

3rd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7018 Poplar Ave., Takoma Park	Meeting Date:	7/15/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	7/8/2020
Applicant:	Thomas & Sue Immermann Wakako Tokunaga	Public Notice:	7/1/2020
Review:	3 rd Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	New Building Construction		

RECOMMENDATION

Staff recommends that the applicant make revisions based on the feedback from the HPC and return for a fourth prelim or a HAWP, as recommended.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Ranch
DATE: c.1940s

The subject property is a one-story, brick, side gable ranch house with a small front porch.

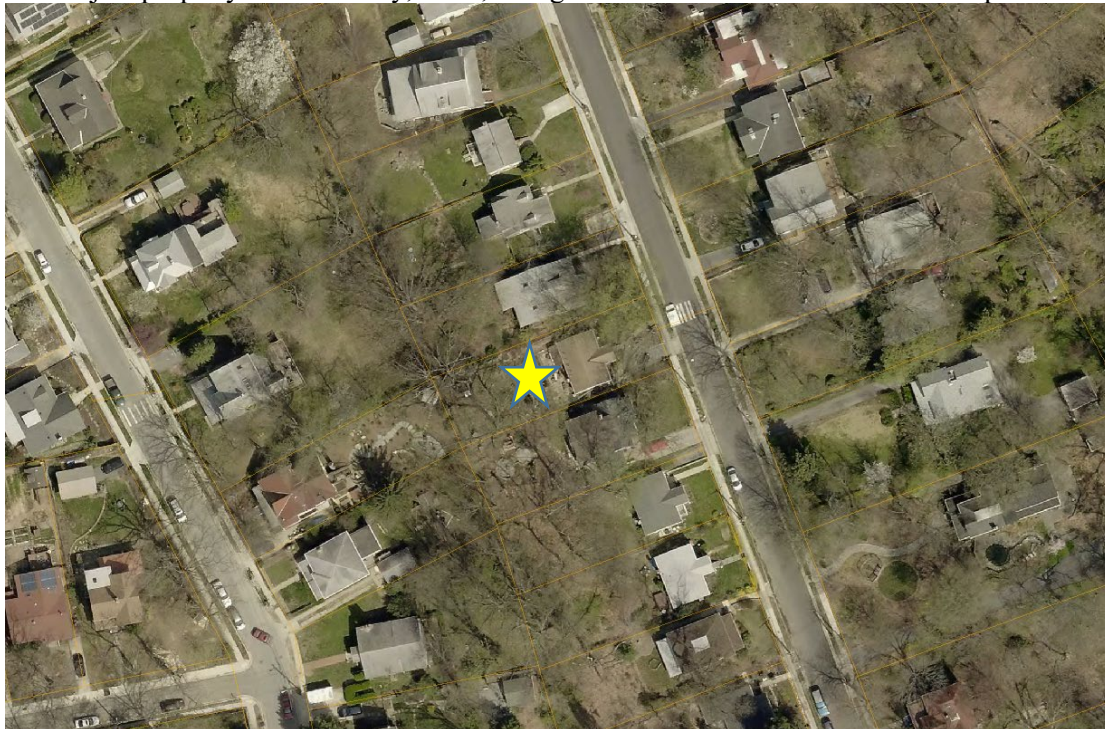


Figure 1: 7018 Poplar Ave.

BACKGROUND

The applicant presented a preliminary consultation proposal for new construction at the April 10, 2019 HPC meeting.¹

The HPC acknowledged that the *Design Guidelines* for the Takoma Park Historic District supported the demolition of the existing, non-contributing, building. The general feedback from the HPC regarding the new proposal was that the proposed building was too wide and too tall to be compatible with the surrounding district. However, the HPC acknowledged that there was not sufficient information to fully evaluate the proposal within the larger context. Many of the Commissioners also agreed that the front porch without stairs was an awkward design element. The applicants have returned for a second preliminary consultation. Additional information regarding the size and placement of houses in the surrounding residential area has been submitted for consideration.

On May 27, 2020², a second Preliminary Consultation was held with a new proposal. The proposed house size was generally consistent with the 2019 Preliminary Consultation, but the architectural design and materials proposed were a significant revision. The HPC's concerns regarding the massing and height for the new construction remained. Commissioners expressed that they had not been convinced that the proposed construction was too tall for the surrounding neighborhood and requested additional information. Commissioners also recommended an alteration of the fenestration pattern to accentuate the horizontality of the construction and suggested that a more regularized fenestration may make for a more compatible design.

PROPOSAL

The applicant proposes to construct a new one-story house with a partially exposed basement on the lot.

APPLICABLE GUIDELINES

Takoma Park

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:

¹ The Staff Report for the first Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/04/II.A-7018-Poplar-Avenue-Takoma-Park.pdf> and audio of that hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=dedd0033-5c58-11e9-ae3-0050569183fa. Discussion of this item begins at 14:58.

² The Staff Report for the second Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/05/II.B-7018-Poplar-Avenue-Takoma-Park.pdf> and audio of that hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=1e46bdfa-a0fc-11ea-9e08-0050569183fa (note, because this hearing was conducted via teleconference the audio quality of the recording is not as high as is typical).

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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

New Construction

“The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported.”

Residential Areas

In Takoma Park, there are a number of elements which define the streetscape and building patterns within the residential areas. New construction should consider some of these elements, such as:

- Rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch;
- Patterns of open space/landscaping and building coverage, including ample front and back yards, space between houses, preservation of important mature trees, etc.;
- Principal building facades oriented toward the street;
- Covered porches on the front or main facades;
- Patterns of openings in facades, especially doors and windows, which provide a sense of residential scale;
- Building and roofing material;
- High degree of building craftsmanship, as expressed in detailing and use of materials;
- Use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street;
- Sidewalk and planting strips along the street;
- Orientation of driveways and parking areas to the rear and sides of the buildings;
- Use of outbuildings (e.g. detached garages); and
- Extensive landscaping, including mature trees and flowering plants.

(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;

(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.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

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

10. New additions and adjacent or related new construction will 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 applicant proposes to demolish the c.1940s Non-Contributing house at 7018 Poplar Ave. and construct a new two-story house with a partially exposed basement. The demolition was discussed at the previous preliminary consultations and was universally supported.

While more information was requested by the HPC, the primary concerns were related to what many characterized as an incompatible height and massing. The applicant has not supplied all of the requested information but has significantly revised the proposal, making some of that information unnecessary in Staff's opinion. Additionally, Staff finds that until the design issues are resolved, many of the issues related to site work do not need to be addressed. Two design options have been submitted for this Preliminary consultation. The two options are identical except for their roof form and the treatment of the front porch/terrace.

The proposed house will be a one-story construction with a partially exposed basement. Due to the change in grade and the applicants' desire to have an at-grade entrance, the front left corner of the design will be exposed with a basement-level entrance. The house will be approximately 33' (thirty-three feet) wide and will be approximately 36' (thirty-six feet) deep at the basement level. The first floor will projects an additional 24' (twenty-four feet) towards the rear on the right side. The proposed design is 6' (six feet) narrower than the existing, 'Non-Contributing' resource, but is much deeper. The proposed construction utilizes a modern vocabulary with vertical wood siding and single-lite casement and picture windows. Option A presents a house with a flat roof and a side loading front terrace, with a wood privacy screen at each end of the porch. Option B utilizes a front-gable roof and a front-loading front porch. The gable roof extends over the porch and has the same wood privacy screening proposed for Option A. The

architectural vocabulary utilized in the proposed design is the same one that was proposed in the May 2020 Preliminary Consultation.

Staff finds that either design option will not be confused as historic architecture and notes that the *Design Guidelines* do not dictate a style or era of design for houses in the historic district and allows designs to deviate from traditional architecture, stating: “Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported (*Takoma Park Historic District Design Guidelines*, pg. 18).” Staff finds that the proposed architecture would bring variation to the district while replacing a structure that was determined not to contribute to the surrounding district. Staff requests the HPC provide feedback for the proposed design and materials.

