

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

<b>Address:</b>	16 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	9/4/2024
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	8/28/2024
<b>Applicant:</b>	Marea Grant	<b>Public Notice:</b>	8/21/2024
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	No
<b>Case Number:</b>	1082034	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Window replacement		

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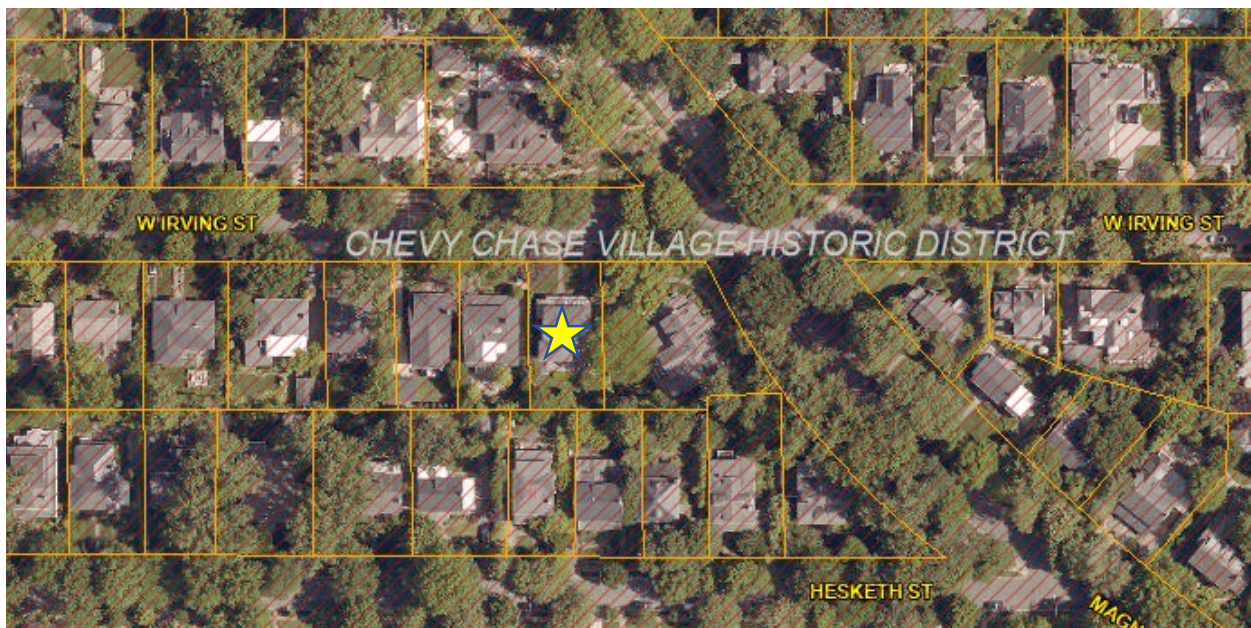
**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP with one (1) condition, with final approval authority delegated to staff:

1. The applicant must submit shop drawings for the north and west window, showing the installation method of the windows in elevation, section and plan. The drawings should depict how the new units will be installed within the existing exterior trim and/or show any new exterior trim, which should match the existing.

**ARCHITECTURAL DESCRIPTION**

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



*Figure 1: The subject property (shown with a yellow star) is located within the Chevy Chase Village Historic*

*District.*

*Figure 2: Front (north) elevation of 16 W. Irving Street. No work is proposed to the windows visible in this photograph.*

## **PROPOSAL**

The applicant proposes to replace eight (8) wood divided-light casement sash with new wood casements and fixed windows with simulated-divided-lights. The proposed windows are Pella Reserve line with 7/8” Putty Glaze Integral Light Technology grille profiles. On the north elevation of the rear addition, the applicant proposes to replace two individual casement windows, one at the first and one at the second floor, with new casements with full screens. On the first-floor west elevation of the addition, the applicant proposes to install four fixed windows replicating the appearance of the existing casements, which includes a pair of central casements flanked by individual casements. On the rear (south) elevation, the applicant proposes to replace a pair of casements in the third-floor dormer window with new casements.



*Figure 3: Area of work on the north elevation (left, circled in red), and closer view of the two north-facing windows to be replaced (right, circled in red).*



*Figure 4: Area of work on the south elevation (left, circled in red), and closer view of the pair of south-facing casement windows to be replaced (right, circled in red).*



*Figure 5: Area of work on the west elevation, circled in red.*



*Figure 6: Detail of the four casement windows to be replaced with fixed windows of matching design on the west elevation.*

