

37/03-06W 7127 Sycamore Ave  
Takoma Park Historic District, 37/03



## HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: May 11, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 418290 for basement window replacement and alterations

---

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on May 10, 2006. This application was **APPROVED**.

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

Applicant: John Frandsen and Lilica Kitanovska (Alan Abrams, Agent)

Address: 7127 Sycamore Avenue, Takoma Park (Takoma Park Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





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

DPS - #8

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

AP 418290

Contact Person: RUTH CRUMP  
Daytime Phone No.: 202-726-5894

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JON FRANDSEN & LILICA KITANOVSKA Daytime Phone No.: 301-891-3015  
Address: 7127 SYCAMORE AVE TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
Contractor: ABRAMS DESIGN BUILD Phone No.: 202-726-5894  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202-726-5894

### LOCATION OF BUILDING/PREMISE

House Number: 7127 Street: SYCAMORE AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: ETHAN ALLEN AVENUE  
Lot: 47 Block: 22 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 180,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Alan Abrams Signature of owner or authorized agent April 19 '06 Date

Approved: X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 5/10/06  
Application/Permit No.: 418290 Date Filed: 4/19/06 Date Issued: \_\_\_\_\_

## **Addendum to Historic Area Work Permit Application.**

Jon C. Frandsen and Lilica Kitanovska  
Block 22, Lot 47  
7127 Sycamore Avenue  
Takoma Park, MD 20912

### **Site and Context**

The subject house, a contributing resource in Takoma Park, is a much modified, two story four-square craftsman era frame house with a basement, with a hip roof bay on the left side of the house, and a shed roof over an existing two story wing across the rear of the house. The basement walls are stucco clad terra cotta block and the main body of the house has been clad in aluminum siding.

At some time in the past, the house was converted into apartments. A “bump out” was added to right side of enclosed screen porch which lines up with the right side wall of house. The windows were altered as well, with replacement vinyl windows set in the original frames, noticeably reducing the glass area. The front door was moved to the original front window location, and replaced with a small transom-like window. The rear portion of the second floor (under a shed roof), now made into two small rooms, may originally have been a sleeping porch. These changes took place prior to the current owners’ purchase in 1999. Since the owners have occupied the house, they have renovated and modified the rear portion of the first floor, and added a deck and related amenities.

The house is sited on an irregular lot, tapering toward the rear. The main floor is elevated approximately 15’ above the street.

The house is surrounded by a variety of house styles, though four squares predominate. Tax records date the construction of the house to approximately 1918.

### **Proposal and Impact**

The proposed work is primarily to the interior, and involves finishing the front half of the basement to create habitable space and renovations to the rear portion of the second floor. The front portion of the basement will be divided into two rooms of about equal size. As well a hallway will be created to act as a transition between the stairs, the two rooms, and an existing bath. The existing full bath will be completely renovated. The windows currently in the front portion of the basement will be replaced with casement windows. At present, they are double hung with slider storm windows. The casement windows will be more in keeping with the style of the house, with a larger width than height, similar to the awning windows often found in basements of this style house. As well, they will be large enough to provide emergency egress for the two newly created rooms.

On the second floor, the current layout will be reconfigured to create a master suite. The only change in the exterior of the second floor will be the removal of the small vinyl

window on the rear elevation of the house, to be replaced by three double hung windows. Other than the changes to the basement windows mentioned above, the side elevations will be left unchanged.

We submit that the proposed changes will have no negative impact on the neighborhood and in fact will be more appropriate to the four square style of the house. While the new basement windows may be visible from the street (especially on the driveway side), they are similar to what would be expected for this style house and this fact, coupled with their location, so close to the ground, will make them stand out less. The changes in the back of the house, involving the use of double hung windows, will not be visible at all from the street. There will be no changes in materials.

### **Adjoining and Confronting Property Owners**

Robert C. Turner et al Tr  
Block 19, Pt. Lot 37  
10224 Leslie Street  
Silver Spring, MD 20902-4856  
(Takoma Park/Silver Spring Food  
Cooperative  
201 Ethan Allen Avenue  
Takoma Park, MD 20912

Sami and Linah H. Albanna  
Block 22, Pt. Lot 48  
211 Ethan Allen Avenue  
Takoma Park, MD 20912

Jennifer Sisane and V. Armando L.  
Lechuga  
Block 22, Pt. Lot 3  
213 Ethan Allen Avenue  
Takoma Park, MD 20912

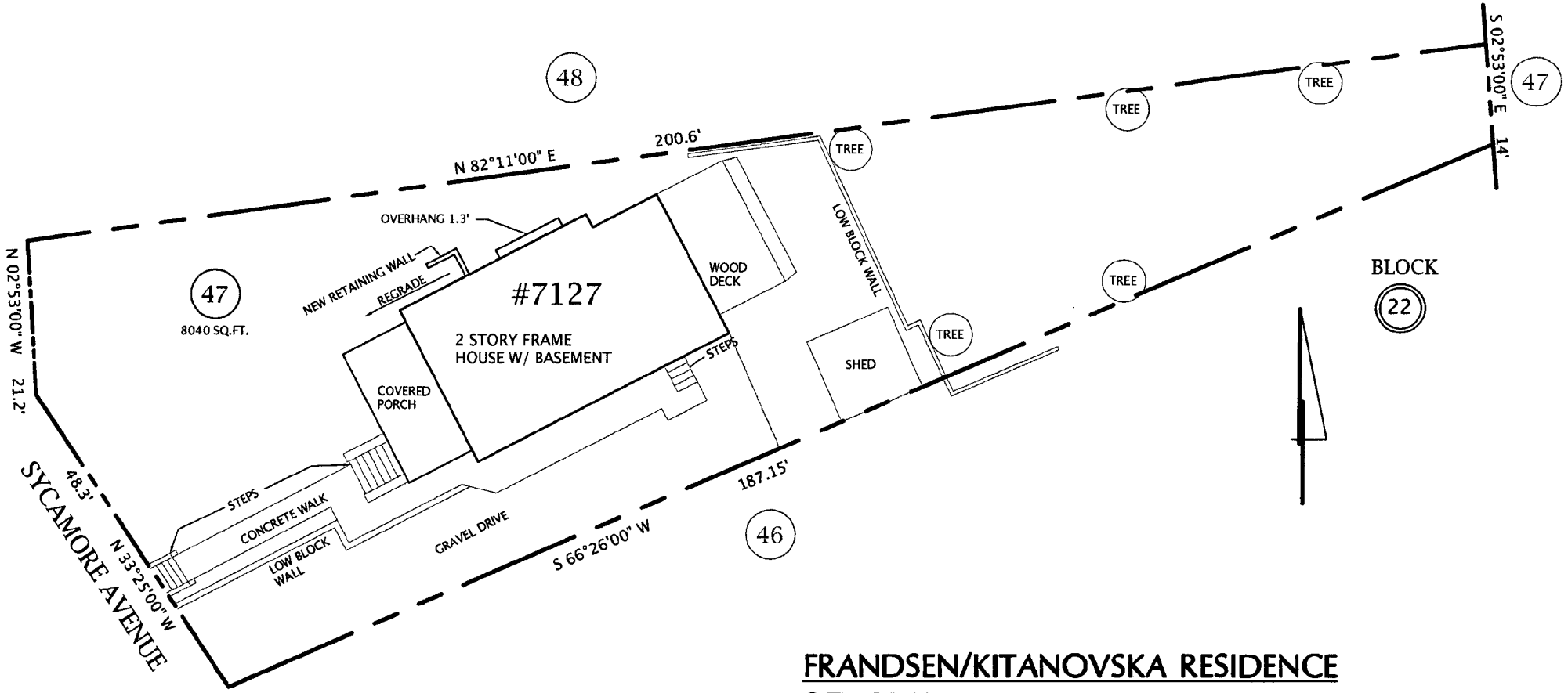
Charles J. and G. B. Hayes  
Block 22, Lot 51  
215 Ethan Allen Avenue  
Takoma Park, MD 20912

Steven Rosenthal and Eileen Kirlin  
Block 21, Lot 5  
7124 Sycamore Avenue  
Takoma Park, MD 20912

Frederick J. and C.A. Ruf  
Block 22, Lot 46  
7125 Sycamore Avenue  
Takoma Park, MD 20912

Daniel M. Treadwell  
Block 21, Pt. Lot 4  
7126 Sycamore Avenue  
Takoma Park, MD 20912

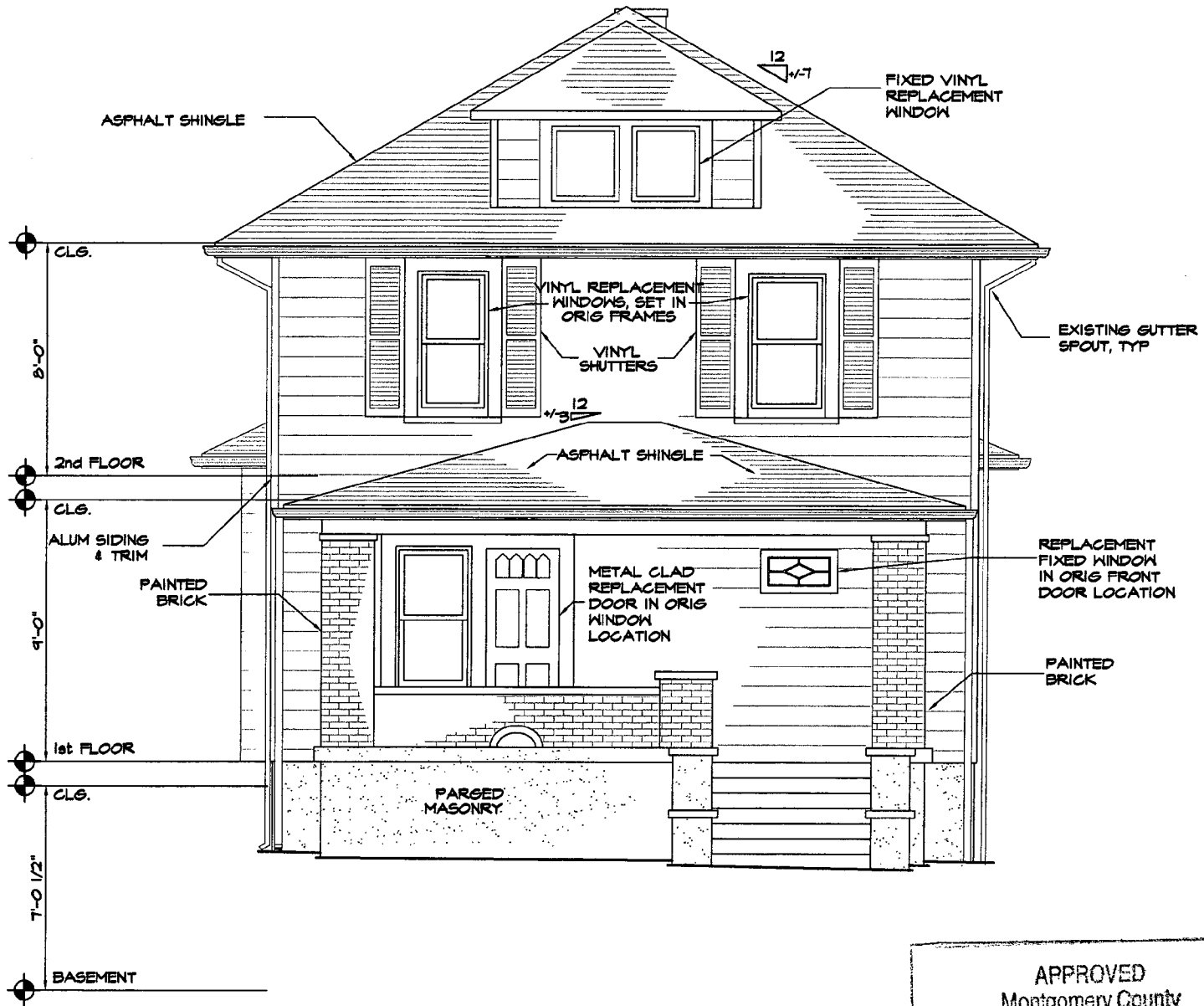
Bodil P. Meleney  
Block 22, Pt. Lot 48  
7129 Sycamore Avenue  
Takoma Park, MD 20912



