

4103 Stanford Street, ~~Chase~~ Chase Hill  
MP Site # 35/129-01A Davidson Hill



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: 4/22/09

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Anne Fothergill *AF*  
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #5078165—garage door replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the April 22, 2009 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Marina Krapiva  
Address: 4103 Stanford Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE MD 20850  
240/777 6270

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Marina Krapiva  
Daytime Phone No.: 301-792-5681

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Marina Krapiva Daytime Phone No.: 301-792-5681  
Address: 4103 Stamford St Chevy Chase MD 20815  
Street Number City State Zip Code  
Contractor: Gaitherburg Garage Door Inc Phone No.: 301-907-9758-5562  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 4103 Street: Stamford St.  
Town/City: Chevy Chase Nearest Cross Street: Conneaut  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ change the garage doors  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

[Signature] \_\_\_\_\_ Date: 4/1/09  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4/24/09  
Application/Permit No.: 508105 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Change the existing garage doors, to new  
metal 7'6" x 7' 3 panel door by Clopay, pro  
series. Color will be Almond or Sandstone.  
Please note that user to both doors block by  
deck and retaining wall. Garage are in the back of the  
house

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



*New 3 panel metal garage door*  
**PROPOSED REAR ELEVATION.**  
 1/4" = 1'-0"

**MODIFICATION TO RESIDENCE**

Project Num

Designed B

Sheet Title:  
**ELEV**

Sheet Num  
**A-1**

4-24-09

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4103 Stanford Street, Chevy Chase	<b>Meeting Date:</b>	4/22/09
<b>Applicant:</b>	Marina Krapiva	<b>Report Date:</b>	4/15/09
<b>Resource:</b>	<i>Master Plan Site #35/129, Davidson House</i>	<b>Public Notice:</b>	4/08/09
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/129-09A	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Garage door replacement		

**STAFF RECOMMENDATION**

Staff is recommending that the HPC approve the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site #35/129, Davidson House*  
**STYLE:** Spanish Revival  
**DATE:** c. 1927

*Excerpt from Places in the Past:*

This cluster [4101, 4103, and 4105 Stanford Street] of picturesque Spanish Revival houses (c1927), near Rosemary Circle, were designed by Washington architect Reginald Geare. These evocative residences feature arched window and door openings, towers and turrets, terra cotta tile roofs and stucco walls. The buildings are significant not only for their association with Geare, an active designer in Chevy Chase Park, but for their unusual architectural styling. Spanish Revival houses, with the high degree of architectural sophistication exhibited by these three residences, are rare not only in Chevy Chase but throughout the country.

**PROPOSAL**

The applicant is proposing to replace the two garage doors that are on the rear elevation of the house and located under the existing deck. The existing garage doors are one metal replacement door and one very deteriorated wood panel door with 6-lites. The applicant proposes two new metal 3 panel doors. See existing and proposed doors in Circles 8-12.

*The applicant is not proposing any other changes shown on the rear elevation; those were included in a previous HAWP application.*

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include

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.

**Montgomery County Code; Chapter 24A-8:**

- (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
  - (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 one 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 the Interior's Standards for Rehabilitation:**

Standard #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.

Standard #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.

**STAFF DISCUSSION**

Staff would prefer that the applicant replace the doors with doors that are similar to the one existing wood deteriorated door. However, as these doors are below grade and at the basement level of the house (there is a large retaining wall next to the garage) and they are entirely not visible from the street, staff finds the replacement doors approvable.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** this HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits..





UNOFFICIAL COPY OF THE HISTORIC PRESERVATION COMMISSION RECORDS

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Marina Krapiva
Daytime Phone No.: 301-792-5881

Tax Account No.:
Name of Property Owner: Marina Krapiva
Address: 4103 Stamford St Chevy Chase MD 20815
Contractor: Garthreybay Garage Door Inc Phone No.: 301-902-9758-5567

LOCATION OF BUILDING/PREMISE

House Number: 4103 Street: Stamford St
Town/City: Chevy Chase Nearest Cross Street: Connecticut
Lot: Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other
1B. Construction cost estimate: \$ change the garage doors
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: 4/1/09

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 508165 Date Filed: Date Issued:

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5

I certify that these documents  
 by me, and I am a duly Sworn  
 the State of Maryland, Licor

