EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4805 Cumberland Ave., Chevy Chase
Meeting Date: 10/10/2018

Resource: Contributing (Pre-1915) Resource
(Somerset Historic District)
Report Date: 10/3/2018

Applicant: Joseph and Anne Yap
Public Notice: 9/26/2018

Review: HAWP
Tax Credit: Yes

Case Number: 35/36-18I
Staff: Michael Kyne

PROPOSAL: Window replacement

STAFF RECOMMENDATION:
✓ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing (Pre-1915) Resource within the Somerset Historic District
STYLE: Four-Square
DATE: Pre-1906

PROPOSAL:

The applicants are proposing to make structural repairs to a non-historic enclosed 2nd-floor porch on the front (south) elevation of the historic house, and to rebuild the enclosed porch in-kind. The non-historic windows of the enclosed porch will also be replaced, with the following specifications:

- Removal of the four (4) paired non-historic wooden casement windows (each pair with 4-lites) and aluminum storm windows on the front (south) elevation.
- Installation of four (4) fixed TDL (with 1-11/16” wide muntins) wooden picture windows (4-lites each) on the front (south) elevation.
- Removal of the two wooden casement windows (2-lites each) and aluminum storm windows on the left (west) elevation.
- Installation of two 1-over-1 wooden double-hung windows on the left (west) elevation.
- Removal of the two wooden casement windows (2-lites each) and aluminum storm windows on the right (east) elevation.
- Installation of two 1-over-1 wooden double-hung windows on the right (east) elevation.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:
2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

(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 period or architectural style.

(Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

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

and with the Secretary of the Interior’s Standard for Rehabilitation #2 and 9;

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

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

Contact Email: yaplets.earl.com
Contact Person: Joseph D. Yap

Tax Account No.: 535645
Daytime Phone No.: 301-654-5038

Name of Property Owner: Joseph D. Yap
Daytime Phone No.: 301-654-5038

Address: 4805 Cumberland Ave, Chevy Chase, Md. 20815

Contractor: RNP Remodeling
Phone No.: 301-622-3690

Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISES

House Number: 4805
Street: Cumberland Ave.

Town/City: Chevy Chase
Nearest Cross Street: Surry St.

Lot: 13
Block:
Subdivision:

Liner:
Focal:
Parcel:

PART ONE: TYPE OF PERMIT, ACTION, AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C
☐ Move ☐ Install ☐ Weep/Rise ☐ Slab
☐ Revision ☐ Repair ☐ Revocable ☐ Room Addition
☐ Fence/Wall (complete Section 4) ☐ Porch ☐ Deck
☐ Other: Windows

1B. Construction cost estimate: $20,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITONS

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:

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/assessment

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.

Joseph D. Yap
Signature of owner or agent of owner

Date: 9/4/18

Approved:

For Chairperson, Historic Preservation Commission

Disapproved:
Signature:

Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structures and environmental setting, including their historical features and significance:
      
      Our house is a 1904 4-square at 4805 Cum- 
      beland in the Summit historic district. For some 
      point, a sleeping porch was added to the front of the 
      house. Subsequently (prob. in 1970s), the porch was 
      enclosed. Aluminum storm windows were added over 
      the old (not original) windows and a large radiator 
      was installed in the former sleeping porch area.
   
   b. General description of project and its effect on the historic resource(s), the environmental setting and, where applicable, the historic district:
      
      Because apparently, the porch plans were not designed 
      to carry the weight of the additions, the porch and 
      enclosed sleeping porch area have resulted in significant 
      cracking, structural breakdown andrelated problems and require 
      the necessary structural repairs. We propose to replace the old windows 
      and a Plat attached:
      
      Site plan for this project.
      
      Attached an engineer's structural work and a 

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, trees, and boundaries, 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
   a. This information is included in the attached specifications on the 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 drip line 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/roadway from the parcel in question.

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 INTO MAILING LABELS.
1. b. (cont'd)
with new double glazed windows, otherwise identical to the windows first installed in the sleeping porch and to remove the aluminum storm windows.
Thus will be no other exterior changes.

