

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7801 Hampden Lane, Bethesda	Meeting Date:	3/6/2024
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	2/28/2024
Applicant:	Thomas Frank & Wendy Edelberg Luke Olson, Architect	Public Notice:	2/21/2024
Review:	Historic Area Work Permit	Tax Credit:	Partial
Permit No.:	1058892	Staff:	Dan Bruechert
Proposal:	Building Addition, Areaway Construction, Retaining Wall Construction, Hardscape Alteration, and Gutter Replacement		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application **with two (2) conditions**:

1. The proposed clinker brick shall be field verified by Staff to determine if it matches the existing. Final approval authority to verify the proposed bricks match the house is delegated to Staff.
2. Bushes or shrubs shall be planted to obscure the areaway railing when viewed from the public right-of-way. An updated site plan or landscape plan shall be submitted to Staff with the permit set of plans prior to issuance of the final HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Tudor Revival
DATE: 1933



Figure 1: The subject property is at the intersection of Hampden Lane and Wilson Ln.

Houses



7801 Hampden Lane

The quaint charm of early English architecture is blended with the natural beauty of a secluded woodland setting... (8)

This house, at the entrance to Greenwich Forest, was designed by Alvin Aubinoe. It was one of the first, if not the first of the model homes constructed by the Cafritz Company in the Greenwich Forest Project. The wall dormer, multi-paned casement windows, steeply sloped roofs, and eave lines of varying height identify this house as an example of Tudor Revival architecture. The two-story, stone clad, front entry tower with its diamond paned window give a distinctive appearance to the façade.

7801 Hampden won the Silver Star architectural award from the *Evening Star*, Washington's leading newspaper from 1852 to 1945 (8). The judges for the award included an architect, a home economist from the federal Agriculture Department, the president of the Washington Real Estate Board, a federal housing official, and a city planner from the National Capital Park and Planning Commission. The judging occurred over time as the judges followed the actual construction and examined the final result. An article on the front page of the real estate section said that "The high standards of building and planning followed in the creation of this residence were the guiding factors in its selection by *The Star's* committee of experts" (8).

PROPOSAL

The applicant proposes to construct:

- A rear addition to the house;
- A rear dormer to the existing garage;
- A new basement areaway;
- A new rear patio and retaining wall; and,
- Replace the existing gutters and downspouts.

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.

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:

- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

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:

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.

- a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

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.

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.

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

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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
 - (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.
- (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.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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 will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the 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 two-story brick Tudor Revival house with a two-story front gable bay at the front. The house, like many in the corner houses in the Greenwich Forest Historic District, is oriented toward the street intersection which creates a large front yard. The applicant proposes to construct a rear addition, a new areaway at the front, an enlarged and reconfigured patio and retaining wall, and to install new copper gutters and downspouts. Staff finds the proposal is compatible with the character of the property and surrounding district and recommends the HPC approve the HAWP.

Building Addition

At the rear (northeast side) of the house, the applicant proposes to construct a narrow addition (only 16’ 4” deep) that runs nearly the full width of the house. The style and materials include clinker bricks, multi-light casement windows, and a slate roof all match the historic house. The east side of the addition

will be two stories tall with a rear-facing gable and a Tudor-style bay window. The addition then steps down to a one-story addition with a crenelated parapet and then steps further down again to a shed roof addition, and finally to a rear porch with a shed roof supported by rough-hewn bracketed columns. At the rear of the garage, the applicant proposes to construct a shed dormer with wood siding that matches the gable end of the existing garage. The applicant proposes to install a retractable canopy on the two-story portion of the addition, which will cover the terrace surrounded by the crenelated parapet. To accommodate the proposed addition, the applicant proposes to demolish an existing basement access areaway.

The addition, with the proposed areaway (discussed below), increases the lot coverage from 1,600 ft² (one thousand six hundred square feet) to 2,333 ft² (two thousand three hundred and thirty-three square feet). The percentage of lot coverage will increase from 9.2% (nine point two percent) to 13.7% (thirteen point seven percent), significantly less than the *Design Guidelines* maximum of 25% (twenty-five percent).

Staff finds the addition's style is consistent with the Tudor Revival style of the existing historic house, as required in the *Design Guidelines*. Staff additionally finds the materials are compatible with the house and largely match the existing materials and constitute "high-quality building materials" as prescribed in the *Design Guidelines*. Because of the large trees and bushes along Wilson Ln. and the eastern property line, the eastern side of the proposed addition will not be visible from the public right-of-way. Staff finds the western side of the addition will be somewhat visible from Hampden Ln., but that its overall massing and appearance will not detract from the character of the existing house. Staff recommends the HPC add a condition to the approval of this HAWP that HP Staff has to field verify the selected brick to ensure it matches the existing brick as closely as possible. Staff recommends the HPC approve the proposed addition with the recommended condition under the *Design Guidelines*; 24A-8(b)(2) and (d), and *Standard 2*. Staff does not find the addition is consistent with *Standards 9* and *10*, because the design is not sufficiently differentiated, however, when there is a conflict between a district's design guidelines and the *Standards*, the local guidelines take precedence per the HPC's Administrative Regulations.



Figure 2: Aerial of the subject property showing the proximity to Wilson Ln. and the house's deep front setback.

Front Areaway

The proposed addition, discussed above, will eliminate the existing exterior areaway which provides direct access to the basement. The applicant proposes to construct a new areaway in front of the house, adjacent to the existing exterior door to the garage. The only portions of the areaway that will be visible are the painted metal handrail and brick edging around the first step.¹ The proposed metal railing matches the dimensions and appearance of the existing railing in the rear. The application materials do not indicate whether the railing will be anchored to the existing building or free-standing.

While this is not a recommended treatment, Staff finds that the proposed areaway will not significantly impact the character of the site and surrounding district as only a portion of the railing will be visible from the public right-of-way. Additionally, Staff finds a building element, such as a simply detailed black metal railing is a feature so ubiquitous that it tends to visually recede into the background. While penetration into the existing brickwork should be minimized, Staff finds it would be appropriate to anchor the railing into the existing house to avoid a larger post to anchor the railing into the areaway foundation. To mitigate the possible visibility of the railing, Staff recommends the HPC include a condition to the approval of this HAWP that requires the applicant to plant bushes or shrubs that will help to block the view of the areaway when viewed from the public right-of-way along Hampden Lane. Staff recommends the HPC approve the areaway under 24A-8(b)(2), (5), and (d); the *Design Guidelines*; and *Standards* 2, 9, and 10.

Enlarged Patio

The existing patio is approximately 1,150 ft² (one thousand one hundred and fifty square feet) and is covered in rectangular fieldstones and has a brick and stone retaining wall at the rear. To accommodate the proposed addition, the applicant proposes to demolish the existing patio and retaining wall and construct a new patio and retaining wall in a new configuration. The new patio will be constructed out of the same materials as the existing. The new patio will be approximately 300 ft² (three hundred square feet) smaller than the existing patio.

Staff finds this is a reconfiguration and replacement of the existing patio that does not result in a net addition of impermeable hardscaping and under Guidelines D16, this work does not require a HAWP. Having come to that conclusion, Staff still finds the proposal is appropriate under the *Design Guidelines*, Chapter 24A and the *Standards* and would recommend the HPC approve the new patio.

Gutter Replacement

The existing gutters are 4" (four-inch) half-round copper and, per the applicant, are not properly sized to address the house's stormwater needs. The applicant proposes to install 6" (six-inch) half-round copper gutters and downspouts.

Staff finds the overall visual impact of the larger gutters, using the same material, will be minimal once they age and patina. Staff additionally finds that copper gutters and downspouts are a "high-quality building material" and recommends the HPC approve the gutters and downspouts under A2c, D7, and D11 of the *Design Guidelines*; 24A-8(b)(1), (2), and (d); and *Standards* 2, 5, 9, and 10. While the new gutters do not match the existing in dimensions, they are the same style and material and are being installed in the new location. Staff finds the gutter replacement project is eligible for the County's historic preservation tax credit. The tax credit application can be submitted to the historic preservation office once the work is complete.

¹ The applicant is pursuing the feasibility, under code, of installing a hatch flush over the opening to cover the areaway. If this is allowed under the building code, the railing will be eliminated and the only visible portion will be the single brick step and flush metal door.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with two conditions**:

1. The proposed clinker brick shall be field verified by Staff to determine if it matches the existing. Final approval authority to verify the proposed bricks match the house is delegated to Staff.
2. Bushes or shrubs shall be planted to obscure the areaway railing when viewed from the public right-of-way. An updated site plan or landscape plan shall be submitted to Staff with the permit set of plans prior to issuance of the final HAWP;

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

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 5, 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1058892
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Thomas Frank & Wendy Edelberg

E-mail: theodosiusX@yahoo.com

Address: 7801 Hampden Lane

City: Bethesda Zip: MD

Daytime Phone: 301-654-1639

Tax Account No.: 00497150 & 00497148

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: 7801 Street: Hampden Lane

Town/City: Bethesda Nearest Cross Street: Wilson Lane & Overhill Road

Lot: 14 & 15 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 type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: _____ |

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

[Signature]
Signature of owner or authorized agent

2/13/24
Date

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

<p>Owner's mailing address</p> <p>THOMAS FRANK AND WENDY EDELBERG 7801 HAMPDEN LN Bethesda, MD 20814</p>	<p>Owner's Agent's mailing address</p> <p>Luke Olson 7735 Old Georgetown Rd Ste 700 Bethesda, MD 20814</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MARSHALL & JOAN WILLENBUCHER 7803 OVERHILL ROAD BETHESDA MD 20814</p>	<p>FRANK LANG & KATIE LUI 5509 WILSON LN BETHESDA MD 20814</p>
<p>MICHAEL BRADFIELD 7800 HAMPDEN LN BETHESDA MD 20814</p>	<p>ELLEN KOHN 5512 WILSON LN BETHESDA MD 20814</p>
<p>JOHN GILMORE 5516 WILSON LN BETHESDA MD 20814</p>	<p>ACE & LINDA LIPSON 7808 HAMPDEN LN BETHESDA MD 20814</p>

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 + BASEMENT TUDOR REVIVAL STYLE HOME CIRCA 1934 W/ ATTACHED GARAGE FRONT AND REAR PORCHES AND CLINKER BRICK. EXISTING HOUSE IS PRIMARILY BRICK WITH A SLATE ROOF, COPPER GUTTERS, AND PAINTED WOOD TRIM. THERE IS AN EXTENSIVE AMOUNT OF EXISTING LANDSCAPE AND HARDSCAPING INCLUDING STONE/BRICK RETAINING WALLS, STEPS, PATIOS AND WALKWAYS. THERE IS A STONE SCREENING WALL TOPPED WITH A WOOD PICKET FENCE RUNNING ALONG WILSON LANE THAT WAS APPROVED VIA HAWP #602545 IN 2012. FROM THE MHT FORM:

The house at 7801 Hampden Lane is a large, two-story brick house with a two-story projecting front-gabled bay that dominates the façade, and a two-story tower constructed of stone that contains the main entry.² The tower is topped by a pyramidal roof covered with slate shingles. Common to the style are the tall, narrow casement windows, the diamond-pane lights, and the segmentally arched door. Other Tudor Revival-style details include brick arches or splayed wooden lintels on window openings, skinteled bricks, and the arched brackets and hewn posts on the porch. The two-car garage is located in a one-story wing on the side of the house that has the same style and detailing as the main block.

