

24 Montgomery Avenue, Takoma Park  
HRC Case No. 37103-08A  
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: February 14, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #474425, window replacement

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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 February 13, 2008 meeting.

- 1. The applicant will submit a final window specification sheet, documenting manufacturer, dimension, and muntin profiles, to HPC staff for review and approval prior to stamping permit set drawings. (Detail to be shown on permit set of drawings).*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: David Christy, Jr.

Address: 24 Montgomery Avenue, 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.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

124 West 114 Ave

P# 474425

Contact Person: Shari Friedman

Daytime Phone No.: 301-270-1511

Tax Account No.: 161301063877

Name of Property Owner: David S. Christy, Jr.

Daytime Phone No.: 202-626-1493

Address: 24 Montgomery Ave, Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Pella Windows (KC Company). Contact: Dave McCaully Phone No.: 301-654-9740

Contractor Registration No.: 38731 (Maryland)

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Montgomery Ave

Town/City: Takoma Park Nearest Cross Street: Hickory Ave

Lot: 12 Block: 18 Subdivision: 25 (B.F. Gilbert's Addition)

Liber: 15173 Folio: 258 Parcel: \_\_\_\_\_

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

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |   |  |                                    |   |  |                               |                               |
|------------------------------------|---|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition                    | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove                | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair             | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input checked="" type="checkbox"/> Other: <u>WINDOWS</u> |  |                               |                               |

1B. Construction cost estimate: \$ 23,103.04

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

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

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

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

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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

[Signature]  
Signature of owner or authorized agent

11/21/17  
Date

Approved: [Signature]

For Chairperson, Historic Preservation Commission [Signature]

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:  
Wood windows, double-hung, wood exterior. Eight of the windows are one-over-one. Ten of the windows are two-over-two

# 474425

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:  
Replace existing windows with same design and materials. New windows would be wood, double-hung, wood exterior. All one-over-one will be replaced with one-over-one. All two-over-two will be replaced with two-over two. No material change to external appearance.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings. [see petia proposal in "PLANS & ELEVATIONS"]

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.

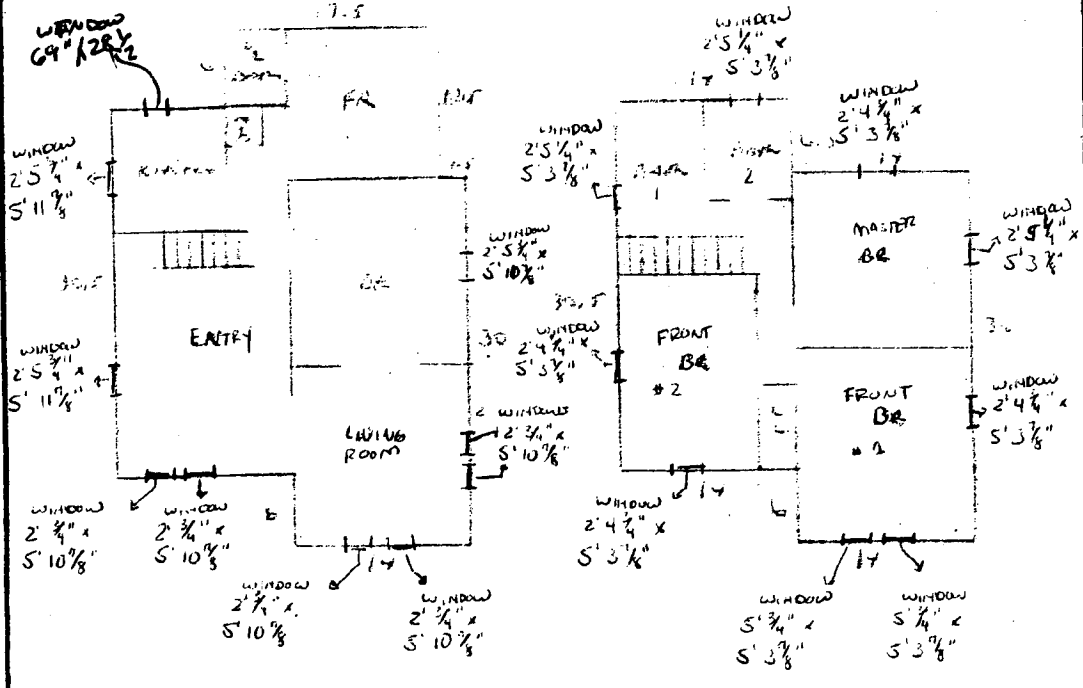
6. TREE SURVEY N/A

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

NOTE: PLAT IS ATTACHED TO SHOW ORIENTATION AND LAYOUT ON PLOT

Borrower: Christy File No.: 00035624  
 Property Address: 24 Montgomery Avenue Case No.:  
 City: Takoma Park State: MD Zip: 20912  
 Lender: Pro Mortgage

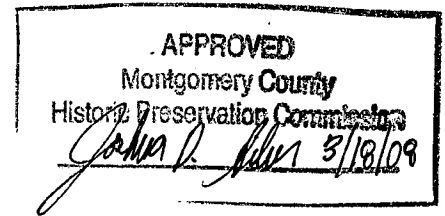


NOTE: PLAT IS ATTACHED TO SHOW ORIENTATION

**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
*John D. [Signature]* 3/18/08

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

**Quote Created By:** Paul H. Bauer  
Email: paulh.bauer@stocksupply.com  
Phone: 703-823-7112  
Fax: 703-823-8787



**On Behalf Of:** Stock Building Supply  
Address: 8020 Arco Corporate Drive  
Raleigh , NC 27613 US

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**Quote Created For:**

**Bill To:** Smoot Lumber  
6295-20 Edsall Road  
Alexandria, VA 22312 US  
**Phone:** 703-823-2100  
**Alternate:**  
**Fax:** 703-823-8787



SQDAH000417D  
(phb1) Shari Friedman

Monday, March 17, 2008



Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
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001 LIVING ROOM



Scale: 1/8" = 1' (Outside View)  
 Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, One Lite, K-Kron2, Autumn Oak  
 (Orders Accepted Until 6/2/08)

EA	( 2 )			\$514.80	\$1,029.60
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Sash Opening: 24" x 70-1/8"

Notes: CUSTOM 6 DEGREE SILL BEVEL

002 LIVING ROOM



Scale: 1/8" = 1' (Outside View)  
 Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

EA	( 1 )			\$918.28	\$918.28
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Sash Opening: 28-1/2" x 70-1/8"

Notes: CUSTOM 6 DEGREE SILL BEVEL

003 SITTING ROOM

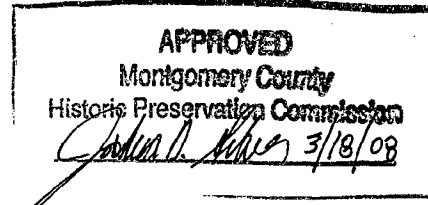


Scale: 1/8" = 1' (Outside View)  
 Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, One Lite, K-Kron2, Autumn Oak  
 (Orders Accepted Until 6/2/08)

EA	( 2 )			\$514.80	\$1,029.60
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Sash Opening: 24" x 70-1/8"

Notes: CUSTOM 6 DEGREE SILL BEVEL

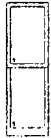


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Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
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004	SITTING ROOM	EA	( 2 )		\$500.94	\$1,001.88
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Scale: 1/8" = 1' (Outside View)

Sash Opening: 24" x 69-5/8"

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, One Lite, K-Kron2, Autumn Oak  
 (Orders Accepted Until 6/2/08)

Notes: CUSTOM 6 DEGREE SILL BEVEL

005	DINING ROOM	EA	( 1 )		\$900.02	\$900.02
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Scale: 1/8" = 1' (Outside View)

Sash Opening: 28-1/2" x 70"

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

Notes: CUSTOM 6 DEGREE SILL BEVEL

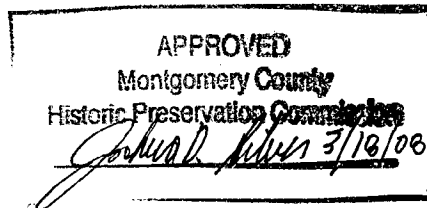
006	KITCHEN	EA	( 1 )		\$900.02	\$900.02
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Scale: 1/8" = 1' (Outside View)

Sash Opening: 28-1/2" x 69-5/8"

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)



Notes: CUSTOM 6 DEGREE SILL BEVEL

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Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
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007 SON'S ROOM

EA (2) \$866.36 \$1,732.72



Scale: 1/8" = 1' (Outside View)

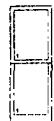
Sash Opening: 28-1/2" x 61-7/8"

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

Notes: CUSTOM 6 DEGREE SILL BEVEL

008 FRONT BR

EA (2) \$515.90 \$1,031.80



Scale: 1/8" = 1' (Outside View)

Sash Opening: 24-1/8" x 62"

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, One Lite, K-Kron2, Autumn Oak  
 (Orders Accepted Until 6/2/08)

Notes: CUSTOM 6 DEGREE SILL BEVEL

009 FRONT BR

EA (1) \$866.36 \$866.36

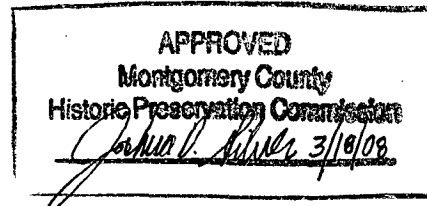


Scale: 1/8" = 1' (Outside View)

Sash Opening: 28-1/2" x 62"

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

Notes: CUSTOM 6 DEGREE SILL BEVEL



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Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
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010 MSTR BR



Scale: 1/8" = 1' (Outside View)

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

EA	( 1 )		\$866.36	\$866.36
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Sash Opening: 28-1/2" x 62"

Notes: CUSTOM 6 DEGREE SILL BEVEL

011 MSTR BR



Scale: 1/8" = 1' (Outside View)

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

EA	( 1 )		\$848.98	\$848.98
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Sash Opening: 28-1/2" x 54-1/2"

Notes: CUSTOM 6 DEGREE SILL BEVEL

012 UPSTAIRS BATH



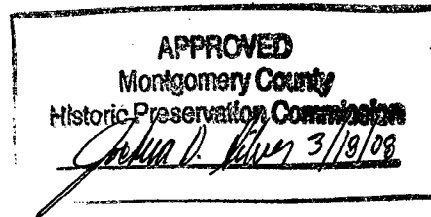
Scale: 1/8" = 1' (Outside View)

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

EA	( 1 )		\$866.36	\$866.36
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Sash Opening: 28-1/2" x 61-7/8"

Notes: CUSTOM 6 DEGREE SILL BEVEL



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Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
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013	MSTR BATH	EA	( 1 )		\$885.94	\$885.94
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Scale: 1/8" = 1" (Outside View)

Sash Opening: 28-1/2" x 62-3/16"

Traditional Double Hung Sash Kit (CUSTOM)  
 Wood, Traditional, Standard, Specify Non-Standard  
 Size, H-K LoE 270 Insulated, Standard Stainless Steel,  
 Clear, Clear, Ovolo, True Divided Lites, Colonial, 2  
 Wide x 1 High, 2 Wide x 1 High, 1-1/8", K-Kron2,  
 Autumn Oak (Orders Accepted Until 6/2/08)

Notes: CUSTOM 6 DEGREE SILL BEVEL

<b>Pricing Notes:</b>	<b>Total Cubic Feet:</b>	<b>0.00</b>	<b>Sub-Total:</b>	<b>\$12,877.92</b>
Quoted at Customer's NET PRICE including MD Sales Tax and delivery to the jobsite.			<b>+ Tax (6.00%):</b>	<b>\$772.68</b>
			<b>+ Shipping &amp; Handling:</b>	<b>\$0.00</b>
			<b>+ Other Charges:</b>	<b>\$0.00</b>

<b>Total Amount:</b>	<b>\$13,650.60</b>
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**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
*John L. Kilus 3/19/08*

This project must be constructed as shown in the approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



### Item Details

001 LIVING ROOM



Scale: 1/4" = 1' (Outside View)

Sash Opening: 24" x 70-1/8"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 2 )
Unit Price:	\$514.80
Extended Price:	\$1,029.60

Notes:  
CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	24
Height	70 1/8

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

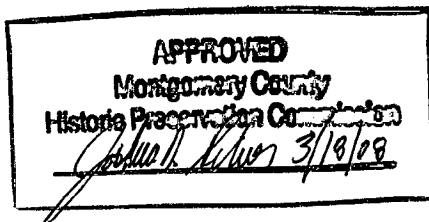
Lite Divisions	One Lite
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#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



### Item Details

002 LIVING ROOM



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 70-1/8"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$918.28
Extended Price:	\$918.28

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	70 1/8

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

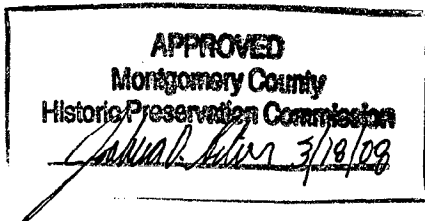
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



### Item Details

003 SITTING ROOM



Scale: 1/4" = 1' (Outside View)

Sash Opening: 24" x 70-1/8"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 2 )
Unit Price:	\$514.80
Extended Price:	\$1,029.60

Notes:  
CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	24
Height	70 1/8

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

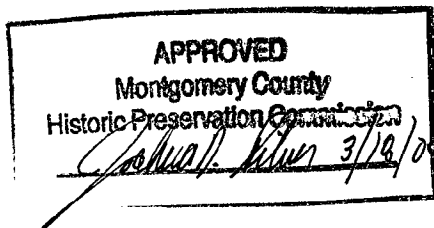
Lite Divisions	One Lite
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#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



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### Item Details

004 SITTING ROOM



Scale: 1/4" = 1' (Outside View)

Sash Opening: 24" x 69-5/8"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 2 )
Unit Price:	\$500.94
Extended Price:	\$1,001.88

Notes:  
CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	24
Height	69 5/8

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

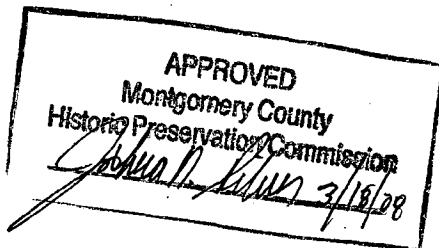
Lite Divisions	One Lite
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#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
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Sash Plough	Both Sash Plough
Sash Limit Clips	None

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Change Species	Leave All Pine
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Interior Stain Color	Cherry

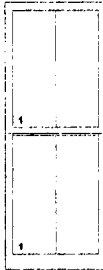


This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



### Item Details

005 DINING ROOM



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 70"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$900.02
Extended Price:	\$900.02

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	70

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

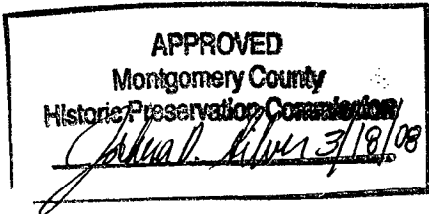
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.





### Item Details

006 KITCHEN



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 69-5/8"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$900.02
Extended Price:	\$900.02

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	69 5/8

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

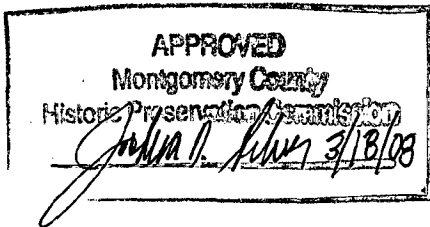
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry

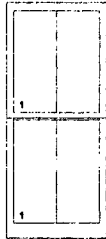


This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



### Item Details

007 SON'S ROOM



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 61-7/8"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 2 )
Unit Price:	\$866.36
Extended Price:	\$1,732.72

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	61 7/8

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

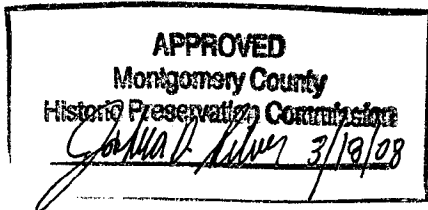
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



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### Item Details

008 FRONT BR



Scale: 1/4" = 1' (Outside View)

Sash Opening: 24-1/8" x 62"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 2 )
Unit Price:	\$515.90
Extended Price:	\$1,031.80

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	24 1/8
Height	62

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

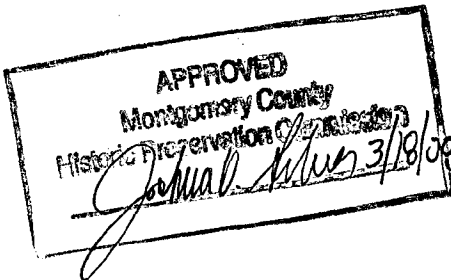
Lite Divisions	One Lite
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#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry

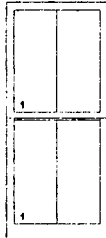


This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



### Item Details

009 FRONT BR



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 62"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$866.36
Extended Price:	\$866.36

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	62

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

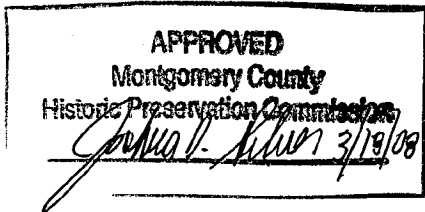
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry

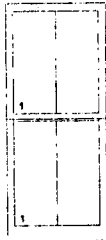


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### Item Details

010 MSTR BR



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 62"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$866.36
Extended Price:	\$866.36

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	62

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Owolo

#### LITE DIVISIONS

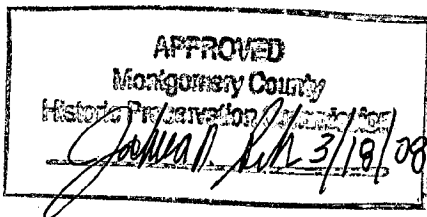
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



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### Item Details

011 MSTR BR



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 54-1/2"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$848.98
Extended Price:	\$848.98

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	54 1/2

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

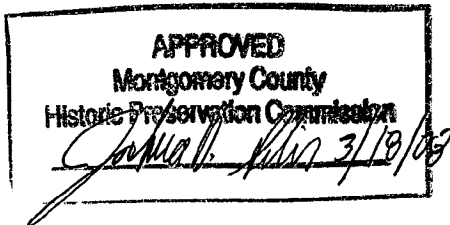
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry

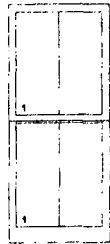


This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



### Item Details

012 UPSTAIRS BATH



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 61-7/8"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$866.36
Extended Price:	\$866.36

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	61 7/8

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

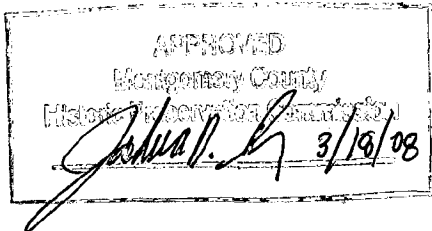
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



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### Item Details

013 MSTR BATH



Scale: 1/4" = 1' (Outside View)

Sash Opening: 28-1/2" x 62-3/16"

Traditional Double Hung Sash Kit (CUSTOM)

UOM	EA
Quantity	( 1 )
Unit Price:	\$885.94
Extended Price:	\$885.94

**Notes:**

CUSTOM 6 DEGREE SILL BEVEL

#### KIT

Construction - Family	Wood
Model of Kit	Traditional
Performance	Standard
Custom Bottom Bevel	No
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Sash Opening
Width	28 1/2
Height	62 3/16

#### GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Ovolo

#### LITE DIVISIONS

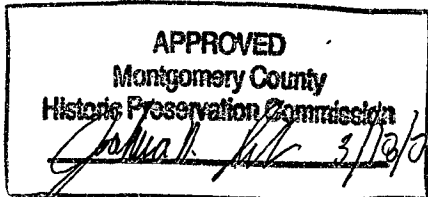
Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	2 Wide x 1 High
Number of Lites - Bottom	2 Wide x 1 High

#### HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Sash Limit Clips	None

#### SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Exterior Finish	K-Kron2
Interior Finish	Stain with Double Coat Sealer
Exterior Color	Autumn Oak (Orders Accepted Until 6/2/08)
Interior Stain Color	Cherry



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.





### Notes, Payment Terms and Disclaimer

**Quote Notes:**

Screens are not included in this quote. Custom size screens would be about \$60 - \$65 EACH in standard colors. These would have to be measured by Neil once the storms are removed.

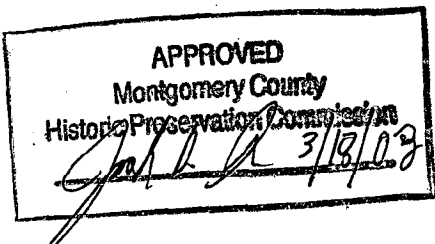
**Payment Terms:**

**Payment Method:**

<b>Pricing Notes:</b>	<b>Total Cubic Feet:</b>	0.00	<b>Sub-Total</b>	\$12,877.92
Quoted at Customer's NET PRICE including MD Sales Tax and delivery to the jobsite.				
			<b>+ Tax (6.00%):</b>	\$772.68
			<b>+ Shipping &amp; Handling:</b>	\$0.00
			<b>+ Other Charges:</b>	\$0.00
			<b>Total Amount</b>	\$13,650.60

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Purchase Order:** \_\_\_\_\_



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



orig.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	24 Montgomery Avenue, Takoma Park	<b>Meeting Date:</b>	2/13/2008
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	2/6/2008
<b>Applicant:</b>	David Christy, Jr.	<b>Public Notice:</b>	1/31/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-08A	<b>Staff:</b>	Scott Whipple
<b>PROPOSAL:</b>	Window replacement		

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**STAFF RECOMMENDATION:**

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

1. The applicant will submit a final window specification sheet, documenting manufacturer, dimensions, and muntin profiles, to HPC staff for review and approval prior to stamping permit set of drawings. (*Detail to be shown on permit set of drawings*).

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c1885-95

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

**PROPOSAL:**

The applicant is proposing to replace nineteen windows on the subject property with new wood windows to match the size, shape, muntin profile, and number of panes of the original windows. Eight of the existing windows are 1/1 and eleven are 2/2 windows. The 2/2 windows will be replaced with true divided light windows. (See circles 10-11 for details.)

**APPLICABLE GUIDELINES:**

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

***Takoma Park Historic District Guidelines***

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.

The *Guidelines* that pertain to this project are as follows:

- 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;
- original size and shape of window and door openings should be maintained, where feasible;
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- some non-original building materials may be acceptable on a case-by-case basis.

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

24A-8(b)(4). The proposal is necessary in order that unsafe condition or health hazards be remedied.

### *Secretary of the Interiors Standards for Rehabilitation*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

### **STAFF DISCUSSION**

A request to replace windows in historic resources is not to be considered lightly. Taken as a whole, windows play a large part in defining the architectural character of a house, and the HPC generally requires the repair of historic windows over their replacement, except in cases where there are unusual mitigating circumstances. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* promotes leaving features unaltered and recommends repair over replacement, but allows for replacement of historic materials when repair is unfeasible. 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 that in mind that staff carefully evaluated this proposal and concluded that certain mitigating circumstances cause this application to be approvable with conditions.

The HPC carefully reviews alterations proposed to remedy either an unsafe condition or health hazard taking into consideration the feasibility of a range of alternative treatments that exist. If the Commission determines that remediation of the hazard cannot be accomplished while retaining the original architectural fabric because of impossibility or impracticality, the Commission may approve an Historic Area Work Permit for the replacement of the historic fabric with new materials that closely match the original building elements in terms of not only architectural style and design, but also in terms of the nature, texture, details, and dimensions of building materials, windows, doors, siding, or other architectural feature.

In this case the applicant has provided a "Summary Report of Lead Paint Inspection," conducted by Alban Home Inspection Company, establishing an elevated presence of lead in the house and, in particular, documenting elevated lead levels in evidence in various window test locations. The applicants also provided lab results establishing that their young child had an elevated blood lead concentration.

There is considerable evidence that shows lead abatement, when done correctly, is an effective strategy for significantly reducing the presence of lead in older buildings. While lead abatement is often the preferred approach, there may be certain circumstances where other treatments are necessary. The applicants in this case postponed HPC consideration of their original application to allow them additional time to weigh alternatives to the replacement of original building fabric and to identify replacement windows more appropriate for the subject property than they had originally proposed. The applicants worked closely with HPC staff and carefully considered options for addressing the lead levels in evidence in the subject property.

It is the opinion of staff that the applicant's proposal for window replacement is, given the circumstances in this case, an appropriate treatment in response to an unsafe condition or health hazard. The applicants have revised their original application and now propose using all-wood replacement windows to match the size, shape, muntin profile, and number of panes of the original windows. Replacement 2/2 windows are to be true-divided light. The applicants have submitted a window schedule outlining their proposal (see circles 10-11.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(4) and *The Secretary of the Interior's Standards for Rehabilitation #6*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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.

4744c

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Shari Friedman

Daytime Phone No.: 301-270-1511

Tax Account No.: 161301063877

Name of Property Owner: David S. Christy, Jr. Daytime Phone No.: 202-626-1493

Address: 24 Montgomery Ave, Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Pella Windows (KC Company). Contact: Dave McCaully Phone No.: 301-654-9740

Contractor Registration No.: 38731 (Maryland)

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Montgomery Ave

Town/City: Takoma Park Nearest Cross Street: Hickory Ave

Lot: 12 Block: 18 Subdivision: 25 (B.F. Gilbert's Addition)

Liber: 15173 Folio: 258 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- |                                    |   |  |  |                                    |   |  |                               |                               |
|------------------------------------|---|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input type="checkbox"/> Alter/Renovate, | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition                    | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze      | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove                | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair             | <input type="checkbox"/> Revocable       | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input checked="" type="checkbox"/> Other: <u>Windows</u> |  |                               |                               |

1B. Construction cost estimate: \$ 23,103.04

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

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

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

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

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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

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

[Signature]  
Signature of owner or authorized agent

11/21/7  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

(6)



1. GENERAL DESCRIPTION OF PROJECT

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

Wood windows, double-hung, wood exterior. Eight of the windows are one-over-one. Ten of the windows are two-over-two

# 6774425

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

Replace existing windows with same design and materials. New windows would be wood, double-hung, wood exterior. All one-over-one will be replaced with one-over-one. All two-over-two will be replaced with two-over-two. No material change to external appearance.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

~~I see better proposal to plans & elevations~~

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.

1 SW Revised

6. TREE SURVEY

N/A

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Shari Friedman and David Christy  
24 Montgomery Ave  
Takoma Park, MD 20912  
(301) 270-1511

Montgomery County Historic Preservation Commission  
255 Rockville Pike  
Rockville MD 20850  
240-777-6370

November 20, 2007

Dear HPC Board and Staff:

We are writing to request a Historic Area Work Permit to replace our windows with historically similar wood windows, ~~by Pella's Architectural line~~. Our existing windows have lead paint which has caused high lead levels in our son.

We support the HPC's goal of enhancing the quality of life in the county and to preserve continued use and pleasure of the citizens of Montgomery county. Further, we support HPC's goal of safeguarding the historical and cultural heritage of the county. We have made improvements to our home to return it to its historic form. We replaced aluminum siding with original clapboard and hired a historian to advise us on period-relevant paint colors in which our house is now painted. We intend to make further improvements including replacing the chain link fence and fixing our foundation.

The existing windows are a health hazard to our family. They have lead paint on them and opening and closing the windows creates lead dust. On August 30, 2007 our 18-month-old son, Sam, tested high for lead in his blood. His blood lead level was 9.0 mcg/deciliter (see Attachment A). Our pediatrician contacted us personally and expressed extreme concern. We took this very seriously, knowing that neurological damage can occur from far lower levels. In fact, studies have not found a truly safe level of lead in blood. The existing threshold is set on realistically attainable results rather than a pure health standard. Even with the most liberal ceiling, 9 mcg/dL is considered high.

We dealt with all the remediation we were able to do immediately. After thoroughly cleaning the house, we hired Alban Home Inspection Company to test all portions of our house. Alban found lead dust on the window sills and wells (See attachment B). Some exceeded (by as much as 3 - 4 times) the recommended level for safety. This was despite careful cleaning of the sills and wells every time we open and close windows. We hired a company to clean the house again using TSP, a lead remediation cleaner. Now we need to find a more permanent solution for our windows.

REVISED PROPOSAL  
Applicant to work with  
staff for approval of  
manufacturer's  
specs.  
SW  
2.5.08

In addition to having a toddler, Shari is pregnant. Lead dust traverses the placenta and can irreversibly damage an unborn child. This makes lead dust clean up particularly difficult because Shari is now restricted from dealing with it.

While we feel strongly about removing the health hazard, we want to preserve the exterior look of our house. We therefore want to install historically accurate replacement windows. ~~Pella Windows offers an Architectural Line that will allow us to replicate our double-hung "one-over-one" and "two-over-two" wooden windows with wood exterior. Pella's Architectural line is what our neighbors used to replace their historic windows on 49 Elm Avenue (see Attachment C).~~

Revised  
Application  
2.5.08  
S

In the article, Ms. Gwen Marcus Wright of HPC stated that "If there were a demonstrated adverse impact to the children, I think the commission in a heartbeat would say, 'Change your windows.' " We have a demonstrated adverse impact to one child and possibly to another child in the womb who can't be tested.

We believe that replacing our windows is necessary to remedy an unsafe condition and health hazard and that we as owners are not deprived of reasonable use of our home (section 24A-8 of the Montgomery County Code).

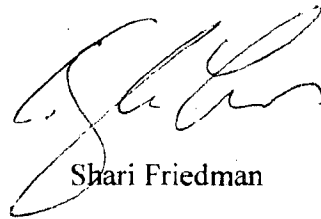
We want to preserve the historic look of our home. We believe that we can remedy the health hazard posed by our existing windows and preserve the historic look of our home by replacing the windows with suitable replicas. This can be done quickly, safely and without disturbing the historic beauty of our house or our neighborhood.

Thank you for your attention to this issue. Please contact us if you have any questions or need additional information.

Sincerely,



David S. Christy, Jr.



Shari Friedman

## MEMORANDUM

**To:** Scott Whipple  
**From:** Shari Friedman and David Christy, Jr.  
**Date:** February 4, 2008  
**Subject:** Window Replacement Proposal

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As per your request, the following is our revised proposal for window replacement. In summary, we are requesting that all our windows be replaced with wood exteriors and that one-over-ones be replaced with one-over-ones and that two-over-twos are replaced with two-over-twos with true divided light. Orientations are from the street looking at the house. If you need any additional information, please call me at (301) 270-1511.

### **Front Elevation (directly facing Montgomery Avenue)**

- First floor porch (two windows)
  - One over one
  - Wood exterior
- First floor bay (two windows)
  - One over one
  - Wood exterior
- Second floor above porch (one window)
  - Two-over-two
  - True divided light
  - Wood exterior
- Second floor bay (two windows)
  - One over one
  - Wood exterior

### **Side Elevation—Directly facing Hickory Avenue**

- First floor, far left (two windows)
  - One over one
  - Wood exterior
- First floor, far right (one window)
  - Two over two
  - Wood exterior
  - True divided light
- Second floor, far left (one window)
  - Two over two
  - Wood exterior
  - True divided light
- Second floor, far right (one window)
  - Two over two
  - Wood exterior
  - True divided light

**Back Elevation—facing neighbor on Hickory**

- First floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, right (one window)
  - Two over two
  - True divided light
  - Wood exterior

**Side Elevation—facing neighbor on Montgomery**

- First floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- First floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- First floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior.

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

<p><b>Owner's mailing address</b></p> <p>24 MONTGOMERY AVENUE          TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b></p> <p>N/A</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>(ADJACENT)</p> <p>22 MONTGOMERY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: DIANE CURRAN          FERDINAND HOGNER</p>	<p>(CONFRONTING)</p> <p>25 MONTGOMERY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: STEVEN EDWIN STOKER          LAURA COUGHLIN</p> <p>*NOTE: OWNERS          NOT LIVING IN          THESE AREAS</p>
<p>(ADJACENT)</p> <p>17 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: THERESA - MARIE SMITH</p>	<p>(CONFRONTING)</p> <p>22 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: JAMES PORTER</p>
<p>(CONFRONTING)</p> <p>18 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>RESIDENTS: WILHELM          OWNER: SARA WILHELM</p>	<p>(CONFRONTING)</p> <p>20 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: JULIA WASHINGTON</p>

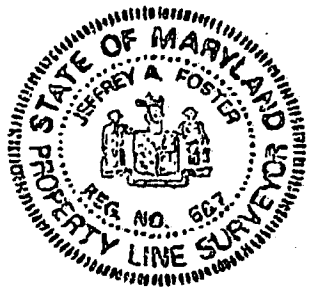
**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

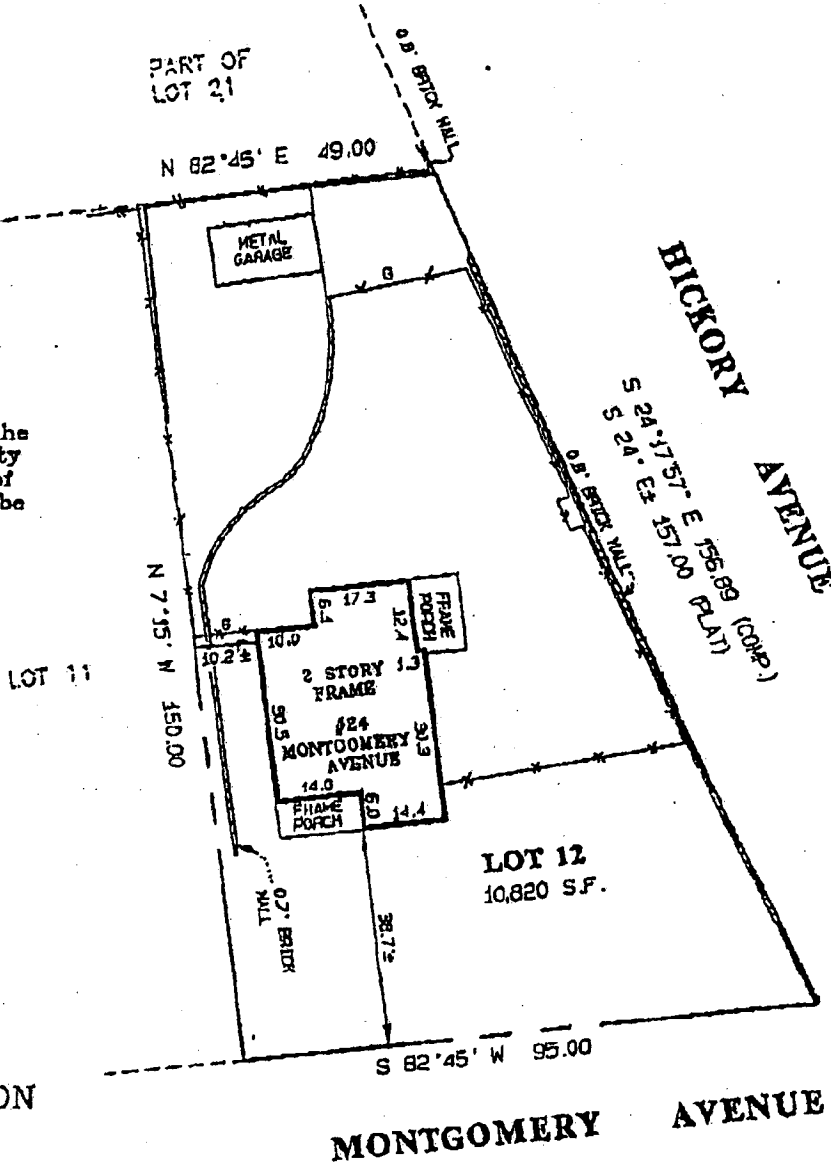
DAVID S. CHRISTY, JR.  
SEPTEMBER 17, 1997

**Notes**

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.



