

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

<b>Address:</b>	9 East Irving Street, Chevy Chase	<b>Meeting Date:</b>	5/7/2019
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	4/30/2019
<b>Applicant:</b>	Kristen Levnieks and Joe Poulas (Richard Vitullo, Architect)	<b>Public Notice:</b>	4/23/2019
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Building rehabilitation		

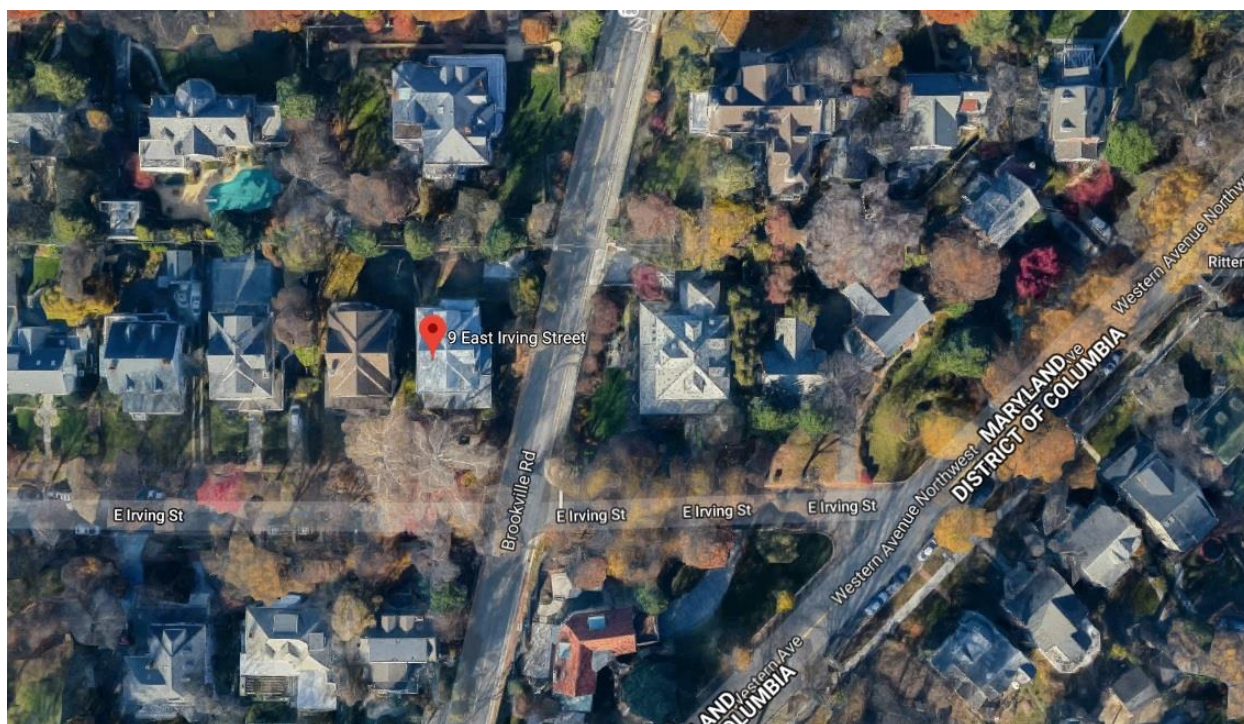
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**STAFF RECOMMENDATION**

Staff recommends that the applicants make revisions based upon the HPC's recommendations and return with a complete HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1892-1916



*Fig. 1: Subject property.*

## **PROPOSAL**

The applicants propose building rehabilitation at the subject property.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village 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 *Chevy Chase Village 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.

### ***Chevy Chase Village Historic District Guidelines***

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

**Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

**Fences** should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

**Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, this application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

**Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right of way or not.

#### ***Montgomery County Code; Chapter 24A-8***

- (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; 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 the Interior's Standards for Rehabilitation:***

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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**

The subject property is a c. 1892-1916 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The property is on a corner lot, with its south (front) elevation facing East Irving Street and its east (right) elevation facing Brookville Road.

The applicants propose the following work items at the subject property:

***Exterior finishes and Features***

The entire historic house envelope will be rehabilitated, with exterior finishes and features being repaired/restored. Specific exterior finishes and features to be rehabilitated include stucco siding, wood eave brackets, asphalt roof shingles, wood band boards, wood columns and trim, wood lattice under the porches, wood railings, and wood porch flooring. Where exterior finishes and features are severely deteriorated and beyond repair, they will be replaced in-kind or with alternative materials. While routine maintenance and in-kind replacement does not require a HAWP, replacement with alternative materials must be reviewed by the HPC.

***Windows and Doors***

Most of the windows and doors will be restored/repared. A wood basement-level window on the west (left) side elevation will be enlarged to become a wood casement egress window. Fiber cement panels will be installed in the openings of a door and a window on the first-floor of the west (left) side elevation, but the exterior trim will remain. On the first-floor of the north (rear) elevation, an existing double-hung wood window will be infilled with stucco to match the existing. Another double-hung wood window directly to the right will be replaced with paired wood casement windows. Multi-lite doors in the north (rear) dormer will be replaced with a triple window (central wood casement window with flanking double-hung wood windows). Two double-hung wood windows in the east (right) side dormer will be replaced with wood casement windows.

***Covered Porch/Areaway***

A covered porch/areaway cover on the west (left) side elevation will be removed and replaced with a roof similar to the original but lowered to only cover the areaway. The areaway will be enlarged, going from 2'-6" wide to 3'-6" wide. New painted steel railings will be installed at the areaway for code-compliance.

***Rear 2-story Porch***

At the north (rear), an existing two-story porch will be screened in on the first-floor, and a new wood stoop and stair will be constructed from the porch to grade. The existing Doric porch columns will be replaced with square wood columns similar to the front porch columns. On the second-floor of the porch, the existing sunroom will be enclosed with stucco walls and a central double-hung rear-facing wood window.

***Front Porch***

The existing wood railings will be replaced with similar new wood railings. Whereas the existing railings have 11' spans between the columns, the proposed replacement railings will have intermediate 3" x 3" wood posts. A new steel railing will be added along both sides of the front wood stairs, which will be replaced with new wood stairs. The existing stairs are not code-compliant for riser height, so an extra riser and tread will be added (going from eight risers to nine risers).

***Front Walk***

The front concrete walk will be covered with bluestone. A new walkway is proposed from the south (front) of the house around to west (left) side. The new walkway will also be covered with bluestone.

***Wood Fence***

A new 6' high wood privacy fence will be installed on the east side of the property along Brookville Road, returning to the east (right) side of the house where the wraparound front porch terminates. A new 4' high wood privacy fence will be installed on west side of the property, returning to the west (left) side of the house at the rear corner.

***Garage***

The garage will be restored and re-painted. The existing four-lite wood windows will be replaced in-kind, and the existing wood sliding garage doors will be replaced with steel garage doors in a similar style.

Staff is generally supportive of the proposal, and the proposed in-kind repair/restoration work is all

eligible for the County's Historic Preservation Tax Credit. Where exterior finishes and features are severely deteriorated and beyond repair, staff finds that they should be replaced in-kind. If the applicants propose to replace them with alternative materials, further investigation and documentation will be required.

When submitting a HAWP application, the applicant should include complete details and specifications (i.e., specific information regarding the age and condition of features to be replaced, full existing and proposed railing details, additional information about fenestration infill proposals, roofing material specifications, and full specifications for proposed new windows and doors). Without this information, staff cannot fully evaluate the applicants' proposal for compatibility.

Staff expresses concerns regarding the following aspects of the proposal:

The applicants propose to alter eight fenestration openings on the historic house, including five openings on side elevations - one first-floor door, one first-floor window, and one basement-level window on the west (left) elevation, and two dormer windows on east (right) elevation. These alterations will be at least partially visible from the public right-of-way, and, in accordance with the *Guidelines*, should be reviewed with moderate scrutiny. Regarding moderate scrutiny, the *Guidelines* state the following:

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

In order to ensure that the integrity of the house is preserved, staff finds that additional information should be submitted regarding the age and condition of the fenestration to be altered. If the fenestration is original, the proposal would remove or alter character-defining features of the historic house, which is inconsistent with the *Standards*.

Staff has the same concerns regarding the removal of the covered porch on the west (left) side of the historic house, the replacement/alteration of the front porch railings, and the replacement of the garage windows and doors.

Regarding the proposed fences, staff is concerned about the proposed 6' high fence at the east side of the property. Typically, the HPC requires all fences forward of the rear plane of the historic house to be no higher than 4' and to have an open design. Staff recommends that the proposed 6' high fence return to the east (right) side of the historic house at the rear corner, making it consistent with the Commission's fence requirements.

