

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7209 Holly Ave., Takoma Park	Meeting Date:	6/26/2019
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	6/19/2019
Applicant:	Jamie and Sarah Raskin (Jean Treacy, Architect)	Public Notice:	6/12/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Demolition and new construction		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c. 1890s

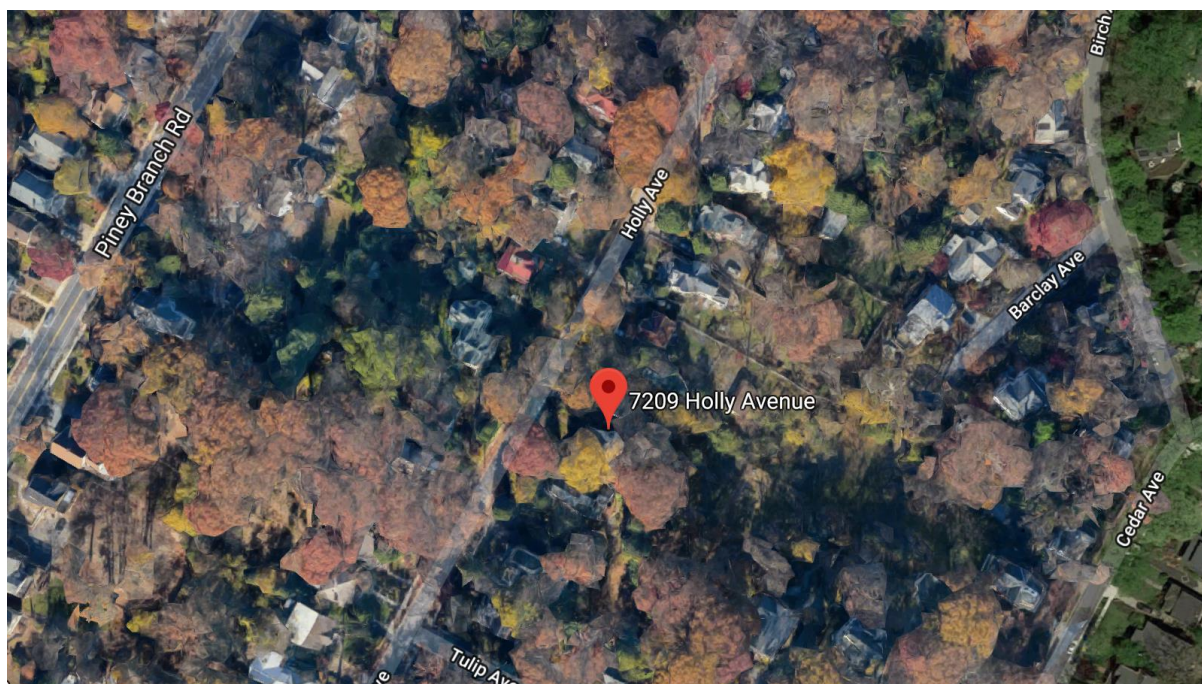


Fig. 1: Subject property.

PROPOSAL

The applicants propose to remove the existing rear addition and construct a new 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.

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.

Outstanding Resources – Residential

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the “Secretary of the Interior’s Standards for Rehabilitation”.

The specific *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource’s original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.

- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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.

STAFF DISCUSSION

The subject property is a c. 1890s Queen Anne-style Outstanding Resource within the Takoma Park Historic District. The house fronts on Holly Avenue to the north-west, and there is currently a one-story addition with left/north-east side projection and a non-historic first-floor porch on piers at the rear.

The applicants propose to remove the existing one-story rear addition and porch and construct a new two-story rear addition in its place. A screened porch will also be constructed at the basement-level of the proposed new rear addition. An existing two-story projection at the left/north-east side of the rear addition will be reconstructed, extending the roof to the front/north-west to cover the stairs. The proposed new addition will have a hipped roof with architectural asphalt shingles, aluminum-clad two-over-two windows, and fiber cement siding. The basement-level porch screening will have cedar framing and aluminum screens. Other proposed alterations include the replacement of one non-original basement-level window with an egress casement window on the north-east side of historic massing and the replacement of non-original paired double-hung windows with paired egress casement windows on the south-west side of the historic massing.

Staff finds that, in accordance with the *Guidelines*, the proposed addition is in the appropriate location at the rear of the house. Regarding scale and massing, the proposed new two-story addition will be within the same approximate footprint as the existing one-story addition, but it will be slightly narrower; however, staff expresses the following concerns regarding the compatibility of the proposed new addition:

- The proposed addition is combining multiple, smaller volumes (side stairs, two story rear addition, one story projection, open patio) into one large three-story volume. While the footprint is not expanding significantly, the cumulative effect of the consolidation and enlargement of these volumes on an Outstanding Resource should be carefully evaluated and reduced in certain significant locations.
- The proposed addition will introduce a large singular roof form, whereas the historic Queen Anne-style house consists of multiple roof forms, which break up the massing.
- The windows of the proposed new addition are narrower and have a more symmetrical arrangement than those of the historic house.
- The windows of the proposed new addition will be two-over-two, whereas the windows of the historic house are one-over-one. While two-over-two windows are appropriate for Queen Anne-style architecture, they are of a higher style and could compete with the features of the historic house.

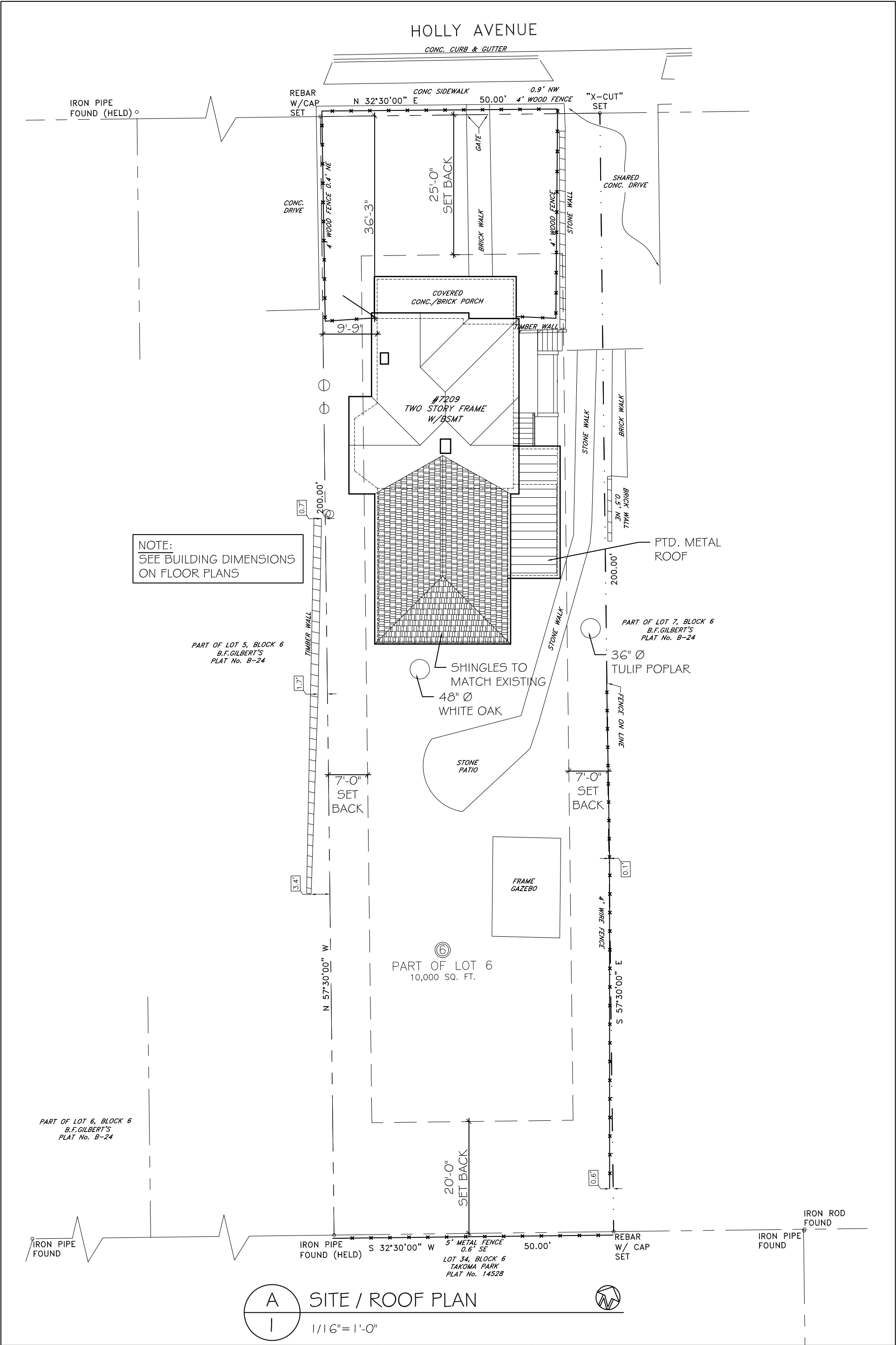
- The Commission typically requires all rear additions to be inset, preserving the corners of the historic massing. Although the proposed projection adjacent to the left/north-east side of the proposed rear addition will replace a similar projection in the same location, the projection will be visible from the public right-of-way and has the potential to detract from character of the historic house.
- The proposed reconstructed left/north-east side projection will include a roof, which extends forward, directly impacting and partially obscuring portions of the historic massing.

