

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	29 West Irving Street, Chevy Chase	Meeting Date:	7/28/2021
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	7/21/2021
Applicant:	Allison and Peter McDonnell (Case Design & Remodeling, Agent)	Public Notice:	7/14/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	953229	Staff:	Michael Kyne

PROPOSAL: Fenestration alterations and alterations to the rear elevation

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial/Regency
DATE: c. 1892-1916

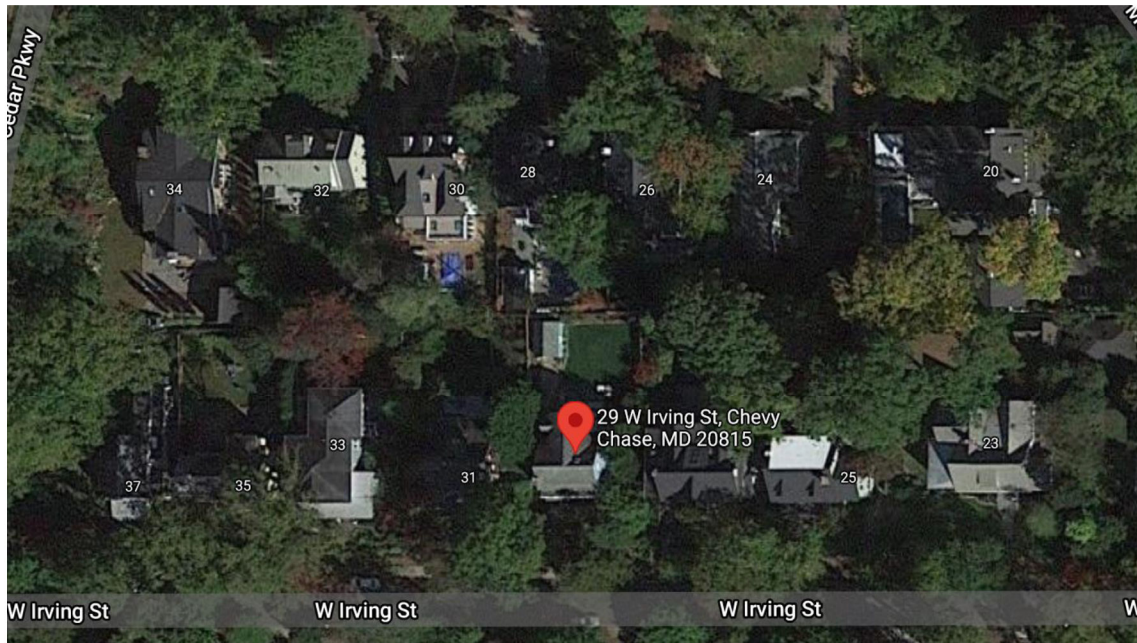


Fig. 1: Subject property.

PROPOSAL:

The applicants propose fenestration alterations and alterations to the rear elevation of the subject property house.

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.

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*)

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 ensure 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.

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if they are not. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.

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.

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny

if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

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.

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 alterations 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 will 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 Dutch Colonial/Regency-style Contributing Resource within the Chevy Chase Village Historic District. There is a c. 1990s addition with open first floor porch at the northwest (rear/left, as viewed from the public right-of-way of West Irving Street) corner.

The applicants propose the following alterations at the subject property:

- Enclose the porch at the northwest (rear/left) corner of the 1990s addition.
 - The enclosure will be finished with wood lap siding, with a single-lite aluminum-clad French door on the rear elevation and PVC pilaster/corner boards to match the existing.
- Replace the two paired 6-over-1 double-hung windows on the first floor, rear elevation of the 1990s addition with single lite aluminum-clad French doors.
- Replace the door unit on the second floor, rear elevation of the 1990s addition with two 6-over-6 aluminum-clad double-hung windows.
 - The proposed windows will have permanently-affixed 7/8" interior and exterior muntins with internal spacer bars.
- Remove two round windows on the second floor, rear elevation of the 1990s addition.
- Replace the gable windows on the rear elevation of 1990s addition with a decorative, non-venting oval louver.
 - The louver will be constructed from molded polyurethane.
- Replace the 1-over-1 double hung window in the dormer on the east/right side of the 1990s addition with a fixed 6-lite aluminum-clad transom window.
 - The proposed window will have permanently-affixed 7/8" interior and exterior muntins

with internal spacer bars.

- Replace the paired 6-over-1 double hung window on the first floor, east/right elevation of the 1990s addition with a single 4-over-4 aluminum-clad double hung window.
 - The proposed window will have permanently-affixed 7/8" interior and exterior muntins with internal spacer bars
- Install one new 6-over-6 aluminum-clad double-hung window on the second floor, west/left elevation of the historic house.
 - The proposed window will have permanently-affixed 7/8" interior and exterior muntins with internal spacer bars
 - The new window casing will be constructed from wood to match the existing.
- Where necessary, the siding of the 1990s addition will be patched with wood lap siding to match the existing.
- The proposed new casing (window, doors, and band board) on the 1990s addition will be constructed from PVC.
- A step down to grade will be constructed at the three proposed new French doors, with a new flagstone patio at grade to tie into the existing flagstone patio at the rear of the house.

Staff supports the applicants' proposal, finding it consistent with the *Guidelines*. The proposed porch enclosure and fenestration alterations are primarily at the rear, where they will be negligibly visible from the public right-of-way, at best. Further, these alterations will only affect the non-historic 1990s addition. Accordingly, staff finds that these alterations should be subject to lenient scrutiny. The *Guidelines* state that 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." Staff finds that the proposed porch enclosure and fenestration alterations will not impact the massing, scale, or compatibility of the subject property with the surrounding streetscape.

Regarding the proposed new window on the second floor, west/left elevation of the historic house, staff finds that it will be visible from oblique angles within the public right-of-way of West Irving Street. Due to its visibility, staff finds that the proposed new window should be subject to moderate scrutiny. Per the *Guidelines*, 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."

Staff finds that the proposed new window will preserve the integrity of the resource and the house will still contribute to the district. As noted, use of compatible new materials, as proposed, should be permitted. Because the window is intended to match the style of the existing 6-over-6 historic windows, staff finds it compatible with the structure's existing design.

In accordance with *Standards #2 and #9*, the proposed porch enclosure and fenestration alterations will not remove or alter character-defining features of the historic house or surrounding streetscape. Per *Standard #10*, the proposed new window can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

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 #2, #9, and #10, and the Chevy Chase Village Historic District Guidelines outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore 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 an electronic set 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Allison and Peter McDonnell

E-mail: allison.mcdonnell@gmail.com

Address: 29 West Irving Street

City: Chevy Chase Zip: 20815

Daytime Phone: 202-320-6488

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Case Design /Remodeling

E-mail: smatus@casedesign.com

Address: 4701 Sangamore Rd NP 40

City: Bethesda Zip: 20816

Daytime Phone: 240-235-9764

Contractor Registration No.: 1176

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? X Yes/District Name Chevy Chase Village
____ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 29 Street: W. Irving Street

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: 3 and 4 Block: 32 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>enclose covered rear porch/landing</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Susan Matus

7/6/2021

Signature of owner or authorized agent

Date

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

Owner's mailing address

29 West Irving Street
Chevy Chase, Maryland 20815

Owner's Agent's mailing address

4701 Sangamore Rd NP 40
Bethesda, Maryland 20816

Adjacent and confronting Property Owners mailing addresses

Aaron and Charlotte Kramer
27 West Irving Street
Chevy Chase, Maryland 20815

Robert and Judith Rovner
31 West Irving Street
Chevy Chase, Maryland 20815

Francisco and Donna Arbide
26 West Kirke Street
Chevy Chase, Maryland 20815

Donna Evers
28 West Kirke Street
Chevy Chase, Maryland 20815

Anthony Marra
30 West Kirke Street
Chevy Chase, Maryland 20815



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/17/2021

Application No: 953229
AP Type: HISTORIC
Customer No: 1282408

Comments

Owners' are looking to edit the exterior while providing a more connected exit to their rear yard, enclosing the porch will help this.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 29 W IRVING ST
CHEVY CHASE, MD 20815
Othercontact Case Design and Remodeling (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Enclose side /rear porch. Renovate the exterior to improve the fenestration at rear.

