IZ

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4811 Cumberland Ave., Chevy Chase  
Meeting Date: 8/12/2020

Resource: Primary (Pre-1915) Resource  
(Somerset Historic District)  
Report Date: 8/5/2020

Applicant: James Belikove & Vanessa Piala  
(Jason Arce, Agent)  
Public Notice: 7/29/2020

Review: HAWP  
Tax Credit: N/A

Case Number: 35/36-20B  
Staff: Michael Kyne

PROPOSAL: Construction of new rear addition, hardscape alteration

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.¹

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.

(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 20th 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.
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-(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.
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: 703.328.7850 Contractor Registration No.: BC215041

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

Is the Property Located within an Historic District? X 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:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☒ Demolition ☐ Hardscape/Landscape ☒ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☒ Window/Door

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.

_____________________________ 07.22.20
Signature of owner or authorized agent 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 unity 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.*
<table>
<thead>
<tr>
<th>Work Item 1: <strong>First Floor Renovation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
<tr>
<td>Poor circulation with very narrow corridors (not wheel chair friendly). Very dark floor layout</td>
</tr>
<tr>
<td><strong>Proposed Work:</strong></td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 2: <strong>Master Suite Addition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
<tr>
<td>Existing master bedroom is upstairs and is becoming hard for owners to move up and down stairs.</td>
</tr>
<tr>
<td><strong>Proposed Work:</strong></td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Work Item 3: <strong>Replacement of Retaining Wall</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
<tr>
<td>Existing retaining wall is crumbling and damaging the landscape and allowing the neighbors water run off to accumulate on the property.</td>
</tr>
<tr>
<td><strong>Proposed Work:</strong></td>
</tr>
<tr>
<td>Replace the existing masonry wall with a similar masonry wall. Wall will be hand dug to avoid damaging or removing any existing trees.</td>
</tr>
<tr>
<td>Owner's mailing address</td>
</tr>
<tr>
<td>----------------------------------------------------</td>
</tr>
<tr>
<td>Jim Belikove &amp; Vanessa Piala</td>
</tr>
<tr>
<td>4811 Cumberland Ave. Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>4813 Cumberland Ave. Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>4807 Cumberland Ave. Chevy Chase, MD 20815</td>
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<tr>
<td>4812 Cumberland Ave. Chevy Chase, MD 20815</td>
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<td>4814 Cumberland Ave. Chevy Chase, MD 20815</td>
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<tr>
<td>4814 Drummohd Ave. Chevy Chase, MD 20815</td>
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</tbody>
</table>
GENERAL DEMO PLAN NOTES:
1. PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
2. EXISTING BOILER TO BE REMOVED AND PREPARED FOR NEW IF NECESSARY. CONFIRM WITH LEAD CARPENTER.
3. EXISTING SOIL GRADE TO BE FLATTENED FOR NEW CONCRETE PAD.
4. EXISTING INSULATION TO BE REMOVED.
5. PROVIDE TEMPORARY SHORING AS REQUIRED.

DEMO PLAN NOTES  #1:
1. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED.
2. PROVIDE TEMPORARY SHORING AS REQUIRED.
3. EXISTING PORCH FOOTERS TO BE REMOVED.

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GENERAL DEMO PLAN NOTES:
1. PROTECT ALL FLOORS, WALLS, CEILINGS, AND FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
2. CAP PLUMBING LINES WHERE FIXTURES & APPLIANCES HAVE BEEN REMOVED
3. PROVIDE TEMPORARY SHORING AS REQUIRED

DEMO PLAN NOTES 1:
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

OFFICE, RIGHT SIDE OF KITCHEN, BREAKFAST ROOM & REAR PORCH WAS BUILT IN 1988
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. REMOVE EXISTING CARPET.
2. REMOVE EXISTING PORCH ROOF.
3. REMOVE EXISTING SKYLIGHT. PREPARE FOR NEW ROOF.

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

1/4" = 1'-0"
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. NEW WALLS - EXTERIOR WALLS 2x6 @ 16" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2x4 or 2x6 @ 16" O.C.

4. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. VERIFY ALL DIMENSIONS IN FIELD.

