

G. Manu & Associates
8150 McCauley Way, Lorton VA 22079
September 14, 2022

RE: Window Replacement

The Commission of Fine Arts, Old Georgetown Board,

As much as we understand the value and importance of historic preservation, we believe it has become necessary to replace the existing windows on the property located at 1339 27th St NW, Washington DC 20007.

Attached are documents for consideration and review by the Commission of Fine Arts.

The project consists of replacing existing windows that are now mostly inoperable, falling apart, with wood components decaying and largely beyond repair. No other exterior alterations are included in the scope of work.

Below are some of the current conditions of existing windows:

- Rails and stiles of windows are rotting away, parting beads are ripped and torn
- Muntins have separated from glass panes
- Pulleys, sash cords and weights are non-functional and, in some cases, completely missing
- Some of windows have true divided glass panes pulling away and out of muntins and rails
- Meeting rails are not 'meeting', stiles are misaligned from tracks making it very difficult to operate window sashes. In some of the windows, they do not move at all
- Interior and parting stops are either ripped apart, broken, or non-existent. Coupled with no weatherstripping this has rendered the existing windows very energy inefficient
- The current conditions of these existing windows have made them very difficult to operate and, in some cases inoperable. This poses a safety risk in locations such as bedrooms where these function as egress windows

The proposed replacement windows are respectful of the character of the Georgetown historic district. Replacement on existing windows on this row is not without precedent. Neighbors on both sides of 1339 have installed new windows having experienced similar issues.

We hope the commission will consider our application and approve the replacement of these existing windows.

Thank you.

Respectfully,



Gyan Manu, AIA, NCARB

Stephanie Walls
1339 27th Street NW Washington DC 20007
September 12, 2022

The Commission Of Fine Arts, Old Georgetown Board

I am the owner of 1339 27th Street NW located in the historical area of Georgetown, which is now my principal residence.

We will soon be starting a renovation of the interior of the home. We have submitted all necessary documents to the DCRA

I have in the past renovated several historic residential homes and I fully understand the importance of preserving the architectural integrity of historic structures.

In 2005, in collaboration with the New York City Landmarks Commission, I renovated a historic carriage house on Grace Court Alley in Brooklyn Heights, circa 1895.

Prior to that renovation, I built, with the help of many extraordinary craftsmen, a home from the ground up in the central historic district of San Miguel de Allende, Mexico.

I also renovated a farmhouse, circa 1820, along with a hops barn in upstate New York bringing the structures back to their historical originality

In 1980 I converted a four-story building with a back guesthouse to a 4-unit condominium in New York City's West village where I lived for 20 years.

We would like to use La Page solid wood windows in the house with a profile that conforms to the current compromised windows. My architect and contractor have examined the windows and I am in agreement with them that they are in need of replacement. I believe the existing windows were installed sometime between 1970 and 1980 and are of a poor quality

My home is one in a series of row houses and my architect pointed out that houses on each side of me have had their windows replaced recently

I thank you for your work and for considering my request.

Respectfully, Stephanie Walls

A handwritten signature in black ink that reads "Stephanie Walls". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

