MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5 Grafton Street, Chevy Chase
Meeting Date: 9/9/2020

Resource: Contributing Resource
(Cherry Chase Village Historic District)
Report Date: 9/2/2020

Applicant: Richard Perle & Leslie Barr Trust
(Perry Olson, Architect)
Public Notice: 8/26/2020

Tax Credit: N/A

Review: HAWP
Staff: Michael Kyne

Case Number: 35/13-20AA

PROPOSAL: Building addition and alterations

STAFF RECOMMENDATION:
Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Cherry Chase Village Historic District
STYLE: Craftsman/Bungalow
DATE: 1909

Fig. 1: Subject property, as marked by the blue star.
BACKGROUND:

The applicants previously appeared before the Commission at the August 12, 2020 HPC meeting for a preliminary consultation.¹

PROPOSAL:

The applicants propose a building addition and alterations at the subject property.

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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (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, 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.

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¹ Link to August 12, 2020 HPC meeting audio/video transcript: [http://mncppc.granicus.com/MediaPlayer.php?publish_id=364c82d2-dda6-11ea-b5c3-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=364c82d2-dda6-11ea-b5c3-0050569183fa)

It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

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.)

**Chevy Chase Village Historic District Guidelines**

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.

2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

3. Maintaining the variety of architectural styles and the tradition of architectural excellence.

4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

“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 and 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.

The *Guidelines* that pertain to this project are as follows:
Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building.

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

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. Vinyl and aluminum windows (other than storm windows) should be discouraged.

Secretary of the 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.

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

10. New additions and adjacent or related new construction shall 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:

At the August 12, 2020 preliminary consultation, the Commission expressed the following regarding the applicants’ proposal:

- The Commission unanimously supported Option 1, which retains the existing rearmost bay on the west (left) elevation of the historic house. The Commission found that this option retained a significant character-defining feature of this Contributing Resource.
The Commission unanimously supported the proposed fence removal, driveway enlargement, HVAC relocation, garage door replacements, restoration of the two windows on the second floor of the east (right) elevation, and alterations to existing non-historic additions.

The Commission supported the proposed tree removals, but they suggested that the trees be replaced with canopy trees, in consultation with the Village.

The majority expressed support for the proposed cedar shake siding staining/painting, but they requested additional information and photographic samples of the proposed staining/painting colors.

Several Commissioners recommended that the applicants explore restoring the frontmost bay on the east (right) elevation to its original size to further accentuate the symmetry of the four original bays.

The applicants have returned with a HAWP application, responding to the Commission’s recommendations with the following revisions:

- The applicants propose Option 1, which will retain the existing rearmost bay on the west (left) elevation of the historic house.
- The applicants have provided specifications for the proposed cedar shake siding staining/painting.

New work items include:

- Installation of a window well at the front of the frontmost bay on the east (right) elevation of the historic house for egress purposes.
  - Window well materials to include a stone veneer on the inside, a flagstone cap, a painted metal ladder mounted on the inside, and a painted metal grate on top for safety purposes.
- Replacement of the existing basement-level window at the front of the frontmost bay on the east (right) elevation of the historic house with an aluminum-clad SDL casement egress window.
  - The existing window width will be retained, but the window will extend down.

Staff supports the applicants’ proposal, finding it consistent with the Guidelines and with the Commission’s recommendations at the preliminary consultation. The proposed alterations will not remove or alter character defining features of the subject property, in accordance with Standards #2 and #9. In accordance with Standard #10, the alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant’s submission staff finds the proposal, as revised, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10, and Chevy Chase Village Historic District Guidelines outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), 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, 9, and 10;

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.
**APPLICATION FOR HISTORIC AREA WORK PERMIT**

Contact Email: lolson@gtmarchitects.com  
Contact Person: Luke Olson  
Daytime Phone No.: 240-333-2021

Tax Account No.: 240-333-2021  
Name of Property Owner: Richard Perle & Leslie Barr Trust  
Daytime Phone No.: 301-793-4612

Address: 5 Grafton Street  
City: Chevy Chase  
State: MD  
Zip Code: 20815

Contractor:  
Contractor Registration No.:  
Agent for Owner: Luke Olson  
Daytime Phone No.: 240-333-2021

**LOCATION OF BUILDING PREMISE**

House Number: 5  
Street: Grafton Street

Town/City: Chevy Chase  
Nearest Cross Street: Chevy Chase Circle

Lot: 3 & Pt lot 4  
Block: 25  
Subdivision: Chevy Chase Section 2

Libel:  
Folio:  
Parcel: ___

**PART ONE: TYPE OF PERMIT / ACTION AND USE**

1A. Check all applicable:  
- Construct  
- Alter/Renovate  
- A/C  
- Slab  
- Room Addition  
- Porch  
- Deck  
- Shed  
- Move  
- Install  
- Wreck/Raze  
- Solar  
- Fireplace  
- Woodburning Stove  
- Single Family  
- Revision  
- Repair  
- Revocable  
- Fence/Wall (complete Section 4)  
- Other: Dormers, Stoop/steps

