

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	5606 York Lane, Bethesda	<b>Meeting Date:</b>	01/11/17
<b>Applicant:</b>	Robert and Ginger Essink	<b>Report Date:</b>	01/04/17
<b>Resource:</b>	Contributing Resource <b>Greenwich Forest Historic District</b>	<b>Public Notice:</b>	12/28/16
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	35/165-17A	<b>Staff:</b>	Dan Bruechert

**PROPOSAL:** Addition and other alterations

**RECOMMENDATION:** Approve

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**STAFF RECOMMENDATION:**

Staff recommends HPC **approve** the Historic Area Work Permit.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing building to the Greenwich Forest Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1936

The subject property is a two-story, brick, T-shaped, symmetrical, three-bay wide Colonial Revival house with a slate side-gable roof. The front entrance has a projecting pediment supported by two columns that frame the front door, which has sidelights and an arched fan light. The windows on the front are eight over eight sash windows with wooden shutters. There is brick chimney at the east gable. At the east gable is a one-story screened-in porch with a flat roof.

The rear of the house contains a one-story, rear-facing gable room with side gable dormers. The roof is slate, matching the roof of the core of the house. The windows are sash windows that also match the appearance of the historic. A large opening on the west elevation suggest that a portion of the rear may have originally served as an attached garage. The one story mass at the rear is not visible from the public right-of-way.

**PROPOSAL**

The applicant is proposing the following work items:

1. Construct a one-story addition on the west (right side) wall.
2. Construct an addition to the rear room and add a new entry.
3. Replace the historic windows in the rear room.

## **APPLICABLE GUIDELINES FOR APPROVAL**

When reviewing alternations and new construction within the Greenwich Forest Historic District, decisions are guided by the *Greenwich Forest Historic District Guidelines (Guidelines)* and Chapter 24A of the Montgomery County Code: Historic Resources Preservation (*Chapter 24A*).

A HAWP should be issued if the Commission finds that:  
Montgomery County Code; Chapter 24A-8(b)(1) and (2),

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

### ***Greenwich Forest Historic District Guidelines***

Intro: The following Principles and Guidelines concern additions, renovations, replacement of houses, and more specific elements of the Greenwich Forest streetscape. These Principles and Guidelines provide specific direction to the Historic Preservation Commission (hereafter the *decision-making body*) for reviewing work permits within the Greenwich Forest Historic District. (Italicized terms are defined in section B.) Permits that conform to these Principles and Guidelines are compatible in character with the district and the purposes of Montgomery County Historic Resources Preservation law. Any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body.

Levels of review means the nature of review applicable to a proposed modification. The three levels of review are:

- ☐ *Limited scrutiny* is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for *work permits* is more limited and emphasizes the overall structure rather than materials and architectural details. The *decision-making body* should base its review on maintaining compatibility with the design, texture, *scale, spacing and placement* of surrounding houses and the impact of the proposed change on the streetscape.
- ☐ *Moderate scrutiny* is a higher level of review than *limited scrutiny* and adds consideration of the preservation of the property to the requirements of *limited scrutiny*. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.
- ☐ *Strict scrutiny* is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the *limited* and *moderate scrutiny* levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

Principle A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in

Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit run-off into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

**B3. Balancing Preservation and Flexibility:** These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

**D1. Changes to architectural style:** Changes to the façades of contributing houses and additions thereto are permitted if the new front elevation: (1) is consistent with a style of another contributing house (see Appendix 3), and (2) is suitable to and does not significantly alter the original outline, shape and scale of the original structure.

**D4. Additions:** Additions to contributing and non-contributing houses are allowed. The style of an addition must be compatible and in keeping with the prevailing styles of that house. The style of the addition must be compatible with the style of the original house, unless the owner wishes to change the architectural style of both the house and addition to another style of a contributing house in Greenwich Forest. Additions to contributing houses must preserve as a recognizable entity the outline of the original house (not including subsequent additions). Side additions to contributing houses are allowed, but the limits of the original façade must be demarcated by stepping back the front plane of the addition and by a change in the addition's roofline. Rear additions to contributing houses are allowed within limitations on height and setback.

**D5. Guidelines and dimensions:** The total lot coverage of a house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory building may be increased by 2% to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.

Additions should try to preserve ample spacing between houses. For example, visual crowding between houses could be minimized by: placing an addition toward the back of a property; placing an addition on the side of a property with greater distance to the adjacent house (especially when a side lot abuts the rear setback of an adjacent corner house); or by screen additions with plantings. The total of the two side lot setbacks must be at least 18' with no less than 7' on one side. Rear lot setbacks must be at least 25', though decks with no higher than 3' from the ground may extend to an 11' setback.

The elevation of the main or predominant ridgeline(s) of a contributing house as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3' above that of the main ridgeline.

## **STAFF DISCUSSION**

The current proposal will expand living space and kitchen space for 5606 York Lane by expanding the walls in those spaces to the west by several feet. The interior will be reconfigured to better utilize these spaces. Additionally, the windows on the rear 'family room' are to be replaced with new 6/6 sash windows that match the design and dimensions of the historic.

