

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5511 Lambeth Rd., Bethesda	Meeting Date:	7/28/2021
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	7/21/2021
Applicant:	Lauren Breitenother and Jeffrey Clark	Public Notice:	7/14/2021
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	956017	Tax Credit:	N/A
PROPOSAL:	Window Replacement		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: c.1941

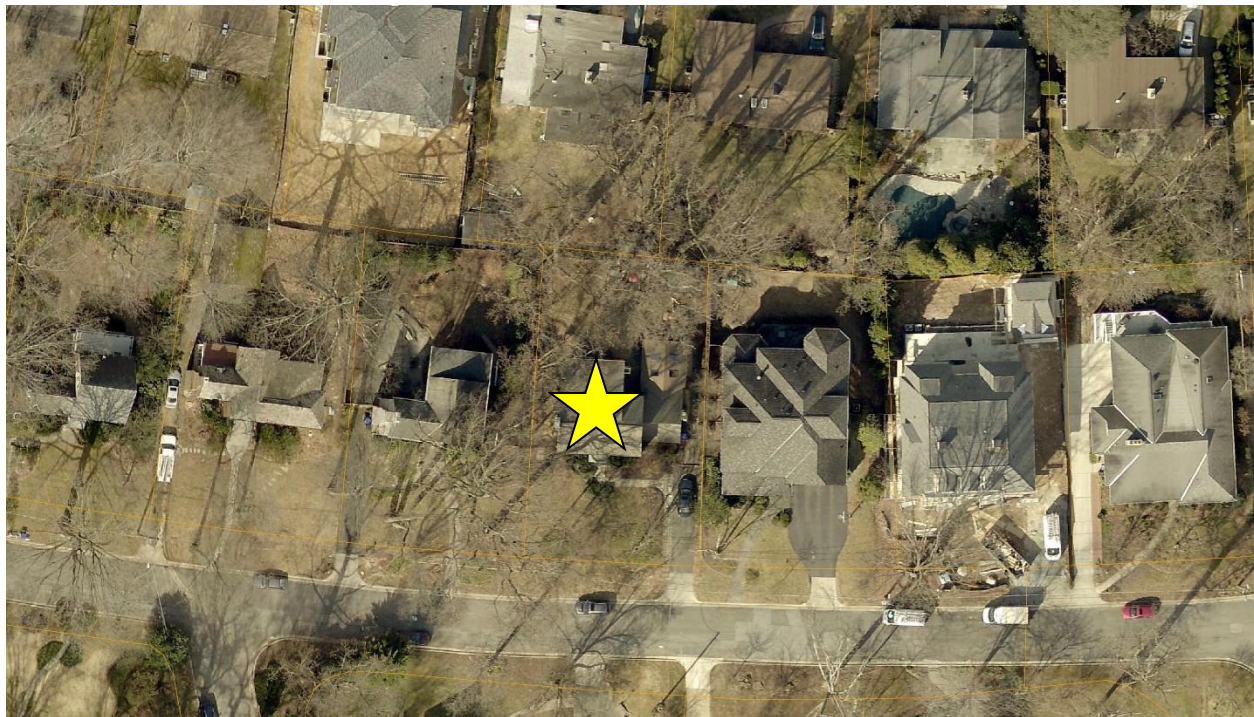


Figure 1: 5511 Lambeth Rd., Bethesda.

PROPOSAL

The applicant proposes to remove and replace all of the windows at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Greenwich Forest 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 *Greenwich Forest 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.

Greenwich Forest Historic District Guidelines

A. PRINCIPLES

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric.

- a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated “contributing” because they contribute to the architectural and historic nature of the district. Contributing structures are shown in the map of the districts. These Guidelines are more specific for contributing structures.

B2. Other houses in the district are designated non-contributing either because (1) they were built more recently than contributing houses with other architectural styles (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. Non-contributing structures are shown on the map of the District. The Guidelines provide greater flexibility for owners of non-contributing houses.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

Levels of review means the nature of review applicable to a proposed modification. The three levels of review are:

- *Limited scrutiny* is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, *scale, spacing, and placement* of surrounding houses and the impact of the proposed change on the streetscape.
- *Moderate scrutiny* is a higher level of review than *limited scrutiny* and adds consideration of the preservation of the property to the requirements of *limited scrutiny*. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure’s existing architectural designs.
- *Strict scrutiny* is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

The *Guidelines* that pertain to this project are as follows:

D17. Windows, dormers, and Doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable (‘snap-in’) muntins are not permitted on front-facing windows of contributing houses....

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 ensure 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 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

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF DISCUSSION

The applicant proposes removing all of the historic multi-light wood sash windows and replace them with Marvin Elevate series fiberglass clad wood windows in matching configurations (details attached).

