

37/03-06TT 7411 BALTIMORE AVE  
Takoma Park Historic District



FILE

## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: September 14, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner <sup>TGT</sup>  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #431131, 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 with Conditions at the September 13, 2006 meeting.

1. *Only the sashes may be replaced. All exterior trim and historic jambs will be retained.*
2. *New sashes must fit within existing frames and be individually measured and fit to the existing openings.*
3. *Replacement sashes must be simulated divided light wood window sashes – wood muntins are permanently bonded to the interior and exterior of the insulating glass.*
4. *Muntins will match those in the historic windows with specifications to be approved by staff.*
5. *Windows shown on Staff Report pages 9, 10, 11 and on Application pages 5, 6, and 7 are not approved.*

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: Virginia Watkins & Scott Denman

Address: 7411 Baltimore 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.





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: VIRGINIA WATKINS  
Daytime Phone No.: (301) 920-1500 Cell (301) 509-7670

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: VIRGINIA S. WATKINS & SCOTT DENMAN Daytime Phone No.: (301) 920-1500  
Address: 7411 BALTIMORE AVE TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7411 Street: BALTIMORE AVE  
Town/City: TAKOMA PARK MD Nearest Cross Street: Cleveland Ave  
Lot: 6 Block: 79 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: Replacement Window  
1B. Construction cost estimate: \$ Unknown at this time  
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.

Virginia S. Watkins 8/22/06  
Signature of owner or authorized agent Date

Approved: WITH CONDITIONS For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 9/13/06  
Application/Permit No.: 4311310 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



\* SITE DRAWINGS ARE ALREADY IN YOUR

FILES FROM

A PREVIOUS

APPLICATION

**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:

1930'S SEARS "CRESCENT"

A Contributing Resource

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

SEEK PERMISSION TO INSTALL REPLACEMENT WINDOW IN KITCHEN (and eventually the bedroom). WINDOW IN QUESTION IS THE ONLY WINDOW ON THE SOUTH SIDE / MAIN FLOOR OF HOUSE, BARELY VISIBLE FROM THE STREET. (WINDOW IS ON NORTH SIDE)

2. **SITE PLAN** We seek to match window as closely as possible

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

- a. the scale, north arrow, and date; Changes to structure
- b. dimensions of all existing and proposed structures; and were not made.
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

WITH PELLA WOOD LOW-E REPLACEMENT WINDOW. COVER ARCHITECT SERIES

DA\* All files for Anderson's application

**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.

DA\* no window will be dropped into existing opening

**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.

Pella Replacement - Architect Series Double pane LOW-E wood mullions inside and out (see attached PELLA INFO)

**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).

## Tully, Tania

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**From:** Tully, Tania  
**Sent:** Thursday, September 14, 2006 4:29 PM  
**To:** 'collaborations@earthlink.net'  
**Subject:** Window Information

Ms. Watkins -

Here is some of the information I promised.

**Window Rehabilitation / Replication**

<http://www.cr.nps.gov/hps/tps/briefs/brief09.htm>  
<http://www.lchip.org/Reference/windowguide.htm>  
<http://www.windowrepair.com/>  
<http://www.blainewindow.com/>  
<http://www.smithrestorationsash.com/>  
<http://www.westonmillwork.com/index.html>  
<http://www.jimillingworthmillwork.com/windows2.htm>  
<http://www.aresource.com/weatherstrip.html>

<http://www.traditionalbuildingshow.com/index.shtml>

The Traditional Building Exhibition and Conference is the only national trade show and conference for old house owners, architects, designers contractors and developers, building owners and craftsmen involved in historic restoration, renovation, and traditionally-inspired new design and construction.

Exhibition Dates: October 6-7, 2006

Visit hundreds of exhibitors and suppliers of historically accurate products and services you won't see anywhere else!

Exhibit Hall Hours:

Friday Oct. 6 11:00am-5:00pm

Saturday Oct. 7 10:00am-4:00pm

My schedule for tomorrow was changed, so Monday would work better for me. Le me know what time would be best for you. I'm available from 9:30 to 4:30.

-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](http://www.mc-mncppc.org)

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7411 Baltimore Ave, Takoma Park	<b>Meeting Date:</b>	9/13/2006
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	9/6/2006
<b>Applicant:</b>	Virginia Watkins & Scott Denman ()	<b>Public Notice:</b>	8/30/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06TT	<b>Staff:</b>	Tania Tully

**PROPOSAL:** window replacement

**RECOMMENDATION:** Approve with Conditions

*the windows on Os 9, 10, 11 do not meet the cond.*

*Relish Conference  
Oct. 6-9*

**STAFF RECOMMENDATION:**

Custom muntins

Bi Glass

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. Only the sashes may be replaced. All exterior trim and historic jambs will be retained.
2. New sashes must fit within existing frames and be individually measured and fit to the existing openings.
3. Replacement sashes must be simulated divided light wood window sashes – wood muntins are permanently bonded to the interior and exterior of the insulating glass.
4. Muntins will match those in the historic windows with specifications to be approved by staff.
- ~~5. All the windows that will be removed as part of this approved HAWP will be stored on site.~~

*5 Exhibits on 9 10 & 11 are*

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the **Takoma Park Historic District**  
**STYLE:** Colonial Revival  
**DATE:** c1921-33

This 1-story house is an example of "The Crescent," a Sears House available between 1921 and 1933. Primary architectural features include the side-gable roof with gable-front porch supported by tapered Doric columns. The front façade still features the pair of tripartite windows and signature sidelights that were included in all of the known variations of "The Crescent."

**PROPOSAL:**

The applicants are proposing to replace 2 windows (sashes only) with wood simulated divided light windows that match the existing muntin patterns. Each of the windows proposed for replacement is on a side elevation towards the rear of the house.

## **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)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. 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.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

### ***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.

## **STAFF DISCUSSION**

Replacing windows and window sashes in historic resources is not to be taken lightly. Taken as a whole, they play large part in defining the architectural character of a house. Multi-paned decorative windows are often features and focal points and knowing the number of lights and muntin sizes can help date a resource. The *Secretary's Standards* promote leaving features unaltered and recommend repair over replacement. In the Takoma Park Historic District, contributing resources are to receive a more lenient review with the focus on impacts to the district as a whole. It is with all of this in mind that staff carefully

evaluated this proposal and concluded that it was approvable.

The proposed window sash replacements are on side elevations at the rear of the house. They are somewhat visible from the public right-of-way, but are not major character defining features of the house. As seen in the descriptions and illustrations of "The Crescent" on Circles 18-22, the tripartite multi-paned windows and the front porch columns are called out as significant design elements of the house. In contrast, the combination of windows and doors on the side elevations varies from plan to plan.

Because of the locations of the windows proposed for replacement, the specific characteristics of "The Crescent," and because of the leniency afforded Contributing Resources in the Takoma Park Historic District, staff is recommending approval. The proposed window replacements, with the recommended conditions, will not diminish the integrity of the historic district.

It is important to remember, however, that this recommendation is based upon the property's status as a Contributing Resource and an Outstanding Resources are reviewed with much greater scrutiny and less leniency towards window replacements.

**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: VIRGINIA WATKINS
Daytime Phone No.: (301) 920-1500 cell (301) 509-7670

Tax Account No.:
Name of Property Owner: VIRGINIA S. WATKINS & SCOTT DENMAN Daytime Phone No.: (301) 920-1500
Address: 7411 BALTIMORE AVE JAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7411 Street: BALTIMORE AVE
Town/City: JAKOMA PARK MD Nearest Cross Street: CLEVELAND AVE
Lot: 6 Block: 79 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: Replacement Window
1B. Construction cost estimate: \$ Unknown at this time
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.

Virginia Watkins Signature of owner or authorized agent
8/22/06 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 431131 Date Filed: Date Issued:

\* SITE DRAWINGS ARE ALREADY IN YOUR FILES FROM

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

A PREVIOUS APPLICATION

**1. WRITTEN DESCRIPTION OF PROJECT**

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

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A Contributing Resource

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**SITE PLAN**

We seek to match window as closely as possible

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

- a. the scale, north arrow, and date;
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- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

Changes to structure were not made.

WITH PELLA WOOD LOW-E REPLACEMENT WINDOW. 6 OVER 1 "ARCHITECT" SERIES

**3. PLANS AND ELEVATIONS**

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Pella Replacement - Architect Series Double pane LOW-E wood mulhono inside and out (see attached PELLA INFO)

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D/A\* See files for previous application

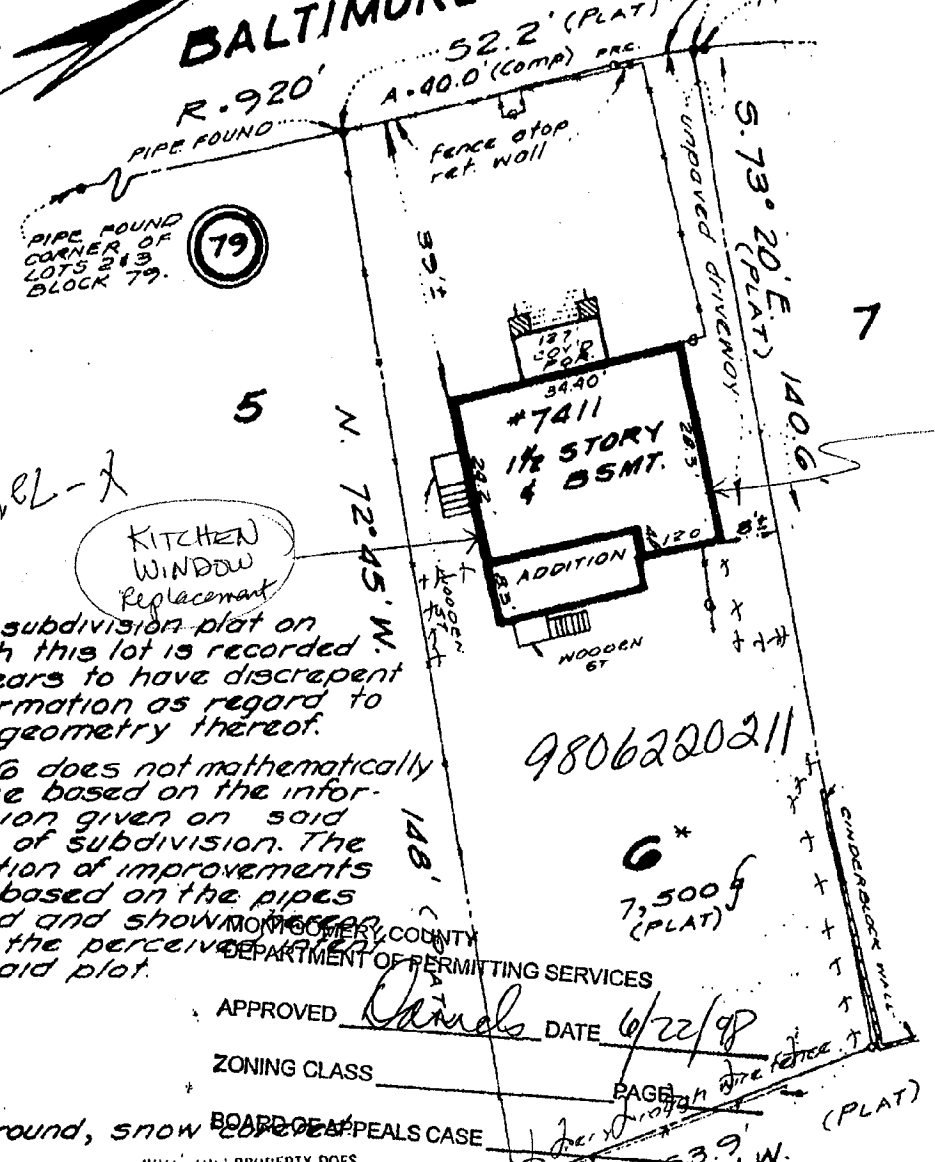
D/A\* Saw window will be dropped into existing opening



4206 EDMONSTON ROAD  
 BLADENBURG, MARYLAND 20710

WUTTING

# BALTIMORE AVENUE



PIPE FOUND  
 CORNER OF  
 LOTS 213  
 BLOCK 79. (79)

HEL-2

Proposed  
 Bedroom  
 Window  
 Replacement

**NOTES:**

The subdivision plat on which this lot is recorded appears to have discrepant information as regard to the geometry thereof.

Lot 6 does not mathematically close based on the information given on said plat of subdivision. The location of improvements are based on the pipes found and shown on the plat, and the perceived location of said plot.

9806220211

6\*  
 7,500 f  
 (PLAT)

APPROVED *[Signature]* DATE 6/22/98

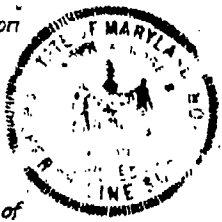
ZONING CLASS

\*Ground, snow covered

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

NO TITLE REPORT FURNISHED

"The undersigned certifies that this survey correctly shows, on the basis of field transit survey, the position and location of the land, the boundary lines of and location of all improvements situated on the property, and that, except as shown in said survey, there are no visible easements or rights of way of which the undersigned has been advised, that there are no building restriction lines, no party walls, no encroachments or overhangs with respect to any easements or rights of way or upon adjacent property by improvements on the surveyed property, or encroachments or overhangs upon the surveyed property, other than as reflected on the survey, and that the survey reflects boundary lines which 'close' by engineering calculation. This plat is not for determining property lines, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months of date hereof, and as to them I warrant the accuracy of this plat."



**LOCATION SURVEY OF**  
**7411 BALTIMORE AVENUE**  
**MONTGOMERY COUNTY, MARYLAND**  
 SUBDIVISION  
 RE-SUBDIVISION OF BLOCKS 79  
 AND 80, AND PART OF 78, 75 AND  
 76, TAKOMA PARK LOAN TRUST  
 COMPANY, TAKOMA PARK, MD.

LOT: 6  
 PLAT BOOK: 2  
 DATE: 1-21-88  
 CASE NO: 880001

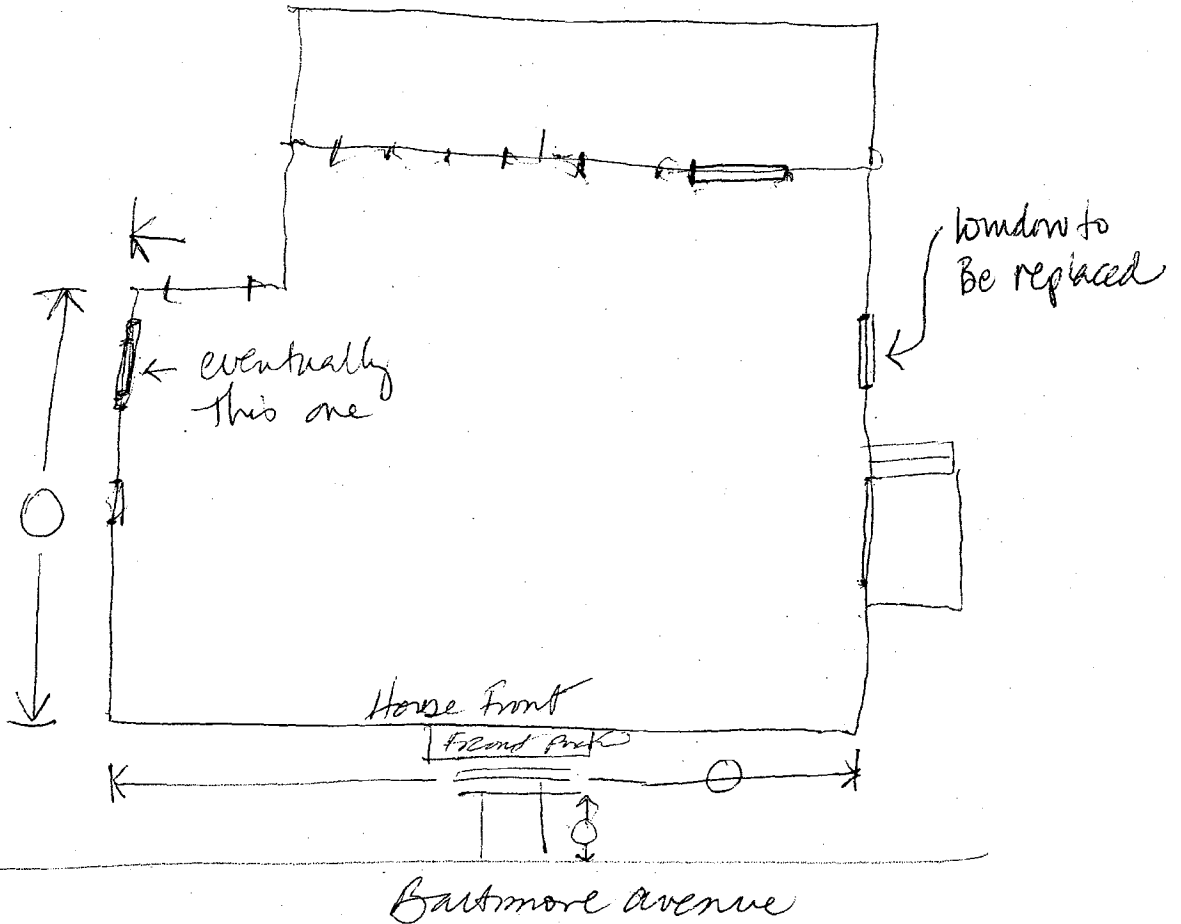
BLOCK: 79  
 PLAT NO: 142  
 SCALE: 1" = 20'  
 FILE NO: KS-88001

