



HISTORIC DISTRICT COMMISSION MEETING PACKET

AGENDA



HAGERSTOWN HISTORIC DISTRICT COMMISSION AGENDA

DATE: March 12, 2026– 4:30 p.m.

LOCATION: 1st Floor, Hub City Boardroom, City Hall

Please visit the City's website at www.hagerstownplanning.org for information about this meeting. Documents regarding cases and topics to be reviewed can be found at this link beginning at 9:00 a.m. on Monday, March 9, 2026.

Call to Order -

Approval of Minutes –

Meeting of February 26, 2026.

Consent Agenda –

HDC-2025-22 - 25 W Church St – Jake Blackmon - Signs

Design Review –

HDC-2026-03 – 1002 Oak Hill Avenue – David McGinley – Addition to back of the house.

HDC-2026-04 – 101 West Irvin Avenue – Clarence Horst – Open gable porch roof

Workshops -

Exterior Stone Stair repair/replacement – 817 The Terrace- Amelie Lavenant-Wink

New Business –

None.

Old Business –

None.

Announcements –

None.

Adjourn -

Next Meeting: March 26, 2026– 4:30 p.m.

APPROVAL OF MINUTES



HISTORIC DISTRICT COMMISSION MEETING MINUTES

Date: Thursday, February 26, 2026
Time: 4:30 p.m.
Location: 1st Floor Meeting Room, City Hall, 1 East Franklin Street
Attendance:

Name	In-Person	Remote	Absent
Michael Gehr, Chairperson	X		
Leslie Allen, Vice Chairperson			X
Doug Carroll	X		
Sven Alstrom			X
Michael Heyser	X		
Robert E. Powell	X		
Rich Owens			X
Tracy Carr, Ex-Officio Member (Signs)			X
Daniel Matonak, Ex-Officio Member (Structural Engineer)			X
Paula Reed, Consultant			X
Staff			
S. Bockmiller, Deputy Director, Planning	X		
V. Feinberg, Senior Planner			X
K. Broche, Assistant Zoning Administrator			X
M. Ross, Planner I	X		
C. Hilgenfeld, Administrative Coordinator/Recording Secretary	X		

Call to Order and Instructions from the Chair –

The Chairperson, Mr. Gehr, called the meeting to order at 4:32 p.m. Attendance of Commission members and staff is reflected in the table above. The Chairperson read the standard public instructions regarding order of business into the record.

Approval of Minutes –

February 12, 2026, Minutes.

Mr. Powell motioned to APPROVE the February 12, 2026, Minutes without changes. Seconded by Mr. Carroll and approved 4-0.

Consent Agenda –

HDC-2025-43 Zion Reformed United Church of Christ – Changes to Door.

MOTION to APPROVE Consent Agenda.

Mr. Carroll made the motion: “Mr. Chairman, I have reviewed the materials submitted in Case **HDC-2025-43** and its associated staff report and recommendations, and I have viewed the property in question. The staff report recommends approval of this application as consistent with the applicable standards adopted by this Commission, and no one has appeared at this hearing with concerns about, issues with, or objections to this application. Therefore, I move that this Commission adopt the staff evaluations and recommendations in this case as its own and grant Certificate of Appropriateness to the applicant for this case. **Mr. Heyser seconded. The motion passed with a vote of 4-0.**

Design Review –

No Items.

Workshops -

No Items.

New Business –

Deputy Director Bockmiller announced that an application was received to declare the old “Herald Mail” building on Antietam Street a historic landmark, and it is scheduled to go before City Council on March 12, 2026. He will e-mail more information to HDC members to decide on a special meeting, if the commission wants to weigh in.

Old Business –

Mr. Carroll inquired about excessive window signage at downtown businesses. Deputy Director Bockmiller explained that there was little time for enforcement due to staffing shortages, but the issues are on the radar and will be addressed.

Announcements –

No Items.

Adjourn -

MOTION to adjourn meeting at 4:48 p.m. made by Mr. Powell. Seconded by Mr. Carroll.

Next Meeting is scheduled for Thursday, March 12, 2026 - 4:30 p.m.

C. Hilgenfeld
Administrative Coordinator/
Recording Secretary

CONSENT AGENDA

HAGERSTOWN HISTORIC DISTRICT COMMISSION PROJECT REPORT

Meeting Date: March 12, 2026

Application Number: HDC 2025-22

Applicant: Jake Blackmon

Property Address: 25 West Church Street

Authority:

X	Downtown Local Historic District		Landmark (name)
	Potomac Broadway Local Historic District		Hagerstown NRHP Historic District
	Oak Hill Local Historic District		CC-MU District Grant Application
	Prospect Street Local Historic District		Other

Resource Rating:

X	A	Significant building to the character of the historic district. May qualify for NRHP listing.
	B	Building contributes to the character of the district, but is not likely to qualify for NRHP listing individually
	C	Building is noncontributing in its current condition, but has potential to contribute to the district
	D	Building is noncontributing, but may be eligible for inclusion on the NRHP
	E	Building is noncontributing, and is not eligible for inclusion on the NRHP.
	F	Contributing open space
	G	Non-contributing open space
	NA	Not applicable (district or site not rated)
	O	Other (explain)

Photograph of the Property:



Design Guidelines:

Pages 37-41 (Downtown)

Description of Work and Plans:

Applicant is proposing to install two metal flat-mounted signs on each side of the entrance to the brewery business. One will be a 59 inch diameter circle, the other will be 59 inches wide by 75 inches tall. AMENDMENT: The proposed signs were both added to the left side of entrance.

Recommendation: Staff recommends approval, the building is very large and the signage on the building is a fraction of what the Zoning Ordinance would permit.

Secretary of the Interior’s Standards for Rehabilitation of Historic Structures: (applicable standards checked) SELECT ANY/ALL THAT APPLY

9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for federal tax incentives, a rehabilitation project must meet all ten Standards.



May 18, 2025

David Blackmon
Marketplace LLC.
14625 Baltimore Avenue, suite 317
Hagerstown MD 21740

Dear Mr. Blackmon:

HDC-2025-22 - 25 West Church Street - Jake Blackmon – Signage.

On May 8, 2025, the Historic District Commission (HDC) approved the above-referenced application for two flat-mounted signs on each side of the entrance to the brewery.

If you have any questions, please contact me at mrevilla@hagerstownmd.org or by telephone at 301.739.8577, extension 138.

Sincerely,

A handwritten signature in black ink, appearing to read "S. R. Bockmiller", with a long horizontal flourish extending to the right.

Stephen R. Bockmiller, AICP
Deputy Director for Planning and Zoning Administration.

MR
Enclosures

HAGERSTOWN HISTORIC DISTRICT COMMISSION PROJECT REPORT

Hearing Date: May 8, 2025
 Applicant: Jake Blackmon
 Property Address: 25 West Church Street

Application Number: HDC 2025-22

Authority

X	Downtown Local Historic District	Landmark (name)
	Potomac Broadway Local Historic District	Hagerstown NRHP Historic District
	Oak Hill Local Historic District	CC-MU District Grant Application
	Prospect Street Local Historic District	Other

Resource Rating

X	A	Significant building to the character of the historic district. May qualify for NRHP listing.
	B	Building contributes to the character of the district, but is not likely to qualify for NRHP listing individually
	C	Building is non-contributing in its current condition, but has potential to contribute to the district
	D	Building is non-contributing, but may be eligible for inclusion on the NRHP
	E	Building is non-contributing and is not eligible for inclusion on the NRHP.
	F	Contributing open space
	G	Non-contributing open space
	NA	Not applicable (district or site not rated)
	O	Other (explain)

Photograph(s) of the Property:



Design Guidelines Attached: Pages 37-41 (Downtown)

Description of Work and Plans: Applicant is proposing to install two metal flat-mounted signs on each side of the entrance to the brewery business. One will be a 59 inch diameter circle, the other will be 59 inches wide by 75 inches tall.

Recommendation: Approval. The signs should be anchored into mortar joints as to avoid damaging the brick material. The building is very large and the signage on the building is a fraction of what the Zoning Ordinance would permit.

Secretary of the Interior’s Standards for Rehabilitation of Historic Structures: (applicable standards checked)

9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for federal tax incentives, a rehabilitation project must meet all ten Standards.



CITY OF HAGERSTOWN, MARYLAND

Planning and Code Administration Department

HISTORIC DISTRICT COMMISSION DESIGN REVIEW APPLICATION

Case No. HDC - 2025-22
Office Use Only

Date Accepted: May 2, 2025

45-Day Time Limit Expires: June 16, 2025

Submittal Requirements:

- Original application with original signature
- 4 copies of drawing, sized 11 x 17-inches or smaller
- Manufacturer's literature for all materials being proposed and/or sample of materials proposed
- If constructing a new building or an addition to an existing building, provide a plot plan showing the extent of the improvements

Property Location/Address: 25 W Church Street Hagerstown, MD 21740

Applicant's Name: Jake Blackmon

Applicant is the: (please circle) Owner / Tenant / Contractor

Contact Person: Jake Blackmon Email: jake@hubcitybrewery.com

Mailing Address: 25 W Church Street Hagerstown, MD 21740

Telephone: 240-344-1831 Fax: N/A

Property Owner Name (if different from Applicant):
MarketPlace LLC

Contact Person: David Blackmon Email: david@hubcitybrewery.com

Mailing Address: 25 W Church St Hagerstown, MD 21740

Telephone: 301-401-1273 Fax: N/A

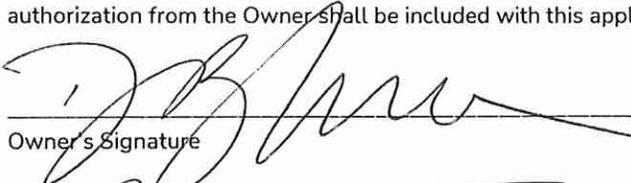
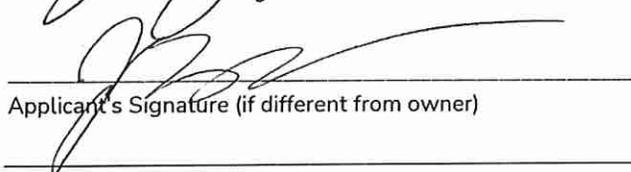
Description of Proposed Work (please include a detailed description including dimensions, materials, location on building, etc.) If necessary, please attach additional sheets.

What: Sign installation
Size: 59"x 135"
Materials: Steel

Location on the building or property:
Front side of building facing the parking lot

Certification

Failure to complete this application fully including the attachment of scaled construction plans and other supporting material as may be required by the Planning and Code Administration Department or the Historic District Commission and/or failure of the applicant or a representative to appear at the scheduled meeting will result in postponement of the application until the next regularly scheduled meeting. The application may be dismissed if there are two or more postponements. If an application is denied, the same application shall not be renewed within a period of one year after the denial. If Applicant is different from Owner of the property, written authorization from the Owner shall be included with this application.


Owner's Signature _____ Date 5/2/2025

Applicant's Signature (if different from owner) _____ Date 5/2/2025

Hagerstown Historic District Commission Action:

<input checked="" type="checkbox"/>	Approval – Certificate of Appropriateness
<input type="checkbox"/>	Approval – Certificate of Hardship
<input type="checkbox"/>	Denial – Certificate of Appropriateness
<input type="checkbox"/>	Denial – Certificate of Hardship


Historic District Commission Chair Signature _____ Date May 8, 2025

From: [Stephen Bockmiller](#)
To: [David Blackmon](#)
Cc: [Matt Ross](#)
Subject: RE: Signs
Sent: 3/3/2026 4:53:45 PM

David..

I am forwarding to Matt Ross. Matt joined us in December and is now the staff for the Historic District Commission.

We'll keep this simple.

Matt... pull out the HDC file for the approval of these signs. Was probably about a year ago now by my estimate.

Put on next week's HDC agenda as an amendment under the existing case file number. Do not open a new application for this.

Copy this email and the picture that is part of it and use it as the documentation of the requested amendment. Put it in the file.

You will need to do an updated staff report – could just amend the existing one in the H drive to save time. And it can go on consent.

David... I foresee no issue getting this approved. I never tell folks not to come to a meeting when they are on consent because the HDC could move it to regular review and if you aren't there, they will table it to the next meeting. However, I seriously doubt they will in this situation and your risk of being moved to regular agenda is quite low, so I think you are pretty safe if you don't attend. It will very likely be approved whether you are there or not.

Thanks.
Steve

From: David Blackmon <davidblackmon1@aol.com>
Sent: Tuesday, March 3, 2026 3:07 PM
To: Stephen Bockmiller <SBockmiller@hagerstownmd.org>
Subject: Signs

Hello Steve.

Apparently the signs were slated to be on the right side of the doors according to our application? I actually don't recall this. Blaine won't close out my permit until there is a small adjustment to the paperwork.

What would you like me to do about this?

