

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|---------------|
| Address: | 7402 Carroll Ave., Takoma Park | Meeting Date: | 09/06/17 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 08/30/17 |
| Applicant: | Russel Stanley | Public Notice: | 08/23/17 |
| Review: | HAWP | Tax Credit: | n/a |
| Case Number: | 31/06-17JJJ | Staff: | Dan Bruechert |
| Proposal: | Building Rehabilitation | | |

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application.

- The new front door must be given a painted finish.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Bungalow
DATE: c.1920

The subject property is a two-story tall bungalow with a side gable roof, three bays wide, clad in vinyl over clapboard siding.

BACKGROUND

In December 2016, a fire in the kitchen at the rear of the house caused considerable damage. Large portions of the house that escaped fire damage were damaged by the water used to put the fire out. The house was gutted on the interior and still had the strong odor of charred building materials at Staff visits in June and July. In consultation with Staff the applicant has already received a finding of no material change for the replacement windows and the replacement three-tab shingle roof. Much of the work proposed by the applicant will result in an appearance consistent with its pre-fire condition.



Figure 1: Building condition after the fire was extinguished.



Figure 2: Rear of building after fire.

PROPOSAL

The applicant is proposing to rehabilitate the entire house due to the fire damage. However, Staff has determined that the HPC's review should be limited to:

- Replacement siding;
- Enlarged openings on the front of the first floor; and
- Replacement front door.

The other work to repair and replace fire damaged elements are replacements in-kind and will

result in no material visual change and do not require a Historic Area Work Permit.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or

damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

STAFF DISCUSSION

The work under review for this HAWP falls under three categories:

- Removing the vinyl siding and the extant clapboards and install HardiPlank Siding
- Replace the non-historic front door; and
- Enlarge the front window opening on the first floor to match the historic, paired configuration.

Staff posits that all of the proposed changes will only have a minimal impact on the historic character and appearance of the subject property and should be approved.

Siding Replacement

The existing siding consists of vinyl siding (installed sometime in the 1970s) installed over clapboard siding in a 6" (six inch) reveal. Faux shutters were added when the building was clad in vinyl. Additionally, the brackets in the roof eaves were covered with vinyl. The applicant is proposing to install HardiPlank siding, smooth side facing out, in a 6" (six inch) reveal.

The fire damaged much of the vinyl siding in the rear of the house and it needs to be removed and replaced with another material. Unfortunately, an overwhelming majority of the wood clapboard siding that escaped fire damage, was damaged by the water used to extinguish the fire. The wood clapboard needs to be removed and replaced.

The applicant is proposing to use HardiPlank siding with the smooth side facing out in a 6" (six inch) reveal to match the configuration of the historic clapboard siding. The Design Guidelines state that non-original materials may be acceptable on a case-by-case basis and are discouraged when they would destroy original materials that are in good condition. In this instance, the original/historic materials under the vinyl are not in good condition and need to be replaced. As this proposal will not destroy historic materials, Staff believes that this is an instance where the HardiPlank siding should be considered acceptable on the front of a building.

The applicant has also proposed to uncover the roof brackets and repair them in matching

materials if necessary. Additionally, the applicant has stated to Staff that they will be removing the faux shutters and not reinstalling them. Taken together, the changes will result in an appearance that is more consistent with the historic appearance of the subject property than before the fire. Staff supports approval of the replacement of the existing siding with the proposed Hardi siding.

Replacement of the Non-Historic Front Door

The non-historic front door was lost in the fire and has to be replaced. The applicant is proposing to replace the front door with a Craftsman design, solid wood door with six fixed lites. The door is an appropriate design for both the house and the surrounding district, complying with the *Design Guidelines* which state, "All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource." The door is to be delivered to the applicant in an unfinished state and Staff believes that a painted finish would be appropriate for the historic character of the building and that staining the exterior of the door is not in keeping with the character. Staff recommends conditioning the approval of this Historic Area Work Permit on the new front door receiving a painted finish.

Enlarge Front Window Openings

The two front window openings on either side of the door were shrunk down at some point in the building's history. The large, flat window surround does not fit in with a traditional Craftsman design. Staff has seen the interior framing of the house and can confirm that the window opening was roughly 30% larger at some point in the building's history.

The applicant is proposing to install new trim in the window opening and to install a paired set of windows in this opening. Staff has previously reviewed the proposed windows on the remainder of the house and compared the proposed with the damaged historic windows. As these windows match the historic, Staff has determined that this work did not need a HAWP, however, a HAPW approval is required to authorize the enlarging of the two front window openings to their historic dimensions and reviewing the windows to be installed. Staff believes that enlarging the historic openings is restorative in nature and should be approved. Additionally, the proposed six-over-one windows may not have been the original configuration for this house, but they were found throughout the house prior to the fire. Staff supports the paired six-over-one in these openings because they will work to create a cohesive appearance throughout the house.

Removal of Ramp

To the left of the front porch is an accessibility ramp. The ramp is significantly degraded and does not contribute to the historic character of the house. Staff was unable to locate a building permit or a HAWP for this element and it is possible it was constructed before the designation of the district. The applicant is proposing to remove the ramp and to reinstall the historic railing. The historic railing was discovered in the house crawlspace and the applicant will make necessary repairs to the railing using in-kind material. This portion of the proposal is a restoration and should be approved.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with (1) conditions** this HAWP application;

- The new front door shall be given a painted finish.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: PATRICK@FIREWORKS Contact Person: PATRICK ESTES
CONSTRUCTION.COM Daytime Phone No.: 240 446 1580
Tax Account No.: _____
Name of Property Owner: RUSSELL STANLEY Daytime Phone No.: 240 508 8547
Address: 7402 CARROLL AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: FIREWORKS CONST. Phone No.: 240 446 1580
Contractor Registration No.: _____
Agent for Owner: FIREWORKS CONST. Daytime Phone No.: 240 446 1580

LOCATION OF BUILDING/PREMISE

House Number: 7402 Street: CARROLL AVE
Town/City: TAKOMA PARK Nearest Cross Street: SHERMAN STREET
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT/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 (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 154,783

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

Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 797878 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

7

**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:

EXISTING SINGLE FAMILY HOME
WITH ALUMINUM SIDING
ASPHALT ROOF

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

DUE TO EXTENSIVE FIRE REPLACE =
ROOF, SIDING, WINDOWS, ELECTRICAL
& PLUMBING, TRIM, DRYWALL & PAINT,
& ENTRANCE DOORS

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

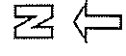
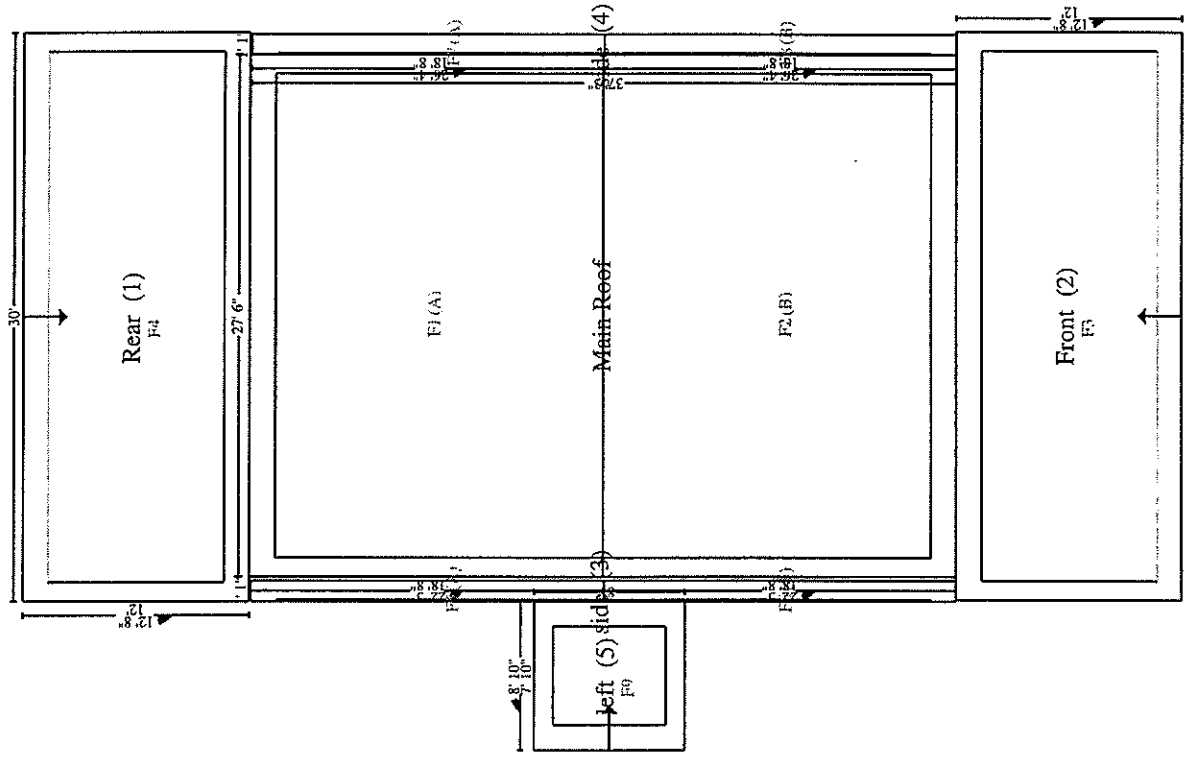
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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.

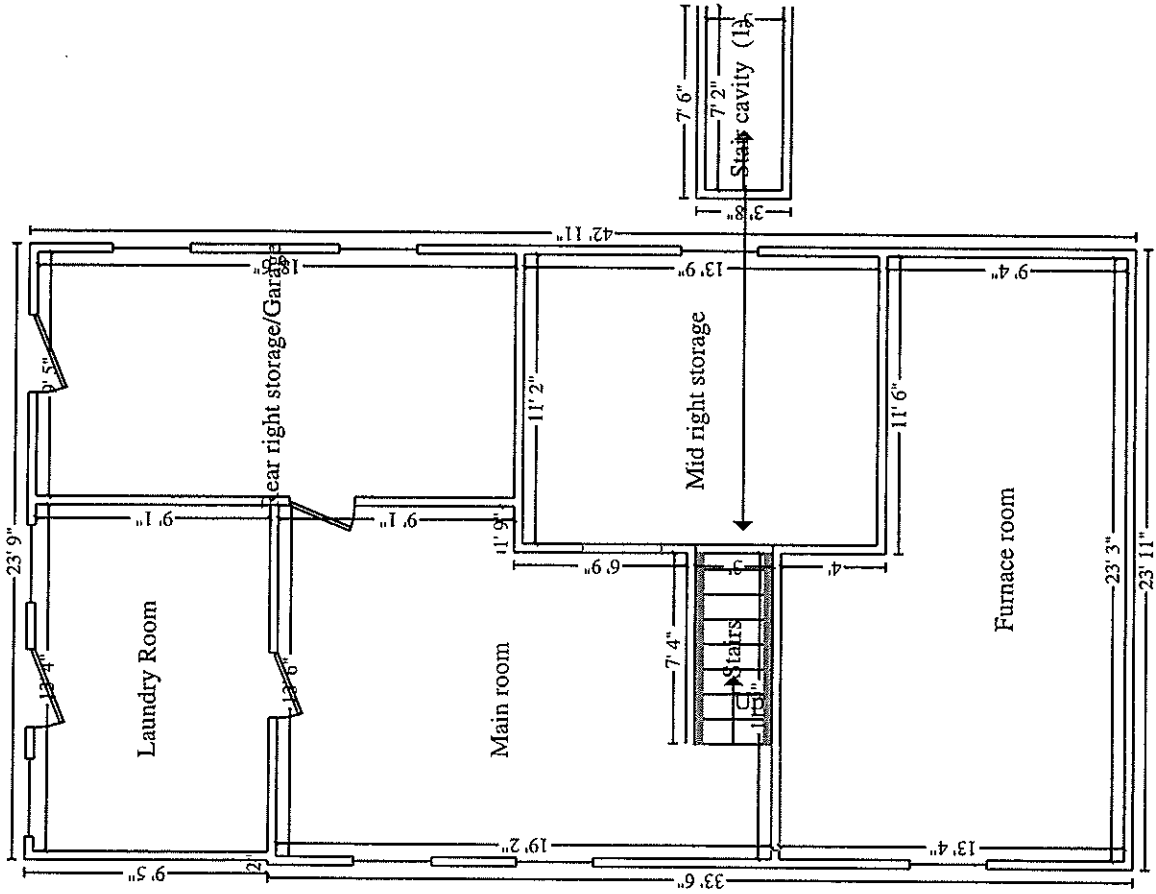
8

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

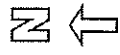
| | |
|---|---|
| <p>Owner's mailing address</p> <p>RUSSELL STANLEY 7402 CARROLL AVE TAKOMA PARK, MD. 20912</p> | <p>Owner's Agent's mailing address</p> <p>FIREWORKS CONSTR. 12210 CONWAY ROAD BELTSVILLE MD. 20705</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>THOMAS DART 7406 CARROLL AVE TAKOMA PARK, MD. 20912 301 270 2745</p> | |
| <p>JENNIFER WILKERSON 7409 CARROLL AVE TAKOMA PARK, MD 20912 240 460 7700</p> | |
| <p>FANCY MOSES 7400 CARROLL AVE TAKOMA PARK, MD 20912</p> | |



