

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

<b>Address:</b>	3806 Williams Lane, Chevy Chase	<b>Meeting Date:</b>	11/13/2024
<b>Resource:</b>	Master Plan Site #35/076 <b>Williams-Wirgman House</b>	<b>Report Date:</b>	11/6/2024
<b>Applicant:</b>	Armando Olivares (Luke Olson, Architect)	<b>Public Notice:</b>	10/28/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Permit Number:</b>	1091213	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Partial demolition, construction of new two-story rear addition, new detached accessory structure		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with three conditions** the HAWP application with final approval delegated to staff:

1. The applicant must submit a tree survey/assessment showing that healthy, mature trees will be protected and that hazardous trees will be removed.
2. The applicant must submit window conditions assessment for any windows proposed for removal. If it is determined they cannot be repaired and need to be replaced, the applicant is to submit window shop drawings to staff for final approval. HP staff will make the final determination as to whether the condition of the windows necessitate replacement.
3. The applicant must submit paving material samples to staff for final approval prior to submission of the building permit.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site #35/76, *Williams-Wirgman House*  
**STYLE:** Vernacular Victorian  
**DATE:** c. 1895

Excerpt from *Places from the Past*:

The Williams-Wirgman House, built in 1895, is representative of Vernacular Victorian architecture typical of folk housing of this period, with period details including Queen Anne sash (multi light over one window) and a generous wrap around porch with classical columns. The Williams-Wirgman House is significant for its association with the Williams family who settled in the area before it was transformed by suburban development, as well as for its vernacular Victorian design. The house was built in 1895 on Clayton Williams' 17 acre property. Williams Lane was a private access road running the depth of the property from Brookville Road past Clayton Williams House (#3707) and Barn (now a residence at #3713) and then to the house at #3806. Over the subsequent decades, Williams Lane continued to develop as a kinship community composed of members of the Williams family as well as the Simpson Orem clan.<sup>1</sup>

<sup>1</sup> Claire Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland, 10<sup>th</sup>*



- enhancement, or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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.
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

### ***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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The applicable *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **STAFF DISCUSSION**

The subject property is a double-width parcel with a two-story, asymmetrical cross-gabled vernacular Victorian house clad in horizontal Dutch lap siding with a wrap-around porch occupying the eastern half of the property, and a large side yard with mature trees on the western half of the property. The T-shaped plan front-gable portion of the building, which faces Williams Lane, is approximately 20 feet in width by 18 feet in depth, widening to 28.4 feet by 18.5 feet in the side-gable portion towards the rear. The application identifies the footprint of the existing building as 919 square feet.

### ***Background***

On August 14, 2024, the HPC heard a Preliminary Consultation to construct a rear addition and accessory structure and install a new driveway on the property. At the meeting, the architect presented renderings of an alternative option for the east elevation that was not included in the original submission. The HPC was conceptually supportive of the overall project but a majority of Commissioners agreed that the massing of the proposed addition, both in the original and alternative options, was overly large and should be scaled down. The HPC offered the following comments on the original proposal:

- The majority of Commissioners that offered an opinion [Dominianni, Burditt, Galway] agreed that the massing of the proposed addition is overly large and should be scaled down. They noted that the proposed addition doubles the size of the original house and alters the character of the original design. Commissioners generally agreed that the reduction of the second floor of the eastern projection as presented by the applicant in the alternative option at the meeting is an improvement, but does not go far enough to reduce the scale and massing of the addition in relationship to the historic house. One Commissioner supported the alternate massing as presented [Doman].
  - *HAWP application, November 2024*: The revised proposal reduces the scale and massing of the proposed rear addition.
- The use of a hyphen to connect the addition to the existing house is appropriate.
  - *HAWP application, November 2024*: The revised proposal still utilizes a hyphen, but with modified dimensions.
- A bracketed roof over the proposed entry in the hyphen would be more appropriate than a roof supported by columns.
  - *HAWP application, November 2024*: The revised proposal eliminates the columns supporting the roof over the entry in the hyphen, opting for flat fascia, aligning with the trim of the historic porch and bay, below a shed roof.
- Commissioners did not express concern over the installation of a pervious driveway or construction of the freestanding garage/accessory building.
  - *HAWP application, November 2024*: No additional information or materials have been provided for the pervious driveway, although the rear asphalt parking pad appears to have been shifted and widened closer to the house.
- Removal of the tulip tree at the front of the property would be acceptable if an arborist has determined it is hazardous.
  - *HAWP application, November 2024*: The application does not include tree removal.
- There is support from the neighbor across the street for the removal of the tulip poplar at the front of the property and the installation of a driveway and off-street parking.
  - *HAWP application, November 2024*: Staff notes that the property owner across the street sent additional documentation requesting that the front tulip poplar tree be removed, and staff supports the removal of this tree based on the documentation provided.

In the Preliminary Consultation Report after the meeting, staff suggested the following items be included in a HAWP application:

- Documentation of existing conditions including chimneys and skylights;
  - *HAWP application, November 2024*: The HAWP submission has been revised to include

the existing chimneys and skylights.

- Window condition assessment and proposed replacement and new window details;
  - *HAWP application, November 2024:* A window condition assessment and proposed replacement details were not included in this application, but the application indicates that the applicant will work with staff prior to any window replacement. Staff notes that any replacement window submission will need to include a condition assessment and shop drawings of the proposed windows. Windows that can be repaired are not eligible for replacement.
- Tree survey;
  - *HAWP application, November 2024:* A tree survey has not been submitted with this application.
- Drawings of all four elevations of the garage/accessory building;
  - *HAWP application, November 2024:* The revised application includes all four elevations of the accessory building.
- Grading plan with any required stormwater features identified;
  - *HAWP application, November 2024:* A grading plan was not submitted with this application.
- Full specification packets for all proposed materials; and,
  - *HAWP application, November 2024:* The revised application include materials specifications.
- Confirmation of compliance with zoning regulations.

The HPC recommended the applicant return for a HAWP in accordance with the Commission's recommendations.

After the August 2024 preliminary consultation, the architect revised the proposal for a new applicant, making the following revisions:

- Reduced the proposed square footage of the rear addition from 906 to 745.5 square feet.
- Reduced the square footage of the proposed garage from 480 to 462 square feet and shifted it away from the property line.
- Reduced the depth of the hyphen from 7 feet 8 inches to 5 feet 6 inches and widened the hyphen from 24 feet 5 inches to 24 feet 11 inches.
- Modified the covered stoop on the west elevation.
- Reduced the projection of the proposed addition beyond the east side elevation from approximately 6 feet 6 inches to approximately 2 feet 6 inches.
- Eliminated the exterior chimney on the east elevation of the rear addition.
- Updated the existing conditions drawings to include existing historic chimneys and non-historic skylights.
- Added materials specifications.

### ***Rear Addition***

The footprint of the proposed rear addition would be approximately 29 feet in depth by 31 feet in width, compared with the previously-proposed 33 feet in depth by 35 feet in width, and would roughly match the height of the existing building. The plans call for the retention of a 2 feet 6 inch return of the existing rear wall at the southwest corner and a 1 foot return on the southeast corner, with the addition extending in that narrower width for approximately 5 feet 6 inches (previously 7 feet 6 inches) before widening to 31 feet, aligning with the plane of the existing west elevation and extending approximately 2 feet 6 inches in width beyond the plane of the existing east elevation. The first and second floor levels of the proposed addition would match those of the existing building. An intersecting gable roof set one foot lower than the ridge line of the existing roof would connect the addition to the existing building. The side gables along the east and west elevation would match the height of the existing roof. The addition would be clad in



five-inch reveal painted composite Dutch cove lap siding, to match that of the existing building, with painted Azek composite trim, and Jeld-Wen Siteline clad-wood two-over-two simulated-divided-light windows.

For the most part, the application proposes to retain the historic character of the property, with removal of historic materials limited to the rear wall and substantial portion of the rear roof slope, satisfying *Standard 2*.

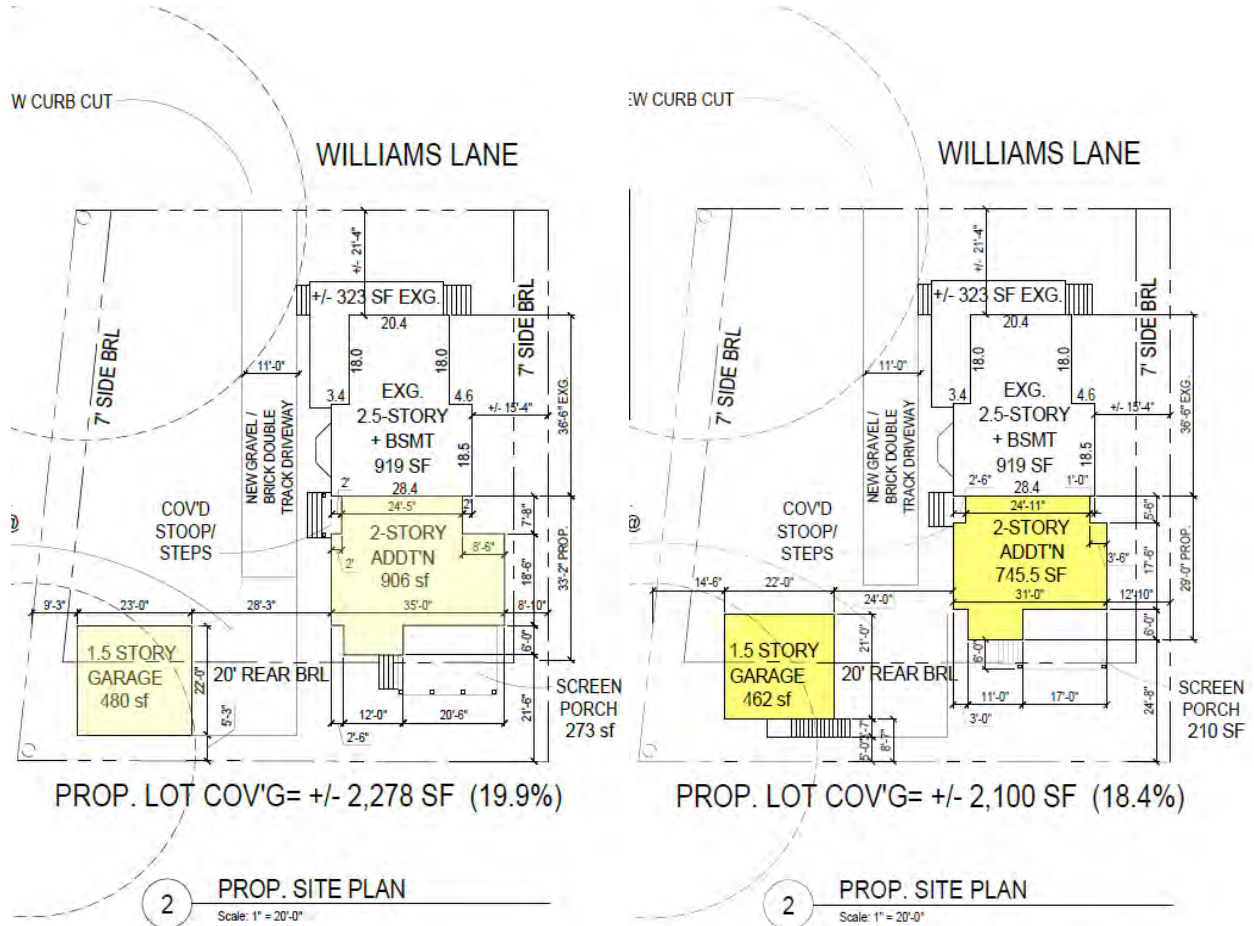
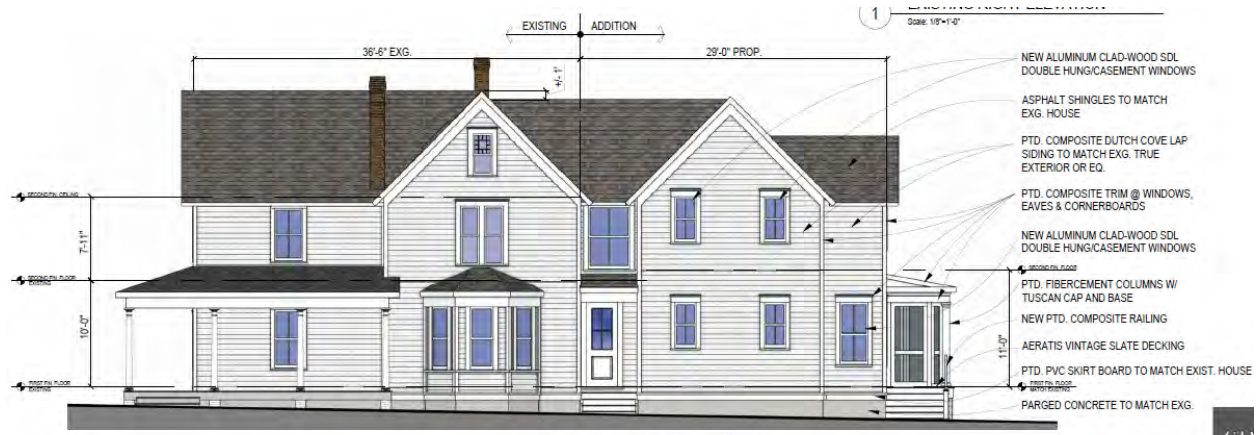


Figure 2: Preliminary consultation site plan (left) and current proposed site plan (right).



2 RIGHT ELEVATION  
Scale: 1/8"=1'-0"



2 RIGHT ELEVATION  
Scale: 1/8"=1'-0"

GTM ARCHITECT

RES RESIDENCE

Figure 3: West (right) elevation as proposed in the preliminary consultation (above) and current proposal (below).



Figure 4: Renderings of the existing and proposed conditions when viewed from the front of the property.



Figure 5: East (left) elevation as proposed in the preliminary consultation (top), during the preliminary consultation review (middle), and the current proposal (below).

The location of the proposed addition at the rear and the use of an intersecting gable roof that is set approximately one foot lower than the existing roof ridge provides some differentiation between the new and old, identified as key to a successful new addition in *Standard 9*, and generally the fenestration of the proposed addition is compatible with that of the existing house in terms of scale and rhythm. The side gables on the east and west elevations of the proposed addition rise to approximately the same height, but have been revised to be one foot less in width than those of the historic building. Likewise, the footprint of the proposed rear addition, while slightly wider than that of the historic house, has been reduced in length so that it no longer doubles the size of the historic house. The east elevation has also been revised to eliminate the previously-proposed prominent new chimney and includes a pent eave that breaks up the mass of the east elevation of the addition. The Secretary of the Interior’s *Guidelines for Rehabilitating Historic Buildings*, which extrapolates on the more succinct *Standards for Rehabilitation*, provides guidance on new exterior additions and related new construction, explaining that “generally, a new



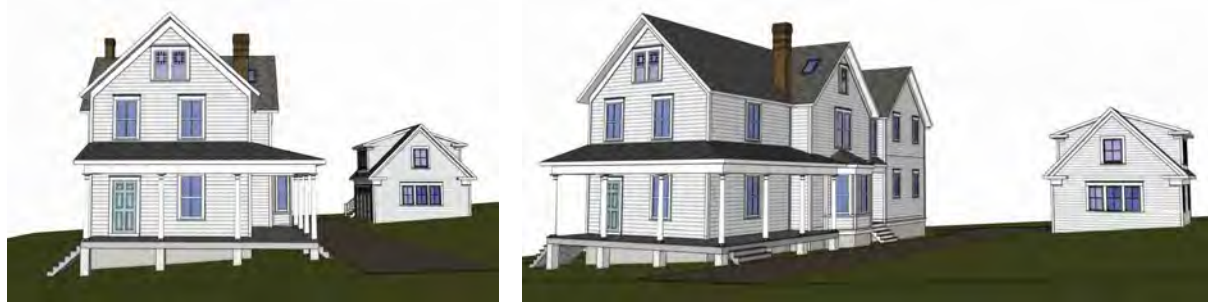
addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building.”<sup>2</sup> Given the reduction in scale and massing of the addition and modifications made to proposed features of the addition, staff finds that the revised proposal presents as subordinate to the historic building. Staff finds that the proposed smooth finish cove/Dutch lap siding proposed is compatible with the historic property and will be differentiated from the historic siding, which, while similar in dimension and overall shape, features additional incised details. As revised, staff finds that the addition complies with *Standard 9* and the *Guideline for New Exterior Additions and Related New Construction*.

The application also notes that the existing windows are in poor condition and proposes to replace them in kind with painted wood true-divided-light double-hung windows. Provided the severity of deterioration is such that the windows cannot be repaired, replacement to match the original appearance would satisfy *Standard 6*. Staff recommends that the HPC delegate approval of any necessary window replacement to staff and that the applicants provide documentation of the window condition and window shop drawings to staff for final approval.

#### ***Garage/Accessory Building and Driveway; Trees***

The proposed garage has a footprint of 21 by 22 feet and features a front gable roof with large, shed dormers on the sides. The garage would be set back approximately 80 feet from Williams Lane, and accessed by a new curb cut and driveway, which the applicant has identified as gravel or brick double-track leading to a tinted concrete parking pad at the garage. The driveway would be immediately adjacent to the house, leaving a large portion of the yard intact. Fencing is not identified on the application. The site plans show two large existing trees, which the designation of the property in the *Master Plan Amendment* identify as character-defining features of the property. No formal tree survey, protection plan or arborist reports were submitted as part of the preliminary consultation application or HAWP application.

Staff has received concerns from members of the public regarding the potential hazards the front tulip poplar tree poses to the subject property and neighboring properties. Staff recommends the mature trees on the property be evaluated by a qualified arborist and that the HPC allow the removal of trees identified as hazardous in the subsequent arborist’s report.



