

37/03-06FFF 500 ALBANY AVE

Takoma Park Historic District

FILE



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: November 16, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #435662, window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the November 15, 2006 meeting.

The HPC staff has reviewed and stamped the attached drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: David O'Leary & Lisa Covi

Address: 500 Albany Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





HISTORIC PRESERVATION COMMISSION

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Date: November 16, 2006

MEMORANDUM

TO: David O'Leary & Lisa Covi
500 Albany Ave, Takoma Park

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #435662

Your Historic Area Work Permit application for window replacement was **Approved** by the Historic Preservation Commission at its November 15, 2006 meeting.

Prior to applying for a county building permit, if applicable, from the Montgomery County Department of Permitting Services, you must contact your assigned staff person to arrange for your three (3) sets of final permit drawings to be stamped at the Historic Preservation Office at 1109 Spring Street. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another town government agency before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and the official approval memo (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, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-777-6270

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: David O'Leary/Lisa Covi
Daytime Phone No.: 301-588-2990

Tax Account No.: _____
Name of Property Owner: David O'Leary + Lisa Covi Daytime Phone No.: 301-588-2990
Address: 500 Albany Ave. Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: Quality Window and Door Phone No.: 800-595-9991
Contractor Registration No.: 50355 301-595-9555
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 500 Street: Albany Ave.
Town/City: Takoma Park Nearest Cross Street: Baltimore
Lot: 28 Block: 76 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 17,553

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent October 5, 2006 Date

Approved: _____ For: Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 11/15/06
Application/Permit No.: 435662 WRP Date Filed: 10/10/06 Date Issued: _____

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:

We intend to replace all the windows in our house. We are not certain as to whether the existing windows are original. Several of the windows have aluminum storm windows installed, causing a significantly different appearance from what the house presumably looked like historically. These will be removed. The windows are casement windows (except for the basement), with metal frames and single pane glass, some of which are cracked and many leak. The house is located in an historic district, but is a non contributing resource.

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

We want to replace all 20 windows in our house, including 5 basement windows. The new windows are a direct replacement in size and shape of the existing windows. Some windows have aluminum storm windows currently; these will be removed. The new windows have the appearance of ~~the~~ what we believe to be the original windows. Two A/C units installed in windows will be removed. Overall, the intent is to increase

2. SITE PLAN - Attached

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.

energy efficiency and return the window appearance to ~~be~~ more consistent with the original.

3. PLANS AND ELEVATIONS - see attached photos

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.

All new windows are direct replacement of existing windows; same size, shape, height, etc.

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.

Obsidian color cladding (same as existing), see attached.
Aluminum cladding over pine window frames.

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. See attached.
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 N/A

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 - Attached

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.

Quality Window and Door Inc
5200 Sunnyside Ave
Beltsville, MD 20705
301-595-9555

9

September 5, 2006

Lisa Covi
David O'Leary
500 Albany Ave
Takoma Park, MD 20912
301-588-2990

MHIC License #50355
VA Class A License #2705042074A
DCHIC License #4152

SALES & INSTALLATION AGREEMENT

Quality Window & Door, Inc. the "Contractor" and "the Owner" hereby agree to the following terms and conditions for the improvements located at: 500 Albany Ave

THE WORK

The work to be performed by the contractor including a list of specified materials described below:

Remove existing metal sash. Install new units in existing metal flange. Cap exterior.
Install cove mould on interior. Remove job related debris.

GENERAL SPECIFICATIONS

manufacturer: Weather Shield Custom Shield
exterior: Obsidian aluminum clad
interior: natural pine
glass: Low E double pane thermal insulated
grilles: 7/8" simulated divided lite
screens: fiberglass mesh with gold tone frames
hardware: goldtone
jamb liner color: none
interior trim: 3/4" cove mold natural pine
exterior trim: standard aluminum capping in obsidian

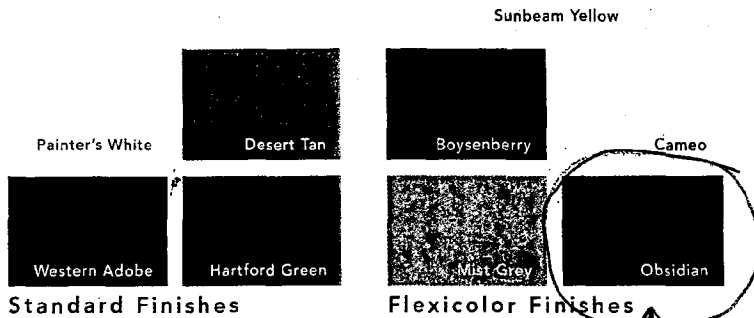
location	quantity	unit description	lite cut
1 bath B	1	Casement Left 17" x 49 1/4"	2w4h
2 kit B	1	Casement L 35 1/4" x 49 1/4"	3w4h
3 kit s	1	Twin Casement LR 35 1/4" x 37"	2w4h
4 stair	1	Casement R 35 1/4" x 37"	3w3h
5 living rm f	1	Twin Casement LR 35 1/4" x 61 1/2"	2w4h
6 living rm s	1	Twin Casement LR 53 1/4" x 61 1/2"	3w4h
7 stair	1	Casement right 17" x 50 1/4"	2w4h
8 Lisa's office s	1	Twin Casement LR 35 1/4" x 49 1/4"	2w4h
10 middle rm B	1	Casement L 35 1/4" x 49 1/4"	3w4h
11 middle rm S	1	Awning venting 35 1/4" x 24 1/2"	3w2h
12 over garage	1	Casement R 35 1/4" x 49 1/4"	3w4h

APPROVED
Montgomery County
11/15/06

8

Maintenance-free exteriors

Maintenance-free aluminum exteriors are offered in four standard colors and five flexicolors to blend with your home's exterior.



color selected to match existing windows

Energy efficient glazing

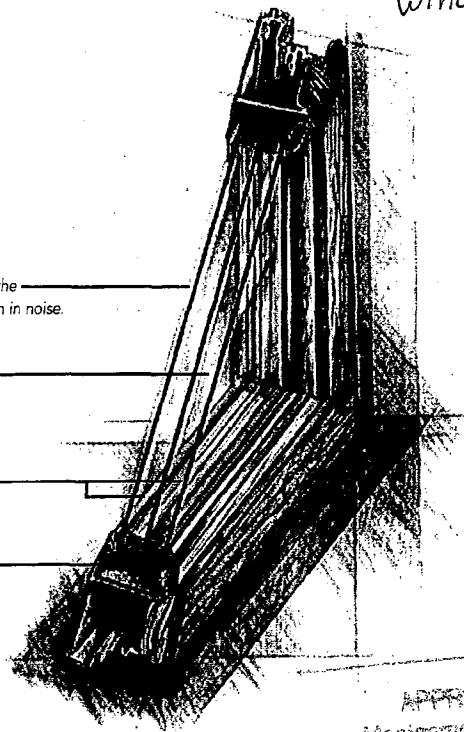
Custom Shield offers a full selection of glazing options for the ultimate in energy efficiency and ultra-violet protection. Which option is best for you? Well, that depends on your needs. But you can be sure, from our best selling Insul and Insul Low E², manufactured with our exclusive new ThermoGold™ Low E² glass, you'll find an option that's best for your home.

Choose from insul or triple insul glass. The more lites of glass, the better the energy-efficient insulating power of the unit, and the greater the reduction in noise.

Optional ThermoGold™ Low E² coatings provide improved thermal performance and enhanced shading coefficients that keep your home warmer in the winter and cooler in the summer.

Optional argon or argon/krypton gas in the airspace is available for even greater thermal performance.

Tough dual seals virtually eliminate air and gas migration, ensuring the window unit's efficiency.



APPROVED
Montgomery County
Historic Preservation Commission
Jan. 11, 1970

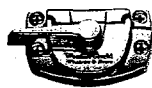
Hardware

Custom Shields hardware accessories were designed to be durable and easy to use.

They also help add that final decorative touch to your windows. Colors include goldtone, bright brass, and white.



goldtone



bright brass



white

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	500 Albany Ave, Takoma Park	Meeting Date:	11/15/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/8/2006
Applicant:	David O'Leary & Lisa Covi	Public Notice:	11/1/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06FFF	Staff:	Tania Tully
PROPOSAL:	window replacement		
RECOMMENDATION:	Approve		

PROCESS BY 3:00

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Colonial Revival
DATE: c1930s

PROPOSAL:

The applicants are proposing to replace all of the metal windows in this Non-Contributing resource with wood aluminum-clad simulated divided-light windows that match the existing in terms of operation and number of lights.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources that affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 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.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

STAFF DISCUSSION

Regarding window replacement, Staff espouses the benefits of window rehabilitation regardless of the resource category. However, the *Guidelines* require more latitude when reviewing Non-Contributing resources therefore restricting Staff's ability to force the issue. With this in mind, window replacement is routinely approved for non-contributing resources. In this case, the applicant has taken the time to find windows that will match the existing in terms of exterior material, function, and lights.

