EXPEDITED  
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT  

| Address:  | 5 Grafton Street, Chevy Chase | Meeting Date: | 3/24/2021 |
| Resource: | Contributing Resource (Chevy Chase Village Historic District) | Report Date: | 3/10/2021 |
| Review: | HAWP | Tax Credit: | Partial |
| Permit Number: | 944005 | Staff: | Michael Kyne |

PROPOSAL: Various alterations to previous HAWP including building and hardscape alterations

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STAFF RECOMMENDATION:

- [x] Approve
- [ ] Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District  
STYLE: Craftsman/Bungalow  
DATE: c. 1892-1916

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

The applicants previously appeared before the Commission with a proposal for rear dormer additions and other building alterations. The proposal was heard as a preliminary consultation at the August 12, 2020 HPC meeting and as a HAWP application at the September 9, 2020 HPC meeting.1

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

- Replace all existing non-historic windows and doors with historically appropriate windows and doors (i.e., aluminum clad wood windows and patio doors with permanently affixed interior and exterior muntins and spacer bars).
- Remove the non-historic high gable windows on west (left) and east (right) elevations of the historic house and infill with cedar siding to match the existing.
- Remove the non-historic corner windows in the 1987 west (left) side addition and infill with cedar siding to match the existing.
- Rearrange the previously altered window pattern on the east (right) elevation of the historic house.
- Alter the existing window arrangement on the rear elevation of the existing additions.
- Remove the existing stone garden/retaining walls and lowered terrace to the basement at the south (front) of the 1987 west (left) side addition, and construct a new areaway with stone veneer walls and risers, flagstone treads and caps, and painted metal handrails/guardrails in their place.
- Replace the existing non-historic PVC front balcony/terrace railing with a more compatible millable and paintable composite railing system, with hidden fasteners and details to more closely match the covered front porch railing.
- Increase the depth of the previously approved window well on the southeast (front/right) corner of the historic house, and replace the associated below grade egress window with a taller egress window.

**APPLICABLE GUIDELINES:**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

1 Link to August 12, 2020 preliminary consultation staff report:
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.

(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)

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.

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

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 RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the condition, is consistent with the Chevy Chase Village Historic District Guidelines, 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 an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Richard Perle & Leslie Barr Trust
Address: 5 Grafton Street
Daytime Phone: 301-793-4612

E-mail: jonathan@perle.org
City: Chevy Chase
Zip: 20815
Tax Account No.: 00457963

AGENT/CONTACT (if applicable):
Name: Luke Olson
Address: 7735 Old Georgetown Rd Ste 700
Daytime Phone: 240-333-2021

E-mail: lolson@gtmarchitects.com
City: Bethesda
Zip: 20814
Contractor Registration No.: ________________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property ________________

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

No/Individual Site Name ________________

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.

Are other Planning and/or Hearing Examiner Approvals/Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 5
Street: Grafton
Town/City: Chevy Chase
Nearest Cross Street: Chevy Chase Circle
Lot: 3 & pt 4
Block: 25
Subdivision: CC sec 2
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  3-3-2021

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

Exg. 2-story shingle-style home. Formerly a craftsman bungalow (circa 1892-1916), the resource has been extensively modified on all sides as a part of the renovations and additions constructed in the years 1978, 1987 and 2000. Previous revisions approved as a part of HAWP application 923964 (case #35/13-20AA approved at 9/9/2020 HPC meeting)

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

Replace existing non-historic windows and doors. Remove non-historic high gable windows on left and right side elevations and infill with cedar siding to match exg. Remove non-historic corner windows in 1987 addition and infill with cedar siding to match exg. Rework window layouts on right-side and rear elevations. Remove existing stone garden/retaining walls and lowered terrace to basement and replace with new areaway with stone veneer walls & risers, flagstone treads & caps, and ptd. metal handrails/guardrails. Replace existing non-historic pvc front balcony/terrace railing with more compatible composite railing system with hidden fasteners and profiles to more closely match front covered porch railing.
<table>
<thead>
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<th>Work Item 1:</th>
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<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
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## HISTORIC AREA WORK PERMIT
### CHECKLIST OF APPLICATION REQUIREMENTS

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<td>Additions/Alterations</td>
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<td>Deck/Porch</td>
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<td>Driveway/Parking Area</td>
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<td>Grading/Excavation/Landscaping</td>
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</table>
EXISTING WINDOW PHOTOS SHOWING PLASTIC JAMB LINERS, SPACER BARS AT SDL WINDOWS AND MODERN SASH LOCK HARDWARE