Copyright RAOUL I

Issue Date: JUN 12, 2

No.	Date	Rev

**PERMIT**  
 MAY 18, 2011

**MODIFICATION TO RESIDENCE**  
**4103 STANFORD STREET**  
**CHEVY CHASE, MD, 20815**  
 LOT 22 B1

Project Number: Draw

Designed By: Chec

Sheet Title:  
**ELEVATIONS**

Sheet Number:  
**A-2 / 1**



**PROPOSED REAR ELEVATION**

1/4" = 1'-0"

*existing garage door*

9



*NEW 3 panel  
metal garage door*  
**PROPOSED REAR ELEVATION.**  
 1/4" = 1'-0"

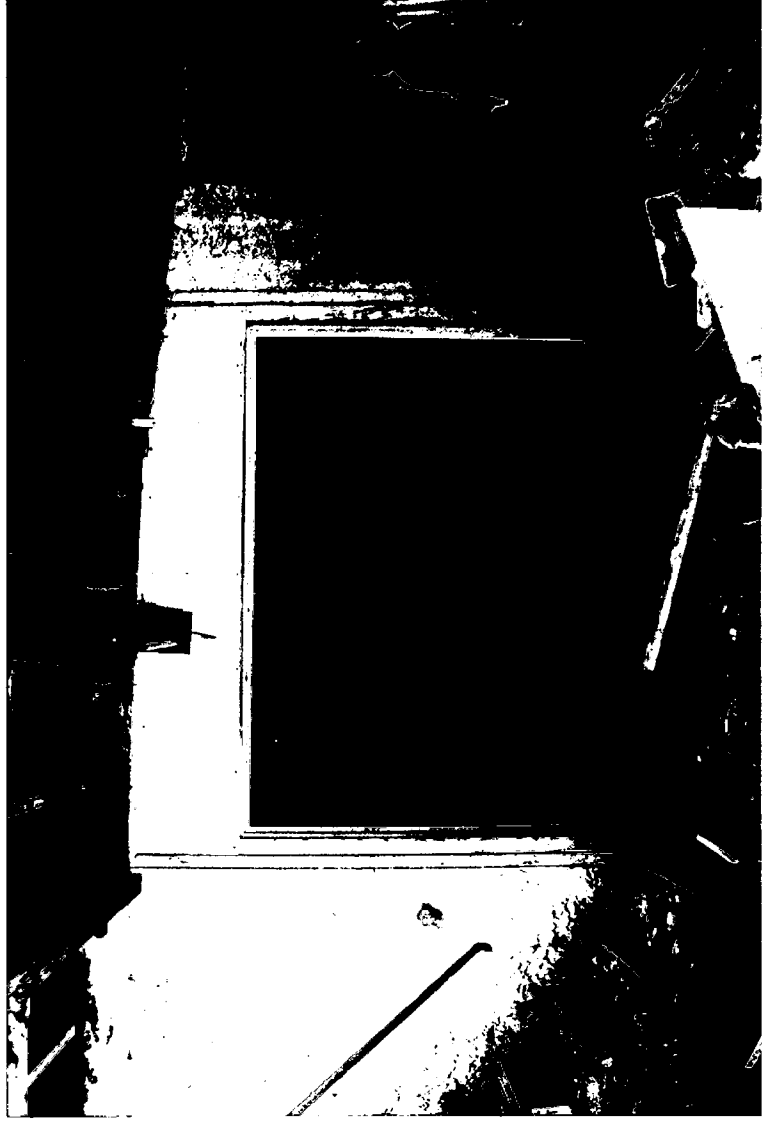
I certify by me, the	
Architect	
Co.	
ISSUE	
No.	

