

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	111 Elm Ave., Takoma Park	Meeting Date:	8/15/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/8/18
Review:	HAWP	Public Notice:	8/1/18
Case Number:	37/03-18FFF	Tax Credit:	None
Applicant:	Sarah Boehm & Leonard Newmark	Staff:	Dan Bruechert
Proposal:	Window and Door alterations, and rear porch alterations		

STAFF RECOMMENDATION

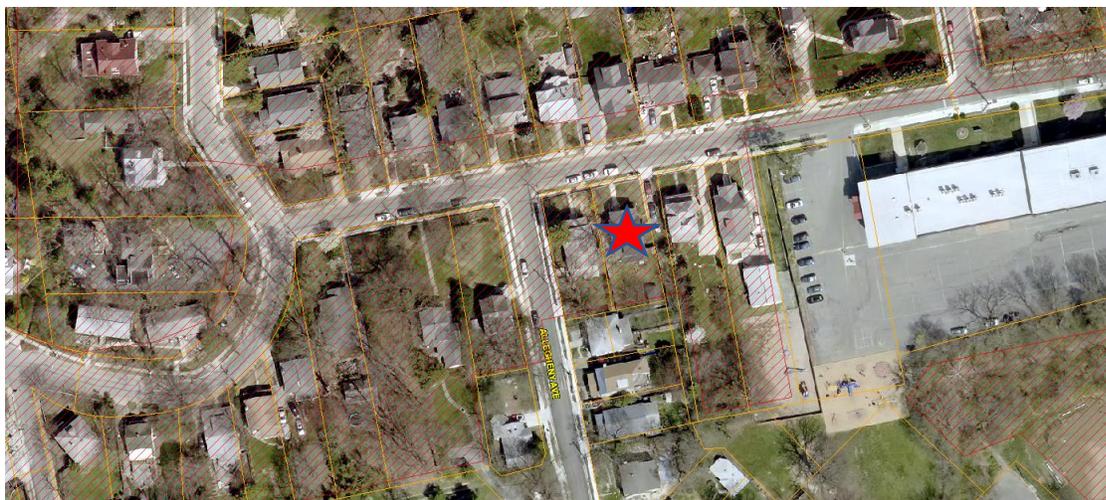
Staff recommends that the HPC **approve with three conditions** the HAWP application.

1. The window on the west elevation, needs to be maintained its historic location.
2. The new rear window needs to be wood. A clad window in this location is not appropriate. Submitted permit drawings must reflect compliance with this condition.
3. Detailed specification for the skylights must be submitted for review and approval to Staff with the permit drawings with final approval authority delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20

The subject property is a one-and-a-half story tall bungalow, three bays wide, with a side gable roof and a full width front gable porch. The main floor of the house is clad in stucco with shingle siding under the gables. The windows throughout the house are six-over-one sash windows, with some smaller four-over-one windows in the basement level.



BACKGROUND

At the June 27, 2018 meeting the applicant presented a preliminary consultation with the HPC for this address. The HPC was supportive of the proposed front door, the alterations at the rear, but expressed significant reservations for the proposed alterations to the windows on the west (right) elevation. The Commissioners generally stressed the need to retain the existing windows and retain the paired sash windows in their historic configuration. The applicant has modified their proposal and have returned for a HAWP.

PROPOSAL

The applicant proposes to replace the front door, make alterations to the rear porch, and to remove a window from the right-side elevation and install new window.

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 Design Guidelines

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

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

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

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

Original size and shape of window and door openings should be maintained, where feasible.

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

STAFF DISCUSSION

The applicant proposes work on the house in three general areas: replacing the non-historic front door, modifying the screened-in rear porch, and removing a historic window from the right (west) elevation and install a new clad wood window 2' 6" (two feet, six inches) toward the rear wall. The applicant additionally proposes to install a new window on the rear elevation.

Door Replacement

The existing door on the front of the house is a three lite, mid-century design that is not original to the house. Its removal is acceptable as this is not a historic feature and its retention detracts from the historic character of the house.

The applicant proposes to install a two-panel, two-lite wood, Craftsman style door in its place. This door is in keeping with the design of the house and appropriate for the time period of construction. Staff finds that it is an appropriate design and recommends approval of this proposal.

Rear Porch Modifications

The existing rear screened-in porch is a non-historic addition to the house and has a shed roof and side loading steps. It is a wood frame construction and has some beadboard panels on the left side. The left side of the porch is partially visible from the public right-of-way along Elm Ave., and the rear of the porch is visible from Allegheny Ave. (outside of the historic district).

The applicant proposes to remove the existing side loading steps, fill in the existing screen door opening with a beadboard panel, install new rear loading wood steps matching the appearance and materials of the removed steps, install a new screen door, and to install two Velux skylights (cut sheet attached) in the porch roof.. The applicant also proposes to move the rear door several inches and reinstall it. Staff finds that these modifications do not detract from the character of the house or the surrounding district and Staff supports approval in accordance with 24A-8(b)(1). The *Design Guidelines* state that "minor alterations to areas that do not directly front on a public right-of-way such as... skylights should be allowed as a matter of course. While Staff finds that the proposed alteration is acceptable per the *Guidelines* permit drawings need include detailed specifications for the skylights. Additionally, these changes are not visible from the public right-of-way within the boundaries of the historic district and the *Guidelines* state that these changes should be approved as a matter of course.

Window Removal and Reconfiguration

The applicant proposes to remove a window on the right elevation of the house and install a new clad window on the right side in a new window opening closer to the rear wall. The window proposed for removal on the right side is the rear-most six-over-one wood window. Information presented by the applicant at the preliminary consultation suggests that the wood windows throughout the house are historic. The applicant proposes install a new clad window in a new window opening 2' 6" (two feet, six inches) to the rear of the house.

The proposal evaluated at the Preliminary Consultation called for the removal of the paired sash window and the rear window on the west elevation and to install two smaller sash windows on the elevation in new locations. The proposal aimed to align new window openings with the reconfigured kitchen. Staff found that the proposal was contrary to the *Design Guidelines* which state, “Original size and shape of window and door openings should be maintained, where feasible.” Staff found, and the HPC concurred, that the historic paired sash windows were significant to historic character of the building and surrounding streetscape. Staff also determined that while the landscape around the house has matured, the windows on this elevation are visible from the public right-of-way when considered irrespective of the landscaping (see the c.2012 image below, prior to the maturing of much of the surrounding landscape).

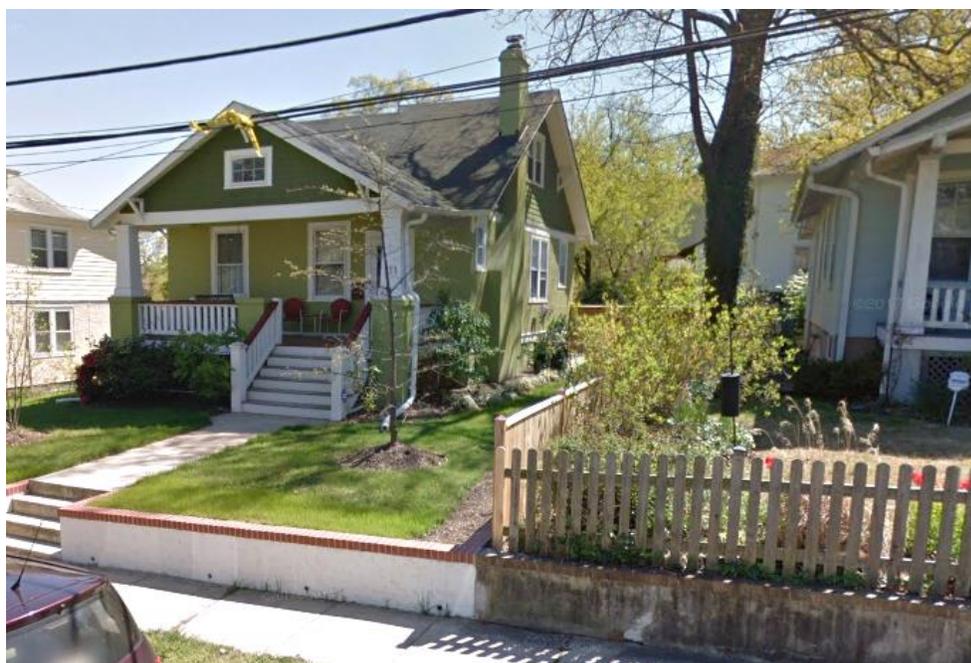


Figure 1: April 2012 view of the house showing the right rear windows.

