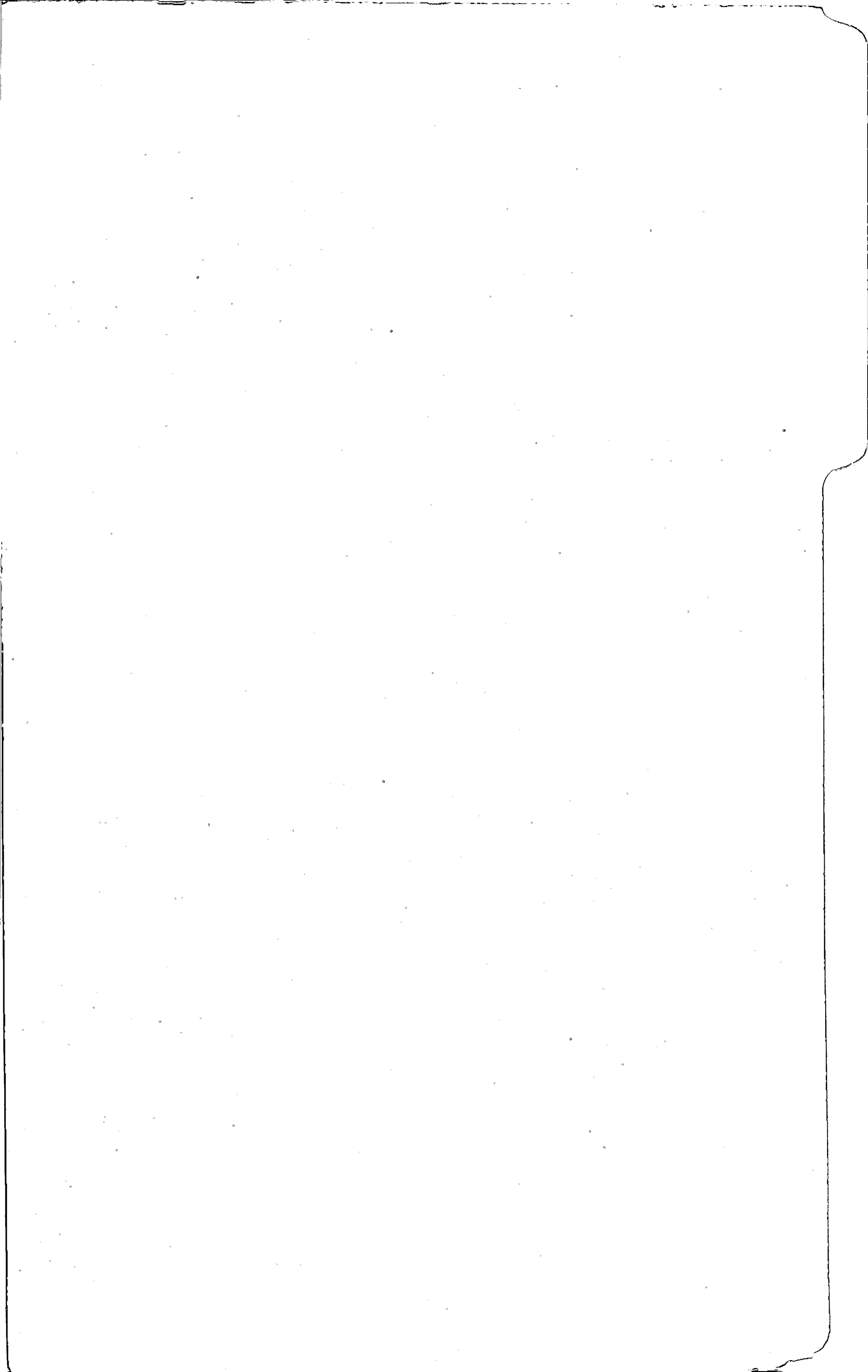


210 Market Street
Brookville H.D.

2011 HAWP





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 5/12/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #566251—alterations to siding and windows

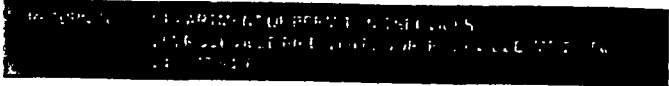
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on May 11, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Doug and Kelly Palmer
Address: 210 Market Street, Brookeville

This HAWP approval is subject to 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID VOGT
Daytime Phone No.: 240-235-9745

Tax Account No.:

Name of Property Owner: DOUG & KELLY PALMER Daytime Phone No.:
Address: 210 MARKET STREET BROOKVILLE MD 20833

Contractor: CASE DESIGN / REMODELING Phone No.: 301-229-4600 EXT 226 DAVID VOGT

Contractor Registration No.:
Agent for Owner: DAVID VOGT Daytime Phone No.: 240-235-9745

LOCATION OF BUILDING/PREMISE

House Number: 210 Street: MARKET STREET
Town/City: BROOKVILLE Nearest Cross Street: GEORGIA AVE
Lot: 44 Block: Subdivision: BROOKVILLE

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.
1B. Construction cost estimate: \$ 12,000.00
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On party line/property line, Entirely on land of owner, On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 4/10/11

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 5/12/11
Application/Permit No.: Date Filed: Date Issued:



CASE[®]

DESIGN/REMODELING, INC.

CaseDesign.com

David Vogt, B. Arch
CR, CKBR
Senior Project Designer

4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816

DIRECT 240.235.9745
CELL 301.219.7626
FAX 301.229.3185
dvogt@casedesign.com

Client Satisfaction

DESIGN/BUILD ATTICS ADDITIONS KITCHENS BATHS BASEMENTS
REMODELING PORCHES PORTICOS DESIGN/BUILD ATTICS ADDITIONS
HANDYMAN REMODELING PORCHES PORTICOS DESIGN/BUILD ATTICS
ADDITIONS KITCHENS BATHS BASEMENTS HANDYMAN



REMODELING
HANDYMAN
REMODELING
HANDYMAN
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HANDYMAN
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REMODELING
HANDYMAN
REMODELING
HANDYMAN

REMODELING PORCHES PORTICOS DESIGN/BUILD ATTICS ADDITIONS KITCHENS
BASEMENTS HANDYMAN REMODELING PORCHES PORTICOS DESIGN/BUILD

HANDYMAN | KITCHEN & BATH | REMODELING | ADDITIONS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	210 Market Street, Brookeville	Meeting Date:	5/11/11
Applicant:	Doug and Kelly Palmer (David Vogt, Agent)	Report Date:	5/4/11
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	4/27/11
Review:	HAWP	Tax Credit:	Partial
Case Number:	23/65-11C	Staff:	Anne Fothergill
PROPOSAL:	Alterations to house		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District
Mrs. Porter's Cottage School

STYLE: Gothic Revival

DATE: c. 1812

PROPOSAL

The applicants are proposing to make the following changes on the rear and sides of the house:

- Replace clapboard siding with wooden German siding match siding on the rest of the house
- Replace windows with wood simulated divided light windows to match other windows at rear
- Install wood trim to match the rest of the house
- Replace side door on front elevation with new wood door and transom
- Replace door on rear elevation with wood multi-lite door

They also propose to install storm windows on existing historic windows in the house.

Existing and proposed plans are in Circles 10-17 (note: plans do not accurately reflect existing conditions) and photos of the house are in Circles 23-32.

The Town of Brookeville has reviewed and approved this application.

APPLICABLE GUIDELINES

When reviewing alterations within the Somerset Historic District *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* are to be

utilized as guidelines to assist the Commission in developing their decision. 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 insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard # 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The historic and architectural significance of this house is the earliest section of the house built in 1812-14 and the role it played in the Town's history as a school for young ladies from 1844-64. Since that significant early and mid 19th century period, the house has been altered extensively with the addition of a front porch, Gothic Revival detailing, rear and side additions, enclosure and alterations to a sleeping porch, siding and window replacement, partial reconstruction from termite and tree damage, and more. The proposed changes are all located in altered sections and the alterations will be compatible with the historic house and district. The replacement of the side door on the front elevation (also in a later and altered section) is also appropriate. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

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

and with the general condition that the applicant shall present the **3 permit sets 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID VOGT
Daytime Phone No.: 240-235-9745

Tax Account No.: _____

Name of Property Owner: DOUG & KELLY PALMER Daytime Phone No.: _____

Address: 210 MARKET STREET BROCKEVILLE MD 20833
Street Number City State Zip Code

Contractor: CASE DESIGN / REMODELING Phone No.: 301-229-4600 ext 226 DAVID VOGT

Contractor Registration No.: _____

Agent for Owner: DAVID VOGT Daytime Phone No.: 240-235-9745

LOCATION OF BUILDING/PREMISE

House Number: 210 Street: MARKET STREET
Town/City: BROCKEVILLE Nearest Cross Street: GEORGIA AVE
Lot: 44 Block: _____ Subdivision: BROCKEVILLE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 12,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 4/10/11
Signature of owner or authorized agent

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(4)

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

<p>Owner's mailing address Douglas and Kelly Palmer 210 Market Street Brookeville, MD 20833</p>	<p>Owner's Agent's mailing address Case CASE DESIGN Attn: DAVID VOGT @ CASE 4701 SANGAMORE RD BETHESDA, MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>The Boze's 208 Market Street Brookeville, MD 20833</p>	<p>The Van Gelder's 212 Market Street Brookeville, MD 20833</p>
<p>The Acierno's 209 Market Street Brookeville, MD 20833</p>	<p>1 South Street Brookeville, MD 20833</p>

The property is a center hall colonial located in the historic district of Brookeville Town. Originally constructed in 1812, it underwent multiple renovations in 1816, 1840 and 1950(approx.). These additions include the building of a sleeper porch, enclosure of the sleeper porch, and addition of a front porch, rear study, a 2-story "bay addition" garden room / office and an "L" wing 2 story addition off the rear of the house. The previous owner of the property -who now sits on the historic review board of Brookeville Town - told of a large addition that had been removed after a tree took much of the addition down- and that the area 2) of our work "the inside corner" was quickly repaired as a result of the demolition / re-build. The house exterior is a mixture of wood German siding and wood clapboard siding. It served as a school for girls during the 1840's to 1860's. The Attic of the main house still retains "graffiti" date from that period. The house is listed as an "outstanding" historic property.

WRITTEN DESCRIPTION OF PROJECT

A. (6)

pg. 3 of 20

We have (3) areas of work:

1) South /east elevation (left side of house if viewed from street)-

Currently the siding is a patchwork of sizes and styles with (6) main windows and (2) gable end windows – we would like to re-side this portion of the side elevation with wood German lap siding (including the 6' of bump out that faces the rear), to blend with existing as practical. Repair and replace exterior window trim and corner boards in kind as needed. (Assumes wood material – details to blend as practical)

Existing windows are to remain/ owner may look to install storm windows over original units.

2) South / west elevation (rear of house- if viewed from street)

A portion of the rear elevation is an addition set on the in-side corner of the main structure and the “L” addition that houses the den and sleeper porches.

This section of the building has (1) door 3 panel w/ transom above, (4) single double hung windows on the rear elevation, With (2) single double hung windows and what looks like a transom window used to give light to a powder room. Currently the windows has possible wood brick mould trim, with the rear face having lap siding and the right face being German siding see photos.

We would like to alter the configuration of the door and windows see drawings to include: (1) single door w/ glass similar the approved unit, (1) triple unit – double hung (1) twin unit -double hung and (1) single unit – double hung at rear elevation – with (1) Twin unit – double hung and (1) single unit double hung on the rear side. – The proposed window configuration style and type of window unit has been approved for use on this structure in a prior review – Permit # 463702

We would also be re-siding the two exterior walls that are affected by this alteration – new German lap siding wood – to blend with existing main structure as practical. New corner boards and exterior window trim to blend with existing main structure as practical – assumes wood trim boards – Currently the two walls of this addition are sided in standard 6” wood lap to rear and German siding on the right west most elevation.

3) The front elevation of the house –

There is a current small door that opens directly onto what looks to have been a back set of stairs – the existing door is a poorly constructed looks to be field built unit and a fixed window sash set above it – as this work is a much more visible to the public – we are looking for a little guidance on the detailing of this door – our thoughts where to install a glass door with transom to blend with the large windows currently on the house.

