

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4 E. Kirke Street, Chevy Chase	Meeting Date:	9/17/2025
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	9/10/2024
Applicant:	Cameron Ruppert Alexander Smith, Architect	Public Notice:	9/3/2024
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	1106063 REVISION	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration, Garage Demolition, and Accessory Structure Construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application. Final approval authority for the condition is delegated to Staff.

1. Detailed material specifications for the retaining wall at the rear of the property and along the east (left) side of the house must be submitted to Staff before the issuance of the final approval documents.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1938



Figure 1: The subject property is located just to the east of Connecticut Ave.

BACKGROUND

On March 12, 2025, the HPC approved a HAWP to demolish a non-historic addition and an addition at the subject property. The HPC approved the HAWP by consent, so there is no recorded hearing. Approved architectural drawings are included in the application submitted with the HAWP.

PROPOSAL

The applicant proposes to add several retaining walls, a terrace, new steppingstone paths, and construct a wood pergola. The applicant also proposes to demolish the existing garage and construct a new accessory building.

APPLICABLE GUIDELINES

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

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate, and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is

to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

Lot Coverage should be subject to strict scrutiny in view of the critical importance of preserving the Village’s open park-like character.

- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (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.

Secretary of the Interior’s Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#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 proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will 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 T-shaped, three-bay-wide, brick, side-gable Colonial Revival house with a slate roof. The HPC approved a rear addition in March 2025. The site plan submitted with that application indicated the hardscaping and retaining walls would be submitted as a separate proposal. At the front of the house, there is a meandering concrete walkway and a brick retaining wall at the edge of the driveway. At the rear of the house, there is an irregularly shaped exposed aggregate concrete patio. The applicant proposes to make several alterations to the hardscaping at the subject property in the front and rear of the property. Analysis conducted by the applicant shows that the total lot coverage will not increase due to the proposed hardscape alteration. Staff finds the overall impact of the additional hardscaping is minimal and recommends the HPC approve the HAWP revision.

Front Alterations

At the front of the house, there is a curving brick retaining wall, no taller than 18" (eighteen inches), along the edge of the driveway. A meandering slate walk connects the existing sidewalk to the house. Concrete steppingstones connect the driveway to the front porch.

The applicant proposes remove the existing walkway and demolish the existing retaining wall. A new straight walk will be constructed using rectangular bluestone steppingstones. The new brick retaining wall will align with the west wall plane of the house and run from the house to the sidewalk. The retaining wall will then extend across the front yard, with an opening for two steps. To the east (left) of the front entrance, the applicant proposes to construct a 3' (three foot wide) concrete walkway.

Staff finds the existing hardscape features are not character defining features and their removal will not have a significant impact on the character of the site or surrounding district. Staff further finds that the rectilinear form of the proposed hardscape is in keeping with the character of the house's Colonial Revival architecture. Staff further finds the proposed brick and bluestone are materials that are compatible with the site and surrounding district. Staff recommends the HPC approve the hardscaping in the front yard under 24A-8(b)(2), the *Design Guidelines*, and *Standards #2* and *9*.

Left (East) Alterations

To the left of the house, there is a meandering slate walk and a stone retaining wall. The applicant propose to demolish these features. In their place, the applicant proposes to construct a new stone-faced retaining wall and extend the stepping stone path, matching the materials and dimensions of the path in the front, to the left of the house. No specifications for the stone face were included in the submitted materials.

Staff finds the existing hardscape features are not historically significant and supports their removal under 24A-8(b)(2) and *Standard #2*.

Staff further finds the proposed path materials and dimensions are compatible with the character of the site and surrounding district, as identified above. Staff further finds a small retaining wall is necessary to hold the existing grade back and supports its installation. However, Staff finds that a material specification is necessary to make a final determination on its appropriateness and recommends the HPC add a condition to the approval of this HAWP that requires the applicant to submit detailed material specifications to Staff for review and approval before the issuance of the final HAWP documents. Final approval authority to verify the material is appropriate can be delegated to Staff. With the recommended condition, Staff finds the proposed alterations on the left side of the house are appropriate under 24A-

8(b)(2), the *Design Guidelines*, and *Standards #2* and *9*.

Rear Alterations

The rear of the house includes a large exposed aggregate concrete patio, a small slate walk, and the extension of the brick retaining wall, discussed above. Additionally, there is a two-bay front gable, concrete block garage the Master Plan amendment notes is non-contributing.

The applicant proposes to remove the existing hardscaping and demolish the existing garage. In the place of the existing hardscaping and garage, the applicant proposes to construct a walkway at the rear of the house, construct retaining walls in the location of the garage, construct a garden shed, gravel terrace, and a pergola. The walkway at the rear of the house will be constructed out of steppingstones, matching the material and dimensions of the walkways discussed above.

The proposed pergola will be installed in the southeast corner of the property and will be constructed out of wood and measures approximately 12' × 12' (twelve feet by twelve feet). Staff find the pergola should be reviewed under the lenient scrutiny per the criteria for gazebos in the *Design Guidelines*. Under that level of review, Staff finds the proposed pergola will not have a substantial impact on the character of the property or surrounding district and recommends its approval under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standards #2*, *9*, and *10*.

The proposed retaining wall will match the materials proposed for the wall along the left of the house, discussed above. To the south of the retaining wall, the applicant proposes to construct a garden shed, measuring approximately 7' × 10' (seven feet wide by ten feet deep), clad in wood siding, with a copper roof with a cupola. The shed includes a 12-lite panel door and a solid wood door. The placement of the shed, partially behind the house, coupled with the drop in grade at the rear of the property will leave the shed only minimally visible from the public right-of-way. Staff finds the proposed shed is compatible with the character of the site and surrounding district and will have less of an impact on the character of the site than the existing garage. Under a lenient scrutiny review, Staff finds the proposed shed is appropriate under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standards #2*, *9*, and *10*.

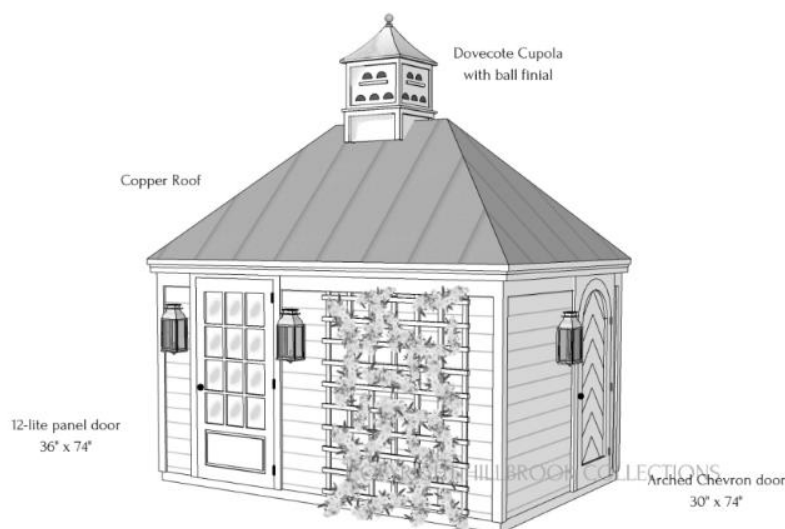


Figure 2: Manufacturer's image of the proposed garden shed.

To the east of the garden shed, the applicant proposes to install a gravel terrace with a stone edge. The terrace is approximately 10' × 10' (ten feet by ten feet). This feature will be entirely behind the house and not at all visible from the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application, with final approval authority delegated to Staff;

1. Detailed material specifications for the retaining wall at the rear of the property and along the east (left) side of the house must be submitted to Staff before the issuance of the final approval documents;

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

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

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

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

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



FOR STAFF ONLY:
HAWP# 1106063
DATE ASSIGNED _____

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

APPLICANT:

Name: Cameron Ruppert
Address: 4 East Kirke Street
Daytime Phone: 240-401-7377

E-mail: cameron@cameronruppertinteriors.com
City: Chevy Chase Zip: 20815
Tax Account No.: 07 00454801

AGENT/CONTACT (if applicable):

Name: Alexander Smith
Address: 1252 10th Street NW
Daytime Phone: 202-695-5586

E-mail: alexander@mortarandthatch.com
City: Washington Zip: 20001
Contractor Registration No.: 21286

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

Is the Property Located within an Historic District? X Yes/District Name Chevy Chase Village
____ 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: 4 Street: East Kirke Street
Town/City: Chevy Chase, Section 2 Nearest Cross Street: Connecticut Avenue
Lot: 30 Block: 34 Subdivision: 0009 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

[Signature]
Signature of owner or authorized agent

02/17/2025

Date

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

Owner's mailing address Cameron Ruppert 4 East Kirke Street Chevy Chase, MD 20815	Owner's Agent's mailing address Mortar & Thatch Architects Alexander Smith 1252 10th Street NW Washington DC 20001
Adjacent and confronting Property Owners mailing addresses	
1 East Kirke Street Chevy Chase, MD 20815	3 East Kirke Street Chevy Chase, MD 20815
2 East Kirke Street Chevy Chase, MD 20815	6 East Kirke Street Chevy Chase, MD 20815
1A East Irving Street Chevy Chase, MD 20815	

HISTORIC AREA WORK PERMIT APPLICATION

4 E Kirke Street
Chevy Chase, MD, 20815



PROJECT INFO :

NEW 2-STORY REAR ADDITION WITH INTERIOR RENOVATION TO
EXISTING 2-1/2 STORY SINGLE FAMILY HOME WITH CELLAR

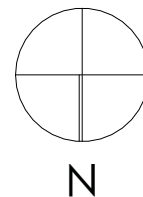
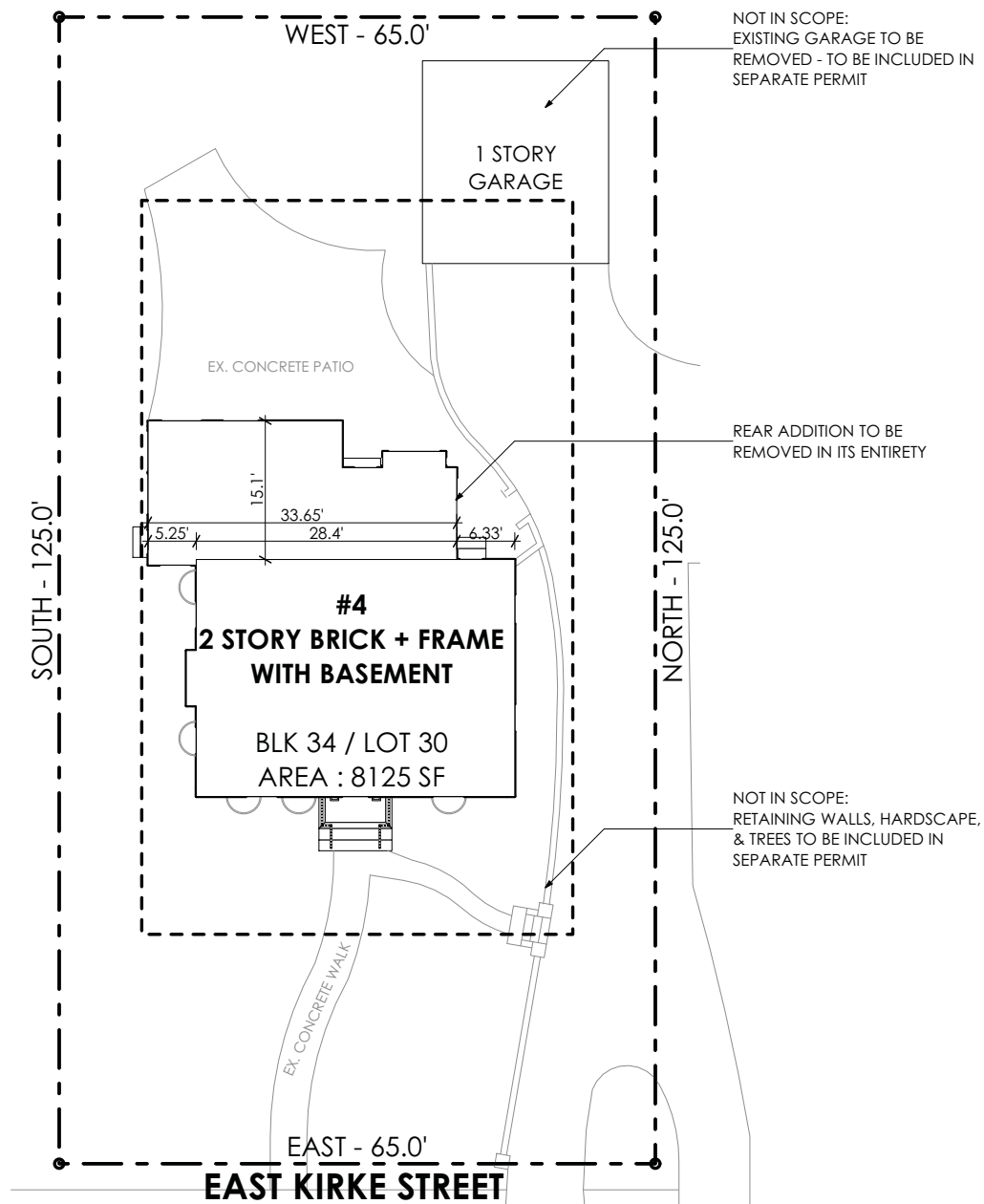
ADDRESS: 4 E Kirke Street
Chevy Chase MD 20815
LOCATION: LOT 30, BLOCK 34, SECTION 2
OVERLAY: N/A
HISTORIC: Village of Chevy Chase

