMA I.S.-4.
- Interior exposed surfaces are of clear pine (rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- All exterior surfaces are factory-primed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-3/4" (44 mm).
- Upper sash has surface-mounted wash locks.
- Lower sash has concealed wash locks in lower check rail.

Glazing System

- Quality float glass complying with ASTM C1036.
- Silicone-glazed 5/8" [clear] [InsulShield® argon-filled, multi-layer Low-E coated] [bronze InsulShield® air-filled multi-layer Low-E coated] [gray InsulShield® air-filled multi-layer Low-E coated] [green InsulShield® air-filled multi-layer Low-E coated] dual-seal insulating glass.
- Custom and high altitude glazing also available.
- Units with Integral Light Technology® only:
  - ✦ Insulating glass contains a foam muntin grid between two panes of glass. Foam grid shall be adhered to glass.
  - ✦ Muntin bars shall be solid [7/8"] [1-1/4"] wide pine, water-repellent, preservative-treated in accordance with WDMA I.S.-4.
  - ✦ Bars shall be adhered to both sides of insulating glass with VHB acrylic adhesive tape and aligned with the foam grid.
  - ✦ Exterior surfaces primed; interior surfaces unfinished, ready for site finishing.

Weather Stripping

- Foam with 3 mil skin at head. Water-stop santoprene-wrapped foam at sill; thermal-plastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner or jamb liner components to seal to sides of sash.

Optional Products

The following specify optional products sold separately.

- Insect Screen: Standard:
  - ✦ [Half-] [Full-] size with black vinyl-coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.
  - ✦ Screen set in aluminum frame and fitted to outside of window, supplied complete with all necessary hardware.
  - ✦ Screen frame finish shall be baked enamel, white.

– or –

- Insect Screen: Vivid View™:
  - ✦ [Half-] [Full-] PVDF 21/17 mesh minimum 78 percent light transmissivity screen cloth complying with ASTM D 3656 and SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - ✦ Screen frame finish shall be baked enamel, color to match window cladding.
- Removable Muntin Bars (for units without integral muntin bars)
  - ✦ [3/4" profile] [1-1/4" profile] removable solid wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
  - ✦ Surfaces unfinished, ready for site finishing.

Hardware

- Painted block-and-tackle balances connected to sash with a polyester cord and concealed within the frame.
- Lock: [Spoon-shaped sash lock] [Self-aligning sash lock]. Two sash locks on units with 37" frame width and greater. Finish shall be [baked enamel, champagne.] [baked enamel, white.] [bright brass.] [satin nickel.] [oil-rubbed bronze.]
- Lift: Sash lift furnished for field installation. Two lifts on units with 37" frame width and greater. Finish shall be [baked enamel, champagne.] [baked enamel, white.] [bright brass.] [satin nickel.] [oil-rubbed bronze.]
- Steady-Tilt™ self-supporting tilt-wash feature on lower sash with linkage arms connecting sash to jambliner.

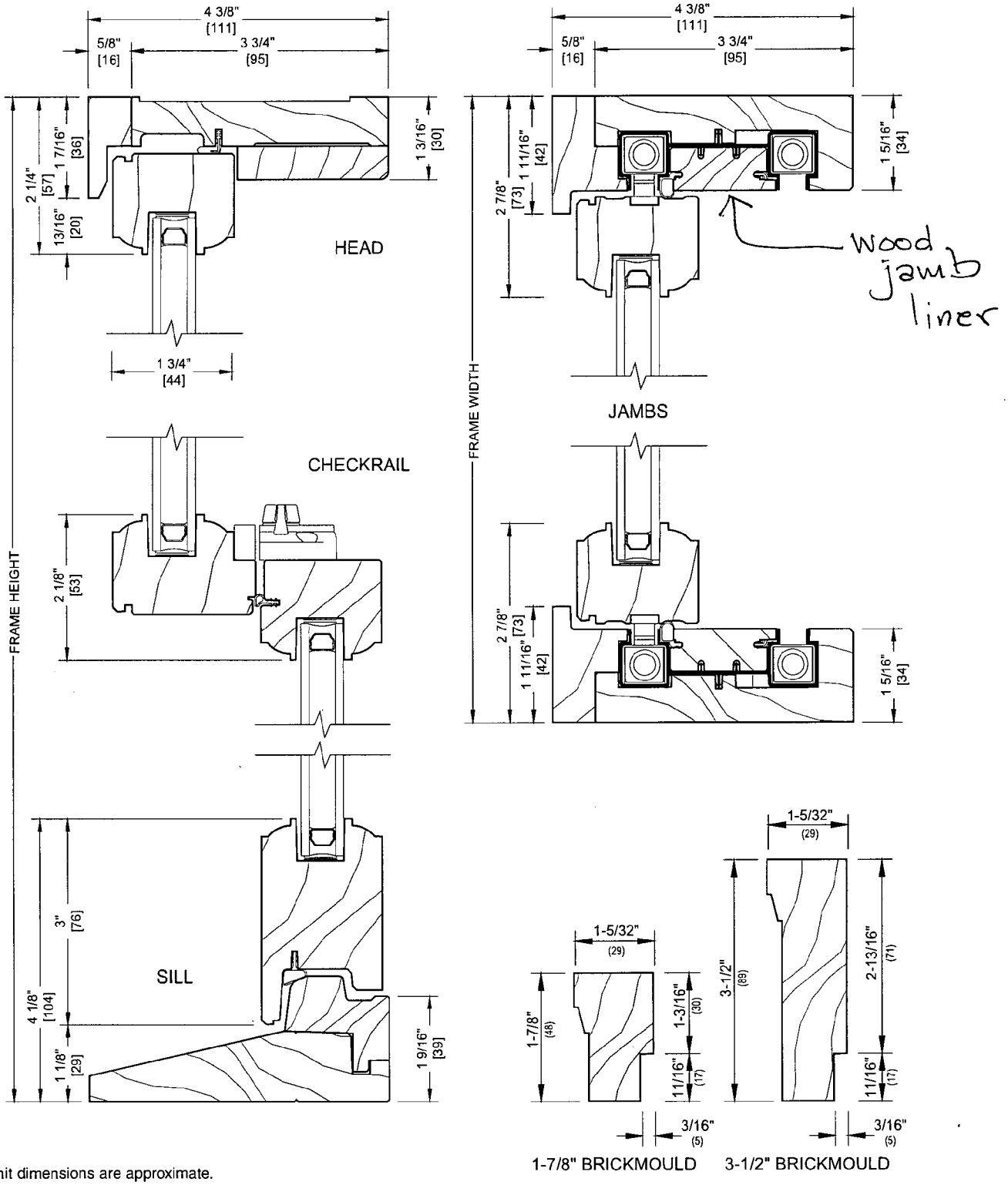
Interior Finish

- [Unfinished ready for site finishing.] [Factory-primed with one coat acrylic latex.]