6

Site Plan See existing in your files

See photographs

Site Plan



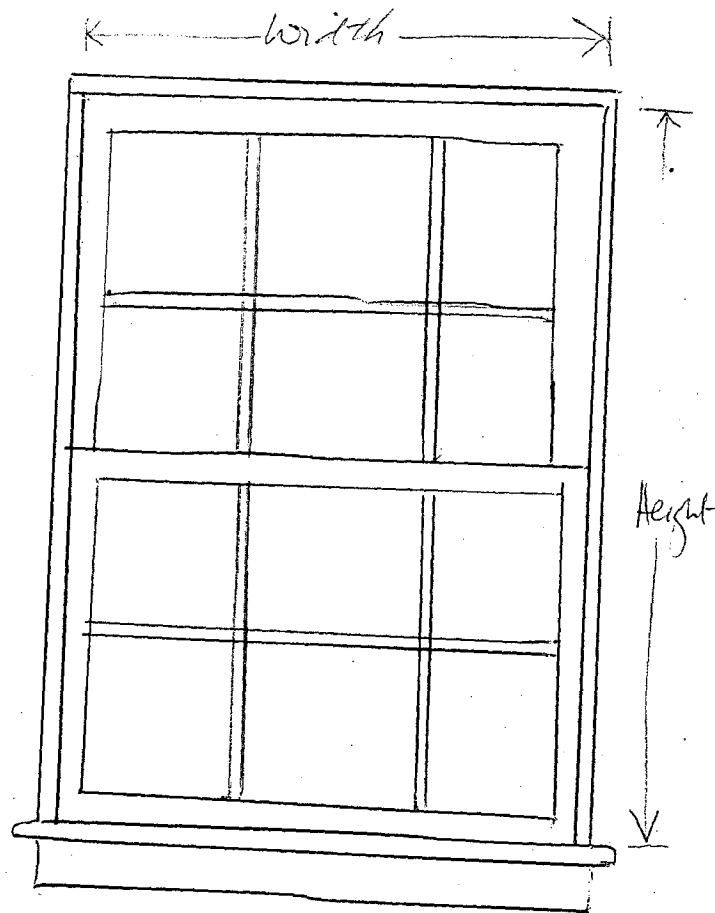
← North



Shade portion to indicate North

Applicant: \_\_\_\_\_

Page: \_\_



ELEVATION

SO. SIDE  
1. KITCHEN WINDOW  $49\frac{1}{4}''$  H x  $27\frac{1}{2}''$  W  
TO BE REPLACED NOW

NORTH SIDE  
2. BEDROOM WINDOW  $29\frac{1}{4}''$  H x  $57''$  W  
TO BE REPLACED LATER

Applicant VIRGINIA WATKINS

48

MAT'LS

## **Pella ARCHITECT SERIES**

Architect Series windows and doors feature the technology that re-creates the charm of true-divided light, yet adds a new dimension of energy efficiency and performance - Pella patented Integral Light Technology. In an exclusive process, we bond the interior and exterior muntin bars permanently to entire sheets of glass. The result is a window or door that is structurally superior to traditional true-divided-light windows. And, of course, superior in terms of performance and energy efficiency. Class. Charming. No wonder top architects insist on Pella Architect Series windows and doors for their own homes. The attention to detail is unmatched. The superb craftsmanship assures you years of uncompromised performance. Choose Traditional or Prairie muntin patterns, or design one of your own. Our professionals can work with you to create a look that suits your home. Pella Architect Series windows and doors are available without muntins or with removable interior wood muntins (Architect Series Classic).

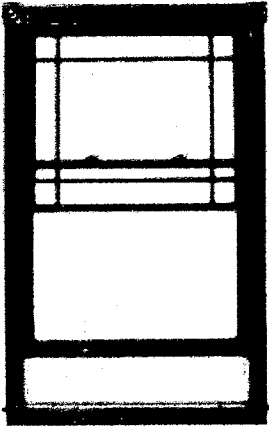
If you want to find out more about Architect Series Windows and Doors, visit a [Pella Window and Door store](#) or call us at 1-877-24 Pella.



# Double-Hung Windows

Home > Pella Products > Windows > Double-Hung > Architect

MATLS



⊕ ZOOM

## INTERESTED IN THIS WINDOW?

- Request an Appointment
- E-mail Product Information
- Print Page
- Find a Store
  
- Request Literature
- Warranty Information
- Size/Design Charts (PDF)
- Installation Instructions (PDF)
- Architectural Information

## Architect Series®

Featuring Pella's patented Integral Light Technology® combining the traditional look of true divided light with today's energy efficiency. But that's just the beginning. The real beauty of Architect Series products is the creative freedom to choose from virtually endless design options, including custom exterior colors, grille patterns and more.

### Benefits

**Energy Efficiency** — most Architect Series® products with energy-saving, argon-filled, Low-E insulating glass meet **ENERGY STAR®** requirements.

**Easy To Clean** — both **sash tilt** so interior and exterior glass can be easily cleaned from inside your home. LX windows are available with our **Steady-Tilt™** wash feature that makes cleaning even easier. The bottom sash tilts in and holds steady — like an oven door. No balancing needed!

**Low Maintenance** — Pella's EnduraClad® exteriors are beautifully durable, resist fading, chalking and corrosion to stay looking great for years to come. The wood interior may be painted or stained to match any décor. LX windows feature a wood jambliner — meaning the components are removable to make painting or staining easier.

**Extra Tight Seal** — Pella's cam-action locks are designed to increase leverage as the window is closed to assure a superior, weather-tight seal.

**Performance** — DP45-50 is available in all standard sizes for clad exterior units. Wood exterior units are DP40.

### Options

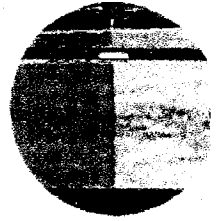
**Screens** — full insect screen that "tilts-for-cleaning," flat half insect screen or Vivid View® screen.

**Glass** — clear insulating glass; argon-filled Low-E insulating glass; high-altitude Low-E insulating glass<sup>1</sup>; laminated; gray, bronze, or green tinted; obscure; or HurricaneShield® impact-resistant glass.

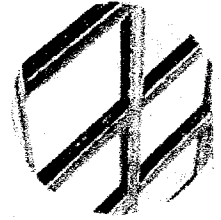
**Hardware Finishes** — available in **five decorator finishes**. Historical Spoon hardware is available on Architect Series Double Hung and Precision Fit® Double Hung models in Bright Brass, Satin Nickel or Oil-Rubbed Bronze<sup>2</sup>. Rocky Mountain Hardware is also available.

**Exterior Colors** — low-maintenance EnduraClad® exterior is available in three **standard colors**, seven affordable **feature**

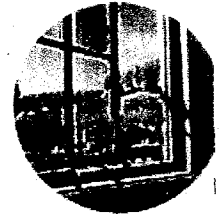
## HIGHLIGHTS



Vivid View Screen



Integral Light Technolo



Rocky Mountain Hardw



Tilt-In Cleaning

Compare this Window  
to the Competition

6 10

available with primed-wood exteriors that are ready for painting.  
Arch Double-Hung Styles—attractive arch styles available.  
 Monumental double-hung and single-hung units are available up to 5 feet wide and 10 feet high.

*MATLS*

**Grilles**

Available Patterns<sup>2</sup>:

*6 over 1* →

13-Pane Pattern

8-Pane Pattern

14-Pane Pattern



Top Row Pattern

New England Pattern

Victorian Pattern

Bar Style Options:



7/8" Integral Light Technology



7/16" Integral Light Technology



3/4" Roomside Wood Grilles



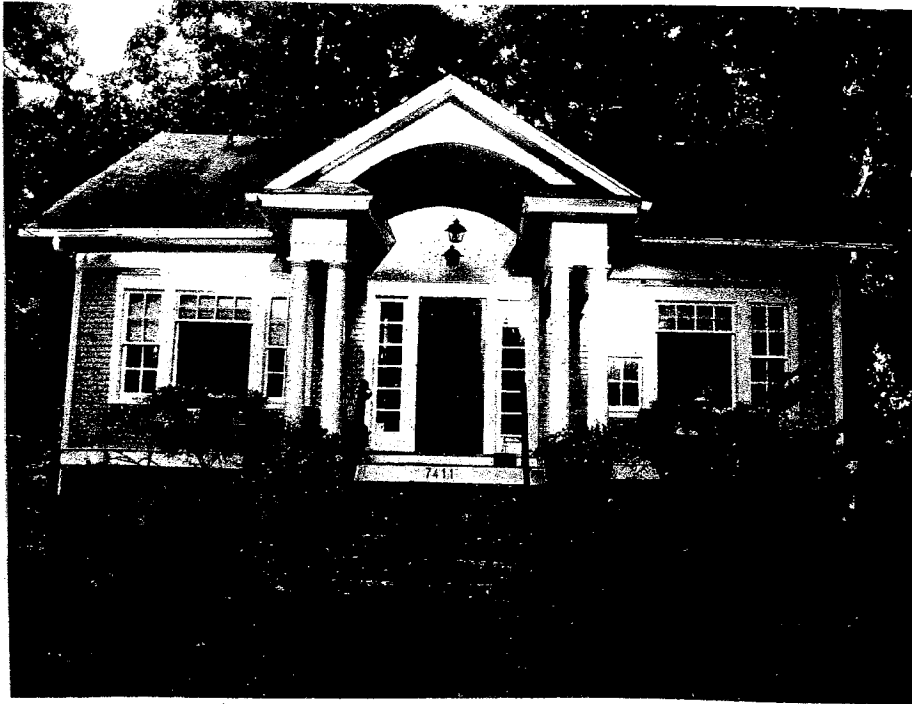
7/16" Roomside Wood Grilles

<sup>1</sup>High-altitude Low-E insulating glass does not contain argon gas.





7411 BALTIMORE AVE TAKOMA PARK, MD  
FRONT



(11)

(12)

7411 BALTIMORE AVE ITAKOMA PARK, MD  
Existing Property Condition Photographs (duplicate as needed)



↑  
Kitchen Window  
(South Side)

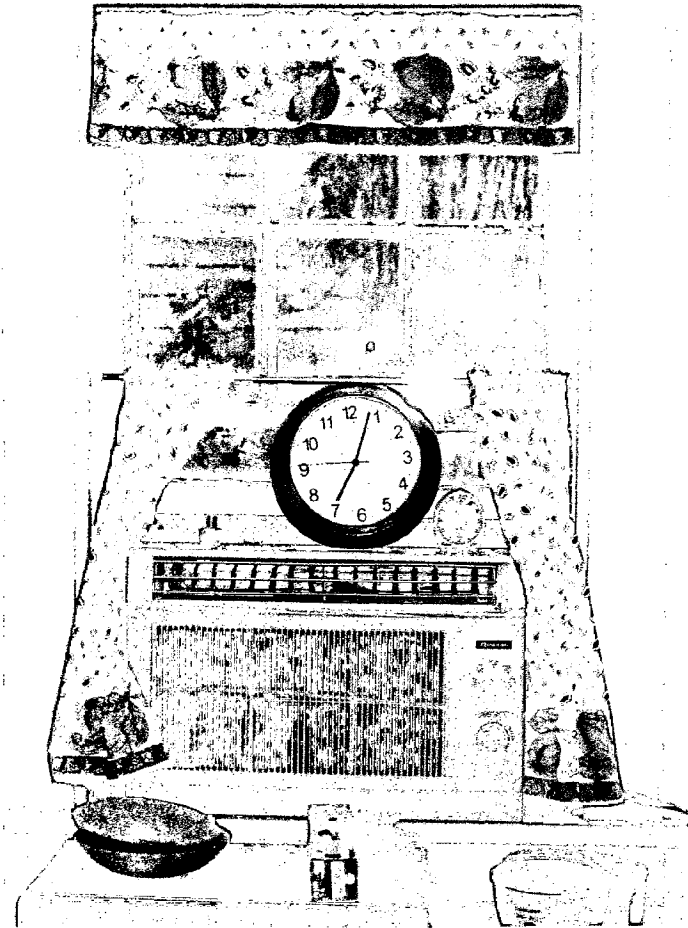
Detail: \_\_\_\_\_

Applicant: VIRGINIA WATKINS

Page: \_\_

13

7411 BALTIMORE AVE TAKOMA PARK MD  
EXISTING Kitchen Window from inside

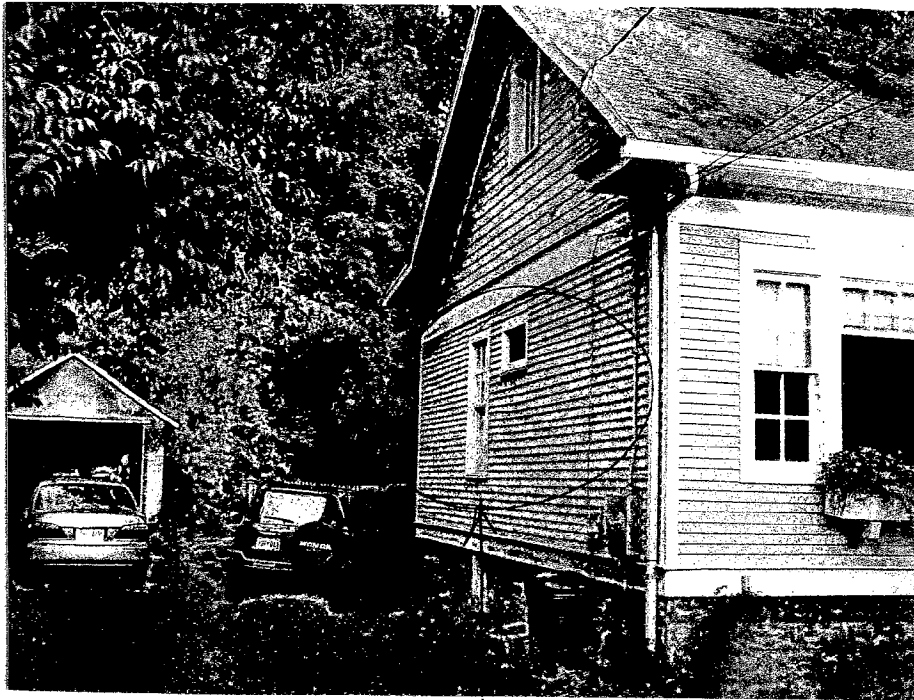


Applicant - Virginia Watkins

94

7411 BALTIMORE AVE, TAKOMA PARK MD

North side first floor



This is the north side window which  
we would also like permission to  
replace - later.

