

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7823 Overhill Rd., Bethesda	Meeting Date:	10/13/2021
Resource:	Contributing Resource Greenwich Forest Historic District	Report Date:	10/06/2021
Applicant:	Michael Bern & Rachel Roth Luke Olsen, Architect	Public Notice:	9/29/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	967939	Staff:	Dan Bruechert
Proposal:	Building Addition and Accessory Structure Construction and Other Alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP with three (3) conditions:

1. The proposed tree removal is approved, however, the species, from the list of Guidelines D15, and the location of two tree plantings need to be identified on the site plans submitted for permit review.
2. Details for the patio are incomplete and approval of this HAWP does not extend to the patio. Material specifications, dimensions, and any runoff mitigation needs to be submitted for review and approval either as an amendment to this HAWP or as a stand-alone HAWP.
3. The retaining wall to the north of the driveway did not include a proposed material. Final approval authority of a compatible material for this retaining wall is delegated to Staff.

ARCHITECTURAL DESCRIPTION

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

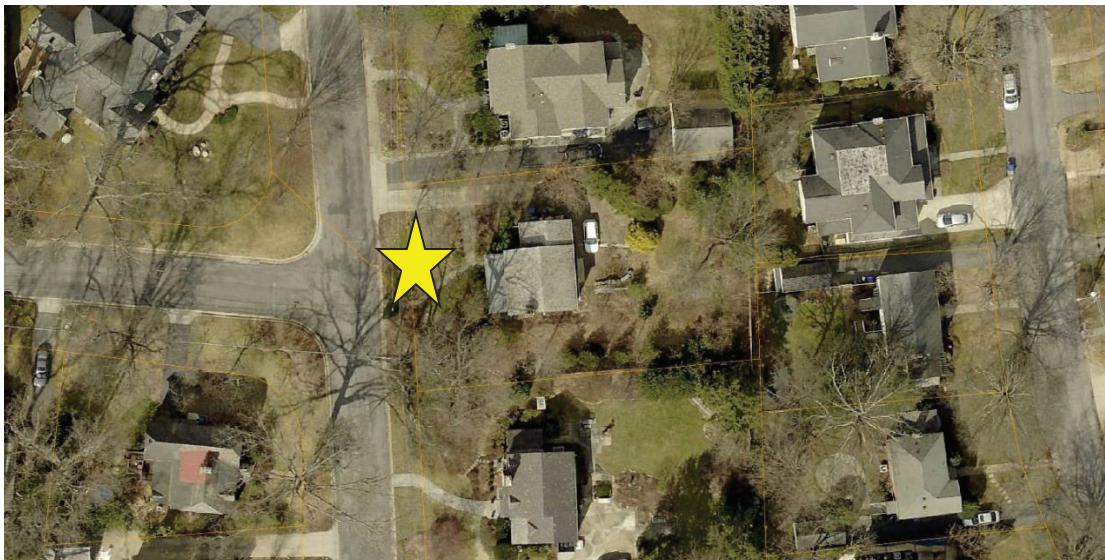


Figure 1: 7823 Overhill Road.

BACKGROUND

The HPC approved a HAWP at this address at the March 24, 2021 HPC meeting. The property has subsequently changed ownership and the new property owners used the approved HAWP design as the starting point for the revised design.

PROPOSAL

The applicant proposes to construct an addition and an accessory structure to the site and to make additional changes to the house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Greenwich Forest Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Greenwich Forest Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Greenwich Forest Historic District Guidelines

A. PRINCIPLES

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

A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the Greenwich Forest Triangle, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

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

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

A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new *architectural styles* that are not already present in the neighborhood will detract from its integrated fabric.

B. BALANCING PRESERVATION AND FLEXIBILITY

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

ways.

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

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

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

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

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

D1. Changes to *architectural style*: Changes to the *façades of contributing houses* and additions thereto are permitted if the new *front elevation* (1) is consistent with a style of another *contributing house* (see Appendix 3); and (2) is suitable to and does not significantly alter the original outline, shape and scale of the original structure.

D4. *Additions*: Additions to *contributing* and *non-contributing houses* are allowed. The style of an *addition* must be compatible and in keeping with the prevailing styles of that house. The style of the *addition* must be compatible with the style of the original house, unless the owner wishes to change the *architectural style* of both the house and addition to another style of a *contributing house* in Greenwich Forest (see Changes to *architectural style*, below). *Additions to contributing houses* must preserve as a recognizable entity the outline of the original house (not including subsequent additions). Side additions to *contributing houses* are allowed, but the limits of the original *façade* must be demarcated by stepping back the front plane of the addition and by a change in the addition’s roofline. Rear *additions* to *contributing houses* are allowed within limitations on height and setbacks (see D5).

D5. Guidelines on dimensions: The total lot coverage of a house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory building may be increased by 2%, to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.

Additions should try to preserve ample spacing between houses (see Principle 2b). For example, visual crowding between houses could be minimized by placing an addition toward the back of a property, placing an addition on the side of a property with greater distance to the adjacent house (especially when a side lot abuts the rear setback of an adjacent corner house), or by screening additions with plantings. The total of the two side lot setbacks must be at least 18’, with no less than 7’ on one side. Rear lot setbacks must be at least 25’, though decks no higher than 3’ from the ground may extend to an 11’ setback.

The elevation of the main or predominant ridgeline(s) of a *contributing house* as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3' above that of the main ridgeline.

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

D8. Driveways and parking areas: Replacement or minor reconfiguration of existing driveways is permitted without an application for a work permit. Proposals to install new driveways and parking areas require work permits. They should minimize new hardscape areas (see Principle 1) and should not interrupt the setting visible from the public right-of-way. Installation of circular driveways is prohibited.

D11. Runoff control: Proposals for work permits should consider rainwater runoff problems that may be created by additions and other property and structural alterations. Solutions to these problems should protect trees and maximize the on-property control of this runoff by drainage fields, installation of permeable rather than impermeable surfaces, and other available means.

D15. Tree removal: The preservation of the large mature trees in Greenwich Forest is a high priority of these Guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8" in diameter (measured at 5' height) may be removed without an application for a work permit. Larger trees may be removed without an application for a work permit if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying, or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons should be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8" in diameter (measured at 5' height), the site plan for the proposed modification must include the installation of two replacement trees for each tree removed as a result of the modification. These proposals are subjected to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore). Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings, but they cannot be counted as replacement trees because they do not contribute to the canopy.

D16. Walkways and patios: Reconfiguration and replacement of existing pathways and patios that would not result in a net addition of impermeable hardscape surfaces are considered landscaping and do not require an application for a work permit. The installation of new walkways and patios requires a work permit and should minimize the creation of new impermeable hardscape surfaces (see Principle 1).

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

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

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

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

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

Architectural Styles Represented by Contributing Houses in the Greenwich Forest Historic District (Appendix 2)

In Greenwich Forest, most of the houses are designed in Colonial Revival and Tudor Revival styles of architecture, with two houses, one demolished, designed in French Eclectic architecture. All of these houses share common materials, such as slate roofs, and an attention to scale, proportion, and architectural detail that unifies the distinctly different architectural styles. These styles also complement each other through thematic elements, such as dormers breaking the gutter line. The revival styles found in Greenwich Forest were part of a national movement, which revived pure examples of European and colonial architecture.

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

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and 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 applicant proposes work in three primary areas: alterations to the historic house, a rear addition, and a detached one-car garage. Much of the work proposed is similar to the proposal approved by the HPC at the March 24, 2021 HAWP approval at the same address. Staff finds the proposed design has reduced the impervious surface and changed the massing of the addition to make it less visible from the right of way and meets the criteria of Chapter 24A, the *Design Guidelines*, and the Secretary of the Interior's Standards for Rehabilitation.

Alterations to the Historic House

The applicant proposes two alterations to the historic building. First, the applicant proposes to remove the existing six-over-six sash windows and replace them with new aluminum-clad wood windows in a matching configuration. Second, the applicant proposes to construct three-front gable dormers on the front of the house. The dormers will have slate roofs, constructed from slates harvested from the rear-facing roof slope.

Both of the proposed alterations to the house are addressed in Guideline D17. Removing and replacing the windows is acceptable, provided the replacements are compatible with the architectural style of the house. Staff finds that the proposed windows match the historic windows' configuration and operation, and are compatible with the Colonial Revival style. While this treatment directly contradicts Standards 2 and 5, in Montgomery County where there is a conflict between the district-specific guidelines and the Standards, the guidelines control.

Guideline D17 states that dormers may be installed on the third floor, provided that they do not require raising the roof and that the dormers are a compatible size and scale for the house. Staff finds that the dormers will not raise the roof and that they are in keeping with the size and scale of the house. Additionally, the windows in their twelve-lite configuration and the reclaimed slate roof will blend into the house design and Staff recommends HPC approval.

Building Addition

The largest alteration proposed for this HAWP is the rear building addition. The entire addition will be clad in fiber cement shingles, with a brick foundation, and aluminum-clad wood windows in a variety of multi-lite configurations. The window details will match the replacement windows on the historic house. The applicant proposes to install EcoStart Majestic Slate synthetic shingles on the addition's roof. In the northeast corner of the addition, the applicant proposes to construct a one-story, screened-in porch with a pent roof.

As with the previous HAWP for this property, a lower addition projects from the right side with a side-gable roof will. This section of the addition projects 14' (fourteen feet) to the right of the historic wall plane and satisfies the *Guideline* requirement for side-projecting additions by setting it back from the front wall plan and introducing a new roofline. This section of the addition retains a side setback of 12' 7" (twelve feet, seven inches). This is one foot further from the property line than the previously approved HAWP.

To the rear, the applicants propose a larger two-story addition. The larger rear addition measures approximately 37' × 20' (thirty-seven feet wide by twenty feet deep) and is covered by a side gable roof that is 1' 6" (one foot, six inches) lower than the historic gable. There is a lower rear-facing gable in the southeast corner of the addition.

The *Design Guidelines* (D7) specify that materials "match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house." Staff finds that the mix of cement siding, brick, and synthetic slate are all consistent and compatible with the house's original materials; which consists of brick and slate with wood trim. While the HPC has not approved synthetic slates as a replacement material, Staff finds that this is an instance where a synthetic shingle is preferable to an asphalt architectural shingle. Boards of architectural review in other jurisdictions have approved the proposed composite shingles on designated historic properties. The windows in the proposed addition are a mix of multi-lite sash and casement windows which Staff finds are compatible with the six-over-six on the historic house.

