

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5615 Midwood Road, Bethesda	Meeting Date:	6/26/2024
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	6/18/2024
Applicant:	Dave and Nancy Nathan (James O'Brien, agent)	Public Notice:	6/12/2024
Review:	Historic Area Work Permit	Tax Credit:	No
Permit No.:	1067474	Staff:	Chris Berger
Proposal:	Fenestration alterations.		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with two conditions** the HAWP application with final approval delegated to staff:

1. Applicant must include the proposed infill material and casing material and dimensions on the architectural drawings.
2. If any hardscaping will be altered, the applicant must provide plans to show the proposed changes as a revision to this HAWP or as a separate HAWP application.

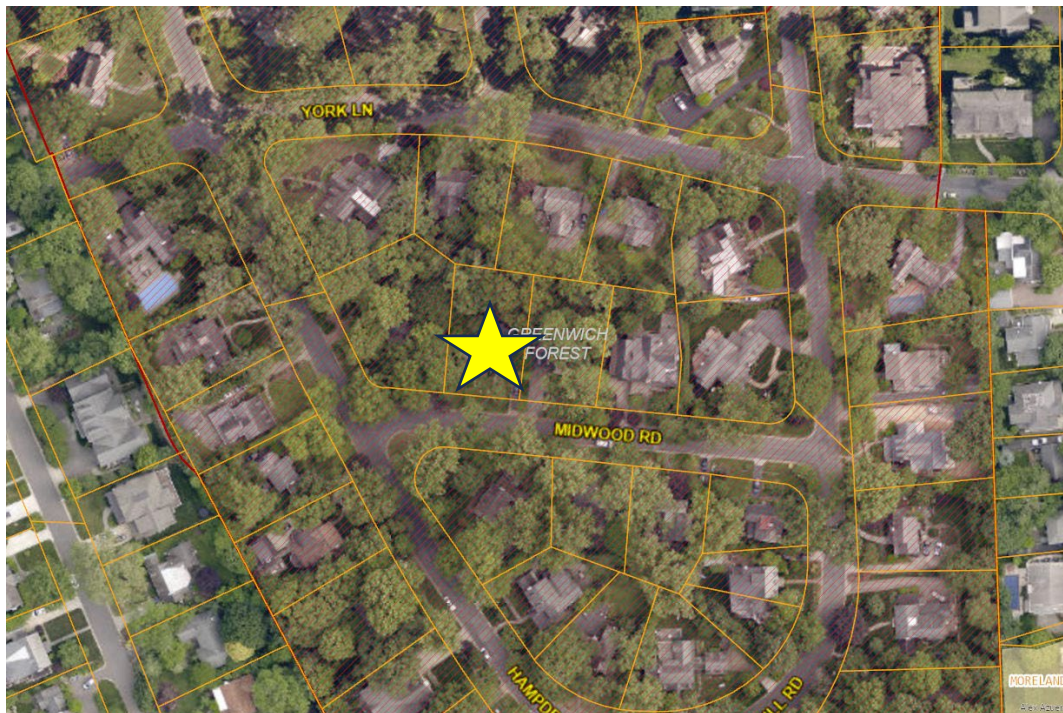


Figure 1: The subject property is marked with a yellow star. The red cross hatches indicate the Greenwich Forest Historic District.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1936



Figure 2: The existing triple doors on the rear elevation to be removed and replaced with French doors.

PROPOSAL

The applicant proposes to remove the existing triple 12-lite doors door on the rear elevation and replace them with Weathershield 12-lite, aluminum clad wood French doors.



Figure 3: The existing, left, and proposed, right, north elevations with the existing and proposed doors clouded in red.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Greenwich Forest 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 *Greenwich Forest 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.

Greenwich Forest Historic District Guidelines

A. PRINCIPLES

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved work permits include appropriate safeguards that protect the following three essential elements of this fabric:

- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated "contributing" because they contribute to the architectural and historic nature of the district. Contributing structures are shown in the map of the districts. These Guidelines are more specific for contributing structures.

B2. Other houses in the district are designated non-contributing either because (1) they were built more recently than contributing houses with other architectural styles (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. Non-contributing structures are shown on the map of the District. The Guidelines provide greater flexibility for owners of non-contributing houses.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these

Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

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

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric.

a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).

b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.

c. High quality building materials and high level of craftsmanship.