DOUBLE-HUNG WINDOWS

Architect Series® Wood LX Rectangular Unit Sections

Scale 6" = 1' 0"



NOTE:

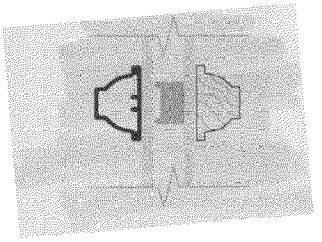
- All unit dimensions are approximate.

57

Muntin Bar Options

HISTORICAL MUNTIN BARS

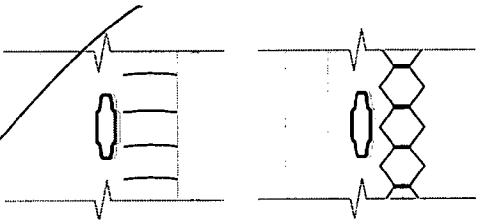
Historically accurate muntin bars, permanently affixed to the interior and exterior glass, are available on Architect Series® products only.



- Wood muntin bars are adhered to the interior face, and wood or extruded aluminum muntin bars are adhered to the exterior face.
- Interior and exterior muntin bars are aligned with a foam spacer between the two panes of glass. This replicates the appearance of true divided light—and offers thermal performance vastly superior to competitors' metal spacers.
- Muntin bars are available in 7/8" and 1-1/4" widths. Custom widths and patterns are also available.

BETWEEN-GLASS MUNTIN BARS

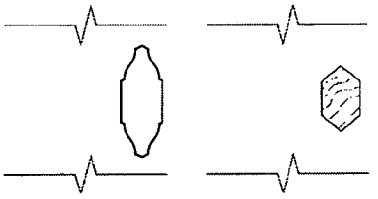
Removable wood muntin bars are mounted between the glass in Designer Series® insulated double- and triple-glazed window systems. Between-glass muntin bars may be used in conjunction with between-glass Slimshade® blinds or cellular fabric shades on all Designer Series products.



- Muntin bars are available in 7/8" or 1-1/4" widths. Custom widths and patterns are also available.

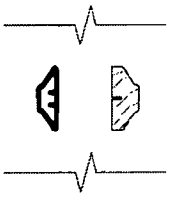
REMOVABLE INTERIOR MUNTIN BARS

Room side wood muntin bars are securely attached to the interior.



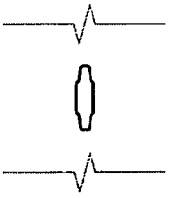
- Available on all brands of Pella® windows and doors.

SIMULATED DIVIDED LIGHT



- Wood muntin bars are adhered to the interior face, and extruded aluminum muntin bars are adhered to the exterior face.
- Muntin bars are available in 7/8".
- Available only in ProLine® double-hung windows.

GRILLES-BETWEEN-THE-GLASS



- Pre-finished 3/4" contoured aluminum muntin bars sealed between the two panes of glass.
- Available only in ProLine windows and doors.

14/55 AVALON

Casual User Application

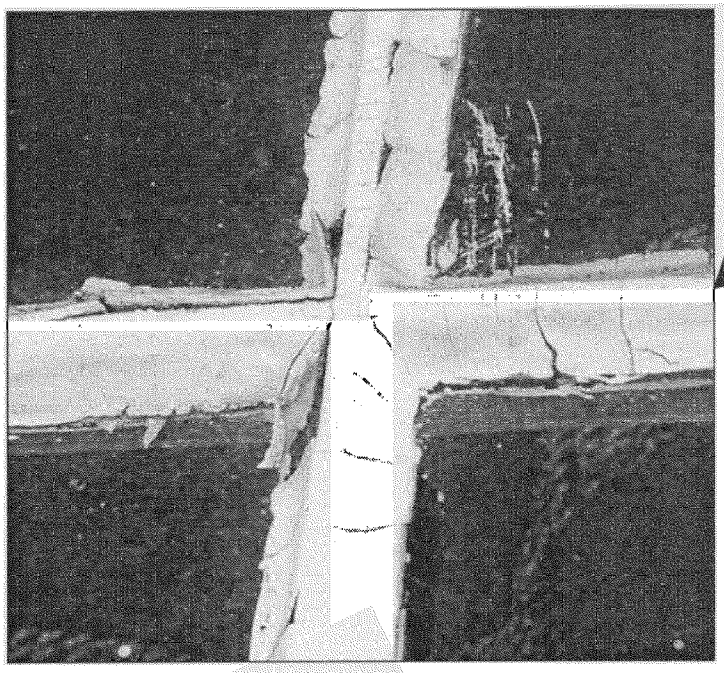
N

Technology
Research & Technology Center

Scale: 1" = 200'

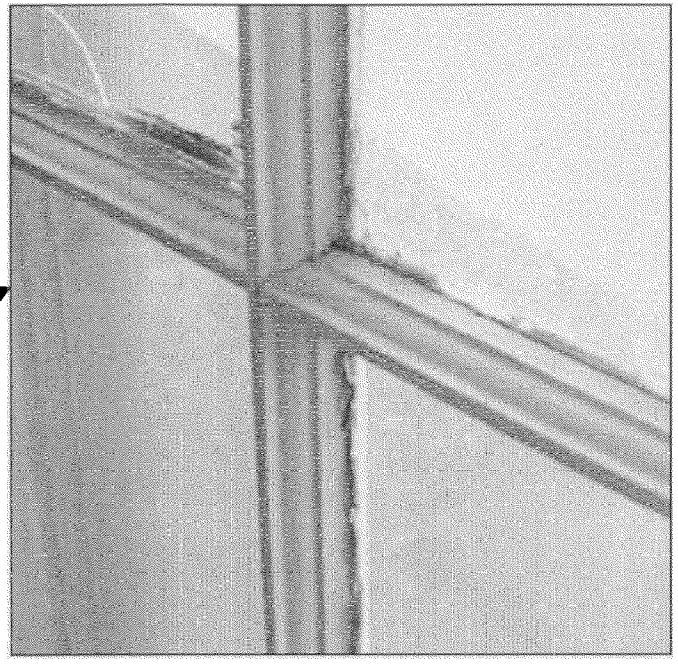
M-NCPPC

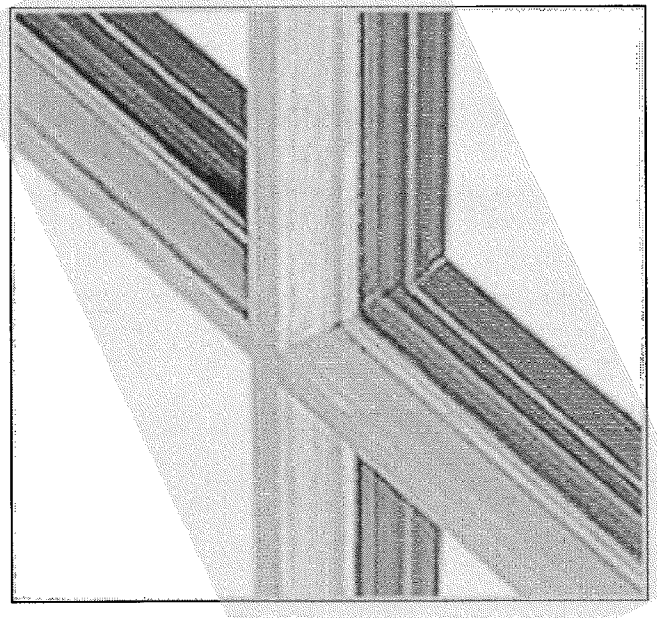
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



