

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5906 Cedar Parkway, Chevy Chase	Meeting Date:	7/28/2021
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	7/21/2021
		Public Notice:	7/14/2021
Applicant:	Scott Talbott (Luke Olson, Architect)	Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Case Number:	958818		
PROPOSAL:	Demolition and new construction, driveway, and other alterations		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1916-27

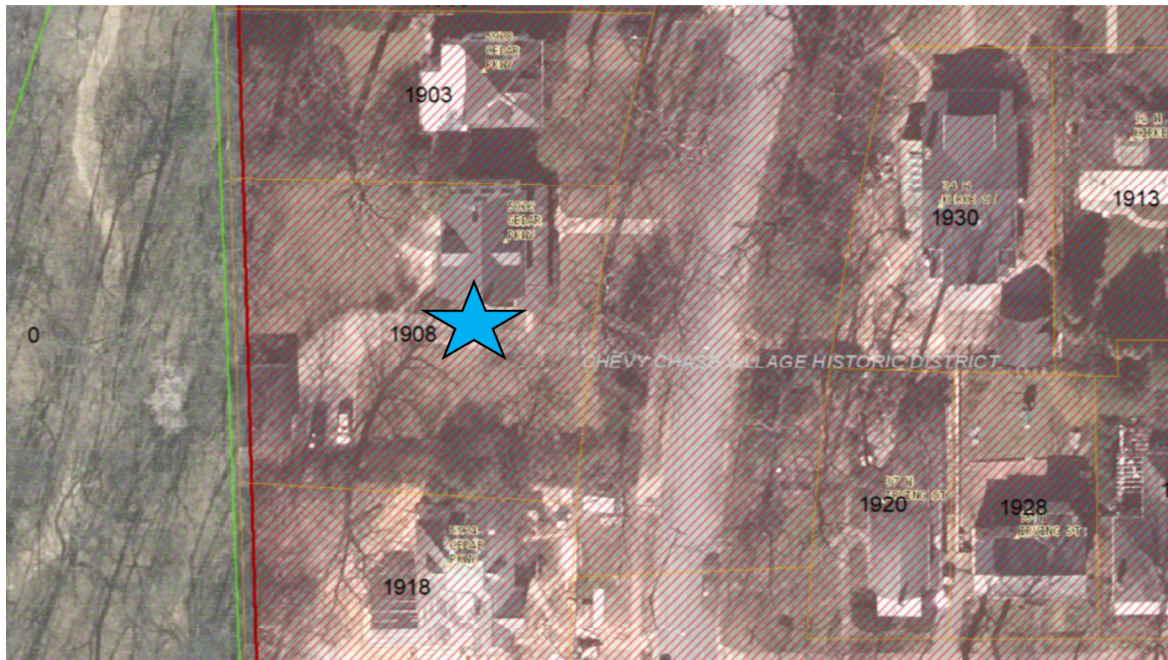


Fig. 1: Subject property, as marked by the blue star.

BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation at the June 23, 2021 HPC meeting.¹

PROPOSAL:

The applicant proposes to demolish the existing three-car garage and construct a new 2 ½-story house and one-car detached garage on Parcel 2 of the subject property. A new curb cut and driveway are also proposed for the existing house on Parcel 1.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village 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)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, 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.

¹ Link to June 23, 2021 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=a5b90271-d4f9-11eb-bd7e-0050569183fa
 Link to June 23, 2021 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/06/III.A-5906-Cedar-Parkway-Chevy-Chase-Preliminary-Consultation.pdf>

- (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.)

Chevy Chase Village Historic District Guidelines

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to "major additions." Any proposed garage or accessory building which is to have a common wall with or attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to "major additions."

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

New Construction

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new

structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community should be supported.

The key considerations in reviewing new construction should be the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

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.” The *Standards* are as follows:

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.

STAFF DISCUSSION:

The subject property is a c. 1916-27 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The property consists of two parcels – Parcel 1 (northernmost), where the historic house is located, and Parcel 2 (southernmost), an open side yard with driveway and three-car garage at the rear (west) property line. The applicant proposes to demolish the existing three-car garage and construct a new 2 ½-story house and one-car detached garage on Parcel 2. The existing driveway will serve the proposed new house on Parcel 2, and a new curb cut and driveway are proposed for the existing house on Parcel 1.

The applicant previously appeared before the Commission at the June 23, 2021 HPC meeting for a preliminary consultation. At the preliminary consultation, the Commission expressed the following:

- The Commission unanimously voiced full support for the proposal, finding the scale, massing, siting, and location appropriate.
- Several commented on the character of the proposed new building, finding it appropriate and compatible with the district and surrounding streetscape.
- Suggestions included:
 - Considering the oak tree mentioned in Ms. Billings' (the neighbor at 5904 Cedar Parkway) letter and avoiding it, if possible.
 - Moving the proposed house slightly to the north, if possible within the side building restriction lines.

- The chair noted the Commission’s unanimous support for the project and suggested that a second preliminary consultation is not necessary; however, the chair left it to staff’s discretion.

The applicant has returned with a HAWP application and the following revisions:

- The proposed house has been moved 2’ to the north to increase the distance from the neighboring house to the south (5904 Cedar Parkway) and protect the oak tree identified by Ms. Billings.
- The existing driveway, which is to be used for the newly created lot, has been straightened, so that it will only be on the new lot and not cross into the lot to the north.
- The two A/C units, which were previously proposed at the northeast (front/right) side of the house have been moved to the southeast (front/left) side of the house.
 - The A/C units will now be located behind the bay window on the southeast side of the house, making them less visible from the public right-of-way of Cedar Parkway.
 - Relocating the A/C units also allows the height of the dining room windows on the northeast side of the house to be increased for more natural lighting.
- In accordance with Village Code Sec. 8-17 (l) (5), which states “[f]or all buildings, the side wall plane length shall not exceed forty (40) feet unless there is an offset, jog, or articulation in the side wall plane that measures at least two (2) feet in depth and five (5) feet in length,” the bay window on the bumpout on the south side of the house have been increased from 1’ to 2’.

Staff fully supports the applicant’s proposal, finding that the revisions respond appropriately to the HPC’s recommendations at the June 23, 2021 preliminary consultation and to Village code requirements. To reiterate staff’s previous findings:

Garage Demolition

According the 1927 Sanborn Fire Insurance Map (see *Fig. 2* below), the existing garage to be demolished is original to the historic house. However, the garage appears to have experienced previous alterations, and its location and relationship to the historic house is atypical within the Chevy Chase Village Historic District. Accordingly, staff finds that the removal of the garage will not remove or alter character defining features of the historic district or surrounding streetscape, per *Standards* #2 and #9.

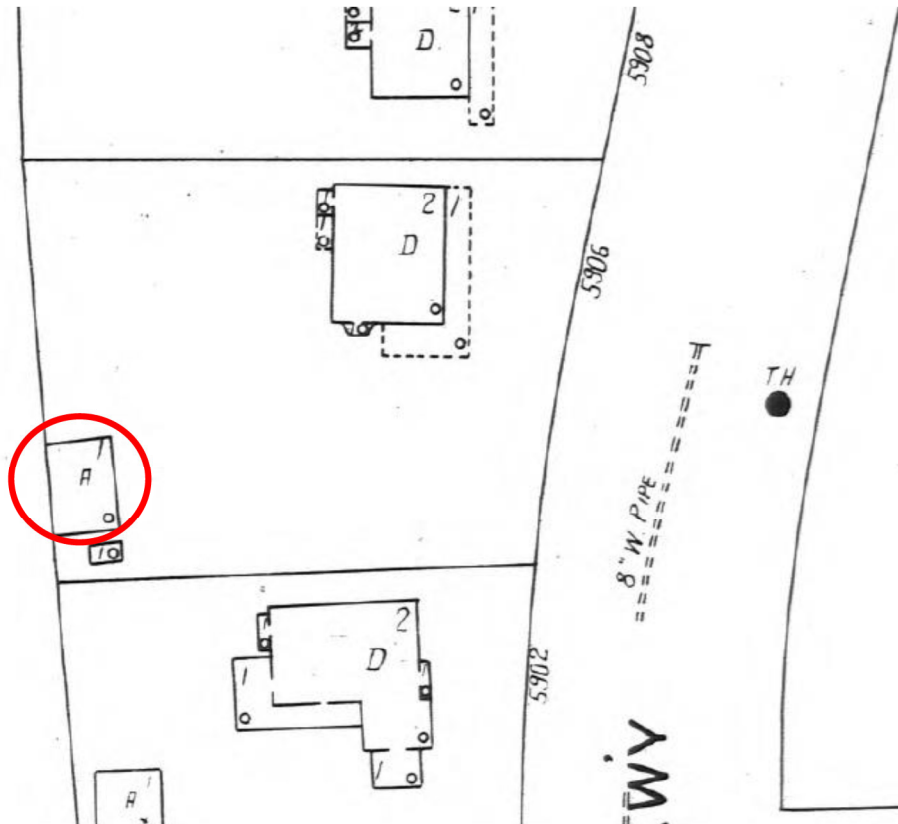


Fig. 2: 1927 Sanborn Fire Insurance Map, depicting the subject property. The garage to be demolished is circled in red.

New Driveway and Curb Cut

The proposed new driveway will be approximately 50' long by 10' wide, and it will be located in front of the historic house at the northeast side of property. According to the *Guidelines*, “[d]riveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.” As no tree are proposed to be removed to accommodate the proposed new driveway, staff finds that it should be subject to lenient scrutiny. Although the *Guidelines* also state that “[p]arking pads and other paving in front yards should be discouraged,” the preceding statement demonstrates that this does not apply to driveways. Staff finds that the proposed new driveway is generally compatible with the existing driveways within the historic district, and it will not remove or alter character-defining features of the district or surrounding streetscape, in accordance with *Standards* #2 and #9.

Proposed New House Location and Siting

Lot Requirements

The applicant has provided a letter from the Montgomery Planning Development Applications and Regulatory Coordination (DARC) Division, stating that the two subject parcels are exempt from the platting requirements of the County’s Subdivision Regulations, and the two parcels are not required to be recorded by record plat prior to issuance of a building permit for a new single-family detached dwelling. However, Section 8-16 (d) & (e) of the Village’s regulations stipulate that “[e]very building should be located on a recorded lot” and “[t]here should not be more than one (1) single-family dwelling on one (1) lot.” Staff contacted the Village on June 14, 2021, and the Village confirmed that their requirement supersedes the County’s exemption, and the lot must be recorded. The applicant is required to meet

building and lot requirements for both the Village and Montgomery County separate from the review requirements of the Historic Area Work Permit process.

Frontage

The applicant has also provided a letter from Chevy Chase Village, stating that the Village's requirement for lots to have a minimum frontage of 75' does not apply to these two parcels (each measuring approximately 70'), and subdivision of the property and construction of a new dwelling would be in compliance with the Village's frontage requirements. In consultation with the Montgomery Planning GIS team, staff determined that 117 (or approximately 36%) of the 327 properties within the Chevy Chase Village Historic District have a frontage of 70' or less. Four properties on Cedar Parkway have a frontage of less than 70', including nearby 5808 (62.69') and 5810 Cedar Parkway (53.52'). A partial image from the GIS map showing properties with a frontage of 70' or less is below (*Fig. 3*). The full map is also available at the following link: <https://arcg.is/1Wu8r5>

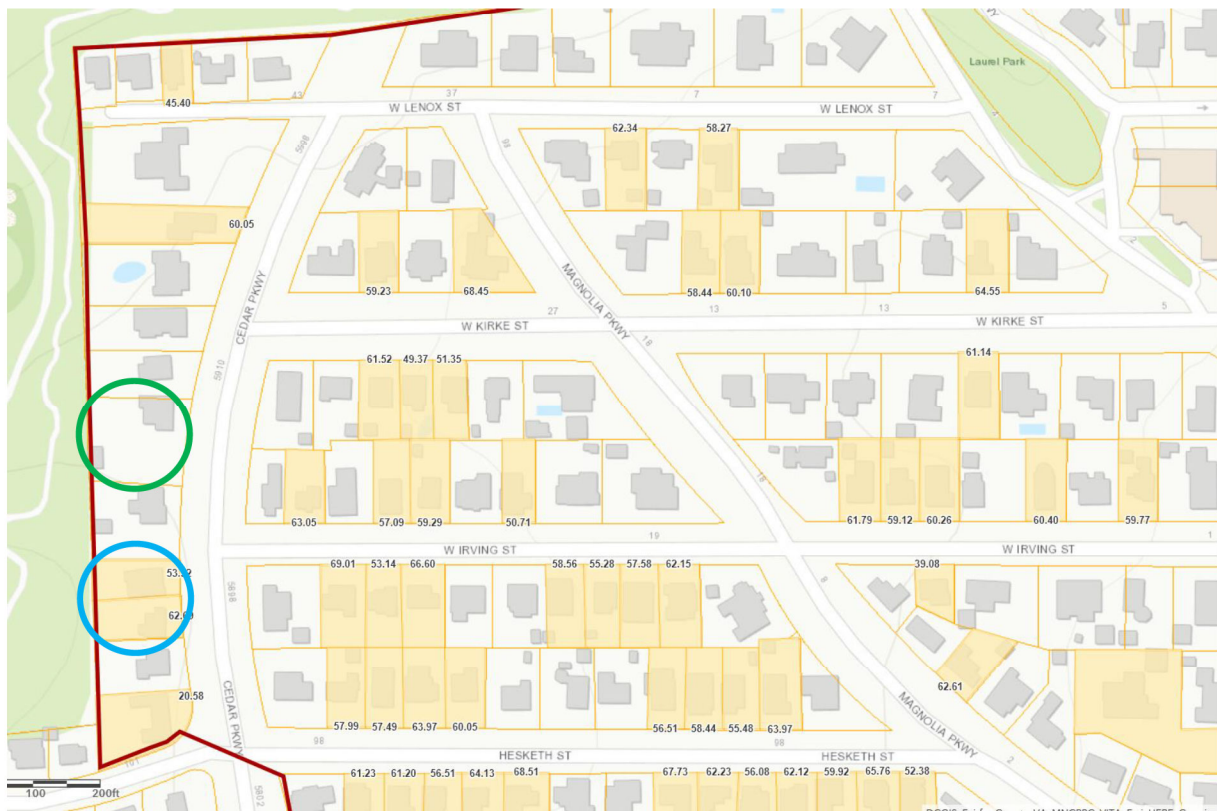


Fig. 3: Partial GIS map, showing properties within the Chevy Chase Village Historic District with a frontage of 70' or less (historic district boundary defined by the red line, properties with a frontage of 70' or less shaded in yellow, 5808 and 5810 circled in blue, and the subject property circled in green).