PHOTOS OF CURRENT 2ND FLOOR DECK RAILING WITH EXPOSED FASTENERS AS COMPARED TO MORE TRADITIONAL 1ST FLOOR PORCH RAILING
NEW DORMER W/ ROOFING & SIDING TO MATCH EXG., PTD. PVC TRIM

REPLACE FLOOR TO CEILING WINDOWS WITH NEW OPERABLE DOUBLE HUNG WINDOWS, REWORK LIGHT DIVISIONS TO MORE CLOSELY MATCH THOSE IN HISTORIC SECTION OF HOUSE, CENTER NEW WINDOWS ON DORMERS ABOVE TO PROVIDE MORE SYMMETRICAL REAR FAÇADE

REPLACE ALL EXISTING NON-HISTORIC WINDOWS AND DOORS WITH NEW CLAD WOOD S&D WINDOWS AND DOORS, MATCH EXISTING MUNTIN STYLE AND LIGHT DIVISIONS IN HISTORIC SECTION OF HOUSE

INFILL CORNER WINDOWS IN 1907 ADDITION
Unique Routed Rail System with Graspable Option

- Matte Finish – 100% Extruded Cellular PVC with Aluminum Reinforced Core
- Pre-routed for Easy Assembly
- Hollow and Glass Baluster Options
- 3-1/2” Width and 2-3/4” Graspable IRC Code R311.7.8.3 Compliant
- Hidden Stainless Steel Fasteners
- Patented Racking Stair System Rack Able Stair Kit for Rake Rail Runs between 18 & 40 Degrees
- Optional Stair Rail Kit for Rake Rail Runs Other than 18 & 40 Degrees. Baluster to be field trimmed.
- 1-1/4” Square Edge Balusters and Square Edge Posts
- 5” Standard Newel Cover; 6”, 8”, 10” and 12” Optional
- Injected Molded Cap & Trim Rings Available, Solid PVC Pyramid & Flat Caps Optional
- Spans up to 10 feet IBC Level Application
- Spans up to 10’ IRC Stair Application
- In House Custom Radius Capability
- Painting is not necessary, but can be Painted (LRV55 or Greater)

<table>
<thead>
<tr>
<th>PART #</th>
<th>DESCRIPTION</th>
<th>MINIMUM ORDER</th>
<th>QUANTITY REQUESTED</th>
<th>VALUE</th>
<th>EXTENDED PRICE</th>
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<td>INTEXRS600T</td>
<td>INTEX Liberty RS60 Trifold Pocket Literature, 4” x 9” Pack size 50 each.</td>
<td>1 pk</td>
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<td>$6.50</td>
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<td>RS60MS275</td>
<td>Sample Liberty 2-3/4” Graspable Top, Bottom Rail &amp; Reinforcement, Include Baluster &amp; Bracket</td>
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<td>$12.17</td>
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<td>RS60MS350</td>
<td>Sample Liberty 3-1/2” Top, Bottom Rail &amp; Reinforcement, Include Baluster &amp; Bracket</td>
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<td>RS60STAIRSAMP</td>
<td>RS60 Salesman Stair Sample, Routed Common Rails, with (2) Short Stair Balusters</td>
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<td>RS60RAILDISP</td>
<td>Display, RS60 Liberty Series, Include 3-1/2” and 2-3/4” (Graspable) Section, with 5” Newel, Molded Base Trim and Flat Cap. Includes Graphics and Literature</td>
<td>1 ea</td>
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UPS/FREIGHT COSTS

