

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4808 Cumberland Avenue, Chevy Chase	Meeting Date:	4/28/2021
Resource:	Secondary (Post-1915) Resource (Somerset Historic District)	Report Date:	4/21/2021
Applicant:	Alan Kaplan and Erica Cohen	Public Notice:	4/14/2021
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Permit Number: 948147			
PROPOSAL: Alterations to the rear elevation			

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Secondary (Post-1915) Resource within the Somerset District
DATE: c. 1983

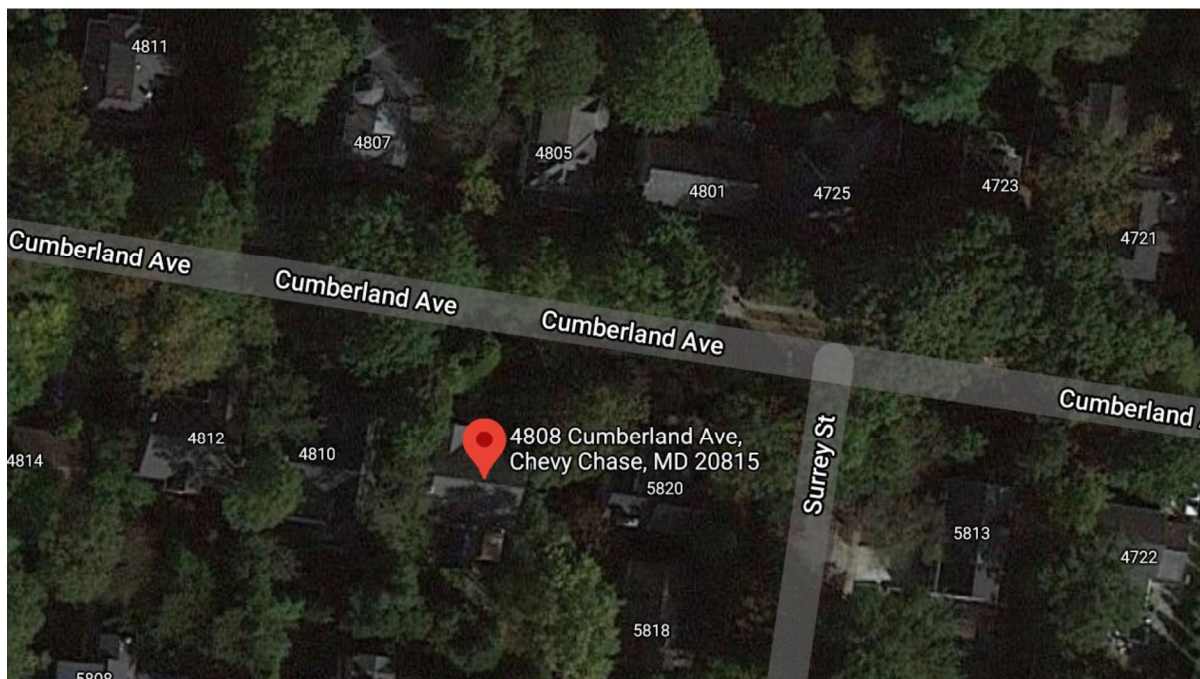


Fig. 1: Subject property.

PROPOSAL:

The applicants propose alterations at the rear of the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” 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 shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The applicants propose the following alterations at the rear (south side) of the subject property:

- Enclose the existing screened porch.
 - The enclosure will consist of MDO siding and trim to match the existing and aluminum-clad glazing in place of the existing screening.
 - The existing standing seam metal roof will remain.
- Remove an existing deck and spiral staircase to grade at the rear/right (southwest), as viewed from the public right-of-way of Cumberland Avenue.
- Construct a new powder coated steel, front loaded staircase to grade in place of the existing deck and spiral staircase at the rear/right (southwest).
 - The staircase will have a cable railing.
- Construct a new screened porch at the rear/left (southeast).
 - The screened porch will consist of square columns, a 36” high guardrail, Azek wrapped framing and trim, a screened panel system, and a standing seam metal roof to match the existing.
 - There will be rear loaded steps to grade constructed from stained pressure treated wood at the left (east) side of the proposed new screened porch. The steps will have a cable railing.
 - There will be two (2) fixed skylights on the roof.
- Extend the brick patio at the rear/right (southwest) and add a grill area.

Staff fully supports the applicants’ proposal. The proposed alterations are all at the rear, where they will be negligibly visible from the public right-of-way of Cumberland Avenue, at best. The proposal will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards* #2 and #9. In accordance with *Standard* #10, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment. Staff finds the proposed materials appropriate and compatible with the existing materials.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent

with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the district and the purposes of Chapter 24A;

and with *the Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 948147
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Alan Kaplan & Erica Cohen

E-mail: info@mcdstudio.com

Address: 4808 Cumberland Avenue

City: Chevy Chase Zip: 20815

Daytime Phone: 301.215.7277

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: MCDStudio LLC cc:Matt McDonald

E-mail: matt@mcdstudio.com

Address: 4948 St. Elmo Ave. Suite 300

City: Bethesda Zip: 20814

Daytime Phone: 301-215-7277

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☒ Yes/District Name Somerset Historic District
☐ 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: 4808 Street: Cumberland Avenue

Town/City: Chevy Chase Nearest Cross Street: Surrey Street

Lot: 31 Block: 2 Subdivision: 0044 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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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]
Signature of owner or authorized agent

4/7/2021
Date

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

Owner's mailing address ALAN KAPLAN & ERICA COHEN 4808 CUMBERLAND AVENUE CHEVY CHASE, MD 20815	Owner's Agent's mailing address MCD STUDIO, LLC 4948 ST. ELMO SUITE 300 BETHESDA, MD 20814
Adjacent and confronting Property Owners mailing addresses	
JAQUELYN QUAN & PETER BRYCE 4810 CUMBERLAND AVENUE CHEVY CHASE, MD 20815	MENDELSON CLIFFORD 4807 CUMBERLAND AVENUE CHEVY CHASE, MD 20815
MARK DONNELLY & ILONA COHEN 5818 SURREY STREET CHEVY CHASE, MD 20815	JEFFREY AND JENNIFER MASCOTT 5820 SURREY STREET CHEVY CHASE, MD 20815

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

The site, located at 4808 Cumberland Avenue, was built c1983 in the Somerset Historic District. Somerset was developed in 1890 as one of the first streetcar neighborhoods in Montgomery County. The neighborhood was originally developed along the trolley line(Rockville Electric trolley) and Wisconsin Avenue. There are at least four major periods of development in the Somerset Historic District. The first three phases include Victorian and Queen Anne, Bungalows/Craftsman and then brick and frame Colonial Revival houses. The last phase from 1940 to present, which is the phase this house was constructed, has had many different styles from modern to Neo-Colonial.

The residence is a 2 story with walk-out basement Colonial with Queen Anne details at the frieze board and porch. There is no noted architect listed with the original structure. A screened porch, kitchen extension and decks were added at a later time. Due to the location of the main house on the site, the Front Façade is the most visible from the Cumberland Avenue. There are neighboring properties and trees that obscure the majority of the view of the property from Cumberland Avenue.

