MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 2 High St., Brookeville  
Meeting Date: 5/24/2017

Resource: Contributing Resource  
Brookeville Historic District  
Report Date: 5/17/2017

Applicant: Garrett Anderson  
Public Notice: 5/10/2017

Review: HAWP  
Tax Credit: Yes

Case Number: 23/65-17C RETROACTIVE  
Staff: Michael Kyne

PROPOSAL: Front porch alterations, window replacement, and other alterations

STAFF RECOMMENDATION:

Staff recommends that the HPC approve with one (1) condition the HAWP application.

1. Deck railing details will be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource (Primary, 1900-1930s) within the Brookeville Historic District
STYLE: Bungalow
DATE: c. 1900-1930s

PROPOSAL:

The applicant proposes the following alterations at the subject property:

- Remove a non-historic bricked in enclosure/addition at the front/left side of the historic house.
- Remove a non-historic brick and concrete front porch.
- Remove a non-historic concrete walkway and raised bed at the front of the historic house.
- Restore the original front porch.
- Alter a non-historic left side sunroom.
- Remove an existing deck at rear/left side of historic house.
- Construct a new deck at rear/left side of historic house.
- Install an outdoor A/C unit.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include 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.

**Brookeville Historic District Master Plan Amendment**

The *Brookeville Historic District Master Plan Amendment* (#23/65) identifies Primary Resources, Secondary Resources, and Spatial Resources. 4 North Street is a Spatial Resource (Non-Contributing Resource).

**Sec. 24A-8. Same-Criteria for issuance.**

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.  
(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  
   (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or  
   (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or  
   (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or  
   (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.  
(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.  
(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

**Secretary of Interior’s Standards for Rehabilitation**

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:
#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

This is a RETROACTIVE application, and the proposed work has commenced prior to submission of the Historic Area Work Permit (HAWP) application.

The subject property is a c. 1900-1930s Bungalow-style kit home, which was purchased from the Aladdin catalog. Additional information regarding this specific model — The Plaza — is included on Circles 29-30. The applicant proposes to use this information and any remaining physical evidence to partially restore the façade of the historic house to its original form. The house is situated on a corner lot, with its front elevation facing High Street and its right-side elevation (as viewed from the front) facing Market Street.

Staff is supportive of the applicant’s proposed restoration efforts, finding that they will enhance the preservation of the historic house. Specifically, staff finds the following:

*Removal of Non-Historic Features and Front Porch Restoration*

The features to be removed — non-historic enclosure/addition, non-historic porch, concrete walkway, and raised bed — are located at the front of the historic house, where they are readily visible from the public right-of-way. These features partially encapsulate the historic house’s original façade, detracting from its Bungalow style. The removal of these non-compatible features will make the historic house’s original form more discernible and enhance its character-defining features.

The applicant proposes to restore the original front porch, using available information from the Aladdin catalog and extant physical evidence. Two columns on tapered stone piers to match the existing will be added at the front/left side of the porch, and a wooden railing will be reconstructed to match a small section of the original railing that remains at the right side of the porch (see Circle 18). The restored front porch will largely match that shown in the Aladdin catalog, although a non-historic sunroom addition at the left side of the historic house will remain. Any wood flooring or steps that need to be replaced will be replaced in-kind.

A non-compatible single-lite window on the left elevation of the historic house is proposed to be replaced with a double-hung 6-over-1 window, which will match the original windows in style and material (see Circle 18).
**Existing (Left/Front Corner & Left Side)**

**Proposed**

**Sun Room Alteration**

Currently, the non-historic sun room addition at the left side of the historic house is covered with brick, which was continued from the non-historic enclosure/addition that is proposed to be removed from the front of the house. The applicant proposes to remove the brick from the sunroom and install cedar shakes in its place. A historically incompatible sliding glass window and door will be removed from the left side of the sunroom, and a new ganged window will be installed in their place (there are similar ganged windows at the front and on the right side of the historic house). A double-hung 9-over-1 window will be installed on the front of the sunroom. The proposed windows will be consistent with the windows on the historic house in style and material.

