

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7835 Hampden Lane, Bethesda	Meeting Date:	4/17/2024
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	4/10/2024
Applicant:	Karlen Murray, Agent	Public Notice:	4/3/2024
Review:	Historic Area Work Permit	Tax Credit:	Partial
Permit No.:	1061294	Staff:	Dan Bruechert
Proposal:	Window and Door Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Tudor Revival
DATE: 1933

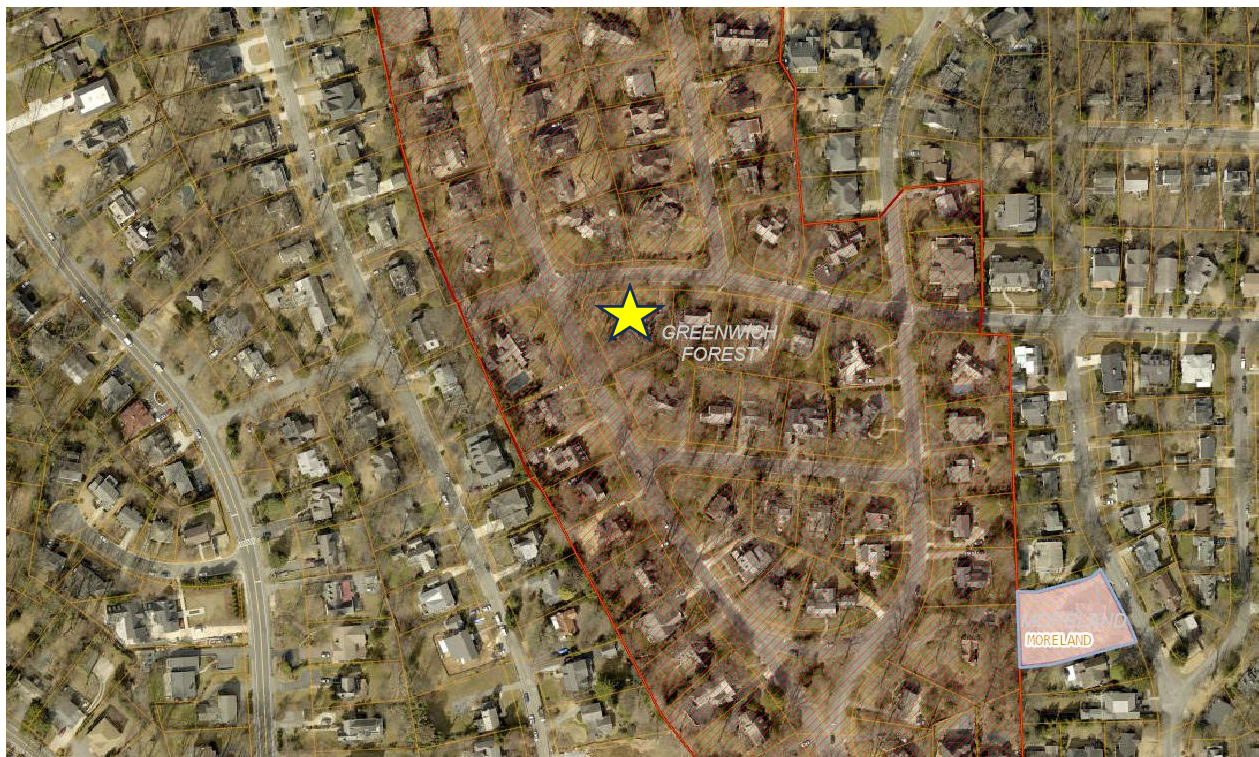


Figure 1: The subject property is at the intersection of Hampden Ln. and York Ln.

PROPOSAL

The applicant proposes to replace 24 (twenty-four) windows and two doors.

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.

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:

- 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.

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

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.

Guidelines for Specific Elements

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. 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.

According to the *Guidelines*, the three levels of review are as follows:

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.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (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.
- (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.” 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.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #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 will be compatible with the historic materials, features, size, scale and proportions, 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 DISCUSSION

The subject property is a two-story brick and stone Tudor Revival house on a corner lot with a rear non-historic addition. The applicant proposes to replace 24 (twenty-four) windows with Renewal by Andersen windows and replace two doors with Andersen doors. The proposed windows and doors are on all elevations of the house.

