

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5605 York Ln., Bethesda	Meeting Date:	9/11/2019
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	9/4/2019
Applicant:	Kathryn Becker Revocable Trust (David Schindel, Architect)	Public Notice:	8/28/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/165-19C REVISION	Staff:	Michael Kyne
PROPOSAL:	Demolition and new construction		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1938

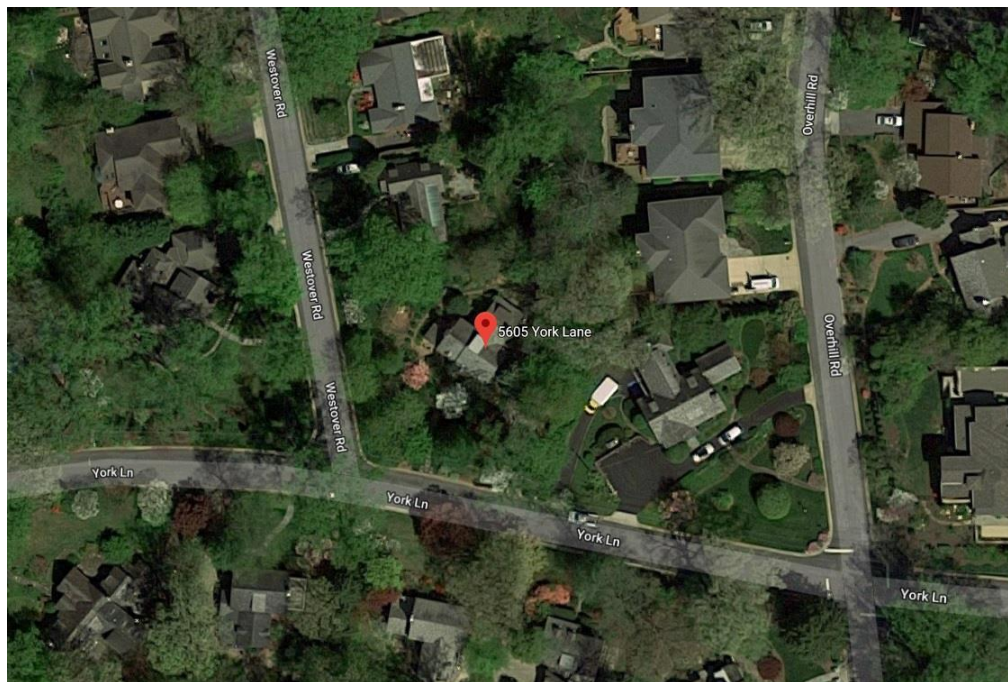


Fig. 1: Subject property.

BACKGROUND:

The applicant previously submitted a HAWP application for demolition and new construction, which was approved by consent at the June 12, 2019 HPC meeting.¹

PROPOSAL:

The applicant is proposing the following work items at the subject property:

- **Revision** to the previously approved HAWP to alter the lite configuration of the windows in the proposed porch enclosure.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Greenwich Forest 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 *Greenwich Forest 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.

Greenwich Forest Historic District Guidelines**A. PRINCIPLES**

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved work permits include appropriate safeguards that protect the following three essential elements of this fabric:

- c. High quality building materials and high level of craftsmanship.

B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated “contributing” because they contribute to the architectural and historic nature of the district. Contributing structures are shown in the map of the districts. These Guidelines are more specific for contributing structures.

B2. Other houses in the district are designated non-contributing either because (1) they were built more

¹ Link to previous staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/06/I.C-5605-York-Lane-Bethesda.pdf>

recently than contributing houses with other architectural styles (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. Non-contributing structures are shown on the map of the District. The Guidelines provide greater flexibility for owners of non-contributing houses.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

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

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

D10. Porches: The addition of front porches is permitted if they are compatible with the architectural style of the house. Enclosures of existing side and rear porches have occurred throughout Greenwich Forest and they are permitted, subject to the decision-making body's review of the work permit, to ensure that they are compatibly designed.

D17. Windows, dormers, & doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

According to the *Guidelines*, the three levels of review are as follows:

Limited scrutiny is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, scale, spacing and placement of surrounding houses and the impact of the proposed change on the streetscape.

Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while

affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

Strict scrutiny is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

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

- (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:

The applicant previously submitted a HAWP application for demolition and new construction, which was approved by consent at the June 12, 2019 HPC meeting. The previous HAWP application included rehabilitation of the existing front (south) and right (east) side porch, removal of all vinyl siding from the historic house, masonry repointing, conversion of the existing screened porch on the left (west) side of the historic house to a study, and replacement of an existing basement-level door and doorframe at the right (east) side of the historic house.

Much of the proposed work, including rehabilitation of the existing front (south) and right (east) side porches, removal of all vinyl siding from the historic house, and masonry repointing consisted of in-kind repairs and/or rehabilitation, which did not require a HAWP. However, staff stipulated that the replacement of original/traditional materials with alternative materials (i.e., fiber cement/Hardie, PVC, etc.) would be inconsistent with the *Guidelines* and *Standards* and should not be approved. As noted in the previous staff report, staff asked the applicant to revise their proposal, removing any proposal to replace traditional materials with alternative materials (aside from the basement-level door, as discussed at length in the previous staff report), and the applicant agreed.

Regarding the masonry repointing, staff found that a mortar mixture with an inappropriate (i.e., “too hard”) composition would result in significant damage to the historic house within a short period of time. Staff stipulated that the existing mortar should be tested, and the test results and composition of the proposed mortar should be shared with staff before repointing commences.

Staff supported the applicant’s previous proposal to convert the existing screened porch at the left (west) side of the historic house to a study, citing the *Guidelines* for porch enclosures. Staff found the altered porch/study to be compatibly designed, making use of appropriate traditional materials, including standing seam copper roofing, wood pilasters and panels, and wood SDL casement windows. The HPC concurred and unanimously approved the HAWP in June 2019.

Current Proposal/Revision

Per the June 12, 2019 approval, the windows of the proposed study/screened porch enclosure would have 2x3 and/or 3x3 lite configurations; however, the applicant found that the individual window lites, measuring 11” x 17”, were too large and inconsistent with the existing windows of the historic house. The applicant proposes to revise their proposal, resulting in windows with 3x4 and/or 4x4 lite configurations and individual lites measuring 6.75” x 13”. According to the revised application, the size of the individual lites will be consistent with the existing windows of the historic 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, 2, and (d), having found the proposal is consistent with the *Greenwich Forest Historic District Guidelines* and the *Secretary of the Interior’s Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** 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 *Greenwich Forest Historic District Guidelines* and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

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: davideschindel@gmail.com Contact Person: David E. Schindel
 Tax Account No.: 16 07 00496188 Daytime Phone No.: 202/557-1149
 Name of Property Owner: Kathryn L. Becker Revocable Trust Daytime Phone No.: 301/221-2096
 Address: 5605 York Lane Bethesda MD 20814
Street Number City State Zip Code
 Contractor: Pagenstecher Group, Inc. Phone No.: 301/933-9305
 Contractor Registration No.: Maryland Home Improvement License #120414; Montgomery County Contractor's License BC2269
 Agent for Owner: Not applicable Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5605 Street: York Lane
 Town/City: Bethesda Nearest Cross Street: Westover Road
 Lot: 1 Block: J Subdivision: Greenwich Forest
 Liber: _____ Folio: _____ Parcel: District 07, Map parcel HN13

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: Change division of window panes

1B. Construction cost estimate: \$ \$200,000

1C. If this is a revision of a previously approved active permit, see Permit # Building permit 879806; HPC Case #35/165-19C, approved 6/12/19; HAWP #873313

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.

David E. Schindel

Signature of owner or authorized agent

8/25/2019

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:

Please see attached project description

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

Please see attached project description

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.

