

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14500 Montevideo Road, Poolesville	Meeting Date:	2/25/2026
Resource:	Master Plan Historic Site Montevideo, M:17/58	Report Date:	2/18/2026
Applicant:	Knight Kiplinger	Public Notice:	2/11/2026
Review:	HAWP	Tax Credit:	No
Permit No.:	1042853	Staff:	Laura DiPasquale
Proposal:	Construction of new single-family house, driveway, and associated grading and hardscaping		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with final details delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually-Listed Master Plan Historic Site #17/78, Montevideo

STYLE: Federal

DATE: 1830

Excerpt from *Places from the Past*:

One of the finest Federal-era houses built in Montgomery County, Montevideo was built for a member of the locally prominent Peter family. Robert Peter, successful Scottish merchant and first mayor of Georgetown, owned a large tract of land in the Seneca area in the Revolutionary era. His grandson, John Parke Custis Peter, began the house in 1828, and completed it in 1830. He was a member of the Maryland House of Delegates (1828) and first president of the Montgomery County Agricultural Society (1846). John was the son of Thomas Peter and Martha Park Custis Peter, a granddaughter of Martha Washington, who lived at Tudor Place (1816) in Washington, D.C.

The design of Montevideo bears similarity with that of Tudor Place, which was designed by William Thornton, architect of the original U.S. Capitol. Thornton was a friend of the Peter family. The dwelling, constructed of Seneca sandstone, has two-foot thick walls and two sets of double internal end chimneys. Sheltered under an elliptical keystone arch, a fanlight surmounts the elegant doorway. Large Palladian-inspired three-part windows provide ample light for the center-hall, double pile dwelling. A small side-gable west addition built by 1936 was replaced in 1959 by the present three-bay addition with hipped roof echoing that of the main block. The name Montevideo relates to the view from the residence of Sugarloaf Mountain, 12 miles northwest. The property contains the Peter family graveyard, a smokehouse, and ice house. The barn was built in 1906, replacing the original stone barn...

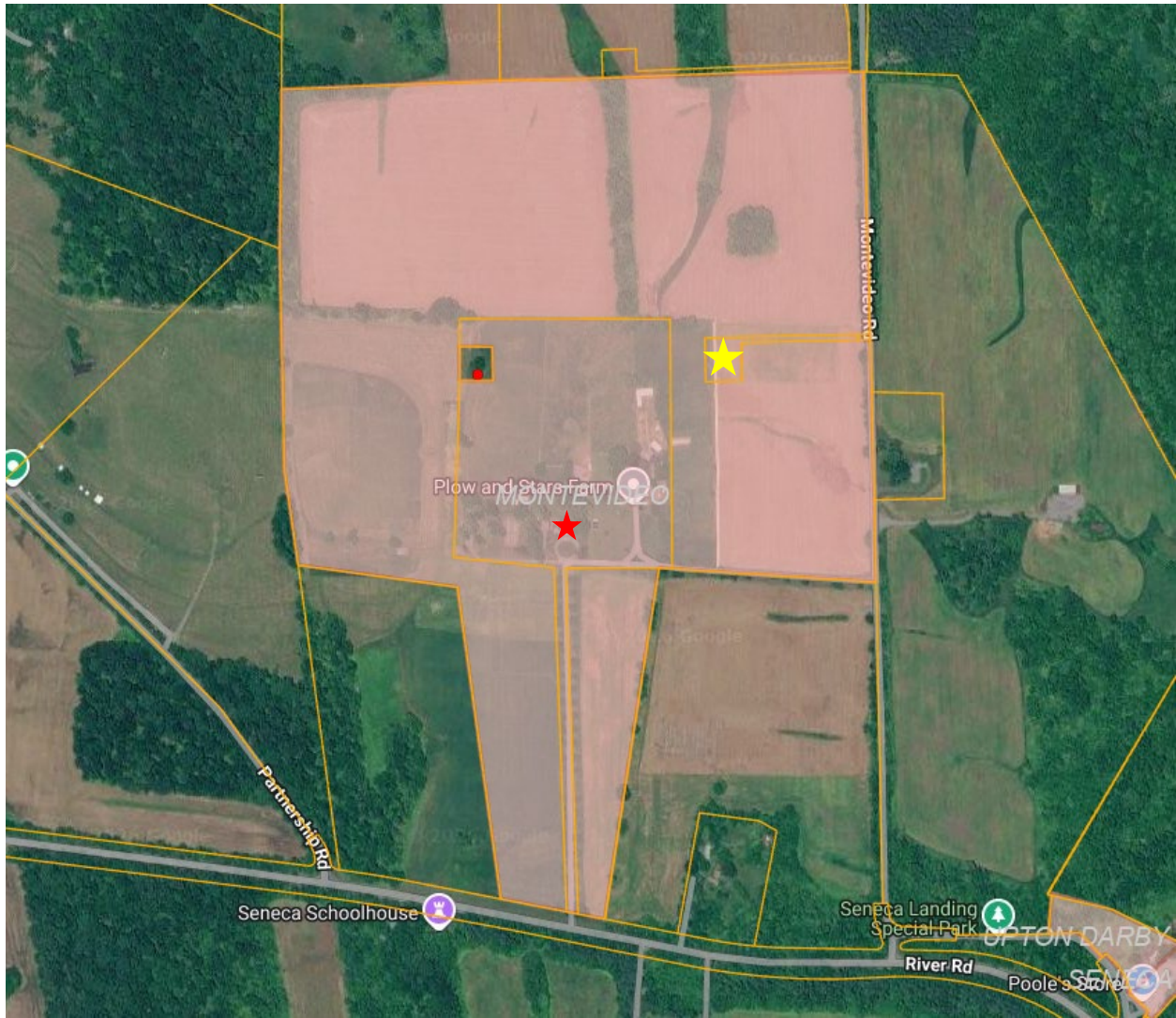


Figure 1: The area shaded red is the Montevideo Master Plan Historic Site. The ca. 1830 house is shown with a red star. The location of the proposed house is shown with a yellow star within flag lot leading from Montevideo Road.

PROPOSAL

The applicant proposes to construct a 1.5-story, single-family dwelling on a child lot subdivided in 2008.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction for Master Plan Historic Sites, including any relevant master planning guidance. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these two documents is outlined below.

Montgomery County Code, Chapter 24A-8

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

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
- (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.” The applicable *Standards* are as follows:

- 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Property History

The subject property is within the Montevideo Master Plan Historic Site located at 16801 River Road, Poolesville. The site contains the Federal-style house constructed by John Parke Custis Peter ca. 1830. Other contributing structures to the Master Plan Historic Site include but are not limited to the family graveyard, bank barn, smokehouse, icehouse, and other accessory outbuildings in the building core (*Figure 2*). The Historic American Building Survey documented the property in 1936 (*Figure 2*). There are no relevant Historic Area Work Permits (HAWP) associated with this property. In 1977, the National Park Service listed Montevideo to the National Register of Historic Places as part of the Seneca Historic District.¹



Figure 2: View of the façade of Montevideo, 1936 (top left) and 1990 (top right). Aerial view of Montevideo showing the ca. 1830 Federal-style house and early twentieth century bank barn, 1973 (bottom). Source: HABS, Montgomery Planning, and State Aerial Farm Statistics.

¹ For more information, see https://apps.mht.maryland.gov/Medusa/PDF/NR_PDFs/NR-505.pdf.

On March 24, 2007, the HPC reviewed a Preliminary Plan and provided recommendations to the Planning Board regarding the subdivision of the property per its advisory role. The meeting transcript from 2007 noted that the property owners proposed to subdivide the subject 179-acre property to create two child lots (the subject property within the environmental setting and a second one-acre lot outside of the environmental setting). Access to the two lots would be provided from separate driveways from Montevideo Road. At that time, it was noted that a proposed house on the subject property would be approximately 900 feet northeast of the historic house and bank barn and about 40 feet lower in grade.² The proposed house would be separated from the building core by farm fields and an existing fence. The HPC agreed with the staff recommendation that the subdivision would not have any adverse effects on the historic site and requested that the new lot remain within the environmental setting for the commission to review any new construction and alterations to the landscape.³

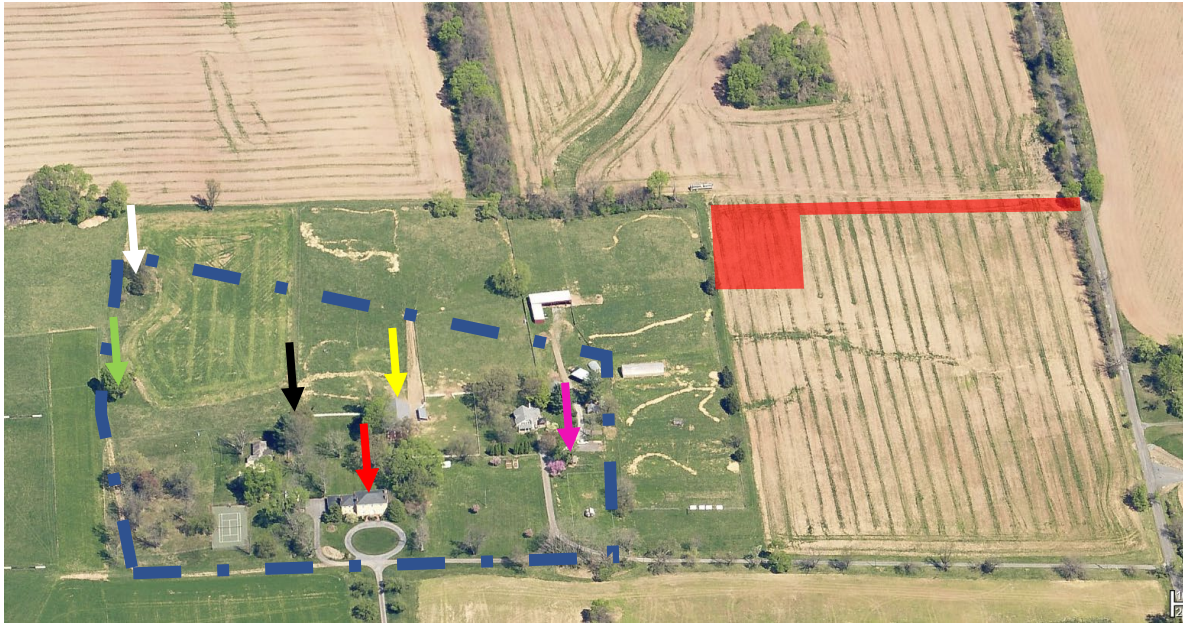


Figure 3: The area outlined (dashed) in blue is the historic building core based on available evidence. The red arrow points to the historic house, the yellow arrow to the bank barn, the pink arrow to the ice house, the black arrow to the smokehouse, the white arrow to the family burial ground, and the green arrow to an accessory outbuilding. The approximate location of the approved child lot where the new house would be placed is shaded red.

Record Plat 23859 (Figure 4) recorded on June 26, 2008, states the following relevant information:

- The lot shown hereon is being created under the Montgomery County Agricultural Easement Program for the use of the property owner and children of the owner. [The owners entered an agricultural preservation easement to preserve the agricultural capacity of 326 acres of the family's land in perpetuity.]
- Lot 1 is approved for a 5-bedroom house.
- The septic field B.R.L. is subject to change upon re-approval by the Montgomery County Department of Permitting Services, Well and Septic section.
- Lot 1 to be served by private well and sandmound septic system only.
- Lot 1 shown hereon is located within the environmental setting boundary of Master Plan Site #17/58, Montevideo. Any new construction and/or alterations upon said lot is subject to review and approval by the Montgomery County Historic Preservation Commission.

² Current HP staff note that the barn is approximately 720 feet from the proposed lot and question the assertion that the site is 40 feet lower in grade than that of the historic site.

³ Meeting Minutes of the Historic Preservation Commission, March 24, 2007, Montgomery Planning.