The changes made by the applicant do not diminish the integrity or character of the historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION:

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240.777-6270

DPS -#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: David O'Leary/Lisa Covi
Daytime Phone No.: 301-588-2990

Tax Account No.: _____
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Street Number City Street Zip Code
Contractor: Quality Window and Door Phone No.: 800-595-9991
Contractor Registration No.: 50355 301-595-9555
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 500 Street: Albany Ave.
Town/City: Takoma Park Nearest Cross Street: Baltimore
Lot: 28 Block: 76 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: WINDOWS - Replacement
1B. Construction cost estimate: \$ 17,553
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed, and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent
October 5, 2006 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 435662 WRT# Date Filed: 10/10/06 Date Issued: _____

Edit: 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

3

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REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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are original. Several of the windows have aluminum
storm windows installed, causing a significantly different appearance
from what the house presumably looked like historically. These will be removed.
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the window appearance to ~~be~~
more consistent with the original,

3. **PLANS AND ELEVATIONS** - see attached photos

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All new windows are direct replacement of
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Obsidian wibe cladding (same as existing).

5. **PHOTOGRAPHS**

Aluminum cladding over pine window frames.

See attached.

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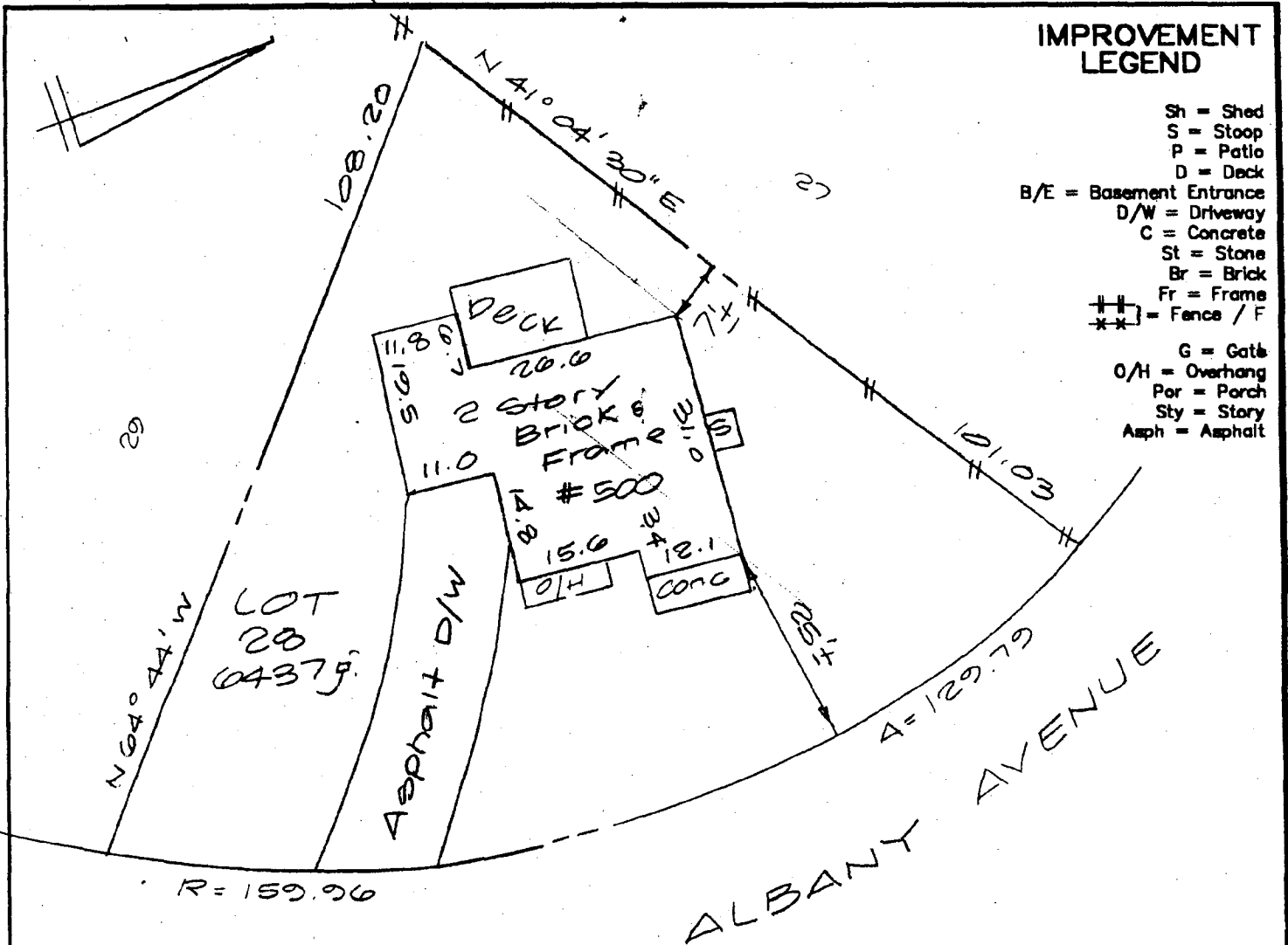
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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CASE NO. 0574037R1

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



IMPROVEMENT LEGEND

- Sh = Shed
- S = Stoop
- P = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fr = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
- Asph = Asphalt

LOCATION OF HOUSE
 LOT 28, BLOCK 76
 TAKOMA PARK
 LOAN & TRUST COMPANY'S
 SUBDIVISION
 MONTGOMERY COUNTY, MARYLAND
 FLOOD ZONE C PER FEMA MAP

Note: No Property Corners Found

CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION. DAVID L. HALLER MONTGOMERY COUNTY, MARYLAND SURVEYOR	REFERENCES FLAT BK 8 FLAT NO 607	 HALLER-BLANCHARD & ASSOCIATES P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301)228-2266 FAX: (301)228-2248
	LIBER FOLIO	

THIS LOCATION FOR MORTGAGE PURPOSES FOR O'Leary / Covi

5

4



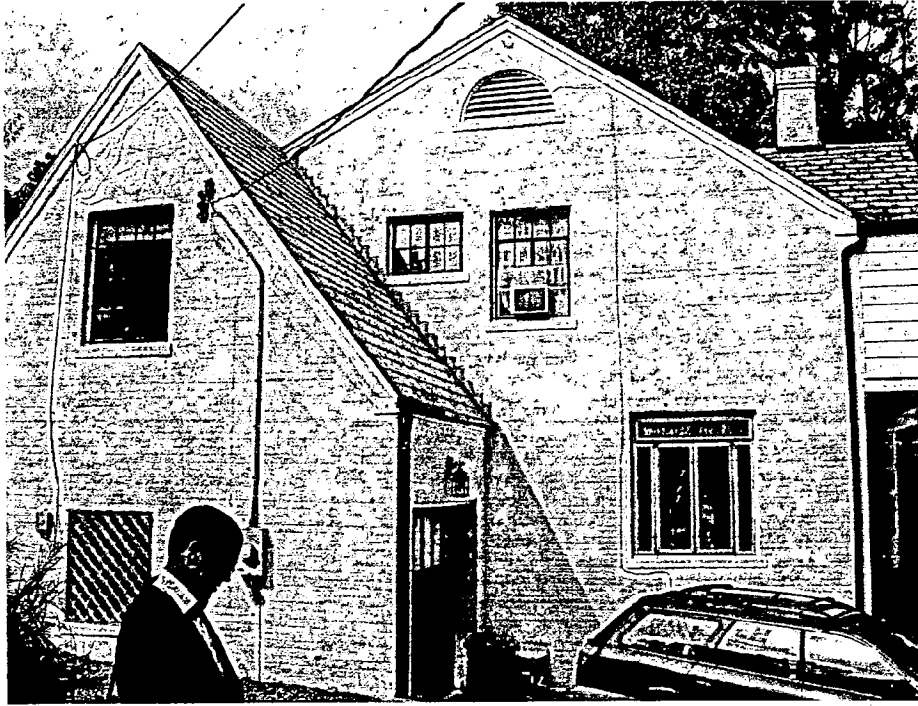
Front (east) side of house. 4 windows to be replaced - one downstairs and two upstairs, + one basement
This side faces the street.



North side of house, visible from street.
7 windows to be replaced - 2 upstairs,
2 downstairs (including one w/window A/C unit)
and 3 basement. Visible from neighbor's house.

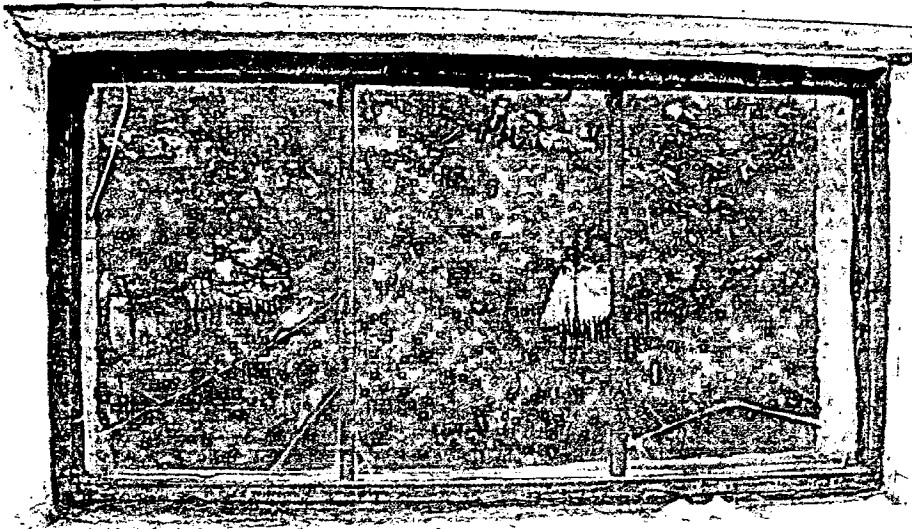
6

5



South side of house.
5 windows to be replaced,
3 upstairs, (including A/C unit)
1 downstairs
and one in basement -
hidden behind CAR -
see below for closeup view.

