MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 13 Grafton Street, Chevy Chase  
Meeting Date: 10/14/2020

Resource: Contributing Resource  
Chevy Chase Village Historic District  
Report Date: 10/7/2020

Applicant: Norah & Diogo Coelho  
(Doug Mader, Architect)  
Public Notice: 9/30/2020

Review: HAWP  
Staff: Dan Bruechert

Case Number: 35/13-20DD  
Tax Credit: n/a

PROPOSAL: Porch Alterations, Building Addition, Hardscape alterations including new curb cut and parking pad.

STAFF RECOMMENDATION

Staff recommends that the HPC approve with one (1) condition the HAWP Application
1. The concrete mix proposed for the retaining wall needs to match the historic in tint and aggregate content. Final approval authority for this condition is delegated to Staff to confirm this condition has been met.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Prairie
DATE: c.1892-1916

Fig. 1: 13 Grafton Street with its twin located to the left at 15 Grafton St.
BACKGROUND

The applicants presented a preliminary consultation for this proposal on September 9, 2020. The Commissioners were generally supportive of the size, scale, massing, and architectural detailing of the proposed addition. The HPC also voiced their support for enclosing the side porch.

The Commission was almost uniform in finding the mudroom addition was incompatible with the historic character of the house and needed to be revised. Additionally, the Commission was not supportive of extending the front porch across the full-width of the house. The front porch proposal has been eliminated from the scope of work. The applicants also proposed a different hardscape scheme for the front yard; this proposal has been simplified in the current application.

The applicants have made revisions to the design based on HPC feedback and have returned for a HAWP.

PROPOSAL

The applicants propose to construct a two-story addition at the rear, enclose the side porch to create a one-story side addition, remove the existing driveway with curb cut, and install a new curb cut and parking pad on the left side of the 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 the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

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.

1 The Preliminary Consultation Staff Report can be found here: https://montgomeryplanning.org/wp-content/uploads/2020/09/III.B-13-Grafton-Street-Chevy-Chase.pdf with the audio recording of the meeting here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=e4693bc3-f463-11ea-b6a9-0050569183fa (the hearing for this proposal starts at approximately 3:05:00.)
“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 state three basic policies that should be adhered to, including:

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.

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

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

The Guidelines that pertain to this project are as follows:

- **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.
- **Fences** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **Lot coverage** should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- **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.
- **Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- **Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated.
- **Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- **Tree removal** should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

Additional basic policies that should be adhered to include:

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 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

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

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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

The subject property is a two-story, Prairie house with a shallow hipped roof and a large overhang. The house retains many of its historic features including stucco siding and multi-lite sash windows. There is a small, open side porch on the left elevation. In the northeast corner of the house, there are filled-in openings on the first and second floors. The Sanborn maps show this corner of the house is “Open” but provides no additional detail. This was likely a sleeping porch. The subject property has a twin at 15 Grafton, which has been altered from its historic configuration. The applicants propose to enclose the
historic side porch, construct an addition at the rear of the house, construct a rear porch, and alter the hardscape by relocating the curb cut and driveway.

**Figure 2: Front elevation of 13 Grafton Street.**

**Side Porch Enclosure**
The applicant proposes to enclose the side porch with multi-lite casement windows. The *Design Guidelines* state that side porches have been successfully enclosed and are approvable if compatibly designed. No other alterations are proposed for the side porch. The HPC voiced their support for enclosing the side porch. Staff finds that the porch enclosure is compatible with the character of the house and its approval is supported under the *Design Guidelines*.

**Building Addition**
The applicant proposes to construct a two-story addition at the rear, 21’ 5” (twenty-one feet, five inches) deep by 34’ 4” (thirty-four feet, four inches). This dimension is a 10% reduction from the proposal submitted at the preliminary consultation. The addition will be inset by 2’ (two feet) from the historic wall planes. The exterior of the addition will be pebble dash stucco to match the historic and will utilize Pella Architect Series aluminum clad twelve-over-one sash windows throughout. The previous proposal called for one-over-ones, however, the applicants determined this was more in keeping with the character of the house. Due to the placement of the addition, these windows will not be visible from the public right-of-way. The addition’s roof will match the pitch of the historic hipped roof, with a slight inset from the historic roof plane. Because of the low roof pitch and the change in grade, the roof surface is not visible from the surrounding district.