FRONT

09

10

03

04

01

02

REAR

12

13

07

08



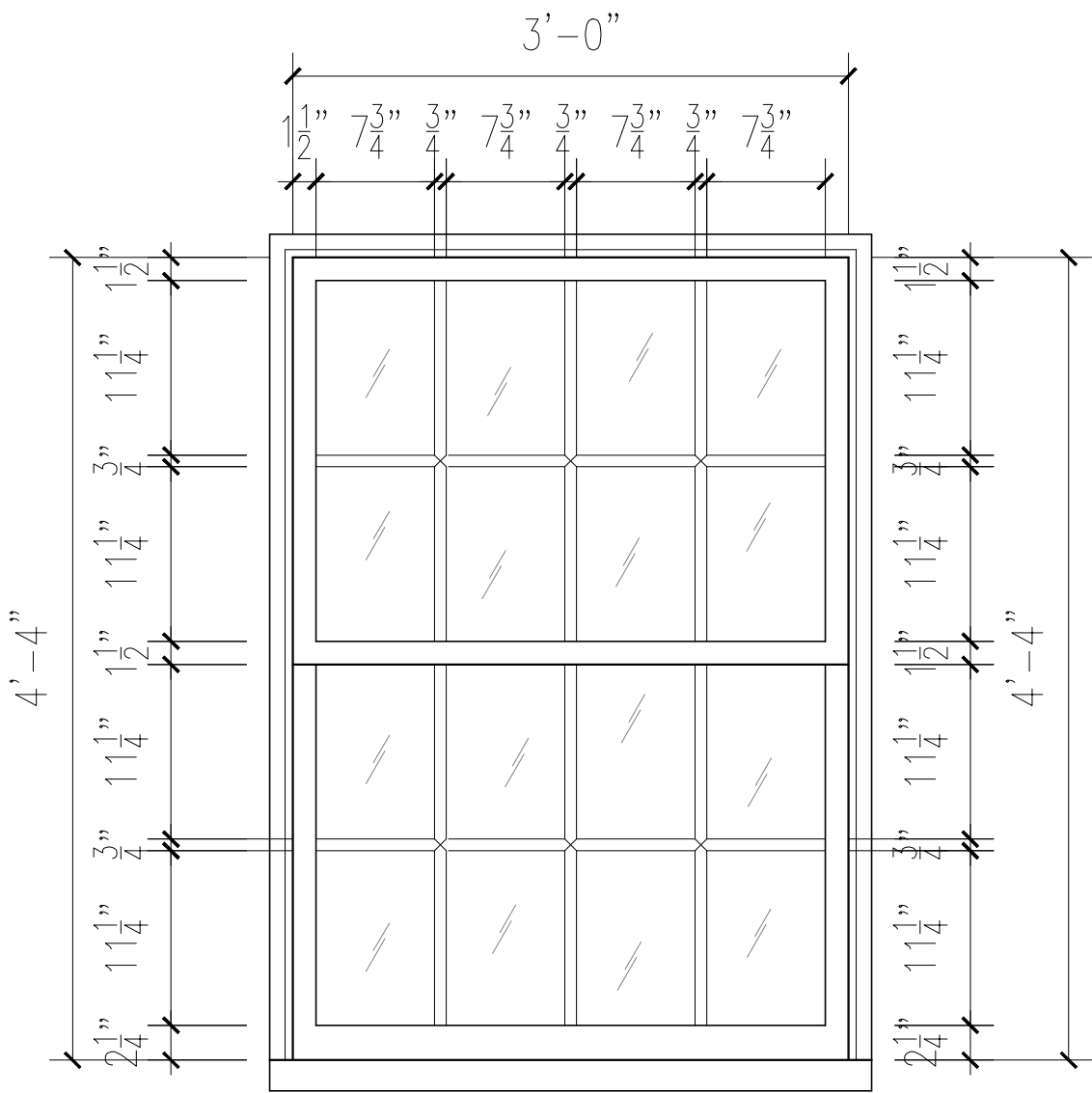
SIDE

11

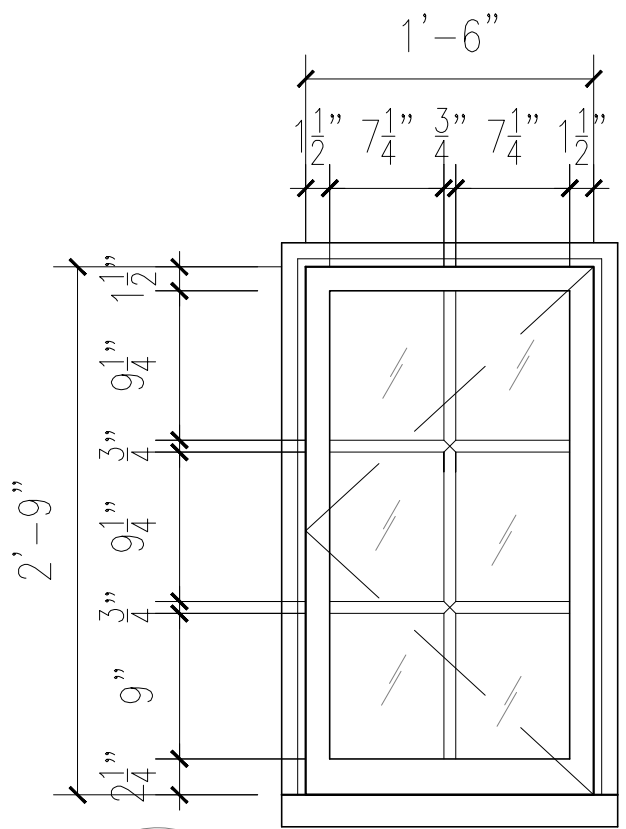
05

06

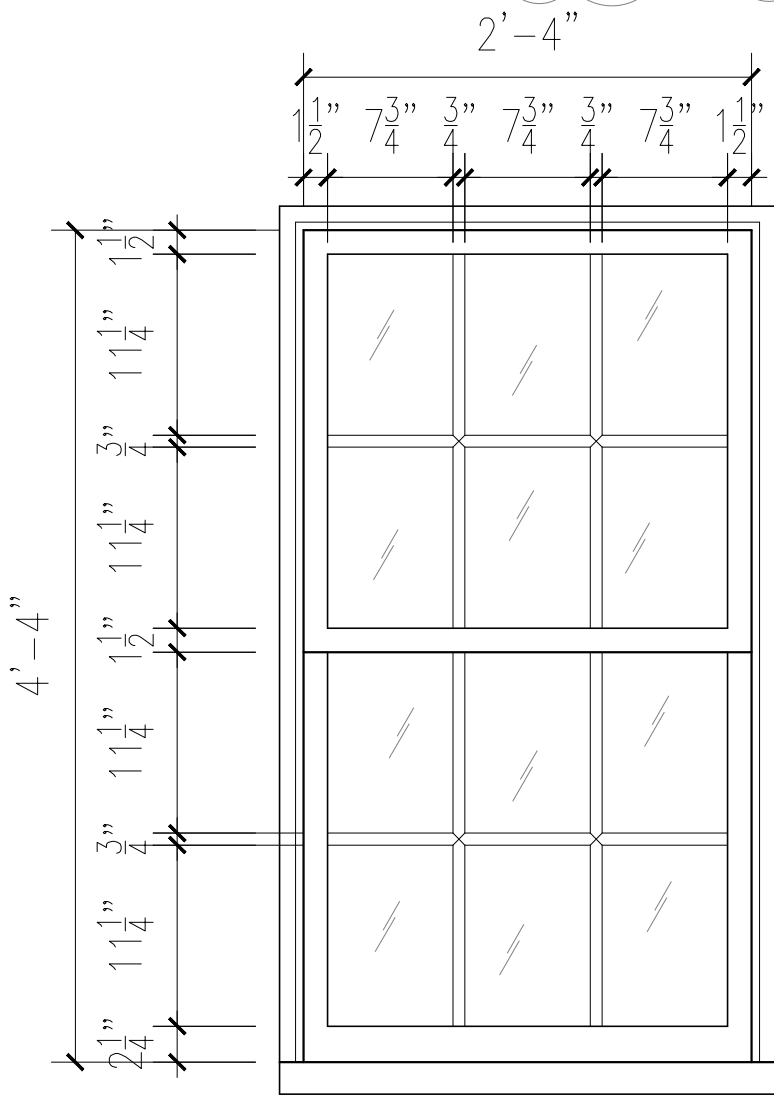
1339



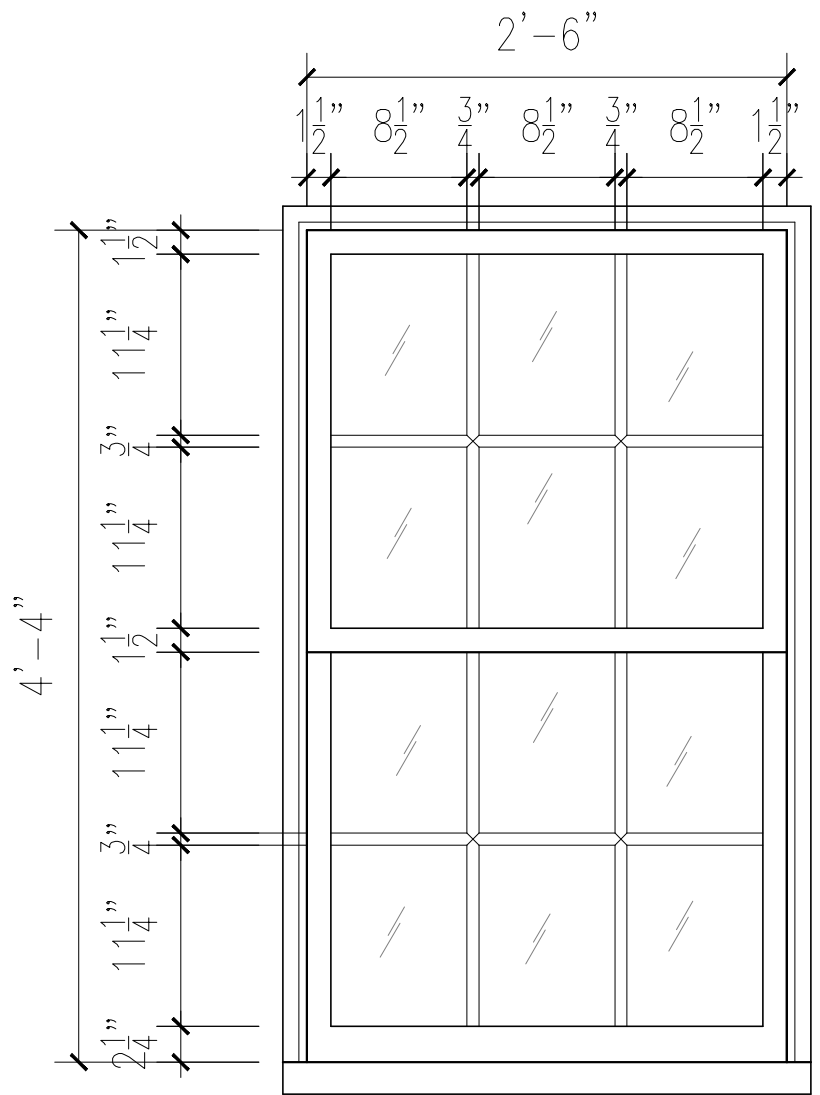
1- EXIST. FRONT WINDOW (01), **TO BE RESTORED**



2- EXIST. FRONT WINDOW (02), **TO BE RESTORED**



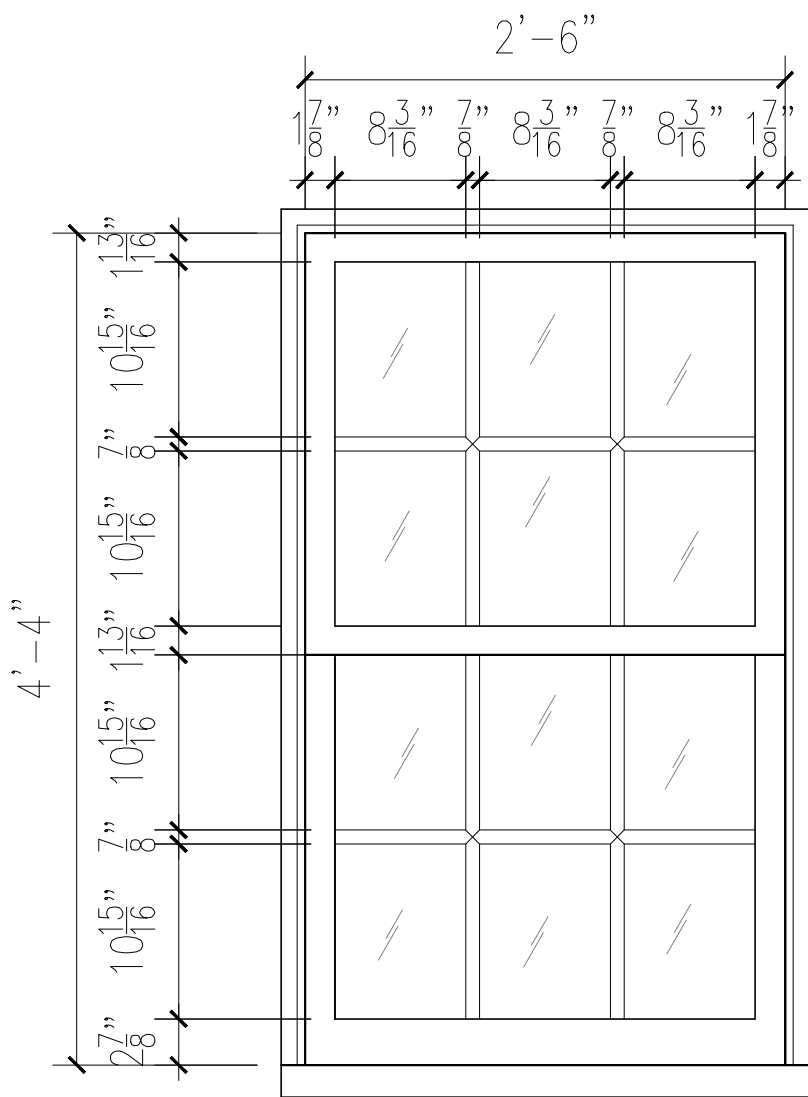
3 - EXIST. FRONT WINDOWS (03, 04, 09, 10)
& SIDE WINDOWS (05, 06, 11), **TO BE RESTORED**



4 - EXIST. REAR WINDOWS (07, 08, 12, 13)
TO BE REPLACED

EXIST. WINDOWS

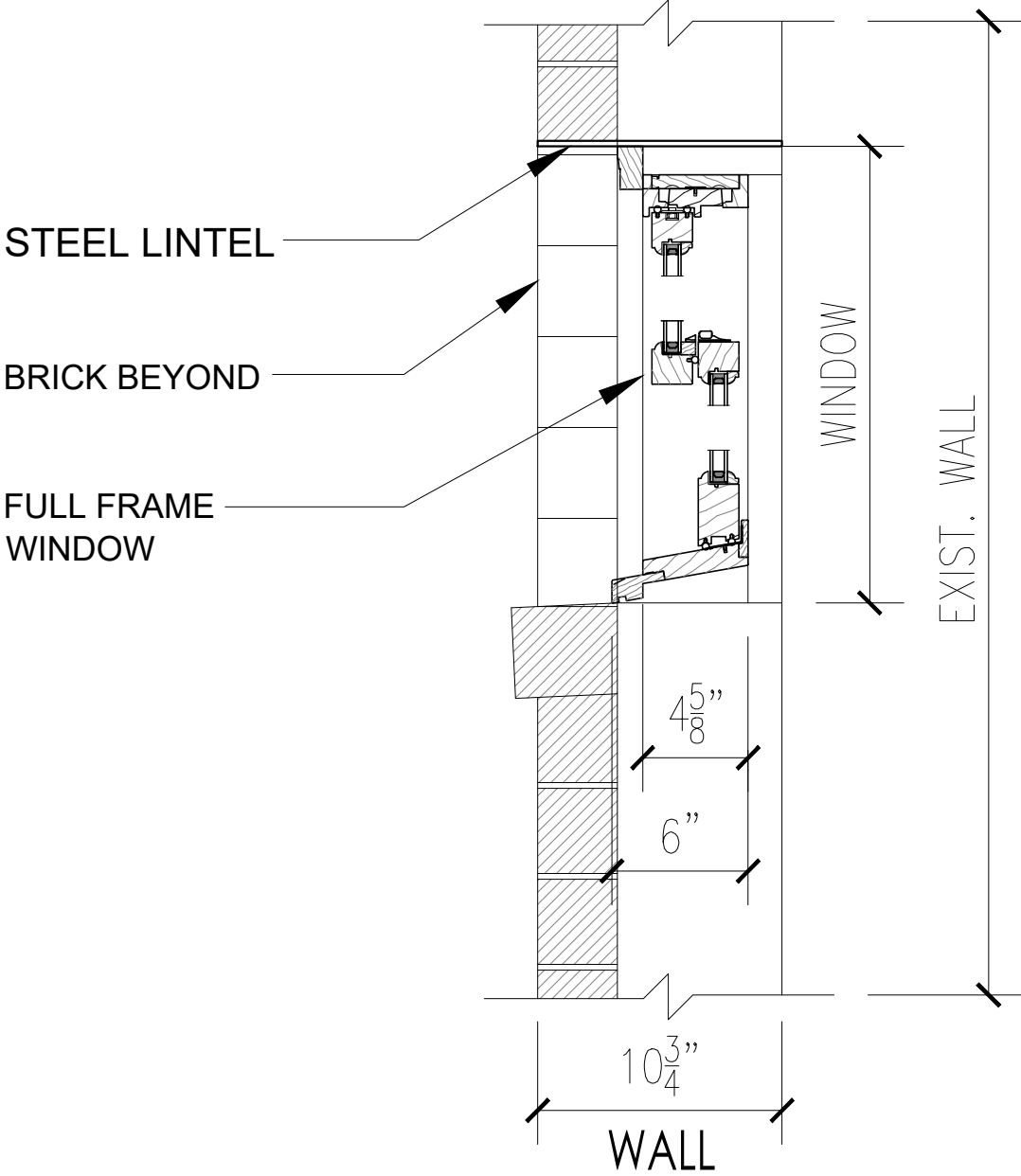
SCALE: 1" = 1'-0"



