

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2 East Melrose Street, Chevy Chase	Meeting Date:	5/4/2022
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	4/27/2022
		Public Notice:	4/20/2022
Applicant:	James and Emily Petrila (Patricia Mendoza, Agent)	Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Permit Number: 989960			
PROPOSAL: Fenestration alterations			

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival/Foursquare
DATE: c. 1916-27

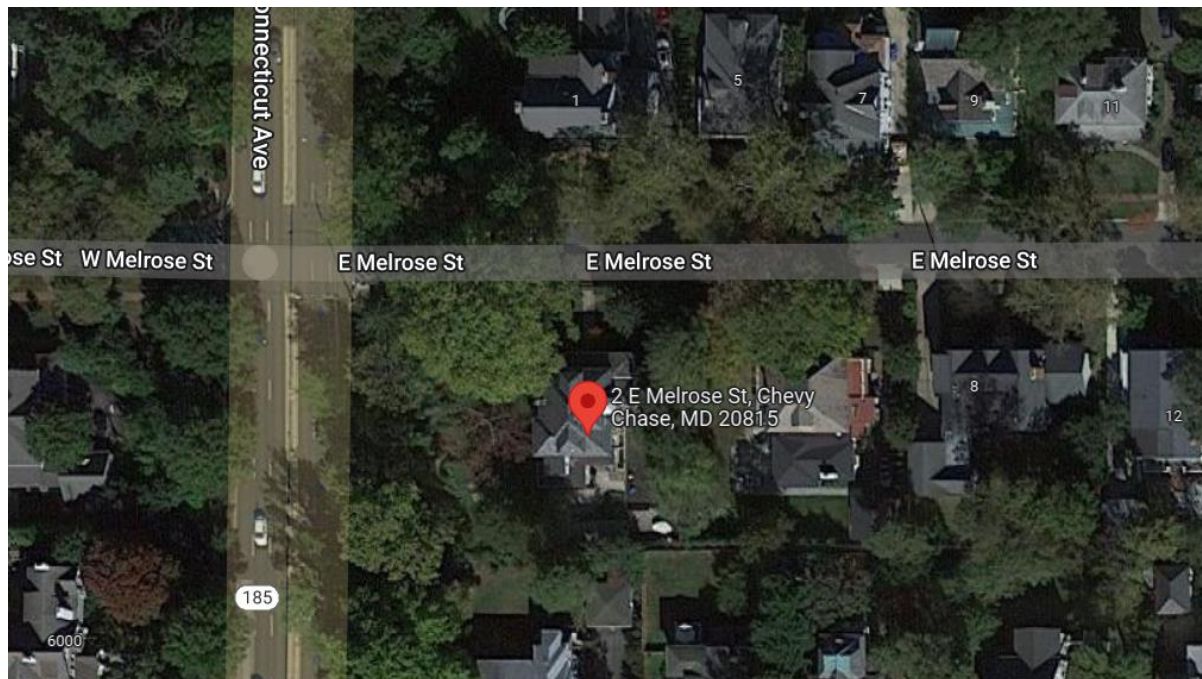


Fig. 1: Subject property.

PROPOSAL:

The applicants propose fenestration alterations at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, 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.)

Chevy Chase Village Historic District Guidelines

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. 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.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. 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* 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* 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.

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

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 applicable *Standards* 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 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. 1916-27 Colonial Revival/Foursquare-style Contributing Resource within the Chevy Chase Village Historic District. The property is located at the southeast intersection of East Melrose Street and Connecticut Avenue. As depicted in the 1927 Sanborn Fire Insurance Map (*Fig. 2*), there is an original two-story porch at the south (rear) side of the historic house. The porch was originally open, but it has since been enclosed. There is also a non-original one-story bump out at the southwest (rear/right, as viewed from the public right-of-way of East Melrose Street) side of the house, adjacent to the two-story porch.

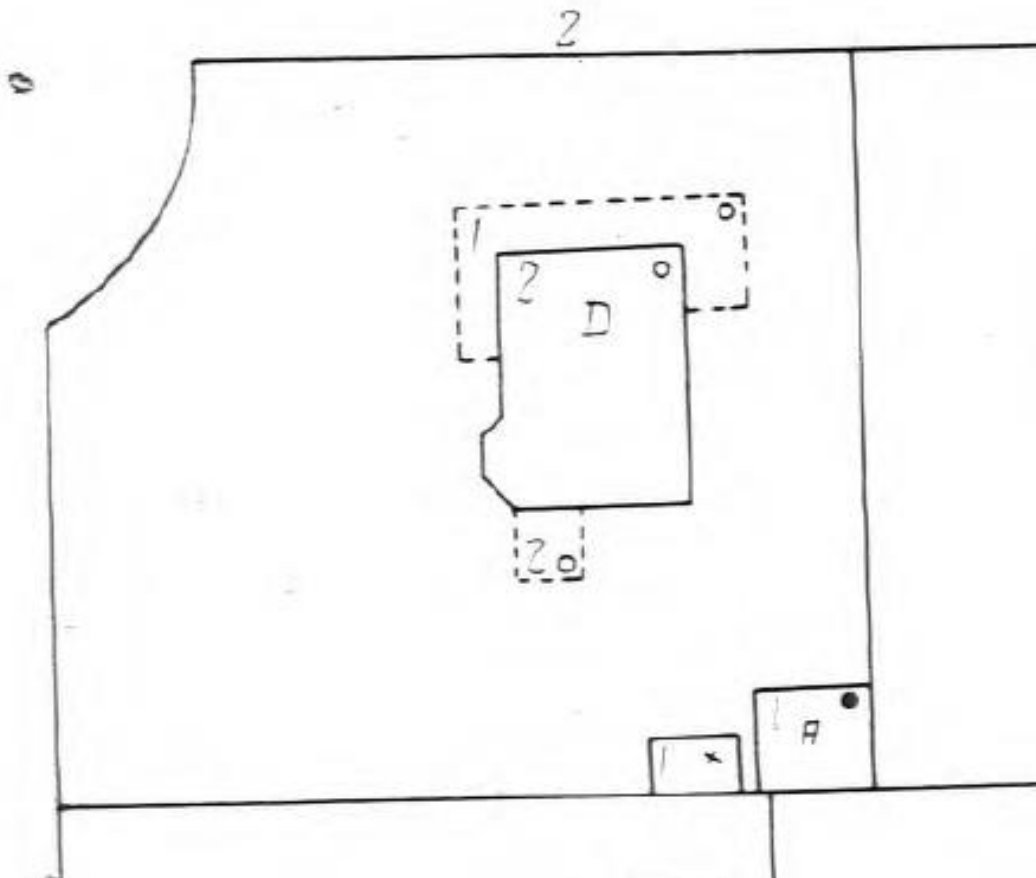


Fig. 2: 1927 Sanborn Fire Insurance Map.