**FRANSEN/KITANOVSKA RESIDENCE**  
**SITE PLAN**  
 SCALE: 1" = 20'

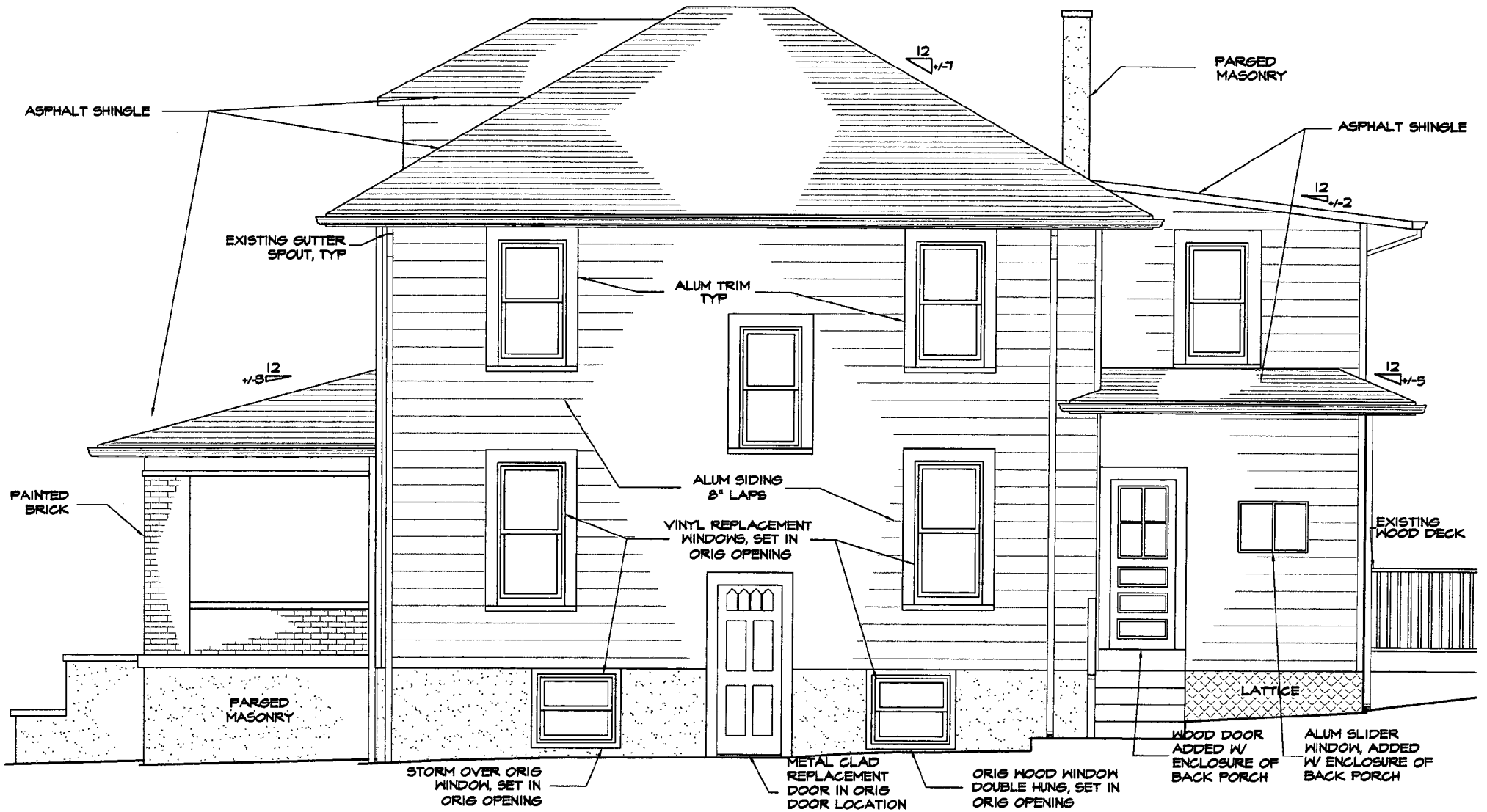
INFORMATION BASED ON LOT LOCATION SURVEY BY  
 LANDTECH ASSOCIATES, INC., 1999

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle O'Leary*  
 5/11/06



**FRANSEN/KITANOVSKA RESIDENCE**  
**FRONT ELEVATION**  
 SCALE 3/16" = 1'-0"

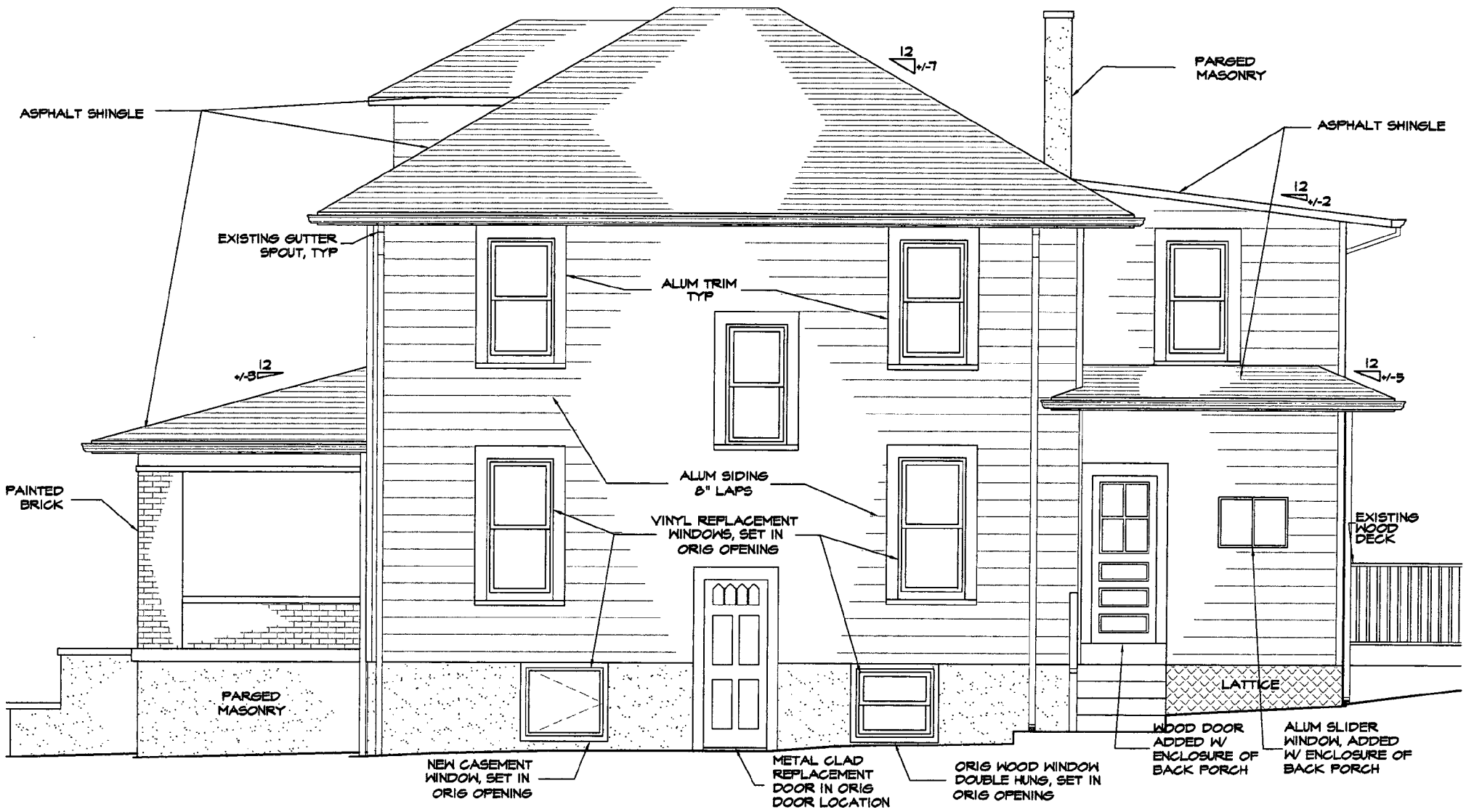
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle Clarke*  
 5/11/06



**FRANDSEN/KITANOVSKA RESIDENCE**  
**RIGHT ELEVATION - CURRENT**  
 SCALE 3/16" = 1'-0"

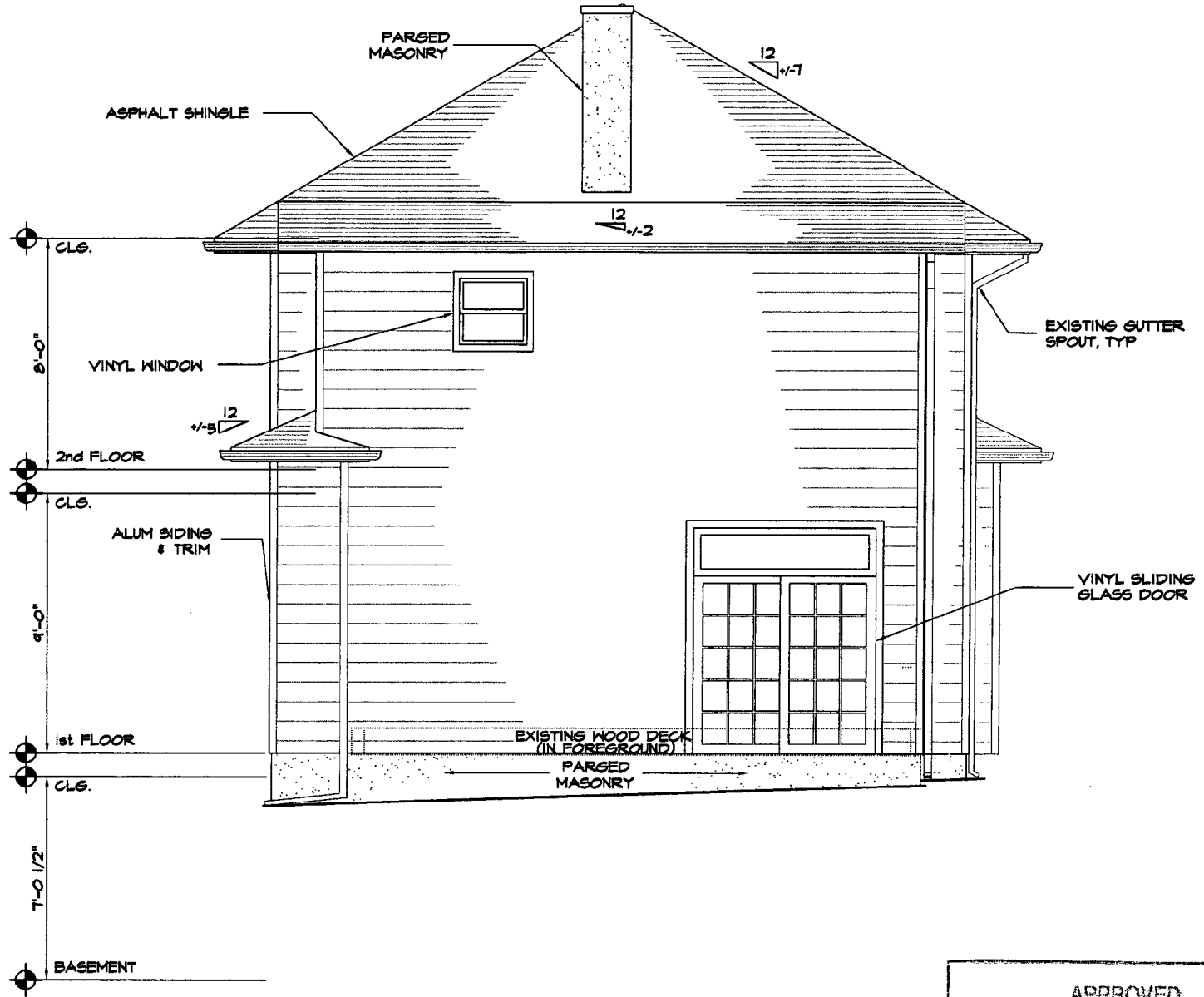
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Nichelle Day*  
*5/1/06*