WRITTEN DESCRIPTION OF PROJECT

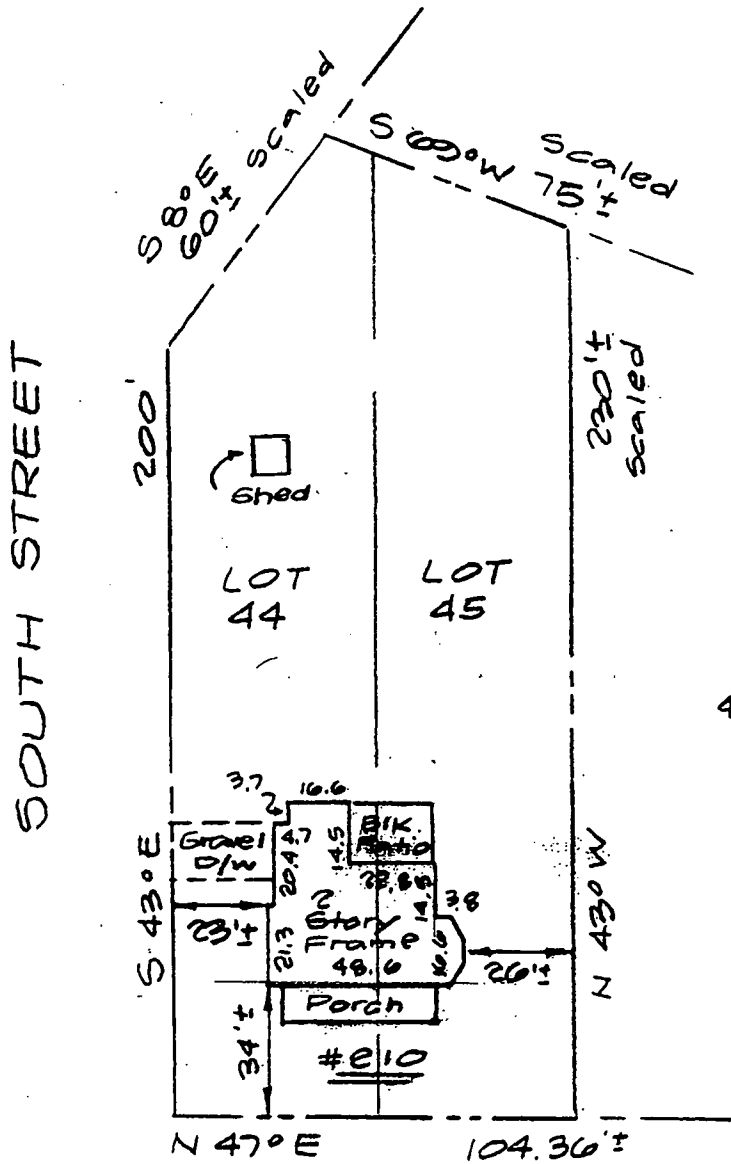
B. (7)

PG. 4 OF 20

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

IMPROVEMENT LEGEND

- Sh = Shed
- S = Stoop
- P = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fr = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
- Asph = Asphalt



Outline shown per Plan of Brookeville dated Jan. 1909

MARKET STREET

LOCATION OF HOUSE
 LOT 44 & LOT 45
BROOKEVILLE
 LIBER 6332, FOLIO 40
 MONTGOMERY COUNTY, MARYLAND
 FLOOD ZONE C PER FEMA MAP

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

[Signature]
 DAVID L. HALLER
 MARYLAND R.P.L. No. 240

REFERENCES

PLAT BK
 PLAT NO
 LIBER 6332
 FOLIO 040



HALLER-BLANCHARD & ASSOCIATES

P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301)228-2288 FAX: (301)228-2248

DATE OF PLANS	SCALE: 1" = 50'
WALL CHECK	DRAWN BY: BB
REC. LOC: 2-10-05	JOB NO.: 05-26593
BOUNDARY:	

THIS LOCATION FOR MORTGAGE PURPOSES FOR Palmer

Specifications:

Proposed new Door and Windows by: LEPAGE

Page - 7	Cover Sheet
Page - 8	Double Hung Window Specifications
Page - 9	Patio / Swing Door Specifications
Page - 10	LEPAGE contract info.

NOTE: these Window & Door units have already been approved for use of this property
- previous Historic Permit # 463702

Units to have Historic Sill & no applied casing – exterior case/ trim to be installed on site
wood material to blend with existing.

Page - 11 Photo of German siding – proposed to be used on project

Applicant – Doug & Kelly Palmer
Agent – david vogt

pg 4 of 20



Bethesda
 1770 Wisconsin Road
 Bethesda, MD 20814
 (301) 228-4600
 (301) 228-1300

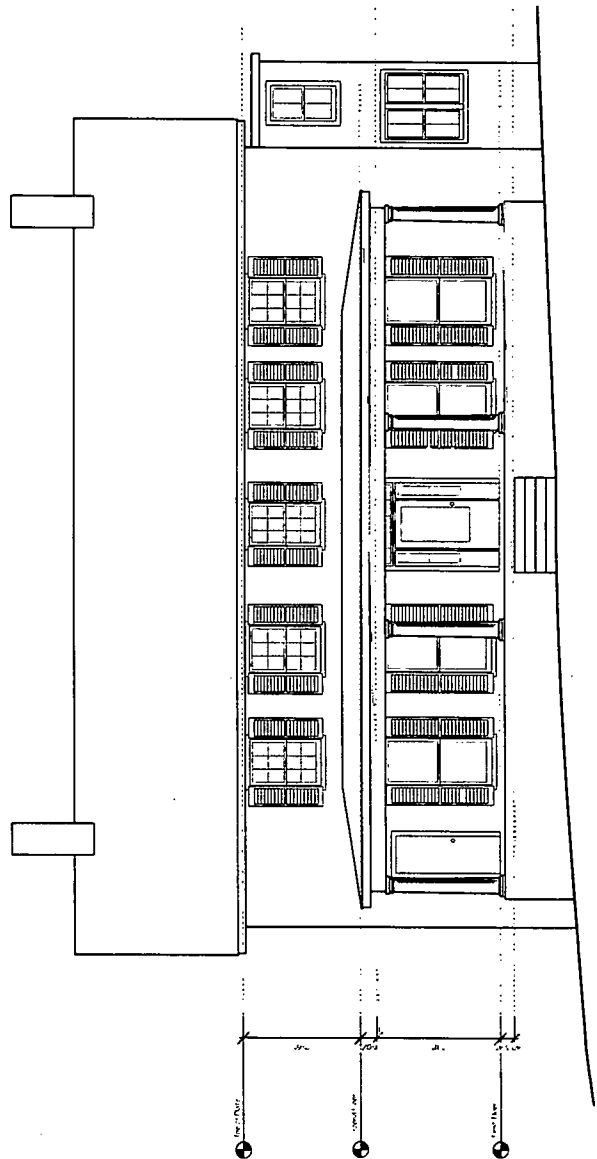
Exilis Church
 2014 W. Annapolis
 Exilis Church, VA 22031
 (703) 347-2661
 (703) 347-2679

PALMER RESIDENCE
 210 MARKET STREET
 BROOKVILLE, MD 20833

Date:

Scale: 1/8" = 1'-0"

Sheet: 1 of 2



1 EXISTING FRONT ELEVATION
 Scale: 1/8" = 1'-0"



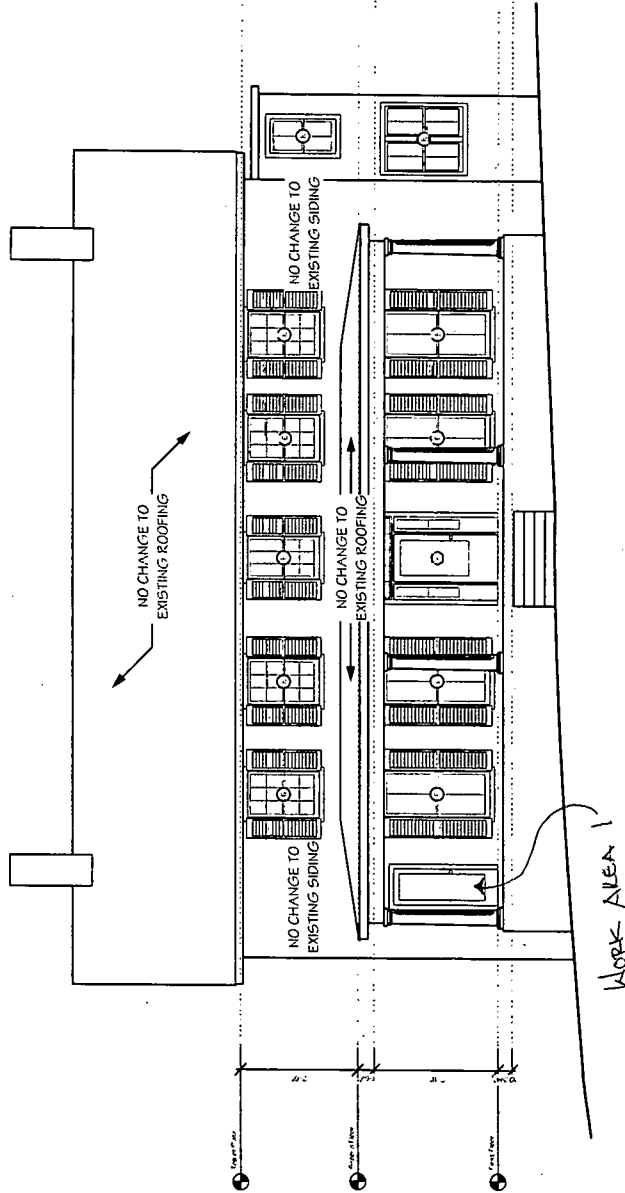
Case
 Architects, Inc.
 1015 E. Main Street
 Falls Church, VA 22046
 (703) 261-7300
 (703) 261-7301
 (703) 261-7302

PALMER RESIDENCE
 210 MARKET STREET
 BROOKEVILLE, MD 20833

DATE:

SCALE: 1/8" = 1'-0"

SHEET: 2
 OF: 5



1 PROPOSED FRONT ELEVATION
 Scale: 1/8" = 1'-0"

(=)



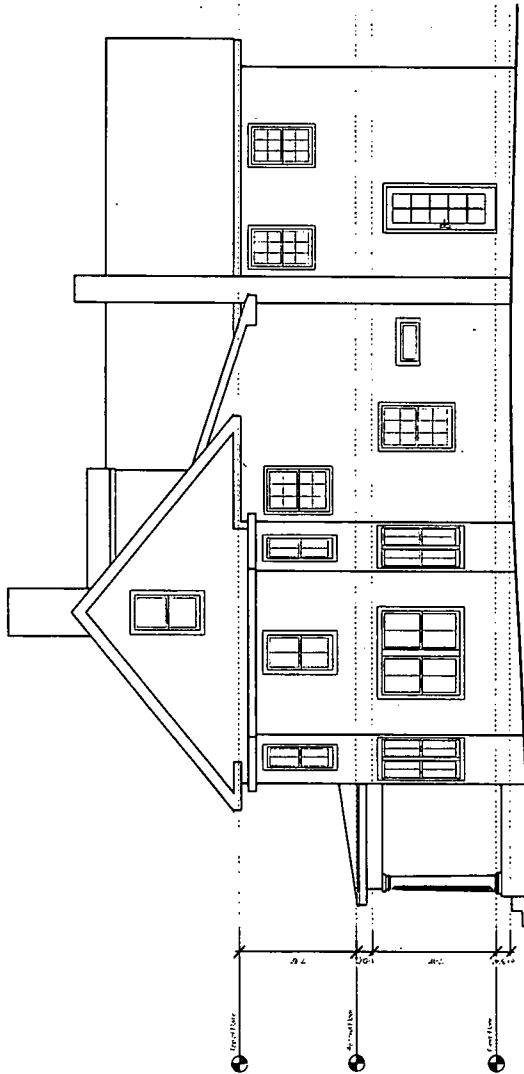
Bethesda
 4729 Reservoir Road
 Bethesda, MD 20814
 (301) 221-3300
 (301) 221-3300

Falls Church
 7013 Lee Avenue
 Falls Church, VA 22048
 (703) 281-3300
 (703) 281-3300

PALMER RESIDENCE
 210 MARKET STREET
 BROOKVILLE, MD 20833

Date: _____
 Scale: 1/8" = 1'-0"

Sheet: 72
 Of: 0



1 EXISTING RIGHT SIDE ELEVATION
 Scale: 1/8" = 1'-0"



Bethesda
 4700 Eisenhower Blvd
 Suite 1000, Bethesda, MD
 20814-4400
 (301) 912-1000