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

- Conversion of the existing double door at the west (right) side of the existing, non-original bump out at the southwest (rear/right) side of the house to a window. The proposed new window will be a fixed single-lite aluminum-clad wood window. The window will be installed within the existing opening and framing, but the opening will be infilled at the bottom to accommodate the conversion.
- Widening the existing basement-level door at the east (left) side of the historic house, going from 32" to 36" wide. The existing basement door will also be replaced to accommodate the widened opening. The proposed new door will be a four-lite, two-panel wood door.
- Installation of one new basement-level window on the east (left) side of the historic house. The proposed new window will be a 48" wide by 36" high fixed single-lite aluminum-clad wood window.

Staff supports the applicants' proposal. As noted, the proposed alterations are primarily at the basement-level on a secondary elevation, where the Commission typically exercises greater leniency in their review. The bump out at the southwest (rear/right) side of the house is not original, and the proposed door-to-window conversion will not remove or alter original materials or features. Staff finds that the proposed new single-lite fixed windows are generally compatible with the existing windows of the historic house, which are one-over-one double-hung windows with no divided lites.

Because the proposed alterations will all be partially visible from the public right-of-way, staff finds that

they should be reviewed with Moderate Scrutiny. The *Guidelines* state that 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 alterations will preserve the integrity of the property, being compatible and allowing the historic house to continue contributing to the historic district. The proposed materials are also appropriate and compatible with the historic house and surrounding streetscape.

In accordance with *Standards #2* and *#9*, the proposal will not remove or alter character-defining materials, features, or spaces of the historic house or surrounding streetscape. Additionally, per *Standard #10*, the proposed alterations could 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 revised, as being consistent with the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10*, and *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.



For Staff only:
HAWP# 989960
Date assigned _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: James Petrila & Emily Petrila
Address: 2 E Melrose St
Daytime Phone: 2025500739

E-mail: jpetrila@gmail.com
City: Chevy Chase Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Patricia F Mendoza
Address: 9044 Templeton dr
Daytime Phone: 2405957953

E-mail: pferrufino.m@gmail.com
City: Frederick Zip: 21704
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? Yes/District Name **X**
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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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 type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: <u>Alteration</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.

Patricia Ferrufino Mendoza

Signature of owner or authorized agent

4/12/22

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This is a Historic house
Basement /1st floor /2nd floor/ Attic

Description of Work Proposed: Please give an overview of the work to be undertaken:

The work to be performed is at basement of the property and it will be mainly interior

Underpinning will be performed under the certification of a structural engineer

The goal is to achieve a higher ceiling height

Currently 6'-6" the plan is to have 9' ceiling height

There will be some interior demolition including existing columns (as per structural solution) to open up the space and accommodate new layout

Enlargement of a few inches of main door into basement

At west side elevation/basement: proposed new window at new office **as per proposed new work **

At east side elevation/1st Level: The existing library door will be converted into a window

Material/Colors/Style will remain as original

* <u>Work Item 1: BASEMENT/UNDERPINNING INTERIOR LAYOUT</u>	
Description of Current Condition: BASEMENT IS A UNFINISHED SPACE. EXISTING HEIGHT 6'-6" OPEN SPACE	Proposed Work: • UNDERPINNING UNDER THE CERTIFICATION OF STRUCTURAL ENGINEER. THE GOAL IS TO CREATE A NEW HEIGHT OF 9' CLEAR FROM FLOOR TO CEILING. • SOME DEMO INVOLVED COLUMNS. • NEW INTERIOR LAYOUT. ↓ NEW COLUMNS WILL BE REPLACING old ones

* <u>Work Item 2: PROPOSED 48" x 36" WINDOW / BASEMENT</u>	
Description of Current Condition: CURRENT CONDITION IS FOUNDATION WALL AT WEST SIDE OF THE HOUSE.	Proposed Work: OPEN TO ACCOMMODATE NEW 48" x 36" WINDOW THIS WILL BE CERTIFIED BY STRUCTURAL ENGINEER. IT WILL BRING LIGHT TO (N) OFFICE. SEE NEW LAYOUT.

* <u>Work Item 3: DOOR AT LIBRARY / 1ST FLOOR</u>	
Description of Current Condition: THE EXISTING DOOR IS NOT BEING UTILIZED AS MUCH.	Proposed Work: CONVERT EXISTING DOOR INTO A WINDOW UTILIZING SAME OPENING AND KEEPING EXISTING FRAMING AS MUCH AS POSSIBLE. NO CHANGING COLOR. SEE ELEVATION
* <u>Work Item 4: ENLARGE MAIN DOOR</u>	

DOOR CURRENTLY 32"

PROPOSED WORK:
OPEN A LITTLE BIT TO FIT a 36" DOOR

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

Owner's mailing address James Petrila 2 E Melrose st Chevy Chase MD 20815	Owner's Agent's mailing address Patricia Ferrufino Mendoza 9044 Templeton dr Frederick , Md 21704
Adjacent and confronting Property Owners mailing addresses	
Norman & Jeanne Asher 1 E Melrose St Chevy Chase MD 20815	Patrick & Lindsay Conway 5 E Melrose St Chevy Chase MD 20815
Britt & Keeley Snider 6 E Melrose St Chevy Chase MD 20815	Manuel & Jamie Bramao 1 E Lenox St Chevy Chase MD 20815
James Spiegelman & Elizabeth Kannan 3 E Lenox St Chevy Chase MD 20815	2 West Melrose Street Chevy Chase, MD 20815

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

HOUSE ADDITION

2 E MELROSE ST CHEVY CHASE MD 20815

SCOPE OF WORK

THE PROPOSED WORK IS TO UNDERPIN EXISTING FOUNDATION TO CREATE 9 FT HIGH CEILING IN BASEMENT.
DEMOLITION IN SOME PARTS INCLUDING (E)COLUMNS TO ACCOMMODATE NEW ONES AS PER STRUCTURAL.
SMALL ENLARGEMENT OF EXISTING DOOR
NEW INTERIOR LAYOUT
PROPOSED NEW 48"x36" WINDOW AT BASEMENT WEST SIDE
CONVERTION OF EXISTING DOOR INTO NEW 48"x48" WINDOW AT 1ST FLOOR EAST SIDE

