

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

**Address:** 10304 Montgomery Avenue, Kensington      **Meeting Date:** 3/20/2024  
**Resource:** Primary Resource      **Report Date:** 3/13/2024  
**Kensington Historic District**  
**Applicant:** Jeff and Gloria Capron      **Public Notice:** 3/6/2024  
(Luke Olson, Architect)  
**Review:** Historic Area Work Permit      **Tax Credit:** Partial  
**Permit Number:** 1060765      **Staff:** Chris Berger  
**PROPOSAL:** Fenestration alteration, new additions, hardscape alterations, construction of new detached garage.

---

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with five conditions** the HAWP application with final review and approval of all details delegated to staff:

1. Applicant shall provide specifications for all features, including the masonry and flagstone steps and stairs, doors on the addition; light fixtures; and patio pavers.
2. Applicant shall specify all the proposed materials on the plans.
3. Applicant shall revise plans to correct any incorrect dimensions and labels.
4. The front porch floor shall be replaced in-kind with wood that is painted and not a composite material.
5. The applicant shall provide a detail for the replacement materials on the side porch.



***Figure 1: The subject property at 10304 Montgomery Avenue (noted by the yellow star) is located mid-block on the west side of the Montgomery Avenue. The red line is the boundary of the Kensington Historic District.***

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Primary Resource within the Kensington Historic District  
 STYLE: Colonial Revival Four Square  
 DATE: Ca. 1904-1911

**BACKGROUND**

The HPC provided a preliminary consultation for the project at its September 6, 2023, meeting and was generally supportive.<sup>1</sup> Staff prepared a summary report that read as follows:

1. Site plan
  - a. There is a general concern about increase to the amount of hardscape proposed in the illustrations.
  - b. Develop a comprehensive site plan.
  - c. Ensure compatibility of the drive aisle with the adjacent property.
  - d. Consider permeable paving materials.
  - e. Avoid adverse effects to protected trees.
2. Proposed chimney
  - a. Consider a substitute material such as stone or stucco in place of the proposed brick chimney. This would coalesce with the stone foundation of the original house.
  - b. Study the scale of the chimney.
3. Garage
  - a. Study gable roof forms for the garage and select option that minimizes its appearance.
  - b. Remove the proposed cupola.
  - c. Ensure placement of the garage is compatible/sensitive to the location of the adjacent historic garage.
4. New deck.
  - a. Consider shortening its overall length/refine dimensions.
  - b. Concern about the space between the stone wall and the deck.
5. Screened-in porch.
  - a. Refine the design.
  - b. Consider a hipped roof instead of a gable roof.
  - c. If the gable roof remains, consider alternative materials in the pediment.
6. Provide all elevations, site plans, material specifications, etc. as noted in the staff report when applying for your HAWP. All dimensions and materials should be clearly labeled.

**PROPOSAL**

The applicant proposes the following alterations to the property:

1. Construct a one-story, 493-square-foot rear addition with approximately 75-square-foot areaway and an approximately 100-square-foot deck.
2. Construct a 576-square-foot garage.
3. Hardscape alterations, including the construction of a 480-square-foot concrete pad and 392-square-foot patio and gravel driveway alteration.

---

<sup>1</sup> The staff report for the preliminary consultation report is available here: <https://montgomeryplanning.org/wp-content/uploads/2023/08/II.B-10304-Montgomery-Avenue-Kensington.pdf>

The minutes for the September 6, 2023, meeting are available here:

[https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=18960b37-4d9f-11ee-ae13-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=18960b37-4d9f-11ee-ae13-0050569183fa)

4. Construct a 72-square-foot trash enclosure in the side yard.
5. Porch alterations.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*; *Vision of Kensington: A Long-Range Preservation Plan (Vision)*; *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.

#### ***Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6***

The Amendment notes:

The district is architecturally significant as a collection of late 19th and early 20th Century houses exhibiting a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake and Colonial Revival. The houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

#### ***Vision of Kensington: A Long-Range Preservation Plan***

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan as noted on Page 1 "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

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

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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.
- (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 Standards read 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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.

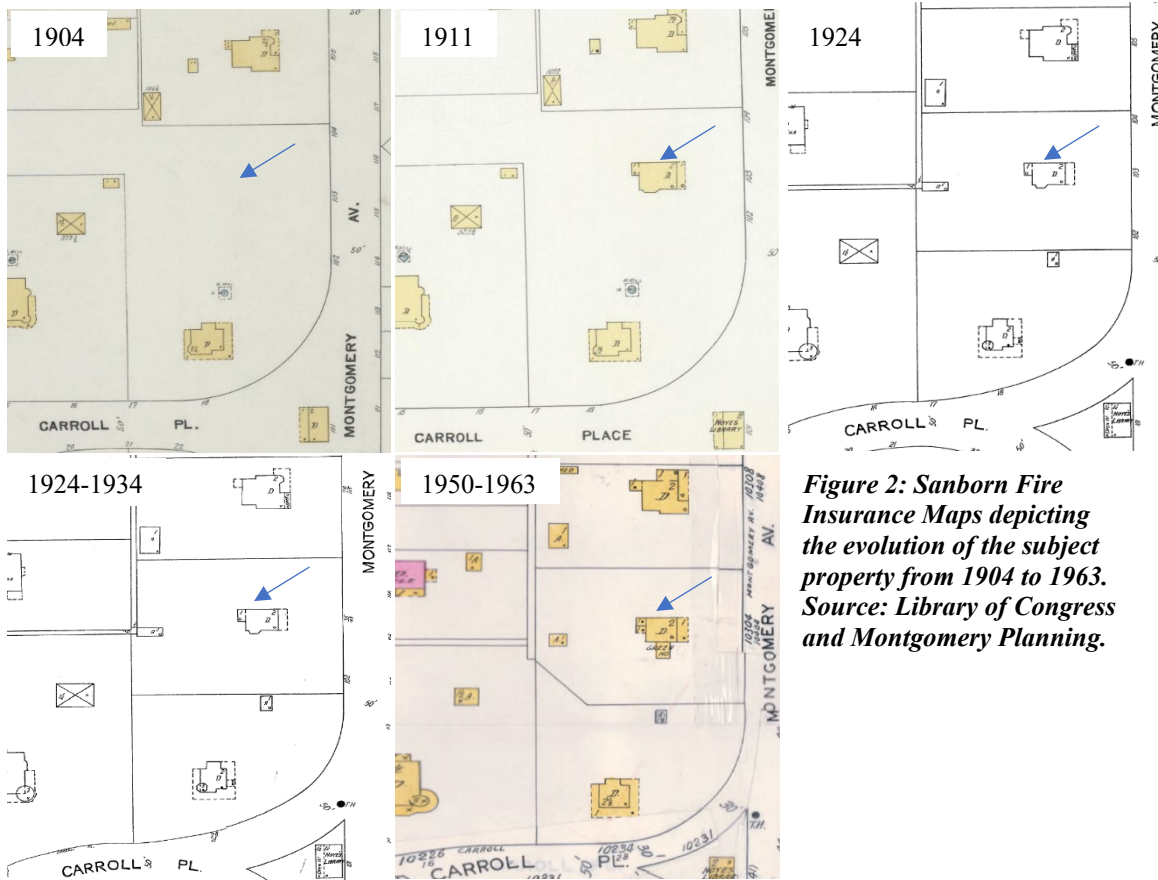
### **STAFF DISCUSSION**

The following information was prepared for the Preliminary Consultation Report. The subject property is a Primary Resource in the Kensington Master Plan Historic District. The property features a Colonial Revival-styled Four Square dwelling constructed between 1904 and 1911. The date of construction is based on an analysis of available Sanborn Fire Insurance Maps. The house is not depicted on the 1904 Sanborn Fire Insurance Map but is evident by 1911. The original 2.5-story, two-bay, two-pile, wood-frame house was clad in wood lap siding and capped with an asphalt shingle hipped roof. The roof featured overhanging eaves and centrally located hipped dormers on its eastern (front) and western (rear) slopes. A full-width, wood-frame, hipped roof porch supported by Tuscan wood columns adorned the façade. Fenestration primarily consisted of one-over-one, double-hung, wood-sash windows and a Palladian window on the north elevation. In the late 1980s, the HPC approved a two-story rear addition and a one-story, flat roof addition to the north elevation.<sup>2</sup> In 2016, the HPC permitted the addition of the

<sup>2</sup> For more information, see

[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640005/Box038/31-](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box038/31-)

two hipped dormers on the rear addition. In 2021, the HPC approved the construction of the extant accessory dwelling unit located directly to the rear of the historic house.<sup>3</sup>



**Figure 2: Sanborn Fire Insurance Maps depicting the evolution of the subject property from 1904 to 1963. Source: Library of Congress and Montgomery Planning.**



**Figure 3: Views of the façade and rear elevation of the house ca. 1988 (top row) and 2023 (bottom row). The 1988 photograph shows the house in its original form with later additions removed prior to a substantial renovation. Source: Montgomery Planning and applicant.**

[6 Kensington%20Historic%20District\\_10304%20Montgomery%20Avenue\\_03-10-1988.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box038/31-6_Kensington%20Historic%20District_10304%20Montgomery%20Avenue_03-10-1988.pdf) and [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640005/Box038/31-6\\_Kensington%20Historic%20District\\_10304%20Montgomery%20Avenue\\_12-18-1987.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box038/31-6_Kensington%20Historic%20District_10304%20Montgomery%20Avenue_12-18-1987.pdf).

<sup>3</sup> For more information, see [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/HAWP/5-26-2021/10304%20Montgomery%20Ave.%20Kensington%20-%20Approval.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/5-26-2021/10304%20Montgomery%20Ave.%20Kensington%20-%20Approval.pdf) and <https://montgomeryplanning.org/wp-content/uploads/2021/05/I.A-10304-Montgomery-Avenue-Kensington.pdf>.

## 1. Construct Rear Addition with Areaway and Deck

The applicant proposes a one-story, 493-square-foot rear addition on the rear elevation (*Figures 4-9*). The plan reviewed by the HPC as part of the preliminary consultation included a screened porch that was visible from the right of way, but the applicant has removed the porch from the proposal.

To accommodate the new addition, three sets of paired doors will be removed on the ground floor, and two 1/1 sash windows flanked by shutters on the second floor will be replaced with smaller 1/1 aluminum-clad 1/1 sash windows. The deck that existed in the rear yard already has been removed.

The rectangular-shaped foundation will be parged concrete to match the existing. The walls will be covered with fiber-cement lap siding with the same 4-inch reveal as the wood siding on the existing house. Fenestration will include two 1/1 aluminum clad wood sash windows on the right-side elevation; two pairs of French doors on the rear elevation; and four 1/1 aluminum clad wood sash windows on the left-side elevation. The trim at the windows, doors, and eaves will be Azek. A stone-veneer clad chimney will be placed on the exterior wall on the rear elevation. It will be symmetrical to both the addition and the existing circular window in the gable end. In response to HPC comments, the chimney's massing was slightly reduced and its cladding was changed from brick to stone veneer.

An approximately 75-square-foot areaway will extend parallel along the right-side elevation to access the proposed basement expansion under the addition. A composite railing will line its perimeter. The areaway proposed as part of the preliminary consultation was to be perpendicular to the addition. A pad and walkway to the areaway are not present on the plans, so if they are to be added they need to be part of a future HAWP application.

An approximately 100-square-foot deck will extend the length of the rear addition. This new deck location is in response to the HPC's comments in regard to the previous design of the deck proposed as part of the preliminary consultation. The deck will have Aeratis flooring and stairs and composite railing.

Staff supports the proposed rear addition with areaway and deck and recommends approval. The removal of the proposed screened porch improves the combability of the new construction. Staff finds its overall scale, massing, and form to be compatible as it remains secondary and subservient to the historic house because of its one-story scale. Further, most of the elements would have limited to no visibility from the public right-of-way due to their setback from the street and location behind the house, where they will be inset. Staff finds the proposed materials to be compatible with the historic house and surrounding district. The HPC routinely approves the use of cementitious siding, PVC trim, and asphalt shingle roofs on additions. The work meets both Kensington's Master Plan *Amendment* and *Vision*. In accordance with Chapter 24A-8(b), the proposal will not substantially alter the exterior features of an historic resource within an historic district, and the work is compatible in character with the historic district where rear additions as proposed are common. Per Chapter 24A-8(d), the HPC is to be lenient in its judgement for plans involving new construction unless they would seriously impair the historic or architectural value of the surrounding historic resources or would impair the character of the district. Staff finds the addition will not affect the value and character of the district. It also conforms with the *Standards*, because the historic character of the property will be retained and preserved; the new addition will not destroy the historic materials that characterize a property and the new will be differentiated from the old; and the form and integrity of the property will be unimpaired if the addition is removed in the future.



Figure 4: A recent photo of the rear elevation where the addition will be located.

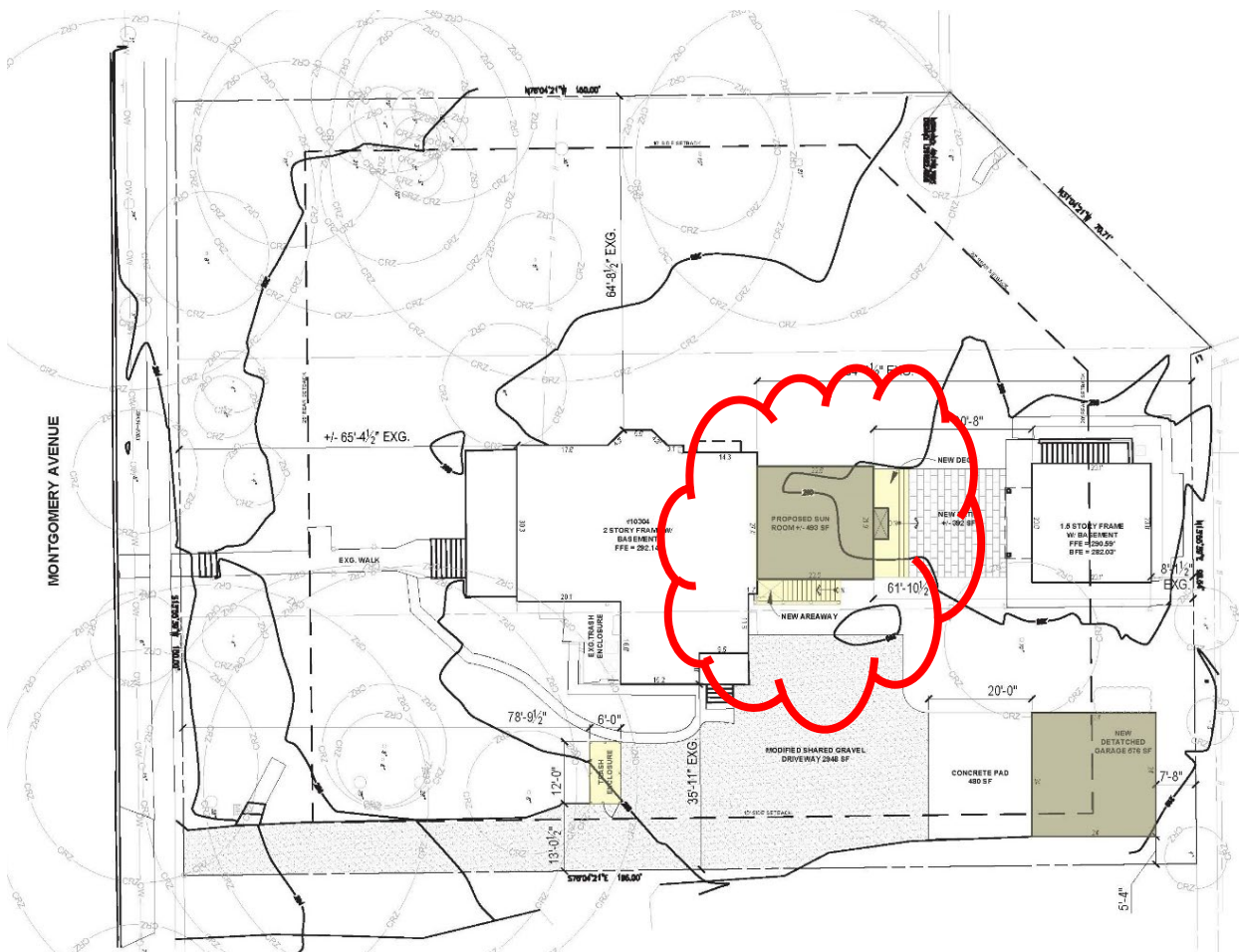


Figure 5: The proposed site plan shows the location of the proposed addition, arway, and deck clouded in red.

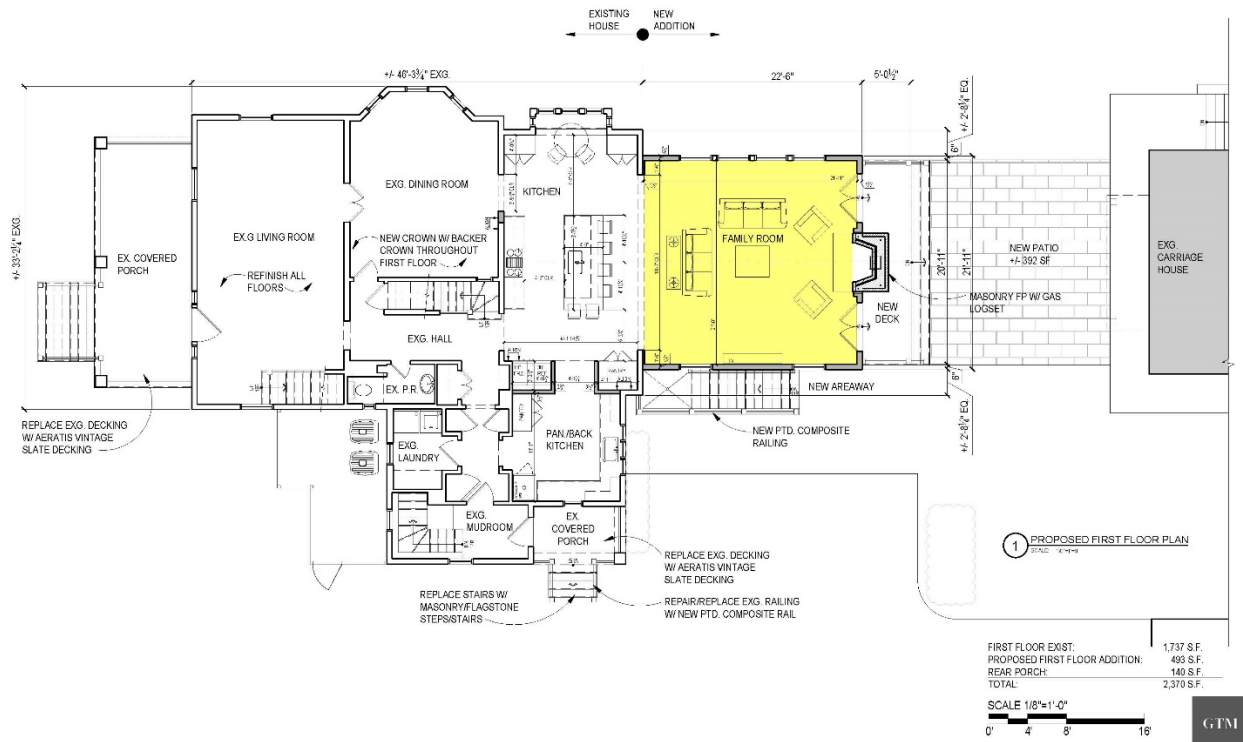


Figure 6: The floor plan shows the location of the addition in yellow.



Figure 7: The existing and proposed right-side elevation.



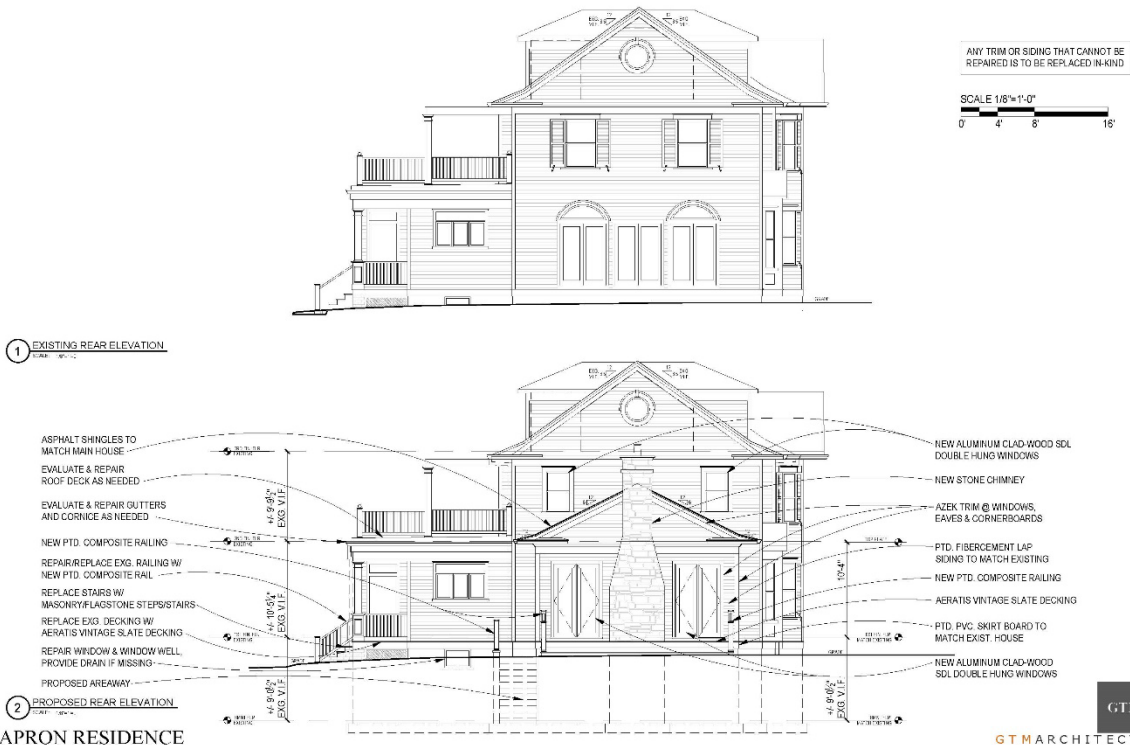


Figure 8: The existing and proposed rear elevation.



Figure 9: The existing and proposed left-side elevation.

## 2. Construct a 576-Square-Foot Garage

The applicant proposes to construct a 24-by-24-foot garage in the rear yard in the property's northwest corner (*Figures 10-11*). The garage will have a slab foundation; painted PVC skirt board; fiber-cement siding; and Azek trim around the windows, eaves, and corner boards. The pyramidal hip roof will be covered with asphalt shingles to match the existing shingles on the house. Fenestration will include a 2/2 aluminum-clad sash window; four-light paneled egress door; and two composite clad garage doors.

