MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7019 Poplar Ave., Takoma Park  
Resource: Contributing Resource  
(Takoma Park Historic District)
Applicant: Rasanjali Wickrema  
(Paul Treseder, Architect)
Review: HAWP
Case Number: 37/03-18UU
PROPOSAL: 2nd-Story Expansion

Meeting Date: 6/13/2018  
Report Date: 6/6/2018  
Public Notice: 5/30/2018  
Tax Credit: No  
Staff: Michael Kyne

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1910-1920s

The subject property is a c. 1910-1920s 1 1/2-story Bungalow-style Contributing Resource within the Takoma Park Historic District. The house has undergone previous alterations, including replacement of all original windows with 1-over-1 and SDL multi-lite windows, installation of fiber cement shingle siding, enclosure of the front porch with 1-over-1 windows and fiber cement shingle siding, and the conversion of a door on the right elevation to a window.
BACKGROUND:

The applicant previously appeared before the Commission at the February 21, 2018 HPC meeting with a HAWP application for a building addition and other alterations. The applicant returned to the Commission at the May 9, 2018 HPC meeting for a preliminary consultation with a proposal to construct a 2nd-story expansion to the historic house and previously approved rear addition.

PROPOSAL:

The applicant proposes a 2nd-story expansion to the historic house and previously approved rear addition.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.
Montgomery County Code; Chapter 24A-8

(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 1 period or architectural style.

Takoma Park Historic District 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.
The *Guidelines* that pertain to this project are as follows:

- 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.

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

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

- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to surrounding streetscape in terms of scale and massing.

- 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 from 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.

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

**Secretary of the Interior's Standards for Rehabilitation:**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The applicant previously appeared before the Commission at the February 21, 2018 HPC meeting with a HAWP application for a building addition and other alterations. The Commission approved the applicant’s proposal, with the condition that the roof of the historic house would not be notched to accommodate a tree that has grown into it. The applicant’s approval included alteration of the historic roof overhangs, replacing the wood soffits and fascia with Azek.

The applicant returned to the Commission at the May 9, 2018 HPC meeting for a preliminary consultation with a proposal to construct a 2nd-story expansion to the historic house and previously approved rear addition. The applicant presented three schemes – Scheme A, B, and C – and the Commission unanimously supported Scheme C.

Per Scheme C, the applicant proposed to increase the pitch of the historic house’s roof, adding 3’ of height while retaining the relationship of the eaves to the windows and other features on the front elevation. As noted, a second-story expansion was also proposed for the previously approved one-story rear addition. Several Commissioners expressed reservations about removing the central chimney from the historic house, but the majority (five of seven) stated that they were not concerned about the proposed chimney removal.

The applicant has revised their proposal consistent with Scheme C and returned for a HAWP application. Staff notes that the applicant now proposes to raise the roof of the historic house by 4’ as opposed to the 3’ presented at the May 9, 2018 preliminary consultation. Staff finds that the proposal is still generally consistent with Scheme C, and that the additional 1’ of roof height does not significantly alter the proposal that was supported by the Commission because the relationship of the eaves to the character-
defining features of the façade will still be maintained to a large degree.

Staff fully supports the applicant’s proposal, finding it consistent with the Guidelines and Standards. The proposed 2nd-story expansion is generally consistent with the predominant architectural style of the historic house and will not remove or alter character-defining features of the subject property or surrounding streetscape.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Takoma Park Historic District Guidelines and Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10 outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the **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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: asarkciw@yahoo.com
Contact Person:

Tax Account No.: 

Name of Property Owner: Rasanjali Wickremo
Daysame Phone No.: 

Address: 7019 Poplar Ave, Takoma Park, 20912
Street Number: 
City: 
State: 
Zip Code: 

Contractor: 
Contractor Registration No.: 

Agent for Owner: 215 620 1918
Daytime Phone No.: 

LOCATION OF BUILDING PROPOSED

House Number: 7019
Street: Poplar Ave.

Town/City: Takoma Park
Nearest Cross Street: Elm St.

