

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4201 Bradley Ln., Chevy Chase	Meeting Date:	4/12/2023
Resource:	Individually Listed Master Plan Site (Glassie House #35/122)	Report Date:	4/5/2023
Applicant:	Daniel Pewett Kate Adams, Agent	Public Notice:	3/29/2023
Review:	HAWP	Staff:	Dan Bruechert
Permit No.:	1024719	Tax Credit:	Partial
Proposal:	Door Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #35/122 *Glassie House*
STYLE: Arts and Crafts
DATE: 1914

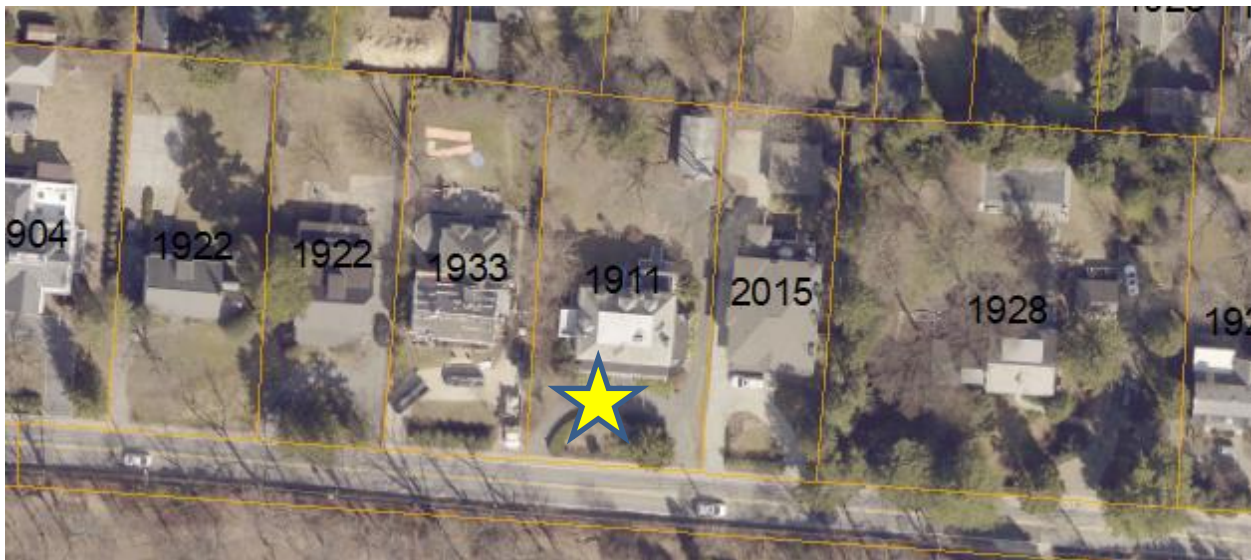


Figure 1: The subject property faces the Chevy Chase Club, across Bradley Ln.

From *Places from the Past*:

“The Glassie House is an outstanding example of Arts and Crafts style architecture. Washington architect George Oakley Totten, Jr. designed the house in 1910. Dominating the board front façade of the two-story house is a wrap-around porch with pergola roof and oversized supporting columns. Henry Haywood Glassie, an influential Washington attorney lived in the house and served as special assistant to the Attorney General.”

BACKGROUND

The application identifies four door replacements and seven basement window replacements. Staff approved the basement window replacements at the Staff-level.

PROPOSAL

The applicant proposes to remove and replace four doors.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*.

Rehabilitation is defined 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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure 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

Secretary of the Interior's Standards for Rehabilitation

- 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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

The subject property is a two-story, side gable Arts and Crafts house with a full-width wrap around porch. The applicant proposes to remove and replace four doors. The doors are located:

- 1. At the front entrance on the first floor;
- 2. At the rear basement level;
- 3. At the rear deck; and

4. A second story door on the left elevation.

Staff find the door removal and replacement will have a minimal impact on the character of the property and recommends the HPC approve the HAWP.

The existing front door is a wood, 5-panel door that, based on its condition, has been repaired several times and the application states has been damaged from attempts to break into the house. The applicant proposes to remove the existing door and replace it with a wood five-panel door to fit the historic opening. Staff finds based on the condition of the existing door, it may be removed. Staff additionally finds that while the proposed door is not an exact match, it matches the existing door's design and materials and is consistent with the Art and Crafts character of the house. Staff recommends the HPC approve the front door replacement under 24A-8(b)(1) and (2) and Standard 2.

The rear basement door is a half-lite wood door that appears to have suffered from water damage and deferred maintenance. As this door is located in the rear, below grade, it does not significantly contribute to the house's historic character and Staff recommends the HPC approve its removal. As with the the front door, the applicant proposes to install a solid wood, five-panel door. Staff finds the proposed door is appropriate and recommends the HPC approve the proposed replacement basement door.

The existing rear hall door is a half-lite wood door has both been broken into and has significantly deteriorated due to deferred maintenance. The applicant proposes to install a wood half-lite door in the existing opening. Staff finds that the proposed wood door is an appropriate replacement that is in keeping with the character of the site and recommends the HPC approve the rear door under 24A-8(b)(1) and (2) and Standard 2.

Finally, the applicant proposes replacing the existing second floor bedroom door on the left elevation. The door has deteriorated due to a water leak and Staff needs to get replaced. The proposed door for this location matches the door proposed for the rear and is an appropriate replacement under 24A-8(b)(1) and (2) and Standard 2.

STAFF RECOMMENDATION

Staff recommends the HPC **approve the HAWP** under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #5;

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 dan.bruechert@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: Daniel Pewett
Address: 9 Fairwood Ct
Daytime Phone: 301-221-4864

E-mail: danpewett@aol.com
City: Rockville Zip: 20850
Tax Account No.: 00465223

AGENT/CONTACT (If applicable):

Name: Kate Adams/Case Design
Address: 4701 Sangamore Rd., North Plaza, Ste. 40
Daytime Phone: 301-814-2364

E-mail: kadams@casedesign.com
City: Bethesda Zip: 20816
Contractor Registration No.: 119848

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-122

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Glassie House

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: 4201 Street: Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Maple Avenue
Lot: P5 Block: 10 Subdivision: 0011 Parcel: 0000

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 type="checkbox"/> Other: _____ |

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.