The garage plan reviewed by the HPC as part of the preliminary consultation included a cupola, but the HPC directed the applicant to remove it, and the applicant has complied. The applicant also was to study gable roof forms for the garage and select an option that minimized its appearance. The applicant's architect said he completed the study and determined that the hipped roof was the best option to minimize the garage's appearance because it has a smaller profile compared to a front or side-gabled roof. He noted that the existing residence on the property has a hipped roof, so there is precedent for the roof type on the property.

The HPC also directed the applicant to ensure placement of the garage was compatible and sensitive to the location of the adjacent historic accessory structure at 10308 Montgomery Avenue. The applicant's architect noted that the two-story accessory structure on the adjacent property is set back 7.5 feet off the rear lot line and measured 18 feet long. The proposed garage will have a similar rear setback and will be 24 feet long. The garage will be set forward to address HPC's direction to minimize impact to trees. According to the architect, the garage's location was selected because it is a clear area currently occupied by a gravel driveway. The proposed garage will be set back 164 feet from the front property line, so the six-foot projection difference between the buildings would not be evident from the right of way.

Staff supports the proposed garage and recommends approval. The hipped roof is less visually imposing than a gable roof and matches a roof type found on the historic residence. The garage will be smaller in massing than the 1.5-story historic accessory structure on the subject property and two-story accessory structure on the adjacent property at 10308 Montgomery Avenue. The garage will be set well back from the right of way to limit its visual impact, and its siting protects existing trees along the rear property line. The historic record supports the construction of multiple accessory structures on lots. Staff finds that the materials of the garage to be compatible with the individual resource and the historic district; the HPC regularly approves the use of cementitious fiberboard siding, PVC trim, and asphalt shingles. The work meets both Kensington's Master Plan *Amendment* and *Vision*. In accordance with Chapter 24A-8(b), the proposal will not substantially alter the exterior features of an historic resource within an historic district, and the work is compatible in character with the historic district where accessory structures in the rear yard are common. Per Chapter 24A-8(d), the HPC is to be lenient in its judgement for plans involving new construction unless they would seriously impair the historic or architectural value of the surrounding historic resources or would impair the character of the district. Staff finds the garage will not affect the value and character of the district. It also conforms with the *Standards*, because the historic character of the property will be retained and preserved; the new garage will not destroy the historic materials that characterize a property and the new will be differentiated from the old; and the form and integrity of the property will be unimpaired if the garage is removed in the future.

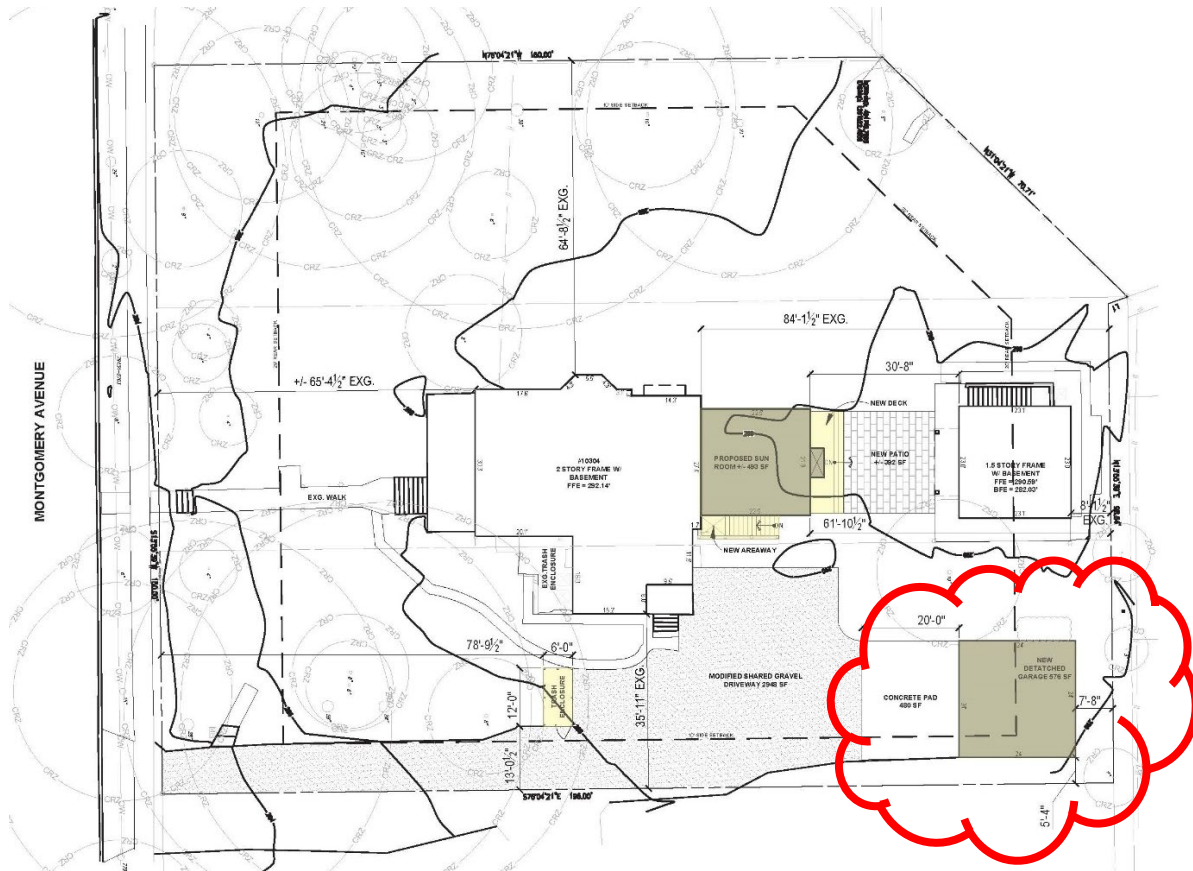


Figure 10: The proposed site plan shows the location of the proposed garage clouded in red.

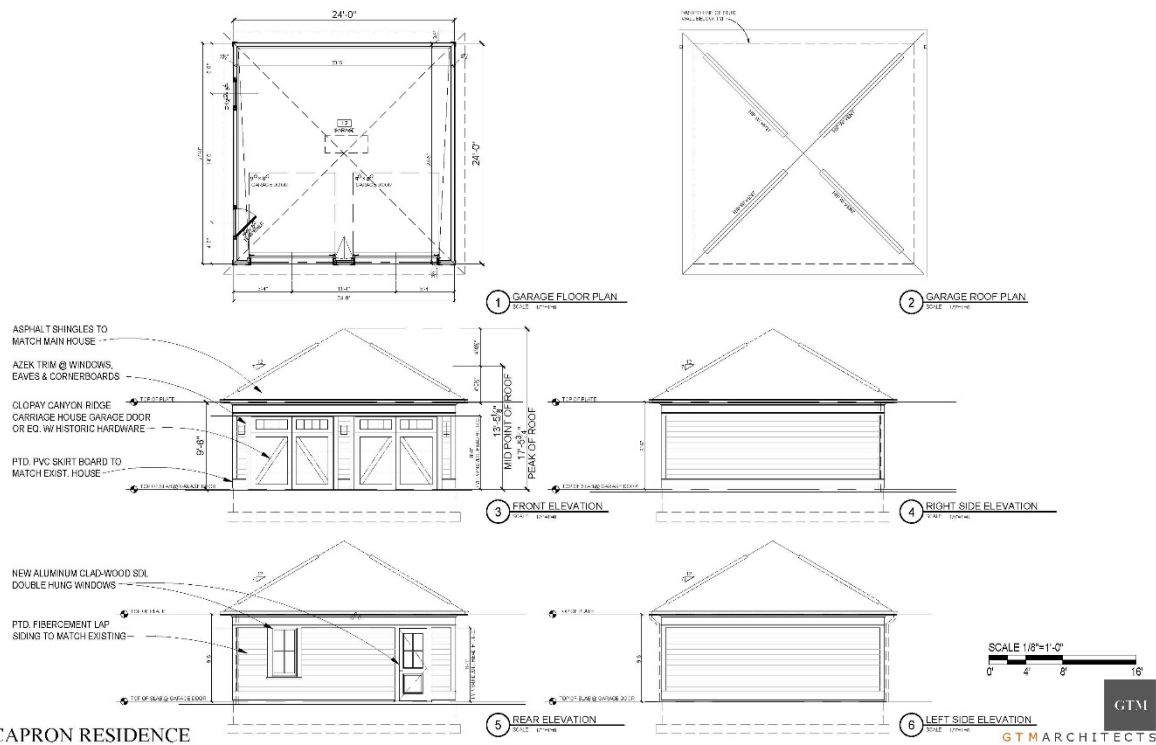
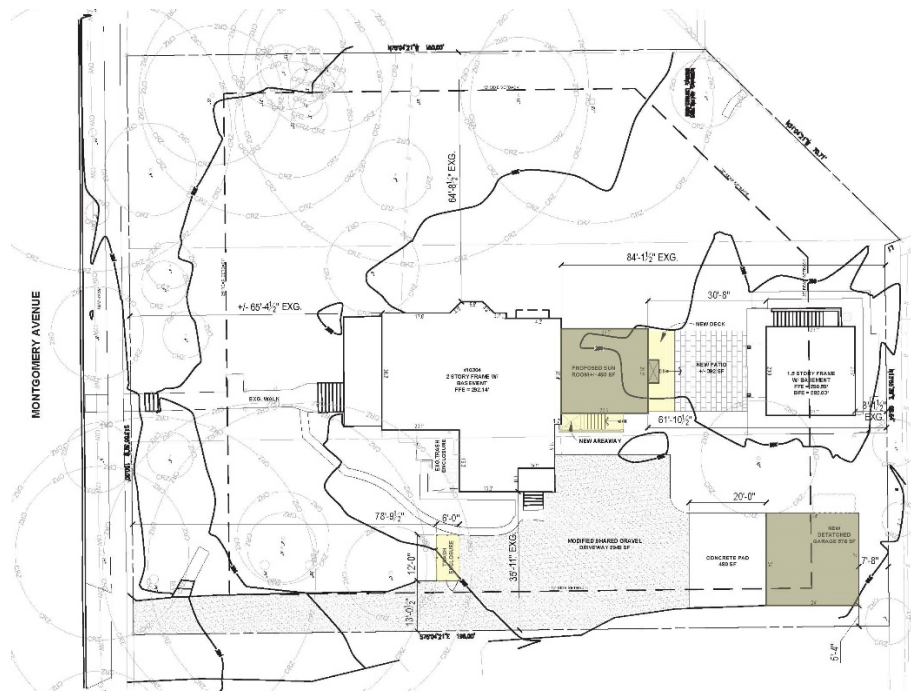


Figure 11: The proposed garage plans.

### 3. Hardscape Alterations

The applicant proposes to construct a 480-square-foot concrete pad in front of the proposed garage, a 392-square-foot patio, and reconfigure the gravel driveway (*Figure 12*). According to the plan, the existing gravel driveway measures 2,936 square feet and extends to the existing carriage house. The proposed driveway will be reconfigured to remove the section that extends to the existing carriage house. Gravel will be added to provide parking along the existing residence. The new driveway will measure 12 additional square feet. The HPC expressed concern about the increased hardscape as part of the preliminary consultation, so the applicant removed the stone wall. Staff seeks a condition that the applicant provide specifications for the proposed patio material.

Staff supports the proposed hardscape alterations and recommends approval. A net of approximately 1,300 square feet—or 5 percent—of the existing 28,367-square-foot lot will be covered by both new construction and new hardscape. It all will be built in the rear yard where it will be at most minimally visible from the right of way. Those improvements include the rear addition, areaway, deck, garage, concrete pad, and trash enclosure for a total of 1,800 square feet. An existing slate patio measuring approximately 500 square feet will be removed and returned to greenspace. The hardscape work meets both Kensington’s Master Plan *Amendment* and *Vision*. In accordance with Chapter 24A-8(b), the hardscaping will not substantially alter the exterior features of an historic resource within an historic district, and the work is compatible in character with the historic district where hardscaping as proposed in are common. Per Chapter 24A-8(d), the HPC is to be lenient in its judgement for plans involving new construction unless they would seriously impair the historic or architectural value of the surrounding historic resources or would impair the character of the district. Staff finds the hardscape improvements will not affect the value and character of the district. The work also conforms with the *Standards*, because the historic character of the property will be retained and preserved; the new hardscape will not destroy the historic materials that characterize a property and the new will be differentiated from the old; and the form and integrity of the property will be unimpaired if the hardscape is removed in the future.

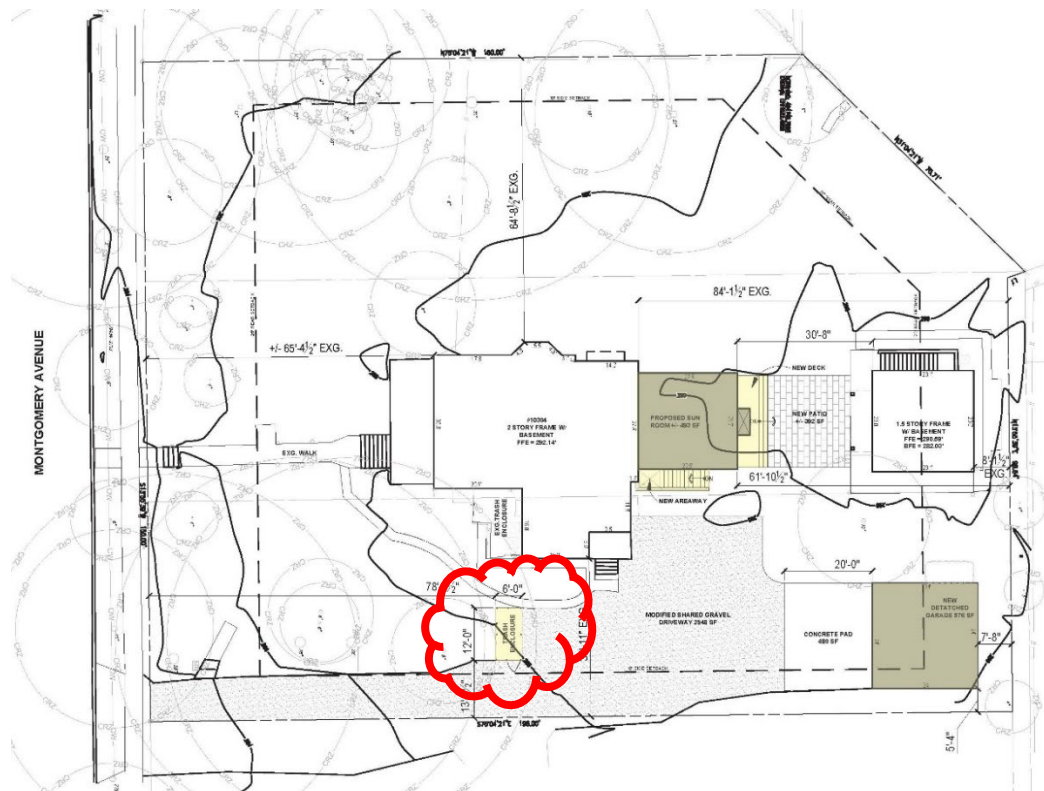


**Figure 12: Hardscape alterations include a 480-square-foot concrete pad in front of the proposed garage, a 392-square-foot patio, and gravel driveway reconfiguration.**

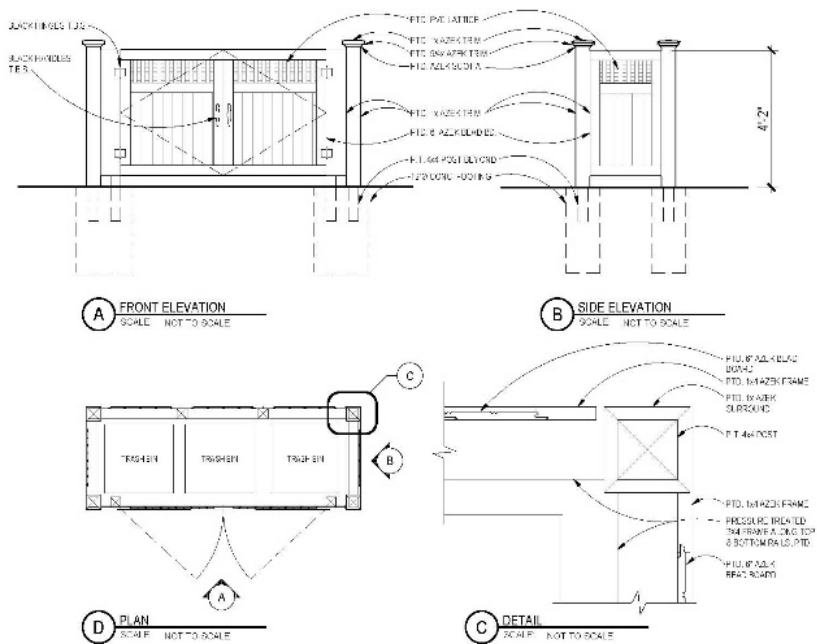
#### 4. Construct a Trash Enclosure

The applicant proposes the construction of a 72-square-foot trash enclosure in the side yard, approximately 75 feet from the right of way on the proposed reconfigured gravel driveway (*Figures 13-14*). The existing trash enclosure is located along the residence and is visible from the right of way. The proposed enclosure will measure 12 feet long, 5 feet wide, and approximately 4.5-feet tall. It will be built of Azek with pressure-treated wood posts wrapped in the material. It will feature paired swing doors with lattice at the top. According to the applicant's architect, the new location is necessary to address a rodent issue.

Staff supports the proposed trash enclosure and recommends approval. Staff finds the proposed location appropriate because of its distance from the right of way, compatible design, and the low height of the structure. Staff would prefer that the enclosure be sited in the rear yard—ideally along the right-side elevation of the proposed garage. If the applicant agrees and wishes to select a different location for the trash enclosure, staff should be able to approve the HAWP application administratively. The trash enclosure meets both Kensington's Master Plan *Amendment* and *Vision*. In accordance with Chapter 24A-8(b), the proposal will not substantially alter the exterior features of an historic resource within an historic district, and the work is compatible in character with the historic district where accessory structures in the rear yard are common. Per Chapter 24A-8(d), the HPC is to be lenient in its judgement for plans involving new construction unless they would seriously impair the historic or architectural value of the surrounding historic resources or would impair the character of the district. Staff finds the enclosure will not affect the value and character of the district. It also conforms with the *Standards*, because the historic character of the property will be retained and preserved; the new enclosure will not destroy the historic materials that characterize a property and the new will be differentiated from the old; and the form and integrity of the property will be unimpaired if the enclosure is removed in the future.



**Figure 13: The proposed trash enclosure location is clouded in red on the site plan.**



**Figure 14: The proposed plans for the trash enclosure.**

## 5. Porch Alterations

The applicant seeks to replace the existing wood tongue-and-groove decking on the front and right-side porches with Aeratis heritage paintable tongue and groove decking (Figures 15-16). The applicant’s justification is to increase the longevity of the deck, which has experienced wood rot. On the right-side porch, the applicant also seeks to replace the wood railing and steps with painted composite railings and brick and flagstone steps to provide a more durable solution in the high-traffic area.

Staff recognizes the front porch decking had deteriorated and replacement is a viable solution. The typical requirement for front porch replacements to Primary resources in the Kensington Historic District is that they be replaced in kind. This requirement comes from the finding that front porches are character-defining features for the resources. Standard No. 6 states: “Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.” In this instance, wood is the appropriate material. The HPC tends to avoid prescriptive solutions by specifying a species of wood, only that the material be wood and the finish is as close to the historic finish as possible. This work would also qualify for the Montgomery County and state historic rehabilitation tax credits of 25 percent and 20 percent, respectively.

Evaluating the proposal under Chapter 24A, Staff finds the proposal to change the wood porch decking on the original porch to a non-wood material is an inappropriate substitute material and recommends the HPC deny the work item under 24A-8(a). Staff finds that the proposed porch replacement will substantially alter the exterior features of a historic resource, contrary to 24A-8(b)(1). Staff additionally finds the proposed material is not a compatible substitute for wood decking for original front porches in the Kensington Historic District and does not meet 24A-8(b)(2). Staff does not find the proposed work will provide additional protection for the site under 24A-8(b)(3), nor that the existing condition is unsafe or a health hazard as generally understood under 24A-8(b)(4). Staff finds that property owners will not be deprived of reasonable use or suffer “undue hardship” of their property under 24A-8(b)(5) if the work is not approved. Staff does not find that in applying a balancing test, the public is better served by granting

the permit, per 24A-8(b)(6). Finally, Staff does not find that the subject property, as a Primary Resource, does not satisfy the requirement of a resource “of little historical or design significance or for plans involving new construction,” so Staff finds 24A-8(d) does not apply to this HAWP.

There are steps a property owner can take to extend the life of porch decking. First, while Staff is unaware of the species of the existing porch, a more durable wood species can be selected. The National Park Service compiled a list of wood species that could be utilized in Preservation Brief No. 45 – Preserving Historic Wood Porches.<sup>4</sup> While the availability of some of the wood species may be out of date, it does provide some background into other options in the marketplace. Second, the wood can be prepped to protect the wood from the elements. Applying primer on all six sides of the porch decking before painting can create a barrier that will help to protect the wood from water and ultraviolet light damage. Finally, the applicant can incorporate an inspection of the porch decking as part of the house’s cyclical maintenance. Finding areas of wood rot or worn paint before they have an opportunity to spread will help the material last longer.

Staff supports the Hampton composite railing and brick and flagstone steps for the right-side porch. The side porch was constructed in the 1980s, so per Chapter 24A-8(d) the HPC is to be lenient in its judgement of the plans unless such plans would seriously impair the historic or architectural value of the surrounding historic resources or impair the character of the district. Staff finds this would not be the case with the proposed changes. The applicant’s architect noted the existing front- and right-side porches are on brick piers, so the proposed materials match those already found on the historic resource. Staff seeks a condition that the applicant provide a detail for the replacement side porch. The proposed replacement materials on the side porch meet both Kensington’s Master Plan *Amendment* and *Vision*. In accordance with Chapter 24A-8(b), the proposal will not substantially alter the exterior features of an historic resource within an historic district, and the work is compatible in character with the historic district where synthetic materials on rear additions are common. It also conforms with the *Standards*, because the historic character of the property will be retained and preserved; the new enclosure will not destroy the historic materials that characterize a property and the new will be differentiated from the old; and the form and integrity of the property will be unimpaired if the synthetic porch materials are removed in the future.