At the previous Preliminary Consultations, the HPC’s primary concerns were the size, massing, and height of the proposed building. The previously proposed house would have been the tallest, widest house in the immediate area. The two-story house with an exposed basement created a three-story tall unbroken wall plane at the front-left corner, which created a massing, looming appearance. Additionally, because the other wall planes lacked variation, the house felt very massive. Staff finds that many of these concerns have been alleviated by the current proposal, which eliminates the second story and extends the house towards the rear. A streetscape elevation was included with the application materials which shows that the proposed house is generally consistent with the height of the one and one-and-a-half-story houses in the immediate area. Staff finds that generally speaking, the height and mass of both options are compatible with the surrounding area.

In evaluating the two options, Staff finds that both the flat-roofed proposal and the front gable proposal could be appropriate under 24A and the *Design Guidelines*. Again, the two differences in the proposed options are Option A has a flat roof and a side loading porch while Option B has a front gable roof with a front-loading porch. In analyzing the two proposals, Staff turns to the streetscape elevation drawing and notes that five of the existing house have side-loading porches and four houses have front-loading porches. Staff finds that either orientation would be consistent with the immediate area within the historic district. The next compatibility question is the roof form. There are no houses in the immediate area with a flat roof, though Staff notes that none of the other houses being discussed draw from contemporary or modern architecture. Seven of the eight houses presented have a gable roof, while one house has a low-sloped hipped roof. The advantage of the flat-roof proposal is that it would be lower in height than either of its neighbors, however, it would introduce a new roof form to the area. Again, the *Design Guidelines* support the introduction of unique designs that are sensitive to the surrounding community. Option B has a front gable roof which is a common form, but it is installed uniquely. The gable roof extends forward to cover the front porch, utilizing a single roofline. Option B has a front-loading front porch, which is frequently found in the surrounding District.

Staff finds that the revised proposal is a significant step in the right direction and is more sensitive to the surrounding district.

Staff notes that more information will be required for Staff and the HPC to be able to fully evaluate a HAWP. Because a site plan was not included with the proposal, Staff there are several questions about the placement of the house and the impression from the public right-of-way. The attached zoning map is helpful but lacks the necessary details to make a complete evaluation. Staff has outstanding questions about how the proposed porch/terrace screening will impact the apparent massing of the construction when viewed from the right-of-way, and this map is not detailed enough to answer those questions.

Because the applicant has the burden of proof when it comes to convincing the HPC that a proposal is compatible with Chapter 24A, the Standards, and *Design Guidelines* the necessary materials can vary

substantially from project to project.

Staff requests the HPC provides feedback regarding:

- A determination as to the appropriateness of the proposed design schemes;
- An identified preference for one of the design schemes; and
- Additional design concerns and recommended revisions.

Staff further requests the HPC to identify additional materials that are necessary to fully evaluate a HAWP application.

STAFF RECOMMENDATION

Staff recommends the applicant make the revisions recommended by the HPC and return for either an additional preliminary consultation or HAWP, as recommended.

Prelim



DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: larry@klockner.net Contact Person: Larry Neal or Jos. Klockner
P JK@klockner.net Daytime Phone No.: 301-270-3033
 Tax Account No.: _____
 Name of Property Owner: Thomas Kenny / Sue Immerman Daytime Phone No.: 301-651-6432 (Tom)
 Address: 7018 Poplar AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: Jos. Klockner & Company Phone No.: 301-270-3033
 Contractor Registration No.: 32483
 Agent for Owner: Larry Neal Daytime Phone No.: 202-439-4200

LOCATION OF BUILDING/PREMISE

House Number: 7018 Street: Poplar AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: ELM AVE
 Lot: 28 Block: 20 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☒ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☒ A/C ☒ Slab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☒ Woodburning Stove ☒ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 500,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
 2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3' feet 6" inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Larry Neal
 Signature of owner or authorized agent

2/21/19
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

Demolish Existing wood frame structure
Rebuild utilizing existing foundation
New 2 story structure w/ front porch
Replace existing drive & retaining walls

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

Historically pleasing intent
Environmental setting will be much improved

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

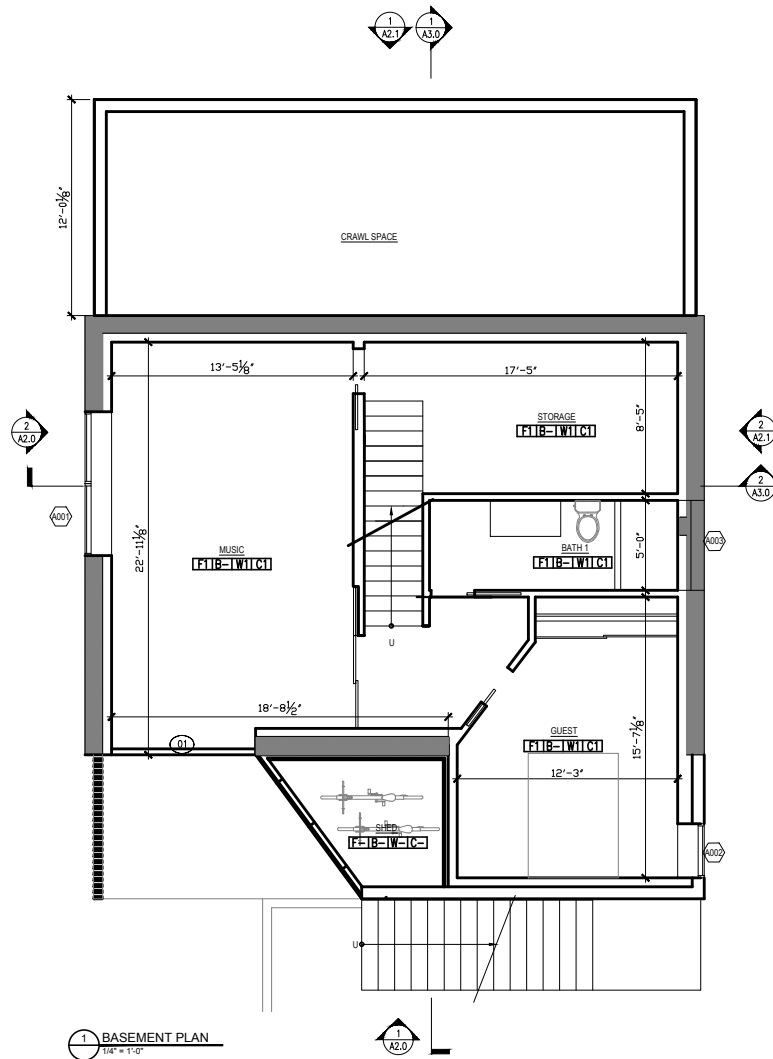
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