2425 Reedie Drive, 7th Floor. Wheaton. MD 20902. (240)777-0311. (240)777-6256 TTY

www.montgomerycountymd.gov/dps

HAWP APPLICATION
29 W. IRVING STREET, CHEVY CHASE MD.
JULY 6, 2021

Description of the Property:

The original property is a single family house built in 1917 with an addition built at the rear in the 1990's. The property has a detached garage at the rear of the lot. The rear addition has a Gambrel style roof. The exterior finish is smooth wood lap siding. The 2nd floor cantilevers over the 1st floor's rear wall. There is limited decorative trim on the house, however the overhang does have a series of brackets and the 1st floor does have exterior pilaster details as corner boards. The rear elevation at the 1st floor has (2) sets of double hung windows and at the 2nd floor there is a wide French style patio door flanked on each side by round windows and there are (4) square transom windows at the peak of the Gambrel. Also, at the west rear corner/adjacent to side yard there is covered porch at the 1st floor with entry to the original house and the addition, the 2nd floor sits above this area.

Description of the Work Proposed:

The proposed work located at the rear addition will not change the current footprint of the house as described on the plat/survey. There is no foundation work or ground disturbance required. The scope of work includes enclosing the porch with frame construction and finishing the exterior with smooth wood lap siding to blend with the existing. We will provide a pilaster at the corner of the enclosed area to mimic the existing pilaster at the east rear corner. At the rear of the porch area to be enclosed we will be installing a new 5' wide French door. At the rear of the existing 1st floor, we propose to remove the (2) sets of double hung windows and lower the current windowsill/stool to accommodate (2) new 5' French doors. No change to the current width of the openings is planned. At the east side elevation of the addition, at the 1st floor, we will remove the twin double hung window and replace it with a single double hung window and patch the siding with smooth lap wood siding to blend with the existing.

At the 2nd floor of the existing addition, we will be removing the existing door unit and replacing it with (2) double hung windows. We will be removing the (2) round windows and (4) upper transom units. All the wall areas requiring close-up will be constructed with frame construction and finished with smooth wood lap siding to blend with the existing. We will install a non-venting oval louver at the upper Gambrel area. Currently there is a large double hung window in the east side gable which will be removed and opening reduced to allow a smaller fixed transom window to sit directly under the current window's header. The lower area will be closed with frame construction and infilled between the existing casing/trim work with smooth wood lap siding or a flush/smooth panel and wood ogee trim.

At the 2nd floor of the existing original house, on the west side towards the back of the house, we are proposing to create a new opening and install a new all wood double hung window.

All new windows and doors will be trimmed with casing to blend with the existing. This trim will be synthetic material. The new pilasters will be trimmed with details to match the existing pilaster at the rear.

HAWP APPLICATION
29 W. IRVING STREET, CHEVY CHASE MD.

JULY 6, 2021

WORK ITEMS

Work Item # 1: Enclose existing addition's 1st floor rear porch.

Description of Current Condition: Covered Porch at the west rear corner of the house.

Proposed Work: Construct new exterior frame walls on the existing foundation and under the existing 2nd floor structure to enclose the porch footprint. Finish the east side elevation and rear elevation with smooth wood lap siding and pilaster details. Provide and install a new 5' wide French Door at the rear. Exterior of door to be White. Door to have no grids. Door casing to be 4" flat synthetic material to blend with existing window casing. Smooth wood lap siding to be painted to blend with existing house.

Work Item # 2: Replace windows with French Doors at 1st floor rear existing addition.

Description of Current Condition: (2) sets of 5' wide twin double hung windows.

Proposed Work: Lower existing windowsills/stools to allow new French doors to be installed without change to the width of the openings. Exterior of doors to be White. Doors to have no grids. Door casing to be 4" flat synthetic material to blend with existing window casing. Smooth wood lap siding to be painted to blend with existing house.

Work Item # 3: Replace twin window with single Double hung window at 1st floor east side existing addition.

Description of Current Condition: (1) Twin double hung window.

Proposed Work: Remove existing window unit(s). Salvage (1) unit if practical to remain in its current location. If window is not salvageable, we will provide and install a new double hung window of similar size to the single unit. New window will have simulated divided grilles/grids with a 4 over 4 pattern (2W2H per sash). Grilles/grids are permanently attached to the exterior. New window will have a white exterior. Close up the opening as required with frame construction and patch siding with smooth wood lap siding to blend with the existing. Case window to blend with existing casing. If new window is installed the casing will be synthetic.

HAWP APPLICATION CONTINUED

Work Item # 4: Replace French door with (2) Double hung windows at 2nd floor rear existing addition.

Description of Current Condition: Four panel French door.

Proposed Work: Remove existing door unit. Close up exterior wall with frame construction to allow (2) new double hung windows to be installed. New double hung windows to have simulated divided grilles/grids with a 6 over 6 pattern (3W2H per sash). Grilles/grids are permanently attached to the exterior. New windows will have a white exterior. Patch siding with smooth wood lap siding to blend with the existing. Case window to blend with existing casing. Patch band board trim to blend with existing at removed door's sill area.

Work Item # 5: Remove round windows and transoms at 2nd floor rear existing addition.

Description of Current Condition: (2) round windows and (4) transoms.

Proposed Work: Remove existing window units. Close up exterior wall with frame construction. Patch siding with smooth wood lap siding to blend with the existing. Install a new non venting 18" x 24" oval decorative panel at the upper area of the Gambrel roof. New oval to be synthetic material.

Work Item # 6: Replace double hung window at 2nd floor east side existing addition.

Description of Current Condition: (1) double hung window at side dormer.

Proposed Work: Remove existing window unit. Install a new fixed transom window directly under the existing window header. Close up exterior wall below the new window with frame construction. Patch siding with smooth wood lap siding or smooth panel with ogee trim inside of the existing dormers trim work. New window will have simulated divided grilles/grids with a 3 over 3 pattern (3W2H). Grilles/grids are permanently attached to the exterior. New window will have a white exterior.

Work Item # 7: Add new window at 2nd floor west side of existing house.

Description of Current Condition: Side wall of main house with smooth wood lap siding.

Proposed Work: Create new opening in the existing wall for a new double hung window. New window will have simulated divided grilles/grids with a 3 over 3 pattern (3W2H). Grilles/grids are permanently attached to the exterior. New window will have a white exterior. Case window to blend with existing casing.

LEGAL DESCRIPTION:

PART OF LOTS 3 & 4 IN BLOCK 32 IN THE SUBDIVISION KNOWN AS "CHEVY CHASE" AS PER PLAT RECORDED IN PLAT BOOK 2 AT PLAT NO. 106 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK 2 AT PLAT 106 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

GENERAL SURVEYOR NOTES:

1. Unless otherwise noted, no Title Report was furnished to this surveyor. Easements, restrictions, and/or right-of-way may not exist that are shown.
2. Underground facilities not shown, may exist.
3. 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.
4. 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.
5. 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.
6. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
7. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location, unless otherwise noted.
8. House measurements are taken by field personnel using cloth tape in a level position from corner to corner. Due to varying construction standards, methods and materials, house measurements may vary when taken by others from any different vertical position. Before using this survey for planning or construction purposes, these measurements should be validated from the vertical level necessary for the purposes of those specific plans and/or permits.

LEGEND:

LINE TYPES: (UNLESS OTHERWISE NOTED)		SURFACE TYPES: (UNLESS OTHERWISE NOTED)		SYMBOLS: (UNLESS OTHERWISE NOTED)	
BOUNDARY LINE	IRON FENCE	ASPHALT	BRICK or TILE	BENCH MARK	FIRE HYDRANT
STRUCTURE	OVERHEAD LINES	CONCRETE	COVERED AREA	CENTERLINE	ANCHOR EASEMENT
CENTRELINE	SURVEY TIE LINE	WOOD	WOOD	CENTRAL ANGLE or DELTA	CANAL MAINTENANCE ESMT.
CHAIN-LINE or WIRE FENCE	WALL OR PARTY WALL			COMMON OWNERSHIP	COUNTY UTILITY ESMT.
PAVEMENT	WOOD FENCE			CONTROL POINT	DRAINAGE EASEMENT
EDGE OF WATER	VINYL FENCE			CONCRETE MONUMENT	DRAINAGE AND UTILITY ESMT.
				CATCH BASIN	ESMT.
				ELEVATION	I.E./E.E. INGRESS/EGRESS ESMT.
					IRRL. 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
					M.E. MAINTENANCE EASEMENT
					P.U.E. PUBLIC UTILITY EASEMENT
					R.O.E. ROOF OVERHANG ESMT.
					S.W.E. SIDEWALK EASEMENT
					S.W.M.E. STORM WATER MANAGEMENT
					EASEMENT
					T.U.E. TECHNOLOGICAL UTILITY ESMT.
					U.E. UTILITY EASEMENT