Lot: 42
Block: 21
Subdivision: B F Gilbert's Addition

Filer: 
Folio: 
Parcel: 

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE

1A. Type of action: 

- [ ] 1. Construct
- [ ] 2. Alter/Renovate
- [ ] 3. Add
- [ ] 4. Room Addition
- [ ] 5. Porch
- [ ] 6. Deck
- [ ] 7. Shed
- [ ] 8. Move
- [ ] 9. Install
- [ ] 10. Wreck/Remove
- [ ] 11. Roof
- [ ] 12. Solar
- [ ] 13. Fireplace
- [ ] 14. Woodburning Stove
- [ ] 15. Single Family
- [ ] 16. Other: 

1B. Estimated cost: $ 

1C. If this is a revision of a previously approved permit, see Permit # 

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 

- [ ] 1. Septic 
- [ ] 2. On property line/property line
- [ ] 3. Other: 

2B. Type of water supply: 

- [ ] 1. Public 
- [ ] 2. On property line/property line
- [ ] 3. 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 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: 5/23/2018

Approved: 
Signature: 
Date: 

Disapproved: 
Signature: 
Date: 

Applications/Permit No.: 
Data Filed: 
Data Issued: 

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   These are changes to previously approved plans & permits. Therefore 4th description of existing is same as before on

   [Additional text not legible]

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

   These changes are based on the Preliminary Consultation with the MoCo Historic Commission. Existing roof ridge to be raised according to guidance.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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, windows and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facade), 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
   a. 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.
   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 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 (or 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.
1. Foundations, footings, subdrains and sills on grades are designed to be 12 in. thick with an allowable bearing pressure of 2,000 psi.

2. Concrete slabs shall be a minimum of 1000 psi at 8" after 28 days. All joints shall be filled with mortar. Mortar shall be type M or N. Concrete shall be reinforced with reinforcing steel at 16" o.c. or a corner.

3. Masonry. Concrete masonry units shall be of the hue bearing type with a net strength of 2000 psi and F' = 1350 psi. All joints shall be filled with mortar. Mortar shall be type M or N. Concrete masonry units shall be of the hue bearing type with a net strength of 2000 psi and F' = 1350 psi. All joints shall be filled with mortar. Mortar shall be type M or N. Concrete masonry units shall be of the hue bearing type with a net strength of 2000 psi and F' = 1350 psi. All joints shall be filled with mortar. Mortar shall be type M or N. Concrete masonry units shall be of the hue bearing type with a net strength of 2000 psi and F' = 1350 psi. All joints shall be filled with mortar. Mortar shall be type M or N. Concrete masonry units shall be of the hue bearing type with a net strength of 2000 psi and F' = 1350 psi. All joints shall be filled with mortar. Mortar shall be type M or N. Concrete masonry units shall be of the hue bearing type with a net strength of 2000 psi and F' = 1350 psi. 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Proposed exterior material specifications

1. Windows on original house, 2nd floor addition: Marvin Ultimate series, wood, simulated divided light.
2. Windows French doors and transoms on rear addition: Marvin Integrity series, clad wood, simulated divided light.
3. Exterior door at rear addition: Simpson, wood panel with glass lights. (basement door to be Therma-tru steel or fiberglass).
4. Railings at rear balcony: Capped composite, Certainteed or equal, with hidden connectors.
5. Roofing: Architectural grade composition shingles, Owens Corning “Duration” or equal.
Wood Ultimate Double Hung Collection

Unit Features - Wood Ultimate Double Hung

**Wood Ultimate Double Hung Collection:**
- Wood Ultimate Double Hung: WUDH
- Wood Ultimate Double Hung Picture: WUDHP
- Wood Ultimate Double Hung Transom: WUDHT
- Wood Ultimate Double Hung Bows and Bays: WUDHBB

**Wood Ultimate Round Top Double Hung Collection:**
- Wood Ultimate Double Hung Round Top: WUDHRT
- Wood Ultimate Single Hung Round Top: WUSHRT
- Wood Ultimate Double Hung Round Top Picture: WUDHRTTP
- Wood Ultimate Double Hung Round Top Transom: WUDHRTT

**Wood Ultimate Double Hung Magnum Collection:**
- Wood Ultimate Double Hung Magnum: WUDHM
- Wood Ultimate Single Hung Magnum: WUSHM
- Wood Ultimate Double Hung Magnum Picture: WUDHMP
- Wood Ultimate Double Hung Magnum Transom: WUDHMT