### **Expanded Kitchen**

The rear portion of the house's western wall will be demolished to accommodate a one-story expansion of the kitchen and a new wall that will project six feet further to the west (the right side of the house when

viewed from the street). The new construction will be clad in Hardiplank siding topped by a side gable roof with slate shingles to match the historic core of the house. The west wall of the new construction will have a contemporary casement window with a nine-light rectangular casement and arched top.

The removal of the historic wall and expanded living space is consistent with the goal of balancing preservation and flexibility in the Greenwich Forest Design Guidelines (B1-4). The new construction is set back two bays from the front of the house along the west to minimize its impact and differentiate the new from the historic.

The exterior of the expanded kitchen will be clad in Hardiplank siding in a clapboard pattern. This material will offer a contrast from the brick found on the historic portion of the house, while displaying a consistent style as required by the District Guidelines (D4). While this new construction does project beyond the walls of the historic house, the new is recognizable as such and retains the outline of the historic house (D4).

The new side gable roof on the addition will have a similar appearance to the historic roof. The proposal calls for the installation of a slate roof that matches the historic slate to the greatest extent possible. Because the new roof is only one story tall, it does not detract from the historic and helps the addition present a style consistent with the historic per the Design Guidelines (D4).

A window is proposed for the west elevation of the addition. This window features a nine-light (three-light by three-light pattern) casement, with a three-light casement above, topped by an arched three-light fan light. While this design is not one that would have been used historically, it is in a location that is not visible from the public right of way and, per the Design Guidelines, is to be given only limited scrutiny in its review (Appendix 1A). The arched top of the casement window seems to be taking design cues from the historic fan-light above the front door and is appropriate in this location. The frame details are consistent with the proposed new windows in the rear of the house.

Lastly, the placement of this expansion does shorten the setback to the west by six feet (6'). After construction, the setback to the western property boundary will still be more than seven foot (7') side setback required with a total side setback of approximately thirty-five feet (35'); significantly exceeding the eighteen foot (18') requirement in the Design Guidelines (D5).

### **Expanded Room at Rear**

The proposed addition at the rear of the house contains a new entry, mud room, and bathroom and will project nine feet (9') to the west from the historic wall plane. It will not be visible from the public right-of-way because of its placement behind proposed kitchen addition; and would only be minimally visible from the public right-of-way because it is at the rear of the west elevation of the house. Because this addition does not face forward, design guidelines dictate that it is to receive moderate scrutiny in its review (Appendix 1A).

Matching the appearance of the kitchen addition, the expanded room at the rear of the house will be clad in Hardi siding. The rear wall the new construction will be inset from the historic brick wall which will further differentiate the new construction from the historic. However, unlike the kitchen roof, the expansion at the rear will have a standing seam metal roof, a material found in other houses in the historic district. The metal will be painted dark gray to blend in with the color of the historic slate roof.

The side entrance to the rear addition includes a pediment supported by two columns and a concrete stoop. The appearance of this pediment is a striped down version of the pediment on the primary façade including the fan-light above the door.

The addition at the rear is small and subservient to the historic house. Additionally, will not be visible from the public right-of-way and utilizes Colonial Revival elements consistent with the historic house (D4).

### **Replacement Windows**

The current proposal calls for replacing five windows in the family room at the back of the residence. The proposed windows are Marvin Integrity double-hung sash widows with simulated divided lights using fixed exterior and interior muntins. Replacement windows will be installed on the east and south

elevations.

Window configuration varies by location, but intend to match the configuration found on the house. Many of the replacement windows are six over six double-hung, while others are four over four.

District Design Guidelines state that replacement windows are acceptable provided they are compatible with the architectural style of the house (D17). As these windows will not be visible from a public right-of-way their review is to be give a limited scrutiny for appropriateness (Appendix 1A). Based on the criteria identified in the Design Guidelines, the proposed windows should be approved.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1), (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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.

and with the Greenwich Forest Historic District Design Guidelines;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: robert.essink@gmail.com Contact Person: ROBERT ESSINK  
Daytime Phone No.: 443 463 1056  
Tax Account No.: 00496430  
Name of Property Owner: ROBERT & GINGER ESSINK Daytime Phone No.: 443 463 1056  
Address: 5606 YORK LANE BETHESDA 20814  
Street Number City State Zip Code  
Contractor: JENDELL CONSTRUCTION Phone No.: 301 942 3600  
Contractor Registration No.: MHC # 18281, DLLR # 22295  
Agent for Owner: PHIL CANTOR Daytime Phone No.: 301 942 3600  
MARK CANTOR

### LOCATION OF BUILDING/PREMISE

House Number: 5606 Street: YORK LANE  
Town/City: BETHESDA Nearest Cross Street: HAMPDEN LANE  
Lot: 24 Block: Q Subdivision: GREENWICH FOREST  
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 estimator: \$ 235,000

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

### 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.

Phil Cantor

Signature of owner or authorized agent

12.2.16

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(6)



**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:

*see attached*

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

*see attached*

2. **SITE PLAN** *see attached*

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. *see attached*
- 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. *see attached*

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. *see attached*

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. *see attached*
- 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. *see attached*

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.

*N/A*

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.