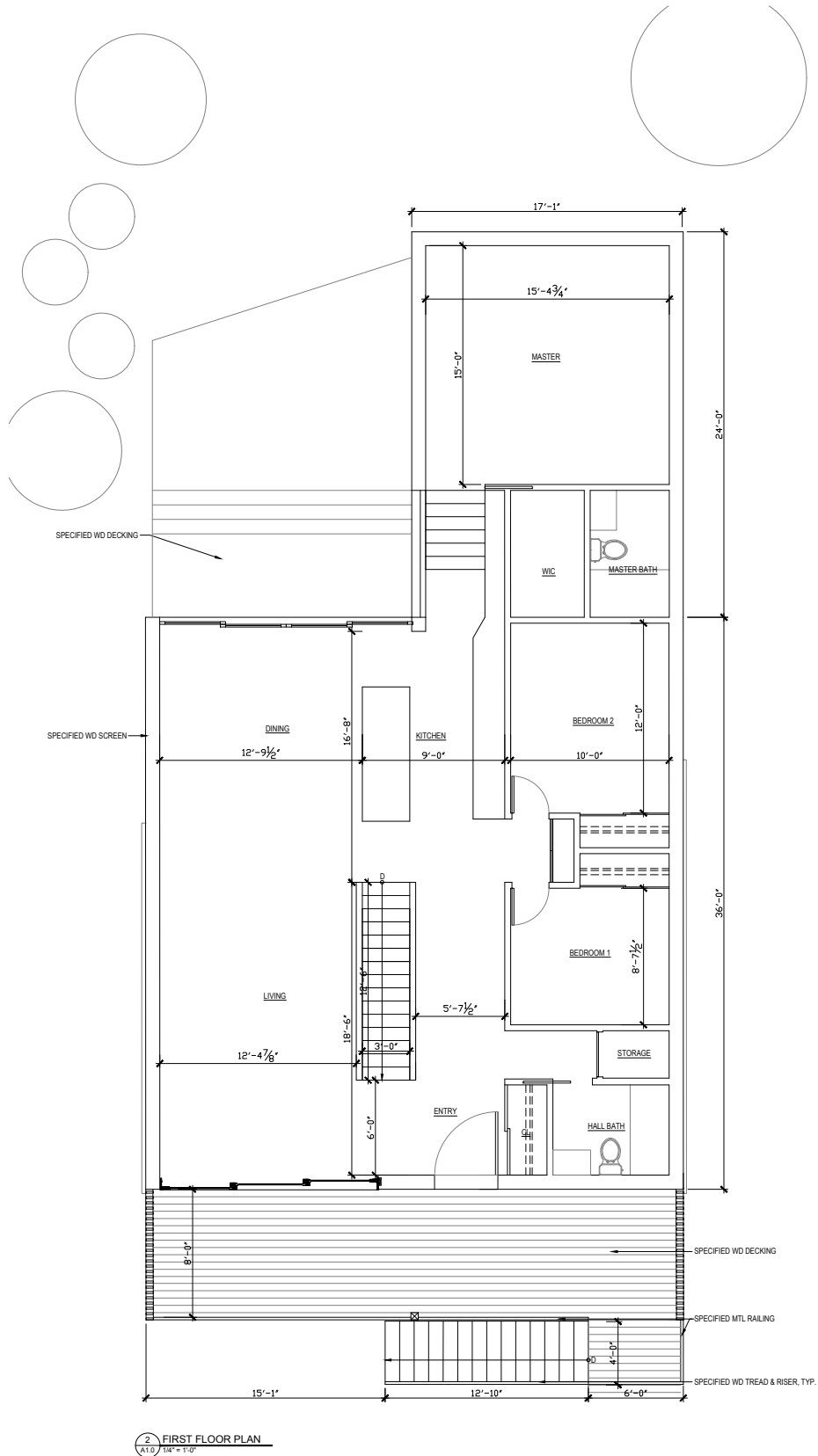
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 7018 Poplar Ave Takoma Park, MD. 20912	Owner's Agent's mailing address 6480 Sligo Mill Rd, Takoma Park Md. 20912
Adjacent and confronting Property Owners mailing addresses	
Left side Elizabeth Pitcher 7016 Poplar Ave Takoma Park Md 20912	Right Side Jon Frederick 7100 Poplar Ave. Takoma Park Md. 20912
Front Confronting Jamie LYN TROEL 7021 Poplar Ave Takoma Park Md. 20912	Rear Julia L WASHBURN 20 Hickory Ave. Takoma Park Md. 20912



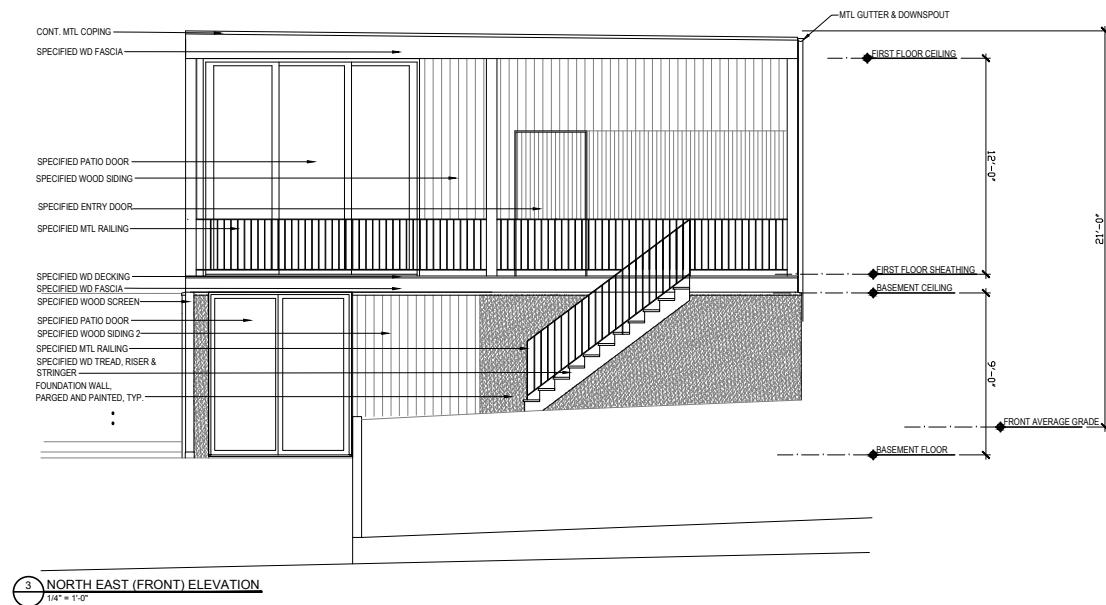
7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

OPTION A - BASEMENT PLAN
WT ARCH
6/24/2020



7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

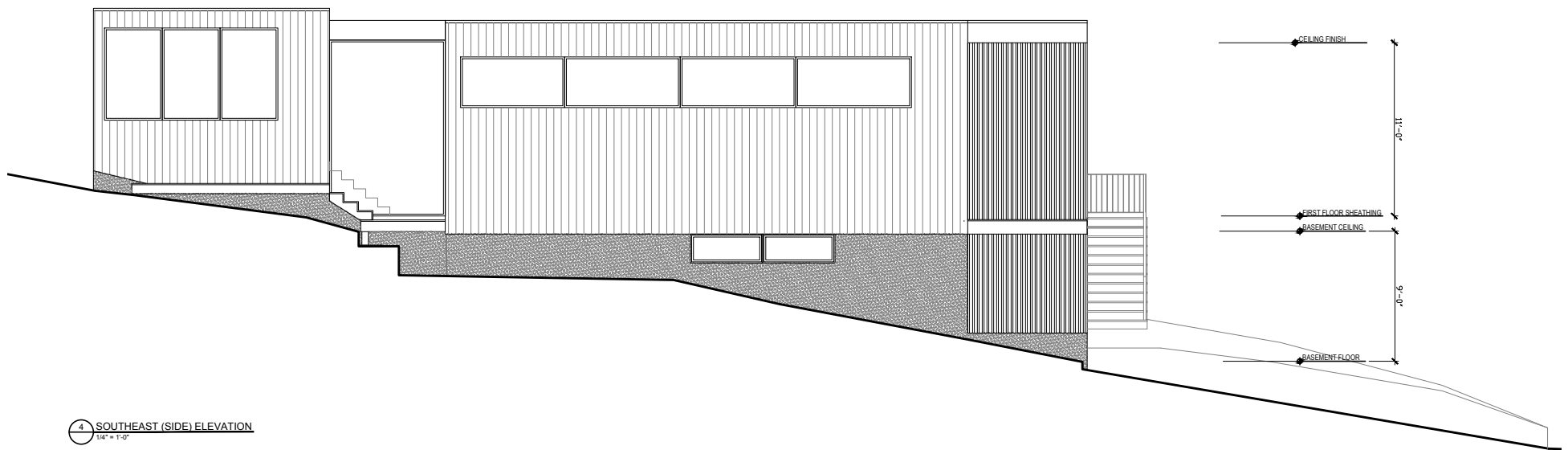
OPTION A - FIRST FLOOR PLAN
WT ARCH
6/24/2020