This side of house is visible from the street, and neighbor's house.



Close up of basement window to be replaced, This is representative of some of the basement windows which are cracked and not well sealed.

7

6



West side
(Back) of
house
(away from
street)

4 windows to
be replaced.
(Sliding door
is not being
replaced)

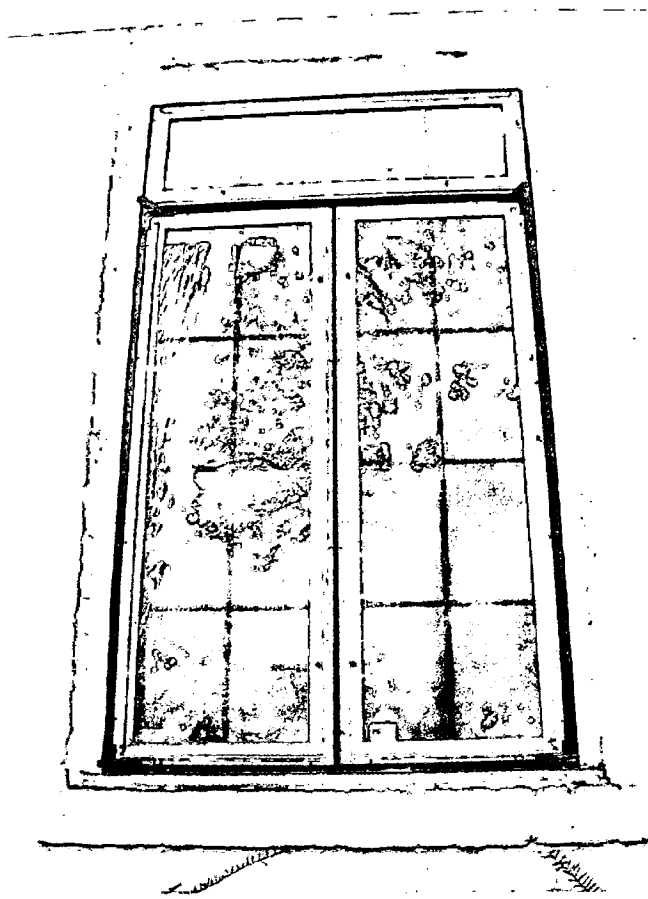
Visible from
neighbor's house.



Closer view
of two windows
with aluminum
storm windows
that will be
removed,
improving
appearance.

8

7



Close up of
front window -
facing street.

Aluminum storm
window will be
removed.

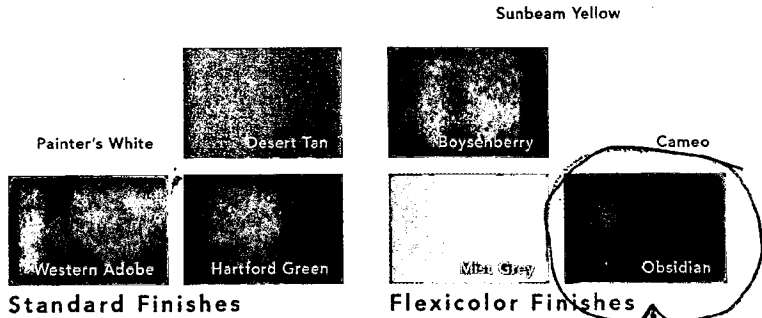
New windows will
have the appearance
of the original black
metal framed windows.

9

8

Maintenance-free exteriors

Maintenance-free aluminum exteriors are offered in four standard colors and five flexicolors to blend with your home's exterior.



color selected to match existing windows

Energy efficient glazing

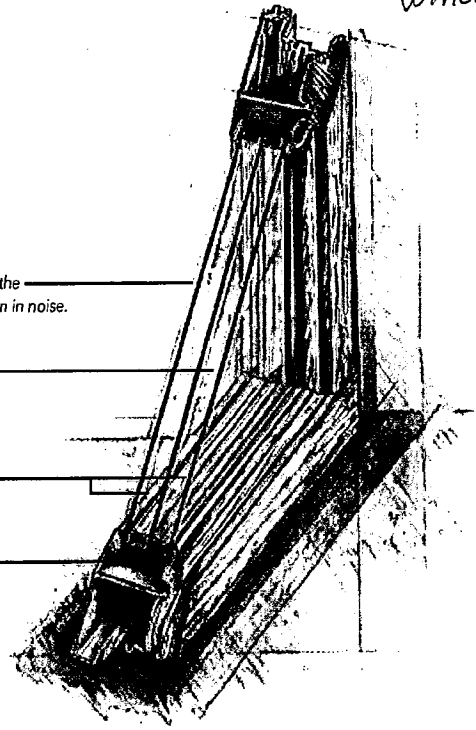
Custom Shield offers a full selection of glazing options for the ultimate in energy efficiency and ultra-violet protection. Which option is best for you? Well, that depends on your needs. But you can be sure, from our best selling Insul and Insul Low E², manufactured with our exclusive new ThermoGold™ Low E² glass, you'll find an option that's best for your home.

Choose from insul or triple insul glass. The more lites of glass, the better the energy-efficient insulating power of the unit, and the greater the reduction in noise.

Optional ThermoGold™ Low E² coatings provide improved thermal performance and enhanced shading coefficients that keep your home warmer in the winter and cooler in the summer.

Optional argon or argon/krypton gas in the airspace is available for even greater thermal performance.

Tough dual seals virtually eliminate air and gas migration, ensuring the window unit's efficiency.

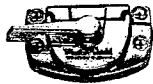


Hardware

Custom Shield's hardware accessories were designed to be durable and easy to use. They also help add that final decorative touch to your windows. Colors include goldtone, bright brass and white.



goldtone



bright brass



white

109

9

September 5, 2006

Lisa Covi
David O'Leary
500 Albany Ave
Takoma Park, MD 20912
301-588-2990

MHIC License #50355
VA Class A License #2705042074A
DCHIC License #4152

SALES & INSTALLATION AGREEMENT

Quality Window & Door, Inc. the "Contractor" and "the Owner" hereby agree to the following terms and conditions for the improvements located at: 500 Albany Ave

THE WORK

The work to be performed by the contractor including a list of specified materials described below:

Remove existing metal sash. Install new units in existing metal flange. Cap exterior.
Install cove mould on interior. Remove job related debris.

GENERAL SPECIFICATIONS

manufacturer: Weather Shield Custom Shield
exterior: Obsidian aluminum clad
interior: natural pine
glass: Low E double pane thermal insulated
grilles: 7/8" simulated divided lite
screens: fiberglass mesh with gold tone frames
hardware: goldtone
jamb liner color: none
interior trim: 3/4" cove mold natural pine
exterior trim: standard aluminum capping in obsidian

location	quantity	unit description	lite cut
1 bath B	1	Casement Left 17" x 49 1/4"	2w4h
2 kit B	1	Casement L 35 1/4" x 49 1/4"	3w4h
3 kit s	1	Twin Casement LR 35 1/4" x 37"	2w4h
4 stair	1	Casement R 35 1/4" x 37"	3w3h
5 living rm f	1	Twin Casement LR 35 1/4" x 61 1/2"	2w4h
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8 Lisa's office s	1	Twin Casement LR 35 1/4" x 49 1/4"	2w4h
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11 middle rm S	1	Awning venting 35 1/4" x 24 1/2"	3w2h
12 over garage	1	Casement R 35 1/4" x 49 1/4"	3w4h

11

10

Historic Area Work Permit Application
for 500 Albany Ave. Takoma Park, MD
Owners David O'Leary & Lisa Covi (window replacement project)