1B. Construction cost estimate: $ ___

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 IF FENCE OR 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: 8/18/2020

Approved: ___  
For Chairperson, Historic Preservation Commission

Disapproved: ___  
Signature: ___  
Date: ___

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

SEE REVERSE SIDE FOR INSTRUCTIONS

NEW SIDE ENTRY WITH STONE STOOP AND STEPS TO GRADE. ADD NEW WINDOWS IN HISTORIC LOCATION ON RIGHT SIDE ELEVATION. NEW INFILL ROOF ADDITION TO REAR ELEVATION WITH FOUR NEW DORMERS. SELECTIVE TREE REMOVAL. ENLARGE EXISTING DRIVEWAY. REMOVE EXISTING FENCE AT FRONT OF PROPERTY. REPAIR AND STAIN EXISTING CEDAR SIDING.

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.

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.

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.

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.

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.

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.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
<table>
<thead>
<tr>
<th><strong>Owner’s mailing address</strong></th>
<th><strong>Owner’s Agent’s mailing address</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>--</td>
<td>Luke Olson</td>
</tr>
<tr>
<td></td>
<td>GTM Architects</td>
</tr>
<tr>
<td></td>
<td>7735 Old Georgetown Rd Ste 700</td>
</tr>
<tr>
<td></td>
<td>Bethesda, MD 20814</td>
</tr>
</tbody>
</table>

**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th><strong>KATHERINE FLEISS &amp; MICHAEL BARRY</strong></th>
<th><strong>PAUL FOSTER &amp; JULIA HANKS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Grafton St</td>
<td>8 Grafton St</td>
</tr>
<tr>
<td>Chevy Chase MD 20815-3428</td>
<td>Chevy Chase MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ROBERT BAPTISTE</strong></th>
<th><strong>DANIEL &amp; ANDREA MURRAY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Grafton St</td>
<td>2 Hesketh St</td>
</tr>
<tr>
<td>Chevy Chase MD 20815-3427</td>
<td>Chevy Chase MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>BURT BRAVERMAN</strong></th>
<th><strong>ROBERT JOSEPHS &amp; GERALDINE CARR</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Magnolia Parkway</td>
<td>3 Grafton St</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
<td>Chevy Chase MD 20815-3427</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ALL SAINTS CHURCH</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Chevy Chase Cir</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
</tr>
</tbody>
</table>
ALL WINDOWS IN EXISTING HOUSE HAVE BEEN REPLACED AS A PART OF PREVIOUS RENOVATION

CEDAR SIDING HAS BEEN REPLACED AS PART OF PREVIOUS ADDITIONS/RENOVATIONS

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND

EXISTING FRONT ELEVATION
(NO CHANGE)

EXG. TRIM TO BE SCRAPED/REPAIRED AS REQ'D AND PAINTED

EXG. CEDAR SIDING TO CLEANED/RESTORED/REPAIRED AS REQ'D AND STAINED W/ BENJAMIN MOORE ARBORCOAT OR EQ.

SCALE 1/8"=1'-0"

20.0233 - 5 GRAFTON STREET
ADD NEW WINDOW WELL AND REPLACE EXISTING WINDOW WITH CLAD-WOOD CASEMENT EGRESS WINDOW.

RESTORE WINDOWS IN HISTORIC LOCATION PER 1918 ADDITION SET, PTD. WOOD SDL WINDOWS.

NEW DORMER W/ ROOFING & SIDING TO MATCH EXG., PTD. PVC TRIM.

NEW RECESSED ENTRY: PTD., WOOD DOOR.

NEW STAIRS: STONE VENEER RIBERS & FLAGSTONE TREADS W/ PTD. PVC RAILING SYSTEM.

RELOCATE HVAC UNITS, MATCH EXISTING SCREENING & PAINT.
TYP. DORMER DETAILS

ROOFING TO MATCH EXIS.
PTD. AZEK 3" CROWN OVER 1X AZEK BACKER
PTD. AZEK 4" CROWN OVER 1X AZEK BACKER
PTD. 1X6 AZEK TRIM
STD. CEDAR SIDING TO MATCH EXIS.
PTD. WOOD SDL CASMENT WINDOW
PTD. AZEK HISTORIC SILL
PTD. 1X AZEK APRON
DESCRIPTION OF HOUSE FROM MHT ELIGIBILITY FORM: 5 GRAFTON STREET (1902-1916)