BUILDING DATA

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION
NATIONAL ELECTRICAL CODE 2018 EDITION
PLUMBING CODES 2018 EDITION

	EXISTING	PROPOSED	NEW AREA	ALLOW
ZONE	R-60			
BASEMENT	1,215.9 SF	----- SF		
FIRST FLOOR	13,330.0 SF	0 SF		
SECOND FLOOR	13,330.0 SF	0 SF		
ATTIC	13,330.0 SF	0 SF		
Construct Type				
Total New Const.				
SETBACKS	Front 250 Ft	Side 250 Ft	Rear 250 Ft	Max Height 250 Ft

GENERAL DATA

- All construction shall be in compliance with the International Residential Code 2015 IRC.
- The contractor shall verify all dimensions, grades, boundaries and construction before proceeding with the work.
- Wood stud bearing walls to be 2x6, 2x4 at 16 O.C. unless otherwise noted, SPF #2 grade or better.
- All wood less than 8" from grade shall be pressure treated. All wood plated on slab to be pressure treated.
- Provide minimum of R-49 Roof insulation with vapor barrier and insulation baffles at each roof bay eave.
- Provide R-20 batt insulation with vapor on all finished frame walls unless otherwise noted.
- All exterior wood to be pressure treated or painted minimum of two coats of paint. All exterior metal-Louvers/steel lintel angel, flashing shall be galvanized and painted.
- Provide 7/8" T&G rated plywood subfloor.
- Provide 2x2x4 post at each end of double joists unless noted otherwise.
- Floor joists layout shown is only for guidance, floor joists supplier shall provide joist layout. & and ensure not to obstruct plumbing & HVAC openings.
- Any walks and stoops with two risers and over shall be provided with handrail 3'-0" high.
- Smoke detectors to be installed in accordance with local codes and requirements and to be integrated with the electrical system.
- All electrical work shall be installed in accordance with NEC and local codes.
- All mechanical work shall be installed in accordance with mechanical codes.
- Bottom of footing shall be a minimum of 30" below grade.
- Dimensions given on floor plans are face to face of finished wall.
- General contractor and manufactures to coordinate all dimensions concerning doors, panels/windows, trusses and their openings prior to fabrication and construction.
- Typical interior partitions 2x4 wood studs with one layer 5/8" gypsum board both sides unless otherwise noted.
- Provide sheathing at all exterior frame walls as shown on drawings. Install in accordance with manufactures's recommendations.
- Provide continuous footing drain tile along the building basement perimeter. Drain to positive outfall.

- Provide splash block at all downspouts to direct water away from building or run downspout into sleeve connected to below-grade pipe directing water away from building.
- Provide a minimum of one light fixture in roof trusses attic access.
- Soil bearing capacity shall be minimum of 2000 PSF.
- Concrete: 3000 psi minimum.
- Minimum design loads shall be: 30 PSF habitable attics
- 10 PSF non storage attic, 30 PSF roof, 40 PSF stairs and decks, 40 PSF ext balconies, 40 PSF sleeping rooms.
- 40 PSF stairs, 40 PSF non bedroom habitable space.
- Minimum design wind speed shall be 115 MPH.
- Each bedroom shall have at least one window with clear opening of 5.7' of The minimum clear width shall be 20 inches and the minimum clear height shall be 24 inches. The sill height shall not be more than 44 inches above F.F.

INDEX
IN PROGRESS...

SYMBOL KEY

GENERAL DATA

	EXISTING	PROPOSED	NEW AREA	ALLOW
Zone	R-60			
Lot Sq	56			
Ld Area	13,330.0 SF			
Ld Coverage %	13,330.0 SF			
Construct Type				
Basement Area				
Total New Const.				
SETBACKS	Front 250 Ft	Side 250 Ft	Rear 250 Ft	Max Height 250 Ft

ZONING SUMMARY

MC CONSULTING
& DESIGN LLC.
(240) 5957953

CONTRACTORS TO VERIFY DIMENSIONS AND CONDITIONS TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT BEFORE PRECEEDING WITH WORK. ALL WORK MUST FOLLOW THE CURRENT BUILDING CODES AND PASS THE APPROPRIATED CITY INSPECTIONS.

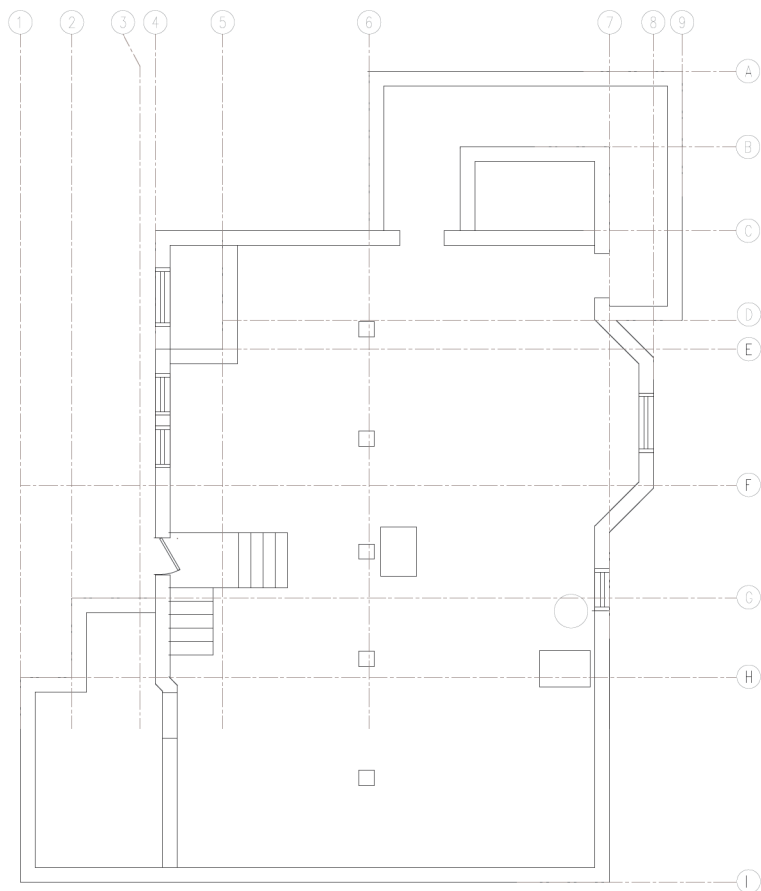
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Drawn by: FFI