Window Replacement

The windows at the subject property are a mix of original multi-light steel (including both square and diamond-patterned) fixed and casement windows on the original portion of the house; and non-historic single-light casements, which appear to be aluminum-clad wood windows, on the later second-story addition. The proposed windows will match the existing window operation and light division pattern. The applicant states that a total of 24 windows will be replaced, however, Staff finds that number is inflated due to the five-window assembly to the left of the front door and the ten-window assembly to the right of the front door.

Unlike other historic districts in Montgomery County, the Greenwich Forest Historic District Design Guidelines explicitly state that replacement windows are ‘acceptable.’ There is no requirement that the applicant demonstrate that the historic windows have deteriorated beyond repair. While Standard 6 requires deteriorated features to be repaired rather than replaced, Staff finds this Standard conflicts with the *Design Guidelines*. The administrative regulations for Chapter 24A state that when there is a conflict between the locally adopted design guidelines and the Secretary of the Interior’s Standards for Rehabilitation, the local guidelines control. Based on the guidance of the *Design Guidelines*, Staff recommends the HPC approve the removal of the identified windows and doors.

The *Design Guidelines* require either true divided lights or simulated divided lights, but does not allow snap-in muntins. The proposed Renewal by Andersen Windows have a Fibrex (a proprietary engineered material composed of wood fibers and a polymer, that is less reflective than a typical vinyl window) exterior with a “full divided light” grille pattern that will match the appearance of the existing historic windows. The “full divided light” window configuration has permanently affixed exterior and interior grilles with a spacer bar between the panes of glass; the HPC’s typical requirement for replacement windows.



Full divided light

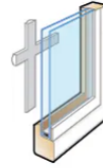
Give your window an authentic look with grilles that are permanently applied to the interior and exterior of your window with an aluminum spacer between the glass.

An Energy Spacer option is available to improve the energy efficiency of A-Series windows with full divided light (FDL) grilles. This narrow spacer bar design minimizes the transfer of heat and cold to the interior surface, improving the overall thermal performance.



Simulated divided light

Simulated divided light offers permanent grilles on the exterior and a choice of permanent or removable wood interior grilles, with no spacer between the glass.



Removable interior grille

Removable interior wood grilles are secured via a fastener or grille clip and can be removed enabling you to easily clean the glass surface.

Not available on 100 Series products.



Finelight grilles Between-the-glass

Finelight™ grilles are suspended between the panes of glass, allowing you to easily clean both the inside and outside of your windows and doors.

Figure 2: The proposed windows will be "full divided lights."

Based on the lenient requirements of *Desing Guidelines*, Staff recommends the HPC approve the window replacement under the *Design Guidelines* and 24A-8(d).

Door Replacement

The applicant proposes to remove and replace two pairs of French Doors. Both pairs of doors are on the rear of the house, one pair has a multi-light configuration and is on the historic rear of the house; the other pair of doors are single light and on the second floor of the non-historic addition. Neither the openings nor the doors are historic.

Like the requirement for the replacement windows, discussed above, the existing doors may be removed under the *Design Guidelines* without having to demonstrate that the windows have deteriorated beyond repair.

The applicant proposes to install Andersen A-series single-light French doors in both openings. The proposed doors are fiberglass-clad wood and will fit into the existing openings. While Staff does not generally support fiberglass exteriors on doors, the *Design Guidelines* only require the window and door 'style' to be architecturally compatible and do not identify any limitations on the materials allowed. Staff recommends the HPC approve the HAWP under the *Design Guidelines* and 24A-8(d).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(d), having found that the proposal 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 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.



