# Montgomery County Historic Preservation

Staff Report

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| **ADDRESS:** 11 E. Irving St., Chevy Chase<br>**RESOURCE:** Chevy Chase Village Historic District<br>**APPLICANT:** Neal Thomson<br>**REVIEW:** HAWP<br>**CASE NO.:** 1151191<br>**PROPOSAL:** Window Replacements, Shutter addition, Fenestration Alterations, and Porch Construction | **MEETING DATE:** 5/13/2026<br>**REPORT DATE:** 5/6/2026<br>**PUBLIC NOTICE:** 4/29/2026<br>**TAX CREDIT ELIGIBLE:** Partial<br>**STAFF:** Dan Bruechert |

## Staff Recommendation

Staff recommends the HPC approve with three (3) conditions the HAWP application with final approval delegated to Staff:

1. Detailed door specifications for the replacement French Doors must be provided.
2. Detailed lighting specifications must be provided.
3. Information regarding the stone surface proposed for the rear porch.

## Architectural Description

**Significance**: Contributing Resource to the Chevy Chase Village Historic District

**Date**: 1918

**Style:** Shingle Style

Figure 1: The location of the subject property is at the edge of the Chevy Chase Village Historic District and is noted with the yellow star.

## Proposal

The applicant proposes to replace several windows, add shutters, and construct a new porch.

## 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 Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland for Chevy Chase Village (*Design Guidelines*), Montgomery County Code Chapter 24A-8 (*Chapter 24A-8*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

### *Montgomery County Code Chapter 24A-8*

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

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:

1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

6) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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. 9-4, § 1; Ord. No. 11-59.)

## *Design Guidelines*

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale 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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and

alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- *Exterior trim* (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- *Lamposts and other exterior lights* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Porches* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- *Shutters* should be subject to moderate scrutiny if they are visible from the public right-of-way.
- *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.

- The *Guidelines* state five basic policies that should be adhered to, including:
  - 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.
  - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
  - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

## *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, space and spatial relationships that characterize a property will be avoided.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

## Staff Discussion

The subject property is a two-and-a-half-story, shingle-sided house with a slate roof. The historic house was constructed as a four-square with a partial wrap-around porch and has been substantially modified, including the construction of rear additions and the extension of the wrap-around porch all the way along the west (left) elevation (based on permitting records, an extensive construction project occurred in 1986). The applicant proposes several work items under this HAWP, including removing and replacing several windows, altering the fenestration on the rear addition, adding shutters, and constructing a small rear porch. Additional work items, including window restoration, chimney reconstruction, and wood porch stairs and railing replacement, are in-kind repairs that do not require a HAWP, but Staff notes that they are eligible for the County Historic Preservation Tax Credit.

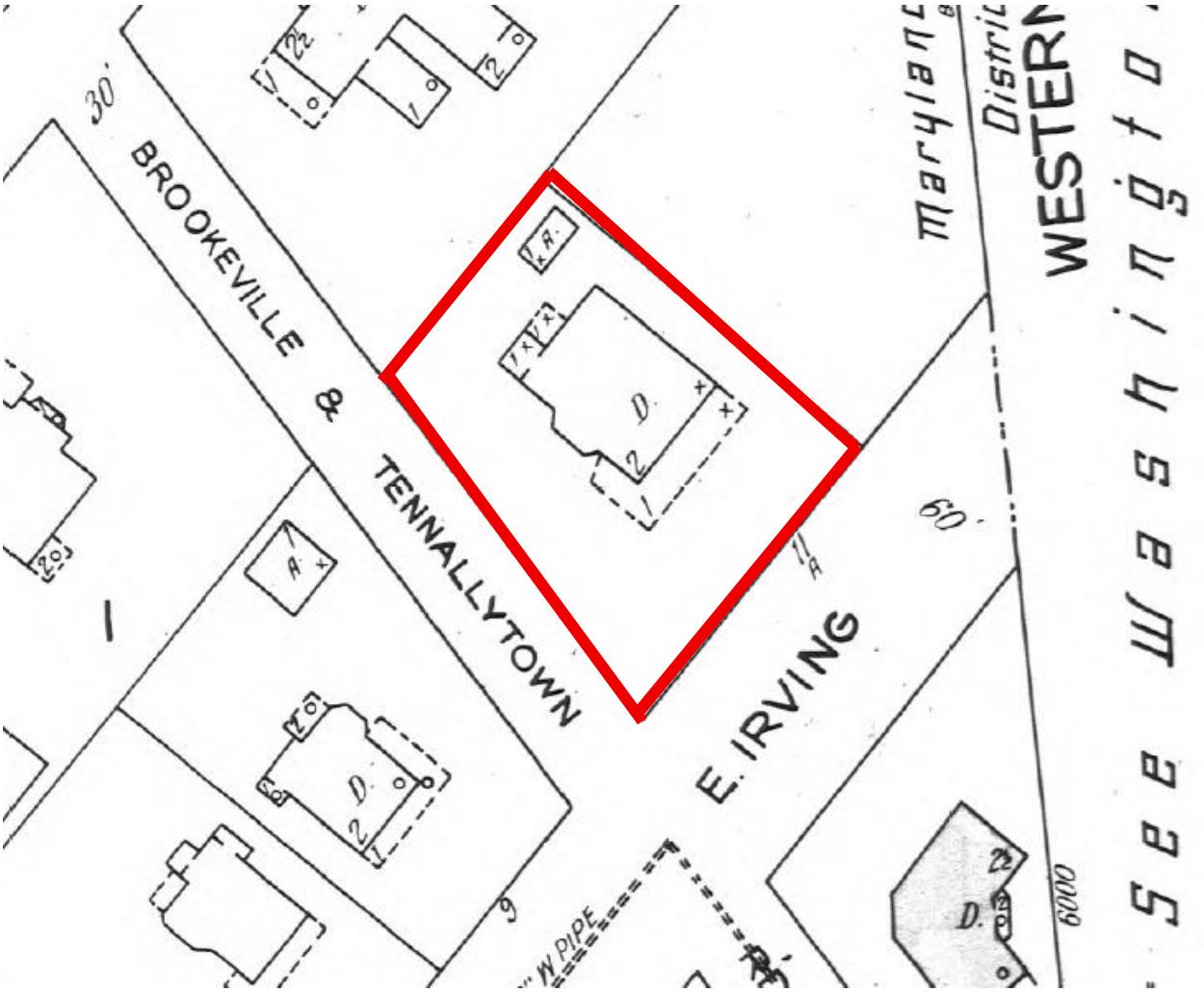


Figure 2: 1927 Sanborn Insurance Map showing the partial wrap-around porch at the subject property (the garage had been demolished prior to the 1963 map update).

## Window Replacement

The applicant proposes to remove and replace several wood windows to improve thermal performance in the house. The proposed replacement windows will be custom-built wood sash and casement windows matching the configuration of the existing windows. Under the *Design Guidelines*, window replacements are to be reviewed under moderate scrutiny. Staff finds the proposed custom wood replacement windows are appropriately detailed replacements for the existing windows and that wood is a preferred material under the *Design Guidelines*, Chapter 24A, and the *Standards*.

### *Front Elevation*

On the front elevation, the applicant proposes to remove and replace one historic window on the second floor. The existing window is a small three-over-one sash window located in a bathroom. The applicant proposes to install a new casement window in a three-over-one pattern that will be installed with tempered glass to satisfy the code requirement for windows in a shower area. Staff recommends the HPC approve this window replacements under the *Design Guidelines*, 24A-8(b)(2), and (d), and *Standards #2* and *#6*.

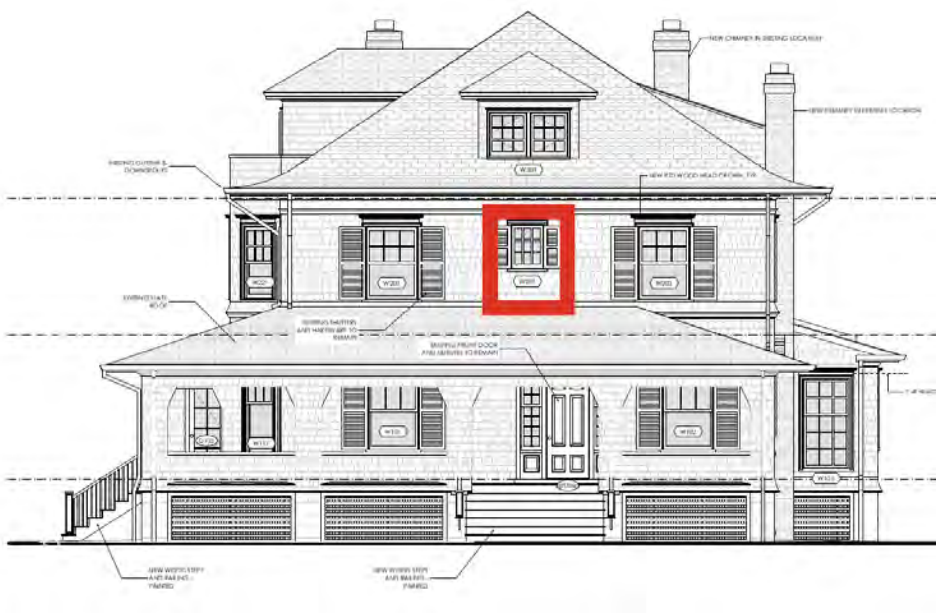

Figure 3: Front elevation with the proposed replacement window outlined in red.