Setbacks

The following table outlines the County (R-60 Zoning) and Village setback requirements, based upon the applicant's preliminary determination of setbacks, as well as the proposed setbacks:

	COUNTY REQUIREMENTS	VILLAGE REQUIREMENTS	PROPOSED
Principal Building			
Front	31'	25'	25' to front porch; 31' to front wall plane
Side	8'	7'	Left: 9'-2" to 10'-2"; Right: 13'-6" to 17'-2"
Sum of Side Setbacks	18'	10'	Left: 20'-7" to 21'-7"; Right: 33'-9" to 37'-5"
Rear	20'	20'	> 20'
Accessory Structure			
Front	60'	N/A	> 60'
Side	5'	5'	6'
Rear	5'	5'	6'

Lot coverage

The proposed new lot size will be 9,435 sf. The following table outlines the County and Village lot coverage requirements, as provided by the applicant, as well as the proposed infill lot coverage:

COUNTY REQUIREMENTS (MAIN HOUSE)	VILLAGE REQUIREMENTS	PROPOSED (Total Lot Size: 9,435 sf)
26.565%, or 2,506.4 sf	35%, or 3,302.2 sf	County's calculations: 20.34%, or 1,919.3 sf; Village's calculations: 28.7%, or 2,705.9 sf

Streetscape and footprint study

The applicant has provided a footprint study of the immediate surrounding area and a streetscape study of the proposed house and adjacent houses to the north and south (see *Figs. 4 & 5* below). These studies demonstrate the variety in scale and massing of the existing buildings in the district, as well as the atypical condition of the subject property (5906 Cedar Parkway), with its large open side yard. However, staff does note that the adjacent property to the south (5904 Cedar Parkway) has a similarly large side yard.



Fig. 4: Building footprint study of the immediate surrounding area, as provided by the applicant.

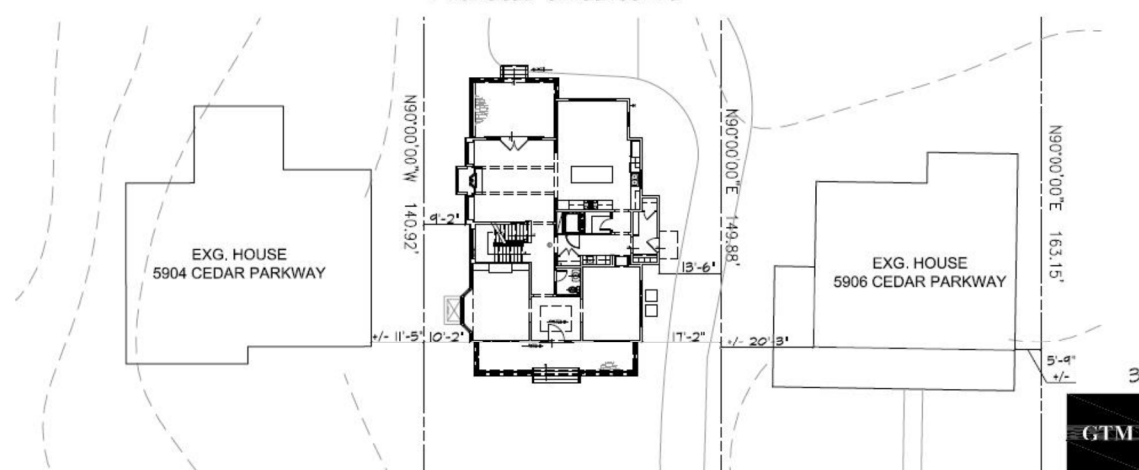


Fig. 5: Streetscape study of the proposed house and adjacent houses to the north and south, as provided by the applicant.

Regarding scale and massing, staff's GIS estimates indicate that the adjacent 2 ½-story house to the south (5904 Cedar Parkway) is approximately 58' wide by 60' deep (at its deepest point), and the existing 2 ½-story subject property house (to the north of the proposed new house) is approximately 47' wide by 45' deep (beginning at the covered front porch). This, along with the submitted streetscape study, demonstrates the general compatibility in scale and massing of the proposed 2 ½-story, 35'-11" wide by

53'-3" deep (not including projecting bays or porches) house. This is further supported by the footprint study of the immediate surrounding area, which depicts an even greater variety in scale and massing.

Previous infill/new construction

Staff also worked with the Montgomery Planning GIS team to determine the number of houses constructed within the Chevy Chase Village Historic District since 1988. Of the 13 identified properties, four were constructed prior to the 1998 designation of the historic district, resulting in nine examples of new construction/infill post-designation. Most of these examples were demolition of existing non-contributing resources and construction of new houses in their place. However, there are two examples of infill construction on previously vacant lots, similar to the current proposal. The full GIS map showing post-1988 construction can also be found at the above-posted link (<https://arcg.is/1Wu8r5>).

The 2 ½-story house at 2 West Melrose Street (see *Fig. 6* below) was constructed via an approved HAWP in 1999 on a historically vacant corner lot (corner of West Melrose Street and Connecticut Avenue), which was associated with the Outstanding Resource at 6000 Connecticut Avenue. A non-historic pool house and swimming pool on the vacant lot were demolished prior to construction of the new house. Staff's GIS estimates indicate that the infill house is approximate 66' deep (at its deepest point) by 53' wide. The records for this case can be found at the following link:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box002/35-13-38G_Chevy%20Chase%20Village%20Historic%20District_2%20West%20Melrose_07-08-1998.pdf

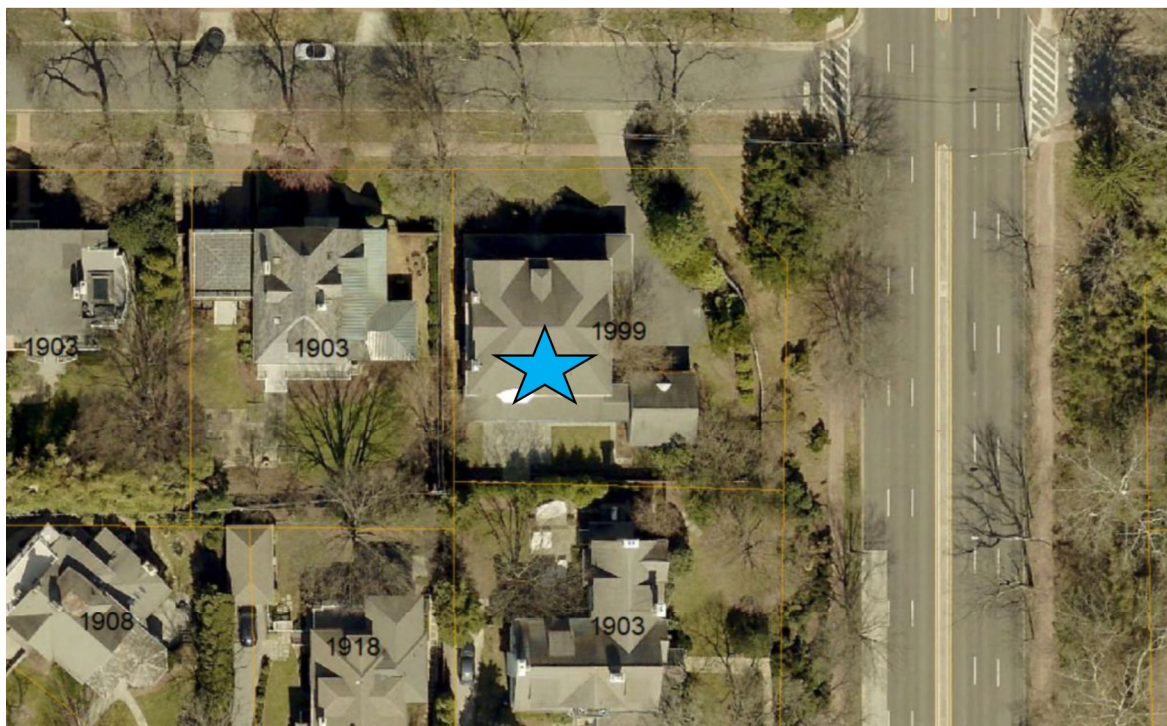


Fig. 6: Infill construction at 2 West Melrose Street (constructed 1999), as indicated by the blue star.

Similarly, the 2 ½-story house at 1 Newlands Street (see *Fig. 7* below) was constructed via an approved HAWP in 2001 on a historically vacant lot associated with the Contributing Resource at 3 Newlands Street. As in the current proposal, the existing driveway at 3 Newlands Street was utilized to access a proposed new garage at the infill property, with a new driveway later approved at 1 Newlands Street. Staff's GIS estimates indicate that the infill house is currently approximately 46' deep by 56' wide at its deepest and widest points. The records for this case can be found at the following link:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box002/35-13-38G_Chevy%20Chase%20Village%20Historic%20District_2%20West%20Melrose_07-08-1998.pdf

[001_Chevy%20Chase%20Village%20HD_One%20Newlands%20Street_12-01-1999.pdf](#)

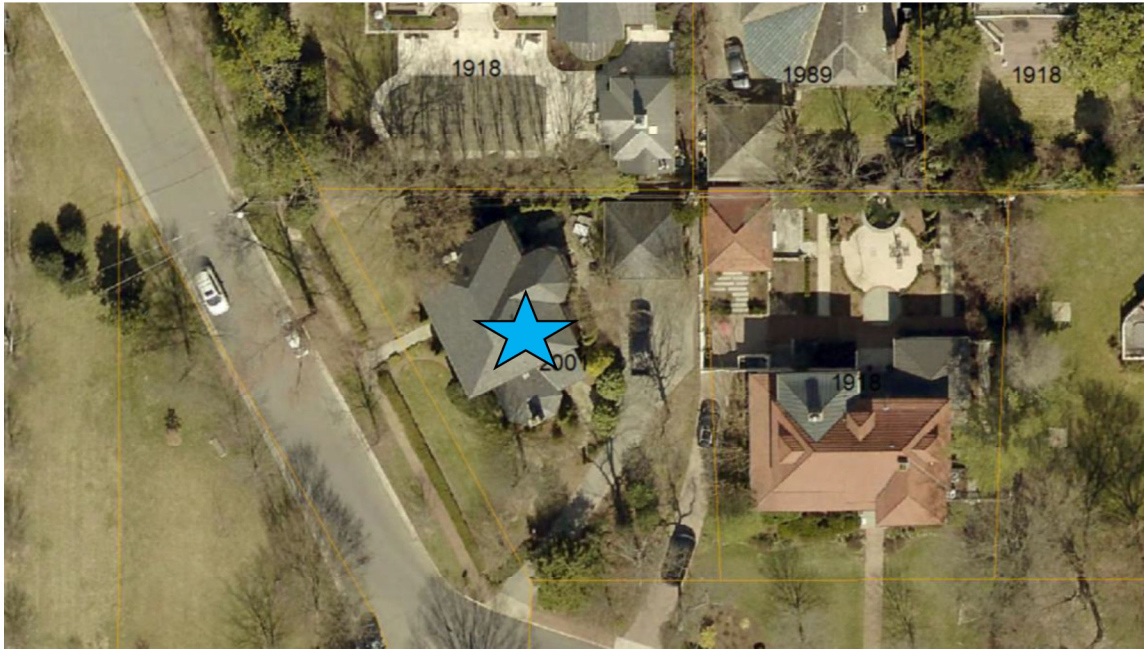


Fig. 7: Infill construction at 1 Newlands Street (constructed 2001), as indicated by the blue star.

Findings/Compatibility

As discussed at length above, the proposed new house is consistent with the frontage, setback, and lot coverage requirements of both the County and the Village. Additionally, the information provided by the applicant, the Montgomery Planning GIS team, and previously approved infill proposals demonstrates the general compatibility of the proposal, in terms of footprint, scale and massing, and rhythm and spacing within the district. Accordingly, staff finds the proposed new house's location and siting to be generally consistent with the *Guidelines* regarding lot coverage, which state "Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character."

Additionally, the proposal is generally consistent with the *Guidelines* regarding new construction, finding:

- The proposed new house's location and siting is sympathetic to the traditional street and building patterns in the district;
- the proposal is sensitive to and compatible with the fabric of the community; and
- in being compatible with the existing rhythm and spacing of the historic district and surrounding streetscape, the proposal maintains the open park-like character.

Staff also finds the proposed new house's location and siting to be generally consistent with *Standards* #2 and #9, as the compatible footprint, scale and massing, and rhythm and spacing ensure that the proposal will not alter or remove character-defining features (in this case, the open park-like character) of the historic district and surrounding streetscape.