Some of the Commissioners expressed the view that the previously approved addition was too large for the site and surrounding district. In response that that position, the applicant has placed more of the addition's mass directly behind the house so that it will be less visible from the public right-of-way and the additional steps away from the right (south) property line as it moves back. The southeast corner of the addition is 14' 10" (fourteen feet, ten inches) from the property line, which is an increase of more than 3' (three feet) from the previous proposal.

Staff finds the proposed additions comply with the required lot coverage and setback requirements. The proposed building covers 2718 ft² (two thousand seven hundred and eighteen square feet) which is 22.8% (twenty-two point eight percent) of the total lot. The *Guidelines* limit the lot coverage of the house and any additions to 25% (twenty-five percent). This addition is only 40 ft² larger than the previously approved proposal. The minimum side setback established in the *Guidelines* is only 7' (seven feet) and the proposed addition is between 12' 6" and 14' 10" (twelve feet, six inches and fourteen feet, ten inches) from the south property line.

Staff finds the proposed design is more in keeping with the collection of Colonial Revival and Tudor houses that make up the Greenwich Forest Historic District than the previous proposal and should be approved under the *Guidelines* and Chapter 24A-8(b)(1) and (d).

Garage Construction

Like all houses in Greenwich Forest, the subject property had an attached garage. The subject house has a rear-loading one-car garage on the north side. All houses were constructed so the garage doors were either rear or side-loading and not visible from the right-of-way. Over time, many homeowners enclosed

the garage for additional living space. Because of the high level of materials in the house construction and integrated design, this was a relatively economical alteration. These changes have led to the construction of so many detached garages throughout the historic district that the design guidelines include a provision for detached accessory structures that are the size of two-car garages (D5 allows accessory structures to cover up to 7% of the total lot). Based on Staff's cursory review of the historic district the houses at 8020, 8016, 8013, 7823, 7828, and 7821 Hampden Rd and at 8003 and 7825 Overhill have detached one or two-car garages. This constitutes 10% of the district and is exclusive of other buildings, such as 7824 Overhill Rd. that have been altered in such a manner that their attached garage doors are still visible from the right-of-way.

The applicant proposes constructing a one-car garage, measuring 16' × 24' (sixteen feet wide by twenty-four feet deep). It will be sided in fiber cement siding to match the details of the addition and will have aluminum-clad windows and doors that also match those selected for the addition. The proposed garage door is a carriage-style roll-up door. Staff finds the size of the garage is compatible with the *Design Guidelines* (B5), which limits accessory structure size to no more than 5% (five percent) lot coverage. The proposed structure is 384 ft² which is 3.2% (three-point two percent) of the total lot size. Staff additionally finds that the architectural style is in keeping with the house and surrounding neighborhood and recommends approval of the one-car garage.

Hardscape and Other Alterations

There are three final elements of the project that require HPC approval: removing a 15" d.b.h. tree on the north property boundary, constructing a 400 ft² stone patio to the east of the addition, and a retaining wall along the north property boundary.

Staff finds the proposed tree removal will not impact the character of the site or surrounding district. The proposed tree is the fourth in a row between the subject property and the property to its north, so its removal may not be noticeable. Guideline D15 is very prescriptive about tree removals and states that two trees from the list provided must be planted to mitigate the loss of a tree. No tree species or planting location was included on the submitted site plan. Staff recommends the HPC include a condition for approval that the applicant identifies the species and location of the requisite tree plantings on the plans submitted for permitting.

Second, the applicant proposes to install a new patio with a walkway. The total paving area is approximately 500 ft². Staff is not opposed to a patio in this location, as it is behind the house and addition so as not to be visible from the right-of-way. However, some details are missing and staff finds this portion of the project is incomplete. First, no materials for the proposed patio or walkway were included with the application. To thoroughly analyze the proposal materials and dimensions need to be submitted to the Staff for review. Second, Principle A1 of the *Guidelines* states that extensive impermeable hardscape surfaces should be avoided whenever possible to limit runoff into the Chesapeake Bay. Staff recommends that any approval does not extend to the proposed patio and that the applicant returns for either an amended HAWP or a stand-alone HAWP for the patio.

Finally, the site plan shows a retaining wall to be constructed to the north of the driveway near the proposed garage. The previous HAWP approved a retaining wall in this location and Staff finds that it is an appropriate location to help control runoff, however, materials and dimensions were not included with the application. Staff recommends that the HPC approve the location of the retaining wall and delegate final approval authority of a compatible material to Staff.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application;

1. The proposed tree removal is approved, however, the species, from the list of Guidelines D15, and the location of two tree plantings need to be identified on the site plans submitted for permit

review.

2. Details for the patio are incomplete and approval of this HAWP does not extend to the patio. Material specifications, dimensions, and any runoff mitigation needs to be submitted for review and approval either as an amendment to this HAWP or as a stand-alone HAWP.
3. The retaining wall to the north of the driveway did not include a proposed material. Final approval authority of a compatible material for this retaining wall is delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the surrounding 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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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

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



FOR STAFF ONLY:
HAWP# 967939
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Michael Bern & Rachel Roth E-mail: michael.e.bern@gmail.com
RachelR511@gmail.com
Address: 7823 Overhill Rd City: Bethesda Zip: MD
Daytime Phone: 617-515-3015 Tax Account No.: 00495264

AGENT/CONTACT (if applicable):

Name: LUKE OLSON E-mail: LOLSON@GTMARCHITECTS.COM
Address: 7735 OLD GEORGETOWN RD STE 700 City: BETHESDA Zip: 20814
Daytime Phone: 240-333-2021 Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☒ Yes/District Name Greenwich Forest
_____ 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: 7823 Street: Overhill Rd
Town/City: Bethesda Nearest Cross Street: Midwood Rd
Lot: 25 Block: R Subdivision: 0026 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 type="checkbox"/> Deck/Porch	<input checked="" 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 checked="" type="checkbox"/> Hardscape/Landscape	<input checked="" 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 10

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

Owner's mailing address Michael Bern and Rachel Roth 5307 McKinley Street Bethesda, MD 20814	Owner's Agent's mailing address Luke Olson 7735 Old Georgetown Rd Ste 700 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
DAVID & BETSY BENNETT 7820 OVERHILL RD BETHESDA MD 20814	MARSHALL & HEIDI SINICK 7824 OVERHILL RD BETHESDA MD 20814
JANINE GRAY 7818 MOORLAND LN BETHESDA MD 20814	STEVEN BERKOW 7820 MOORLAND LN BETHESDA MD 20814
JOSEPH MOTT & PAULA WOLFF 7819 OVERHILL RD BETHESDA MD 20814	SCOTT & LAUREN LAYMAN 7825 OVERHILL RD BETHESDA MD 20814

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 2-STORY BRICK COLONIAL REVIVAL HOUSE WITH FLAGSTONE LEAD WALKS, CONCRETE DRIVEWAY AND BRICK PATIO IN REAR YARD. PREVIOUS APPLICATION FOR A 2-STORY RIGHT SIDE/REAR ADDITION WITH DETACHED 2-CAR GARAGE WAS APPROVED AS PART OF 3/24/21 HPC MEETING AGENDA

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

BUILD NEW 2-STORY ADDITION TO RIGHT SIDE AND REAR OF THE EXISTING HOUSE INCLUDING A DETACHED 1-CAR GARAGE. WE'VE HELD TO THE SAME GENERAL MASSING AND FOOTPRINT OF THE PREVIOUSLY APPROVED DESIGN, BUT HAVE MADE SEVERAL MODIFICATIONS TO MAKE IT MORE COMPATIBLE WITH THE EXISTING HISTORIC RESOURCE AND NEIGHBORHOOD AS A WHOLE. WE'VE REDUCED THE GARAGE TO A 1-STORY 1-CAR GARAGE, WHICH ALLOWS US TO SLIDE THE ADDITION FURTHER BEHIND THE EXISTING HOUSE AND INCREASE THE DISTANCE FROM THE ADDITION TO THE RIGHT SIDE LOT LINE. THIS DECREASES THE VISIBILITY OF THE ADDITION FROM THE PUBLIC RIGHT OF WAY AND INCREASES THE SPACING FROM HOUSE TO HOUSE TO BE MORE IN-KEEPING WITH THE RHYTHM AND SPACING OF HOUSES IN THE HISTORIC DISTRICT. BY REDUCING THE SIZE OF THE GARAGE AND RELOCATING IT, WE HAVE ALSO MINIMIZED THE IMPACT OF THE ADDITION TO THE EXISTING OAK TREE IN THE REAR YARD.

WE WOULD LIKE TO ADD THREE DORMERS ON THE FRONT ROOF TO PROVIDE EGRESS WINDOWS PER CODE IN THE FINISHED ATTIC. THIS IS ALLOWABLE PER GUIDELINE D17 PROVIDED THE DORMER ADDITION IS COMPATIBLE IN SCALE, PROPORTION AND ARCHITECTURAL STYLE. DETAILS HAVE BEEN PROVIDED.

WE WOULD ALSO LIKE TO PAINT THE EXISTING BRICK VENEER TO PROVIDE A MORE CONSISTENT LOOK WITH THE NEW PTD. LAP SIDING ADDITION. THERE ARE SEVERAL HOUSES IN THE HISTORIC DISTRICT WITH PAINTED BRICK (8020 & 8100 HAMPDEN LANE, 5620 LAMBETH RD, ETC.) SO IT IS CONSISTENT WITH THE PALETTE OF THE HISTORIC DISTRICT, AND GUIDELINE D1 DOES ALLOW FOR CHANGES TO THE FACADES OF CONTRIBUTING HOUSES "IF THE NEW FRONT ELEVATION (1) IS CONSISTENT WITH A STYLE OF ANOTHER CONTRIBUTING HOUSE... AND (2) IS SUITABLE TO AND DOES NOT SIGNIFICANTLY ALTER THE ORIGINAL OUTLINE, SHAPE AND SCALE OF THE ORIGINAL STRUCTURE." PAINTING THE BRICK WOULD MEET BOTH REQUIREMENTS.