Thanks

David

Hub City Brewery



Sent from my iPhone

DESIGN REVIEW

HAGERSTOWN HISTORIC DISTRICT COMMISSION PROJECT REPORT

Meeting Date: March 12, 2026

Application Number: HDC 2026-03

Applicant: David McGinley/MSB Architects

Property Address: 1002 Oak Hill Avenue

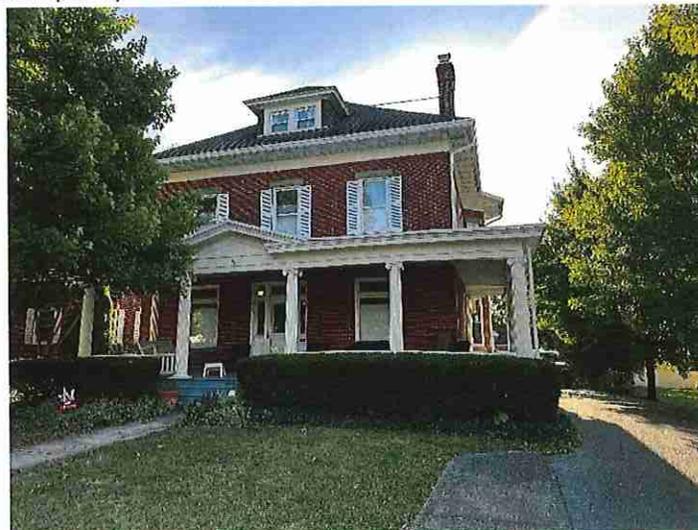
Authority:

	Downtown Local Historic District		Landmark (name)
	Potomac Broadway Local Historic District		Hagerstown NRHP Historic District
X	Oak Hill Local Historic District		CC-MU District Grant Application
	Prospect Street Local Historic District		Other

Resource Rating:

	A	Significant building to the character of the historic district. May qualify for NRHP listing.
X	B	Building contributes to the character of the district, but is not likely to qualify for NRHP listing individually
	C	Building is noncontributing in its current condition, but has potential to contribute to the district
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	E	Building is noncontributing, and is not eligible for inclusion on the NRHP.
	F	Contributing open space
	G	Non-contributing open space
	NA	Not applicable (district or site not rated)
	O	Other (explain)

Photograph of the Property:



Design Guidelines: Pages 23-28 (Residential)

Description of Work and Plans: The applicant proposes the addition to the rear of the house constructed of brick, fiberglass windows and doors, and architectural asphalt shingles.

Recommendation: Staff recommends that this application be approved as the addition is consistent with the aesthetic of the original structure while remaining visually distinguishable as a contemporary addition.

**Secretary of the Interior's Standards for Rehabilitation of Historic Structures:
(applicable standards checked) SELECT ANY/ALL THAT APPLY**

2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for federal tax incentives, a rehabilitation project must meet all ten Standards.

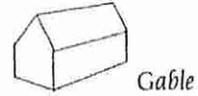
C. Roofing:

The cornice line and the profile of the roof shape against the sky are important parts of the overall form of a building's mass. It is important that the orientation of a new roof conform to the predominant orientation of roofs on the street.

When selecting a roof for your new construction it is important to keep in mind the following:

- The roof design should continue the design of a building in the case of an addition.
- Standing-seam metal in copper, tin or terne coated steel, slate, and mineral fiber slate substitutes are traditional materials that work well in contemporary structures.
- Fiberglass asphalt shingles can be used, provided they are flat and of a uniform color and texture.
- Except in well-documented restoration work, wooden roof shingles are not acceptable.

Roof Styles

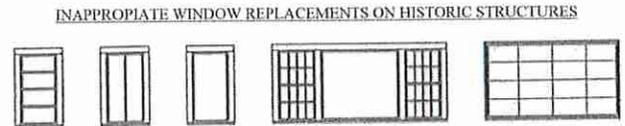
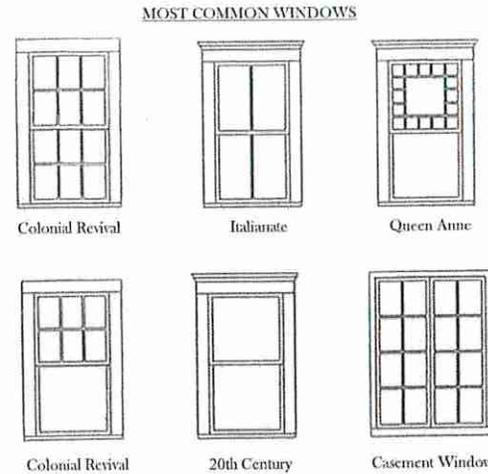


D. Windows and Doors:

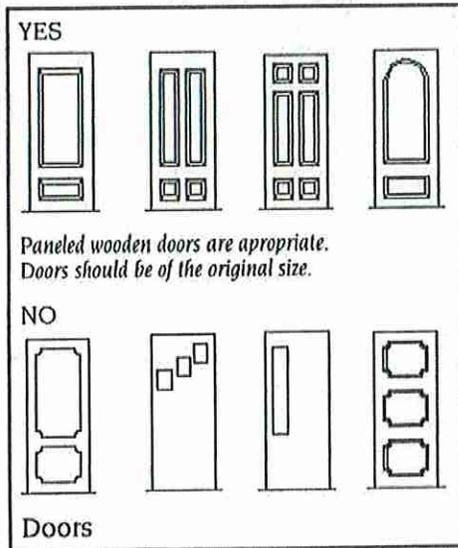
Windows:

Windows with double-hung sashes dominate the Residential Historic Districts. New construction should respect these proportions, but in certain cases, may introduce casement and fixed-sash windows. Doubled windows are present in the districts, but individual sets of sashes should maintain a decidedly vertical proportion. If combined windows are used as a focal point in the design of an elevation, they should relate to other features of the façade. In general, double-hung sashes in new construction should have a one-over-one configuration (a single pane of glass in each sash).

In special cases, windows with muntins are acceptable as an integral part of an overall design, but if such sashes are used, they should have true divided glazing. Many name brand window manufacturers offer quality wood windows with thermo-insulated construction features.



Doors:



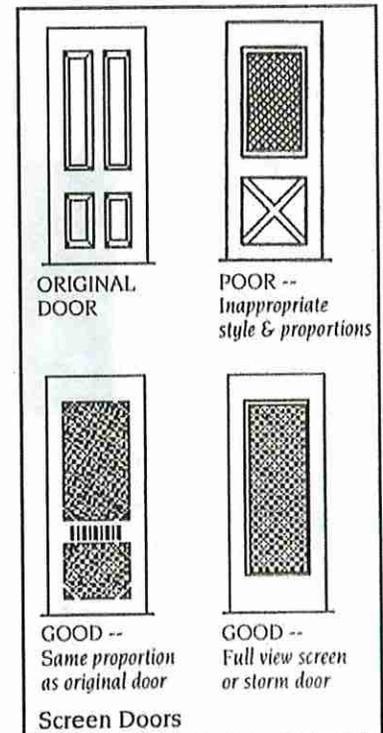
Doors and entranceways are a very important focal point in residential neighborhoods. Therefore, consider the following when choosing a new door:

- Proportion, size, and detail should match that of the existing structure or streetscape.
- Architectural styles different from the existing building or those not found within your historic district should not be mimicked.
- Secondary entries should not detract from the main entrance.
- Ramps for handicapped accessibility should provide access to users and remain sensitive to the overall design of the property.

Storm Windows and Doors:

The following recommendations apply to newly constructed storm doors or windows:

- Pre-finished storm window units are preferred; avoid mill finish aluminum.
- Locate storm sashes within the window frames.
- Match the storm sash to the window sash, and align the meeting rail of the storm sash with that of the window.
- Screen or storm doors should be simple in design with ample open area for maximum door visibility.
- Screen or storm doors should not mimic an architectural style incompatible with that of the building.



E. Skylights and Dormers:

Skylights are both an historic and contemporary method of bringing light into the interior of buildings. When considering a skylight, it is recommended that you:

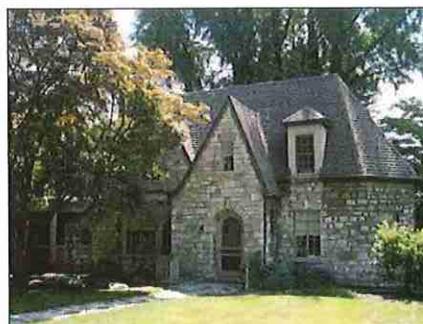
- integrate skylights into the overall roof form,
- locate skylights on the rear- and side-facing slopes not readily apparent from the street and other public spaces.
- use flat, sloped skylights rather than bubble or domed lights.

Dormers are also a common element in the districts. The gable ends of the building usually have a single, double-hung sash window, while dormers facing the street have a gable or hip roof with smaller, paired windows. In addition consider the following guidelines:

- Design dormers with the same roof pitch as that of the main building.
- Dormers should not overpower the roof slope or the elevation.
- Use shed dormers only on building elevations not visible from a public street.
- Align dormers with windows on the façade or locate them between windows.

F. Materials:

There are various building materials in the districts, which generally include a predominance of brick, stucco, wood siding, and stone. The building material of new construction should respond to the general rule that the surrounding context indicates the choice of materials. The proper selection of building material will help determine whether a new structure is integrated properly into the Districts.



When adding any kind of new construction, it is important to remember that the ultimate goal of construction is to blend with the existing fabric of the street and structure.

The proper use of materials is an important method of controlling the appearance of the historic district. Therefore, keep in mind the following:

- Avoid creating new brickwork patterns. Common, Flemish, and English bonds are the predominant brick patterns.
- Painting brick, stucco, or stonework should be documented by historic reference, photograph, etc.
- Masonry veneers are a more cost-effective alternative to an entirely masonry building, however, veneers must blend with existing masonry work.
- Use new materials, such as plastic, only if they can be properly shielded from public view or assimilated with current materials.

G. Texture:

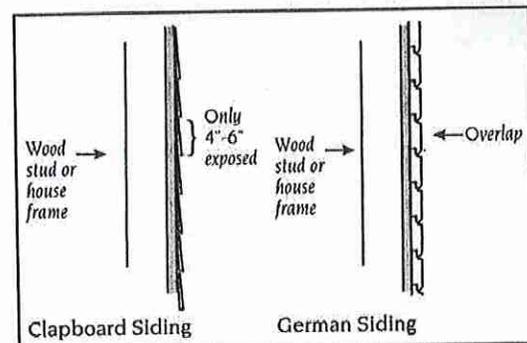


The texture of a building refers not only to the physical texture of the surface materials but also to its visual texture. This texture comes from a building's materials, details, and the ways in which these materials cast shadows or reflect light. New construction should be compatible with the textures of the materials and detailing of the surrounding buildings.

H. Siding:

When considering siding for your new structure, use the following recommendations to help create a sense of consistency between old buildings along the street and the new structure:

- Beveled siding and German drop siding are common traditional materials that have use as a contemporary material.
- The type of siding used is dependent upon what is most appropriate for each building.
- Window trim, door trim, and corner boards should be included.
- The commission will consider siding made of modern materials for new construction and/or additions depending upon the location of the construction on the building and the surroundings of that building. Environmental settings may also be considered. Window, door, corner trim boards and siding must not cover up cornice or eave details on historic resources.



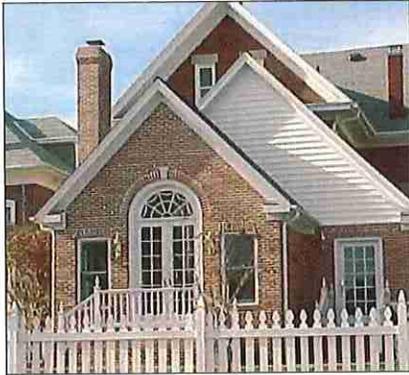
I. New Additions:

A modern addition to an older building is a sensitive design issue. The character of the building and its historic materials and features should be preserved. Additions should be sympathetic to the base building, yet still be a product of its own time. When considering an addition, it is important to keep in mind the following:



- Avoid construction on the primary façade or other character-defining façade.

- Minimize loss of historical material on exterior walls.
- Building finishes used for the additions should be similar in material, quality, color, and dimension to those used on the original structure.
- The scale (size and proportion) of the addition should be compatible with the existing building.
- Use common elements between the historic building and the addition to create a sense of visual consistency while differentiating between new and historic.



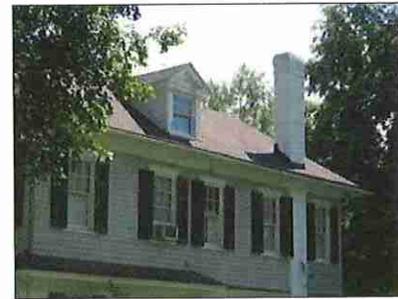
When adding to your historic structure, it is important to remember to preserve historical features.

To do that:

- Avoid damaging or obscuring any historical features.
- Design additions so that historical features will not be sacrificed if the addition is removed in the future.

J. Chimneys:

Chimneys are very important design elements in that they anchor a building's overall form as well as help define the roofline. Location, dimension, and detailing of the chimney are part and parcel of the overall roof design. When designing a new chimney, consider the following:

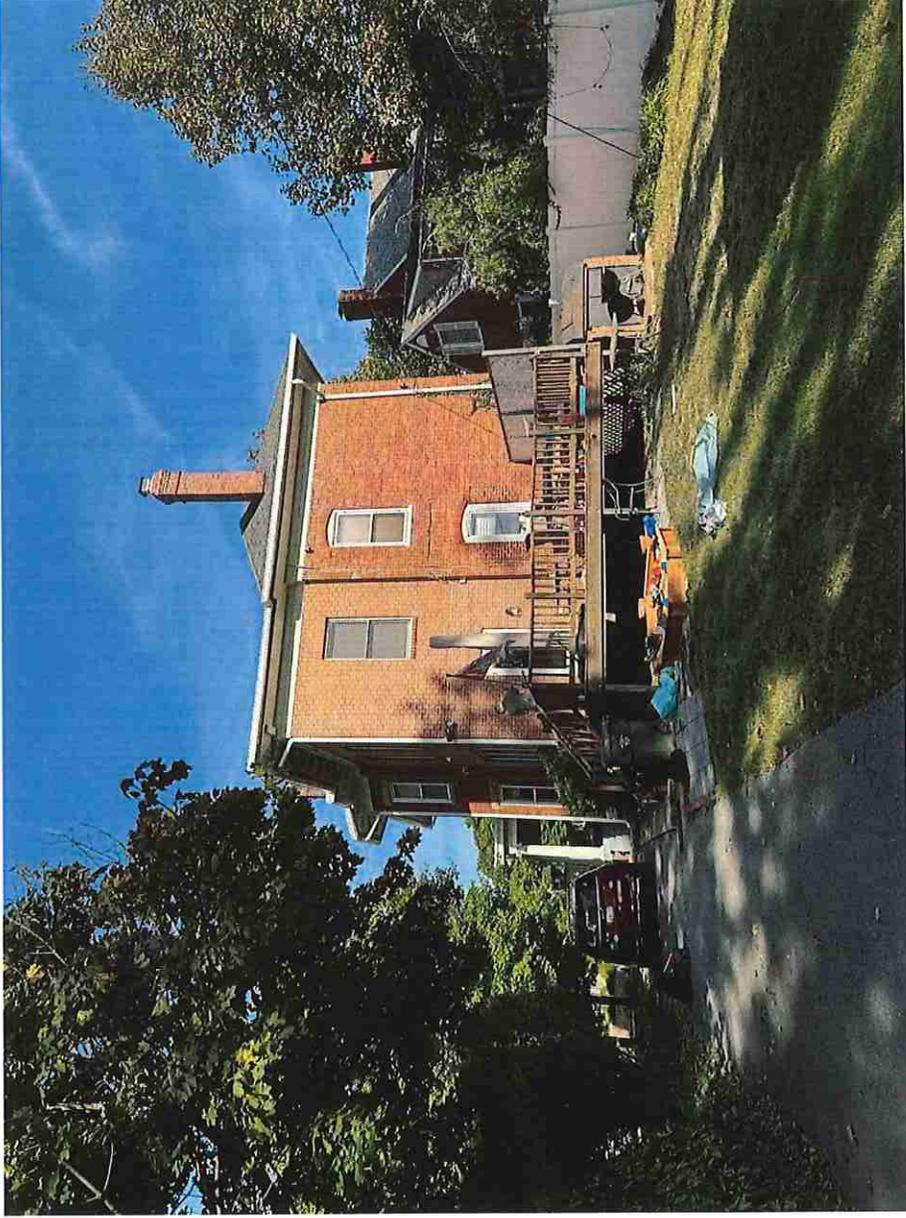


- Ensure that chimneys are wide and deep enough to provide the visual mass to balance their height.
- Masonry chimneys are preferred; stovepipes and zero-clearance metal flues are only permissible when not visible from a public street.
- Chimneys in frame houses should be less massive than those in masonry buildings. Frame house chimneys should be located along the ridgelines, set in from the building's end walls.
- In masonry construction, chimneys should always be located along exterior walls.