4 - PROPOSED REAR WINDOWS (07, 08, 12, 13)

PROPOSED WINDOWS

SCALE: 1" = 1'-0"



PART. WALL SECTION SHOWING FULL FRAME WINDOW

SCALE: 1-1/2" = 1'-0"


LEPAGE
Millwork



Manu Data

Hung Window H-100 – Wood

Frame:

- Pine, red grandis or mahogany
- Thickness 1 7/16" (36mm)
- Depth 4 9/16" (116mm)

Sash:

- Pine, red grandis or mahogany
- Thickness 1 3/4" (44,5mm)
- Colonial or putty glaze

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:

- Recessed, white coppertone, polish brass, oil rubbed bronze, satin nickel, satin chrome
- Surface mount: unlaquered brass, polish brass, polish nickel, oil rubbed bronze, satin nickel

Weather-strip

- Q-Ion and silicone

Insulated glass:

- Double glaze 3/4" (19 mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

Screen:

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone
- Wood screen surround
- Retractable

Grilles:

- Removable 7/8"
- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

Simulated Divided Lites (SDL):

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, grey, white or black

True Divided Lites (TDL):

- TDL 1 3/4"
- TDL 1 1/4" (putty glaze sash)

Casing:

- 908
- Colonial
- 1 1/4" x 3 1/2" Flat casing
- 1 1/4" x 4 1/2" Flat casing
- 1 1/4" x 5 1/2" Flat casing

Sill Extension:

- Standard GB-021 (1" x 1 1/4")
- Standard GB-040 (1" x 3")
- Historical GB-036 (1 3/4" x 2 1/4")
- Historical GB-058 (1 3/4" x 3")

Exterior Jamb Extension:

- Finish and wood species same as exterior frame 1/8" min and 3" max

Interior Jamb Extension:

- Finish and wood species same as interior frame 1/8" min and 6" max

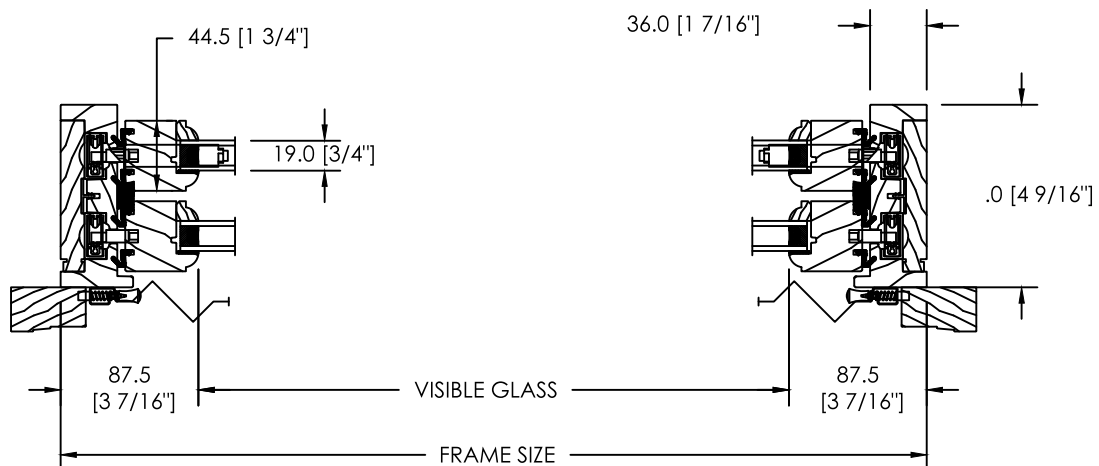
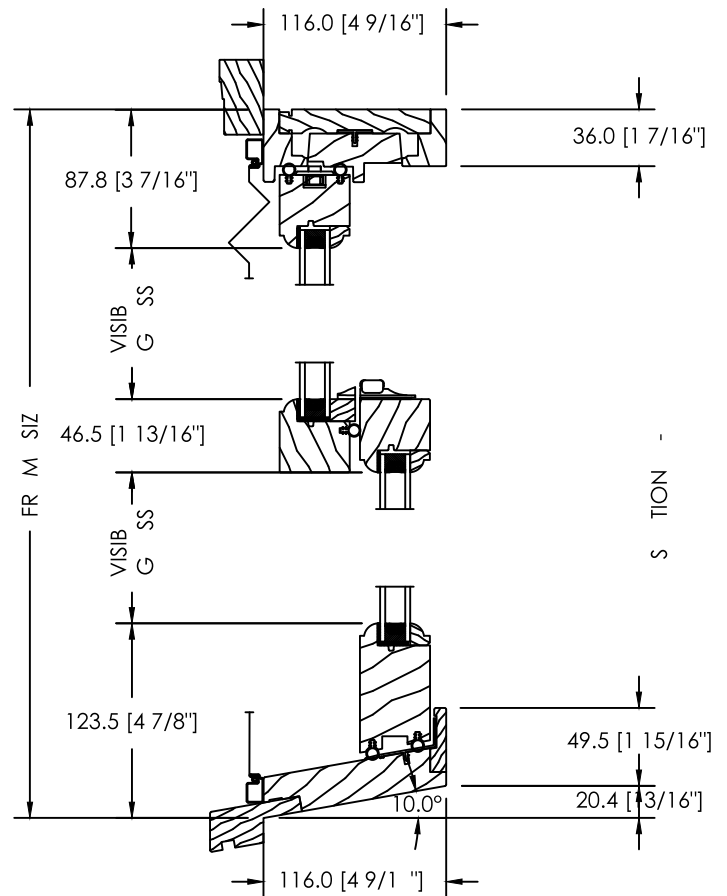
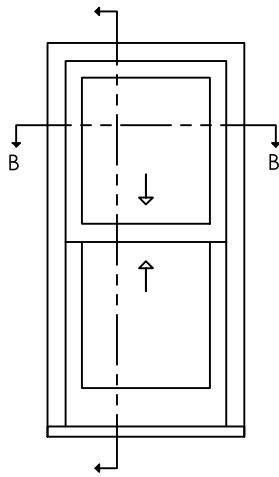
1 3/4" Sash Window - Minimums and Maximums:

Minimum width:	13 1/2"	Maximum width:	48"
Minimum height:	24"	Maximum height:	84"

Frame size, maximum: 23.1 sq. ft. (9 sq. ft. I.G.) (3mm glass) (operating sash)
19 sq. ft. (7 sq. ft. I.G.) (4mm glass) (operating sash)

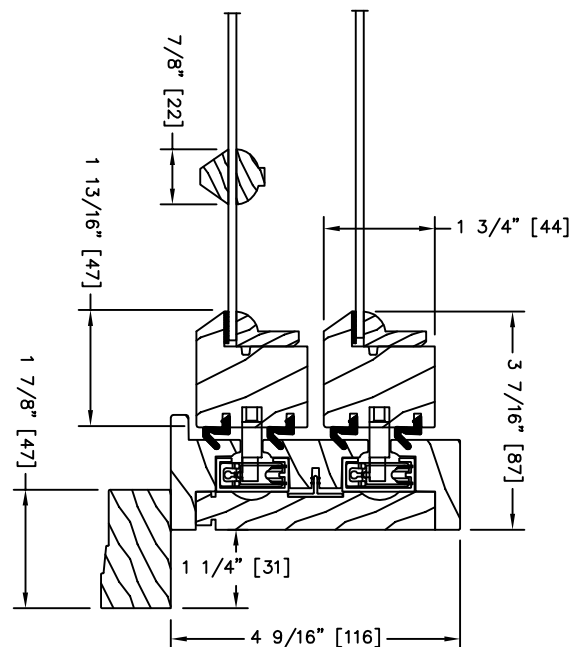
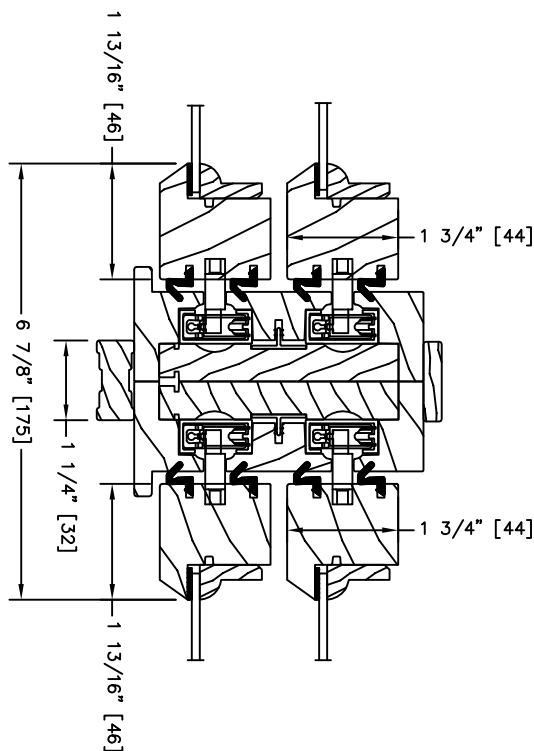
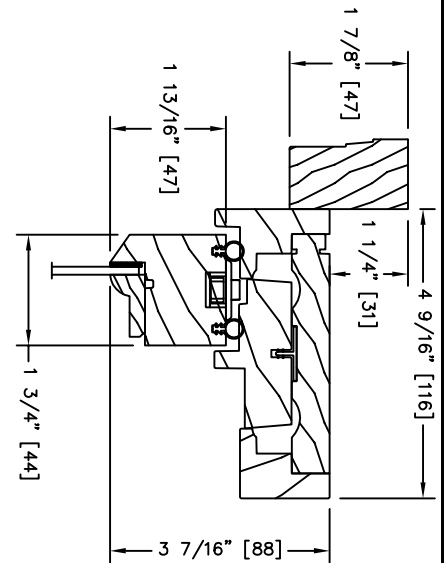
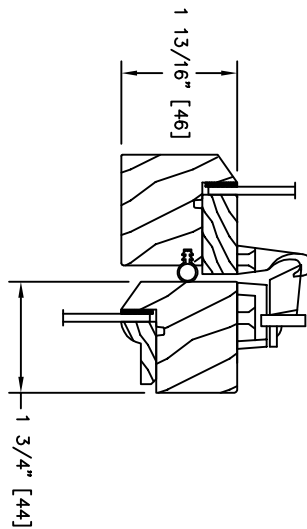
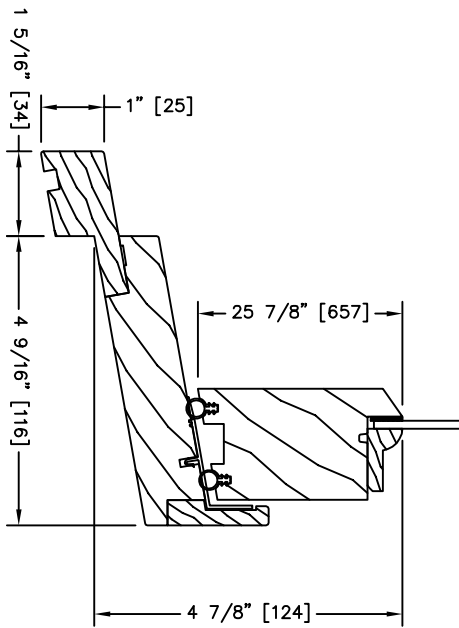
For more information, please visit our web site at www.lepagemillwork.com