### *Right (East) Elevation*

On the right elevation, the applicant proposes replacing the two basement windows, the three-window casement unit on the first floor, and the three fixed windows on the second floor. Additionally, the applicant proposes to install new glazing in the non-historic first-floor sunroom and two windows on the second floor (see Fig. 4, below).

Staff finds the basement windows have substantially deteriorated and do not substantially contribute to the character of the house. Staff additionally finds the first-floor, three-casement window is a non-historic

window that was likely modified sometime in the 1980s, and is the only leaded glass window in the house. Staff finds its replacement will not have an impact on any historic fabric. The smaller fixed three-unit window on the second floor may be an original opening; however, Staff supports the removal and replacement of these windows due to a lower overall architectural significance. The front and left elevations, which front Irving St. and Brookville Rd. respectively are substantially more embellished than the right elevation. Furthermore, Staff finds the three windows in the sunporch are to be installed in a non-historic addition, that their installation will not impact any historic fabric, and that these window openings are not visible from the public right-of-way. Finally, Staff finds the two second-floor sash windows are non-historic replacements based on their construction, and Staff determines their removal and replacement will not impact any historic fabric or the house's historic character. Staff recommends the HPC approve these window replacements under the Design Guidelines, 24A-8(b)(2) and (d), and Standard #2.

Figure 4: Right elevation and proposed window replacements outlined in red.

### *Left (West) Elevation*

On the left elevation, the applicant proposes to remove and replace the windows enclosing a portion of the expanded porch. Based on Staff's review of the Sanborn Fire Insurance Maps, the porch expansion beyond the side-projecting bay was constructed sometime after 1963 and is not historic. Removing the existing windows will not impact any historic fabric, and Staff finds the proposed ganged four-lite casement and fixed windows is generally consistent with the lite pattern and orientation of the glass door on the same elevation (labeled D101 on the submitted elevation drawings). Staff recommends the HPC approve these window replacements under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard #2*.

Figure 5: Right (West) elevation, with the proposed window replacements highlighted in red.

### *Rear Elevation*

On the rear elevation, which is not visible from the public right-of-way, the applicant proposes to replace two existing windows. One window is in the non-historic sunroom on the first floor, which will be replaced with a six-over-nine sash window. The other window is on the second floor in the northeast corner and is a fixed three-lite window, which will be replaced with a six-over-one sash window.

Staff finds these changes are on the rear of the house and will not be at all visible from the public right-of-way and, per the Design Guidelines, should be given a very lenient level of review. Staff finds the proposed changes only have a minimal impact on the historic fabric and only have a minor impact on the historic character. Staff further finds the proposed replacement windows are appropriate in material and

design and recommends the HPC approve these window replacements under the Design Guidelines, 24A-8(b)(2) and (d), and Standard #2.

Figure 6: Rear elevation with the new windows outlined in red.

## Fenestration Alteration

At the rear of the house, likely as part of the 1986 addition, a previous owner constructed a large rear addition with an attached garage on the first floor and a bathroom and closet space on the second. The applicant proposes to alter the fenestration on both the first and second floors of the rear addition. No change is proposed to the massing of the non-historic rear addition.

On the right elevation, the applicant proposes to eliminate the non-historic on the first floor and install new wood shakes in the opening. On the second floor, the applicant proposes to remove all of the existing windows and install a six-over-nine sash window, flanked on either side by wood shutters, and a

four-lite window. Below the four-lite window, the applicant proposes to install a shutter, giving the impression that the shutter is in a closed position.

Figure 7: Existing (left) and proposed (right) elevation of the rear addition.

On the rear elevation, the applicant proposes removing the ground floor pair of French doors and installing new doors in the existing opening. Two four-lite windows are proposed to the right of the French Doors. Material specifications for the replacement doors were not provided with the application materials. On the second floor, the applicant proposes removing the two windows in the hipped roofed addition and replacing them with a three-window assembly comprised of a central six-over-nine sash, flanked by four-over-six sash windows with wood shutters.

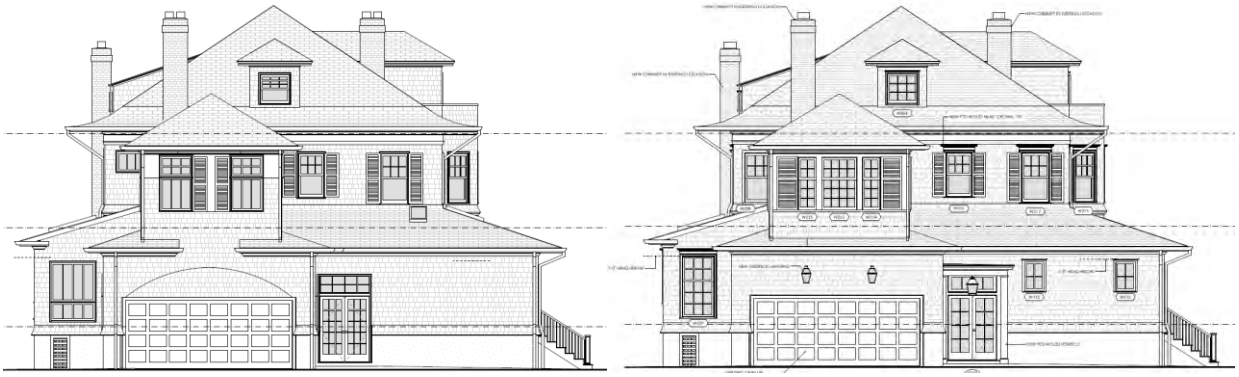

Figure 8: Existing (left) and proposed (right) rear elevation of the house addition.

On the left elevatoin, the applicant proposes eliminating the ground floor window and patching the opening with new wood shutters. On the second floor, the applicant proposes removing the existing three fixed four-lite windows and installing a six-over-nine sash window with wood shutters. To the right of the sash window, the applicant proposes installing a pair of shutters, which will give the impression of a covered window. To the right of the second floor window, the applicant proposes to install a six-over-one sash window with wood shutters.

Figure 9: Existing left elevation of the addition (left) and proposed (right).

Staff finds the proposed changes to the fenestration on the rear addition will not impact any historic fabric. Staff additionally finds the design of the proposed wood windows is more in keeping with the historic character of the house than the 1980s windows they are replacing. Finally, Staff finds the wood shutters, wood windows, and wood shakes are all compatible with the character of the house and surrounding historic district. Staff recommends the HPC approve these fenestration alterations under the Design Guidelines, 24A-8(b)(2) and (d), and Standard #2.

## Porch Construction

Over the new door shown in Fig. 8, the applicant proposes to construct a small porch. The porch will have a wood column and cornice and will be tied into the non-historic rear addition. The low-pitched roof will be copper, and the applicant proposes to install a lantern-style light under the entrance (no material specifications were provided for the proposed light). The porch will have a stone surface.

Staff finds the proposed porch's small size will not overwhelm the character of either the historic house or the adjacent non-historic addition. Staff finds that the identified materials are appropriate, but that a full evaluation for the proposed light and stone floor cannot be completed due to the lack of element specifications. Staff recommends the HPC approve the proposed rear porch under Design Guidelines,

24A-8(b)(2) and (d), and Standard #2, but that it add two conditions requiring the applicant to submit 1) detailed information regarding all lighting and 2) submit more information about the stone proposed for the porch surface. Final approval authority for these elements can be delegated to Staff.

## Staff Recommendation

Staff recommends that the Commission approve with three (3) conditions the HAWP application with final approval delegated to Staff:

1. Detailed door specifications for the replacement French Doors must be provided.
2. Detailed lighting specifications must be provided.
3. Information regarding the stone surface proposed for the rear porch.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (6), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#6*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

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

EXISTING TWO-STORY WOOD FRAMED HOME WITH ATTIC AND CELLAR. PAINTED WOOD SHINGLES ON THE EXTERIOR WITH SLATE ROOF.