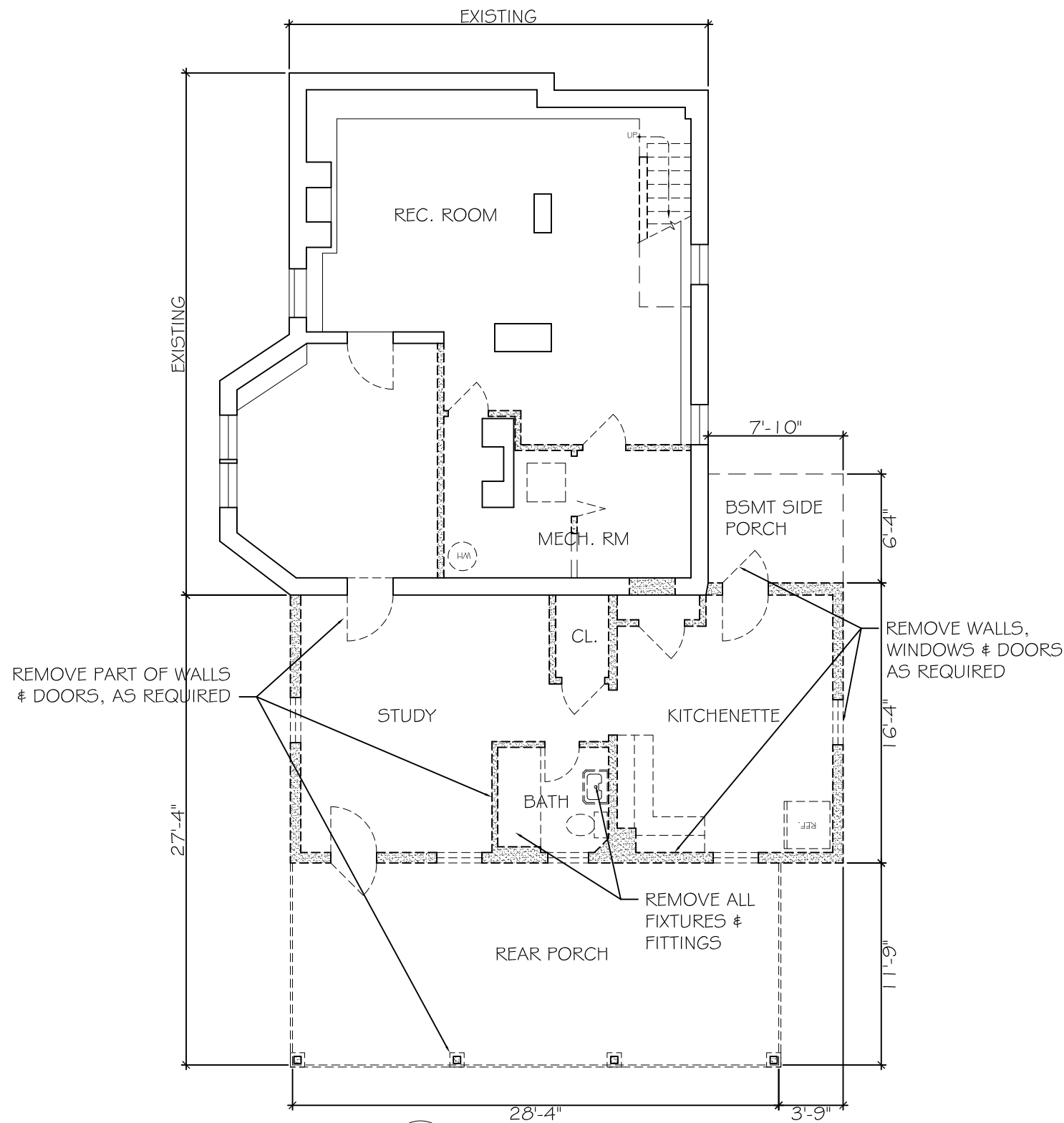
Staff recommends that the applicants explore the following options to make the proposal compatible with the historic house:

- Alternative roof forms, which break up the perceived massing of the proposed rear addition.
- Windows that are compatible with the historic house, in dimension, placement, and style.
- Alternatives to the proposed reconstructed left/north-east side projection, which will place the entire addition behind the historic house and preserve the corners of the historic massing.
- Removing the roof extension from the proposed reconstructed left/north-east side projection.