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

SEE ATTACHED PROJECT NARRATIVE

7801 Hampden Lane Project Narrative:

We are proposing an addition primarily to the rear of the existing house consisting of a 2-story gable-front wing with connecting 1-story masses, containing a pantry, mudroom and rear covered porch. The majority of the 1-story addition will be covered with a shed roof tying into the rear of the existing left-side gable slate roof plane, but a portion directly adjacent to the 2-story mass extends up with a crenelated parapet wall demarcating the new rooftop terrace above. We are also proposing a rear dormer addition to the existing 1.5 story garage wing to provide some additional space in the 2nd floor office. As the rear addition will obstruct the current basement areaway we are proposing a new areaway on the front of the existing house in place of an existing window well, with the new basement entry door to fit in the existing window masonry opening width. This areaway is necessary to provide access to the basement boiler and MEP equipment for service and/or replacement. Our preference would be to cap this areaway with a flat access hatch to minimize visibility and prevent water infiltration. For the rear covered porch, we are proposing to match the column and bracket details of the current rear covered porch to be encapsulated for consistency. On the 2nd floor roof deck we are proposing a motorized retractable awning to be fastened to the side wall of the addition to provide shade for the rooftop terrace without requiring a permanent structure, and in a way that will be minimally visible when not in use.

The new rear addition also requires that we relocate the existing retaining walls to maintain a rear patio with continuous at-grade access around the rear of the addition. For the new retaining walls, we are proposing to salvage the brick and stone of the existing retaining walls and combine them to emulate the masonry construction of the existing chimney.

The current half-round gutters on the existing house are not properly sized to capture and redirect stormwater away from the house, so we are proposing to replace them with new 6" copper half-round gutters for improved functionality.

The proposed addition is minimally visible from the street as it is tucked behind the 2-story mass of the house. Additionally, the proposed location of the rear addition over the current patio space minimizes the increase of impervious surface area of the lot and limits the impact to existing trees. In this way we believe we are meeting the Greenwich Forest Historic District Guidelines, specifically the principles laid out in section A1 and A2:

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.

a. An array of revival American architectural styles that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).

b. The scale and spacing of houses and their placement relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.

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

We've held the addition below the max height of the main house and broken it up into 1 & 2-story masses to be subordinate in scale and massing to the existing historic resource, with the 2-story mass located furthest from public view and stepping down to 1-story as it gets closer to the street/public view. We've held the addition in from the outermost corners of the existing house to retain the outline of the original house as a recognizable entity. We're proposing to match the current house materials and details for compatibility. Additionally, we've aligned the addition eaves with the existing and matched the existing roof forms with our addition, while holding the new ridgeline below the ridgeline of the existing house. At 13.7% lot coverage, we are well under the 25% max lot coverage provided in the guidelines.

The Greenwich Forest guidelines do not address the unique conditions of this sort of corner property, so we've deferred to the County regulations relating to corner lots in the R-90 zone. The property would be subject to a single 30' front setback following the curve of the property as it transitions from Wilson Lane to Hampden Lane and then Overhill Road, an 8' side setback along the east side shared with 5509 Wilson Lane and a 25' rear setback along the north side shared with 7803 Overhill Road. By meeting these requirements and adhering to principles A1 and A2, which are "the highest priority in making decisions concerning applications for work permits" we believe we are meeting the intent of the Greenwich Forest guidelines.



7801 HAMPDEN LANE

SCOPE OF WORK:

REAR 2-STORY ADDITION W/ CONNECTING 1-STORY MUDROOM & REAR COVERED PORCH ADDITIONS;

2ND STORY REAR DORMER ADDITION ABOVE EXISTING 1.5 STORY ATTACHED GARAGE.

ENLARGE EXISTING REAR PATIO TO ACCOMODATE PROPOSED ADDITION AND PROVIDE NEW MASONRY RETAINING WALL TO REPLACE EXISTING.

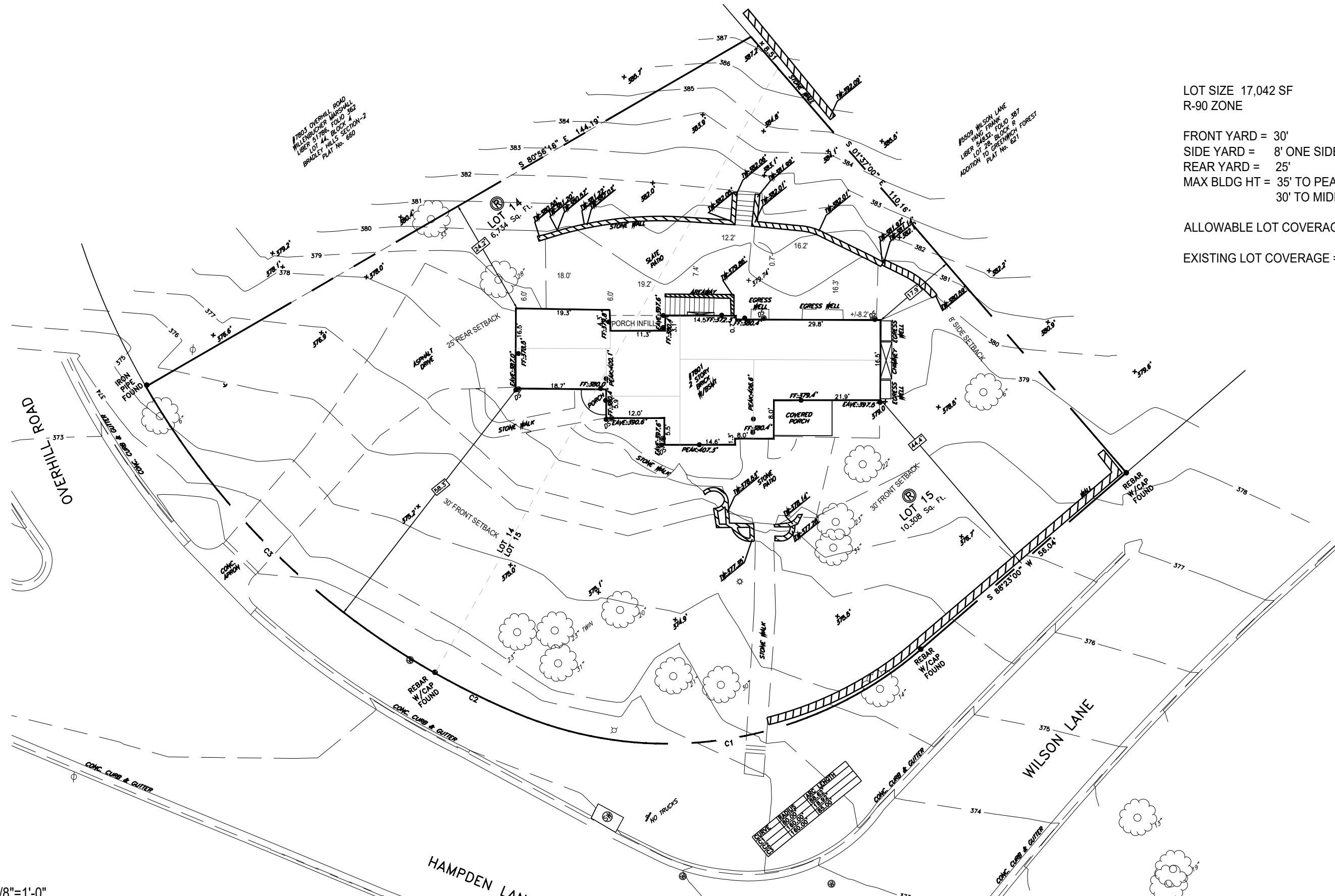
REMOVE EXISTING BELOW-GRADE WINDOW WELL & WINDOW TO ACCOMODATE NEW FRONT AREAWAY/STEPS TO BASEMENT



23.0446 FRANK-EDELBERG RESIDENCE



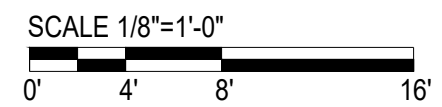
23.0446 FRANK-EDELBERG RESIDENCE



LOT SIZE 17,042 SF
 R-90 ZONE

FRONT YARD = 30'
 SIDE YARD = 8' ONE SIDE (CORNER LOT)
 REAR YARD = 25'
 MAX BLDG HT = 35' TO PEAK
 30' TO MIDPOINT OF ROOF

ALLOWABLE LOT COVERAGE = 30% OR 5,112 SF
 EXISTING LOT COVERAGE = 1,600 SF (9.4%)