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

Owner's mailing address

David Schindel and Kate Becker
 5605 York Lane
 Bethesda, MD 20814

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Fred & Diane Reinke
 8005 Westover Road
 Bethesda, MD 20814

Kay Richman and Dan Kaplan
 8000 Westover Road
 Bethesda, MD 208145

Bob & Ginger Essink
 5606 York Lane
 Bethesda, MD 20814

Existing Property Condition Photographs (duplicate as needed)



Detail: View of front of house (southwest-facing) showing screened porch at left



Detail: View of front of porch (southwest-facing)

Existing Property Condition Photographs (duplicate as needed)



Detail: View of side of porch (northwest-facing elevation)



Detail: View of southeast-facing elevation showing dining room bay window

Site Plan



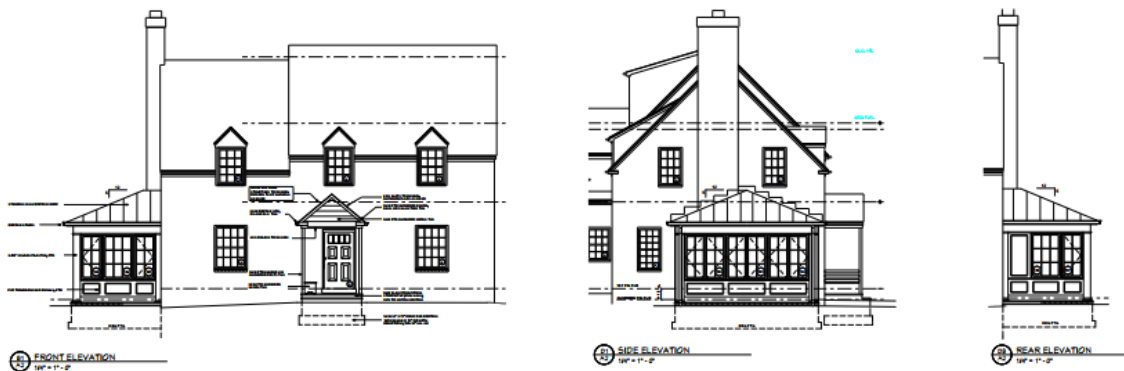
1. WRITTEN DESCRIPTION OF THE PROJECT

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

This application is a request for a change (described below) to building permit # 879806 that followed approval on 6/12/2019 of HPC case #35/165-19C. The permit is for conversion of a screened porch into a sunroom/study.

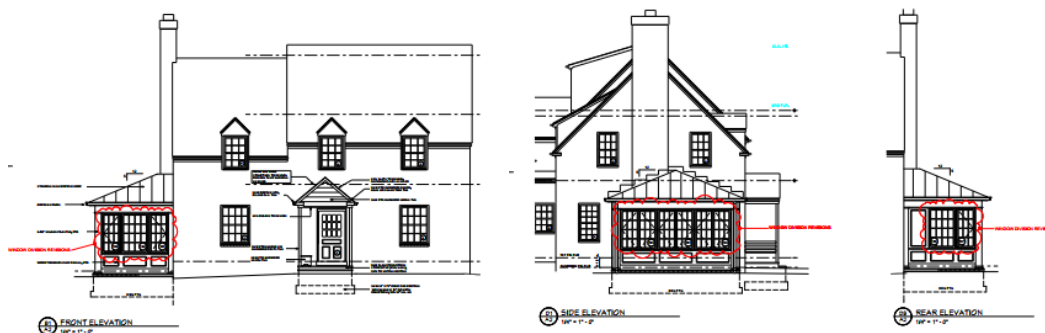
The subject property is a single-family home at 5605 York Lane, a contributing property in the Greenwich Forest Historic District in Bethesda, MD. The home is a three-story center hall Colonial that was built in 1938 (see Figure 1). It is a corner lot with nearly continuous high canopy forest cover. It was the model home for the Pennsylvania farmhouse design in Morris Cafritz's Greenwich Forest development. The property has had no additions and the only significant changes have been conversion of the rear-facing garage into a kitchen in 1993-4 and installation of a shed dormer window in the rear-facing second floor family room in 2016 (HAWP Case # 35/165-16A).

The approved construction plans specified 2X3 and 3X3 window pane divisions, shown below.



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

This application requests a change of window pane divisions to 3X4 and 4X4, shown below.



The original selection of fewer and larger window panes was based on the desire to maximize interior light and landscape views by reducing the number of muntins and mullions. The 2X3 and 3X3 window pane configuration was also consistent with the existing sash windows in the house which are 3X3 and 4X4.

After the HAWP application was approved, we realized that the individual panes in the approved plans would be 11" X 17". This is much larger than any panes anywhere in the house. To match the scale of windows elsewhere in the house, we are proposing windows with 3X4 and 4X4 panes. This formula and the size of individual panes (6.75" X 13") are consistent with other windows in the house.

The new sunroom/study will have a large expanse of windows. There is another large expanse of windows in a dining room bay window in the corresponding position on the opposite side of the house (see below and page 4, lower picture). Both the bay window and new sunroom/study will have standing seam copper hipped roofs. The cardboard in the right-hand picture shows the dimensions of the proposed panes on the sunroom/study.



The proposed change in window pane configuration will have no effect on the historic resource, the environmental setting, or the historic district.