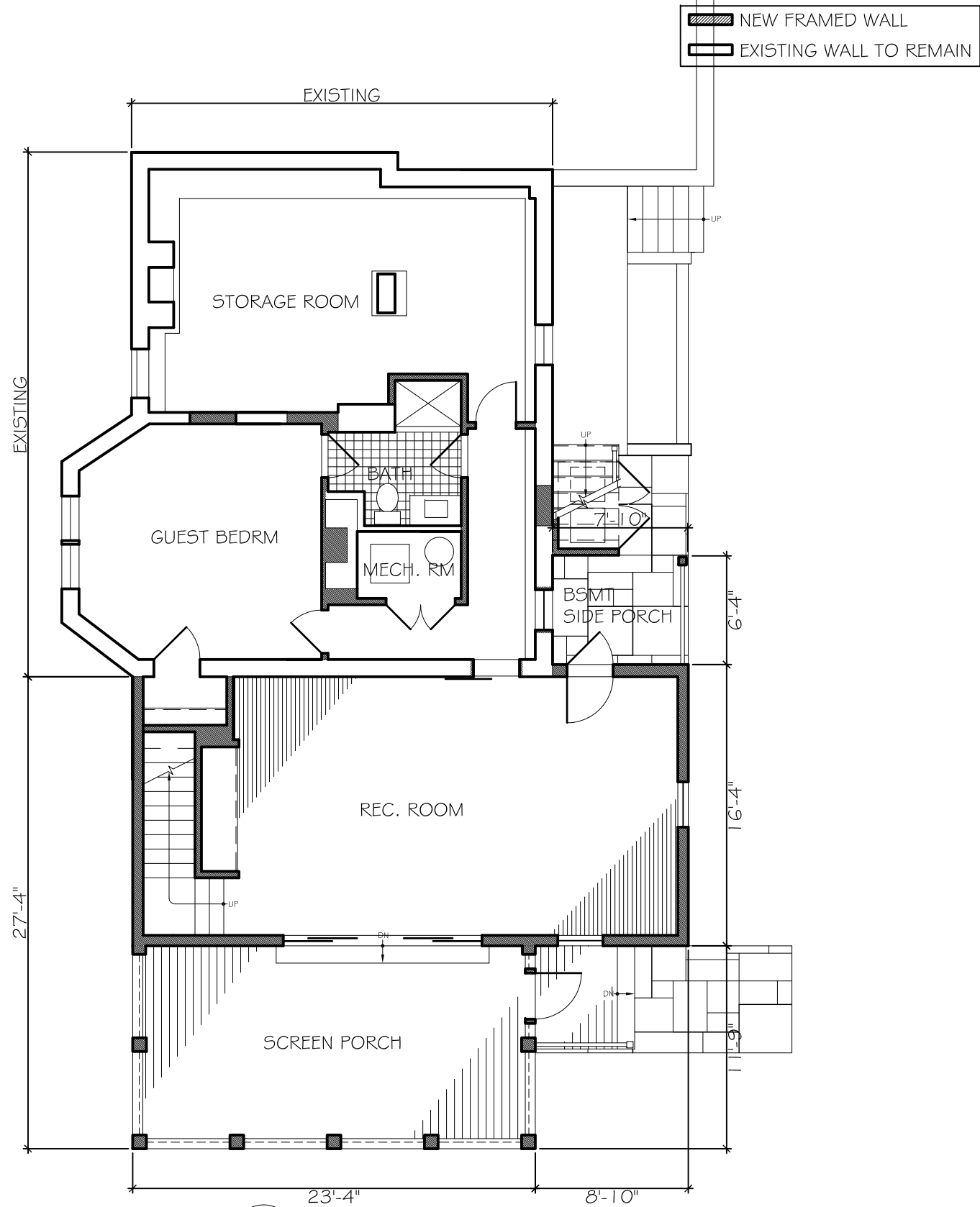
STAFF RECOMMENDATION

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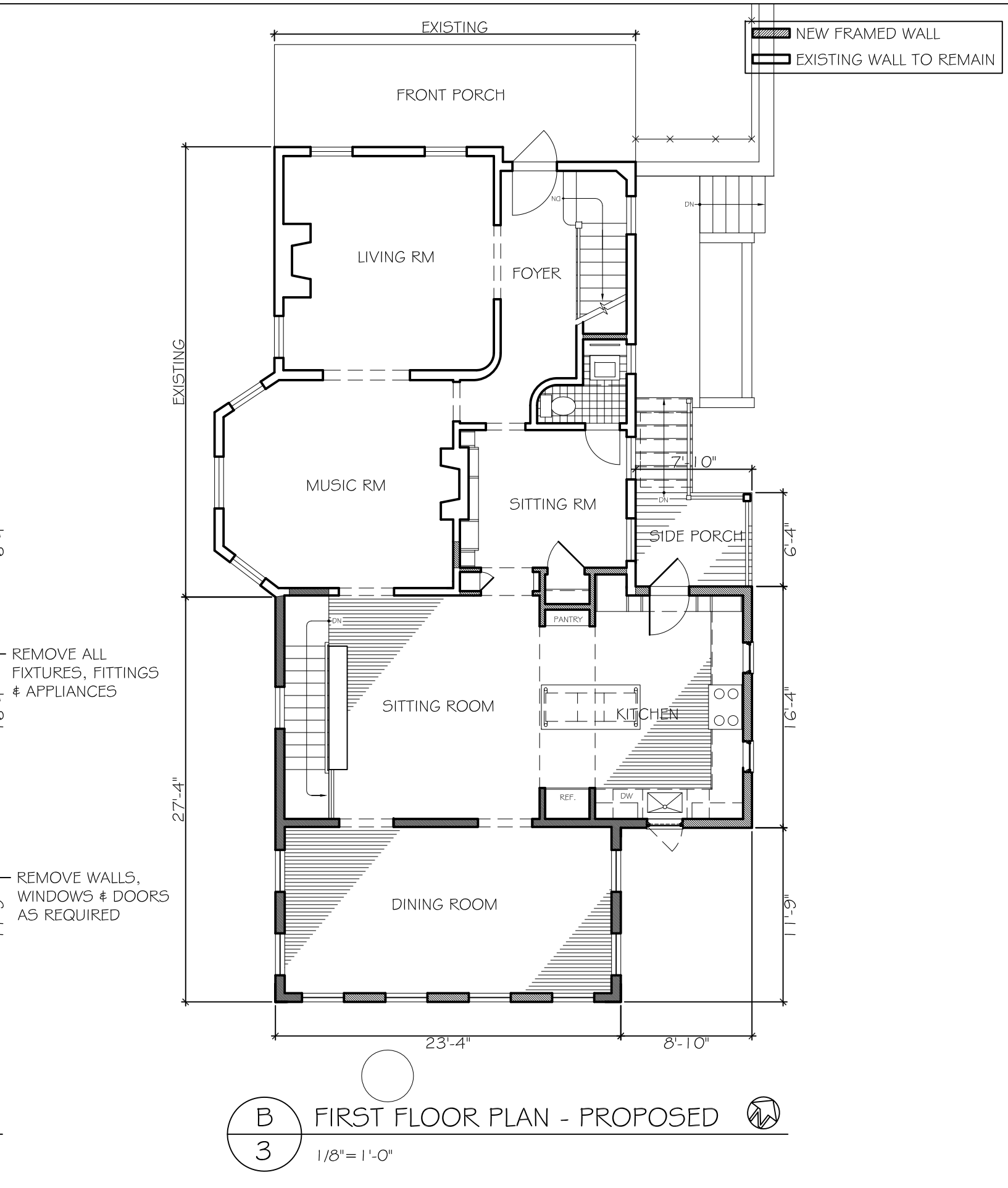
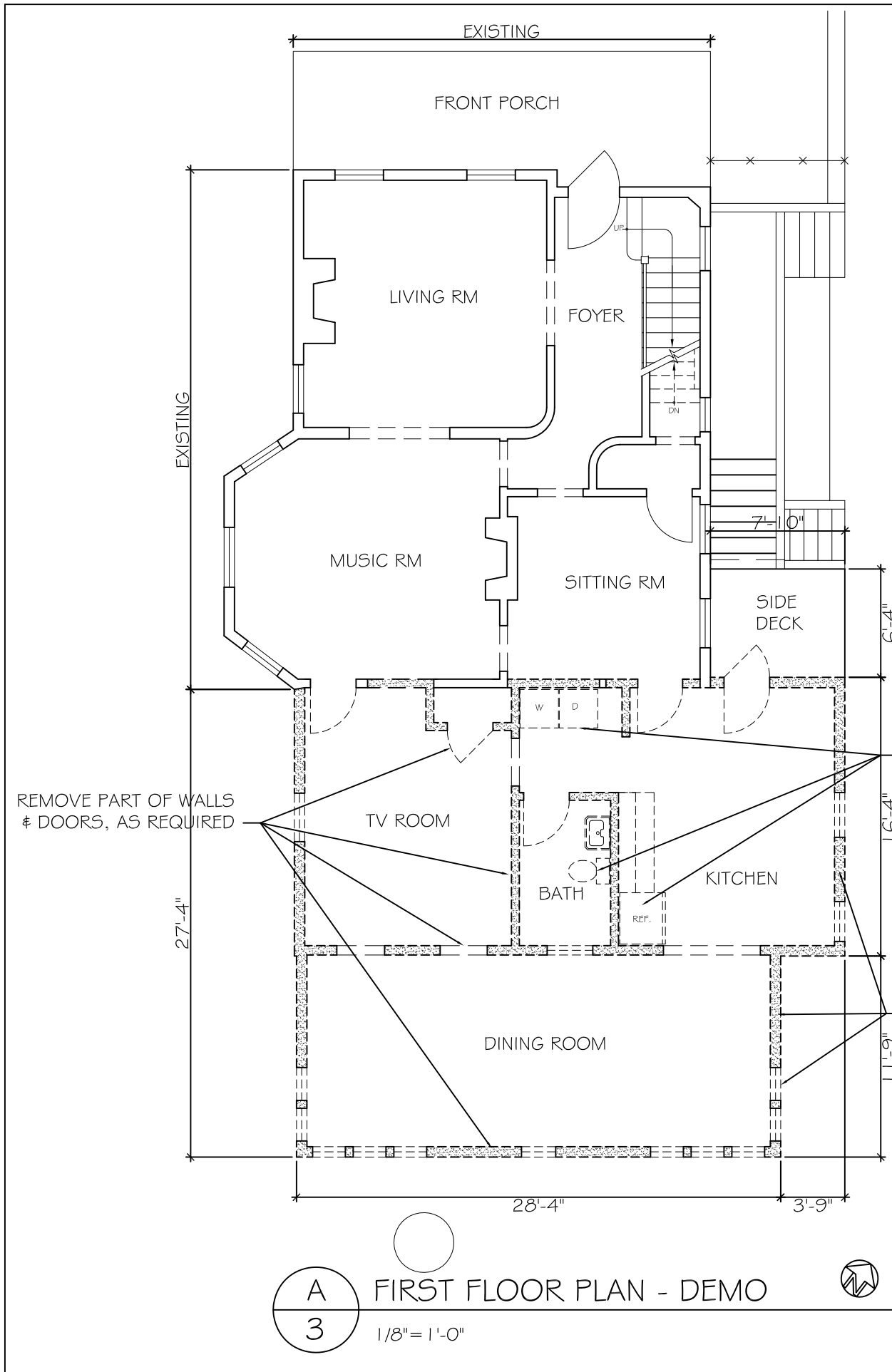