**Figure 6: Renderings of the house, proposed addition, and garage.**

<sup>2</sup> *The Secretary of the Interior’s Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*: <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with three conditions** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

1. The applicant must submit a tree survey/assessment showing that healthy, mature trees will be protected and that hazardous trees will be removed.
2. The applicant must submit window conditions assessment for any windows proposed for removal. If it is determined they cannot be repaired and need to be replaced, the applicant is to submit window shop drawings to staff for final approval. HP staff will make the final determination as to whether the condition of the windows necessitate replacement.
3. The applicant must submit paving material samples to staff for final approval prior to submission of the building permit.

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 6, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Armando Olivares (Contract Purchaser) E-mail: homes4dinero@gmail.com
Address: 414 Hungerford Drive Ste 234 City: Rockville Zip: MD
Daytime Phone: 301-473-6950 Tax Account No.:

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 Master plan site #35/076

Is the Property Located within an Historic District? Yes/District Name No/Individual Site Name Williams Wirgman House

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: 3806 Street: Williams Lane
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: Block: Subdivision: 0014 Parcel: P452

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: curb cut and driveway

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

Signature of owner or authorized agent Date 10/23/24

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

**Owner's mailing address**

LUNDBERG MADELEINE M TRUSTEE  
LUNDBERG KRISTOFFER SVEN MATTIAS  
TRUSTEE ETAL  
3806 Williams Lane  
Chevy Chase MD 20815

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

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

**Adjacent and confronting Property Owners mailing addresses**

THOMAS J & CYNTHIA A EASTMENT  
3715 Underwood St  
Chevy Chase MD 20815

WILLIAM AND RACHEL DELONG  
3717 Underwood St  
Chevy Chase MD 20815

DENISE PERNICK  
3810 WILLIAMS LN  
CHEVY CHASE MD 20815-4952

N GARLAND MILLER TRUST  
3804 WILLIAMS LN  
CHEVY CHASE MD 20815-4952

TERRENCE DAY &  
CAROLYN F HAMMONDS  
3805 WILLIAMS LN  
CHEVY CHASE MD 20815-4953

PETER BASS & CONNOR NUALA  
3807 WILLIAMS LN  
CHEVY CHASE MD 20815-4953

WILLIAM SINCLAIR  
3811 WILLIAMS LN  
CHEVY CHASE MD 20815-4953



**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 2.5 STORY WOOD-FRAME VERNACULAR FARMHOUSE BUILT IN 1895. GABLE-FRONT T-SHAPED PLAN CONTAINING 2,196 FIN SF WITH REAR DECK AND ONE STORY 323SF FRONT PORCH WRAPPING AROUND RIGHT SIDE. CLAD IN PTD. WOOD DUTCH COVE LAP SIDING W/ 5" REVEAL, PTD. WOOD DOUBLE HUNG 2 OVER 2 AND 1 OVER 1 WINDOWS, ASPHALT SHINGLE ROOF, PTD. ALUM K-STYLE GUTTERS AND SQ. DOWNSPOUTS. FROM MHT FORM:

The Williams-Wirgman House, built c1895, is a 2 1/2 story vernacular farm house located on the south side of Williams Lane in today's Village of Chevy Chase, Section 5. The frame gable-front house has a tee shaped plan with rear wing and a one story porch that wraps around the front (north) and side (west) elevations. The structure is clad with an unusual and noteworthy type of wide drop or German siding with triple beading. The cross gable roof is protected by asphalt shingles and features a corbeled brick chimney.

The north elevation facing Williams Lane, consisting of the two-bay gable end of the front block, is the principal facade of the house. This elevation includes a single, side entry door and 2/2 window on the first story, and two 2/2 windows on the second story. A pair of windows (one 1/1 replacement and one original Queen Anne multi-light-over-one sash) is located in the attic level of the gable end. A narrow raking cornice board separates the end wall from the slightly overhanging, boxed raking cornice of the gable roof. The wrap-around porch has a half-hipped roof supported by narrow, wood columns with entasis. A spindle column porch railing spans the columns.

The east gable of the rear wing has Queen Anne multi-light over one sash. Interior details throughout the house are typical of the 1890's era, with beaded moldings, bulls-eye corner blocks, scrolled floor registers and Eastlake style turnkey doorbell.

The rear wing may have been an older hall and parlor structure. A box stair once stood at the northwest corner of the rear wing. This feature was removed after 1968, at the same time that the present cellar stairs were added. The stone foundation of the rear section has a different character from the front cellar which may have had dirt walls later reinforced with stone and more recently with concrete block. If the rear section is older, it does not predate 1883 when Clayton Williams bought the unimproved parcel. Exterior siding, windows and interior trim are today all consistent with front and rear sections. After 1968, a rear pantry and kitchen porch (southeast corner) were replaced with a rear deck, and replacement first story windows were installed on the east side of the rear wing.

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

We're proposing a rear 2-story side gable addition to the rear of the existing house, connected via a recessed hyphen with a lower roof profile. There is also a small rear-gable 2-story wing in the rear along with a 1-story screened porch and 1-story wing projecting out to the left approx. 3.5'. The addition will also have a one-story recessed entry stoop on the right side. The proposed materials for the addition would be ptd. composite dutch cove lap siding with a 5" reveal to match the existing, ptd. composite trim, clad-wood sdl divided light 2 over 2 windows and doors, and an architectural asphalt shingle roofing.

Williams Lane is an extremely narrow street with limited street parking available, and the lot does not currently have any off-street parking, so we're proposing to install a new curb-cut and driveway leading to a new detached 1.5 story 2-car garage and parking pad in the rear. The curbcut will need to be concrete per County standards, but the driveway beyond could be gravel or brick double track extending back to a tinted concrete parking pad at the garage. We're holding the driveway to an 11' width to minimize impact to an existing tree on the front right property corner.

The existing windows are in rough shape and some have been modified as a part of previous repairs, so we're proposing to replace them in-kind as required with ptd. wood TDL double hung windows. There are some structural issues which we plan to address, and we plan to fully-rehab the exterior. All existing materials would be repaired first, and replaced in-kind only if repair was not possible.

We submitted preliminary drawings for HPC review at the 8/12/2024 meeting, and received feedback that we needed to reduce the size of the addition related to the existing house, with a couple commissioners expressing support for a reduced massing option also presented at the meeting. Based on the feedback received during the meeting, we've decided to proceed with the reduced massing option with several modifications to further reduce the size and massing:

- 1) we've reduced the overall footprint of the proposed addition by 160.5 sf and total square footage of the proposed addition by 366.5 sf. At 1,445.5 fin sf, the proposed addition increases the existing house size by approx. 66%.
- 2) we've reduced the depth of the addition by 4.3' so that it is 7.5' less than the existing house depth
- 3) we've also reduced the depth of the proposed side gable wing so the new roof line is lower than the existing.
- 4) we've reduced the height of the roof at the hyphen to the extent possible but need to maintain enough space to provide a new code-compliant stair up to the existing bedrooms/baths in the attic as the current winder stair leading to the attic is a safety hazard.
- 5) we've further reduced the size of the 1-story left side addition to minimize the degree to which it projects out beyond the left side wall of the existing house

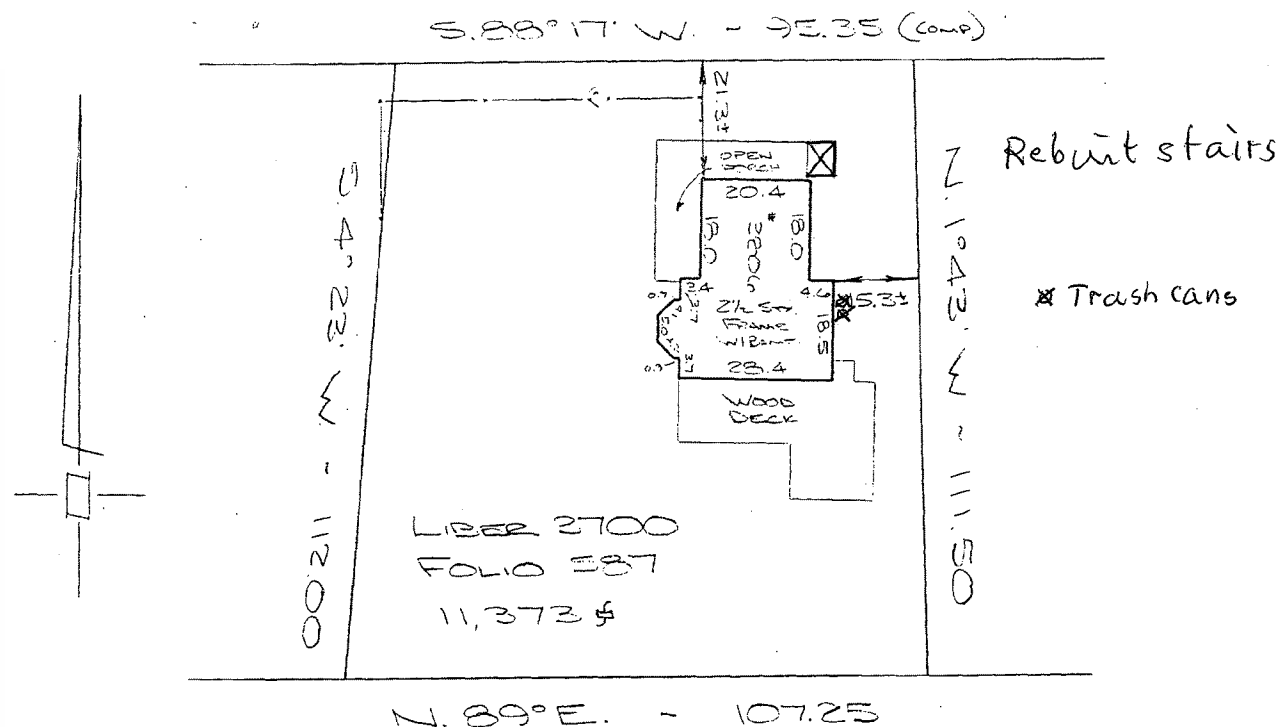
6) we've pulled back the side mudroom entry stoop and canopy so it is recessed into the space created by the hyphen and no longer projecting out beyond the existing right side wall of the house

7) we've reduced the garage footprint/massing and shifted it further towards the center of the lot to minimize potential impact to the established trees.

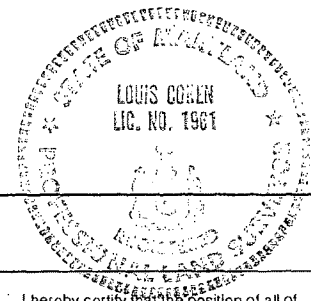
We believe the revised design meets the applicable guidelines of Chapter 24A in the County Code as well and the Secretary of the Interior's Guidelines for Rehabilitation in that the addition is compatible with the historic materials, features, size, scale, proportions and massing of the existing resource, the proposed addition is subordinate in scale and massing, it is setback from the rear corners of the existing house and entirely to the rear so that it is clearly differentiated from the historic resource. Additionally, the use of compatible modern materials further differentiates new from old. The addition primarily to the rear maintains the open, park-like nature of the property, and we had previously received feedback at our 1st prelim that removal of the front tulip poplar and the addition of a new curb-cut and driveway would not be a concern. The neighbors across the street had also expressed their support for our initial design.

We had previously provided documentation for completed additions to the sister house across the street at 3807 Williams that were reviewed and approved by the HPC. We aren't trying to make the argument that this sets some sort of precedent that would require the HPC to approve our application because a previous Commission approved those additions. Rather we believe this to be an excellent example of an appropriate rear addition to an existing historic resource including a new detached accessory structure. This property/resource happens to also be a master plan site in the same neighborhood and of the same time period as 3806 Williams Street. We believe our proposed addition to be of a similar size/scale/massing in relation to the existing house as this one, and also of a similarly compatible style/detail level, and so the end result would be equally as successful/appropriate.

WILLIAMS LANE



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



**CAPITOL SURVEYS**

NOTE: This drawing is not intended to establish property lines or is the existence of corner markers guaranteed. All information shown hereon taken from the and records of the county or city in which the property is located.

**HOUSE LOCATION**

LIBER 2700 FOLIO 587  
CHEVY CHASE  
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book — Plat — Scale 1" = 30'

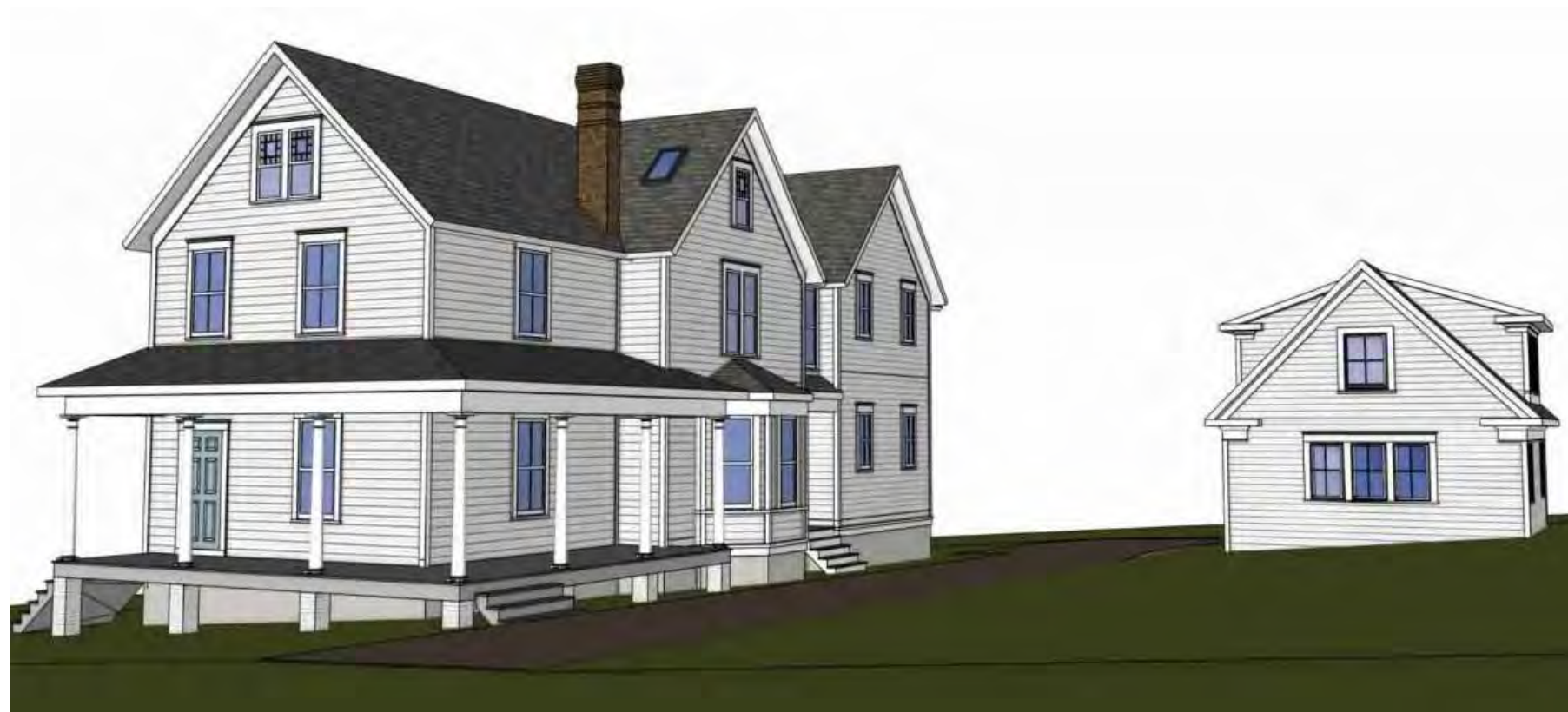
I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

*[Signature]*  
LOUIS COHEN  
Registered Land Surveyor  
Maryland No. 1961

DATE: FEB. 18, 1987

CASE: L-1289

FILE: 25964



**3806 WILLIAMS LANE**

SCOPE OF WORK: 2-STORY REAR ADDITION WITH NEW SIDE PORTICO AND REAR SCREENED PORCH. NEW CURBCUT AND DRIVEWAY LEADING TO 1.5-STORY DETACHED GARAGE. REPLACE EXISTING DETERIORATED/MODIFIED WINDOWS IN-KIND. ENACT STRUCTURAL REPAIRS & REHAB EXG. EXTERIOR SIDING, TRIM, COLUMNS, DECKING, ROOFING, CHIMNEYS, ETC.







