

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19910 White Ground Rd., Boyds	Meeting Date:	11/13/2019
Resource:	Primary Resource (1850-1935) Boyds Historic District	Report Date:	11/6/2019
Applicant:	Carie-An Brutsman	Public Notice:	10/30/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	18/8-19B RETROACTIVE	Staff:	Michael Kyne

PROPOSAL: Window replacement and other alterations

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary Resource (1850-1935) within the Boyds Historic District
STYLE: Colonial Revival
DATE: c. 1910s

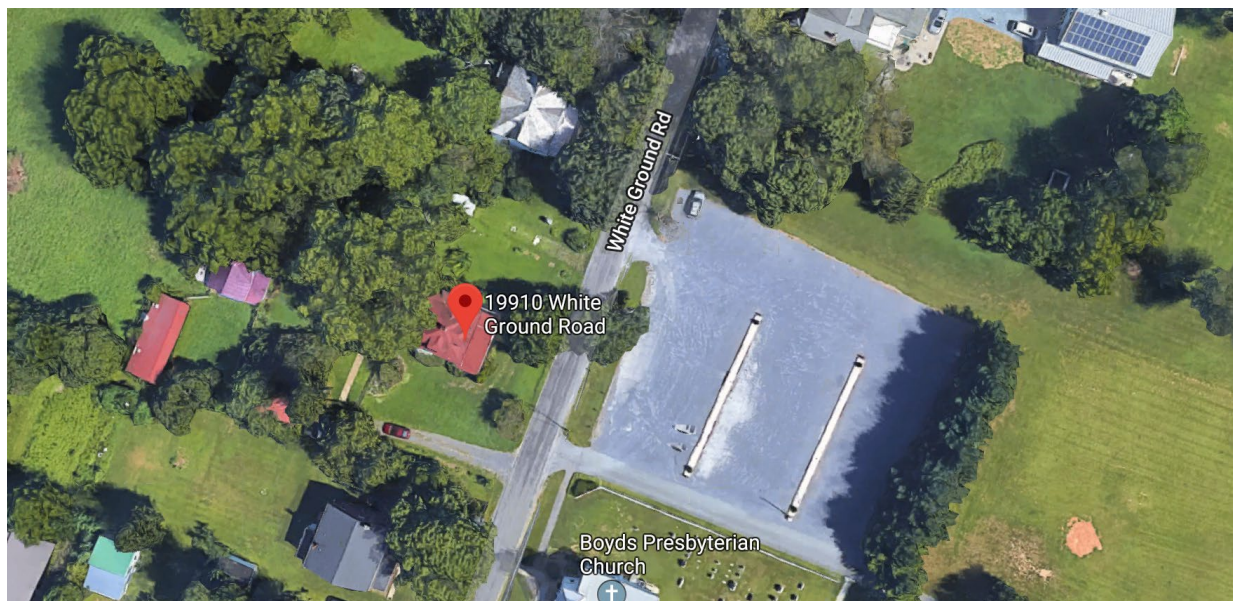


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes retroactive window replacement and other alterations at the subject property.

APPLICABLE GUIDELINES:

When reviewing proposals for alterations and new construction within the Boyds 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.

Montgomery County Code; Chapter 24A-8

- (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 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.” The *Standards* applicable to this case are as follows:

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 proposes the following retroactive work items at the subject property:

- Replace six one-over-one vinyl windows in a previously altered and enclosed one-story porch at the northwest (rear/right) corner of the house.
 - Four replacement windows are on the north elevation and two are on the west elevation.
 - The replacement windows are vinyl double-glazed windows with 6-over-6 grilles between the glass.
 - Vinyl panels under the four windows on the north elevation allow the window openings to retain their size while accommodating the installation of counters on the interior.
- Installation of vents.
 - Vents on the north elevation include:
 - One soffit vent.
 - One bathroom wall vent.
 - One dryer wall vent.
 - Vents on south elevation include:
 - One bathroom wall vent.
- Cover/enclose exposed wires on the south elevation with PVC conduit.
- Extend the sump pump drain on the north side of the house.
- Install a new light fixture on the west (rear) elevation of the house (at the rear entrance to the enclosed porch).
- In-kind replacement/repairs to the chimney, chimney cap, and flashing.
- Remove a fuel tank from the property.

While retroactive applications are to be reviewed as if the work has not yet been completed, and staff would have recommended that the vinyl windows (and panels, where applicable) be replaced with more compatible windows (i.e., wood or aluminum-clad SDL windows with permanently-affixed interior and exterior muntins), staff visited the subject property on October 8, 2019 and made the following observations:

- The six-over-six lite pattern of the replacement windows generally matches the lite pattern of the existing windows in the main house.
- The enclosed porch is far removed from the street at the rear corner of the house.
- As viewed from the public right-of-way, the enclosed porch is perceived as a small rear addition or appendage to the main house.
- The replacement windows (and panels) do not detract from the character-defining features of the main house, its environmental setting, or the surrounding streetscape.
- Requiring the replacement windows to be removed and replaced with more compatible

windows will not further or enhance the preservation of the historic house.

In accordance with *Standards #2 and #9*, staff finds that the proposal does not alter or remove character-defining features or materials from the historic house. The alterations can be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired, in accordance with *Standard #10*.

Staff notes that the chimney repairs are eligible for the County's Historic Preservation Tax Credit and encourages the applicants to apply.

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** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: carieanb@gmail.com Contact Person: CARIE-AN BRUTSMAN

Daytime Phone No.: 484-330-1320

Tax Account No.: _____

Name of Property Owner: CARIE-AN BRUTSMAN Daytime Phone No.: 484-330-1320

Address: 19910 White Ground Road, BOYDS, MD 20841

Contractor: SELF / PERFORMED WINDOWS Phone No.: SEE ABOVE

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PRMISE

House Number: 19910 White Ground Road Street: White Ground Road

Town/City: BOYD'S Nearest Cross Street: CLOPPER ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: 1856 Folio: 20 Parcel: 1.9 ACRES

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 #

PAINT, FIREPLACE, REPAIRS, WINDOW SAFETY
891794

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.