7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

OPTION A - FRONT ELEVATION
WT ARCH

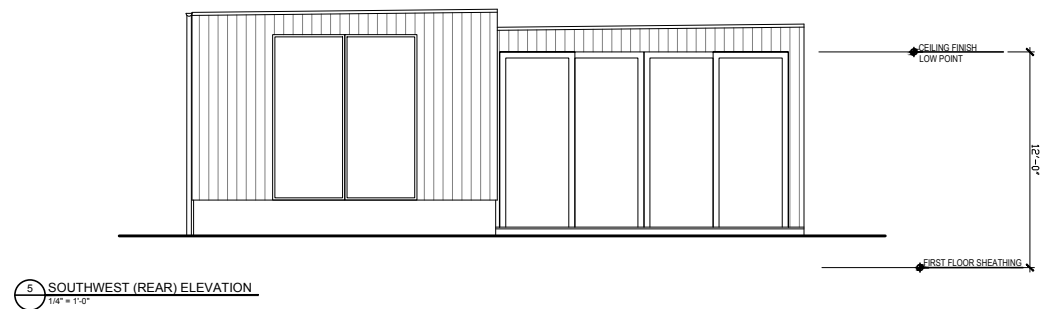
6/24/2020



4 SOUTHEAST (SIDE) ELEVATION
1/4" = 1'-0"

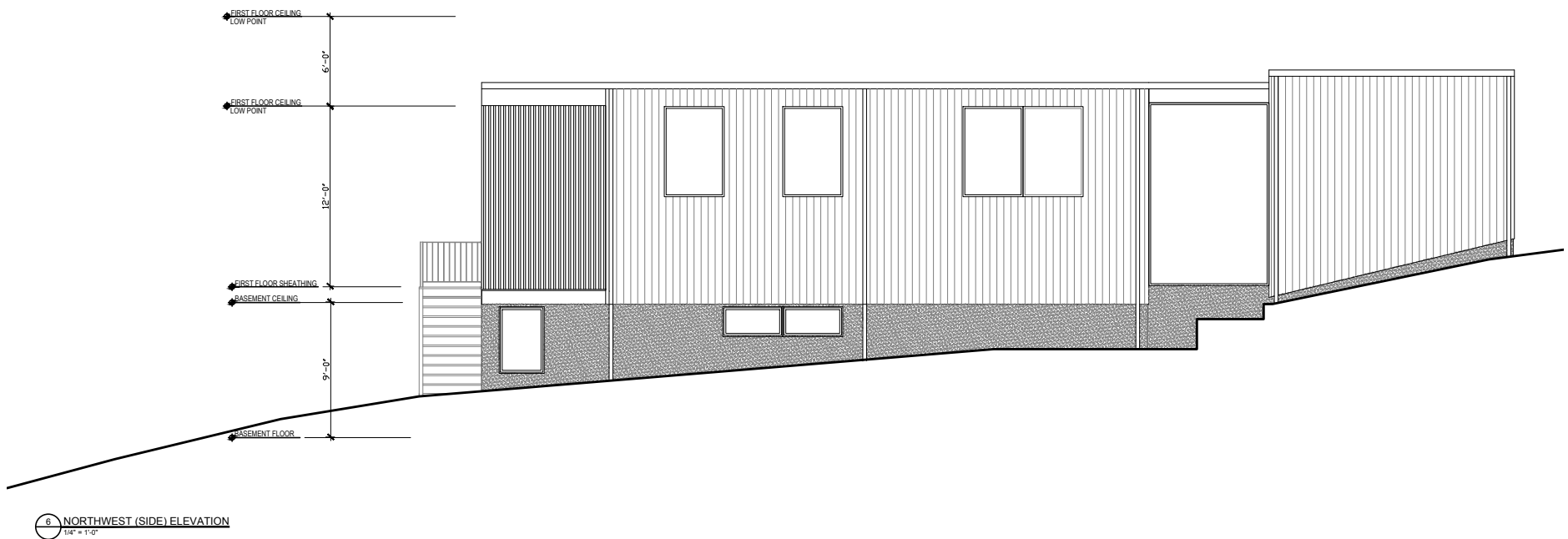
7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

OPTION A - SIDE ELEVATION
WT ARCH
6/24/2020



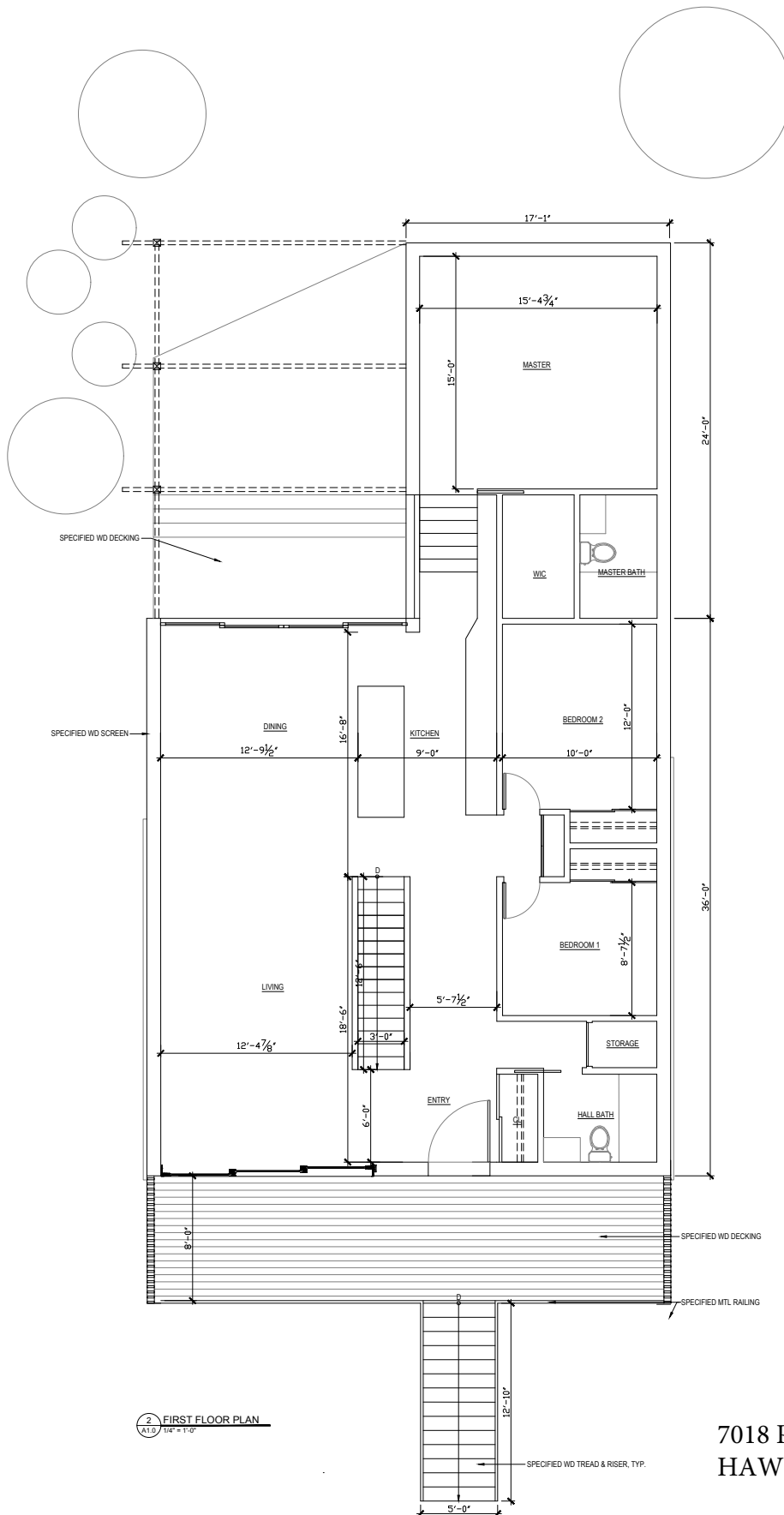
7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

