

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7401 Maple Avenue, Takoma Park	<b>Meeting Date:</b>	2/22/2023
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	2/15/2023
<b>Applicant:</b>	Josh Wright and Elizabeth Leighton (Paul Treseder, Architect)	<b>Public Notice:</b>	2/8/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Permit Number:</b>	1019511	<b>Staff:</b>	John Liebertz

**PROPOSAL:** Dormer addition to garage.

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**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c. 1915



*Figure 1: The subject property at 7401 Maple Avenue is located on the east side of the Maple Avenue. The red line is the boundary of the Master Plan Historic District, the yellow star is the location of the subject dwelling, and the blue arrow points to the non-historic subject garage.*

**PROPOSAL**

The applicant proposes to construct a shed dormer on the northern slope of the non-historic detached garage.

**APPLICABLE GUIDELINES**

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park 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 three documents is outlined below.

***Takoma Park Historic District Guidelines***

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The following guidance which pertains to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***Montgomery County Code, Chapter 24A-8***

The following guidance which pertains to this project are as follows:

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

***Secretary of the Interior’s Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *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.

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 subject property is a Contributing Resource to the Takoma Park Historic District and features a two-story, wood-frame, Craftsman-styled house constructed ca. 1915. The house has undergone numerous alterations since its construction. In the mid-twentieth century, former property owners enclosed a full-width front porch and clad the house with asbestos siding. In 2006, the HPC approved HAWP 37/03-06LL that permitted the replacement of an existing door and infill of a window on the no longer extant rear elevation.<sup>1</sup> In 2016, the HPC approved HAWP 37/03-16X which included the infill of the basement garage and the construction of a two-story rear addition and subject garage.<sup>2</sup> The Sanborn Fire Insurance Maps and historic aerials depicted no garages on this property.



**Figure 2: Sanborn Fire Insurance Maps, 1927 (left) and 1927-1963 (center), and the blue arrow points to the house on a 1964 aerial photograph (right). No outbuildings are evident on any of the archival records. Source: Sanborn Fire Insurance Company and HistoricAerials.com.**



**Figure 3: West elevation of the non-historic garage, 2023 (left) and aerial view looking southeast showing subject property and garage (left). The blue arrow points to the garage. Source: Applicant (left) and Eagleview, ConnectExplorer (right).**

<sup>1</sup> For more information, [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640011/Box097/37-03-06LL\\_Takoma%20Park%20Historic%20District\\_7401%20Maple%20Ave\\_06-30-2006.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640011/Box097/37-03-06LL_Takoma%20Park%20Historic%20District_7401%20Maple%20Ave_06-30-2006.pdf)

<sup>2</sup> For more information, <https://mcatlas.org/filetransfer/HistoricPreservation/Temp%20Files/I.D%20-%207401%20Maple%20Avenue.%20Takoma%20Park.pdf>

The current proposal includes the construction of a shed dormer with an overhanging eave on the northern slope of the non-historic garage. The 16'-wide dormer features cementitious fiberboard siding and cellular polyvinyl chloride trim to match the existing materials and a modified bitumen roof due to the shallow slope. Fenestration consists of a ribbon of three, six-light (simulated divided light), metal-clad, wood windows. The fixed center window is flanked by casement windows.

Staff finds that the proposal is consistent with the applicable guidelines. The dormer is located on a non-historic garage and is compatible with the existing scale, design, and materials of the building. The 4' setback of the dormer from the gable ends allows the garage to continue to express its current form. Also, the dormer does not negatively affect the relationship of the garage to the historic house with respect to massing and it is compatible with the design of the overall site. Moreover, there are limited views of the garage from the public right-of-way due to its location in the rear corner of a deep interior lot.

For these reasons, the proposed dormer will not affect the overall character of the district or the streetscape. The alteration to the non-historic garage (or the garage itself) could be removed in the future with no impairment to the integrity of the historic property or the overall character of the historic district.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, and *Takoma Park 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) & (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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, #9, and #10*.

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

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

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



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

FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Josh Wright and Elizabeth  
Address: 7401 Maple Avenue,  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: Takoma Park Zip: 20912  
Tax Account No.: 01076436

**AGENT/CONTACT (if applicable):**

Name: Paul Treseder, Architect  
Address: 6320 Wiscasset Road  
Daytime Phone: 301 367 2190

E-mail: paul.treseder@verizon.net  
City: Bethesda, Zip: 20816  
Contractor Registration No.: Arch Lic # 6283R

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name Takoma Park  
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: 7401 Street: Maple  
Town/City: Takoma Park Nearest Cross Street: Tulip  
Lot: Pt 34-1/2 Block: 87 Subdivision: Holmes & Austin 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 type="checkbox"/> Demolition          | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                      |
| <input type="checkbox"/> Grading/Excavation  | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                                |
|  |  | <input type="checkbox"/> Other: _____                               |

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

Paul Treseder \_\_\_\_\_ 1/23/2023 \_\_\_\_\_  
Signature of owner or authorized agent Date

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

<b>Owner's mailing address</b> Josh Wright 7401 Maple Avenue Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b> Paul Treseder 6320 Wiscasset Road Bethesda MD 20816
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Ron & Dina Borzekowski 7400 Maple Ave Takoma Park, MD 20912	Nicolien Van Schouwen 7403 Maple Avenue Takoma Park, MD 20912
Samer Sadek & Maria Said 7315 Maple Ave Takoma Park, MD 20912	7316 Maple Avenue, Takoma Park MD 20912  7402 Maple Avenue, Takoma Park MD 20912  7404 Maple Avenue, Tokoma Park MD 20912
1 Austin Place, Takoma Park MD 20912	

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

This property is a deep lot on Maple Avenue in the Takoma Park historic district, similar to those adjacent and across the street. One unusual feature is the shared driveway easement on the side lot, which leads to another property in the rear.

The property slopes down to the rear.

The main house was built in 1923, and had an addition and garage built in 2006, HPC case #37-03-06LL.

Several large trees are either on or near the property.

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

This proposed work is to the existing garage at the rear corner of the property. We are proposing to add a shed dormer on one side. This dormer will allow enough headroom for the existing loft to meet the building code, so that it can be used as a home office. The loft will also be insulated and heated to meet the current energy code.

There will be no change to the overall height or the footprint of the of the garage.

The dormer is designed to be 4' from both ends of the existing roof, so as to allow the existing gables to read clearly, and reduce the visual impact of the new construction.

The exterior finishes of the new dormer will match those of the existing garage.