1

2

3

4

5

6

A

B

C

D

1

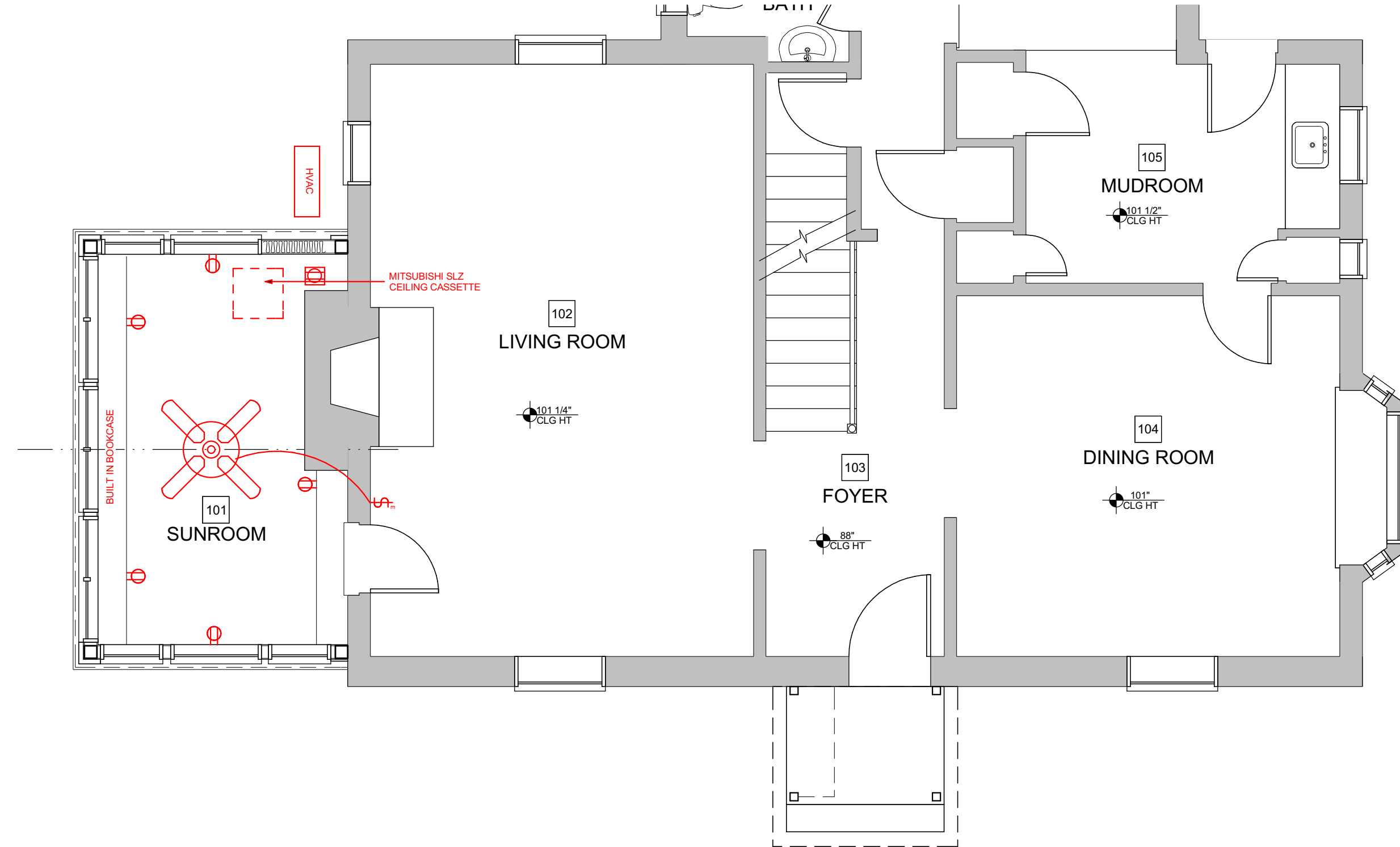
2

3

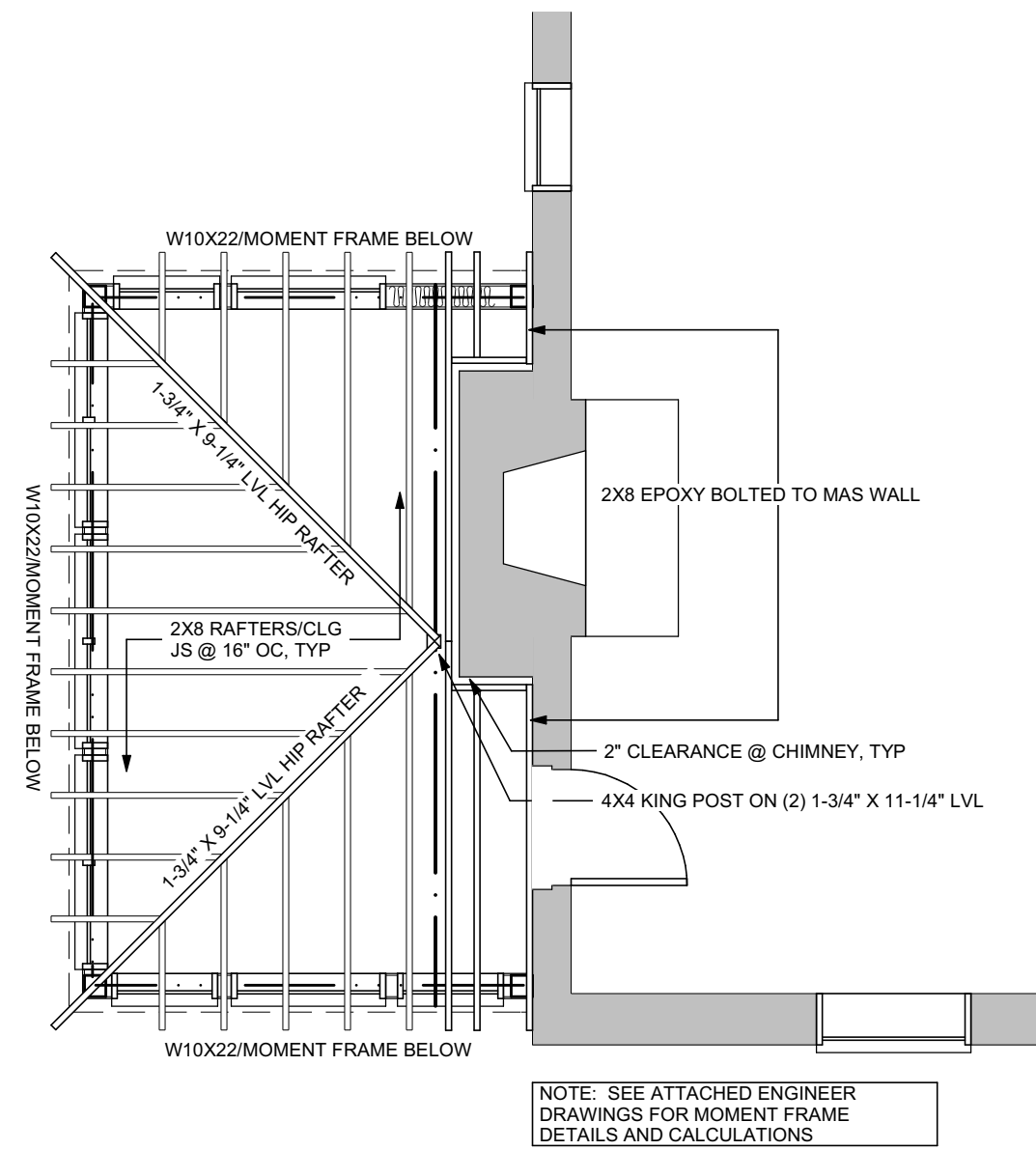
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5