The site is slopes from Cumberland Avenue to front entrance and then continues to slope to the rear facade and walk-out basement. There is heavy vegetation on the East, West and South property lines.

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

The proposed project will enclose the existing screened porch at the rear facade, remove a portion of the rear deck, construct a new screened porch at the location of the existing rear deck that remains, extend the lower level patio at the rear, construct an outdoor grill area and provide staircases down from the new screened porch and the family room to the lower level existing patio. The area of work will not be visible from Cumberland Avenue.

At the Rear/Left side of the house we are proposing a single story screened porch with a low slope roof to limit the visual impact to the existing screen porch two tiered gabled roof at the rear facade. There will be a staircase down from the porch to the existing driveway. The existing screened porch will be enclosed to create a breakfast area. Similar height and width glazing will replace the existing screened panels. Trim and paint colors will match existing. The existing metal roof will remain, no changes.

At the Rear/Right side of the house the existing deck and spiral staircase will be removed and replaced with a metal staircase to connect the family room exterior door down to the expanded patio area where an outdoor grill are will be created.

Work Item 1: _____

Description of Current Condition:

Existing screened porch at rear facade with
tiered standing seam metal roof

Proposed Work:

Enclose screened porch to add breakfast area to existing
kitchen. Existing roof to remain, no changes

Work Item 2: _____

Description of Current Condition:

Existing deck at left rear facade

Proposed Work:

Construct screened porch at location of existing deck

Work Item 3: _____

Description of Current Condition:

Existing Lower Level Patio

Proposed Work:

Patio will be expanded to include an outdoor grill
area. Materials and finishes to match existing

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	*	*	*	*	*		*

Material specifications will be refined after this preliminary review. Tree survey will be provided when project footprint and hardscape has been determined for Final HWAP



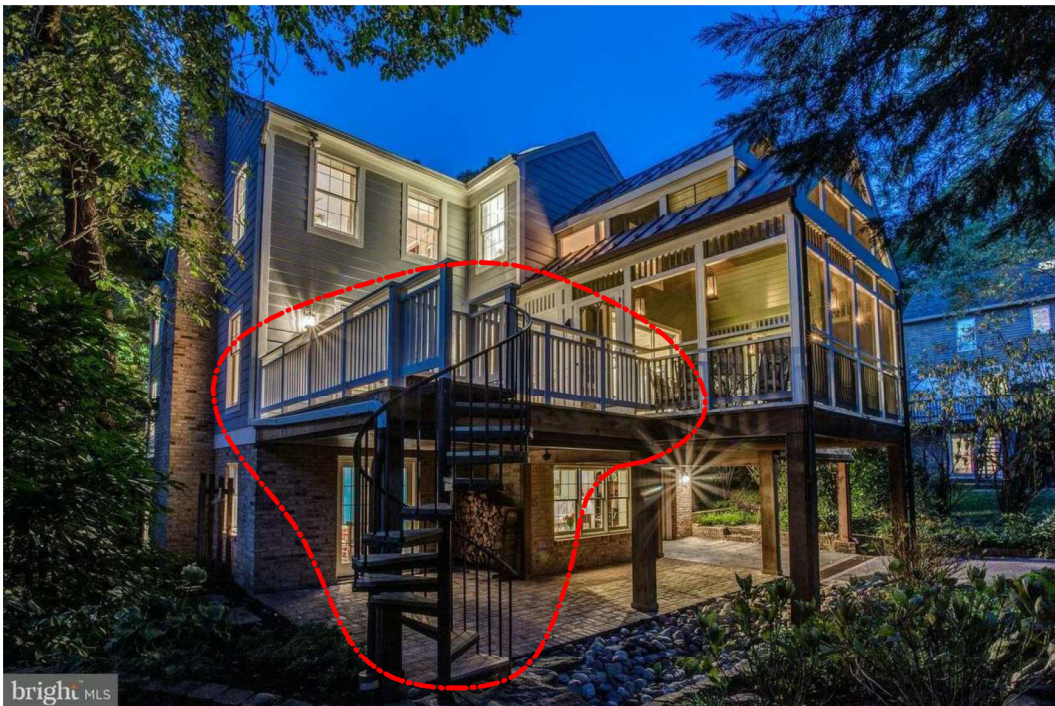
Detail: FRONT OF HOUSE - PROPOSED SCREENED PORCH AND ADDITION AT EXISTING SCREENED PORCH WILL NOT BE VISIBLE FROM CUMBERLAND AVENUE



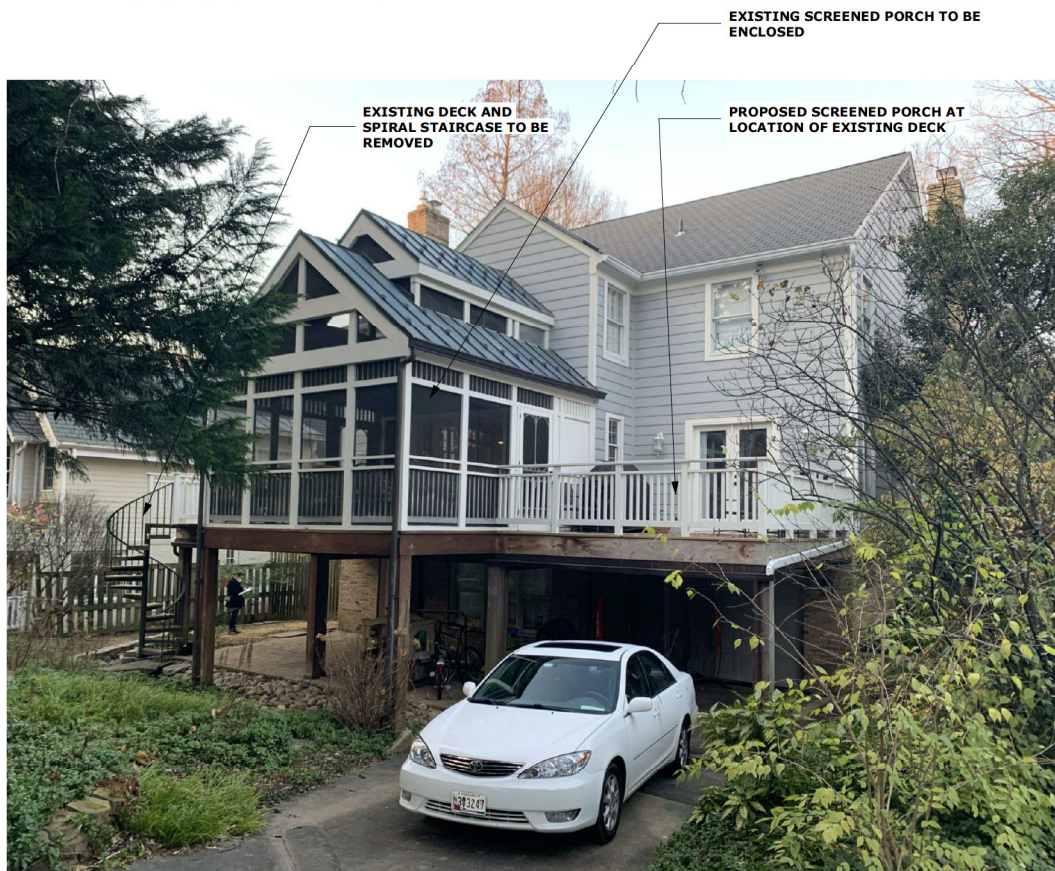
Detail: FRONT/LEFT OF HOUSE - PROPOSED SCREENED PORCH AND ADDITION AT EXISTING SCREENED PORCH WILL NOT BE VISIBLE. IT WILL BE OBSCURED BY EXISTING VEGETATION