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

INTERIOR RENOVATION WITH WINDOW REPLACEMENTS, MOSTLY IN EXISTING LOCATIONS. NEW WINDOW DETAILS (MUNTIN, SASH, ETC.) TO MATCH HISTORIC PRECEDENT, BUT WILL BE DOUBLE GLAZED WITH INSULATED GLASS FOR BETTER ENERGY EFFICIENCY. EXISTING CHIMNEYS ARE IN BAD CONDITION SO PROPOSAL INCLUDES NEW CHIMNEYS AND FIREBOXES IN EXISTING LOCATIONS.

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

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

| Work Item 3: _____ | |
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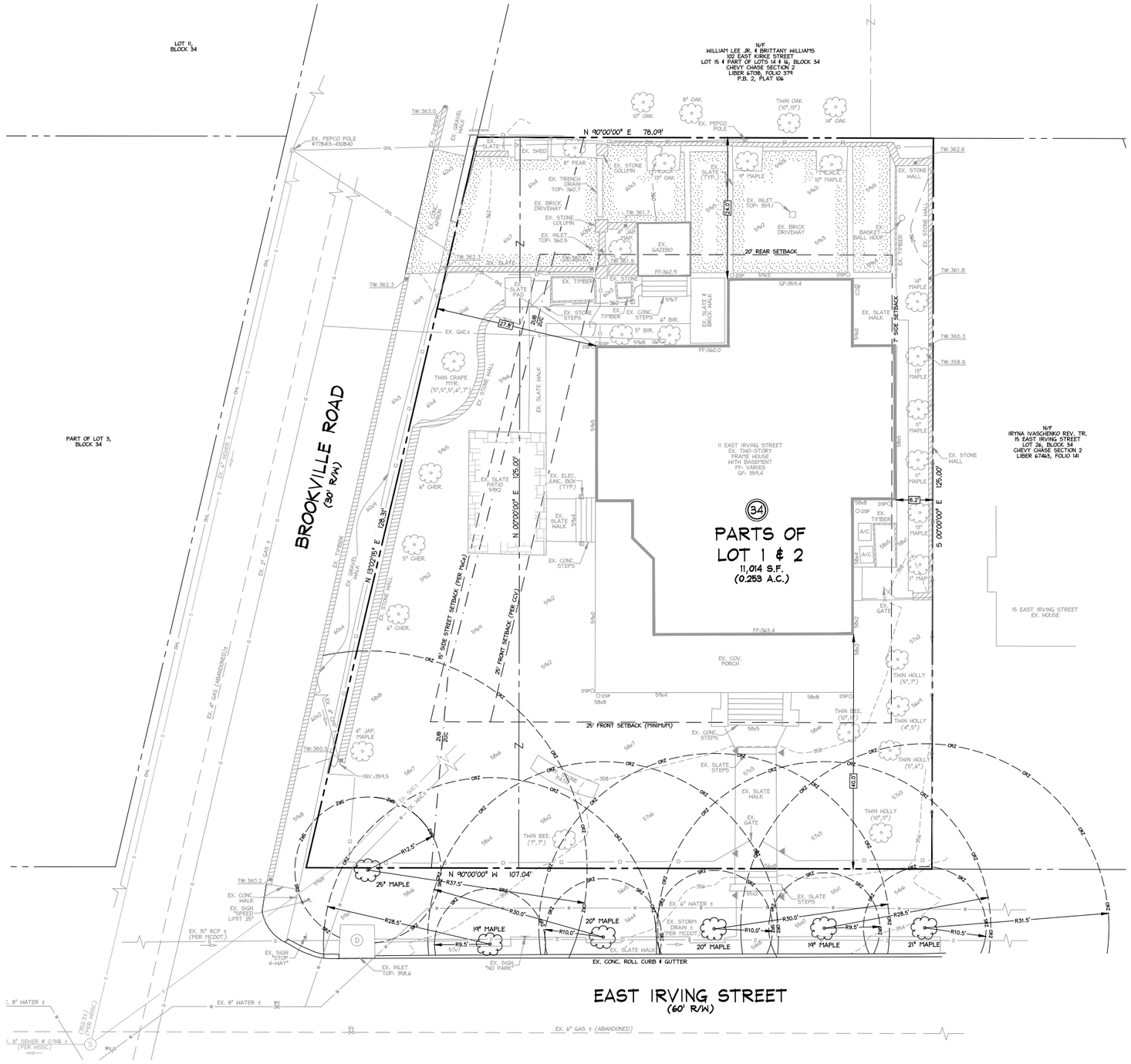


1 Existing Site Plan

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Site Plan

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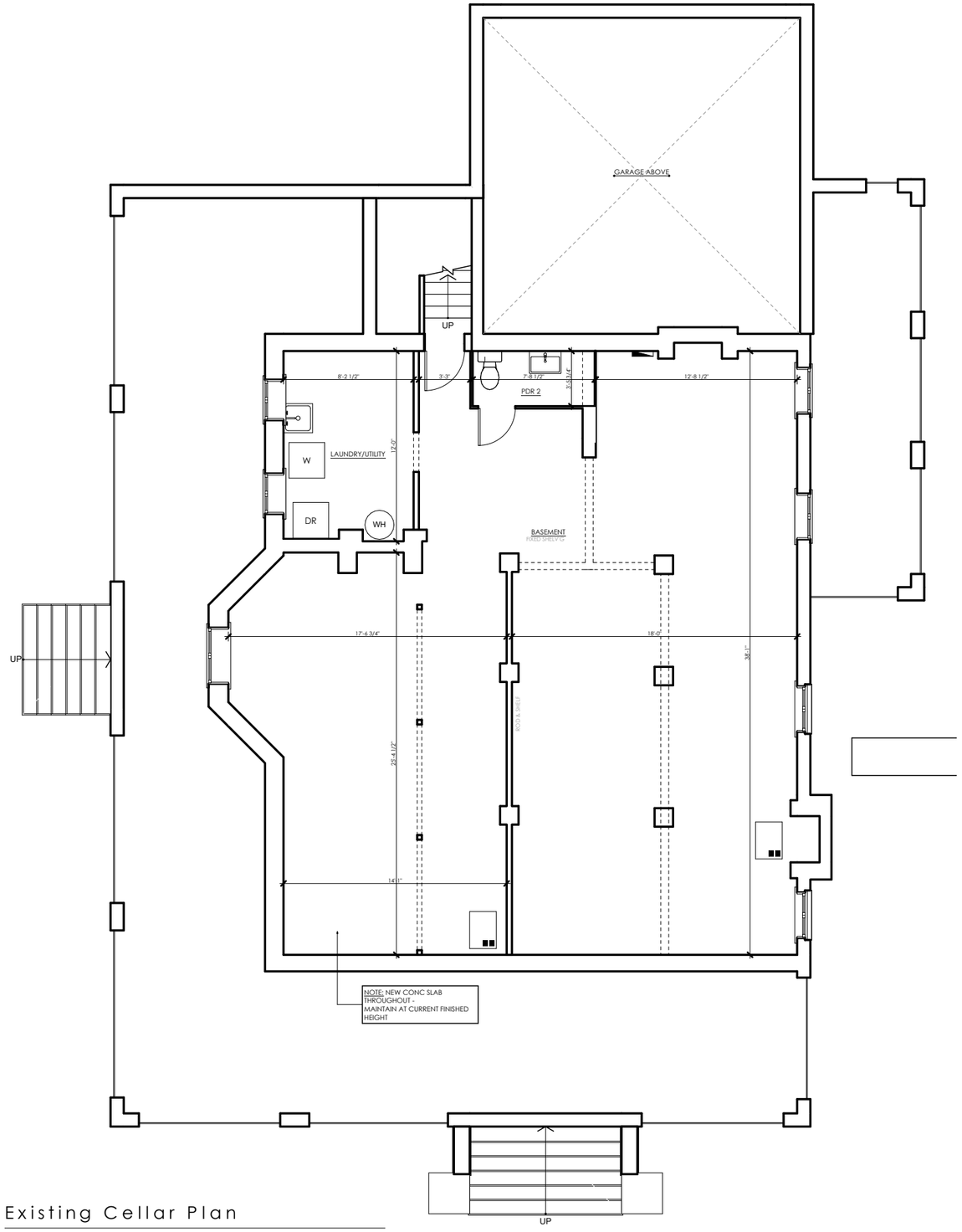