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	N.A.V.D.83 NORTH AMERICAN VERTICAL	R.W. RIGHT OF WAY	A.N.E. ANCHOR EASEMENT
(F) FIELD	EM. ELECTRIC METER	DATUM OF 1988	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.
(P) PLAT	ENT. ENTRANCE	VERTICAL DATUM OF 1929	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	ENT. ELECTRIC UTILITY BOX	O.C.S. ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT.
(S) SURVEY	FE. FINISHED FLOOR	O.G. ON GROUND	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.B. OFFICIAL RECORD BOOK	S.W. SEAWALL	I.E./E.E. INGRESS/EGRESS ESMT.
A/C AIR CONDITIONING	F/D.H. FOUND DRILL HOLE	O.R.V. OFFICIAL RECORD VOLUME	S/G.D. SET GLUE DISC	IRRL. IRRIGATION EASEMENT
B.C. BLOCK CORNER	FCM FND. CONCRETE MONUMENT	O/A OVERALL	S/W. SIDEWALK	L.A.E. LIMITED ACCESS ESMT.
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE	O/S OFFSET	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.
B.R. BEARING REFERENCE	FIP FOUND IRON PIPE & CAP	OFF OUTSIDE OF SUBJECT PARCEL	SEC. SECTION	L.E. LANDSCAPE ESMT.
B.R.L. BUILDING RESTRICTION LINE	FIP FOUND IRON ROD	OH. OVERHANG	SEP. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE
B/W BAY/BOX WINDOW	FRIC FOUND IRON ROD & CAP	OH.L. OVERHEAD LINES	SEW. SEWER	MAINTENANCE EASEMENT
BLDG. BUILDING	FN FOUND NAIL	INSIDE OF SUBJECT PARCEL	SRC. SET IRON ROD & CAP	M.E. MAINTENANCE EASEMENT
BLK. BLOCK	FN.D. FOUND NAIL AND DISC	ON PLAT BOOK	SND. SET NAIL & DISC	P.U.E. PUBLIC UTILITY EASEMENT
BM BENCHMARK	FND. FOUND	P.C. POINT OF CURVATURE	SQ.FT. SQUARE FEET	R.O.E. ROOF OVERHANG ESMT.
BSMT. BASEMENT	FPKN FOUND PARKER-KALON NAIL	P.C.C. POINT OF COMPOUND	STY. STORY	S.W.E. SIDEWALK EASEMENT
C. CURVE	FPKN.D. FOUND PK NAIL & DISC	P.C.R. CURVATURE	SV. SEWER VALVE	S.W.M.E. STORM WATER MANAGEMENT
C.B. CONCRETE BLOCK	FRSPK FOUND RAILROAD SPIKE	P.I. POINT OF INTERSECTION	T.O.B. TOP OF BANK	EASEMENT
C.L.F. CHAIN LINK FENCE	GA. GARAGE	P.B. POINT OF BEGINNING	TM. TEMPORARY BENCHMARK	T.U.E. TECHNOLOGICAL UTILITY ESMT.
C.D. CLEAN OUT	GM. GAS METER	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE FACILITIES	U.E. UTILITY EASEMENT
C.V.G. CONCRETE VALLEY GUTTER	ID. IDENTIFICATION	P.P. PINCHED PIPE	TWP. TOWNSHIP	
C/L CENTER LINE	ILL. ILLEGIBLE	P.P.C. POINT OF REVERSE CURVATURE	TX. TRANSFORMER	
C/P COVERED PORCH	INT. INSTRUMENT	P.R.M. PERMANENT REFERENCE	TYP. TYPICAL	
C/S CONCRETE SLAB	INT. INTERSECTION	MONUMENT	U.R. UTILITY RISER	
CATV CABLE TV RISER	L. LENGTH	P.T. POINT OF TANGENCY	UG. UNDERGROUND	
CH CHORD BEARING	L.B. LICENSE # - BUSINESS	P/E POOL EQUIPMENT	UR. UTILITY RISER	
CHIM. CHIMNEY	L.S. LICENSE # - SURVEYOR	P.F. PAGE	V.F. VINYL FENCE	
CONC. CONCRETE	M.B. MAP BOOK	P.L. PROFESSIONAL LAND SURVEYOR	W.F. WOODEN FENCE	
COR. CORNER	M.E. MITERED END SECTION	PLT. PLANTER	W/C. WITNESS CORNER	
C.S.W. CONCRETE SIDEWALK	MES. MITERED END SECTION	PSM. PROFESSIONAL SURVEYOR AND	W/F. WATER FILTER	
D.R. DRAIN FIELD	MH. MANHOLE	M.P. MAPPER	WM. WATER METER/VALVE BOX	
D.H. DRILL HOLE	N.R. NON RADIAL	R. RADIUS or RADIAL	WV. WATER VALVE	
D/W DRIVEWAY				

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:

While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.

Select a color printer with legal sized paper.

Under "Print Range", click select the "All" toggle.

Under the "Page Handling" section, select the number of copies that you would like to print.

Under the "Page Scaling" selection drop down menu, select "None."

Uncheck the "Auto Rotate and Center" checkbox.

Check the "Choose Paper size by PDF" checkbox. Click OK to print.

EXACTA
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\$100 OFF BOUNDARIES

OFFER IS ONLY VALID FOR THIS PROPERTY AND BUYER
AS LISTED ON THE FIRST PAGE OF THIS SURVEY

ORDERED BY:

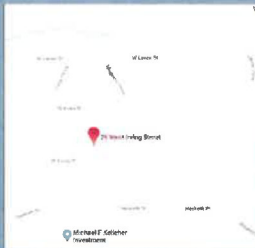


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PROPERTY ADDRESS: 29 WEST IRVING STREET, CHEVY CHASE, MARYLAND 20815

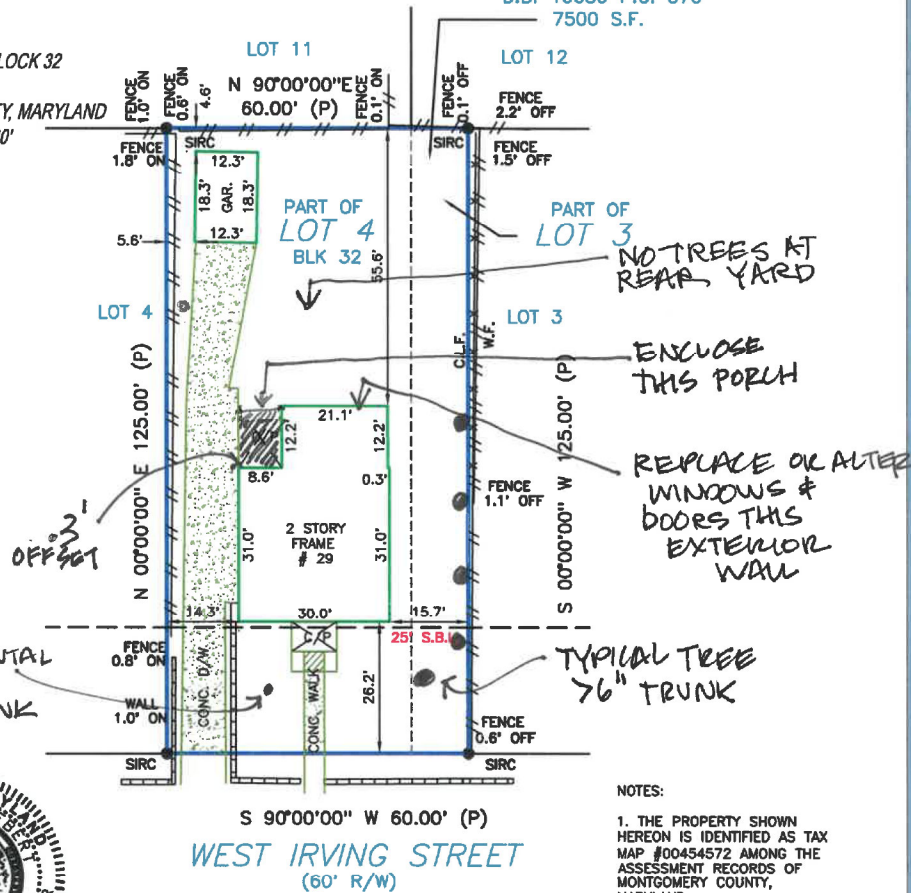
SURVEY NUMBER: MD1903.1525

FIELD WORK DATE: 4/11/2019

REVISION HISTORY: (REV0 4/12/2019)

19031525
BOUNDARY SURVEY
PART OF LOTS 3 & 4, BLOCK 32
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
04-11-2019 SCALE 1"=30'

PROPERTY OF
MARK F. SUNDBACK & JOY L. PRITTS
D.B. 10080 P.G. 570
7500 S.F.



