

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

<b>Address:</b>	4709 Dorset Ave., Chevy Chase	<b>Meeting Date:</b>	9/11/2019
<b>Resource:</b>	Primary (Pre-1915) Resource (Somerset Historic District)	<b>Report Date:</b>	9/4/2019
<b>Applicant:</b>	Mason Dorset Trust (Luke Olson, Architect)	<b>Public Notice:</b>	8/28/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/36-19D	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Chimney alterations and window replacement		

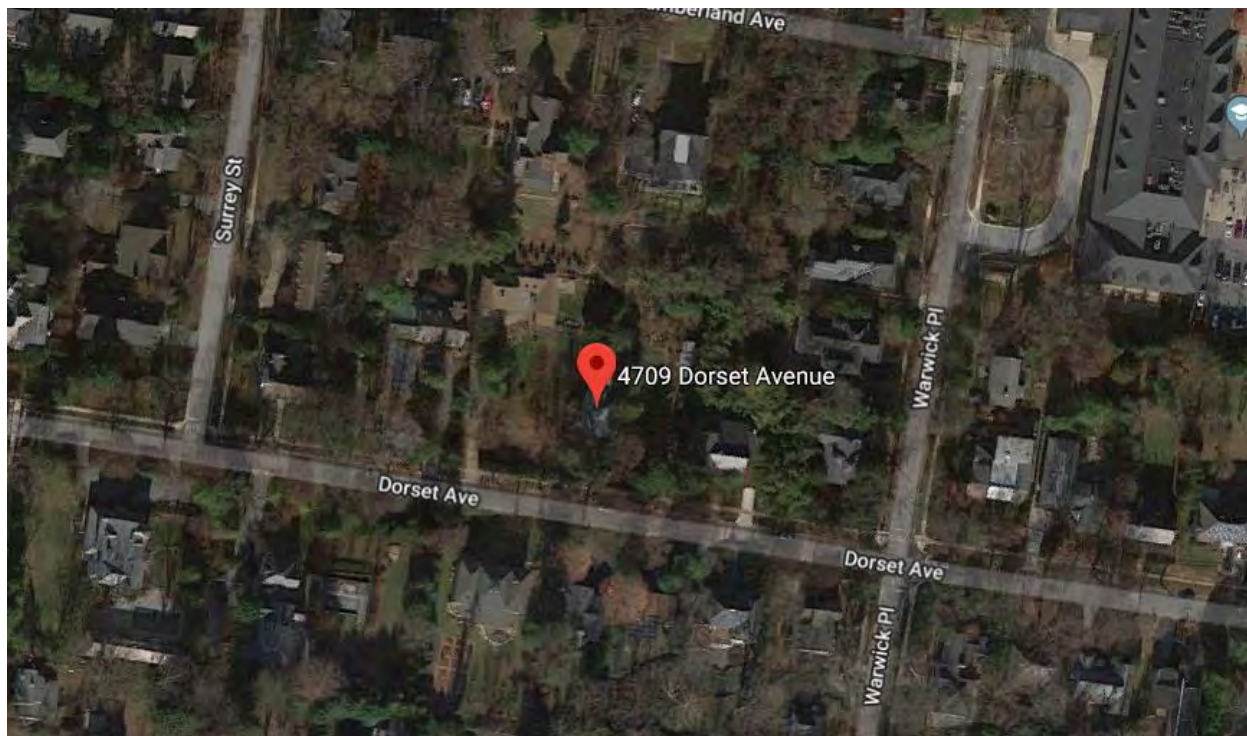
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary (Pre-1915) Resource within the Somerset District  
**STYLE:** Colonial Revival/Queen Anne  
**DATE:** c. 1900



*Fig. 1: Subject property.*

## **PROPOSAL**

The applicants propose the following work items at the subject property:

- Replace the existing chimney on the east (right) elevation of the post-1963 addition at the front/right side of the historic house.
- Extend the wood siding behind the chimney on the east (right) elevation of the post-1963 addition, making it consistent with the wood siding in front of the chimney.
- Replace the existing dormer windows on the north (rear) elevation of the post-1963 addition.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Somerset Historic District Guidelines (Guidelines)*, 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***

- (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, archaeological, 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
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 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.)

### ***Somerset Historic District Guidelines***

- The earliest portion of the Town of Somerset was founded in the late 19<sup>th</sup> Century as a trolley suburb. This area is significant as one of the first trolley suburbs in Montgomery County and is representative of the beginnings of suburbanization.
- Somerset was developed in 1890 by the Somerset Heights Colony Company. This group purchased approximately 50 acres of farmland with the goal of creating a clean, safe, residential community—far enough away from the dangers and dirt of the city, but close enough to commute to work by trolley.
- Five of the original partners of the Somerset Heights Colony Company were associated with the U.S. Department of Agriculture. By 1895, four of these five men had built large homes for

themselves within the new community. Three of these houses are still standing.

- From the beginning, sales were brisk and, by 1910, there were 173 residences in Somerset.
- Of particular interest are a number of houses built by Richard and William Ough between 1900 and 1915. These structures were an early examples of standardization—they exhibit a number of common characteristics: mitred bay corner towers, wrap-around porches, and hipped roofs with a gable peak visible on the front façade.
- Houses which were built in Somerset during its primary period of architectural importance (1890 to 1915) represent a wide variety of Victorian styles: Carpenter Gothic, Queen Anne, and Italianate. In addition, there are some good examples of the Bungalow style. As a group, the early houses in Somerset represent one of the best concentrated collections of Victorian residential architecture in the County.
- Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of existing houses, the relationship of houses to the street, the ample size lots and patterns of open space in the neighborhood, the mature trees and landscaping, and the grid system of streets with clearly defined streetscapes. These elements should be retained and preserved as the area continues to grow and develop.
- A map of the boundaries of the boundaries of the Somerset Historic District is included at the end of this amendment. Important contributing resources built before 1915 are noted on this map. The later structures in the district are mainly mid-20<sup>th</sup> Century architectural styles—many are Colonial Revival—although some very recent houses have replicated the Victorian styles of the original buildings. As specified in the Historic Preservation Ordinance, applications for new construction in the district or for work on structures in the district which are of little historical or design significance shall be judged leniently, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the district.

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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.

### **STAFF DISCUSSION:**

The subject property is a c.1900 Colonial Revival/Queen Anne-style house within the Somerset Historic District. The house is generally L-shaped, with a main two-story front gable section and a one-story section with gambrel roof at the east (front/right) corner. In a previous preliminary consultation staff report for the subject property dated January 10, 2018, staff stated that the 1931 F.H.M. Klinge Property Atlas indicates that the one-story section with gambrel roof at the east (front/right) corner was present as early as 1931 (see *Fig. 2* below); however, staff has conducted additional research on the property and found that, according to the 1963 Sanborn Fire Insurance Map (see *Fig. 3* below), this section dates to post-1963. The 1963 Sanborn map shows a one-story open porch at the front of the main house, extending east to the location where the one-story section with gambrel roof currently stands. The Sanborn map is much more accurate than the Klinge Atlas, in terms of architectural details, and the overall shape and massing depicted in the Klinge Atlas likely includes the porch.



Fig. 2: Subject property (circled in red), as depicted in the 1931 F.H.M. Klinge Property Atlas.

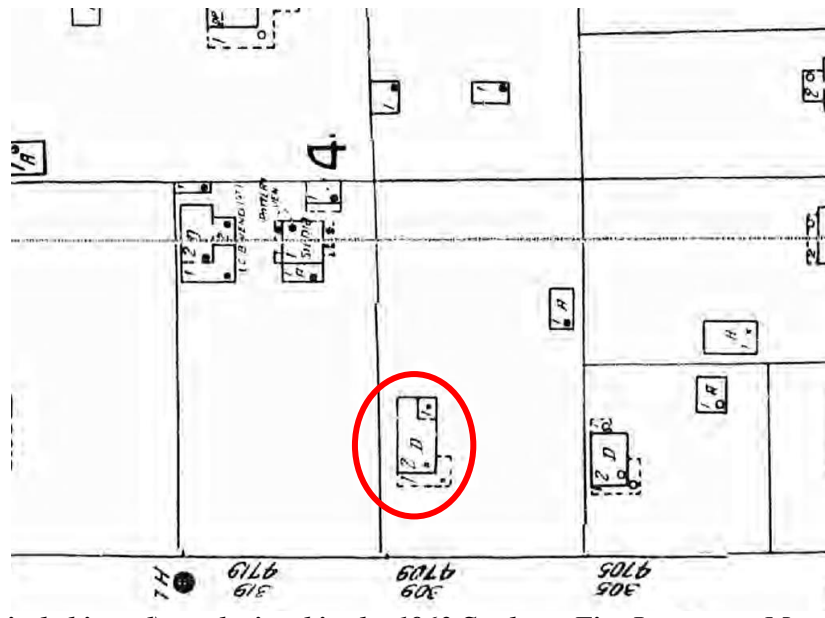
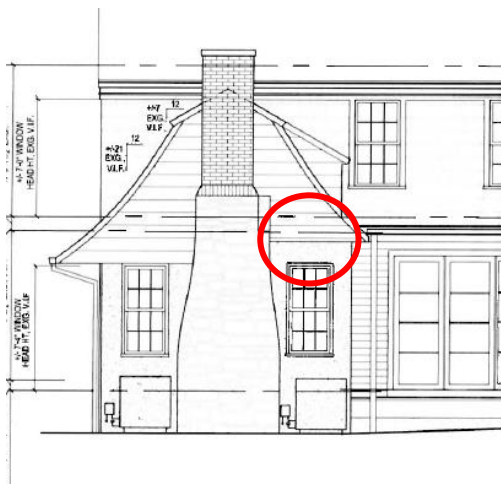


Fig. 3: Subject property (circled in red), as depicted in the 1963 Sanborn Fire Insurance Map.