LOCATION DRAWING  
LOT 12, BLOCK 18  
B.F. GILBERT'S ADDITION  
TO  
**TAKOMA PARK**  
MONTGOMERY COUNTY, MARYLAND



**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 667

**REFERENCES**

PLAT DK. A  
PLAT NO. 3  
LIBER  
FOLIO



**SNIDER & ASSOCIATES**  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 200  
Gaithersburg, Maryland  
301/948-5100, Fax 30

DATE OF LOCATIONS  
WALL CHECK:  
HSE. LOC.: 0-0-97  
SCALE: 1"  
DRAWN BY: M  
JOB NO.: 97-1





PATIENT INFORMATION  
**CHRISTY, SAMUEL**

REPORT STATUS **Final**

QUEST DIAGNOSTICS INCORPORATED  
 CLIENT SERVICE 410.247.9100

DOB: 02/04/2006 Age: 19M  
 GENDER: M

ORDERING PHYSICIAN  
**TAMARA BUCKLEY, R.N.**

CLIENT INFORMATION  
 43944  
 JEFFREY P BERNSTEIN, MD  
 DANIEL E SHAPIRO MD  
 344 UNIVERSITY BLDV STE 112  
 SILVER SPRING, MD 20901

SPECIMEN INFORMATION  
 SPECIMEN: UA7697884  
 REQUISITION: UA7697884  
 LAB REF NO:

PHONE: (301)270-1511

COLLECTED: 08/30/2007 00:00  
 RECEIVED: 08/30/2007 22:48  
 REPORTED: 08/31/2007 12:39

Test Name	In Range	Out of Range	Reference Range	Lab
LEAD, BLOOD				QBA
LEAD, BLOOD	9		0-9 mcg/dL	

Reference range:

CDC CLASS	BLOOD LEAD CONCENTRATION (mcg/dL)
I	LESS THAN 10
IIA	10 - 14
IIIB	15 - 19
III	20 - 44
IV	45 - 69
V	Greater than 69

Refer to Current CDC guidelines for comments and interventions recommended for each class. Due to the possibility of lead contamination of the skin, it is recommended that any elevated lead level collected in a capillary tube be confirmed by testing a blood sample collected by venipuncture.

**Performing Laboratory Information:**

QBA Quest Diagnostics Incorporated 1961 Quince Orchard Road Gaithersburg MD 20878 Laboratory Director: Robert R. L. Smith, M.D.

UA7697884 = Anne

CHRISTY, SAMUEL UA7697884

Page 1 - End of Report

ATTACHMENT B3

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13:01  
 Total Readings: 193 Actionable: 59  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
<b>Exterior Room 001 Exterior-A</b>									
010	A	ExtWdwCase	Rgt		I	Wood	N/A	7.6	Std
017	A	ExtWdwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWdwWell	Rgt		I	Wood	N/A	1.2	Std
<b>Interior Room 001 L/R</b>									
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Well	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTrnsom	Lft		I	Wood	N/A	2.8	Std
039	A	Transom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs (Astro & Madison) on premises;									
<b>Interior Room 002 Kitchen</b>									
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
<b>Interior Room 005 D/R</b>									
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
<b>Interior Room 006 Family Rm</b>									
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
<b>Interior Room 007 Up-Stairs</b>									
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
<b>Interior Room 009 Bathroom</b>									
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
<b>Interior Room 010 Bath #2</b>									
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std

16

## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm <sup>2</sup> )	Mode
					Cond	Substrate			
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Well	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
Comment: This was Identified as Sam's Rm. (Three (3) Dust Wipes Taken Here); Closet Door ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
184	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									
Calibration Readings									
----- End of Readings -----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
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 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
<b>Exterior Room 001 Exterior-A</b>									
008	A	Wall	L Lft		I	Wood	N/A	0.3	Std
014	A	Fascia			I	Wood	N/A	0.1	Std
013	A	Soffit			I	Wood	N/A	-0.1	Std
007	A	Porch Floor	Ctr		I	Wood	N/A	-0.1	Std
011	A	Column	Ctr		I	Wood	N/A	-0.1	Std
012	A	Chapiter	Ctr		I	Wood	N/A	0.1	Std
009	A	ExtWndwSill	Rgt		I	Wood	N/A	0.1	Std
010	A	ExtWndwCase	Rgt		I	Wood	N/A	7.6	Std
015	A	ExtWndwSill	Rgt		I	Wood	N/A	0.7	Std
016	A	ExtWndwCase	Rgt		I	Wood	N/A	0.7	Std
017	A	ExtWndwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWndwWell	Rgt		I	Wood	N/A	1.2	Std
<b>Exterior Room 002 Exterior-B</b>									
019	B	Wall	L Ctr		I	Wood	N/A	-0.1	Std
020	B	Corner board	Rgt		I	Wood	N/A	0.0	Std
021	B	ExtWndwSill	Rgt		I	Wood	N/A	0.0	Std
022	B	ExtWndwCase	Rgt		I	Wood	N/A	0.0	Std
<b>Exterior Room 003 Exterior-C</b>									
023	C	Wall	L Ctr		I	Wood	N/A	0.2	Std
026	C	Corner board	Lft		I	Wood	N/A	0.0	Std
024	C	ExtWndwSill	Ctr		I	Wood	N/A	0.0	Std
025	C	ExtWndwCase	Ctr		I	Wood	N/A	0.3	Std
<b>Exterior Room 004 Exterior-D</b>									
027	D	Stairs	Rgt	Newel post	I	Wood	N/A	0.2	Std
028	D	Porch Floor	Rgt		I	Wood	N/A	0.0	Std
029	D	Prch/Skirting	Rgt		I	Wood	N/A	0.0	Std
030	D	Support Post	Rgt		I	Wood	N/A	0.0	Std
031	D	ExtWndwSill	Rgt		I	Wood	N/A	-0.1	Std
032	D	ExtWndwCase	Rgt		I	Wood	N/A	-0.1	Std
<b>Interior Room 001 L/R</b>									
040	A	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Well	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
036	A	Door	Lft	L Ctr	I	Wood	N/A	0.0	Std
033	A	ExtSdeofDoor	Lft		I	Wood	N/A	0.0	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTransom	Lft		I	Wood	N/A	2.8	Std
039	A	Transom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std



## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
041	C	Ceiling			I	DryWall	N/A	0.0	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs (Astro & Madison) on premises;									
Interior Room 002 Kitchen									
051	A	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
049	A	Door	Ctr	Rgt casing	I	Wood	N/A	-0.1	Std
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
052	B	Wall	L Ctr		I	DryWall	N/A	0.1	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
056	B	Window	Lft	Apron	I	Wood	N/A	-0.1	Std
055	B	Window	Lft	Sill	I	Wood	N/A	-0.1	Std
057	B	Window	Lft	Lft casing	I	Wood	N/A	0.3	Std
054	C	Baseboard	Ctr		I	Wood	N/A	0.2	Std
053	C	Ceiling			I	DryWall	N/A	0.0	Std
Interior Room 003 Den									
071	A	Closet	Ctr	Door	I	Wood	N/A	0.0	Std
072	A	Closet	Ctr	Shelf	I	Wood	N/A	0.2	Std
066	C	Ceiling			I	DryWall	N/A	-0.1	Std
065	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std
067	D	Baseboard	Ctr		I	Wood	N/A	0.1	Std
070	D	Window	Rgt	Rgt casing	I	Wood	N/A	0.3	Std
069	D	Window	Rgt	Apron	I	Wood	N/A	0.5	Std
068	D	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
064	D	Door	Rgt	Rgt jamb	I	Wood	N/A	-0.1	Std
063	D	Door	Rgt	Rgt casing	I	Wood	N/A	-0.2	Std
062	D	Door	Rgt	L Ctr	I	Wood	N/A	-0.1	Std
060	D	ExtSideofDoor	Rgt		I	Wood	N/A	0.0	Std
061	D	Ext DoorTrim	Rgt		I	Wood	N/A	0.0	Std
Interior Room 004 Powder Room									
076	C	Ceiling			I	DryWall	N/A	0.0	Std
080	C	Window	Ctr	Well	I	Wood	N/A	0.3	Std
078	C	Window	Ctr	Sill	I	Wood	N/A	0.0	Std
079	C	Window	Ctr	Lft casing	I	Wood	N/A	0.0	Std
075	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std
077	D	Baseboard	Ctr		I	Wood	N/A	0.0	Std
074	D	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
073	D	Door	Ctr	L Ctr	I	Wood	N/A	0.0	Std
Interior Room 005 D/R									
083	B	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
084	B	Baseboard	Ctr		I	Wood	N/A	0.1	Std
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
085	C	Shelf	Lft		I	Wood	N/A	0.2	Std
086	C	Shelf Case	Lft		I	Wood	N/A	-0.1	Std
088	D	Window	Ctr	Rgt casing	I	Wood	N/A	-0.1	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
087	D	Window	Ctr	Sill	I	Wood	N/A	0.1	Std
Interior Room 006 Family Rm									

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
101	A	Window	Rgt	Rgt casing	I	Wood	N/A	0.0	Std
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
100	A	Window	Rgt	Apron	I	Wood	N/A	0.1	Std
099	A	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
094	B	Wall	L Ctr		I	DryWall	N/A	0.0	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
096	B	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
098	B	Door	Lft	Lft casing	I	Wood	N/A	0.3	Std
092	B	Door	Ctr	Lft casing	I	Wood	N/A	0.2	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
095	C	Ceiling			I	DryWall	N/A	-0.1	Std
090	C	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
091	C	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
Interior Room 007 Up-Stairs									
104	A	Stairs	Rgt	Newel post	I	Wood	N/A	-0.1	Std
106	A	Stairs	Rgt	Stringer	I	Wood	N/A	0.0	Std
105	A	Stairs	Rgt	Balusters	I	Wood	N/A	0.4	Std
108	B	Stairs	Rgt	Treads	I	Wood	N/A	0.2	Std
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
113	C	Wall	L Ctr		I	DryWall	N/A	0.0	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
115	C	Wainscot	Ctr		I	Wood	N/A	0.1	Std
109	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
110	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
111	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
112	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
Interior Room 008 Hallway									
116	C	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
117	C	Ceiling			I	DryWall	N/A	0.0	Std
118	D	Baseboard	Ctr		I	Wood	N/A	0.2	Std
Interior Room 009 Bathroom									
122	A	Wall	L Ctr		I	DryWall	N/A	0.0	Std
126	B	Window	Lft	Rgt casing	I	Wood	N/A	0.3	Std
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
125	B	Window	Lft	Apron	I	Wood	N/A	0.1	Std
124	B	Window	Lft	Sill	I	Wood	N/A	0.0	Std
123	C	Ceiling			I	DryWall	N/A	0.0	Std
128	D	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
119	D	Door	Rgt	Lft casing	I	Wood	N/A	0.1	Std
121	D	Door	Rgt	Lft jamb	I	Wood	N/A	0.0	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
Interior Room 010 Bath #2									
130	A	Door	Ctr	Lft casing	I	Wood	N/A	-0.1	Std
131	A	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std
133	C	Ceiling			I	DryWall	N/A	0.0	Std
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
136	C	Window	Ctr	Apron	I	Wood	N/A	0.0	Std
135	C	Window	Ctr	Sill	I	Wood	N/A	0.2	Std
137	C	Window	Ctr	Lft casing	I	Wood	N/A	0.3	Std
132	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
134	D	Baseboard	Ctr		I	Wood	N/A	0.3	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
150	A	Closet	Ctr	Door Casing	I	Wood	N/A	0.4	Std
151	A	Closet	Ctr	Door Jamb	I	Wood	N/A	0.2	Std
153	A	Closet	Ctr	Shelf Sup.	I	Wood	N/A	0.0	Std
152	A	Closet	Ctr	Shelf	I	Wood	N/A	0.0	Std
141	B	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
142	B	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
140	B	Door	Ctr	L Ctr	I	Wood	N/A	-0.1	Std
143	D	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
144	D	Ceiling			I	DryWall	N/A	-0.1	Std
148	D	Window	Ctr	Rgt casing	I	Wood	N/A	0.2	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
147	D	Window	Ctr	Apron	I	Wood	N/A	0.4	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Wall	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
156	B	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
154	B	Door	Rgt	L Ctr	I	Wood	N/A	0.0	Std
157	C	Ceiling			I	DryWall	N/A	-0.1	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
168	A	Wall	L Ctr		I	DryWall	N/A	0.1	Std
170	A	Baseboard	Ctr		I	Wood	N/A	0.0	Std
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
169	D	Ceiling			I	DryWall	N/A	0.0	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
165	D	Door	Ctr	L Ctr	I	Wood	N/A	0.4	Std
176	D	Closet	Rgt	Door	I	Wood	N/A	0.0	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
180	D	Closet	Rgt	Shelf Sup.	I	Wood	N/A	0.1	Std
179	D	Closet	Rgt	Shelf	I	Wood	N/A	0.0	Std
Comment: This was Identified as Sam's Rm. (Three (3) Dust Wipes Taken Here): Closet Door ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
184	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									

Calibration Readings

001								0.2	Std
002								0.2	Std
003								0.0	Std
004								0.9	Std
005								1.2	Std
006								1.0	Std
188								0.1	Std
189								0.1	Std
190								0.0	Std
191								0.9	Std
192								0.8	Std
193								1.1	Std

---- End of Readings ----

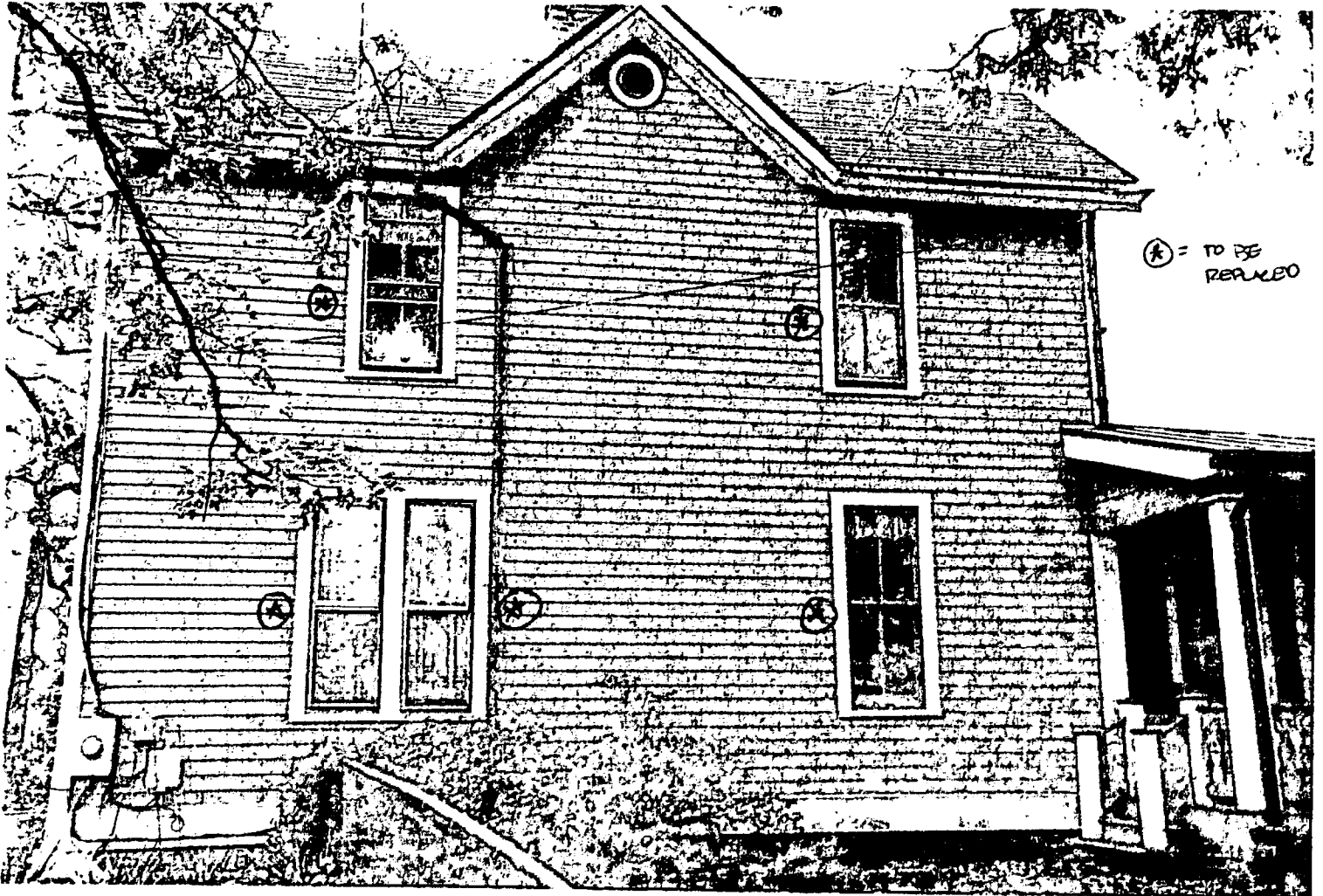


FRONT OF HOUSE : MONTGOMERY AVE  
ALL WINDOWS EXCEPT #1111 TO BE REPLACED

PHOTOGRAPHS



SIDE VIEW - FAIRFAXY 111  
ALL WINDOWS IN PHOTO TO BE REPLACED



(\*) = TO BE REPLACED

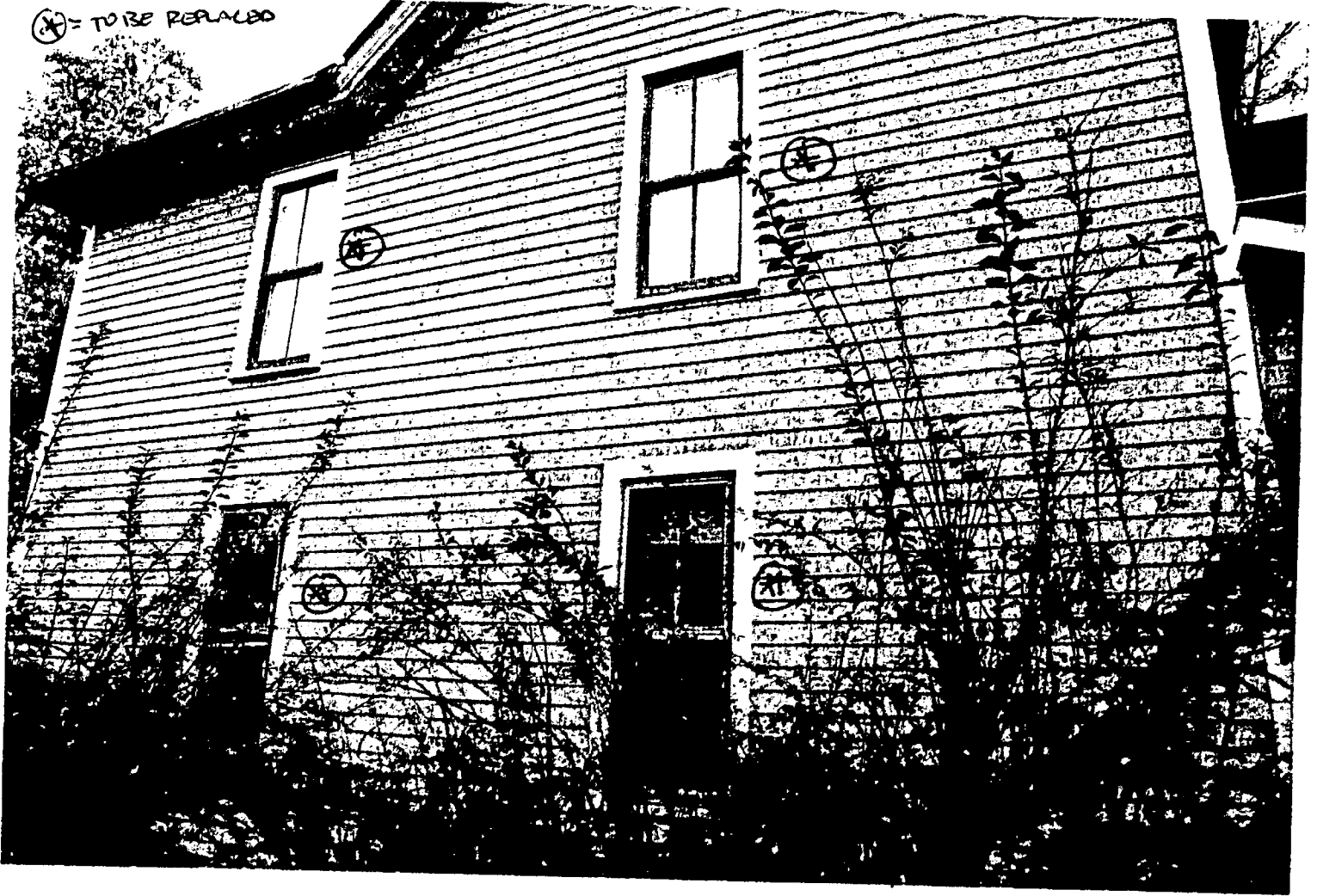
FROM BACK YARD

BOTH 2<sup>ND</sup> FLOOR WINDOWS AND FAR RIGHT 1<sup>ST</sup> FLOOR WINDOW TO BE REPLACED



FROM SIDE YARD FACING 22 MONTGOMERY AVE  
ALL WINDOWS IN HOUSE TO BE REPAIRED

(X) = TO BE REPAIRED



Attachment C

washingtonpost.com

# A Clash Between Protect, Preserve

## Couple, County Panel at Odds on How To Deal With Lead-Painted Windows

By Cameron W. Barr  
Washington Post Staff Writer  
Thursday, July 29, 2004; Page GZ12

In the historic district of Takoma Park, this old house isn't necessarily your old house, even if you own it.

When Kate A. Bauer and Eric N. Lindblom bought their circa 1914 house in the district in 1998, they discovered that the windows were sloughing off prodigious amounts of lead-rich paint dust. After a contractor gave up on efforts to remove the paint, they concluded that their only recourse was to replace the windows with new high-end ones that look like the originals.

But the Montgomery County Historic Preservation Commission, which must approve any alteration to their house's exterior, exists to make sure that old houses in the district stay old houses -- not old houses with new windows. The commission presides over about 3,000 historic sites in the county, including roughly 900 in the Takoma Park district.

The clash pits individuals who wish to live as lead-free as possible against the desire of a community that wants to maintain the evidence of its history.

From the perspective of Bauer and Lindblom, they are parents who want to protect their daughters from lead dust and are being blocked by preservation bureaucrats who value old windows over young minds.

Gwen Marcus Wright, the county's historic preservation coordinator, has the task of encouraging Bauer and Lindblom to do all they can to control the lead problem without replacing the windows. At a meeting of the nine-member commission June 9, all but one of the commissioners agreed, telling the couple that they had to make another effort at abatement before the commission would consider allowing them to replace their windows. The commission will revisit the matter Aug. 18.

"Considered as a whole," Wright said in a telephone interview last week, the Takoma Park district "is just a wonderfully representative example of late 19th-century and early 20th-century American architectural styles, and it certainly is representative of the development of this county." The Bauer-Lindblom house, which has four bedrooms and mixes Victorian and colonial styles, is on a corner lot. A previous owner painted the exterior a light mauve.

The house is considered a "contributing resource" to the district, a middle-ground designation that distinguishes it from structures considered "outstanding" or "noncontributing" resources.

"It's extremely frustrating," said Lindblom, sitting in his dining room and reflecting on his and his wife's six-year-old attempt to replace their windows. Their daughters, 4 and 6, have measurable but low levels of lead in their blood: less than 2.5 micrograms per deciliter. But with studies emerging about possible

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deleterious effects from lead exposure once considered acceptable, Lindblom said, "we don't know if there aren't more subtle things going on, and that's a horrible thing to have to worry about."

Wright points to the low lead levels in the children as a reason for the old windows to stay. "Whatever they're doing works," she said, referring to the efforts that Bauer and Lindblom have made to keep the lead dust under control: regular mopping and wiping, keeping certain windows closed at all times and using a vacuum with a special filter. "If there were a demonstrated adverse impact to the children," Wright added, "I think the commission in a heartbeat would say, 'Change your windows.'"

In the early 1990s, Wright said, the commission allowed a day-care center to replace its windows -- and use lead concerns as a justification -- to meet government regulations. No individual homeowner "has ever raised [lead] as an issue for replacing their windows," she said.

Given the profusion of lead in building materials used before the late 1970s, commission staff members are concerned about the precedent that the case would set for future petitions to replace windows. They recommended that the commission deny Bauer and Lindblom's application. As Wright later said, "If you did the same lead test [as Bauer and Lindblom did] on every house in Takoma Park, you would find the same result."

The lone commissioner to support Bauer and Lindblom's application, Bethesda architect Nuray Anahtar, said she thought the couple had been through enough. "They really tried hard, and personally I think it wasn't inappropriate to replace the windows in that case," she said in a telephone interview last week.

Bauer and Lindblom had the house tested for lead in 1998, shortly after they moved in. The results showed levels of lead in their windowsills that were 100 to nearly 200 times the federal standards, prompting the couple to hire a lead-abatement specialist to strip the windows of lead paint. After working on two windows in the bedroom of the couple's daughters, the firm gave up, saying the task was too difficult to complete in keeping with its estimate and recommending replacement. "We realized that abatement wasn't going to be a strategy that was going to work," Lindblom said. They also felt that new windows would function better and provide better insulation.

An estimate for the replacement of 17 windows came in at nearly \$14,000, prompting the couple to put the project on hold because they didn't have the money. They contented themselves with wiping, vacuuming and never opening several windows, especially in rooms in which their daughters sleep or play. "I wipe it often," said Bauer, standing at the kitchen window, "but it's impossible not to produce visible chipping paint dust, and who knows how much invisible dust there is."

Last year, the couple began reading reports about studies showing that even very low levels of lead in the bloodstream can harm children. At the same time, an inheritance gave them some extra money. They renewed their attempt to replace their windows and applied to the commission for permission.

When a commission staffer visited the house, Bauer said, it became clear the commission wasn't likely to approve the application. So the couple followed the staffer's advice and contacted an out-of-state window specialist. But Lindblom and Bauer were unsatisfied when the specialist's local subcontractor seemed unfamiliar with lead abatement procedures; other specialists referred by commission staff members said they did not do residential work or did not accept jobs in the area. The couple proceeded with their application, which the commission considered last month.

The commissioners, except for Anahtar, voted to have the couple work with commission staff members once again to find an abatement specialist.

Bauer and Lindblom have received one estimate: \$26,500 -- nearly twice what new windows would cost. At the commission hearing June 9, preservation coordinator Wright reminded the commissioners that they "don't typically make preservation decisions based on cost." The couple interpreted that to mean they may not be able to cite the higher cost of abatement as a reason to support replacement.

In her dining room, Bauer considered the argument that their case might allow other historic-district homeowners to replace their windows. She noted the high lead levels found in the 1998 test and the steps the couple had taken to attempt to address the problem in keeping with the commission's desires. Then she said, "Maybe it's time that precedent should be set."

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**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	24 Montgomery Avenue, Takoma Park	<b>Meeting Date:</b>	2/13/2008
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	2/6/2008
<b>Applicant:</b>	David Christy, Jr.	<b>Public Notice:</b>	1/31/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-08A	<b>Staff:</b>	Scott Whipple
<b>PROPOSAL:</b>	Window replacement		

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**STAFF RECOMMENDATION:**

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

1. The applicant will submit a final window specification sheet, documenting manufacturer, dimensions, and muntin profiles, to HPC staff for review and approval prior to stamping permit set of drawings. (*Detail to be shown on permit set of drawings*).

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c1885-95

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.



Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

**PROPOSAL:**

The applicant is proposing to replace nineteen windows on the subject property with new wood windows to match the size, shape, muntin profile, and number of panes of the original windows. Eight of the existing windows are 1/1 and eleven are 2/2 windows. The 2/2 windows will be replaced with true divided light windows. (See circles 10-11 for details.)

**APPLICABLE GUIDELINES:**

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

***Takoma Park Historic District Guidelines***

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.

The *Guidelines* that pertain to this project are as follows:

- 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;
- original size and shape of window and door openings should be maintained, where feasible;
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- some non-original building materials may be acceptable on a case-by-case basis.

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

24A-8(b)(4). The proposal is necessary in order that unsafe condition or health hazards be remedied.

*Secretary of the Interiors Standards for Rehabilitation*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**STAFF DISCUSSION**

A request to replace windows in historic resources is not to be considered lightly. Taken as a whole, windows play a large part in defining the architectural character of a house, and the HPC generally requires the repair of historic windows over their replacement, except in cases where there are unusual mitigating circumstances. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* promotes leaving features unaltered and recommends repair over replacement, but allows for replacement of historic materials when repair is unfeasible. 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 that in mind that staff carefully evaluated this proposal and concluded that certain mitigating circumstances cause this application to be approvable with conditions.

The HPC carefully reviews alterations proposed to remedy either an unsafe condition or health hazard taking into consideration the feasibility of a range of alternative treatments that exist. If the Commission determines that remediation of the hazard cannot be accomplished while retaining the original architectural fabric because of impossibility or impracticality, the Commission may approve an Historic Area Work Permit for the replacement of the historic fabric with new materials that closely match the original building elements in terms of not only architectural style and design, but also in terms of the nature, texture, details, and dimensions of building materials, windows, doors, siding, or other architectural feature.

In this case the applicant has provided a "Summary Report of Lead Paint Inspection," conducted by Alban Home Inspection Company, establishing an elevated presence of lead in the house and, in particular, documenting elevated lead levels in evidence in various window test locations. The applicants also provided lab results establishing that their young child had an elevated blood lead concentration.

There is considerable evidence that shows lead abatement, when done correctly, is an effective strategy for significantly reducing the presence of lead in older buildings. While lead abatement is often the preferred approach, there may be certain circumstances where other treatments are necessary. The applicants in this case postponed HPC consideration of their original application to allow them additional time to weigh alternatives to the replacement of original building fabric and to identify replacement windows more appropriate for the subject property than they had originally proposed. The applicants worked closely with HPC staff and carefully considered options for addressing the lead levels in evidence in the subject property.

It is the opinion of staff that the applicant's proposal for window replacement is, given the circumstances in this case, an appropriate treatment in response to an unsafe condition or health hazard. The applicants have revised their original application and now propose using all-wood replacement windows to match the size, shape, muntin profile, and number of panes of the original windows. Replacement 2/2 windows are to be true-divided light. The applicants have submitted a window schedule outlining their proposal (see circles 10-11.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(4) and *The Secretary of the Interior's Standards for Rehabilitation #6*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Shari Friedman

Daytime Phone No.: 301-270-1511

Tax Account No.: 161301063877

Name of Property Owner: David S. Christy, Jr.

Daytime Phone No.: 202-626-1493

Address: 24 Montgomery Ave, Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Pella Windows (KC Company). Contact: Dave McCaully Phone No.: 301-654-9740

Contractor Registration No.: 38731 (Maryland)

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Montgomery Ave

Town/City: Takoma Park Nearest Cross Street: Hickory Ave

Lot: 12 Block: 18 Subdivision: 25 (B.F. Gilbert's Addition)

Liber: 15173 Folio: 258 Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 23,103.04

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

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

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

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

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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

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

[Signature]  
Signature of Owner or Authorized Agent

11/21/17  
Date

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

Wood windows, double-hung, wood exterior. Eight of the windows are one-over-one. Ten of the windows are two-over-two

A 6/14/05

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

Replace existing windows with same design and materials. New windows would be wood, double-hung, wood exterior. All one-over-one will be replaced with one-over-one. All two-over-two will be replaced with two-over two. No material change to external appearance.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

~~[see plan previous to this revision]~~

SN REVISED

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 H/A

If you are proposing construction adjacent to or within the drip-line 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

Shari Friedman and David Christy  
24 Montgomery Ave  
Takoma Park, MD 20912  
(301) 270-1511

Montgomery County Historic Preservation Commission  
255 Rockville Pike  
Rockville MD 20850  
240-777-6370

November 20, 2007

Dear HPC Board and Staff:

We are writing to request a Historic Area Work Permit to replace our windows with historically similar wood windows, ~~by Pella's Architectural line~~. Our existing windows have lead paint which has caused high lead levels in our son.