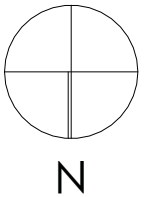
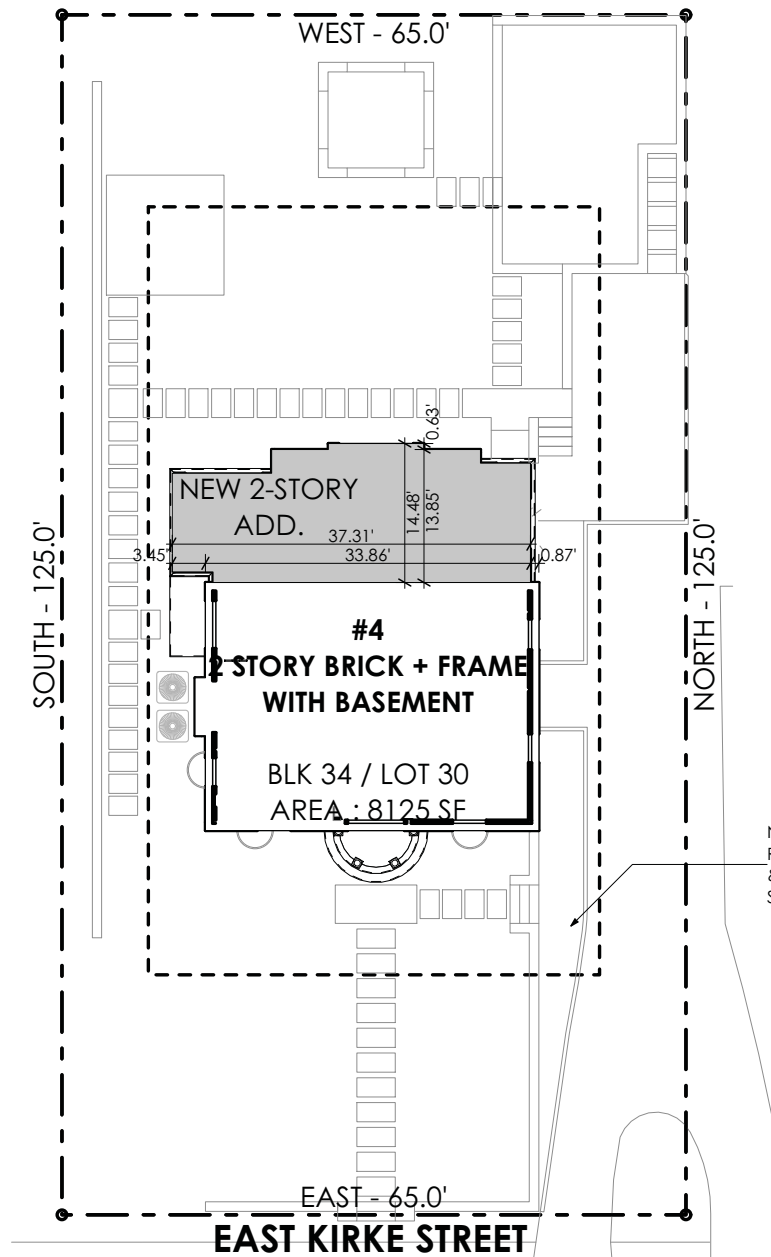
ZONING: R-60
SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'
LOT AREA: 8125 SF

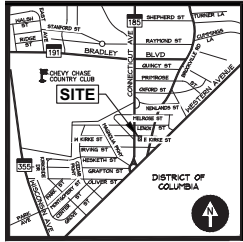
BUILDING HEIGHT:	ALLOWED: 28.15'	PROPOSED: MEAN 22.7' PEAK 27.25'
LOT COVERAGE:	35% (2,843.7 SF)	17.7% (1435 SF)

BUILDING AREA:

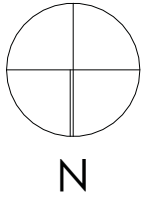
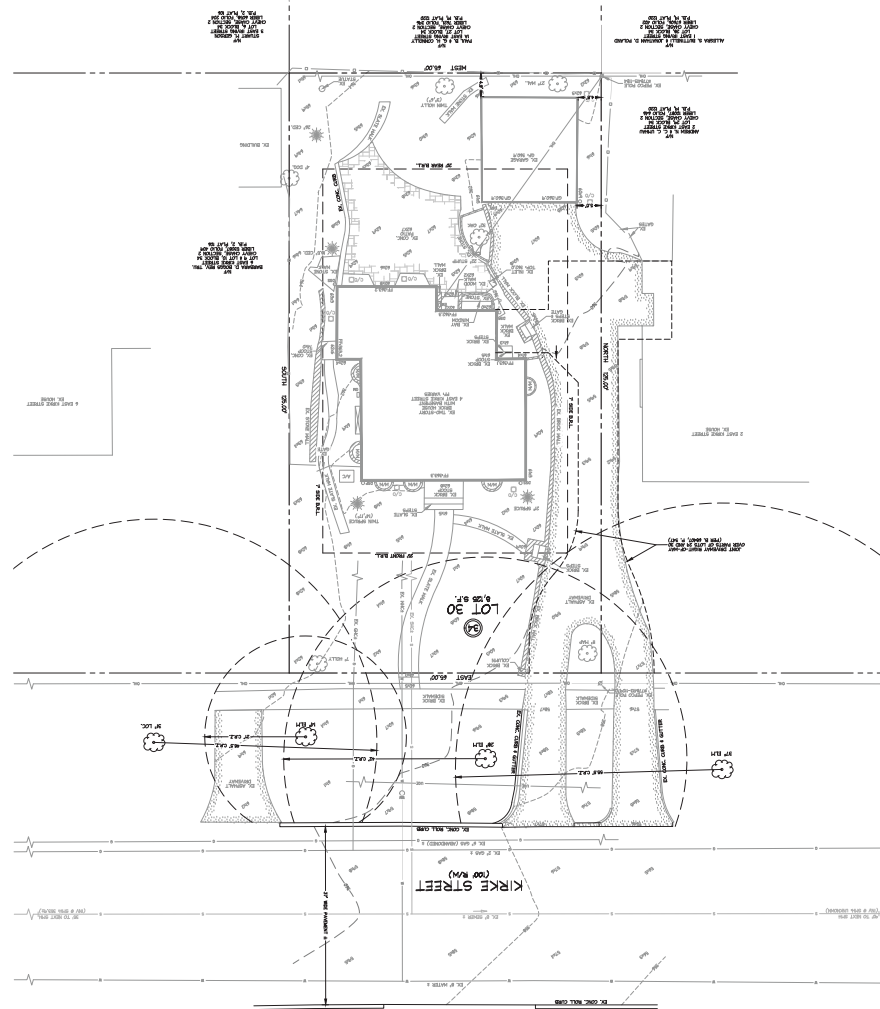
	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	897 SF	897 (NO CHANGE)
FIRST FLOOR AREA:	1356 SF	1385 SF
SECOND FLOOR AREA:	1094 SF	1268 SF
ATTIC AREA:	433 SF	433 (NO CHANGE)
TOTAL FLOOR AREA:	3780 SF	3986 SF
GARAGE AREA: (INCL.)	449 SF	0
TOTAL:	4229 SF	3986 SF

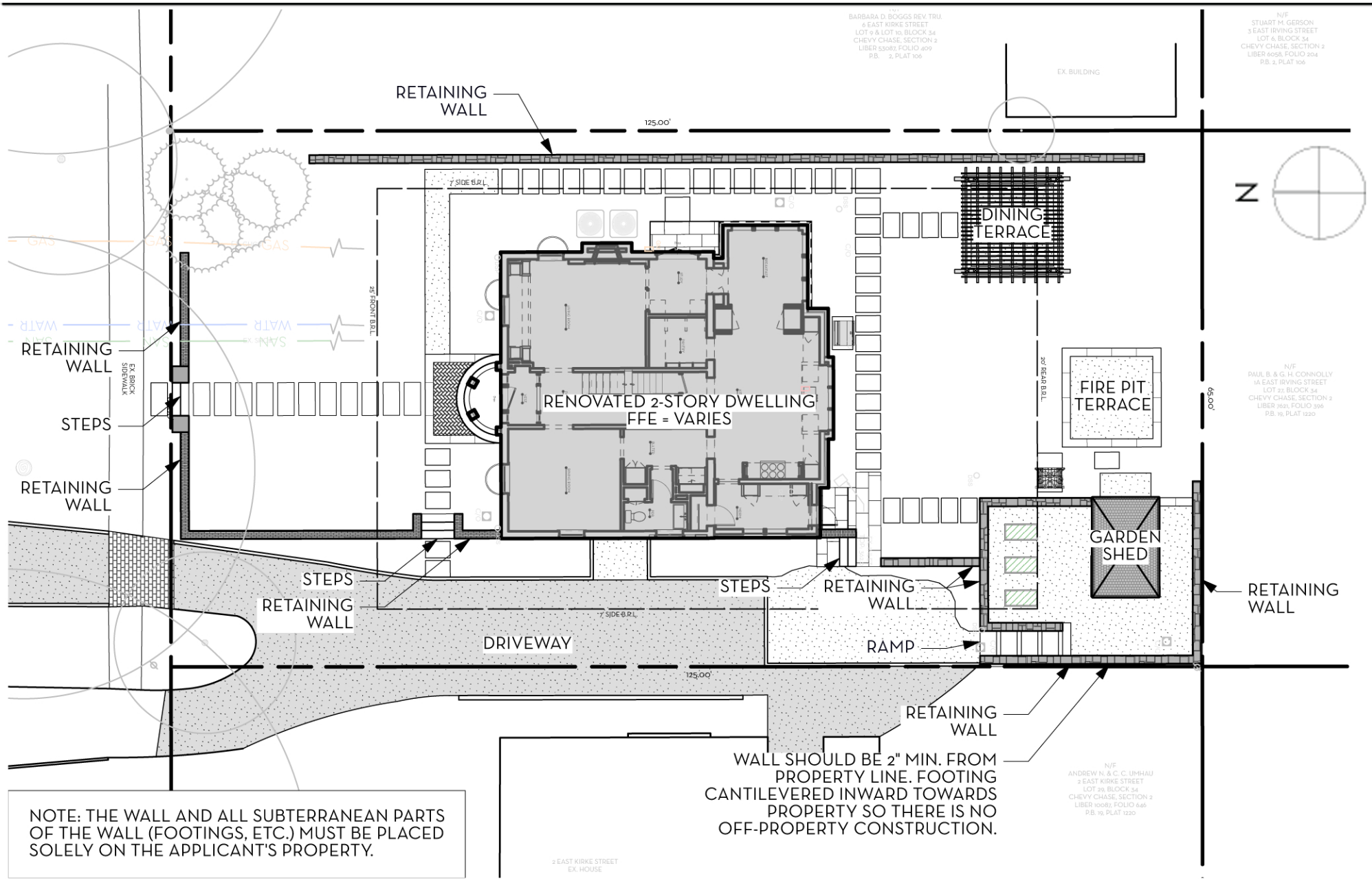






VICINITY MAP
ADC MAP 5047, GRID H-5, SCALE: 1" = 2000'



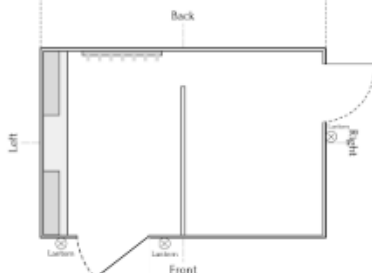




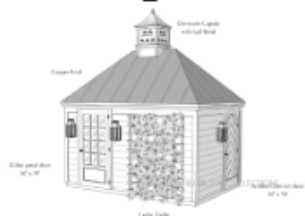
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Shed Front Elevation

1/2" = 1'-0"