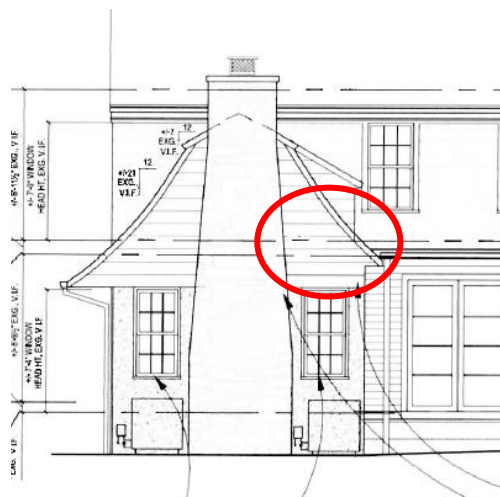
The applicants propose the following work items at the subject property:

- Replace the existing chimney on the east (right) elevation of the post-1963 addition at the east (front/right) corner of the historic house.
  - The existing chimney is constructed from stone (bottom) and brick (top).
  - The proposed chimney will be stone veneer on block.
- Extend the wood siding behind the chimney on the east (right) elevation of the post-1963 addition, making it consistent with the wood siding in front of the chimney.





**Fig. 4: Existing, with area to be sided circled in red.**



**Fig. 5: Proposed, with area to be sided circled in red.**

- Replace the existing dormer windows on the north (rear) elevation of the post-1963 addition.
  - Currently, there are two 6-lite casement windows on the north (rear) elevation of the dormer.
  - The applicants propose to replace the existing windows with three two-over-two double-hung windows.
  - The new windows will be aluminum-clad SDL wood windows, with permanently affixed interior and exterior muntins with spacer bars.
  - The proposed new windows will have Azek trim.
  - The windows to be replaced are not visible from the public right-of-way.

Staff fully supports the proposed alterations to the post-1963 addition. The proposed alterations are compatible with the subject property and surrounding streetscape. The proposal will not remove or alter character-defining features of the subject property, in accordance with *Standard #2*.

After full and fair consideration of the applicants' submission, staff finds the proposal, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1, 2, and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the resource and is compatible in character with the resource 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 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 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.























HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON  
Tax Account No.: 00536558 Daytime Phone No.: 240-333-2021  
Name of Property Owner: MASON DORSET TRUST Daytime Phone No.: \_\_\_\_\_  
Address: 4709 DORSET AVENUE CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

## LOCATION OF BUILDING/PREMISE

House Number: 4709 Street: DORSET AVENUE  
Town/City: SOMERSET Nearest Cross Street: WARWICK PLACE  
Lot: 8 Block: 3 Subdivision: SOMERSET HEIGHTS  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☒ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B Construction cost estimate: \$ 20,000

1C. If this is a revision of a previously approved active permit, see Permit # 828466

## 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

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 5/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

EXG. 2-STORY FRONT GABLE COLONIAL REVIVAL/QUEEN ANNE (PRE-1915) W/ 2-STORY  
POST-1963 GAMBREL ADDITION ON RIGHT SIDE & ONE-STORY ADDITION TO REAR. PREVIOUS  
HAWP #35/36-18A APPROVED 3/14/18 & REVISED 4/25/16 & 7/25/18.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REMOVE EXISTING POST-1963 CHIMNEY AND REPLACE WITH NEW STONE VENEER CHIMNEY,  
REPLACE NON-HISTORIC WINDOWS ON 1ST FLOOR AND IN REAR DORMER OF GAMBREL  
MASS WITH NEW CLAD-WOOD SDL WINDOWS WITH PUTTY PROFILE MUNTINS. MATCH  
EXISTING 1ST FLOOR WINDOWS IN SIZE, STYLE/OPERATION AND LIGHT DIVISION. SEE  
PROPOSED ELEVATIONS FOR NEW DORMER WINDOW LIGHT DIVISION. EXTEND SIDING  
BEHIND NEW CHIMNEY STACK TO ALIGN WITH SIDING IN FRONT OF CHIMNEY STACK.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.



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

**Owner's mailing address**

MICHAEL GOTTLIEB & JULIANNA GOLDMAN  
4709 DORSET AVE  
CHEVY CHASE, MD 20815

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

LUKE OLSON  
GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
STE 700  
BETHESDA, MD 20814