After full and fair consideration of the applicant's submission, staff finds the proposal is consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found it consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9, and the *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

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

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

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# 958818
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: SCOTT TALBOTT ON BEHALF OF JOHN TALBOTT
Address: 5906 CEDAR PARKWAY
Daytime Phone: 202-297-1035

E-mail: scotttal33@gmail.com
City: CHEVY CHASE Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: LUKE OLSON
Address: 7735 OLD GEORGETOWN RD. STE 700
Daytime Phone: 240-333-2021

E-mail: lolson@gtmarchitects.com
City: BETHESDA Zip: 20814
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 35/13

Is the Property Located within an Historic District? Yes/District Name CHEVY CHASE VILLAGE
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: 5906 Street: CEDAR PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: W KIRKE ST/W IRVING ST
Lot: WEST SIDE CEDAR PKWY Block: _____ Subdivision: 0009 Parcel: 1&2

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 checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>DRIVEWAY</u> |

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

Signature of owner or authorized agent

Date

13

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

EXISTING PARCEL IS EMPTY APART FROM EXISTING 3-CAR DETACHED GARAGE AND DRIVEWAY FOR NEIGHBORING HOUSE ON PARCEL 1. PARCEL IS DEVELOPABLE WITHOUT REQUIRING SUBDIVISION PER DETERMINATION LETTER FROM MNCPPC PROVIDED WITH APPLICATION.

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

DEMOLISH EXISTING GARAGE AND BUILD NEW 2-1/2 STORY SINGLE FAMILY HOUSE AND 1-CAR DETACHED GARAGE ON PARCEL 2. PROVIDE NEW CURB-CUT AND DRIVEWAY FOR EXISTING HOUSE ON PARCEL 1.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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



SCOPE OF WORK: REMOVE EXISTING GARAGE AND CONSTRUCT
NEW 2 1/2 STORY SINGLE FAMILY HOUSE AND ONE-CAR GARAGE
ON EMPTY PARCEL IN CHEVY CHASE VILLAGE

C

GTM

5906 CEDAR PARKWAY

G T M A R C H I T E C T S

5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



EXISTING CONDITIONS PHOTOS

GTM

5906 CEDAR PARKWAY

5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.

G T M A R C H I T E C T S

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



5906 CEDAR PARKWAY

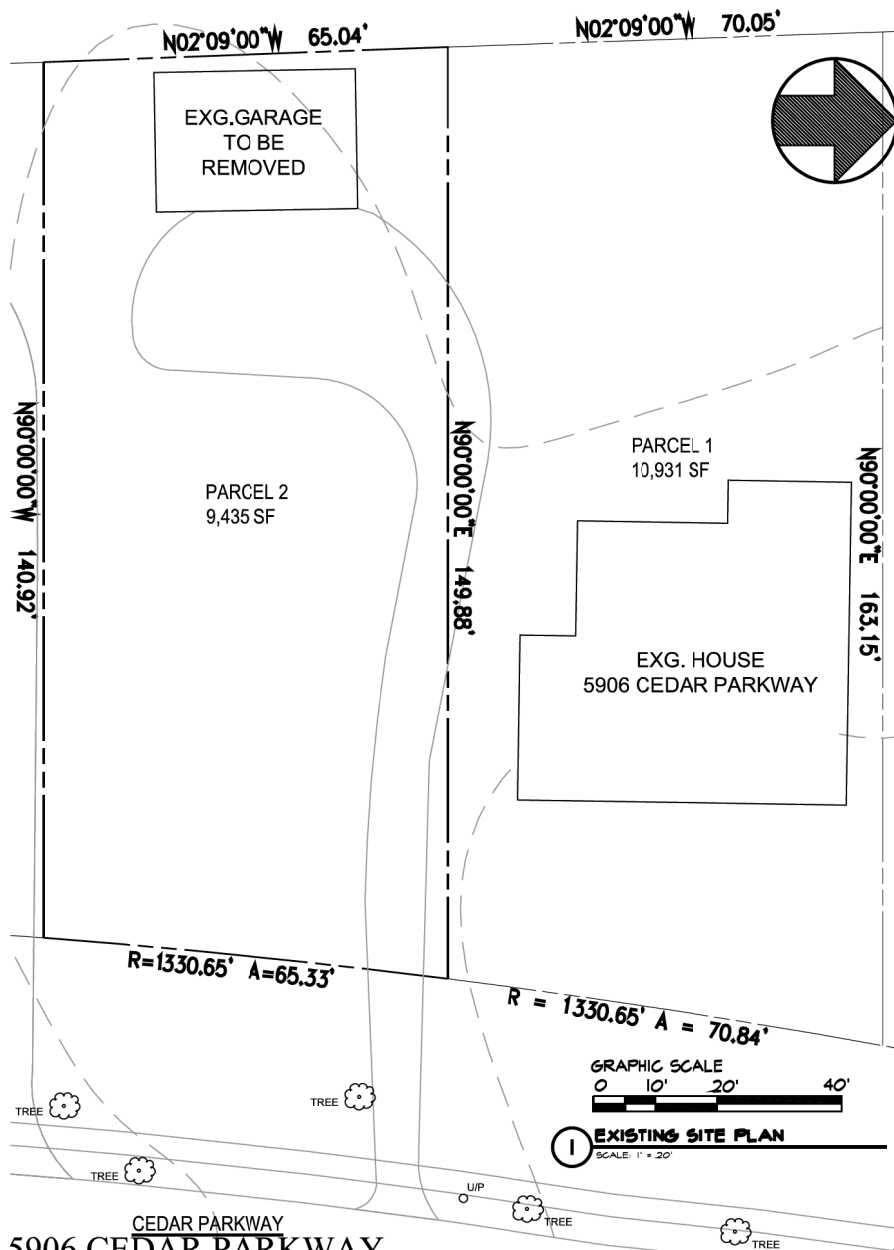
BLDG FOOTPRINT STUDY

G T M A R C H I T E C T S

5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.

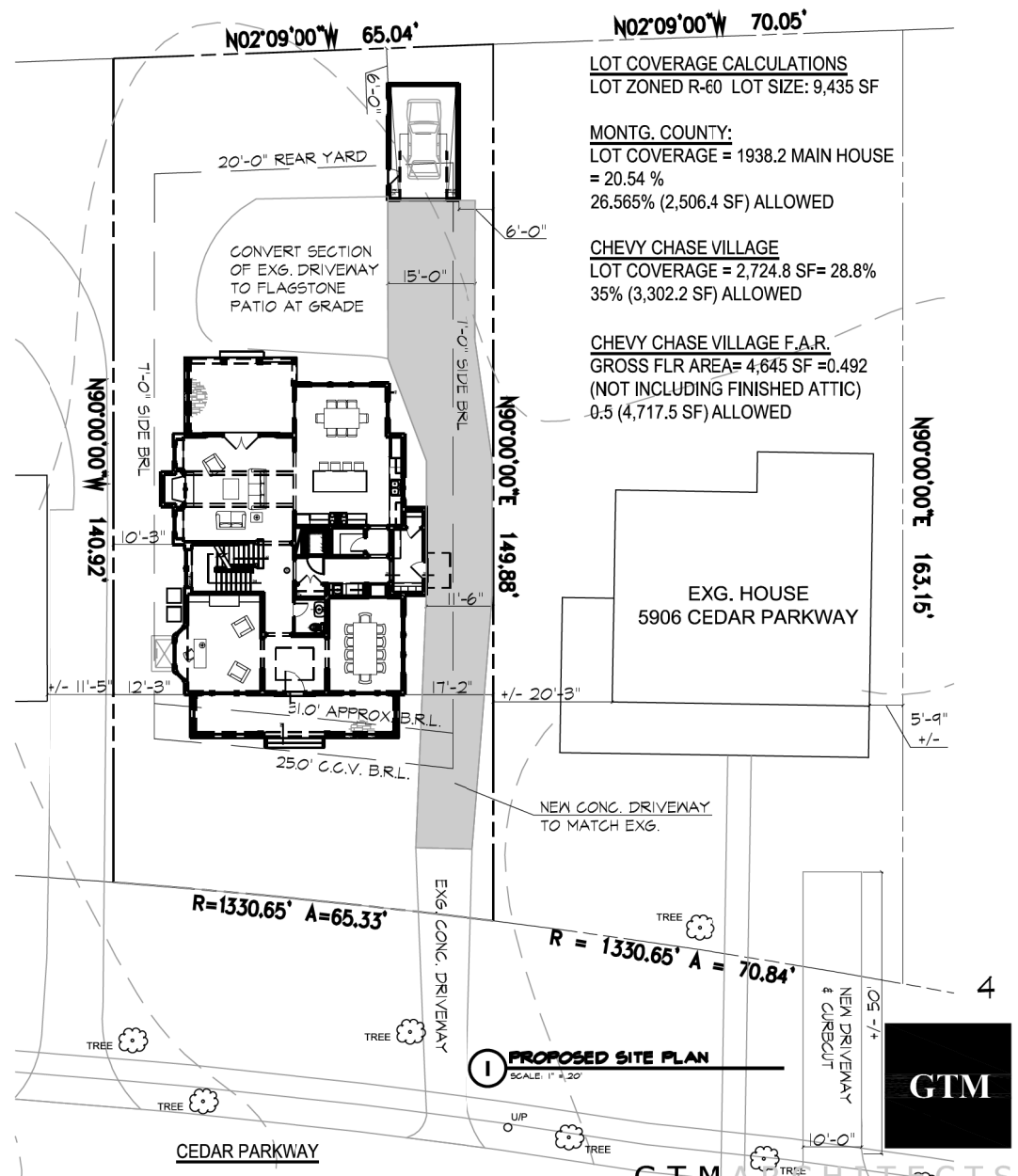
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



CEDAR PARKWAY
5906 CEDAR PARKWAY

5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.



CEDAR PARKWAY

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

LOT COVERAGE CALCULATIONS
LOT ZONED R-60 LOT SIZE: 9,435 SF

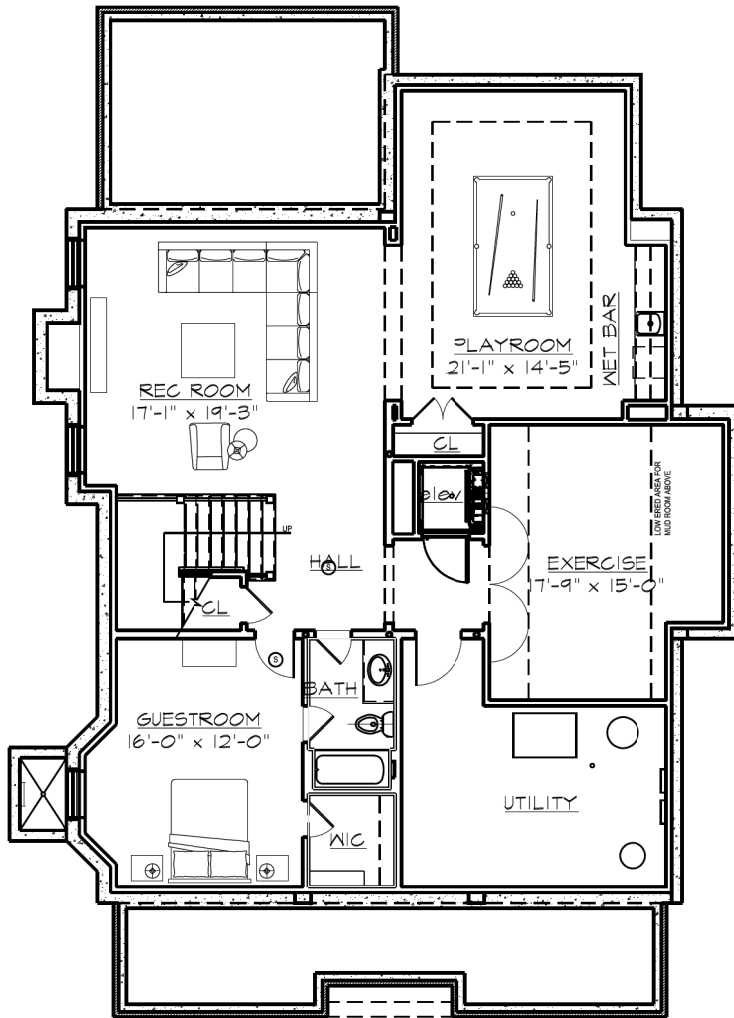
MONTG. COUNTY:
LOT COVERAGE = 1938.2 MAIN HOUSE
= 20.54 %
26.565% (2,506.4 SF) ALLOWED

