

30/13-04B 10935 Montrose Ave
Garrett Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: October 14, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator *AF*
Historic Preservation

SUBJECT: Historic Area Work Permit # 359061

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

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: Tim and Monica Tinker

Address: 10935 Montrose Ave., Garrett Park, MD 20896

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
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MONICA TINKER
 Daytime Phone No.: 301. 651. 9056 (cell)
301. 949. 8556 (home)

Account No.: _____

Name of Property Owner: TIM + MONICA TINKER Daytime Phone No.: _____

Address: 10935 MONTROSE AVE GARRETT PARK 20896
Street Number City Street Zip Code

Contractor: BILL MALLARD Phone No.: 301. 946. 4019

Contractor Registration No.: _____

Contract for Owner: _____ Daytime Phone No.: _____

CATION OF BUILDING/PREMISE

Use Number: 10935 Street: MONTROSE AVE
 Town/City: GARRETT PARK Nearest Cross Street: STRATHMORE AVE
 Lot: 11 Block: _____ Subdivision: Section 97
 Parcel Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: FOUNDATION WINDOWS

3. Construction cost estimate: \$ ± 3,100.00

C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

IA. Height _____ feet _____ inches
 IB. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
 Signature of owner or authorized agent

9.20.04
 Date

Approved: _____
 Disapproved: _____
 Signature: Julia O'Malley Date: 10-14-04
 Application/Permit No.: 359061 Date Filed: 9/22/04 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

WRITTEN DESCRIPTION OF PROJECT

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

Chevy house original - Contributing Resource

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

Need to replace foundation level (basement) windows to meet code for egress - we are placing two bedrooms in this level. Please see attached proposal.

SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

PLANS AND ELEVATIONS

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

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.

PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

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.

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10935 Montrose Avenue, Takoma Park **Meeting Date:** 10/13/04
Applicant: Tim and Monica Tinker **Report Date:** 10/06/04
Resource: Contributing Resource **Public Notice:** 09/29/04
Garrett Park Historic District
Review: HAWP **Tax Credit:** None
Case Number: 30/13-04B **Staff:** Anne Fothergill
PROPOSAL: Window replacement
RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Garrett Park Historic District
STYLE: Chevy House
DATE: 1926

PROPOSAL

The applicants are proposing replacement of four foundation-level windows so they can be in compliance with County code for egress as they are creating bedrooms in the basement. The new windows will be vinyl-clad wood casement windows with simulated divided lights.

The applicants are proposing the following new windows and window openings: two 28" wide x 48" tall windows on the right side (existing windows are 24" x 33"), one 30" wide x 20" tall window on the front of the house (existing window is 33" x 12"), and on the left side one window measuring 28" x 20" (existing is 33" x 12").

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

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

These windows are at the foundation level, and the applicants need the new, slightly larger windows for egress since they plan to have bedrooms at the basement level. This proposal does not compromise the integrity of this resource and the design and materials are appropriate for the house and the district. Staff recommends approval.

STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the 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 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

<p>Owner's mailing address P.O. Box 453 Garrett Park, MD 20896</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p align="center"><u>to the south:</u></p> <p>Diane Wilson P.O. Box 433 Garrett Park, MD 20896</p>	<p align="center"><u>to the east West</u></p> <p>Chris Wright, Victoria Umana P.O. Box 473 Garrett Park, MD 20896</p>
<p align="center"><u>confronting:</u></p> <p>J.C. Walter 10800 Montrose Ave P.O. Box 160 Garrett Park, MD 20896</p>	<p align="center">we back up to Porcupine Woods/ CFX railroad.</p>

Proposal for 10935 Montrose Ave, Garrett Park, MD20896

We are requesting to replace our existing basement/foundation level single pane obscure glassed metal framed windows with new and larger wood casement windows. We are in the process of creating two bedrooms in the lower and the current openings do not comply with current code requirements for egress.

The two south facing window openings need to be enlarged from a depth of 24" to 48" to meet egress in a basement. The width (currently at 32") will be made a little less to keep in proportion to the upper windows – approximately 28-29". We propose to use wood casement windows (either by Pella or Jeld-Wen) with simulated divided 2 light (glued on interior and exterior) muntins to match the upper windows. The casing trim and frames will be painted the same forest green as the foundation walls to blend in. Windows on south wall will be hinged one to the left – the other to the right.

The street facing window will only be slightly lower than the existing opening to accommodate a wood awning style window. Size will be 30" wide by 20" deep. Simulated three light window is what we propose, but if you have a better suggestion, please let us know. We plan to build up the flower bed in front of it to blend in the new window even more.

The west window (currently: 33 wide by 12 deep) will be 29" wide and 40 deep – same specs on this one (casement style – simulated divided 2 light wood window)

At the time of proposal, we are still researching our supplier. The window dimensions may differ within the inch. Pella and Jeld-Wen are our first choices, but it will depend on price and availability. (product information included)

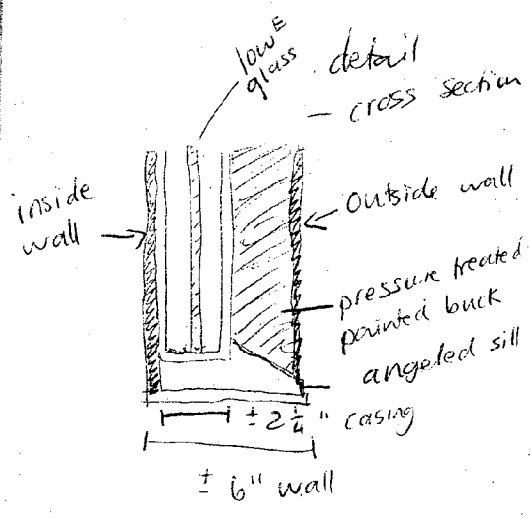
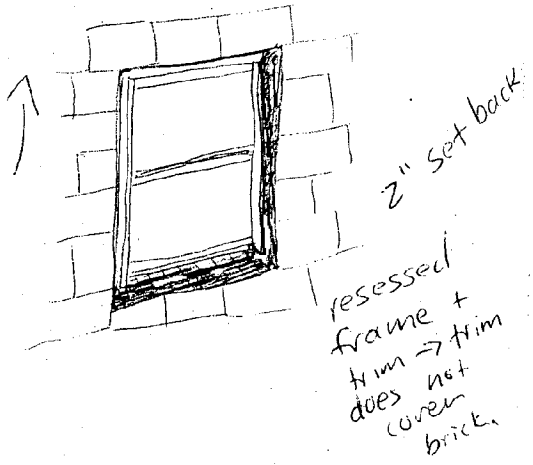
Thank you again for your consideration in the issue of a HAWP for our property. It is of utmost importance that we will be able to gain more living space in this sweet little bungalow. Our family is growing!

Sincerely,

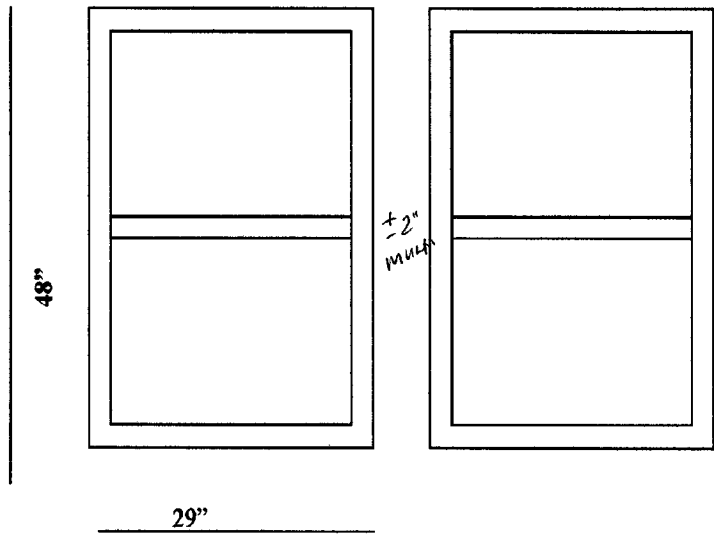
Monica and Tim Tinker



* trim over casing:
trim will cover space between wall + window casing. No
trim will extend over existing foundation → so the actual
frame will be recessed by 3" in the opening.

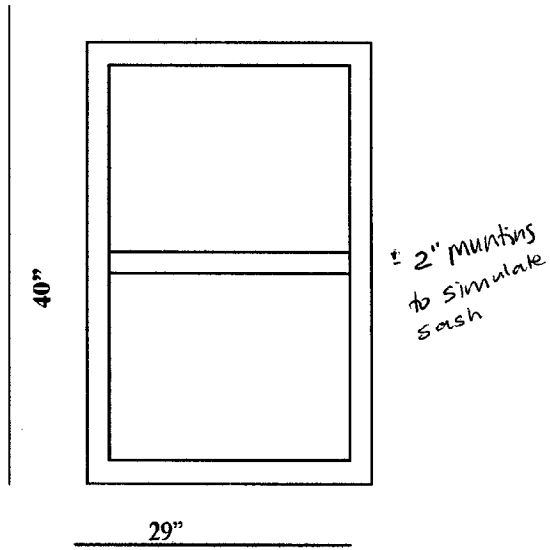


South windows—overall length and width



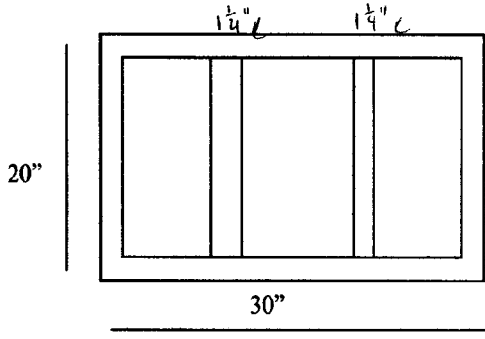
Pella/Jeld-Wen
 Wood (pine)
 2-simulated divided light
 Permanent bonded muntin
 Casement style
 Trim and frame color—Forest green

West window—overall length and width



Pella/Jeld-Wen
 Wood (pine)
 2-simulated divided light
 Permanent bonded muntin
 Casement style
 Trim and frame color—Forest green

East window—overall length and width



Pella/Jeld-Wen
 Wood (pine)
 3-simulated divided light
 Permanent bonded muntin
 Awning style
 Trim and frame color—Forest green

* trim will not extend or protrude over existing foundation — only to cover fill in of rough-opening.