October 9th, 2006

List of adjacent property owners

STEPHEN W BYERS
504 ALBANY AVE
TAKOMA PARK MD 20912-4140

NICHOLAS OLCOTT
501 ALBANY AVE
TAKOMA PARK MD 20912

HELEN PERRY
7329 BALTIMORE AVE
TAKOMA PARK MD 20912

ARNOLD S KOHEN & KORINA HORTA
7324 BALTIMORE AVE
TAKOMA PARK MD 20912

DEREK L HILL & ALISON M SHELTON
7400 BALTIMORE AVE
TAKOMA PARK MD 20912-4136

ILANA PREUSS & HADAR SUSSKIND
7401 BALTIMORE AVE
TAKOMA PARK MD 20912-4135

JAMES V LAWRY
PO BOX 268
INVERNESS CA 94937-0268

STANELY J REED & JOYCE R BRANDA
7327 BALTIMORE AVE
TAKOMA PARK MD 20912

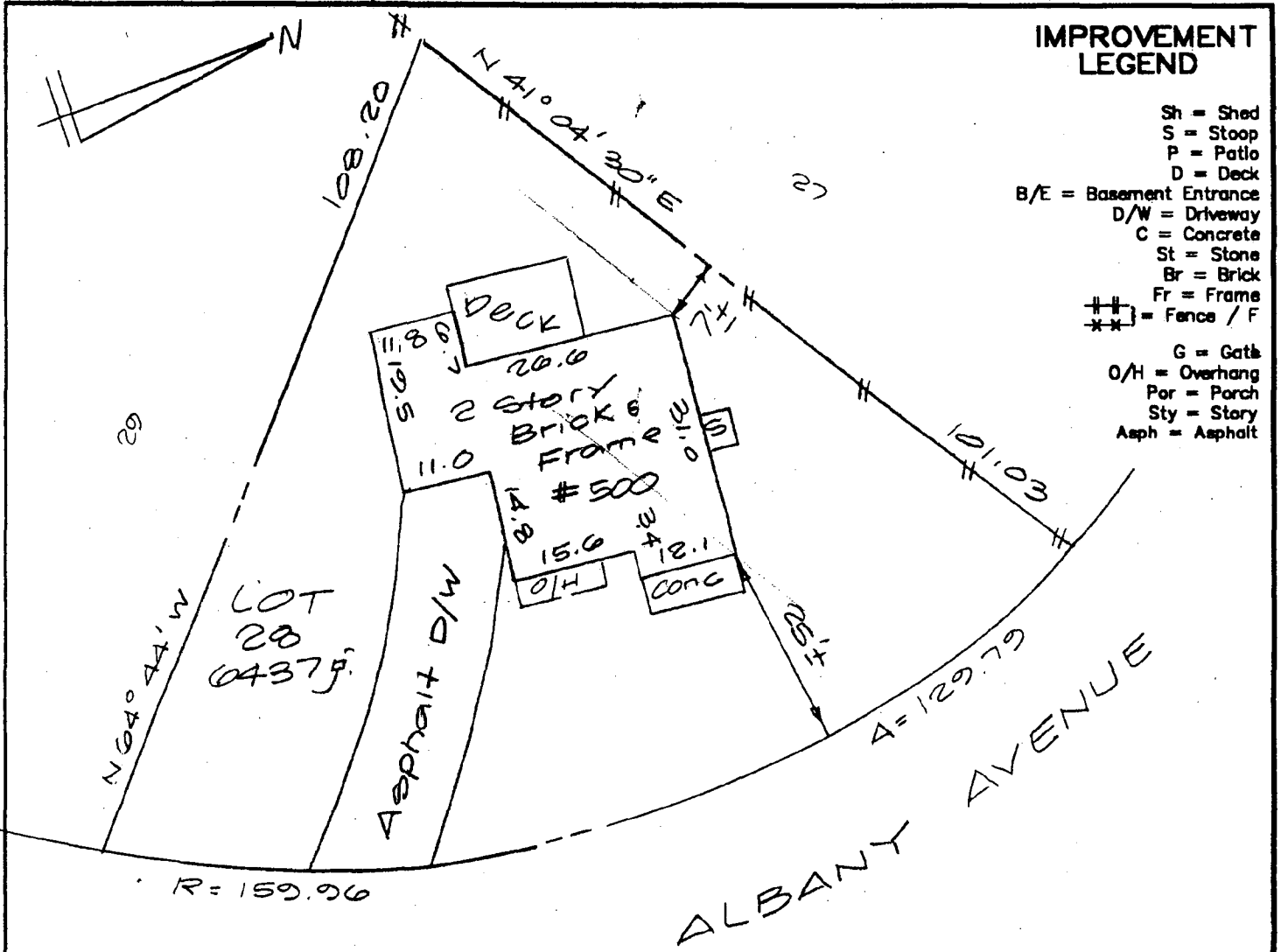
ROBERT J & L K RINI
7322 BALTIMORE AVE
TAKOMA PARK MD 20912

12

CASE NO. 0574037 R1

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



IMPROVEMENT LEGEND

- Sh = Shed
- S = Stoop
- P = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fr = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
- Asph = Asphalt

500 Albany Ave.
Takoma Park, MD 20912

Historic Area Work Permit Application

David O'Leary + Lisa Covi - window replacement

LOCATION OF HOUSE
LOT 28, BLOCK 76
TAKOMA PARK
LOAN & TRUST COMPANY'S
SUBDIVISION
MONTGOMERY COUNTY, MARYLAND
FLOOD ZONE C PER FEMA MAP

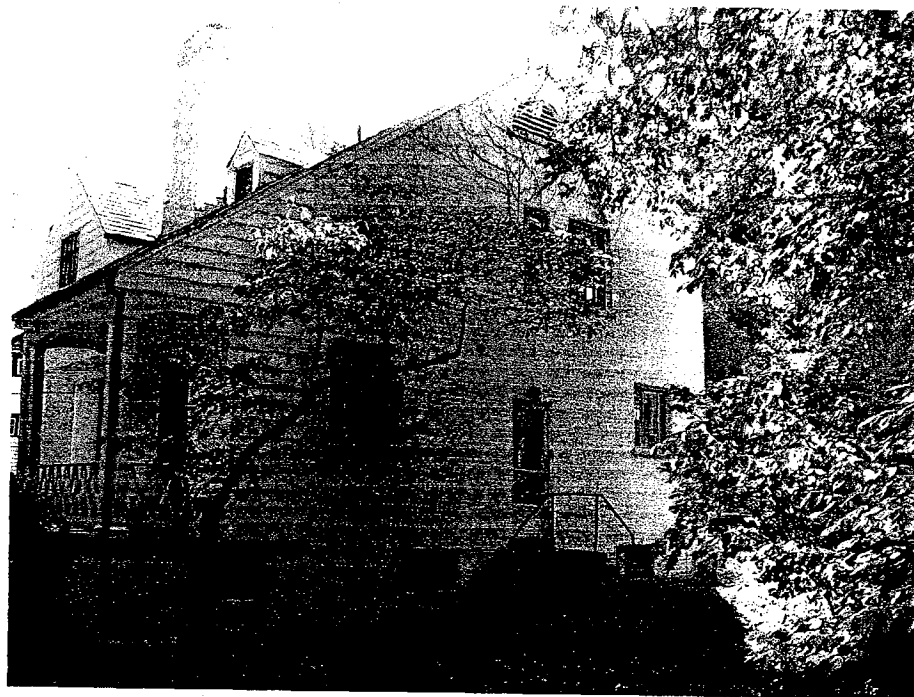
Note: No Property Corners Found

<p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY FIELD LOCATION.</p>	<p>REFERENCES</p> <p>PLAT BK 8</p> <p>PLAT NO 607</p>	<p>HALLER-BLANCHARD & ASSOCIATES</p> <p>P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301)228-2268 FAX: (301)228-2248</p>
	<p>LIBER</p> <p>FOLIO</p>	
<p>THIS LOCATION FOR MORTGAGE PURPOSES FOR <u>O'Leary / Covi</u></p>		

4



Front (east) side of house. 4 windows to be replaced - one downstairs and two upstairs, + one basement
This side faces the street.



North side of house, visible from street.
7 windows to be replaced - 2 upstairs,
2 downstairs (including one w/window A/C unit)
and 3 basement. Visible from neighbor's house.

5



South side of house.

5 windows to be replaced,

3 upstairs, (including A/C unit)

1 downstairs and one in

basement -

hidden behind

CAR -

see below for closeup view.

This side of house is visible from the street, and neighbor's house.



Close up of basement window to be replaced, This is representative of some of the basement windows which are cracked and not well sealed.

6



West side
(Back) of
house
(away from
street)

4 windows to
be replaced.

(Sliding door
is not being
replaced)

Visible from
neighbor's house.



Closer view
of two windows
with aluminum
storm windows
that will be
removed,
improving
appearance.

7



Closeup of
front window -
facing street.

Aluminum storm
window will be
removed.

New windows will
have the appearance
of the original black
metal framed windows.

Historic Area Work Permit Application
for 500 Albany Ave. Takoma Park, MD
Owners David O'Leary & Lisa Covi (window replacement project)

October 9th, 2006

List of adjacent property owners

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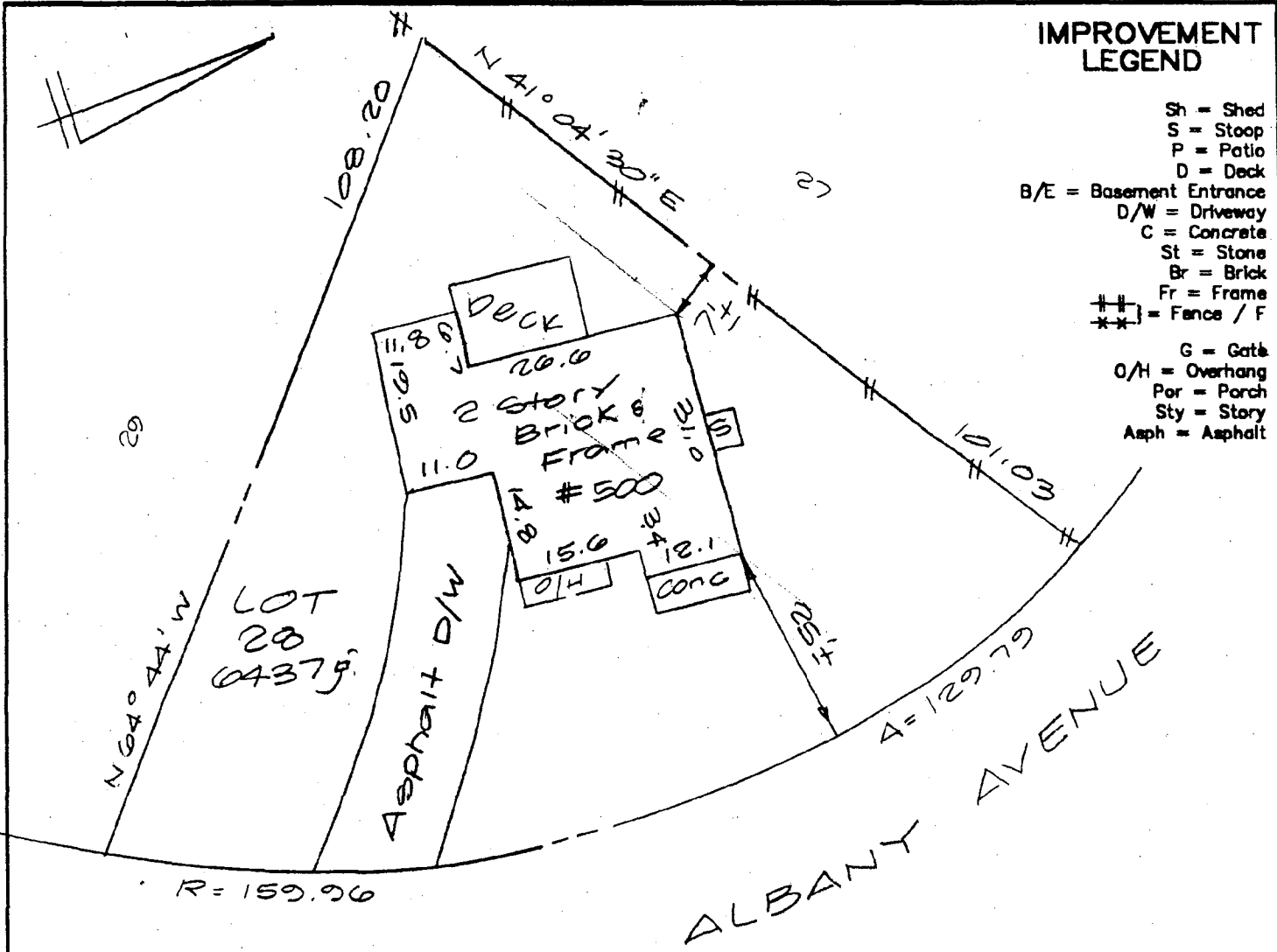
ROBERT J & L K RINI
7322 BALTIMORE AVE
TAKOMA PARK MD 20912