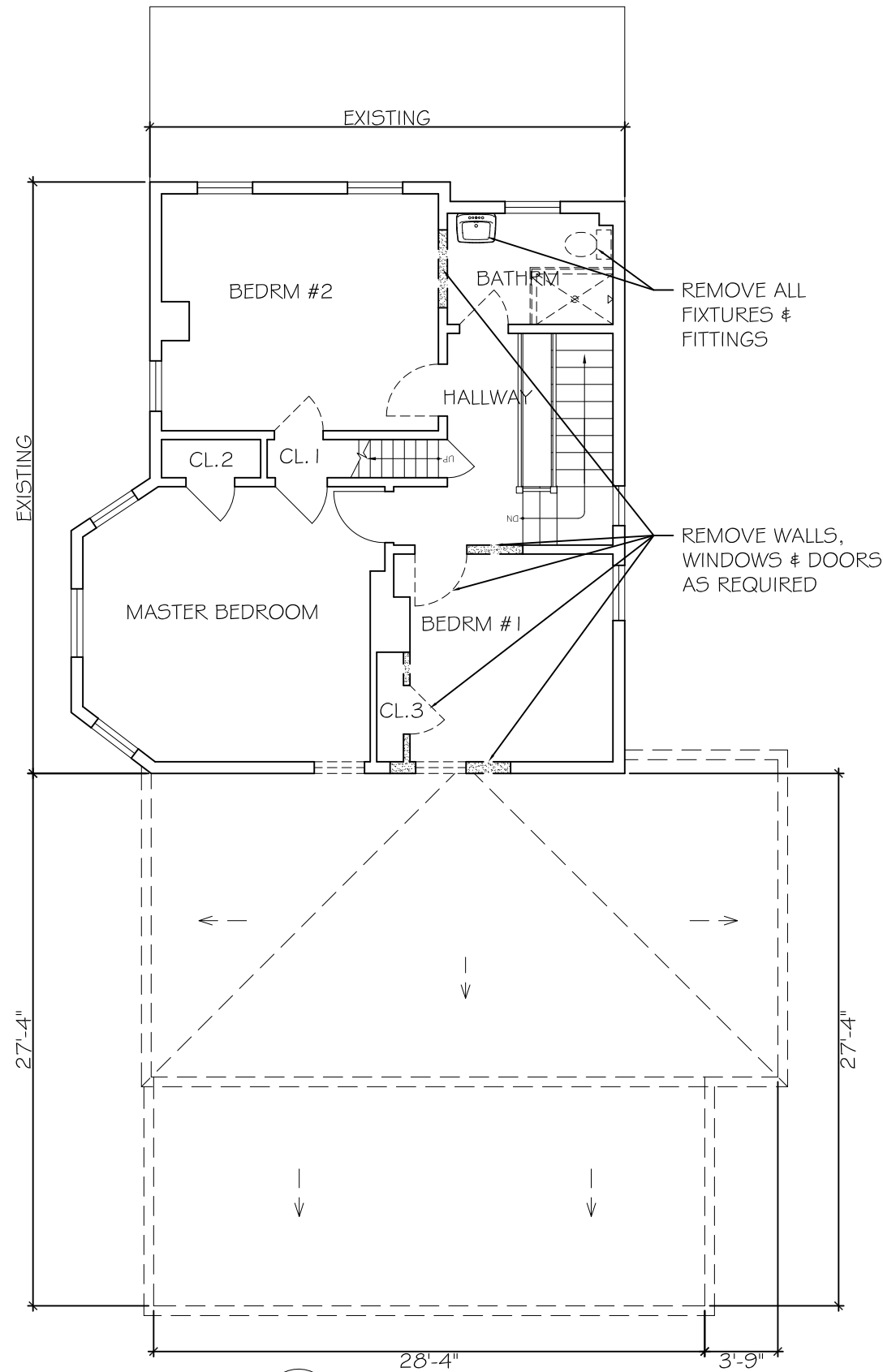


A
2
BASEMENT PLAN - DEMO
1/8" = 1'-0"



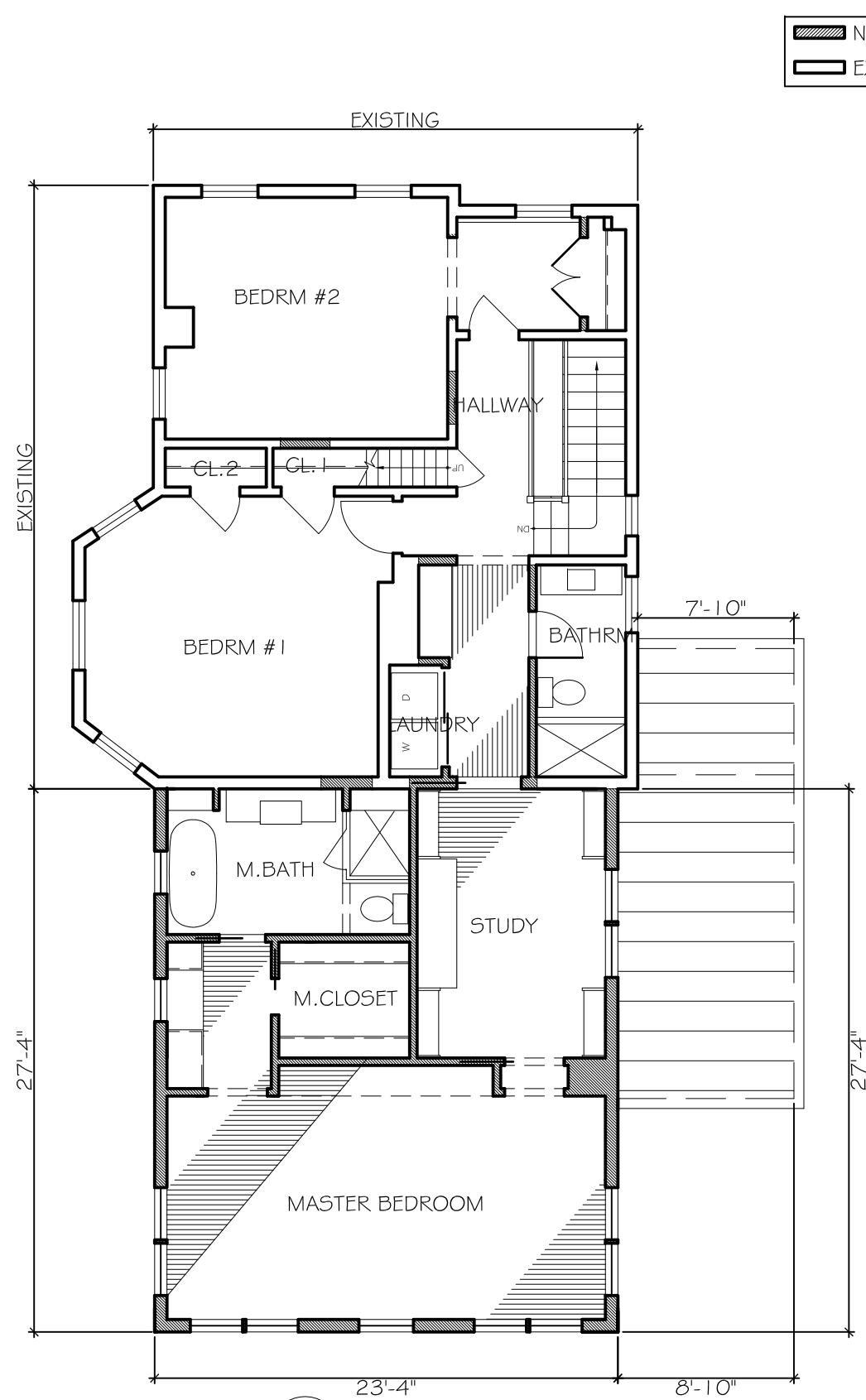
B
2
BASEMENT PLAN - PROPOSED
1/8" = 1'-0"