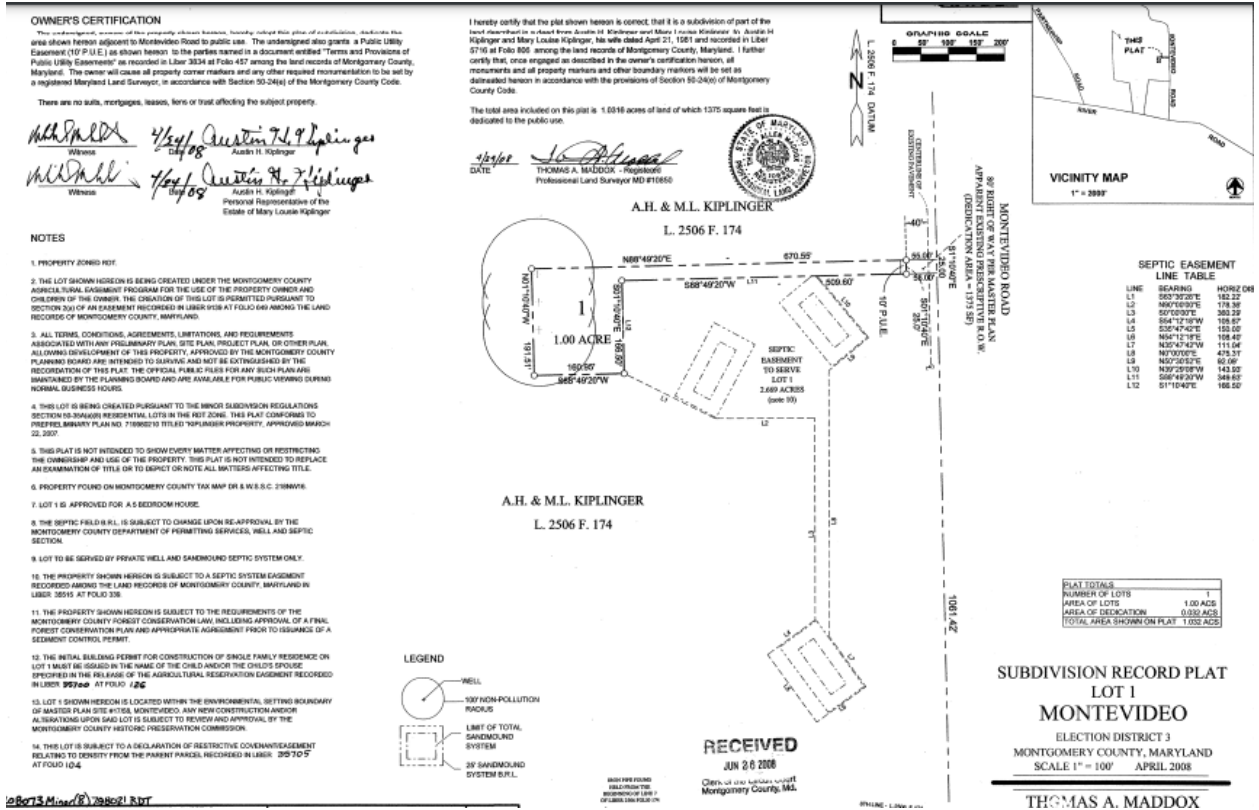


Figure 4: Record Plat 23859, 2008. Source: Maryland State Archives.

Preliminary Consultation Review

The HPC held a preliminary consultation review for the proposed project at its October 11, 2023 meeting. At that time, the Commissioners present were supportive of the proposal to construct a new single-family house on the child lot. The Commissioners who expressed support for specific designs were split between designs #2 and #3, but all indicated they supported the design in concept and that appropriate massing and design details would lead to an approved HAWP.

Commissioners stated that archaeology was likely appropriate and encouraged the applicant to work with staff to determine the appropriate course of action for an archaeological investigation, particularly for the possibility of Native American resources based on topography and proximity to water.

The HPC encouraged the applicant to work with HP staff to refine the design, placement, and materials for the design and return for a HAWP.

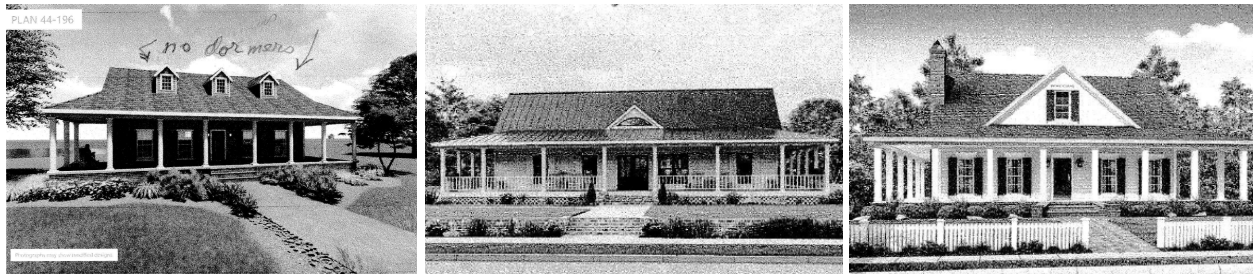


Figure 5: Applicant's three preliminary design concepts: Option #1 (left), Option #2 (middle), and Option #3 (right).

Phase I Archaeological Survey

In January 2025, the Ottery Group completed a Phase I archeological survey for the property owner, which included a comprehensive environmental and historical background on the site and shovel testing across a rectangular area measuring 58.5-x-49.07 meters (192-x-161 feet) and encompassing 0.7 acres. A total of 20 shovel test pits (STPs) were excavated at 15m (50-foot) intervals within the project area (Figure 5.1). No cultural material was recovered from the STP testing.

Current Proposal

The current application includes construction of a 1.5-story L-shaped house measuring approximately 78-feet along the north elevation by 71 feet along the west elevation. The highest point of the roof would be approximately 33-feet 9-inches from grade. The proposed house would sit on a high point in an existing farm field in a general location previously reviewed and approved as part of the child lot subdivision and preliminary consultation review. The front elevation of the house would face south, with the driveway and garage facing west towards the existing historic core. Rather than connecting to a new driveway along the panhandle to Montevideo Road, the driveway would connect to an existing gravel farm lane that runs south and connects to an existing paved lane leading to Montevideo Road.

The proposed design is similar to that submitted for the preliminary consultation review, but unlike the preliminary design concepts, the proposed house is asymmetrical in design, with a main block and wrap-around porch interrupted by the garage wing on the west and bathroom extension on the east.

Staff finds that although the house may be visible from the historic core of the Master Plan site, at approximately 900 feet from the historic house and 750 feet from the bank barn, and 1.5-stories in height, the proposed structure is appropriately scaled and located far enough away from the historic core to maintain its character and that of the site and setting, identified as key to new construction on historic sites in the Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings*, which extrapolate on the more succinct *Standards for Rehabilitation*.⁴ Staff also finds that, as a freestanding building, the house could also be removed in the future without impairing the integrity of the property, per *Standard 10*.

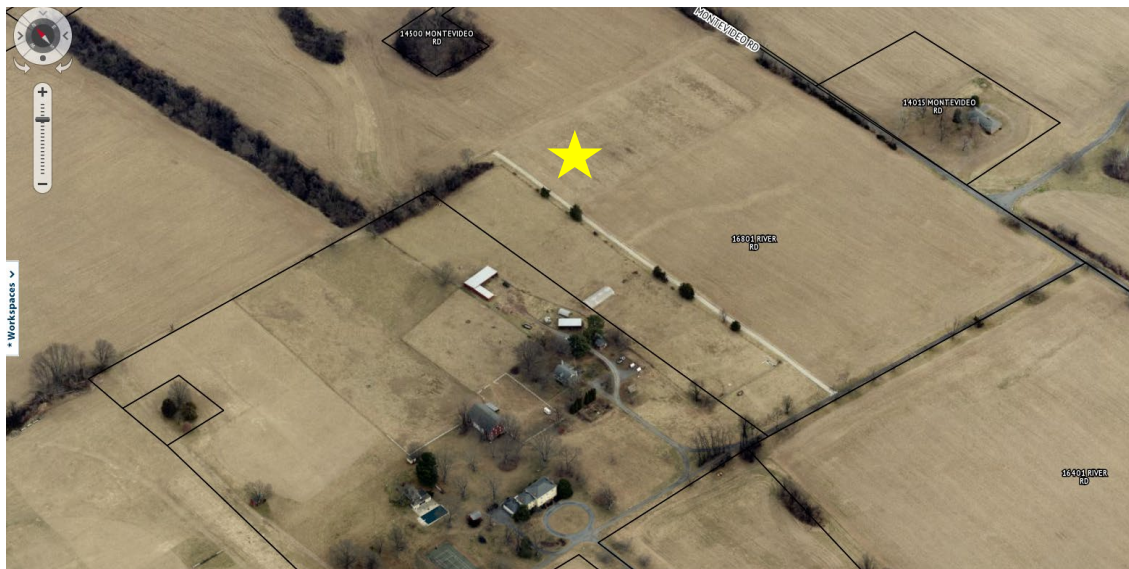


Figure 6: Birdseye view looking northeast towards the proposed house location. The historic house is visible at the bottom center, with the historic bank barn above. The existing gravel drive is the white line running parallel to Montevideo Road. A yellow star shows the location of the proposed house.

⁴ *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>



Figure 7: Google Streetview image looking northwest from Montevideo Road and an existing paved farm lane that runs to the historic core of the Master Plan Site. The historic bank barn (shown with a red arrow) and other outbuildings are visible through the trees. A yellow arrow points to the location of the proposed house at the high point of a knoll within an existing farm field.

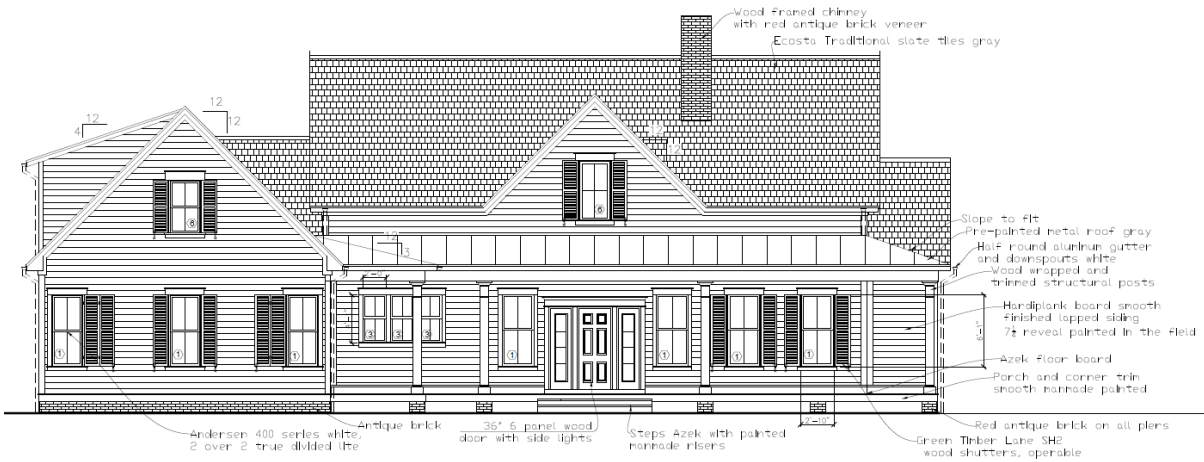


Figure 8: Proposed south elevation drawing.

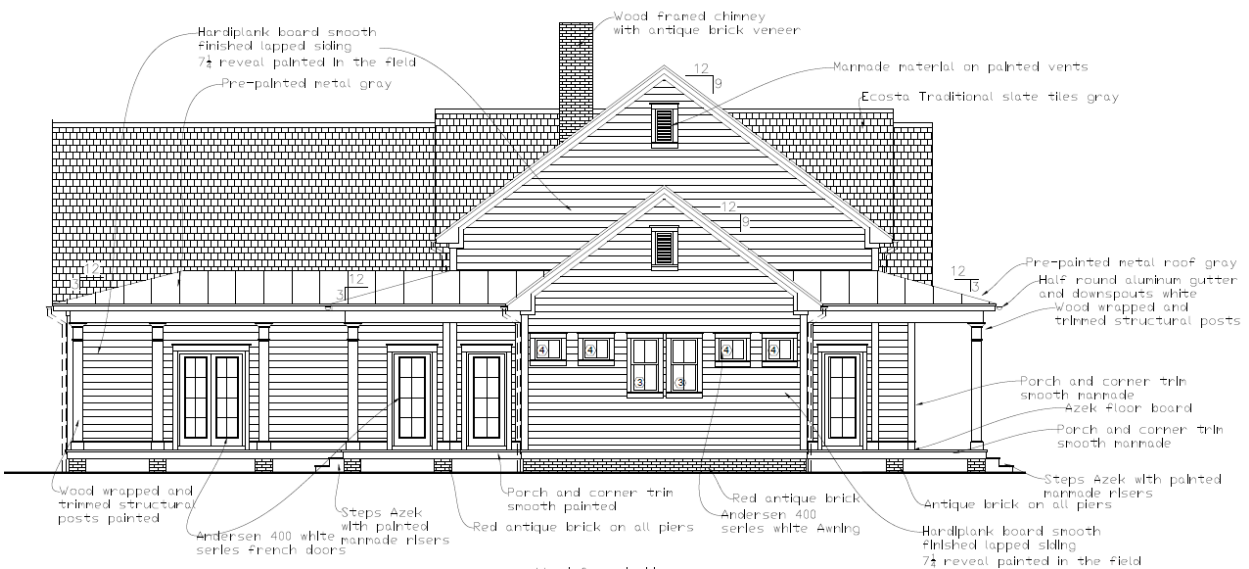


Figure 9: Proposed east elevation facing Montevideo Road.