The revised proposal calls for moving the rear window on the right (west) elevation by 2' 6" (two feet, six inches) and installing a new clad window in its place. The applicant will patch the existing opening and paint the wall to match. The applicant proposes to install a JeldWen Sitaline six-over-one wood clad window in the same size as the existing window with permanently applied interior and exterior muntins. At the preliminary consultation the applicant indicated that the sash cords were broken, and the build-up of paint made the windows difficult to operate. Staff does not believe that this alone is sufficient to justify the removal of a historic wood window and that if this historic window was repairable it could provide decades of continued use (there are also Montgomery County Tax Incentives available for the repair of this element). While the proposed replacement window will be the same size as the existing, Staff remains finds that the proposal does not comply with the *Design Guidelines*, which states that consideration should be given to maintaining original window and door openings, where

feasible. The proposed work is on a secondary elevation; however, the *Guidelines* do not dictate a less rigid adherence except when work will not be at all visible from the public right-of-way. Staff finds that approval of this HAWP should be conditioned on retaining the window on the west elevation to comply with the *Design Guidelines*.

The applicant proposes installing a window on the rear (south) elevation near the southwest corner of the house. The proposed window for the newly created opening will be a JeldWen Sitaline six-over-one wood clad window with permanently applied exterior and interior 7/8" (seven-eighths inch) with putty bevel-profiled muntins (see pages 26 for details). The proposed window will be the same size as the historic sash window discussed above in the same lite pattern, making the design appropriate for the architectural style of the house. This window will be partially visible from the public right-of-way, but in a location that is outside of the historic district. Staff finds that even though this new opening is at the rear of the house, because it is being created within the house's historic building envelope, the window needs to be wood to be compatible with the historic materials. Staff recommends conditioning approval of this HAWP on the use of a wood window being installed in the proposed opening. The new window should match the dimensions and profiles of the proposed clad window. The applicants identified window manufacture, JeldWen, makes a wood window in matching dimensions. Staff recommends that permit drawings showing a wood window installed in the rear elevation must be submitted for review and approval with final approval authority delegated to Staff.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with three conditions** the HAWP application;

1. The window on the west elevation, needs to be maintained its historic location;
2. The new rear window needs to be wood. A clad window in this location is not appropriate. Submitted permit drawings must reflect compliance with this condition; and
3. Detailed specification for the skylights must be submitted for review and approval to Staff with the permit drawings with final approval authority delegated to Staff;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: sthoehm@me.com Contact Person: SARAH BOEHM
 Tax Account No.: 16-13-01073796 Daytime Phone No.: 510-282-3930
 Name of Property Owner: SARAH BOEHM + LEONARD Daytime Phone No.: 510-282-3930
 Address: 111 ELM AVE TAKOMA PARK NEWMARK M.D. 20912
Street Number City State Zip Code
 Contractor: N/A Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 111 Street: ELM AVE
 Town/City: TAKOMA PARK Nearest Cross Street: ALLEGHENY AVE
 Lot: 77+78 Block: 100 Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 50K

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.

Sarah Boehm 6/4/18
 Signature of owner or authorized agent Date

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

840182

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

111 ELM AVENUE IS A SINGLE FAMILY HOME DESIGNATED AS A CONTRIBUTING RESOURCE TO TACOMA PARK'S HISTORIC DISTRICT. THE HOUSE IS PRESERVED IN KEEPING WITH THE ORIGINAL 1920S CRAFTSMAN COTTAGE STYLE, AND IN EXCELLENT CONDITION, WITH THE EXCEPTION OF A FRONT DOOR WHICH DOES NOT CONFORM TO THE 1920S STYLE AND APPEARS TO BE FROM THE 1950S.

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

THE PROJECT IS LARGELY AN INTERIOR KITCHEN REMODEL WITH SOME EXTERIOR MODIFICATIONS TO INCREASE LIGHT IN THE INTERIOR OF THE HOME, AND IMPROVE ACCESS TO AND VIEWS OF THE BACKYARD. THE EXTERIOR MODIFICATIONS INCLUDE MOVING AND REPLACING TWO WINDOWS ON THE WEST SIDE OF THE HOUSE, MOVING THE SCREENED IN PORCH DOOR TO THE:

(CONTINUED ON NEXT PAGE)

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

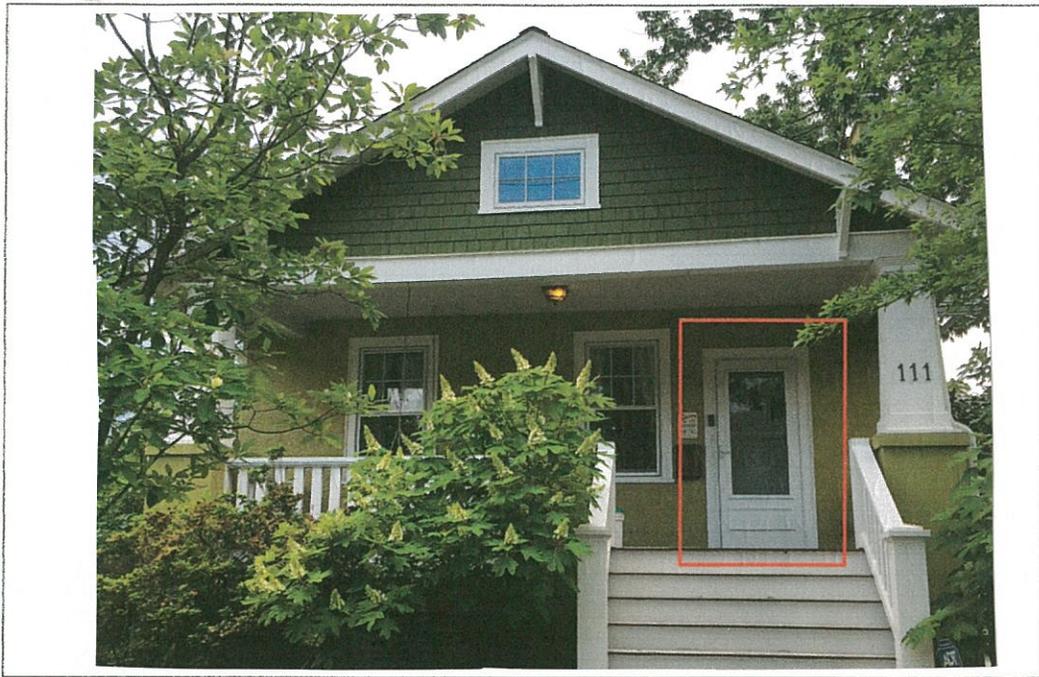
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

(CONTINUATION OF 1.6. "GENERAL DESCRIPTION OF PROJECT")

BACK OF THE PORCH AND ADDING A SMALL DECK AND STAIRS FROM THE PORCH TO THE YARD, ADDING TWO SKYLIGHTS TO THE SCREENED IN PORCH, AND MOVING AND REPLACING THE EXTERIOR BACK DOOR TO THE PORCH WITH A TRANSOM WINDOW. IN ADDITION, THE REMODEL WILL INCLUDE A REPLACEMENT OF THE FRONT DOOR TO A STYLE IN KEEPING WITH THE 1920S CRAFTSMAN COTTAGE STYLE. OVERALL, THE CHANGES WILL EITHER IMPROVE UPON OR REMAIN IN KEEPING WITH THE HISTORIC STYLE OF THE HOME.

5. Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT : REPLACE FRONT DOOR WITH PERIOD APPROPRIATE STYLE DOOR



Detail: WEST SIDE : MOVE + REPLACE 2 WINDOWS

Applicant: SARAH BOETHM + LEONARD NEWMARK

Page: 16 OF 19

5, Existing Property Condition Photographs (duplicate as needed)