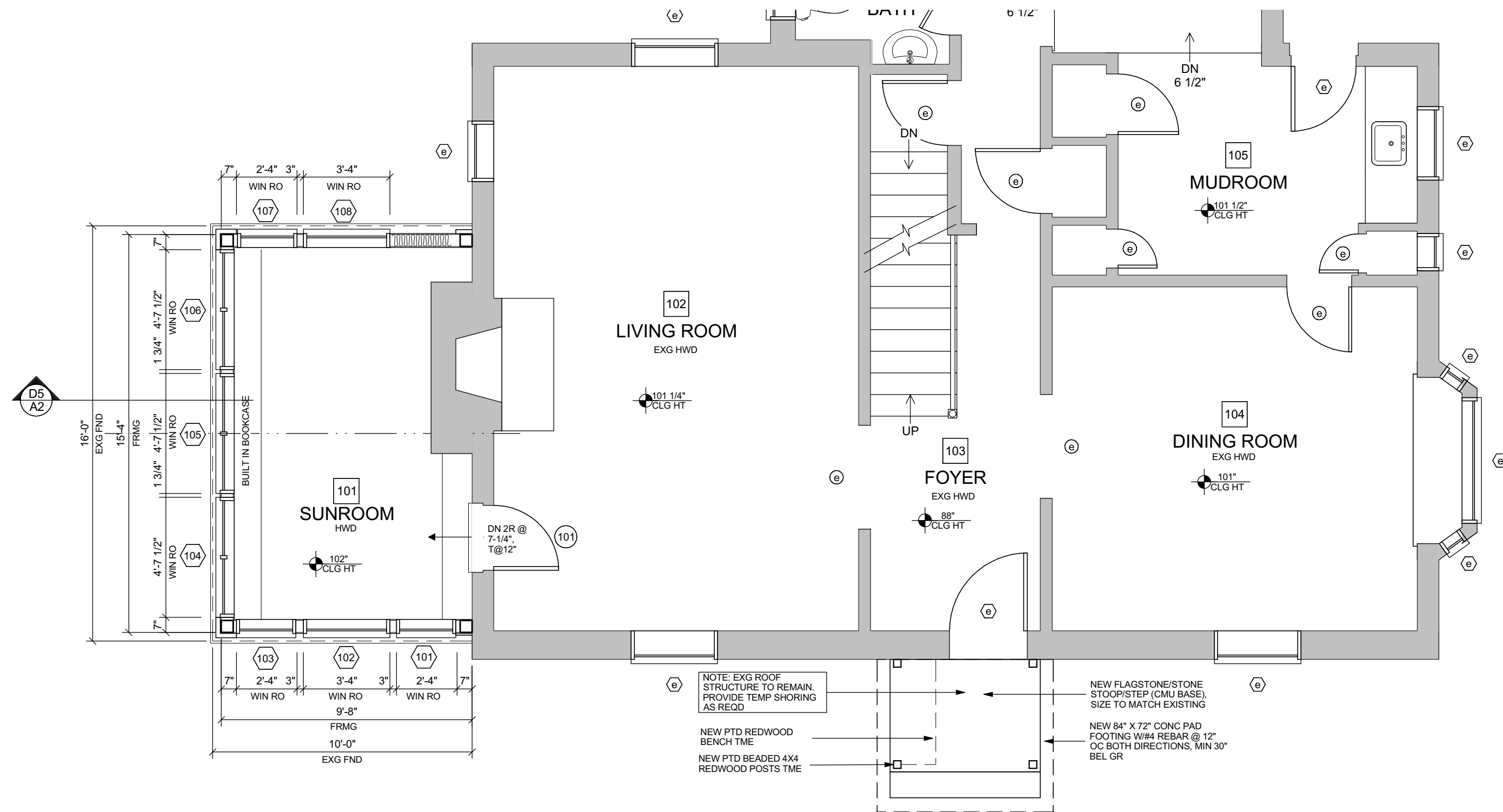
6



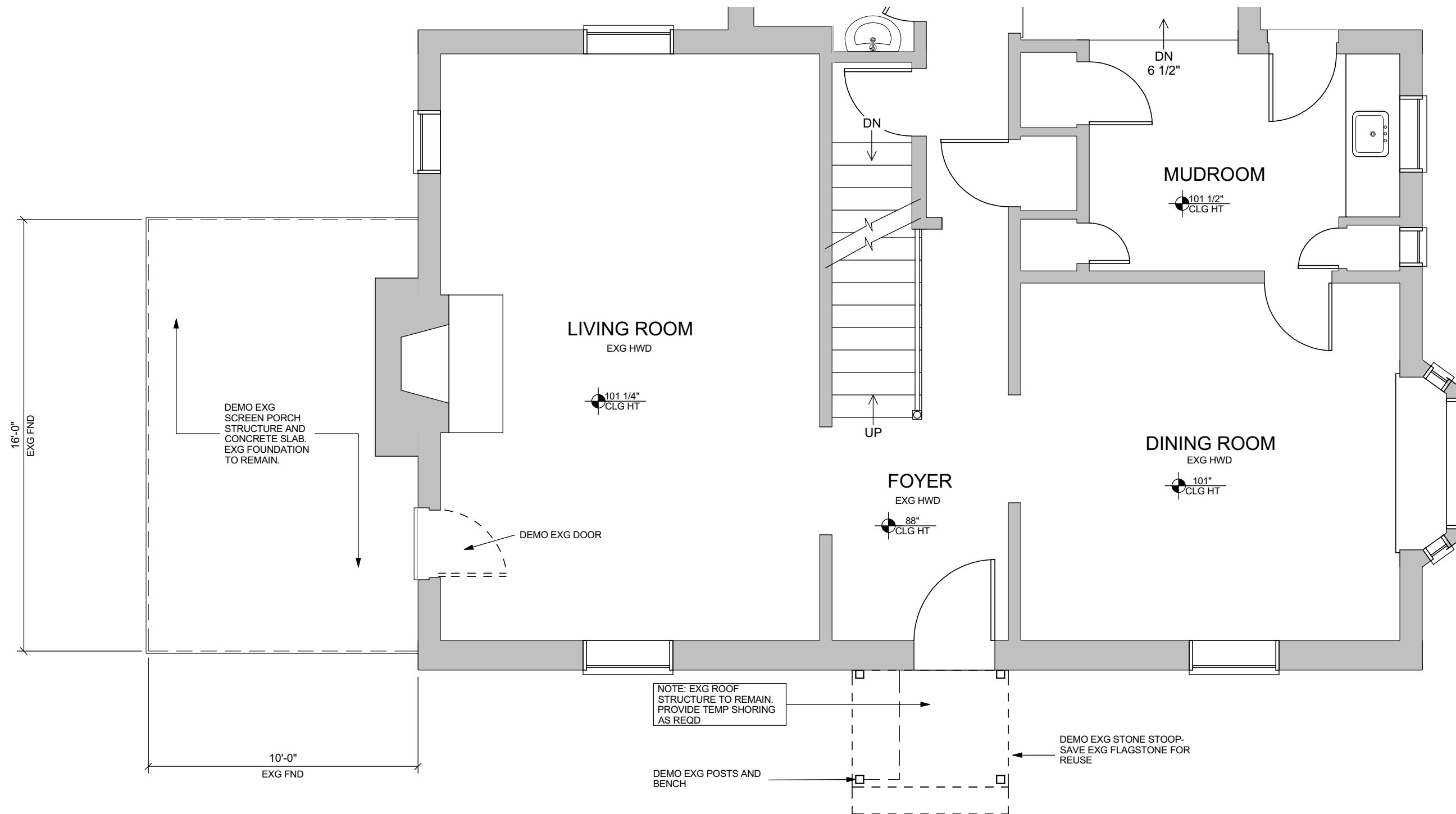
B1 FIRST FLOOR ELEC/MECH PLAN
1/4" = 1" - 0"



B4 ROOF FRAMING PLAN
1/4" = 1" - 0"



D1 FIRST FLOOR PLAN
1/4" = 1" - 0"



D4 EXISTING/DEMO PLAN
1/4" = 1" - 0"

PROFESSIONAL CERTIFICATION:

"I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

MD LICENSE # 15365

EXPIRATION DATE: 3/28/2020

APPROVED WHEN
SEAL & SIGNED
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BECKER SCHINDEL RESIDENCE

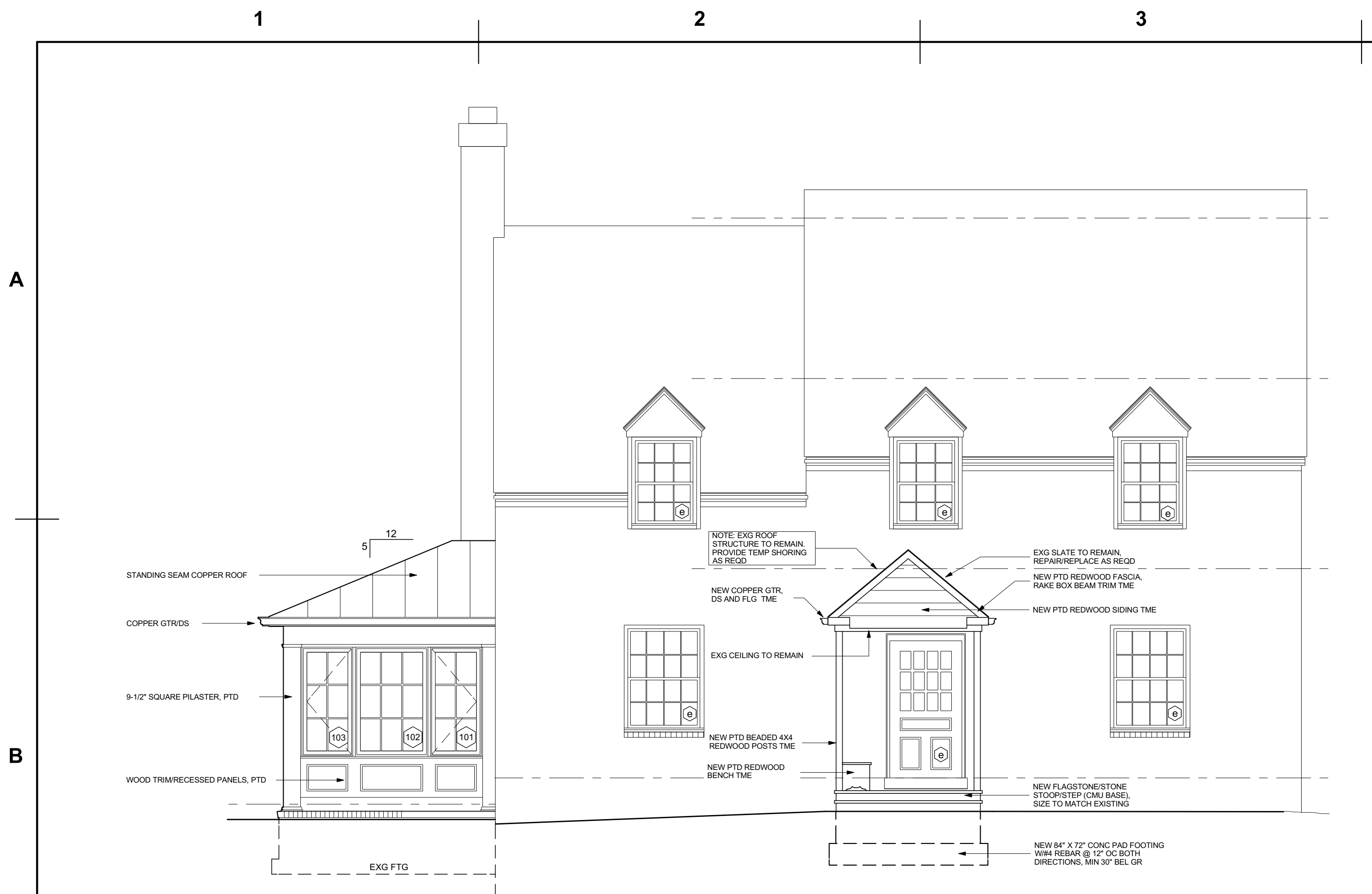
5605 YORK LANE
BETHESDA, MD 20814

EXISTING/DEMO PLAN
FIRST FLOOR PLAN
FIRST FLOOR ELEC/MECH PLAN
ROOF FRAMING PLAN

PROGRESS:
FINAL PRICING:
PERMIT SET: 4-19-2019

SHEET NUMBER

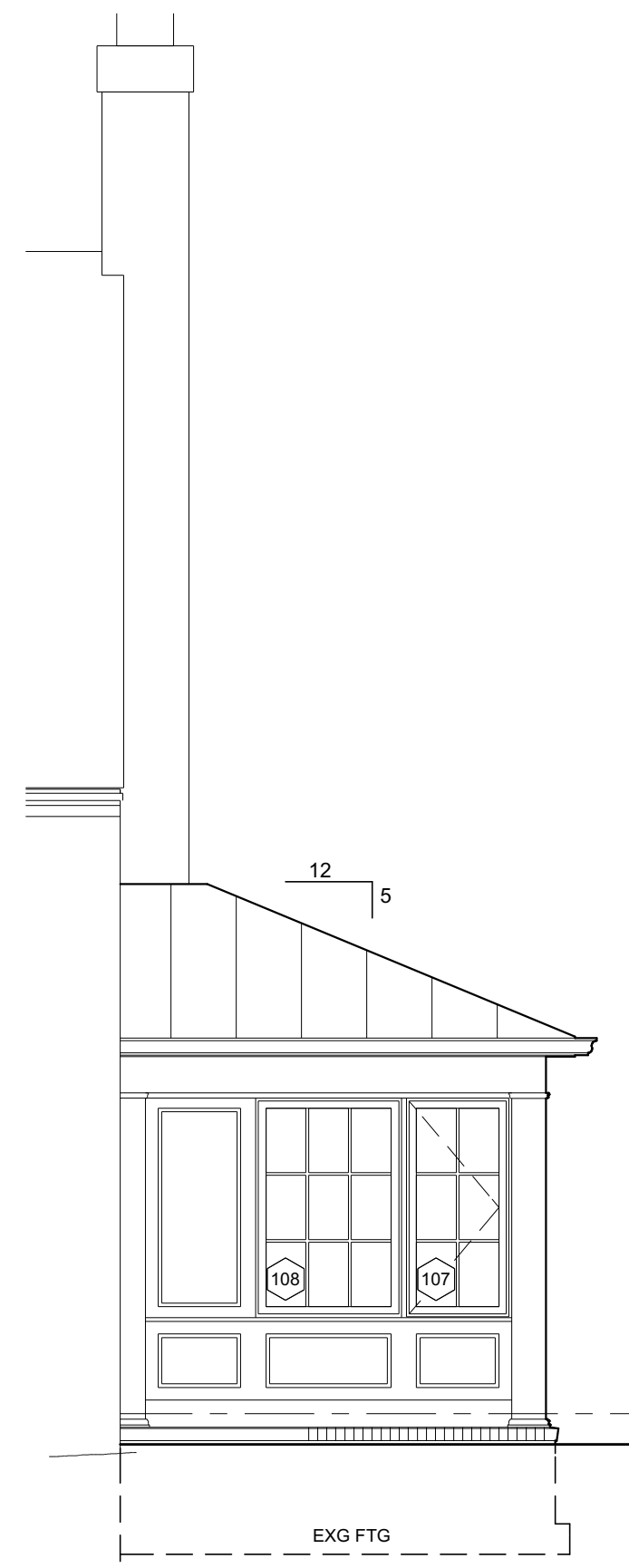
A1



B1
A2 FRONT ELEVATION
1/4" = 1" - 0"



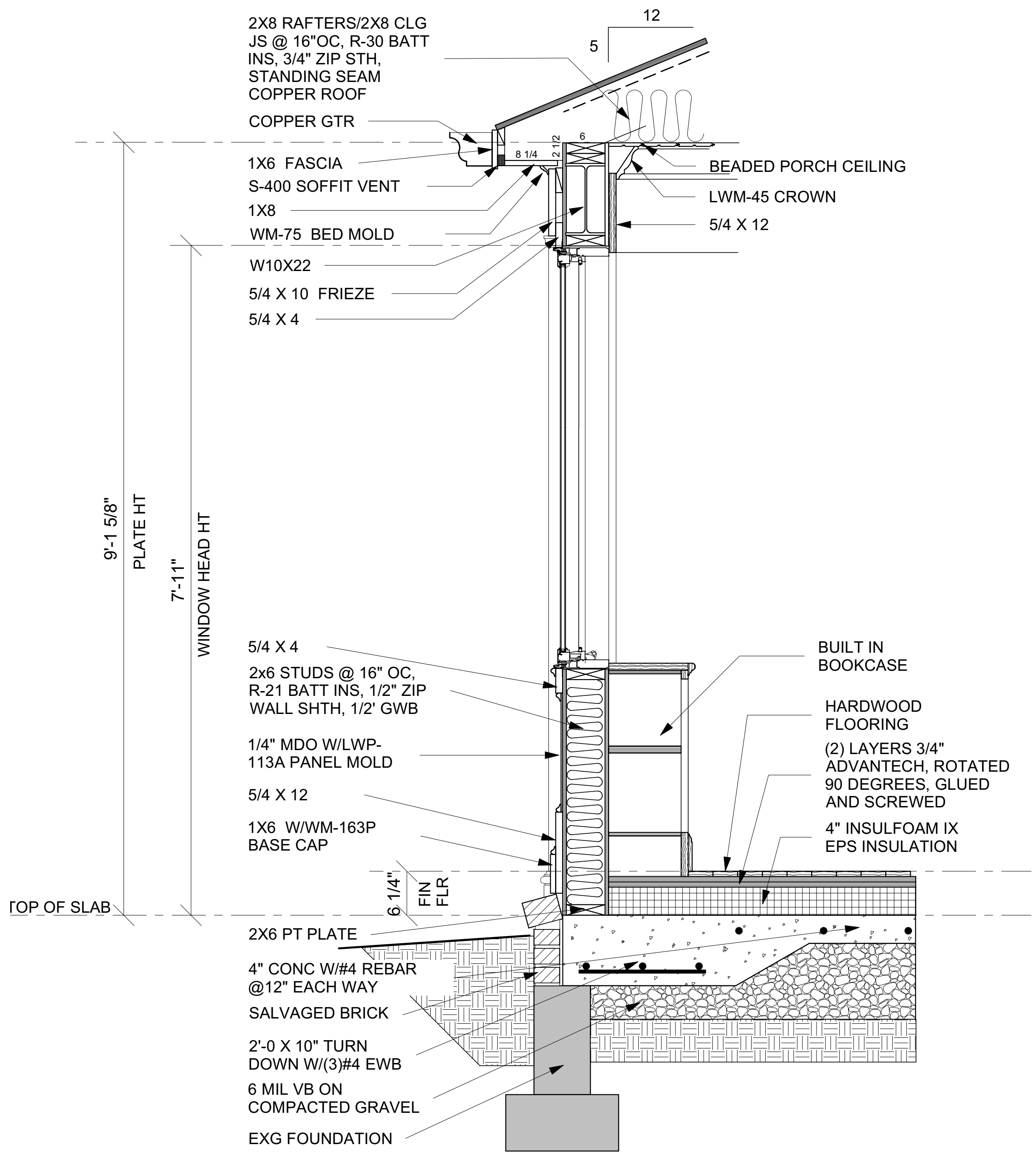
D1
A2 SIDE ELEVATION
1/4" = 1" - 0"



D3
A2 REAR ELEVATION
1/4" = 1" - 0"

TAG	MANUFACTURER	TYPE	MODEL	GLAZING	U VALUE	R/O
101	WEATHERSHIELD	CSMT	24x54	3/4" INSUL	.30	2'-5" w
102	WEATHERSHIELD	CSMT PICTURE	36x54	LOW E ARGON	.30	x 4'-11 3/8" h
103	WEATHERSHIELD	CSMT	24x54	3/4" INSUL	.30	x 4'-11 3/8" h
104	WEATHERSHIELD	TWIN CSMT	CS2-24x54	LOW E ARGON	.30	x 4'-11 3/8" h
105	WEATHERSHIELD	TWIN CSMT	CS2-24x54	LOW E ARGON	.30	x 4'-11 3/8" h
106	WEATHERSHIELD	TWIN CSMT	CS2-24x54	LOW E ARGON	.30	x 4'-11 3/8" h
107	WEATHERSHIELD	CSMT	24x54	3/4" INSUL	.30	x 4'-11 3/8" h
108	WEATHERSHIELD	CSMT PICTURE	36x54	LOW E ARGON	.30	x 4'-11 3/8" h

B4
A2 WINDOW SCHEDULE



D5
A2 WALL SECTION
1" = 1" - 0"

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"I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