3

CASE NO. 0574937 RI

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



IMPROVEMENT LEGEND

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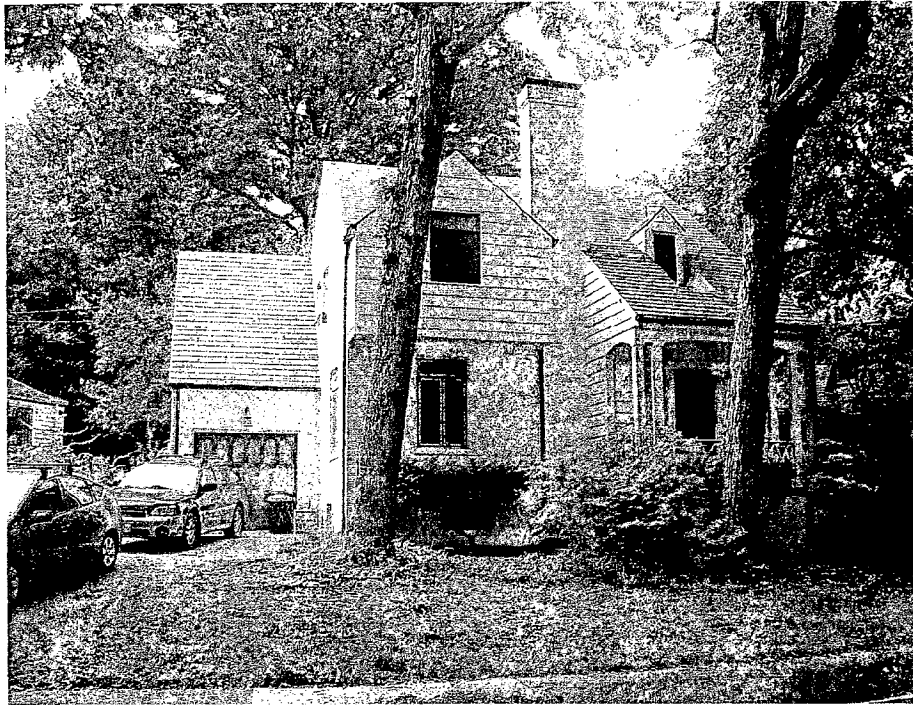
LOCATION OF HOUSE
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TAKOMA PARK
LOAN & TRUST COMPANY'S
SUBDIVISION
 MONTGOMERY COUNTY, MARYLAND
 FLOOD ZONE C PER FEMA MAP

Note: No Property Corners Found

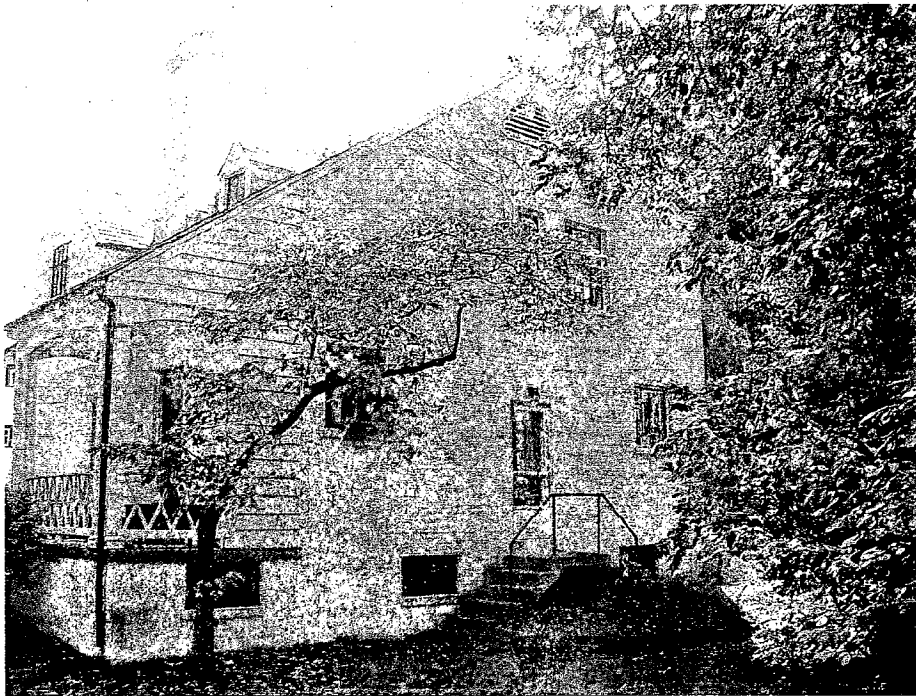
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	LIBER FOLIO	

THIS LOCATION FOR MORTGAGE PURPOSES FOR O'Leary / Covi

4

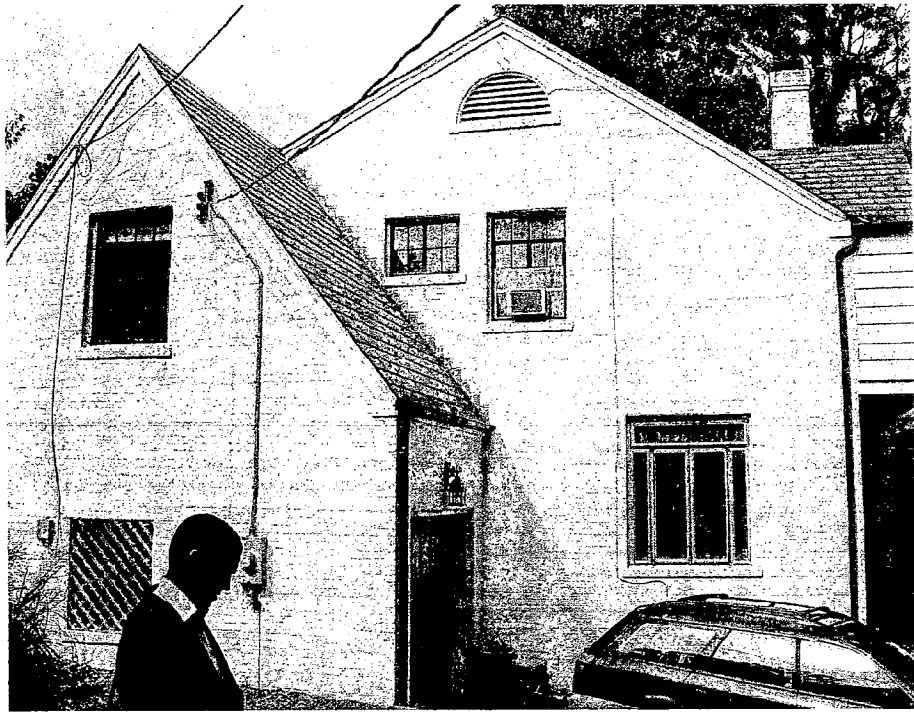


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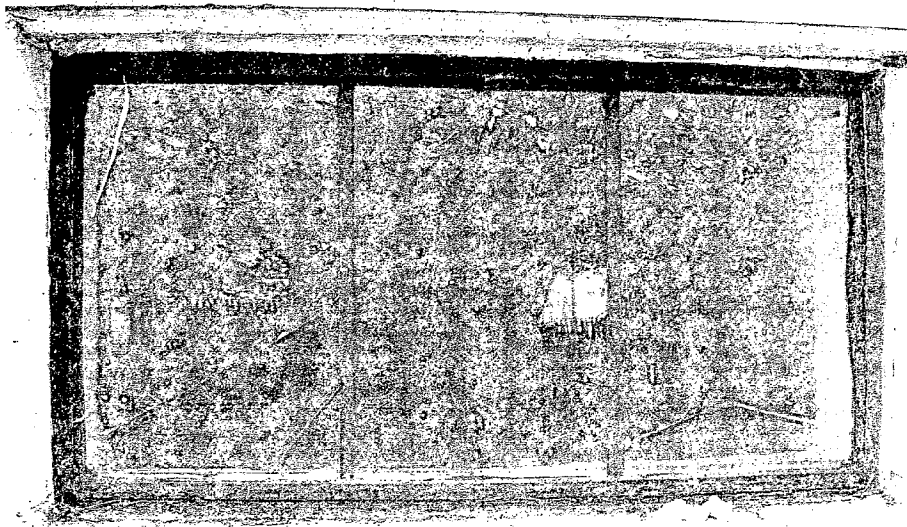
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and one in basement -
hidden behind CAR -
see below for closeup view.