## SECTION 1. WRITTEN DESCRIPTION OF PROJECT

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

The existing structure is a contributing property in the Greenwich Forest Historic District. It is a two story (with finished attic), colonial revival style house on .27 acres (11,554 square feet) in the Greenwich Forest community of Bethesda. The home is located on Lot 24, Block Q as noted in Attachment A, *Surveyor's Certification*, dated August 18, 1993.

The house was constructed in 1936 by Cafritz Construction Company and other than general maintenance and painting, the house has had no major structural or exterior changes completed during the last 80 years. The design of the house is consistent with the architectural style of many homes in the neighborhood.

There are hickory, oak and tulip popular trees on the property as well as smaller dogwood trees, azaleas and rhododendrons.

A small gardening shed in the back of the property is currently used for storage of lawn tools and home items.

There are no prominent historical features on the property.

**b. General description of project and its effect on the historical resources, the environmental setting and, where applicable, the historic district.**

The proposed project is primarily an interior remodeling of a kitchen, family room and bathroom plus a small expansion for the kitchen, bath and mudroom. Rooms will be reconfigured, a half-bath will be moved and expanded into a full bathroom, and windows in the family room will be enlarged and replaced. The new space configuration includes expansion of the house by 9" on the west side of the existing family room and 6" on the west side of the existing kitchen. This expansion will increase the lot coverage from 11.3% to 13.3% and will reduce the east side set-back from 22.5' to 16.5' and the combined side set-backs from 57.5' to 51.5'. These changes comply with the Greenwich Forest Historic Guidelines which specify 25% maximum lot coverage, 7' minimum side setback, and 18' minimum combined side setbacks. The proposed expansion will be set back from the front plane of the house by 14', thereby preserving the outline of the original facade. The proposed project does not involve the removal of any trees or significant changes in the management of water runoff. The design and materials have been selected to match the original style of the house.

Specifically, the project will:

1. *Remodel and expand kitchen.* Approximately 78 square feet (6' by 13") will be added to the west wall of the kitchen as noted on the first floor schematic plans and west facing elevation (Attachments B and C). This addition will expand the original kitchen by 6 feet beyond the existing west wall (Attachment D) and 3 feet into the existing half-bath and family room. This will create a modern kitchen with increased storage, cooking and eating areas. The interior and design of the kitchen will be traditional in all respects. Cabinetry, trim details, lighting and hardwood flooring will be consistent with the other traditional features in the house. A new insulated window will be installed, as noted on the west facing elevation. The exterior of the kitchen addition will be HardiePlank lap siding consistent with siding styles found on many contributing properties in the district. The siding will be painted in muted earth tones to blend in with the natural setting. The exterior design will be compatible with the colonial revival



design of the house and other houses in the Greenwich Forest community. The roof will be natural slate tile and match the house's existing slate tile to the extent possible.

2. *Addition of new entry, vestibule, mud room and bathroom.* A new rear entry, vestibule, mud room and full bath of approximately 148.5 square feet (16.5' by 9") will be constructed on the west side of the existing family room at the rear of the house. The west facing elevation and First Floor plan show the schematic design features of this proposed addition. The exterior door entry area will have a small overhang, recessed lighting and porch with two steps leading to the door from the top of the driveway. The entryway will include a small coat closet. A full, tiled bath with shower will be immediately to the right of the vestibule. A mud room will be located to the left of the entryway with a refrigerator, counter and floor to ceiling cabinets. A tile floor will be installed in the entryway and mudroom. The exterior siding will be painted in muted, gray earth tones as described in #1 above. The exterior design will be compatible with the colonial revival design of the house and other houses in the community. The roof will be a raised seam, metal roof consistent with other metal roofs in the neighborhood (See link for example of raised seam metal roof in Materials Specifications; *this is an example only*). The metal roof will be dark gray in color and match the color of the slate tile on the other sections of the house.
3. *Replace windows in family room to improve energy efficiency and compatibility with the project objectives and design.* Five new windows will be installed in the remodeled family room. The window south side of the family room will be enlarged and replaced with three replacement windows to ensure consistency of style and material in this room. All windows will have simulated divided lights with fixed muntins, in compliance with the Greenwich Forest Historic Guidelines. New, insulated windows facing east (East Facing Elevation, Attachment E) and south (South Facing Elevation, Attachment F) have been selected to match the window style of the original house as well as the new kitchen, bathroom and mud room windows. The windows will be double hung, each with 12 lights and will match the design of existing windows throughout the house. New replacement windows in the family room will not be visible from the street.

#### SECTION 4. MATERIALS SPECIFICATIONS

Exterior Siding – HardiePlank Lap Siding - <https://www.jameshardie.com/Products/HardiePlank-Lap-Siding>

Windows – Marvin Integrity windows - <http://www.marvin.com/integrity>

Roofing – kitchen addition to be slate tile matching other areas of existing house.