23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS

ROOFED, BUT NOT ENCLOSED, PORCHES
MAY EXTEND UP TO 9' INTO REQUIRED FRONT
OR REAR YARD, INCLUDING ROOF & STEPS

NEW RETAINING WALL/STEPS TO REPLACE
EXG. MATCH STONE/CLINKER BRICK
CONSTRUCTION OF EXG. CHIMNEY

DASHED LINE OF
BAY WINDOW ABOVE

LOT SIZE 17,042 SF
R-90 ZONE

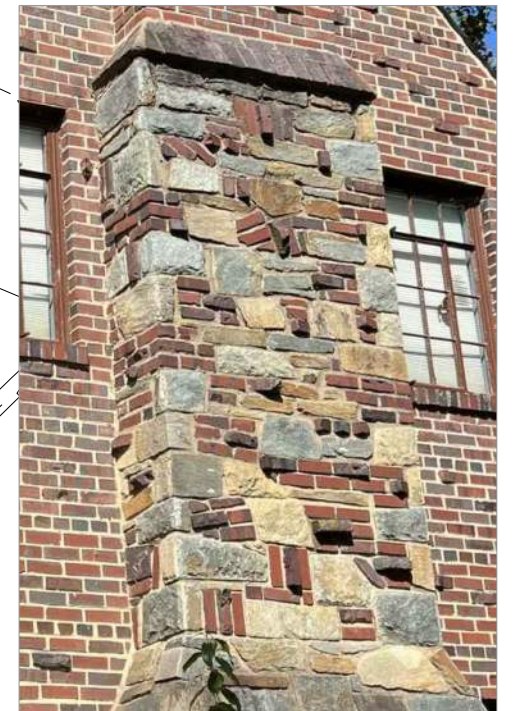
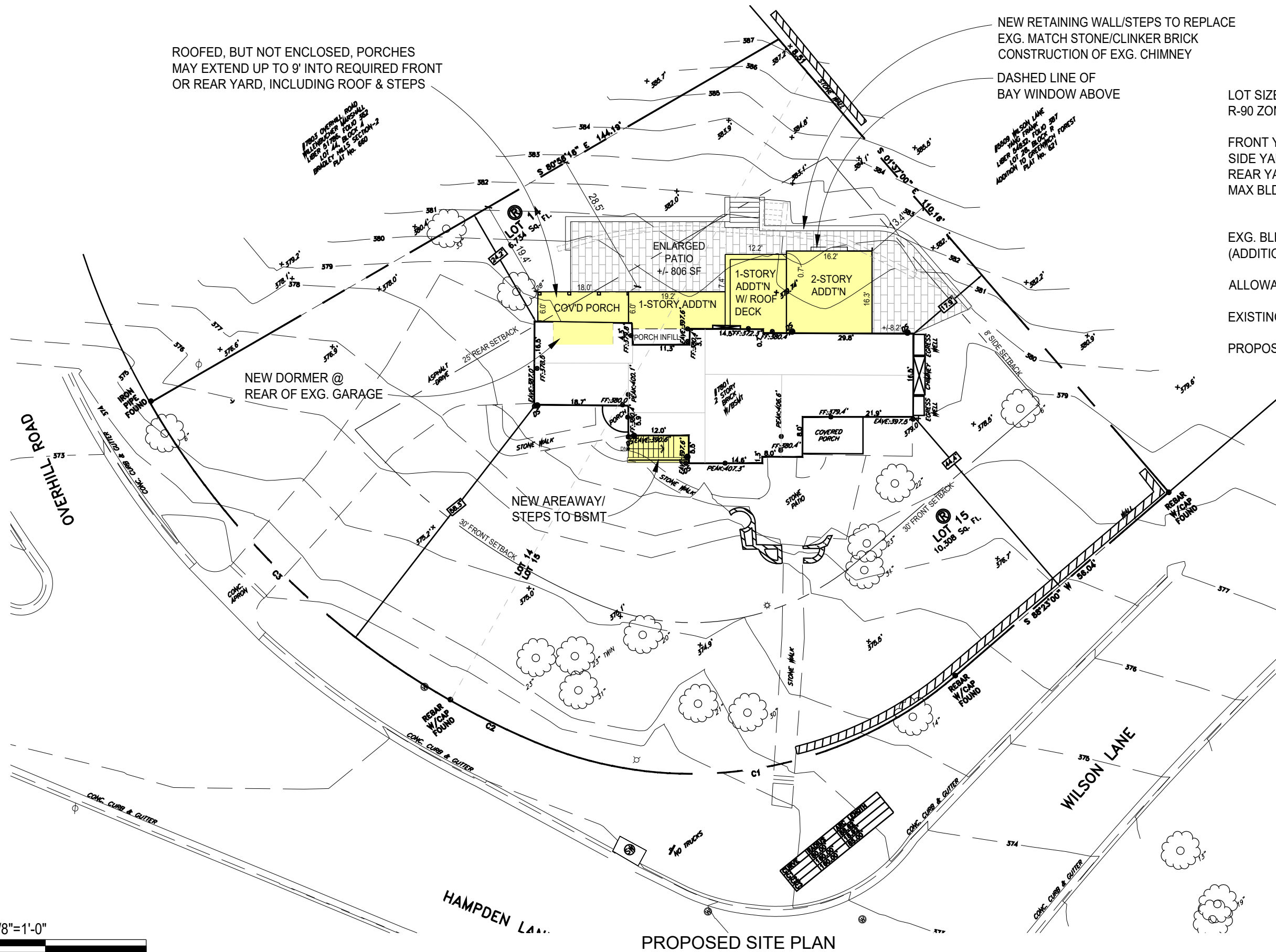
FRONT YARD = 30'
SIDE YARD = 8' ONE SIDE (CORNER LOT)
REAR YARD = 25'
MAX BLDG HT = 35' TO PEAK
30' TO MIDPOINT OF ROOF

EXG. BLDG HT = +/-28.2' TO PEAK
(ADDITION DOES NOT INCREASE BLDG HT)

ALLOWABLE LOT COVERAGE = 30% OR 5,112 SF

EXISTING LOT COVERAGE = 1,600 SF (9.4%)

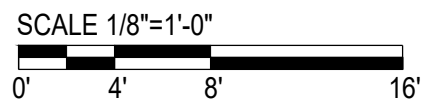
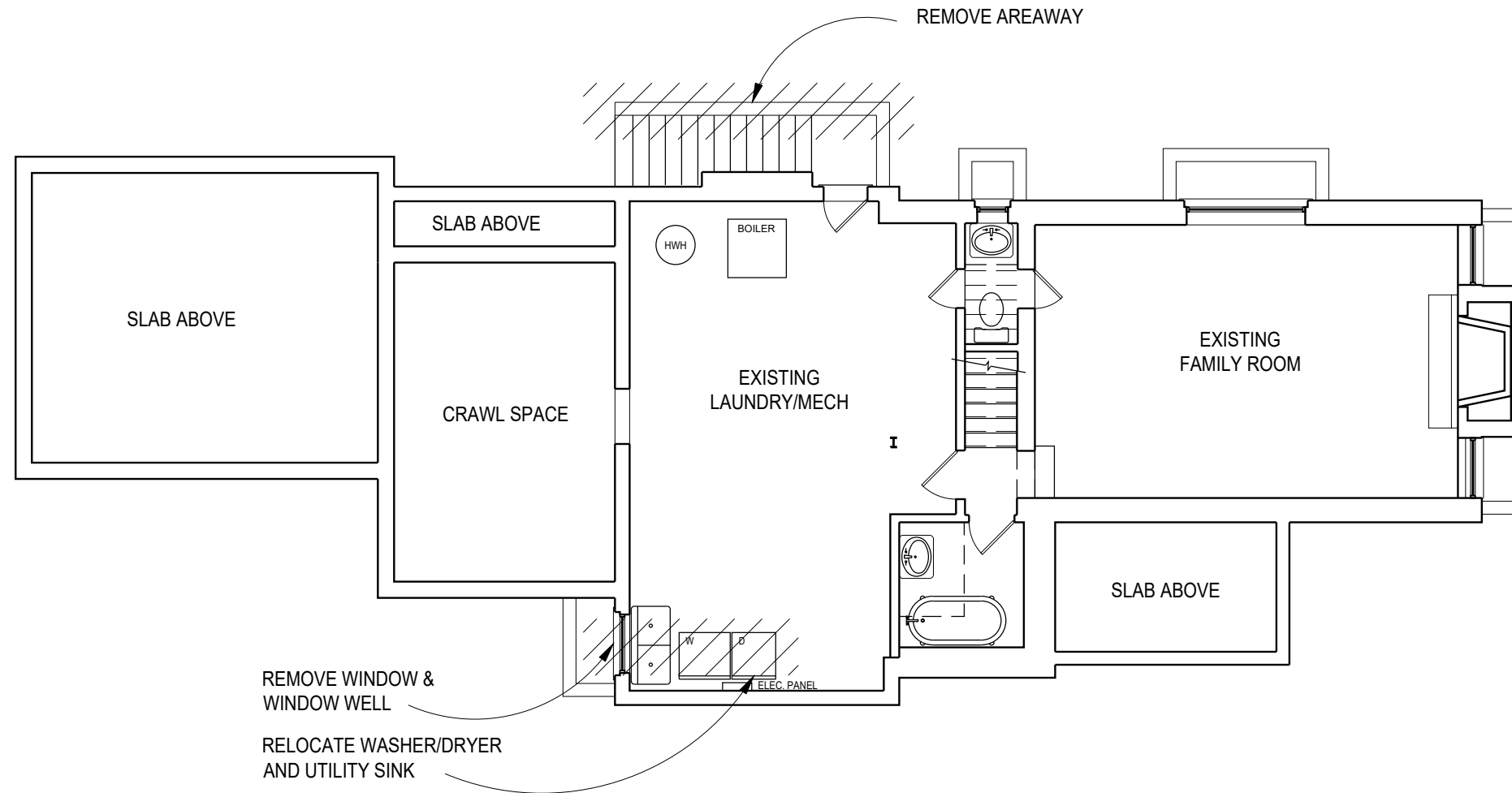
PROPOSED LOT COVERAGE = +/- 2,333 SF (13.7%)



