

12312 Riding Fields Rd.
Rockville

MP gate 25/8
2009 M4UP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 11/17/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #522247 – front porch column replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the November 10, 2009 HPC meeting. The condition of approval is:

1. The replacement columns will be wood.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Soraya Jafari
Address: 12312 Riding Fields Road, Rockville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

O-karmand@
yahoo.com

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Omid Karmand
Daytime Phone No.: 240-281-4393
Tax Account No.: 06 03146495
Name of Property Owner: Soraya Jafari Daytime Phone No.: 301-593-8910
Address: 12312 Riding Fields Rd, Rockville MD, 20850
Street Number City State Zip Code
Contractor: Ron Blush Phone No.: 240-305-1138
Contractor Registration No.: MHIC # 49752
Agent for Owner: Omid Karmand Daytime Phone No.: 240-281-4393

LOCATION OF BUILDING/PREMISE

House Number: 12312 Street: Riding Fields Rd
Town/City: Rockville Nearest Cross Street: Mr. Prospect
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 2814.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent _____ Date _____

Approved: 522247 This project must be constructed in these approved plans. Any changes must be approved in writing by the Montgomery County Historic Preservation Commission. For Chairperson, Historic Preservation Commission
Signature: _____ Date: 11/17/09
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

11/17/09

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Old historic farmhouse on multi acre lot.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

No effect. Just replacing deteriorating columns with identical ~~type~~ column. Columns are not original. They were installed approximately 2005. Pre-project pictures enclosed.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12312 Riding Fields Road, Rockville	Meeting Date:	11/10/09
Applicant:	Soraya Jafari (Omied Karmand, Agent)	Report Date:	11/3/09
Resource:	<i>Master Plan Site #25/08, Mount Prospect</i>	Public Notice:	10/28/09
Review:	HAWP	Tax Credit:	None
Case Number:	25/08-09A	Staff:	Anne Fothergill
PROPOSAL:	Front porch column replacement		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve the HAWP application with the following condition:

1. The replacement columns will be wood.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #25/08, Mount Prospect*
STYLE: Colonial Revival
DATE: 1902

Excerpt from Places in the Past:

Constructed about 1902, Mount Prospect is a significant local example of Colonial Revival design. The substantial residence was designed by Rockville architect Thomas C. Groomes. The front facade of the 2½-story, five bay dwelling is graced by a pedimented three-part window with finely detailed applied molding. A Palladian-style dormer window punctuates a low hip roof with generous eaves. Unusual and noteworthy rectangular attic windows are built into the wide cornice. The corners of the house are embellished with classical pilasters. A one story front porch spans the width of the house.

Moses and Julia Montgomery built the house and operated a farm here for some 15 years. Between 1941 and 1989, brothers Ira and Charles Ward farmed the property, growing corn and wheat and raising cattle and hogs. In addition to the house, which is the oldest structure on the property, the farmstead includes significant early 20th century outbuildings built by the Ward brothers. A hay barn built in 1942 when modern construction methods were available, nonetheless follows local traditions with timbers that are sawn, mortised and tenoned, and pegged. The smaller granary, built soon after, uses the same materials and techniques. The corncrib, dating from the 1960s, is also quite traditional in design and appearance.

PROPOSAL

The applicant is proposing to replace non-original wood columns on the front porch with permacast PVC columns to match the existing in size and design.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. 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 documents is outlined below.

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
 - (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 one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard # 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.

Standard # 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard # 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard #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.

STAFF DISCUSSION

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

2.0 ORIGINAL MATERIALS

In Montgomery County, the predominant materials used to clad historic buildings included wood lap siding, shingles, brick, plaster, stucco and stone. Historic building materials and craftsmanship add textural qualities as well as visual continuity and character to the streetscape and should be preserved.

Nonhistoric materials, such as aluminum, vinyl, fiber-cement board or siding, and other synthetic materials are not appropriate for historic structures. However, these materials may be acceptable for additions, new construction or accessory structures in certain circumstances.

2.10 When replacement is needed, use materials similar to those employed historically.

- Match the original in composition, scale and finish when replacing exterior siding. If the original material is wood clapboard, for example, then the replacement should be wood as well. It should match the original in size, the amount of exposed lap and surface finish.
- If original material is painted, replacement material should be painted.
- Do not use synthetic materials, such as aluminum, vinyl siding, fiber-cement board, or other synthetic materials, as replacements for primary building materials.