Catherine Adams 3/14/2023

Signature of owner or authorized agent

Date

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

<p>Owner's mailing address</p> <p>Daniel Pewett 9 Fairwood Ct. Rockville, MD 20850</p>	<p>Owner's Agent's mailing address</p> <p>Kate Adams Case Design 4701 Sangamore Rd. North Plaza, Suite 40 Bethesda, MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>ALEXANDER CORY B & STACEY A 4203 Bradley Ln. Chevy Chase, MD 20815</p>	<p>THOMAS LLOYD B 4200 Rosemary St. Chevy Chase, MD 20815</p>
<p>STEPHENS GRANT J III 4191 Bradley Ln. Chevy Chase, MD 20815</p>	<p>CHEVY CHASE CLUB INC 6100 Connecticut Ave. Chevy Chase, MD 20815</p>
<p>COHEN STEVEN B REVOC TR & RITTER NISSEN REVOC TR 4114 Rosemary St. Chevy Chase, MD 20815</p>	<p>4112 Rosemary Street Chevy Chase, MD 20815</p>

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

Built in 1910, and still owned by the original family, the house is a large Arts and Crafts style home, with an expansive front porch that wraps around both front corners. The porch was originally an open pergola design, but has since been roofed. The house displays a slate mansard roof with prominent modillions at the eaves. The house is a rectangular center hall design, with a small sunroom extension off the left side and a kitchen extension off the rear. Both extensions have roof decks with decorative concrete block railings. A small one-car garage with painted wood shake siding and asphalt shingle roof sits at the rear, right corner of the backyard.

Copied From MHT Inventory of Historic Properties Form: Chevy Chase Survey District Phase II,
M:35/13/4
"1201 Bradley Lane—Town

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

Replace (4) existing exterior doors not included on previously submitted HAWP.
Replace (7) existing windows at the basement level.

Please see attached drawings and window and door specifications.

Work Item 1: Replace existing exterior doors

Description of Current Condition:

Front door - Existing, solid wood 5-panel door, painted. Wood is in okay condition, but door has been broken into before and locking mechanism is not as good as owner would like.

Basement door - Existing 1/2-lite painted wood door. Paint and wood are in poor condition due to moisture/rot. Door has been broken into twice. Owner wishes to replace with solid door for improved security.

Rear Hall door - Existing 1/2 lite painted wood. Door has been broken into before, and multiple security devices and locks have been installed, detracting from the original door.

Bedroom door - Existing 1/2 lite painted wood door. Paint, wood and jamb are in poor condition due to water leaks above it.

Proposed Work:

Front door - Replace with new Simpson 7175, primed fir door to match existing. Size to match existing.

Basement door - Replace with new Simpson 7175 primed fir door, sized to fit existing opening.

Rear Hall door - Replace with new Simpson 7114 1/2 lite, primed fir door, sized to fit existing opening.

Bedroom door - Replace with new Simpson 7114 1/2 lite, primed fir door, sized to fit existing opening.

Work Item 2: Replace existing basement windows

Description of Current Condition:

(2) sets of existing wood french casement windows at proposed guest bedroom are in poor condition. They were blocked off with plywood, and have rot to jambs, sills and sashes. Unpainted wood, with substantial wood repair required.

(2) fixed wood casement windows in poor condition. Peeling paint, and some wood repair required.

(3) sets of existing wood french casement windows, painted, in fair condition. Peeling paint and some wood repair required.

Proposed Work:

Due to the poor condition of the two bedroom windows, the owner would like to replace all windows at the basement level. It would be cost-prohibitive to restore these existing windows, when they are so close to grade and prone to moisture. We propose replacing with new wood casements with aluminum-clad exteriors from Lincoln Windows. Size to match existing. Please see attached window quote with specs.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