Carie-An Brutsmann
Signature of owner or authorized agent

OCT 9, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

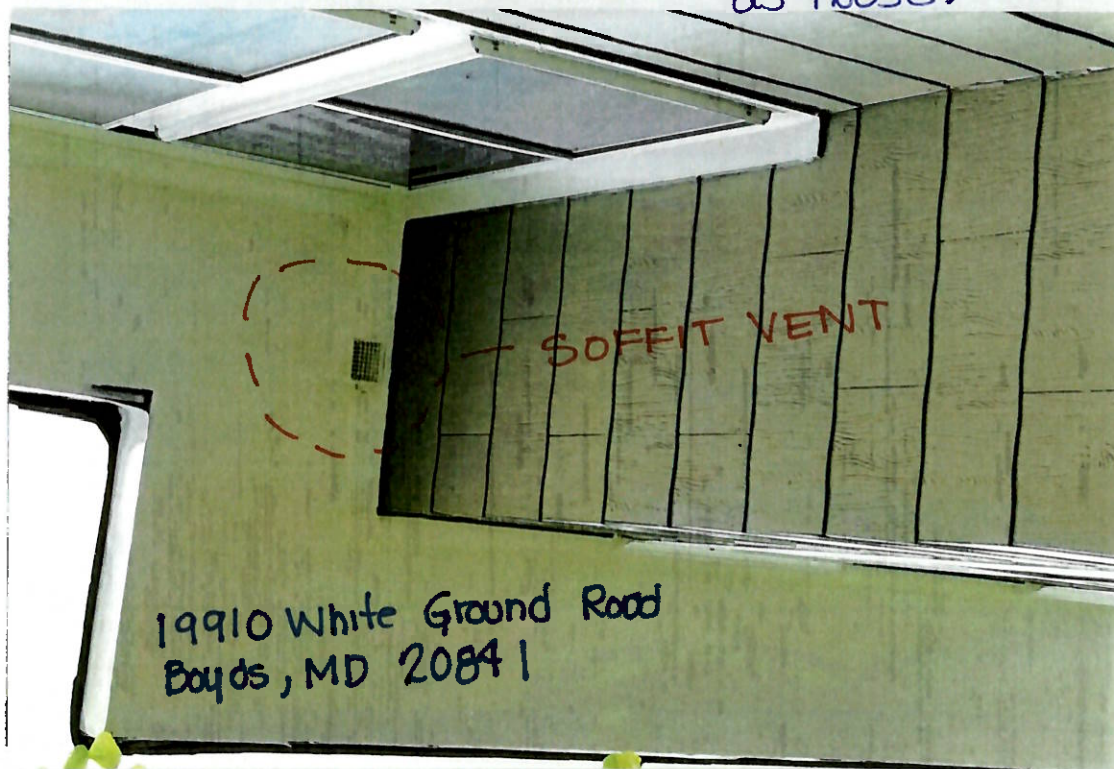
CARIE-AN BRUTSMAN

PAGE 5 | 1

Existing Property Condition Photographs (duplicate as needed)



Detail: ADD VENT FOR 1ST FLOOR BATH, plan to paint same color as house.



Detail: ADD VENT IN SOFFIT FOR 2ND FLOOR BATH
will keep white to match soffit

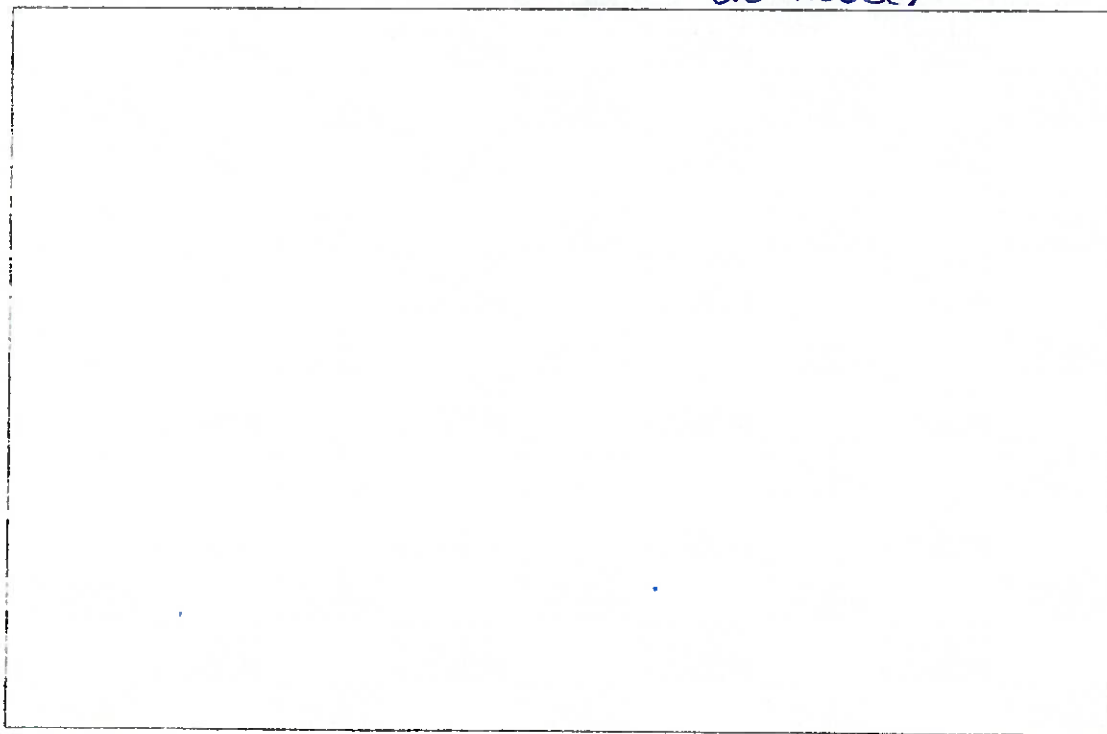
Applicant: CARIE-AN BRUSMAN

Page: 2

Existing Property Condition Photographs (duplicate as needed)



Detail: ADD VENT FOR DRYER, plan to paint same color as house.



Detail: _____

Applicant: CARIE-AN BRUBMAN

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: ENCLOSE EXTERIOR WIRE WITH PVC CONDUIT
SIM. TO EXG ON HOUSE IN OTHER LOCATION



Detail: EXG CONDUIT EXAMPLE PROVIDED BY ELECTRICIAN

Applicant: CARIE-AN BRUTSMAN

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: ADD LIGHT FIXTURE WHERE 1 EXPOSED BULB
- AFTER - ELECTRICIAN TO CAP EXG



Detail: EXG EXPOSED BULB - BEFORE -
SAFETY ISSUE Being above back door

Applicant: CARIE-AN BRUTSMAN

Page: 5

Existing Property Condition Photographs (duplicate as needed)



NOTE:
6 KITCHEN
PORCH
WINDOWS
WERE
VINYL
WITH
SNAP IN
6 OVER 6
MUNTINS
DID NOT
ALTER
OPENING
NOR
TRIM.

Detail: REMOVE RED KEROSENE TANK by OIL COMPANY



NOTE:
EXG
WINDOW
ON 2ND
FLOOR
6 OVER 6
WITH
MUNTINS

Detail: EXG WINDOW OPENINGS W/ NEW VINYL WINDOWS
EXTEND SUMP PUMP DRAIN TO GET AWAY FROM
FOUNDATION - REPAIR &
MAINTENANCE

Applicant: CARIE-AN BRUTSMAN

Page: 6

Existing Property Condition Photographs (duplicate as needed)



Detail: EXG WINDOW 6x6 WITH MUNTINS SEE



Detail: REPLACED OLD VINYL WINDOWS WITH SAME 6 TOTAL
ONLY ON PORCH EXG THAT WAS PREVIOUSLY ALTERED
TO MAKE LOCKABLE AND SAFE SASHES DID NOT ALTER
OPENINGS!