This side of house is visible from the street, and neighbor's house.



Close up of basement window to be replaced. This is representative of some of the basement windows which are cracked and not well sealed.

⑥



West side
(Back) of
house
(away from
street)

4 windows to
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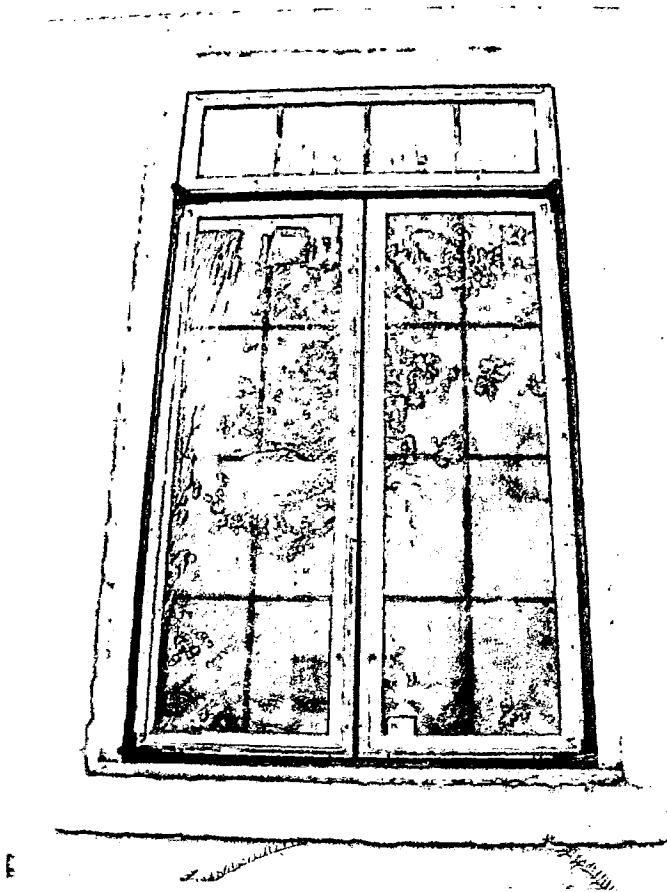
(Sliding door
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Visible from
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Closer view
of two windows
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storm windows
that will be
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7



Closeup of
front window -
facing street.

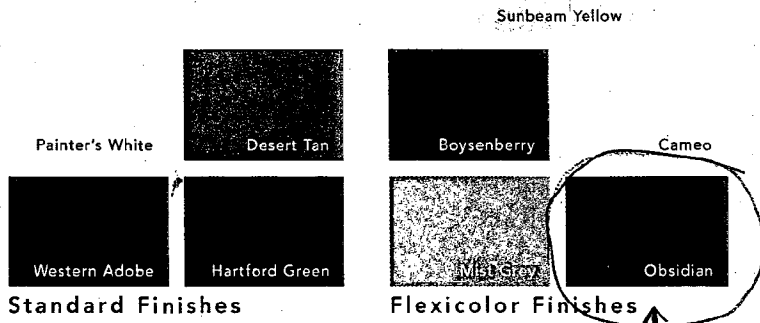
Aluminum storm
window will be
removed.

New windows will
have the appearance
of the original black
metal framed windows.

8

Maintenance-free exteriors

Maintenance-free aluminum exteriors are offered in four standard colors and five flexicolors to blend with your home's exterior.



color selected to match existing windows

Energy efficient glazing

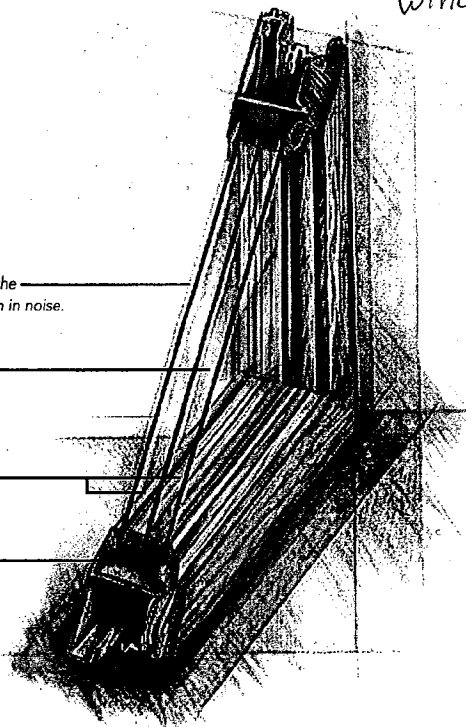
Custom Shield offers a full selection of glazing options for the ultimate in energy efficiency and ultra-violet protection. Which option is best for you? Well, that depends on your needs. But you can be sure, from our best selling Insul and Insul Low E³, manufactured with our exclusive new ThermoGold™ Low E³ glass, you'll find an option that's best for your home.

Choose from insul or triple insul glass. The more lites of glass, the better the energy-efficient insulating power of the unit, and the greater the reduction in noise.

Optional ThermoGold™ Low E³ coatings provide improved thermal performance and enhanced shading coefficients that keep your home warmer in the winter and cooler in the summer.

Optional argon or argon/krypton gas in the airspace is available for even greater thermal performance.

Tough dual seals virtually eliminate air and gas migration, ensuring the window unit's efficiency.



goldtone



bright brass



white

Hardware

Custom Shields hardware accessories were designed to be durable and easy to use. They also help add that final decorative touch to your windows. Colors include goldtone, bright brass and white.

Quality Window and Door Inc
5200 Sunnyside Ave
Beltsville, MD 20705
301-595-9555

9

September 5, 2006

Lisa Covi
David O'Leary
500 Albany Ave
Takoma Park, MD 20912
301-588-2990

MHIC License #50355
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Install cove mould on interior. Remove job related debris.

GENERAL SPECIFICATIONS

manufacturer: Weather Shield Custom Shield
exterior: Obsidian aluminum clad
interior: natural pine
glass: Low E double pane thermal insulated
grilles: 7/8" simulated divided lite
screens: fiberglass mesh with gold tone frames
hardware: goldtone
jamb liner color: none
interior trim: 3/4" cove mold natural pine
exterior trim: standard aluminum capping in obsidian

location	quantity	unit description	lite cut
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11 middle rm S	1	Awning venting 35 1/4" x 24 1/2"	3w2h
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Historic Area Work Permit Application
for 500 Albany Ave. Takoma Park, MD
Owners David O'Leary & Lisa Covi (window replacement project)

October 9th, 2006

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TAKOMA PARK MD 20912

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7322 BALTIMORE AVE
TAKOMA PARK MD 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	500 Albany Ave, Takoma Park	Meeting Date:	11/15/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/8/2006
Applicant:	David O'Leary & Lisa Covi	Public Notice:	11/1/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06FFF	Staff:	Tania Tully
PROPOSAL:	window replacement		
RECOMMENDATION:	Approve		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Colonial Revival
DATE: c1930s

PROPOSAL:

The applicants are proposing to replace all of the metal windows in this Non-Contributing resource with wood aluminum-clad simulated divided-light windows that match the existing in terms of operation and number of lights.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources that affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 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 or to the achievement of the purposes of this chapter.

- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

STAFF DISCUSSION

Regarding window replacement, Staff espouses the benefits of window rehabilitation regardless of the resource category. However, the *Guidelines* require more latitude when reviewing Non-Contributing resources therefore restricting Staff's ability to force the issue. With this in mind, window replacement is routinely approved for non-contributing resources. In this case, the applicant has taken the time to find windows that will match the existing in terms of exterior material, function, and lights.

The changes made by the applicant do not diminish the integrity or character of the historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION:

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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: David O'Leary/Lisa Covi
Daytime Phone No.: 301-588-2990

Tax Account No.: _____
Name of Property Owner: David O'Leary + Lisa Covi Daytime Phone No.: 301-588-2990
Address: 500 Albany Ave. Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: Quality Window and Door Phone No.: 800-595-9991
Contractor Registration No.: 50355 301-595-9555
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 500 Street: Albany Ave.
Town/City: Takoma Park Nearest Cross Street: Baltimore
Lot: 28 Block: 76 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Windows-Replacement
1B. Construction cost estimate: \$ 17,553
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

October 5, 2006
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 435662 WCR# Date Filed: 10/06 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:

We intend to replace all the windows in our house.
We are not certain as to whether the existing windows
are original. Several of the windows have aluminum
storm windows installed, causing a significantly different appearance
from what the house presumably looked like historically. These will be removed.
The windows are casement windows (except for the basement),
with metal frames and single pane glass, some of which are cracked and many leak.
The house is located in an historic district, but is a non contributing resource.