**MODIFICATION TO RESIDENCE**

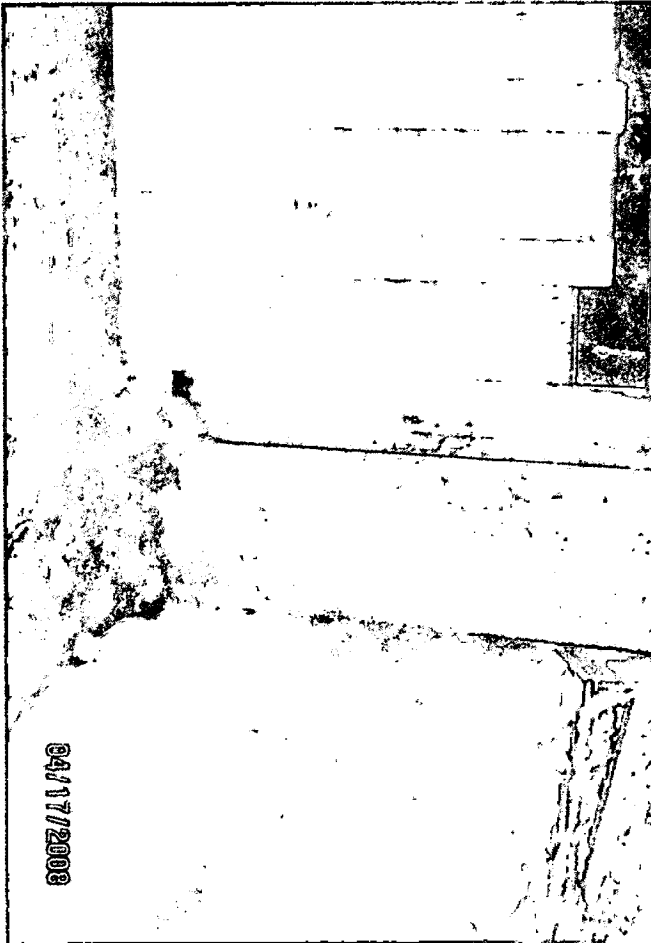
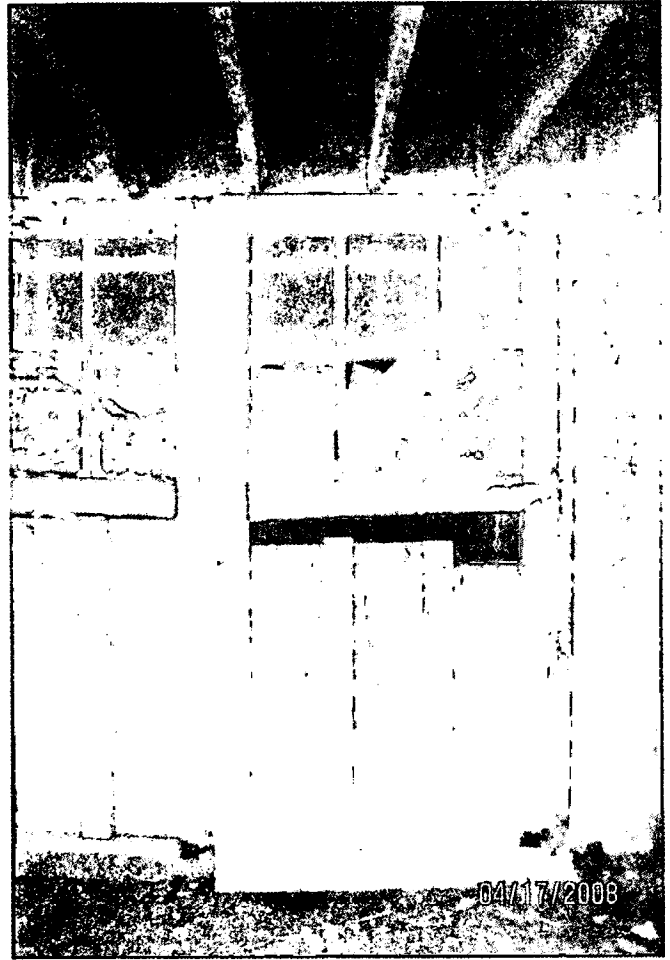
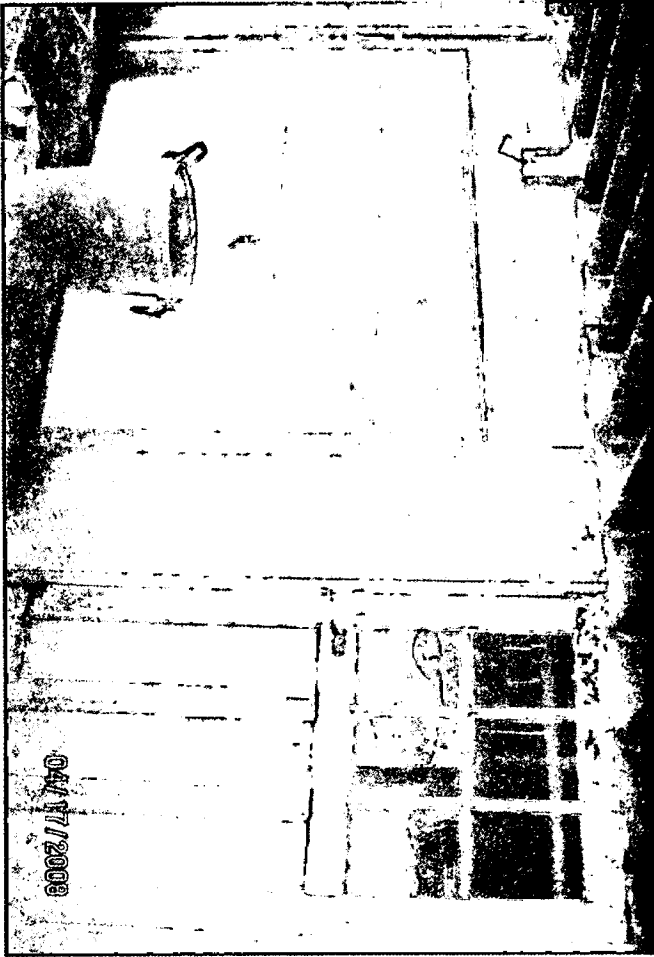
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Designed By	
Sheet Title:	<b>ELEV.</b>
Sheet Number	<b>A-1</b>