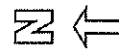
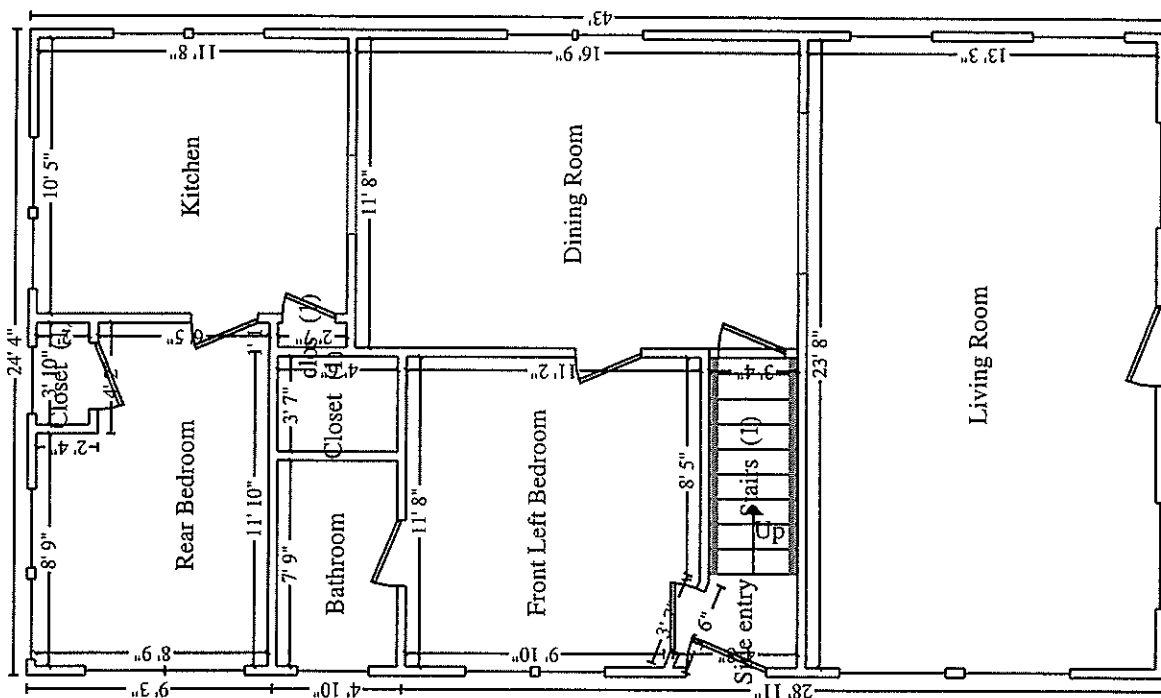
Roof



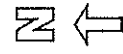
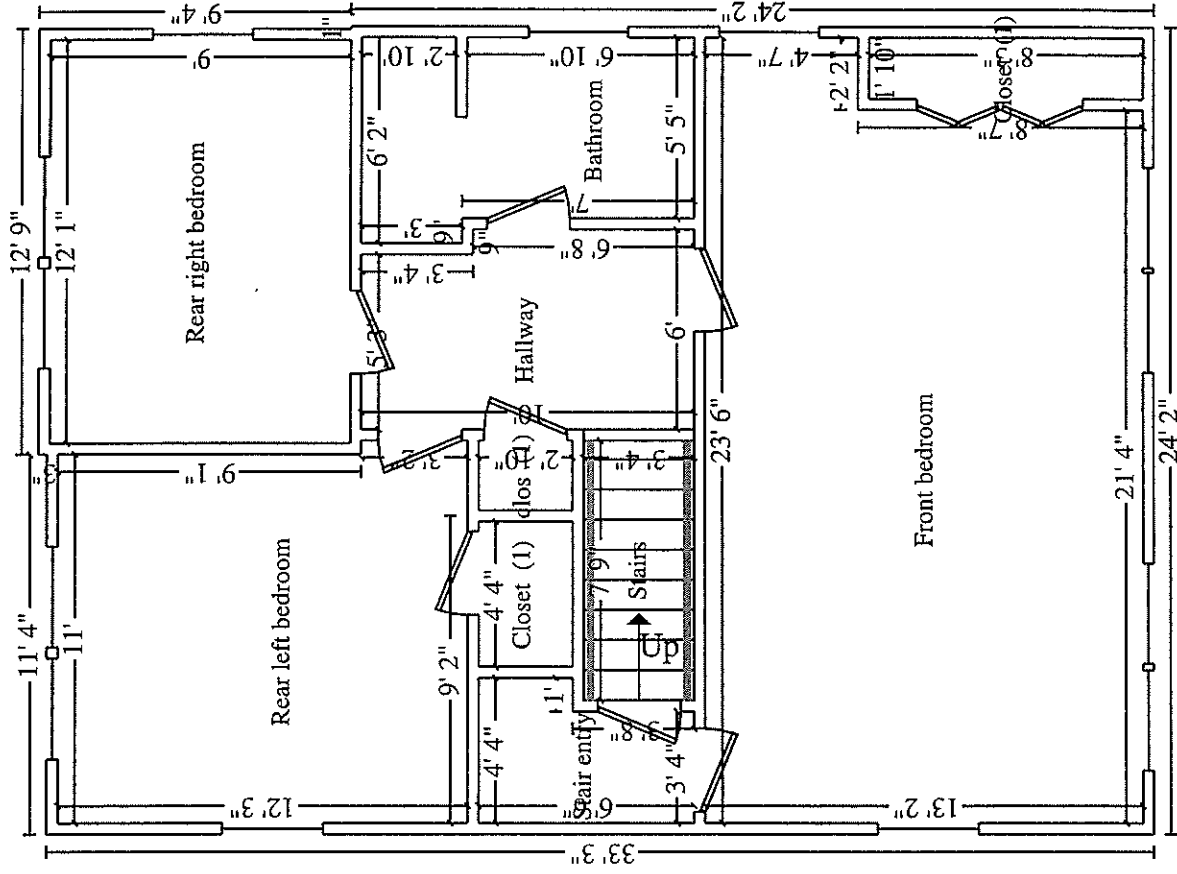
1