**OLIVARES RESIDENCE**

**EXISTING CONDITIONS PHOTOS**

**GTM ARCHITECTS**





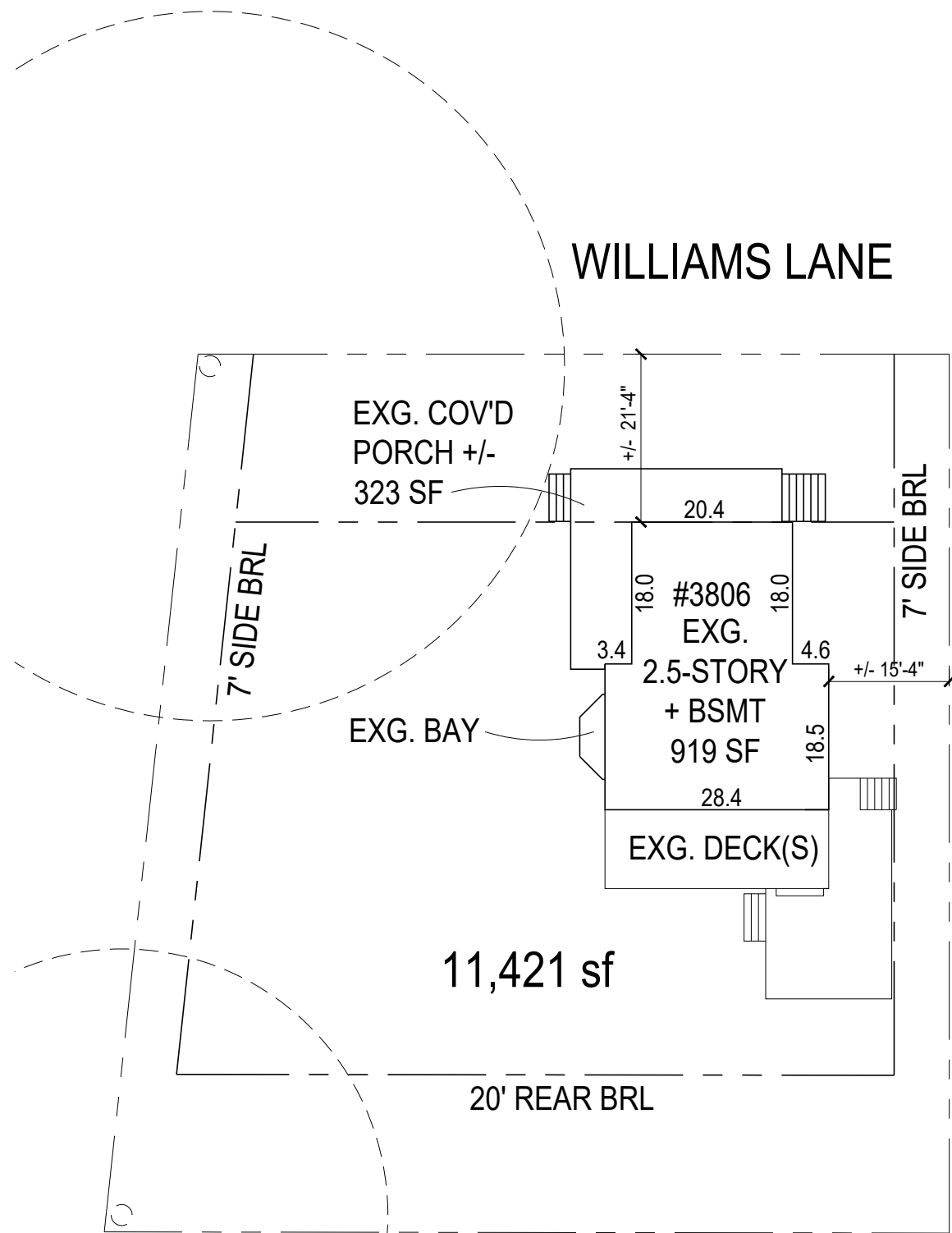


**OLIVARES RESIDENCE**

**EXISTING CONDITIONS PHOTOS**

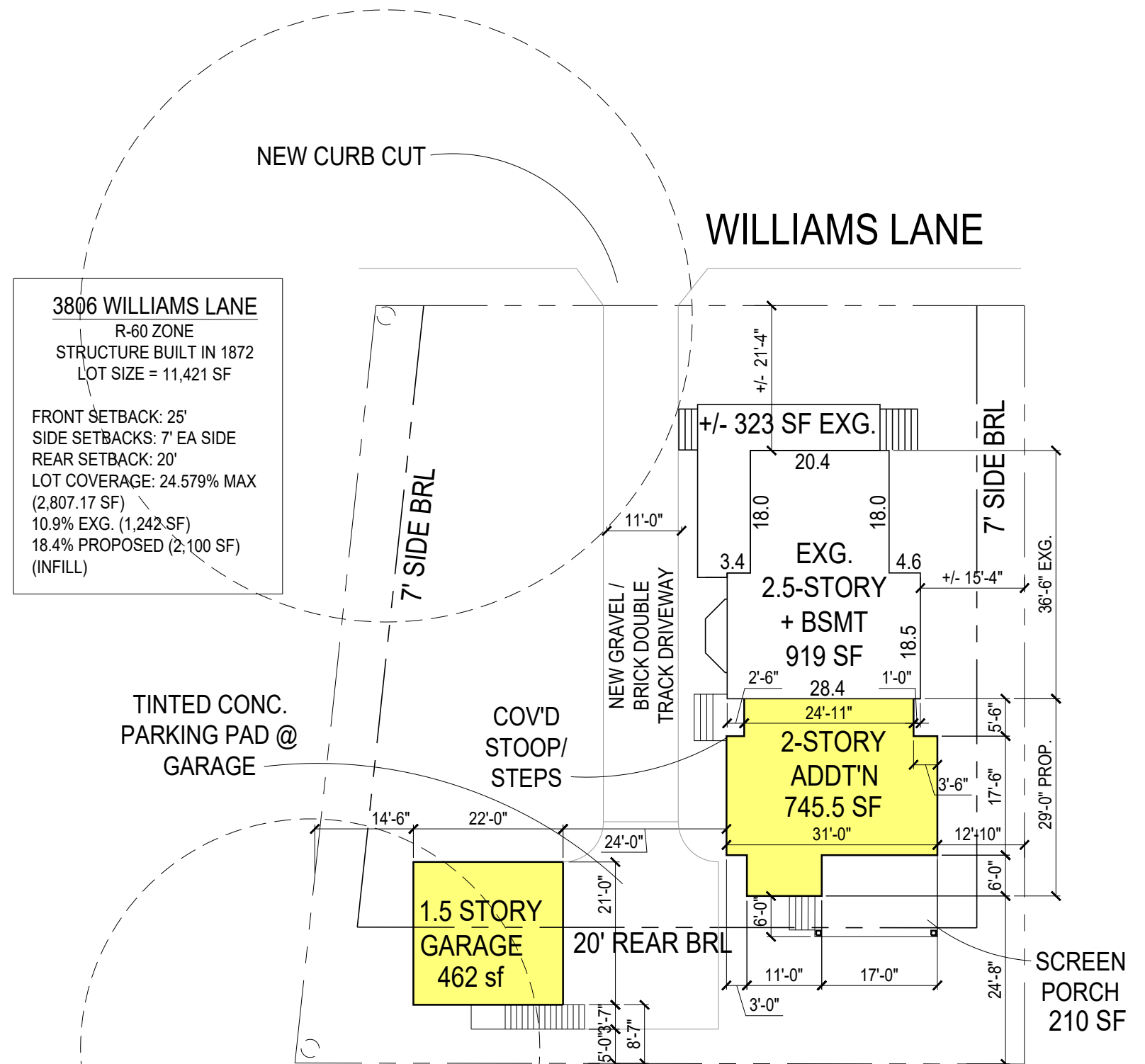
**GTM ARCHITECTS**





24.579% MAX LOT COV'G = 2,807.17 SF  
 EXG. COV'G = 10.9% +/-

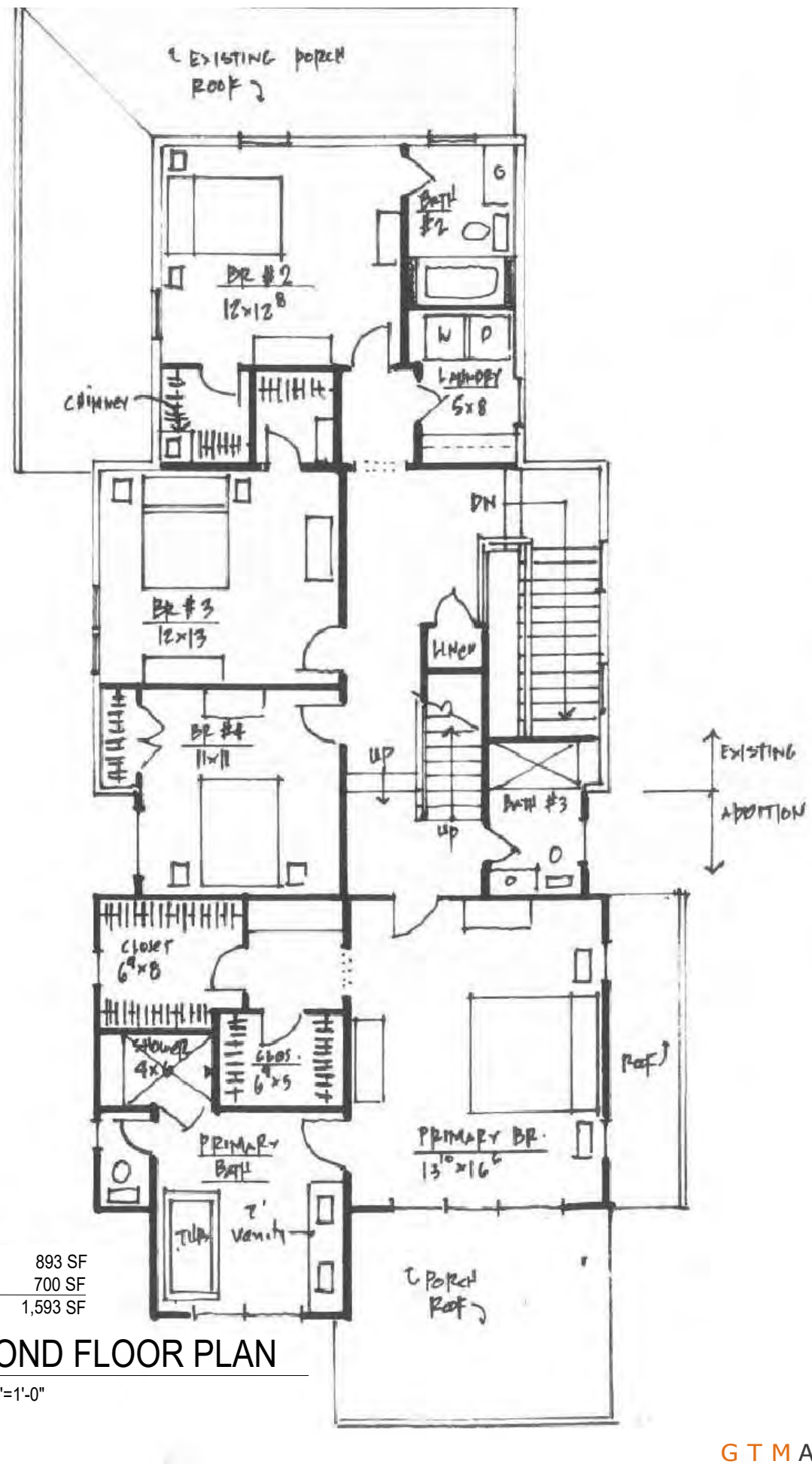
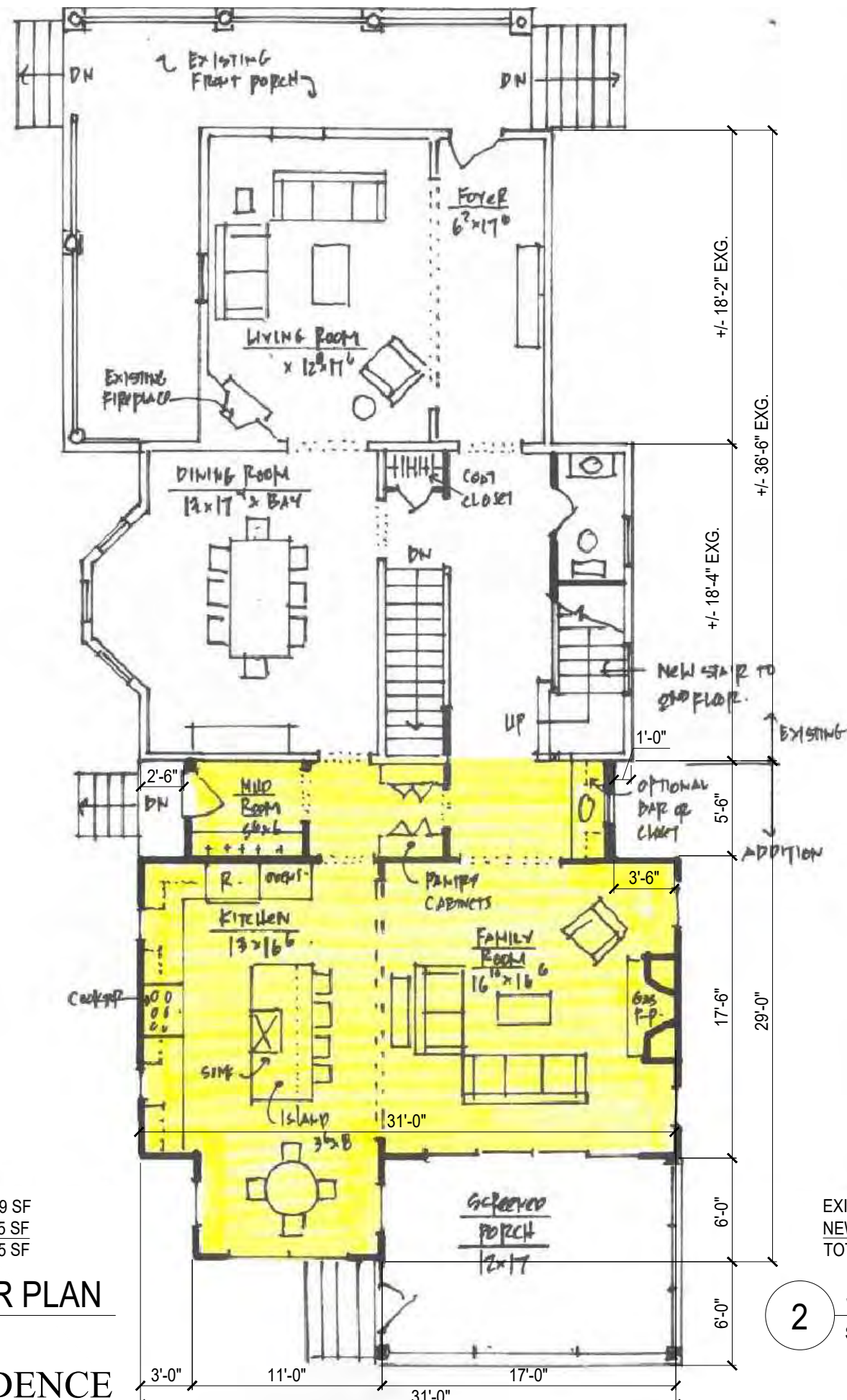
1 EXG. SITE PLAN  
 Scale: 1" = 20'-0"



PROF. LOT COV'G = +/- 2,100 SF (18.4%)

2 PROP. SITE PLAN  
 Scale: 1" = 20'-0"





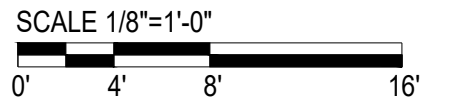
**OLIVARES RESIDENCE**







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



EXISTING SIDING, TRIM  
WINDOWS, DECKING,  
ECT. TO BE SCRAPED  
REPAIRED AND  
PAINTED. IF IT CANNOT  
BE REPAIRED, REPLACE  
IN-KIND, CONSULT WITH  
HPC STAFF PRIOR TO  
REPLACEMENT

