

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4811 Cumberland Ave., Chevy Chase	<b>Meeting Date:</b>	8/12/2020
<b>Resource:</b>	Primary (Pre-1915) Resource (Somerset Historic District)	<b>Report Date:</b>	8/5/2020
<b>Applicant:</b>	James Belikove & Vanessa Piala (Jason Arce, Agent)	<b>Public Notice:</b>	7/29/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/36-20B	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Construction of new rear addition, hardscape alteration		

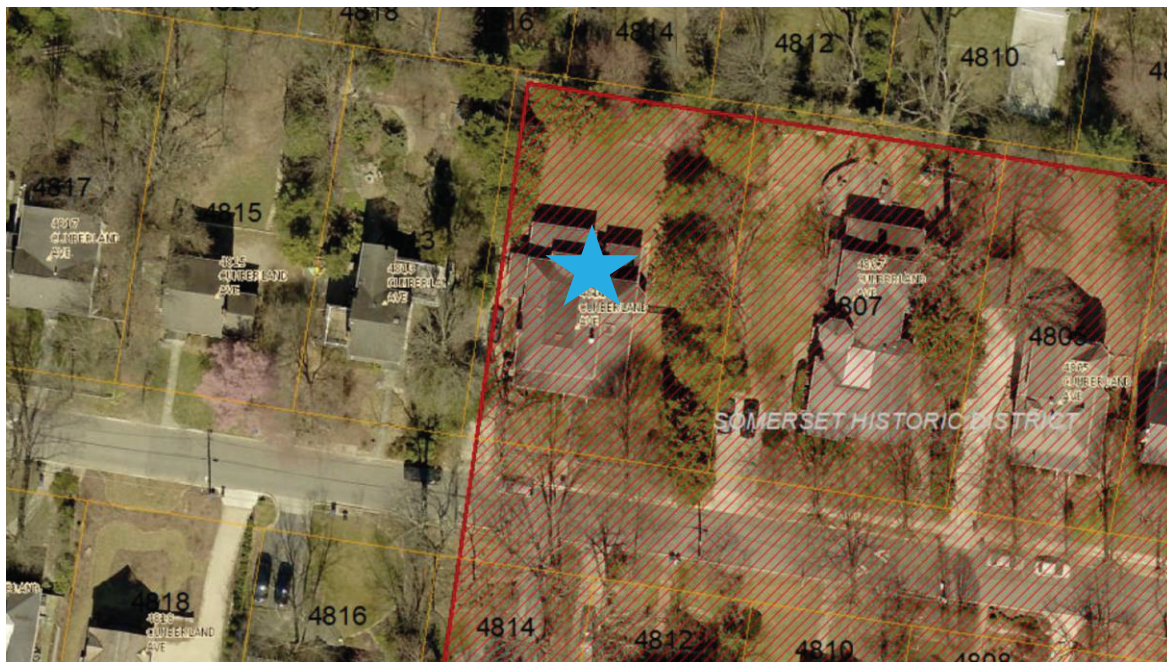
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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Primary (Pre-1915) Resource within the Somerset District  
**DATE:** c. 1917



*Fig. 1: Subject property, as marked by the blue star.*

**BACKGROUND:**

The applicants previously appeared before the Commission for a preliminary consultation at the July 15, 2020 HPC meeting.<sup>1</sup>

**PROPOSAL:**

The applicants propose a new rear addition and hardscape alterations at the subject property.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Somerset Historic District 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***

- (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.

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<sup>1</sup> Link to July 15, 2020 HPC meeting audio/video transcript: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=90695821-cad9-11ea-93cb-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=90695821-cad9-11ea-93cb-0050569183fa)  
 Link to July 15, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/07/III.C-4811-Cumberland-Avenue-Chevy-Chase.pdf>



- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 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:***

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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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.

#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:**

Two undated photographs of the subject property (see Figs. 2-4 below) illustrate the substantial alterations that the subject property has experienced, including changes to the façade, roof, and front porch. The photographs appear to be from the late 20<sup>th</sup> century, and they were likely taken prior to the district's designation in 1990, as it is unlikely that the HPC would have approved such extensive alterations. This is consistent with the statement of the applicants' agent at the preliminary consultation that the existing office and breakfast room additions at the east (right) side (see demolition plans) date to 1988.



***Figs. 2-4: Late 20<sup>th</sup> century photographs of the subject property (top) and current photograph of the subject property (bottom).***

The applicants propose the following work items at the subject property:

- Removal of an existing porch from the rear/right (northeast) corner of the house.
- Removal of an existing walkway connecting the porch to be removed to another porch in the rear/left (northwest) corner of the house.
- Construction of a new one-story building addition in place of the porch and walkway to be removed.
- Removal of a bay window on the right (east) side of the house and installation of French doors in its place.
- Replacement of existing deteriorated stone retaining walls at the east property line.
  - The southernmost (frontmost) stone wall will be replaced in-kind at the same height as the existing, while the northernmost (rearmost) stone wall will be replaced with an anchor block wall at the same height as the existing.

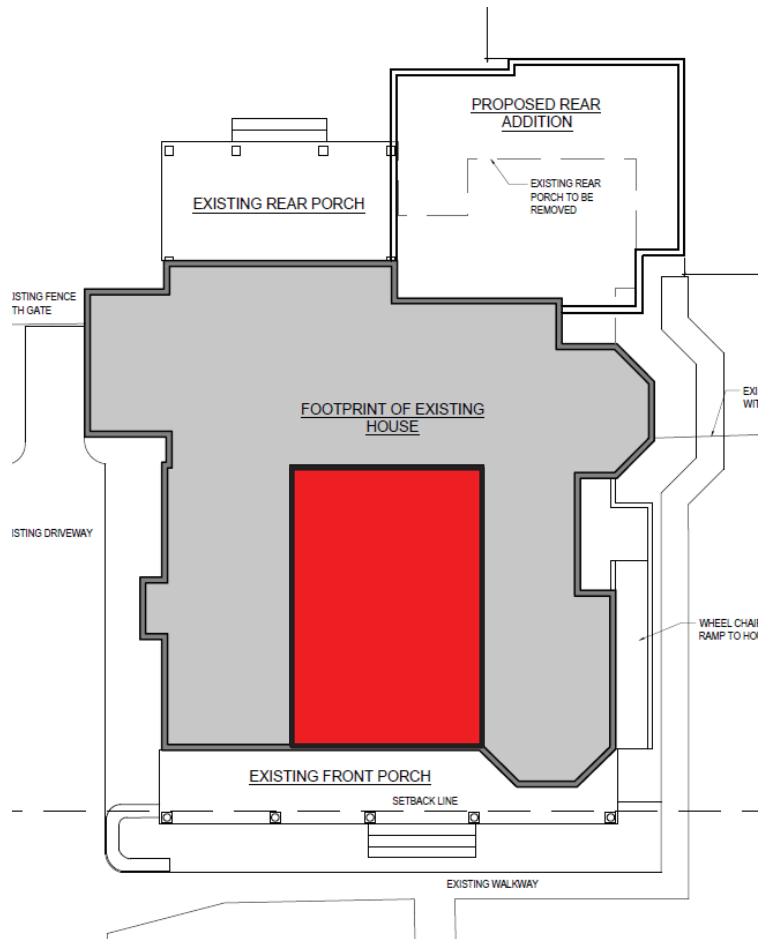
The applicants previously appeared before the Commission for a preliminary consultation at the July 15, 2020 HPC meeting. At the preliminary consultation, the Commission expressed the following:

- The Commission was supportive of the proposed retaining wall alterations.
- Because the house has been substantially altered, the Commission found that the preference to preserve the rear corners of the existing house less critical, and they indicated that they would approve the proposed side-projecting addition.
- The Commission found the proposed master bedroom space rather large, and they recommended that the walk-in closet be incorporated into the bedroom to reduce the overall size of the addition.
- The Commission recommended that additional details be provided regarding proposed materials, when submitting a formal HAWP application.
- The Commission recommended that additional elevations with greater detail be provided for all sides, when submitting a formal HAWP application.
- The Commission recommended that additional photos of the front of the house (perhaps with the proposed addition sketched in) be provided, when submitting a formal HAWP application.
- The Commission recommended that the outline of the historic core be depicted in the floorplans, when submitting a formal HAWP application.

The applicants have returned for a HAWP application with the following revisions, responding to the Commission's comments at the preliminary consultation:

- The overall width of the proposed master bedroom addition has been decreased, reducing the east (right) side projection by 6".
- The proposed walk-in closet, which previously connected an existing bay on the east (right) side of the house to the proposed master bedroom addition, has been reduced in length and rotated 90°. This provides a separation/inset between the walls of the existing bay and proposed master bedroom addition, as recommended by the Commission. Staff notes that the roof of the proposed addition will extend to the bay, retaining some connection. To keep a window on the south (front) elevation of the proposed addition, the walk-in closet will be narrower than the addition, creating a jog where the walk-in closet and addition meet.
- Details have been provided for the proposed materials. As noted in the current submission, the proposed materials will match the existing and include wood clapboard siding, parged CMU foundation, three-tab asphalt shingles, and aluminum-clad SDL windows and doors.
- In addition to full east (right) side and north (rear) elevations, partial elevations have been provided for the west (left) side and south (front) elevations.
- Existing photographs of the front of the house have been provided.
- The historic house core has been depicted on the proposed site plan (see Fig. 5 below).