S 90°00'00\"/>



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #00454572 AMONG THE ASSESSMENT RECORDS OF MONTGOMERY COUNTY, MARYLAND.
2. THE PROPERTY IS NOW IN THE NAME OF MARK F. SUNDBACK & JOY L. PRITTS BY DEED, RECORDED IN D.B. 10080 P.G. 570 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

POINTS OF INTEREST:
NONE VISIBLE

TREE SURVEY

CLIENT NUMBER: 253186BETS

DATE: 04/12/19

POWERED BY:

BUYER: Peter M. McDonnell and Allison M. McDonnell,

SELLER: MARK F. SUNDBACK

CERTIFIED TO:

PETER M. McDONNELL AND ALLISON M. McDONNELL, ; SAGE TITLE GROUP, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; WELLS FARGO BANK NA #936

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

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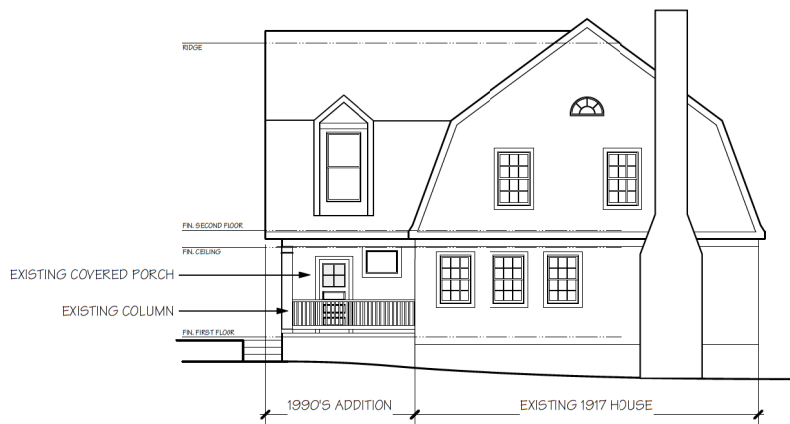
EXACTA
MARYLAND SURVEYORS
o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535
www.exactamd.com

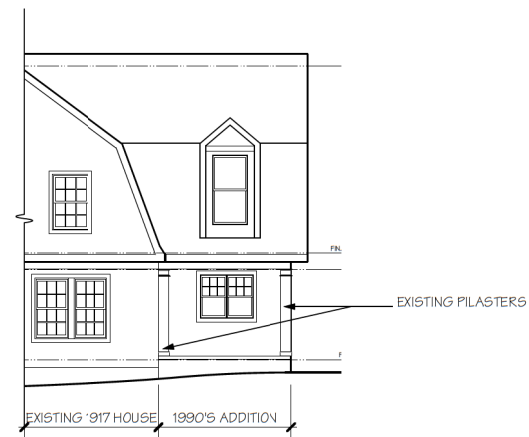
THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.



Existing Rear Exterior Elevation-1990's Addition
Scale: 1/4" = 1'-0"



Existing Left Side Exterior Elevation
Scale: 1/8" = 1'-0"



Existing Left Side Exterior Elevation
Scale: 1/8" = 1'-0"

CASE
Architects & Remodelers

Bethesda
4701 Sangamore Road
North Plains, GA 30067
(770) 441-1111
(770) 300-2294/000

Washington, DC
1827
1827
Wash., DC 20005
(202) 296-6275
(202) 296-6275

Alexandria
1814
Alexandria, VA 22304
(703) 544-2880
(703) 544-2880

Development:
SM

Management:
LS

Project No:
26-55-0223

Design:
ZK

McDonnell Residence
Proposed Remodel Project
29 W Irving St Chevy Chase, MD 20815
Existing Exterior Elevations

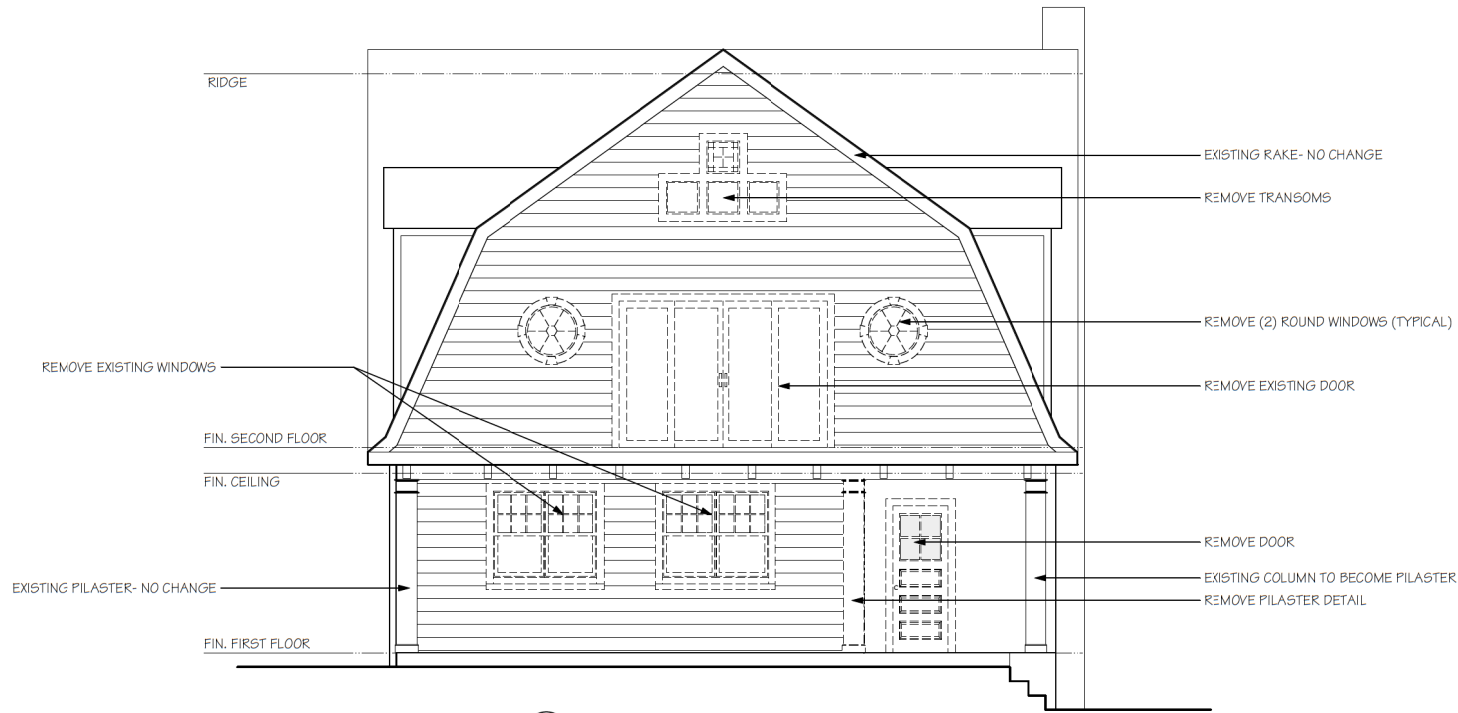
Drawing Log
01/01/2020 - Measure

Date:
7/7/2021

Scale:
1/4" = 1'-0"

Of:
4

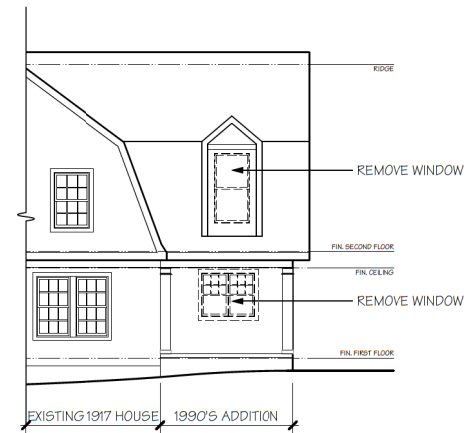
Sheet:
01



Existing/Demo Rear Exterior Elevation-1990's Addition
Scale: 1/4" = 1'-0"



Existing/Demo Left Side Exterior Elevation
Scale: 1/8" = 1'-0"



Existing/Demo Right Side Exterior Elevation
Scale: 1/8" = 1'-0"

CASE
Architects & Remodelers

Beltsville
4701 Sangamore Road
North Plain, Ga. 30140
Beltsville, MD 20705
(301) 301-2229/4600
(301) 301-2229/3465

Washington, DC
1827
1827
Wash., DC 20005
(202) 256-3275
(202) 256-3275
(202) 256-3275

Alameda, CA
191 N. Main St.
Alameda, CA 94501
(916) 705-0000/0000
(916) 705-0000/0000