3.0 PORCHES

A porch is one of the most important character-defining elements of a facade, in part because it provides visual interest to a building. It can influence a facade's perceived scale, protect entrances and pedestrians from rain and provide shade in summer.

Altering or removing an original porch - particularly one visible from the public right-of-way - is generally not recommended. Porches in need of maintenance should be repaired, rather than replaced altogether. This approach is preferred because original materials contribute to the character of both the porch and the historic building.

While replacing an entire porch is discouraged, it may be appropriate in some cases. For example, a property owner may wish to reintroduce a porch that was removed at some point in the past. The first step is to research the history of the house to determine the appearance and materials of the original porch. The most important aspects of a replacement design are its location, scale and materials. Historical documentation may provide some indication of the appearance of the historic porch, which should guide the design of the reconstruction. If no historical documentation is available, it is appropriate to turn to other source materials, such as a porch on a similar style house. In this case, the new porch details should be compatible with the style of the house, and generally simplified in design.

Preserve a porch in its original condition and form.

3.1 Maintain an original porch, when feasible.

- Do not remove an original porch from a building.
- Maintain the existing location, shape, details and structural elements (such as piers, columns, or posts) of the porch.
- Missing or deteriorated decorative elements should be replaced to match existing elements (e.g.,

match the original proportions and spacing of balusters when replacing missing ones).

- Avoid using a porch support that would be substantially different in size than other supports on the porch or than that seen historically.

3.4 Consider restoring an altered porch back to its original design and configuration.

- If the historic design of the porch is unknown, then base the design of the restoration on other traditional porches of a similar architectural style.
- For example, if the original wood porch steps have been replaced with concrete, consider restoring them to their original, wood condition.

3.5 When porch replacement is necessary, it should be similar in character, design, scale and materials to those seen traditionally.

- The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- Base the replacement design on historical documentation if available.
- Where no evidence of the historic porch exists, a new one may be considered that is similar in character to those found on a similar architectural style.

3.6 A porch should use materials similar to those seen historically.

- Wood decking (most often tongue and groove), steps, balustrades and brick or stone piers or wood porch supports were most common.
- Synthetic materials, used for columns, flooring, or railings, are generally not appropriate, particularly for porches visible from the public right-of-way.
- Do not replace a wood porch decking and steps with concrete or synthetic materials.

The Secretary of the Interior's *Standards for Rehabilitation* state:

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building.

WOOD

Because it can be easily shaped by sawing, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades.

These wooden features, both functional and decorative, may be important in defining the historic character of the building and thus their retention, protection, and repair are important in rehabilitation projects. Wood has played a central role in American building during every period and in every style.

This proposal is for the replacement of wood columns on the front porch of a *Master Plan* site. The applicants propose to install synthetic (PVC) replacement columns. As noted above, the design guidelines state: "Nonhistoric materials, such as aluminum, vinyl, fiber-cement board or siding, and other synthetic materials are not appropriate for historic structures." While the wood columns to be replaced are not original to the house (they were replaced in 2005), they replaced previous wood columns and it is important that any new replacement column material continue to be appropriate for this resource. Synthetic columns would be incompatible and inappropriate and they would substantially alter the front porch, a character-defining feature of the historic site.

Staff does not support the installation of synthetic columns on the front porch of this historic resource and recommends approval with the condition that the replacement columns will be wood.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this HAWP application **with one condition** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Omid Karmand
Daytime Phone No.: 240-281-4393

Tax Account No.: 06 03146495

Name of Property Owner: Soraya Jafari Daytime Phone No.: 301-593-8910

Address: 12312 Riding Fields Rd, Rockville MD, 20850
Street Number City Street Zip Code

Contractor: Ron Blush Phone No.: 240-305-1138

Contractor Registration No.: MHIC # 49752

Agent for Owner: Omid Karmand Daytime Phone No.: 240-281-4393

LOCATION OF BUILDING/PREMISE

House Number: 12312 Street: Riding Fields Rd

Town/City: Rockville Nearest Cross Street: Mr. Prospect

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2814.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Approved: 522247 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Old historic farmhouse on multi acre lot.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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Proposal

Sept. 16, 2009

To;

Soraya Jafari
123 Riding Fields Rd.
Rockville, Md. 20850
301-926-8833

From;

Rcn Blush
34 Silkwood Dr.
Bunker Hill, WV 25413
249-305-1138

I propose to do the following;

Replace the four wooden columns supporting the front porch roof and replace them with new synthetic PVC columns the same shape and size.