### **STAFF RECOMMENDATION**

Staff recommends that the applicants make revisions based upon the HPC's recommendations and return with a complete HAWP application.

original



# HISTORIC PRESERVATION COMMISSION

301/563-3400

## APPLICATION FOR HISTORIC AREA WORK PERMIT

DPB-#3

Contact Email: RJV@VITULLOSTUDIO.COM

Contact Person: RICHARD VITULLO

Daytime Phone No.: 301-806-6447

Tax Account No.:

Name of Property Owner: KRISTEN LEWIS + JOE POULAS

Daytime Phone No.: (973) 568-7435 (JOE/CELL)

Address: 9 EAST IRVING ST. CHEVY CHASE, MD 20815

Contractor: T.B.P.

Phone No.:

Contractor Registration No.:

Agent for Owner: RICHARD VITULLO

Daytime Phone No.: 301-806-6447

### LOCATION OF BUILDING/PREMISE

House Number: 9 Street: EAST IRVING ST.

Town/City: CHEVY CHASE Nearest Cross Street: BROOKHILL RD.

Lot: PART OF 3 Block: 34 Subdivision: CHEVY CHASE VILLAGE

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: \$ 100,000.00

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.

R. Vitullo

Signature of owner or authorized agent

4.9.19

Date

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

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

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

**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:

*SEE ATTACHED*

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

*SEE ATTACHED*

**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.



**OWNERS/APPLICANT:**

**Kristen Lejnieks**  
**Joseph Poulas**  
9 East Irving St.  
Chevy Chase, MD 20815

**AGENT FOR OWNER:**

**Richard J. Vitullo AIA**  
**Vitullo Architecture Studio, PC**  
7016 Woodland Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

**HAWP**

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**Mr. & Mrs. Robert Spallone**  
7 East Irving St.  
Chevy Chase, MD 20815

**Dr. Dana Beyer**  
8 East Irving St.  
Chevy Chase, MD 20815

**Mr. & Mrs. Thomas Carroll**  
11 East Irving St.  
Chevy Chase, MD 20815

**Ms. Margaret Adelfio**  
102 East Kirke St.  
Chevy Chase, MD 20815

DESCRIPTION OF **EXISTING** STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:

**9 East Irving St., Chevy Chase, MD 20815**

*This is an "Contributing Resource" house, built in c.1900 and it is located in the Chevy Chase Village Historic District. It is a 3-story house, rectangular in shape with a full basement on a flat site.*

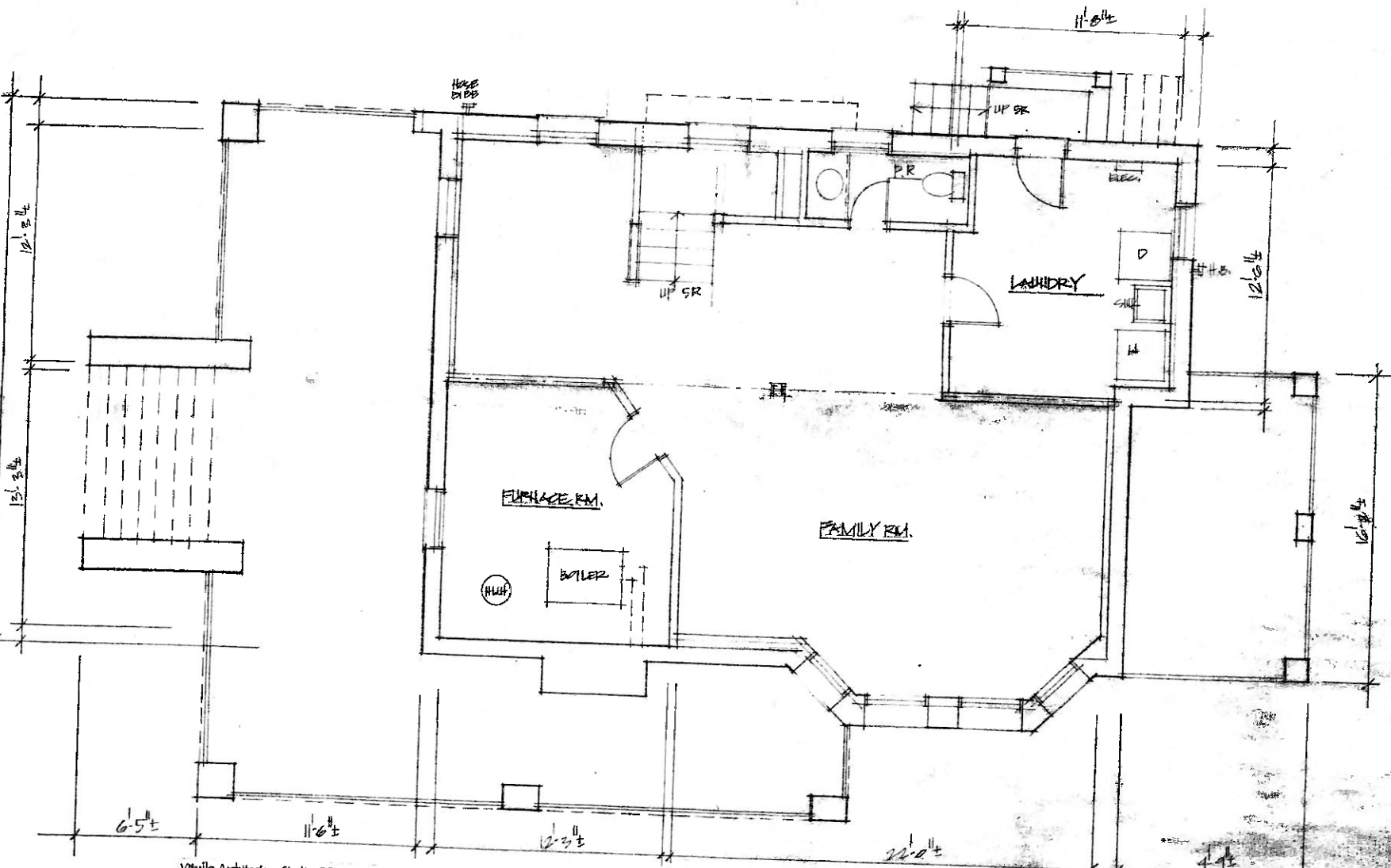
- 1) **House Structure:** *It is a hip-gabled (9.5:12 slope) wood frame house, with a 30" overhang all around. The covered porch is 11'-6" deep, and it wraps around to the east where it is 8'-6" deep; there are paired square wood posts flanking the main entry stair on wood frame front porch. At the rear of this section of the house, there is a 16'-2" x 9'-9" 2-story porch, with wood Doric columns at the corners of both floors; the upper story has been enclosed over time with wood casement windows over a stucco panel. The lower open porch is surrounded by wood railing (with no stair to grade). The foundation is made of rough hewn granite stone. The house corners have no trim. There is a bandboard trim water table dividing the 1<sup>st</sup> floor stucco from the foundation. Note: The entire house is in dilapidated condition with many areas of extreme neglect and deterioration.*
- 2) **Garage Structure:** *This is a 21' x 16.4' wood frame structure partially set below grade on 3 sides. It is 8'-0" high to the roof soffit with a hip gable roof with asphalt shingles. It has 4 wood awning windows, 2 on each side. The garage doors are sliding doors. Note: The garage is in dilapidated condition, with the south wall leaning heavily.*
- 3) **Exterior Finish:** *Pebble dash stucco with some vertical wood trim at the 3<sup>rd</sup> floor dormers as a "half timber" effect.*
- 4) **Windows/Doors:** *The windows of the house, main house and addition, are painted wood double hung, mainly 1-over-1. The wood window and door trim is 1 x 5", with a panel mould-type trim at the outer edge of the head and jamb; there is a 2 1/2" high solid wood window sill at each window.*
- 5) **Roof:** *The roofing is asphalt shingles on the main roof and roll asphalt on the low slope roofs.*

DESCRIPTION OF THE **PROPOSED** PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:

**9 East Irving St., Chevy Chase, MD 20815**

**RESTORATION/ALTERATIONS TO HOUSE:**

- 1. Exterior finishes and features:** *The entire house envelope will be restored and/or repaired including the stucco, wood columns and trim, wood lattice under the porches, wood railings and porch flooring. If possible the wood features will be replaced as needed with wood but some exposed to constant weathering will be replaced with fiber cement replacements.*
- 2. Windows and Doors:** *They will be restored to make them usable and will be re-painted. See elevations for replacement of 3<sup>rd</sup> floor doors with windows to match in style of original. A window on the west side at the basement will be enlarged in height to create egress from the basement; it will be a painted wood casement. A window and door on the rear wall of the west side, located behind a stair bay structure, will be closed in with fiber cement panels but retain the trim profiles of the previous openings.*
- 3. Side Stoop/Areaway:** *The side covered porch stoop/areaway cover will be removed and replaced with a roof similar to original but only covering the areaway, which will be enlarged to 3'-6" wide from its current 2'-6" width. The areaway will be surrounded by painted steel railings.*
- 4. Rear 2-story Porch:** *The lower porch function will be retained but will be enclosed with insect screening. A wood stoop and stair will be built to access the backyard from the center of the porch. The dilapidated Doric columns will be replaced with square wood columns similar to the front porch columns. The upper (former) porch, now a sunroom, will be enclosed with pebbledash stucco walls with a central double hung painted wood window, with trim.*
- 5. Front Porch:** *The dilapidated wood railings will be replaced with new wood railings to match the existing profiles and baluster spacing. Instead of the existing 11'-0" spans between posts, the railings will be broken up by intermediate 3" x 3" wood posts, set under a top rail for support. A new steel railing will be added along both sides of the new re-built front wood stairs; these stairs are currently not to code for riser height so an extra riser and tread will be added to create 9 risers of approx. 7 1/4" each.*
- 6. Front Walk:** *The front concrete walk will be covered with bluestone, and new walks around the house will be covered with bluestone also.*
- 7. Wood Fence:** *See site plan for extent of new 6'-0" wood fence on east side of house between house and garage, and a fence on west side at rear, with a gate on both sides.*
- 8. Garage:** *The garage will be restored and re-painted, with new windows and doors, and roofing, to match the existing as closely as possible.*



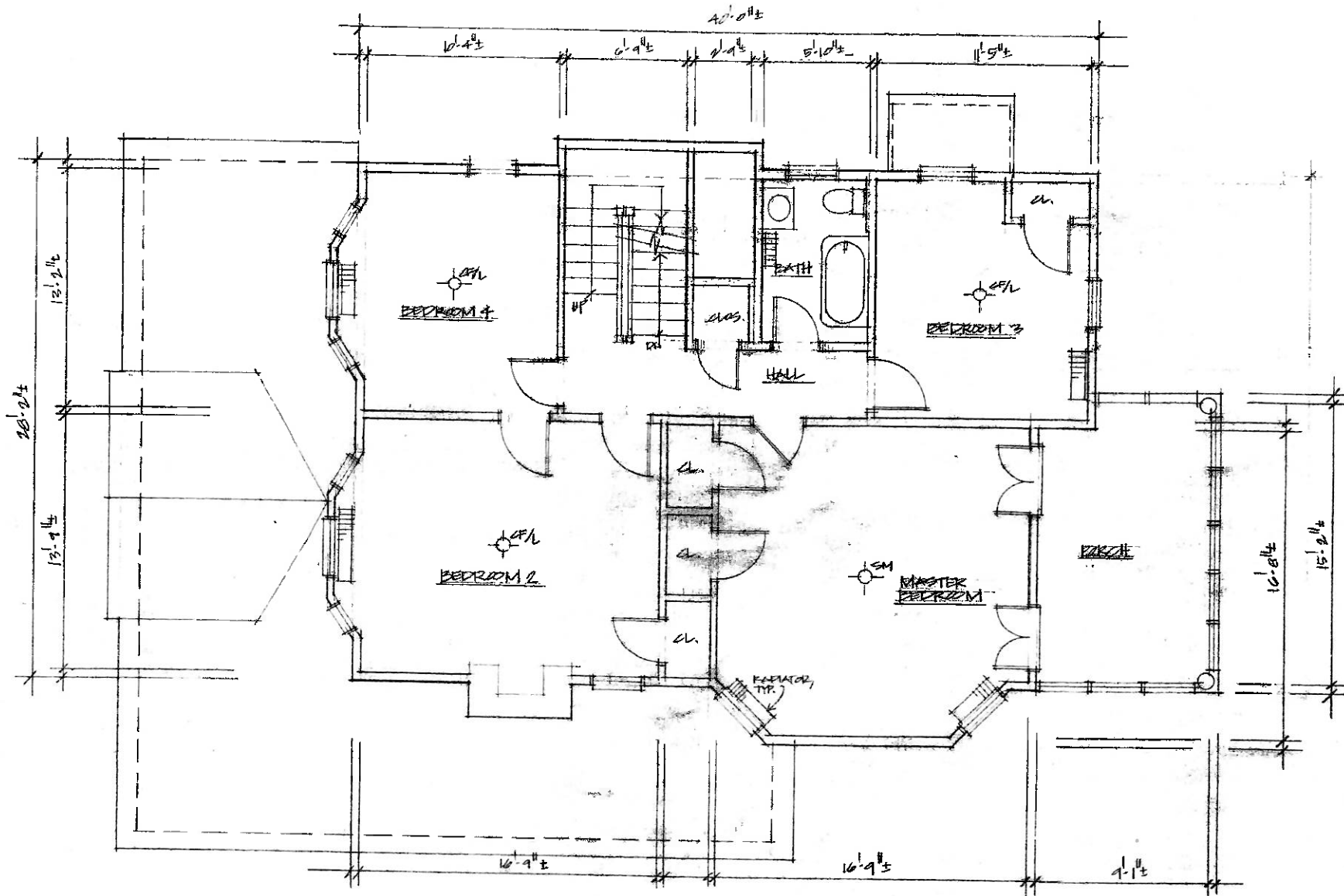
Vitallo Architecture Studio, PC  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)806-6447 cell

LENNIE'S/BRILLAS RESIDENCE  
 9 EAST IRVING ST.  
 CHEVY CHASE, MD 20815

EXISTING  
 FLOOR PLAN  
 1/4" = 1'-0"

(10)

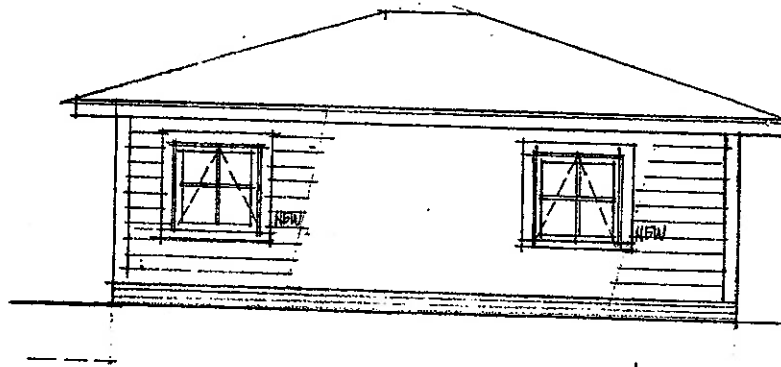




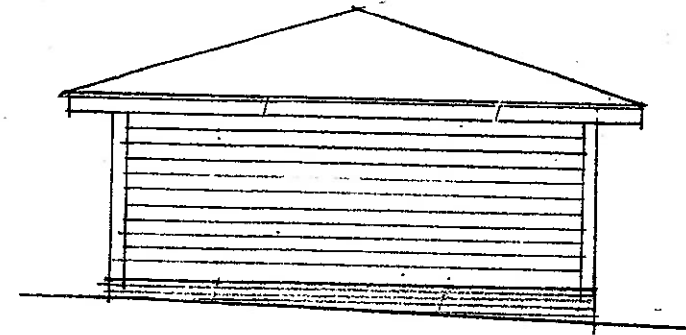
EXISTING  
SECOND FLOOR PLAN  
14'-1'-0"±

(12)

