

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8829 Hawkins Lane, Chevy Chase	<b>Meeting Date:</b>	6/28/2023
<b>Resource:</b>	Contributing Resource <b>Hawkins Lane Historic District</b>	<b>Report Date:</b>	6/21/2023
<b>Applicant:</b>	Stephen Kelleher (Jennifer Goon, Agent)	<b>Public Notice:</b>	6/14/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1033248	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Siding Alteration, and Window and Door Alterations, Gutter Installation		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The profile of the proposed Marvin Essential windows is too narrow to be a compatible replacement and the proposed windows are not approved. An alternative window with a profile consistent with a wood window needs to be selected. The revised window may be either a wood or clad window. Final approval authority to verify this condition has been satisfied is delegated to Staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Hawkins Lane Historic District  
**STYLE:** Vernacular  
**DATE:** c. 1938 w/ non-historic additions



*Figure 1: The subject property is located at the northern end of Hawkins Lane.*

## **PROPOSAL**

The applicant proposes to remove and replace the siding and replace the windows and doors, and install new gutters.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Hawkins Lane 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 Hawkins Lane Historic District Development Guidelines Handbook (*Design 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.

### ***Hawkins Lane Development Handbook***

#### **Buildings: Architecture and Material**

- Architectural elements which contribute to a building's character, including front porches, should be retained.

### ***Sec. 24A-8. Same-Criteria for Issuance***

- (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 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
- (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. 94, § 1; Ord. No. 11-59*)

### ***Secretary of 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.

#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.

## **BACKGROUND**

Hawkins Lane is significant as one of the last remaining examples of an African-American ‘kinship community’ from the turn of the 20<sup>th</sup> century. The area that now comprises the Hawkins Lane Historic District was purchased by James H. Hawkins, a formerly enslaved freeman, in 1893. In 1928, after Hawkins’ death, the property was divided among his twelve children who over the next decade constructed homes for themselves and relatives and friends. In the 1980s, Hawkins Lane became an increasingly desirable location for redevelopment. A citizens group was formed in response to the development pressures with the objective of preserving Hawkins Lane while allowing sensitive new development.

The introduction to the Master Plan Amendment creating the district states:

“The Hawkins Lan Historic District is a unique and important historical resource in Montgomery County – an outstanding example of a black “kinship” community which reflects the heritage and lifestyle of black citizens at the turn of the century and in the early 20<sup>th</sup> century. There are few intact, early black communities left in the county and even fewer which so clearly demonstrate the determination and legacy of one family – the Hawkins. Although the structures in the district are modest, they clearly reflect a sense of historic time and place. The district, as a whole, is an essential part of the County’s Historic to be preserved, remembered, and appreciated.

“The intent of designating the Hawkins Lane neighborhood as a Montgomery County historic district is to preserve for future generations those qualities of the area which reflect its historic importance as a black “kinship” community. Future changes and new constructions must be sensitive to the character of the district and to the elements – both built and natural – which contribute to that character.”

The *Hawkins Lane Historic District Development Guidelines Handbook* states,

“The district's significance is based primarily on its history as a late nineteenth century black kinship community, not on its architectural merit. Several district buildings, however, do have architectural significance in their own right, and (as the report recommending the district for placement on the Montgomery County Master Plan states) all district buildings "clearly reflect a sense of historic time and place." All district buildings, therefore, are considered to be "contributing structures, that is, they contribute to the district's historical significance."

Changes proposed within the historic district are evaluated primarily on their impact on the rural character and development pattern of Hawkins Lane. These characteristics include narrow front setbacks, few fences, and modest-sized houses with a mature tree canopy.

## **STAFF DISCUSSION**

The subject property is a one-story side gable cottage with shingle siding constructed c.1938. In the 1970s or 80s, a right-side projecting attached garage and rear gable addition were constructed and changes were made to the fenestration.

The applicant proposes two major changes to the subject property, removing the existing shingle siding and replacing it with fiber cement siding; and removing and replacing the windows and doors with Marvin Essential (fiberglass) windows and doors. In general, Staff finds the work will not have a substantial impact on the character of the district’s setting and recommends the HPC approve the HAWP.

### **Siding Replacement**

The first-floor exterior of the subject property is covered in wood shingles that are showing signs of delaminating in some locations. The basement level of the rear addition is covered in T1-11 siding.

Neither of these materials appears to be historic. The applicant proposes to remove the existing siding in both of these areas and install fiber cement clapboards on the first floor, with fiber cement board and batten siding on the exterior of the basement addition. Additional fiber cement trim will be added along the eaves and soffits.

Staff finds the existing exterior materials are not historic and Staff has been unable to identify a record of the historic building exterior and what types of wood shingles would date to the period of significance.

Staff finds the proposed siding replacement will not have an impact on these character-defining elements, nor will it impact historic fabric. Staff finds the proposed siding replacement is appropriate under *The Development Guidelines Handbook* and 24A-8(d).



*Figure 2: Undated photo of the subject property after the non-historic additions, but before the porch alteration and chimney removal.*

### **Window and Door Replacement**

The existing windows and doors are a mix of multi-light wood sash, vinyl sash, vinyl slider, and vinyl casement windows. Staff concluded that most of the windows date from the time of the building additions c.1970s/80s based on observations on-site. The applicant proposes to install new Marvin Essential fiberglass windows and doors in the existing openings.

Staff finds the existing windows and doors are non-historic replacements that do not contribute to the historic character of the house and recommends the HPC approve their removal. The proposed windows are a mix of fixed, sash, and single-light casement windows installed in the existing window openings. Marvin Essential windows and doors are constructed out of fiberglass and are designed to have narrow, streamlined profiles. The applicant provided a copy of their window contract but did not include a cut



sheet or section drawings showing a scaled drawing of the proposed windows. Staff finds the narrow profile of the Marvin Essential window to be more compatible with the character of a contemporary or Mid-century house design than the depth of a wood window typically found on an early 20<sup>th</sup>-century simple cottage. Because the window openings are being retained, instead of denying the HAWP, Staff recommends the HPC add a condition for approval that the replacement windows and doors need to have a profile consistent with a historic wood window, with final approval authority delegated to Staff. These windows could be wood or a clad window (the HPC has approved aluminum-clad windows from several manufacturers and the Marvin Elevate window, which is a fiberglass-clad wood window). Final approval authority to verify the windows satisfy this condition can be delegated to Staff. With this condition, Staff finds the proposed window and door replacement would be consistent with the guidance in the *Design Guidelines* and 24A-(b)(2) and (d). Staff supports approving a historic preservation tax credit for the window replacement portion of the project under the requirements of the recommended condition because the windows would be more in keeping with the historic appearance than the existing windows. The 25% tax credit would be applied to the property tax bill. Information about the tax credit program is available here: <https://montgomeryplanning.org/planning/historic/tax-credit-program/>.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. The profile of the proposed Marvin Essential windows is too narrow to be a compatible replacement and the proposed windows are not approved. An alternative window with a profile consistent with a wood window needs to be selected. The revised window may be either a wood or clad window. Final approval authority to verify this condition has been satisfied is delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Hawkins Lane Historic District Development Guidelines Handbook*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the surrounding district and the purposes of Chapter 24A;

and Standards 2;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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](mailto: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# 1033248  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Stephen Kelleher  
Address: 8829 Hawkins Lane  
Daytime Phone: (434)409-5274