The applicant proposes to install a first-floor mudroom on the west elevation behind the side porch. The mudroom will be inset by 1’ 6” (one foot, six inches) from the wall plane of the side porch to reduce its visual impact. The exterior treatment of the mudroom will match the stucco, casement windows, and flat roof of the porch. At the preliminary consultation, the HPC found the previous design of the mudroom to be out of character with the house and an incompatible addition. Staff finds the revisions are in keeping
with the architectural character and style of the historic house and support its approval under the Design Guidelines and 24A-8(b)(2).

**Rear Porch/Deck**
At the rear of the house, the applicant proposes to install a wrap-around porch. The porch at the rear wall will have a flat roof and will be supported by Duracraft Composite square columns with a wood railing and stairs. The northwest corner of the porch will not have a roof but will continue the wood railing. The entrance to the mudroom on the west elevation will have a small roof, matching the detail at the rear.

Staff finds this porch is compatible with the design of the house and will not detract from its character or historical features. It is possible that the northwest corner of the entrance to the mudroom will be visible from the public right-of-way, but will otherwise not be visible. The Design Guidelines state that porches not visible from the right of way should be reviewed under moderate scrutiny. Staff finds under this standard, the porch is compatible with the house and surrounding district and should be approved.

**Hardscape Alterations**
The subject house is oriented to the right of the lot. The existing driveway is a ribbon drive with a combination of gravel and broken concrete along the right (east) property boundary. The drive is too narrow for a car to pass between the house and the fence along the property boundary. In the rear of the lot, on the right side, there is a concrete pad where the historic garage was located. The garage was removed, however, Staff cannot find the date of that demolition (it could have happened before the district was established). The applicant proposes to remove the driveway, rear concrete pad, and curb cut. Staff finds that these features do not add to the historic character of the site or district and no longer effectively serve their historic purpose and recommends the HPC approve their removal.

In the front, to the left of the house, the applicant proposes installing a new curb cut and driveway that extends to align with the front wall plane of the front porch. No trees in excess of 6” (six inches) d.b.h. will be removed to accommodate the proposed drive, therefore this work needs to be reviewed under lenient scrutiny. The drive will be constructed out of permeable blocks set in a herringbone pattern, with mulch edging; and will measure approximately 10’ (ten feet) wide before it widens to 15’ (fifteen feet) at the rear. Staff finds the proposed block is a compatible material. Due to the change in grade, a retaining wall needs to be installed. The proposed retaining will vary in height but will be a maximum of 24” (twenty-four inches) and will be constructed out of poured concrete. The note in the site plan states that it will “match the original concrete walkway.” More specifications for the material were not provided. Staff finds that a historically-appropriate concrete would be a compatible material. However, due to the jarring appearance of modern white concrete, Staff recommends the HPC include a condition on their approval of this HAWP that the concrete retaining wall needs to match the tint and aggregate composition of the historic concrete. Final approval authority of this condition can be delegated to Staff to ensure conformance.

While the proposal will effectively serve as a parking pad because it does not extend to the rear of the property, its form and placement are consistent with the appearance of a driveway. The proposed hardscape alterations will result in a reduction in lot coverage. Staff recommends approval of the hardscape alterations under the Design Guidelines and 24A-8(b)(2) and (d).

**STAFF RECOMMENDATIONS**

Staff recommends that the Commission approve the HAWP application with one condition:

1. The concrete mix proposed for the retaining wall needs to match the historic in tint and aggregate content. Final approval authority for this condition is delegated to Staff to confirm this condition has been met;
under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Chevy Chase Village District Design Guidelines;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Norah & Diogo Coelho
E-mail: diogocoelho@icloud.com
Address: 13 Grafton St
City: Chevy Chase, MD  Zip: 20815
Daytime Phone: (202) 570-7035
Tax Account No.: _________________________

AGENT/CONTACT (if applicable):

Name: Douglas Mader, AIA
E-mail: dmaderaia@aol.com
Address: 11307 Rokeby Avenue
City: Bethesda, MD Zip: 20896
Daytime Phone: (301) 466-1378
Contractor Registration No.: _______________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 35/13

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Village

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

Building Number: 13 Street: Grafton St
Town/City: Chevy Chase
Nearest Cross Street: Cedar Parkway
Lot: 1 & 19 Block: 24 Subdivision: ______ Parcel: ______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction  ☑ Deck/Porch  ☐ Shed/Garage/Accessory Structure
☐ Addition  ☐ Fence  ☐ Solar
☐ Demolition  ☑ Hardscape/Landscape  ☐ Tree removal/planting
☐ Grading/Excavation  ☑ Roof  ☐ Window/Door
☐ Other:____________________________