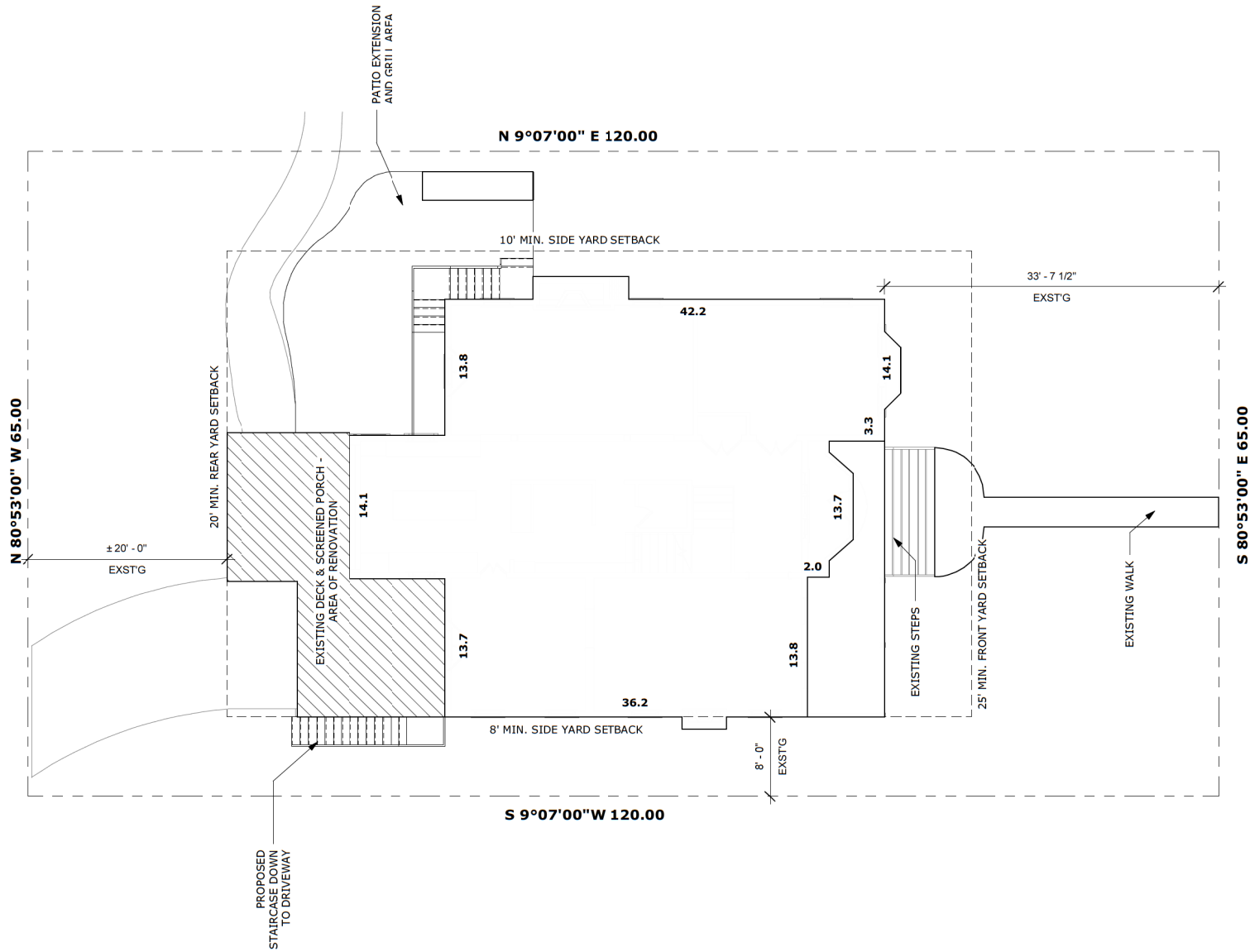
Detail: FRONT/RIGHT OF HOUSE - PROPOSED SCREENED PORCH AND ADDITION AT EXISTING SCREENED PORCH WILL NOT BE VISIBLE FROM CUMBERLAND AVENUE. IT WILL BE OBSCURED BY EXISTING VEGETATION



Detail: REAR/RIGHT SIDE OF HOUSE. EXISTING DECK WILL BE REMOVED AND REPLACED WITH METAL STAIR DOWN TO LOWER LEVEL PATIO. EXISTING LOWER PATIO TO BE EXTENDED TOWARD WESTERN PROPERTY LINE TO INCLUDE GRILL AREA



Detail: REAR/LEFT OF HOUSE - EXISTING SCREENED PORCH WILL BE ENCLOSED. EXISTING METAL ROOF TO REMAIN. PROPOSED SCREENED PORCH AT LOCATION OF EXISTING DECK



CUMBERLAND AVENUE

① Site Plan
1/16" = 1'-0"

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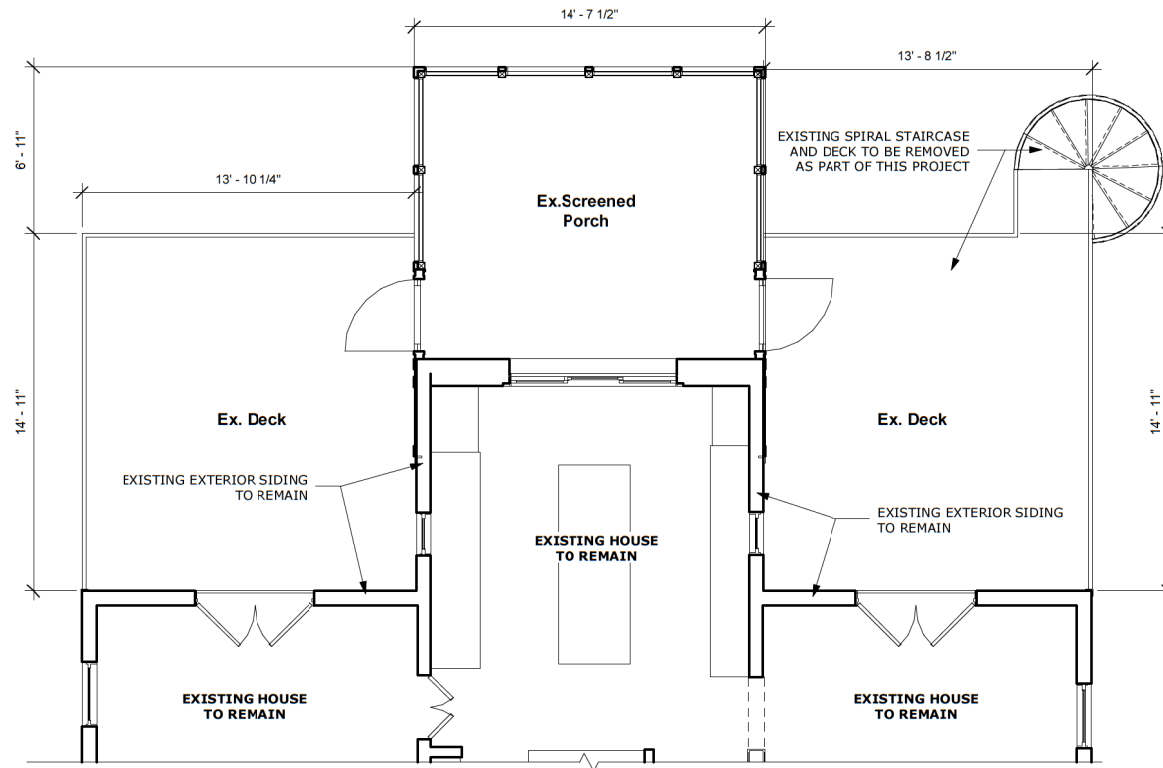
HAWP - Site Plan