E-mail: skellehe@gmail.com  
City: Chevy Chase Zip: 20815  
Tax Account No.: 00430086

**AGENT/CONTACT (if applicable):**

Name: Jennifer Goon  
Address: 4921 Wyaconda Rd  
Daytime Phone: 301-832-6341

E-mail: permits@alcoproductsinc.com  
City: N. Bethesda Zip: 20852  
Contractor Registration No.: 87

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property HP41

Is the Property Located within an Historic District?  Yes/District Name Hawkins Lane  
 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 checked="" type="checkbox"/> Window/Door          |
|   |  | <input checked="" type="checkbox"/> Other: <u>Siding</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.

\_\_\_\_\_  
Signature of owner or authorized agent

6/6/23  
\_\_\_\_\_  
Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

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

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



Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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	*	*	*	*	*		*



Steve Kelleher  
8829 Hawkins Lane • Chevy Chase, MD 20815

Mon, May 3 12:35 PM  
by Howie Kreisman



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*Mon, May 3 12:35 PM  
by Howie Kreisman*



Steve Kelleher  
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*Mon, May 3 12:35 PM  
by Howie Kreisman*



4921 Wyaconda Road | N. Bethesda, MD 20852  
1750 Tysons Blvd, Ste 1500, Tysons Corner, VA 22102  
DC #410516000169 | MHIC #87 | VA #2701023445 Class A

# Siding/Window/Door PROPOSAL

Prepared For: **Stephen & Amberlyn Kelleher**

Location: 8829 Hawkins Lane  
Chevy Chase, MD 20815

Date: 02-01-2023

Email: skellehe@gmail.com

Phone: 434-409-5274

Best Way to contact you:

Phone Text Email

Alt Phone:

Prepared by: **Craig Deimler**


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**For Office Use Only**


*Prospect Number*


*Sale Number*

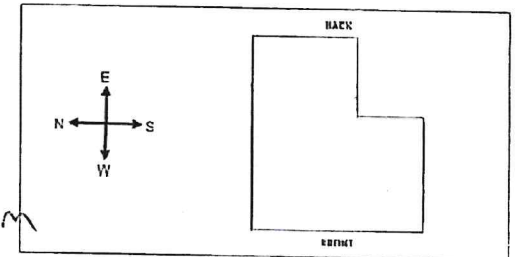


 Hardie lap siding


 Replace window/door


 Hardie trim


 Hardie soffit, Lomar fascia/rak  
alum gutter w/ leaf relief  
on fascia

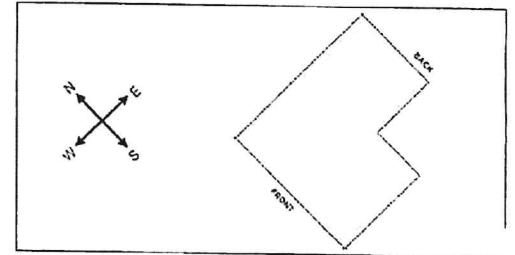


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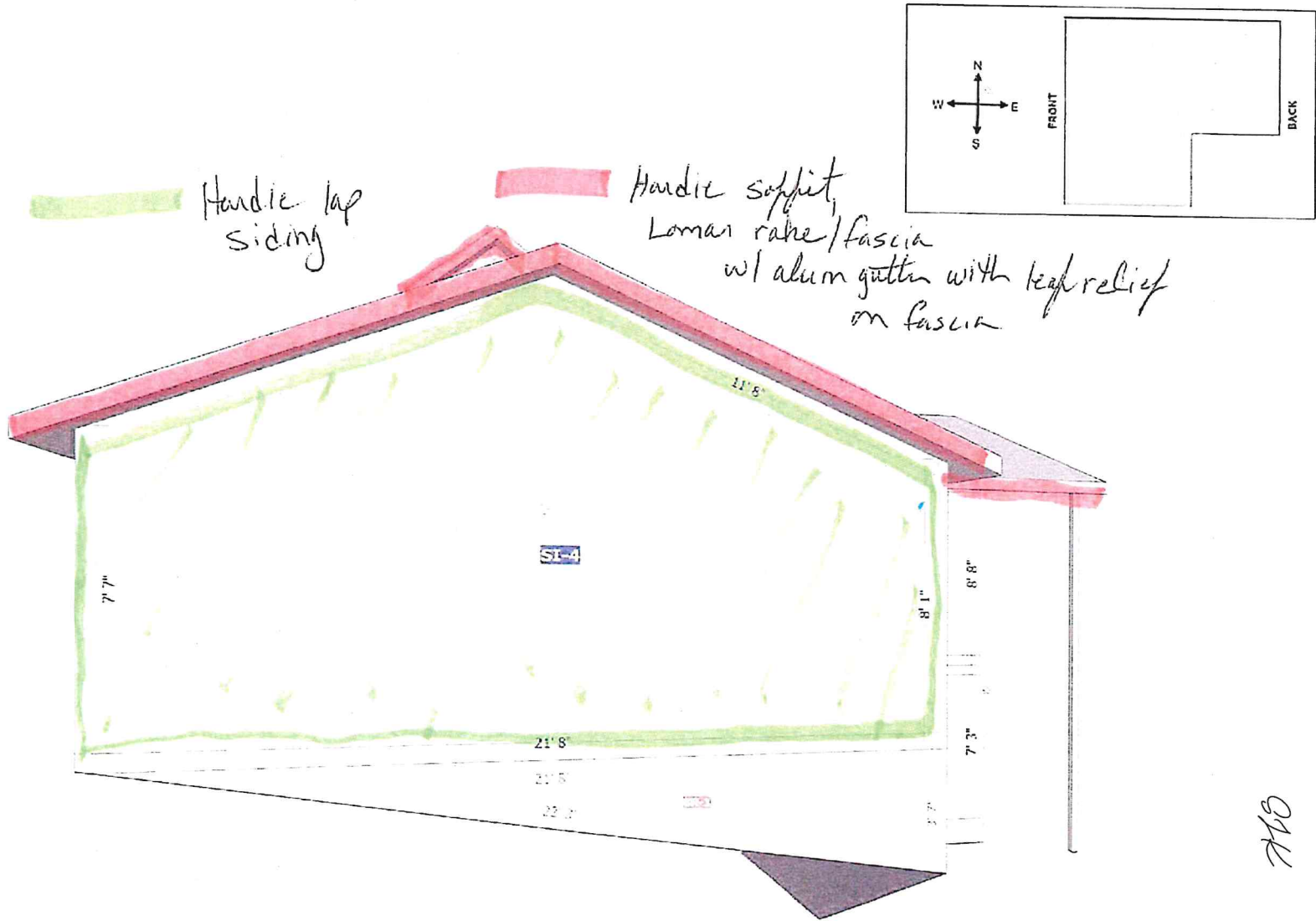
 Hardie lap siding