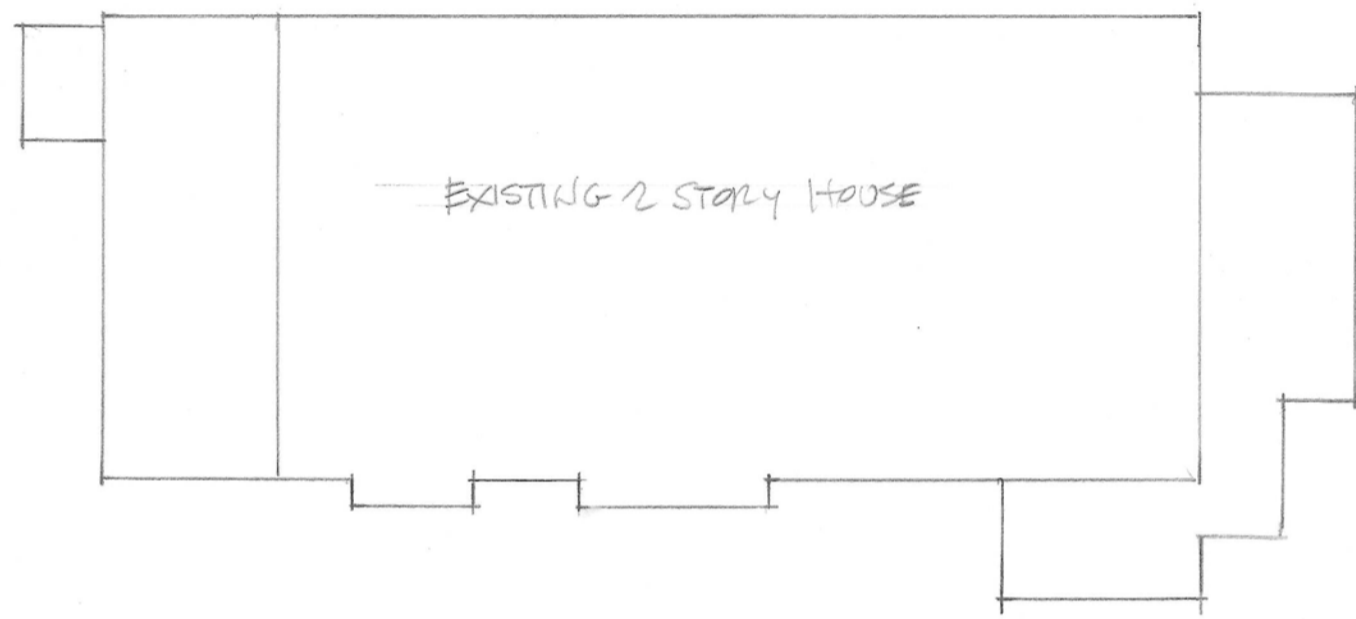


MAPLE AVENUE

N. 29° 55' E 46.10'

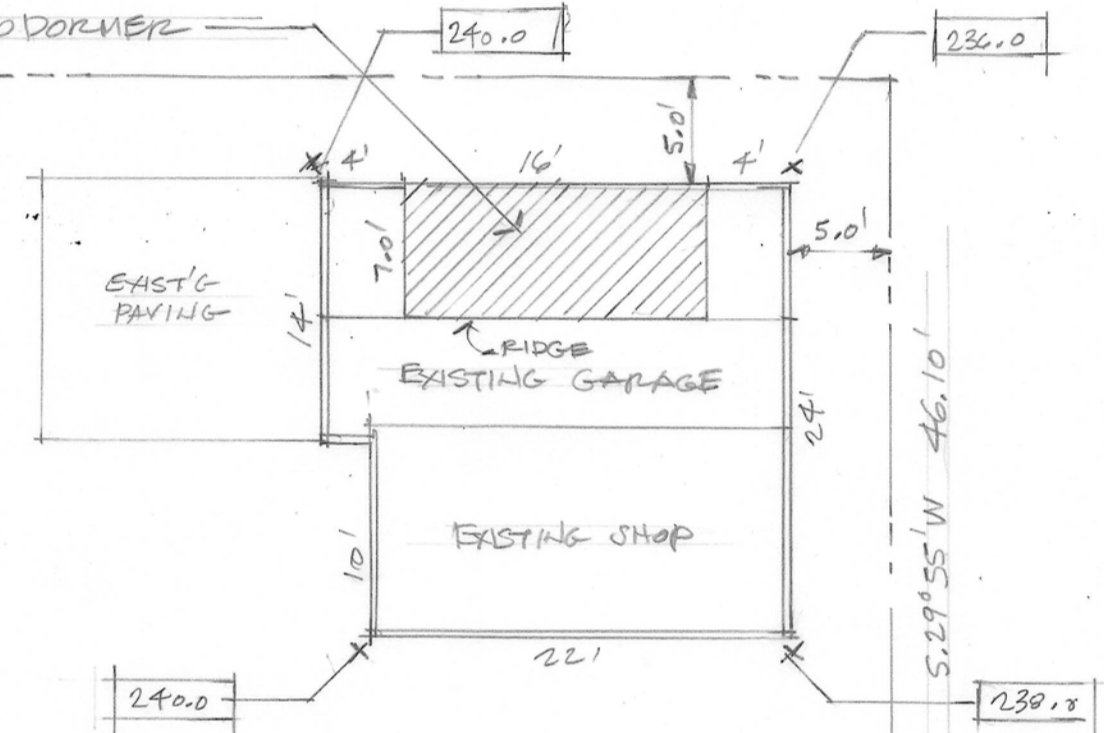
S. 60° 05' E 175.0'

PROPOSED DORMER



N. 60° 05' W 175.0'

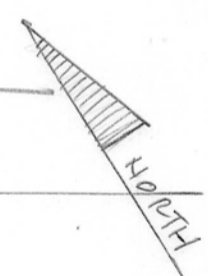
EXISTING SHARED DRIVEWAY



PART OF LOT 34 1/2, BLOCK 87  
HOLMES & JUSTIN'S SUBDIVISION  
OF A PART OF TAKOMA PARK  
8,067 S.F.

SITE PLAN Scale: 1" = 10'-0"

NOTE: NO CHANGE TO BUILDING FOOTPRINT,  
NO CHANGE TO GRADING  
NO TREES ARE AFFECTED BY THIS WORK.



INDEX TO DRAWINGS

SCOPE OF WORK

- BUILD NEW DORMER, 7' x 16', ON THE SIDE OF THE EXISTING GARAGE.
- NO CHANGE TO BUILDING FOOTPRINT
- NO CHANGE TO BUILDING OVERALL HEIGHT
- NEW HABITABLE AREA CREATED BY THIS WORK: 112 S.F.

INDEX TO DRAWINGS

- S.001 SITE PLAN, NOTES
- A.001 FLOOR PLANS
- A.002 EXTERIOR ELEVATIONS
- A.003 BUILDING SECTION
- S.001 FRAMING PLANS, STRUCTURAL NOTES AND DESIGN LOADS

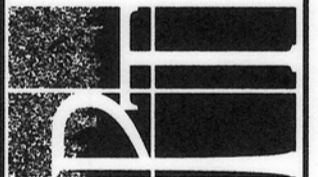
ZONING NOTES

- ZONE: R-60
- EXISTING SIDE AND REAR YARD SETBACKS FOR ACCESSORY STRUCTURE = 5.0'
- EXISTING BUILDING LENGTH ALONG PROPERTY LINES = 24.0'
- EXISTING MAXIMUM HEIGHT OF STRUCTURE: 18.0'
- AVERAGE HEIGHT OF STRUCTURE WITH NEW DORMER = 14.15' SEE ELEVATIONS, SH# A.002, FOR CALCULATIONS.

CODE NOTE

ALL NEW WORK SHALL CONFORM TO THE I.R.C. AND THE I.E.E.C., 2018 EDITIONS, AS AMENDED BY MONTGOMERY COUNTY MARYLAND.

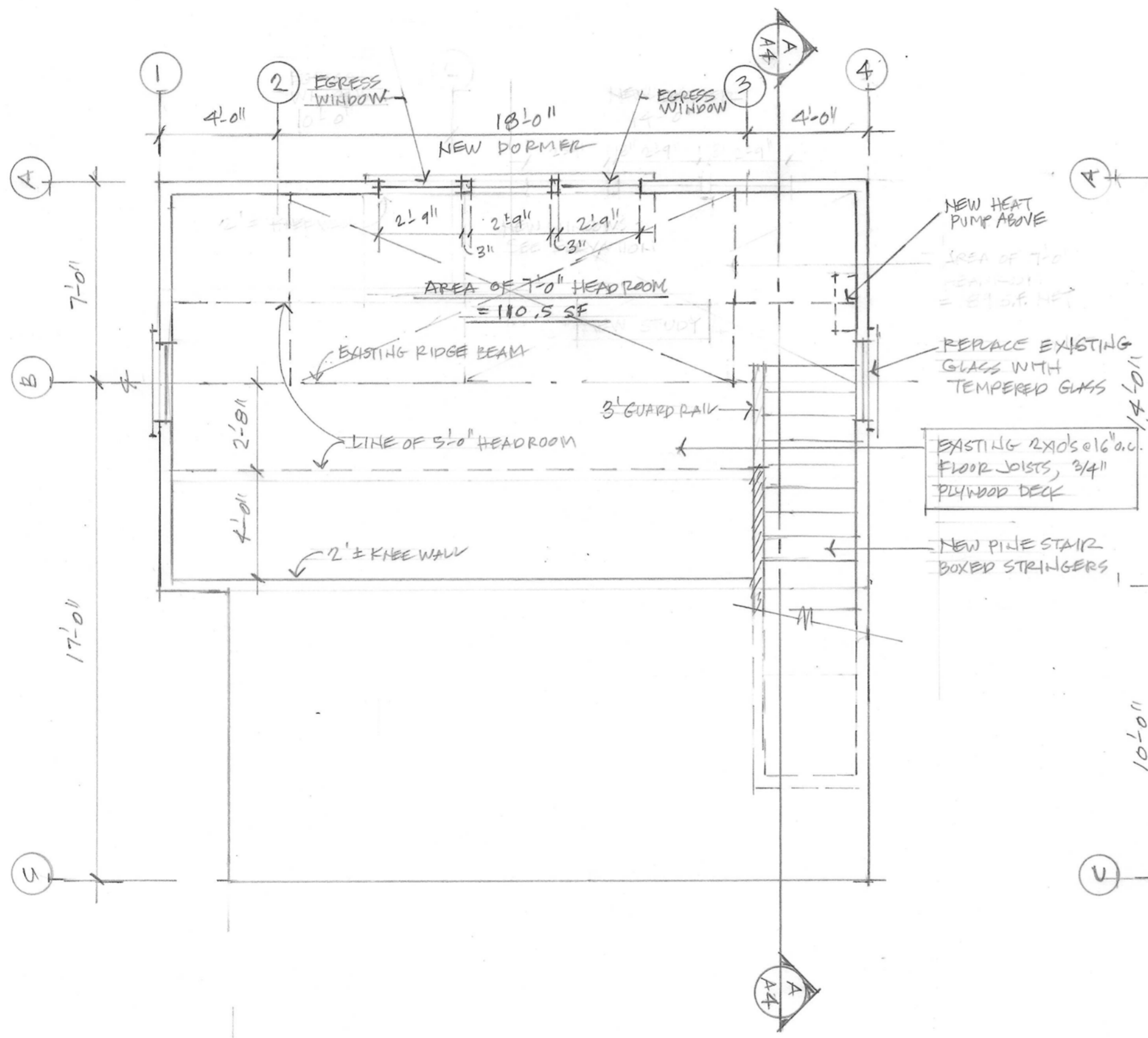
NEW STUDIO / DORMER for the WRIGHT RESIDENCE  
7401 MAPLE AVENUE, TAKOMA PARK, MARYLAND