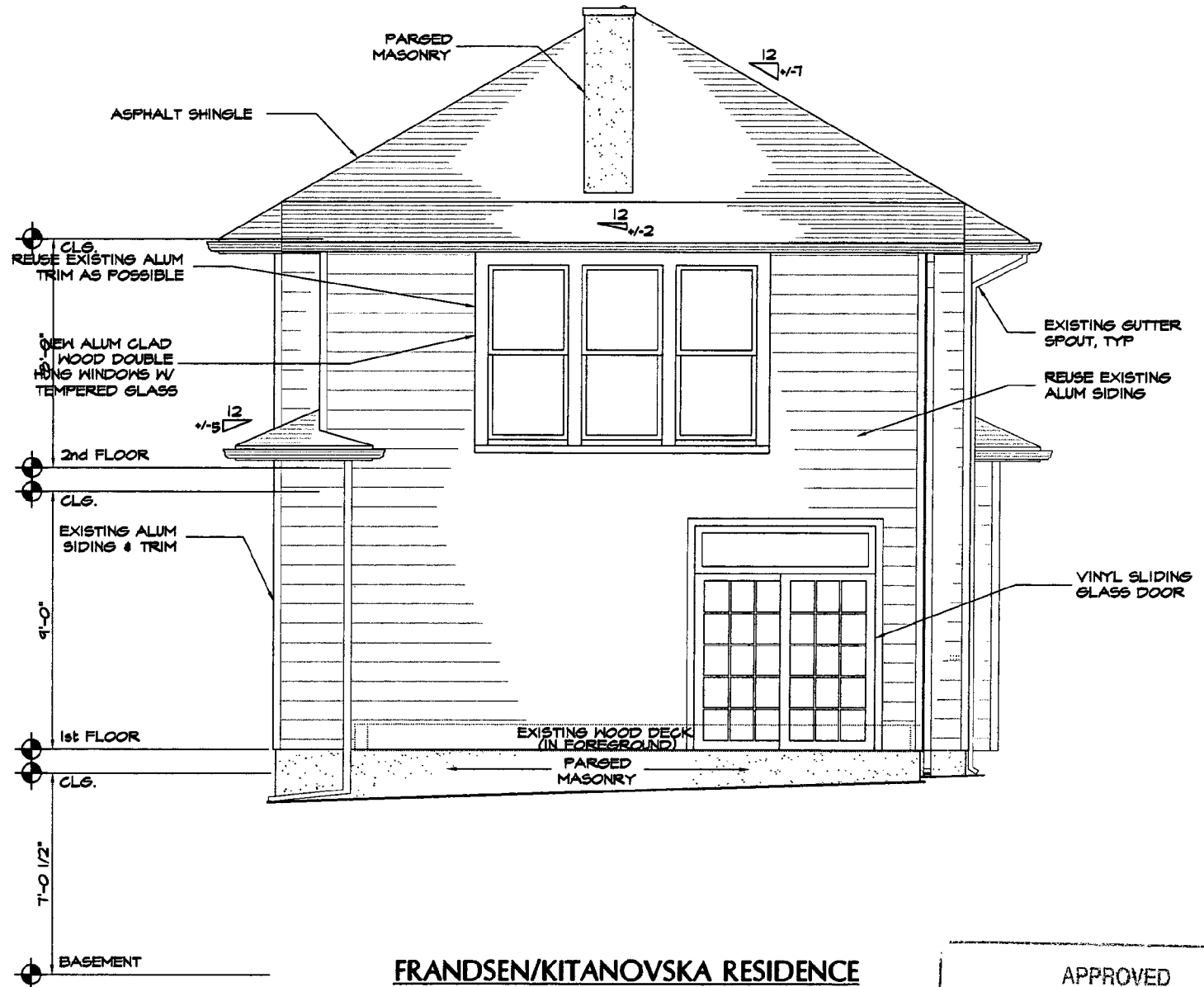
**FRANSEN/KITANOVSKA RESIDENCE**  
**RIGHT ELEVATION - PROPOSED**  
 SCALE 3/16" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle Day*  
 5/11/06



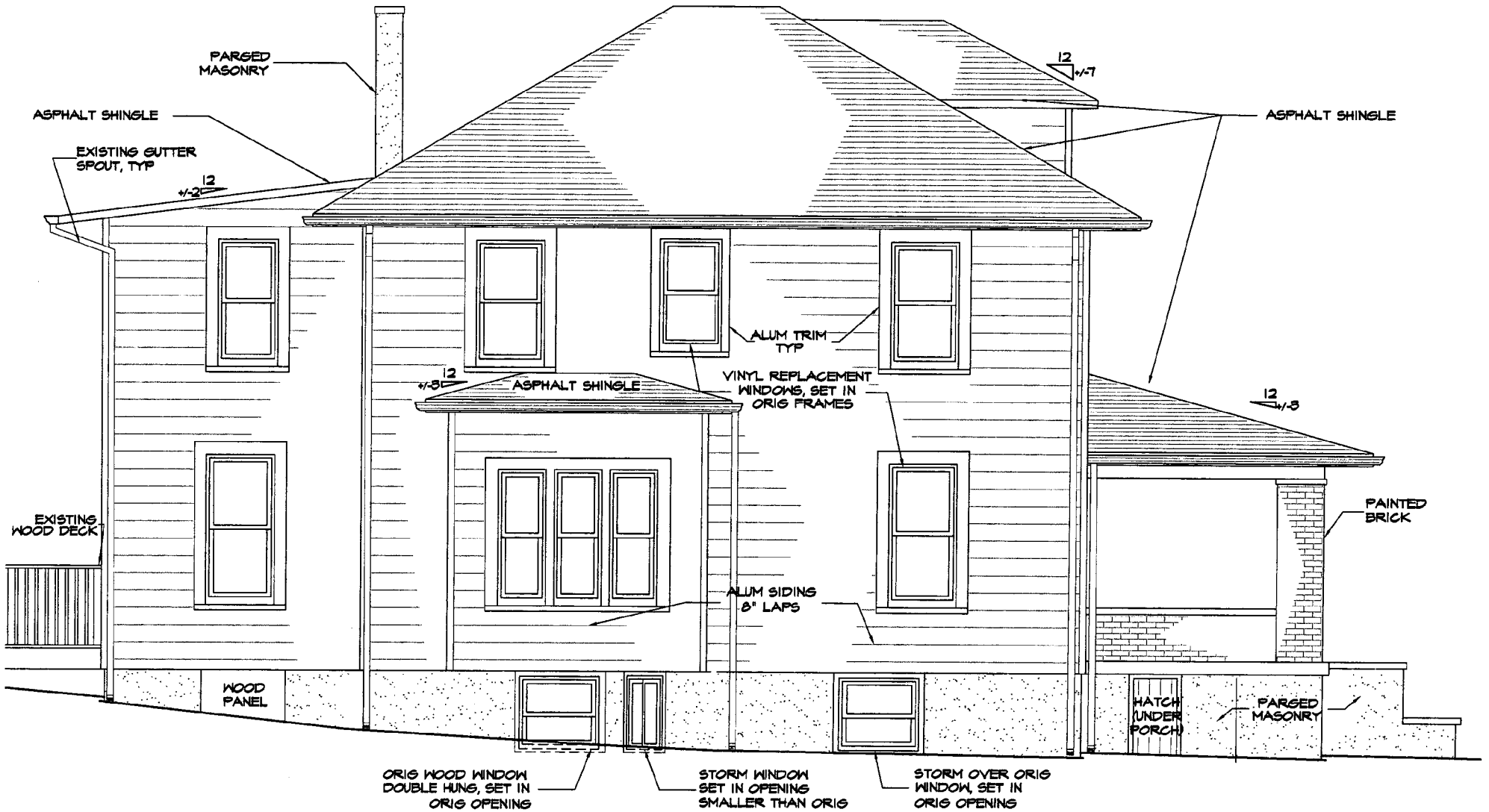
**FRANSEN/KITANOVSKA RESIDENCE**  
**REAR ELEVATION - CURRENT**  
 SCALE 3/16" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle C...*  
 5/11/06



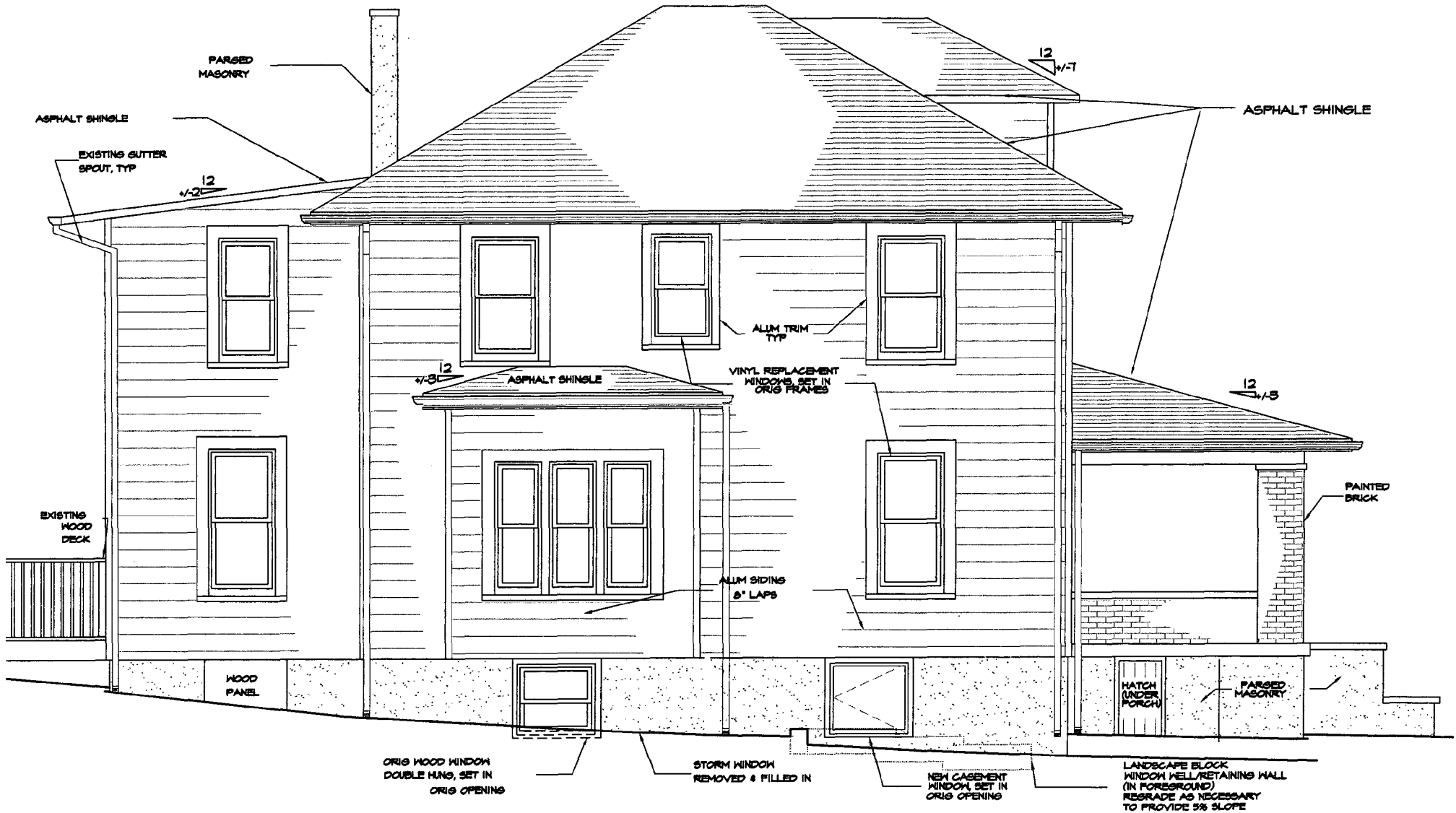
**FRANSEN/KITANOVSKA RESIDENCE**  
**REAR ELEVATION - PROPOSED**  
 SCALE 3/16" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michele Davis*  
 5/11/06



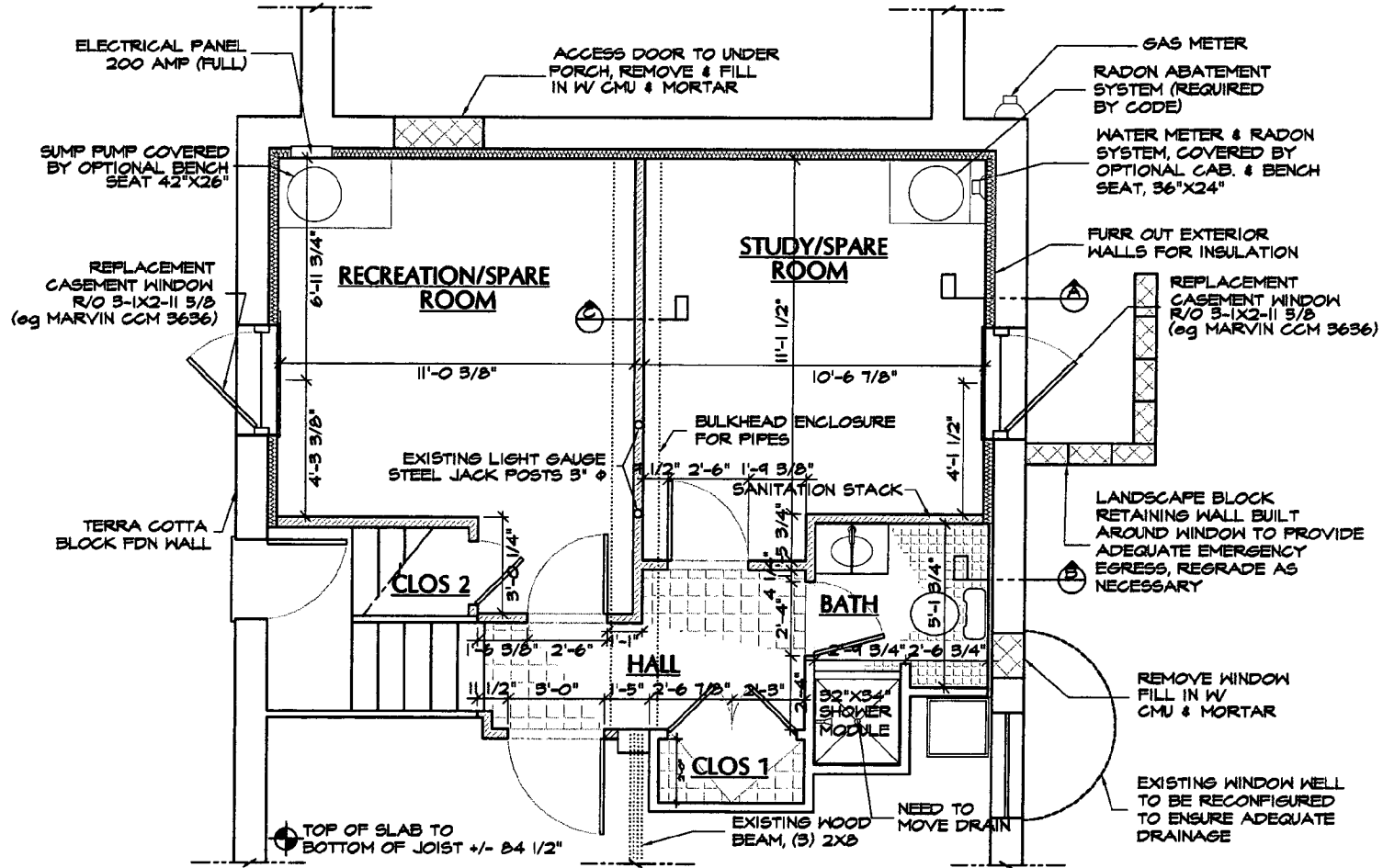
**FRANSEN/KITANOVSKA RESIDENCE**  
**LEFT ELEVATION - CURRENT**  
 SCALE 3/16" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle Cary*  
 5/11/06