7

area of  
under  
deck





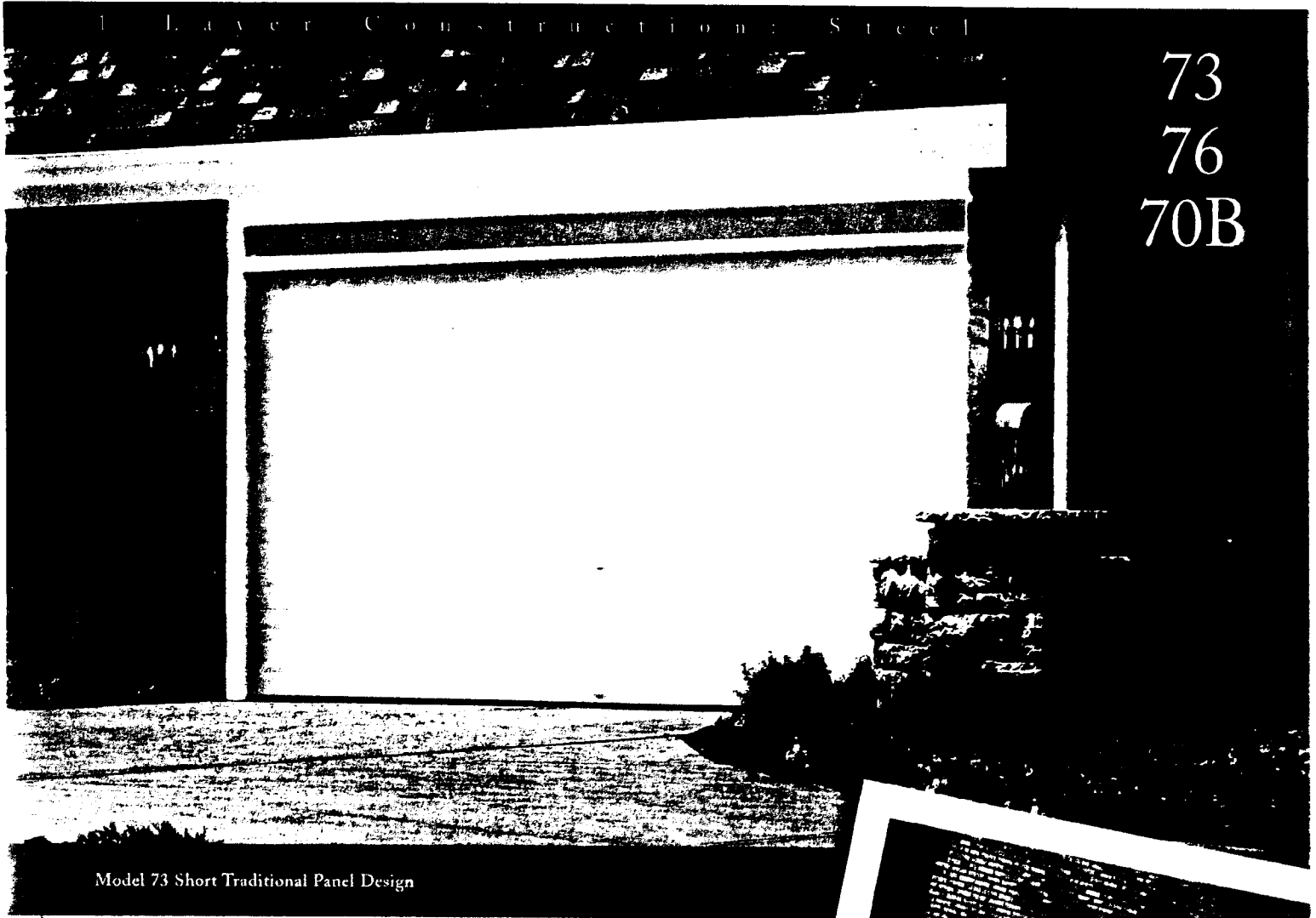


# Value Series

**Clopay**

PRO-SERIES

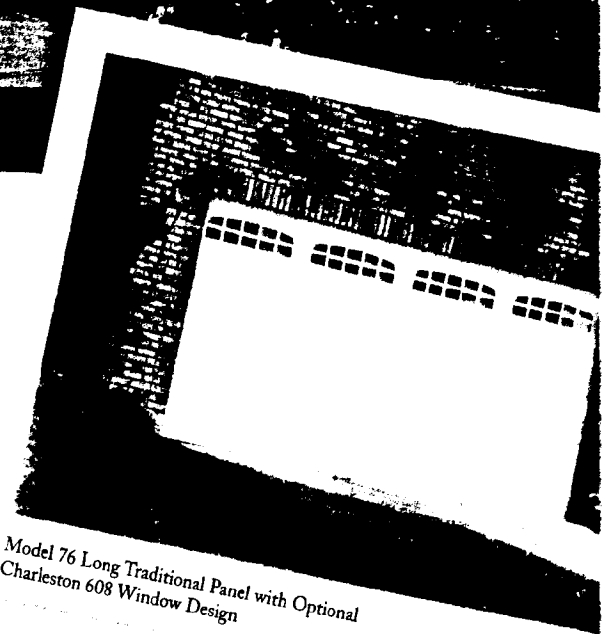
America's Favorite Garage Door



73  
76  
70B

Model 73 Short Traditional Panel Design

*With a 2" durable steel frame construction and three panel styles, the Models 73, 76 and 70B Series doors are designed for beautiful, long-lasting performance. Combine four color options on the Models 