Guidelines for Specific Elements

D17. Windows, dormers, and doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

According to the *Guidelines*, the three levels of review are as follows:

Limited scrutiny is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, scale, spacing and placement of surrounding houses and the impact of the proposed change on the streetscape.

Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

Strict scrutiny is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

Sec. 24A-8. Same-Criteria for issuance.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (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 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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

- 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 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 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

Staff supports the removal of the existing triple doors and installation of the proposed French doors and recommends approval. Chapter 24A-8(d) states that the HPC should be lenient in its judgment of plans for new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district. The work will take place on a later addition on the rear elevation and will not be visible from the right of way. Moreover, the neighborhood’s *Design Guidelines* do not require the applicant to demonstrate that the doors have deteriorated beyond repair and only require the door “style” to be architecturally compatible. The *Design Guidelines* do not identify any limitations on the materials allowed. Each of the doors will have 12 lites to match the number of the lites found on the existing doors and other doors found on the rear addition. In accordance with Chapter 24A-8(b)(1), the minor proposal will not substantially alter the exterior features of the historic resource, and per Chapter 24A-8(b)(2) the proposal is compatible in character and nature with the historic district. The

work also meetings the relevant *Standards*, because the historic character of the property will be retained and preserved; no historic historic materials will be destroyed, and the new work will be differentiated from the old and compatible with the historic materials; and the essential form and integrity of the historic property will be unimpaired if removed in the future.

The smaller door opening will require infill on the wall, but the applicant has not indicated the material. The casing material and size also have not been indicated. Staff seeks a condition that information is added to the plans. Staff also seeks a condition that if any hardscaping is altered, the applicant must provide plans to show the proposed changes as a separate HAWP or as a revision to this HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two conditions** the HAWP application:

1. Applicant must include the proposed infill material and casing material and dimensions on the architectural drawings.
2. If any hardscaping will be altered, the applicant must provide plans to show the proposed changes as a revision to this HAWP or as a separate HAWP application..

under the Criteria for Issuance in Chapter 24A-8(b)(1), Chapter 24A-8(b)(2), Chapter 24A-8(d), having found that the proposal is consistent with the *Greenwich Forest Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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.

Building Number: Street:

Town/City: Nearest Cross Street:

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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
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