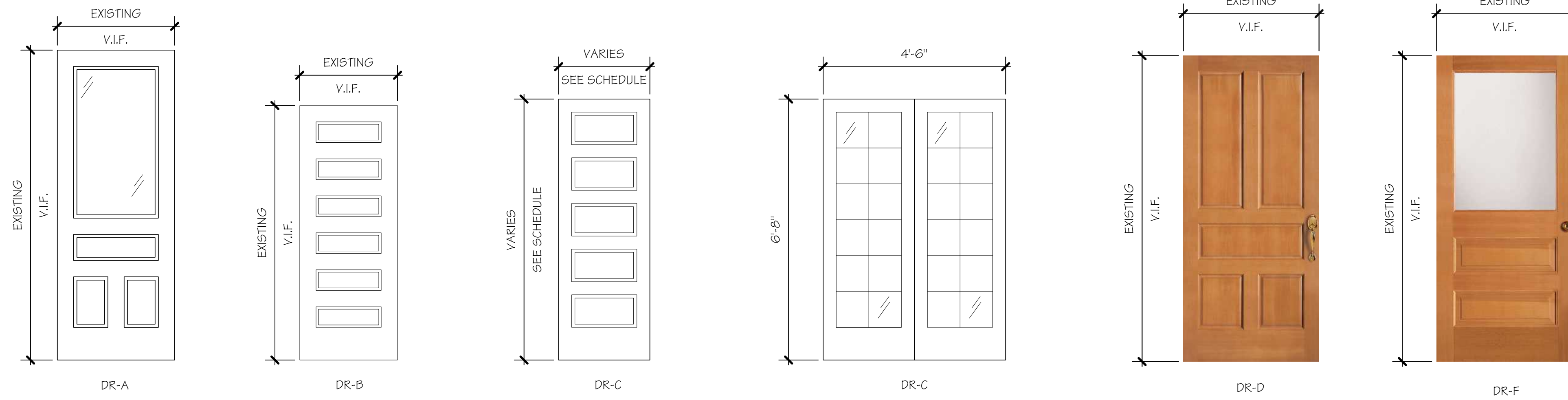
DOOR SCHEDULE

Door No.	Room Name	Width	Height	Style	Type	Manufacturer	Model	Material	Hardware Type	Hardware Finish	Notes
E	Existing Door to Remain	Existing	Existing	Existing		Existing	Existing	Existing	Varies	Existing	
1	Kitchen	Existing V.I.F.	Existing V.I.F.	1/2-lite, 3-panel, Exterior Wood Door	A	Simpson	7570	Fir, Primed	Deadbolt and Lockset	Aged Bronze	
2ER	Owner's Closet	Existing V.I.F.	Existing V.I.F.	6-panel, wood door w/ ovolo sticking	B	Existing	Existing	Existing	Passage	Aged Bronze	
3ER	Owner's Bath	Existing V.I.F.	Existing V.I.F.	6-panel, wood door w/ ovolo sticking	B	Existing	Existing	Existing	Privacy	Aged Bronze	
4ER	Toilet Room	Existing V.I.F.	Existing V.I.F.	6-panel, wood door w/ ovolo sticking	B	Existing	Existing	Existing	Privacy	Aged Bronze	
5	Bedroom	4'-6"	6'-8"	Full-lite, wood french doors w/ ovolo sticking	D	Simpson	1312	Fir, Primed	Passage w/ dummy magnetic catch	Aged Bronze	
6ER	Closet	Existing V.I.F.	Existing V.I.F.	6-panel, wood door w/ ovolo sticking	B	Simpson	Existing	Fir, Primed	Passage	Aged Bronze	Trim bottom if required
7	Mechanical	3'-0"	6'-8"	5-panel, wood door w/ ogee sticking	C	Simpson	8571	Fir, primed	Passage	Aged Bronze	
8	Laundry	3'-0"	6'-8"	5-panel, wood door w/ ogee sticking	C	Simpson	8571	Fir, primed	Passage	Aged Bronze	
9	Bath #4	2'-4"	6'-8"	5-panel, wood door w/ ogee sticking	C	Simpson	8571	Fir, primed	Privacy	Aged Bronze	
10	Bedroom	2'-6"	6'-8"	5-panel, wood door w/ ogee sticking	C	Simpson	8571	Fir, primed	Privacy	Aged Bronze	
11	Closet	2'-4"	6'-8"	5-panel, wood door w/ ogee sticking	C	Simpson	8571	Fir, primed	Passage	Aged Bronze	
12ER	Existing Door to be Relocated	Existing V.I.F.	Existing V.I.F.	Existing	B	Existing	Existing	Existing	Existing	Existing	Same location, lower opening to floor
13	Basement Hall	Existing V.I.F.	Existing V.I.F.	5-panel, wood door w/ ogee sticking	F	Simpson	7175	Fir, Primed	Deadbolt and Lockset	Aged Bronze	
14	Front Door	Existing V.I.F.	Existing V.I.F.	5-panel, wood door w/ ogee sticking	F	Simpson	7175	Fir, Primed	Deadbolt and Lockset	Aged Bronze	
15	Rear Hall	Existing V.I.F.	Existing V.I.F.	1/2 lite, 3-panel, wood door w/ ogee sticking	G	Simpson	7114	Fir, Primed	Deadbolt and Lockset	Aged Bronze	
16	Bedroom	Existing V.I.F.	Existing V.I.F.	1/2 lite, 3-panel, wood door w/ ogee sticking	G	Simpson	7114	Fir, Primed	Deadbolt and Lockset	Aged Bronze	

General Notes:

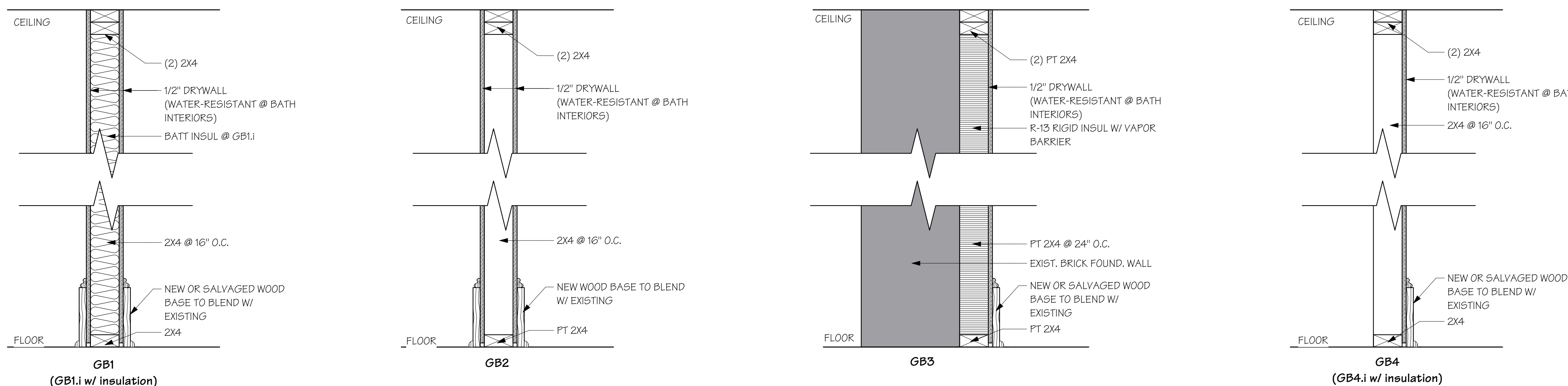
- All doors marked as (E) are existing to remain in place.
- All doors shown as (ER) are labeled on demo plan in their original location, and proposed plans in their new location. Doors should be carefully salvaged with trim, casing and existing hardware.
- Existing measurements of doors to be salvaged and reused, shall be field verified. Verify existing width and height before framing new openings.