Applicant - VIRGINIA WATKINS

10 15

OWNER'S mailing address:

7411 BALTIMORE AVE  
TAKOMA PARK, MD 20912

Adjacent and confronting property owners:

North  
side:

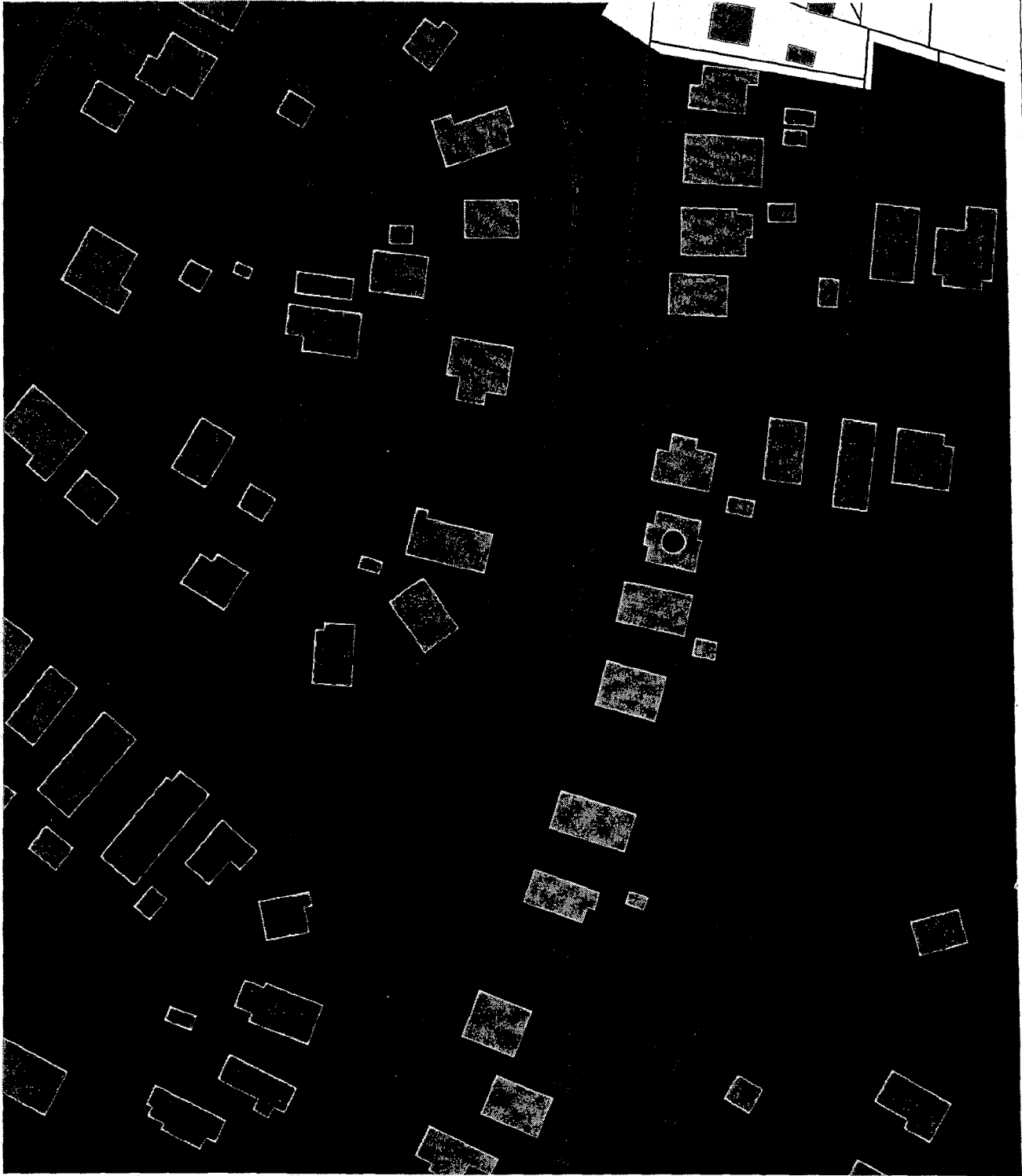
FAITH VAN LUNEN  
7413 BALTIMORE AVE  
TAKOMA PARK, MD 20912

South  
side

STACY KATZ & ROBERT FEGLEY  
7409 BALTIMORE AVE  
TAKOMA PARK, MD 20912

Opposing:

CHRIS MADISON  
7410 BALTIMORE AVE  
TAKOMA PARK, MD 20912



Notice:  
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Copyright ©1998

Casual User Application



Scale: 1" = 100'



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

17



**FOR  
EASY  
PAYMENT  
PLAN**  
See Page 149

*Honor Bilt*

# MODERN HOMES

# FIVE ROOMS - NEAT PORCH



The Crescent Home is shown in colors on the front cover

### Honor Bill

**The Crescent**  
**\$1,900.00** No. P13086A "Already Cut" and Fitted  
**2,410.00** No. P13084A "Already Cut" and Fitted

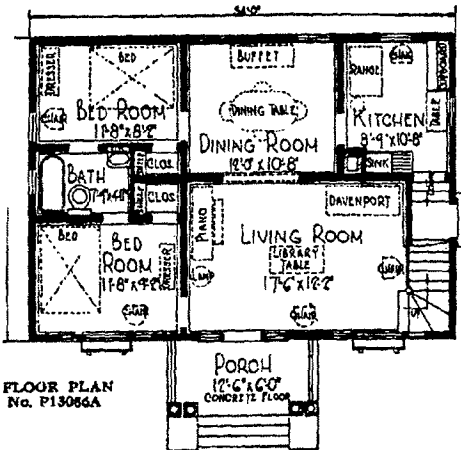
TO THE folks who like a touch of individuality with good taste the Crescent bungalow makes a special appeal. front door, side lights, and windows have been admirably selected. Seldom, indeed, do you find a more inviting front entrance than we provide for this house. Your choice of two floor plans as shown.

The Living Room measures 20 feet 5 inches by 12 feet 5 inches in No. P13084A, and 17 feet 6 inches by 12 feet 2 inches in No. P13086A. Plenty of space for piano and furniture. The open stairway presents a useful effect, and there is a door at the top to prevent drafts from the attic.

The Dining Room. The large living room and the dining room are connected by means of a wide casement window. Floor area of dining room, 12 feet 10 inches by 12 feet 5 inches in No. P13084A, and 12 feet by 12 feet 8 inches in No. P13086A.

The Kitchen. Very handy is the swinging door that connects the dining room and the kitchen. The kitchen is equipped with a built-in cupboard, has space for the kitchen range, table and chair. Door leads to rear porch, stairs to grade, and basement in No. P13084A, and to entry and basement in No. P13086A.

Can be built on a lot 40 feet wide



FLOOR PLAN No. P13086A

The Bedrooms. Either floor plan has two bedrooms with clothes closets, and a bathroom convenient to either bedroom. All bedrooms are well lighted and aired.

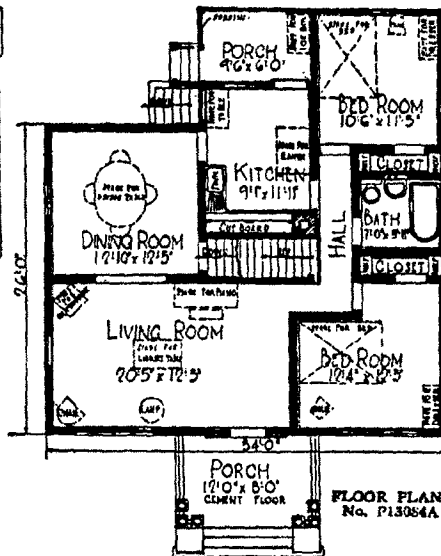
The Basement. Room for furnace, laundry and storage.

Height of Ceilings. Main floor, 9 feet from floor to ceiling. Basement, 7 feet from floor to joists.

### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

- Lumber; Lath;
  - Roofing, Oriental Slate Surfaced Shingles, 17-Year Guarantee;
  - Sliding, Clear Cypress or Clear Red Cedar, Bevel; Clear Red Cedar Shingles for Gables;
  - Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
  - Flooring, Clear Maple for kitchen and bath, Clear Oak for balance of rooms;
  - Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
  - Finishing Lumber;
  - High Grade Millwork (see pages 110 and 111);
  - Interior Doors, Inverted Two-Panel Design of Douglas Fir;
  - Trim, Beautiful Grain Douglas Fir or Yellow Pine;
  - Windows, California Clear White Pine;
  - Medicine Case;
  - Kitchen Cupboard;
  - Eaves Trough; Down Spout;
  - 40-Lb. Building Paper; Sash Weights;
  - Stratford Design Hardware (see page 132);
  - Paint for Three Coats Outside Trim and Siding;
  - Stain for Two Brush Coats for Shingles on Gable Walls;
  - Shellac and Varnish for Interior Trim and Doors;
  - Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors.
- Complete Plans and Specifications.  
 We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.



FLOOR PLAN No. P13084A

### OPTIONS

Furnished with two rooms in attic, with single floor, \$225.00 extra, for No. P13086A and \$182.00 extra for No. P13084A.

Sheet Plaster and Plaster Finish, to take the place of wood lath, for No. P13086A, \$161.00 extra; with attic, \$214.00 extra; for No. P13084A, \$166.00 extra; with attic, \$224.00 extra. See page 109.

Storm Doors and Windows, for No. P13086A, \$57.00; with attic, \$68.00 extra; for No. P13084A, \$55.00; with attic, \$65.00 extra.

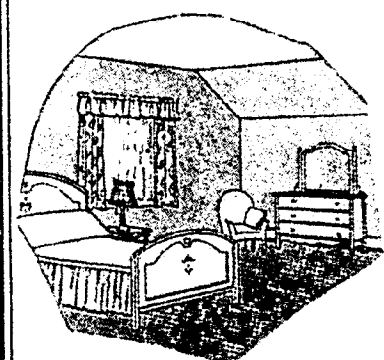
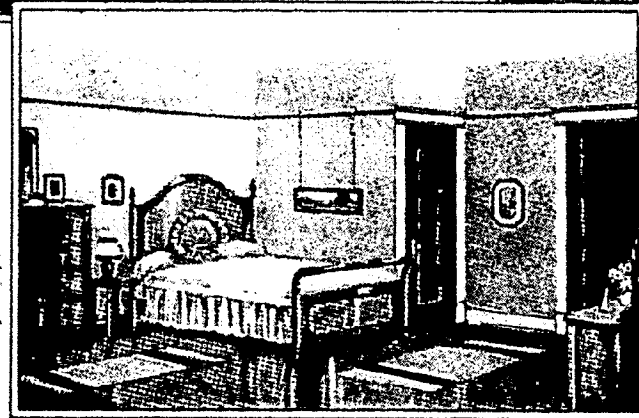
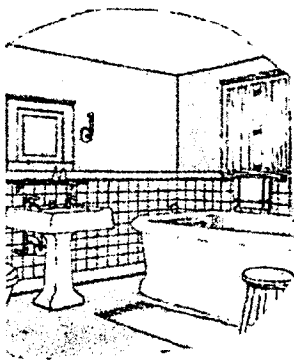
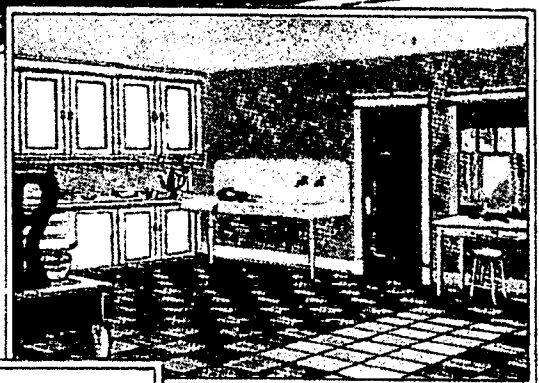
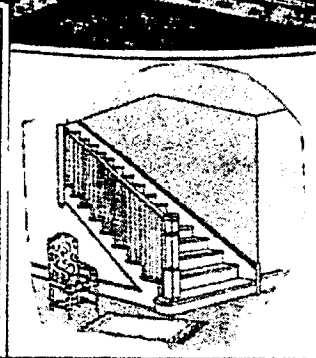
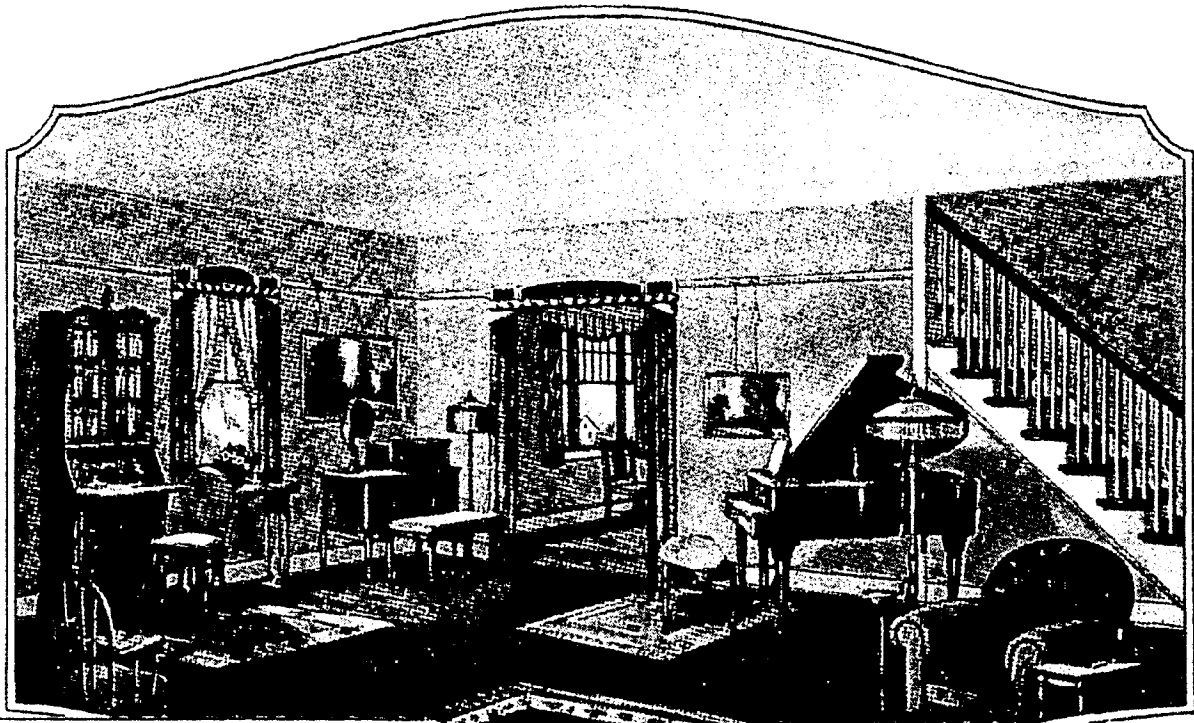
Screen doors and Windows, galvanized wire, for No. P13086A, \$34.00; with attic, \$40.00 extra; for No. P13084A, \$38.00; with attic, \$43.00 extra.

Oak Doors and Trim, for living room and dining room, and Oak Sills for No. P13086A, \$123.00 extra. Oak Doors and Trim, for living room and dining room for No. P13084A, \$158.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.



# The CRESCENT INTERIORS



*E*—The Pleasant Dining Room.

*ABOVE*—The Living Room looking towards the Dining Room and stairs to second floor.

*ABOVE*—The Kitchen is equipped with built-in Cupboards.

*W*—The Modern Bathroom.

*CENTER*—The Stairway to the second floor.

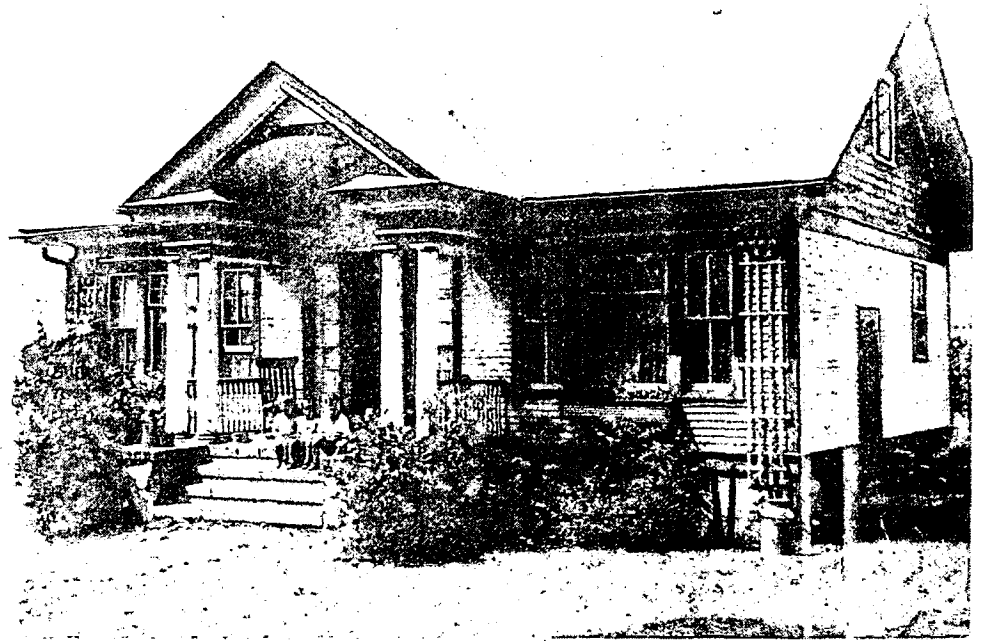
*BELOW*—Just a glimpse of a Bedroom in the attic. See options.

Views show one of many ways to The Crescent Home.

*BELOW*—The front Bedroom has plenty of light and cross current of air.

*The materials used to build the Crescent were excellent. All materials, weighing 27 tons, were delivered by freight and trucked eight miles to the building site. About 18 years later I added two roof dormers and finished off two bedrooms in the attic and also added a half bath. The cost of the completed home was less than \$4,000. One of my sons and his family are living in the house now.*

Kenneth H. Mayne, 1985  
Norwich, N.Y.



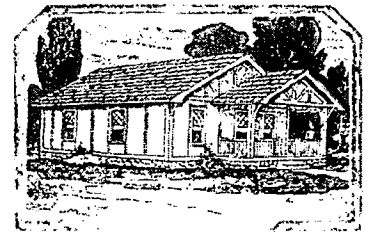
*I wish to acknowledge the receipt of the ready-made building. The house is all right in every respect and has saved us labor and money. I would recommend its use to anyone going to a new country as we did. Having the house on the train with us, we were able to have it up and move into it two days after we reached Powell. We now have as nice a little house as anyone.*

Irvin E. Cameron, 1918  
Powell, Wyo.

*The house I built according to your plan is fine, and as soon as I get the curtains up I will have a picture taken for you. Someone is here every Sunday looking at it. They call it the Sears, Roebuck house. Some that built before I did wish now they had sent to you for the material.*

William Gregg, 1913  
Abbeyville, Kans.