73 and 76 along with many Designer and Decorative window designs and you have the best value door to suit your home style and lifestyle.*



Model 76 Long Traditional Panel with Optional Charleston 608 Window Design

Beautiful. Durable. Reliable.

limited paint  
**15**  
year  
warranty

Models 73, 76

limited paint  
**10**  
year  
warranty

Model 70B

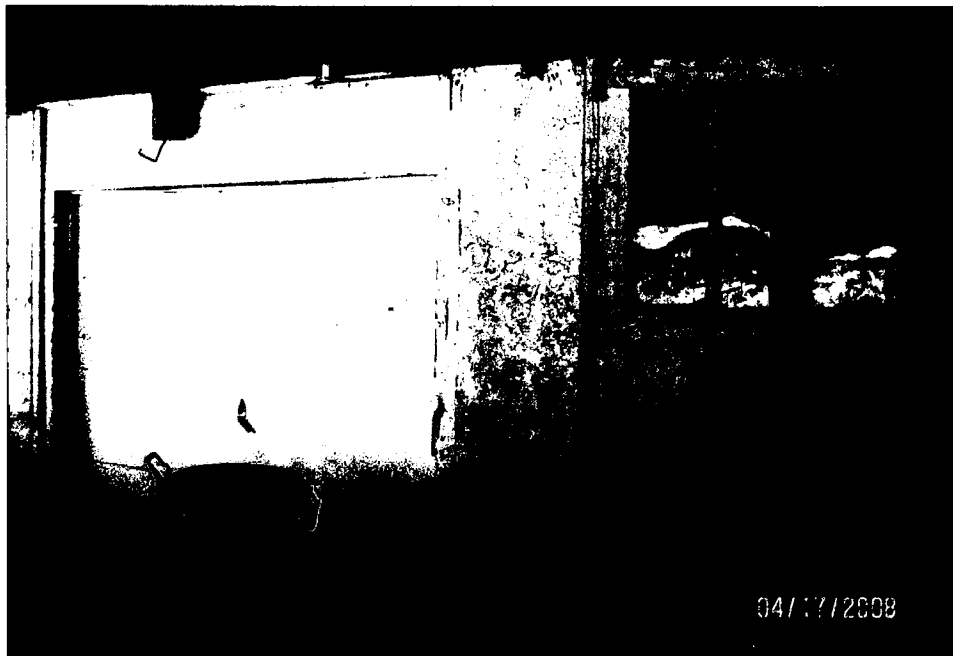
limited windows  
**10**  
year  
warranty