In a typical proposal for window removals, the first consideration is the condition of the existing windows. Only after it has been demonstrated that the windows have deteriorated beyond repair, can they be removed. The *Greenwich Forest District Guidelines* are unique in the county in that the applicant does not need to demonstrate the windows have deteriorated beyond repair. The fact that windows are to be reviewed under Strict Scrutiny is superseded by the statement that replacement windows are acceptable under the Guidelines. Simply put, the *Guidelines* authorize the removal of all windows regardless of their condition or significance under the requirement that the proposed windows match the architectural style of the house.

The proposed windows are fiberglass clad wood, simulated divided light, windows with fixed muntins in configurations that match the existing windows. As the windows are matching the dimensions, configuration, and operation of the existing window, Staff finds that the proposed windows are architecturally compatible with the existing windows.

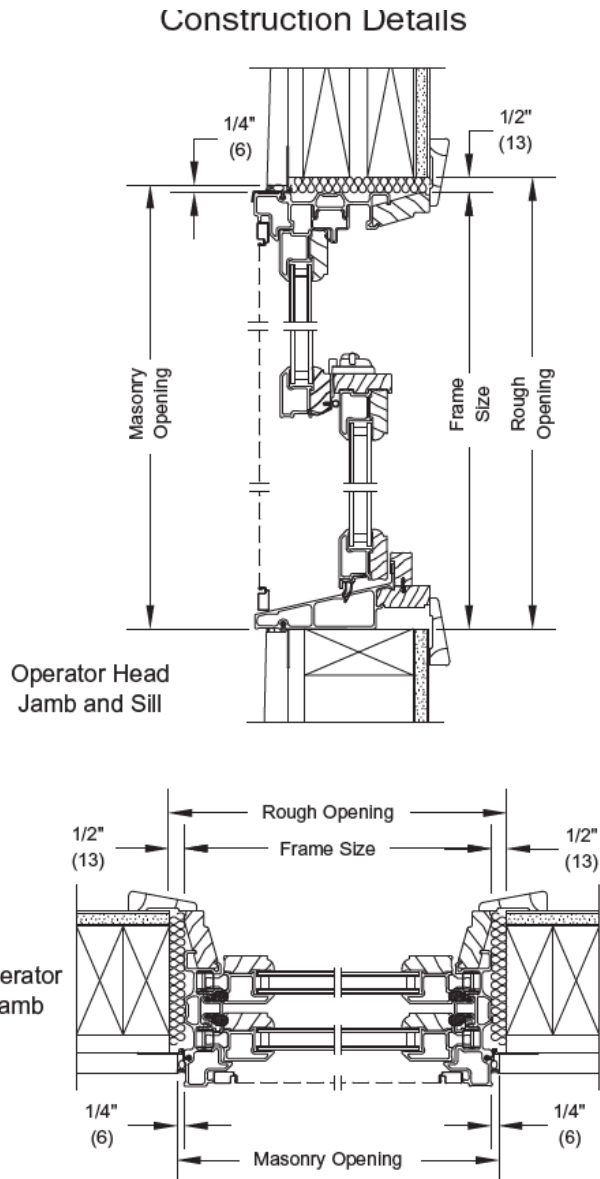


Figure 2: window section drawings from Marvin.

Staff finds the exterior profiles of the proposed windows are thinner than a wood or aluminum-clad wood window, however, the *Greenwich Forest Design Guidelines* state that replacement windows are acceptable provided the replacements are compatible with the ‘architectural style’ of the house. This is not a window Staff would support for Contributing resources in most other districts, but the windows match the size, configuration, and operation of the existing windows and Staff finds they match the style of the house and recommends approval.

Staff would be remiss not to mention that these windows appear to be traditionally constructed wood windows that can be repaired. The costs associated with repairing these windows are eligible for the County’s Historic Preservation Tax Credit, which is a 25% credit applied to the property tax bill. After the window repair and a properly installed storm window (which are also eligible for the tax credit), the windows would be as efficient as the proposed replacements with the added benefit that the windows could be repaired in another 80 years. The window repair would not require a HAWP and new storm windows could be reviewed and approved at the Staff level.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, as modified by the condition, is consistent with the *Greenwich Forest 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;