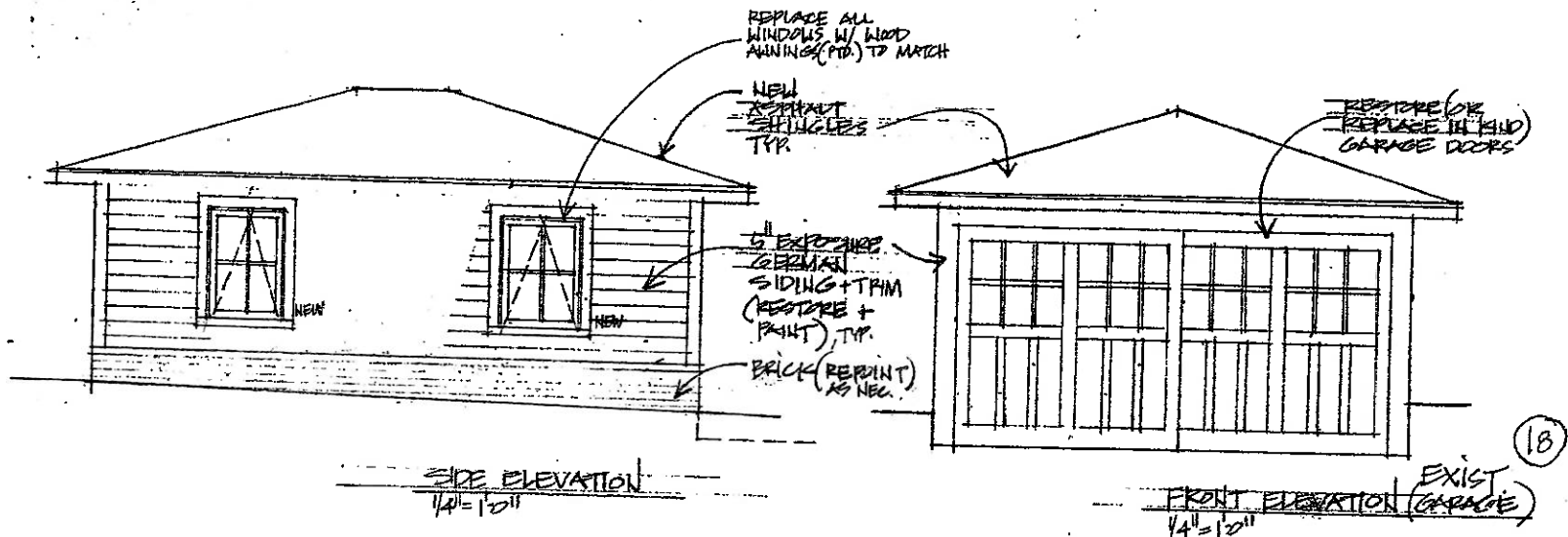




SIDE ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"

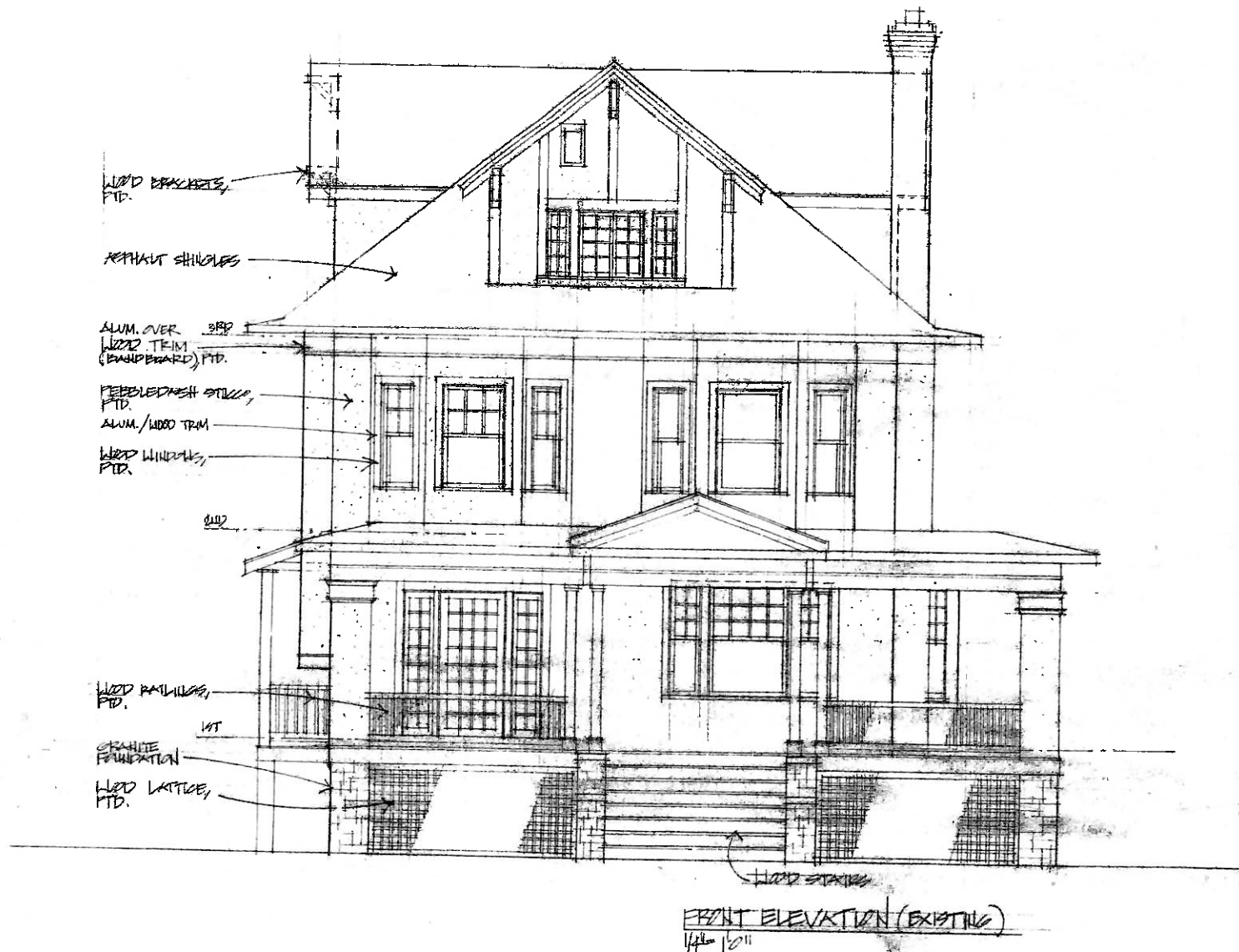


SIDE ELEVATION  
1/4" = 1'-0"

FRONT ELEVATION (GARAGE)  
1/4" = 1'-0"

18





(14)