limited hardware  
**3**  
year  
warranty



CLASSIC LINE 





# Value Series

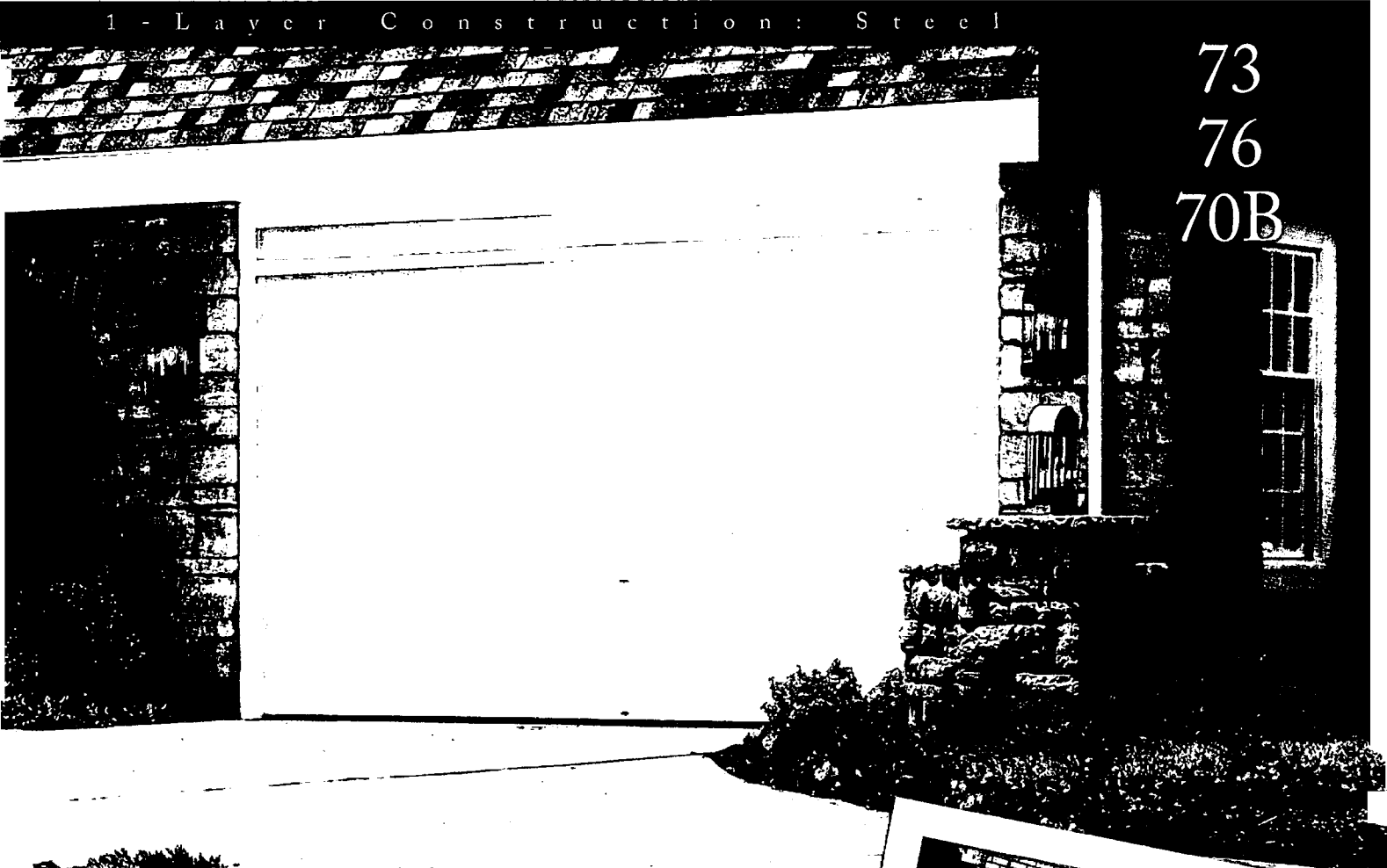
**Clopay®**

**PRO•SERIES**

America's Favorite Garage Doors®

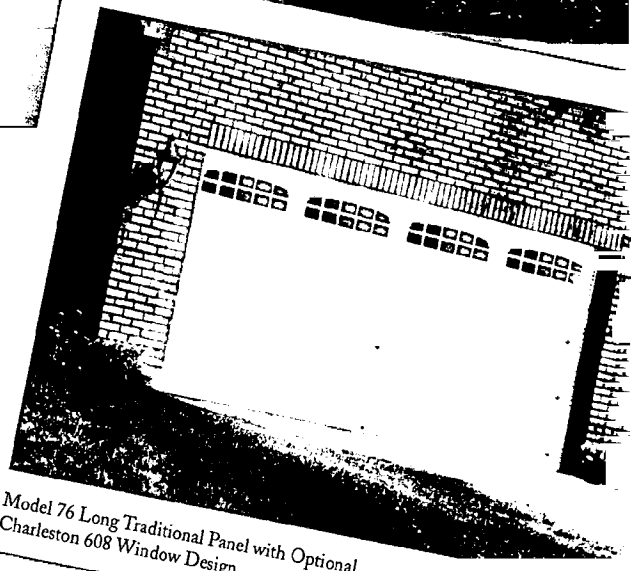
1 - Layer Construction: Steel

73  
76  
70B



Model 73 Short Traditional Panel Design

*With a 2" durable steel frame construction and three panel styles, the Models 73, 76 and 70B Series doors are designed for beautiful, long-lasting performance. Combine four color options on the Models 73 and 76 along with many Designer and Decorative window designs and you have the best value door to suit your home style and lifestyle.*



Model 76 Long Traditional Panel with Optional Charleston 608 Window Design

**Beautiful. Durable. Reliable.**

limited paint  
**15**  
year  
warranty

Models 73, 76

limited paint  
**10**  
year  
warranty

Model 70B

limited windows  
**10**  
year  
warranty

limited hardware  
**3**  
year  
warranty



CLASSIC™ LINE



America's Favorite Garage Doors®

# Value Series

73 76 70B

## ATTRACTIVE AND ECONOMICAL

Your garage door can account for over 40% of your home's curb appeal. Shouldn't it be as beautiful as the rest of your home?

- Available in three panel styles: short Traditional (Model 73), long Traditional (Model 76), and Ribbed (Model 70B) designs.
- Models 73 and 76 exterior steel have a natural woodgrain texture. Model 70B has a smooth surface.
- Models 73 and 76 are available in four finished painted colors and Model 70B is available in two colors. All doors can be painted to match your home's trim.