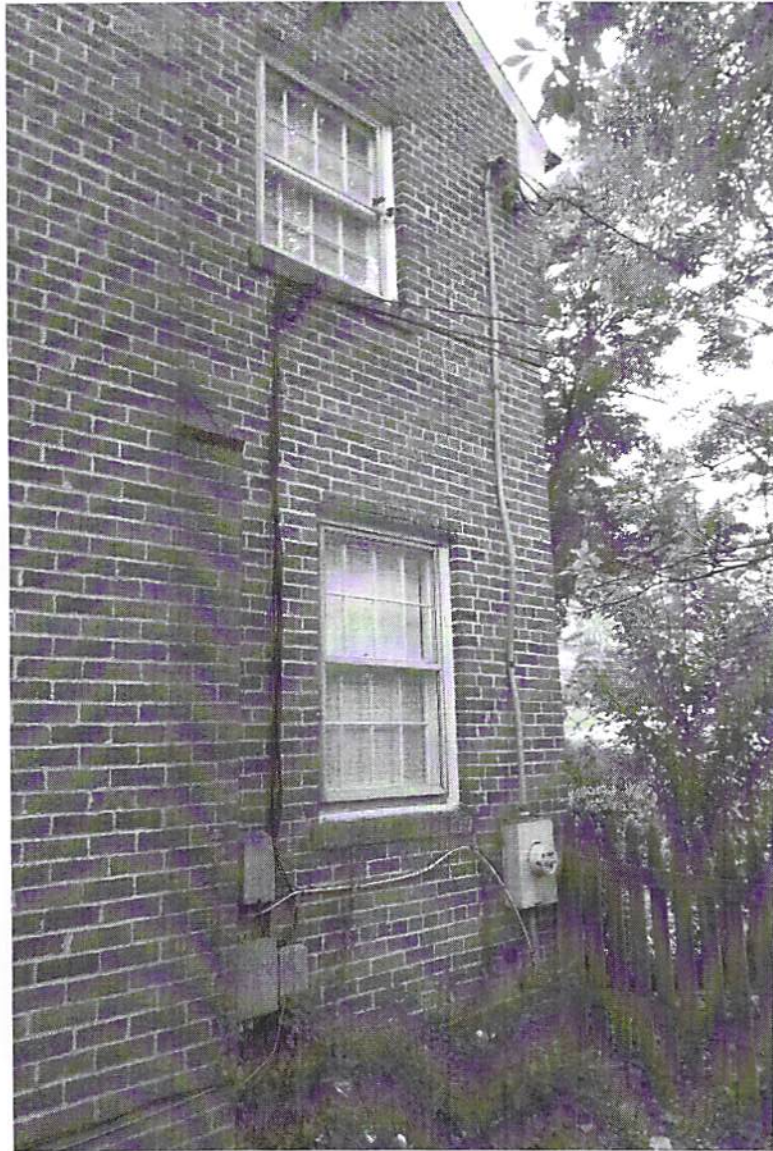
and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

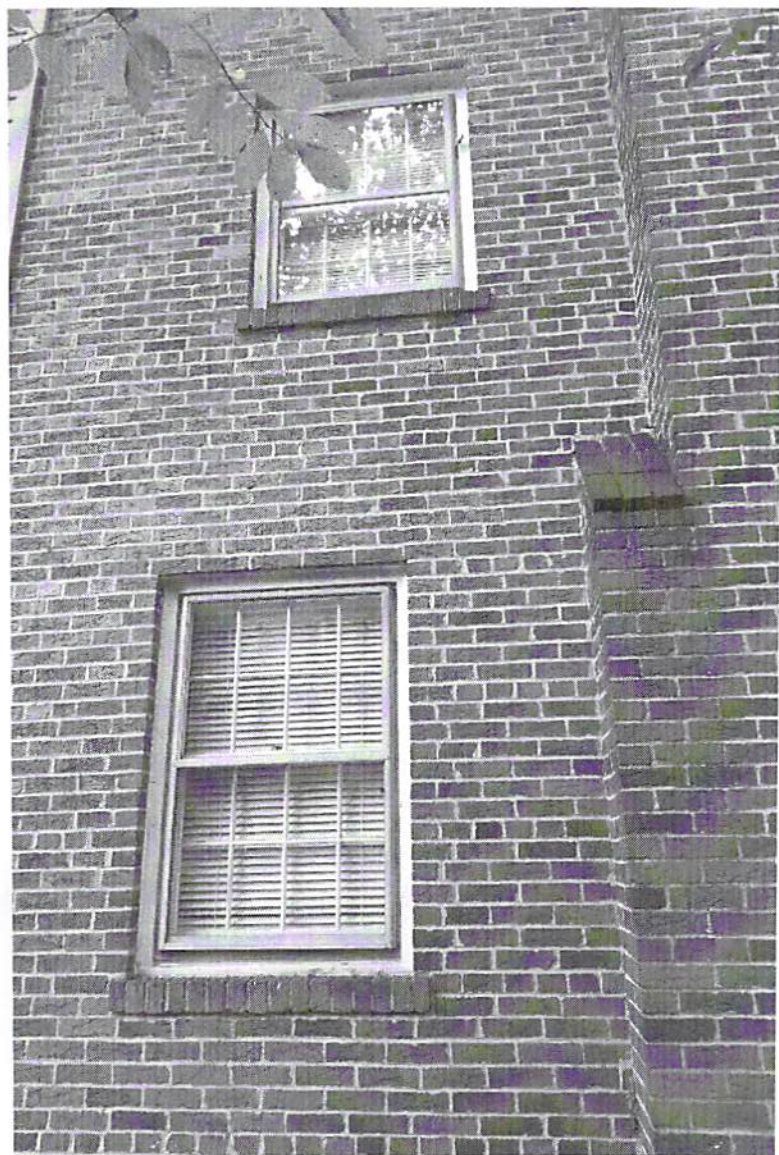
- D16. Walkways and patios:** Reconfiguration and replacement of existing pathways and patios that would not result in a net addition of impermeable hardscape surfaces are considered landscaping and do not require an application for a work permit. The installation of new walkways and patios requires a work permit and should minimize the creation of new impermeable hardscape surfaces (see Principle I).
- D17. Windows, dormers, & doors:** Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.