<b>HINGING/VENTING</b> <i>VIEWED FROM EXTERIOR</i>				 <i>UP BED</i>		 QTY		 QTY		Bath	
PRODUCT/MODEL		Reserve		Reserve		Reserve		Reserve			
EXTERIOR COLOR		White		White		White		White			
INTERIOR FINISHING		White		White		White		White			
CUSTOMER INITIAL											
GLASS		LOW E		ADVANCED ARGON GAS		LOW E		ADVANCED ARGON GAS		LOW E	
CIRCLE ALL THAT APPLY		TEMPERED		STC		TEMPERED		STC		TEMPERED	
OTHER											
DOOR SILL		Mill Bronze		Black Other		SAME OPPOSITE		Mill Bronze		Black Other	
HINGING SAME?		Roll Full		Slide Half		Other: No		Roll Full		Slide Half	
SCREEN		Full						Full			
SHADE/BLIND		No		No		No		No		No	
MUNTIN/GRILLES		lit		lit		lit		lit		lit	
HARDWARE		White		White		White		White		White	
INSTALLATION TYPE		FULL FRAME		POCKET INSTALL		FULL FRAME		POCKET INSTALL		FULL FRAME	
CIRCLE ONE											
JAMB DEPTH		3-11/16		4-9/16		6-9/16		3-11/16		4-9/16	
CIRCLE ONE											
INTERIOR TRIM		2-1/4 STOP		2-1/2 BEADED ADAMS		3-1/4 COLONIAL RANCH		3-1/2 QUARTER ROUND COVE		2-1/4 STOP	
EXTERIOR TRIM		White cap		To wood ext		White cap		To wood		To wood ext	
COMMENTS		Raise bedroom up for existing		Stool depth						Remove and reinstall blinds	
CUSTOMER SIGNATURE										DATE 8 1 24	

Figure 7: Elevations and details of the proposed windows.

Grille Profiles

For the classic look of individual windowpanes, choose Grilles-Between-the-Glass and Integral Light Technology Grilles.



Figure 8: Pella Reserve window grille profile details. The application proposes to use 7/8” putty glaze Integral Light Technology windows.



Pella® Reserve™ Traditional Casement Window

Unit Sections – Wood Exterior, Putty Glaze Exterior Profile

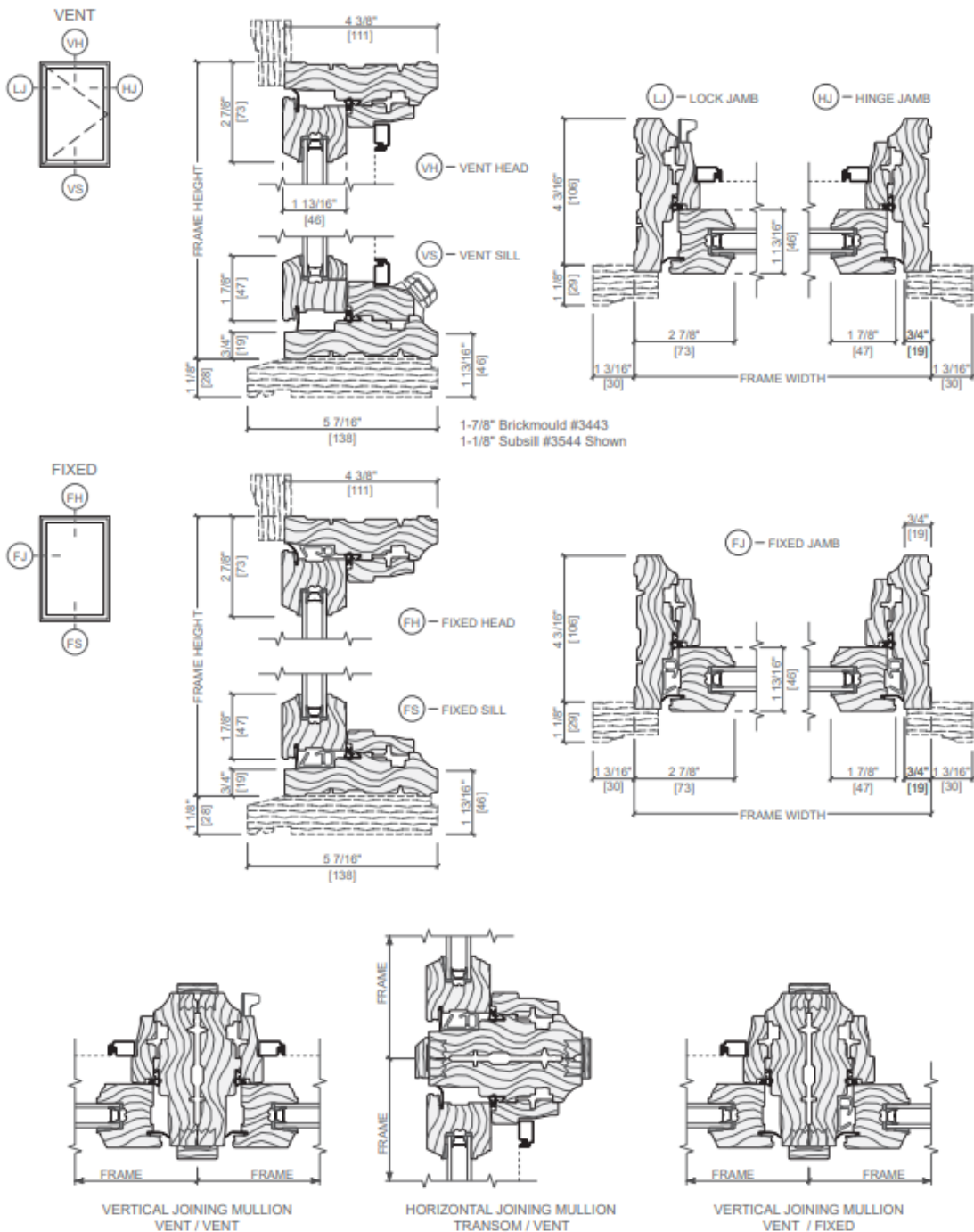


Figure 9: Pella Reserve Traditional Casement window details, available at: [https://media.pella.com/professional/adm/Clad-Wood/Pella-Reserve-Casement.pdf?\\_gl=1\\*1cdprh\\*\\_gcl\\_au\\*MTE5NjEzNjAuMTcyMzgxNDMyNw..](https://media.pella.com/professional/adm/Clad-Wood/Pella-Reserve-Casement.pdf?_gl=1*1cdprh*_gcl_au*MTE5NjEzNjAuMTcyMzgxNDMyNw..)

## APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### *Chevy Chase Village Historic District Guidelines*

The *Guidelines* state five basic policies that should be adhered to, including:

1. Preserving the integrity of the 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 contributing structures. Alterations 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 a very lenient review. Most changes to the 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 for Outstanding and Contributing Resources:

**“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 or 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 insure 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.

- *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. 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.

**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
- (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.

**Secretary of the Interior's Standards for Rehabilitation:**

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**STAFF DISCUSSION**

Staff finds that the windows proposed for replacement are located on the side towards the rear of the property and at the rear of the property, with limited to no visibility from the public right-of-way, respectively. The replacement windows on the side elevation should therefore be subject to moderate scrutiny and the rear windows to lenient scrutiny as detailed in the *Guidelines*.<sup>1</sup> Staff further finds that the proposed windows are wood and have traditional profiles and simulated-divided-lights with interior and exterior muntins and a spacer bar, mimicking the appearance of the original divided-light casement windows. Staff finds that while there may be slight differences in the dimensions and proportions of the proposed windows to the existing windows, the proposed differences will be nominal and not readily visible from the public right-of-way. As such, staff finds that the proposal will retain the historic character of the property, satisfying *Standard 2*, will not substantially alter the exterior features of the historic resource, and are compatible with the *Guidelines* and 24A-8(b)(1) and (2). Staff notes that the application materials indicate that some of the proposed windows will be pocket installs while others will involve full-frame replacement, but the application does not provide shop drawings showing the proposed installation method. Staff recommends that the applicants submit shop drawings detailing how the new frames will be installed for the north and west windows. The shop drawings should include the windows

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<sup>1</sup> In 2013, the Board of Appeals (BOA) for Montgomery County granted an appeal by the owner of 22 Hesketh Street against the HPC for denying HAWP #613692, which requested approval to replace 14 windows and two sets of doors on a Contributing property in the Chevy Chase Village Historic District. The BOA found that the Guidelines anticipate the replacement of windows that are visible from the public right-of-way, and concluded that “the proposed replacement windows and doors, fabricated of wood with aluminum cladding, are not prohibited by the Chevy Chase Guidelines and should be allowed under the moderate scrutiny standard. The Board finds that the moderate scrutiny standard specifically contemplates alterations, and states that alterations should be designed ‘so that the altered structure still contributes to the district.’”  
<https://mcatlas.org/filetransfer/HistoricPreservation/Temp%20Files/22%20Hesketh%20Street.%20Chevy%20Chase%20Appeal%20-%20A-6402%20Decision.pdf>



in elevation, section, and plan, and depict the existing exterior trim and/or show any new exterior trim, which should match the existing. The Pella cut sheets shown in Figure 9 could be adapted to show the existing or proposed exterior trim.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP with one (1) condition, with final approval authority delegated to staff:

1. The applicant must submit shop drawings for the north and west window, showing the installation method of the windows in elevation, section and plan. The drawings should depict how the new units will be installed within the existing exterior trim and/or show any new exterior trim, which should match the existing.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@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# 1082034 DATE ASSIGNED

APPLICANT:

Name: Marea Grant Address: 16 W. Irving St. Daytime Phone: 240-476-0333

E-mail: marea.hatziolos@gmail.com City: Chevy Chase, MD Zip: 20815 Tax Account No.: 578-64-6850

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone: E-mail: City: Zip: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

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

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

Building Number: 16 Street: West Irving Street

Town/City: Chevy Chase 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:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: (checked)

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.

Marea Hatziolos Grant Signature Date August 12, 2024

Signature of owner or authorized agent

Date

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

**Owner's mailing address**  
16 W. Irving St.  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**


**Adjacent and confronting Property Owners mailing addresses**

**James and Julie Meizel**  
18 W. Irving St.  
Chevy Chase, MD 20815

**Thomas and Elizabeth Dupree**  
8 Magnolia Pkwy  
Chevy Chase, MD 20815

**Mike and Adena Friedman**  
16 Magnolia Pkwy  
Chevy Chase, MD 20815

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

The property is on the south side of the second block of W. Irving St., in the historic district of Chevy Chase Village. The house was built circa 1918, is clapboard wood exterior with multiple panels of windows along four sides. Some of these are original to the house and typical of the Chevy Chase style, i.e., repeating panels of single glazed, multi-pane casement windows. A roofed front porch with balcony and white spans the width of the house and was added in 1999. The porch won several architectural awards for enhancing the front elevation of the house while retaining its overall character as typical of the Chevy Chase style. The landscaping includes several trees, boxwoods, and perennial and annual gardens around the perimeter of the property. The rear of the house consists of multiple panel of casement windows and French doors along the entire south elevation, looking out into the garden. A south facing ipe deck spans the entire width of the house with steps on either end leading into the garden. The long, outer edge is framed by a low laurel hedge which serves as a living fence and privacy screen. The garden's has a half dozen trees along the perimeter: magnolia, maple, crepe myrtle, Yoshino Cherry and American Serviceberry, intersperse with flowering shrubs and perennial **here** 