*The Crescent, Norwich, N.Y., seen in the early 1930s shortly after it was built. (Kenneth H. Mayne, Sears, Roebuck and Company)*



*Modern Home No. 55M118, a Simplex Sectional four-room portable house.*





interior equally inviting and when you enter the living room is when entry makes this home



FIVE ROOMS  
NEAT PORCH

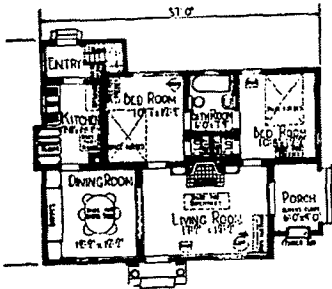
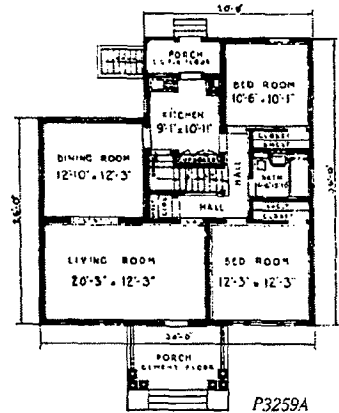
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Details and features: Five or seven rooms and one bath. Gabled front porch with arch supported by columns; tripartite windows. Two floor plans; two-story plan has open stairs.

Years and catalog numbers: 1921 (3084, 3086); 1922 (13084, 13086); 1925 (13084, 13086); 1926 (P13086A, 13084A); 1928 (P3258A, P3259A); 1929 (P3258A, P3259A); 1932 (3258A, 3259A); 1933 (3258A, 3258B, 3259A, 3259B)

Price: \$1,351 to \$2,410

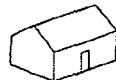
Locations: Park Ridge, Ill.; Cincinnati, Ohio; Aldan, Pa.



Living room



Dining room



**Tully, Tania**

---

**From:** Fothergill, Anne  
**Sent:** Thursday, September 07, 2006 9:59 AM  
**To:** Tully, Tania  
**Subject:** FW: 7411 Baltimore Avenue

fyi -- your applicant, case F--she had told Gwen she was selling the house asap in January 2005.  
Wonder if she ever did the foundation work?

-----Original Message-----

**From:** Wright, Gwen  
**Sent:** Thursday, January 27, 2005 6:01 PM  
**To:** 'Virginia Watkins'  
**Cc:** Fothergill, Anne  
**Subject:** RE: 7411 Baltimore Avenue

At the HPC meeting last night, the Commission discussed your foundation replacement project. Commissioners were very concerned about the loss of the rusticated or "rock faced" concrete block - especially on the north wall (left side of the house as you are facing it from the street). However, they also recognized that it is very difficult to find replacement block that matches the existing. We did find one company in Sandusky, Ohio that makes the rock faced concrete block (Cantelli Concrete Block Mfg.); however, they charge \$7.00 per block and it would cost even more with shipping. There is a concrete product made by Arriscraft that has a somewhat similar appearance: see the Renaissance Masonry Units in the "Architectural" products section of [www.arriscraft.com](http://www.arriscraft.com). This product is sold locally and you might want to look into it. One Commissioner even suggested that you might be able to have the pattern stamped onto a poured concrete panel: see [www.stampcon.net](http://www.stampcon.net).

However, given that your house is a Contributing Resource, the HPC concluded that - if no matching materials could be obtained - then replacement with regular concrete block would be acceptable as long as the regular concrete block is parged and then painted to match the rest of the foundation. They also strongly recommended that you plant some low shrubs or bushes along the north wall to help mask that fact that this wall does not match the front of the house.

I know that you are anxious to proceed with your project. If you feel that you can accept the HPC's recommendations as noted above, then I can send a letter to the Department of Permitting Services approving the issuance of a building permit for this project. Please let me know.

**Gwen Wright**  
**Historic Preservation Supervisor**  
**Montgomery County Department of Park and Planning**  
**8787 Georgia Avenue**  
**Silver Spring, MD 20910**  
**(301) 563-3400**  
**[gwen.wright@mncppc-mc.org](mailto:gwen.wright@mncppc-mc.org)**

-----Original Message-----

**From:** Virginia Watkins [<mailto:collaborations@earthlink.net>]  
**Sent:** Monday, January 24, 2005 7:08 AM  
**To:** Wright, Gwen  
**Subject:** 7411 Baltimore Avenue

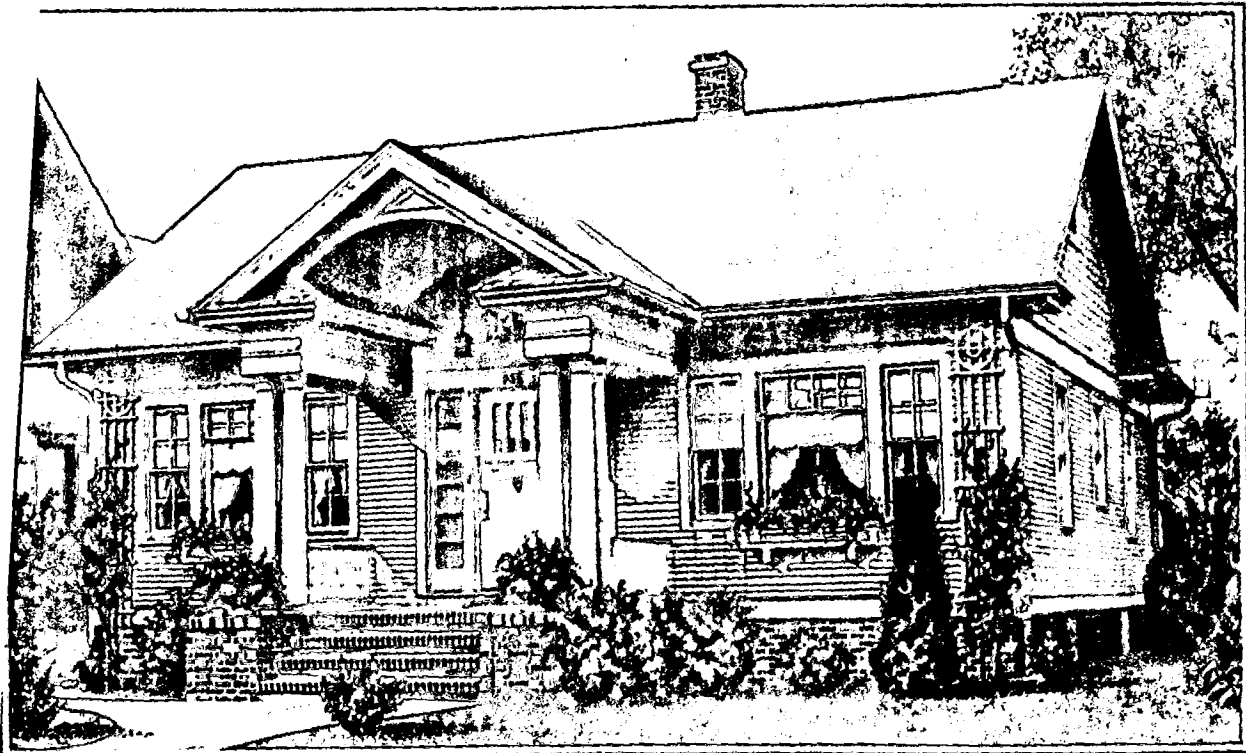
Dear Ms. Wright:

Please call me at (301)509-7670 (cell) to give me an update on your efforts to allow us to repair the foundation at our house at 7411 Baltimore Avenue in Takoma Park. As you know, I am anxious to proceed with my contractor.

Thank you for your support.

Wendy Watkins

# FIVE ROOMS — NEAT PORCH



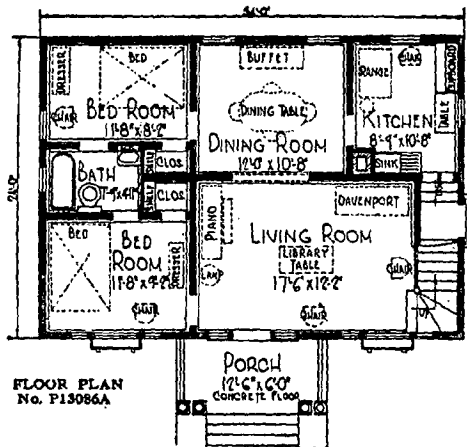
NO THE folks who like a touch of individuality with good taste the Crescent bungalow makes a special appeal. The front door, side lights, and windows have been admirably selected. Seldom, indeed, do you find a more inviting front porch, hood supported by graceful columns, and entrance than we provide for this house. Your choice of two floor plans as shown.

The Living Room measures 20 feet 5 inches by 12 feet 5 inches in No. P13084A, and 17 feet 6 inches by 12 feet 2 inches in No. P13086A. Plenty of space for a piano and furniture. The open stairway presents a beautiful effect, and there is a door at the top to prevent drafts from the attic.

The Dining Room. The large living room and the dining room are connected by means of a wide cased opening. Floor area of dining room, 12 feet 10 inches by 12 feet 5 inches in No. P13084A, and 12 feet by 10 feet 8 inches in No. P13086A.

The Kitchen. Very handy is the swinging door that connects the dining room and the kitchen. The kitchen is equipped with a built-in cupboard, has space for the sink, range, table and chair. Door leads to rear porch, stairs to grade, and basement in No. P13084A, and to side entry and basement in No. P13086A.

Can be built on a lot 40 feet wide



FLOOR PLAN No. P13086A

The Crescent Home is shown in colors on the front cover

Honor Bill

**The Crescent**  
 \$1,900.00 No. P13086A "Already Cut" and Fitted  
 2,410.00 No. P13084A "Already Cut" and Fitted

The Bedrooms. Either floor plan has two bedrooms with clothesclosets, and a bathroom convenient to either bedroom. All bedrooms are well lighted and aired.

The Basement. Room for furnace, laundry and storage.

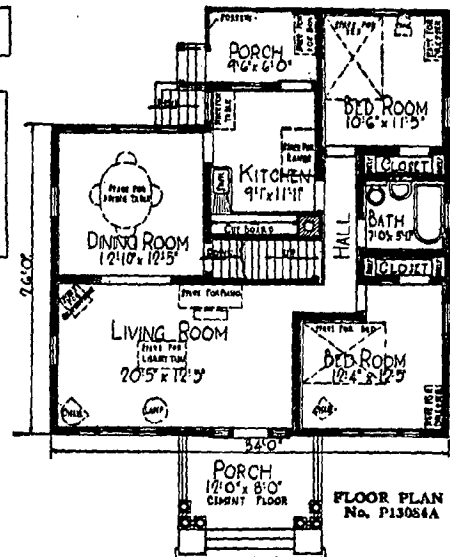
Height of Ceilings. Main floor, 9 feet from floor to ceiling. Basement, 7 feet from floor to joists.

### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

- Lumber: Lath;
- Roofing, Oriental Slate Surfaced Shingles, 17-Year Guarantee;
- Siding, Clear Cypress or Clear Red Cedar, Bevel; Clear Red Cedar Shingles for Gables;
- Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
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- Finishing Lumber;
- High Grade Millwork (see pages 110 and 111);
- Interior Doors, Inverted Two-Panel Design of Douglas Fir;
- Trim, Beautiful Grain Douglas Fir or Yellow Pine;
- Windows, California Clear White Pine;
- Medicine Case;
- Kitchen Cupboard;
- Eaves Trough; Down Spout;
- 40-Lb. Building Paper; Sash Weights;
- Stratford Design Hardware (see page 132);
- Paint for Three Coats Outside Trim and Siding;
- Stain for Two Brush Coats for Shingles on Gable Walls;
- Shellac and Varnish for Interior Trim and Doors;
- Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors.

Complete Plans and Specifications. We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.



FLOOR PLAN No. P13084A

### OPTIONS

Furnished with two rooms in attic, with single floor, \$225.00 extra, for No. P13086A and \$182.00 extra for No. P13084A.

Sheet Plaster and Plaster Finish, to take the place of wood lath, for No. P13086A, \$181.00 extra; with attic, \$214.00 extra; for No. P13084A, \$166.00 extra; with attic, \$224.00 extra. See page 109.

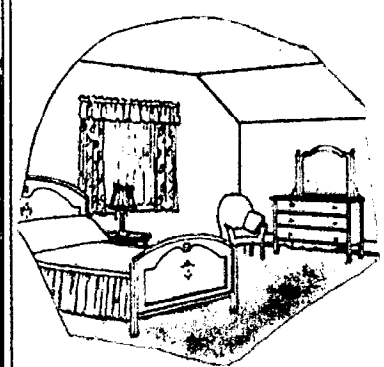
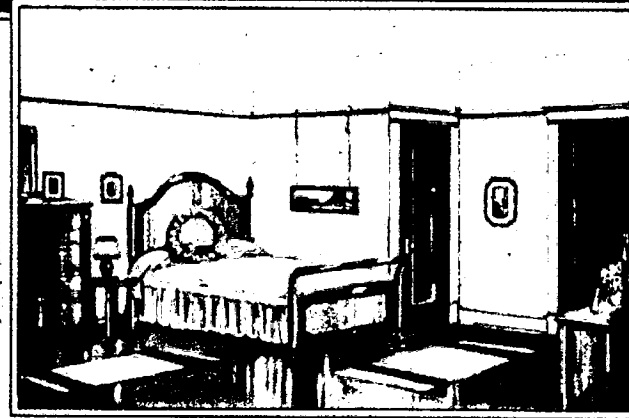
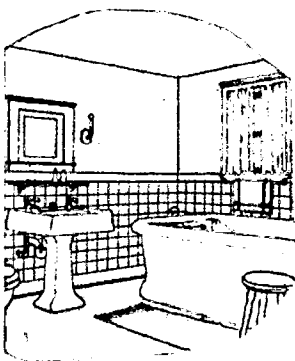
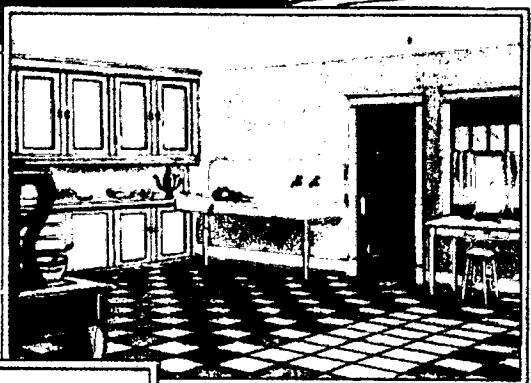
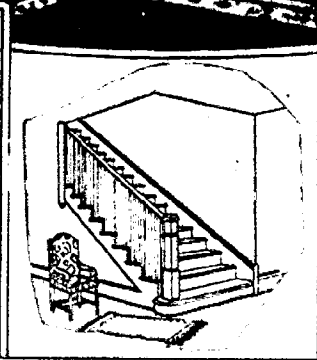
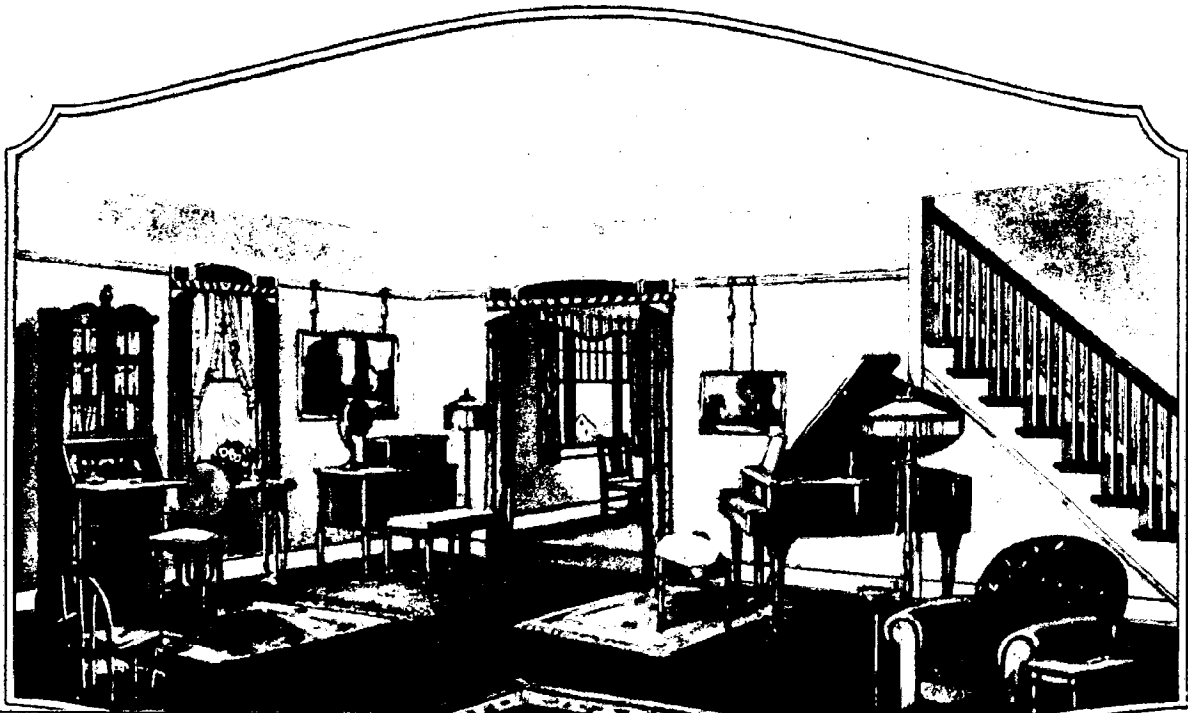
Storm Doors and Windows, for No. P13086A, \$57.00; with attic, \$88.00 extra; for No. P13084A, \$85.00; with attic, \$95.00 extra.