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: 2-STORY ADDITION TO RIGHT SIDE AND REAR
OF EXISTING 2-STORY HOUSE W/ NEW 1-CAR DETACHED GARAGE

20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

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



GTM ARCHITECTS



EXISTING CONDITION PHOTOS
EXISTING 2-STORY BRICK COLONIAL REVIVAL HOME CIRCA 1936

20.0326 - 7823 OVERHILL RD

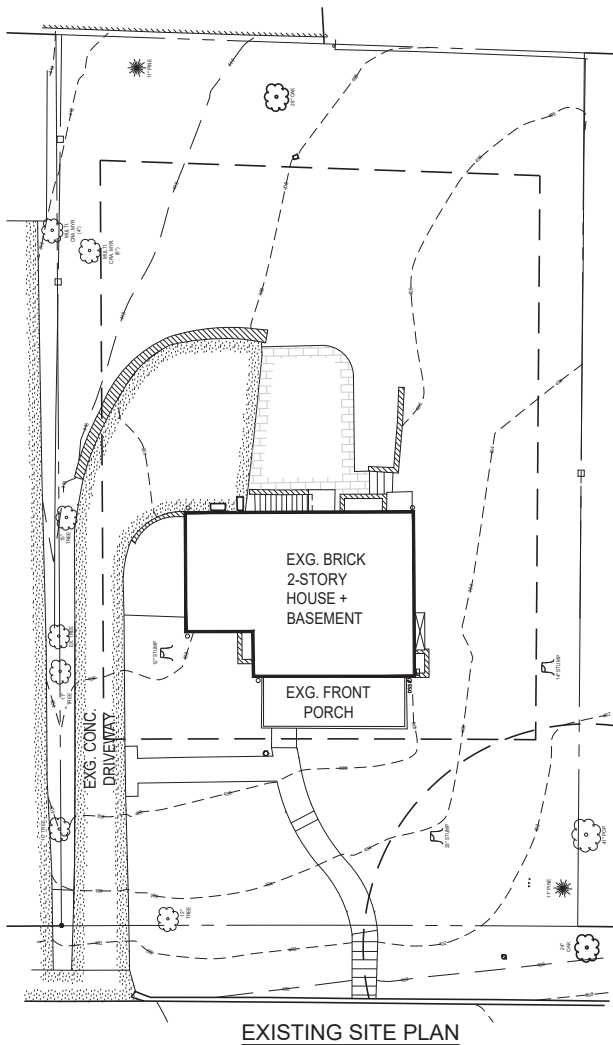
7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

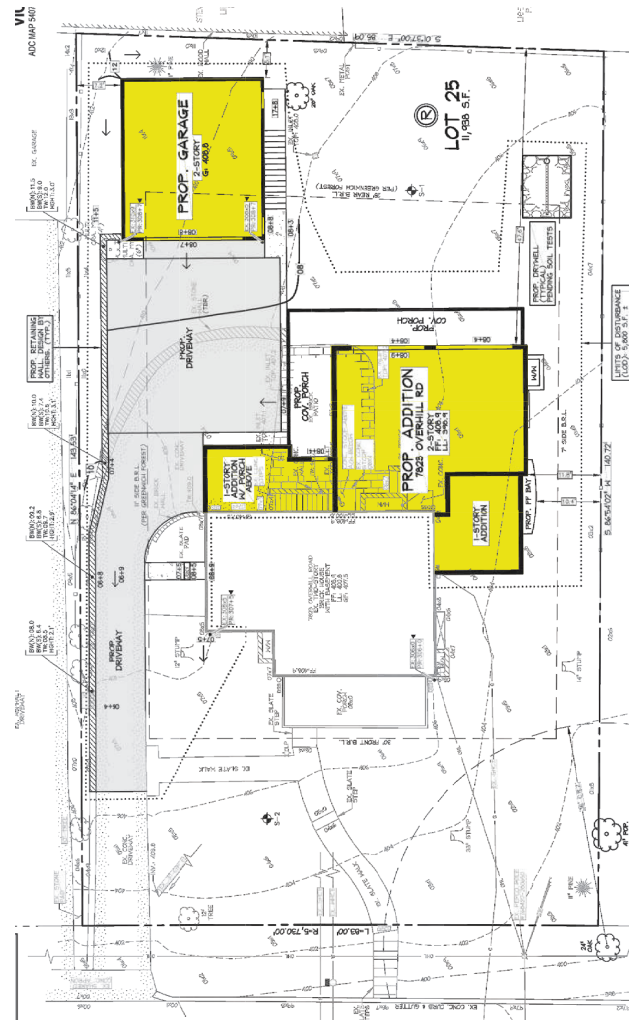
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



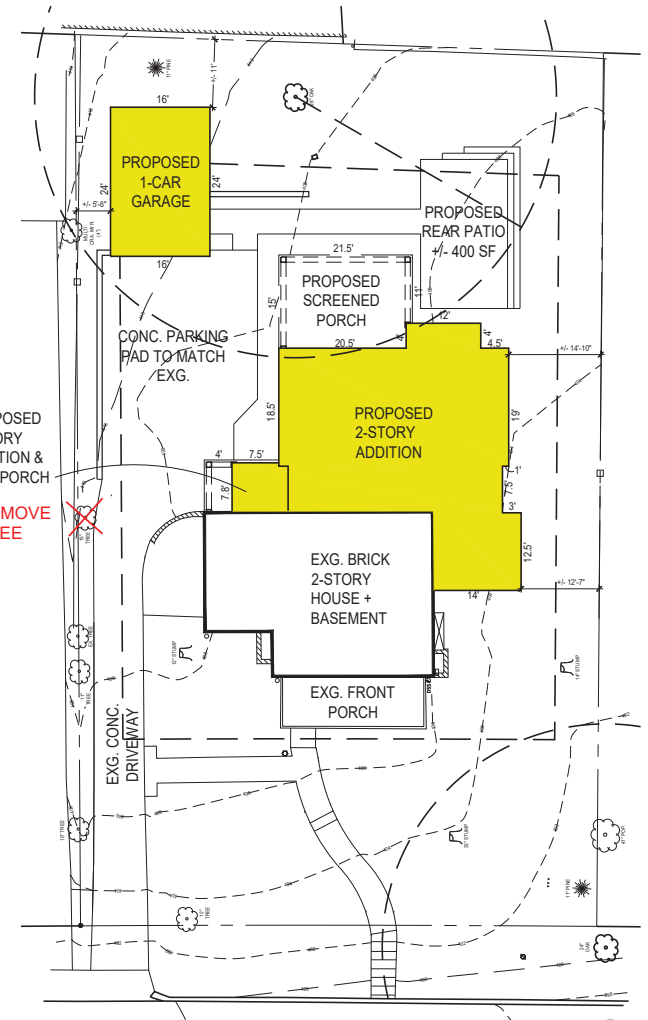
GT MARCHITECTS



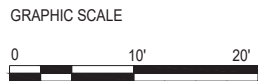
EXISTING SITE PLAN



PREVIOUSLY APPROVED SITE PLAN



PROPOSED SITE PLAN



7823 OVERHILL RD
 LOT SIZE: 11,938 SF
 R-90 ZONE
 FRONT BRL = 30'
 REAR BRL = 25'
 SIDE BRL = 7' MIN, 18' TOTAL

EXG. LOT COVERAGE: 1,107.5 SF = 9.3%

PROPOSED LOT COVERAGE:
 2,716 SF HOUSE = 22.8%
 384 SF GARAGE = 3.2%
 TOTAL = 3,100 SF OR 26 %

ALLOWABLE LOT COVERAGE
 (MONTGOMERY COUNTY):
 30% OR 3,581.4 SF

ALLOWABLE LOT COVERAGE
 (GREENWICH FOREST HISTORIC
 DISTRICT DESIGN GUIDELINES):
 HOUSE = 25% OR 2,984.5 SF
 GARAGE = 5% OR