1 EXISTING FRONT ELEVATION  
Scale: 1/8"=1'-0"

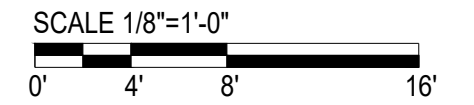


NEW DETACHED  
2-CAR GARAGE

2 FRONT ELEVATION  
Scale: 1/8"=1'-0"



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



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



**2** RIGHT ELEVATION  
Scale: 1/8"=1'-0"

**OLIVARES RESIDENCE**

24.07347A 3806 WILLIAMS LANE, CHEVY CHASE, MD 20815

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**GTM ARCHITECTS**

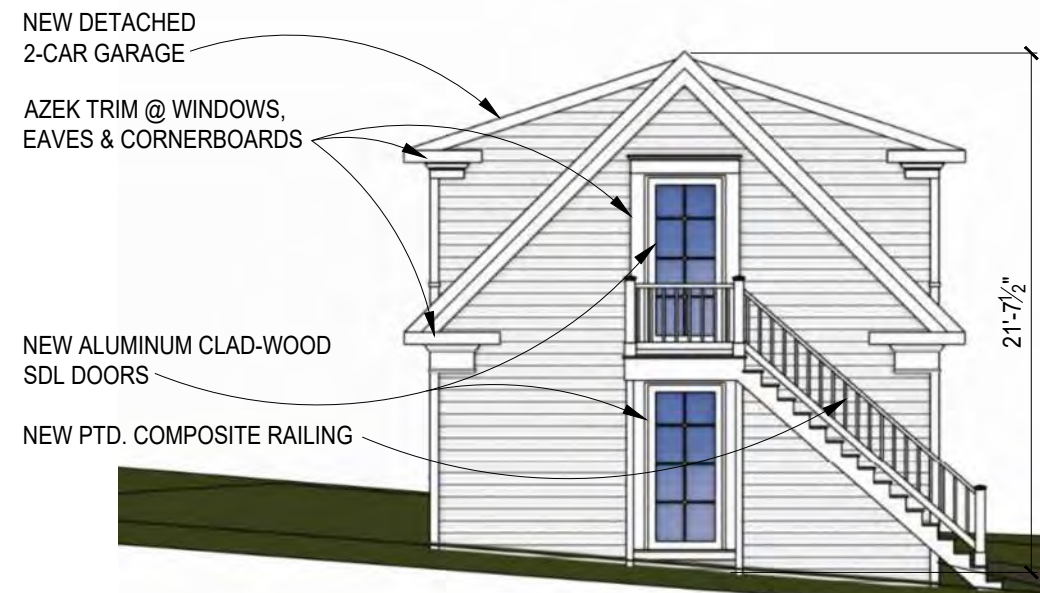


ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND

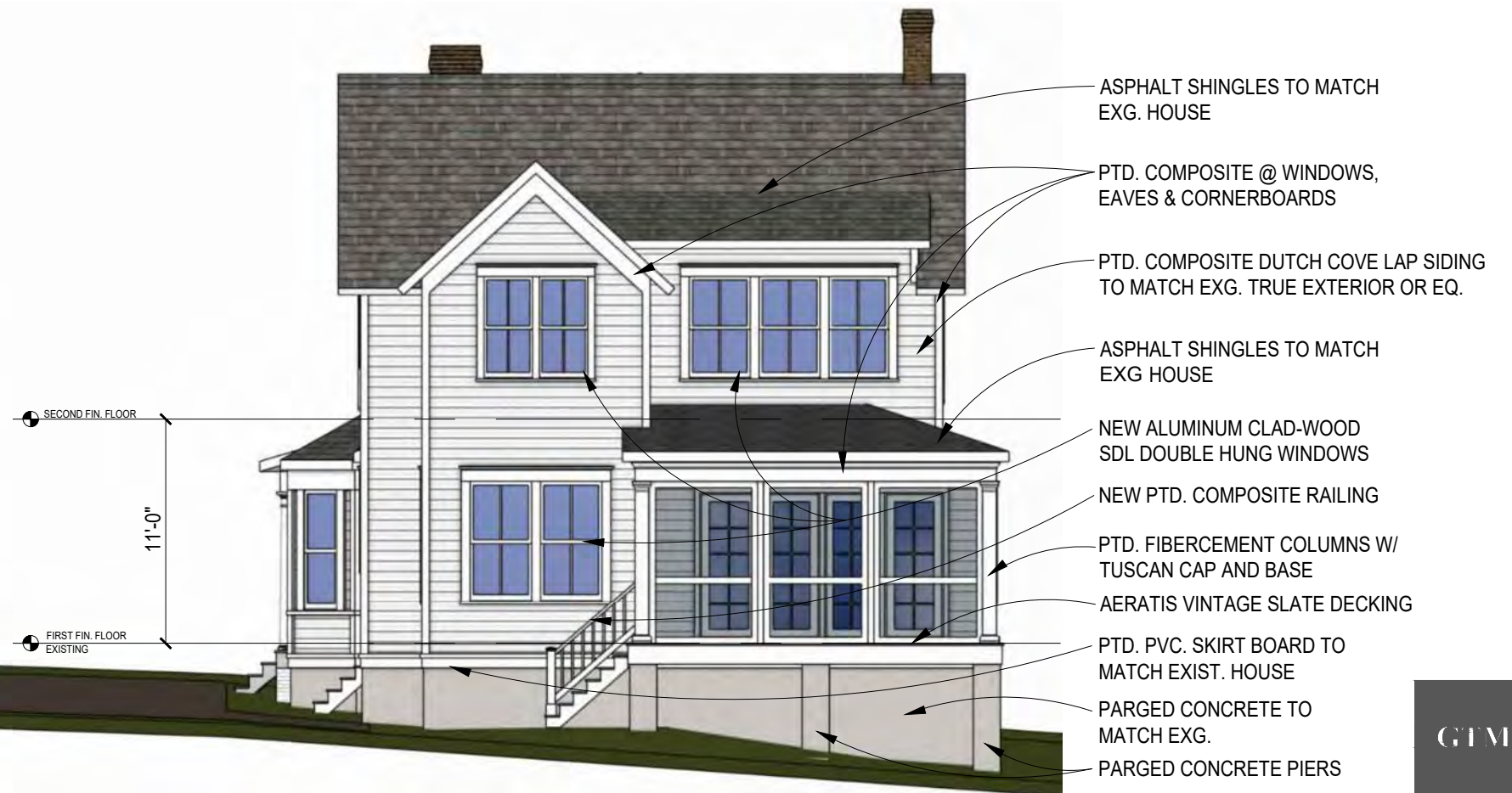
SCALE 1/8"=1'-0"



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



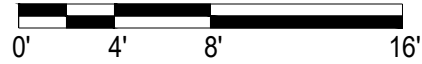
2 REAR ELEVATION  
Scale: 1/8"=1'-0"





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

SCALE 1/8"=1'-0"



ASPHALT SHINGLES TO MATCH EXG HOUSE

NEW ALUMINUM CLAD-WOOD SDL DOUBLE HUNG/CASEMENT WINDOWS

PTD. COMPOSITE DUTCH COVE LAP SIDING TO MATCH EXG. TRUE EXTERIOR OR EQ.

NEW ALUMINUM CLAD-WOOD SDL DOUBLE HUNG/CASEMENT WINDOWS

ASPHALT SHINGLES TO MATCH EXG HOUSE

PTD. COMPOSITE TRIM @ WINDOWS, EAVES & CORNERBOARDS

PTD. FIBERCEMENT COLUMNS W/ TUSCAN CAP AND BASE

AERATIS VINTAGE SLATE DECKING

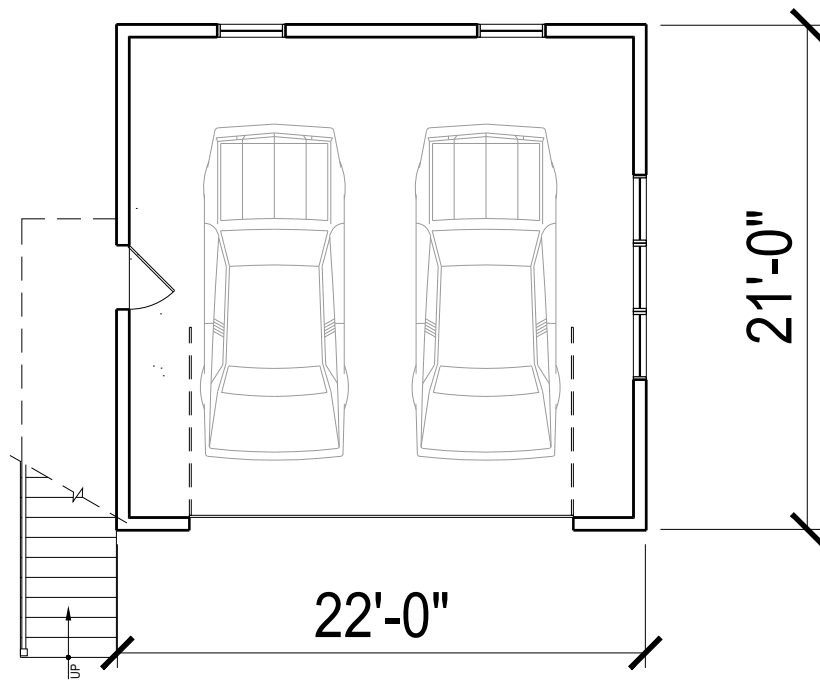
PTD. PVC SKIRT BOARD TO MATCH EXIST. HOUSE

PARGED CONCRETE PIER

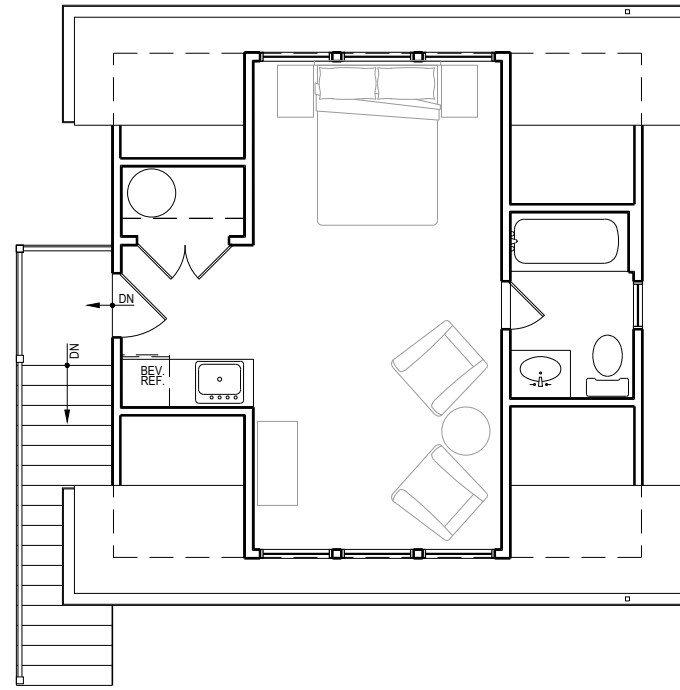
PARGED CONCRETE TO MATCH EXG.



# OLIVARES RESIDENCE



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



**2 SECOND FLOOR PLAN**  
Scale: 1/8"=1'-0"



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



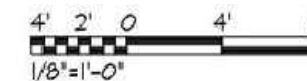
**4 RIGHT SIDE ELEVATION**  
Scale: 1/8"=1'-0"



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



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







EXISTING 3D MODEL FRONT



PROPOSED 3D MODEL FRONT



EXISTING 3D MODEL FRONT LEFT



PROPOSED 3D MODEL FRONT LEFT

# OLIVARES RESIDENCE

24.07347A 3806 WILLIAMS LANE, CHEVY CHASE, MD 20815

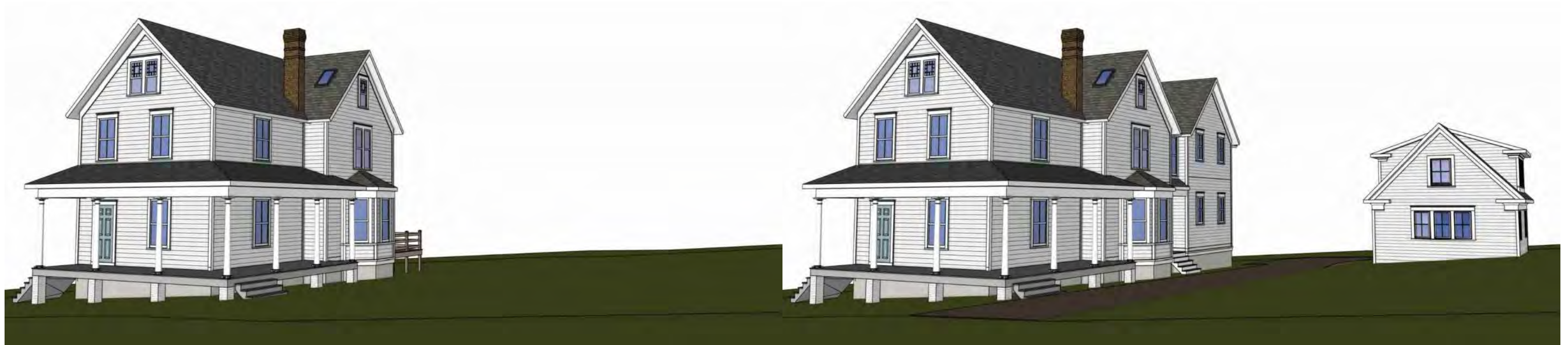
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EXISTING 3D MODEL

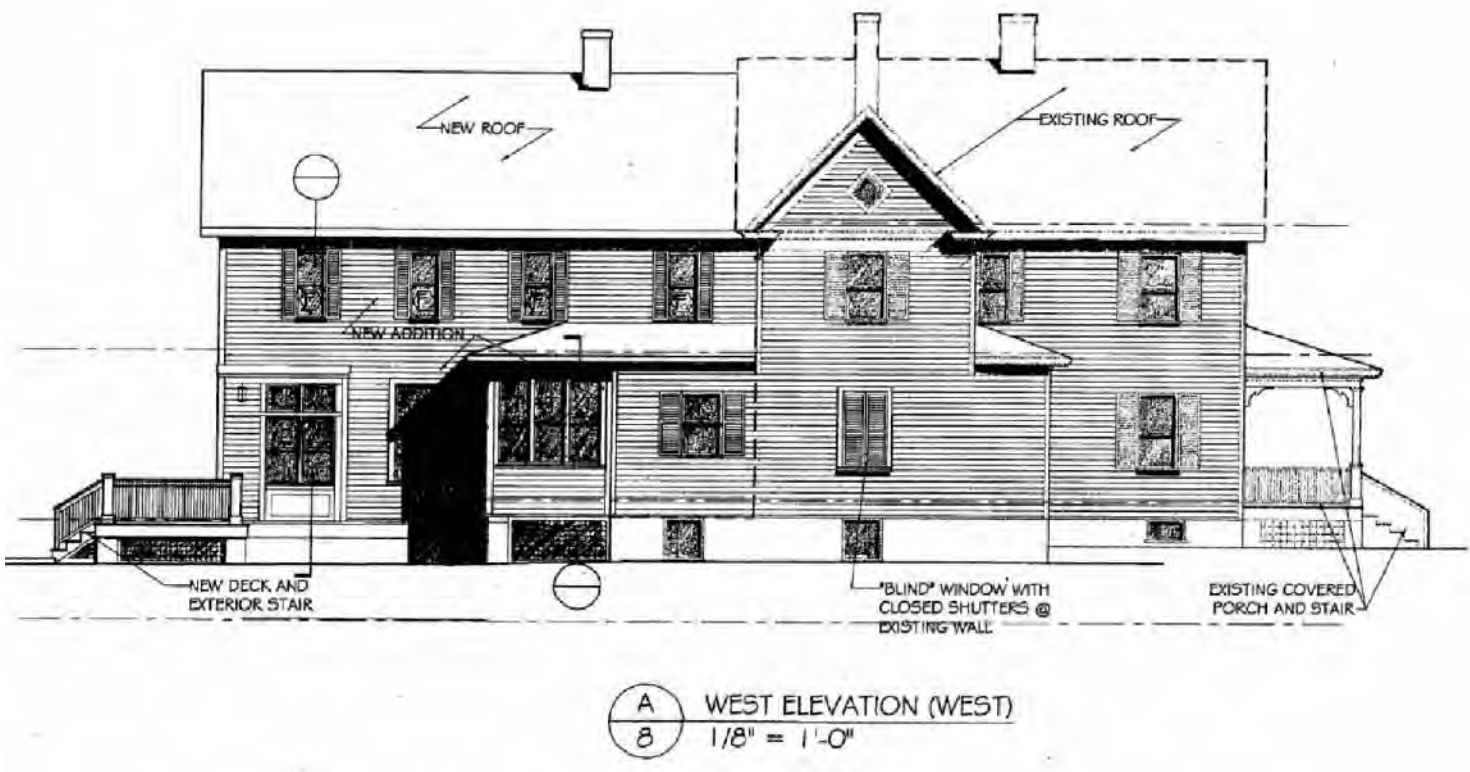
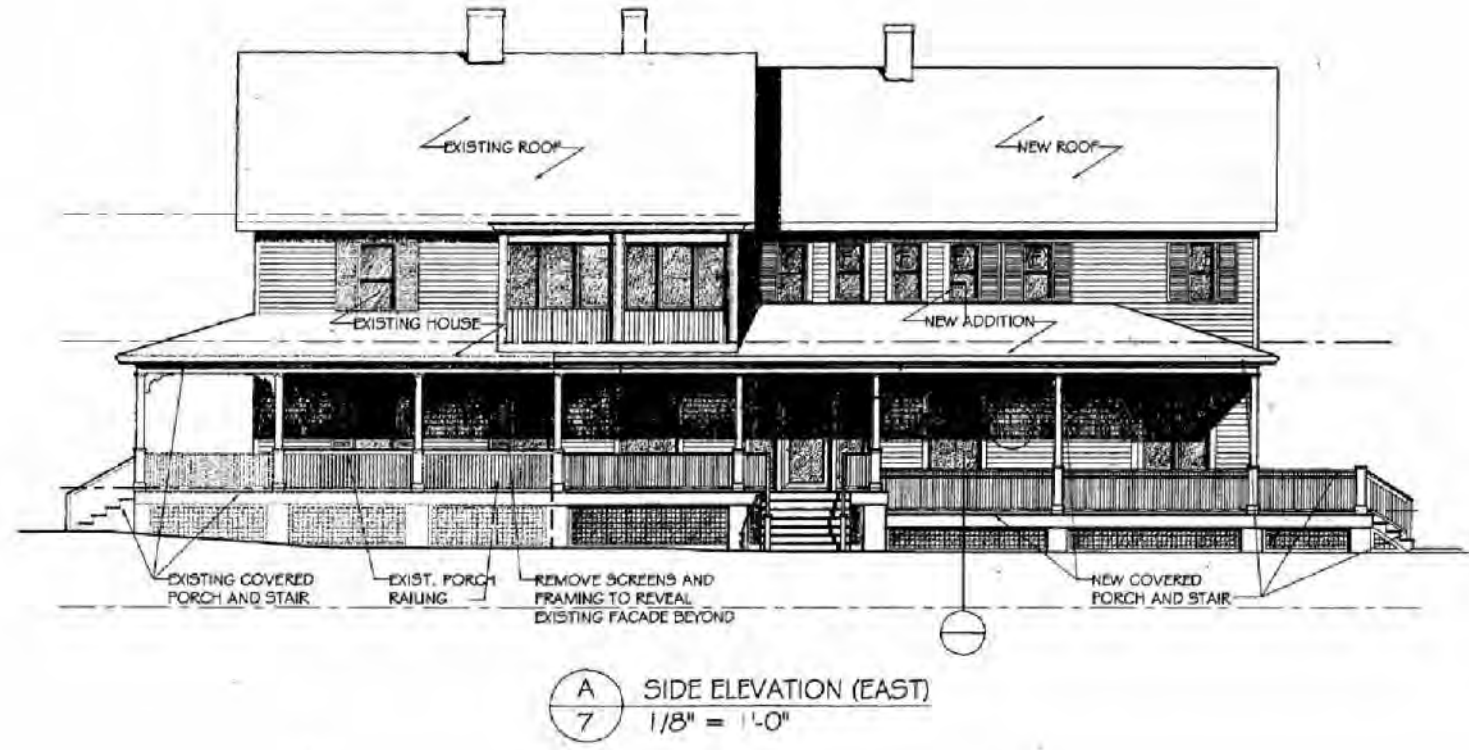
PROPOSED 3D MODEL