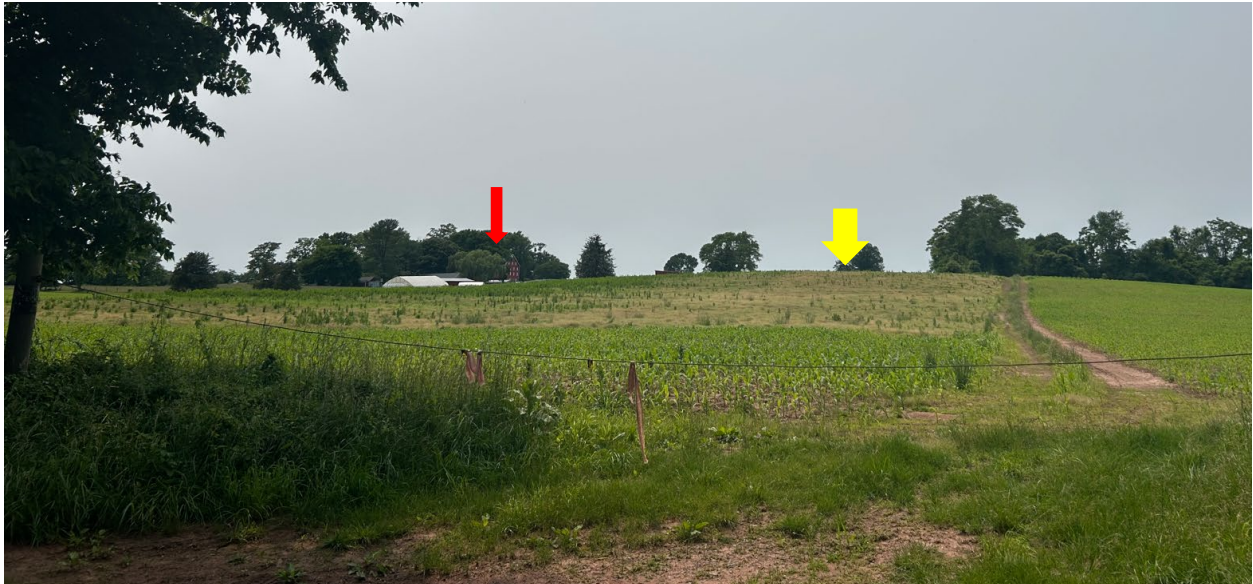


Figure 10: Looking east from the intersection of Montevideo Road and the entrance to the child lot panhandle. The proposed house is to be located at a high point in the topography (shown with a yellow arrow). No paving is currently proposed along the existing farm lane in this location. The historic bank barn is shown with a red arrow (June 2025, Historic Preservation Division).

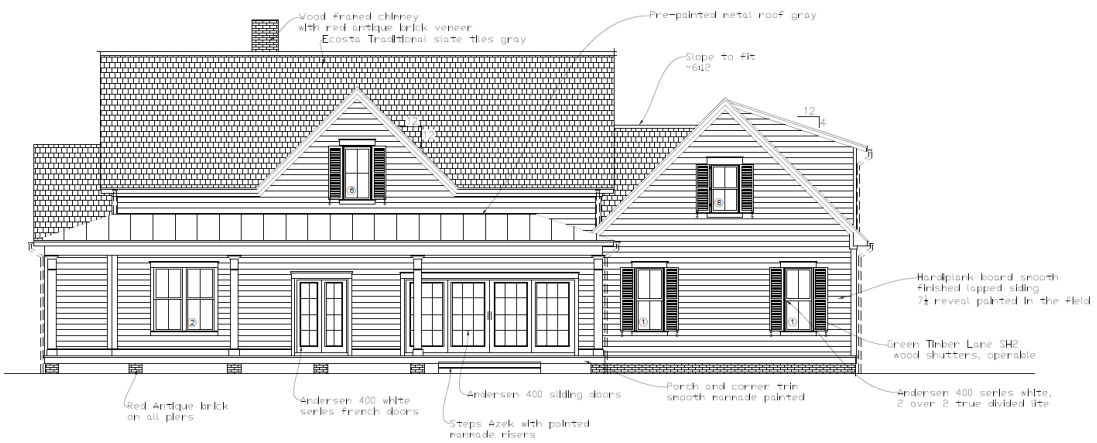


Figure 11: Proposed north elevation drawing.

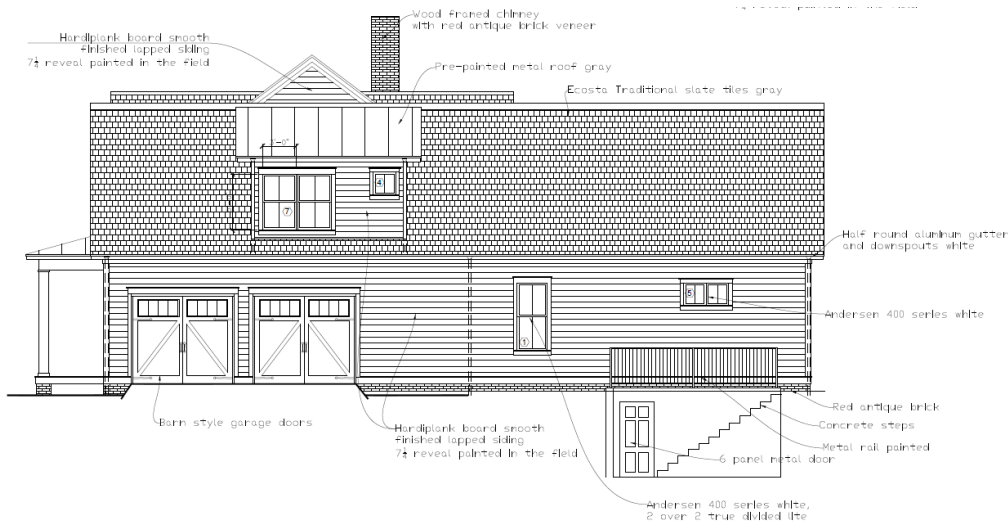


Figure 12: Proposed west elevation drawing.

Staff finds that the overall design of the proposed house is compatible with but differentiated from the historic resource and will read as secondary to the historic buildings and will not detract from the site's significance. The proposed design incorporates asymmetrical fenestration on the first floor under the covered porch where it will be less visible from the public right-of-way and more traditional fenestration on the visible gable ends and in the gabled wall dormers on the north and south elevations.. Staff finds that the proposed exterior materials – which include Ecostar synthetic slate roofing, gray standing-seam metal porch roofing, 7.5-inch reveal Hardieplank lap siding, painted Azek and Boral trim and porch posts, Azek porch flooring, Andersen 400 series Fibrex-clad full divided-lite windows and doors with 7/8-inch muntins, wood shutters, red brick porch piers and chimneys, and steel overhead garage doors designed to resemble carriage doors, and grey permeable driveway pavers – are appropriate for use on new construction and compatible with but differentiated from historic materials, per *Standard 9* and Chapter 24A-8(b)(2).

STAFF RECOMMENDATION

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

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

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

Permit is required for construction of a new home on an approved "child lot" within the "environmental setting boundary" of Master Plan Site #17-58, Montevideo.

Neither the historic home nor the new home (both owned by the applicant) will be visible from the other, across a distance of approximately a quarter-mile, with the new home being at a lower elevation (about 37') from the historic home, with many trees in the sight line between.

The two homes will have separate entrances from each other--the original historic home having a long driveway off River Road, the new home having a driveway off Montevideo Road.

The original Montevideo structure (c. 1830) is a uniquely formal Federal home for rural western Montgomery County. The new home will not echo that design, but will be a "vernacular Maryland farmhouse"--a one-or 1.5 story home with deep porches on all sides, typical of many rural homes in the region from the middle 18th-century through to today. It will be scaled to be unobtrusive and appropriate to the historic setting and the .7-acre approved child lot. While the child lot is approved for a 5-BR home, the new home will be smaller--3BR in square footage not likely to exceed 2,800 s.f.

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

(See above.) A new 3BR home, designed in a typical Maryland vernacular farmhouse style, on a .7-acre child lot in the Montgomery County Ag Reserve. Home will be served by a new well and sand-mound septic system constructed by easement on the owner's adjacent land. (See Record Plate No. 23859, recorded 6/26/08.)

The new house will be wood-framed, with siding appropriate to its style, either clapboard or vertical board-and-batten. Roofing will be appropriate to the design, whether shingles, shakes or standing-seam metal.