Kaplan Residence

Scale:
Drawing Issue Date:

1/16" = 1'-0"
04-06-2021

13



Existing First Floor Partial Plan -Rear of
House
1/8" = 1'-0"

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HAWP - Existing Plan

Kaplan Residence

Scale:

Drawing Issue Date:

1/8" = 1'-0"

04-06-2021

14



① Existing Left Elevation
1/8" = 1'-0"

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HAWP - Existing Elevation

Kaplan Residence

Scale:

Drawing Issue Date:

1/8" = 1'-0"

04-06-2021

15



① Existing Rear Elevation
1/8" = 1'-0"

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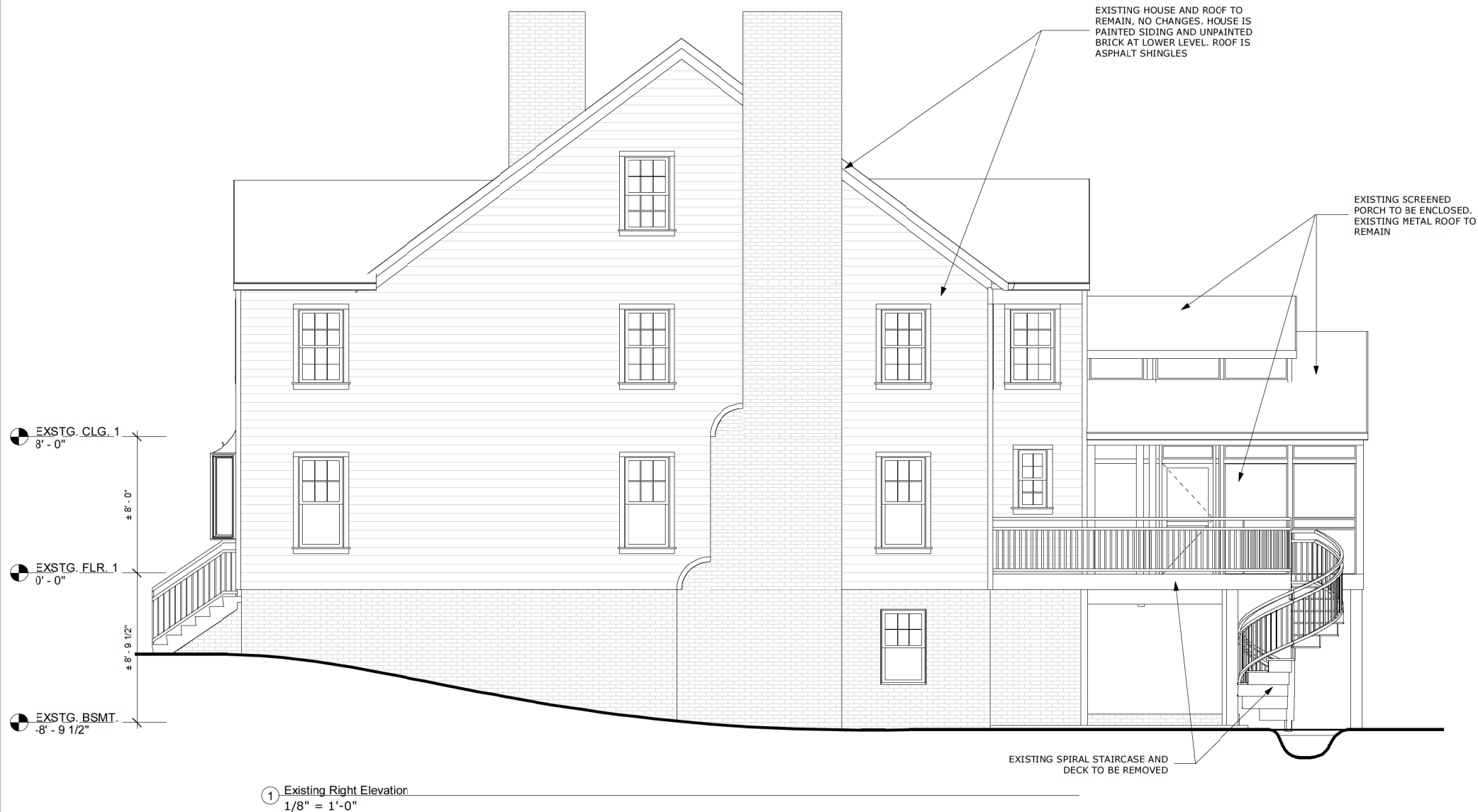
HAWP - Existing Elevation

Kaplan Residence

Scale:
Drawing Issue Date:

1/8" = 1'-0"
04-06-2021

16



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HAWP - Existing Elevation

Kaplan Residence

Scale:
Drawing Issue Date:

1/8" = 1'-0"
04-06-2021

17



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HAWP - Proposed Rear 3D View

Kaplan Residence

Scale:

Drawing Issue Date:

04-06-2021

18



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HAWP - Proposed Rear 3D View