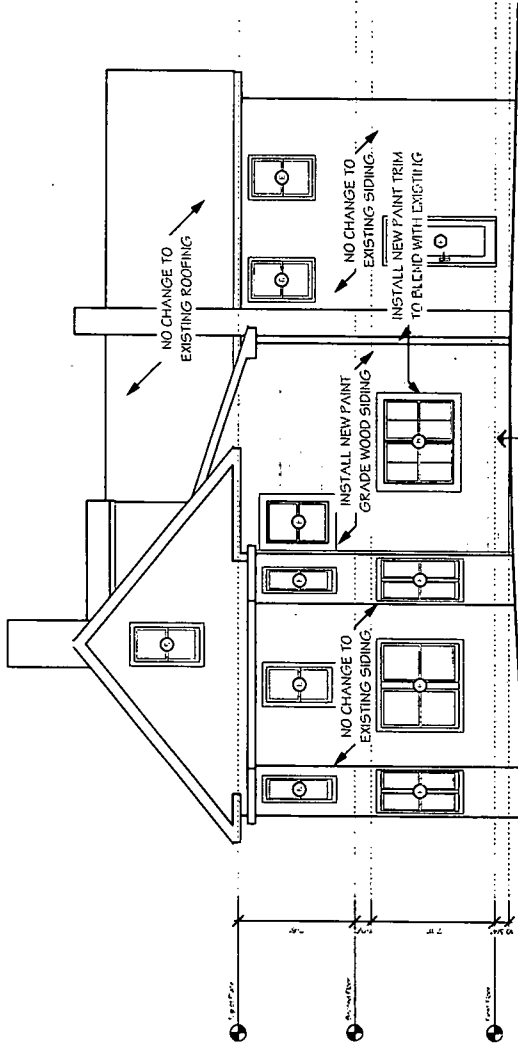
Falls Church
 7010 Lee Hwy
 Falls Church, VA 22045
 (703) 241-2000
 (800) 551-1000

PALMER RESIDENCE
 210 MARKET STREET
 BROOKVILLE, MD 20833

Date:

Scale: 1/8" = 1'-0"

Sheet: 1
 Of: 5



1 PROPOSED RIGHT SIDE ELEVATION

Scale: 1/8" = 1'-0"



Bethesda
 4729 Sawhammer Court
 Bethesda, MD 20814
 (301) 424-7200
 (301) 424-7201

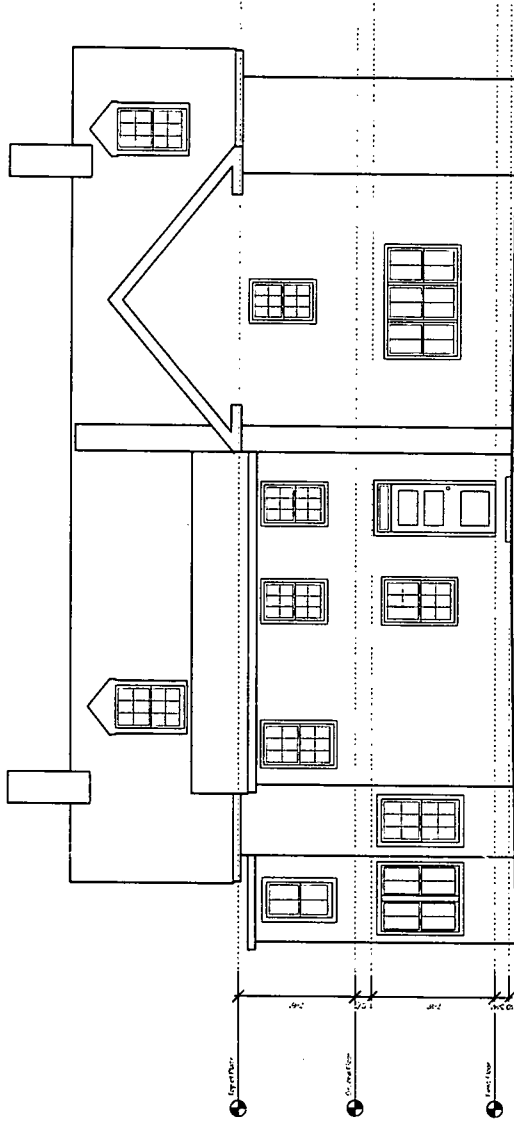
Falls Church
 2114 Westmoreland
 Falls Church, VA 22046
 (703) 261-7700
 (703) 261-7701

PALMER RESIDENCE
 210 MARKET STREET
 BROOKVILLE, MD 20833

Date:

Scale: 1/8" = 1'-0"

Sheet: 1 of 2



1 EXISTING REAR ELEVATION
 Scale: 1/8" = 1'-0"



Case
 Architects
 201 Park Avenue
 Brookville, MD 20833
 (301) 555-1000

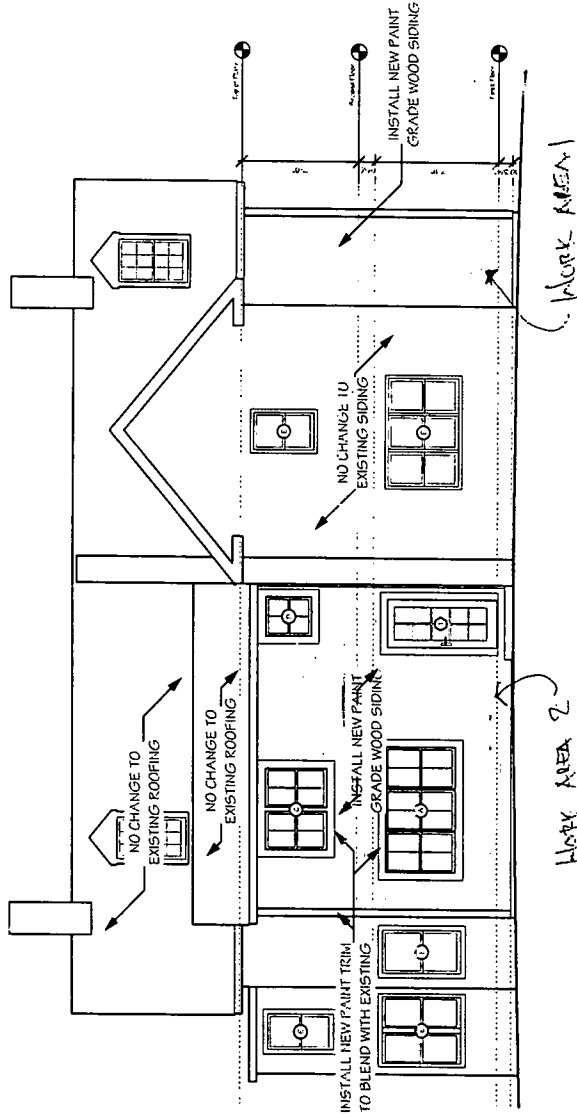
PALMER RESIDENCE
 210 MARKET STREET
 BROOKVILLE, MD 20833

Date:

Scale: 1/8" = 1'-0"

Sheet: 6

Of: 8



1 PROPOSED REAR ELEVATION

Scale: 1/8" = 1'-0"



Bartholde
 4270 Sappington Pike
 Ellicott City, MD 21120
 Phone: 410.426.4400
 Fax: 410.426.4401
 (1) 410.426.4402

Falls Church
 2000 Avenue
 Falls Church, VA 22046
 (703) 271-2000

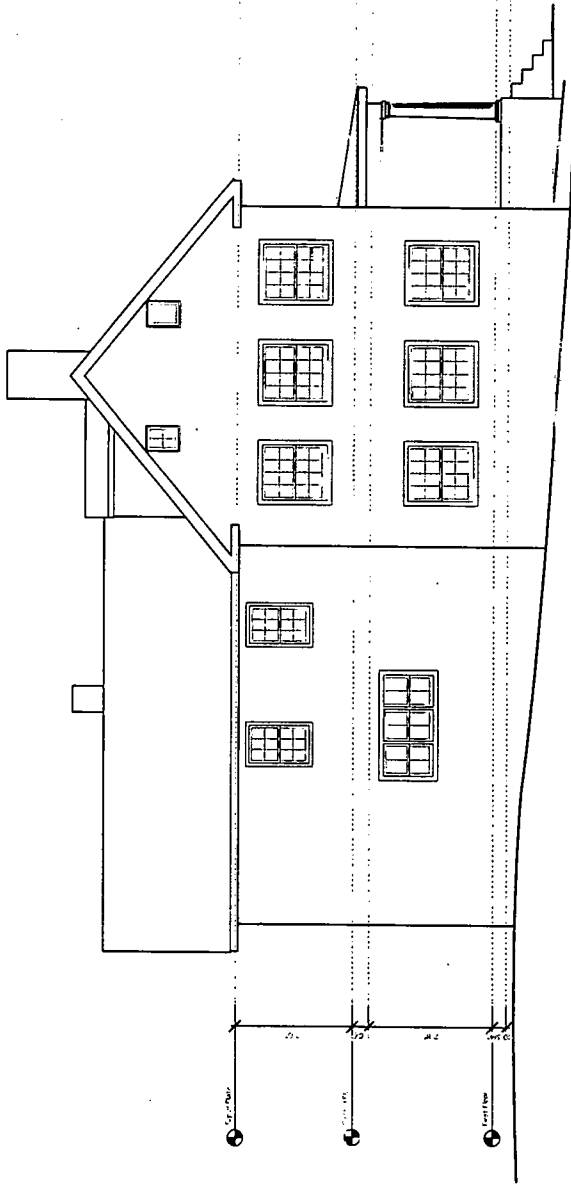
PALMER RESIDENCE
 210 MARKET STREET
 BROOKVILLE, MD 20833

Date:

Scale: 1/8" = 1'-0"

Sheet: 7

Of: 8



1 EXISTING LEFT SIDE ELEVATION

Scale: 1/8" = 1'-0"



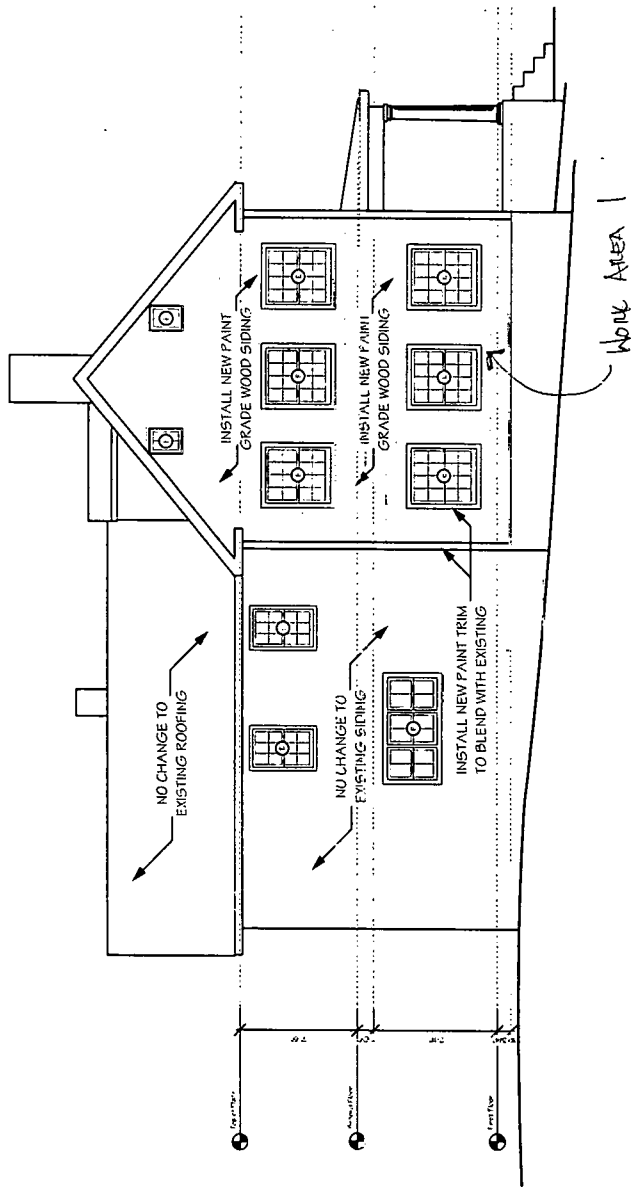
Bethesda
 4122 Southview Blvd I
 Suite 100
 Bethesda, MD 20814
 (301) 279-4300
 (301) 279-4300

Ellis Church
 217 E. Avenue
 Parkville, MD 21076
 (410) 326-2787
 (410) 326-1607

PALMER RESIDENCE
 210 MARKET STREET
 BROOKVILLE, MD 20833

Date: _____
 Scale: 1/8" = 1'-0"

Sheet: 8
 Of: 8



1 PROPOSED LEFT SIDE ELEVATION
 Scale: 1/8" = 1'-0"



Welcome
Bienvenue

Contact



Manufacturier de Portes & Fenêtres haut de gamme
Quality Windows and Doors manufacturer

