

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

<b>Address:</b>	2 High St., Brookeville	<b>Meeting Date:</b>	5/24/2017
<b>Resource:</b>	<b>Contributing Resource</b> Brookeville Historic District	<b>Report Date:</b>	5/17/2017
<b>Applicant:</b>	Garrett Anderson	<b>Public Notice:</b>	5/10/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	23/65-17C RETROACTIVE	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Front porch alterations, window replacement, and other alterations		

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**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.

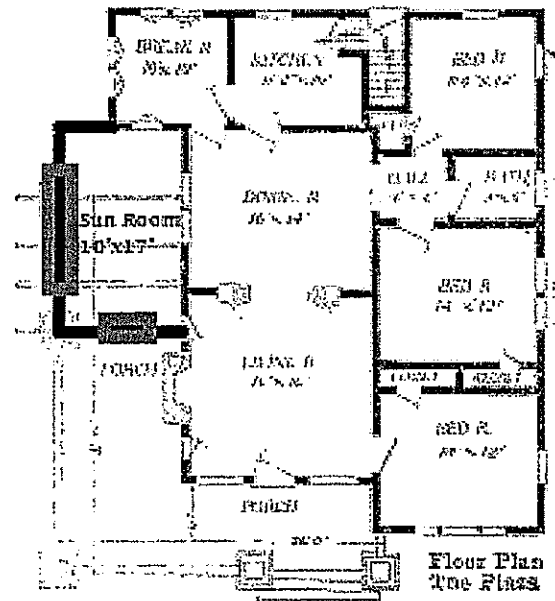
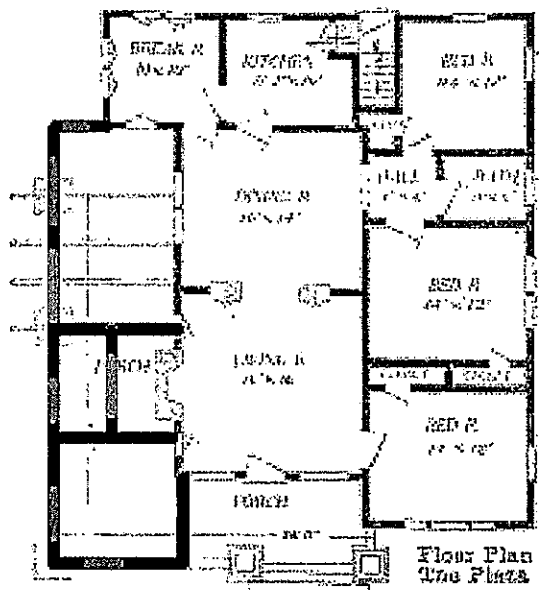
Staff is supportive of the applicant's proposed restoration efforts, finding that they will enhance the preservation of the historic house. Specifically, staff finds the following:

#### *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.

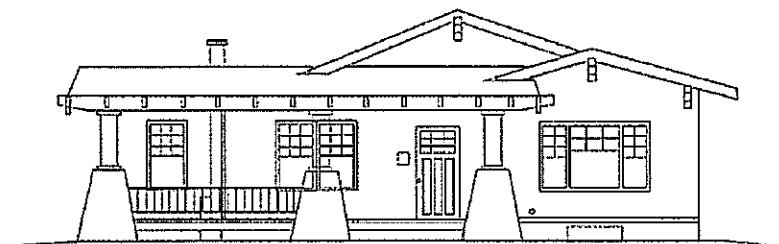
A non-compatible single-lite window on the left elevation of the historic house is proposed to be replaced with a double-hung 6-over-1 window, which will match the original windows in style and material (see Circle 18).



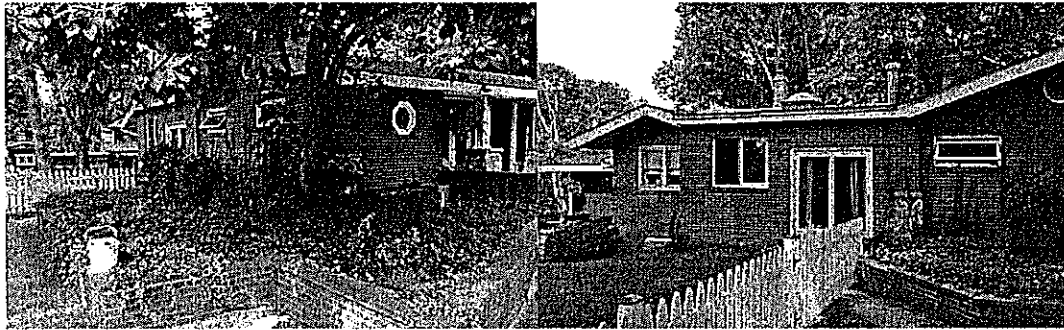
*Existing & Proposed*



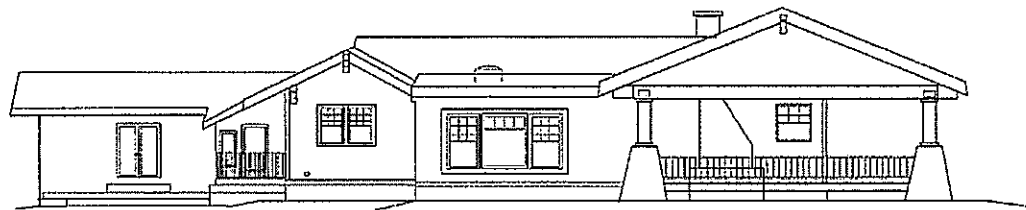
*Existing*



*Proposed*



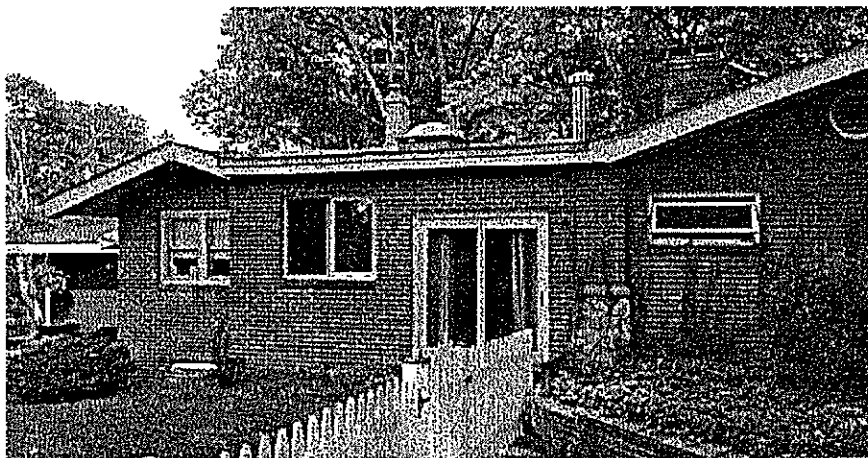
*Existing (Left/Front Corner & Left Side)*



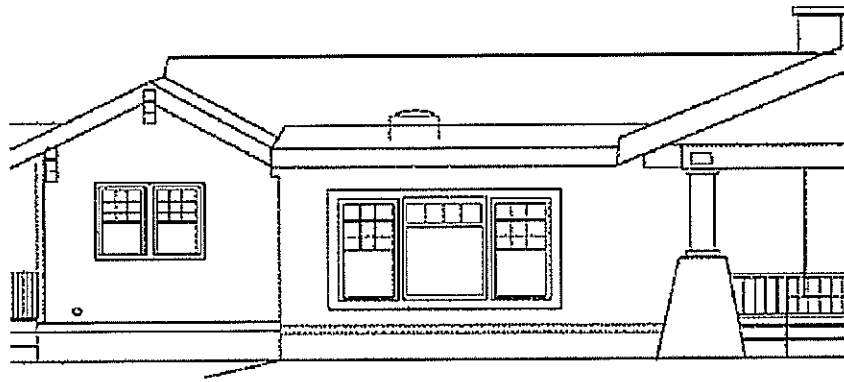
*Proposed*

#### *Sun Room Alteration*

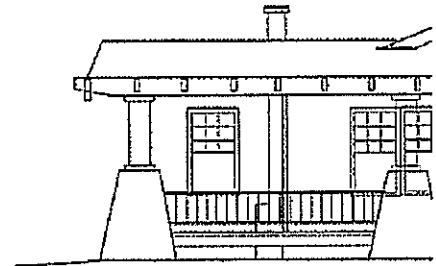
Currently, the non-historic sun room addition at the left side of the historic house is covered with brick, which was continued from the non-historic enclosure/addition that is proposed to be removed from the front of the house. The applicant proposes to remove the brick from the sunroom and install 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*