Basement

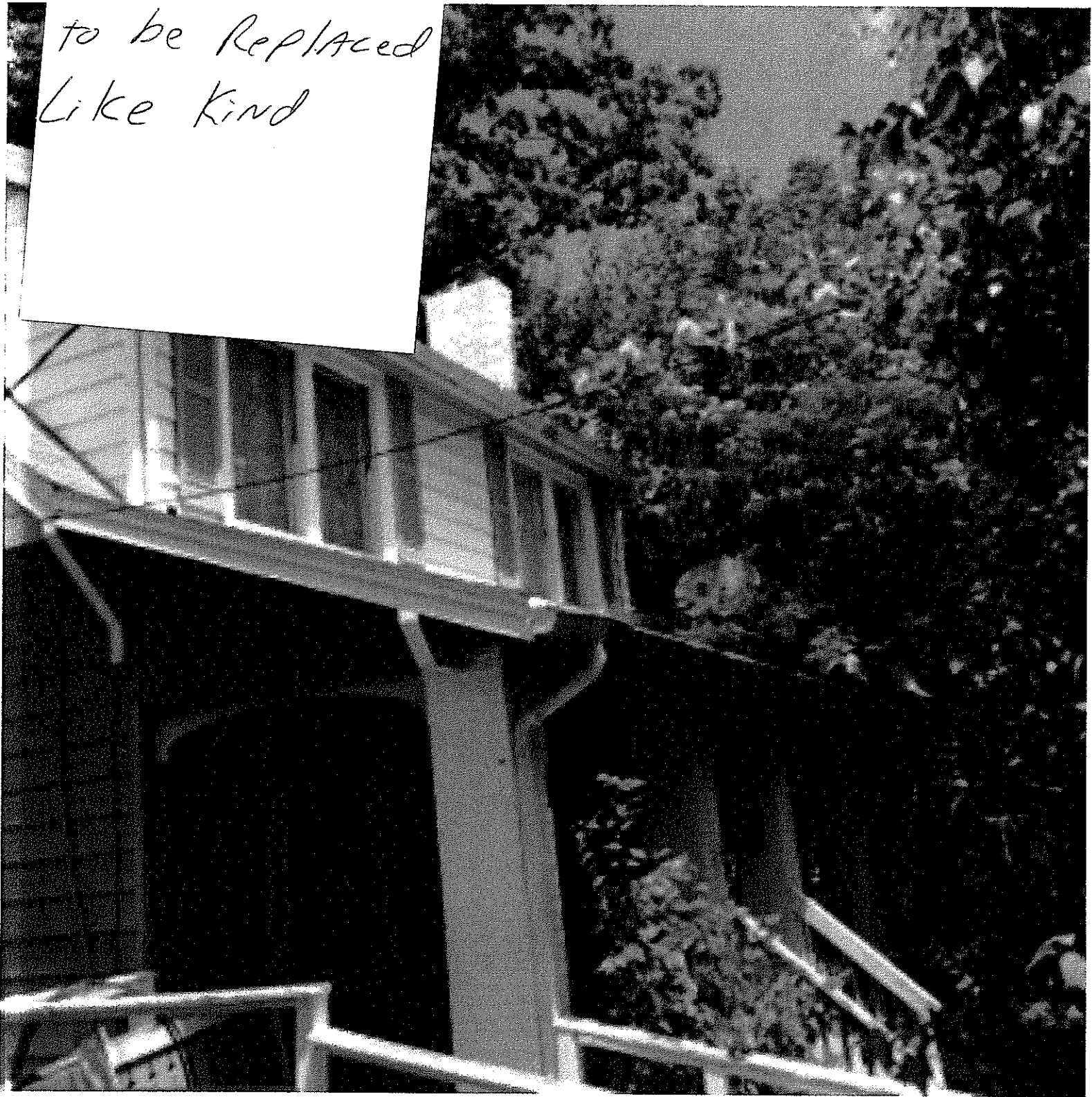


12

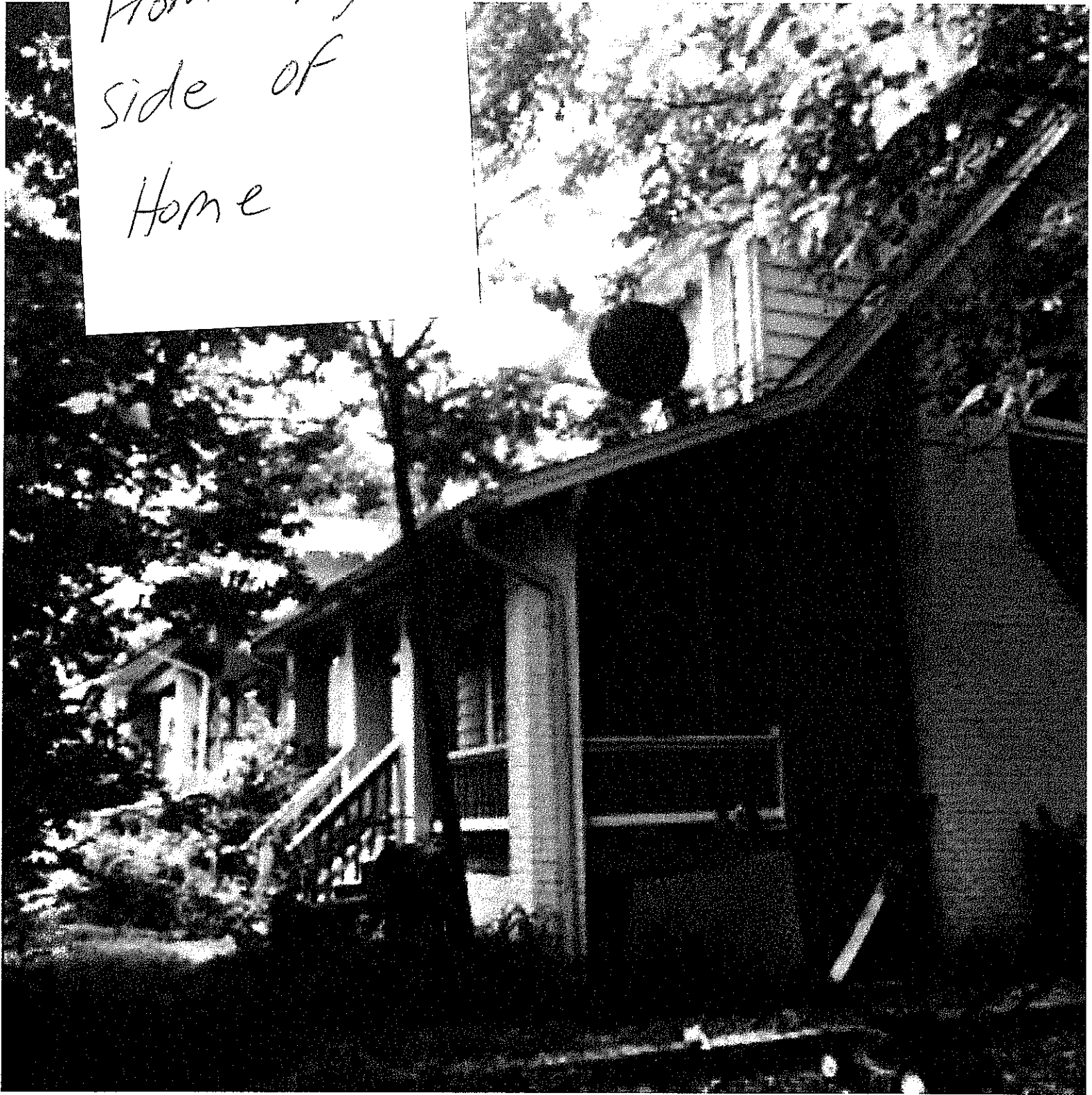


12

All Windows
to be Replaced
Like Kind



Front Right
side of
Home



Right Side
of Home



Right Side
of Home



17

Left Rear
of Home
All Doors &
Windows to be
Replaced Like Kind



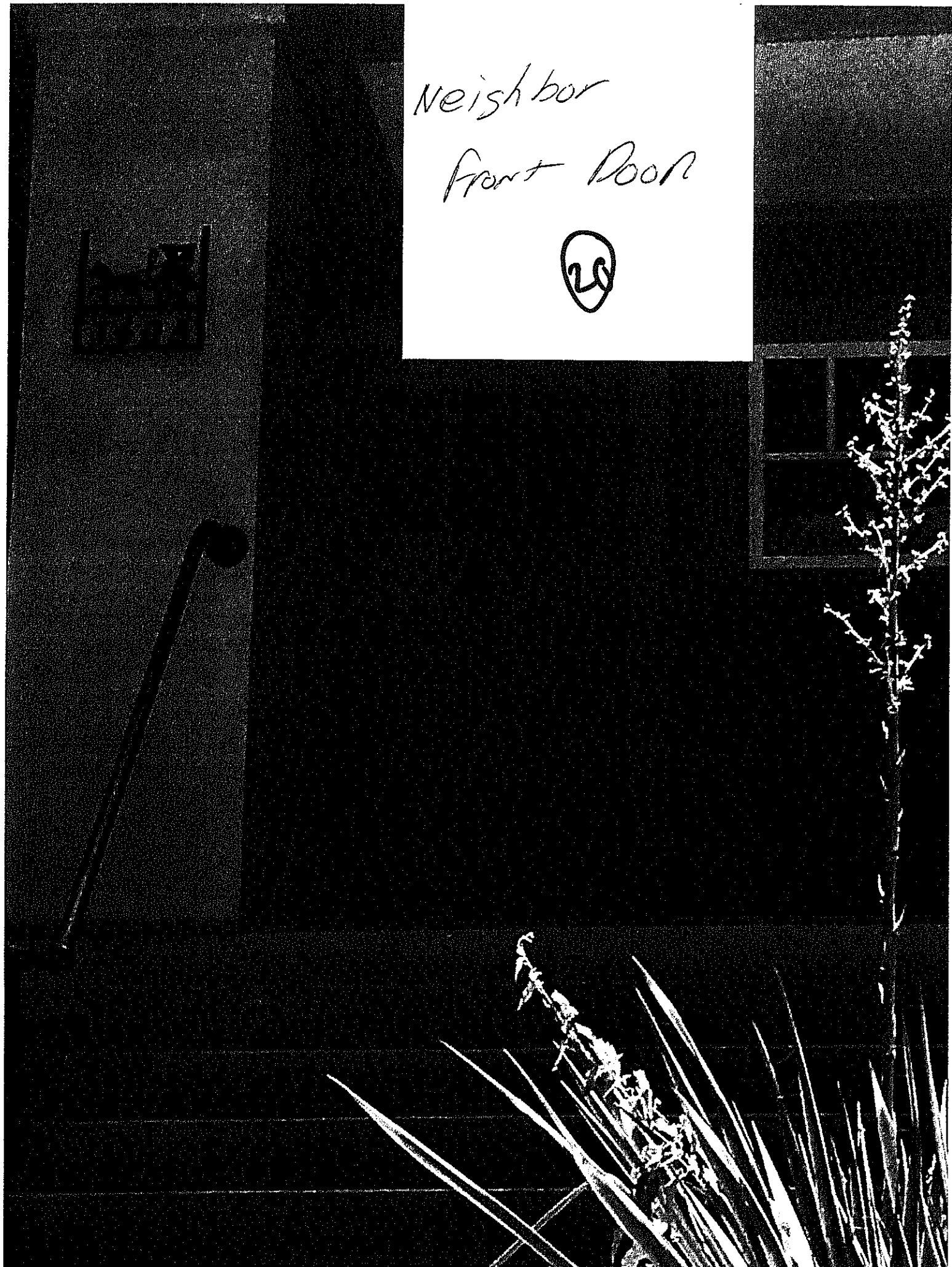
Right BACK End
of House



(19)

Neighbor

Front Door



Neighbors

Front Door
Like to Replace
7402 front &
Screen Door to
MATCH

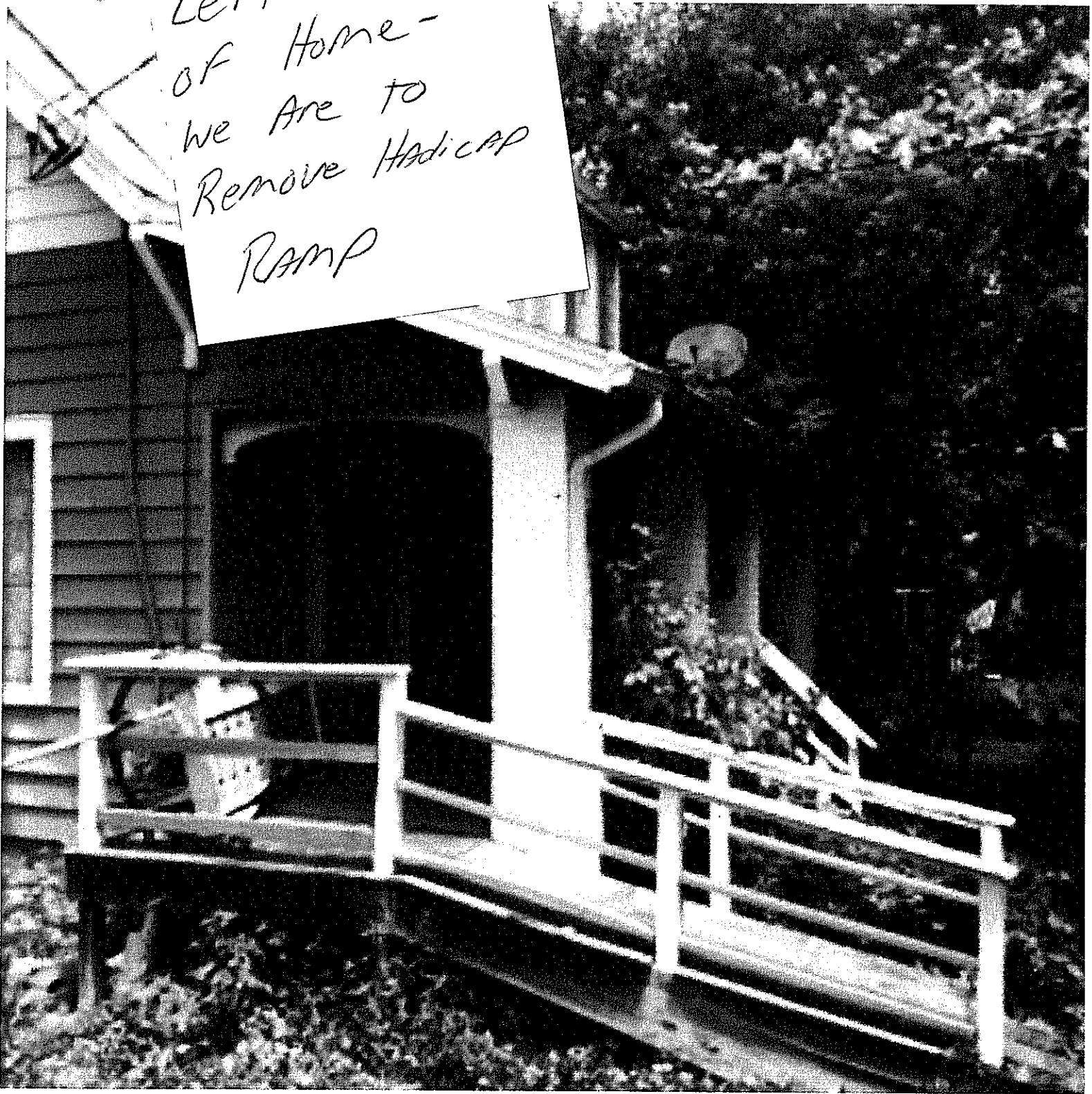


Left side
of Home
Side Entrance



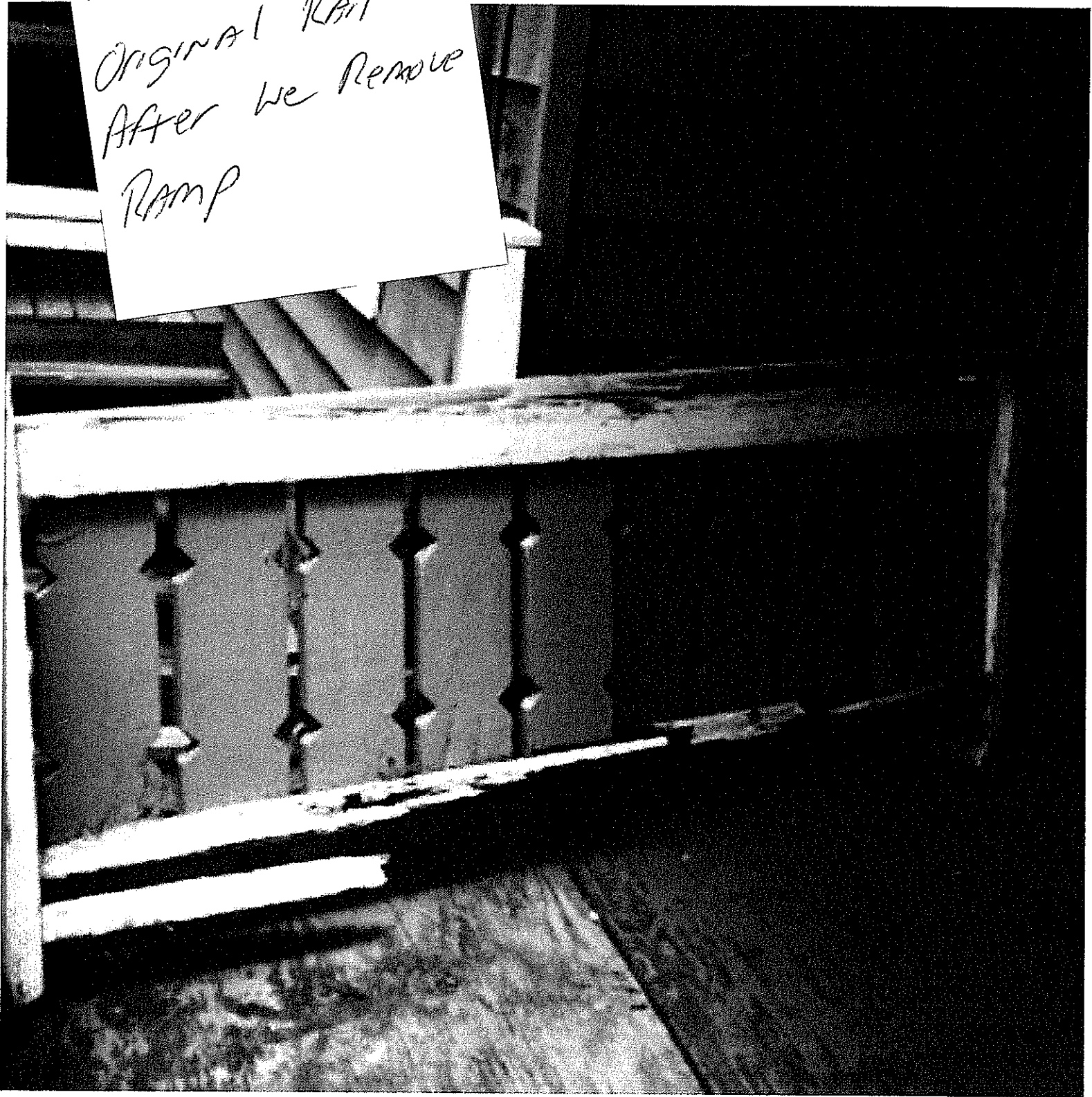
22

Left Side
of Home-
we Are to
Remove HADICAP
RAMP



(23)