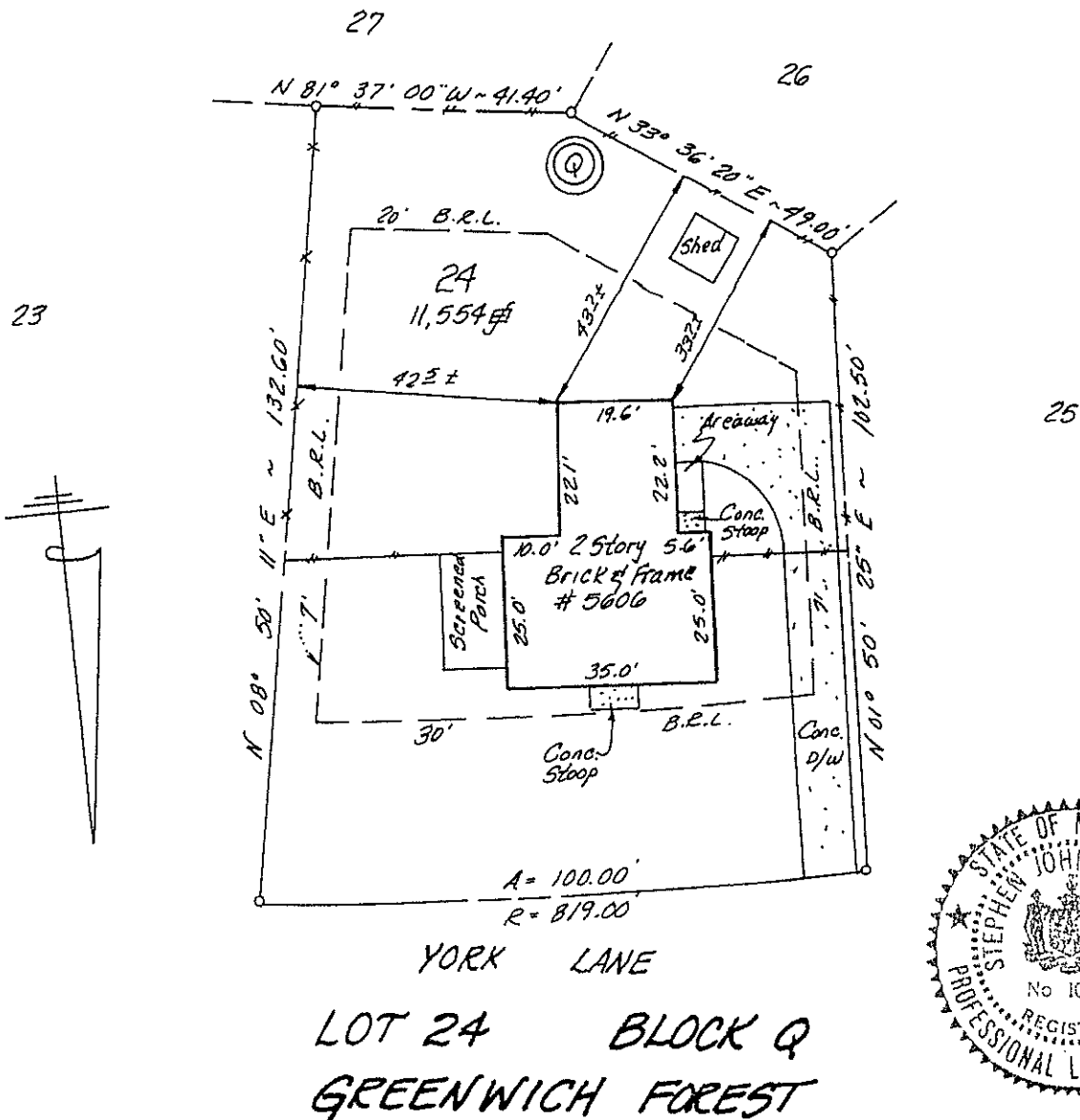
Roofing - family room addition to be raised seam metal (steel) roof in dark gray color.  
<http://www.houzz.com/photos/90177/Guida-Residence-traditional-exterior-other>

Gutters – Copper gutters will be installed to match existing copper gutters on other areas of the house.

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

<b>Owner's mailing address</b> ROBERT ESSINK 5606 YORK LN. BETHESDA, MD 20814	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
DAN KAPLAN KAY RICHMAN 8000 WESTOVER RD. BETHESDA, MD 20814	TOM & PHOEBE LIDDLE 5604 YORK LN BETHESDA, MD 20814
TODD LUBAR 7835 HAMPTON LN. BETHESDA, MD 20814	CLIFF HENDLER DEBORAH NEIPRIS 7831 HAMPTON LN. BETHESDA, MD 20814
KATE BELKER DAVID SCHINDLER 5605 YORK LN. BETHESDA, MD 20814.	