WOOD H-100 HUNG (1 3/4" SASH, 4 9/16" FRAME)



SECTION B - B

PROPOSED WINDOW DETAILS



PROJET/PROJECT:	REP./SALE REP	JOB NAME
MLG2858	BRIAN S.	396943 1234 34TH STREET
DATE: 04-18-22	CLIENT/ CUSTOMER	TW PERRY
1st REVISION:		
2nd REVISION:		
3rd REVISION:		
DESSINÉ PAR/DRAWN:	ÉCHELLE/SCALE:	FEUILLE NO/SHEET NO
MIKE GIRARD	1/2"=1'	1/1

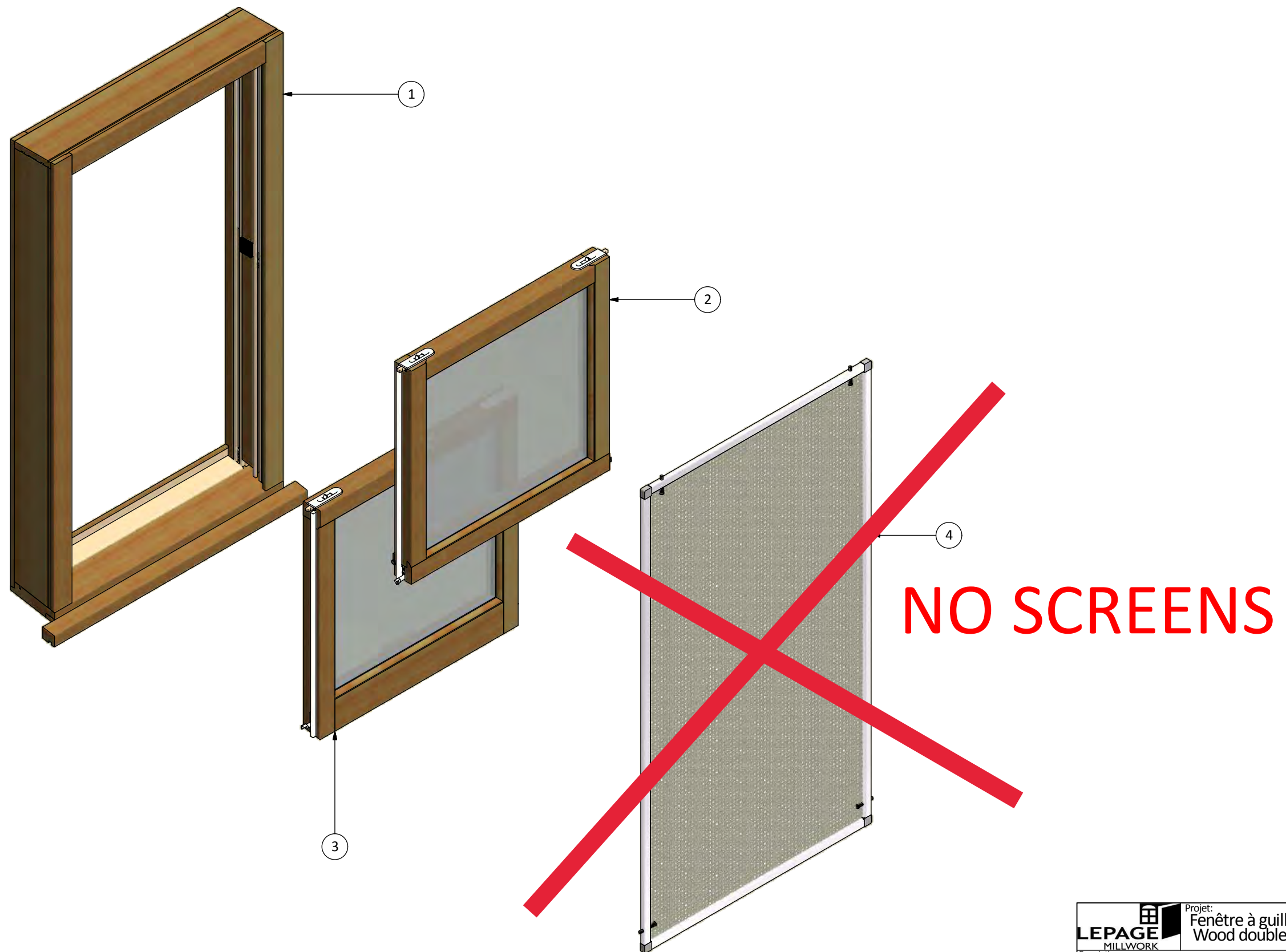
141, CHEMIN DES RAYMOND
C.P. 1298 G5R 4L9
RIVIERE-DU-LOUP
TEL: (418) 862-2611
FAX: (418) 862-2391



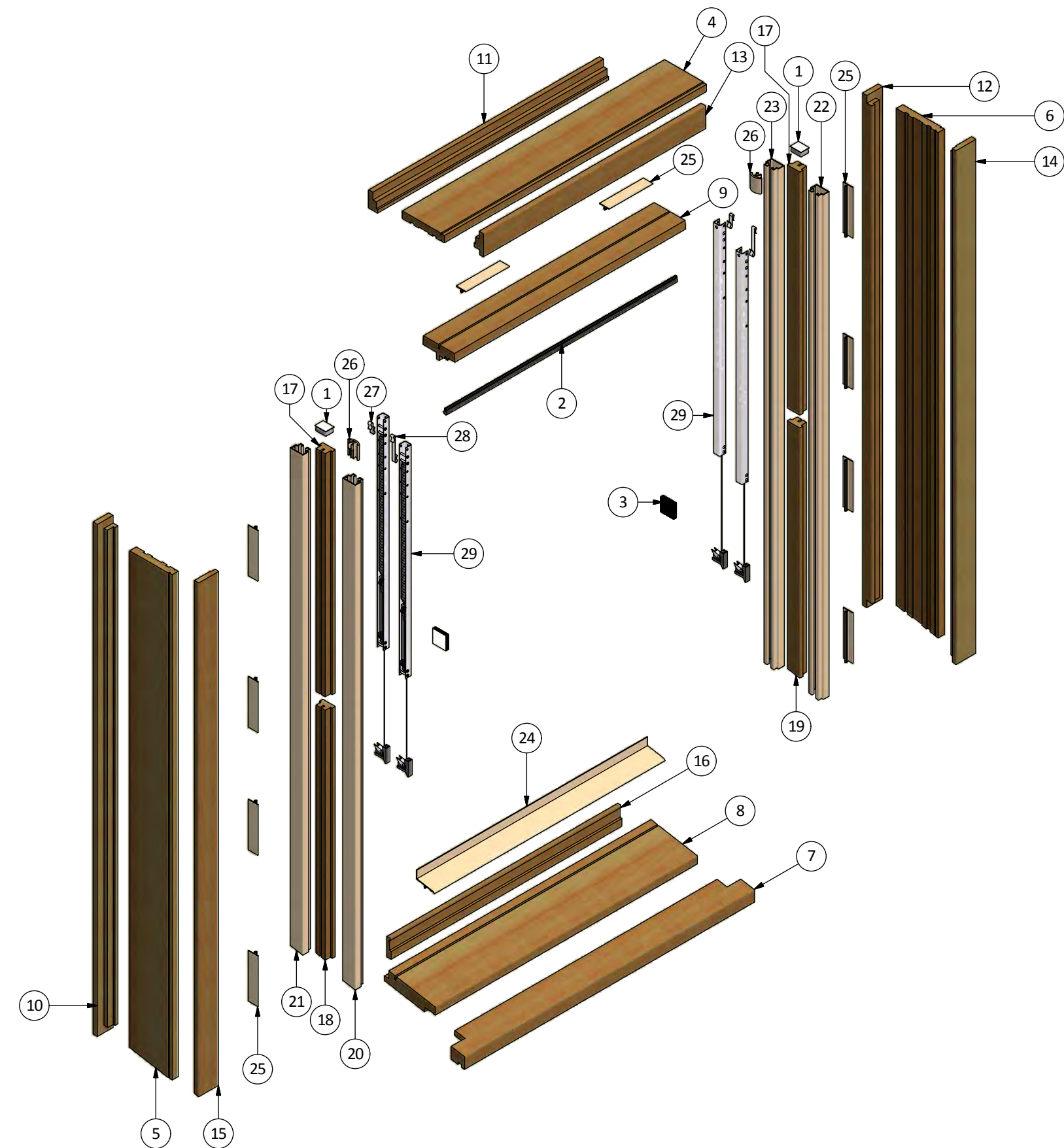
CAHIER TECHNIQUE / TECHNICAL BOOK

Fenêtre à guillotine en bois / Wood double hung window

Liste de pièces / Bill of materials			
ITEM	QTÉ	# PIÈCE	DESCRIPTION
1	1	GB-0100A - C	Assemblage cadre / Frame assembly
2	1	GB-0200A - VO	Volet opérant du haut / Top operating sash
3	1	GB-0300A - VO	Volet opérant du bas / Bottom operating sash
4	1	GB-0400A - M	Moustiquaire / Screen