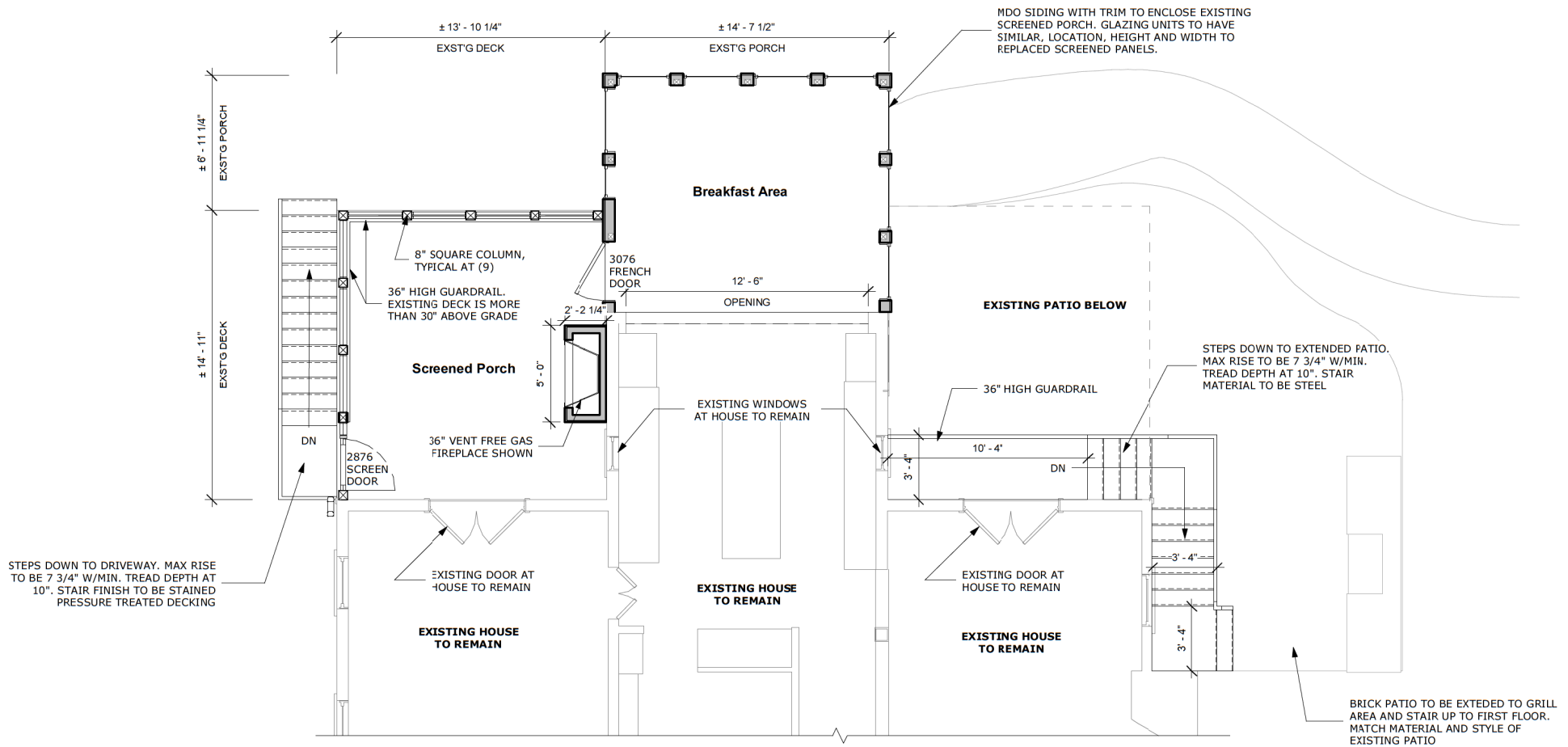
Kaplan Residence

Scale:

Drawing Issue Date:

04-06-2021

19



① Proposed Partial First Floor Plan
1/4" = 1'-0"

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HAWP - Proposed Plan

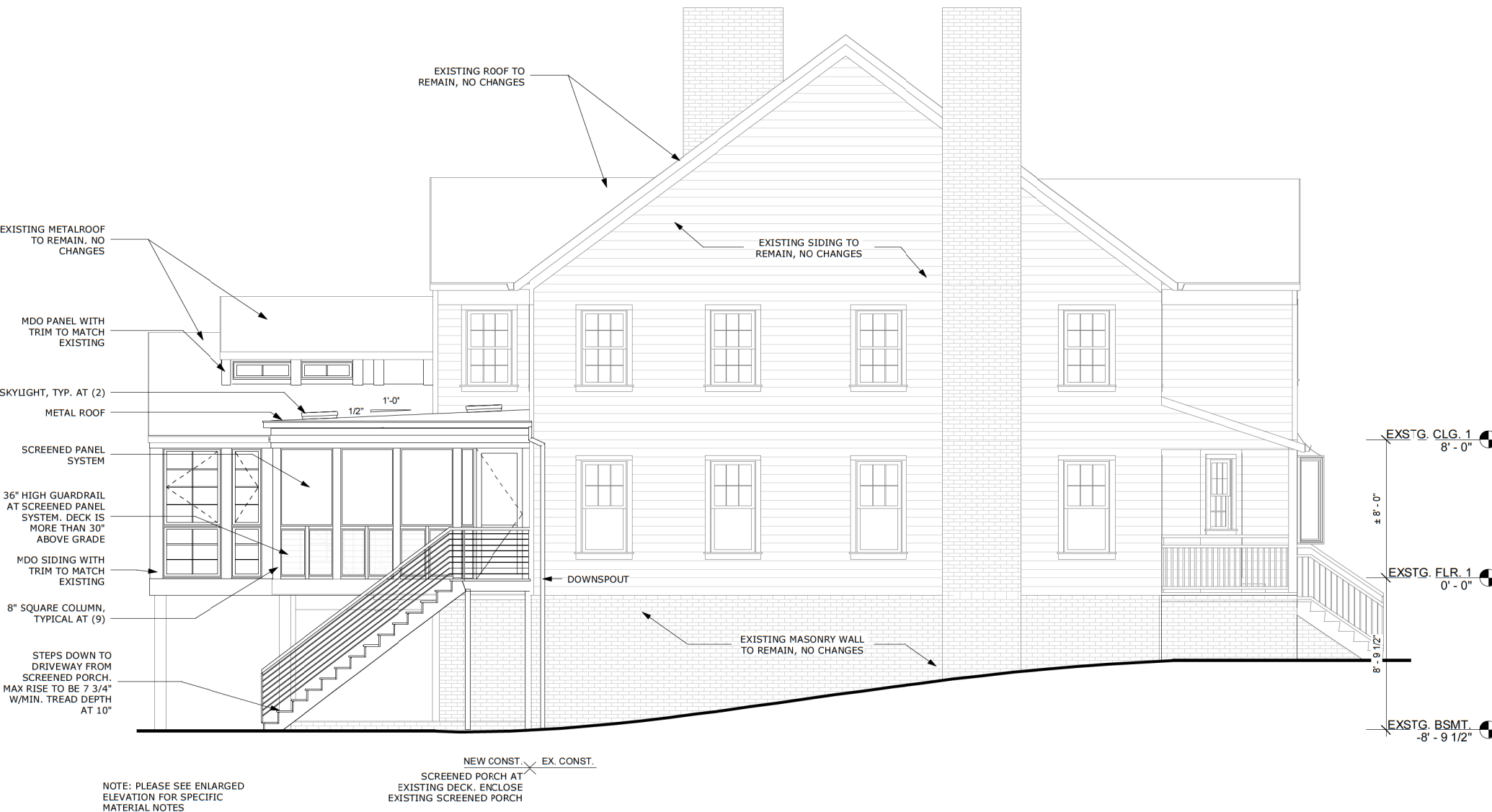
Kaplan Residence

Scale:
Drawing Issue Date:

1/8" = 1'-0"
04-06-2021

20

NOTE: NO CHANGE TO FRONT
ELEVATION PROPOSED



① Proposed Left Elevation
1/8" = 1'-0"



① Proposed Rear Elevation
1/8" = 1'-0"

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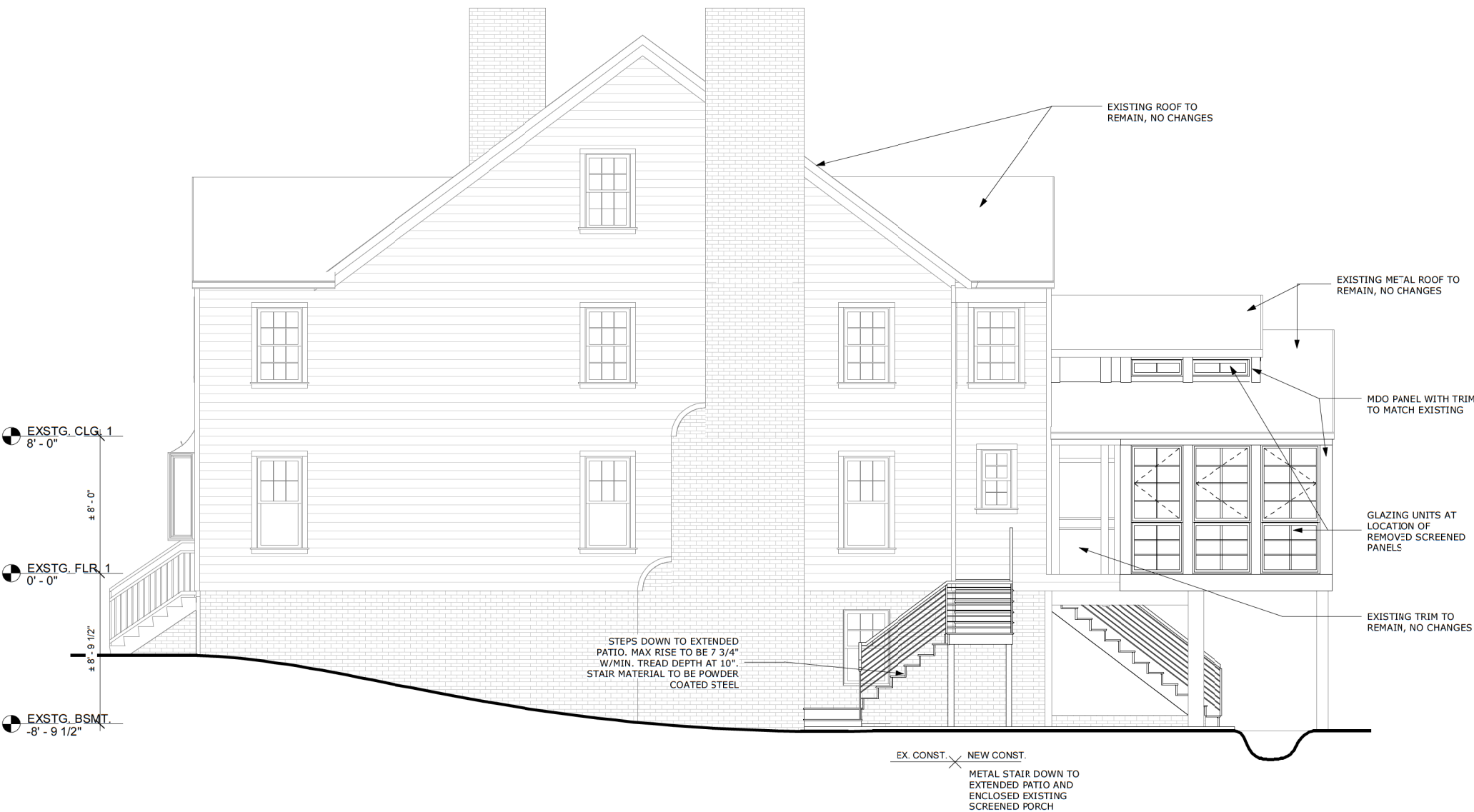
HAWP - Proposed Elevation

Kaplan Residence

Scale:
Drawing Issue Date:

1/8" = 1'-0"
04-06-2021

22



① Proposed Right Elevation
1/8" = 1'-0"

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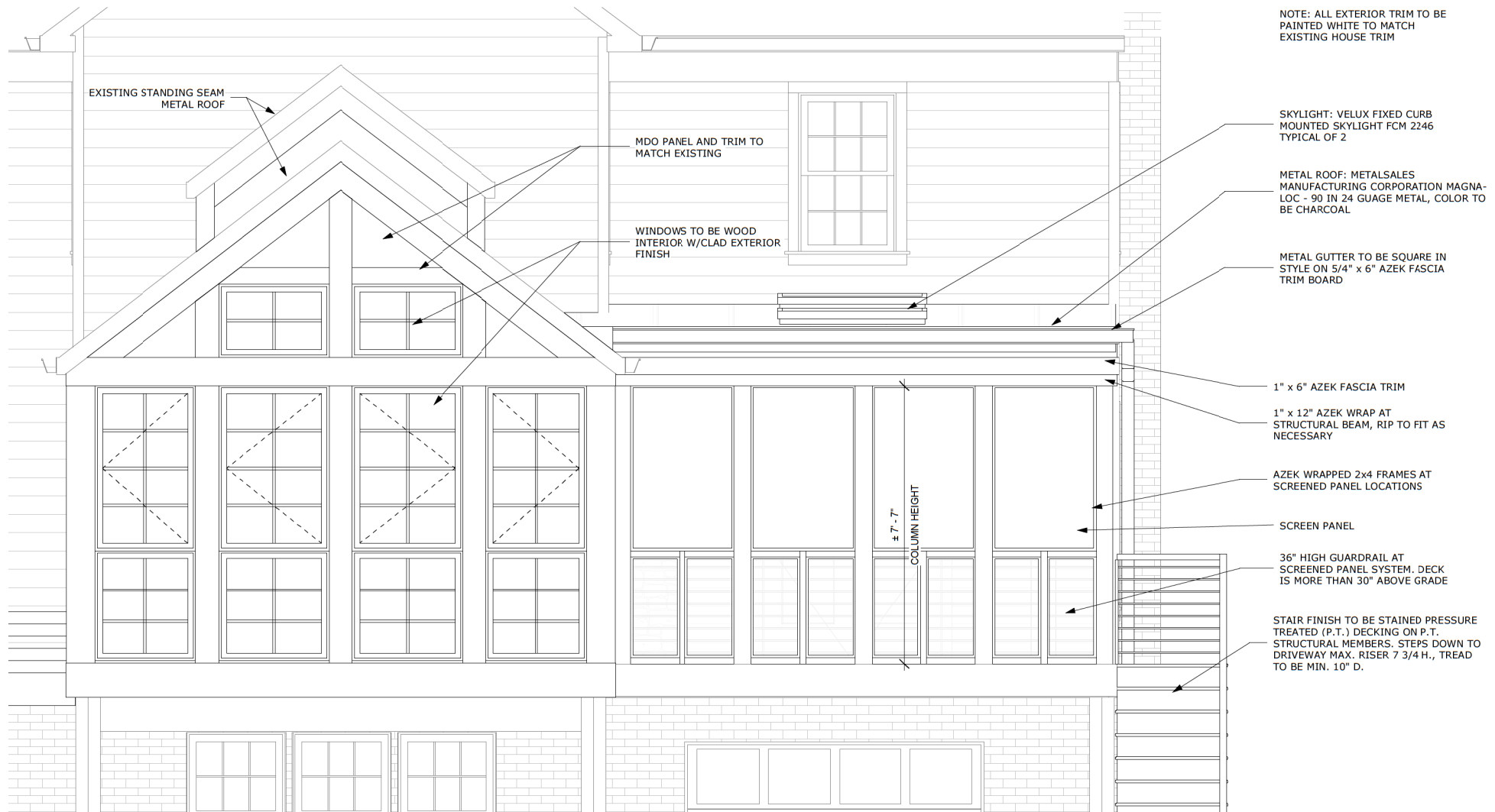
HAWP - Proposed Elevation