Reinstalling
Original Rail
After We Remove
Ramp



24

25



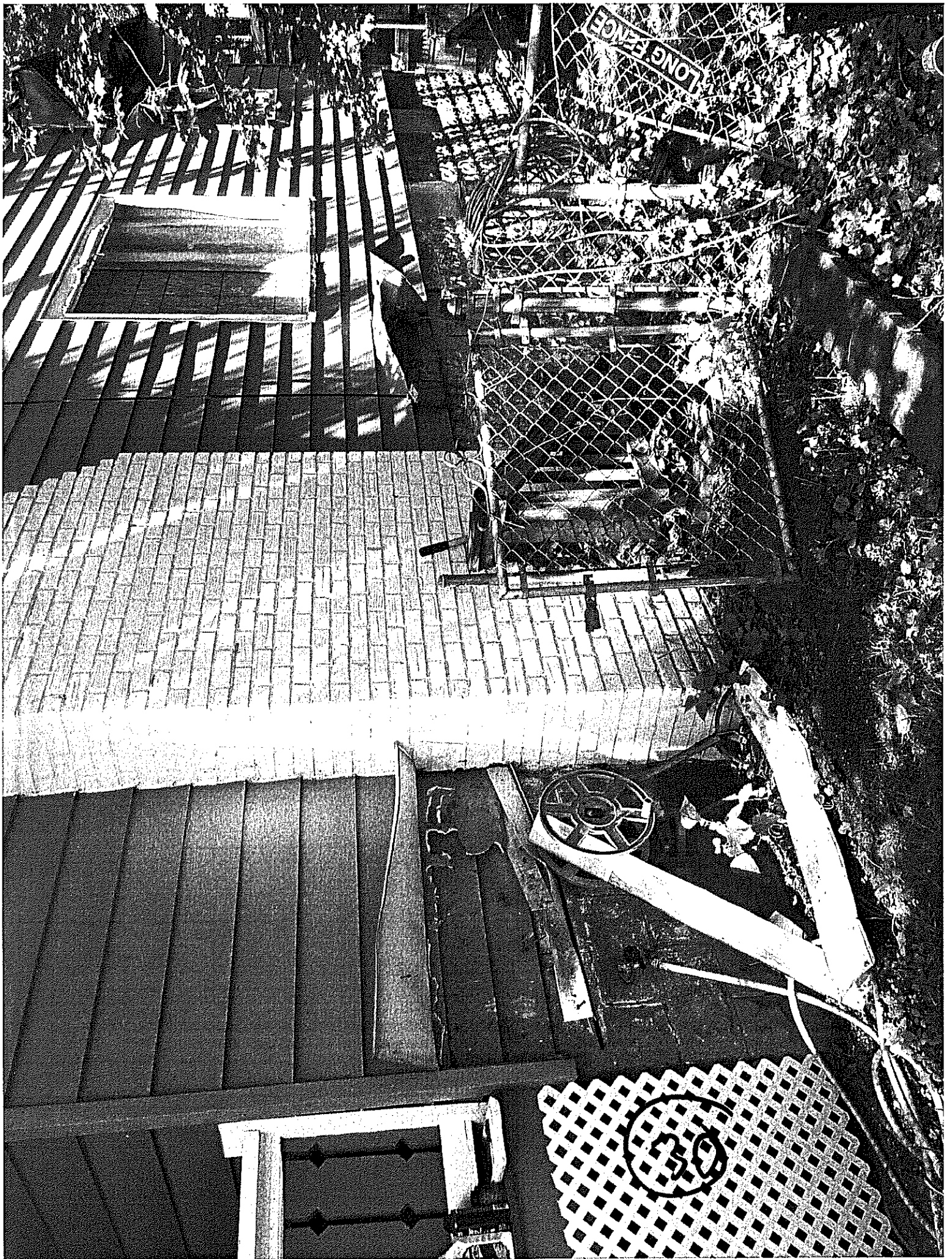




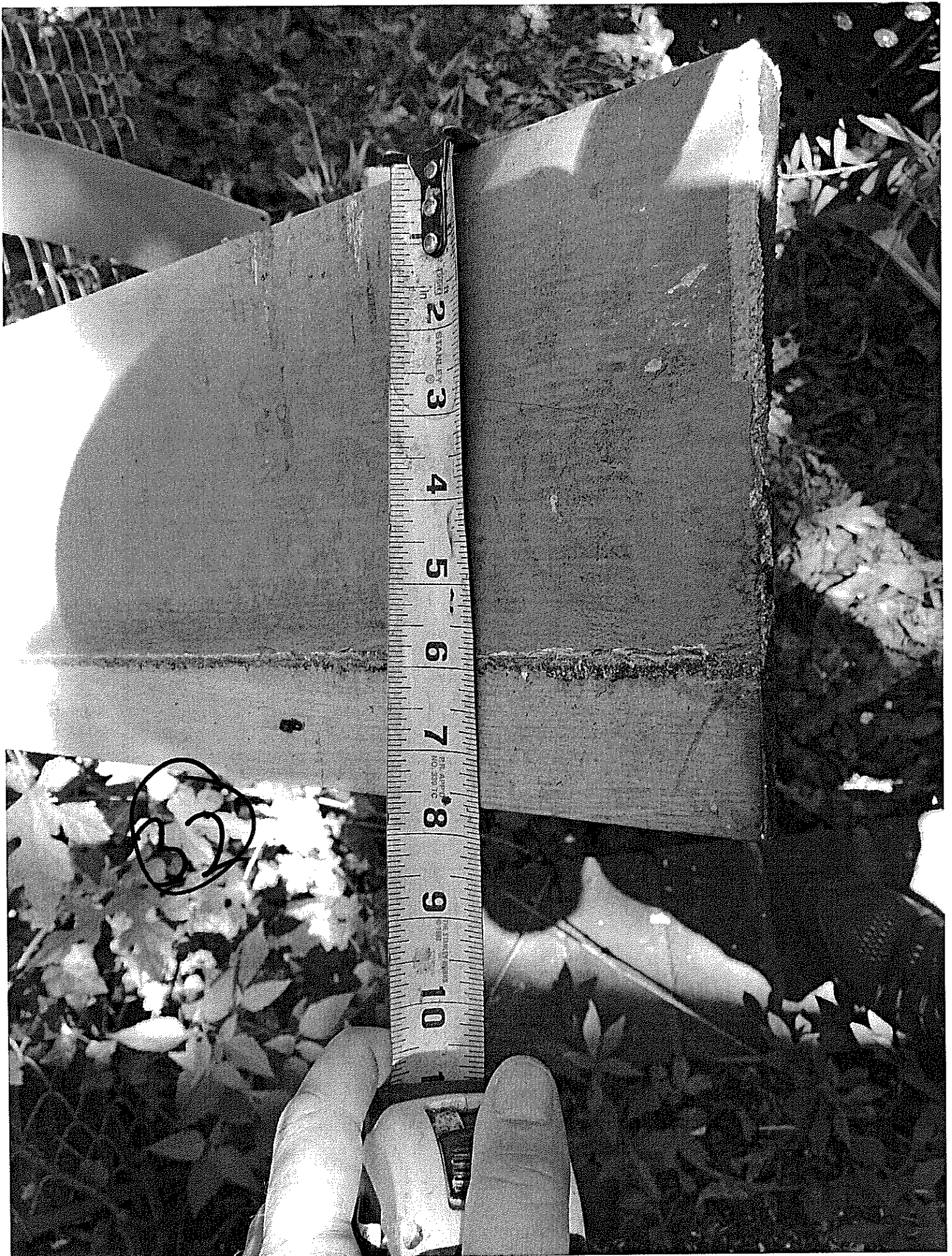


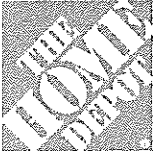


29









The Home Depot Special Order Quote

Customer Agreement #: H2557-52720

Printed Date: 8/29/2017

Customer: INC FIREWORKS
CONSTRUCTION

Address: 12210 CONWAY RD
BELTSVILLE, MD 20705

Phone 1: 301-362-5502

Phone 2: 240-997-2692

Email: USETHISONE@FIREWORKS
CLEANING.COM

Store: 2557

Associate: MEGAN

Address: 145 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

Phone: 410-571-0820

Pre-Savings Total: \$1,694.23

Total Savings: (\$0.00)

Pre-Tax Price: \$1,694.23

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 23



*** Dimensions ***

Call Width = 36", Call Height = 80",
Frame Width = 37.5, Frame Height =
82.5

| Line Number | Item Summary | Was Price | Now Price | Quantity | Total Savings | Total Price |
|-----------------|--|------------|------------|----------|---------------|-------------|
| 100-1 | Craftsman Entry Door Right Hand In-Swing 37.5 x 82.5 | \$1,511.97 | \$1,511.97 | 1 | \$0.00 | \$1,511.97 |
| 100-2 | Exterior Moulding Up-charge | \$182.26 | \$182.26 | 1 | \$0.00 | \$182.26 |
| Unit 100 Total: | | \$1,694.23 | \$1,694.23 | | \$0.00 | \$1,694.23 |

Begin Line 100 Description

*** Product ***

Craftsman Entry Door 37.5 x 82.5

*** Dimensions ***

Call Width = 36", Call Height = 80", Frame Width =
37.5, Frame Height = 82.5

*** Unit Type ***

Adequate Overhang = Yes, Door Swing = Right
Hand In-Swing

*** Door Options ***

Door Slab Type = Six Lite Square Top, Exterior
Finish = Unfinished, Interior Finish = Unfinished,
Craftsman Decorative Shelf = No, Glass Size = GLA
-700/703/706-3680 DR, Panel/Glazing Type =
Dual, Glass Option = Clear

*** Hardware/Prep Options ***

Lock Prep = Standard Double Bore, Hinge Color =
Satin Nickel, Threshold/ Sill Type = Aluminum Oak
Adjustable, Threshold/ Sill Color = Satin Nickel,
Door Shoe Color = Satin Nickel, Weather Stripping
Color = White

*** Frame Options ***

Jamb Depth = 4-9/16", Interior Moulding Type =
None, Exterior Moulding Type = Flatstock-3-1/2",
Exterior Moulding Width = 3-1/2"

*** SKU ***

SKU = 789286, Vendor Number = 60019532,
Customer Service = 310-515-3667, Catalog
Version Date = 04012017

End Line 100 Description

33



TABLE OF CONTENTS

Product Information

| | |
|-------------------------------------|---|
| General Information..... | 2 |
| Lite Cut Information..... | 3 |
| Operation & Sash Tilting..... | 4 |
| Clear Opening Layout..... | 5 |
| Unit Sizing & Masonry Openings..... | 6 |

Options

| | |
|-------------------------------------|----|
| Divided Lite..... | 7 |
| Trim..... | 8 |
| Jamb Extender & Prep for Stool..... | 9 |
| Mullion..... | 10 |

Section Details

Standard Sections:

| | |
|----------------------------|----|
| Operator - Vertical..... | 12 |
| Operator - Horizontal..... | 13 |
| Picture - Vertical..... | 14 |
| Picture - Horizontal..... | 15 |

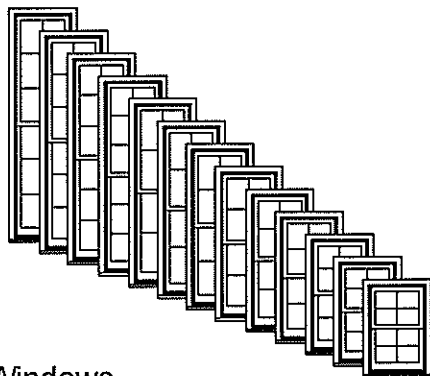
Pocket Sections:

| | |
|----------------------------|----|
| Operator - Vertical..... | 16 |
| Operator - Horizontal..... | 17 |
| Picture - Vertical..... | 18 |
| Picture - Horizontal..... | 19 |

34



GENERAL INFORMATION



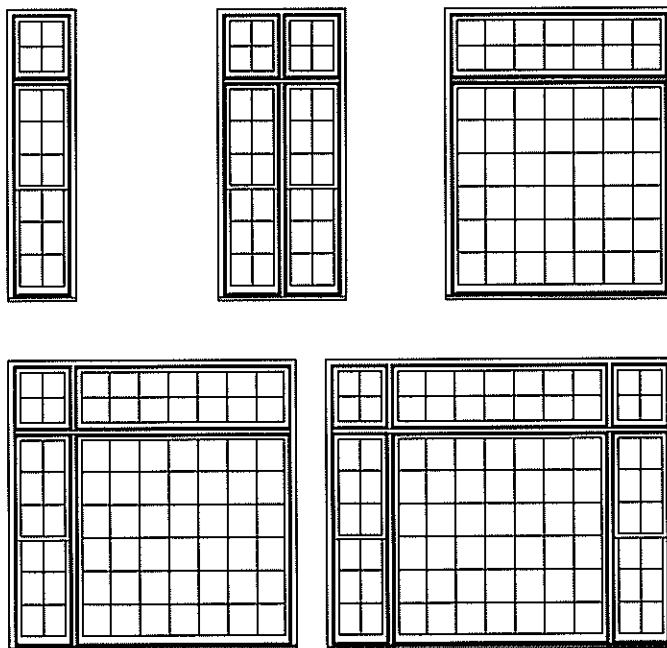
Dimensional Windows

W-2500 Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height in 1/8" increments from standard.

W-2500 Wood Double-Hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with compression spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. There are several hardware finish options. Refer to the Specifications for available finish options.