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

The proposed project is to replace these original windows with architectural (wooden) double glazed windows of the same design and size, and retaining the original trim. Windows to be replaced include four panels of casement windows located on the first floor of the west elevation of the house. These will be replaced with four fixed window panels (non-opening) of the same design. Adjacent to these is a single (multi-paned ) casement window on the north elevation that will also be replaced with the same design and materials. A similar window directly above this on second floor will also be replace. Although both of these windows are street facing, they are set back from the front of the house in a recess with limited visibility from the street. Another set of rear-facing casement windows in a third floor bathroom of the house will also be replaced with twin casement windows in the same frame and trim.

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

**Owner's mailing address**  
16 W. Irving St.  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

**James Meisel and Julia Dahlberg**  
18 W. Irving St.  
Chevy Chase, MD 20815

**Thomas and Elizabeth Dupree**  
8 Magnolia Pkwy  
Chevy Chase, MD 20815

**Mike and Adena Friedman**  
16 Magnolia Pkwy  
Chevy Chase, MD 20815

**John H. Davis and P.A. Murphy**  
7 Hesketh St.  
Chevy Chase, MD 20815

**Curtis and Katharine Beaulieu**  
9 Hesketh St.  
Chevy Chase, MD 20815

Work Item 1: Window replacement

Description of Current Condition:

The current windows to be replaced on the first and second floors are original to the house. They are all casement windows 45" tall x 19" wide with multiple panes of glass. The windows are single-glazed and in many cases no longer open. As a result, they are a major source of heat loss in the winter and of heat transfer in the summer, as they are west and north facing.

*Please see attached elevations and photos of interior and exterior views.*

Proposed Work:

They will be replaced with double glazed, high r factor, architectural windows by Pella. The four-panel series of casement windows along the west elevation will be replaced with fixed windows (since they do not need to open). Whereas the single panel casement windows along the north elevation on the first floor and immediately above on the second floor will be replaced with fully functional casement windows.

Please see attached work plan for Pella Reserve, Traditional Casement windows (p. 2 of 8 for single panel casements, and pp 4-5 for the set of fixed windows.

Work Item 2: Window replacement

Description of Current Condition:

A set of more modern casement windows installed in the mid-1990s in a third floor bathroom (rear facing), no longer function properly and need to be replaced.

*Please see attached elevations & photos of existing windows interior and exterior views.*

Proposed Work:

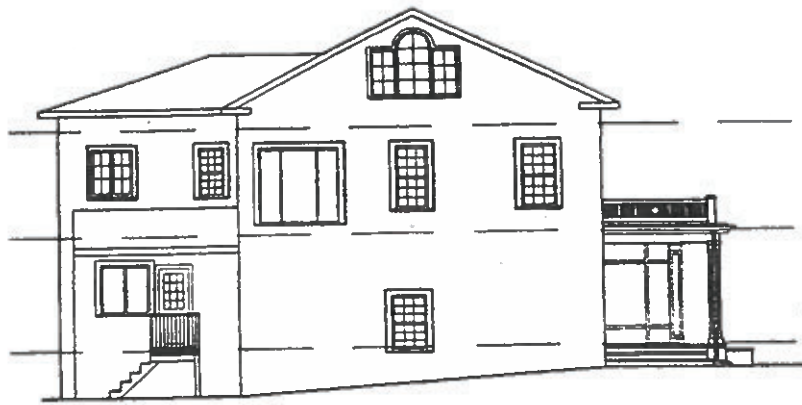
These will be replaced by a set of twin casements windows (also double glazed) that will be similar in style and fit into the same trim with minor adjustments.

Please see attached work plan (p. 3 of 8) for installation of Pella Reserve, Traditional 2-Wide Casement Windows (59" x 33.50")

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



1 EAST ELEVATION  
3 1/16" = 1'-0"

old elevation of  
existing casement in 2002  
to be replaced  
with casement windows  
twin



2 SOUTH ELEVATION  
3 1/16" = 1'-0"



3 WEST ELEVATION  
3 1/16" = 1'-0"

to be replaced with  
fixed windows of  
identical design

## GRANT RESIDENCE

16 W. IRVING STREET  
CHEVY CHASE, MD. 20815

### EXIST. CONDITION

ELEVATIONS  
1/16" = 1'-0"  
10.3.02



TREACY & EAGLEBURGER  
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008  
202-362-5226 FAX: 202-362-7791