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Owner: PETRILA RESIDENCE

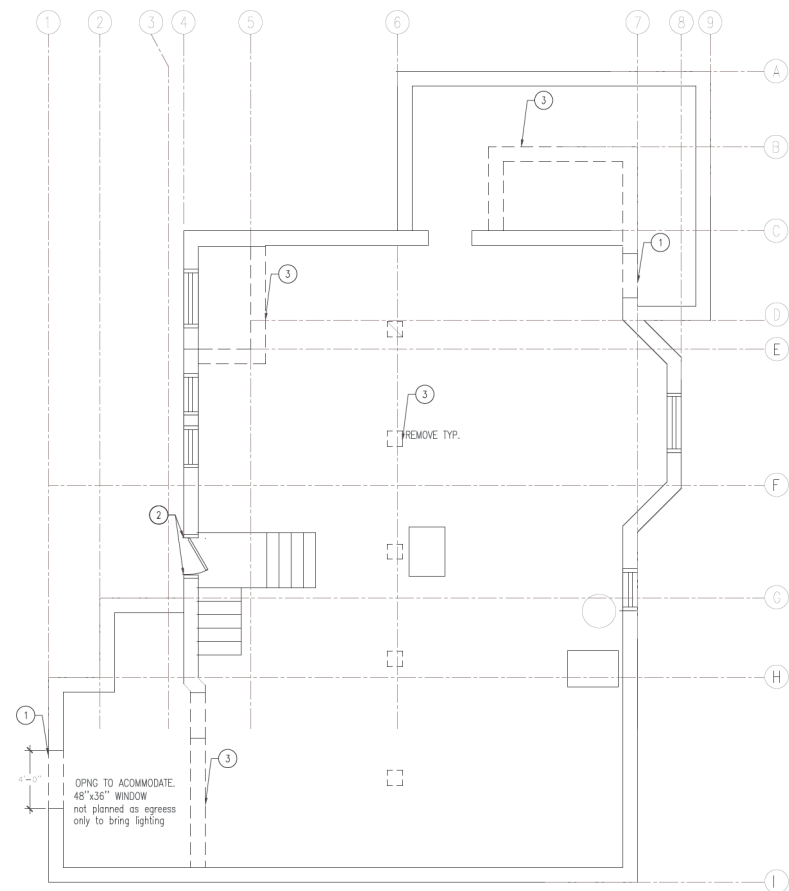
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COVER SHEET
2 E MELROSE ST
CHEVY CHASE MD 20815

Version: PERMIT
Date: 4/13/2022
Sheet No: CS



Basement Existing Layout
Scale 1/4" = 1'-0"

- ① CREATE AN OPENING .
- ② INCREASE OPENING WIDTH FROM 32" TO 36"
- ③ TO BE DEMOLISHED



Basement Demolition Layout
Scale 1/4" = 1'-0"

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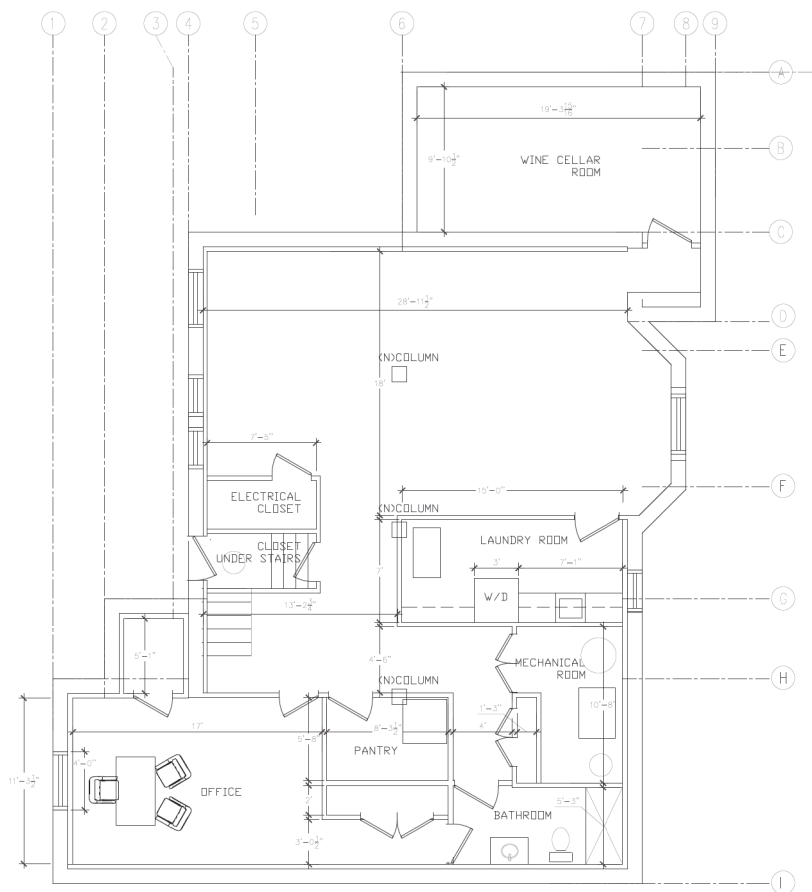
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Project: BASEMENT
UNDERPINNING
Owner: PETRILA RESIDENCE

Sheet Title:
EXISTING
CONDITIONS
2 E QUINCY ST
DENTON, MD 20839

Version: PERMIT
Date: 4/13/2022
Sheet No:
A100



Basement Proposed Layout
Scale 1/4" = 1'-0"

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Revisions:

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Drawn by: FRI

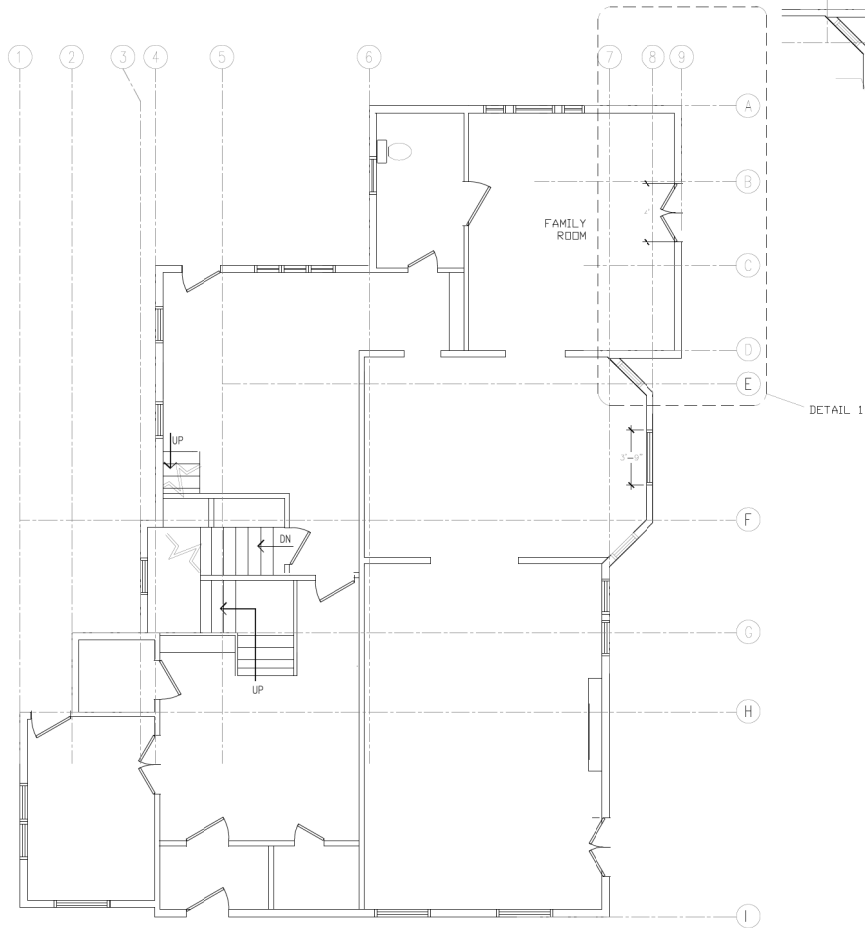
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UNDERPINNING
Owner: PETRILA RESIDENCE

Sheet Title:
NEW WORK
2 E. QUINCY ST.
CHESHAM, MD 20815

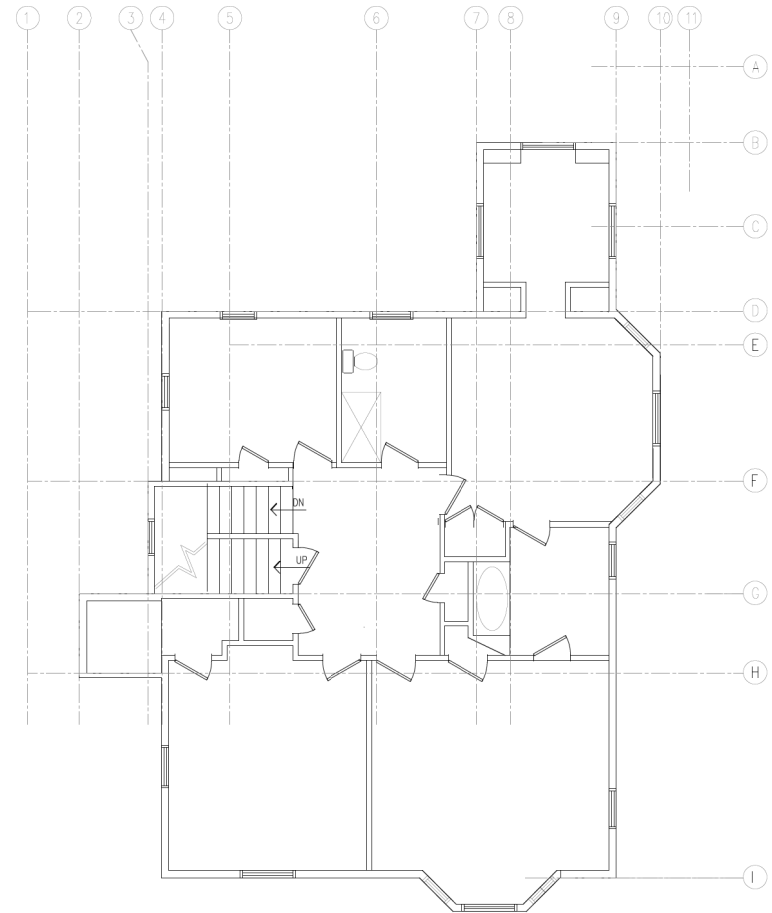
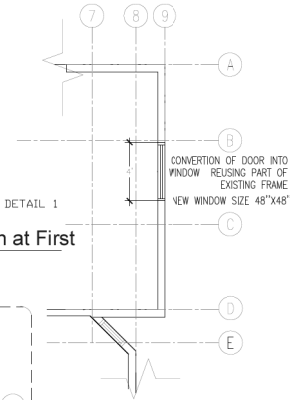
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Date: 4/13/2022
Sheet No:
CS

MINIMAL WORK IN FIRST FLOOR
Converting existing door at family
room into a window

Proposed Door Alteration at First



First Floor Existing Layout
Scale 1/4" = 1'-0"



Second Floor Existing Layout For
Reference only Scale 1/4" = 1'-0"

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CONTRACTORS TO VERIFY DIMENSIONS
AND CONDITIONS TO DRING ANY
DISCREPANCY TO THE ATTENTION OF THE
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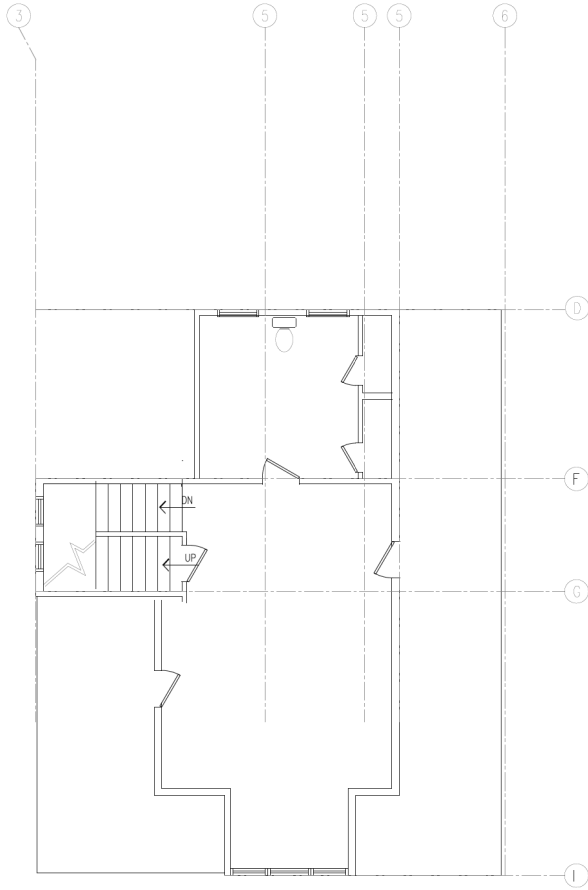
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Project# :	
Drawn by:	