## Attachment A



## Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

8/18/93

Date

*Stephen J. Wenthold*  
 Stephen J. Wenthold  
 Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Scale: 1" = 30'

Plat Book: 8

Plat No.: 621

Work Order: 93-4038

Property

Address: 5606 York Lane

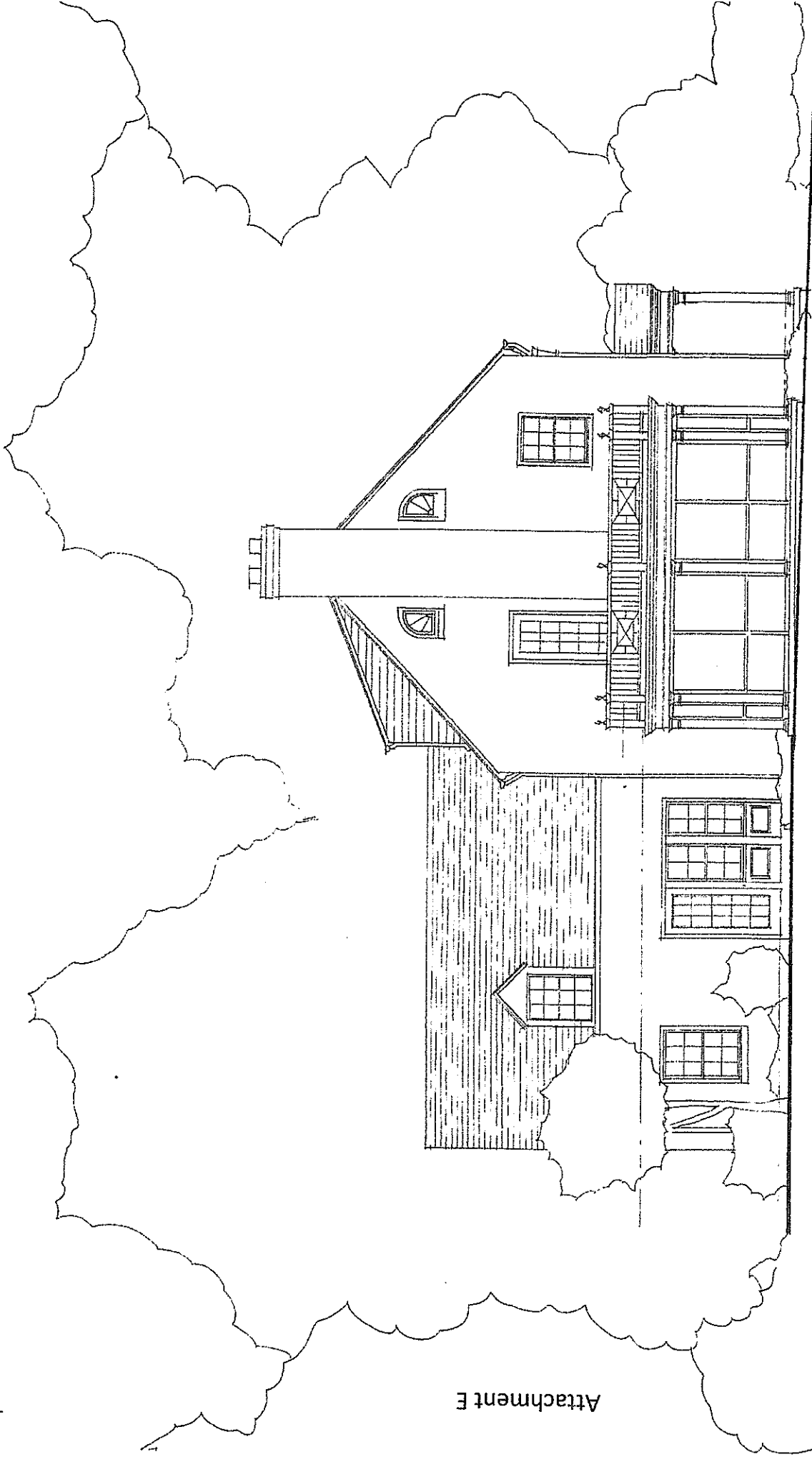
Election District # 7

Jurisdiction: Montgomery County, Maryland



Meridian Surveys, Inc.  
 2401 Research Boulevard  
 Suite 380  
 Rockville MD, 20850  
 (301) 840-0025

11



JC inc.

JENDELL CONSTRUCTION, INC.  
A DESIGN-BUILD FIRM  
MULTI-SCALE DESIGN • RESTORATION AND RENOVATION • INTERIOR FINISHES • POWER QUALITY CONTROL