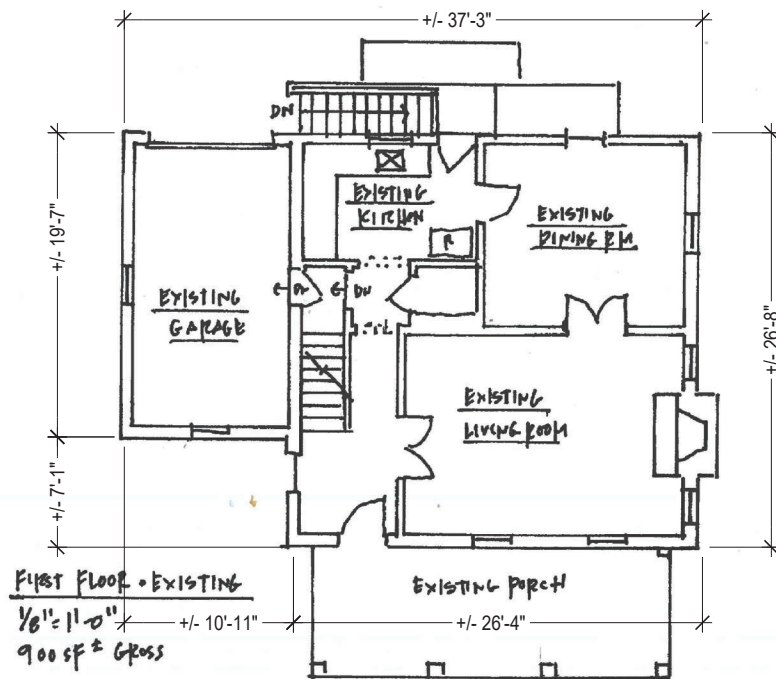
GTM ARCHITECTS

20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

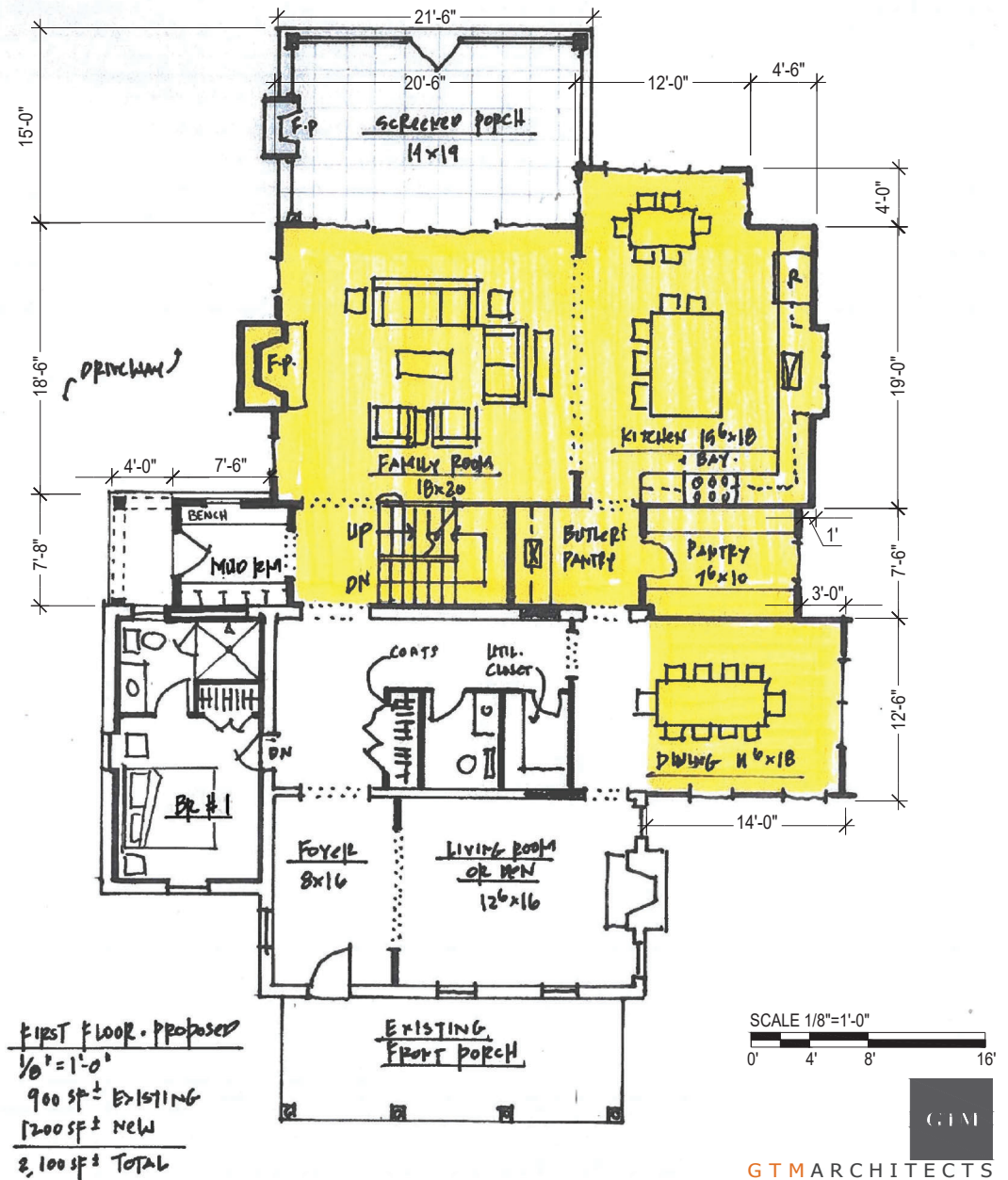
COPYRIGHT 2021, GTM ARCHITECTS, INC.

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



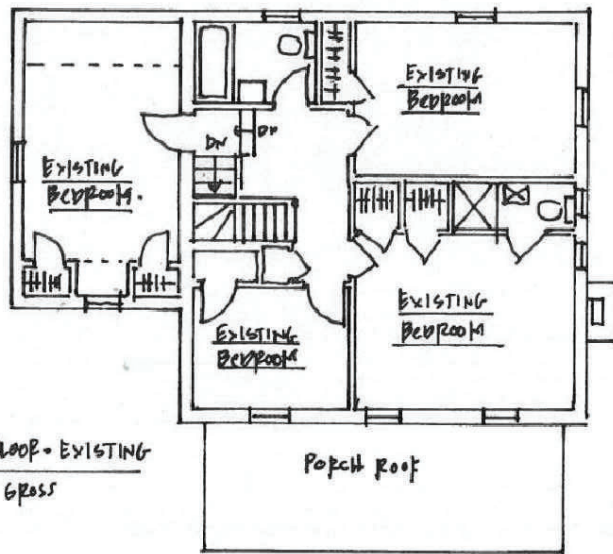
20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

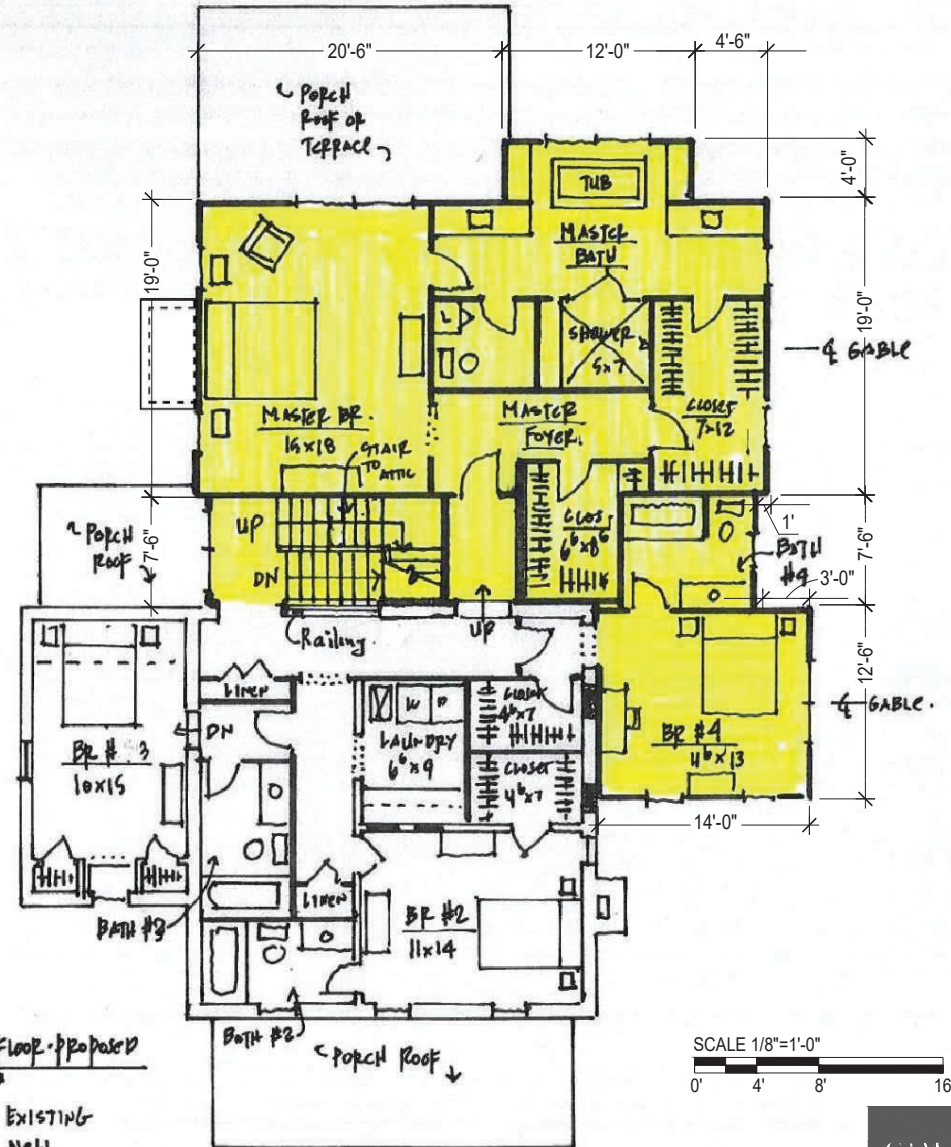


GT M ARCHITECTS

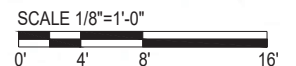
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



SECOND FLOOR - EXISTING
900 SF ± GROSS



SECOND FLOOR - PROPOSED
1/8" = 1'-0"
900 SF ± EXISTING
1200 SF ± NEW
2,100 SF ± TOTAL



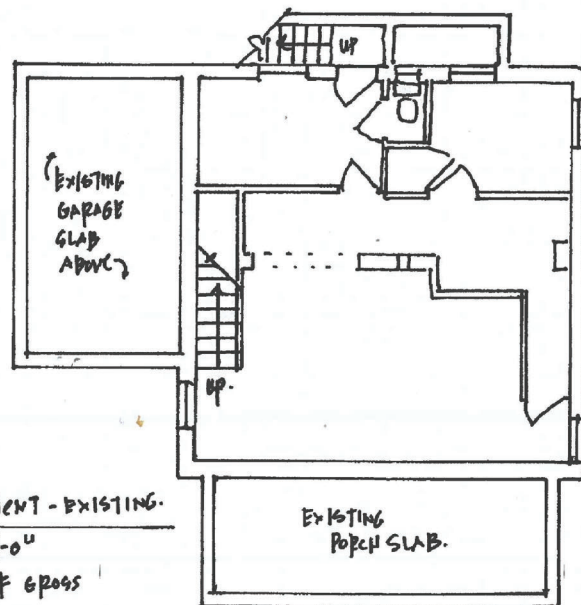
20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

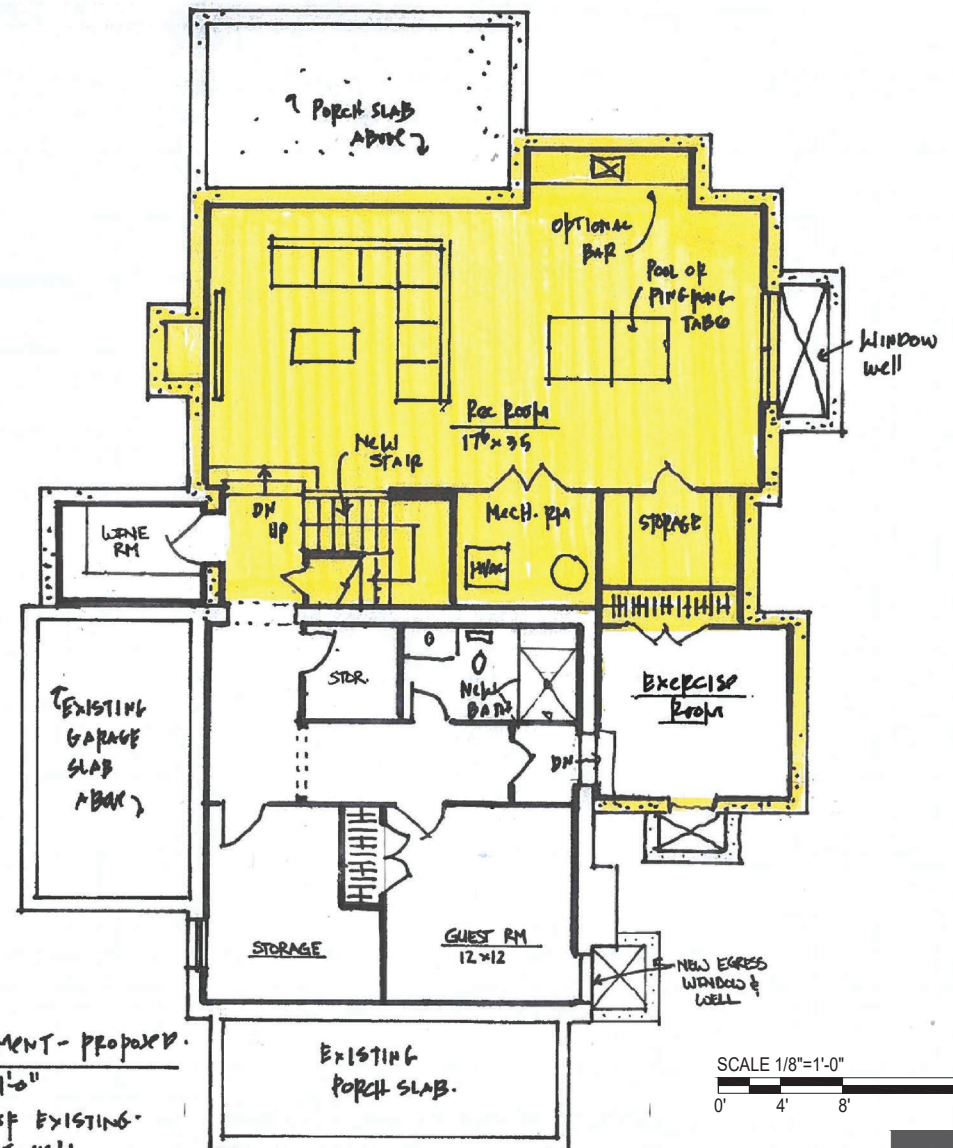
COPYRIGHT 2021, GTM ARCHITECTS, INC.