**Fig. 5: Historic house core in red.**

Staff finds that the applicant have responded appropriately to the Commission's previous recommendations.

The applicants have added the following work items to the revised proposal:

- Construction of a parged concrete wheelchair ramp with painted black metal handrail at the east (right) side of the house.

The wheelchair ramp is being proposed to allow the current owners to age in place. The applicants' agent consulted with staff regarding the appropriate materials and location for the ramp prior to submitting the revised application. The proposed wheelchair ramp will utilize an existing walkway at the south (front) and east (right) side of the house, and it will rise toward the rear, minimizing its impact on the streetscape as viewed from the primary public right-of-way of Cumberland Avenue.

The proposed alterations will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2* and *#9*. In accordance with *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment. Staff finds the proposed materials appropriate and compatible for additions and alterations to non-historic features.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent

with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 outlined above.

**STAFF RECOMMENDATION:**

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

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

and with the general condition that the applicant shall present 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.



FOR STAFF ONLY:  
HAWP# 917791  
DATE ASSIGNED \_\_\_\_\_

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

**APPLICANT:**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: JASON ARCE E-mail: JASON@ANTHONYWILDER.COM  
Address: 7913 MACARTHUR BLVD. City: CABIN JOHN Zip: 20818  
Daytime Phone: 703.328.2850 Contractor Registration No.: BC213041

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M: 35-36

Is the Property Located within an Historic District? ☒ Yes/District Name SOMERSET  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_  
Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

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

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

\_\_\_\_\_  
Signature of owner or authorized agent

07.22.20  
Date



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

THE HOUSE IS A HISTORIC HOUSE THAT HAS HAD 3-4 ADDITIONS IN THE PAST. THERE IS A SLOPE UP TO THE NEIGHBORS PROPERTY ON THE RIGHT SIDE OF THE HOUSE. THIS IS BEING HELD UP BY A MASONRY WALL THAT IS CURRENTLY CRUMBLING. THE REAR YARD (LOCATION OF PROPOSED ADDITION) IS FLAT.

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

THE FIRST FLOOR WILL BE RECONFIGURED TO PROVIDE BETTER CIRCULATION AND UNIFY A CHOPPED UP FLOOR PLAN WHICH INCLUDES RELOCATING THE KITCHEN, POWDER ROOM AND LAUNDRY/MUD ROOM. WE ARE PROPOSING A MASTER SUITE ADDITION OFF OF THE BACK IN ORDER FOR THE OWNERS TO HAVE A HOME THAT THEY CAN AGE IN PLACE IN, AVOIDING STAIRS. THE EXISTING RETAINING WALL ON THE RIGHT SIDE OF THE PROPERTY WILL BE REPLACED WITH A SIMILAR RETAINING WALL.

Work Item 1: FIRST FLOOR RENOVATION

Description of Current Condition:

POOR CIRCULATION WITH  
VERY NARROW CORRIDORS  
(NOT WHEEL CHAIR FRIENDLY).  
VERY DARK FLOOR LAYOUT

Proposed Work:

OPEN UP THE FLOOR PLAN TO  
PROVIDE A WHEEL CHAIR FRIENDLY  
LAYOUT ALLOWING MORE LIGHT  
TO COME IN. RELOCATING OF  
KITCHEN, POWDER ROOM AND  
LAUNDRY ROOM FOR BETTER  
CIRCULATION AND OPEN SPACE.

Work Item 2: MASTER SUITE ADDITION

Description of Current Condition:

EXISTING MASTER BEDROOM  
IS UPSTAIRS AND IS BECOMING  
HARD FOR OWNERS TO MOVE  
UP AND DOWN STAIRS.

Proposed Work:

FIRST FLOOR ADDITION OFF OF  
THE BACK OF THE HOUSE WILL  
ALLOW FOR OWNERS TO AGE  
IN PLACE AND BE WHEEL CHAIR  
FRIENDLY. MASTER SUITE WILL  
BE TAKING THE PLACE OF AN  
EXISTING REAR COVERED PORCH  
THAT WILL BE REMOVED. NO  
TREES WILL BE AFFECTED.

Work Item 3: REPLACEMENT OF RETAINING WALL

Description of Current Condition:

EXISTING RETAINING WALL IS  
CRUMBLING AND DAMAGING  
THE LANDSCAPE AND ALLOWING  
THE NEIGHBORS WATER RUN OFF  
TO ACCUMULATE ON THE PROPERTY

Proposed Work:

REPLACE THE EXISTING MASONRY  
WALL WITH A SIMILAR MASONRY  
WALL. WALL WILL BE HAND DUG  
TO AVOID DAMAGING OR REMOVING  
ANY EXISTING TREES.

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



























<b>Owner's mailing address</b> JIM BELIKOVE & VANESSA PIALA 4811 CUMBERLAND AVE. CHEVY CHASE, MD 20815	<b>Owner's Agent's mailing address</b> JASON ARCE 7913 MACARTHUR BLVD. CABIN JOHN, MD 20818
<b>Adjacent and confronting Property Owners mailing addresses</b>	
4813 CUMBERLAND AVE. CHEVY CHASE, MD 20815	4807 CUMBERLAND AVE. CHEVY CHASE, MD 20815
4812 CUMBERLAND AVE. CHEVY CHASE, MD 20815	4814 CUMBERLAND AVE. CHEVY CHASE, MD 20815
4814 DRUMMOND AVE. CHEVY CHASE, MD. 20815	



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# Belikove-Piala Residence

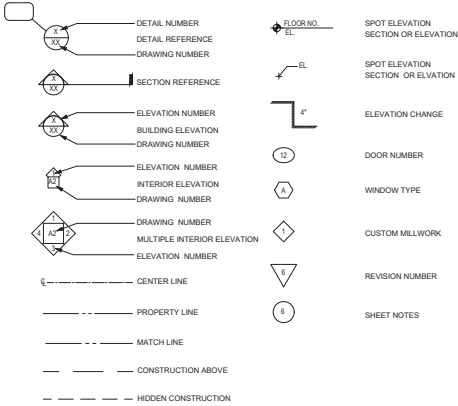
## MATERIAL SYMBOLS

EARTHWORKS:	 EARTH / COMPACTED FILL	 POROUS FILL / GRAVEL	
CONCRETE:	 CAST-IN-PLACE	 PRECAST CONCRETE	
MASONRY:	 BRICK	 CONCRETE BLOCK	
METAL:	 ALUMINUM	 STEEL / OTHER METALS	 BRASS / BRONZE
WOOD:	 FINISHED	 ROUGH	 BLOCKING
GLASS:	 GLASS BLOCK	 GLASS	 GLASS ELEVATION
INSULATION:	 BATT / LOOSE FILL	 RIGID	 SPRAY / FOAM
	 ACOUSTICAL TILE	 CERAMIC TILE - SMALL SCALE	
FINISHES:	 METAL LATH & PLASTER	 CARPET & PAD	 GYPSUM WALLBOARD
ELEVATION INDICATIONS:	 BRICK	 CERAMIC TILE	 CONCRETE / PLASTER



RENDERING TO SHOW DESIGN INTENT ONLY - ACTUAL DESIGN AND FINISHES MAY VARY

## DRAWING SYMBOLS



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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS, WHERE REQUIRED, MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

## ZONING SUMMARY

**Zoning Regulations:** Montgomery County Code, Zoning Ordinance, Chapter 59

**APPLICABLE ZONING REGULATIONS:**

**Zoning District:** R-60

**MAIN BUILDING:**

**Allowable Street Setback:** 25'

**Existing Street Setback:**

**Proposed Street Setback:**

**Allowable Side Yard:** 8' - 18' Total Minimum

**Existing Side Yard:**

**Proposed Side Yard:**

**Allowable Rear Yard:** 20'

**Existing Rear Yard:**

**Proposed Rear Yard:**

**Allowable Building Height:** 30' measured to mean height between the eaves and ridge

**Existing Building Height:**

**Proposed Building Height:**

**Allowable Lot Occupancy:** 35%

**Existing Lot Occupancy:**

**Proposed Lot Occupancy:**

## LIST OF DRAWINGS

CS COVER SHEET  
SP SITE PLAN  
A1 BASEMENT DEMOLITION PLAN  
A2 FIRST FLOOR DEMOLITION PLAN  
A3 SECOND FLOOR DEMOLITION PLAN  
A4 PROPOSED BASEMENT FLOOR PLAN  
A5 PROPOSED FIRST FLOOR PLAN  
A6 PROPOSED SECOND FLOOR PLAN  
A7 EXTERIOR ELEVATIONS

