PROPOSAL: Partial demolition, building addition

STAFF RECOMMENDATION

Staff recommends that the HPC approve with one condition the HAWP application:

1. The proposed exterior railings need to be constructed out of wood with final approval authority delegated to Staff. Staff will verify this condition has been satisfied during the final review of the permit drawings.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1921

Fig. 1: 8 Pine Ave. is located near the intersection of Pine and Montgomery Avenues.
**PROPOSAL**

The applicants propose to remove the existing sleeping porch and rear porch and construct a two-story 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.

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.

- 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.
• 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.

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

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

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

**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 ensure 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

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

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.
**STAFF DISCUSSION**

The subject property is a two-story, front gable, wood-sided, Craftsman house. At the rear, there is a two-story massing, with a screened-in porch below and an enclosed sleeping porch above. Based on Staff’s review of the Sanborn Maps, the massing of the construction at the rear is historic. However, the second-floor enclosure looks to have been a mid-century alteration. The applicant proposes to demolish the rear porch and construct a new addition at the rear. All proposed work is at the rear of the house.

**Partial Demolition**

The existing two-story porch shows up on the Sanborn Maps dating to 1927. While the size and form of the porch appear to be in their historic configuration, the materials and appearance likely are not. The rear porch window proportions and dimensions do not match the historic house and the casing on the porch is not as refined. The applicant proposes demolishing the two-story porch.

Staff finds that while the dimensions of the existing rear porch appear to be historic, the demolition should be approved by the HPC. First, the Design Guidelines state, “alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.” This porch is positioned in such a way that it is not visible from the surrounding district. Second, by enclosing the second floor of the porch, the appearance and materials have been modified to a degree that it has lost its historic integrity. Staff recommends the HPC approve the demolition of the existing rear porch.

**Building Addition**

In place of the existing porch, the applicant proposes to construct a new two-story addition. The new construction will be 8’ (eight feet) deep and will be the full width of the building. The roof of the addition will be a gable roof, matching the slope of the historic roof, but will have a lower ridge. The siding of the new construction will be wood clapboard in a reveal that matches the historic house siding. Windows on the addition will be Marvin Ultimate windows in a variety of configurations (6/1 sash, 6-lite awning, paired 10-lite casement) matching the multi-lite configurations found throughout the house. The new door on the side will be a multi-lite glass door. In the rear corner of the north (left) elevation, the applicant proposes installing a new set of stairs partially covered by a wood portico. The applicant proposes installing wood stairs and a Trex handrail.

Staff finds that the design of the proposed addition is compatible with the Craftsman elements of the historic house. The wood siding, multi-lite windows, and exposed rafter tails are consistent with the architectural details of the historic house. The 8’ (eight-foot) depth of the new addition is modest in size and Staff finds the two-story height with a lower roof ridge are compatible with the house and surrounding district. It is generally considered a historic preservation best practice to inset rear additions from the historic wall planes to better differentiate to new construction from the old. However, Staff finds that a co-planer rear addition may actually be preferable to a deeper, inset addition for this property. The north and south lot lines of 8 Pine Avenue do not run parallel to one another, the lot lines create a wedge-shaped property. This means that constructing an addition that is any deeper than the proposal would run into the side setback limitations to the south and interfere with the gravel drive and parking area on the north side of the house. To differentiate the new construction from the old, the applicant proposes to install a 4” (four-inch) wide piece of vertical trim at the location of the rear house corners. Staff finds that this trim piece, along with the lower roof ridge is sufficient to differentiate the historic from the new construction.
Staff finds the proposed materials are generally consistent with the historic construction. The wood siding, asphalt shingle roof, windows and doors are all compatible materials with the historic house. The one exception is the proposed Trex railing. Substitute materials are frequently determined to be visually compatible with new construction and additions within the Takoma Park Historic District, even though they rarely develop the patina traditional materials do. These substitute materials, however, frequently lack the physical characteristics to be considered compatible when they are frequently touched and manipulated. So, most replacement materials for decking or railings or gates are not considered compatible under Chapter 24A or the Design Guidelines. Staff recommends including a condition for approval that the proposed exterior stair railing on the south and west elevations be constructed using wood, not the proposed Trex. Staff will be able to verify that this condition has been satisfied when the applicant submits construction plans for permit approval.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application with the condition that the exterior stair railings be constructed out of wood; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (3), and (d) having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; the Takoma Park Historic District Design Guidelines; and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: John Briley
Contact Person: John Briley
Daytime Phone No.: 202-257-7664