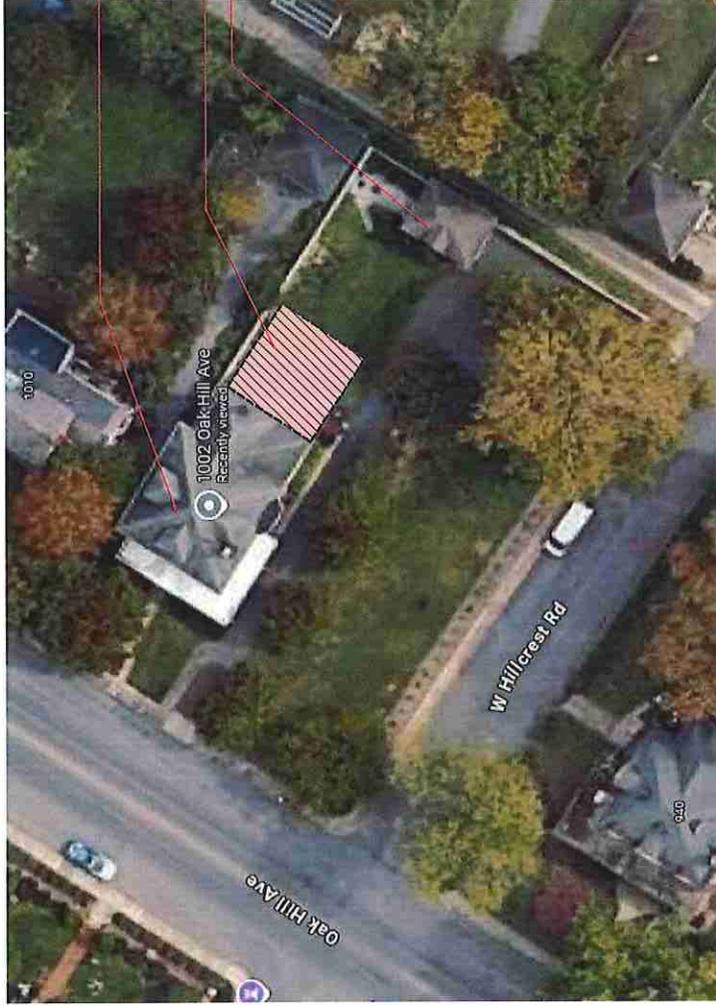
K. Porches and Decks:



Porches and decks are common additions to historical structures. They provide shade from the sun, a place for children to play, or for adults to entertain, as well as a private space on a public street and can be valuable assets to buildings.



HDC Submission - Existing Exterior
McGinley Residence Addition
March 4, 2026



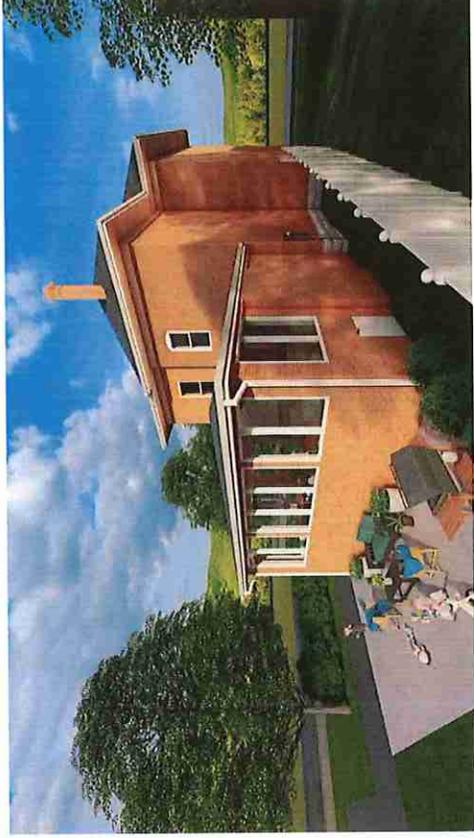
HDC Submission - Site Plan
McGinley Residence Addition

March 4, 2026





Exterior, Option A: Brick

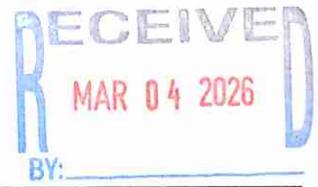


Exterior, Option A: Brick

HDC Submission - Artistic Sketches
McGinley Residence Addition
March 4, 2026



CITY OF HAGERSTOWN, MARYLAND



Planning and Code Administration Department

HISTORIC DISTRICT COMMISSION DESIGN REVIEW APPLICATION

Case No. HDC - 2026-03
Office Use Only

Date Accepted: 3/4/2026

45-Day Time Limit Expires: 4/18/2026

Submittal Requirements:

- Original application with original signature
- 4 copies of drawing, sized 11 x 17-inches or smaller
- Manufacturer's literature for all materials being proposed and/or sample of materials proposed
- If constructing a new building or an addition to an existing building, provide a plot plan showing the extent of the improvements

Property Location/Address: 1002 Oak Hill Avenue; Hagerstown, MD

Applicant's Name: David McGinley / MSB Architects

Applicant is the: (please circle) Owner / Tenant / Contractor

Contact Person: Janelle Horst / MSB Architects Email: jhorst@msbarchitects.com

Mailing Address: 21 West Franklin Street; Hagerstown, MD

Telephone: 301.791.7935 Fax: _____

Property Owner Name (if different from Applicant):
David McGinley

Contact Person: David McGinley Email: dtmcginley@gmail.com

Mailing Address: 1002 Oak Hill Avenue; Hagerstown, MD

Telephone: _____ Fax: _____

Description of Proposed Work (please include a detailed description including dimensions, materials, location on building, etc.) If necessary, please attach additional sheets.

What: Addition to back of house, see attached documents and drawings

Size: See attached drawings

Materials: Brick, fiberglass windows, architectural asphalt shingles, fiberglass sliding door

Location on the building or property:
Back of house, see attached drawings

Certification

Failure to complete this application fully including the attachment of scaled construction plans and other supporting material as may be required by the Planning and Code Administration Department or the Historic District Commission and/or failure of the applicant or a representative to appear at the scheduled meeting will result in postponement of the application until the next regularly scheduled meeting. The application may be dismissed if there are two or more postponements. If an application is denied, the same application shall not be renewed within a period of one year after the denial. If Applicant is different from Owner of the property, written authorization from the Owner shall be included with this application.

Owner's Signature

Date

Janelle Hout

03/04/2026

Applicant's Signature (if different from owner)

Date

Hagerstown Historic District Commission Action:

<input type="checkbox"/>	Approval – Certificate of Appropriateness
<input type="checkbox"/>	Approval – Certificate of Hardship
<input type="checkbox"/>	Denial – Certificate of Appropriateness
<input type="checkbox"/>	Denial – Certificate of Hardship

Historic District Commission Chair Signature

Date

Revisions:

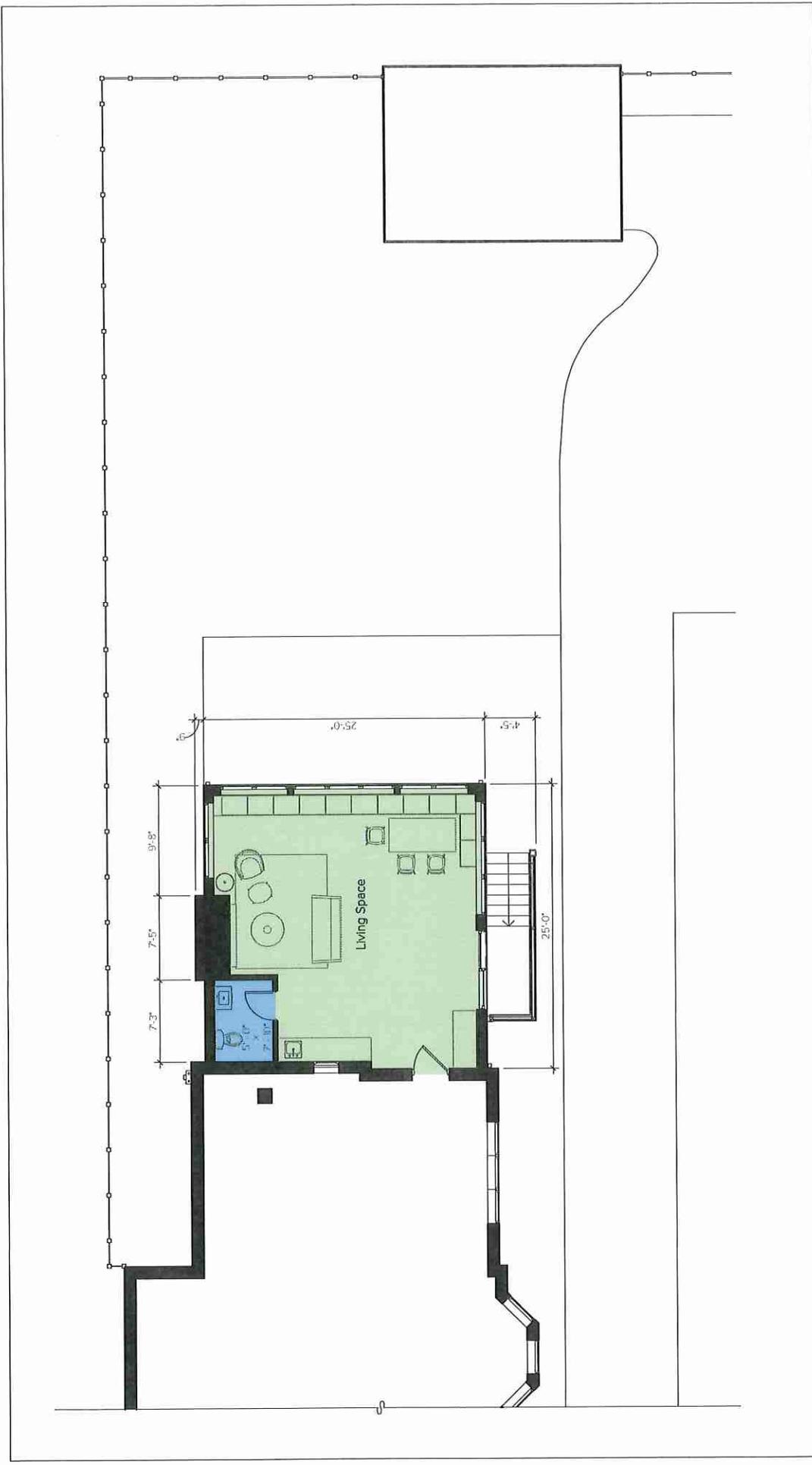
Revision Approved / Denied:

Historic District Commission Chair Signature

Date

City of Hagerstown, Maryland
Planning and Code Administration Department
One East Franklin Street, Suite 300
Hagerstown, MD 21740
T | 301.739.8577, Ext. 138
F | 301.791.2650

Form Created: 2/11/2016



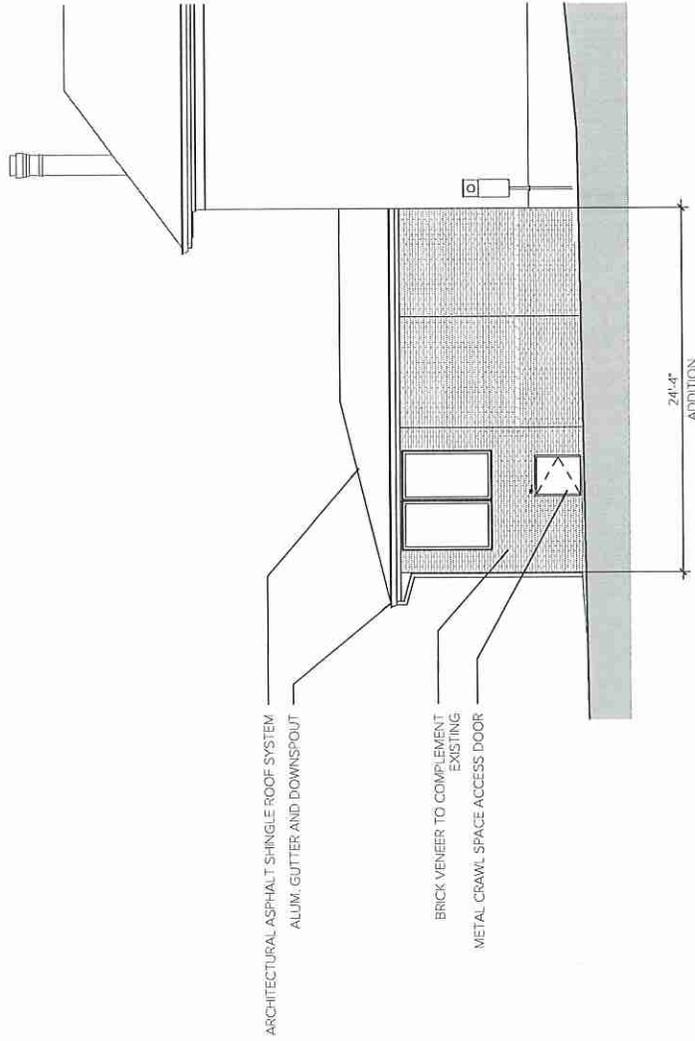
HDC Submission - Floor Plan
 McGinley Residence Addition

March 4, 2026



SCHEMATIC DESIGN APPROVAL
 SIGNATURE: _____ DATE: _____
 I have reviewed the drawing above. I approve the layout and request the Architect and
 Consultants to proceed with the next phase of design. By signing this approval, I
 understand that any future design changes will be considered as additional service and
 billed accordingly.