Building Location Plat
Lot 11
Section 97
GARRETT PARK
Montgomery County, Maryland
Scale: 1"=30'
Surveyor's Certificate

10935 Montrose Ave
Garrett Park,
MD, 20896
20896

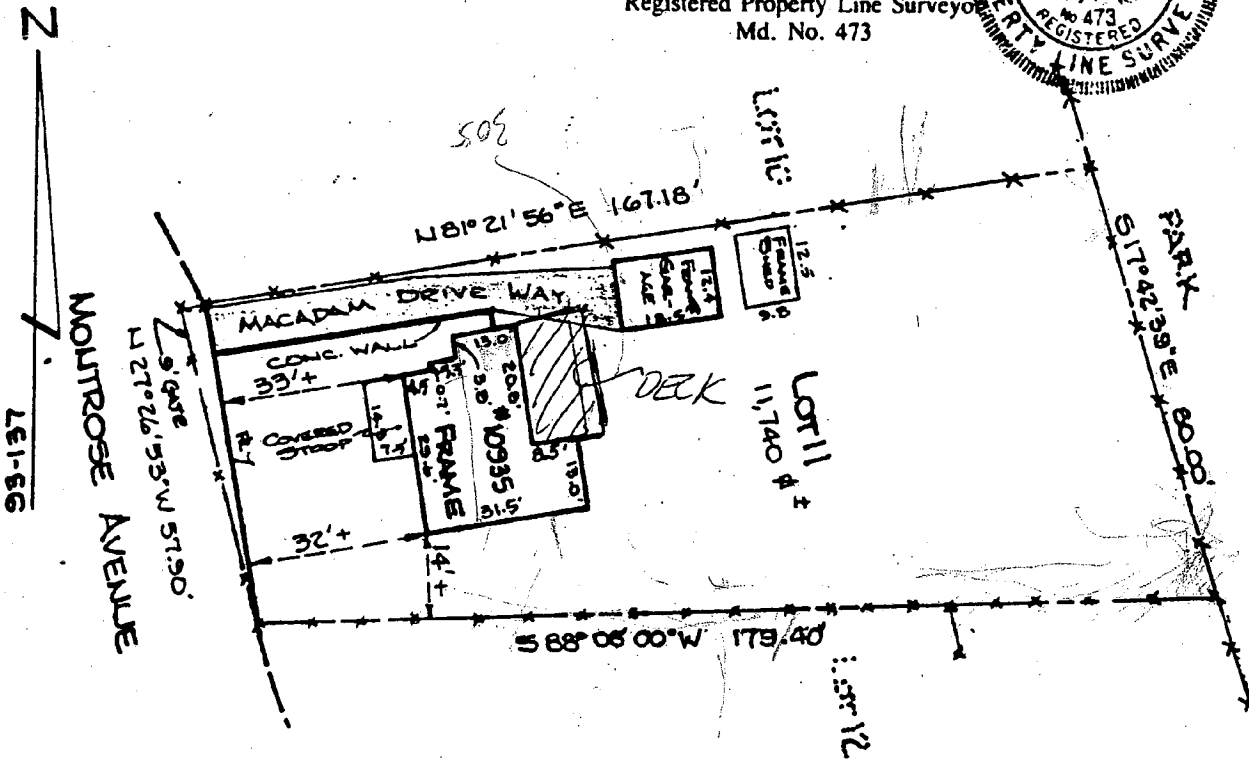
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

Date: August 18, 1993

Frey, Sheehan, Stoker & Assoc., Inc./Land Services Group
Land Planning Consultants
Phone 588-3110

Plat Book A
Plat No. 27

By: *John W. Kostic*
John W. Kostic
Registered Property Line Surveyor
Md. No. 473



MONTGOMERY CO. GOVERNMENT

Department of Environmental Protection
Division of Environmental Policy & Compliance

Approved RR FERRO Date 8-27-93
Zoning Class R-90 Page 214NW5
Board of Appeals Case _____

DECK

LAND SERVICES GROUP, INC.

9308270201

File No. 50

southeast view (1096x823x24b jpeg)



South
windows

Window # 1

Window # 2

existing: 33 x 24

new : 28 x 48 (egress)

picture 037 (1280x960x24b jpeg)



South
Windows



picture 001 (1280x960x24b jpeg)



East
window

existing = 33 x 12
new = 30 x 20

picture 031 (960x1280x24b jpeg)



West

existing
33 x 12

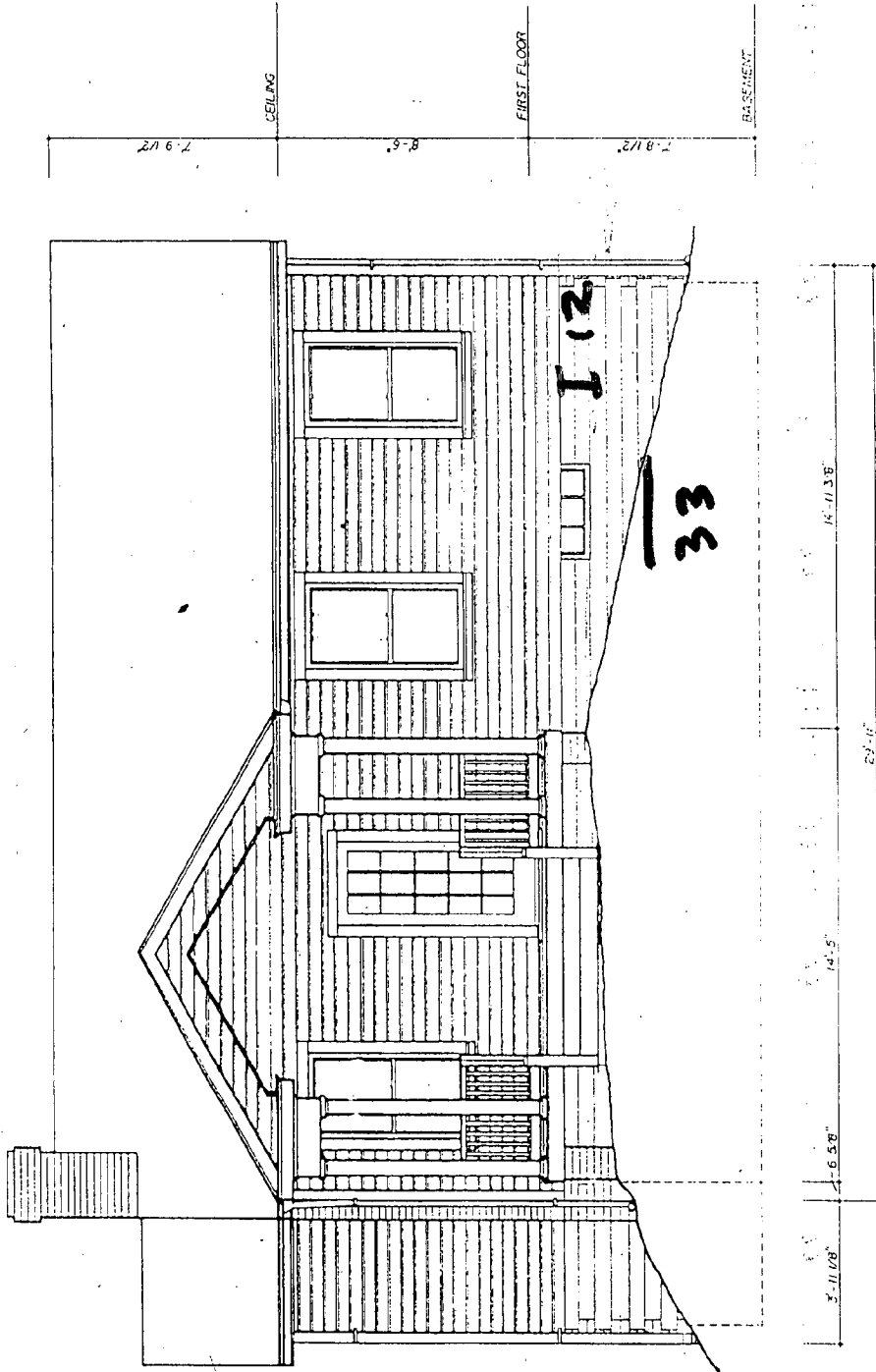
new
28 x 30

East Before

039

MATERIALS

- FOUNDATION: Hollow clay tile
 - WALLS: Painted wood German Style siding
 - ROOF: Asphalt shingles
 - TRIM: Painted wood
- Porch railing not present. Railing drawn is same as at 10925 Clement Avenue. Original front door missing. Door drawn is same as at 10912 Marlinton Avenue.