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Oak Doors and Trim for living room and dining room, and Oak Stairs for No. P13086A, \$123.00 extra. Oak Doors and Trim for living room and dining room for No. P13084A, \$158.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

# The CRESCENT INTERIORS



*NE*—The Pleasant Dining Room.

*ABOVE*—The Living Room looking towards the Dining Room and stairs to second floor.

*ABOVE*—The Kitchen is equipped with built-in Cupboards.

*W*—The Modern Bathroom.

*CENTER*—The Stairway to the second floor.

*BELOW*—Just a glimpse of a Bedroom in the attic. See options.

*views show one of many ways to The Crescent Home.*

*BELOW*—The front Bedroom has plenty of light and cross current of air.



Interior equally inviting and when you enter the living room is when entry makes this home

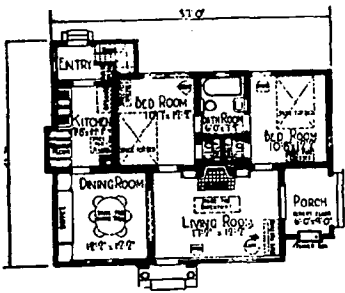
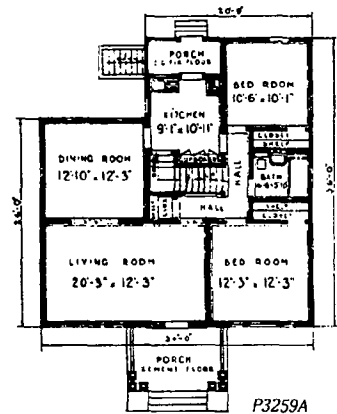
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Price: \$1,351 to \$2,410

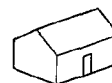
Locations: Park Ridge, Ill.; Cincinnati, Ohio; Aldan, Pa.



Living room



Dining room





*The materials used to build the Crescent were excellent. All materials, weighing 27 tons, were delivered by freight and trucked eight miles to the building site. About 18 years later I added two roof dormers and finished off two bedrooms in the attic and also added a half bath. The cost of the completed home was less than \$4,000. One of my sons and his family are living in the house now.*

Kenneth H. Mayne, 1985  
Norwich, N.Y.



*I wish to acknowledge the receipt of the ready-made building. The house is all right in every respect and has saved us labor and money. I would recommend its use to anyone going to a new country as we did. Having the house on the train with us, we were able to have it up and move into it two days after we reached Powell. We now have as nice a little house as anyone.*

Irvin E. Cameron, 1918  
Powell, Wyo.

*The house I built according to your plan is fine, and as soon as I get the curtains up I will have a picture taken for you. Someone is here every Sunday looking at it. They call it the Sears, Roebuck house. Some that built before I did wish now they had sent to you for the material.*

William Gregg, 1913  
Abbeyville, Kans.

*The Crescent, Norwich, N.Y., seen in the early 1930s shortly after it was built. (Kenneth H. Mayne, Sears, Roebuck and Company)*



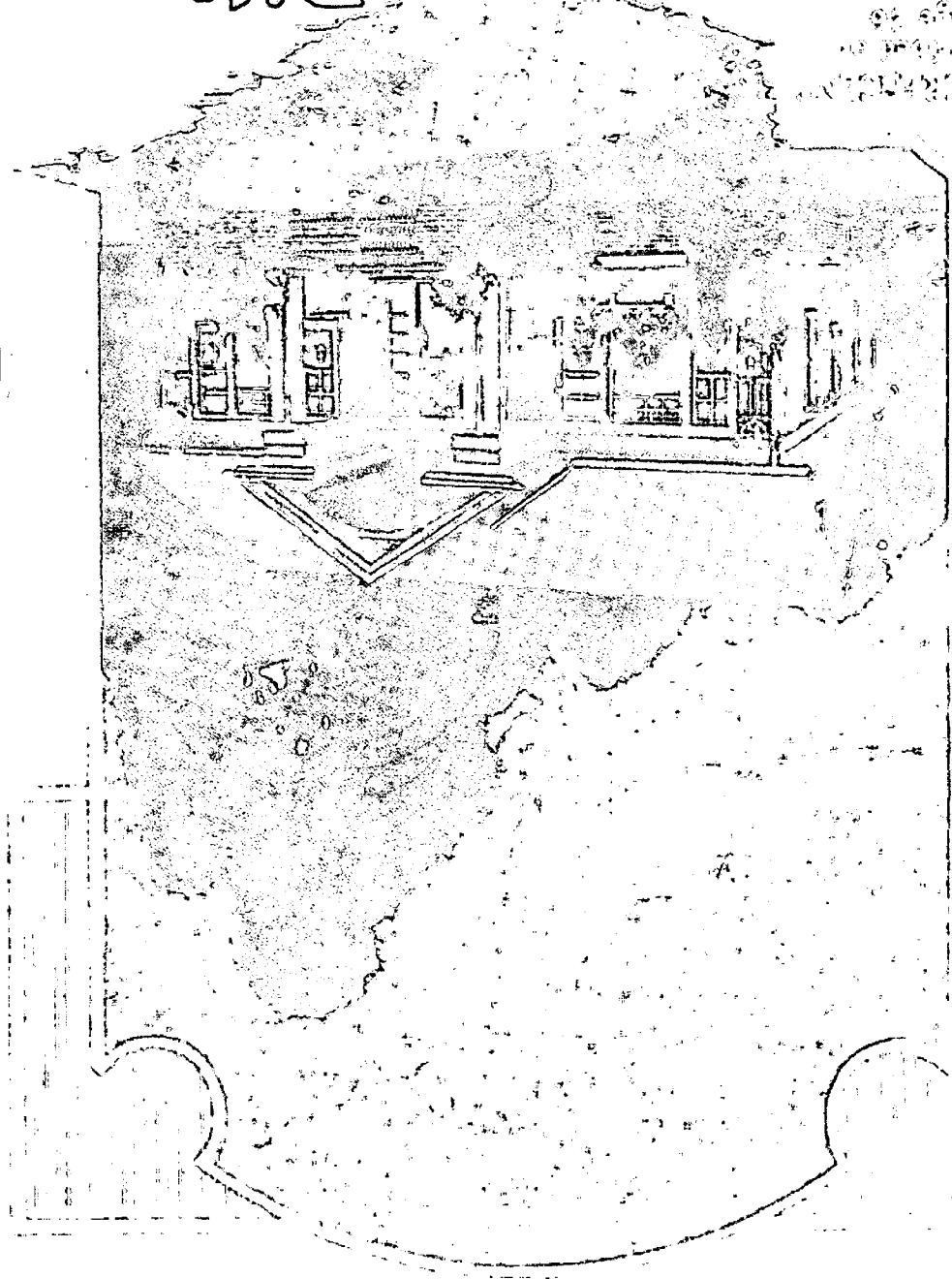
*Modern Home No. 55M118, a Simplex Sectional four-room portable house.*

Sears, Roebuck & Co.

# MODERN HOMES

## Honor Built

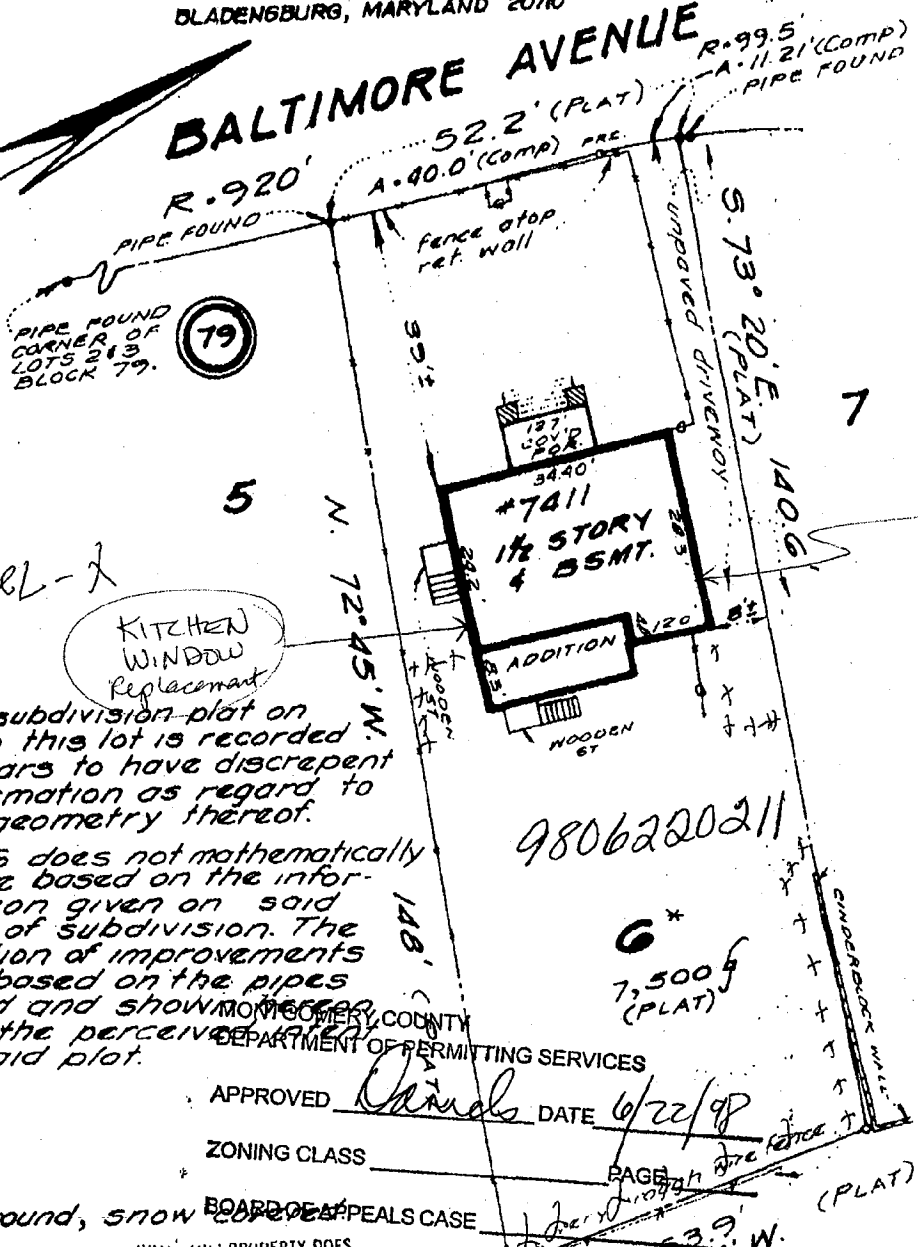
Page 20  
No. 1000



4206 EDMONSTON ROAD  
BLADENSBURG, MARYLAND 20710

WUT HINS

# BALTIMORE AVENUE



**NOTES:**

The subdivision plat on which this lot is recorded appears to have discrepant information as regard to the geometry thereof.

Lot 6 does not mathematically close based on the information given on said plat of subdivision. The location of improvements are based on the pipes found and shown on the plat and the perceived geometry of said plot.

MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED Charles DATE 6/22/98

ZONING CLASS

PAGE

\*Ground, snow covered

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

67.1' tall fence

Proposed Bedroom window Replacement

NO TITLE REPORT FURNISHED

The undersigned certifies that this survey correctly shows, on the basis of field transit survey, the position and location of the land, the boundary lines of and location of all improvements situated on the property, and that, except as shown in said survey, there are no visible easements or rights of way of which the undersigned has been advised, that there are no building restriction lines, no party walls, no encroachments or overhangs with respect to any easements or rights of way or upon adjacent property by improvements on the surveyed property, or encroachments or overhangs upon the surveyed property, other than as reflected on the survey, and that the survey reflects boundary lines which 'close' by engineering calculation. This plat is not for determining property lines, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months of date hereof, and as to them I warrant the accuracy of this plat.



Charles A. Rogers

LOCATION SURVEY OF  
7411 BALTIMORE AVENUE  
MONTGOMERY COUNTY, MARYLAND

SUBDIVISION  
RE-SUBDIVISION OF BLOCKS 73  
AND 80, AND PART OF 75, 75 AND  
76, TANOMA PARK LOAN TRUST  
COMPANY, TANOMA PARK, MD.

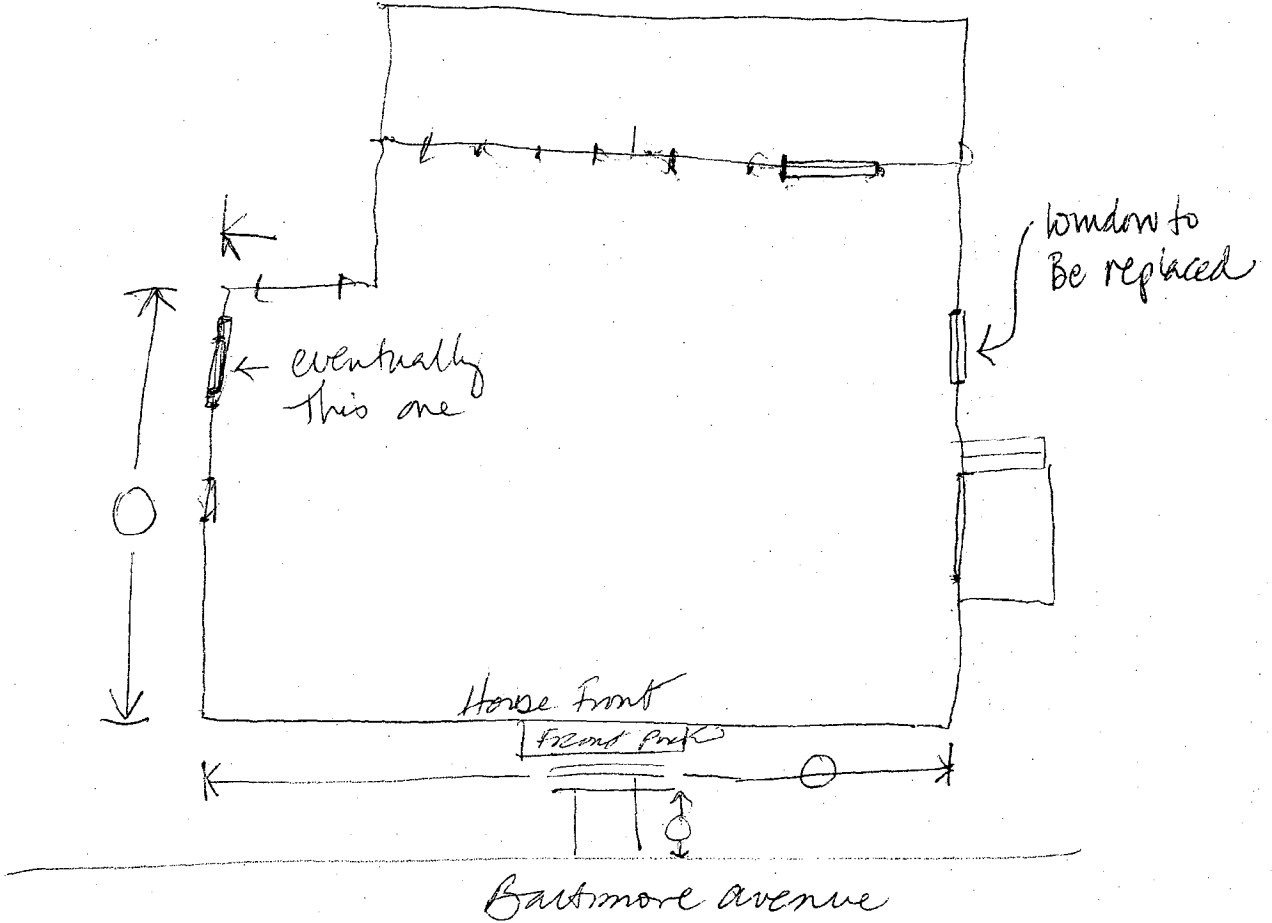
LOT: 6  
PLAT BOOK: 2  
DATE: 1-21-88  
CASE NO: 880001