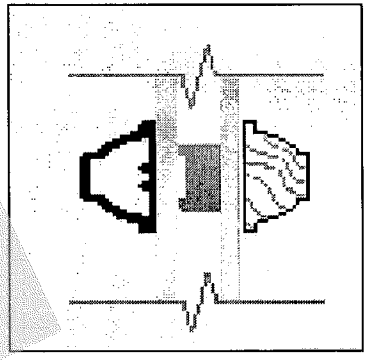
Existing Exterior Muntins

Existing Interior Muntins

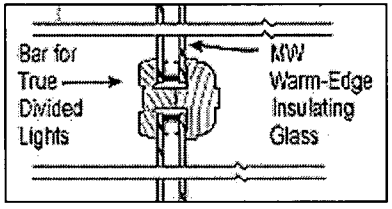


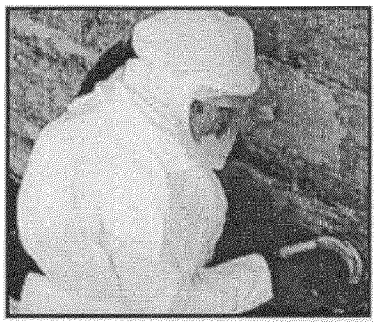


Proposed Muntins (Integral Light Technology)
Grilles are permanently bonded to the interior and exterior surfaces of insulating glass. A non-glare insulating spacer is installed between the insulating panes of glass—and underneath the grilles—to enhance the windows true-divided-light appearance



Example of Double-paned true-divided light Window





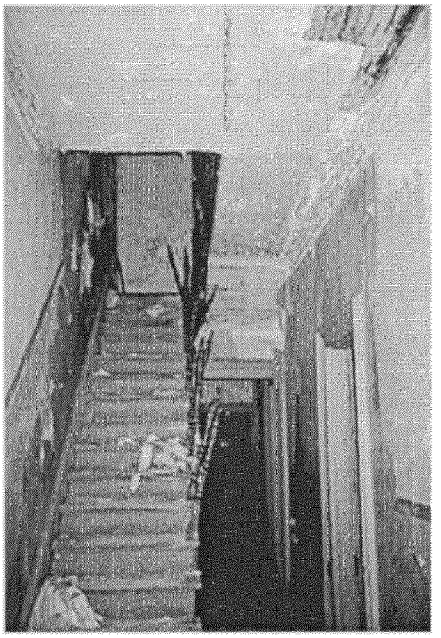
Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

Sharon C. Park, AIA, and Douglas C. Hicks

A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

Lead-based paint, a toxic material, was widely used in North America on both the exteriors and interiors of buildings until well into the second half of the twentieth century. If a "historic" place is broadly defined in terms of time as having attained an age of fifty years, this means that almost every historic house contains some lead-based paint. In its deteriorated form, it produces paint chips and lead-laden dust particles that are a known health hazard to both children and adults.

Children are particularly at risk when they ingest lead paint dust through direct hand-to-mouth contact and from toys or pacifiers. They are also at risk when they chew lead-painted surfaces in accessible locations. In addition to its presence in houses, leaded paint chips, lead dust, or lead-contaminated soil in play areas can elevate a child's blood lead level to a degree that measures to reduce and control the hazard should be undertaken (see Action Level Chart.



Residential housing is shown prior to rehabilitation and lead abatement. Photo: NPS files.

The premise of this Preservation Brief is that historic housing can be made lead-safe for children without removing significant decorative features and finishes, or architectural trimwork that may contribute to the building's historic character. *Historic housing*--encompassing private dwellings and all types of rental units--is necessarily the focus of this Brief because federal and state laws primarily address the hazards of lead and lead-based paint in housing and day-care centers to protect the health of children under six

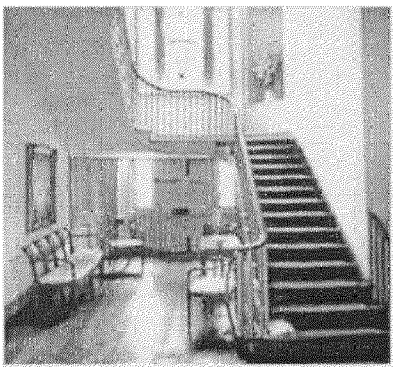
years of age. Rarely are there mandated requirements for the removal of lead-based paint from non-residential buildings.

Ideally, most owners and managers should understand the health hazards created by lead-based paint and voluntarily control these hazards to protect young children. A stricter approach has been taken by some state and federal funding programs which have compliance requirements for identifying the problem, notifying tenants, and, in some cases, remedying lead hazards in housing (see Lead-based Paint Legislation). With new rules being written, and new products and approaches being developed, it is often difficult to find systematic and balanced methodologies for dealing with lead-based paint in historic properties.

This Preservation Brief is intended to serve as an introduction to the complex issue of historic lead-based paint and its management. It explains how to plan and implement lead-hazard control measures to strike a balance between preserving a historic building's significant materials and features and protecting human health and safety, as well as the environment. It is not meant to be a "how-to guide" for undertaking the work. Such a short-cut approach could easily result in creating a greater health risk, if proper precautions were not taken. Home renovators and construction workers should be aware that serious health problems can be caused by coming into contact with lead. For this reason, there are also laws to protect workers on the job site (see Worker Safety). Controlling the amount of waste containing lead-based paint residue will also reduce the impact on the environment. All of these considerations must be weighed against the goal of providing housing that is safe for children.

Lead in Historic Paints

Lead compounds were an important component of many historic paints. Lead, in the forms of lead carbonate and lead oxides, had excellent adhesion, drying, and covering abilities. White lead, linseed oil, and inorganic pigments were the basic components for paint in the 18th, 19th, and early 20th centuries. Lead-based paint was used extensively on wooden exteriors and interior trimwork, window sash, window frames, baseboards, wainscoting, doors, frames, and high gloss wall surfaces such as those found in kitchens and bathrooms. Almost all painted metals were primed with red lead or painted with lead-based paints. Even milk (casein) and water-based paints (distemper and calcimines) could contain some lead, usually in the form of hiding agents or pigments. Varnishes sometimes contained lead. Lead compounds were also used as driers in paint and window glazing putty.



Significant architectural finishes should not be removed during a project incorporating lead hazard controls. Clear protective coatings may be added by conservators to areas subject to impact or abrasion. Photo: NPS files.