Tax Account No.: 
Name of Property Owner: John Briley
Address: 9 Fine Ave Takoma Park, MD 20912

Contractor: Mitchell + Associates
Contractor's Rep. Name: 
Agent for Owner: 
Daytime Phone No.: 202-741-7277

LOCATION OF STRUCTURE
House Number: 9
Street or Road: Fine Avenue
Subdivision: Columbia Ave

PART II: INFORMATION REGARDING WORK

1A. CHECK ALL APPLICABLE

☐ Build
☐ Alter/Remove
☐ Move
☐ Preserve
☐ Repair
☐ Rebuild

1B. Construction cost estimate: $185,000

1C. If this is a review of a previously approved active permit, use Permit #

PART III: COMPLIANCE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of coverage desired: 

☐ Prior Art

2B. Type of water supply: 

☐ Prior Art

PART IV: COMPLIANCE FOR EXISTING BUILDINGS

3A. Height: 

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/encroachment

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 the permit.

[Signature]
March 4, 2020

Approved: For Chairman, Historic Preservation Commission
Disapproved: 

Application/Permit No. 
Date-Received
Date-Granted

SEE REVERSE SIDE FOR INSTRUCTIONS
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tr>
<td>John Britley</td>
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<tr>
<td>Takoma Park MD 20912</td>
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<td>Bob + Therese Gibson</td>
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<tr>
<td>9 Pine Ave</td>
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<td>Takoma Park MD 20912</td>
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</table>
SCOPE OF WORK

REMOVE EXISTING TWO STORY FRAME REAR ADDITION AND SCREEN PORCH. ADD NEW TWO STORY FRAME ADDITION WITH SCREEN PORCH, ENLARGED KITCHEN AND POWDER ROOM AT FIRST FLOOR AND MASTER SUITE AT SECOND FLOOR

ZONING ANALYSIS

ZONE: R-60  LOT: PART OF 13 & 14  BLOCK: 18

ALLOWABLE BUILDING HEIGHT: 35'-0" (3 stories)
EXISTING BUILDING HEIGHT: 30'-8"± (2 stories)
PROPOSED BUILDING HEIGHT: NO CHANGE

REQUIRED FRONT YARD SETBACK: 25'-0"
EXISTING FRONT YARD SETBACK: 20'-9"±
PROPOSED FRONT YARD SETBACK: NO CHANGE

REQUIRED REAR YARD SETBACK: 20'-0"
EXISTING RESIDENCE REAR YARD SETBACK: 53'-0"± (VARIES)
PROPOSED RESIDENCE REAR YARD SETBACK: NO CHANGE

REQUIRED SIDE YARD SETBACK: 8'-0" (18'-0" TOTAL)
EXISTING NORTH SIDE YARD SETBACK: 12'-8"
PROPOSED NORTH SIDE YARD SETBACK: NO CHANGE
EXISTING SOUTH SIDE YARD SETBACK: 8'-3" (VARIES)
PROPOSED SOUTH SIDE YARD SETBACK: 6'-10" (VARIES)

LOT AREA: 5283.32 SF
EXISTING RESIDENCE: 956.69 SF
PROPOSED RESIDENCE: 1049.58 SF

ALLOWABLE % LOT OCCUPANCY: 35%
EXISTING % LOT OCCUPANCY: 18%
PROPOSED % LOT OCCUPANCY: 20%

DRAWING INDEX

A0 LOCATION MAP
A1 COVER SHEET
A2 SITE PLAN
A3 PHOTOGRAPHS
A4 PHOTOGRAPHS
A5 PROPOSED FIRST FLOOR PLAN
A6 PROPOSED SECOND FLOOR PLAN
A7 PROPOSED ROOF PLAN
A8 PROPOSED EXTERIOR ELEVATION
A9 PROPOSED EXTERIOR ELEVATION
A10 PROPOSED EXTERIOR ELEVATION
A11 EXTERIOR ELEVATION - NO WORK