EMULATE EXG. CLINKER BRICK & STONE
CHIMNEY MASONRY CONSTRUCTION @
NEW RETAINING WALL

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

23.0446 FRANK-EDELBERG RESIDENCE

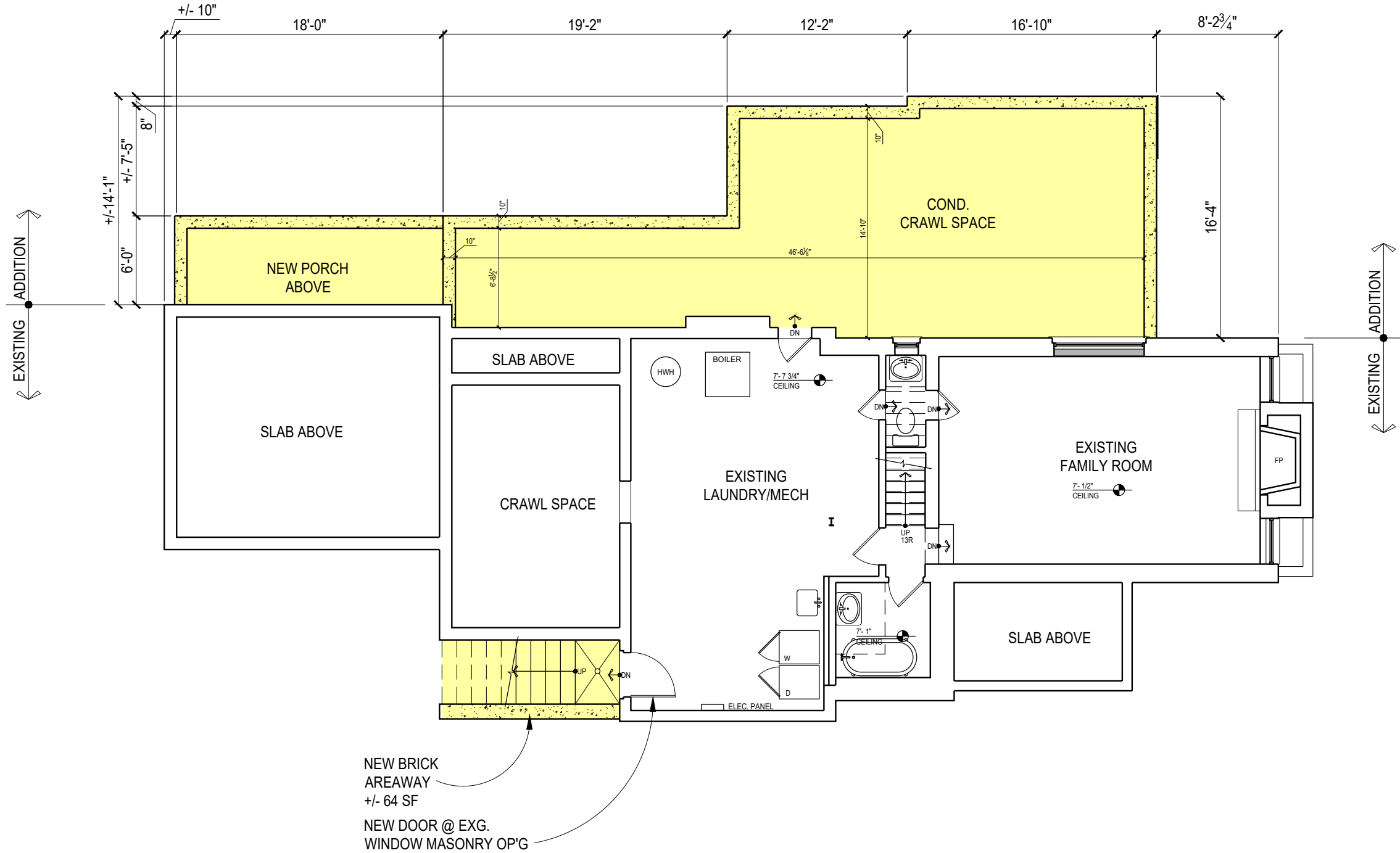


EXISTING LOWER LEVEL FLOOR PLAN
+/- 964 SF

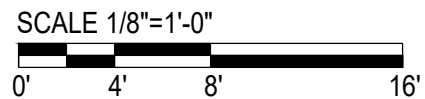
23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS



NEW BRICK
AREAWAY
+/- 64 SF
NEW DOOR @ EXG.
WINDOW MASONRY OP'G

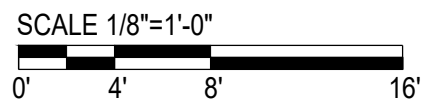
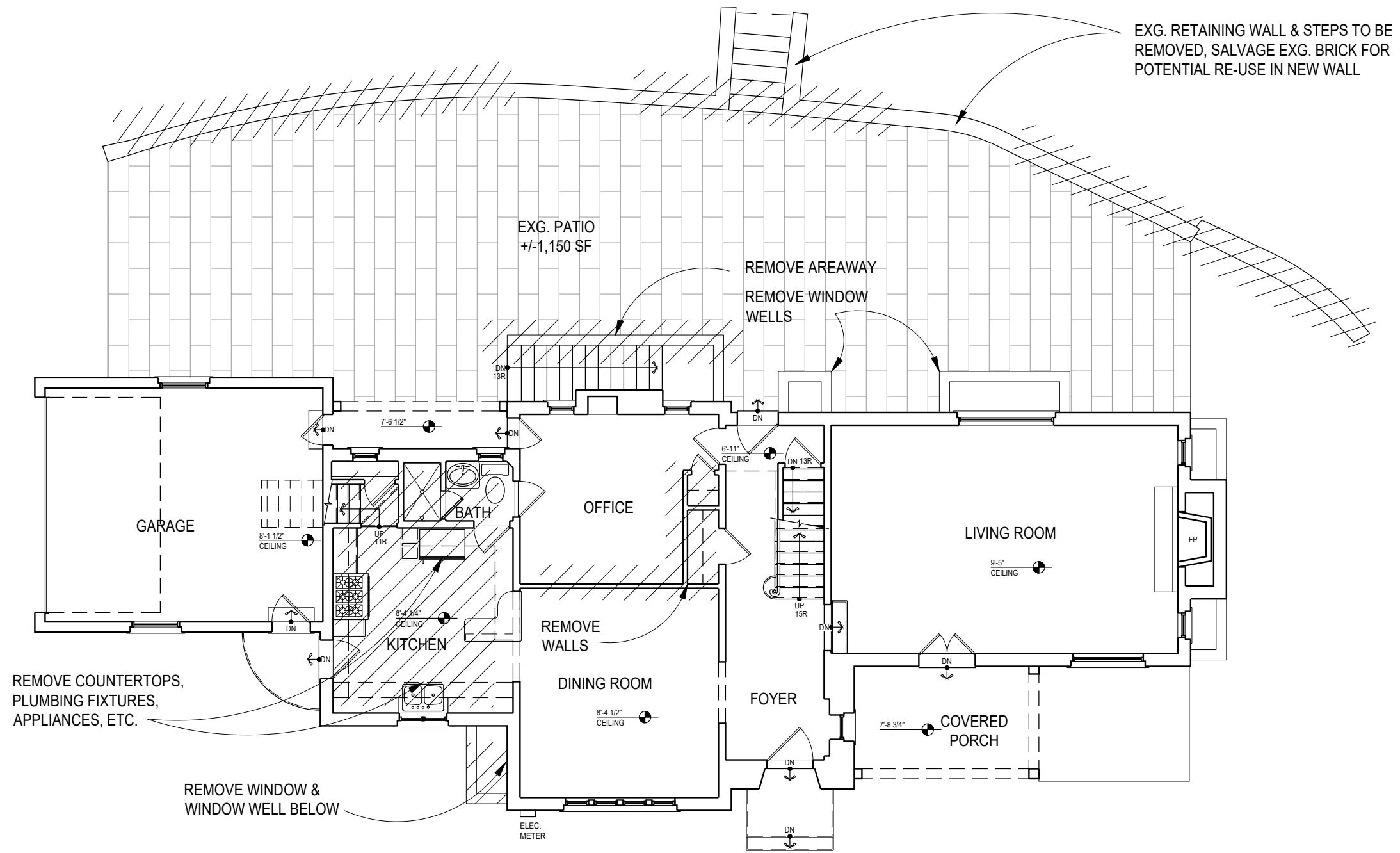


PROPOSED LOWER LEVEL FLOOR PLAN
+/- 964 SF EXG.