We support the HPC's goal of enhancing the quality of life in the county and to preserve continued use and pleasure of the citizens of Montgomery county. Further, we support HPC's goal of safeguarding the historical and cultural heritage of the county. We have made improvements to our home to return it to its historic form. We replaced aluminum siding with original clapboard and hired a historian to advise us on period-relevant paint colors in which our house is now painted. We intend to make further improvements including replacing the chain link fence and fixing our foundation.

The existing windows are a health hazard to our family. They have lead paint on them and opening and closing the windows creates lead dust. On August 30, 2007 our 18-month-old son, Sam, tested high for lead in his blood. His blood lead level was 9.0 mcg/deciliter (see Attachment A). Our pediatrician contacted us personally and expressed extreme concern. We took this very seriously, knowing that neurological damage can occur from far lower levels. In fact, studies have not found a truly safe level of lead in blood. The existing threshold is set on realistically attainable results rather than a pure health standard. Even with the most liberal ceiling, 9 mcg/dL is considered high.

We dealt with all the remediation we were able to do immediately. After thoroughly cleaning the house, we hired Alban Home Inspection Company to test all portions of our house. Alban found lead dust on the window sills and wells (See attachment B). Some exceeded (by as much as 3 - 4 times) the recommended level for safety. This was despite careful cleaning of the sills and wells every time we open and close windows. We hired a company to clean the house again using TSP, a lead remediation cleaner. Now we need to find a more permanent solution for our windows.

REVISED PROPOSAL  
Applicant to work with  
staff for approval of  
manufacturer's  
specs.  
SW  
2.5.08

In addition to having a toddler, Shari is pregnant. Lead dust traverses the placenta and can irreversibly damage an unborn child. This makes lead dust clean up particularly difficult because Shari is now restricted from dealing with it.

While we feel strongly about removing the health hazard, we want to preserve the exterior look of our house. We therefore want to install historically accurate replacement windows. ~~Pella Windows offers an Architectural Line that will allow us to replicate our double hung "one-over-one" and "two-over-two" wooden windows with wood exterior. Pella's Architectural line is what our neighbors used to replace their historic windows on 49 Elm Avenue (see Attachment C).~~

Revised  
Application  
2.5.08  
(S)

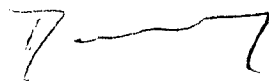
In the article, Ms. Gwen Marcus Wright of HPC stated that "If there were a demonstrated adverse impact to the children, I think the commission in a heartbeat would say, 'Change your windows.'" We have a demonstrated adverse impact to one child and possibly to another child in the womb who can't be tested.

We believe that replacing our windows is necessary to remedy an unsafe condition and health hazard and that we as owners are not deprived of reasonable use of our home (section 24A-8 of the Montgomery County Code).

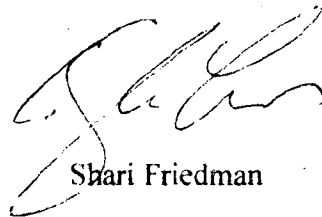
We want to preserve the historic look of our home. We believe that we can remedy the health hazard posed by our existing windows and preserve the historic look of our home by replacing the windows with suitable replicas. This can be done quickly, safely and without disturbing the historic beauty of our house or our neighborhood.

Thank you for your attention to this issue. Please contact us if you have any questions or need additional information.

Sincerely,



David S. Christy, Jr.



Shari Friedman



## MEMORANDUM

**To:** Scott Whipple  
**From:** Shari Friedman and David Christy, Jr.  
**Date:** February 4, 2008  
**Subject:** Window Replacement Proposal

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As per your request, the following is our revised proposal for window replacement. In summary, we are requesting that all our windows be replaced with wood exteriors and that one-over-ones be replaced with one-over-ones and that two-over-twos are replaced with two-over-twos with true divided light. Orientations are from the street looking at the house. If you need any additional information, please call me at (301) 270-1511.

### **Front Elevation (directly facing Montgomery Avenue)**

- First floor porch (two windows)
  - One over one
  - Wood exterior
- First floor bay (two windows)
  - One over one
  - Wood exterior
- Second floor above porch (one window)
  - Two-over-two
  - True divided light
  - Wood exterior
- Second floor bay (two windows)
  - One over one
  - Wood exterior

### **Side Elevation—Directly facing Hickory Avenue**

- First floor, far left (two windows)
  - One over one
  - Wood exterior
- First floor, far right (one window)
  - Two over two
  - Wood exterior
  - True divided light
- Second floor, far left (one window)
  - Two over two
  - Wood exterior
  - True divided light
- Second floor, far right (one window)
  - Two over two
  - Wood exterior
  - True divided light

**Back Elevation—facing neighbor on Hickory**

- First floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, right (one window)
  - Two over two
  - True divided light
  - Wood exterior

**Side Elevation—facing neighbor on Montgomery**

- First floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- First floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- First floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior.

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

<p><b>Owner's mailing address</b></p> <p>24 MONTGOMERY AVENUE        TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b></p> <p>N/A</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>(ADJACENT)</p> <p>22 MONTGOMERY AVE        TAKOMA PARK, MD 20912</p> <p>OWNER: DIANE CURRAN        FERDINAND HOGNER</p>	<p>(CONFRONTING)</p> <p>25 MONTGOMERY AVE        TAKOMA PARK, MD 20912</p> <p>OWNER: STEVEN EDWIN STOKER        LARA COLLIN</p> <p>NOTE: OWNER        NOT LIVING IN        HOME NOW</p>
<p>(ADJACENT)</p> <p>17 HICKORY AVE        TAKOMA PARK, MD 20912</p> <p>OWNER: THERESA - MARIE SMITH</p>	<p>(CONFRONTING)</p> <p>22 HICKORY AVE        TAKOMA PARK, MD 20912</p> <p>OWNER: JAMES PORTER</p>
<p>(CONFRONTING)</p> <p>18 HICKORY AVE        TAKOMA PARK, MD 20912</p> <p>NEIGHBOR: MICHAEL        OWNER: GUYTON TIBBETTS</p>	<p>(CONFRONTING)</p> <p>20 HICKORY AVE        TAKOMA PARK, MD 20912</p> <p>OWNER: JULIA WASHBURN</p>

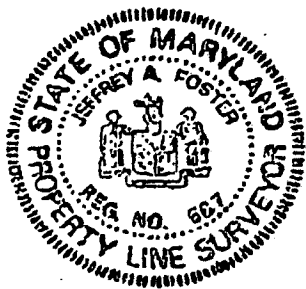
**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

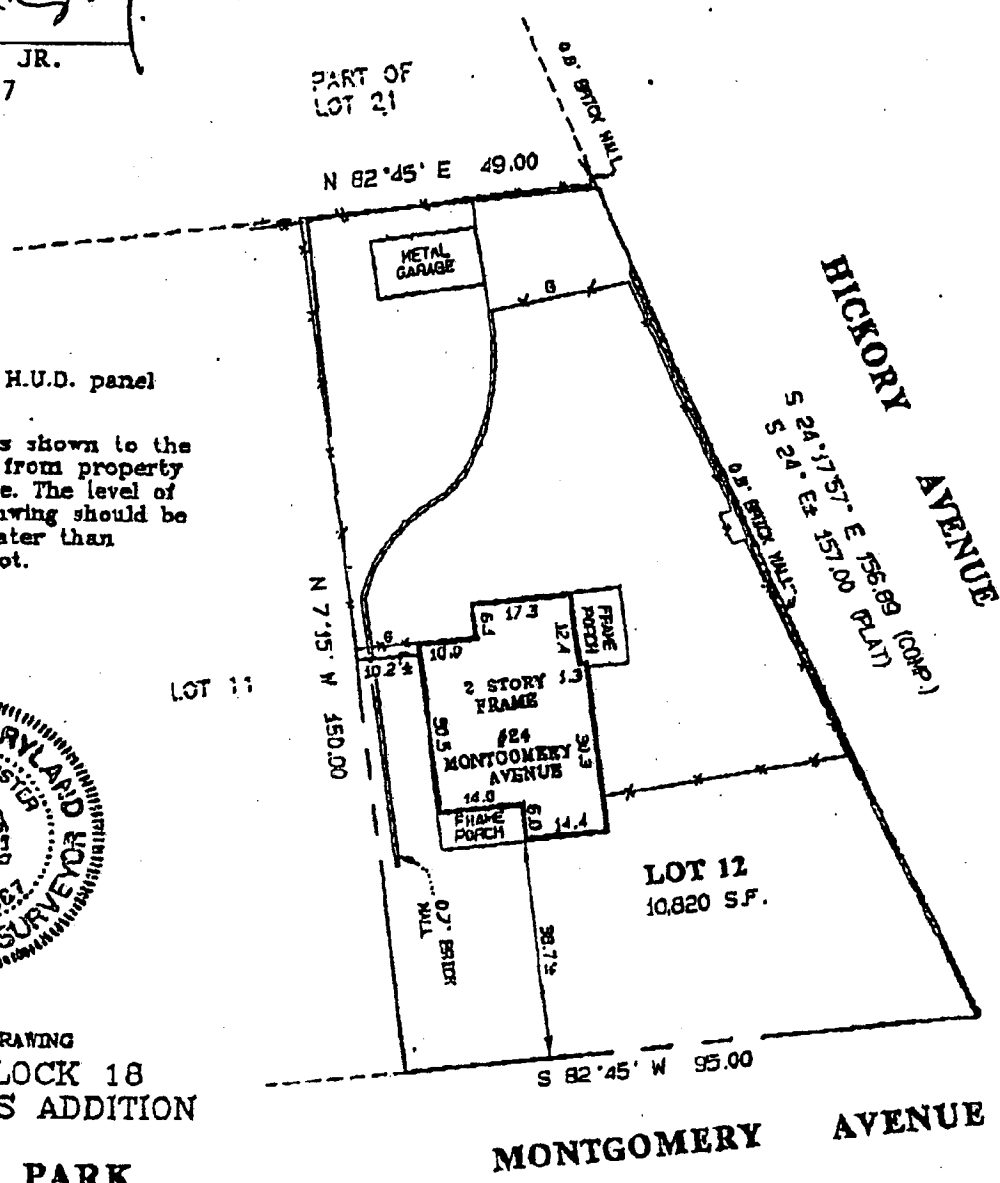
*David S. Christy, Jr.*  
 DAVID S. CHRISTY, JR.  
 SEPTEMBER 17, 1997

**Notes**

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.



LOCATION DRAWING  
 LOT 12, BLOCK 18  
 B.F. GILBERT'S ADDITION  
 TO  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND



**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 667

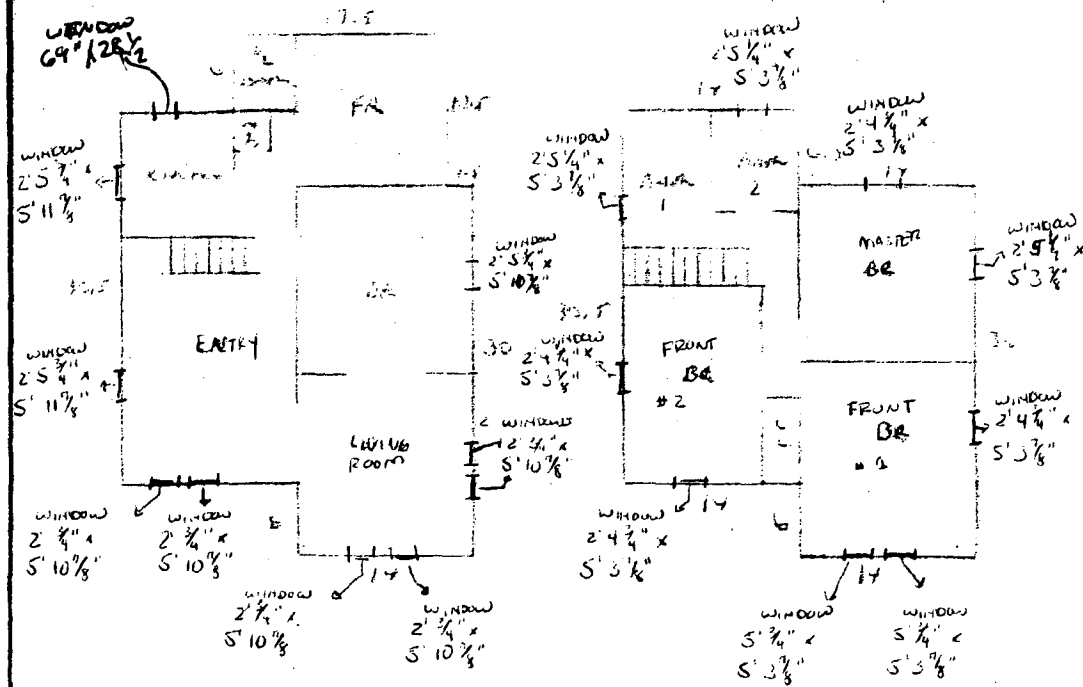
**REFERENCES**

PLAT DK. A  
 PLAT NO. 3  
 LIBER  
 FOLIO



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 200  
 Gaithersburg, Maryland  
 301/948-5100, Fax 30

DATE OF LOCATIONS  
 WALL CHECK:  
 HSE. LOC.: 0-0-07  
 SCALE: 1"  
 DRAWN BY: M  
 JOB NO.: 97-1



NOTE: PLATT IS ATTACHED TO SHOW ORIENTATION

PATIENT INFORMATION  
**CHRISTY, SAMUEL**

REPORT STATUS **Final**

QUEST DIAGNOSTICS INCORPORATED  
 CLIENT SERVICE 410.247.4000

DOB: 02/04/2006 Age: 19M  
 GENDER: M

ORDERING PHYSICIAN  
**TAMARA BUCKLEY, R.N.**

SPECIMEN INFORMATION  
 SPECIMEN: CA7697884  
 REQUISITION: 0A7697884  
 LAB REF NO:

PHONE: (301)270-1511

CLIENT INFORMATION  
 43944  
 JEFFREY P BERNSTEIN, MD  
 DANIEL T SHAPIRO MD  
 344 UNIVERSITY BLDV STE 112  
 SILVER SPRING, MD 20901

COLLECTED: 08/30/2007 00:00  
 RECEIVED: 08/30/2007 22:48  
 REPORTED: 08/31/2007 12:39

Test Name	In Range	Out of Range	Reference Range	Lab
LEAD, BLOOD				QBA
LEAD, BLOOD	9		0-9 mcg/dL	

Reference range:

CDC CLASS	BLOOD LEAD CONCENTRATION(mcg/dL)
I	LESS THAN 10
IIA	10 - 14
IIIB	15 - 19
III	20 - 44
IV	45 - 69
V	Greater than 69

Refer to Current CDC guidelines for comments and interventions recommended for each class. Due to the possibility of lead contamination of the skin, it is recommended that any elevated lead level collected in a capillary tube be confirmed by testing a blood sample collected by venipuncture.

**Performing Laboratory Information:**

QBA Quest Diagnostics Incorporated 3601 Quince Orchard Road Silver Spring MD 20910 Laboratory Director: Robert B. Smith, MD.

*n = 1*

ATTACHMENT B3

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13:01  
 Total Readings: 193 Actionable: 59  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
<b>Exterior Room 001 Exterior-A</b>									
010	A	ExtWdwCase	Rgt		I	Wood	N/A	7.6	Std
017	A	ExtWdwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWdwWell	Rgt		I	Wood	N/A	1.2	Std
<b>Interior Room 001 L/R</b>									
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Well	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTrnsom	Lft		I	Wood	N/A	2.8	Std
039	A	Transom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9ug/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs (Astro & Madison) on premises;									
<b>Interior Room 002 Kitchen</b>									
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
<b>Interior Room 005 D/R</b>									
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
<b>Interior Room 006 Family Rm</b>									
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
<b>Interior Room 007 Up-Stairs</b>									
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
<b>Interior Room 009 Bathroom</b>									
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
<b>Interior Room 010 Bath #2</b>									
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std

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## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm <sup>2</sup> )	Mode
					Cond	Substrate			
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Well	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
Comment: This was Identified as Sam's Rm. (Three(3) Dust Wipes Taken Here); Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
184	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									
Calibration Readings									
----- End of Readings -----									



DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13.01  
 Total Readings: 193  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Load (mg/cm <sup>2</sup> )	Mode
<b>Exterior Room 001 Exterior-A</b>									
008	A	Wall	L	Lft	I	Wood	N/A	0.3	Std
014	A	Fascia			I	Wood	N/A	0.1	Std
013	A	Soffit			I	Wood	N/A	-0.1	Std
007	A	Porch Floor		Ctr	I	Wood	N/A	-0.1	Std
011	A	Column		Ctr	I	Wood	N/A	-0.1	Std
012	A	Chapiter		Ctr	I	Wood	N/A	0.1	Std
009	A	ExtWdwSill		Rgt	I	Wood	N/A	0.1	Std
010	A	ExtWdwCase		Rgt	I	Wood	N/A	7.6	Std
015	A	ExtWdwSill		Rgt	I	Wood	N/A	0.7	Std
016	A	ExtWdwCase		Rgt	I	Wood	N/A	0.7	Std
017	A	ExtWdwSash		Rgt	I	Wood	N/A	1.4	Std
018	A	ExtWdwWell		Rgt	I	Wood	N/A	1.2	Std
<b>Exterior Room 002 Exterior-B</b>									
019	B	Wall		L Ctr	I	Wood	N/A	-0.1	Std
020	B	Corner board		Rgt	I	Wood	N/A	0.0	Std
021	B	ExtWdwSill		Rgt	I	Wood	N/A	0.0	Std
022	B	ExtWdwCase		Rgt	I	Wood	N/A	0.0	Std
<b>Exterior Room 003 Exterior-C</b>									
023	C	Wall		L Ctr	I	Wood	N/A	0.2	Std
026	C	Corner board		Lft	I	Wood	N/A	0.0	Std
024	C	ExtWdwSill		Ctr	I	Wood	N/A	0.0	Std
025	C	ExtWdwCase		Ctr	I	Wood	N/A	0.3	Std
<b>Exterior Room 004 Exterior-D</b>									
027	D	Stairs		Rgt Newel post	I	Wood	N/A	0.2	Std
028	D	Porch Floor		Rgt	I	Wood	N/A	0.0	Std
029	D	Porch/Skirting		Rgt	I	Wood	N/A	0.0	Std
030	D	Support Post		Rgt	I	Wood	N/A	0.0	Std
031	D	ExtWdwSill		Rgt	I	Wood	N/A	-0.1	Std
032	D	ExtWdwCase		Rgt	I	Wood	N/A	-0.1	Std
<b>Interior Room 001 L/R</b>									
040	A	Wall		L Ctr	I	DryWall	N/A	-0.1	Std
045	A	Window		Lft Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window		Lft Sash	I	Wood	N/A	>9.9	Std
047	A	Window		Lft Well	I	Wood	N/A	>9.9	Std
044	A	Window		Lft Apron	I	Wood	N/A	>9.9	Std
043	A	Window		Lft Sill	I	Wood	N/A	>9.9	Std
037	A	Door		Lft Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door		Lft Lft jamb	I	Wood	N/A	5.7	Std
036	A	Door		Lft L Ctr	I	Wood	N/A	0.0	Std
033	A	ExtSdecfDoor		Lft	I	Wood	N/A	0.0	Std
034	A	Ext DoorTrim		Lft	I	Wood	N/A	2.9	Std
035	A	ExtSdeTension		Lft	I	Wood	N/A	2.9	Std
039	A	Trancon		Lft	I	Wood	N/A	>9.9	Std
048	B	Radiator		Lft	I	Metal	N/A	2.7	Std
042	B	Baseboard		Lft	I	Wood	N/A	>9.9	Std

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
041	C	Ceiling			I	DryWall	N/A	0.0	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs (Astro & Madison) on premises;									
Interior Room 002 Kitchen									
051	A	Wall	L	Ctr	I	DryWall	N/A	-0.1	Std
049	A	Door		Ctr	I	Wood	N/A	-0.1	Std
050	A	Door		Ctr	I	Wood	N/A	>9.9	Std
052	B	Wall	L	Ctr	I	DryWall	N/A	0.1	Std
058	B	Window		Lft	I	Wood	N/A	6.9	Std
059	B	Window		Lft	I	Wood	N/A	6.7	Std
056	B	Window		Lft	I	Wood	N/A	-0.1	Std
055	B	Window		Lft	I	Wood	N/A	-0.1	Std
057	B	Window		Lft	I	Wood	N/A	0.3	Std
054	C	Baseboard		Ctr	I	Wood	N/A	0.2	Std
053	C	Ceiling			I	DryWall	N/A	0.0	Std
Interior Room 003 Den									
071	A	Closet		Ctr	I	Wood	N/A	0.0	Std
072	A	Closet		Ctr	I	Wood	N/A	0.2	Std
066	C	Ceiling			I	DryWall	N/A	-0.1	Std
065	D	Wall	L	Ctr	I	DryWall	N/A	0.0	Std
067	D	Baseboard		Ctr	I	Wood	N/A	0.1	Std
070	D	Window		Rgt	I	Wood	N/A	0.3	Std
069	D	Window		Rgt	I	Wood	N/A	0.5	Std
068	D	Window		Rgt	I	Wood	N/A	0.0	Std
064	D	Door		Rgt	I	Wood	N/A	-0.1	Std
063	D	Door		Rgt	I	Wood	N/A	-0.2	Std
062	D	Door		Rgt	I	Wood	N/A	-0.1	Std
060	D	Ext Side of Door		Rgt	I	Wood	N/A	0.0	Std
061	D	Ext Door Trim		Rgt	I	Wood	N/A	0.0	Std
Interior Room 004 Powder Room									
076	C	Ceiling			I	DryWall	N/A	0.0	Std
080	C	Window		Ctr	I	Wood	N/A	0.3	Std
078	C	Window		Ctr	I	Wood	N/A	0.0	Std
079	C	Window		Ctr	I	Wood	N/A	0.0	Std
075	D	Wall	L	Ctr	I	DryWall	N/A	0.0	Std
077	D	Baseboard		Ctr	I	Wood	N/A	0.0	Std
074	D	Door		Ctr	I	Wood	N/A	0.0	Std
073	D	Door		Ctr	I	Wood	N/A	0.0	Std
Interior Room 005 D/R									
083	B	Wall	L	Ctr	I	DryWall	N/A	-0.1	Std
084	B	Baseboard		Ctr	I	Wood	N/A	0.1	Std
081	B	Door		Ctr	I	Wood	N/A	>9.9	Std
082	B	Door		Ctr	I	Wood	N/A	>9.9	Std
085	C	Shelf		Lft	I	Wood	N/A	0.2	Std
086	C	Shelf Case		Lft	I	Wood	N/A	-0.1	Std
088	D	Window		Ctr	I	Wood	N/A	-0.1	Std
089	D	Window		Ctr	I	Wood	N/A	>9.9	Std
087	D	Window		Ctr	I	Wood	N/A	0.1	Std
Interior Room 006 Family Rm									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Reading No.	Wall	Structure	Location	Member	Paint			Lead (mg/cm <sup>2</sup> )	Mode
					Cond	Substrate	Color		
101	A	Window	Rgt	Rgt casing	I	Wood	N/A	0.0	Std
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
100	A	Window	Rgt	Apron	I	Wood	N/A	0.1	Std
099	A	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
094	B	Wall	L Ctr		I	DryWall	N/A	0.0	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
096	B	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
098	B	Door	Lft	Lft casing	I	Wood	N/A	0.3	Std
092	B	Door	Ctr	Lft casing	I	Wood	N/A	0.2	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
095	C	Ceiling			I	DryWall	N/A	-0.1	Std
090	C	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
091	C	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
Interior Room 007 Up-Stairs									
104	A	Stairs	Rgt	Newel post	I	Wood	N/A	-0.1	Std
106	A	Stairs	Rgt	Stringer	I	Wood	N/A	0.0	Std
105	A	Stairs	Rgt	Balusters	I	Wood	N/A	0.4	Std
108	B	Stairs	Rgt	Treads	I	Wood	N/A	0.2	Std
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
113	C	Wall	L Ctr		I	DryWall	N/A	0.0	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
115	C	Wainscot	Ctr		I	Wood	N/A	0.1	Std
109	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
110	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
111	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
112	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
Interior Room 008 Hallway									
116	C	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
117	C	Ceiling			I	DryWall	N/A	0.0	Std
118	D	Baseboard	Ctr		I	Wood	N/A	0.2	Std
Interior Room 009 Bathroom									
122	A	Wall	L Ctr		I	DryWall	N/A	0.0	Std
126	B	Window	Lft	Rgt casing	I	Wood	N/A	0.3	Std
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
125	B	Window	Lft	Apron	I	Wood	N/A	0.1	Std
124	B	Window	Lft	Sill	I	Wood	N/A	0.0	Std
123	C	Ceiling			I	DryWall	N/A	0.0	Std
128	D	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
119	D	Door	Rgt	Lft casing	I	Wood	N/A	0.1	Std
121	D	Door	Rgt	Lft jamb	I	Wood	N/A	0.0	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
Interior Room 010 Bath #2									
130	A	Door	Ctr	Lft casing	I	Wood	N/A	-0.1	Std
131	A	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std
133	C	Ceiling			I	DryWall	N/A	0.0	Std
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
136	C	Window	Ctr	Apron	I	Wood	N/A	0.0	Std
135	C	Window	Ctr	Sill	I	Wood	N/A	0.2	Std
137	C	Window	Ctr	Lft casing	I	Wood	N/A	0.3	Std
132	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm <sup>2</sup> )	Mode
					Cond	Substrate			
134	D	Baseboard	Ctr		I	Wood	N/A	0.3	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
150	A	Closet	Ctr	Door Casing	I	Wood	N/A	0.4	Std
151	A	Closet	Ctr	Door Jamb	I	Wood	N/A	0.2	Std
153	A	Closet	Ctr	Shelf Sup.	I	Wood	N/A	0.0	Std
152	A	Closet	Ctr	Shelf	I	Wood	N/A	0.0	Std
141	B	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
142	B	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
140	B	Door	Ctr	L Ctr	I	Wood	N/A	-0.1	Std
143	D	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
144	D	Ceiling			I	DryWall	N/A	-0.1	Std
148	D	Window	Ctr	Rgt casing	I	Wood	N/A	0.2	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
147	D	Window	Ctr	Apron	I	Wood	N/A	0.4	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Wall	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
156	B	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
154	B	Door	Rgt	L Ctr	I	Wood	N/A	0.0	Std
157	C	Ceiling			I	DryWall	N/A	-0.1	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room:									
Interior Room 013 B/R #3									
168	A	Wall	L Ctr		I	DryWall	N/A	0.1	Std
170	A	Baseboard	Ctr		I	Wood	N/A	0.0	Std
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Wall	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
169	D	Ceiling			I	DryWall	N/A	0.0	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
165	D	Door	Ctr	L Ctr	I	Wood	N/A	0.4	Std
176	D	Closet	Rgt	Door	I	Wood	N/A	0.0	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
180	D	Closet	Rgt	Shelf Sup.	I	Wood	N/A	0.1	Std
179	D	Closet	Rgt	Shelf	I	Wood	N/A	0.0	Std
Comment: This was identified as Sam's Rm. (Three (3) Dust Wipes Taken Here): Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman & David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
188	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
189	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
192	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std

Comment: Ill-fitting Doors; Unfinished Basement with Masonry/Stone Foundation;

Calibration Readings

001	0.2	Std
002	0.2	Std
003	0.0	Std
004	0.9	Std
005	1.2	Std
006	1.0	Std
188	0.1	Std
189	0.1	Std
190	0.0	Std
191	0.9	Std
192	0.8	Std
193	1.1	Std