 Hardie trim

 Hardie soffit,  
Loman fascia, rake  
alum gutter w/  
leaf relief on  
fascia



*SKC*



SK









# HOVER



Complete Measurements


## 8829 Hawkins Lane, Chevy Chase, MD

BACK

Zoho Sign Document ID: 2CD2FD46-UZ8AK7GELIX'

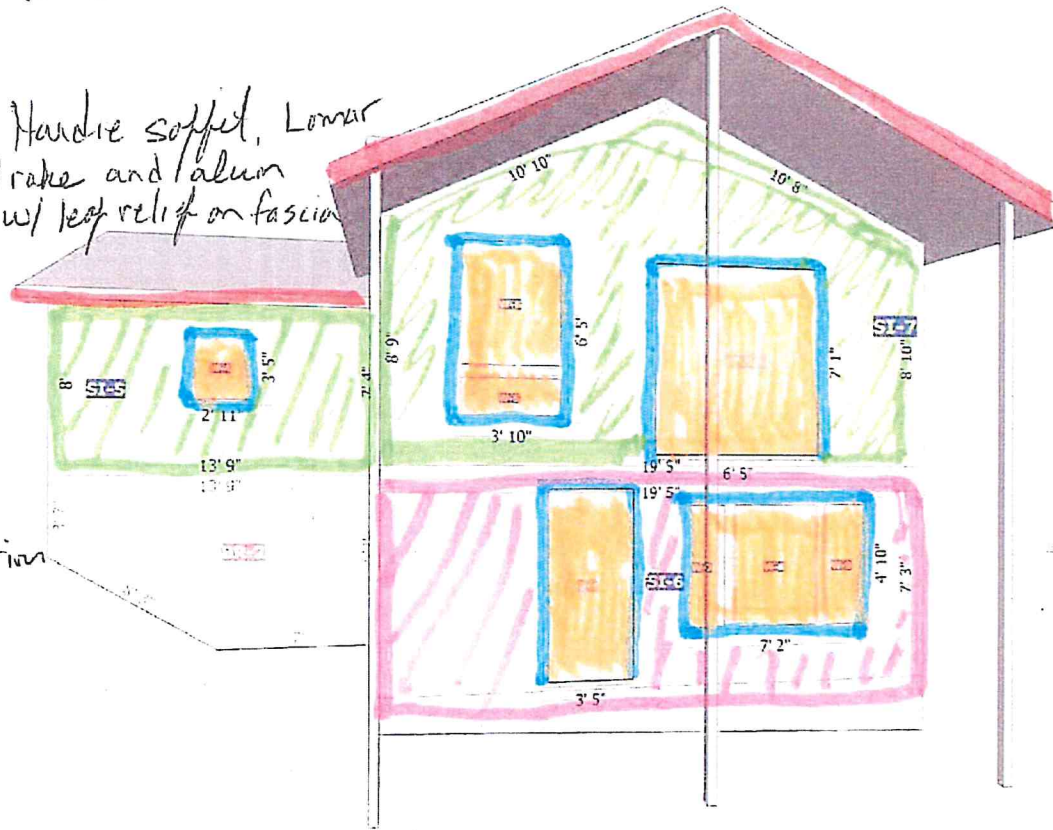
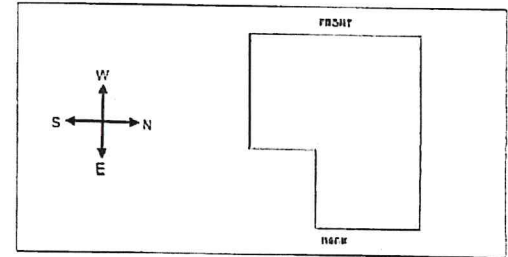
TE9BXB9V/RKNW-61VZMM6LQDKWOLWM

-  Hardie lap siding
-  Hardie Board + Batten


 Hardie soffit, Lomar  
fascia/rake and alum  
gutter w/ leaf relief on fascia

 Replace  
window/door

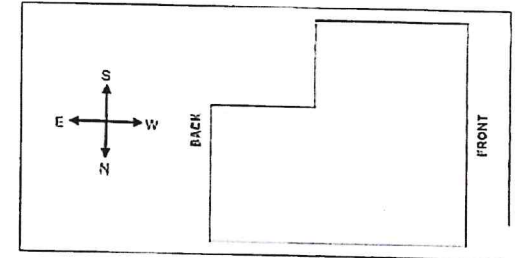
 Hardie trim



*GAK*


 Hardie lap siding

 Replace window



 Hardie Board + Batten

 Hardie trim

 Hardie soffit,  
Lunar fascia/ fakes w/  
alum gutters & leaf relief  
on fascia



*OK*

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OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