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

Signature of owner or authorized agent  Date 09/19/2020
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norah &amp; Diogo Coelho</td>
<td>Douglas Mader</td>
</tr>
<tr>
<td>13 Grafton St</td>
<td>11307 Rokeby Avenue</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Garrett Park, MD 20896</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowdy Train / Georgina Sanger</td>
</tr>
<tr>
<td>11 Grafton St</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

| John Davis / P.A. Murphy                              | Paul Berman / Laura Dickinson                   |
| 7 Hesketh St                                           | 9 Hesketh St                                    |
| Chevy Chase, MD 20815                                  | Chevy Chase, MD 20815                           |
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

13 Grafton St, built in 1908, is a 2,448 sqft, two-storey house with a low-pitched roof, squared in shape, pebble dash stucco finish with an in-ground basement and a front & side porch. The house is Prairie Style with large window openings, painted wood shutters, deep roof overhang and asphalt flat roof. 13 Grafton St originally had a corrugated iron garage in the back garden, per the Sanborn Map and Historic District Map, but only the foundations are remaining and visible in the backyard. 13 Grafton St and 15 Grafton St were built as twin houses, looking identical, however 15 Grafton St had the front porch roof extended and an addition added c. 25 years ago. The lot size is 8,750 square feet, with steps leading from the street up to the front lawn and from the lawn up to the front door and a gravel narrow driveway that extends to the back of the home. Approximately 20 years ago when owned by prior owners, following a fire, the kitchen was extended into an enclosed back porch and a powder room added on the first floor and a laundry room added to what was a probable sleeping porch on the second floor. In 2009 a packaged AC unit was added to the top of the roof. The house is a 'contributing resource' to Chevy Chase Village.

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

The proposed work includes a basement, main level, and second level addition to the rear of the historic house, inset 1' from both sides of the historic house, adding a 735 sq ft footprint. The material of the addition is also pebble dash stucco finish as the historic house. The windows in the addition will be a combination of 12-over-one sash and awning windows in the basement.

The improvements also include:

- The construction of a first floor rear porch and wrap-around rear / side deck and under deck area.

- Removal of the concrete slab foundation of the original garage from the backyard.

- Replacement of the narrow driveway by another driveway on opposite side of the plot with low retaining walls, allowing for simultaneous charging of 2 Electric Vehicles and easier access to the house. The paving material of the driveway is Permeable Pavers and the material of the wall is concrete to match the existing walkway leading to the house.

- Replacement of the current asphalt membrane of the flat roof for new TPO membrane, including Soffit and Fascia repairs.

- Enclose the side porch keeping the current porch footprint by adding casement windows to the porch openings.

- Construction of a mud room, behind the existing open porch inset by 1’6”, with wood-clad casement windows and matching flat roof and Tudor Arch proportions to the enclosed side porch. Material is coarse-textured material.
<table>
<thead>
<tr>
<th>Work Item 1:</th>
<th>New Addition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
</tr>
<tr>
<td></td>
<td>New 2-Story addition with wrap-around porch in the rear</td>
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</tbody>
</table>

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<thead>
<tr>
<th>Work Item 2:</th>
<th>Removal of concrete foundation in the backyard and driveway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
</tr>
<tr>
<td>Existing concrete foundation was part of an original corrugated metal garage</td>
<td>Removal of both existing concrete foundation and driveway and replace it with garden and vegetation.</td>
</tr>
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<td></td>
<td>Add 1 short driveway in the front of house, opposite side of current driveway, with low retaining walls and Electric Vehicle charging point.</td>
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<tr>
<th>Work Item 3:</th>
<th>Side Porch Enclosure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
</tr>
<tr>
<td>Open porch with concrete slab and flat roof</td>
<td>- Enclose the side porch keeping the current porch footprint by adding wood-clad casement windows to the porch openings.</td>
</tr>
</tbody>
</table>
### Work Item 4: New Mud Room

<table>
<thead>
<tr>
<th>Description of Current Condition</th>
<th>Proposed Work</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>- Construction of a mud room, behind the existing open porch inset by 1'6”, with wood-clad casement windows and matching flat roof, fascia and Tudor Arch proportions to the enclosed side porch. Material is coarse-textured material.</td>
</tr>
</tbody>
</table>
GENERAL NOTES:
1. Property shown in Montgomery County Tax Assessment Map MN-41.
2. All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
3. The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4386 at Folio 486.
4. The information shown heron has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
5. P.O.L. indicates a point set on the property line.
R.B.C. indicates a Reber & Cap Set or Found.
—_—_—_—_—_—_— Indicates overhead wires.