THIS HOUSE IS REPRESENTATIVE OF THE RUSTIC DESIGN AND SCALE OF RESIDENCES BUILT AS CRAFTSMAN BUNGALOWS IN THE VILLAGE. THE LOW PITCHED PYRAMIDAL ROOF, FULL-WIDTH FRONT PORCH, AND A HUGE, SHINGLED DORMER CENTERED ON THE LOW-PITCHED ROOF MASK WHAT IS ACTUALLY A LARGE SCALE RESIDENCE.
EXISTING WINDOWS WERE REPLACED AS A PART OF PREVIOUS RENOVATION/ADDITION. EXISTING CEDAR SIDING REPLACED AS A PART OF PREVIOUS ADDITION /RENOVATION. CEDAR SIDING IS AGING VARIABLY BASED ON DEGREE OF EXPOSURE ON EACH FACADE. MORE EXPOSED SECTIONS ARE SILVERING OUT QUICKER WHILE MORE PROTECTED AREAS ARE A DARKER BROWN. THERE IS MOLD FORMING ON MUCH OF THE SIDING

EXISTING CONDITION PHOTOS
EXISTING SHARED GARAGE PHOTOS

SAMPLE REPLACEMENT GARAGE DOOR PHOTO:
CLOPAY COACHMAN SERIES COMPOSITE DOOR
Pinnacle Series
PRIMED CASEMENT
SECTION DETAILS: OPERATING / STATIONARY
SCALE: 3" = 1'-0"

OPERATING

STATIONARY
SECTION DETAILS: CASING OPTIONS

SCALE: 3" = 1'-0"

STANDARD SUBSILL

1 3/8"

1 1/4"

BULLNOSE SUBSILL

2 5/16"

1 3/16"

1 1/4"

BELLY SUBSILL

2 5/16"

2 3/8"

1 9/32"
Pinnacle Series
PRIMED DOUBLE HUNG
SECTION DETAILS: GLASS STOP & DIVIDED LITE OPTIONS
SCALE: 3” = 1'-0"

AVAILABLE STYLES

- PUTTY
- OGEE
- CONTEMPORARY

NOTE:
* ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR
* PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8" AND 1 1/4" OGEE STYLE GLASS STOP  SEE DETAIL: A

4/19/17
Mountain Moss
Musgo de Montaña

Dakota Shadow
Sombra de Dakota

Dry Sage
Salvia Seca

Fairview Taupe
Gris Pardo de Fairview

Kennebunkport Green
Verde de Kennebunkport

Mesa Verde Tan
Bronceado de Mesa Verde

Spanish Moss
Musgo Español

Platinum Gray
Gris Platino

Stonehedge
Stonehedge

Normandy
Normandía

Ferndale Green
Verde de Ferndale

Rosepine
Flor de Pino

Alexandria Beige
Beige de Alejandría

Briarwood
Zarza

Sea Gull Gray
Gris de Gaviota

Silver Mist
Nebelina de Plata

Celtic Blue
Azul Celta

Cliffside Gray
Gris de Acantilado

Rosepine
Flor de Pino

Dry Sage
Salvia Seca

Oxford Brown
Marrón de Oxford

Black
Negro

Amherst Gray
Gris de Amherst

Westcott Navy
Marina de Westcott

Blue Note
Nota Azul

Salamander
Salamandra

Dakota Shadow
Sombra de Dakota

Color accuracy is only guaranteed when tinted in quality Benjamin Moore Paints. On-screen and printer color representations may vary from actual paint colors. La exactitud del color solo se garantiza cuando se tinen pinturas de calidad Benjamin Moore®. Las representaciones del color pueden diferir ligeramente de la pintura real.
**Available Opacities / Opacidades disponibles**

**CLEAR**
- A clear protective coating with no color added

**TRANSLUCENT STAIN**
- Offers protection while allowing the grain pattern and texture to show through with the slightest tone
- Excellent for hardwoods
- Available in six ready-mix wood-inspired colors

**SEMI TRANSPARENT STAIN**
- Allows most of the grain pattern to show through while providing additional protection
- Ideal for softwoods
- Available in 75 colors

**SEMI SOLID STAIN**
- Provides the most shielding and color while covering the majority of imperfections
- Ideal for softwoods
- Available in 75 colors

**SOLID STAIN**
- Provides the most shielding and color while covering the majority of imperfections
- Suitable for all wood types
- Available in thousands of colors

**CLARO**
- Un revestimiento claro de protección, sin color adicional

**TINTE TRANSLÚCIDO**
- Ofrece protección a la vez que permite que el patrón del grano y la textura se vean con un suave tono
- Excelente para maderas duras
- Disponible en seis colores premezclados inspirados en madera

**TINTE SEMI-TRANSPARENTE**
- Permite que se vea la mayoría del patrón del grano mientras proporciona protección adicional
- Ideal para maderas blandas
- Disponible en 75 colores