This bid assumes that the brick pillars that the columns rest on are stable and the beam structure above is also stable. If we find other conditions that need repair, that part will become a separate procedure and not included in this price.

All trash and debris will be removed from the premises upon completion.

Total cost labor and material \$2814.00

Contractor is licensed and insured.

MHIC #49752

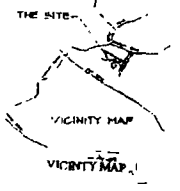
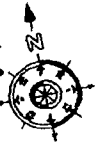
Signed Ronald D. Blush

Date Sept. 16, 2009

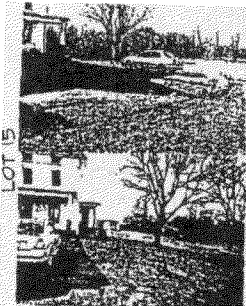
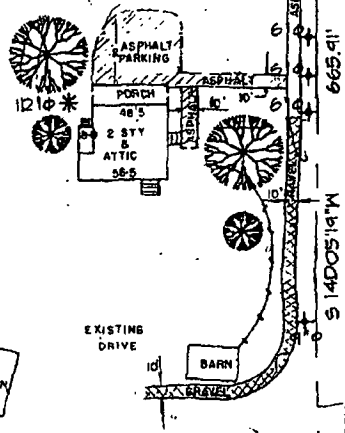
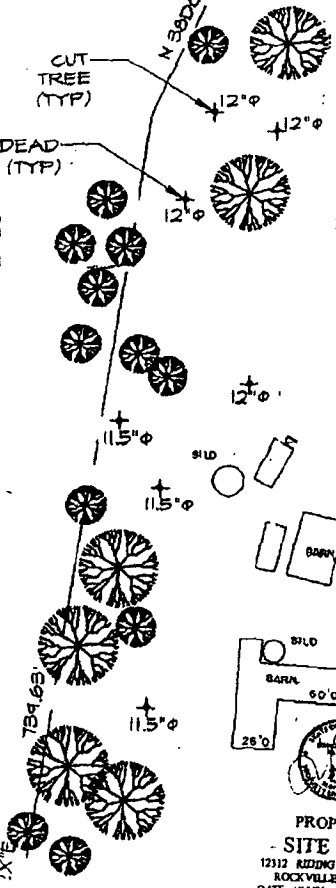
Accepted Soraya Jafari

Date 9/17/9

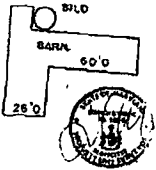
410892



LOT 19
TRAVILAH GROVE
PB. 179 P. 20007



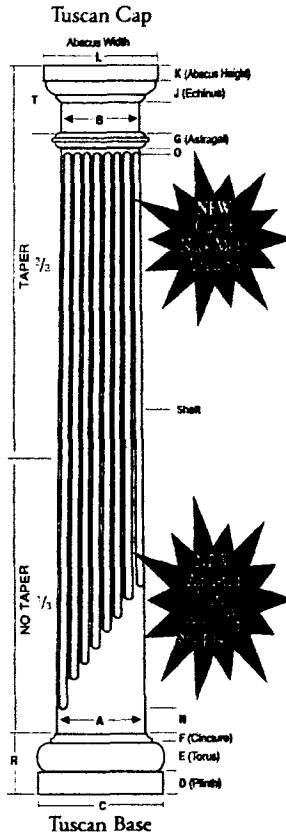
DR. SOKAYA J. KARMAND PROPERTY
LIBER 20955, FOLD 696



PROPOSED
SITE PLAN
12312 RIDING FIELDS ROAD
ROCKVILLE, MD 20852
DATE 4/15/04 SCALE 1" = 30'

VYFELIS & ASSOCIATES
3112 RHODE ISLAND AVENUE, N.E.
WASHINGTON, D.C. 20018
LAND SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS
PHONE: (703) 733-7192 FAX: (703) 733-7204