A
4
 SECOND FLOOR PLAN - DEMO

1/8" = 1'-0"



B
4
 SECOND FLOOR PLAN - PROPOSED

1/8" = 1'-0"

NEW FRAMED WALL
 EXISTING WALL TO REMAIN



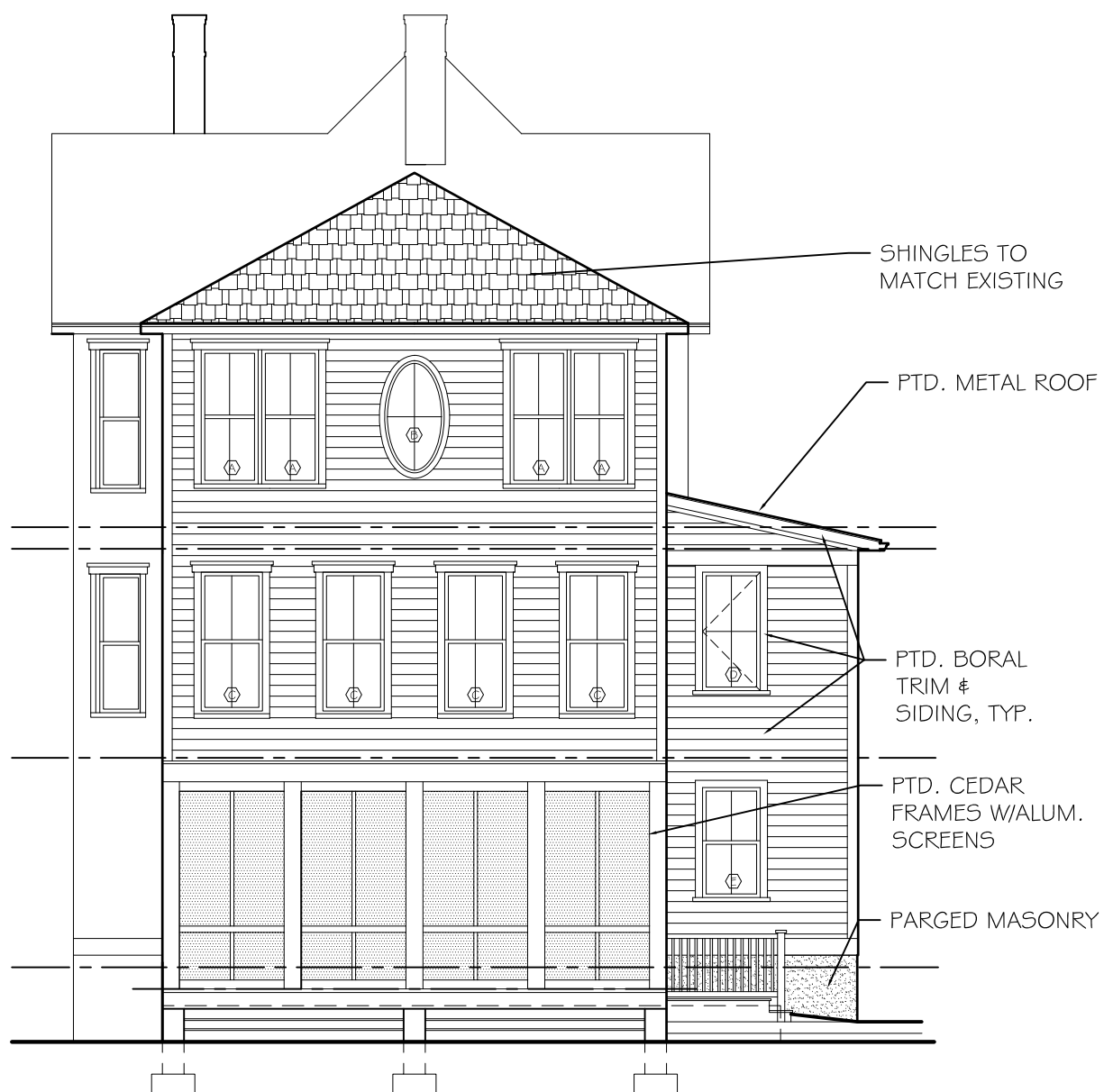
A
5 NORTH ELEVATION EXISTING
1/8" = 1'-0"



B
5 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



A REAR ELEVATION EXISTING
6 1/8" = 1'-0"



B REAR ELEVATION - PROPOSED
6 1/8" = 1'-0"



A
7 SOUTH ELEVATION EXISTING
1/8" = 1'-0"



B
7 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

OF
7

RASKIN
7209 HOLLY AVENUE
TAKOMA PARK, MD 20912

HAWP
ELEVATIONS
1/8" = 1'-0"
06.05.2019

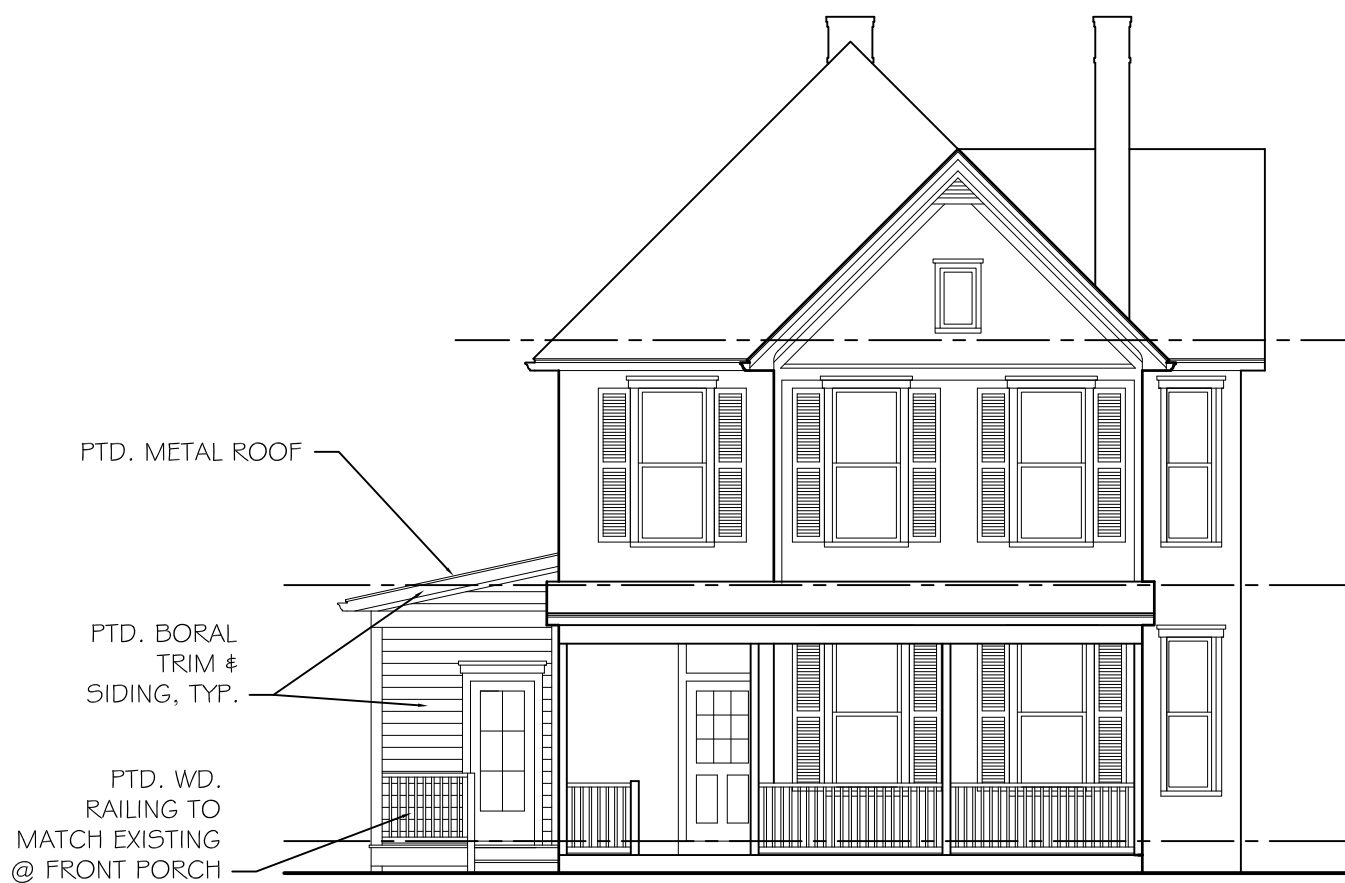


TREACY & EAGLEBURGER
ARCHITECTS

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202-362-5226 ■ FAX: 202-362-7791