SOUTH ELEVATION

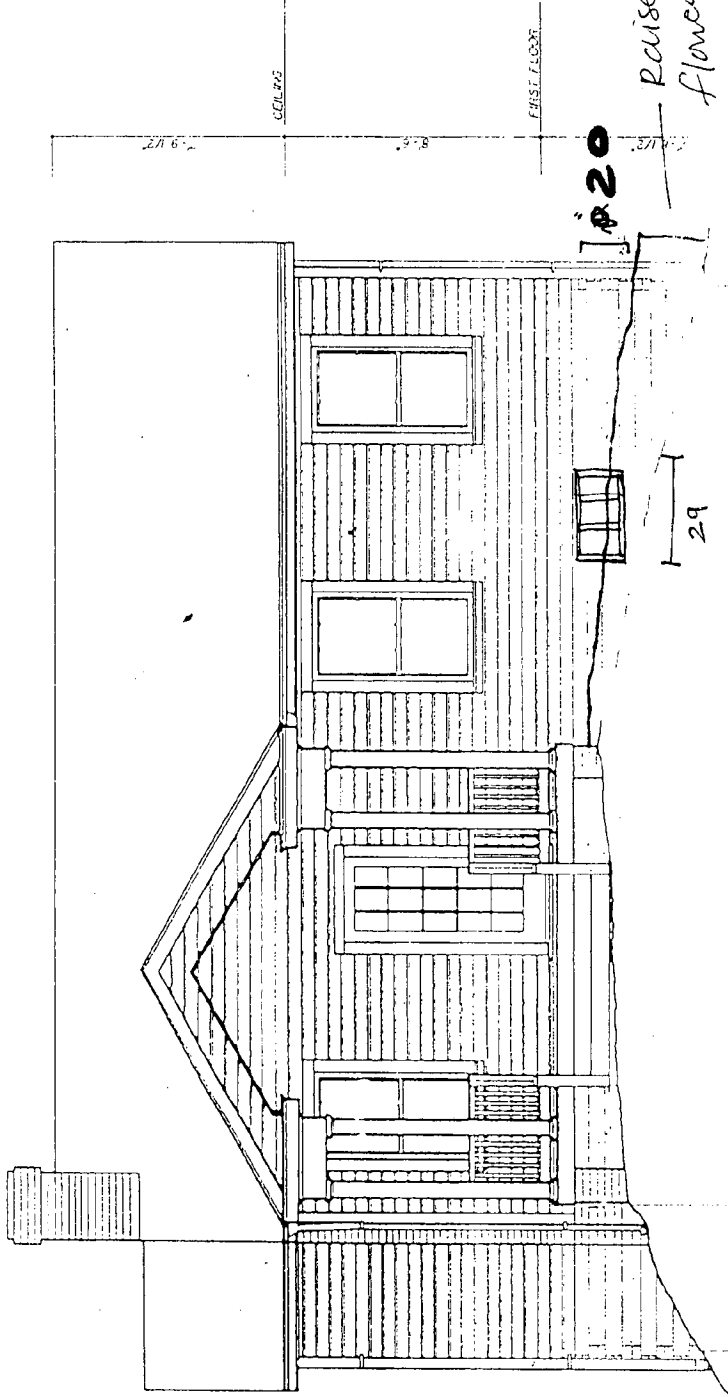
UNIVERSITY OF MARYLAND AT COLLEGE PARK ARCHITECTURAL RECORDS SECTION UNIVERSITY STATE DEPARTMENT OF THE HISTORIC		GARRETT AVE.		MONTGOMERY COUNTY		"CHEVY" HOUSE 10333 MONTROSE AVENUE		MONTGOMERY COUNTY		HISTORIC AMERICAN BUILDINGS SURVEY sheet 3 of 14 sheets		1994	
--	--	--------------	--	-------------------	--	-------------------------------------	--	-------------------	--	---	--	------	--

East After

MATERIALS

Arch rolling mill, heavy Rolling done in shop at
12526 Chemical Avenue Original from our printing
Done done in shop at 12526 Chemical Avenue

FOUNDATION: Hollow city tile
WALLS: Insulated wood Gravel stone masonry
ROOF: Asphalt shingles
FLOOR: Painted wood



UNIVERSITY OF MARYLAND AT COLLEGE PARK
SCHOOL OF ARCHITECTURE
ARCHITECTURAL SERVICES
100 UNIVERSITY DRIVE
COLLEGE PARK, MARYLAND 20742
PHONE (301) 405-1000
FAX (301) 405-1001
WWW.UMD.EDU/ARCHITECTURE

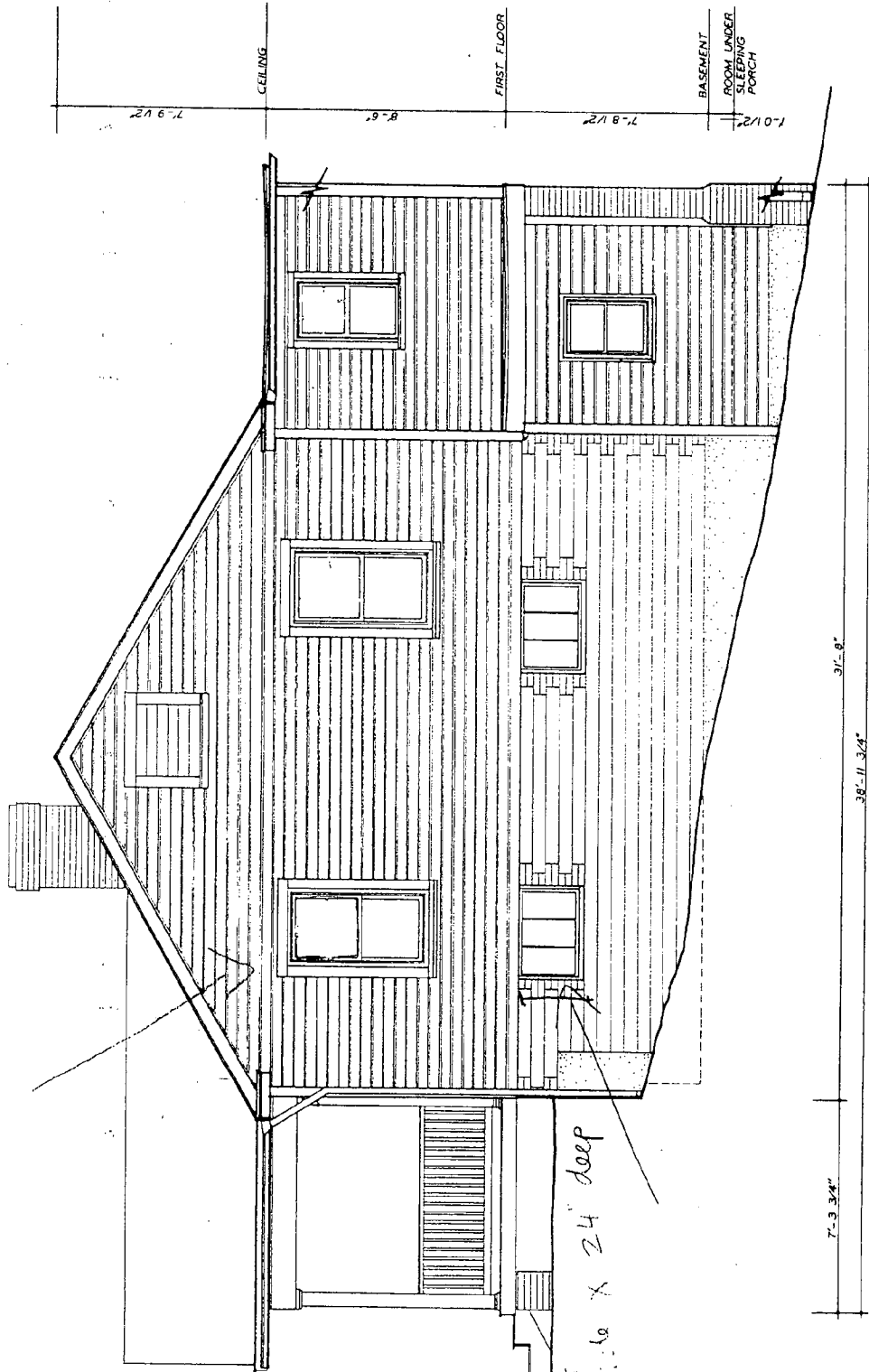
THE VY HOUSE 1955 AND 1956 ALICE
MAYNARD

DATE: 11/14/11

South - Before

ESN 58 2004

Original sleeping porch enclosed
No evidence remains of original sleeping porch enclosure.



Current 36" wide x 24" deep



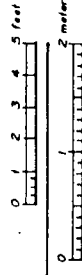
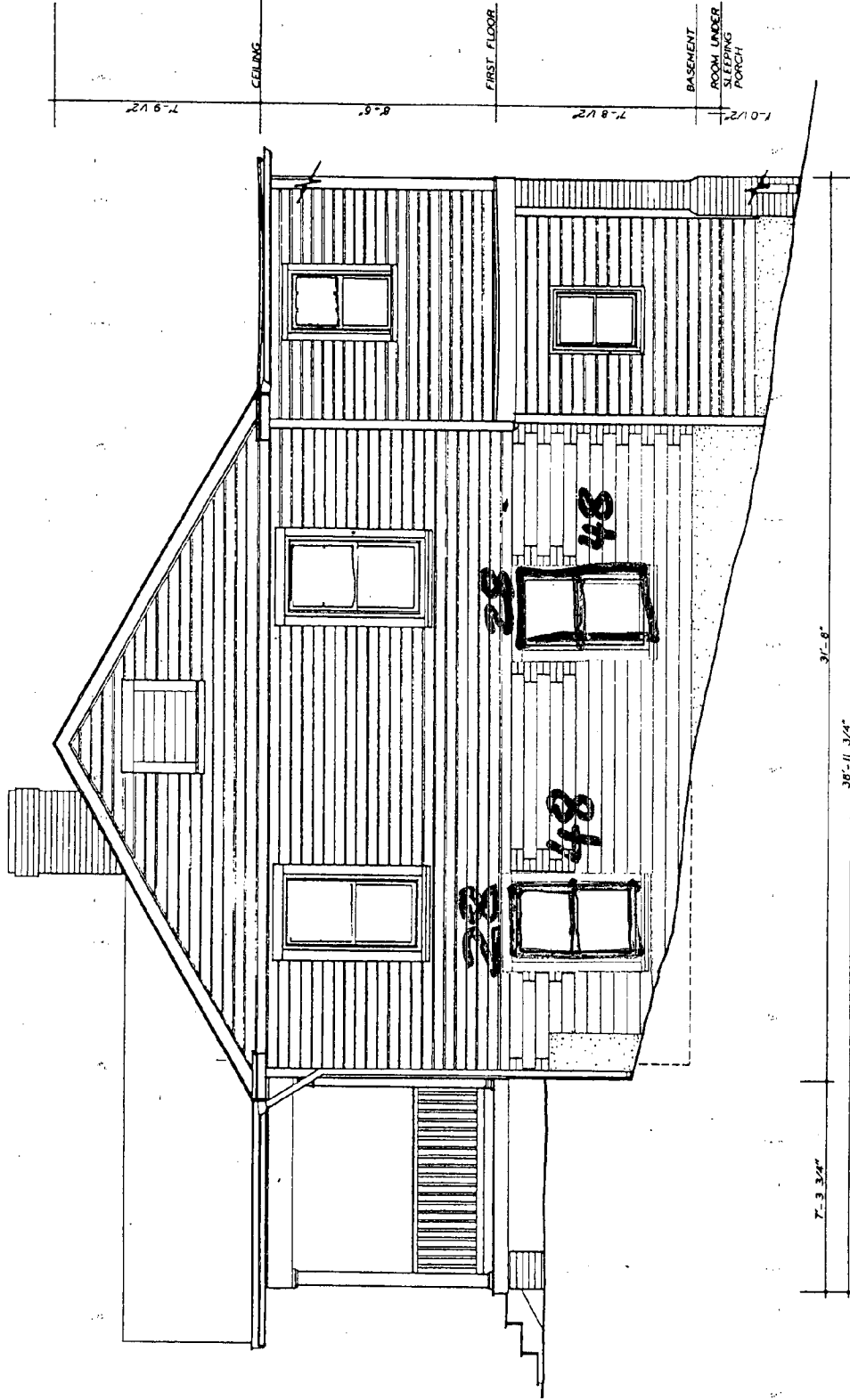
EAST ELEVATION 50-0112