#5

#6

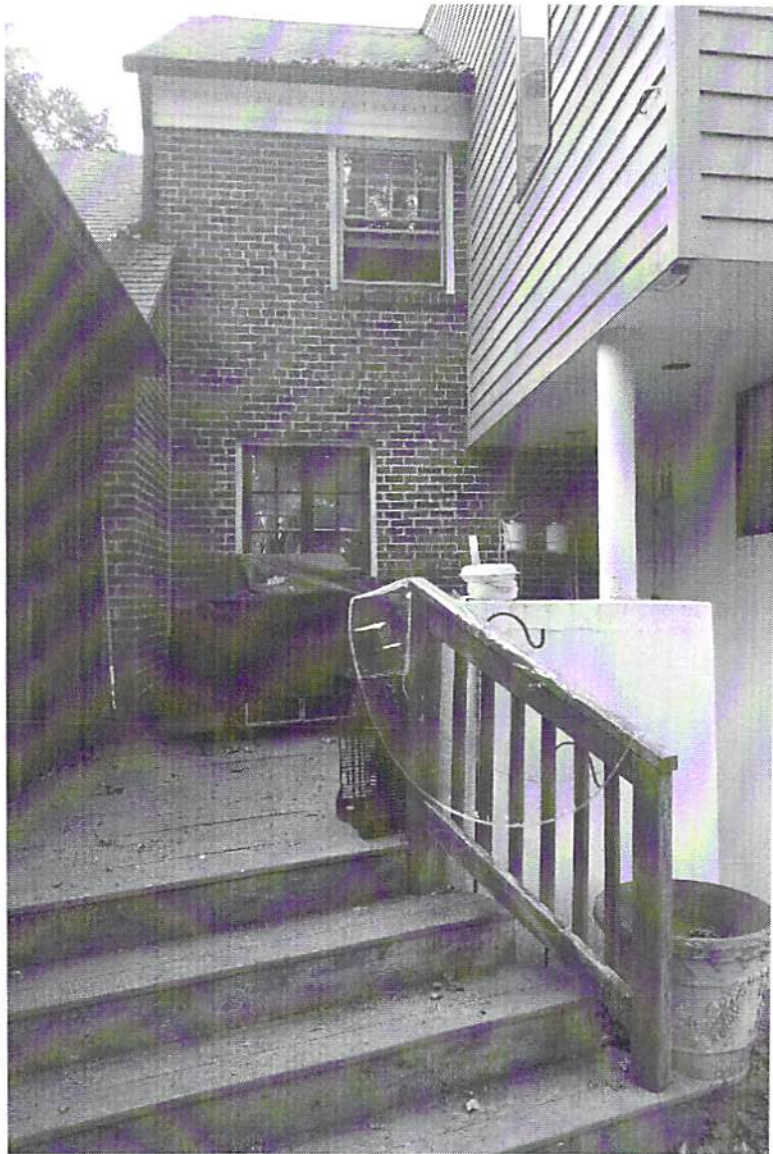


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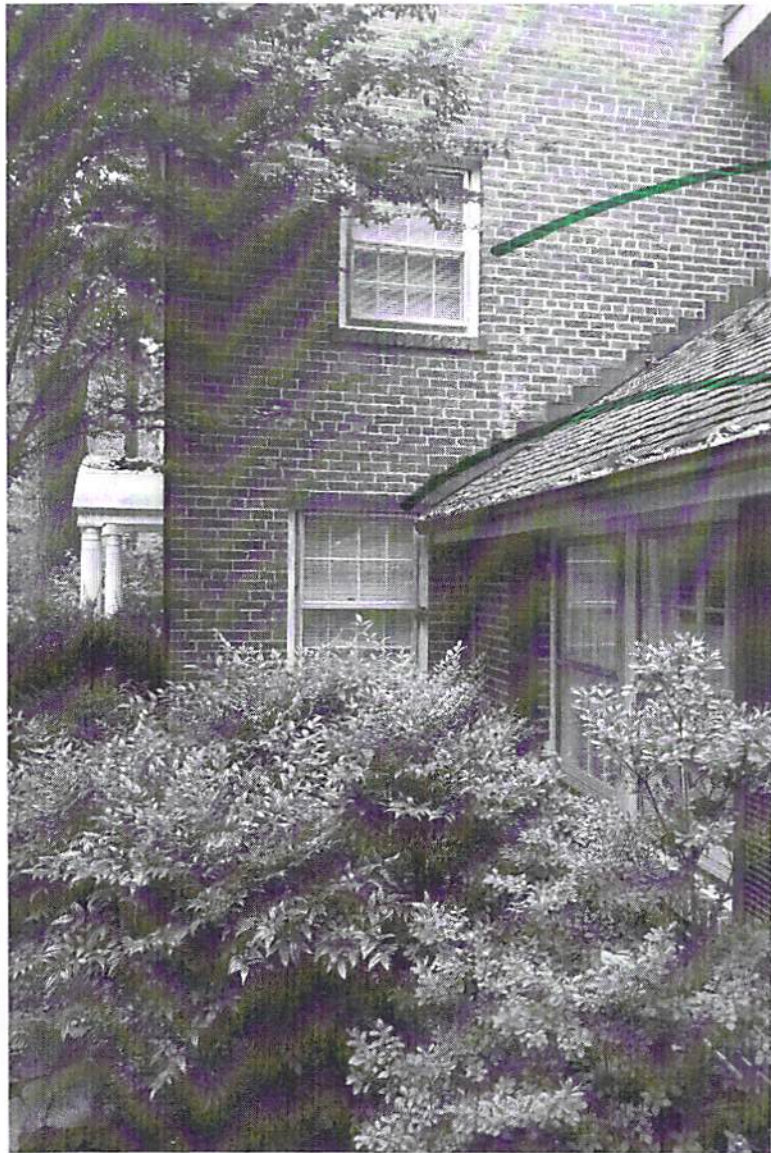
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LEFT side

#2



REAR



H3

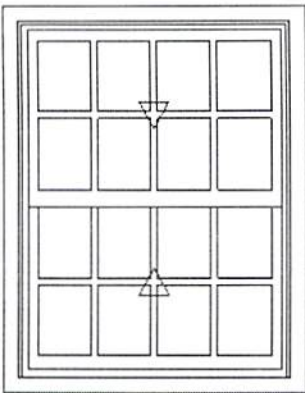
H8

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: MASTER BATH	Net Price:		1,325.83
Qty: 1		Ext. Net Price:	USD	1,325.83

MARVIN 



As Viewed From The Exterior

Entered As: OC

FS 36 3/4" X 46 5/8"

OC 40 1/8" X 50"

RO 37 3/4" X 47 1/8"

Egress Information

Width: 33 5/8" Height: 18 13/32"

Net Clear Opening: 4.30 SqFt

Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40 1/8" X 50"