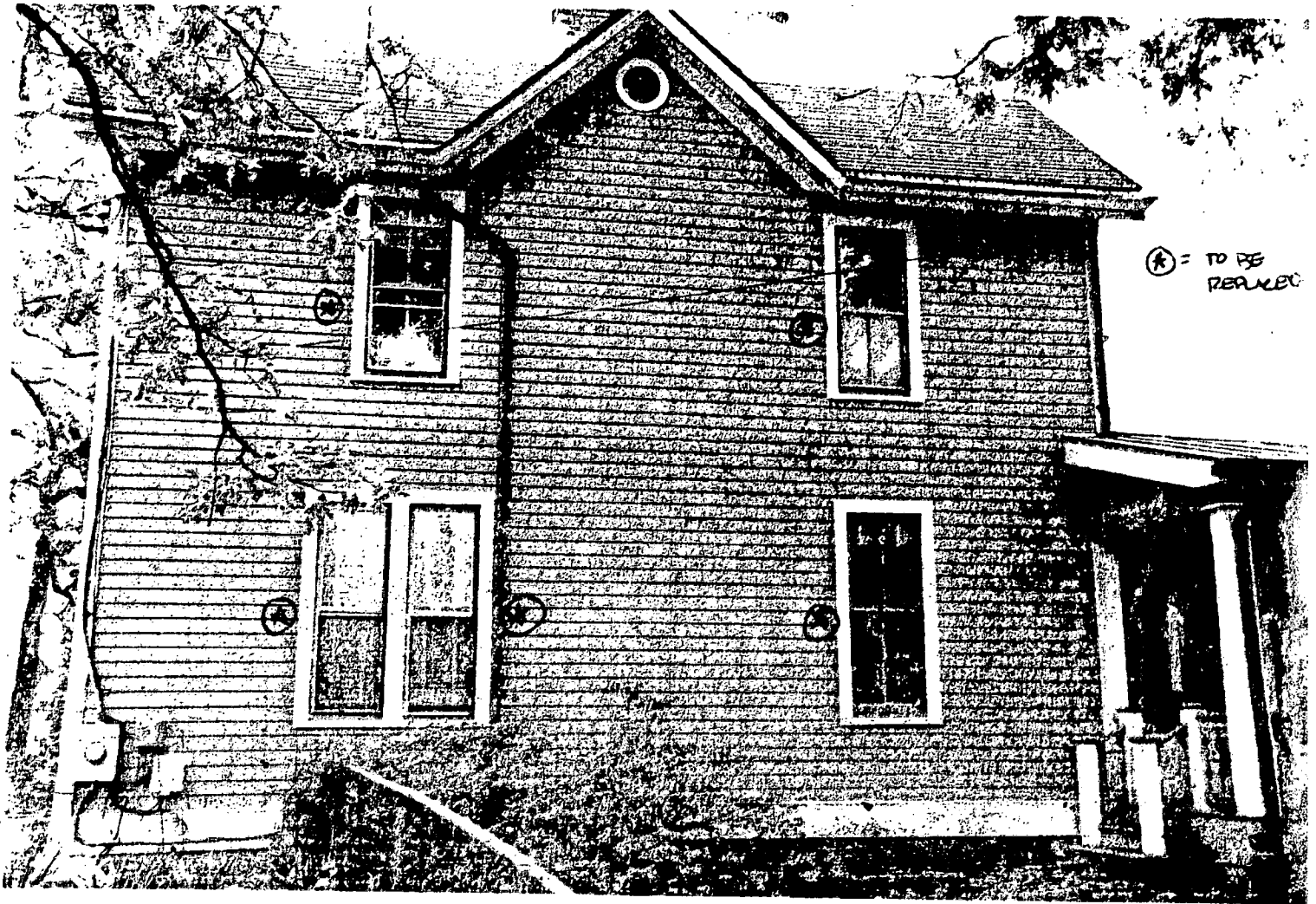
---- End of Readings ----

FRONT OF HOUSE - MONTGOMERY AVE  
ALL WINDOWS EXCEPT THIS TO BE REPLACED

PHOTOGRAPHS

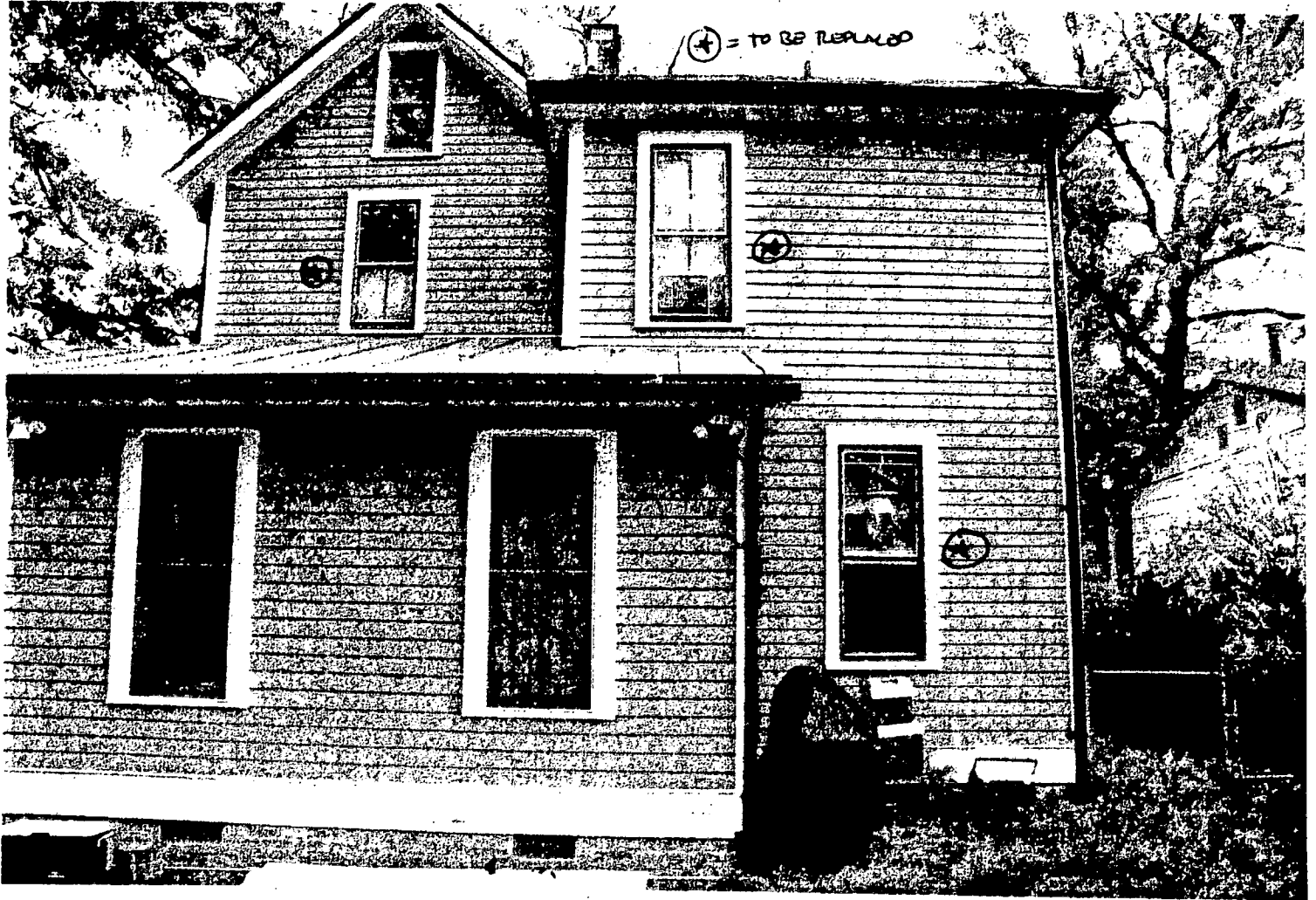


ALL WORK SHOWN IN PHOTO TO BE REPAIRED



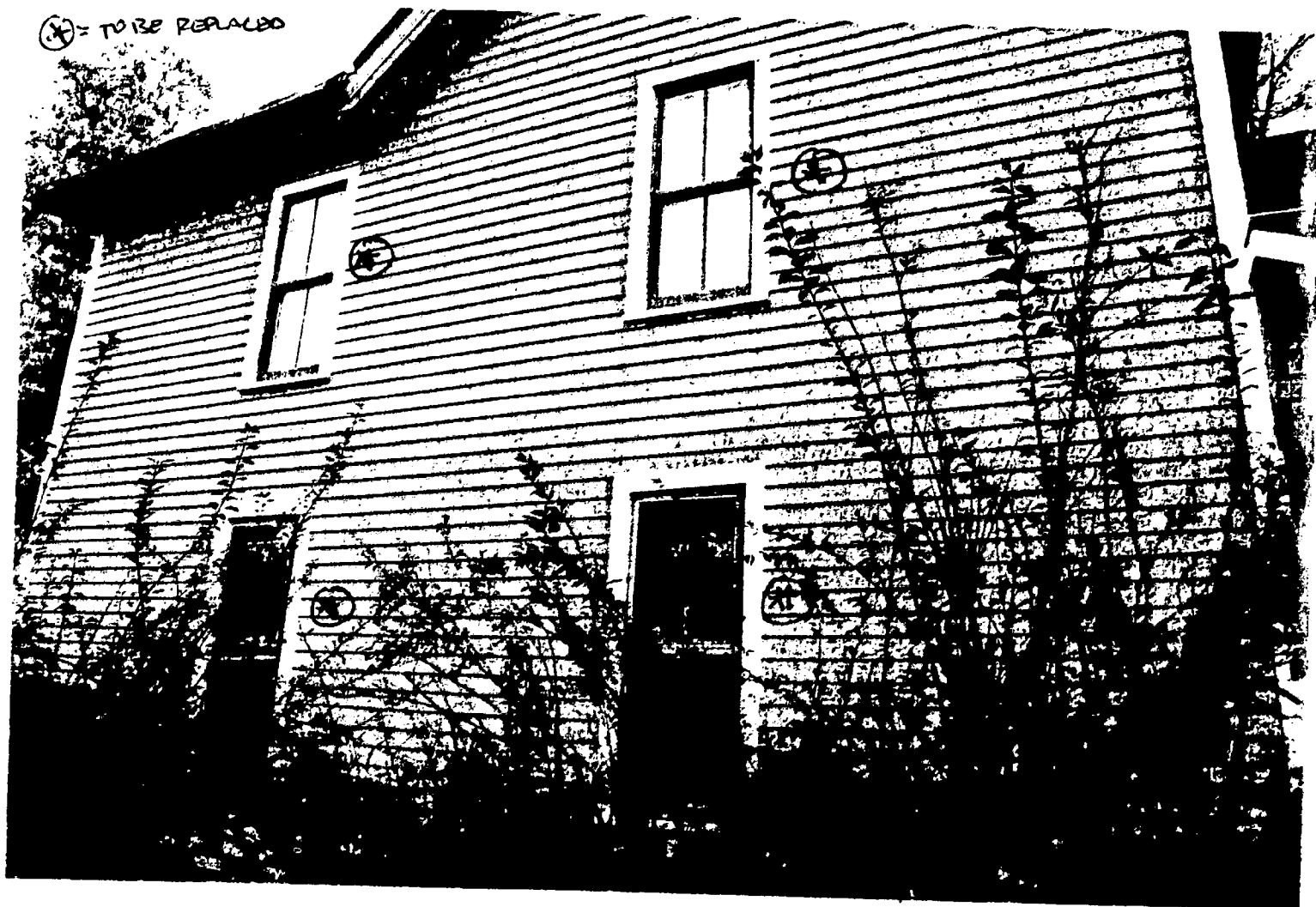
(R) = TO BE REPAIRED

BOTH 2<sup>ND</sup> FLOOR WINDOWS AND FIRE DOOR 1<sup>ST</sup> FLOOR WINDOWS TO BE REPAIRED





⊕ = TO BE REPLACED



Attachment C

washingtonpost.com

# A Clash Between Protect, Preserve

## Couple, County Panel at Odds on How To Deal With Lead-Painted Windows

By Cameron W. Barr  
Washington Post Staff Writer  
Thursday, July 29, 2004; Page GZ12

In the historic district of Takoma Park, this old house isn't necessarily your old house, even if you own it.

When Kate A. Bauer and Eric N. Lindblom bought their circa 1914 house in the district in 1998, they discovered that the windows were sloughing off prodigious amounts of lead-rich paint dust. After a contractor gave up on efforts to remove the paint, they concluded that their only recourse was to replace the windows with new high-end ones that look like the originals.

But the Montgomery County Historic Preservation Commission, which must approve any alteration to their house's exterior, exists to make sure that old houses in the district stay old houses -- not old houses with new windows. The commission presides over about 3,000 historic sites in the county, including roughly 900 in the Takoma Park district.

The clash pits individuals who wish to live as lead-free as possible against the desire of a community that wants to maintain the evidence of its history.

From the perspective of Bauer and Lindblom, they are parents who want to protect their daughters from lead dust and are being blocked by preservation bureaucrats who value old windows over young minds.

Gwen Marcus Wright, the county's historic preservation coordinator, has the task of encouraging Bauer and Lindblom to do all they can to control the lead problem without replacing the windows. At a meeting of the nine-member commission June 9, all but one of the commissioners agreed, telling the couple that they had to make another effort at abatement before the commission would consider allowing them to replace their windows. The commission will revisit the matter Aug. 18.

"Considered as a whole," Wright said in a telephone interview last week, the Takoma Park district "is just a wonderfully representative example of late 19th-century and early 20th-century American architectural styles, and it certainly is representative of the development of this county." The Bauer-Lindblom house, which has four bedrooms and mixes Victorian and colonial styles, is on a corner lot. A previous owner painted the exterior a light mauve.

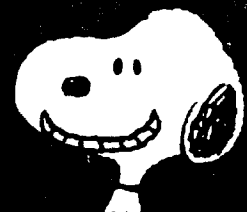
The house is considered a "contributing resource" to the district, a middle-ground designation that distinguishes it from structures considered "outstanding" or "noncontributing" resources.

"It's extremely frustrating," said Lindblom, sitting in his dining room and reflecting on his and his wife's six-year-old attempt to replace their windows. Their daughters, 4 and 6, have measurable but low levels of lead in their blood: less than 2.5 micrograms per deciliter. But with studies emerging about possible

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can help you make  
the most of all your  
benefits during open  
enrollment.

GO

Roll over the pearly  
whites to get the  
facts again ▼



**MetLife**

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deleterious effects from lead exposure once considered acceptable, Lindblom said, "we don't know if there aren't more subtle things going on, and that's a horrible thing to have to worry about."

Wright points to the low lead levels in the children as a reason for the old windows to stay. "Whatever they're doing works," she said, referring to the efforts that Bauer and Lindblom have made to keep the lead dust under control: regular mopping and wiping, keeping certain windows closed at all times and using a vacuum with a special filter. "If there were a demonstrated adverse impact to the children," Wright added, "I think the commission in a heartbeat would say, 'Change your windows.'"

In the early 1990s, Wright said, the commission allowed a day-care center to replace its windows -- and use lead concerns as a justification -- to meet government regulations. No individual homeowner "has ever raised [lead] as a an issue for replacing their windows," she said.

Given the profusion of lead in building materials used before the late 1970s, commission staff members are concerned about the precedent that the case would set for future petitions to replace windows. They recommended that the commission deny Bauer and Lindblom's application. As Wright later said, "If you did the same lead test [as Bauer and Lindblom did] on every house in Takoma Park, you would find the same result."

The lone commissioner to support Bauer and Lindblom's application, Bethesda architect Nuray Anahtar, said she thought the couple had been through enough. "They really tried hard, and personally I think it wasn't inappropriate to replace the windows in that case," she said in a telephone interview last week.

Bauer and Lindblom had the house tested for lead in 1998, shortly after they moved in. The results showed levels of lead in their windowsills that were 100 to nearly 200 times the federal standards, prompting the couple to hire a lead-abatement specialist to strip the windows of lead paint. After working on two windows in the bedroom of the couple's daughters, the firm gave up, saying the task was too difficult to complete in keeping with its estimate and recommending replacement. "We realized that abatement wasn't going to be a strategy that was going to work," Lindblom said. They also felt that new windows would function better and provide better insulation.

An estimate for the replacement of 17 windows came in at nearly \$14,000, prompting the couple to put the project on hold because they didn't have the money. They contented themselves with wiping, vacuuming and never opening several windows, especially in rooms in which their daughters sleep or play. "I wipe it often," said Bauer, standing at the kitchen window, "but it's impossible not to produce visible chipping paint dust, and who knows how much invisible dust there is."

Last year, the couple began reading reports about studies showing that even very low levels of lead in the bloodstream can harm children. At the same time, an inheritance gave them some extra money. They renewed their attempt to replace their windows and applied to the commission for permission.

When a commission staffer visited the house, Bauer said, it became clear the commission wasn't likely to approve the application. So the couple followed the staffer's advice and contacted an out-of-state window specialist. But Lindblom and Bauer were unsatisfied when the specialist's local subcontractor seemed unfamiliar with lead abatement procedures; other specialists referred by commission staff members said they did not do residential work or did not accept jobs in the area. The couple proceeded with their application, which the commission considered last month.

The commissioners, except for Anahtar, voted to have the couple work with commission staff members once again to find an abatement specialist.

Bauer and Lindblom have received one estimate: \$26,500 -- nearly twice what new windows would cost. At the commission hearing June 9, preservation coordinator Wright reminded the commissioners that they "don't typically make preservation decisions based on cost." The couple interpreted that to mean they may not be able to cite the higher cost of abatement as a reason to support replacement.

In her dining room, Bauer considered the argument that their case might allow other historic-district homeowners to replace their windows. She noted the high lead levels found in the 1998 test and the steps the couple had taken to attempt to address the problem in keeping with the commission's desires. Then she said, "Maybe it's time that precedent should be set."

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## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

January 9, 2008

### MEMORANDUM

TO: Historic Area Work Permit Applicant

FROM: Scott Whipple, Historic Preservation Supervisor  
Anne Fothergill, Senior Planner  
Joshua Silver, Planner  
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Preservation Commission Review

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Your Historic Area Work Permit (HAWP) application will be reviewed at the next meeting of the Montgomery County Historic Preservation Commission (HPC), as noted on the enclosed agenda. The agenda is also mailed to the adjacent property owners and is published as a legal notice in the *Montgomery Examiner*. Some historic districts have established Local Advisory Panels who receive a copy of your entire application and may comment on it.

During the coming week, we will review your application and may call you or your representative for additional information, if necessary. We may also be visiting your property prior to the HPC meeting.

Prior to the public meeting, you will receive a copy of the staff report about your project in the mail. At the public hearing, the HPC votes on each HAWP application. You or your representative is required to attend this meeting. After the meeting, HPC staff will contact you regarding the next steps in the HAWP process.

If you have questions regarding either the HPC's review procedures for your pending case or historic preservation matters in general, please call our office at 301-563-3400.



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**301-563-3400**

**WEDNESDAY**

**January 23, 2008**

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**MRO AUDITORIUM**

**8787 GEORGIA AVENUE**

**SILVER SPRING, MARYLAND 20910**

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend. If you plan to speak in opposition to an application, please arrive at 7:30pm.

**I. HPC WORKSESSION – 7:00 p.m. in Third Floor Conference Room**

**II. HPC BRIEFING – 7:30 p.m. in MRO Auditorium**

A. Parks Department update on Cultural Resources Stewardship program

**III. HISTORIC AREA WORK PERMITS – 8:00 p.m. in MRO Auditorium**

A. David Christy, Jr. for window replacement at 24 Montgomery Avenue, Takoma Park (HPC Case No. 37/03-08A)(Takoma Park Historic District)

B. Chad Wheeler and Michael Yesenko for fence installation, porch removal and installation of front steps, and shutter removal at 306 Market Street, Brookeville (HPC Case No. 23/65-08A)(Brookeville Historic District)

C. Carole Bowns for sign replacement at 17420 Doctor Bird Road, Sandy Spring (HPC Case No. 23/121-08A)(*Master Plan* Site # 23/121, **Doctor Bird House**)

D. Klausner Dubinski (Sergio Maranon, Agent) for alterations to storefront and front door replacement at 8624 Colesville Road, Silver Spring (HPC Case No. 36/07-08A)(Silver Spring CBD *Locational Atlas* Historic District)

E. Klausner Dubinski (Stanley Gomes, Agent) for alteration to storefront and front door replacement 8622 Colesville Road, Silver Spring (HPC Case No. 36/07-08B)(Silver Spring CBD *Locational Atlas* Historic District)

**IV. PRELIMINARY CONSULTATIONS - 8:30 p.m. in MRO Auditorium**

A. Thomas Luebke and Patricia Baker for rear addition and alterations at 7017 Poplar Avenue, Takoma Park (Takoma Park Historic District)

**V. MINUTES**

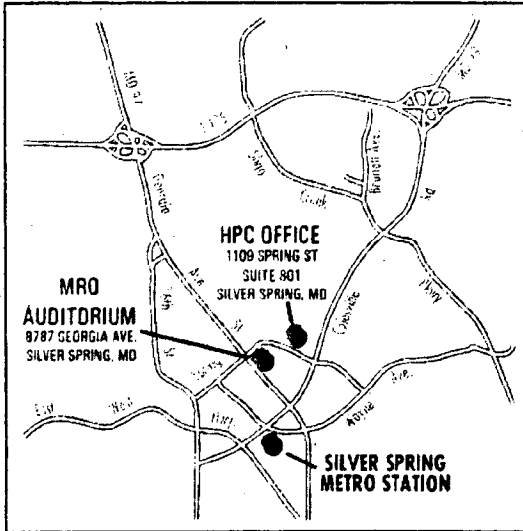
A. January 9, 2008

**VI. OTHER BUSINESS**

A. Commission Items

B. Staff Items

**VII. ADJOURNMENT**



Directions to the Maryland-National Capital  
Park and Planning Commission Building  
8787 Georgia Avenue, Montgomery Regional  
Office (MRO) Auditorium

The MRO is located at the South East corner of  
Georgia Avenue and Spring Street, next to the  
Crowne Plaza.

From the Capital Beltway

- o Take Exit 31B, Georgia Avenue South to Silver Spring.
- o Follow Georgia Avenue for about one mile to the traffic light at Spring Street.
- o Turn left on Spring Street, and follow the curve to parking lot on the right.
- o Enter the parking garage and proceed to the front of the outdoor parking lot.

From the Silver Spring Metro Station:  
Walking Directions

- o Walk one block on Second Avenue to Cameron Street
- o Turn right, walk two blocks to Georgia Avenue
- o Cross Georgia Avenue
- o Turn left and walk one long block to 8787 Georgia Avenue, just beyond Crowne Plaza

From the Silver Spring Metro Station: Bus Routes

- o **Q2 Bus** (Veirs Mill Road Line) Towards Shady Grove, arrives at Georgia Avenue & Spring Street
- o **Y5 Bus** Towards Montgomery Hospital, arrives at Georgia Avenue & Spring Street
- o **Ride-On Bus 28/Downtown/MARC Shuttle** arrives at Cameron Street and Georgia Avenue.

From NW Washington, DC

- o Take 16<sup>th</sup> Street North to Silver Spring
- o Bear right onto Spring Street (one block after East-West Highway)
- o Follow Spring Street across Georgia Avenue to the first parking lot on the right
- o Enter the parking lot and proceed to the front of the outdoor parking lot

R-1144

Shari Friedman and David Christy  
24 Montgomery Ave  
Takoma Park, MD 20912  
(301) 270-1511

Montgomery County Historic Preservation Commission  
255 Rockville Pike  
Rockville MD 20850  
240-777-6370

November 20, 2007

Dear HPC Board and Staff:

We are writing to request a Historic Area Work Permit to replace our windows with historically similar wood windows by Pella's Architectural line. Our existing windows have lead paint which has caused high lead levels in our son.

We support the HPC's goal of enhancing the quality of life in the county and to preserve continued use and pleasure of the citizens of Montgomery county. Further, we support HPC's goal of safeguarding the historical and cultural heritage of the county. We have made improvements to our home to return it to its historic form. We replaced aluminum siding with original clapboard and hired a historian to advise us on period-relevant paint colors in which our house is now painted. We intend to make further improvements including replacing the chain link fence and fixing our foundation.

The existing windows are a health hazard to our family. They have lead paint on them and opening and closing the windows creates lead dust. On August 30, 2007 our 18-month-old son, Sam, tested high for lead in his blood. His blood lead level was 9.0 mcg/deciliter (see Attachment A). Our pediatrician contacted us personally and expressed extreme concern. We took this very seriously, knowing that neurological damage can occur from far lower levels. In fact, studies have not found a truly safe level of lead in blood. The existing threshold is set on realistically attainable results rather than a pure health standard. Even with the most liberal ceiling, 9 mcg/dL is considered high.

We dealt with all the remediation we were able to do immediately. After thoroughly cleaning the house, we hired Alban Home Inspection Company to test all portions of our house. Alban found lead dust on the window sills and wells (See attachment B). Some exceeded (by as much as 3 - 4 times) the recommended level for safety. This was despite careful cleaning of the sills and wells every time we open and close windows. We hired a company to clean the house again using TSP, a lead remediation cleaner. Now we need to find a more permanent solution for our windows.



In addition to having a toddler, Shari is pregnant. Lead dust traverses the placenta and can irreversibly damage an unborn child. This makes lead dust clean up particularly difficult because Shari is now restricted from dealing with it.

While we feel strongly about removing the health hazard, we want to preserve the exterior look of our house. We therefore want to install historically accurate replacement windows. Pella Windows offers an Architectural Line that will allow us to replicate our double-hung "one-over-one" and "two-over-two" wooden windows with wood exterior. Pella's Architectural line is what our neighbors used to replace their historic windows on 49 Elm Avenue (see Attachment C).

In the article, Ms. Gwen Marcus Wright of HPC stated that "If there were a demonstrated adverse impact to the children, I think the commission in a heartbeat would say, 'Change your windows.' " We have a demonstrated adverse impact to one child and possibly to another child in the womb who can't be tested.

We believe that replacing our windows is necessary to remedy an unsafe condition and health hazard and that we as owners are not deprived of reasonable use of our home (section 24A-8 of the Montgomery County Code).

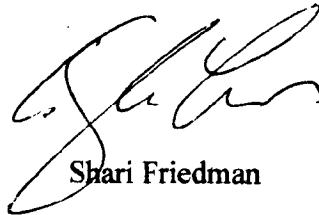
We want to preserve the historic look of our home. We believe that we can remedy the health hazard posed by our existing windows and preserve the historic look of our home by replacing the windows with suitable replicas. This can be done quickly, safely and without disturbing the historic beauty of our house or our neighborhood.

Thank you for your attention to this issue. Please contact us if you have any questions or need additional information.

Sincerely,



David S. Christy, Jr.



Shari Friedman

PATIENT INFORMATION  
**CHRISTY, SAMUEL**

REPORT STATUS **Final**

QUEST DIAGNOSTICS INCORPORATED  
 CLIENT SERVICE 410.247.9100

DOB: 02/04/2006 Age: 19M  
 GENDER: M

ORDERING PHYSICIAN  
**TAMARA BUCKLEY, R.N.**

CLIENT INFORMATION  
 43944  
 JEFFREY P BERNSTEIN, MD  
 DANIEL G SHAPIRO MD  
 344 UNIVERSITY BLDV STE 112  
 SILVER SPRING, MD 20901

SPECIMEN INFORMATION  
 SPECIMEN: UA7697884  
 REQUISITION: UA7697884  
 LAB REF NO:

PHONE: (301)270-1511

COLLECTED: 08/30/2007 00:00  
 RECEIVED: 08/30/2007 22:48  
 REPORTED: 08/31/2007 12:39

Test Name	In Range	Out of Range	Reference Range	Lab
LEAD, BLOOD				QBA
LEAD, BLOOD	9		0-9 mcg/dL	

Reference range:

CDC CLASS BLOOD LEAD CONCENTRATION (mcg/dL)

I	LESS THAN 10
IIA	10 - 14
IIB	15 - 19
III	20 - 44
IV	45 - 69
V	Greater than 69

Refer to Current CDC guidelines for comments and interventions recommended for each class.

Due to the possibility of lead contamination of the skin, it is recommended that any elevated lead level collected in a capillary tube be confirmed by testing a blood sample collected by venipuncture.

**Performing Laboratory Information:**

QBA Quest Diagnostics Incorporated 1900 Sulphur Spring Road Baltimore MD 21227 Laboratory Director: Robert R. L. Smith, M.D.

W n - Anne

ATTACHMENT B

## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13:01  
 Total Readings: 193 Actionable: 59  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
<b>Exterior Room 001 Exterior-A</b>									
010	A	ExtWdwCase	Rgt		I	Wood	N/A	7.6	Std
017	A	ExtWdwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWdwWell	Rgt		I	Wood	N/A	1.2	Std
<b>Interior Room 001 L/R</b>									
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Well	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTrnson	Lft		I	Wood	N/A	2.8	Std
039	A	Transom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level(9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs(Astro & Madison) on premises;									
<b>Interior Room 002 Kitchen</b>									
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
<b>Interior Room 005 D/R</b>									
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
<b>Interior Room 006 Family Rm</b>									
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
<b>Interior Room 007 Up-Stairs</b>									
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
<b>Interior Room 009 Bathroom</b>									
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
<b>Interior Room 010 Bath #2</b>									
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std

## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Well	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
Comment: This was Identified as Sam's Rm. (Three (3) Dust Wipes Taken Here); Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L	Ctr	I	DryWall	N/A	4.7	Std
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot		Ctr	I	Wood	N/A	0.1	Std
184	D	Door		Ctr	I	Wood	N/A	>9.9	Std
183	D	Door		Ctr	I	Wood	N/A	>9.9	Std
182	D	Door		Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									
Calibration Readings									
----- End of Readings -----									

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

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Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior-A									
008	A	Wall	L	Lft	I	Wood	N/A	0.3	Std
014	A	Fascia			I	Wood	N/A	0.1	Std
013	A	Soffit			I	Wood	N/A	-0.1	Std
007	A	Porch Floor		Ctr	I	Wood	N/A	-0.1	Std
011	A	Column		Ctr	I	Wood	N/A	-0.1	Std
012	A	Chapiter		Ctr	I	Wood	N/A	0.1	Std
009	A	ExtWdwSill		Rgt	I	Wood	N/A	0.1	Std
010	A	ExtWdwCase		Rgt	I	Wood	N/A	7.6	Std
015	A	ExtWdwSill		Rgt	I	Wood	N/A	0.7	Std
016	A	ExtWdwCase		Rgt	I	Wood	N/A	0.7	Std
017	A	ExtWdwSash		Rgt	I	Wood	N/A	1.4	Std
018	A	ExtWdwWell		Rgt	I	Wood	N/A	1.2	Std
Exterior Room 002 Exterior-B									
019	B	Wall	L	Ctr	I	Wood	N/A	-0.1	Std
020	B	Corner board		Rgt	I	Wood	N/A	0.0	Std
021	B	ExtWdwSill		Rgt	I	Wood	N/A	0.0	Std
022	B	ExtWdwCase		Rgt	I	Wood	N/A	0.0	Std
Exterior Room 003 Exterior-C									
023	C	Wall	L	Ctr	I	Wood	N/A	0.2	Std
026	C	Corner board		Lft	I	Wood	N/A	0.0	Std
024	C	ExtWdwSill		Ctr	I	Wood	N/A	0.0	Std
025	C	ExtWdwCase		Ctr	I	Wood	N/A	0.3	Std
Exterior Room 004 Exterior-D									
027	D	Stairs		Rgt	Newel post	I	Wood	N/A	0.2
028	D	Porch Floor		Rgt		I	Wood	N/A	0.0
029	D	Prch/Skirtnng		Rgt		I	Wood	N/A	0.0
030	D	Support Post		Rgt		I	Wood	N/A	0.0
031	D	ExtWdwSill		Rgt		I	Wood	N/A	-0.1
032	D	ExtWdwCase		Rgt		I	Wood	N/A	-0.1
Interior Room 001 L/R									
040	A	Wall	L	Ctr		DryWall	N/A	-0.1	Std
045	A	Window	Lft	Rgt casing		Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash		Wood	N/A	>9.9	Std
047	A	Window	Lft	Well		Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron		Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill		Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing		Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb		Wood	N/A	6.7	Std
036	A	Door	Lft	L Ctr		Wood	N/A	0.0	Std
033	A	ExtSdeofdoor	Lft			Wood	N/A	0.0	Std
034	A	Ext DoorTrim	Lft			Wood	N/A	2.9	Std
035	A	ExtSdeTrnson	Lft			Wood	N/A	2.8	Std
039	A	Transom	Lft			Wood	N/A	>9.9	Std
048	B	Radiator	Lft			Metal	N/A	2.7	Std
042	C	Baseboard	Lft			Wood	N/A	>9.9	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
041	C	Ceiling			I	DryWall	N/A	0.0	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two (2) large dogs (Astro & Madison) on premises;									
Interior Room 002 Kitchen									
051	A	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
049	A	Door	Ctr	Rgt casing	I	Wood	N/A	-0.1	Std
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
052	B	Wall	L Ctr		I	DryWall	N/A	0.1	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
056	B	Window	Lft	Apron	I	Wood	N/A	-0.1	Std
055	B	Window	Lft	Sill	I	Wood	N/A	-0.1	Std
057	B	Window	Lft	Lft casing	I	Wood	N/A	0.3	Std
054	C	Baseboard	Ctr		I	Wood	N/A	0.2	Std
053	C	Ceiling			I	DryWall	N/A	0.0	Std
Interior Room 003 Den									
071	A	Closet	Ctr	Door	I	Wood	N/A	0.0	Std
072	A	Closet	Ctr	Shelf	I	Wood	N/A	0.2	Std
066	C	Ceiling			I	DryWall	N/A	-0.1	Std
065	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std
067	D	Baseboard	Ctr		I	Wood	N/A	0.1	Std
070	D	Window	Rgt	Rgt casing	I	Wood	N/A	0.3	Std
069	D	Window	Rgt	Apron	I	Wood	N/A	0.5	Std
068	D	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
064	D	Door	Rgt	Rgt jamb	I	Wood	N/A	-0.1	Std
063	D	Door	Rgt	Rgt casing	I	Wood	N/A	-0.2	Std
062	D	Door	Rgt	L Ctr	I	Wood	N/A	-0.1	Std
060	D	Ext Side of Door	Rgt		I	Wood	N/A	0.0	Std
061	D	Ext Door Trim	Rgt		I	Wood	N/A	0.0	Std
Interior Room 004 Powder Room									
076	C	Ceiling			I	DryWall	N/A	0.0	Std
080	C	Window	Ctr	Well	I	Wood	N/A	0.3	Std
078	C	Window	Ctr	Sill	I	Wood	N/A	0.0	Std
079	C	Window	Ctr	Lft casing	I	Wood	N/A	0.0	Std
075	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std
077	D	Baseboard	Ctr		I	Wood	N/A	0.0	Std
074	D	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
073	D	Door	Ctr	L Ctr	I	Wood	N/A	0.0	Std
Interior Room 005 D/R									
083	B	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
084	B	Baseboard	Ctr		I	Wood	N/A	0.1	Std
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
085	C	Shelf	Lft		I	Wood	N/A	0.2	Std
086	C	Shelf Case	Lft		I	Wood	N/A	-0.1	Std
088	D	Window	Ctr	Rgt casing	I	Wood	N/A	-0.1	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
087	D	Window	Ctr	Sill	I	Wood	N/A	0.1	Std
Interior Room 006 Family Rm									

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
101	A	Window	Rgt	Rgt casing	I	Wood	N/A	0.0	Std
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
100	A	Window	Rgt	Apron	I	Wood	N/A	0.1	Std
099	A	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
094	B	Wall	L Ctr		I	DryWall	N/A	0.0	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
096	B	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
098	B	Door	Lft	Lft casing	I	Wood	N/A	0.3	Std
092	B	Door	Ctr	Lft casing	I	Wood	N/A	0.2	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
095	C	Ceiling			I	DryWall	N/A	-0.1	Std
090	C	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
091	C	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
Interior Room 007 Up-Stairs									
104	A	Stairs	Rgt	Newel post	I	Wood	N/A	-0.1	Std
106	A	Stairs	Rgt	Stringer	I	Wood	N/A	0.0	Std
105	A	Stairs	Rgt	Balusters	I	Wood	N/A	0.4	Std
108	B	Stairs	Rgt	Treads	I	Wood	N/A	0.2	Std
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
113	C	Wall	L Ctr		I	DryWall	N/A	0.0	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
115	C	Wainscot	Ctr		I	Wood	N/A	0.1	Std
109	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
110	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
111	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
112	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
Interior Room 008 Hallway									
116	C	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
117	C	Ceiling			I	DryWall	N/A	0.0	Std
118	D	Baseboard	Ctr		I	Wood	N/A	0.2	Std
Interior Room 009 Bathroom									
122	A	Wall	L Ctr		I	DryWall	N/A	0.0	Std
126	B	Window	Lft	Rgt casing	I	Wood	N/A	0.3	Std
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
125	B	Window	Lft	Apron	I	Wood	N/A	0.1	Std
124	B	Window	Lft	Sill	I	Wood	N/A	0.0	Std
123	C	Ceiling			I	DryWall	N/A	0.0	Std
128	D	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
119	D	Door	Rgt	Lft casing	I	Wood	N/A	0.1	Std
121	D	Door	Rgt	Lft jamb	I	Wood	N/A	0.0	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
Interior Room 010 Bath #2									
130	A	Door	Ctr	Lft casing	I	Wood	N/A	-0.1	Std
131	A	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std
133	C	Ceiling			I	DryWall	N/A	0.0	Std
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
136	C	Window	Ctr	Apron	I	Wood	N/A	0.0	Std
135	C	Window	Ctr	Sill	I	Wood	N/A	0.2	Std
137	C	Window	Ctr	Lft casing	I	Wood	N/A	0.3	Std
132	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
134	D	Baseboard	Ctr		I	Wood	N/A	0.3	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
150	A	Closet	Ctr	Door Casing	I	Wood	N/A	0.4	Std
151	A	Closet	Ctr	Door Jamb	I	Wood	N/A	0.2	Std
153	A	Closet	Ctr	Shelf Sup.	I	Wood	N/A	0.0	Std
152	A	Closet	Ctr	Shelf	I	Wood	N/A	0.0	Std
141	B	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
142	B	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
140	B	Door	Ctr	L Ctr	I	Wood	N/A	-0.1	Std
143	D	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
144	D	Ceiling			I	DryWall	N/A	-0.1	Std
148	D	Window	Ctr	Rgt casing	I	Wood	N/A	0.2	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
147	D	Window	Ctr	Apron	I	Wood	N/A	0.4	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Well	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
156	B	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
154	B	Door	Rgt	L Ctr	I	Wood	N/A	0.0	Std
157	C	Ceiling			I	DryWall	N/A	-0.1	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
168	A	Wall	L Ctr		I	DryWall	N/A	0.1	Std
170	A	Baseboard	Ctr		I	Wood	N/A	0.0	Std
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
169	D	Ceiling			I	DryWall	N/A	0.0	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
165	D	Door	Ctr	L Ctr	I	Wood	N/A	0.4	Std
176	D	Closet	Rgt	Door	I	Wood	N/A	0.0	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
180	D	Closet	Rgt	Shelf Sup.	I	Wood	N/A	0.1	Std
179	D	Closet	Rgt	Shelf	I	Wood	N/A	0.0	Std
Comment: This was Identified as Sam's Rm. (Three (3) Dust Wipes Taken Here); Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std



## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot			I	Wood	N/A	8.1	Std
184	D	Door		Ctr Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door		Ctr Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door		Ctr L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									

## Calibration Readings

001								0.2	Std
002								0.2	Std
003								0.0	Std
004								0.9	Std
005								1.2	Std
006								1.0	Std
188								0.1	Std
189								0.1	Std
190								0.0	Std
191								0.9	Std
192								0.8	Std
193								1.1	Std

----- End of Readings -----

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## A Clash Between Protect, Preserve

Couple, County Panel at Odds on How To Deal With Lead-Painted Windows

By Cameron W. Barr  
Washington Post Staff Writer  
Thursday, July 29, 2004; Page GZ12

In the historic district of Takoma Park, this old house isn't necessarily your old house, even if you own it.

When Kate A. Bauer and Eric N. Lindblom bought their circa 1914 house in the district in 1998, they discovered that the windows were sloughing off prodigious amounts of lead-rich paint dust. After a contractor gave up on efforts to remove the paint, they concluded that their only recourse was to replace the windows with new high-end ones that look like the originals.

But the Montgomery County Historic Preservation Commission, which must approve any alteration to their house's exterior, exists to make sure that old houses in the district stay old houses -- not old houses with new windows. The commission presides over about 3,000 historic sites in the county, including roughly 900 in the Takoma Park district.