DRAWN BY: Stefan L. Zolniewski, 1994 UNIVERSITY OF MARYLAND AT COLLEGE PARK NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE 'CHEVY' HOUSE 10935 MONTROSE AVENUE MONTGOMERY COUNTY	MARYLAND	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 14 SHEETS
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IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

South After

Original sleeping porch enclosed
No evidence remains of original extent of sleeping porch enclosure.



EAST ELEVATION

Drawn by: Stefan L. Zafrenski, 1994

UNIVERSITY OF MARYLAND AT COLLEGE PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

GARRETT PARK

NAME AND LOCATION OF STRUCTURE
"CHEVY" HOUSE 10935 MONTROSE AVENUE
MONTGOMERY COUNTY

MARYLAND

HISTORIC AMERICAN BUILDINGS SURVEY
SURVEY NO. _____
SHEET 4 OF 14 SHEETS

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

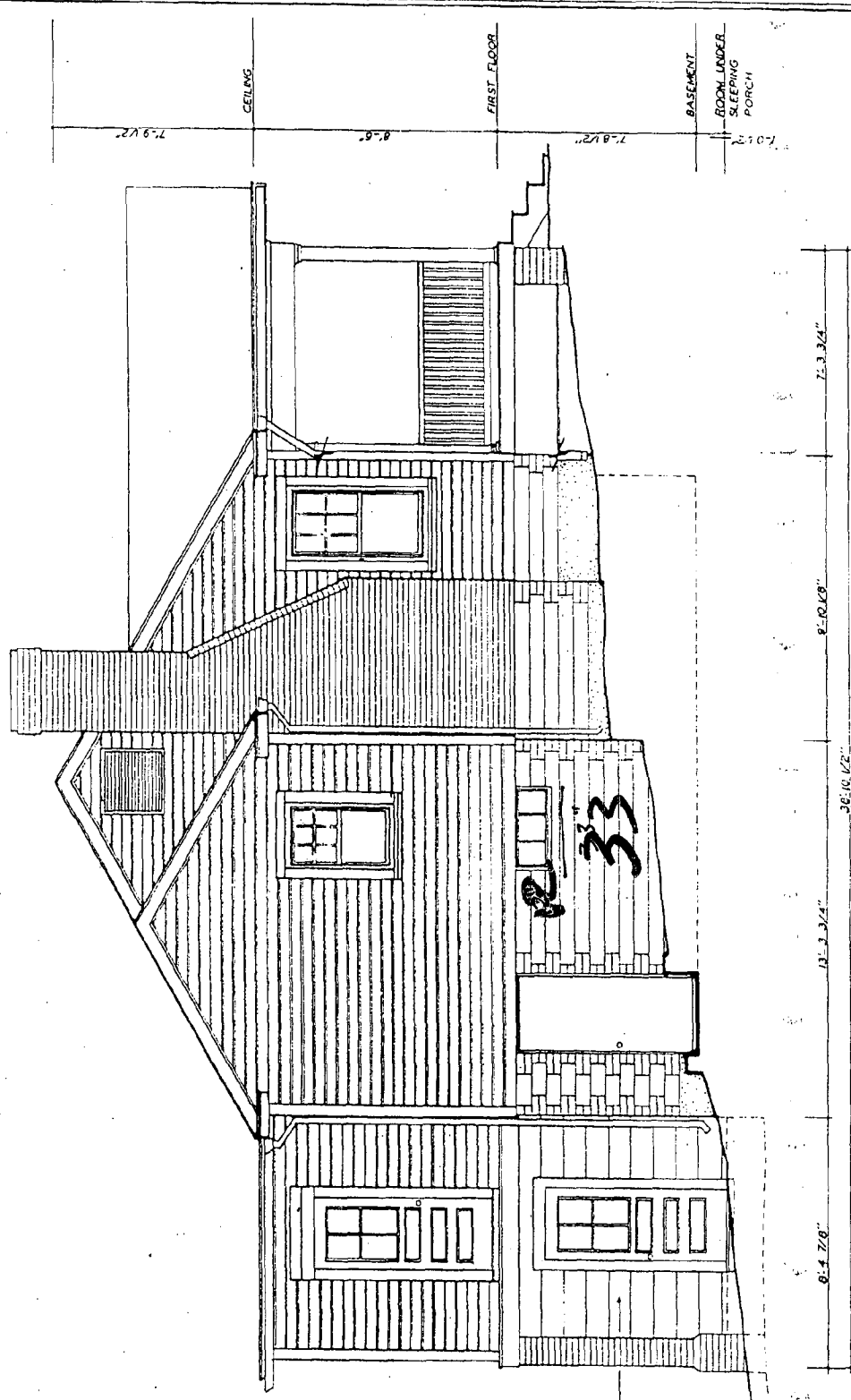
West Before-

019

Original sleeping porch enclosed
No evidence remains of original extent of sleeping porch enclosure.

Existing deck, built fall 1993. Not drawn. No evidence remains of original deck steps or group.

Cement asbestos shingles.

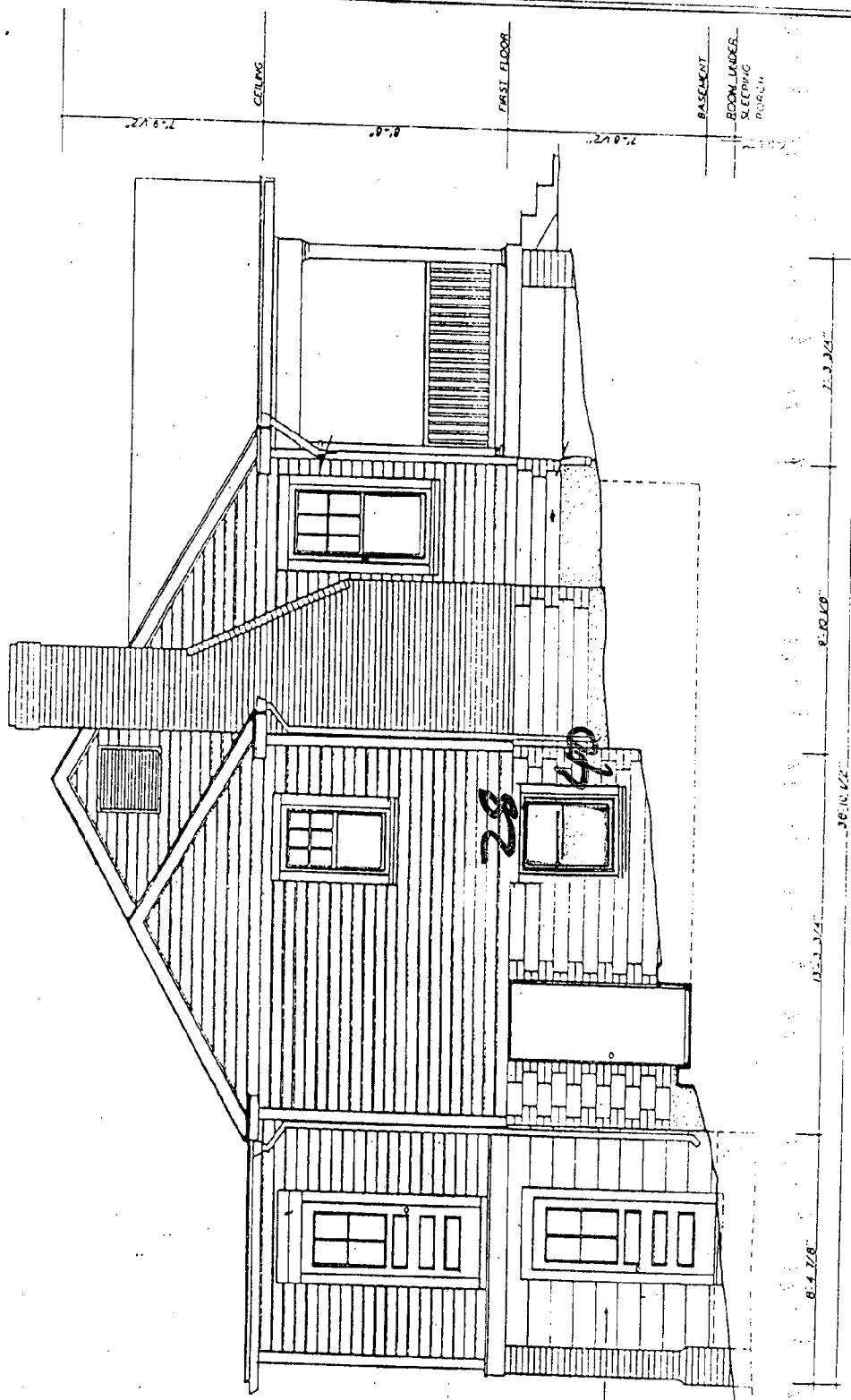


WEST ELEVATION

DATE: 01-27-2004
 DRAWN BY: Stephen L. Zastrow
 190-4
 UNIVERSITY OF MARYLAND AT COLLEGE PARK
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 GARRETT PARK
 "CHEVY THOUSE 10935 MONTROSE AVENUE
 MONTGOMERY COUNTY
 MARYLAND
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 6 OF 14 SHEETS

West - After

Original sleeping porch enclosed
 No evidence remains of original extent of sleeping porch enclosure.