A NORTH-WEST ELEVATION- EXISTING
8 1/8" = 1'-0"



B NORTH-WEST ELEVATION- PROPOSED
8 1/8" = 1'-0"



EXISTING NORTH SIDE



PROPOSED NORTH SIDE





EXISTING REAR SIDE



PROPOSED REAR SIDE



EXISTING SOUTH SIDE



PROPOSED SOUTH SIDE



FRONT- NORTHWEST



SIDE- NORTH EAST



REAR - SOUTH EAST



SIDE - SOUTH WEST



FRONT/SIDE- NORTH WEST



NORTH -EAST SIDE:
 REMOVE AND INFILL EXISTING WINDOW BEHIND
 STEPS (NOT ORIGINAL TO THE HISTORIC HOUSE)



SOUTH-WEST SIDE:
 REPLACE EXISTING PAIR OF DOUBLE HUNG
 (NOT ORIGINAL TO THE HISTORIC HOUSE)
 WITH PAIR OF CASEMENTS FOR EGRESS

TRUEXTERIOR CRAFTSMAN COLLECTION SIDING

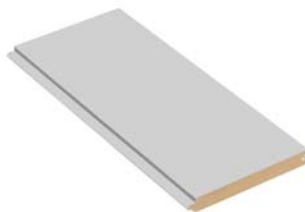
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5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
						2 x 2	1-1/2" x 1-1/2"
		1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"		
5/8 x 4	5/8 x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
		1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"		
5/8 x 6	5/8 x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8 x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8 x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8 x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

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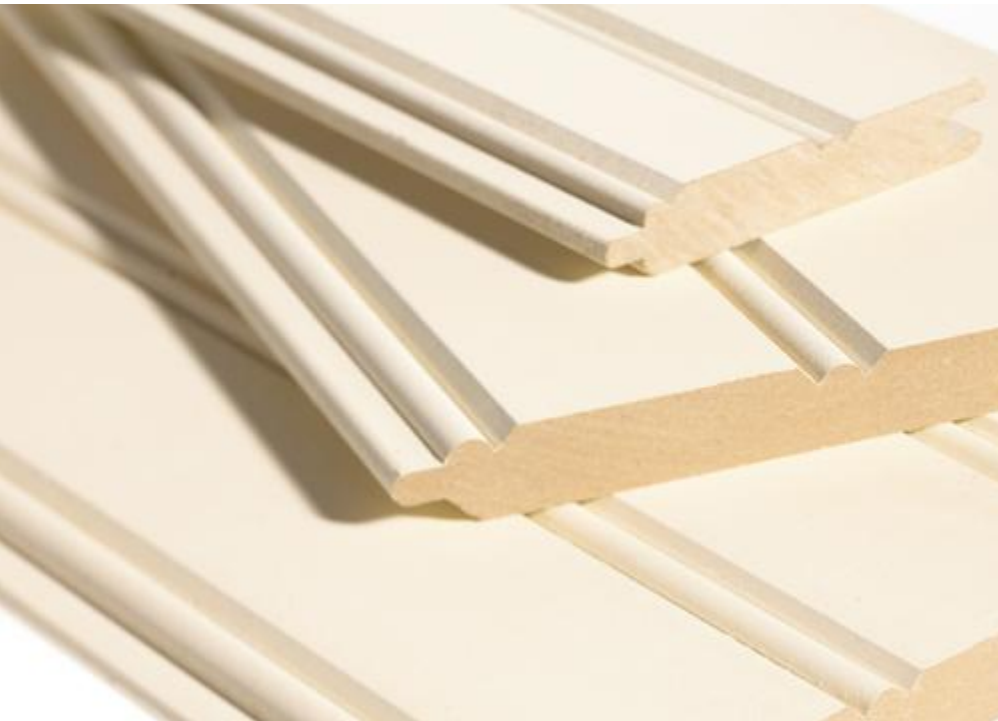
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Beadboard Sizes

Single		Double	
Nominal	Actual	Nominal	Actual
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5/8 x 6	5/8" x 5 1/4"	5/8 x 12	5/8" x 10 1/4"

[†]See TruExterior® Beadboard Warranty and Data Sheet for proprietary test results, located at TruExterior.com

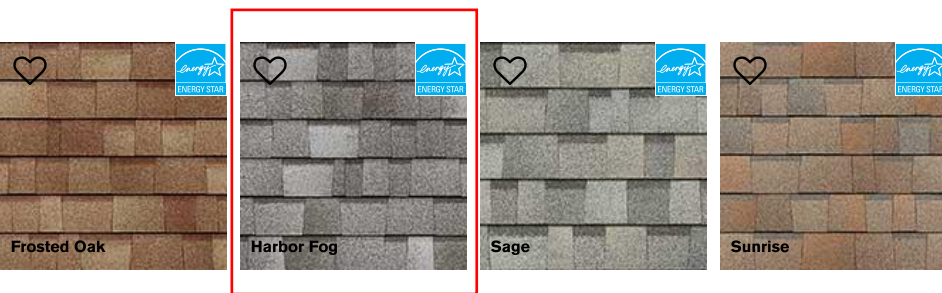
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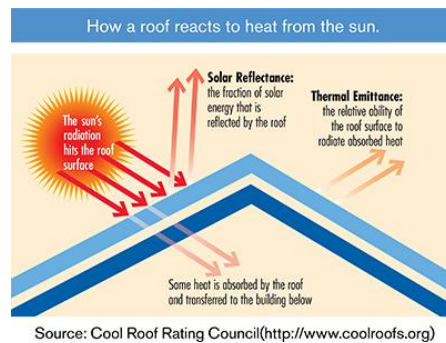
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Technical Characteristics (nominal values)

Property (Unit)	Value
Warranty	Limited Lifetime
Wind Resistance	130 MPH
Algae Resistance	10 Years
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	4
Coverage Per Square	98.4 sq. ft.

Applicable Standards

- UL ER2453-02
- ASTM D228
- ASTM D3018 (Type 1)
- ASTM D3161 (Class F Wind Resistance)
- ASTM D3462
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108 (Class A Fire Resistance)
- ICC-ES AC438
- UL 790 (Class A Fire Resistance)
- UL ER2453-01

Technical Documents

-  Data Sheet **PDF | 1.99 MB** (<https://dcpd6wotaa0mb.cloudfront.net/mdms/dms/Roofing/10011012/10011012.pdf?v=1551704642000>)
-  Install Instructions **PDF | 6.02 MB** (<https://dcpd6wotaa0mb.cloudfront.net/mdms/dms/Roofing/10014283/10014283-TruDefinition@-Duration@-Series-Shingles-Installation-Instructions.pdf?v=1551705131000>)
-  UL Evaluation Report (http://www.owenscorning.com/uploadedFiles/DMS/Roofing/UL_Evaluation_Report_R2453-01_Revised-AC438_and_Tri_Built_Starter_Strip.pdf)
-  LEED Certification - Roofing Shingles **PDF | 270.02 KB** (<https://dcpd6wotaa0mb.cloudfront.net/mdms/dms/Sustainability/10011706/10011706.pdf?v=1474970185000>)
-  3-part spec (pdf) (<http://www.owenscorning.com/NetworkShare/Roofing/10021602-Fiberglass-Based-Asphalt-Shingles-and-Accessories-Guide-Specifications.pdf>)
-  3-part spec (word) (<http://www.owenscorning.com/NetworkShare/Roofing/10021602-Fiberglass-Based-Asphalt-Shingles-and-Accessories-Guide-Specifications.docx>)

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* See actual warranty for complete details, limitations, and requirements.