Property/Project Information

Briley-Kelly Residence
9 Pine Street | Tacoma Park, Maryland  20302

Scale: Date: 03.04.20

Sheet: A1
Proposed Site Plan / Tree Survey

Date: 03.13.20
Sheet: A2

Briley-Kelly Residence
8 Pine Street Takoma Park Maryland 20912

Scale: 1/16"=1'-0"
NEW ADDITION ROOF TO MATCH EXISTING

NEW ROOF

EXISTING RESIDENCE

FRONT PORCH
(NO WORK)

3/16"=1'-0"

Proposed Roof Plan

Briley-Kelly Residence
8 Pine Street Takoma Park Maryland 20912
ADDITION ROOF TO MATCH EXISTING

4" FLAT TRIM BETWEEN EXISTING AND NEW
NEW WINDOW TO MATCH EXISTING
NEW WOOD SIDING TO MATCH EXISTING; PAINT
NEW WOOD STAIR DOWN TO GRADE

1'-10" ± V.I.F.
1'-10" ± V.I.F.

EXISTING PORTICO TO REMAIN
EXISTING WINDOW TO REMAIN

NEW WOOD STEPS WITH PORTICO TO REPLACE EXISTING

8'-0" NEW ADDITION
EXISTING RESIDENCE
EXISTING PORCH (NO WORK)
EXISTING ROOF AND ROOF OVERHANG TO REMAIN

NEW ADDITION ROOF
20" BELOW EXISTING ROOF TO MATCH EXISTING ROOF

NEW WINDOWS AND WINDOW TRIM TO MATCH EXISTING

NEW SCREENED PORCH

NEW WOOD STAIR DOWN TO GRADE

ADDITION SIDING TO MATCH EXISTING; PAINT
NEW CORNER BOARDS TO MATCH EXISTING

NEW WINDOW TO MATCH EXISTING SIDE WINDOW

NEW WOOD STAIR TO REPLACE EXISTING WITH NEW PORTICO SIMILAR TO EXISTING

PARGE CMU FOUNDATION; PAINT
NOTE:
NO WORK @ EXISTING FRONT ELEVATION
Section Details: 1 5/8" Transom/Picture

Scale: 3" = 1' 0"

1 5/8" Transom

Head Jamb and Sill

1 5/8" Picture

Head Jamb and Sill

Jamb

Jambs
Section Details: 2" Picture

Scale: 3" = 1' 0"

**Head Jamb and Sill**

2" Picture

**Jambs**

Daylight Opening

Frame Size
Section Details: 3/4" IG and 1" IG Operator Meeting Stiles

Scale: 3" = 1' 0"

Head Jamb and Sill

Operating Meeting Stile - 3/4" IG

Stationary Meeting Stile - 1" IG

Wide Bottom Rail
Ultimate French Casement

Section Details: Casing and 6 9/16" Jamb

Scale: 3" = 1' 0"

Clad BMC

Flat Casing

Clad Flat Casing
### Trex Decking & Fascia

#### 1" Square-Edge Board
- **Profile:** 1" x 6" x 12', 1" x 6" x 16', 1" x 6" x 20'
- **Actual Dimensions:** Translucent & Earth Tones: 0.875" x 5.50" x 11.87" (22.2 mm x 140.1 mm x 301.0 mm)
- **Colors:** IM, TT, HG, BR, LH, CS, RD, TH, VL, FP, GS, IR, SD, FW, RH, TS, CB, SC

#### 1" Grooved-Edge Board
- **Profile:** 1" x 6" x 12', 1" x 6" x 16', 1" x 6" x 20'
- **Actual Dimensions:** Translucent & Earth Tones: 0.875" x 5.50" x 11.87" (22.2 mm x 140.1 mm x 301.0 mm)
- **Colors:** IM, TT, HG, BR, LH, CS, RD, TH, VL, FP, GS, IR, SD, FW, RH, TS, CB, SC

#### 1" x 8" Fascia
- **Profile:** 1" x 8" x 16'
- **Actual Dimensions:** Translucent & Earth Tones: 0.875" x 7.75" x 192" (22.2 mm x 197.0 mm x 4876.0 mm)
- **Colors:** IM, TT, HG, BR, LH, GS, IR, SD, FW, RH, TS, CB, SC

#### 1" x 12" Fascia
- **Profile:** 1" x 12" x 16'
- **Actual Dimensions:** Translucent & Earth Tones: 0.875" x 9.75" x 192" (22.2 mm x 248.0 mm x 4876.0 mm)
- **Colors:** IM, TT, HG, BR, LH, GS, IR, SD, FW, RH, TS, CB, SC