**Adjacent and confronting Property Owners mailing addresses**

SUZAN KOVARICK  
4718 CUMBERLAND AVE  
CHEVY CHASE MD 20815

NICK FOX & DEBBIE BERGER  
4712 CUMBERLAND AVE  
CHEVY CHASE MD 20815

DAVID STERN & TRACEY HUGHES  
5806 WARWICK PLACE  
CHEVY CHASE MD 20815

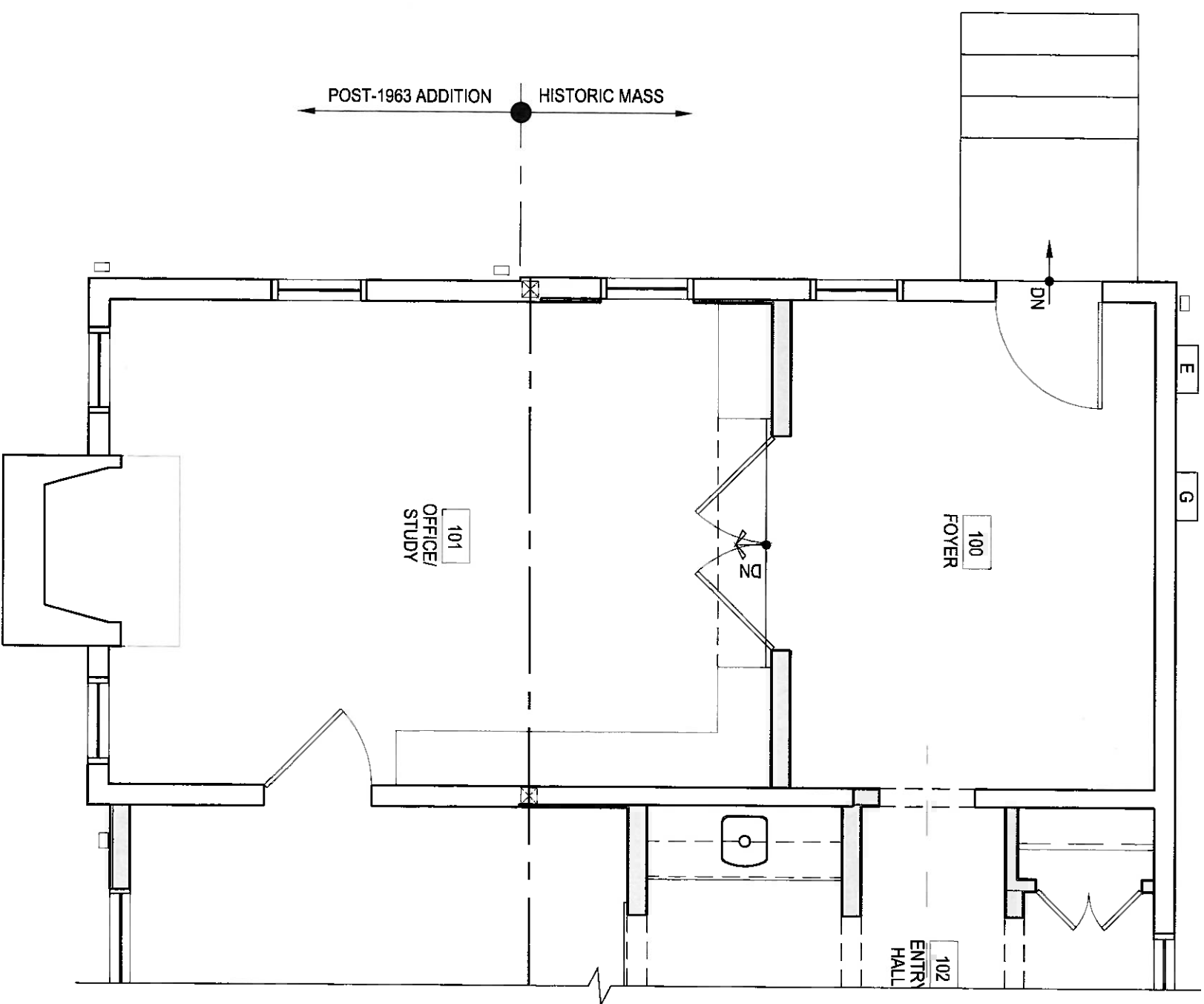
DAVID STERN & TRACEY HUGHES  
5806 WARWICK PLACE  
CHEVY CHASE MD 20815

KEITH WHITE & MAURA MAHONEY  
4705 DORSET AVE  
CHEVY CHASE MD 20815

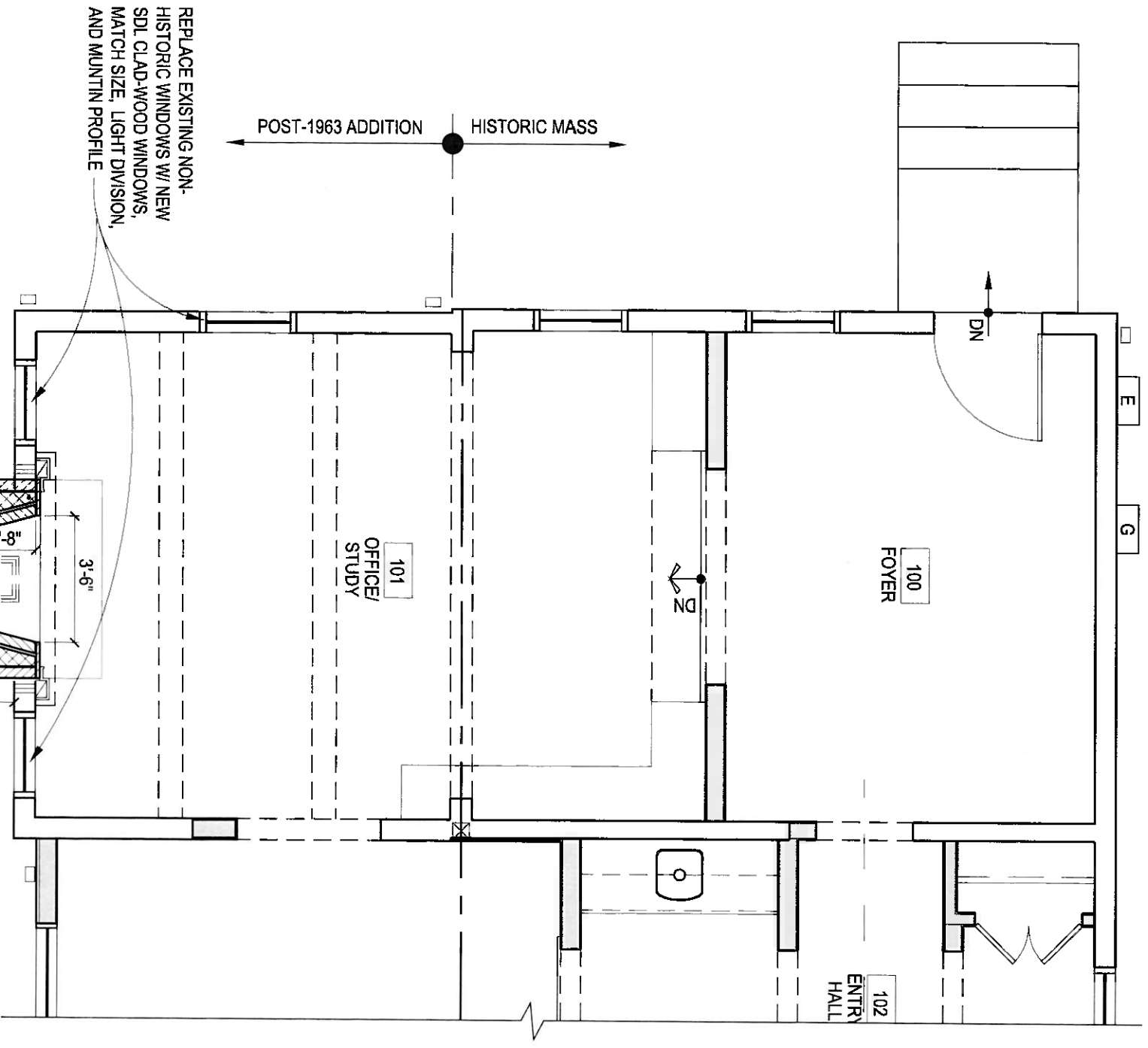
GEORGE & DONNA HARMAN  
4719 DORSET AVE  
CHEVY CHASE MD 20815

LUCILLE FREEMAN  
4708 DORSET AVE  
CHEVY CHASE MD 20815

GOODINGS SWARTZ FAMILY TRUST  
4716 DORSET AVE  
CHEVY CHASE MD 20815



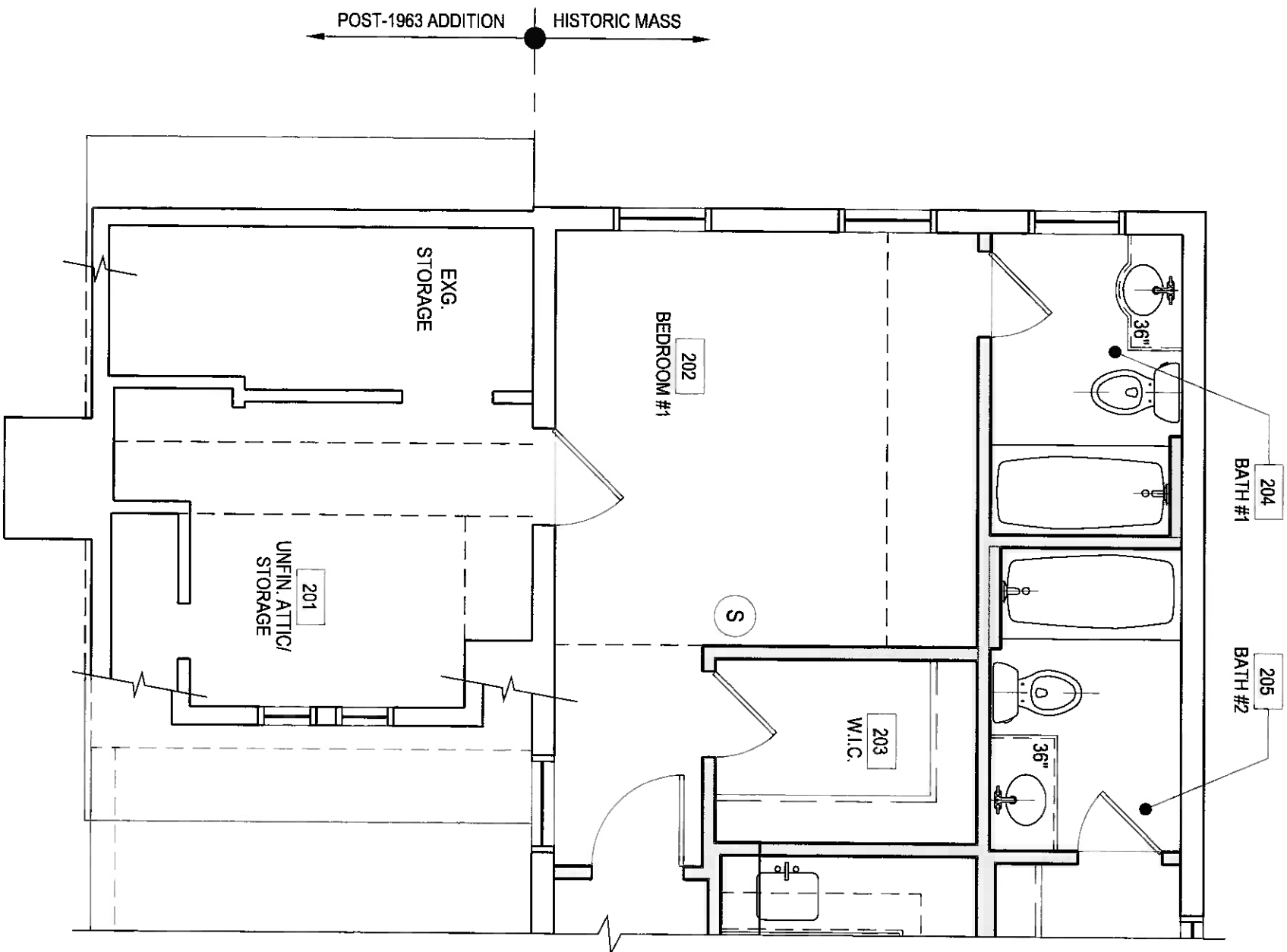
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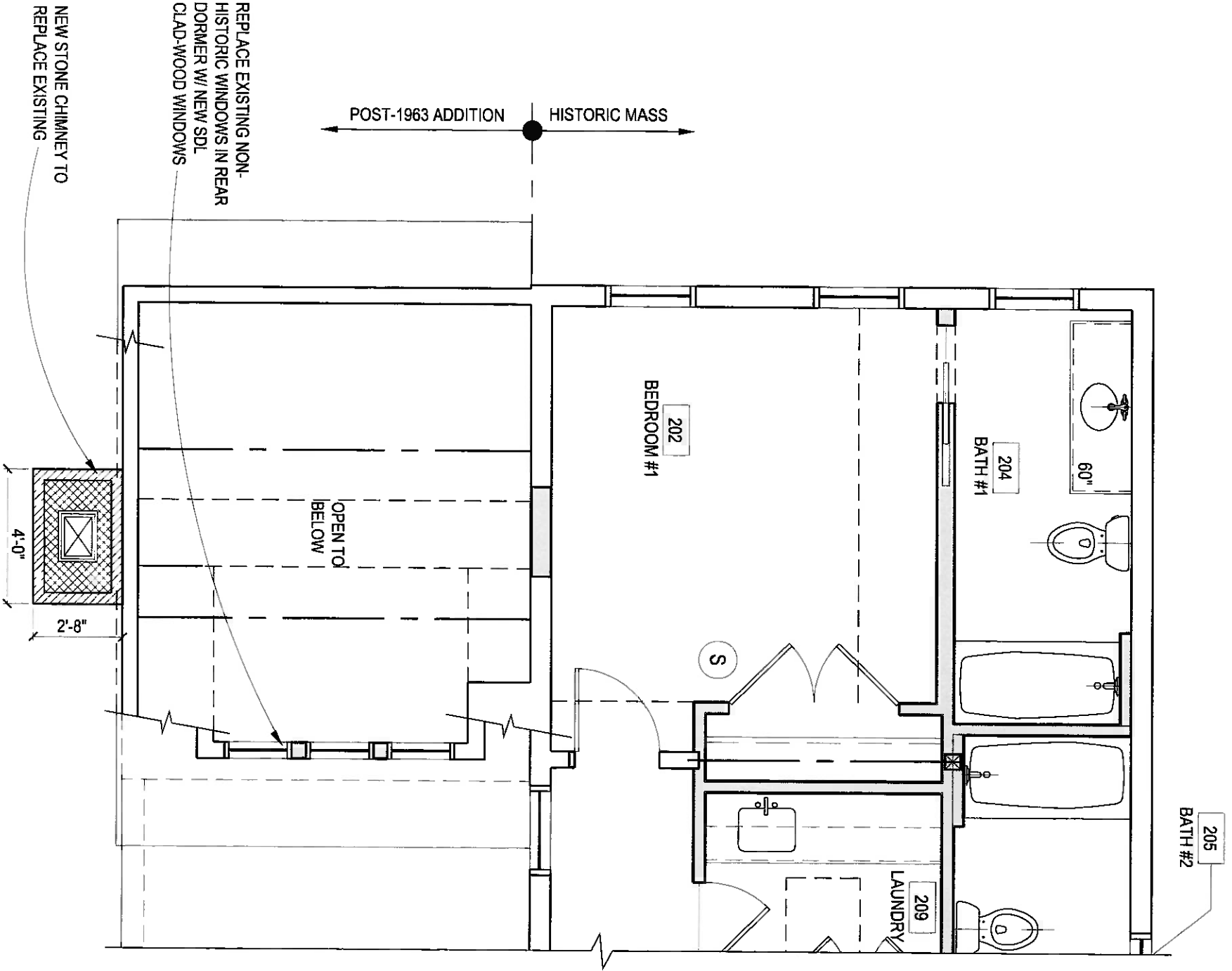
PROPOSED REVISION

4709 DORSET AVE HAWP REVISION 2019-08-21





PREVIOUSLY APPROVED



PROPOSED REVISION

4709 DORSET AVE HAMP REVISION 2019-08-21

Architectural elevation drawing of the easting side of the 2nd floor. The drawing shows a window with a head height dimension of 8'-0" to align with the doors. The window is labeled "EXG. 1ST FN. FLOOR @ LOUNGE". The door is labeled "EASTING 2ND FN. FLR @ BATH #1". The overall height of the section is dimensioned as +/- 9'-4 3/4" EXG. V. LF.