- Many window options are available to complement your home and to provide an upscale appeal. (see back cover)



Model 70B Ribbed Steel Garage Door

## PANEL COLORS



White  
Models 73, 76, 70B



Brown  
Models 73, 76



Commercial Brown  
Model 70B



Almond  
Models 73, 76



Sandtone  
Models 73, 76



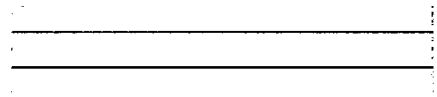
## PANEL STYLES



Long Panel  
Model 76



Short Panel  
Model 73



Ribbed Panel  
Model 70B

In the interest of better quality and value, we are continually improving and updating our products. Consequently, photos and illustrations may sometimes differ from present models.

# DURABLE CONSTRUCTION; RELIABLE OPERATION

① 25 gauge steel construction helps assure durability and security.

② Patented Safe-T-Bracket® cannot, under normal circumstances, be removed while door is under tension.

③ Aluminum bottom weatherseal retainer system is the highest-quality rust-proof design to help seal out the elements.

④ Galvanized steel hinges are durable, reliable and secure.

⑤ Top quality nylon rollers provide durability and quiet operation.



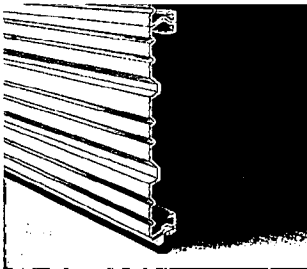
⑥ Step plates, inside and outside, and lift handles make door easy and safe to open and close.

○ Four spring options available: Galvanized torsion, EZ-SET® torsion springs (galvanized), extension springs with containment cables, and EZ-SET® extension springs.

○ WINDCODE®: Doors and impact-resistant windows available to meet most regional wind load requirements.

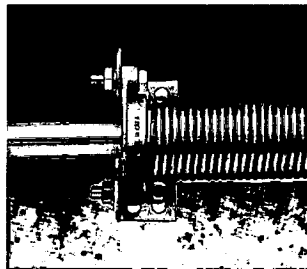
○ Door sizes: Custom heights and widths available. Consult your local dealer for specific information.