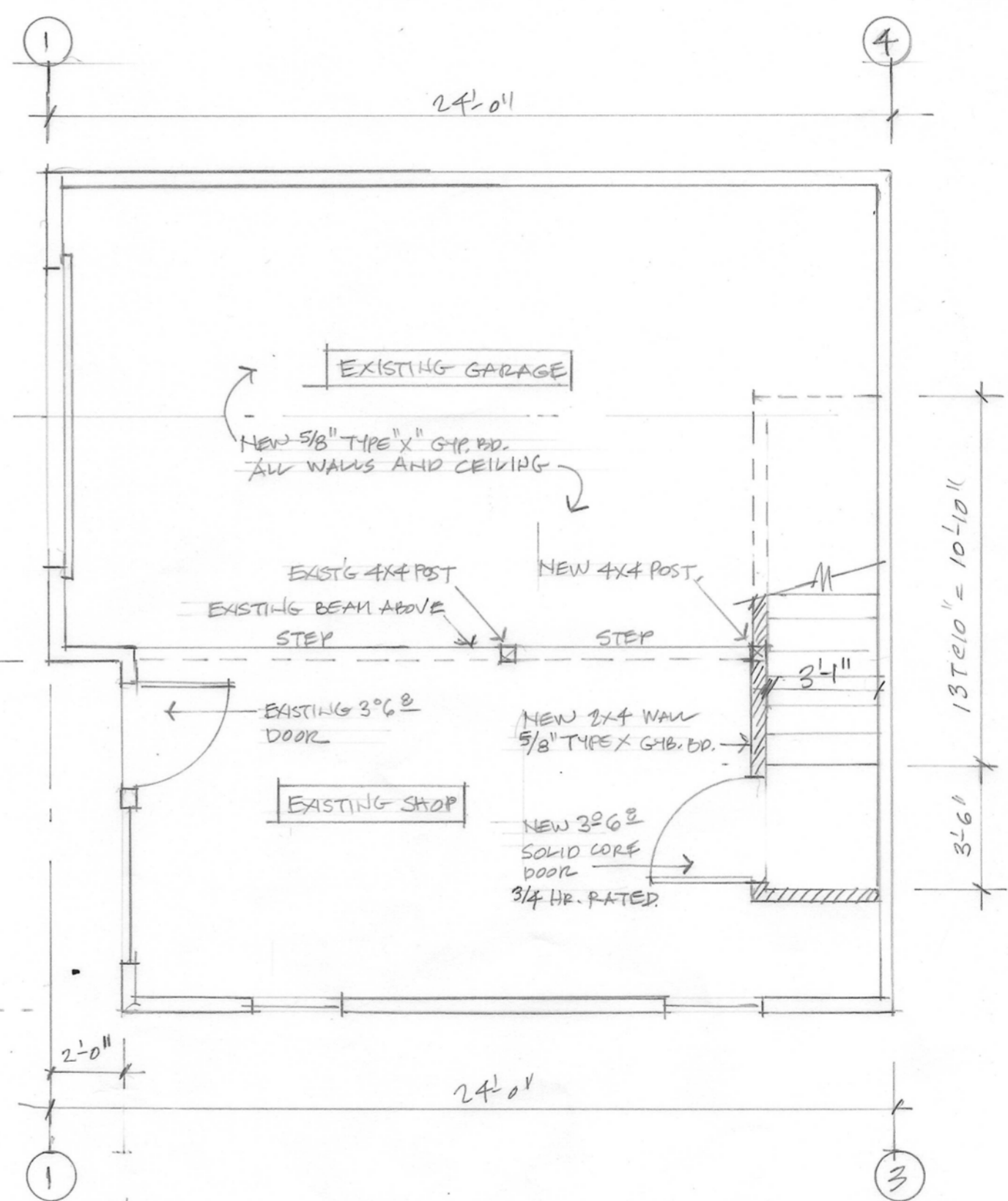
6320 Wisconsin Road  
Bethesda, MD 20816  
301-320-1580  
301-320-1581  
Paul.Treseder@verizon.net

Paul Treseder  
Architect AIA

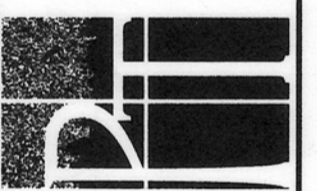
DATE 1.20.2023  
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JOB WRIGHT.  
SHEET C-101  
OF 5 SHEETS