## REVISIONS

## PROJECT SUMMARY

**Project Location:** 4811 Cumberland Ave., Chevy Chase, Maryland 20815

**Lot Description:** Somerset Heights, Lot 11, Block 1

**Site Area:** 15,563 sf

**Owner:** Jim Belikove & Vanessa Piala

**SCOPE OF DESIGN**

- Addition with new Master Suite off back of house
- Renovate main floor to add new kitchen, laundry room, mud room, powder room, butler's pantry, and office
- Existing retaining wall on right side of the property to be removed and reconstructed

## CODE INFO

DESIGNED PER IRC & IECC 2015

LOADS: IRC 2015 & MONTGOMERY COUNTY AMENDMENTS

LIVE LOADS:

LIVING AREA: 40 PSF

ROOF: 30 PSF

LATERAL LOADS:

WIND PER IRC 115 MPH

## VICINITY MAP



ANTHONY WILDER  
ARCHITECTURE | INTERIORS | CONSTRUCTION

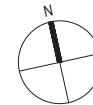
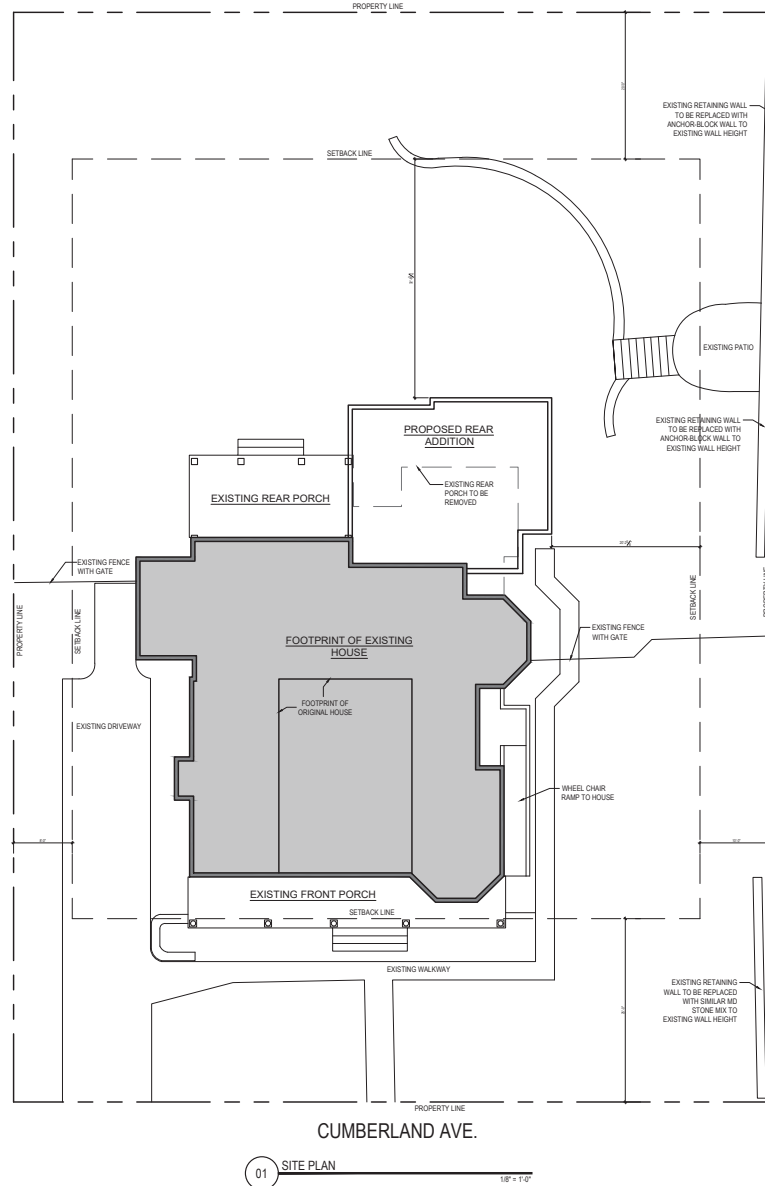
BELIKOVE-PIALA RESIDENCE  
4811 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815

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Overall Design	May 27, 2020
Design Development	June 11, 2020
Letter of Commitment	June 23, 2020
IFC Review	June 24, 2020
IFC Review Revisions	July 14, 2020
4440P Application	Aug. 03, 2020

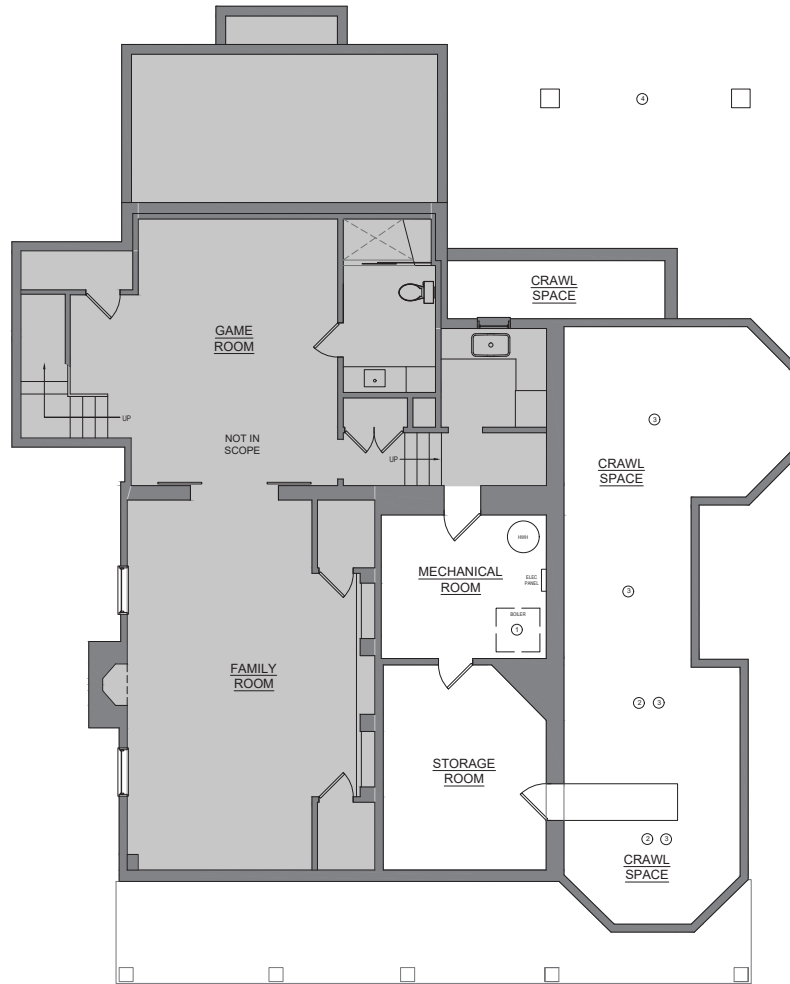
COVER SHEET

CS



 <b>ANTHONY WILDER</b> ARCHITECTURE   INTERIORS   CONSTRUCTION	
<b>BELIKOVE-PIALA RESIDENCE</b> 4811 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815 ANTHONY WILDER DESIGN/BUILD INC. 7913 MACARTHUR BLVD. 2ND FLOOR. CABIN JOHN, MD 20818 301.807.0100 WWW.ANTHONYWILDER.COM	
COPYRIGHT © 2020 ANTHONY WILDER	
Schematic Design Design Development Construction Documents Construction Administration Project Completion	May 27, 2020 June 11, 2020 June 23, 2020 June 24, 2020 July 14, 2020 Aug. 03, 2020
PREPARED BY: _____ DATE: _____	
<b>SITE PLAN</b>	
<b>SP</b>	

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01 BASEMENT DEMOLITION PLAN  
1/8" = 1'-0"

- GENERAL DEMO PLAN NOTES:
1. PROTECT ALL DOORS, WALLS, CEILING, AND FURNITURE BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
  2. --- TO BE REMOVED.
  3. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED
  4. PROVIDE TEMPORARY SHORING AS REQUIRED
- DEMO PLAN NOTES:
- ① EXISTING BOILER TO BE REMOVED AND PREPARED FOR NEW IF NECESSARY. CONFIRM WITH LEAD CARPENTER
  - ② EXISTING SOIL GRADE TO BE FLATTENED FOR NEW CONCRETE PAD
  - ③ EXISTING INSULATION TO BE REMOVED
  - ④ EXISTING PORCH FOOTERS TO BE REMOVED

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BELIKOVE-PIALA RESIDENCE  
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Conceptual Design	May 27, 2020
Design Development	June 11, 2020
Letter of Commitment	June 23, 2020
HPC Review	June 26, 2020
HPC Review Revisions	July 14, 2020
HAWP Application	Aug. 03, 2020

DATE: 08/03/20

BY: [Signature]