Existing deck built fall 1993. No evidence remains of original deck steps or ramp.

Cement asbestos shingles

WEST ELEVATION



Sharon L. Zerkow, 1994

UNIVERSITY OF MARIANO AT CALLEGE PARK
 HISTORICAL PAPER SERVICE
 LIMITED PAPER DEPARTMENT OF THE MESSAGE

GARRETT HURK

10315 INDIAN ROSS AVENUE
 MONTGOMERY COUNTY

MARIANO

HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 6 OF 14 SHEETS

POZZI® IWP® MORGAN® WILLMAR® CARADCO® DOORCRAFT®
 NORCO® ELITE® YAKIMA® SUMMIT® DONAT FLAMAND® UNITED® NORD®

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Keyword... 60

Find a JELD-WEN® by Category

Wood Windows—Single Units

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1 of 1 Products Found [New Search](#)

front
 East XI

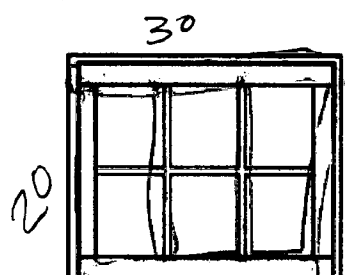


Photo may show features different from actual specs for the ebuild Ref. No. listed below.

JELD-WEN Wood Windows
ebuild Ref. No. WA2U11-2519
 The Caradco® Collection Heritage II Rectangular Venting Awning Unit; 30 in. x 24 in.

Product Specifications

Item last updated January 20, 2003

- Manufacturer Model No.
- Window Format
- Shape
- Overall Width
- Overall Height
- Rough Opening Width
- Rough Opening Height
- Masonry Opening Width
- Masonry Opening Height
- U-Value
- Jamb Depth
- Wood Species
- Standard Glazing
- Special Glazing Options
- Divided Lite Options
- Exterior Color
- Weatherstripping
- Hardware Options
- Meets Standards

- U11-2519
- Awning
- Rectangle
- 30 in.
- 24 in. **(20)**
- 30 3/4 in.
- 24 1/2 in.
- 33 1/2 in.
- 27 in.
- 0.48
- 4 9/16 in., 6 9/16 in.
- Pine
- Double--clear, Double--Low-E/gas fill
- Double--tinted, Double--obscure, Double-tempered
- Between-the-glass grilles, Fixed surface-mount grilles, Removable grilles
- Primed, Unfinished
- Rigid vinyl leaf, Combination of TPE bulb and vinyl-covered foam weatherstrip
- Standard contour handle, Foldable contour handle, T-handle, ADA handle, Round knob
- NFRC; MDC; ANSI; AAMA; NWWDA; WDMA; SBCCI;

Jeld wen

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NORCO® ELITE® YAKIMA® SUMMIT® DONATI® CAMANO® UNITED® NORCO®

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JELD WEN

SHOWROOM

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Product... Keyword... GO

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Wood Windows—Single Units

Showroom home > Product Specifier > Search Results > Product Detail

1 of 1 Products Found New Search

South x2

28
48

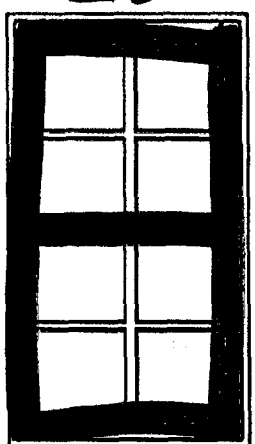


Photo may show features different from actual specs for the ebuild Ref. No. listed below.

2 divided simulated

JELD-WEN Wood Windows ebuild Ref. No. WC2U1-2343

The Caradco® Collection Heritage II Rectangular Venting Casement Unit; 28 in. x 48 in.

Product Specifications

- Manufacturer Model No. U1-2343
- Window Format Casement
- Shape Rectangle
- Overall Width 28 in.
- Overall Height 48 in.
- Rough Opening Width 28 3/4 in.
- Rough Opening Height 48 1/2 in.
- U-Value 0.48
- Jamb Depth 4 9/16 in., 6 9/16 in.
- Wood Species Pine
- Standard Glazing Double--clear, Double--Low-E/gas fill
- Special Glazing Options Double--tinted, Double--obscure, Double-tempered
- Divided Lite Options Between-the-glass grilles, Fixed surface-mount grilles, Removable grilles
- Exterior Color Primed, Unfinished

Weatherstripping

Egress

Hardware Options

Meets Standards

Parts Included

Related Products

Optional

Parts/Accessories

Features

- Rigid vinyl leaf, Combination of TPE bulb and vinyl-covered foam weatherstrip
- Egress
- Standard contour handle, Foldable contour handle, T-handle, ADA handle, Round knob
- NFRC; MDC; ANSI; AAMA; NWWDA; WDMA; SBCCI;
- Nailing fin; Drip cap; Fiberglass mesh interior screen; 90 degree opening dual arm roto-operator with steel worm gear; Zinc alloy die-cast metal case; High strength plastic cover; Concealed hinges with 300 Series stainless steel tracks and reinforced nylon slide shoes; Positive closure assured with 2 die-cast cam action locks; Jamb depths factory applied to all four sides of the frame interior using 9/16 in. thick pine;
- Triple glazing panel; Aluminum Micro Blinds;
- Primed and painted white interiors available; Basic jamb width is 2 9/16 in., jamb extensions available up to 10 9/16 in.; 1 11/16 in. wide brickmould; 3 1/2 in. wide flat casing; 3 1/2 in. wide Williamsburg casing;
- Constructed with thick western pine treated with water repellent and wood preservative; Natural wood interiors are ready for painting or staining; Wood exteriors are factory-primed and ready for painting; Designed to be factory-combined with other Caradco products;



Additional Product Information

You may need to download Acrobat Reader to view these files.



Specifications



Warranty



Installation



hardy wood
ebuild
 The Professional's
 Guide to Building Products™

Pella

Keyword Search

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Wood Windows--Single Units

78 products selected.
 You may continue to refine.

Manufacturer Preference

No Preference
Pella Corporation
 Crestline Windows & Doors
 Hurd Millwork Co.

Window Format

No Preference
 Awning
Casement
 Double-hung

Size Type

No Preference
Stock

Venting Configuration

No Preference
Venting

Shape

No Preference
 Radius top
Rectangle

Nominal Width

No Preference
 17 in.
 21 in.
23 in.

Nominal Height

No Preference
 35 in.
 41 in.
47 in.

Jamb Depth

No Preference
4 3/8 in.

Standard Glazing

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Wood Windows--Single Units

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Photo may show features different from actual specs for the ebuild Ref. No. listed below.

Features & Benefits

- Dual weatherstripping



Product Specifications

ITEM LAST UPDATED JUNE 27, 2003

Manufacturer Model No.	▶ 2947-ASWCM
Window Format	▶ Casement
Shape	▶ Rectangle
Overall Width	▶ 29 in.
Overall Height	▶ 47 in.
U-Value	▶ 0.5
Jamb Depth	▶ 4 3/8 in.
Standard Glazing	▶ Double--clear
Special Glazing Options	▶ Double--laminated clear, Double--laminated tinted, <u>Double--Low-E</u> , <u>Double--Low-E/gas fill</u> , Double--spectrally selective, Double--tinted
Divided Lite Options	▶ <u>Fixed surface</u> -mount grilles, <u>Blind</u>

No Preference
Double-clear

Finish

No Preference
Primed

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Exterior Color

Additional Parts Required/Recommended

Options

- the-glass grilles, Removable grilles
- ▷ Primed
- ▷ Additional Parts: Brickmould, jamb extension, pleated shade, Rolscreen 74 insect screen, subsill;
- ▷ Steel worm-gear sash operator with hardened gears; Unison Lock System; Surelock ® System;



Additional Product Information

You may need to download Acrobat Reader to view some of these files.



Specifications, Manufacturer's Specifications Sheet



Warranty, Warranty Statement



Installation, Installation Instructions

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Find a JELD-WEN® Product by 60

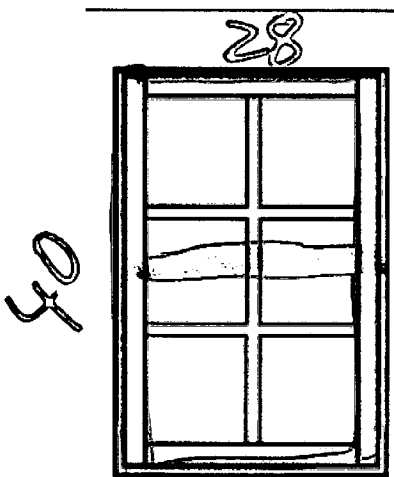
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West Window
X1



2 divided light

JELD-WEN Wood Windows
ebuild Ref. No. WC2U1-2335

The Caradco® Collection Heritage II Rectangular Venting Casement Unit; 28 in. x 40 in.

Photo may show features different from actual specs for the ebuild Ref. No. listed below.