SECOND FLOOR PLAN



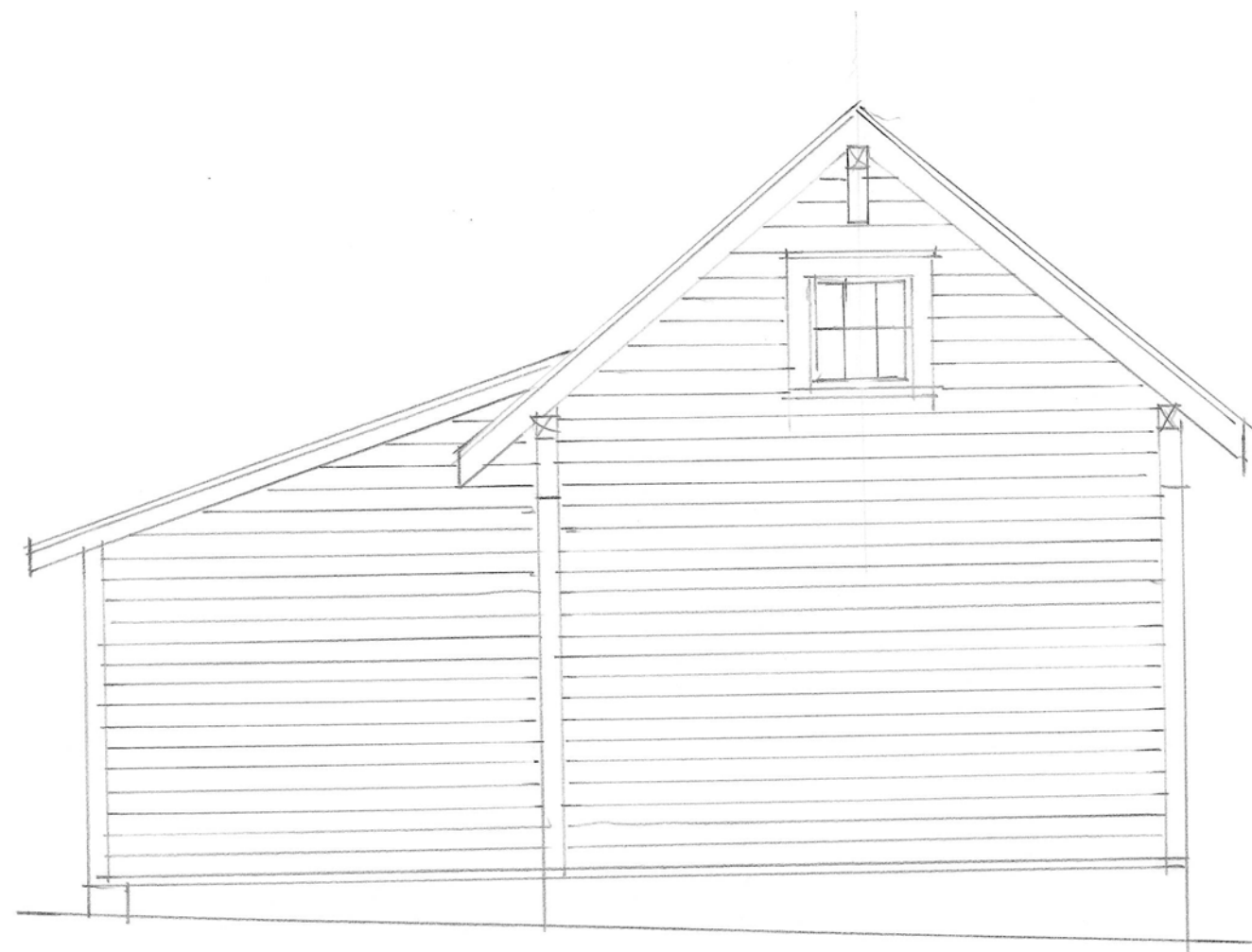
FIRST FLOOR PLAN



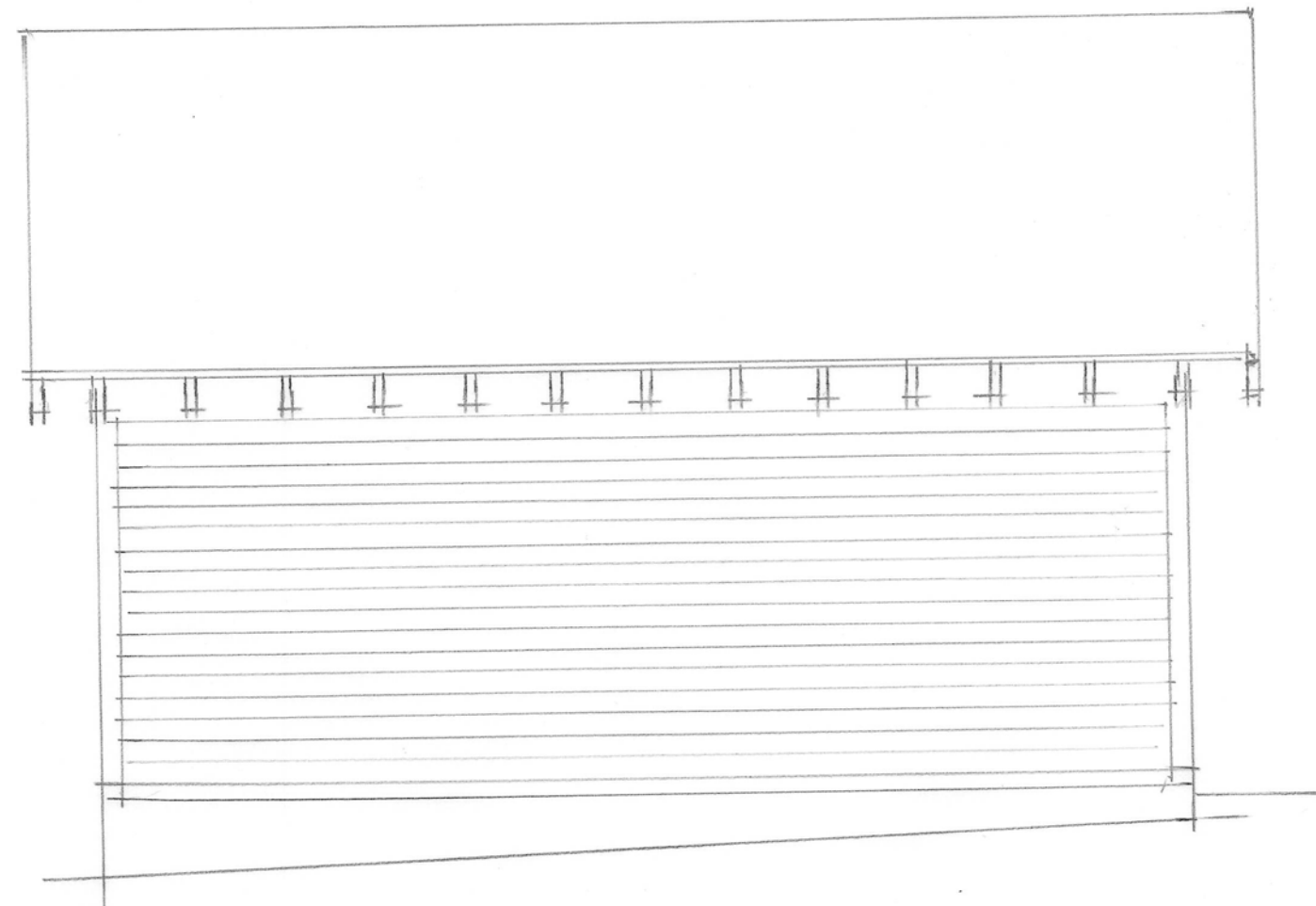
6320 Wiccasset Road  
Bethesda, MD 20816  
301-320-1580  
Fax - 301-320-1581  
Paul.Tresseder@verizon.net

**Paul Tresseder**  
Architect AIA

DATE	1/20/2023
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OF	5 SHEETS



EXISTING REAR ELEVATION.



EXISTING LEFT SIDE ELEVATION

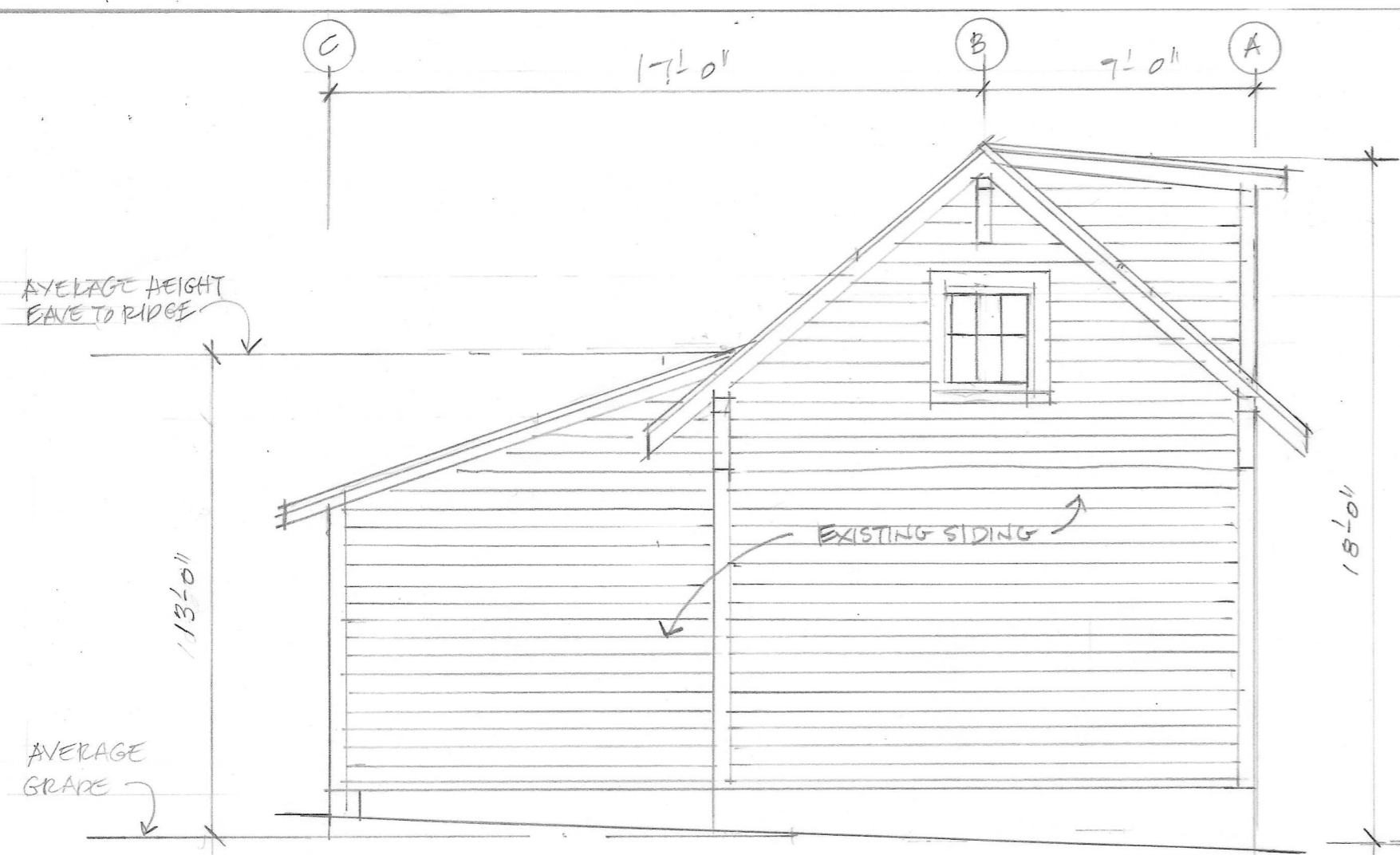


EXISTING FRONT ELEVATION



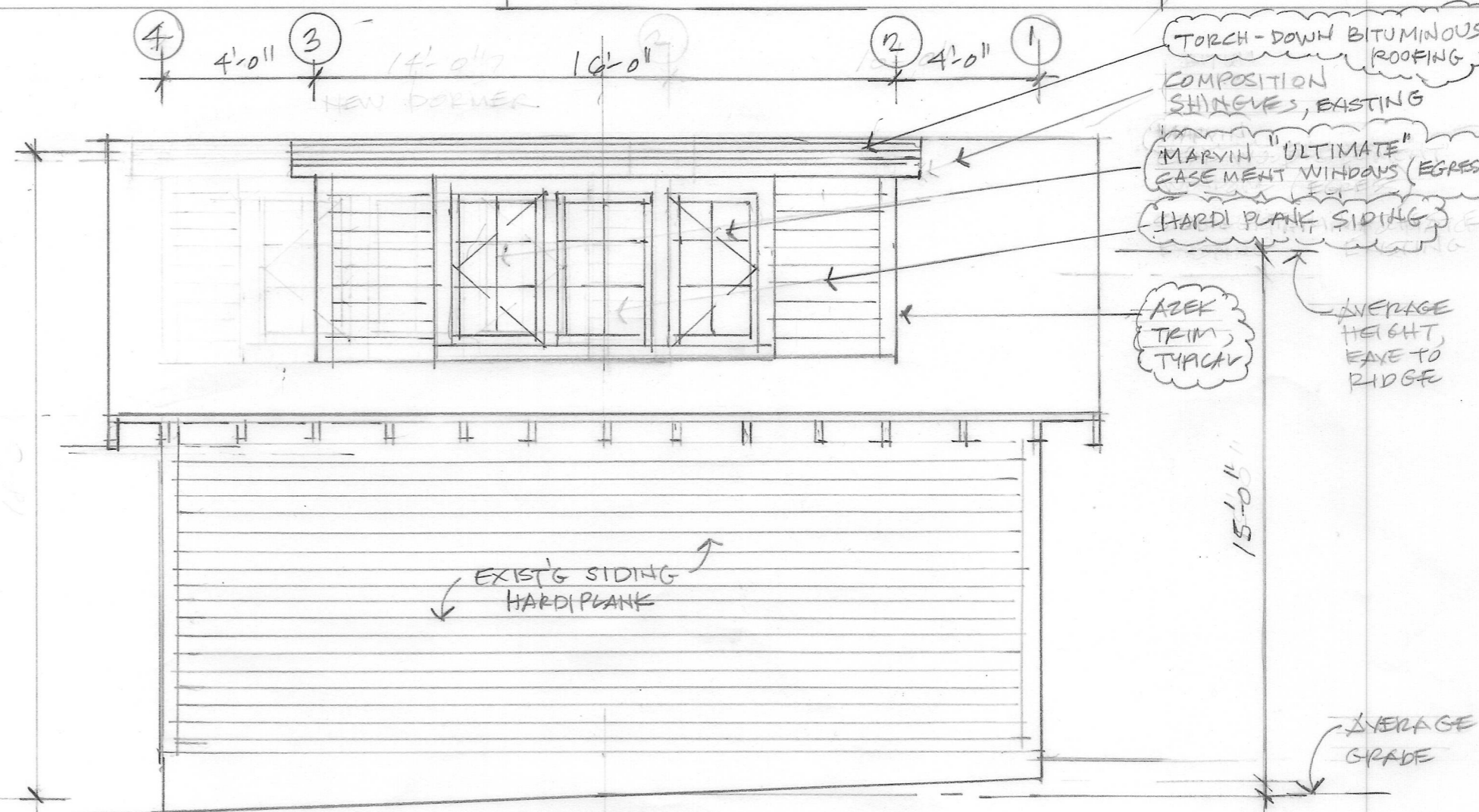
EXISTING RIGHT SIDE ELEVATION.  
Scale: 1/4" = 1'-0"