Falls Church, VA
22046
Falls Church, VA 22046
(703) 244-2880
(703) 244-2880

Developments:
Project No: 26-55-0223
SM

Managements:
Design: ZK
LS

McDonnell Residence
Proposed Remodel Project
29 W Irving St Chevy Chase, MD 20815
Existing/Demo Exterior Elevations

Drawing Log
01/01/2020 - Measure

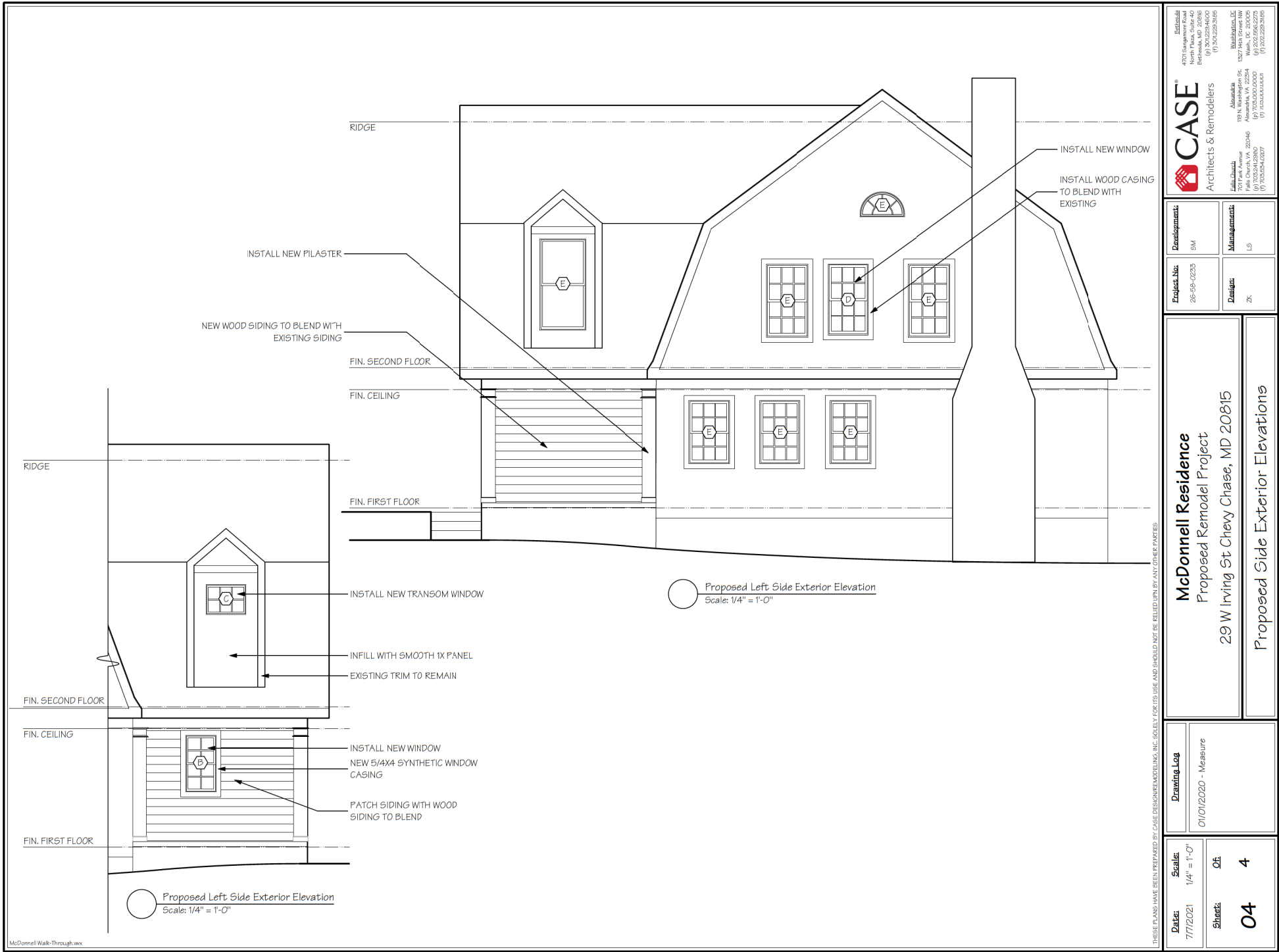
Date: 7/7/2021
Scale: 1/4" = 1'-0"
Sheet: 02
Of: 4



Proposed Rear Exterior Elevation
Scale: 1/4" = 1'-0"

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/MODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE REPRODUCED BY ANY OTHER PARTIES.

CASE Architects & Remodelers		Bethesda 4701 Sangamore Road North Potomac, MD 20894 (301) 229-8600 (301) 229-3495	Washington, DC 1827 Wisconsin Ave. N.W. Washington, DC 20005 (202) 596-2275 (202) 596-2275 (202) 596-2275
Project No. 28-05-0233	Design ZK	Developments SM	Managements LS
McDonnell Residence Proposed Remodel Project 29 W Irving St Chevy Chase, MD 20815 Proposed Rear Exterior Elevation			
Date: 7/7/2021	Scale: 1/4" = 1'-0"	Drawing Log 01/01/2020 - Measure	Of: 4
Sheet: 03			



CASE Architects & Remodelers 4701 Sangamore Road North Falls, Silver Spring, MD 20910 (301) 229-4600 (301) 202-2936		Washington, DC 1200 (202) 596-2272 (202) 596-2273 (202) 596-2274	
Alexandria, VA 22304 (703) 344-2980 (703) 344-2981		Alexandria, VA 22304 (703) 344-2980 (703) 344-2981	
Development: SM	Management: LLS	Project No: 28-55-0223	Design: ZK
McDonnell Residence Proposed Remodel Project 29 W Irving St Chevy Chase, MD 20815			
Proposed Side Exterior Elevations			
Drawing Log 01/01/2020 - Measure			
Date: 7/17/2021	Scale: 1/4" = 1'-0"	Of: 4	Sheet: 04

HAWP APPLICATION
29 W. IRVING STREET, CHEVY CHASE MD.
JULY 6, 2021

MATERIAL DESCRIPTIONS

EXTERIOR DOORS AT EXISTING ADDITION: Pella Reserve series Traditional Double Outswing Door OR similar manufacturer. Painted Classic White Endura Clad Aluminum exterior. Interior to be painted white. Insulated Dual Tempered Low-e advanced double pane glass with argon. No grilles/grids.

Unit # 1: quantity (3); Frame size: 59.25" x 86".

WINDOWS AT EXISTING ADDITION: Pella Lifestyles Double Hung or Fixed Transom windows OR similar manufacturer. Painted Classic White Endura Clad Aluminum exterior. Interior to be painted white. Insulated Dual Low-e advanced double pane glass with argon. Simulated Divided Lights with spacer bars. 7/8" Traditional grilles/grids. Full Vivid View screens with white frame on double hung units. Transom unit is fixed.

Unit A: quantity (2); Frame size: 33" x 53". Rough opening: 33 3/4" x 53 3/4". Grilles to be 3W2H/3W2H.

Unit B: quantity (1); Frame size: 25" x 47". Rough opening: 25 3/4" x 47 3/4". Grilles to be 2W2H/2W2H.

Unit C: quantity (1); Frame size: 33" x 25". Rough opening: 33 3/4" x 25 3/4". Grilles to be 3W2H. Fixed unit.

WINDOW AT EXISTING HOUSE: Pella Reserve Traditional Double Hung OR similar manufacturer. Painted Classic White Endura Clad Aluminum exterior. Interior to be painted white. Insulated Dual Tempered Low-e advanced double pane glass with argon.

Unit D: quantity (1); Frame size: 33" x 59". Rough opening: 33 3/4" x 60 7/8". Grilles to be 3W2H/3W2H. Integral Light Technology (ILT) 5/8" Traditional grilles/grids. Putty Glaze, ogee.

SIDING: Smooth Wood Lap siding to blend with existing. Siding reveal/exposure is to blend with existing.

Non VENTING LOUVER: 24" x 37" Fypon or similar manufacturer. Synthetic non-venting decorative louver.

CASING/TRIM at existing addition: Synthetic/ PVC or similar flat window, door and band board casing.

CASING at existing house: Paint grade wood flat window casing to blend with existing adjacent 2nd floor side windows.

PILASTER BASE AND CAPS at existing addition: Synthetic/ PVC or similar material flat base with ogee trim to blend with existing pilasters.