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



MIDWOOD ROAD
30' R/W

HOUSE LOCATION
LOT 27, BLOCK Q
PLAT OF ADDITION TO
GREENWICH FOREST
MONTGOMERY COUNTY, MD

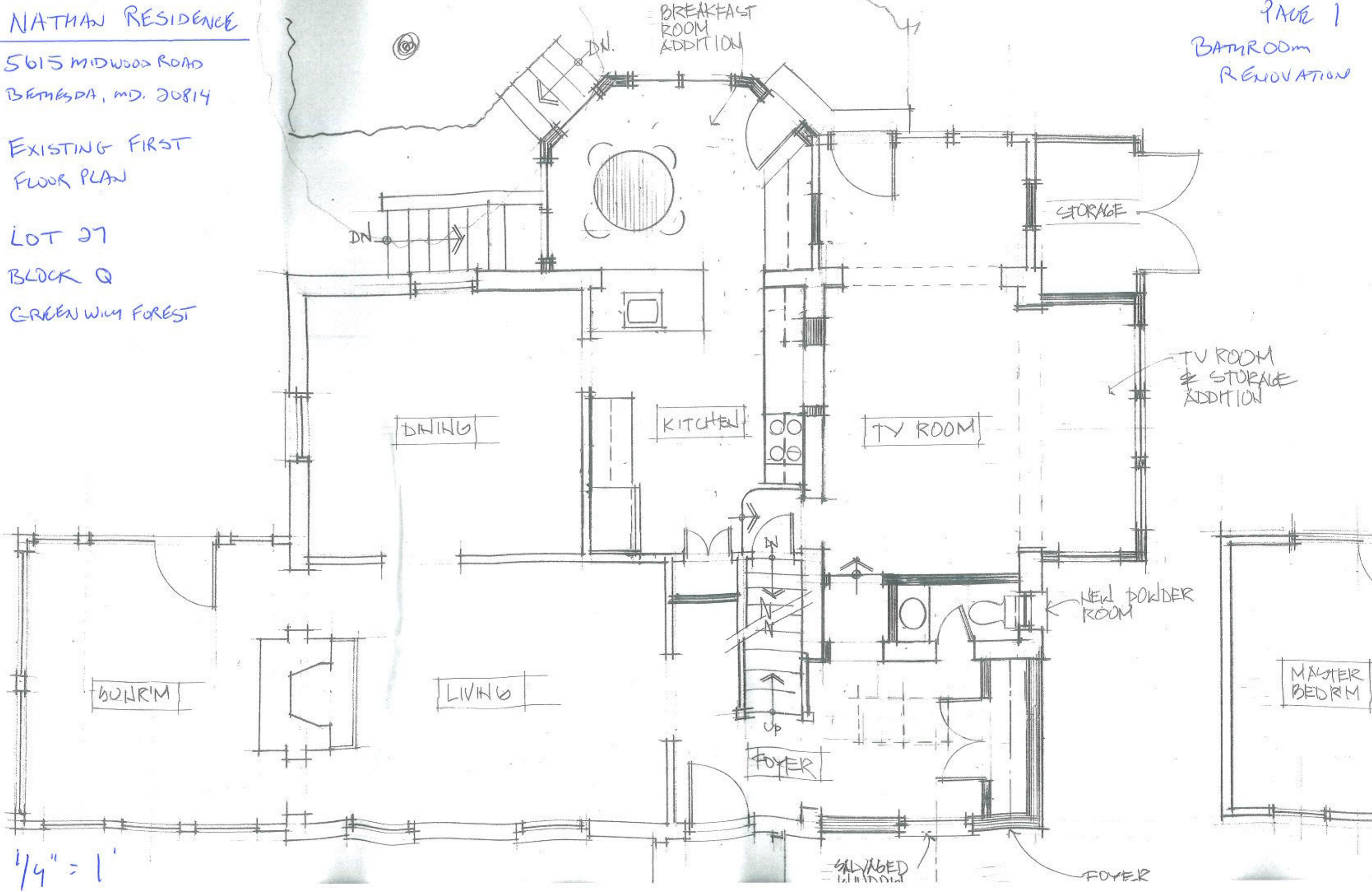
<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.</p> <p><i>Jeff D. Lawrence</i></p> <p>JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216</p>	<p>REFERENCES</p> <p>PLAT BK. 6</p> <p>PLAT. 550</p>	<p>ANDJON ASSOCIATES</p> <p>7 Brookes Avenue Gathersburg, Maryland 20877 (301) 840-9010</p>	
	<p>LIBER</p> <p>FOLIO</p>	<p>DATE OF SURVEYS</p> <p>WALL CHECK</p> <p>HSE LOC. 8-12-85</p> <p>BOUNDARY:</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: M.L.</p> <p>JOB NO.: 111885</p>