1.20.2023



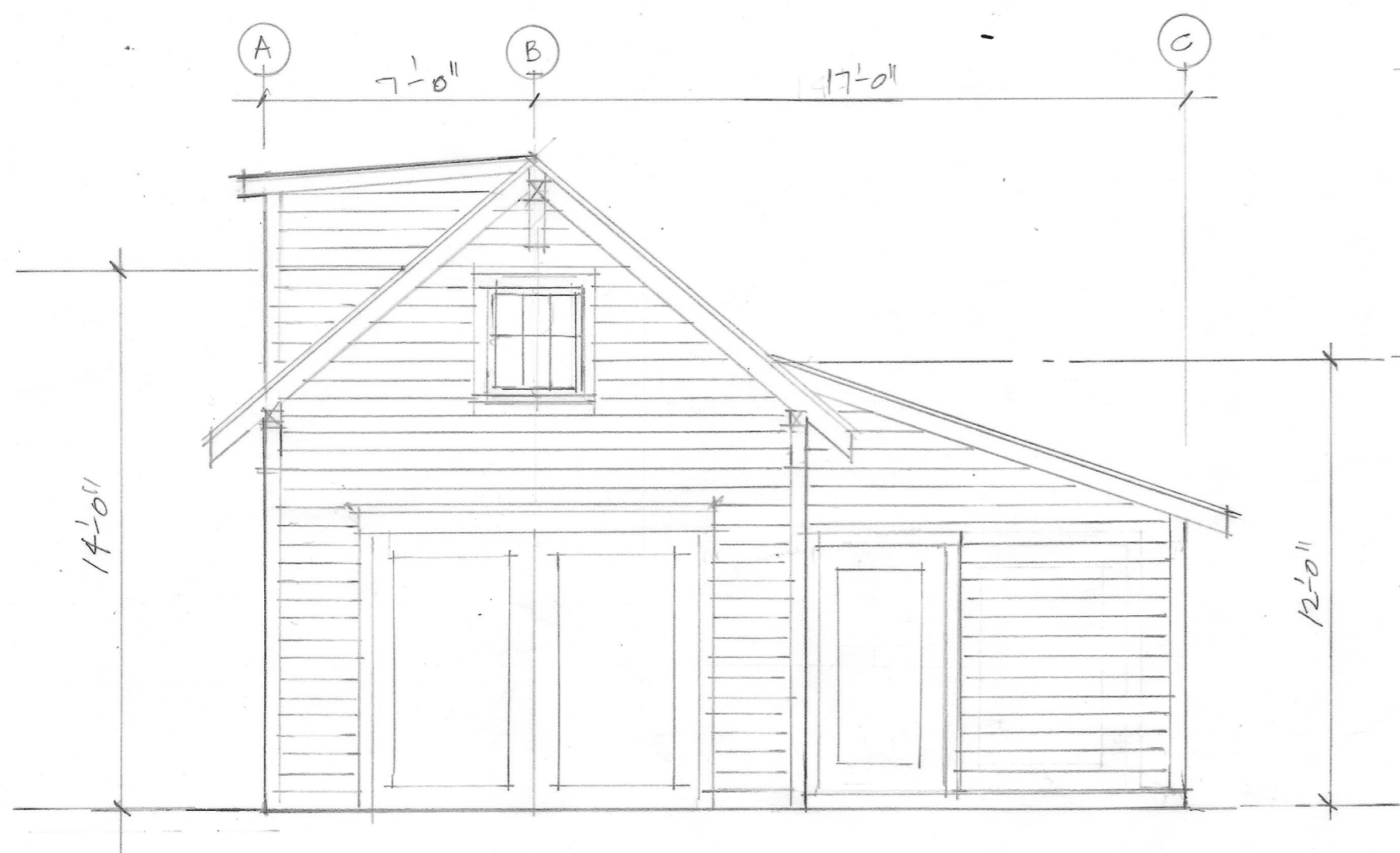
REAR ELEVATION (SOUTH)

AVERAGE HEIGHT CALCULATION:  $\frac{(13' \times 17') + (18' \times 7')}{24} = 14.5'$



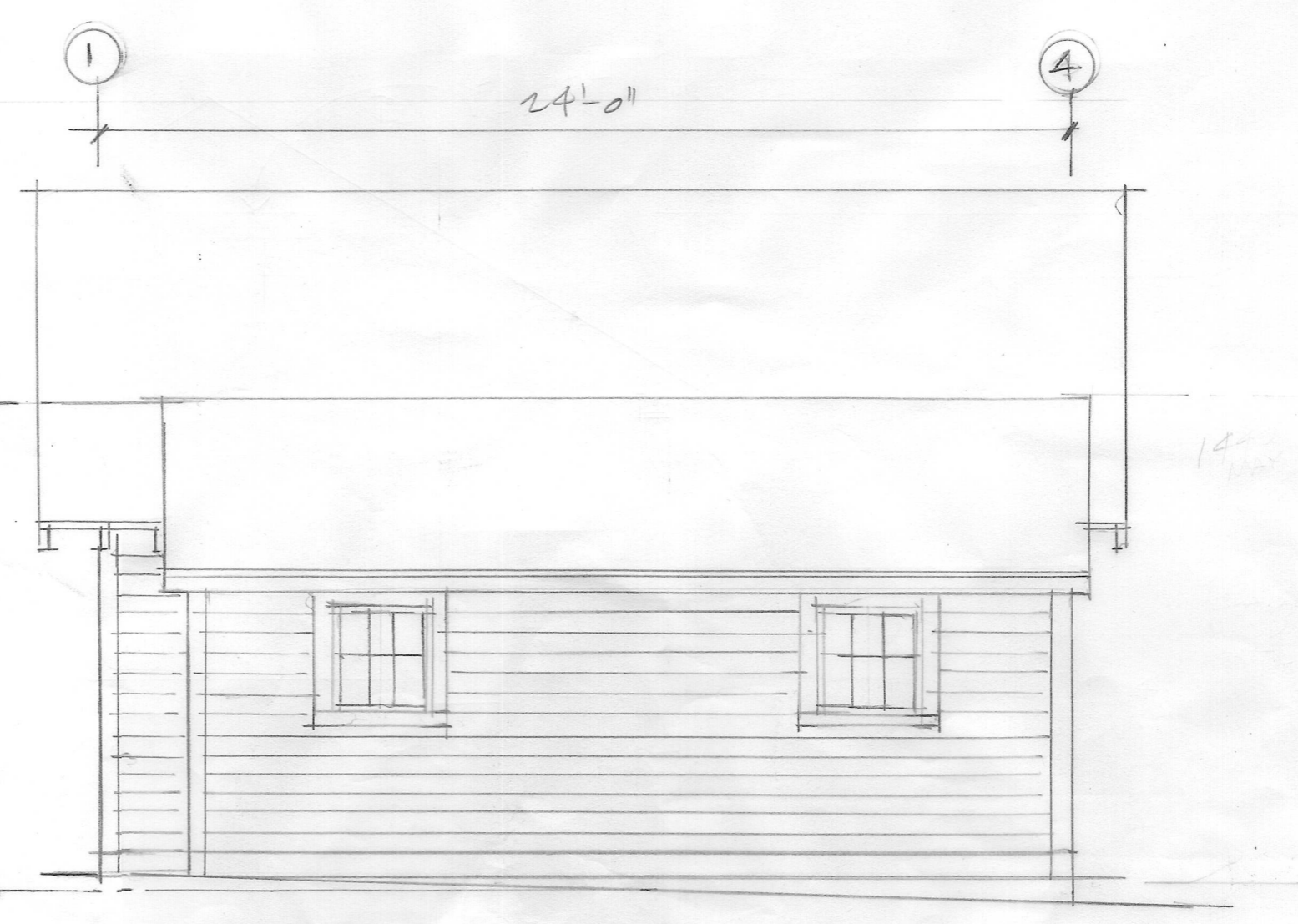
LEFT SIDE ELEVATION (EAST)

AVERAGE HEIGHT CALCULATION:  $\frac{(18' \times 16') + (15' \times 8')}{24} = 17.0'$



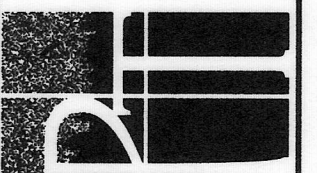
FRONT ELEVATION (NORTH)

AVERAGE HEIGHT CALCULATION:  $\frac{(14' \times 17') + (12' \times 17')}{24} = 12.6'$



RIGHT SIDE ELEVATION (WEST)