Architectural elevation drawing of a building facade. The drawing shows a section of the building with a new stone veneer section on the left and an existing brick section on the right. A window is shown in the center with a head height of 8'-0" and a width of 4'-2 1/4". A dimension of 3/4" is indicated for a gap or offset. A note on the right side of the drawing states: "NEW STONE TO REPLA" (partially cut off). A note on the left side of the drawing states: "EXISTING BRICK @ BATH #1". A note at the bottom left states: "ENG. 1/8\"

[illegible]

Architectural elevation drawing of a building facade. The drawing includes the following elements and dimensions:

- Top Level:**
  - EXISTING ATTIC FIN. FLR.
  - EXISTING 2ND FIN. FLR.
  - EXISTING 2ND FIN. E.L.R. @ BATH FL.
  - EXISTING 1ST FIN. FLR.
  - EXISTING 1ST FIN. FLR. @ LOUNGE.
- Dimensions and Levels:**
  - 7 1/4" +/-
  - +/- 5'-6 1/2" EXG. V. I.F.
  - +/- 7'-4" WINDOW HEAD HT, EXG. V. I.F.
  - +/- 10"
  - +/- 5'-11 1/2" EXG. V. I.F.
  - +/- 7'-0" WINDOW HEAD HT, EXG. V. I.F.
  - +/- 7' EXG. V. I.F.
  - +/- 12'
  - +/- 12'
- Structural and Material Details:**
  - Roofline with gables and dormers.
  - Windows: Various sizes, including a large multi-paned window on the left and smaller windows on the right.
  - Doors: A set of double doors at the bottom right.
  - Materials: Indicated by hatching and patterns for brickwork and siding.

Architectural floor plan showing a building section. The plan includes a wall labeled "EXISTING 2ND F.R. F.R." and another wall labeled "1ST F.R. F.R. 308.9". A window unit with three panes is shown. A dimension line indicates a "2'-0" CLR MIN." clearance. The plan also shows a curved line and a diagonal line extending from the bottom right corner.

GTM  
ARCHITECTS





CHIMNEY DESIGN INSPIRATION PHOTO

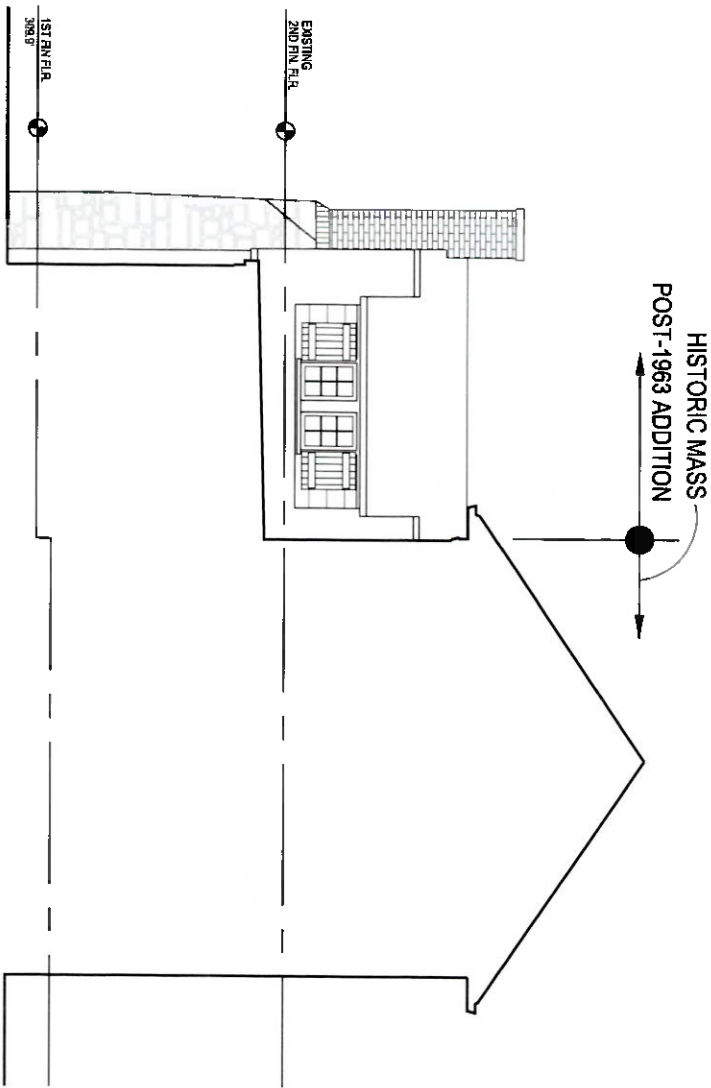


PHOTO OF PROPOSED STONEWORK  
(FROM PREVIOUS APPROVAL OF REAR CHIMNEY)

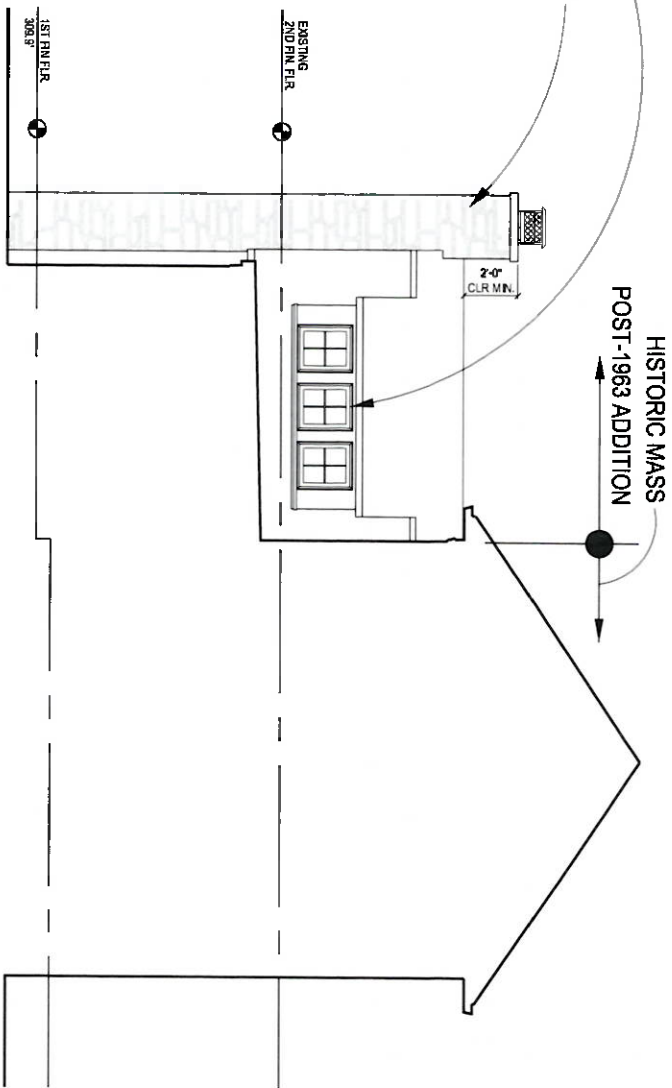
REPLACE EXISTING NON-HISTORIC WINDOWS  
WITH NEW SDL CLAD-WOOD WINDOWS,  
PROVIDE NEW PTD. AZEK TRIM AT WINDOWS  
NEW STONE CHIMNEY TO REPLACE EXISTING



