**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

**Address:** 7402 Carroll Ave., Takoma Park

**Meeting Date:** 09/06/17

**Resource:** Contributing Resource

**Report Date:** 08/30/17

**Takoma Park Historic District**

**Public Notice:** 08/23/17

**Applicant:** Russel Stanley

**Tax Credit:** n/a

**Review:** HAWP

**Case Number:** 31/06-17JJJ

**Staff:** Dan Bruechert

**Proposal:** Building Rehabilitation

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**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.
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 stovetops, 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
3. 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: PATRICK@FIREWORKS
Construction.com

Tax Account No.: _____________________________

Name of Property Owner: RUSSELL STANLEY/Daytime Phone No.: 301-580-8547

Address: 7402 ICY PARKE AVE TAKOMA PARK MD 20912

Contractor: FIREWORKS CONST. Phone No.: 240-446-1580

Contractor Registration No.: _____________________________

Agent for Owner: FIREWORKS CONST. Daytime Phone No.: 301-580-8547

LOCATION OF BUILDING/PREmise

House Number: 7402 Street: ICY PARK

Town/City: TAKOMA PARK Nearest Cross Street: SHERMAN STREET

Lot: _____________________________ Block: _____________________________ Subdivision: _____________________________

PARt ONE: TYPE OF PERMIT REQUEST AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

 ☐ Construct ☐ Extent ☐ Alt/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

 ☐ Move ☐ Install ☐ Wreck/Ream ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

 ☐ Revision ☐ Repair ☐ Removable ☐ 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 EXTENSIONS

2A. Type of sewage disposal: 01 X 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 property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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 City 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: _____________________________ Date: ________________

Application/Permit No.: 7917878 Data Filed: _____________________________ Date Issued: _____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/19
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 AND 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 AND PLUMBING, TRIM, DECKING AND PAINT.**

   *(ENTRANCE) DOORS*  

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. 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.
   a. 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.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and 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. PHOTOGRAPH
   a. Clearly labeled photographic prints of each facade of existing resource, including detail of the affected portions. All labels should be placed on the front of photographs.
   b. 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 drip line 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 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.
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<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tr>
<td>RUSSELL STANLEY</td>
<td>FIREWORKS CONSTR.</td>
</tr>
<tr>
<td>7402 CARROLL AVE.</td>
<td>19210 CONWAY ROAD</td>
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<tr>
<td>TAKOMA PARK, MD. 20912</td>
<td>BELTSVILLE MD. 20705</td>
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<tr>
<td>Thomas Dant</td>
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<td>7404 CARROLL AVE.</td>
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<tr>
<td>TAKOMA PARK, MD. 20912</td>
</tr>
<tr>
<td>301270 2745</td>
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<tr>
<td>Jennifer Wilkerson</td>
</tr>
<tr>
<td>7409 CARROLL AVE.</td>
</tr>
<tr>
<td>TAKOMA PARK, MD. 20912</td>
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<tr>
<td>240 440 7700</td>
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<td>Fancy Moses</td>
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<td>7400 CARROLL AVE.</td>
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<td>TAKOMA PARK, MD. 20912</td>
</tr>
</tbody>
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All Windows to be Replaced Like Kind
Front Right side of Home
Right Side of Home
Right Side of Home
Left Rear
of Home
All Doors &
Windows to be
Replaced Like Kind
Right Back End of House
Neighbor
Front Door

[Hand-drawn face]
Neighbors

Front Door

Like to Replace

7402 4th +
Screen Door to
Match

☑️
Left side of home side entrance
Left Side of Home- we Are to Remove Handicap Ramp
Reinstall in Original Rail after we remove ramp.
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.

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Begin Line 100 Description

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<th>Unit Type</th>
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<td>Adequate Overhang = Yes, Door Swing = Right Hand In-Swing</td>
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<table>
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<th>Door Options</th>
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<tbody>
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<td>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</td>
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<table>
<thead>
<tr>
<th>Hardware/Prep Options</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Frame Options</th>
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</thead>
<tbody>
<tr>
<td>Jamb Depth = 4-9/16&quot;, Interior Moulding Type = None, Exterior Moulding Type = Flatstock-3-1/2&quot;, Exterior Moulding Width = 3-1/2&quot;</td>
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</tbody>
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**SKU** 789386, Vendor Number = 60019532, Customer Service = 310-515-3667, Catalog Version Date = 04012017

End Line 100 Description
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- Operator - Horizontal ....................................... 17
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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 jambliners. 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 mulled 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 (114"), and a total area (75 square feet).
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.
Double-Hung Operation:
When the sash are locked at the check rails the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

Sash Tilting for Washing
The Tradition Plus Double-Hung window will allow the sash to be tilted or removed for easy cleaning.
CLEAR OPENING LAYOUT

Double-Hung
Clear Opening Formula

Interior Glazed Sash
Vertical
(Frame Height /2) - 4 13/16" = Clear Opening

Horizontal
Frame - 3 9/32" = 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.
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.

<table>
<thead>
<tr>
<th>Horizontal Sections</th>
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<tbody>
<tr>
<td>Trim Option</td>
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<tr>
<td>Brickmould (BM)</td>
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<tr>
<td>Williamsburg (W)</td>
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<tr>
<td>3 1/2&quot; Flat Casing (FC)</td>
</tr>
<tr>
<td>1 X 4 Backband (BB)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Vertical Sections (w/ Sill Nose)</th>
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</thead>
<tbody>
<tr>
<td>Trim Option</td>
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<td>Brickmould (BM)</td>
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</tbody>
</table>
DIVIDED LITE OPTIONS

7/8" SDL

1 1/8" SDL

1 3/8" SDL

5/8" Grille

23/32" Grille

1" Grille

Scale: 6" = 1' - 0"
JAMB EXTENDER & PREP FOR STOOL OPTIONS

6 9/16" Wall
9/16" Jamb Thickness
(Option)

8 5/8" Wall

6 9/16" Wall
4/4 Jamb Thickness
(Standard)

8 5/8" Wall
4/4 Jamb Thickness
(Standard)
Kerfed Extension Shown

9 5/16" Wall

12" Wall
4/4 Jamb Thickness (Standard)
2 PC Jamb Extension Shown

Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN.
Unit is shipped without sill jamb extenders.

Architectural Design Manual
February 2017

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"
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
MULLION OPTIONS

3/4" Wood Spread Mull

1 1/2" Wood Spread Mull

2" Wood Spread Mull

4" Wood Spread Mull
PICTURE - HORIZONTAL SECTION

Rough Opening

3/8"  Frame Size  3/8"

13/16"  Sash Size  13/16"

1 11/16"  Daylight Opening  1 11/16"

5 13/16"  4 9/16"  5 13/16"

1 1/4"  1 1/4"  1 1/4"

Unit Size