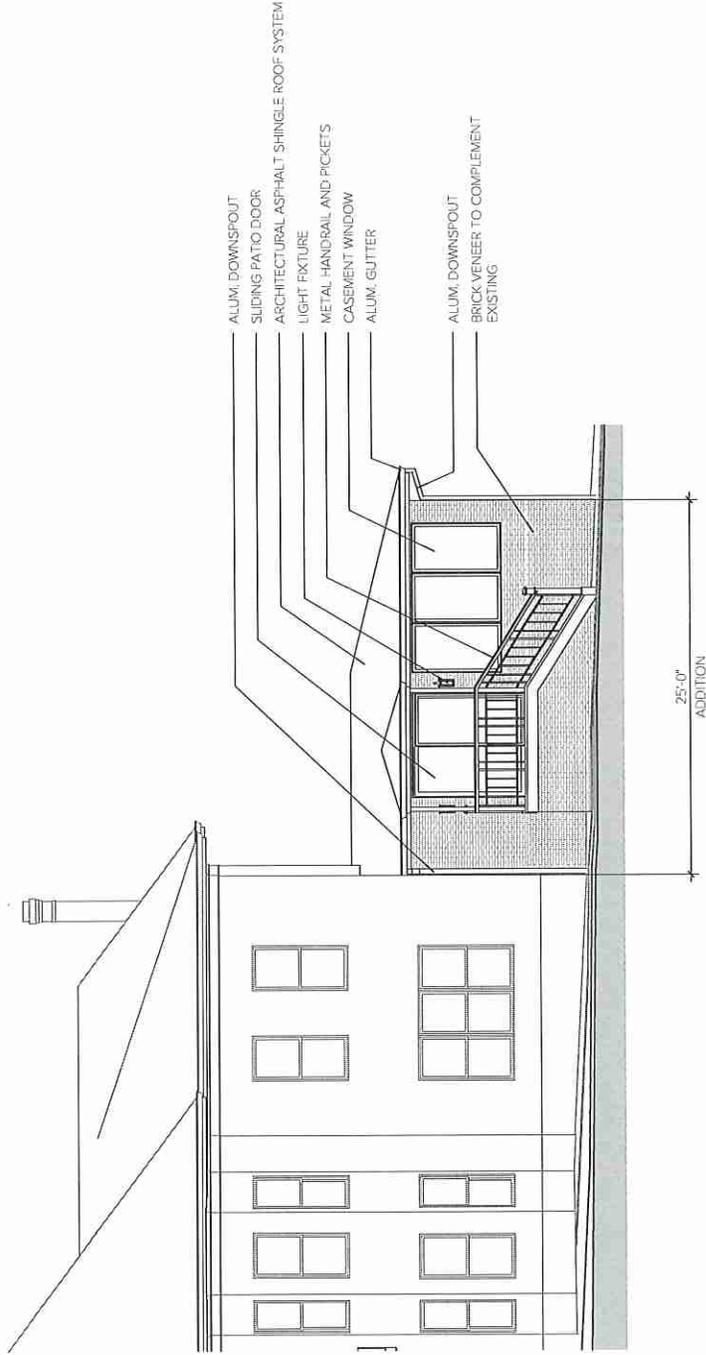
1 EAST ELEVATION

1/8" = 1'-0"

HDC Submission - Elevations
 McGinley Residence Addition

March 4, 2026





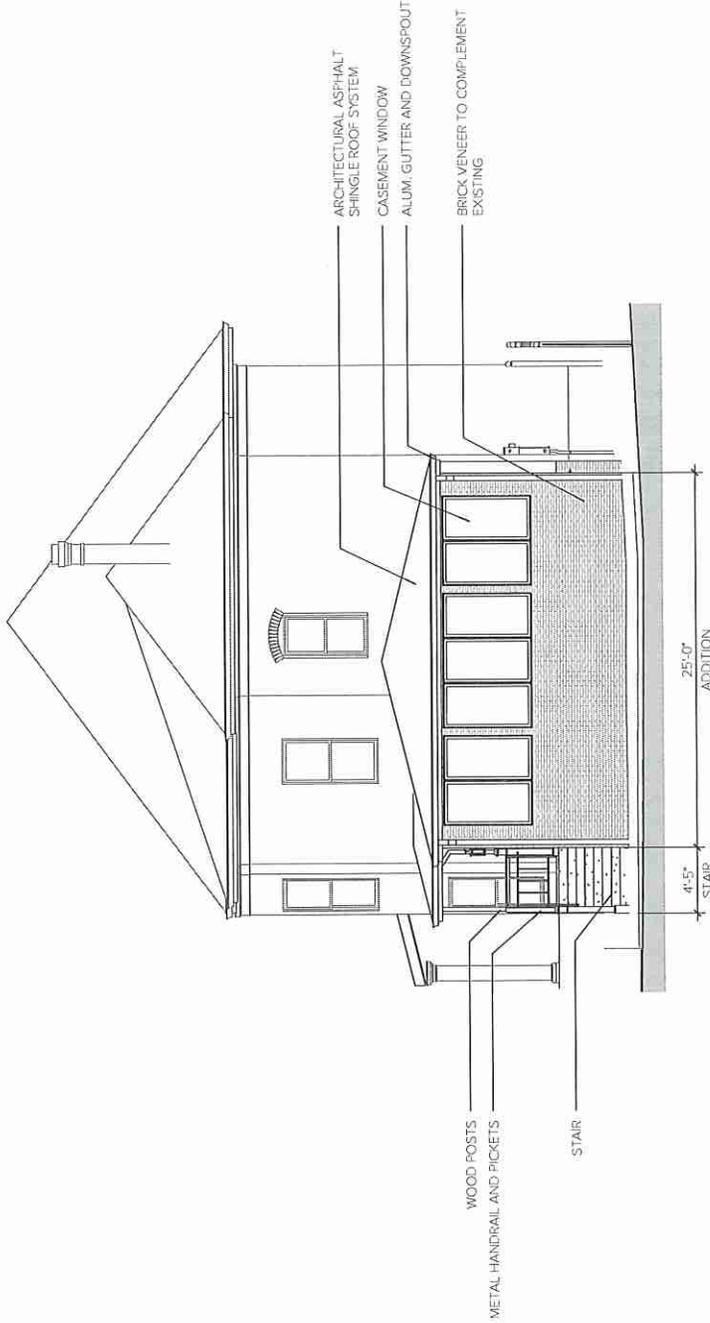
1 WEST ELEVATION

1/8" = 1'-0"

HDC Submission - Elevations
McGinley Residence Addition

March 4, 2026



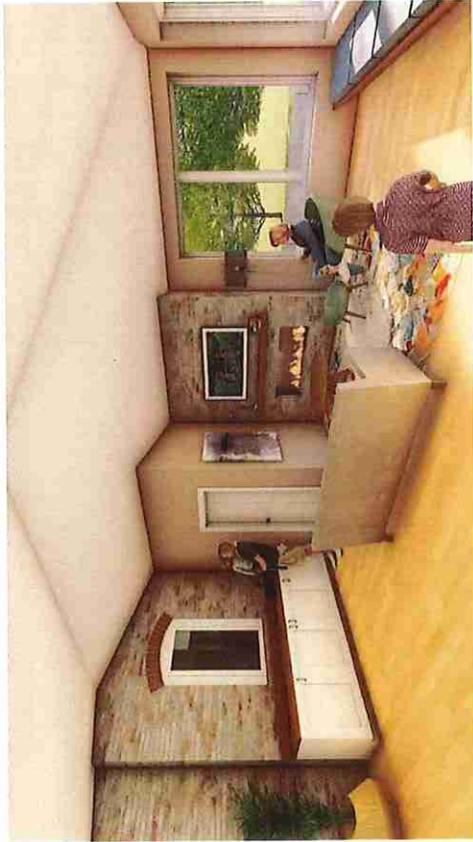


1 SOUTH ELEVATION

1/8" = 1'-0"

HDC Submission - Elevations
 McGinley Residence Addition
 March 4, 2026



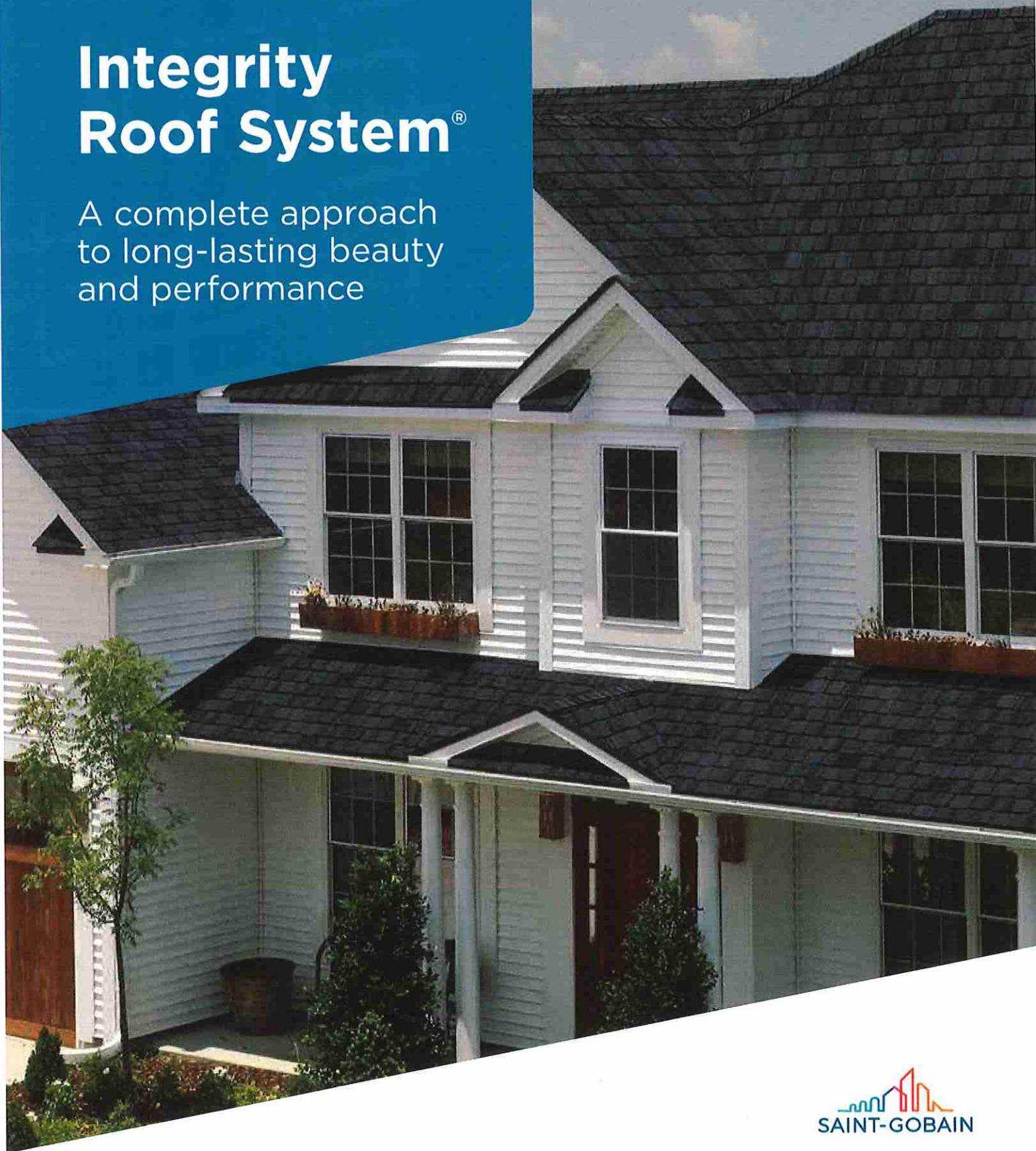


HDC Submission - Artistic Sketches
McGinley Residence Addition
March 4, 2026

 certainteed
SAINT-GOBAIN

Integrity Roof System[®]

A complete approach
to long-lasting beauty
and performance




SAINT-GOBAIN

The System Works

Benefits of the CertainTeed Integrity Roof System[®]



Products shown above are for illustrative purposes only. For complete list of CertainTeed products in each category, please visit certainteed.com.

Insist upon the Integrity Roof System® and get the ultimate in roof performance!