23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS

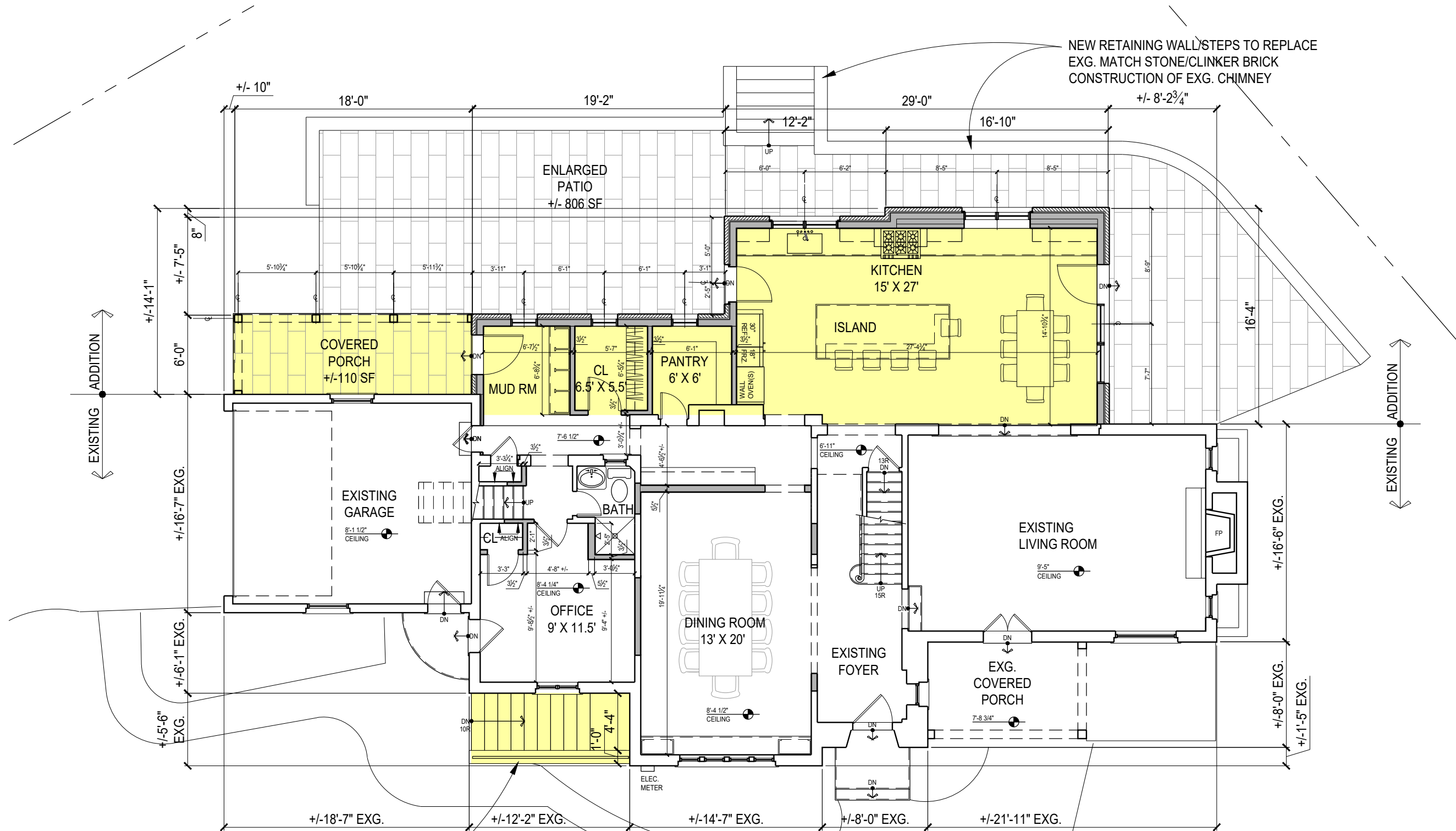


EXISTING FIRST FLOOR PLAN
+/-1,600 SF

23.0446 FRANK-EDELBERG RESIDENCE

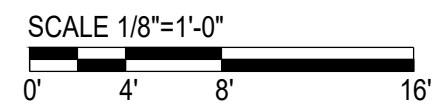


GTM ARCHITECTS



NEW RETAINING WALL/STEPS TO REPLACE EXG. MATCH STONE/CLINKER BRICK CONSTRUCTION OF EXG. CHIMNEY

NEW +/- 65 SF BRICK AREAWAY TO BASEMENT W/ PTD. METAL HANDRAIL/ GUARDRAIL, PROVIDE OPT'L PTD. FLAT METAL HATCH/ DOOR COVERING IN LIEU OF GUARDRAIL



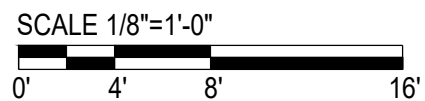
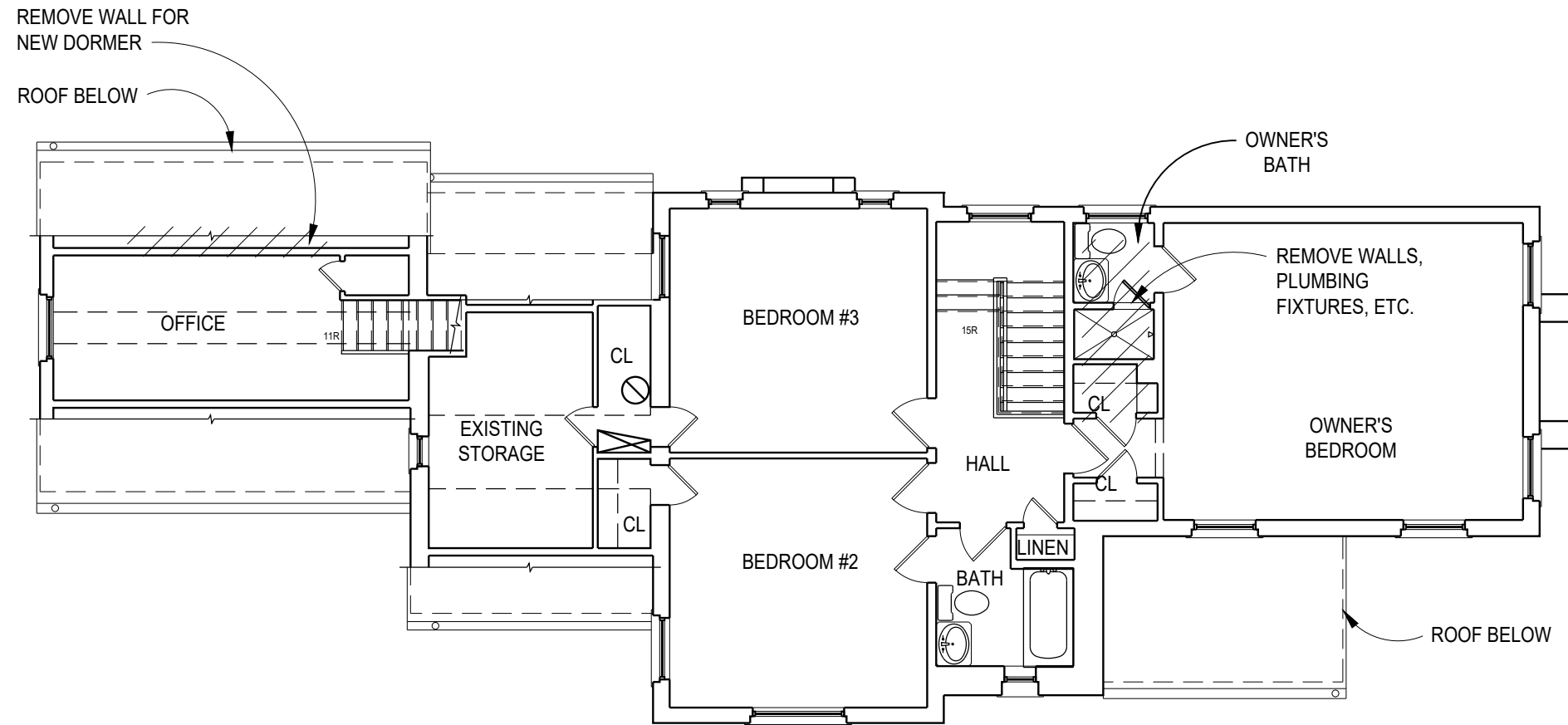
PROPOSED FIRST FLOOR PLAN

+/- 1,600 SF EXG. + 604 SF FIN. + 110 SF REAR COV'D PORCH = +/- 2,314 SF TOTAL

23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS

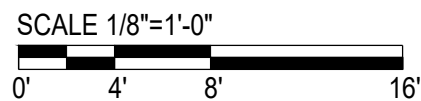
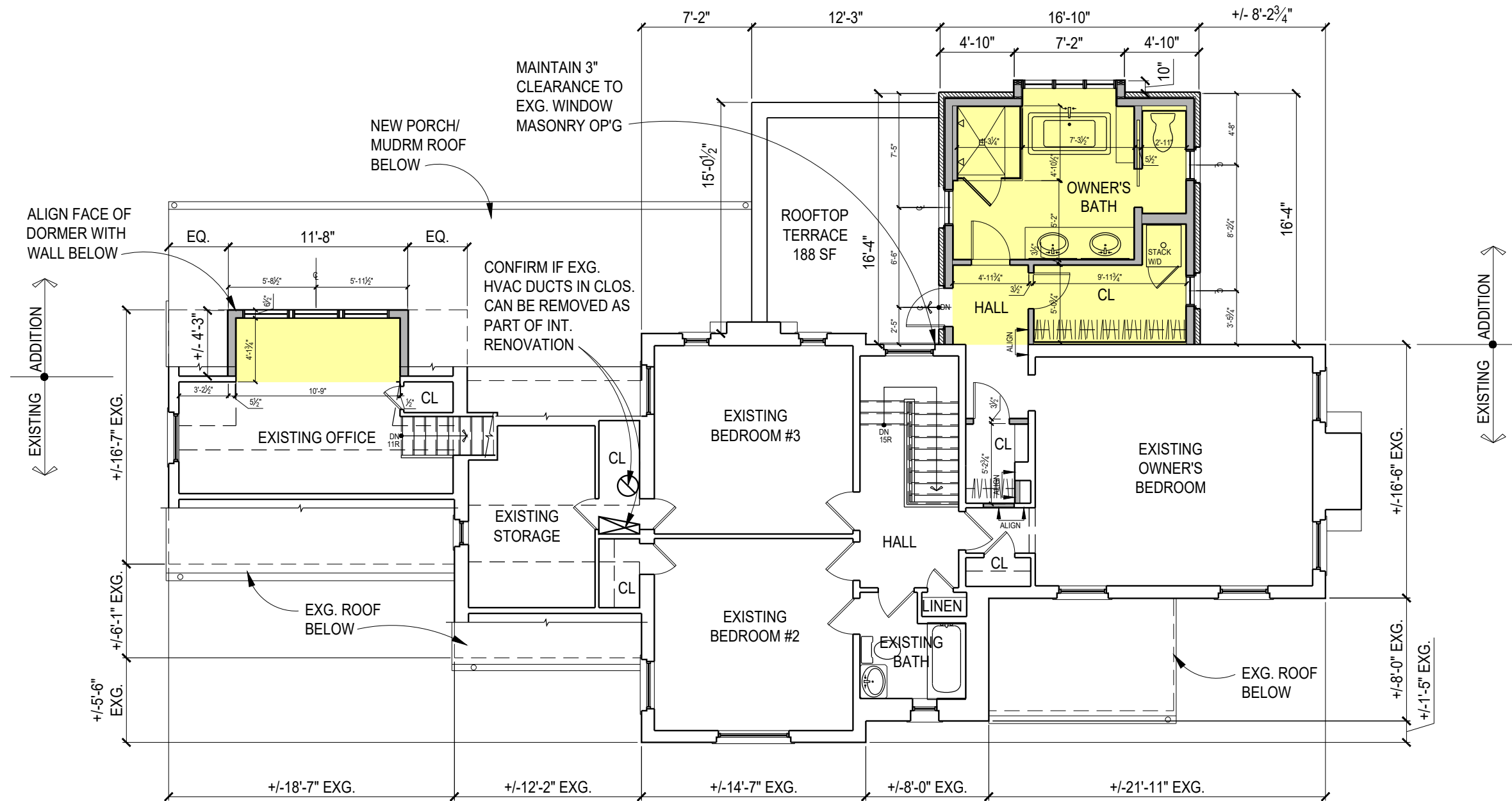