Applicant: CARIE-AN BRUTSMAN

Existing Property Condition Photographs (duplicate as needed)



Detail: ROOF REPAIR AT CHIMNEY FLASHING

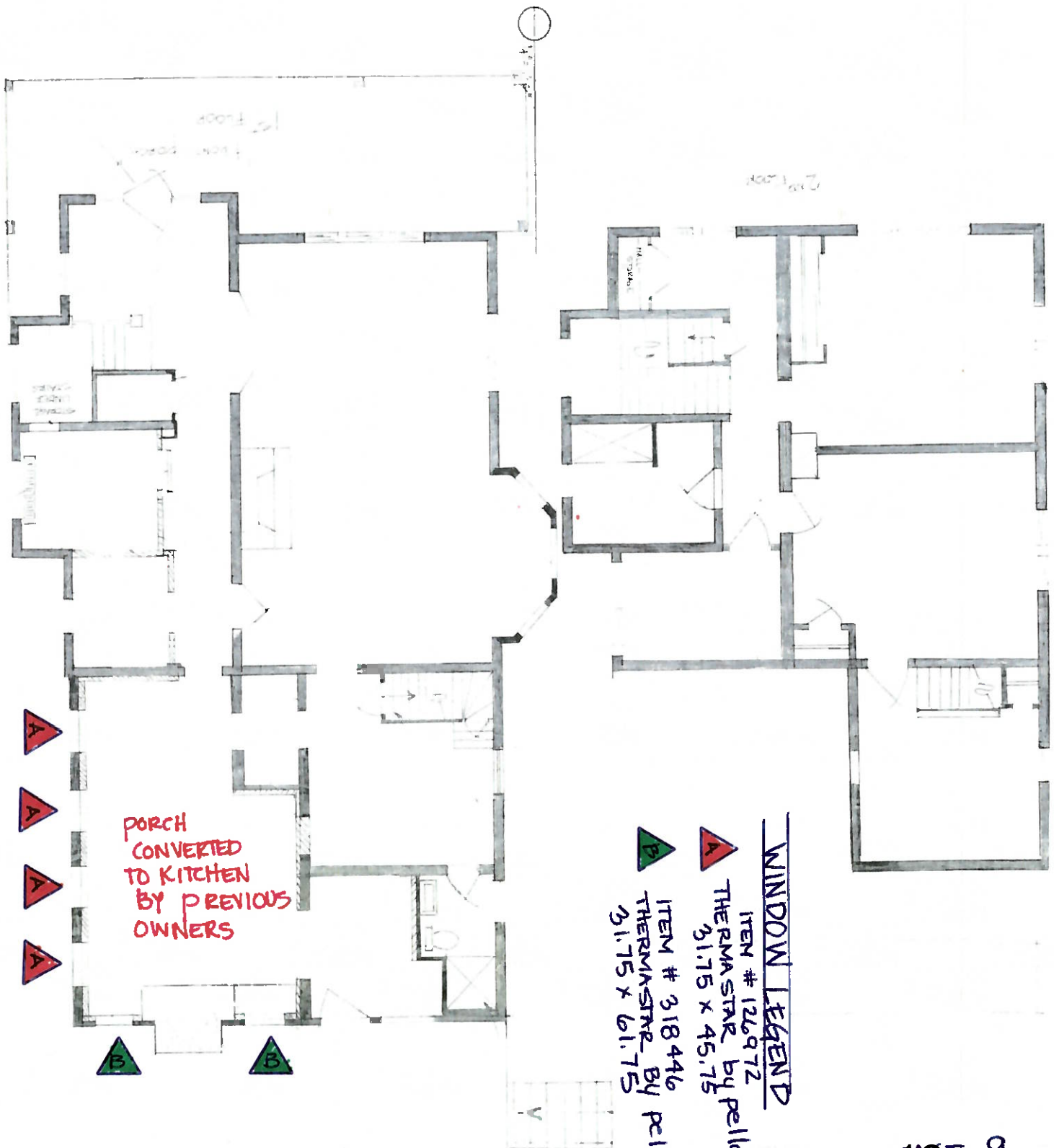


Detail: CHIMNEY REPAIR TO MAKE SAFE
MONOCRACY CHIMNEY

Applicant: CARIE-AN BRUSMAN

Page: 8

1401 / Dec 2018



CASE IN EVIDENCE

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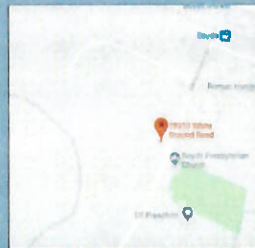
SEE ATTACHED
SITE / PLAT
BY EXACTA

ATTACHED
- NOT TO SCALE
+
- TO SCALE VERSION



Shade portion to indicate North

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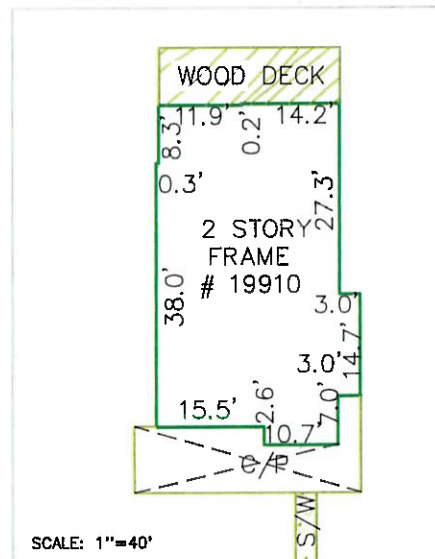
PROPERTY ADDRESS: 19910 WHITE GROUND ROAD BOYDS, MARYLAND 20841

SURVEY NUMBER: 1807.4480

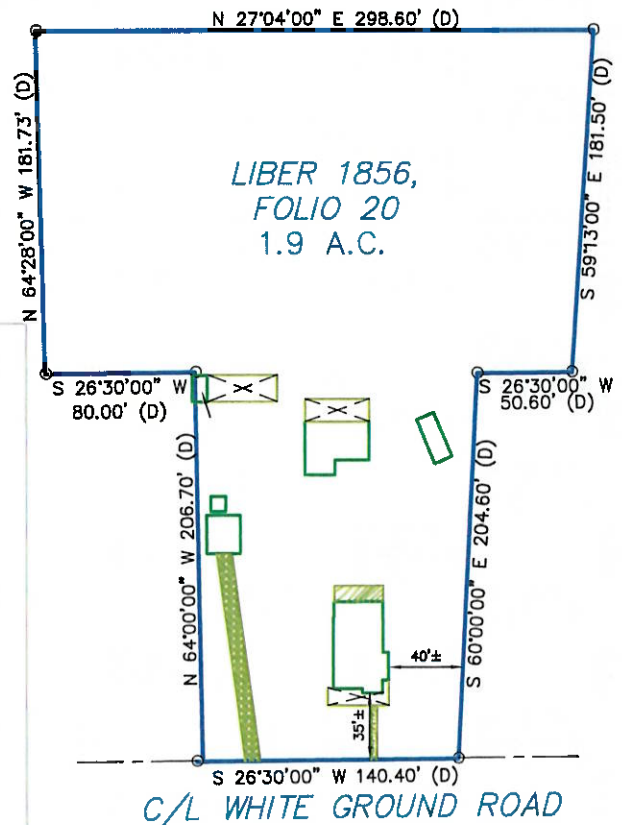
FIELD WORK DATE: 10/18/2018

REVISION HISTORY: (REVO 10/22/2018)

18074480
LOCATION DRAWING
19910 WHITE GROUND ROAD
MONTGOMERY COUNTY, MARYLAND
10-19-2018 SCALE 1"=80'



SCALE: 1"=40'



DESCRIPTION HAS A
MISCLOSURE OF 3.34'.