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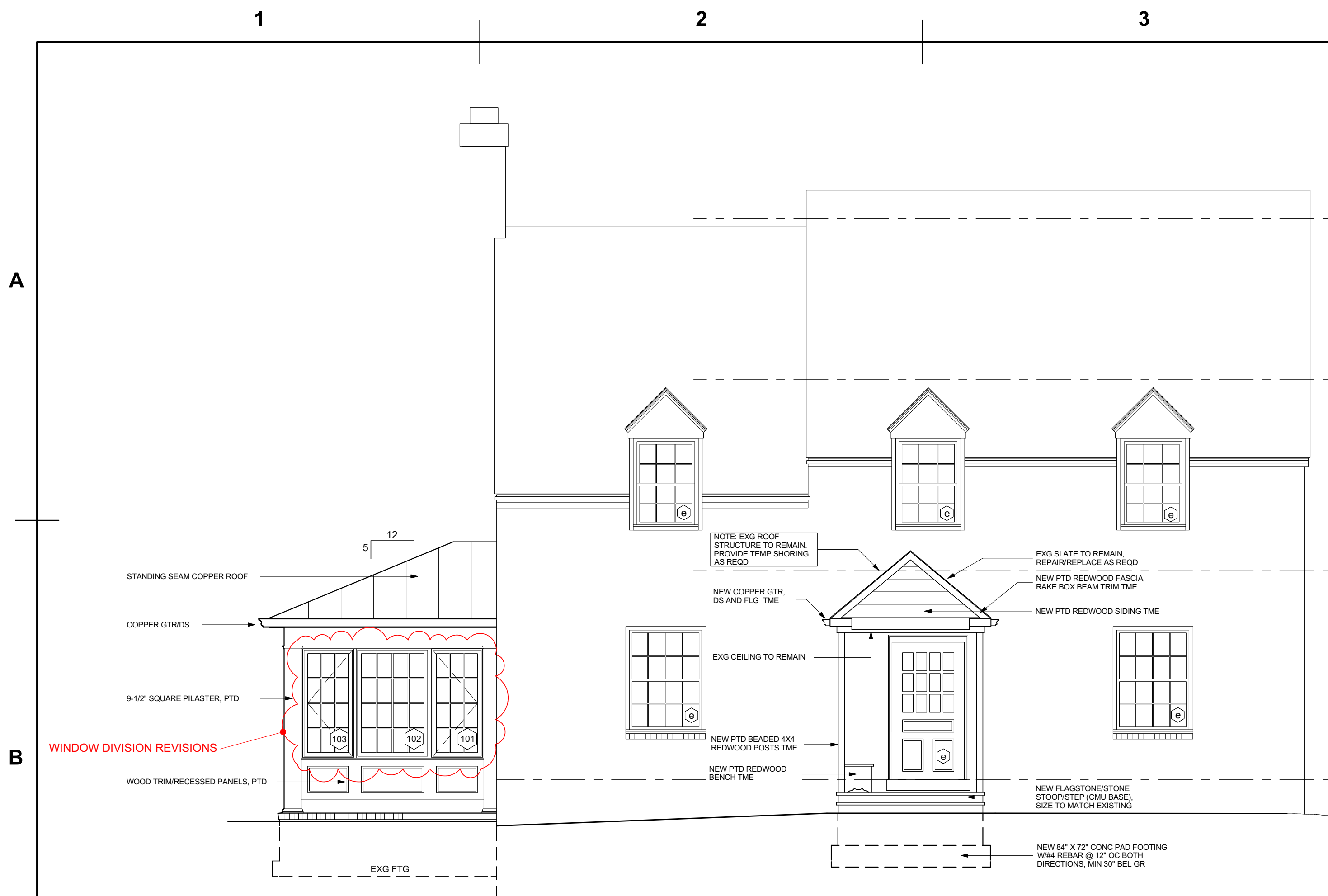
BECKER SCHINDEL RESIDENCE
5605 YORK LANE
BETHESDA, MD 20814