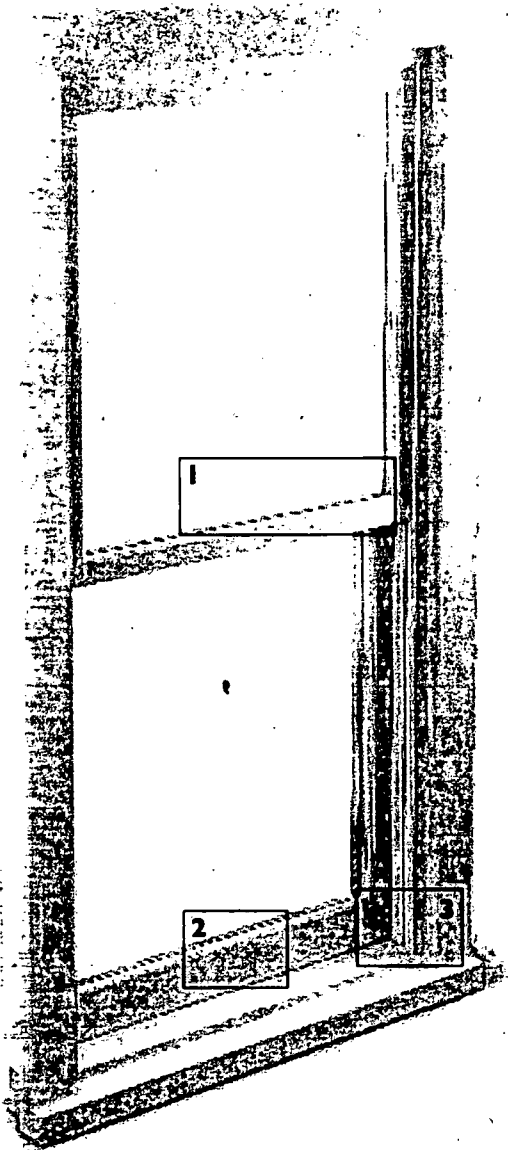
Bois • Recouvert d'aluminium • PVC | Wood • Aluminum Clad • PVC

36100

© Lepage Millwork 2010

Pg. 7 of 20 (18)

double hung windows

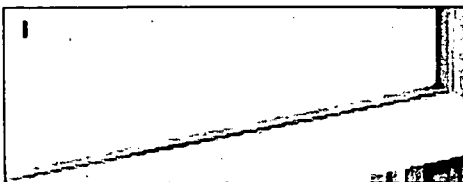
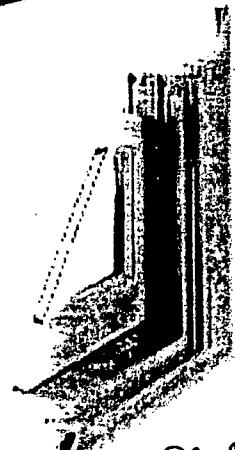
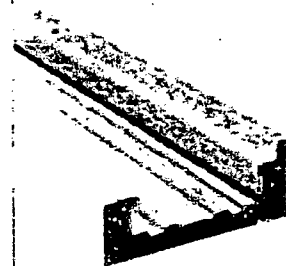


Features & benefits

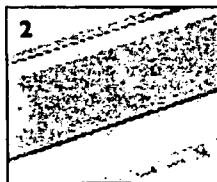
- Solid wood sill, sash and mouldings; no visible finger-joints
- Classic lines with understated elegance and no obvious jamb liners or hardware
- State-of-the-art sash weatherstrip provides minimum friction for easy lift operation
- Block and tackle balances with knife lock system for consistent tension throughout operation

Thick frame, hefty sash

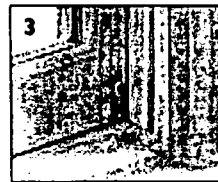
- 4-9/16" x 1-7/16" laminated wood frame
- 1-13/16" x 1-3/4" solid wood sash



1 Recessed cam lock, keeper and tilt latches for a perfect interior finish. Optional surface-mount hardware

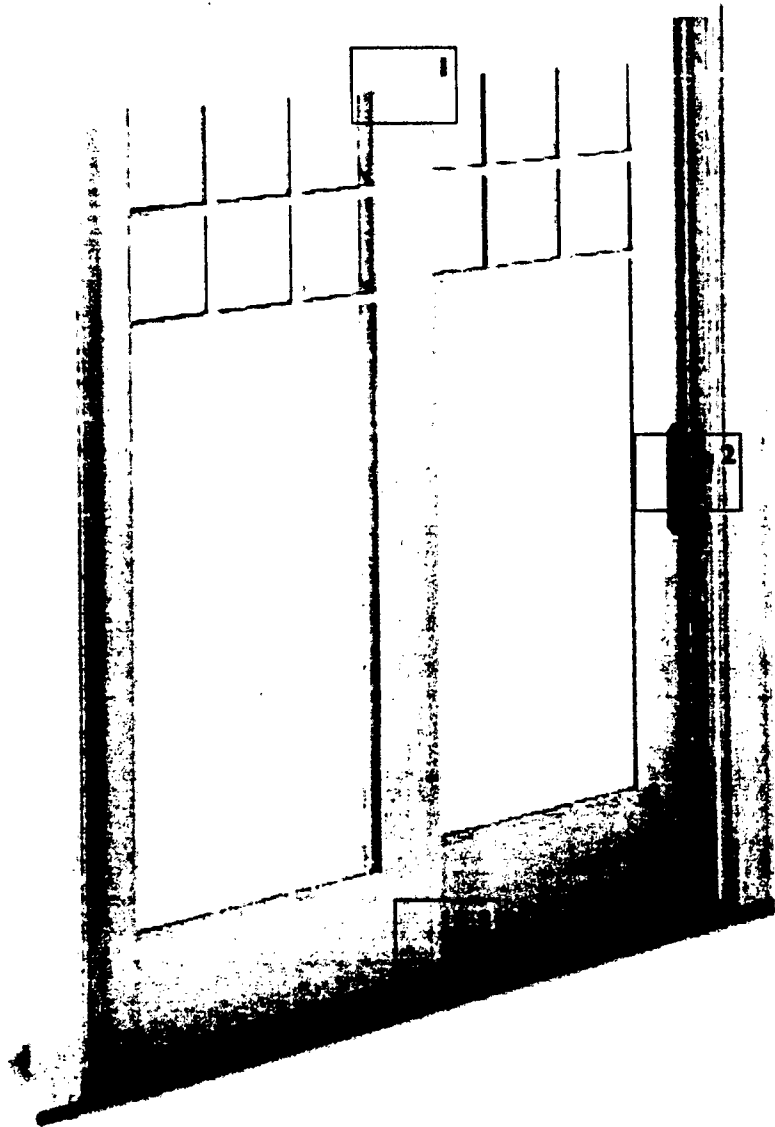


2 Wide bottom sash rail gives a balanced look to the window



3 Concealed jamb liners available in white or tan for historically correct exterior aesthetics

patio doors

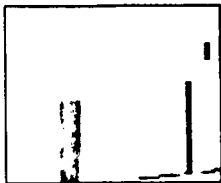


Features & benefits

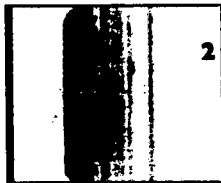
- Solid wood frame and mouldings, laminated panels. No visible finger-joints
- Bronze anodized extruded aluminum sill
- Superior ball bearing mechanism for the smoothest slide
- 2-point lock for excellent security and better airtightness
- Sliding screen (not shown)

Robust frame, stunning sash

- 6-9/16" x 1-1/4" solid wood frame
- 5" x 1-3/4" laminated wood sash



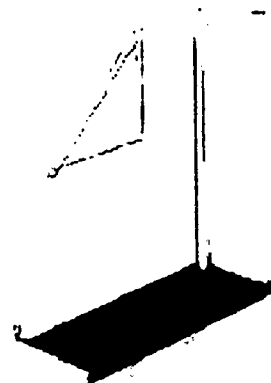
Interlocking panels with silicone-based weatherstrip offer superior weather barrier



2-point locking mechanism provides superior security and great aesthetics



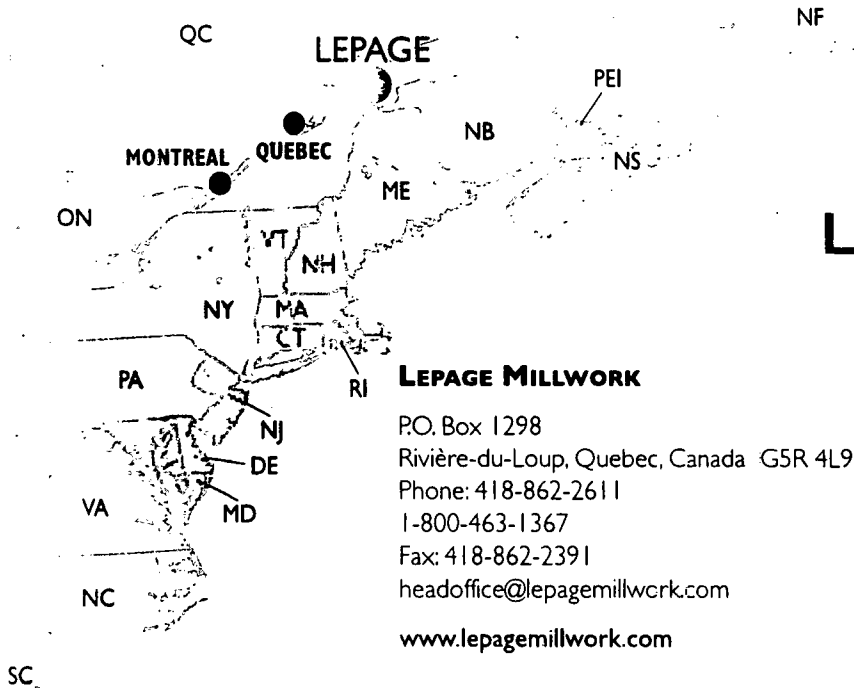
5" stiles combined with 9" bottom rail ensure a French colonial look