PROJECT: 200

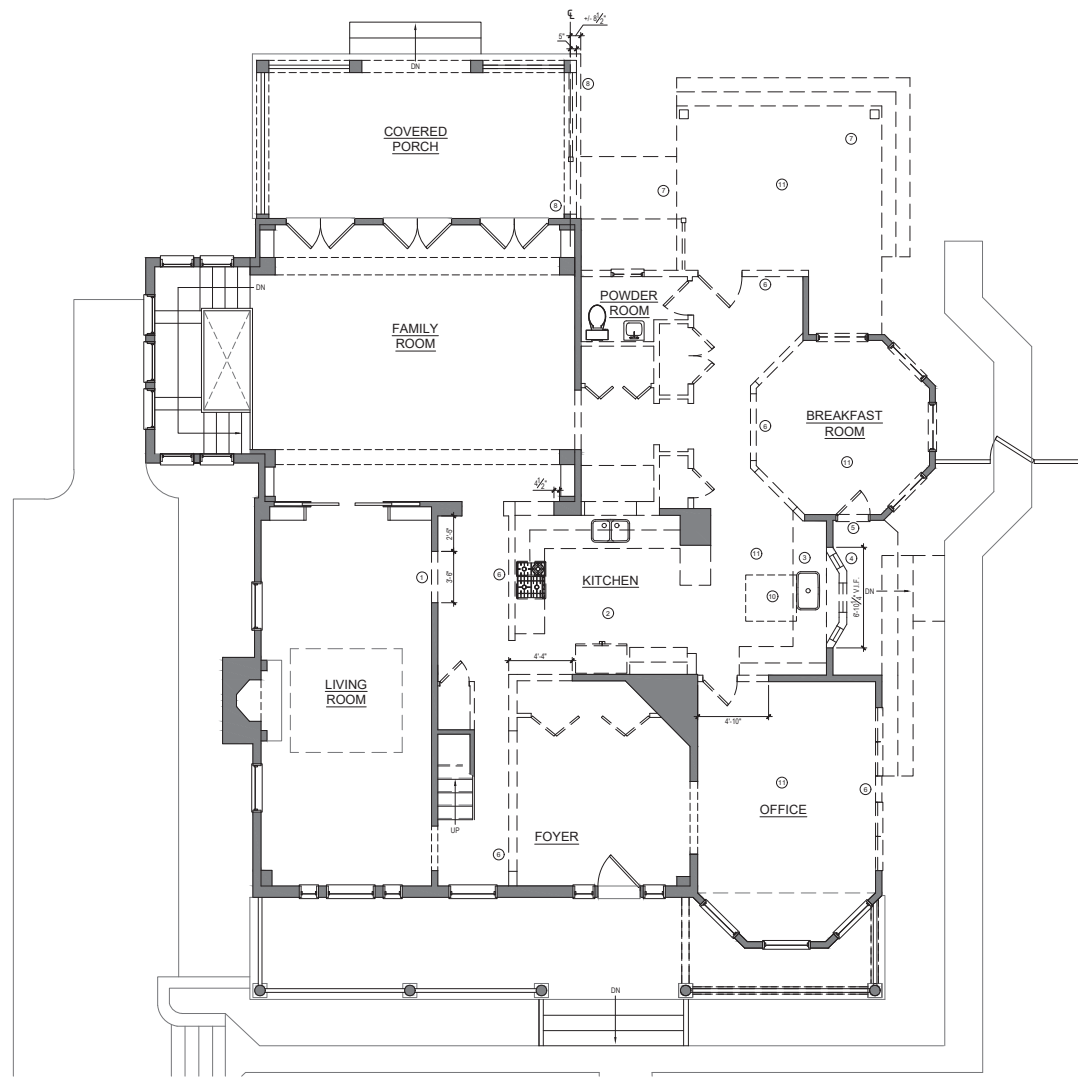
01 BASEMENT DEMOLITION PLAN

A1

HAWP Application Set



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01 FIRST FLOOR DEMOLITION PLAN  
1/8" = 1'-0"

- GENERAL DEMO PLAN NOTES:**
1. PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
  2. --- TO BE REMOVED.
  3. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED.
  4. PROVIDE TEMPORARY SHORING AS REQUIRED.
- DEMO PLAN NOTES:**
1. CREATE 6'-8" TALL OPENING TO LIVING ROOM.
  2. REMOVE ALL EXISTING CABINETS, COUNTER TOPS, AND APPLIANCES.
  3. REMOVE EXISTING COUNTER AND SECOND SINK.
  4. REMOVE BAY WINDOW AND EXTERIOR WALL BELOW FOR NEW DOOR AND SIDELIGHTS. REFER TO SCHEDULE FOR R.O.
  5. REMOVE EXISTING DOOR FROM BREAKFAST NOOK TO EXTERIOR AND PREPARE FOR NEW WINDOW.
  6. PROVIDE SHORING AS NECESSARY FOR REMOVAL OF WALL.
  7. REMOVE EXISTING PORCH, COLUMNS AND STEPS.
  8. REMOVE HALF OF COLUMNS, RAILING AND FLOORING PER DRAWING.
  9. EXISTING RETAINING WALL ALONG RIGHT SIDE OF PROPERTY TO BE REMOVED AND PREPARED FOR NEW WALL.
  10. REMOVE EXISTING SKYLIGHT AND PREPARE FOR NEW.
  11. OFFICE, RIGHT SIDE OF KITCHEN, BREAKFAST ROOM & REAR PORCH WAS BUILT IN 1988.



**ANTHONY WILDER**  
ARCHITECTURE | INTERIORS | CONSTRUCTION

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PROJECT NO.

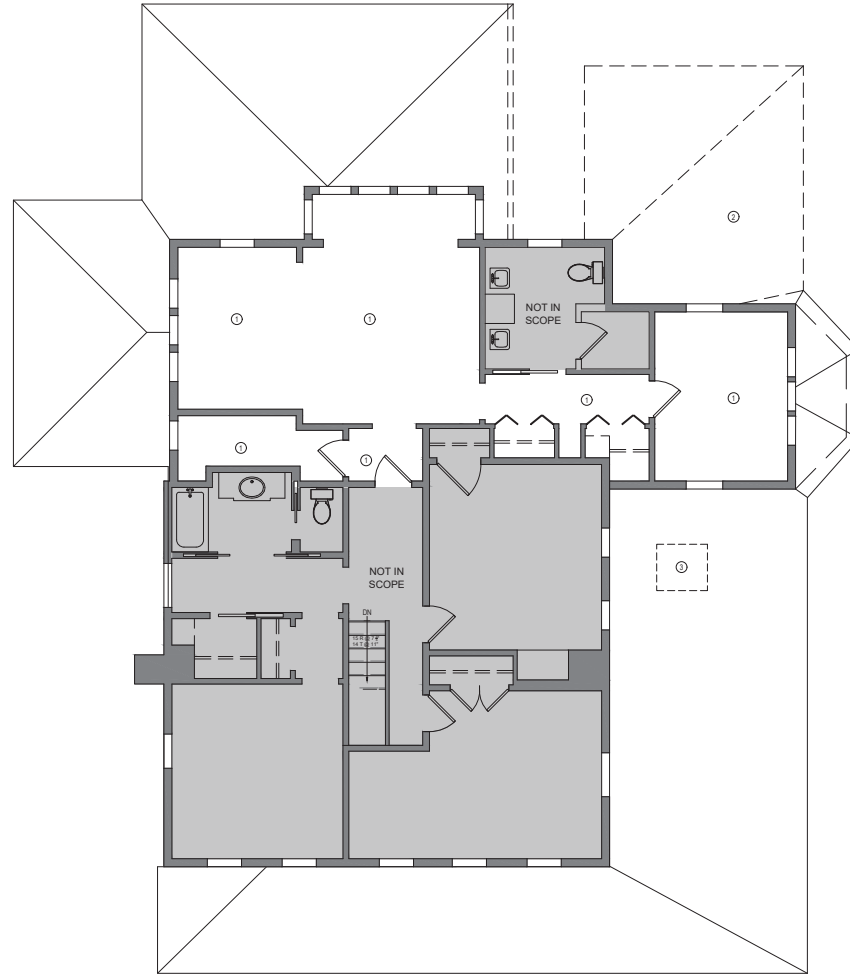
SHEET

**FIRST FLOOR DEMOLITION PLAN**

**A2**

HAWP Application Set

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01 ROOF DEMOLITION PLAN

1/8" = 1'-0"

- GENERAL DEMO PLAN NOTES:
1. PROTECT ALL FLOORS, WALLS, CEILING, AND FURNITURE BUILT-ING TO REMAIN UNDISTURBED DURING CONSTRUCTION.
  2. TO BE REMOVED.
  3. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED
  4. PROVIDE TEMPORARY SHORING AS REQUIRED
- DEMO PLAN NOTES (P)
1. REMOVE EXISTING CARPET
  2. REMOVE EXISTING PORCH ROOF
  3. REMOVE EXISTING SKYLIGHT. PREPARE FOR NEW