1 Existing Cellar Plan

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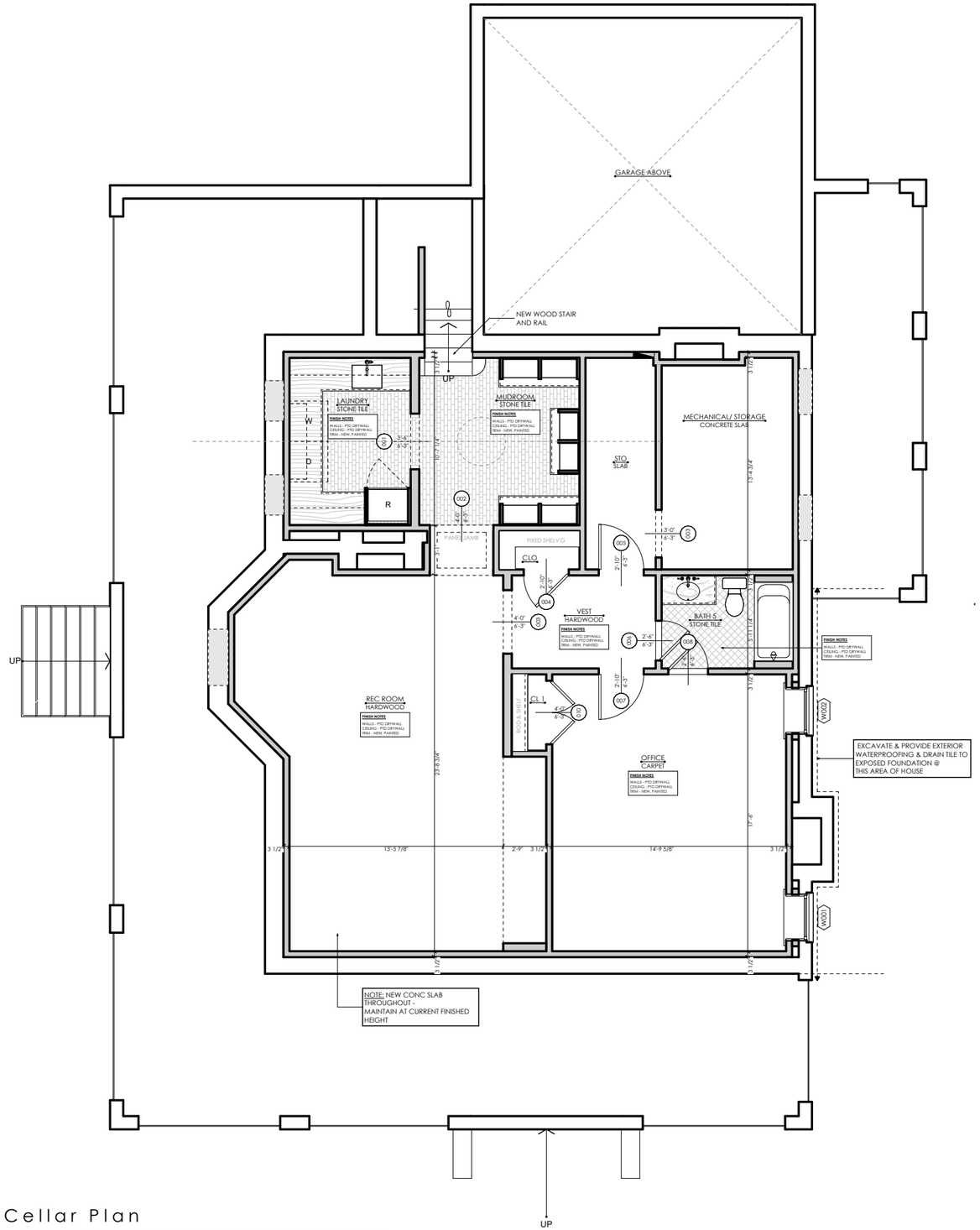


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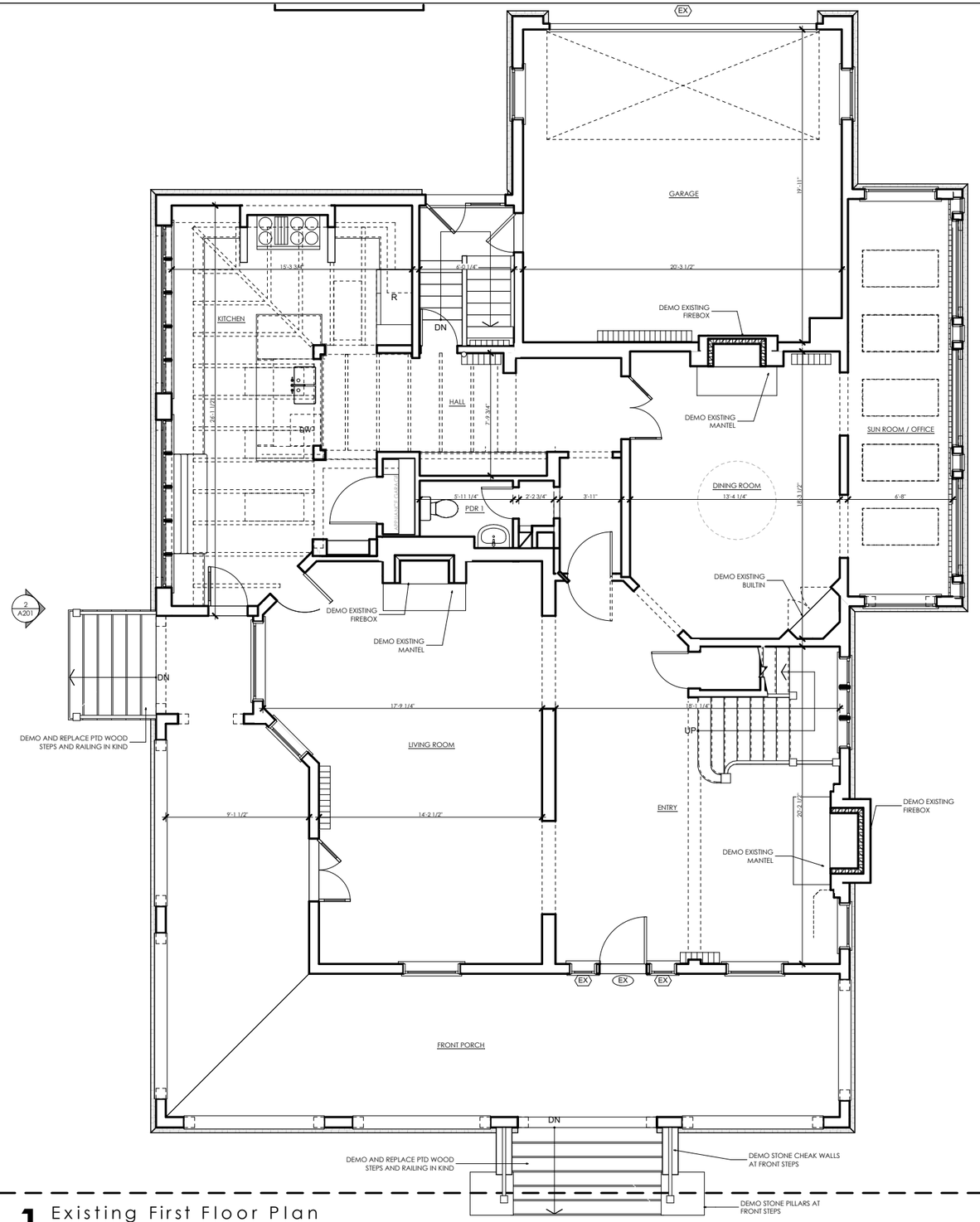