In 1978, the use of lead-based paint in residential housing was banned by the federal government. Because the hazards have been known for some time, many lead components of paint were replaced by titanium and other less toxic elements earlier in the 20th century. Since houses are periodically repainted, the most recent layer of paint will most likely ***not*** contain lead, but the older layers underneath probably will. Therefore, the only way to accurately

determine the amount of lead present in older paint is to have it analyzed.

It is important that owners of historic properties be aware that layers of older paint can reveal a great deal about the history of a building and that paint chronology is often used to date alterations or to document decorative period colors. Highly significant decorative finishes, such as graining, marbleizing, stenciling, polychrome decoration, and murals should be evaluated by a painting conservator to develop the appropriate preservation treatment that will stabilize the paint and eliminate the need to remove it. If such finishes must be removed in the process of controlling lead hazards, then research, paint analysis, and documentation are advisable as a record for future research and treatment.

Planning for Lead Hazard Reduction in Historic Housing

Typical health department guidelines call for removing as much of the surfaces that contain lead-based paint as possible. **This results in extensive loss or modification of architectural features and finishes and is not appropriate for most historic properties.** A great number of federally-assisted housing programs are moving away from this approach as too expensive and too dangerous to the immediate work environment. A preferred approach, consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, calls for removing, controlling, or managing the hazards rather than wholesale-or even partial-removal of the historic features and finishes. This is generally achieved through careful cleaning and treatment of deteriorating paint, friction surfaces, surfaces accessible to young children, and lead in soil. Lead-based paint that it not causing a hazard is thus permitted to remain, and, in consequence, the amount of historic finishes, features and trimwork removed from a property is minimized.

Because the hazard of lead poisoning is tied to the risk of ingesting lead, careful planning can help to determine how much risk is present and how best to allocate available financial resources. An owner, with professional assistance, can protect a historic resource and make it lead-safe using this three-step planning process:

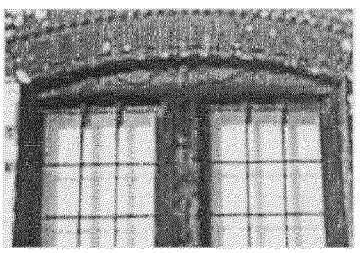
I. Identify the historical significance of the building and architectural character of its features and finishes;

II. Undertake a risk assessment of interior and exterior surfaces to determine the hazards from lead and lead-based paint; and,

III. Evaluate the options for lead hazard control in the context of historic preservation standards.

I. Identify the historical significance of the building and architectural character of its features and finishes

The historical significance, integrity, and architectural character of the building always need to be assessed before work is undertaken that might adversely affect them. An owner may need to enlist the help of a preservation architect, building conservator or historian. The State Historic Preservation Office (SHPO) may be able to provide a list of knowledgeable preservation professionals who could assist with this evaluation.



Features and finishes of a historic building that exhibit distinctive characteristics of an architectural style; represent work by specialized craftsmen; or possess high artistic value should be identified so they can be protected and preserved during treatment.

When it is absolutely necessary to remove a significant architectural feature or finish-as noted in the first two priorities listed below-it should be replaced with a new feature and finish that matches in design, detail, color, texture, and, in most cases, material.

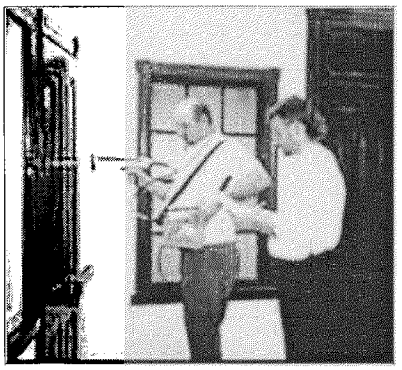
Finally, features and finishes that characterize simple, vernacular buildings should be retained and preserved; in the process of removing hazards, there are usually reasonable options for their protection. Wholesale removal of historic trim, and other seemingly less important historic material, undermines a building's overall character and integrity and, thus, is never recommended.

For each historic property, features will vary in significance. As part of a survey of each historic property, a list of priorities should be made, in this order:

- Highly significant features and finishes that should always be protected and preserved;
- Significant features and finishes that should be carefully repaired or, if necessary, replaced in-kind or to match all visual qualities; and
- Non-significant or altered areas where removal, rigid enclosure, or replacement could occur.

This hierarchy gives an owner a working guide for making decisions about appropriate methods of removing lead paint.

II. Undertake a risk assessment of interior and exterior surfaces to determine hazards from lead and lead-based paint.



A licensed professional uses an x-ray fluorescence scanner to determine--without disturbing the surface--whether lead is present in underlying layers of paint. Photo: NPS files.

While it can be assumed that most historic housing contains lead-based paint, it cannot be assumed that it is causing a health risk and should be removed. The purpose of a risk assessment is to determine, through testing and evaluation, where hazards from lead warrant remedial action. Testing by a specialist can be done on paint, soil, or lead dust either on-site or in a laboratory using methods such as x-ray fluorescence (XRF) analyzers, chemicals, dust wipe tests, and atomic absorption spectroscopy. Risk assessments can be fairly low cost investigations of the location, condition, and severity of lead hazards found in house dust, soil, water, and deteriorating paint. Risk assessments will also address other sources of lead from hobbies, crockery, water, and the parents' work environment. A public health office should be able to provide names of certified risk assessors, paint inspectors, and testing laboratories. These services are critical when owners are seeking to implement measures to reduce suspected lead hazards in housing, day-care centers, or when extensive

rehabilitations are planned.

The risk assessment should record:

- the paint's location
- the paint's condition
- lead content of paint and soil
- the type of surface
- (friction; accessible to children for chewing; impact)
- how much lead dust is actively present
- how the family uses and cares for the house
- the age of the occupants who might come into contact with lead paint.

It is important from a health standpoint that future tenants, painters, and construction workers know that lead-based paint is present, even under treated surfaces, in order to take precautions when work is undertaken in areas that will generate lead dust. Whenever mitigation work is completed, it is important to have a clearance test using the *dust wipe method* to ensure that lead-laden dust generated during the work does not remain at levels above those established by the Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD) (see Action Levels Chart). A building file should be maintained and updated whenever any additional lead hazard control work is completed.

Hazards should be removed, mitigated, or managed in the order of their health threat, as identified in a risk assessment (with 1. the greatest risk and 8. the least dangerous):

1. **Peeling, chipping, flaking, and chewed** interior lead-based paint and surfaces

2. **Lead dust** on interior surfaces

3. **High lead in soil levels** around the house and in play areas (check state requirements)

4. **Deteriorated exterior painted surfaces** and features

5. **Friction surfaces subject to abrasion** (windows, doors, painted floors)

6. **Accessible, chewable surfaces** (sills, rails) if small children are present

7. **Impact surfaces** (baseboards and door jambs)

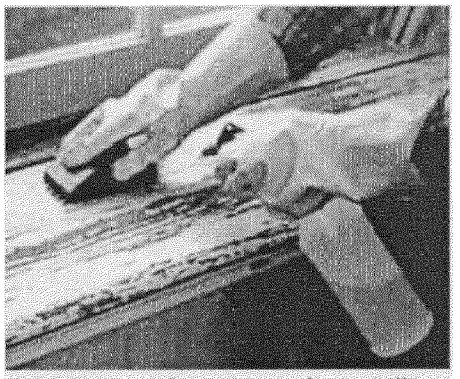
8. **Other interior surfaces showing age or deterioration** (walls and ceilings).