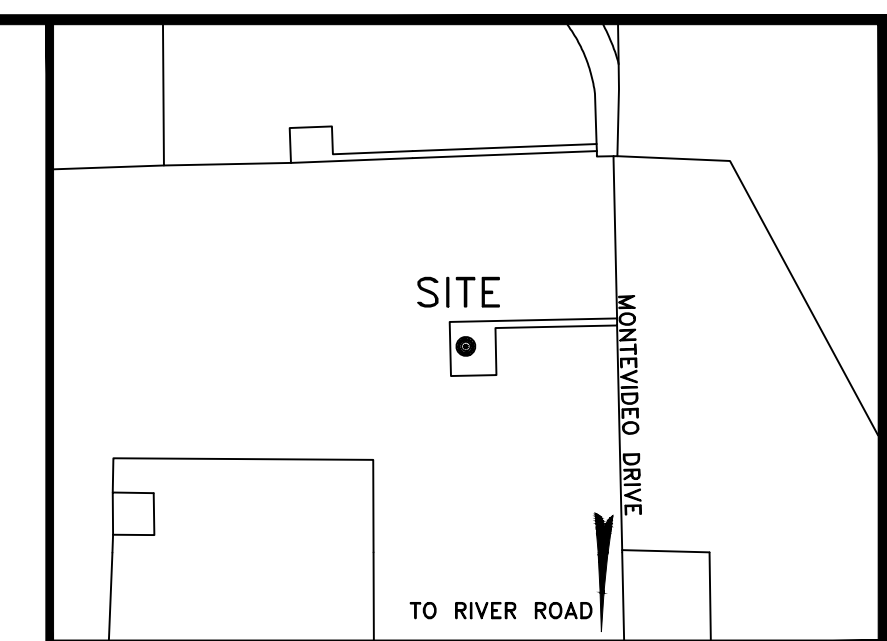
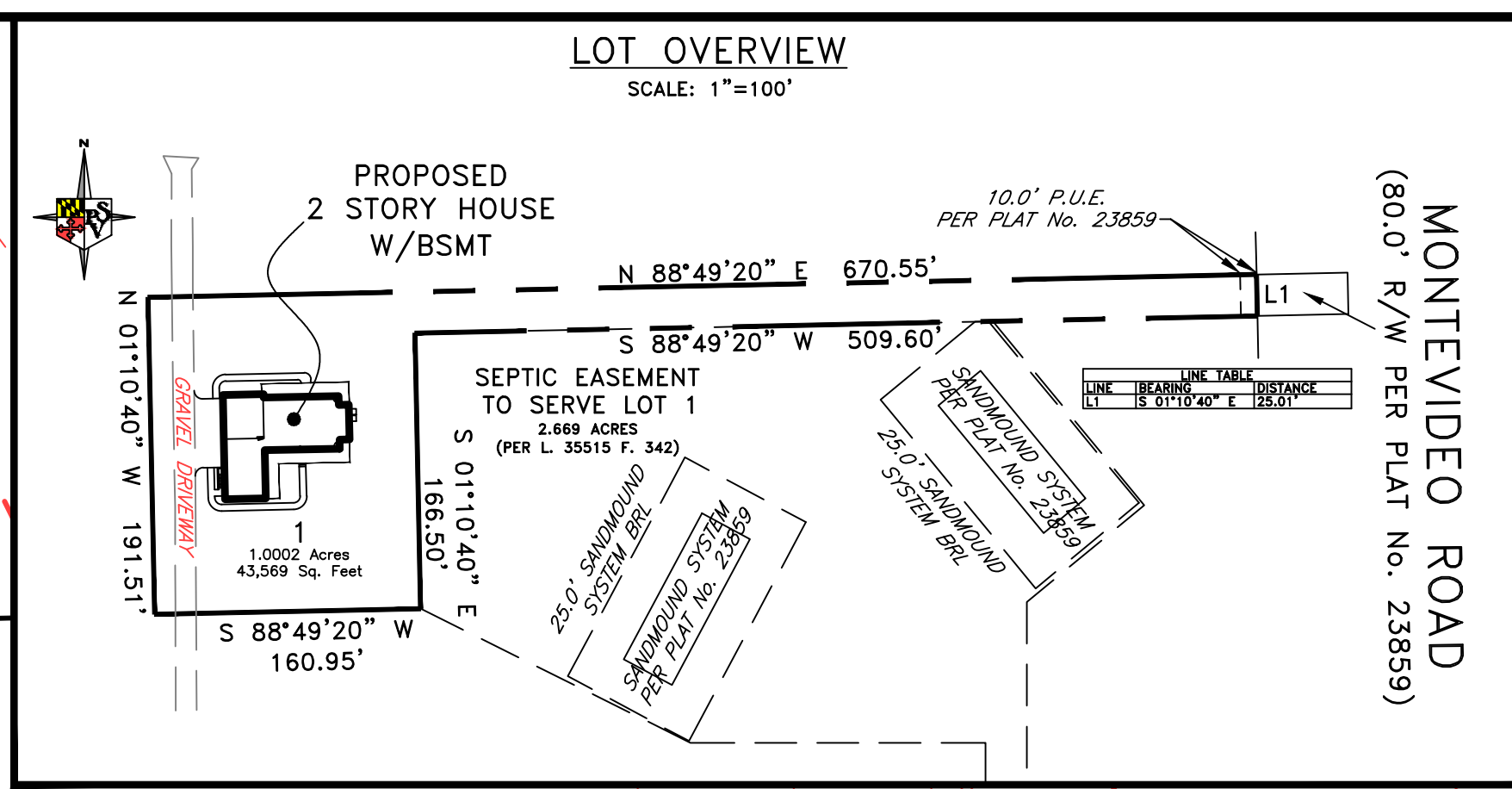
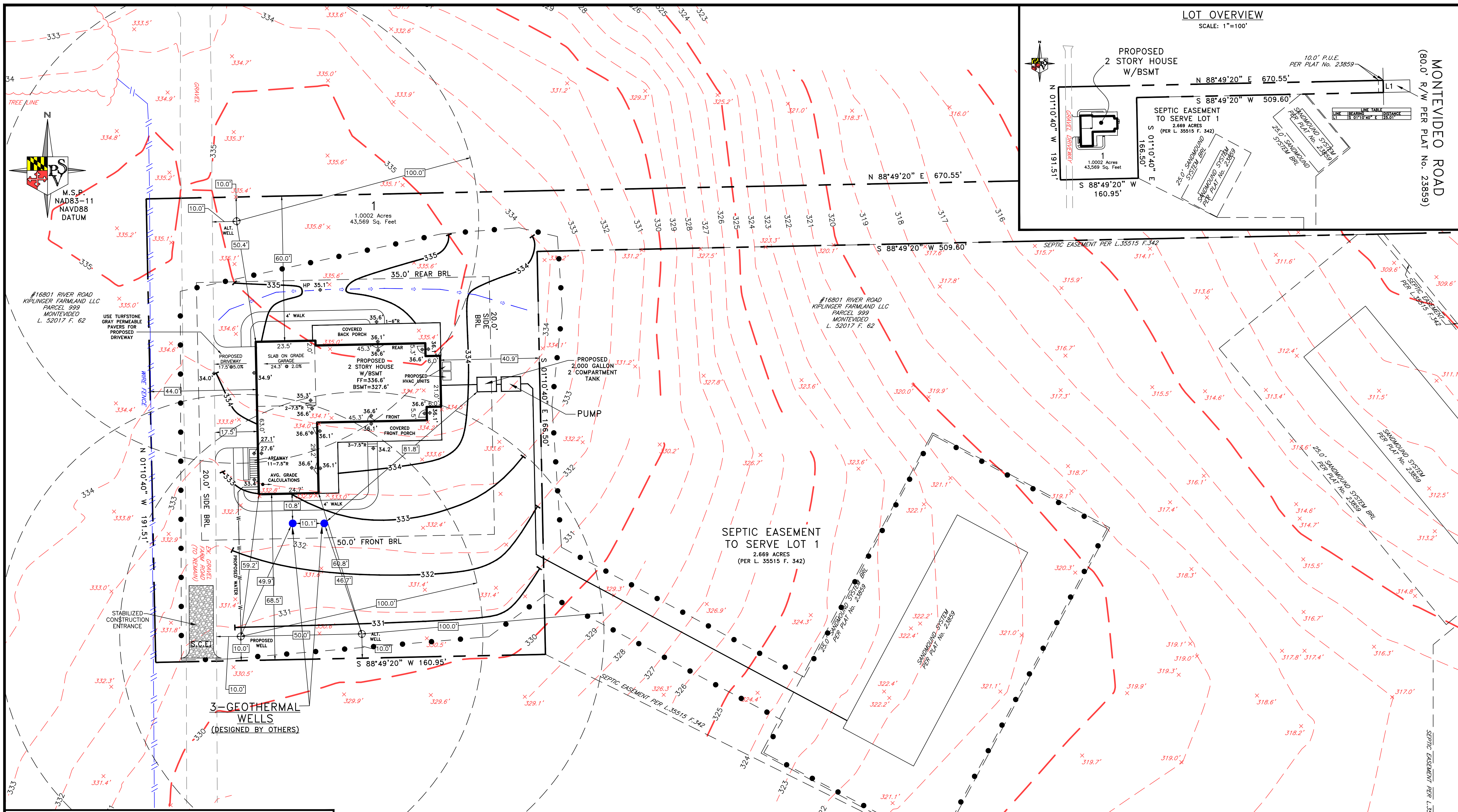












VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING CONTOURS= 100

EXISTING SPOT GRADE= 100.0'

PROPOSED CONTOURS= 100.0'

PROPOSED SPOT GRADE= 64.7'

PROPOSED SILT FENCE= SF

PROPOSED LIMIT OF DISTURBANCE= ● ● ● ●

ITEMS TO BE REMOVED= (TBR) #X

DOWNSPOUTS= D.S. #X

DRAINAGE PATH= ————

STABILIZED CONSTRUCTION ENTRANCE= S.C.E.

PROPOSED UNDERGROUND DRAIN PIPE= ————

DRAIN PIPE CLEAN OUT= ————

RETAINING WALLS= (DESIGN BY OTHERS) ————

PROPOSED REMOVAL OF EXISTING TREE (FINAL DETERMINATION BY OWNER / CLIENT) ————

PROPOSED ELECTRIC= —E—E—

PROPOSED GAS= —GAS—

PROPOSED SEWER= —S—S—

PROPOSED WATER= —W—W—

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, SKILL AND BELIEF

DAVID P. MOWATT
MARYLAND PROFESSIONAL LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-20-26

11-13-25 DATE

REVISIONS

DATE:	REVISIONS:

THIS PLAN PREPARED FOR: HOPKINS & PORTER, 12944-C TRAVILAH ROAD, SUITE 204, ATTN: RAY HORNSBY, 301-252-1873, RAY@HOPKINSANDPORTER.COM

JOB No. 24-092
DATE: 11-13-25
DRAWN: CJM
SHEET: 1 OF 1

SITE-ZONING COMPLIANCE
-RIGHT OF WAY IMPROVEMENTS PLAN
14500 MONTEVIDEO ROAD
LOT 1-MONTEVIDEO PLAT 23859
LIBER 35817, FOLIO 318
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS

20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

GENERAL NOTES

SURVEY:

- HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT #23859
- VERTICAL DATUM BASED ON M.S.P. NAVD88
- TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED JULY, 2025.
- NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

ZONING:

- PROPERTY ZONED: AR
- FRONT YARD: 50.0'
- SIDE YARD: 20.0'
- REAR YARD: 35.0'
- MAXIMUM COVERAGE ALLOWED: 10.00% (4,367 SF)
- PROPOSED COVERAGE: 9.8% (4,263 SF)

1) DISTANCES ACROSS FRONT OF PROPOSED HOUSE

DISTANCE	AVERAGE GRADE	TOTAL
24.7'	332.8'	8,220.2
45.3'	334.1'	15,134.7
6.0'	334.3'	2,005.8
TOTALS:	76.0'	25,360.7
		25,360.7/76.0'
		AVERAGE GRADE @ FRONT OF HSE. = 333.7'

**= AVERAGE GRADE IS CALCULATED USING THE WEIGHTED AVERAGE OF POINT GRADES FOR EACH WALL LENGTH ALONG PRE-DEVELOPMENT OR FINISHED LEVEL OF GROUND (WHICHEVER IS MORE RESTRICTIVE), ALONG THE FRONT OF THE BUILDING PARALLEL TO THE FRONT SETBACK LINE.

AVERAGE GRADE ON CORNER LOTS SHOULD BE MEASURED OPPOSITE THE REAR BRL.

DISTURBED AREA:

- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
- ALL DISTURBED AREAS MUST BE TOPSOILED PER MDE TOPSOILING REQUIREMENTS (B-4-2).

FOREST CONSERVATION:

- THIS PROJECT IS SUBJECT TO FOREST CONSERVATION UNDER SECTION 22A-5(g)(2) OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- THIS PROJECT IS EXEMPT FROM THE TREE CANOPY LAW REQUIRED BY MONTGOMERY COUNTY BILL 23-13.
- THIS PROJECT MUST COMPLY WITH THE ROAD SIDE TREE LAW AS REQUIRED BY MONTGOMERY COUNTY BILL 35-12.
- CONSULT WITH ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.

STORMWATER MANAGEMENT:

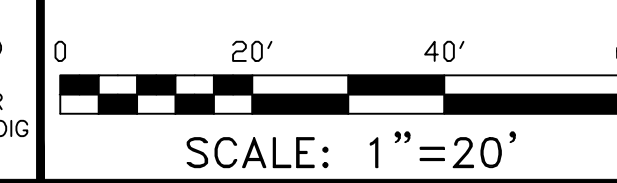
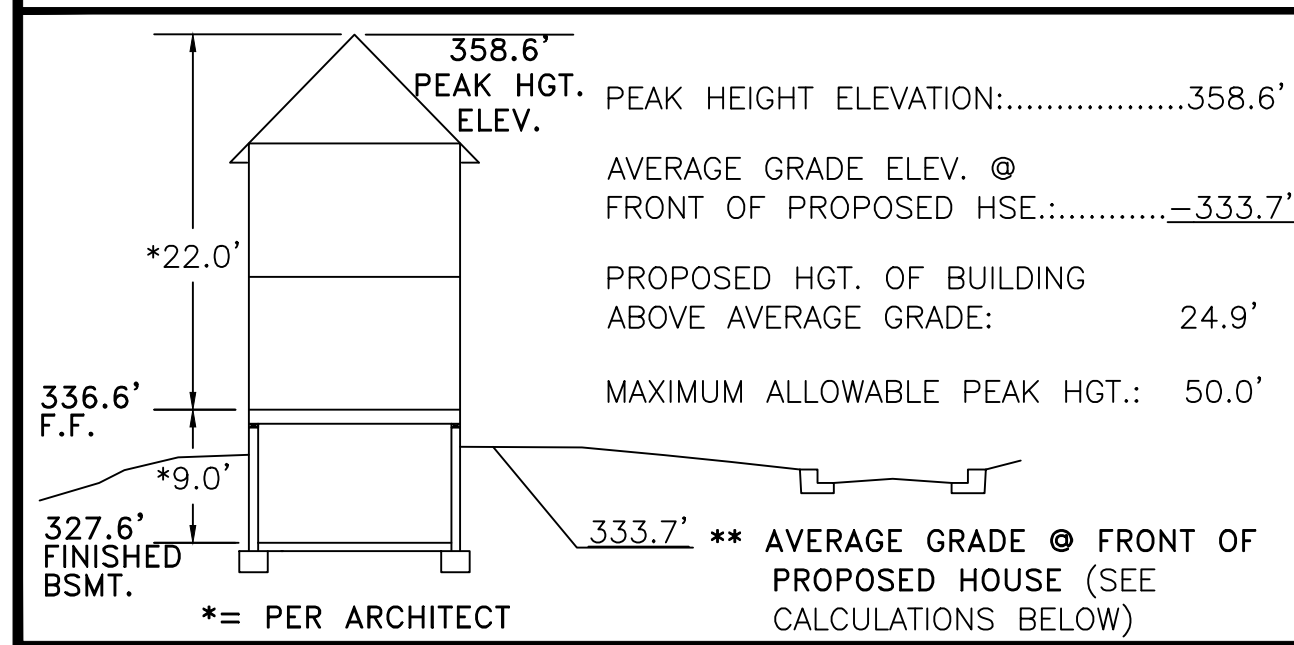
- SEE STORMWATER MANAGEMENT / SEDIMENT CONTROL PLAN.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.