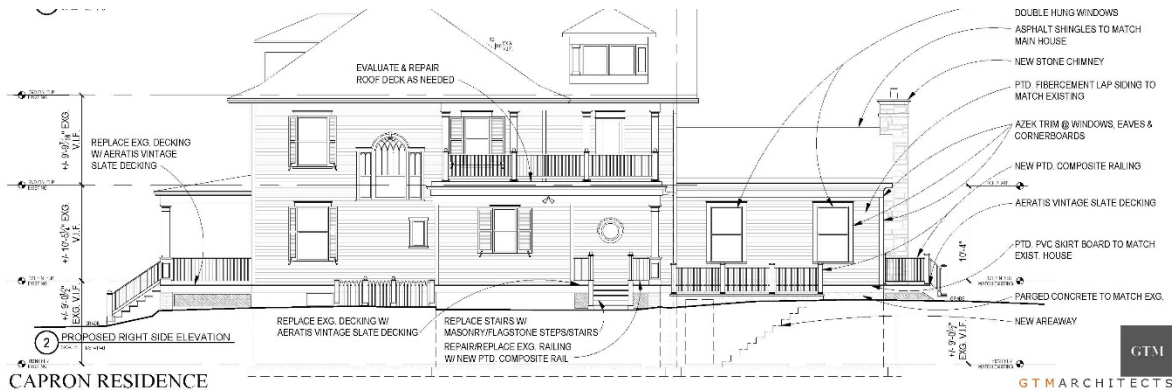


ROTTING DECK BOARDS AT FRONT PORCH

DETERIORATING SIDE PORCH STEPS AND RAILINGS

**Figure 15: The applicant provided these photos of the front and right-side porch.**

<sup>4</sup> The brief can be read here: [Preservation Brief 45: Preserving Historic Wood Porches \(nps.gov\)](https://www.nps.gov/pubs/p45/)



**Figure 16: The applicant proposes to replace the front and right-side porch floors with Aeratis and replace the railing and stairs on the right-side porch.**

After full and fair consideration of the applicant's submission, staff finds the proposal consistent with the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and Chapter 24A-8(d), having found the proposal is consistent with the *Amendment, Vision of Kensington*, and *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10.

### **STAFF RECOMMENDATION**

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

1. Applicant shall provide specifications for all features, including the masonry and flagstone steps and stairs, doors on the addition; light fixtures; and patio pavers.
2. Applicant shall specify all the proposed materials on the plans.
3. Applicant shall revise plans to correct any incorrect dimensions and labels.
4. The front porch floor shall be replaced in-kind with wood that is painted and not a composite material.
5. The applicant shall provide a detail for the replacement materials on the side porch.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the proposal, as modified by the conditions, is consistent with the *Vision of Kensington*, 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 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@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# 1060765
DATE ASSIGNED

APPLICANT:

Name: Jeff and Gloria Capron
E-mail: gcidesign@gloriacapron.com
Address: 10304 Montgomery Ave
City: Kensington Zip: 20895
Daytime Phone:
Tax Account No.: 01018853

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? X Yes/District Name Kensington
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: 10304 Street: Montgomery Ave
Town/City: Kensington Nearest Cross Street: Kensington Pkwy
Lot: 12 Block: 2 Subdivision: 0015 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:

- Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other: DRIVEWAY MODIFICATION
New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof

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.

Handwritten signature of owner or authorized agent

Handwritten date: 8/16/23

Signature of owner or authorized agent

Date

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

**Owner's mailing address**

JEFF & GLORIA CAPRON  
10304 MONTGOMERY AVE  
KENSINGTON, MD 20895

**Owner's Agent's mailing address**

Luke Olson  
7735 Old Georgetown Rd Ste 700  
Bethesda, MD 20814

**Adjacent and confronting Property Owners mailing addresses**

JAMES & CAROL SHARP  
10226 CARROLL PL  
KENSINGTON MD 20895

MICHAEL & DEBRA MCCURRY  
10313 FAWCETT ST  
KENSINGTON MD 20895

NICHOLAS & CARRIE STORER  
10234 CARROLL PL  
KENSINGTON MD 20895

DENNIS & ANGELA KILCULLEN  
10308 MONTGOMERY AVE  
KENSINGTON MD 20895

MACKIE BARCH & JACQUELINE FORTI  
10303 MONTGOMERY AVE  
KENSINGTON MD 20895

JENNIFER BRUSH  
10312 MONTGOMERY AVE  
KENSINGTON MD 20895

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 COLONIAL REVIVAL HOUSE WITH CLAPBOARD SIDING AND ASPHALT SHINGLE ROOF CIRCA 1893 WITH 2-STORY DETACHED ACCESSORY STRUCTURE IN REAR YARD.

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

We submitted initial designs for preliminary review at the 9/6/23 HPC meeting and received generally positive feedback, with some additional comments to address outlined in the attached Preliminary Consultation Report. In response to the feedback received we've made the following changes to the submission set:

- the proposed side screened porch has been removed to reduce the overall coverage and hold the 1-story addition completely behind the existing house mass
- the chimney design has been refined and revised to stone veneer for compatibility with the existing house
- the proposed deck has been relocated to the rear of the addition, and the proposed stone garden wall has been removed
- a more detailed site plan has been provided showing the extent of the existing hardscape, the proposed changes to the driveway layout and materials, and the location of existing trees in relation to the proposed improvements
- the cupola has been removed from the garage. The garage location has been revised to avoid impact to trees and to be compatible with the location of the existing accessory structure, and the details of the garage design have been modified to be more in keeping with those of the existing accessory structure

By reducing the overall scope and revising the design as outlined above, we believe we have suitably addressed the Commissioners comments. Additionally, we have made the following changes:

We have added a detached trash enclosure to the site plan to address an existing rodent issue

The owner's would like to replace the existing wood decking at the front and right side porches with Aeratis heritage paintable tongue and groove decking to increase the longevity of the deck and address the current issue they have with the existing wood deck boards rotting out despite being under roofs. Modern wood decking is not as durable as historic materials, and given the degree of the rot we believe the front deck boards have already been replaced and are not original to the house. The right side deck is part of a previously approved addition and not historic. The current material is a painted t&g decking, and we have received approval to replace ptd. wood decking with the Aeratis product as part of previous HAWP applications. We believe this to be a more appropriate material as compared to more durable wood alternatives like Ipe that do not accept paint well, would not provide the same look, and are not native to the region.

On the right side porch, we're also requesting to replace the wood railing and steps with ptd. composite railings and brick & flagstone steps to provide a historically appropriate alternative to the current wood deck/steps/railing that will better hold up to the elements in a high-traffic area that the homeowners use as their primary entrance. The existing front and right side porches are on brick piers, so the materials are consistent with the historic resource, and there are other houses in the district with brick/flagstone stoops & steps, so it's a compatible detail.

The second floor roof deck and associated gutters and downspouts are also in disrepair, and need to be evaluated and repaired. The roof deck is part of previous addition to the historic house, and we are proposing to repair and replace in-kind as required to address the current condition.

**From:** [Luke Olson](mailto:luke@gtmarchitects.com)  
**To:** [Berger, Chris <gdesign@gloriacapron.com>](mailto:Berger, Chris <gdesign@gloriacapron.com>); [jeffcapron5504@gmail.com](mailto:jeffcapron5504@gmail.com)  
**Cc:** [George Myers](mailto:George Myers <gmymers@gtmarchitects.com>)  
**Subject:** RE: 10304 Montgomery Ave, Kensington (HAWP No. 1060765)  
**Date:** Wednesday, March 6, 2024 9:02:30 PM  
**Attachments:** [image001.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,

We studied the roof forms and determined that the hipped roof proposed was best able to minimize the appearance/mass of the garage as it has a smaller profile compared to a front or side gable. The existing historic resource has both gable and hipped roof profiles, so a hipped roof garage is also compatible with the existing resource. It is also a roof profile that exists on other accessory structures in the Kensington Historic district.

We're roughly aligning the new garage with the existing accessory structure on our property. As the barn is not on our property it was not part of the civil survey we have on file, but based on dimensions scaled off of the survey submitted with HAWP case #31/06-18H reviewed at the 7/11/2018 meeting, the neighboring barn structure is approx. 7.5' off of the rear lot line and 18' deep. Our garage has a similar rear setback and is 24' deep. While we may be projecting slightly further forward on the lot, we're doing so in order to minimize impact to the trees on the rear property line, as well as to locate the garage on a clear area of the lot currently occupied by gravel drive to minimize native soil disturbance. With an approx. 164' setback from the front property line, we don't believe the roughly 6' difference in the front plane of the existing barn and new garage will be very conspicuous/evident when viewed from the public right of way, especially considering the wider 2-story mass of the neighboring barn. Here's the street view for reference:



I've also attached a photo of the existing accessory structures taken from the property line at the approx. point where the driveways split.

We've also sited the garage to conform with the applicable Town and County setbacks, and have sited it 5'-4" off of the side lot line to minimize impact to the critical root zone of the 10" tree directly south of the proposed garage location, in accordance with the Commissioners comments that we review the garage/driveway location to minimize impact to existing trees.

The proposed modifications to the existing driveway all occur beyond where the neighboring driveway splits off and turns in to the neighboring property, so we are not impacting the neighboring drive. It's also worth mentioning that this is not a shared driveway condition; the two properties each have their own dedicated driveway that happen to abut each other at the property line.

Thanks,

**Luke Olson**  
GTMARCHITECTS  
240-333-2021  
[luke@gtmarchitects.com](mailto:luke@gtmarchitects.com)  
[gtmarchitects.com](http://gtmarchitects.com)

---

**From:** Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>  
**Sent:** Wednesday, March 6, 2024 5:17 PM  
**To:** Luke Olson <[luke@gtmarchitects.com](mailto:luke@gtmarchitects.com)>; [gdesign@gloriacapron.com](mailto:gdesign@gloriacapron.com); [jeffcapron5504@gmail.com](mailto:jeffcapron5504@gmail.com)  
**Cc:** George Myers <[gmymers@gtmarchitects.com](mailto:gmymers@gtmarchitects.com)>  
**Subject:** RE: 10304 Montgomery Ave, Kensington (HAWP No. 1060765)

Luke,

The subcommittee's guidance on alternative materials should be available with the April 3 meeting materials.

We're finalizing the staff report and a few more questions have come up.

In regard to the garage design and placement you removed the cupola, but you also were to:

- Study gable roof forms for the garage and select option that minimizes its appearance.
- Ensure placement of the garage is compatible/sensitive to the location of the adjacent historic garage at 10308 Montgomery Avenue. (You wrote in the project description that the garage location has been revised to be compatible with the location of the existing accessory structure, but please clarify which accessory structure you're referencing and elaborate on that.)

For the driveway you were to ensure compatibility of the drive aisle with the adjacent property.

Please provide responses to those 3 HPC comments.

**Chris Berger, AICP**  
Cultural Resources Planner III  
Montgomery County Planning Department  
2425 Reedley Drive, 13th Floor, Wheaton, MD 20902  
[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)  
Office: 301-485-4571

---

**From:** Luke Olson <[luke@gtmarchitects.com](mailto:luke@gtmarchitects.com)>  
**Sent:** Tuesday, March 5, 2024 4:32 PM  
**To:** Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>; [gdesign@gloriacapron.com](mailto:gdesign@gloriacapron.com); [jeffcapron5504@gmail.com](mailto:jeffcapron5504@gmail.com)  
**Cc:** George Myers <[gmymers@gtmarchitects.com](mailto:gmymers@gtmarchitects.com)>  
**Subject:** RE: 10304 Montgomery Ave, Kensington (HAWP No. 1060765)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Ok, thanks Chris. Good to know. I knew that was in the works but didn't know the exact status/timeline of the Subcommittee's final determinations. Will the new guidance be available online for our review at some point? We'll keep an eye out for the staff report.

Thanks,

**Luke Olson**  
GTMARCHITECTS  
240-333-2021  
[luke@gtmarchitects.com](mailto:luke@gtmarchitects.com)  
[gtmarchitects.com](http://gtmarchitects.com)

---

**From:** Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>  
**Sent:** Tuesday, March 5, 2024 4:27 PM  
**To:** Luke Olson <[luke@gtmarchitects.com](mailto:luke@gtmarchitects.com)>; [gdesign@gloriacapron.com](mailto:gdesign@gloriacapron.com); [jeffcapron5504@gmail.com](mailto:jeffcapron5504@gmail.com)  
**Cc:** George Myers <[gmymers@gtmarchitects.com](mailto:gmymers@gtmarchitects.com)>  
**Subject:** RE: 10304 Montgomery Ave, Kensington (HAWP No. 1060765)

Luke,

Thanks so much for your thorough answers.

In regard to the front porch floor, the HPC's Subcommittee on Alternative Materials met 3 times this year, most recently on February 21, to create standards on alternative materials, so the guidance we have is very recent. As you said, you are welcome to object to any staff-recommended conditions and testify at the March 20 meeting by signing up here by 9 a.m. on March 19: <https://montgomeryplanning.org/planning/historic/historic-preservation-commission/historic-preservation-commission-sign-up-to-testify/>

I'll send the link to the staff report when it's posted, likely next Wednesday, March 13.

**Chris Berger, AICP**  
Cultural Resources Planner III  
Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)  
Office: 301-495-4571

---

**From:** Luke Olson <[lolson@GTMarchitects.com](mailto:lolson@GTMarchitects.com)>  
**Sent:** Monday, March 4, 2024 4:52 PM  
**To:** Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>; [gcidesign@loriacapron.com](mailto:gcidesign@loriacapron.com); [jeffcapron5504@gmail.com](mailto:jeffcapron5504@gmail.com)  
**Cc:** George Myers <[gmyers@GTMarchitects.com](mailto:gmyers@GTMarchitects.com)>  
**Subject:** RE: 10304 Montgomery Ave, Kensington (HAWP No. 1060765)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,

The double hung windows on the addition will be 1 over 1's to match the historic resource windows. The detached garage windows will be divided lights to match the existing accessory structure on the lot.

The rear doors are proposed to be alum-clad wood double pane low-e full-light doors to be consistent with the doors currently on the rear of the house in the previous addition.

The clients want the trash enclosure away from the house as they currently have a rodent issue with the attached trash enclosure. We're locating it in a location at the front of the current driveway so we can utilize the existing gravel drive for the trash enclosure base without increasing the amt of impervious area of the lot. We're also setting it back from the front of the historic house and aligning with the current attached trash enclosure for consistency with the current house.

There is currently a concrete step at the top of the areaway, and the areaway is approx. 76 sf. We have not discussed whether there will be a walkway, stepping stone path or other pathway from the areaway to either the driveway or the rear patio. That will likely be part of a future submission for a full landscape/hardscape plan designed by the landscape architect.

The accessory structure approved in 2021 has fiber cement lap siding which we are matching on the garage: <https://montgomeryplanning.org/wp-content/uploads/2021/05/A-10304-Montgomery-Avenue-Kensington.pdf> The 1990's rear addition to the existing house appears to be wood. We're proposing fiber cement siding on the addition as a way to differentiate old for new while also being compatible and maintaining a traditional appearance per The Secretary of the Interior Standards. Existing main house siding reveal is approx. 4" and we would propose to match that on the rear addition. The detached accessory structure appears to have a 6" siding reveal. We could either match that or the main house reveal, whichever is most appropriate. I'd think we would want to match the existing accessory structure for consistency. It's also not uncommon in the historic district for the accessory structure materials to not exactly match the main house.

The rear porch note is providing a sq. footage for the new rear deck between the new Family Room/Sunroom addition and new rear patio. It's a little under 7' x 21' including the steps to grade, and excluding the area of the chimney.

The new second floor rear windows are smaller than the existing to provide code required clearance for the new sunroom roof. Please note that those windows are part of a 1990's addition and not original to the house. We'd replace the window trim in that section "in-kind" I believe it is wood, but it's painted and 2-stories up so we'd need to confirm.

Thank you for clarifying on the acceptable porch materials. We understand that the Commission has previously expressed a position that front porches be replaced with wood, but I've also sat in on recent meetings where it hasn't been so clear-cut, and I have been frequently told that all applications are reviewed on their own merit. In this specific circumstance, the decking does not appear to be original to the house and is extensively water damaged even though it is painted and has a roof above it. The homeowners do not want to have to replace it every 5 years and are requesting that the Commission consider an alternative material, aeratis, which has been previously approved for use in the Kensington historic district and meets the . We've also received approval to replace non-original front decking on a project in a similar circumstance at 9 West Irving street in the Chevy Chase Village historic district. If you plan to recommend approval with the condition that it be ptd. wood decking, then we will review the staff report and they can decide whether we are ok accepting that condition or want to present our case to the Commission.

Please let me know if you have any other questions or require any additional info.

Thanks,

**Luke Olson**  
GTARCHITECTS  
240-333-2021  
[mailto:lolson@gtmarchitects.com](mailto:mailto:lolson@gtmarchitects.com)  
[gtmarchitects.com](http://gtmarchitects.com)

---

**From:** Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)>  
**Sent:** Monday, March 4, 2024 4:07 PM  
**To:** Luke Olson <[lolson@GTMarchitects.com](mailto:lolson@GTMarchitects.com)>; [gcidesign@loriacapron.com](mailto:gcidesign@loriacapron.com); [jeffcapron5504@gmail.com](mailto:jeffcapron5504@gmail.com)  
**Subject:** 10304 Montgomery Ave, Kensington (HAWP No. 1060765)

Hello,

Your Historic Area Work Permit is tentatively scheduled for Historic Preservation Commission review at its March 20 meeting. Staff has the following questions and comments:

- The 1/1 windows proposed for both the addition and 2<sup>nd</sup> floor of the rear elevation are labeled as simulated divided lites, but they are drawn without grids. Please confirm if they will be as shown or include grids. (Note that the proposed window on the garage does show a grid.)
- What will be the material and type of the proposed doors on the rear elevation? They are mislabeled as windows.
- Please explain why the trash enclosure was sited in its proposed location.
- Will a concrete pad be placed at the top of the areaway steps? Will there be a walkway to link it to the gravel driveway and/or proposed patio?
- What is the square footage of the proposed areaway?
- There is a label on the addition and garage that the "Fib. Fiber cement lap siding to match existing." is the siding on the existing residence fiber cement? What is the reveal of the existing and proposed siding?
- The Proposed First Floor Plan sheet references a 140 square foot rear porch in the square footage table. Please clarify what that is referencing.
- Please confirm whether or not the replacement windows on the second floor of the rear elevation will be smaller in size than the existing and will have Azek trim.
- I hate to be the bearer of bad news, but the Historic Preservation Commission's position on front wood porch floors for resources such as 10304 Montgomery Ave. is that they should be replaced with wood and not a substitute material, so we will have to recommend the floor is replaced in kind with wood. Side and rear porch floors can be a substitute material on a case-by-case basis, and in this instance we will support Aeratis on the side porch.

Please provide responses by Wednesday, March 6.

**Chris Berger, AICP**  
Cultural Resources Planner III  
Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)  
Office: 301-495-4571

**Historic Preservation Commission Preliminary Consultation Report**

Address: 10304 Montgomery Avenue, Chevy Chase

Applicant(s): Jeff and Gloria Capron (Luke Olson, Architect)

Proposal: New addition, hardscape alterations, construction of a detached garage.

Staff Contact: John Liebertz

HPC Commissioners Providing Comments: Karen Burditt (Acting Chair), Jeffrey Hains (Acting Vice-Chair), James Doman, Michael Galway, Mark Dominianni, Julie Pelletier, and Zara Nasar

---

**Recommendations:**

The HPC was generally supportive of the project and provided the following recommendations:

1. Site plan
  - a. There is a general concern about increase to the amount of hardscape proposed in the illustrations.
  - b. Develop a comprehensive site plan.
  - c. Ensure compatibility of the drive aisle with the adjacent property.
  - d. Consider permeable paving materials.
  - e. Avoid adverse effects to protected trees.
2. Proposed chimney
  - a. Consider a substitute material such as stone or stucco in place of the proposed brick chimney. This would coalesce with the stone foundation of the original house.
  - b. Study the scale of the chimney.
3. Garage
  - a. Study gable roof forms for the garage and select option that minimizes its appearance.
  - b. Remove the proposed cupola.
  - c. Ensure placement of the garage is compatible/sensitive to the location of the adjacent historic garage.
4. New deck.
  - a. Consider shortening its overall length/refine dimensions.
  - b. Concern about the space between the stone wall and the deck.
5. Screened-in porch.
  - a. Refine the design.
  - b. Consider a hipped roof instead of a gable roof.
  - c. If the gable roof remains, consider alternative materials in the pediment.
6. Provide all elevations, site plans, material specifications, etc. as noted in the staff report when applying for your HAWP. All dimensions and materials should be clearly labeled.

Return for an additional preliminary consultation

Return for a HAWP in accordance with the Commission's recommendations



## 10304 MONTGOMERY AVENUE, KENSINGTON, MD 20895

SCOPE OF WORK: SINGLE-STORY REAR SUN ROOM ADDITION W/ BACK PORCH, PATIO, 2 CAR DETACHED GARAGE, & DRIVEWAY RECONFIGURATION



EXISTING CONDITIONS PHOTOS - MAIN HOUSE





EXISTING CONDITIONS PHOTOS - CARRIAGE HOUSE



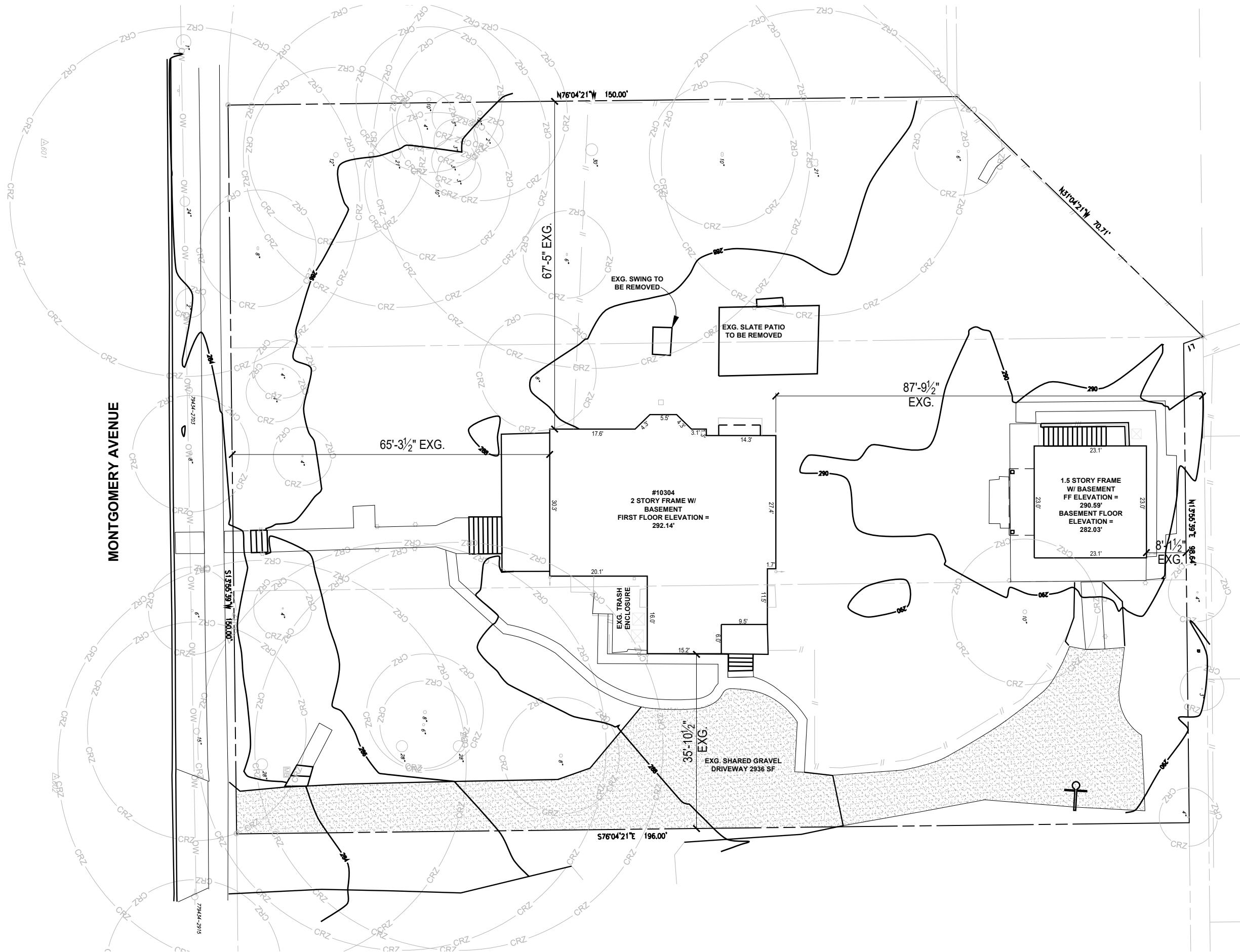
ROTTING DECK BOARDS AT FRONT PORCH



DETERIORATING SIDE PORCH STEPS AND RAILINGS



SECOND FLOOR ROOF DECK WEATHERING

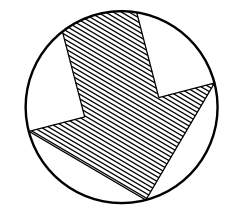


LOT SIZE (12, 13, & 14): 28,353 S.F.  
 R-60  
 FRONT BRL = 25'  
 REAR BRL = 20'  
 SIDE BRL = 10'

EXIST. LOT COVERAGE:  
 EXIST. HOUSE: 1,737 S.F.  
 EXIST. FRONT PORCH: 254 S.F.  
 EXIST. CARRIAGE HOUSE: 529 S.F.  
 TOTAL: 2,520 S.F. (9%)

EXG DRIVEWAY: 2,936 S.F.