The clash pits individuals who wish to live as lead-free as possible against the desire of a community that wants to maintain the evidence of its history.

From the perspective of Bauer and Lindblom, they are parents who want to protect their daughters from lead dust and are being blocked by preservation bureaucrats who value old windows over young minds.

Gwen Marcus Wright, the county's historic preservation coordinator, has the task of encouraging Bauer and Lindblom to do all they can to control the lead problem without replacing the windows. At a meeting of the nine-member commission June 9, all but one of the commissioners agreed, telling the couple that they had to make another effort at abatement before the commission would consider allowing them to replace their windows. The commission will revisit the matter Aug. 18.

"Considered as a whole," Wright said in a telephone interview last week, the Takoma Park district "is just a wonderfully representative example of late 19th-century and early 20th-century American architectural styles, and it certainly is representative of the development of this county." The Bauer-Lindblom house, which has four bedrooms and mixes Victorian and colonial styles, is on a corner lot. A previous owner painted the exterior a light mauve.

The house is considered a "contributing resource" to the district, a middle-ground designation that distinguishes it from structures considered "outstanding" or "noncontributing" resources.

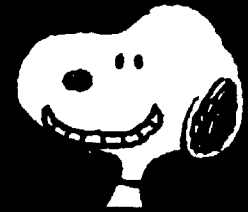
"It's extremely frustrating," said Lindblom, sitting in his dining room and reflecting on his and his wife's six-year-old attempt to replace their windows. Their daughters, 4 and 6, have measurable but low levels of lead in their blood: less than 2.5 micrograms per deciliter. But with studies emerging about possible

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deleterious effects from lead exposure once considered acceptable, Lindblom said, "we don't know if there aren't more subtle things going on, and that's a horrible thing to have to worry about."

Wright points to the low lead levels in the children as a reason for the old windows to stay. "Whatever they're doing works," she said, referring to the efforts that Bauer and Lindblom have made to keep the lead dust under control: regular mopping and wiping, keeping certain windows closed at all times and using a vacuum with a special filter. "If there were a demonstrated adverse impact to the children," Wright added, "I think the commission in a heartbeat would say, 'Change your windows.'"

In the early 1990s, Wright said, the commission allowed a day-care center to replace its windows -- and use lead concerns as a justification -- to meet government regulations. No individual homeowner "has ever raised [lead] as a an issue for replacing their windows," she said.

Given the profusion of lead in building materials used before the late 1970s, commission staff members are concerned about the precedent that the case would set for future petitions to replace windows. They recommended that the commission deny Bauer and Lindblom's application. As Wright later said, "If you did the same lead test [as Bauer and Lindblom did] on every house in Takoma Park, you would find the same result."

The lone commissioner to support Bauer and Lindblom's application, Bethesda architect Nuray Anahtar, said she thought the couple had been through enough. "They really tried hard, and personally I think it wasn't inappropriate to replace the windows in that case," she said in a telephone interview last week.

Bauer and Lindblom had the house tested for lead in 1998, shortly after they moved in. The results showed levels of lead in their windowsills that were 100 to nearly 200 times the federal standards, prompting the couple to hire a lead-abatement specialist to strip the windows of lead paint. After working on two windows in the bedroom of the couple's daughters, the firm gave up, saying the task was too difficult to complete in keeping with its estimate and recommending replacement. "We realized that abatement wasn't going to be a strategy that was going to work," Lindblom said. They also felt that new windows would function better and provide better insulation.

An estimate for the replacement of 17 windows came in at nearly \$14,000, prompting the couple to put the project on hold because they didn't have the money. They contented themselves with wiping, vacuuming and never opening several windows, especially in rooms in which their daughters sleep or play. "I wipe it often," said Bauer, standing at the kitchen window, "but it's impossible not to produce visible chipping paint dust, and who knows how much invisible dust there is."

Last year, the couple began reading reports about studies showing that even very low levels of lead in the bloodstream can harm children. At the same time, an inheritance gave them some extra money. They renewed their attempt to replace their windows and applied to the commission for permission.

When a commission staffer visited the house, Bauer said, it became clear the commission wasn't likely to approve the application. So the couple followed the staffer's advice and contacted an out-of-state window specialist. But Lindblom and Bauer were unsatisfied when the specialist's local subcontractor seemed unfamiliar with lead abatement procedures; other specialists referred by commission staff members said they did not do residential work or did not accept jobs in the area. The couple proceeded with their application, which the commission considered last month.

The commissioners, except for Anahtar, voted to have the couple work with commission staff members once again to find an abatement specialist.

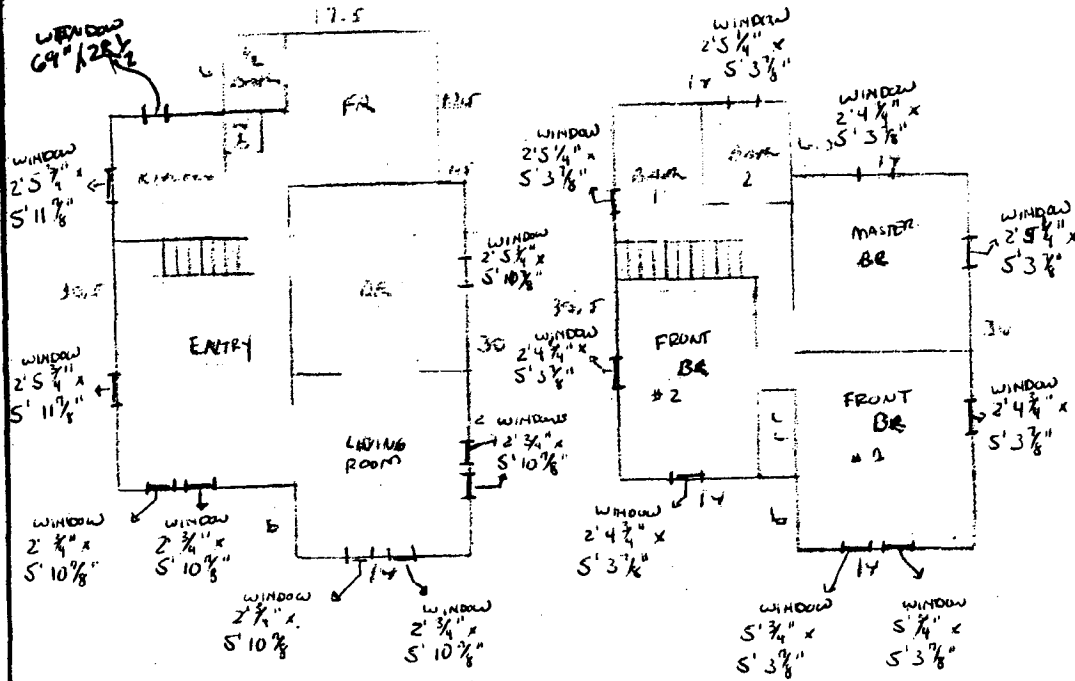
Bauer and Lindblom have received one estimate: \$26,500 -- nearly twice what new windows would cost. At the commission hearing June 9, preservation coordinator Wright reminded the commissioners that they "don't typically make preservation decisions based on cost." The couple interpreted that to mean they may not be able to cite the higher cost of abatement as a reason to support replacement.

In her dining room, Bauer considered the argument that their case might allow other historic-district homeowners to replace their windows. She noted the high lead levels found in the 1998 test and the steps the couple had taken to attempt to address the problem in keeping with the commission's desires. Then she said, "Maybe it's time that precedent should be set."

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NOTE: PLAT IS ATTACHED TO SHOW ORIENTATION AND LAYOUT ON PLOT

Borrower: Christy	File No.: 00035624	
Property Address: 24 Montgomery Avenue	Case No.:	
City: Takoma Park	State: MD	Zip: 20912
Lender: Pro Mortgage		



NOTE: PLAT IS ATTACHED TO SHOW ORIENTATION

**CONSUMER INFORMATION NOTES:**

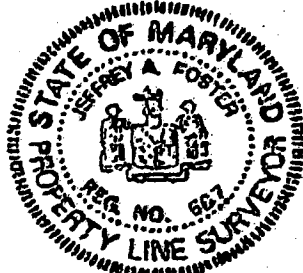
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
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3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

DAVID S. CHRISTY, JR.  
 SEPTEMBER 17, 1997

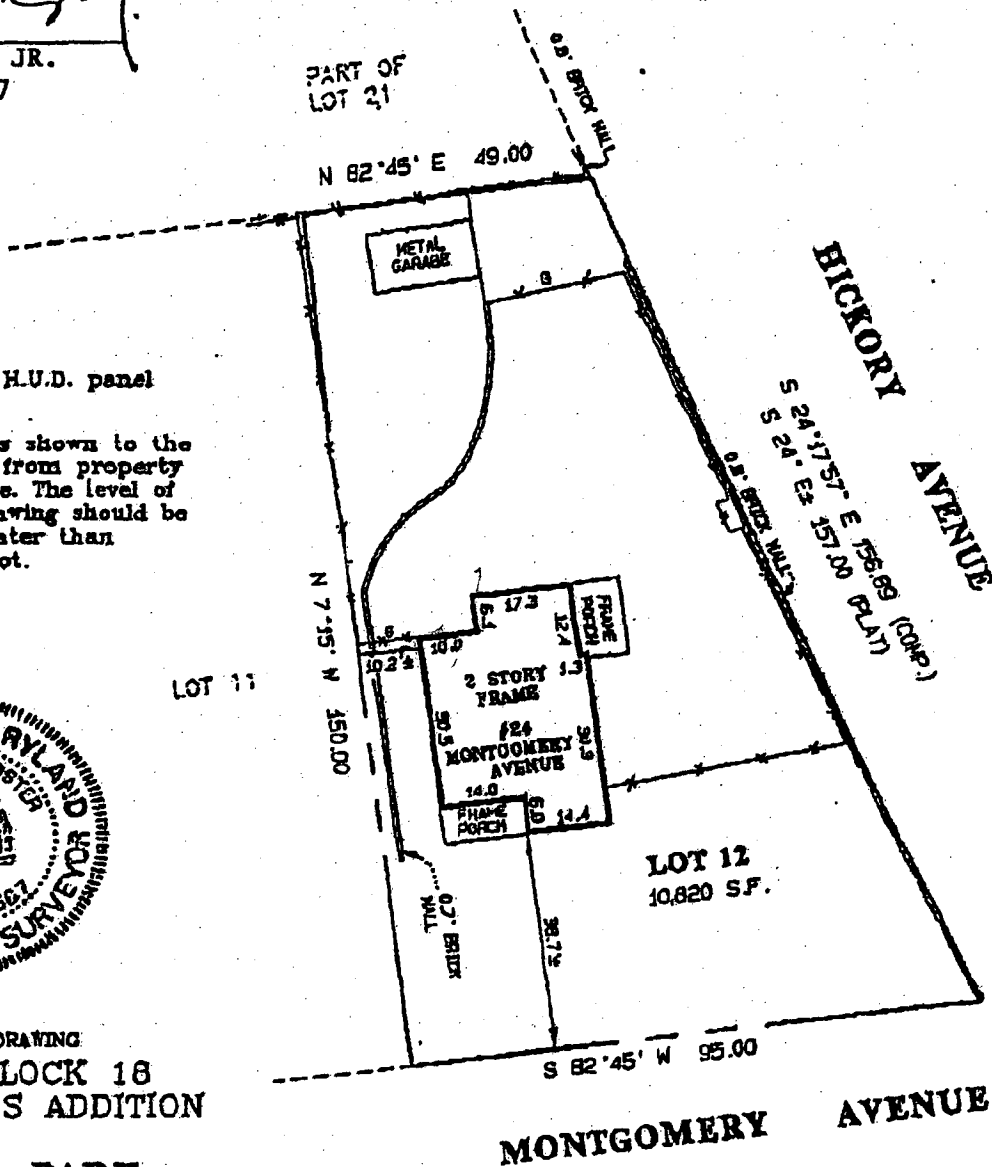
*[Handwritten Signature]*

**Notes**

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.



LOCATION DRAWING  
 LOT 12, BLOCK 18  
 B.F. GILBERT'S ADDITION  
 TO  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND



**SURVEYOR'S CERTIFICATE**

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**REFERENCES**

PLAT DK. A  
 PLAT NO. 3



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 HSE. LOC.: 0-0-97

SCALE: 1"  
 DRAWN BY: M  
 JOB NO.: 97-1

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 567

PLANS &  
ELEVATIONS  
COPY # 1

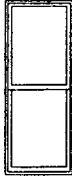
Bus. Phone: ( ) -  
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 Home Phone: ( ) -  
 Cellular: ( ) -  
 Branch Name  
 Phone  
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Project / Ship-To	Quote	
Friedman, Shari           Owner: Bus. Phone: Home Phone:       K.C. COMPANY, INC.	Date Quote No. Order No. Alternate No. Need Date Sales Rep. Name Prepared by Payment Terms Architect Jamb Depth Order Type Glazing Design Pressure Branch Address City State	11/14/2007 DM111407AA   1 00/00/00           Installed Sales Order 20.00 psf.    12100 Baltimore Avenue Beltsville, MD 20705

**Comments:**

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 10** Qty: 1  
**Location:** Dining  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

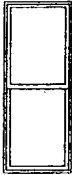
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 15** Qty: 4  
**Location:** Living  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

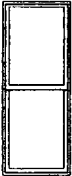
**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

**Extended Price**  
 2,882.64

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 20** Qty: 2  
**Location:** Entry  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

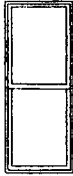
**Extended Price**  
 1,441.32

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).



**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 25** Qty: 1  
**Location:** Entry  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 30** Qty: 2  
**Location:** Kitchen  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

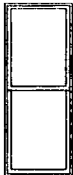
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 1,981.98

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 35** Qty: 2  
**Location:** Front bedroom  
**R.O:** 2' 0-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 674.02

**Extended Price**  
 1,348.04

Notes:

**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 40** Qty: 1  
**Location:** Front bedroom  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 866.13

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 45** Qty: 2  
**Location:** Front bed 2  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

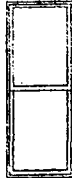
Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 1,732.26

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 50** Qty: 2  
**Location:** Master  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 872.81

**Extended Price**  
 1,745.62

Notes:

**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 55 Qty: 2  
 Location: Bath 1&2  
 R.O: 2' 5-1/4" X 5' 3-7/8"  
 WallCond: 4-3/16"

**Summary Description**  
 Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price** 872.81  
**Extended Price** 1,745.62

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 60 Qty: 19  
 Location:

**Summary Description**  
 PRECISION FIT WINDOW INSTALL

**Unit Price** 134.66  
**Extended Price** 2,558.54

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 65 Qty: 19  
 Location:

**Summary Description**  
 PRECISION FIT CAP

**Unit Price** 80.92  
**Extended Price** 1,537.48

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 70 Qty: 1  
 Location:

**Summary Description**  
 INSTALL 2500 SU

**Unit Price** 671.25  
**Extended Price** 671.25

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
Picture Not Available	Item# 75 Location:	Qty: 1	Optional Int/ext Paint <u>Value Added Items:</u> PAINTRR01 Window w/muntin & trim <96 UI - Qty 38	4,816.50	4,816.50

Notes:

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
Picture Not Available	Item# 80 Location:	Qty: 19	\$150 off per window	(- 150.00)	(-2,850.00)

Notes:

## Thank You For Your Interest In Pella Products

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Taxable Subtotal	\$ 12,875.59
Sales Tax at 5.0000%	643.78
Non-taxable Subtotal	9,583.77
<b>Total</b>	<b>\$ 23,103.14</b>
Deposit Received	\$ 0.00

With a full frame installation total is: \$26,700.00

**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**

PLANS B  
 ELEVATIONS  
 COPY # 2

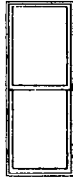
Bus. Phone: ( ) -  
 Bus. Fax: ( ) -  
 Home Phone: ( ) -  
 Cellular: ( ) -  
 Branch Name  
 Phone  
 Fax

Project / Ship-To	Quote	
Friedman, Shari	Date	11/14/2007
	Quote No.	DM111407AA
	Order No.	
	Alternate No.	1
	Need Date	00/00/00
	Sales Rep. Name	
	Prepared by	
	Payment Terms	
	Architect	
	Jamb Depth	
	Order Type	Installed Sales Order
	Glazing Design	20.00 psf.
	Pressure	
	Branch Address	12100 Baltimore Avenue
	City	Beltsville, MD 20705
	State	
Owner: Bus. Phone: Home Phone:		
K.C. COMPANY, INC.		

Comments:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 10** Qty: 1  
**Location:** Dining  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

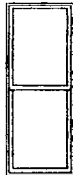
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 15** Qty: 4  
**Location:** Living  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

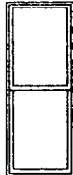
**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

**Extended Price**  
 2,882.64

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 20** Qty: 2  
**Location:** Entry  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

**Extended Price**  
 1,441.32

Notes:

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 25** Qty: 1  
**Location:** Entry  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**

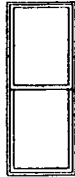
990.99

**Extended Price**

990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 30** Qty: 2  
**Location:** Kitchen  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**

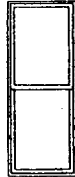
990.99

**Extended Price**

1,981.98

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 35** Qty: 2  
**Location:** Front bedroom  
**R.O:** 2' 0-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**

674.02

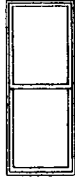
**Extended Price**

1,348.04

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 40** Qty: 1  
**Location:** Front bedroom  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 866.13

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 45** Qty: 2  
**Location:** Front bed 2  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

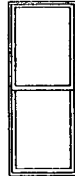
**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 1,732.26

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 50** Qty: 2  
**Location:** Master  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 872.81

**Extended Price**  
 1,745.62

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).



**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 55** Qty: 2  
**Location:** Bath 1&2  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**

872.81

**Extended Price**

1,745.62

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 60** Qty: 19  
**Location:**

**Summary Description**

PRECISION FIT WINDOW INSTALL

**Unit Price**

134.66

**Extended Price**

2,558.54

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 65** Qty: 19  
**Location:**

**Summary Description**

PRECISION FIT CAP

**Unit Price**

80.92

**Extended Price**

1,537.48

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 70** Qty: 1  
**Location:**

**Summary Description**

INSTALL 2500 SU

**Unit Price**

671.25

**Extended Price**

671.25

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 75	Qty: 1	Optional Int/ext Paint	4,816.50	4,816.50
Picture Not Available	Location:		<u>Value Added Items:</u> PAINTRR01 Window w/muntin & trim <96 UI - Qty 38		

Notes:

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 80	Qty: 19	\$150 off per window	(- 150.00)	(-2,850.00)
Picture Not Available	Location:				

Notes:

## Thank You For Your Interest In Pella Products

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Taxable Subtotal	\$ 12,875.59
Sales Tax at 5.0000%	643.78
Non-taxable Subtotal	9,583.77
Total	\$ 23,103.14
Deposit Received	\$ 0.00

With a full frame installation total is: \$26,700.00

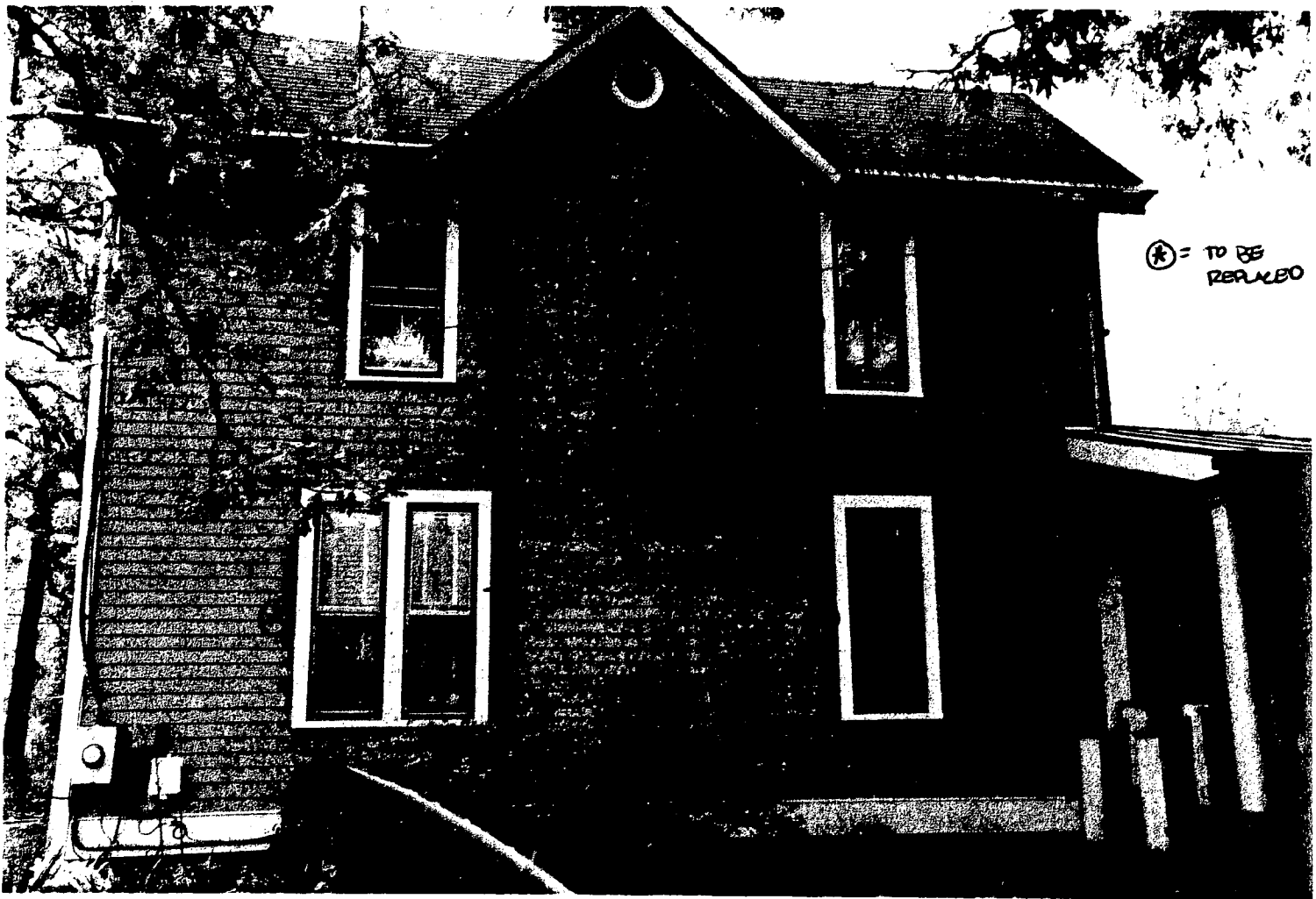
For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at  
[www.pella.com](http://www.pella.com).

FRONT OF HOUSE : MONTGOMERY AVE  
ALL WINDOWS EXCEPT ATTIC TO BE REPLACED

PHOTOGRAPHS



SIDE VIEW, HICKORY  
ALL WINDOWS IN PHOTO TO BE REPLACED



FROM BACK YARD

BOTH 2<sup>ND</sup> FLOOR WINDOWS AND FAR RIGHT 1<sup>ST</sup> FLOOR WINDOW TO BE REPLACED

3/2

⊕ = TO BE REPLACED

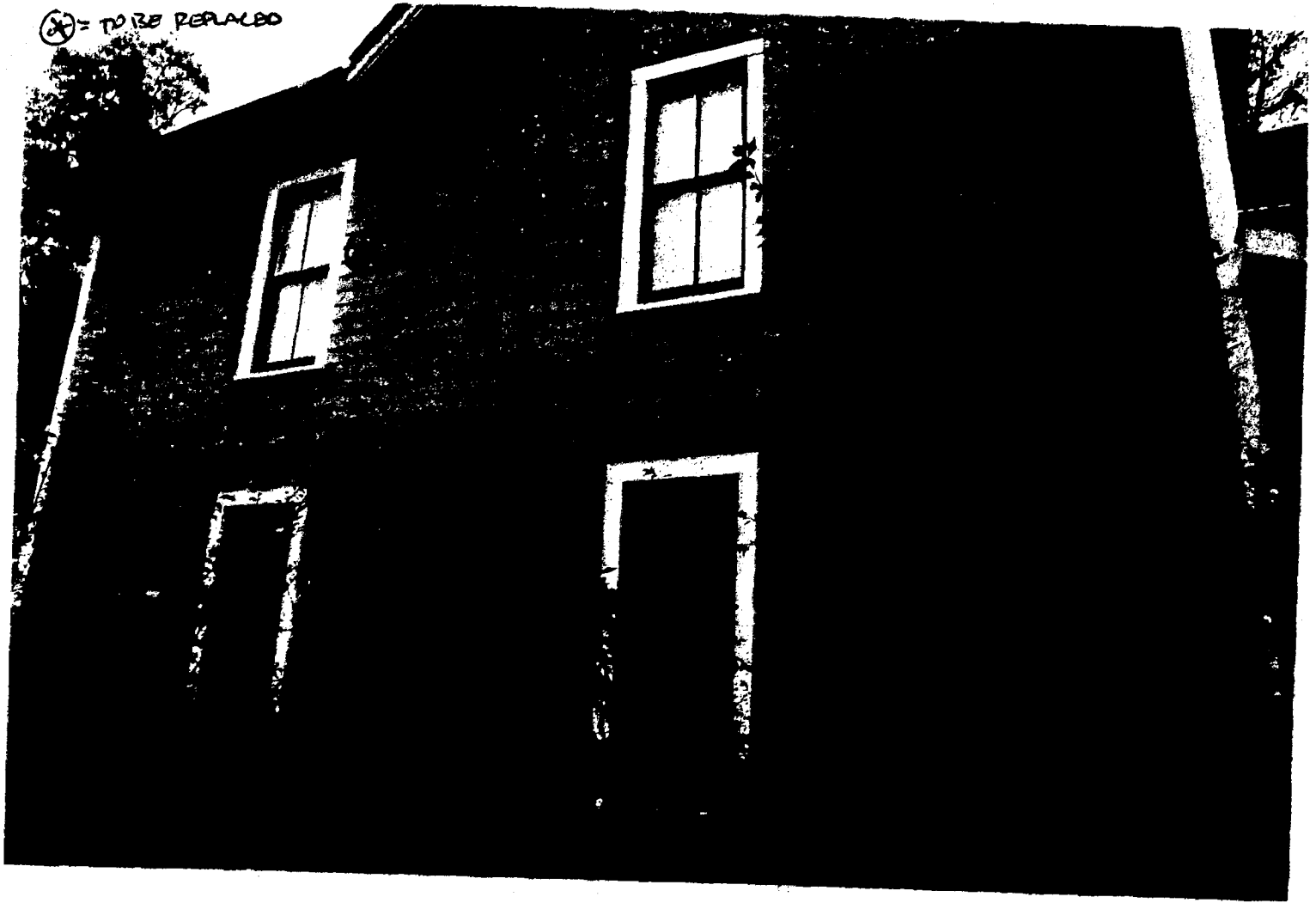


New windows  
on addition

3/2 S/DL

FROM SIDE YARD FACING 22 MONTGOMERY AVE  
ALL WINDOWS IN PHOTO TO BE REPLACED

⊗ = TO BE REPLACED



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

<p><b>Owner's mailing address</b></p> <p>24 MONTGOMERY AVENUE          TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b></p> <p>N/A</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>(ADJACENT)</p> <p>22 MONTGOMERY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: DIANE CURRAN          FERDINAND HOEHNER</p>	<p>(CONFRONTING)</p> <p>25 MONTGOMERY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: STEVEN EDWINSTER          LAURA COUGHLIN</p> <p>*NOTE: OWNERS          NOT LIVING IN          HOUSE NOW</p>
<p>(ADJACENT)</p> <p>17 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: THERESA - MARIE SMITH</p>	<p>(CONFRONTING)</p> <p>22 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: JAMES PORTER</p>
<p>(CONFRONTING)</p> <p>18 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>DESALTER, MICHAEL          OWNER: SUSAN HORN</p>	<p>(CONFRONTING)</p> <p>20 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: JULIA WASHBURN</p>

## MEMORANDUM

**To:** Scott Whipple  
**From:** Shari Friedman and David Christy, Jr.  
**Date:** February 4, 2008  
**Subject:** Window Replacement Proposal

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As per your request, the following is our revised proposal for window replacement. In summary, we are requesting that all our windows be replaced with wood exteriors and that one-over-ones be replaced with one-over-ones and that two-over-twos are replaced with two-over-twos with true divided light. Orientations are from the street looking at the house. If you need any additional information, please call me at (301) 270-1511.

### **Front Elevation (directly facing Montgomery Avenue)**

- First floor porch (two windows)
  - One over one
  - Wood exterior
- First floor bay (two windows)
  - One over one
  - Wood exterior
- Second floor above porch (one window)
  - Two-over-two
  - True divided light
  - Wood exterior
- Second floor bay (two windows)
  - One over one
  - Wood exterior

### **Side Elevation—Directly facing Hickory Avenue**

- First floor, far left (two windows)
  - One over one
  - Wood exterior
- First floor, far right (one window)
  - Two over two
  - Wood exterior
  - True divided light
- Second floor, far left (one window)
  - Two over two
  - Wood exterior
  - True divided light
- Second floor, far right (one window)
  - Two over two
  - Wood exterior
  - True divided light



**Back Elevation—facing neighbor on Hickory**

- First floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, right (one window)
  - Two over two
  - True divided light
  - Wood exterior

**Side Elevation—facing neighbor on Montgomery**

- First floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- First floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior
- Second floor, far right (one window)
  - Two over two
  - True divided light
  - Wood exterior
- First floor, far left (one window)
  - Two over two
  - True divided light
  - Wood exterior.

ORIGINAL APPLICATION —  
POSTPONED & REVISITED  
APP SUBMITTED  
III-A  
SW  
2.5.08

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	24 Montgomery Avenue, Takoma Park	<b>Meeting Date:</b>	1/23/2008
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	1/16/2008
<b>Applicant:</b>	David Christy, Jr.	<b>Public Notice:</b>	1/9/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-08A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Window replacement		

**STAFF RECOMMENDATION:**

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

1. Aluminum clad windows will **not be** approved. All windows must contain wood trim.
2. All 2/2 double-hung replacement windows must contain a true divided light profile in locations where original 2/2 double-hung windows were removed.
3. The applicant will submit a final window specification sheet to HPC staff for review prior to stamping permit set of drawings.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c1885-95

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

**PROPOSAL:**

The applicant is proposing to replace 19 windows on the subject property with new wood Pella Architectural Series windows. The proposed replacement windows will match the size, shape, muntin profile, and number of lights of the original windows. Staff notes that 11 of the existing windows are 2/2 and 8 are 1/1 windows. (See circles \_\_\_\_\_ for details)

**APPLICABLE GUIDELINES:**

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

***Takoma Park Historic District Guidelines***

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.

The *Guidelines* that pertain to this project are as follows:

- 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;
- original size and shape of window and door openings should be maintained, where feasible;
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- some non-original building materials may be acceptable on a case-by-case basis.

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

24A-8(b)(4). The proposal is necessary in order that unsafe condition or health hazards be remedied.

## **STAFF DISCUSSION**

A request to replace windows in historic resources is not to be taken lightly. Taken as a whole, windows play a large part in defining the architectural character of a house, and the HPC generally requires the repair of historic windows over their replacement, except in cases where there are unusual mitigating circumstances. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* promotes leaving features unaltered and recommends repair over replacement, but allows for replacement of historic materials when repair is unfeasible. 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 that in mind that staff carefully evaluated this proposal and concluded that certain mitigating circumstances cause this application to be approvable with conditions.

The HPC carefully reviews alterations proposed to remedy either an unsafe condition or health hazard to determine whether alternative treatments exist, taking into consideration technical and economic feasibility. Applicants may be asked to submit a risk assessment report prepared by a certified or licensed inspector in the requisite subject matter or field of expertise to ascertain whether there is a health hazard that requires remediation. If the Commission determines that remediation of the hazard cannot be accomplished while retaining the original architectural fabric because of impossibility, impracticality or excessive cost, the Commission may approve an Historic Area Work Permit for the replacement of the architectural fabric with new materials that match the original building elements in terms of not only architectural style and design, but also in terms of the nature, texture, details, and dimensions of building materials, windows, doors, siding, or other architectural feature.

Staff understands that the issue of lead contamination is very sensitive and that there is still a great deal of discussion in the scientific community about acceptable lead levels in children. There is considerable evidence that shows lead abatement, when done correctly, is an effective strategy for significantly reducing lead contamination in older buildings. While lead abatement is often the preferred approach, there may be certain circumstances where other treatments are necessary.

In a case when the presence of lead results in a medically documented health risk, window replacement may be an appropriate treatment. In this case the applicant has provided a "Summary Report of Lead Paint Inspection," conducted by Alban Home Inspection Company, establishing an elevated presence of lead in the house and documenting elevated lead levels in evidence in many of the window test locations. The applicants also provided lab results establishing that their 19 month old child had blood lead concentration of nine (9). As such staff has determined the applicant has met the criteria outlined by the HPC for approving a HAWP application when an unsafe condition or health hazard is present.

Although the applicant is proposing to use wooden replacement windows, they propose aluminum clad windows with a simulated divided light profile in locations where original 2/2 windows are located. In order to preserve the appearance of the original windows staff is recommending the new replacement windows be non-clad wood windows, contain wood trim, where 2/2 windows currently exist, a true divided light 2/2 profile.