Multiple Assemblies

W-2500 Wood Double-Hung windows may be mullied beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100"), width (14"), and a total area (75 square feet).



35

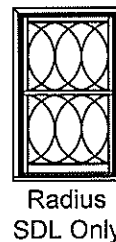
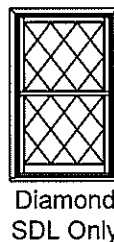
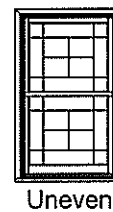
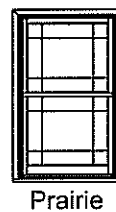
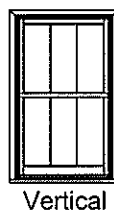
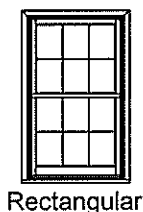


LITE CUT INFORMATION

W-2500 Wood Double-Hung windows are available with removable grilles in 7/8", 1-1/8" and 1-3/8" widths, grilles between glass (GBG), and Simulated Divided Lites. Standard lite cuts are rectangular, and conform to the layouts noted in the charts on the next page. To use the chart, refer to the appropriate table by the type of window and type of bars or grilles the section drawings illustrate. Then simply cross reference the frame Height and Width to determine the standard lite cut.

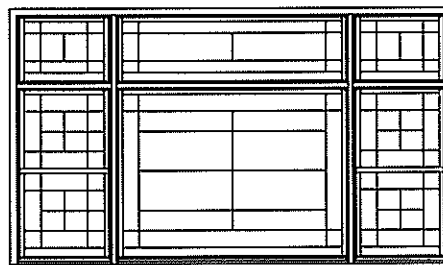
Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size Wood Double-Hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



Bar Alignment

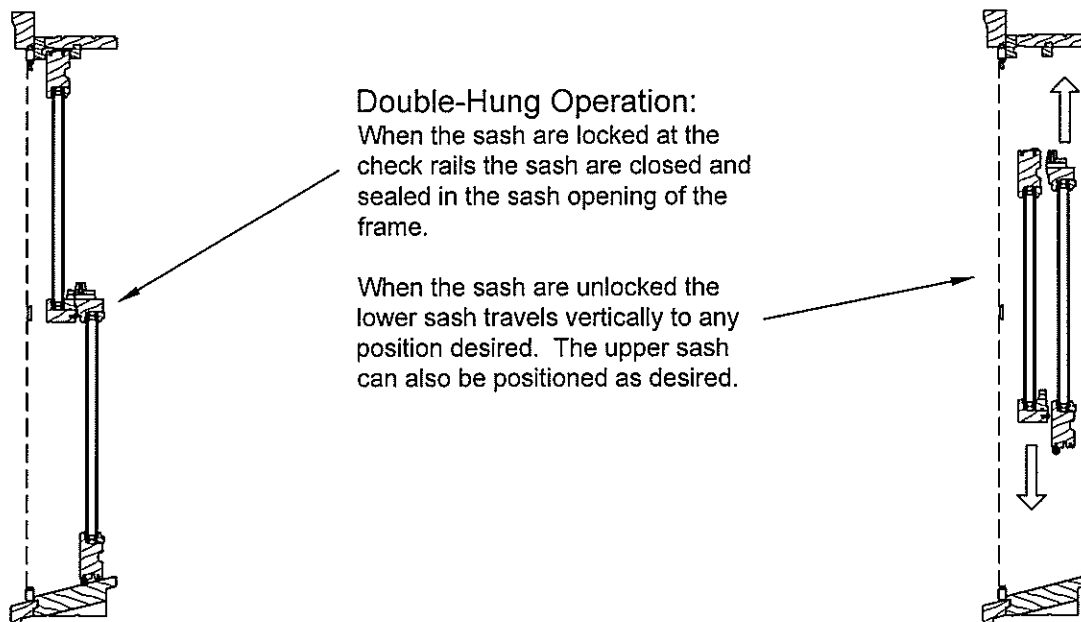
Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.



36

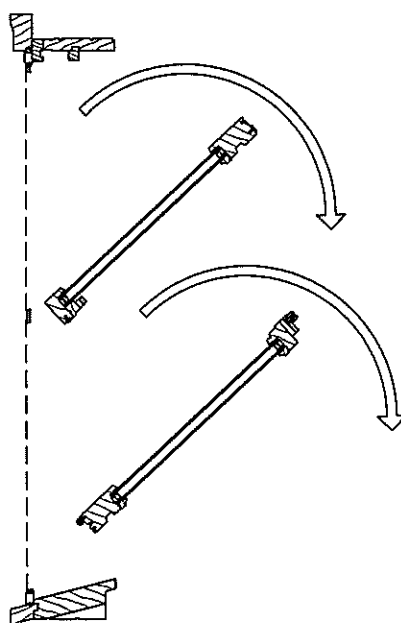


OPERATION & SASH TILTING



Sash Tilting for Washing

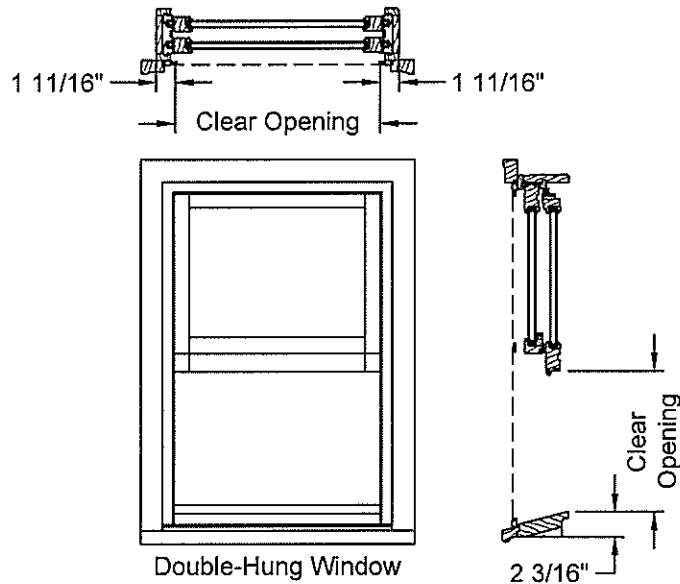
The Tradition Plus Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



37



CLEAR OPENING LAYOUT



Double-Hung
Clear Opening Formula

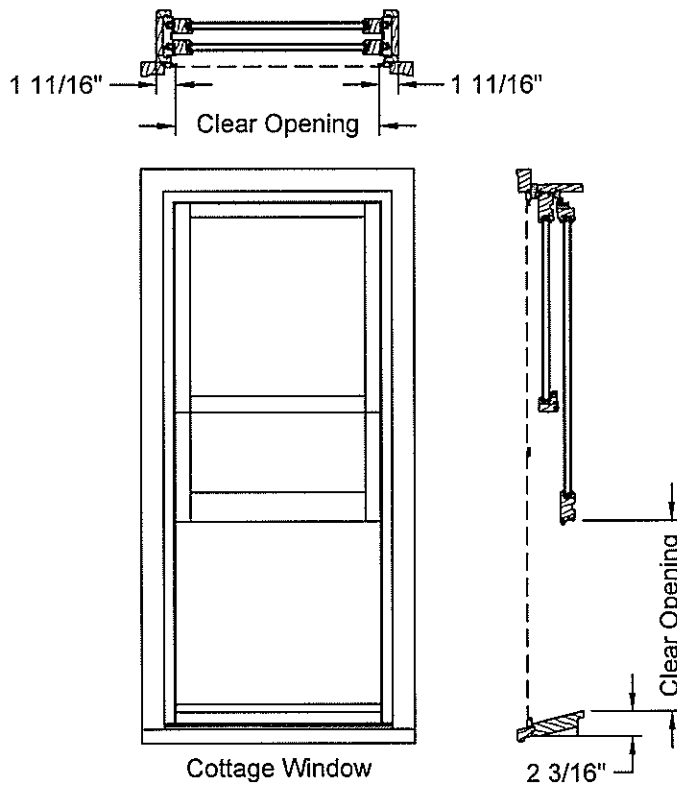
Interior Glazed Sash

Vertical

$(\text{Frame Height} / 2) - 4 \frac{13}{16}'' = \text{Clear Opening}$

Horizontal

$\text{Frame} - 3 \frac{9}{32}'' = \text{Clear Opening}$



Cottage & Reverse Cottage

Consult the Design Data Tables for clear opening information. For dimensional units, contact Jeld-Wen - Bend Window Division Technical Services Department for Clear Opening information.



UNIT SIZING & MASONRY OPENINGS

General Notes:

Unit size is always the maximum size of the window with or without trim and does not include nail fin.

Masonry Opening:

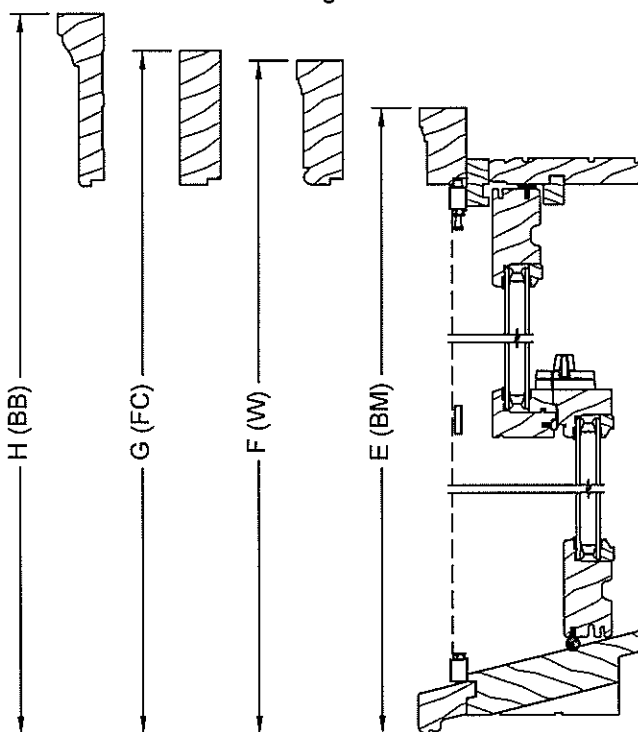
Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

Rough Opening:

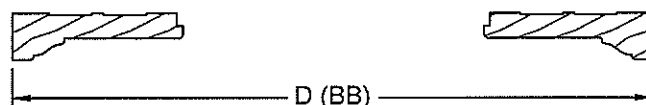
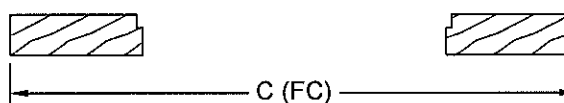
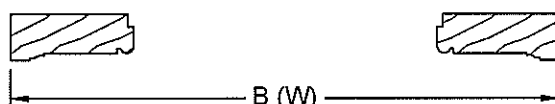
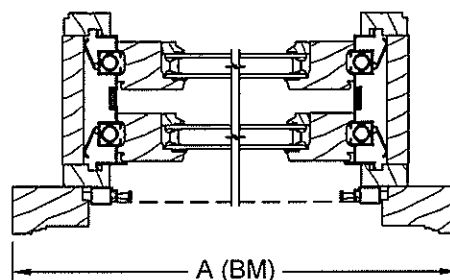
Rough opening is always 3/4" over frame size of the window.

| Horizontal Sections | | |
|-------------------------|-----------|---------|
| Trim Option | Dimension | Frame + |
| Brickmould (BM) | A | 2 5/8" |
| Williamsburg (W) | B | 5 1/8" |
| 3 1/2" Flat Casing (FC) | C | 5 5/8" |
| 1 X 4 Backband (BB) | D | 7 5/8" |

Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.



Horizontal exterior trim offerings below are the same with or without sill nose.