**Existing**
Deck Replacement

A small wooden deck will be removed from the rear/left side (as viewed from the front) of the house, and a new wooden deck of the same approximate dimensions will be installed in its place. The existing deck does not have a railing, but, for code compliance, a railing is proposed along the left side of the proposed new deck. The proposed deck is relatively small, at the rear of the property, and largely obscured by the existing sun room at the left side of the house.
A/C Unit Installation

The applicant proposes to install a ductless air conditioning (A/C) system at the subject property. The proposed A/C system will consist of four indoor units and one outdoor unit, with a single line entering the basement through the foundation. The proposed outdoor unit will be located at the right side of the property (Market Street side) behind an existing projecting bay. The proposed outdoor unit is in the preferred location, as it will be on a secondary elevation behind an existing feature that will partially obscure its visibility from the front of the house.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission approve with the conditions specified on Circle 1 the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the historic district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: garrettdrewanderson@gmail.com  
Contact Person: Garrett Anderson

Daytime Phone No.: 301-706-9506

Tax Account No.: 

Name of Property Owner: Garrett Anderson  
Daytime Phone No.: 301-706-9506

Address: 2 High St Brookeville MD, 20833

Contractor: Jeffrey Shirazi  
Phone No.: 301-924-3800

Contractor Registration No.: 69-248

Agent for Owner: Jeffrey Shirazi  
Daytime Phone No.: 301-924-3800

LOCATION OF BUILDING/PREMISE

House Number: 2  
Street: High St

Town/City: Brookeville  
Nearest Cross Street: Market St

Lot: 42  Block:  
Subdivision:

 Parcel:

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE: 

☐ Construct  ☐ Extend  ☑ Alter/Remodel  ☐ A/C  ☐ Slab  ☐ Room Addition  ☑ Porch  ☐ Dock  ☐ Shed

☐ Move  ☐ Install  ☑ Wreck/Raze  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family

☐ Revision  ☑ Repair  ☐ Revocable  ☐ Fence/Wall (complete Section 4)  ☐ Other: 

1B. Construction cost estimate: $20,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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 property line/property line  ☐ Entirely on land of owner  ☐ On public right of way/assessment

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 self or agent(s) dated ______ and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent  
4/5/10/17

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: __________________________ Date: __________________________

Application/Permit No.: __________________________ Date Filed: __________________________ Date Issued: __________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      Part of the original porch has been enclosed to create a sun room, small bedroom, hallway, and closet. This addition includes the entire bricked in area. This was done sometime in 1940. They also added a brick/concrete front porch, bricked in raised bed and concrete walkway. All of which are falling apart leading to rotted wood, water in the basement, and foundation issues. To access underneath of this area, they created to large holes in the foundation and dug out the dirt underneath of the porch. This is major structural concern of ours. Currently there is rotten wood, termite damage, and grading issues.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      The plans are to restore the original porch and renovate the sun room to match the rest of the house by demolition of unpermitted bedroom, closet, hallway, raised bed, brick/concrete porch, concrete walkway, and removal of all brick. The porch will be repaired in kind, the sun room renovation will include replacement of 4 windows to match the original windows. Included in the porch restoration is also one window. Grading of dirt around porch and sun room as needed.

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 (facadés), 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 5" 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 at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   ForALL 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
2 High St Proposed Floor Plan and Elevation Plan (separate PDF)

(Proposed Materials and construction to match the Master Bedroom addition)

Materials for sun room:

Siding: Primed/painted Cedar Shake Shingle

Windows: See attached.

Foundation: Cinderblocks cemented together

Materials for porch:

Replacing flooring in kind with pine

Replacing railing in kind with pine

Steps up to porch: Treated yellow pine
2 High St Existing Site – Deck only
Site Plan

Sun room added to original floor plan. Room size to measure 10'x17'. Window locations outlined in red. 3 windows to be side by side facing the yard, 1 window to face the porch.

Windows measurements:
4 windows at 32x64

Window Materials:
Wood
Marvin Double Hung, divided lite

This is a mock up of a picture of the windows we are modeling after. The windows are from the guest room on the other side of the house. Also to be added is cedar shake shingle siding on the sun room and the kitchen wall to the left to match the original siding.