existing conditions exterior

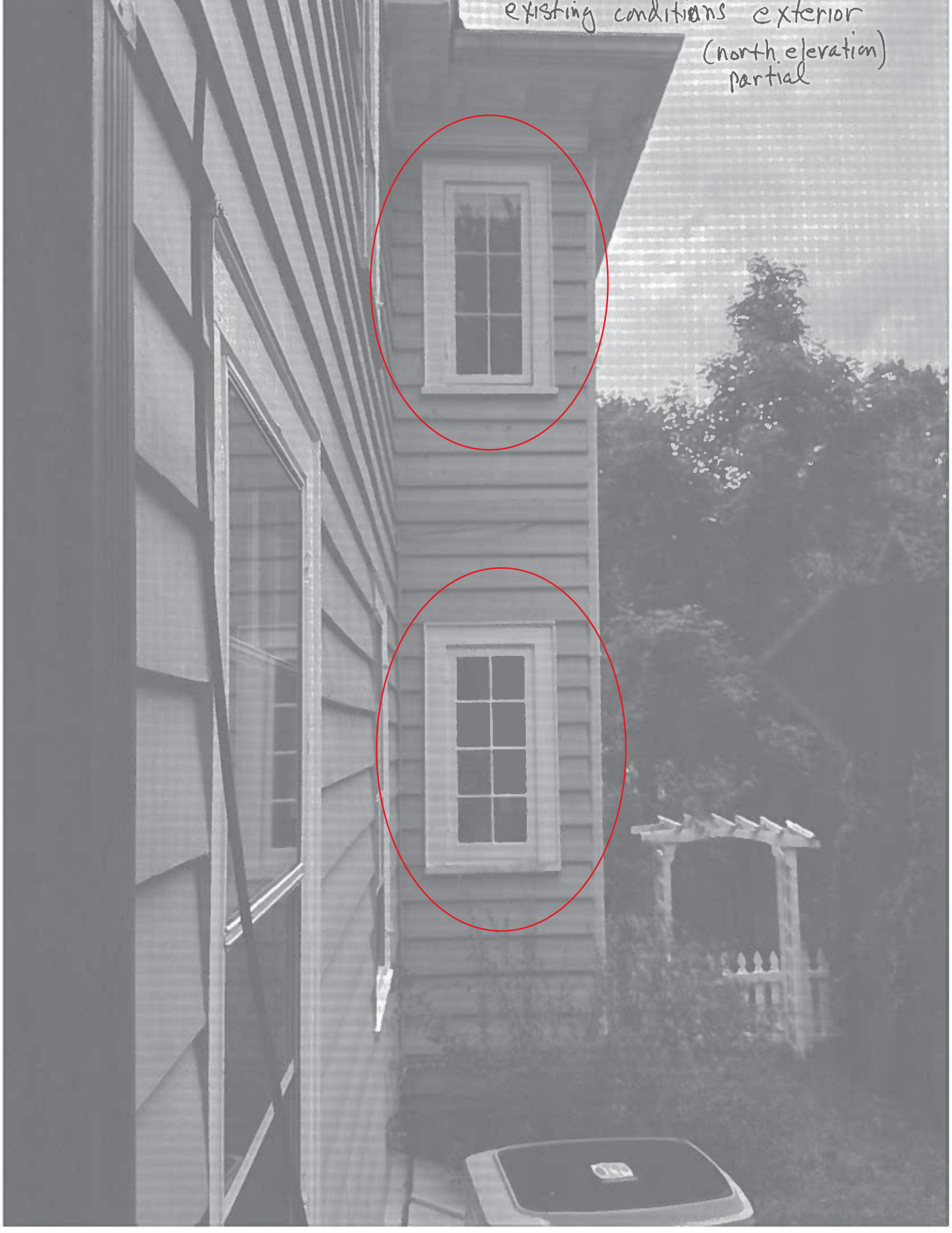




existing conditions - interior



existing conditions exterior  
(north elevation)  
partial



existing conditions interior



Existing conditions interior 3<sup>rd</sup> floor bath



Existing conditions exterior  
South elevation 3<sup>rd</sup> floor bath






**Contract - Detailed**


Pella Window and Door Showroom of Tysons Corner  
 8150 Leesburg Pike Suite 140  
 Vienna, VA 22182  
 Phone: (301) 354-3689 Fax:

Sales Rep Name: OWENS, TROY  
 Sales Rep Phone: 301-957-7000  
 Sales Rep Fax:  
 Sales Rep E-Mail: towens@PellaMidAtlantic.com

Customer Information	Project/Delivery Address	Order Information
Primary Phone: Mobile Phone: Fax Number: E-Mail: Great Plains #: Customer Number: Customer Account:	Unassigned  Lot #  County:	Quote Name: Unassigned  Order Number: 717 Quote Number: <b>18444588</b> Order Type: Installed Sales Payment Terms: Tax Code: MDINSTALL8 Quoted Date: 7/21/2024

Customer Notes: We are replacing 2 casement windows and one twin casement in the home, the two small ones will be pocket fit install to keep the interior trim as is and so the blinds will fit back in the same location. The twin casement will need a modified full tear to keep the original trim in place but to remove the area that was padded in by the old window install. All windows will be white exterior, white interior with white hardware, home was built before 1978 so we must do a lead paint test and if positive a lead safe install will be needed.