1 Existing First Floor Plan

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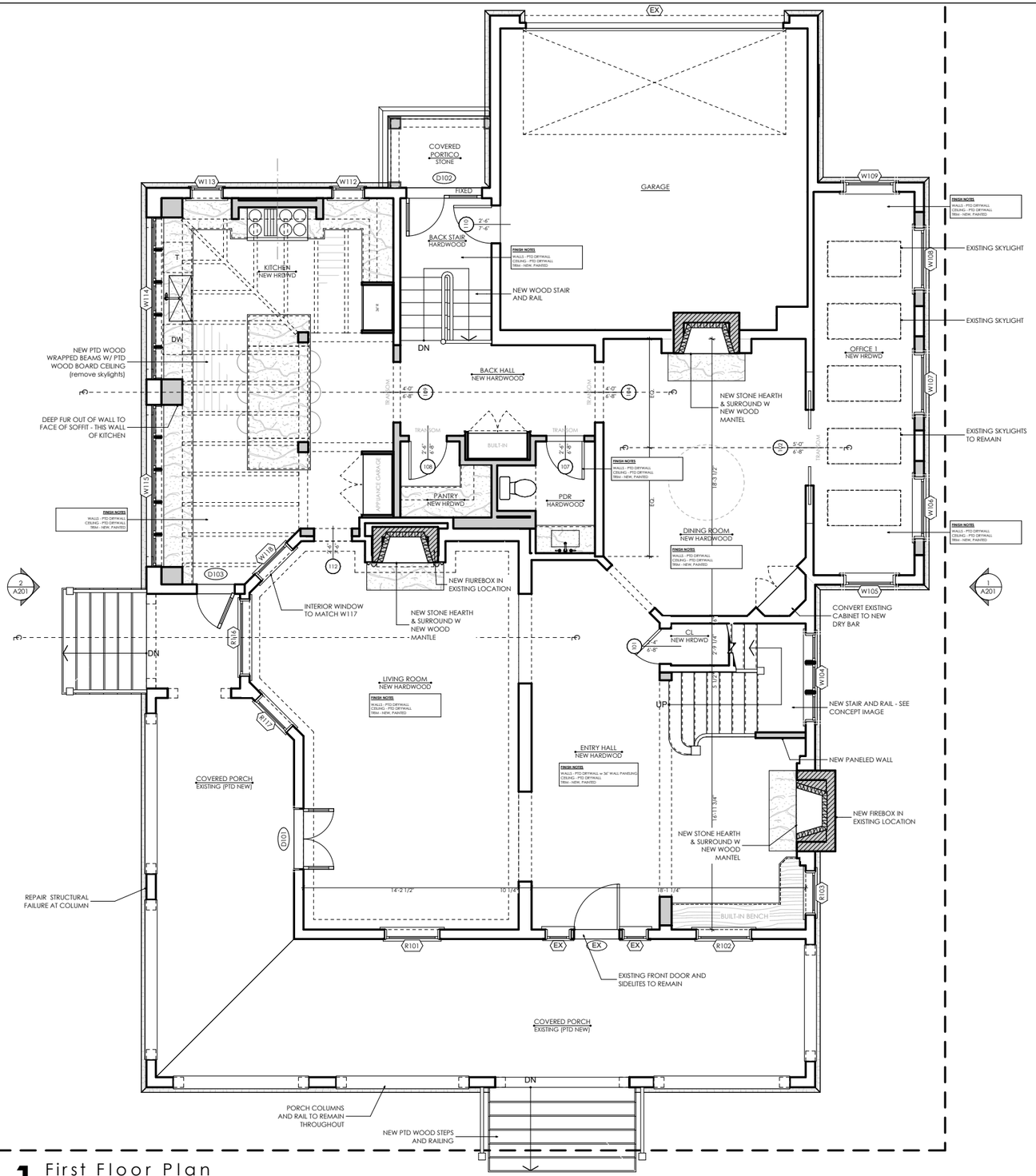


1 First Floor Plan

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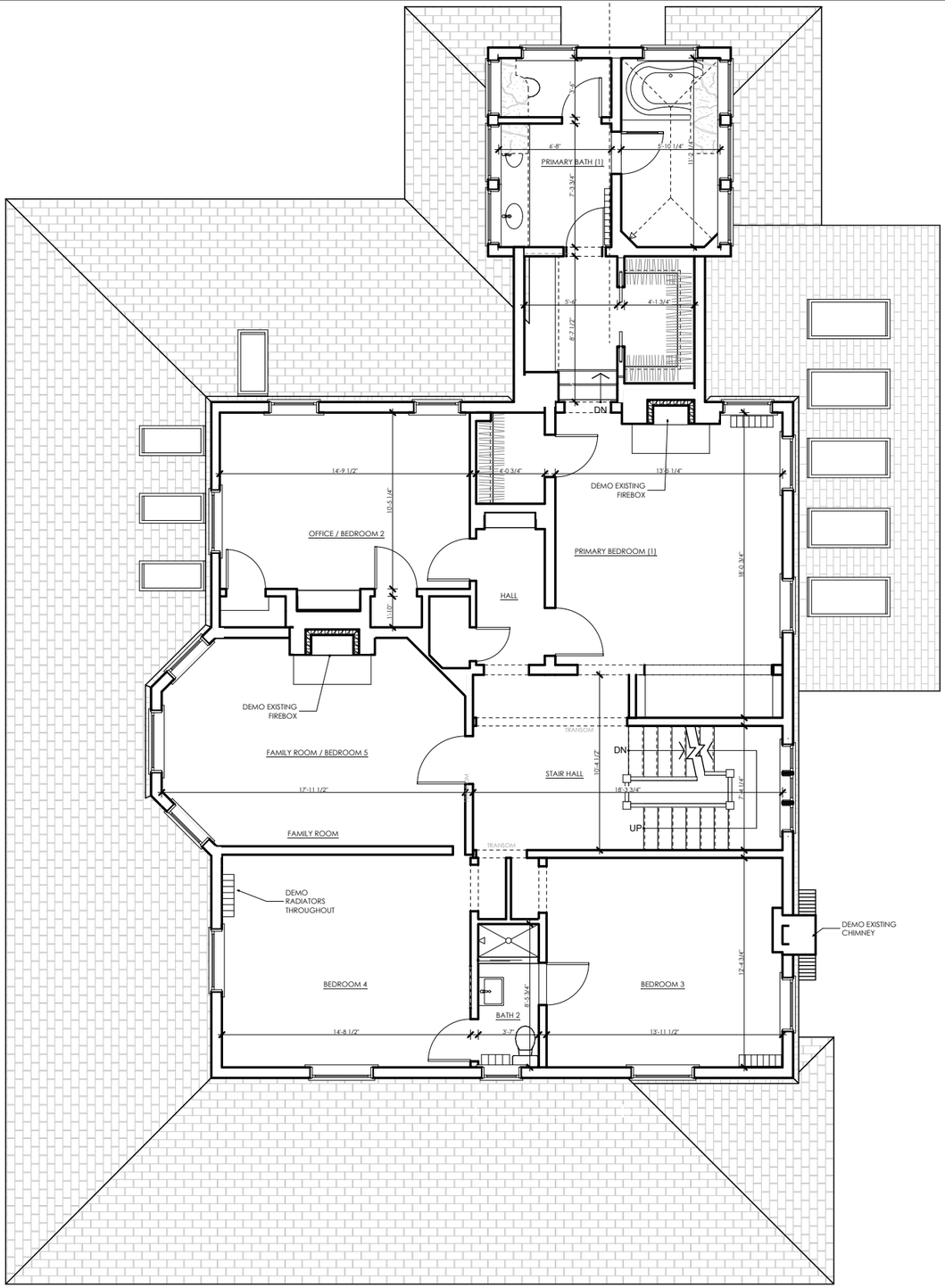


1 Existing Second Floor Plan

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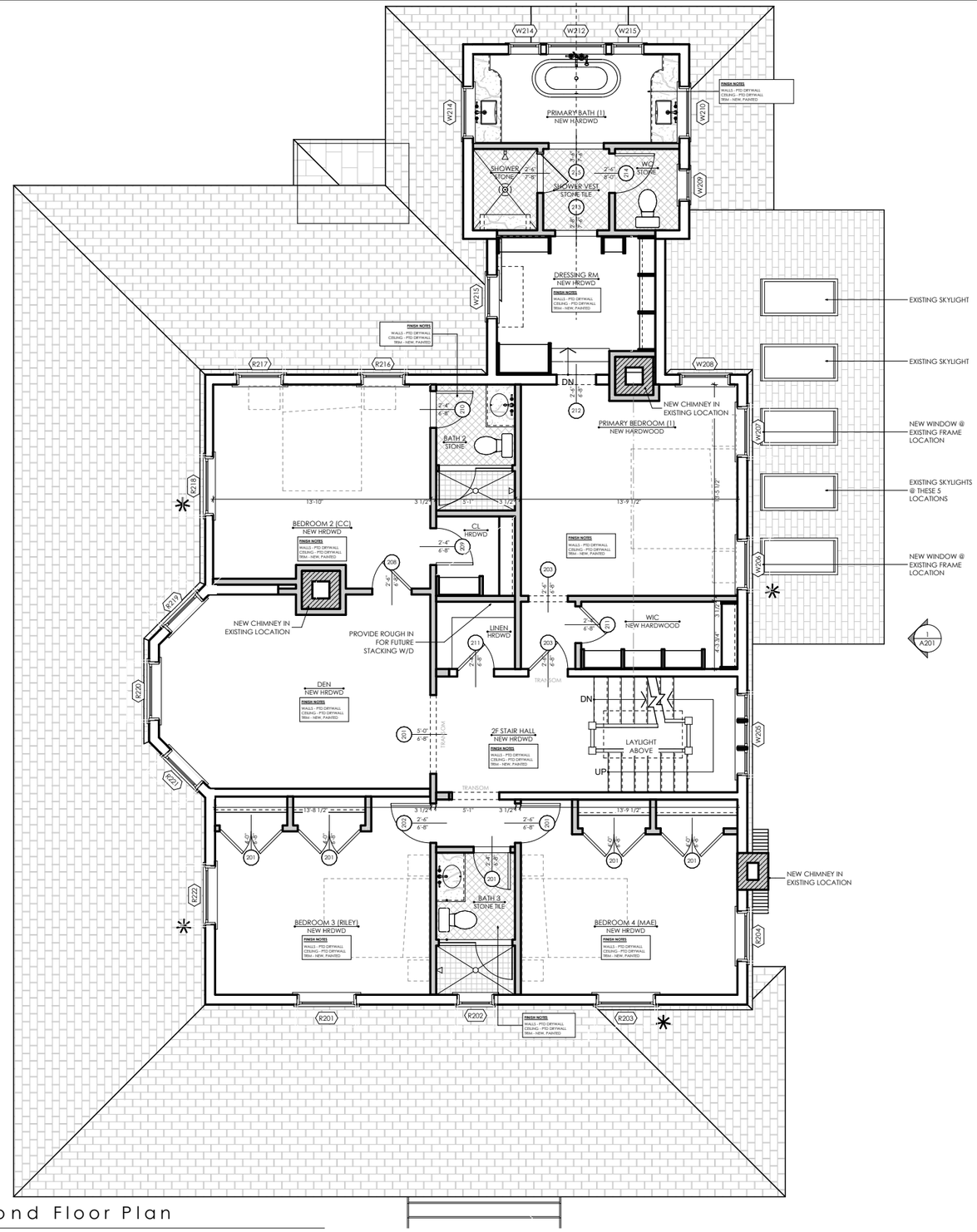