SURVEYOR'S CERTIFICATE
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HERON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MASSES HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."

MATTHEW K. BREDEN
MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 25406
Expires: 06-06-2023

REFERENCES

| PLAT BK. | 2 |
| PLAT NO. | 106 |

DATE OF LOCATIONS

LINER: 4386
FOLIO: 486
PROP. CURS.: 09-25-2019

SCALE: 1" = 20'

WALL CHECK:

DRAN BY: M. PAGAN

FEB NO: 25-0522-3-B

PLAT OF SURVEY
BOUNDARY
PART OF LOT 1 & LOT 19, BLOCK 24
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

SNIPE & ASSOCIATES
LAND SURVEYORS
19044 Amherst Drive
Georgetown, Maryland 20874
301/946-3100, Fax 301/946-1388
WWW.SNIPEANDASSOCIATES.COM
GENERAL NOTES:
1. Property shown in Montgomery County Tax Assessment Map MN-41.
2. All property corners have been recovered or set and verified per a field survey performed September 29, 2019.
3. The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4586 at Folio 488.
4. The information shown herein has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
5. P.O.L. indicates a point set on the property line. R.B.C. indicates a Rebar & Cap Set or Found.

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Tree Survey

PART OF LOT 1 & LOT 19
3,790 S.F. — TAX RECORD
8,808 S.F. — SURVEY

24" diameter
Willow Oak

16" diameter
Hackberry

36" diameter
Walnut

14" diameter
Redbud

40" diameter
Elm

14" diameter
Tulip

---

Tree Survey

PART OF LOT 1 & LOT 19, BLOCK 24
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE INFORMATION SHOWN HEREIN HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY TAXES HAVE BEEN DETERMINED ON PLACES IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND.

MATTHEW S. BARB
MONTGOMERY COUNTY PROFESSIONAL LAND SURVEYOR REG. NO. 241008
Expiring: 05-06-2020

REFERENCES

PLAT BK. 2
PLAT NO. 106
LINES 4388
FOLO 4388

DATE OF LOCATIONS
SCALE: 1" = 20'

WALL CHECK:
HSE. LOC:
PROF. CURS: 09-25-2019

DRAW BY: M. PAGAN

WWW.SNIDERSURVEYS.COM

SNIDER & ASSOCIATES
19544 Armorith Drive
Germantown, Maryland 20874
301/946-5100, Fax 301/946-7353

INSET (N.T.S.)
13 GRAFTON ST, CHEVY CHASE
SOUTH FACADE
EXISTING

ASPHALTE MEMBRANE ROOF

EPDM MEMBRANE ROOF

COARSE-TEXTURED STUCCO

ARCHITECTURE
PLANNING

Norah & Diogo Coelho

location

13 GRAFTON ST
CHEVY CHASE
MD 20815

SOUTH FACADE
EXISTING

ARCHITECTURE
PLANNING

design
phase
scales

sheet no.
signature
draft

00C

A01.ARQ.REN 15

SEPT 2020
13 GRAFTON ST, CHEVY CHASE
EAST FACADE
EXISTING

Norah & Diogo Coelho
location
13 GRAFTON ST
CHEVY CHASE
MD 20815
Financial
EAST FACADE
EXISTING

ARCHITECTURE
PHILOMUS
1:100
SEPTEMBER 2020
13 GRAFTON ST, CHEVY CHASE
NORTH FACADE
EXISTING

- ASPHALTE MEMBRANE ROOF
- EPDM MEMBRANE ROOF
- NON-HISTORIC PAINTED GROOVED PLYWOOD PANELING
- COARSE-TEXTURED STUCCO
- NON-HISTORIC WOOD REAR STAIR AND RAILINGS
- NON-HISTORIC WOOD REAR STAIR AND RAILINGS