Project: BASEMENT UNDERPINNING
Owner: PETRILA RESIDENCE

Sheet Title:
UPPER LEVELS
2 E MELROSE ST
CHEY CHA-VE MO 20815

Version: PERMIT
Date: 4/25/2022
Sheet No: CS



Attic Floor Existing Layout
For Reference only Scale 1/4" = 1'-0"

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CONTRACTORS TO VERIFY DIMENSIONS
AND CONDITIONS TO DURING ANY
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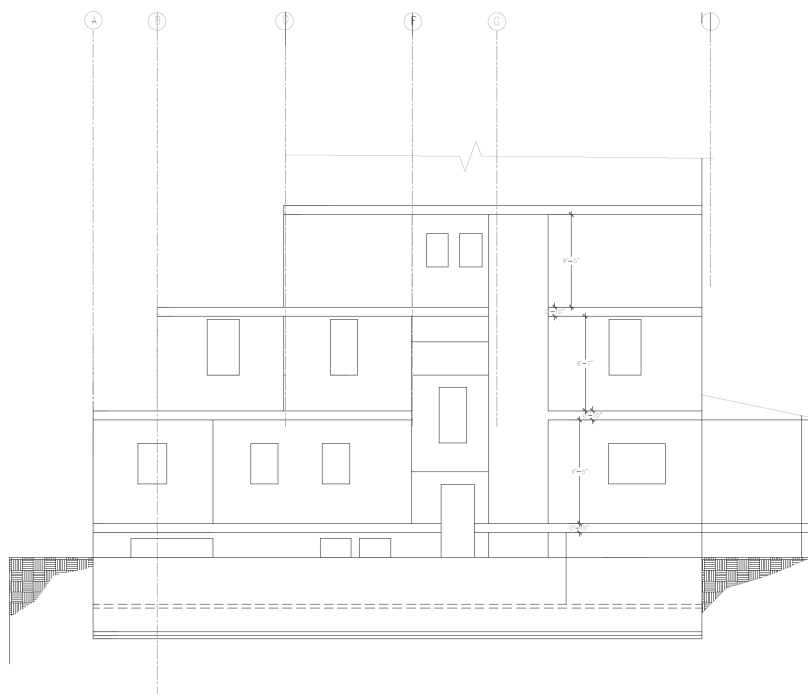
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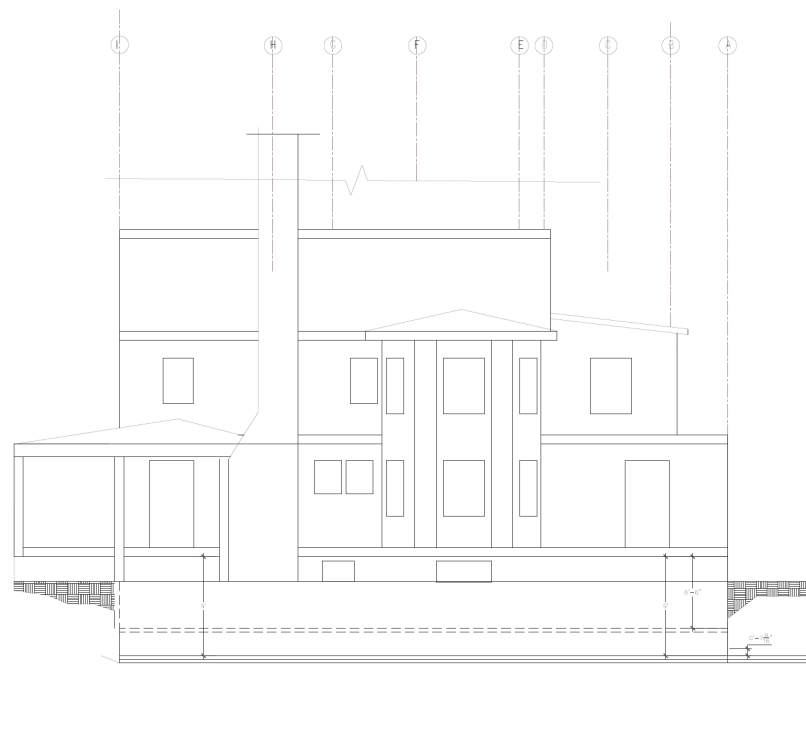
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UNDERPINNING
Owner: PETILA RESIDENCE

Sheet Title:
UPPER LEVELS
2 FLOOR PLAN
DATE: 07/20/19

Version: F001
Date: 4/13/2022
Sheet No:
CS



Existing East Elevation
Scale 3/16" = 1'-0"



Existing West Elevation
Scale 3/16" = 1'-0"

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AND CONDITIONS TO BRING ANY
DISCREPANCY TO THE ATTENTION OF THE
ARCHITECT BEFORE PRECEEDING WITH WORK.
ALL WORK MUST FOLLOW THE CURRENT
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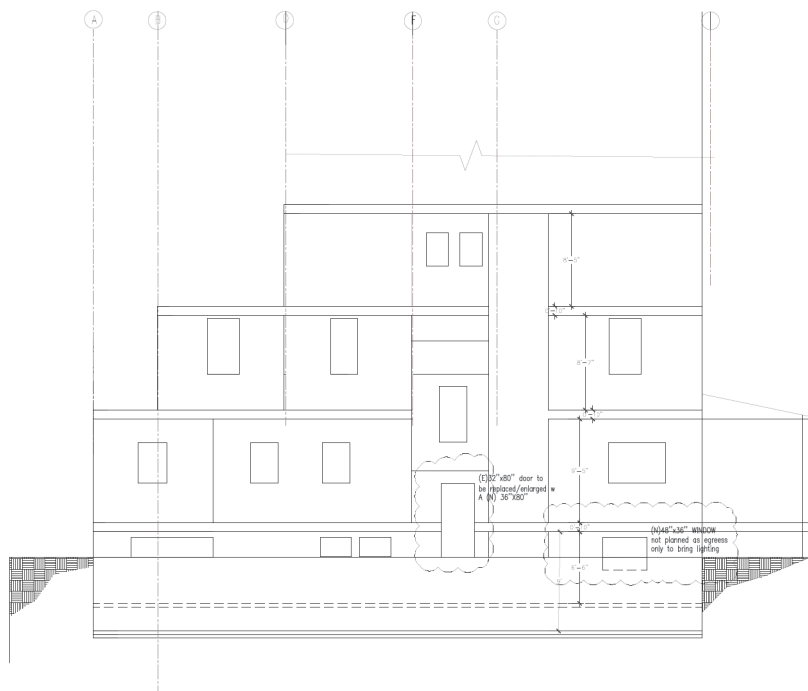
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Scale: INDICATED
Project#: 045
Drawn by: FRI