Line #	Location:	Attributes			
10	Living Room	<b>Pella Reserve, Traditional Casement Left, 19 X 45.5, White</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$2,351.81	1	\$2,351.81
	 Viewed From Exterior	PK # 2171  <b>1: Non-Standard Size Non-Standard Size Left Casement</b> <b>Frame Size: 19 X 45 1/2</b> <b>General Information:</b> Standard, Clad, Pine, 5", 3 11/16", No Certification <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White <b>Interior Color / Finish:</b> Prefinished White Paint Interior <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor <b>Screen:</b> Full Screen, White, InView™ <b>Performance Information:</b> U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 27, OITC 23, Clear Opening Width 9.25, Clear Opening Height 41.375, Clear Opening Area 2.657769, Egress Does not meet typical United States egress, but may comply with local code requirements <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 129".			
	<b>Frame Size: 19" X 45.5"</b>  <b>PMPAINT10 - Paint Extension Jambs for Full Tear Out</b> Qty 1 <b>RIW2215 - Standard Pocket Install</b> Qty 1 <b>RIWX2364 - Remove &amp; Reinstall blinds (no drapes)</b> Qty 1				

Line #	Location:	Attributes			
15	Bedroom 1	<b>Pella Reserve, Traditional Casement Left, 19 X 45.5, White</b>	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$2,351.81	1	\$2,351.81
	 Viewed From Exterior	PK # 2171  <b>1: Non-Standard Size Non-Standard Size Left Casement</b> <b>Frame Size: 19 X 45 1/2</b> <b>General Information:</b> Standard, Clad, Pine, 5", 3 11/16", No Certification <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White <b>Interior Color / Finish:</b> Prefinished White Paint Interior <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor <b>Screen:</b> Full Screen, White, InView™ <b>Performance Information:</b> U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 27, OITC 23, Clear Opening Width 9.25, Clear Opening Height 41.375, Clear Opening Area 2.657769, Egress Does not meet typical United States egress, but may comply with local code requirements <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 129".			
	<b>Frame Size: 19" X 45.5"</b>  <b>PMPAINT10 - Paint Extension Jambs for Full Tear Out</b> Qty 1				

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

RIW2215 - Standard Pocket Install	Qty 1
RIWX2364 - Remove & Reinstall blinds (no drapes)	Qty 1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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20	Bathroom	Pella Reserve, Traditional 2-Wide Casement, 59 X 33.5, White	\$4,710.17	1	\$4,710.17
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PK #  
2171

Viewed From Exterior

**1: Non-Standard Size Non-Standard Size Left Casement**  
**Frame Size:** 29 1/2 X 33 1/2  
**General Information:** Standard, Clad, Pine, 5", 3 11/16", No Certification  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Prefinished White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, White, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 27, OITC 23, Clear Opening Width 20.5, Clear Opening Height 29.375, Clear Opening Area 4.181858, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee

**2: Non-Standard Size Non-Standard Size Right Casement**  
**Frame Size:** 29 1/2 X 33 1/2  
**General Information:** Standard, Clad, Pine, 5", 3 11/16", No Certification  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Prefinished White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, White, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 27, OITC 23, Clear Opening Width 20.5, Clear Opening Height 29.375, Clear Opening Area 4.181858, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee  
**Vertical Mull 1:** Factory Mull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20  
**Wrapping Information:** No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 185".

Frame Size: 59" X 33.5"

RIW6211 - Additional Unit within same opening over 96 united inches	Qty 1
RIW5210 - Full Tear Out Installation - Single Unit < 96U	Qty 1
PMAPAINT10 - Paint Extension Jambs for Full Tear Out	Qty 1
RIWX2364 - Remove & Reinstall blinds (no drapes)	Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	Set up haul away	<b>RPSET203 - Retail INSTALL for 1000+</b>	\$1,034.62	1	\$1,034.62

**RIWLSF11 - Pre-1978 Lead test** Qty 1  
**RETFUEL1 - Fuel Surcharge** Qty 1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
30	Living Room	<b>Pella Reserve, Traditional Sash Set, Fixed, 19 X 45.5, White</b>	\$2,200.04	2	\$4,400.08



Viewed From Exterior

PK #  
2171

**1: Non-Standard Size Non-Standard Size Fixed Sash Set**  
**Frame Size: 19 X 45 1/2**  
**General Information:** Standard, Clad, Pine, 5", 3 11/16", No Certification  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Prefinished White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 129".

Frame Size: 19" X 45.5"

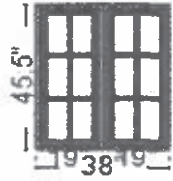
**PMAPAINT10 - Paint Extension Jambs for Full Tear Out** Qty 1  
**R1W2215 - Standard Pocket Install** Qty 1  
**R1WX2364 - Remove & Reinstall blinds (no drapes)** Qty 1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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40 Living Room

**Pella Reserve, Traditional 2-Wide Sash Set, 38 X 45.5, White**

\$3,946.39 1 \$3,946.39



Viewed From Exterior

PK #  
2171

**1: Non-Standard Size Non-Standard Size Fixed Sash Set**

Frame Size: 19 X 45 1/2

General Information: Standard, Clad, Pine, 5", 3 11/16", No Certification

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50

Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee

**2: Non-Standard Size Non-Standard Size Fixed Sash Set**

Frame Size: 19 X 45 1/2

General Information: Standard, Clad, Pine, 5", 3 11/16", No Certification

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50

Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee

Vertical Mull 1: Factory Mull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 167".