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

GT MARCHITECTS



BASMENT - EXISTING.
 1/8" = 1'-0"
 575 SF GROSS



BASMENT - PROPOSED.
 1/8" = 1'-0"
 575 SF EXISTING
 1025 SF NEW
 1,600 SF ± TOTAL

SCALE 1/8" = 1'-0"
 0' 4' 8' 16'

20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

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

GTM

GT MARCHITECTS



EXISTING FRONT ELEVATION

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND



PROPOSED FRONT ELEVATION

SCALE 1/8"=1'-0"
0' 4' 8' 16'

20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

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

GTM ARCHITECTS





EXISTING RIGHT SIDE ELEVATION

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND

NEW DORMERS @ ATTIC W/ PTD. PVC TRIM, PTD. FIBERCEMENT LAP SIDING, CLAD-WOOD SDL CASEMENT WINDOWS, CENTER ON WINDOWS BELOW, WINDOW SIZE TO BE SMALLEST THAT MEETS EGRESS REQUIREMENTS

EXG. TRIM TO BE SCRAPED/ REPAIRED AS REQ'D. & PAINTED

ENLARGE EXISTING WINDOW OPENING HEIGHT & WINDOW WELL TO PROVIDE NEW EGRESS WINDOW IN BASEMENT,



PROPOSED RIGHT SIDE ELEVATION

COMPOSITE SLATE SHINGLES @ ADDITION

PTD. PVC TRIM @ WINDOWS, EAVES & CORNERBOARDS

PTD. FIBERCEMENT LAP SIDING, 6" REVEAL

ALUMINUM CLAD-WOOD SDL DOUBLE HUNG WINDOWS
NEW DETACHED 1-CAR GARAGE IN REAR YARD

BRICK WATERTABLE @ BASE OF ADDITION, MATCH EXISTING BRICK SIZE, COURSING, TEXTURE & COLOR

SCALE 1/8"=1'-0"
0' 4' 8' 16'

20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

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

GTM ARCHITECTS



EXISTING REAR ELEVATION

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND

COMPOSITE SLATE SHINGLES @ ADDITION

PTD. PVC TRIM @ WINDOWS, EAVES & CORNERBOARDS

ALUMINUM CLAD-WOOD SDL DOUBLE HUNG WINDOWS

PTD. FIBERCEMENT LAP SIDING, 6" REVEAL

BRICK WATERTABLE @ BASE OF ADDITION, MATCH EXISTING BRICK SIZE, COURSING, TEXTURE & COLOR



INFILL EXG. GARAGE MASONRY OPENING WITH BRCK TO MATCH EXG.
PTD. FIBERGLASS COLUMNS, HB&G SQ. COLUMNS WITH TUSCAN CAP & BASE OR EQ.

PROPOSED REAR ELEVATION

SCALE 1/8"=1'-0"
0' 4' 8' 16'

20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

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

GTM ARCHITECTS



EXISTING LEFT SIDE ELEVATION

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND



SCALE 1/8"=1'-0"

0' 4' 8' 16'

20.0326 - 7823 OVERHILL RD

PROPOSED LEFT SIDE ELEVATION

GTM ARCHITECTS



3D VIEWS OF PROPOSED ADDITION

20.0326 - 7823 OVERHILL RD

7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

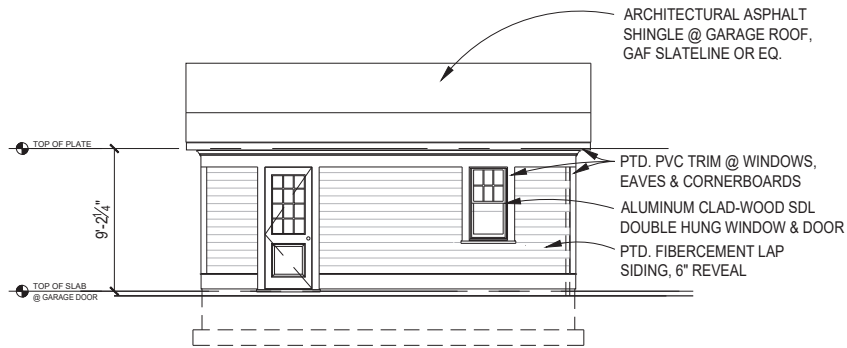
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



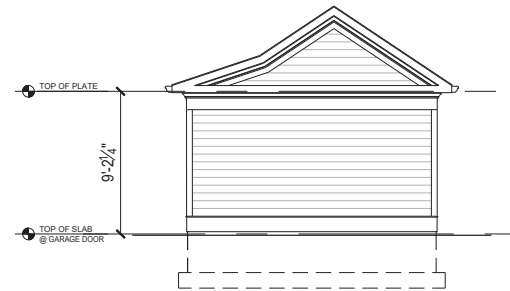
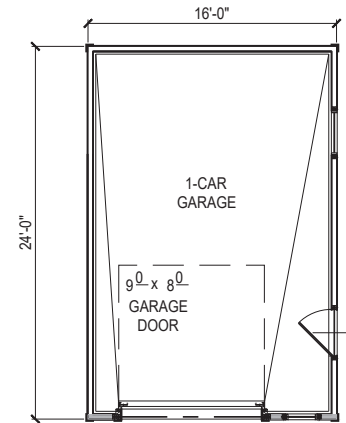
GT MARCHITECTS



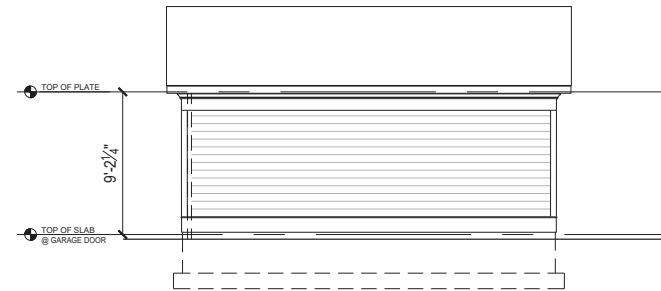
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



3D VIEW

20.0326 - 7823 OVERHILL RD

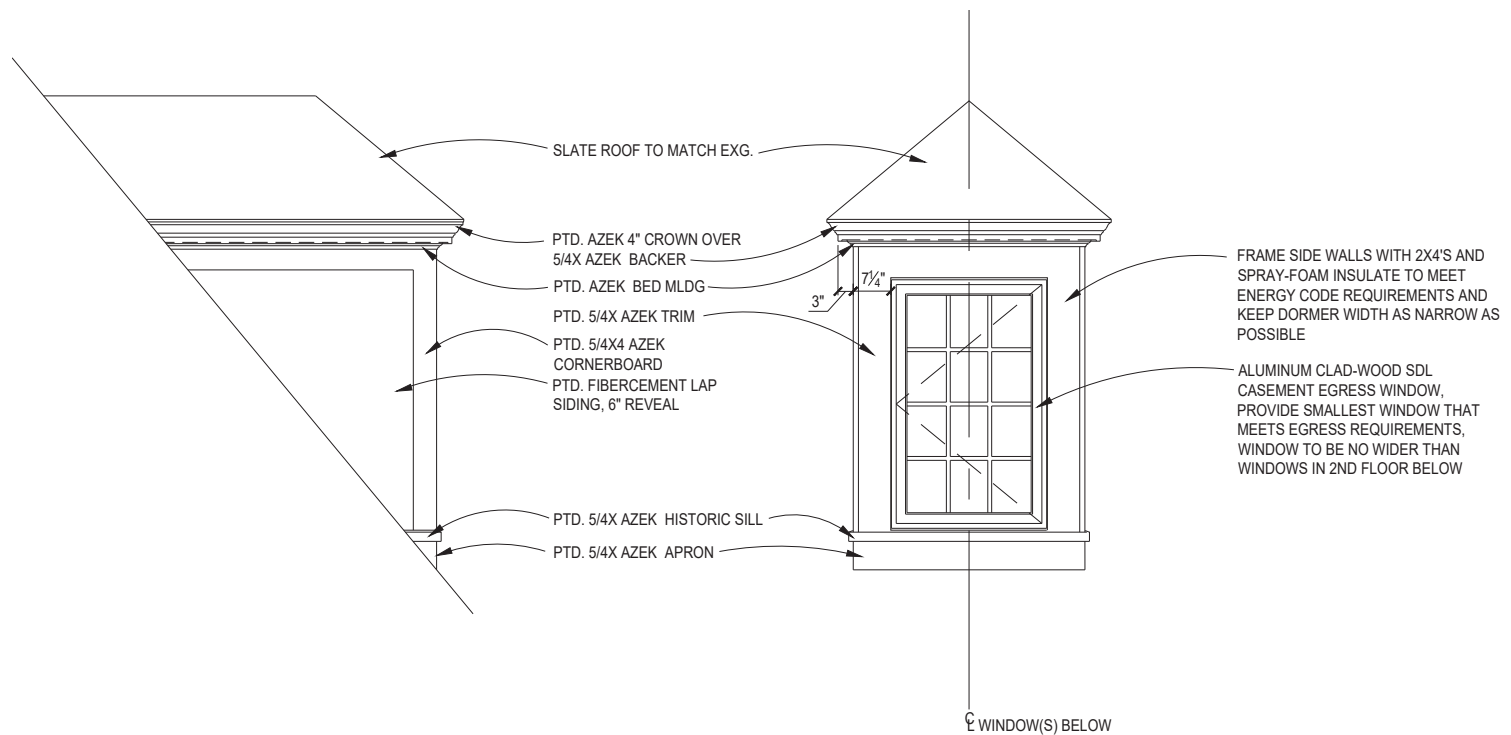
7823 OVERHILL RD, BETHESDA, MD 20814 10/13/2021 HAWP SET

COPYRIGHT 2021, GTM ARCHITECTS, INC.