Detail: BACK: MOVE SCREEN DOOR TO BACK, ADD WINDOW, MOVE BACK DOOR, ADD SKYLIGHTS (2), ADD SMALL DECK + STAIRS TO YARD



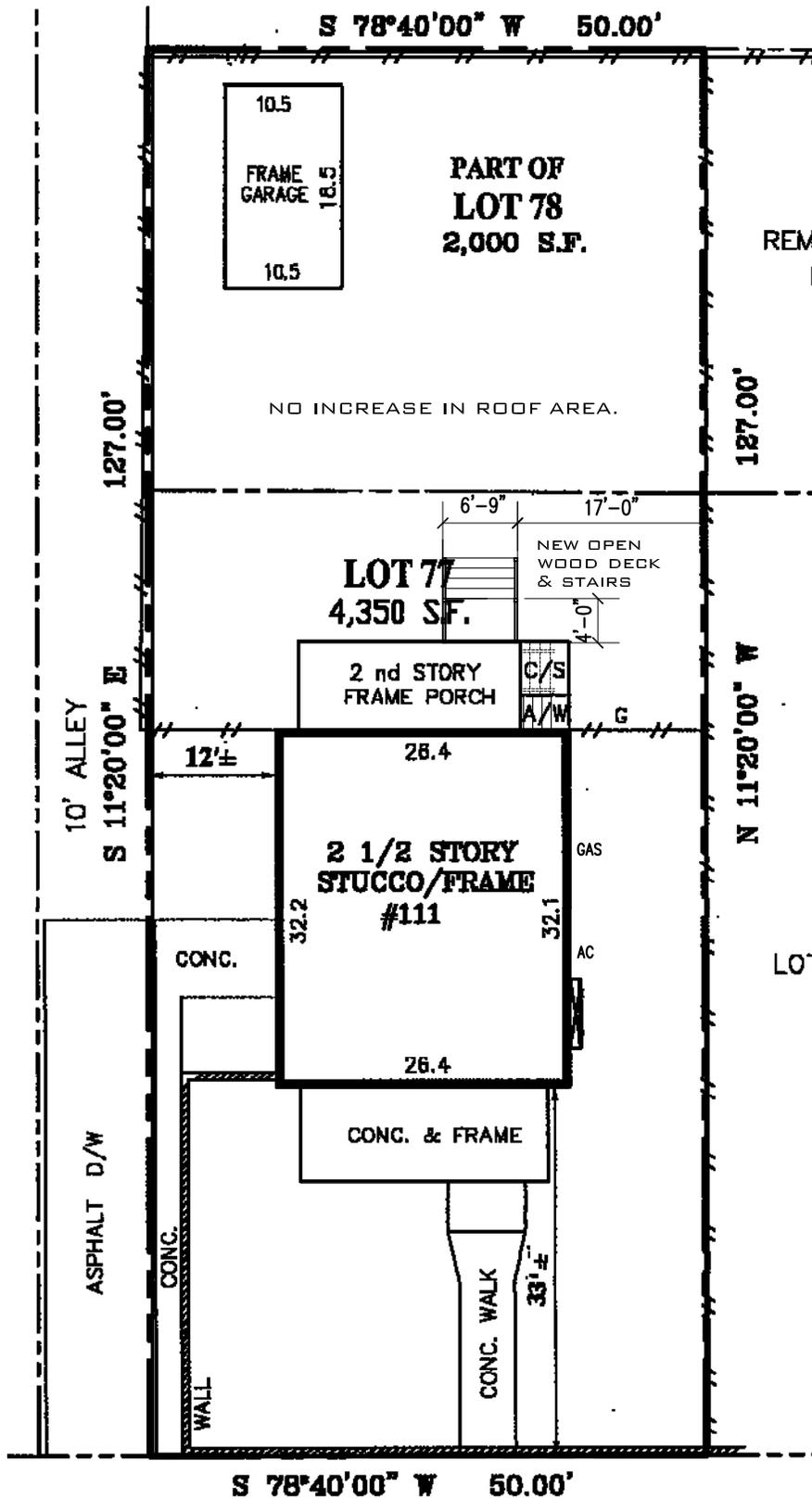
Detail: EASTSIDE: NO CHANGES

Applicant: SARAH BOEHM + LEONARD NEWMARK

7.

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

Owner's mailing address	Owner's Agent's mailing address
SARAH BOETTCH + LEONARD NEWMARK 111 ELM AVE TAKOMA PARK 20912	N/A
Adjacent and confronting Property Owners mailing addresses	
ANDREAS SMITH + JENNIFER GIBSON 109 ELM AVE TAKOMA PARK, MD 20912	MARIATSIOLIS + BENJAMIN LAMBLOTTE 110 ELM AVE TAKOMA PARK, MD 20912
GEORGE MIDDENDORF + LISA FAMOLARE 112 ELM AVE TAKOMA PARK, MD 20912	RUTH MASTERSON + MARTINA BARASH 6807 ALLEGHENY AVE TAKOMA PARK, MD 20912
BRIAN + CATHERINE ROWLAND 113 ELM AVE TAKOMA PARK, MD 20912	NINA ZIMDAHL + ROBERT HART 6809 ALLEGHENY AVE TAKOMA PARK, MD 20912



PROJECT SCOPE

Existing 1-1/2 story wood framed residence is a contributing resource in the Takoma Park Historic District. The project scope includes a minor interior renovation and small rear deck addition for better access to the yard from the existing screen porch. The expansion of the kitchen requires changes to the existing door and window openings on the west and rear elevation.

Construction to be in conformance with the IRC and IECC, 2015 Edition, as amended by Montgomery County Executive Regulation No 8-12.

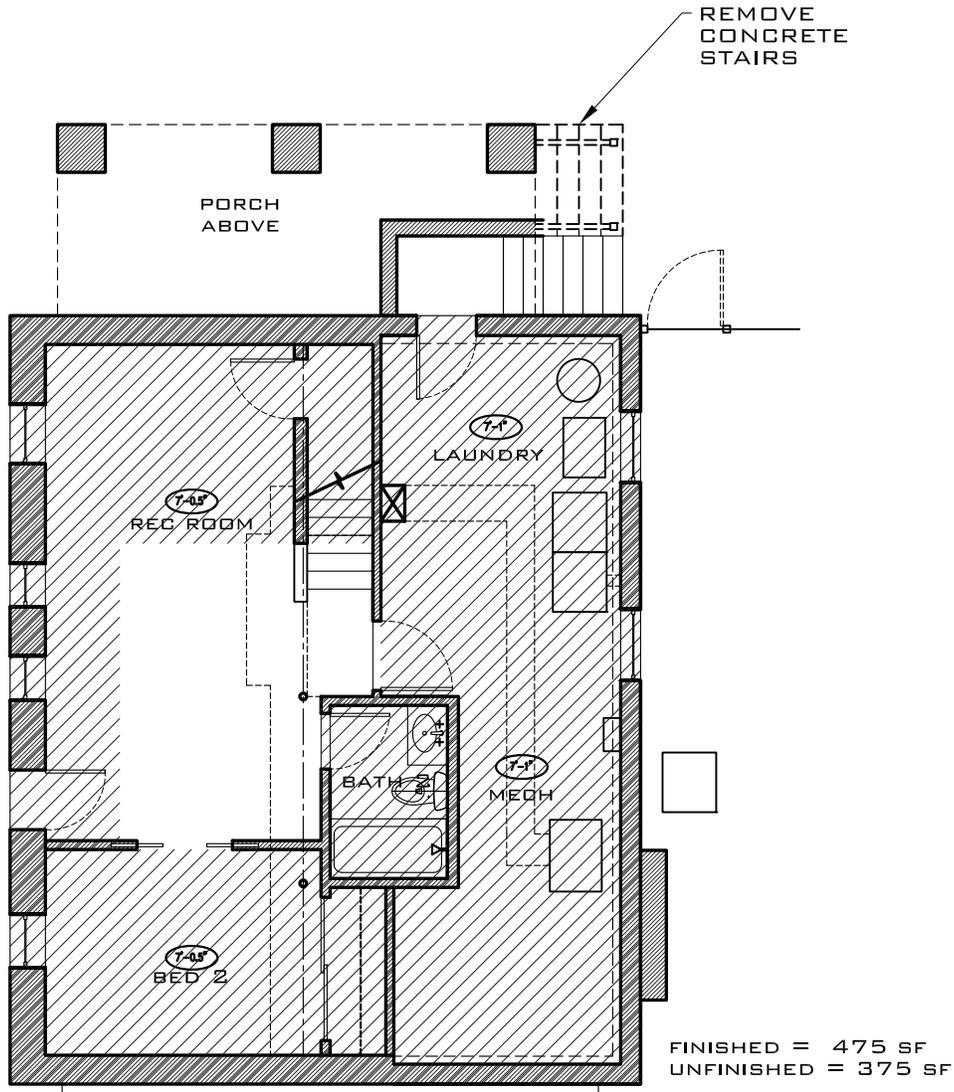
DRAWING INDEX

- 1 COVER SHEET/SITE PLAN
- 2 BASEMENT PLAN - DEMO
- 3 1ST FLOOR PLAN - DEMO
- 4 2ND FLOOR PLAN - DEMO
- 5 BASEMENT PLAN - NEW
- 6 1ST FLOOR PLAN - NEW
- 7 2ND FLOOR PLAN - NEW
- 8 DOOR & WINDOW SCHEDULE
- 9 FRONT & EAST SIDE ELEVATION
- 10 WEST SIDE ELEVATION
- 11 REAR ELEVATION
- 12 3D VIEWS & PHOTOS

ELM AVENUE
(40' B/W)
EXISTING SITE PLAN

Scale 1/16" = 1'-0"