Rough Opening 37 3/4" X 47 1/8"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Casing Top and Sides
Stone White BMC
With Sill Nosing
***Exterior Casing Ship Loose
Thru Jamb Installation
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: REAR BEDROOM	Net Price:		1,325.83
Qty: 1		Ext. Net Price:	USD	1,325.83

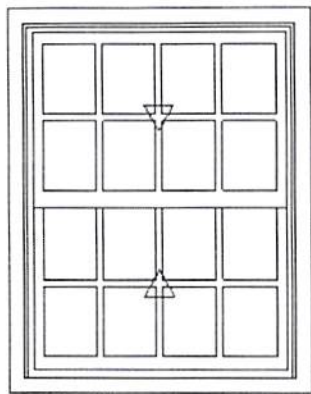
MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40 1/8" X 50"
Rough Opening 37 3/4" X 47 1/8"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H

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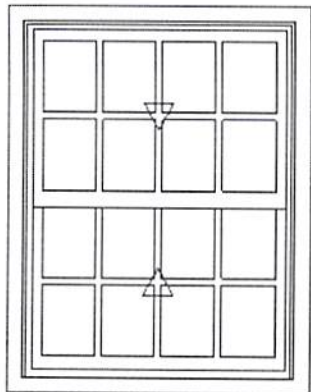
As Viewed From The Exterior