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



GT MARCHITECTS



DORMER DETAILS



Sustainable Roofing



Majestic Slate



Environmentally friendly synthetic slate roofing tiles proudly made in the USA
Pioneers of sustainable roofing since 1993

Majestic Slate

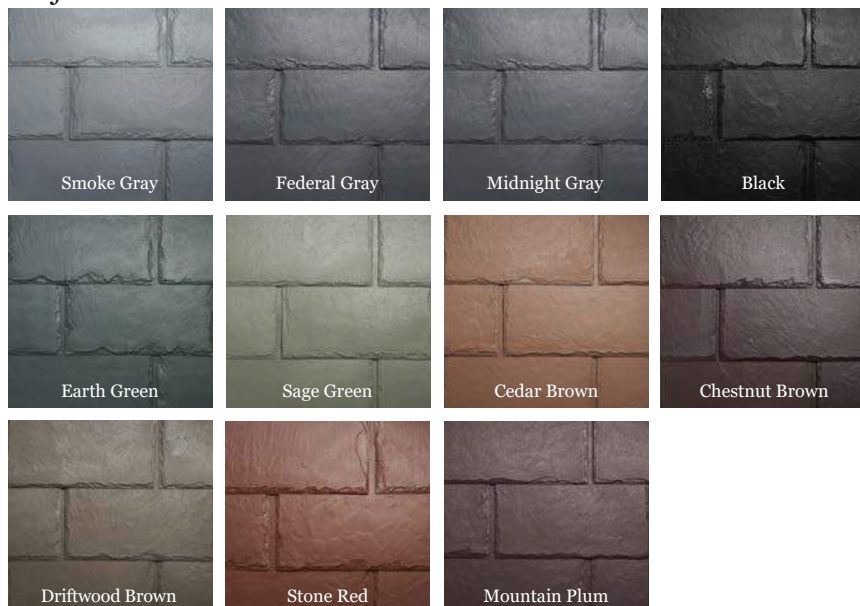


Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetic appeal. The cost of natural slate, as well as its weight and difficulty in finding a qualified slate installer, often makes its use prohibitive. EcoStar LLC, the leading manufacturer of premium synthetic steep-slope roofing products, combines classic appeal with modern technology to offer the lightweight and affordable alternative – Majestic Slate™.

Created with recycled rubber and plastics, Majestic Slate offers a sustainable, lighter and easy-to-install roofing product that provides the appearance of natural slate with lower application costs. Available in two widths and designer accents, this slate alternative offers endless possibilities for residential and commercial projects. The architectural detail of a project, whether historic or new construction, is further enhanced by a wide range of available color combinations using the palette of 11 standard color choices and array of custom options.

Curb appeal is everything when it comes to the look of your home, but protection from the elements must be a priority. Majestic Slate offers both.

Majestic Slate Color Palette



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. *Significant property insurance discounts may be available when upgrading or building a roof to protect against hail, wind or fire damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance and Fire Resistance. Contact your insurance provider for details.

01/19 © 2019 by EcoStar LLC. EcoStar and Majestic Slate are trademarks of EcoStar LLC. See www.ecostarllc.com for available warranties. P/N-602689 MAJESTIC SLATE CUT SHEET

Advantages

- Weighs 1/3 to 1/2 as much as natural slate
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail¹

Architectural Flexibility

- Designer Series tiles can be blended together to add personal style to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 11 standard colors
- Enhance the historical look in both residential and commercial buildings

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 90 mph (145 kph) Wind Warranty (standard)

Environmental Sustainability



- Manufactured with post-industrial recycled rubber and plastics

Technical Information

- UL listed Class C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report to ICC AC07 (R18920-02)
- Texas Dept. of Insurance Evaluation (RC-135)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com









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

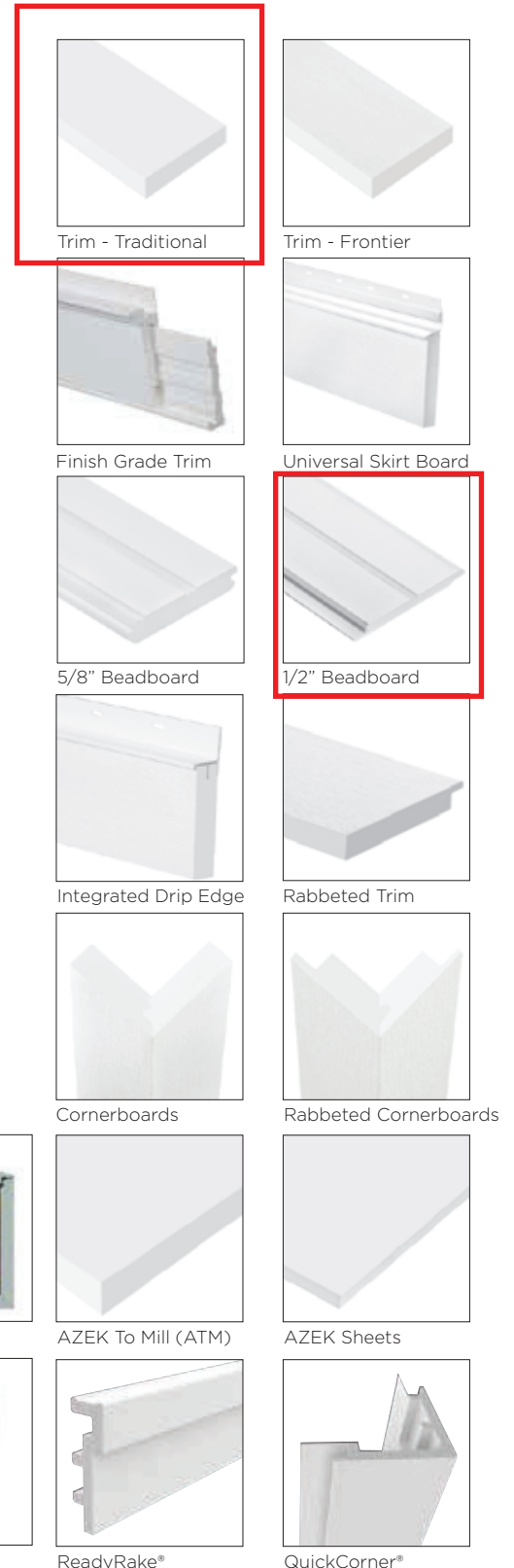
By thickness, width, and length

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'

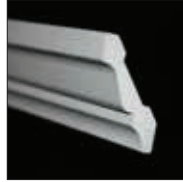




AZEK MOULDING | THE LOOK AND FEEL OF AZEK TRIM

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

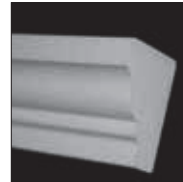


8" Crown

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	$\frac{15}{16}" \times 5\frac{1}{4}" \times 16'$
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



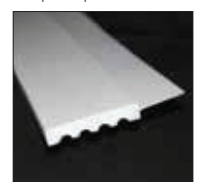
Water Table



Historic Sill



Sub Sill Nose



Garage Door Thermostop

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.

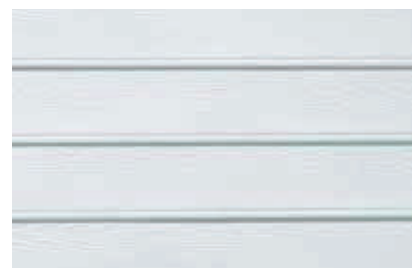
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions 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.



