STAFF RECOMMENDATION

Staff recommends the HPC approve with one condition the HAWP application:
1. The proposed expanded parking area in front of the house is not compatible with the character of the site or the surrounding historic district. The approval of this HAWP does not extend to an expansion of the parking area. A more compatible revised design needs to be submitted either as an amendment to this HAWP or a new HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1960
BACKGROUND

The HPC heard a Preliminary Consultation for this proposal on June 9, 2021. The HPC found that the proposal was generally consistent with the Design Guidelines for Non-Contributing resources and that the proposed size and mass of the addition would not negatively impact the surrounding historic district. Several Commissioners recommended that the applicant make revisions to the design that would visually tie the existing construction to the proposed addition to create a unified whole. Additionally, the Commissioners agreed with Staff that the proposed paving was inconsistent with the character of the district and needed to be removed or significantly revised.

The applicant made minor revisions based on HPC feedback and has returned for a HAWP.

PROPOSAL

The applicant proposes to remove and replace the windows, door, and siding on the house, construct a new full-width front porch, construct an addition at the rear, construct hardscape alterations, and construct a new accessory structure.

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

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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 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.

**Montgomery County Code; Chapter 24A-8**

(a) 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

(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:**

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 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 rehabilitate the existing house and construct a two-story addition in the rear.
An accessory structure and significant hardscape alterations are also proposed. The configuration of the house will result in two residential units.

**Window, Door, and Siding Replacement**
The c.1960 house has a brick ground floor and asbestos shingle-clad second floor. The windows are a mix of vinyl and wood sash windows. There is a concrete stoop with a metal railing on the facade, and on the right side of the house, there is a brick chimney.

The proposed work for the existing house was not changed from the presentation at the Preliminary Consultation. The applicant proposes to remove the existing windows and doors and install new windows and doors in a new configuration. The asbestos siding on the second floor will be removed and replaced with fiber cement clapboard siding. The proposed replacement windows are Marvin Ultimate, aluminum-clad wood windows, installed as single-lite casement and fixed windows in new locations. The existing front door will be removed, relocated to the left side of the front elevation, and replaced with a new wood door and sidelight.

On the right side elevation, the applicant proposes to remove the existing chimney. Both side-gable elevations will have their existing windows removed and replaced. The replacement windows will be Marvin Ultimate to match the front of the house. New window openings will be larger than the existing windows.

Finally, the applicant proposes to install a concrete areaway on the left side of the house for egress to the expanded basement.

Staff finds that all of these changes are consistent with the Design Guidelines, as they will not change the size or massing of the existing Non-Contributing Resource. Based on a lenient review, Staff recommends the HPC approve the changes to the existing house.

**Front Porch Construction**
There is an existing concrete stoop with a simple metal railing in front of the house.

The applicant proposes to construct a full-width covered front porch. The proposed front porch will be constructed out of wood, with the roof supported by three (3) square, wood columns. The stairs and railing will also be wood.

Staff finds that front porches are a characteristic feature of houses in the Historic District (so much so that they are a preferred feature in the Guidelines for new construction). Staff also notes that the house at 13 Columbia Ave. was constructed as a twin (see below) to the subject property and has a large front porch that was reviewed and approved by the HPC in 2016. Staff recommends the HPC approve the construction of the proposed front porch.
Rear Addition

The size and massing of the proposed addition have not been changed from the Preliminary Consultation submission. At the Prelim, the HPC concurred with Staff’s finding that the addition’s proposed size and
massing would not negatively impact the character of the surrounding district.

The applicant proposes to construct a contemporary-styled, two-story addition at the rear with a walk-out basement, measuring 26’ 5” × 24’ 9” (twenty-six feet, five inches by twenty-four feet, nine inches). At the rear of the addition is a screened-in porch. The addition is inset by 6’ 2” (six feet, two inches) on the right side and projects 3’ 6” (three feet, six inches) beyond the left wall plane.