TOTAL COST CHARGED TO MARKETING SUPPORT FUND
RS60350

3\frac{1}{2}

3

2\frac{3}{4}

2\frac{5}{8}

RS60275

2\frac{3}{4}

3

2\frac{5}{8}
### Maximum On-Center Baluster Spacing Guide

<table>
<thead>
<tr>
<th>Baluster Style</th>
<th>Max Spacing</th>
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<tbody>
<tr>
<td>1-1/4” Square or Chamfered</td>
<td>5-1/8”</td>
</tr>
<tr>
<td>1-1/2” Square or Chamfered</td>
<td>5-3/8”</td>
</tr>
<tr>
<td>1-1/2” T1 Turned</td>
<td>4-15/16”</td>
</tr>
<tr>
<td>1-1/2” T2 Turned</td>
<td>4-3/4”</td>
</tr>
<tr>
<td>2” Square or Chamfered</td>
<td>5-7/8”</td>
</tr>
<tr>
<td>2” T1 Turned</td>
<td>4-11/16”</td>
</tr>
<tr>
<td>2” T2 Turned</td>
<td>4-13/16”</td>
</tr>
<tr>
<td>2-1/2” Square or Chamfered</td>
<td>6-3/8”</td>
</tr>
<tr>
<td>2-1/2” T1 Turned</td>
<td>5-3/16”</td>
</tr>
<tr>
<td>2-1/2” T2 Turned</td>
<td>5-1/4”</td>
</tr>
<tr>
<td>3-1/2” Square or Chamfered</td>
<td>7-3/8”</td>
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<tr>
<td>3-1/2” T1 Turned</td>
<td>5-7/16”</td>
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<tr>
<td>3-1/2” T2 Turned</td>
<td>6-1/4”</td>
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<tr>
<td>5” T1 Turned</td>
<td>6-15/16”</td>
</tr>
<tr>
<td>5” T2 Turned</td>
<td>7-3/4”</td>
</tr>
<tr>
<td>5” T3 Turned</td>
<td>6-15/16”</td>
</tr>
</tbody>
</table>

**TYPICAL ON-CENTER SPACING FOR 1-1/2” BALUSTERS**
Product Features

**Styles**
- Traditional, Push Out and Mission® options.

**Standard Features**
- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16” (116 mm) jamb construction
- LowE insulated glazing with 1/2” (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum clad in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

**Hardware**
Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

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**Glazing**
- LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.
- Simulated Divided Lites (SDL)
  - Ogee Profile — 3/4” (19 mm), 1 1/8” (30 mm), 2” (51 mm)
  - Purdy Profile — 5/8” (16 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)
- Square Profile (interior only) — 3/4” (19 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)
- Casing
  - Wood: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 5 1/2” (139 mm) Flat, Adams and Williamsburg.
  - Metal Clad: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 2” clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.
- Metal Clad Color Spectrum
  - All Palette colors, including anodized finishes. Available in Cyprium Collection.

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**Specifications**

**Standards**
Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

**Frame & Sash**
Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16” (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

**Alternate Species**
The entire Loewen product line is also available in optional Mahogany.

**Preserved Therative**
All wood parts are dipped in approved preservative.

**Glazing**
With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

**Insulating Glass**
Double or triple glass configurations with 1/2” (13 mm) airspace.

**LowE Systems**
LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

**Simulated Divided Lites (SDL)**
Standard SDL complete with airspace grillels, where available. Grille bars are permanently applied to the interior and exterior.

**Hardware Option**
Operator and sash locks are available in a variety of finishes. See section A.

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Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4” is shown as 19 mm for all glass measurements.)

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FINISH OPTIONS: REFER TO SECTION A.

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HARDWARE STYLES
<table>
<thead>
<tr>
<th>Traditional Casement</th>
<th>Mission® Casement</th>
<th>French Casement</th>
<th>Push Out Casement</th>
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<tbody>
<tr>
<td>Folding Crank Handle</td>
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<tr>
<td>Push Out Handle</td>
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<td></td>
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<tr>
<td>Multipoint Lock</td>
<td>X</td>
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</tr>
</tbody>
</table>

LEGEND: ● Standard ○ Optional

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FINISH OPTIONS: REFER TO SECTION A.

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Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography.
Casement Window
Wall Connection Detail

Head & Sill Detail

Plan View

Note:
• Other jamb widths available.
• All dimensions to have +/- 1/16” (2mm) tolerance.

Casement Window
Detail

Head & Sill Detail

Plan View

Note:
• Other jamb widths available.
• All dimensions to have +/- 1/16” (2mm) tolerance.
**Product Features**

**Styles**
- Double Hung, Single Hung, Radius Top and Cottage options.

**Standard Features**
- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16” (116 mm) jamb construction
- LowE insulated glazing with 1/2” (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum clad in a variety of standard colors, primed wood or clear exterior face
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

**Hardware**
- Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

**Glazing**
- LowE Double, LowE Triple and StormForce™. StormForce is not available on all products.

**Simulated Divided Lites (SDL)**
- Ogee Profile — 3/4” (19 mm), 1 1/8” (30 mm), 2” (51 mm)
- Putty Profile — 5/8” (16 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)
- Square Profile (interior only) — 3/4” (19 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

**Casing**
- Wood: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 5 1/2” (139 mm) Flat, Adams and Williamsburg.
- Metal Clad: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 2” clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

**Metal Clad Color Spectrum**
- All Palette colors, including anodized finishes.

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**Specifications**

**Standards**
- Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

**Frame & Sash**
- Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16” (116 mm) jamb.
- All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

**Alternate Species**
- The entire Loewen product line is also available in optional Mahogany.

**Preservative Treated**
- All wood parts are dipped in approved preservative.

**Glazing**
- With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

**Insulating Glass**
- Double or triple glass configurations with 1/2” (13 mm) airspace.

**LowE Systems**
- LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

**Simulated Divided Lites (SDL)**
- Standard SDL complete with airspace grilles, where available.
- Grille bars are permanently applied to the interior and exterior.