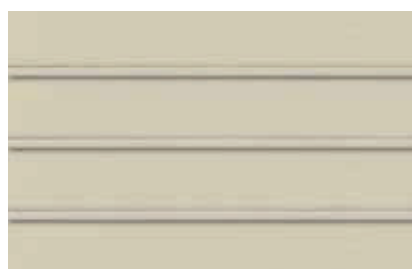
CedarMill®



Smooth



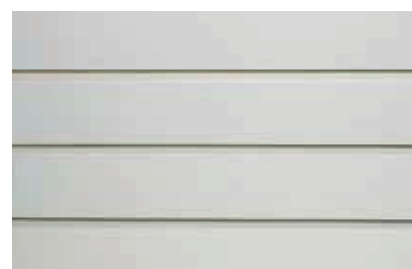
Beaded CedarMill®



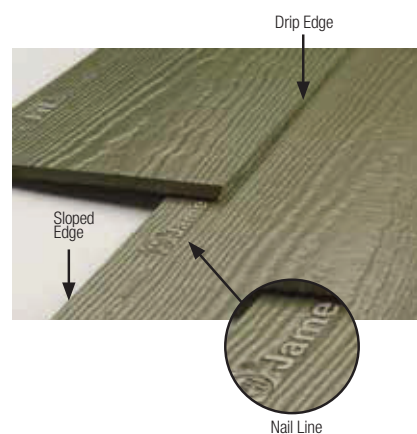
Beaded Smooth



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	_____

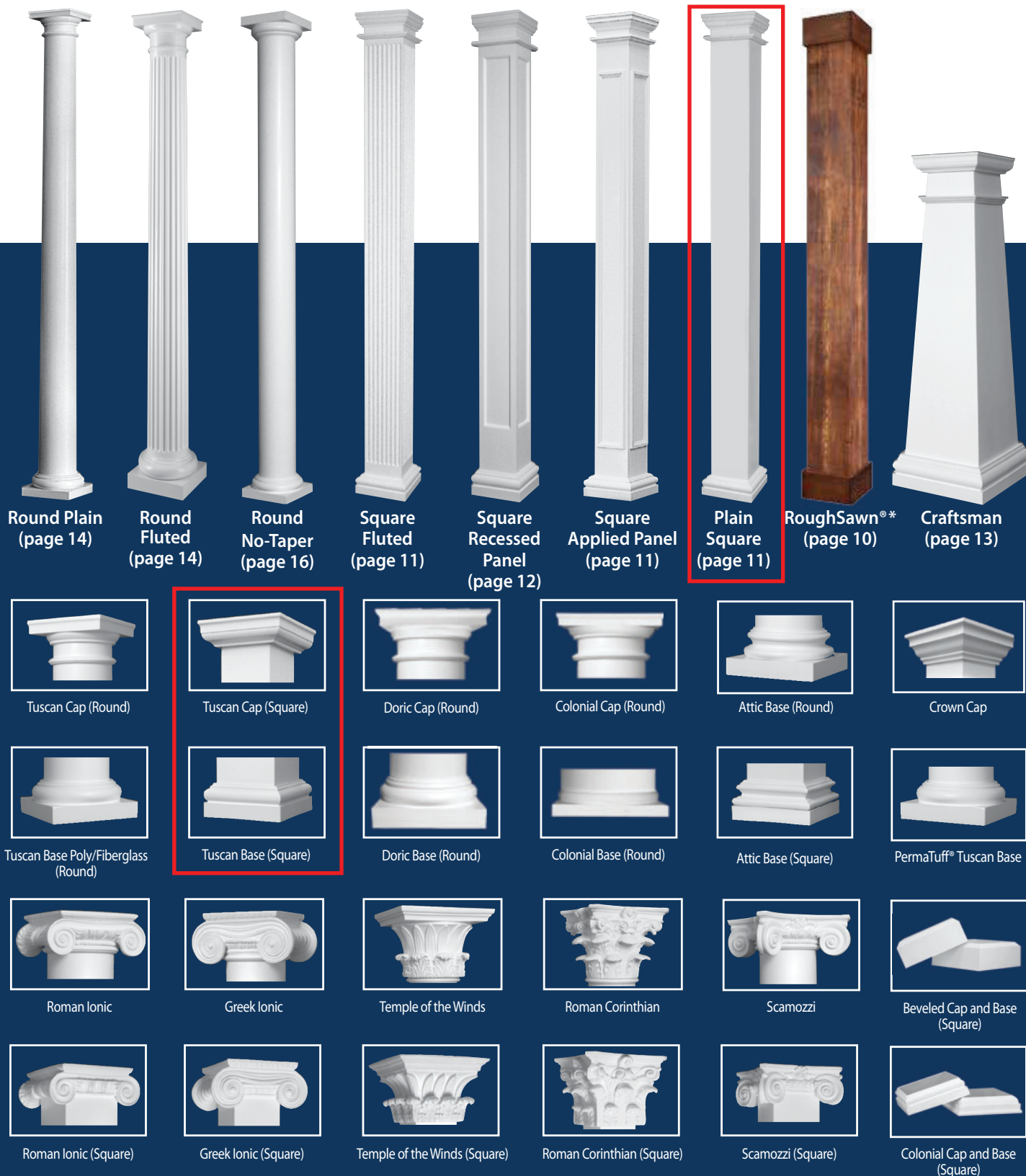
BEADED SMOOTH



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

HB&G PermaCast® Columns are available in round or square. The round columns are fluted or plain, with or without the classic tapering of the upper two-thirds of the column. Square columns are available in a variety of styles as well, including plain or fluted, applied panel,

recessed panel, or the Craftsman style column. The PermaCast® capitals and bases are made from durable low maintenance materials; and, like the columns, they maintain architectural authenticity and historical accuracy.



*Products shown have been finished for demonstration purposes. PermaCast® and RoughSawn® Columns ship unfinished.

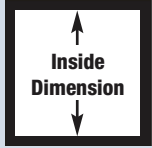
See pages 17 and 18 for cap and base dimensions.

Square **PERMA**Cast® Columns

SQUARE PERMACAST® INSIDE DIMENSIONS

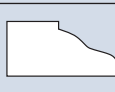



Inside dimensions may vary up to 1/4".

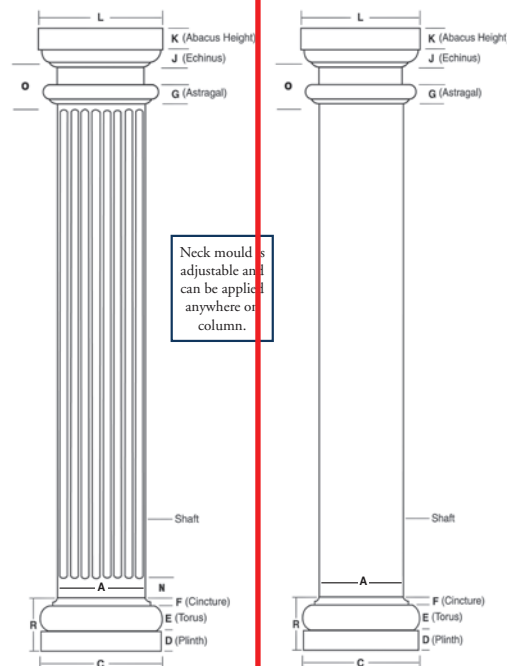
Splitting a column will decrease inside dimension 1/8".

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.




PermaLite®
Round
No-Taper




PermaLite®
Square Plain



PermaLite®
Square Recessed
(with panel kit)

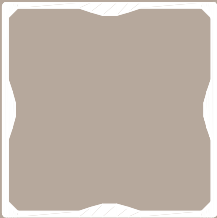


PermaLite® Square
Recessed (with panel
divider kit)




PermaLite® Square
Recessed (with 2-panel
divider kits)


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



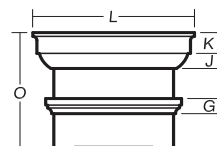
**PERMALITE® PANEL DIVIDER KITS TO
CONVERT A SINGLE PANEL COLUMN
INTO A 2 OR 3-PANEL COLUMN**

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

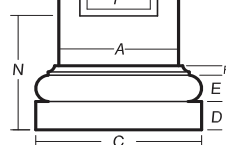
PANEL DIVIDER KITS are available.

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.



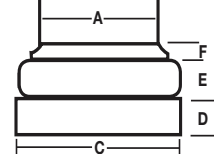
Neck Mould*
is adjustable
and can be
applied
anywhere
on column.
*Included with cap
and base set.



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

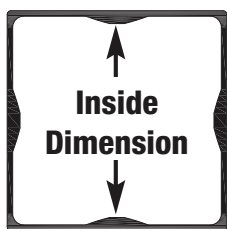
* SIM caps and bases. The remainder are poly caps and bases. □ Recessed panel available.

• 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"



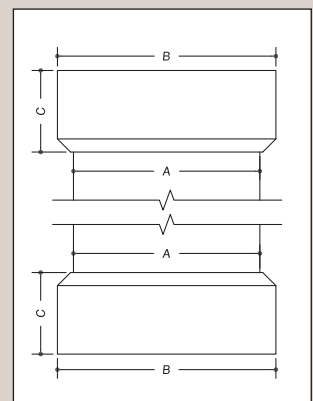
One Piece Neck Mould for 8" and 10" Round No-Taper Column Is Available.
Neck Ring Sold Separately.

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.





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)



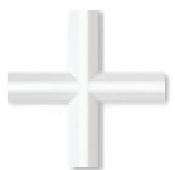
7/8" & 1-1/4"
Interior Wood
Windsor Divided Lite



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



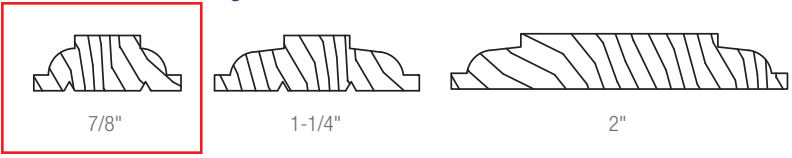
2" CPVC Simulated
Check Rail (Primed only)