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

We want to replace all 20 windows in our house,
including 5 basement windows. The new windows are a
direct replacement in size and shape of the existing windows,
Some windows have aluminum storm windows currently; these will be
removed. The new windows have the appearance of ~~the~~ what we believe to
be the original windows. Two A/C units installed in windows will be
removed. Overall, the intent is to increase

2. **SITE PLAN** - Attached

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.

energy efficiency and return
the window appearance to ~~be~~
more consistent with the original,

3. **PLANS AND ELEVATIONS** - see attached photos

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.

All new windows are direct replacement of
existing windows; same size, shape, height, etc.

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.

Obsidian color cladding (same as existing).

see

5. **PHOTOGRAPHS**

Aluminum cladding over pine window frames.

Attached.

- 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.

See attached.

- 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** N/A

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** - Attached

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, 1301/279-1355).

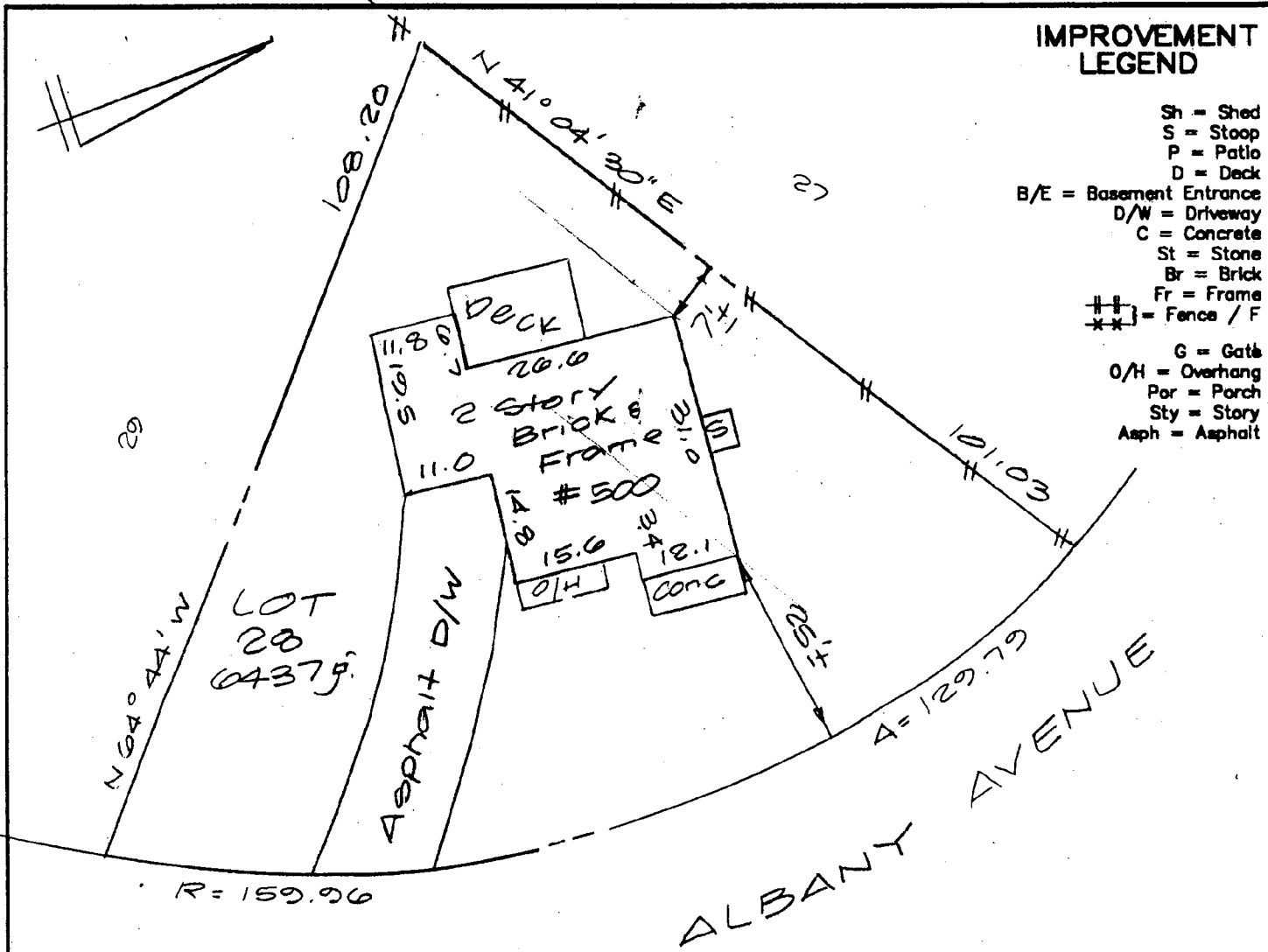
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

3

CASE NO. 0574037 R1

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

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- Br = Brick
- Fr = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
- Asph = Asphalt

LOCATION OF HOUSE
 LOT 28, BLOCK 76
 TAKOMA PARK
 LOAN & TRUST COMPANY'S
 SUBDIVISION
 MONTGOMERY COUNTY, MARYLAND
 FLOOD ZONE C PER FEMA MAP

Note: No Property Corners Found

CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY FIELD LOCATION. 	REFERENCES FLAT BK 8 FLAT NO 607	HALLER-BLANCHARD & ASSOCIATES P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301)228-2266 FAX: (301)228-2248
	LIBER FOLIO	

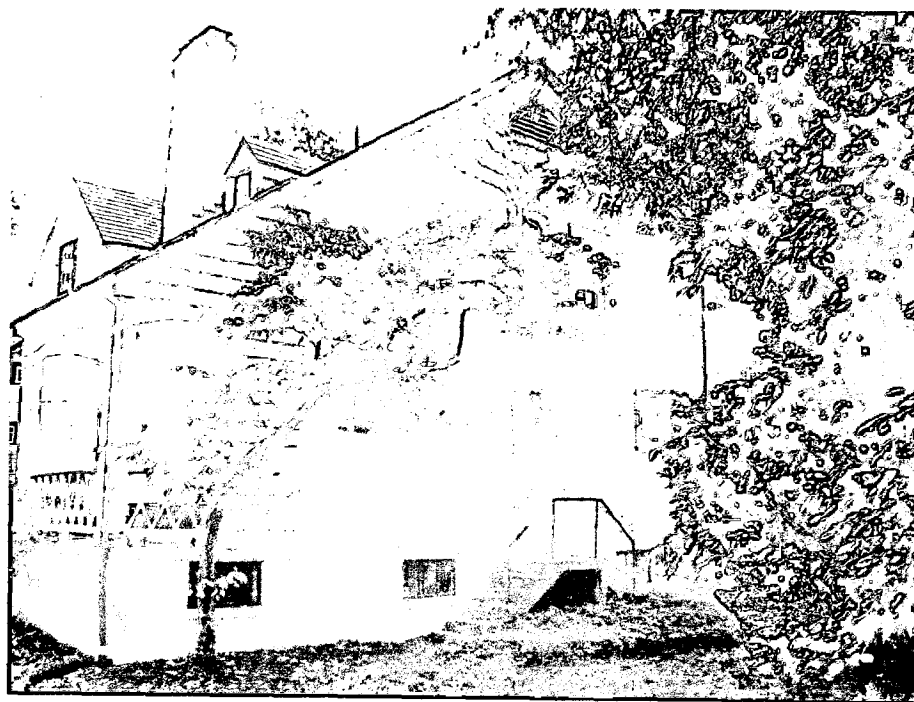
THIS LOCATION FOR MORTGAGE PURPOSES FOR O'Leary / Covi

5

4



Front (east) side of house. 4 windows to be replaced - one downstairs and two upstairs, + one basement
This side faces the street.



North side of house, visible from street,
7 windows to be replaced - 2 upstairs,
2 downstairs (including one w/window A/C unit)
and 3 basement. Visible from neighbor's house.

6

5



South side of house.
5 windows to be replaced,
3 upstairs, (including A/C unit)
1 downstairs
and one in basement -
hidden behind CAR -
see below for closeup view.

This side of house is visible from the street, and neighbor's house.



Close up of basement window to be replaced, This is representative of some of the basement windows which are cracked and not well sealed.

7

6



West side
(Back) of
house
(away from
street)

4 windows to
be replaced.