PHOTO OF PROPOSED STONEWORK



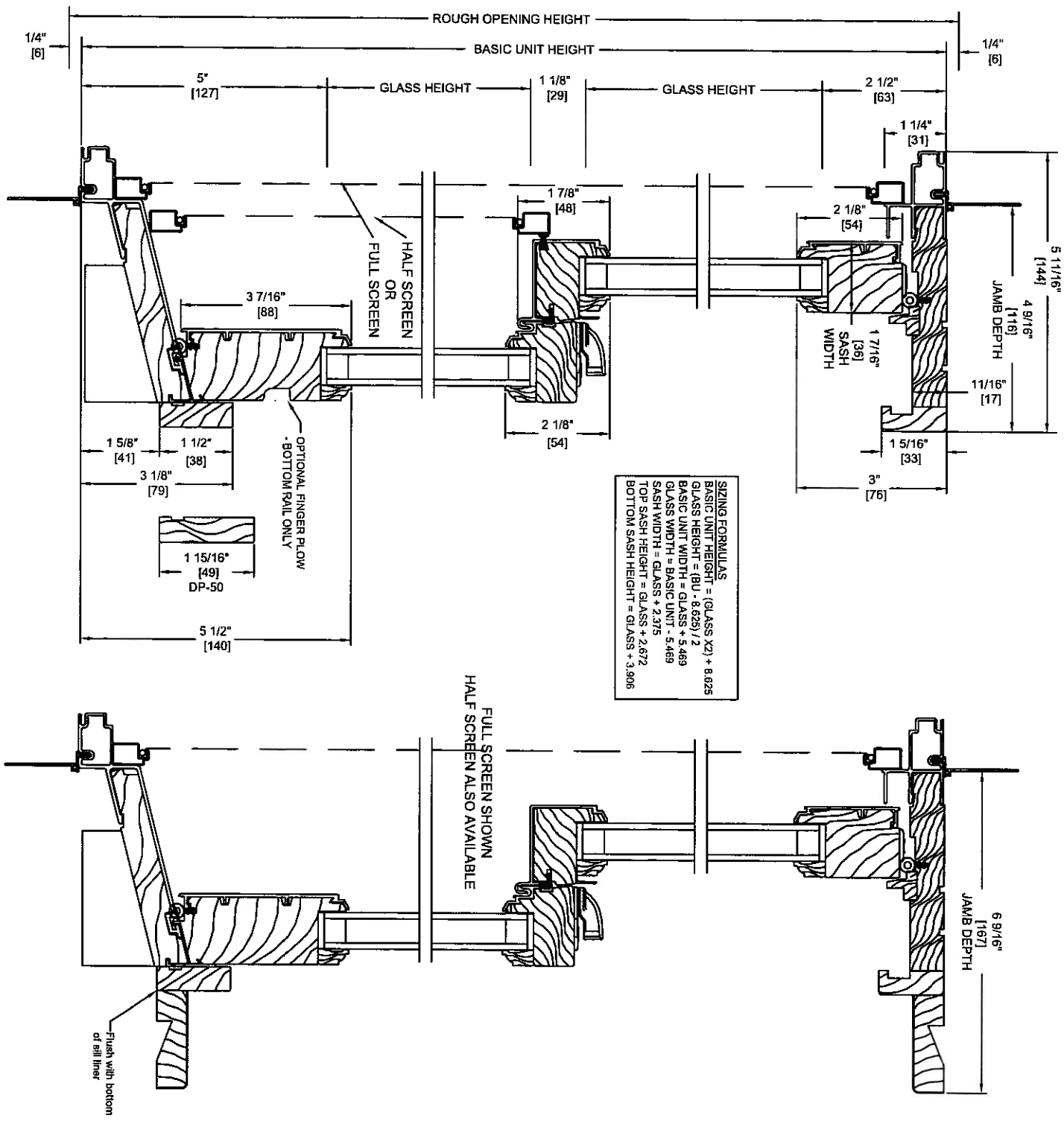
CURRENT



PROPOSED REVISION

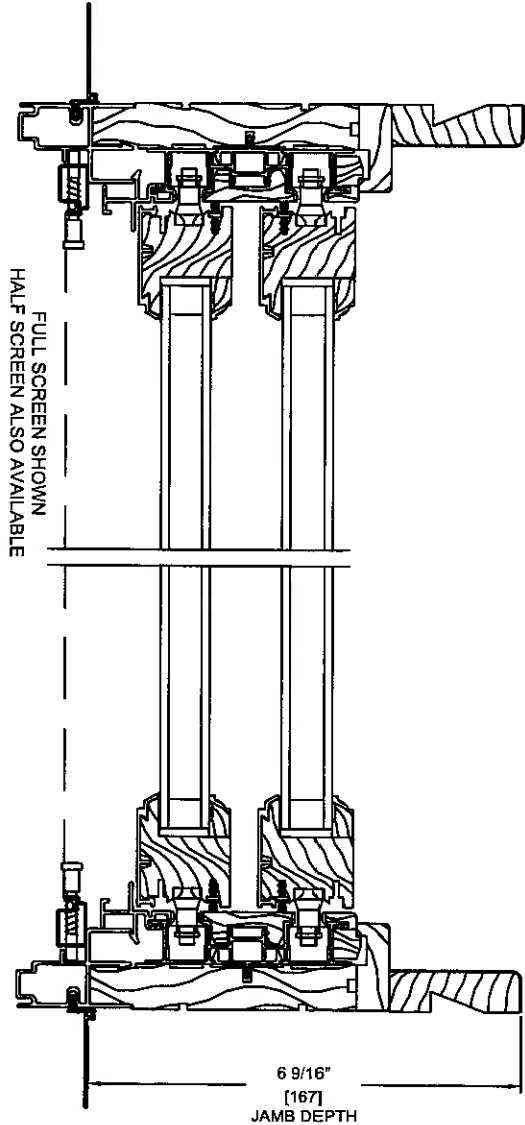
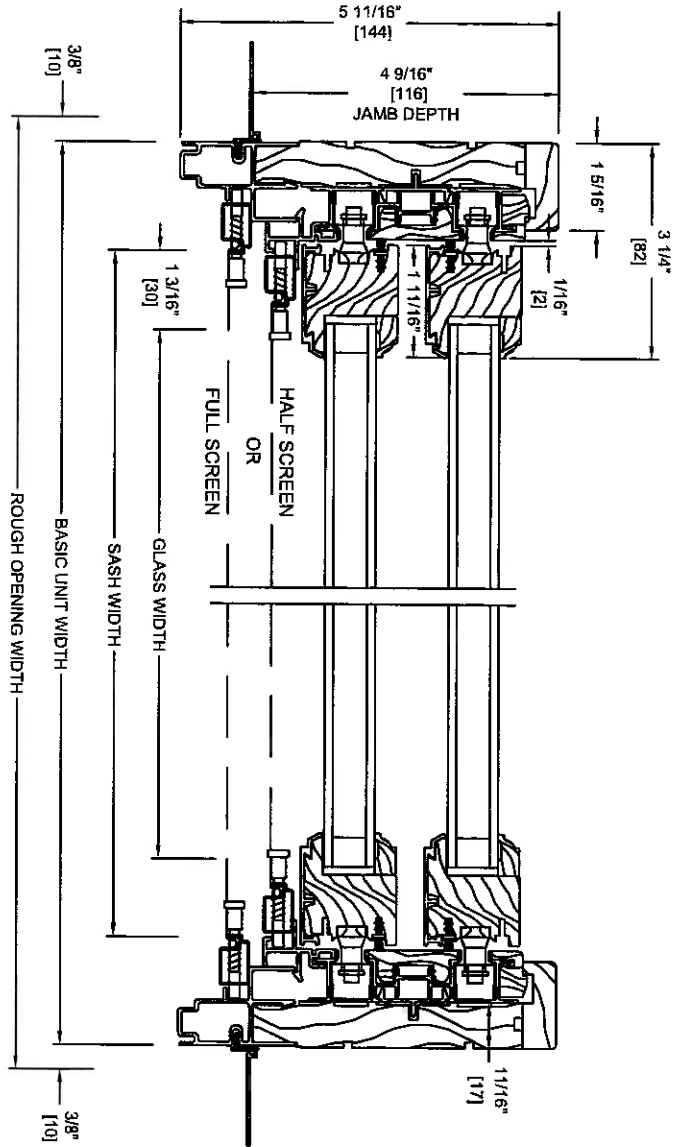


Aluminum Clad Wood  
Tilt Double Hung Windows





Aluminum Clad Wood  
Tilt Double Hung Windows



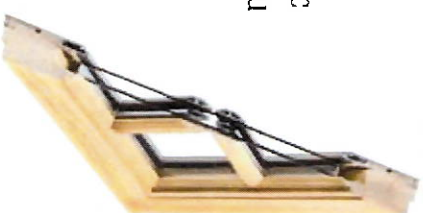


# TURN BASIC INTO BOASTFUL.

Here's how to make our windows uniquely yours. Personalize them with the classic charm of our wood grilles. Add the authentic styling of our updated divided lites. Or you might choose to warm your dining room with our leaded or stained glass windows.

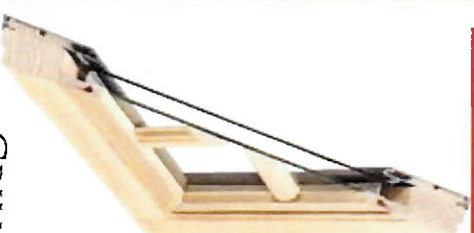
## SIMULATED DIVIDED LITE

Our simulated divided lites give you the classic appeal of traditional true divided lites, but without the energy loss caused by individual glass panes. Extruded aluminum outside, natural wood inside, and optional spacers between the glass. Also available in all-wood version.



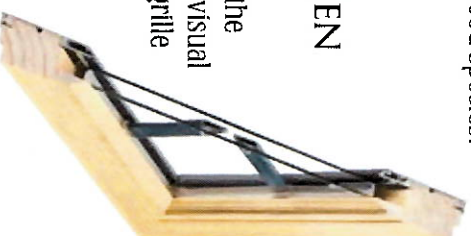
## REMOVABLE WOOD GRILLE

Our removable wood grille is the affordable, convenient alternative to divided lites. Simply pop out the grille, wash the window, and pop it back in. Available as full surround in select pine or optional wood species.



## GRILLES BETWEEN THE GLASS

We seal the grille between the panes of glass, so you get the visual appeal you want without the grille ever getting in your way.

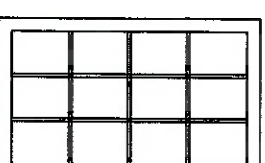


Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Two-tone grilles also available.



## GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include rectangular and Prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



Equal



Prairie

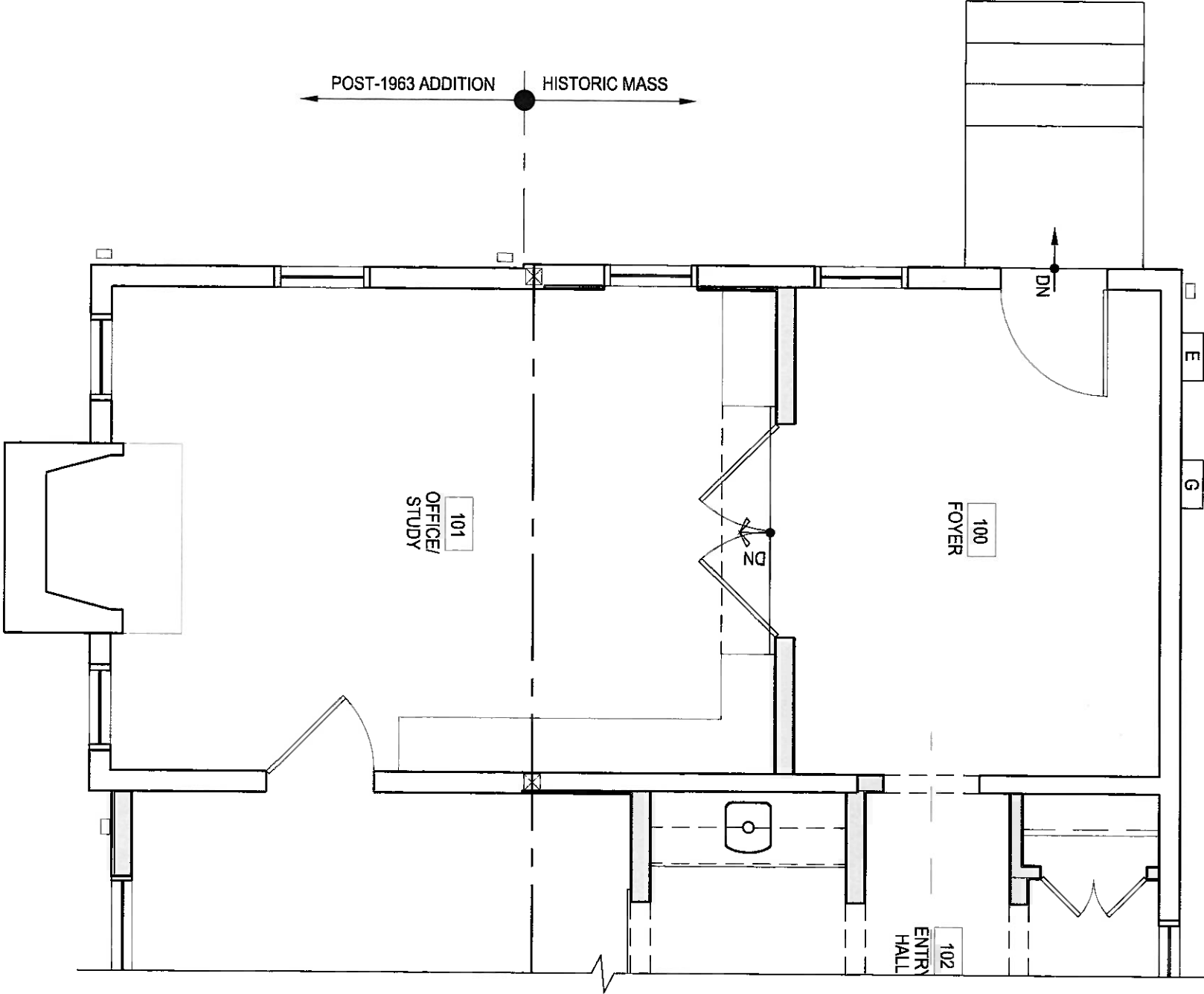


Bronze spacer option shown.