*Proposed  
(Left Side & Front)*

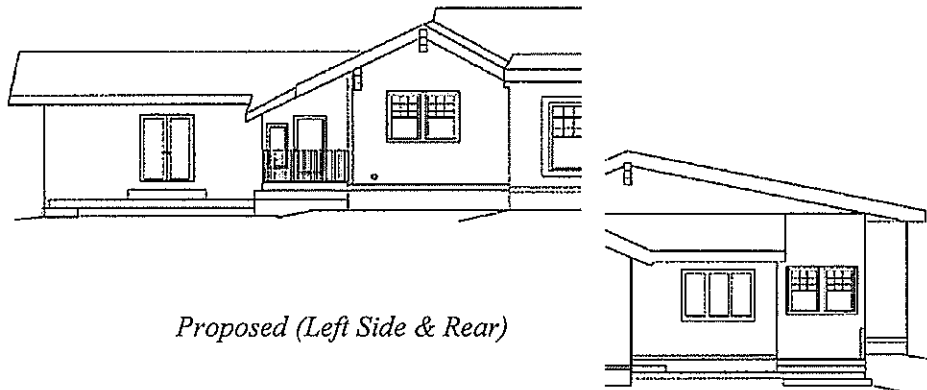


### *Deck Replacement*

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.



*Existing*



#### *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

DPS - #8

# 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  
Street Number City State Zip Code  
Contractor: Jeffrey Shirazi Phone No.: 301-924-3800  
Contractor Registration No.: 09-248  
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: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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: \_\_\_\_\_

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 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 of owner or authorized agent

Date

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

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 5/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

795444

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**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 rased bed and concrete walkway. All of which are falling apart leading to rotten 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 ia magor 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, rased 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 orinigal 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 (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.

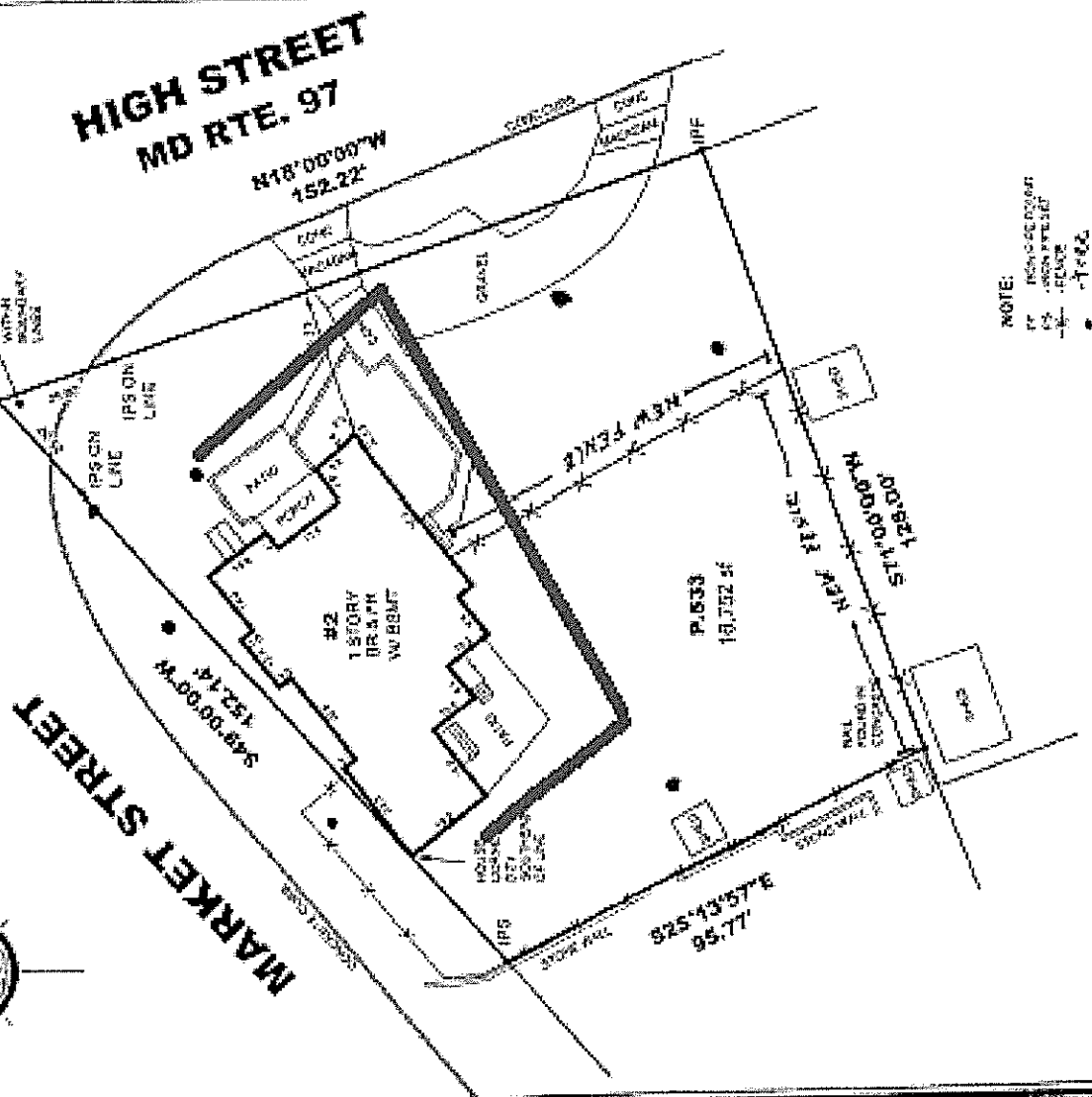
**6. TREE SURVEY**

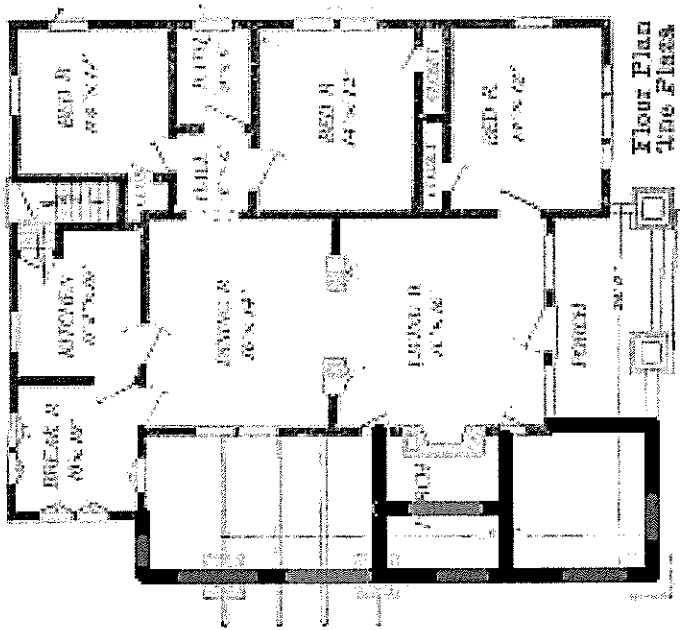
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.

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.