Frame Size: 38" X 45.5"

PMPAINT10 - Paint Extension Jambes for Full Tear Out

Qty 1

RIW2215 - Standard Pocket Install

Qty 1

RIWX2384 - Remove & Reinstall blinds (no drapes)

Qty 1

**Thank You For Purchasing Pella® Products**

**PRE-CONSTRUCTION FORM**

CUSTOMER \_\_\_\_\_

<b>HINGING/VENTING</b> <u>VIEWED FROM EXTERIOR</u>					 UP BED			<b>QTY</b>  QTY			 Bath		
PRODUCT/MODEL		Reserve			Reserve			Reserve			Reserve		
EXTERIOR COLOR		White			White			White			White		
INTERIOR FINISHING		White			White			White			White		
<b>CUSTOMER INITIAL</b>													
GLASS		LOW E	ADVANCED ARGON GAS		LOW E	ADVANCED ARGON GAS		LOW E	ADVANCED ARGON GAS		ADVANCED ARGON GAS		
<b>CIRCLE ALL THAT APPLY</b>		TEMPERED	STC		TEMPERED	STC		TEMPERED	STC		STC		
OTHER													
DOOR SILL	HINGING SAME?	Mill Bronze	Black Other	SAME OPPOSITE	Mill Bronze	Black Other	SAME OPPOSITE	Mill Bronze	Black Other	SAME OPPOSITE	Mill Bronze	Black Other	SAME OPPOSITE
SCREEN		Roll Full	Slide Half	Other:	Roll Full	Slide Half	Other: No	Roll Full	Slide Half	Other:	Roll Full	Slide Half	Other:
SHADE/BLIND		No			No			No			No		
MUNTIN/GRILLES		Ilt			Ilt			Ilt			Ilt		
HARDWARE		White			White			White			White		
INSTALLATION TYPE		FULL FRAME	POCKET INSTALL		FULL FRAME	POCKET INSTALL		FULL FRAME	POCKET INSTALL		FULL FRAME	POCKET INSTALL	
JAMB DEPTH		3-11/16	4-9/16	6-9/16	3-11/16	4-9/16	6-9/16	3-11/16	4-9/16	6-9/16	3-11/16	4-9/16	6-9/16
INTERIOR TRIM		2-1/4 STOP	2-1/2 BEADED	3-1/4 COLONIAL	3-1/2 QUARTER ROUND	2-1/4 STOP	2-1/2 BEADED	3-1/4 COLONIAL	3-1/2 QUARTER ROUND	2-1/4 STOP	2-1/2 BEADED	3-1/4 COLONIAL	3-1/2 QUARTER ROUND
		ADAMS	RANCH	SANATARY	COVE	ADAMS	RANCH	SANATARY	COVE	ADAMS	RANCH	SANATARY	COVE
		OTHER _____											
EXTERIOR TRIM		White cap To wood ext			White cap To wood			To wood ext			To wood ext		
COMMENTS		Raise bedroom up for existing Stool depth						Remove and reinstall blinds			Per contract		

CUSTOMER SIGNATURE *Marea Hatziolos*

OV SIGNATURE TCC

DATE 8-1-24

**THIS FORM AMENDS THE CONTRACT AND IS FINAL. ANY CHANGES EFFECTING PRICE WILL RESULT IN AN ADDENDUM**

## Attachment to Pella Mid-Atlantic, Inc. Agreement

It is Pella Mid-Atlantic's intension to clarify inclusions and exclusions to the contract

### Homeowners Responsibilities

- ✓ Secure permits and address any HOA or historical guidelines, unless stated otherwise in the contract.
- ✓ Is the property subject to a HOA? Yes/ No. If so, has HOA approval been granted? Yes / No. Customer Initials MHG
- ✓ Arrange to have any plumbing/electrical repairs or changes made by the appropriate licensed contractor.
- ✓ Homeowner is responsible for suppling electric and water.
- ✓ Please provide the delivery payment to the installer at the time of delivery (the installation crew cannot begin the installation process without this payment).
- ✓ Arrange to have the alarm system disconnected prior to installation and reconnected prior to trim installation.
- ✓ Pella Mid Atlantic, Inc. cannot remove, reinstall, or set up smart devices such as Ring cameras and doorbells.
- ✓ Depending on installation detail, we cannot guarantee new interior trim will meet the original paint line.
- ✓ Pella Mid-Atlantic, Inc is not responsible for concealed structural deficiencies (wood rot, termites, etc.).
- ✓ Remove and reinstall existing window treatments and window air conditioning units.
- ✓ Depending on window configuration window treatments may not be rehung or reused in the same location.
- ✓ If removal and reinstalling of window blinds/shades are part of the contract PMA cannot be held liable for any damage to the blind/shades or functionality of the blind/shades after reinstallation
- ✓ PMA cannot remove or reinstall interior shutters
- ✓ Remove and reinstall wall hangings or art from walls.
- ✓ Remove and reposition furniture away from the work area (four- eight feet away).
- ✓ Cut back or tie trees, bushes, or shrubs from the exterior walls.
- ✓ Depending on window configuration and installation details, new products may have less glass area than original units.
- ✓ Cleaning of all glass interior and exterior.
- ✓ Make arranges with the crew lead to do a thorough walk through at the time of the completion of the installation.
- ✓ Pella-Mid Atlantic makes no guarantee of shipment times, and cannot be held liable for delays in manufacturing,