Kelleher  
 Essential  
 Quote Number: **QU63J33**

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 15	TOTAL UNIT QTY: 15	EXT NET PRICE: USD 47,611.00
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LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Front Room Casement W1	Essential	Casement	2,618.73	1	2,618.73
2	Living Room W2	Essential	Essential Assembly	4,846.49	1	4,846.49
3	Polygon window W3	Essential	Direct Glaze Polygon P4	2,809.38	1	2,809.38
4	Picture window W4	Essential	Direct Glaze Rectangle	2,812.95	1	2,812.95
5	Eating area W5A	Essential	Direct Glaze Rectangle	2,537.55	1	2,537.55
6	Eating Area W5B	Essential	Awning	2,531.81	1	2,531.81
7	Sliding Door W6	Essential	Sliding Patio Door	6,411.25	1	6,411.25
8	Rear of home W7	Essential	Essential Assembly	4,712.42	1	4,712.42
9	Basement W8	Essential	Glider	2,029.97	1	2,029.97
10	Basement W9	Essential	Double Hung	2,545.34	1	2,545.34
11	Basement casement W10	Essential	Casement	2,482.20	1	2,482.20
12	Basement W11	Essential	Glider Triple Sash	3,414.13	1	3,414.13
13	Basement W12	Essential	Awning	2,358.38	1	2,358.38
14	Garage W13	Essential	Double Hung	2,453.09	1	2,453.09
15	2nd floor W14 - build up	Essential	Double Hung	3,047.31	1	3,047.31

OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

*BJK*

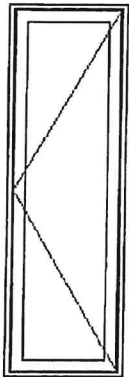
Kelleher  
 Essential  
 Quote Number: QU63J33

**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Front Room Casement W1	Net Price:	2,618.73
Qty: 1		Ext. Net Price:	USD 2,618.73

**MARVIN** 



As Viewed From The Exterior

FS 19" X 60"  
 Egress Information  
 Width: 10 11/64" Height: 54 13/16"  
 Net Clear Opening: 3.87 SqFt

Stone White Exterior  
 Stone White Interior  
 Essential Casement - Left Hand  
 Frame Size 19" X 60"  
 Rough Opening 19 1/2" X 60 1/2"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Folding Handle  
 Interior Aluminum Screen  
 Bright View Mesh  
 Stone White Surround  
 2" Jambs  
 Nailing Fin

Materials: Qty 24: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

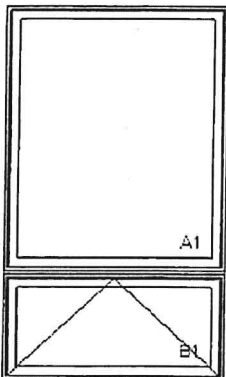
Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Living Room W2	Net Price:	4,846.49
Qty: 1		Ext. Net Price:	USD 4,846.49

**MARVIN** 



As Viewed From The Exterior

FS 46" X 77 1/2"  
 Egress Information A1, B1  
 No Egress Information available.

Stone White Exterior  
 Stone White Interior  
 1W2H - Rectangle Assembly  
 Assembly Rough Opening  
 46 1/2" X 78"

Unit: A1  
 Essential Casement Picture  
 Basic Frame 46" X 55"  
 Rough Opening 46 1/2" X 55 1/2"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar

Unit: B1  
 Essential Awning - Roto Operating  
 Basic Frame 46" X 22"  
 Rough Opening 46 1/2" X 22 1/2"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Folding Handle  
 Interior Aluminum Screen  
 Bright View Mesh  
 Stone White Surround  
 Horizontal Space Mull 1/2"  
 2" Jambs

OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

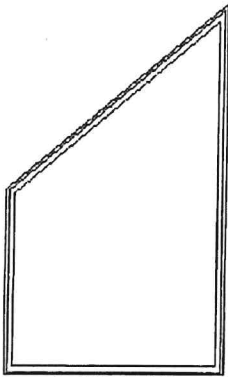
*GJK*

Kelleher  
 Essential  
 Quote Number: **QU63J33**

Nailing Fin with 4" Structural Brackets  
 Materials: Qty 36: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM  
 Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM  
 \*\*\*Note: This configuration is not certified for air, structural or water performance.  
 \*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 1	Mark Unit: Polygon window W3	Net Price:		2,809.38
		Ext. Net Price:	USD	2,809.38

**MARVIN** 



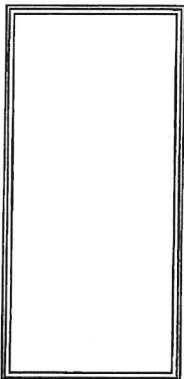
As Viewed From The Exterior

FS 45 1/2" X 77 1/8"  
 Egress Information  
 No Egress Information available.

Stone White Exterior  
 Stone White Interior  
 Window Frame  
 Essential Direct Glaze Polygon P4-5  
 Rough Opening 46" X 78"  
 S1 Rough Opening 39"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Additional Mull Info: Stand Alone  
 2" Jambs  
 Nailing Fin  
 Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 1	Mark Unit: Picture window W4	Net Price:		2,812.95
		Ext. Net Price:	USD	2,812.95

**MARVIN** 



As Viewed From The Exterior

FS 38 1/2" X 80 1/2"  
 Egress Information  
 No Egress Information available.

Stone White Exterior  
 Stone White Interior  
 Window Frame  
 Essential Direct Glaze Rectangle  
 Rough Opening 39" X 81"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Additional Mull Info: Stand Alone  
 2" Jambs  
 Nailing Fin  
 Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM  
 \*\*\*Note: Unit Availability and Price is Subject to Change

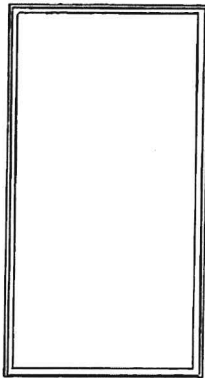
OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

*BJK*

Kelleher  
 Essential  
 Quote Number: QU63J33

Line #5	Mark Unit: Eating area W5A	Net Price:		2,537.55
Qty: 1		Ext. Net Price:	USD	2,537.55

**MARVIN**



As Viewed From The Exterior

FS 39 1/2" X 74 1/2"  
 Egress Information  
 No Egress Information available.

Stone White Exterior  
 Stone White Interior  
 Window Frame  
 Essential Direct Glaze Rectangle  
 Rough Opening 40" X 75"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Additional Mull Info: Field Muller  
 2" Jamb  
 Nailing Fin

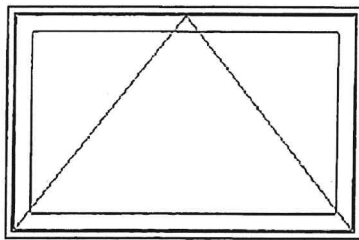
Materials: Qty 24: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Eating Area W5B	Net Price:		2,531.81
Qty: 1		Ext. Net Price:	USD	2,531.81

**MARVIN**



As Viewed From The Exterior

FS 40" X 26"  
 Egress Information  
 No Egress Information available.