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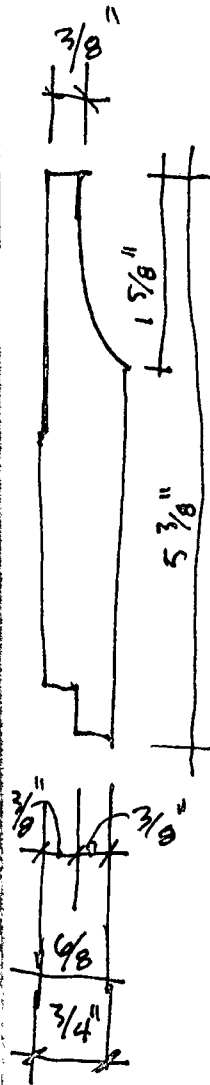
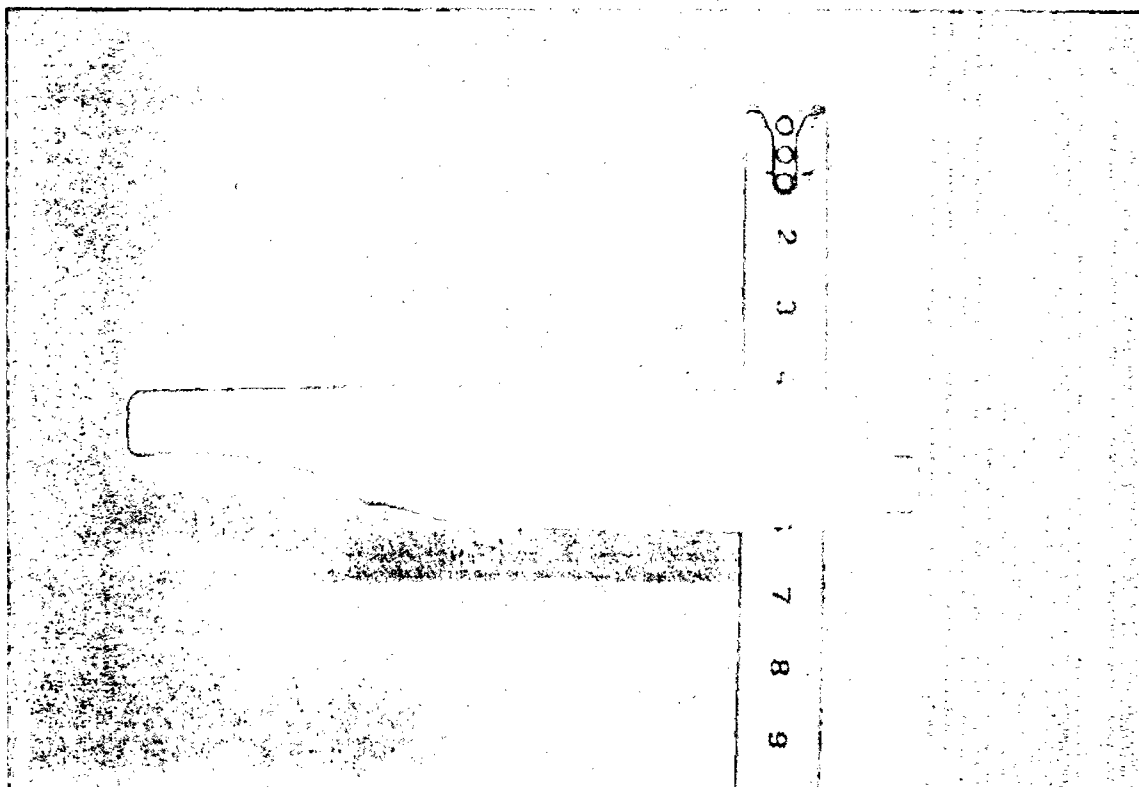
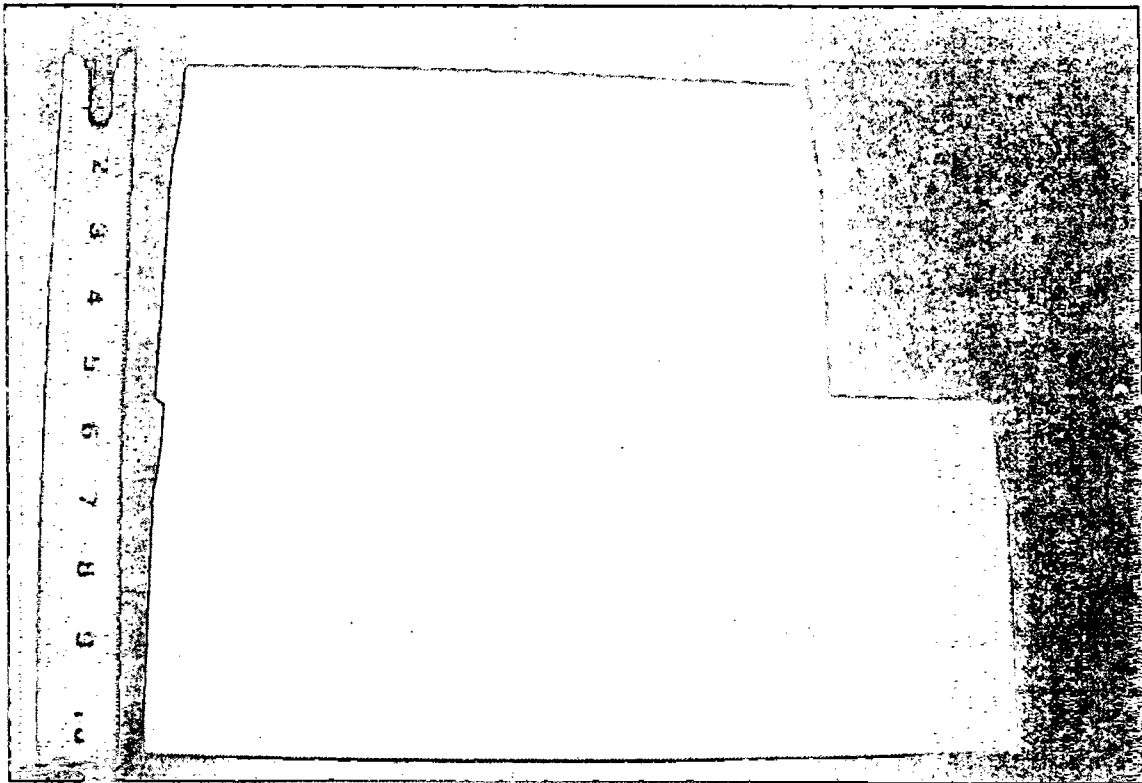
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SOLID WOOD - PRIMED.
 (SHOWN WITHOUT PRIME PAINT)

APPLICANT: DARR & KELLY PALMER
 AGENT: DAVID VOGT

Existing Property Condition Photographs (duplicate as needed)

SUBJECT PROPERTY



Detail: Example of window ratio, style, and size on house (210 Market)

SUBJECT PROPERTY



Detail: Front view of house (310 Market)

Applicant: Don E. Kelly, Palms
AGENT DAVID VOGT

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Existing Property Condition Photographs (duplicate as needed)



Detail: Example of triple window, front 204 Market St.



Detail: Example of triple window, Rear 3 High Street.

Applicant: Doug & Kelly Palmer

Page: ~~13~~

13 of 20

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Existing Property Condition Photographs (duplicate as needed)

subject property



Detail: Example of window pattern, style, and size on house (210 market)

subject property



Detail: Front view of house (210 market)

Applicant: Dawn Skellie id/m
Agent DAVID VOGT

EXISTING PROPERTY WORK AREA 1



DETAIL: RESIDE ~~THESE~~ TWO WALL SECTIONS RESIDE THESE AREAS
WINDOWS TO REMAIN REPLACE WINDOW
TRIM IN KIND AT AREAS OF ROT OR NEED OF REPAIR.

APPLICANT: DOUG & KELLY PALMER
AGENT: DAVID VOGT

EXISTING PROPERTY "WORK AREA 1"



DETAILS: REPLACE SIDING @ THIS LOCATION ALL WINDOWS TO REMAIN - REPAIR ONLY @ WINDOW TRIM/SILL AS NEEDED.



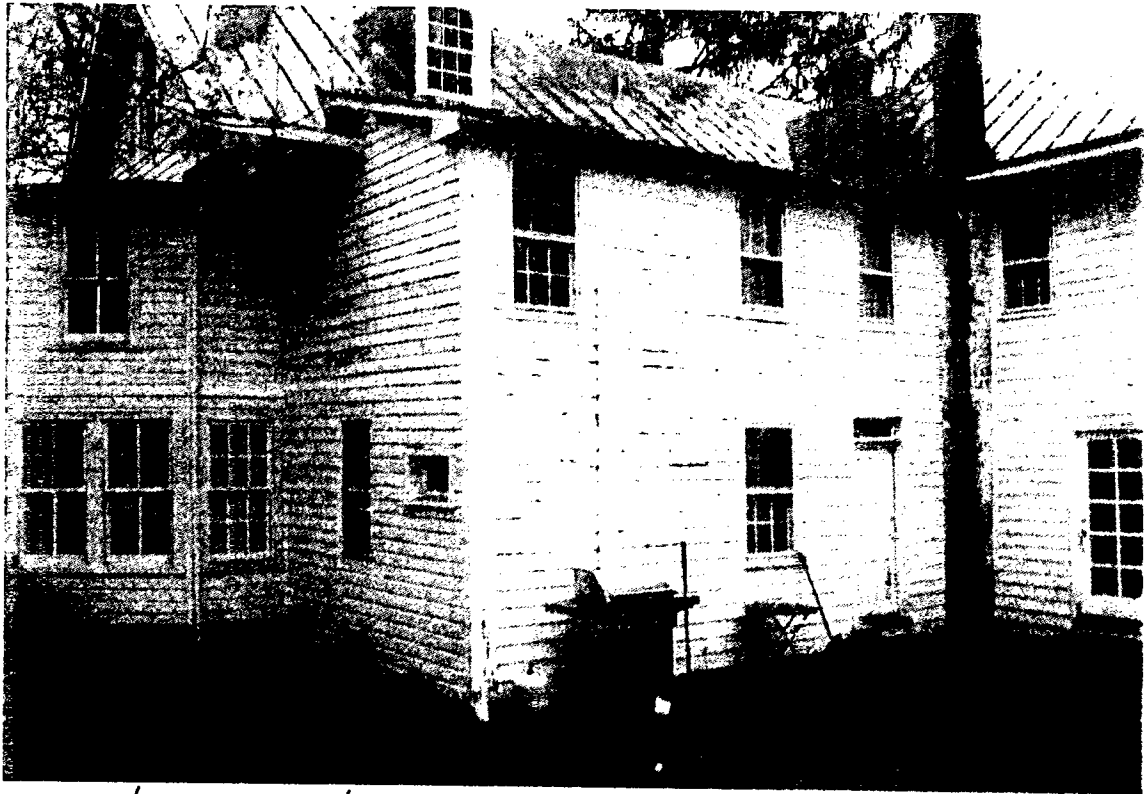
DETAIL: NOTE OF FACE OF THIS ELEVATION - 6" CLAPBOARD SIDING BUTTS AGAINST 6" GERMAN SIDING.

APPLICAT: DOUG & KELLY PALMER
AGENT: DAVID JOGT

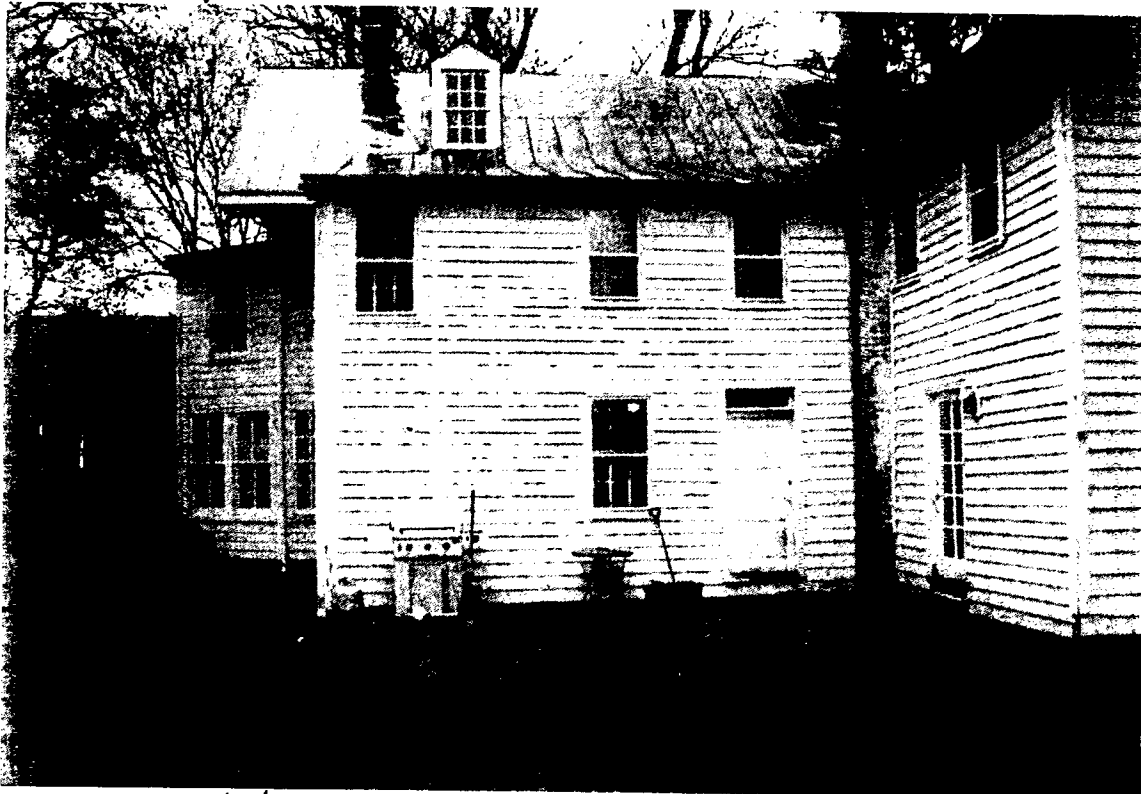
PAGE 16 of 20

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EXISTING SUBJECT PROPERTY "WORK AREA 2"



DETAIL - REAR/SIDE ELEVATION OF INSIDE CORNER ADDITION -
~~SEE~~ PROPOSED ~~ELEVATIONS~~ ELEVATIONS ~~FOR~~ FOR CHANGES



DETAIL - REAR ELEVATION OF INSIDE CORNER ADDITION
~~SEE~~ PROPOSED ELEVATIONS FOR CHANGES

APPLICANT: DOUG & KELLY PALMER
AGENT: DAVID VOGT

EXISTING PROPERTY CONDITION "WORK AREA 2"



DETAIL - NOTE: OUTSIDE CORNER OF INSIDE CORNER ADDITION -
SIDING TO RIGHT - LAP (WOOD) SIDING TO LEFT GERMAN (WOOD)