**Frame**

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir], edge-banded and veneered on straight members. Curved members may have finger-jointed surfaces.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Components are assembled with screws, staples and concealed corner locks.
- Frame depth is 5-7/8" (149mm) for a wall depth of 4-9/16" (116mm).
- Jamb extensions available to adapt door to wall thickness between 4-9/16" (116mm) to 7" (178mm).
- Optional factory-applied EnduraClad® exterior trim.
- Solid extruded aluminum sill with [Mill] [Nickel] [Bronze] [Black] [anodized to match anodized cladding] finish. [Mahogany threshold for mahogany door] [oak] [composite black] threshold for [pine] [douglas fir] door.
- or -
- Sill is 1/2" low profile. Material and finish is extruded aluminum with [mill] [bronze] [anodized to match anodized cladding] finish.

Door panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with [clear pine] [mahogany] [douglas fir] on straight members. Curved members may have finger-jointed surfaces.
- Exterior surfaces are clad with extruded aluminum.
- Panel stiles and rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
- Units over 8' height have panel stiles constructed with LVL core with finger-jointed edge bands on both sides and veneered on both faces.
- Corners are urethane-silicone hybrid sealed and secured with metal fasteners.
- Panel thickness is 2-1/16" (52mm).
- Panel exterior profile is [ogee] [putty glaze], interior profile is ogee.

Weatherstripping

- Dual-durometer extruded polymer along jambs, head and sill.
- Dual-durometer extruded polymer rainscreen along top and sides of panel.
- Bristle rainscreen along bottom of panel.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- Custom and high altitude glazing available.
- Urethane-glazed 13/16" dual-seal insulating glass [clear] [obscure] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort Low-E] [NaturalSun Low-E] with argon]] [bronze] [gray] [green] Advanced Low-E with argon].
- or -
- Silicone-glazed 1" triple-pane, dual-seal insulating glass [Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] with [argon] [krypton].
- or -
- Impact-Resistant Urethane-glazed 7/8" dual-seal impact-resistant insulating glass PVB. Laminated clear exterior light. Tempered interior light is [Advanced Low-E] [clear] [bronze] [gray] [green].
- or -
- Silicone-glazed dual-pane 13/16" dual-seal non-impact laminated glass [clear] [[Advanced Low-E] [SunDefense Low-E] with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [Standard] [custom] 1.
- Aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
 - Color is [Standard] [custom] 1.

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [paint] [stain] 1].

Hardware**Hinges**

- Adjustable hinges standard to assist in installation.
- Doors 6' 0" to 7' 0" frame height will have three (3) hinges.
- Doors over 7' 0" frame height up to and including 8' 0" frame height will have four (4) hinges.
- Doors over 8' 3" frame height up to and including 9' 0" frame height will have five (5) hinges.
- Doors over 9' 0" frame height will have six (6) hinges.
- Hinge color to match exterior cladding.

Locks

- Mortised and keyed multi-point locking system, center deadbolt and shoot-bolts at head and sill will engage simultaneously.
- Doors 8' 0" frame height and below will have one (1) strike at the head, one (1) strike at the sill and one (1) center deadbolt.
- Doors over 8' 0" frame height up to and including 10' 0" frame height will have one (1) strike at the head, one (1) strike at the sill and three (3) locking points at the stile.
- Solid brass handles and keylock with K-keyway cylinder.
- Key cylinder finish is [Brass] [Stainless Steel] [Matte Black].

Finish

- Hardware finish is (Handle, Hinges and Strike) [baked enamel [White] [Champagne] [Brown] [Matte Black]] [FVD High Performance finish [Bright Brass] [Satin Nickel]] [Oil-Rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel] [Polished Nickel] [Polished Chrome].

Optional Products**Grilles**

- Integral Light Technology® Grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] 1].
 - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile]] [1-1/4" putty glaze] [ogee] profile] [2" ogee profile] that are extruded aluminum.
 - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with spacer.
- or -
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan₃] [Brown₃] [Putty₃] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₄ is [Standard] 1.
- or -
- Roomside Removable Grilles
 - [[3/4"] [1-3/4"] [2"] Regular] [[1-1/4"] [2"] Colonial] profile. [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] 1].
 - Exterior [unfinished, ready for site finishing] [primed] [finish color matched to exterior cladding₄].

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current color options.

(2) Available in clear or Low-E insulating glass only.







(3) Tan, Brown or Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

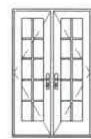






Size Tables







6' 10" Single Doors and Sidelight

Opening	1' 6 3/4" (476)	2' 2 1/8" (664)	2' 6 3/4" (781)	2' 10 1/4" (870)	3' 0 3/4" (933)	3' 2 5/8" (981)
Frame	1' 6" (457)	2' 1 3/8" (645)	2' 6" (762)	2' 9 1/2" (851)	3' 0" (914)	3' 1 7/8" (962)
(2 033) (2 070)	 SIDELIGHT 1882					
6' 10"	 LEFT 2682					
6' 9 1/2"	 LEFT 3082					
	 LEFT 3482					
	 LEFT 3682					
	 LEFT 3882					

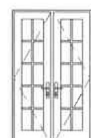




6' 10" Double-Swing Doors

Opening	4' 2 3/4" (1 289)	5' 0" (1 524)	5' 7" (1 702)	6' 0" (1 829)	6' 3 3/4" (1 924)
Frame	4' 2" (1 270)	4' 11 1/4" (1 505)	5' 6 1/4" (1 682)	5' 11 1/4" (1 810)	6' 3" (1 905)
(2 083) (2 070)	 ACTIVE-PASSIVE 5082				
6' 10"	 ACTIVE-PASSIVE 6082				
6' 9 1/2"	 ACTIVE-PASSIVE 6782				
	 ACTIVE-PASSIVE 7282				
	 ACTIVE-PASSIVE 7582				

7' 2" Single Doors and Sidelight

Opening	1' 6 3/4" (476)	2' 2 1/8" (664)	2' 6 3/4" (781)	2' 10 1/4" (870)	3' 0 3/4" (933)	3' 2 5/8" (981)
Frame	1' 6" (457)	2' 1 3/8" (645)	2' 6" (762)	2' 9 1/2" (851)	3' 0" (914)	3' 1 7/8" (962)
(2 197) (2 164)	 SIDELIGHT 1886					
7' 2"	 LEFT 2686					
7' 2 1/2"	 LEFT 3086					
	 LEFT 3486					
	 LEFT 3686					
	 LEFT 3886					

7' 2" Double-Swing Doors

Opening	4' 2 3/4" (1 289)	5' 0" (1 524)	5' 7" (1 702)	6' 0" (1 829)	6' 3 3/4" (1 924)
Frame	4' 2" (1 270)	4' 11 1/4" (1 505)	5' 6 1/4" (1 682)	5' 11 1/4" (1 810)	6' 3" (1 905)
(2 197) (2 164)	 ACTIVE-PASSIVE 5086				
7' 2"	 ACTIVE-PASSIVE 6086				
7' 2 1/2"	 ACTIVE-PASSIVE 6786				
	 ACTIVE-PASSIVE 7286				
	 ACTIVE-PASSIVE 7586				

Not to scale.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors and sidelights are glazed with tempered glass.

For windows and patio doors with impact-resistant glass, see product instructions or refer to local building code requirements.

Single doors - Left-hand shown. Right-hand and fixed are available.

Double-swing doors - Active-Passive shown. Passive-Active also available.

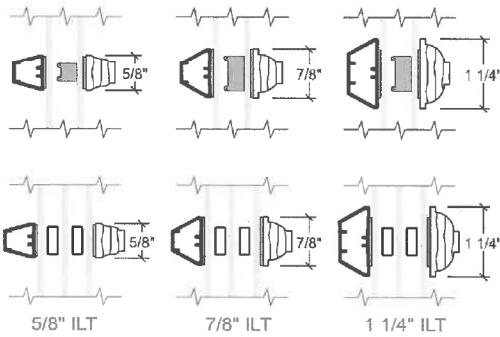
For Wood Units Only:

To determine masonry dimensions when using Pella 1-7/8" brickmould, add 1-5/8" to frame height and 3-1/8" to frame width. When using Pella 3-1/2" brickmould, add 6-3/8" to frame width and 3-1/4" to frame height.