Stone White Exterior  
 Stone White Interior  
 Essential Awning - Roto Operating  
 Frame Size 40" X 26"  
 Rough Opening 40 1/2" X 26 1/2"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Folding Handle  
 Interior Aluminum Screen  
 Bright View Mesh  
 Stone White Surround  
 2" Jamb  
 Nailing Fin

Materials: Qty 16: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Sliding Door W6	Net Price:		6,411.25
Qty: 1		Ext. Net Price:	USD	6,411.25

**MARVIN**

Stone White Exterior  
 Stone White Interior  
 Essential Sliding Patio Door OX  
 Frame Size 71" X 80"

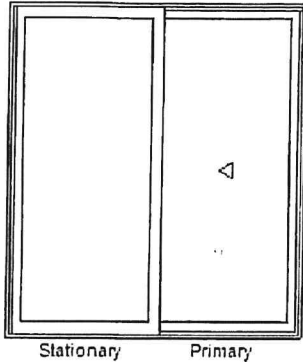


OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

*BJK*

Kelleher  
 Essential

Quote Number: QU63J33



Stationary Primary

As Viewed From The Exterior

FS 71" X 80"  
 Egress Information  
 Width: 29 13/16" Height: 75 49/64"  
 Net Clear Opening: 15.69 SqFt

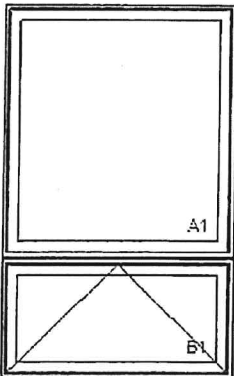
- Rough Opening 71 1/2" X 80 1/2"
- Left Panel
  - IG - 1 Lite
  - Tempered Low E2 w/Argon
  - Stainless Perimeter Bar
- Right Panel
  - IG - 1 Lite
  - Tempered Low E2 w/Argon
  - Stainless Perimeter Bar
  - Cambridge Handle White Exterior Handle set
  - Cambridge Handle White Interior Handle set
  - Stone White Sliding Screen
  - Bright View Mesh
  - \*\*\*Screen/Combo Ship Loose
  - Bronze Ultrex Sill / Black Weather Strip
- 3 3/8" Jamb
- Nailing Fin

Labor: Qty 1: Sliding Patio Door 5-6' \*\* NON-TAXABLE ITEM

Materials: Qty 24: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM  
 \*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: Rear of home W7	Net Price:		4,712.42
Qty: 1		Ext. Net Price:	USD	4,712.42

**MARVIN**



As Viewed From The Exterior

FS 43" X 69 1/2"  
 Egress Information A1, B1  
 No Egress Information available.

- Stone White Exterior
- Stone White Interior
- 1W2H - Rectangle Assembly
- Assembly Rough Opening
- 43 1/2" X 70"

- Unit: A1
  - Essential Casement Picture
  - Basic Frame 43" X 47"
  - Rough Opening 43 1/2" X 47 1/2"
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar

- Unit: B1
  - Essential Awning - Roto Operating
  - Basic Frame 43" X 22"
  - Rough Opening 43 1/2" X 22 1/2"
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
  - White Folding Handle
  - Interior Aluminum Screen
  - Bright View Mesh
  - Stone White Surround
  - Horizontal Space Mull 1/2"
  - 2" Jamb
  - Nailing Fin with 4" Structural Brackets

Materials: Qty 36: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM  
 \*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.  
 \*\*\*Note: This configuration is not certified for air, structural or water performance.

OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

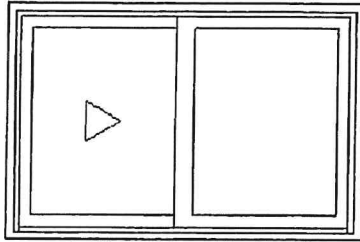
*BJK*

Kelleher  
 Essential  
 Quote Number: QU63J33

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: Basement W8	Net Price:		2,029.97
Qty: 1		Ext. Net Price:	USD	2,029.97

**MARVIN**



As Viewed From The Exterior

FS 35 1/2" X 23 1/2"  
 Egress Information  
 Width: 14 25/32" Height: 19 5/8"  
 Net Clear Opening: 2.01 SqFt

Stone White Exterior  
 Stone White Interior  
 Essential Glider - XO  
 CN 3020  
 Rough Opening 36" X 24"  
 Left Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Right Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Sash Lock  
 Exterior Aluminum Half Screen  
 Stone White Surround  
 Bright View Mesh  
 2" Jamb  
 Nailing Fin

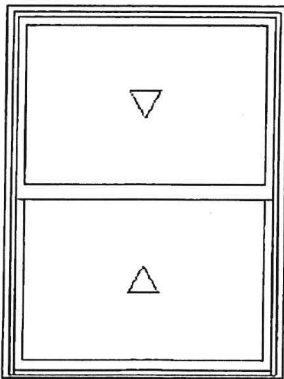
Materials: Qty 16: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: Basement W9	Net Price:		2,545.34
Qty: 1		Ext. Net Price:	USD	2,545.34

**MARVIN**



As Viewed From The Exterior

FS 36" X 48"  
 Egress Information  
 Width: 33 1/16" Height: 19 29/64"  
 Net Clear Opening: 4.47 SqFt

Stone White Exterior  
 Stone White Interior  
 Essential Double Hung  
 Frame Size 36" X 48"  
 Rough Opening 36 1/2" X 48 1/2"  
 Top Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Bottom Sash  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 2 White Sash Lock  
 White Sash Lift  
 Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 2" Jamb  
 Nailing Fin

Materials: Qty 16: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

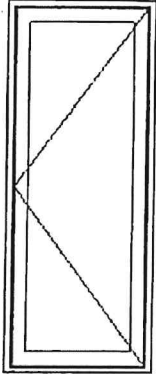
*BJK*

Kelleher  
 Essential

Quote Number: QU63J33

Line #11	Mark Unit: Basement casement W10	Net Price:	2,482.20
Qty: 1		Ext. Net Price:	USD 2,482.20

**MARVIN**



As Viewed From The Exterior

FS 19" X 48"  
 Egress Information  
 Width: 10 11/64" Height: 42 13/16"  
 Net Clear Opening: 3.02 SqFt

- Stone White Exterior
- Stone White Interior
- Essential Casement - Left Hand
- Frame Size 19" X 48"
- Rough Opening 19 1/2" X 48 1/2"
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- White Folding Handle
- Interior Aluminum Screen
- Bright View Mesh
- Stone White Surround
- 2" Jamb
- Nailing Fin