NOT-TO-SCALE
SEE
OTHER @ back



GRAPHIC SCALE (In Feet)
1 inch = 80' ft.

ACCURACY=3%

PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 18-28698BRS

DATE: 10/22/18

BUYER: CARIE-AN BRUTSMAN

SELLER: RUFUS C GILLIAM ESTATE AND FLORA C GILLIAM ESTATE

CERTIFIED TO:
CARIE-AN BRUTSMAN, SALISBURY, MCLISTER, AND FOLEY, LLP

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

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CARIE-AN BRUTSMAN

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

Owner's mailing address Carie-An Brutsman 19910 White Ground Road Boyds, MD 19910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Across Street Boyds Presbyterian Church 19901 White Ground Road Boyds, MD 20841	Next Door Steve & Virginia Gibson 19916 White Ground Road Boyds, MD 20841
Next Door tenant rents from Boyds Presbyterian Church 19904 White Ground Road Boyds, MD 20841	

**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:

19910 white ground is a 2 story house w/ 5 outbuildings
that are not being altered except for paint & routine
maintenance and repairs.

Additional Routine maintenance
Items:

- 1) Chimney was damaged & rebuilt
in kind with chimney cap
by monocoracy chimney
Care, Inc.
- 2) Kerosene tank removed
from property by
oil provider: Griffith energy.
was not being used
- 3) Sump pump pipes replaced
due to cracks and
needed repair
- 4) EXTERIOR back porch
bulb replaced with
caged fixture for
safety
- 5) 3 vents added for
ventilation (2) bath and
1 for dryer
- 6) Electrical conduit
need to add around
exterior wiring
for code & safety.

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

Window repair: preserved opening size by adding panels on 4 windows due
to kitchen counter. Visual change does not impact "historical" character.
replaced vinyl windows with vinyl windows. This portion of the house
was a porch that was previously altered & enclosed by previous owners.
Enclosure enclosed 6 vinyl windows with snap in cover 6 muntins which
were unlockable and damaged. Replaced with cover 6 muntin vinyl, kept
exterior opening & trim untouched.

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.

CARIE-AN BRUTSMAN

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PAGE 13

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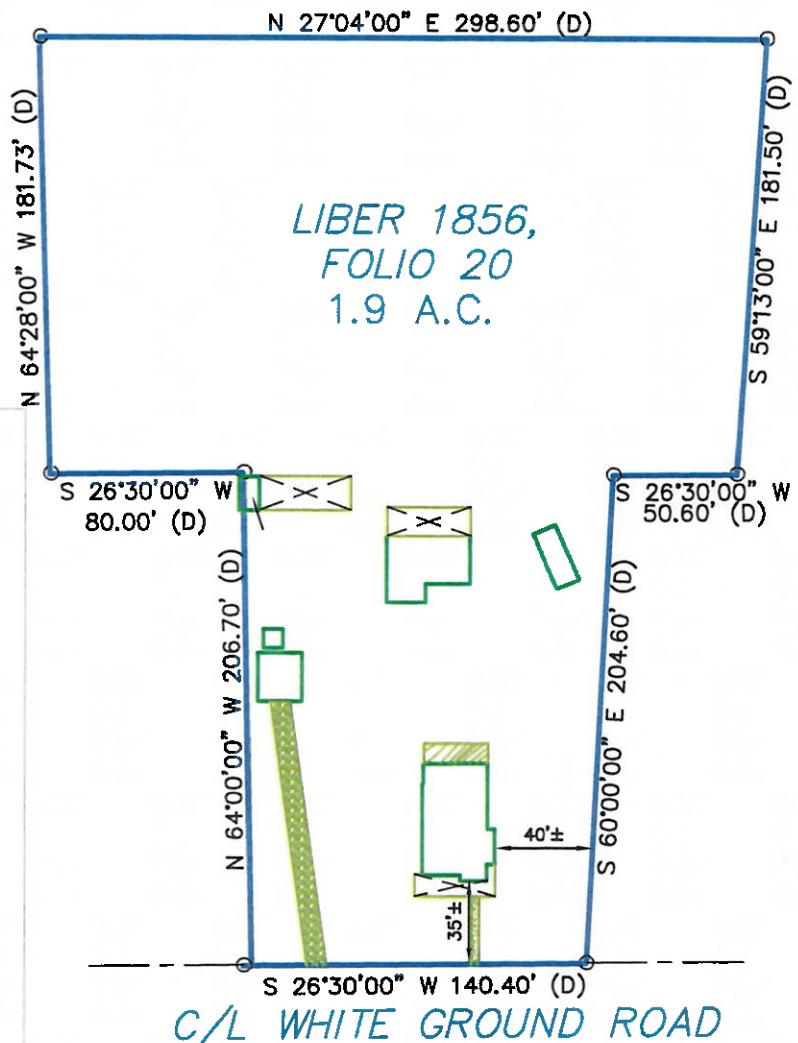
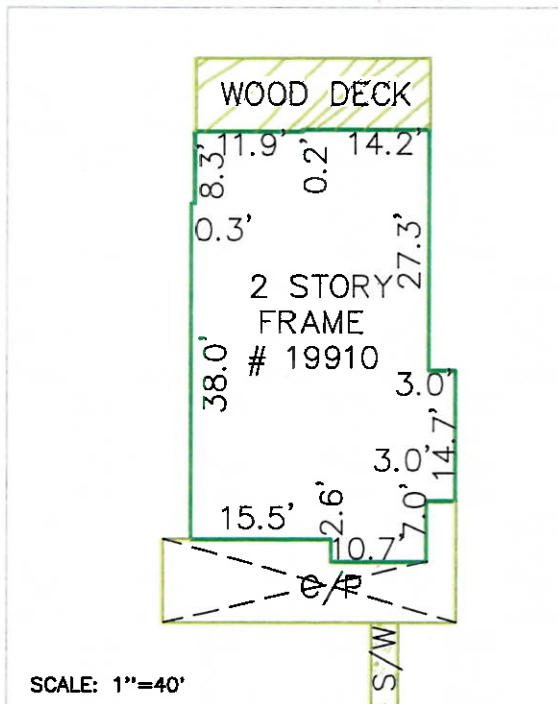
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18074480
LOCATION DRAWING
19910 WHITE GROUND ROAD
MONTGOMERY COUNTY, MARYLAND
10-19-2018 SCALE 1"=80'



DESCRIPTION HAS A
MISCLOSURE OF 3.34'



GRAPHIC SCALE (In Feet)
1 inch = 80' ft.