		<b>ANTHONY WILDER</b> ARCHITECTURE   INTERIORS   CONSTRUCTION	
<b>BELIKOVE-PIALA RESIDENCE</b> 4811 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815		ANTHONY WILDER DESIGN BUILD INC. 7915 LINDEN GARDEN BLVD. 2ND FLOOR C&H JOHN, MD 20818 301.907.0100 WWW.ANTHONYWILDER.COM	
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Conceptual Design	May 27, 2020		
Design Development	June 11, 2020		
Letter of Commitment	June 23, 2020		
HPC Review	June 24, 2020		
HPC Review Revisions	July 14, 2020		
HAWP Application	Aug. 03, 2020		
HAWP SET			
SHEET			
ROOF DEMOLITION PLAN			
A3			

HAWP Application Set

$1/4^{\circ} = 1.0$ 

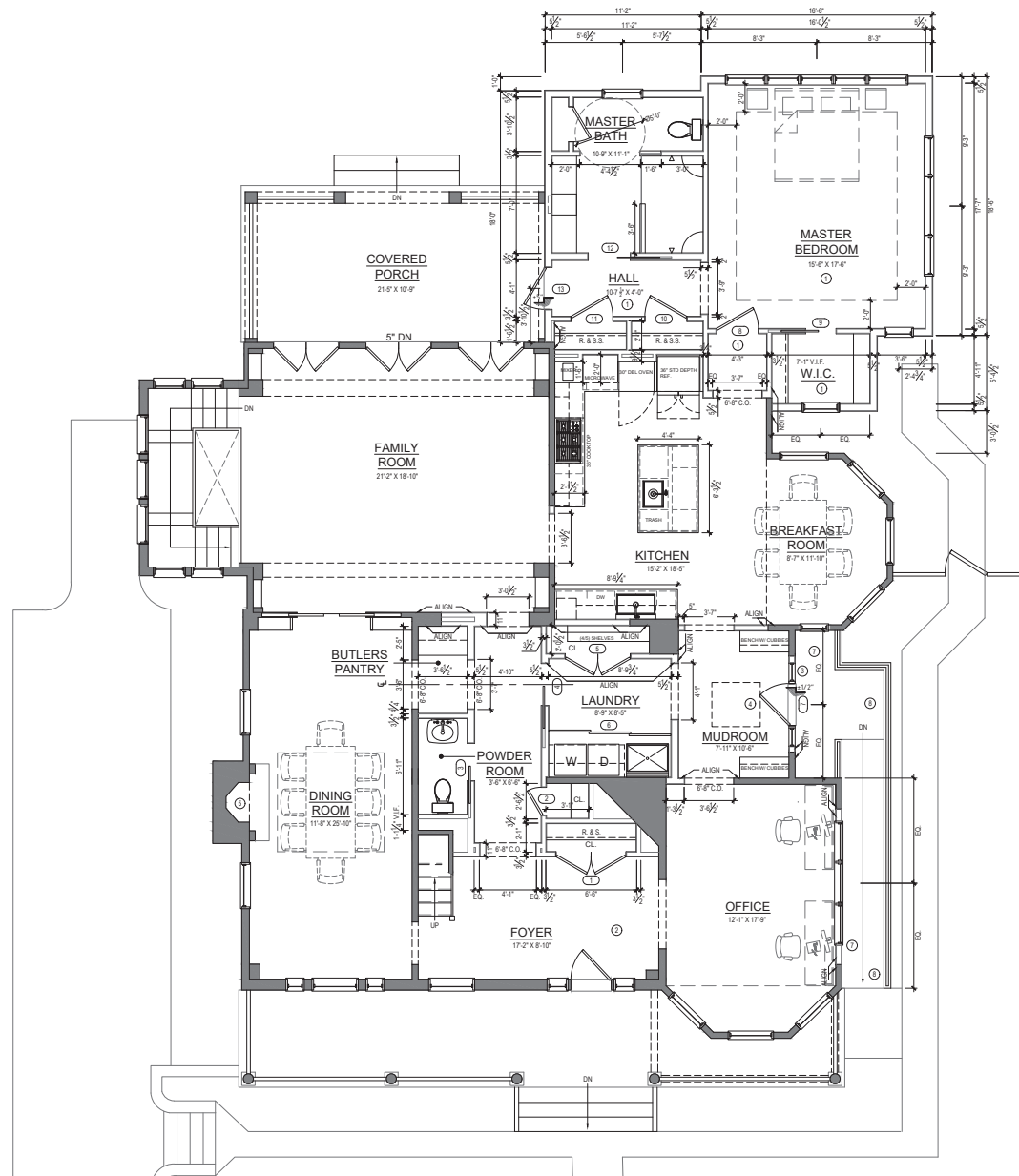
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|----------------------|---------------|
| Schematic Design     | May 27, 2020  |
| Design Development   | June 11, 2020 |
| Letter of Commitment | June 23, 2020 |
| HPC Review           | June 24, 2020 |
| HPC Review Revisions | July 14, 2020 |
| HAWP Application     | Aug. 03, 2020 |

DATE \_\_\_\_\_

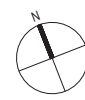
PROPOSED  
BASEMENT  
PLAN

A4

HAWP Application Set



01 PROPOSED FIRST FLOOR PLAN



- GENERAL ARCHITECTURE PLAN NOTES:
1. DRAWINGS ARE GRAPHIC REPRESENTATIONS OF EXISTING CONDITIONS AND DESIGN INTENT. ACTUAL FIELD CONDITIONS MAY VARY FROM WHAT IS SHOWN.
  2. PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
  3. **WALLS TO REMAIN**  
NEW WALLS - EXTERIOR WALLS 2x6 @ 16" O.C. U.O.N. NON BEARING AND BEARING INTERIOR WALLS 2x4 @ 24" @ 16" O.C.  
ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. **VERIFY ALL DIMENSIONS IN FIELD.**
  4. RELOCATE MECHANICAL DUCTS AND PLUMBING AS REQUIRED.
  5. PROVIDE NEW WOOD FLOOR TO MATCH EXISTING IF NOT ENOUGH EXISTING CAN BE SALVAGED DURING DEMO.
  6. WINDOW AND DOOR TRIM, BASE AND CROWN. SEE FINISH SCHEDULE.
  7. TEMPORARY KITCHENETTE TO BE LOCATED UP STAIRS.
  8. NEW DOORS SIMILAR TO EXISTING DOORS IN THE HOUSE. PROFILE T.B.D.
  9. PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES, TONGUE RACKS, SCONES, CABINETS ETC. AS REQUIRED.
  10. SEE MEP AND STRUCTURAL PLANS FOR ADDITIONAL NOTES AND INFORMATION.
  11. GLASS SHOWERS ENCLOSURES
  - 12.1. MINIMUM 1/2" THICK DOORS
  - 12.2. MINIMUM 1/2" THICK STATIONARY PANELS
- ARCHITECTURE PLAN NOTES:
- 1. NEW HARDWOOD FLOORS TO BE INSTALLED
  - 2. REPLACE 2 (3) DAMAGED HARDWOOD FLOOR PLANKS
  - 3. FILL IN EXISTING WALL FLUSH WITH NEW FRENCH DOOR W/ SIDELIGHTS
  - 4. NEW SKYLIGHT TO REPLACE EXISTING
  - 5. NEW GAS FIREPLACE INSERT
  - 6. NEW RETAINING WALLS TO REPLACE EXISTING. FRONT WALL TO BE SIMILAR MD MIX STONE WALL TO EXISTING HEIGHT. REAR WALL TO BE REPLACED WITH NEW ANCHOR BLOCK WALL TO EXISTING HEIGHTS
  - 7. FRAME BELOW NEW WINDOW, INSULATE AND ADD NEW EXTERIOR SIDING AS NECESSARY
  - 8. NEW ADA CONCRETE RAMP W/ PARAS & PAINTED WALLS. BLACK PAINTED METAL RAILS ABOVE