UTILITIES:

- PROJECT UTILIZES PRIVATE WELL AND PRIVATE SEPTIC (SANDMOUND) WITHIN WSSC GRID 219NW16
- VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.
- CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.

SEDIMENT CONTROL:

- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AS DIRECTED BY THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE (INSPECTOR).



KIPLINGER RESIDENCE

14500 Montevideo Road

KIPLINGER NEW HOUSE EXTERIOR SPECIFICATIONS:

Foundation:
Used red brick over concrete

Roof:
Ecostar traditional slate tiles gray
Gray standing seam metal roofing on porches

Gutters:
Prepainted aluminum white
Sizes 6" half round and 4" ds

Siding:
Hardi plank smooth Cement Board 7.25" reveal
Painted in the field

Trim:
Window, door and corner trim to be Boral 5/4
Corner boards 5.5"
Roof trim 5.5" and 3.5"
Window trim 3.5"
Any trim with in 6" of the ground to be Azek
field painted

Decking:
Trex 5/4 x 6 color TBD

Piers:
Wood wrapped and painted

Windows:
400 Series Andersen
Color White

Doors:
Front door – Thermatru 3-0 6 panel with
sidelites
Basement door – Thermatru 3-0 6
panel
Garage doors – Clopay 9x8
Others 400 Series Andersen French White

Shutters:
Timber Lane SH1 operable painted

Exterior colors:
Windows and Doors – white
Siding Sherwin Williams – SW6212
Shutters – dark green
Trim Sherwin Williams – off white
Gutters and downspouts – white
Brick – Red

CODE REQUIREMENTS:

2021 International Residential Code (IRC)
2021 International Existing Building Code (IEBC)
2021 IRC & IEBC Amendments 13-24
Montgomery County Code Chapter 8- Buildings
Master List of Building Codes and Standards

2021 International Energy Conservation Code (IECC)
2021 International Energy Conservation Code ER 13-24
Montgomery County Code Chapter 8- Buildings

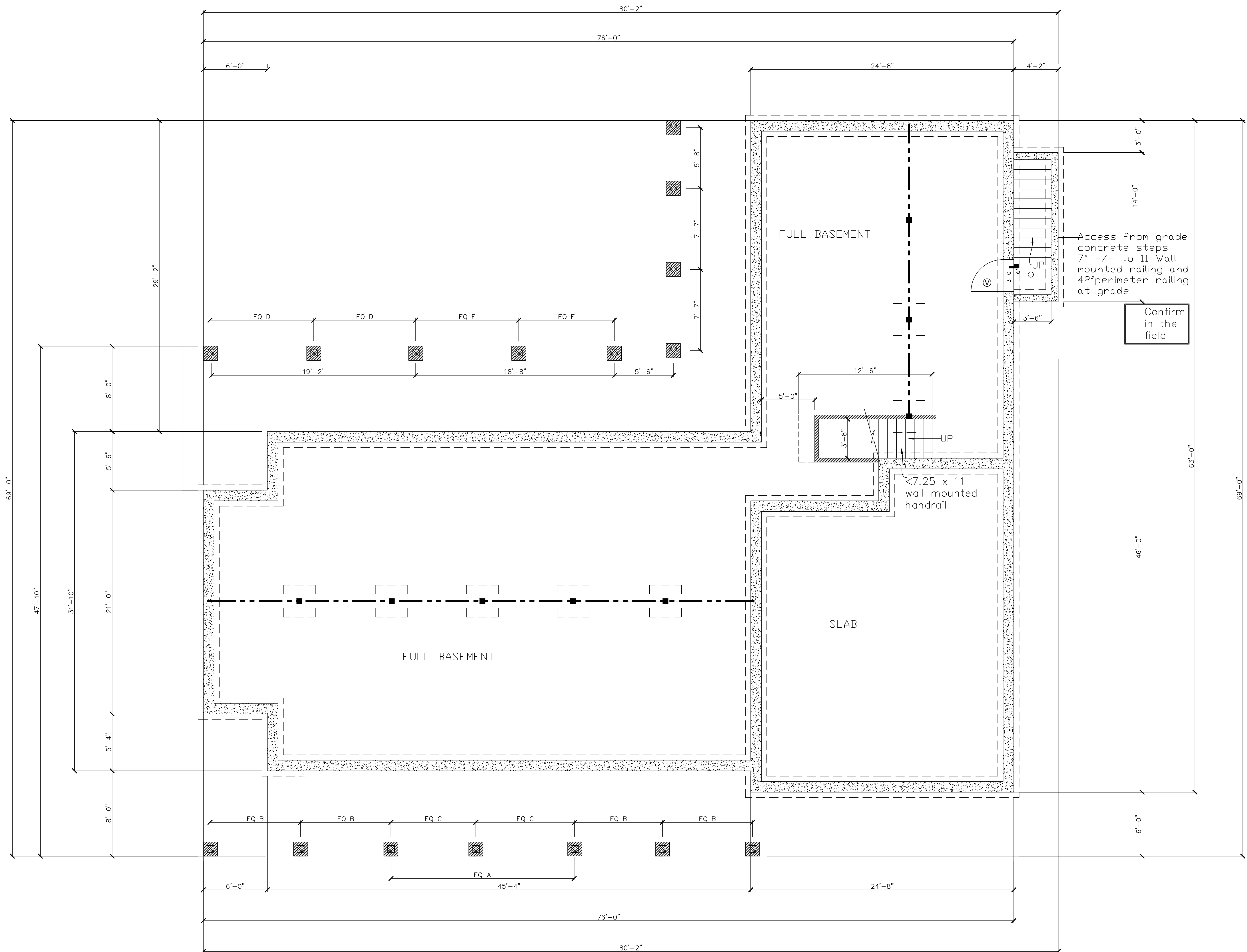
Historic requirements

Review Surveyors complete set

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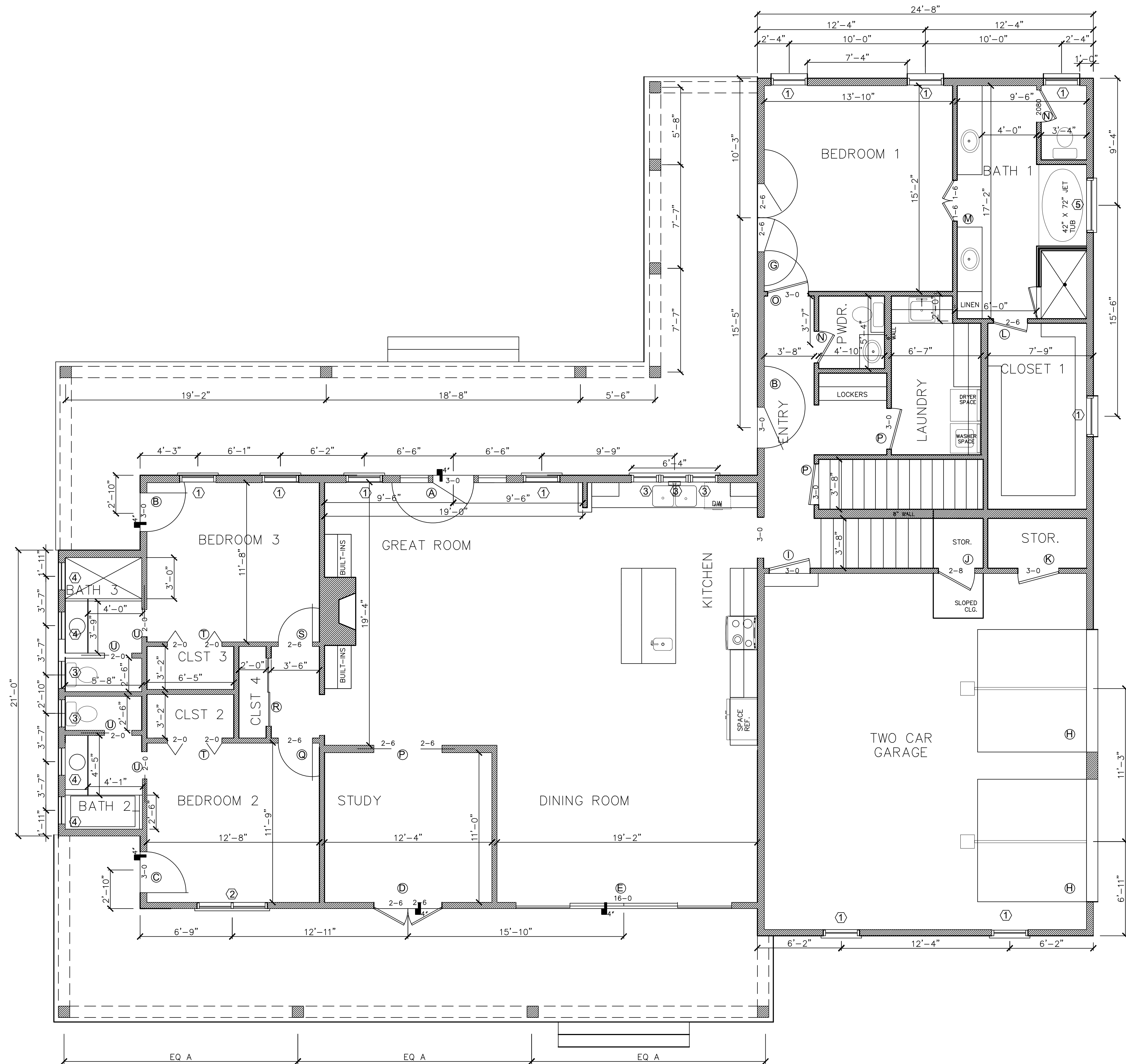
Cover
A-1 Basement Plan
A-2 1st Floor Plan
A-3 Attic plan
A-4 Sections
A-5 Elevations
A-6 Elevations
E-1 Basement Electrical Plan
E-2 1st Floor electrical Plan
E-3 Attic and Bonus room Electrical Plan
S-1 thru S-3 Structural