AVERAGE HEIGHT CALCULATION:  $\frac{24' \times 12.5'}{24} = 12.5'$

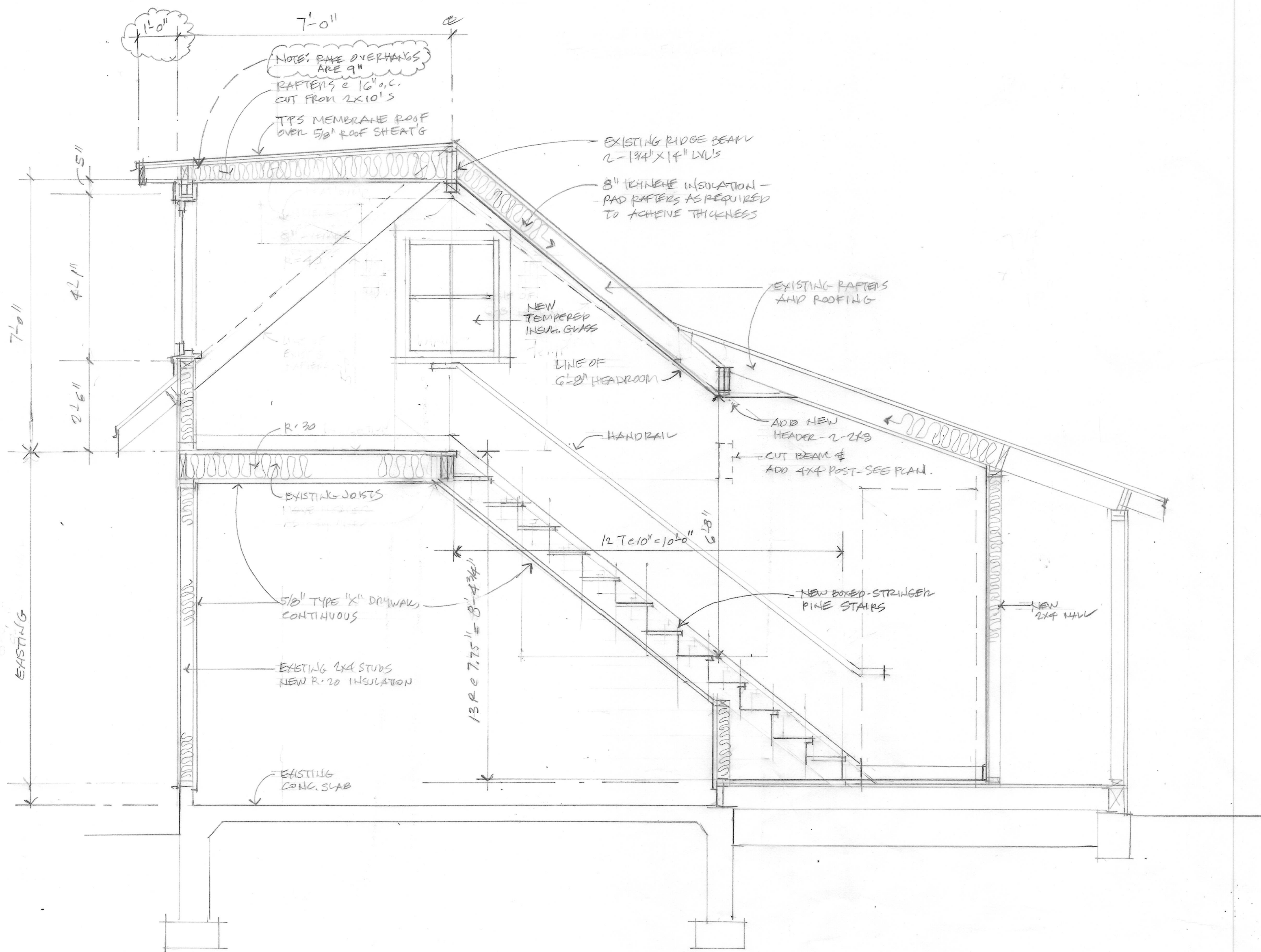


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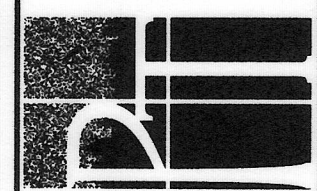
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OF 5 SHEETS	





NOTE: RAFTER OVERHANGS ARE 9\"/>

BUILDING SECTION A-A



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Fax - 301-320-1581  
Paul.Treseder@verizon.net

**Paul Treseder**  
Architect AIA

DATE	1.20.2022
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**WIDTHS:** 8.25"

**EXPOSURES:** 7"

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<b>THICKNESS:</b>	0.312"	
<b>LENGTH:</b>	144" boards	
<b>WIDTHS:</b>	8.25"	7.25"
<b>EXPOSURES:</b>	8"	7"
	6.25"	5.25"
	6"	5"

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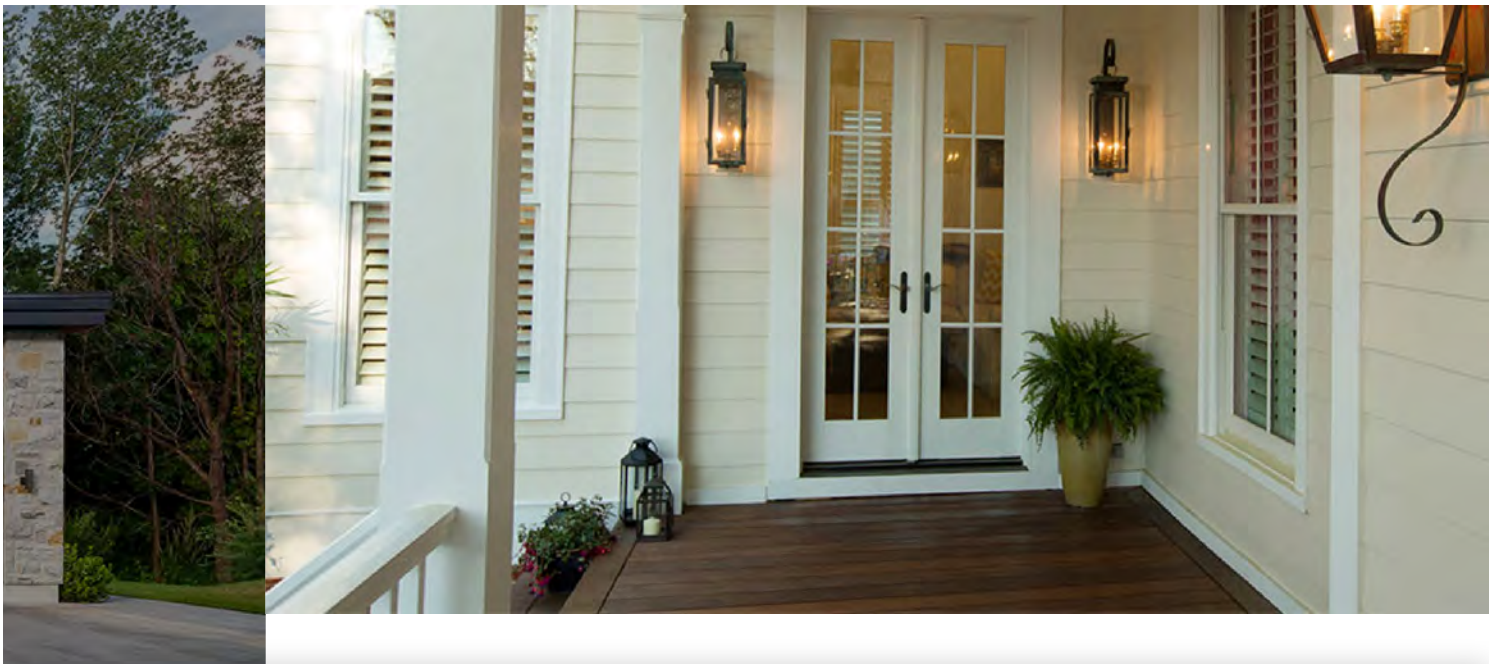
### AVAILABLE SIZES

<b>THICKNESS:</b>	0.312"	
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- Hardie® Backer Board

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- Personalized Home Design Tool
- Exterior House Color Visualizer
- Explore House Siding Colors
- House Siding Ideas Gallery
- The Recognized Leader
- Lifetime Value
- Curb Appeal
- Performance and Durability
- Sustainability
- Design Flexibility
- Testimonials
- Resource Center

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*Questions?*

**1-888-J-HARDIE (1-888-542-7343)**

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## THE MOST TRUSTED NAME IN TRIM

Beautiful and long-lasting, AZEK Trim is a more workable and durable replacement to traditional wood in non-stress and non-load-bearing applications. It is easily milled, routed and heat formed for exquisite custom looks or curved applications. AZEK Trim does not require paint for protection but is easily painted for aesthetic purposes. AZEK Trim is available in two finishes: Traditional has a smooth, semimatte finish while Frontier features a rustic, woodgrain appearance.

[Visit the AZEK BIM library to easily download BIM content on Trimboards for designing in REVIT.](#)

## AZEK TRIM AVAILABLE WITH PROTECTIVE FILM

To ensure that it looks as beautiful on homes as it does when it leaves our facilities, Classic AZEK Trim comes with Protective Film to preserve the crisp white semimatte finish on both Traditional and Frontier finishes. The film protects our trim through every production phase:

- Shipping
- Repacking
- Installation
- Storage
- Handling

CHAT WITH US



AZEK Trim with Protective Film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective Film can be removed prior to, during or immediately after installation.