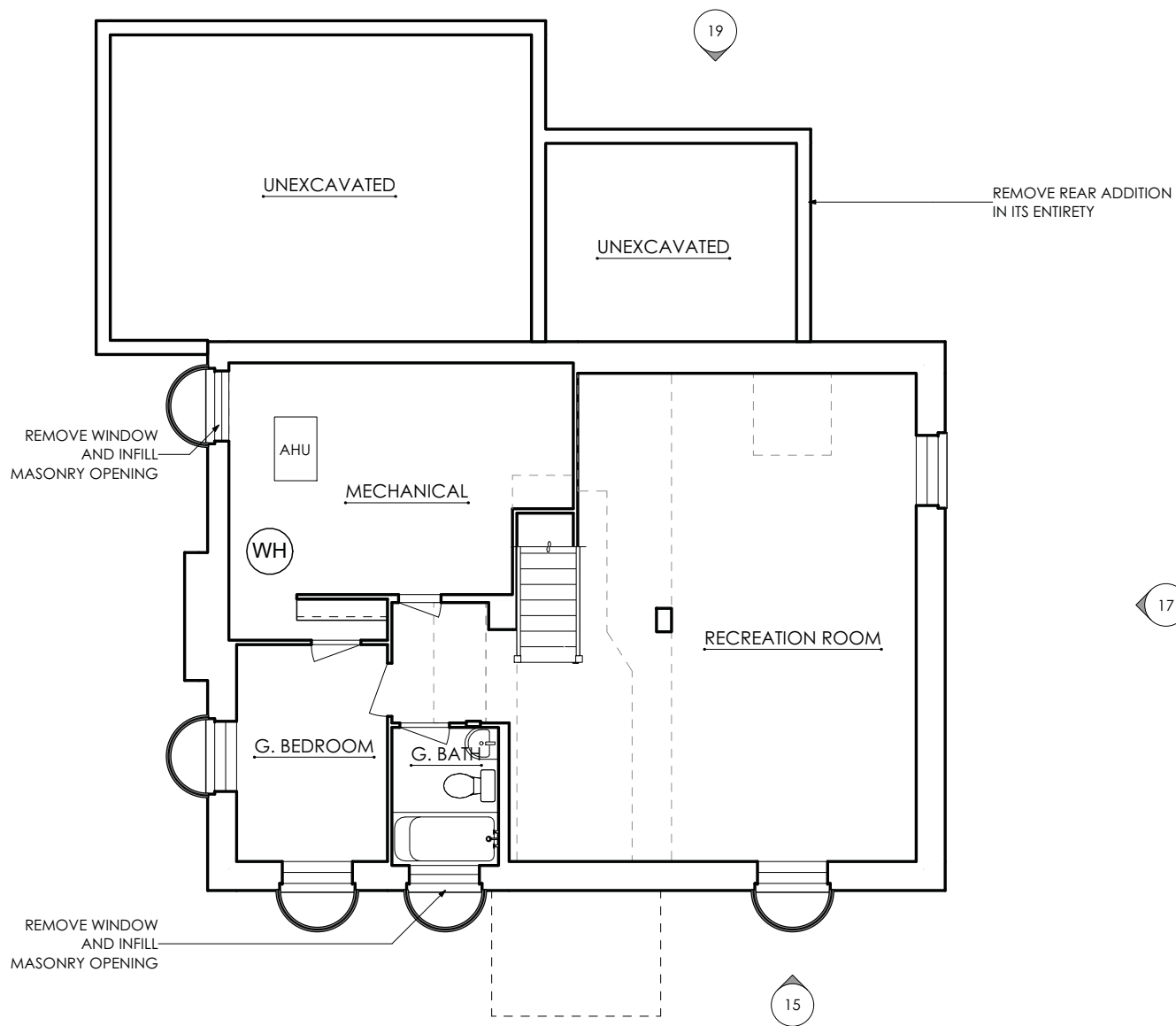
2 Shed Plan

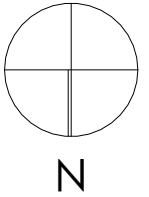
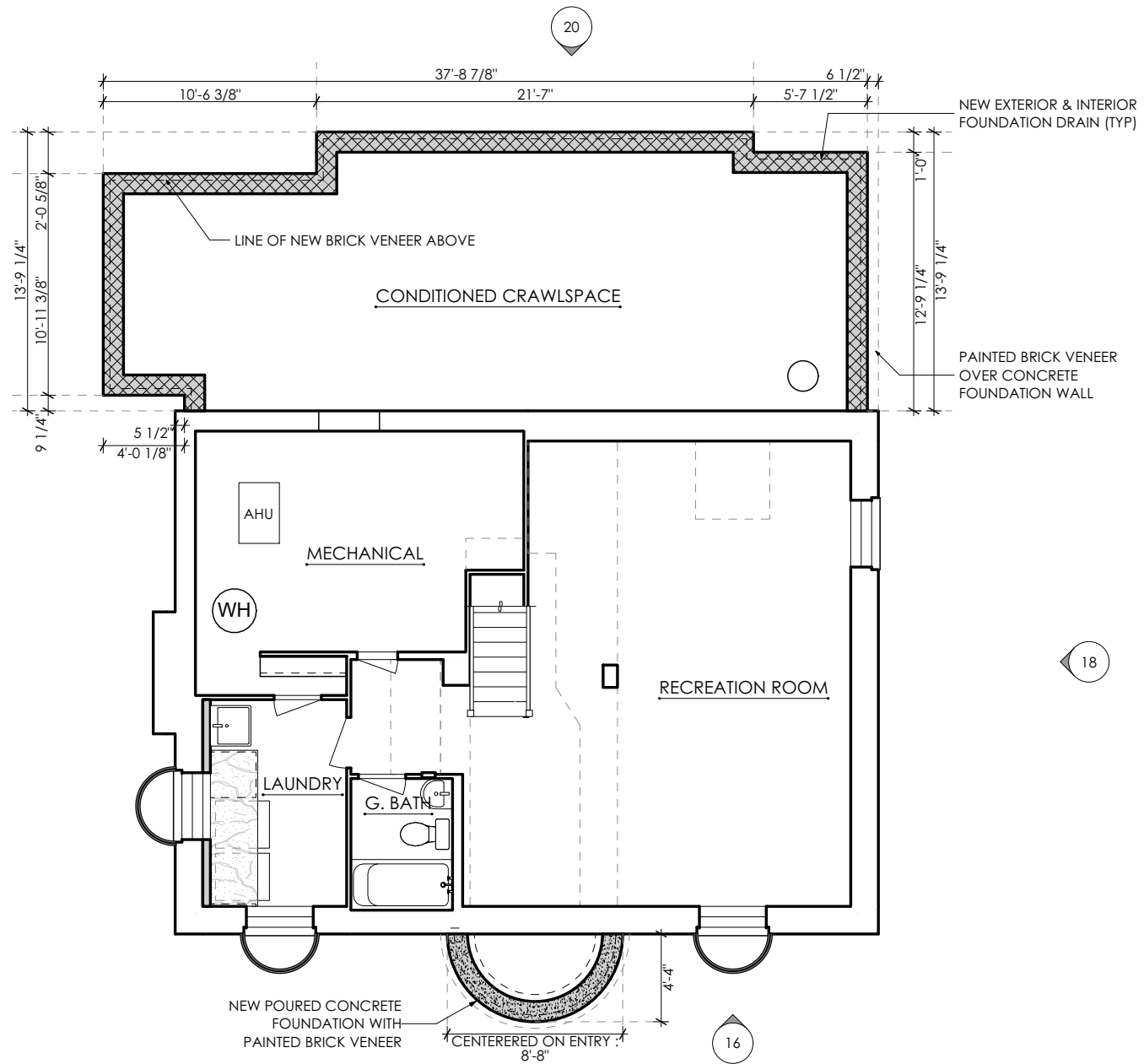