Hopkins and Porter Construction

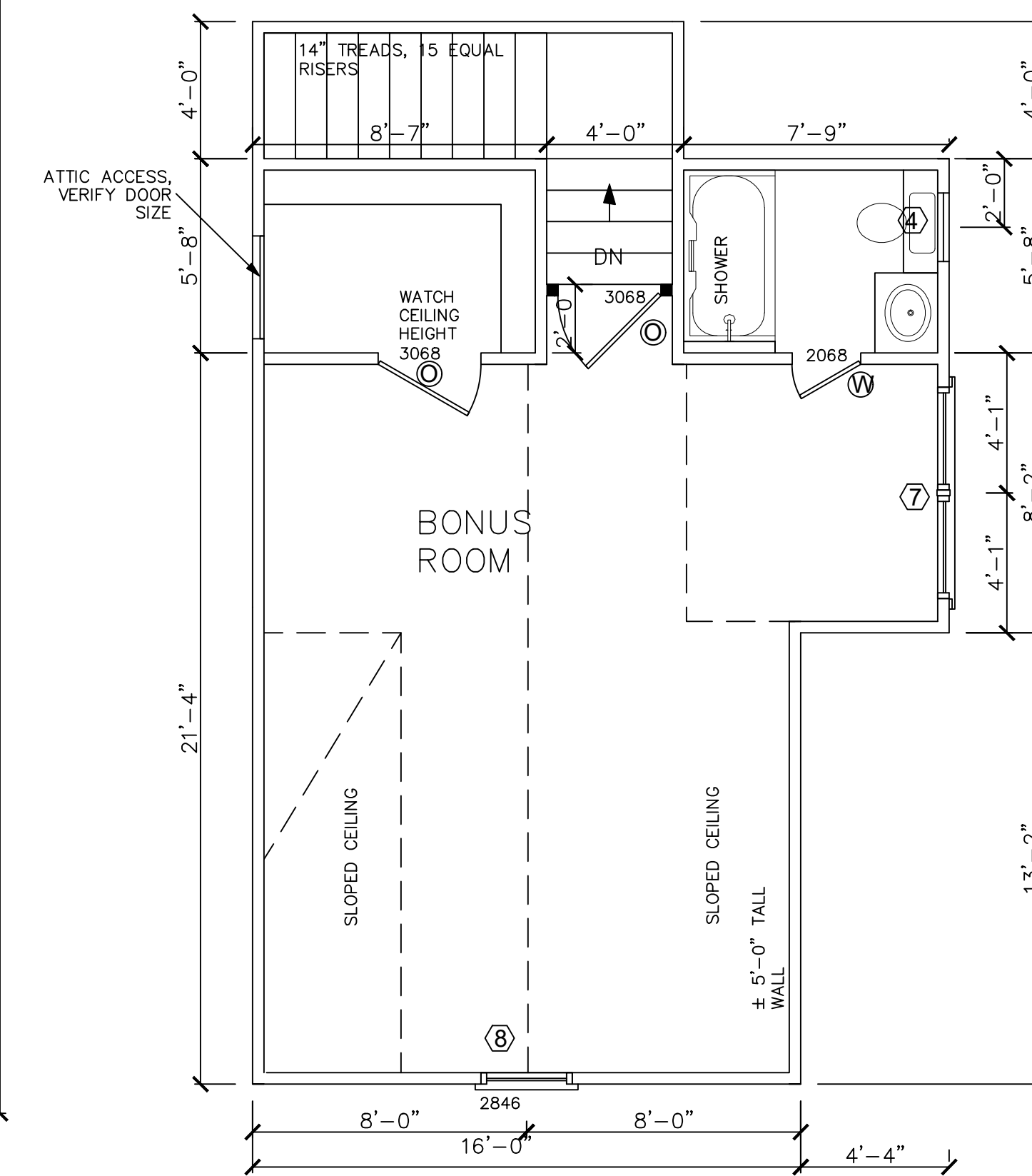
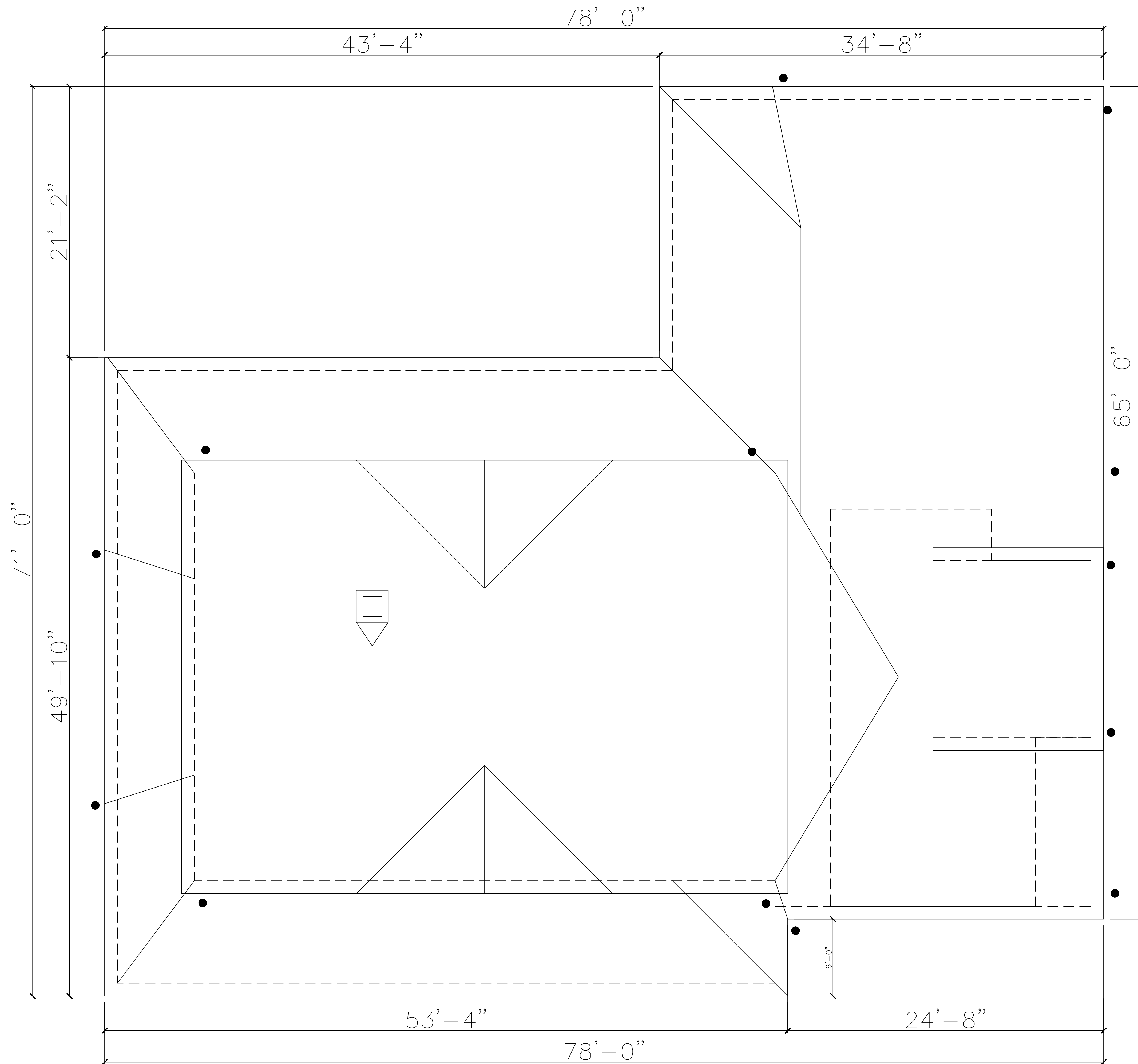