Product Specifications

Item last updated January 20, 2003

- Manufacturer Model No.
- Window Format
- Shape
- Overall Width
- Overall Height
- Rough Opening Width
- Rough Opening Height
- U-Value
- Jamb Depth
- Wood Species
- Standard Glazing
- Special Glazing Options

- U1-2335
- Casement
- Rectangle
- 28 in.
- 40 in.
- 28 3/4 in.
- 40 1/2 in.
- 0.48
- 4 9/16 in., 6 9/16 in.
- Pine
- Double--clear, Double--Low-E/gas fill
- Double--tinted, Double--obscure, Double-tempered
- Between-the-glass grilles, Fixed surface-mount grilles, Removable grilles
- Primed, Unfinished
- Rigid vinyl leaf, Combination of TPE bulb and

Divided Lite Options

- Exterior Color
- Weatherstripping

Hardware Options

Meets Standards

Parts Included

Related Products

Optional

Parts/Accessories

Features

- vinyl-covered foam weatherstrip
- Standard contour handle, Foldable contour handle, T-handle, ADA handle, Round knob
- NFRC; MDC; ANSI; AAMA; NWWDA; WDMA; SBCCI;
- Nailing fin; Drip cap; Fiberglass mesh interior screen; 90 degree opening dual arm roto-operator with steel worm gear; Zinc alloy die-cast metal case; High strength plastic cover; Concealed hinges with 300 Series stainless steel tracks and reinforced nylon slide shoes; Positive closure assured with die-cast cam action lock; Jamb depths factory applied to all four sides of the frame interior using 9/16 in. thick pine;
- Triple glazing panel; Aluminum Micro Blinds;
- Primed and painted white interiors available; Basic jamb width is 2 9/16 in., jamb extensions available up to 10 9/16 in.; 1 11/16 in. wide brickmould; 3 1/2 in. wide flat casing; 3 1/2 in. wide Williamsburg casing;
- Constructed with thick western pine treated with water repellent and wood preservative; Natural wood interiors are ready for painting or staining; Wood exteriors are factory-primed and ready for painting; Designed to be factory-combined with other Caradco products;



Additional Product Information

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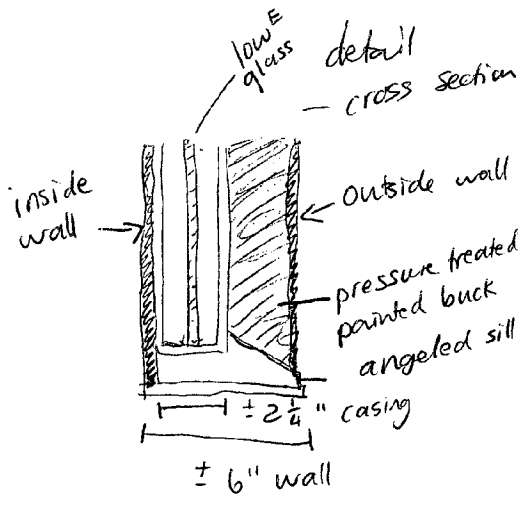
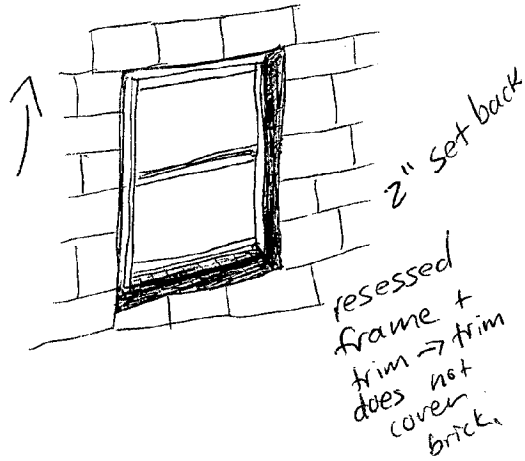
Specifications



Warranty



Installation



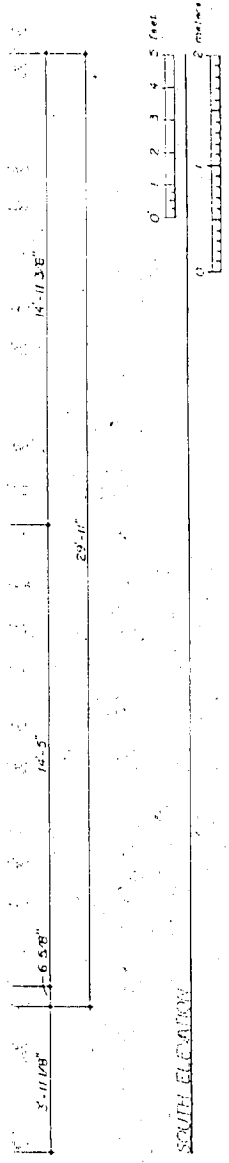
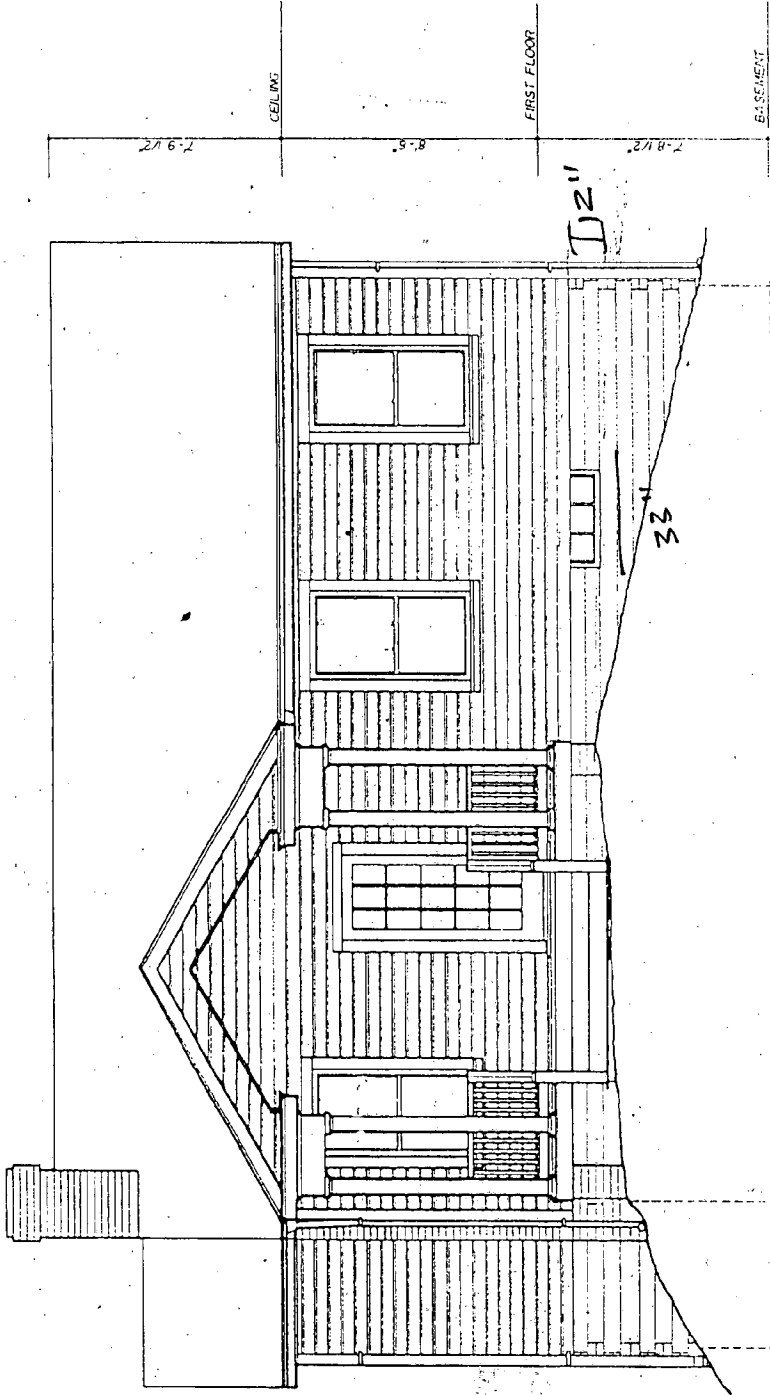
Elevations
Before + After

East - Before

109

MATERIALS

- FOUNDATION: Hollow clay tile
 - WALLS: Painted wood German Style siding
 - ROOF: Asphalt shingles
 - TRIM: Painted wood
- Porch railing not present. Railing drawn in same as at 10925 Clement Avenue. Original front door missing. Door drawn in same as at 10912 Montrose Avenue.



SOUTH ELEVATION

UNIVERSITY OF MARYLAND AT COLLEGE PARK
 HISTORIC ARCHITECTURE
 UNIVERSITY OF MARYLAND SYSTEM

PROJECT NAME: "CHEVY" HOUSE 10833 MONTROSE AVENUE
 COUNTY: MONTGOMERY COUNTY

DATE: 1994

PROJECT NUMBER: 10925

SHEET 3 OF 14 SHEETS

DRAWN BY: GARRETT ABR.