The renovated sun room will then have 4 exterior windows. 3 facing the yard, 1 facing the porch.

Shade portion to indicate North
Site Plan

This is a picture of last remaining porch handrail found on the porch. New construction hand railing size and style to match all the way around the porch.

Materials:
Pine

Windows measurements:
1 windows at 32x40

Window Materials:
Wood
Marvin Double Hung, divided lite

Porch floor to restored in kind.

Materials:
Kiln dried pine - Tongue and Groove
Stainless steel nails

Shade portion to indicate North

Applicant: Garrett Anderson
Sun room window inside porch

Site Plan

Permanant wall to be constructed, siding to be cedar shake and to include a window to match the window below. This will be the sun room window facing the porch.

Sun room window looking out from sun room into the porch to match the original windows found throughout the house.

Shade portion to indicate North

Applicant: Garrett Anderson
Site Plan

Siding to be restored and repaired where necessary. Overhang supports to be repaired in kind and in the original style of home. Siding to be painted blue to match.

Window to the right into the sun room to be removed, cedar shake shingle to cover in its place. The renovated sun room will then have 4 exterior windows. 3 facing the yard, 1 facing the porch. None of which are shown here.

Gutters for sun room to be added.

Materials:
6 inch K-shaped gutter with 4 inch round downspouts.
Color - Dark Bronze

Shade portion to indicate North

Applicant: Garrett Anderson
Existing Property Condition Photographs (duplicate as needed)

Detail: Brick/concrete porch, raised flower bed, concrete walkway. All to be demolished, original porch to be restored and repaired. The original flooring, siding, and trim molding is all under there!

Detail: Room 1 brick siding to be replaced with cedar shake, room 2 is the sun room, room 3 is the closed in porch. All brick to be removed.

Applicant: Garrett Anderson
Existing Property Condition Photographs (duplicate as needed)

Detail: Current state of project. Bedroom, hallway/closet, brick/concrete porch, and raised bed all demolished. Sun room temporarily boarded up.

Detail: Brick siding completely removed. Original siding still partially intact.

Applicant: Garrett Anderson
Unit 1, 3: 400 Series Woodwright Double-Hung
Unit 2: 400 Series Woodwright Picture Window
Row 1, Row 3: 31.625 x 60.875
Row 2: 47.3125 x 60.875
Installation Zip Code = 20833
U.S. ENERGY STAR® Climate Zone = North Central
Search by Unit Code = No
Unit 1, 3: Standard Width = RO: 32 1/8" | UNIT: 31 5/8"
Unit 1, 3: Standard Height = RO: 60 7/8" | UNIT: 60 7/8"
Unit 1, 3: Frame Width = 31 5/8
Unit 1, 3: Frame Height = 60 7/8
Unit 2: Standard Width = RO: 47 7/8" | UNIT: 47 5/16"
Unit 2: Standard Height = RO: 60 7/8" | UNIT: 60 7/8"
Unit 2: Frame Width = 47 5/16
Unit 2: Frame Height = 60 7/8
Unit 1, 3: Unit Code = WDH26410E
Unit 1, 3: Venting / Handing = AA
Unit 2: Unit Code = WPW310410
Unit 2: Venting / Handing = Fixed
Unit 1, 3: Exterior Color = White
Unit 1, 3: Exterior Sash/Panel Color = White
Unit 1, 3: Interior Species = Pine
Unit 1, 3: Interior Finish Color = White - Painted
Unit 1, 3: Jamb Liner Color = White/White
Unit 2: Exterior Color = White
Unit 2: Interior Species = Pine
Unit 2: Interior Finish Color = White - Painted
Glass Construction Type = Dual Pane
Glass Option = Low-E4 SmartSun
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Unit 1 Lower Glass, 3 Lower Glass: None
Unit 1 Upper Glass, 3 Upper Glass: Full Divided Light (FDL)
Unit 1 Upper Glass, 3 Upper Glass: Colonial
Unit 1 Upper Glass, 3 Upper Glass: Grille Pattern = Colonial
Unit 1 Upper Glass, 3 Upper Glass: Grille Bar Width = 7/8"
Unit 1 Upper Glass, 3 Upper Glass: Exterior Grille Color = White
Unit 1 Upper Glass, 3 Upper Glass: Interior Grille Species = Pine
Unit 1 Upper Glass, 3 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass, 3 Upper Glass: 3W2H
Unit 2 Glass: Full Divided Light (FDL)
Unit 2 Glass: Short Fractional
Unit 2 Glass: Grille Pattern = Short Fractional
Unit 2 Glass: Grille Bar Width = 7/8"
Unit 2 Glass: Exterior Grille Color = White
Unit 2 Glass: Interior Grille Species = Pine
Unit 2 Glass: Interior Grille Color = White
Unit 2 Glass: 5W4HT
Grille Alignment Type = Standard Grille Alignment
Hardware = None