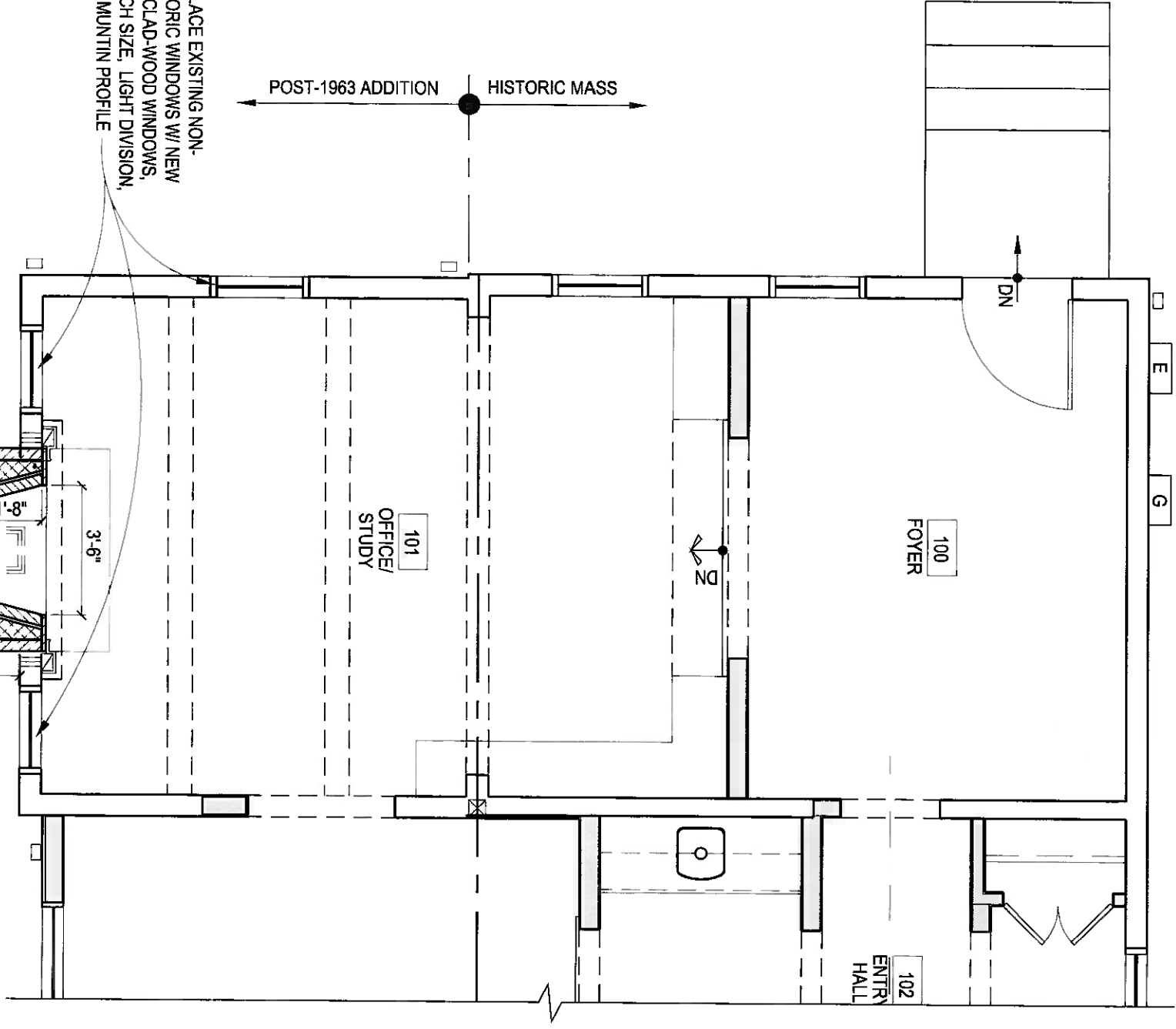
## SIMULATED DIVIDED LITE PROFILES

	5/8"	7/8"	1"	1-1/4"	2"
Contemporary clad					
Pully clad					
Traditional clad					
Contemporary wood					
Pully wood					
Traditional wood					



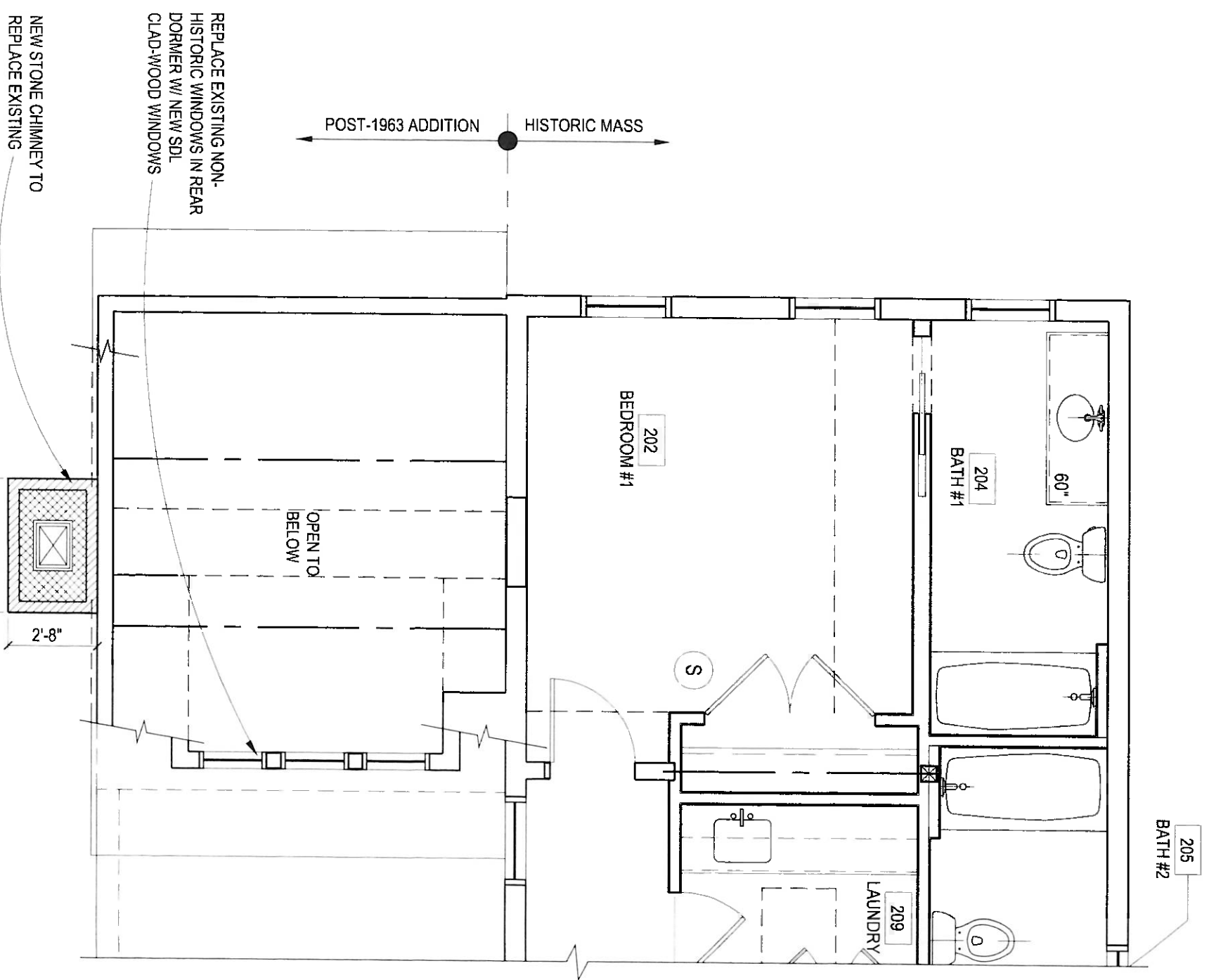
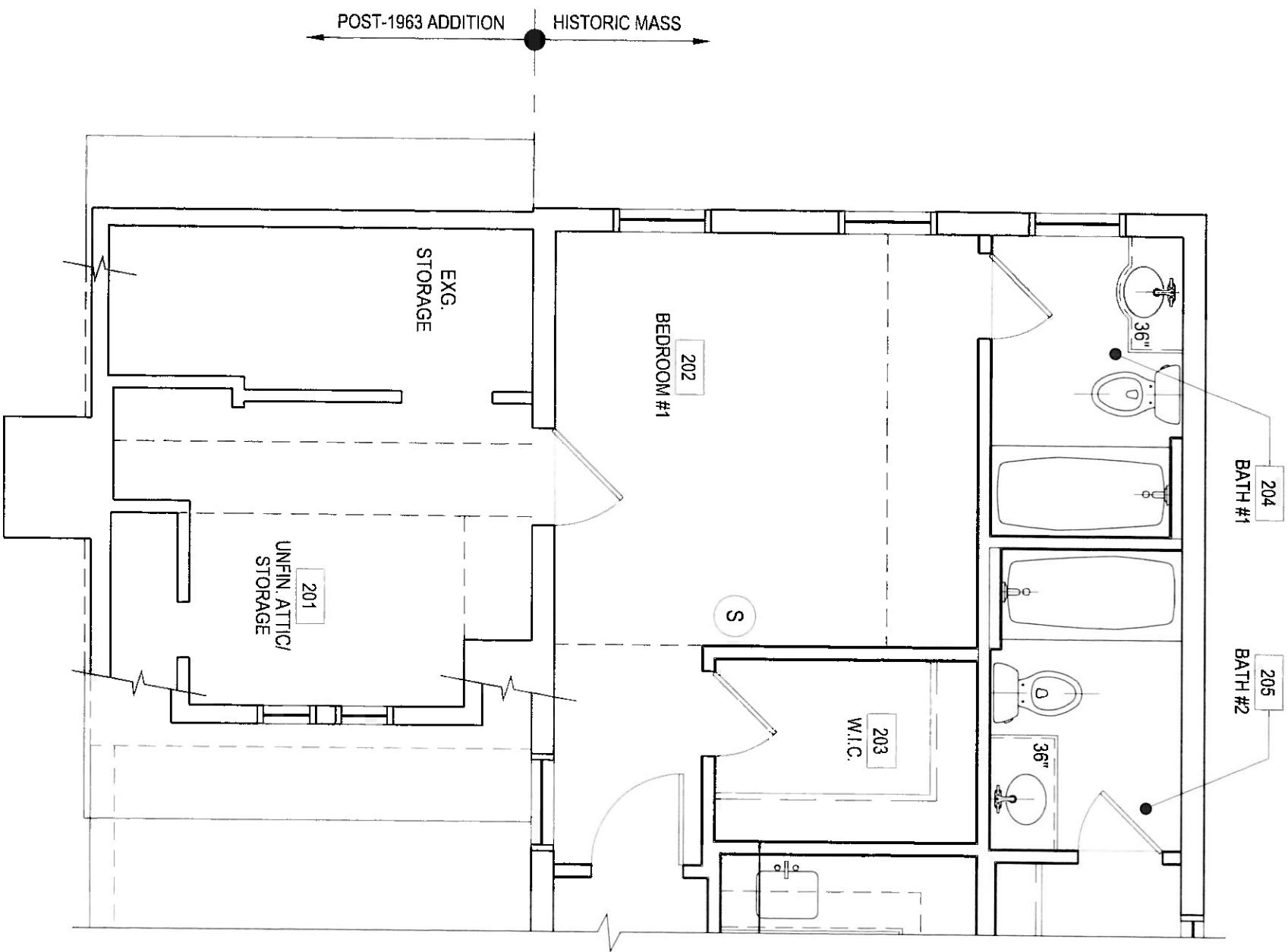