**FRANSEN/KITANOVSKA RESIDENCE**  
**LEFT ELEVATION - PROPOSED**  
 SCALE 3/16" = 1'-0"

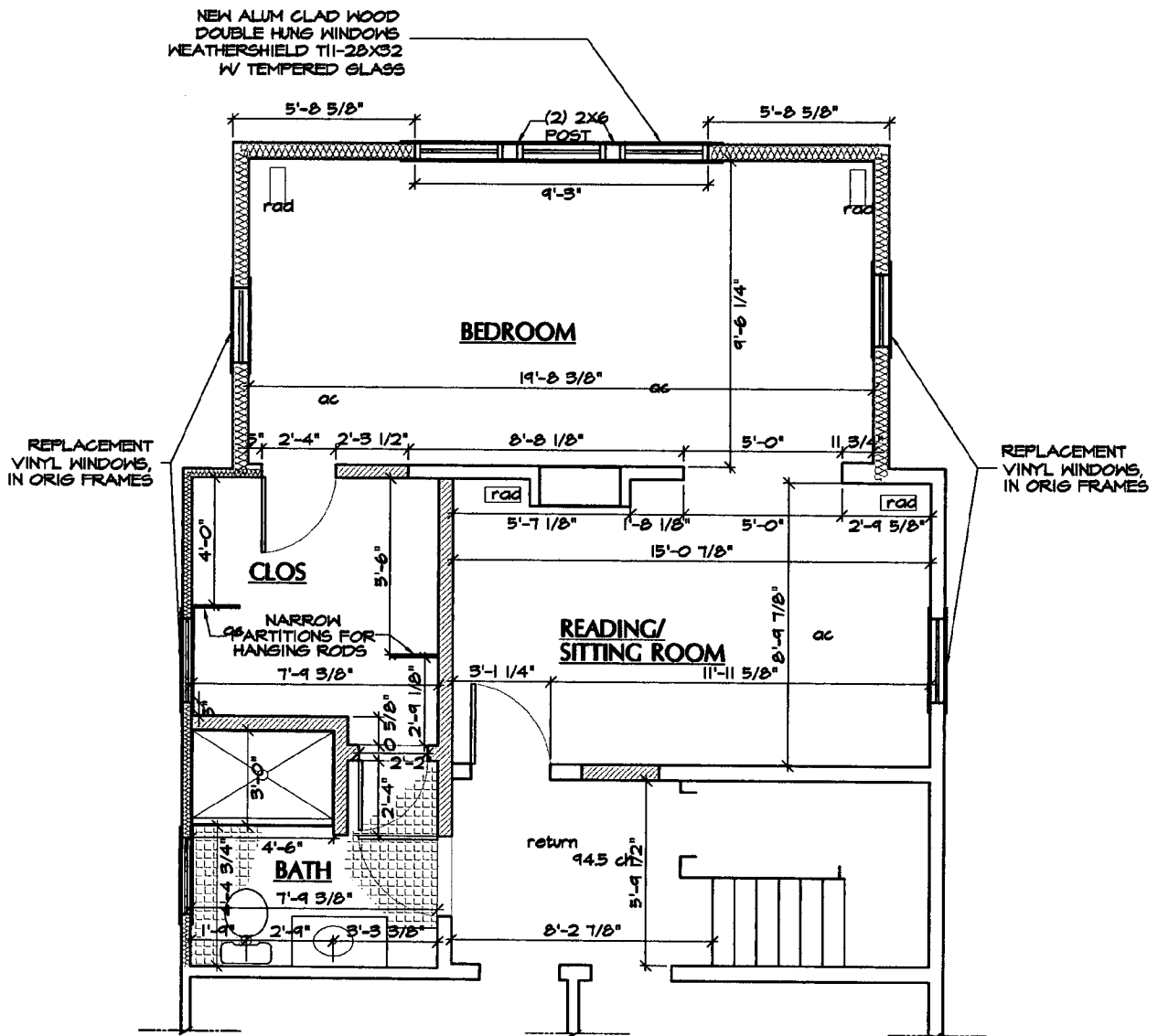
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle Davis*  
 5/14/06



**FRANSDEN/KITANOVSKA RESIDENCE**  
**BASEMENT PLAN VIEW**  
 SCALE 3/16" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Michelle [Signature]*

*5/10/09*



**FRANSEN SECOND STORY RENOVATIONS**  
SCALE 3/16" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Michelle Adams*  
5/11/06

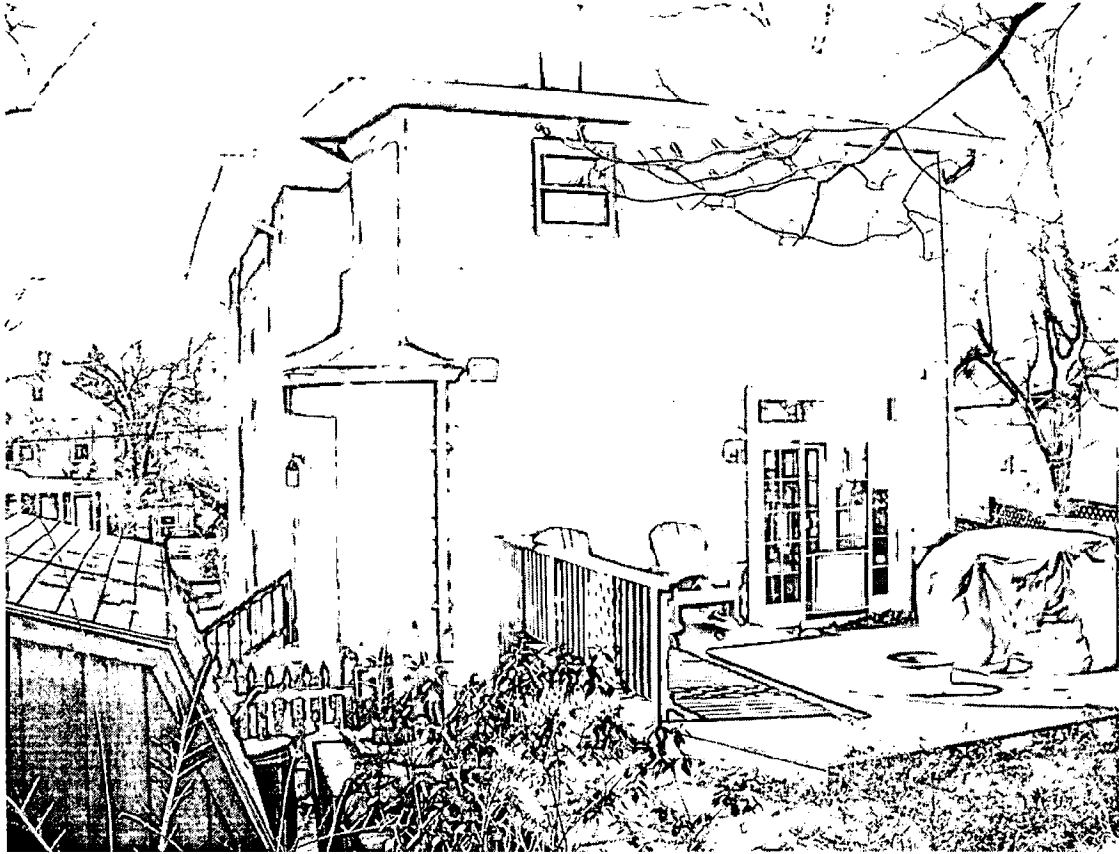


7127 Sycamore  
Existing Front Elevation





7127 Sycamore Avenue  
Existing Right Elevation



7127 Sycamore Avenue  
Existing Rear Elevation



7127 Sycamore Avenue  
Existing Left Elevation

II-N

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 7127 Sycamore Avenue, Takoma Park      **Meeting Date:** 05/10/06  
**Resource:** Contributing Resource      **Report Date:** 05/03/06  
                  **Takoma Park Historic District**  
**Review:** HAWP      **Public Notice:** 04/26/06  
**Case Number:** 37/03-06W      **Tax Credit:** None  
**Applicant:** ~~Michael Uhlman and Judy Beach-Uhlman~~      **Staff:** Michele Oaks  
                  (Ross Wells, Agent)  
**PROPOSAL:** Alterations  
**RECOMMEND:** Approve

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Craftsman/Four Square  
**DATE:** c1920s

The house located at 7127 Sycamore Avenue is a contributing resource within the Takoma Park Historic District. The building is a frame, Craftsman four-square dwelling. The foundation walls are stucco clad terra cotta block and the main house has been covered with aluminum siding.

As mentioned in the applicant's site description, some time in the past, the house was converted into apartments. A "bump out" was added to the right side of the enclosed screen porch which lines up the right side wall of the house. The windows were altered as well, with replacement vinyl window sashes set in the original frames, which noticeably reduce the glass area. The front door was moved to the original front window location, and replaced with a small transom-like window. The rear portion of the second floor (under a shed roof), now made into two small rooms, may originally have been a sleeping porch. These changes took place prior to the designation of the historic district, 1992.

**PROPOSAL:**

The applicant is proposing to:

1. Replace the front basement windows on left and right elevations (double-hung with slider storms) with wood, aluminum clad, casement windows.
2. Remove existing storm window on left elevation and fill-in opening.
3. Replace the small vinyl window at on the second floor of the rear elevation with three, wood, aluminum clad, double-hung windows.

①

## STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- Minor alterations to areas that do not directly front on a public right-of-way, such as vents, metal stovepipes, air conditioners, fences, skylights, etc, should be allowed as a matter of course.
- Original size and shape of window and door openings should be maintained where feasible

The proposed alterations are sympathetic to the architectural style of the historic resource and will be located at the rear- not visible from the public right-of-way or in the basement level, which is considered a secondary part of the façade. Staff feels that this proposal meets the criteria outlined in the *Takoma Park Guidelines*.

## STAFF RECOMMENDATION

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

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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

and with the Takoma Park District Guidelines adopted in August, 1992.

with the general condition applicable to all Historic Area Work Permits that the applicant shall present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits, if applicable.

with the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approved plans are made prior to the implementation of such changes to the project.



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

DPS - #8

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

AP 418290

Contact Person: RUTH CRUMP  
Daytime Phone No.: 202-726-5894

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JON FRANDSEN & LILICA RITANOVSKA Daytime Phone No.: 301-891-3015  
Address: 7127 SYCAMORE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: ABRAMS DESIGN BUILD Phone No.: 202-726-5894  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202-726-5894

**LOCATION OF BUILDING/PREMISE**

House Number: 7127 Street: SYCAMORE AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: ETHAN ALLEN AVENUE  
Lot: 47 Block: 22 Subdivision: 25  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 180,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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

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

Alan Abrams Signature of owner or authorized agent April 19 '06 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 418290 Date Filed: 4/19/06 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

(3)

## **Addendum to Historic Area Work Permit Application.**

Jon C. Frandsen and Lilica Kitanovska  
Block 22, Lot 47  
7127 Sycamore Avenue  
Takoma Park, MD 20912

### **Site and Context**

The subject house, a contributing resource in Takoma Park, is a much modified, two story four-square craftsman era frame house with a basement, with a hip roof bay on the left side of the house, and a shed roof over an existing two story wing across the rear of the house. The basement walls are stucco clad terra cotta block and the main body of the house has been clad in aluminum siding.

At some time in the past, the house was converted into apartments. A "bump out" was added to right side of enclosed screen porch which lines up with the right side wall of house. The windows were altered as well, with replacement vinyl windows set in the original frames, noticeably reducing the glass area. The front door was moved to the original front window location, and replaced with a small transom-like window. The rear portion of the second floor (under a shed roof), now made into two small rooms, may originally have been a sleeping porch. These changes took place prior to the current owners' purchase in 1999. Since the owners have occupied the house, they have renovated and modified the rear portion of the first floor, and added a deck and related amenities.

The house is sited on an irregular lot, tapering toward the rear. The main floor is elevated approximately 15' above the street.

The house is surrounded by a variety of house styles, though four squares predominate. Tax records date the construction of the house to approximately 1918.

### **Proposal and Impact**

The proposed work is primarily to the interior, and involves finishing the front half of the basement to create habitable space and renovations to the rear portion of the second floor. The front portion of the basement will be divided into two rooms of about equal size. As well a hallway will be created to act as a transition between the stairs, the two rooms, and an existing bath. The existing full bath will be completely renovated. The windows currently in the front portion of the basement will be replaced with casement windows. At present, they are double hung with slider storm windows. The casement windows will be more in keeping with the style of the house, with a larger width than height, similar to the awning windows often found in basements of this style house. As well, they will be large enough to provide emergency egress for the two newly created rooms.