#### 2" Square-Edge Board
- **Profile:** 2" x 6" x 12', 2" x 6" x 16', 2" x 6" x 20'
- **Actual Dimensions:** Translucent & Earth Tones: 1.625" x 5.50" x 11.87" (41.3 mm x 140.1 mm x 301.0 mm)
- **Colors:** IM, TT, HG, BR, LH, CS, RD, TH, VL, FP, GS, IR, SD, FW, RH, TS, CB, SC

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### Railing—
a lot easier than it looks

Selecting the right railing is pretty easy, but each Trex railing line is a little different. Please read the system descriptions at the top of each product section so you can choose exactly which railing components you need to complete your design. For additional guidance, the chart to the left depicts each railing system's components.

---

### Trex Post Sleeves, Caps & Skirts

These components can be used as steps 1 & 2 for all Trex railing lines.

#### Post Sleeve
- **Size:** 4" x 4" x 39" Post Sleeves
- **Description:** Each Trex post sleeve fits over a field pressure-treated post or equivalent postmaterial.
- **Colors:** IM, TT, HG, BR, LH, GS, IR, SD, FW, RH, TS, CB, SC

#### Post Sleeve Cap
- **Size:** 4" x 4" Post Sleeve Cap
- **Description:** Available in 4" x 4" Post Sleeve Cap
- **Colors:** IM, TT, HG, BR, LH, GS, IR, SD, FW, RH, TS, CB, SC

#### Surface Mount Post (for use with 4x4 composite post sleeve)
- **Description:** Aluminum Surface Mount Post for 36" (914.4 mm) Rail Height (top)
- **Colors:** IM, TT, HG, BR, LH, GS, IR, SD, FW, RH, TS, CB, SC

#### Joint Mount Post (for use with 4x4 composite post sleeve)
- **Description:** Aluminum Joint Mount Post for use with all Trex railing height (top)
- **Colors:** IM, TT, HG, BR, LH, GS, IR, SD, FW, RH, TS, CB, SC

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### Foot Block
- **Description:** Adjustable Foot Blocks
- **Colors:** IM, TT, HG, BR, LH, GS, IR, SD, FW, RH, TS, CB, SC
### TREX TRANSCEND® RAILING

Transcend is either a 3-step or 5-step process. Choose Transcend post sleeves, caps and skirts (steps 1 & 2), then choose a rail & baluster kit (step 3) or choose each component individually for a custom design (steps 4 & 5).

#### Balusters

<table>
<thead>
<tr>
<th>BALUSTER TYPE</th>
<th>PER 3′ SECTION</th>
<th>PER 4 2/3′ SECTION</th>
<th>PER 5′ SECTION</th>
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<tr>
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<td>Aluminum (thin rail)</td>
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### TREX TRANSCEND® RAILING

#### Rail & Baluster Kit - Composite

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### TREX TRANSCEND® RAILING

#### Rail & Baluster Kit - Aluminum

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### TREX SELECT® RAILING

#### Classic White Rail & Aluminum Baluster Kit

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### TREX SELECT® RAILING

#### TREX SELECT® Accessories

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<td>Transcend® Railing Ballustrade (36′x8′)</td>
<td>WT200611SK</td>
<td>WT, BK, VL</td>
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<tr>
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<tr>
<td>40 Degree Rail Gasket Pack (36′x4′)</td>
<td>XXD26421K</td>
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### TREX TRANSCEND ACCESSORIES

#### TREX TRANSCEND Bracket Template

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<tr>
<th>DESCRIPTION</th>
<th>ITEM NUMBER</th>
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<tbody>
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### TREX SELECT ACCESSORIES

#### TREX SELECT® Rail Stiffener

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<td>Mounting Hardware for Cut Rail - Horizontal</td>
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<tr>
<td>Mounting Hardware for Cut Rail - Star</td>
<td>WT200612SK</td>
<td>WT, BK, VL</td>
</tr>
</tbody>
</table>
When you want the freedom to mix and match balusters, rails and posts, you want Trex Transcend®. As strong and sturdy as its namesake decking, Transcend puts every color combination within reach. Style your own or eliminate the guesswork with pre-designed kits.

Why overthink what works? Crisp, safe and effective, Trex Select® railing streamlines the design process by combining white composite rails and posts with black aluminum balusters. Perfect for every deck, every budget.