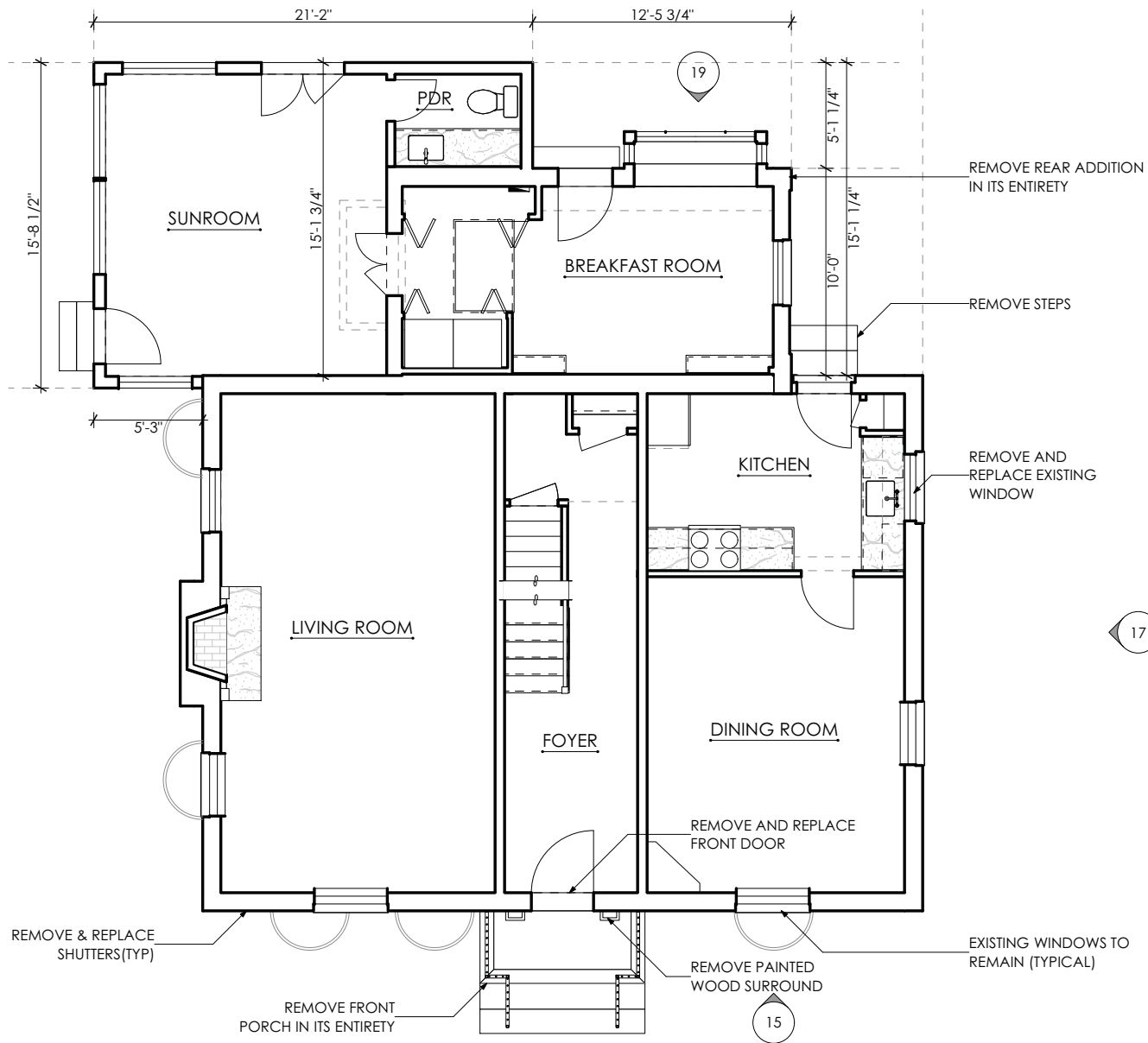
3 Front 3d View

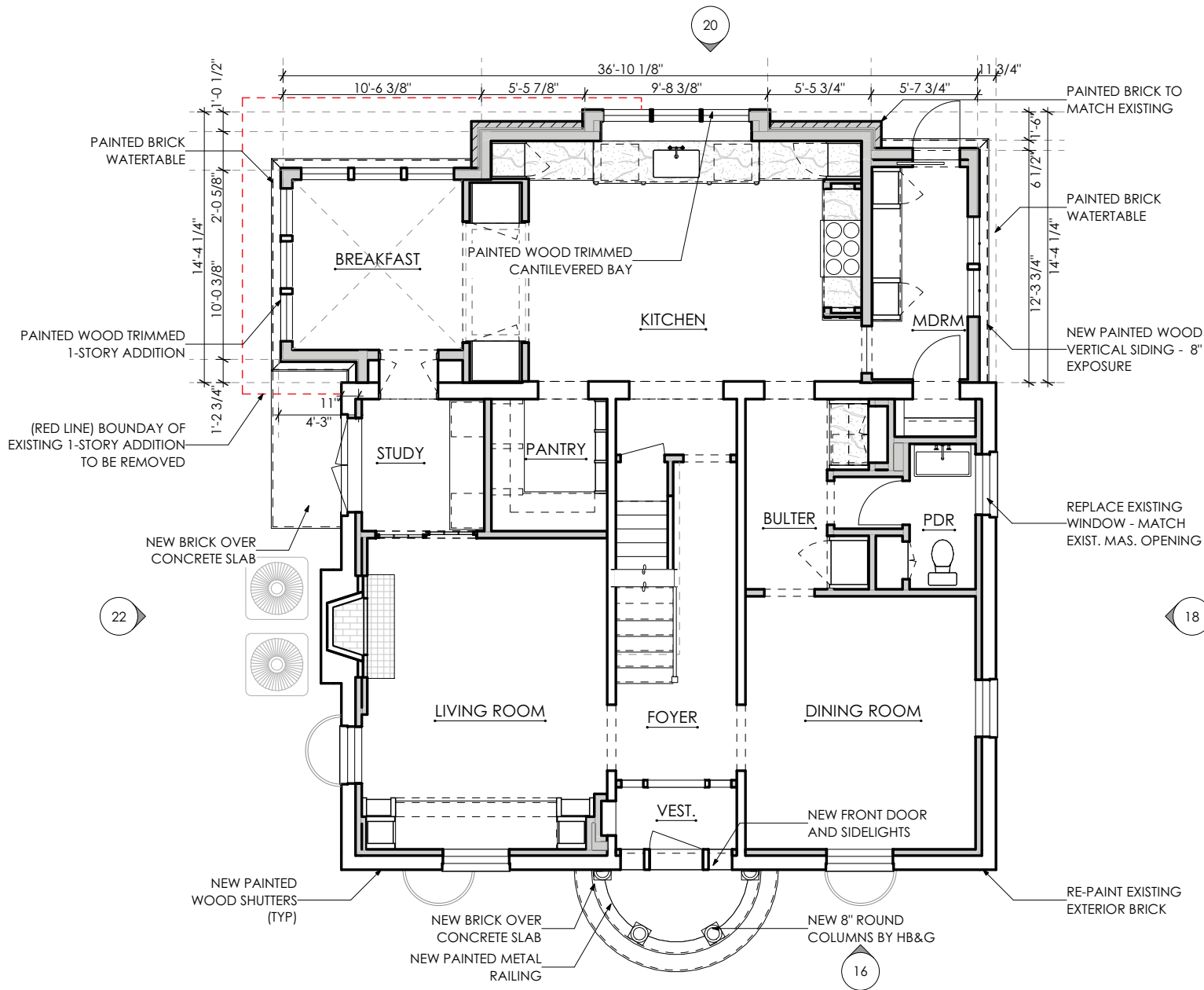


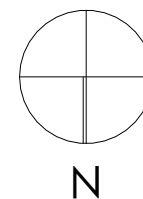
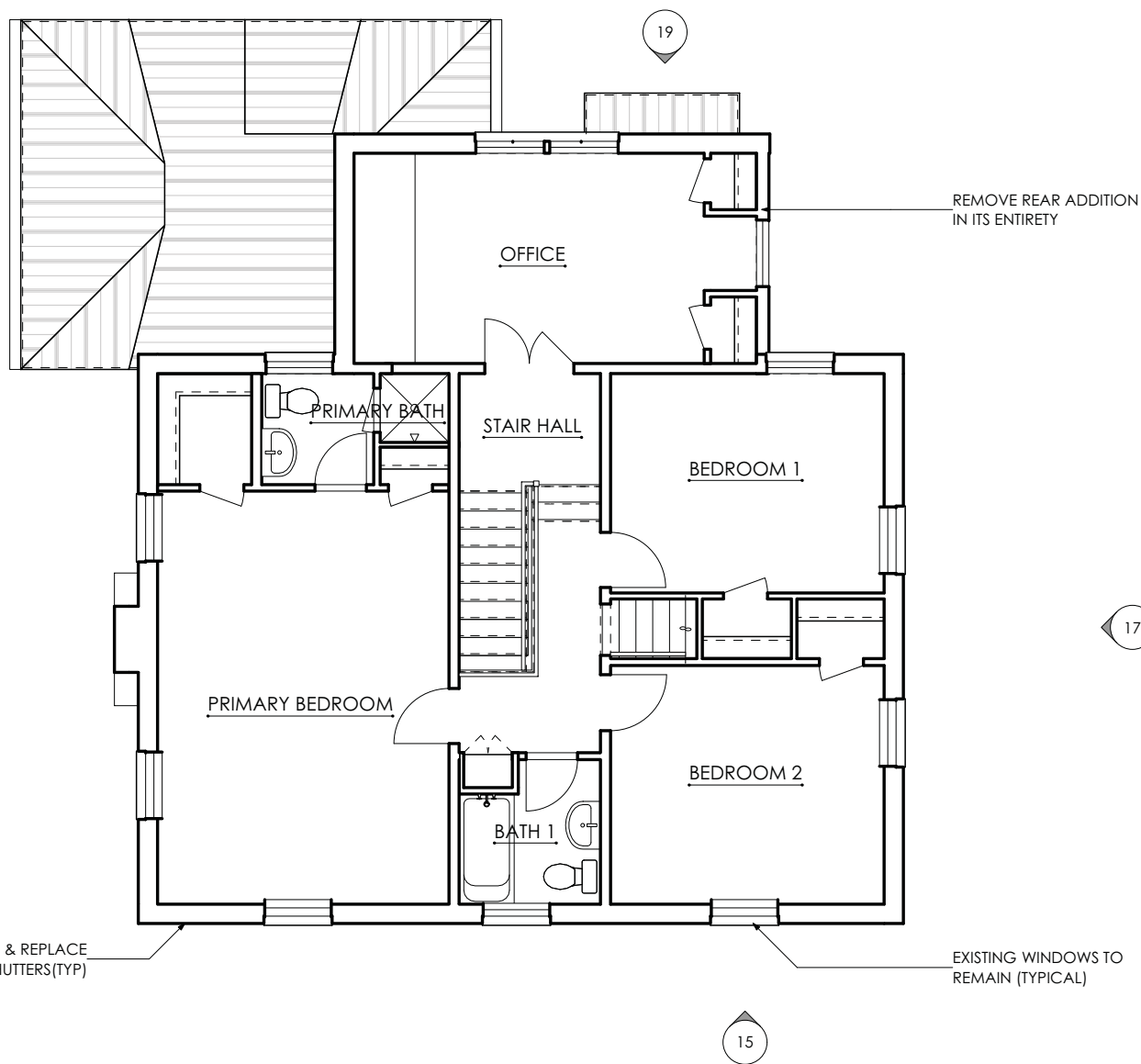
4 Front 3d View

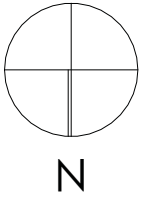
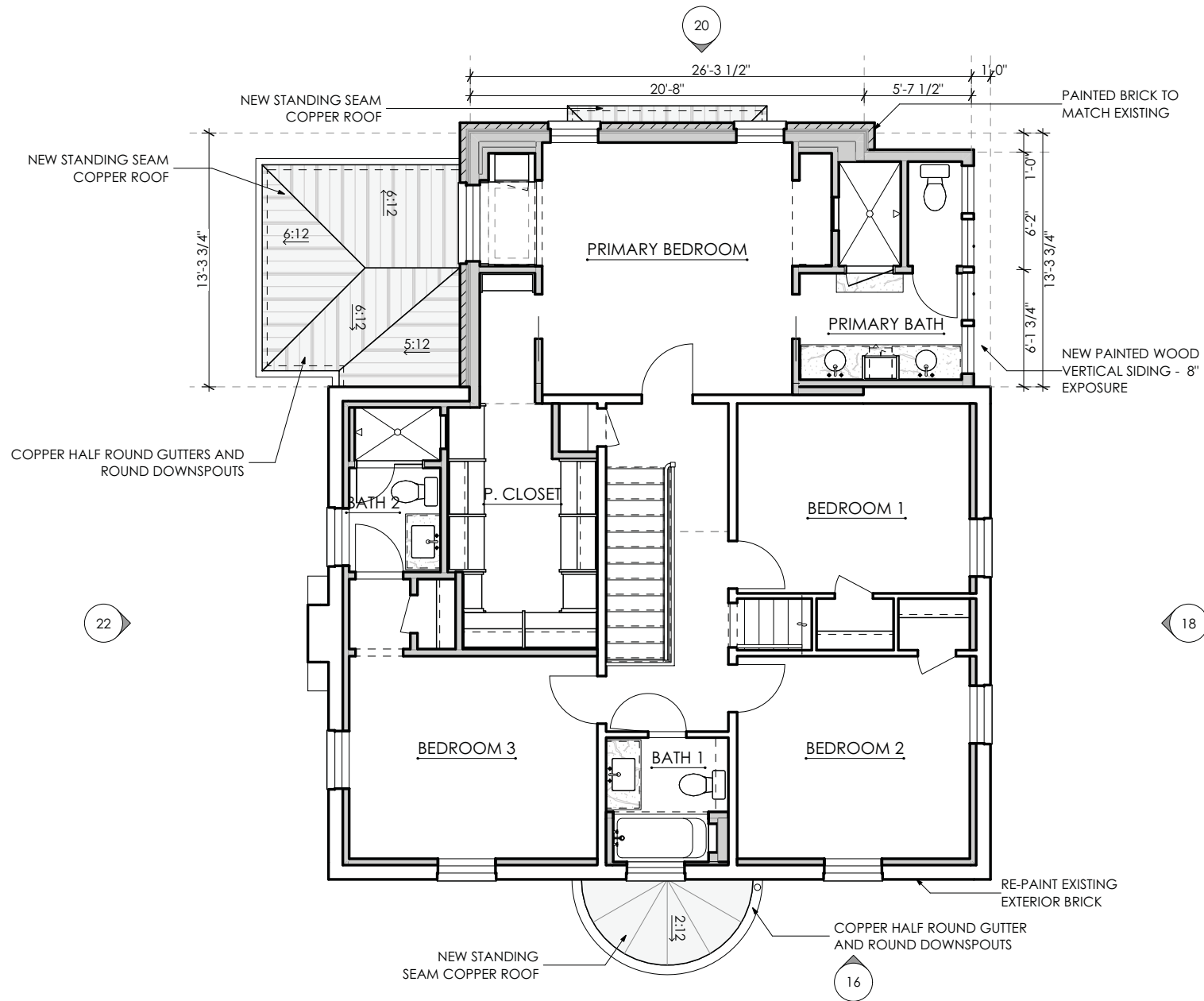