**Hardware Option**
- Operator and sash locks are available in a variety of finishes. See section A.

---

**LEGEND:**
- Standard
- Optional

<table>
<thead>
<tr>
<th>HARDWARE STYLES</th>
<th>ODDR Frames</th>
<th>E2/Double Single Hung</th>
<th>Option</th>
<th>Double Single Hung</th>
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</tbody>
</table>

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography.

Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4” is shown as 19 mm for all glass measurements.)

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography.
### Product Features

**Styles**
- Traditional
- French
- Cambertop
- Quarter Round
- Full Radius

**Standard Features**
- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb = 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

**Hardware**
Multiple hardware type and finish choices are available. See hardware finish options in section A for more information.

**Glazing**
- Low E Double
- LowE Triple and StormForce™, StormForce™
- Double or triple glass configurations with 1/2" (13 mm) airspace.

**Metal Cladding**
- Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding).

### Specifications

**Standards**
Most individual units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

**Panel & Frame**
Manufactured with Coastal Douglas Fir. Bronze anodized aluminum door sill with bronze vinyl extruded thermal break. All exterior wood components are factory primed unless specified as clear exterior. Minor scratches or abrasions are not considered defects.

**Alternate Species**
The entire Loewen product line is also available in optional Mahogany. Preservative Treated

**Preservative Treated**
All wood parts are dipped in approved preservative.

**Glazing**
With countless glazing configurations and glazing coatings options, we ensure that you can choose the perfect blend of protection and comfort.

**Insulating Glass**
Double or triple glass configurations with 1/2" (13 mm) airspace.

**LowE Systems**
LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

**Simulated Divided Lites (SDL)**
Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

### Hardware Styles

<table>
<thead>
<tr>
<th>Function</th>
<th>StormForce™</th>
<th>LowE Double</th>
<th>LowE Triple</th>
<th>Standard</th>
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<tbody>
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<td>Clear Douglas Fir Exterior Finish</td>
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<tr>
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</tr>
</tbody>
</table>

**VARIABLES**
- Finish
- Use for Egress
- Multi-point Hardware
- Durability
- Low Maintenance Metal Clad Exterior
- Clear Douglas Fir Exterior Finish
- Clear Mahogany Exterior Finish
- Cyprium Collection
- Performance
- StormForce™
- Vertical Grain Fir Panel

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com
Inswing French Terrace Door Detail

Head & Sill Detail

Glazing Stop Profiles

Casing

Note: • Other jamb widths available. • All dimensions to have +/- 1/16” (2mm) tolerance.

Inswing French Terrace Door Detail

Plan View

Glazing Stop Profiles

Casing

Note: • Other jamb widths available. • All dimensions to have +/- 1/16” (2mm) tolerance.
Loewen Sealed Units offer ideal solutions for any environment. With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort - no matter where you live.

**LowE Window Systems**

LowE is a high-performance glazing system that offers great thermal value in a variety of climate zones. They also protect furnishings by limiting much of the damaging ultraviolet radiation that causes fading and related damage. The charts on page A30 show the comparative performance of each Loewen Window System.

**LowE Double**

Double glazed, with one or more layers of LowE coating and 1/2" (13mm) airspace filled with Argon gas and stainless steel thermal spacer bar.

- Loewen standard 1/8" (3 mm) double strength glass offers greater strength and clarity over thinner glass, making our products more insulative, more soundproof, more resistant to impact and considerably more resistant to stresses caused by fluctuations in temperature.
- Loewen standard sealed units contain Argon gas in all airspaces and machine applied primary and secondary sealants reducing the chance of seal failure, improving Argon gas retention and increasing strength.
- Venting channel built into the sash helps dissipate should condensation or moisture occur.
- Stainless steel spacer bar is less conductive than aluminum and structurally superior to silicone foam type spacers.
- Sash cladding does not touch the glass which reduces the opportunity for thermal conduction.

We pioneered True Triple Glazing in the 1970’s, which is a testament to our approach on innovation. For premium energy performance, we’ve made triple glazing available across our entire product line.