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**BELIKOVE-PIALA RESIDENCE**  
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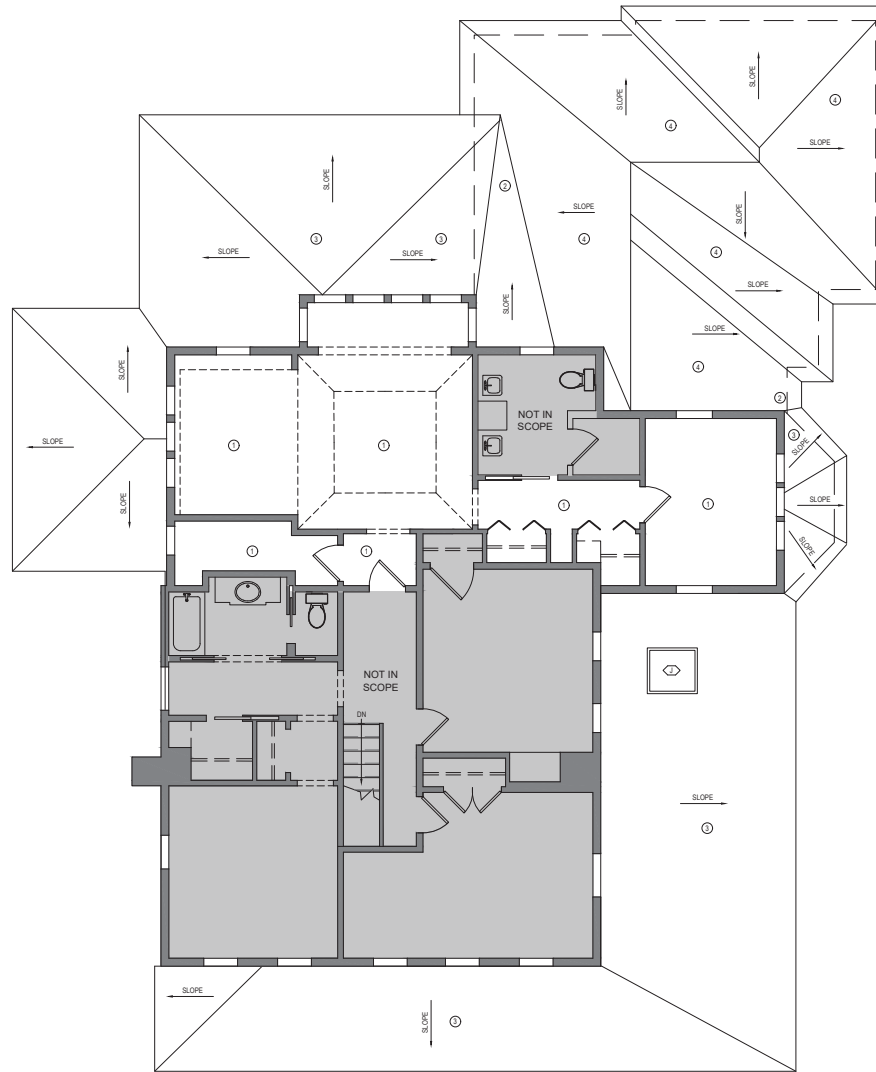
ANTHONY WILDER DESIGN/BUILD INC. 7915 LUGANVILLE BLVD. 2ND FLOOR C&EN JOHN, MD 20815  
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Concept Design	May 27, 2020
Design Development	June 11, 2020
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HPC Review	June 26, 2020
HPC Review Revisions	July 14, 2020
HAWP Application	Aug. 03, 2020

PROPOSED  
FIRST FLOOR  
PLAN

**A5**





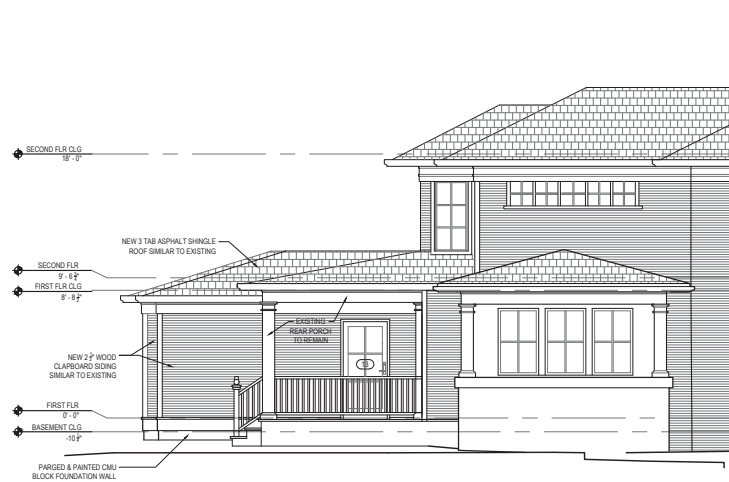
01 EXISTING SECOND FLOOR & PROPOSED ROOF PLAN  
1/8" = 1'-0"



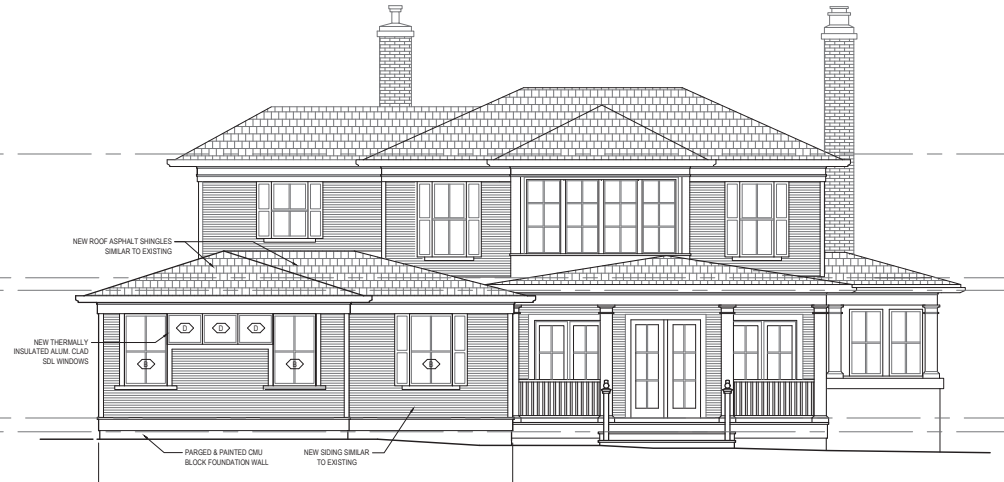
- GENERAL ARCHITECTURE PLAN NOTES:**
- DRAWINGS ARE GRAPHIC REPRESENTATIONS OF EXISTING CONDITIONS AND DESIGN INTENT. ACTUAL FIELD CONDITIONS MAY VARY FROM WHAT IS SHOWN.
  - PROTECT ALL FLOORS, WALLS, CEILING, AND FURNITURE/BUILTINS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
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  - WINDOW AND DOOR TRIM, BASE AND CROWN. SEE FINISH SCHEDULE.
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  - PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES - TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED.
  - SEE MEP AND STRUCTURAL PLANS FOR ADDITIONAL NOTES AND INFORMATION.
  - GLASS SHOWERS ENCLOSURES
  - MINIMUM 2" THICK DOORS
    - MINIMUM 1/2" THICK STATIONARY PANELS
- ARCHITECTURE PLAN NOTES:**
- NEW HARDWOOD FLOORS TO BE INSTALLED
  - NEW ROOF OVER ADDITION TO TIE INTO EXISTING
  - EXISTING ROOFS TO REMAIN
  - NEW 3-TAB ASPHALT SHINGLES SIMILAR TO EXISTING

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<b>BELIKOVE-PIALA RESIDENCE</b> 4811 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815 ANTHONY WILDER DESIGN/BUILD INC. 7915 LINDA STREET, SUITE 200, FLOOR 2, CHEVY CHASE, MD 20815 WWW.ANTHONYWILDER.COM	301.907.0100												
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<table border="1"> <tr> <td>Conceptual Design</td> <td>May 27, 2020</td> </tr> <tr> <td>Design Development</td> <td>June 11, 2020</td> </tr> <tr> <td>Letter of Commitment</td> <td>June 23, 2020</td> </tr> <tr> <td>IFC Review</td> <td>June 24, 2020</td> </tr> <tr> <td>IFC Review Revisions</td> <td>July 14, 2020</td> </tr> <tr> <td>IFC Application</td> <td>Aug. 03, 2020</td> </tr> </table>		Conceptual Design	May 27, 2020	Design Development	June 11, 2020	Letter of Commitment	June 23, 2020	IFC Review	June 24, 2020	IFC Review Revisions	July 14, 2020	IFC Application	Aug. 03, 2020
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IFC Application	Aug. 03, 2020												
PROPOSED SECOND FLOOR PLAN													
<b>A6</b>													