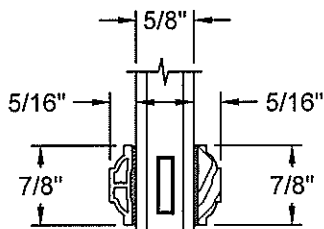


| Vertical Sections (w/ Sill Nose) | | |
|----------------------------------|-----------|----------|
| Trim Option | Dimension | Frame + |
| Brickmould (BM) | E | 1 11/16" |
| Williamsburg (W) | F | 2 15/16" |
| 3 1/2" Flat Casing (FC) | G | 3 3/16" |
| 1 X 4 Backband (BB) | H | 4 5/32" |

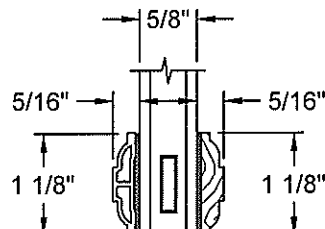
39



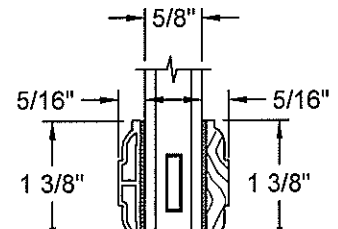
DIVIDED LITE OPTIONS



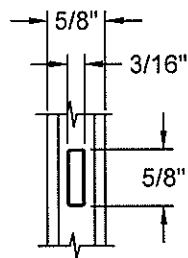
7/8" SDL



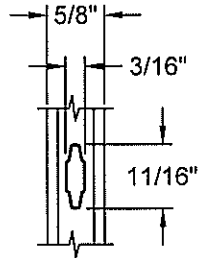
1 1/8" SDL



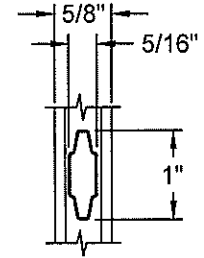
1 3/8" SDL



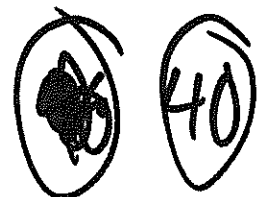
5/8" Grille



23/32" Grille



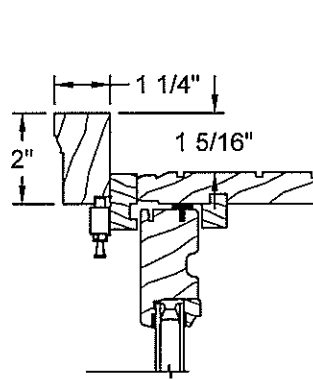
1" Grille



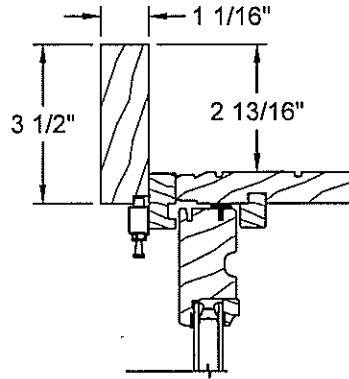


TRIM OPTIONS

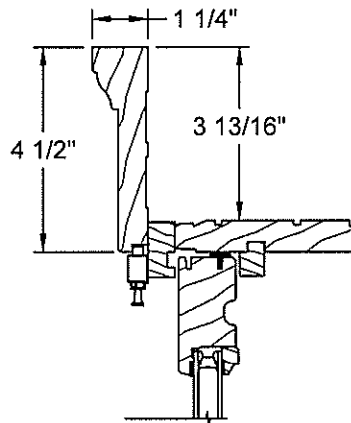
Exterior Trim