Entered As: OC
FS 36 3/4" X 46 5/8"
OC 40 1/8" X 50"
RO 37 3/4" X 47 1/8"
Egress Information
Width: 33 5/8" Height: 18 13/32"
Net Clear Opening: 4.30 SqFt
Ultrex Fiberglass: AAMA 624

Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jamb
Jamb Extension from 4 9/16" to 6 9/16"
Casing Top and Sides
Stone White BMC
With Sill Nosing
***Exterior Casing Ship Loose
Thru Jamb Installation
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
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Line #3	Mark Unit: FRONT RIGHT BEDROOM	Net Price:		1,325.83
Qty: 2		Ext. Net Price:	USD	2,651.66

MARVIN 



As Viewed From The Exterior

Entered As: OC
FS 36 3/4" X 46 5/8"
OC 40 1/8" X 50"
RO 37 3/4" X 47 1/8"
Egress Information
Width: 33 5/8" Height: 18 13/32"
Net Clear Opening: 4.30 SqFt
Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40 1/8" X 50"
Rough Opening 37 3/4" X 47 1/8"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jamb
Jamb Extension from 4 9/16" to 6 9/16"
Casing Top and Sides
Stone White BMC
With Sill Nosing
***Exterior Casing Ship Loose
Thru Jamb Installation
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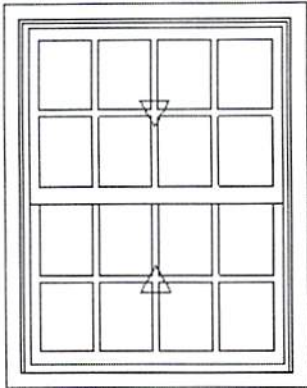
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***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: MAIN HALL	Net Price:	1,325.83
Qty: 1		Ext. Net Price:	USD 1,325.83

MARVIN 



As Viewed From The Exterior

Entered As: OC
FS 36 3/4" X 46 5/8"
OC 40 1/8" X 50"
RO 37 3/4" X 47 1/8"
Egress Information
Width: 33 5/8" Height: 18 13/32"
Net Clear Opening: 4.30 SqFt
Ultrrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40 1/8" X 50"
Rough Opening 37 3/4" X 47 1/8"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jamb
Jamb Extension from 4 9/16" to 6 9/16"
Casing Top and Sides
Stone White BMC
With Sill Nosing
***Exterior Casing Ship Loose
Thru Jamb Installation
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
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Line #5	Mark Unit: FRONT LEFT BEDROOM	Net Price:	1,325.83
Qty: 2		Ext. Net Price:	USD 2,651.66

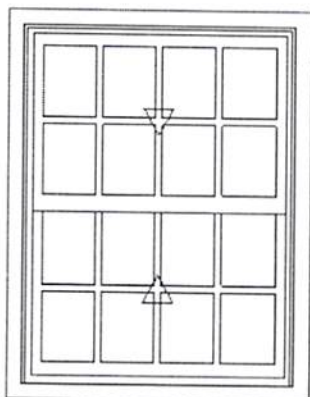
MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40 1/8" X 50"
Rough Opening 37 3/4" X 47 1/8"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG

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As Viewed From The Exterior

Entered As: OC

FS 36 3/4" X 46 5/8"

OC 40 1/8" X 50"

RO 37 3/4" X 47 1/8"

Egress Information

Width: 33 5/8" Height: 18 13/32"

Net Clear Opening: 4.30 SqFt

Ultrex Fiberglass: AAMA 624

Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

6 9/16" Jamb

Jamb Extension from 4 9/16" to 6 9/16"

Casing Top and Sides

Stone White BMC

With Sill Nosing

***Exterior Casing Ship Loose

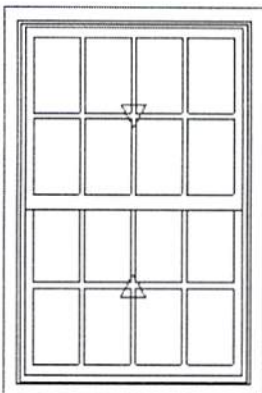
Thru Jamb Installation

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: LIVING ROOM LEFT SIDE	Net Price:		1,387.11
Qty: 2		Ext. Net Price:	USD	2,774.22

MARVIN 



As Viewed From The Exterior

Entered As: OC

FS 36 3/4" X 54 7/8"

OC 40 1/8" X 58 1/4"