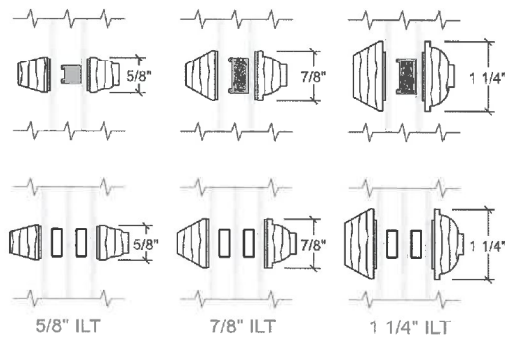


Integral Light Technology®

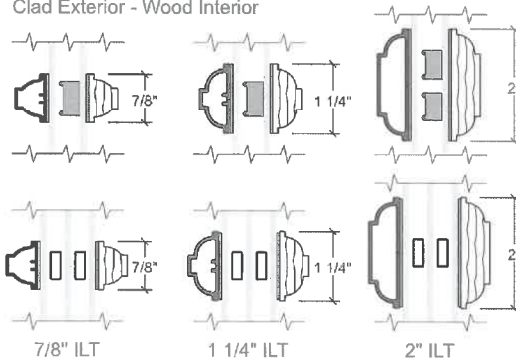
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



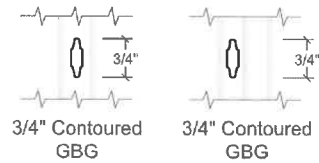
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



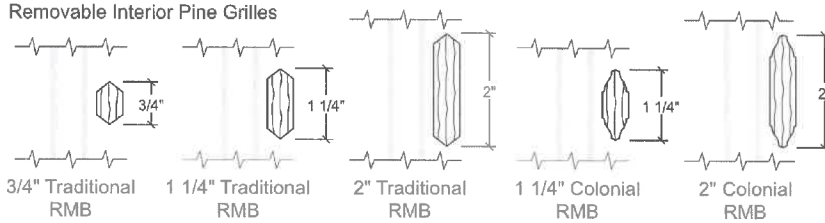
Ogee Glaze Grilles
Clad Exterior - Wood Interior



Contoured Aluminum -
Grilles-Between-the-Glass



Removable Interior Pine Grilles



Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

Interior Integral Light Technology Grilles are Available in Pine, Mahogany or Douglas Fir to match complete unit.



Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 1 1/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain]],

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Oil-Rubbed Bronze] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom - Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain]]. Exterior grilles to match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.

- or -
- Grilles-Between-the-Glass²
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom - Equally Divided].
 - Interior color is [White] [Ivory] [Tan] [Brickstone] [Black] [Putty] [Browns] [Harvest] [Cordovan].
 - Exterior color [matched to the exterior cladding color] [White].

- or -
- Roomsides Removable Grilles
 - 3/4" [Traditional] [Custom - Equally Divided] removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding] [White].

Screens

- InView™ screens
 - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.

- or -
- Vivid View® screens
 - Full-size PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs and color options.























































(2) Available on units glazed with Low-E Insulated glass with argon, and obscure insulated glass.

(3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.



Vent Units

	(552) (533)	(654) (635)	(755) (737)	(857) (838)	(959) (940)	(1 060) (1 041)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"
(908) (889)	 2135	 2535	 2935	 3335	 3735	 4135
(1 060) (1 041)	 2141	 2541	 2941	 3341	 3741	 4141
(1 213) (1 194)	 2147	 2547	 2947	 3347	 3747	 4147
(1 365) (1 346)	 2153	 2553	 2953	 3353	 3753	 4153
(1 467) (1 448)	 2157	 2557	 2957	 3357 E ₁	 3757 E	 4157 E
(1 517) (1 499)	 2159	 2559	 2959	 3359 E ₁	 3759 E	 4159 E
(1 670) (1 651)	 2165	 2565	 2965 E ₁	 3365 E	 3765 E	 4165 E
(1 822) (1 803)	 2171	 2571	 2971 E	 3371 E	 3771 E	 4171 E
(1 975) (1 956)	 2177	 2577 E ₁	 2977 E	 3377 E	 3777 E	 4177 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E₁ = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.

(1) Simulated divided lights are available in traditional patterns only.

Traditional grille patterns shown.

Grille patterns shown will align with grilles-between-the-glass on companion units.



Transoms

	(552) (533)	(654) (635)	(755) (737)	(857) (838)	(959) (940)	(1 060) (1 041)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"
(374) (356)						
(451) (432)						
(552) (533)						
(654) (635)						
(756) (737)						

Fixed Units

	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 517) (1 499)		(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 517) (1 499)
Opening	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"		3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"		3' 5"	3' 11"	4' 5"	4' 11"
(905) (889)									
(1 060) (1 041)					(1 517) (1 499)				
(1 213) (1 194)					(1 670) (1 651)				
(1 365) (1 346)					(1 822) (1 803)				
(1 467) (1 448)									

Not to scale.

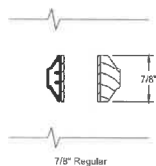
Traditional grille patterns shown.

Grille patterns shown will align with grilles-between-the-glass on companion units.

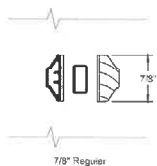


Grille Profiles

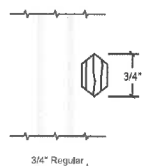
**Simulated-Divided-Light
Grilles**



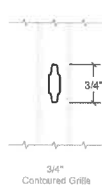
**Simulated-Divided-Light
Grilles with optional spacer**



**Roomside Removable
Grilles**

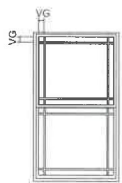


Grilles-Between-the-Glass

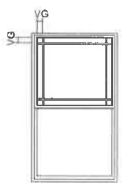


Grille Patterns

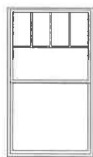
Grilles-Between-the-Glass and Simulated-Divided-Light Grilles



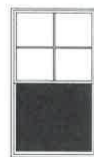
9-Lite Prairie



9-Lite Prairie
Top Sash Only



Top Row



Cross

9-Lite Prairie
- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms \geq 1'3" height and width.

Cross
- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row
- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass

(1) Grilles are available in traditional patterns only.

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.



Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] [Advanced Low-E with argon]].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: factory primed with one coat acrylic latex] [Unfinished, ready for site finishing].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [bright brass] [satin nickel] [oil-rubbed bronze] [antique brass] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer

- or -

Grilles-Between-the-Glass²

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
- Interior color is [White] [Tan³] [Brown³] [Putty³] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
- Exterior color is [Standard]¹.

- or -

Roomside Removable grilles

- [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
- Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]].
- Exterior [unfinished, ready for site finishing] [factory primed].

Screens

- InView™ Screens
 - [Half-Size] [Full-Size⁴] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Insect screen frame finish is baked enamel.

- or -

Vivid View® Screens⁶

- [Half-Size] [Full-Size] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
- Full screen spreader bar placed on units > 37" width or > 65" height.
- Insect screen frame finish is baked enamel.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Full screens are available on units ≤ 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

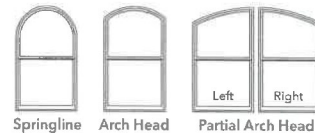
(6) Vivid View screen is not available when frame height is > 84" or when both frame width and frame height are > 48".

Size Tables - Equal Sash

Fixed Transoms		(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
Opening		1' 9 3/4"	2' 13/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
Frame		1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(654) (635)	(375) (365)								
	(441) (422)								
	(375) (365)								
Vent Units									
	(908) (889)								
	(1 060) (1 041)								
	(1 213) (1 194)								
	(1 365) (1 346)								
	(1 467) (1 448)								
	(1 518) (1 499)								
	(1 670) (1 651)								
	(1 822) (1 803)								
	(1 975) (1 956)								
	(2 151) (2 134)								

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.



Pella Reserve single-hung windows are available in shapes shown above, and additional custom shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

Opening Dimensions

Clad Exterior Units:

Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:

Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood sub sill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+ 1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+ 1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

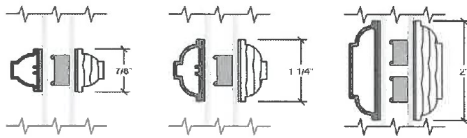
Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolscreens meet egress requirements.



Integral Light Technology® Grilles

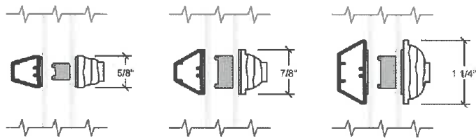
Ogee Grilles

Clad Exterior - Wood Interior



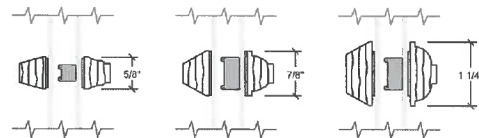
Putty Glaze and Ogee Grilles

Clad Exterior - Wood Interior

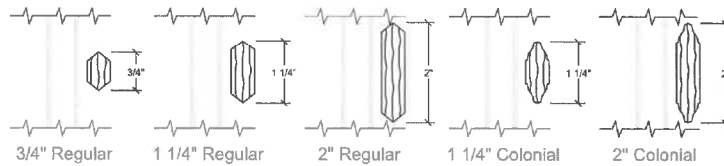


Putty Glaze and Ogee Grilles

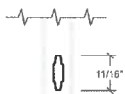
Wood Exterior - Wood Interior



Roomside Removable Grilles



Grilles-Between-the-Glass



3/4"
Contoured Grille

Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

[Home](#) > [All Products](#) > [Oval Louver](#) > [Decorative Louver Oval - Brickmould Style](#)



Features

Fypon offers a diverse assortment of decorative, non-venting and functional, venting louvers to complement most architectural home styles. Decorative louvers feature a solid, one-piece design that does not allow air to pass through. Functional louvers are designed to provide additional ventilation, with angled slats and screening to help protect interiors from the elements.