[ORDER SAMPLE](#)

[DOWNLOAD BIM/REVIT](#)

Share:



Sizing

**8/4 X THICKNESS** Traditional Only

NOMINAL	ACTUAL	LENGTHS
8/4 x 4	1 1/2" x 3 1/2"	18'
8/4 x 6	1 1/2" x 5 1/2"	18'
8/4 x 8	1 1/2" x 7 1/4"	18'

**8/4 X THICKNESS** Traditional Only

8/4 x 10	1 1/2" x 9 1/4"	18'
8/4 x 12	1 1/2" x 11 1/4"	18'

**6/4 X THICKNESS** Frontier Only

NOMINAL	ACTUAL	LENGTHS
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

**5/4 X THICKNESS**

NOMINAL	ACTUAL	LENGTHS
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

**RABBETED TRIMBOARD (3/4" X 3/4" CHANNEL)**

NOMINAL	ACTUAL	LENGTHS
5/4 x 4	1" x 3 1/2"	18'
5/4 x 6	1" x 5 1/2"	18'
5/4 x 8	1" x 7 1/4"	18'

**4/4 X THICKNESS**

NOMINAL	ACTUAL	LENGTHS
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

**5/8 X THICKNESS**

ACTUAL	LENGTHS
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'

**5/8 X THICKNESS**

5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

**PROTECTIVE FILM**

NOMINAL THICKNESS	NOMINAL WIDTH						
	4	5	6	8	10	12	16
5/8	•	•	•	•	•	•	•
4/4	•	•	•	•	•	•	•
5/4	•	•	•	•	•	•	•

Available for AZEK Trim in both Traditional and Frontier finish

**FREQUENTLY ASKED QUESTIONS****Do I need to paint AZEK® Trim?**

No. AZEK® Trim products do not require paint for protection, but may be painted to achieve a custom color or to cover nail holes that have been filled. If you choose to paint, use 100% acrylic latex paint with an LRV of 55 or higher.

[LEARN MORE](#)

**Does AZEK® Trim come in colors?**

No, AZEK® Trim products are manufactured in a matte white finish only, but can be painted to achieve a custom color. Please refer to the painting section in our Trim Installation Guidelines.

[LEARN MORE](#)

### What can I use to clean AZEK® Trim?

Depending on degree of cleaning needed, power wash or hose loose dirt off of the trim board. If using a power washer, be sure to test the pressure setting and nozzle first to ensure that the surface of the trim will not be damaged. Other cleaning methods include using a soft cloth and a mixture of mild detergent.

[LEARN MORE](#)



#### PRODUCTS

- [Trim](#)
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- [Catalogs](#)
- [Order Samples](#)
- [Installation Help](#)
- [Painting](#)
- [Warranty Information](#)
- [Care & Cleaning](#)
- [FAQs](#)
- [BIM Library](#)
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#### OWNERS

- [Where To Buy](#)
- [Trim & Moulding Warranty](#)

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1-877-275-2935

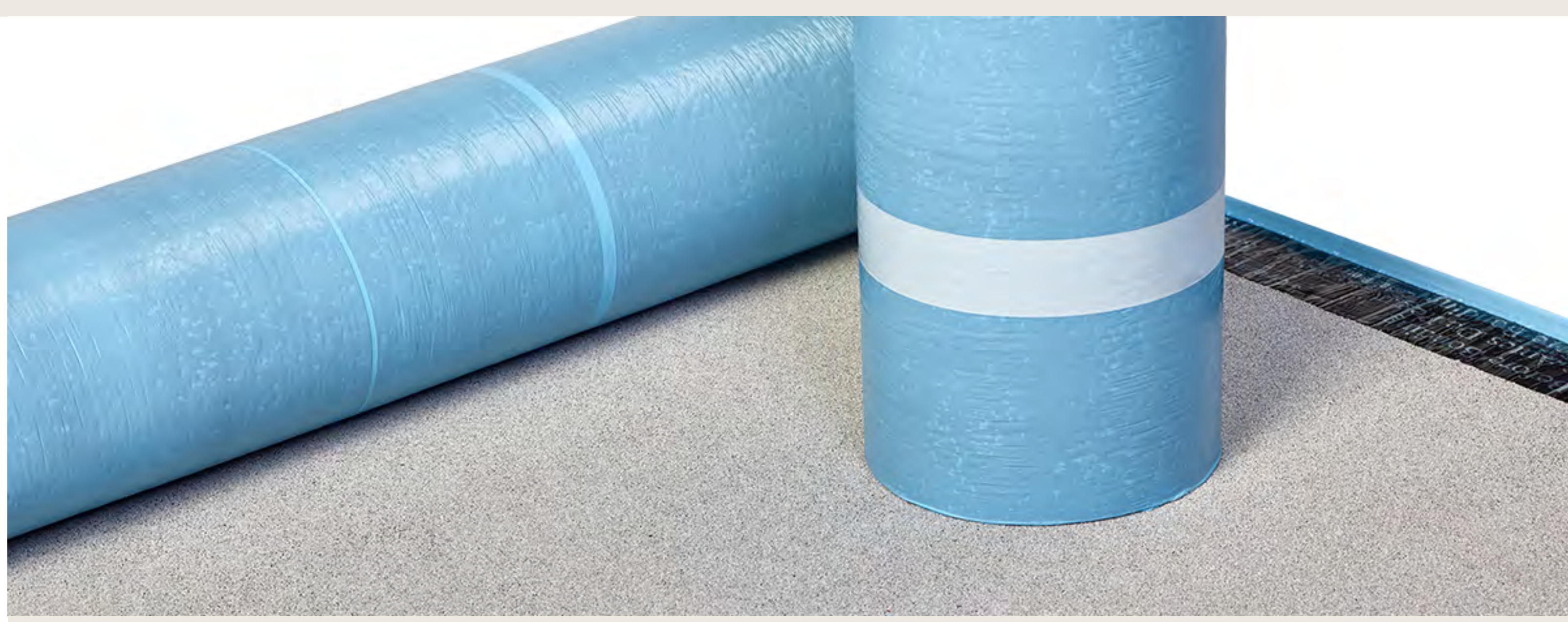
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PRODUCTS AVAILABLE NEAR ZIP CODE:

20816

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.



Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

FLINTLASTIC® SA CAP

FIND A PRO

- OVERVIEW
- TECHNICAL INFO
- INSTALLATION
- WARRANTY
- WHERE TO BUY

CertainTeed Flintlastic® SA roofing membrane is a premium, self-adhering SBS modified bitumen roofing material suitable for use in accordance with CertainTeed specifications for most low-slope roof system applications.

Flintlastic SA Cap white can be used to comply with the 2016 California Title 24 Part 6 Cool Roof Requirements. Visit [www.coolroofs.org](http://www.coolroofs.org) for more information.

PRODUCT OVERVIEW

- Flintlastic SA - At a Glance
- Low Slope Product & System Selection Guide
- Low-Slope Residential Solutions
- Data Sheet - Flintlastic SA Cap
- SDS - Flintlastic SA Cap
- Technical Bulletin - Self-Adhered Cap Sheet Competitive Audit
- ICC-ES ESR-1388 (More Info)

INSTALLATION

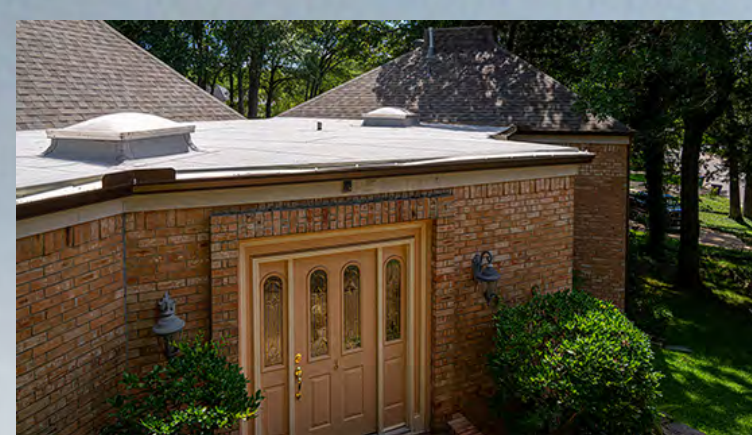
- Flintlastic SA Applicator's Guide - Commercial
- Flintlastic SA Applicator's Guide - Residential
- VIDEO Flintlastic SA Installation
- Flintlastic SA Cap - Instalacja - Polskie (More Info)

WARRANTY

- Warranty Overview
- SA Roof System Warranty Durations
- REGISTER - Asphaltic Membrane Limited Warranty on Materials
- REGISTER Integrity Roof System Limited Warranty (More Info)