 NORTH FACADE
EXISTING

Norah & Diogo Coelho
location
13 GRAFTON ST
CHEVY CHASE
MD 20815

ARCHITECTURE
PLANNING

A01.ARQ.REN 18
Lot Size: 8750 sq ft

Proposed Lot Coverage (Village Code Sec. 8-17 (m) (3)): 4222 sq ft < 7500 sq ft

<table>
<thead>
<tr>
<th>Proposed Gross Floor Area (GFA) - Village Code Sec. 8-17 (m) (3)</th>
<th>4222 sq ft &lt; 7500 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Sq. footage of main level (including enclosed porches):</td>
<td>2233 sq ft</td>
</tr>
<tr>
<td>2. Sq. footage of second level:</td>
<td>1989 sq ft</td>
</tr>
<tr>
<td>3. Sq. footage of attic space (Code Sec. 8-1(m)(1)b.)</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>4. Sq. footage of basements and cellars (Code Sec. 8-1(m)(1)e.):</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

Total Gross Floor Area: 4222 sq ft

Proposed Floor Area Ratio (FAR - Village Code Sec. 8-1): 0.46 < 0.5

<table>
<thead>
<tr>
<th>Proposed Floor Area Ratio (Line 2 / Line 1): 0.46 &lt; 0.5</th>
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<tr>
<td>1. Lot size: 8750 sq ft</td>
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<tr>
<td>2. Total proposed GFA: 4222 sq ft</td>
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<td>3. Floor Area Ratio (Line 2 / Line 1) = 0.46</td>
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</table>
MATERIALS LEGEND

1. TPO ROOF MEMBRANE
2. WOOD-CLAD DOUBLE HUNG WINDOWS - PELLA ARCHITECT RESERVE SERIES
3. FIBERGLASS BASEMENT WINDOWS - PELLA ARCHITECT RESERVE SERIES
4. WOOD-CLAD CASEMENT WINDOWS - PELLA ARCHITECT RESERVE SERIES
5. HARDIE TRIM BOARD SMOOTH - WHITE
6. HARDIE TRIM BOARD COARSE-TEXTURED
7. SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
8. WOOD RAILING AND STAIRS - WHITE
9. SMOOTH CONCRETE
10. DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
11. ALUMINUM FAÇADE TRIM CUSTOM BENT TO MATCH HISTORIC
12. WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES

13 GRAFTON ST, CHEVY CHASE
SOUTH FACADE
PROPOSED

Norah & Diogo Coelho

ARCHITECTURE
PLANNING

DDC

(C) 2020

SOUTH FAÇADE
PROPOSED

location
applicant

13 GRAFTON ST
CHEVY CHASE
MD 20815

architect: Norah & Diogo Coelho

phase

A01.ARQ.REN 6
SEPTEMBER 2020

scales

job #drawing #rev
description
design date

drawn by
signature
13 GRAFTON ST, CHEVY CHASE
EAST FACADE
PROPOSED

EAST FAÇADE
PROPOSED

1:100

1. CHARCOAL-FOCUED STUCCO
2. SMOOTH-TEXTURED STUCCO
3. CONCRETE FOUNDATION WALLS
4. PRO-FAST MEMBRANE
5. DURACRAFT COMPOSITES CLASSIC SQUARE COLUMN - WHITE
6. WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
7. WOOD-CLAD CASEMENT WINDOWS - PELLA ARCHITECT RESERVE SERIES
8. FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
9. ALUMINUM FAÇADE TRIM CUSTOM BENT TO MATCH HISTORIC
10. HARDIE TRIM SMOOTH - WHITE
11. WOOD RAILING & STAIRS - WHITE
12. SMOOTH CONCRETE

MATERIALS LEGEND

Norah & Diogo Coelho
phase
ARCHITECTURE
PLANNING
A01.ARQ.REN 8
SEPTEMBER 2020
DDC

25
NORTH FACADE
PROPOSED

MATERIALS LEGEND

1. CHARLESTON STONE BEADBOARD DOOR - PELLA ARCHITECT RESERVE SERIES
2. HARDIE TRIM BOARD SMOOTH - WHITE
3. DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
4. ALUMINUM FASCIA TRIM CUSTOM BENT TO MATCH HISTORIC
5. HARDIE TRIM BOARD SMOOTH - WHITE
6. SMOOTH CONCRETE
7. WOOD DOOR, CLEAR HALF LITE GLASS WITH TRANSOM 108”x36”
8. FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
9. SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
10. SMOOTHER CONCRETE
EXISTING FLAT ROOF, FRONT PORCH