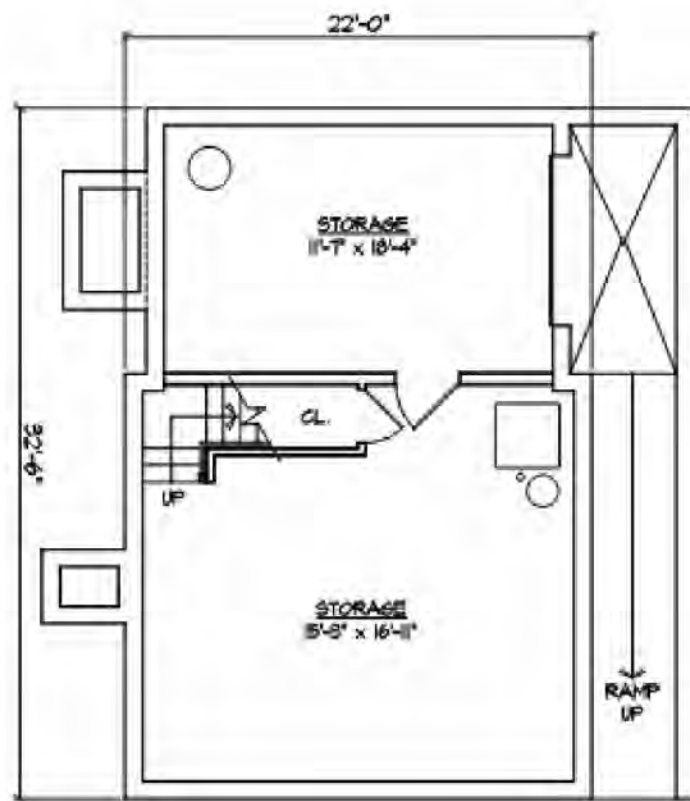
EXISTING 3D MODEL

PROPOSED 3D MODEL

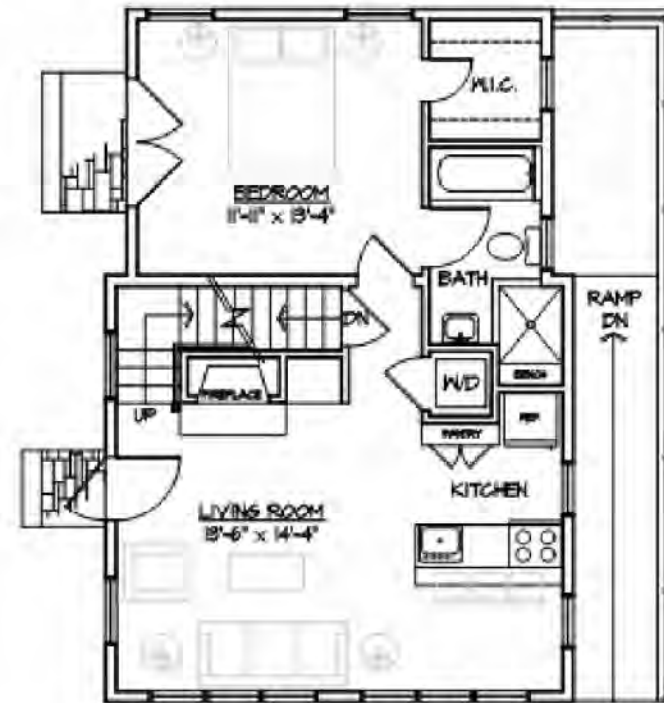




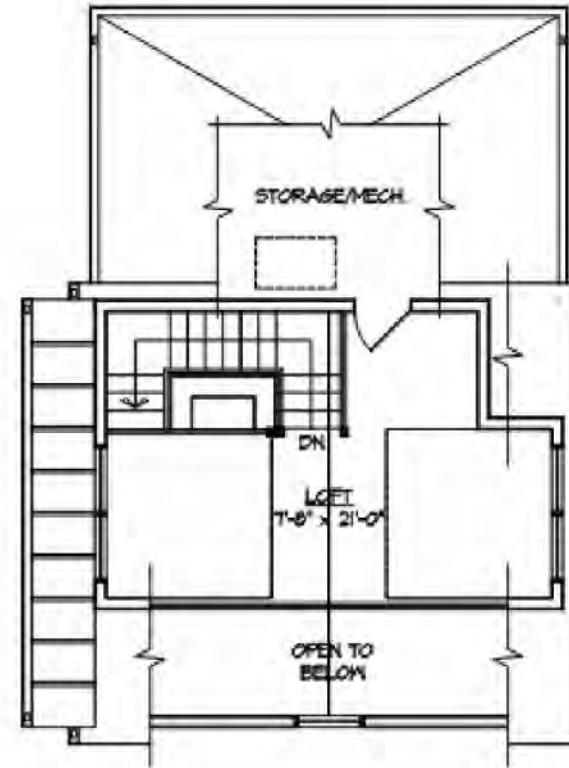




BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED GARAGE SQUARE FOOTAGE: 440 SQ. FT. FIRST FLOOR, 250 SQ. FT. LOFT, 886 SQ. FT. TOTAL, 80 SQ. FT. PATIO

CURRENT LOT COVERAGE: 27.4%

EXISTING LOT: 12,489 SQ. FT.  
 EXISTING HOUSE: 1,889 SQ. FT.  
 EXISTING GARAGE: 370 SQ. FT.  
 EXISTING PORCHES & STEPS: 1,157 SQ. FT.  
 TOTAL LOT COVERAGE: 3,416 SQ. FT.

PROPOSED LOT COVERAGE: 30.5%

EXISTING LOT: 12,489 SQ. FT.  
 EXISTING HOUSE: 1,889 SQ. FT.  
 PROPOSED GARAGE & PATIO: 770 SQ. FT.  
 EXISTING PORCHES & STEPS: 1,157 SQ. FT.  
 TOTAL LOT COVERAGE: 3,816 SQ. FT.

PROPOSED GUEST HOME HEIGHT:

GRADE TO RIDGE: 22'-6"

GRADE TO MIDPOINT OF ROOF: 16'-5"  
 (PER MONT. COUNTY CODE)



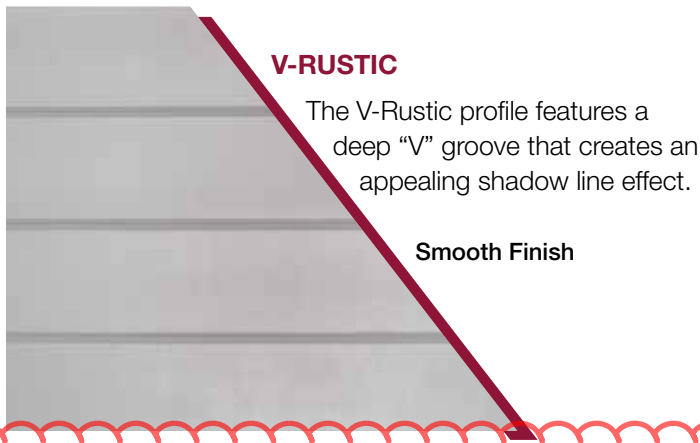
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

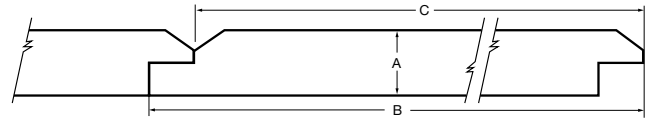


**V-RUSTIC**

The V-Rustic profile features a deep “V” groove that creates an appealing shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"

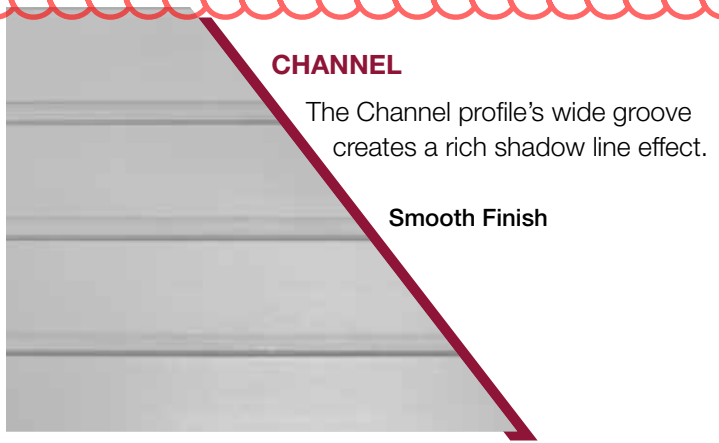
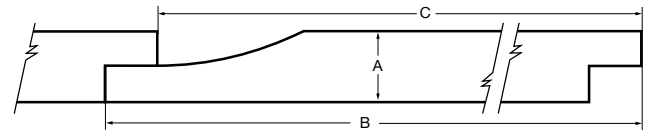


**COVE/DUTCH LAP**

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

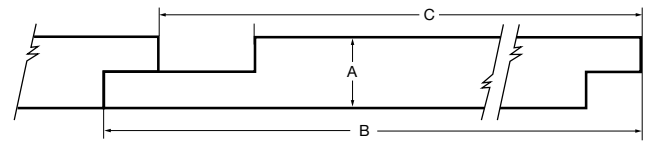


**CHANNEL**

The Channel profile’s wide groove creates a rich shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

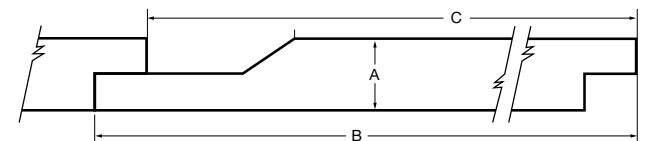


**CHANNEL BEVEL**

The Channel Bevel profile features a channel-style joint with an angled edge.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"

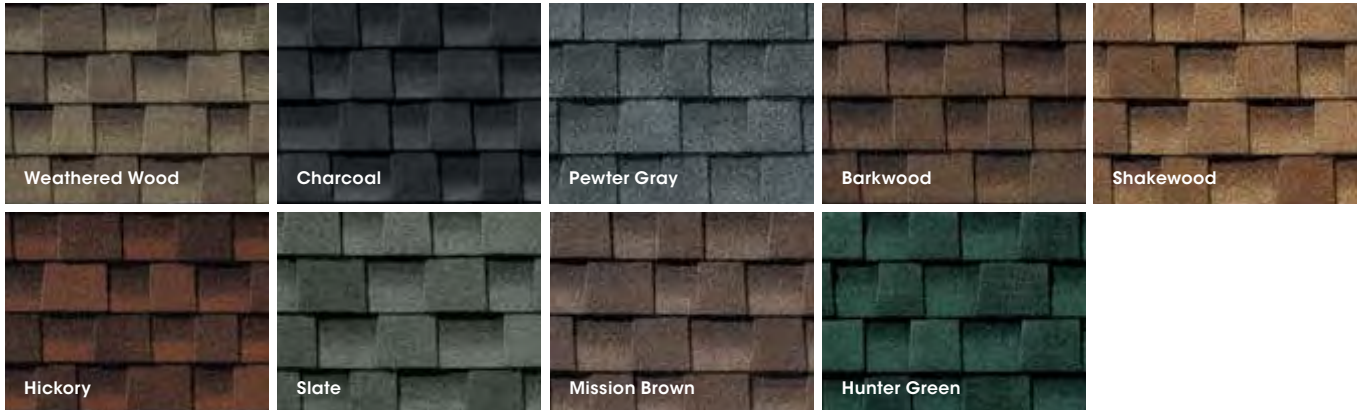


*TruExterior Siding comes pre-primed and does require paint.*

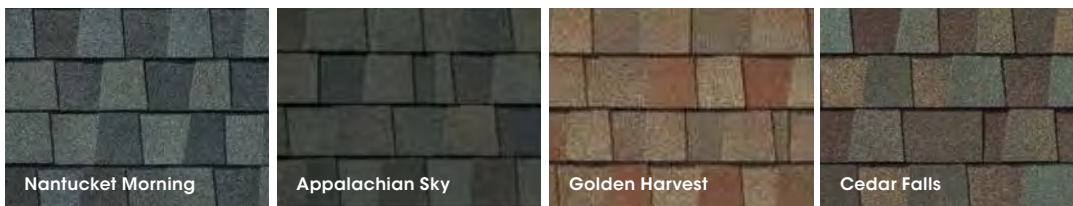
# Color Availability



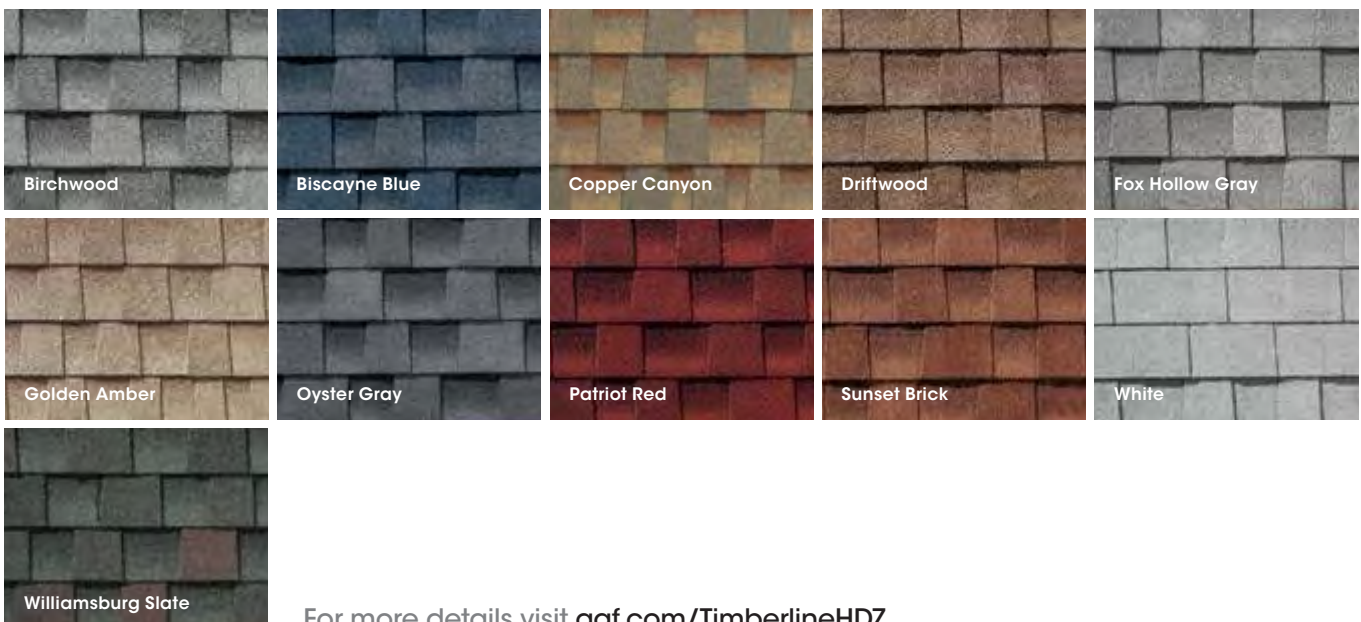
## Nationally Available Colors



## 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.



# Trim

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







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

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

**Reversible Smooth/Woodgrain Finish**

**BOARD-AND-BATTEN SIDING**

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



*TruExterior Trim comes pre-primed and does require paint.*



# Beadboard

Including single and double profiles, TruExterior Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

Its “tongue-and-groove” design results in a clean look that can be reversed to offer a contemporary “V-groove” appearance.



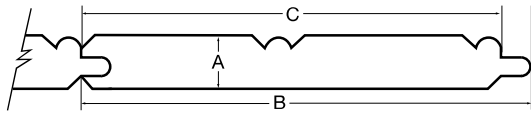
Pictured: V-Groove Pattern





Pictured: Beaded Pattern

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 4	5/8"	3-15/32"	3-5/32"
5/8 x 6	5/8"	5-5/16"	4-15/16"



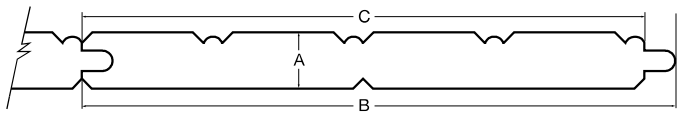
**SINGLE BEADBOARD**

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 8	5/8"	6-9/16"	6-7/32"
5/8 x 12	5/8"	10-1/4"	9-29/32"



**DOUBLE BEADBOARD**

The same appearance as the single-profile products, but with twice the coverage. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



*TruExterior Beadboard comes pre-primed and does require paint.*

# Accessories

TruExterior Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.



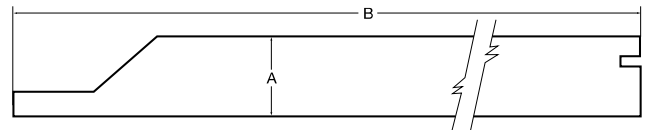
## SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

### Available Finishes:

- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"



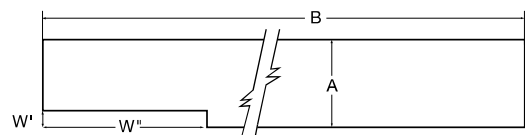
## WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

### Available Finishes:

- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"



*TruExterior Accessories come pre-primed and do require paint.*





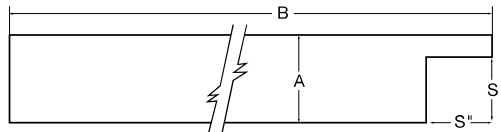
Nominal Size	Actual Thickness (A)	Actual Width (B)	Siding Pocket (S' x S'')
5/4 x 3	1"	2-1/2"	3/4" x 3/4"
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 5	1"	4-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"

### SIDING POCKET RABBETED TRIM

Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior Siding profiles.