BLOCK: 79  
PLAT NO: 142  
SCALE: 1" = 20'  
FILE NO: KS-88001

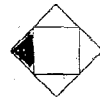
Site Plan See existing in your files

All photographs

Site Plan



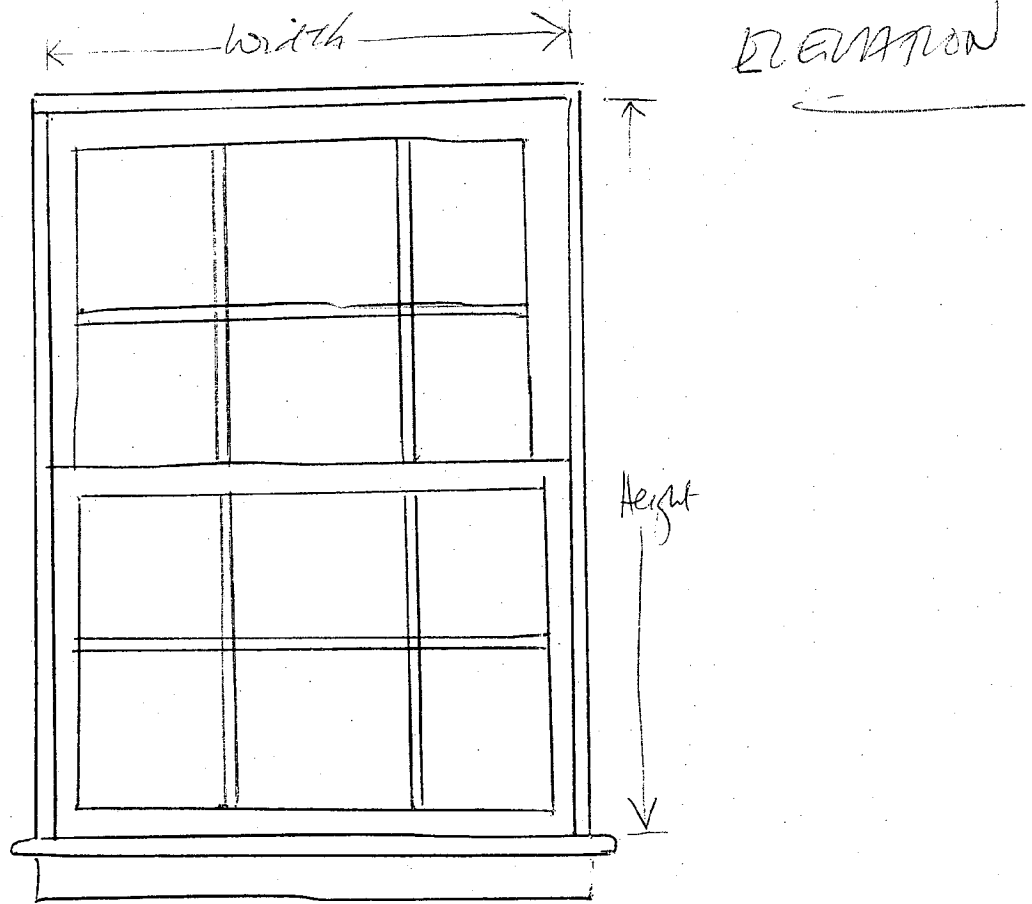
← North



Shade portion to indicate North

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



SO. SIDE  
1. KITCHEN WINDOW  $44\frac{1}{4}''$  H x  $27\frac{1}{2}''$  W

TO BE REPAIRED NOW

NORTH SIDE  
2. BEDROOM WINDOW  $29\frac{1}{4}''$  H x  $57''$  W

TO BE REPAIRED LATER

Applicant VIRGINIA WATKINS

(4)

MAT'LS

## **Pella ARCHITECT SERIES**

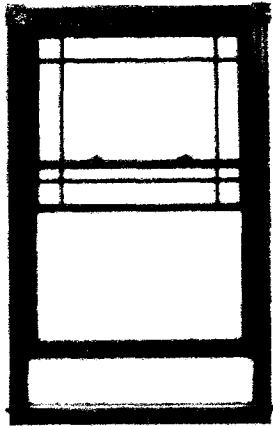
Architect Series windows and doors feature the technology that re-creates the charm of true-divided light, yet adds a new dimension of energy efficiency and performance - Pella patented Integral Light Technology. In an exclusive process, we bond the interior and exterior muntin bars permanently to entire sheets of glass. The result is a window or door that is structurally superior to traditional true-divided-light windows. And, of course, superior in terms of performance and energy efficiency. Class. Charming. No wonder top architects insist on Pella Architect Series windows and doors for their own homes. The attention to detail is unmatched. The superb craftsmanship assures you years of uncompromised performance. Choose Traditional or Prairie muntin patterns, or design one of your own. Our professionals can work with you to create a look that suits your home. Pella Architect Series windows and doors are available without muntins or with removable interior wood muntins (Architect Series Classic).

If you want to find out more about Architect Series Windows and Doors, visit a [Pella Window and Door store](#) or call us at 1-877-24 Pella.

# Double-Hung Windows

Home > Pella Products > Windows > Double-Hung > Architect

MAT'L S



⊕ ZOOM

## INTERESTED IN THIS WINDOW?

- Request an Appointment
- E-mail Product Information
- Print Page
- Find a Store
  
- Request Literature
- Warranty Information
- Size/Design Charts (PDF)
- Installation Instructions (PDF)
- Architectural Information

## Architect Series

Featuring Pella's patented Integral Light Technology® combining the traditional look of true divided light with today's energy efficiency. But that's just the beginning. The real beauty of Architect Series products is the creative freedom to choose from virtually endless design options, including custom exterior colors, grille patterns and more.

### Benefits

**Energy Efficiency** — most Architect Series® products with energy-saving, argon-filled, Low-E insulating glass meet **ENERGY STAR®** requirements.

**Easy To Clean** — both **sash tilt** so interior and exterior glass can be easily cleaned from inside your home. LX windows are available with our Steady-Tilt™ wash feature that makes cleaning even easier. The bottom sash tilts in and holds steady — like an oven door. No balancing needed!

**Low Maintenance** — Pella's EnduraClad® exteriors are beautifully durable, resist fading, chalking and corrosion to stay looking great for years to come. The wood interior may be painted or stained to match any décor. LX windows feature a wood jambliner — meaning the components are removable to make painting or staining easier.

**Extra Tight Seal** — Pella's cam-action locks are designed to increase leverage as the window is closed to assure a superior, weather-tight seal.

**Performance** — DP45-50 is available in all standard sizes for clad exterior units. Wood exterior units are DP40.

### Options

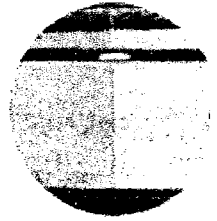
**Screens** — full insect screen that "tilts-for-cleaning," flat half insect screen or Vivid View® screen.

**Glass** — clear insulating glass; argon-filled Low-E insulating glass; high-altitude Low-E insulating glass<sup>1</sup>; laminated; gray, bronze, or green tinted; obscure; or HurricaneShield® impact-resistant glass.

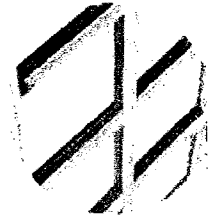
**Hardware Finishes** — available in five decorator finishes. Historical Spoon hardware is available on Architect Series Double Hung and Precision Fit® Double Hung models in Bright Brass, Satin Nickel or Oil-Rubbed Bronze<sup>2</sup>. Rocky Mountain Hardware is also available.

**Exterior Colors** — low-maintenance EnduraClad® exterior is available in three standard colors, seven affordable feature

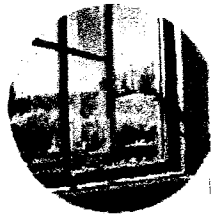
### HIGHLIGHTS



Vivid View Screen



Integral Light Technolo



Rocky Mountain Hardw



Tilt-In Cleaning

Compare this Window  
to the Competition

available with primed-wood exteriors that are ready for painting.  
Arch Double-Hung Styles—attractive arch styles available.  
 Monumental double-hung and single-hung units are available up to 5 feet wide and 10 feet high.

*MATLS*

**Grilles**

Available Patterns<sup>2</sup>:

*6 over 1* →

Traditional Pattern



9-Line Frame Pattern



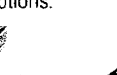
14-Line Frame Pattern



Top Row Pattern



New England Pattern



Victorian Pattern



Bar Style Options:



178" Integral Light Technology



174" Integral Light Technology



164" Roomside Wood Grilles



174" Roomside Wood Grilles

<sup>1</sup>High-altitude Low-E insulating glass does not contain argon gas.





7411 BARTMORE AVE ITAKOMA PARK, MD

Existing Property Condition Photographs (duplicate as needed)



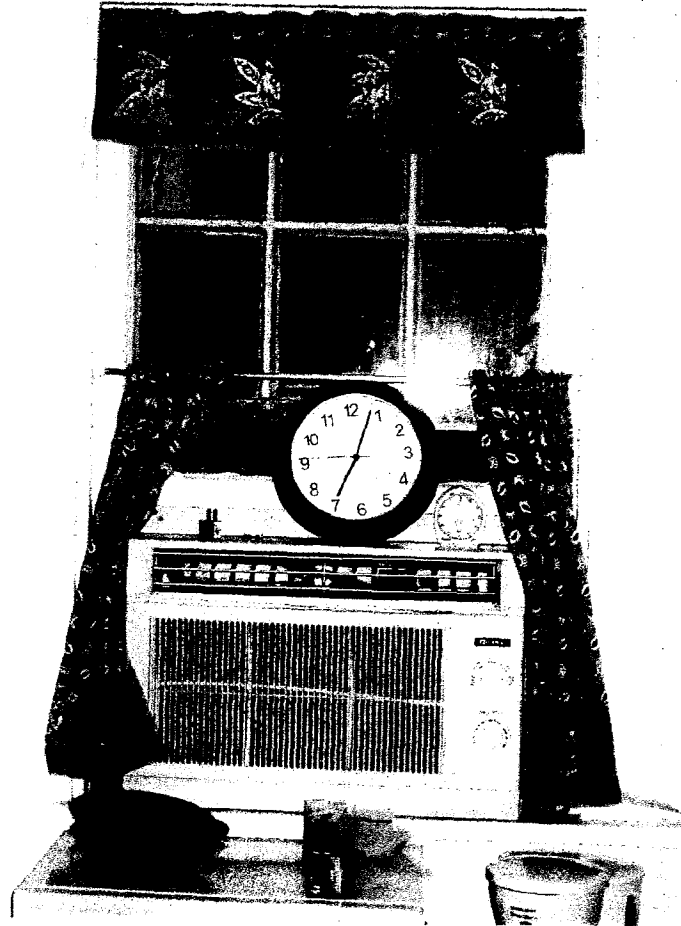
Kitchen Window  
(South Side)

Detail: \_\_\_\_\_

Applicant: VIRGINIA WATKINS

Page: \_\_\_\_\_

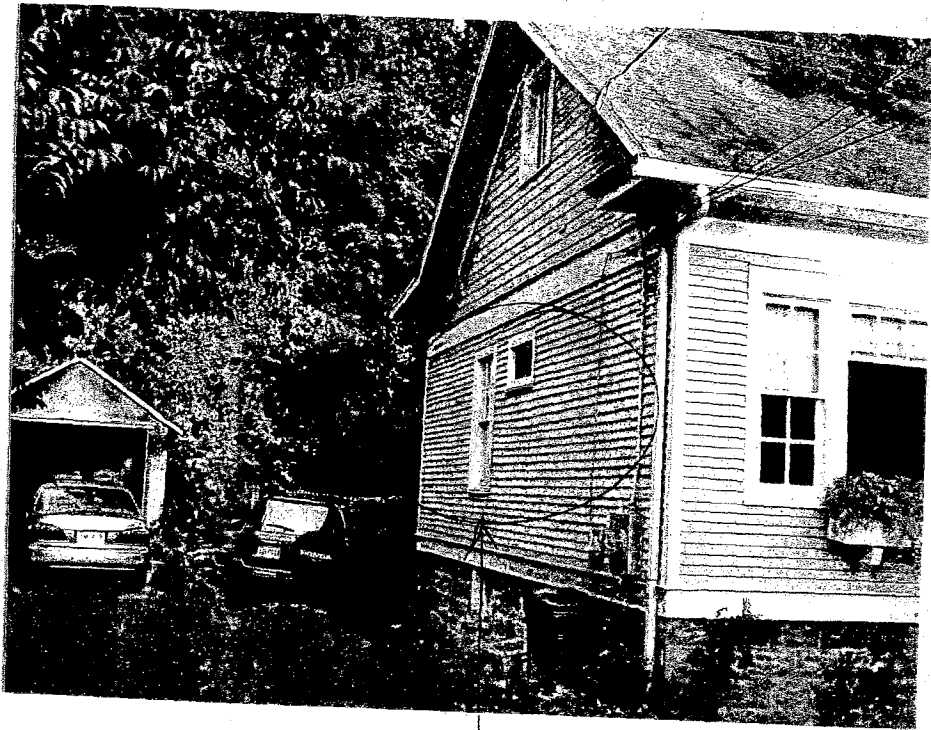
7411 BALTIMORE AVE TAKOMA PARK MD  
EXISTING Kitchen Window from inside



Applicant - Virginia Watkins

7411 BIRMINGHAM AVE, TAKOMA PARK MD

North side first floor



This is the north side window which  
we would also like permission to  
replace - later.

Applicant - VIRGINIA WATKINS

7411 BALTIMORE AVE TAKOMA PARK, MD  
FRONT



①

OWNER'S mailing address:

7411 BALTIMORE AVE  
TAKOMA PARK, MD 20912

Adjacent and confronting property owners:

North  
side:

FAITH VAN LUNEN  
7413 BALTIMORE AVE  
TAKOMA PARK, MD 20912

South  
side

STACY KATZ & ROBERT FEGLEY  
7409 BALTIMORE AVE  
TAKOMA PARK, MD 20912

Opposing:

CHRIS MADISON  
7410 BALTIMORE AVE  
TAKOMA PARK, MD 20912

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7411 Baltimore Ave, Takoma Park	<b>Meeting Date:</b>	9/13/2006
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	9/6/2006
<b>Applicant:</b>	Virginia Watkins & Scott Denman ()	<b>Public Notice:</b>	8/30/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06TT	<b>Staff:</b>	Tania Tully

**PROPOSAL:** window replacement

**RECOMMENDATION:** Approve with Conditions

---

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. Only the sashes may be replaced. All exterior trim and historic jambs will be retained.
2. New sashes must fit within existing frames and be individually measured and fit to the existing openings.
3. Replacement sashes must be simulated divided light wood window sashes – wood muntins are permanently bonded to the interior and exterior of the insulating glass.
4. Muntins will match those in the historic windows with specifications to be approved by staff.
5. All the windows that will be removed as part of this approved HAWP will be stored on site.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the **Takoma Park Historic District**  
**STYLE:** Colonial Revival  
**DATE:** c1921-33

This 1-story house is an example of "The Crescent," a Sears House available between 1921 and 1933. Primary architectural features include the side-gable roof with gable-front porch supported by tapered Doric columns. The front façade still features the pair of tripartite windows and signature sidelights that were included in all of the known variations of "The Crescent."

**PROPOSAL:**

The applicants are proposing to replace 2 windows (sashes only) with wood simulated divided light windows that match the existing muntin patterns. Each of the windows proposed for replacement is on a side elevation towards the rear of the house.

## **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)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. 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.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, 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.

### ***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.

## **STAFF DISCUSSION**

Replacing windows and window sashes in historic resources is not to be taken lightly. Taken as a whole, they play large part in defining the architectural character of a house. Multi-paned decorative windows are often features and focal points and knowing the number of lights and muntin sizes can help date a resource. The *Secretary's Standards* promote leaving features unaltered and recommend repair over replacement. In the Takoma Park Historic District, contributing resources are to receive a more lenient review with the focus on impacts to the district as a whole. It is with all of this in mind that staff carefully

evaluated this proposal and concluded that it was approvable.

The proposed window sash replacements are on side elevations at the rear of the house. They are somewhat visible from the public right-of-way, but are not major character defining features of the house. As seen in the descriptions and illustrations of "The Crescent" on Circles 18-22, the tripartite multi-paned windows and the front porch columns are called out as significant design elements of the house. In contrast, the combination of windows and doors on the side elevations varies from plan to plan.

Because of the locations of the windows proposed for replacement, the specific characteristics of "The Crescent," and because of the leniency afforded Contributing Resources in the Takoma Park Historic District, staff is recommending approval. The proposed window replacements, with the recommended conditions, will not diminish the integrity of the historic district.

It is important to remember, however, that this recommendation is based upon the property's status as a Contributing Resource and an Outstanding Resources are reviewed with much greater scrutiny and less leniency towards window replacements.

**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: VIRGINIA WATKINS  
Daytime Phone No.: (301) 920-1500 Cell (301) 509-7670

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: VIRGINIA S. WATKINS & SCOTT DENMAN Daytime Phone No.: (301) 920-1500  
Address: 7411 BALTIMORE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 7411 Street: BALTIMORE AVE  
Town/City: TAKOMA PARK MD Nearest Cross Street: Cleveland Ave  
Lot: 6 Block: 79 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: Replacement Window

1B. Construction cost estimate: \$ Unknown at this time

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.

Virginia S. Watkins 8/22/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 431131 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

T

1

\* SITE DRAWINGS ARE ALREADY IN YOUR FILES FROM

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

A PREVIOUS APPLICATION

**1. WRITTEN DESCRIPTION OF PROJECT**

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

1930'S SEARS "CRESCENT"

A Contributing Resource

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

SEEK PERMISSION TO INSTALL REPLACEMENT WINDOW IN KITCHEN (and eventually the bedroom), WINDOW IN QUESTION IS THE ONLY WINDOW ON THE SOUTH SIDE / MAIN FLOOR OF HOUSE, BARELY VISIBLE FROM THE STREET. (WINDOW #2 IS SAME ON NORTH SIDE)

**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.

Changes to structure were not made.