DOOR TYPES



PARTITION TYPES:

(Scale = 1 1/2" = 1'-0")



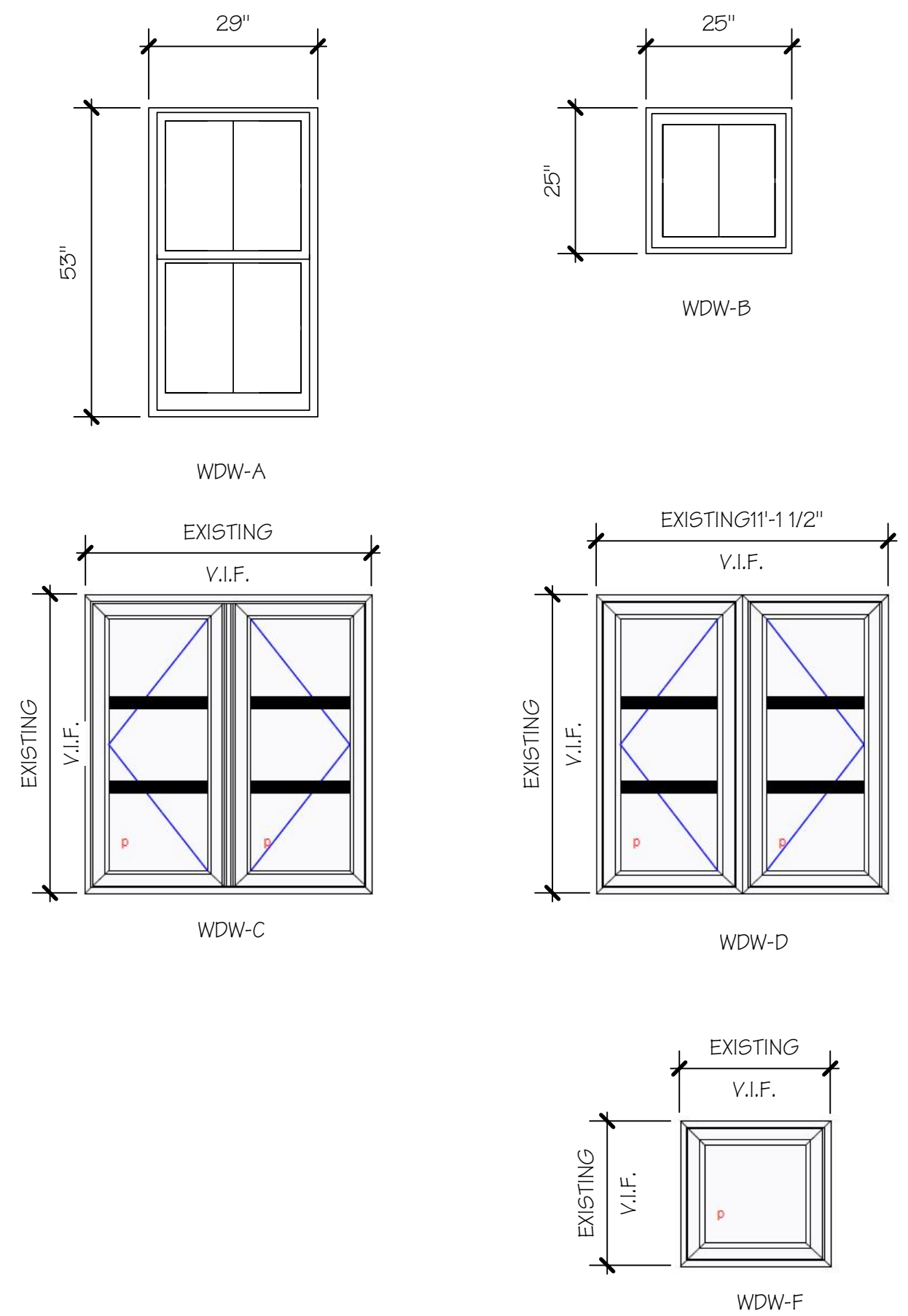
WINDOW SCHEDULE

Dw. No.	Room Name	Unit Width	Unit Height	Manufacturer	Type	Style	Model	Interior	Exterior	Glazing	U-Value	SHGC	Notes
1	OWNER'S BATH	2'-5"	4'-5"	PELLA RESERVE TRADITIONAL	A	DOUBLE HUNG ILT, 2/2	2953	WOOD, PTD. WHITE	PRIMED WOOD	TEMPERED LOW-E W/ ARGON	0.29	0.23	1 1/4" ILT (50L) OGEE GRILL
2	OWNER'S BATH	2'-5"	4'-5"	PELLA RESERVE TRADITIONAL	A	DOUBLE HUNG ILT, 2/2	2953	WOOD, PTD. WHITE	PRIMED WOOD	TEMPERED LOW-E W/ ARGON	0.29	0.23	1 1/4" ILT (50L) OGEE GRILL
3	OWNER'S BATH	2'-1"	2'-1"	PELLA RESERVE TRADITIONAL	B	FIXED, ILT	2525	WOOD, PTD. WHITE	PRIMED WOOD	TEMPERED LOW-E W/ ARGON	0.27	0.24	1 1/4" ILT (50L) OGEE GRILL
4	OWNER'S CLOSET	2'-5"	4'-5"	PELLA RESERVE TRADITIONAL	A	DOUBLE HUNG ILT, 2/2	2953	WOOD, PTD. WHITE	PRIMED WOOD	LOW-E W/ ARGON	0.29	0.23	1 1/4" ILT (50L) OGEE GRILL
5	OWNER'S CLOSET	2'-1"	2'-1"	PELLA RESERVE TRADITIONAL	B	FIXED, ILT	2525	WOOD, PTD. WHITE	PRIMED WOOD	LOW-E W/ ARGON	0.27	0.24	1 1/4" ILT (50L) OGEE GRILL
6	BSMT. FAMILY RM.	EXIST. V.I.F.	EXIST. V.I.F.	LINCOLN WINDOWS	C	TWIN CASEMENT	N/A	WOOD, PRIMED	ALUM. CLAD WOOD, WHITE	PRESERVE LOW-E 272	0.28	0.26	1, 2
7	BSMT. FAMILY RM.	EXIST. V.I.F.	EXIST. V.I.F.	LINCOLN WINDOWS	C	TWIN CASEMENT	N/A	WOOD, PRIMED	ALUM. CLAD WOOD, WHITE	PRESERVE LOW-E 272	0.28	0.26	1, 2
8	BSMT. FAMILY RM.	EXIST. V.I.F.	EXIST. V.I.F.	LINCOLN WINDOWS	C	TWIN CASEMENT	N/A	WOOD, PRIMED	ALUM. CLAD WOOD, WHITE	PRESERVE LOW-E 272	0.28	0.26	1, 2
9	BSMT. GUEST BEDRM	EXIST. V.I.F.	EXIST. V.I.F.	LINCOLN WINDOWS	C	TWIN CASEMENT	N/A	WOOD, PRIMED	ALUM. CLAD WOOD, WHITE	PRESERVE LOW-E 272	0.28	0.26	1, 2
10	BSMT. GUEST BEDRM	EXIST. V.I.F.	EXIST. V.I.F.	LINCOLN WINDOWS	D	FRENCH CASEMENT	N/A	WOOD, PRIMED	ALUM. CLAD WOOD, WHITE	PRESERVE LOW-E 272	0.28	0.26	1, 2, EGRESS
11	BSMT. LAUNDRY	EXIST. V.I.F.	EXIST. V.I.F.	LINCOLN WINDOWS	F	FIXED CASEMENT	N/A	WOOD, PRIMED	ALUM. CLAD WOOD, WHITE	PRESERVE LOW-E 272	0.28	0.26	1, 2
12	BSMT. LAUNDRY	EXIST. V.I.F.	EXIST. V.I.F.	LINCOLN WINDOWS	F	FIXED CASEMENT	N/A	WOOD, PRIMED	ALUM. CLAD WOOD, WHITE	PRESERVE LOW-E 272	0.28	0.26	1, 2