1 EXISTING SITE PLAN  
 SCALE: 1:20

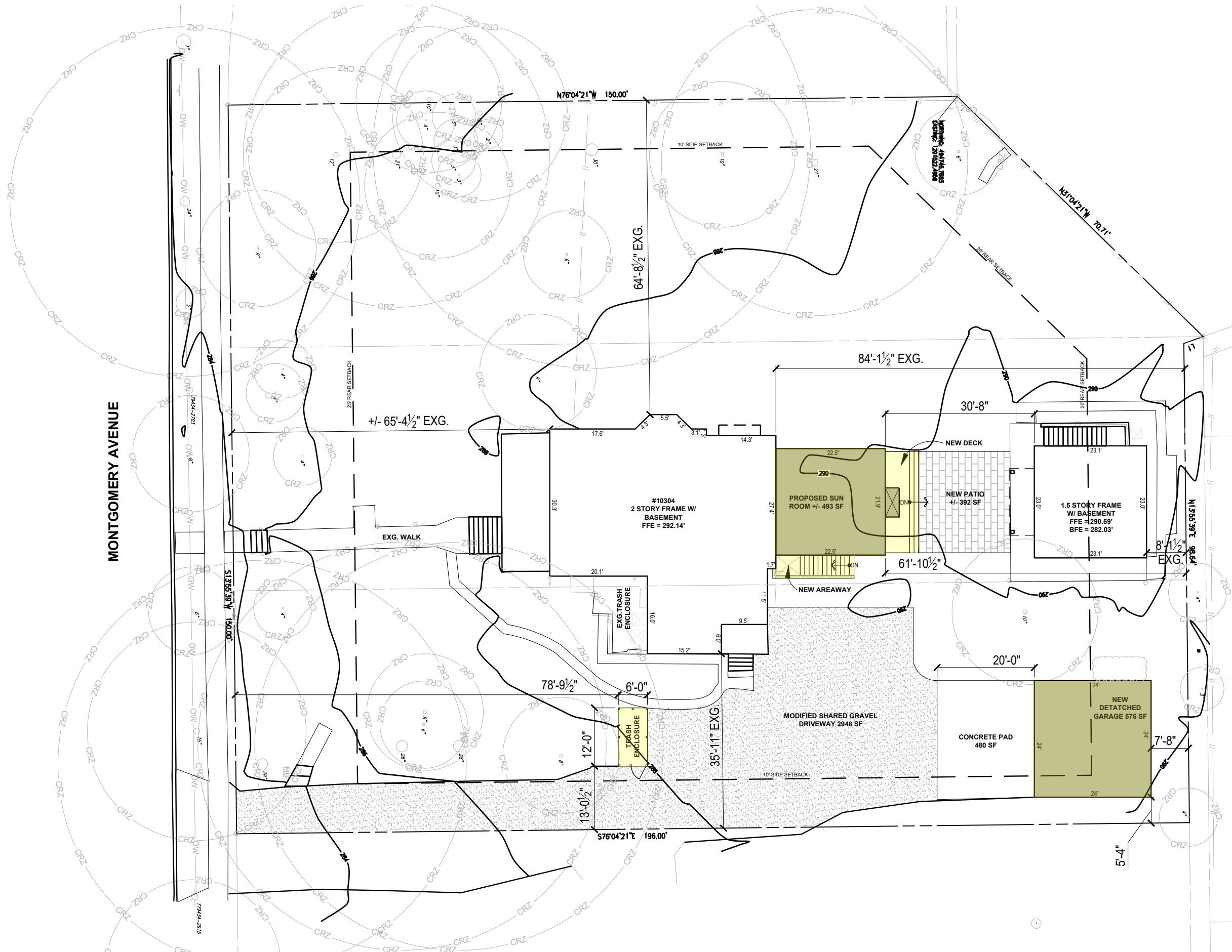


PLAN NORTH



GTM ARCHITECTS

# CAPRON RESIDENCE



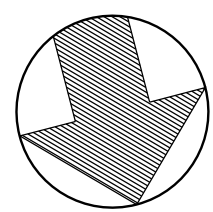
LOT SIZE (12, 13, & 14): 28,353 S.F.  
 R-60  
 FRONT BRL = 25'  
 REAR BRL = 20'  
 SIDE BRL = 10'

EXIST. LOT COVERAGE:  
 EXIST. HOUSE: 1,737 S.F.  
 EXIST. FRONT PORCH: 254 S.F.  
 EXIST. CARRIAGE HOUSE: 529 S.F.  
 TOTAL: 2,520 S.F. (9%)

PROPOSED LOT COVERAGE:  
 EXIST HOUSE: 1,737 S.F.  
 EXIST. FRONT PORCH: 254 S.F.  
 EXIST. CARRIAGE HOUSE: 529 S.F.  
 PROPOSED ADDITION: 493 S.F.  
 GARAGE 578 S.F.  
 TOTAL: 3,591 S.F. (12.7%) < 69,923.55 S.F. (35% MAX.)

PROPOSED DRIVEWAY: 2,948 S.F.  
 CONCRETE PAD 480 S.F.

**1 PROPOSED SITE PLAN**  
 SCALE: 1:20

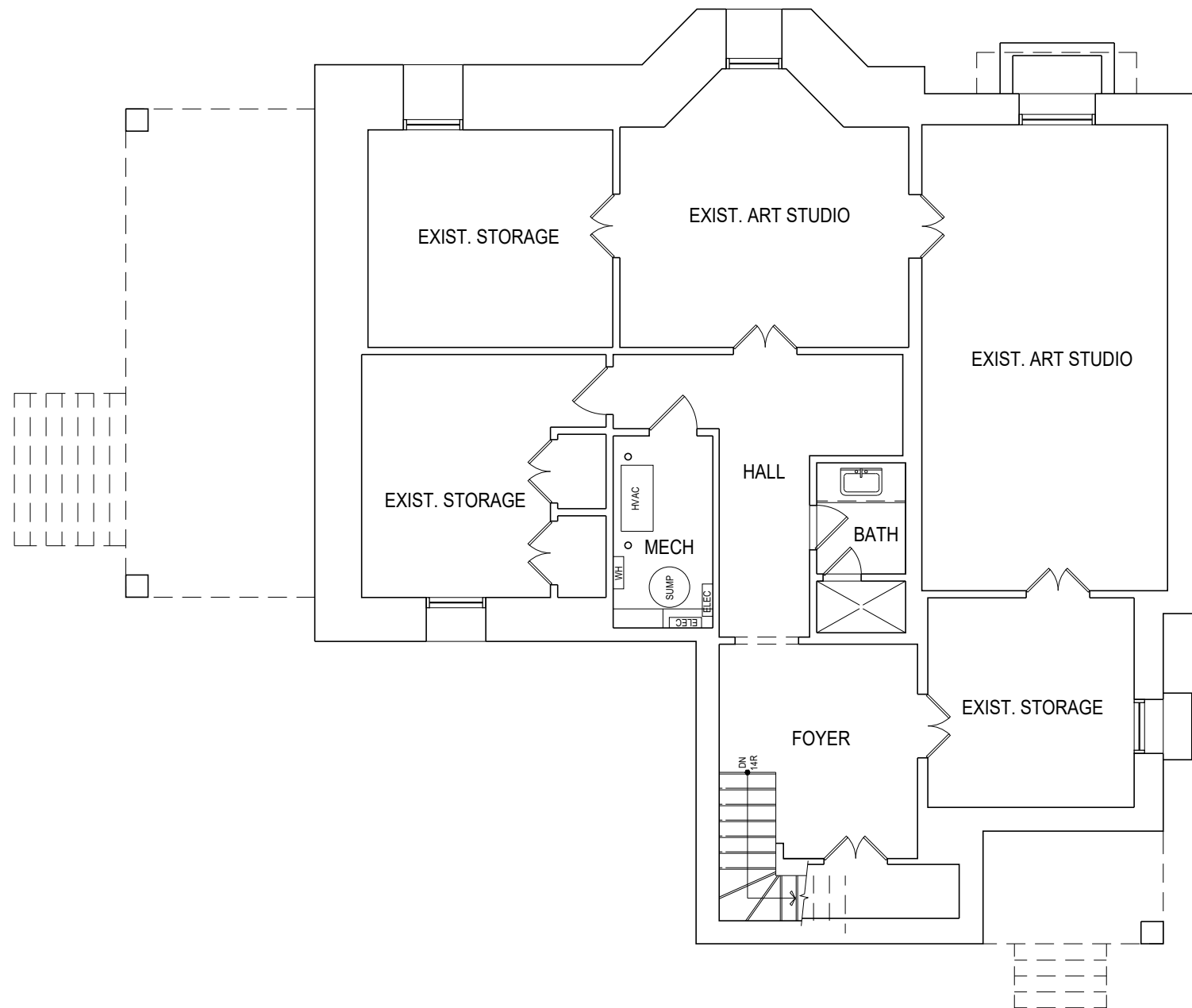


PLAN NORTH



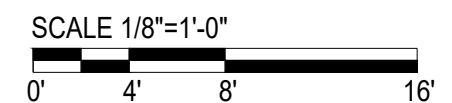
GTM ARCHITECTS

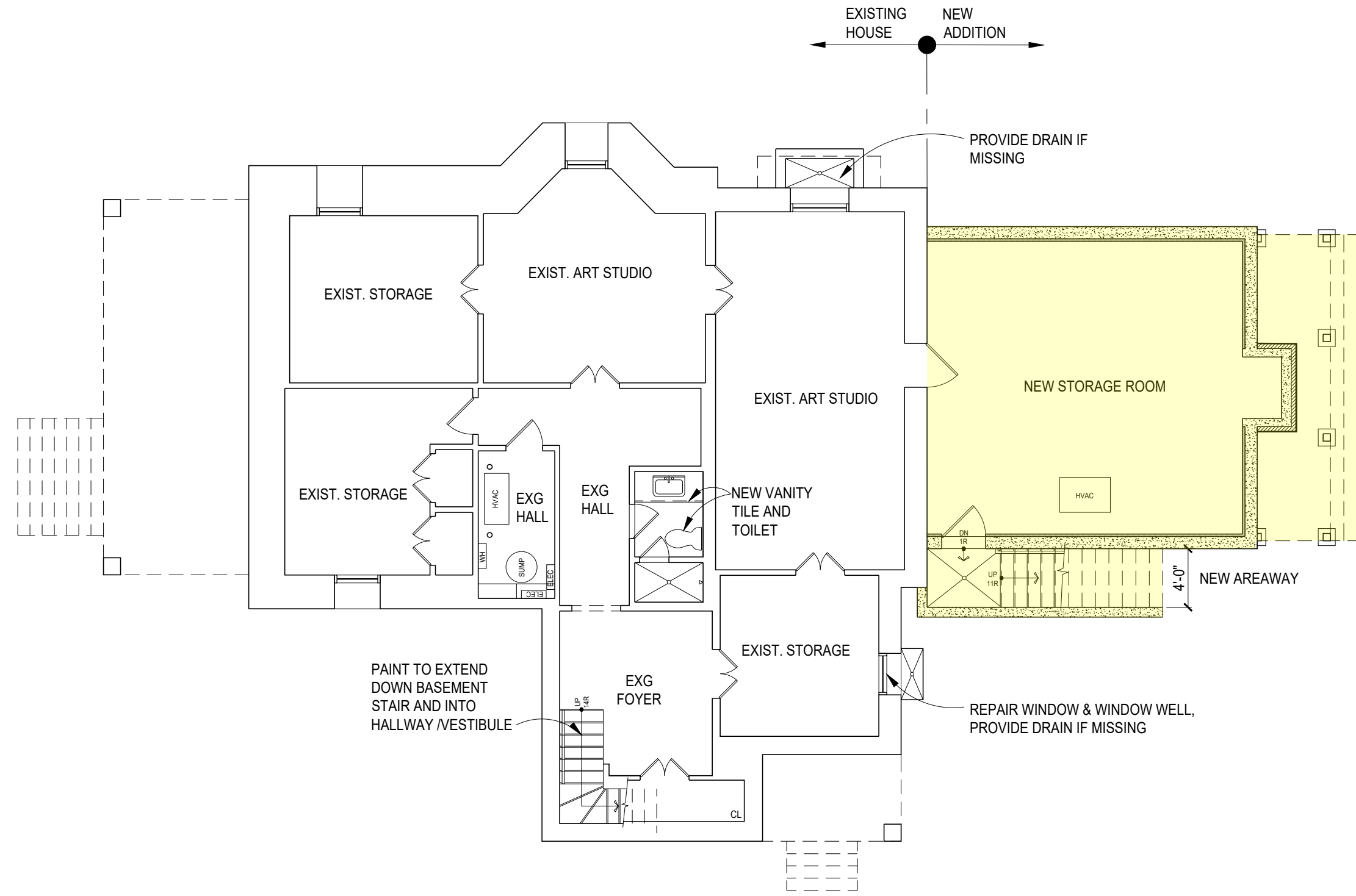
**CAPRON RESIDENCE**



1 EXISTING BASEMENT PLAN  
SCALE: 1/8"=1'-0"

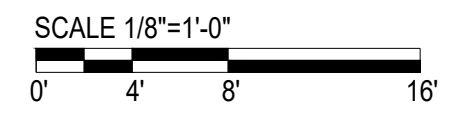
EXG. FIN. BASEMENT	1,737 S.F.
EXG. UNFINISHED:	59 S.F.
TOTAL:	1,796 S.F.



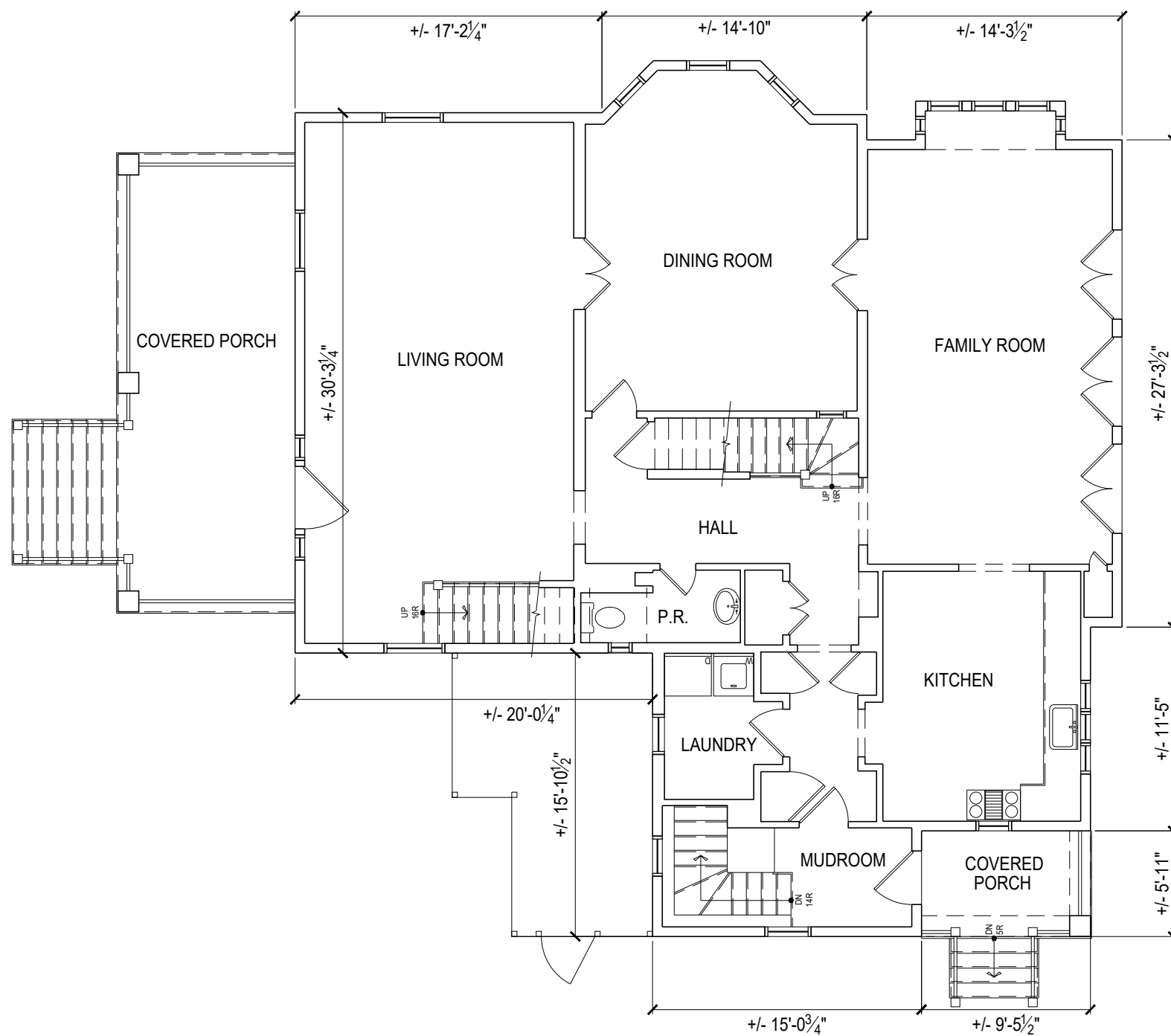


1 PROPOSED BASEMENT PLAN  
SCALE: 1/8"=1'-0"

BASEMENT EXIST:	1,737 S.F.
PROPOSED COND CRAWL	508 S.F.
TOTAL:	2,245 S.F.



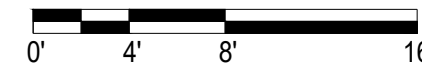
# CAPRON RESIDENCE



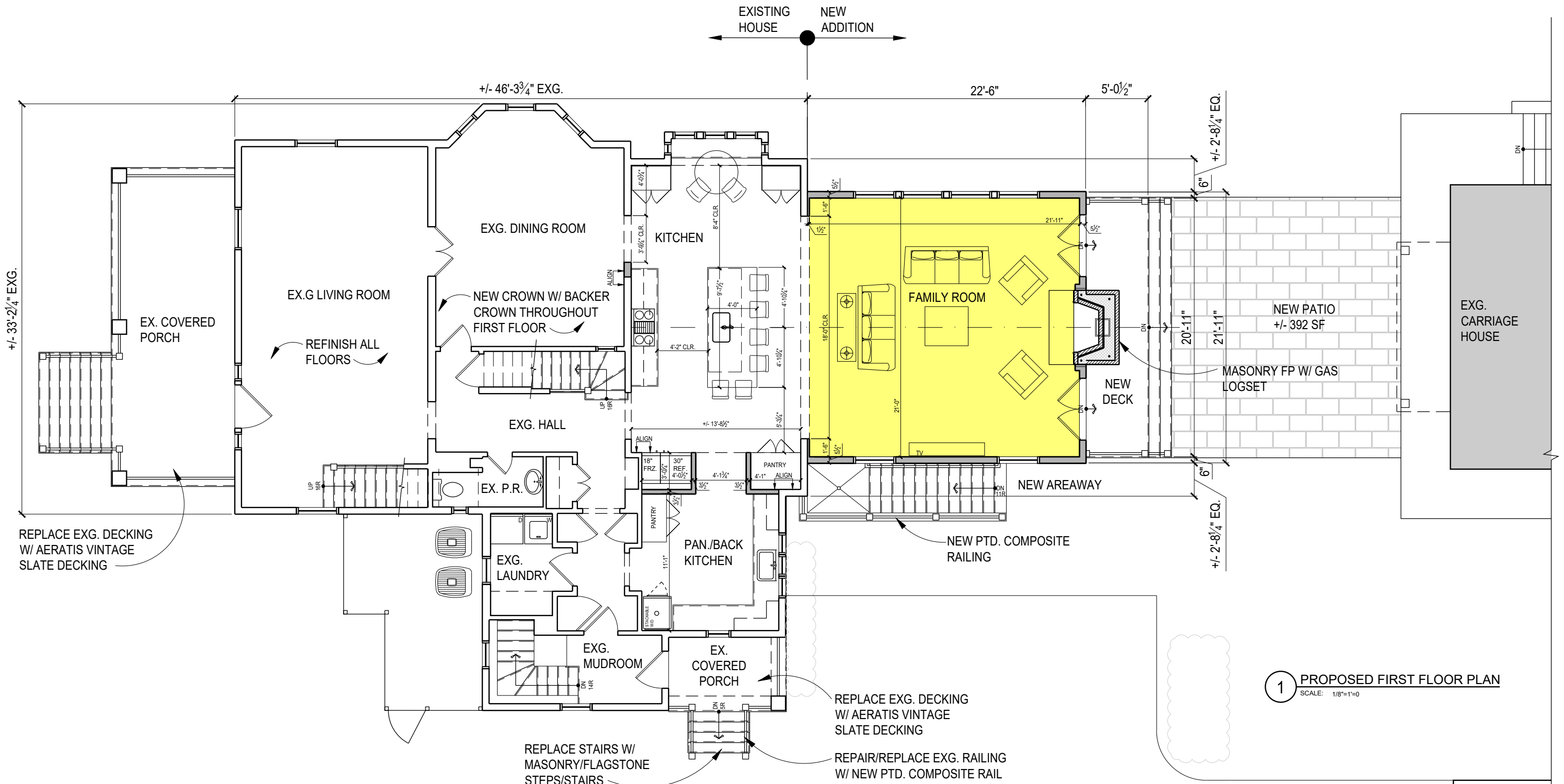
1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

FIRST FLOOR EXIST:	1,755 S.F.
FRONT COVERED PORCH:	254 S.F.
COVERED PORCH @MUDROOM:	56 S.F.
TOTAL:	2,065 S.F.