SIDE ELEVATION / WEST (EXISTING)  
1/4/12

15



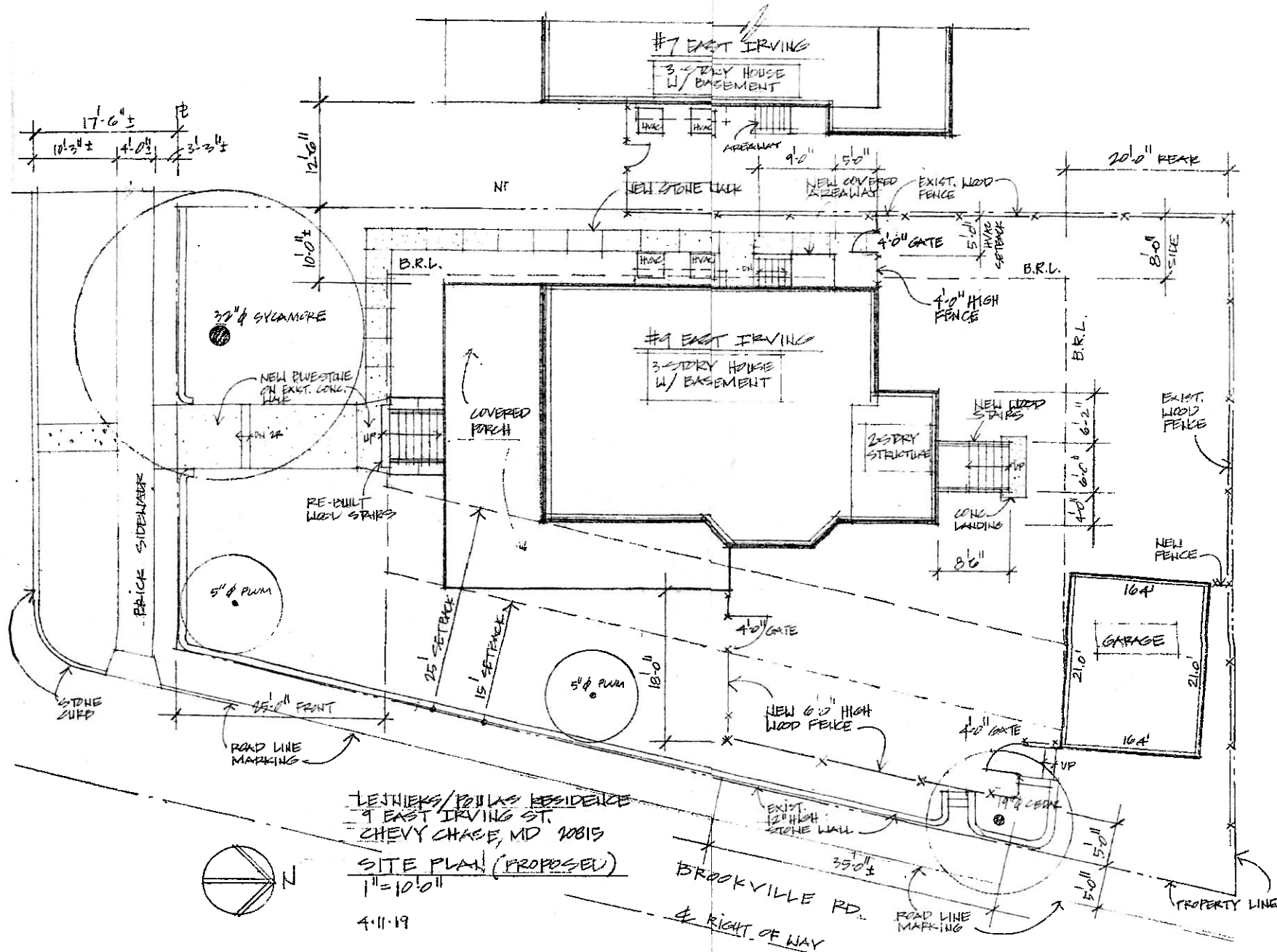
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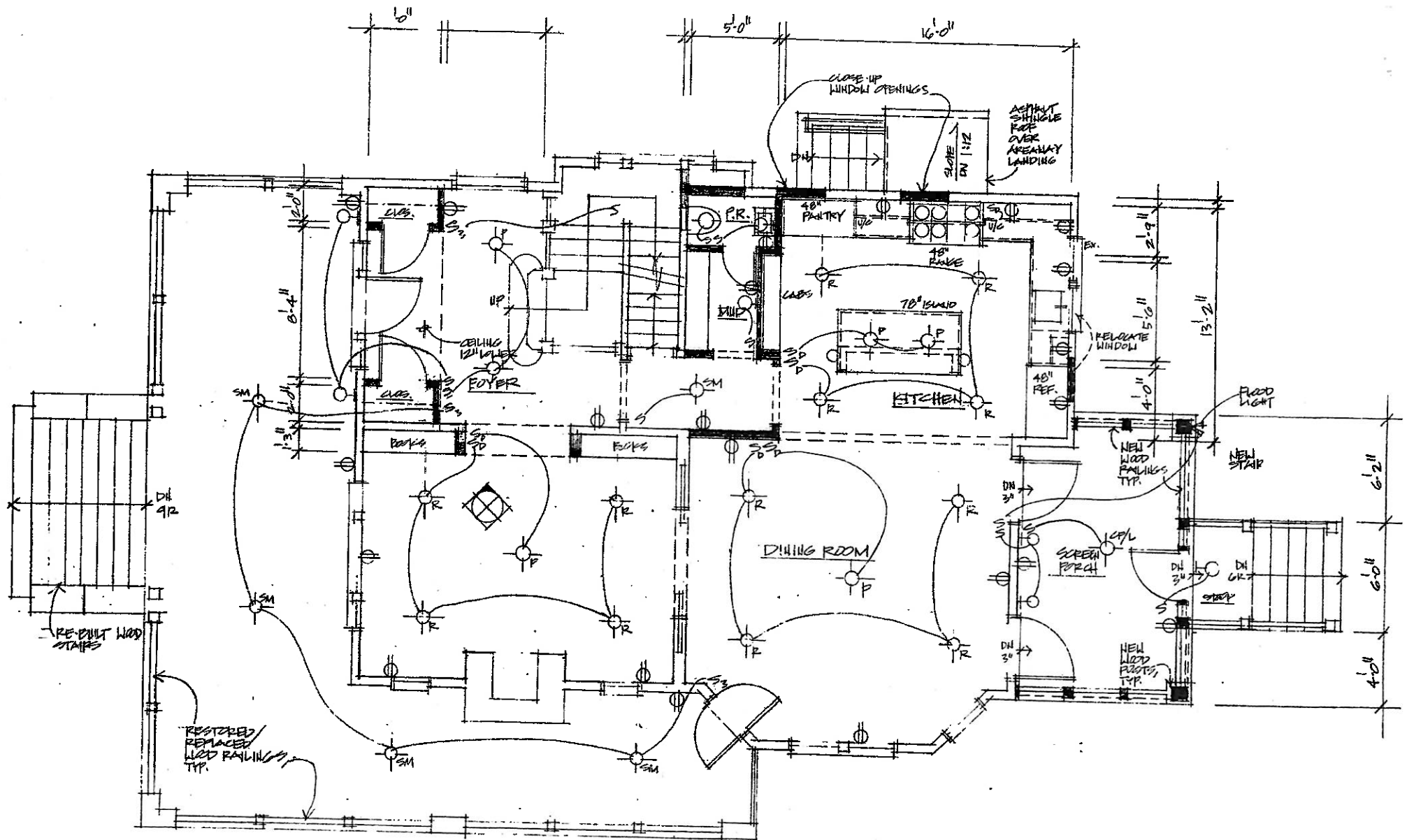
SIDE ELEVATION / EAST (EXISTING)  
14'-10"

17

EAST IRVING ST.