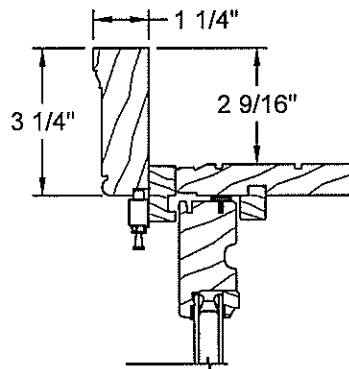
Brickmould



3 1/2" Flat Casing

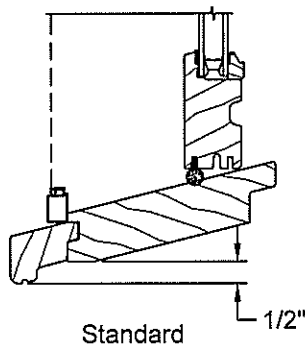


1 X 4 Backband

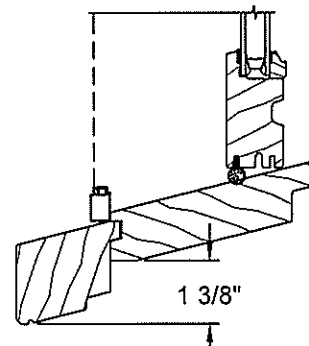


Williamsburg

Sill Options



Standard

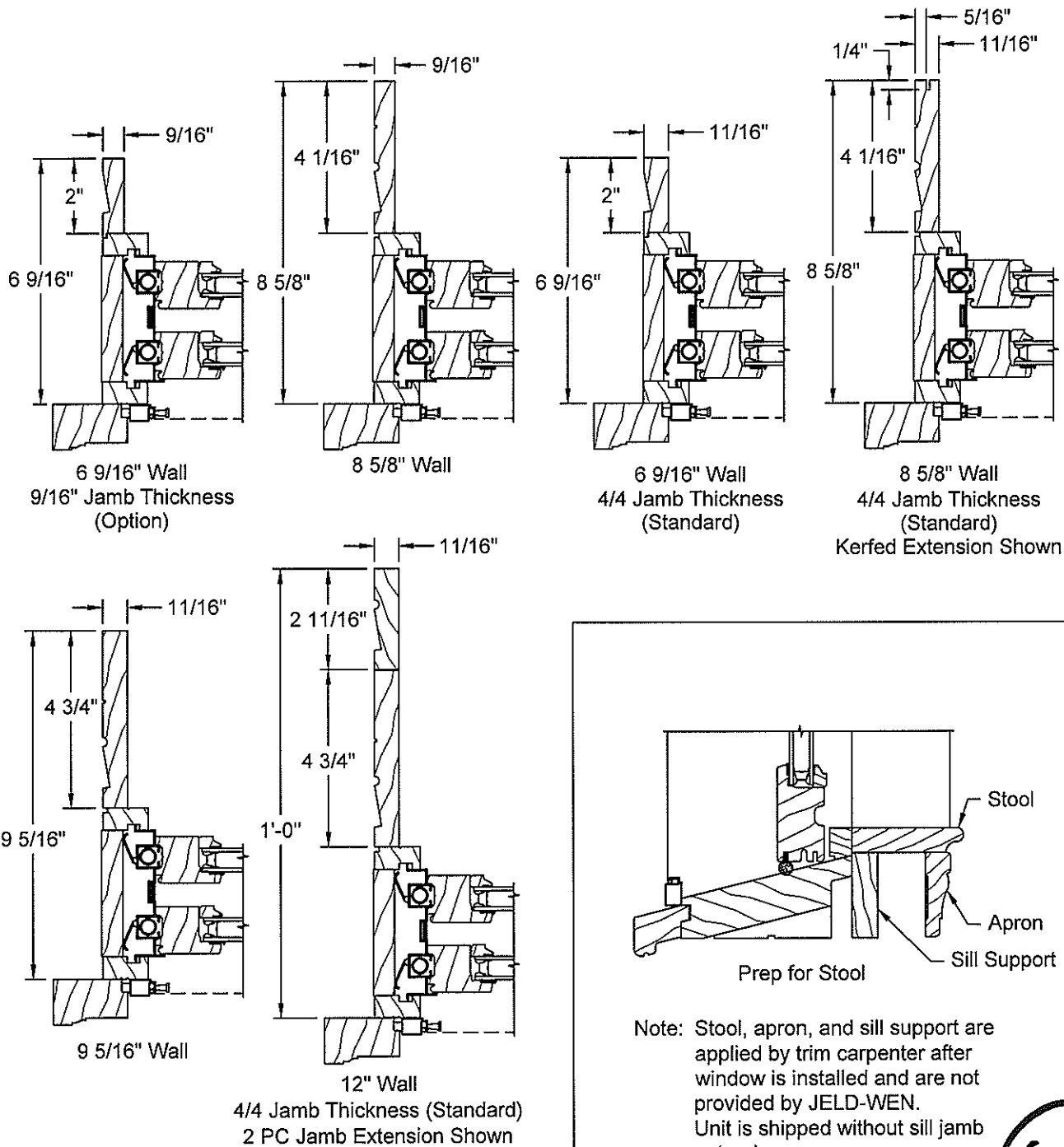


2" Nosing

41



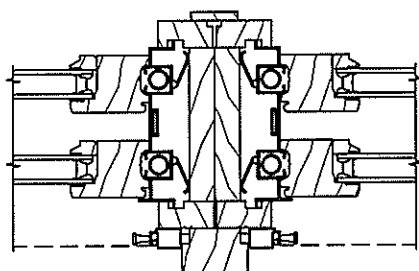
JAMB EXTENDER & PREP FOR STOOL OPTIONS



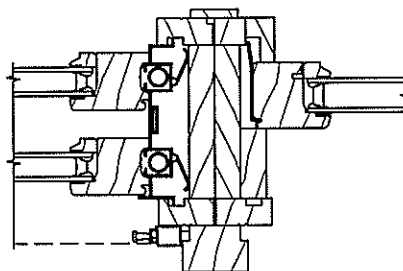
42



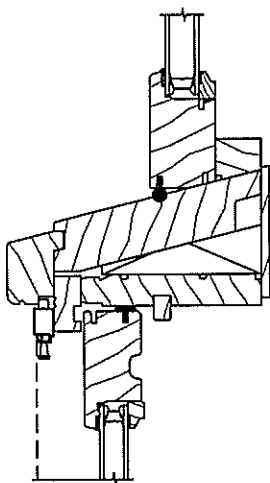
MULLION OPTIONS



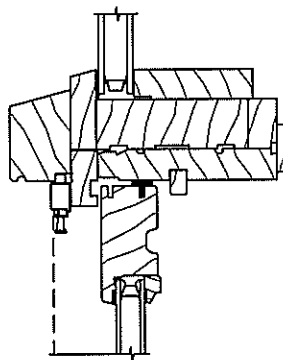
Twin Operating Double-Hung



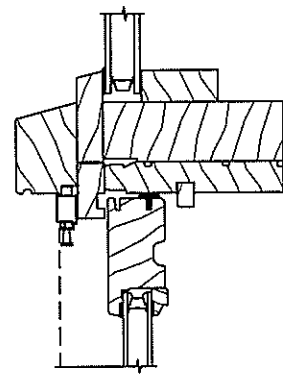
Double-Hung with
Double-Hung Picture



Double-Hung Transom
Over Double-Hung



Direct Set Geometric
Over Double-Hung

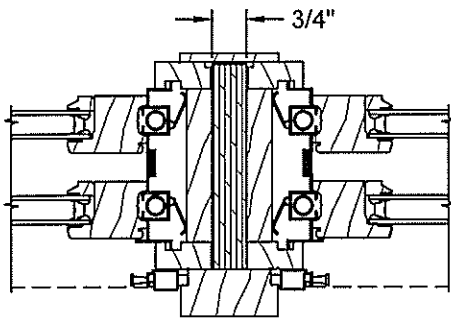


Direct Set Radius
Over Double-Hung

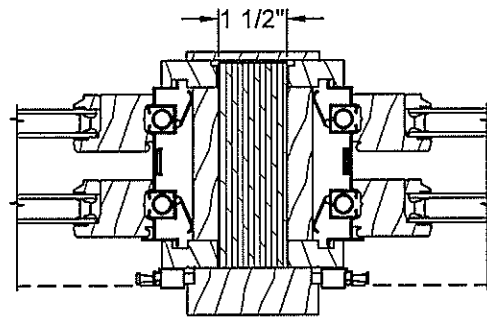
43