** Excludes non-Owens Corning® products such as flashing, fasteners, and wood decking.

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Nu Look Home Design (/roofing/contractors/contractor-profile/213493)



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Pinnacle Series

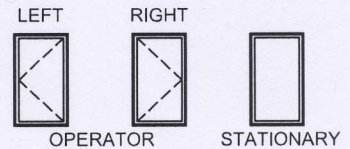
CASEMENT - 24" WIDE

ELEVATIONS : OPERATING / STATIONARY / PICTURE
SCALE: 1/8" = 1'-0"

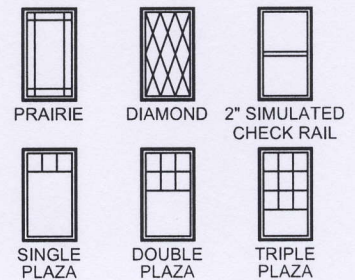
	Mas. Opp. Primed Mas. Opp. Clad Rough Opp. Primed Frame Glass	2-7 9/16	4-11 9/16	7-3 9/16	9-7 9/16
		2-4 3/4	4-8 3/4	7-0 3/4	9-4 3/4
		2-4 3/4	4-8 3/4	7-0 3/4	9-4 3/4
		2-4 3/4	4-8 3/4	7-0 3/4	9-4 3/4
		2-4	4-8	7-0	9-4
		24	24	24	24
2-2 15/16					
2-0 1/2		2420	2420-2	2420-3	2420-4
2-1 1/4					
2-0 1/2					
2-0					
20					
2-8 15/16					
2-6 1/2		2426	2426-2	2426-3	2426-4
2-7 1/4					
2-6 1/2					
2-6					
26					
3-2 15/16					
3-0 1/2		2432	2432-2	2432-3	2432-4
3-1 1/4					
3-0 1/2					
3-0					
32					
3-8 15/16					
3-6 1/2		2438	2438-2	2438-3	2438-4
3-7 1/4					
3-6 1/2					
3-6					
38					
4-2 15/16					
4-0 1/2		2444*	2444-2	2444-3	2444-4
4-1 1/4					
4-0 1/2					
4-0					
44					
4-8 15/16					
4-6 1/2		2450*	2450-2	2450-3	2450-4
4-7 1/4					
4-6 1/2					
4-6					
50					
5-2 15/16					
5-0 1/2		2456*	2456-2	2456-3	2456-4
5-1 1/4					
5-0 1/2					
5-0					
56					
5-8 15/16					
5-6 1/2		2462*	2462-2	2462-3	2462-4
5-7 1/4					
5-6 1/2					
5-6					
62					

NORTHEAST SIDE @ BASEMENT

OPERATION



OTHER GRILLE PATTERNS



UNIT SIZE INFORMATION

FOR CLAD BRICKMOULD

- ADD 2 13/16" TO FRAME WIDTH
- ADD 1 3/4" TO FRAME HEIGHT*

FOR CLAD WILLIAMSBURG

- ADD 6 1/2" TO FRAME WIDTH
- ADD 3 5/8" TO FRAME HEIGHT*

FOR PRIMED WM-180

- ADD 2 13/16" TO FRAME WIDTH
- ADD 2 13/32" TO FRAME HEIGHT*

FOR PRIMED 3 1/2" FLAT CASING

- ADD 5 13/16" TO FRAME WIDTH
- ADD 3 15/16" TO FRAME HEIGHT*

FOR PRIMED 4 1/2" BACKBAND

- ADD 7 13/16" TO FRAME WIDTH
- ADD 4 15/16" TO FRAME HEIGHT*

FOR PRIMED 5 1/2" FLAT CASING

- ADD 9 13/16" TO FRAME WIDTH
- ADD 5 15/16" TO FRAME HEIGHT*

FOR PRIMED WILLIAMSBURG

- ADD 5 3/8" TO FRAME WIDTH
- ADD 3 11/16" TO FRAME HEIGHT*

FOR PRIMED PLANTATION

- ADD 5 13/16" TO FRAME WIDTH
- ADD 5 15/16" TO FRAME HEIGHT*

* ADD ADDITIONAL 1" FOR BULLNOSE SILL

NOTES:

- * REQUIRES EGRESS HARDWARE TO MEET EGRESS REQUIREMENTS
- CLAD MASONRY OPENINGS ARE FOR STANDARD FRAME WITH NO CASING
- PRIMED MASONRY OPENINGS ARE FOR STANDARD 180 BRICKMOULD
- SHADED SIZES MEET MOST EGRESS REQUIREMENTS. VERIFY LOCAL CODES

NOTE:



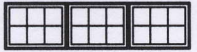





























ADD 3/4" TO UNIT WIDTH & 1/2" TO UNIT HEIGHT
TO CALCULATE MASONRY OPENING

Pinnacle Series

CASEMENT - 28" WIDE

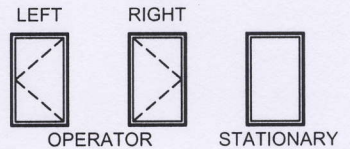
ELEVATIONS : OPERATING / STATIONARY / PICTURE

SCALE: 1/8" = 1'-0"

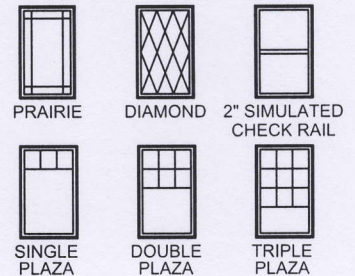
	Mas. Opg. Primed	Mas. Opg. Clad	Rough Opg. Primed	Rough Opg. Clad	Frame	Glass		2-11 9/16	5-7 9/16	8-3 9/16	10-11 9/16
								2-8 3/4	5-4 3/4	8-0 3/4	10-8 3/4
								2-8 3/4	5-4 3/4	8-0 3/4	10-8 3/4
								2-8 3/4	5-4 3/4	8-0 3/4	10-8 3/4
								2-8	5-4	8-0	10-8
								28	28	28	28
2-2 15/16											
2-0 1/2								2820	2820-2	2820-3	2820-4
2-1 1/4											
2-0 1/2											
2-0											
20											
2-8 15/16											
2-6 1/2								2826	2826-2	2826-3	2826-4
2-7 1/4											
2-6 1/2											
2-6											
26											
3-2 15/16											
3-0 1/2								2832	2832-2	2832-3	2832-4
3-1 1/4											
3-0 1/2											
3-0											
32											
3-8 15/16											
3-6 1/2								2838	2838-2	2838-3	2838-4
3-7 1/4											
3-6 1/2											
3-6											
38											
4-2 15/16											
4-0 1/2								2844	2844-2	2844-3	2844-4
4-1 1/4											
4-0 1/2											
4-0											
44											
4-8 15/16											
4-6 1/2								2850	2850-2	2850-3	2850-4
4-7 1/4											
4-6 1/2											
4-6											
50											
5-2 15/16											
5-0 1/2								2856	2856-2	2856-3	2856-4
5-1 1/4											
5-0 1/2											
5-0											
56											
5-8 15/16											
5-6 1/2								2862	2862-2	2862-3	2862-4
5-7 1/4											
5-6 1/2											
5-6											
62											

EGRESS
SOUTHWEST SIDE @ BASEMENT DR.