**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

ALTERATIONS & ADDITION TO THE RESIDENCE OF:  
**ROBERT & VIRGINIA ESSINK**

Attachment F

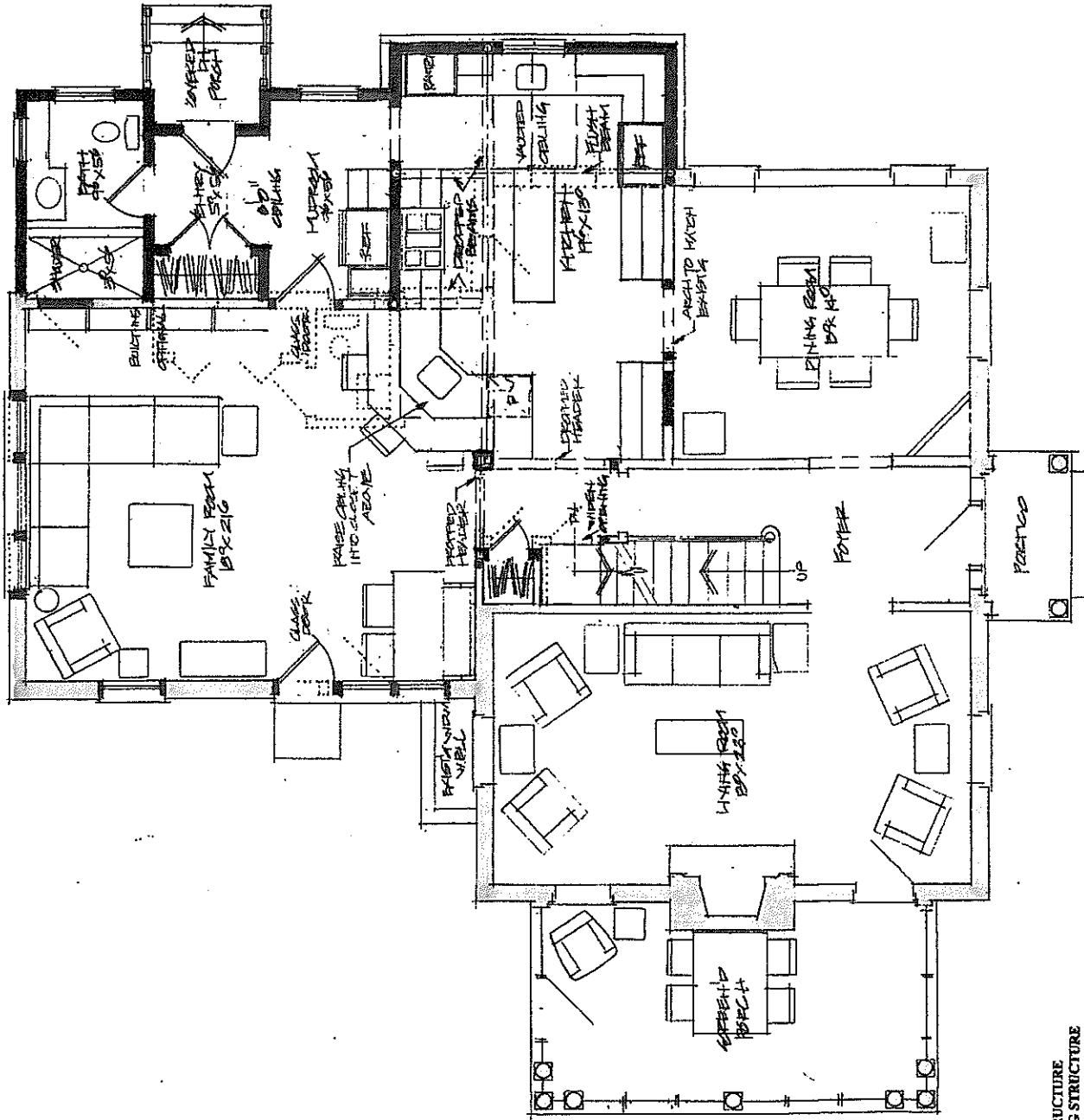


ALTERATIONS & ADDITION TO THE RESIDENCE OF:  
**ROBERT & VIRGINIA ESSINK**  
5606 YORK LANE  
BETHESDA, MD 20814

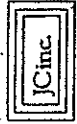
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



JENDELL CONSTRUCTION, INC.  
A DESIGN-BUILD FIRM  
1815 EIGHTH AVENUE • CONROBERT, MD 20814 • Tel: (301) 441-2001 • Fax: (301) 441-2002



DATE 9/29/2016  
 REVISED 11/27/2016  
 11/14/2016  
 11/15/2016



JENDELL CONSTRUCTION, INC.  
 A SEABURN-BUILDERS FIRM

10341 OFFSHORE AVENUE • KENSINGTON, MD 20849 • Phone (301) 941-0000 • Fax (301) 941-1000

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

NEW STRUCTURE  
 EXISTING STRUCTURE  
 STRUCTURE TO BE REMOVED  
 STRUCTURE ABOVE OR BEYOND

ALTERATIONS & ADDITION TO THE RESIDENCE OF:  
**ROBERT & VIRGINIA ESSINK**  
 5606 YORK LANE  
 BETHESDA, MD 20814



Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING STREET VIEW



Detail: EXISTING WEST SIDE - KITCHEN AND FAMILY ROOM ADDITION WILL BE ON THIS WALL.

Applicant: Rehnh  
12.2.16.

Page:



Existing Property Condition Photographs (duplicate as needed)



Detail: WEST SIDE OF FAMILY ROOM. - EXISTING.