NOTES:

- NEW WINDOWS NOT PREVIOUSLY APPROVED FOR REPLACEMENT. ALL OTHER WINDOWS HAVE PRIOR APPROVAL FROM 12/1/2021 HEARING.
- ALUMINUM CLADDING IS PREFERRED FOR THE EXTERIOR OF THE BASEMENT WINDOWS DUE TO THEIR EXTREMELY LOW PROXIMITY TO GRADE.

WINDOW TYPES



CASE
Architects & Remodelers
1100 North Point Blvd
Falls Church, VA 22046
(703) 255-2272

3000 Old Dominion Blvd
Alexandria, VA 22304
(703) 660-4663

10000 Lee Highway
Falls Church, VA 22046
(703) 534-0207

Development: AA
Project No: 26-07-0256
Management: GP
Design: KA

Pewett Residence
Proposed Remodel Project
4201 Bradley Lane, Bethesda, MD 20815
Door, Window & Partition Schedules

Drawing Log
01/08/2021 - Measure
04/20/2021 - CaseStudy
07/14/2021 - Walkthrough
11/03/2021 - HAWP
03/21/2022 - Permit

Date: 3/14/2023
Scale: 1/4" = 1'-0"
Sheet: C003
Of: 49

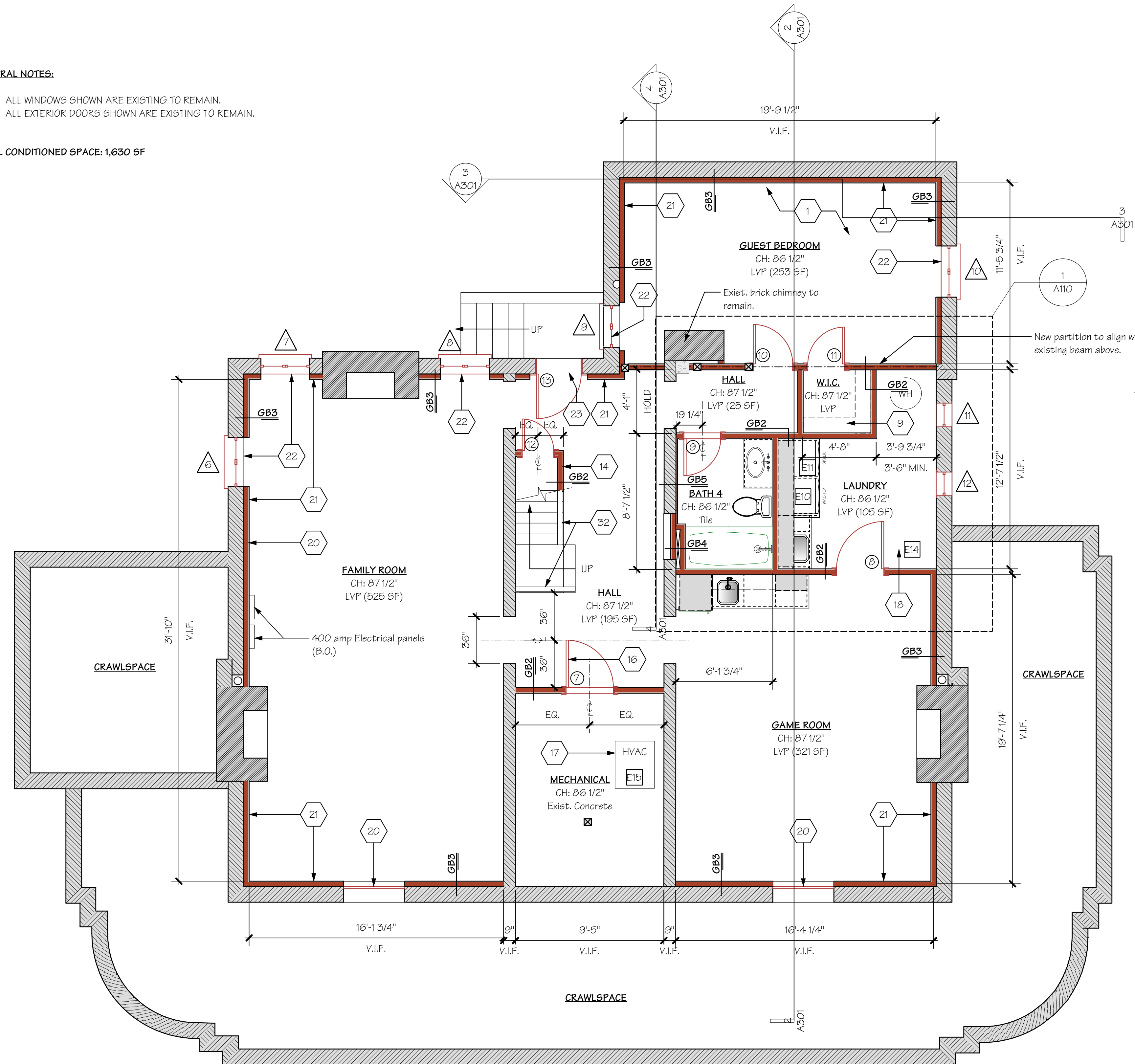
NEW WORK KEYNOTES

- 1 Install new drywall at all walls and ceiling at this room.
- 2 Install new floor tile. See finish schedule.
- 3 Install new wall tile at tub/shower. See finish schedule.
- 4 Install new wall tile wainscoting at all walls. See finish schedule.
- 5 Install new hardwood flooring throughout room indicated.
- 6 Patch/repair existing plaster at wall as required.
- 7 Sand/refinish existing hardwood flooring in area indicated.
- 8 Patch/tooth-in hardwood flooring as required by removal of existing wall.
- 9 Install new closet shelf and clothes rod. Width to fit closet.
- 10 Install new stair runner and padding at stairs and landing.
- 11 Patch/repair existing plaster at ceiling as required.
- 12 Patch/repair existing plaster crown molding as required.
- 13 NOT USED
- 14 Frame out new closet partition below existing stair framing. No change to existing stairs.
- 15 Frame and drywall new partition as shown. See partition schedule.
- 16 Install new wood door as shown. See door schedule.
- 17 Furnish and install new gas furnace.
- 18 Furnish and install new water heater.