ACCURACY=3/4"

PLEASE NOTE

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POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 18-28698BRS

DATE: 10/22/18

BUYER: CARIE-AN BRUTSMAN

SELLER: RUFUS C. GILLIAM ESTATE AND FLORA C. GILLIAM ESTATE

CERTIFIED TO:

CARIE-AN BRUTSMAN; SALISBURY, MCLISTER, AND FOLEY, LLP

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

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LEGAL DESCRIPTION:

ALL THAT PIECE OF PARCEL OF LAND BEING DESCRIBED IN LIBER 1856, FOLIO 20, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

JOB SPECIFIC SURVEYOR NOTES:

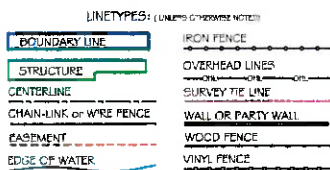
THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A DEED AS RECORDED IN LIBER 1856 FOLIO 20 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

ACCURACY EQUALS THREE FEET PLUS OR MINUS

GENERAL SURVEYOR NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This drawing does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no Title Report was furnished to this surveyor. Easements, restrictions, and/or right-of-ways may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

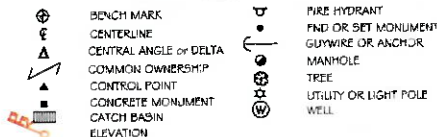


SURVEYOR'S LEGEND

SURFACE TYPES - (Unless otherwise noted):



SYMBOLS - (Unless otherwise noted):



(C)	CALCULATED	E.O.W.	EDGE OF WATER
(D)	DEED	ELEV.	ELEVATION
(F)	FIELD	EM	ELECTRIC METER
(M)	MEASURED	ENCL.	ENCLOSURE
(P)	PLAT	ENT.	ENTRANCE
(R)	RECORD	EUB	ELECTRIC UTILITY BOX
(S)	SURVEY	FF	FINISHED FLOOR
A.S.B.L.	ACCESSORY SETBACK LINE	F.O.P.	EDGE OF PAVEMENT
A/C	AIR CONDITIONING	F/DH	FOUND DRILL HOLE
B.C.	BLOCK CORNER	FCM	FND. CONCRETE MONUMENT
B.F.P.	BACKFLOW PREVENTOR	FIP	FOUND IRON PIPE
B.R.	BEARING REFERENCE	FIPC	FOUND IRON PIPE & CAP
B.R.L.	BUILDING RESTRICTION LINE	FIR	FOUND IRON ROD
B/W	BAY/BOX WINDOW	FIRC	FOUND IRON ROD & CAP
BLDG.	BUILDING	FN	FOUND NAIL
BLK.	BLOCK	FN&D	FOUND NAIL AND DISC
BM	BENCHMARK	FND.	FOUND
BSMT.	BASEMENT	FPKN	FOUND PARKER-KALON NAIL
C	CURVE	FPKN&D	FOUND PK NAIL & DISC
C.B.	CONCRETE BLOCK	FRSPK	FOUND RAILROAD SPIKE
C.L.F.	CHAIN LINK FENCE	GAR.	GARAGE
C.O.	CLEAN OUT	GM	GAS METER
C.V.G.	CONCRETE VALLEY GUTTER	ID.	IDENTIFICATION
C/L	CENTER LINE	ILL.	ILLEGIBLE
C/P	COVERED PORCH	INST.	INSTRUMENT
C/S	CONCRETE SLAB	INT.	INTERSECTION
CATV	CABLE TV RISER	L	LENGTH
CH	CHORD BEARING	LB#	LICENSE # - BUSINESS
CHIM.	CHIMNEY	LS#	LICENSE # - SURVEYOR
CONC.	CONCRETE	MB.	MAP BOOK
COR.	CORNER	M.E.S.	MITERED END SECTION
CS/W	CONCRETE SIDEWALK	M.F.	METAL FENCE
D.F.	DRAIN FIELD	MES	MITERED END SECTION
D.H.	DRILL HOLE	MH	MANHOLE
D/W	DRIVEWAY	N.R.	NON RADIAL

N.T.S.	NOT TO SCALE	R.P.	RADIUS POINT
NAVDB8	NORTH AMERICAN VERTICAL DATUM OF 1988	R/W	RIGHT OF WAY
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RES.	RESIDENCE
O.C.S.	ON CONCRETE SLAB	RGE	RANGE
O.G.	ON GROUND	S.B.L.	SET BACK LINE
O.R.B.	OFFICIAL RECORD BOOK	S.C.L.	SURVEY CLOSURE LINE
O.R.V.	OFFICIAL RECORD VOLUME	S.T.L.	SURVEY TIE LINE
O/A	OVERALL	S.W.	SEAWALL
O/S	OFFSET	S/GD	SET GLUE DISC
OFF	OUTSIDE OF SUBJECT PARCEL	S/W	SIDEWALK
OH.	OVERHANG	SCR.	SCREEN
OH.	OVERHEAD LINES	SEC.	SECTION
ON	INSIDE OF SUBJECT PARCEL	SEP	SEPTIC TANK
ON	INSIDE OF SUBJECT PARCEL	SEW	SEWER
OB.	POINT OF BEGINNING	SIRC	SET IRON ROD & CAP
P.B.	POINT OF CURVATURE	SN&D	SET NAIL & DISC
P.C.	POINT OF COMPOUND CURVATURE	SQ.FT	SQUARE FEET
P.C.P.	POINT OF COMPOUND CURVATURE	ST.V.	STORY
PI.	POINT OF INTERSECTION	SV	SEWER VALVE
P.O.B.	POINT OF BEGINNING	T.O.B.	TOP OF BANK
P.O.C.	POINT OF COMMENCEMENT	TBM	TEMPORARY BENCHMARK
P.P.	PINCHED PIPE	TEL.	TELEPHONE FACILITIES
P.R.C.	POINT OF REVERSE CURVATURE	TWP.	TOWNSHIP
P.R.M.	PERMANENT REFERENCE MONUMENT	TXP	TRANSFORMER
P.T.	POINT OF TANGENCY	TY	TYPICAL
P/E	POOL EQUIPMENT	U.R.	UTILITY RISER
PG.	PAGE	UG	UNDERGROUND
PLS	PROFESSIONAL LAND SURVEYOR	UR	UTILITY RISER
PLT	PLANTER	V.F.	VINYL FENCE
PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.F.	WOODEN FENCE
R	RADIUS or RADIAL	W/C	WITNESS CORNER

R.P.	RADIUS POINT	W/W	WATER VALVE
R/W	RIGHT OF WAY	WM	WATER METER/VALVE BOX
RES.	RESIDENCE	WV	WATER VALVE
RGE	RANGE		
S.B.L.	SET BACK LINE		
S.C.L.	SURVEY CLOSURE LINE		
S.T.L.	SURVEY TIE LINE		
S.W.	SEAWALL		
S/GD	SET GLUE DISC		
S/W	SIDEWALK		
SCR.	SCREEN		
SEC.	SECTION		
SEP	SEPTIC TANK		
SEW	SEWER		
SIRC	SET IRON ROD & CAP		
SN&D	SET NAIL & DISC		
SQ.FT	SQUARE FEET		
ST.V.	STORY		
SV	SEWER VALVE		
T.O.B.	TOP OF BANK		
TBM	TEMPORARY BENCHMARK		
TEL.	TELEPHONE FACILITIES		
TWP.	TOWNSHIP		
TXP	TRANSFORMER		
TY	TYPICAL		
U.R.	UTILITY RISER		
UG	UNDERGROUND		
UR	UTILITY RISER		
V.F.	VINYL FENCE		
W.F.	WOODEN FENCE		
W/C	WITNESS CORNER		
W/F	WATER FILTER		
WM	WATER METER/VALVE BOX		
WV	WATER VALVE		