WITH PELLA WOOD LOW-E REPLACEMENT WINDOW. 606061 ARCHITECT SERIES

D/A\* See file for previous application

**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.

D/A\* New window will be dropped into existing opening

**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.

Pella Replacement - Architect Series Double pane LOW-E wood mullions inside and out (see attached PELLA INFO)

**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).



4206 EDMONSTON ROAD  
BLADENSBURG, MARYLAND 20710

W. H. H. H. H.

# BALTIMORE AVENUE

R. 99.5  
A. 11.21 (COMP)  
PIPE FOUND

PIPE FOUND  
CORNER OF  
LOTS 2 & 3  
BLOCK 79.



HEL-2

KITCHEN  
WINDOW  
Replacement

Proposed  
Bedroom  
window  
Replacement

**NOTES:**

The subdivision plat on which this lot is recorded appears to have discrepant information as regard to the geometry thereof.

Lot 6 does not mathematically close based on the information given on said plat of subdivision. The location of improvements are based on the pipes found and shown on the plat and the perceived location of said plat.

9806220211

6\*  
7,500 sq  
(PLAT)

APPROVED *Charles* DATE *6/22/98*

ZONING CLASS

PAGE 11

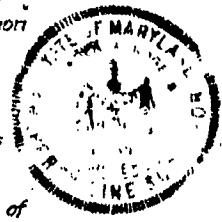
\*Ground, snow cover

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

6 ft. tall fence

NO TITLE REPORT FURNISHED

The undersigned certifies that this survey correctly shows, on the basis of field transit survey, the position and location of the land, the boundary lines of and location of all improvements situated on the property, and that, except as shown in said survey, there are no visible easements or rights of way of which the undersigned has been advised, that there are no building restriction lines, no party walls, no encroachments or overhangs with respect to any easements or rights of way or upon adjacent property by improvements on the surveyed property, or encroachments or overhangs upon the surveyed property, other than as reflected on the survey, and that the survey reflects boundary lines which 'close' by engineering calculation. This plat is not for determining property lines, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months of date hereof, and as to them I warrant the accuracy of this plat.



LOCATION SURVEY OF  
7411 BALTIMORE AVENUE  
MONTGOMERY COUNTY, MARYLAND  
SUBDIVISION  
RE-SUBDIVISION OF BLOCKS 79  
AND 80, AND PART OF 79, 75 AND  
76, TAKOMA PARK LOAN TRUST  
COMPANY, TAKOMA PARK, MD.

LOT: 6  
PLAT BOOK: 2  
DATE: 1-21-88  
CASE NO: 880001

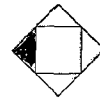
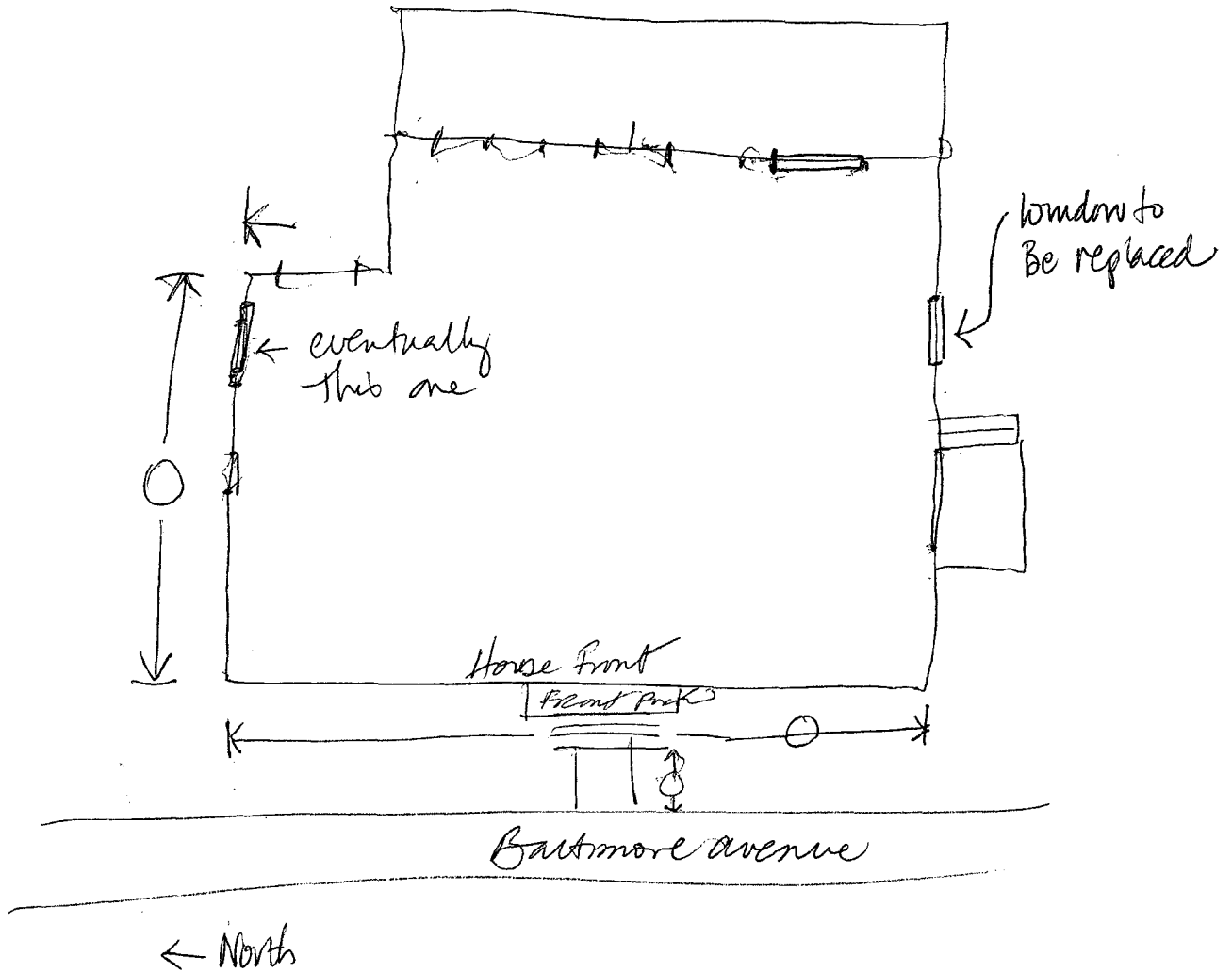
BLOCK: 79  
PLAT NO: 142  
SCALE: 1" = 20'  
FILE NO: KS-88001

6

Site Plan See existing in your files

See photographs

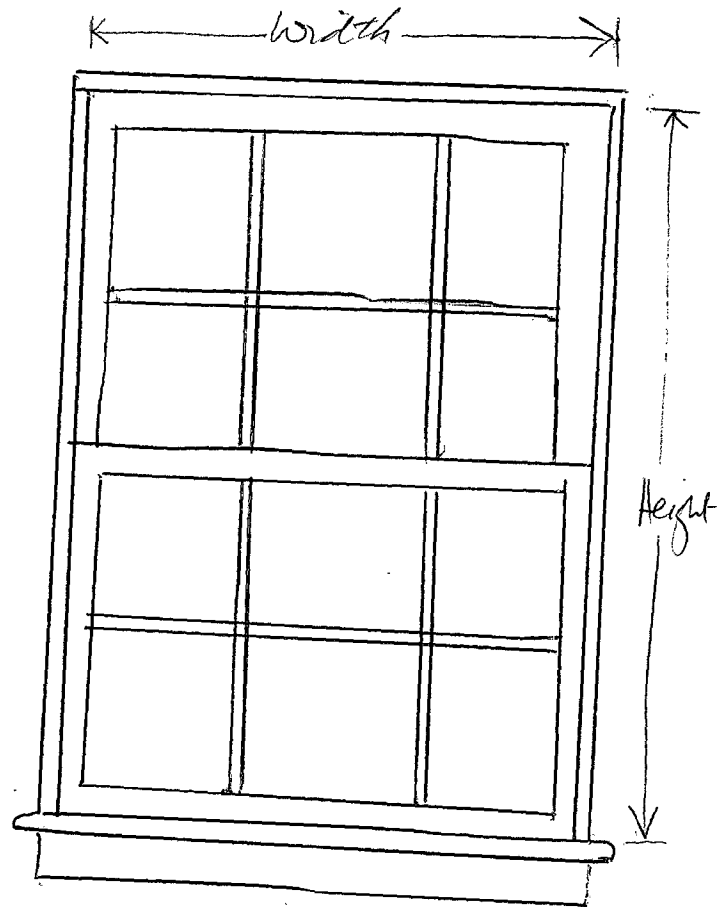
Site Plan



Shade portion to indicate North

Applicant: \_\_\_\_\_

Page: \_\_



ELEVATION

SO. SIDE  
1. KITCHEN WINDOW  $49\frac{1}{4}''$  H x  $27\frac{1}{2}''$  W  
TO BE REPAIRED NOW

NORTH SIDE  
2. BEDROOM WINDOW  $29\frac{1}{4}''$  H x  $57''$  W  
TO BE REPLACED LATER

Applicant VIRGINIA WATKINS

(4) (8)

MATLS

## **Pella ARCHITECT SERIES**

Architect Series windows and doors feature the technology that re-creates the charm of true-divided light, yet adds a new dimension of energy efficiency and performance - Pella patented Integral Light Technology. In an exclusive process, we bond the interior and exterior muntin bars permanently to entire sheets of glass. The result is a window or door that is structurally superior to traditional true-divided-light windows. And, of course, superior in terms of performance and energy efficiency. Class. Charming. No wonder top architects insist on Pella Architect Series windows and doors for their own homes. The attention to detail is unmatched. The superb craftsmanship assures you years of uncompromised performance. Choose Traditional or Prairie muntin patterns, or design one of your own. Our professionals can work with you to create a look that suits your home. Pella Architect Series windows and doors are available without muntins or with removable interior wood muntins (Architect Series Classic).

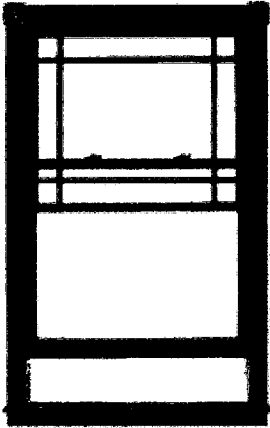
If you want to find out more about Architect Series Windows and Doors, visit a [Pella Window and Door store](#) or call us at 1-877-24 Pella.



# Double-Hung Windows

Home > Pella Products > Windows > Double-Hung > Architect

MATLS



+ ZOOM

## INTERESTED IN THIS WINDOW?

- Request an Appointment
- E-mail Product Information
- Print Page
- Find a Store
  
- Request Literature
- Warranty Information
- Size/Design Charts (PDF)
- Installation Instructions (PDF)
- Architectural Information

## Architect Series®

Featuring Pella's patented Integral Light Technology® combining the traditional look of true divided light with today's energy efficiency. But that's just the beginning. The real beauty of Architect Series products is the creative freedom to choose from virtually endless design options, including custom exterior colors, grille patterns and more.

### Benefits

- **Energy Efficiency** — most Architect Series® products with energy-saving, argon-filled, Low-E insulating glass meet **ENERGY STAR®** requirements.
- **Easy To Clean** — both **sash tilt** so interior and exterior glass can be easily cleaned from inside your home. LX windows are available with our **Steady-Tilt™** wash feature that makes cleaning even easier. The bottom sash tilts in and holds steady — like an oven door. No balancing needed!
- **Low Maintenance** — Pella's **EnduraClad®** exteriors are beautifully durable, resist fading, chalking and corrosion to stay looking great for years to come. The wood interior may be painted or stained to match any décor. LX windows feature a wood jambliner — meaning the components are removable to make painting or staining easier.
- **Extra Tight Seal** — Pella's cam-action locks are designed to increase leverage as the window is closed to assure a superior, weather-tight seal.
- **Performance** — DP45-50 is available in all standard sizes for clad exterior units. Wood exterior units are DP40.

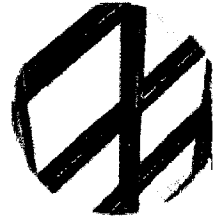
### Options

- **Screens** — full insect screen that "tilts-for-cleaning," flat half insect screen or **Vivid View®** screen.
- **Glass** — clear insulating glass; argon-filled Low-E insulating glass; high-altitude Low-E insulating glass<sup>1</sup>; laminated; gray, bronze, or green tinted; obscure; or **HurricaneShield®** impact-resistant glass.
- **Hardware Finishes** — available in **five decorator finishes**. Historical Spoon hardware is available on Architect Series Double Hung and Precision Fit® Double Hung models in Bright Brass, Satin Nickel or Oil-Rubbed Bronze<sup>2</sup>. Rocky Mountain Hardware is also available.
- **Exterior Colors** — low-maintenance **EnduraClad®** exterior is available in three **standard colors**, seven affordable **feature**

## HIGHLIGHTS



Vivid View Screen



Integral Light Technology



Rocky Mountain Hardware



Tilt-In Cleaning

Compare this Window to the Competition

available with primed-wood exteriors that are ready for painting.

- Arch Double-Hung Styles—attractive arch styles available.
- Monumental double-hung and single-hung units are available up to 5 feet wide and 10 feet high.

MATZ

### Grilles

Available Patterns<sup>2</sup>:



Traditional Pattern



9-Lite Prairie Pattern



14-Lite Prairie Pattern



Top Row Pattern



New England Pattern



Victorian Pattern

Bar Style Options:



7/8" Integral Light Technology



1-1/4" Integral Light Technology



3/4" Roomside Wood Grilles



1-1/4" Roomside Wood Grilles

<sup>1</sup>High-altitude Low-E insulating glass does not contain argon gas.



6  
over →  
1





7411 BALTIMORE AVE TAKOMA PARK, MD  
FRONT



① ⑫

7411 GAITHERMORE AVE TAKOMA PARK, MD

Existing Property Condition Photographs (duplicate as needed)



↑  
Kitchen Window  
(South Side)

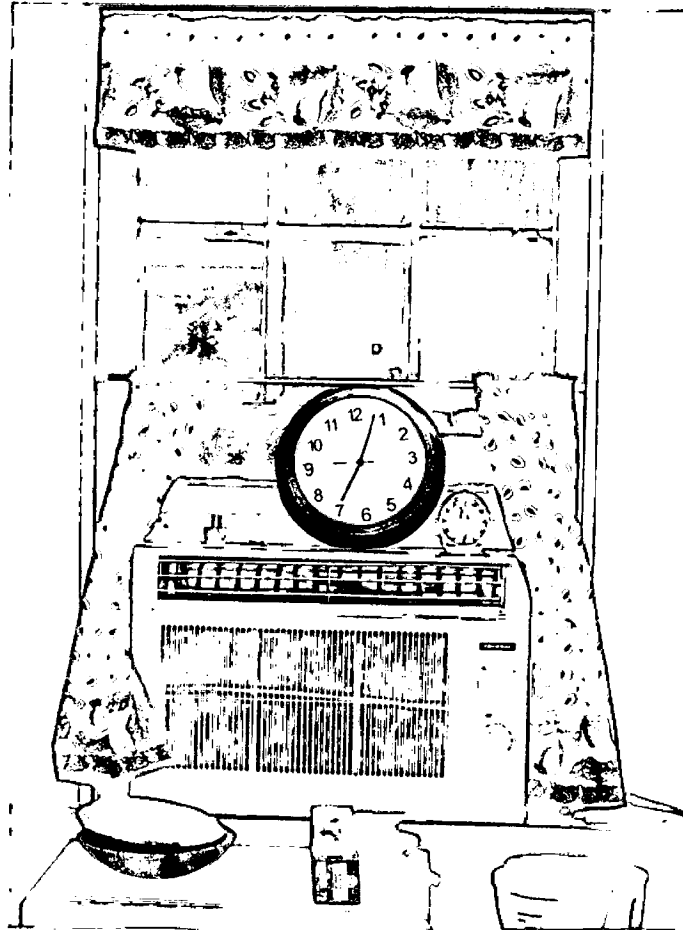
Detail: \_\_\_\_\_

Applicant: VIRGINIA WATKINS

Page: \_\_\_

813

7411 BALTIMORE AVE TAKOMA PARK MD  
EXISTING Kitchen Window from inside



Applicant - Virginia Watkins

914

7411 BALTIMORE AVE, TAKOMA PARK MD

North side first floor



This is the north side window which  
we would also like permission to  
replace - later,