FOR STAFF ONLY:
HAWP# 1061294
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: KARLEN MURRAY / RENEWAL by ANDERSEN
Address: 8265 PATUXENT RANGE RD, STE A
Daytime Phone: 443-829-4576

E-mail: KARLEN.MURRAY@ANDERSENCORP.COM
City: JESSUP Zip: 20794
Tax Account No.: 41-1918413

AGENT/CONTACT (if applicable):

Name: KARLEN MURRAY / RENEWAL by ANDERSEN
Address: 8265 PATUXENT RANGE RD, SUITE A
Daytime Phone: 443-829-4576

E-mail: KARLEN.MURRAY@ANDERSENCORP.COM
City: JESSUP Zip: 20794
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7835 HAMPDEN LANE

Is the Property Located within an Historic District? X Yes/District Name BETHESDA
____ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

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

Owner's mailing address
 WILLIAM BIEN
 7835 HAMPDEN LANE
 BETHESDA, MD 20814

Owner's Agent's mailing address
 KARLEN MURRAY / RENEWAL by ANDERSEN

Adjacent and confronting Property Owners mailing addresses

7831 HAMPDEN LN
 BETHESDA, MD 20814

7834 HAMPDEN LANE
 BETHESDA, MD 20814

7836 HAMPDEN LN
 BETHESDA, MD 20814

5619 YORK LN
 BETHESDA, MD 20814

8000 WESTOVER RD
 BETHESDA, MD 20814

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

PRIMARY STRUCTURE BUILT IN 1929. SOME LEADED GLASS WINDOWS. CONSTRUCTION MATERIALS, BRICK AND STONE. MANY OF THE WINDOWS AND DOORS ARE NOT STEEL CASEMENTS, DETERIORATING WOOD, NO DIVIDED LITES.

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

INSTALL 24 RENEWAL by ANDERSEN WINDOWS AND 2 ANDERSEN DOORS IN EXISTING OPENINGS. SEE ATTACHMENTS.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Proposed

Kenneth Allen (240)320-2187

Bill Bien and Nicole Bien

7835 Hampden Ln
Bethesda , MD 20814
(646)371-2269

rSuite Capital Price 1.22.24

ID#:	ROOM:	SIZE:	DETAILS:
			Misc: Misc, CapRegion Job, Change Order, Quantity 1, Summary of Changes: Adding 15 windows to the project
101	Foyer	23 W 38 H	Window: Acclaim™ Casement Single , Left, Base Frame, Exterior Black, Interior Black Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Hardware: Black Screen: TruScene , Full Screen Grille Style: Full Divided Light (FDL with spacer) , Wide Bar, Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 1w x 1h Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.
102a	Living	18 W 51 H	Window: Acclaim™ Casement Fixed Window , Base Frame, Exterior Black, Interior Black Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance, No Pattern Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: All Sash: Colonial 1w x 1h Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.
102b	Living	18 W 12 H	Window: Acclaim™ Picture , Base Frame, Exterior Black, Interior Black Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance, No Pattern Grille Style: Full Divided Light (FDL with spacer) Grille Pattern: All Sash: Colonial 1w x 1h Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.

102c Living	18 W 51 H	<p>Window: Acclaim™ Casement Single , Left, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>
102d Living	18 W 12 H	<p>Window: Acclaim™ Picture , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>
102e Living	19 W 51 H	<p>Window: Acclaim™ Casement Fixed Window , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>
102f Living	19 W 12 H	<p>Window: Acclaim™ Picture , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>

102g Living	19 W 51 H	<p>Window: Acclaim™ Casement Single , Right, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>
102h Living	18 W 12 H	<p>Window: Acclaim™ Picture , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>
102i Living	19 W 51 H	<p>Window: Acclaim™ Casement Fixed Window , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>
102j Living	19 W 12 H	<p>Window: Acclaim™ Picture , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 50</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>