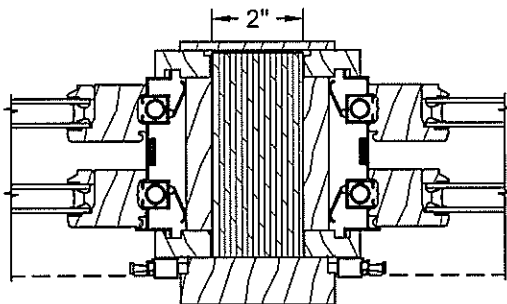
MULLION OPTIONS



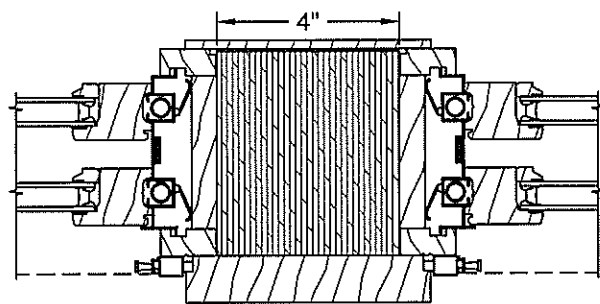
3/4" Wood Spread Mull



1 1/2" Wood Spread Mull



2" Wood Spread Mull

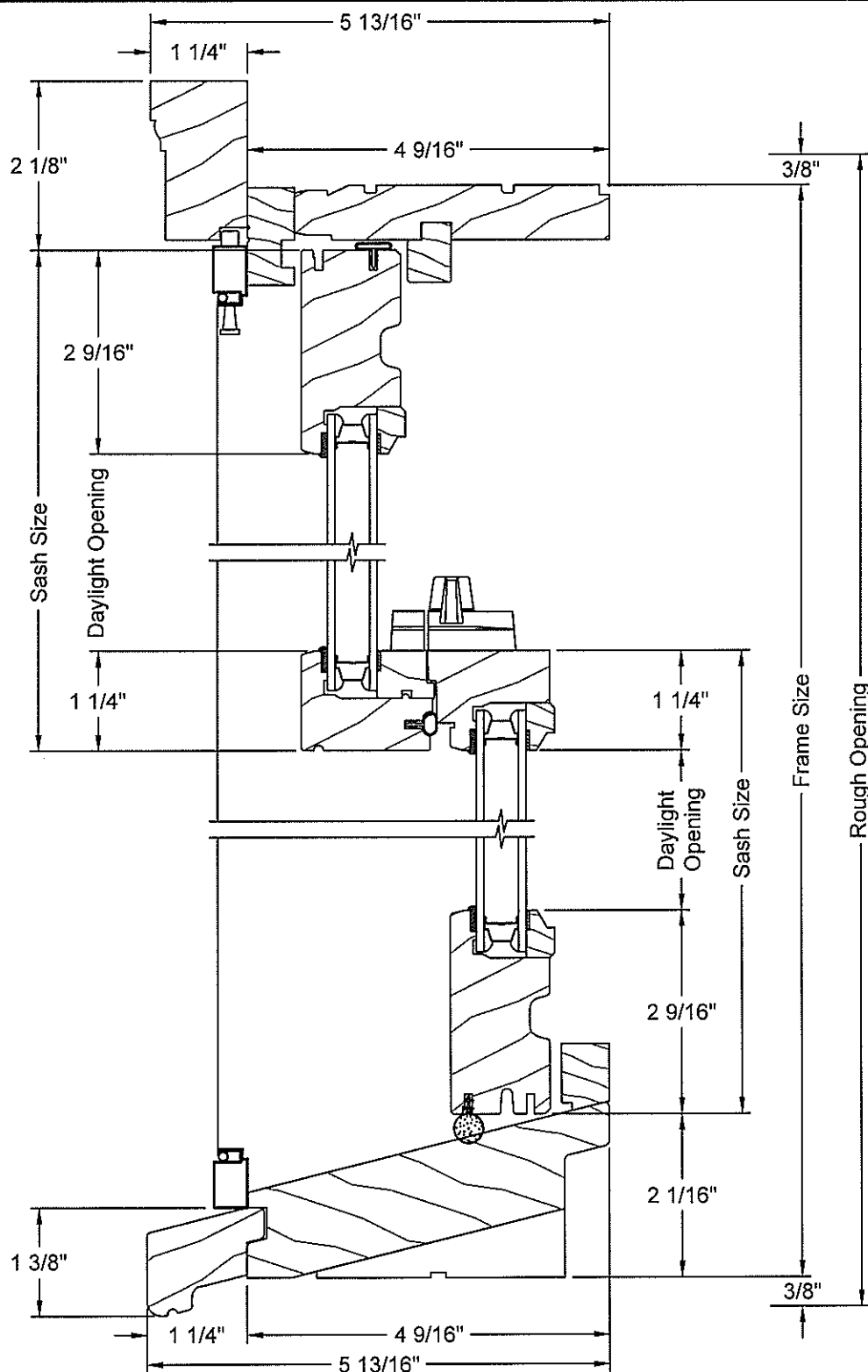


4" Wood Spread Mull

44



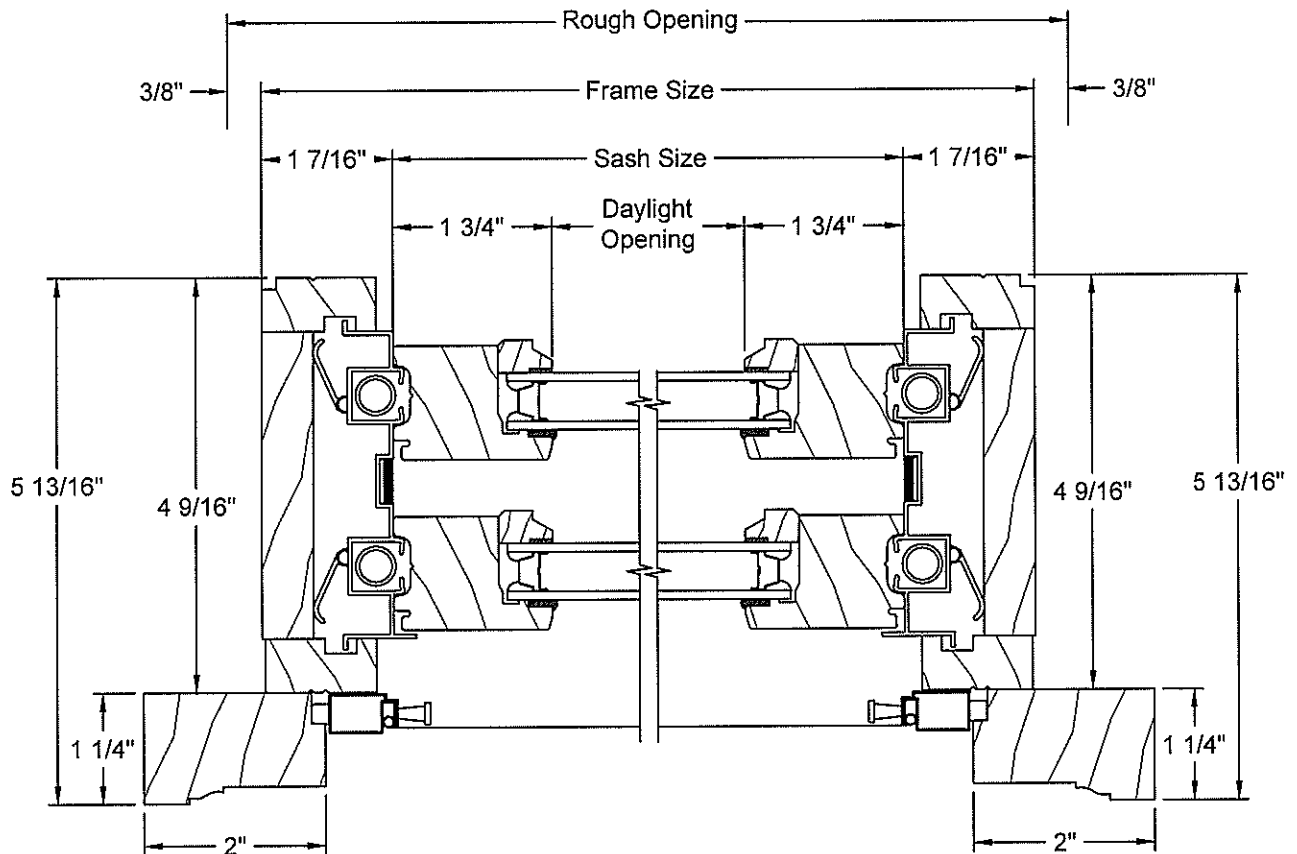
OPERATOR - VERTICAL SECTION



45



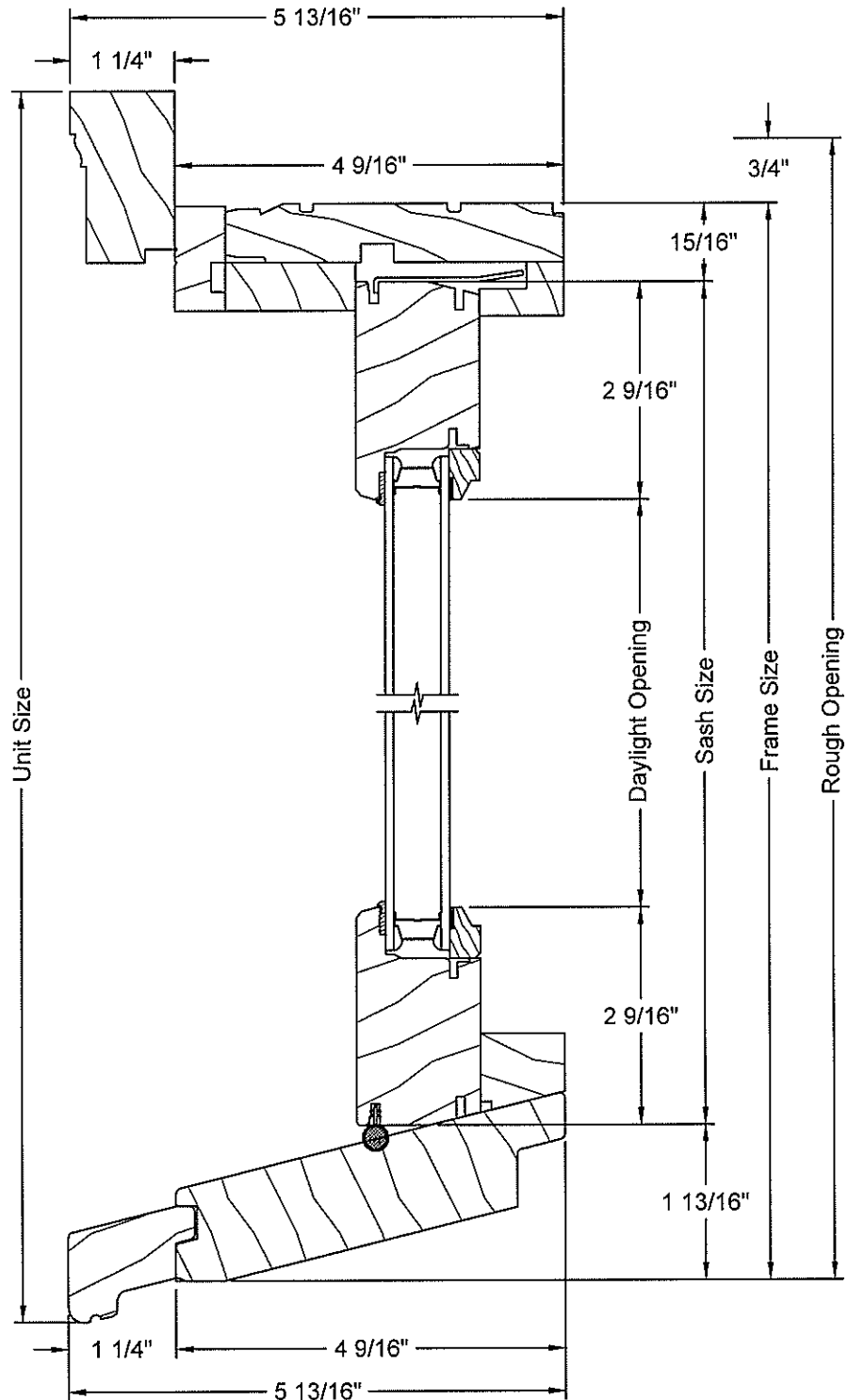
OPERATOR - HORIZONTAL SECTION



46



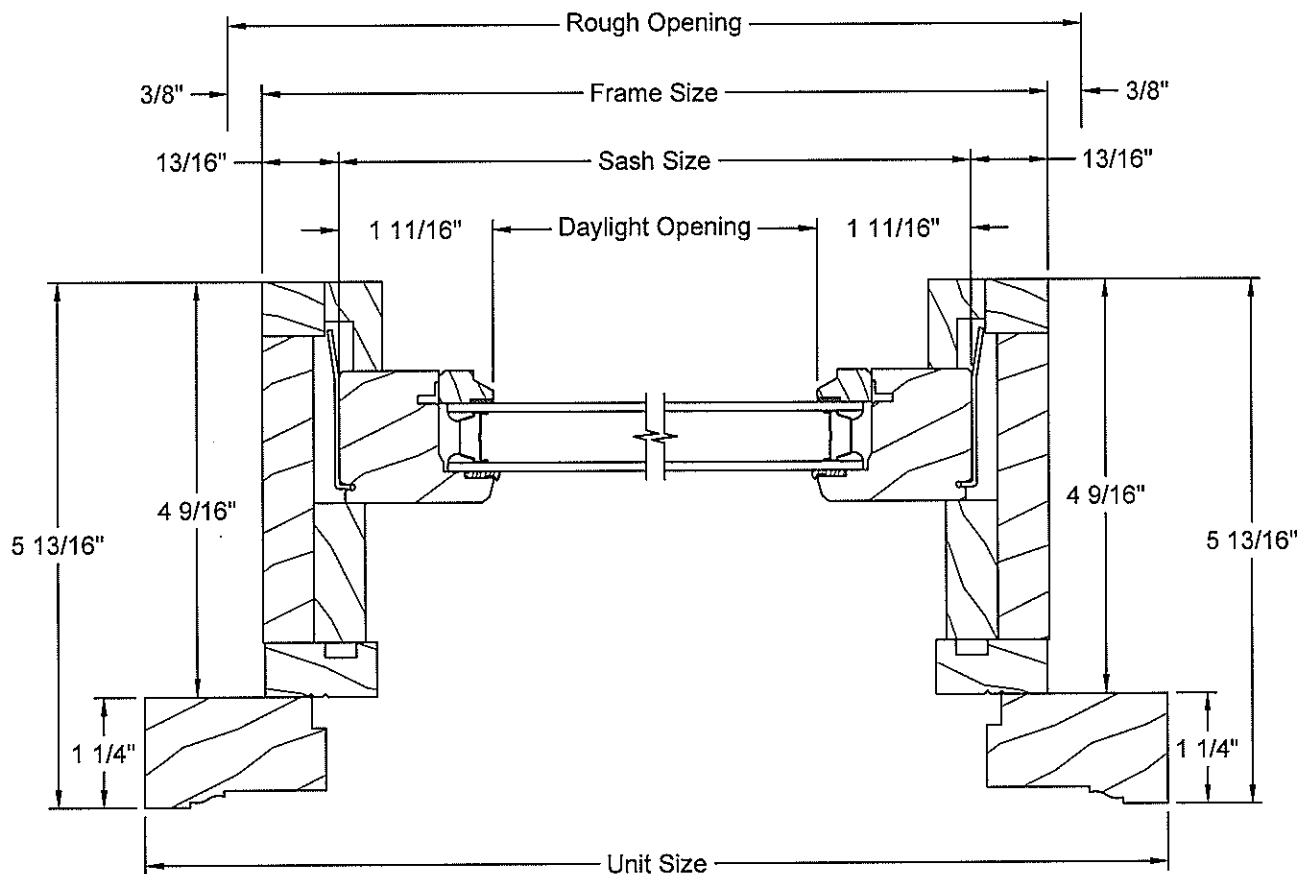
PICTURE - VERTICAL SECTION



47



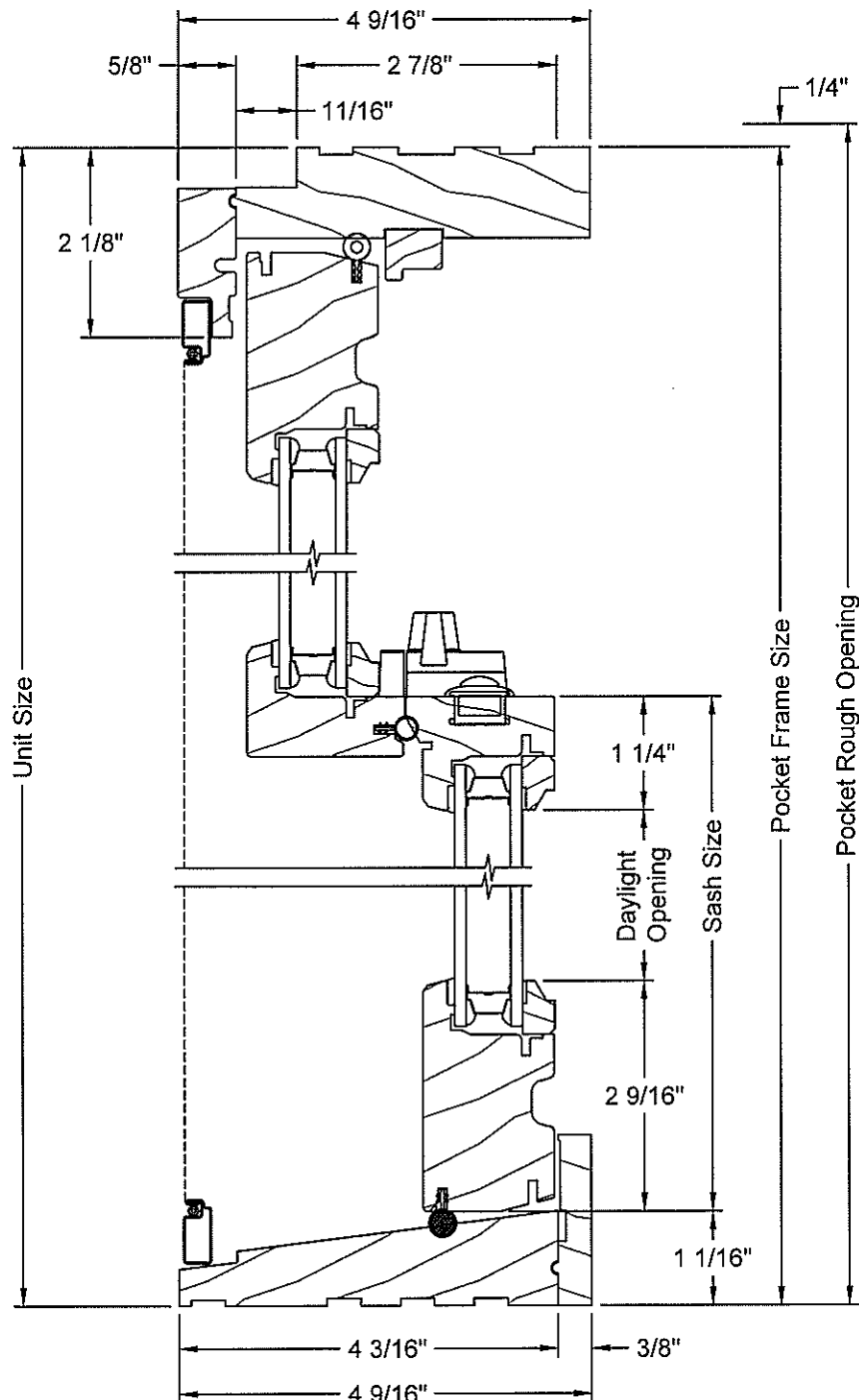
PICTURE - HORIZONTAL SECTION



48



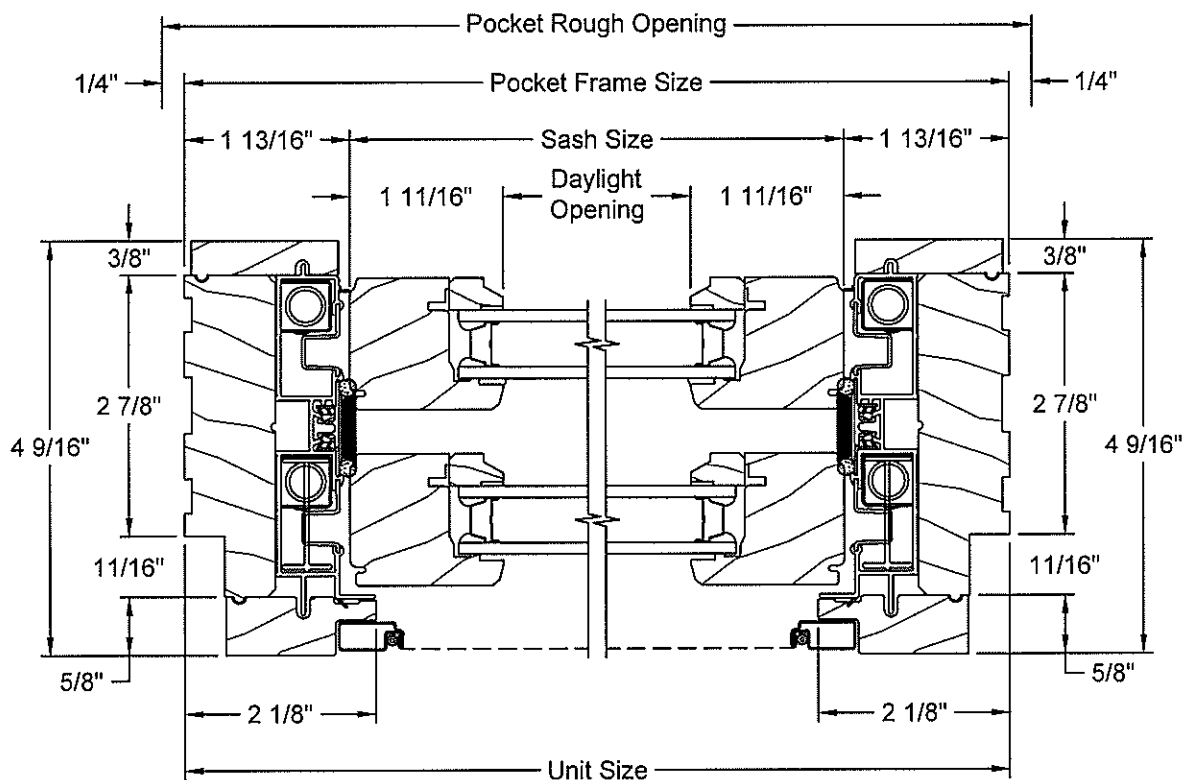
POCKET OPERATOR - VERTICAL SECTION



49



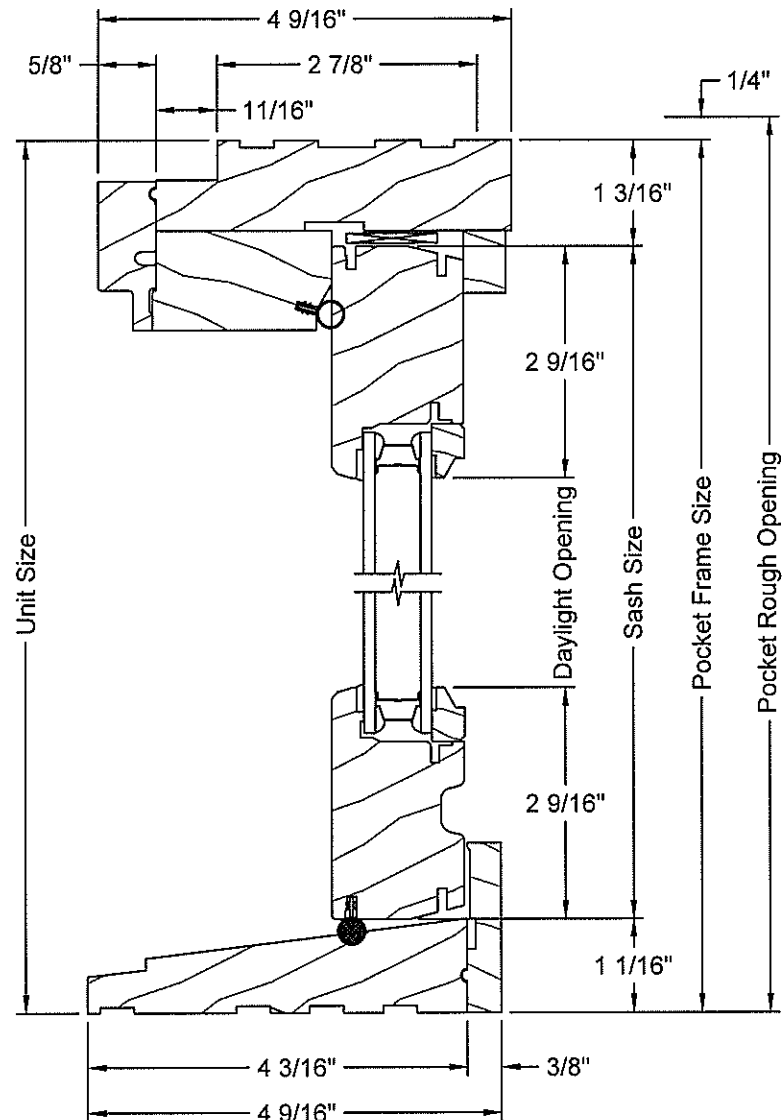
POCKET OPERATOR - HORIZONTAL SECTION



50



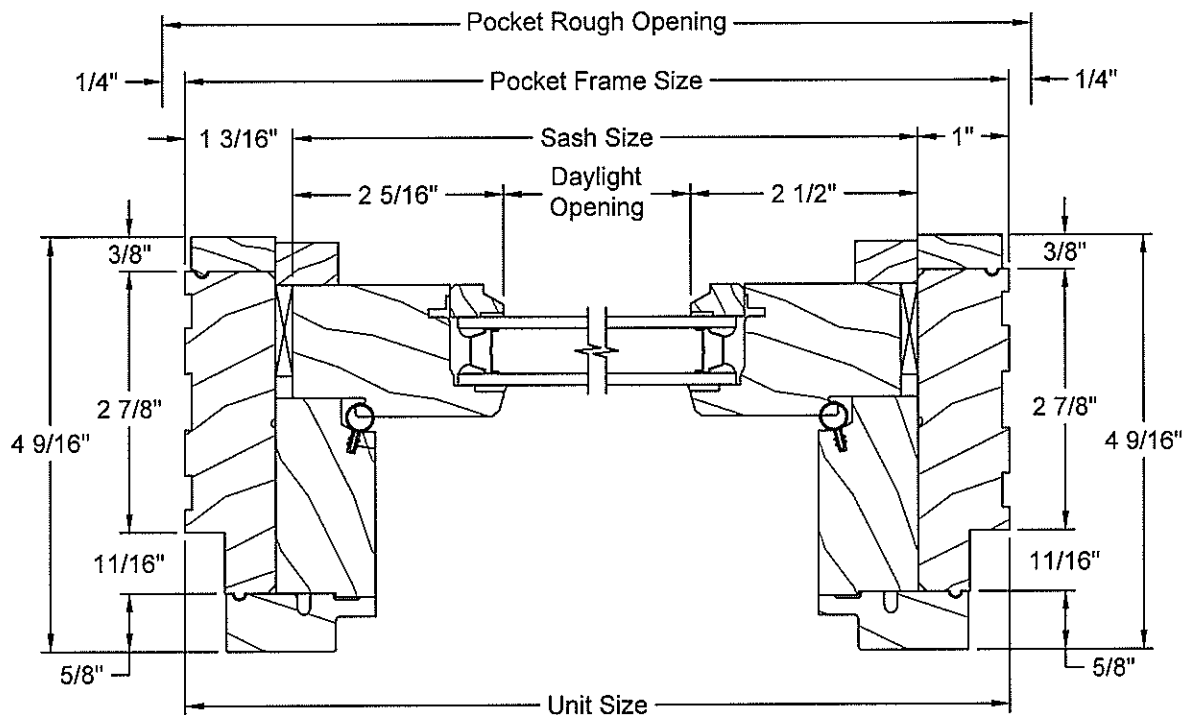
POCKET PICTURE - VERTICAL SECTION



51



POCKET PICTURE - HORIZONTAL SECTION



52