Applicant - VIRGINIA WATKINS

10 15

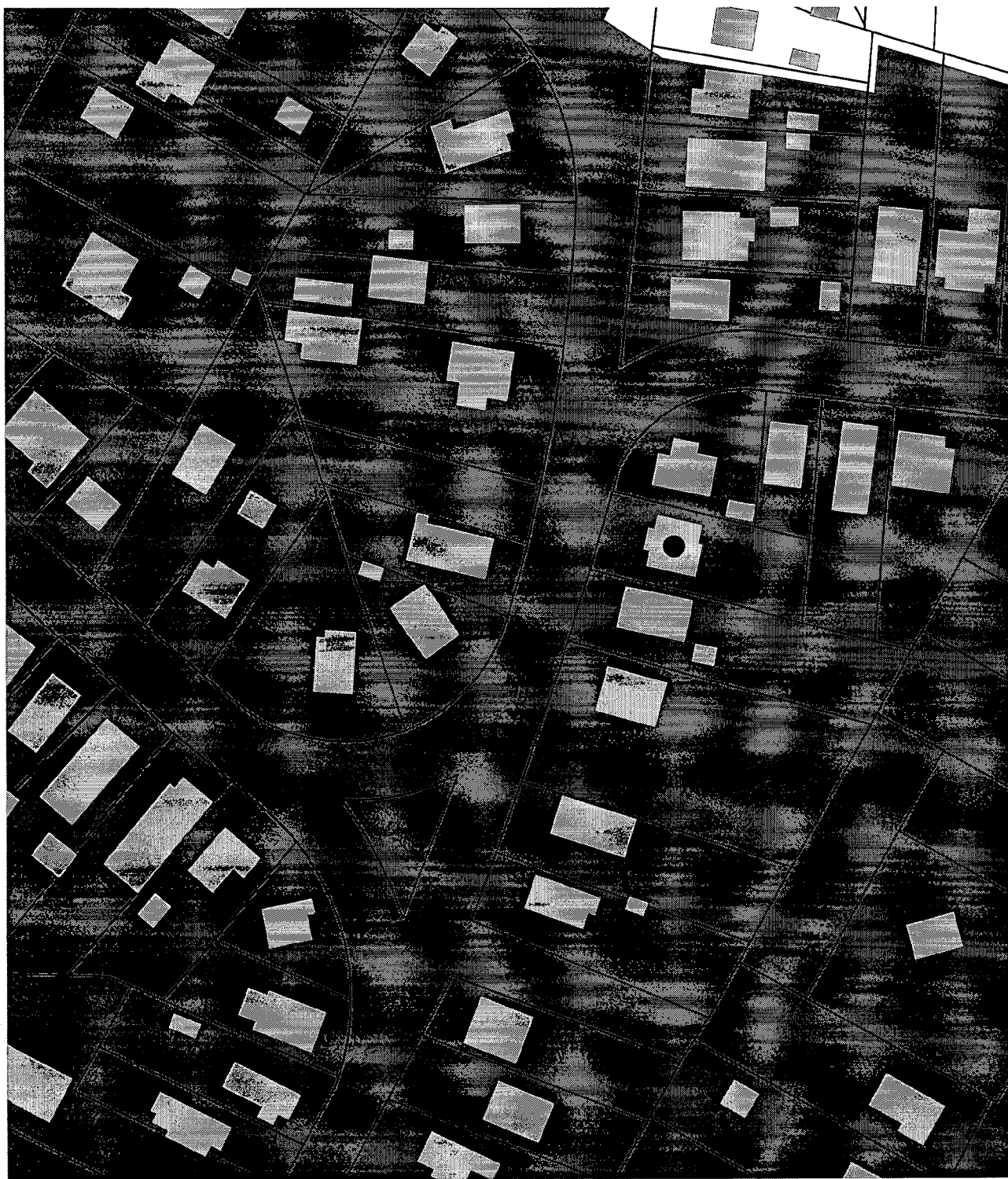
Opposing: CHRIS MADISON  
7410 BARTMORE AVE  
TRKOMA PARK, MD 20912

South Side  
STACY KATZ & ROBERT TERRELL  
7409 BARTMORE AVE  
TRKOMA PARK, MD 20912

North Side:  
FRITZ VAN LUNEN  
7413 BARTMORE AVE  
TRKOMA PARK, MD 20912

Agreement and confirming property owners:

7411 BARTMORE AVE  
TRKOMA PARK, MD 20912  
Owners' mailing address:



Notice:  
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Casual User Application



17



**FOR  
EASY  
PAYMENT  
PLAN**  
See Page 149

Honor Bilt

**MODERN HOMES**

# FIVE ROOMS — NEAT PORCH



THE folks who like a touch of individuality with good taste the Crescent bungalow makes a special appeal. The front door, side lights, and windows have been admirably selected. Seldom, indeed, do you find a more inviting front porch, hood supported by graceful columns, and entrance than we provide for this house. Our choice of two floor plans as shown.

**The Living Room** measures 20 feet 5 inches by 12 feet 5 inches in No. P13084A, and 17 feet 6 inches by 12 feet 2 inches in No. P13086A. Plenty of space for piano and furniture. The open stairway presents a useful effect, and there is a door at the top to prevent drafts from the attic.

**The Dining Room.** The large living room and the dining room are connected by means of a wide casing. Floor area of dining room, 12 feet 10 inches by 12 feet 5 inches in No. P13084A, and 12 feet by 12 feet 8 inches in No. P13086A.

**The Kitchen.** Very handy is the swinging door that connects the dining room and the kitchen. The kitchen equipped with a built-in cupboard, has space for the range, table and chair. Door leads to rear porch, stairs to grade, and basement in No. P13084A, and to entry and basement in No. P13086A.

Can be built on a lot 40 feet wide

The Crescent Home is shown in colors on the front cover

## Honor Bill

**The Crescent**  
 \$1,900.00 No. P13086A "Already Cut" and Fitted  
 2,410.00 No. P13084A "Already Cut" and Fitted

**The Bedrooms.** Either floor plan has two bedrooms with clothes closets, and a bathroom convenient to either bedroom. All bedrooms are well lighted and aired.

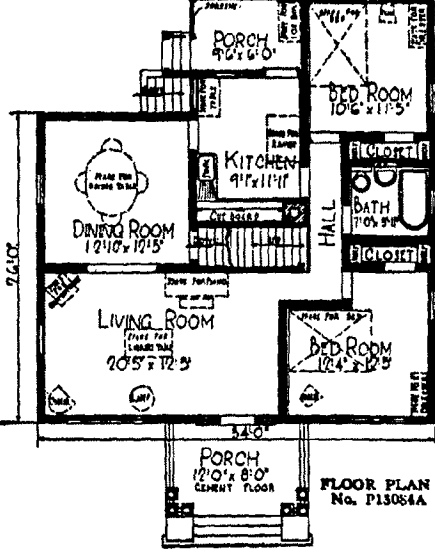
**The Basement.** Room for furnace, laundry and storage.

**Height of Ceilings.** Main floor, 9 feet from floor to ceiling. Basement, 7 feet from floor to joists.

### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

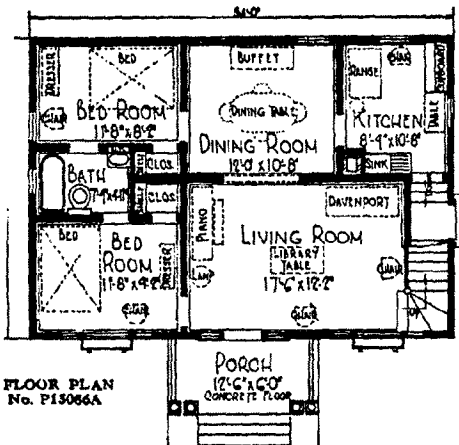
- Lumber; Lath;
  - Roofing, Oriental Slate Surfaced Shingles, 17-Year Guarantee;
  - Siding, Clear Cypress or Clear Red Cedar. Bevel; Clear Red Cedar Shingles for Gables;
  - Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
  - Flooring, Clear Maple for kitchen and bath, Clear Oak for balance of rooms;
  - Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
  - Finishing Lumber;
  - High Grade Millwork (see pages 110 and 111);
  - Interior Doors, Inverted Two-Panel Design of Douglas Fir;
  - Trim, Beautiful Grain Douglas Fir or Yellow Pine;
  - Windows, California Clear White Pine;
  - Medicine Cases;
  - Kitchen Cupboards;
  - Kerosene Trough; Down Spout;
  - 40-Lb. Building Paper; Sash Weights;
  - Stratford Design Hardware (see page 132);
  - Paint for Three Coats Outside Trim and Siding;
  - Stain for Two Brush Coats for Shingles on Gable Walls;
  - Shells and Varnish for Interior Trim and Doors;
  - Shells, Paste Filler and Floor Varnish for Oak and Maple Floors.
  - Complete Plans and Specifications.
- We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.



FLOOR PLAN No. P13084A

### OPTIONS

- Furnished with two rooms in attic, with single floor, \$225.00 extra, for No. P13086A and \$182.00 extra for No. P13084A.
  - Sheet Plaster and Plaster Finish, to take the place of wood lath, for No. P13086A, \$161.00 extra; with attic, \$214.00 extra; for No. P13084A, \$166.00 extra; with attic, \$224.00 extra. See page 109.
  - Storm Doors and Windows, for No. P13086A, \$57.00; with attic, \$68.00 extra; for No. P13084A, \$85.00; with attic, \$95.00 extra.
  - Screen doors and Windows, galvanized wire, for No. P13086A, \$34.00; with attic, \$40.00 extra; for No. P13084A, \$38.00; with attic, \$43.00 extra.
  - Oak Doors and Trim, for living room and dining room, and Oak Stairs for No. P13086A, \$123.00 extra. Oak Doors and Trim, for living room and dining room for No. P13084A, \$158.00 extra.
- For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

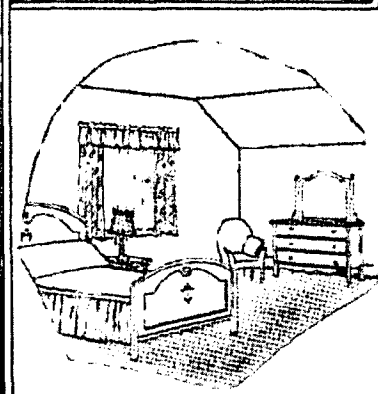
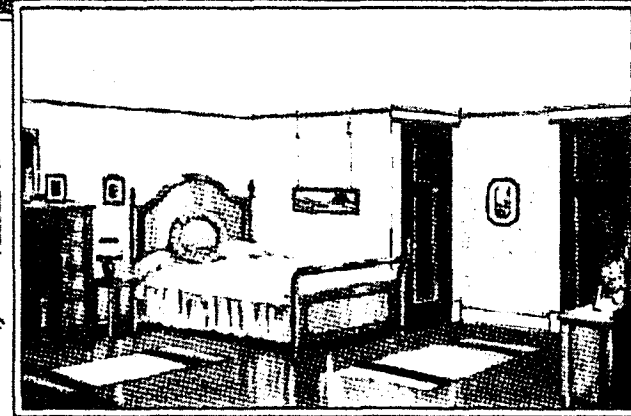
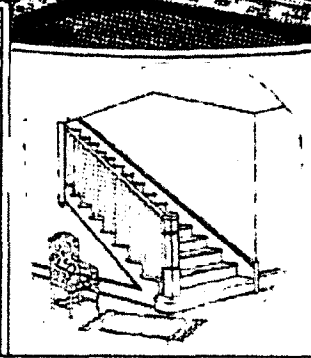
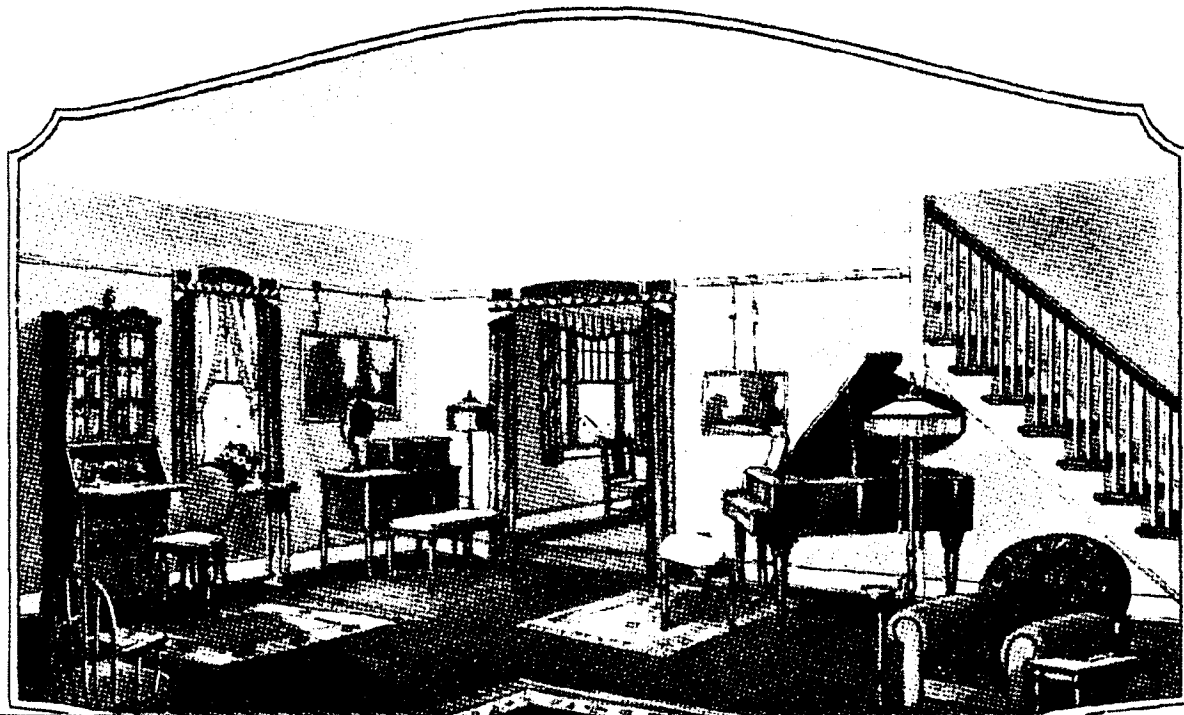


FLOOR PLAN No. P13086A

For Our Easy Payment Plan See Page 144



# The CRESCENT INTERIORS



*E*—The Pleasant Dining Room.

*ABOVE*—The Living Room looking towards the Dining Room and stairs to second floor.

*ABOVE*—The Kitchen is equipped with built-in Cupboards.

*W*—The Modern Bathroom.

*CENTER*—The Stairway to the second floor.

*BELOW*—Just a glimpse of a Bedroom in the attic. See options.

views show one of many ways to The Crescent Home.

*BELOW*—The front Bedroom has plenty of light and cross current of air.

*The materials used to build the Crescent were excellent. All materials, weighing 27 tons, were delivered by freight and trucked eight miles to the building site. About 18 years later I added two roof dormers and finished off two bedrooms in the attic and also added a half bath. The cost of the completed home was less than \$4,000. One of my sons and his family are living in the house now*

Kenneth H. Mayne, 1985  
Norwich, N.Y.



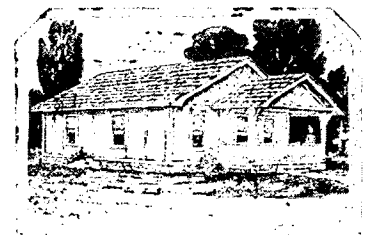
*I wish to acknowledge the receipt of the ready-made building. The house is all right in every respect and has saved us labor and money. I would recommend its use to anyone going to a new country as we did. Having the house on the train with us, we were able to have it up and move into it two days after we reached Powell. We now have as nice a little house as anyone.*

Irvin E. Cameron, 1918  
Powell, Wyo.

*The house I built according to your plan is fine, and as soon as I get the curtains up I will have a picture taken for you. Someone is here every Sunday looking at it. They call it the Sears, Roebuck house. Some that built before I did wish now they had sent to you for the material.*

William Gregg, 1913  
Abbeyville, Kans.

*The Crescent, Norwich, N.Y., seen in the early 1930s shortly after it was built. (Kenneth H. Mayne, Sears, Roebuck and Company)*



*Modern Home No. 55M118, a Simplex Sectional four-room portable house.*



OOD

# THE CRESCENT



FIVE ROOMS  
NEAT PORCH

Interior equally inviting and when you enter the living room is kitchen entry makes this home

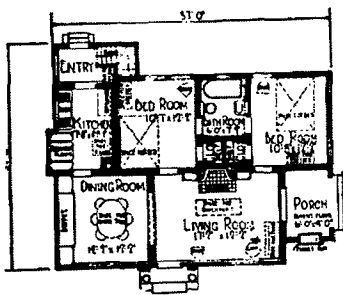
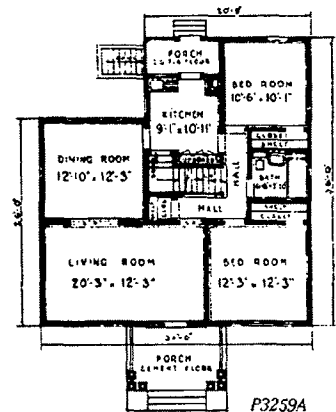
To the folks who like a touch of individuality with good taste, the Crescent bungalow makes a special appeal. The front door, sidelights and windows have been admirably selected. Seldom, indeed, do you find a more inviting front porch, its hood supported by graceful columns, and entrance than we provide for this house. Your choice of two floor plans as shown.

Details and features: Five or seven rooms and one bath. Gabled front porch with arch supported by columns; tripartite windows. Two floor plans; two-story plan has open stairs.

Years and catalog numbers: 1921 (3084, 3086); 1922 (13084, 13086); 1925 (13084, 13086); 1926 (P13086A, 13084A); 1928 (P3258A, P3259A); 1929 (P3258A, P3259A); 1932 (3258A, 3259A); 1933 (3258A, 3258B, 3259A, 3259B)

Price: \$1,351 to \$2,410

Locations: Park Ridge, Ill.; Cincinnati, Ohio; Aldan, Pa.



Living room



Dining room