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System® combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning — to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

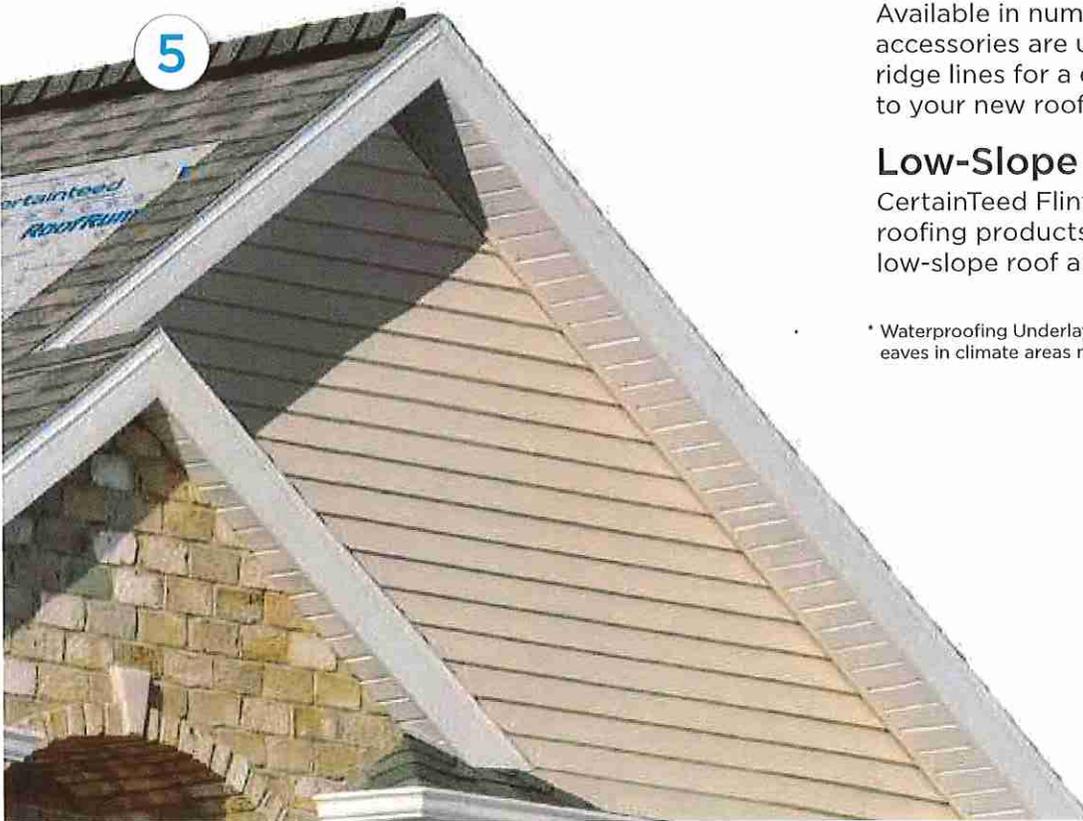
- 1. Waterproofing Underlayment**
The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.*
- 2. Water-Resistant Underlayment**
Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.
- 3. Shingle Starter**
Designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.
- 4. Shingles**
Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.
- 5. Ventilation**
A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with CertainTeed Intake Vents or Soffit Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.
- 6. Hip & Ridge**
Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

Low-Slope Sections

CertainTeed Flintlastic® and SMARTCOAT™ roofing products are also available for low-slope roof areas.

* Waterproofing Underlayment is not typically applied at the eaves in climate areas not prone to snow and ice.

5



Insist upon the

Integrity Roof System[®]



PERFORMANCE ENGINEERED FOR COMPLETE PROTECTION,
STRONG RESILIENCE AND LASTING BEAUTY

CertainTeed has all of the products you need to make the Integrity Roof System[®] work for you. From the edges to the hips and ridges. From the underlayment to the finished surface. CertainTeed products work together to help ensure your roof system performs at the highest level.

Waterproofing Underlayment

WinterGuard[®] Series
VYCOR[®] Series

Water-Resistant Underlayment

DiamondDeck[®]
RoofRunner[®]
RoofRunner[®] AIR

Starter

SwiftStart[®]
SwiftStart[®] SA
High-Performance Starter
Presidential[®] Starter

Shingles

A wide variety of styles to fit any home, covered by the strongest warranty in the business.

Ventilation

CertainTeed[®] Ridge Vent
CertainTeed[®] Rolled Ridge Vent
CertainTeed[®] Intake Vent
CertainTeed[®] Soffit Vent

Hip & Ridge

Shadow Ridge
Cedar Crest[®]
Mountain Ridge[®]
Shangle[®] Ridge

Some products are region-specific.

learn more at:

certainteed.com/roofing



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim
20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

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Landmark[®] PRO

The Expert's Choice

 certainteed
SAINT-GOBAIN



Landmark PRO, shown in
Max Def Driftwood


SAINT-GOBAIN

Introducing More Value

Landmark® PRO is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our **NailTrak®** feature, enabling faster installation.

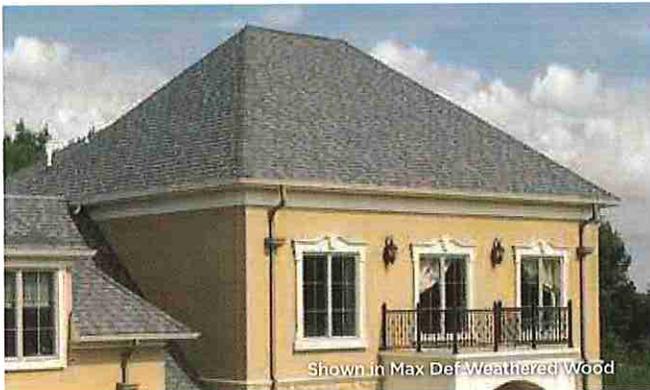
Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 160 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 30-year **StreakFighter®** algae resistance warranty

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

Landmark® PRO

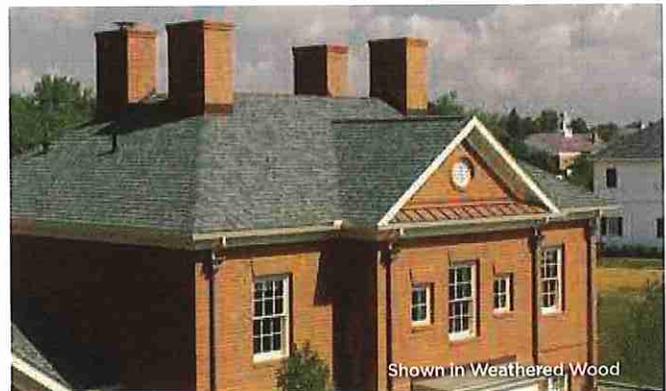


Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 30-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 160 MPH available
- **UL 2218 Class 3 Impact Rated**



Landmark®



Landmark specifications:

- Traditional color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 25-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 160 MPH available
- **UL 2218 Class 3 Impact Rated**



LANDMARK® PRO COLOR PALETTE



Max Def Cobblestone Gray



Max Def Colonial Slate



Max Def Georgetown Gray



Max Def Weathered Wood



Max Def Driftwood



Max Def Pewterwood



Max Def Charcoal Black



Max Def Moiré Black



Max Def Espresso



Max Def Heather Blend



Max Def Shenandoah



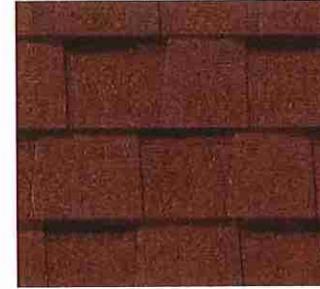
Max Def Burnt Sienna



Max Def Resawn Shake



Max Def Coastal Blue



Max Def Red Oak



Max Def Evergreen



Max Def Birchwood
CRRC Product ID 0668-0084



Scan code for more information

Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread.

StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology

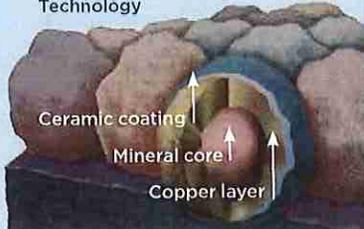


Diagram for illustrative purposes only.

NailTrak®

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

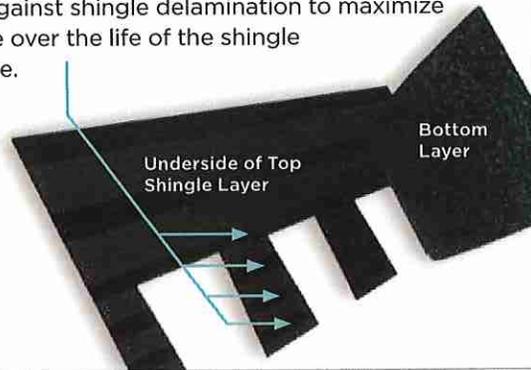
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond®

Advanced Layering

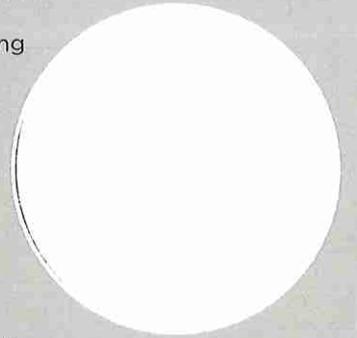
CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



CertaSeal®

Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

PERFORMANCE ENGINEERED FOR COMPLETE PROTECTION, STRONG RESILIENCE AND LASTING BEAUTY

learn more at:

certainteed.com/roofing

Landmark® PRO available in areas shown



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A PROGRAM OF IBIS
This product is part of CertainTeed's FORTIFIED™-Compliant Roof System for enhanced protection (applicable to the U.S. only).

MARVIN
ELEVATE®
COLLECTION

MARVIN 

BEAUTY MEETS DURABILITY



CATALOG

Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

MARVIN ULTIMATE™ COLLECTION



Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood

Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum

19 colors + custom

Wood

Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (I23) + Performance Grade 50 products (PG50)

MARVIN MODERN™ COLLECTION



Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

Extruded Aluminum

Five color options

EXTERIORS

High-Density Fiberglass

Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN VIVID™ COLLECTION



Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

Fiberglass Reinforced Composite

Windows: Two color options

Ultrax Fiberglass

Doors: Two color options

EXTERIORS

Ultrax Fiberglass

Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN ELEVATE™ COLLECTION



Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrax® fiberglass exteriors.

INTERIORS

Wood

Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultrax Fiberglass

Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (I23) + Performance Grade 50 products (PG50)

MARVIN ESSENTIAL™ COLLECTION



Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrax fiberglass interiors and exteriors.

INTERIORS

Ultrax Fiberglass

Four color options

EXTERIORS

Ultrax Fiberglass

Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

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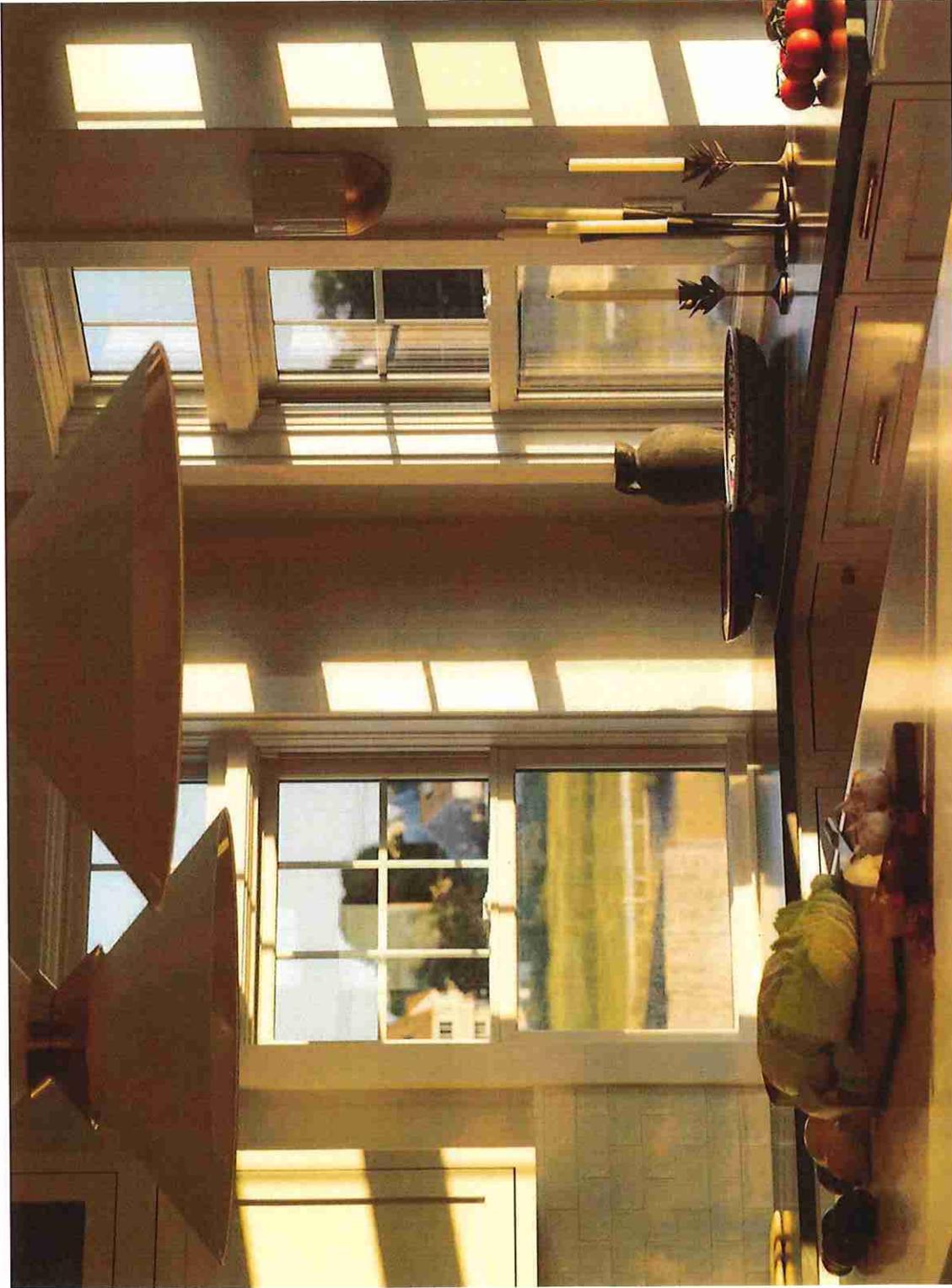
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DOUBLE HUNG WINDOWS
Painted White



OVERVIEW

MARVIN
ELEVATE®
COLLECTION

The Perfect Balance of Beauty and Strength

Balancing beautiful design with superior strength, the Marvin Elevate collection delivers style in any climate. Elevate features warm wood interiors that can blend in or stand out with Ultrex® fiberglass exteriors for lasting durability. The collection offers a range of carefully selected features and options, making it as versatile as it is elegant.