A.E.	ACCESS EASEMENT	M.E.	MAINTENANCE EASEMENT
A.A.E.	ANCHOR EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.	R.O.E.	ROOF OVERHANG ESMT.
C.U.E.	COUNTY UTILITY ESMT.	S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT	S.W.M.	STORM WATER MANAGEMENT EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
ESMT.	EASEMENT	U.E.	UTILITY EASEMENT
I.E.E.	INGRESS/EGRESS ESMT.		
I.R.E.	IRRIGATION EASEMENT		
L.A.E.	LIMITED ACCESS ESMT.		
L.B.E.	LANDSCAPE BUFFER ESMT.		
L.E.	LANDSCAPE ESMT.		
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT		

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at

<http://www.fileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA.
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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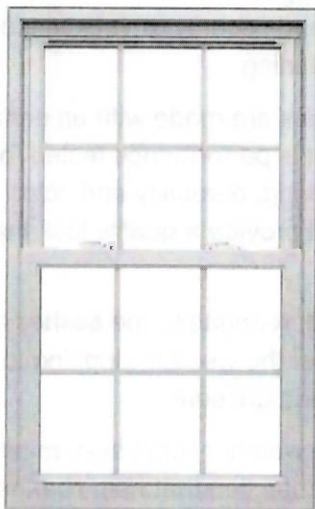
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1220 E Churchville Road | Bel Air, MD 21014

**ThermaStar by Pella Vinyl
Replacement White Exterior Double
Hung Window (Rough Opening:
31.75-in x 45.75-in; Actual: 31.5-in
x 45.5-in)**

 Community
Q&A
View Now



Actual number of grille lites and locks may vary from photos shown, see product specifications

EXCLUSIVE

\$149.00

- **ThermaStar by Pella® vinyl double hungs provide a competitively priced and easy-car...**
- **Advanced Low-E Insulating Glass with argon delivers balanced insulation for cold winter...**
- **Metal reinforced upper and lower sashes provide added strength and security to your...**



FREE Store Pickup



Delivery

- Unavailable for Pickup at Culpeper Lowe's

-  Delivery available

Feedback

FREE | IN-HOME
CONSULTATION

Need help with installation?
Schedule your appointment to get started.

SCHEDULE NOW

CARIE-AN BRUTSMAN

PAGE 15



Have a question?
We can help.

20



Get 5% OFF* Every Day or 6 Months Special Financing**

*,**Offer subject to credit approval and can't be combined with other credit offers. Minimum purchase required. Exclusions apply.

[GET DETAILS](#)

Product Information

Description

For 90 years, Pella has crafted products with one purpose in mind – to help you create beautiful, long-lasting spaces that make life's favorite moments more comfortable and enjoyable. With ThermaStar by Pella®, you get value backed by Pella craftsmanship.

- ThermaStar by Pella® vinyl double hungs provide a competitively priced and easy-care window solution
- Advanced Low-E Insulating Glass with argon delivers balanced insulation for cold winters and hot summers
- Metal reinforced upper and lower sashes provide added strength and security to your window and tilt in for easy cleaning
- Pella's vinyl frames are made with an enhanced vinyl formula that is performance tested for excellent weathering, durability and color retention that will provide a quality look that will last
- A cam action lock reengages the sashes and pulls them against the weatherstripping to ensure a superior weathertight seal
- Pella's exclusive weather-repel system provides three points of protection that help channel water away from the home
- Additional shapes, colors and grille options are available as special order
- Ready to install and completely assembled for easy block frame installation that can be used for new construction or replacement applications
- ThermaStar by Pella® products are backed by a limited lifetime warranty that is one of the best warranties in the business

Feedback

CARIE-AN BRUTSMAN

CA Residents: Prop 65 WARNING(S)

PAGE 16

Specifications

Actual Height (Inches) 45.5

Mulling

N/A



Have a question?
We can help.

21

Actual Width (Inches)	31.5	Wood Jamb Extension	None
Jamb Depth (Inches)	3.25	Number of Locks	2
Interior Color/Finish	White	Ventilation Latches	Double
Exterior Color/Finish	White	Tilt Mechanism	Flush
Hardware Color/Finish	White	High Altitude Rated	X
Paintable	X	Hurricane Approved	X
Color/Finish Family	White	Miami Dade Approved	X
Frame Material	Vinyl	Sound Transmission Control (STC) Rated	✓
Grid Type	Between the glass	Florida Product Approved	✓
Grid Width	3/4-in	Design Pressure (DP) Rating	35
Grid Profile	Contoured	Texas Department of Insurance Approved	✓
Grid Pattern	Traditional	U Value	0.3
Argon Gas Insulated	✓	Meets CA Forced Entry Requirements	✓
Glass Strength	Annealed	Solar Heat Gain Coefficient (SHGC)	0.25
Obscure Glass	X	Grid Included	✓
Frame Profile	Beveled	ENERGY STAR Certified Northern Zone	X
Screen Included	Full	ENERGY STAR Certified North/Central Zone	✓
Screen Type	Fiberglass mesh	ENERGY STAR Certified South/Central Zone	✓
Screen Frame Type	Roll-form	ENERGY STAR Certified Southern Zone	✓
Balance System	Constant force	Glazing Type	Double pane
Tilting	✓	Rough Opening Height (Inches)	45.75
Warranty	Limited lifetime	Rough Opening Width (Inches)	
Lowe's Exclusive	✓	Glass	
Project Type	Replacement		
Meets Egress Requirement	X		
Lock Type	Cam		
Nail Fin	N/A		
J Channel	N/A		

Feedback

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Rough Opening Width (Inches)

Glass



Have a question?
We can help.

PAGE 17 22

30171600

Yes

N/A

32-in x 46-in

powered by **sellpoints**



Feedback

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PAGE 18



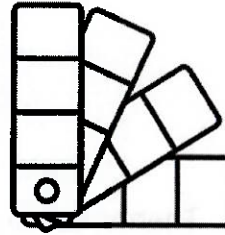
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LOW-E GLASS



MORE OPTIONS



BLANK

Not all vinyl is created equal. • High-grade vinyl is fade-resistant and performance-tested for excellent weathering, durability and color retention • Steel-reinforced interlocking window sash for added strength

Feedback

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SHOW DIFFERENCES



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HIDE

<https://www.lowes.com/pd/ThermaStar-by-Pella-Vinyl-Replacement-White-Exterior-Double-Hung-Window-Rough-Opening-31-75-in-x-45-75-in-Actual...> 6/11



Culpeper Lowe's Opens at 6AM tomorrow! ✓

LOWE'S

Item # 318446 Model #
748171606286

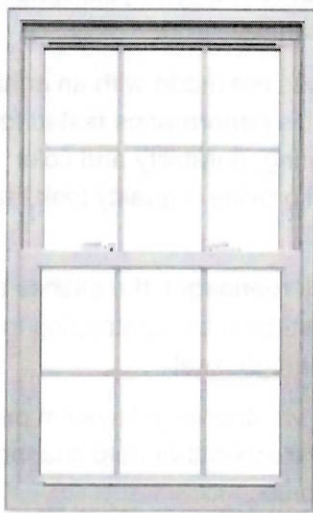
ThermaStar by Pella Vinyl Replacement White Exterior Double Hung Window (Rough Opening: 31.75-in x 61.75-in; Actual: 31.5-in x 61.5-in)

No Reviews



Have an
opinion?
Help others
decide.
**Write a
Review**


Community Q&A
View Now



Actual number of grille lites and locks may vary from
photos shown, see product specifications

EXCLUSIVE**\$179.00**

- ThermaStar by Pella® vinyl double hungs provide a competitively priced and easy-car...
- Advanced Low-E Insulating Glass with argon delivers balanced insulation for cold winter...
- Metal reinforced upper and lower sashes provide added strength and security to your...