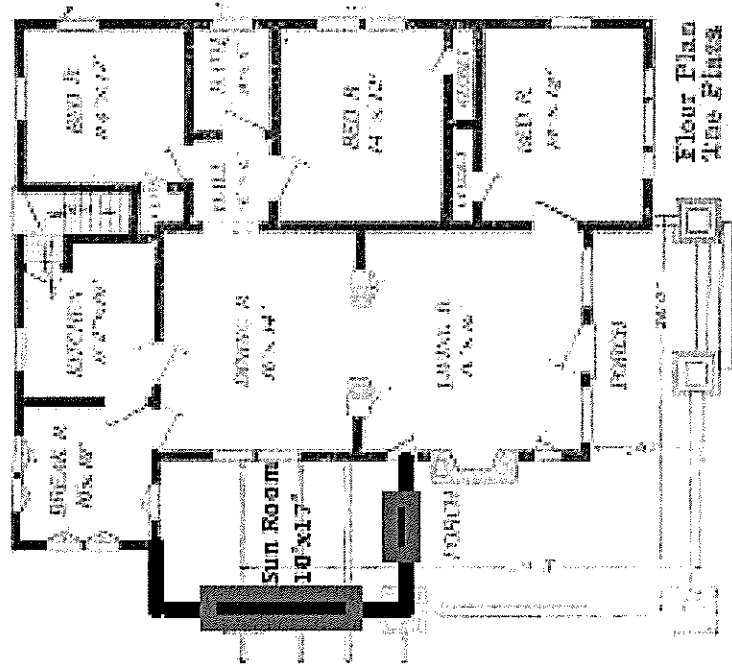
[illegible]



Floor Plan  
The Plaza

## 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

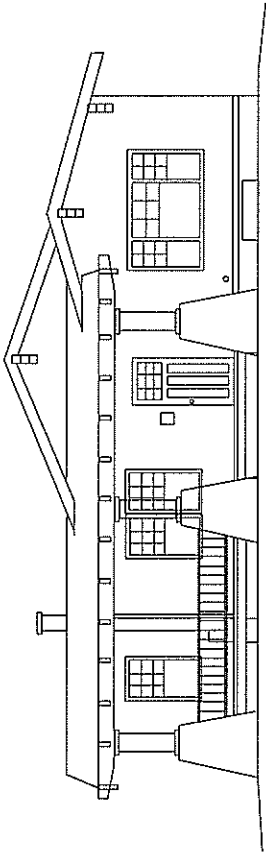
### Materials for porch:

## Replacing flooring in kind with pine

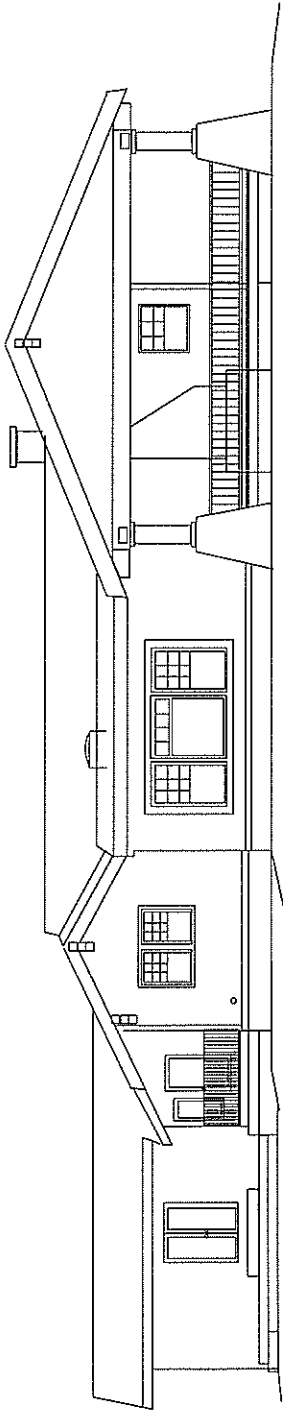
## Replacing railing in kind with pine

Steps up to porch: Treated yellow pine

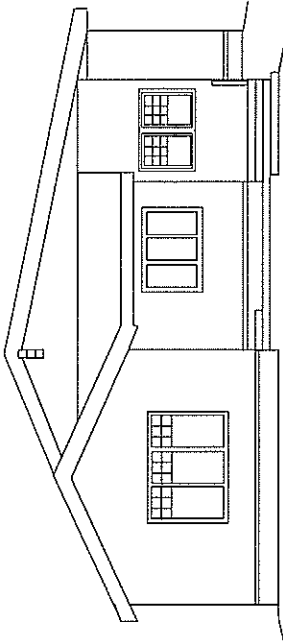
Front View of Porch



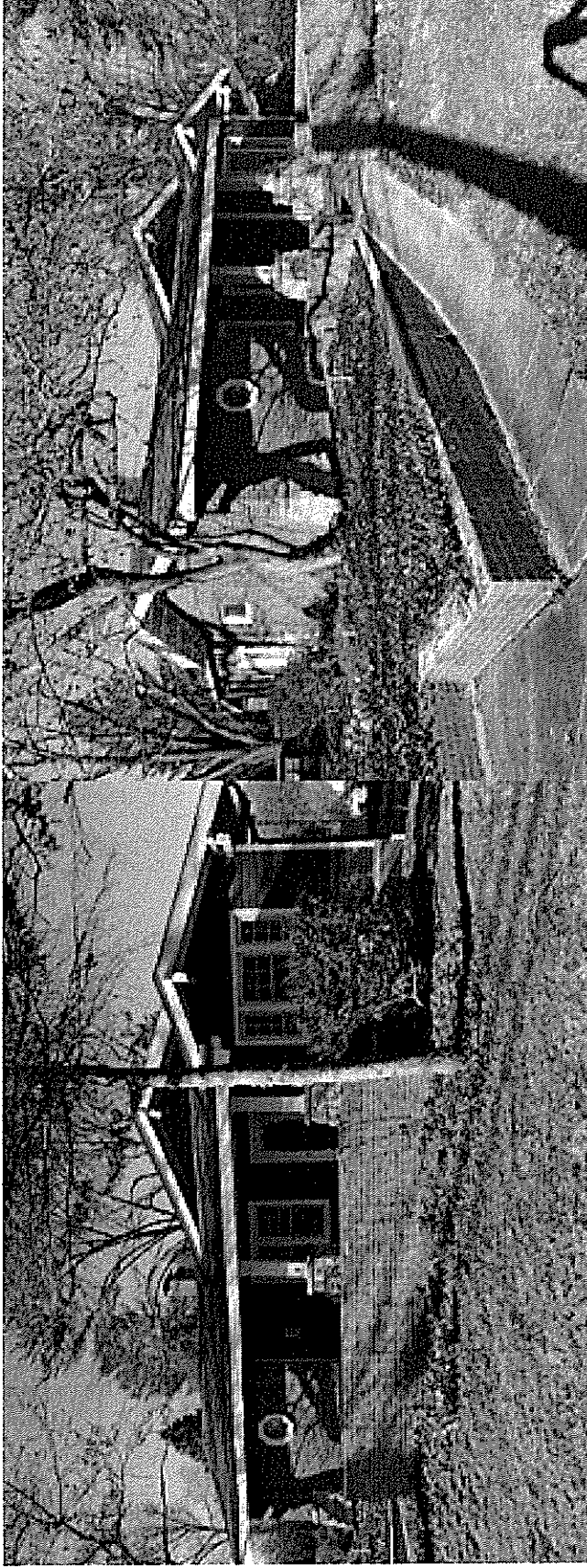
Side View of Porch & Sun Room

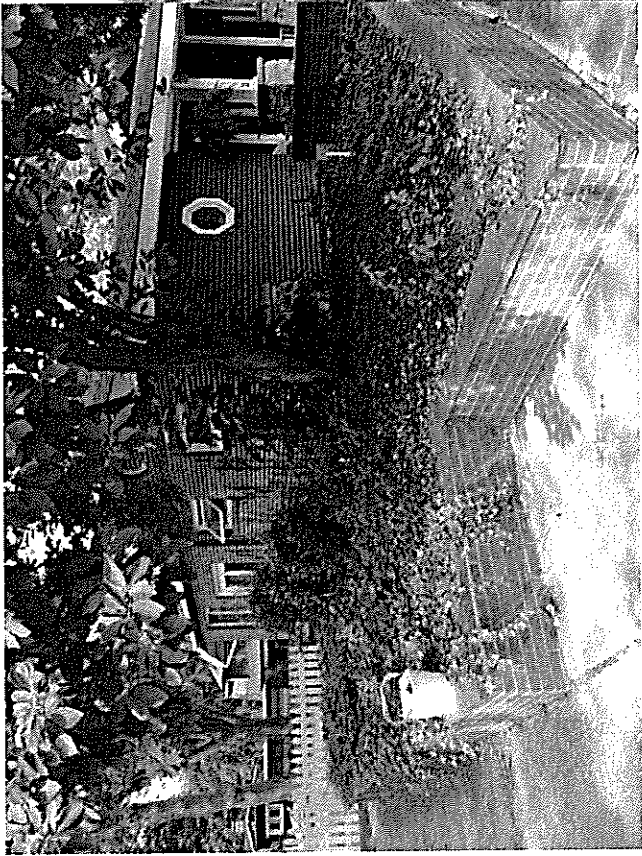
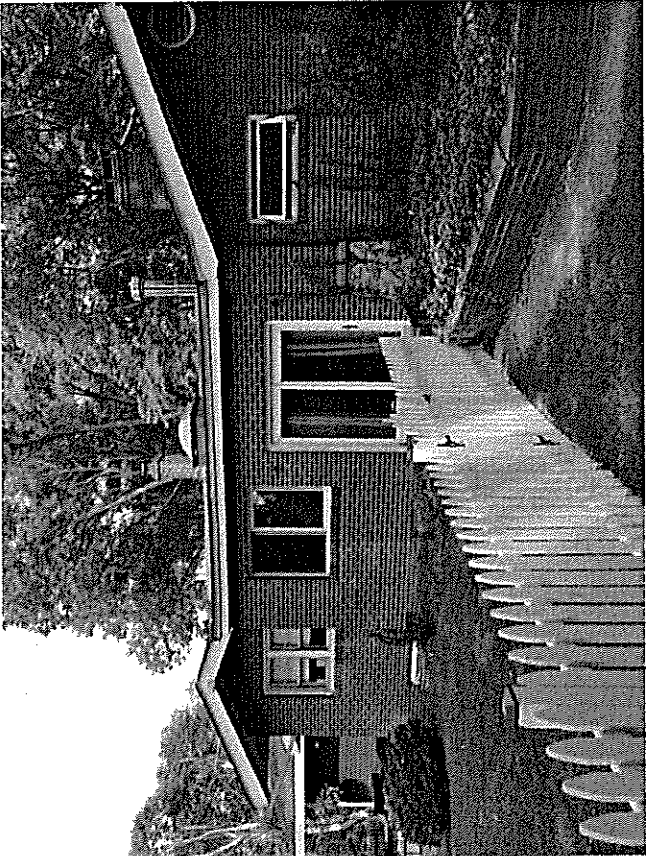


Rear View of home and deck

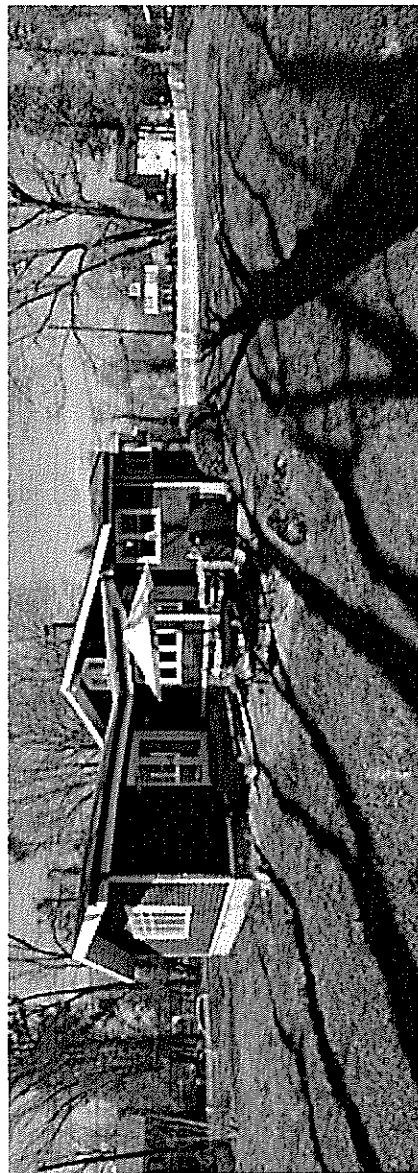
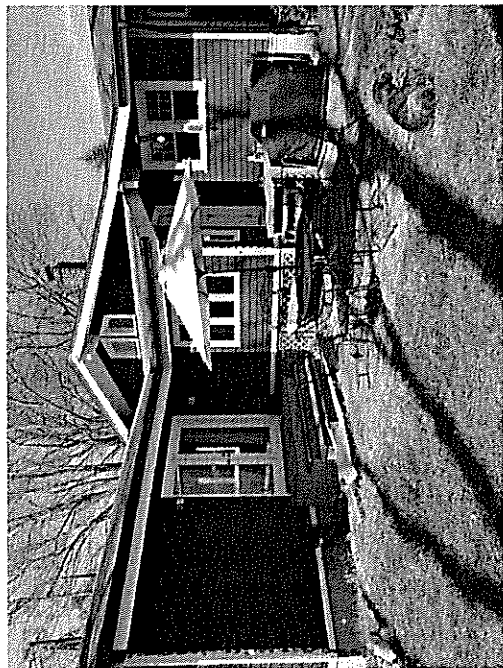
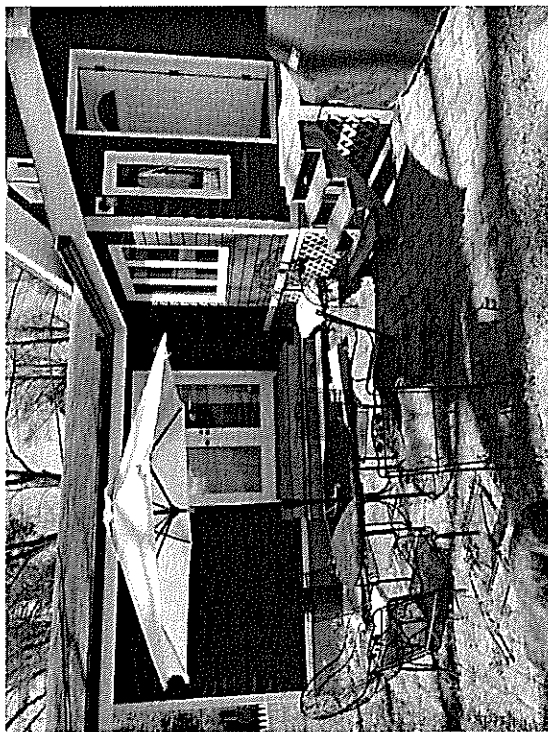