SCALE 1/8"=1'-0"

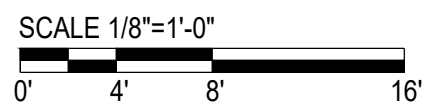


# CAPRON RESIDENCE

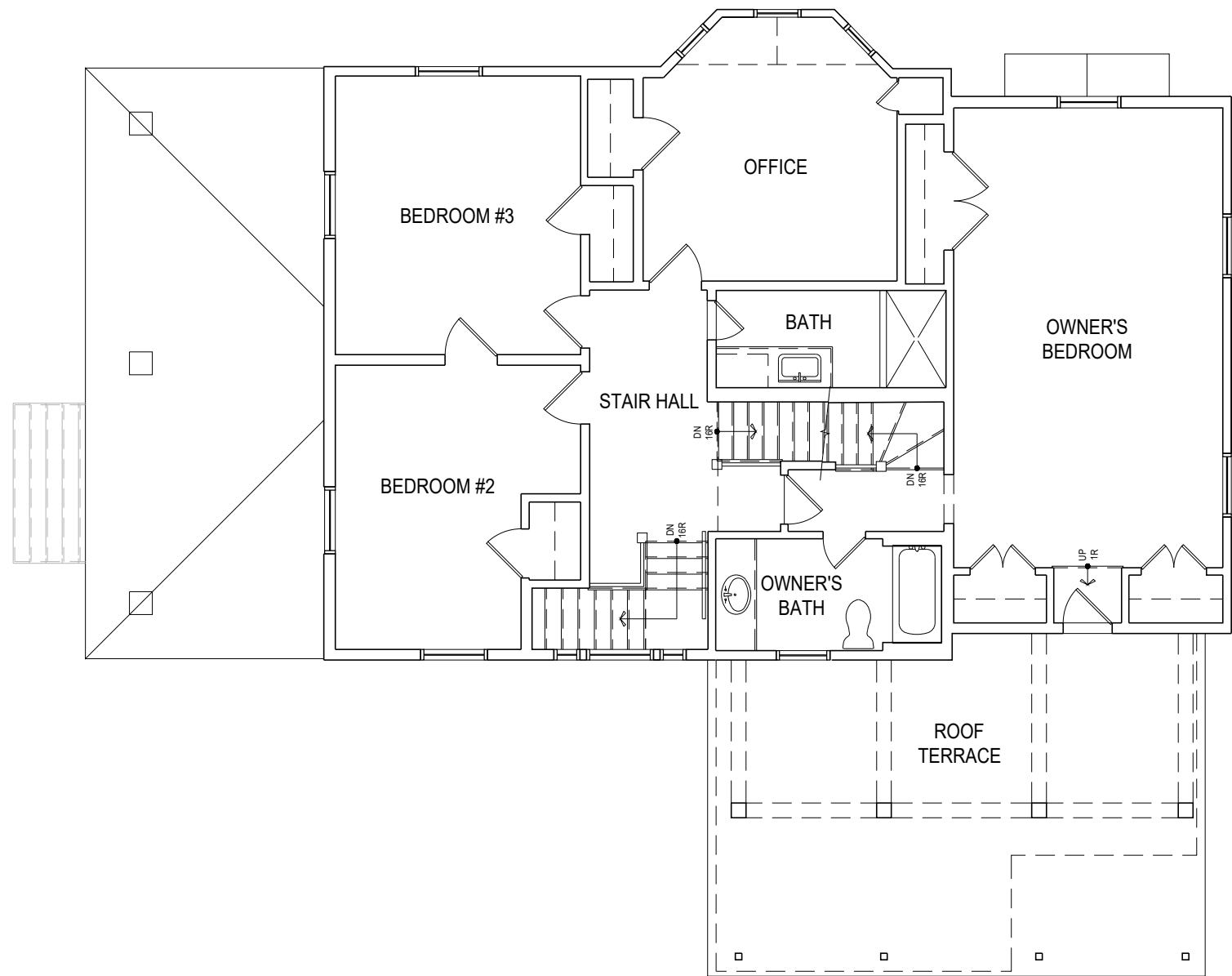


**1 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

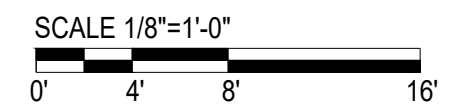
FIRST FLOOR EXIST:	1,737 S.F.
PROPOSED FIRST FLOOR ADDITION:	493 S.F.
REAR PORCH:	140 S.F.
<b>TOTAL:</b>	<b>2,370 S.F.</b>



# CAPRON RESIDENCE

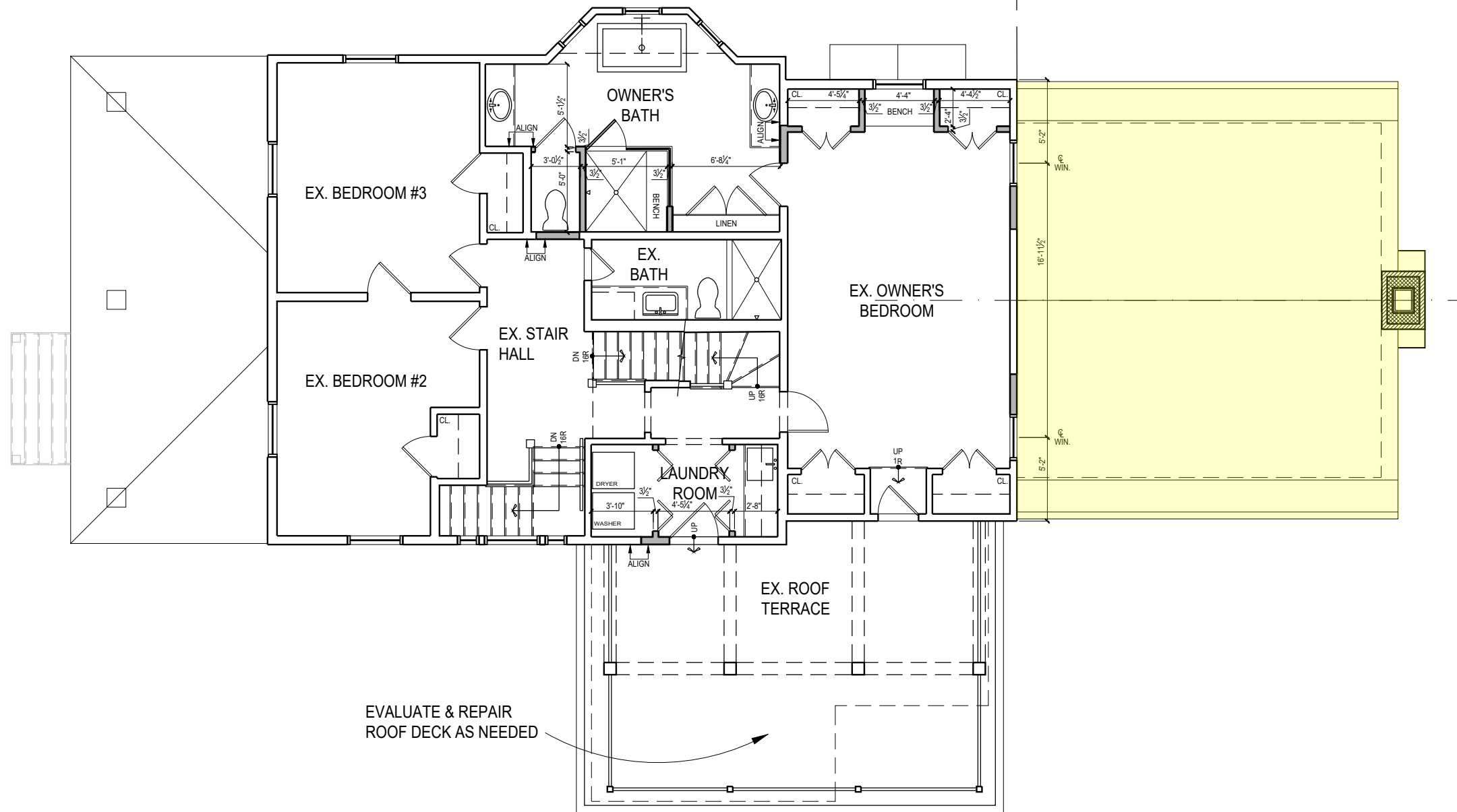


1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



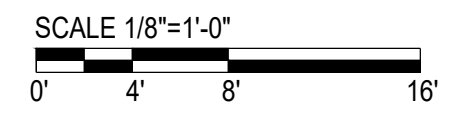


EXISTING HOUSE      NEW ADDITION



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

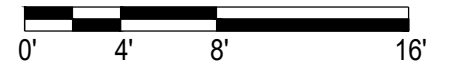
\*ADDITION IS SINGLE STORY, NO CHANGE TO EXISTING SECOND FLOOR SQUARE FOOTAGE





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

SCALE 1/8"=1'-0"



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

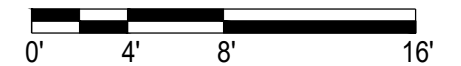


2 PROPOSED REAR ELEVATION  
SCALE: 1/8"=1'-0"

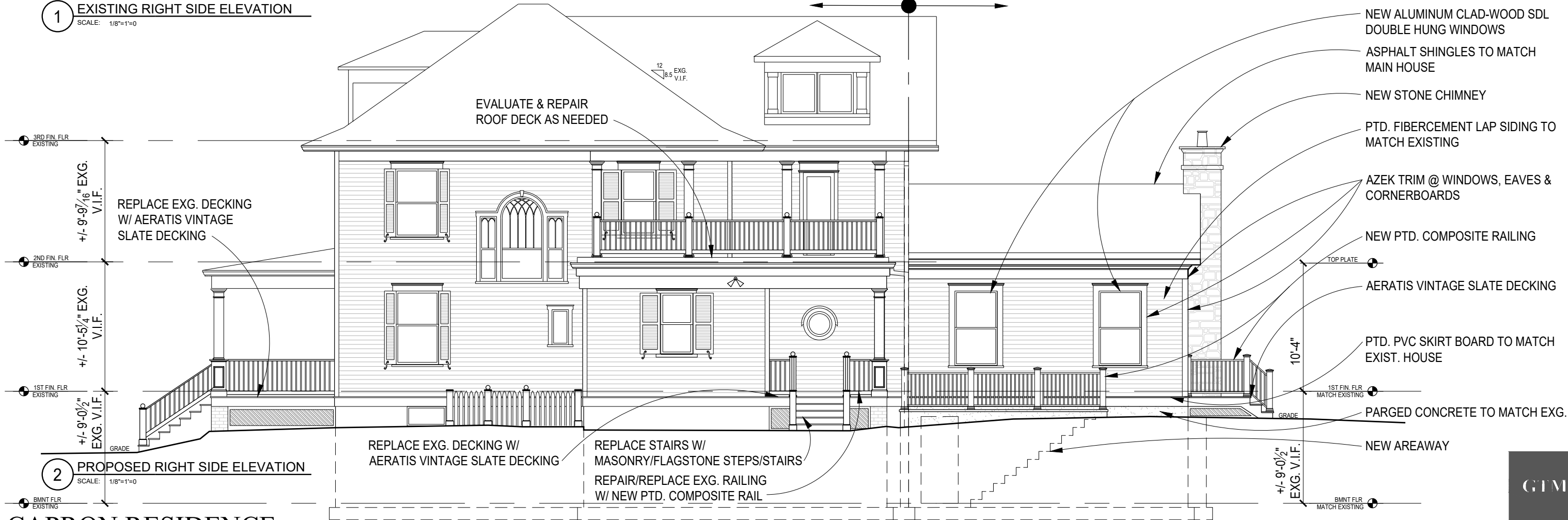
CAPRON RESIDENCE

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

SCALE 1/8"=1'-0"



**1** EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



**2** PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

**CAPRON RESIDENCE**

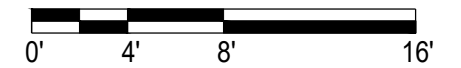


**GTM ARCHITECTS**



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

SCALE 1/8"=1'-0"



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

ASPHALT SHINGLES TO MATCH MAIN HOUSE

EVALUATE & REPAIR ROOF DECK AS NEEDED

EVALUATE & REPAIR GUTTERS AND CORNICE AS NEEDED

NEW PTD. COMPOSITE RAILING

REPAIR/REPLACE EXG. RAILING W/ NEW PTD. COMPOSITE RAIL

REPLACE STAIRS W/ MASONRY/FLAGSTONE STEPS/STAIRS

REPLACE EXG. DECKING W/ AERATIS VINTAGE SLATE DECKING

REPAIR WINDOW & WINDOW WELL, PROVIDE DRAIN IF MISSING

PROPOSED AREAWAY

NEW ALUMINUM CLAD-WOOD SDL DOUBLE HUNG WINDOWS

NEW STONE CHIMNEY

AZEK TRIM @ WINDOWS, EAVES & CORNERBOARDS

PTD. FIBERCEMENT LAP SIDING TO MATCH EXISTING

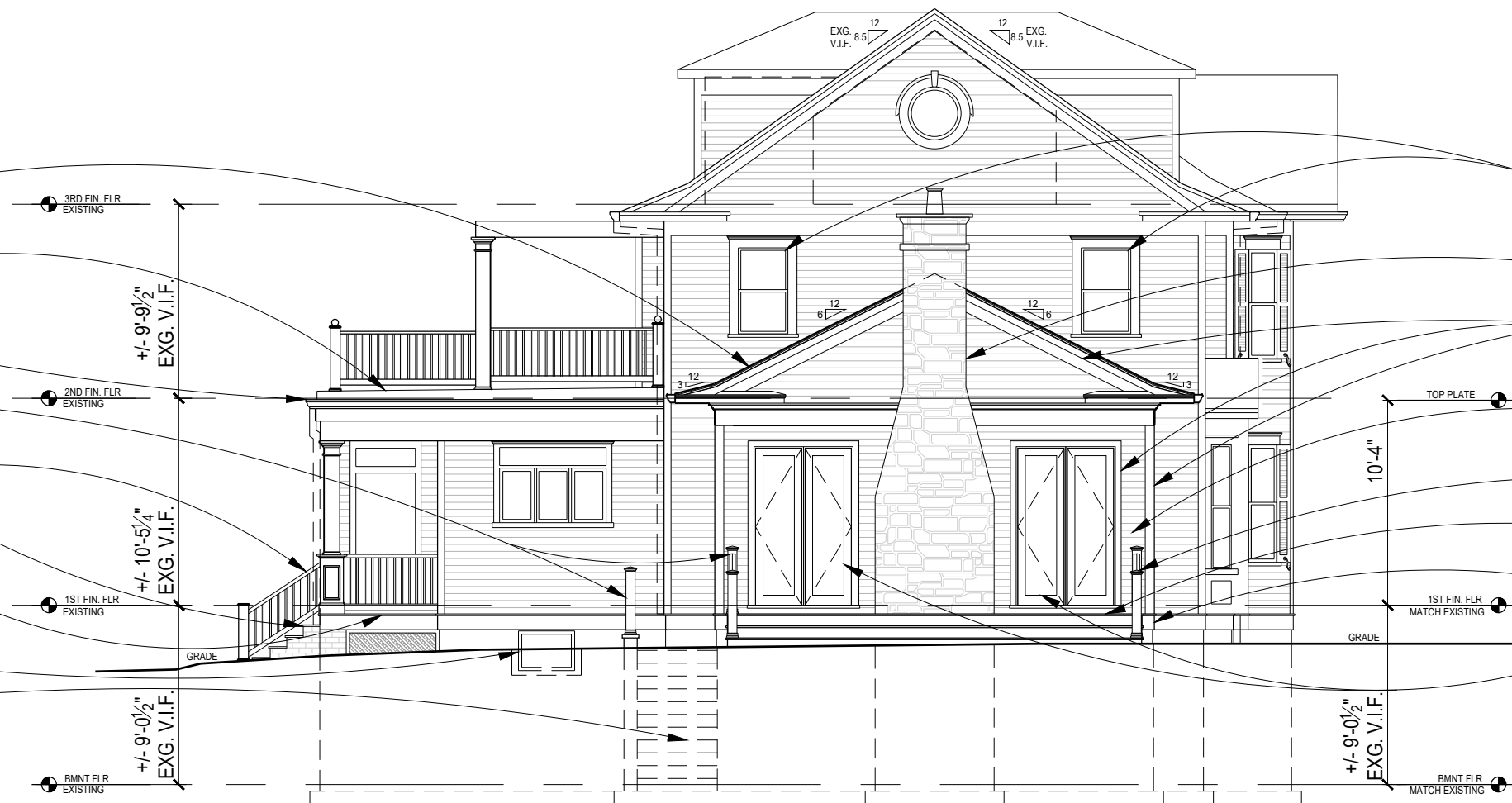
NEW PTD. COMPOSITE RAILING

AERATIS VINTAGE SLATE DECKING

PTD. PVC. SKIRT BOARD TO MATCH EXIST. HOUSE

NEW ALUMINUM CLAD-WOOD SDL DOUBLE HUNG WINDOWS

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



**CAPRON RESIDENCE**

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

SCALE 1/8"=1'-0"



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

- ASPHALT SHINGLES TO MATCH MAIN HOUSE
- NEW STONE CHIMNEY
- NEW ALUMINUM CLAD-WOOD SDL DOUBLE HUNG WINDOWS
- PTD. FIBERCEMENT LAP SIDING TO MATCH EXISTING
- PRD. AZEK TRIM @ WINDOWS, EAVES & CORNERBOARDS
- NEW PTD. COMPOSITE RAILING
- PTD. PVC SKIRT BOARD TO MATCH EXIST. HOUSE
- AERATIS VINTAGE SLATE DECKING
- PARGED CONCRETE TO MATCH EXG.

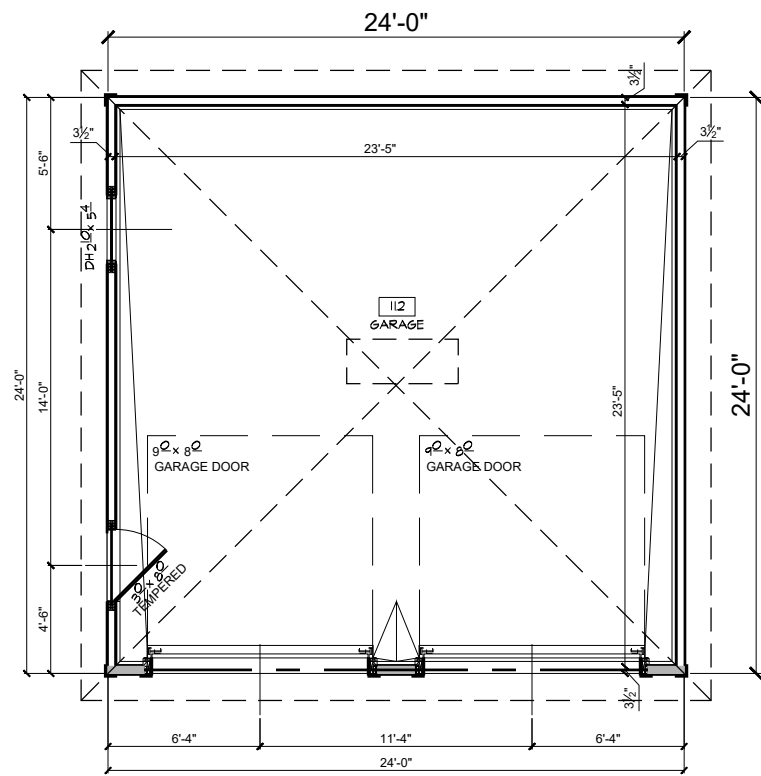
2 PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