PREVIOUSLY APPROVED



PROPOSED REVISION

4709 DORSET AVE HAWP REVISION 2019-08-21



PREVIOUSLY APPROVED

PROPOSED REVISION

4709 DORSET AVE HAWP REVISION 2019-08-21

Architectural elevation drawing of the exterior of a building. The drawing shows a gabled roof with a chimney on the right side. A window is located on the left side of the elevation. A door is indicated by a dashed line. The drawing includes dimensions for the window head height (8'-0") and the overall height of the building (14'-9" 1/4" EXG. V.I.F.). The drawing is labeled "EASTING E.R." and "2025 R.R. @ BATH H.".

Architectural elevation drawing of a building facade. The drawing shows a new window and door installation. Key dimensions and labels include:

- 8'-0" WNDW HEAD HT. TO ALIGN W/ DOORS**: Dimension for the new window head height.
- EXG. 1ST FNL FR. @ 1' LOUNGE 509.3**: Label for the existing first floor frame at the lounge level.
- +/- 9'-4 1/2" EXG. V. LF.**: Vertical dimension for the existing structure.
- EXISTING 2ND FNL FR. @ BATH RT**: Label for the existing second floor frame at the bath level.
- NEW STONE TO REPLA**: Label for the new stone to be replaced.
- 7/8"**: Small dimension for a specific detail.

[illegible]

Architectural drawing of a building section. The drawing shows a window unit with three panes. A dimension line indicates a clearance of 2'-0" CLR MIN. The drawing is labeled with 'EASTING 2ND FN. FL.' and '1ST FN. FL. 328.9'.

REPLACE EXISTING NON-HISTORIC WINDOWS WITH NEW SDL CLAD-WOOD WINDOWS, MATCH SIZE, LIGHT DIVISION, AND MUNTIN PROFILE

GI MARCHITECTS

GT™





CHIMNEY DESIGN INSPIRATION PHOTO

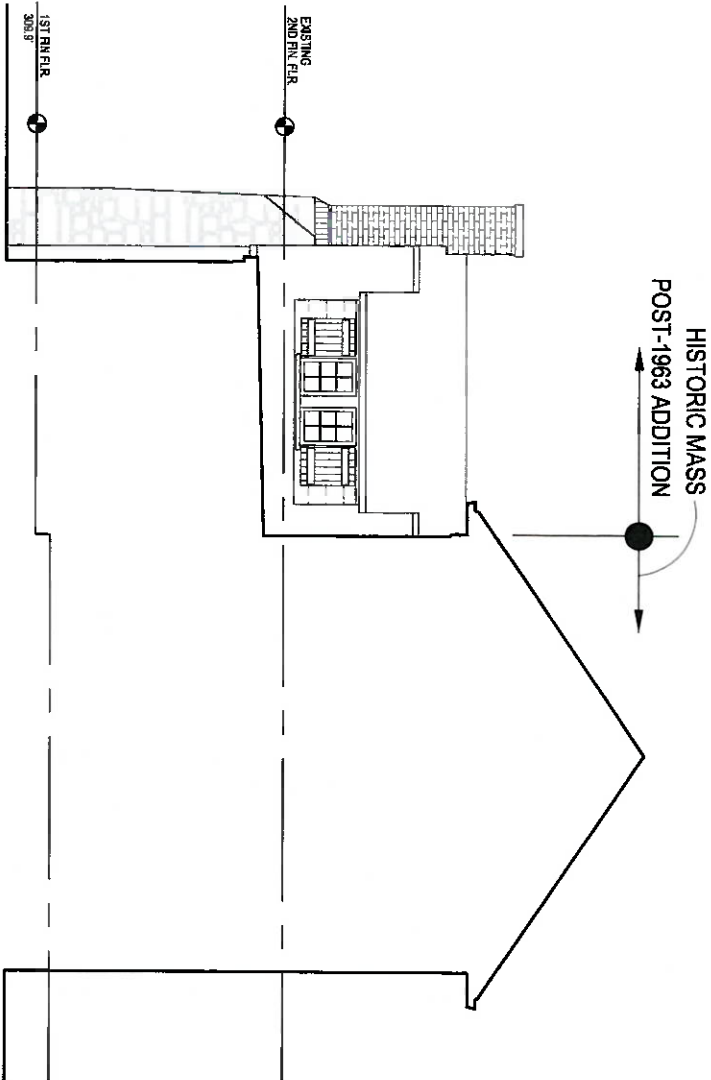


PHOTO OF PROPOSED STONEWORK  
(FROM PREVIOUS APPROVAL OF REAR CHIMNEY)

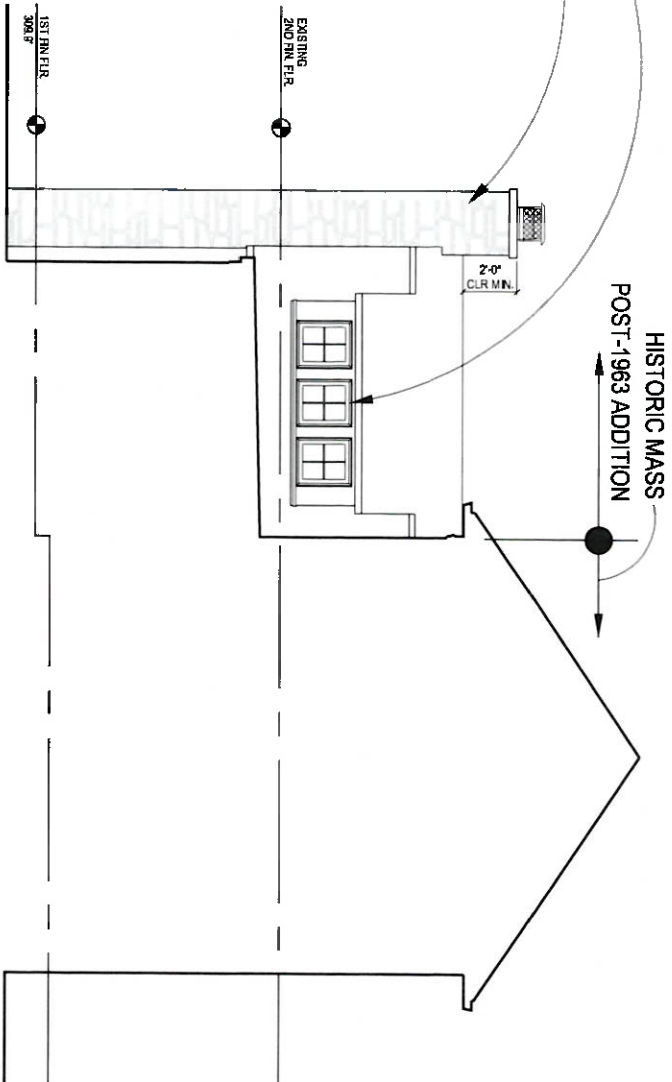
REPLACE EXISTING NON-HISTORIC WINDOWS  
WITH NEW SDL CLAD-WOOD WINDOWS,  
PROVIDE NEW PTD. AZEK TRIM AT WINDOWS  
NEW STONE CHIMNEY TO REPLACE EXISTING