EXISTING SECOND FLOOR PLAN
 +/- 1,252 SF

23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS



23.0446 FRANK-EDELBERG RESIDENCE

PROPOSED SECOND FLOOR PLAN

+/-1,252 SF EXG. + 281 SF BATH ADDT'N + 50 SF REAR DORMER = 1,583 SF TOTAL



GTM ARCHITECTS



EXISTING FRONT ELEVATION

REPLACE ALL UNDERSIZED HALF-ROUND COPPER GUTTERS W/ NEW 6\"/>

EVALUATE & REPAIR EXG. SLATE ROOFING AS REQ'D, TYP.

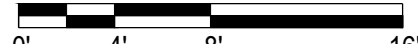


PROPOSED FRONT ELEVATION

NEW BRICK AREAWAY/STEPS TO BASEMENT W/ PTD. METAL HANDRAIL/ GUARDRAIL, PROVIDE OPT'L PTD. FLAT METAL HATCH/ DOOR COVERING IN LIEU OF GUARDRAIL

EVALUATE & REPAIR EXG. PORCH COLUMNS AS REQ'D

SCALE 1/8"=1'-0"



23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS



EXISTING RIGHT ELEVATION



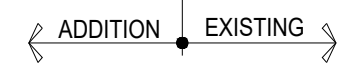
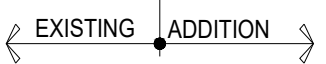
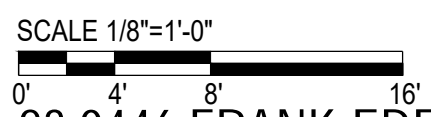
EXISTING LEFT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION



23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS



HOLD PEAK OF REAR ADDITION BELOW PEAK OF EXG. ROOF LINE

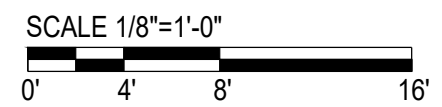
EXISTING REAR ELEVATION



BRICK VENEER TO MATCH EXG. AS CLOSELY AS POSSIBLE

NEW CLAD-WOOD SDL WINDOWS & DOORS @ ADDITION, TYP.

PROPOSED REAR ELEVATION



23.0446 FRANK-EDELBERG RESIDENCE





23.0446 FRANK-EDELBERG RESIDENCE

EXISTING



GTM ARCHITECTS



23.0446 FRANK-EDELBERG RESIDENCE

PROPOSED



GTM ARCHITECTS



EXISTING

23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS



23.0446 FRANK-EDELBERG RESIDENCE

PROPOSED



GTM ARCHITECTS



23.0446 FRANK-EDELBERG RESIDENCE

EXISTING



GTM ARCHITECTS



23.0446 FRANK-EDELBERG RESIDENCE

PROPOSED



GTM ARCHITECTS



EXISTING

23.0446 FRANK-EDELBERG RESIDENCE





23.0446 FRANK-EDELBERG RESIDENCE

PROPOSED



GTM ARCHITECTS



EXISTING

23.0446 FRANK-EDELBERG RESIDENCE



GTM ARCHITECTS



PROPOSED

23.0446 FRANK-EDELBERG RESIDENCE





23.0446 FRANK-EDELBERG RESIDENCE

EXISTING



GTM ARCHITECTS



23.0446 FRANK-EDELBERG RESIDENCE

PROPOSED



GTM ARCHITECTS

OPTIONAL ADD-ON ACCESSORIES AND MOUNTING OPTIONS



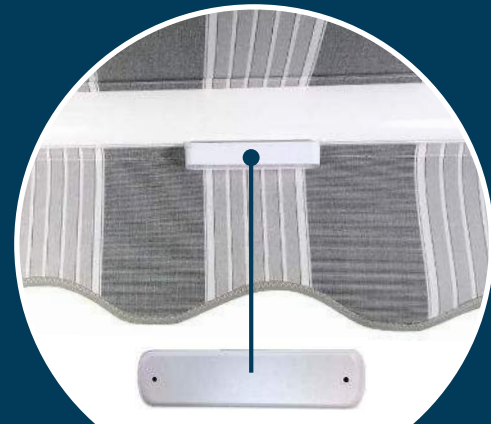
SPECIALTY MOUNTING BRACKETS
ROOF, SOFFIT, AND BAY



CROSS ARM UNITS
FOR NARROW, DEEP APPLICATIONS



FRONT & SIDE SCREENS



WIRELESS WIND SENSOR



WIND POLES



HOME AUTOMATION

MOTORIZED AWNINGS



INDUSTRY INNOVATOR
Manufactured by one of America's fastest-growing private companies



TAMPA BAY BUSINESS JOURNAL FAST 50
Recognized as one of the fastest-growing companies in the Tampa Bay area, 3 years in a row.

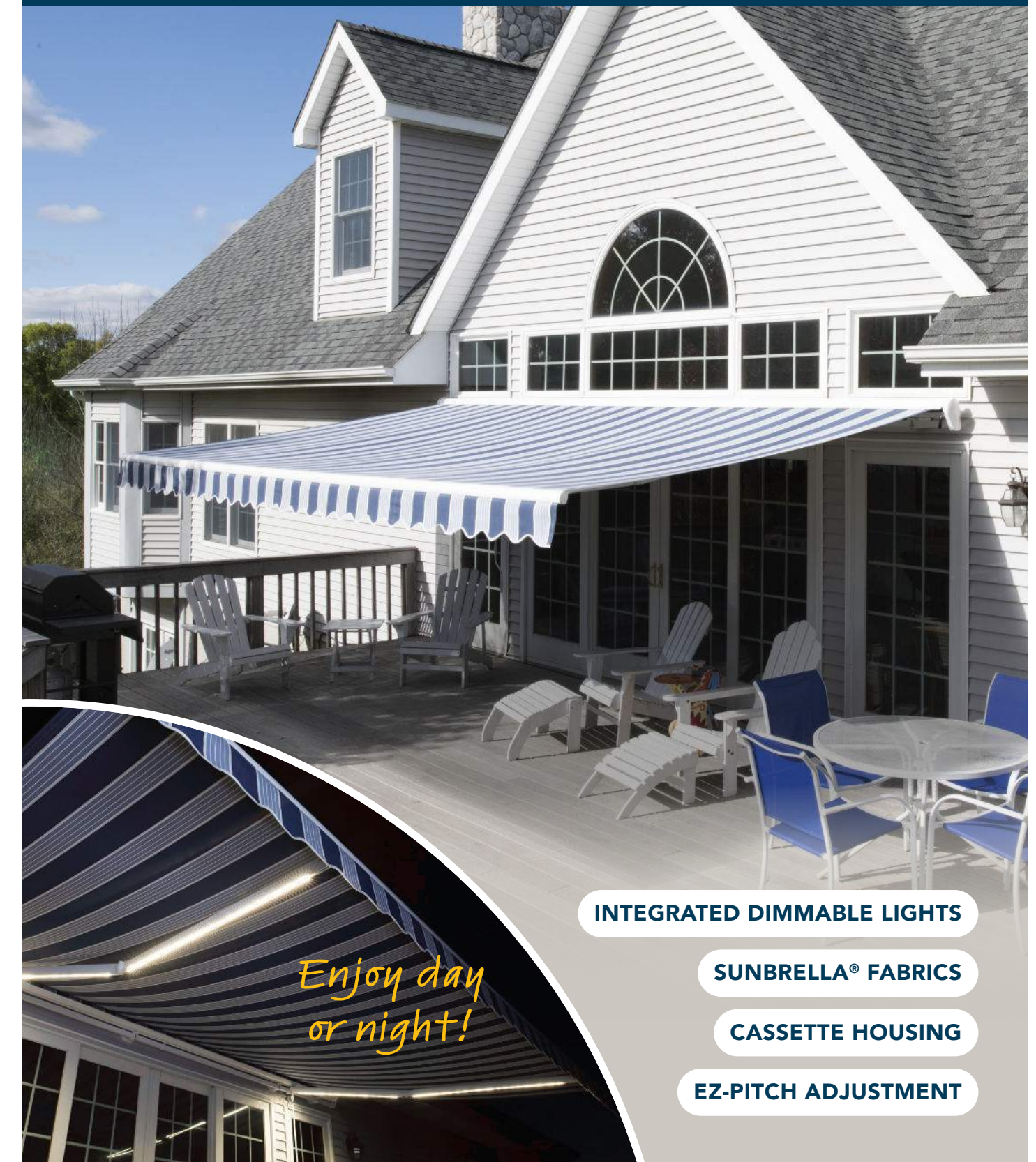


PROUDLY MADE IN THE USA
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MOTORIZED AWNINGS



INTEGRATED DIMMABLE LIGHTS

SUNBRELLA® FABRICS

CASSETTE HOUSING

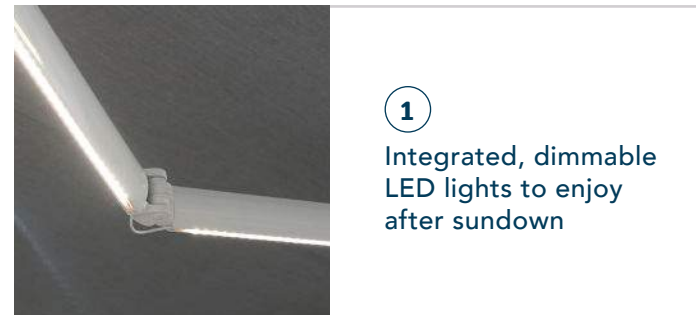
EZ-PITCH ADJUSTMENT

Enjoy day or night!