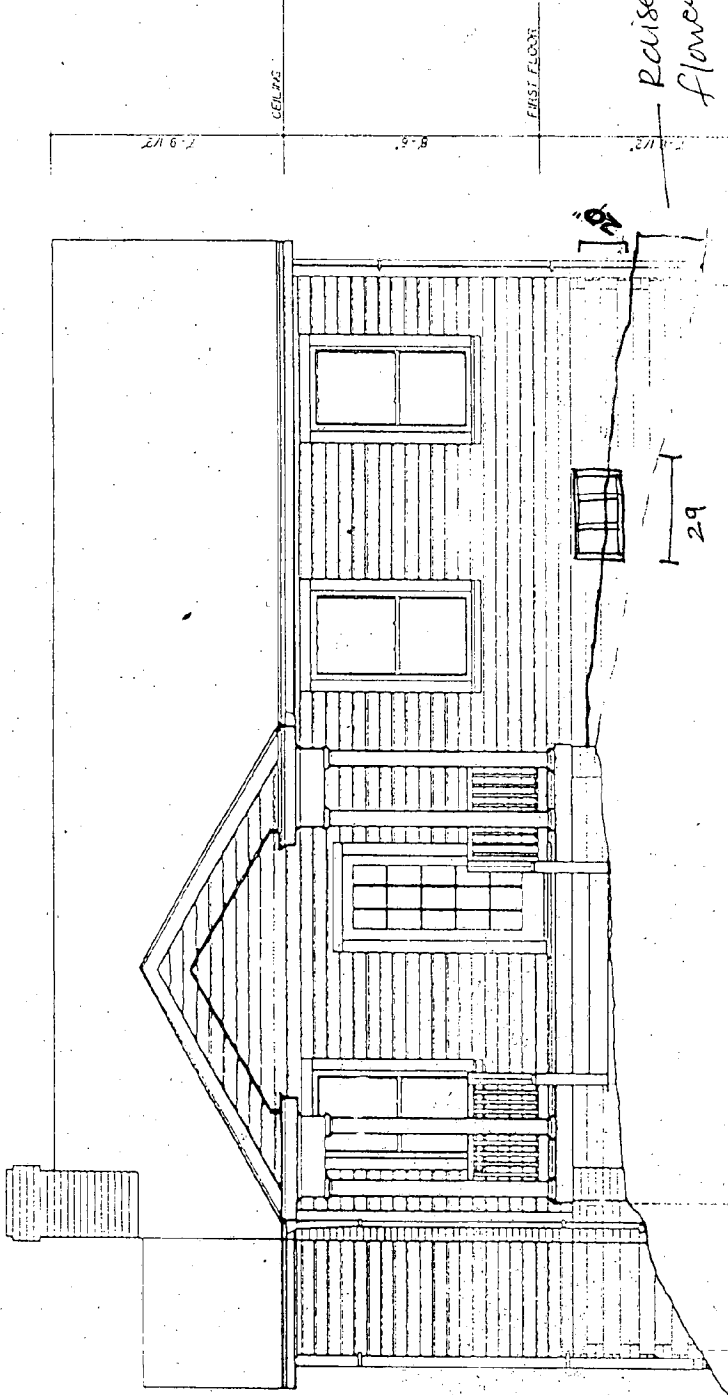
East - After

30

MATERIALS

FOUNDATION: Hollow clay tile
 WALLS: Painted wood
 ROOF: Asphalt shingles
 FINISH: Painted wood

Arch. calling out elements. Rollins design is shown as of 1926. Clements house. Original front door interior. Date drawn is same as 1926. Mutual Avenue.



UNIVERSITY OF MARYLAND AT COLLEGE PARK
 COLLEGE PARK, MARYLAND
 ARCHITECTURE DEPARTMENT
 COLLEGE PARK, MARYLAND

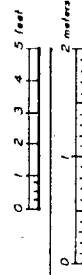
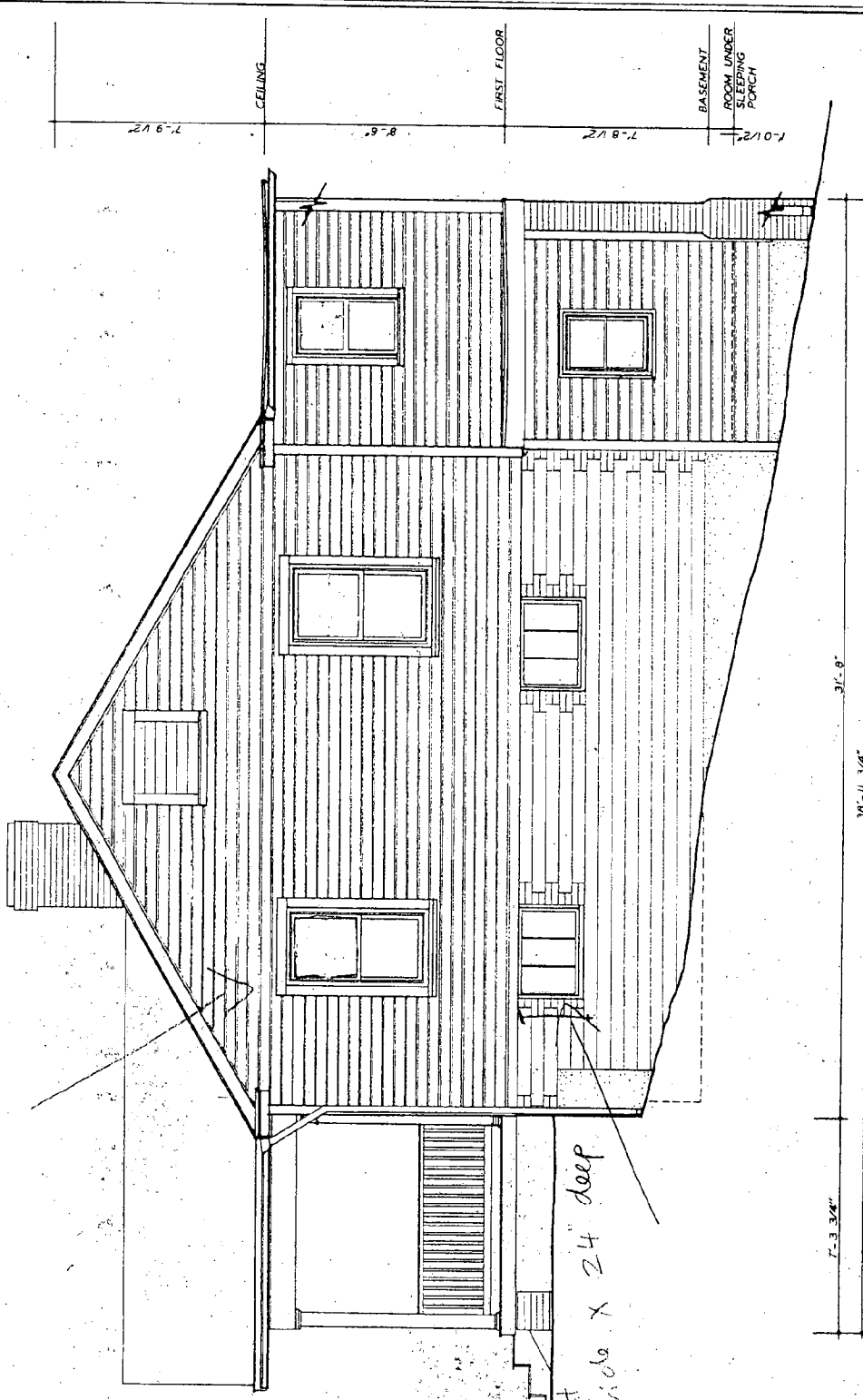
South Before

South

Original sleeping porch enclosed
No evidence remains of original extent of sleeping porch enclosure.

Upper porch
28x58 sash

36" wide x 24" deep

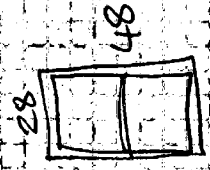


EAST ELEVATION 500100

DRAWN BY: Stefan L. Zolowski, 1994 UNIVERSITY OF MARYLAND AT COLLEGE PARK NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE CHEVY HOUSE 10935 MONTROSE AVENUE MONTGOMERY COUNTY GARRETT PARK	MARYLAND	SURVEY NO. HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 14 SHEETS
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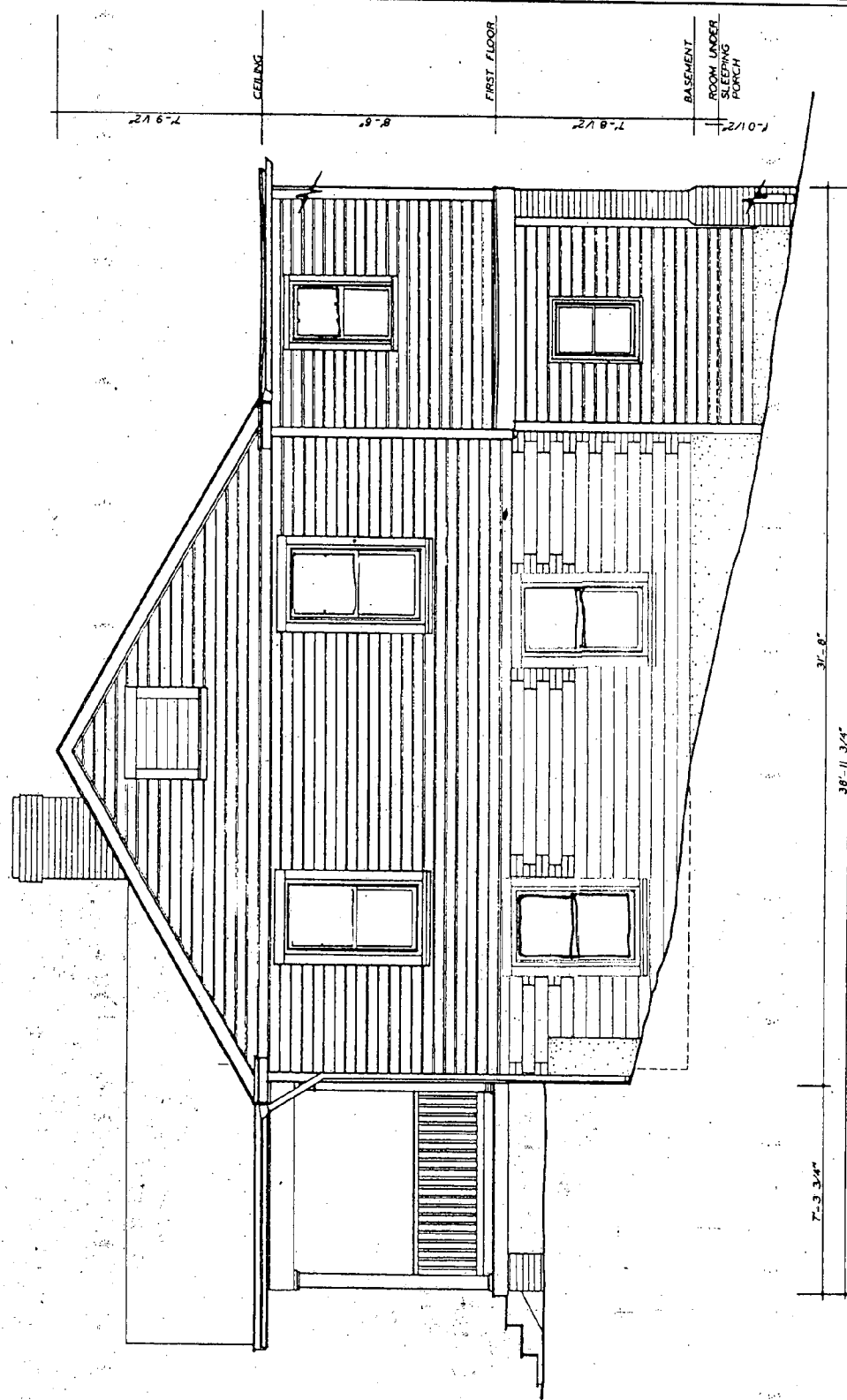
South - Af.



to

South - After

Original sleeping porch enclosed
No evidence remains of original arched of sleeping porch enclosure.