(Sliding door
is not being
replaced)

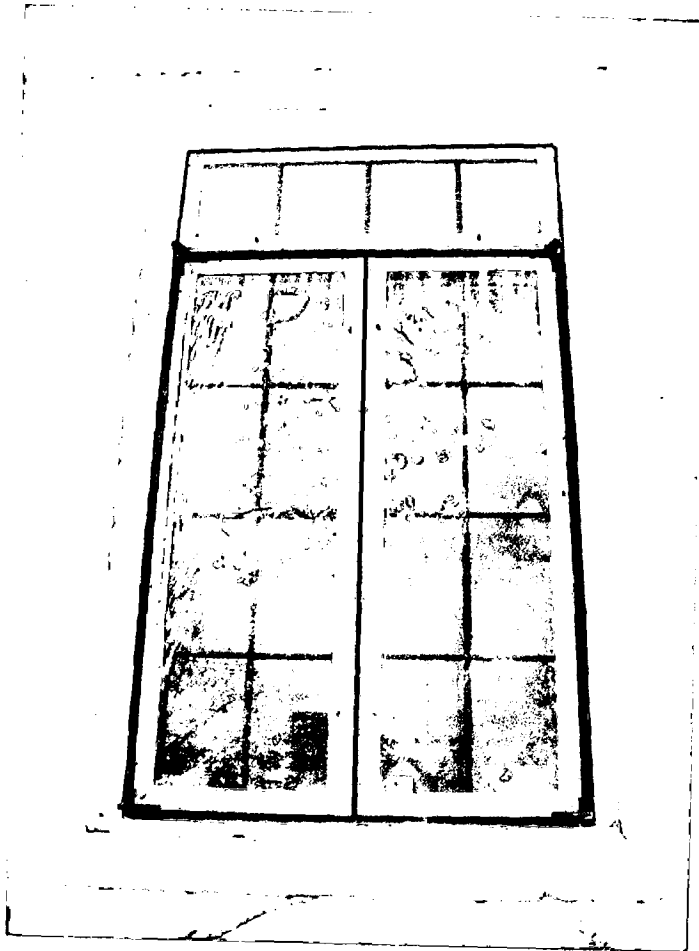
Visible from
neighbor's house.



Closer view
of two windows
with aluminum
storm windows
that will be
removed,
improving
appearance.

8

7



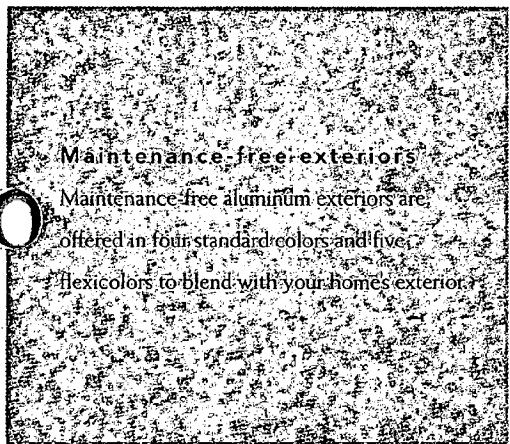
Closeup of
front window -
facing street.

Aluminum storm
window will be
removed.

New windows will
have the appearance
of the original black
metal framed windows.

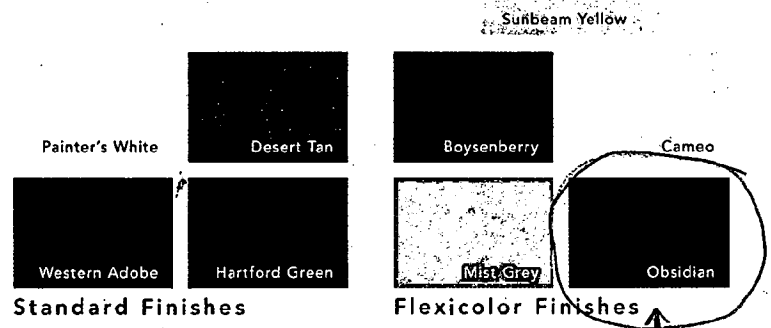
9

8



Maintenance-free exteriors

Maintenance-free aluminum exteriors are offered in four standard colors and five flexicolors to blend with your home's exterior.



Standard Finishes

Flexicolor Finishes

color selected to match existing windows

Energy efficient glazing

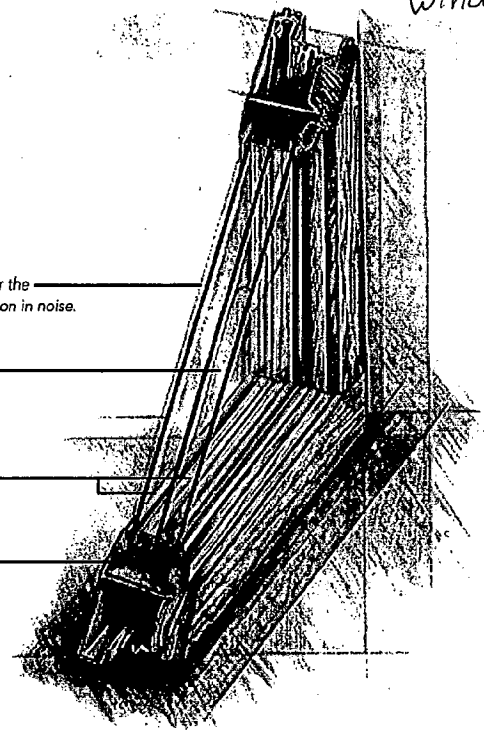
Custom Shield offers a full selection of glazing options for the ultimate in energy efficiency and ultra-violet protection. Which option is best for you? Well, that depends on your needs. But you can be sure, from our best selling Insul and Insul Low E², manufactured with our exclusive new ThermoGold™ Low E² glass, you'll find an option that's best for your home.

Choose from insul or triple insul glass. The more lites of glass, the better the energy-efficient insulating power of the unit, and the greater the reduction in noise.

Optional ThermoGold™ Low E² coatings provide improved thermal performance and enhanced shading coefficients that keep your home warmer in the winter and cooler in the summer.

Optional argon or argon/krypton gas in the airspace is available for even greater thermal performance.

Tough dual seals virtually eliminate air and gas migration, ensuring the window unit's efficiency.



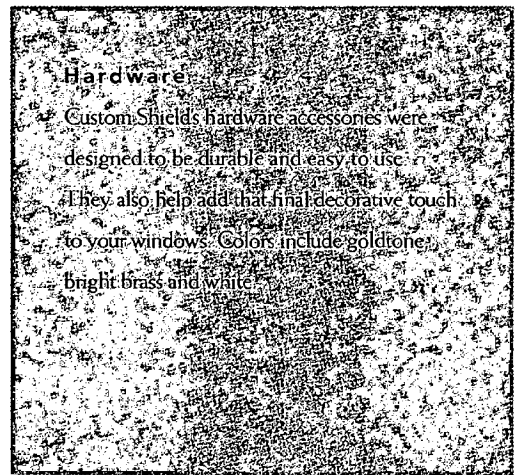
goldtone



bright brass



white



Hardware

Custom Shields hardware accessories were designed to be durable and easy to use. They also help add that final decorative touch to your windows. Colors include goldtone, bright brass and white.

10

Quality Window and Door Inc
5200 Sunnyside Ave
Beltsville, MD 20705
301-595-9555

9

September 5, 2006

Lisa Covi
David O'Leary
500 Albany Ave
Takoma Park, MD 20912
301-588-2990

MHIC License #50355
VA Class A License #2705042074A
DCHIC License #4152

SALES & INSTALLATION AGREEMENT

Quality Window & Door, Inc. the "Contractor" and "the Owner" hereby agree to the following terms and conditions for the improvements located at: 500 Albany Ave

THE WORK

The work to be performed by the contractor including a list of specified materials described below:

Remove existing metal sash. Install new units in existing metal flange. Cap exterior.
Install cove mould on interior. Remove job related debris.

GENERAL SPECIFICATIONS

manufacturer: Weather Shield Custom Shield
exterior: Obsidian aluminum clad
interior: natural pine
glass: Low E double pane thermal insulated
grilles: 7/8" simulated divided lite
screens: fiberglass mesh with gold tone frames
hardware: goldtone
jamb liner color: none
interior trim: 3/4" cove mold natural pine
exterior trim: standard aluminum capping in obsidian

location	quantity	unit description	lite cut
1 bath B	1	Casement Left 17" x 49 1/4"	2w4h
2 kit B	1	Casement L 35 1/4" x 49 1/4"	3w4h
3 kit s	1	Twin Casement LR 35 1/4" x 37"	2w4h
4 stair	1	Casement R 35 1/4" x 37"	3w3h
5 living rm f	1	Twin Casement LR 35 1/4" x 61 1/2"	2w4h
6 living rm s	1	Twin Casement LR 53 1/4" x 61 1/2"	3w4h
7 stair	1	Casement right 17" x 50 1/4"	2w4h
8 Lisa's office s	1	Twin Casement LR 35 1/4" x 49 1/4"	2w4h
10 middle rm B	1	Casement L 35 1/4" x 49 1/4"	3w4h
11 middle rm S	1	Awning venting 35 1/4" x 24 1/2"	3w2h
12 over garage	1	Casement R 35 1/4" x 49 1/4"	3w4h

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Historic Area Work Permit Application
for 500 Albany Ave. Takoma Park, MD
Owners David O'Leary & Lisa Covi (window replacement project)

October 9th, 2006

List of adjacent property owners

STEPHEN W BYERS
504 ALBANY AVE
TAKOMA PARK MD 20912-4140

NICHOLAS OLCOTT ✓
501 ALBANY AVE
TAKOMA PARK MD 20912

HELEN PERRY ✓
7329 BALTIMORE AVE
TAKOMA PARK MD 20912

ARNOLD S KOHEN & KORINA HORTA
7324 BALTIMORE AVE
TAKOMA PARK MD 20912

DEREK L HILL & ALISON M SHELTON
7400 BALTIMORE AVE
TAKOMA PARK MD 20912-4136

ILANA PREUSS & HADAR SUSSKIND
7401 BALTIMORE AVE
TAKOMA PARK MD 20912-4135

JAMES V LAWRY ✓
PO BOX 268
INVERNESS CA 94937-0268

STANELY J REED & JOYCE R BRANDA ✓
7327 BALTIMORE AVE
TAKOMA PARK MD 20912

ROBERT J & L K RINI
7322 BALTIMORE AVE
TAKOMA PARK MD 20912

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