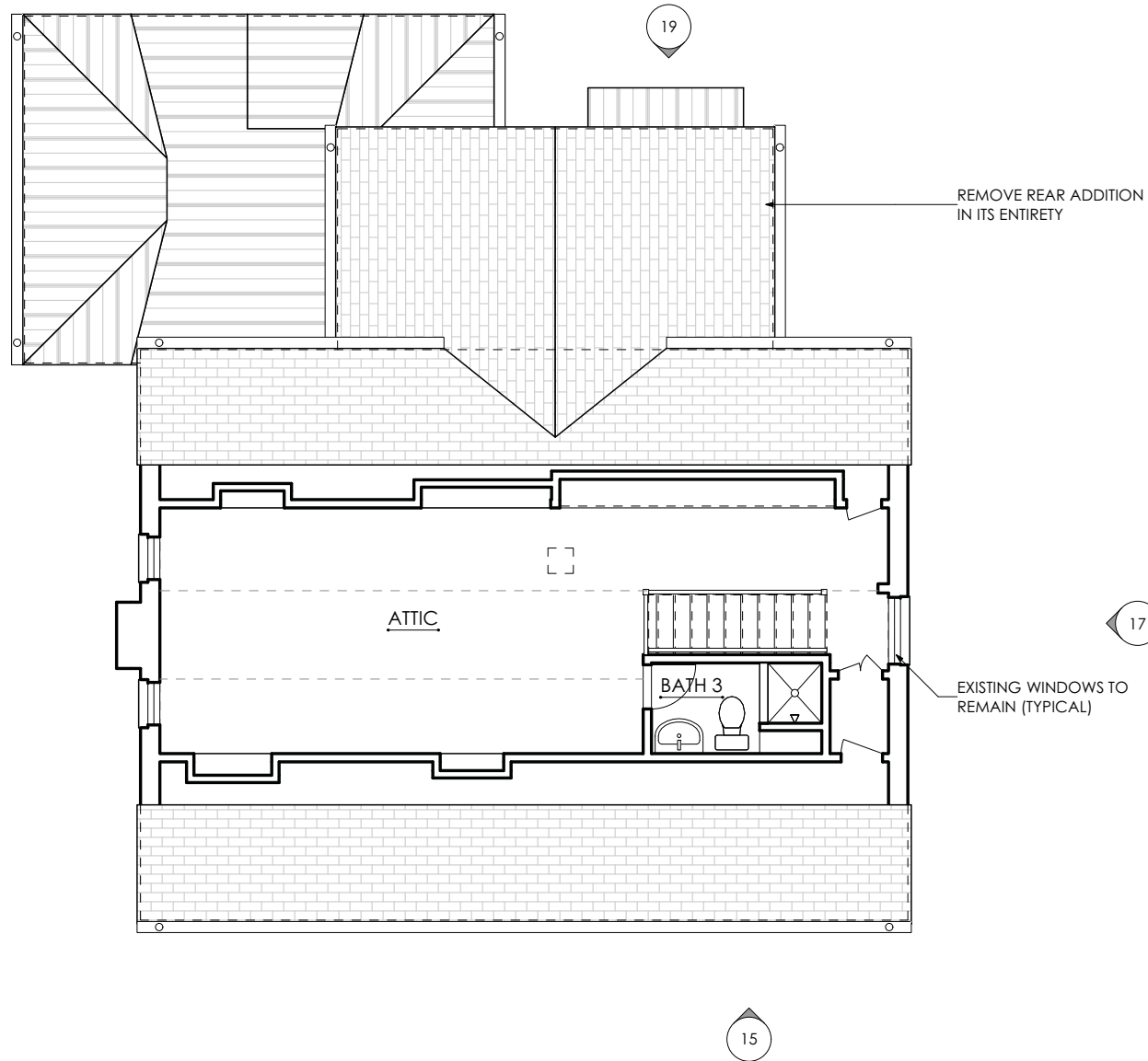


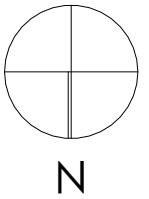
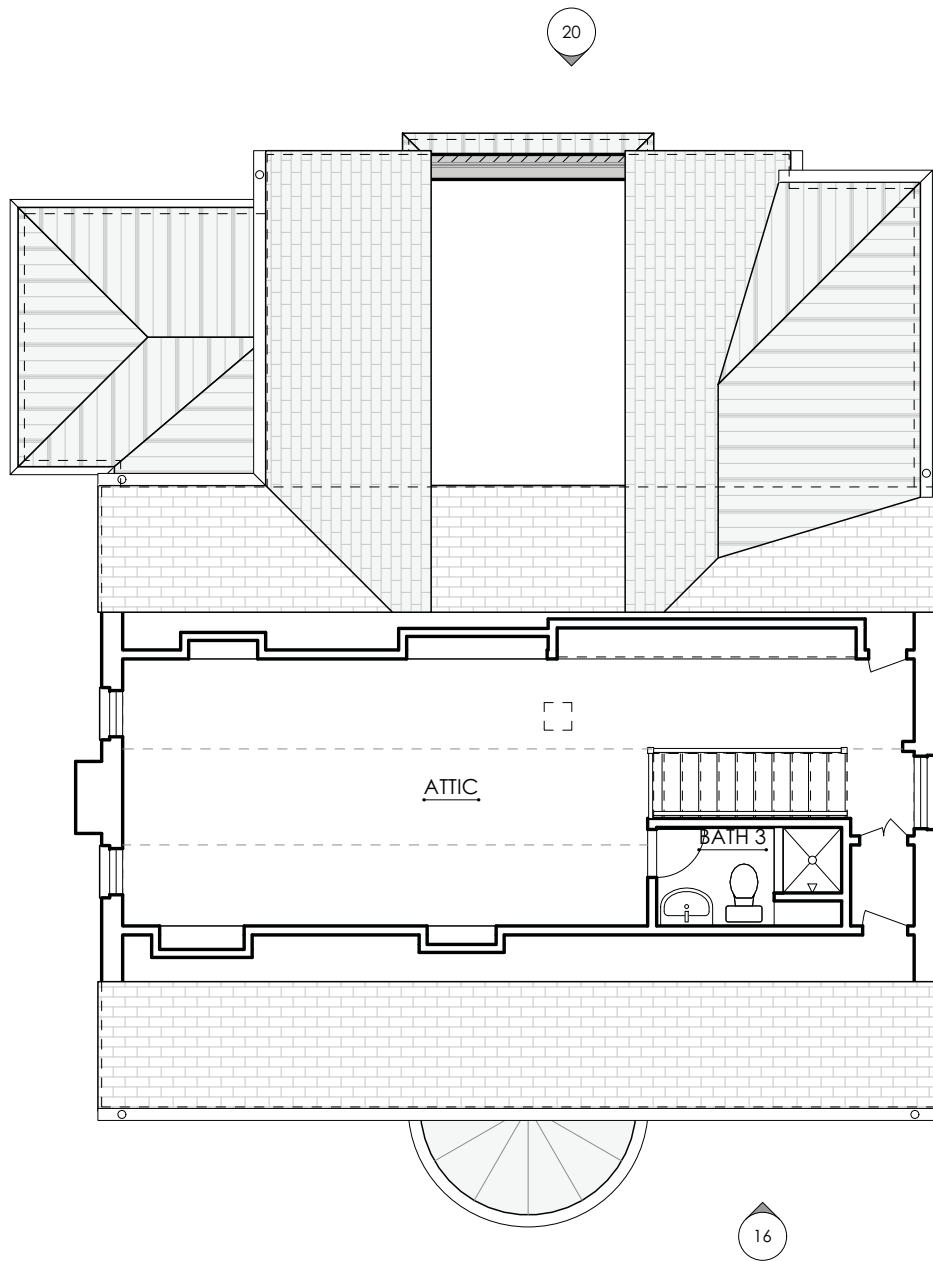