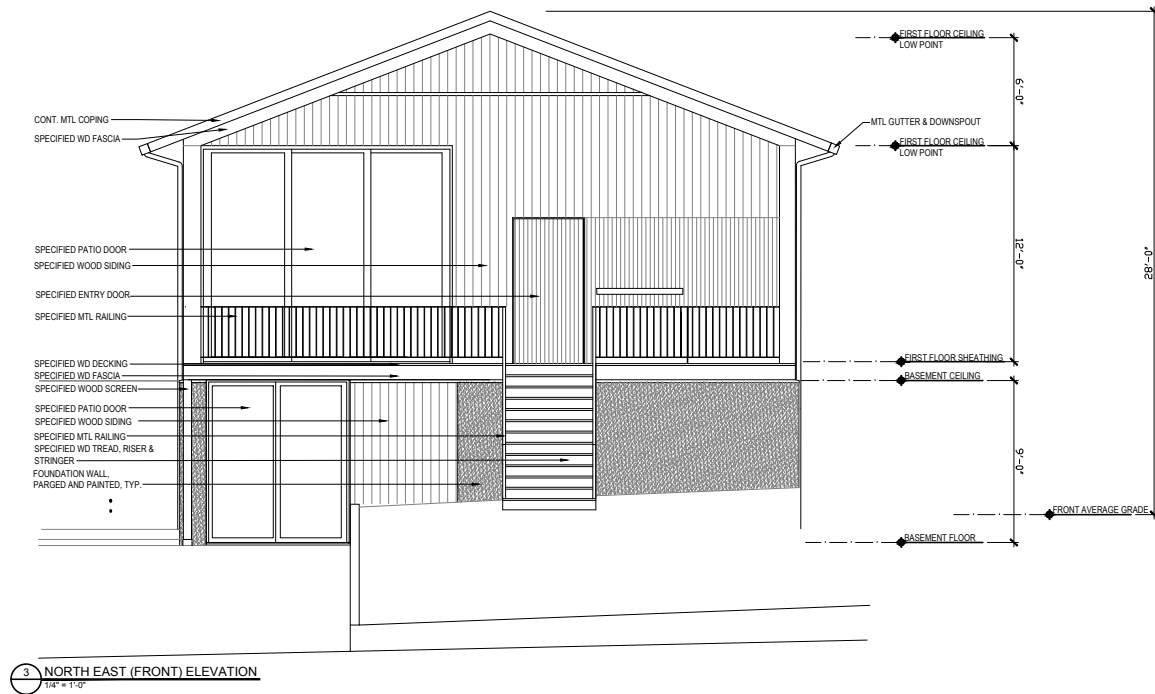
OPTION A - REAR ELEVATION
WT ARCH
6/24/2020



7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

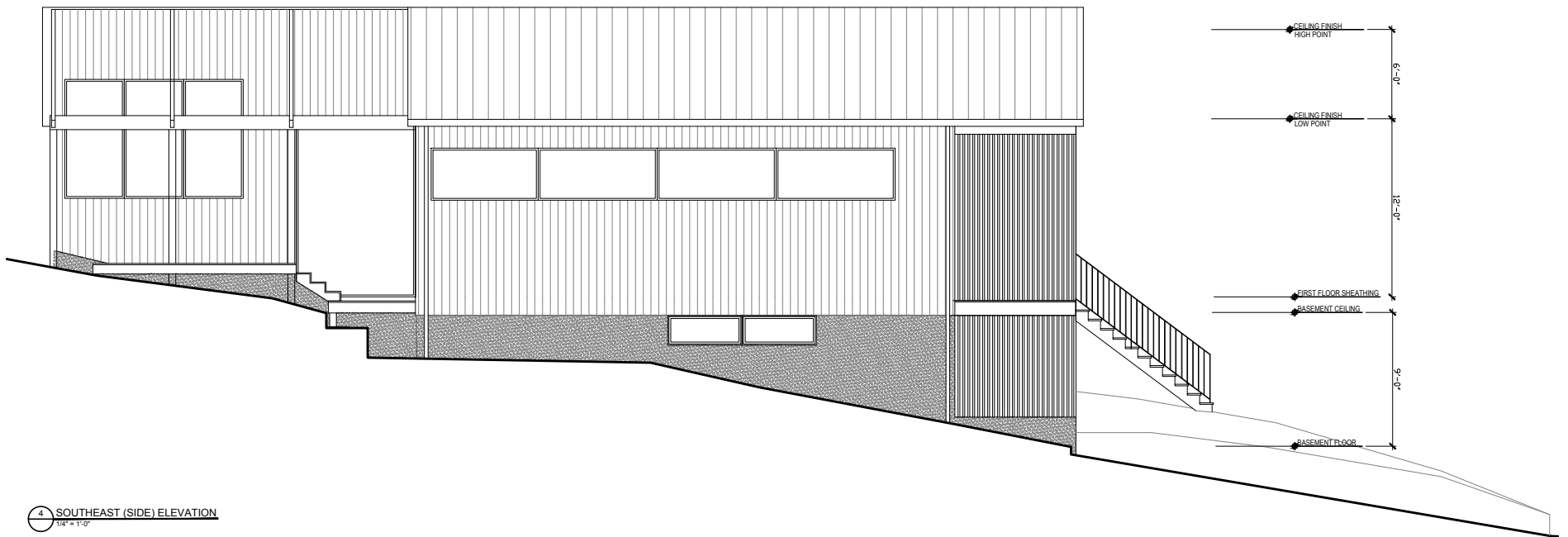
OPTION A - SIDE ELEVATION
WT ARCH
6/24/2020





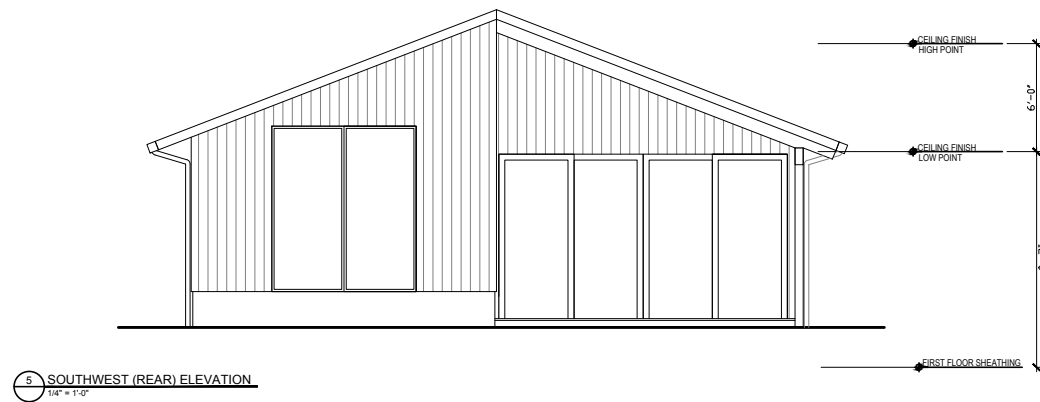
7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

OPTION B - FRONT ELEVATION
WT ARCH
6/24/2020



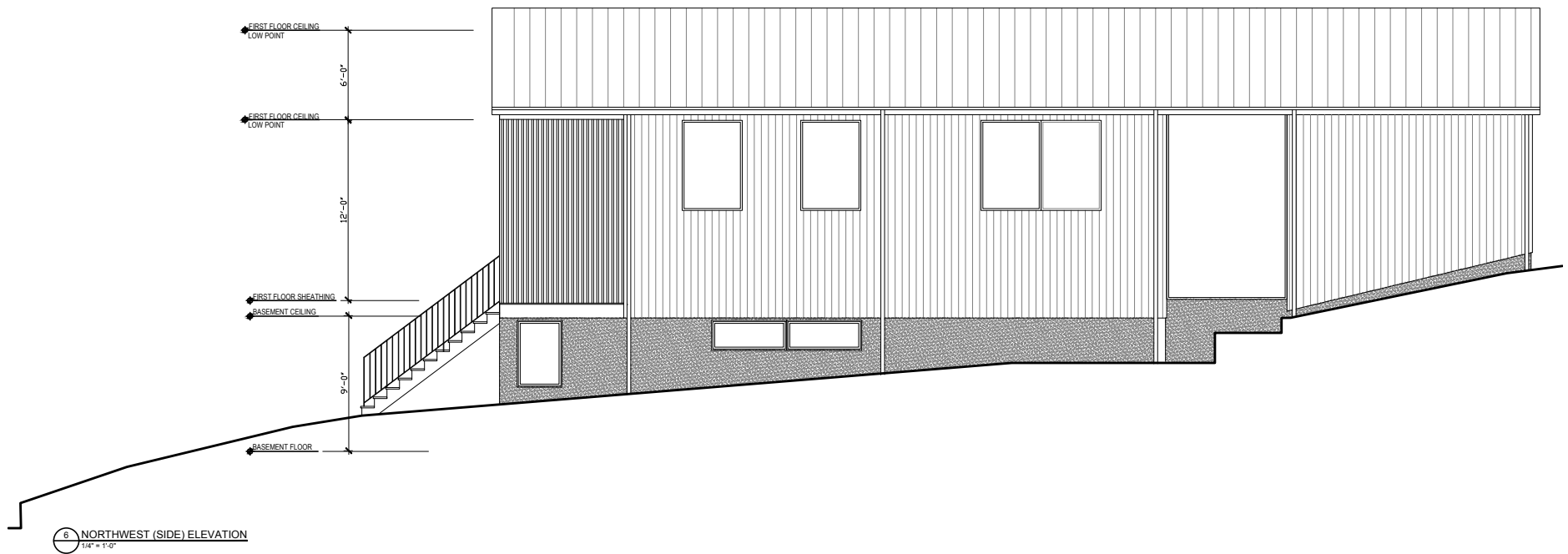
7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