III. Evaluate options for hazard control in the context of historic preservation standards.

The Secretary of the Interior's Standards for the Treatment of Historic

Properties-established principles used to evaluate work that may impact the integrity and significance of National Register properties-can help guide suitable health control methods. The preservation standards call for the protection of historic materials and historic character of buildings through stabilization, conservation, maintenance, and repair. The rehabilitation standards call for the repair of historic materials with replacement of a character-defining feature appropriate only when its deterioration or damage is so extensive that repair is infeasible. From a preservation standpoint, selecting a hazard control method that removes *only* the deteriorating paint, or that involves some degree of repair, is always preferable to the total replacement of a historic feature.

By tying the remedial work to the areas of risk, it is possible to limit the amount of intrusive work on delicate or aging features of a building without jeopardizing the health and safety of the occupants. To make historic housing lead-safe, the gentlest method possible should be used to remove the offending substance-lead-laden dust, visible paint chips, lead in soil, or extensively deteriorated paint. Overly aggressive abatement may damage or destroy much more historic material than is necessary to remove lead paint, such as abrading historic surfaces. Another reason for targeting paint removal is to limit the amount of lead dust on the work site. This, in turn, helps avoid expensive worker protection, cleanup, and disposal of larger amounts of hazardous waste.

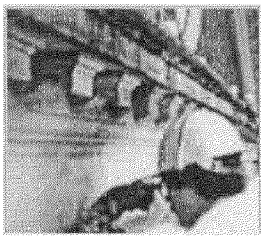


Wet sanding of interior surfaces will keep lead dust levels down, reduce the need for workers' protection, and provide a sound surface for repainting. Photo: NPS files.

Whenever extensive amounts of lead must be removed from a property, or when methods of removing toxic substances will impact the environment, it is extremely important that the owner be aware of the issues surrounding worker safety, environmental controls, and proper disposal. Appropriate architectural, engineering and environmental professionals should be consulted when lead hazard projects are complex.

Following are brief explanations of the two approaches for controlling lead hazards, once they have been identified as a risk. These controls are recommended by the Department of Housing and Urban Development in *Guidelines for the Evaluation and Control of Lead-Paint Hazards in Housing*, and are summarized here to focus on the special considerations for historic housing:

Interim Controls: Short-term solutions include thorough dust removal; thorough washdown and clean-up of exposed surfaces; paint film stabilization and repainting; covering of lead-contaminated soil; and making tenants aware of lead hazards. Interim controls require ongoing maintenance and evaluation.



Hazard Abatement: Long-term solutions are defined as having an expected life of 20 years or more, and involve permanent removal of hazardous paint through chemicals, heat guns or controlled sanding/abrasive methods; permanent removal of deteriorated painted features through replacement; the removal or permanent covering of contaminated soil; and the use of enclosures (such as drywall) to isolate painted

surfaces. The use of specialized elastomeric encapsulant paints and coatings can be considered as permanent containment of lead-based paint if they receive a 20-year manufacturer's warranty or are approved by a certified risk assessor. One should be aware of their advantages and drawbacks for use in historic housing.

Within the context of the historic preservation standards, the most appropriate method will always be the least invasive. More invasive approaches are considered only under the special circumstances outlined in the three-step process. An inverted triangle shows the greatest number of residential projects fall well within the "interim controls" section. Most housing can be made safe for children using these sensitive treatments, particularly if no renovation work is anticipated. Next, where owners may have less control over the care and upkeep of housing and rental units, more aggressive means of removing hazards may be needed. Finally, large-scale projects to rehabilitate housing or convert non-residential buildings to housing may successfully incorporate "hazard abatement" as a part of the overall work.

Appropriate Methods for Controlling Lead Hazards

In selecting appropriate methods for controlling lead hazards, it is important to refer to Step I. of the survey where architecturally significant features and finishes are identified and need to be preserved. Work activities will vary according to hazard abatement needs; for example, while an interim control would be used to stabilize paint on most trimwork, an accessible window sill might need to be stripped prior to repainting. Since paint on a window sill is usually not a significant finish, such work would be appropriate.

The method selected for removing or controlling the hazards has a direct bearing on the type of worker protection as well as the type of disposal needed, if waste is determined to be hazardous. Following are examples of appropriate methods to use to control lead hazards within an historic preservation context.

Historic Interiors (deteriorating paint and chewed surfaces). Whenever lead-based paint (or lead-free paint covering older painted surfaces) begins to peel, chip, craze, or otherwise comes loose, it should be removed to a sound substrate and the surface repainted. If children are present and there is evidence of painted surfaces that have been chewed, such as a window sill, then these surfaces should be stripped to bare wood and repainted. The removal of peeling, flaking, chalking, and deteriorating paint may be of a small scale and undertaken by the owner, or may be extensive enough to require a paint contractor. In either case, care must be taken to avoid spreading lead dust throughout the dwelling unit. If the paint failure is extensive and the dwelling unit requires more permanent hazard removal, then an abatement contractor should be considered. Many states are now requiring that this work be undertaken by specially trained and certified workers.

If an owner undertakes interim controls, it would be advisable to receive specialized training in handling lead-based paint. Such training emphasizes isolating the area, putting plastic sheeting down to catch debris, turning off mechanical systems, taping registers closed, and taking precautions to clean up prior to handling food. Work clothes should be washed separately from regular family laundry. The preferred method for removing flaking paint is the wet sanding of surfaces because it is gentle to the substrate and controls lead dust. The key to

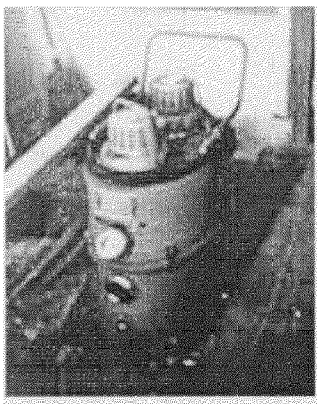
reducing lead hazards while stabilizing flaking paint is to keep the surfaces slightly damp to avoid ingesting lead dust. Wet sanding uses special flexible sanding blocks or papers that can be rinsed in water or used along with a bottle mister. This method will generally not create enough debris to constitute hazardous waste.

Other methods for selectively removing more deteriorated paint in historic housing include controlled sanding, using low-temperature heat guns, or chemical strippers. Standard safety precautions and appropriate worker protection should be used. Methods to *avoid* include uncontrolled dry abrasive methods, high heat removal (lead vaporizes at 1100 degrees F), uncontrolled water blasting, and some chemicals considered carcinogenic (methylene chloride). When possible and practicable, painted elements, such as radiators, doors, shutters, or other easily removable items, can be taken to an off site location for paint removal.