RO 37 3/4" X 55 3/8"

Egress Information

Width: 33 5/8" Height: 22 17/32"

Net Clear Opening: 5.26 SqFt

Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40 1/8" X 58 1/4"
Rough Opening 37 3/4" X 55 3/8"

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Special Cut 4W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Special Cut 4W2H

Stone White Ext - White Int

White Weather Strip Package

White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

6 9/16" Jamb

Jamb Extension from 4 9/16" to 6 9/16"

Casing Top and Sides

Stone White BMC

With Sill Nosing

***Exterior Casing Ship Loose

Thru Jamb Installation

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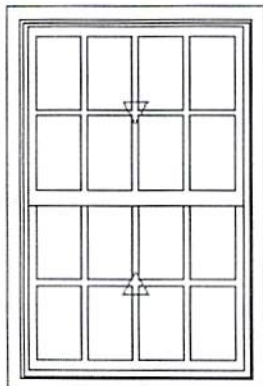
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***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: FRONT FAMILY ROOM	Net Price:	1,387.11
Qty: 2		Ext. Net Price:	USD 2,774.22

MARVIN



As Viewed From The Exterior

Entered As: OC

FS 36 5/8" X 54 7/8"

OC 40" X 58 1/4"

RO 37 5/8" X 55 3/8"

Egress Information

Width: 33 1/2" Height: 22 17/32"

Net Clear Opening: 5.24 SqFt

Ultrax Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40" X 58 1/4"
Rough Opening 37 5/8" X 55 3/8"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
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7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
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White Weather Strip Package
White Sash Lock
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Stone White Surround
Charcoal Fiberglass Mesh
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***Exterior Casing Ship Loose
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Line #8	Mark Unit: FRONT OFFICE RIGHT SIDE	Net Price:	1,387.11
Qty: 1		Ext. Net Price:	USD 1,387.11

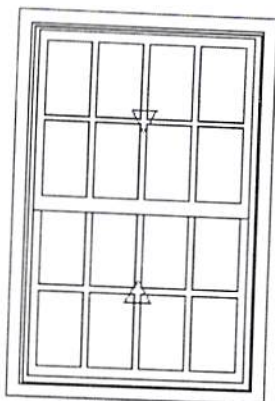
MARVIN

Stone White Exterior
White Interior
Elevate Double Hung
Outside of Exterior Casing 40" X 58 1/4"
Rough Opening 37 5/8" X 55 3/8"
Top Sash
Stone White Exterior
White Interior
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Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG

Accepted:

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As Viewed From The Exterior

Entered As: OC
FS 36 5/8" X 54 7/8"
OC 40" X 58 1/4"
RO 37 5/8" X 55 3/8"

Egress Information

Width: 33 1/2" Height: 22 17/32"
Net Clear Opening: 5.24 SqFt
Ultrex Fiberglass: AAMA 624

Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"

Casing Top and Sides

Stone White BMC

With Sill Nosing

***Exterior Casing Ship Loose

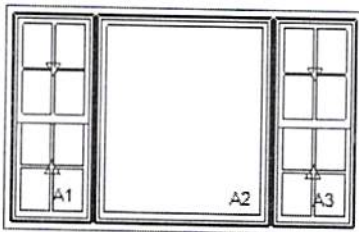
Thru Jamb Installation

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: FRONT TRIPLES	Net Price:		3,090.14
Qty: 2		Ext. Net Price:	USD	6,180.28

MARVIN



As Viewed From The Exterior

Entered As: OC
FS 92 5/8" X 54 7/8"
OC 96" X 58 1/4"
RO 93 5/8" X 55 3/8"

Egress Information A1, A3

Width: 19 7/16" Height: 22 17/32"
Net Clear Opening: 3.04 SqFt

Egress Information A2

No Egress Information available.
Ultrex Fiberglass: AAMA 624

Feature Mismatch: Divided Lite Options

Stone White Exterior

White Interior

3W1H - Rectangle Assembly

Assembly Outside of Exterior Casing

96" X 58 1/4"

Assembly Rough Opening

93 5/8" X 55 3/8"

Unit: A1

Elevate Double Hung

Basic Frame 22 9/16" X 54 7/8"

Rough Opening 23 9/16" X 55 3/8"

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Special Cut 2W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Special Cut 2W2H

Stone White Ext - White Int

White Weather Strip Package

White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

Accepted:

Processed on: 6/4/2021 9:04:05 AM

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Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Rebecca,

Thanks for reaching out to me regarding my replacement windows. I'm sorry, it was an oversight on my part concerning the side and one rear window replacements. I incorrectly assumed section D17 of the Greenwich Forest Design Guidelines pertains only to the front windows as it only gives guidance for the front windows. I plan to replace all of the original double hung windows. All of the single windows are 8 over 8 grid patterns which we duplicated. We did the same for the two triple windows in the front. Attached are pictures of all of the windows keyed to the Marvin order.