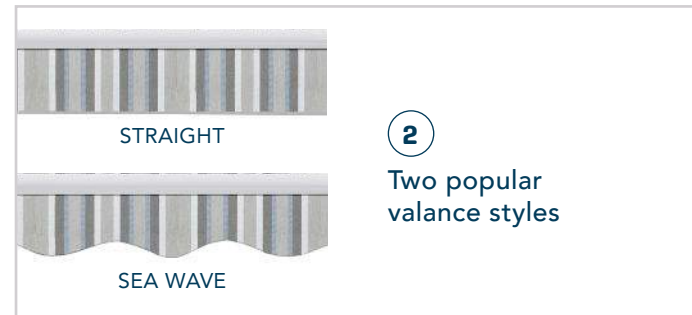
PREMIUM FEATURES— STANDARD ON EVERY AWNING

CUSTOM BUILT TO YOUR EXACT SPECIFICATIONS

Create an outdoor escape fit for any lifestyle



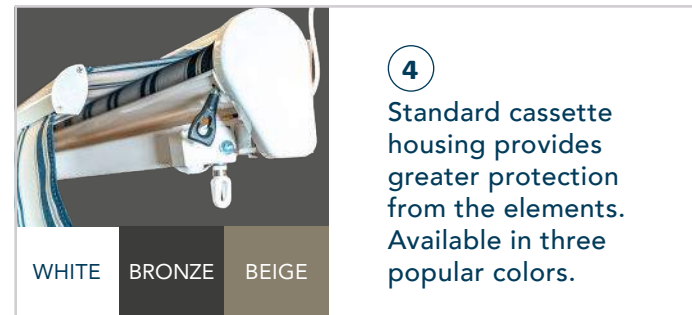
1 Integrated, dimmable LED lights to enjoy after sundown



2 Two popular valance styles
STRAIGHT
SEA WAVE



3 EZ-Pitch Adjustment for raising and lowering the pitch to defend against the sun. No need to call a technician!



4 Standard cassette housing provides greater protection from the elements. Available in three popular colors.
WHITE BRONZE BEIGE



5 Multi-use front bar to accommodate optional accessories

MOUNTING BRACKETS



STANDARD ROOF SOFFIT BAY



6 Fully motorized with a wireless remote. In the event of a power outage, manual override is available.



7 Select fabrics are rated to help save energy. Visit aercenergyrating.org for more information.

30 IN-STOCK FABRICS BY SUNBRELLA®

WITH OVER 300 CUSTOM FABRIC OPTIONS TO CHOOSE FROM

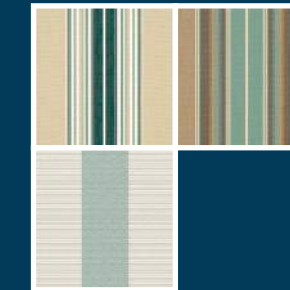
LIGHT TAN / BEIGES



BLUES



GREENS



REDS / BROWNS



BLACKS / GREYS



Award-winning designs with long-lasting comfort and style.

✓ Most trusted and preferred by homeowners

✓ Most comprehensive 10-year warranty in industry

✓ Stain, mold and mildew resistant

✓ Fade and UV resistant for lasting durability

✓ Dedicated Sunbrella Care Team for your questions

✓ Easy care and bleach cleanable



Begin by selecting a photo

PREMIUM FIT & FINISH
High-end, anti-corrosion aluminum construction.

10-YEAR STANDARD WARRANTY
Best standard warranty in the industry.

CUSTOM FRAME SIZES
Widths from 8' up to 40' with projection sizes of 8', 10' and 12'.



Sunbrella® is a registered trademark of Glen Raven, Inc.

Grab your phone and visualize your awning on your home with Sunbrella® Shade Studio!



Drainage Frame - Pedestrian Loading

Designed for exterior or other fluid prevalent applications, BILCO channel frame floor doors provide reliable access to equipment stored underground or below/between building floors. Available in a wide range of standard sizes and in single- or double-leaf formats, all BILCO floor access doors feature heavy-duty construction and positive latching mechanisms to help prevent unauthorized access.



Benefits

- Convenient access to underground areas
- Allows for easy inspection of utilities, pumps, and other underground equipment
- Smooth, easy, one-hand operation
- Rugged construction is designed for many years of trouble-free service

Features

- Threaded, fully welded drain coupling assures liquid flow management
- Engineered lift assistance for smooth, easy, one-hand operation
- Automatic hold-open arm with convenient release handle securely locks the cover in the open position
- Full welded and reinforced construction
- Positive stainless steel latching mechanism and corrosion resistant hardware

Log on to **BILCO.com** to find a sales representative near you.



Aluminum

Type J-AL - Single Leaf
Type JD-AL - Double Leaf



Steel

Type J - Single Leaf
Type JD - Double Leaf

Product Options

Single or double leaf covers are constructed of 1/4" (6.35mm) diamond pattern plate and reinforced for a 300 psf (1464 kg/m²) live load. Features include heavy-duty construction, standard Type 316 stainless steel slam lock and fasteners, and a built-in concrete anchoring system for ease of installation.

Cover and Frame Material

- Steel: 1/4" (6.35 mm)
- Aluminum: 1/4" (6.35 mm)

Finish

- Steel: Alkyd base red oxide primer
- Aluminum: Mill Finish with a bituminous coating on frame exterior
- See page 34 for custom finish options

Hardware

- Steel: Zinc plated and chromate sealed compression spring tubes. Type 316 stainless steel hinges and fasteners.
- Aluminum: Type 316 stainless steel

Warranty

- Steel: 5-years
- Aluminum: 25-years

Other Options

- Keyed Cylinder Locks
- Grating covers
- Custom sizes

See page 34 for more information and a complete list of options.

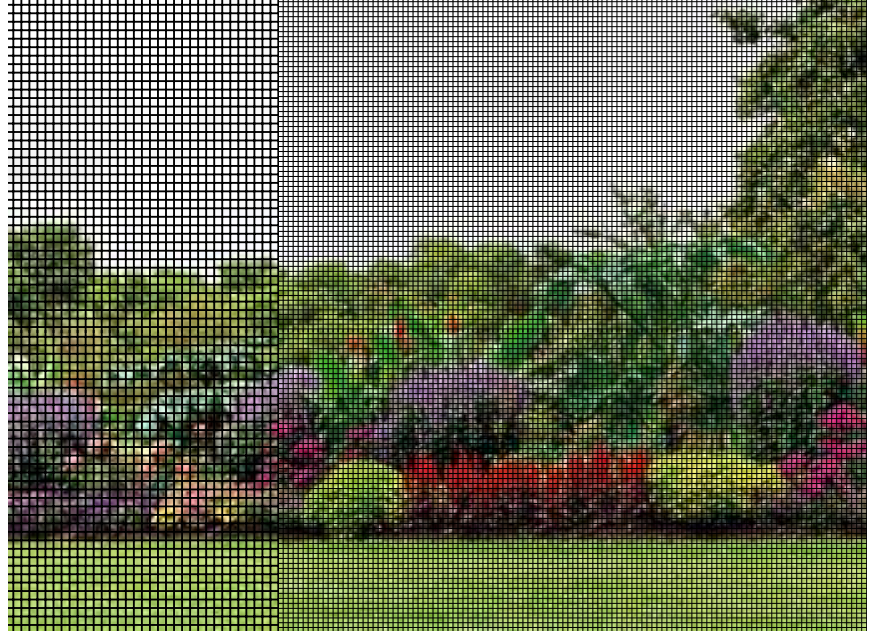
INCHES	MM	STEEL	ALUMINUM
24 x 24	610 x 610	J-1	J-1AL
30 x 30	762 x 762	J-2	J-2AL
36 x 30	914 x 762	J-3	J-3AL
36 x 36	914 x 914	J-4	J-4AL
42 x 42	1067 x 1067	J-5	J-5AL
30 x 48	762 x 1219	J-6	J-6AL
36 x 48	914 x 1219	J-7	J-7AL
30 x 60	762 x 1524	J-8	J-8AL
36 x 60	914 x 1524	J-9	J-9AL
36 x 72	914 x 1829	J-10	J-10AL
48 x 30	1219 x 762	JD-1	JD-1AL
48 x 48	1219 x 1219	JD-2	JD-2AL
48 x 72	1219 x 1829	JD-3	JD-3AL
60 x 60	1524 x 1524	JD-4	JD-4AL

* Types with "D" in the Type # indicate a double leaf configuration



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



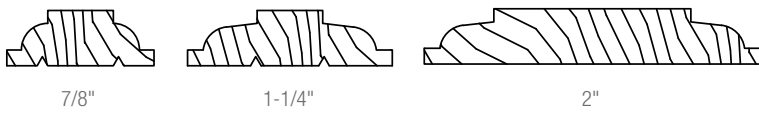
2" CPVC Simulated
Check Rail *(Primed only)*