$2,320.67  1  $2,320.67
Lock Hardware Style = Traditional  
Number of Sash Locks = 1  
Lock Hardware Color/Finish = White  
Window Opening Control Device = No  
Security Sensor Type = None  
DP/PG Upgrade = No  
Insect Screen Type = Full Screen  
Insect Screen Material = Aluminum  
Insect Screen Color = White  
Exterior Trim Style = None  
Extension Jamb Type = None  
Stool Option = None  
Re-Order Item = No  
Room Location = None  
Insect Screen 1 Part Number = 1610175  
Unit 1, 3: Unit U-Factor = 0.3  
Unit 1, 3: Unit Solar Heat Gain Coefficient (SHGC) = 0.18  
Unit 1, 3: U.S. ENERGY STAR Certified = Yes  
Unit 2: Unit U-Factor = 0.28  
Unit 2: Unit Solar Heat Gain Coefficient (SHGC) = 0.19  
Unit 2: U.S. ENERGY STAR Certified = Yes  
Vertical  
Factory  
0.125" thick, 60.875" length  
SKU = 289185  
Vendor Name = S/O ANDERSEN LOGISTICS  
Vendor Number = 60509030  
Customer Service = (888) 888-7020  
Catalog Version Date = 03/09/2017

| 100-2 | Insect Screen 1: 400 Series Woodwright Double-Hung WDH26410E Full Screen Aluminum White PN:1610175 Version:03/09/2017 | - | $33.91 | 1 | $33.91 |