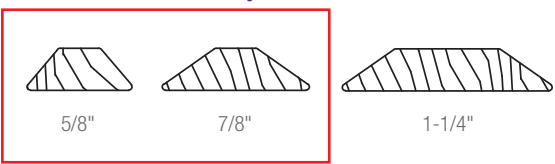
3-3/8"
Simulated Mid Rail

Grille Profiles

Interior Grilles – Ogee



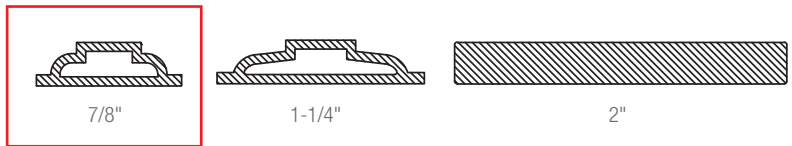
Interior Grilles – Putty



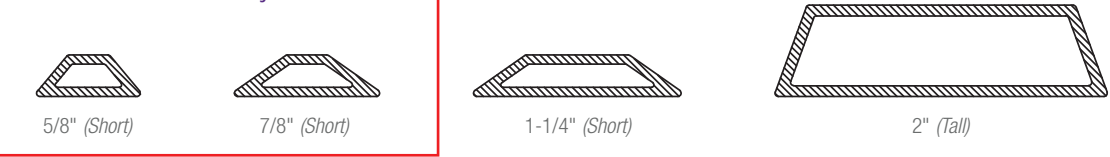
Interior Grilles – Contemporary



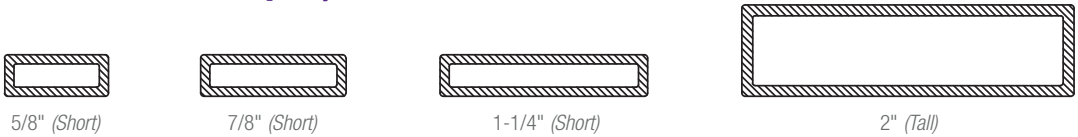
Exterior Grilles – Ogee



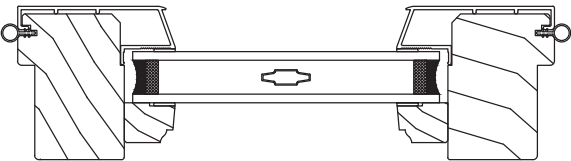
Exterior Grilles – Putty



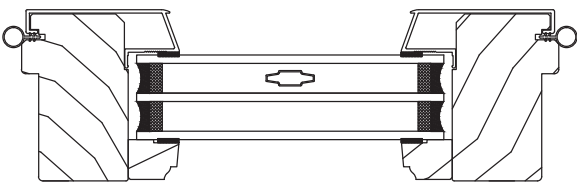
Exterior Grilles – Contemporary



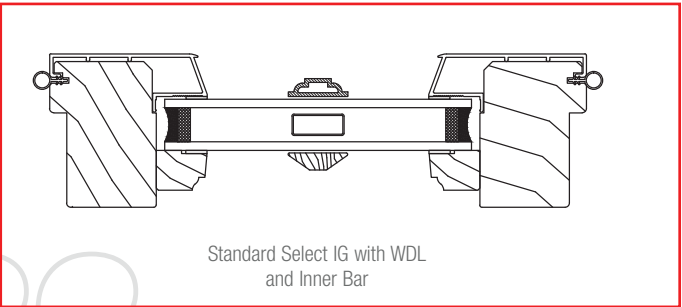
Grille Sections



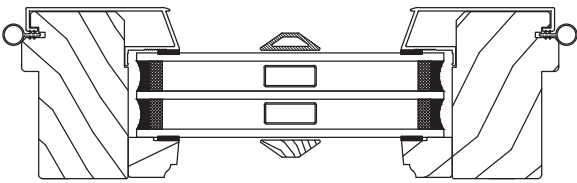
Standard Select IG with Inner Grille



Triple IG with Inner Grille



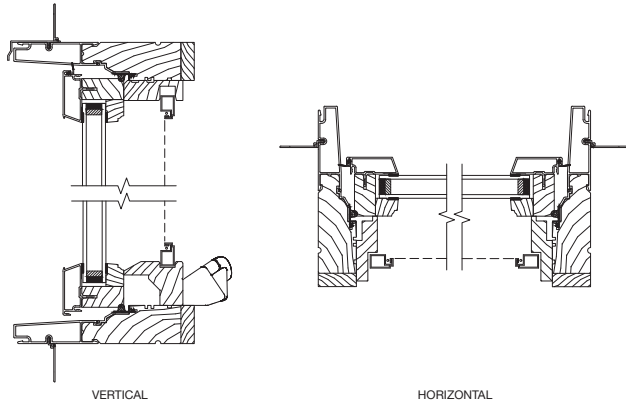
Standard Select IG with WDL and Inner Bar



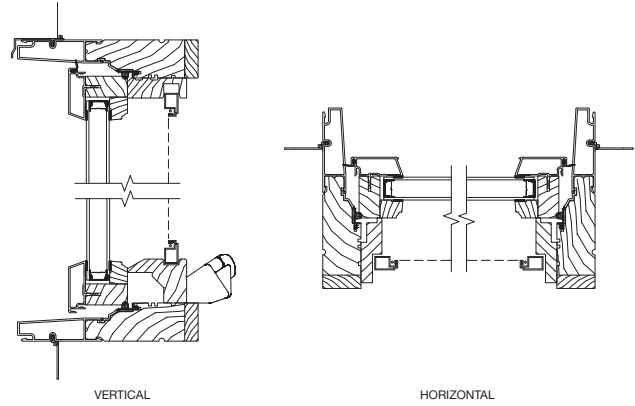
Triple IG with WDL and Inner Bar

Pinnacle Clad Casement & Awning Technical Drawings

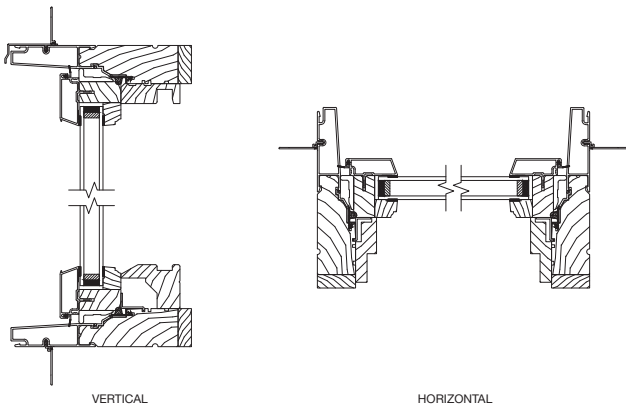
Pinnacle Clad Casement – Operating



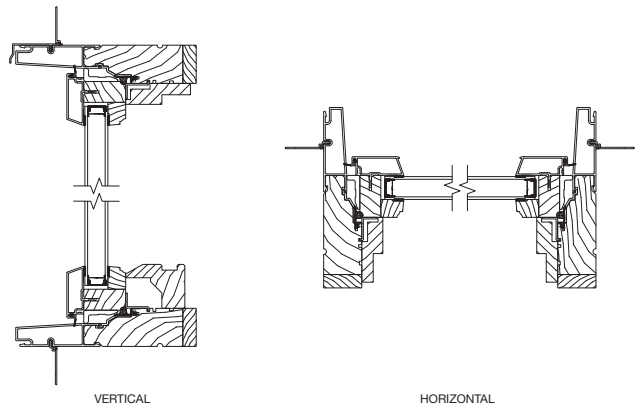
Pinnacle Clad Awning – Operating



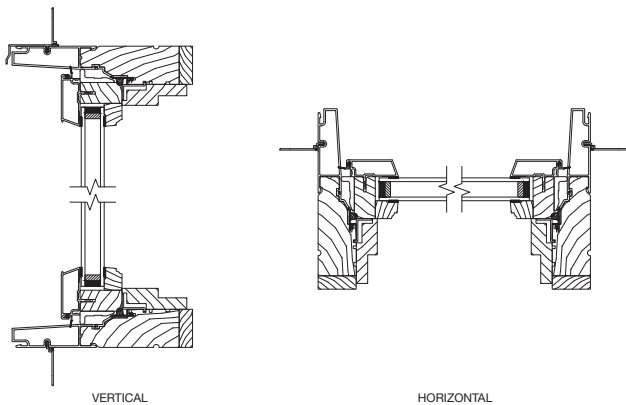
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary

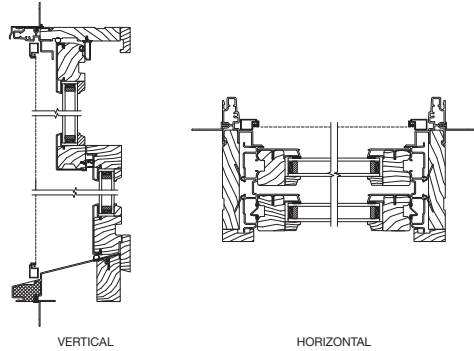


Pinnacle Clad Casement – Transom and Picture

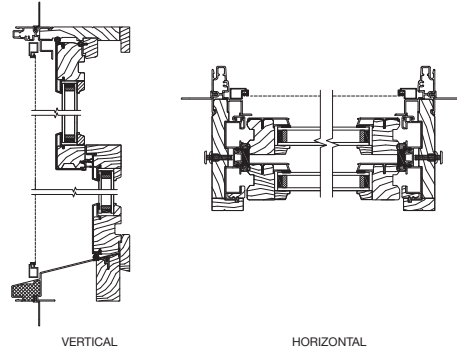


Pinnacle Clad/Primed Double Hung & Glide-by Technical Drawings

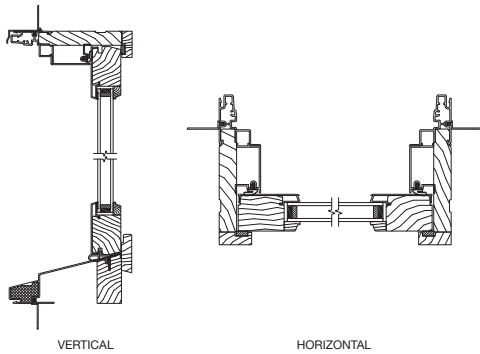
Pinnacle Clad Double Hung – Operating



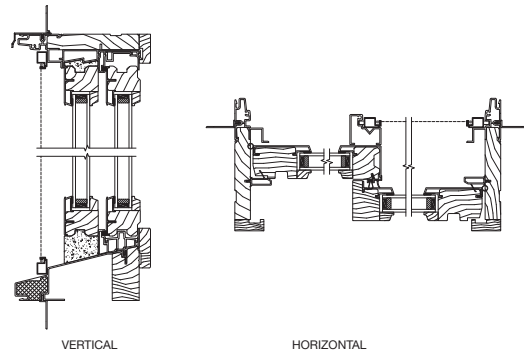
Pinnacle Clad Concealed Jambliner Double Hung – Operating



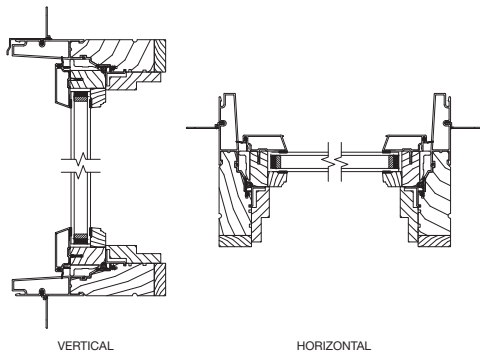
Pinnacle Clad Double Hung – Picture



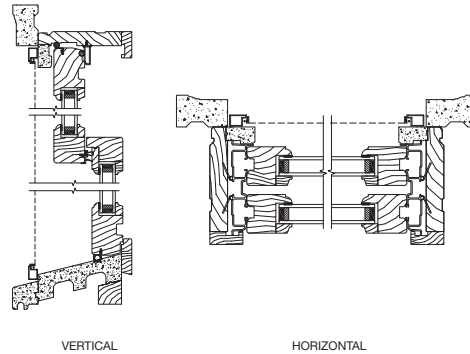
Pinnacle Clad Glide-by



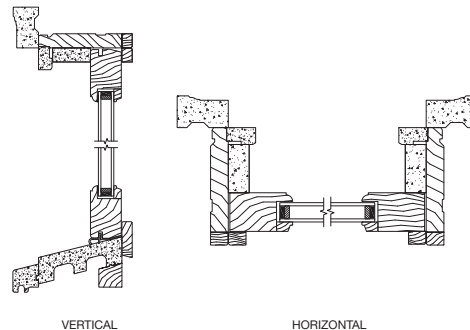
Pinnacle Clad Double Hung – Transom



Pinnacle Primed Double Hung – Operating



Pinnacle Primed Double Hung – Picture





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.annualreportoftheLouisianaStateArchives/2015/2015-2016-Annual-Report-in-a-side-new-orleans.pdf>)



(<http://www.attitudinal.com/premiarabbin/files/6/60/60e6/statusfiles3e/atlantic%20install%20measuring.pdf>)

dennis union chvr de 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