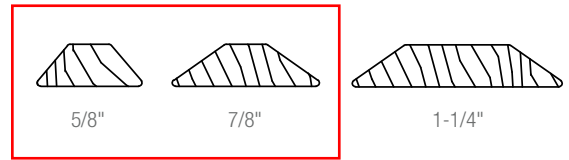
3-3/8"
Simulated Mid Rail

Grille Profiles

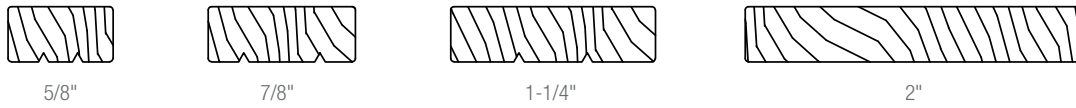
Interior Grilles – Ogee



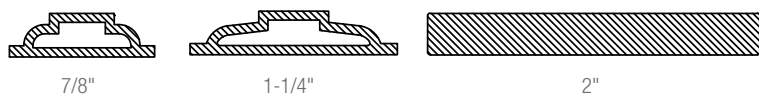
Interior Grilles – Putty



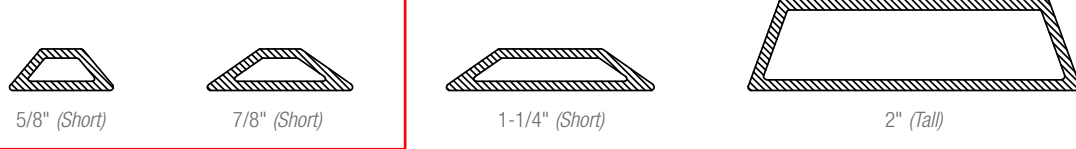
Interior Grilles – Contemporary



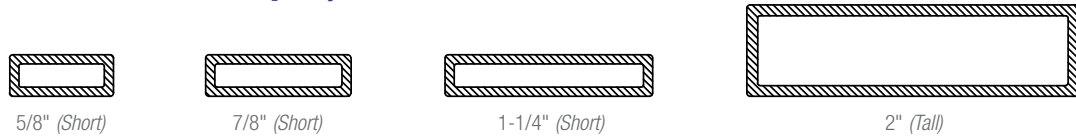
Exterior Grilles – Ogee



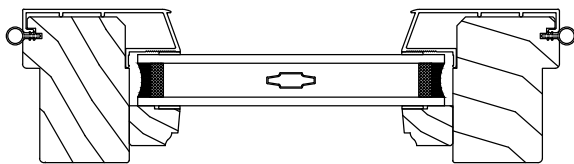
Exterior Grilles – Putty



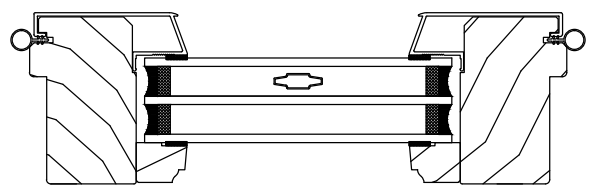
Exterior Grilles – Contemporary



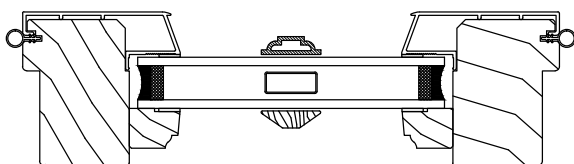
Grille Sections



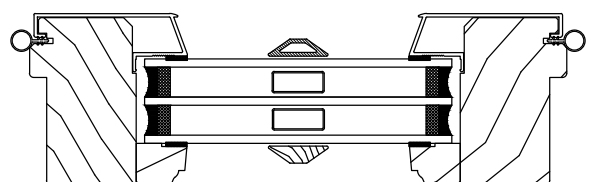
Standard Select IG with Inner Grille



Triple IG with Inner Grille



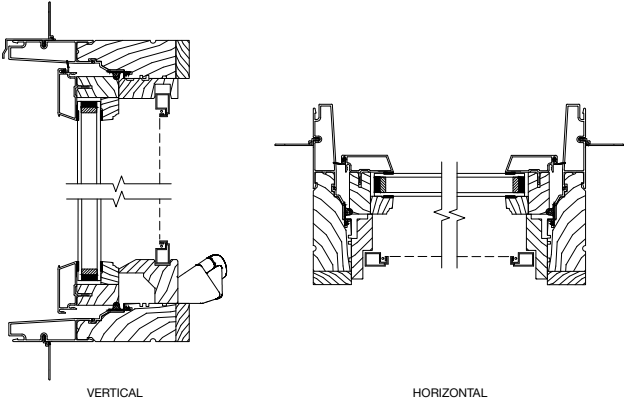
Standard Select IG with WDL and Inner Bar



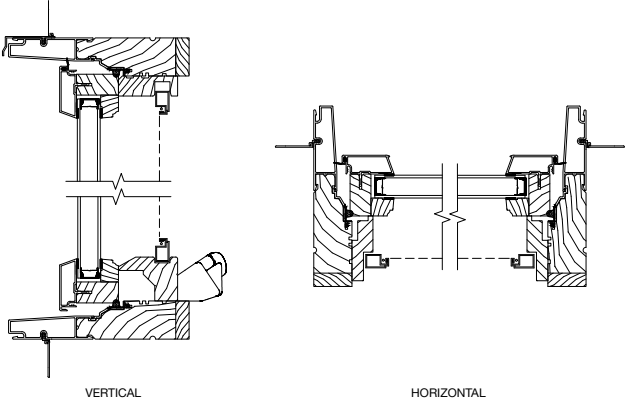
Triple IG with WDL and Inner Bar

Pinnacle Clad Casement & Awning Technical Drawings

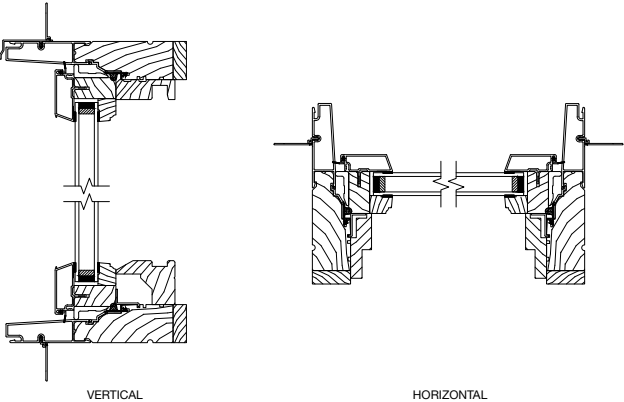
Pinnacle Clad Casement – Operating



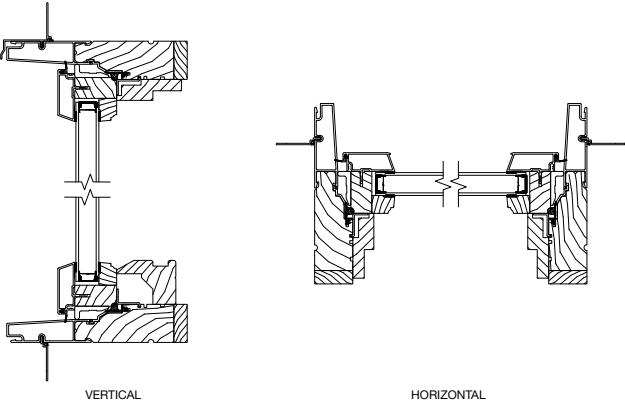
Pinnacle Clad Awning – Operating



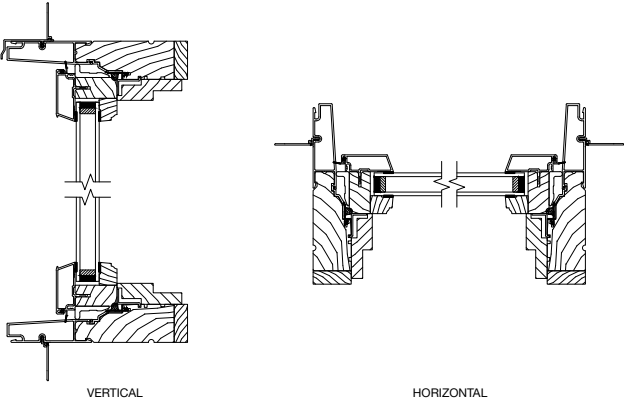
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary



Pinnacle Clad Casement – Transom and Picture



HardiePlank®

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®



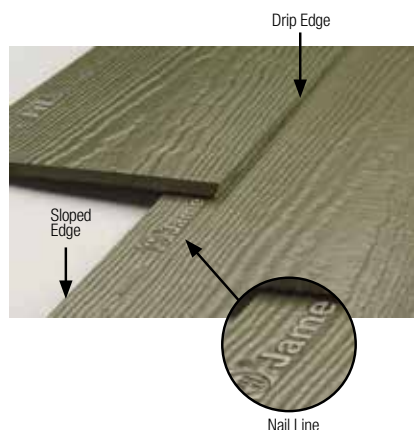
Beaded Smooth



Colonial Roughsawn



Colonial Smooth



HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

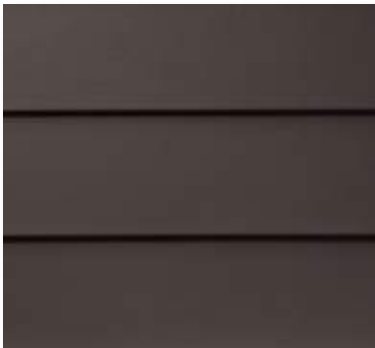
	Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure		4 in	5 in	6 in	7 in
Prime Pcs/Pallet		360	308	252	230
ColorPlus Pcs/Pallet		324	280	252	210
Pcs/Sq		25.0	20.0	16.7	14.3

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®

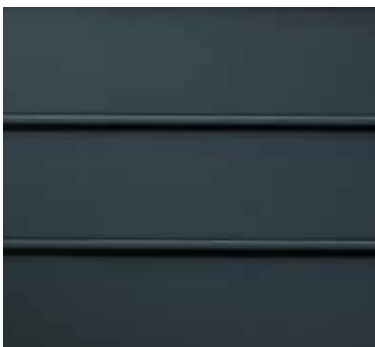


BEADED CEDARMILL® & BEADED SMOOTH

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.

Trim

Designed to be used in non-load-bearing applications, TruExterior Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior Trim accepts common high-quality, exterior-grade fasteners and can be installed using standard woodworking tools and methods.



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.



TruExterior Trim comes pre-primed and does require paint.