| 100-3 | Insect Screen 1: 400 Series Woodwright Double-Hung WDH26410E Full Screen Aluminum White PN:1610175 Version:03/09/2017 | - | $33.91 | 1 | $33.91 |
200-1 400 Series Woodwright Double-Hung
31.625 x 60.875
Installation Zip Code = 20833
U.S. ENERGY STAR® Climate Zone = North Central
Search by Unit Code = No
Standard Width = RO: 32 1/8" | UNIT: 31 5/8"
Standard Height = RO: 60 7/8" | UNIT: 60 7/8"
Frame Width = 31 5/8
Frame Height = 60 7/8
Unit Code = WDH2641.0E
Venting / Handing = AA
Exterior Color = White
Exterior Sash/Panel Color = White
Interior Species = Pine
Interior Finish Color = White - Painted
Jamb Liner Color = White/White
Glass Construction Type = Dual Pane
Glass Option = Low-E4 SmartSun
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Unit 1 Lower Glass: None
Unit 1 Upper Glass: Full Divided Light (FDL)
Unit 1 Upper Glass: Colonial
Unit 1 Upper Glass: Grille Pattern = Colonial
Unit 1 Upper Glass: Grille Bar Width = 7/8"
Unit 1 Upper Glass: Exterior Grille Color = White
Unit 1 Upper Glass: Interior Grille Species = Pine
Unit 1 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass: 3W2H
Grille Alignment Type = Standard Grille Alignment
Hardware = None
Lock Hardware Style = Traditional
Number of Sash Locks = 1
Lock Hardware Color/Finish = White
Window Opening Control Device = No
Security Sensor Type = None
DP/PG Upgrade = No
Insect Screen Type = Full Screen
Insect Screen Material = Aluminum
Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Stool Option = None
Re-Order Item = No
Room Location = None
Insect Screen 1 Part Number = 1610175
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.18
U.S. ENERGY STAR Certified = Yes
SKU = 289185
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 03/09/2017
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400 Series Woodwright Double-Hung
31.625 x 40.875
Installation Zip Code = 20833
U.S. ENERGY STAR® Climate Zone = North Central
Search by Unit Code = No
Standard Width = RO: 32 1/8" | UNIT: 31 5/8"
Standard Height = RO: 40 7/8" | UNIT: 40 7/8"
Frame Width = 31 5/8
Frame Height = 40 7/8
Unit Code = WDH2632E
Venting / Handing = AA
Exterior Color = White
Exterior Sash/Panel Color = White
Interior Species = Pine
Interior Finish Color = White - Painted
Jamb Liner Color = White/White
Glass Construction Type = Dual Pane
Glass Option = Low-E4 SmartSun
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Unit 1 Lower Glass: None
Unit 1 Upper Glass: Full Divided Light (FDL)
Unit 1 Upper Glass: Colonial
Unit 1 Upper Glass: Grille Pattern = Colonial
Unit 1 Upper Glass: Grille Bar Width = 7/8"
Unit 1 Upper Glass: Exterior Grille Color = White
Unit 1 Upper Glass: Interior Grille Species = Pine
Unit 1 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass: 3W2H
Grille Alignment Type = Standard Grille Alignment
Hardware = None
Lock Hardware Style = Traditional
Number of Sash Locks = 1
Lock Hardware Color/Finish = White
Window Opening Control Device = No
Security Sensor Type = None
DP/PG Upgrade = No
Insect Screen Type = Full Screen
Insect Screen Material = Aluminum
Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Stool Option = None
Re-Order Item = No
Room Location = None
Insect Screen 1 Part Number = 1610170
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.18
U.S. ENERGY STAR Certified = Yes
SKU = 289185
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 03/09/2017

$542.38  1  $542.38
Pre-Tax Price: $3,647.82

**All prices are subject to change**

**Customer is responsible for verifying product selections. The Home Depot will not accept returns for the above products**

**All graphics viewed from the exterior**
Site Plan

This is a picture from the Aladdin catalog to purchase our kit home. Everything we are doing is to bring the porch back to this look. The only difference is that we are keeping the added sunroom to the left. But the sunroom features (siding, windows, foundation) will all match the style of the original model.

This is a mock up of the front of the porch. All features and materials will match the original found through the restoration process and photo above.

This is a mock up of what the porch will look like. All the features will match the original materials and styling. Grading to shed water away from house.

Shade portion to indicate North
As a reward for a life of thrift, a woman gained ownership to the spot of land required to be the center of the United States. It was well worth her time to search far and wide for a beautiful home design for this enviable location. The center of the United States—the heart of liberty—was deserving of the best. It was unnecessary to say that the home for this location must be rockSolid American in architecture.

In the process of elimination which was to determine the suitable design, hundreds were cast aside. Porches too small, windows too few, exteriors too plain and interiors too drab was the one home that stood out as suitable. The look, Middle Ages, was unsightly, too, but seemed to be lost to nature's consideration. Casually it was turned, here and there; a house that could possibly do, until, at last, the home of them all was the one that played the colors and looks of the century was found. It was the Plaza. Close inspection proved beyond a doubt that this home was all that the one and only for this location. It is a thoroughly modern and individual type of architecture.

The very essence of American architecture makes up the attractive lines. The West is portrayed in the beautiful Californian landscape homes, the best in the nation of the home. The classic South finds itself in the southern homes, while the North has learned the strength of solids, representing northern homes in the early days of American architecture.

Yes, the center spot of the United States American is home with the Plaza house. And this same thing can be found in the middle of the home. The one story design, such as the one you are interested in making the Plaza your home, will prove as the many others as well, for the many readers will prove the same details will need to be decided before deciding to build.