Illustration for Models 73 and 76 is for component location purposes only.



## Model 70B Ribbed Steel Door

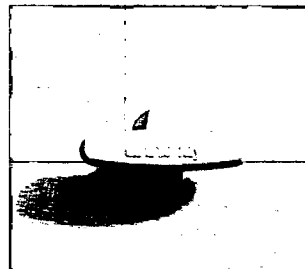
Corrosion-resistant, heavy-duty 25 gauge construction assures durability and security while providing a ribbed design.



## Galvanized Torsion Spring

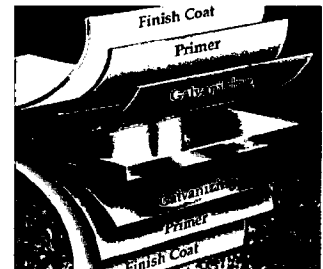
Corrosion-resistant, long-lasting galvanized torsion springs offer up to a 50% longer cycle life than industry standard springs.

Due to some height and weight restrictions, not all product offerings include galvanized spring.



## Step Plate/Lift Handle

Color matched exterior step plate/grip handles are durable, attractive and allow for safe opening and closing of your door.



## Unsurpassed Rust-Resistant Surface

Steel skins are protected through a tough, layered coating system, including a layer of hot-dipped galvanizing, a protective metal oxide pretreatment, and a baked-on primer and top coat.



# Value Series

73  
76  
70B

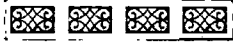
America's Favorite Garage Doors\*

## WINDOW OPTIONS

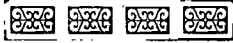
### Designer Collection Windows

Wrought Iron, Studio and Leaded Series doors are constructed of durable acrylic. Brilliance® Series doors are available in single pane glass or double pane insulated glass (2" Premium Series Doors only).

#### Wrought Iron Series



Tuscan

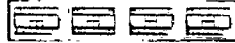


Orleans

#### Studio™ Series



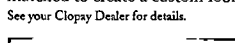
Art Deco I



Art Deco II



Living Tree



Mission



Living Tree



Mission

#### Leaded Series



Brass Radiance



Brass Elegance

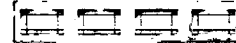


Brass Sun Burst  
(8', 9', 16', 17', 18' widths only)



Brass Majesty

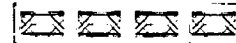
#### Brilliance® Series



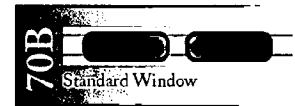
Solitaire



Marquise



Trillian



73

73\*/76



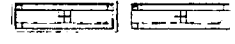
Tuscan



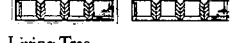
Orleans



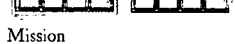
Art Deco I



Art Deco II



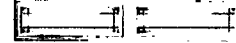
Living Tree



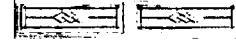
Mission



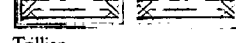
Brass Majesty



Solitaire



Marquise



Trillian

### Classic Collection Windows

Decorative Insert options can add a whole new look to your garage door. Color-matched designs are available for single or double doors. You can choose from classic windows in single pane glass, acrylic or obscure glass.



Cathedral 507



Charleston 508



Colonial 509



Prairie 510



Sunset 501 (8', 9', 12', 16', 17', 18' widths only)



Sunset 502 (7', 7'6", 12' widths only)



Sunset 503 (8', 9', 16', 17', 18' widths only)



Sunset 504 (14', 15', 15'6" widths only)



Sunset 505 (16', 17', 18' widths only)



Sunset 506 (10', 20' widths only)



Plain Window



Cathedral 607



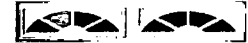
Charleston 608



Colonial 609



Prairie 610



Sunset 601



Sunset 603 (not available in 12' & 14' widths)



Sunset 605



Plain Window

73

73\*/76

\* Panel emboss may not align on long window with short panels. Some size limitations apply. See Dealer for details.

Visit our website at [www.clopaydoor.com](http://www.clopaydoor.com) to Design Your Door online.

Ask your Clopay Pro-Series dealer about window warranties and see the window brochure and panel and window specification sheet for additional window details.

For more information on these and other Clopay products, call 1-800-2CLOPAY (1-800-225-6729). Visit our web site at [www.clopaydoor.com](http://www.clopaydoor.com) for your nearest Clopay dealer.

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