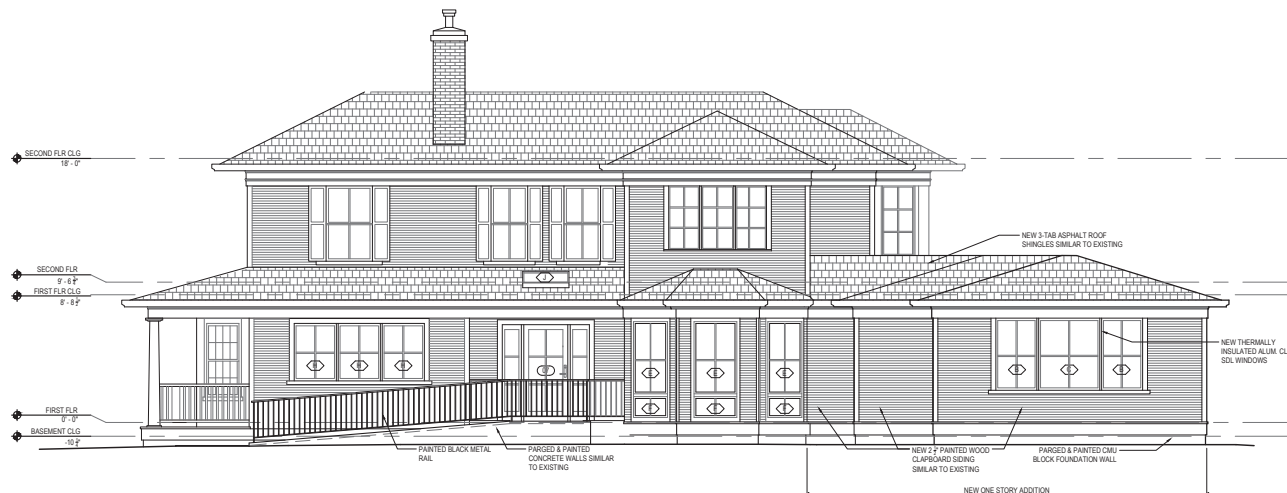
HAWP Application Set



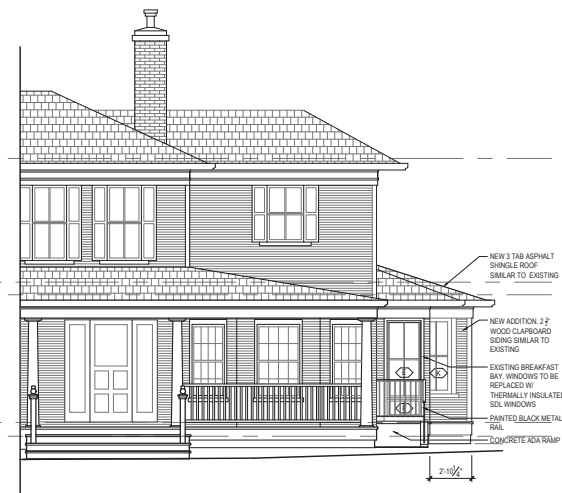
04 LEFT SIDE ELEVATION



03 REAR ELEVATION



02 RIGHT SIDE ELEVATION



01 FRONT ELEVATION



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Design Development	June 11, 2020
Letter of Commitment	June 23, 2020
40% Review	June 24, 2020
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EXTERIOR ELEVATIONS

A7

HAWP Application Set



# ANTHONY WILDER

ARCHITECTURE | INTERIORS | CONSTRUCTION

## Belikove-Piala Residence Proposed Materials Specification

8.03.20

### Materials Specification for the addition at 4811 Cumberland Avenue

- The addition will be integrated to the existing house through design and the use of materials.

### Siding Material

- 2 1/2" Painted wood clapboard siding similar to existing

### Roofing Material

- CertainTeed 3-Tab Asphalt roof shingles similar to existing

### ADA Ramp

- Concrete ramp with parged and painted side walls
- Black painted metal rail

### Foundation

- Reinforced CMU block wall parged and painted exterior similar to existing

### Windows & Exterior Doors

- Pella Architect Series Traditional Windows and Doors
  - Aluminum-clad wood
  - 7/8" Simulated-divided-light grilles (Integral Light Technology)
    - [http://media.pella.com/professional/adm/Clad-Wood/Pella-ArchitectSeriesTrad\\_DoubleHung.pdf?\\_ga=2.186225129.1393718313.1595862750-1390266628.1545322561](http://media.pella.com/professional/adm/Clad-Wood/Pella-ArchitectSeriesTrad_DoubleHung.pdf?_ga=2.186225129.1393718313.1595862750-1390266628.1545322561)
    - [http://media.pella.com/professional/adm/Clad-Wood/Pella-ArchitectSeriesTrad\\_InSwingDoor.pdf?\\_ga=2.114335431.1393718313.1595862750-1390266628.1545322561](http://media.pella.com/professional/adm/Clad-Wood/Pella-ArchitectSeriesTrad_InSwingDoor.pdf?_ga=2.114335431.1393718313.1595862750-1390266628.1545322561)

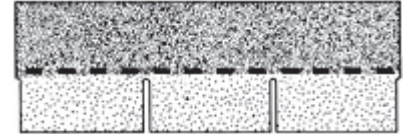
## Technical Data Sheet

### XT™ 30 IR (Impact Resistant) Shingles



#### PRODUCT INFORMATION

CertainTeed XT 30 IR (Impact Resistant) offers the classic look of three-tab shingles, but have a super tough reinforcement added to its back surface, allowing them to meet UL 2218 Class 4 Impact Resistance (the highest rating), at time of manufacture.



**Colors:** Please refer to the product brochure or CertainTeed website for colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along the eaves can cause a backup of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package. For Class 4 impact resistance, XT 30 IR shingles must be applied according to the instructions indicated below, in a new roof or tear-off application, and *not* by "roofing over" existing shingles.

On slopes greater than 21" per foot, apply a spot of roofing cement under each shingle tab corner according to instructions provided on the shingle package.

**Product Composition:** These shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. These 3-tab shingles have self-sealing adhesive.

#### Applicable Standards:

ASTM D3018, Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

TDI Windstorm Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

UL 2218 Impact Resistance Class 4

#### Technical Data:

Weight/Square (approx.): 230 lbs  
Dimensions (overall): 12" x 36"  
Shingles/Square: 80  
Weather Exposure: 5"

#### INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of XT30 IR shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

**Roof Deck Requirements:** Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (E.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

**Ventilation:** Provisions for ventilation should meet or exceed current HUD Standards. To ensure adequate balance ventilation, use a combination of continuous ridge ventilation (using CertainTeed Ridge Vent products, or a comparable product with an external baffle) combined with soffit venting.

**Valleys:** Valley liner must be applied before shingles. The Closed-Cut valley application method is recommended, using CertainTeed WinterGuard Waterproofing Shingle Underlayment, or its equivalent, to line the valley prior to being fully covered by the shingles.



**Underlayment:**

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck® Synthetic Underlayment, or Roofers' Select® High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) or two layers of 36" wide felt shingle underlayment (Roofers' Select High-Performance Underlayment or product meeting ASTM D226, D4869 or ASTM D6757) lapped 19" must be applied over the entire roof, ensure sufficient deck ventilation. When DiamondDeck or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation. When WinterGuard is applied to the rake area, the drip edge may be installed under or over WinterGuard. At the eave, when WinterGuard does not overlap the gutter or fascia, the drip edge should be installed under WinterGuard. When WinterGuard overlaps the fascia or gutter, the drip edge or other metal must be installed over it. Follow manufacturer's application instructions.

**Fastening:** Four nails are required per shingle, located 5/8" above the top of each cutout and 1" and 12" in from each side of the shingle. They must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. Nails are to be 11 or 12 gauge, corrosion-resistant roofing nails with 3/8" heads. On steep slopes greater than 21" per foot, apply a spot of roofing cement under each shingle tab corner according to application instructions provided on the shingle package.

**Application:** The recommended application method is the Six-Course, 6" Stepped-Off Diagonal Method found on each bundle of shingles. These shingles may also be applied using the 5" Stepped-Off Diagonal Method, or the 6" Offset, Single-Column Vertical-Racking Method, instructions for which may be obtained from CertainTeed. For Class 4 impact resistance, XT 30 IR shingles must be applied according to the instructions indicated above, in a new roof or tear-off application, and *not* by "roofing-over" existing shingles.

**Flashing:** Use corrosion-resistant metal flashing.

**Hips and Ridges:** Use XT 30 IR impact resistant roofing shingles of the same color for capping hips and ridges.

**MAINTENANCE**

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

**WARRANTY**

XT 30 IR shingles carry a 30-year limited transferable warranty to the consumer against manufacturing defects. These shingles also carry 5-year SureStart™ protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at [www.certainteed.com](http://www.certainteed.com)).

**FOR MORE INFORMATION**

Sales Support Group: 800-233-8990

Web site: [www.certainteed.com](http://www.certainteed.com)

See us at our on-line specification writing tool, CertaSpec, at [www.certainteed.com/certaspec](http://www.certainteed.com/certaspec).