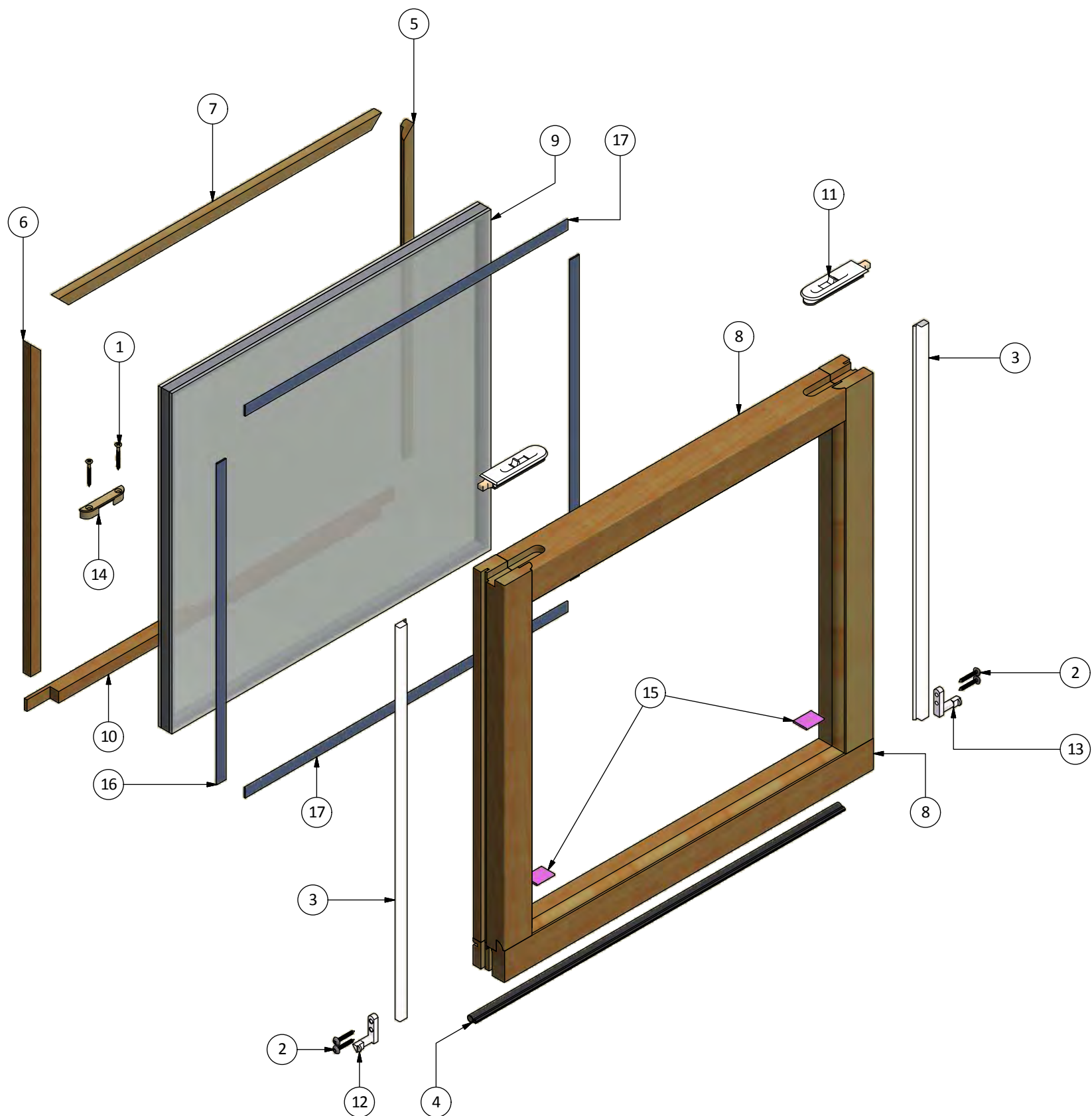


LEPAGE MILLVORK	Projet: Fenêtre à guillotine en bois / Wood double hung window		Dessiné par: wbouc	
	Créer le: 2013-10-28	Mise à jour: 2014-01-07		
	Description: Assemblage général / General assembly		Numéro: GB-0000A - XX.iam	



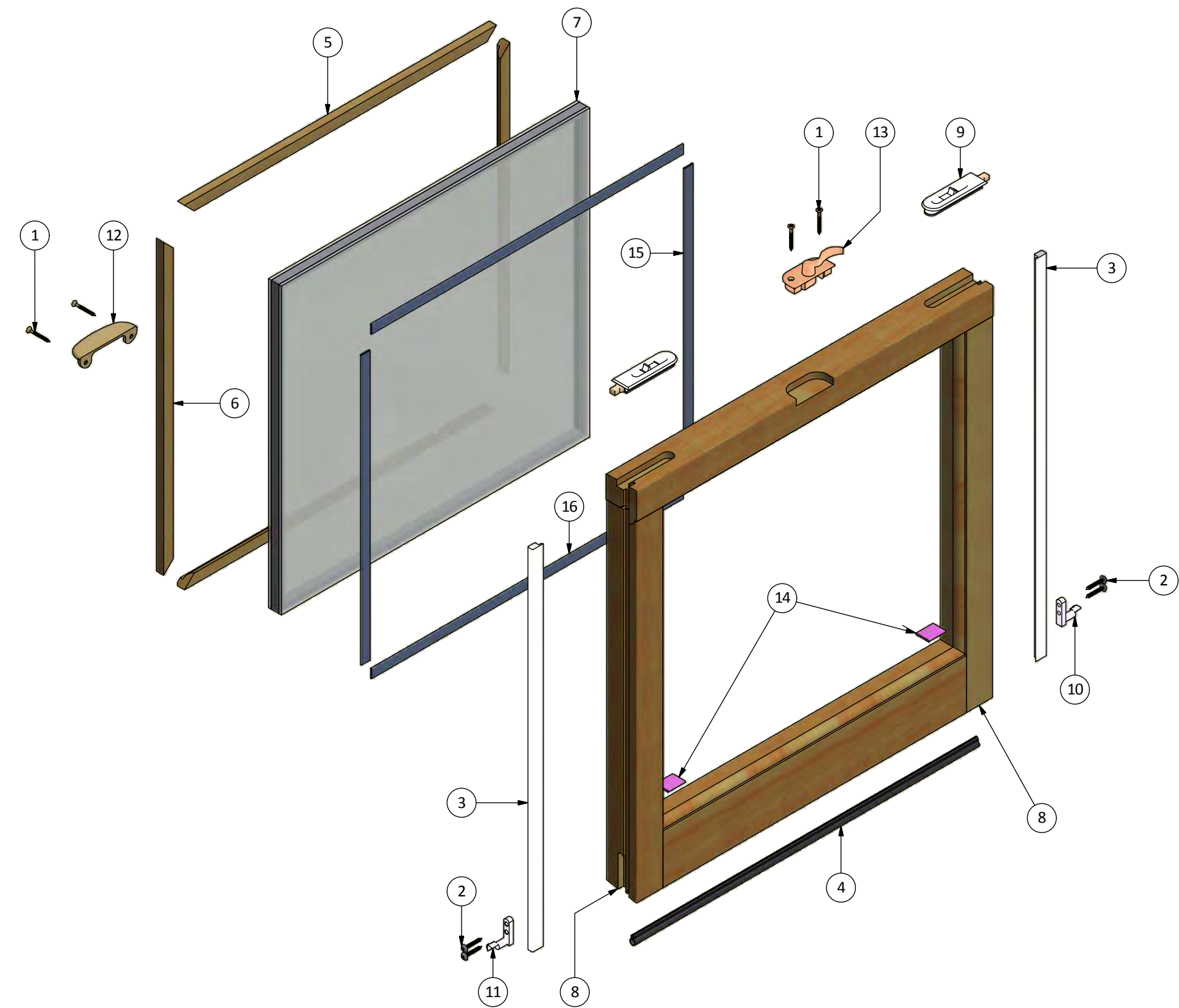
Liste de pièces / Bill of materials

ITEM	QTÉ	# PIÈCE	DESCRIPTION
1	2	CF-009	Pad poils 4.5 mm / Dust Plug 3/16"
2	1	CF-026 - GB-0102P	Coupe-froid 8MM DIA. / Weather strip
3	2	CF-027	Mohair
4	1	GB-020 - GB-0117P	Cadre / Frame
5	1	GB-020 - GB-0119P	Cadre / Frame
6	1	GB-020 - GB-0121P	Cadre / Frame
7	1	GB-021 - GB-0112P	Extension de seuil / Sill extension
8	1	GB-022 - GB-0122P	Seuil / Sill
9	1	GB-025 - GB-0103P	Arrête de volet / Sash stop
10	1	GB-026 - GB-0116P	Rétention intérieure / Exterior retention
11	1	GB-026 - GB-0118P	Rétention intérieure / Interior retention
12	1	GB-026 - GB-0120P	Rétention intérieure / Interior retention
13	1	GB-027 - GB-0113P	Rétention extérieure / Exterior retention
14	1	GB-027 - GB-0114P	Rétention extérieure / Exterior retention
15	1	GB-027 - GB-0115P	Rétention extérieure / Exterior retention
16	1	GB-028 - GB-0111P	Rétention de seuil / Sill rentention
17	2	GB-029 - GB-0101P	Recouvrement de glissières / Jamb liner cladding
18	1	GB-029 - GB-0104P	Recouvrement de glissières / Jamb liner cladding
19	1	GB-029 - GB-0109P	Recouvrement de glissières / Jamb liner cladding
20	1	GB-030 - GB-0105P	Glissière / Slide
21	1	GB-030 - GB-0106P	Glissière / Slide
22	1	GB-030 - GB-0107P	Glissière / Slide
23	1	GB-030 - GB-0108P	Glissière / Slide
24	1	GB-031 - GB-0110P	Adapteur du seuil / Sill adaptor
25	10	GB-032	Retenue pour recouvrement de glissière / Slide cover clip
26	2	GB-042	Arrêt de volet / Sash stop
27	2	Q-027	Support de balance court / Short clip for balance
28	2	Q-028	Support de balance long / Tall clip for balance
29	4	Q-045	Balance à palan / Block and tackle balance