2 High St Existing Site





2 High St Existing Site – Deck only



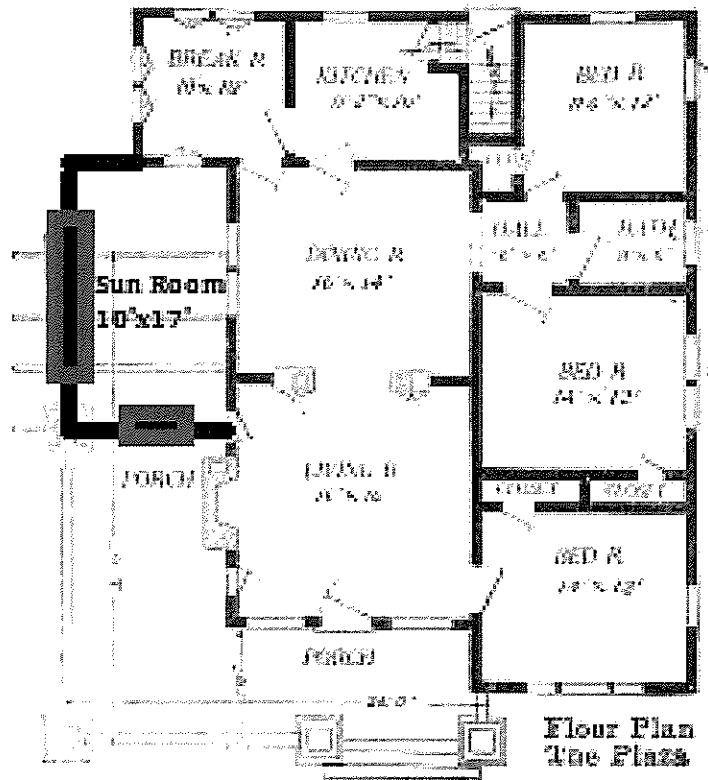


## Site Plan

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.

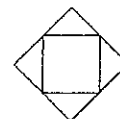
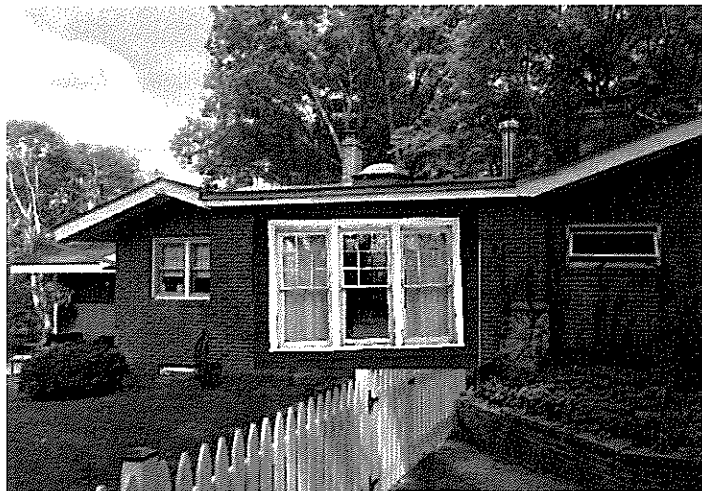
Windows measurements:  
4 windows at 32x64

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

## Porch Restoration

### 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.

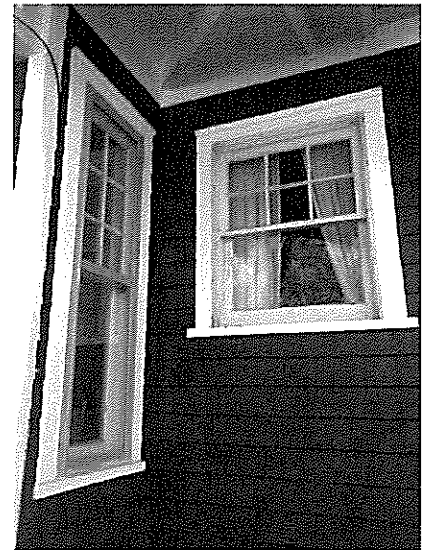
Materials;  
Pine



This is a picture of a window looking out onto the porch that was closed up. Window to be replaced with similar window found in bathroom pictured next to it. They are the same size and probably were the same window used in the original construction.

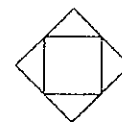
Windows measurements:  
1 windows at 32x40

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

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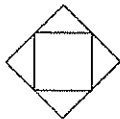
Sun room window inside porch

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.

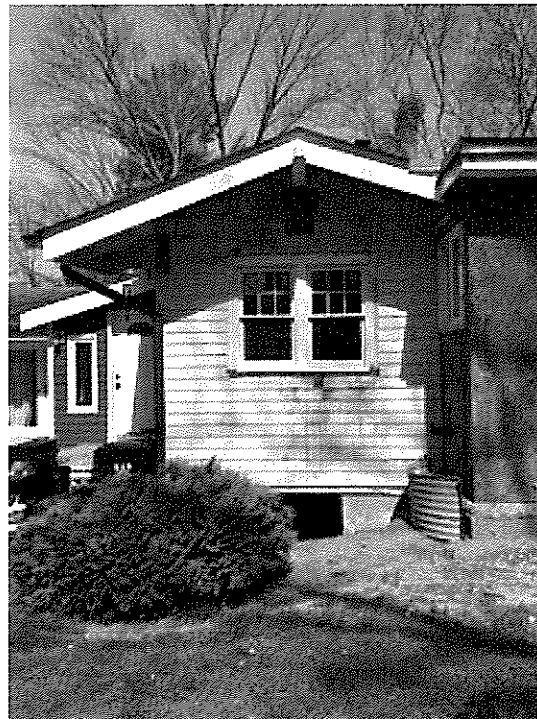


Shade portion to indicate North

## 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.

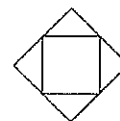


Gutters for sun room to be added.

Materials:

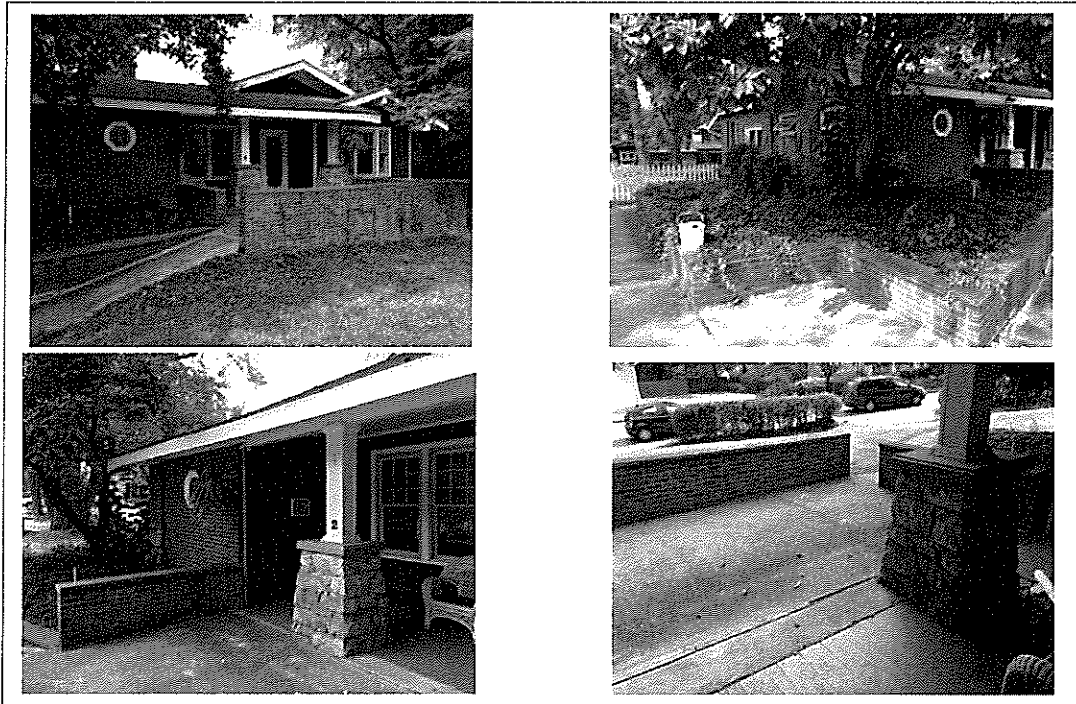
6 inch K-shaped gutter with 4  
inch round downspouts.