Round PERMACast® Columns



ROUND PERMACAST® COLUMN DIMENSIONS (IN INCHES)*

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTH AVAIL. (ft)
6"	5 1/2"	4 1/4"	9"	1 1/16"	1 1/16"	3/8"	3/8"	1 1/8"	1 1/8"	8"	1"	6 1/4"	3 3/8"	4 1/2"	6, 8
8"	7 1/4"	6 1/4"	10 1/2"	1 1/4"	1 1/4"	3/8"	3/8"	1 1/8"	1 1/2"	9 1/2"	1 1/8"	2 1/2"	4 1/2"	4 1/2"	5, 6, 8, 9, 10
10"	9 1/4"	8 1/4"	13 1/2"	2 1/4"	2 1/4"	3/8"	3/8"	1 1/8"	1 1/2"	11 1/2"	1 1/8"	2 1/2"	5 1/2"	5"	8, 9, 10, 12
12"	11 1/4"	9 1/4"	16 1/2"	2 3/4"	2 3/4"	3/8"	3/8"	1 1/8"	2 1/4"	13 1/2"	1 1/8"	2 1/2"	6 1/4"	5 1/2"	6, 8, 9, 10, 12, 14, 16, 18
14"	13 1/4"	11 1/4"	19 1/2"	3 1/4"	3 1/4"	1 1/8"	1 1/8"	2"	2 3/4"	17"	1 1/8"	2 1/2"	7 1/4"	7"	8, 9, 10, 12, 14, 16, 18
16"	15 1/4"	13 1/4"	22 1/2"	4"	3 3/4"	1 1/8"	1"	2 1/4"	3"	19 1/2"	1"	3"	8 1/4"	8"	8, 10, 12, 14, 16, 18, 20
18"	17 1/4"	15 1/4"	24 1/2"	4 1/4"	4 1/4"	1 1/8"	1 1/8"	2 1/4"	3 1/4"	22 1/2"	1 1/8"	10 1/4"	9 1/4"	8 1/2"	10, 12, 14, 16, 18, 20, 22, 24, 26
20"	19 1/4"	17 1/4"	27"	4 3/4"	4 3/4"	2"	1 1/8"	2 1/4"	3 3/4"	24 1/2"	1 1/8"	10 1/4"	11 1/4"	9"	18, 20, 22, 24
22"	21 1/4"	19 1/4"	30 1/2"	5 1/4"	4 3/4"	2"	1 1/8"	3"	3 3/4"	27 1/2"	1 1/8"	10 1/4"	12 1/4"	10 1/2"	16, 18, 20, 22, 24, 26
24"	23 1/4"	21 1/4"	33 1/2"	5 3/4"	5 1/4"	2 1/8"	2 1/8"	3 1/4"	4 1/4"	30 1/2"	1 1/8"	10 1/4"	13 1/4"	11 1/2"	14, 16, 18, 20, 22, 24, 26, 28, 30
26"	26"	22 1/4"	35"	6 1/4"	5 3/4"	2 1/8"	2"	3"	4 1/4"	31 1/2"	1 1/8"	10 1/4"	14 1/4"	11 1/2"	20, 22, 24, 26
28"	28"	24 1/4"	38"	6 3/4"	6"	2 1/8"	2 1/4"	3 1/4"	4 1/4"	33 1/2"	1 1/8"	10 1/4"	15 1/4"	11 1/2"	20, 22, 24, 26, 28
30"	29 1/4"	26 1/4"	41 1/2"	6 3/4"	5 3/4"	2 1/8"	3 1/8"	4"	4 1/4"	38 1/2"	1 1/8"	10 1/4"	14 1/4"	14 1/2"	20, 22, 24, 26, 28, 30
36"	36"	30 1/4"	48 1/2"	8 1/4"	7 1/4"	3 1/8"	2"	4 1/4"	6 1/4"	42 1/2"	1 1/8"	10 1/4"	20 1/4"	13 1/2"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. Plain ROUND PermaCast® columns can be trimmed at least 24" with the following exceptions 6" x 6'-8", 14" x 9'-12", 16" x 8'-16", 18" x 10'-6" Custom sizes available, contact the HB&G architectural department. See page 24 for Ornamental capital dimensions.

BARREL PERMACAST® COLUMN DIMENSIONS (IN INCHES)*

Col. Size	A	B	Diameter	C	D	E	F	G	J	K	L	O	N	R	T	Length Avail. (ft)
10"	9 1/4"	10 1/4"	12"	12 1/4"	2 1/4"	2 1/4"	3/8"	1"	1 1/8"	2 1/4"	14 1/4"	N/A	N/A	5 1/2"	5"	8, 10

*There may be a variance of up to 1/4" in all dimensions.