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Feedback

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Need help with installation?
Schedule your appointment to get started.

SCHEDULE NOW



Have a question?
We can help.



Get 5% OFF* Every Day or 6 Months Special Financing**

*,**Offer subject to credit approval and can't be combined with other credit offers. Minimum purchase required. Exclusions apply.

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Product Information

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For 90 years, Pella has crafted products with one purpose in mind – to help you create beautiful, long-lasting spaces that make life's favorite moments more comfortable and enjoyable. With ThermaStar by Pella®, you get value backed by Pella craftsmanship.

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Feedback

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CA Residents: Prop 65 WARNING(S)

PAGE 22

Specifications

Actual Height (Inches) 61.5

Mulling

N/A



Have a question?
We can help.

27

Actual Width (Inches)	31.5	Wood Jamb Extension	None
Jamb Depth (Inches)	3.25	Number of Locks	2
Interior Color/Finish	White	Ventilation Latches	Double
Exterior Color/Finish	White	Tilt Mechanism	Flush
Hardware Color/Finish	White	High Altitude Rated	X
Paintable	X	Hurricane Approved	X
Color/Finish Family	White	Miami Dade Approved	X
Frame Material	Vinyl	Sound Transmission Control (STC) Rated	✓
Grid Type	Between the glass	Florida Product Approved	✓
Grid Width	3/4-in	Design Pressure (DP) Rating	35
Grid Profile	Contoured	Texas Department of Insurance Approved	✓
Grid Pattern	Traditional	U Value	0.3
Argon Gas Insulated	✓	Meets CA Forced Entry Requirements	✓
Glass Strength	Annealed	Solar Heat Gain Coefficient (SHGC)	0.25
Obscure Glass	X	Grid Included	✓
Frame Profile	Beveled	ENERGY STAR Certified Northern Zone	X
Screen Included	Full	ENERGY STAR Certified North/Central Zone	✓
Screen Type	Fiberglass mesh	ENERGY STAR Certified South/Central Zone	✓
Screen Frame Type	Roll-form	ENERGY STAR Certified Southern Zone	✓
Balance System	Constant force	Glazing Type	Double pane
Tilting	✓	Rough Opening Height (Inches)	61.75
Warranty	Limited lifetime	Rough Opening Width (Inches)	
Lowe's Exclusive	✓	Glass	
Project Type	Replacement		
Meets Egress Requirement	X		
Lock Type	Cam		
Nail Fin	N/A		
J Channel	N/A		

Feedback

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Rough Opening Width (Inches)

Glass



Have a question?
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PAGE 23 28

UNSPSC

30171600

CA Residents: Prop
65 Warning(s)

Yes

Series Name

N/A

Common Size (W x H)

32-in x 62-in

Previously Viewed



ThermaStar by Pella Vinyl
Replacement White Exterior
Double Hung Window (Rough...

★★★★☆ (7)

Feedback

From the Manufacturer

powered by sellpoints

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PAGE 24



Have a question?
We can help.

29

THIS PRODUCT

HIDE

HIDE

FEATURE

ENERGY EFFICIENCY	All ThermaStar by Pella® windows and patio doors offer the energy efficient options that will meet or exceed ENERGY STAR® certification in all 50 states.	Pella 250 Series windows with triple-pane glass are 54% – 77% more energy-efficient than single-pane windows. (1)	Pella® 350 Series windows with triple-pane glass are 54% – 83% more energy-efficient than single-pane windows. (1)
FOAM INSULATION	N/A	Optional	Optional
STRENGTH	Our precision welding process makes a stronger and more durable window and helps prevent the frame from warping and twisting over time like ordinary vinyl can.	Frame that's 52% stronger than ordinary vinyl. (2)	Frame that's 83% stronger than ordinary vinyl. (2)
AESTHETICS	High-quality vinyl frame stays looking great for years.	A high-quality look and more style features than ordinary vinyl.	Premium detailing with exclusive SmoothSeam® welded corners on all flush interior surfaces are virtually invisible, yet strong and durable.
STYLES	Double-Hung, Single-Hung, Sliding, Bay, Special Shape	Double-Hung, Single-Hung, Sliding, Casement, Awning, Bay or Bow, Special Shape	Double-Hung, Single-Hung, Sliding, Casement, Awning, Special Shape
GRILLES	Optional	Optional	Optional
SOLID-COLOR FRAMES	White, Almond, Fossil	White, Almond, Fossil	White, Almond
DUAL-COLOR FRAMES	N/A	9 exterior colors with white interior	9 exterior colors with white interior

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PAGE 25



Have a question?

We can help.

energy,
efficiencyenergy,
efficiency

30

Feedback

Disclaimer 1

N/A

efficiency
calculated in a
computer
simulation using
RESFEN 5.0
default
parameters for a
2,000-square-foot
existing single-
story home when
comparing a Pella
350 Series or
Pella 250 Series
vinyl window with
InsulShield®
Advanced Low-E
triple-pane glass
with argon to a
single-pane wood
or vinyl window.

efficiency
calculated in a
computer
simulation using
RESFEN 5.0
default
parameters for a
2,000-square-foot
existing single-
story home when
comparing a Pella
350 Series or
Pella 250 Series
vinyl window with
InsulShield®
Advanced Low-E
triple-pane glass
with argon to a
single-pane wood
or vinyl window.

Disclaimer 2

N/A

(2) Based on the
force required to
bend a window
frame profile.

(2) Based on the
force required to
bend a window
frame profile.

The Pella Difference.

With Pella, you get so much more than stunning windows and doors. We go beyond requirements and our goal is to exceed your expectations.

Why ThermaStar by Pella®?

Great energy efficiency and affordable comfort
Long-lasting performance
Quality craftsmanship backed by Pella



Feedback

More in ThermaStar by Pella

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PAGE 26



Have a question?
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31

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Model # 20531-000

Store SKU #1002433021

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33

Product Overview

Stylish transitional wall sconce, complements many décor styles

Uses one 40-Watt medium base bulb, sold separately

Perfect addition to your hallway, foyer, and more

Clear glass with a caged look offsets a brushed nickel finish to enhance the minimalist design of the sconce. The timeless design features clean lines for a nautical look that will provide soft, ambient lighting. Whether you prefer transitional or contemporary decor, this is the perfect fixture to update any area. Updating the lighting in your home is the most effective way to accomplish a striking, yet simple, DIY remodel.