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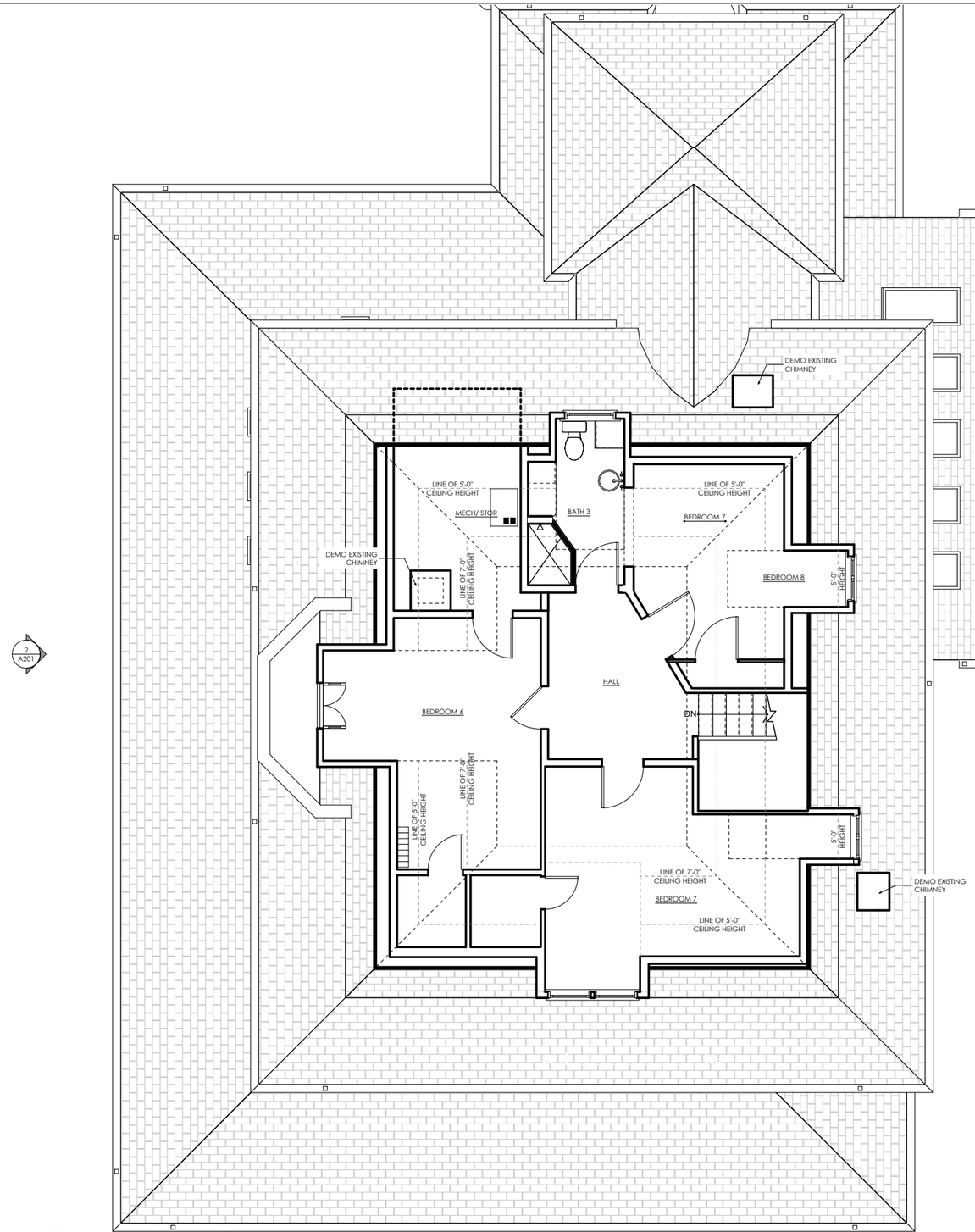


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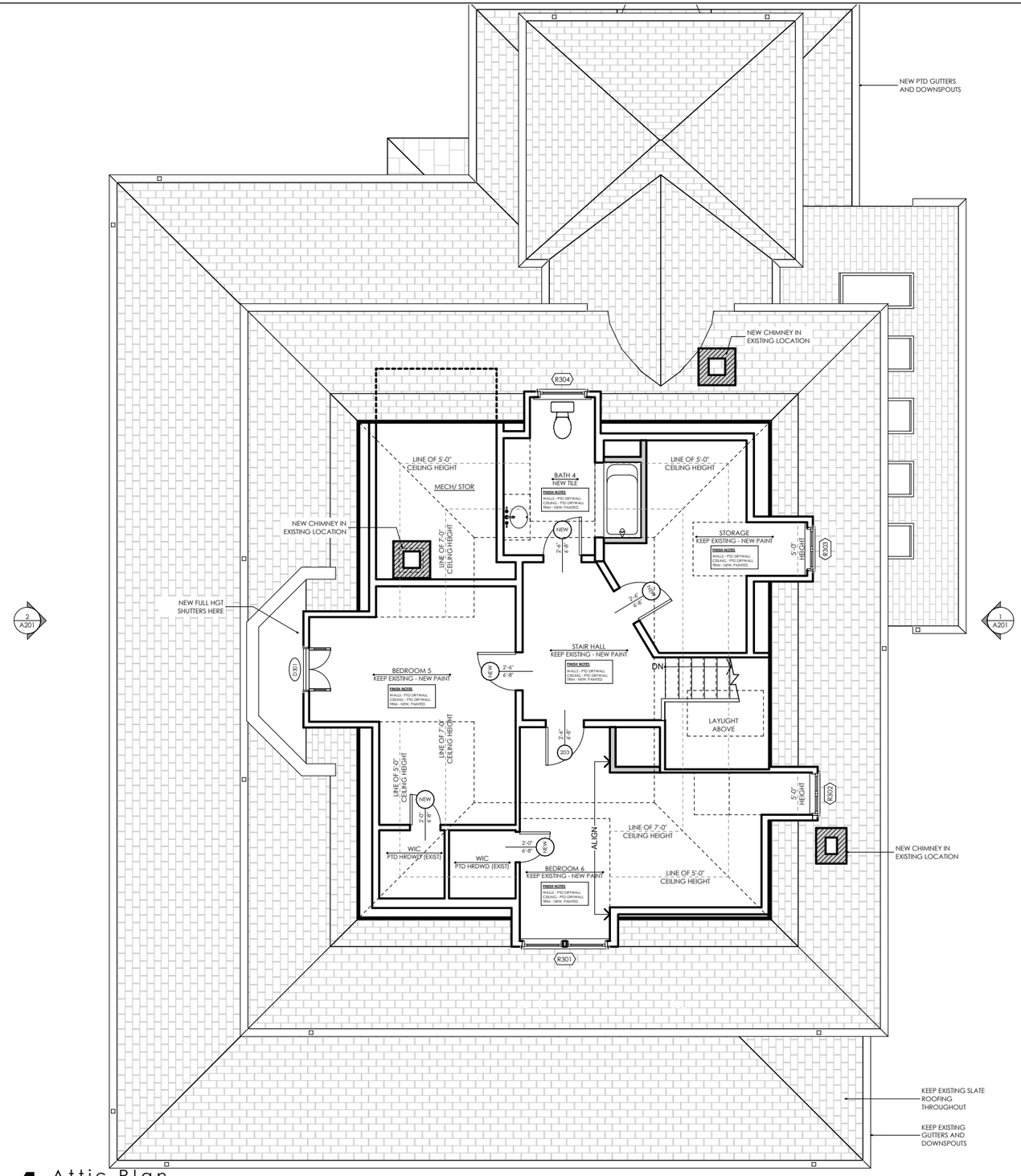