## **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) (4);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Permit # 474425

Contact Person: Shari Friedman  
Daytime Phone No.: 301-270-1511  
Tax Account No.: 161301063877  
Name of Property Owner: David S. Christy, Jr. Daytime Phone No.: 202-626-1493  
Address: 24 Montgomery Ave, Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: Pella Windows (KC Company). Contact: Dave McCaully Phone No.: 301-654-9740  
Contractor Registration No.: 38731 (Maryland)  
Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Montgomery Ave  
Town/City: Takoma Park Nearest Cross Street: Hickory Ave  
Lot: 12 Block: 18 Subdivision: 25 (B.F. Gilbert's Addition)  
Liber: 15173 Folio: 258 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable

CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: WINDOWS

1B. Construction cost estimate: \$ 23,103.04

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

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

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

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

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

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

[Signature] Signature of owner or authorized agent 11/21/7 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

6

1. WRITTEN DESCRIPTION OF PROJECT

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

Wood windows, double-hung, wood exterior. Eight of the windows are one-over-one. Ten of the windows are two-over-two

# 474425

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

Replace existing windows with same design and materials. New windows would be wood, double-hung, wood exterior. All one-over-one will be replaced with one-over-one. All two-over-two will be replaced with two-over two. No material change to external appearance.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings. [see pella proposal w "PLANS & ELEVATIONS"]

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 N/A

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

7



# 114475

Shari Friedman and David Christy  
24 Montgomery Ave  
Takoma Park, MD 20912  
(301) 270-1511

Montgomery County Historic Preservation Commission  
255 Rockville Pike  
Rockville MD 20850  
240-777-6370

November 20, 2007

Dear HPC Board and Staff:

We are writing to request a Historic Area Work Permit to replace our windows with historically similar wood windows by Pella's Architectural line. Our existing windows have lead paint which has caused high lead levels in our son.

We support the HPC's goal of enhancing the quality of life in the county and to preserve continued use and pleasure of the citizens of Montgomery county. Further, we support HPC's goal of safeguarding the historical and cultural heritage of the county. We have made improvements to our home to return it to its historic form. We replaced aluminum siding with original clapboard and hired a historian to advise us on period-relevant paint colors in which our house is now painted. We intend to make further improvements including replacing the chain link fence and fixing our foundation.

The existing windows are a health hazard to our family. They have lead paint on them and opening and closing the windows creates lead dust. On August 30, 2007 our 18-month-old son, Sam, tested high for lead in his blood. His blood lead level was 9.0 mcg/deciliter (see Attachment A). Our pediatrician contacted us personally and expressed extreme concern. We took this very seriously, knowing that neurological damage can occur from far lower levels. In fact, studies have not found a truly safe level of lead in blood. The existing threshold is set on realistically attainable results rather than a pure health standard. Even with the most liberal ceiling, 9 mcg/dL is considered high.

We dealt with all the remediation we were able to do immediately. After thoroughly cleaning the house, we hired Alban Home Inspection Company to test all portions of our house. Alban found lead dust on the window sills and wells (See attachment B). Some exceeded (by as much as 3 - 4 times) the recommended level for safety. This was despite careful cleaning of the sills and wells every time we open and close windows. We hired a company to clean the house again using TSP, a lead remediation cleaner. Now we need to find a more permanent solution for our windows.

In addition to having a toddler, Shari is pregnant. Lead dust traverses the placenta and can irreversibly damage an unborn child. This makes lead dust clean up particularly difficult because Shari is now restricted from dealing with it.

While we feel strongly about removing the health hazard, we want to preserve the exterior look of our house. We therefore want to install historically accurate replacement windows. Pella Windows offers an Architectural Line that will allow us to replicate our double-hung "one-over-one" and "two-over-two" wooden windows with wood exterior. Pella's Architectural line is what our neighbors used to replace their historic windows on 49 Elm Avenue (see Attachment C).

In the article, Ms. Gwen Marcus Wright of HPC stated that "If there were a demonstrated adverse impact to the children, I think the commission in a heartbeat would say, 'Change your windows.'" We have a demonstrated adverse impact to one child and possibly to another child in the womb who can't be tested.

We believe that replacing our windows is necessary to remedy an unsafe condition and health hazard and that we as owners are not deprived of reasonable use of our home (section 24A-8 of the Montgomery County Code).

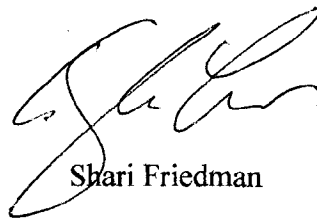
We want to preserve the historic look of our home. We believe that we can remedy the health hazard posed by our existing windows and preserve the historic look of our home by replacing the windows with suitable replicas. This can be done quickly, safely and without disturbing the historic beauty of our house or our neighborhood.

Thank you for your attention to this issue. Please contact us if you have any questions or need additional information.

Sincerely,



David S. Christy, Jr.



Shari Friedman

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

<p><b>Owner's mailing address</b></p> <p>24 MONTGOMERY AVENUE          TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b></p> <p>N/A</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>(ADJACENT)</p> <p>22 MONTGOMERY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: DIANE CURRAN          FERDINAND HOEHNER</p>	<p>(CONFRONTING)</p> <p>25 MONTGOMERY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: STEVEN EDWINSTER          LAURA COUGHLIN</p> <p>*NOTE: OWNERS          NOT LIVING IN          HOUSE NOW</p>
<p>(ADJACENT)</p> <p>7 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: THERESA - MARIE SMITH</p>	<p>(CONFRONTING)</p> <p>22 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: JAMES PORTER</p>
<p>(CONFRONTING)</p> <p>18 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: DESANTIS, MICHAEL          SUSAN HELEN</p>	<p>(CONFRONTING)</p> <p>20 HICKORY AVE          TAKOMA PARK, MD 20912</p> <p>OWNER: JULIA WASHBURN</p>

**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

DAVID S. CHRISTY, JR.  
 SEPTEMBER 17, 1997

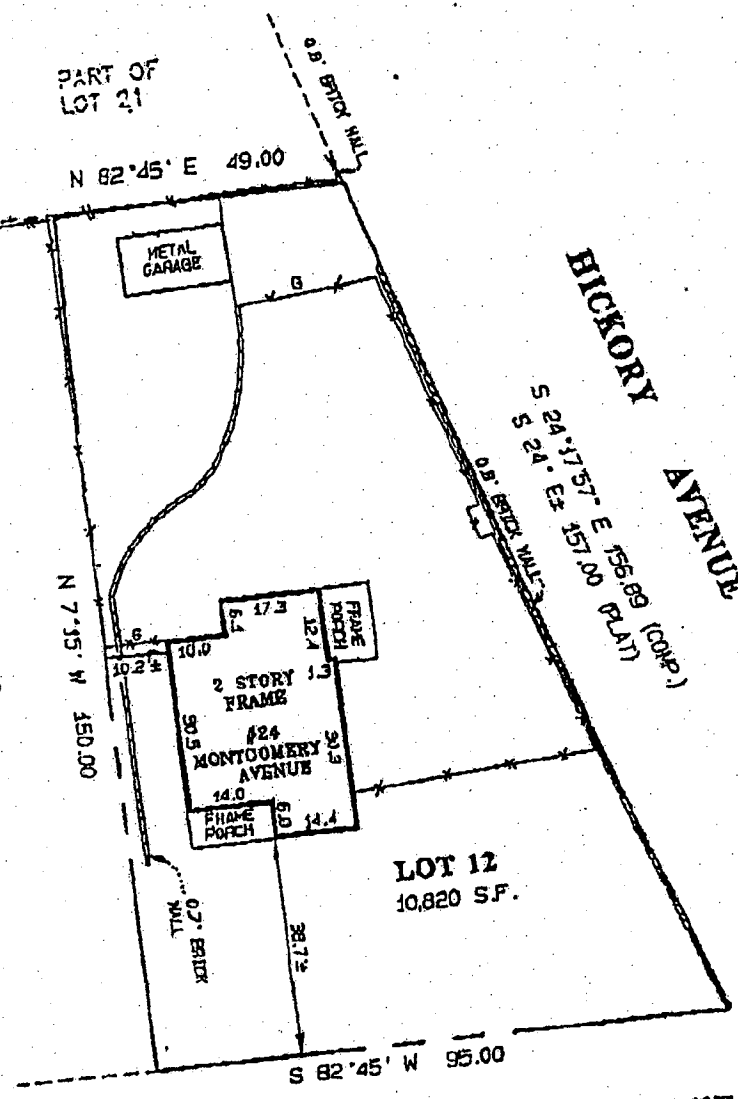


**Notes**

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.



LOCATION DRAWING  
 LOT 12, BLOCK 18  
 B.F. GILBERT'S ADDITION  
 TO  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND



**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 607

**REFERENCES**

PLAT BK. A

PLAT NO. 3

LIBER

FOLIO



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 201  
 Gaithersburg, Maryland  
 301/948-5100, Fax 30

DATE OF LOCATIONS

SCALE: 1"

WALL CHECK:

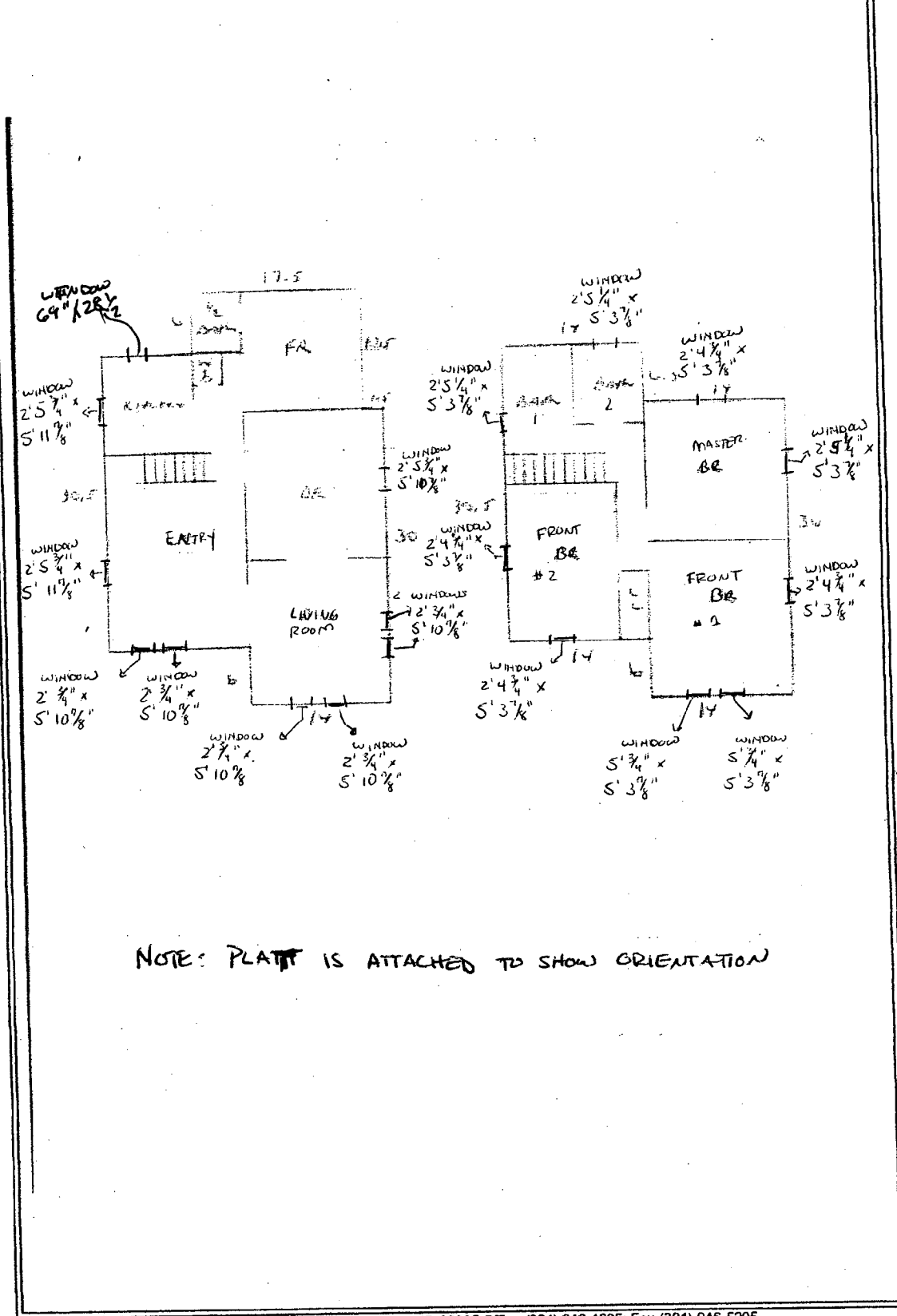
DRAWN BY: M

HSE. LOC.: 0-0-97

JOB NO.: 97-1

NOTE: PLATF IS ATTACHED TO SHOW ORIENTATION AND LAYOUT ON PLOT

Borrower: Christy  
Property Address: 24 Montgomery Avenue  
City: Takoma Park  
Lender: Pro Mortgage  
File No.: 00035624  
Case No.:  
State: MD  
Zip: 20912



PATIENT INFORMATION  
**CHRISTY, SAMUEL**

REPORT STATUS **Final**

QUEST DIAGNOSTICS INCORPORATED  
CLIENT SERVICE 410.247.9100

DOB: 02/04/2006 Age: 19M  
GENDER: M

ORDERING PHYSICIAN  
**TAMARA BUCKLEY, R.N.**

SPECIMEN INFORMATION  
SPECIMEN: UA7697884  
REQUISITION: UA7697884  
LAB REF NO:

PHONE: (301)270-1511

CLIENT INFORMATION  
43944  
JEFFREY P BERNSTEIN, MD  
DANIEL G SHAPIRO MD  
344 UNIVERSITY BLDV STE 112  
SILVER SPRING, MD 20901

COLLECTED: 08/30/2007 00:00  
RECEIVED: 08/30/2007 22:48  
REPORTED: 08/31/2007 12:39

Test Name	In Range	Out of Range	Reference Range	Lab
LEAD, BLOOD				QBA
LEAD, BLOOD	9		0-9 mcg/dL	

Reference range:  
 CDC CLASS BLOOD LEAD CONCENTRATION (mcg/dL)  
 I LESS THAN 10  
 IIA 10 - 14  
 IIB 15 - 19  
 III 20 - 44  
 IV 45 - 69  
 V Greater than 69

Refer to Current CDC guidelines for comments and interventions recommended for each class. Due to the possibility of lead contamination of the skin, it is recommended that any elevated lead level collected in a capillary tube be confirmed by testing a blood sample collected by venipuncture.

**Performing Laboratory Information:**

QBA Quest Diagnostics Incorporated 1901 Sulphur Spring Road Baltimore MD 21227 Laboratory Director: Robert R. L. Smith, M.D.

Ann - Anne

ATTACHMENT B

## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13:01  
 Total Readings: 193 Actionable: 59  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior-A									
010	A	ExtWdwCase	Rgt		I	Wood	N/A	7.6	Std
017	A	ExtWdwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWdwWell	Rgt		I	Wood	N/A	1.2	Std
Interior Room 001 L/R									
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Well	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTrnsom	Lft		I	Wood	N/A	2.8	Std
039	A	Transom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs(Astro & Madison) on premises;									
Interior Room 002 Kitchen									
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
Interior Room 005 D/R									
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
Interior Room 006 Family Rm									
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
Interior Room 007 Up-Stairs									
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
Interior Room 009 Bathroom									
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
Interior Room 010 Bath #2									
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std

## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Well	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
Comment: This was Identified as Sam's Rm. (Three (3) Dust Wipes Taken Here); Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
184	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									
Calibration Readings									
---- End of Readings ----									



## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13:01  
 Total Readings: 193  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior-A									
008	A	Wall	L Lft		I	Wood	N/A	0.3	Std
014	A	Fascia			I	Wood	N/A	0.1	Std
013	A	Soffit			I	Wood	N/A	-0.1	Std
007	A	Porch Floor	Ctr		I	Wood	N/A	-0.1	Std
011	A	Column	Ctr		I	Wood	N/A	-0.1	Std
012	A	Chapiter	Ctr		I	Wood	N/A	0.1	Std
009	A	ExtWdwSill	Rgt		I	Wood	N/A	0.1	Std
010	A	ExtWdwCase	Rgt		I	Wood	N/A	7.6	Std
015	A	ExtWdwSill	Rgt		I	Wood	N/A	0.7	Std
016	A	ExtWdwCase	Rgt		I	Wood	N/A	0.7	Std
017	A	ExtWdwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWdwWell	Rgt		I	Wood	N/A	1.2	Std
Exterior Room 002 Exterior-B									
019	B	Wall	L Ctr		I	Wood	N/A	-0.1	Std
020	B	Corner board	Rgt		I	Wood	N/A	0.0	Std
021	B	ExtWdwSill	Rgt		I	Wood	N/A	0.0	Std
022	B	ExtWdwCase	Rgt		I	Wood	N/A	0.0	Std
Exterior Room 003 Exterior-C									
023	C	Wall	L Ctr		I	Wood	N/A	0.2	Std
026	C	Corner board	Lft		I	Wood	N/A	0.0	Std
024	C	ExtWdwSill	Ctr		I	Wood	N/A	0.0	Std
025	C	ExtWdwCase	Ctr		I	Wood	N/A	0.3	Std
Exterior Room 004 Exterior-D									
027	D	Stairs	Rgt	Newel post	I	Wood	N/A	0.2	Std
028	D	Porch Floor	Rgt		I	Wood	N/A	0.0	Std
029	D	Prch/Skirting	Rgt		I	Wood	N/A	0.0	Std
030	D	Support Post	Rgt		I	Wood	N/A	0.0	Std
031	D	ExtWdwSill	Rgt		I	Wood	N/A	-0.1	Std
032	D	ExtWdwCase	Rgt		I	Wood	N/A	-0.1	Std
Interior Room 001 L/R									
040	A	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Well	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
036	A	Door	Lft	L Ctr	I	Wood	N/A	0.0	Std
033	A	ExtSdeofDoor	Lft		I	Wood	N/A	0.0	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTrnsom	Lft		I	Wood	N/A	2.8	Std
039	A	Transom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm <sup>2</sup> )	Mode
					Cond	Substrate			
041	C	Ceiling				I DryWall	N/A	0.0	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs (Astro & Madison) on premises;									
Interior Room 002 Kitchen									
051	A	Wall	L Ctr			I DryWall	N/A	-0.1	Std
049	A	Door	Ctr	Rgt casing		I Wood	N/A	-0.1	Std
050	A	Door	Ctr	Lft jamb		I Wood	N/A	>9.9	Std
052	B	Wall	L Ctr			I DryWall	N/A	0.1	Std
058	B	Window	Lft	Sash		I Wood	N/A	6.9	Std
059	B	Window	Lft	Well		I Wood	N/A	6.7	Std
056	B	Window	Lft	Apron		I Wood	N/A	-0.1	Std
055	B	Window	Lft	Sill		I Wood	N/A	-0.1	Std
057	B	Window	Lft	Lft casing		I Wood	N/A	0.3	Std
054	C	Baseboard	Ctr			I Wood	N/A	0.2	Std
053	C	Ceiling				I DryWall	N/A	0.0	Std
Interior Room 003 Den									
071	A	Closet	Ctr	Door		I Wood	N/A	0.0	Std
072	A	Closet	Ctr	Shelf		I Wood	N/A	0.2	Std
066	C	Ceiling				I DryWall	N/A	-0.1	Std
065	D	Wall	L Ctr			I DryWall	N/A	0.0	Std
067	D	Baseboard	Ctr			I Wood	N/A	0.1	Std
070	D	Window	Rgt	Rgt casing		I Wood	N/A	0.3	Std
069	D	Window	Rgt	Apron		I Wood	N/A	0.5	Std
068	D	Window	Rgt	Sill		I Wood	N/A	0.0	Std
064	D	Door	Rgt	Rgt jamb		I Wood	N/A	-0.1	Std
063	D	Door	Rgt	Rgt casing		I Wood	N/A	-0.2	Std
062	D	Door	Rgt	L Ctr		I Wood	N/A	-0.1	Std
060	D	ExtSideofDoor	Rgt			I Wood	N/A	0.0	Std
061	D	Ext DoorTrim	Rgt			I Wood	N/A	0.0	Std
Interior Room 004 Powder Room									
076	C	Ceiling				I DryWall	N/A	0.0	Std
080	C	Window	Ctr	Wall		I Wood	N/A	0.3	Std
078	C	Window	Ctr	Sill		I Wood	N/A	0.0	Std
079	C	Window	Ctr	Lft casing		I Wood	N/A	0.0	Std
075	D	Wall	L Ctr			I DryWall	N/A	0.0	Std
077	D	Baseboard	Ctr			I Wood	N/A	0.0	Std
074	D	Door	Ctr	Lft jamb		I Wood	N/A	0.0	Std
073	D	Door	Ctr	L Ctr		I Wood	N/A	0.0	Std
Interior Room 005 D/R									
083	B	Wall	L Ctr			I DryWall	N/A	-0.1	Std
084	B	Baseboard	Ctr			I Wood	N/A	0.1	Std
081	B	Door	Ctr	Lft casing		I Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb		I Wood	N/A	>9.9	Std
085	C	Shelf	Lft			I Wood	N/A	0.2	Std
086	C	Shelf Case	Lft			I Wood	N/A	-0.1	Std
088	D	Window	Ctr	Rgt casing		I Wood	N/A	-0.1	Std
089	D	Window	Ctr	Sash		I Wood	N/A	>9.9	Std
087	D	Window	Ctr	Sill		I Wood	N/A	0.1	Std
Interior Room 006 Family Rm									

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
101	A	Window	Rgt	Rgt casing	I	Wood	N/A	0.0	Std
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
100	A	Window	Rgt	Apron	I	Wood	N/A	0.1	Std
099	A	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
094	B	Wall	L Ctr		I	DryWall	N/A	0.0	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
096	B	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
098	B	Door	Lft	Lft casing	I	Wood	N/A	0.3	Std
092	B	Door	Ctr	Lft casing	I	Wood	N/A	0.2	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
095	C	Ceiling			I	DryWall	N/A	-0.1	Std
090	C	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
091	C	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
Interior Room 007 Up-Stairs									
104	A	Stairs	Rgt	Newel post	I	Wood	N/A	-0.1	Std
106	A	Stairs	Rgt	Stringer	I	Wood	N/A	0.0	Std
105	A	Stairs	Rgt	Balusters	I	Wood	N/A	0.4	Std
108	B	Stairs	Rgt	Treads	I	Wood	N/A	0.2	Std
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
113	C	Wall	L Ctr		I	DryWall	N/A	0.0	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
115	C	Wainscot	Ctr		I	Wood	N/A	0.1	Std
109	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
110	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
111	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
112	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
Interior Room 008 Hallway									
116	C	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
117	C	Ceiling			I	DryWall	N/A	0.0	Std
118	D	Baseboard	Ctr		I	Wood	N/A	0.2	Std
Interior Room 009 Bathroom									
122	A	Wall	L Ctr		I	DryWall	N/A	0.0	Std
126	B	Window	Lft	Rgt casing	I	Wood	N/A	0.3	Std
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
125	B	Window	Lft	Apron	I	Wood	N/A	0.1	Std
124	B	Window	Lft	Sill	I	Wood	N/A	0.0	Std
123	C	Ceiling			I	DryWall	N/A	0.0	Std
128	D	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
119	D	Door	Rgt	Lft casing	I	Wood	N/A	0.1	Std
121	D	Door	Rgt	Lft jamb	I	Wood	N/A	0.0	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
Interior Room 010 Bath #2									
130	A	Door	Ctr	Lft casing	I	Wood	N/A	-0.1	Std
131	A	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std
133	C	Ceiling			I	DryWall	N/A	0.0	Std
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
136	C	Window	Ctr	Apron	I	Wood	N/A	0.0	Std
135	C	Window	Ctr	Sill	I	Wood	N/A	0.2	Std
137	C	Window	Ctr	Lft casing	I	Wood	N/A	0.3	Std
132	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
134	D	Baseboard	Ctr		I	Wood	N/A	0.3	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
150	A	Closet	Ctr	Door Casing	I	Wood	N/A	0.4	Std
151	A	Closet	Ctr	Door Jamb	I	Wood	N/A	0.2	Std
153	A	Closet	Ctr	Shelf Sup.	I	Wood	N/A	0.0	Std
152	A	Closet	Ctr	Shelf	I	Wood	N/A	0.0	Std
141	B	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
142	B	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
140	B	Door	Ctr	L Ctr	I	Wood	N/A	-0.1	Std
143	D	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
144	D	Ceiling			I	DryWall	N/A	-0.1	Std
148	D	Window	Ctr	Rgt casing	I	Wood	N/A	0.2	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
147	D	Window	Ctr	Apron	I	Wood	N/A	0.4	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Well	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
156	B	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
154	B	Door	Rgt	L Ctr	I	Wood	N/A	0.0	Std
157	C	Ceiling			I	DryWall	N/A	-0.1	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
168	A	Wall	L Ctr		I	DryWall	N/A	0.1	Std
170	A	Baseboard	Ctr		I	Wood	N/A	0.0	Std
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
169	D	Ceiling			I	DryWall	N/A	0.0	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
165	D	Door	Ctr	L Ctr	I	Wood	N/A	0.4	Std
176	D	Closet	Rgt	Door	I	Wood	N/A	0.0	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
180	D	Closet	Rgt	Shelf Sup.	I	Wood	N/A	0.1	Std
179	D	Closet	Rgt	Shelf	I	Wood	N/A	0.0	Std
Comment: This was Identified as Sam's Rm. (Three(3) Dust Wipes Taken Here); Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
184	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									
Calibration Readings									
001								0.2	Std
002								0.2	Std
003								0.0	Std
004								0.9	Std
005								1.2	Std
006								1.0	Std
188								0.1	Std
189								0.1	Std
190								0.0	Std
191								0.9	Std
192								0.8	Std
193								1.1	Std

---- End of Readings ----

PLANS &  
ELEVATIONS  
COPY # 1

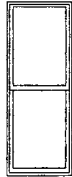
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 Home Phone: ( ) -  
 Cellular: ( ) -  
 Branch Name  
 Phone  
 Fax

Project / Ship-To	Quote
Friedman, Shari  Owner: Bus. Phone: Home Phone:  K.C. COMPANY, INC.	Date 11/14/2007 Quote No. DM111407AA Order No. Alternate No. 1 Need Date 00/00/00 Sales Rep. Name Prepared by Payment Terms Architect Jamb Depth Order Type Installed Sales Order Glazing Design 20.00 psf. Pressure Branch Address 12100 Baltimore Avenue City Beltsville, MD 20705 State

**Comments:**

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 10** Qty: 1  
**Location:** Dining  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

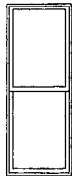
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 15** Qty: 4  
**Location:** Living  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

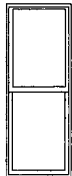
**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

**Extended Price**  
 2,882.64

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 20** Qty: 2  
**Location:** Entry  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

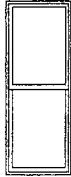
**Extended Price**  
 1,441.32

Notes:

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 25** Qty: 1  
**Location:** Entry  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

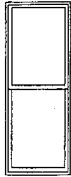
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 30** Qty: 2  
**Location:** Kitchen  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

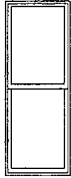
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 1,981.98

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 35** Qty: 2  
**Location:** Front bedroom  
**R.O:** 2' 0-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 674.02

**Extended Price**  
 1,348.04

Notes:

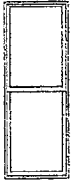
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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 40** Qty: 1  
**Location:** Front bedroom  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

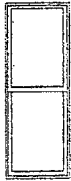
**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 866.13

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 45** Qty: 2  
**Location:** Front bed 2  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 1,732.26

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 50** Qty: 2  
**Location:** Master  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 872.81

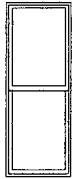
**Extended Price**  
 1,745.62

Notes:

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 55 Qty: 2  
 Location: Bath 1&2  
 R.O: 2' 5-1/4" X 5' 3-7/8"  
 WallCond: 4-3/16"

**Summary Description**

Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 872.81

**Extended Price**  
 1,745.62

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 60 Qty: 19  
 Location:

**Summary Description**

PRECISION FIT WINDOW INSTALL

**Unit Price**  
 134.66

**Extended Price**  
 2,558.54

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 65 Qty: 19  
 Location:

**Summary Description**

PRECISION FIT CAP

**Unit Price**  
 80.92

**Extended Price**  
 1,537.48

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
 Item# 70 Qty: 1  
 Location:

**Summary Description**

INSTALL 2500 SU

**Unit Price**  
 671.25

**Extended Price**  
 671.25

Notes:

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<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
Picture Not Available	Item# 75 Location:	Qty: 1	Optional Int/ext Paint <u>Value Added Items:</u> PAINTRR01 Window w/muntin & trim <96 UI - Qty 38	4,816.50	4,816.50

Notes:

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
Picture Not Available	Item# 80 Location:	Qty: 19	\$150 off per window	(- 150.00)	(-2,850.00)

Notes:

## Thank You For Your Interest In Pella Products

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Taxable Subtotal	\$ 12,875.59
Sales Tax at 5.0000%	643.78
Non-taxable Subtotal	9,583.77
Total	\$ 23,103.14
Deposit Received	\$ 0.00

With a full frame installation total is: \$26,700.00

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

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FRONT OF HOUSE : MONTGOMERY AVE  
ALL WINDOWS EXCEPT ATTIC TO BE REPLACED

PHOTOGRAPHS



SIDE VIEW: HICKORY AVE  
ALL WINDOWS IN PHOTO TO BE REPLACED



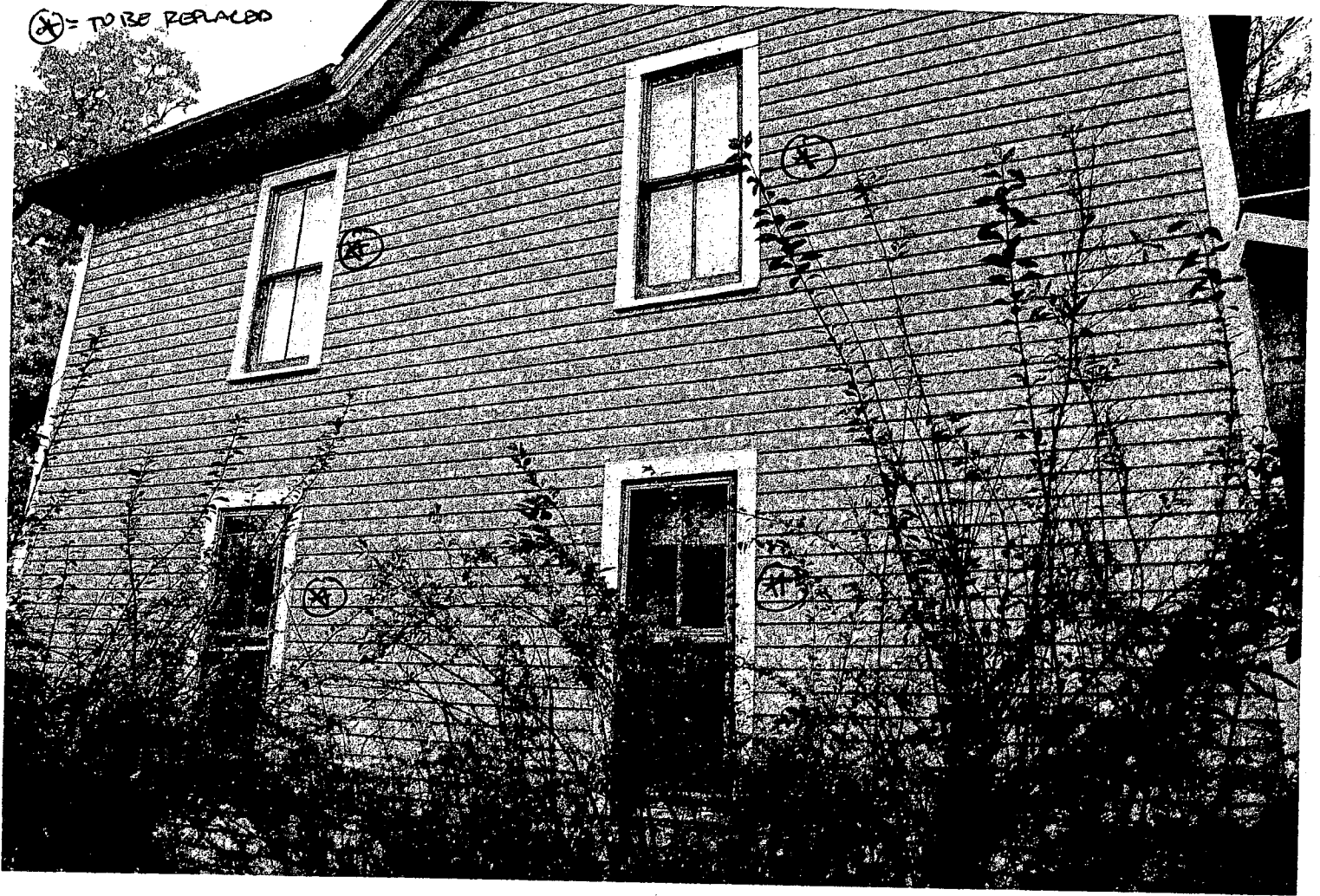
FROM BACK YARD

BOTH 2<sup>ND</sup> FLOOR WINDOWS AND FAR RIGHT 1<sup>ST</sup> FLOOR WINDOW TO BE REPLACED



FROM SIDE YARD FACING 22 MONTGOMERY AVE  
ALL WINDOWS IN PHOTO TO BE REPLACED

(X) = TO BE REPLACED



washingtonpost.com

# A Clash Between Protect, Preserve

Couple, County Panel at Odds on How To Deal With Lead-Painted Windows

By Cameron W. Barr  
Washington Post Staff Writer  
Thursday, July 29, 2004; Page GZ12

In the historic district of Takoma Park, this old house isn't necessarily your old house, even if you own it.

When Kate A. Bauer and Eric N. Lindblom bought their circa 1914 house in the district in 1998, they discovered that the windows were sloughing off prodigious amounts of lead-rich paint dust. After a contractor gave up on efforts to remove the paint, they concluded that their only recourse was to replace the windows with new high-end ones that look like the originals.

But the Montgomery County Historic Preservation Commission, which must approve any alteration to their house's exterior, exists to make sure that old houses in the district stay old houses -- not old houses with new windows. The commission presides over about 3,000 historic sites in the county, including roughly 900 in the Takoma Park district.

The clash pits individuals who wish to live as lead-free as possible against the desire of a community that wants to maintain the evidence of its history.