PHOTO OF PROPOSED STONEWORK



CURRENT



PROPOSED REVISION

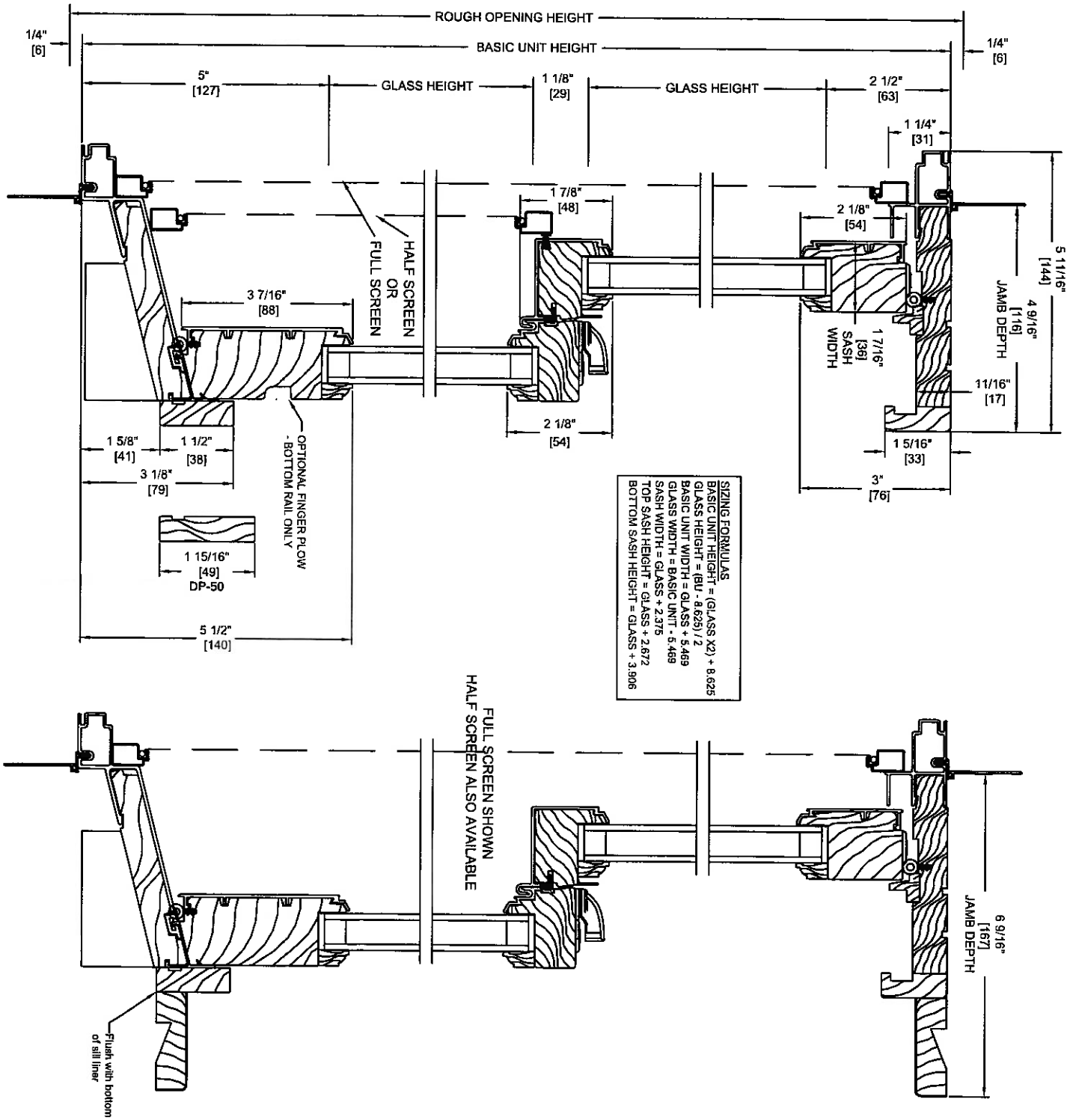
4709 DORSET AVE HAWP REVISION 2019-08-21

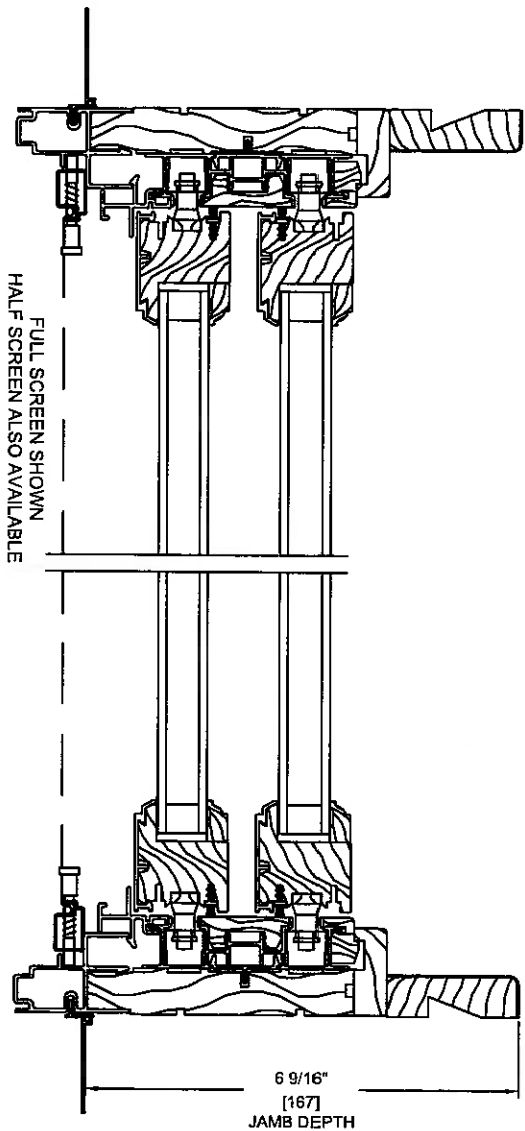
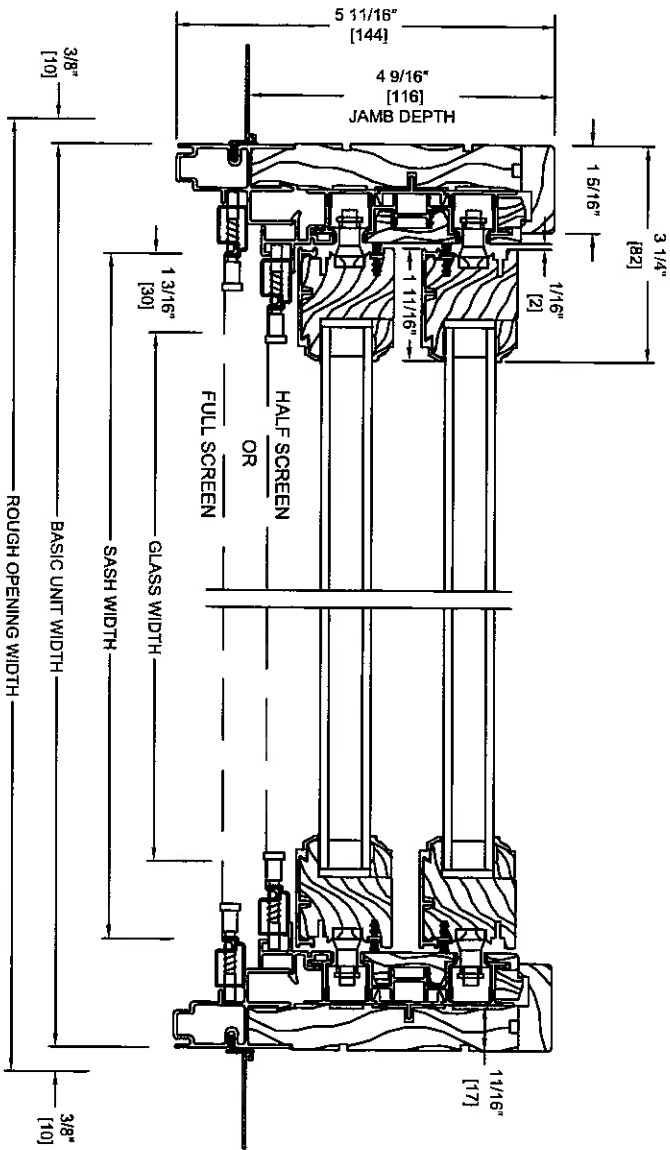




Aluminum Clad Wood  
Tilt Double Hung Windows

Drawn to Full Scale  
Printed Scale 4" = 1'







# TURN BASIC INTO BOASTFUL.

Here's how to make our windows uniquely yours. Personalize them with the classic charm of our wood grilles. Add the authentic styling of our updated divided lites. Or you might choose to warm your dining room with our leaded or stained glass windows.

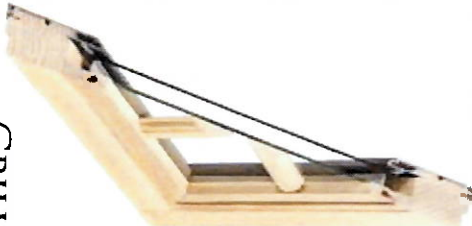
## SIMULATED DIVIDED LITE

Our simulated divided lites give you the classic appeal of traditional true divided lites, but without the energy loss caused by individual glass panes. Extruded aluminum outside, natural wood inside, and optional spacers between the glass. Also available in all-wood version.



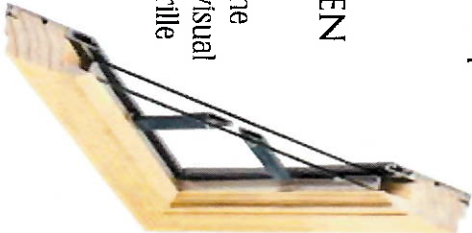
## REMOVABLE WOOD GRILLE

Our removable wood grille is the affordable, convenient alternative to divided lites. Simply pop out the grille, wash the window, and pop it back in. Available as full surround in select pine or optional wood species.



## GRILLES BETWEEN THE GLASS

We seal the grille between the panes of glass, so you get the visual appeal you want without the grille ever getting in your way.



Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Two-tone grilles also available.

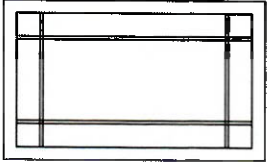


## GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include rectangular and Prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



Equal

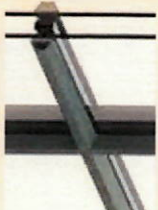




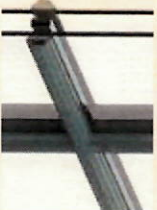




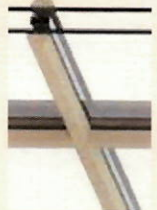
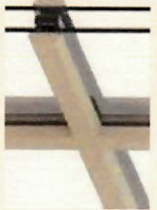





Prairie



Bronze spacer option shown.

## SIMULATED DIVIDED LITE PROFILES

Contemporary clad	5/8"	7/8"	1"	1-1/4"	2"
Purely clad					
Traditional clad					
Contemporary wood	5/8"	7/8"	1"	1-1/4"	2"
Purely wood					
Traditional wood	