Kaplan Residence

Scale:
Drawing Issue Date:

1/8" = 1'-0"
04-06-2021

23



① HAWP - Prop. Rear Elevation - Callout 1
1/4" = 1'-0"

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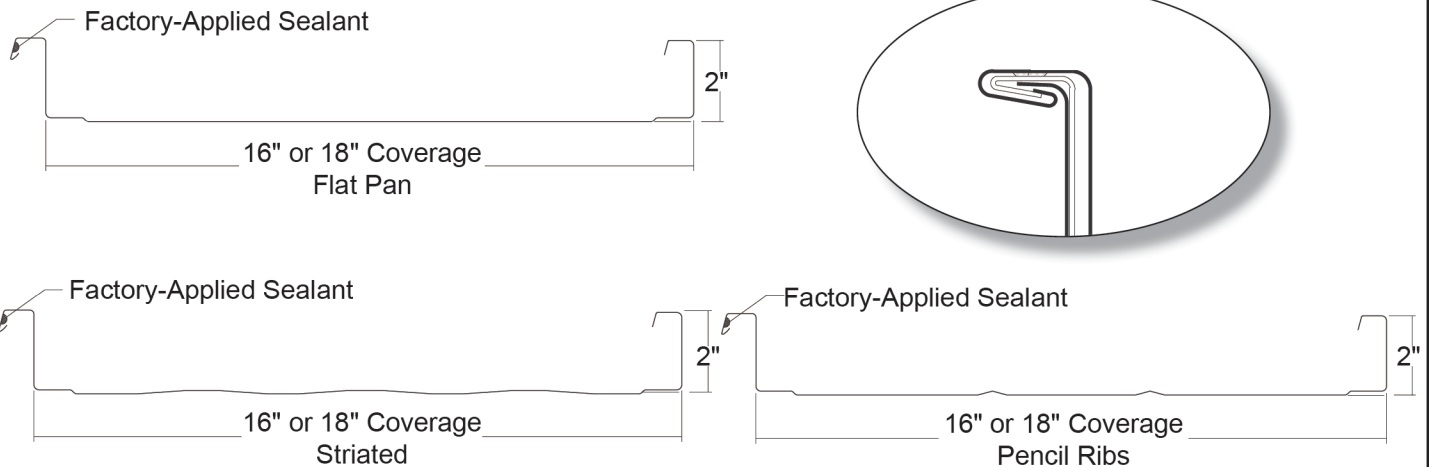
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HAWP - Enlarged Elevation

Kaplan Residence

Scale: 1/4" = 1'-0"
Drawing Issue Date: 04-06-2021

24



**ARCHITECTURAL
COMMERCIAL
INDUSTRIAL
PANEL**

**CONCEALED
FASTENED**

**16" OR 18"
COVERAGE**

**MINIMUM
SLOPE
1/2:12**

**OPEN FRAMING OR
SOLID SUBSTRATE**

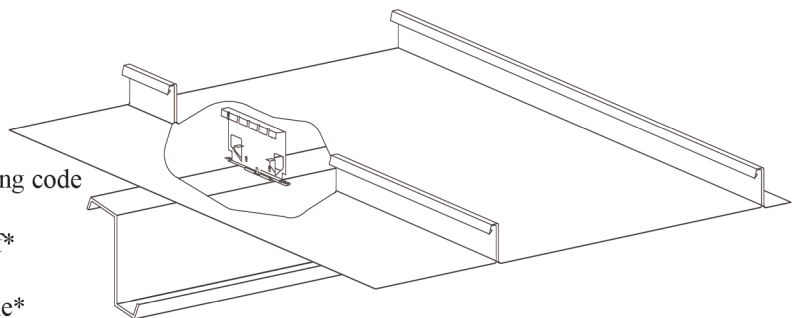
PANEL OVERVIEW

- ▶ Finishes: PVDF and Acrylic-Coated Galvalume®
- ▶ Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume®
AZ50 per ASTM A 792 for painted Galvalume®
G90 per ASTM A 653 for Galvanized
- ▶ Gauges: 24 ga standard; 22 ga optional
- ▶ 16" or 18" panel coverage, 2" rib height
- ▶ Panel Length: Minimum: 5' for striated, 7' for non-striated; Maximum: 45' recommended
- ▶ Architectural, structural vertical rib standing seam roof system
- ▶ Integral mechanically seamed side lap with factory-applied sealant
- ▶ Minimum roof slope: 1/2:12
- ▶ Panels can be factory-notched and punched
- ▶ Accommodates 1/2" to 6" blanket insulation

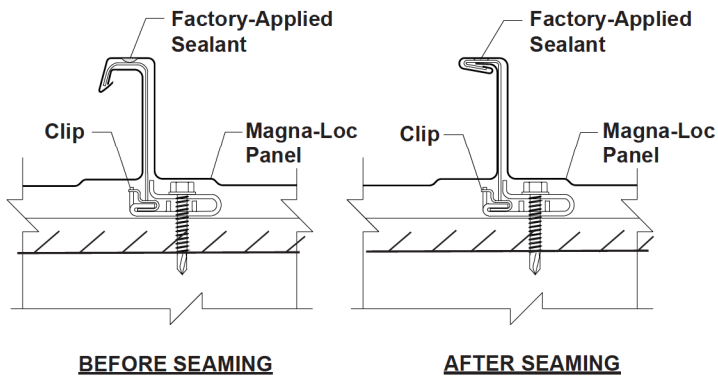
TESTING AND APPROVALS

- ▶ UL 2218 Impact Resistance - Class 4
- ▶ UL 790 Fire Resistance Rating - Class A, per building code
- ▶ UL 263 Fire Resistance Rating - per assembly
- ▶ ASTM E 1680 Air Leakage - 0.016 cfm/ft² at 12 psf*
- ▶ ASTM E 1646 Water Penetration - none at 12 psf*
- ▶ ASTM E 2140 Water Penetration, Static Head - none*
- ▶ ASTM E 1592 Structural Performance
- ▶ UL 580 Uplift Resistance - Class 90 Constructions: #506, #506A and #506B
- ▶ FM 4471 Roof Approval - Class 1-90, 1-105, 1-165
- ▶ Texas Windstorm - Evaluation RC-197
- ▶ 2020 FBC Approvals - FL10999.5, FL11560.6 and FL11560.7
- ▶ Miami-Dade County, Florida NOAs - 18-0901.01 and 18-0901.02 expires 12/12/2023
- ▶ ICC Evaluation Report - ESR-2385