Color - Dark Bronze

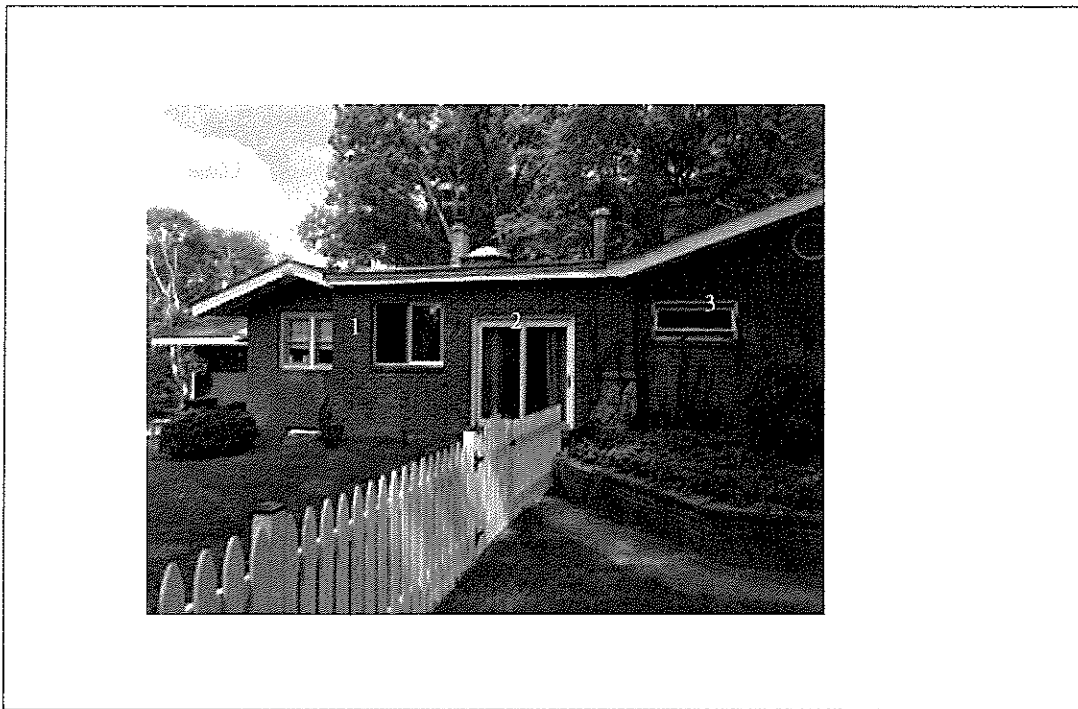


Shade portion to indicate North

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!

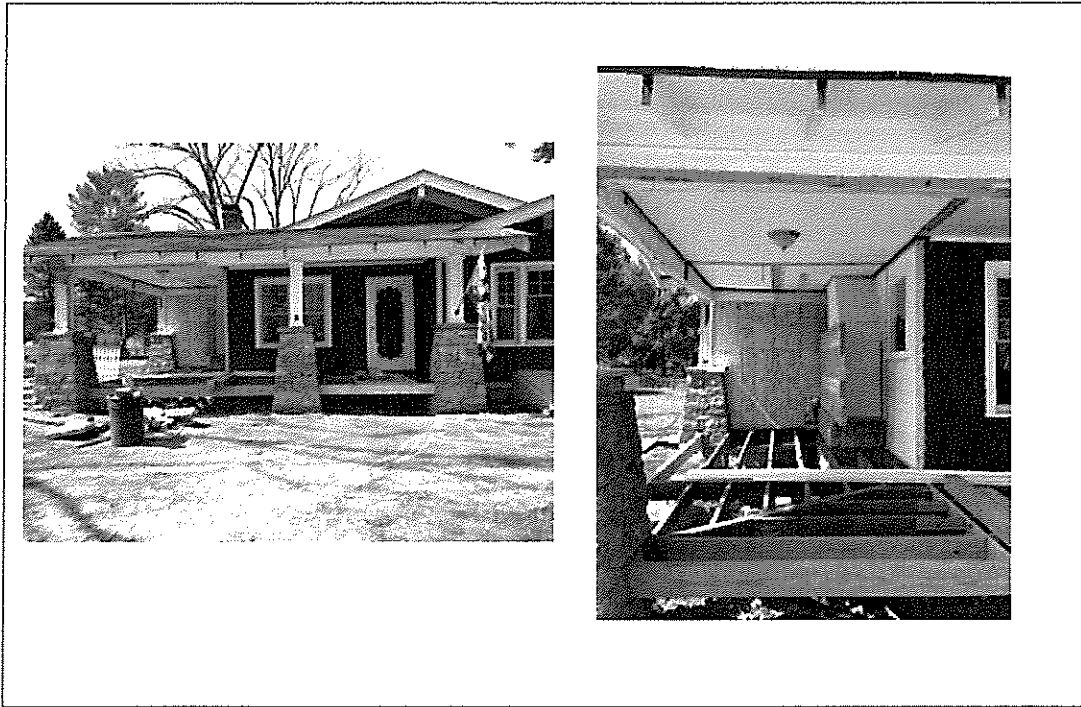


Detail: Room 1 brick siding to be replaced with cedar shake, room 2 is the sun room, room 3 is the closed in porch. All brick to be removed.

Applicant: Garrett Anderson

Page:

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

Page: \_\_

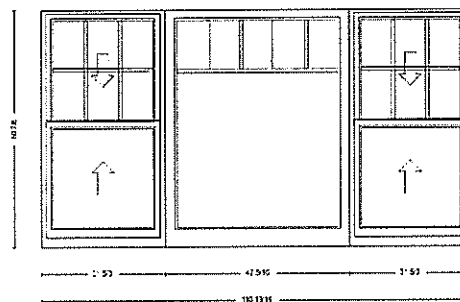
100-1 Unit 1, 3: 400 Series Woodwright Double-Hung  
Unit 2: 400 Series Woodwright Picture Window  
Row 1, Row 3: 31.625 x 60.875  
Row 2: 47.3125 x 60.875  
Installation Zip Code = 20833  
U.S. ENERGY STAR® Climate Zone = North Central  
Search by Unit Code = No  
Unit 1, 3: Standard Width = RO: 32 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

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\$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



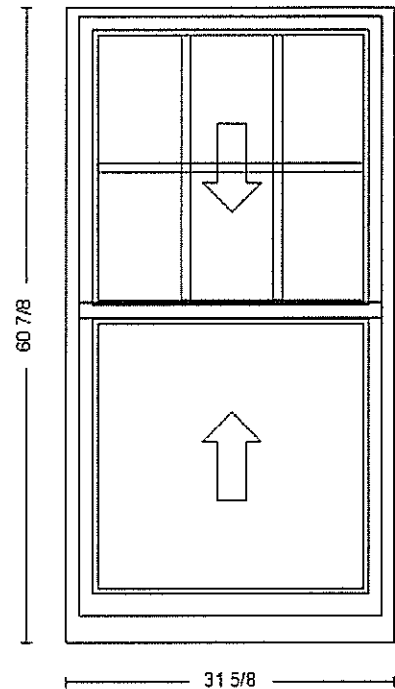
200-1 400 Series Woodwright Double-Hung  
 31.625 x 60.875  
 Installation Zip Code = 20833  
 U.S. ENERGY STAR® Climate Zone = North Central  
 Search by Unit Code = No  
 Standard Width = RO: 32 1/8" | UNIT: 31 5/8"  
 Standard Height = RO: 60 7/8" | UNIT: 60 7/8"  
 Frame Width = 31 5/8  
 Frame Height = 60 7/8  
 Unit Code = WDH26410E  
 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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\$656.48