LONG-LASTING STRENGTH + BEAUTY

DURABLE FINISHES

CURATED CHOICES

CASEMENT WINDOWS
Gunnwald



MARVIN ELEVATE COLLECTION

MARVIN ELEVATE COLLECTION

Ultrax Fiberglass Exteriors

Ultrax® fiberglass is a unique, proprietary material that significantly outlasts and outperforms vinyl and vinyl/wood composite materials while offering unmatched durability and timeless style. This state-of-the-art material was developed by Marvin and is featured on the exteriors of the Marvin Elevate® collection.

Marvin uses Ultrax fiberglass because the material you choose for your windows matters. Ultrax is strong, stable, has a durable acrylic finish, and is energy efficient.



Strength

The strength of Ultrax fiberglass translates into long-term ease of operation, minimal maintenance, and superior performance.

Stability

By expanding and contracting at nearly the same rate as glass, Marvin windows and doors made with Ultrax fiberglass are more resistant to leaks and seal failures.

Finish

The proprietary acrylic finish is 3x thicker than competitive painted options, and resistant to chipping, chalking, or fading.

Energy Efficiency

Ultrax fiberglass combined with energy-efficient glass options can help manage the amount of light and heat entering and leaving your home.



Strength Matters

Ultrax fiberglass is 8x stronger than vinyl and has a low thermal expansion rate. It is heat resistant, non-corrosive, and has low conductivity.

Ultrax fiberglass bends and flexes less than vinyl. This helps maintain the window seals and operation year after year.

The strength of Ultrax fiberglass allows for a reduced frame thickness that supports more visible glass, creating a larger view.

Durable material weathers better against everyday wear and stands the test of time.

ULTRAX FIBERGLASS IS

8x

stronger than vinyl

3x

stronger than Fibrex®

How It's Made

Ultrax fiberglass is a composite material made of fine glass fibers woven into a cloth then bonded together with a formulated polyester resin. The continuous strands of fiberglass give Ultrax its strength in resisting breakage.

1

Raw Fiberglass Strands

Thin strands of strong glass cables are saturated with specifically compounded resins.

2

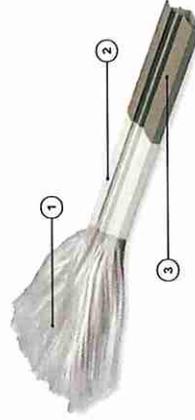
Pultruded Fiberglass

The strands are pulled through a heated die and cut with diamond-edged blades to form Ultrax fiberglass.

3

Proprietary Acrylic Finish

A proprietary acrylic finish is then applied; it's smoother and 3x thicker than other brands.



More Glass, More Value

This resistance to bending means we can reduce the frame thickness without impacting the window's structural integrity. This allows for more glass, expansive views and daylight openings, and less window frame.



Ultrax fiberglass provides larger views

Thicker vinyl profiles can restrict views

Stability You Can Count On

Constant expansion and contraction can gradually break down windows and doors, causing leaky seals, poor operation, and loss of structural integrity.

Ultrax® fiberglass expands and contracts at virtually the same rate as glass, so Marvin Elevate® windows and doors stay tight and true over time, resisting air leaks, seal failures, and stress cracks that can compromise energy efficiency and long-term performance.

This low rate of expansion and contraction also allows windows and doors to open and close on demand without sticking or binding from swelling, warping, material distortion, or deformation from the heat.

ULTRAX FIBERGLASS HAS

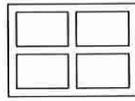
75%

less expansion than Fibrex*

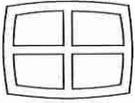
87%

less expansion than vinyl

IN EXTREME WEATHER CONDITIONS



Ultrax fiberglass stays true



Vinyl can expand

A Long-Term Finish

Marvin Ultrax fiberglass finish is verified to the American Architectural Manufacturers Association (AAMA) 624 specification. Achieving AAMA 624 verification means that our finish has passed rigorous tests that simulate the harsh conditions encountered throughout the life of a window or door.

Ultrax fiberglass uses an acrylic finish that is paintable, fade resistant, and virtually maintenance free. With a finish that's 3x thicker than competitive painted options, it resists chipping, denting, and peeling.

Lasting Performance

Proprietary Ultrax fiberglass finish resists scratches, chalking, and fading—even in dark colors

Exteriors can be painted to match any home

Virtually maintenance free—no sanding, scraping, or painting care needed

Finish is 3x thicker than competitive painted options



Energy Efficiency

The low thermal conductivity and superior performance of Ultrax fiberglass combine with a selection of energy-efficient glazing (glass) options that help manage the amount of light and heat entering and leaving your home.

Top-Rated Efficiency

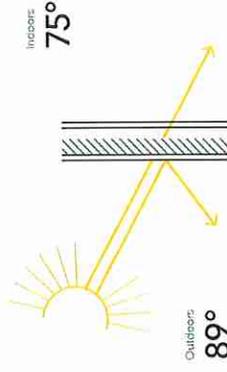
Windows and doors with low conductivity reduce heat loss in homes, which translates to lower energy bills.* Ultrax fiberglass provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

Energy Savings

Low-E glass coatings are designed to reflect heat, keeping homes cooler in the summer and warmer on winter nights while also blocking harmful UV rays and reducing energy costs.

SUMMER DAY

LOW-E GLAZING



Low-E coatings have three main functions:

Insulation (energy efficiency)

By reflecting heat, the coating significantly reduces solar heat gain in summer and heat loss in winter, helping to maintain a stable indoor temperature.

Solar Control (heat gain reduction)

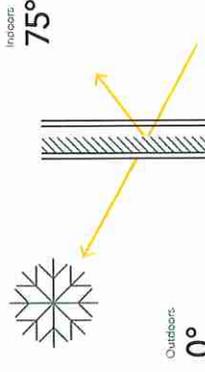
In warm weather, the coating reflects short-wave infrared energy from the sun away from the building, which helps keep indoor spaces cooler by blocking solar heat gain.

UV Protection (reduces UV damage)

The coating reduces a significant percentage of harmful UV rays, helping prevent fading of furniture, rugs, and other interiors.

WINTER NIGHT

LOW-E GLAZING



* Replacing old windows with ENERGY STAR certified windows lowers household energy bills by an average of 12% to 20% (depending on climate). Low energy windows and doors also help reduce greenhouse gas emissions from power plants and homes. https://www.energystar.gov/products/new_windows_doors_stylelights

Designed With Pros in Mind

Every project has its own unique requirements, and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass material, available factory services, and network of dedicated service and support personnel make the Marvin Elevate® collection the perfect choice — no matter the project.

fig. 1 DIRECT GLAZE WINDOWS
Ebony

fig. 2 DOUBLE HUNG, DIRECT GLAZE
WINDOWS, SLIDING FRENCH DOOR
Stone White



fig. 1

Easy to Order, Simple to Install
The Elevate collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever.



fig. 2

Full Warranty Coverage

A family-owned and -led company with a legacy of innovation since 1912, Marvin backs its products with industry-leading warranties. The Elevate collection is backed by a fully transferable 20/10 warranty, 20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

Windows

More flexibility to meet any design challenge. The Marvin Elevate® collection has an extensive selection of styles, sizes, shapes, and options.



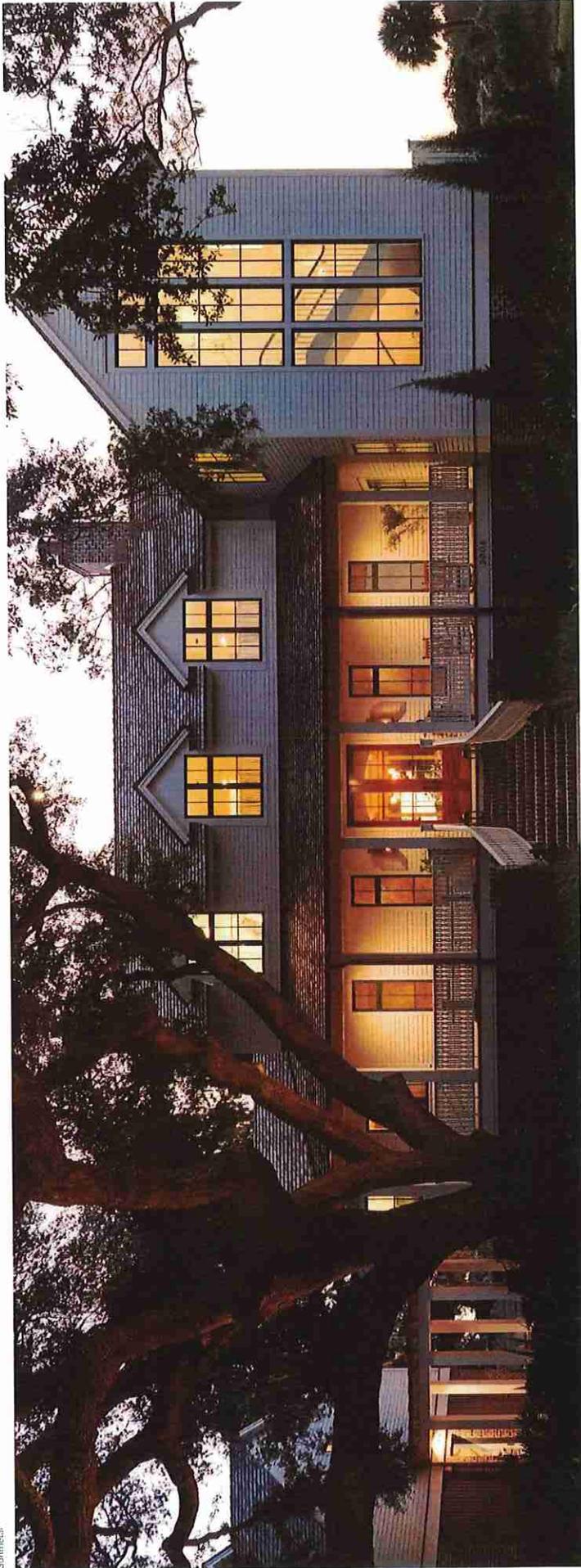
Light-Filled Hingham Harbor Home

Expansive windows and doors helped this architect achieve her goal of maximizing natural light while also bringing the outdoors into her family's home. Learn more on the Marvin Inspiration blog.



marvin.com/hingham-harbor

AWNING, CASEMENT, DIRECT GLAZE WINDOWS
Gunnepohl



Casement

The Marvin Elevate® Casement window is side hinged and built for smooth operation with a concealed multi-point locking system. Casement windows create a tight seal on all four sides, meaning fewer opportunities for air leaks.

- fig. 1* CASEMENT WINDOWS
Painted Designer Black
- fig. 2* INTERIOR VIEW
Bare Pine
- fig. 3* EXTERIOR VIEW
Gummetal
- fig. 4* CASEMENT WINDOW
Painted White



fig. 1

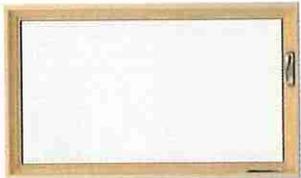


fig. 2

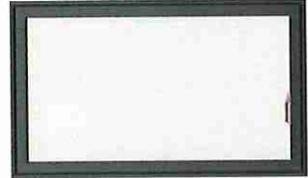


fig. 3

Full Frame
 - Exterior with 4 9/16" full jamb
 - Recessed sash for a traditional/historic look



fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrax® fiberglass exterior and warm wood interior

Available in standard and special sizes up to 3' wide by 6' high

Multi-point sequential locking system provides superior PG50 performance rating with single lever operation

Coordinating picture and transom windows also available

~~Narrow frame option with 3-1/4" insert replacement frame, flat sill and through jamb installation~~

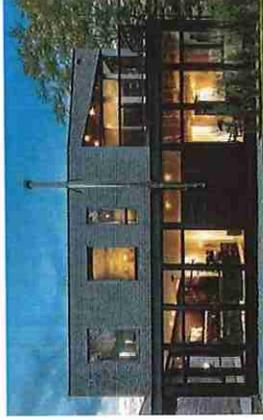
Folding handle neatly stows out of the way; stainless steel coastal hardware available

Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics

Available with Hurricane Impact Zone 3 (IZ3) protection (excludes narrow frame option)

Doors

Showcase views and infuse your home with natural light and fresh air, thanks to the durable door options in the Marvin Elevate® collection.



Natural Light Boosts Creativity in This Home for Musicians

Designed for a tight-knit family of musicians, the Unbridled Path home encourages play, creativity, and connectivity by illuminating the power of natural light. Learn more on the Marvin Inspiration blog.



marvin.com/unbridled-path

MARVIN ELEVATE
BU-FOLD DOOR
Ebony



Sliding French

The Marvin Elevate® Sliding French door combines the wider side stiles and top rails of a French door with the space-saving design of a sliding door.