EAST ELEVATION

DRAWN BY: Stefan L. Zastrow; 1994 UNIVERSITY OF MARYLAND AT COLLEGE PARK NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	GARRETT PARK	NAME AND LOCATION OF STRUCTURE "CHEVY" HOUSE 10935 MONTROSE AVENUE MONTGOMERY COUNTY	MARYLAND	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 14 SHEETS
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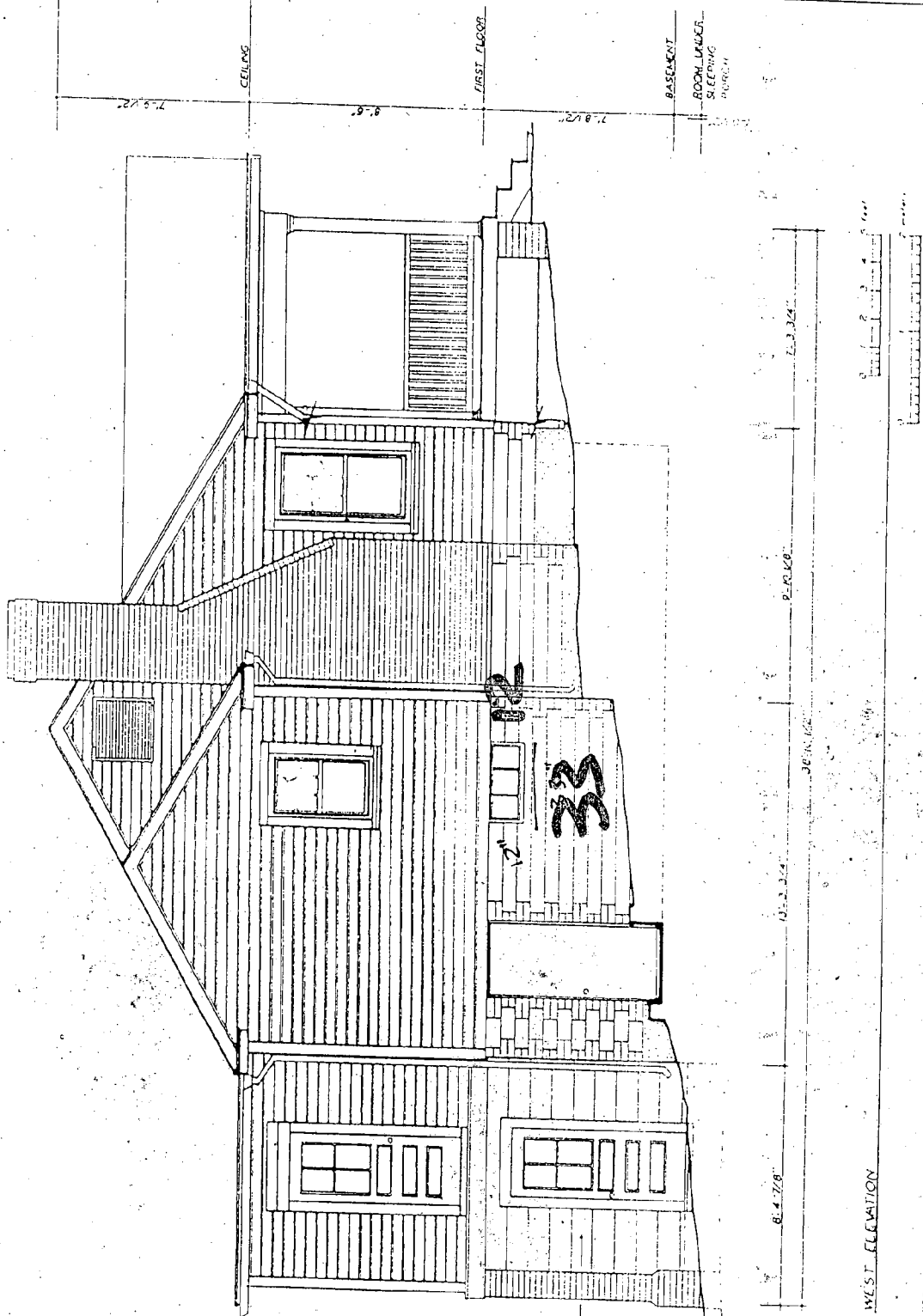
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West = Bed one

Original sleeping porch enclosed
No evidence remains of original extent of sleeping porch enclosure.

Existing deck, built fall 1893, not green. No evidence remains of original brick steps or stoop.

Cement asbestos shingles



WEST ELEVATION

Sharon L. Zastrow, 1994

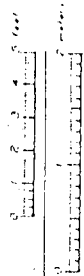
1751 1/2 FEET OF MARLBOROUGH AT COLLEGE PARK
HISTORIC AMERICAN BUILDINGS SURVEY
UNIVERSITY OF MARYLAND COLLEGE PARK

GARRETT HORN

10015 MONTROSE AVENUE
MONTGOMERY COUNTY

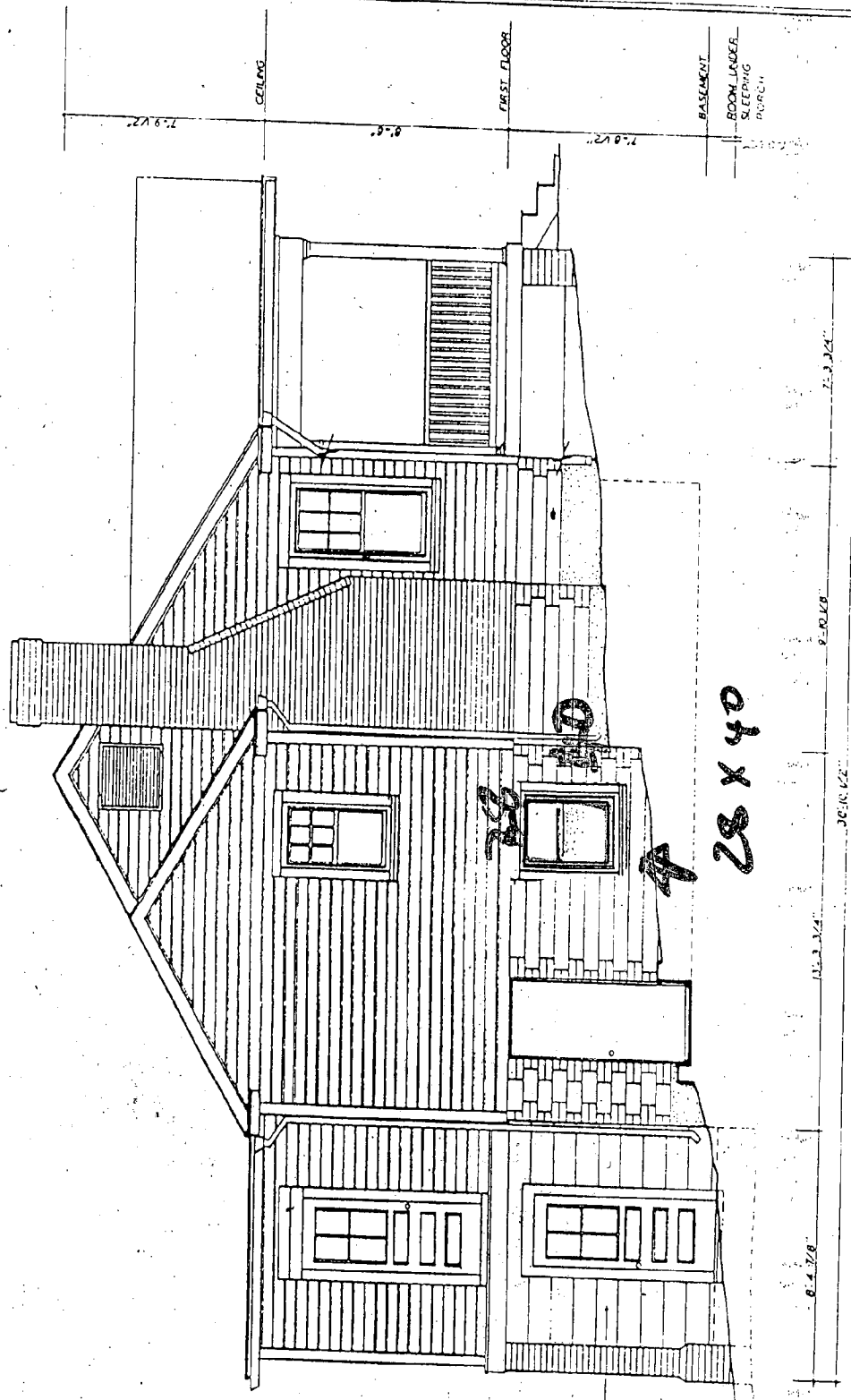
ARCHIT. PLAN

HISTORIC AMERICAN BUILDINGS SURVEY
sheet 6 of 14 sheets



West - After

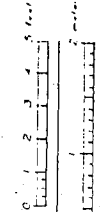
Original sleeping porch enclosed
 No evidence remains of original extent of sleeping porch enclosure.



Existing deck built Fall 1993. Not shown. No evidence remains of original back steps or ramp.

Current exterior shingles

28 x 28
 28 x 40



WEST ELEVATION

Sharon L. Zerkowich, 1994

REAR PORCH OF MARILAND AT COLLEGE PARK
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR

GARRETT HARK

CHILBY HOUSE 10935 ANTIROSE AVENUE
 MONTGOMERY COUNTY

MARYLAND

HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 6 OF 14 SHEETS