NEW FLAT ROOF, REAR PORCH

NEW FLAT ROOF, SIDE PORCH & MUD ROOM

±1.25:12

13 GRAFTON ST, CHEVY CHASE

NEW ROOF ADDITION, SAME SLOPES, MATERIALS, OVERHANGS AND GUTTERS TO EXISTING ROOF

EXISTING ROOF, ORIGINAL HOUSE WALL BELOW

NEW ROOF ADDITION, SIMILAR SLOPES, MATERIALS, OVERHANGS AND GUTTERS TO EXISTING ROOF

EXISTING ROOF, SPARE ROOM

+1.25:12

+1.25:12

+1.25:12

+1.25:12

+1.25:12

+1.25:12

13 GRAFTON ST
CHEVY CHASE
MD 20815

Norah & Diogo Coelho

ARCHITECTURE

PLANNING

PROPOSED

A01.ARG.REN

SEPTEMBER 2020

DDC16

30

ADT AND REV

18 0
REAR PORCH - PROPOSED

NORTH ELEVATION

ALUMINUM FASCIA TO MATCH HISTORIC

TPO FLAT ROOF MEMBRANE

NEW COLUMN TO SUPPORT ROOF TERRACE SQUARE 12"x12"

SQUARE 12"x12"

NEW BEAM TO SUPPORT ROOF TERRACE 8"x12"

WOOD BEAM

REAR PORCH INSET 2' FROM SIDE OF THE ADDITION

WOODEN STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE

WOODEN HANDRAIL & STAIRS - WHITE
13 GRAFTON ST, CHEVY CHASE
SOUTH FACADE - EXISTING

- Deep overhang roof
- Low stuccoed walls
- Enclosed side terraces
- Smooth-textured stucco on block foundation walls

13 GRAFTON ST, CHEVY CHASE
SOUTH FACADE - PROPOSED

- Side porch enclosure with casement windows
- Deep overhang roof
- Low stuccoed walls
- Enclosed side terraces
- Smooth-textured stucco on block foundation walls

MATERIALS LEGEND
1. DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
2. WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
3. HARDIE TRIM BOARD SMOOTH - WHITE
4. COARSE-TEXTURED STUCCO
5. SMOOTH-TEXTURED STUCCO
6. WOOD RAILING AND STAIRS - WHITE
7. ASPHALT MEMBRANE ROOF
8. DEEP OVERHANG ROOF
9. LOW STUCCOED WALLS
10. ENCCLOSED SIDE TERRACES
11. SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS

12. WOOD-CLAD DOUBLE HUNG WINDOWS - PELLA ARCHITECT RESERVE SERIES
13. FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
14. ALUMINUM FACADE TRIM CUSTOM BENT TO MATCH HISTORIC
15. HARDIE TRIM BOARD SMOOTH - WHITE
16. WOOD RAILING AND STAIRS - ANTIQUE
17. SMOOTH CONCRETE

Norah & Diogo Coelho
ARCHITECTURE
DDC

Job: 13 GRAFTON ST
Chevy Chase, MD 20815

Design: SOUTH FACADE
EXISTING vs. PROPOSED
MATERIALS

ARCHITECTURE
PLANNING

Date: SEPTEMBER 2020

DDC
WW
2020-01-01

Page 9
13 GRAFTON ST, CHEVY CHASE

EAST FACADE - EXISTING

- RESTORED ORIGINAL MONUMENTAL WINDOWS
- NON-HISTORIC PAINTED GROOVED PLYWOOD PANELING
- NON-HISTORIC WOOD REAR STAIR AND RAILINGS

EAST FACADE - PROPOSED

- REPLACEMENT OF NON-HISTORICAL WINDOW WITH REPLICA HISTORIC WINDOW WITH DIAMOND GRILLE
- NEW REAR PORCH
- REPLACE NON-HISTORIC PAINTED PLYWOOD SIDING WITH STUCCO TEXTURED TO MATCH SURROUNDING WALL

MATERIALS LEGEND

- ASPHALT MEMBRANE ROOF
- WOOD-CLAD DOUBLED-SIDE DOOR - PELLA ARCHITECT RESERVE SERIES
- FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
- WOOD-CLAD CASEMENT WINDOWS - PELLA ARCHITECT RESERVE SERIES
- HARDIE TRIM BOARD SMOOTH - WHITE
- SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- SMOOTH CONCRETE
- DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- ALUMINUM FACIA TRIM CUSTOM BENT TO MATCH HISTORIC
- HARBOR TRIM SEAGREY SMOOTH - WHITE
- WOOD RAILING AND STAIRS - WHITE
- SMOOTH CONCRETE
13 GRAFTON ST, CHEVY CHASE
NORTH FACADE - EXISTING