- 19 Infill existing opening at floor level in existing masonry wall.
- 20 Install new insulated, wood access panel and trim at existing crawlspace opening.
- 21 Furr out and insulate at existing basement exterior walls.
- 22 Extend existing wood window casing and sill to face of new drywall opening. Install new window trim to blend with existing.
- 23 Extend existing door casing to face of new drywall. Install new trim to blend with existing.
- 24 Reinstall existing wood baseboards in this room, after electrical/wiring work is complete.
- 25 Restore existing non-operating fireplace opening. Repaint firebox black (by owner).
- 26 Install new Crystal cabinetry. See interior elevations and plan details.
- 27 Install new (2) 2x12 joists at ceiling framing, directly below partition above, to provide double joists below partition framing. See structural.
- 28 Install new drywall at ceiling in room indicated.
- 29 Patch/infill existing door opening to be flush with adjacent wall surfaces.
- 30 Patch/infill around existing door opening where door size was changed.
- 31 Install (5) new fixed wood shelves at pantry.

GENERAL NOTES:

1. ALL WINDOWS SHOWN ARE EXISTING TO REMAIN.
2. ALL EXTERIOR DOORS SHOWN ARE EXISTING TO REMAIN.

TOTAL CONDITIONED SPACE: 1,630 SF



1 Proposed Basement Plan
Scale: 1/4" = 1'-0"



CASE
Architects & Remodelers

4705 Sanger Road
North Potomac, MD 20894
(301) 222-4800

1327 M St. SE
Washington, DC 20003
(202) 522-2195

119 N. Washington St.
Alexandria, VA 22304
(703) 824-0207

Project No:	26-07-0256
Design:	IA
Developments:	AA
Managements:	GF

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815
Proposed Basement Plan

Drawing Log

01/09/2021 - Measure
04/20/2021 - Case Study
07/14/2021 - Walkthrough
11/05/2021 - HAMP
04/19/2022 - PERMIT
08/09/2022 - Rev. 2

Date:	3/14/2023
Scale:	1/4" = 1'-0"
Sheet:	A101
Of:	33

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/ENGINEERING, INC. SOLELY FOR THE USE AND SHOULD NOT BE REPRODUCED OR USED BY ANY OTHER PARTIES.