From the perspective of Bauer and Lindblom, they are parents who want to protect their daughters from lead dust and are being blocked by preservation bureaucrats who value old windows over young minds.

Gwen Marcus Wright, the county's historic preservation coordinator, has the task of encouraging Bauer and Lindblom to do all they can to control the lead problem without replacing the windows. At a meeting of the nine-member commission June 9, all but one of the commissioners agreed, telling the couple that they had to make another effort at abatement before the commission would consider allowing them to replace their windows. The commission will revisit the matter Aug. 18.

"Considered as a whole," Wright said in a telephone interview last week, the Takoma Park district "is just a wonderfully representative example of late 19th-century and early 20th-century American architectural styles, and it certainly is representative of the development of this county." The Bauer-Lindblom house, which has four bedrooms and mixes Victorian and colonial styles, is on a corner lot. A previous owner painted the exterior a light mauve.

The house is considered a "contributing resource" to the district, a middle-ground designation that distinguishes it from structures considered "outstanding" or "noncontributing" resources.

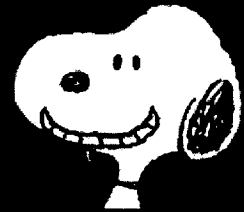
"It's extremely frustrating," said Lindblom, sitting in his dining room and reflecting on his and his wife's six-year-old attempt to replace their windows. Their daughters, 4 and 6, have measurable but low levels of lead in their blood: less than 2.5 micrograms per deciliter. But with studies emerging about possible

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facts again ▼



MetLife

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deleterious effects from lead exposure once considered acceptable, Lindblom said, "we don't know if there aren't more subtle things going on, and that's a horrible thing to have to worry about."

Wright points to the low lead levels in the children as a reason for the old windows to stay. "Whatever they're doing works," she said, referring to the efforts that Bauer and Lindblom have made to keep the lead dust under control: regular mopping and wiping, keeping certain windows closed at all times and using a vacuum with a special filter. "If there were a demonstrated adverse impact to the children," Wright added, "I think the commission in a heartbeat would say, 'Change your windows.'"

In the early 1990s, Wright said, the commission allowed a day-care center to replace its windows -- and use lead concerns as a justification -- to meet government regulations. No individual homeowner "has ever raised [lead] as an issue for replacing their windows," she said.

Given the profusion of lead in building materials used before the late 1970s, commission staff members are concerned about the precedent that the case would set for future petitions to replace windows. They recommended that the commission deny Bauer and Lindblom's application. As Wright later said, "If you did the same lead test [as Bauer and Lindblom did] on every house in Takoma Park, you would find the same result."

The lone commissioner to support Bauer and Lindblom's application, Bethesda architect Nuray Anahtar, said she thought the couple had been through enough. "They really tried hard, and personally I think it wasn't inappropriate to replace the windows in that case," she said in a telephone interview last week.

Bauer and Lindblom had the house tested for lead in 1998, shortly after they moved in. The results showed levels of lead in their windowsills that were 100 to nearly 200 times the federal standards, prompting the couple to hire a lead-abatement specialist to strip the windows of lead paint. After working on two windows in the bedroom of the couple's daughters, the firm gave up, saying the task was too difficult to complete in keeping with its estimate and recommending replacement. "We realized that abatement wasn't going to be a strategy that was going to work," Lindblom said. They also felt that new windows would function better and provide better insulation.

An estimate for the replacement of 17 windows came in at nearly \$14,000, prompting the couple to put the project on hold because they didn't have the money. They contented themselves with wiping, vacuuming and never opening several windows, especially in rooms in which their daughters sleep or play. "I wipe it often," said Bauer, standing at the kitchen window, "but it's impossible not to produce visible chipping paint dust, and who knows how much invisible dust there is."

Last year, the couple began reading reports about studies showing that even very low levels of lead in the bloodstream can harm children. At the same time, an inheritance gave them some extra money. They renewed their attempt to replace their windows and applied to the commission for permission.

When a commission staffer visited the house, Bauer said, it became clear the commission wasn't likely to approve the application. So the couple followed the staffer's advice and contacted an out-of-state window specialist. But Lindblom and Bauer were unsatisfied when the specialist's local subcontractor seemed unfamiliar with lead abatement procedures; other specialists referred by commission staff members said they did not do residential work or did not accept jobs in the area. The couple proceeded with their application, which the commission considered last month.

The commissioners, except for Anahtar, voted to have the couple work with commission staff members once again to find an abatement specialist.

Bauer and Lindblom have received one estimate: \$26,500 -- nearly twice what new windows would cost. At the commission hearing June 9, preservation coordinator Wright reminded the commissioners that they "don't typically make preservation decisions based on cost." The couple interpreted that to mean they may not be able to cite the higher cost of abatement as a reason to support replacement.

In her dining room, Bauer considered the argument that their case might allow other historic-district homeowners to replace their windows. She noted the high lead levels found in the 1998 test and the steps the couple had taken to attempt to address the problem in keeping with the commission's desires. Then she said, "Maybe it's time that precedent should be set."

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HISTORIC PRESERVATION COMMISSION: RULES,  
GUIDELINES, AND PROCEDURES

- (c) Notification of Decision - All decisions of the Commission must be made public and mailed to the applicant.

1.7 Historic Issues Prompted by Safety Concerns

- (a) The criteria for issuing an Historic Area Work Permit is found in Section 24A-8. One of these criteria, Section 24A-8(b)(4), requires that a permit be issued if the Commission finds that an applicant's proposal for an addition or alteration to an historic resource is necessary in order that unsafe conditions or health hazards be remedied.
- (b) In reviewing such applications, the Commission must follow these procedures:
- 1) Require the applicant to submit a risk assessment report prepared by a certified or licensed inspector in the requisite subject matter or field of expertise to ascertain whether there is a health hazard that requires remediation. For example, if an applicant applies for an Historic Area Work Permit to remediate lead paint or asbestos, the certified inspector would ascertain whether there is lead paint or asbestos present on the applicant's property, the level of the hazard, and the most appropriate method of remediating the hazard;
  - 2) Work with the applicant to develop a plan that is the most appropriate to remediating the hazard and to retaining as much original architectural fabric as is reasonably possible;
  - 3) If the Commission determines that remediation of the hazard can not be accomplished while retaining the original architectural fabric because of impossibility, impracticality or excessive cost, the Commission must approve an Historic Area Work Permit for the replacement of the architectural fabric with new materials that match the original building elements in terms of not only architectural

## HISTORIC PRESERVATION COMMISSION: RULES, GUIDELINES, AND PROCEDURES

style and design, but also in terms of the nature, texture, details, and dimensions of building materials, windows, doors, siding, or other architectural feature.

- 4) The potential for a health hazard exists by the presence of a hazardous material, at levels defined by the Environmental Protection Agency and the Maryland Department of the Environment. A demonstration of specific health effects to individuals is not required.

### PRELIMINARY CONSULTATIONS

#### 2.0 Purpose

Section 24A-6(d) encourages owners of historic properties to seek advice from the Commission prior to filing an application for an Historic Area Work Permit. Informal consultations, to obtain input and advice from the Commission on potential future Historic Area Work Permit applications, may be scheduled as part of the regular agenda of a Commission meeting.

#### 2.1 Submission of Preliminary Consultation

- (a) Filing - Preliminary Consultation requests may be filed directly with Commission staff. Requesting a Preliminary Consultation is at the discretion of the applicant.
- (b) Scheduling - In order to be considered at a regularly scheduled public appearance, requests shall be filed with staff three (3) weeks prior to the meeting date for which it is to be scheduled.
- (c) Completeness - Upon receipt by staff, each request will be evaluated for sufficiency. Requests for Preliminary Consultations do not need to contain finished plans and specifications; however, there must be sufficient information submitted to adequately communicate the scope and

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Permit # 474425

Contact Person: Shari Friedman

Daytime Phone No.: 301-270-1511

Tax Account No.: 161301063877

Name of Property Owner: David S. Christy, Jr.

Daytime Phone No.: 202-626-1493

Address: 24 Montgomery Ave, Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Pella Windows (KC Company). Contact: Dave McCaully Phone No.: 301-654-9740

Contractor Registration No.: 38731 (Maryland)

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Montgomery Ave

Town/City: Takoma Park Nearest Cross Street: Hickory Ave

Lot: 12 Block: 18 Subdivision: 25 (B.F. Gilbert's Addition)

Liber: 15173 Folio: 258 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

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

### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 23,103.04

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

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

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

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

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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

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

[Signature]  
Signature of owner or authorized agent

11/21/7  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Wood windows, double-hung, wood exterior. Eight of the windows are one-over-one. Ten of the windows are two-over-two

# 474425

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

Replace existing windows with same design and materials. New windows would be wood, double-hung, wood exterior. All one-over-one will be replaced with one-over-one. All two-over-two will be replaced with two-over two. No material change to external appearance.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings. [see pella proposal w "PLANS & ELEVATIONS"]

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**

N/A

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

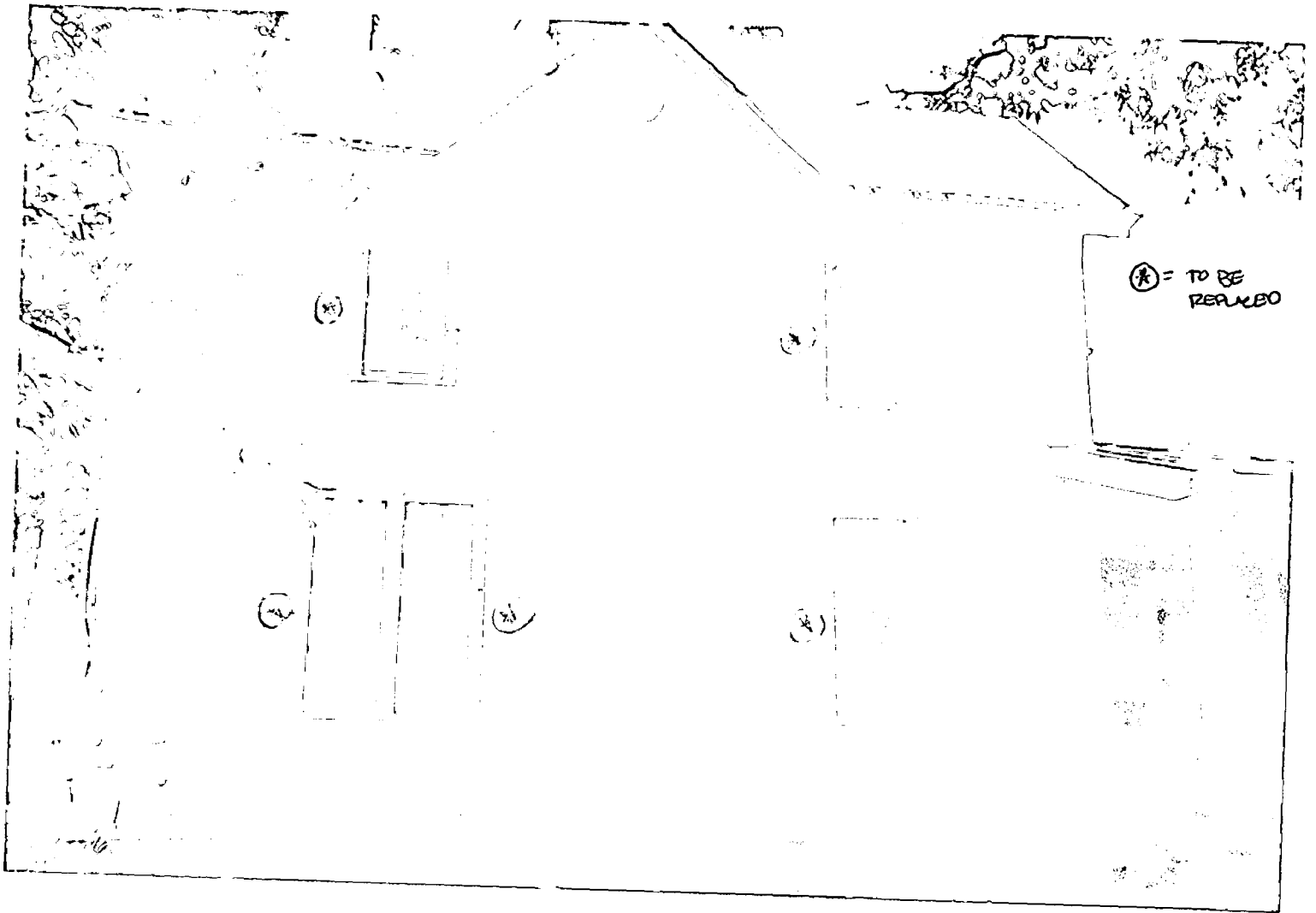
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

FRONT OF HOUSE : MONTGOMERY AVE  
ALL WINDOWS EXCEPT ATTIC TO BE REPLACED

PHOTOGRAPHS



SIDE VIEW: HICKORY AVE  
ALL WINDOWS IN PHOTO TO BE REPLACED



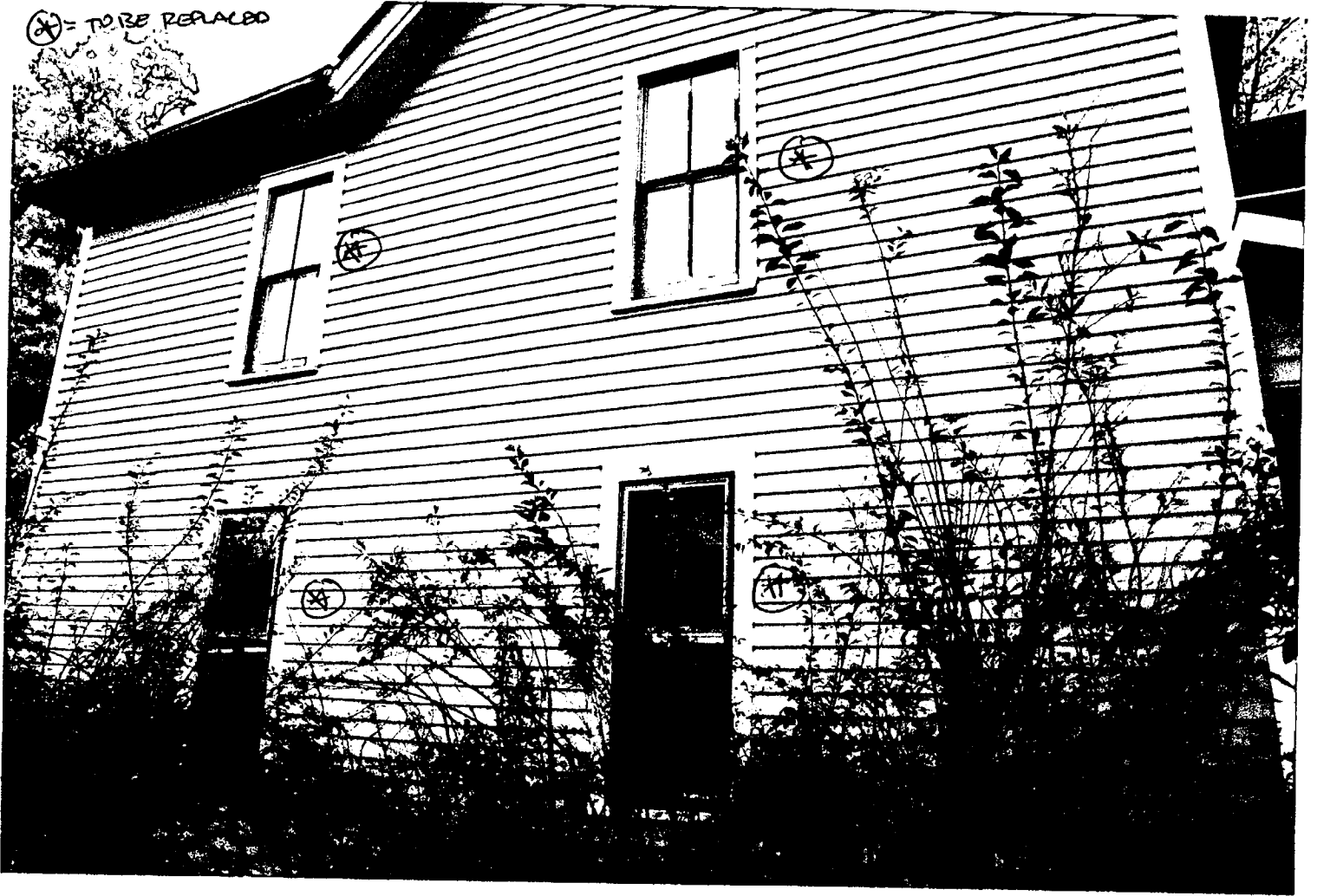


FROM BACK YARD

BOTH 2<sup>ND</sup> FLOOR WINDOWS AND FAR RIGHT 1<sup>ST</sup> FLOOR WINDOW TO BE REPLACED



FROM SIDE YARD FACING 22 MONTGOMERY AVE  
ALL WINDOWS IN PHOTO TO BE REPLACED



**Whipple, Scott**

---

**From:** shari friedman [friedman@opus4.org]  
**Sent:** Wednesday, January 23, 2008 4:19 PM  
**To:** Whipple, Scott  
**Subject:** Requesting postponement

Dear Scott-

David Christy and I are requesting a postponement of our hearing for window replacement at 24 Montgomery Ave, Takoma Park, MD. We would like to be put on the next docket. Thank you in advance for your accommodation.

Shari Friedman  
(301) 270-1511

#474425

Shari Friedman and David Christy  
24 Montgomery Ave  
Takoma Park, MD 20912  
(301) 270-1511

Montgomery County Historic Preservation Commission  
255 Rockville Pike  
Rockville MD 20850  
240-777-6370

November 20, 2007

Dear HPC Board and Staff:

We are writing to request a Historic Area Work Permit to replace our windows with historically similar wood windows by Pella's Architectural line. Our existing windows have lead paint which has caused high lead levels in our son.

We support the HPC's goal of enhancing the quality of life in the county and to preserve continued use and pleasure of the citizens of Montgomery county. Further, we support HPC's goal of safeguarding the historical and cultural heritage of the county. We have made improvements to our home to return it to its historic form. We replaced aluminum siding with original clapboard and hired a historian to advise us on period-relevant paint colors in which our house is now painted. We intend to make further improvements including replacing the chain link fence and fixing our foundation.

The existing windows are a health hazard to our family. They have lead paint on them and opening and closing the windows creates lead dust. On August 30, 2007 our 18-month-old son, Sam, tested high for lead in his blood. His blood lead level was 9.0 mcg/deciliter (see Attachment A). Our pediatrician contacted us personally and expressed extreme concern. We took this very seriously, knowing that neurological damage can occur from far lower levels. In fact, studies have not found a truly safe level of lead in blood. The existing threshold is set on realistically attainable results rather than a pure health standard. Even with the most liberal ceiling, 9 mcg/dL is considered high.

We dealt with all the remediation we were able to do immediately. After thoroughly cleaning the house, we hired Alban Home Inspection Company to test all portions of our house. Alban found lead dust on the window sills and wells (See attachment B). Some exceeded (by as much as 3 – 4 times) the recommended level for safety. This was despite careful cleaning of the sills and wells every time we open and close windows. We hired a company to clean the house again using TSP, a lead remediation cleaner. Now we need to find a more permanent solution for our windows.

In addition to having a toddler, Shari is pregnant. Lead dust traverses the placenta and can irreversibly damage an unborn child. This makes lead dust clean up particularly difficult because Shari is now restricted from dealing with it.

While we feel strongly about removing the health hazard, we want to preserve the exterior look of our house. We therefore want to install historically accurate replacement windows. Pella Windows offers an Architectural Line that will allow us to replicate our double-hung "one-over-one" and "two-over-two" wooden windows with wood exterior. Pella's Architectural line is what our neighbors used to replace their historic windows on 49 Elm Avenue (see Attachment C).

In the article, Ms. Gwen Marcus Wright of HPC stated that "If there were a demonstrated adverse impact to the children, I think the commission in a heartbeat would say, 'Change your windows.'" We have a demonstrated adverse impact to one child and possibly to another child in the womb who can't be tested.

We believe that replacing our windows is necessary to remedy an unsafe condition and health hazard and that we as owners are not deprived of reasonable use of our home (section 24A-8 of the Montgomery County Code).

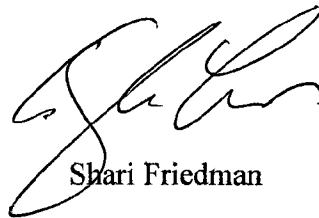
We want to preserve the historic look of our home. We believe that we can remedy the health hazard posed by our existing windows and preserve the historic look of our home by replacing the windows with suitable replicas. This can be done quickly, safely and without disturbing the historic beauty of our house or our neighborhood.

Thank you for your attention to this issue. Please contact us if you have any questions or need additional information.

Sincerely,



David S. Christy, Jr.



Shari Friedman

PATIENT INFORMATION  
CHRISTY, SAMUEL

REPORT STATUS **Final**

QUEST DIAGNOSTICS INCORPORATED  
CLIENT SERVICE 410.247.9100

DOB: 02/04/2006 Age: 19M  
GENDER: M

ORDERING PHYSICIAN  
**TAMARA BUCKLEY, R.N.**

SPECIMEN INFORMATION  
SPECIMEN: UA7697884  
REQUISITION: UA7697884  
LAB REF NO:

PHONE: (301)270-1511

CLIENT INFORMATION  
43944  
JEFFREY P BERNSTEIN, MD  
DANIEL G SHAPIRO MD  
344 UNIVERSITY BLDV STE 112  
SILVER SPRING, MD 20901

COLLECTED: 08/30/2007 00:00  
RECEIVED: 08/30/2007 22:48  
REPORTED: 08/31/2007 12:39

Test Name	In Range	Out of Range	Reference Range	Lab
LEAD, BLOOD				QBA
LEAD, BLOOD	9		0-9 mcg/dL	

Reference range:  
 CDC CLASS BLOOD LEAD CONCENTRATION (mcg/dL)  
 I LESS THAN 10  
 IIA 10 - 14  
 IIB 15 - 19  
 III 20 - 44  
 IV 45 - 69  
 V Greater than 69  
 Refer to Current CDC guidelines for comments and interventions recommended for each class.  
 Due to the possibility of lead contamination of the skin, it is recommended that any elevated lead level collected in a capillary tube be confirmed by testing a blood sample collected by venipuncture.

Performing Laboratory Information:

QBA Quest Diagnostics Incorporated 1901 Sulphur Spring Road Baltimore MD 21227 Laboratory Director: Robert R. L. Smith, M.D.

*Ann = Anne*

ATTACHMENT B

## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Inspection Date: 09/06/07 #24 Montgomery Ave.  
 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13:01  
 Total Readings: 193 Actionable: 59  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior-A									
010	A	ExtWndwCase	Rgt		I	Wood	N/A	7.6	Std
017	A	ExtWndwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWndwWell	Rgt		I	Wood	N/A	1.2	Std
Interior Room 001 L/R									
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Well	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTrnsom	Lft		I	Wood	N/A	2.8	Std
039	A	Trnsom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two (2) large dogs (Astro & Madison) on premises;									
Interior Room 002 Kitchen									
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
Interior Room 005 D/R									
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
Interior Room 006 Family Rm									
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
Interior Room 007 Up-Stairs									
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
Interior Room 009 Bathroom									
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
Interior Room 010 Bath #2									
129	A	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std

## SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm <sup>2</sup> )	Mode
					Cond	Substrate			
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard	Ctr		I	Wood	N/A	9.3	Std
149	D	Window	Ctr	Sash	I	Wood	N/A	7.2	Std
146	D	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
161	A	Window	Rgt	Rgt casing	I	Wood	N/A	>9.9	Std
162	A	Window	Rgt	Sash	I	Wood	N/A	>9.9	Std
163	A	Window	Rgt	Wall	I	Wood	N/A	1.6	Std
160	A	Window	Rgt	Apron	I	Wood	N/A	>9.9	Std
159	A	Window	Rgt	Sill	I	Wood	N/A	>9.9	Std
155	B	Door	Rgt	Lft jamb	I	Wood	N/A	>9.9	Std
164	D	Radiator	Rgt		I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
174	A	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
175	A	Window	Ctr	Well	I	Wood	N/A	>9.9	Std
172	A	Window	Ctr	Apron	I	Wood	N/A	>9.9	Std
171	A	Window	Ctr	Sill	I	Wood	N/A	>9.9	Std
173	A	Window	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
181	B	Radiator	Rgt		I	Metal	N/A	1.3	Std
166	D	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
167	D	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
177	D	Closet	Rgt	Door Casing	I	Wood	N/A	2.3	Std
178	D	Closet	Rgt	Door Jamb	I	Wood	N/A	2.0	Std
Comment: This was Identified as Sam's Rm. (Three(3) Dust Wipes Taken Here); Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall	L Ctr		I	DryWall	N/A	4.7	Std
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
184	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									
Calibration Readings									
----- End of Readings -----									



## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

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 Report Date: 9/7/07  
 Abatement Level: 0.8 Takoma Park, Md.  
 Report No. S#01329 - 09/06/07 13:01  
 Total Readings: 193  
 Job Started: 09/06/07 13:01  
 Job Finished: 09/06/07 17:18

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior-A									
008	A	Wall	L Lft		I	Wood	N/A	0.3	Std
014	A	Fascia			I	Wood	N/A	0.1	Std
013	A	Soffit			I	Wood	N/A	-0.1	Std
007	A	Porch Floor	Ctr		I	Wood	N/A	-0.1	Std
011	A	Column	Ctr		I	Wood	N/A	-0.1	Std
012	A	Chapiter	Ctr		I	Wood	N/A	0.1	Std
009	A	ExtWdwSill	Rgt		I	Wood	N/A	0.1	Std
010	A	ExtWdwCase	Rgt		I	Wood	N/A	7.6	Std
015	A	ExtWdwSill	Rgt		I	Wood	N/A	0.7	Std
016	A	ExtWdwCase	Rgt		I	Wood	N/A	0.7	Std
017	A	ExtWdwSash	Rgt		I	Wood	N/A	1.4	Std
018	A	ExtWdwWell	Rgt		I	Wood	N/A	1.2	Std
Exterior Room 002 Exterior-B									
019	B	Wall	L Ctr		I	Wood	N/A	-0.1	Std
020	B	Corner board	Rgt		I	Wood	N/A	0.0	Std
021	B	ExtWdwSill	Rgt		I	Wood	N/A	0.0	Std
022	B	ExtWdwCase	Rgt		I	Wood	N/A	0.0	Std
Exterior Room 003 Exterior-C									
023	C	Wall	L Ctr		I	Wood	N/A	0.2	Std
026	C	Corner board	Lft		I	Wood	N/A	0.0	Std
024	C	ExtWdwSill	Ctr		I	Wood	N/A	0.0	Std
025	C	ExtWdwCase	Ctr		I	Wood	N/A	0.3	Std
Exterior Room 004 Exterior-D									
027	D	Stairs	Rgt	Newel post	I	Wood	N/A	0.2	Std
028	D	Porch Floor	Rgt		I	Wood	N/A	0.0	Std
029	D	Prch/Skirting	Rgt		I	Wood	N/A	0.0	Std
030	D	Support Post	Rgt		I	Wood	N/A	0.0	Std
031	D	ExtWdwSill	Rgt		I	Wood	N/A	-0.1	Std
032	D	ExtWdwCase	Rgt		I	Wood	N/A	-0.1	Std
Interior Room 001 L/R									
040	A	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
045	A	Window	Lft	Rgt casing	I	Wood	N/A	>9.9	Std
046	A	Window	Lft	Sash	I	Wood	N/A	>9.9	Std
047	A	Window	Lft	Wall	I	Wood	N/A	>9.9	Std
044	A	Window	Lft	Apron	I	Wood	N/A	>9.9	Std
043	A	Window	Lft	Sill	I	Wood	N/A	>9.9	Std
037	A	Door	Lft	Lft casing	I	Wood	N/A	>9.9	Std
038	A	Door	Lft	Lft jamb	I	Wood	N/A	6.7	Std
036	A	Door	Lft	L Ctr	I	Wood	N/A	0.0	Std
033	A	ExtSdeofDoor	Lft		I	Wood	N/A	0.0	Std
034	A	Ext DoorTrim	Lft		I	Wood	N/A	2.9	Std
035	A	ExtSdeTransom	Lft		I	Wood	N/A	2.8	Std
039	A	Transom	Lft		I	Wood	N/A	>9.9	Std
048	B	Radiator	Lft		I	Metal	N/A	2.7	Std
042	C	Baseboard	Lft		I	Wood	N/A	>9.9	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
041	C	Ceiling			I	DryWall	N/A	0.0	Std
Comment: occupied dwelling; intact paint condition; many replacement windows; 18-19 month-old Sam has Elevated Blood Level (9mg/dl); most concerned about the ill-fitting doors; considerable bare soil on D-side of dwelling; dust and debris apparent in some window wells; two(2) large dogs (Astro & Madison) on premises;									
Interior Room 002 Kitchen									
051	A	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
049	A	Door	Ctr	Rgt casing	I	Wood	N/A	-0.1	Std
050	A	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
052	B	Wall	L Ctr		I	DryWall	N/A	0.1	Std
058	B	Window	Lft	Sash	I	Wood	N/A	6.9	Std
059	B	Window	Lft	Well	I	Wood	N/A	6.7	Std
056	B	Window	Lft	Apron	I	Wood	N/A	-0.1	Std
055	B	Window	Lft	Sill	I	Wood	N/A	-0.1	Std
057	B	Window	Lft	Lft casing	I	Wood	N/A	0.3	Std
054	C	Baseboard	Ctr		I	Wood	N/A	0.2	Std
053	C	Ceiling			I	DryWall	N/A	0.0	Std
Interior Room 003 Den									
071	A	Closet	Ctr	Door	I	Wood	N/A	0.0	Std
072	A	Closet	Ctr	Shelf	I	Wood	N/A	0.2	Std
066	C	Ceiling			I	DryWall	N/A	-0.1	Std
065	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std
067	D	Baseboard	Ctr		I	Wood	N/A	0.1	Std
070	D	Window	Rgt	Rgt casing	I	Wood	N/A	0.3	Std
069	D	Window	Rgt	Apron	I	Wood	N/A	0.5	Std
068	D	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
064	D	Door	Rgt	Rgt jamb	I	Wood	N/A	-0.1	Std
063	D	Door	Rgt	Rgt casing	I	Wood	N/A	-0.2	Std
062	D	Door	Rgt	L Ctr	I	Wood	N/A	-0.1	Std
060	D	Ext Side of Door	Rgt		I	Wood	N/A	0.0	Std
061	D	Ext Door Trim	Rgt		I	Wood	N/A	0.0	Std
Interior Room 004 Powder Room									
076	C	Ceiling			I	DryWall	N/A	0.0	Std
080	C	Window	Ctr	Well	I	Wood	N/A	0.3	Std
078	C	Window	Ctr	Sill	I	Wood	N/A	0.0	Std
079	C	Window	Ctr	Lft casing	I	Wood	N/A	0.0	Std
075	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std
077	D	Baseboard	Ctr		I	Wood	N/A	0.0	Std
074	D	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
073	D	Door	Ctr	L Ctr	I	Wood	N/A	0.0	Std
Interior Room 005 D/R									
083	B	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
084	B	Baseboard	Ctr		I	Wood	N/A	0.1	Std
081	B	Door	Ctr	Lft casing	I	Wood	N/A	>9.9	Std
082	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
085	C	Shelf	Lft		I	Wood	N/A	0.2	Std
086	C	Shelf Case	Lft		I	Wood	N/A	-0.1	Std
088	D	Window	Ctr	Rgt casing	I	Wood	N/A	-0.1	Std
089	D	Window	Ctr	Sash	I	Wood	N/A	>9.9	Std
087	D	Window	Ctr	Sill	I	Wood	N/A	0.1	Std
Interior Room 006 Family Rm									