Materials: Qty 24: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

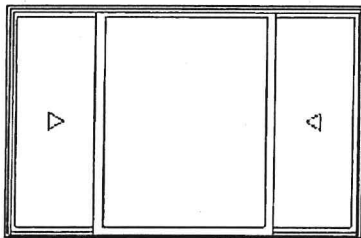
Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit: Basement W11	Net Price:	3,414.13
Qty: 1		Ext. Net Price:	USD 3,414.13

**MARVIN**



As Viewed From The Exterior

FS 82" X 53"  
 Egress Information  
 Width: 17 1/2" Height: 49 1/8"  
 Net Clear Opening: 5.97 SqFt

- Stone White Exterior
- Stone White Interior
- Essential Glider Triple Sash -
- Frame Size 82" X 53"
- Rough Opening 82 1/2" X 53 1/2"
- Left Sash
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Center Sash
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Right Sash
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- White Sash Lock
- Exterior Aluminum Half Screen
- Stone White Surround
- Bright View Mesh
- 2" Jamb
- Nailing Fin

Materials: Qty 32: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

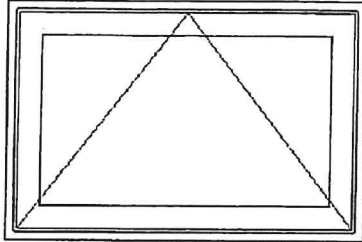
OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

*BJK*

Kelleher  
 Essential  
 Quote Number: QU63J33

Line #13	Mark Unit: Basement W12	Net Price:	2,358.38
Qty: 1		Ext. Net Price: USD	2,358.38

**MARVIN**



As Viewed From The Exterior

FS 30" X 20"

Egress Information

No Egress Information available.

- Stone White Exterior
- Stone White Interior
- Essential Awning - Roto Operating
- Frame Size 30" X 20"
- Rough Opening 30 1/2" X 20 1/2"
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- White Folding Handle
- Interior Aluminum Screen
- Bright View Mesh
- Stone White Surround
- 2" Jamb
- Nailing Fin

Materials: Qty 16: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

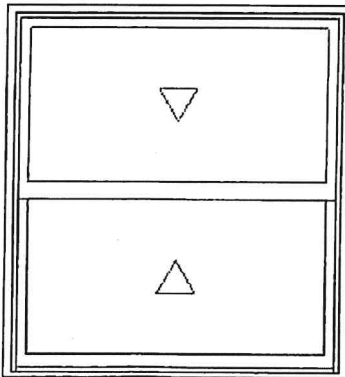
Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #14	Mark Unit: Garage W13	Net Price:	2,453.09
Qty: 1		Ext. Net Price: USD	2,453.09

**MARVIN**



As Viewed From The Exterior

FS 36" X 39"

Egress Information

Width: 33 1/16" Height: 14 61/64"

Net Clear Opening: 3.44 SqFt

- Stone White Exterior
- Stone White Interior
- Essential Double Hung
- Frame Size 36" X 39"
- Rough Opening 36 1/2" X 39 1/2"
- Top Sash
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Bottom Sash
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- 2 White Sash Lock
- White Sash Lift
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 2" Jamb
- Nailing Fin

Materials: Qty 16: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

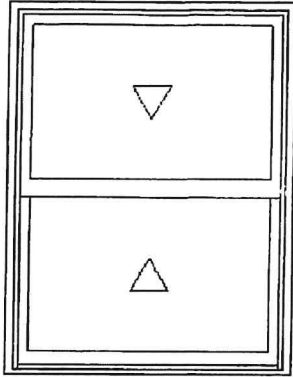
Line #15	Mark Unit: 2nd floor W14 - build up	Net Price:	3,047.31
Qty: 1		Ext. Net Price: USD	3,047.31

OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

*BJK*

Kelleher  
 Essential  
 Quote Number: **QU63J33**

**MARVIN** 



As Viewed From The Exterior

FS 30" X 39"  
 Egress Information  
 Width: 27 1/16" Height: 14 61/64"  
 Net Clear Opening: 2.81 SqFt

- Stone White Exterior
- Stone White Interior
- Essential Double Hung
- Frame Size 30" X 39"
- Rough Opening 30 1/2" X 39 1/2"
- Top Sash
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
- Bottom Sash
  - IG - 1 Lite
  - Low E2 w/Argon
  - Stainless Perimeter Bar
- 2 White Sash Lock
- White Sash Lift
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 2" Jambs
- Nailing Fin

Materials: Qty 16: WM452 (2-1/2" Sanitary) \*\* NON-TAXABLE ITEM

Labor: Qty 1: Full Jamb Install \*\* NON-TAXABLE ITEM

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	23,955.48
Non-Taxable Labor: USD	22,806.00
Non-Taxable Materials: USD	849.52
6.000% Sales Tax: USD	1,437.33
<b>Project Total Net Price: USD</b>	<b>49,048.33</b>

\$49,048.33

~~-\$11,403.00~~ - 50% labor discount February promotion

\$37,645.33

*BJK*



OMS Ver. 0004.00.00 (Current)  
 Product availability and pricing subject to change.

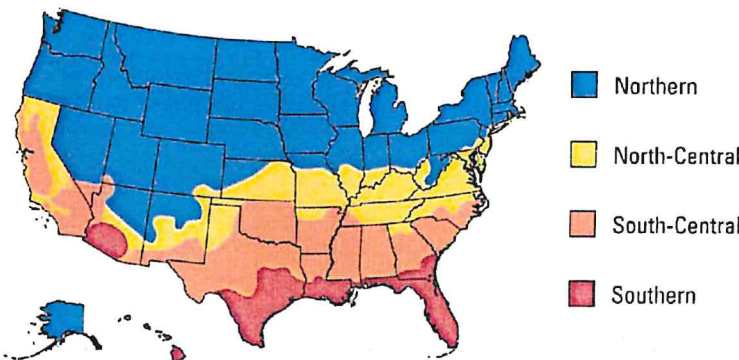
Kelleher  
 Essential  
 Quote Number: QU63J33