#### Available Finishes:

- Smooth
- Woodgrain



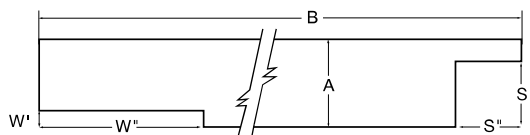
Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')	Siding Pocket (S' x S'')
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"	3/4" x 3/4"

### WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

#### Available Finishes:

- Smooth
- Woodgrain



*TruExterior Accessories come pre-primed and do require paint.*

# TruExterior Siding & Trim Reference Guide

## SUSTAINABILITY

The sustainable properties of TruExterior Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services



## CODE LISTINGS

TruExterior Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard and Trim
- Intertek CCRR-0300

## Trim

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

## Beadboard

Single		Double	
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-15/32"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

## Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

**Note:** All TruExterior Trim, Beadboard, and Accessory products are available in a standard 16' length.



# 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)

Smooth Finish

Woodgrain Finish

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

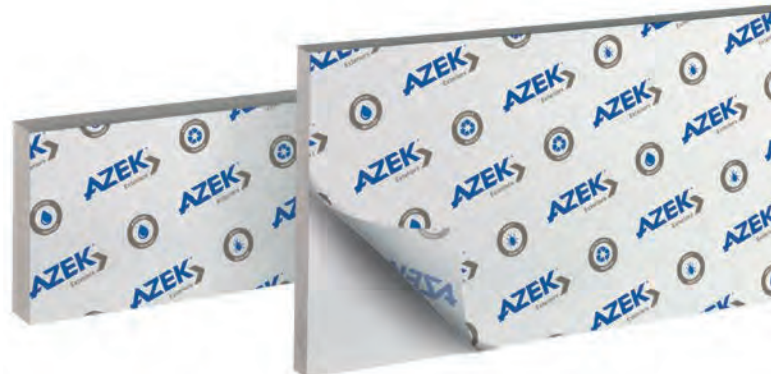
Classic AZEK Trim with protective film is available for smooth and woodgrain finishes. To ensure it looks as beautiful on your client's home as it does when it leaves our facilities, a protective film preserves AZEK Trim's crisp white semi-matte finish.

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

### 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

Smooth Finish (S)

Woodgrain Finish (W)

PaintPro Technology (P)

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 1/4" 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.

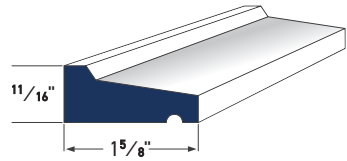
<p><b>3" CROWN AZM-52</b> LENGTH: 16'</p>	<p><b>4" CROWN AZM-49</b> LENGTH: 16'</p>	<p><b>5" CROWN AZM-47</b> LENGTH: 16'</p>	<p><b>6" CROWN AZM-45</b> LENGTH: 16'</p>
<p><b>8" CROWN AZM-43</b> LENGTH: 16'</p>	<p><b>COVE MOULDING AZM-80</b> LENGTH: 16'</p>	<p><b>BED MOULDING AZM-75</b> LENGTH: 16'</p>	<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

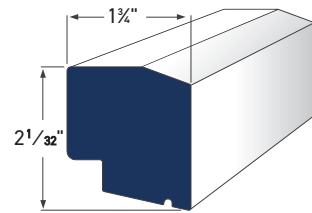
AZEK® Drip profiles can be used as a water table or brick ledge for separation and watershed against two different materials. AZEK Sill profiles shed water and offer architectural detail.



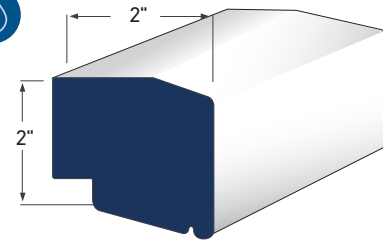
Denotes Water Management Drip Edge



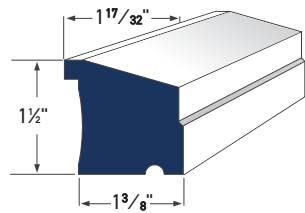
DRIP CAP AZM-197  
LENGTH: 16'



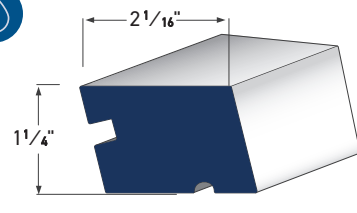
HISTORIC SILL AZM-6930  
LENGTH: 16'



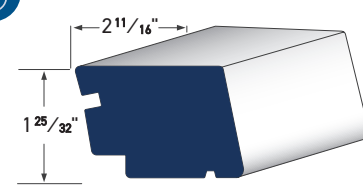
LARGE SILL NOSE AZM-7979  
LENGTH: 16'



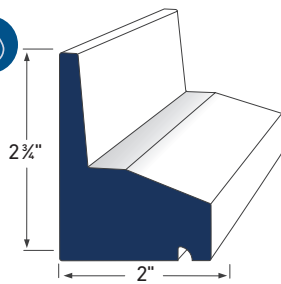
SUB SILL NOSE AZM-6933  
LENGTH: 16'



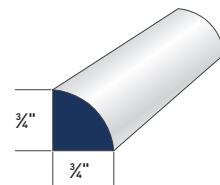
WINDOW SILL NOSE AZM-7974  
LENGTH: 12'



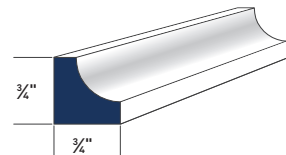
LARGE HISTORIC SILL AZM-7958  
LENGTH: 16'



WATER TABLE AZM-6935  
LENGTH: 18'



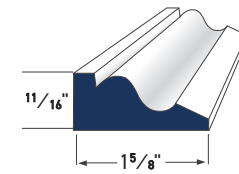
QUARTER ROUND AZM-105  
LENGTH: 16'



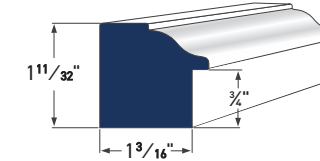
SCOTIA AZM-93  
LENGTH: 16'

# CASING PROFILES

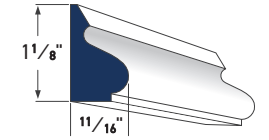
Use AZEK® Casing Profiles as decorative moulding against a wall, door, or window to create surrounds. Elevate your framing with style and durability.



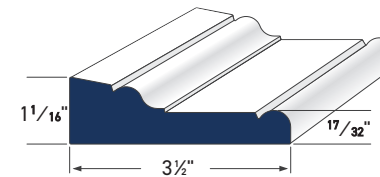
BAND MOULDING AZM-217  
LENGTH: 16'



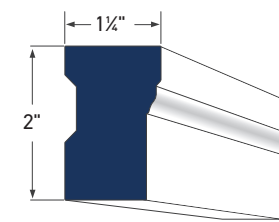
BACK BAND AZM-6931  
LENGTH: 16'



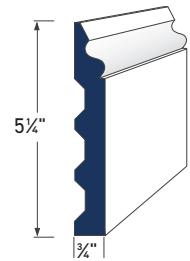
BASE CAP AZM-164  
LENGTH: 16'



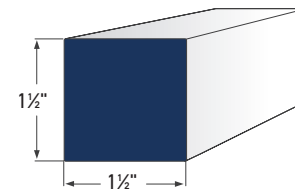
ADAMS CASING AZM-97  
LENGTH: 16'



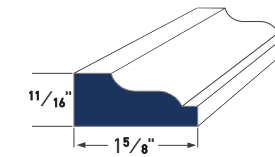
BRICK MOULD AZM-180  
LENGTHS: 16', 17' and 18\*\*



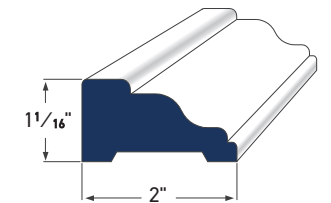
COLONIAL BASE CAP AZM-163  
LENGTH: 16'



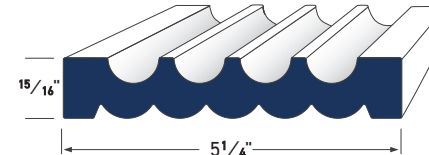
SQUARE PROFILE AZM-236  
LENGTH: 12'



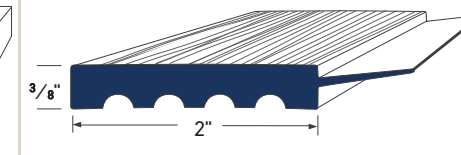
SHINGLE MOULD AZM-210  
LENGTH: 16'



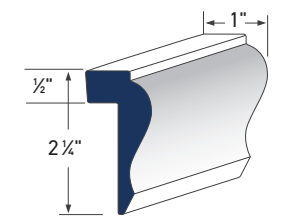
RAKE MOULDING AZM-287  
LENGTH: 16'



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.



## Aeratis Heritage



Aeratis T&G Porch Flooring

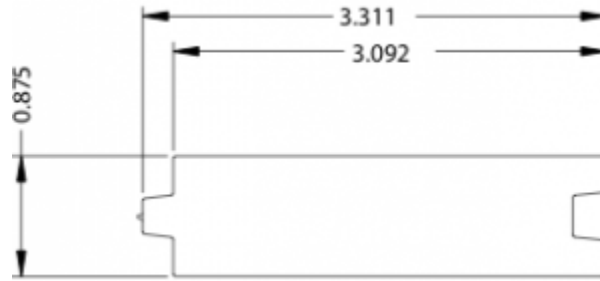
Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. 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"



Aeratis Battleship Gray, Weathered Wood and Vintage Slate





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.

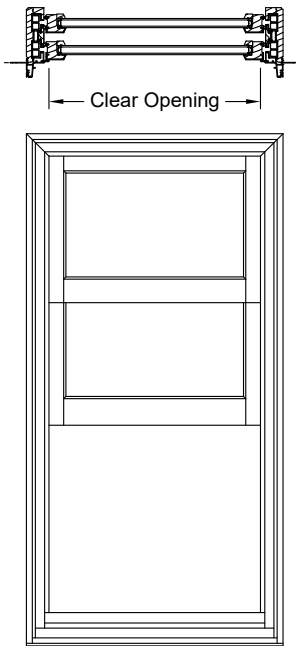
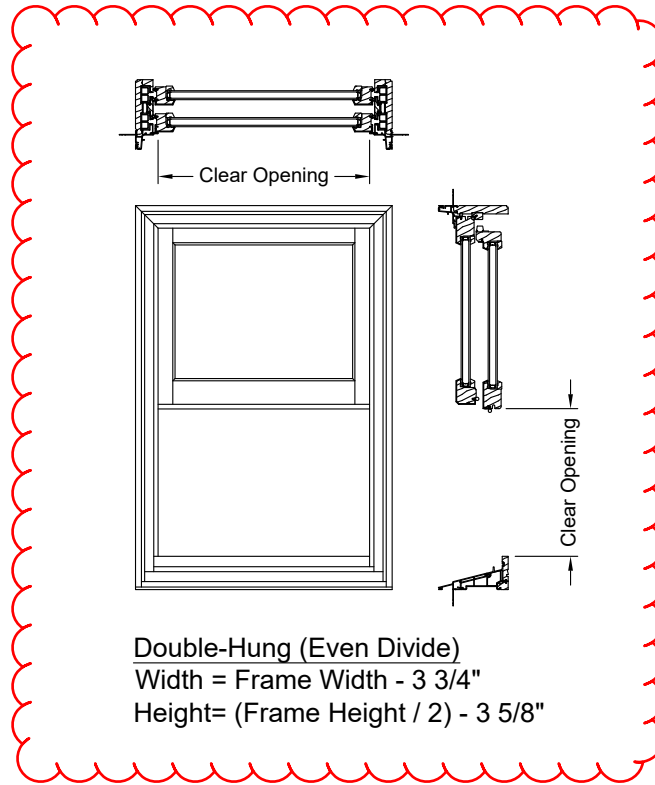
**Louisiana Resources** – Approval by the State for National Register T&G wood replacement. [View](#)



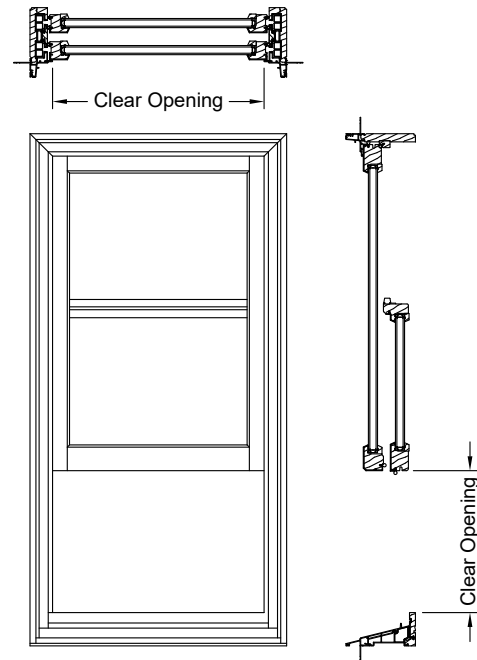
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## CLEAR OPENING LAYOUT

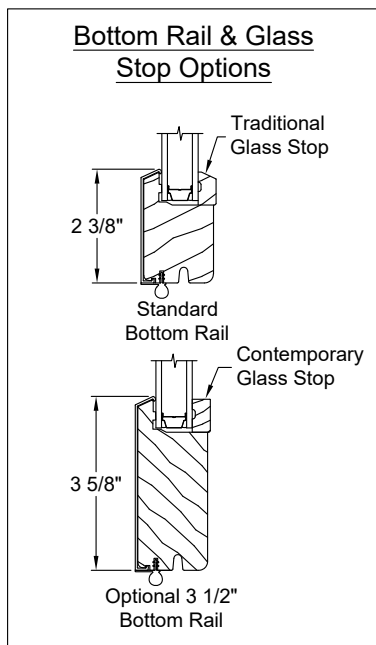
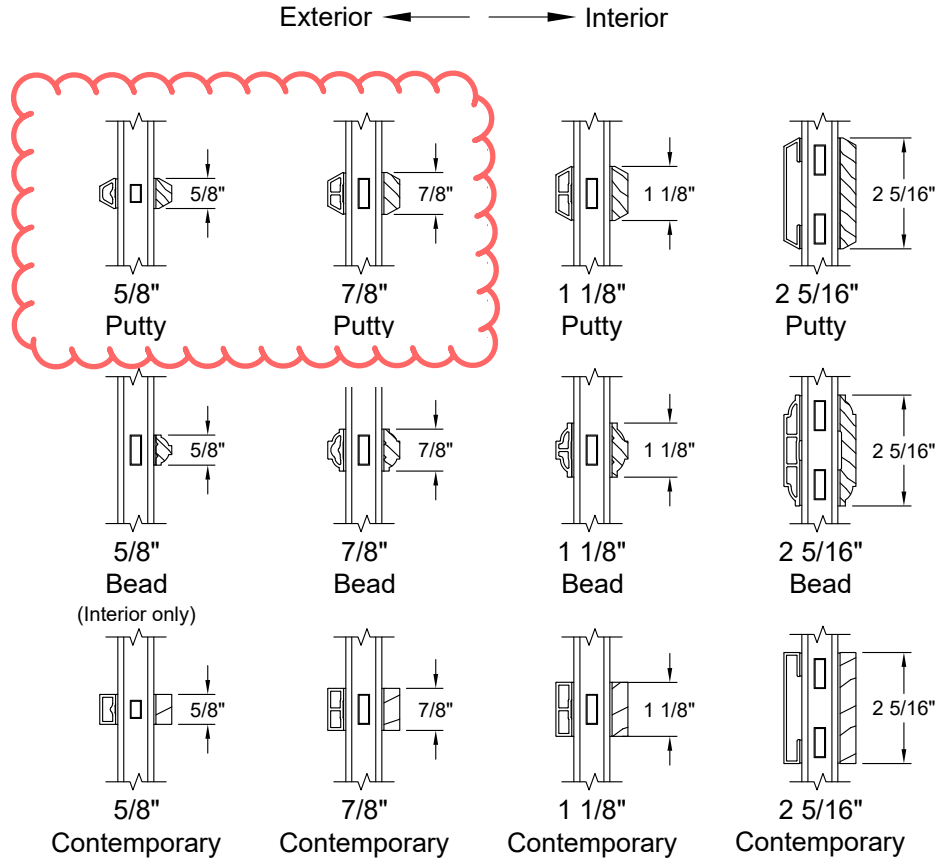


Cottage Double-Hung  
 Width = Frame Width - 3 3/4"  
 Height = (Frame Height / 2) - 8 5/32"

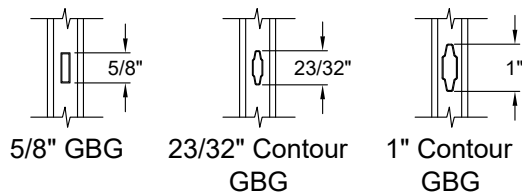


Reverse Cottage Double-Hung  
 Width = Frame Width - 3 3/4"  
 Height = (Frame Height / 2) - 7 29/32"