1

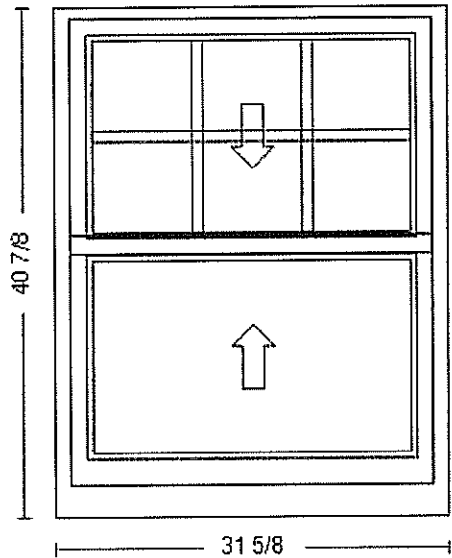
\$656.48



200-2	Insect Screen 1: 400 Series Woodwright Double-Hung WDH26410E Full Screen Aluminum White PN:1610175 Version:03/09/2017	-	\$33.91	1	\$33.91
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300-1 400 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



300-2	Insect Screen 1: 400 Series Woodwright Double-Hung WDH2632E Full Screen Aluminum White PN:1610170 Version:03/09/2017	-	\$26.56	1	\$26.56
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**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

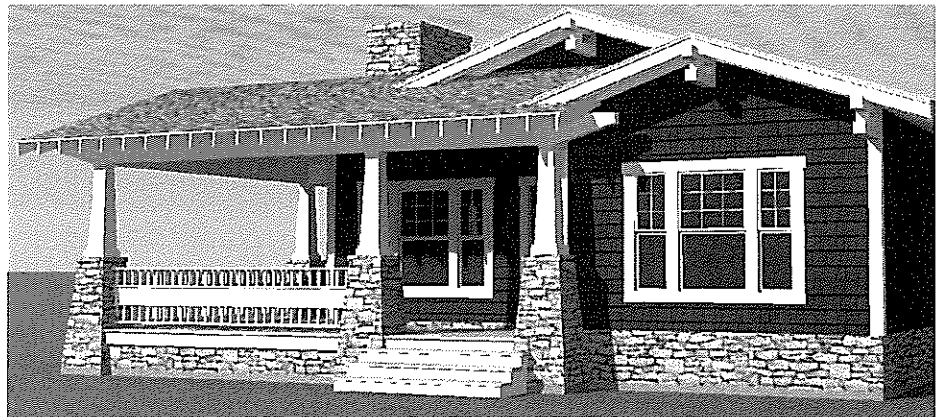
## Porch design and restoration

### Site Plan

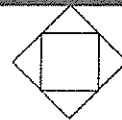
This is a picture from the Aladdin catalog to purchase our kit home. Everything we are doing is to bring the porch back to this look. The only difference is that we are keeping the added sunroom to the left. But the sunroom features (siding, windows, foundation) will all match the style of the original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

Applicant: Garrett Anderson

Page:

# Existing Property Condition Photographs (duplicate as needed)

**A**s a reward for a life of thrift, a woman gained ownership to the spot of land reputed 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 rock-ribbed American in architecture.

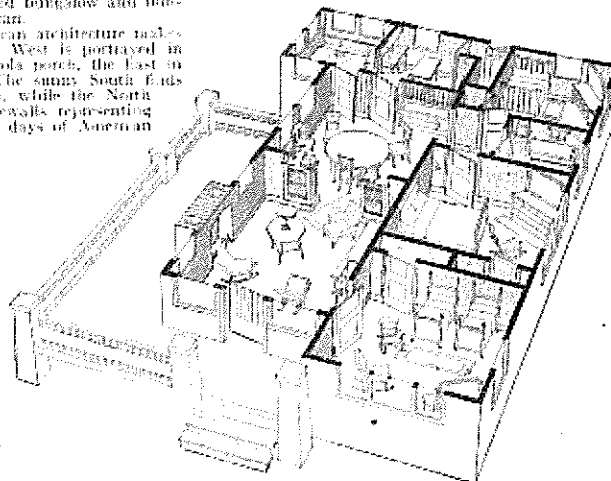
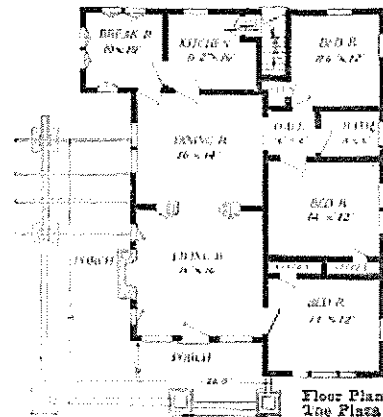
In the process of elimination which was to determine the suitable design, hundreds were cast aside. Porches too small, windows too few, exteriors too plain and interiors too stuffy—was there not one home that would prove suitable? The book, *Maddin Homes*, was consulted too, but seemed to be fast to receive consideration. Carefully the pages were turned, here and there was a home that would possibly do, until at last, the home of them all, the one that fulfilled the wishes and hopes of the owners, was found. It was the Plaza. Closer inspection proved beyond a doubt that this home above all was the one and one only—for this location. It is a thoroughbred bungalow and homelike architecture is American.

The very essence of American architecture makes up its attractive lines. The West is portrayed in the beautiful California perioda porch, the East in the interior of the home. The sunny South finds credit in the spacious porch, while the North has loaned the shingled sidewalks representing northern homes in the early days of American history.

Yes, the central spot of the United States American is crowned with the Plaza home. And this same Maddin Home has crowned many other spots of which owners are proud.

If you are interested in making the Plaza your home, write us for the many interesting details you will need before deciding to build. See prices on inside of front cover.

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 you free.



*The Plaza*  
See prices on inside of front cover.

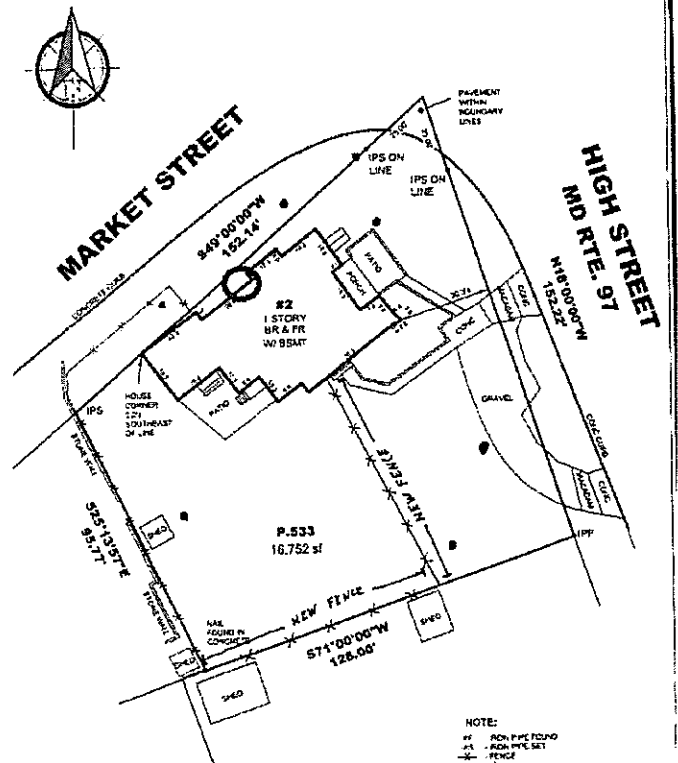
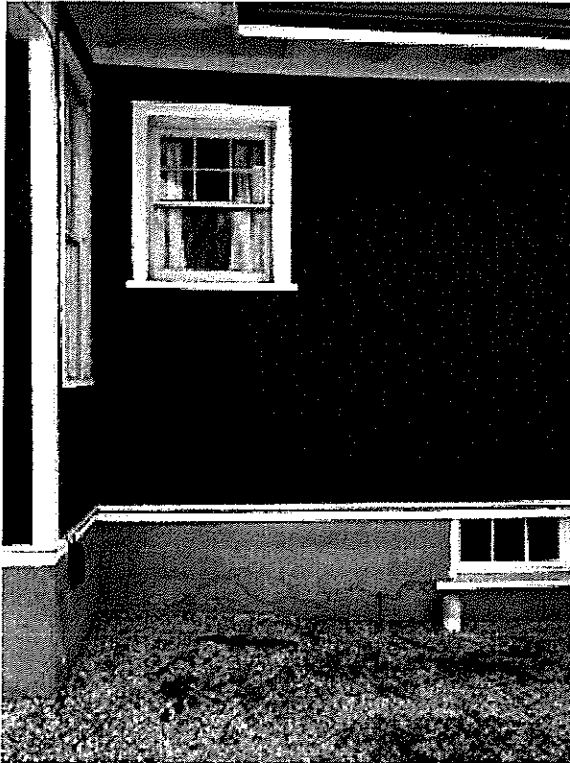
31

Detail: Original floor plan. Front porch to be restore to exact specifications.