5. RELOCATE MECHANICAL DUCTS AND PLUMBING AS REQUIRED.

6. PROVIDE NEW WOOD FLOOR TO MATCH EXISTING IF NOT ENOUGH EXISTING CAN BE SALVAGED DURING DEMO.

7. WINDOW AND DOOR TRIM, BASE AND CROWN: SEE FINISH SCHEDULE.

8. TEMPORARY KITCHENETTE TO BE LOCATED UP STAIRS.

9. NEW DOORS SIMILAR TO EXISTING DOORS IN THE HOUSE: PROFILE T.B.D.

10. PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES - TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED.

11. SEE MEP AND STRUCTURAL PLANS FOR ADDITIONAL NOTES AND INFORMATION.

12. GLASS SHOWERS ENCLOSURES

12.1. MINIMUM 3 8" THICK DOORS

12.2. MINIMUM 1 2" THICK STATIONARY PANELS

ARCHITECTURE PLAN NOTES #:

1. BOILER/FURNACE TO BE REPLACED IF NECESSARY

2. EXISTING CRAWL SPACE TO BE INSULATED AND SEMI-CONDITIONED

3. FOUNDATION TO BE INSPECTED FOR WATER DAMAGE

4. LOOK INTO CONCRETE PAD IN EXISTING CRAWL SPACE

5. NEW FOUNDATION WALL PER STRUCTURAL PLANS

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WWW.ANTHONYWILDER.COM
GENERAL ARCHITECTURE PLAN NOTES:

1. NEW HARDWOOD FLOORS TO BE INSTALLED
2. FAMILY ROOM: 3'-9" X 15'-6" X 17'-6"
3. PORCH: 5'-0" X 12'-2"
4. NEW SKYLIGHT TO REPLACE EXISTING
5. 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.
6. NEW ADA CONCRETE RAMP W/ PARGED & PAINTED WALLS.
7. WINDOW AND DOOR TRIM, BASE AND CROWN: SEE FINISH
8. TEMPORARY KITCHENETTE TO BE LOCATED UP STAIRS.
9. NEW DOORS SIMILAR TO EXISTING DOORS IN THE HOUSE: PROFILE T.B.D.
10. TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED.
11. MUDROOM: 7'-11" X 10'-6"
12. FAMILY ROOM: 11'-8" X 25'-10"
13. DRY BAR: 4'-1" X 1'-1"
14. NEW DRY BAR IN THE FAMILY ROOM, 2'-1" X 1'-3"
15. DINING ROOM: 6'-8" X 4'-1" C.O.
16. LAUNDRY: 8'-9" X 8'-5" C.O.
17. OFFICE: 17'-2" X 8'-10"
18. STAINLESS STEEL KITCHEN SINK: PROLIFIC K-5540 METAL
19. KITCHEN SINK FAUCETS: SIMPLICE K-596
20. PANTRY: 4'-10" X 2'-1"
21. BENCH W/ CUBBIES: 6'-11"
22. BENCH W/ CUBBIES: 3'-1"
23. PANELS: 3'-6" X 61" THICK STATIONARY PANELS
24. 1'-0" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2" THICK DOORS
25. 5'-0" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2" THICK DOORS
26. 4'-4" O.C. U.O.N.; NON BEARING AND BEARING INTERIOR WALLS 2" THICK DOORS
27. VERIFY ALL SPECIFICATIONS FOR SIZE, FINISH, LOCATION, AND FUNCTIONALITY.
28. CONDITIONS AND DESIGN INTENT. ACTUAL FIELD CONDITIONS MAY VARY FROM WHAT IS SHOWN.
29. FURNITURE/BUILT-INS TO REMAIN UNDISTURBED DURING CONSTRUCTION.
30. MASTER BEDROOM: 15'-6" X 17'-6"
31. MASTER BATHROOM: 6'-3" X 4'-1"
32. COVERED PORCH: 9'-0" X 12'-0"
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 or 2x6 @ 16" O.C.

4. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. VERIFY ALL DIMENSIONS IN FIELD.