DETAIL: NOTE SPACING OF SIDING FROM ABOUT 4" - 6"

APPLICANT: DOUG & KELLY PALMER
AGENT: DAVID VOGT

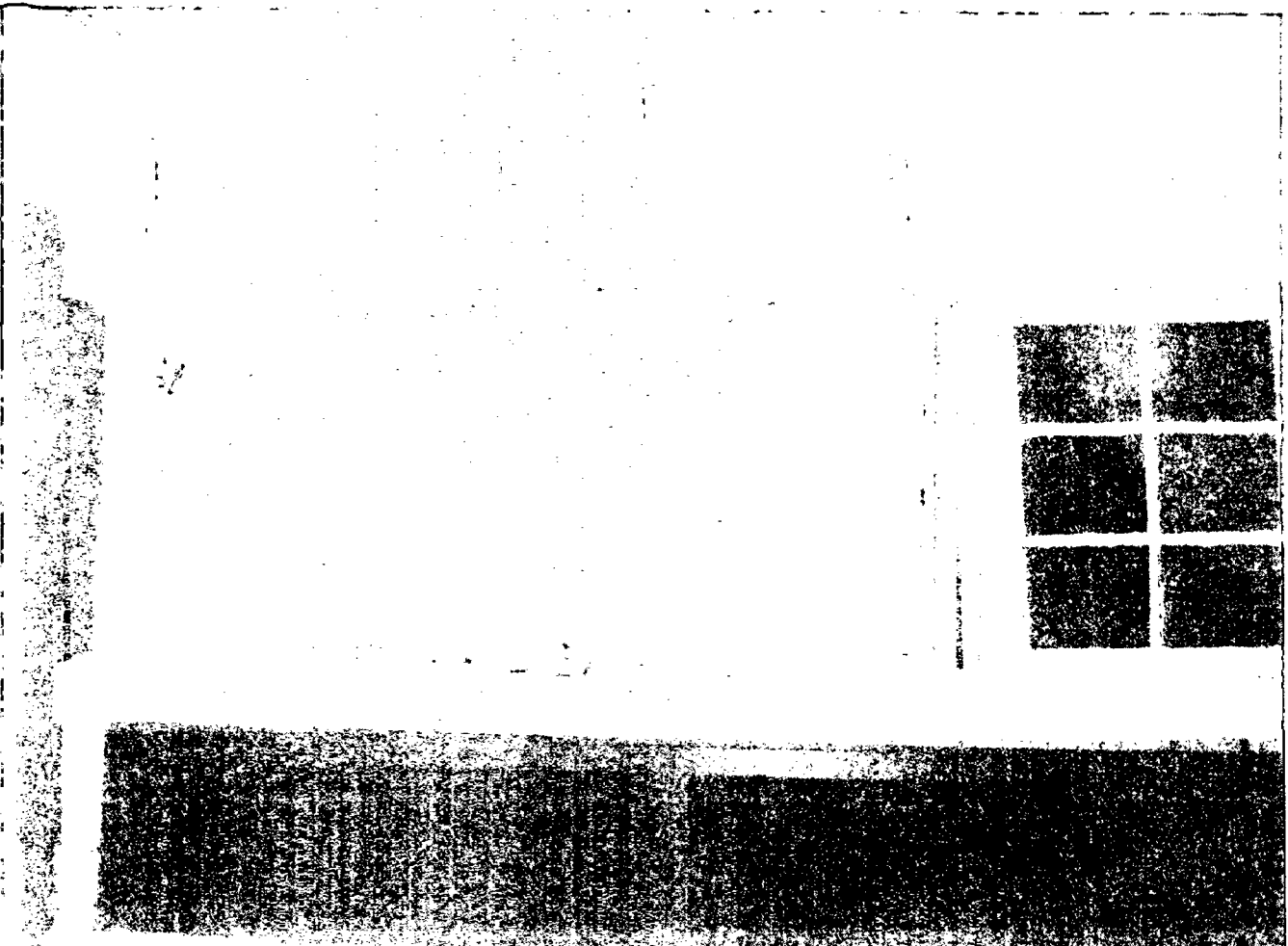
EXISTING PROPERTY CONDITION = WORK AREA 3

EXISTING FRONT ELEVATION

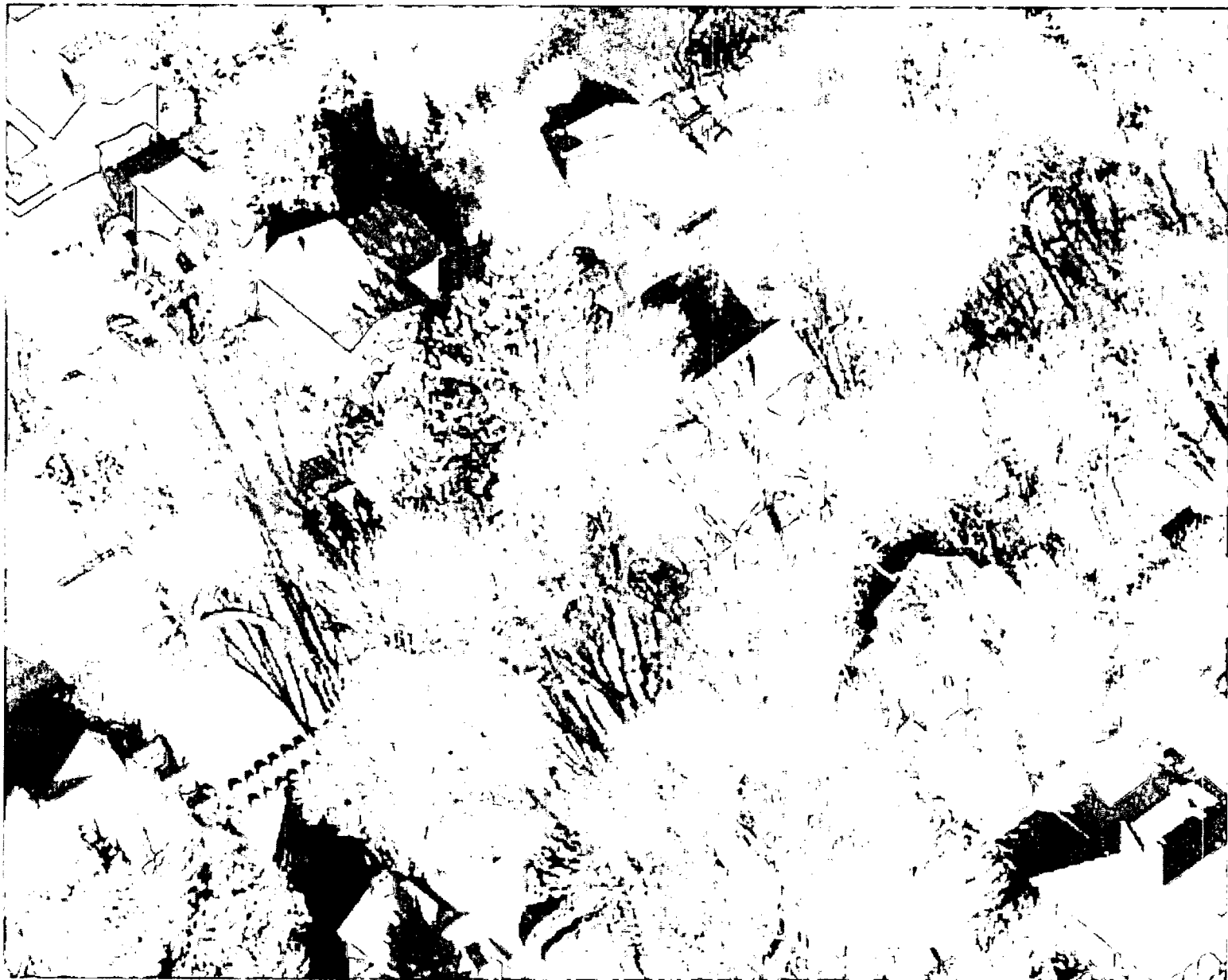
REPLACE/REWORK DOOR



CLOSE UP OF POOL WE WOULD LIKE TO
REPLACE/REWORK



210 market



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210 Market



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Existing Property Condition Photographs (duplicate as needed)

subject property



Detail: Example of window ratio, style, and size on house (210 market)

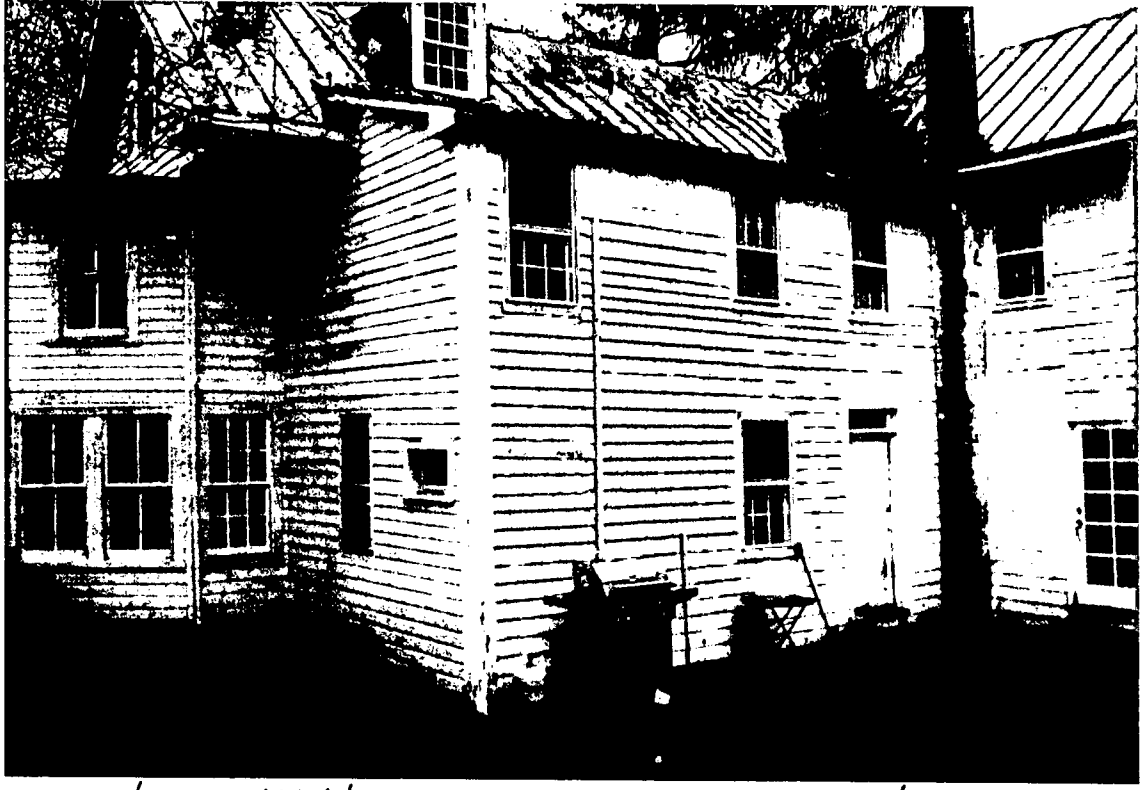
subject property



Detail: Front view of house (210 market)

Applicant: Doug & Kelly Palmer
Agent DAVID Vogt

EXISTING SUBJECT PROPERTY "WORK AREA 2"