**TINTE SEMI-SÓLIDO**
- Proporciona una barrera con más color mientras cubre la mayoría de las imperfecciones
- Ideal para maderas blandas
- Disponible en 75 colores

**TINTE SOLIDO**
- Proporciona la mayor protección y color, mientras cubre la mayoría de las imperfecciones
- Adecuado para todo tipo de madera
- Disponible en miles de colores
Pinnacle Series

CASEMENT - 26" WIDE

ELEVATIONS: OPERATING / STATIONARY / PICTURE

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

OPERATION

LEFT
RIGHT

OPERATOR
STATIONARY

OTHER GRILLE PATTERNS

PRAIRIE
DIAMOND
2" SIMULATED CHECK RAIL

SINGLE PLAZA
DOUBLE PLAZA
TRIPLE PLAZA

CLAD UNIT SIZE INFORMATION

FOR CLAD WM 180 BRICKMOULD
- ADD 2 13/16" TO FRAME WIDTH
- ADD 1 3/4" TO FRAME HEIGHT*

FOR CLAD WM 180 SOLID BACK BRICKMOULD
- ADD 2 13/16" TO FRAME WIDTH
- ADD 1 3/4" TO FRAME HEIGHT*

FOR CLAD 3 1/2 FLAT
- ADD 5 7/8" TO FRAME WIDTH
- ADD 3 5/16" TO FRAME HEIGHT*

FOR CLAD WILLIAMSBURG
- ADD 6 1/2" TO FRAME WIDTH
- ADD 3 5/8" TO FRAME HEIGHT*

* ADD ADDITIONAL 7/8" FOR 1 1/4" CLAD SUBSILL
ADD ADDITIONAL 1 7/8" FOR 2 1/4" CLAD SUBSILL

FOR PRIMED WM-180
- ADD 2 13/16" TO FRAME WIDTH
- ADD 2 13/32" TO FRAME HEIGHT*

FOR PRIMED 3 1/2 FLAT CASING
- ADD 5 13/16" TO FRAME WIDTH
- ADD 3 11/16" TO FRAME HEIGHT*

FOR PRIMED 4 1/2 BACKBAND
- ADD 7 13/16" TO FRAME WIDTH
- ADD 4 15/16" TO FRAME HEIGHT*

FOR PRIMED 5 1/2 FLAT CASING
- ADD 9 13/16" TO FRAME WIDTH
- ADD 5 15/16" TO FRAME HEIGHT*

FOR PRIMED WILLIAMSBURG
- ADD 5 3/8" TO FRAME WIDTH
- ADD 5 15/16" TO FRAME HEIGHT*

FOR PRIMED PLANTATION
- ADD 5 13/16" TO FRAME WIDTH
- ADD 5 15/16" TO FRAME HEIGHT*

* ADD ADDITIONAL 1" FOR BULLNOSE SILL

NOTE:
ADD 3/4" TO UNIT WIDTH & 1/2" TO UNIT HEIGHT TO CALCULATE MASONRY OPENING

NOTES:
* REQUIRES EGRESS HARDWARE TO MEET EGRESS REQUIREMENTS
CLAD MASONRY OPENINGS ARE FOR STANDARD FRAME WITH NO CASING
PRIMED MASONRY OPENINGS ARE FOR STANDARD 180 BRICKMOULD
SHADED SIZES MEET MOST EGRESS REQUIREMENTS. VERIFY LOCAL CODES

6/5/19
Pinnacle Series
CLAD CASEMENT

SECTION DETAILS: OPERATING / STATIONARY
SCALE: 3" = 1'-0"

OPERATING

STATIONARY
Pinnacle Series

CLAD CASEMENT

SECTION DETAILS: GLASS STOP & DIVIDED LITE OPTIONS

SCALE: 3” = 1’-0”

AVAILABLE STYLES

- PUTTY
- TALL PUTTY
- OGEE
- CONTEMPORARY

CONTEMPORARY GLASS STOP

INNER BAR

OGEE GLASS STOP

SEE BELOW FOR GRILLE OPTIONS

DETAIL: A

PERIMETER GRILLE

5/8” WDL WITH INNER BAR

13/16” INNERGRILLE

3/4” PROFILED INNERGRILLE

1” PROFILED INNERGRILLE

7/8” STICK & PERIMETER GRILLE

1 1/4” STICK & PERIMETER GRILLE

STANDARD INSULATING GLASS

7/8” WDL WITH INNERBAR

1 1/4” WDL WITH INNERBAR

2” WDL WITH INNERBAR

NOTE:

* ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR
* PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8” AND 1 1/4” OGEE STYLE GLASS STOP (SEE DETAIL: A)