NATHAN RESIDENCE

5615 MIDWOOD ROAD
BETHESDA, MD. 20814

EXISTING FIRST
FLOOR PLAN

LOT 27
BLOCK Q
GREENWICH FOREST



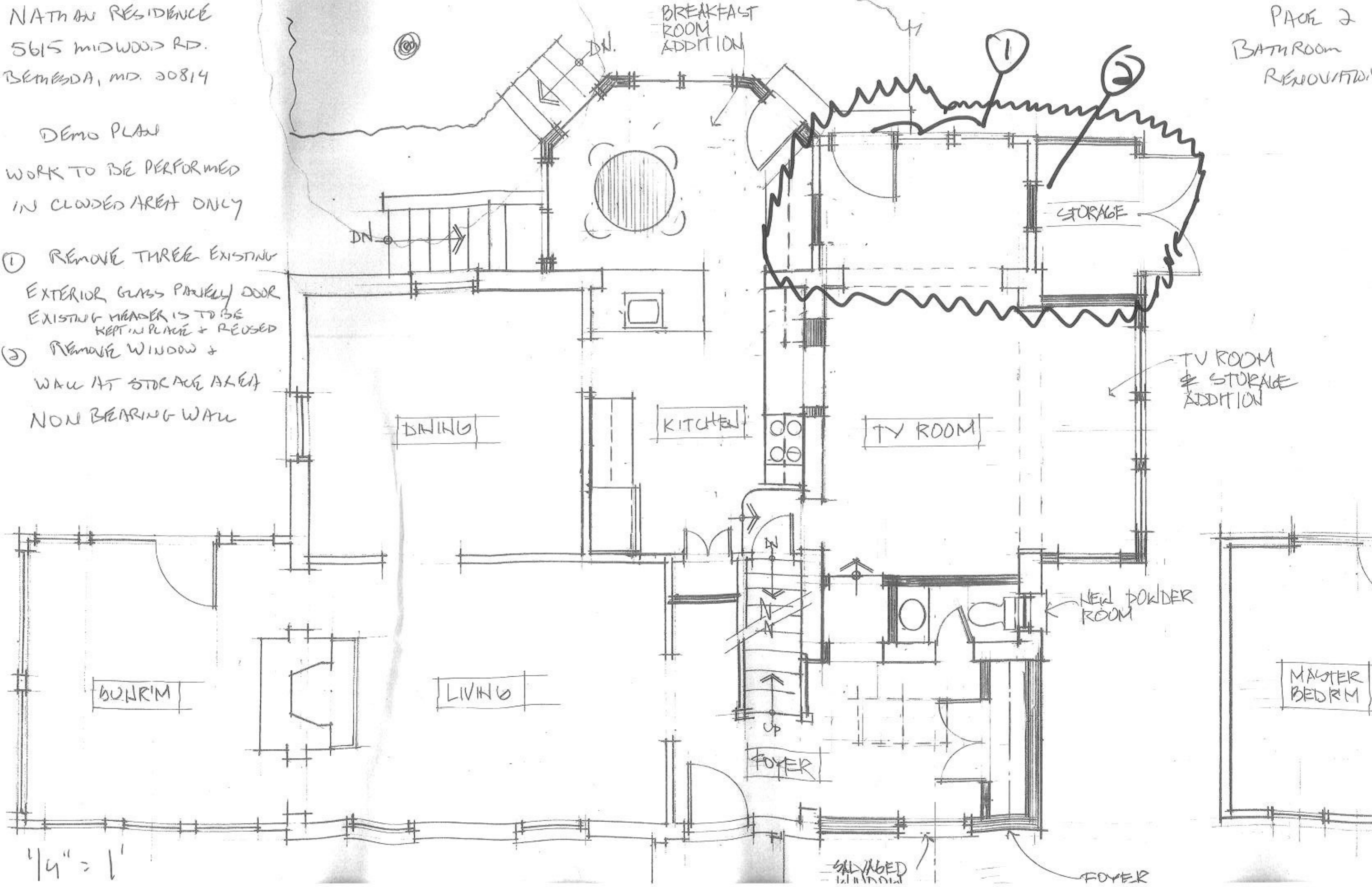
1/4" = 1'

NATHAN RESIDENCE
5615 MIDWOOD RD.
BETHESDA, MD. 20814

PAGE 2
BATHROOM
RENOVATION

DEMO PLAN
WORK TO BE PERFORMED
IN CLOUDED AREA ONLY

- ① REMOVE THREE EXISTING EXTERIOR GLASS PARTIALLY DOOR EXISTING HEADER IS TO BE KEPT IN PLACE + REUSED
- ② REMOVE WINDOW + WALL AT STORAGE AREA NON BEARING WALL



1/4" = 1'