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

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

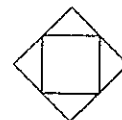
# Site Plan



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)

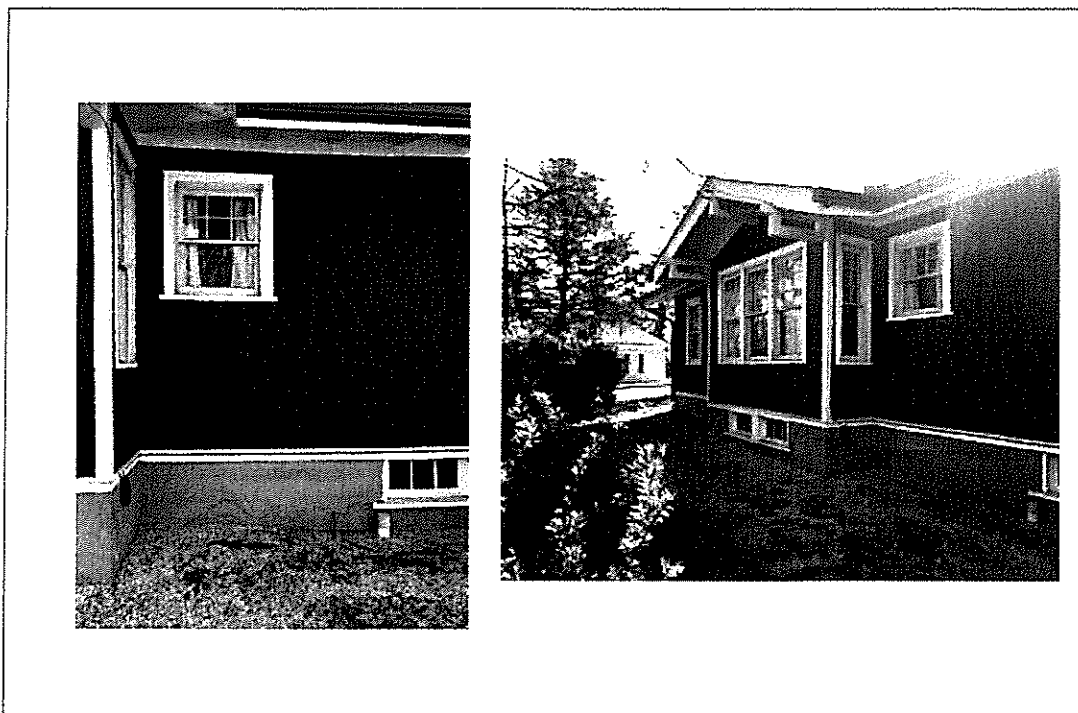


Shade portion to indicate North

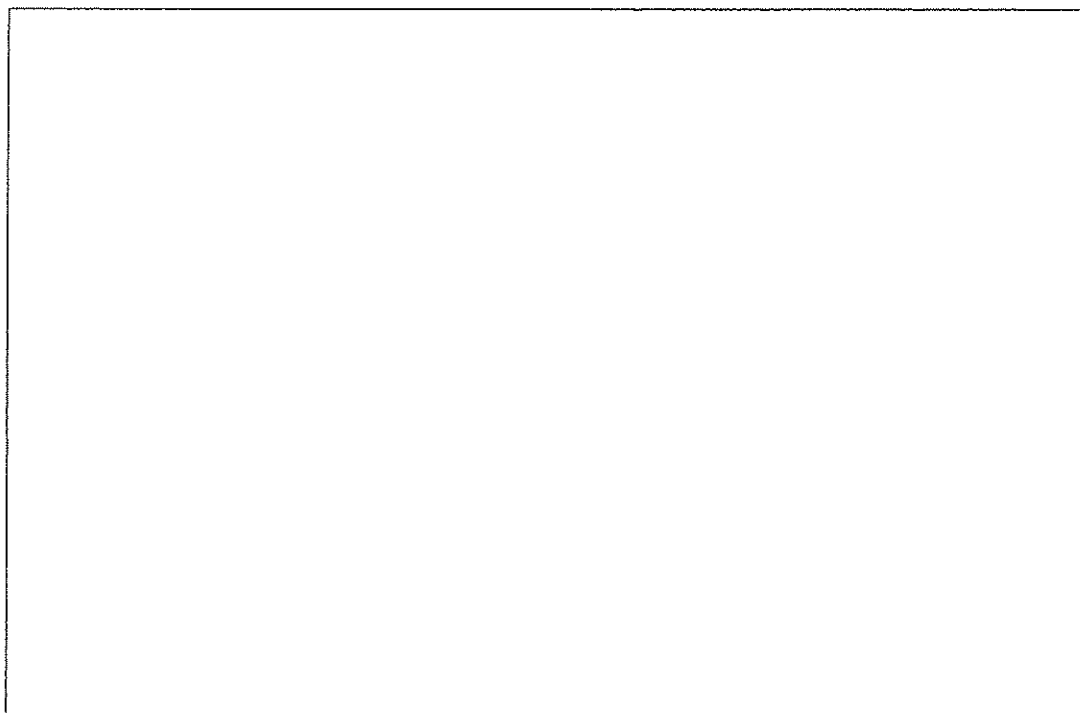
Applicant: Garrett Anderson

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Location for Outdoor Unit - Northwest facing wall



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

Applicant: Garrett Anderson

Page: \_\_



# 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:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Refrigerant Piping           | <input checked="" type="checkbox"/> Acid Test                         |
| <input checked="" type="checkbox"/> Condensate Piping            | <input checked="" type="checkbox"/> Pressure Leak Test                |
| <input type="checkbox"/> Drain Pan Attic                         | <input checked="" type="checkbox"/> Flush Lineset & Charge the System |
| <input checked="" type="checkbox"/> Power Wiring                 | <input type="checkbox"/> Vent Piping                                  |
| <input checked="" type="checkbox"/> Run Copper Insulated Lineset | <input checked="" type="checkbox"/> Start-Up System                   |
| <input type="checkbox"/> Install Condensate Pump                 | <input checked="" type="checkbox"/> Micron Leak Test                  |
| <input type="checkbox"/> Gas Piping                              | <input type="checkbox"/> Water Piping                                 |

### THIS CONTRACT DOES NOT INCLUDE:

- ☒ Patch & paint work resulting from installation of the materials & equipment.
- ☒ Repair/replacement of existing lineset 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

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

<b>Owner's mailing address</b>  Garrett Anderson 2 High St Brookeville MD 20833	<b>Owner's Agent's mailing address</b>  
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Barbara Ray 6 High St Brookeville MD 20833	Chris Haris 301 Market St Brookeville MD 20833
306 Market St Brookeville MD 20833	Suzanne Daley 3 High St Brookeville MD 20833
Joe Bell 1 High St Brookeville MD 20833	