## PRODUCT AND PERFORMANCE INFORMATION

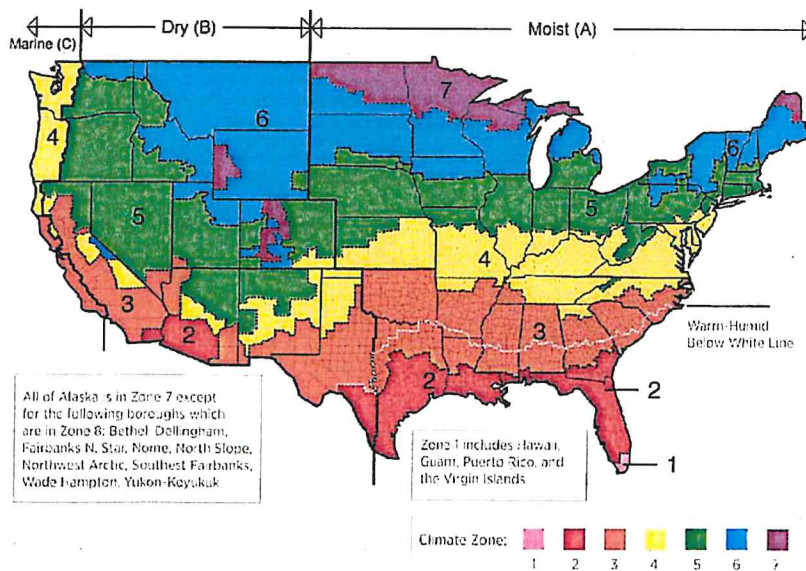
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

Review the map below to determine if your units meet ENERGY STAR for your location.

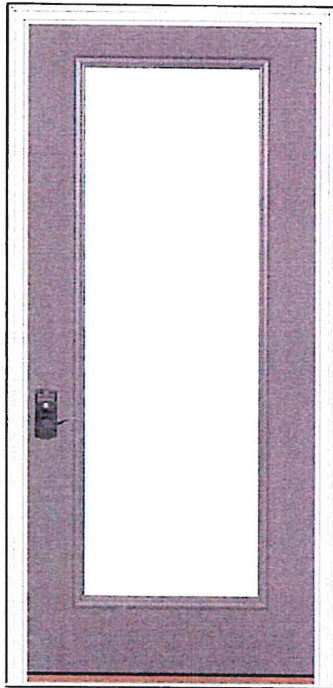


### International Energy Conservation Code (IECC) Climate Regions

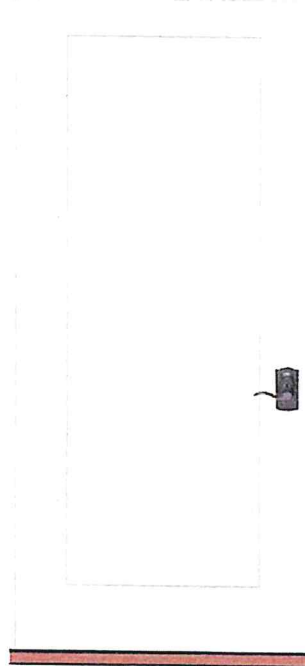


# YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass



OUTSIDE VIEW



INSIDE VIEW



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

Job: Kelleher

Tag: Front Door

## DETAILS

### Heritage Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size

Unit Size: 37 9/16" x 81 11/16"

Frame Depth: 4 9/16"

2" Standard Brickmold

Right Hand Inswing - Inside Looking Out

460 Style Heritage Smooth Fiberglass Door

ComforTech DLA

Snow Mist White Inside / Nightfall Outside

### Hardware

Black Accent Lever Touchpad Handleset

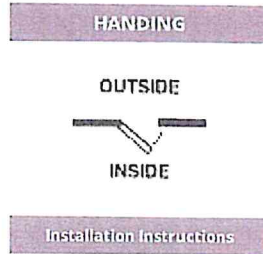
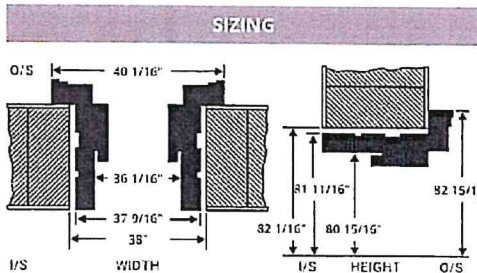
### Frame

Snow Mist White Inside Frame

Mill Finish ZAl Adjustable Threshold (5 5/8" Depth)

Black Ball Bearing Hinges

Sell Price: \$3,599.00



ENERGY	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.22	0.13
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	
0.23	-
Air Infiltration (cfm/ft <sup>2</sup> )	
<= 0.03	



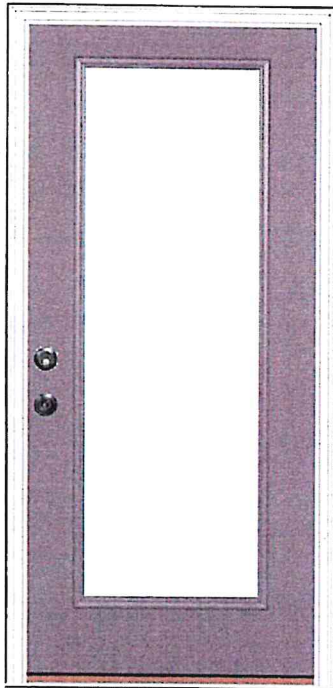
*AK*

# YOUR PROFESSIONAL-CLASS PRODUCT

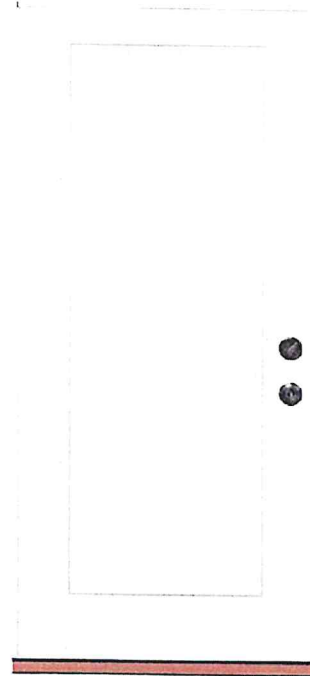
Heritage Smooth Fiberglass Entry Door with Clear Glass



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: Kelleher

Tag: Rear Door

## DETAILS

### Heritage Single Entry Door in FrameSaver Frame

36" Nominal Width

79" Custom Unit Height

Unit Size: 37 9/16" x 79"

Frame Depth: 4 9/16"

2" Standard Brickmold

Right Hand Inswing - Inside Looking Out

460 Style Heritage Smooth Fiberglass Door

ComforTech DLA

Snow Mist White Inside / Nightfall Outside

### Hardware

All Hardware in Black Finish

Georgian Lockset

Thumbturn Deadbolt

### Frame

Snow Mist White Inside Frame

Mill Finish ZAI Adjustable Threshold (5 5/8" Depth)