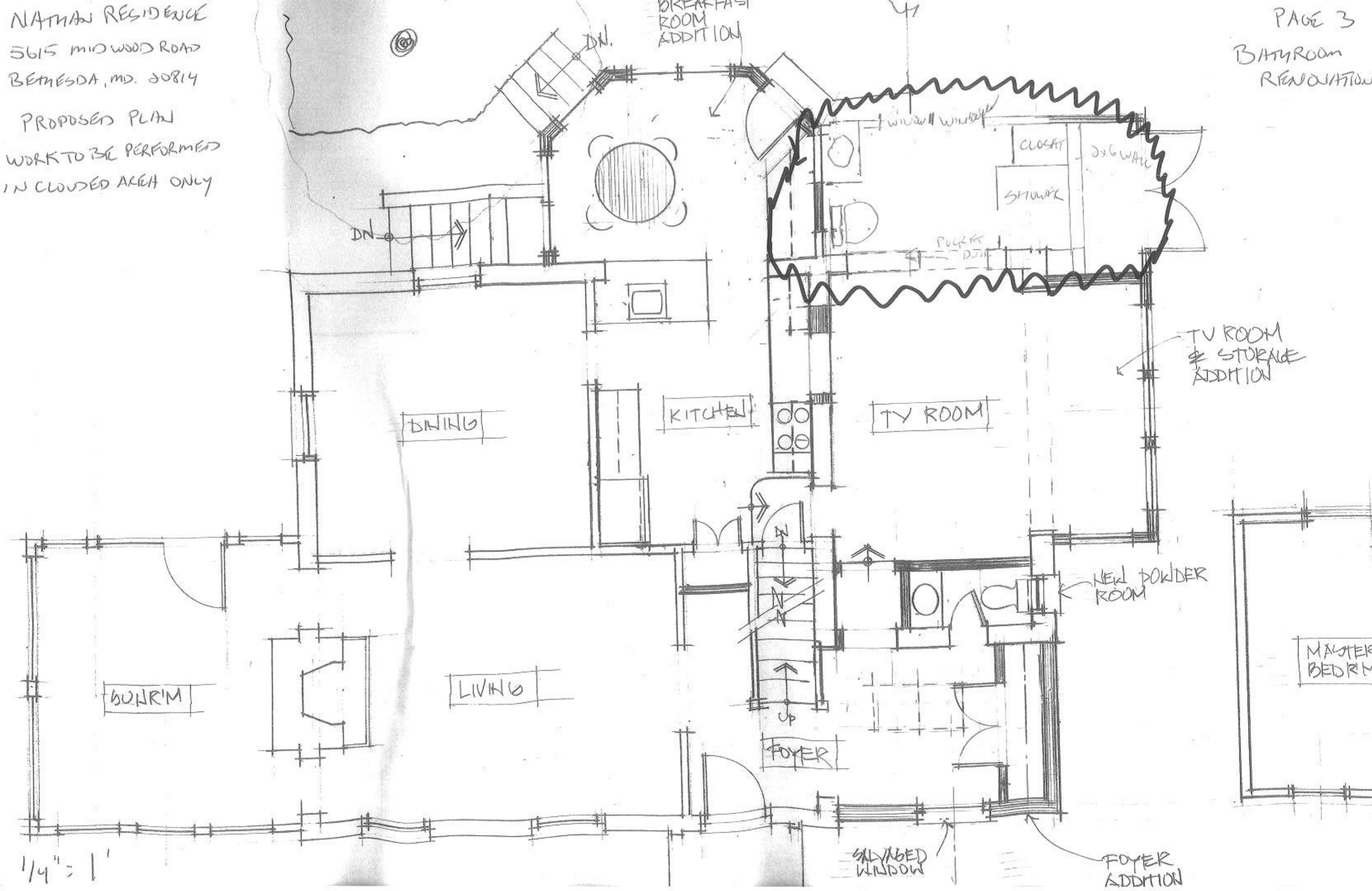
SALVAGED WINDOW

FOYER

NATHAN RESIDENCE
5615 MIDWOOD ROAD
BETHESDA, MD. 20814

PROPOSED PLAN
WORK TO BE PERFORMED
IN CLOUSED AREA ONLY

PAGE 3
BATHROOM
RENOVATION



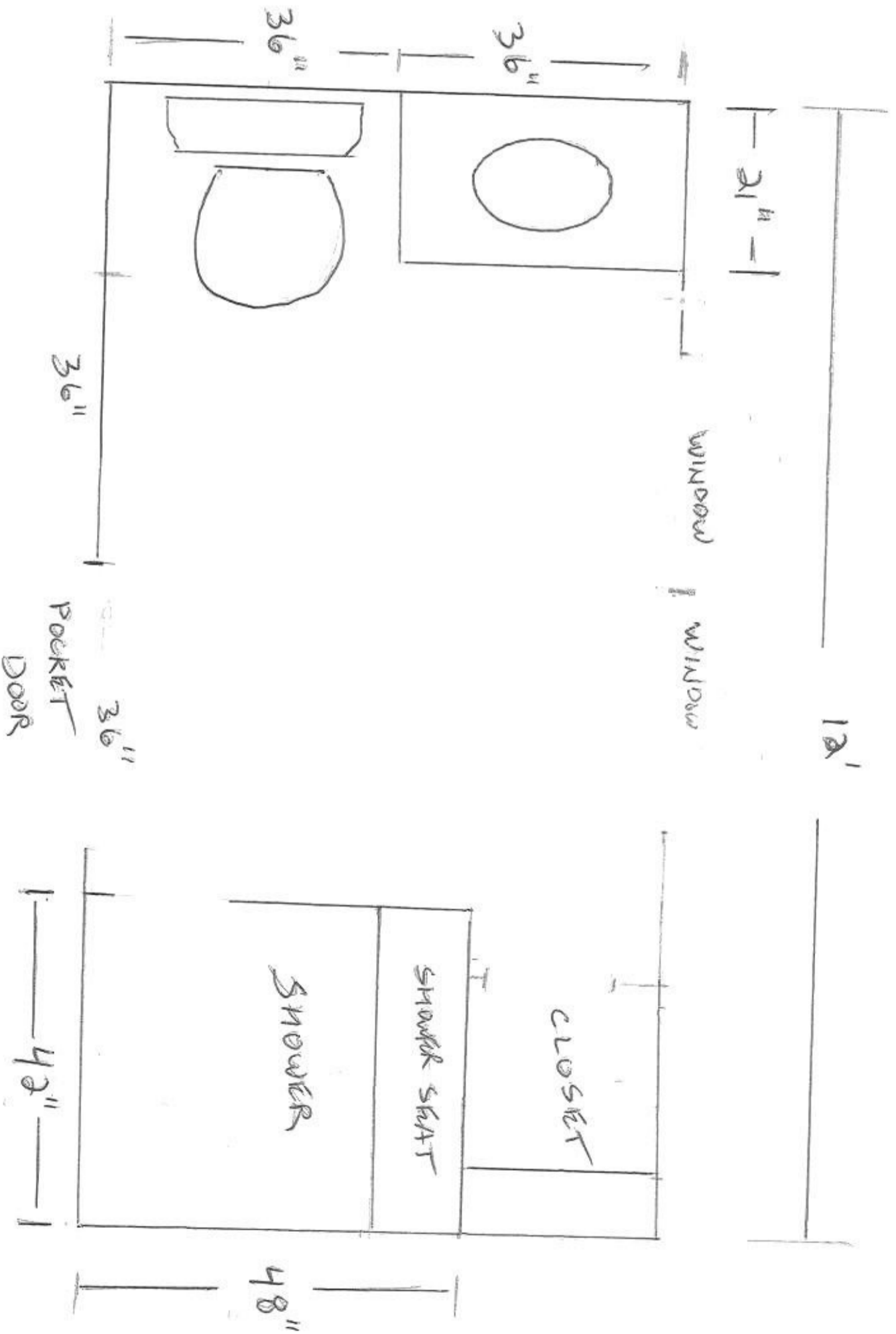
1/4" = 1'

SALVAGED WINDOW

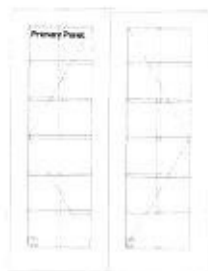
FOYER ADDITION

5615 MIDWOOD RD
BETHESDA, MD. 20814
BATHROOM PLANS

BATHROOM
RENOVATION



3/4" = 1'



(Viewed from Exterior)

SIZING

R/O: 60" x 80"
JAMB: W59 1/4" x H79 17/32"
GLASS: 19 1/16" x 64 13/16"

RATINGS

CPD Product Number: WEA-N-297-01528-00002
U-Factor: 0.32
Solar Heat Gain Coefficient (SHGC): 0.2
Visible Transmittance (VT): 0.34
FL #: FL13947.5

COST	PER UNIT	LINE TOTAL
Price:	\$4,930.05	\$4,930.05

NUMBER: 3053449
LINE #: 200-1
QUANTITY: 1
LOCATION: Inswing Door

- PRODUCT -

SIGNATURE SERIES, SIDE HINGE 2 PANEL, ACT/INACT, 59 1/4" X 79 17/32" COMPLETE UNIT, 7/30/2012 TO PRESENT, 1 3/4" THICK PANEL, INSWING, 8510, NO DP REQUIRED, ACT/INACT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = CALL SIZE