CHEVY CHASE VILLAGE
LOT COVERAGE = 2,724.8 SF = 28.8%
35% (3,302.2 SF) ALLOWED

CHEVY CHASE VILLAGE F.A.R.
GROSS FLR AREA = 4,645 SF = 0.492
(NOT INCLUDING FINISHED ATTIC)
0.5 (4,717.5 SF) ALLOWED

4
GTM

G T M ARCHITECTS

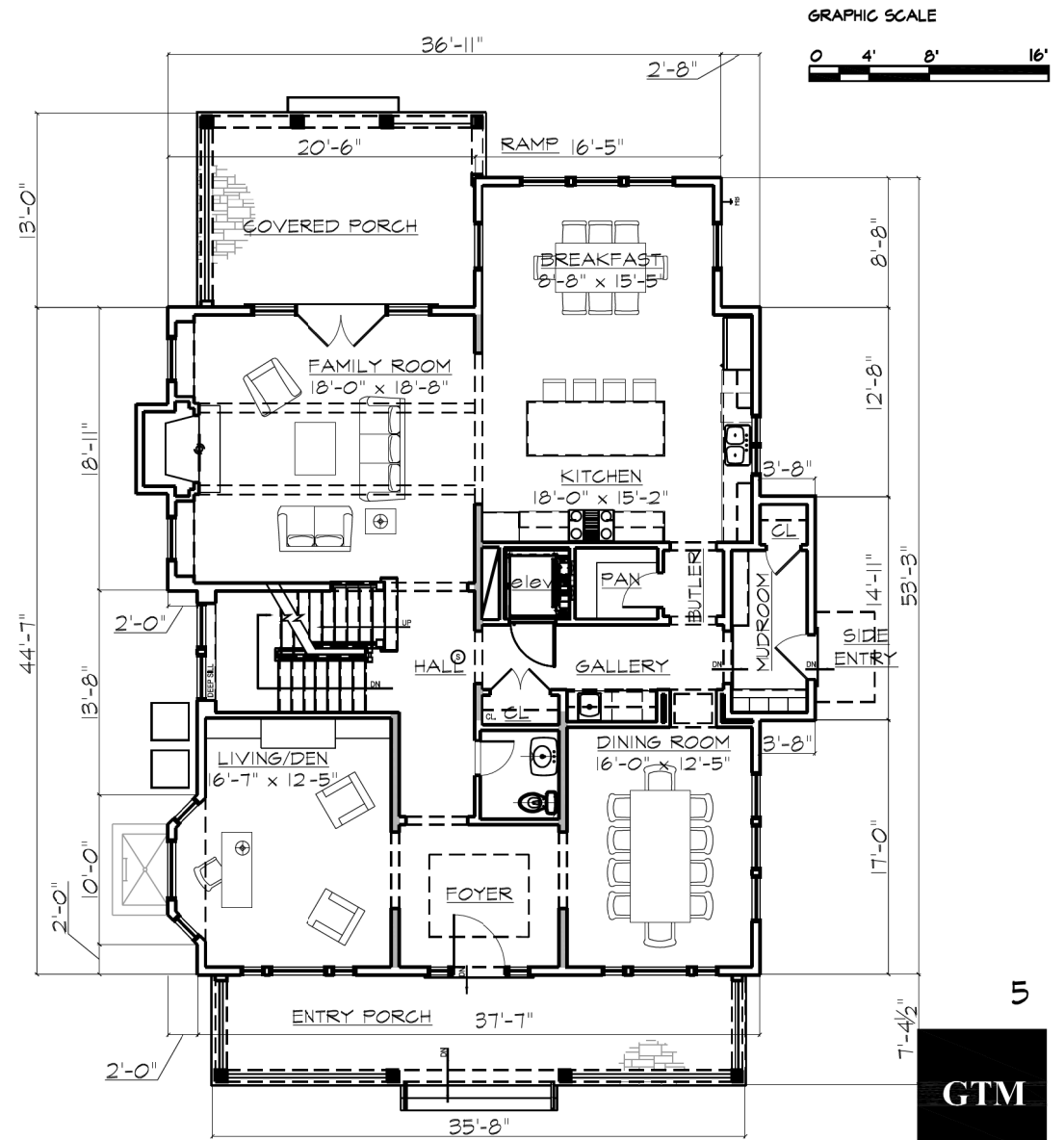


5906 CEDAR PARKWAY

① LOWER LEVEL PLAN 1,938 FIN. SF
SCALE: 1/8"=1'-0"

5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.



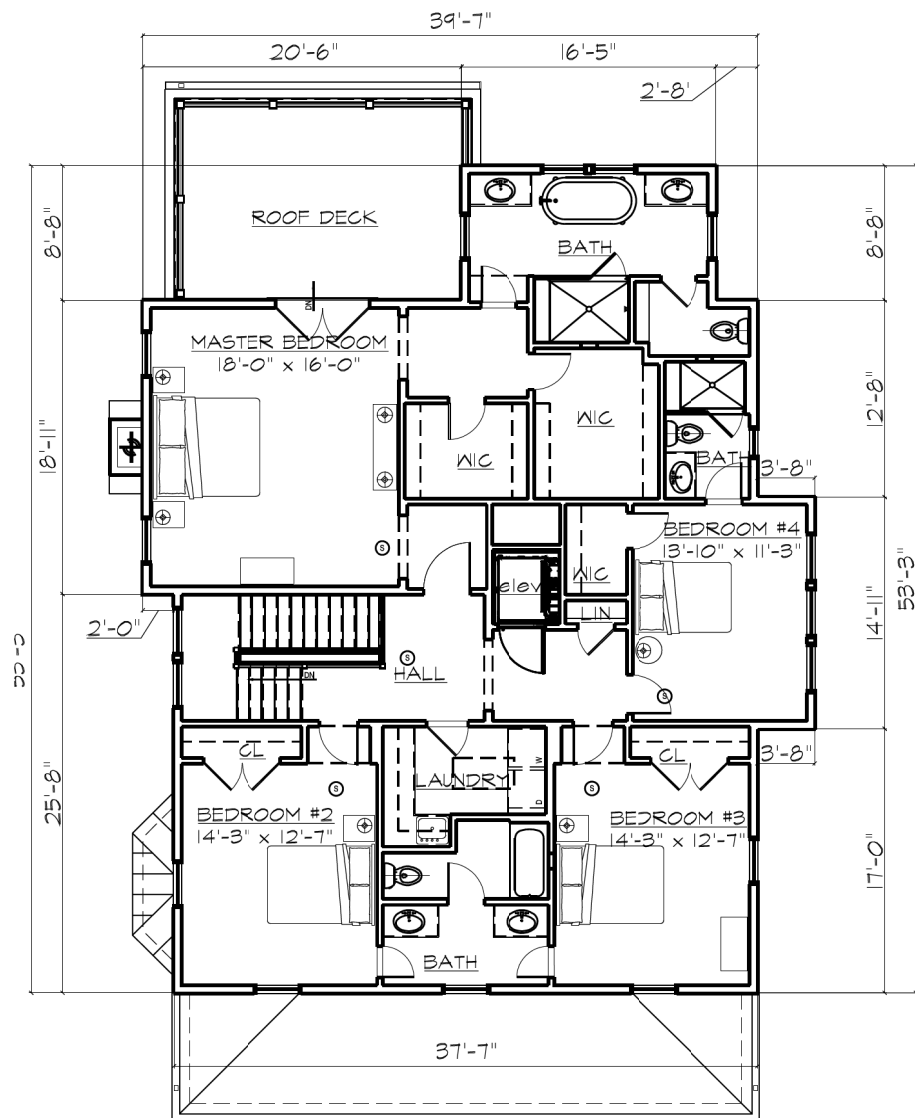
② FIRST FLOOR PLAN 1,938 FIN. SF
SCALE: 1/8"=1'-0"

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

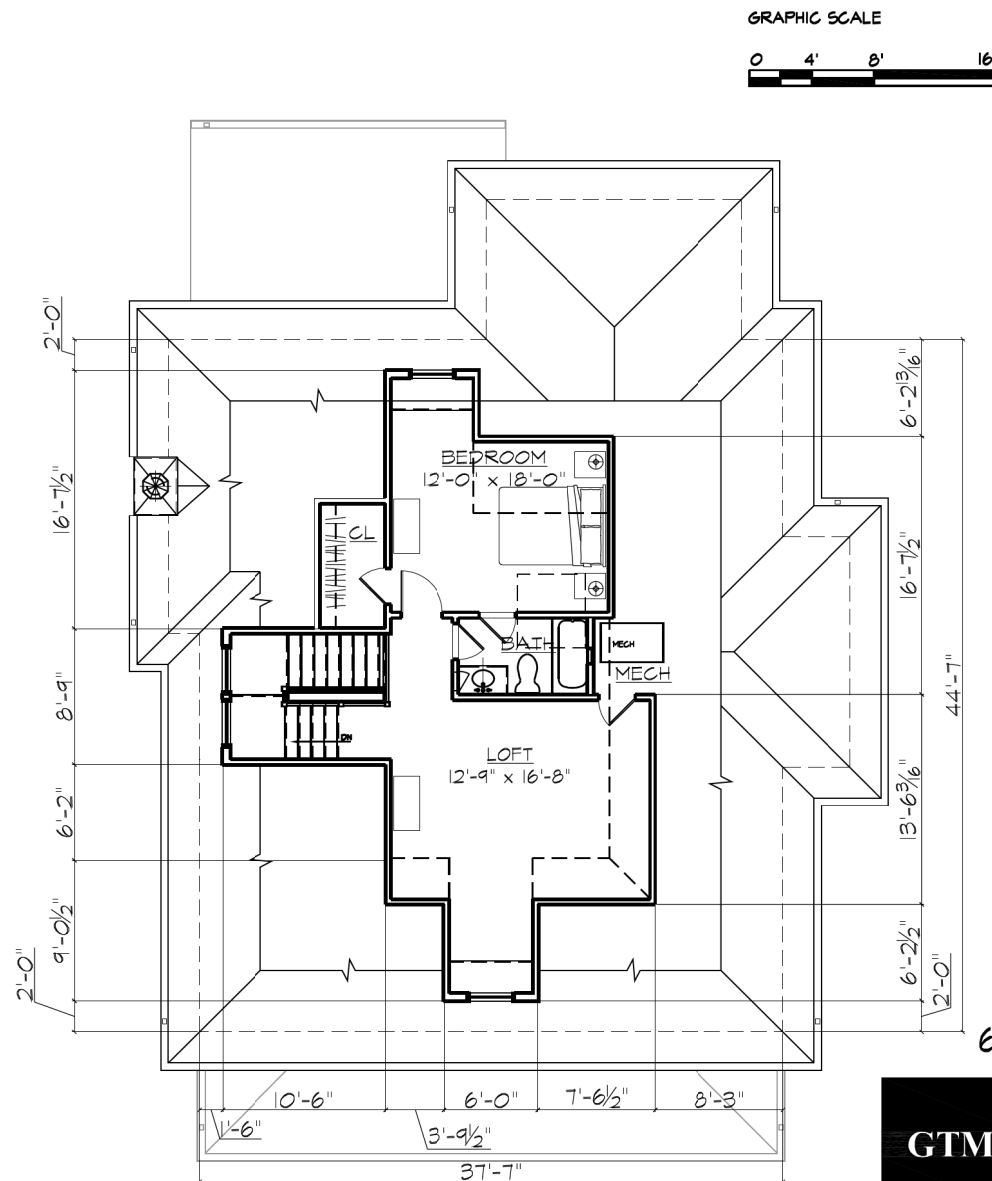
5

GTM

G T M A R C H I T E C T S



1 SECOND FLOOR PLAN 1,910 FIN. SF
SCALE: 1/8"=1'-0"



2 ATTIC FLOOR PLAN 684 FIN. SF
SCALE: 1/8"=1'-0"

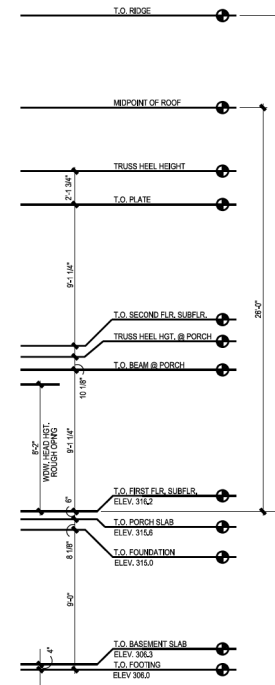
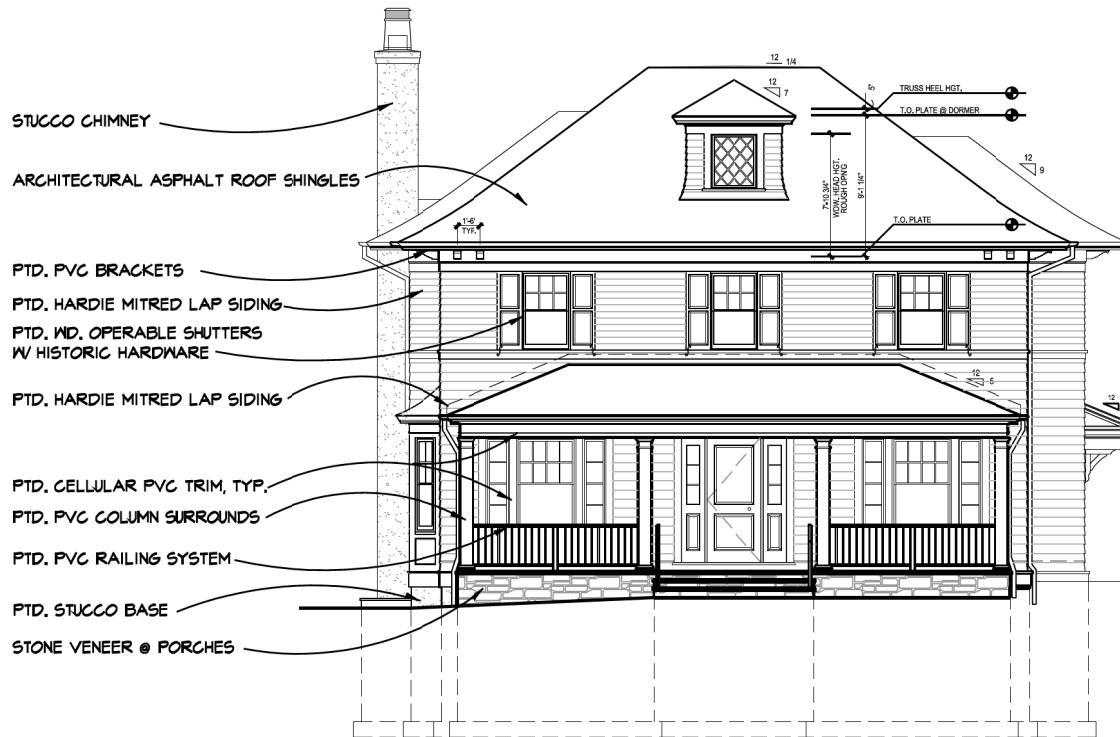
5906 CEDAR PARKWAY

COPYRIGHT 2021, GTM ARCHITECTS, INC.