Liste de pièces / Bill of materials

ITEM	QTÉ	# PIÈCE	DESCRIPTION
1	2	#6 X 1.25 FLAT	Vis / screw
2	4	#8 - 15 X 1 TRUSS	Vis / screw
3	2	CF-005 - GB-0205P	Coupe-froid / Weather strip
4	1	CF-026 - GB-0201P	Coupe-froid 8MM DIA. / Weather strip
5	1	D-059 - GB-0203P	Parclose faux croisillon / Simulated divided light glass stop
6	1	D-059 - GB-0204P	Parclose faux croisillon / Simulated divided light glass stop
7	1	D-059 - GB-0207P	Parclose faux croisillon / Simulated divided light glass stop
8	1	GB-0220A	
9	1	GB-0230A	Thermos double 19mm / 3/4" insulating glass
10	1	GB-034 - GB-0206P	Pareclose / Glass stop
11	2	Q-041	Poussoir / Tilt latch
12	1	Q-042_Droit	Pivot de came droit / Right cam pivot
13	1	Q-042_Gauche	Pivot de came gauche / Left cam pivot
14	1	Q-048-1	Barrure / Keeper
15	2	V-004	Calle à thermos / Glass shim
16	2	V-006 - GB-0202P	Autocollant double face / Foam tape 1/16" x 1/2"
17	2	V-006 - GB-0208P	Autocollant double face / Foam tape 1/16" x 1/2"

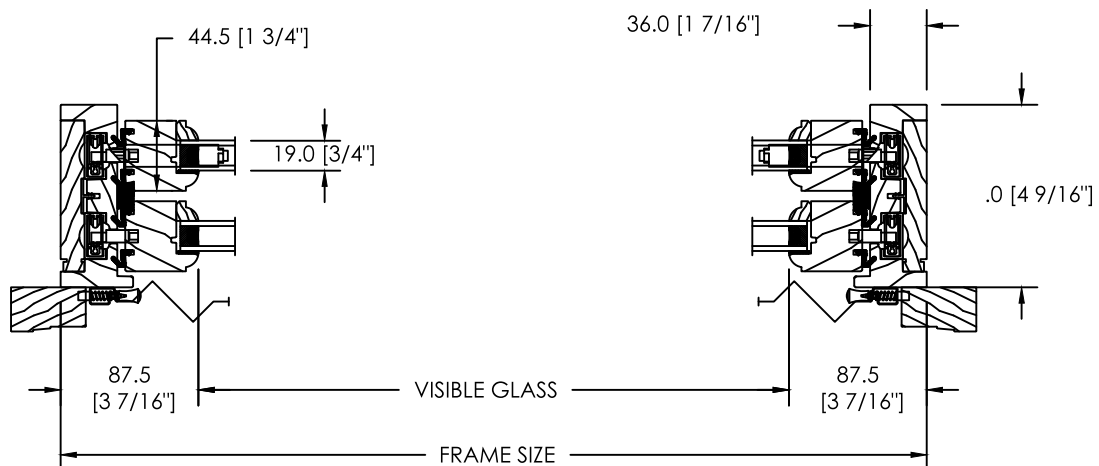
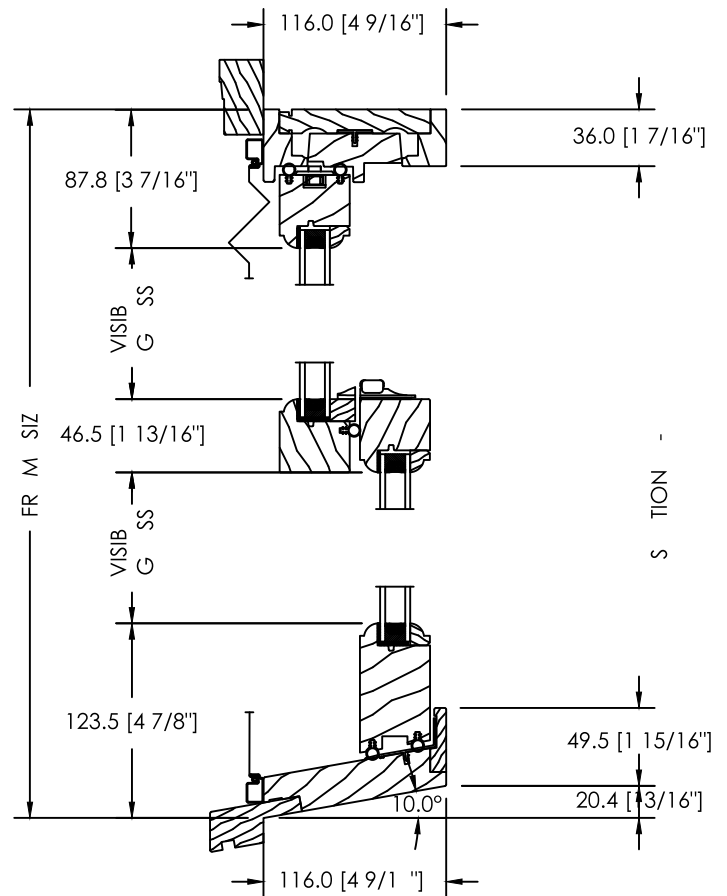
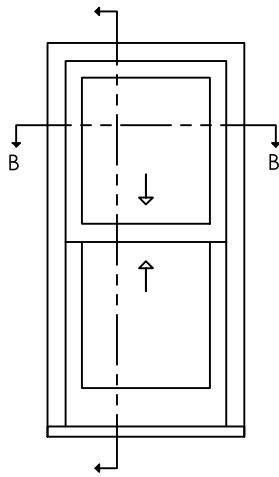


Liste de pièces / Bill of materials

ITEM	QTÉ	# PIÈCE	DESCRIPTION
1	4	#6 X 1.25 FLAT	Vis / screw
2	4	#8 - 15 X 1 TRUSS	Vis / screw
3	2	CF-005 - GB-0302P	Coupe-froid / Weather strip
4	1	CF-026 - GB-0303P	Coupe-froid 8MM DIA. / Weather strip
5	2	D-059 - GB-0207P	Parclose faux croisillon / Simulated divided light glass stop
6	2	D-059 - GB-0301P	Parclose faux croisillon / Simulated divided light glass stop
7	1	GB-0230A	Thermos double 19mm / 3/4" insulating glass
8	1	GB-0320A	
9	2	Q-041	Poussoire / Tilt latch
10	1	Q-042_Droit	Pivot de came droit / Right cam pivot
11	1	Q-042_Gauche	Pivot de came gauche / Left cam pivot
12	1	Q-043	Poignée / Handle
13	1	Q-047	Barrure encastrée / Flange mount lock
14	2	V-004	Calle à thermos / Glass shim
15	2	V-006 - GB-0202P	Autocollant double face / Foam tape 1/16" x 1/2"
16	2	V-006 - GB-0208P	Autocollant double face / Foam tape 1/16" x 1/2"

LEPAGE MILLWORK	Projet: Fenêtre à guillotine en bois / Wood double hung window		Dessiné par: wbouc	
	Description: Volet opérant du bas / Bottom operating sash		Créer le: 2013-10-29	Mise à jour: 2014-01-07
			Numéro: GB-0300A - VO.iam	

WOOD H-100 HUNG (1 3/4" SASH, 4 9/16" FRAME)