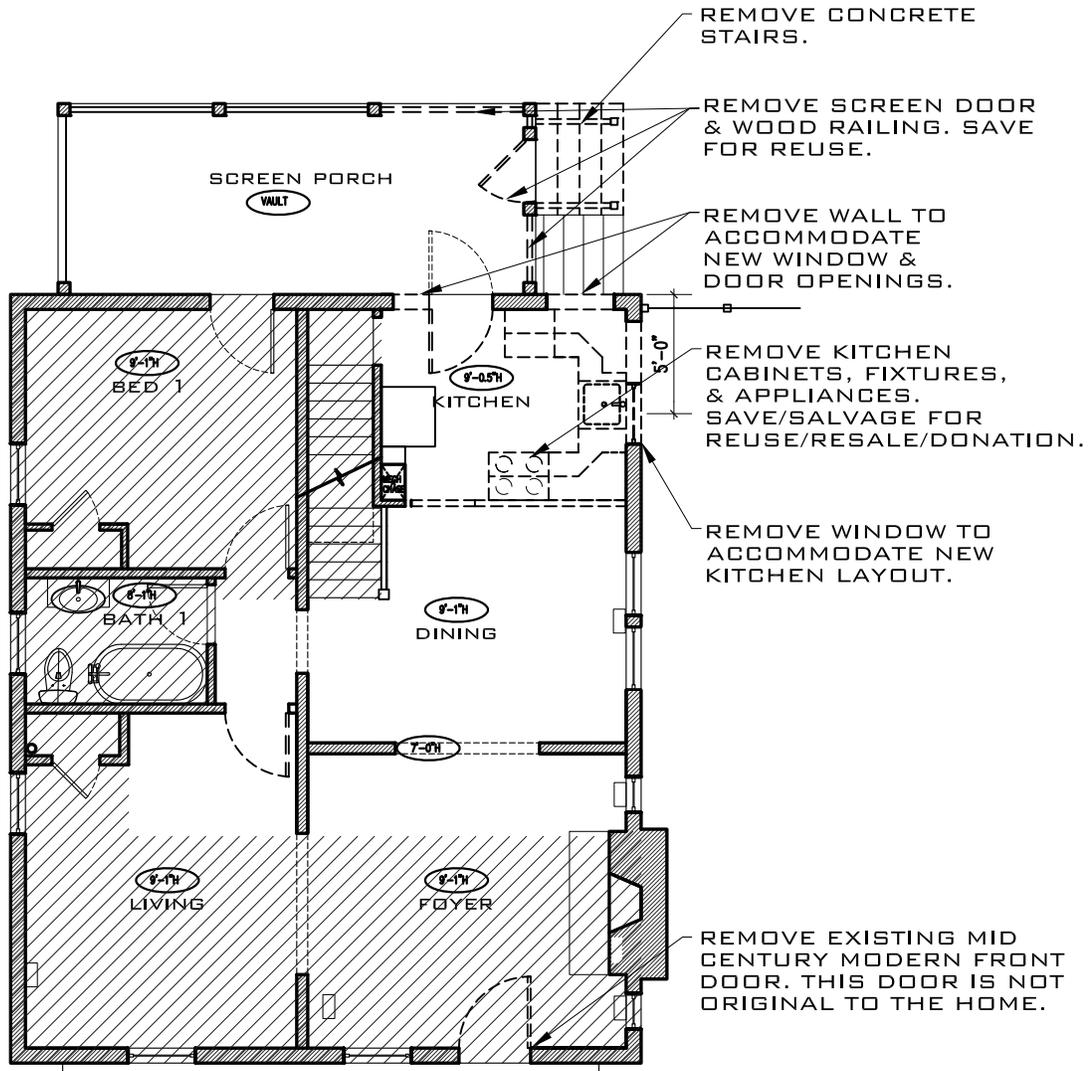


DRAWING LEGEND

	EXISTING TO BE DEMOLISHED
	EXISTING WALL TO REMAIN AS IS
	NEW WOOD STUD WALL; 2x6 EXTERIOR, 2X4 INTERIOR
	NO NEW WORK - EXISTING TO REMAIN

BASEMENT PLAN - DEMO
Scale 1/8" = 1'-0"





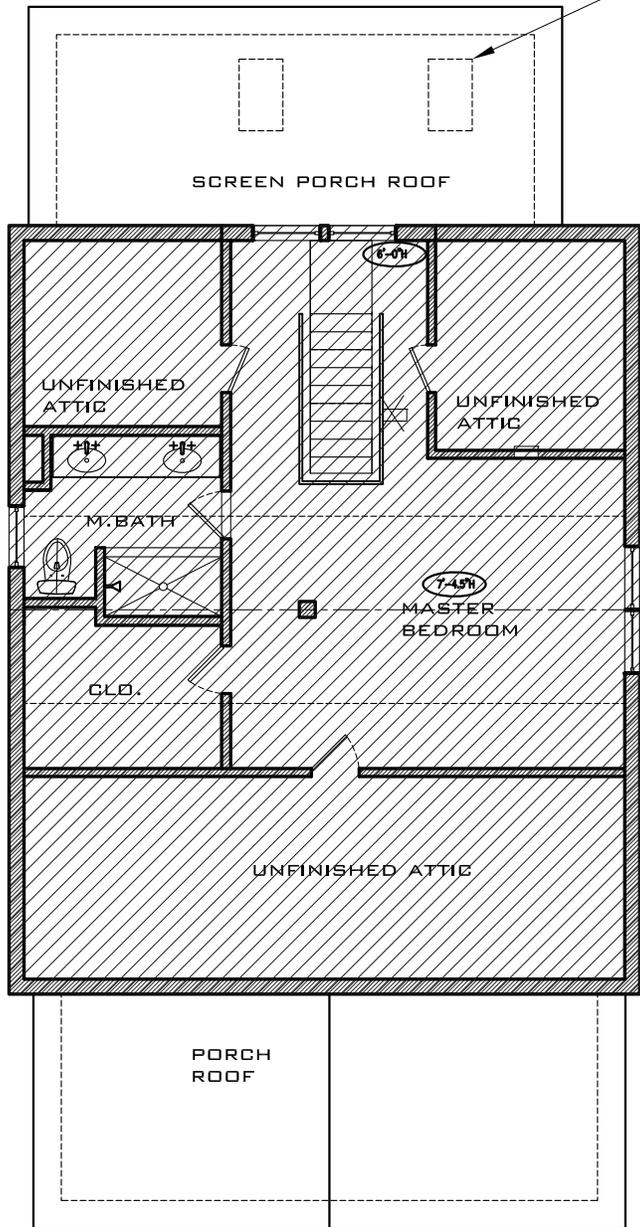
DRAWING LEGEND

-  EXISTING TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN AS IS
-  NEW WOOD STUD WALL; 2x6 EXTERIOR, 2X4 INTERIOR
-  NO NEW WORK - EXISTING TO REMAIN

1 ST FLOOR PLAN - DEMO
 Scale 1/8" = 1'-0"



DEMO ROOF FRAMING AS NEEDED TO INSTALL NEW SKYLIGHTS IN EXISTING PORCH ROOF; COORDINATE SIZE & LOCATION W/ EXISTING ROOF FRAMING.

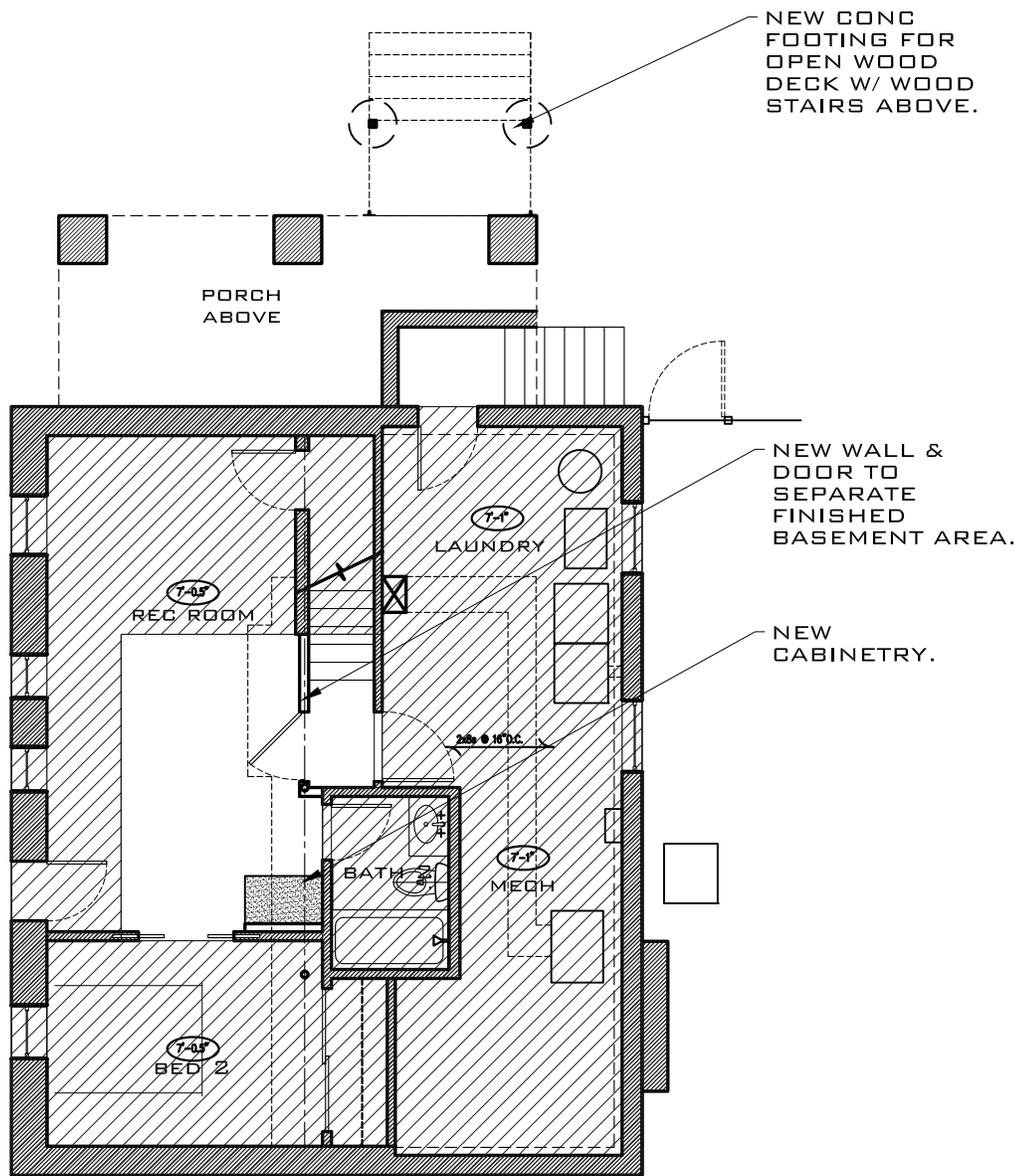


DRAWING LEGEND

-  EXISTING TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN AS IS
-  NEW WOOD STUD WALL; 2x6 EXTERIOR, 2X4 INTERIOR
-  NO NEW WORK - EXISTING TO REMAIN