**Wood Ultimate Round Top Double Hung Magnum Collection:**
- Wood Ultimate Double Hung Magnum Round Top: WUDHMRT
- Wood Ultimate Single Hung Magnum Round Top: WUSHMRT
- Wood Ultimate Double Hung Magnum Round Top Picture: WUDHMRTTP
- Wood Ultimate Double Hung Magnum Round Top Transom: WUDHMRTT

*NOTE:* Wood Ultimate Double Hung Round Top Picture and Wood Ultimate Double Hung Magnum Round Top Picture are not available with CE Mark.

*NOTE:* Bows and Bays are not available with CE Mark from the factory. Bow and Bay kits are available for field mulling.

**Standard Frame:**
- Frame thickness: 11/16"(17)
- Subsill thickness: 1 3/32"(28)
- Frame base (with pre-drilled installation holes in jambs): 4 9/16"(116) from backside of BMC to interior wood face of frame
- 8 degree bevel on sill and subsill
- Curved frames are laminated and/or edge glued pine
- Radius bead is laminated in non finger-jointed pine
- Optional DP50 sill liner maximum size 2830 or 3026

**Standard Sash:**
- Operating sash thickness: 1 5/8"(41)
- Transom and picture unit sash thickness 1 5/8"(41) or optional 2" (51)
- All measurements are nominal - sash are removable for easy cleaning, service or finishing
  - WUDH, WUDHP, WUDHRT: Bottom of subsill to top of interior wood sill liner - 3 11/16" (84)
  - Top rail - 2 7/32" (56); stiles - 2 7/16" (62); bottom rail - 3 9/16" (90)
  - WUDHT: Bottom of sill to top of interior wood sill liner - 1 31/32" (50)
  - Top rail - 2 7/32" (56); stiles - 2 7/16" (62); bottom rail - 2 19/32" (65)

**Standard Insect Screen:**
- Standard screen is roll formed aluminum
- Aluminum screen: Full screen standard, half screen optional
- Colors available: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, Cascade Blue, Bright Silver (pearlescent), Copper (pearlescent), Clay, Gunmetal, Liberty Bronze (pearlescent), or Suede.
- Screen mesh: Charcoal Fiberglass
  - Optional screen mesh: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire
- Screens have an aluminum crossbar on glass heights of 20" (506) and taller
- Optional wood screen
Wood Ultimate Double Hung Collection

Standard Insulating Glass Divided Lite Options

Insulating Glass

Aluminum 23/32" Contour GBG

5/8" SDL

5/8" Putty SDL W/Spacer

7/8" SDL W/Spacer Bar

7/8" SDL

7/8" Putty SDL W/Spacer Bar

1 1/8" SDL W/Spacer Bar

1 1/8" SDL W/Spacer Bar

1 1/8" SDL

1 1/8" Putty SDL W/Spacer Bar

1 1/8" Putty SDL W/Spacer Bar

1 1/8" Putty SDL

1 1/8" Putty SDL

1 11/16" IG ADL

NOTE: ADL is not available with CE Mark.
NOTES

- Direct Glaze Round Top with Wood Grilles, GBG, or SDL will only align with the default lite cut of the unit it is intended to be mullied with.
- Wood Grilles for special sizes will default to the next smaller standard size lite pattern. Wood Grilles are not available in lite patterns other than the Wood Grille patterns listed in the following pages.
- Rectangle GBGs for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie patterns, Cottage patterns, and customer specified equal rectangular lite patterns.
- Rectangular SDL for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie patterns, Cottage patterns, and customer specified equal rectangular lite patterns.
- Prairie GBGs and SDL are not available in lite patterns other than the Prairie patterns listed in the following pages.
- Cottage SDL for special sizes will default to the next smaller standard size lite pattern. Cottage SDL is not available in lite patterns other than the Cottage patterns listed in the following pages.
- Round Top lite patterns will not align with Casement/Awning optional GBG or SDL lite patterns.
- Maximum number of lites wide and high for equal lite SDL is 11 lites.
- Minimum DLO measurement for equal lite GBG and SDL option is 3” (76) and will be validated by OMS.
- Standard DLO measurement for Prairie GBG and SDL option is 4” (102) Special DLO corners are n/a.
- Standard DLO height measurement for Cottage SDL option is 10” (254). Special DLO heights are n/a.
- Simulated Rail: Rectangular, Prairie 6–Lite and 9–Lite SDL patterns are available with Simulated Rail.
- Simulated Rail: custom ratio and specified DLO are available with Simulated Rail and will be validated by OMS.
- An ICADG 7316 with wood grille will align over a 25–3W or 37–2W ICA assembly only.
- An ICATR 7316 or 7319 with wood grille will align over a 73–1W picture only.
- GBGs are not available on Impact IZ3 units.
37226 — BUNGALOW (SDL)