Project: BASEMENT
UNDERPINNING
Owner: PETRILA RESIDENCE

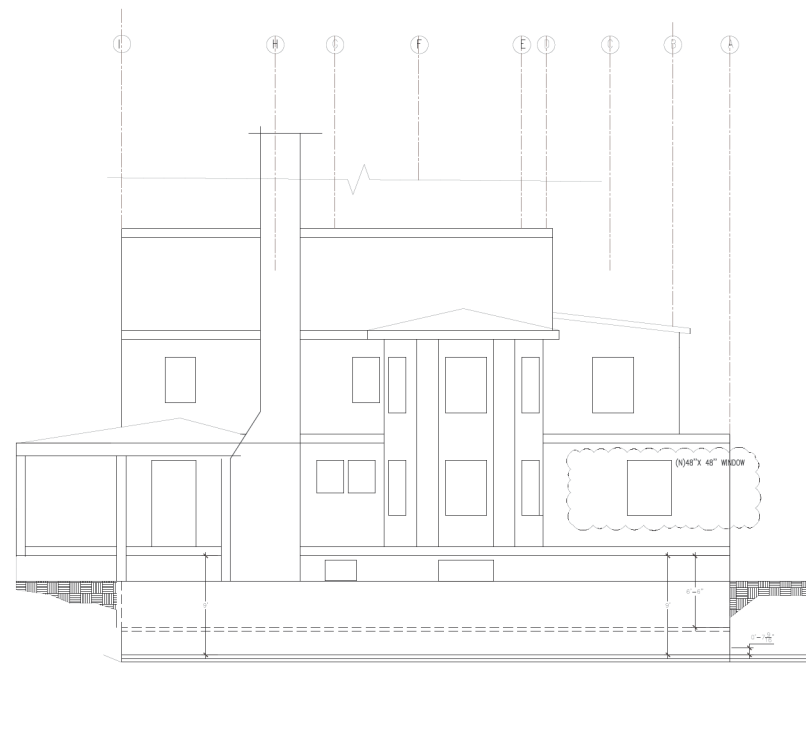
Sheet Title:
COVER SHEET
2 ELEVATION
DATE: 04/26/2022

Version: FRI
Date: 4/26/2022
Sheet No:
CS



Proposed East Elevation
Scale 3/16" = 1'-0"

 SHOWS MODIFIED AREAS



Proposed West Elevation
Scale 3/16" = 1'-0"

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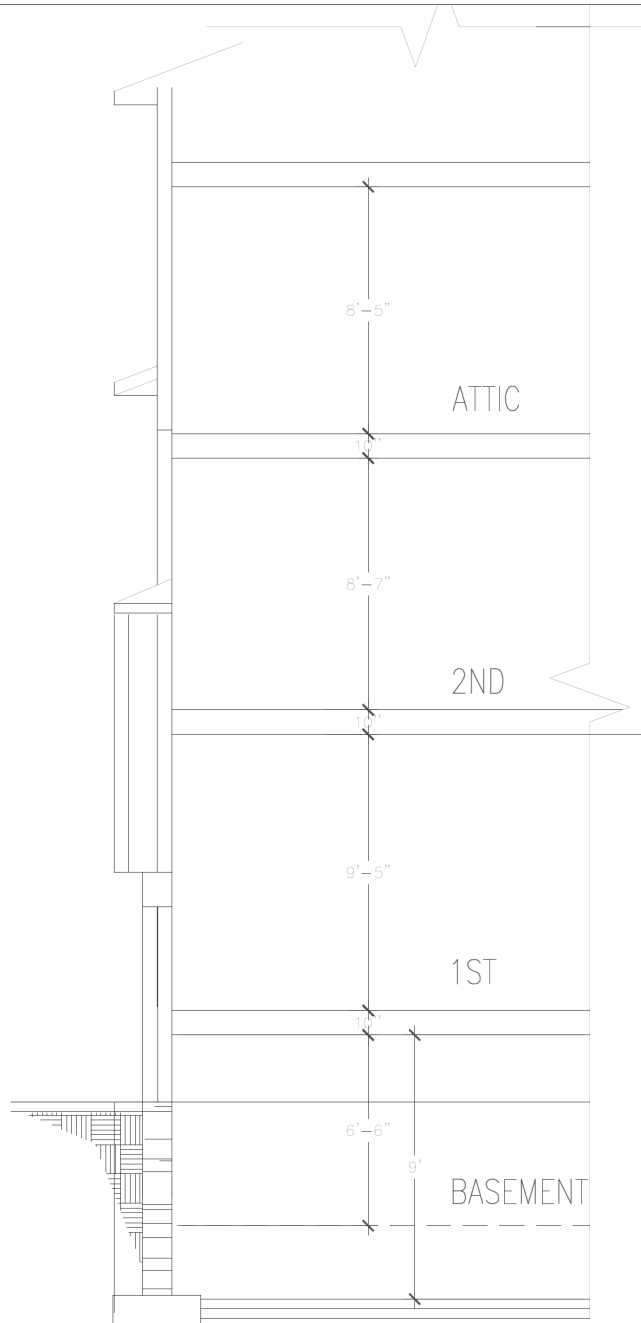
Revisions:

Size: 36x24
Scale: (INDICATED)
Project#: 045
Drawn by: FRI

Project: BASEMENT
UNDERPINNING
Owner: PETRILA RESIDENCE

Sheet Title:
COVER SHEET
2 ELEVATION SET
DATE: 4/26/2022

Version: PERMIT
Date: 4/26/2022
Sheet No: CS



Schematic Wall Section
Scale 1/4" = 1'-0"

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CITY INSPECTIONS.