2ND FLOOR PLAN - DEMO
 Scale 1/8" = 1'-0"





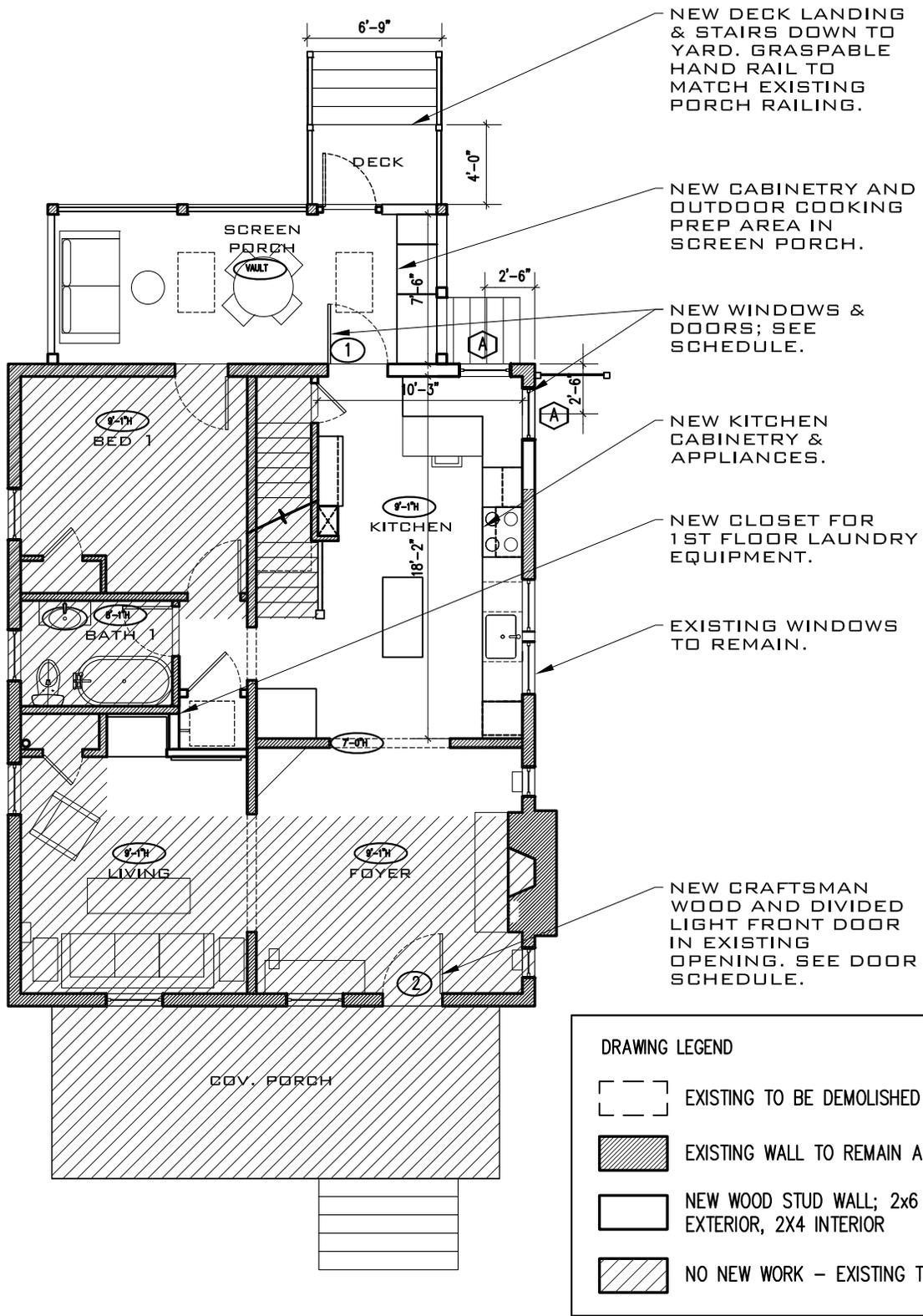
DRAWING LEGEND

	EXISTING TO BE DEMOLISHED
	EXISTING WALL TO REMAIN AS IS
	NEW WOOD STUD WALL; 2x6 EXTERIOR, 2X4 INTERIOR
	NO NEW WORK - EXISTING TO REMAIN

BASEMENT PLAN - NEW WORK

Scale 1/8" = 1'-0"

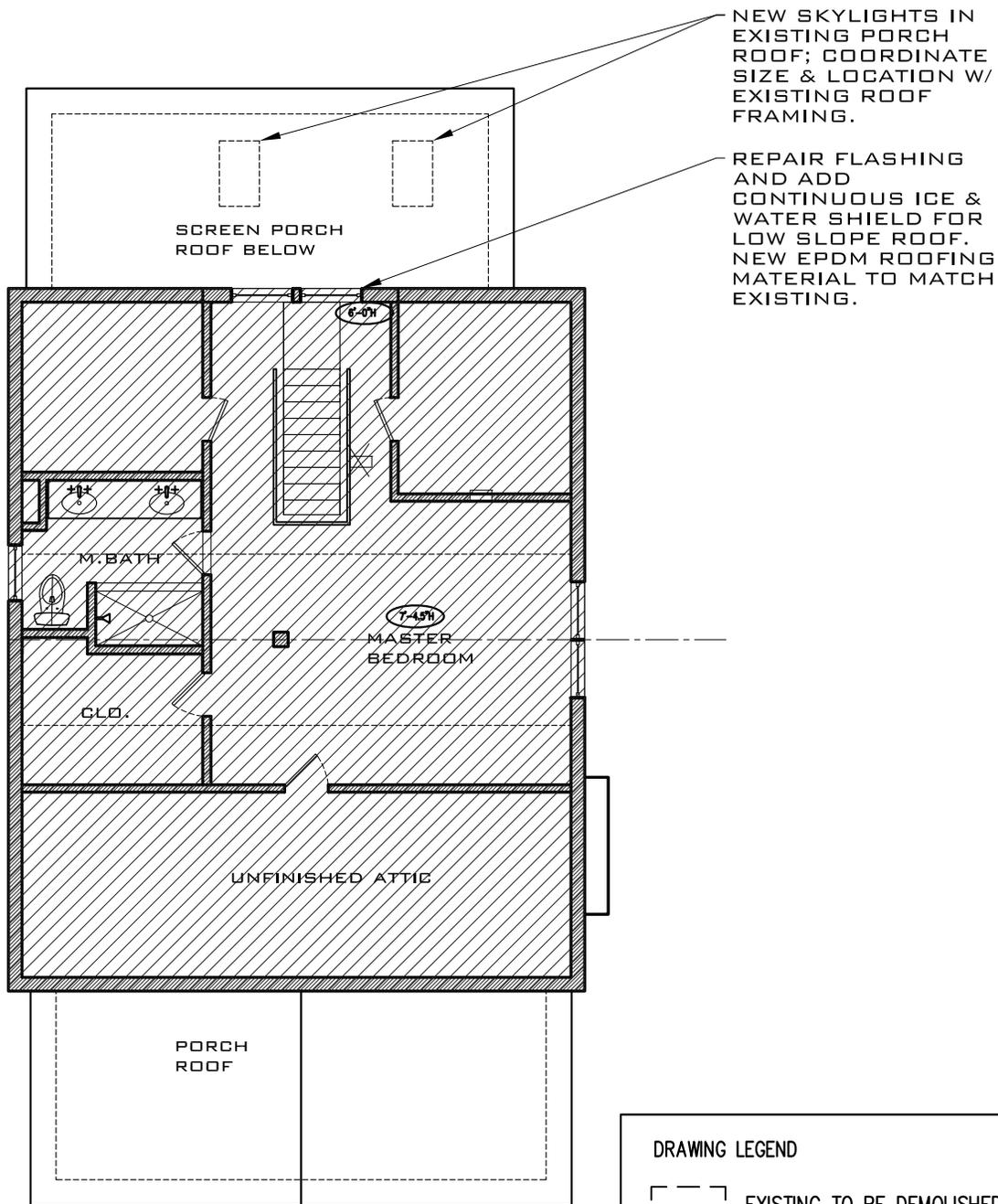




1 ST FLOOR PLAN - NEW WORK

Scale 1/8" = 1'-0"