GET INSPIRED AND LEARN MORE

- VISIT THE COMMERCIAL ROOFING LEARNING CENTER
- VISIT THE COMMERCIAL ROOFING INSPIRATION GALLERY



ARTICLES

SELF-ADHERED ROOF OFFERS TIMELY SOLUTION FOR UNIQUE TEXAS HOME



VIDEOS

INSTALLING FLINTLASTIC SA SELF-ADHERED ROOF SYSTEMS IN COLD TEMPERATURES



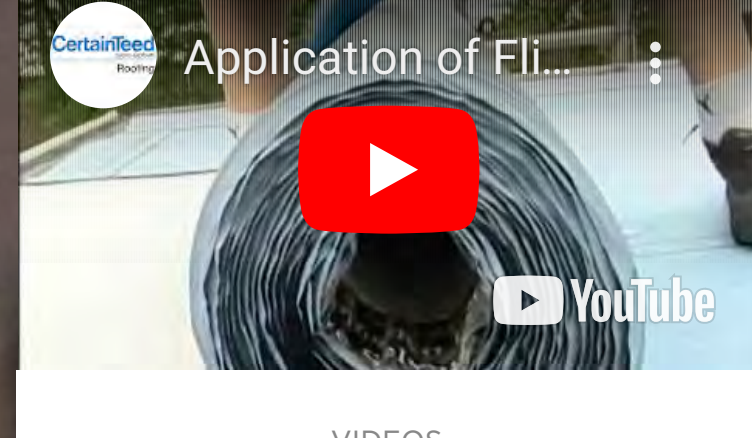
ARTICLES

THE BENEFITS OF A SELF-ADHERED, MODIFIED BITUMEN ROOF SYSTEM



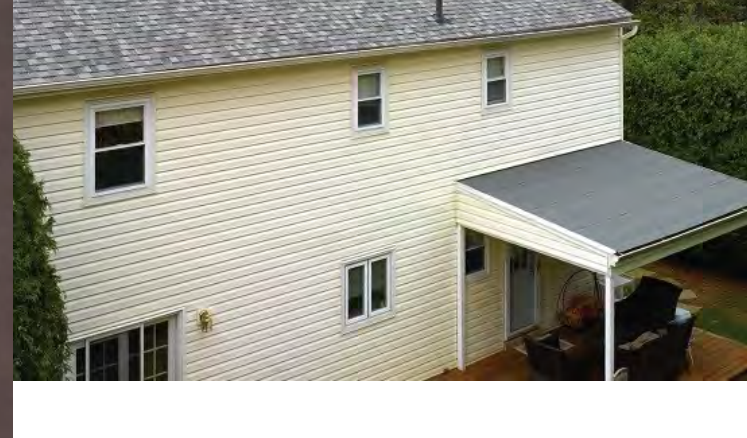
ARTICLES

PRESERVING HISTORY: IRVINE RANCH HISTORIC PARK RECEIVES REROOF



VIDEOS

FLINTLASTIC® SA ROOFING: QUALITY THAT STICKS



ARTICLES

WHAT IS RESIDENTIAL LOW SLOPE ROOFING?

TECHNICAL INFORMATION

- Top Surface: Mineral - Variety of colors
- Back Surface: Removable Release Film
- Reinforcement: Polyester
- Dimensions: 39-3/8" x 32' 11" (100 sq. ft.)
- Coverage: One Square
- Thickness: 4.0mm (160 mils)
- ASTM D6164, Grade G, Type I, D7505, D1970
- Initial solar reflectance: 0.27
- Aged solar reflectance: 0.24
- Thermal emittance: 0.89

For additional technical resources please refer to the CertainTeed Commercial Roof Systems Manual.

SPECS

- Data Sheet - Flintlastic SA Cap
- SDS - Flintlastic SA Cap
- Technical Bulletin - Self-Adhered Cap Sheet Competitive Audit
- ICC-ES ESR-1388

INSTALLATION

When installing CertainTeed Flintlastic SA Cap or any of the CertainTeed Flintlastic SA self-adhering roofing products, particular attention must be paid to storage and handling, deck preparation, slope and drainage, and application requirements to assure a successful installation and long-term performance. For detailed installation instructions please refer to the Flintlastic Application Handbook and the CertainTeed Commercial Roof Systems Specifications.

For Construction Details and Specs [Click Here](#)

INSTALLATION

- Flintlastic SA Applicator's Guide - Commercial
- Flintlastic SA Applicator's Guide - Residential
- VIDEO Flintlastic SA Installation
- Flintlastic SA Cap - Instalacja - Polskie
- VIDEO Flintlastic SA - Instalacja w Zimne Dni - Polskie
- Low-Slope Roofing Applicator's Manual
- VIDEO Flintlastic SA - Cold Weather Installation

WARRANTY DETAILS

CertainTeed offers three asphaltic low-slope roof system warranty options: Limited Warranty on Materials, Integrity Roof System Limited Warranty, and Integrity Roof System No Dollar Limit (NDL) Limited Warranty. CertainTeed warranty durations are based on a combination of system specification and product selection. Please download an [overview](#) of these warranty options for details. Consult with your contractor or CertainTeed Territory Manager to determine which warranty is best for your project.

CertainTeed offers standard asphaltic low-slope roof system warranty durations between ten and twenty-five years. Additionally, Gold Star Contractors can increase warranty durations by 25% by engaging in an [Integrity Maintenance Agreement](#) with their client.

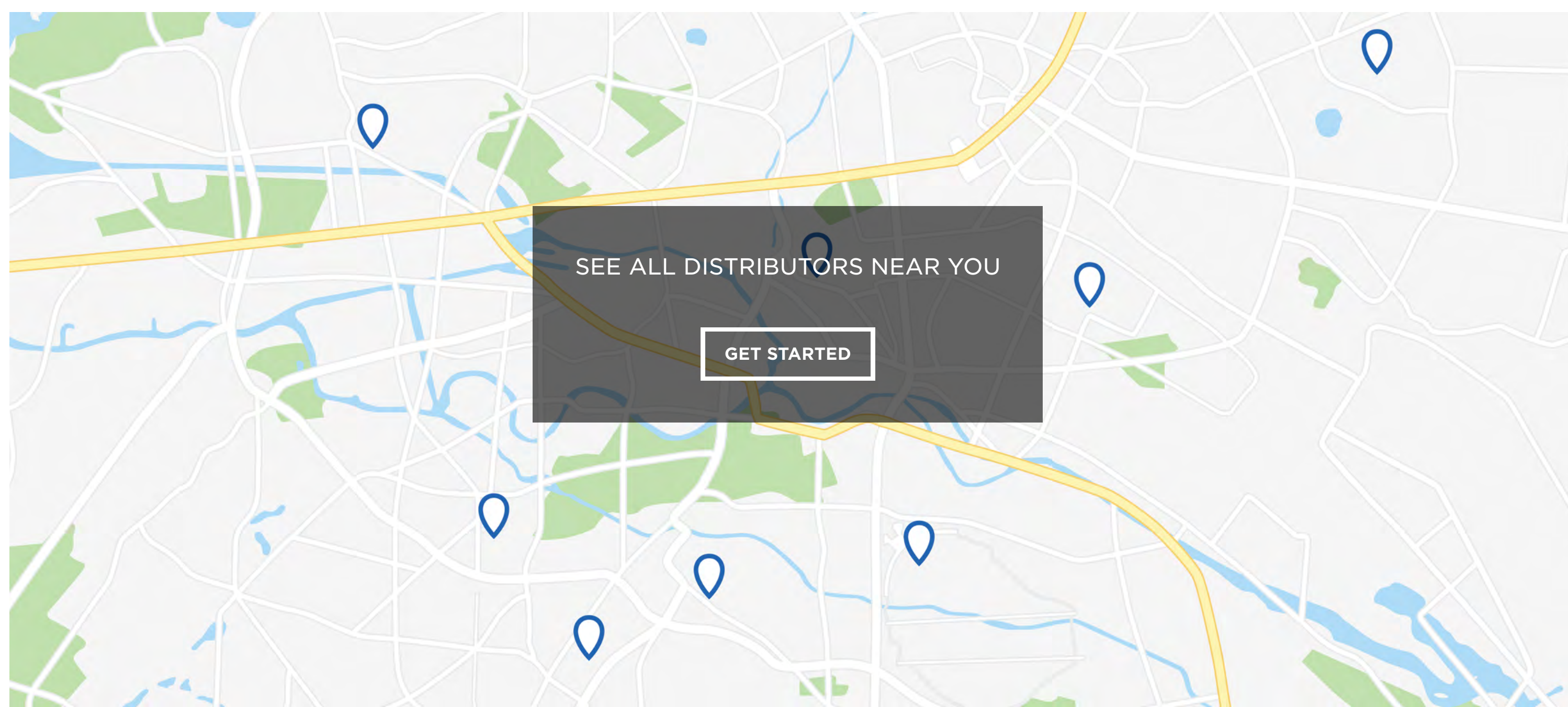
WARRANTY

- Warranty Overview
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- REGISTER - Asphaltic Membrane Limited Warranty on Materials
- REGISTER Integrity Roof System Limited Warranty
- Integrity Roof System Limited Warranty
- Integrity Roof System NDL Limited Warranty Sample

EXPORT INFORMATION

Flintlastic® SA Cap roofing membrane is available for Export. Please review the related product brochures for additional information.

COMMERCIAL ROOFING DISTRIBUTORS



ABOUT CERTAINTEED

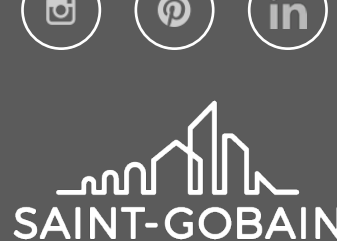
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RECENT BLOG POSTS

- IBS WRAPPED: TOP 10 TOPICS & TRENDS WE SAW AT #IBS2023
- QUALITY CONTROL SAVES TIME AND MONEY ON LOW-SLOPE ROOF JOBS
- HOW IT WORKS: SOLARIS® COOL ROOF FOR SOLAR REFLECTIVITY

PRO RESOURCES

- Loyalty Programs
- Contractor Credential Programs
- Product Brochures
- Sustainability Information
- CertainTeed Connect ®



The images on our website can be used to assist in your purchasing decision, but should not be relied on as the sole source of information. The images shown may not exactly replicate the corresponding color, texture or appearance ask to see the actual product, available through a CertainTeed contractor or distributor.

Hi! We're updating our website soon to serve you better and need your feedback.

Can you spare a few moments for a quick survey?

[hotjar](#) [Next](#) [Expert](#)