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1 Existing Front Elevation

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1 Front Elevation

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1 Existing Right Elevation

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Proposed Right Elevation

| 3/30/26 | Issue |
|---|---|
| | |
| | |
| | |

13

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1 Existing Rear Elevation

1/8" = 1'-0"

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# E Irving St Residence

11 E Irving Street Chevy Chase MD 20815

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Existing Rear Elevation

| 3/30/26 | Issue |
|---|---|
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1 Rear Elevation

1/8" = 1'-0"

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Proposed Rear Elevation

| 3/30/26 | Issue |
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| | |
| | |
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1 Existing Left Elevation

1/8" = 1'-0"

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Existing Left Elevation

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1 Left Elevation

1/8" = 1'-0"

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Proposed Left Elevation

| 3/30/26 | Issue |
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17

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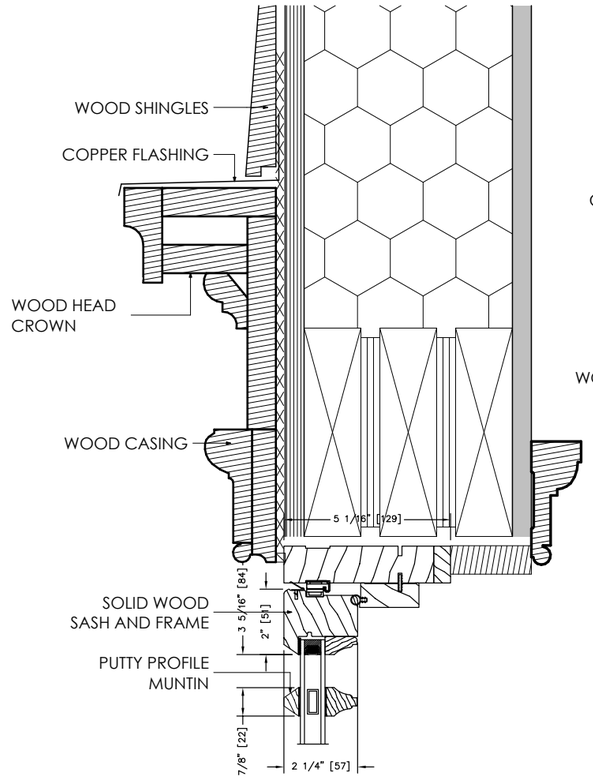


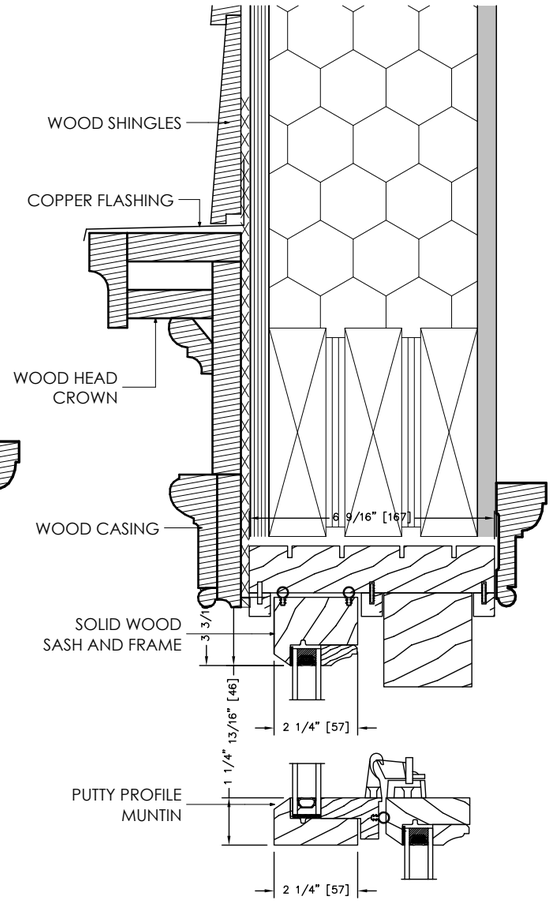


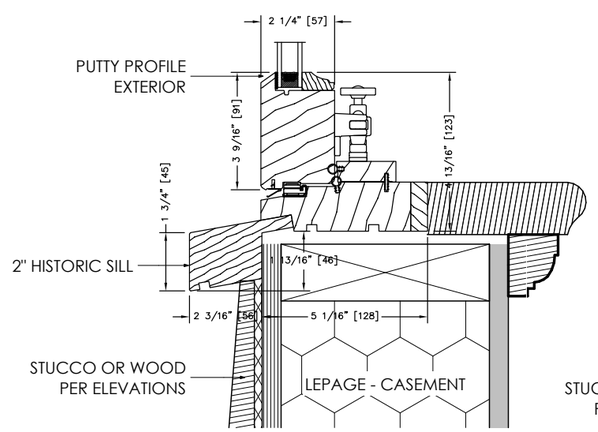


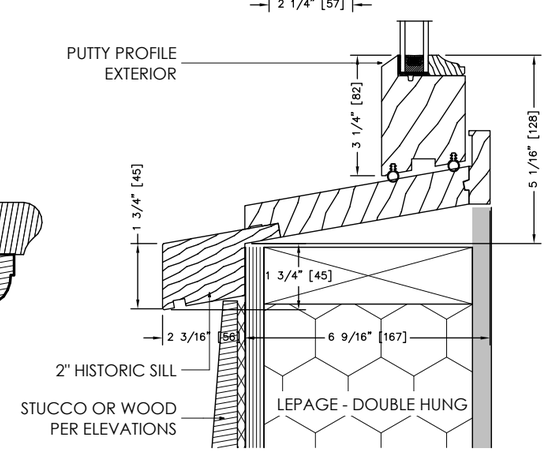


Window Details

3" = 1'-0"

**Window Schedule**

| ID | Qty | Units | Model/Size | Type | Manuf. | Lites | Location | Note |
|---|---|---|---|---|---|---|---|---|
| Basement | | | | | | | | |
| W001 | 1 | 1 | 2-11x2-8 | Casement | | 3W3H | | |
| W002 | 1 | 1 | 2-11x2-8 | Casement | | 3W3H | | |
| 1st Floor | | | | | | | | |
| R101 | 1 | 1 | 3-7x5-8 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| R102 | 1 | 1 | 3-7x5-8 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| R103 | 1 | 1 | 2-11x4-0 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| R116 | 1 | 1 | 5-1x6-8 | Double Hung | | 5W1H/3W2H | | Restore Existing |
| R117 | 1 | 1 | 2-11x7-4 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| W104 | 1 | 3 | 1-10x3-8 3W | Casement | | 2W3H | | |
| W105 | 1 | 1 | 3-4x6-6 | Casement | | 3W2H/3W3H | | |
| W106 | 1 | 1 | 4-0x5-0 | Casement | | 4W2H/4W2H | | |
| W107 | 1 | 1 | 4-0x5-0 | Casement | | 4W2H/4W2H | | |
| W108 | 1 | 1 | 4-0x5-0 | Casement | | 4W2H/4W2H | | |
| W109 | 1 | 1 | 3-4x6-6 | Casement | | 3W2H/3W3H | | |
| W112 | 1 | 1 | 2-1x3-2 | Casement | | 2W2H | | |
| W113 | 1 | 1 | 2-1x3-2 | Casement | | 2W2H | | |
| W114 | 1 | 5 | 2-1x3-2 5W | Casement | | 2W2H | | |
| W115 | 1 | 5 | 2-1x3-2 5W | Casement | | 2W2H | | |
| W118 | 1 | 1 | 2-11x7-4 | Double Hung | | 3W1H/3W2H | | |
| 2nd Floor | | | | | | | | |
| R201 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R202 | 1 | 1 | 2-4x3-2 | Double Hung | | 3W2H/1 | | |
| R203 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R204 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R216 | 1 | 1 | 2-9x4-8 | Double Hung | | 3W2H/1 | | Restore Existing |
| R217 | 1 | 1 | 2-11x5-3 | Double Hung | | 3W2H/1 | | Restore Existing |
| R218 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R219 | 1 | 1 | 2-11x5-2 | Double Hung | | 3W2H/1 | | Restore Existing |
| R220 | 1 | 1 | 3-8x5-2 | Double Hung | | 3W1H/1 | | Restore Existing |
| R221 | 1 | 1 | 2-11x5-2 | Double Hung | | 3W2H/1 | | Restore Existing |
| R222 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| W205 | 1 | 3 | 1-8x1-9 3W | Casement | | 3W3H | | |
| W206 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | |
| W207 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | |
| W208 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | |
| W209 | 1 | 1 | 2-0x2-3 | Casement | | 2W2H | | |
| W210 | 1 | 1 | 3-3x5-8 | Double Hung | | 3W2H/1 | | |
| W212 | 1 | 1 | 3-9x5-8 | Double Hung | | 4W2H/4W3H | | |
| W214 | 1 | 1 | 2-0x5-8 | Double Hung | | 2W2H/2W2H | | |
| W214 | 1 | 1 | 3-3x5-8 | Double Hung | | 3W2H/1 | | |
| W215 | 1 | 1 | 2-9x4-8 | Double Hung | | 3W2H/1 | | |
| W215 | 1 | 1 | 2-0x5-8 | Double Hung | | 2W2H/2W2H | | |
| Attic | | | | | | | | |
| R301 | 1 | 2 | 2-8x3-2 2W | Double Hung | | 3W3H/3W3H | | Restore Existing |
| R303 | 1 | 1 | 2-9x1-10 | Casement | | 2W3H | | Restore Existing |
| R304 | 1 | 1 | 3-2x3-2 | Double Hung | | 3W3H/1 | | Restore Existing |