2ND FLOOR PLAN - NEW WORK

Scale 1/8" = 1'-0"



MJW DESIGNS, LLC
30 Hayward Ct., Takoma Park, MD 20912
443.994.8777

BOEHM-NEWMARK RESIDENCE
111 Elm Avenue, Takoma Park, MD 20912

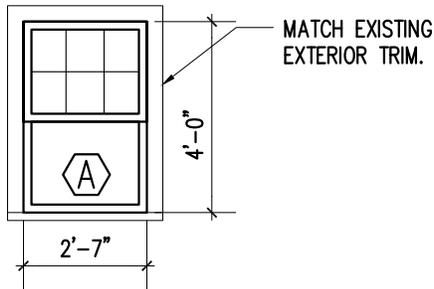
Historic Area Work Permit
2018.07.05

7

EXTERIOR WINDOW & DOOR SCHEDULE		QUANTITY		
	JELDWEN SITELINE CLAD WOOD WINDOWS AND PATIO DOORS. WHITE CLAD EXTERIOR. PRIMED AND PAINTED INTERIOR WOOD. LOW E DOUBLE GLAZING WITH ARGON GAS FOR U-FACTOR OF .31 OR BETTER ON WINDOWS. SCREENS ON ALL OPERABLE UNITS. SIMULATED DIVIDED LITE (SDL) MUNTIN BARS AS SHOWN. HARDWARE FINISH TO BE SELECTED BY OWNER.	UP	LT.	RT.
⬡	SCD3148 - 6/1 SIMULATED DIVIDED LITE PATTERN. (SAME SIZE AND STYLE AS EXISTING KITCHEN WINDOW.)	2		
①	PRCOSW30611 - SITELINE CLAD WOOD OUTSWING PATIO DOOR W/ TRANSOM PRCOSTW3014, TEMPERED GLAZING.			1
②	SIMPSON DOOR, MODEL 36802 CRAFTSMAN TWO PANEL - TWO LITE (SDL), TEMPERED GLAZING.			1

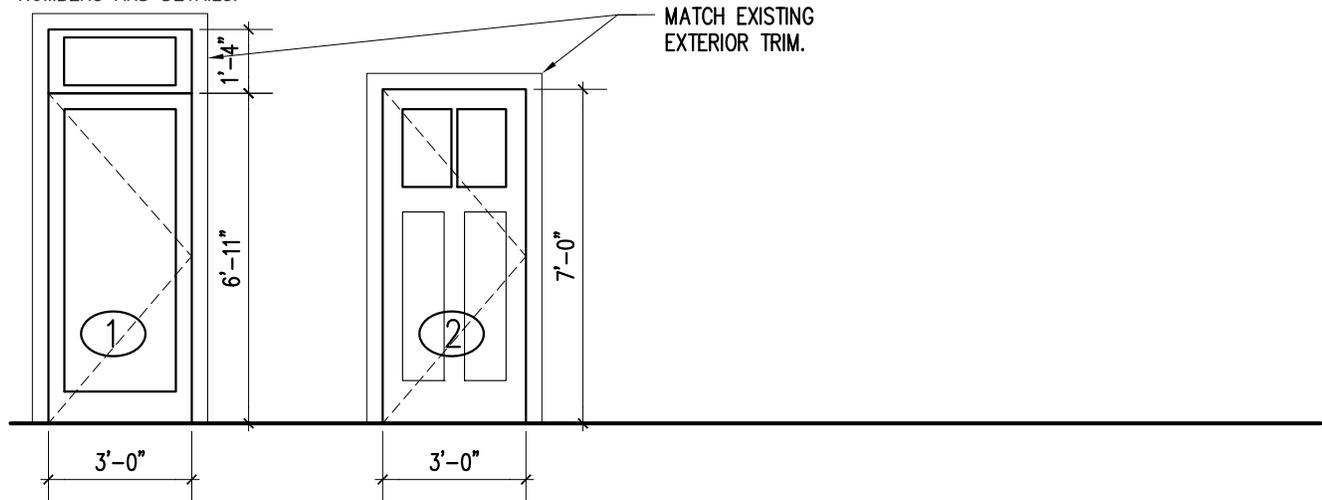
NEW WINDOWS

DIMENSIONS NOTED ARE GENERAL UNIT DIMENSIONS. SEE MANUFACTURER FOR ROUGH OPENING SIZE. SEE SCHEDULE FOR MODEL NUMBERS AND DETAILS.



NEW EXTERIOR DOORS

DIMENSIONS NOTED ARE GENERAL UNIT DIMENSIONS. SEE MANUFACTURER FOR ROUGH OPENING SIZE. SEE SCHEDULE FOR MODEL NUMBERS AND DETAILS.

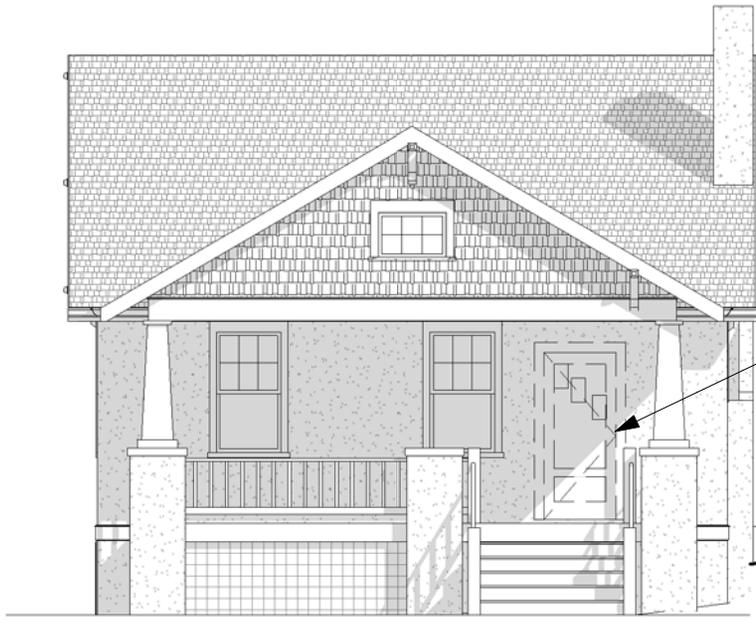


EXTERIOR DOORS & WINDOWS



MJW DESIGNS, LLC 30 Hayward Ct., Takoma Park, MD 20912 443.994.8777	BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912	Historic Area Work Permit 2018.07.05	8
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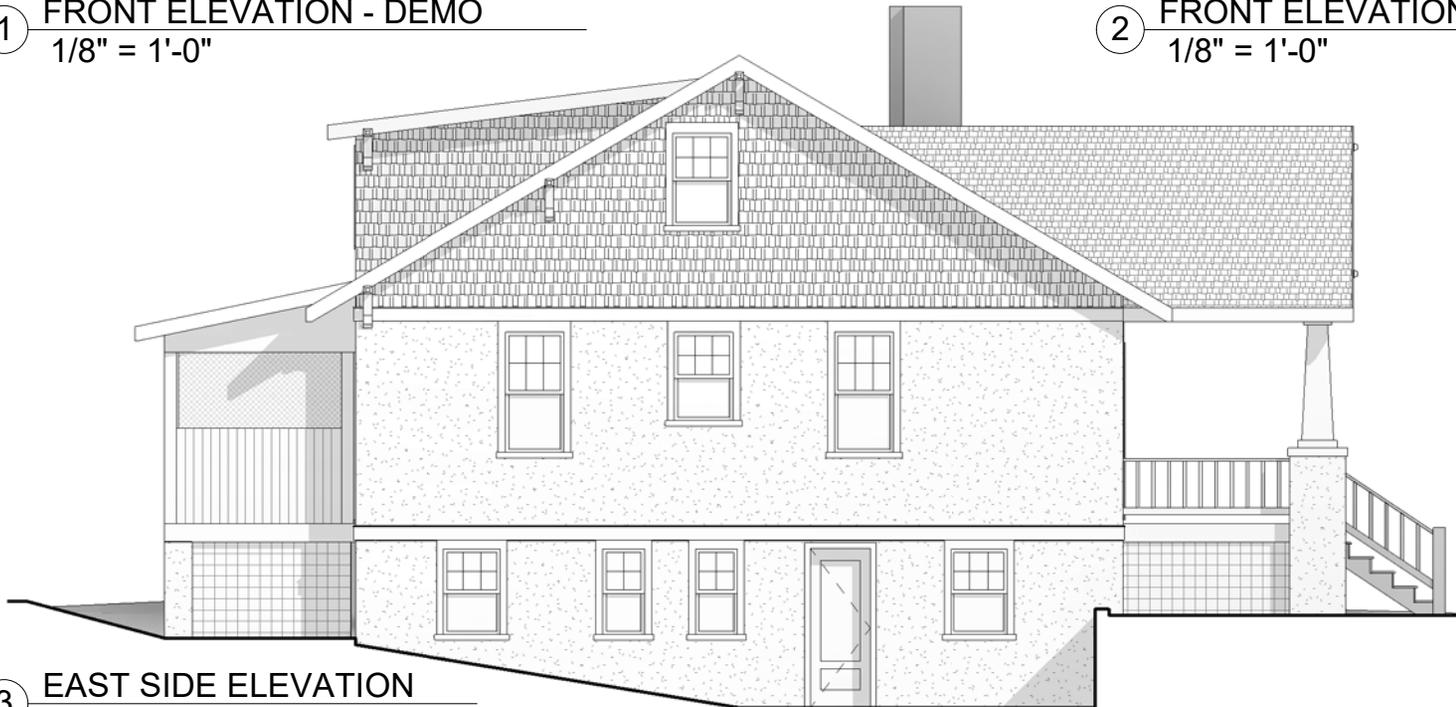
REMOVE MID CENTURY MODERN DOOR - NOT ORIGINAL TO HOUSE.