5. RELOCATE MECHANICAL DUCTS AND PLUMBING AS REQUIRED.

6. PROVIDE NEW WOOD FLOOR TO MATCH EXISTING IF NOT ENOUGH EXISTING CAN BE SALVAGED DURING DEMO.

7. WINDOW AND DOOR TRIM, BASE AND CROWN: SEE FINISH SCHEDULE.

8. TEMPORARY KITCHENETTE TO BE LOCATED UP STAIRS.

9. NEW DOORS SIMILAR TO EXISTING DOORS IN THE HOUSE: PROFILE T.B.D.

10. PROVIDE BLOCKING WITHIN WALLS AT WALL MTD. FIXTURES - TOWEL RACKS, SCONCES, CABINETS ETC. - AS REQUIRED.

11. SEE MEP AND STRUCTURAL PLANS FOR ADDITIONAL NOTES AND INFORMATION.

12. GLASS SHOWERS ENCLOSURES

12.1. MINIMUM 3 8" THICK DOORS

12.2. MINIMUM 1 2" THICK STATIONARY PANELS

ARCHITECTURE PLAN NOTES  

1. NEW HARDWOOD FLOORS TO BE INSTALLED

2. NEW ROOF OVER ADDITION TO TIE INTO EXISTING

3. EXISTING ROOFS TO REMAIN

4. NEW 3-TAB ASPHALT SHINGLES SIMILAR TO EXISTING

NOT IN SCOPE

HAWP Application Set

Design Development June 11, 2020
Letter of Commitment June 23, 2020
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Schematic Design May 27, 2020

EXISTING SECOND FLOOR & PROPOSED ROOF PLAN

01 EXISTING SECOND FLOOR & PROPOSED ROOF PLAN
NEW 2 1/2" PAINTED WOOD CLAPBOARD SIDING SIMILAR TO EXISTING

NEW 3-TAB ASPHALT ROOF SHINGLES SIMILAR TO EXISTING

NEW ADDITION. 2 1/2" WOOD CLAPBOARD SIDING SIMILAR TO EXISTING
EXISTING BREAKFAST BAY. WINDOWS TO BE REPLACED WITH THERMALLY INSULATED SDL WINDOWS

NEW 3-TAB ASPHALT SHINGLE ROOF SIMILAR TO EXISTING

NEW ONE STORY ADDITION PAINTED BLACK METAL RAIL
CONCRETE ADA RAMP
PARGED & PAINTED CONCRETE WALLS SIMILAR TO EXISTING
PARGED & PAINTED CMU BLOCK FOUNDATION WALL

NEW THERMALLY INSULATED ALUM. CLAD SDL WINDOWS

EXISTING REAR PORCH TO REMAIN

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4811 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815
WWW.ANTHONYWILDER.COM
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 ½” 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)
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).

FOR MORE INFORMATION
Sales Support Group: 800-233-8990
Web site: www.certainteed.com
See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec.

CertainTeed Roofing
20 Moores Road, Malvern, PA 19355

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

<table>
<thead>
<tr>
<th>Material</th>
<th>Design Pressure Large Missile Rating D</th>
<th>Hallmark Certified</th>
<th>Florida Product Approval System</th>
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</thead>
<tbody>
<tr>
<td>PVB1</td>
<td>+50 / -50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clad</td>
<td>+55 / -60</td>
<td>411-H-1478</td>
<td>FL17769</td>
</tr>
</tbody>
</table>

* Dimension required for ordering units with unequal sash.

(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.
Clad Exterior - Wood Interior
Ogee Glaze Grilles
2" 1 1/4" 7/8"

Removable Interior Pine Grilles
3/4" Traditional RMB
1 1/4" Traditional RMB
2" Traditional RMB
1 1/4" Colonial RMB
2" Colonial RMB

Putty and Ogee Glaze Grilles
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

Concept Aluminum - Grilles-Between-the-Glass

3/4" Contoured GBG
3/4" Contoured GBG

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

3/4" 3/4" 1 1/4" 1 1/4"

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 ≥ 1-3/8" height and width. Available in all standard and special sizes.

<table>
<thead>
<tr>
<th>9-Lite (Fixed Units)</th>
<th>9-Lite</th>
<th>12-Lite</th>
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</thead>
</table>

**Other Available Patterns**

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

<table>
<thead>
<tr>
<th>Victorian</th>
<th>New England</th>
<th>Top Row</th>
<th>Traditional</th>
</tr>
</thead>
</table>

**Grilles-Between-the-Glass**

- Prairie
  - Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
  - Available in transoms ≥ 1-3/8" 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.

<table>
<thead>
<tr>
<th>Springline</th>
<th>Arch Head</th>
<th>Partial Arch Head</th>
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</thead>
<tbody>
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