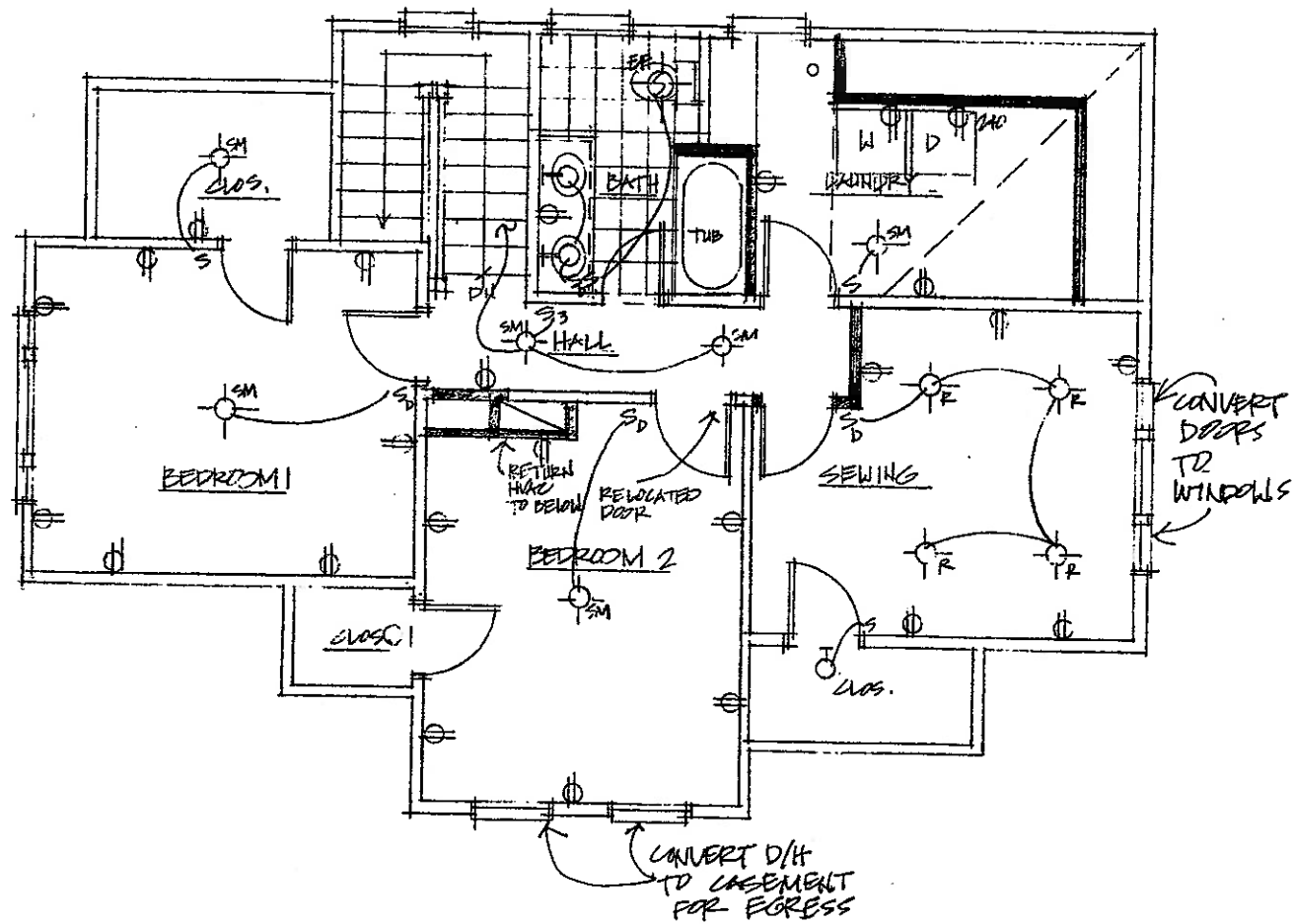


PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

3

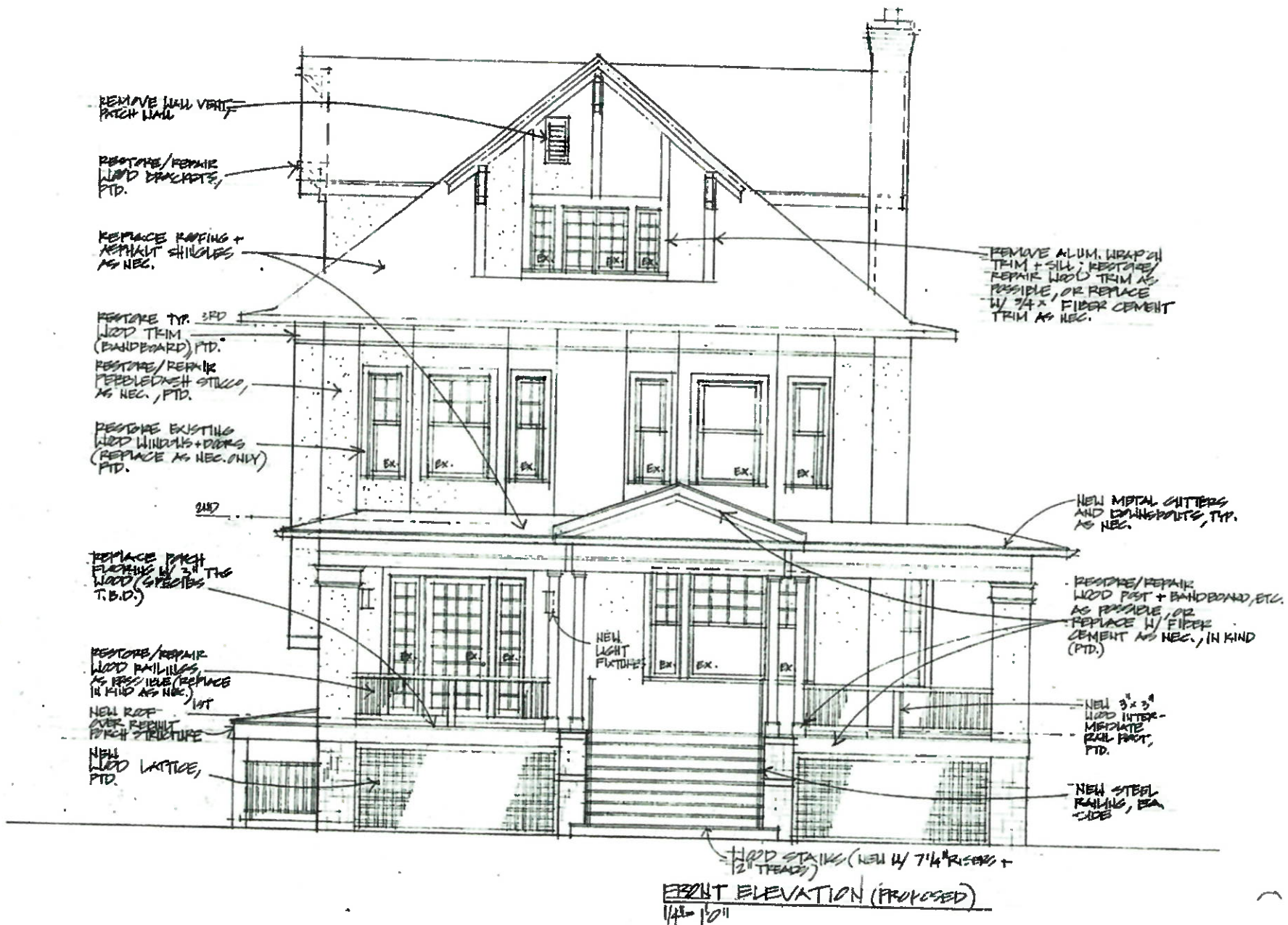


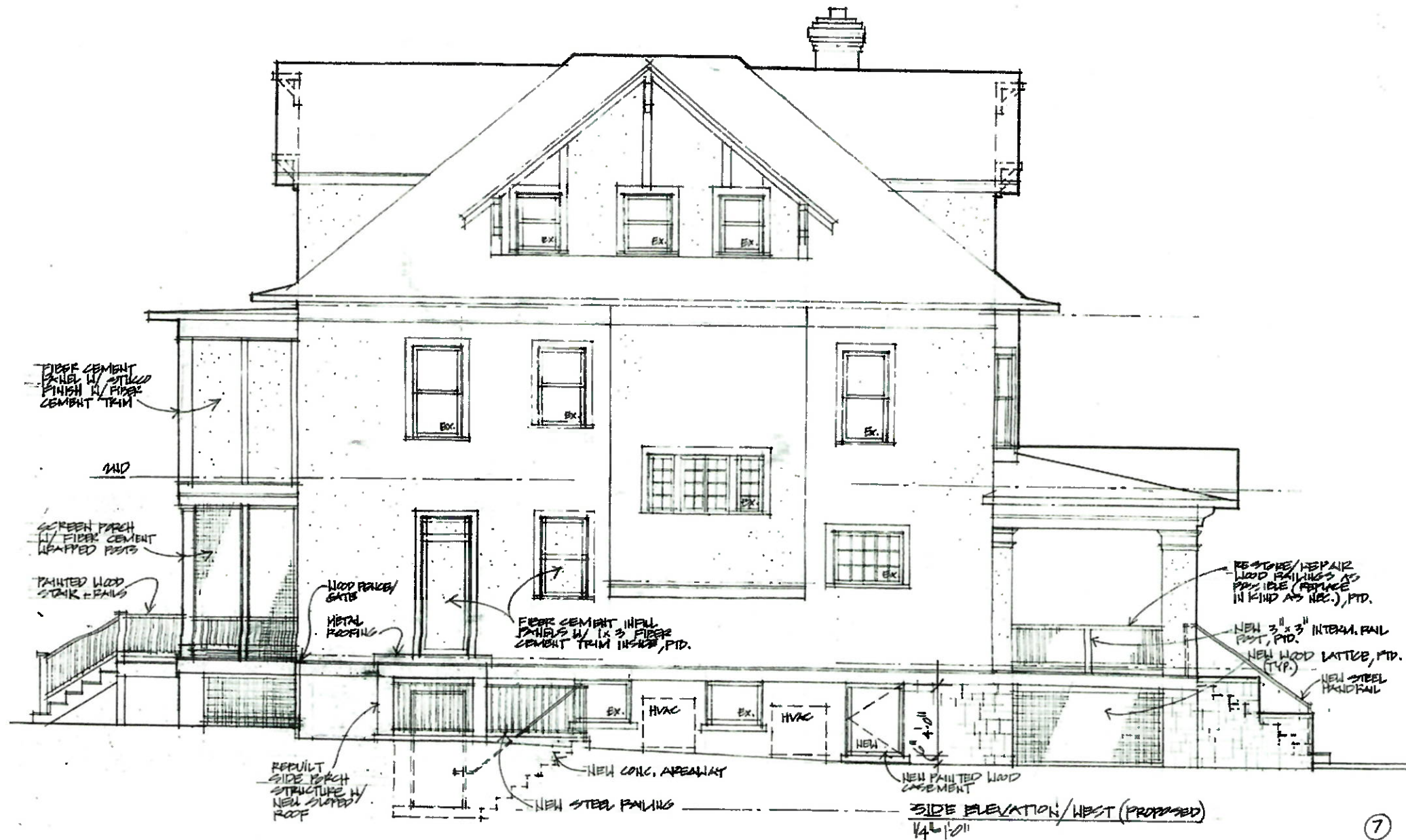




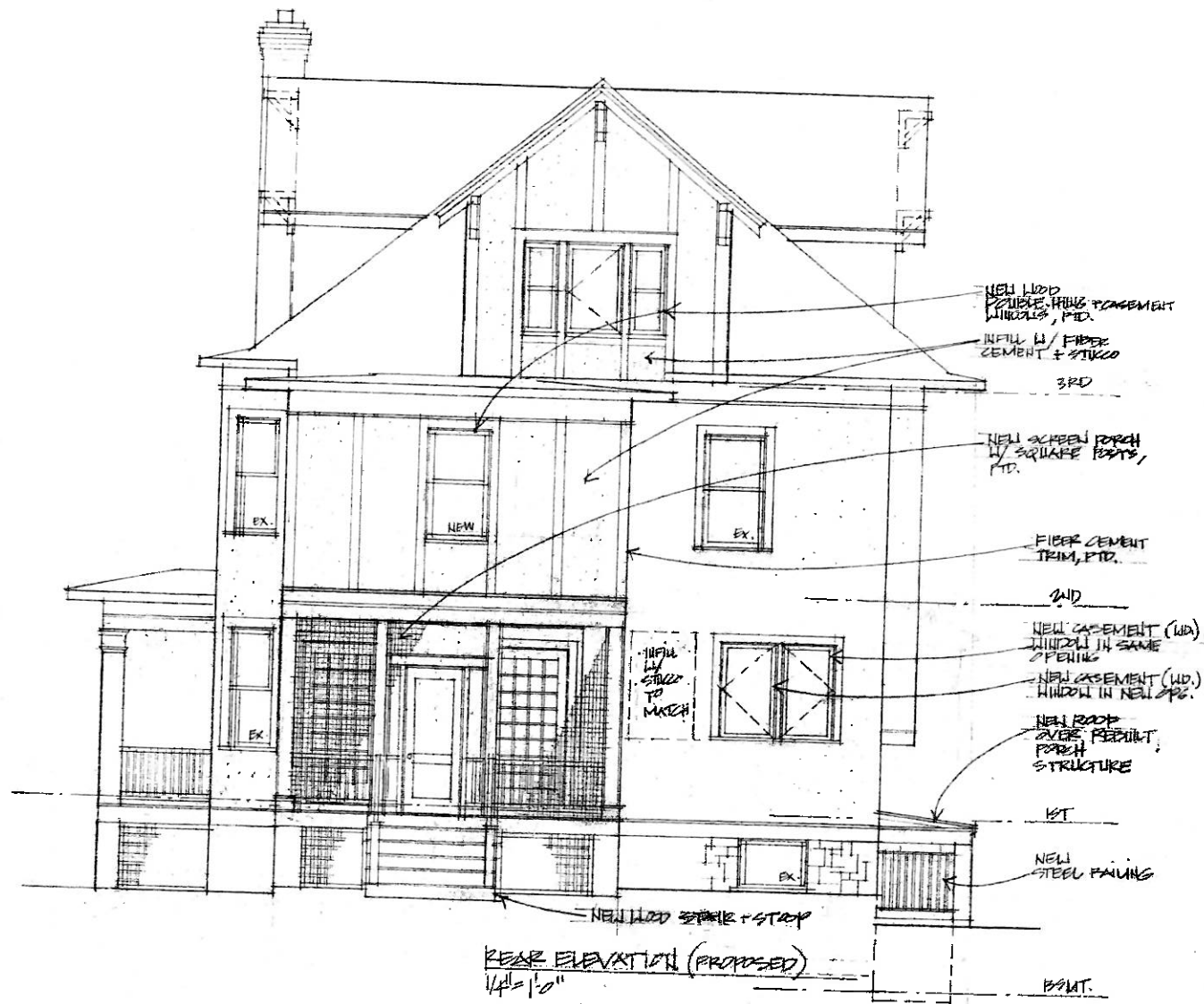
PROPOSED THIRD FLOOR PLAN  