- fig. 1* **SLIDING FRENCH DOOR**
Painted Desktop Black
- fig. 2* **INTERIOR VIEW**
Birch Pine
- fig. 3* **EXTERIOR VIEW**
Cinnamon
- fig. 4* **SLIDING FRENCH DOOR**
Painted Desktop Black

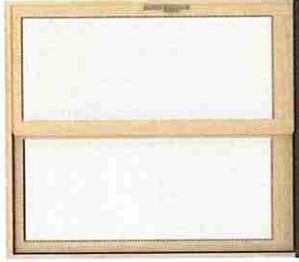


fig. 2

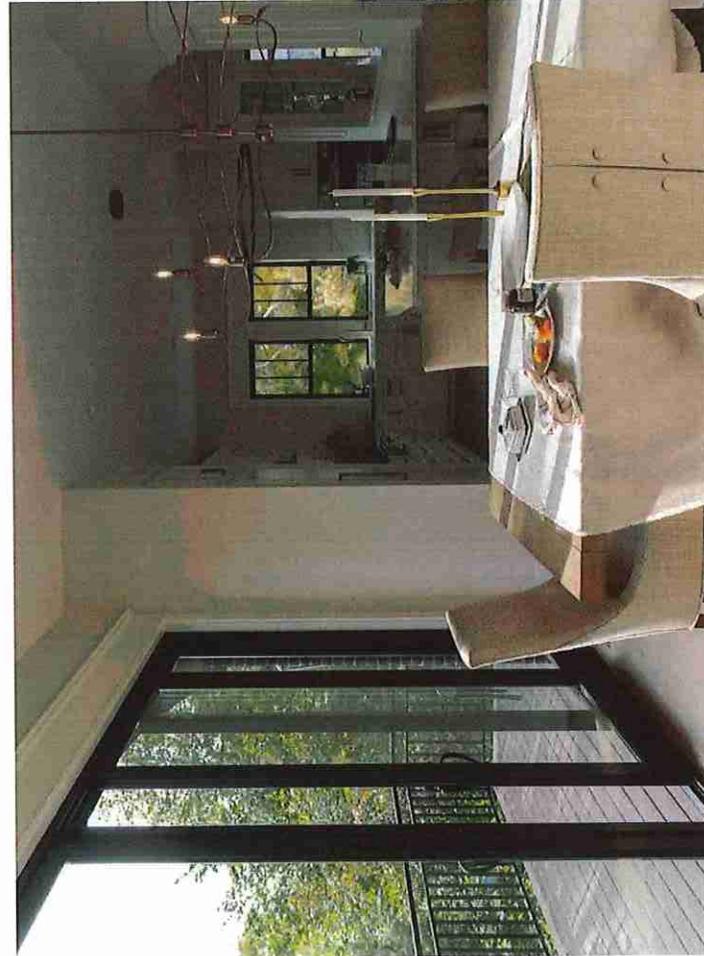


fig. 1



fig. 4

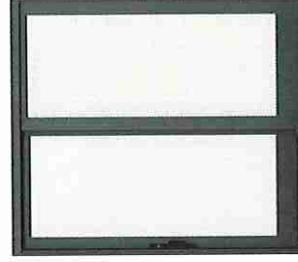


fig. 3

FEATURES

Offers traditional style and durability with a low-maintenance Ultrax® fiberglass exterior and warm wood interior

Wide stile and rail construction showcases the rich wood interior

Configurations of two, three, or four panels, up to approximately 16' wide by 8' high

Up to PG40 performance rating

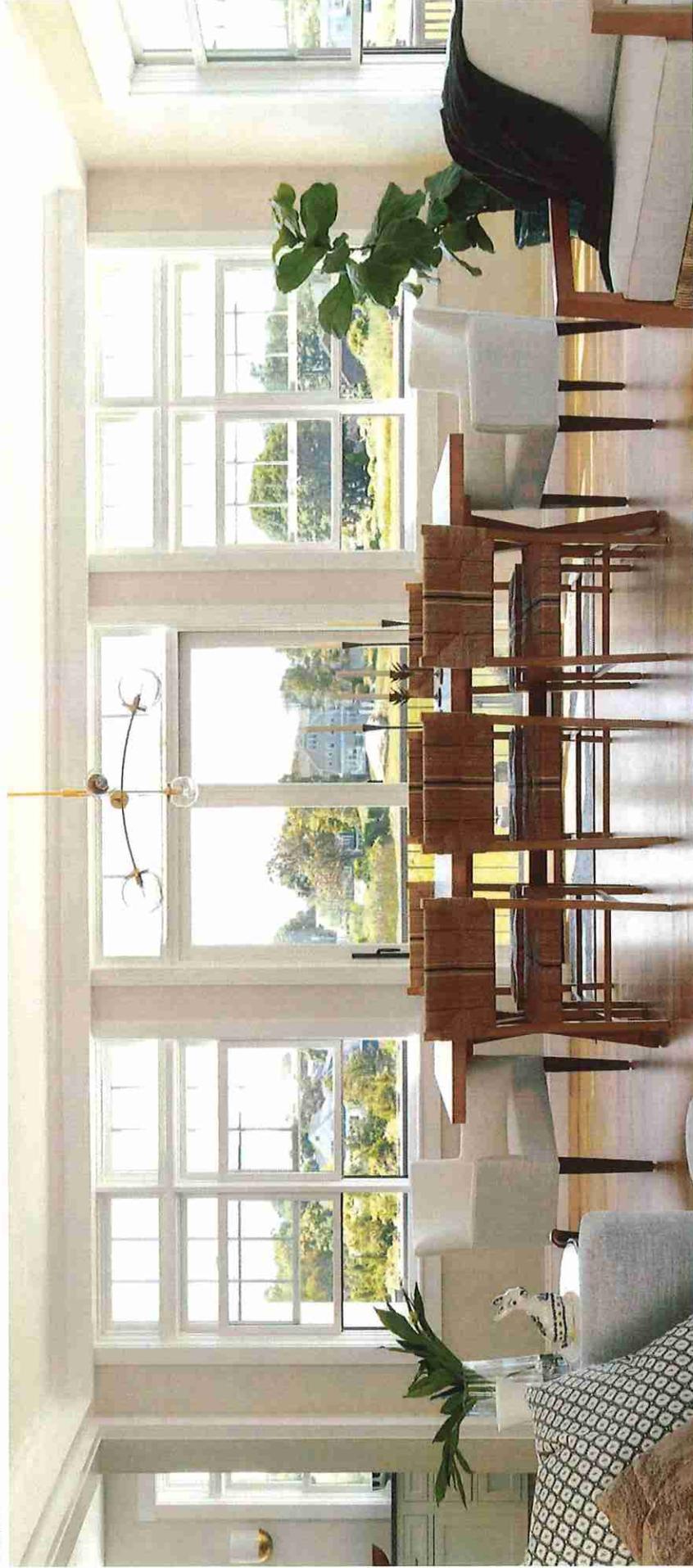
Optional PG50 performance rating on two- and three-panel configurations up to 9' wide by 8' high

Dual ball bearing rollers for smooth operation

Sill available in Beige or Bronze

Options

MARVIN ELEVATE™ DOUBLE HUNG
WINDOWS, SLIDING FRENCH DOOR
Painted White

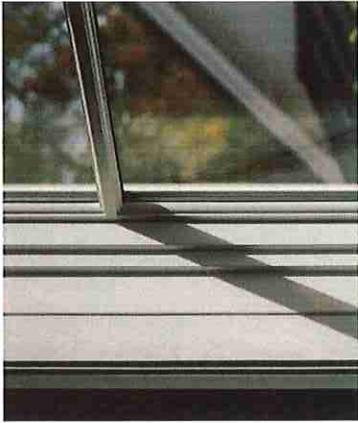


Interior Finish Options

Wood

The Marvin Elevate® collection features rich Pine interiors that can be stained to match your interiors, or finished in our factory with a clear coat, Painted Designer Black, or Painted White finish.

Factory finishing means you can expect consistent quality and aesthetics that come from our carefully perfected finishing process.



Exterior Finish Options

Ultrax Fiberglass

Elevate windows and doors have a durable, strong Ultrax® fiberglass exterior, featuring our AAMA-verified acrylic finish for low maintenance and superior aesthetics.

Built for durability and minimal maintenance, our Ultrax fiberglass finish is 3x thicker than competitive painted finishes, with a smooth consistency and evenly distributed finish that resists fading, chalking, peeling, and cracking, even in the darkest colors. Six colors are available in neutral and dark tones.



WOOD INTERIOR COLORS



BARE PINE
Wood comes bare and ready to be stained or coated.



CLEAR COAT
Wood comes bare and ready to be stained or coated.



PAINTED WHITE



PAINTED DESIGNER BLACK

FIBERGLASS EXTERIOR COLORS



STONE WHITE



CASHMERE



PEBBLE GRAY



BRONZE



EBONY



GUNMETAL

Hardware Options

Window Hardware

Windows feature classic low-profile durable hardware for clean aesthetics, safety, and security.*

SASH LOCK + KEEPER



Available on Double Hung and Glider windows

FOLDING HANDLE



Available on Casement and Awning windows

CAMBRIDGE



Door Handles

Door handles for the Marvin Elevate® collection are available in two distinct hardware collections.

NORTHFIELD



Available by orderable option (see our key on multiple bodies, with up to three different keys on each project).

Choose a delicate interior and exterior handle finish that matches or complements the interior and exterior color of your door.

HARDWARE FINISH OPTIONS



MATTE BLACK



OIL RUBBED BRONZE (PVD)



SATIN NICKEL (PVD)



ALMOND FROST



WHITE

PVD FINISHES

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion-resistant finish. PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Black.

* For more options, visit marvin.com

Exterior Trim Options

Ultrex® fiberglass exterior trim is offered with all Marvin Elevate products in all finish colors. The durability, performance, and look of windows and doors can be extended to the trim. Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate exterior colors.



EXTERIOR TRIM OPTIONS



Brick Mould

2" Brick Mould is available with or without 2-1/8" sill nosing.



Flat Trim

3-1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2-1/8" sill nosing.



Sill Nose

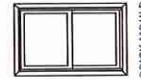
2-1/8" Sill Nose provides authentic sill appearance.



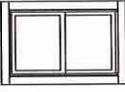
Connection Barb

Barb and receiver attachment method provides for quick, secure installation.

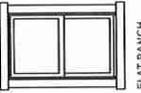
WINDOW TRIM CONFIGURATIONS



BRICK MOULD WITH SILL NOSE

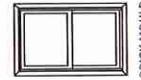


FLAT WITH SILL NOSE

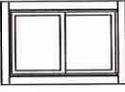


FLAT RANCH WITH SILL NOSE

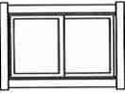
DOOR TRIM CONFIGURATIONS*



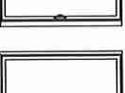
BRICK MOULD



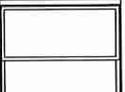
FLAT



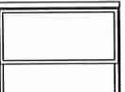
FLAT RANCH



BRICK MOULD



FLAT



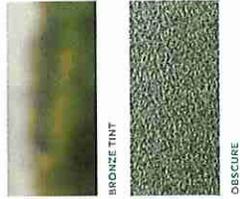
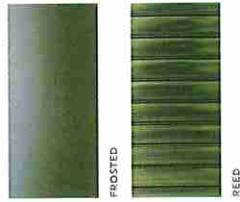
FLAT RANCH

* Sill and flares are not included for door trim kits.

Glass Options

Glass is available with Standard Dual Pane or optional Triple Pane on select Marvin Elevate® products. Available with Low E1, Low E2, Low E2/EFS, Low E3, and Low E3/EFS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

SPECIALTY GLASS OPTIONS



Divided Lites

The look of multiple individual panes of glass is popular in a wide range of architectural styles. Simulated Divided Lites (SDLs) and Grilles-Between-the-Glass (GBGs) mimic the look of these individual panes of glass without sacrificing energy efficiency. Divided lites available on select Elevate products.

Grilles-Between-the-Glass

GBGs are available in several popular lite cut options for a classic divided lite look and easy glass cleaning†. Available in Ebony, Bronze, and Stone White interior and Stone White, Cashmere, Pebble Gray, Bronze, Gummetal, or Ebony exterior.

Simulated Divided Lite

These bars permanently adhere to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.†

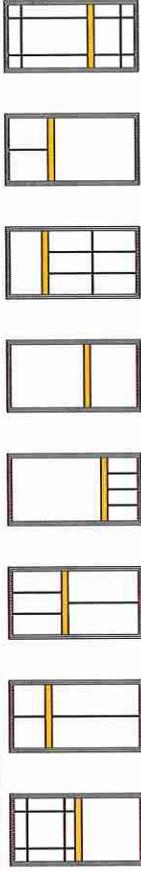
* Argon gas not available in high elevations where capillary tubes are required.
† For more options, visit marvin.com

Simulated Checkrails

Simulated checkrails are the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution. Specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" SDL patterns that can be selected in combination with the 2-1/2" simulated checkrail on Casement, Awning, Glider, Direct Glaze rectangle, and Picture windows, and all Elevate doors.

SIMULATED CHECKRAIL OPTIONS



Accessibility Options

Window Opening Control Device

Limits opening to 4" while providing for full egress. ASTM F2090 compliant. Available on Casement, Double Hung, and Glider windows.

Sash Limiter

Permanently limits sash movement for safety and security.

ACCESSIBILITY OPTIONS



CASEMENT Window Opening Control Device



DOUBLE HUNG Window Opening Control Device



GLIDER Window Opening Control Device



AWNING Sash Limiter

Design Guidelines: Pages 28-30 (Residential)

Description of Work and Plans:

The applicant proposes the addition of an open gable porch roof over the porch, to match the existing open gable roof on the porch beside it.

Recommendation: Staff recommends that this application be approved as the addition is consistent with the architecture of the original structure while remaining visually distinguishable as a contemporary addition.

Secretary of the Interior’s Standards for Rehabilitation of Historic Structures: (applicable standards checked) SELECT ANY/ALL THAT APPLY

2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for federal tax incentives, a rehabilitation project must meet all ten Standards.

Hagerstown Builders

Chris Hohl Open Gable Porch Plans and Pictures for Permit

101 West Irvin Ave. Hagerstown MD 21742



Existing porch on the same side of house

Build same style open gable porch on this gable



Brackets lagged to house: Thorton Style, Craftsman Ends, 3 1/2"W x 24"D x 28"H, Smooth Western Red Cedar painted white to match existing porch on the other gable.