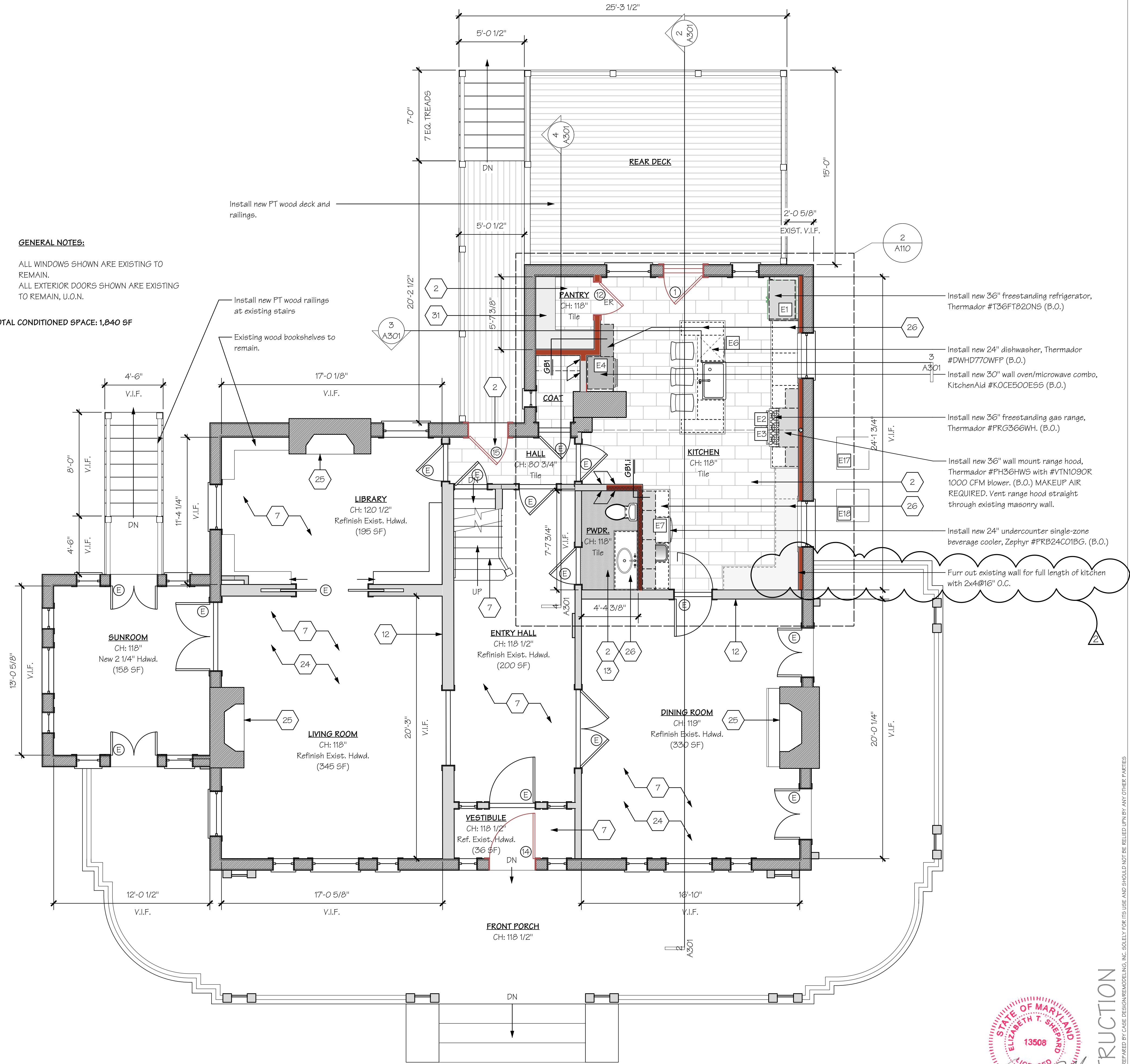
NEW WORK KEYNOTES

- 1 Install new drywall at all walls and ceiling at this room.
- 2 Install new floor tile. See finish schedule.
- 3 Install new wall tile at tub/shower. See finish schedule.
- 4 Install new wall tile wainscoting at all walls. See finish schedule.
- 5 Install new hardwood flooring throughout room indicated.
- 6 Patch/repair existing plaster at wall as required.
- 7 Sand/refinish existing hardwood flooring in area indicated.
- 8 Patch/tooth-in hardwood flooring as required by removal of existing wall.
- 9 Install new closet shelf and clothes rod. Width to fit closet.
- 10 Install new stair runner and padding at stairs and landing.
- 11 Patch/repair existing plaster at ceiling as required.
- 12 Patch/repair existing plaster crown molding as required.
- 13 NOT USED
- 14 Frame out new closet partition below existing stair framing. No change to existing stairs.
- 15 Frame and drywall new partition as shown. See partition schedule.
- 16 Install new wood door as shown. See door schedule.
- 17 Furnish and install new gas furnace.
- 18 Furnish and install new water heater.
- 19 Infill existing opening at floor level in existing masonry wall.
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- 23 Extend existing door casing to face of new drywall. Install new trim to blend with existing.
- 24 Reinstall existing wood baseboards in this room, after electrical/wiring work is complete.
- 25 Restore existing non-operating fireplace opening. Repaint firebox black (by owner).
- 26 Install new Crystal cabinetry. See interior elevations and plan details.
- 27 Install new (2) 2x12 joists at ceiling framing, directly below partition above, to provide double joists below partition framing. See structural.
- 28 Install new drywall at ceiling in room indicated.
- 29 Patch/infill existing door opening to be flush with adjacent wall surfaces.
- 30 Patch/infill around existing door opening where door size was changed.
- 31 Install (5) new fixed wood shelves at pantry.

GENERAL NOTES:

1. ALL WINDOWS SHOWN ARE EXISTING TO REMAIN.
2. ALL EXTERIOR DOORS SHOWN ARE EXISTING TO REMAIN, U.O.N.

TOTAL CONDITIONED SPACE: 1,840 SF



CASE
Architects & Remodelers

4701 E. Montgomery Road
North Falls, Suite 40
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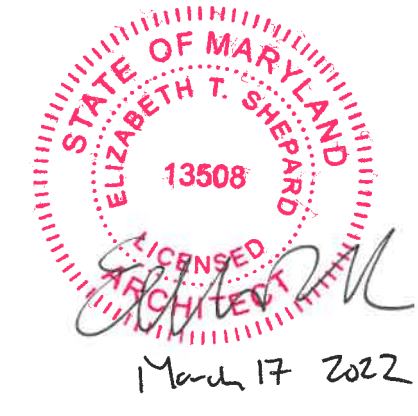
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Development:	AA
Project No:	26-07-0356
Management:	GP
Design:	KA

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815

Date:	3/14/2023
Scale:	1/4" = 1'-0"
Sheet:	A102
Of:	33

Drawing Log:	01/08/2021 - Measure 04/20/2021 - Case Study 07/14/2021 - Walkthrough 11/03/2021 - HAMP 03/21/2022 - PERMIT 04/18/2022 - Rev. 1 06/08/2022 - Rev. 2
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March 17, 2022