On the second floor, the current layout will be reconfigured to create a master suite. The only change in the exterior of the second floor will be the removal of the small vinyl

window on the rear elevation of the house, to be replaced by three double hung windows. Other than the changes to the basement windows mentioned above, the side elevations will be left unchanged.

We submit that the proposed changes will have no negative impact on the neighborhood and in fact will be more appropriate to the four square style of the house. While the new basement windows may be visible from the street (especially on the driveway side), they are similar to what would be expected for this style house and this fact, coupled with their location, so close to the ground, will make them stand out less. The changes in the back of the house, involving the use of double hung windows, will not be visible at all from the street. There will be no changes in materials.

### **Adjoining and Confronting Property Owners**

Robert C. Turner et al Tr  
Block 19, Pt. Lot 37  
10224 Leslie Street  
Silver Spring, MD 20902-4856  
(Takoma Park/Silver Spring Food  
Cooperative  
201 Ethan Allen Avenue  
Takoma Park, MD 20912

Sami and Linah H. Albanna  
Block 22, Pt. Lot 48  
211 Ethan Allen Avenue  
Takoma Park, MD 20912

Jennifer Sisane and V. Armando L.  
Lechuga  
Block 22, Pt. Lot 3  
213 Ethan Allen Avenue  
Takoma Park, MD 20912

Charles J. and G. B. Hayes  
Block 22, Lot 51  
215 Ethan Allen Avenue  
Takoma Park, MD 20912

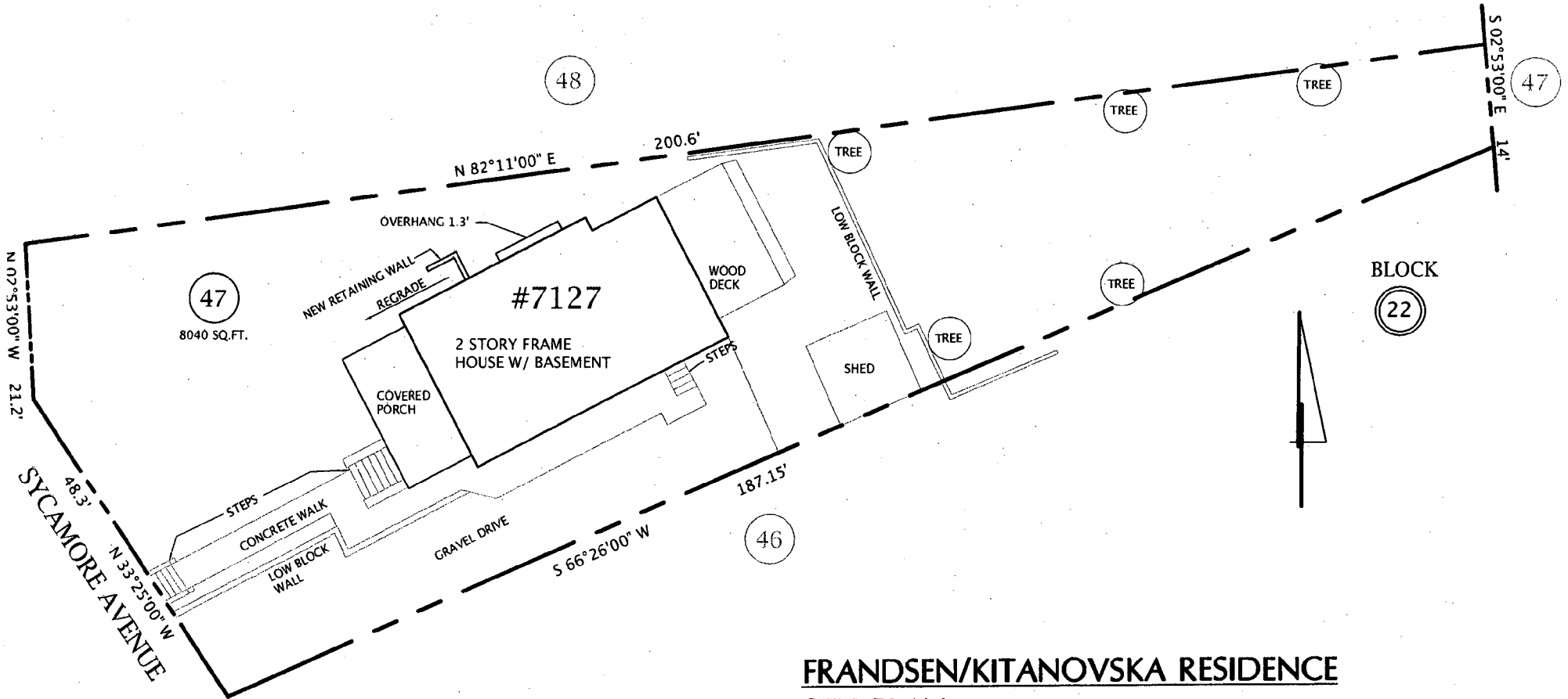
Steven Rosenthal and Eileen Kirlin  
Block 21, Lot 5  
7124 Sycamore Avenue  
Takoma Park, MD 20912

Frederick J. and C.A. Ruf  
Block 22, Lot 46  
7125 Sycamore Avenue  
Takoma Park, MD 20912

Daniel M. Treadwell  
Block 21, Pt. Lot 4  
7126 Sycamore Avenue  
Takoma Park, MD 20912

Bodil P. Meleney  
Block 22, Pt. Lot 48  
7129 Sycamore Avenue  
Takoma Park, MD 20912