- Backed by a lifetime limited warranty.
- Low maintenance.
- Moisture- and insect-resistant.

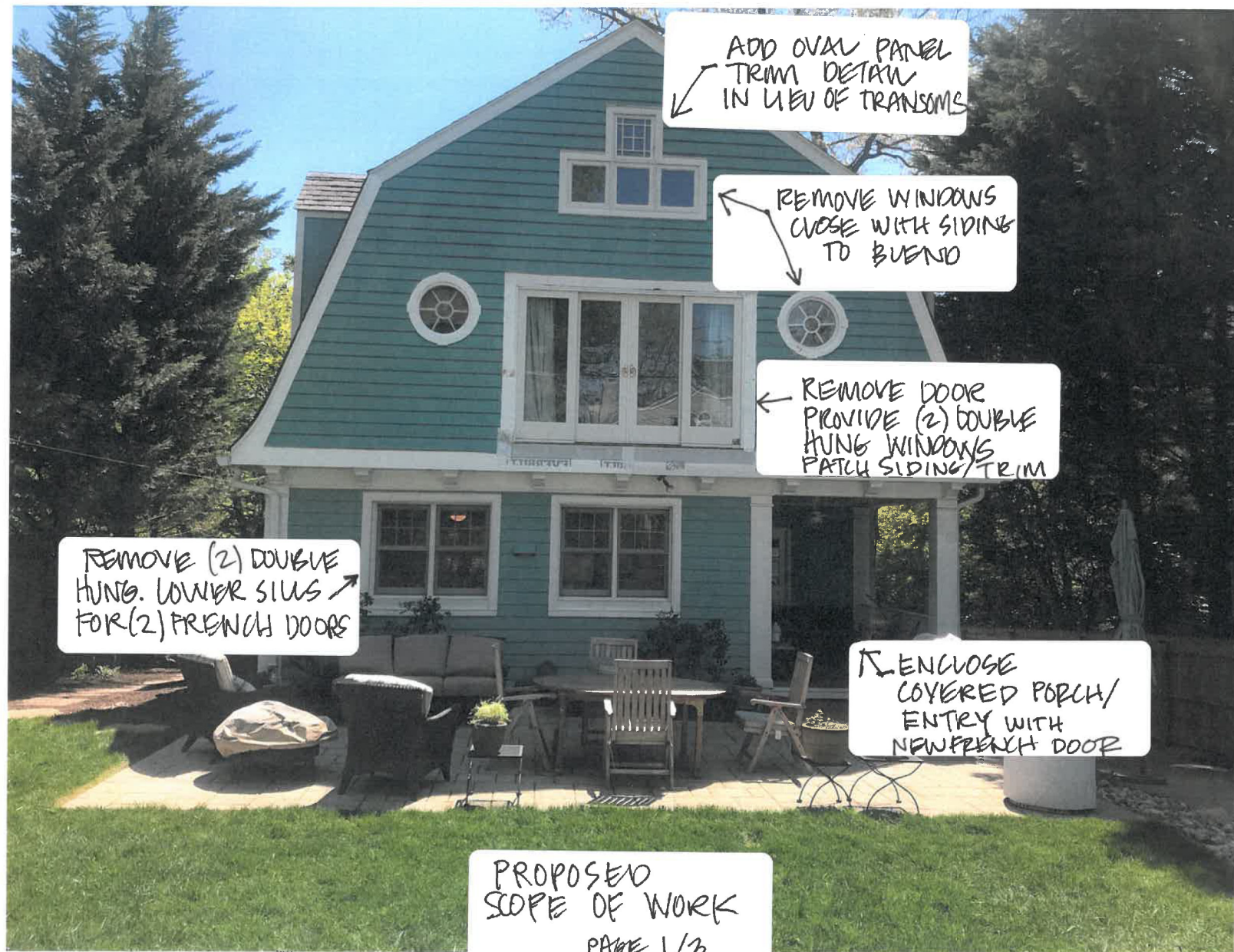




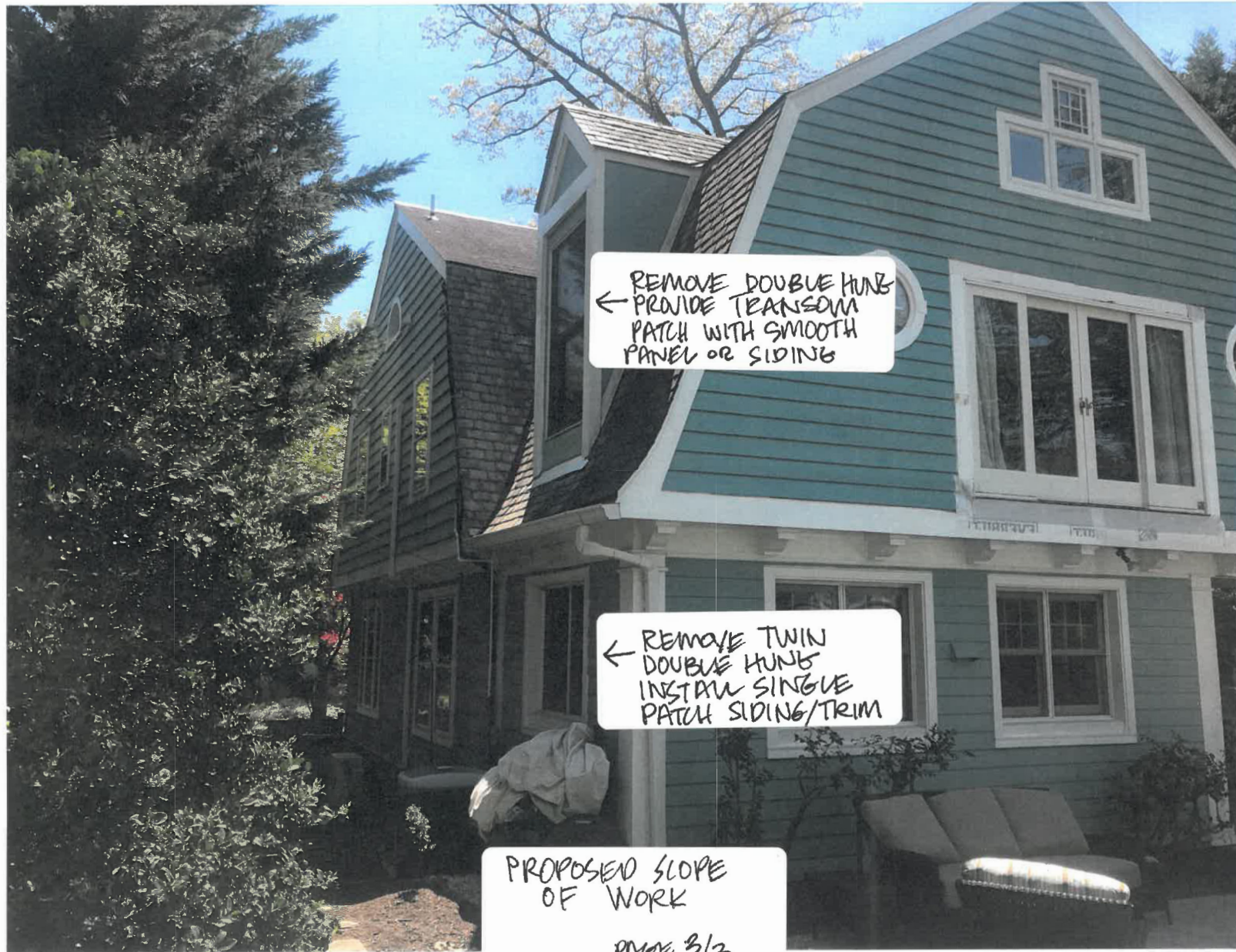
EXISTING REAR
ELEVATION













**Municipality Letter for
Proposed Construction Project**

Subject Property: 29 West Irving Street, Chevy Chase, MD 20815
Property Owner: Allison & Peter McDonnell
Project Manager/Contractor: Case Design
Proposed Work: Interior renovations; enclose rear landing

7/7/21

Mitra Pedoeem, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Pedoeem,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

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