ROUND & SQUARE PERMACAST® LOAD BEARING SPECIFICATIONS

Split columns are not load bearing

COLUMN DIAMETER	STRUCTURAL LOAD
6"	8,000 lbs. Max
8"	10,000 lbs. Max
10"	14,000 lbs. Max
12"	18,000 lbs. Max
14"	20,000 lbs. Max
16"	20,000 lbs. Max
18"	20,000 lbs. Max
20"	20,000 lbs. Max
22"	20,000 lbs. Max
26"	20,000 lbs. Max
28"	20,000 lbs. Max
30"	20,000 lbs. Max
36"	20,000 lbs. Max

ROUND PERMACAST® INSIDE DIMENSIONS

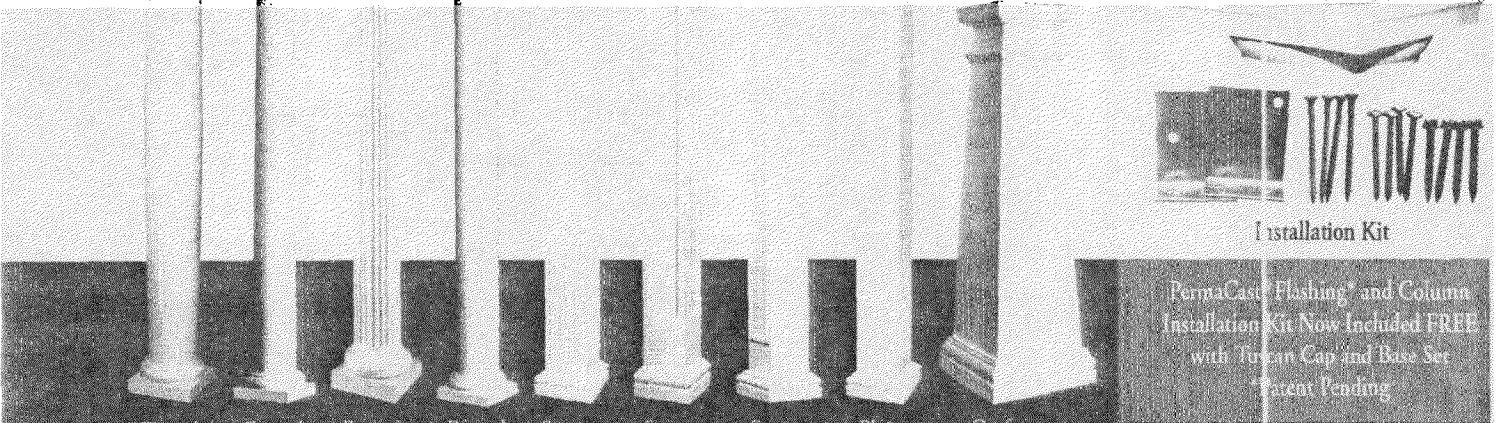
Inside diameter may vary up to 1/8".
Splitting a column will decrease inside dimension 1/8".

COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 1/4"	4 1/4"
8"	5 1/2"	6 1/4"
10"	7 1/4"	8 1/4"
12"	8 3/4"	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"	19"
22"	18 1/4"	20 1/4"
24"	20 1/4"	22 1/4"
26"	21"	24 1/4"
28"	22"	26 1/4"
30"	25 1/4"	28 1/4"
36"	28"	34 1/4"
Barrel	7 1/2"	8 1/2"



HB&G PermaCast® Columns are available in round or square. The round columns are fluted, or plain, with or without the classic tapering of the upper two-thirds of the column. Square columns are available in a variety of styles as well, including plain or fluted, applied panel,

recessed panel, or the craftsman style column. The PermaCast® capitals and bases are made from durable low-maintenance materials, and like the columns, they maintain architectural authenticity and historical accuracy.



PermaCast® Flashing® and Column Installation Kit Now Included FREE with Tuscan Cap and Base Set (Patent Pending)

Round Barrel (page 10) Round Plain (page 10) Round Fluted (page 10) Round No-Taper (page 11) Square Fluted (page 12) Square Recessed Panel (page 13) Square Applied Panel (page 12) Plain Square (page 12) Craftsman (page 14)