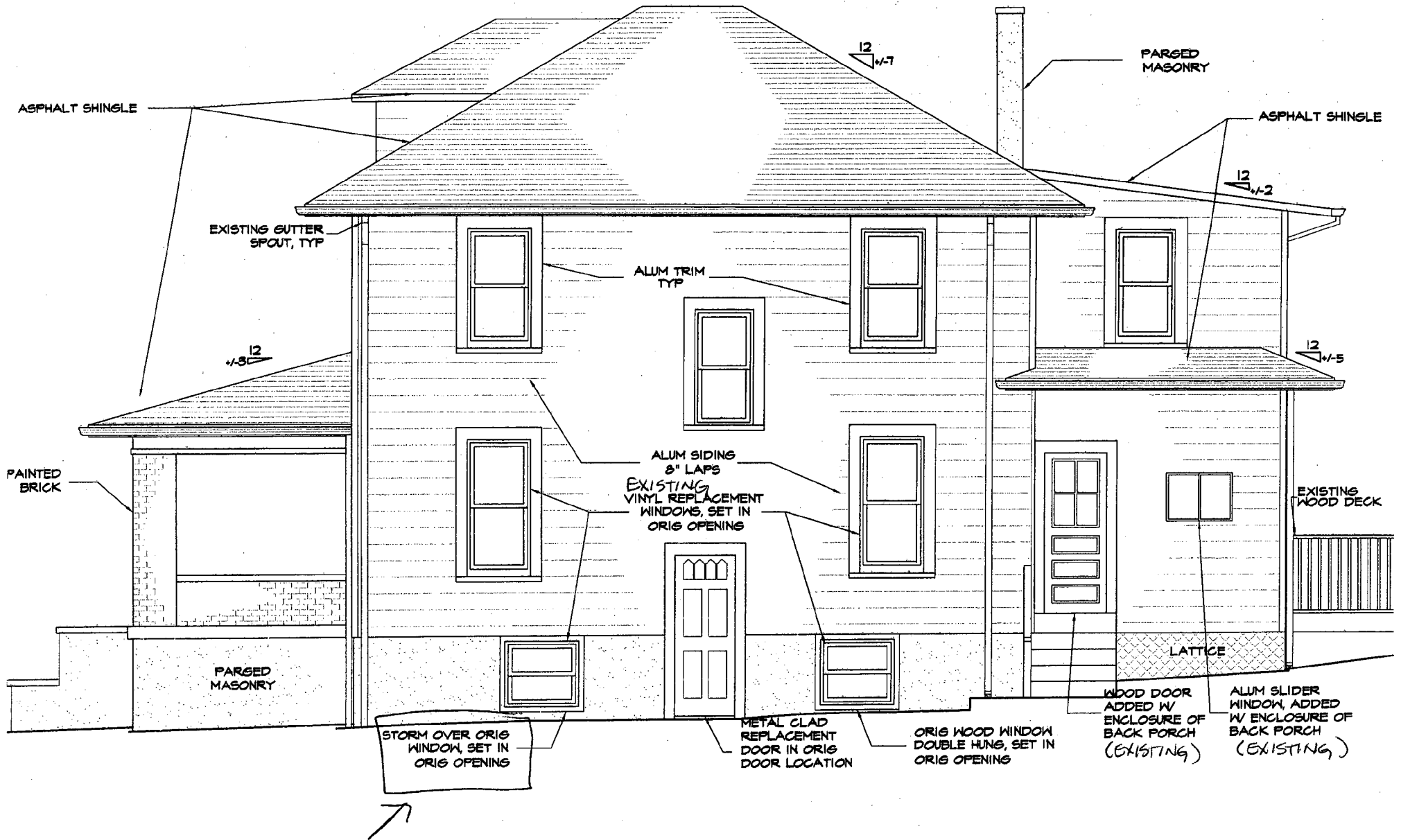




**FRANSEN/KITANOVSKA RESIDENCE**  
**SITE PLAN**  
 SCALE: 1" = 20'

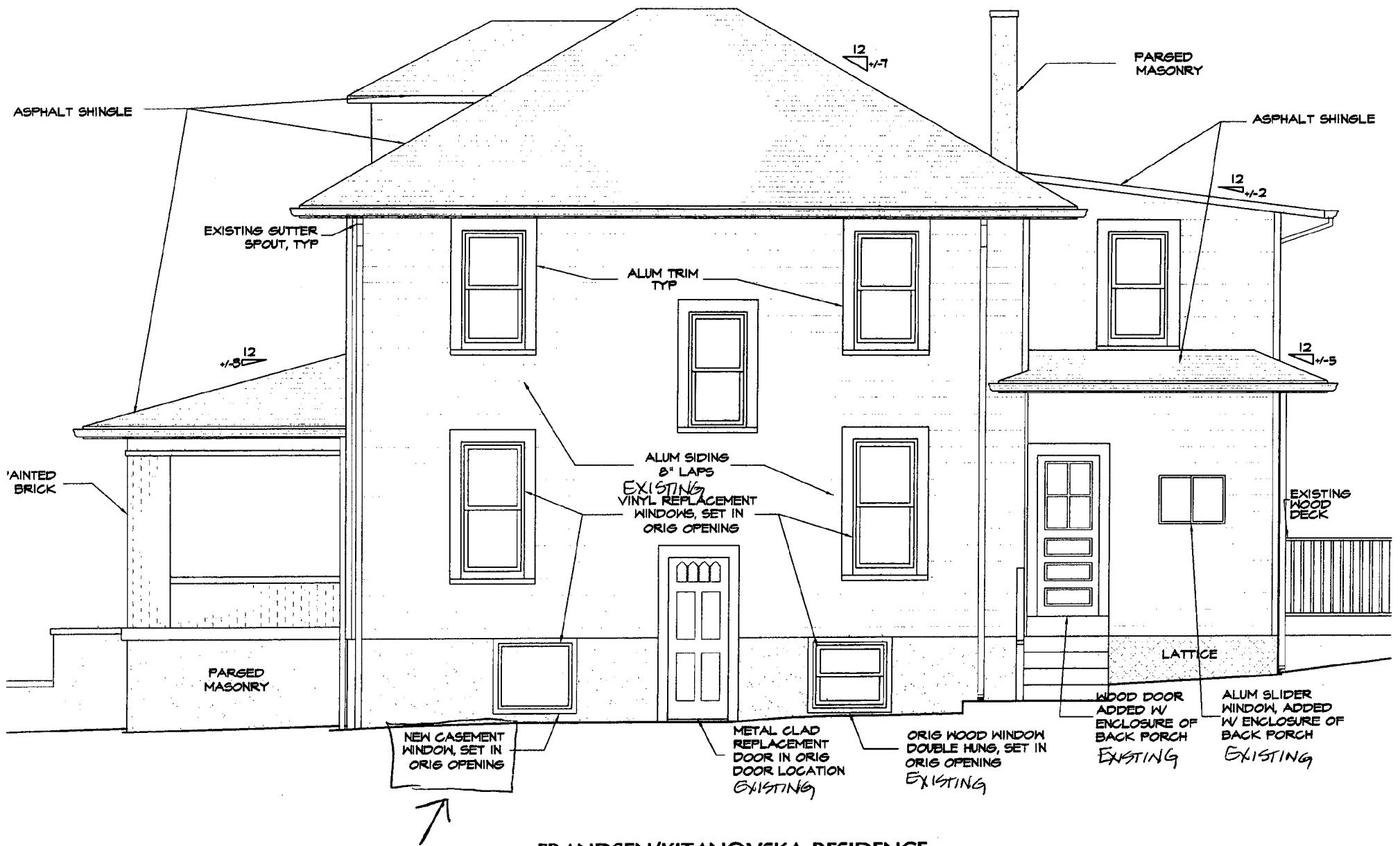
INFORMATION BASED ON LOT LOCATION SURVEY BY  
 LANDTECH ASSOCIATES, INC., 1999

6



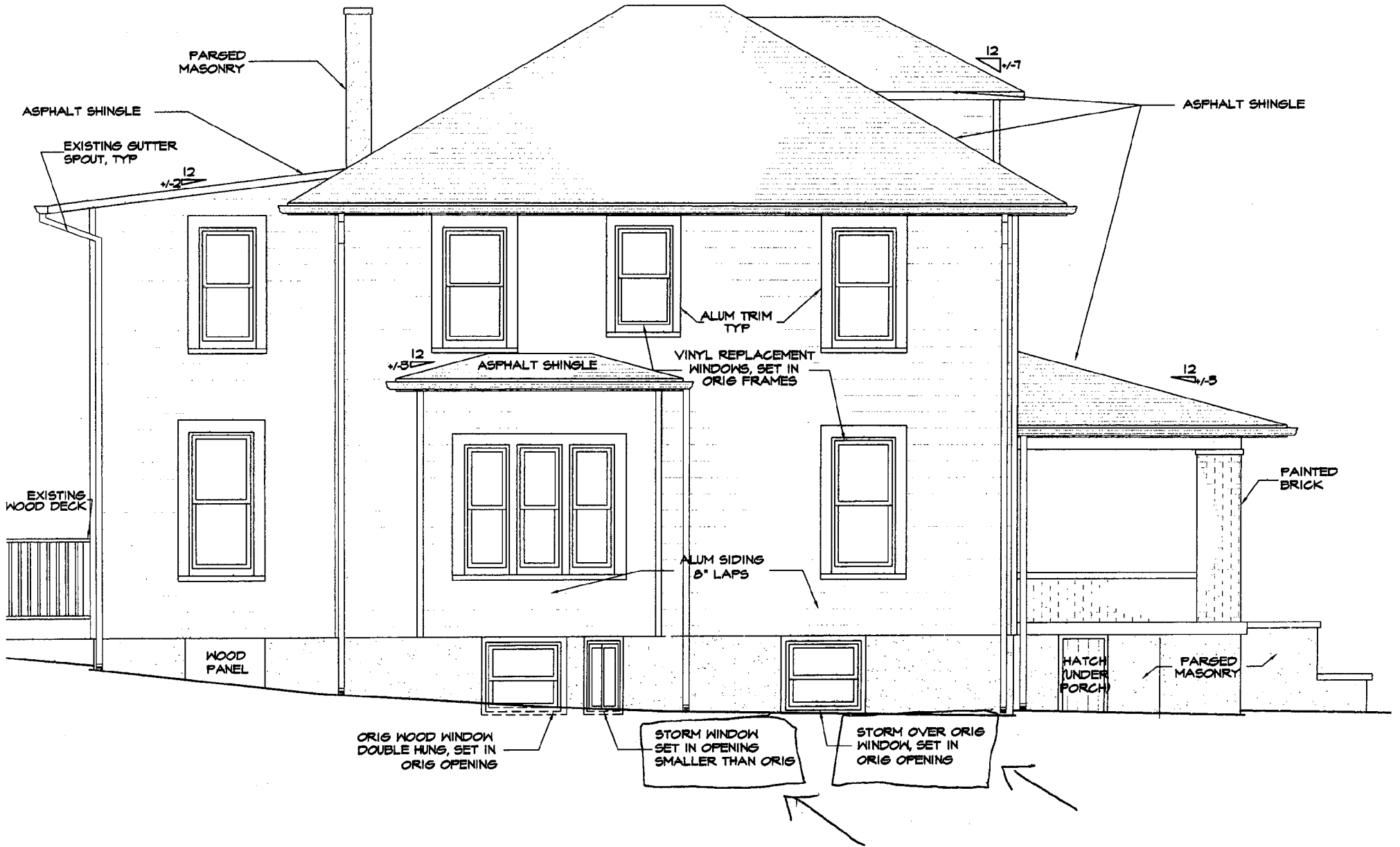
**FRANSEN/KITANOVSKA RESIDENCE**  
**RIGHT ELEVATION - CURRENT**  
 SCALE 3/16" = 1'-0"

7



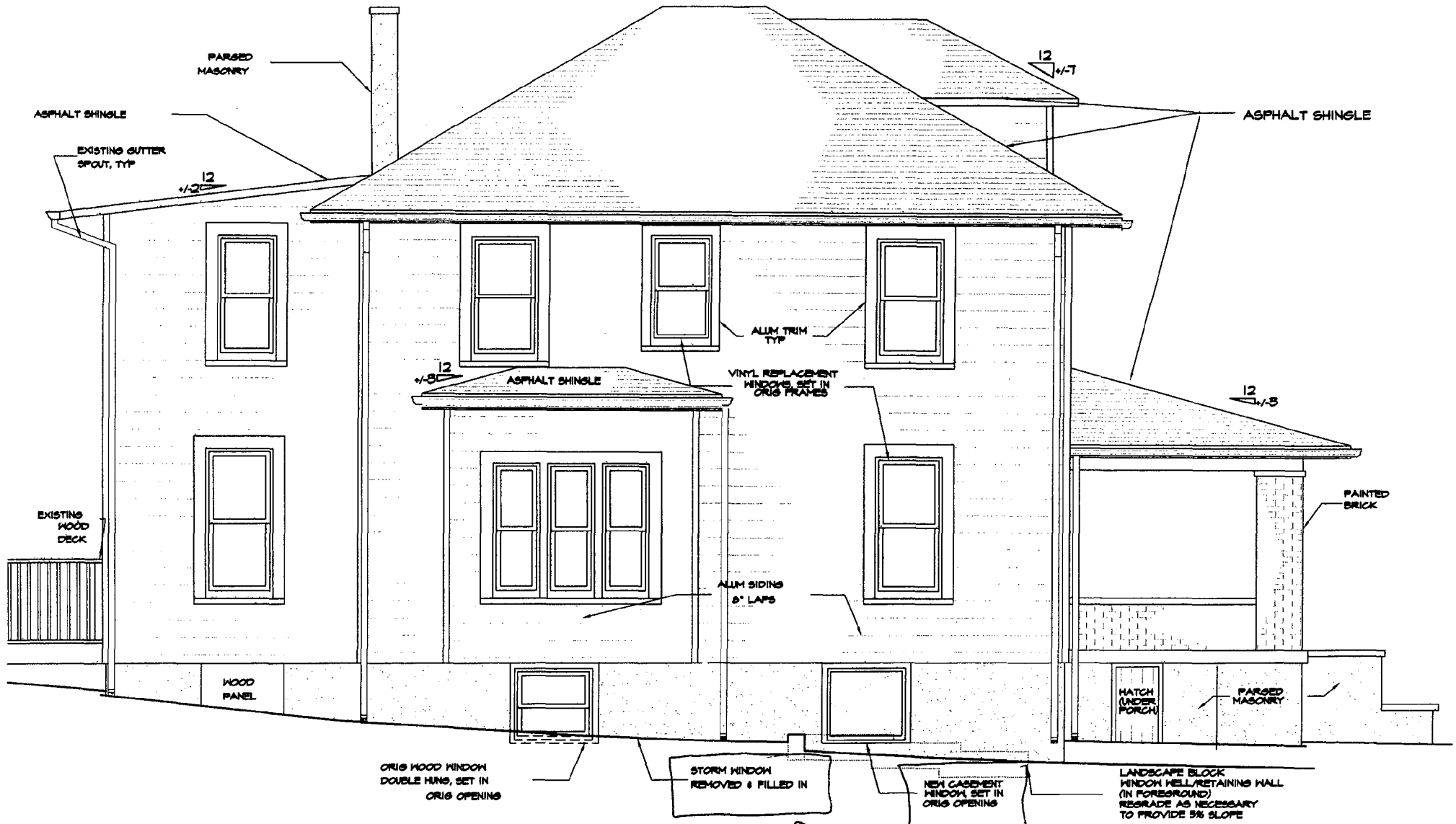
**FRANSEN/KITANOVSKA RESIDENCE**  
**RIGHT ELEVATION - PROPOSED**  
 SCALE 3/16" = 1'-0"

3



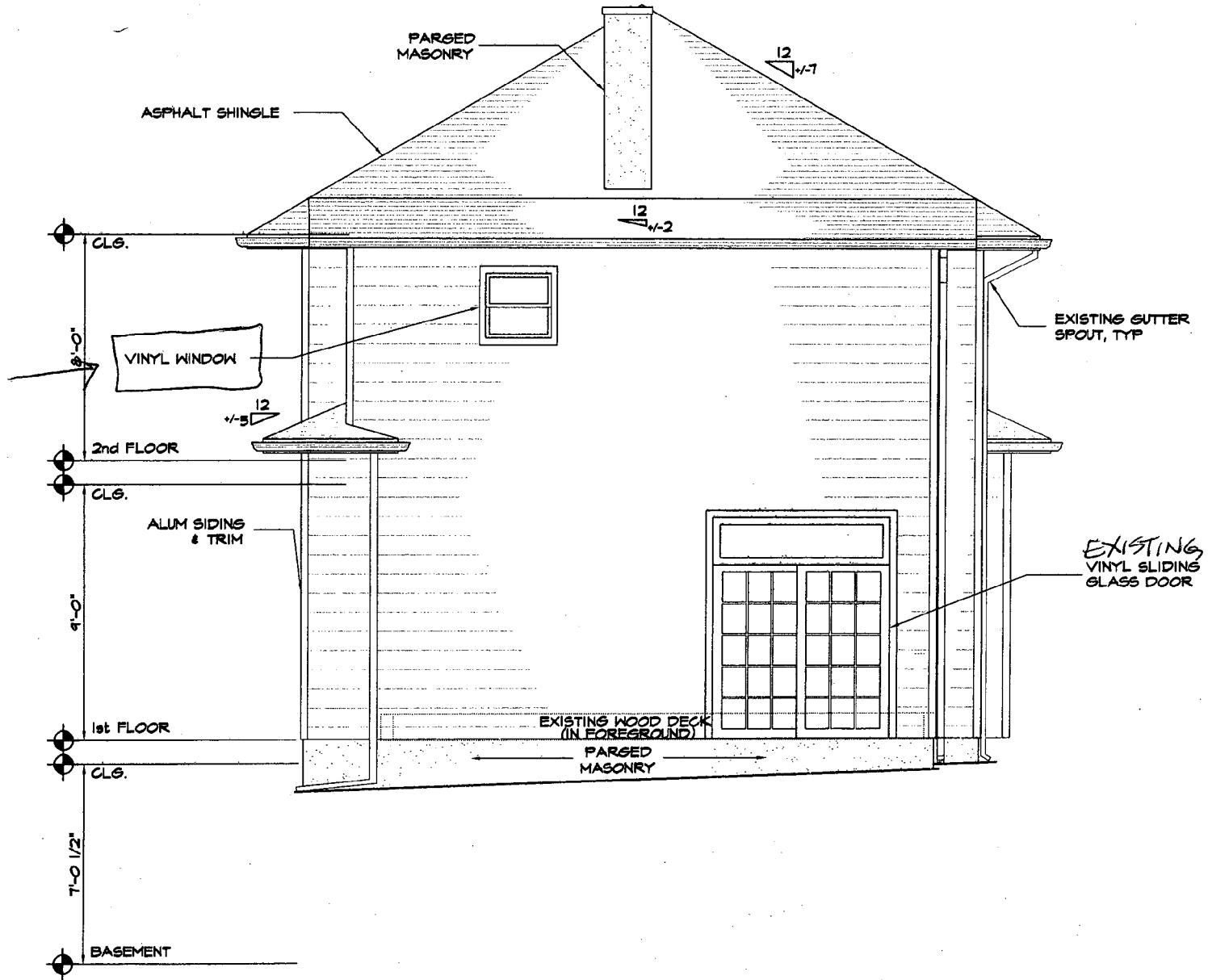
**FRANSEN/KITANOVSKA RESIDENCE**  
**LEFT ELEVATION - CURRENT**  
 SCALE 3/16" = 1'-0"