Materials for the addition include a brick foundation, fiber cement clapboards, Marvin Ultimate clad windows, decorative wood slat siding, and wood rear steps. To tie the existing house to the addition, the applicant revised the design to utilize a brick foundation on the addition to match the first floor of the existing house. Additionally, fiber cement clapboards will be installed on the addition’s left elevation, replacing the proposed fiber cement panels. Staff finds these changes may not be as extensive as some Commissioners desired, however, these changes will eliminate two additional exterior materials, which allows the addition to better blend in with the existing house.

Typically, additions are required to be inset from the historic wall planes. The goal of that requirement is to retain the primacy of the historic resource, however, the subject resource is not historically significant. Staff finds the evaluation of the addition’s placement and its left side projection needs to be focused on the impact on the surrounding streetscape. The right side of the addition is inset so that it will not be visible from the right of way. Because of the lot’s unique shape, which curves with the street, the left projection is set back much further from the public right-of-way, approximately 70’ (seventy feet), than the right rear of the house. The HPC found that the placement of the proposed addition was appropriate for the unique site along Columbia Ave.

The applicant has consulted with the Takoma Park Arborist, who found that no trees would be impacted by the proposed construction.
Hardscape Alterations
At the front of the subject property, there is a narrow concrete walk to the front stairs and an asphalt parking pad. The proposal presented at the Preliminary Consultation included a 27’ (twenty-seven foot) wide permeable paver parking pad. The HPC concurred with Staff’s finding that the proposed paving was out of character with the district.

The revised proposal is to construct an 18’ (eighteen-foot) wide permeable paved path with a gravel parking pad. While code allows for up to 35% of the front yard to be used for parking in the R-60 Zone, Staff does not find that amount of parking to be compatible with the surrounding district. Staff notes that there are three locations on Columbia Ave. that have larger parking pads (8 Columbia Ave. has a two-car parking pad, and 7 and 11 Columbia Ave. have a single car parking pad to either side of their shared driveway. Additionally, 5 Columbia Ave. has a gravel parking area accessed along Pine Ave.). Staff examined HP records for HAWPs for this work, but did not find a HAWP associated with this hardscaping. That suggests to Staff that the identified paving was undertaken prior to the district’s designation in 1992. While the HPC found the proposed paving to be incompatible with the character of the district, the feedback at the Preliminary Consultation was not prescriptive. Staff finds that the 33% reduction in the parking area from (810 ft² to 540 ft²) is an improvement, the wide gravel parking area is still incompatible with the landscape character of the district and would imperil the district as a whole. Staff recommends that the size of the paving be reduced further and/or the material changed to better blend in with the surrounding district.

Staff finds that an approval extending to the proposed addition, building alterations, accessory structure, and other hardscaping alterations can easily be separated from the expanded driveway. Staff recommends the HPC adopt a condition for approval that the approval does not extend to the proposed driveway alterations. A revised design for the driveway could be submitted as either a revision to this HAWP application or a new HAWP. This condition would allow the applicant to proceed with DPS permit review without having to resolve this outstanding issue.

Accessory Structure
The applicant plans to construct an accessory structure at the rear of the property, measuring 15’ 11” × 23’ 8” (fifteen feet, eleven inches by twenty-three feet, eight inches). This structure will provide storage and a studio space. The design and materials of the proposed structure match the proposed addition. The accessory structure will be accessed by a new gravel path.

Staff finds that the size of the accessory structure is approximately that of a one-car garage. Due to the rearward slope of the lot and its distance from the street, the proposed structure will not be visible from the public right of way. Staff finds the proposed will not impact the character of the surrounding streetscape and recommends the HPC approve the structure under the Design Guidelines.

STAFF RECOMMENDATION
Staff recommends that the Commission approve the HAWP application with one condition:

1. The proposed expanded parking area in front of the house is not compatible with the character of the site or the surrounding historic district. The approval of this HAWP does not extend to an expansion of the parking area. A more compatible revised design needs to be submitted either as an amendment to this HAWP or a new HAWP; under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), and the Takoma Park Historic District Guidelines, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;
and with the Secretary of the Interior’s Standards for Rehabilitation #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Jeffery Dorn
dornjefft@gmail.com

Name: ___________________________________ E-mail: _________________________________
Address: ___________________________________ City: ________________ Zip: ___________
Daytime Phone: ___________________________ Tax Account No.: _________________________

AGENT/CONTACT (if applicable):
Wakako Tokunaga
wakako@wak-tok.com

Name: ___________________________________ E-mail: _________________________________
Address: ___________________________________ City: ________________ Zip: ___________
Daytime Phone: ___________________________ Contractor Registration No.: _______________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _________________

Is the Property Located within an Historic District? __Yes/District Name __________________
__No/Individual Site Name __________________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals/Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.? ) If YES, include information on these reviews as supplemental information.