- DIMENSIONS -

UNIT 1: CALL WIDTH = 5-0 (JB 4'-11 1/4")
CALL HEIGHT = 6-8 (JB 6'-7 17/32")
FRAME WIDTH = 59 1/4"
FRAME HEIGHT = 79 5313/10000" UNIT 1 LEFT PANEL LEFT GLASS, 1 RIGHT PANEL RIGHT GLASS:
GLASS WIDTH = 19 1/16"
GLASS HEIGHT = 64 13/16"

- EXTERIOR OPTIONS -

ALUMINUM CLAD
ALUMINUM CLAD
AAMA 2605
EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH
WHITE
STANDARD SILL
TOP RAIL OPTIONS = 5" TOP RAIL
BOTTOM RAIL OPTIONS = 7 1/2" BOTTOM RAIL
NO INSTALLATION CLIPS

- INTERIOR OPTIONS -

4 9/16
INTERIOR SAW KERF = NO INTERIOR SAW KERF
INTERIOR FRAME MATCH = ALL INTERIORS MATCH
INTERIOR MATERIAL = PINE
INTERIOR FINISH STAIN/SEAL = PRIMED - WHITE
INSIDE JAMB OPTION = FINGERJOINT
OUTSIDE JAMB OPTION = FINGERJOINT

- GLASS OPTIONS -

UNIT 1: INSULATED LOW E
SILVER SPACER
W/OUT NEAT CLEAN GLASS
FLUSH BEAD
COLONIAL
BACK SIDE GLZG BD MATCH INTERIOR FINISH
NO SPECIALTY GLASS
NO CAPILLARY TUBES
W/ARGON GAS UNIT 1 LEFT PANEL LEFT GLASS, 1 RIGHT PANEL RIGHT GLASS: W/PRESERVE
PROTECTIVE FILM
TEMPERED GLASS

- HARDWARE OPTIONS -

W/STANDARD HARDWARE
3 POINT LOCK SYSTEM
ASHLAND ARCH TOP ESCUTCHEON
INACTIVE PANEL HANDLESET = W/PASSIVE LOCKSET
BRIGHT BRASS PVD
NO HANDLE EXTENSION
KEYED RANDOM
STANDARD HEIGHT-36"
BUTT HINGE 4 X 4
BRIGHT BRASS
W/HANDLE ACTIVATED FLUSH BOLTS

- SCREEN OPTION -

W/HINGED SCREEN
FIBERGLASS SCREEN MESH
WHITE
SHIPPED LOOSE

- GRILLES -

SDL W/GBG
RECTANGULAR
7/8"
COLONIAL
PINE
PRIMED - WHITE
2W6H

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN
EXTERIOR TRIM OPTIONS = NO EXTERIOR CASING

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM





EXISTING ELEVATION

North Elevation



PROPOSED ELEVATION
NEW 5' FRENCH DOOR

North Elevation

NEIGHBORS

5615 Midwood Road
Bethesda, MD. 20814

Russell T. Wall and Ann M. Dorigan

5609 Midwood Road
Bethesda, MD. 20814

Clifford B. Hendler and Deborah Neipris

7831 Hampden Lane
Bethesda, MD. 20814

Robert A. and Virginia K. Essink

5606 York Lane
Bethesda, MD. 20814

Thomas H. and PM Liddle

5604 York Lane
Bethesda, MD. 20814

Timothy M. Hanway and Cheryl L. Edelson Hanway

7827 Hampden Lane
Bethesda, MD. 20814

NUMBER: 3053449

LINE #: 200-1

QUANTITY: 1

LOCATION: Inswing Door



(Viewed from Exterior)

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JAMB: W59 1/4" x H79 17/32"
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TEMPERED GLASS

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FIBERGLASS SCREEN MESH
WHITE
SHIPPED LOOSE

- GRILLES -

SDL W/GBG
RECTANGULAR
7/8"
COLONIAL
PINE
PRIMED - WHITE
2W6H

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FIN NAILING FIN
EXTERIOR TRIM OPTIONS = NO EXTERIOR CASING

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM