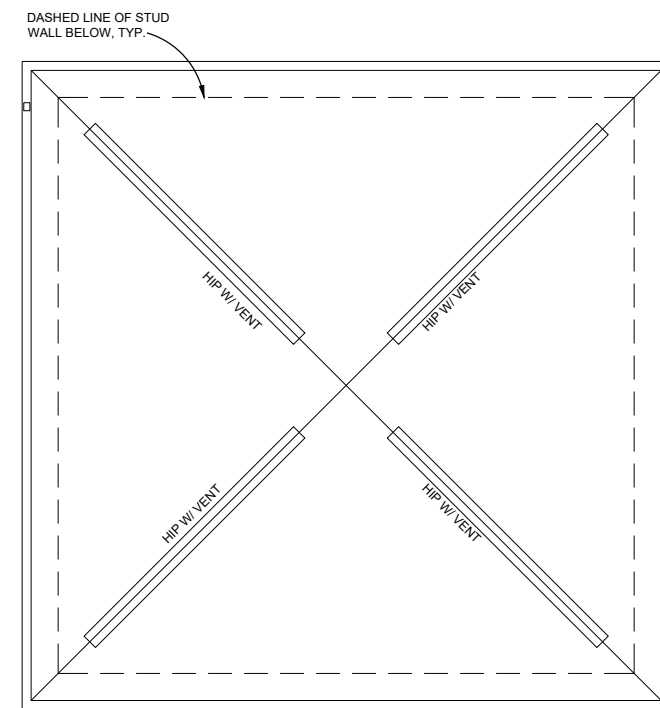
CAPRON RESIDENCE



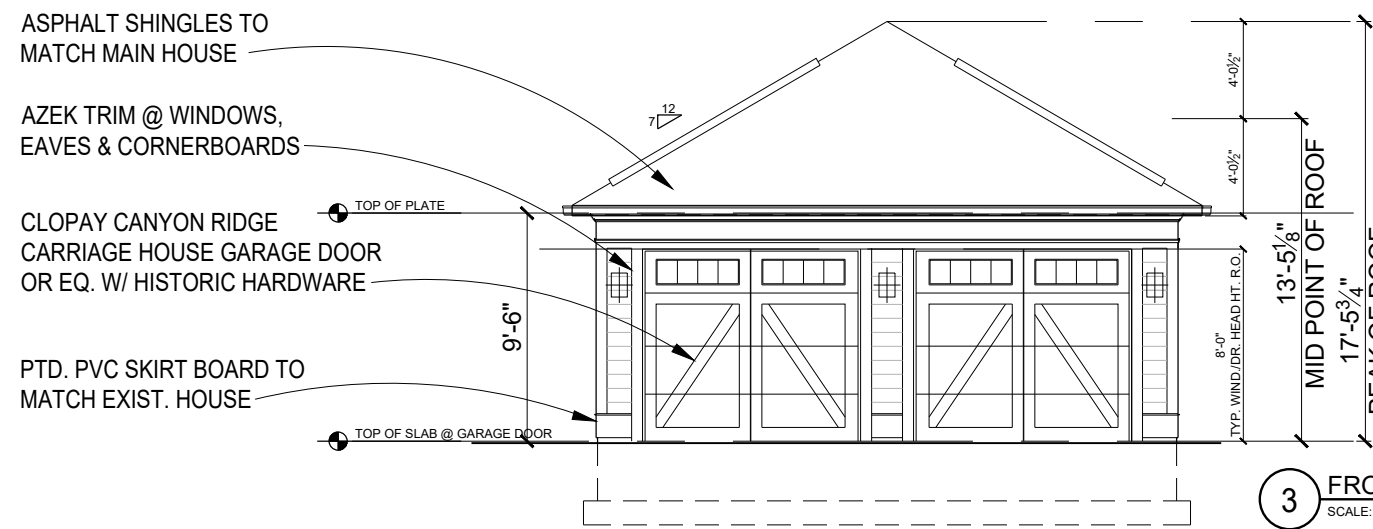
GTM ARCHITECTS



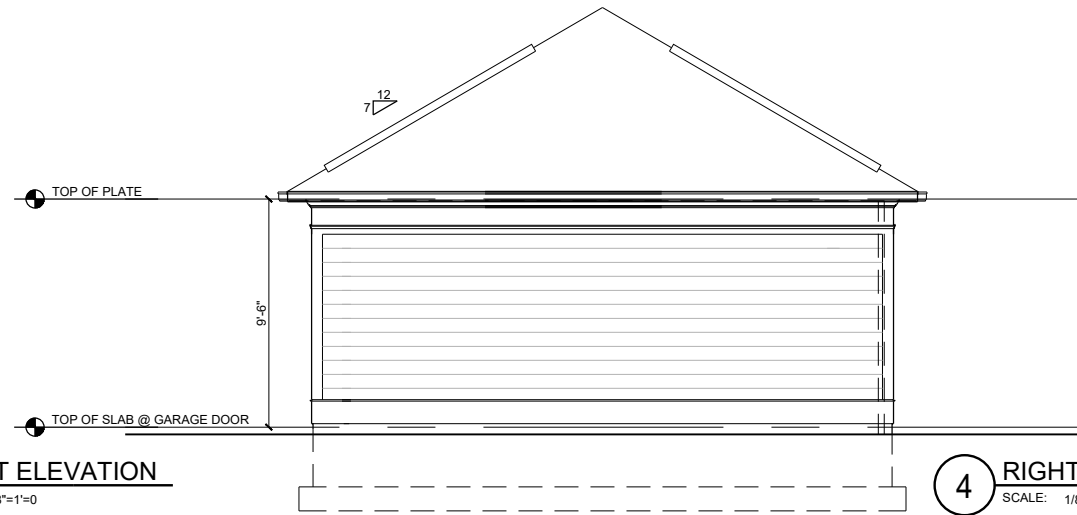
**1 GARAGE FLOOR PLAN**  
SCALE: 1/8"=1'-0"



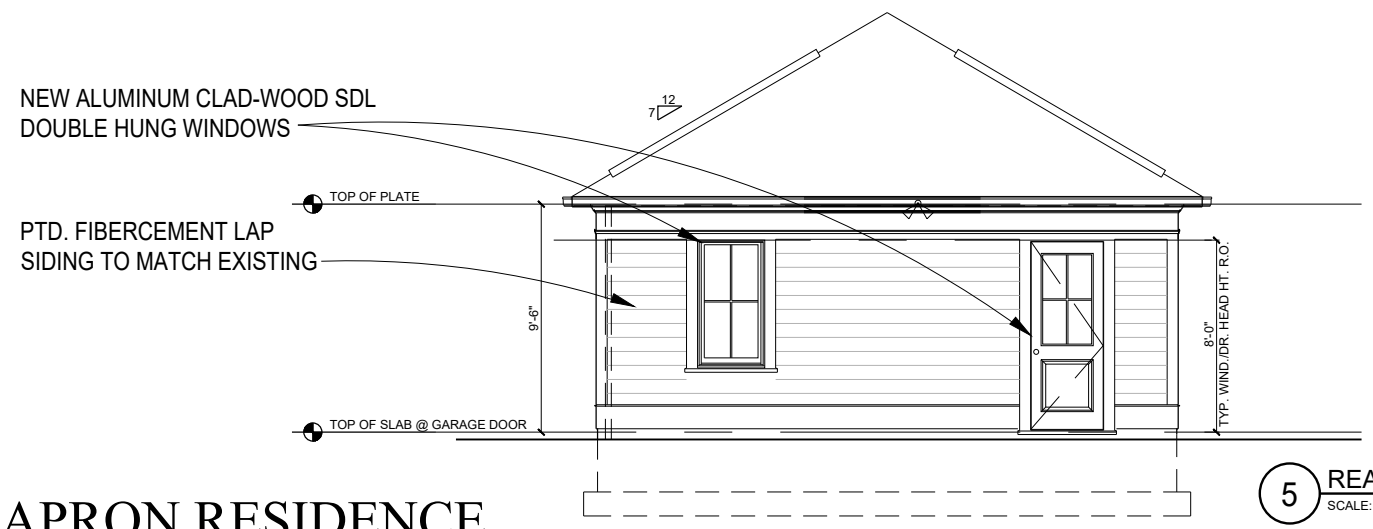
**2 GARAGE ROOF PLAN**  
SCALE: 1/8"=1'-0"



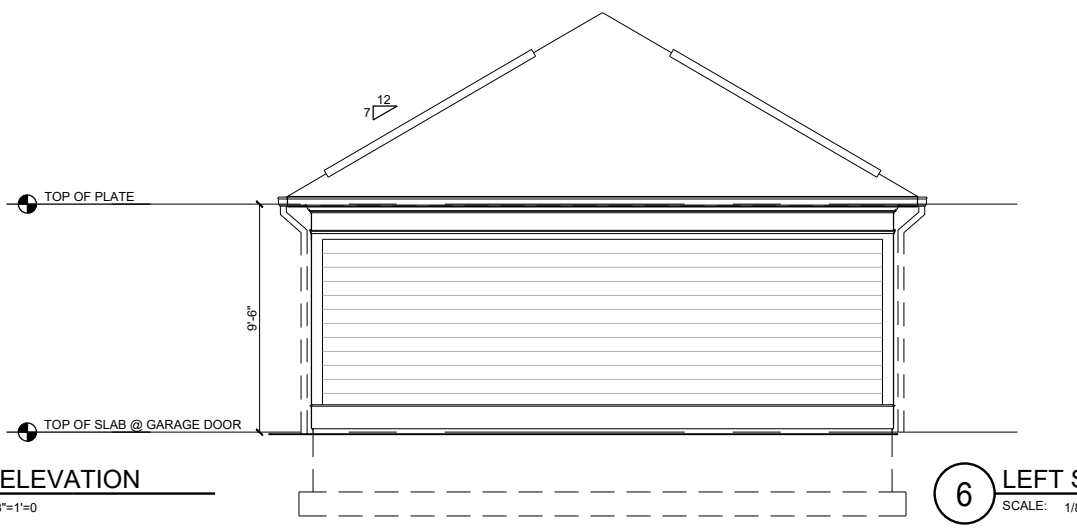
**3 FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



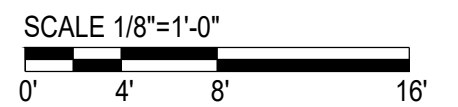
**4 RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



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

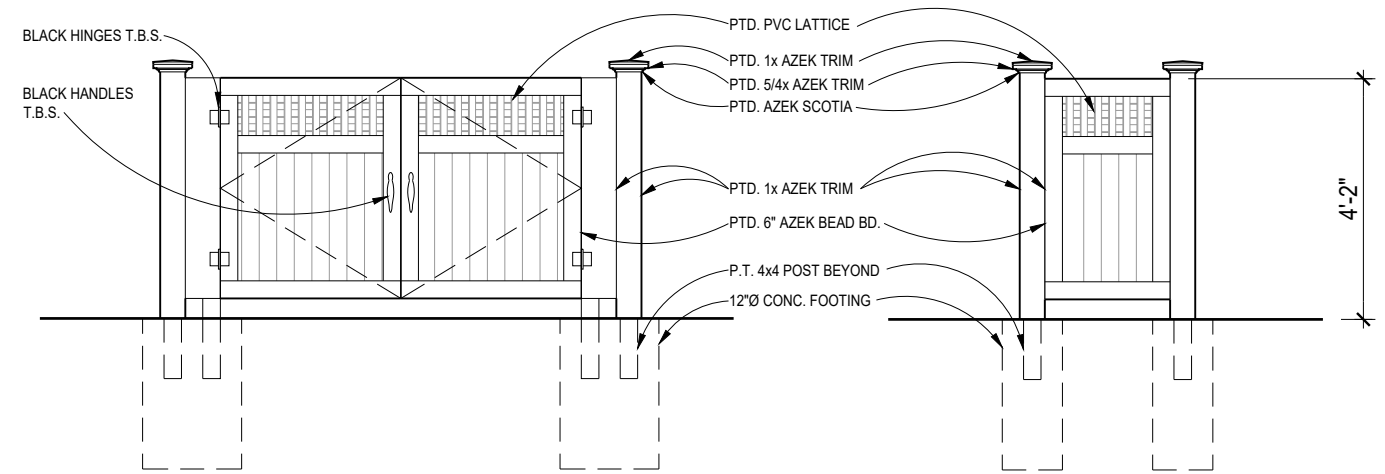


**6 LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



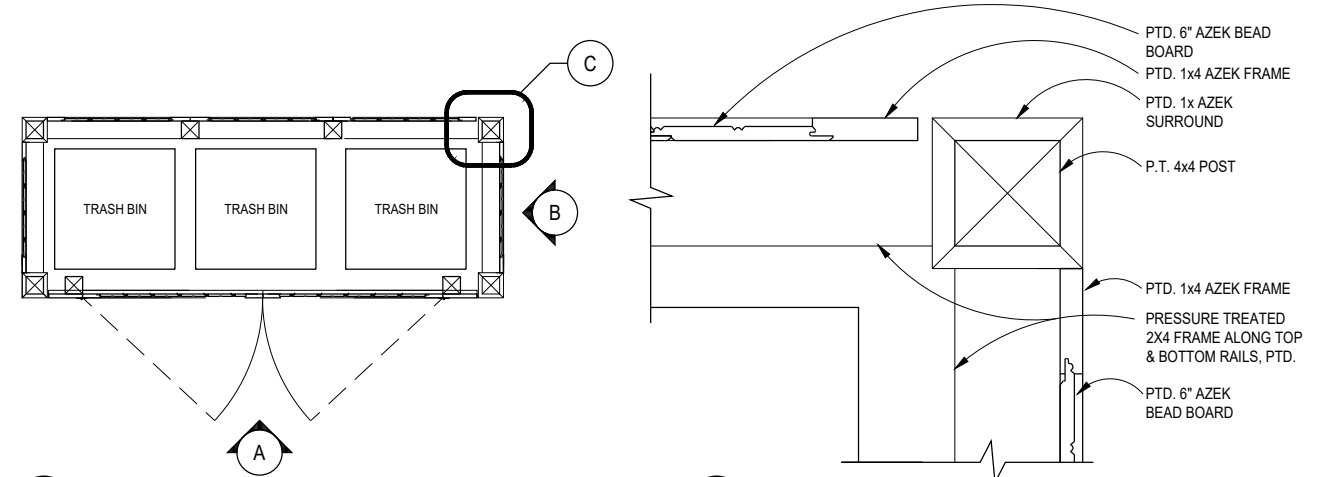


EXISTING CONDITIONS PHOTOS - TRASH AND MECHANICAL ENCLOSURE



**A** FRONT ELEVATION  
SCALE: NOT TO SCALE

**B** SIDE ELEVATION  
SCALE: NOT TO SCALE



**D** PLAN  
SCALE: NOT TO SCALE

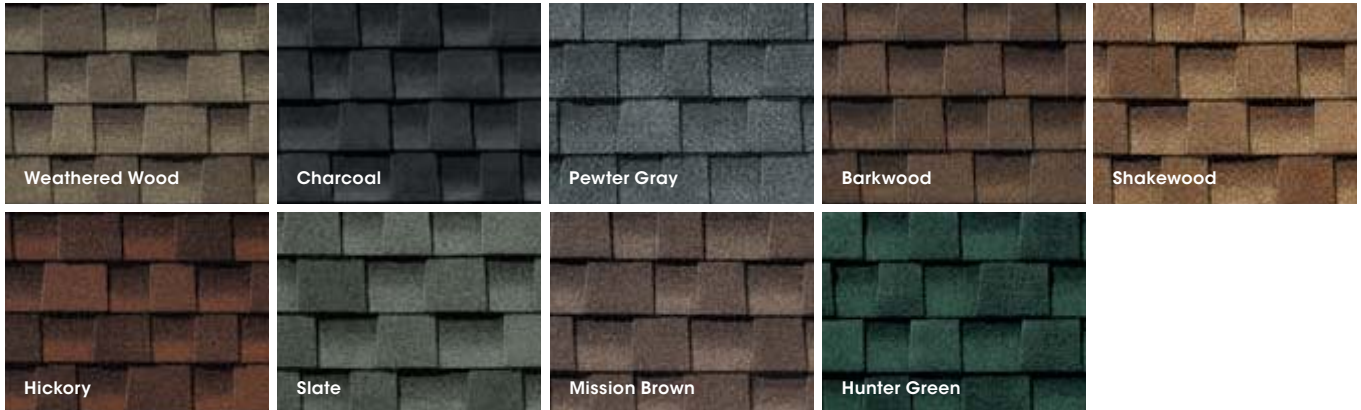
**C** DETAIL  
SCALE: NOT TO SCALE

TRASH ENCLOSURE OPTION 1

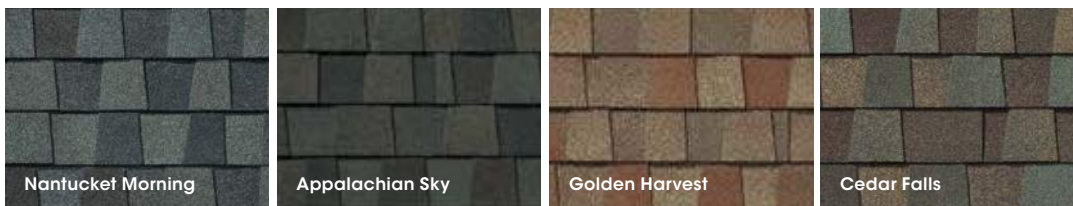
# Color Availability



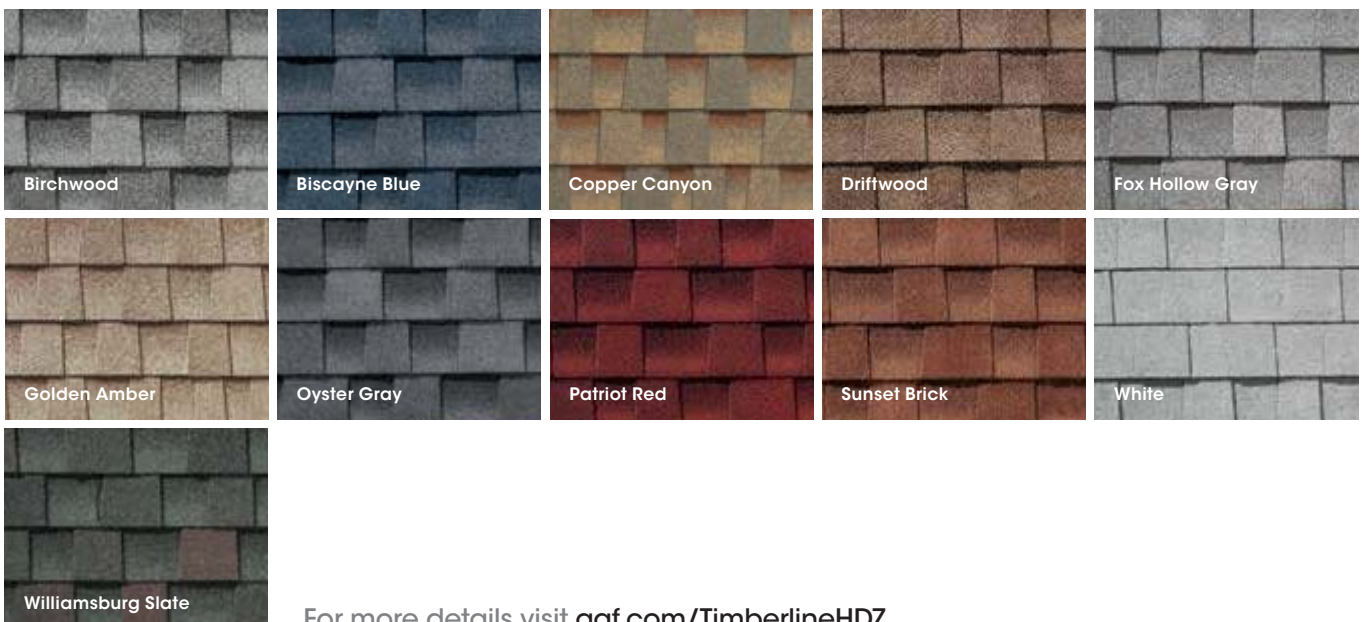
## Nationally Available Colors



## Harvest Blend Colors



## Regionally Available Colors (See next page for details.)



For more details visit [gaf.com/TimberlineHDZ](http://gaf.com/TimberlineHDZ)

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



# TimberTex® and TimberCrest® Premium Ridge Cap Shingles



Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges. [gaf.com/ridgecaps](http://gaf.com/ridgecaps)



TimberTex® Premium Ridge Cap Shingles



TimberCrest® Premium SBS-Modified Ridge Cap Shingles

TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.<sup>1</sup>

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty<sup>2</sup> against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

## Also available<sup>1</sup>



Seal-A-Ridge®



<sup>1</sup> These products are not available in all areas. See [gaf.com/ridgecapavailability](http://gaf.com/ridgecapavailability) for details.

<sup>2</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

# 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®**



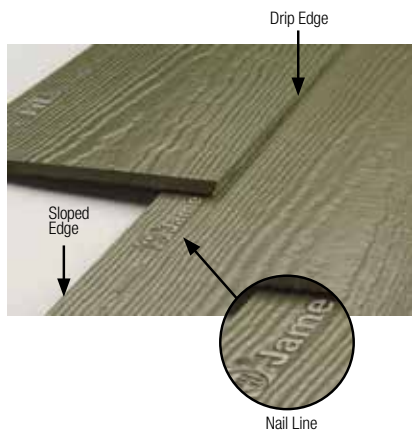
**Beaded Smooth**



**Colonial Roughsawn**



**Colonial Smooth**



# HardiePlank®

Thickness 5/16 in  
Length 12 ft planks

## SELECT CEDARMILL® & SMOOTH

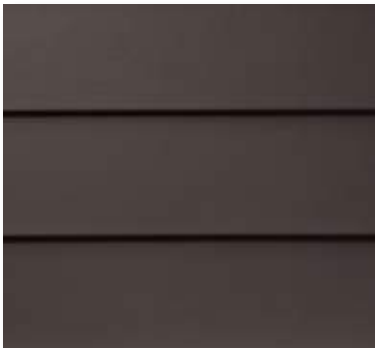
	Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in		5 in	6 in	7 in
Prime Pcs/Pallet	360		308	252	230
ColorPlus Pcs/Pallet	324		280	252	210
Pcs/Sq	25.0		20.0	16.7	14.3

## 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®

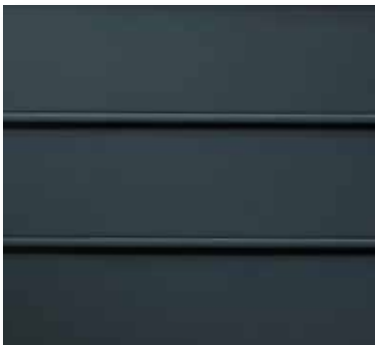


## BEADED CEDARMILL® & BEADED SMOOTH

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.

# WHITE OR READY-TO-PAINT TRIM

## AZEK OFFERS STYLE-BASED SOLUTIONS

### Ready-to-Install Classic AZEK® Trim: Crisp, Bright White

The ultimate exterior matchmaker, AZEK Trim comes ready to install in brilliant white with two finish options (smooth and woodgrain) to complement and instantly elevate any surrounding. AZEK Classic Trim can be painted — but because paint is not required for a clean, finished look, installations go faster.



### Ready-to-Paint PaintPro Enhanced Trim: The Best Substrate for Paint

If your project requires painting trim, AZEK PVC Trim with PaintPro technology is the perfect choice. Ready to paint. No sanding. No priming. PaintPro Trim maintains the long-lasting, low-maintenance benefits of PVC trim while adding enhanced paintability. Paint bonds securely for lasting adhesion that resists splits, chips, and flakes.



\*PaintPro must be painted within 180 days of installation.  
Visit [AZEKexteriors.com/products/trim/trim-boards/paintpro-trim](https://www.azekexteriors.com/products/trim/trim-boards/paintpro-trim)

# AZEK TRIM OUTPERFORMS WOOD TRIM

AZEK Trim is made from 100% engineered polymer to provide a durable, long-lasting building material that is far more resistant to the elements than wood. No sealants are needed on surfaces or cut ends; every inch of our trim is equally protected against moisture. With superior uniformity, durability, workability, beauty, and much more, AZEK PVC Trim is the better choice for exteriors than wood.

	AZEK PVC TRIM	WOOD TRIM
<b>UNIFORMITY</b>		
Square edges	★	★
No knots, no waste; every inch usable	★	
<b>DURABILITY</b>		
Will not rot, split, splinter, delaminate, warp, or swell excessively from moisture	★	
Impervious to moisture and insect-resistant	★	
Suitable for ground and masonry contact	★	
Lifetime limited warranty	★	
Handles easily without breakage	★	★
<b>WORKABILITY</b>		
Use standard woodworking tools	★	★
Safely milled, shaped, and molded without special safety equipment	★	★
Can be heat-formed	★	
Fasten close to edge without predrilling	★	
<b>BEAUTY</b>		
Readily accepts paint*	★	★
Can be crafted for unique applications	★	★
<b>EXTRAS</b>		
Available in trim boards, sheets, cornerboards, beadboard, and mouldings	★	
Special labor-saving solution profiles available	★	

★ ALL PRODUCTS MEET CRITERIA  
 † SOME PRODUCTS MEET CRITERIA

\*PaintPro must be painted within 180 days of installation.  
 Visit [AZEKexteriors.com/products/trim/trim-boards/paintpro-trim](https://www.azekexteriors.com/products/trim/trim-boards/paintpro-trim).



GET FREE TRIM SAMPLES WITH  
PAINTPRO® TECHNOLOGY



### CLASSIC AZEK

Available in smooth or woodgrain finish

### PAINTPRO TECHNOLOGY

Reversible (one side smooth, one side woodgrain)



All AZEK Trim is long-lasting, moisture-resistant, and keeps its appearance with very little maintenance. Easily mill and router our trim, or heat form it before painting, for exquisite customized or curved applications. Classic AZEK Trim's brilliant white complements any exterior while AZEK Trim with PaintPro® was made to be painted.

## PROTECTIVE FILM KEEPS CLASSIC WHITE TRIM CLEAN

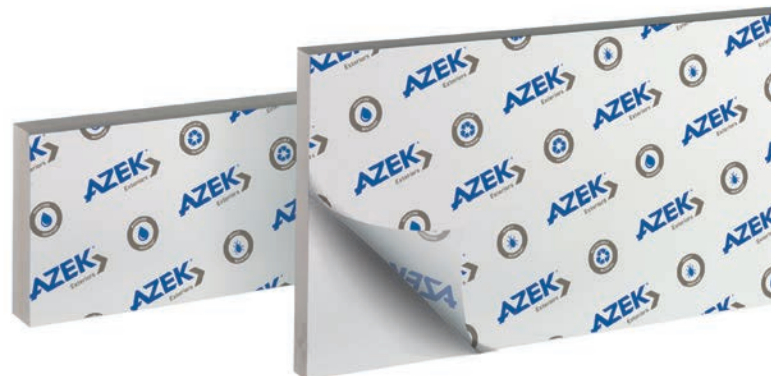
Classic AZEK Trim with protective film is available for smooth and woodgrain finishes. To ensure it looks as beautiful on your client's home as it does when it leaves our facilities, a protective film preserves AZEK Trim's crisp white semi-matte finish.

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

The film protects AZEK Trim through every production phase:

- Shipping
- Repackaging
- Installation
- Storage
- Handling

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.



## AZEK® TRIM

### 8/4 X THICKNESS

NOMINAL	ACTUAL	18'
8/4 x 4	1 1/2" x 3 1/2"	S
8/4 x 6	1 1/2" x 5 1/2"	S
8/4 x 8	1 1/2" x 7 1/2"	S
8/4 x 10	1 1/2" x 9 1/2"	S
8/4 x 12	1 1/2" x 11 1/2"	S

### 6/4 X THICKNESS

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

### 5/4 X THICKNESS

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

### 4/4 X THICKNESS

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

### 5/8 X THICKNESS

ACTUAL	12'	18'
5/8" x 3 1/2"	SW	SW
5/8" x 5 1/2"	SW	SW
5/8" x 7 1/2"	SW	SW
5/8" x 9 1/2"	SW	SW
5/8" x 11 1/2"	SW	SW
5/8" x 15 1/2"	SW	SW



PaintPro Sheet Sheet ATM Sheet

## AZEK SHEET

Applications over 16" wide are easy with AZEK Sheet. Use Sheet for bay windows, dormers, and raised panels.

SHEET	8'	10'	12'	18'	20'
ACTUAL					
3/8" x 4'	SW	SW	S	S	
1/2" x 4'	SWP	SWP	SP	S	
5/8" x 4'	S	S	S	S	
3/4" x 4'	SWP	SWP	S	S	
1" x 4'	S	S	S	S	S

## AZEK-TO-MILL (ATM)

ATM's thick profile makes it an ideal material for fabrication. Its consistent density offers a superior product for milling operations.

AZEK-TO-MILL	8'	10'	12'	18'	20'
ACTUAL					
1 1/2" x 9 1/2"				S	
1 1/2" x 3 1/2"				S	
1 1/2" x 5 1/2"				S	
1 1/2" x 7 1/2"				S	
1 1/2" x 9 1/2"				S	
1 1/2" x 11 1/2"				S	
1 1/2" x 48" Sheet	S				
1 1/2" x 48" Sheet	S	S	S		S

# AZEK® MOULDING

With over 30 different profiles to mix and match, you can customize any build with a distinctive look.



## THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

With crisp, architectural details reminiscent of premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. AZEK Moulding offers greater stability and predictability when fastening. Unlike traditional wood moulding, AZEK Moulding resists moisture and insect damage and will not rot or split.

# CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall or ceiling. They may be combined with other mouldings to create a built-up profile.

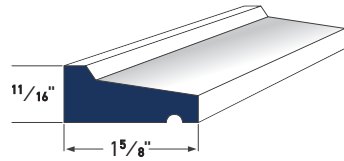
<p><b>3" CROWN AZM-52</b> LENGTH: 16'</p>	<p><b>4" CROWN AZM-49</b> LENGTH: 16'</p>	<p><b>5" CROWN AZM-47</b> LENGTH: 16'</p>	<p><b>6" CROWN AZM-45</b> LENGTH: 16'</p>
<p><b>8" CROWN AZM-43</b> LENGTH: 16'</p>	<p><b>COVE MOULDING AZM-80</b> LENGTH: 16'</p>	<p><b>BED MOULDING AZM-75</b> LENGTH: 16'</p>	<p><b>3 1/2" BED MOULDING AZM-28</b> LENGTH: 16'</p>
<p><b>IMPERIAL RAKE CROWN AZM-6937</b> LENGTH: 16'</p>	<p><b>RAMS CROWN AZM-6934</b> LENGTH: 16'</p>	<p><b>SOLID CROWN AZM-7954</b> LENGTH: 16'</p>	<p><b>CROSSHEAD PEDIMENT AZM-6216</b> LENGTH: 18'</p>

# DETAIL & SILL/DRIP PROFILES

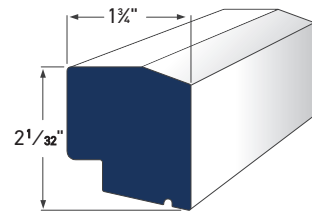
AZEK® Drip profiles can be used as a water table or brick ledge for separation and watershed against two different materials. AZEK Sill profiles shed water and offer architectural detail.



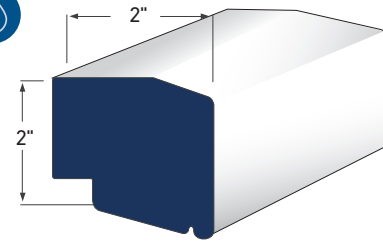
Denotes Water Management Drip Edge



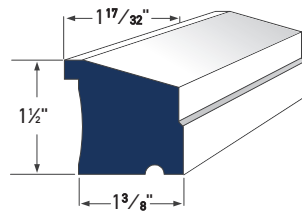
DRIP CAP AZM-197  
LENGTH: 16'



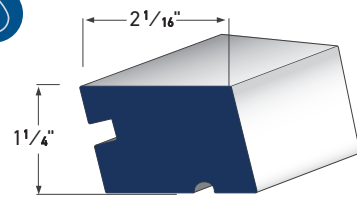
HISTORIC SILL AZM-6930  
LENGTH: 16'



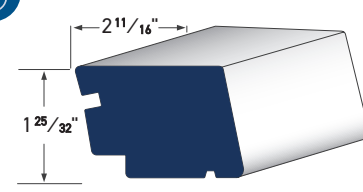
LARGE SILL NOSE AZM-7979  
LENGTH: 16'



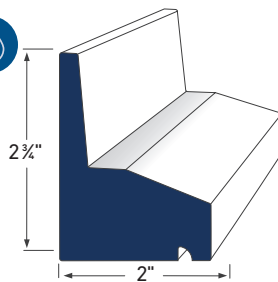
SUB SILL NOSE AZM-6933  
LENGTH: 16'



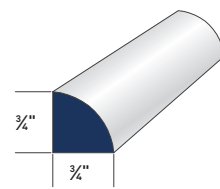
WINDOW SILL NOSE AZM-7974  
LENGTH: 12'



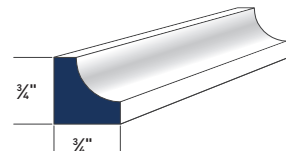
LARGE HISTORIC SILL AZM-7958  
LENGTH: 16'



WATER TABLE AZM-6935  
LENGTH: 18'



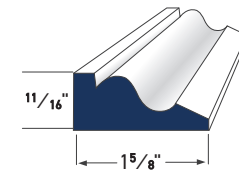
QUARTER ROUND AZM-105  
LENGTH: 16'



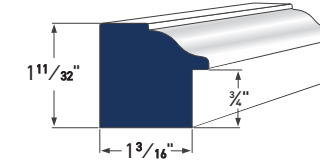
SCOTIA AZM-93  
LENGTH: 16'

# CASING PROFILES

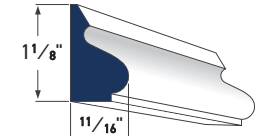
Use AZEK® Casing Profiles as decorative moulding against a wall, door, or window to create surrounds. Elevate your framing with style and durability.



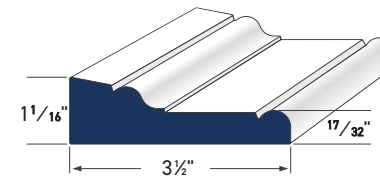
BAND MOULDING AZM-217  
LENGTH: 16'



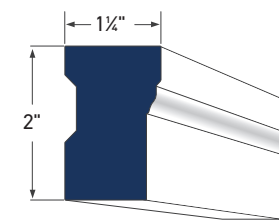
BACK BAND AZM-6931  
LENGTH: 16'



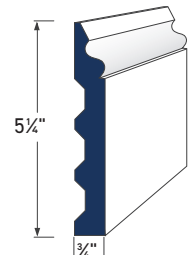
BASE CAP AZM-164  
LENGTH: 16'



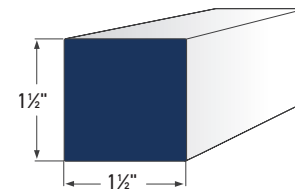
ADAMS CASING AZM-97  
LENGTH: 16'



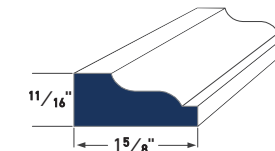
BRICK MOULD AZM-180  
LENGTHS: 16', 17' and 18\*\*



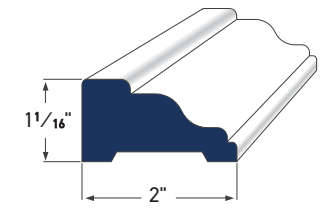
COLONIAL BASE CAP AZM-163  
LENGTH: 16'



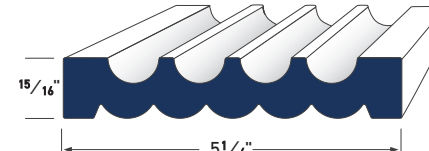
SQUARE PROFILE AZM-236  
LENGTH: 12'



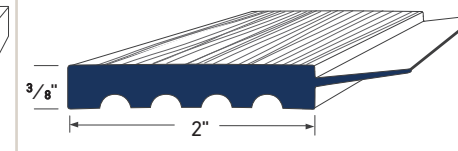
SHINGLE MOULD AZM-210  
LENGTH: 16'



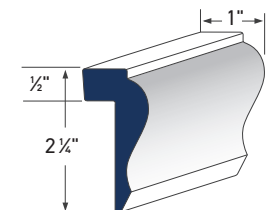
RAKE MOULDING AZM-287  
LENGTH: 16'



FLUTED/REEDED AZM-606  
LENGTH: 16'



GARAGE DOOR THERMOSTOP  
AZM-6936 LENGTHS: 7', 9', and 16'



WAINSCOT CAP AZM-284  
LENGTH: 16'

\*\*18' Brick Mould (AZM-180) is available in full units only and cannot be ordered via the Pick & Pack program.

# Hampton RS40 EXTRUDED RAIL

## An Economical Rail Solution with Performance Superior to Composite Railing



Hampton Flat with Chamfered Newel & Column Wraps

### UNIQUE HAMPTON RAIL FEATURES

- Standard kits ship with solid 1 1/4" square-edge balusters
- FSC Certified Mahogany Cap upgrade available for both hampton profiles!

### RAIL ASSEMBLY JIG

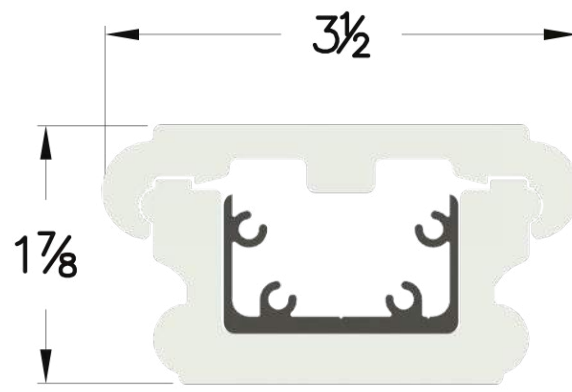
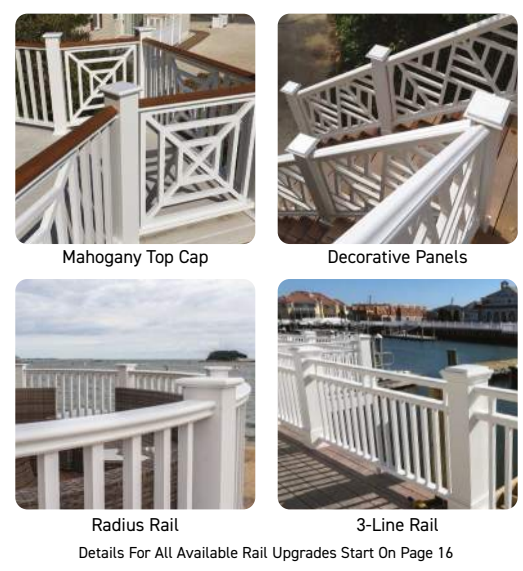
Our reusable rail assembly jig is designed specifically to help reduce installation times and labor cost. The Assembly Jig makes it easier to align, center and space balusters.



### LONGER, CODE COMPLIANT SPANS

Meets commercial requirements of International Building Code (IBC) and International Residential Code (IRC) for level spans up to 10 feet and stair spans up to 8 feet.

### POPULAR UPGRADES FOR HAMPTON:



### HAMPTON RS40350F Beverage Friendly Top

Hampton Flat is our most popular profile in a beverage-friendly detail. This profile is available as our standard Cellular PVC flat profile or a Mahogany flat profile upgrade.

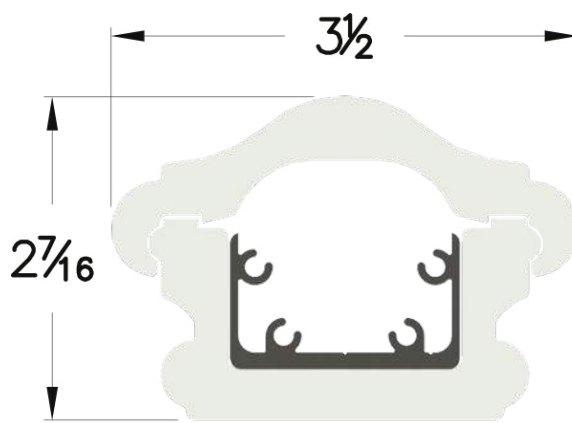
PRICE RANGE:

Installation:



RS40 Hampton Kits	6' Length	8' Length	10' Length	12' Length
36" Height	✓	✓	✓	✗
42" Height	✓	✓	✓	✗
Stair Application	✓	✓	✗	✗

GET AN INSTANT QUOTE!  
INTEXMILLWORK.COM



### HAMPTON RS40350P Traditional Rail Style

Our Peaked Hampton profile brings an added touch of historic detail with its rounded design. This profile is available as our standard Cellular PVC peaked profile or a Mahogany peaked profile upgrade.

PRICE RANGE:

INSTALLATION:





# Radius Rail RAIL UPGRADES

**Guaranteed Custom Radius Fit with Our Radius Rail Template Kit!**



Nautilus 20500 3-Line Rail with Radius Bends, Chamfered 2" Balusters, Recessed Panel Newel Wraps

**CUSTOM IN-HOUSE RADIUS BENDS**

We are proud to offer in-house Radius Rail arcs from 6ft, 8ft, and 10ft rail spans. For stairway applications 6ft and 8ft spans are available

**THE INTEX GUARANTEE**

We guarantee the Radius Rail fit when the INTEX Radius Rail Template Kit is used. Call 856-293-4100 to order a Radius Rail Template Kit!

**RADIUS RAIL AVAILABILITY**

	Level Rail			Stair Rail	
	6'	8'	10'	6'	8'
<b>Liberty</b>	✓	✓	✓	✓	✓
<b>Hampton</b>	✓	✓	✓	✓	✓
<b>Providence</b>	✓	✓	✓	✓	✓
<b>Dartmouth</b>	✓	✓	✓	✓	✓
<b>Nautilus</b>	✓	✓	✓	✗	✗



**SCAN FOR VIDEO GALLERY!**  
Then scroll to the "Rail Templating" section for Radius Rail tutorials!

# Gates RAIL UPGRADES

Gates for INTEX Rail Systems are reinforced with welded aluminum frames, crafted with no open cells and are available using any of our standard rail profiles. Available as single or double gates. INTEX Gates cannot be trimmed or cut to size.



**Liberty Gates**



**Hampton Gates  
Providence Gates**



**Dartmouth Gates**



**Nautilus Custom Gates**

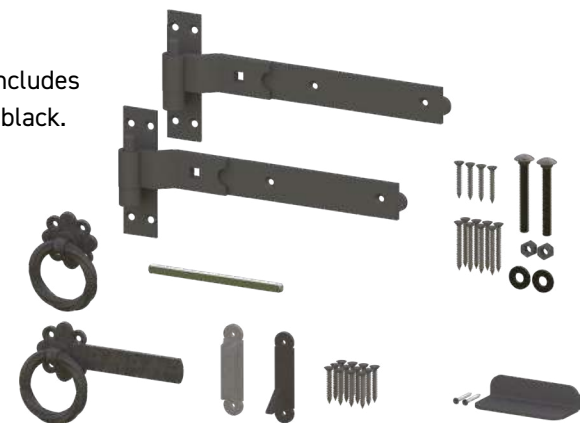


Hampton Flat with Double Gate & 5" Newel Wraps

**GATE HARDWARE**

INTEX Rail Gate Mounting Hardware set includes Two 12" Band Hinges, Latch & Stop, all in black.

- A. Face-Mount Hardware Application**
- B. In-Line Hardware Application**



# Structural Posts NEWEL WRAPS

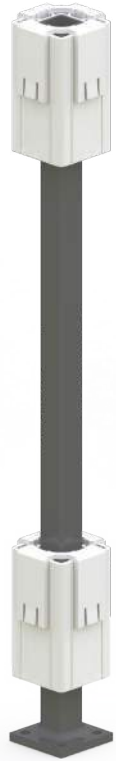


# Fabricated & Extruded NEWEL WRAPS



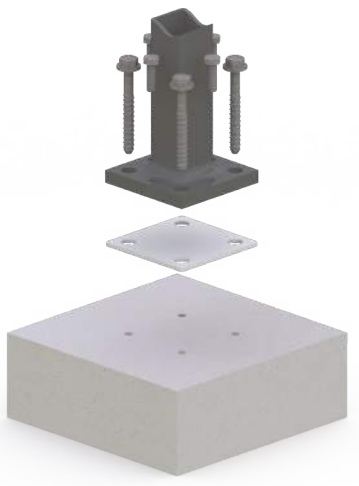
### POST-MOUNT & HARDWARE

- Structural Post System requires 2 items to complete; NEWELPOST36/42 (Structural Post) along with one of the following:
  - NEWELMOUNT-W (through bolt detail) **OR**
  - NEWELMOUNT-C (lag bolt detail)
- Includes #10 x 1-1/2" Rail Attachment Screws for proper fastening of rail to post
- Works for 36" & 42" level rail heights, and 36" stair rail heights
- Includes Injection Molded Compression Shims for easy use with NEWEL5 & NEWEL5-EX
- Salt Spray tested for coastal application



**NEWELPOST36/42**  
POST MOUNT WITH GUIDES

	Liberty	Hampton	Providence	Dartmouth	Nautilus
<b>Structural Posts</b>	✓	✓	✓	✓	✓



**NEWELMOUNT-C**  
POST MOUNT HARDWARE KIT FOR CONCRETE APPLICATION



**NEWELMOUNT-W**  
POST MOUNT HARDWARE KIT FOR WOOD APPLICATION



**IMPC5** works with NEWEL5-EX & NEWEL5



**NCFLAT5** works with NEWEL5-EX & NEWEL5



**NCPYRAMID5** works with NEWEL5-EX & NEWEL5



**NCHAR5** works with NEWEL5-EX & NEWEL5

**NCFLAT6.5** works with NEWEL6.5

**NCPYRAMID6.5** works with NEWEL6.5

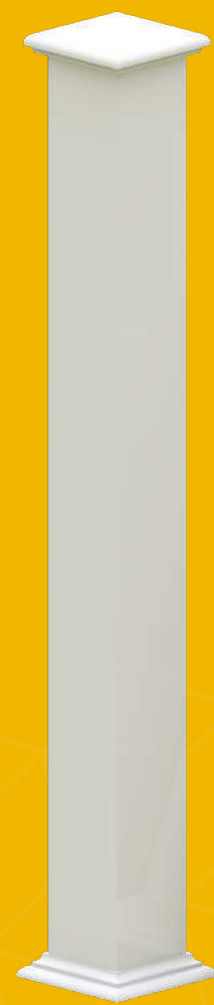
**NCHAR6.5** works with NEWEL6.5



**NEWEL SHAFT ONLY**



**NEWEL5-EX WITH IMPC5 & IMTR5**



**NEWEL5 WITH NCFLAT5 & NBTR5**



**NEWEL6.5 WITH NCPYRAMID6.5 & NBTR6.5**

**NOTE:** Newel Wraps, Caps and Trim Rings are sold separately. These renders depict common Cap & Trim Ring scenarios/compatibility for Fabricated & Extruded Newel Wraps.



**IMTR5** works with NEWEL5-EX & NEWEL5



**NBTR5-EX** works with NEWEL5-EX  
**NBTR5** works with NEWEL5  
**NBTR6.5** works with NEWEL6.5

# Aeratis Heritage



Battleship Gray

Weathered Wood

Vintage Slate

Aeratis Heritage is a color-through T&G PVC porch plank which has been enhanced with subtle, natural color variation along with a slight grain texture to mimic the richness and depth of wood. It is designed to look like a painted or stained wood floor. This historically accurate double-sided profile offers greater flexibility for installers and a finished look to the underside of your porch. Heritage is ADA slip compliant and has been engineered to withstand extreme weather conditions. Visit [Aeratis.com](http://Aeratis.com) to request a quote or learn about the complete line of Aeratis products and latest installation details.

Heritage comes in 3 lengths, 12', 16' and 20'. Each board is about 1' longer than the stated length to allow both ends to be squared and still have true length board.

Aeratis Heritage comes in three pre-finished colors. Heritage can be painted, stained, or left natural. The three colors available are Weathered Wood, Battleship Gray, and Vintage Slate.

## Color Match Trim



1" x 7/8"

Chamfer nosing



7/8" x 7/8"

Quarter-round

Aeratis also offers traditional, color-matching trim profiles to finish the edge of your porch including quarter-round and chamfer nosing in 8' lengths.

### Painted Quarter-Round

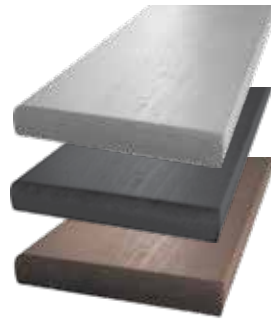


Battleship Gray Chamfer



# Heritage Universal Porch Plank

The Aeratis Universal Porch Plank, or UPP, is a 5-1/2" x 7/8" x 12' PVC plank specifically engineered to be used in conjunction with all of the Aeratis T&G porch planks or as a stand-alone product. The Universal Porch Plank comes in Battleship Gray, Vintage Slate, Weathered Wood, and our proprietary paint-ready formula.



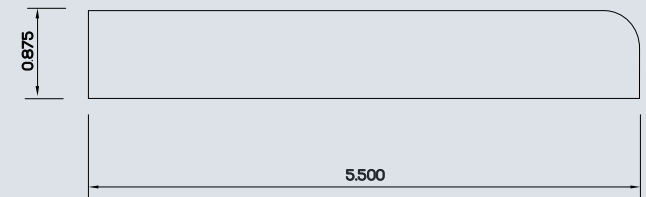
One corner of the board has the unique feature of a pre-finished routed edge, while the other three edges are 90° corners, offering more versatility in your designs. The pre-finished bullnose provides the finishing touch for the lead edge of stairs or a seamless picture frame. If the pre-finished bull-nosed edge is not desired, simply flip the board over for a square-edge look.

For stair applications, make sure the bullnose is facing out on the lead edge of the stairs. On the inside board that touches the riser, make sure the bull-nosed edge is facing down and to the rear of the stair riser. This will provide the appearance of a T&G surface while providing a very small gap that will allow water to escape.

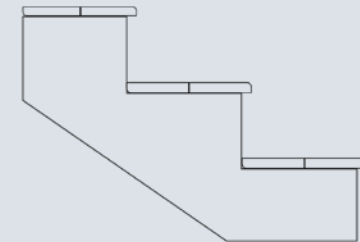
## Aeratis Heritage Testing Data

Performance Characteristic	ASTM Method	Results
Flame Spread	ASTM E84	Class B or better
ADA Slip Test	ASTM F1679	.82 dry/.72 wet
Coefficient of Expansion	ASTM D696	1.91 x 10 <sup>-5</sup> in/in/°F
Compression Parallel Shear	ASTM D198	2605 psi
Screw Withdrawal	ASTM 143	2939 psi
Decay Resistance	ASTM D1761	806 lbs
Termite Resistance	ASTM D1413	No Decay
Weatherability - 2000 hours	ASTM D3345	10 - Highest Rating
50 Cycle Freeze Thaw	ASTM D2565	91% of Baseline MOR
Water Absorption	AC 174	93% of Baseline MOR
Modulus of Rupture	ASTM 570	1.21%
Modulus of Elasticity	ASTM D6109	16" O.C. - 3,000
	ASTM D6109	16" O.C. - 370,000

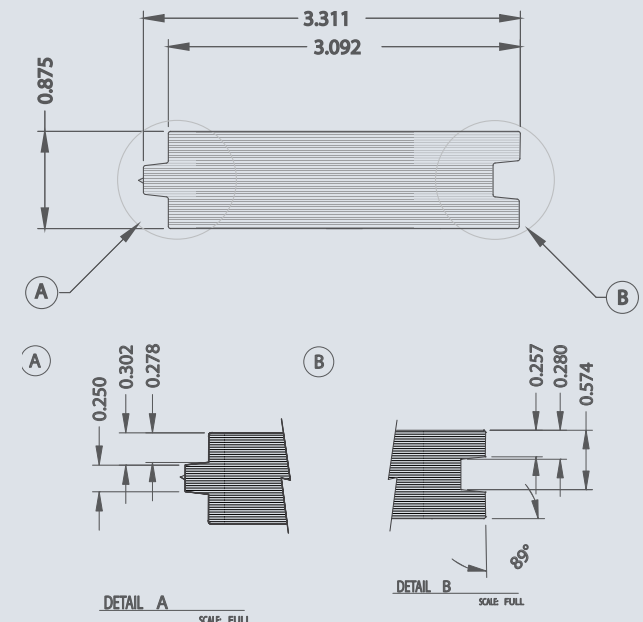
## Universal Porch Plank Profiles



### Stair Application



## Aeratis Heritage Profiles



## Aeratis Heritage



Aeratis T&G Porch Flooring

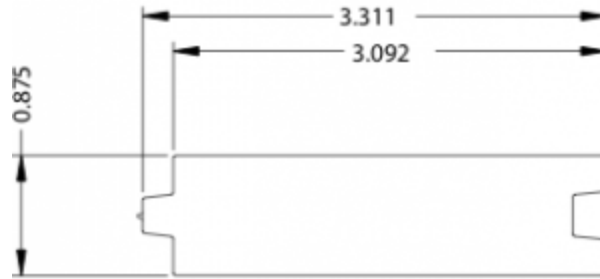
Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

The Heritage line of products are ADA slip complaint and carry a Class "B" fire rating (more flame resistant than

any other competitors' product). This double-sided board offers a finished ceiling look from the underside of a porch floor that is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 12', 16' and 20' lengths and come 1" longer than published length. As seen above from left to right: Battleship Gray, Weathered Wood and Vintage Slate. The Aeratis products have the appearance of wood and natural color variation.

## Aeratis Heritage T&G Porch Flooring Dimensions



**Lengths:** 12', 16', or 20'

**Width:** 3-1/8" (3.092)

**Thickness:** 7/8"





Whether you are restoring a National Register property or if you live in a historic district you will have to seek the approval of a committee to restore, renovate or replace the materials used on your front or back porch. In many cases your historic committee or your architectural review board is looking out for the best interest of your historic property. Their goal is to preserve the historic and architectural

integrity of the property. In many cases they do a really great job. In some cases the phrase preserve or and maintenance are words that some committees completely forget.

The reality of historic preservation is... in many cases, there are no longer acceptable wood materials available to use to preserve these historic properties. For example: Many individuals and contracts have contacted us over the years perplexed by their failing wood porch. The conversations usually start out something like this; "We are looking to replace our porch and we cannot figure out why we are having to do it again after only 4 years. You see, my grandmother had this house built and for almost 100 years the porch has never been replaced. About 4 years ago we installed a wood product similar to what was on it before and now we are replacing it again. Why did the previous porch last 100 years and these last one only 4 years.?"

The short answer is, the wood used to replace 100 year old porches is nothing like the dense vertical grain wood products used 100 years ago. On top of the density, we are no longer using lead based paints nor are we using strong treating chemicals. Wood today is cut as quickly as it can possibly be cut. It is rushed to the mill. It is cut down and ripped in to T&G profiles. It spends about 45 minutes being treated if it is pine and little to no time being treated if it is Douglas fir. All in all, wood is no longer what it used to be.

With this understanding, we created the Aeratis tongue and groove porch flooring line. Aeratis is exactly the same profile as wood was 100 years ago. It can be cut like wood. It can be routed like wood. It is installed easier and faster than wood. When the Traditions product line is painted, you cannot tell it is not wood. As seen to the right, when Aeratis Traditions is painted not only does it look like wood, will never buckle, cup, check, rot or deteriorate. If you use a recommended paint, the paint is free in the form of a rebate and the repaint cycles are typically every 7 to 10 years.

If you are looking to preserve your historic home or if you are on a committee and you are looking for a solution for inferior wood products, please contact us and we can help you.



Content is currently being added to this page. Please check back later if you cannot find what you are looking for...

**French Quarter Resources** – Aeratis Traditions has recently been approved by The **Vieux Carré** Commission. [Click here](#) for all resources and information about this approval.

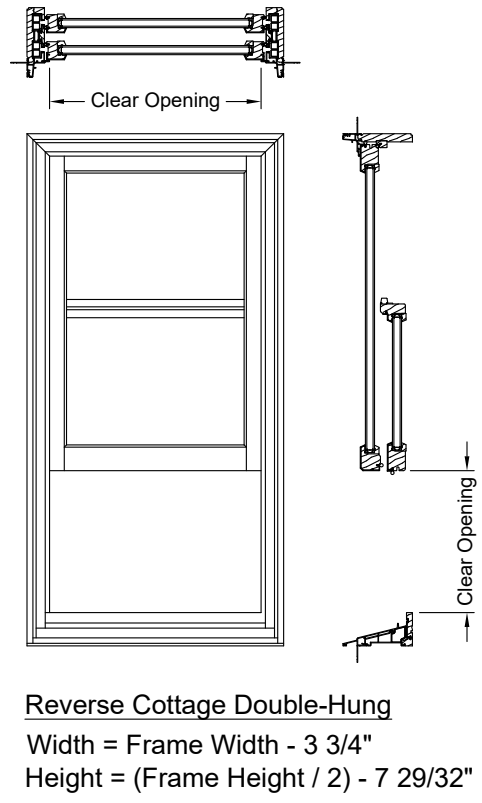
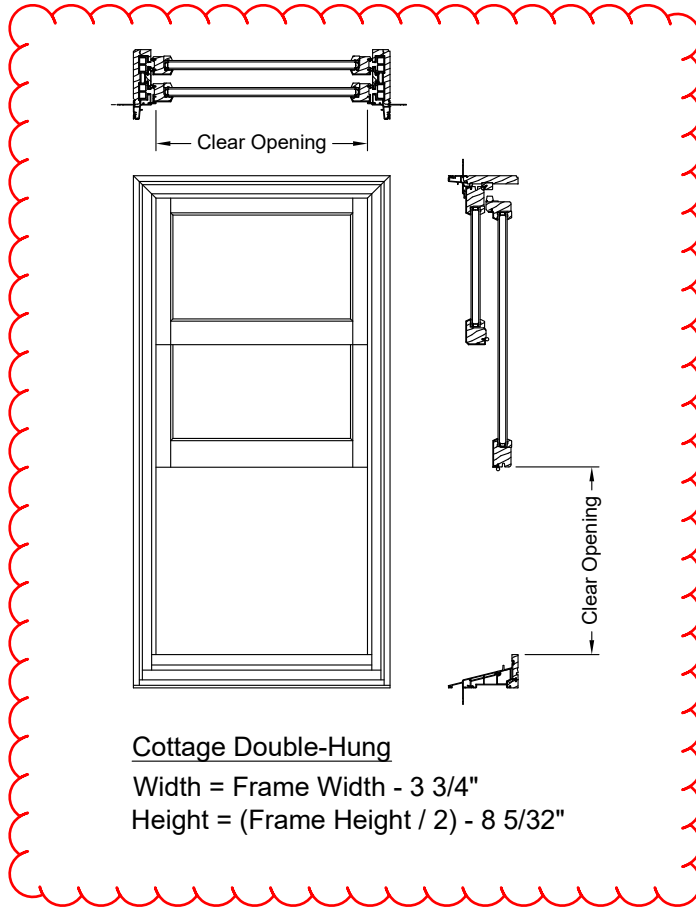
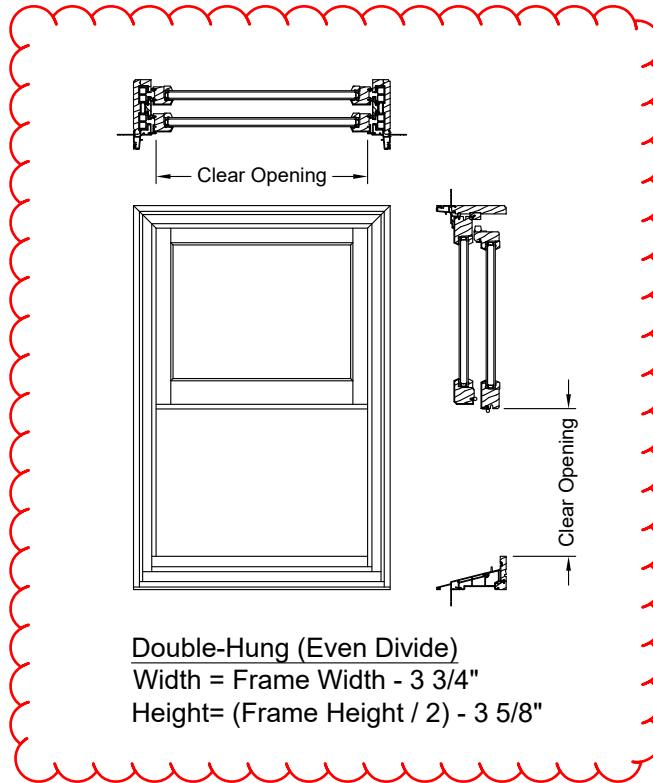
**Louisiana Resources** – Approval by the State for National Register T&G wood replacement. [View](#)



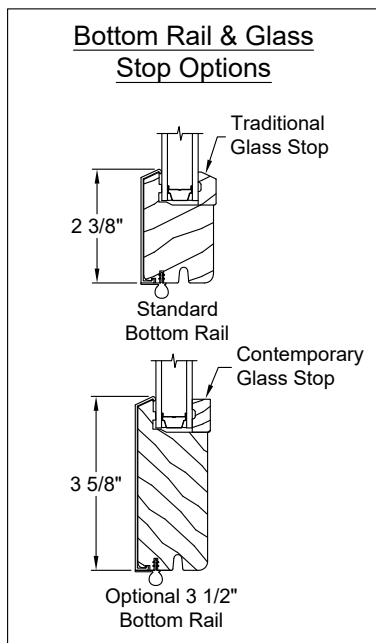
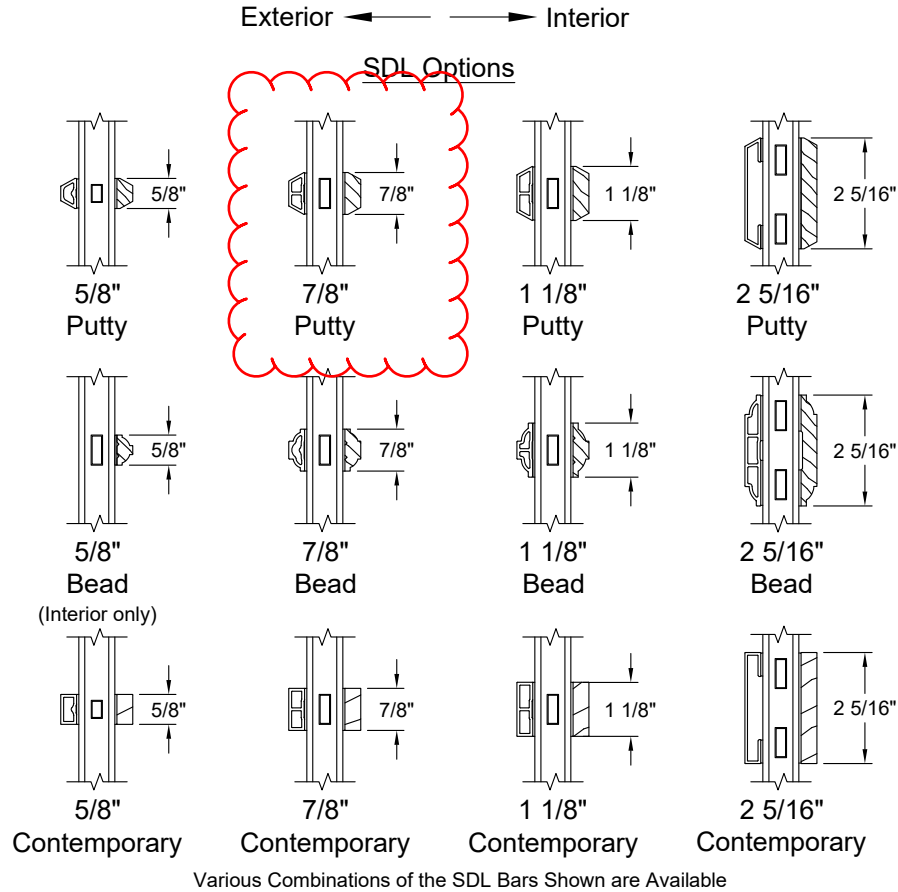
Designed by **Elegant Themes** | Powered by **WordPress**



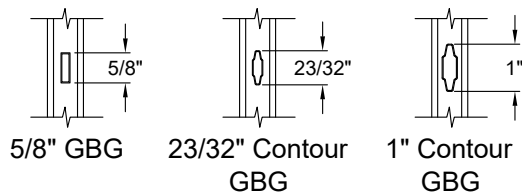
## CLEAR OPENING LAYOUT



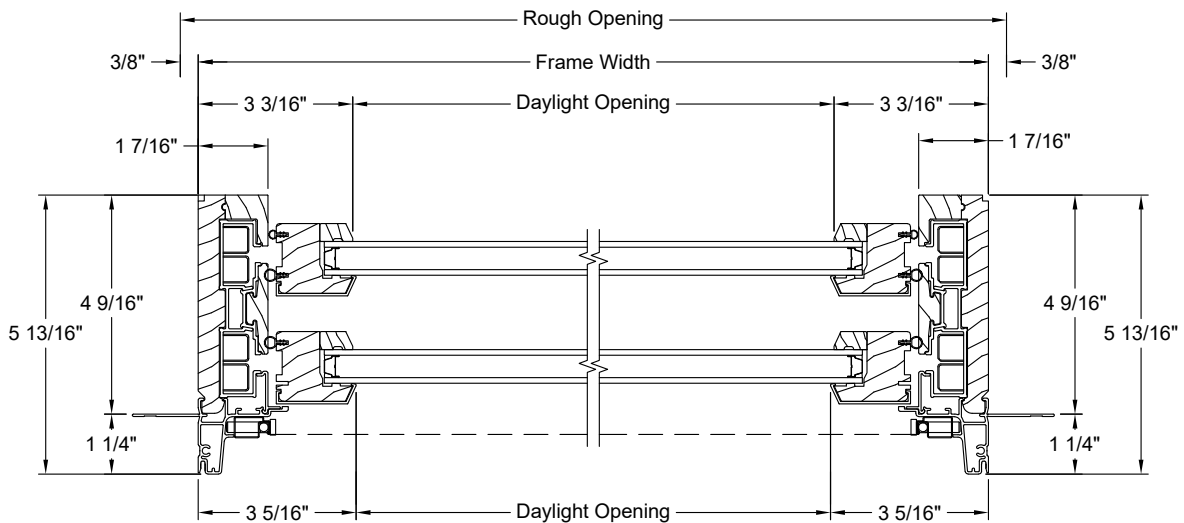
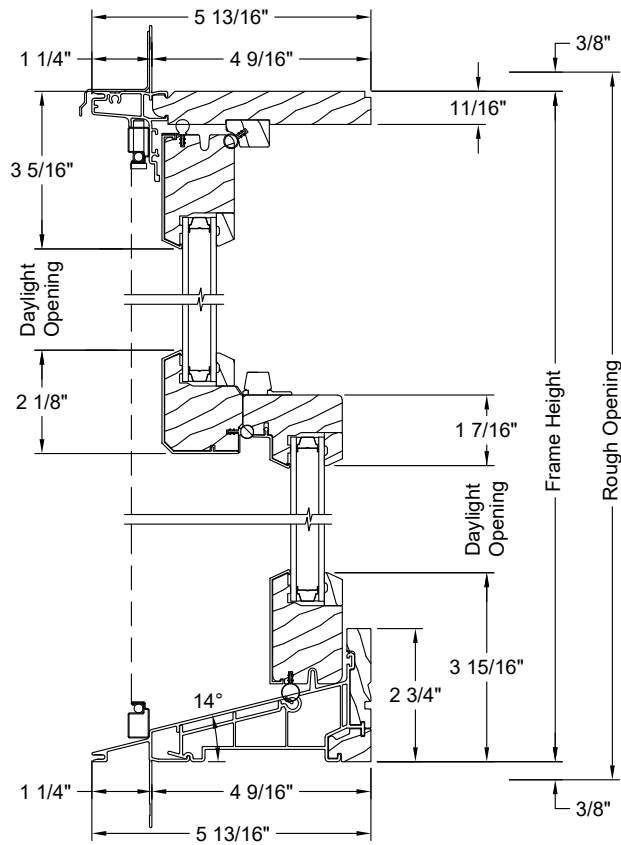
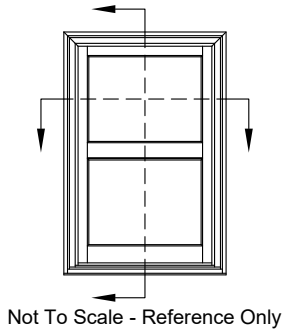
## GRID, BOTTOM RAIL & GLASS STOP OPTIONS



GBG Options



## OPERATOR SECTIONS



Canyon Ridge® Carriage House 5-Layer  
Design 13; Shown in Dark Finish with Mahogany  
Cladding, Mahogany Overlays and REC13 Window  
Design (Model CAN213MMREC13)





Design 11



Design 12



Design 13



Design 21



Design 23



Design 31



Design 32



Design 33



Design 35



Design 36



Design 37



Design 38

## WINDOW/TOP SECTIONS



REC11



REC13



SQ23



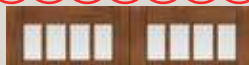
ARCH3



ARCH13



ARCH1



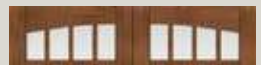
REC14



SQ24



ARCH4



ARCH14



TOP11



TOP12



TOP13



ARCH1

Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit [www.clopaydoor.com](http://www.clopaydoor.com).

## MATERIAL DESIGN OPTIONS

### COMPOSITE CLADDING MATERIALS



Clear Cypress (C)



Mahogany (M)



Pecky Cypress (P)

### COMPOSITE OVERLAY MATERIALS



Clear Cypress (C)



Mahogany (M)

Note: Cladding and overlay material options may be mixed and matched.

# decorative HARDWARE

## STANDARD



Spade Step Plate



Spade Lift Handles

Attractive black powder-coated grip handles and step plates are provided standard to further enhance the Canyon Ridge® design. Optional hardware, including handles, operable L-keylocks and strap hinges, is also available.

## OPTIONAL



Spear Lift Handles



Colonial Lift Handles



Spade Strap Hinge\*  
*Complements Standard Spade Lift Handles  
and Spade Step Plate*



Twisted  
"L" Handles

Escutcheon  
Plates



Spear  
Step Plate



Colonial  
Step Plate



Decorative Handles  
with Keyholes



Spear Strap Hinge\*



Colonial Strap Hinge\*



Ring Door  
Knocker



Aluminum Grip  
Handles  
*(Modern)*

\*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

Aluminum Grip Handles are available in the following colors: Clear Aluminum (Anodized), Standard White (Painted), Bronze (Painted), Bronze (Anodized), Black (Anodized) and Dark Bronze (Anodized).