NEW WOOD CRAFTSMAN DOOR W/ GLASS; SEE DOOR SCHEDULE.

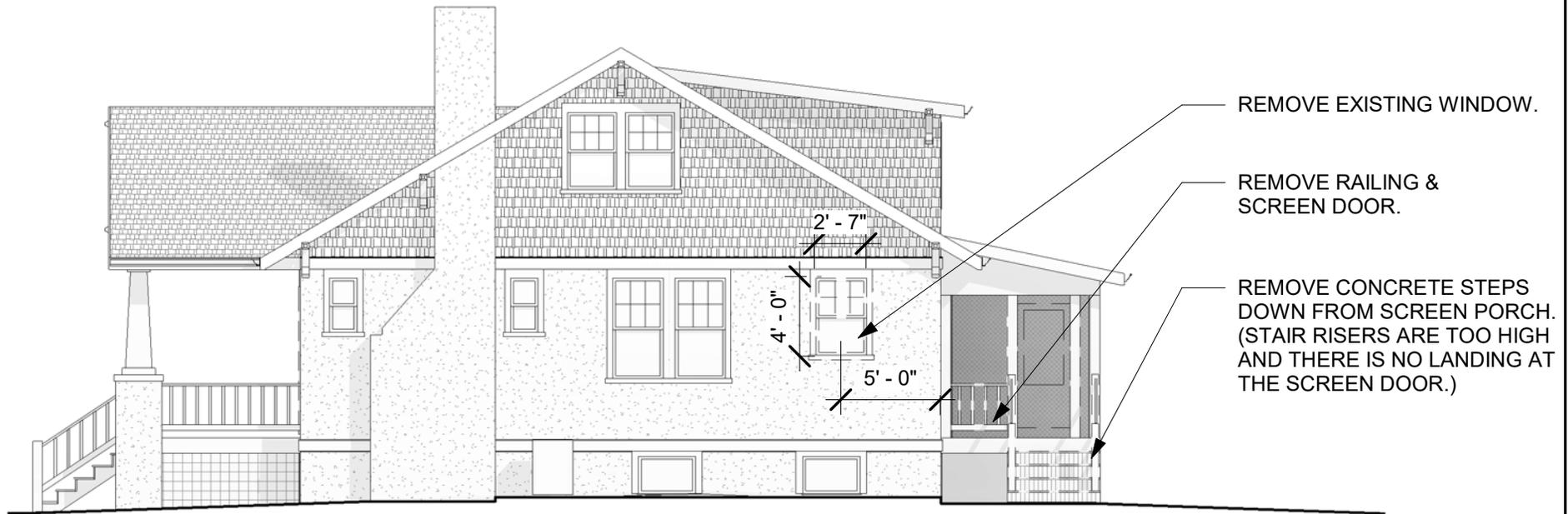
① FRONT ELEVATION - DEMO
1/8" = 1'-0"

② FRONT ELEVATION - PROPOSED
1/8" = 1'-0"



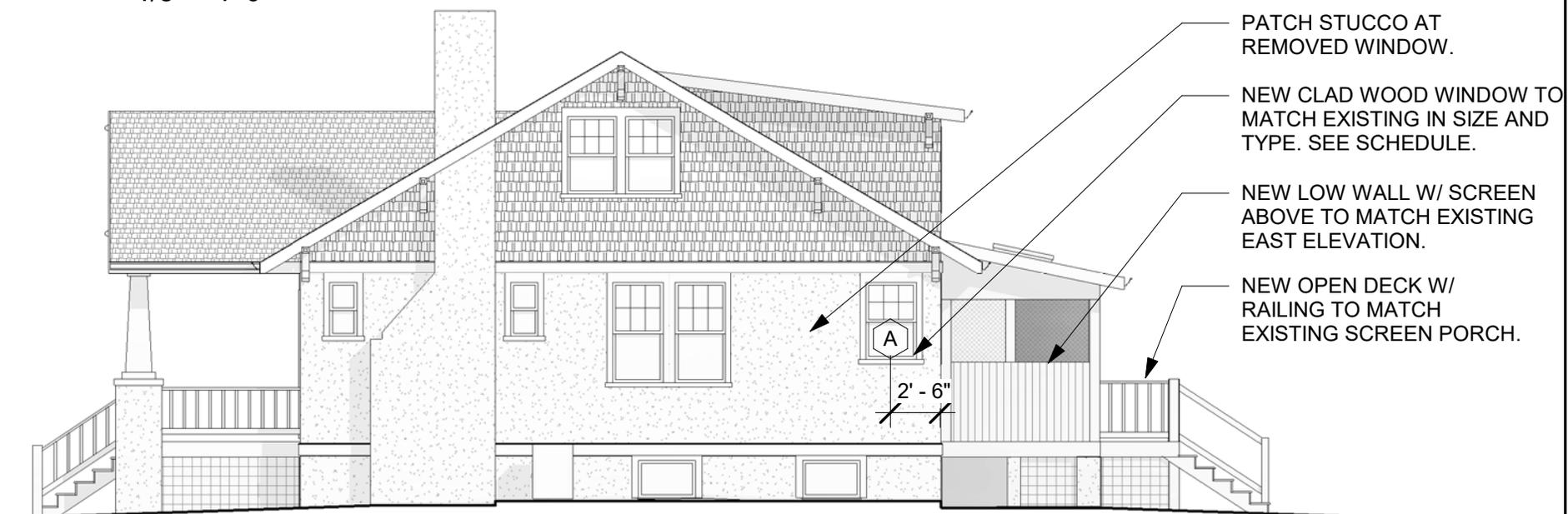
NO EXTERIOR CHANGES PROPOSED TO THIS ELEVATION.

③ EAST SIDE ELEVATION
1/8" = 1'-0"



- REMOVE EXISTING WINDOW.
- REMOVE RAILING & SCREEN DOOR.
- REMOVE CONCRETE STEPS DOWN FROM SCREEN PORCH. (STAIR RISERS ARE TOO HIGH AND THERE IS NO LANDING AT THE SCREEN DOOR.)

1 WEST SIDE ELEVATION - DEMO
1/8" = 1'-0"



- PATCH STUCCO AT REMOVED WINDOW.
- NEW CLAD WOOD WINDOW TO MATCH EXISTING IN SIZE AND TYPE. SEE SCHEDULE.
- NEW LOW WALL W/ SCREEN ABOVE TO MATCH EXISTING EAST ELEVATION.
- NEW OPEN DECK W/ RAILING TO MATCH EXISTING SCREEN PORCH.

2 WEST SIDE ELEVATION - PROPOSED
1/8" = 1'-0"

REMOVE EXISTING DOOR
TO SCREEN PORCH.

REMOVE RAILING & STEPS.

① REAR ELEVATION - DEMO
1/8" = 1'-0"

NEW SKYLIGHTS IN EXISTING
SCREEN PORCH ROOF.

NEW CLAD WOOD WINDOW
& DOOR, SEE SCHEDULE.

NEW WOOD LANDING,
STEPS, & RAILING TO
MATCH EXISTING SCREEN
PORCH.