In most cases, when interior surfaces are repainted, good quality interior latex or oil/alkyd paints may be used. The paint and primer system must be compatible with the substrate, as well as any remaining, well-bonded, paint.

Encapsulant paints and coatings, developed to contain lead-based paint, rely on an adhesive bonding of the new paint through the layers of the existing paint. The advantages of these special paint coatings is that they allow the historic substrate to remain in-place; reduce the amount of existing paint removed; can generally be applied without extensive worker protection; and are a durable finish. (They cannot, however, be used on friction surfaces.) The drawbacks include their ability to obscure carved details, unless thinly applied in several applications, and difficulty in future removal. If a specialized paint, such as an elastomeric encapsulant paint, is considered, the manufacturer should be contacted for specific instructions for its application. Unless these specialized paint systems are warranted for 20 years, they are considered as less permanent interim controls.

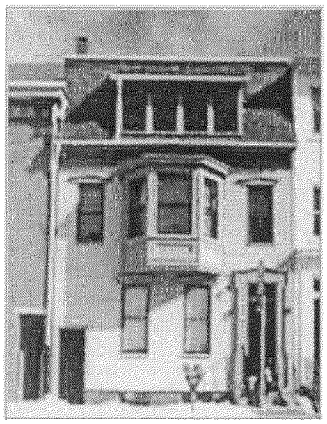
Lead-dust on interior finishes. Maintaining and washing painted surfaces is one of the most effective measures to prevent lead poisoning. Houses kept in a clean condition, with paint film intact and topcoated with lead-free paint or varnish, may not even pose a health risk. Dust wipe tests, which are sent to a laboratory for processing, can identify the level of lead dust present on floors, window sills, and window troughs. If lead dust is above acceptable levels, then specially modified maintenance procedures can be undertaken to reduce it. All paints deteriorate over time, so maintenance must be ongoing to control fine lead dust. The periodic washing of surfaces with a surfactant, such as tri-sodium phosphate (TSP) or its equivalent, loosens dirt and removes lead dust prior to a water rinse and touch-up painting, if necessary. This interim treatment can be extremely beneficial in controlling lead dust that is posing a hazard.



A HEPA vacuum is used as a method of dust control to manage or remove lead-based paint in historic buildings. Photo: NPS files.

Soil/landscape. Soil around building foundations may contain a high level of lead from years of chalking and peeling exterior paint. This dirt can be brought indoors on shoes or by pets and small children if they play outside a house. Lead in the soil is generally found in a narrow band directly adjacent to the foundation. If the bare soil tests high in lead (see Action Levels Chart), it should be replaced to a depth of several inches or covered with new sod or plantings. Care should be taken to protect historic

plantings on the building site and, in particular, historic landscapes, while mitigation work is underway. If an area has become contaminated due to a variety of environmental conditions (for example, a smelter nearby or water tanks that have been sandblasted in the past), then an environmental specialist as well as a landscape preservation architect should be consulted on appropriate site protection and remedial treatments. It is inappropriate to place hard surfaces, such as concrete or macadam, over historically designed landscaped areas, which is often the recommendation of typical abatement guidelines.



In this successful residential rehabilitation, deteriorated wood siding was removed from the foundation to the top of the first floor windows and replaced with matching wood siding. The building was repainted. Photo: Courtesy, Crispus Attucks Community Development Corporation.

Deteriorating paint on exteriors. Deteriorating exterior paint will settle onto window ledges and be blown into the dwelling, and will also contaminate soil at the foundation, as previously discussed. Painted exteriors may include wall surfaces, porches, roof trim and brackets, cornices, dormers, and window surrounds. Most exteriors need repainting every 5-10 years due to the cumulative effect of sun, wind, and rain or lack of maintenance. Methods of paint removal that do not abrade or damage the exterior materials should be evaluated. Because there is often more than one material (for example, painted brick and galvanized roof ornaments), the types of paint removal or paint stabilization systems need to be compatible with each material. If paint has failed down to the substrate, it should be removed using either controlled sanding/scraping, controlled light abrasives for cast iron and durable metals, chemicals, or low heat. If chemicals are used, it may be necessary to have the contractor contain, filter, or otherwise treat any residue or rinse water. Environmental regulations must be checked prior to work, particularly if a large amount of lead waste will be generated or public water systems affected.

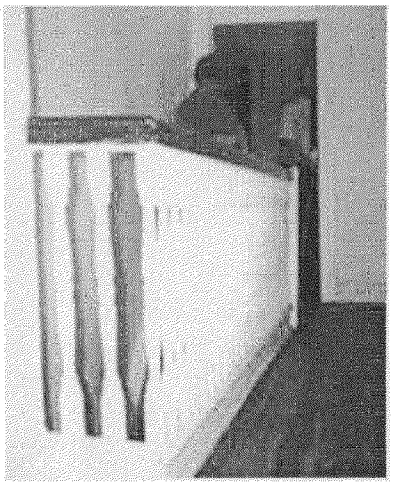
A cost analysis may show that, in the long run, repair and maintenance of historic materials or in-kind replacement can be cost effective. Due to the physical condition and location of wood siding, together with the cost of paint removal, a decision may be made to remove and replace these materials on some historic frame buildings. If the repair or replacement of historic cladding on a primary elevation is being undertaken, such replacement materials should match the historic cladding in material, size, configuration, and detail. The use of an artificial siding or aluminum coil stock panning systems over wooden trimwork or sills and lintels (as recommended in some abatement guidelines) is not appropriate, particularly on principal facades of historic buildings because they change the profile appearance of the exterior trimwork and may damage historic materials and detailing during installation. Unless the siding is too deteriorated to warrant repair and the cost is too prohibitive to use matching replacement materials (i.e., wood for wood), substitute materials are not recommended.

The use of specialized encapsulant paint coatings on exteriors-in particular, moist or humid climates, and, to some extent, cold climates-is discouraged because such coatings may serve to impede the movement of moisture that naturally migrates through other paints or mask leaks that may be causing substrate decay. Thus, a carefully applied exterior paint system (either oil/alkyd or latex) with periodic repainting can be very effective.

Friction Surfaces. Interior features with surfaces that-functionally-rub together such as windows and doors, or are subject to human wear and tear, such as floor and steps, are known as friction surfaces. It is unclear how much lead dust is created when friction surfaces that contain lead-based paint, but are top-coated with lead-free paint, rub together because much of the earlier paint may have worn away. For example, if lead dust levels around windows or on painted floors are consistently above acceptable levels, treating nearby friction surfaces should be considered. If surfaces, such as operable windows, operable doors, painted porch decks, painted floors and painted steps appear to be generating lead dust, they should be controlled through isolating or removing the lead-based paint. Window and door edges can be stripped or planed, or the units stripped on or off site to remove paint prior to repainting. Simple wooden stops and parting beads for windows, which often split upon removal, can be replaced. If window sash are severely deteriorated, it is possible to replace them; and vinyl jamb liners can effectively isolate remaining painted window jambs. When windows are being treated within rehabilitation projects, their repair and upgrading are always recommended. In the event that part or all of a window needs to be replaced, the new work should match in size, configuration, detail, and, whenever possible, material.