12/12 +/- Pitch Open Roof with shingles to match existing house

Roof Height approximately 32" +/- high to match gable and exiting roof on the other existing porch roof

Roof Width approximately 48" +/- wide to match gable and exiting roof on the other existing porch roof

Have Electrician obtain electric permit and hang light under open porch like the other existing porch roof



CITY OF HAGERSTOWN, MARYLAND

Planning and Code Administration Department

HISTORIC DISTRICT COMMISSION DESIGN REVIEW APPLICATION

Case No. HDC - 2026-04
Office Use Only

Date Accepted: 3/6/2026

45-Day Time Limit Expires: 4/20/2026

Submittal Requirements:

- Original application with original signature
- 4 copies of drawing, sized 11 x 17-inches or smaller
- Manufacturer's literature for all materials being proposed and/or sample of materials proposed
- If constructing a new building or an addition to an existing building, provide a plot plan showing the extent of the improvements

Property Location/Address: 101 West Irvin Ave Hagerstown MD 21740

Applicant's Name: Clarence Horst / Hagerstown Builders

Applicant is the: (please circle) Owner / Tenant / Contractor

Contact Person: Clarence Horst Email: chorst@hagerstownbuilders.com

Mailing Address: 17638 Garden View Road Hagerstown, MD 21740

Telephone: 301-491-3356 Fax: N/A

Property Owner Name (if different from Applicant):
Chris Hohl

Contact Person: Clarence Horst Email: chorst@hagerstownbuilders.com

Mailing Address: 17638 Garden View Road Hagerstown, MD 21740

Telephone: 301-491-3356 Fax: N/A

Description of Proposed Work (please include a detailed description including dimensions, materials, location on building, etc.) If necessary, please attach additional sheets.

What: Build an Open Gable Porch Roof over porch to match existing open gable roof on the porch beside it on the same side of the house

Size: 32" +/- x 48" +/-

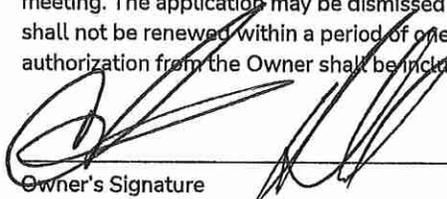
Materials: Wood, trim, paint, shingles to match house

Same as porch roof beside it on same side of the house

Location on the building or property:
Side Porch

Certification

Failure to complete this application fully including the attachment of scaled construction plans and other supporting material as may be required by the Planning and Code Administration Department or the Historic District Commission and/or failure of the applicant or a representative to appear at the scheduled meeting will result in postponement of the application until the next regularly scheduled meeting. The application may be dismissed if there are two or more postponements. If an application is denied, the same application shall not be renewed within a period of one year after the denial. If Applicant is different from Owner of the property, written authorization from the Owner shall be included with this application.


Owner's Signature

3/5/2026
Date

Clarence Horst Digitally signed by Clarence Horst
Date: 2026.03.04 15:29:47 -05'00'

3/4/2026
Date

Applicant's Signature (if different from owner)

Hagerstown Historic District Commission Action:

	Approval – Certificate of Appropriateness
	Approval – Certificate of Hardship
	Denial – Certificate of Appropriateness
	Denial – Certificate of Hardship

Historic District Commission Chair Signature

Date

Revisions:

Revision Approved / Denied:

Historic District Commission Chair Signature

Date

City of Hagerstown, Maryland
Planning and Code Administration Department
One East Franklin Street, Suite 300
Hagerstown, MD 21740
T | 301.739.8577, Ext. 138
F | 301.791.2650

Form Created: 2/11/2016

WORKSHOPS

Meeting Date: March 12, 2026
Applicant: Amelie Lavenant-Wink
Property: 817 The Terrace

The property owner is seeking guidance from the Commission regarding potential repairs to the existing front entry steps. The proposed work includes repairs to the stone steps, replacement of the existing wrought iron railing, and the possible addition of lighting.



CITY OF HAGERSTOWN

Permits
1 East Franklin Street
Hagerstown, Maryland 21740
(301) 790-4163



Type:	Residential – Decks, Porches, Balconies
Process Date:	2/27/26
Appl #:	2024 0508

**BUILDING PERMIT APPLICATION FOR RESIDENTIAL ALTERATIONS:
DECKS, OPEN PORCHES, BALCONIES**

FILL IN ALL APPROPRIATE SECTIONS – PLEASE PRINT – MUST BE LEGIBLE

SECTION I – PROJECT INFORMATION	
Estimated Cost of Construction \$ <u>22,115.20</u> <i>includes electrical, labor & materials</i>	Work Type : Deck <input type="checkbox"/> Open Porch <input type="checkbox"/> Balcony <input type="checkbox"/> STEPS <input checked="" type="checkbox"/>
DWELLING TYPE Single-Family Dwelling – detached <input checked="" type="checkbox"/> Townhome <input type="checkbox"/> Single-Family Dwelling – attached <input type="checkbox"/> Duplex <input type="checkbox"/> Condo Units <input type="checkbox"/> Modular Home <input type="checkbox"/> Mobile Home <input type="checkbox"/>	Is this a replacement for an existing structure? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, is it the same size and footprint? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Estimated Project Start Date:	Estimated Project Completion Date:
SECTION II – PROPERTY INFORMATION	
Address of Jobsite: <u>817 THE TERRACE, HAGERSTOWN MD 21742</u>	Property Owner(s) Name(s): <u>AMELIE LAVENANT WINK</u>
Lot No. _____ Unit No. _____	Property Owner(s) Address: <u>817 THE TERRACE HAGERSTOWN MD 21742</u>
Subdivision Name: _____	<u>AMELIE L AVENANT WINK NET</u>
	Phone: _____ Cell Phone: <u>301 518 4542</u>
SECTION III – CONTACT INFORMATION	
Primary Contact	Contractor
Name <u>BOB BUTLER</u>	Company Name <u>WESTERN MARYLAND CONCRETE, INC</u> MHIC#: _____
Current Mailing Address: <u>13418 JOHN KLIVE RD SMITHSBURG MD 21783</u>	Current Mailing Address: <u>13418 JOHN KLIVE RD SMITHSBURG MD 21783</u>
Phone No. <u>301 416 0409</u> Cell No. <u>301 730 0661</u>	Phone No. <u>301 416 0409</u> Cell No. <u>301 730 0661</u>
Email (required) <u>Bob@westernmarylandconcrete.com</u>	Email <u>bob@westernmarylandconcrete.com</u>
SECTION IV – PROJECT DETAILS	
Description of Work: <u>REMOVE AND REPLACE CONCRETE & STONE STEPS FROM STREET SIDEWALK TO THE HOUSE. REPLACEMENT IN KIND.</u>	
Building Planning Details	
Size & Height	Building Setbacks:
Size: _____ X _____	Front: _____ Rear: _____
Height from grade: _____	Left Side: _____ Right Side: _____
	Setbacks are measured to the shortest point

Applicant Information

Applicant's Name:

ROBERT BUTLER

Current Mailing Address:

13418 JOHN KLINE RD

SMITHSBURG MD 21783

Phone No.

301 416 0409

Cell No.

301 730 0661

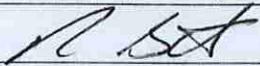
Email (required)

Bob@westernmarylandconcrete.com

Building Permits and Applications for Building Permits are Non-transferrable and Non-assignable.

IMPORTANT – PLEASE READ CAREFULLY

The Applicant hereby certifies and agrees as follows: 1) That he/she is authorized to make this application, 2) that the information is correct, 3) that he/she will comply with all provisions of City of Hagerstown Regulations and State Laws whether herein specified or not, 4) that no work requiring permits will be performed on the referenced property that is not specifically described in this application prior to obtaining said permits, 5) that he/she understands that any and all electrical work requires separate permits. Any changes made without approval of the agencies involved shall constitute a suspension of the building permit until revised plans are approved. A revision fee may be charged.


Signature of APPLICANT

ROBERT BUTLER
Please print name

2-26-2026
Date Signed

CONTRACTOR
Association with project

SCALE = 1/4" PER FT.

HOME OWNER

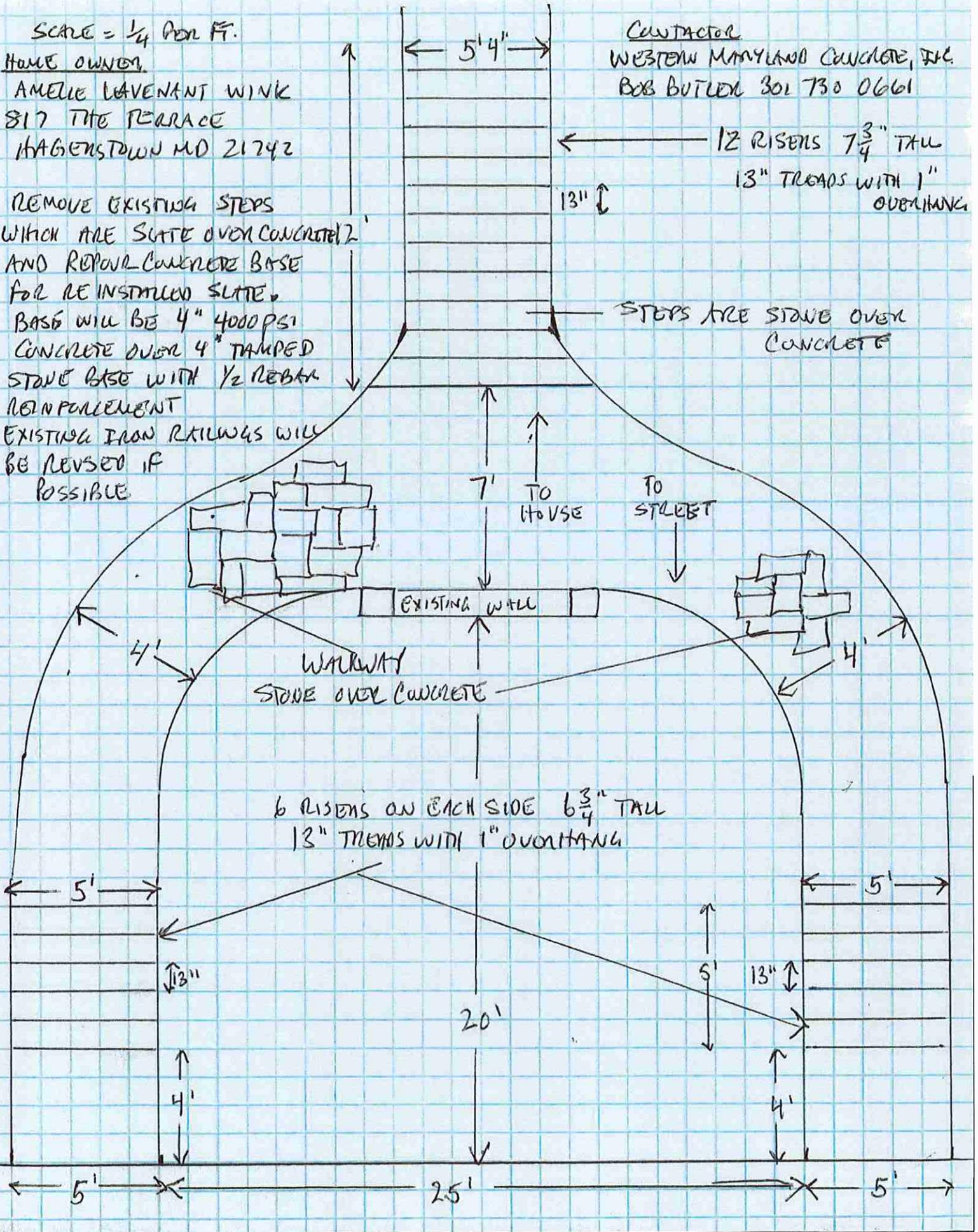
AMELIE LAVENANT WINK
817 THE TERRACE
HAGERSTOWN MD 21742

REMOVE EXISTING STEPS
WHICH ARE SLATE OVER CONCRETE
AND REPAIR CONCRETE BASE
FOR REINSTALLED SLATE.
BASE WILL BE 4" 4000PSI
CONCRETE OVER 4" TAMPED
STONE BASE WITH 1/2 REBAR
REINFORCEMENT
EXISTING IRON RAILINGS WILL
BE REUSED IF
POSSIBLE

CONTRACTOR
WESTERN MARYLAND CONCRETE, INC.
BOB BUTLER 301 730 0661

12 RISERS 7 3/4" TALL
13" TREADS WITH 1" OVERTHANG

STEPS ARE SLATE OVER CONCRETE





CITY OF HAGERSTOWN, MARYLAND

Department of Engineering & Permits

OWNER'S AFFIDAVIT FOR BUILDING PERMIT APPLICATION

THIS IS TO CERTIFY THAT THE APPLICANT NAMED BELOW IS AUTHORIZED TO MAKE APPLICATION FOR A PERMIT FOR THE WORK DESCRIBED AS:

REMOVING AND REPLACING CONCRETE AND STONE
STEPS FROM THE PUBLIC SIDEWALK TO THE HOUSE.

AND LOCATED AT: 817 THE TERRACE, HAGERSTOWN MD 21742
AND THAT SAID WORK IS AUTHORIZED BY THE PROPERTY OWNER AS
REQUIRED BY SECTION 105.1 OF THE CITY BUILDING CODE.

AMELIE LAVENANT WINIK

Owner or Owner's Authorized Representative Name (Print)

817 the Terrace, Hagerstown, MD 21742

Owner/Authorized Representative Address

Amelie Lavenant Winik

Owner/Authorized Representative Signature

2/24/20

Date

ROBERT BUTLER

Applicant's Name (Print)

13418 JOHN KLINE RD, SMITHSBURG MD 21783

Applicant's Address

R Butler

Applicant's Signature

2-26-2026

Date

NEW BUSINESS

OLD BUSINESS

ANNOUNCEMENTS