6



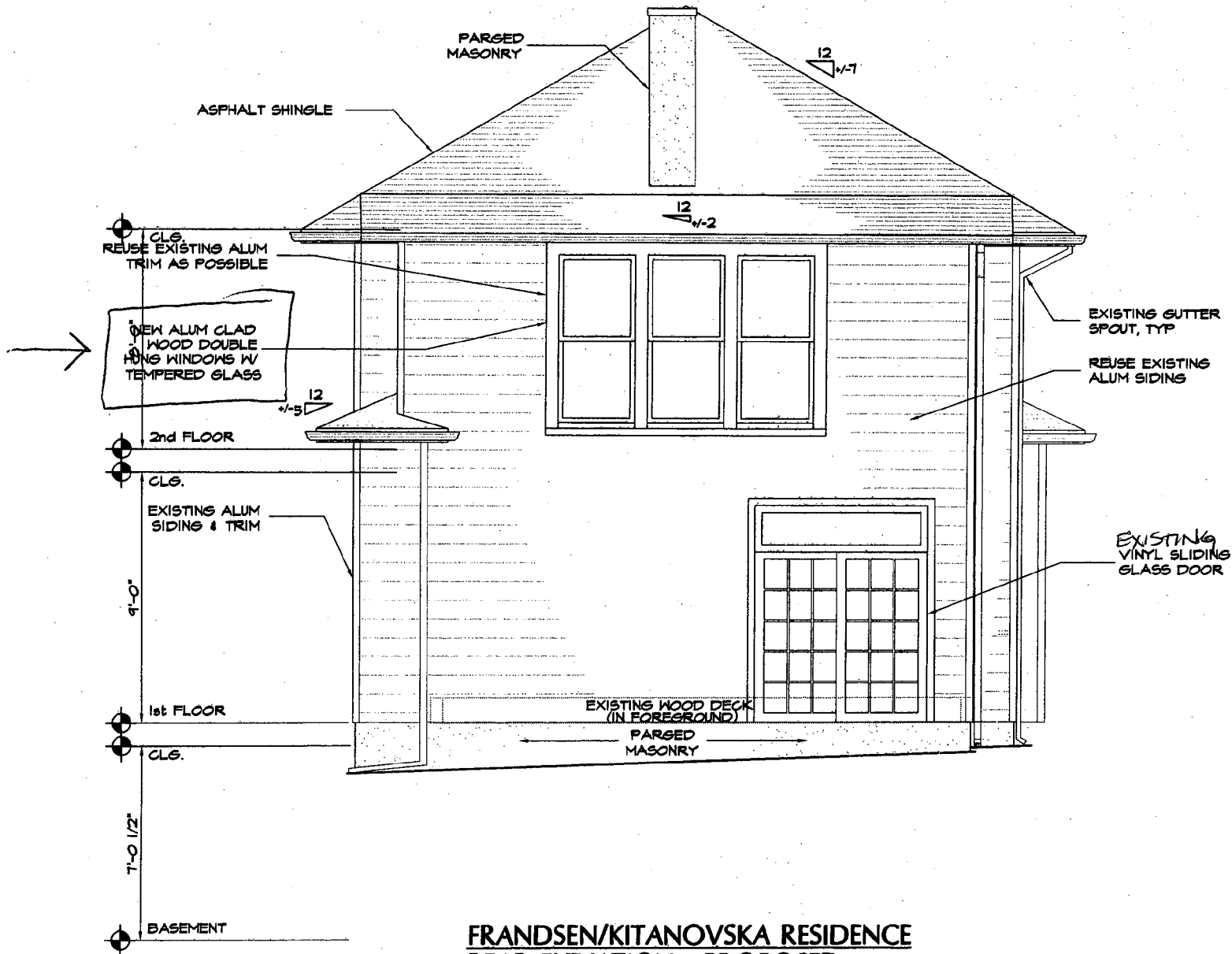
**FRANSEN/KITANOVSKA RESIDENCE**  
**LEFT ELEVATION - PROPOSED**  
 SCALE 3/16" = 1'-0"

10



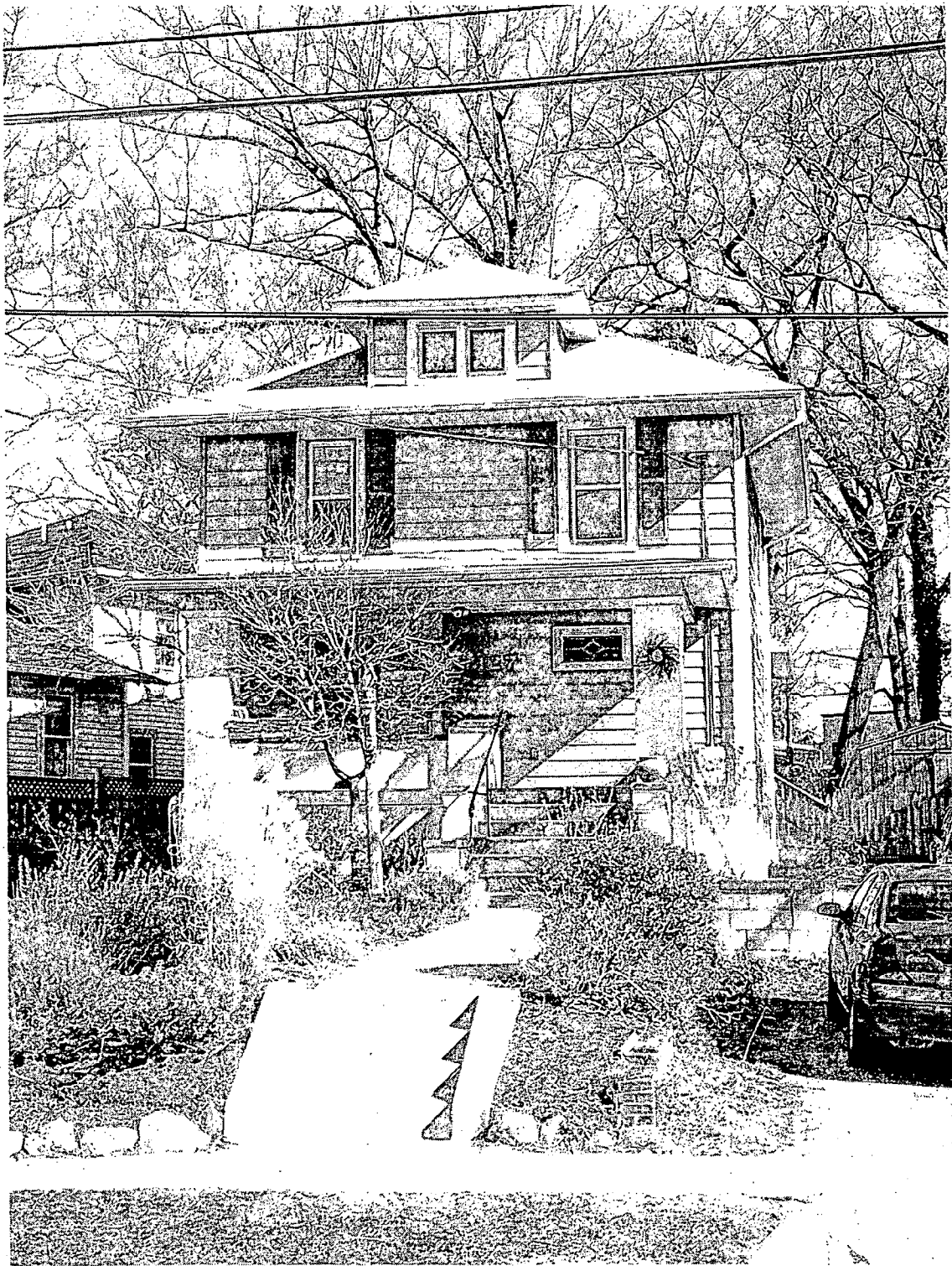
**FRANSEN/KITANOVSKA RESIDENCE**  
**REAR ELEVATION - CURRENT**  
 SCALE 3/16" = 1'-0"

11



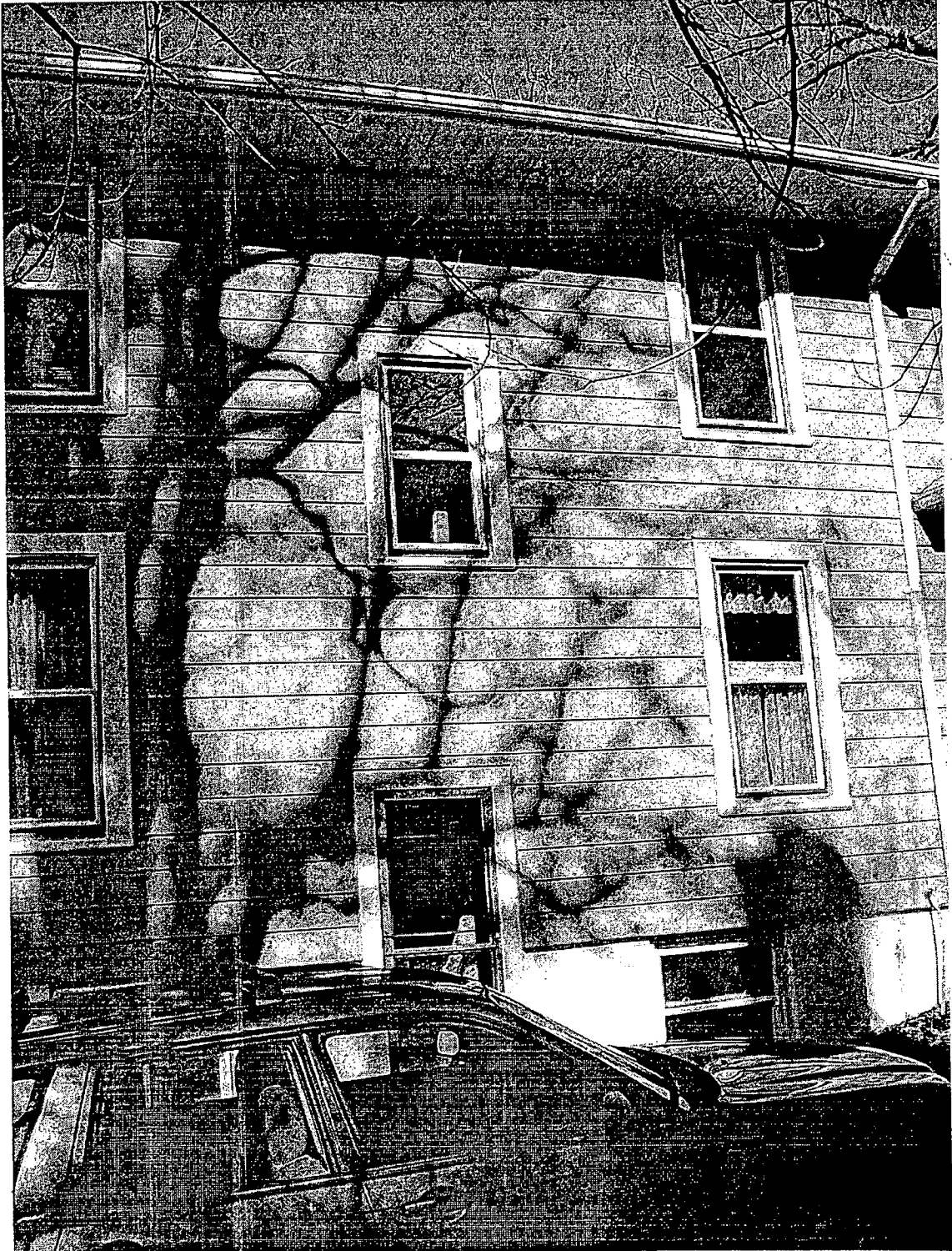
**FRANDSEN/KITANOVSKA RESIDENCE**  
**REAR ELEVATION - PROPOSED**  
 SCALE 3/16" = 1'-0"