Painted floors often present a difficult problem because walking on them abrades the surface, releasing small particles of lead-based paint. It is difficult to remove lead dust between the cracks in previously painted strip flooring even after sanding and vacuuming using special High Efficiency Particulate Air (HEPA) filters to control the lead dust. If painted floors are not highly significant in material, design, or craftsmanship, and they cannot be adequately cleaned and refinished, then replacing or covering them with new flooring may be considered. Stair treads can be easily fitted with rubber or vinyl covers.

Accessible, projecting, mouthable surfaces. Accessible, chewable surfaces that can be mouthed by small children need not be removed entirely, as some health guidelines recommend. These accessible surfaces are listed as projecting surfaces within a child's reach, including window sills, banister railings, chair rails, and door edges. In many cases, the projecting edges can have all paint removed using wet sanding, a heat gun or chemical strippers, prior to repainting the feature. If the homeowner feels that there is no evidence of unsupervised mouthing of surfaces, a regular paint may be adequate once painted surfaces have been stabilized. An encapsulant paint that adhesively bonds existing paint layers onto the substrate extends durability. While encapsulant paint systems are difficult to remove from a surface in the future, they permit retention of the historic feature itself. If encapsulant paint is used on molded or decorative woodwork, it should be applied in several thin coats to prevent the architectural detail from being obscured by the heavy paint.



This recently completed housing, which is now lead-safe, could become re-contaminated from lead if safe conditions are not maintained. Damp mopping floor surfaces and regular dusting to keep the house clean will ensure its continuing safety. Photo: NPS files.

Impact Surfaces. Painted surfaces near doorways

70

and along corridors tend to become chipped and scraped simply because of their location. This is particularly true of baseboards, which were designed to protect wall surfaces, and also for doorjambs. Owners should avoid hitting painted impact surfaces with vacuums, brooms, baby carriages, or wheeled toys. Adding new shoe moldings can give greater protection to some baseboards. In most cases, stabilizing loose paint and repainting with a high quality interior paint will provide a durable surface. Clear panels or shields can be installed at narrow doorways, if abrasion continues, or these areas can be stripped of paint and repainted. Features in poor condition may need to be replaced with new, matching materials.

Other surfaces showing age or deterioration/ walls and ceilings. Many flat wall surfaces and ceilings were not painted with lead-based paint, so will need to be tested for its presence prior to any treatment. Flat surfaces that contain deteriorating lead-based paint should be repaired following the responsible approach previously cited (i.e., removing loose paint to a sound substrate, then repairing damaged plaster using a skim coat or wet plaster repair. Drywall is used *only* when deterioration is too great to warrant plaster repair. If walls and ceilings have a high lead content, and extensive paint removal is not feasible, there are systems available that use elastomeric paints with special fabric liners to stabilize older, though intact, wall surfaces.

If a new drywall surface needs to be applied, care should be taken that the historic relationship of wall to trim is not lost. Also, if there are significant features, such as crown moldings or ceiling medallions, they should always be retained and repaired.

Maintenance after Hazard Control Treatment

Following treatment, particularly where interim controls have been used, ongoing maintenance and re-evaluation become critical. In urban areas, even fully lead-safe houses can be re-contaminated within a year from lead or dirt outside the immediate property. Thus, housing interiors must be kept clean, once lead hazard control measures have been implemented. Dust levels should be kept down by wet sweeping porch steps and entrances on a regular basis. Vacuum cleaning and dusting should be repeated inside on a weekly basis or even more often. Vinyl, tile, and wood floor surfaces should be similarly damp mopped. Damp washing of window troughs and sills to remove new dust should be encouraged several times a year, particularly in the spring and fall when windows will be open. Carpets and area rugs should be steam cleaned or washed periodically if they appear to hold outside dirt.

Housing should be inspected frequently for signs of deterioration by both owner and occupant. Tenants need to be made aware of the location of lead-based paint under lead-free top coats and instructed to contact the owners or property managers when the paint film becomes disturbed. Any leaks, peeling paint, or evidence of conditions that may generate lead-dust should be identified and corrected immediately. Occupants must be notified prior to any major dust-producing project. Dry sanding, burning, compressed air cleaning or blasting should be not be used. Repairs, repainting, or remodeling activities that have the potential of raising significant amounts of lead dust should be undertaken in ways that isolate the area, reduce lead-laden dust as much as possible, and protect the occupants.

Yearly dust wipe tests are recommended to ensure that dust levels remain below

actionable levels. Houses or dwelling units that fail the dust-wipe test should be thoroughly re-cleaned with TSP, or its equivalent, washed down, wet vacuumed and followed by HEPA vacuuming, if necessary, until a clearance dust wipe test shows the area to be under actionable levels (see Action Levels chart). Spaces that are thoroughly cleaned and maintained in good condition are not a health risk.

Conclusion

The three-step planning process outlined in this Brief provides owners and managers of historic housing with responsible methods for protecting historic paint layers and architectural elements, such as windows, trimwork, and decorative finishes. Exposed decorative finishes, such as painted murals or grained doors can be stabilized by a paint conservator with a glazed or varnished layer without destroying their significance.

Reducing and controlling lead hazards can be successfully accomplished without destroying the character-defining features and finishes of historic buildings. Federal and state laws generally support the reasonable control of lead-based paint hazards through a variety of treatments, ranging from modified maintenance to selective substrate removal. The key to protecting children, workers, and the environment is to be informed about the hazards of lead, to control exposure to lead dust and lead in soil, and to follow existing regulations. In all cases, methods that control lead hazards should be selected that minimize the impact to historic resources while ensuring that housing is lead-safe for children.

ACTION LEVELS

Readers should become familiar with terminology and basic levels that trigger concern and/or action. Check with the appropriate authorities if you have questions and to verify applicable action levels which may change over time.

Blood lead levels: Generally from drawn blood and not a finger stick test which can be unreliable. Units are measured in micrograms per deciliter (*u*g/dl) and reflect the 1995 standards from the Centers of Disease Control:

Children:

10 *u*g/dl; level of concern; find source of lead

15 *u*g/dl and above; intervention, counseling, medical monitoring.

20 *u*g/dl and above; medical treatment

Adults:

25 *u*g/dl; level of concern; find source of lead

50 *u*g/dl ; OSHA standard for medical removal from the worksite

Lead in paint: Differing methods report results in differing units. Lead is considered a potential hazard if *above the following levels*, but can be a hazard at lower levels, if improperly handled. These are the current numbers as identified by the Department of Housing and Urban Development (1995):

72

Lab analysis of samples:

5,000 milligram per kilogram (mg/kg) or 5,000 parts per million (ppm), or

0.5% lead by weight.