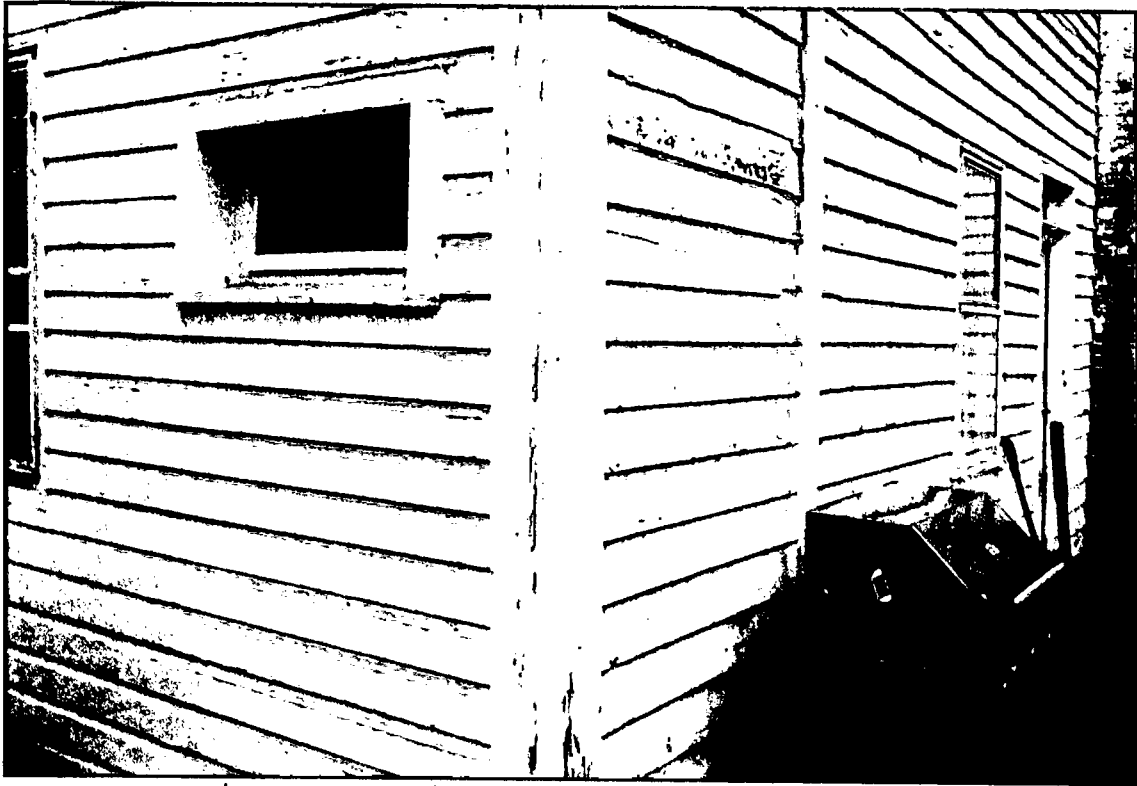
DETAIL - REAR / SIDE ELEVATION OF INSIDE CORNER ADDITION -
~~SEE~~ SEE PROPOSED ~~ELEVATIONS~~ ELEVATIONS FOR CHANGES



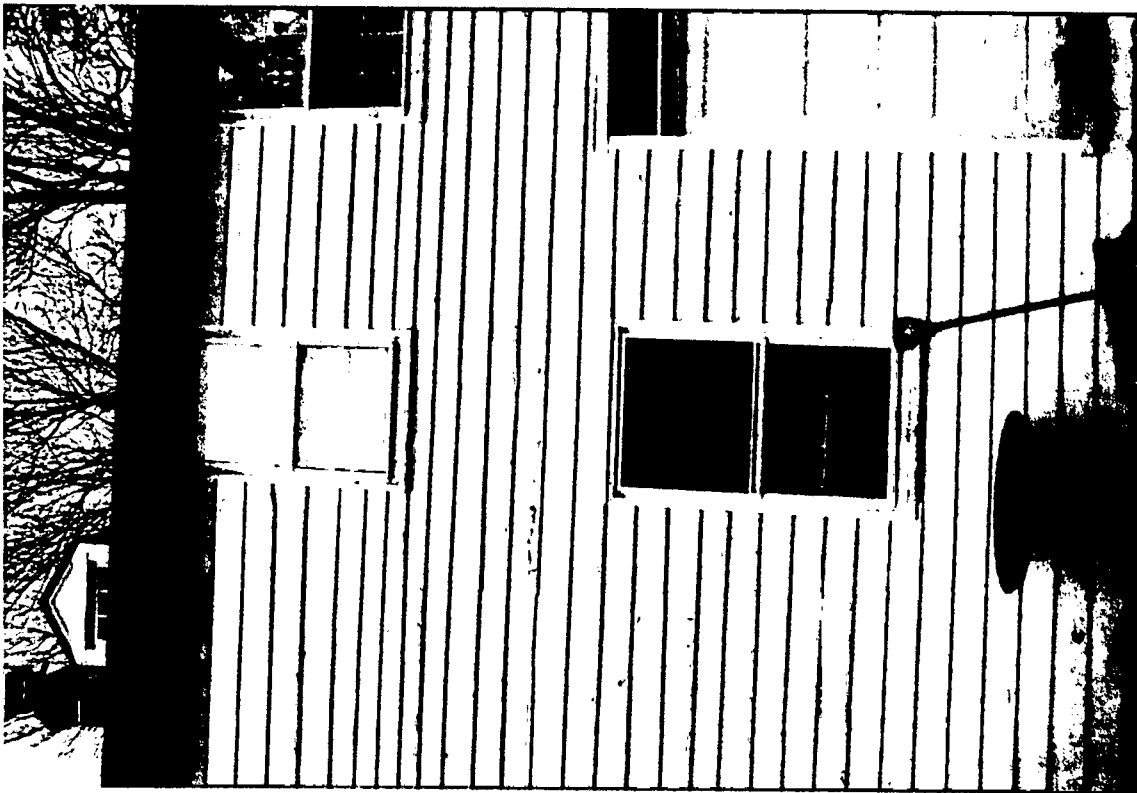
DETAIL - REAR ELEVATION OF INSIDE CORNER ADDITION
~~SEE~~ SEE PROPOSED ELEVATIONS FOR CHANGES

APPLICANT: DOUG & KELLY PALMER
AGENT: DAVID VOIGT

EXISTING PROPERTY CONDITION "WORK AREA 2"



DETAIL - NOTE: OUTSIDE CORNER OF INSIDE CORNER ADDITION - SIDING TO RIGHT - LAP (WOOD) SIDING TO LEFT (GERMAN (WOOD))



DETAIL: NOTE SPACING OF SIDING FROM ABOUT 4" - 6"

APPLICANT: DOUG & KELLY PALMER
AGENT: DAVID VOGT

EXISTING PROPERTY "WORK AREA 1"



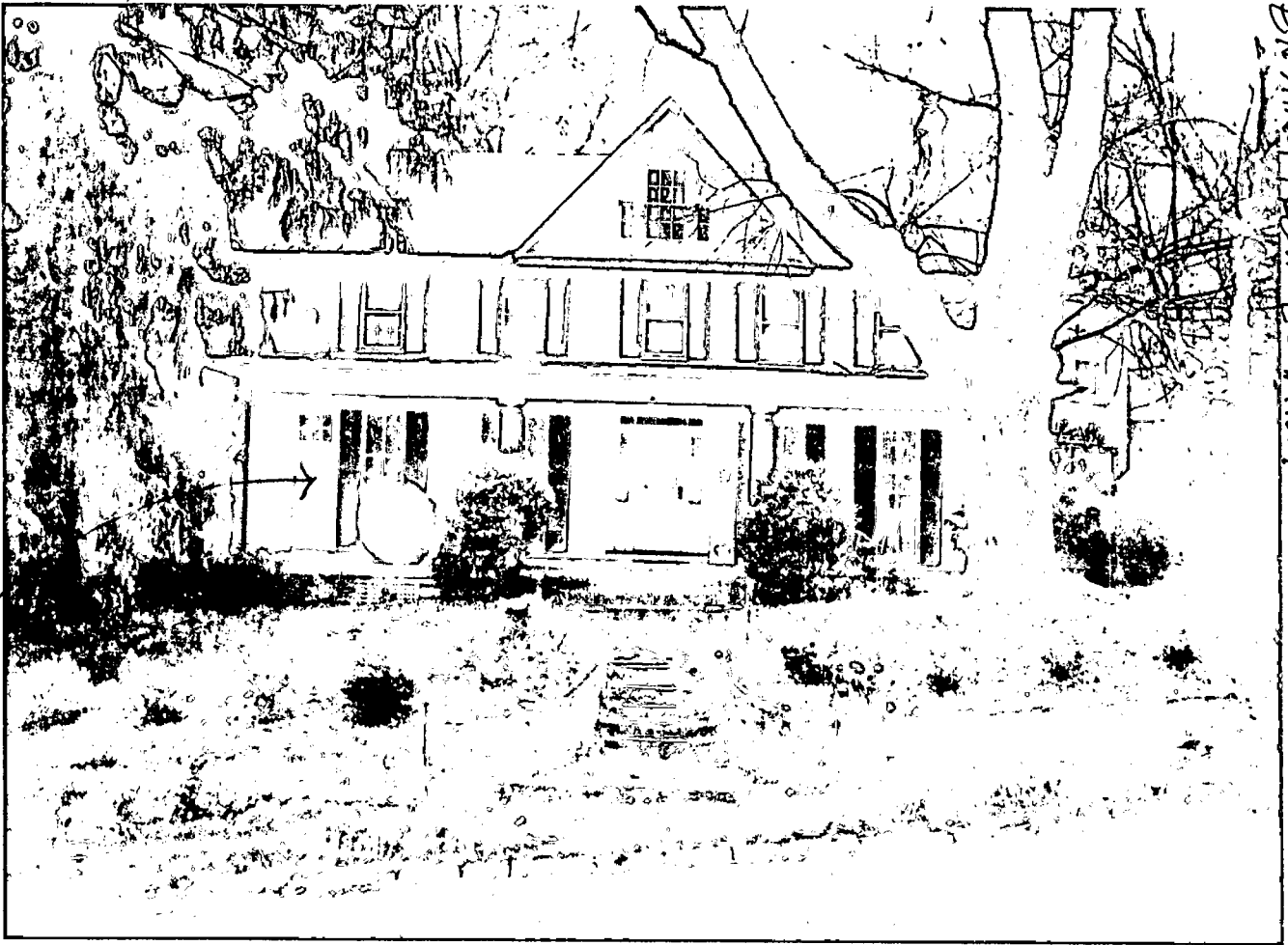
DETAILS: REPLACE SIDING @ THIS LOCATION ALL WINDOWS TO REMAIN - REPAIR ONLY @ WINDOW TRIM/SILL AS NEEDED.



DETAIL: NOTE OF FACE OF THIS ELEVATION - 6" CLAPBOARD SIDING BUTTS AGAINST 6" GERMAN SIDING.

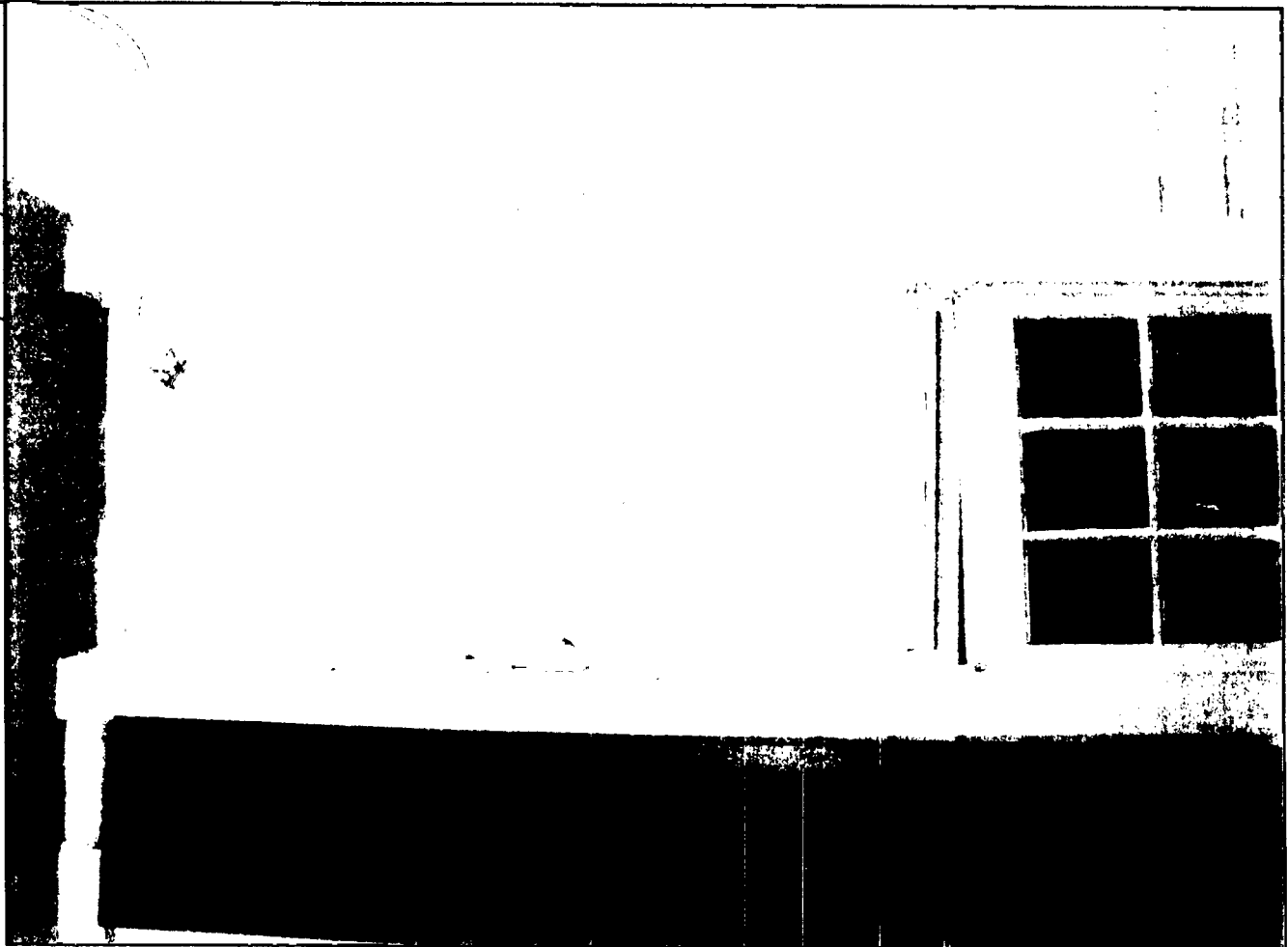
EXISTING PROPERTY CONDITION * WORK AREA 3

EXISTING FRONT ELEVATION



REPLACE/REWORK DOOR

CLOSE UP OF ROOM WE WOULD LIKE TO REPLACE/REWORK



Existing Property Condition Photographs (duplicate as needed)



Detail: Example of triple window, front 204 Market St.