SECTION B - B

SAMPLE SHOWING SDL





PROPOSED WINDOW - MUNTINS SAMPLE



PROPOSED WINDOW - SAMPLE OF DOUBLE HUNG UNIT



1339

1345

TWO HOUR
PARKING
10:00 AM - 6:00 PM
MONDAY - FRIDAY
\$5.00 PER HOUR
MAX \$20.00



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ADT
Security
Systems







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Security































































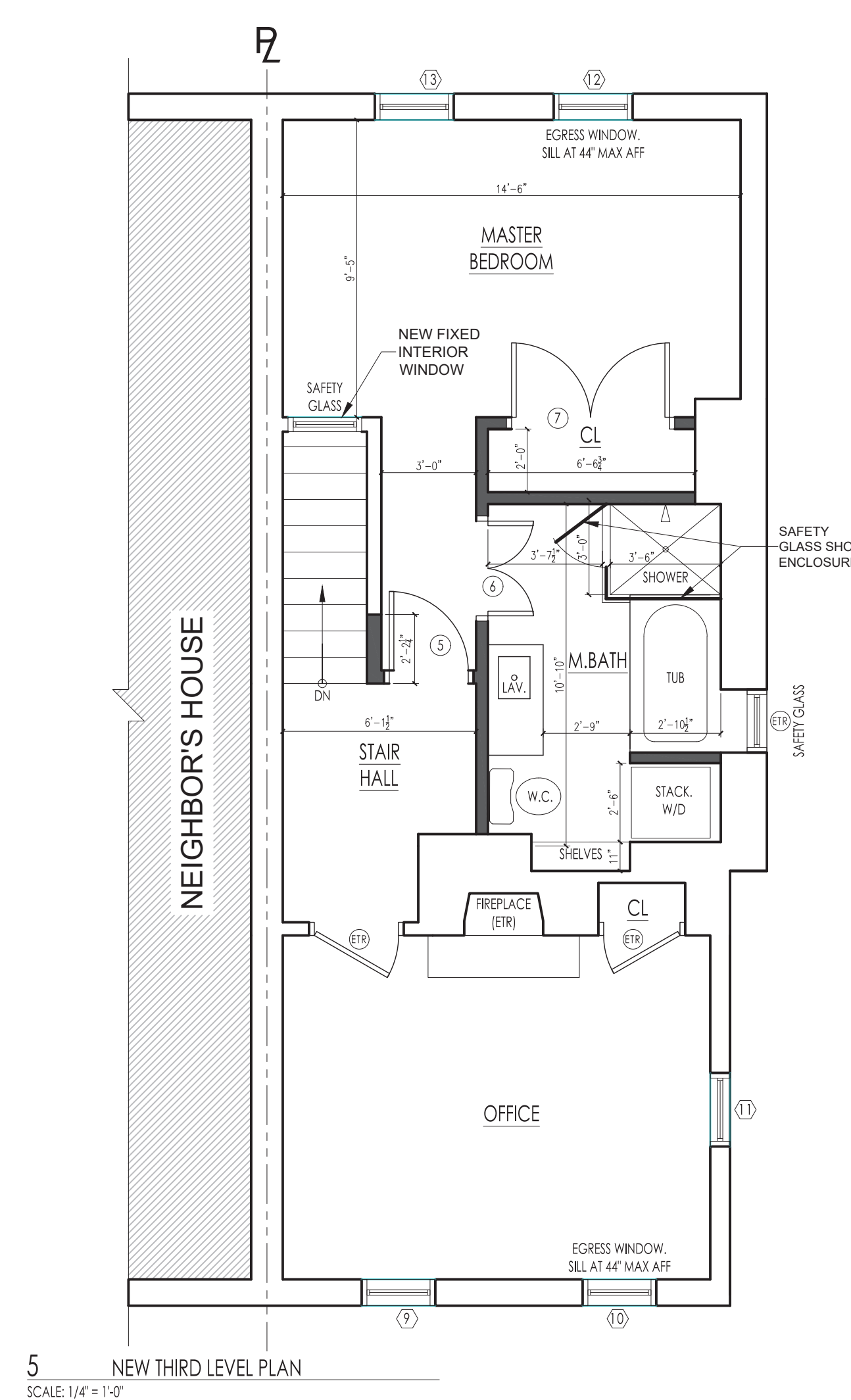
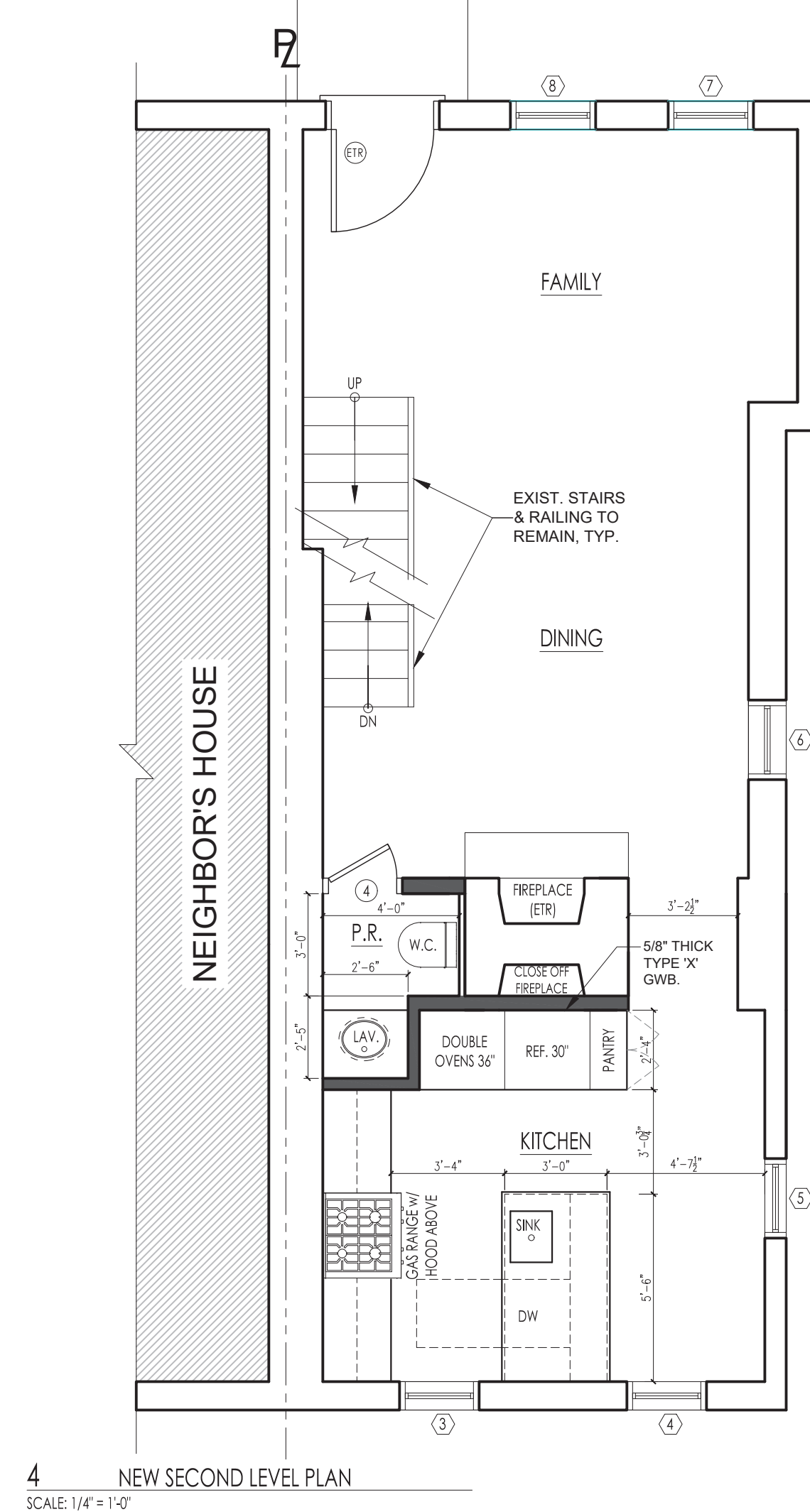
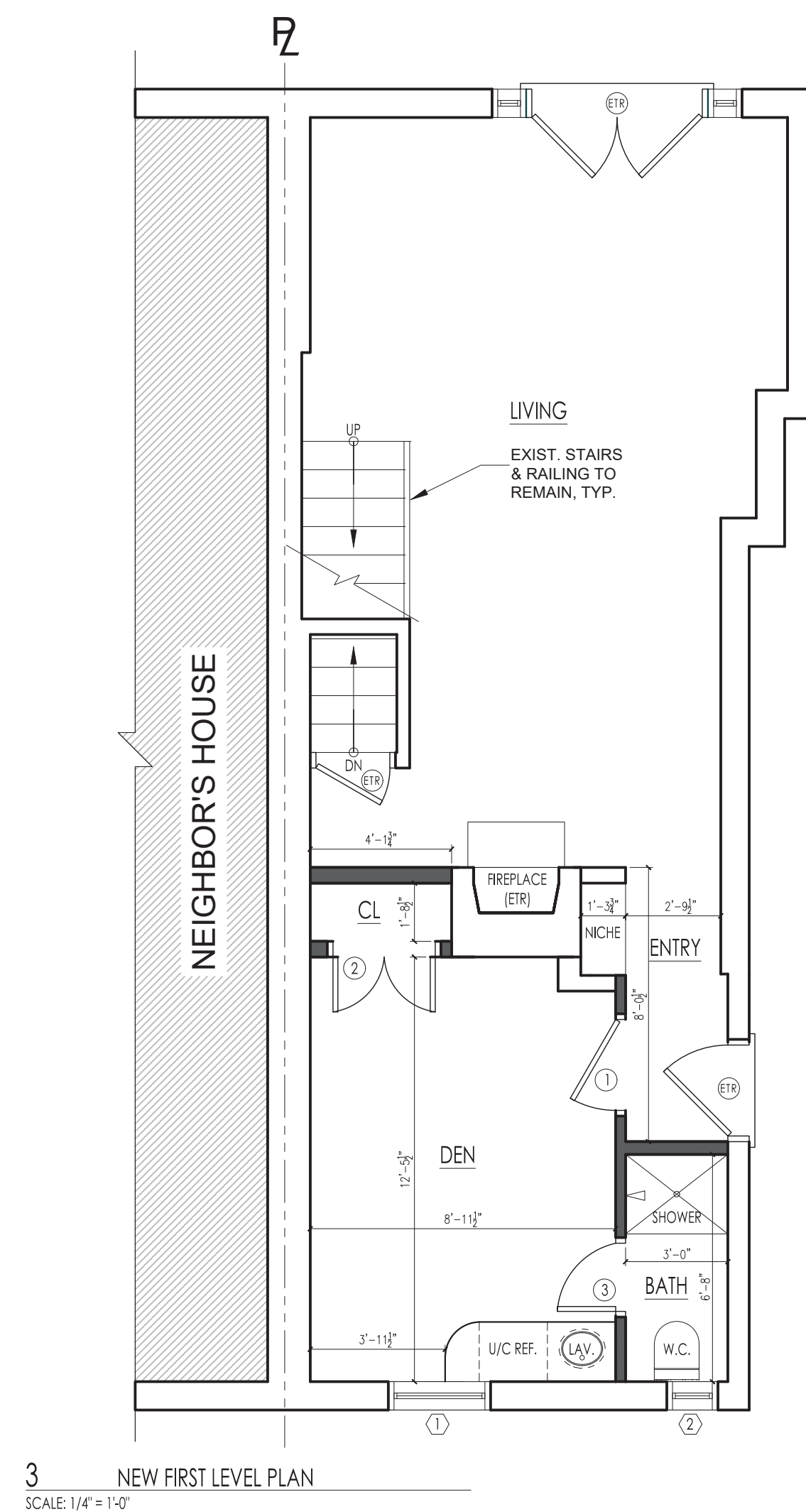
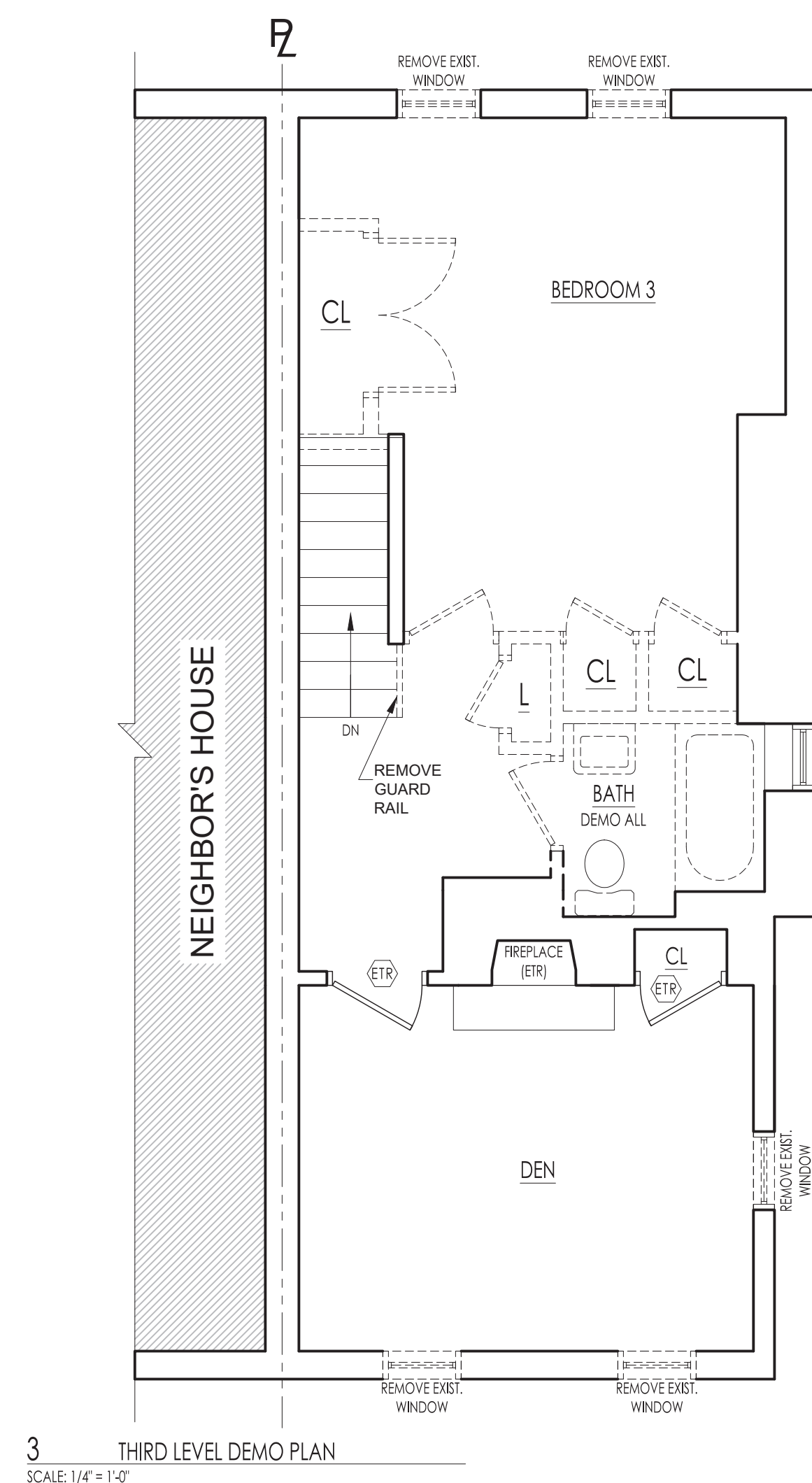
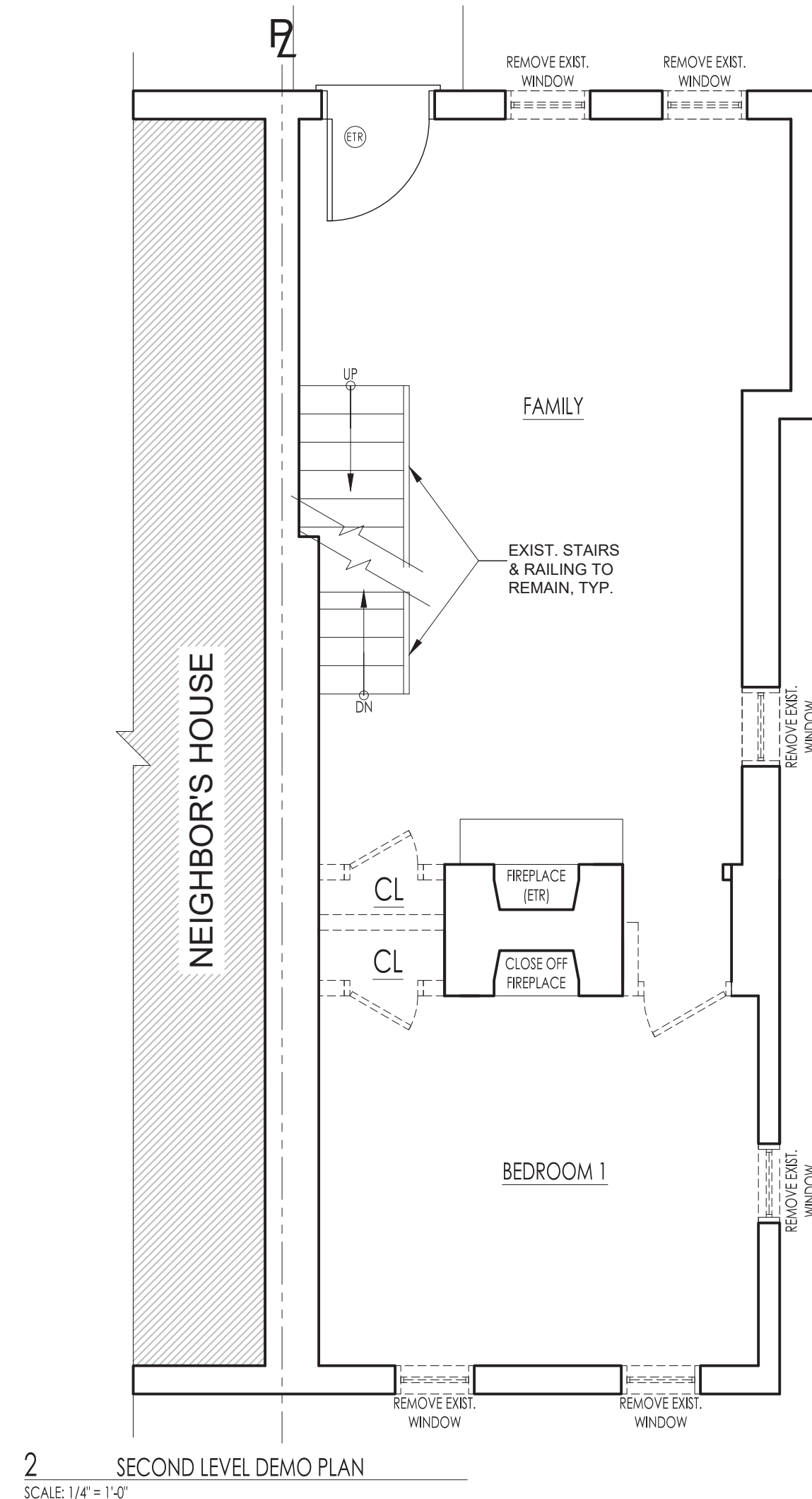
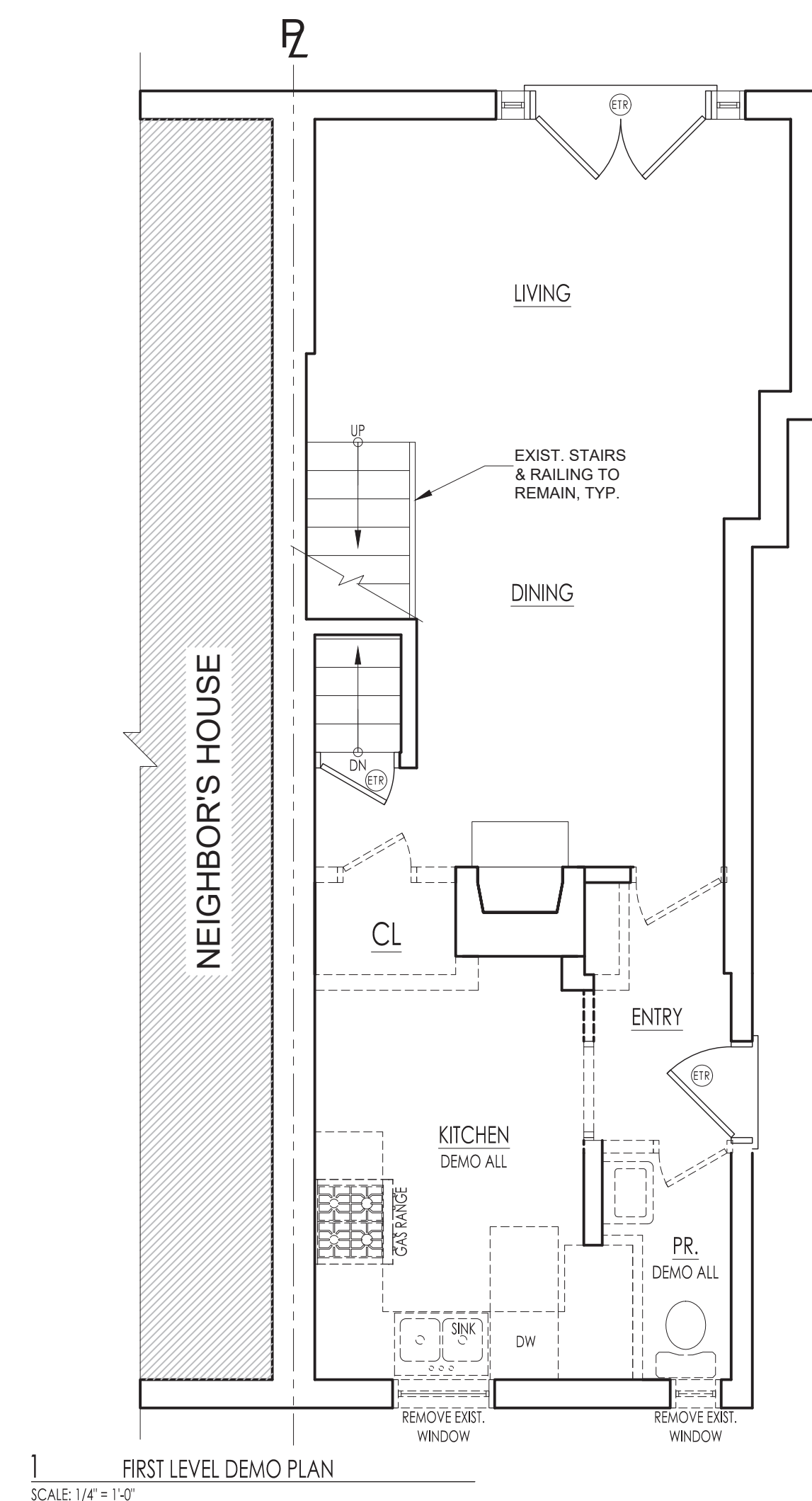






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Date: 09/07/2022
Binding order: of

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