**True Triple Sealed Units**

with LowE surface coatings for maximum performance

Triple glazed, with multiple layers of LowE coatings and two 1/2" airspaces filled with Argon gas and stainless steel thermal spacer bars. Our Loewen Triple features full 1/2" airspaces to maximize energy efficiency unlike other window systems that use lesser performing narrower airspaces.

- Loewen standard 1/8" (3mm) double strength glass provides greater strength and clarity over thinner glass, making our products more insulative, more soundproof, more resistant to impact and considerably more resistant to stresses caused by fluctuations in temperature.
- Loewen standard sealed units contain Argon gas in all airspaces and machine applied primary and secondary sealants, reducing the chance of seal failure, improving Argon gas retention and increasing strength.
- Venting channel built into the sash helps dissipate should condensation or moisture occur.
- Stainless steel spacer bar is less conductive than aluminum and structurally superior to silicone foam type spacers.
- Sash cladding does not touch the glass which reduces the opportunity for thermal conduction.
### Simulated Divided Lite (SDL) Standard Patterns

- Craftsman
- Colonial
- Heritage

### Extended Half Round
- STYLE GR1
- STYLE GR2
- STYLE GR3
- STYLE GR4

### Extended Half Ellipse
- STYLE GR5
- STYLE GR6
- STYLE GR7

### Extended Quarter Round
- STYLE GR8
- STYLE GR9

### Extended Full Chord
- STYLE GR10
- STYLE GR11
- STYLE GR12

### Full Round
- STYLE GR13

### Sunburst
- STYLE GR14
- STYLE GR15

### Oval
- STYLE GR16
- STYLE GR17

---

### Awning & Casement Units

#### Types of Simulated Divided Lite

<table>
<thead>
<tr>
<th>Application</th>
<th>Available SDL</th>
<th>5/8” [16mm]</th>
<th>3/4” [19mm]</th>
<th>7/8” [22mm]</th>
<th>1-1/8” [30mm]</th>
<th>2” [50mm]</th>
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<td>Square</td>
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<td>![Image]</td>
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</tbody>
</table>

Note: Number of grille bars and spacing is determined by the size of the unit. Grille type may not be available in all units. Custom patterns available for approval.

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Note: MC = Metal Clad, NC = Non Clad

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Information is subject to change without notice. | CAD Download: www.loewen.com/architect | Installation Instructions: www.loewen.com
### Double/Single Hung Units
#### Types of Simulated Divided Lite

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<thead>
<tr>
<th>Application</th>
<th>Available SDL</th>
<th>5/8&quot; [16mm]</th>
<th>3/4&quot; [19mm]</th>
<th>7/8&quot; [22mm]</th>
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<tr>
<td>NC Exterior / Interior Putty</td>
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</table>

### Picture Units
#### Types of Simulated Divided Lite

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<th>3/4&quot; [19mm]</th>
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<th>1-1/8&quot; [30mm]</th>
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<tr>
<td>NC Exterior / Interior Putty</td>
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<tr>
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</tbody>
</table>

**Note:** MC = Metal Clad, NC = Non Clad

Information is subject to change without notice. | CAD Download: www.loewen.com/architect | Installation Instructions: www.loewen.com
### Patio Door Unit
#### Types of Simulated Divided Lite

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<th>Application</th>
<th>Available SDL</th>
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<th>3/4” [19mm]</th>
<th>7/8” [22mm]</th>
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### Terrace/French & Bifold Door Unit
#### Types of Simulated Divided Lite

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</table>
ENLARGED BAY

THIS BAY NEVER CONSTRUCTED

HATCHED WALLS INDICATE NEW WORK

ADD. EXG.
ENLARGED BAY

ADD. EXC.
ENLARGED BAY, SHOWS AREAWAY

SOUTH ELEVATION

EAST ELEVATION

EXG. ADD.

ADDITION

NORTH ELEVATION

ADD. EXG.

WEST ELEVATION
HISTORIC DISTRICT
ESTABLISHED IN 1998

DESCRIPTION OF PROPERTY FROM MHT DETERMINATION FORM:

5 Grafton Street (1892-1916)
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.
NEW FRONTPORCH

BASEMENT PLAN
STRUCTURAL PLAN
1ST FL. WITH 2ND FL. STRUCTURAL PLAN ABOVE

NEW FRONT PORCH

NEW GAMBREL ROOF & ROOF DECK

AREA WAY HAS BEEN REMOVED

NEW WINDOW

2ND FL. W. ROOF STRUCTURAL PLAN ABOVE

NEW GAMBREL ROOF & ROOF DECK

AREA WAY HAS BEEN REMOVED

NEW WINDOW
At some point all windows were replaced.

New gambrel roof, front porch & roof deck.