2. Site Plan (cont'd.)
detailed description of the proposed new windows.

3. Adjacent/Confronting Property Owners - all in

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fraser Blagoe</td>
<td>20815</td>
<td>4812 Drummond Ave.</td>
</tr>
<tr>
<td>2</td>
<td>Tim Shriver &amp; Linda Potter</td>
<td>4810 Drummond Ave.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Viktor Rosclike</td>
<td>4804 Drummond Ave.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Mark London &amp; Danica Fitzgerald</td>
<td>4801 Cumberland Rd.</td>
<td>5820 Surry</td>
</tr>
<tr>
<td>5</td>
<td>Jeff Mascott</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Natalie Forrest</td>
<td>4806 Cumberland</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Vacant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Phil &amp; Tammy Mundelson</td>
<td>4807 Cumberland</td>
<td></td>
</tr>
</tbody>
</table>
QUOTE

DATE: July 31st, 2018, revised August 27th, 2018
QUOTE#: 10041

RNP REMODELING SERVICE INC.
307 Boxford Ct., Frederick MD 21702
301-602-3690 OR 301-519-0626
reinaldonicolasflores@live.com

WORK TO BE PERFORMED AT: 4805 Cumberland Ave, Somerset MD

DESCRIPTION OF WORK:

STRUCTURAL REPAIRS OF PORCH, AND PIER SUPPORT AND MODIFICATIONS TO SECOND FLOOR PER STRUCTURAL DRAWINGS BY GAVIN & ASSOC. DATED 07.16.2018

FOOTINGS AND PIERS - Remove existing brick piers and existing footings and replace with new 36"x36" footings and new piers to match existing. Remove lattice as necessary and reinstall.

$20,800.00

PORCH FLOOR – Jack to level platform. Remove and install new flooring (scenic mahogany, usually from Malaysia, 1x4 T&G R/L for exterior deck). Remove and reinstall railing.

$13,410.00

WINDOWS – Replace windows (Marvin wood ultimate double-hung operable and fixed pictures, interior wood trimmed pine pre-finished, exterior wood primed pine, insulated glass clear, standard hardware white finish, wood primed frames for screens on both sides with high transparency mesh)

$20,000.00

SECOND FLOOR STRUCTURAL – Install new beam and install new insulation and drywall as needed, including beadboard repair of the existing gap, plus a full new sub-floor where carpet has been removed. Hardwood floor on remaining part of room to remain as-is. Carpet supplied by owner.

$5,710.00

Total: $59,920.00
GENERAL NOTES

PROJECT TEAM ZONING AND BUILDING CODE INFORMATION SCOPE OF WORK

ARCH. JOHN CRANE & BIANCA VAPE 4805 CUMBERLAND AV MD SOMERSET, MD

YEARS BUILT: 1932
FLOOR SIZE: 1340 SQ FT
BASEMENT SIZE: 104 SQ FT
LOT SIZE: 10,500 SQ FT

CONTRACTOR: PATRICK GANNAM
19 EIGHT EIGHT CONSTRUCTION
P. O. BOX 900
GREAT FALLS, VA 22062

APPLICATION & BUILDING CODE:
INC. 305

STRUCTURAL REMOVA LS AT PORCH AND PIER SUPPORT AND MODIFICATIONS TO THE SECOND FLOOR

VIGINTY MAP DRAWING LIST

A1 COVER SHEET
A2 PLAN & ELEVATIONS
A3 SECTIONS

7-16-18 COVER SHEET

15
Wood Ultimate Double Hung Collection

Standard Insulating Glass Divided Lite Options

- Insulating Glass
- Aluminum 23/32" Contour GBG

5/8" SDL

5/8" SDL W/Spacer

7/8" SDL

7/8" SDL W/Spacer Bar

1 1/8" SDL

1 1/8" SDL W/Spacer Bar

1 11/16" IG ADL

NOTE: ADL is not available with CE Mark.
## Wood Subsills

*Not to Scale*

### Accessories

<table>
<thead>
<tr>
<th>Subsill Type</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>W2122 - Narrow Subsill</strong></td>
<td>2 27/32&quot; (72) 1 1/4&quot; (32) 1 11/16&quot; (27)</td>
</tr>
<tr>
<td><strong>W2165 - 2&quot; Simulated Thick Subsill</strong></td>
<td>2 3/4&quot; (70) 1 3/32&quot; (28) 2&quot; (51) 1 13/16&quot; (46)</td>
</tr>
<tr>
<td><strong>W2124 - Cut Back Subsill</strong></td>
<td>1 15/32&quot; (37) 15/16&quot; (24)</td>
</tr>
<tr>
<td><strong>W8063 - 2&quot; Simulated Thick Subsill</strong></td>
<td>3 17/32&quot; (90) 2 9/32&quot; (58) 2&quot; (51)</td>
</tr>
<tr>
<td><strong>W2134 - Subsill</strong></td>
<td>2 3/4&quot; (70) 1 3/32&quot; (28) 29/32&quot; (23)</td>
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<tr>
<td><strong>W10340 - 2&quot; Simulated Thick Subsill</strong></td>
<td>2 3/4&quot; (70) 15/16&quot; (24) 2&quot; (51) 1 13/16&quot; (46)</td>
</tr>
<tr>
<td><strong>W10333 - Subsill</strong></td>
<td>2 3/4&quot; (70) 15/16&quot; (24) 3/4&quot; (19)</td>
</tr>
<tr>
<td><strong>W10341 - 2&quot; Extended Simulated Thick Subsill</strong></td>
<td>3 17/32&quot; (90) 15/16&quot; (24) 2 9/32&quot; (58) 2&quot; (51)</td>
</tr>
</tbody>
</table>