 $1/4" = 1'-0"$

5





7



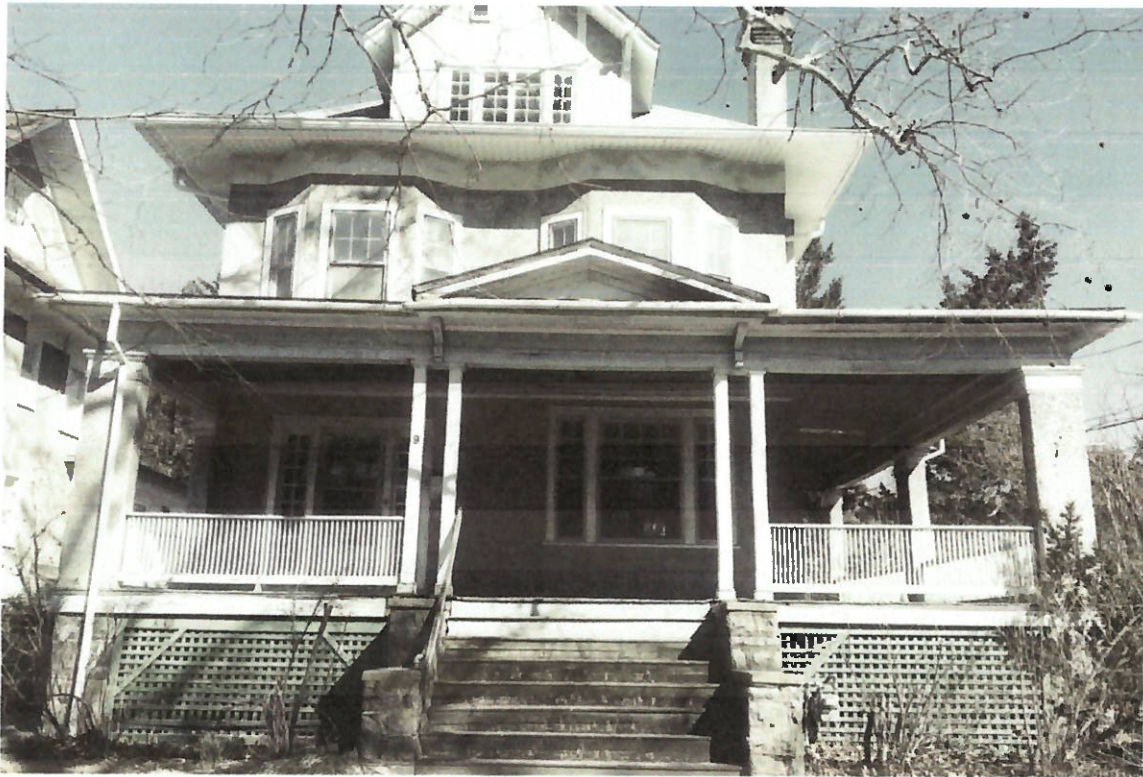
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SIDE ELEVATION / EAST (PROPOSED)  
 1/4" = 1' 0"

9



FRONT



RIGHT SIDE (EAST @  
BROOKVILLE RD.)





LEFT SIDE (WEST)