13 GRAFTON ST, CHEVY CHASE
NORTH FACADE - PROPOSED

ADDITION INSET BY 2' FROM HISTORIC HOUSE

NEW REAR PORCH
COARSE-TEXTURED STUCCO FINISH

NEW SIDE PORCH WITH FLAT ROOF INSET BY 1'6" FROM HISTORIC HOUSE

ADDITION INSET BY 1' FROM HISTORIC HOUSE

NON-HISTORIC PAINTED GROOVED PLYWOOD PANELING
NON-HISTORIC FRENCH DOORS
NON-HISTORIC WOOD REAR STAIR AND RAILINGS

NON-HISTORIC WINDOWS

PORCH INSET BY 2' FROM ADDITION

1'-6"
2'-0"

MATERIALS LEGEND

1. Coarse-Textured Stucco
2. Smooth-Textured Stucco
3. Skid-Proof Foundation Walls
4. Asphalt Membrane Roof
5. Duracraft Composite Classic Square Column - White
6. Wood-Clad Quad Sliding Door - Pella Architect Reserve Series
7. Wood-Clad Double Hung Windows - Pella Architect Reserve Series
8. Wood-Clad Casement Windows - Pella Architect Reserve Series
9. FiberGlass Basement Windows - Pella Impervia Series
10. Aluminum Fascia Trim Custom Bent to Match Historic
11. Hardie Trim Siding Smooth - White
12. Wood Railing and Stairs - White
13. Smooth Concrete

Norah & Diogo Coelho

13 GRAFTON ST
CHEVY CHASE
MD 20815

ARCHITECTURE
PLANNING

A01.ARG.REN 22
SEPTEMBER 2020

ASCD
ADD ADD. PLAN

38
22
13 GRAFTON ST, CHEVY CHASE
WEST FACADE - EXISTING

13 GRAFTON ST, CHEVY CHASE
WEST FACADE - PROPOSED

ENCLOSURE OF SIDE PORCH WITH CASEMENT WINDOWS IN OPENINGS FOR NEW HOME OFFICE
NEW STUCCO 1-STORY MUD ROOM WITH FLAT ROOF
NEW REAR PORCH

MATERIALS LEGEND
1 ASPHALT MEMBRANE ROOF
2 SMOOTH-TEXTURED STUCCO
3 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
4 PROTECTIVE MEMBRANE
5 DURACRAFT COMposites CLASSIC SQUARE COLUMN - WHITE
6 WOOD-CLAD SLIDING GLASS DOOR - PELLA ARCHITECT RESERVE SERIES
7 WOOD-CLAD CASEMENT WINDOWS - PELLA ARCHITECT RESERVE SERIES
8 FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
9 ALUMINUM FASCIA TRIM CUSTOM DESIGN TO MATCH HISTORIC
10 HARDIE TRIM BOARD SMOOTH - WHITE
11 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
12 SMOOTH CONCRETE
13 SMOKY-WOOD RAILING AND STAIRS - WHITE
14 DURACRAFT COMposites CLASSIC SQUARE COLUMN - WHITE
15 WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
16 SMOOTH CONCRETE
17 SMOOTH CONCRETE
13 GRAFTON ST, CHEVY CHASE
RETAINING WALLS PROPOSED

MATERIALS LEGEND
1. GRADE-TEXTURED STUCCO
2. SMOOTH-TEXTURED STUCCO
3. FIBERGLASS MEMBRANE
4. ACRYLIC COMPOSITE CLASSIC SQUARE COLUMN - WHITE
5. WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
6. FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
7. HARDIE TRIM BOARD SMOOTH - WHITE
8. SMOOTHER CONCRETE
9. COARSE-TEXTURED STUCCO
10. SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
11. WOOD RAILING AND STAIRS - WHITE
12. WOOD CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
13. DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
14. WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
15. SMOOTHER CONCRETE
16. ALUMINUM FASCIA TRIM CUSTOM BENT TO MATCH HISTORIC
17. HARBOR TRIM SCAFFOLD SMOOTH - WHITE
18. TPO ROOF MEMBRANE
19. LOW RETAINING CONCRETE WALL TO MATCH ORIGINAL CONCRETE pathway
20. CONCRETE APRON
21. 3% Inclination
22. LOW RETAINING CONCRETE WALL TO MATCH ORIGINAL CONCRETE pathway
23. CURB
24. SIDEWALK
25. STREET