CONSTRUCTION

1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

Pewett - REVISED CONSTRUCTION PERMIT PLANS-ELEVATIONS-SECTIONS v2023.vwx

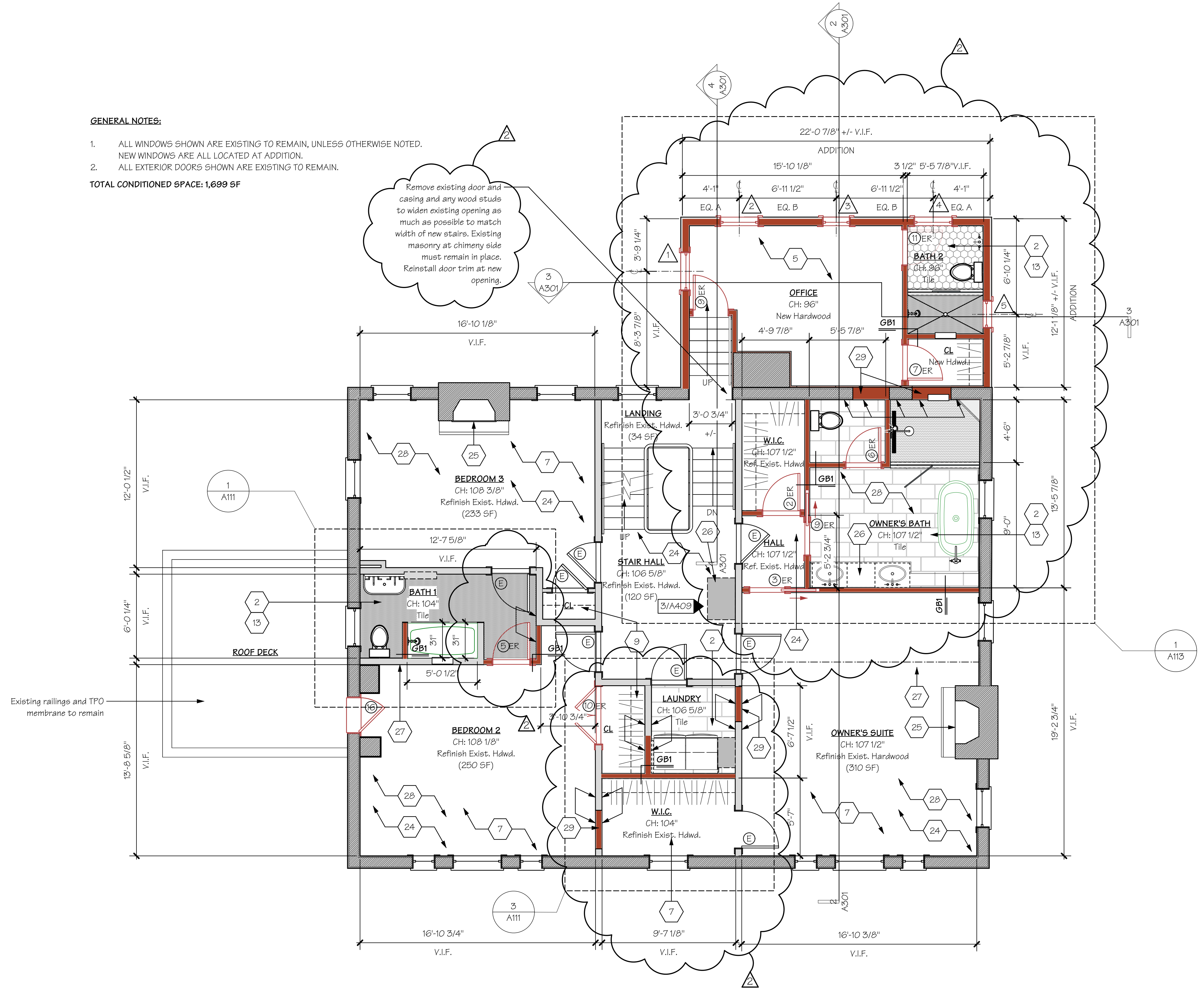
NEW WORK KEYNOTES

- 1 Install new drywall at all walls and ceiling at this room.
- 2 Install new floor tile. See finish schedule.
- 3 Install new wall tile at tub/shower. See finish schedule.
- 4 Install new wall tile wainscoting at all walls. See finish schedule.
- 5 Install new hardwood flooring throughout room indicated.
- 6 Patch/repair existing plaster at wall as required.
- 7 Sand/refinish existing hardwood flooring in area indicated.
- 8 Patch/tooth-in hardwood flooring as required by removal of existing wall.
- 9 Install new closet shelf and clothes rod. Width to fit closet.
- 10 Install new stair runner and padding at stairs and landing.
- 11 Patch/repair existing plaster at ceiling as required.
- 12 Patch/repair existing plaster crown molding as required.
- 13 NOT USED
- 14 Frame out new closet partition below existing stair framing. No change to existing stairs.
- 15 Frame and drywall new partition as shown. See partition schedule.
- 16 Install new wood door as shown. See door schedule.
- 17 Furnish and install new gas furnace.
- 18 Furnish and install new water heater.
- 19 Infill existing opening at floor level in existing masonry wall.
- 20 Install new insulated, wood access panel and trim at existing crawlspace opening.
- 21 Furr out and insulate at existing basement exterior walls.
- 22 Extend existing wood window casing and sill to face of new drywall opening. Install new window trim to blend with existing.
- 23 Extend existing door casing to face of new drywall. Install new trim to blend with existing.
- 24 Reinstall existing wood baseboards in this room, after electrical/wiring work is complete.
- 25 Restore existing non-operating fireplace opening. Repaint firebox black (by owner).
- 26 Install new Crystal cabinetry. See interior elevations and plan details.
- 27 Install new (2) 2x12 joists at ceiling framing, directly below partition above, to provide double joists below partition framing. See structural.
- 28 Install new drywall at ceiling in room indicated.
- 29 Patch/infill existing door opening to be flush with adjacent wall surfaces.
- 30 Patch/infill around existing door opening where door size was changed.
- 31 Install (5) new fixed wood shelves at pantry.

GENERAL NOTES:

1. ALL WINDOWS SHOWN ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED. NEW WINDOWS ARE ALL LOCATED AT ADDITION.
2. ALL EXTERIOR DOORS SHOWN ARE EXISTING TO REMAIN.

TOTAL CONDITIONED SPACE: 1,699 SF



1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



CASE
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Project No:	26-07-0256
Development:	AA
Design:	KA
Management:	GP

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815
Proposed Second Floor Plan

Drawing Log

01/08/2021 - Measure
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07/14/2021 - Walkthrough
11/09/2021 - HAMP
05/21/2022 - PERMIT
04/18/2022 - Rev. 1
05/08/2022 - Rev. 2

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Existing Rear Hall Door



Existing Rear Hall Door as viewed from basement stairs.



Existing Basement Door



Existing Basement door detail



Existing Front door exterior



Existing Front Door interior. Existing interior vestibule door and windows to remain.



Existing Bedroom door to roof deck



Existing Bedroom door detail