OPERATION



OTHER GRILLE PATTERNS



UNIT SIZE INFORMATION

- FOR CLAD BRICKMOULD
 - ADD 2 13/16" TO FRAME WIDTH
 - ADD 1 3/4" TO FRAME HEIGHT*
- FOR CLAD WILLIAMSBURG
 - ADD 6 1/2" TO FRAME WIDTH
 - ADD 3 5/8" TO FRAME HEIGHT*
- FOR PRIMED WM-180
 - ADD 2 13/16" TO FRAME WIDTH
 - ADD 2 13/32" TO FRAME HEIGHT*
- FOR PRIMED 3 1/2" FLAT CASING
 - ADD 5 13/16" TO FRAME WIDTH
 - ADD 3 15/16" TO FRAME HEIGHT*
- FOR PRIMED 4 1/2" BACKBAND
 - ADD 7 13/16" TO FRAME WIDTH
 - ADD 4 15/16" TO FRAME HEIGHT*
- FOR PRIMED 5 1/2" FLAT CASING
 - ADD 9 13/16" TO FRAME WIDTH
 - ADD 5 15/16" TO FRAME HEIGHT*
- FOR PRIMED WILLIAMSBURG
 - ADD 5 3/8" TO FRAME WIDTH
 - ADD 3 11/16" TO FRAME HEIGHT*
- FOR PRIMED PLANTATION
 - ADD 5 13/16" TO FRAME WIDTH
 - ADD 5 15/16" TO FRAME HEIGHT*

* ADD ADDITIONAL 1" FOR BULLNOSE SILL

NOTES:

- REQUIRES EGRESS HARDWARE TO MEET EGRESS REQUIREMENTS
- CLAD MASONRY OPENINGS ARE FOR STANDARD FRAME WITH NO CASING
- PRIMED MASONRY OPENINGS ARE FOR STANDARD 180 BRICKMOULD
- SHADED SIZES MEET MOST EGRESS REQUIREMENTS. VERIFY LOCAL CODES

7/20/17

Pinnacle Casement & Awning

Features and Benefits

- [1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3] Glass is replaceable in case of damage
- [4] 2" thick sash adds beauty and increases insulating value
- [5] Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- [6] Single lever, sequential, multi-point lock for sleek look and easy operation
- [7] Adjustable concealed hinge system ensures smooth operation
- [8] 1-1/4" jamb creates unmatched strength and stability
- [9] Silicone-injected frame corners create a stronger and more attractive joint

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

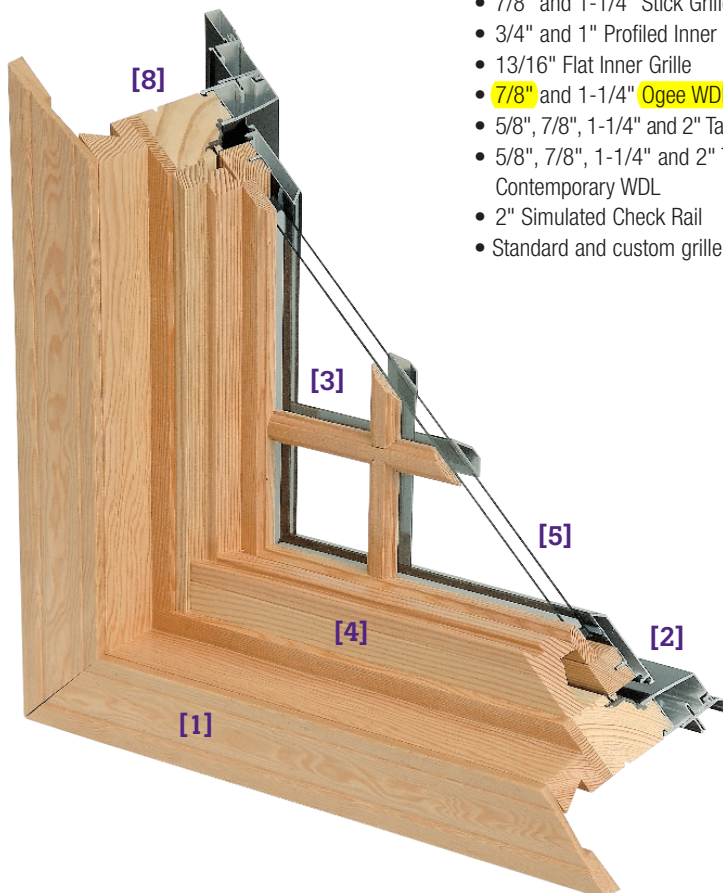
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



Pinnacle Double Hung with Concealed Jambliner

Improved Performance

- [1]** A raised sill stop is incorporated into ALL Pinnacle clad double hung windows, including both the compression jambliner option and the concealed jambliner option; the sill stop will now be flush with the bottom of the finger pull, providing better performance
- [2]** On windows ordered with the concealed jambliner option, head frame corners will be secured with corner keys, injected silicone and screws for improved stability; therefore, the corner gaskets are no longer needed
- [3]** Structural changes of the concealed jambliner provide improved DP ratings

More Selection

- [4]** Half-screens will be available on the concealed jambliner option
- [5]** A new, full-size, inverted block and tackle balance provides support for a heavier sash, allowing for future production of larger sizes
- [6]** Interior jamb covers are available in all wood species, providing more wood on the interior and less vinyl

Added Convenience

- [7]** Jamb jacks provide the ability to make future adjustments after settling
- [8]** A trim identification line on the side and head inside stops provides easy alignment during installation

Enhanced Appearance

- [9]** A wood head parting stop replaces a vinyl parting stop
- [10]** The picture window back-out strip is now color-matched aluminum for a consistent exterior appearance
- [11]** The sill bottom rail weatherstrip is now available in two colors: bronze and beige; one complements the lighter clad colors and the other complements the darker clad colors
- [12]** Exterior jamb covers are available in finishes that match the aluminum

Please note:

- Clad single hung oriel windows will only be available with the concealed jambliner option
- The concealed jambliner option is NOT available in Pinnacle Impact, Legend HBR or Revive Sash Replacement



Picture window with jamb cover



Double hung window with concealed jambliner

Pinnacle Sliding Patio Door

Features and Benefits

- [1]** Wood parting stops and absence of screws provide a warm, clean look
- [2]** Integral nail fin on clad doors
- [3]** Heavy-duty interlock improves air and structural performance
- [4]** Standard two-point lock for added security
- [5]** One-piece, fiberglass pultruded sill minimizes cold conduction
- [6]** Aluminum jamb covers at the head and strike jambs hide exposed screws and provide a smoother, more attractive surface
- [7]** Doors slide on two tandem, heavy-duty, end-adjustable, ball bearing rollers for years of smooth, trouble-free operation
- [8]** Improved breakaway force of panel (10 lbs) and operating force (6 lbs) provide effortless operation
- [9]** Taller sill provides excellent water performance and design pressure ratings
- [10]** Foam-backed glazing bead prevents paint and stain from bleeding
- [11]** All stiles constructed of an LVL core for a stronger, straighter, more durable door
- [12]** Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- [13]** Panels available in traditional French or contemporary narrow stile

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in clad French slider only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius doors*)
- 7/8" and 1-1/4" Stick Grille (*Radius swing doors only*)
- 3-4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 3-3/8" Simulated Mid Rail
- Standard and custom grille patterns available

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Weatherstripping

- Flexible, weatherable PVC and foam seal at the head and jambs with a pile fin-seal weatherstripping at the interlocks; pile weatherstripping also used at the bottom of the operating panel and at the ends of the interlock

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

- Contemporary or Euro handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass*, antique brass*, faux bronze, oil rubbed bronze and black
- Flush mount handle available in satin nickel, faux bronze, black matte and oil rubbed bronze

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



Pinnacle Swinging Patio Door

Features and Benefits

- Stainless steel multi-point locking hardware option for added security
- Integral structural astragal allows for doors up to 12 feet wide to be placed in a single frame, which decreases the potential for air and water infiltration
- "Easy Adjust" hinge system for effortless operation and correction after installation
- Wept sill system to eliminate water infiltration
- Dual-seal frame weatherstripping at panel face and edge improves air and thermal performance
- Taller sill provides excellent water performance and design pressure ratings
- Foam-backed glazing bead prevents paint and stain from bleeding
- Active stiles constructed of an LVL core material for added strength and stability
- Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- Panels available in traditional French or contemporary narrow stile
- Low clearance (ADA-approved) sill options
- In-swing and out-swing options available
- 1/2 and 3/4 lite available with flat or split panel option
- Seg-top available

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in French panels only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius doors*)
- 7/8" and 1-1/4" Stick Grille (*Radius swing doors only*)
- 3-4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 3-3/8" Simulated Mid Rail
- Standard and custom grille patterns available

Weatherstripping

- Rigid, weatherable PVC or urethane foam encased in polyethylene film
- In-swing and out-swing doors feature bottom heavy-duty, self-adjusting sweep

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Classic or contemporary handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black; Euro handle available in satin nickel and black

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar