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
101	A	Window	Rgt	Rgt casing	I	Wood	N/A	0.0	Std
102	A	Window	Rgt	Sash	I	Wood	N/A	2.2	Std
100	A	Window	Rgt	Apron	I	Wood	N/A	0.1	Std
099	A	Window	Rgt	Sill	I	Wood	N/A	0.0	Std
103	A	Radiator	Rgt		I	Metal	N/A	1.4	Std
094	B	Wall	L Ctr		I	DryWall	N/A	0.0	Std
097	B	Baseboard	Lft		I	Wood	N/A	2.9	Std
096	B	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
098	B	Door	Lft	Lft casing	I	Wood	N/A	0.3	Std
092	B	Door	Ctr	Lft casing	I	Wood	N/A	0.2	Std
093	B	Door	Ctr	Lft jamb	I	Wood	N/A	>9.9	Std
095	C	Ceiling			I	DryWall	N/A	-0.1	Std
090	C	Door	Ctr	Lft casing	I	Wood	N/A	0.1	Std
091	C	Door	Ctr	Lft jamb	I	Wood	N/A	-0.1	Std
Interior Room 007 Up-Stairs									
104	A	Stairs	Rgt	Newel post	I	Wood	N/A	-0.1	Std
106	A	Stairs	Rgt	Stringer	I	Wood	N/A	0.0	Std
105	A	Stairs	Rgt	Balusters	I	Wood	N/A	0.4	Std
108	B	Stairs	Rgt	Treads	I	Wood	N/A	0.2	Std
107	B	Stairs	Rgt	Risers	I	Wood	N/A	>9.9	Std
113	C	Wall	L Ctr		I	DryWall	N/A	0.0	Std
114	C	Baseboard	Ctr		I	Wood	N/A	>9.9	Std
115	C	Wainscot	Ctr		I	Wood	N/A	0.1	Std
109	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
110	C	SamToys	Rgt		I	N/A	N/A	-0.1	Std
111	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
112	C	SamToys	Rgt		I	N/A	N/A	0.0	Std
Interior Room 008 Hallway									
116	C	Wall	L Ctr		I	DryWall	N/A	-0.1	Std
117	C	Ceiling			I	DryWall	N/A	0.0	Std
118	D	Baseboard	Ctr		I	Wood	N/A	0.2	Std
Interior Room 009 Bathroom									
122	A	Wall	L Ctr		I	DryWall	N/A	0.0	Std
126	B	Window	Lft	Rgt casing	I	Wood	N/A	0.3	Std
127	B	Window	Lft	Sash	I	Wood	N/A	0.9	Std
125	B	Window	Lft	Apron	I	Wood	N/A	0.1	Std
124	B	Window	Lft	Sill	I	Wood	N/A	0.0	Std
123	C	Ceiling			I	DryWall	N/A	0.0	Std
128	D	Baseboard	Ctr		I	Wood	N/A	-0.1	Std
119	D	Door	Rgt	Lft casing	I	Wood	N/A	0.1	Std
121	D	Door	Rgt	Lft jamb	I	Wood	N/A	0.0	Std
120	D	Door	Rgt	L Ctr	I	Wood	N/A	1.1	Std
Interior Room 010 Bath #2									
130	A	Door	Ctr	Lft casing	I	Wood	N/A	-0.1	Std
131	A	Door	Ctr	Lft jamb	I	Wood	N/A	0.0	Std
129	B	Door	Ctr	L Ctr	I	Wood	N/A	1.0	Std
133	C	Ceiling			I	DryWall	N/A	0.0	Std
138	C	Window	Ctr	Sash	I	Wood	N/A	4.0	Std
139	C	Window	Ctr	Well	I	Wood	N/A	4.1	Std
136	C	Window	Ctr	Apron	I	Wood	N/A	0.0	Std
135	C	Window	Ctr	Sill	I	Wood	N/A	0.2	Std
137	C	Window	Ctr	Lft casing	I	Wood	N/A	0.3	Std
132	D	Wall	L Ctr		I	DryWall	N/A	0.0	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
134	D	Baseboard		Ctr	I	Wood	N/A	0.3	Std
Comment: Perhaps, Sam spends more time in this Bathroom than the adjoining one;									
Interior Room 011 B/R #1									
145	A	Baseboard		Ctr	I	Wood	N/A	9.3	Std
150	A	Closet		Ctr	I	Wood	N/A	0.4	Std
151	A	Closet		Ctr	I	Wood	N/A	0.2	Std
153	A	Closet		Ctr	I	Wood	N/A	0.0	Std
152	A	Closet		Ctr	I	Wood	N/A	0.0	Std
141	B	Door		Ctr	I	Wood	N/A	0.1	Std
142	B	Door		Ctr	I	Wood	N/A	-0.1	Std
140	B	Door		Ctr	I	Wood	N/A	-0.1	Std
143	D	Wall		L Ctr	I	DryWall	N/A	-0.1	Std
144	D	Ceiling			I	DryWall	N/A	-0.1	Std
148	D	Window		Ctr	I	Wood	N/A	0.2	Std
149	D	Window		Ctr	I	Wood	N/A	7.2	Std
147	D	Window		Ctr	I	Wood	N/A	0.4	Std
146	D	Window		Ctr	I	Wood	N/A	>9.9	Std
Interior Room 012 B/R #2									
158	A	Baseboard		Ctr	I	Wood	N/A	>9.9	Std
161	A	Window		Rgt	I	Wood	N/A	>9.9	Std
162	A	Window		Rgt	I	Wood	N/A	>9.9	Std
163	A	Window		Rgt	I	Wood	N/A	1.6	Std
160	A	Window		Rgt	I	Wood	N/A	>9.9	Std
159	A	Window		Rgt	I	Wood	N/A	>9.9	Std
156	B	Wall		L Ctr	I	DryWall	N/A	-0.1	Std
155	B	Door		Rgt	I	Wood	N/A	>9.9	Std
154	B	Door		Rgt	I	Wood	N/A	0.0	Std
157	C	Ceiling			I	DryWall	N/A	-0.1	Std
164	D	Radiator		Rgt	I	Metal	N/A	0.8	Std
Comment: Brandon laying wood floor in this room;									
Interior Room 013 B/R #3									
168	A	Wall		L Ctr	I	DryWall	N/A	0.1	Std
170	A	Baseboard		Ctr	I	Wood	N/A	0.0	Std
174	A	Window		Ctr	I	Wood	N/A	>9.9	Std
175	A	Window		Ctr	I	Wood	N/A	>9.9	Std
172	A	Window		Ctr	I	Wood	N/A	>9.9	Std
171	A	Window		Ctr	I	Wood	N/A	>9.9	Std
173	A	Window		Ctr	I	Wood	N/A	>9.9	Std
181	B	Radiator		Rgt	I	Metal	N/A	1.3	Std
169	D	Ceiling			I	DryWall	N/A	0.0	Std
166	D	Door		Ctr	I	Wood	N/A	>9.9	Std
167	D	Door		Ctr	I	Wood	N/A	>9.9	Std
165	D	Door		Ctr	I	Wood	N/A	0.4	Std
176	D	Closet		Rgt	I	Wood	N/A	0.0	Std
177	D	Closet		Rgt	I	Wood	N/A	2.3	Std
178	D	Closet		Rgt	I	Wood	N/A	2.0	Std
180	D	Closet		Rgt	I	Wood	N/A	0.1	Std
179	D	Closet		Rgt	I	Wood	N/A	0.0	Std
Comment: This was identified as Sam's Rm. (Three (3) Dust Wipes Taken Here); Closet Door Ill-fitting; New, recently installed, cork floor;									
Interior Room 014 Dwn-Stairs									
185	A	Wall		L Ctr	I	DryWall	N/A	4.7	Std

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Anne Friedman &amp; David Christy

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
186	C	Ceiling			I	DryWall	N/A	4.5	Std
187	C	Wainscot	Ctr		I	Wood	N/A	8.1	Std
184	D	Door	Ctr	Rgt jamb	I	Wood	N/A	>9.9	Std
183	D	Door	Ctr	Rgt casing	I	Wood	N/A	>9.9	Std
182	D	Door	Ctr	L Ctr	I	Wood	N/A	>9.9	Std
Comment: Ill-fitting Door; Unfinished Basement with Masonry/Stone Foundation;									
<b>Calibration Readings</b>									
001								0.2	Std
002								0.2	Std
003								0.0	Std
004								0.9	Std
005								1.2	Std
006								1.0	Std
188								0.1	Std
189								0.1	Std
190								0.0	Std
191								0.9	Std
192								0.8	Std
193								1.1	Std

---- End of Readings ----

washingtonpost.com

## A Clash Between Protect, Preserve

Couple, County Panel at Odds on How To Deal With Lead-Painted Windows

By Cameron W. Barr  
Washington Post Staff Writer  
Thursday, July 29, 2004; Page GZ12

In the historic district of Takoma Park, this old house isn't necessarily your old house, even if you own it.

When Kate A. Bauer and Eric N. Lindblom bought their circa 1914 house in the district in 1998, they discovered that the windows were sloughing off prodigious amounts of lead-rich paint dust. After a contractor gave up on efforts to remove the paint, they concluded that their only recourse was to replace the windows with new high-end ones that look like the originals.

But the Montgomery County Historic Preservation Commission, which must approve any alteration to their house's exterior, exists to make sure that old houses in the district stay old houses -- not old houses with new windows. The commission presides over about 3,000 historic sites in the county, including roughly 900 in the Takoma Park district.

The clash pits individuals who wish to live as lead-free as possible against the desire of a community that wants to maintain the evidence of its history.

From the perspective of Bauer and Lindblom, they are parents who want to protect their daughters from lead dust and are being blocked by preservation bureaucrats who value old windows over young minds.

Gwen Marcus Wright, the county's historic preservation coordinator, has the task of encouraging Bauer and Lindblom to do all they can to control the lead problem without replacing the windows. At a meeting of the nine-member commission June 9, all but one of the commissioners agreed, telling the couple that they had to make another effort at abatement before the commission would consider allowing them to replace their windows. The commission will revisit the matter Aug. 18.

"Considered as a whole," Wright said in a telephone interview last week, the Takoma Park district "is just a wonderfully representative example of late 19th-century and early 20th-century American architectural styles, and it certainly is representative of the development of this county." The Bauer-Lindblom house, which has four bedrooms and mixes Victorian and colonial styles, is on a corner lot. A previous owner painted the exterior a light mauve.

The house is considered a "contributing resource" to the district, a middle-ground designation that distinguishes it from structures considered "outstanding" or "noncontributing" resources.

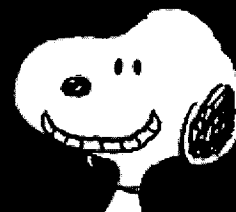
"It's extremely frustrating," said Lindblom, sitting in his dining room and reflecting on his and his wife's six-year-old attempt to replace their windows. Their daughters, 4 and 6, have measurable but low levels of lead in their blood: less than 2.5 micrograms per deciliter. But with studies emerging about possible

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deleterious effects from lead exposure once considered acceptable, Lindblom said, "we don't know if there aren't more subtle things going on, and that's a horrible thing to have to worry about."

Wright points to the low lead levels in the children as a reason for the old windows to stay. "Whatever they're doing works," she said, referring to the efforts that Bauer and Lindblom have made to keep the lead dust under control: regular mopping and wiping, keeping certain windows closed at all times and using a vacuum with a special filter. "If there were a demonstrated adverse impact to the children," Wright added, "I think the commission in a heartbeat would say, 'Change your windows.'"

In the early 1990s, Wright said, the commission allowed a day-care center to replace its windows -- and use lead concerns as a justification -- to meet government regulations. No individual homeowner "has ever raised [lead] as a an issue for replacing their windows," she said.

Given the profusion of lead in building materials used before the late 1970s, commission staff members are concerned about the precedent that the case would set for future petitions to replace windows. They recommended that the commission deny Bauer and Lindblom's application. As Wright later said, "If you did the same lead test [as Bauer and Lindblom did] on every house in Takoma Park, you would find the same result."

The lone commissioner to support Bauer and Lindblom's application, Bethesda architect Nuray Anahtar, said she thought the couple had been through enough. "They really tried hard, and personally I think it wasn't inappropriate to replace the windows in that case," she said in a telephone interview last week.

Bauer and Lindblom had the house tested for lead in 1998, shortly after they moved in. The results showed levels of lead in their windowsills that were 100 to nearly 200 times the federal standards, prompting the couple to hire a lead-abatement specialist to strip the windows of lead paint. After working on two windows in the bedroom of the couple's daughters, the firm gave up, saying the task was too difficult to complete in keeping with its estimate and recommending replacement. "We realized that abatement wasn't going to be a strategy that was going to work," Lindblom said. They also felt that new windows would function better and provide better insulation.

An estimate for the replacement of 17 windows came in at nearly \$14,000, prompting the couple to put the project on hold because they didn't have the money. They contented themselves with wiping, vacuuming and never opening several windows, especially in rooms in which their daughters sleep or play. "I wipe it often," said Bauer, standing at the kitchen window, "but it's impossible not to produce visible chipping paint dust, and who knows how much invisible dust there is."

Last year, the couple began reading reports about studies showing that even very low levels of lead in the bloodstream can harm children. At the same time, an inheritance gave them some extra money. They renewed their attempt to replace their windows and applied to the commission for permission.

When a commission staffer visited the house, Bauer said, it became clear the commission wasn't likely to approve the application. So the couple followed the staffer's advice and contacted an out-of-state window specialist. But Lindblom and Bauer were unsatisfied when the specialist's local subcontractor seemed unfamiliar with lead abatement procedures; other specialists referred by commission staff members said they did not do residential work or did not accept jobs in the area. The couple proceeded with their application, which the commission considered last month.

The commissioners, except for Anahtar, voted to have the couple work with commission staff members once again to find an abatement specialist.

Bauer and Lindblom have received one estimate: \$26,500 -- nearly twice what new windows would cost. At the commission hearing June 9, preservation coordinator Wright reminded the commissioners that they "don't typically make preservation decisions based on cost." The couple interpreted that to mean they may not be able to cite the higher cost of abatement as a reason to support replacement.

In her dining room, Bauer considered the argument that their case might allow other historic-district homeowners to replace their windows. She noted the high lead levels found in the 1998 test and the steps the couple had taken to attempt to address the problem in keeping with the commission's desires. Then she said, "Maybe it's time that precedent should be set."

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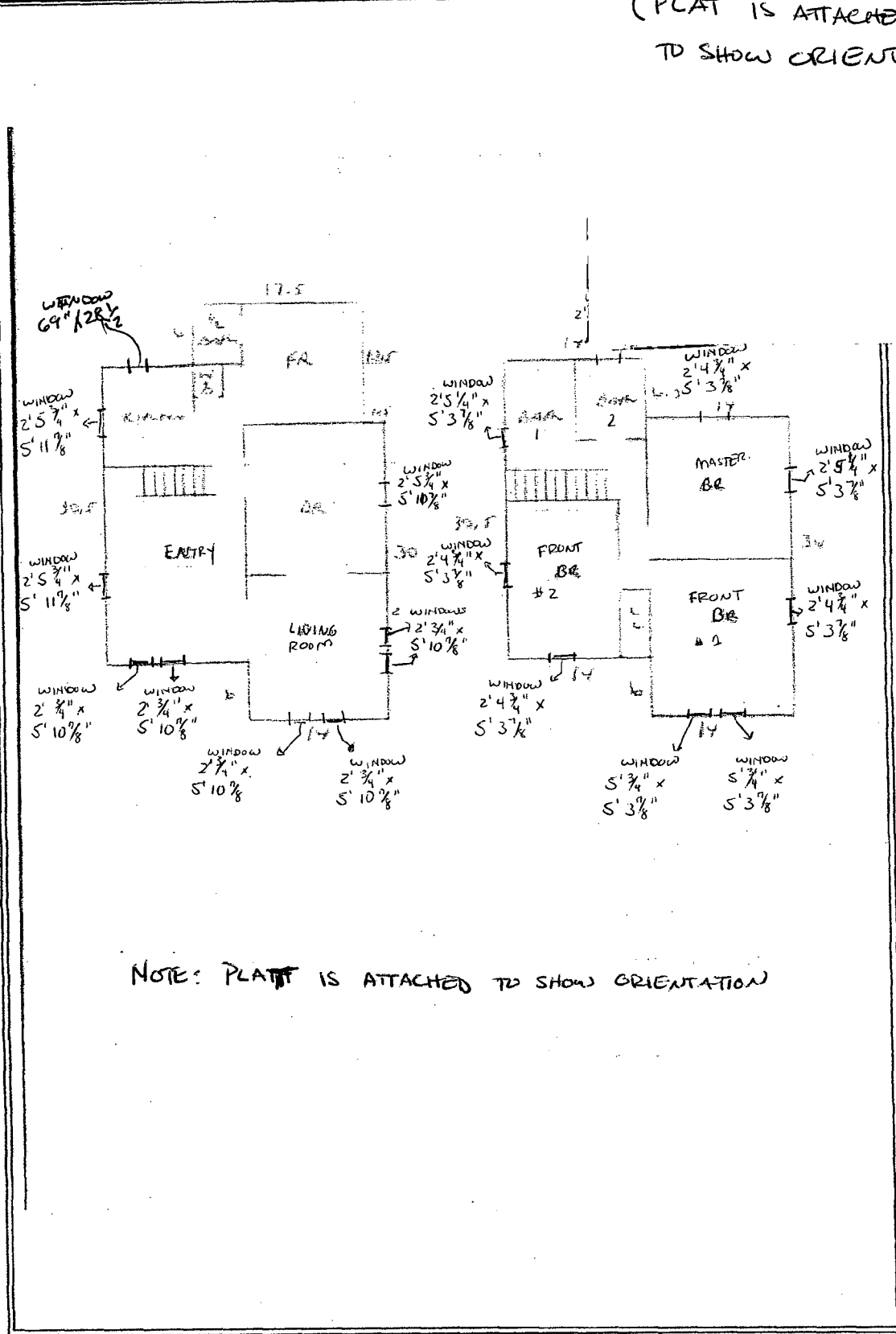


NOTE: PLAT IS ATTACHED TO SHOW ORIENTATION AND LAYOUT ON PLOT

# SITE PLAN

(PLAT IS ATTACHED TO SHOW ORIENTATION AND LAYOUT ON PLOT)

Borrower: Christy  
Property Address: 24 Montgomery Avenue  
City: Takoma Park State: MD  
Lender: Pro Mortgage



NOTE: PLAT IS ATTACHED TO SHOW ORIENTATION

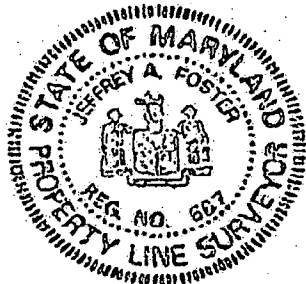
**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

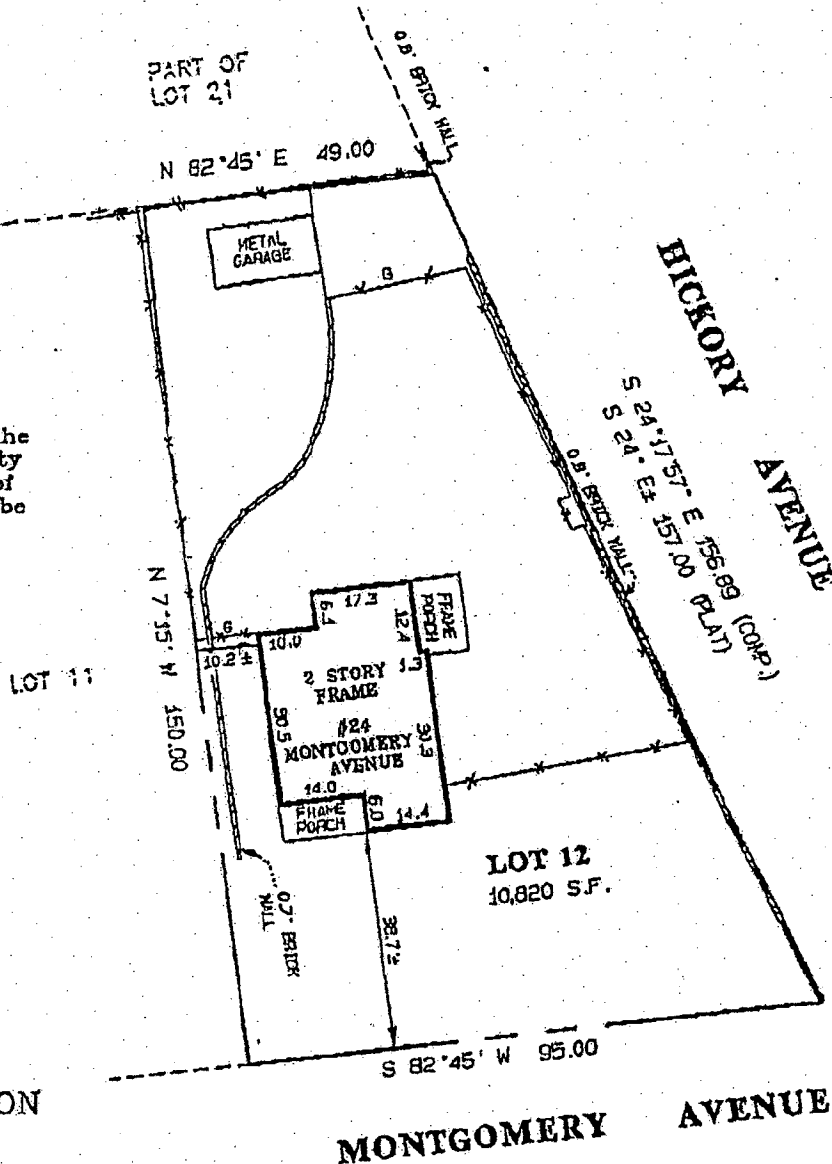
DAVID S. CHRISTY, JR.  
 SEPTEMBER 17, 1997

**Notes**

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.



LOCATION DRAWING  
 LOT 12, BLOCK 18  
 B.F. GILBERT'S ADDITION  
 TO  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND



**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 667

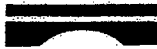
**REFERENCES**

PLAT BK. A  
 PLAT NO. 2  
 LIBER  
 FOLIO



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 200  
 Gaithersburg, Maryland  
 301/948-5100, Fax 30

DATE OF LOCATIONS  
 WALL CHECK:  
 HSE. LOC.: 0-0-97  
 SCALE: 1"  
 DRAWN BY: M  
 JOB NO.: 97-



Proposal

PLANS &  
ELEVATIONS  
COPY # 1

Bus. Phone: ( ) -  
Bus. Fax: ( ) -  
Home Phone: ( ) -  
Cellular: ( ) -

Branch Name  
Phone  
Fax

Project / Ship-To	Quote	
Friedman, Shari	Date	11/14/2007
	Quote No.	DM111407AA
	Order No.	
	Alternate No.	1
	Need Date	00/00/00
	Sales Rep. Name	
	Prepared by	
	Payment Terms	
	Architect	
	Jamb Depth	
	Order Type	Installed Sales Order
	Glazing Design	20.00 psf.
	Pressure	
	Branch Address	12100 Baltimore Avenue
	City	Beltsville, MD 20705
	State	
Owner: Bus. Phone: Home Phone:		
K.C. COMPANY, INC.		

Comments:

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 10** Qty: 1  
**Location:** Dining  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

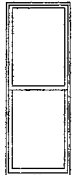
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 15** Qty: 4  
**Location:** Living  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

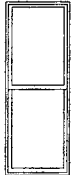
**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

**Extended Price**  
 2,882.64

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 20** Qty: 2  
**Location:** Entry  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

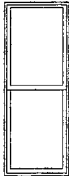
**Unit Price**  
 720.66

**Extended Price**  
 1,441.32

Notes:

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 25** Qty: 1  
**Location:** Entry  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

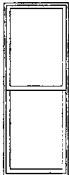
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 30** Qty: 2  
**Location:** Kitchen  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 1,981.98

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 35** Qty: 2  
**Location:** Front bedroom  
**R.O:** 2' 0-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 674.02

**Extended Price**  
 1,348.04

Notes:

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 40** Qty: 1  
**Location:** Front bedroom  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 866.13

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 45** Qty: 2  
**Location:** Front bed 2  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 1,732.26

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 50** Qty: 2  
**Location:** Master  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

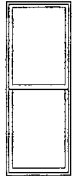
**Unit Price**  
 872.81

**Extended Price**  
 1,745.62

Notes:

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**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 55** Qty: 2  
**Location:** Bath 1&2  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**  
**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price** 872.81      **Extended Price** 1,745.62

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 60** Qty: 19  
**Location:**

**Summary Description**  
 PRECISION FIT WINDOW INSTALL

**Unit Price** 134.66      **Extended Price** 2,558.54

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 65** Qty: 19  
**Location:**

**Summary Description**  
 PRECISION FIT CAP

**Unit Price** 80.92      **Extended Price** 1,537.48

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 70** Qty: 1  
**Location:**

**Summary Description**  
 INSTALL 2500 SU

**Unit Price** 671.25      **Extended Price** 671.25

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 75	Qty: 1	Optional Int/ext Paint	4,816.50	4,816.50
Picture Not Available	Location:		<u>Value Added Items:</u> PAINTRR01 Window w/muntin & trim <96 UI - Qty 38		

Notes:

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 80	Qty: 19	\$150 off per window	(- 150.00)	(-2,850.00)
Picture Not Available	Location:				

Notes:

## Thank You For Your Interest In Pella Products

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Taxable Subtotal	\$ 12,875.59
Sales Tax at 5.0000%	643.78
Non-taxable Subtotal	9,583.77
Total	\$ 23,103.14
Deposit Received	\$ 0.00

With a full frame installation total is: \$26,700.00

**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**



PLANS B

ELEVATIONS

COPY # 2



**Proposal**  
 K.C. COMPANY, INC.  
 12100 Baltimore Avenue  
 Beltsville, MD 20705

Phone: Fax:

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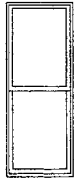
Customer	Project / Ship-To	Quote
Bus. Phone: ( ) - Bus. Fax: ( ) - Home Phone: ( ) - Cellular: ( ) -  <b>Branch Name</b> <b>Phone</b> <b>Fax</b>	<b>Friedman, Shari</b>       <b>Owner:</b> Bus. Phone: Home Phone:   K.C. COMPANY, INC.	<b>Date</b> 11/14/2007 <b>Quote No.</b> DM111407AA <b>Order No.</b> <b>Alternate No.</b> 1 <b>Need Date</b> 00/00/00 <b>Sales Rep. Name</b> <b>Prepared by</b> <b>Payment Terms</b> <b>Architect</b> <b>Jamb Depth</b> <b>Order Type</b> Installed Sales Order <b>Glazing Design</b> 20.00 psf. <b>Pressure</b> <b>Branch Address</b> 12100 Baltimore Avenue <b>City</b> Beltsville, MD 20705 <b>State</b>

**Comments:**

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**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 10** **Qty: 1**  
**Location:** Dining  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

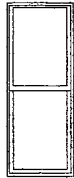
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 15** **Qty: 4**  
**Location:** Living  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

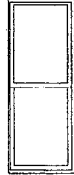
**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

**Extended Price**  
 2,882.64

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 20** **Qty: 2**  
**Location:** Entry  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

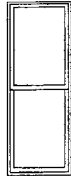
**Unit Price**  
 720.66

**Extended Price**  
 1,441.32

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 25** Qty: 1  
**Location:** Entry  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

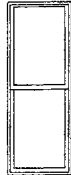
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 30** Qty: 2  
**Location:** Kitchen  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

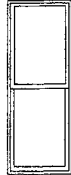
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 1,981.98

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 35** Qty: 2  
**Location:** Front bedroom  
**R.O:** 2' 0-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

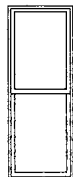
**Unit Price**  
 674.02

**Extended Price**  
 1,348.04

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 40** Qty: 1  
**Location:** Front bedroom  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

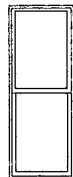
**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 866.13

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 45** Qty: 2  
**Location:** Front bed 2  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

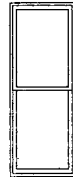
**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 1,732.26

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 50** Qty: 2  
**Location:** Master  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

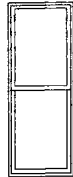
**Unit Price**  
 872.81

**Extended Price**  
 1,745.62

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.**                      **Qty.**  
**Item# 55**                              **Qty: 2**  
**Location:** Bath 1&2  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**  
**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**                      **Extended Price**  
**872.81**                              **1,745.62**

Notes:

**Outside View**

**Item No.**                      **Qty.**  
**Item# 60**                              **Qty: 19**  
**Location:**

**Summary Description**  
 PRECISION FIT WINDOW INSTALL

**Unit Price**                      **Extended Price**  
**134.66**                              **2,558.54**

Notes:

**Outside View**

**Item No.**                      **Qty.**  
**Item# 65**                              **Qty: 19**  
**Location:**

**Summary Description**  
 PRECISION FIT CAP

**Unit Price**                      **Extended Price**  
**80.92**                              **1,537.48**

Notes:

**Outside View**

**Item No.**                      **Qty.**  
**Item# 70**                              **Qty: 1**  
**Location:**

**Summary Description**  
 INSTALL 2500 SU

**Unit Price**                      **Extended Price**  
**671.25**                              **671.25**

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 75	Qty: 1	Optional Int/ext Paint	4,816.50	4,816.50
Picture Not Available	<b>Location:</b>		<u>Value Added Items:</u> PAINTRR01 Window w/muntin & trim <96 UI - Qty 38		

Notes:

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 80	Qty: 19	\$150 off per window	(- 150.00)	(-2,850.00)
Picture Not Available	<b>Location:</b>				

Notes:

## Thank You For Your Interest In Pella Products

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Taxable Subtotal	\$ 12,875.59
Sales Tax at 5.0000%	643.78
Non-taxable Subtotal	9,583.77
Total	\$ 23,103.14
Deposit Received	\$ 0.00

With a full frame installation total is: \$26,700.00

**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**

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

<p><b>Owner's mailing address</b>                  24 MONTGOMERY AVENUE                  TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b>                  N/A</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>(ADJACENT)                  22 MONTGOMERY AVE                  TAKOMA PARK, MD 20912                   OWNER: DIANE CURRAN                  FERDINAND HOEHNER</p>	<p>(CONFRONTING)                  25 MONTGOMERY AVE                  TAKOMA PARK, MD 20912                   OWNER: STEVEN EDWINSTER                  LAURA COUGHLIN                   *NOTE: OWNERS                  NOT LIVING IN                  HOUSE NOW</p>
<p>(ADJACENT)                  17 HICKORY AVE                  TAKOMA PARK, MD 20912                   OWNER: THERESA - MARIE SMITH</p>	<p>(CONFRONTING)                  22 HICKORY AVE                  TAKOMA PARK, MD 20912                   OWNER: JAMES PORTER</p>
<p>(CONFRONTING)                  18 HICKORY AVE                  TAKOMA PARK, MD 20912                   DESAUTES, MICHAEL                  OWNER: SUSAN HELEN</p>	<p>(CONFRONTING)                  20 HICKORY AVE                  TAKOMA PARK, MD 20912                   OWNER: JULIA WASHBURN</p>



PLANS B  
ELEVATIONS  
COPY # 2

Bus. Phone: ( ) -  
Bus. Fax: ( ) -  
Home Phone: ( ) -  
Cellular: ( ) -

**Branch Name**  
**Phone**  
**Fax**

**Project / Ship-To**

Friedman, Shari

**Owner:**

Bus. Phone:  
Home Phone:

K.C. COMPANY, INC.

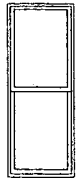
**Quote**

**Date** 11/14/2007  
**Quote No.** DM111407AA  
**Order No.**  
**Alternate No.** 1  
**Need Date** 00/00/00  
**Sales Rep. Name**  
**Prepared by**  
**Payment Terms**  
**Architect**  
**Jamb Depth**  
**Order Type** Installed Sales Order  
**Glazing Design** 20.00 psf.  
**Pressure**  
**Branch Address** 12100 Baltimore Avenue  
**City** Beltsville, MD 20705  
**State**

**Comments:**

**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 10** Qty: 1  
**Location:** Dining  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

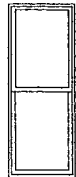
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 15** Qty: 4  
**Location:** Living  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

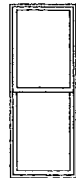
**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

**Unit Price**  
 720.66

**Extended Price**  
 2,882.64

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 20** Qty: 2  
**Location:** Entry  
**R.O:** 2' 0-3/4" X 5' 10-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 69:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

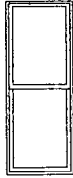
**Unit Price**  
 720.66

**Extended Price**  
 1,441.32

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 25** Qty: 1  
**Location:** Entry  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

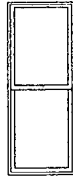
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 990.99

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 30** Qty: 2  
**Location:** Kitchen  
**R.O:** 2' 5-3/4" X 5' 11-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

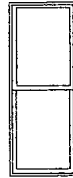
**Vent - DH Luxury Edition Double-Hung, Frame:29 X 70:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=02 )

**Unit Price**  
 990.99

**Extended Price**  
 1,981.98

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 35** Qty: 2  
**Location:** Front bedroom  
**R.O:** 2' 0-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:24 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware

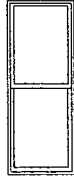
**Unit Price**  
 674.02

**Extended Price**  
 1,348.04

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 40** **Qty: 1**  
**Location:** Front bedroom  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

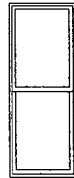
**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 866.13

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 45** **Qty: 2**  
**Location:** Front bed 2  
**R.O:** 2' 4-3/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

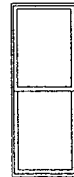
**Vent - DH Luxury Edition Double-Hung, Frame:28 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 866.13

**Extended Price**  
 1,732.26

Notes:

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 50** **Qty: 2**  
**Location:** Master  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

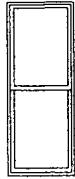
**Unit Price**  
 872.81

**Extended Price**  
 1,745.62

Notes:

For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).

**Outside View**



**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 55** Qty: 2  
**Location:** Bath 1&2  
**R.O:** 2' 5-1/4" X 5' 3-7/8"  
**WallCond:** 4-3/16"

**Summary Description**

**Vent - DH Luxury Edition Double-Hung, Frame:28-1/2 X 62:**  
 Architect Series, Wood, Model 3, Primed Wood, Half Vent /match  
 Half Vent, 5/8" InsulShld IG Glazing, Full Screen, White, Champagne  
 Hardware, 7/8" ILT Traditional Grille ( Grille Lites Wide=02, Grille  
 Lites High Upper Sash=01, Grille Lites High Lower Sash=01 )

**Unit Price**  
 872.81

**Extended Price**  
 1,745.62

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 60** Qty: 19  
**Location:**

**Summary Description**

PRECISION FIT WINDOW INSTALL

**Unit Price**  
 134.66

**Extended Price**  
 2,558.54

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 65** Qty: 19  
**Location:**

**Summary Description**

PRECISION FIT CAP

**Unit Price**  
 80.92

**Extended Price**  
 1,537.48

Notes:

**Outside View**

**Item No.** \_\_\_\_\_ **Qty.** \_\_\_\_\_  
**Item# 70** Qty: 1  
**Location:**

**Summary Description**

INSTALL 2500 SU

**Unit Price**  
 671.25

**Extended Price**  
 671.25

Notes:

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<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 75	Qty: 1	Optional Int/ext Paint	4,816.50	4,816.50
Picture Not Available	<b>Location:</b>		<u>Value Added Items:</u> PAINTRR01 Window w/muntin & trim <96 UI - Qty 38		

Notes:

<u>Outside View</u>	<u>Item No.</u>	<u>Qty.</u>	<u>Summary Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Item# 80	Qty: 19	\$150 off per window	(- 150.00)	(-2,850.00)
Picture Not Available	<b>Location:</b>				

Notes:

## Thank You For Your Interest In Pella Products

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Pella Sales Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Taxable Subtotal	\$ 12,875.59
Sales Tax at 5.0000%	643.78
Non-taxable Subtotal	9,583.77
Total	\$ 23,103.14
Deposit Received	\$ 0.00

With a full frame installation total is: \$26,700.00

**For information regarding the finishing, maintenance, service, and warranty for all Pella products, visit the Pella Website at [www.pella.com](http://www.pella.com).**