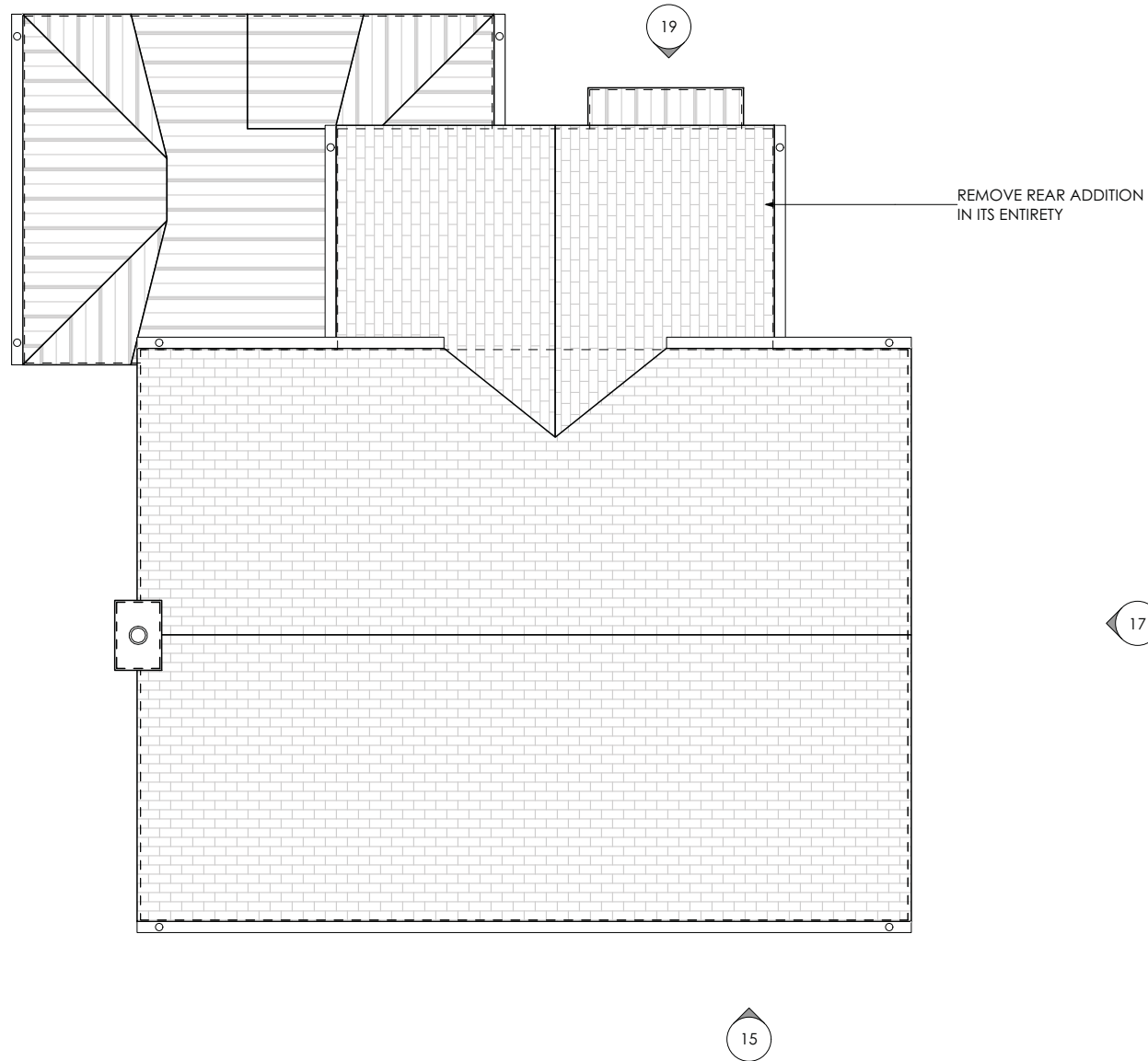


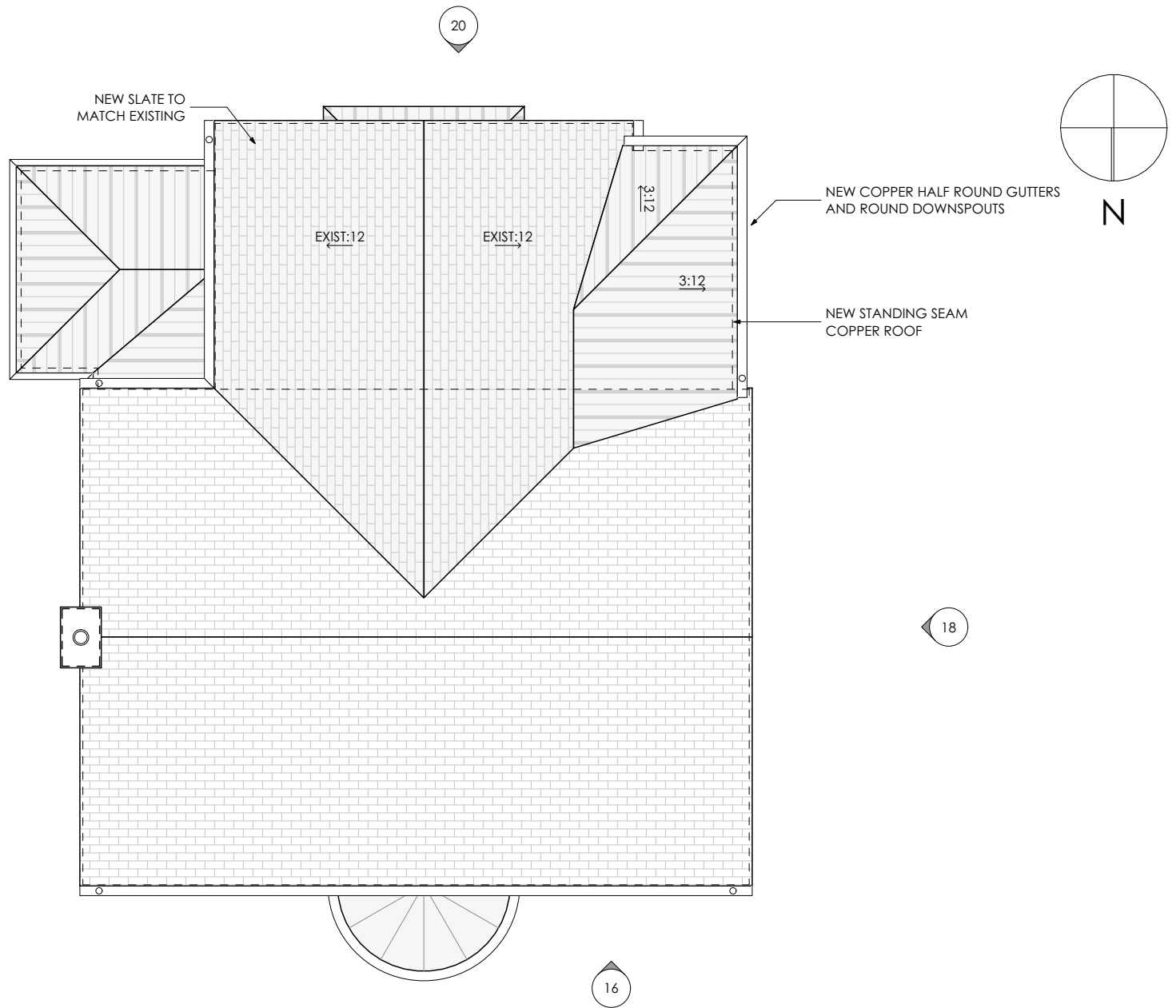




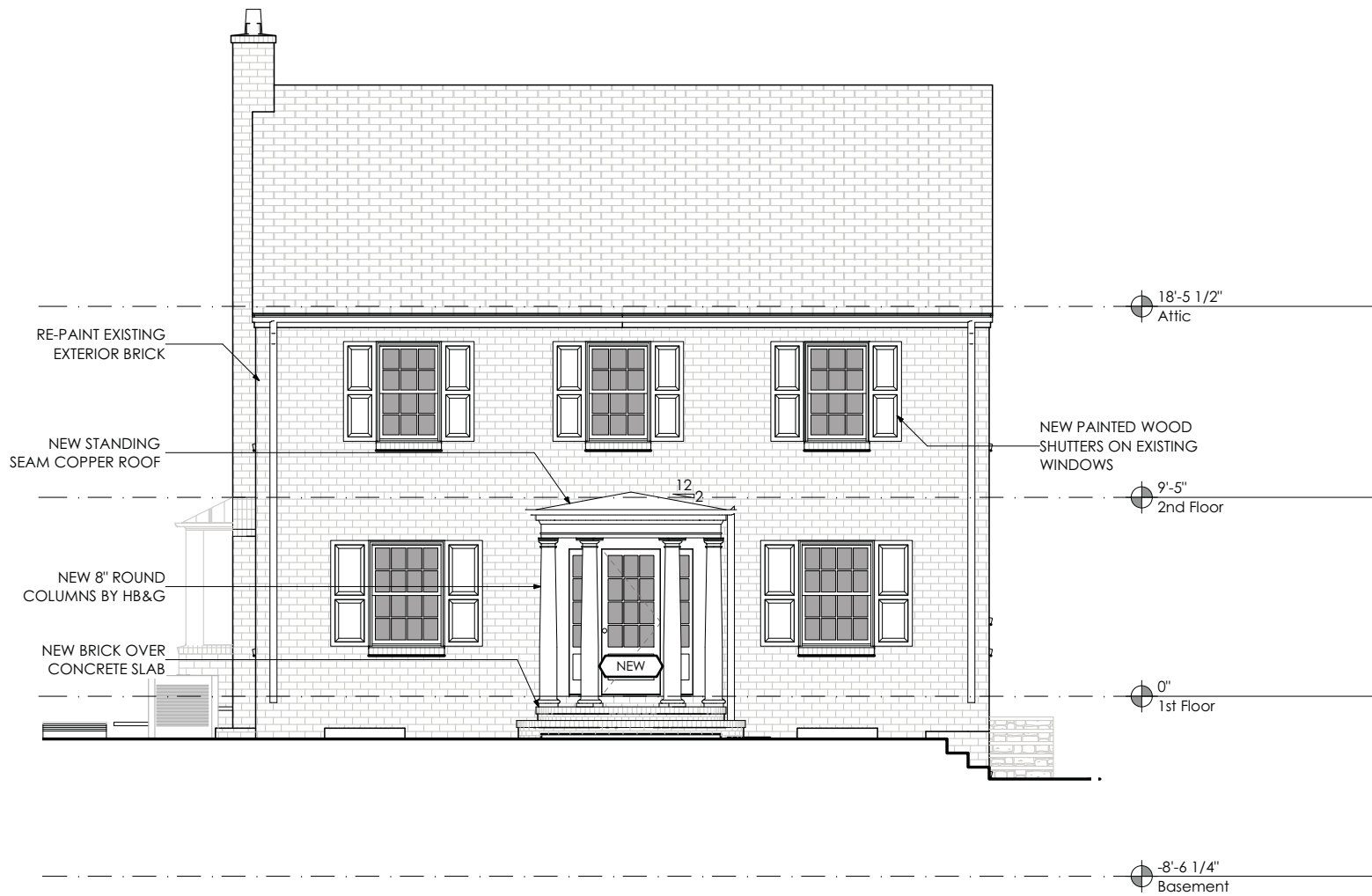


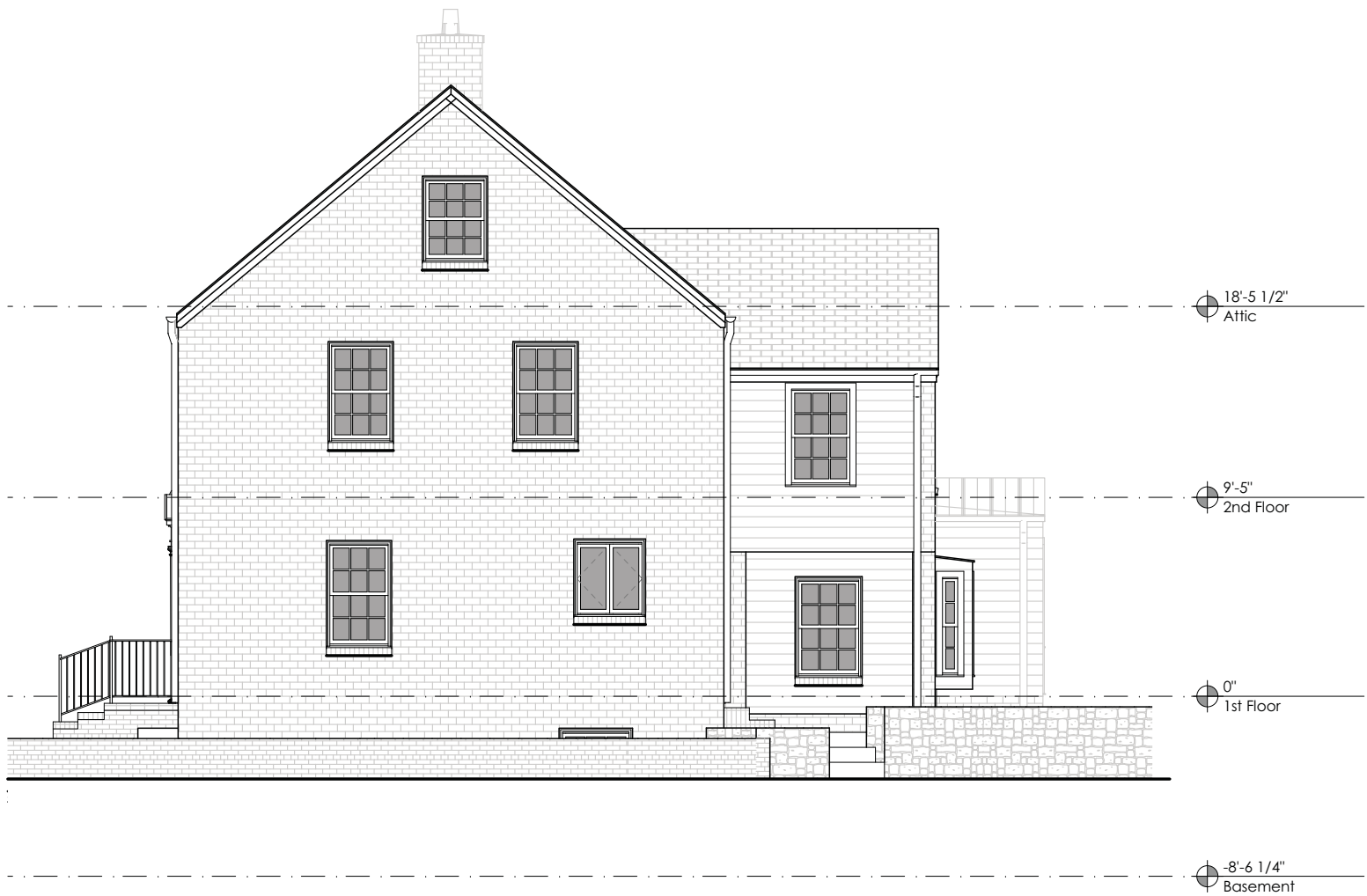


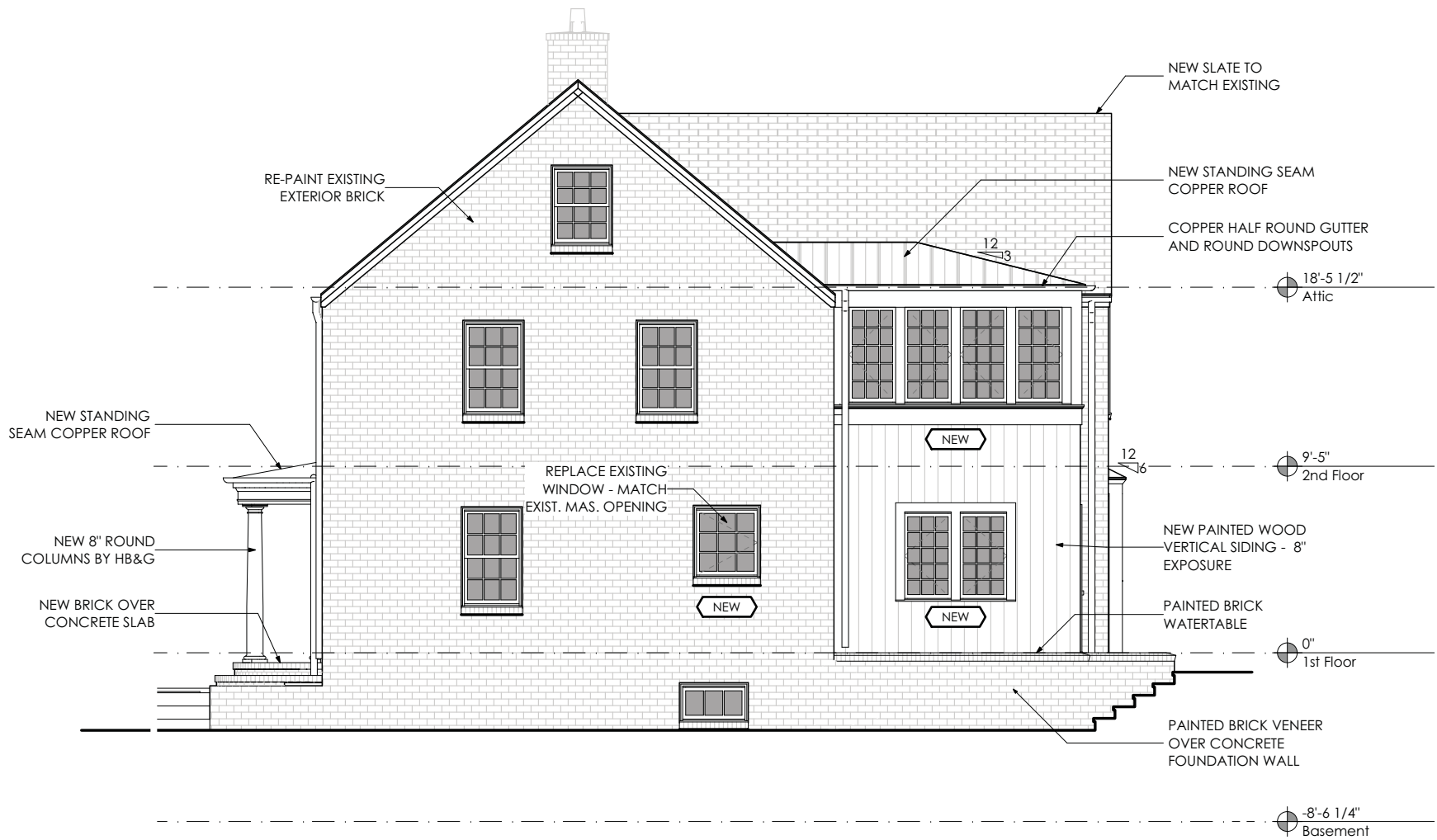




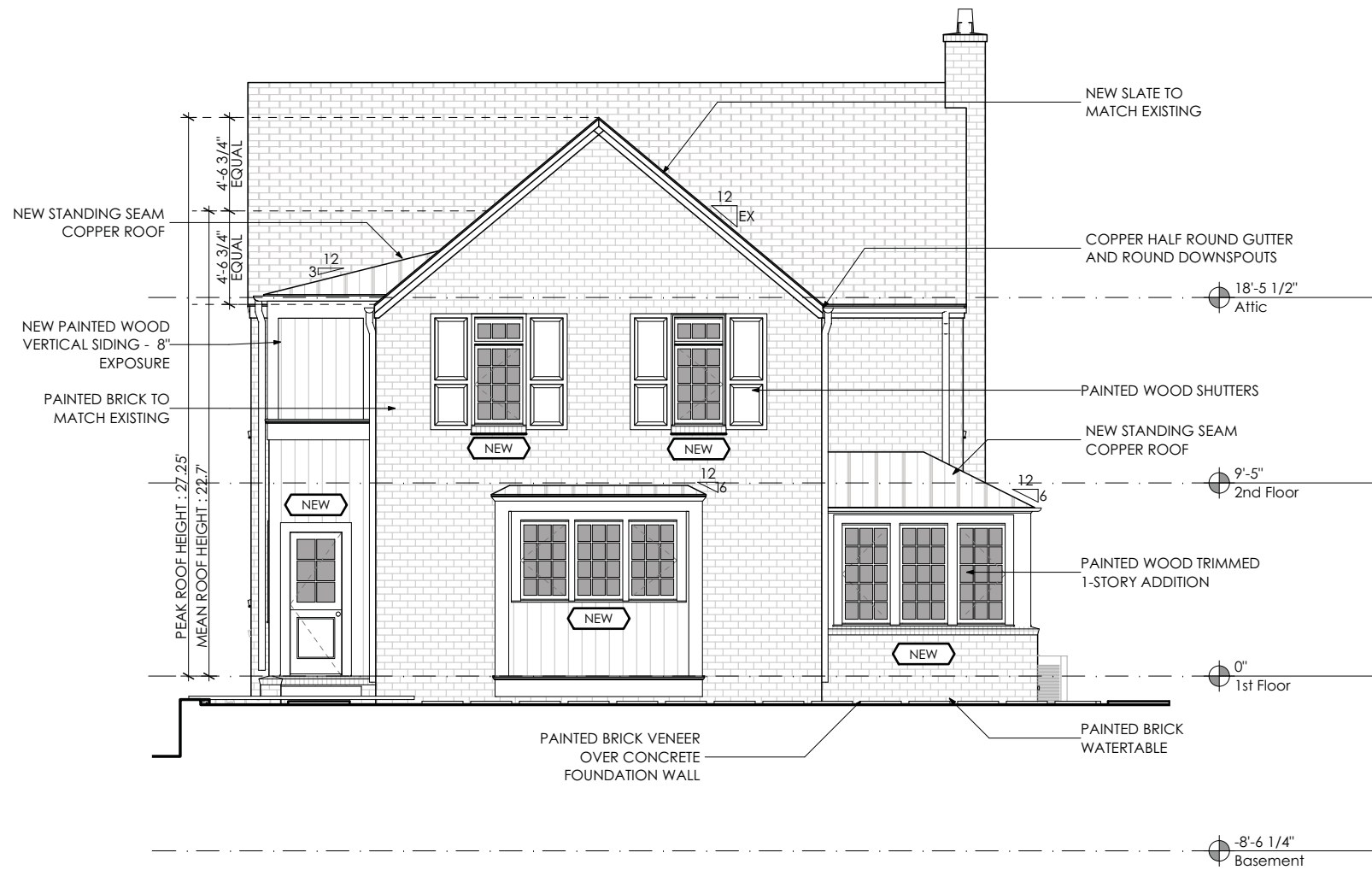




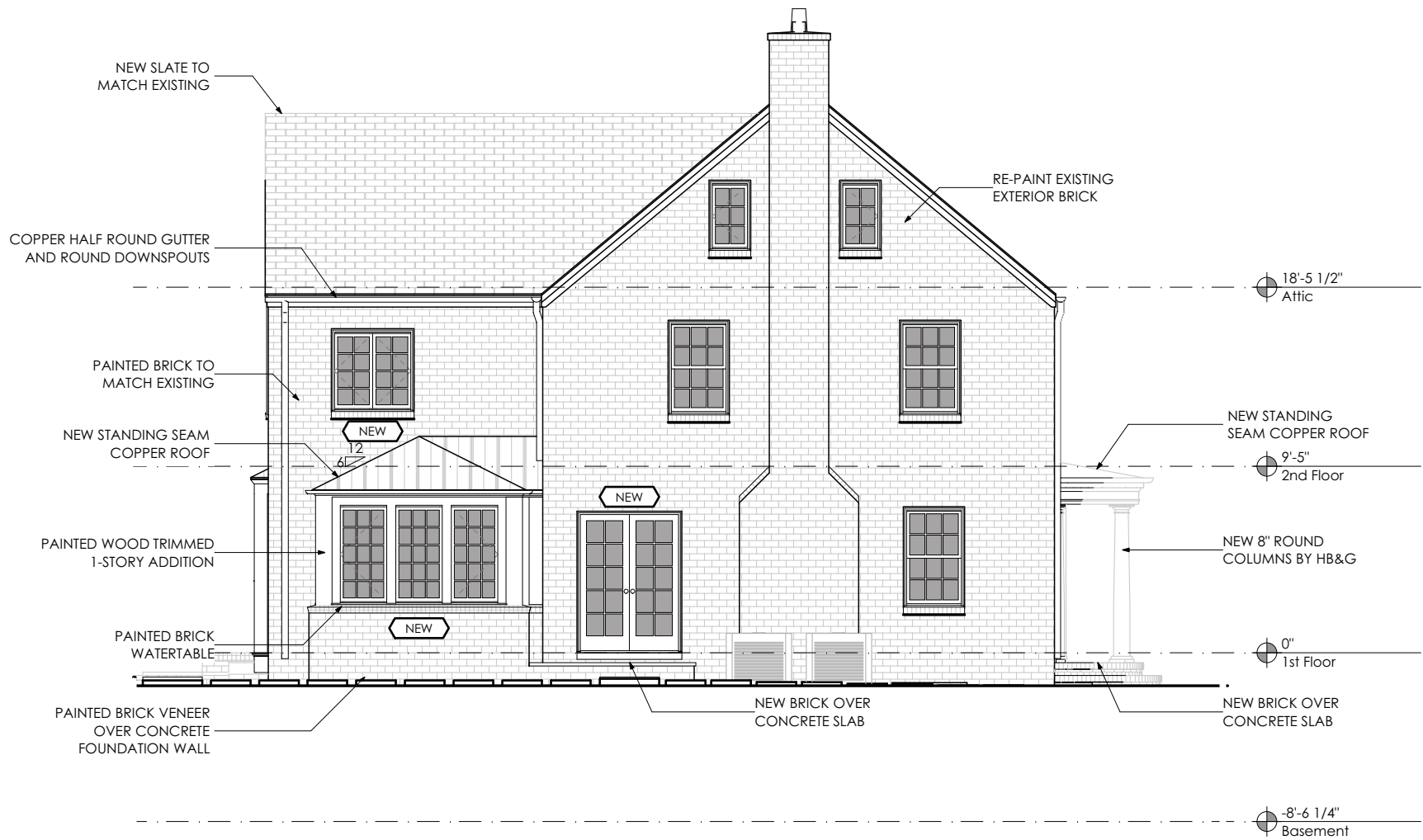














Northwest Perspective - Existing



Northeast Perspective - Existing



Southwest Perspective - Existing



Southeast Perspective - Existing



Northwest Perspective - Proposed



Northeast Perspective - Proposed



Southwest Perspective - Proposed



Southeast Perspective - Proposed

MORTAR & THATCH
ARCHITECTS

300 Morse Street NW, Unit 833
Washington DC 20002

www.mortarandthatch.com
202-695-5586

Project | 4 E Kirke Street
Chevy Chase MD 20815

Date | 2025-02-19
Scale | N/A

Sheet Number

24

Sheet Title

Proposed 3D Views ³⁴



VIEW OF FRONT FROM E KIRKE STREET



VIEW OF FRONT ENTRY



VIEW OF DRIVEWAY AT E KIRKE ST



VIEW OF WEST FACADE @ DRIVEWAY



VIEW OF DRIVEWAY HARDSCAPE



VIEW OF REAR ACCESS @ DRIVEWAY



VIEW OF REAR FROM REAR YARD



VIEW OF REAR 2-STORY ADDITION



VIEW OF REAR 1-STORY ADDITION



VIEW OF EAST FACADE @ WALKWAY



FRONT VIEW OF GARAGE @ DRIVEWAY



SIDE VIEW OF GARAGE @ REAR YARD

SITE WORK

- General: See separate Landscape Architect site plan for details on retaining walls, terrace work, walkways, driveway and lawn. Coordinate with Landscape Architect for separate exterior pricing quote.
- Garage : Initial design assumes removing existing 2-car garage and replacing with new 1-story prefabricate shed.
- New Front Porch, include in exterior pricing scope.
 - New brick deck over concrete slab. Painted brick for porch foundation and stair riser.
 - Porch roof to be flat seam copper with copper gutters and downspouts.
 - Painted Wood trim with 8" Round Tapered Columns by HB&G with Tuscan Base and Capital.

UTILITIES

- General:
 - Existing utilities to remain.
- Electric:
 - Contractor to inspect existing wiring throughout and upgrade as necessary.
 - Provide and install panels, outlets and switches, per code - dimmers throughout. Provide allowance for heavy-up to existing system if necessary.
 - Provide allowance to heavy-up existing electrical panel.
 - Decorative fixtures by Owner.
 - Provide lamps and bulbs for all fixtures, per manufacturers' specifications.
 - Home security system, intercom and audio/visual system by Owner.
 - Provide telephone, cable, & CAT6 wiring at locations shown on plans.
 - Provide 4" DMF recessed lights and wall washers as shown, white trim. Provide allowance.
 - Hafele Loox 2037 LED under cabinet strip lighting, utilitarian lighting and exhaust fans not included in above allowance.
 - Assume Forbes and Lomax outlets and switch in unlacquered brass finish for new kitchen and butler. Assume Forbes and Lomax invisible switch covers at all locations to receive wallpaper. Locations : Second floor bedrooms.
 - Provide allowance for generator.
- Plumbing:
 - See individual rooms.
 - Provide copper supply pipes for indoors (above ground), and PVC supply pipes for under slab and underground; PVC waste pipes with cast iron stand pipes and cast iron elbows at all toilet locations.
 - Insulate all hot water pipes with pre-formed foam sleeves. Min R-3 Insulation value.
 - Provide (2) new frost proof hose bibs. See plans for locations.
 - Inspect existing hose bibs and repair as needed. Provide allowance for replacement.
 - Inspect existing hot water heater and replace if needed; include new recirculating pump.
- HVAC:
 - Provide recommendation on optimal 3 zone heating and cooling system.
 - Hard metal duct shall be used; maximum of 4' length of flexible duct permitted.
 - Provide electric air filters / unit
 - Provider humidifier/ unit.