12



7127 Sycamore  
Existing Front Elevation

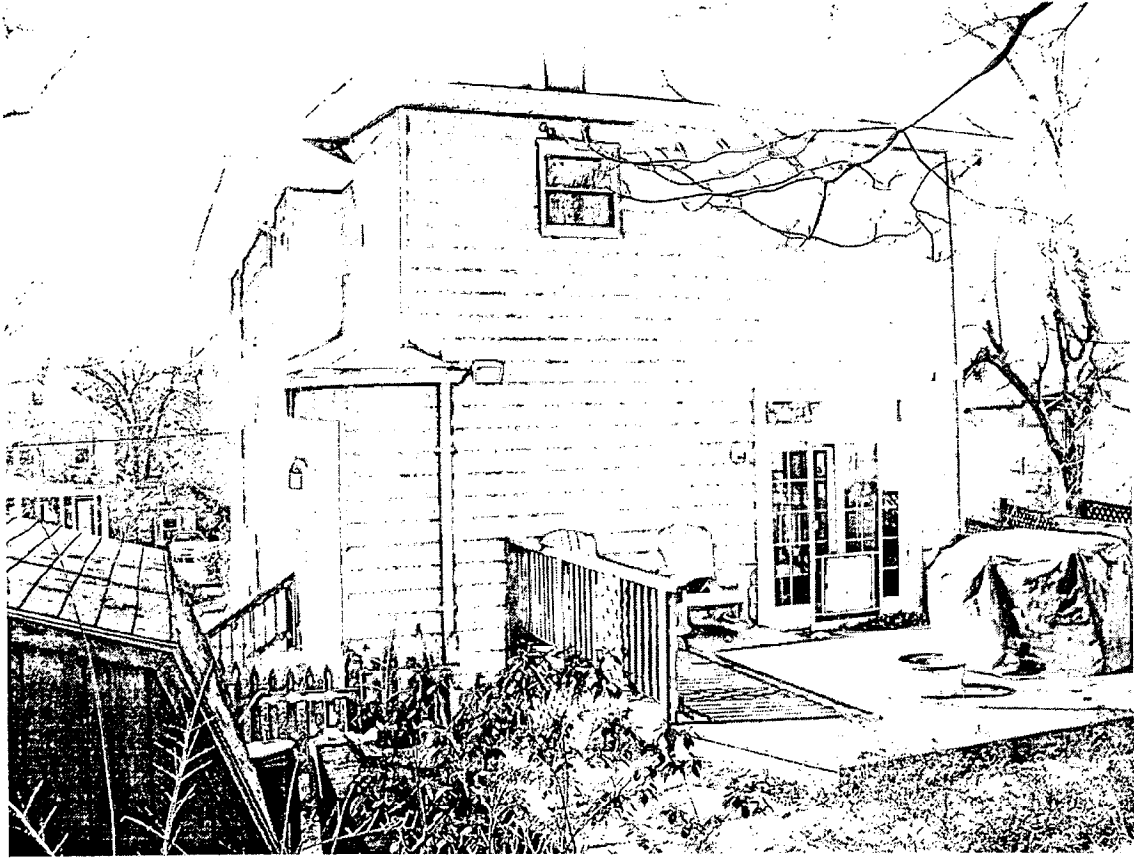




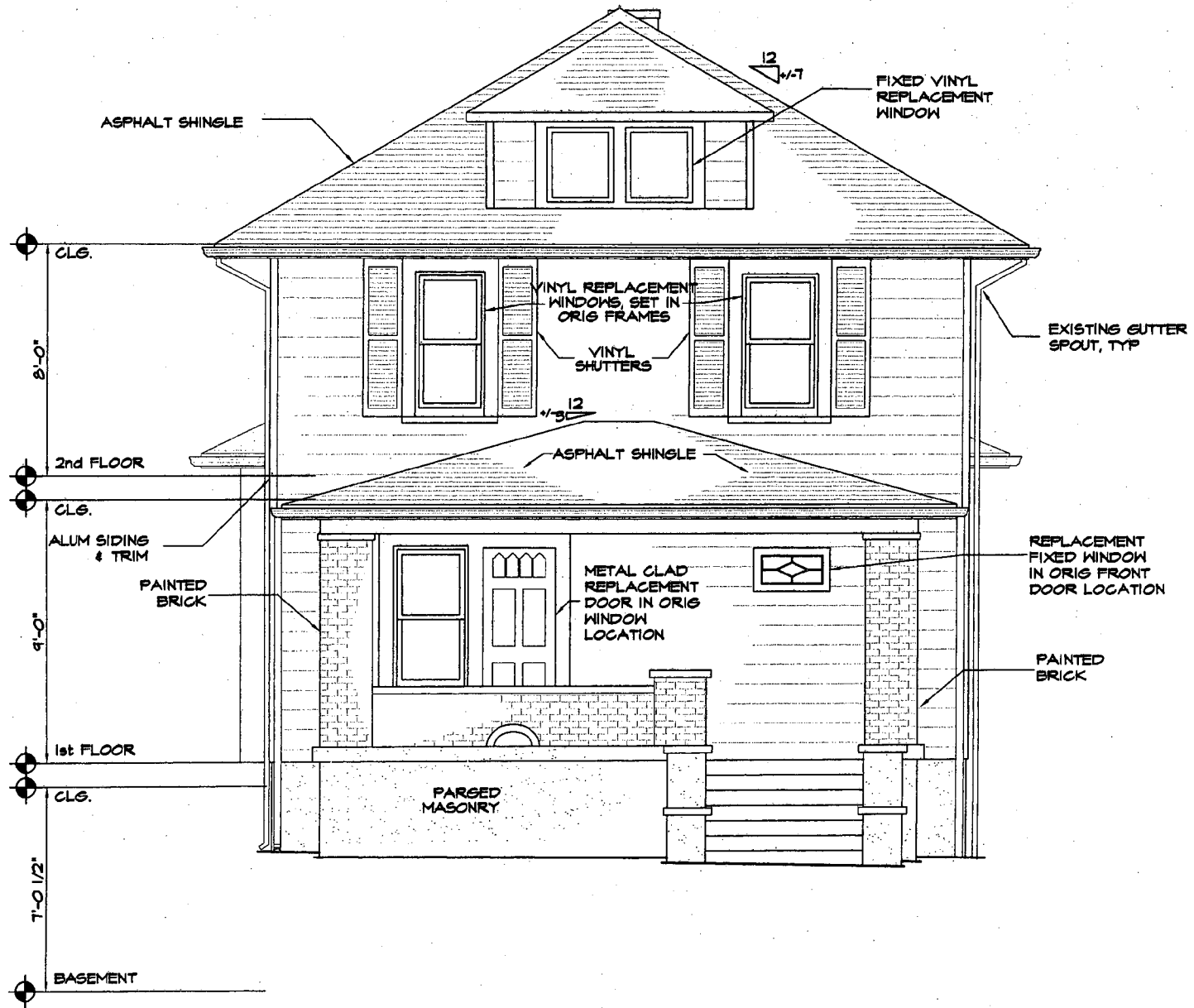
7127 Sycamore Avenue  
Existing Right Elevation



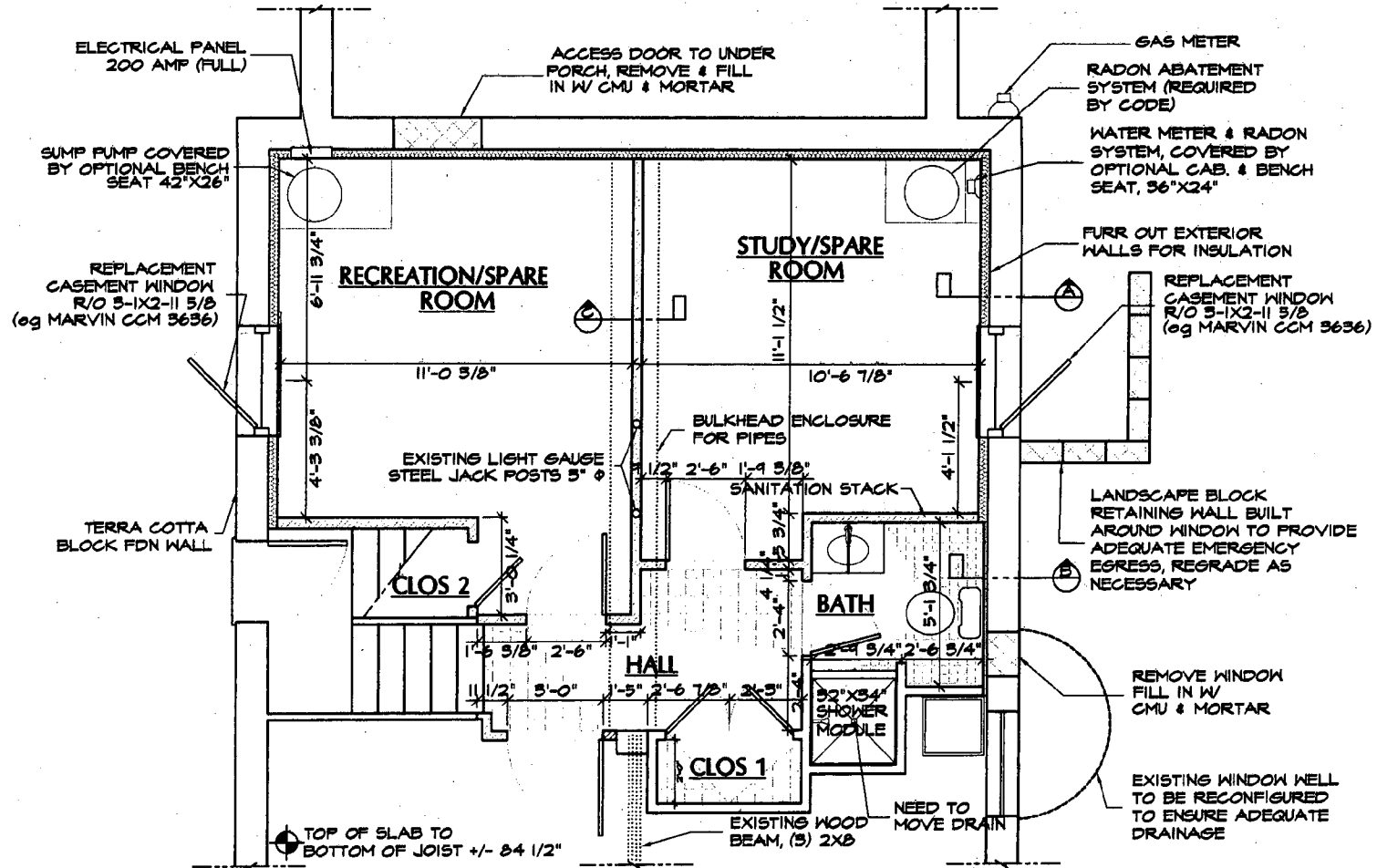
7127 Sycamore Avenue  
Existing Left Elevation



7127 Sycamore Avenue  
Existing Rear Elevation

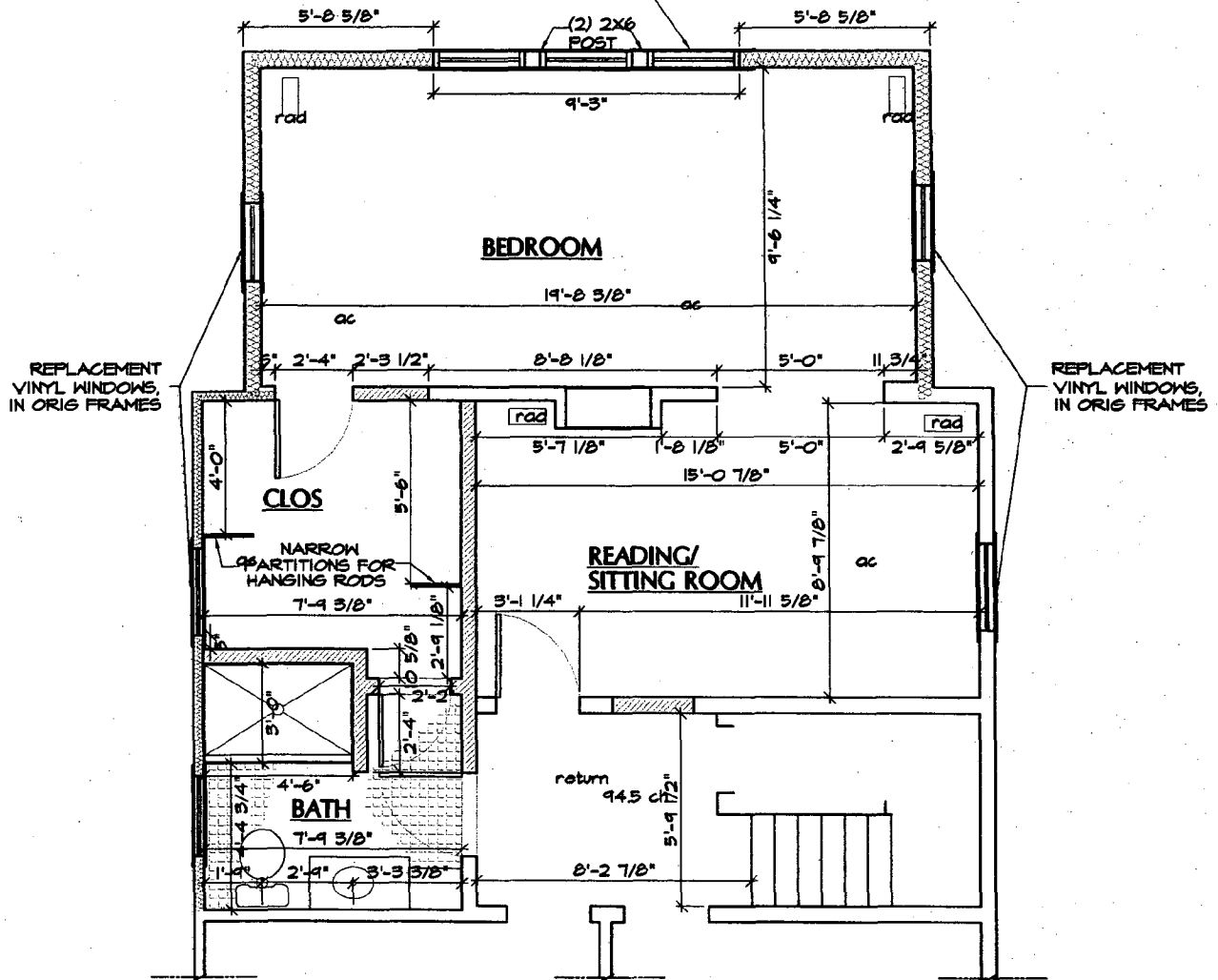


**FRANSEN/KITANOVSKA RESIDENCE**  
**FRONT ELEVATION**  
 SCALE 3/16" = 1'-0"



**FRANDSEN/KITANOVSKA RESIDENCE**  
**BASEMENT PLAN VIEW**  
 SCALE 3/16" = 1'-0"

NEW ALUM CLAD WOOD  
 DOUBLE HUNG WINDOWS  
 WEATHERSHIELD T11-28X32  
 W/ TEMPERED GLASS



**FRANSEN SECOND STORY RENOVATIONS**  
 SCALE 3/16" = 1'-0"