**CertainTeed Roofing**

20 Moores Road, Malvern, PA 19355

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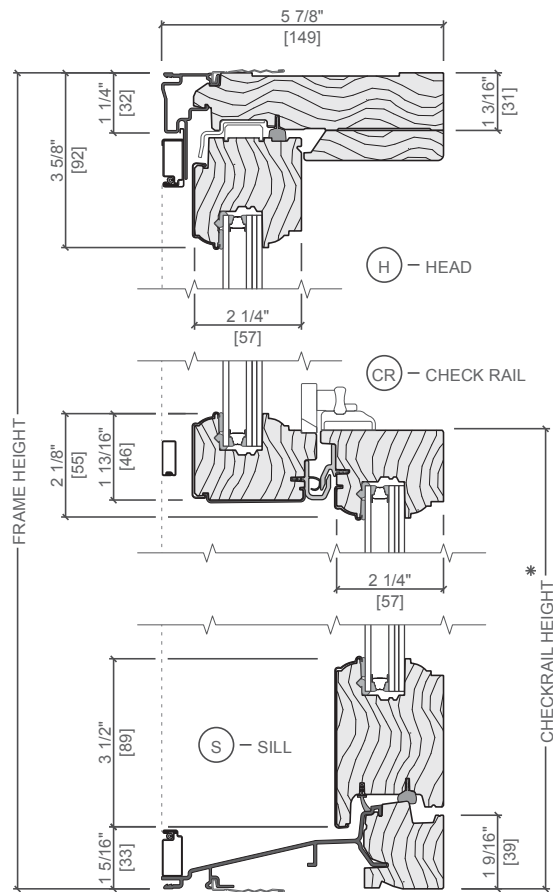


## Architect Series® Traditional Hung Window

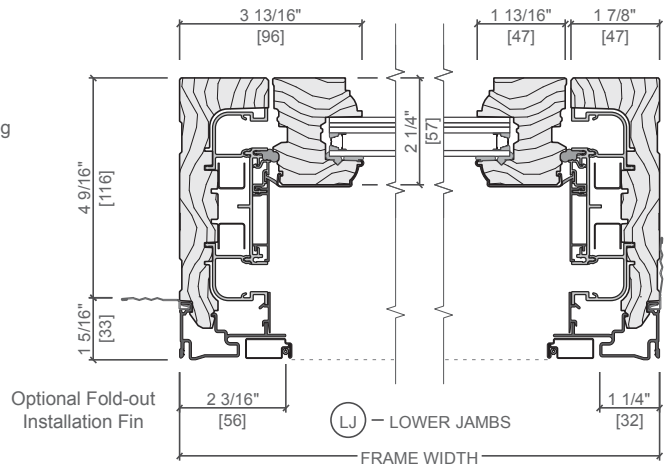
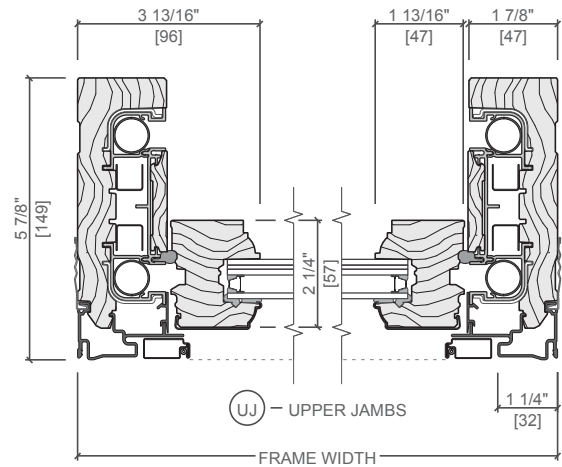
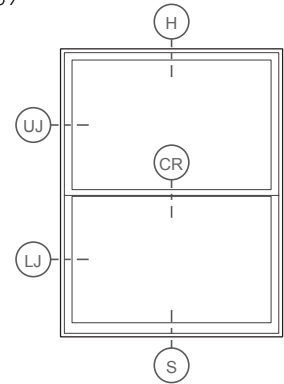
### Products with Impact-Resistant Glass

For a complete list of ratings, refer to the Impact-Resistant product section.

Material	Design Pressure Large Missile Rating D		Hallmark Certified	Florida Product Approval System
	Minimum	Maximum		
PVB 1				
Clad	+50/-50	+55/-60	411-H-1478	FL17769



\* Dimension required for ordering units with unequal sash.



Click to view Clad-Wood Section

[Double-Hung Downloadable PDF](#)

(1) All impact sizes and glass types are certified for wind zone 3, large missile rating D. Not approved for use in Miami-Dade County.

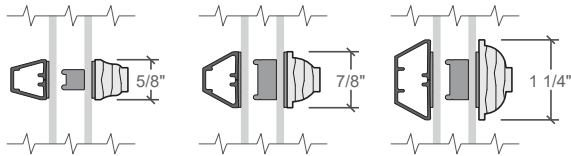


## Architect Series® Traditional Hung Window

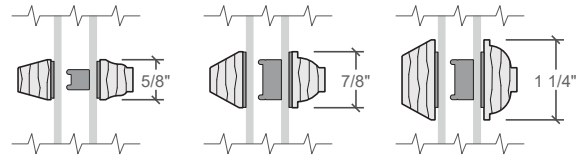
### Grille Profiles

#### Integral Light Technology®

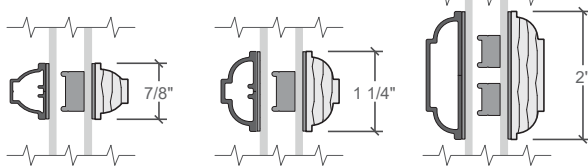
##### Putty and Ogee Glaze Grilles Clad Exterior - Wood Interior



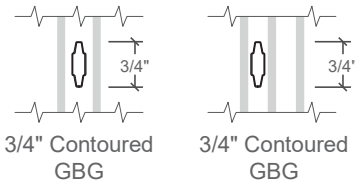
##### Putty and Ogee Glaze Grilles Wood Exterior - Wood Interior



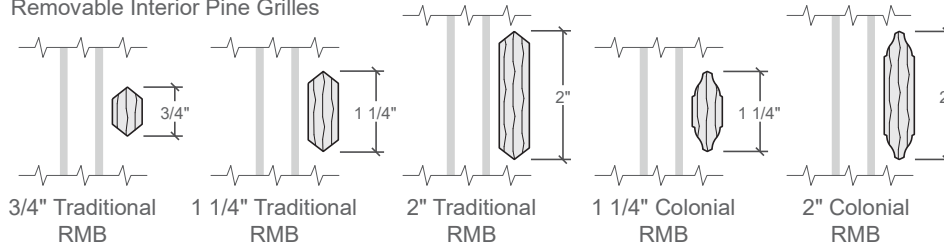
##### Ogee Glaze Grilles Clad Exterior - Wood Interior



##### Contoured Aluminum - Grilles-Between-the-Glass



##### Removable Interior Pine Grilles



Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

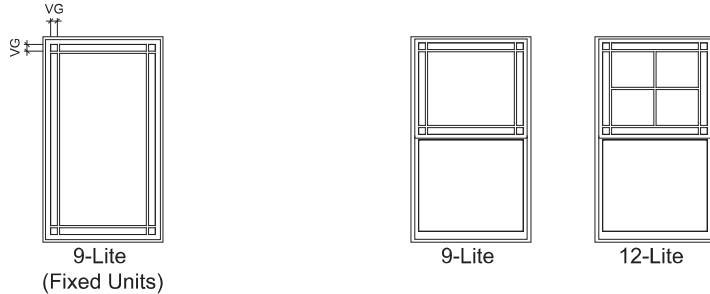
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.





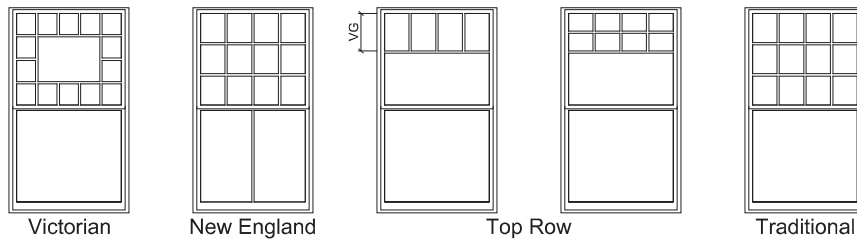
### Integral light technology® Grilles and Roomside Removable Grilles

#### Prairie Lite Patterns



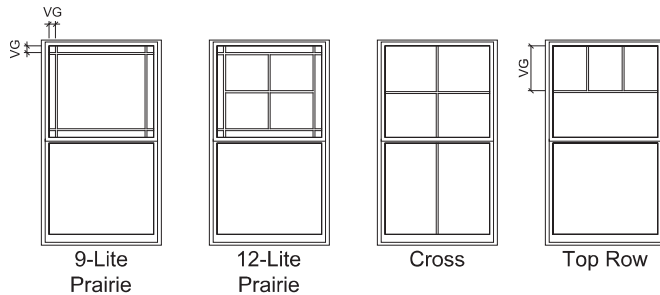
Standard corner lite dimension for Prairie patterns = 2-1/2" VG.  
Available in transoms ≥ 1'3" height and width.  
Available in all standard and special sizes.

#### Other Available Patterns



VG = Visible Glass  
Lite dimensions noted can vary.  
For size and pattern availability contact your local Pella sales representative.

### Grilles-Between-the-Glass



**Prairie**

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

**Cross**

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

**Top Row**

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

#### Custom shapes

Pella Reserve single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