 - All ceiling and wall registers to be by Reggio Register, painted aluminum, design TBD. All floor registers in hardwood floors to be matching wood and flush with floor. All floor registers in stone or tile floors to be by Architectural Grille.

EXTERIOR MATERIALS

- Exterior Walls: 2x6 stud walls 16" O.C. Icynene spray foam insulation to meet performance method requirements for local jurisdictions and ½" plywood with Block-It house wrap. Exterior to be painted siding and 4" brick veneer per plans. See plans for exterior finish materials. Interior to be drywall. R-13 batt insulation at all Bathrooms, Laundry Room and Mechanical Room walls, all bedroom walls and floors for sound insulation.
 - Brick veneer : New brick to match existing in size, color and texture. New and existing brick to get painted. Review sample with Owner and Architect at least two weeks prior to installation.
 - Vertical v-groove siding : Painted Wood V-groove panels with 8" exposure as shown on details. Locations: Mudroom and Primary Bathroom 2-story addition.
- Foundation: 12" poured in place concrete walls with ledge for 4" brick veneer placed over poured in place reinforced concrete footings. Conditioned crawlspace where shown on plans. Locations : Breakfast and Kitchen addition.
- Foundation drain: 4" perforated pipe wrapped in filter fabric set in gravel trench on interior and exterior face of footings. Tie waterproofing into gravel trench. Slope to drain to sump pump located in addition's crawlspace.
- Chimney:
 - Provide allowance to make any necessary repairs to existing fireplace, flue and chimney to ensure proper use of existing fireplace.
- Roof: Framing per structural with ¾" plywood sheathing. Provide Icynene spray foam insulation to meet performance method requirements of local jurisdiction with Slate shingle roof. Standing seam copper roof at Breakfast Room addition and Primary Bath Bay. Contractor to inspect existing roof and make recommendations if needed.
- Gutters and Downspouts: 6" copper half round and 4" full round downspouts. Run all downspouts to cast iron sleeves connected to underground drain pipes. See civil plans for coordinating drainage systems.
- Flashing : Copper at all window & door heads and sills, joints between shingles & roof, roofing drip edges, valleys , all roof penetrations and as noted at locations shown on wall sections.
- Windows and Exterior Doors:
 - Existing windows to remain.
 - New windows & doors to be LePage painted wood SDL w/ 5/8" grill, insulated glass, white jamb liners and screens with brass hardware. See window schedule on 0002 for more details.
- Window shutters : New operable painted wood shutters with (2)raised panels sized to door dimensions. Locations : front façade windows and rear windows off new Primary Bedroom.
- Exterior Trim:
 - Existing to remain. Repair where needed.
 - Ptd Wood at all ptd. trim locations. Stained Cedar (A and Better Clear) where noted as "stained wood" at all locations on elevations.
 - 5/4 x Wood trims at corner boards, window casing and rear façade cornice.
- Exterior Painting:
 - Paint all exterior trim, railings, doors and wood casings.
 - New and existing brick to get painted.
 - Prime + (2) coats on new work; use premium quality acrylic paint on trim and doors.
 - All paints by Benjamin Moore, PPG or equal.



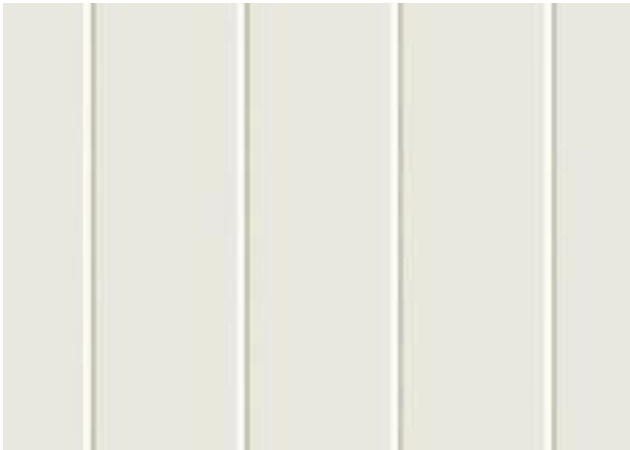
PAINTED BRICK
 New brick to match existing in size, color and texture. New and existing brick to get painted.



METAL ROOF
 Standing seam copper roof.



METAL GUTTERS & DOWNSPOUTS
 6" copper half round and 4" full round downspouts. Run all downspouts to cast iron sleeves connected to underground drain pipes.



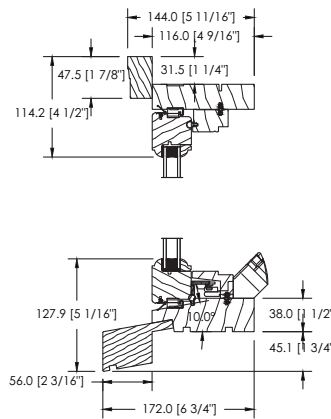
SIDING
 Painted wood V-groove panels with 8" exposure.