EXTERIOR ELEVATIONS
WALL SECTION
WINDOW SCHEDULE

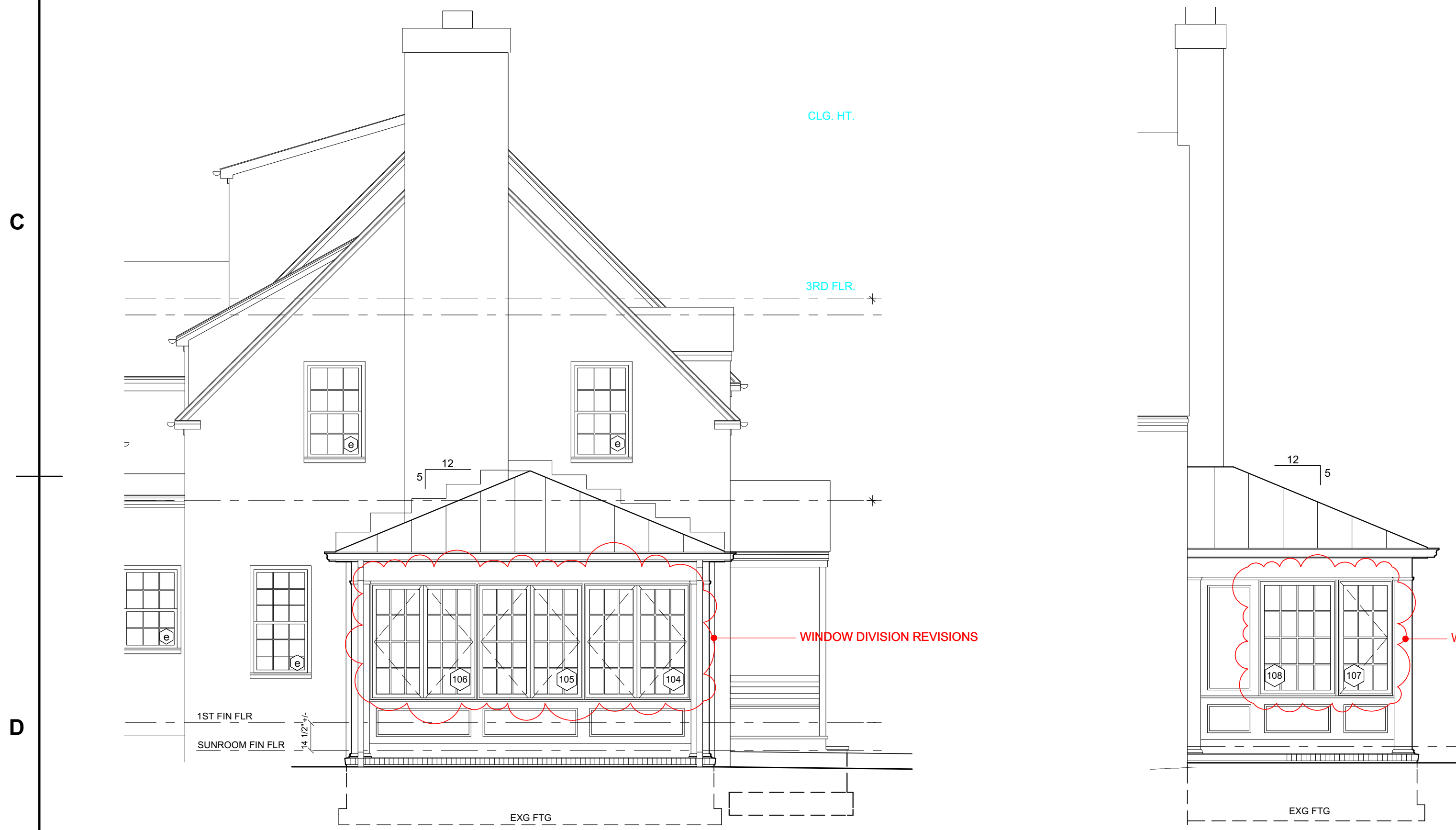
PROGRESS:
FINAL PRICING: 5-13-2019
PERMIT SET: 4-19-2019

SHEET NUMBER

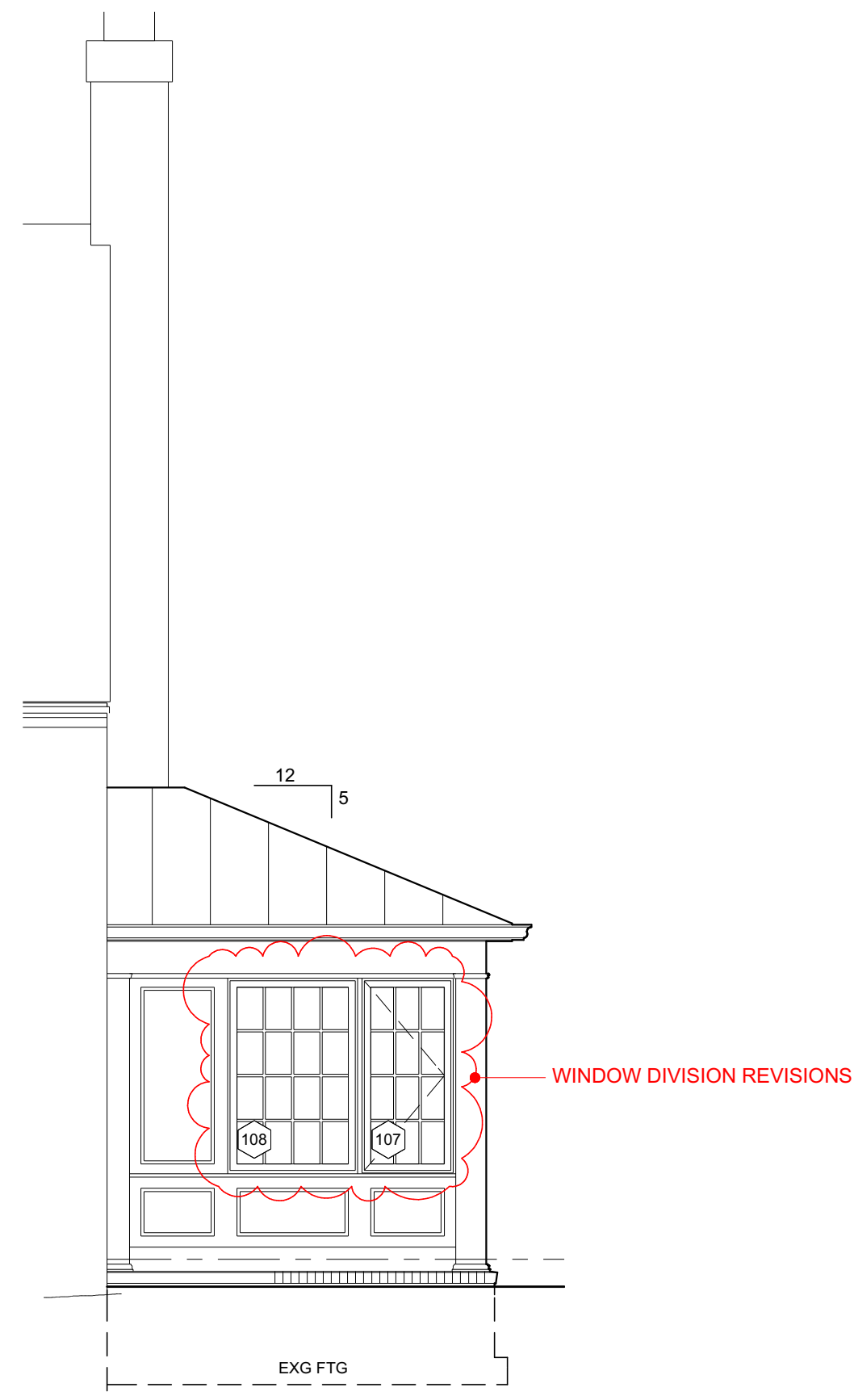
A2



B1
A2
FRONT ELEVATION
1/4" = 1" - 0"



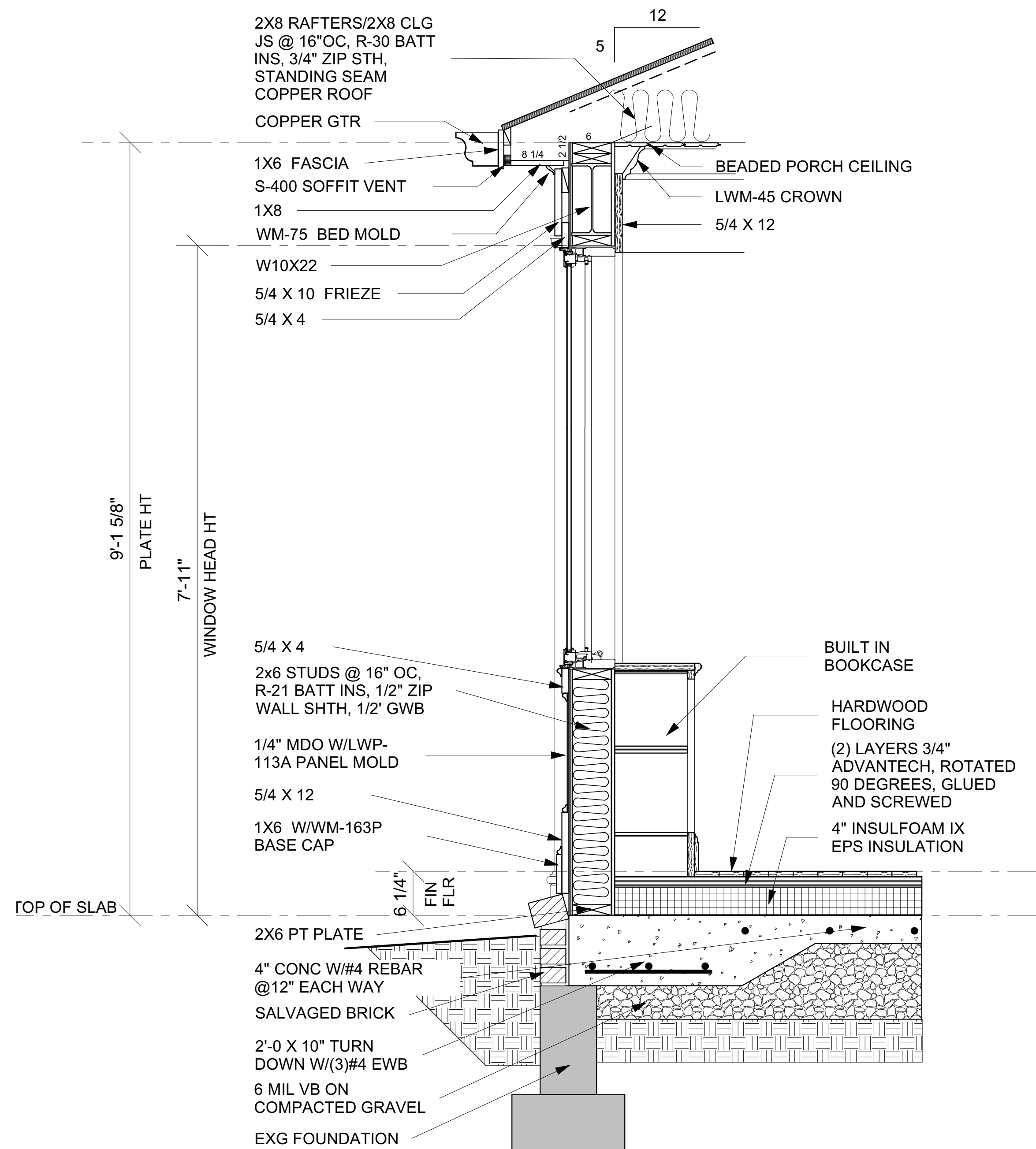
D1
A2
SIDE ELEVATION
1/4" = 1" - 0"



D3
A2
REAR ELEVATION
1/4" = 1" - 0"

TAG	MANUFACTURER	TYPE	MODEL	GLAZING	U VALUE	R/O
101	WEATHERSHIELD	CSMT	24x54	3/4" INSUL LOW E ARGON	.30	2'-5" w x 4'-11 3/8" h
102	WEATHERSHIELD	CSMT PICTURE	36x54	3/4" INSUL LOW E ARGON	.30	3'-5" w x 4'-11 3/8" h
103	WEATHERSHIELD	CSMT	24x54	3/4" INSUL LOW E ARGON	.30	2'-5" w x 4'-11 3/8" h
104	WEATHERSHIELD	TWIN CSMT	CS2-24x54	3/4" INSUL LOW E ARGON	.30	4'-4" w x 4'-11 3/8" h
105	WEATHERSHIELD	TWIN CSMT	CS2-24x54	3/4" INSUL LOW E ARGON	.30	4'-4" w x 4'-11 3/8" h
106	WEATHERSHIELD	TWIN CSMT	CS2-24x54	3/4" INSUL LOW E ARGON	.30	4'-4" w x 4'-11 3/8" h
107	WEATHERSHIELD	CSMT	24x54	3/4" INSUL LOW E ARGON	.30	2'-5" w x 4'-11 3/8" h
108	WEATHERSHIELD	CSMT PICTURE	36x54	3/4" INSUL LOW E ARGON	.30	3'-5" w x 4'-11 3/8" h