XRF reading: in milligram per centimeter squared

1 mg/cm2

Lead dust wipe test: in micrograms per square foot

Floors 100 *u*g/ft2;

Window sills 500 *u*g/ft2;

Window troughs 800 *u*g/ft2

Lead in soil: ***high contact bare play areas, listed as parts per million (ppm)***

concern: 400 ppm

interim control 2,000 ppm

hazard abatement 5,000 ppm

LEAD-BASED PAINT LEGISLATION

The following summarizes several important regulations that affect lead-hazard reduction projects. Owners should be aware that regulations change and they have a responsibility to check state and local ordinances as well.

Federal Legislation

Title X (Ten) Residential Lead-Based Paint Hazard Reduction Act of 1992 is part of the Housing and Community Development Act of 1992 (Public Law 102-550). It established that HUD issue "The Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" (1995) to outline risk assessments, interim controls, and abatement of lead-based paint hazards in *housing*. Title X calls for the reduction of lead in housing that is *federally supported* and outlines the federal responsibility towards its own residential units and the need for disclosure of lead in residences, even private residences, prior to sale.

Interim Final Regulations of Lead in Construction Standards (29CFR 1926.62). Issued by the Department of Labor, Occupational Safety and Health Administration (OSHA), these regulations address worker safety, training, and protective measures. It is based in part on environmental air sampling to determine the amount of lead dust generated by various activities.

Toxic Substance Control Act; Title IV. The Environment Protective Agency (EPA) has jurisdiction for setting standards for lead abatement. Also, EPA controls the handling and disposal of hazardous waste generated during an abatement

project. EPA will develop standards to establish lead hazards, to certify abatement contractors, and to establish work practice standards for abatement activity. EPA Regional Offices can provide guidance on the appropriate regulatory agency for states within their region.

State Laws: States generally have the authority to regulate the removal and transportation of lead based paint and the generated waste generally through the appropriate state environmental and public health agencies. Most requirements are for mitigation in the case of a lead-poisoned child, or for protection of children, or for oversight to ensure the safe handling and disposal of lead waste. When undertaking a lead-based paint reduction program, it is important to determine which laws are in place that may affect your project. Call the appropriate officials.

Local Ordinances: Check with local health departments, Poison Control Centers, and offices of housing and community development to determine if there are laws that require compliance by building owners. Rarely are owners required to remove lead-based paint and most laws are to ensure safety if a project is undertaken as part of a larger rehabilitation. Special use permits may be required when an environmental impact may occur due to a cleaning treatment that could contaminate water or affect water treatment. Determine whether projects are considered abatements and will require special contractors and permits.

Owner's Responsibility: Owners are ultimately responsible for ensuring that hazardous waste is properly disposed of when it is generated on their own sites. Owners should check with their state office to determine if the abatement project requires a certified contractor. (National certification requirements are not yet in place.) Owners should establish that the contractor is responsible for the safety of the crew and that all applicable laws are followed, and that transporters and disposers of hazardous waste have liability insurance as a protection for the owner. If an interim treatment is being used to reduce lead hazards, the owner should notify the contractor that lead-based paint is present and that it is the contractor's responsibility to follow appropriate work practices to protect workers and to complete a thorough clean-up to ensure that lead-laden dust is not present after the work is completed.

Worker Safety

Current worker safety standards were established by OSHA's 29 CFR Part 1926, Lead Exposure in Construction; Interim Final Rule, which became effective June 3, 1993. These standards base levels of worker protection on exposure to airborne lead dust. They are primarily targeted to persons working within the construction industry, but apply to any workers who are exposed to lead dust for longer than a specific amount of time and duration. The Interim Final Rule establishes an action level of 30 micrograms of lead dust per cubic meter of air (30 *u*g/m3) based on an eight hour, time-weighted average, as the level at which employers must initiate compliance activities; and it also establishes 50 *u*g/m3 of lead dust as the permitted exposure level (PEL) for workers.

The standard identifies responsibilities before, during, and after the actual abatement activity necessary to protect the worker. Before the project begins, it requires an exposure assessment, a written compliance plan, initial medical surveillance, and training. The exposure assessment determines whether a worker may be exposed to lead. OSHA has identified a number of work tasks expected to

produce dust levels between 50 and 500 *ug*/m3 of air, including manual demolition, manual scraping, manual sanding, heat gun applications, general cleanup, and power tool use when the power tool is equipped with a dust collection system. It is an OSHA requirement that, at a minimum, a HEPA filtered half-face respirator with a protection factor of 10 be used for these operations. Initial blood lead level (BLL) base lines are established for each worker. Actual dust levels are monitored by air sampling of representative work activities, generally by an industrial hygienist or an environmental monitoring firm. Protective equipment is determined by the dust level. For all workers exposed at, or above, the action level for over 30 days in a 12-month period, BLLs are tested on a regular basis of every 2 months for the first 6 months and every 6 months thereafter. After completing a project, maintenance, medical surveillance, and recordkeeping responsibilities continue.

HEPA vacuums, HEPA respirators, and HEPA filters, which substantially reduce exposure to lead dust, are available through laboratory safety and supply catalogs and vendors.

Copies of 29 CFR Part 1926, Lead Exposure in Construction: Interim Final Rule, are available from the Department of Labor, Occupational Safety and Health Administration, or may be found in any library with a current edition of the Code of Federal Regulation (CFR).

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75

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Glossary of Terms

Deteriorated Lead-Based Paint: Paint known to contain lead that shows signs of peeling, chipping, chalking, blistering, alligatoring or otherwise separating from its substrate.

Dust Removal: The process of removing dust to avoid creating a greater problem of spreading lead particles; usually through wet or damp collection or through the use of special HEPA vacuums.

Hazard Abatement: Long-term measures to remove the hazards of lead-based paint through selective paint stripping of deteriorated areas; or, in some cases, replacement of deteriorated features.

Hazard Control: Measures to reduce lead hazards to make housing safe for young children. Can be accomplished with interim (short-term) or hazard abatement (long-term) controls.

Interim Control: Short-term methods to remove lead dust, stabilize deteriorating surfaces, and repaint surfaces. Maintenance can ensure that housing remains lead-safe.

Lead-based Paint: Any existing paint, varnish, shellac or other coating that is in excess of 1.0 mg/cm2 as measured by an XRF detector or greater than 0.5% by weight from laboratory analysis (5,000 ppm, 5,000 *ug*/g, or 5,000 mg/kg). For new products, the Consumer Safety Act notes 0.06% as the maximum amount of lead allowed in paint.

Lead-safe: The act of making a property safe from contamination by lead-based paint, lead-dust, and lead in soil generally through short and long-term methods to remove it, or to isolate it from small children.

Risk Assessment: An on-site investigation to determine the presence and condition of lead-based paint, including limited test samples, and an evaluation of the age, condition, housekeeping practices, and uses of a residence.

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Home page logo: Appropriate lead paint abatement in progress. Photo: NPS files.

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