### Pella Mid-Atlantic, Inc. Responsibilities

- ✓ Deliver and unload all products.
  - ✓ Place drop cloths and protect the work area.
  - ✓ Remove old and install new interior and exterior trim, if applicable per contract.
  - ✓ Provide all equipment necessary to install products.
  - ✓ Cut all wood and other materials outside the home
  - ✓ Install all products on the contract
  - ✓ Provide a paint or stain interior finish, per the contract (touch up paint will occur at the jobsite)
  - ✓ Confirm that all products are in working order and demonstrate proper operation.
  - ✓ Work is to be performed during normal work hours 7am-5pm, Monday-Friday, unless arrangements are made.
  - ✓ Completion payment or financing is due the day the installation of product is substantially complete.
- If you have any questions, comments, concerns or need to reach anyone please contact the installation team at:**

**301-957-7070**

Customer

Order Verifiers Initials Tcc Customer initials MHG

Marea Hatzios 16 W Irving St  
Chevy Chase, MD 20815-4262

Order Number: 717P17FR6 Quote  
Number: 18444588

Order Number:  
717P17FR6 Quote  
Number: 18444588

**PAINT TEST KIT RECORD KEEPING**



**WINDOWS AND DOORS**

12100 Baltimore Ave  
Beltsville, MD 20705  
PHONE (301) 957-7070  
FAX (301) 419-2301

**PROPERTY OWNER INFORMATION**

NAME: Marea Hatzios 16 W Irving St  
Chevy Chase, MD 20815-4262  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ CONTACT #: ( ) \_\_\_\_\_  
E-MAIL \_\_\_\_\_

**RENOVATOR INFORMATION**

*Fill out the following information that is available about the Renovation Site, Firm, and Certified Renovator*  
Renovation Address: Marea Hatzios 16 W Irving St Unit #: \_\_\_\_\_  
City: Chevy Chase, MD 20815-4262 State: \_\_\_\_\_ Zip: \_\_\_\_\_ Contact #: ( ) \_\_\_\_\_  
Certified Firm Name: Pella Mid-Atlantic Inc.  
Address: 12100 Baltimore Ave.  
City: Beltsville State: MD Zip: 20705 Contact #: (301) 975-7070  
Email: \_\_\_\_\_  
Certified Renovators Name T Card Date Certified : 2-20-20

**TEST KIT INFORMATION**

*Use the following blanks to identify the test kits used in testing components*  
Test Kit #1  
Manufacturer: Esca Tech Manufacture Date: \_\_\_ / \_\_\_ / \_\_\_  
Model: DLEAD Serial #: 23633  
Expiration Date: \_\_\_ / \_\_\_ / 12-29-24  
Test Kit #1  
Manufacturer: \_\_\_\_\_ Manufacture Date: \_\_\_ / \_\_\_ / \_\_\_  
Model: \_\_\_\_\_ Serial #: \_\_\_\_\_  
Expiration Date: \_\_\_ / \_\_\_ / \_\_\_  
Test Kit #1  
Manufacturer: \_\_\_\_\_ Manufacture Date: \_\_\_ / \_\_\_ / \_\_\_  
Model: \_\_\_\_\_ Serial #: \_\_\_\_\_  
Expiration Date: \_\_\_ / \_\_\_ / \_\_\_

## PAINT TEST KIT RECORD KEEPING



### WINDOWS AND DOORS

12100 Baltimore Ave  
Beltsville, MD 20705  
PHONE (301) 957-7070  
FAX (301) 419-2301

Occupant Name: Marea Hatzios 16 W Irving St  
Renovation Site Address: Chevy Chase, MD 20815-4262 Unit #: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



#: Living room Date of Test: \_\_\_ / \_\_\_ / 8-1-24 Lot: A or B  
Test Location: Jamb  
Present? (circle one) : NO LEAD LOW LEAD\* LEAD POSITIVE



Test Location #: Living room Date of Test: \_\_\_ / \_\_\_ / \_\_\_ Lot: A or B  
of Test Location: Jamb  
Lead Present? (circle one) : NO LEAD LOW LEAD\* LEAD POSITIVE

Test Location #: Living room Date of Test: \_\_\_ / \_\_\_ / \_\_\_ Lot: A or B  
Description of Test Location: Jamb  
Result: Is Lead Present? (circle one) : NO LEAD LOW LEAD\* LEAD POSITIVE



Bedroom Date of Test: \_\_\_ / \_\_\_ / \_\_\_ Lot: A or B  
st Location: Jamb  
esent? (circle one) : NO LEAD LOW LEAD\* LEAD POSITIVE



#: Bathroom Date of Test: \_\_\_ / \_\_\_ / 8-1-24 Lot: A or B  
f Test Location: Jamb  
d Present? (circle one) : NO LEAD LOW LEAD\* LEAD POSITIVE

Test Location #: \_\_\_\_\_ Date of Test: \_\_\_ / \_\_\_ / \_\_\_ Lot: A or B  
Description of Test Location: \_\_\_\_\_  
Result: Is Lead Present? (circle one) : NO LEAD LOW LEAD\* LEAD POSITIVE

\*LEAD PRESENT BELOW US EPA REGULATED LEAD



**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	*	*	*	*	*		*