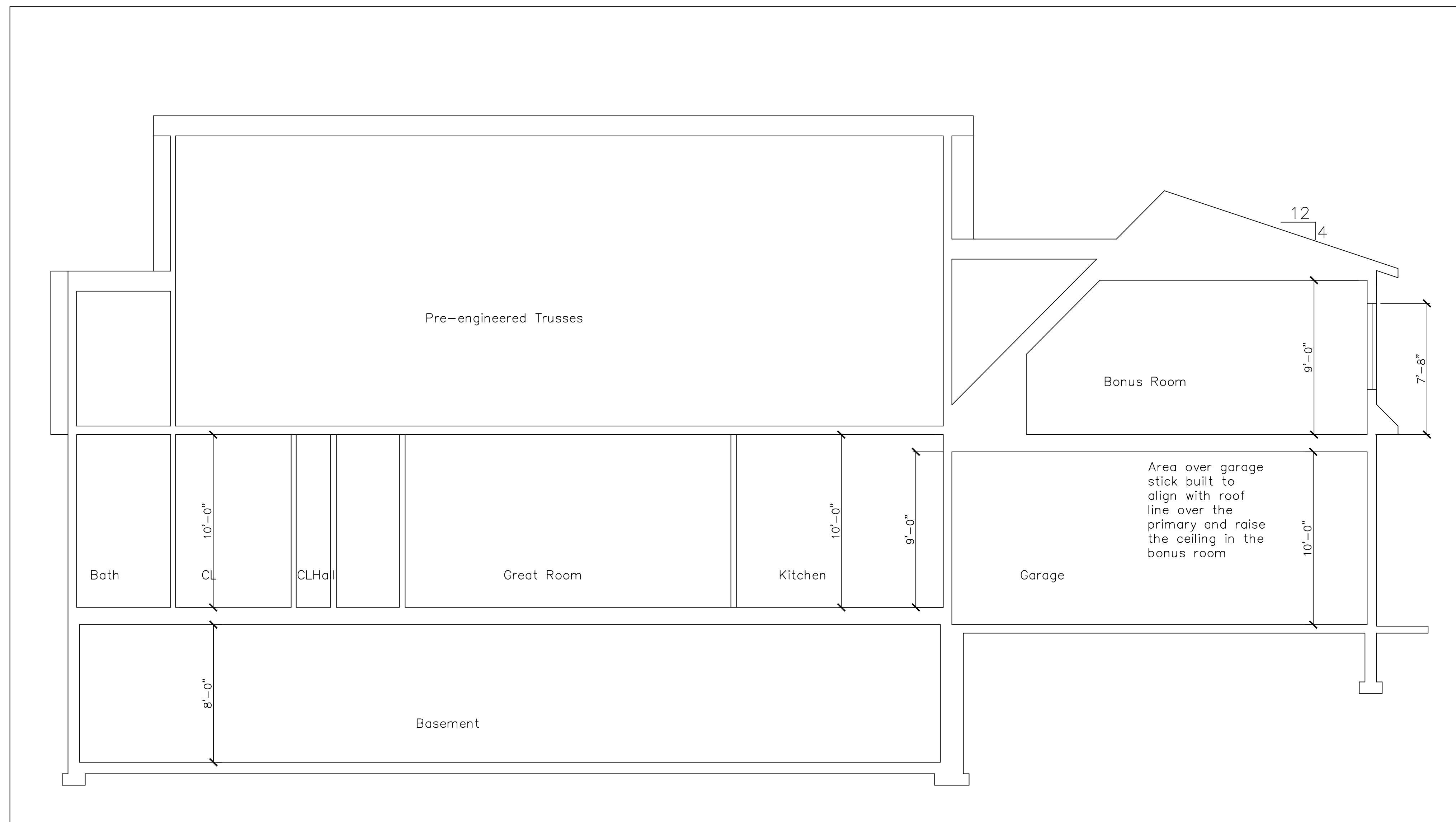
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or invalid reference
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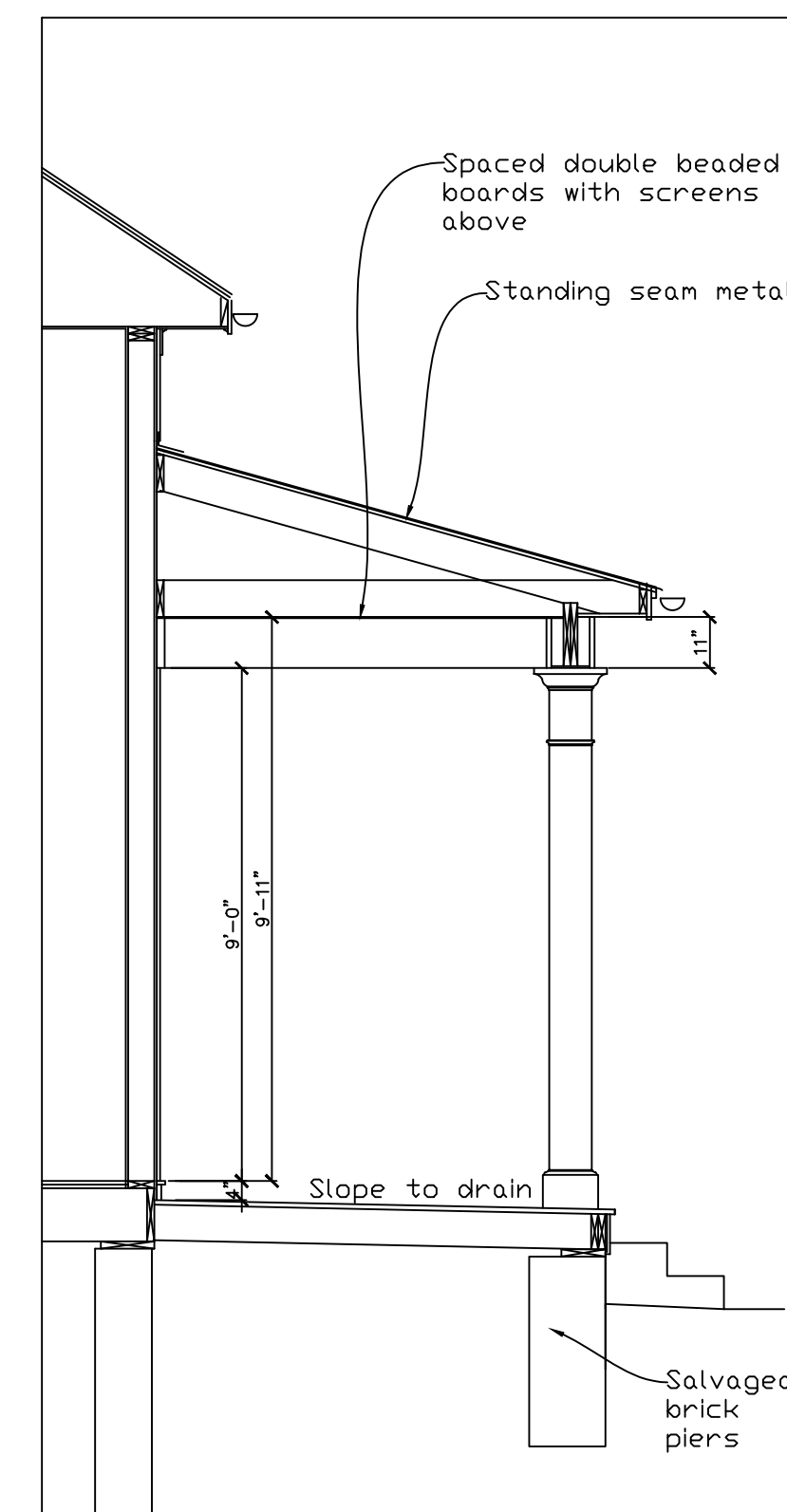
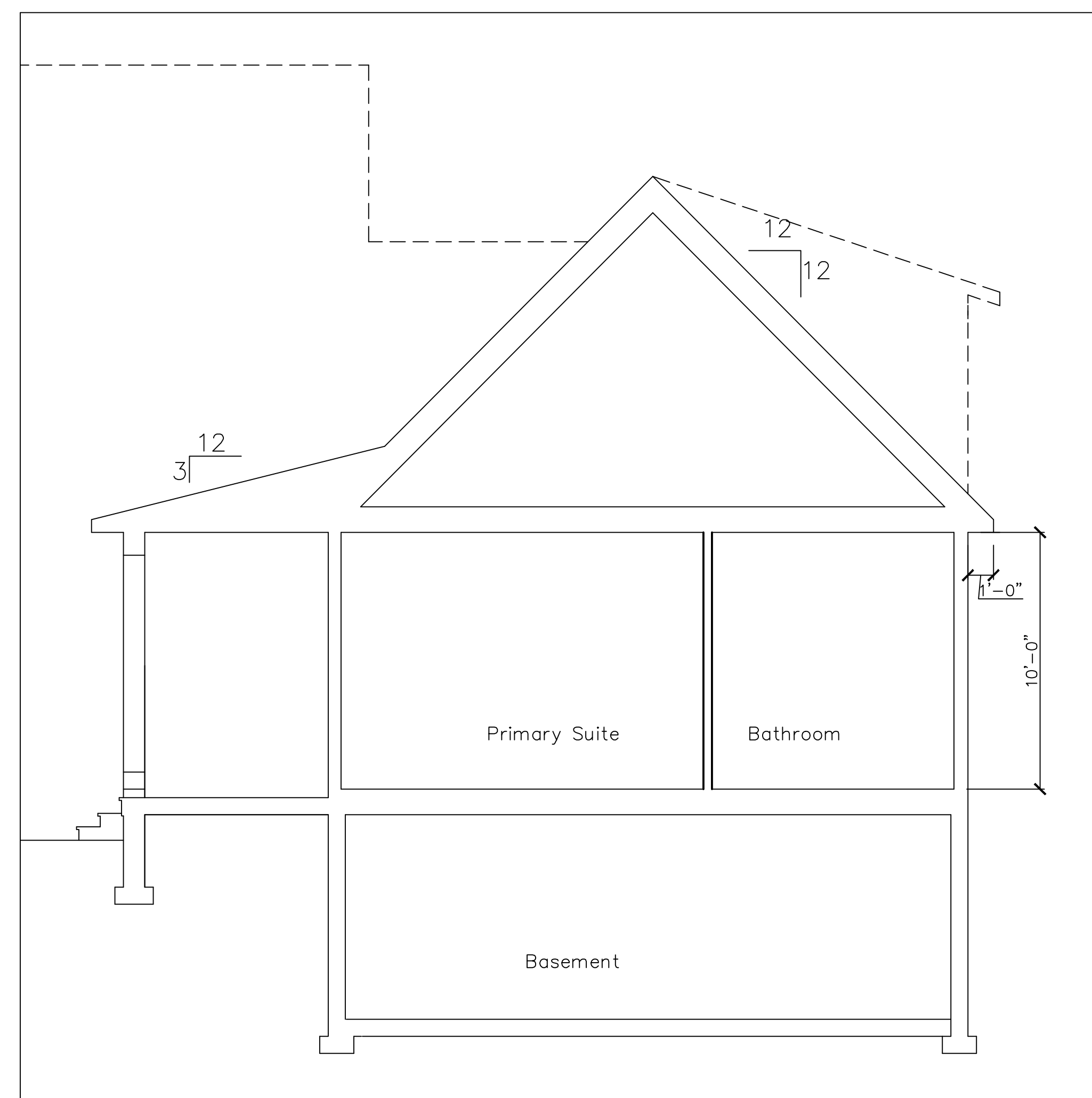
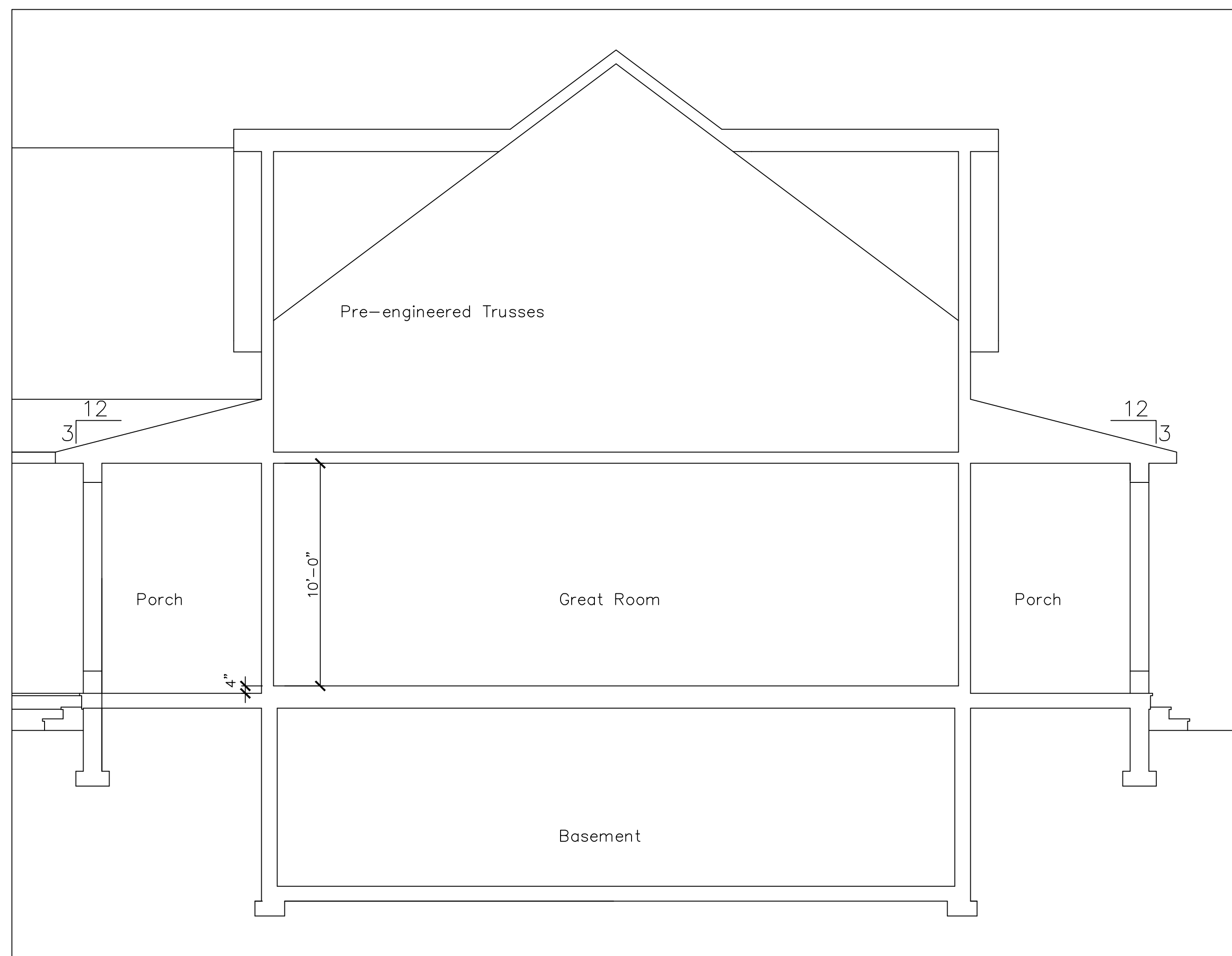
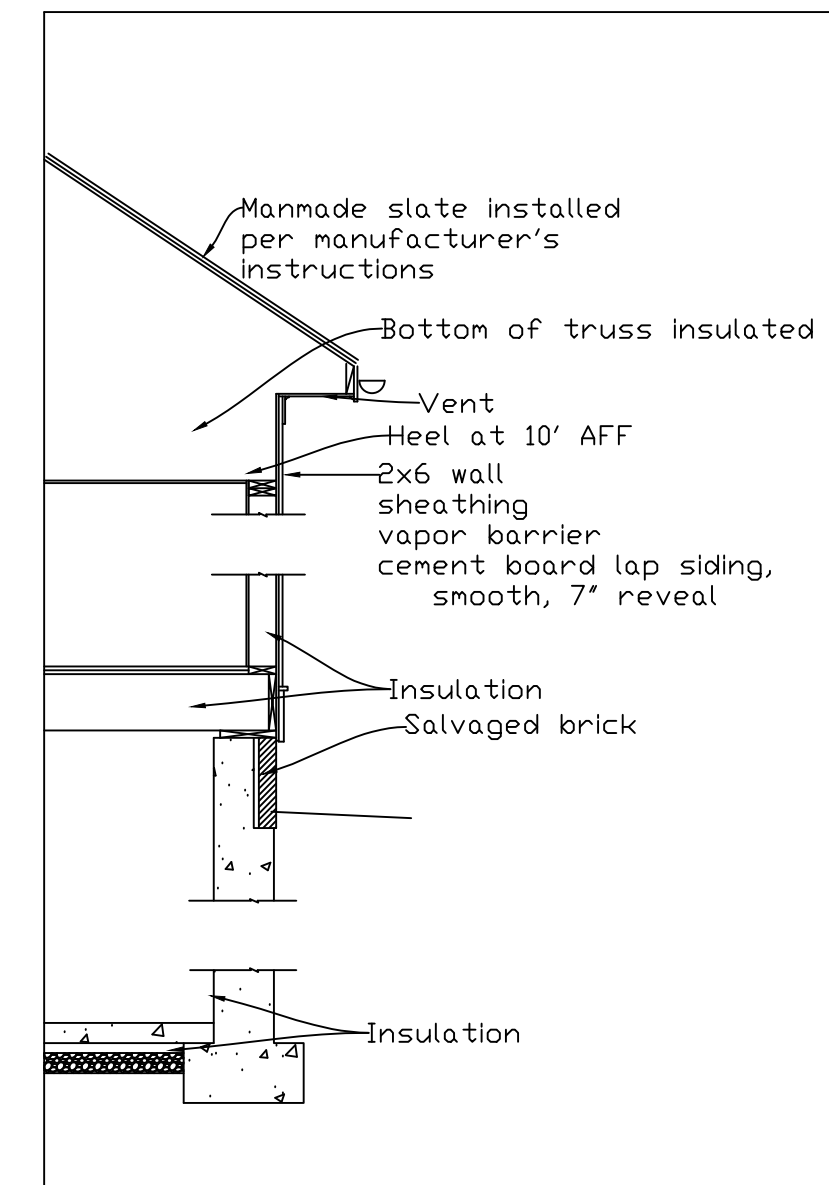