15 Columbia Avenue
Building Number: ________________ Street: _____________________________________________
Takoma Park

Takoma Park Hickory Avenue
Town/City: ______________________________ Nearest Cross Street: ___________________________
18 18
Lot: _________ Block: __________ Subdivision: _______ Parcel: _______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☑ Deck/Porch
☐ Addition ☐ Fence
☐ Demolition ☐ Hardscape/Landscape
☐ Grading/Excavation ☐ Roof
☑ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☐ Other: ______________________________

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

Signature of owner or authorized agent

Date 5/17/2021
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing structure is a non-contributing 2-story brick and frame house built in 1960. It sits in R-60 zone, on a residential street and a tree-lined sidewalk. The street block consists of 2-story and 2.5-story houses built from eras ranging from 1870's to 1980's in varying styles.

Description of Work Proposed: Please give an overview of the work to be undertaken:

A new front porch and the repairs to the existing structure including new windows and doors, new siding, new paint, and new roof are proposed. The proposed 2-story rear addition with a basement is kept shorter than the front existing structure and sets back inward on the west side facing the neighboring house at 13 Columbia Avenue to be less visible from the street and to gain more space between the houses. The east side of the rear addition, where there is significantly more space from the neighboring house at 19 Columbia, builds out 3'-6" from the side of the front existing structure. A one-story frame accessory building is proposed in the rear of the property.
### Work Item 1: Window/door replacement

**Description of Current Condition:**
Fiberglass doors and double hung windows are not energy efficient and in bad condition.

**Proposed Work:**
Replacement with new doors and casement wood/aluminum clad windows is proposed.

### Work Item 2: new siding

**Description of Current Condition:**
Existing composite siding is in bad condition.

**Proposed Work:**
All new HardiePlank siding is proposed.

### Work Item 3: new roof

**Description of Current Condition:**
Existing asphalt shingle roofing is outdated and needs repair.

**Proposed Work:**
New asphalt shingle roofing is proposed.
HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS

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ADIACENT HOUSE
13 COLUMBIA AVE - FRONT FACADE

ADIACENT HOUSE
19 COLUMBIA AVE - FRONT FACADE

CONFRONTING HOUSE
8 COLUMBIA AVE - FRONT FACADE
- “In reviewing HAWP applications, it is important for the commission to recognize the eccentricism, creativity and diversity of design in Takoma Park, which contribute greatly to the town’s unique character and sense of community.”

- A non-contributing resource holds no historic or cultural significance, and the work should receive the most lenient level of design review and should be approved as a matter of course so long as the massing and scale of the proposed work does not affect the surrounding streetscape negatively, nor seriously impair the character of the district as a whole.

- the design review will be restricted to changes visible from the street.

-Takoma Park Historic District Guidelines
15 COLUMBIA AVENUE, TAKOMA PARK, MD
PROPOSED ADDITION/REOVCATION
MATERIAL SPECIFICATIONS

WAK TOK architects

5/3/2021
Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it’s the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.
### SELECT CEDARMILL© & SMOOTH

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### STATEMENT COLLECTION™

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### DREAM COLLECTION™

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### PRIME

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*5.25 in widths not available in Virginia District for HZ5® product zones.
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.
Plain Round Downspouts

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

### Products In This Category:

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May We Also Recommend:

- **Gutter Guards**
  Gutter Guards, Gutter...
- **Rain Chains**
  25% Off Select Rain Chains Rain...
- **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...
- **Paint Grip Steel End Caps**
  A gutter end cap is a fitting that attaches to as well as closes...
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
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
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
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
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.

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
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.