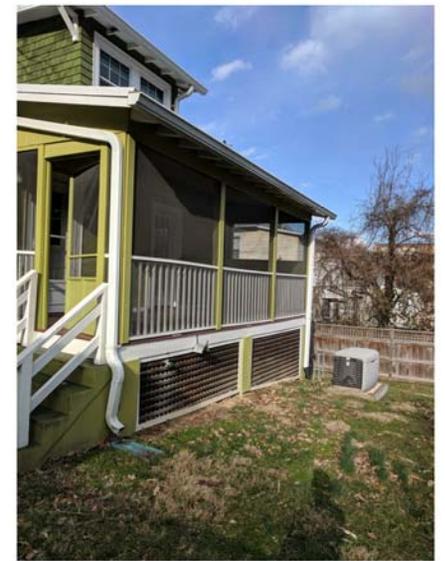
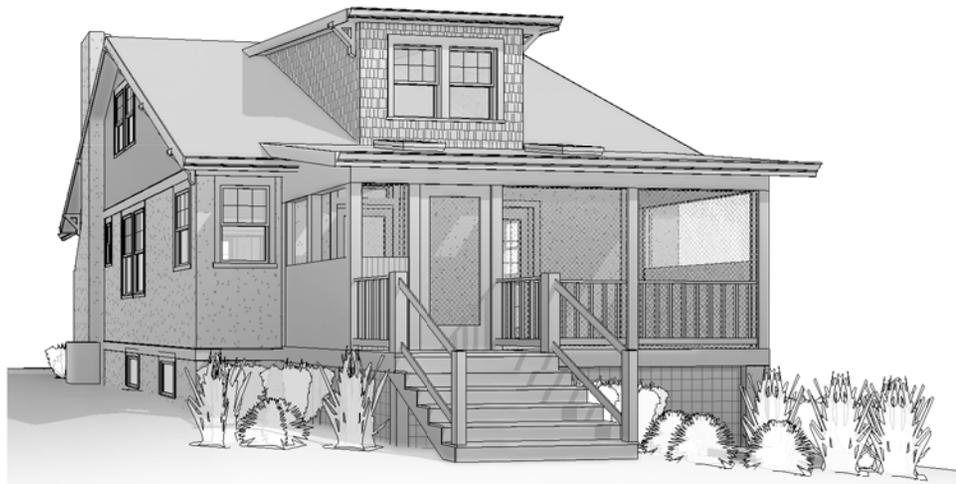
② REAR ELEVATION - PROPOSED
1/8" = 1'-0"



PROPOSED BACKYARD VIEWS



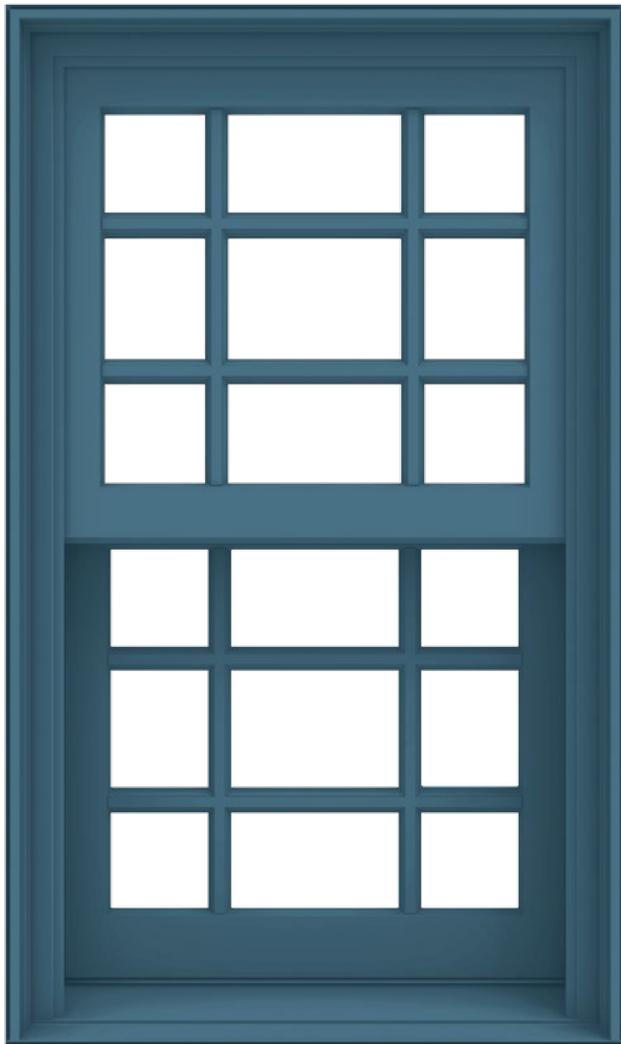
EXISTING BACKYARD VIEWS



DOUBLE-HUNG WINDOWS

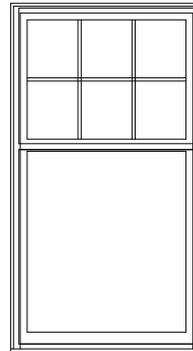
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

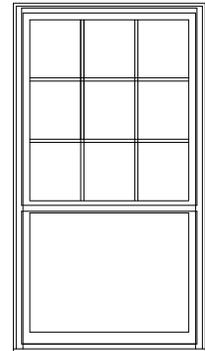


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

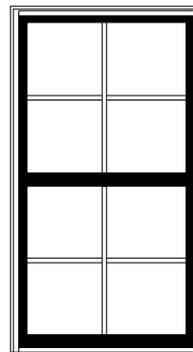
OPTIONAL DESIGNS



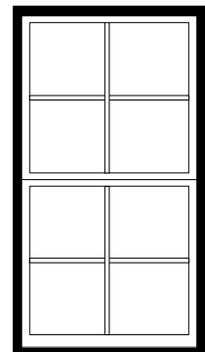
COTTAGE



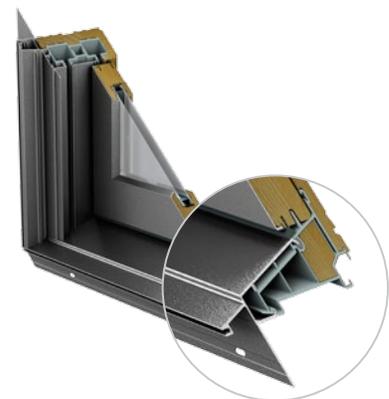
REVERSE
COTTAGE



HYBRID
WOOD FRAME/
CLAD SASH



HYBRID
CLAD FRAME/
WOOD SASH

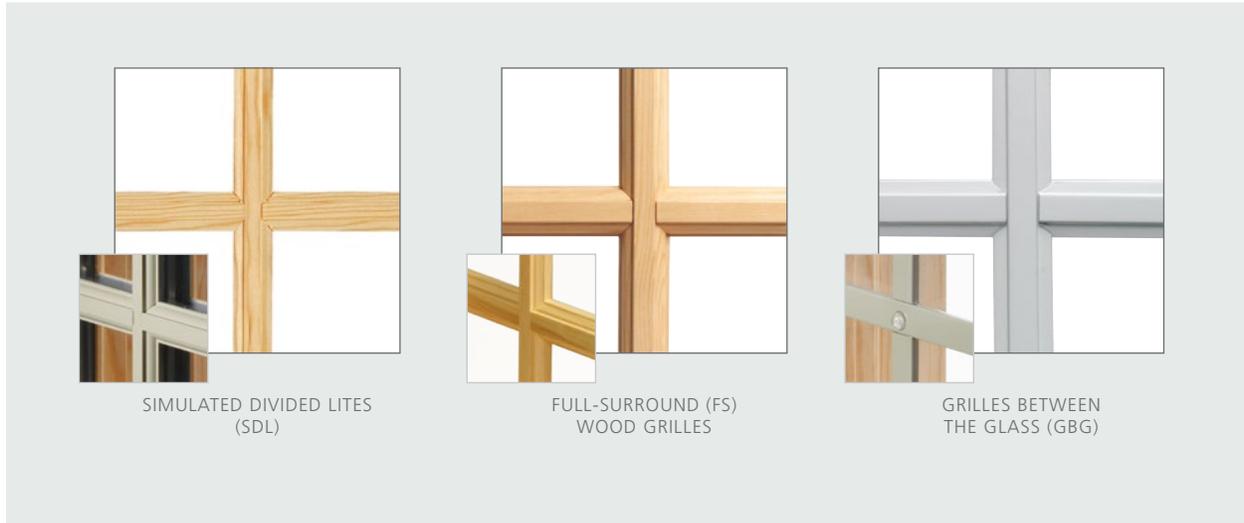


CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitrine® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



SIMULATED DIVIDED LITES (SDL)

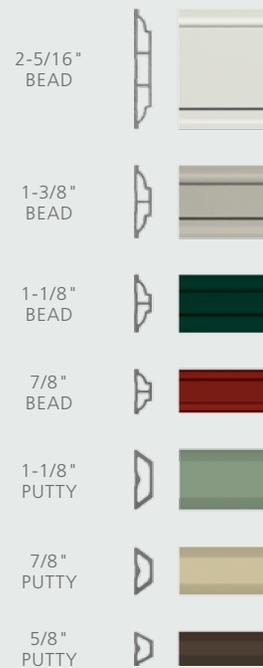
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.



Decorative grilles are also available in woodgrain finishes.



How to measure the modules

Width and height of the modules are determined by the exterior **W** and **H** dimensions of the frame – not the measurements of the cladding, flashing or brackets.