OPTION B - SIDE ELEVATION
WT ARCH
6/24/2020



7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

OPTION B - REAR ELEVATION
WT ARCH
6/24/2020



7018 POPLAR AVENUE
HAWP HPC PRELIMINARY

OPTION B - SIDE ELEVATION
WT ARCH
6/24/2020

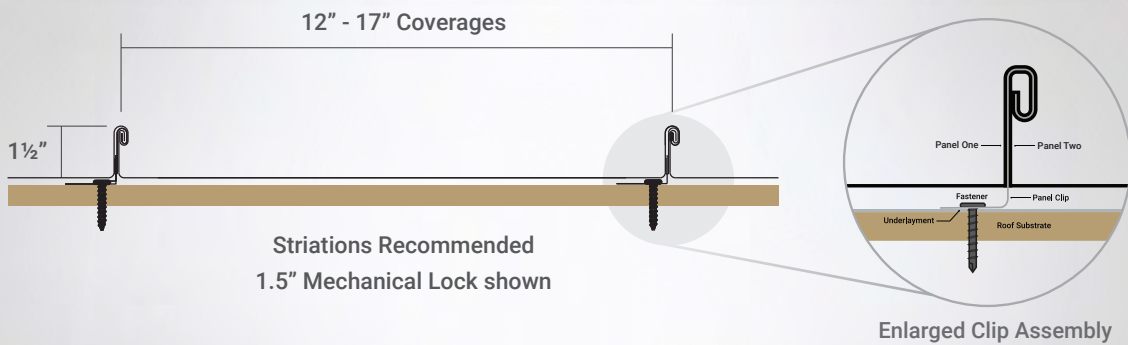
7018 POPLAR AVENUE
TAKOMA PARK, MD
HAWP APPLICATION

FINISH MATERIALS
SPECIFICATIONS

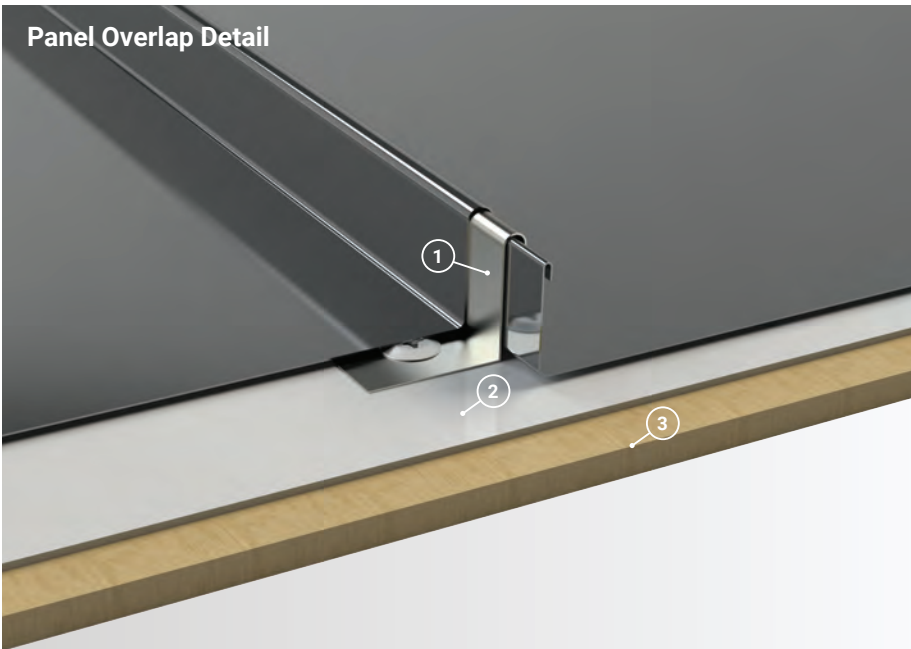
6.24.2020

WT ARCHITECTURE

METAL STANDING SEAM ROOF



Panel Overlap Detail



1. **Clip System:** Fixed clip system shown, Floating clip systems available
2. **Substrate:** Plywood substrate material shown
3. **Underlayment:** High Temp Ice & Water

Roof Coverage	12"-17"
Radius Panel	Available
Panel Gauges	22*, 24*, 26
Fastener Options	Concealed Clip System
Panel Length	3' to 100'+
Rib Height	1", or 1.5"
Roof Slope	Minimum 1:12 or Greater with Mastic
Impact Rating	UL 2218
Wind Uplift Rating	ASTM E1592
Warranty	Based on Paint System
For more information	1.877.783.3568

* Grade 50

Version 3.2, 4/2018

SHOP BY MATERIAL

- Aluminum ▶
- Mill Finish Aluminum ▶
- Copper ▶
- Copper Penny Aluminum ▶
- Euro Copper ▶
- Galvalume ▶
- Galvanized Steel ▶
 - Galvanized Steel Gutters
 - Galvanized Steel Downspouts
 - Galvanized Steel Elbows
 - Galvanized Steel Miters
 - Galvanized Steel End Caps
 - Galvanized Steel Screens/Strainers
 - Galvanized Steel Conductor Heads
 - Galvanized Steel Hangers
 - Galvanized Steel Outlets
 - Galvanized Steel Fasteners
 - Galvanized Steel Shanks
 - Galvanized Steel Downspout Hooks
 - Galvanized Steel Drives/Rack & Key
 - Galvanized Steel Downspout Pipe Band
 - Galvanized Steel Offsets
 - Galvanized Steel Flashing
 - Galvanized Steel Sheets

- Designer Copper Aluminum ▶
- Freedom Gray Copper ▶
- Paint Grip Steel ▶
- Preweathered Zinc ▶
- Vinyl Gutter Systems ▶

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- Rain Chains**
25% Off ▶

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- Quick Shop** ▶

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- Buy In Bulk** ▶

SHOP BY PRODUCT LINE



Product Catalog -> Galvanized Steel -> Galvanized Steel Gutters

Galvanized Steel Half Round Gutters, Galvanized Gutters,Rain Gutter Supplies



Image 1



Click for a Larger View

Half Round Galvanized Gutters, Galvanized Gutters, Half Round Gutters,Rain Gutter Supplies

Half Round Galvanized gutters have been around for decades because of their strength and corrosion resistance. Heavy gauge steel hot dipped with zinc gives the gutter both added strength and superior resistance to the elements.

Available in 5", 6", 7", and 8".

Call for custom sizes, profiles, and thicknesses.

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
GAH105XG26X	5 Half Round Gutter - 10 ft	Galvanized 26 GA	\$28.50 / 10FT	1 Add To Cart
GAH205XG26X	5 Half Round Gutter - 20 ft	Galvanized 26 GA	\$57.00 / 20FT	1 Add To Cart
GAH106XG26X	6 Half Round Gutter - 10 ft	Galvanized 26 GA	\$38.50 / 10FT	1 Add To Cart
GAH206XG26X	6 Half Round Gutter - 20 ft	Galvanized 26 GA	\$77.00 / 20FT	1 Add To Cart
GAH107XG26X	7 Half Round Gutter	Galvanized 26 GA	\$100.50 / 10FT	1 Add To Cart
GAH108XG26X	8 Half Round Gutter	Galvanized 26 GA	\$108.25 / 10FT	1 Add To Cart

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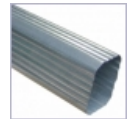
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Galvanized Elbows are fittings that attach to the...



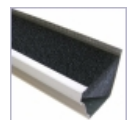
[Galvanized Steel Miters](#)

These galvanized miters are used to connect two lengths of...



[Galvanized Steel End Caps](#)

The end cap is the fitting that closes off the end of the...