SERIES: Bungalow Series®
TYPE: Exterior Traditional
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond®
Double Hip-Raised Panel,
Beaded V-Grooves
Glass: 3/4" Insulated Glazing

STANDARD FEATURES

- Any Wood Species
- Virtually Any Size
- Glass Options
- UltraBlock® Technology
- Privacy Rating: 1

DETAILS

1 7/16" Bungalow Panel
(Standard)
Steel Edge $  
4 Panel Square Top Flush | Style No. SE514

5 Available Sizes
2'8" x 6'8"  2'8" x 7'0"  2'10" x 6'8"
3'0" x 6'8"  3'0" x 7'0"

FINISH OPTIONS

Stain and Paint options may vary. Please contact your retailer for a complete list of their offering.

Alpine

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Features and Literature

Features

Literature
The Panorama® capped composite railing system features a classic painted wood railing design with handcrafted authenticity and true architectural details you won’t find on any other composite railing. Panorama’s concealed, corrosion-resistant stainless steel hardware provides a seamless appearance and years of worry-free performance. Panorama integrates with CertainTeed’s vinyl accessories, allowing you to create exciting new exterior designs.

- Classic painted wood style with true architectural details
- Top and bottom universal rails with a decorative top rail cap
- Concealed external rail-to-post connection for flat, stair, column and 45° applications
- Available in two heights and two lengths
- Available in three colors: white, almond and black
- Choice of two baluster styles: square composite and decorative steel
- Powder-coated, hot-dipped galvanized steel decorative balusters create a rustic yet customizable system approach for both flat and stair applications
- Suitable for one- and two-family dwellings/townhouses not more than three stories high
- Independent tested as designated in report CCRR-0115 (white and almond)
- Class A flame-spread rating
- 25-year limited warranty with 2-year SureStart™ protection

Decorative Steel Baluster Styles
Finishes: Antique Bronze and Oil-Rubbed Bronze

5/8" square; four styles of powder-coated galvanized steel, pre-cut to 26.75" to yield 36" finished rail height; for either flat or stair
Post Surface Mount with Insert
- For concrete surface installations
- Includes 4" x 4" wood insert for easy sleeve-over applications

Patent-pending stainless steel concealed bracket
- Engineered for flat, stair and almost any angle

Composite top rail*
- 6', 8' lengths standard in flat (8' stair only)

Baluster Styles
- 5/8" Square Decorative Steel balusters** (available for 3' systems only)
- 1-1/4" Square Composite

4" x 4" wood post (sold separately)

Weather-resistant pre-capped composite 4-1/2" x 4-1/2" post-sleeve

Baluster shoes
- Stair shoes are field cut to allow for a range of stair angles

Composite universal rails for top and bottom*
- 6', 8' lengths standard in flat (8' stair only)

Molded crush block

4-1/2" x 4-1/2" post cap and trim kit
- Optional deco cap in antique bronze or oil-rubbed bronze finish also available

**Decorative Steel Balusters install using patented baluster shoe plugs.
THE SOLID LOOK AND FEEL OF WOOD WITHOUT THE MAINTENANCE

Panorama in white with twist balusters in antique bronze finish

Panorama with composite square balusters in almond

Panorama with composite square balusters in black

Post sleeve
accommodates standard
4"x4" wood posts in 40", 54" and 108" lengths

Post cap and trim kit

4-1/2"x 4-1/2" square