## GRID, BOTTOM RAIL & GLASS STOP OPTIONS

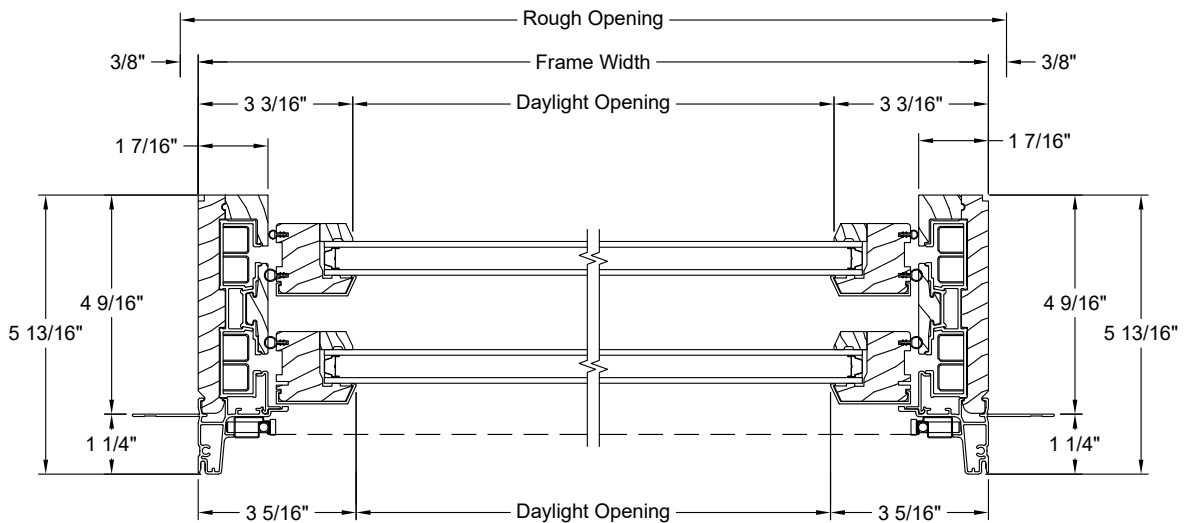
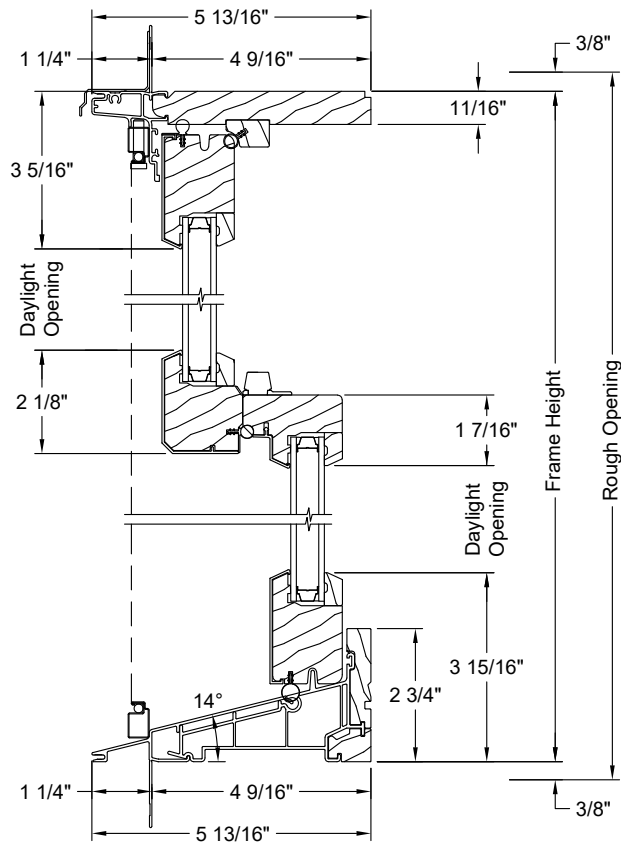
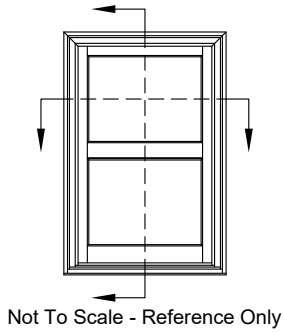


### GBG Options





## OPERATOR SECTIONS

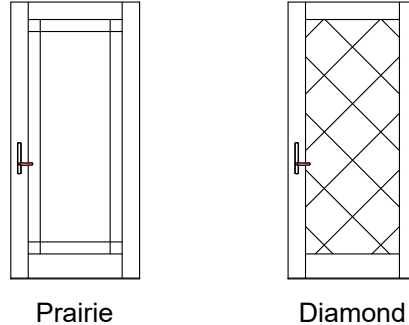
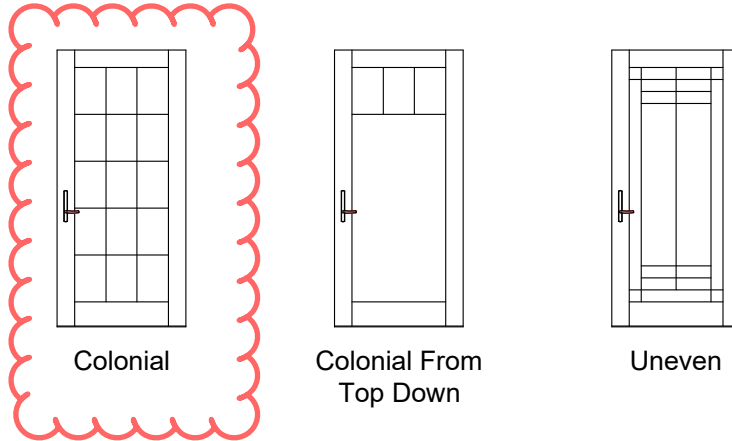


## GRID PATTERNS

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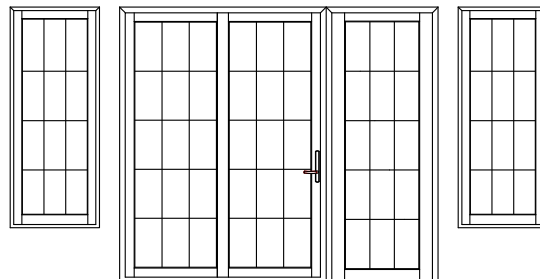
Siteline® Clad Wood Inswing Patio Doors are available with Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



### Bar Alignment

Alignment of bars from patio door to window is often required. SDL, GBG, and wood grilles may be specified with bars aligned.

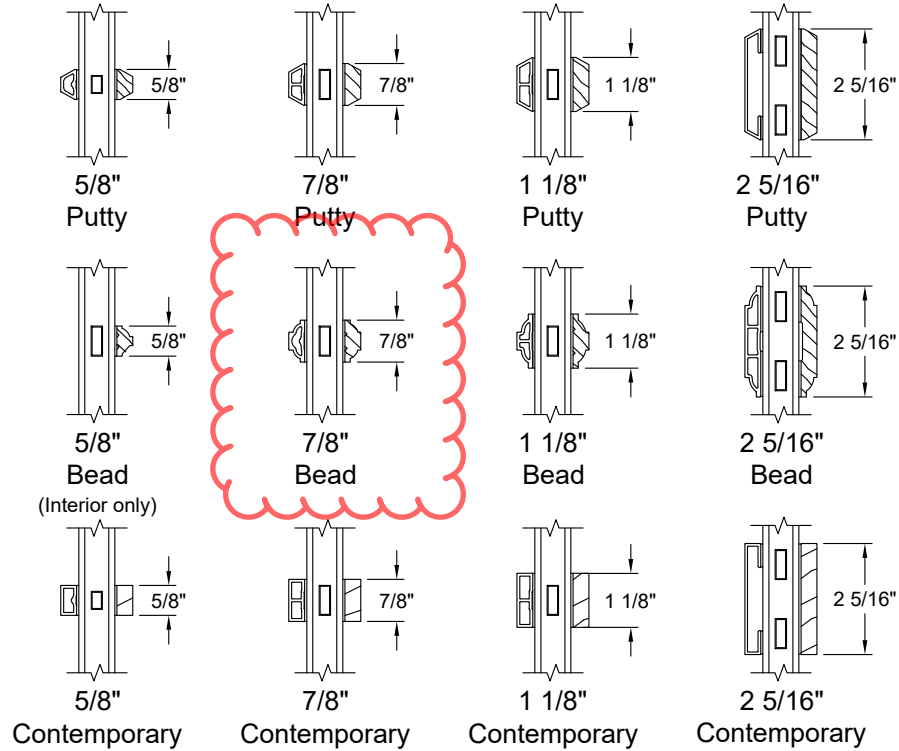




## GRID OPTIONS

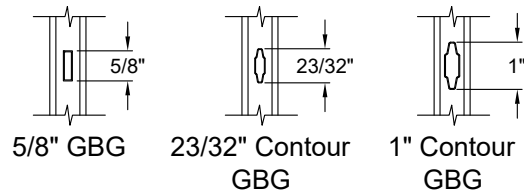
Exterior ← Interior

### SDL Options

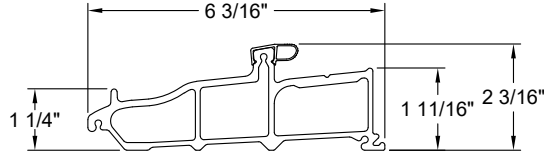


Various Combinations of the SDL Bars Shown are Available

### GBG Options

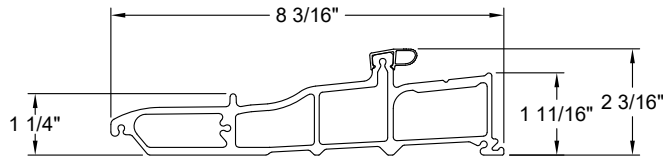


## SILL OPTIONS



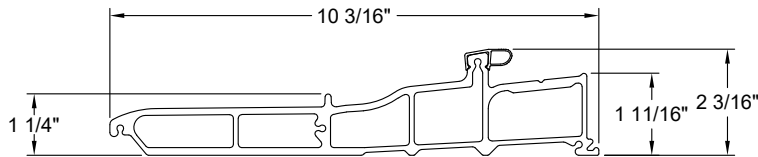
**4 9/16" Hydrolock™ Sill**

Used on jambs greater than or equal to 4 9/16" and less than 5 1/4"



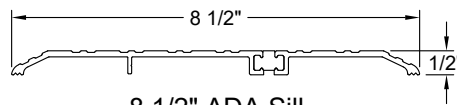
**6 9/16" Hydrolock™ Sill**

Used on jambs greater than or equal to 5 1/4" and less than 7 1/4"



**8 9/16" Hydrolock™ Sill**

Used on jambs greater than or equal to 7 1/4" and less than or equal to 9 1/4"



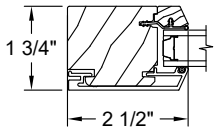
**8 1/2" ADA Sill**

Used on ADA jambs greater than or equal to 4 9/16".  
Maximum jamb width with ADA sill is 5 5/16".

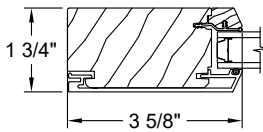


## STILE, BOTTOM RAIL, GLASS STOP & JAMB EXTENDER OPTIONS

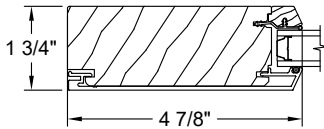
### Stile Options



Sidelite Stile

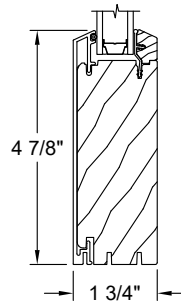


Narrow Stile

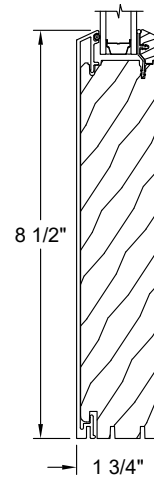


Wide Stile

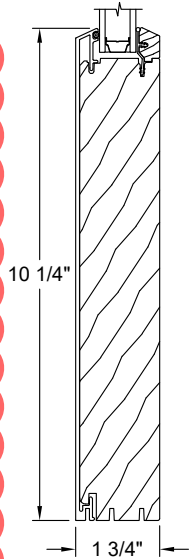
### Bottom Rail Options



4 7/8" Contemporary

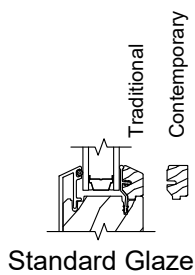


8 1/2" Standard

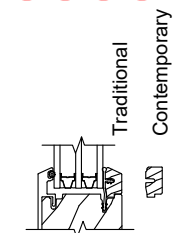


10 1/4"

### Glass Stop Options

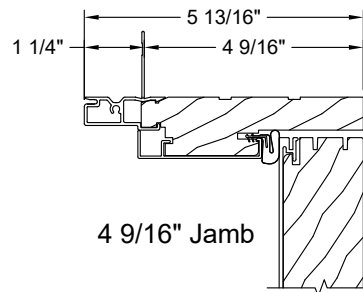


Standard Glaze

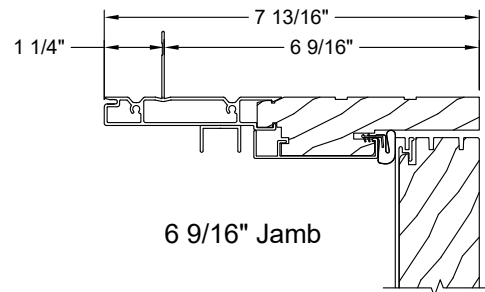


Triple Glaze

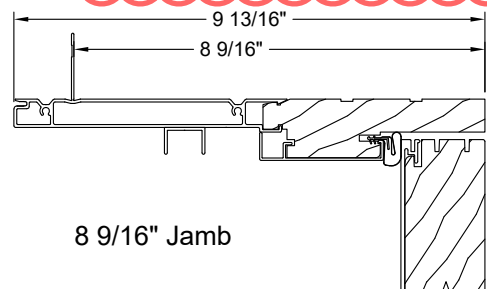
### Jamb Extender Options



4 9/16" Jamb



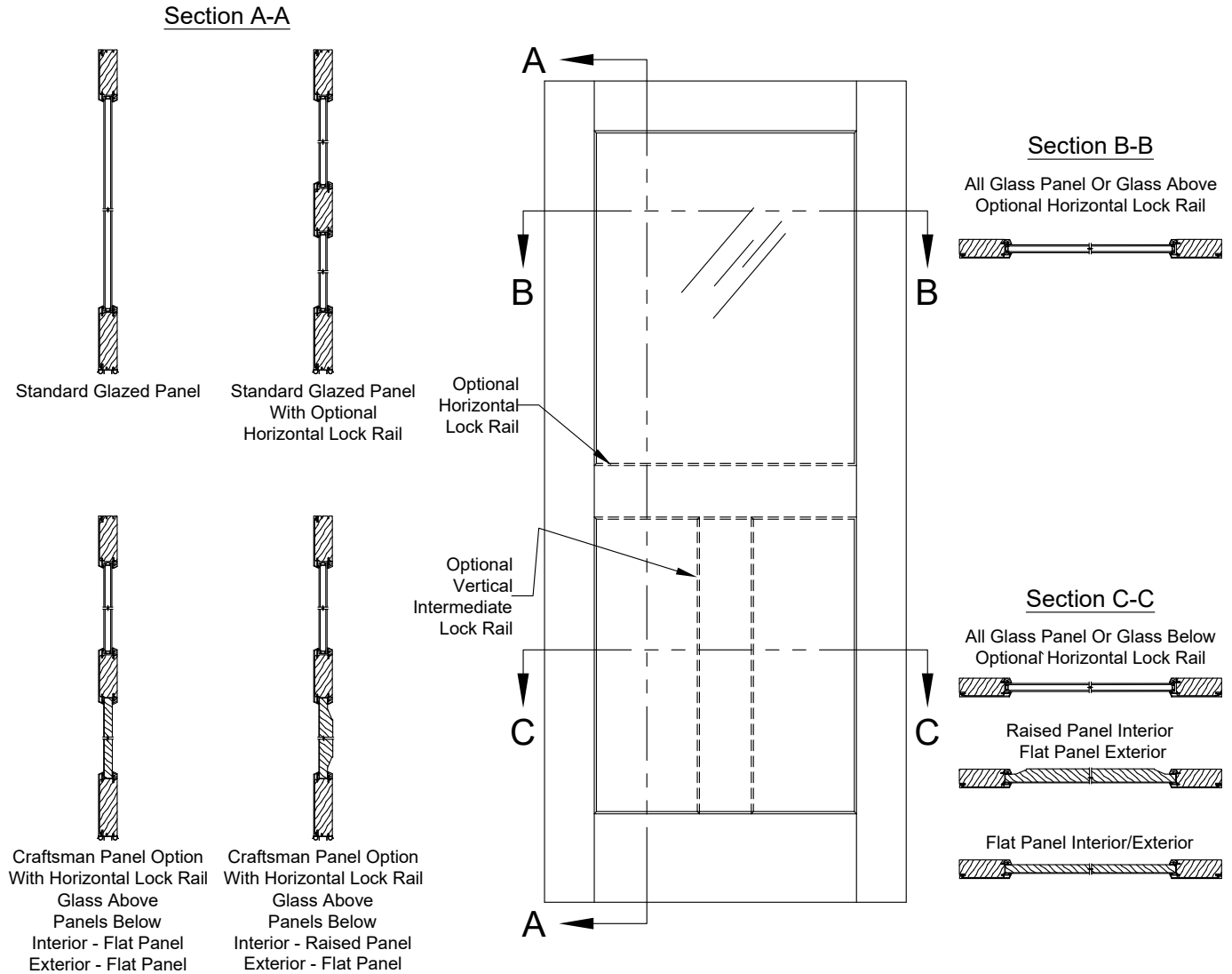
6 9/16" Jamb



8 9/16" Jamb

Note: Triple Glazed units use different cladding and glass stops than standard units.