Detail: DRIVEWAY - WEST SIDE OF HOUSE - EXISTING

Applicant: \_\_\_\_\_

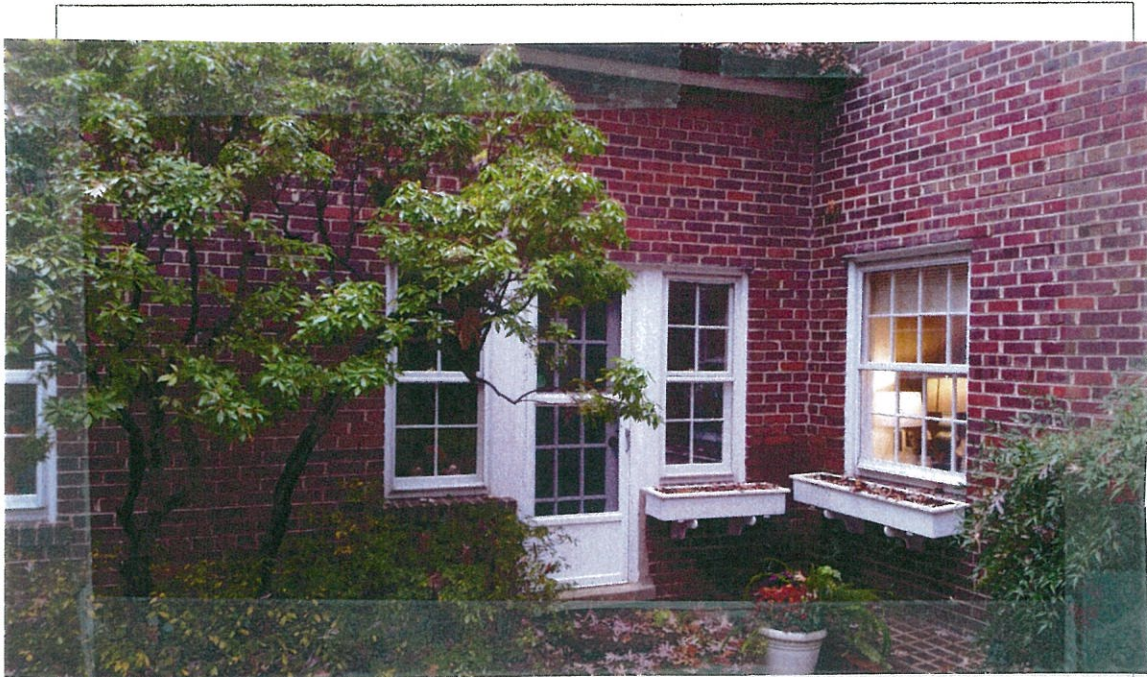
Merrill  
12.2.16

Page: \_\_\_\_\_

(16)



Existing Property Condition Photographs (duplicate as needed)



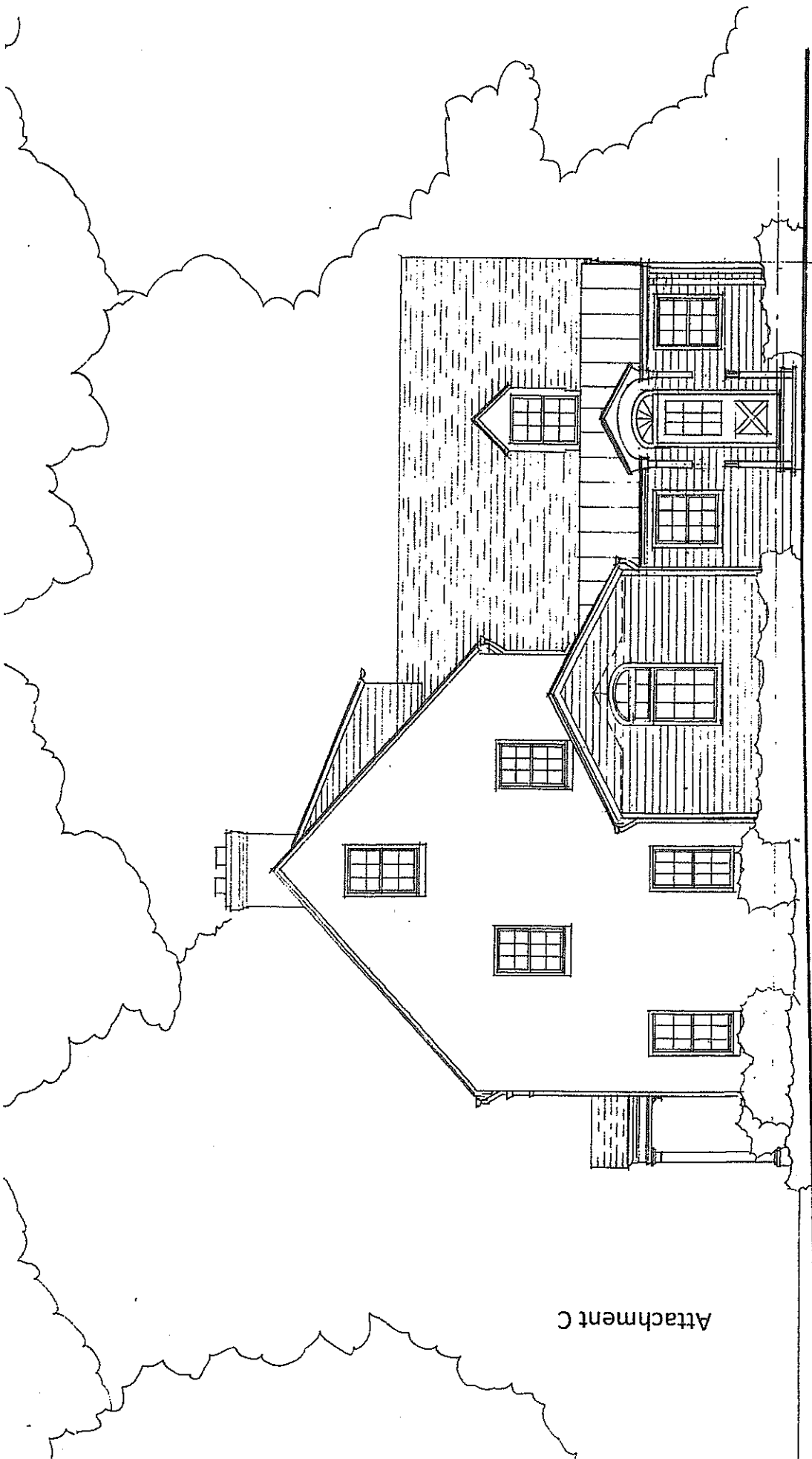
Detail: EAST SIDE OF FAMILY ROOM - EXISTING.