B4
A2
WINDOW SCHEDULE



D5
A2
WALL SECTION
1" = 1" - 0"

PROFESSIONAL CERTIFICATION:

"I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

MD LICENSE # 15365

EXPIRATION DATE: 3/28/2020

Pagenstecher
DESIGN • BUILD

10605 Concord Street, Suite
Kensington, MD, 20895
301-933-9905
pagenstechergroup.com

BECKER SCHINDEL RESIDENCE

5605 YORK LANE
BETHESDA, MD 20814

EXTERIOR ELEVATIONS
WALL SECTION
WINDOW SCHEDULE

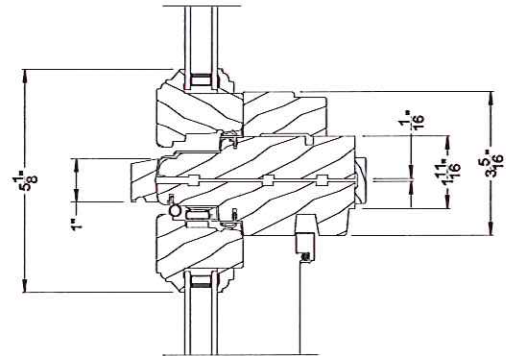
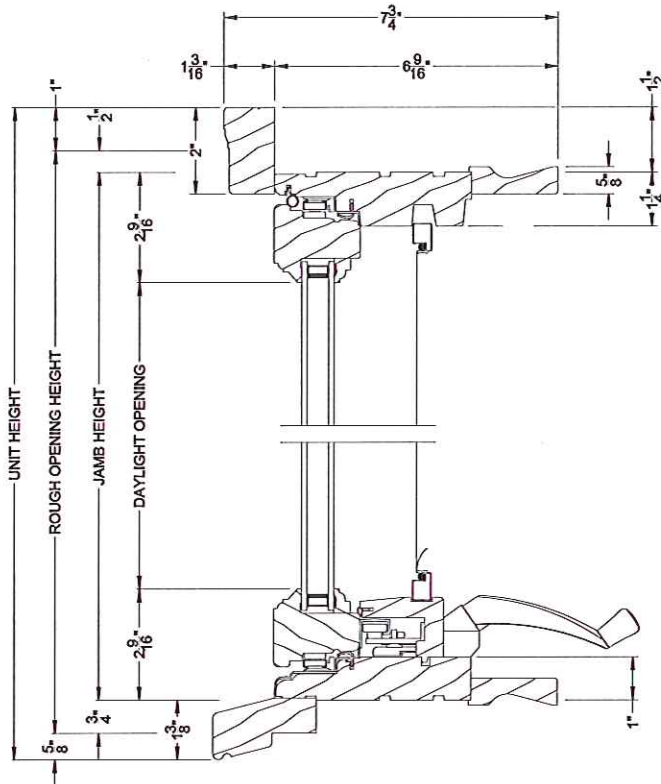
CONTRACT SET: 7-3-2019
REVISED 8.20.19
FINAL PRICING: 5-13-2019
PERMIT SET: 6-10-2019

SHEET NUMBER

A2

Casement Windows

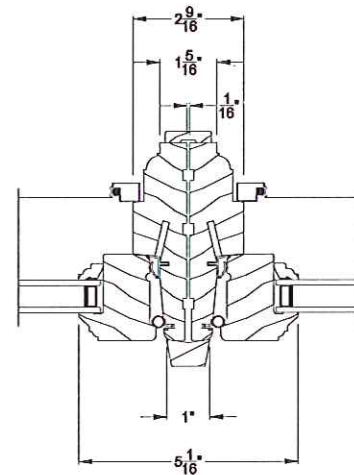
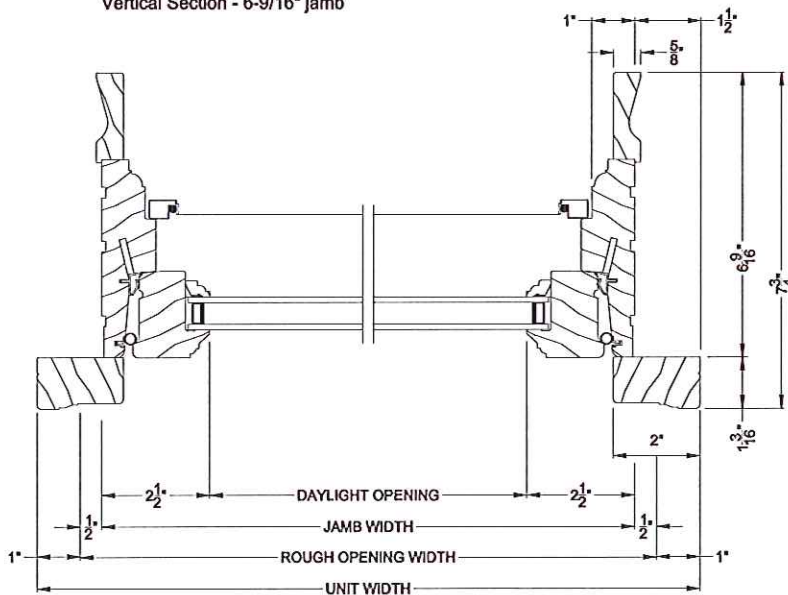
CROSS SECTION DETAILS



WEATHER SHIELD CASEMENT WINDOW

WEATHER SHIELD CASEMENT WINDOW (6204)

Vertical Section - 6-9/16" jamb



WEATHER SHIELD CASEMENT WINDOW (6204)

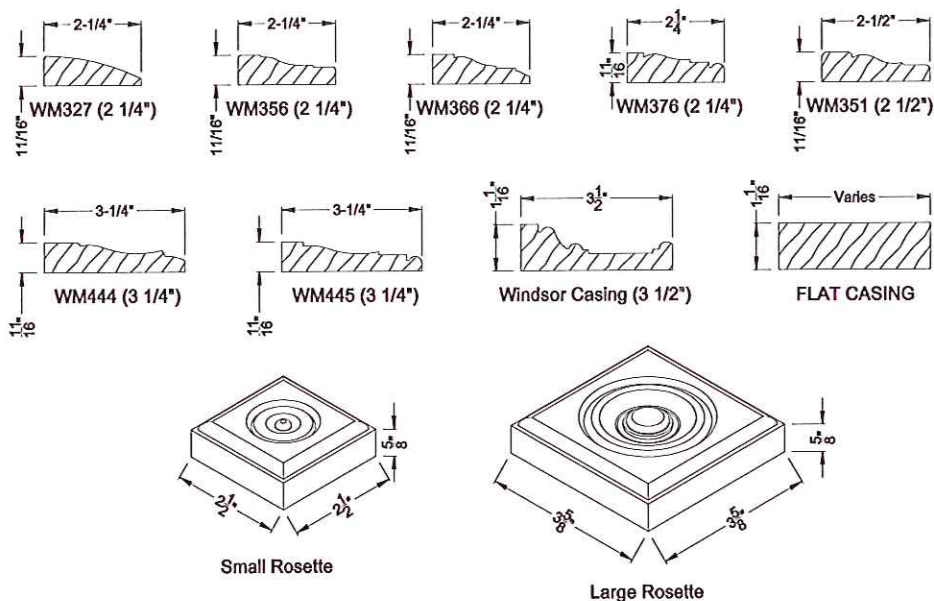
Horizontal Section - 6-9/16" jamb

WEATHER SHIELD CASEMENT WINDOW

Vertical Mull Section

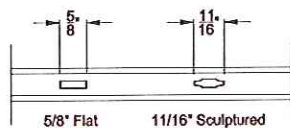
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Interior Wood Trim Options

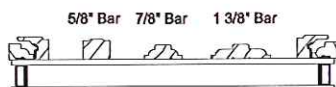


Divided Lite Options

Grilles Between the Glass

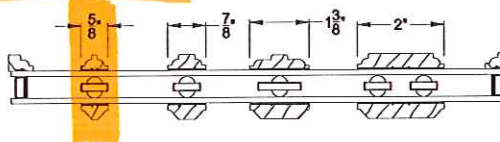


Wood Perimeter Grill

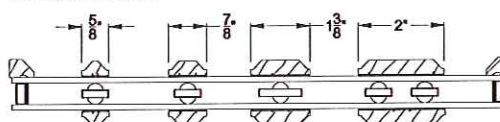


Simulated Divided Lites

Colonial Interior Bar



Putty Interior Bar



Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.