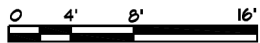
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

G T M A R C H I T E C T S

GTM



GRAPHIC SCALE



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

7

GTM

5906 CEDAR PARKWAY

G T M A R C H I T E C T S

5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

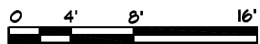
COPYRIGHT 2021, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001





GRAPHIC SCALE



1 REAR ELEVATION
SCALE: 1/8"=1'-0"

9



5906 CEDAR PARKWAY

G T M A R C H I T E C T S

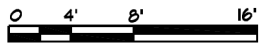
5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



GRAPHIC SCALE



1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

10

GTM

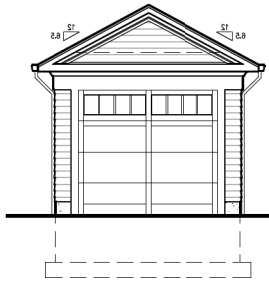
5906 CEDAR PARKWAY

G T M A R C H I T E C T S

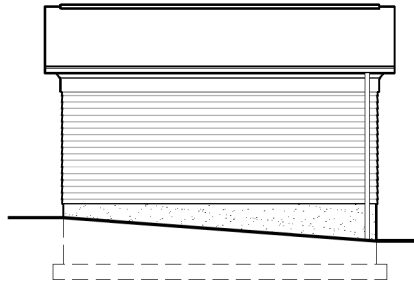
5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.

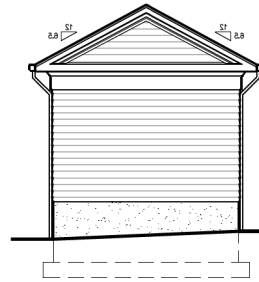
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



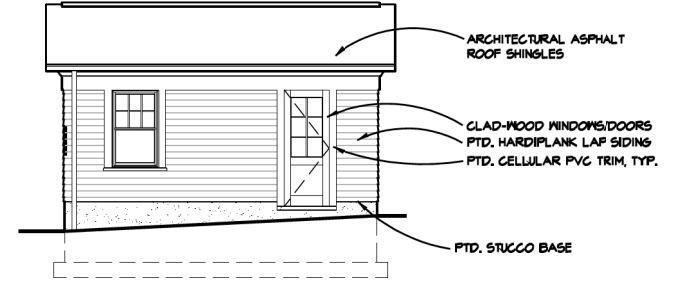
1 GARAGE FRONT ELEVATION
SCALE: 1/4"=1'-0"



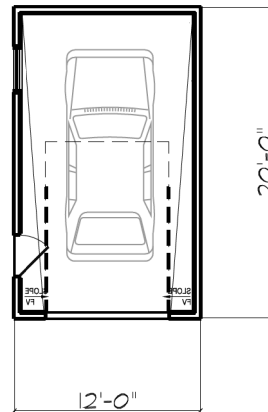
2 GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



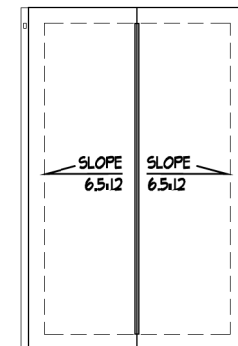
3 GARAGE REAR ELEVATION
SCALE: 1/4"=1'-0"



4 GARAGE LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



5 LOT 31 GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"



6 LOT 31 GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"

5906 CEDAR PARKWAY

5906 CEDAR PARKWAY, CHEVY CHASE, MD MAY 3RD, 2021 #21.0192

COPYRIGHT 2021, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM

G T M A R C H I T E C T S



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 5, 2020

John D. Talbott
5906 Cedar Parkway
Chevy Chase, MD 20815

Re: Parcel 728 (Parcels One and Two) – Tax Map Grid HN31

Dear Property Owner:

Planning staff has reviewed the deed history supplied to our office by Benning and Associates, Inc. in regard to the property shown on Tax Map Grid HN31 as Parcel 728 (2 distinct parcel descriptions therein). It is our finding that the two subject parcels do qualify for an exemption to the platting requirement pursuant to Section 50.3.3.B.4 of the Montgomery County Subdivision Regulations. The deed history provided indicates that these parcels (Parcel 1 containing 10,970 square feet and Parcel 2 containing 9,450 square feet) have existed in its present size and shape since prior to June 1, 1958 (circa 1909). Therefore, the properties will not need to be recorded by record plat prior to issuance of a building permit for *single-unit living (single-family detached dwelling)*. This finding shall remain valid for a period of two (2) years from the date of this letter; any request for an exemption to the platting requirement for these parcels made subsequent to the validity date will be considered in accordance with the regulations in effect at that time.

This letter does not waive the authority of any governmental agency and does not guarantee issuance of a building permit or imply exemption status to any other statute. You may wish to contact the Montgomery County Department of Permitting Services to understand any other limitations associated with the issuance of a building permit on this property. This office advises you to also consider the ultimate clearing and grading needed to accommodate a new permitted structure on the property with respect to the applicability of the forest conservation law. *This office further advises that individual tax accounts for each parcel description will need to be established prior to any issuance of a building permit.* If you have any questions regarding this transmittal, please contact me at 301-495-4522.

Sincerely,

Stephen J. Smith
MNCPPC - DARC Division

cc: Jonathan Jones, MNCPPC - DARC Division
Dave McKee, Benning and Associates (via email)



May 6, 2021

Scott Talbott
5906 Cedar Parkway
Chevy Chase, MD 20815

Re: 5906 Cedar Parkway

Dear Mr. Talbott,

The legal description you provided references two parcels each measuring about 70 feet in frontage, recorded in 1909. While regulations for new lots require a minimum frontage of 75 feet, Chevy Chase Village Code has a provision that the width provision does not apply to a property was "embraced in any subdivision of lots recorded prior to July 12, 1982," which these two parcels are. You would be within compliance with Village Code to subdivide the property and build a dwelling on the newly recorded lot.

This below italicized provision is the only regulation that Chevy Chase Village has pertaining to subdividing of parcels.

i) Frontage and area of lot. No permit shall be issued for the construction of any dwelling house upon a lot having a frontage of less than seventy-five (75) feet and an area of less than seven thousand five hundred (7,500) square feet; provided, however, that these limitations shall not apply to any lot having a frontage of less than seventy-five (75) feet and an area of less than seven thousand five hundred (7,500) square feet which is embraced in any subdivision of lots recorded prior to July 12, 1982.

5906 Cedar Parkway is within the Chevy Chase Village Historic District. Chevy Chase Village will not issue any municipal building permit(s) for a proposed project until the Historic Preservation Commission and Montgomery County have issued all necessary permits and the applicant has provided Chevy Chase Village with copies of historic/county-approved stamped plans.

A permit from Montgomery County does not guarantee a permit from Chevy Chase Village unless the project complies with our municipal rules and regulations. Please let me know if you have any additional questions. Thank you.

Jessica Gebhart
Permitting and Code Enforcement Coordinator
Chevy Chase Village
301-654-7300
ccvpermitting@montgomerycountymd.gov

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

ELISSA A. LEONARD
Chair

ROBERT C. GOODWIN, JR.
Vice Chair

DAVID L. WINSTEAD
Secretary

RICHARD M. RUDA
Assistant Secretary

GARY CROCKETT
Treasurer

NANCY E. WATTERS
Assistant Treasurer

LINDA WILLARD
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

HardiePlank® Lap Siding Product Description

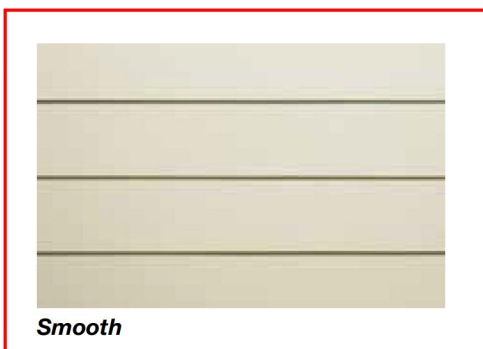
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

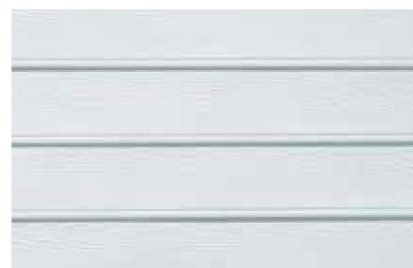
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



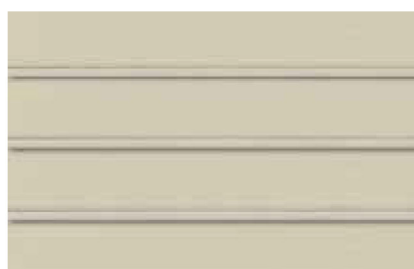
CedarMill®



Smooth



Beaded CedarMill®



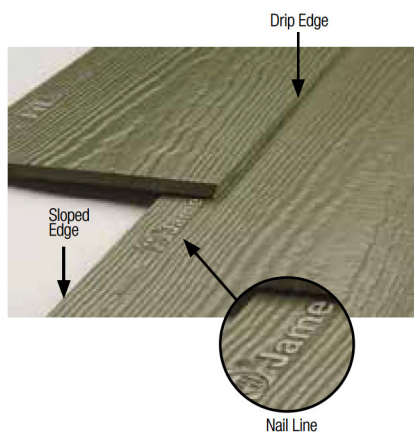
Beaded Smooth



Colonial Roughsawn



Colonial Smooth



HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

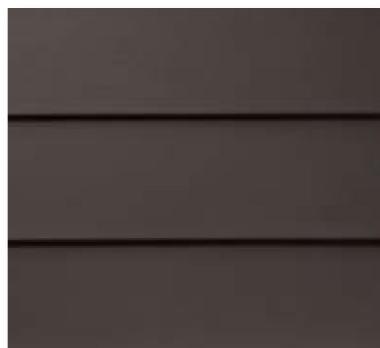
Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH



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

LANDMARK[®] PRO

The Expert's Choice

CertainTeed
SAINT-GOBAIN

Shown in Max Déf Driftwood

33

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 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 15-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
- 15-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 130 MPH available

LANDMARK®



Landmark specifications:

- Traditional color palette
- **NailTrak**® for faster installation
- Lifetime limited warranty
- 10-year **StreakFighter**® algae resistance
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

LANDMARK® PRO COLOR PALETTE



Silver Birch



Max Def Mojave Tan



Max Def Resawn Shake



Max Def Sunrise Cedar



Max Def Cobblestone Gray



Max Def Colonial Slate



Max Def Weathered Wood



Max Def Georgetown Gray



Max Def Driftwood



Max Def Pewter



Max Def Heather Blend



Max Def Shenandoah



Max Def Burnt Sienna



Max Def Moiré Black



Max Def Charcoal Black

Max Def Colors

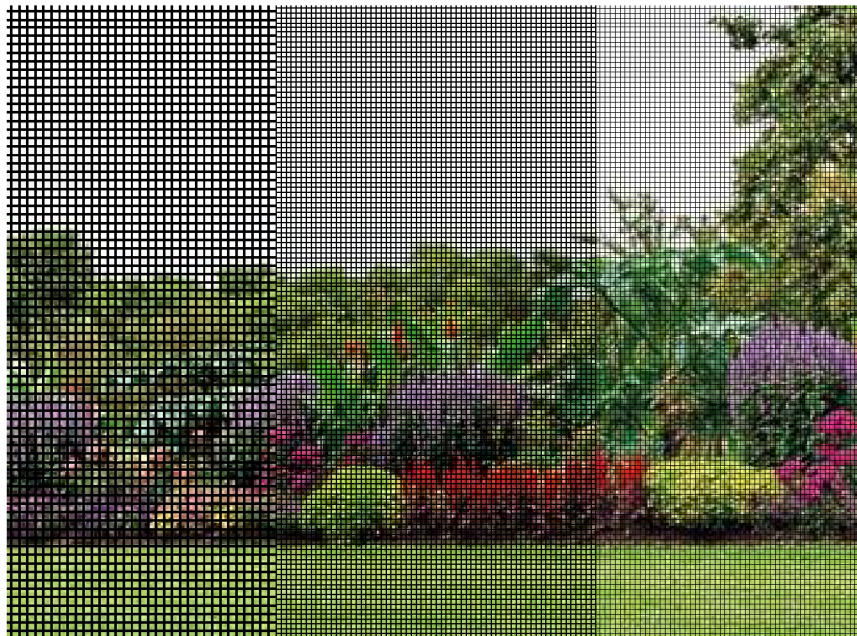
Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

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.



Screens

All exterior-applied screens for Pinnacle double hung, glide-by and patio doors come with screen frames matching the clad color of the unit. Interior-applied screens for Pinnacle casement and awning windows have screen frames available in champagne, white, bronze, black, wood-veneered pine, wood-veneered alder or wood-veneered fir.



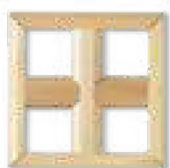
Conventional Screen Mesh

BetterVue® (Standard)

UltraVue®

Grilles

All of our wood and cellular PVC (CPVC) Windsor Divided Lite bars are hand-fitted to ensure a perfect fit.



7/8" & 1-1/4"
Perimeter Grille



7/8" & 1-1/4"
Stick Grille



3/4" & 1"
Profiled Inner Grille



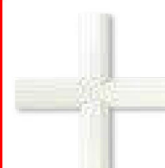
13/16" Flat Inner Grille
(Not available on Select)



7/8" & 1-1/4"
Interior Wood
Windsor Divided Lite



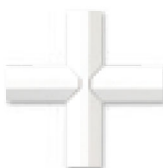
7/8" & 1-1/4"
Exterior Clad
Windsor Divided Lite



7/8" & 1-1/4"
Exterior CPVC
Windsor Divided Lite
(Primed only)



5/8" & 7/8" Tall Putty
Windsor Divided Lite



5/8" & 7/8" Short Putty
Windsor Divided Lite



1/4" Ogee



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



2" Tall Putty
Simulated Check Rail



2" Exterior Low Profile
Simulated Check Rail



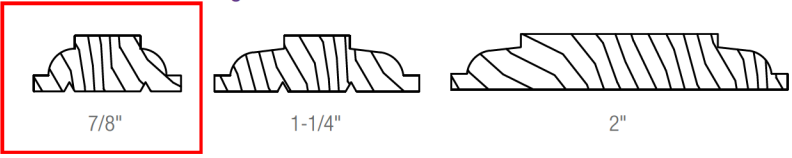
2" CPVC Simulated
Check Rail (Primed only)



3-3/8"
Simulated Mid Rail

Grille Profiles

Interior Grilles – Ogee



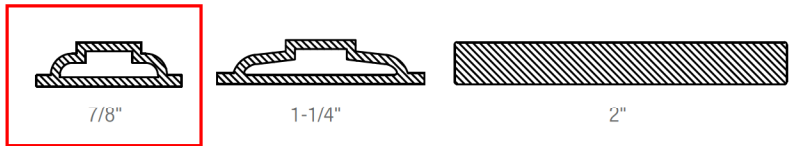
Interior Grilles – Putty



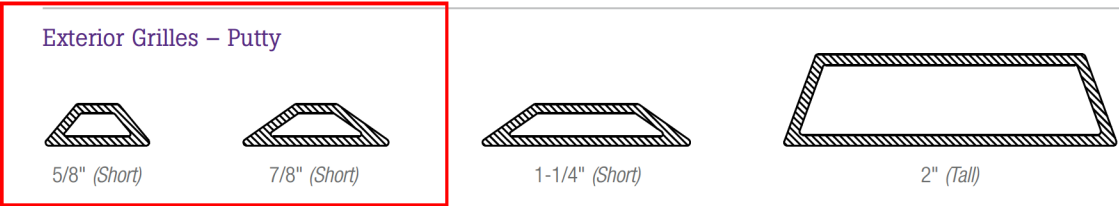
Interior Grilles – Contemporary



Exterior Grilles – Ogee



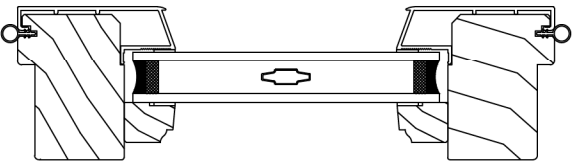
Exterior Grilles – Putty



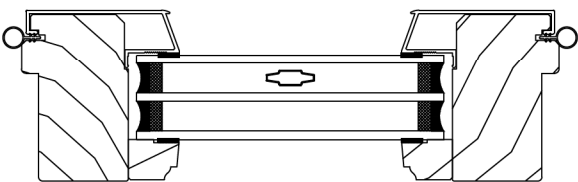
Exterior Grilles – Contemporary



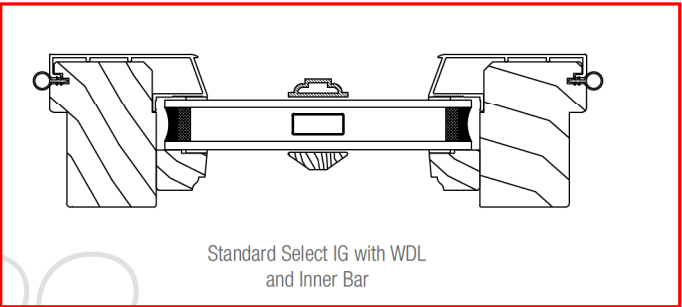
Grille Sections



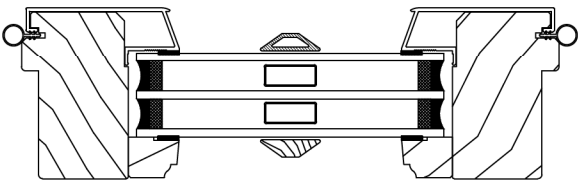
Standard Select IG with Inner Grille



Triple IG with Inner Grille



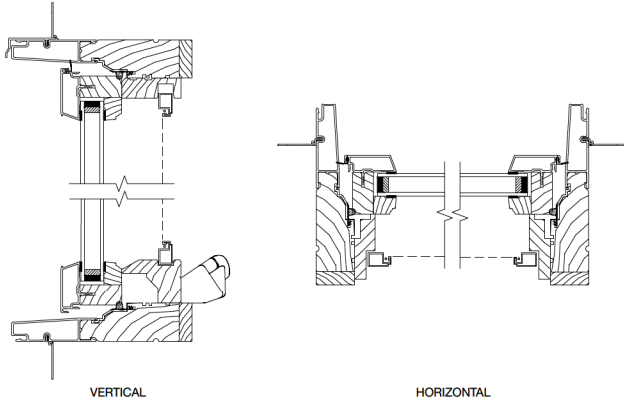
Standard Select IG with WDL and Inner Bar



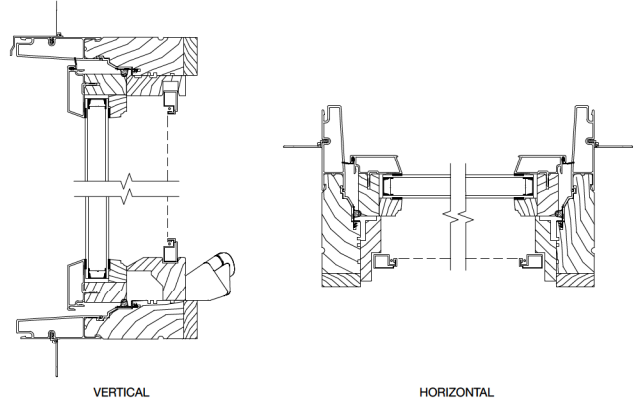
Triple IG with WDL and Inner Bar

Pinnacle Clad Casement & Awning Technical Drawings

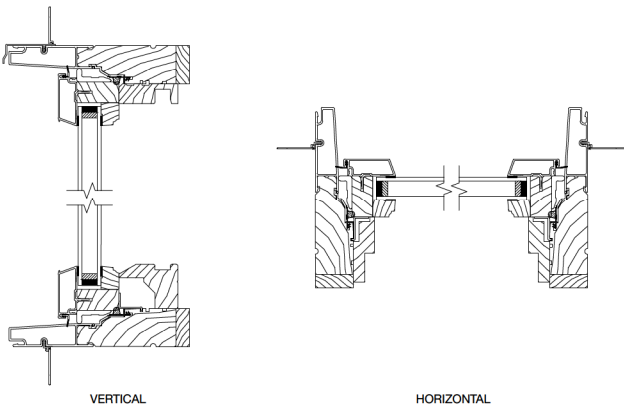
Pinnacle Clad Casement – Operating



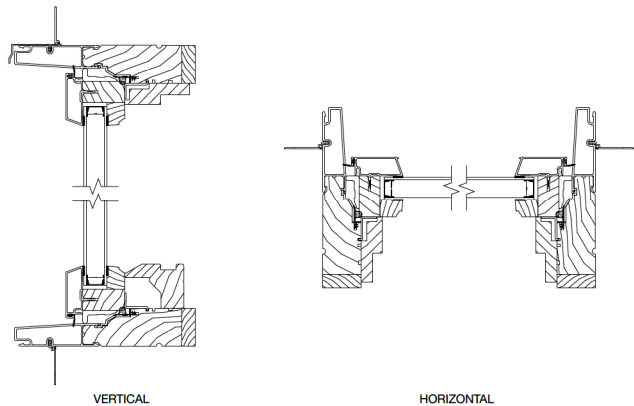
Pinnacle Clad Awning – Operating



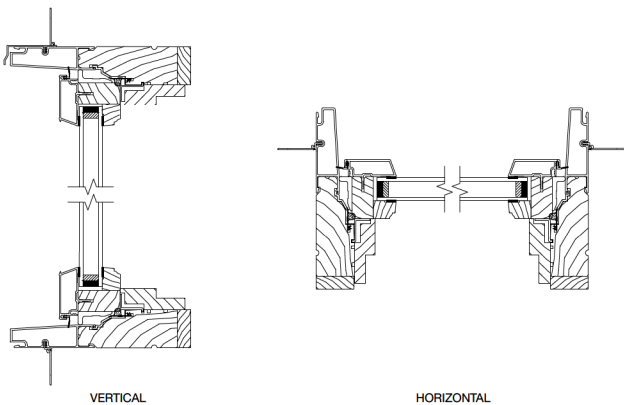
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary

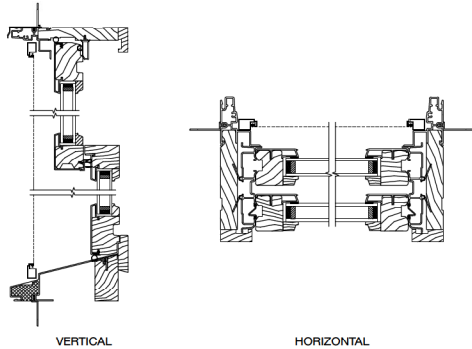


Pinnacle Clad Casement – Transom and Picture

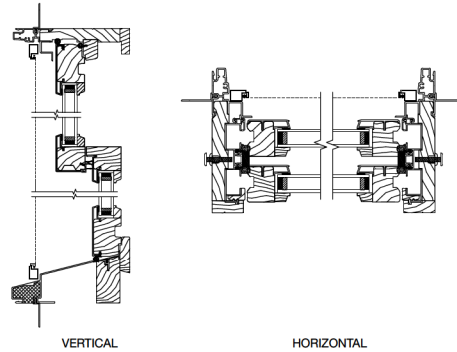


Pinnacle Clad/Primed Double Hung & Glide-by Technical Drawings

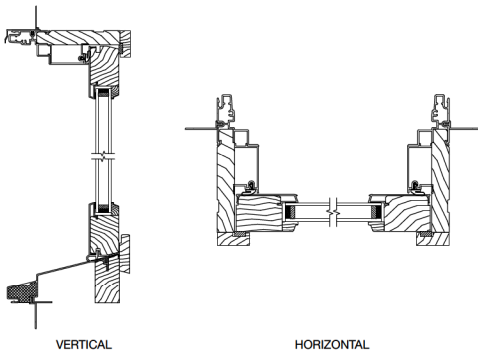
Pinnacle Clad Double Hung – Operating



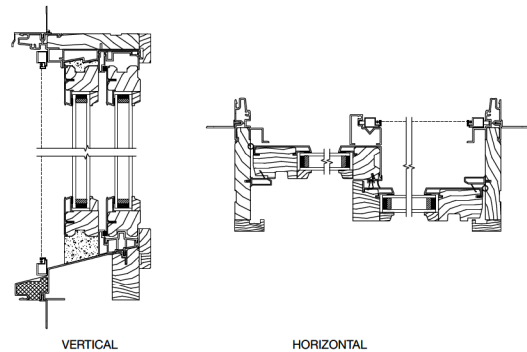
Pinnacle Clad Concealed Jambliner Double Hung – Operating



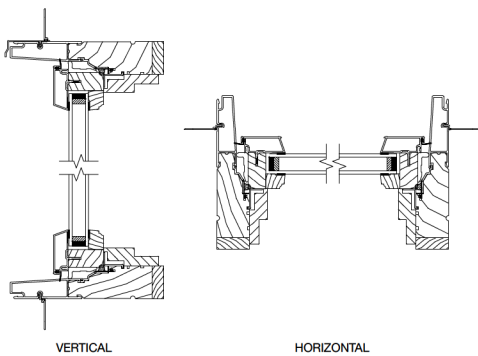
Pinnacle Clad Double Hung – Picture



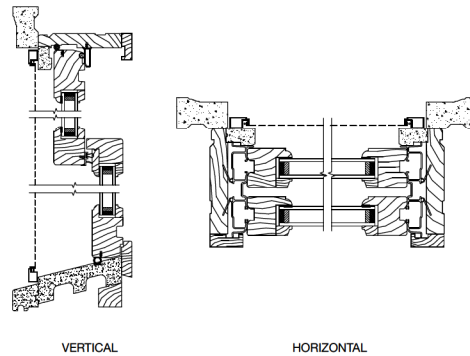
Pinnacle Clad Glide-by



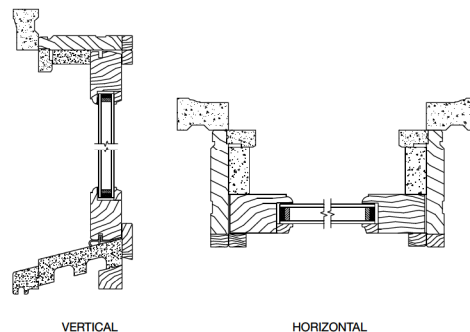
Pinnacle Clad Double Hung – Transom



Pinnacle Primed Double Hung – Operating



Pinnacle Primed Double Hung – Picture





AZEK TRIM | #1 BRAND OF TRIM

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal.

AZEK Trim products are available in many dimensions and sizes, most in both Traditional (smooth) and Frontier (rustic texture). With a building code listing (ESR-1074), AZEK Trim products can be worked similar to wood - even mitered, routed and turned on a lathe. For custom applications, AZEK Trim products can be laminated and heat formed to create curves. AZEK To Mill offers a true 1 1/4" profile that is perfect for fabrication and OEMs.

AZEK TRIM PRODUCTS

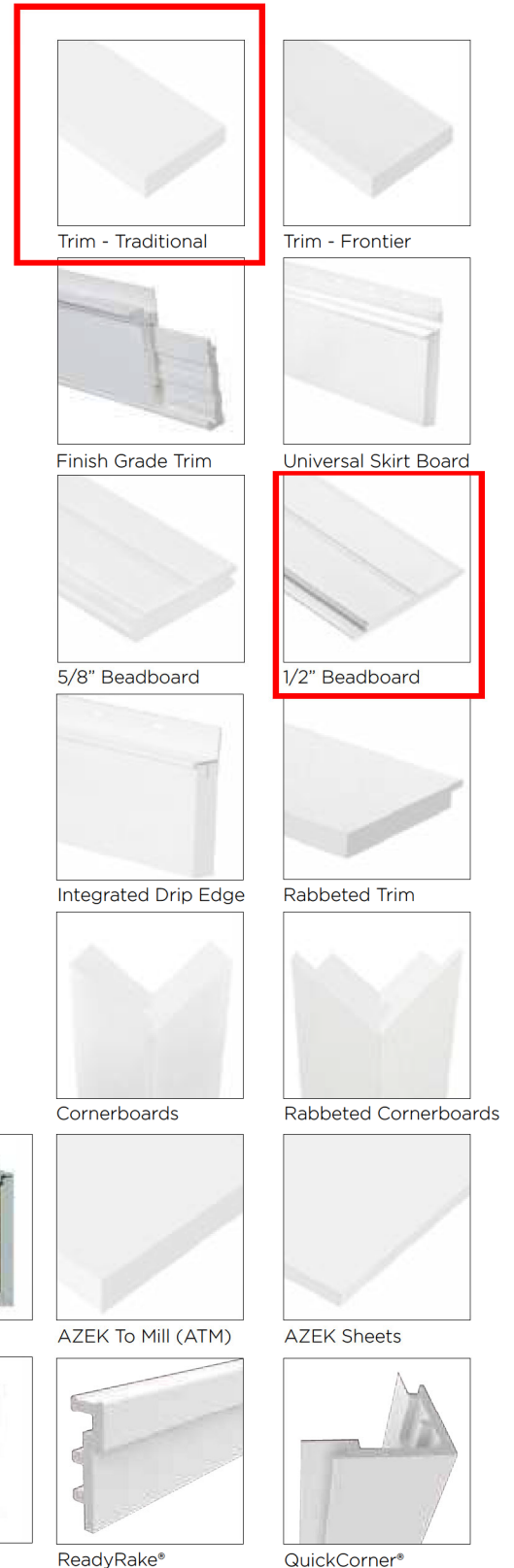
By thickness, width, and length

5/8 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
ACTUAL DIMENSIONS	5/8 x 3 1/2"	•	•
	5/8 x 5 1/2"	•	•
	5/8 x 7 1/4"	•	•
	5/8 x 9 1/4"	•	•
	5/8 x 11 1/4"	•	•
	5/8 x 15 1/4"	•	•

4/4 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
NOMINAL DIMENSIONS	1 x 2		•
	1 x 4	•	•
	1 x 5	•	•
	1 x 6	•	•
	1 x 8	•	•
	1 x 10	•	•
	1 x 12	•	•
	1 x 16	•	•

READY RAKE®	LENGTH
1 x 3 on 1 x 8	18'

QUICK CORNER®	LENGTH
6 x 6 corner with 13/16 J-Channel	20'





AZEK MOULDING | THE LOOK AND FEEL OF AZEK TRIM

High performing wood replacement mouldings available in a variety of profiles. A perfect match to AZEK Trim, AZEK Mouldings are known for longevity and durability. They won't split or rot and can be installed using traditional tools and fasteners.

AZEK Mouldings - Most can be heat formed to create curved moulding details.



3" Crown



4" Crown



5" Crown



6" Crown

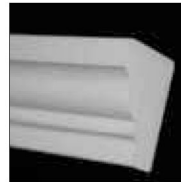


8" Crown

MOULDING PROFILES	SIZES
3" Crown	$\frac{9}{16}" \times 2\frac{3}{4}" \times 16'$
4" Crown	$\frac{9}{16}" \times 3\frac{5}{8}" \times 16'$
5" Crown	$\frac{11}{16}" \times 4\frac{5}{8}" \times 16'$
6" Crown	$\frac{11}{16}" \times 5\frac{1}{4}" \times 16'$
8" Crown	$1" \times 7\frac{1}{2}" \times 16'$
Cove Moulding	$\frac{3}{4}" \times 4\frac{1}{4}" \times 16'$
Rams Crown	$1\frac{13}{32}" \times 2\frac{1}{16}" \times 16'$
Imperial/Rake Crown	$1\frac{3}{8}" \times 2\frac{3}{4}" \times 16'$
Bed Moulding	$\frac{9}{16}" \times 1\frac{3}{4}" \times 16'$
3 1/2" Bed Moulding	$1\frac{13}{16}" \times 3\frac{1}{2}" \times 16'$
Scotia	$\frac{3}{4}" \times \frac{3}{4}" \times 16'$
Quarter Round	$\frac{3}{4}" \times \frac{3}{4}" \times 16'$
Shingle Mould	$\frac{11}{16}" \times 1\frac{5}{8}" \times 16'$
Band Moulding	$\frac{11}{16}" \times 1\frac{5}{8}" \times 16'$
Wainscot Cap	$1" \times 2\frac{1}{4}" \times 16'$
Base Cap	$\frac{11}{16}" \times 1\frac{1}{8}" \times 16'$
Brick Mould	$1\frac{1}{4}" \times 2" \times 17'$ $1\frac{1}{4}" \times 2" \times 18'$ (full units only)
Back Band	$1\frac{11}{32}" \times 1\frac{3}{16}" \times 16'$
Rake Moulding	$1\frac{1}{16}" \times 2" \times 16'$
Adams Casing	$1\frac{1}{16}" \times 3\frac{1}{2}" \times 16'$
Colonial Base Cap	$\frac{3}{4}" \times 5\frac{1}{4}" \times 16'$
Fluted/Reeded Casing	$1\frac{5}{16}" \times 5\frac{1}{4}" \times 16'$
Crosshead Pediment	$2\frac{13}{32}" \times 7\frac{1}{8}" \times 18'$ - w/flange $2\frac{13}{32}" \times 6\frac{1}{8}" \times 18'$ - w/o flange
1 1/2" Square	$1\frac{1}{2}" \times 1\frac{1}{2}" \times 12'$
Drip Cap	$\frac{11}{16}" \times 1\frac{5}{8}" \times 16'$
Water Table	$2\frac{3}{4}" \times 2" \times 18'$
Historic Sill	$1\frac{3}{4}" \times 2\frac{1}{32}" \times 16'$
Sub Sill Nose	$1\frac{17}{32}" \times 1\frac{1}{2}" \times 1\frac{3}{8}" \times 16'$
Garage Door Thermostop	$\frac{7}{8}" \times 2" \times 7', 9', \text{ \& } 16'$



Cove Moulding



Rams Crown



Imperial/Rake Crown



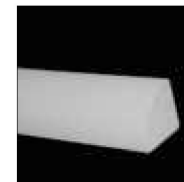
Bed Moulding



3 1/2" Bed Moulding



Scotia



Quarter Round



Shingle Mould



Band Moulding



Wainscot Cap



Base Cap



Brick Mould



Back Band



Rake Moulding



Adams Casing



Colonial Base Cap



Fluted Reeded Casing



Crosshead Pediment



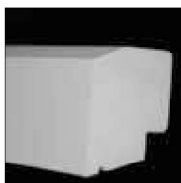
1 1/2" Square Profile



Drip Cap



Water Table



Historic Sill



Sub Sill Nose



Garage Door Thermostop



RS60MS275 RS60MS350



RS60STAIRSAMP



RS60RAILDISP

Unique Routed Rail System with Graspable Option

- Matte Finish - 100% Extruded Cellular PVC with Aluminum Reinforced Core
- Pre-routed for Easy Assembly
- 3-1/2" Width and 2-3/4" Graspable IRC Code R311.7.8.3 Compliant
- Hidden Stainless Steel Fasteners
- Patented Racking Stair System Rack Able Stair Kit for Rake Rail Runs between 18 & 40 Degrees.
- Optional Stair Rail Kit for Rake Rail Runs Other than 18 & 40 Degrees. Baluster to be field trimmed.
- 1-1/4" Square Edge Balusters and Square Edge Posts
- 5" Standard Newel Cover; 6", 8", 10" and 12" Optional
- Injected Molded Cap & Trim Rings Available, Solid PVC Pyramid & Flat Caps Optional
- Spans up to 10 feet IBC Level Application
- Spans up to 10' IRC Stair Application
- In House Custom Radius Capability
- Painting is not necessary, but can be Painted

*No Dark Colors - LRV 55 or Greater

PART #	DESCRIPTION	MINIMUM ORDER	QUANTITY REQUESTED	VALUE	EXTENDED PRICE
INTEXRS60DT	INTEX Liberty RS60 Tri-Fold Pocket Literature, 4" x 9" Pack size 50 each.	1 pk		\$0.13	
RS60MS275	Sample Liberty 2-3/4" Graspable Top, Bottom Rail & Reinforcement, Include Baluster & Bracket	1 ea		\$12.17	
RS60MS350	Sample Liberty 3-1/2" Top, Bottom Rail & Reinforcement, Include Baluster & Bracket	1 ea		\$12.31	
RS60STAIRSAMP	RS60 Salesman Stair Sample, Routed Common Rails, with [2] Short Stair Balusters	1 ea		\$17.43	
RS60RAILDISP	Display, RS60 Liberty Series, Include 3-1/2" and 2-3/4" (Graspable) Section, with 5" Newel, Molded Base Trim and Flat Cap. Includes Graphics and Literature	1 ea		\$286.57	
				UPS/FREIGHT COSTS	
				TOTAL COST CHARGED TO MARKETING SUPPORT FUND	

Home > All Products > Bracket



Bracket

BKT8X7X18

★★★★★ (0) [Write a review](#) [Ask a question](#)

WIDTH:

7" ▼

HEIGHT:

7 3/8" ▼

PROJECTION:

18" ▼

QUANTITY:

- 1 +

FIND A DEALER

BUY NOW



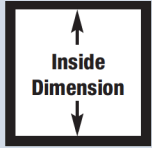
Were

Square **PERMA**Cast® Columns

SQUARE PERMACAST® INSIDE DIMENSIONS





Inside dimensions may vary up to 1/4".

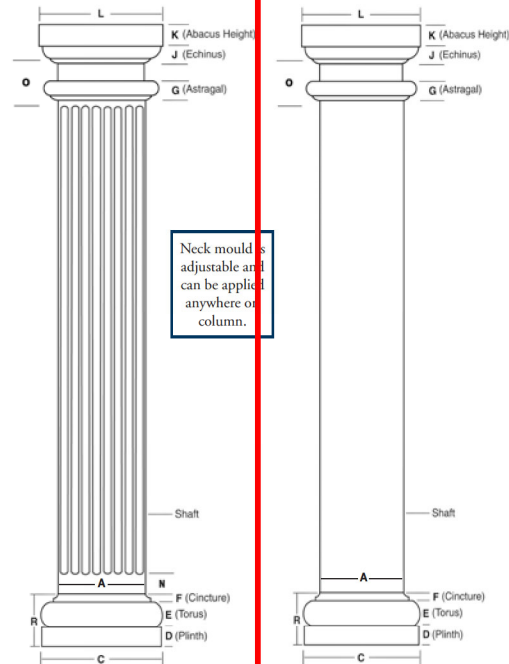
Splitting a column will decrease inside dimension 1/8".

COL. SIZE	INSIDE	
6"	5 3/8"*	
8"	5 7/8"	
10"	9"	
12"	11"	
14"	13"	
16"	15"	

*Inside is Round

PANEL MOULDING FOR SQUARE PERMACAST®

			
Length: 8' No. 54502 1/2" x 1"	Length: 10' No. 54503 1" x 1"	Length: 10' No. 54504 3/4" x 1"	Length: 10' No. 54505 3/4" x 1 5/16"



PermaCast® Square Column shown fluted with Poly Tuscan Cap and Base.

PermaCast® Square Column shown plain with Poly Tuscan Cap and Base.

Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.

Column-Loc®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with or without threaded rod in lengths up to 12'.

SQUARE PERMACAST® COLUMN DIMENSIONS (In Inches)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 1/8"	1 7/16"	1 5/16"	9/16"	1"	1 1/4"	1 3/8"	9 1/8"	N/A	N/A	3 5/16"	6,8,9,10
8"	8"	11 1/8"	1 7/8"	1 3/4"	5/8"	1"	1 1/4"	1 1/2"	10 15/16"	5"	3 1/8"	4 1/4"	6,8,9,10,12
10"	10"	13 1/16"	2 3/8"	2 5/16"	3/4"	1"	1 1/4"	1 3/4"	12 3/4"	3 3/4"	4 1/8"	5 7/16"	51",6,8,9,10,12,14,16
12"	12"	16 3/8"	2 13/16"	2 3/8"	7/8"	1"	1 7/8"	2 3/16"	16 11/16"	N/A	N/A	6 1/16"	8,9,10,12,14,16,18
14"	14"	19 3/8"	3 5/8"	2 7/8"	1 1/16"	1 1/8"	2 1/16"	2 1/2"	19 1/16"	N/A	N/A	7 9/16"	8,10,12,14
16"	16"	22 1/8"	3 7/8"	3 3/8"	1 3/16"	1 1/8"	2 3/8"	2 3/4"	21 1/2"	N/A	N/A	8 7/16"	8,10,12,14,16,18,20

Fluted Square.