REAR





2ND FLOOR SUNROOM



1ST FLOOR REAR PORCH



REAR ADDITION



2ND FLOOR SUNROOM

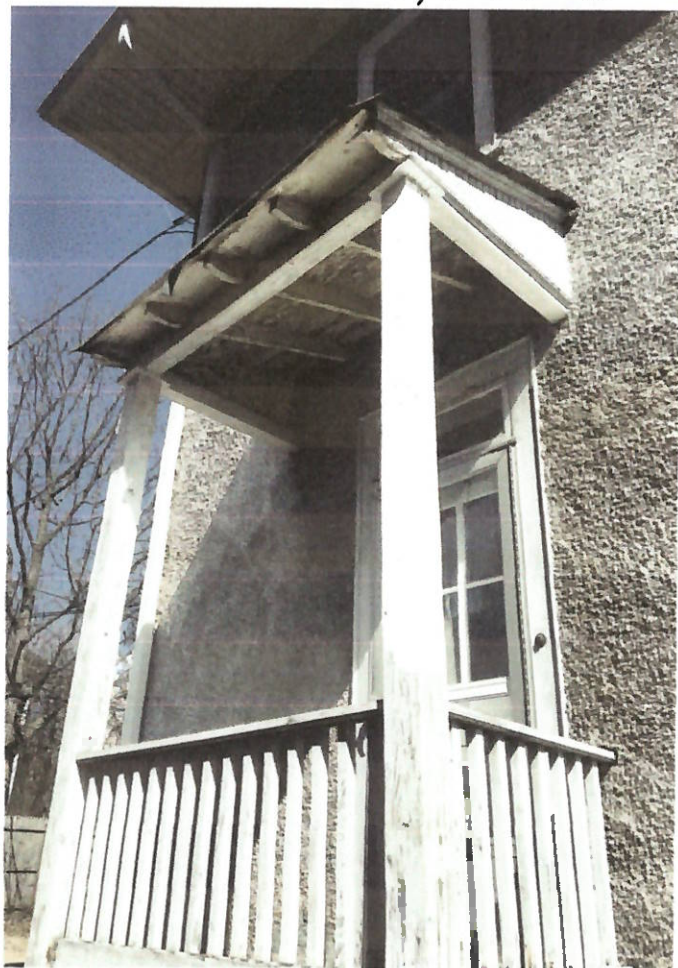




WATER TABLE/BANDBOARD



WATER TABLE/BANDBOARD



SIDE PORCH



TYPICAL WINDOW DETAIL





FRONT/SIDE PORCH



FRONT/SIDE PORCH





FRONT OF GARAGE



REAR OF GARAGE



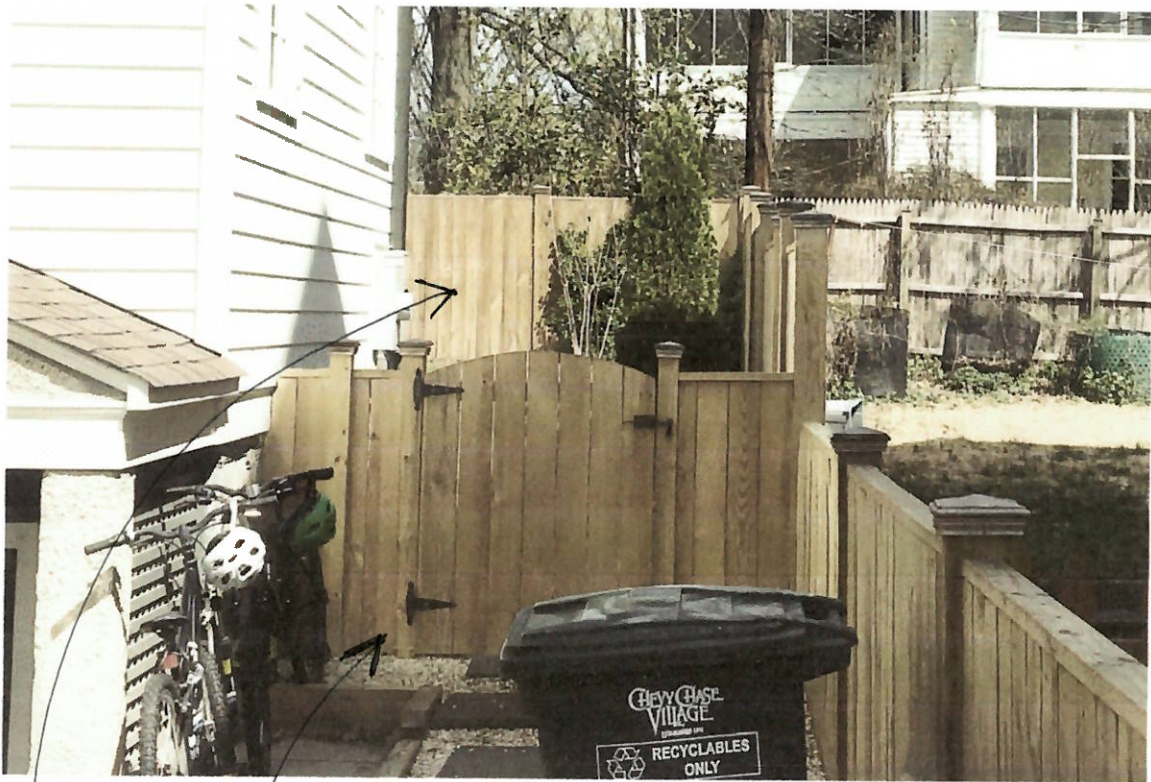


GARAGE SIDE ELEVATION



TYPICAL GARAGE WINDOW





### NEW FENCE DESIGN

4'-0" WOOD FENCE (TO BE INSTALLED AT WEST SIDE)

6'-0" WOOD FENCE (TO BE INSTALLED AT EAST SIDE)

Model CGU/CG/CD13 with REC14 Windows.  
Shown with Standard White Steel Base  
and Standard White Composite Overlays;  
Standard Spade Handles and Step Plates.

# Series ONE

SERIES ONE of the Coachman® Collection proves that in simplicity, there is sophistication. Architectural home designs such as Mission, Shaker, Country and Prairie look beautiful with the understated elegance of this classic look. Your choice of rectangular, square, arched windows or a solid top section provides that finishing touch.

## SERIES ONE DESIGNS

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 11														
	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 12														
	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 13														

9' wide x 7' high, shown with Sandstone Base and Standard White overlays. Consult your Clopay Dealer or [clapay.com](http://clapay.com) for additional sizes.

NEW GARAGE DOOR





REAR ADDITION/RENOVATION @  
#7 EAST IRVING

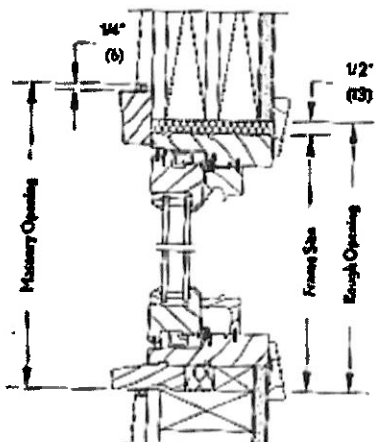


REAR ADDITION/RENOVATION @  
#5 EAST IRVING ↑

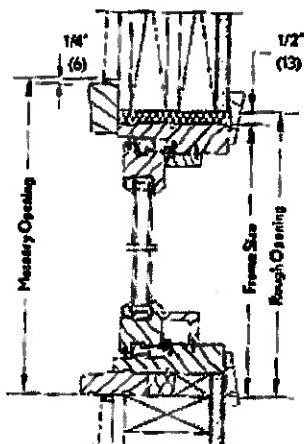


# WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT PICTURE UNIT

## CONSTRUCTION DETAILS



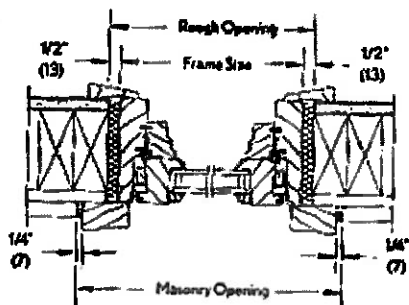
HEAD JAMB AND SILL



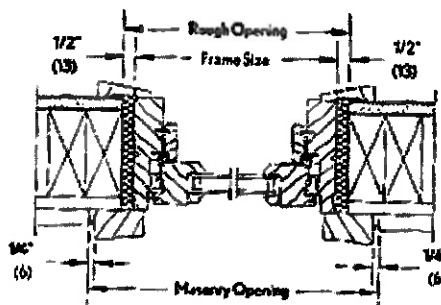
PUSH OUT HEAD JAMB AND SILL



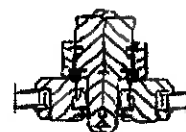
PUSH OUT HORIZONTAL MULLION



JAMB



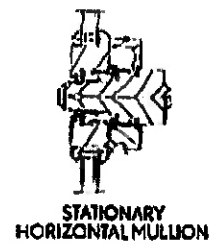
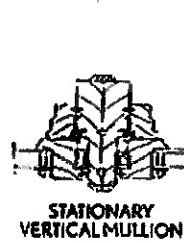
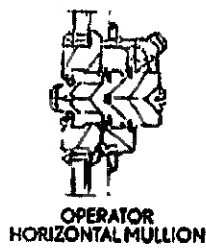
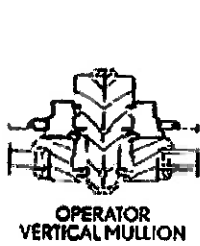
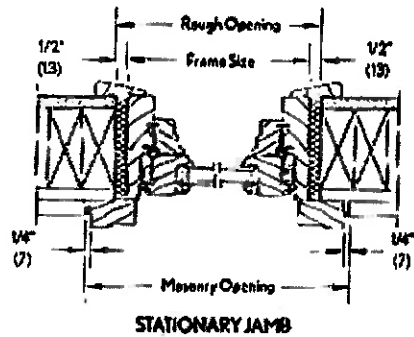
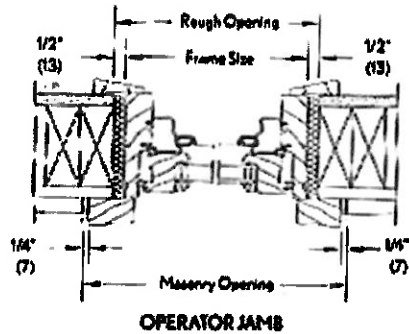
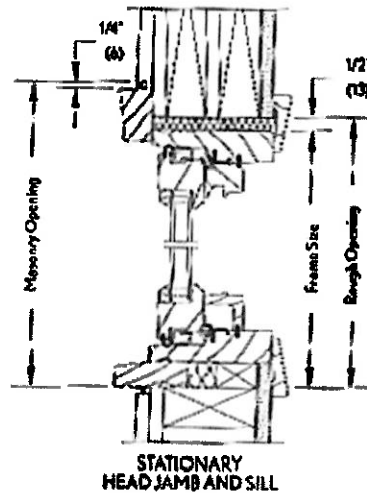
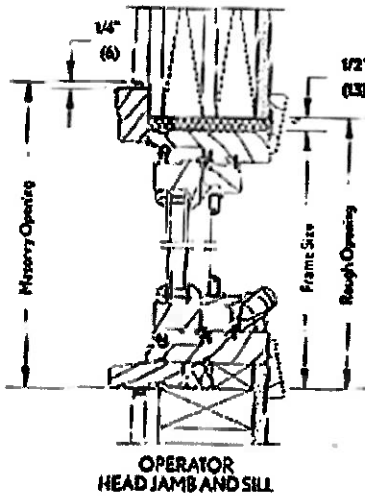
PUSH OUT JAMB



PUSH OUT VERTICAL MULLION

WOOD ULTIMATE AWNING

CONSTRUCTION DETAILS



# WOOD ULTIMATE DOUBLE HUNG

## CONSTRUCTION DETAILS