SLATE ROOF
 Slate shingles to match existing. Contractor to provide samples to confirm new slate size, color and texture. Salvage and re-use slate where appropriate.

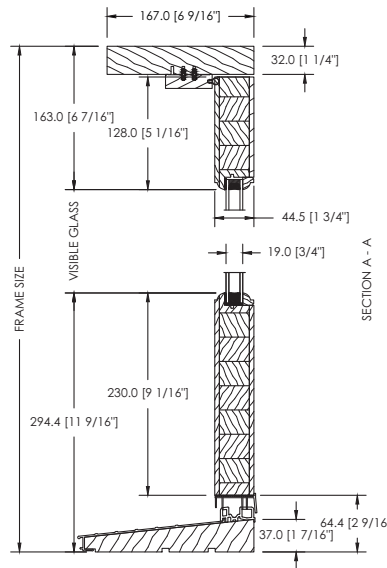
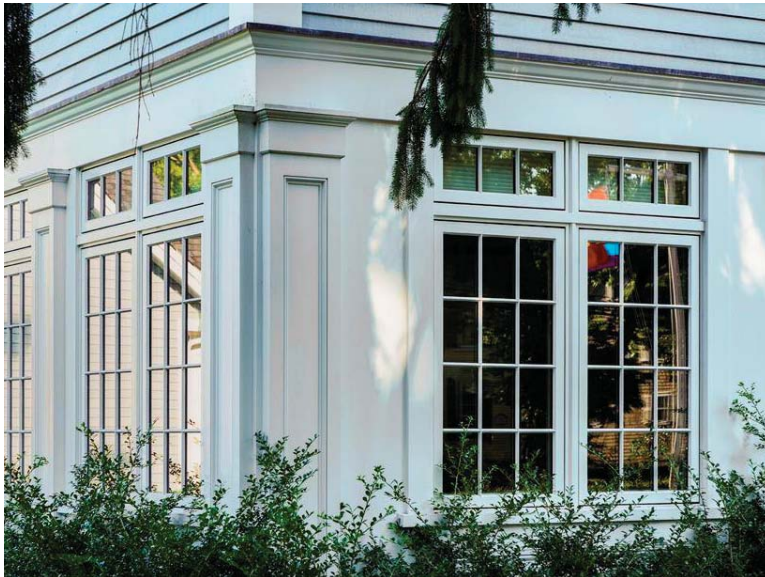


EXTERIOR TRIM
 Painted mahogany trim by Masters Woodshop or approved equal



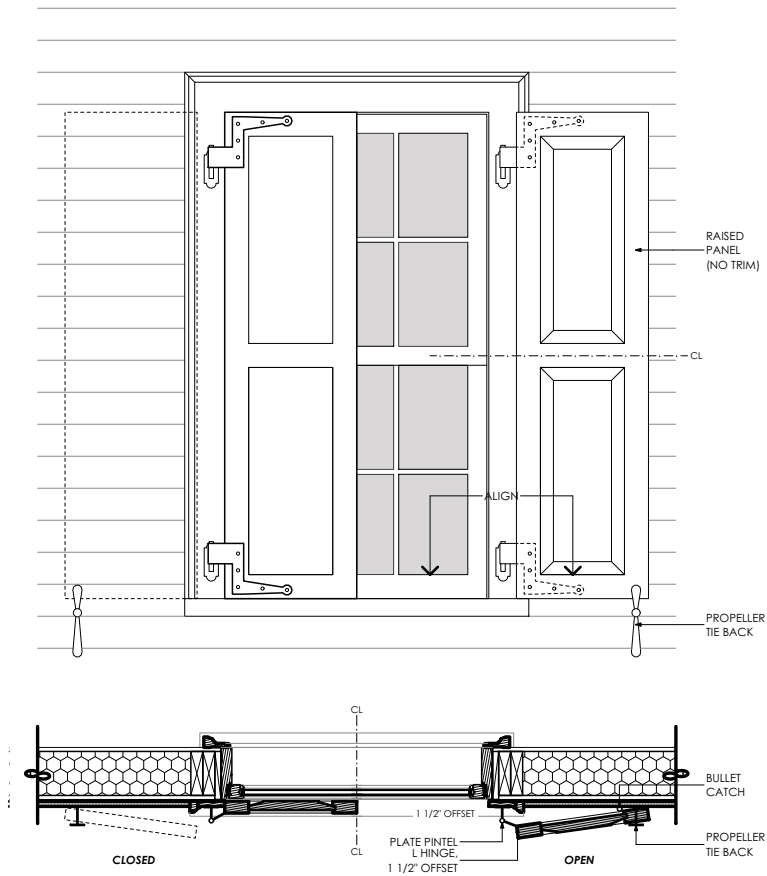
NEW EXTERIOR DOORS

New french doors by Loewen
 Painted wood interior and exterior frames and door leafs
 1-3/4" thick door leafs and side lites
 5/8" putty profile with SDL w/ muntins
 painted wood brickmould or 1x exterior trim



NEW EXTERIOR WINDOWS

New casement windows by Loewen
 Painted wood interior and exterior frames and sashes
 5/8" putty profile with SDL w/ muntins
 painted wood brickmould or 1x exterior trim
 2" painted wood historic sill



1 Shutters Detail



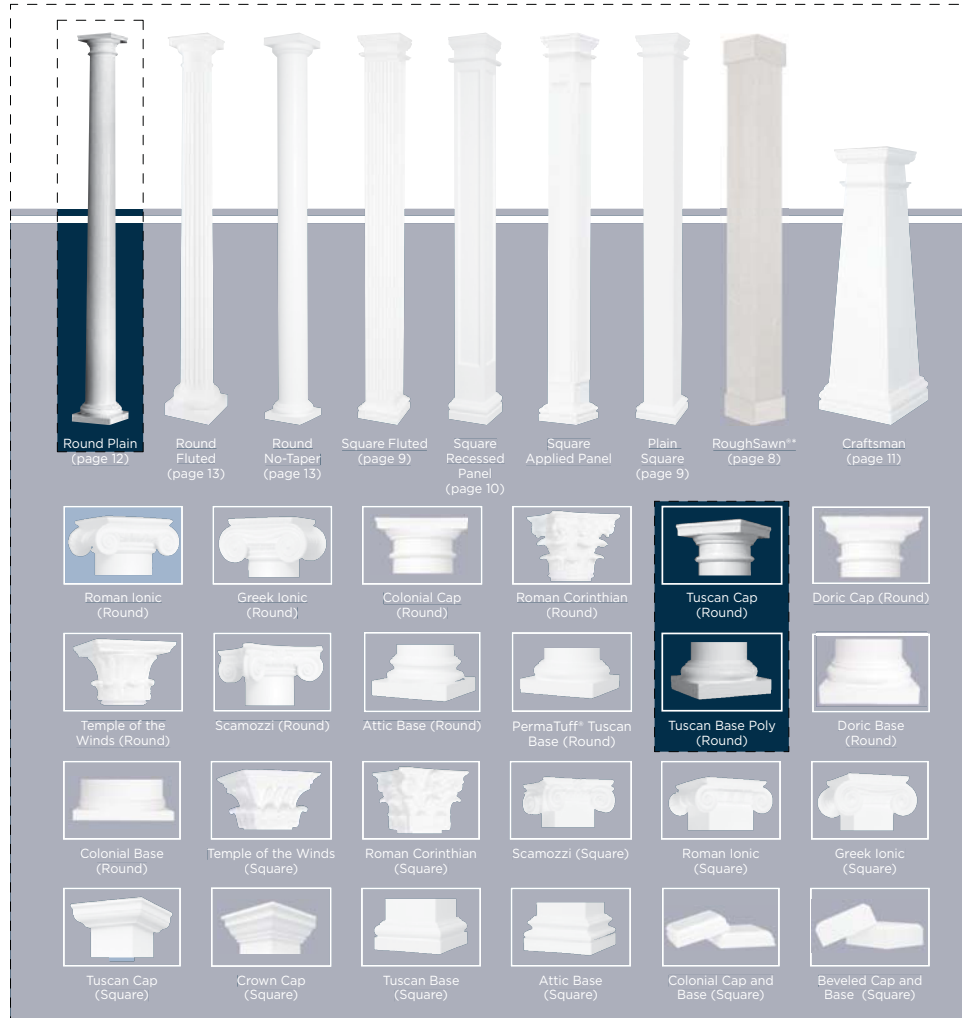
2 Reference Image

NEW FRONT PORCH COLUMNS

Painted composite PERMACast Plus Columns by HB&G Building Products

Round tapered column with 9" interior diameter

Round Tuscan column base and capital



ROUND PERMACAST*PLUS COLUMN DIMENSIONS (IN INCHES)*

Col. Size	A	B	C	D	E	F	G	J	K	L	O	N	R	T	Lengths Avail. (F.L.)
6"	5 1/4"	4 1/4"	9"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	8"	1"	6 1/4"	3 1/4"	4 1/4"	4, 6, 8
8"	7 1/4"	6 1/4"	10 1/2"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	9 1/4"	1 1/4"	7 1/4"	4 1/4"	4 1/4"	5, 6, 8, 9, 10
10"	9 1/4"	8 1/4"	13 1/4"	2 1/4"	2 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	11 1/4"	1 1/4"	9 1/4"	5 1/4"	5 1/4"	6, 8, 10, 12, 14, 16, 18
12"	11 1/4"	9 1/4"	16 1/4"	2 1/4"	2 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	13 1/4"	1 1/4"	11 1/4"	6 1/4"	5 1/4"	8, 10, 12, 14, 16, 18, 20
14"	13 1/4"	11 1/4"	19 1/4"	3 1/4"	3 1/4"	1 1/4"	1"	2"	2 1/4"	17"	1 1/4"	13 1/4"	7 1/4"	7"	10, 12, 14, 16, 18, 20, 22
16"	15 1/4"	13 1/4"	22"	3 1/4"	3 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	1"	15 1/4"	8 1/4"	8"	12, 14, 16, 18, 20, 22, 24
18"	17 1/4"	15 1/4"	24 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	3 1/4"	22 1/4"	1 1/4"	17 1/4"	9 1/4"	8 1/4"	14, 16, 18, 20, 22, 24, 26, 28
20"	19 1/4"	17 1/4"	27"	4 1/4"	4 1/4"	2"	1 1/4"	2 1/4"	3 1/4"	24 1/4"	1 1/4"	19 1/4"	10 1/4"	9 1/4"	16, 18, 20, 22, 24, 26, 28, 30
22"	21 1/4"	19 1/4"	30 1/4"	5"	5"	2"	1 1/4"	3"	3 1/4"	27 1/4"	1 1/4"	21 1/4"	12"	10 1/4"	18, 20, 22, 24, 26, 28, 30, 32
24"	23 1/4"	21 1/4"	33 1/4"	6"	6 1/4"	2 1/4"	2"	3 1/4"	4"	30 1/4"	1 1/4"	23 1/4"	13 1/4"	11 1/4"	20, 22, 24, 26, 28, 30, 32, 34
28"	28"	24 1/4"	38"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	4 1/4"	33 1/4"	1 1/4"	28"	15 1/4"	11 1/4"	24, 26, 28, 30, 32, 34, 36, 38
30"	29 1/4"	26 1/4"	41 1/4"	6 1/4"	6 1/4"	2 1/4"	3"	4"	4 1/4"	36 1/4"	1 1/4"	30"	16 1/4"	14 1/4"	26, 28, 30, 32, 34, 36, 38, 40

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters.
 See page 14 for Parallel dimensions. See page 16 for Decorative Capital dimensions.
 ■ Standard Fluted Column (Fluted in mold)
 • Split columns are not load bearing.

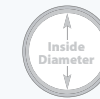
Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.



ROUND PERMACAST*PLUS
INSIDE DIMENSIONS

Inside dimension may vary up to 1/8".
 Splitting a column will decrease inside dimension 1/8".

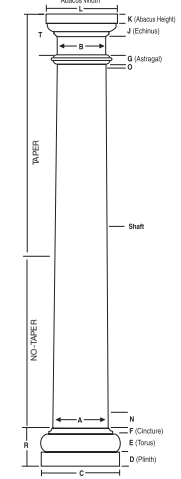


Column Size	Top I.D.	Bottom I.D.
6"	3 1/4"	4 1/4"
8"	3 1/4"	6 1/4"
10"	7 1/4"	8 1/4"
12"	8 1/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/4"	16 1/4"
20"	16 1/4"	18 1/4"
22"	18 1/4"	20 1/4"
24"	20"	22 1/4"
28"	22 1/4"	26 1/4"
30"	25 1/4"	28 1/4"

*Plain columns only

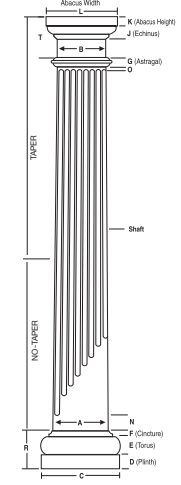
The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast*Plus Columns and will secure a 2nd story porch to our PermaCast*Plus Columns. Three brackets are required for each column.

Poly Tuscan Cap



Poly Tuscan Base
Plain Column.

Poly Tuscan Cap



Poly Tuscan Base
Fluted Column.