*There may be a variance of up to 1/4" in all dimensions.

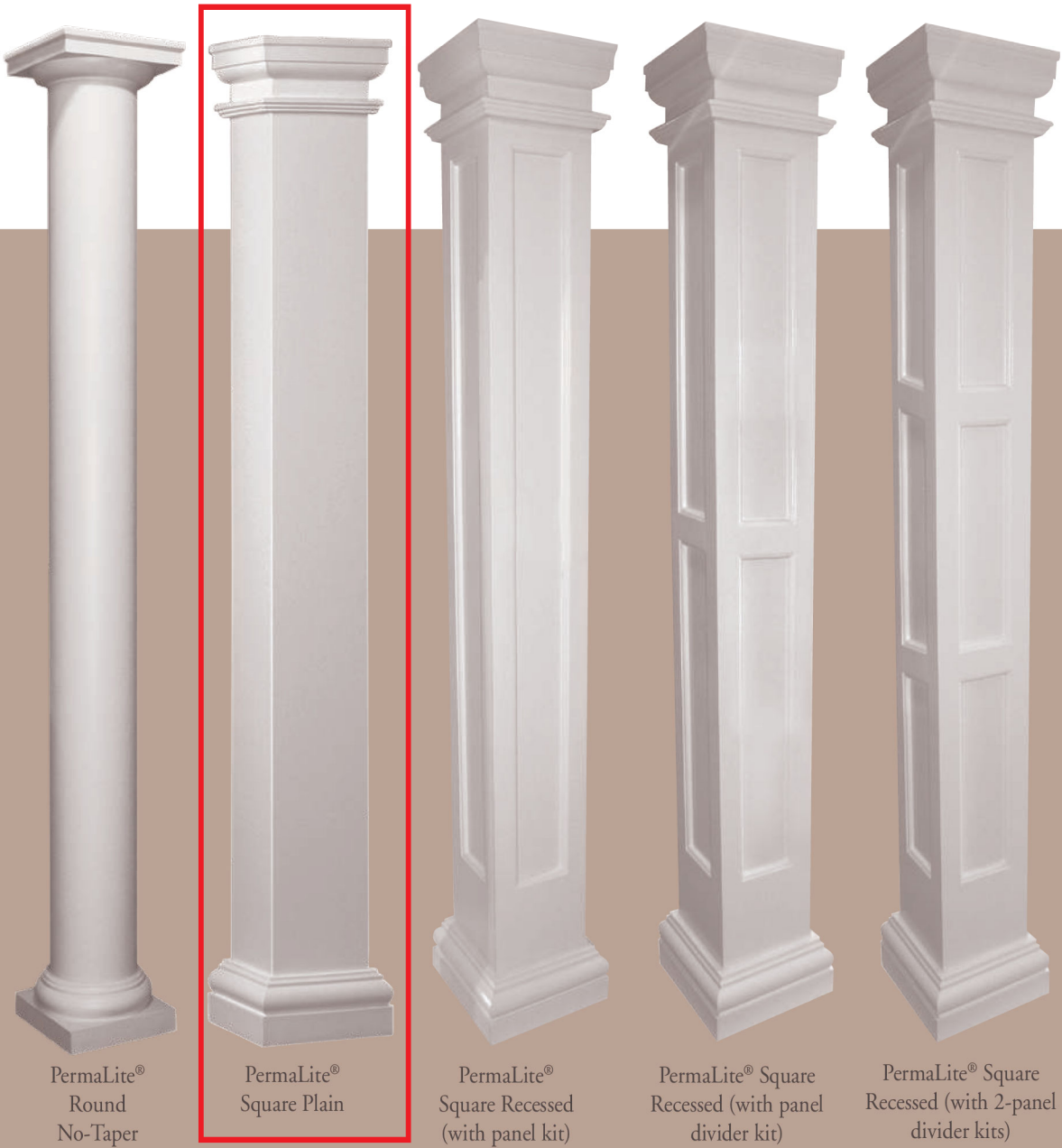
• Split columns are not load bearing. • See page 18 for Decorative Capital dimensions.

Versatility of Square Columns

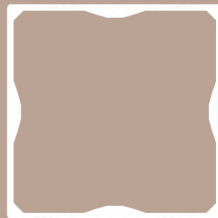
The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the panel moulding, neck moulding, and caps and bases. Additionally, the square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.



HB&G PermaLite® columns are cost effective, load bearing, versatile, and require very little maintenance. The PermaLite® columns are available in round and square. PermaLite® columns deliver all of the beauty at 1/3 of the weight.



TOP VIEW
CUT-AWAY



PermaLite® Plain



PermaLite® Recessed



PermaLite® Round



Square Tuscan Cap



Round Tuscan Cap



Square Tuscan Base



Round Tuscan Base

For Tuscan Cap and Base dimensions refer to page 21.



Installation Kit for
Beveled Cap and Base



Installation Kit



**PERMALITE® PANEL DIVIDER KITS TO
CONVERT A SINGLE PANEL COLUMN
INTO A 2 OR 3-PANEL COLUMN**

RECESSED – Includes four top panel insert pieces and four bottom panel insert pieces.

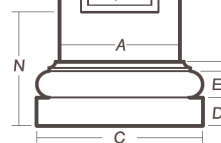
PANEL DIVIDER KITS are available.

Kit Size	Width	Height
8" Panel Divider Kit (4 Pieces)	4 ⁷ / ₈ "	2 ¹ / ₄ "
10" Panel Divider Kit (4 Pieces)	5 ⁵ / ₁₆ "	5 ¹ / ₈ "

1 panel kit to achieve 2-panel column.
2 panel kits to achieve 3-panel column.



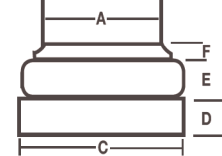
Neck Mould*
is adjustable
and can be
applied
anywhere
on column.
*Included with cap
and base set.



PermaLite® Square
Column shown with
Tuscan Cap and Base



Neck Mould*
for
PermaLite®
Round
Column
*Sold separately



PermaLite® Round
No-Taper Column
shown with Tuscan
Cap and Base

See page 21 for dimension chart.

PLAIN AND RECESSED PANEL SQUARE PERMALITE® COLUMN DIMENSIONS (IN INCHES)

Col. Size	A	C	D	E	F	G	J	K	L	N	O	P	Lengths Avail. (ft.)
6"	5-1/2"	8-1/2"	1-1/2"	1-1/4"	1/2"	1-1/4"	7/8"	1-1/16"	8"	N/A	N/A	N/A	6, 8, 9, 10
8"	7-1/2"	10-3/8"	1-7/8"	1-3/4"	5/8"	1-1/4"	1"	1-3/8"	10-1/8"	8"	8"	3-7/8"	6, 8, 9, 10, 12
8"*	7-1/2"	10-7/16"	1-7/8"	1-11/16"	5/8"	1-1/4"	1"	1-3/8"	10-1/4"	8"	8"	3-7/8"	6, 8, 9, 10, 12
10"	9-1/2"	12-15/16"	2-1/2"	2-1/8"	3/4"	1-1/4"	1-5/16"	1-3/4"	12-3/4"	9"	9"	4-3/8"	6, 8, 9, 10, 12
10"*	9-1/2"	13-1/8"	2-3/8"	2-1/8"	3/4"	1-1/4"	1-1/4"	1-3/4"	12-3/4"	9"	9"	4-3/8"	6, 8, 9, 10, 12
12"	11-1/2"	15-1/4"	2-3/4"	2-7/16"	13/16"	1-1/4"	1-3/8"	2"	15-7/8"	N/A	N/A	N/A	6, 8, 9, 10, 12

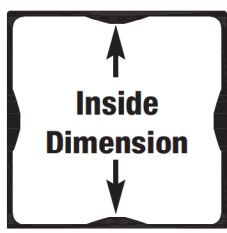
* SIM caps and bases. The remainder are poly caps and bases. □ Recessed panel available.

• See drawing on page 22.

NOTES: Recessed Panel top inset – 8" = 8", 10" = 9"; Bottom inset – 8" = 8", 10" = 9". Neck mould is adjustable and is applied in the field. Recessed Panel available in 8" and 10" sizes only. Factory split PermaLite® columns are not available. HB&G does not recommend splitting PermaLite® columns.

SQUARE PERMALITE® INSIDE DIMENSION

Col. Width	Inside
6"	4-5/8"
8"	6-5/8"*
10"	8-5/8"*
12"	10-5/8"



COLONIAL SQUARE CAP AND BASE FOR PERMALITE®

Col. Size	C	D	E	F	J	K	L	R
6"	8-1/8"	1-1/4"	1-1/16"	7/16"	5/8"	1"	7-7/16"	2-3/4"
8"	10-1/8"	1-1/4"	1-1/16"	7/16"	1-5/16"	1"	9-7/16"	2-3/4"
10"	12-1/8"	1-1/4"	1-1/16"	7/16"	1-5/16"	1 1/4"	12-1/8"	2-3/4"
12"	14-1/8"	1-1/4"	1-1/16"	7/16"	1"	1 3/8"	14-1/8"	2-3/4"

• Neck moulding is 4 pieces included with the cap and base.

• See drawings on page 22.

*Recessed Panel Inside Dimensions 8" - 5-5/8"; 10" - 7-5/8"

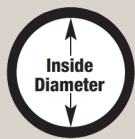
ROUND PERMALITE® NO-TAPER COLUMN DIMENSIONS

Col. Size	A	B	C	D	E	F	J	K	L	Lengths
8"	7-5/8"	7-5/8"	10-1/2"	1-7/8"	1-3/4"	3/4"	1-1/4"	1-1/2"	10-5/8"	8', 9', 10'
10"	9-5/8"	9-5/8"	13-1/8"	2-3/8"	2-1/8"	3/4"	1-1/4"	2"	12-3/4"	8', 9', 10', 12'

ROUND PERMALITE® DIMENSIONS

Inside diameter may vary up to 1/8".

COLUMN SIZE	ID
8"	7-3/8"
10"	9-3/8"



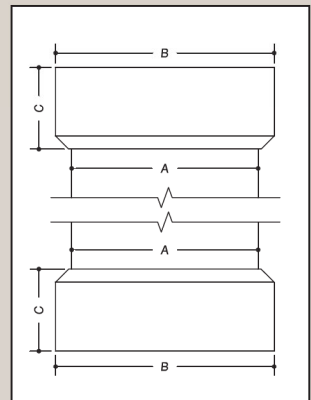
One Piece Neck Mould for 8" and 10" Round No-Taper Column Is Available.
Neck Ring Sold Separately.

BEVELED CAP & BASE SET

Size	A	B	C
6"	5-1/2"	7-5/8"	3-1/2"
8"	7-1/2"	9-5/8"	3-1/2"
10"	9-1/2"	11-5/8"	5-1/2"
12"	11-1/2"	13-5/8"	5-1/2"

*For Square PermaLite® Columns

See Installation Kit on page 19.





Standard Raised Panel Shutter

Choose dual raised panels for shutters that are perfect for a wide variety of architectural styles, from Georgian to modern American designs. These handcrafted shutters provide eye-catching interest, rich with detail and texture. Choose from a wide range

(<http://www.atlanticpremiumshutters.com/assets/images/2x0/classic-panel-sand-642.jpg>)

Widths: 12" to 24" in 1/8" increments

Lengths: 13-1/2" to 96" in 1/8" increments

All dimensions are nominal.

Please note that actual colors may vary from those shown on screen.

Tips & Information



(<http://www.annualreviews.org/abstracts/10.1146/annurev-environ-030107-255003.pdf> and <http://www.annualreviews.org/abstracts/10.1146/annurev-environ-030107-255003.pdf> for a guide to new orleans.pdf)



(<http://www.amsi.org.au/AMSI/AMSIpublications/seriesofbulletins/files/36/Static%20install%20measuring.pdf>)

Colors

(http://www.atlanticpremiumshutters.com/assets/images/2wr/classic_panel_white_631.jpg)

White (631)

TRADITIONAL HARDWARE



Pintel on Plate

- Sold in pairs
- Pintel plate size - 1-1/2" x 3-1/2" x 1/8"
Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



Jamb Pintel Offset - 1/2", 1", 2"

- Sold in pairs
- Stainless steel with a matte black powder coat finish



4" Lag Pintel

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"



Pintel Shim

- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic



10" Strap Hinge

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



10" Back Plate

- Sold in pairs
- Stainless steel with a matte black powder coat finish



12" Strap Hinge

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4"



12" Back Plate

- Sold in pairs
- Stainless steel with a matte black powder coat finish



6" L-Hinge

- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



6" L-Hinge Back Plate

- Sold in pairs
- Stainless Steel with a matte black powder coat finish



Flat Hinge

- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Flat Hinge Back Plate

- Sold in pairs
- Stainless Steel with a matte black powder coat finish

TRADITIONAL HARDWARE



Acorn Holdback

- Sold as each
- Chromed Bronze Bullet
- Solid steel hanger bolt and spring clip



Dog Post Holdback

- Sold as each
- Stainless steel with a matte black powder coat finish



"S" Holdback

- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish



Rat-Tail Holdback

- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish



6" Lag Bolt

- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- For use with "S" and Rat-Tail Holdbacks



12" Slide Bolt

- Sold as each
- Stainless Steel with a matte black powder coat finish



12" Locking Slide Bolt

- Sold as each
- Stainless Steel with a matte black powder coat finish



H-Hinge

- Sold in pairs
- Stainless Steel with a matte black powder coat finish



9" Adjustable Hinge with 3" Cleat

- Sold in pairs