Detail: SOUTH SIDE OF FAMILY ROOM - EXISTING

Applicant: Matt Ekib  
12.2.16

Page:



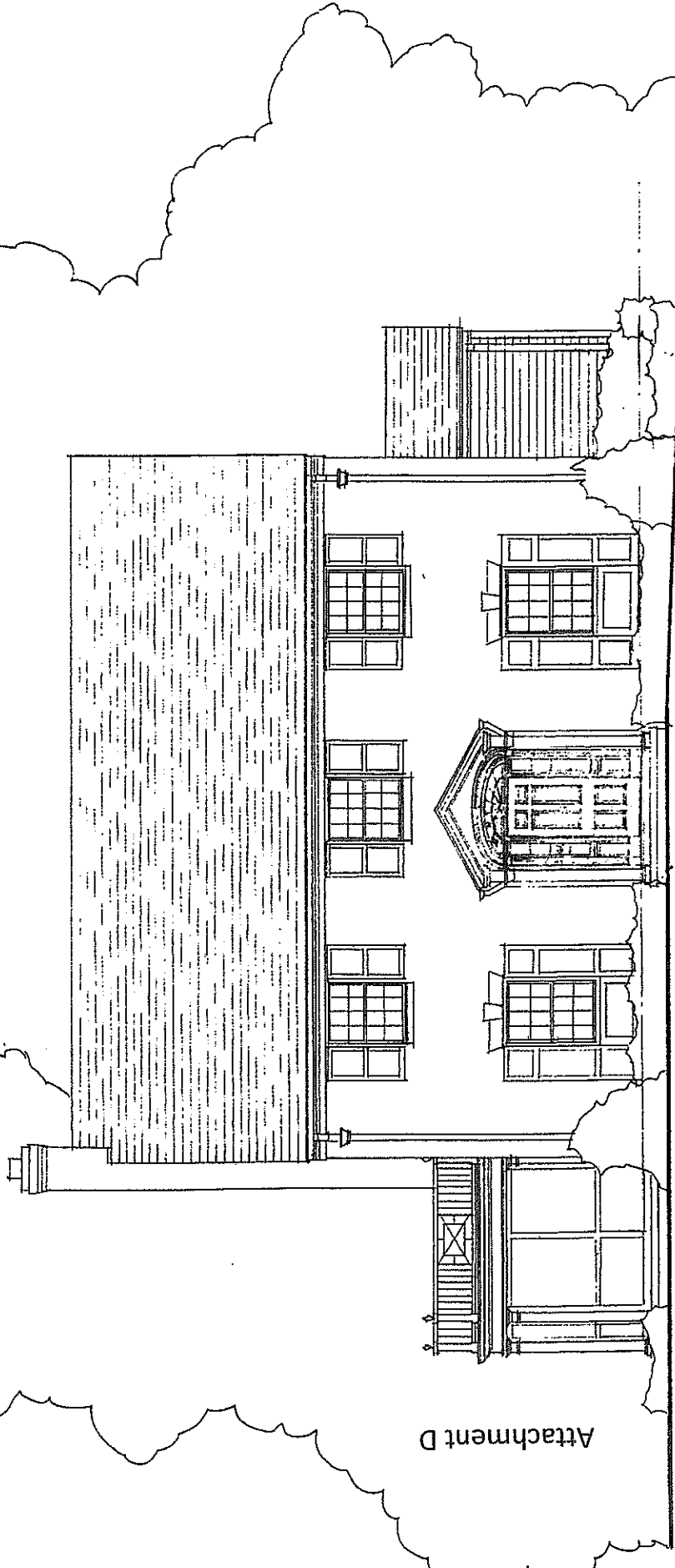
Attachment C

ALTERATIONS & ADDITION TO THE RESIDENCE OF:  
**ROBERT & VIRGINIA ESSINK**  
 5605 YORK LANE  
 BETHESDA, MD 20814

**WEST ELEVATION**  
 SCALE 1/8" = 1'-0"



**JENDELL CONSTRUCTION, INC.**  
 A DESIGN-BUILD FIRM  
 10011 RIVER AVENUE • BETHESDA, MD 20814 • Tel: (301) 440-0077 • Fax: (301) 440-1000



Attachment D

ALTERATIONS & ADDITION TO THE RESIDENCE OF:  
**ROBERT & VIRGINIA ESSINK**  
 5606 YORK LANE, BETHESDA, MD 20814

**NORTH ELEVATION**  
 SCALE 1/8" = 1'-0"



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