103	Living	36 W 38 H	<p>Window: Acclaim™ Casement Double , Vented, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 1w x 1h</p> <p>Misc: Grille- Diamond FDL , \$70/sq ft, Trim- Omit Interior, New Interior Trim not needed/desired.</p>
104	Bathroom	18 W 38 H	<p>Window: Acclaim™ Casement Single , Left, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 2w x 3h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired., Trim- Omit Interior, New Interior Trim not needed/desired.</p>
105	Dining	24 W 51 H	<p>Window: Acclaim™ Casement Single , Left, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 2w x 3h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired., Trim- Omit Interior, New Interior Trim not needed/desired.</p>
106	Dining	63 1/4 W 79 1/2 H	<p>Patio Door: Inswing , A-Series Traditional, 2 Panel, Active / Passive (Left / Right), Bronze Sill, Exterior Black, Interior Pine, Interior Pre-Finish Black</p> <p>Performance Calculator: PG Rating: 45 DP Rating: + 45 / - 55</p> <p>Glass: All Sash: Tempered High Perf., No Pattern</p> <p>Hardware: Albany, Black , Exterior Keyed Lock</p> <p>Screen: No Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 3w x 5h</p> <p>Misc: None</p>

107	Dining	24 W 51 H	<p>Window: Acclaim™ Casement Single , Left, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer)</p> <p>Grille Pattern: All Sash: Colonial 2w x 3h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired., Trim- Omit Interior, New Interior Trim not needed/desired.</p>
108a	Dining	18 W 64 H	<p>Window: Acclaim™ Casement Single , Left, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille</p> <p>Grille Pattern: All Sash: Colonial 2w x 5h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
108b	Dining	18 W 64 H	<p>Window: Acclaim™ Casement Fixed Window , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille</p> <p>Grille Pattern: All Sash: Colonial 2w x 5h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
108c	Dining	18 W 64 H	<p>Window: Acclaim™ Casement Fixed Window , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille</p> <p>Grille Pattern: All Sash: Colonial 2w x 5h</p> <p>Misc: None</p>

108d Dining	18 W 64 H	<p>Window: Acclaim™ Casement Fixed Window , Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille</p> <p>Grille Pattern: All Sash: Colonial 2w x 5h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
108e Dining	18 W 64 H	<p>Window: Acclaim™ Casement Single , Right, Base Frame, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black , Wide Opening Hinge</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Full Divided Light (FDL with spacer) , Permanently Applied Interior Wood Grille</p> <p>Grille Pattern: All Sash: Colonial 2w x 5h</p> <p>Misc: Trim- Omit Interior , New Interior Trim not needed/desired.</p>
201 Master Bedroom	39 W 61 H	<p>Window: Acclaim™ Casement Single , Right, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: None</p>
202 Master Bedroom	59 1/4 W 79 1/2 H	<p>Patio Door: Inswing , A-Series Traditional, 2 Panel, Active / Passive (Left / Right), Bronze Sill, Exterior White, Interior Pine, Interior Pre-Finish White</p> <p>Performance Calculator: PG Rating: 45 DP Rating: + 45 / - 55</p> <p>Glass: All Sash: Tempered High Perf., No Pattern</p> <p>Hardware: Albany, Black</p> <p>Screen: No Screen</p> <p>Grille Style: No Grille</p> <p>Misc: None</p>
203 Master Bedroom	39 W 61 H	<p>Window: Acclaim™ Casement Single , Right, Base Frame, Exterior White, Interior White</p> <p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance, No Pattern</p> <p>Hardware: Black</p> <p>Screen: Fiberglass , Full Screen</p> <p>Grille Style: No Grille</p> <p>Misc: None</p>

204

Master Bedroom

39 W

61 H

Window: Acclaim™ Casement Single , Right, Base Frame, Exterior White, Interior White

Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40

Glass: All Sash: High Performance, No Pattern

Hardware: Black

Screen: Fiberglass , Full Screen

Grille Style: No Grille

Misc: None

205

Master Bedroom

39 W

61 H

Window: Acclaim™ Casement Single , Right, Base Frame, Exterior White, Interior White

Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40

Glass: All Sash: High Performance, No Pattern

Hardware: Black

Screen: Fiberglass , Full Screen

Grille Style: No Grille

Misc: None

WINDOWS: 24

PATIO DOORS: 2

ENTRY DOORS: 0

SPECIALTY: 0

MISC: 1

UPDATED: 03/03/24



108a 108c 108e
108b 108d

102b 102d 102f 102h 102j

102a 102c 102e 102g 102i



104

105

106

107



204

205

22



201

202

203

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103

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101