Revisions:

Size: 36x24
Scale: INDICATED
Project#: 045
Drawn by: FRI

Project: BASEMENT
UNDERPINNING
Owner: PETRILA RESIDENCE

Sheet Title:
COVER SHEET
2 E CHURCH ST
CHESHAM, MD 20815

Version: FRI
Date: 4/13/2022
Sheet No:
CS











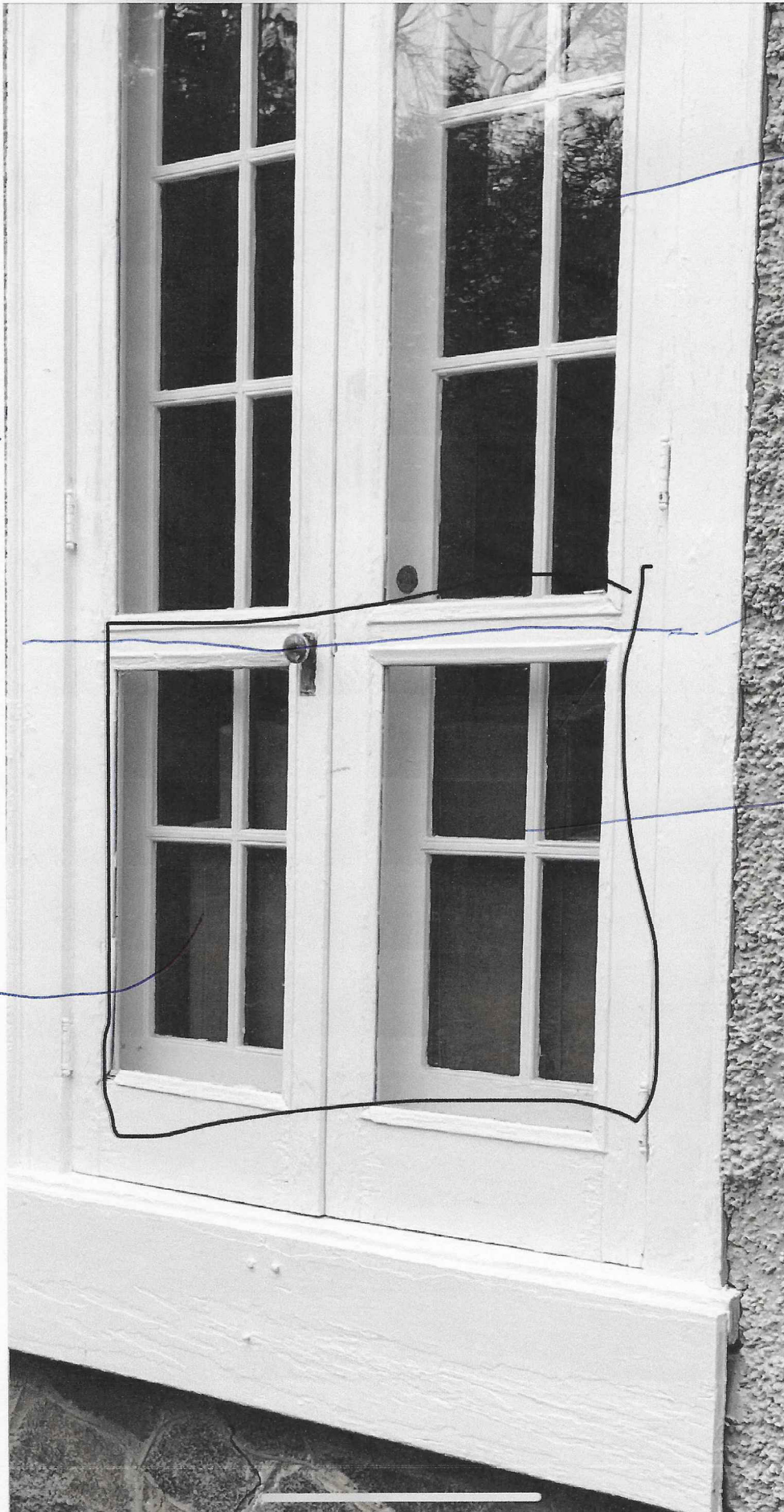
Done

24 of 60



we will ~~Re-use~~
 Re-use the
 old Door
 and transform
 into a window

on the
 inside we
 will put
 Drywall and
 a little bit of
 framing



→ this
 top section
 will come
 off we
 will replace
 with solid
 temper Glass
 Both sides
 on the
 stor Door only
 cut

→ Fill
 with plywood
 or wood
 on the
 outside





UNMATCHED FREEDOM

Whether you're looking for traditional styling or a more contemporary look – if it's possible, it's possible with E-Series windows and patio doors. With custom colors, unlimited interior options and dynamic sizes and shapes, every E-Series product is made to your exact specifications. Giving you unmatched flexibility and design freedom.



- Virtually maintenance-free exteriors never need painting and won't peel, blister or flake*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum
- Weather-resistant construction for greater comfort and energy efficiency
- Many E-Series windows and patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more
- Available with Stormwatch® Protection for coastal areas



PRODUCT TYPES

- Casement windows
- French casement windows
- Push out casement windows
- Awning windows
- Push out awning windows
- Double-hung windows
- Double-hung insert windows
- Double-hung sash replacement kits
- Bay and Bow windows
- Gliding windows



*Visit andersenwindows.com/warranty for details.

E-SERIES Windows

PRODUCT OPTIONS

EXTERIOR COLORS



Anodized Finishes



INTERIOR OPTIONS

Wood Species All interior finish options are shown on pine.



Factory-Finished Interiors



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.



HARDWARE OPTIONS†

CASEMENT & AWNING††

Casement



Antique Brass | Polished Brass | Black
Bronze | **Oil Rubbed Bronze†**
Bright Chrome | Satin Chrome | Gold‡
Pewter‡ | White

‡Gold, Oil Rubbed Bronze and Pewter are available on Casement windows only.

Awning



Antique Brass
Polished Brass | Black
Oil Rubbed Bronze
Satin Chrome | White

DOUBLE-HUNG & GLIDING††

Standard Sash Locks



Antique Brass | Polished Brass | Black | Bronze
Oil Rubbed Bronze | **Bright Chrome** | Satin Chrome
Gold | Pewter | White

Optional Sash Lifts



Bold name denotes finish shown.



For more information, visit andersenwindows.com/e-series

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Dark Bronze and black are also available on maple. †Anodized silver available on maple only. ††Hardware is sold separately, except standard hardware.

Oil rubbed bronze is a "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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Krosswood Doors

36 in. x 80 in. Rustic Knotty Alder 4-Lite Clear Glass 2-Panel Unfinished Wood Front Door Slab

★★★★★ (12) ✓ [Questions & Answers \(40\)](#)



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Feedback