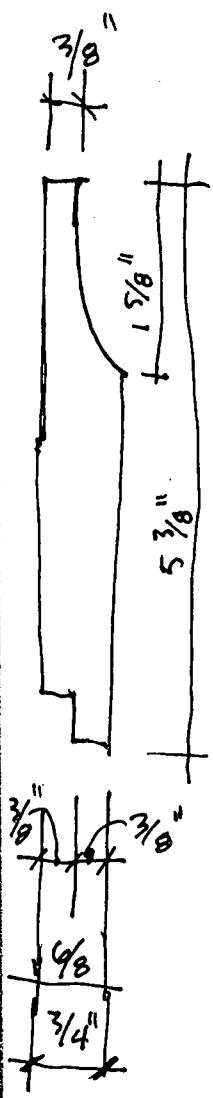
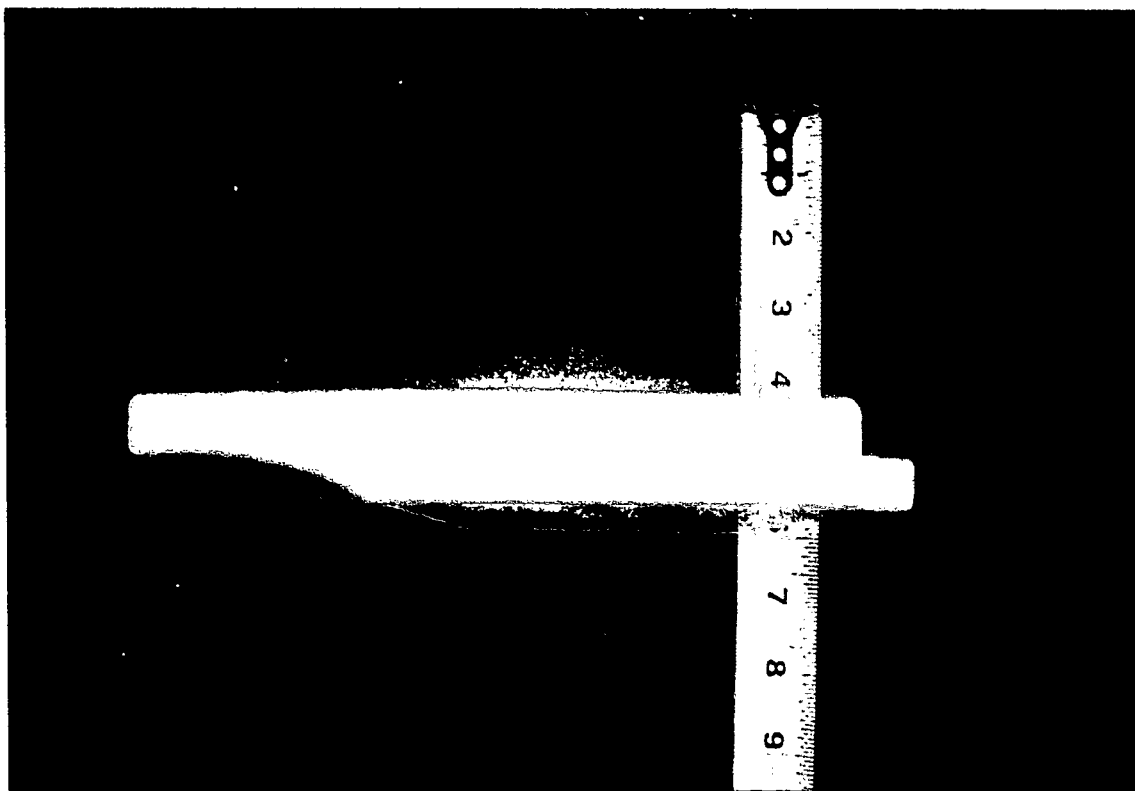
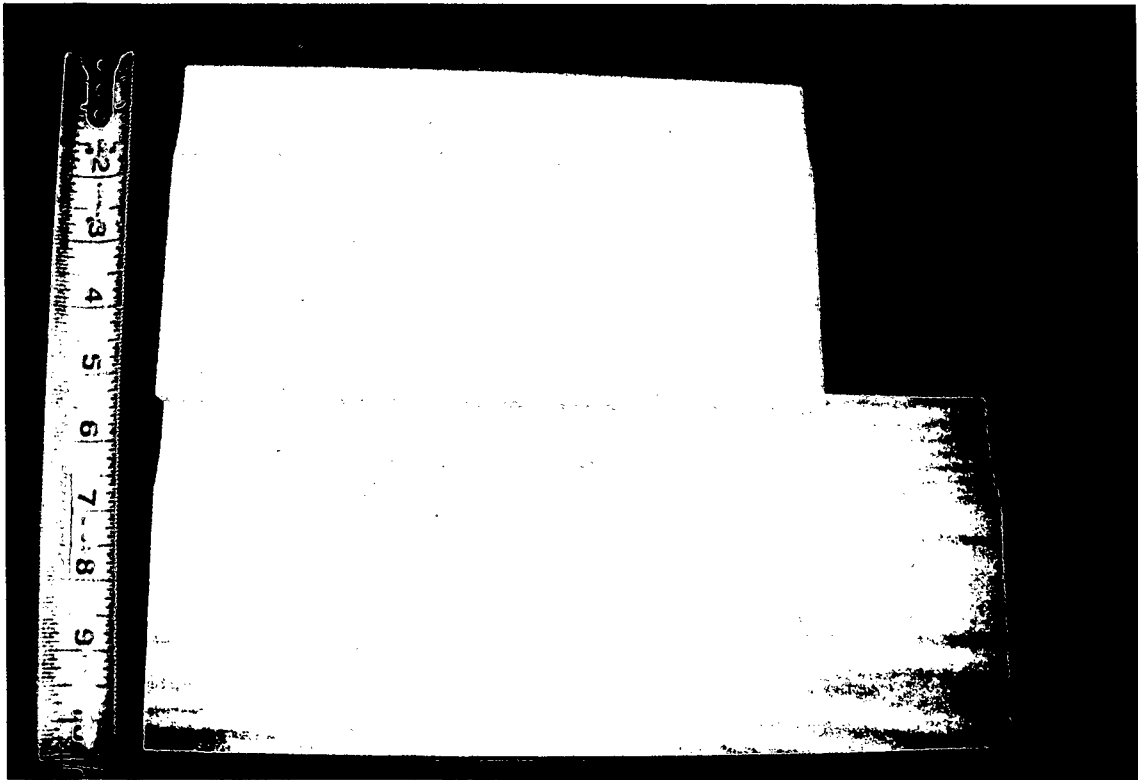


Detail: Example of triple window, Rear 3 High Street.

Applicant: Doug & Kelly Palmer

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SOLID WOOD - PRIMED.

(Shown without PRIME PAINT)

Existing Property Condition Photographs (duplicate as needed)

SUBJECT PROPERTY



Detail: Example of window ratio, style, and size on house (210 market)

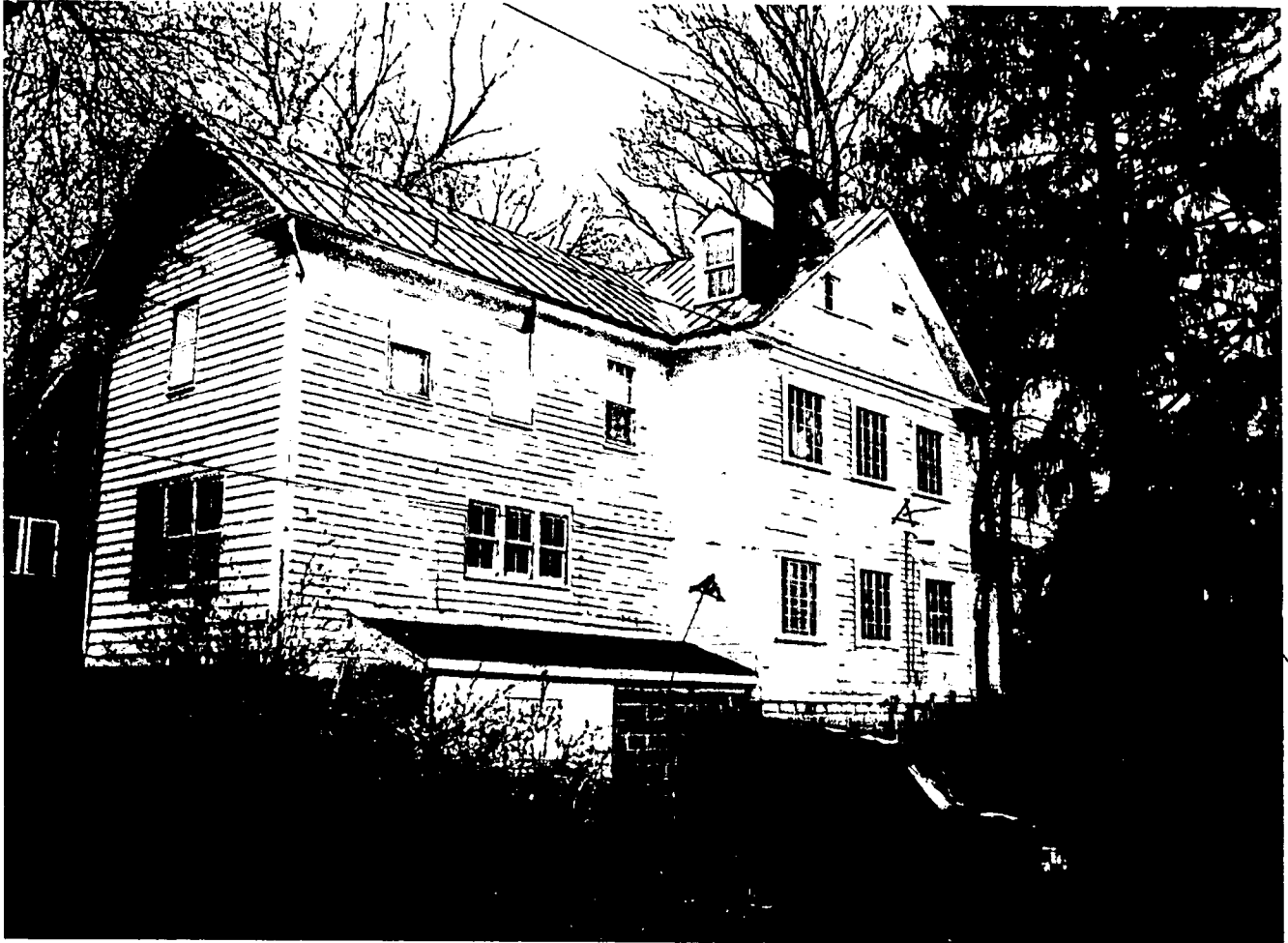
SUBJECT PROPERTY



Detail: Front view of house (210 market)

Applicant: Doug & Kelly Palmer
Agent DAVID VOGT

EXISTING PROPERTY WORK AREA 1



DETAIL: RESIDE ~~THESE~~ TWO WALL SECTIONS RESIDE ~~THESE~~ AREAS
WINDOWS TO REMAIN REPLACE WINDOW
TRIM W/ KIND AT AREAS OF ROT OR NEED OF REPAIR.

APPLICANT: DOUG & KELLY PALMER
AGENT: DAVID VOGT