We took great care to duplicate the "architectural style" of the existing windows:

- The windows have Simulated divided Lite with spacer Bar to give it an authentic look as requested in section D17.
- The windows are full replacement not wall packs.

I appreciate your willingness to contact our supplier regarding the technical designs of the windows. Our supplier, Conner Thompson welcomes your call. Here is his contact information:

Conner Thompson

National Lumber.

410-777-0218

connert@nationallumber.biz

Please find the additional photos posted in our

Dropbox: <https://www.dropbox.com/sh/32j58xespxfmq1n/AAB0gln3aGpUseEFoFid3l3Na?dl=0>. I'm happy to send over the individual files if you prefer

Thank you again for your patience and assistance. Please let me know if you have any additional questions.

Thanks,
Lauren.

On Tue, Jun 29, 2021, 1:15 PM Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org> wrote:

Good afternoon Lauren,

Looking through the application, we need pictures of all the windows you intend to replace as well as more detailed specification info from the Marvin contractor (are these sash packs or full frame? What are the trim and sill details, etc?). Your application notes that only the windows in the front are changing, and we have those pics, but then the quote gives partial window specs for the entire house. If this does involve all the windows, please send photos of each and key those to your specs (Window A—left elevation, matches this spec from Marvin).

Some of this is fairly technical so we are happy to get in touch with your contractor to discuss, if you can share his contact name and phone number. We have this tentatively scheduled for the July 28th agenda pending receipt of this information to have a complete application. Please let me know if you have any questions.

Sincerely,

Rebecca Ballo

Historic Preservation Supervisor

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Rebecca.Ballo@montgomeryplanning.org

o: 301.563.3404

From: Lauren Breitenother Clark <lbreitenother@gmail.com>

Sent: Friday, June 25, 2021 5:55 AM

To: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>

Subject: Re: Permit 956017 Supporting Documentation

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning Ms. Ballo,

Thank you so much for letting me know and explaining the process. I look forward to hearing from your team and am happy to provide any information you need.

Thank you again,

Lauren

On Wed, Jun 16, 2021, 4:06 PM Ballo, Rebecca <rebeccah.ballo@montgomeryplanning.org> wrote:

Good afternoon Lauren,

Thank you for your email and your HAWP application. The change from an all wood window to a clad window requires review and approval by the Historic Preservation Commission. The guidelines for this District require that level of review for your proposal; this is not considered an in kind replacement. There are other small details that are changes as well and the HPC will review this as part of the HAWP.

Review staff will be evaluating the proposal and preparing a staff report in the next few weeks, and they will reach back out to you directly if we need any additional information. Please reach out if you have additional questions.

Sincerely,

Rebecca Ballo

Historic Preservation Supervisor

Montgomery County Planning Department

2425 Reedy Drive, 13th Floor, Wheaton, MD 20902

Rebecca.Ballo@montgomeryplanning.org

o: 301.563.3404

From: Lauren Breitenother Clark <lbreitenother@gmail.com>
Sent: Tuesday, June 15, 2021 4:36 PM
To: Lou Breitenother <lou@preaknessproperties.com>
Cc: HAWP <HAWP@montgomeryplanning.org>; Jeff Clark <clark30@gmail.com>
Subject: Re: Permit 956017 Supporting Documentation

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thank you for your assistance. I just spoke with someone from the office who helped me better understand the process. My understanding is that this is considered an in kind replacement.

The new windows would be the exact same style, grid pattern and layout as the original windows. They will be made by Marvin windows. We would like to replace the original wood single pane with wood clad windows. Our understand is that this should be no change.

The only thing to note it we plan to remove the old storm windows that are currently obstructing the view of the windows. We believe that the storm windows would not conform to the historic guidelines.

Please let us know if you have any questions.

Thank you,

Lauren

410-382-5093

On Thu, Jun 10, 2021, 8:45 PM Lou Breitenother <lou@preaknessproperties.com> wrote:

Please find the following supporting information in line with the *Historic Area Work Permit Checklist of Application Requirements*:

1. Written Description: Included in the application
2. Site Plan: Please see attached
3. Plans/Elevation: Please see attached photos
4. Material Specification: Please see attached quote and grid specifications
5. Photographs: Please see attached photos
6. Tree Survey: N/A
7. Property Owner Address: Please see application and Attached SDAT.

Please let us know if you have any questions or need additional information.

Thank you,

Lauren Breitenother

410-382-5093

