**WINDOW SPECIFICATIONS:**
**CASEMENT/ AWNING WINDOWS:**
LEPAGE PUSH-OUT, RED GRANDIS
2-1/4" SASH
5-1/4" FRAME DEPTH
NARROW BOTTOM RAIL
EXTERIOR STICKING : PUTTY GLAZE 5/8"
INTERIOR STICKING: MODIFIED DAVIS
STANDARD SILL WITH HORNS, LEFT LONG AND CUT IN FIELD
EXTERIOR & INTERIOR FIRST-COAT WHITE
NO SCREENS
PRESTIGE UN-LACQUERED BRASS HARDWARE
FIELD APPLIED EXTERIOR TRIM BY G.C.

**DOUBLE HUNG WINDOWS:**
LEPAGE XL SERIES, RED GRANDIS
2-1/4" SASH
6-9/16" FRAME DEPTH
EXTERIOR STICKING : PUTTY GLAZE 5/8"
INTERIOR STICKING: MODIFIED DAVIS
STANDARD SILL WITH HORNS, LEFT LONG AND CUT IN FIELD
EXTERIOR & INTERIOR FIRST-COAT WHITE
INVISIBLE SCREENS
PHELPS LK-281 UN-LACQUERED BRASS HARDWARE
FIELD APPLIED EXTERIOR TRIM BY G.C.

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Window Details

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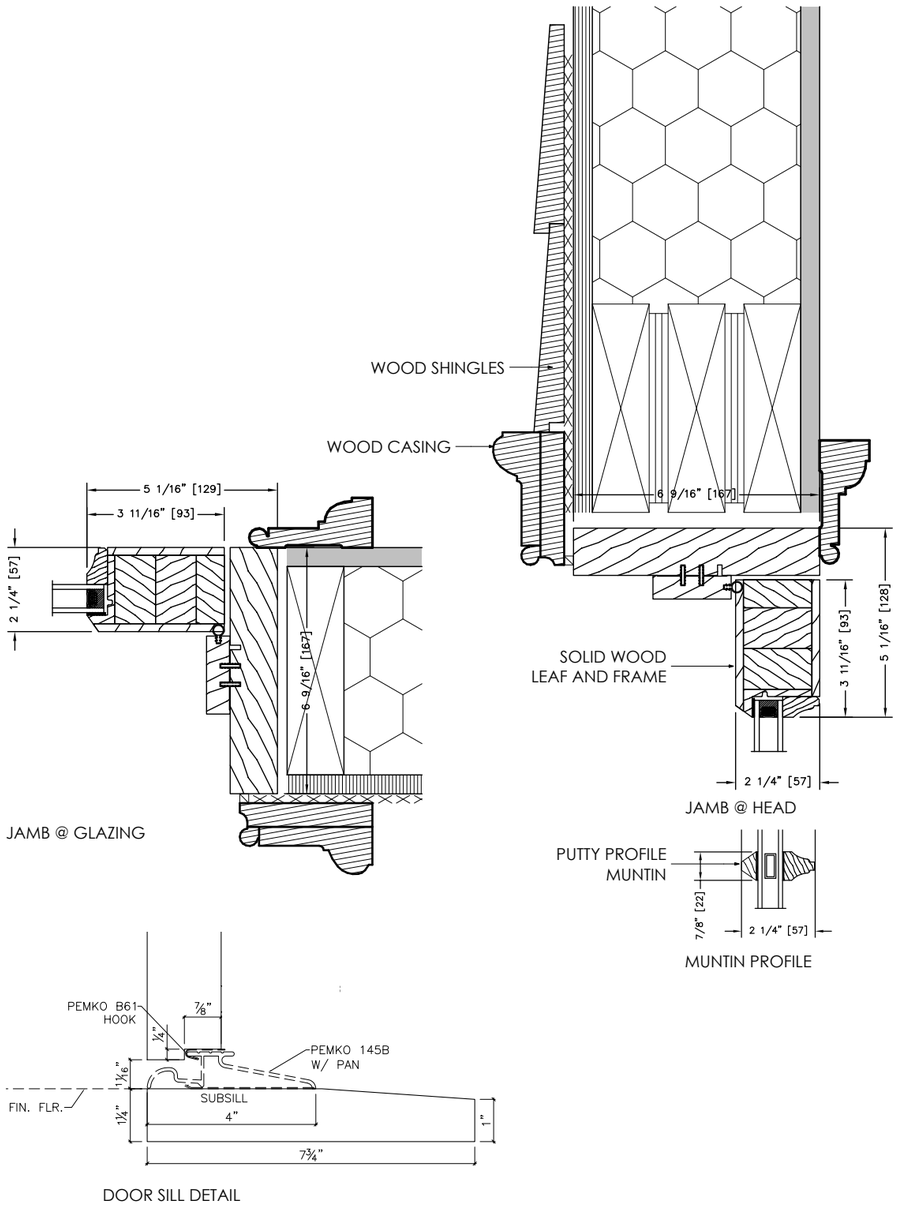
| Exterior Door Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ID | Qty | Type | Manufacturer | Model/Size | Lites | Transom | | Location | Note |
| | | | | | | Height | Lites | | |
| D101 | 1 | French | | (2)2-0x7-0 | 2W5H | | | | Restore Existing |
| D102 | 1 | French | | (2)2-6x6-8 | 2W4H | 1'-10 1/2" | 4W1H | | |
| D103 | 1 | French | | 2-6x6-8 | 2W4H | | | | |
| D301 | 1 | French | | (2)1-5x5-9 | Single | | | | Restore Existing |




Door Details

3" = 1'-0"

## DOOR SPECIFICATIONS:

**DOORS:**

2-1/4" LEAF, RED GRANDIS
EXTERIOR STICKING : PUTTY GLAZE 5/8"
INTERIOR STICKING: DAVIS
SOLID WOOD SILL WITH PEMKO INTERLOCKING THRESHOLD
HEAD RAIL: 3-5/8"
STILES: 3-5/8"
BOTTOM RAIL: 5"
EXTERIOR & INTERIOR FIRST-COAT WHITE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Door Details

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|---|---|
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View From East Irving

View From Corner of East Irving And Brookville Rd

View From Brookville Rd

View From Driveway Off Brookeville Rd

Existing Front Door To Remain

Existing Rear Entry

Existing Sunroom

Existing Rear Elevation - Partial

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Existing Photos

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GUIDE
TO THINGS TO
NOT
CRASH
Mc
Graw

LEGO
WARNING

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EarthChoice 30

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FRAGILE
THREADS
MULBERRY
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SCHUMACHER
RECYCLED GLASS CERAMIC CANDLE HOLDER

SILVERBACK
KRISTIN HANNAH
THE WOMEN

EarthChoice 30