- Stylish transitional wall sconce
- Durable metal construction, built to last
- Uses 1 x 40-Watt type E26 clear bulb
- Measures 9.25 in. L x 7 in. W x 12.5 in. H
- Adjustable shade position
- Hardwire components included
- Assembly required
- ETL listed

Model #:
20531-000

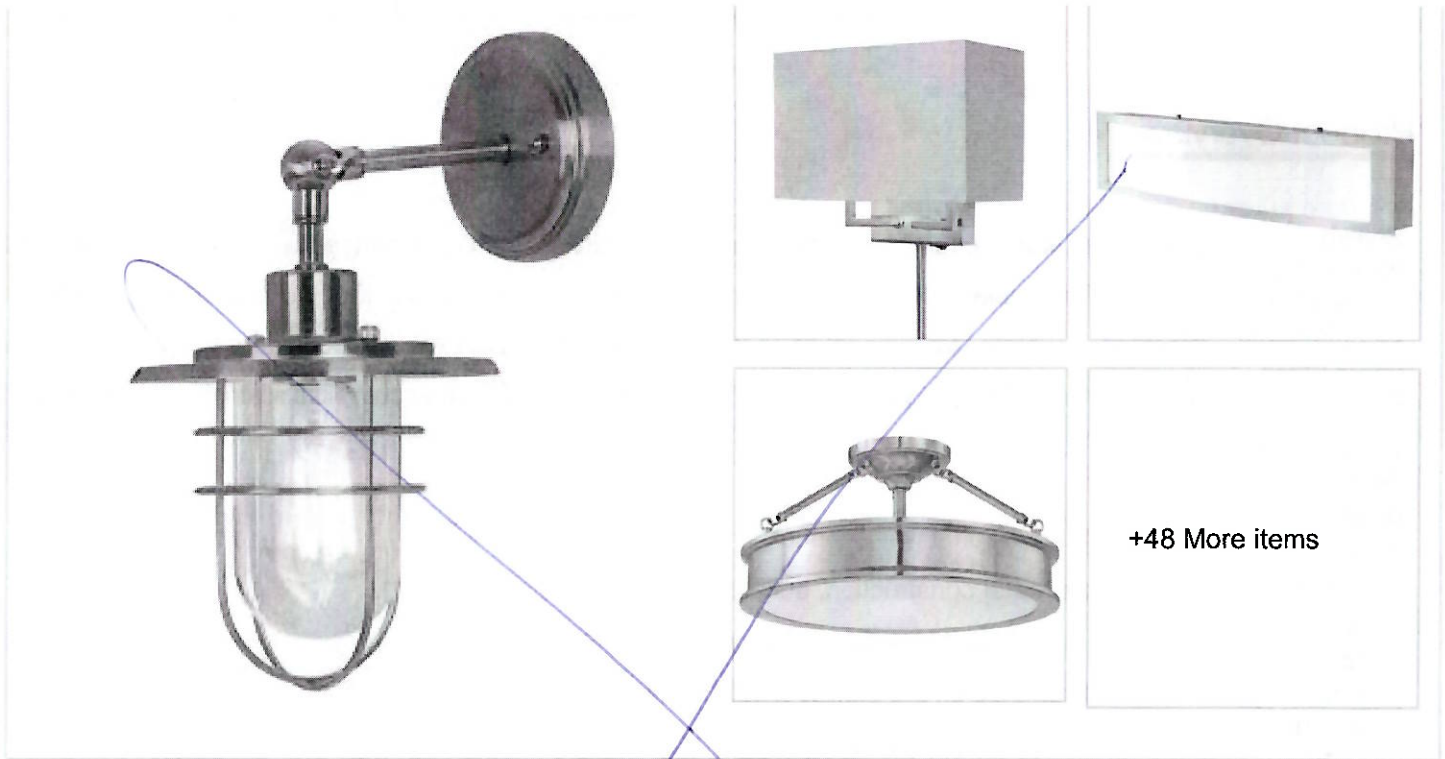
Sku #:
302433021

Internet #:
304544112

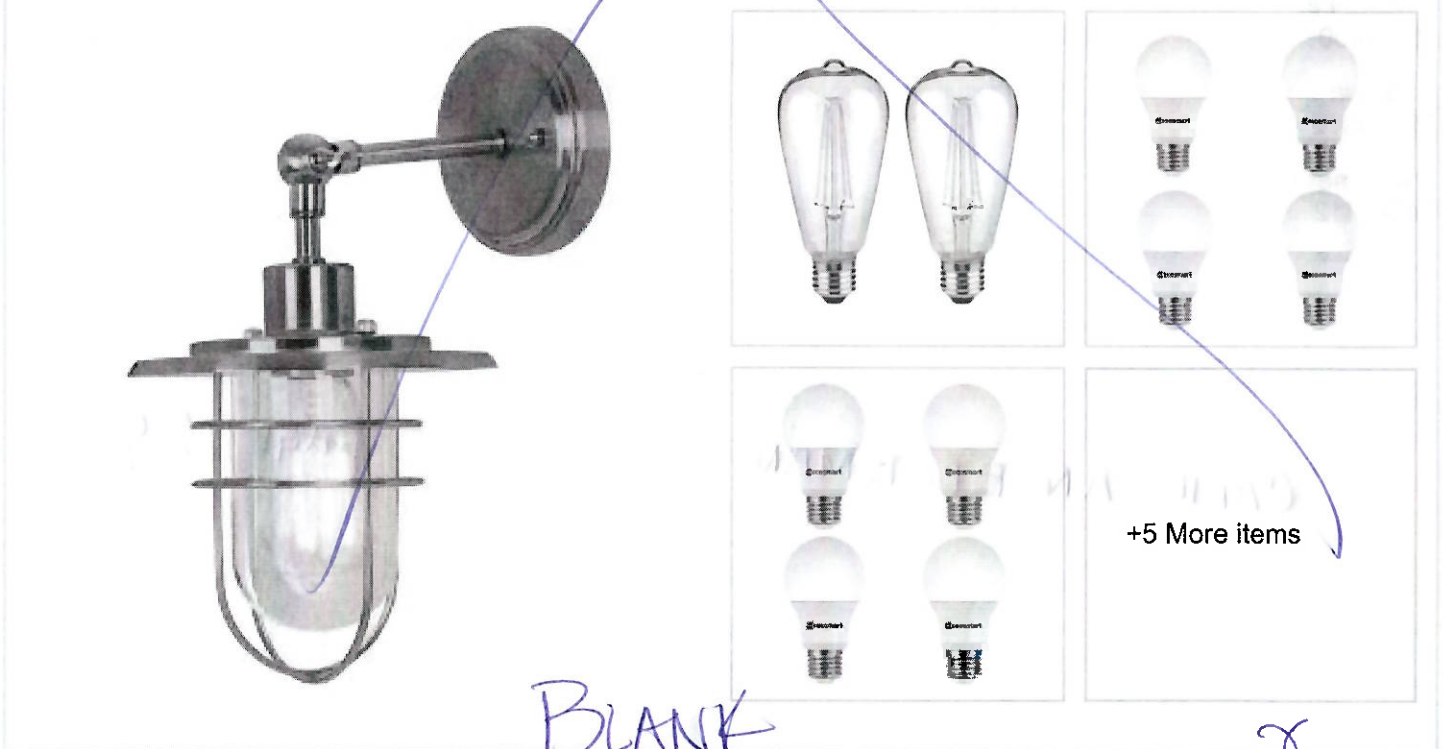
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