You will be interested in the general specifications on pages 12 and 13. Also ask for complete detail specifications for the Plaza, which will be sent on request.

Detail: Original floor plan. Front porch to be restored to exact specifications.
Outdoor unit to be installed here on the side of the home. Water/electric utilities located to the right of here. Location: Northwest facing wall - identified by the circle on the image above.

Materials:
4 Zone Outdoor Unit: MXZ-4C36NA 19.2 SEER / 11 HSPF / 54 decibels)

Shade portion to indicate North
Existing Property Condition Photographs (duplicate as needed)

Detail: Location for Outdoor Unit - Northwest facing wall

Detail: ________________________________

Applicant: Garrett Anderson
SCOPE OF WORK

CUSTOMER NAME: Garrett Anderson

ADDRESS: 2 High Street

CITY: Brookeville        STATE: MD        ZIP: 20833

HOME PHONE: (301)706-9506        CELL:          EMAIL: Garrettdrewanderson@gmail.com

We hereby propose to furnish all labor and materials necessary to perform the following scope of work:

Total System installation will include either 3 indoor units attached to a single outdoor unit. You will have the ability to add a 4th unit in the future. This is the final proposal; after reviewing please call to arrange a follow up visit for final measurements and to finalized unit locations.

4 Zone Outdoor Unit: MXZ-4C36NA 19.2 SEER / 11 HSPF / 54 decibels)

Indoor Units:
   Great Room - MSZ-FH15 w/remote and (1/4" - 3/8" line-set) (3D Human Sensing Feature)
   Master BedRoom - MSZ-GL12 w/remote and (1/4" - 3/8" line-set)
   Guest Room - MSZ-GL06 w/remote and (1/4" - 3/8" line-set)

Total Installed Cost $10,818.00
Pro Tech Discount ($600.00 expires 3/31)
Cost to Customer $10,218.00

Add Kumho Cloud (control individual unit temp from smart phone): $175 per unit
Add Slim Duct Line-set covering for outside appearance and protection: $750.00
SCOPE OF WORK

Deposit Information:

50% Check or CC Deposit due to schedule installation: $5,109.00
50% Remainder due when installation is complete: $5,109.00

Synchrony Financing Options: $25,000.00 Max finance amount
($29 account activation fee may be applied to first payment.)

Plan 600 (9.99%) estimated payoff 132 months
Plan 601 (7.99%) estimated payoff 47 months
Plan 602 (5.99%) estimated payoff 37 months
Plan 603 (0% 12 months) estimated payoff 12 months

PARTS & LABOR WARRANTY

Mitsubishi will be furnished with 12 year warranty on parts. Pro Tech HVAC offers a 2 year labor warranty.

CONNECT, INSTALL OR PERFORM THE FOLLOWING TO MEET MANUFACTURER'S SPECIFICATIONS:

- Refrigerant Piping
- Condensate Piping
- Drain Pan Attic
- Power Wiring
- Run Copper Insulated Liniest
- Install Condensate Pump
- Gas Piping
- Acid Test
- Pressure Leak Test
- Flush Liniest & Charge the System
- Vent Piping
- Start-Up System
- Micron Leak Test
- Water Piping

THIS CONTRACT DOES NOT INCLUDE:

- Patch & paint work resulting from installation of the materials & equipment.
- Repair/Replacement of existing liniest should it not hold micron or pressure test
- Performance of any existing equipment/material not installed by Pro Tech HVAC
- Electrical work, Electrical heavy-up of the existing panel
- Modification of the existing duct system.
- Asbestos Abatement or Mold Remediation & Lead Paint Remediation
- Cleaning and/or operation of existing chimney. Installation of Chimney Liner.
- Any work performed after normal working hours. M-F 7:30-4:00
- Repair or replacement of any existing piping/wiring past our connection point.
- Framing and touchup
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>Garrett Anderson</td>
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<tr>
<td>2 High St</td>
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<tr>
<td>Brookeville MD 20833</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Barbara Ray</td>
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<tr>
<td>6 High St</td>
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<td>Brookeville MD 20833</td>
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