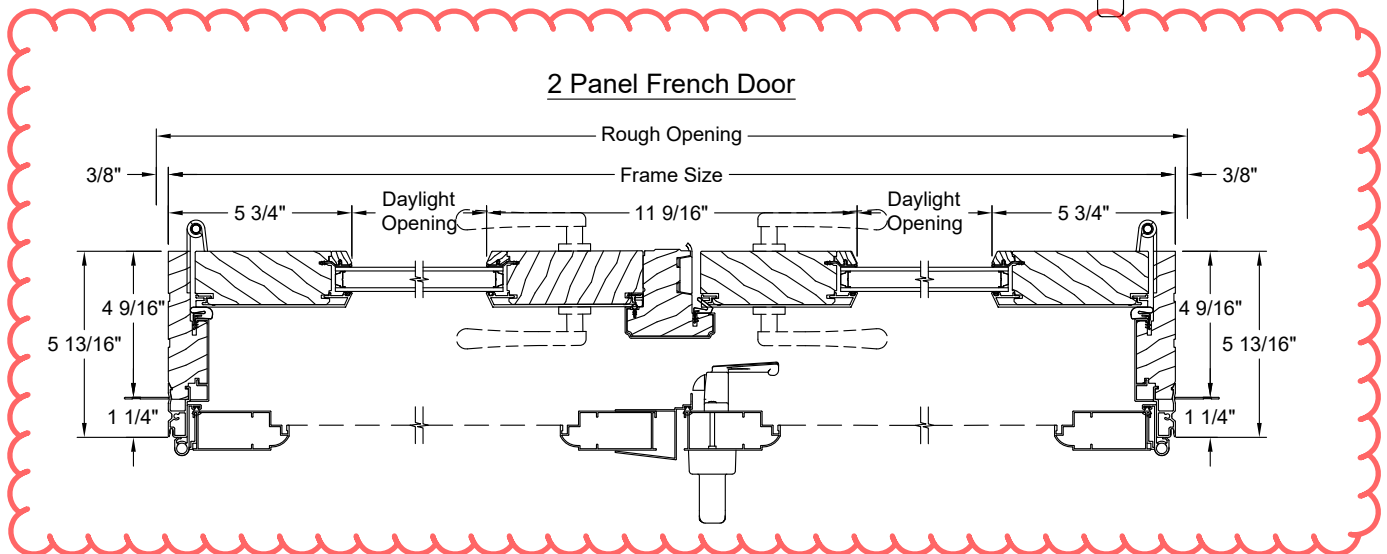
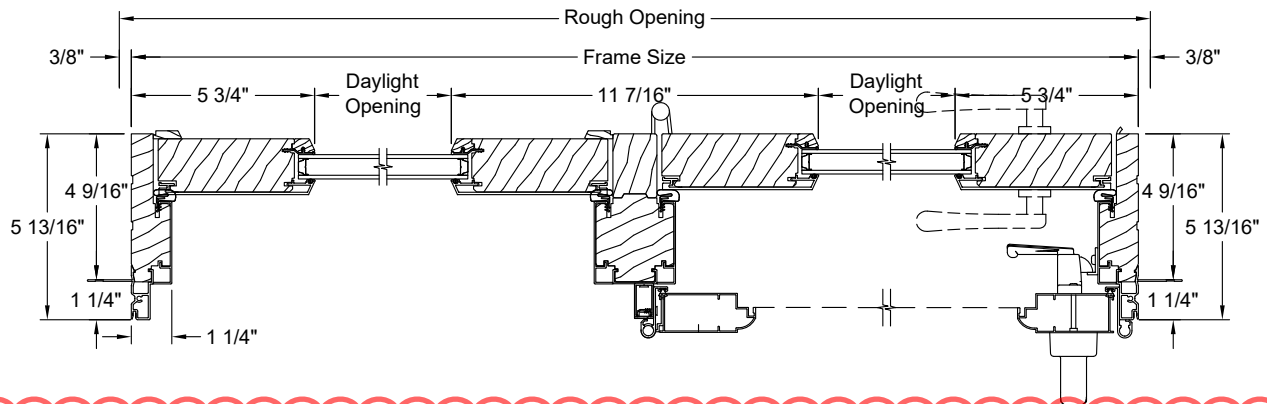
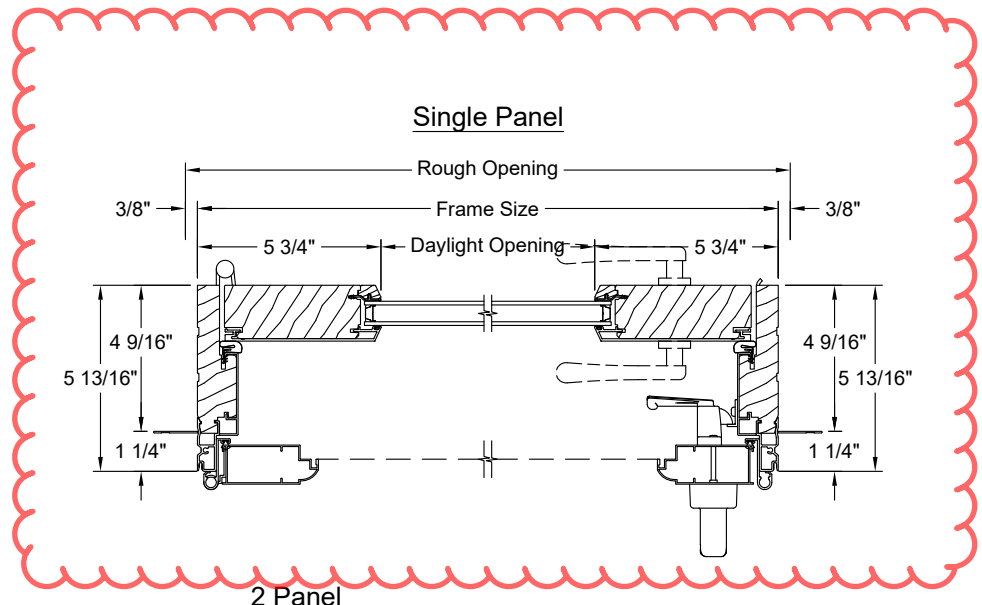
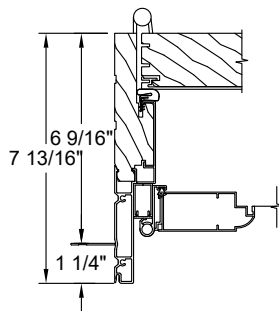
## RAISED PANEL OPTIONS





## HORIZONTAL OPERATOR SECTIONS - HINGED SCREEN

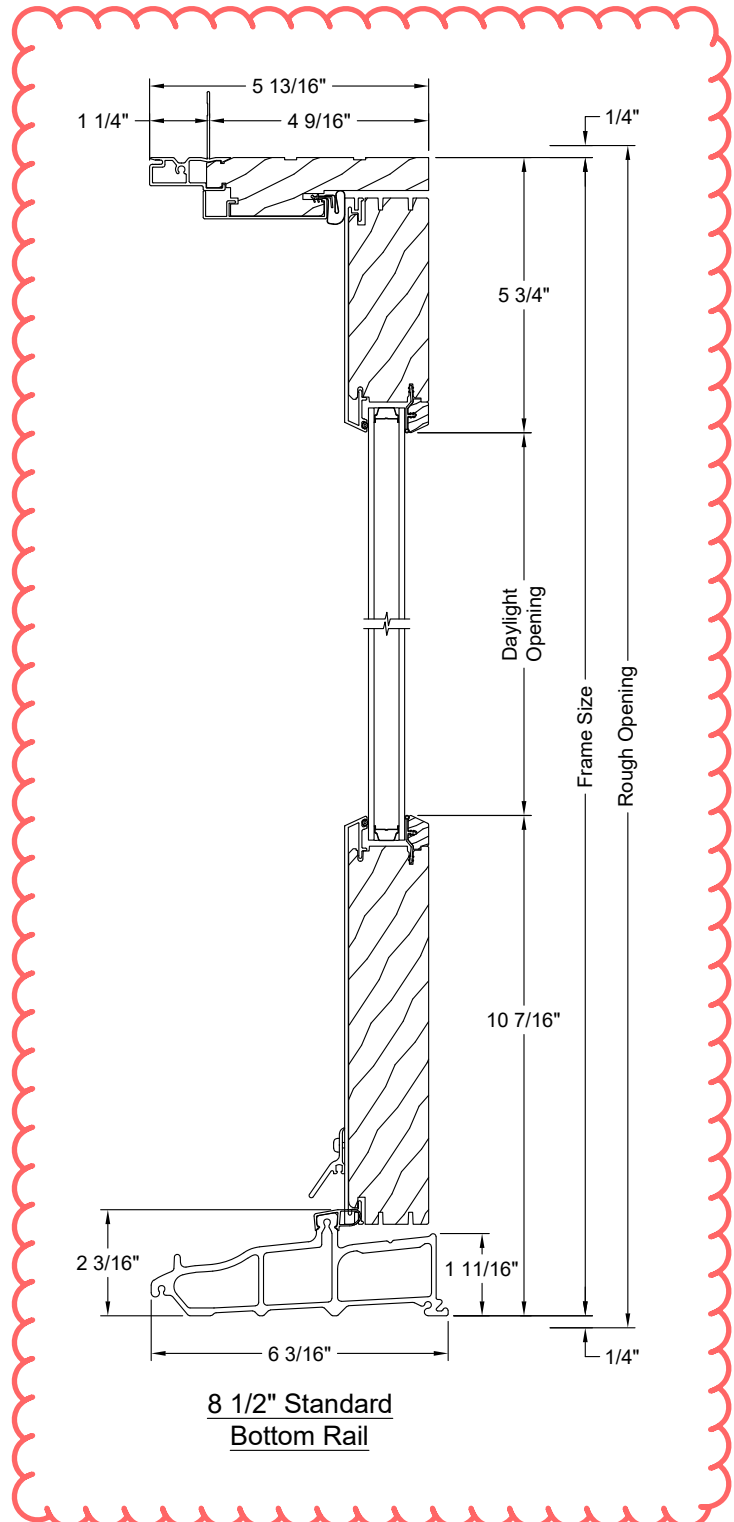
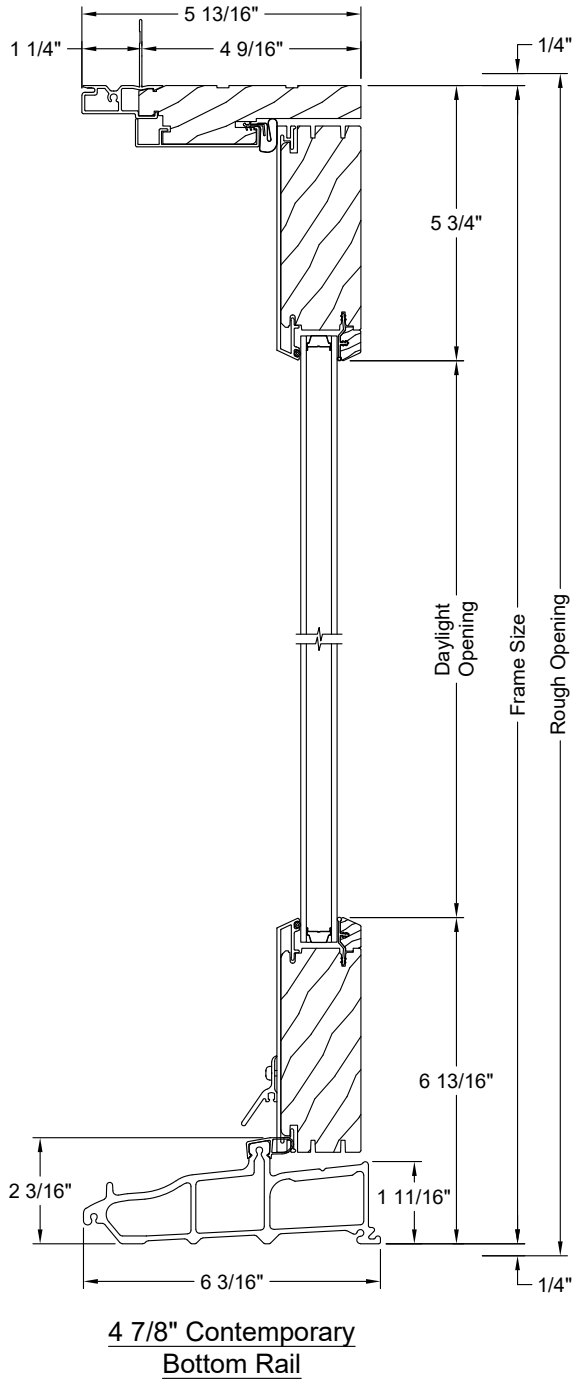
Jamb & head section  
for jambs 6 9/16" or  
greater.



**Notes:**

- Screen shown on wide stile units; other options are available.
- Sections shown for 4 9/16" jamb depth; sections vary for other depths.

## VERTICAL OPERATOR SECTIONS - CONTEMPORARY & STANDARD





# 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!



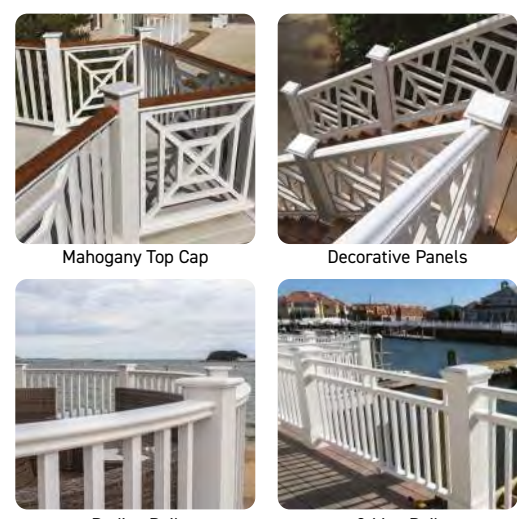
### RAIL ASSEMBLY JIG

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:



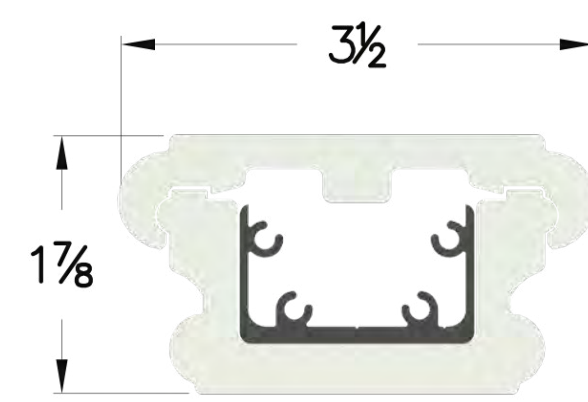
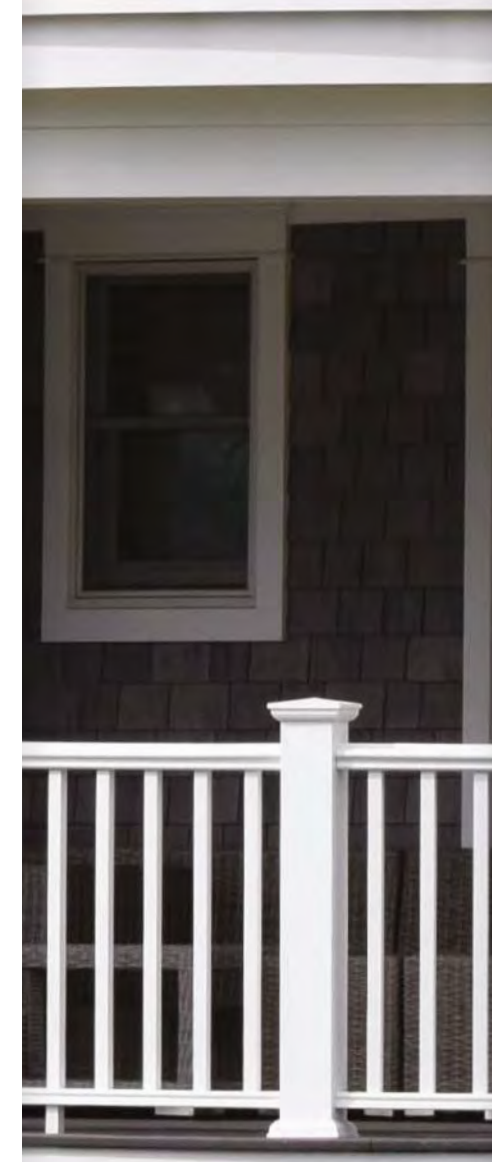
Mahogany Top Cap

Decorative Panels

Radius Rail

3-Line Rail

Details For All Available Rail Upgrades Start On Page 16



### 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.

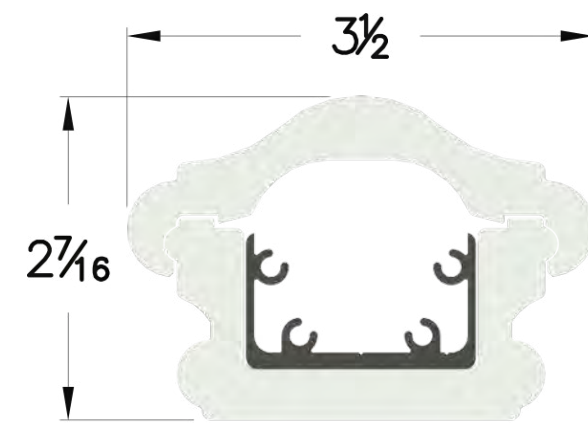
PRICE RANGE: \$ \$ \$ \$

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**

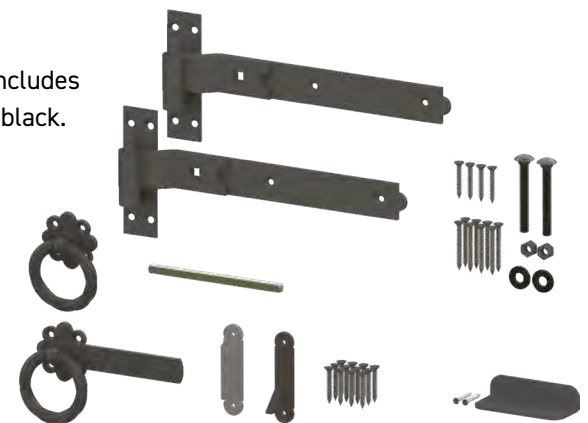


Hampton Flat with Double Gate & 5" Newel Wraps

**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

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



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

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



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

**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