ARCHITECTURE: Norah & Diogo Coelho
PLANNING: Norah & Diogo Coelho

DDC
ARCHITECTURE
PLANNING
REV

SEPTEMBER 2020

Phase: ARCHITECTURE

13 GRAFTON ST
CHEVY CHASE
MD 20815

Norah & Diogo Coelho

Sheet A01.ARQ.REN 24
## HISTORIC AREA WORK PERMIT

### CHECKLIST OF APPLICATION REQUIREMENTS

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<td>Siding/Roof Changes</td>
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13 Grafton St, Chevy Chase, MD

South Façade
13 Grafton St, Chevy Chase, MD

South Façade & Front Lawn
13 Grafton St, Chevy Chase, MD

Driveway
13 Grafton St, Chevy Chase, MD

13 Grafton St and its twin house, 15 Grafton St
13 Grafton St, Chevy Chase, MD

East Façade
13 Grafton St, Chevy Chase, MD

Concrete foundation in backyard
13 Grafton St, Chevy Chase, MD

West Façade
New proposed location for the driveway

5” diameter tree to stay on neighbor’s side

3.5” diameter tree to be removed

3” diameter tree to be removed
Existing walkway leading to the house
Exquisitely designed windows and doors with unparalleled historical detailing.

- **Historical details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**
  Featuring the industry’s only foam spacer solution, Pella’s Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry’s deepest sash dimension.

- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**
  From preliminary drawings to installation, Pella’s expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**
  Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetic view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**
  Create a custom exterior color to meet your design needs or choose from 27 standard color options. Interior finish options are available in four paints, eleven stains and primed and ready-to-paint.

- **ENERGY STAR® certified**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2020.¹

- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:

---

¹² See back cover for disclosures.
Pella® Impervia® FIBERGLASS

The strongest most durable material available for windows and doors.¹

- **100X MORE IMPACT RESISTANT**²
  Pella Impervia products are made from our patented Duracast® material and are on average 100x more impact-resistant than a leading composite product.²

- **SUPERIOR PERFORMANCE**
  Our patented Duracast® material was designed to withstand extreme heat, subzero cold and the rigorous performance requirements of a commercial building — a great solution for almost any project.³

- **RESISTS FADING AND SCRATCHING**
  Our long-lasting powder-coat finish resists chalking, fading and scratching, and keeps your modern style windows looking great for years. Available in five colors.

- **SLIM SIGHTLINES, MORE GLASS**
  Intentionally designed products made with exceptionally strong fiberglass, allow you to create bold designs with slim profiles and more visible glass.

- **EXCEPTIONAL MULLING CAPABILITIES**
  The superior strength of Pella’s fiberglass allows you to combine standard and special-sized windows together to create larger, unique combinations, made just for your remodel or new construction project.

- **ENERGY STAR® CERTIFIED**⁴
  Pella Impervia products with dual-pane glass offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **TESTED BEYOND REQUIREMENTS**
  We test beyond requirements so you can trust our products to perform. Tested from -40°F to 180°F, our patented five-layer fiberglass composite can handle some of the harshest conditions.³

- **THE CONFIDENCE OF A STRONG WARRANTY**
  Backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties.

- **DUAL-COLOR FRAMES**
  Complement interior and exterior styling with dual-color frames. Pair a white interior with one of five exterior colors or choose a solid-color frame available in a variety of colors, including black.

**AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:**

Fixed and special shape windows also available.

---

¹ See back cover for disclosures.
² 13 Grafton St, Chevy Chase, MD
³ Proposed New Basement Windows
⁴ See 52mer for disclosures.
Aqualine Ashlar Permeable Paver for Patio, Pool, Driveway, Walkway

Proposed Permeable Pavers for Driveway

Aqualine™ Series

ENVIRONMENTAL

APPLICATIONS:

- WALKWAYS
- PATIOS
- DRIVEWAYS
- POOLS

PRICING:

$  

Aqualine permeable pavers work equally well for pedestrian and vehicular applications. Featuring a smooth surface and a wide variety of color options for the ultimate in design flexibility.

Aqualine permeable pavers can eliminate stormwater runoff and improve water quality plus eliminate the need for traditional drainage and detention requirements, saving space and money.

- Interlocking blind spacer bars for increased structural performance and aesthetics