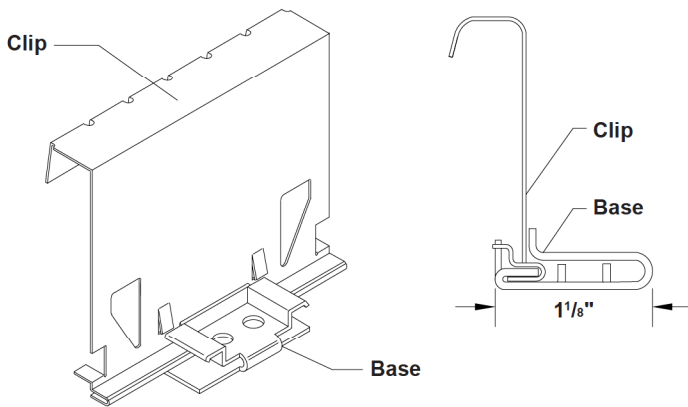
* with tube sealant at clip locations



ATTACHMENT DETAILS



FLOATING CLIP



FASTENING INFORMATION

► Clips

Clip spacing is based upon the design loads, the spanning capacity of the panels, the fasteners and the support members.

Clip tab is 0.034" and clip base is 0.060". Both conform to ASTM A 1008 or ASTM A 1011 and are coated with G90 per ASTM A 653. As an option, 410 stainless tabs are available.

Floating Clips can accommodate 1-1/2" of thermal movement each way.

► Fasteners

Overdriven fasteners will cause panel distortions.

Fasteners should extend 1/2" or more past the inside face of the support material.

Clip Fasteners:

Attaching to Wood:

#12-11 x 1-1/2" Wood Screw

Attaching to Steel:

<18 ga: 1/4"-14 Deck Screw

>=18 ga, <=12 ga: 1/4"-14 Driller, No Washer

>12 ga: 1/4"-24 Driller, No Washer

Exposed End Fasteners:

At Eave Plate or Back-Up Channel:

#12-14 XL Driller

Concealed End Fasteners:

At Eave Plate or Back-Up Channel:

#12-14 Driller, No Washer

Trim Fasteners:

1/4"-14 x 7/8" XL Stitch Screw

1/8" x 3/16" Pop Rivet

SECTION PROPERTIES

Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression	
				Ixx in ⁴ /ft	Sxx in ³ /ft	Ixx in ⁴ /ft	Sxx in ³ /ft
24	16	50	1.25	0.1785	0.1013	0.0855	0.0754
22	16	50	1.64	0.2475	0.1424	0.1178	0.1070
24	18	50	1.21	0.1620	0.0900	0.0760	0.0669
22	18	50	1.59	0.2240	0.1261	0.1047	0.0951

ALLOWABLE UNIFORM LOADS, psf For various clip spacings

								Inward Load						Outward Load					
								2'	2.5'	3'	3.5'	4'	5'	2'	2.5'	3'	3.5'	4'	5'
24	16	50	1.25	0.1785	0.1013	0.0855	0.0754	368	249	179	135	105	68	123	111	99	87	75	51
22	16	50	1.64	0.2475	0.1424	0.1178	0.1070	549	367	261	195	151	98	128	119	110	100	91	73
24	18	50	1.21	0.1620	0.0900	0.0760	0.0669	327	221	159	119	93	60	111	99	87	75	63	39
22	18	50	1.59	0.2240	0.1261	0.1047	0.0951	488	326	232	173	134	87	120	108	95	83	71	46

- Theoretical section properties have been calculated per AISI 2016 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
- Allowable load is calculated in accordance with AISI 2016 specifications considering bending, shear, combined bending & shear and deflection. Allowable load does not address web crippling, fasteners, support material or load testing. Allowable load considers the three or more equal spans condition. Panel weight is not considered.
- Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
- Allowable loads do not include a 1/3 stress increase for wind.

Fixed Skylights

Curb-Mounted - FCM

NEW FCM Energy Performance Model

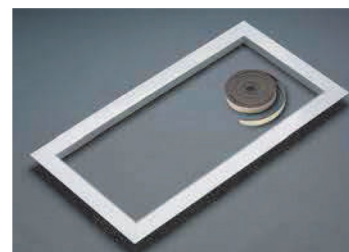
The No Leak Skylight
No Leak Promise
No Worries



Triple Pane Glass

available for cold weather climates

Fixed Curb-Mounted
No Leak Skylight - FCM



Accessory tray is required for blind installation.
See page 50.

UPGRADE

to the Energy Performance Model

Boost energy performance up to 40%

Reduce energy dependency and maximize efficiency by automatically controlling blind position based on seasons.



Includes:



Factory-Installed, Room Darkening, Solar Blind

Programmable Remote Control

Eligible for
30%
Federal Tax Credit*

See page 36

Benefits:

- Integrated gaskets drain condensation to the outside.
- Streamlined exterior profile does not obstruct your roofline.
- A sunscreen accessory tray for standard site-built curbs allows for installation of VELUX Pick&Click!™ blinds.

Custom Size Fixed Curb-Mounted Skylights - Custom FCM

Shipping

Width: 18 3/4 – 50 3/4

Height: 18 3/4 – 72

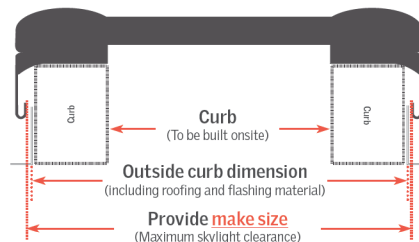
Delivered: 8-14 days

Width: 18 3/4 – 50 3/4

Height: 72 1/4 – 76 1/2

Delivered: 20 days

Note: Custom size flashing kits and custom size blinds are not available.
Note: Some specialty glass options require longer lead times.



Models FCM & FCM Energy Performance



Outside curb

(W-in. x H-in.)

1430

17 1/2 x 33 1/2

1446

17 1/2 x 49 1/2

2222

25 1/2 x 25 1/2

2230

25 1/2 x 33 1/2

2234

25 1/2 x 37 1/2

2246

25 1/2 x 49 1/2

2270

25 1/2 x 73 1/2

3030

33 1/2 x 33 1/2

3046

33 1/2 x 49 1/2

3434

37 1/2 x 37 1/2

3446

37 1/2 x 49 1/2

4646

49 1/2 x 49 1/2