[Galvanized Steel Screens/Strainers](#)

We've done the research, so you don't have to! We have the...

SHOP BY MATERIAL

- [Aluminum](#)
- [Mill Finish Aluminum](#)
- [Copper](#)
- [Copper Penny Aluminum](#)
- [Euro Copper](#)
- [Galvalume](#)
- [Galvanized Steel](#)
- [Designer Copper Aluminum](#)
- [Freedom Gray Copper](#)
- [Paint Grip Steel](#)

- [Paint Grip Steel Gutters](#)
- [Paint Grip Steel Downspouts](#)
- [K Style Hangers](#)
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Plain Round Downspouts

Image 1



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Plain Round Paint Grip Steel Downspout

Plain Round Paint Grip Steel Downspout are available in 3", 4", 5" and 6" diameters.

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
PSPRD3XS26X	3 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$43.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD4XS26X	4 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$56.00 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD5XS26X	5 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$81.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD6XS26X	6 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$93.50 / 10FT	<input type="text" value="1"/> Add To Cart

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Gutter Guards , Gutter...



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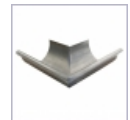
[Paint Grip Steel Gutters](#)

Paint Grip Steel Gutters is one of our many selections of...



[Paint Grip Steel Elbows](#)

Paint Grip Steel Elbows are what you attach to the downspout...



[Paint Grip Steel Miters](#)

Miters are the gutter fittings that connect two gutters at a...



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A gutter end cap is a fitting that attaches to as well as closes...

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Price : \$1.39/l.f.

Standard Grade

Rating:

Share:



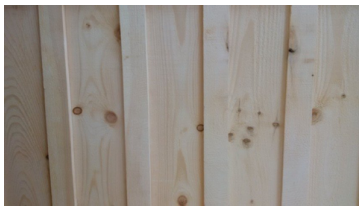
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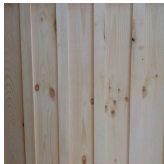


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Eastern White Pine - 1 x 4

Price : \$0.49/lf



Standard Grade

Rating:

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WOOD SIDING FINISH

Produkter / Products / Pine tar / Pine tar / PINE TAR VITRIOL



PINE TAR VITRIOL

Auson Pine Tar Vitriol is a mixture of Special Pine Tar and high quality Gum Turpentine. The material is especially suitable as wood protection on spruce and pine paneling. Pine Tar Vitriol leaves a beautiful wooden structure with a classy matte warm-gray color.

A great wood protection

Auson Pine Tar Vitriol is a pure natural product for surface treatment of wooden buildings and other outdoor wooden constructions. Pine Tar Vitriol supplies the surface with an outstanding wood protection that allows the wood to breathe. The material can be used on new and untreated wood or wood former treated with Pine Tar Vitriol or Iron Vitriol.



Produkten bedömd i
SundaHus



PINE TAR VITRIOL SAMPLE



Products

Solutions

Inspiration

Why Marvin

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[MARVIN](#) > [SIGNATURE COLLECTION](#) > [MARVIN SIGNATURE™ ULTIMATE](#) > [ULTIMATE AWNING NARROW FRAME](#)

ULTIMATE AWNING NARROW FRAME

Previously known as Clad Ultimate Replacement Awning/Contemporary Awning

The Marvin Signature™ Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame, meaning it can be installed without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window's contemporary aesthetic looks beautiful on its own or as a complement to narrow frame

casement or picture windows, and hardware located at the bottom of the window means easy operation even in hard to reach areas like over a kitchen sink.



Features of the Ultimate Awning Narrow Frame Window

- Available in heights up to 8 feet or widths up to 8 feet
- Narrow frame and flush exterior create a sleek contemporary aesthetic
- Can be easily installed without removing an existing window frame
- Multi-point locking system ensures a tight seal and security from top to bottom
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- CE certified

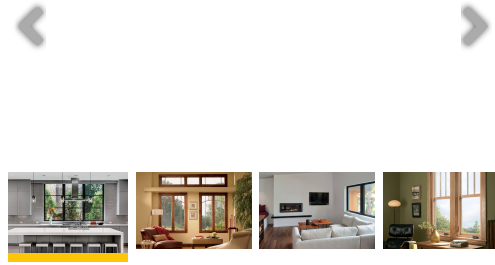


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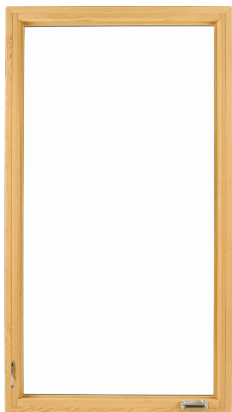
MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE CASEMENT NARROW FRAME

ULTIMATE CASEMENT NARROW FRAME

Previously Known as Clad Ultimate Replacement Casement/Contemporary Casement



The Marvin Signature™ Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement, allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views. With many design options, including round top shapes, the Ultimate Casement Narrow Frame window is a flexible option that can be sized to complement the most expansive views.



Features of the Ultimate Casement Narrow Frame Window

- Available in heights up to 8 feet or widths up to 3.5 feet
- Contemporary-style window with sleek design and square profiles
- Narrow jamb for replacement applications that minimizes tear-down of existing frame and walls
- Unique wash mode allows access to both sides of glass from indoors
- Retractable screen option is nearly invisible when the screen is not in use

INTERIOR EXTERIOR



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ULTIMATE PICTURE NARROW FRAME



The Marvin Signature™ Ultimate Picture Narrow Frame window offers a classic style in a non-operable window. It's perfect for bringing expansive views and natural light into a room, and the window's narrow frame allows for window replacement without disturbing existing interior or exterior trim. Durable and energy-efficient, it can be sized to match accompanying operable windows for a streamlined design with flexible design options like wood species and stains to create a custom look.



Features of the Ultimate Picture Narrow Frame Window

- Available in a large range of size options
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Suits new construction, remodeling, or full-frame replacement
- Coastal/hurricane certification of IZ3
- CE certification



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MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE MULTI-SLIDE DOOR

ULTIMATE MULTI-SLIDE DOOR

Previously known as Marvin Ultimate Multi-Slide Door



The Marvin Signature™ Ultimate Multi-Slide Door is more than just a panoramic door, it's a gateway to indoor-outdoor living with performance that stands up to any weather, coast to coast. Design your ideal view, with sliding panels available in configurations that move in one direction or part in the center, and

panels that stack in full view within the frame or conceal within a wall pocket. When accessibility is important, choose an optional low-profile sill that maintains a smooth, flush transition from indoors to out. In sizes as big as 56 feet wide or small enough to create a counter-height, kitchen pass-through option for a patio or deck, this door opens possibilities.



Features of the Ultimate Multi-Slide Door

- Choose from 22 operating configurations
- Available in frame sizes up to 60 feet wide



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Built on the same solid foundation as the Marvin

Signature™ Ultimate Sliding French Door, the Ultimate Sliding Patio Door offers more daylight with a contemporary vibe.

A dual point locking system offers security. Panels seal tightly to keep out the weather.

Operating configurations up to 16 feet wide make for a grand design element and can bring in a beautiful view or flood a room with light.



INTERIOR

EXTERIOR

Features of the Ultimate Sliding Patio Door

- Available in heights up to 9 feet or widths up to 16 feet
- Narrow 3-inch clad-wood top and bottom rails open space for light and views
- Handle options let you personalize the aesthetics
- Durable sill engineered for years of energy-efficient and weathertight performance
- Available in two-, three- or four-panel operating configurations for design versatility
- Optional top-hung screen glides smoothly
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Optional low-profile, high-performance, universal design sill for a flush transition
- CE certified





Decking



"Forever Decking" - a decking product so long-lasting and maintenance-free you will forever thank yourself for installing this decking over pressure-treated, cedar, or composite products.