KIPLINGER RESIDENCE

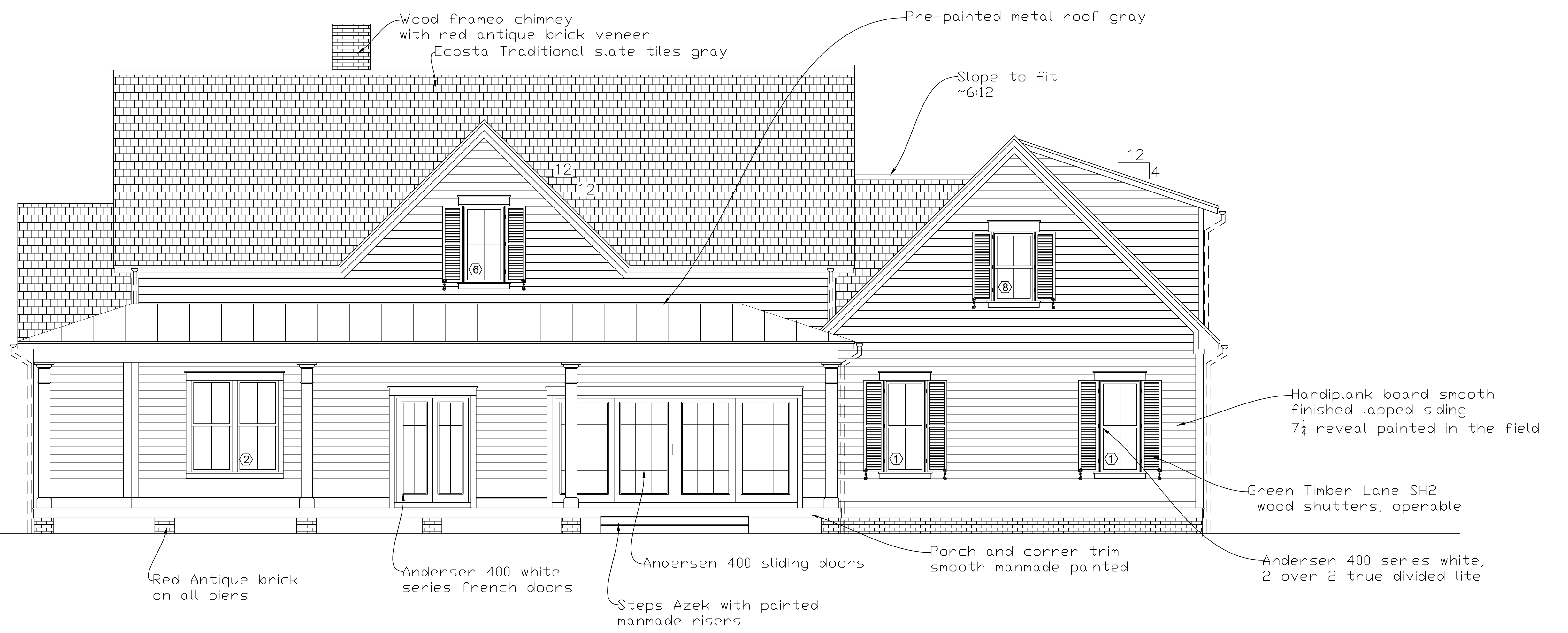




on all piers series french doors Step mann



KIPLINGER RESIDENCE



Kiplinger new house exterior specification:

FOUNDATION:

Used red brick over concrete.

ROOFING:

Ecostar Traditional slate tiles on main roof.

Gray standing seam metal roofing on porch roofs.

EXTERIOR TRIM AND SIDING:

Field painted 7 1/4" Hardie plank smooth lap siding.

Window, door and corner trim to be Boral 5/4".

Any trim within 6" of the ground to be Azek.

Shutters to be Timberlane panel.

DECKING:

All decking to be Trex 5/4" X 6". Color TBD.

WINDOWS AND EXTERIOR DOORS:

Windows to be white Andersen 400 series 2 over 2 double hung full divided lite.

The front door to be 3'0" X 7'0" 6 panel wood door with 2 sidelights.

Exterior doors to be white 7' Andersen 400 series French doors.

The back sliding door will be 12' wide Andersen 400 series.

EXTERIOR COLORS:

Windows & doors– white.

Siding – Sherwin-Williams SW6212 pale grey green.

Shutters- dark green.

Trim- Sherwin-Williams off white.

Gutters & down spouts- white.

Brick- red.

Slate roofing- gray.

Metal roofing- gray.

DRIVEWAY:

The Driveway will be gray permeable pavers with grass.






Traditional Slate

Synthetic slate roof tiles with a standard shadow line.

[FIND YOUR REP \(HTTPS://ECOSTARLLC.COM/REP-FINDER/\)](https://ecostarllc.com/rep-finder/)

**Tested
Performance.
Proven Longevity.
Uncompromised
Beauty.**

EcoStar **Traditional Slate** is an affordable and environmentally-friendly alternative to natural slate. These solid, synthetic slate roofing tiles offer a standard shadow line and capture the traditional beauty of slate roof tiles while providing the durability and proven protection of a synthetic. Unlike other synthetic slates, EcoStar tiles are manufactured with up to 80% post-industrial recycled content and are proven to protect against the most

-  **UL Listed Class C or A Fire Resistance (UL 790)**
-  **UL Class 4 Hail Impact Resistance (UL 2218)**
-  **Wind Resistance per ASTM D3161 Class F (110 mph)**
-  **50-Year Limited Material Warranty**
-  **50-Year Transferable Labor and Material Warranty available**

extreme elements such as rain, hail, snow, fire, extreme temperatures change and UV sunlight.

Available Widths and Profiles

EcoStar **Traditional Slate** offers a **Standard Shadow Line** and is available in 6", 9", and 12" wide tiles. Traditional Slate can be installed as single widths or a Random-Width Blend. Additionally, Designer Slate Tiles including 10" Traditional, Beveled Edge, Beaver Tail and Chisel Point provide endless opportunities to create unique and custom designs for any residential or commercial project.



Traditional Slate Random-Width Blend (6", 9", 12")



12" Traditional



10"

EXPLORE ALL SHADOW LINES
([HTTPS://ECOSTARLLC.COM/PRODUCTS/SLATE-TILES/](https://ecostarllc.com/products/slate-tiles/))

Product Information

Join James Hardie at the 2026 International Builders' Show!

Learn more



Home > Product Catalog > Exterior Siding ... > Hardie® Plank Lap Siding | Ja...

Hardie® Plank Lap Siding

Protect and transform your home with our best-selling product line from the #1 brand of fiber cement siding in North America*, available in stunning finishes to suit every style.

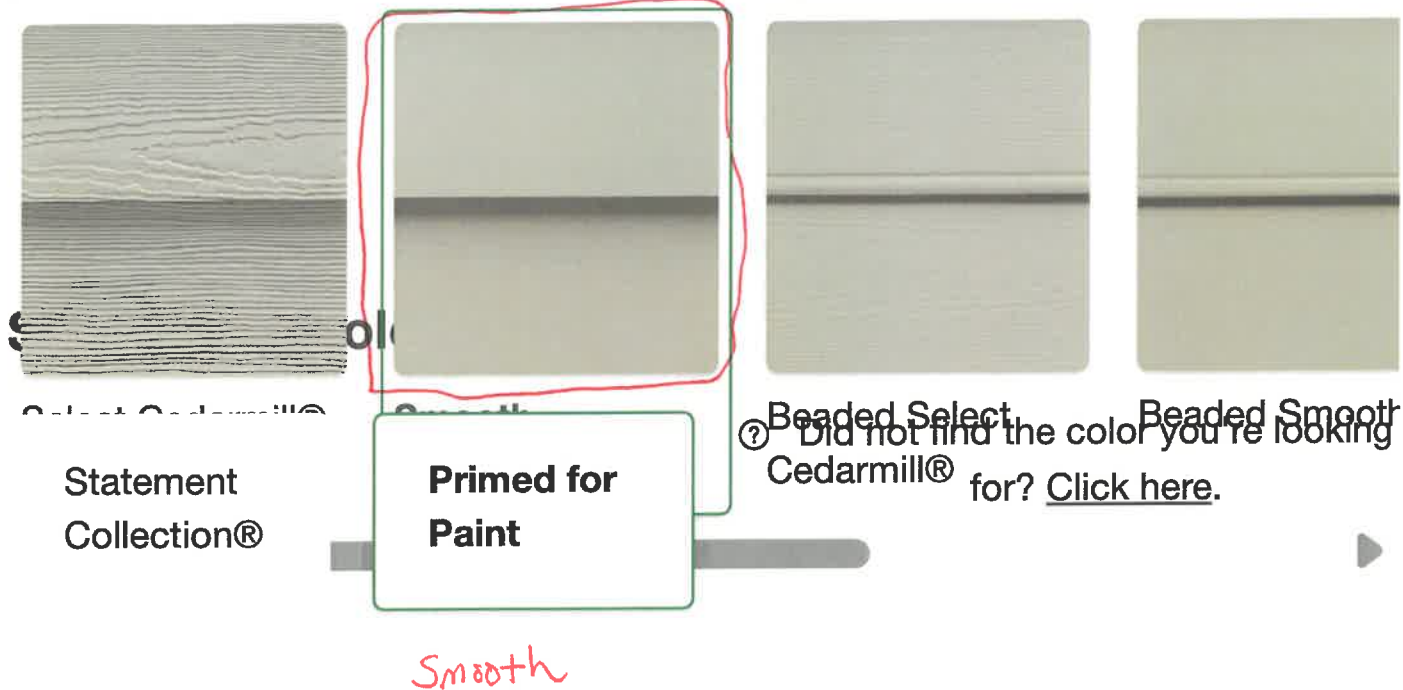
📍 Showing products for: 20004

Hardie® Plank

Find your style

Hello! This is James Hardie's automated chat bot. How can we help you get started on your home siding project?





Why Choose Hardie® Plank?

Hardie® siding does more than transform your home's look—it helps protect your home for decades to come.



Superior durability

Hardie® siding is noncombustible—it will not burn.** It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.

Hello! This is James Hardie's automated chat bot. How can we help you get started on your home siding project?



Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Plank.

Specs: Select Cedarmill®



Specs: Smooth



Color Collection	Width	Length	Thickness
Dream Collection® ✓			
Primed for Paint ^			
	5.250 IN	144.000 IN	0.312 IN
	6.250 IN	144.000 IN	0.312 IN
	7.250 IN	144.000 IN	0.312 IN
	8.250 IN	144.000 IN	0.312 IN

Statement Collection® ✓

Specs: Beaded Select



Specs: Beaded Smooth

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Trade Professionals

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Request A Catalog



EXTERIOR SHUTTERS

GARAGE DOORS

HOW TO BUY

GALLERY

RESOURCES

INSPIRATION



Raised Panel Shutters

Raised panel shutters are synonymous with the ever-popular traditional colonial look. Each raised panel option offers bold, unique styling to create that welcoming feeling homeowners crave as each panel face sits flush with the frame.

Chat with us



SH1: Shaker Panel Shutter with No Trim

This panel shutter's clean lines and timeless appeal are influenced by Shaker design in which function determines form. The panels rise slightly in the center but contain no trim to embody the virtues of simplicity and clarity of form.

Cross Section:



Available In:

Endurian (Exclusive PVC), Premium Wood

SHUTTER SPECIFICATIONS



SH1



SH2



SH3



CB1



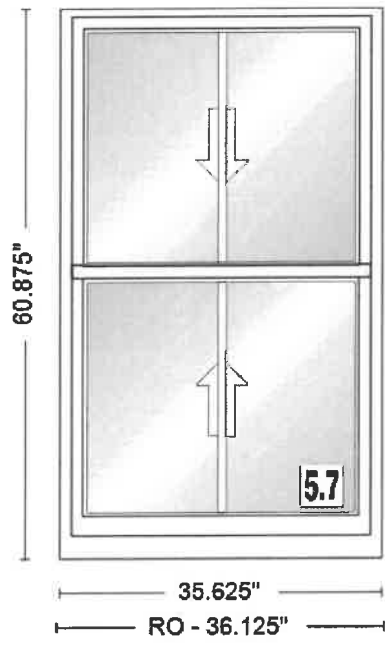
CT1



CT3

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Kiplinger	Unassigned Project	8712216		



Room: None Assigned

Item	Qty	Operation
100-1	1	AA

RO Size = 36 1/8" x 60 7/8"

Unit Size = 35 5/8" x 60 7/8"

Comments:

400 Series Woodwright Double-Hung, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 7/8", White, Pine, White, 2W1H

Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.18	NO

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.8750	26.2500	5.81000

Gray Permeable Pavers