Black Ball Bearing Hinges

Security Plate

**Sell Price: \$3,579.00**

Tax - 6.0%: \$430.68

Labor / Installation: \$3,918.00

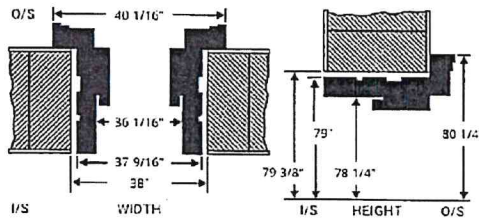
**Total: \$11,526.68**

February promotion - 50% labor savings  
\$1,959.00

NET TOTAL

*AKC*

## SIZING



## HANDING

OUTSIDE

INSIDE

Installation Instructions



## ENERGY

### ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.22 0.13

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.23 -

Air Infiltration (cfm/ft2)

<= 0.03



ENERGY STAR® Certified  
In All 50 States.



# PROJECT NOTES

## James Hardie Classic Package

Statement collection 7" reveal cedarmill with board and batten on SI3, 6, 8 where existing T1-11 is located.

Color to be Deep Ocean with Arctic White trim

1. Remove the existing cedar siding from the entire home.
2. Install Hardiewrap vapor barrier and seam tape.
3. Install Profold 3/8" Neopor premium insulation on the entire home.
4. Install Hardie 7" reveal lap siding on all elevations except for SI3, 6, 8. These elevations will be done with Hardie Board and Batten with 16" spacing for the batten strips.
5. Install Hardie inside and outside corners.
6. Install Hardie sloped and vertical trim.
7. Install Hardie window and door trim around all windows and doors.  
NOTE: The garage entry door and overhead door will be trimmed as one door. The header will be 6" above the entry door and cut down to 4" +/- above the overhead door.
8. Cap existing rake and fascia boards with white Lomar job formed aluminum capping.
9. Box in all soffit areas and finish with Hardie soffit and Lardie level frieze and rake frieze.
10. Add framing as necessary to back porch ceiling then install Hardie panel/soffit as ceiling (approximately 60' of 2 x 4 framing has been included - \$520 - labor and material).
11. install Sturdi mount blocks for all lights/vents/receptacles that are mounted on the siding.
12. Install 6" seamless gutters with Leaf Relief gutter guards and 3 x 4 downspouting.
13. Disconnect and reconnect electric from the home. An allowance of \$500.00 has been included for this work.

If block wall is underneath wood panel siding a charge of \$870 will be required to install furring strips to the wall in order to install Hardie panel.

Existing block foundation walls to be left as is.

Windows and doors will be installed prior to installing siding.

Full Jamb window and door installs.

1. All windows and doors will be full jamb installs.
2. New 2.5" flat sanitary interior trim is included, painting of trim is NOT included but can be added for \$120.00 per window.
3. Sliding door is not a standard size. If it is determined a standard size door can be used a credit will be issued.

To ensure a quality installation that will last for years to come, ALCO will always replace any rotted or damaged wood we find during the installation. We will discuss these additions with the home owner prior to taking action. The cost of lumber is dependant on the type that needs replacement. Prices are 5/4x4 \$12.44 per linear foot, 5/4x6 \$14.07 per linear foot, and 4x8 plywood at \$184.09 per sheet.

Home Owner

Alco Rep

SK

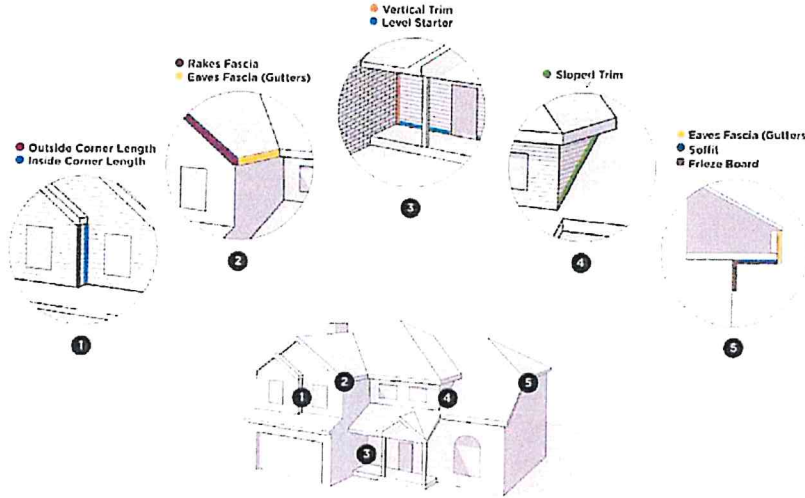
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# PROJECT NOTES

## Trim Size Guide

If any trim is being replaced with Hardie trim, please specify size below



(Circle One)

Outside Corners	4" 6" 8" 10" 12"
Inside Corners	4" single or double
Rake Board (Rakes Fascia)	4" 6" 8"
Fascia Board (Eaves Fascia)	4" 6" 8" 10" 12"
Vertical Trim	4" 6"
Sloped Trim	4" 6"
Soffit	12" 16" 24" 4'x8' panel cut to size
Frieze Board	4" 6" 8" 10" 12"
Ban Board	4" 6" 8" 10" 12"
Window Trim	2"(cut down) 4" 6" Specialty
Door Trim	2"(cut down) 4" 6" Specialty
Rake Moulding	2"
Batton Strips	2.5"
Light Fixtures	Reinstall Client to supply new fixtures
Misc Notes	

Please note, all sizes are nominal. If an area is left blank, no trim is being replaced with Hardie trim. If capping, existing size will remain the same. If the client is providing new light fixtures, it is the responsibility of the client to send specifications to Alco to confirm light fixtures will work with mounting blocks before fixtures are ordered. Light fixtures must be present on site at the start of the project. If they are not present, an AWO may be required for an additional trip.

Home Owner BJK  
ALCO Rep CD



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/2/2023

Application No: 1033248  
AP Type: HISTORIC  
Customer No: 1461541

## 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 8829 HAWKINS LN  
CHEVY CHASE, MD 20815

Othercontact Alco Products Company (Primary)

## Historic Area Work Permit Details

Work Type RESREP

Scope Full jamb window and door installs. Remove existing cedar siding from entire home and replace with James Hardie Cedarmill siding with board and of Work batten in color Deep Ocean with Arctic White trim. Install gutters with Leaf Relief gutter guards and downspouts.