Call Now: (832) 800-4MBL or (608) 218-4582

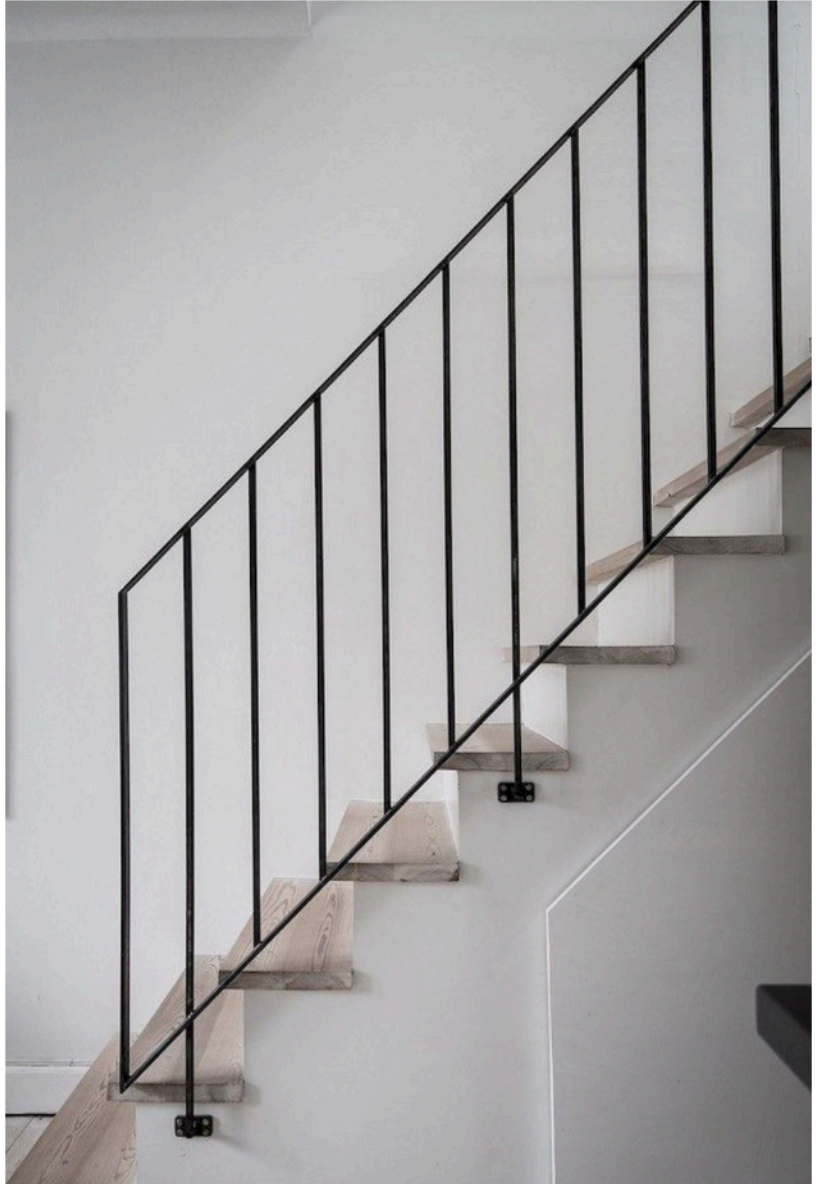
Decking

Midwest Black Locust offers its "Forever Decking" in two stock widths, 3 1/2" or 5", and custom widths and lengths. We will tailor the product to fit your particular aesthetic needs and design. Like all black locust products from Midwest Black Locust, this product is naturally decay, water, and UV resistant. Without the need for any type of waterproofing or sealing, "Forever Decking" weathers to a beautiful grey color, and when wet, produces a natural anti-skid surface under foot. It is a superior choice for pool decks, walkways, piers and boardwalks, stair treads, and any place you don't want the slick feel of wet pressure-treated decking - think especially about those areas where children or commercial activities require additional precautions against slips and falls. "Forever Decking" is also extremely hard and wears well even in heavy-traffic areas like commercial walkways, marine settings, or storage facilities. "Forever Decking" will perform like an exotic hardwood such as teak or ipe without the high cost or environmental consequences of a rain-forest harvested product. Midwest Black Locust's "Forever Decking" starts at \$2.25 / lineal foot.

Our decking material as compared to pressure-treated pine.



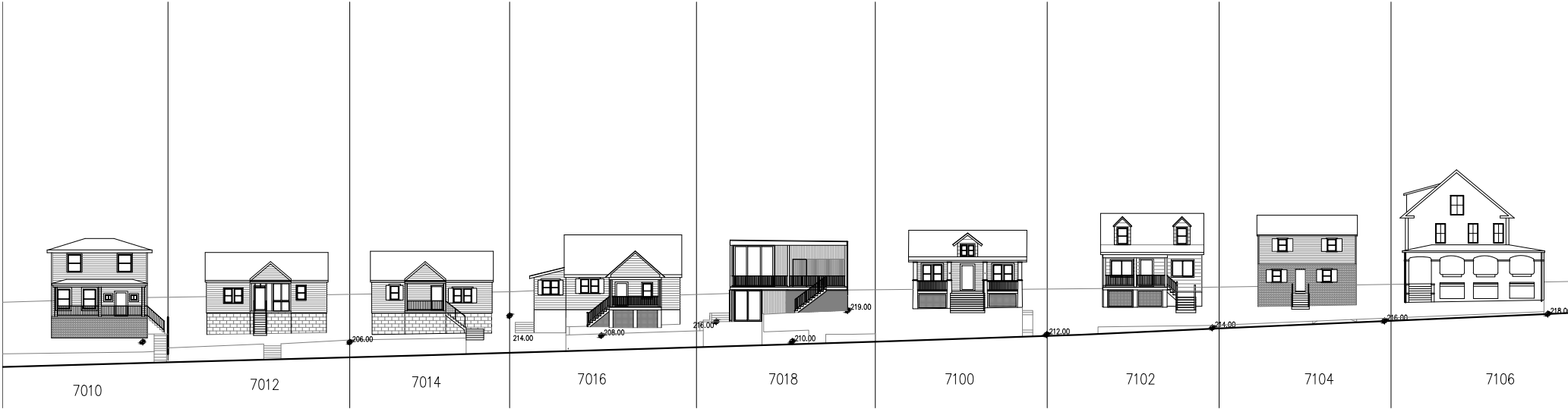
FRONT DOOR



METAL RAILING

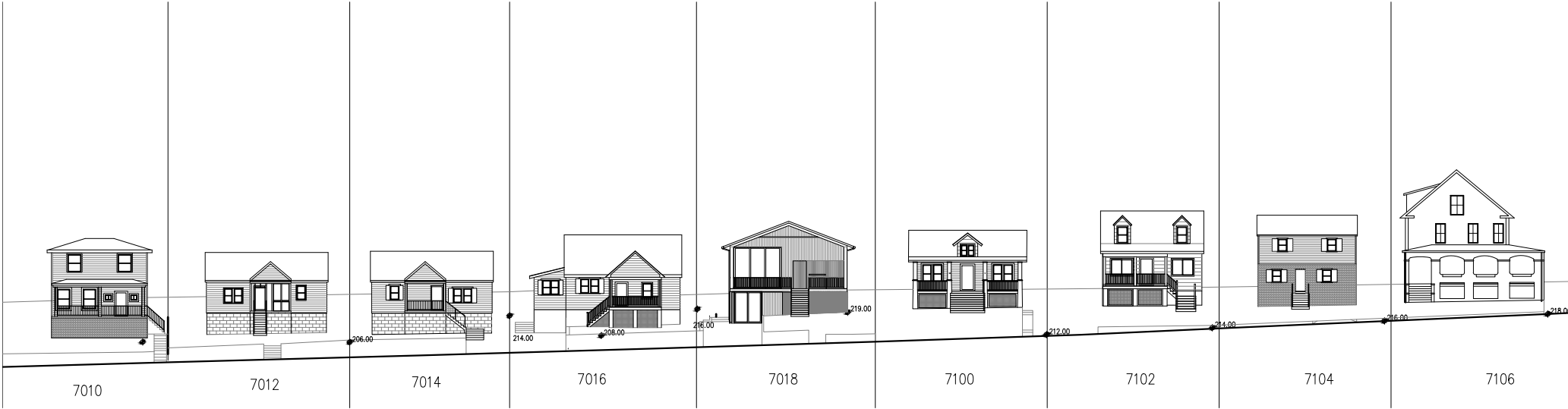


FRONT SETBACK, MASSING & SCALE



7018 POPLAR AVENUE
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OPTION A - STREETSCAPE STUDY
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