**NOTE:** For product compatibility, see chart on next page.
FINECRAFT
Cumberland Project

Quote #: VFZAWBW

A Proposal for Window and Door Products prepared for:
Job Site:
20815

Shipping Address:
AMERICAN CEDAR & MILLWORK-BALTIMORE 2010
214 NAJOLES RD
MILLERSVILLE, MD 21108-2500

Featuring products from:
Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

**Marvin Wood Spec**

| Exterior/Interior Colors/Finishes - Species | Pine |
| Exterior/Interior Colors/Finishes - Exterior Finish | Primed |
| Exterior/Interior Colors/Finishes - Interior Finish | Painted Interior Finish - White |
| Exterior/Interior Colors/Finishes - Back Prime | False |
| Window Glass Type - Glazing | IG |
| Window Glass Type - Glass Types | Clear |
| Window Glass Type - Perimeter Bar Color | Stainless |
| Divided Lites - Divided Lite Type | None |
| Window Hardware - Window Hardware Color | White |
| Window Hardware - Sash Lift | None |
| Window Hardware - Finger Pull | No Finger Pull |
| Interior Shade - Shade Placement | No Shade |
| Window Screens - Exterior Screen Type | Wood Screen |
| Window Screens - Mesh Type | Charcoal Hi-Transparency Fbrgls Mesh |
| Storm Sash/Storm Sash | False |
| Storm Sash/Storm Sash | False |
| Jamb - Jamb Depth | 4 9/16" |
| Casing/Subsill - Top Casing Type | None |
| Casing/Subsill - Side Casing Type | None |
| Casing/Subsill - Subsill | W8063 - Extended Thick Subsill |
| Casing/Subsill - Non Finger-Jointed Subsill | True |
| Casing/Subsill - Subsill Species | Pine |
| Casing/Subsill - Subsill Exterior Finish | Primed |
| Casing/Subsill - Non Finger-Jointed Sill | True |
| Casing/Subsill - Sill Horn Type | Long Sill Horns |
| Casing/Subsill - Sill Horn Width | 6" |
| Assembly Accessories - Interior Accessory | None |
| Installation Method - Installation Options | No Installation Method |
| Miscellaneous Options - Interior Glazing Profile Options | Ovolo |
| Miscellaneous Options - Non Finger-Jointed Blindstop | False |
| Miscellaneous Options - Jamb Hardware Color | White |
| Miscellaneous Options - Sash Species | Pine |
| Miscellaneous Options - Sash Exterior Finish | Primed |
| Miscellaneous Options - Sash Interior Finish | Painted Interior Finish - White |
| Miscellaneous Options - Exterior Sash Lugs | None |
UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th>LINE</th>
<th>MARK UNIT</th>
<th>BRAND</th>
<th>ITEM</th>
<th>QTY</th>
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<tbody>
<tr>
<td>1</td>
<td>side units as DH</td>
<td>Marvin</td>
<td>Wood Ultimate Double Hung</td>
<td>4</td>
</tr>
<tr>
<td>2</td>
<td>Front picture units</td>
<td>Marvin</td>
<td>Wood Ultimate Double Hung Picture 1 5/8&quot; Sash</td>
<td>4</td>
</tr>
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</table>
# LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th>Line #1</th>
<th>Qty: 4</th>
<th>Mark Unit: side units as DH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Line #2</td>
<td>Qty: 4</td>
<td>Mark Unit: Front picture units</td>
</tr>
</tbody>
</table>

**Marvin Wood Ultimate Double Hung**

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Initials required

Seller: ______
Buyer: ______

**Marvin Wood Ultimate Double Hung Picture 1 5/8" Sash**

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Initials required

Seller: ______
Buyer: ______
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.
PURCHASE APPROVAL/SIGN OFF

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: ________________________________

Buyer: ________________________________