

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4711 Waverly Avenue, Garrett Park	Meeting Date:	1/11/2023
Resource:	Outstanding Resource (Garrett Park Historic District)	Report Date:	1/04/2023
Applicant:	Michelle & Malcolm Russell-Einhorne Kwasi Hemeng, Architect	Public Notice:	12/28/2022
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1015715	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application **with one (1) condition**:

1. The new windows need to be what Andersen calls “full divided lights,” which includes permanently affixed interior and interior grilles with spacer bars. Drawings reflecting this condition has been satisfied will be submitted to Staff prior to the release of the HAWP approval documents.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within the Garrett Park Historic District
DATE: 1888
STYLE: Queen Anne



Figure 1: The subject property.

BACKGROUND

The HPC heard a Preliminary Consultation for the subject property on August 18, 2022.¹ The HPC was generally supportive of the project and found that the desired building program could be accommodated. The HPC's other comments included using sash rather than casement windows; recommended revisions to the attic dormer to a more compatible form; and inseting the right rear corner by at least 8-12" (eight to twelve inches). The applicants made revisions based on the HPC's feedback and have returned for a HAWP.

PROPOSAL

The applicant proposes to construct an addition to the rear and expand an existing side-projecting addition.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Garrett Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (Sector Plan)*, *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.

Garrett Park Historic District

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details, and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

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

¹ The Staff Report for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/08/II.A-4711-Waverly-Avenue-Garrett-Park.pdf> and the recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=d894867c-1f09-11ed-b1ab-0050569183fa (the hearing begins at approximately 2:29:00).

- (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 Interior's Standards for Rehabilitation

- 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 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

The subject property is a c. 1888 Queen Anne house with multiple wood siding patterns, a wrap-around porch, and a cross gable roof with a square tower in the front-right corner of the house. At the rear of the house, and projecting beyond the right wall plane there is a one-story addition, approved by the HPC in 1993.² The approximately half-acre site includes the original carriage house, wash house, and several mature trees. The HPC approved a swimming pool and its associated fence in 2021.

The applicant proposes to construct a rear addition, expand the existing side projecting addition, and construct a screened-in porch at the rear. The goals of the project are to add three additional bedrooms and create an enlarged kitchen while not encroaching into the critical root zone of a large sycamore tree located behind the house.

The proposed building additions are occurring in three primary locations: extending the existing side-projecting building addition, at the rear, and a shed dormer in the attic. All of the new construction will be covered in fiber cement siding (clapboard on the first and second floor and scalloped siding in the attic), PVC trim, wood shutters, with Andersen E-Series aluminum clad wood windows, and architectural shingles. The attached window schedule identifies the window series, size, pattern, and operation, but does not specify how the sash pattern will be separated. Andersen Windows offers four different methods; however, Staff finds only one method is acceptable in this application. The typical requirement for simulated divided lite windows in historic districts is to have permanently affixed exterior and interior

² The project file for the 1993 HAWP to construct the rear addition is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box040/30-13-93D_Garrett%20Park%20Historic%20District_4711%20Waverly%20Avenue_09-22-1993.pdf.

grilles with a spacer bar between the panes; Andersen calls this “Full Divided Light” in their product guide. Staff finds, except for the missing grille detail, the windows are appropriate and recommends the HPC add a condition for approval that the windows need to be “Full Divided Light” and documentation needs to be submitted to Staff satisfying this condition before Staff releases permit documents.

The existing side-projecting addition has a low-pitched hipped roof, siding to match the existing, and large triple-hung sash windows. During the 1993 hearing, a Commissioner commented that the large windows were a successful method of differentiating the historic construction from the new. The addition projects approximately 11’ (eleven feet) beyond the historic right wall plane and comes forward approximately 4’ (four feet) forward of the historic wall plane – the porch was also extended to provide access to the addition. The applicant proposes to expand the existing addition by projecting an additional 3’ (three feet) to the right side of the addition and 3’ (three feet) to the rear, without bringing the front wall further forward as discussed at the Preliminary Consultation. The new construction will be supported by CMU piers. The new hipped roof slope will be lower than the slope of the existing roof. The materials proposed for the side addition will match the materials proposed for the rear addition.

At the rear, the applicant proposes constructing a first-floor family room addition that projects 9’ 5” (nine feet, five inches to the rear) and is 21’ (twenty-one feet) wide. To protect the sycamore’s root zone, this addition will be built on CMU piers. The rear windows will match the size and configuration of the triple-hung windows with fixed sidelites in the existing addition. This addition will be covered by a shed roof and will not be at all visible from the right-of-way. An east (right) side aluminum-clad sliding glass door is accessed by a new set of wood stairs; this entrance will not be at all visible from the right-of-way.

Above the existing rear addition, the applicant proposes to construct two additional bedrooms. The bedrooms are 13’ 7” × 27’ 7” (thirteen feet, seven inches deep, by twenty-seven feet, seven inches wide) and will be inset from the historic right rear corner by 10” (ten inches) to preserve its expression. This inset is consistent with the guidance provided by the HPC at the August 2022 Preliminary Consultation. Siding, windows, and shutters all match the materials proposed for the first floor. The applicant proposes to continue the cornice detail from the historic house to the second-floor exterior.

Finally, in the attic, the applicant proposes to construct a bedroom, covered by a shed dormer at the rear. The new room will project 6’ 9” (six feet, nine inches) from the existing roofline and will be 17’ 3” (seventeen feet, three inches) wide. This construction will also be inset by 2’ 9” (two feet, nine inches) from the 2nd-floor side wall plane, limiting its visibility from the right-of-way. The sides of the attic addition will be covered in scalloped fiber cement, while the rear will be covered in clapboard siding, with three sash windows flanked by a pair of shutters. The submitted plans show architectural shingles for this roof, and while Staff finds that acceptable, Staff would also accept a membrane roof, as this roof will not be at all visible from the right of way due to its low slope and location at the rear.

Staff finds the proposed new construction is consistent with the guidance provided by the HPC at the Preliminary consultation, including reducing the size of the side projecting addition, both the east and the south, preserving the historic window opening on the first floor. The visibility of the upper floor additions is limited due to the placement of the house and the inset from the historic wall plane. Staff finds the size, scale, and design of the new construction is consistent with the architectural character of the house (consistent with Standards 2, 9, and 10) and the feedback provided by the HPC.

Staff additionally finds the materials selected for the new construction including fiber cement siding, aluminum clad wood windows, and architectural shingles are appropriate for additions and new construction in the Garrett Park Historic District and are consistent with the HPC’s findings at the Preliminary Consultation. Staff recommends the HPC approve the HAWP.

While Staff is fully supportive of this HAWP, Staff feels it is necessary to also note its finding that the subject property likely cannot support any additional construction on site without negatively impacting the character of the property or surrounding historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with one (1) condition**:

1. The new windows need to be what Andersen calls “full divided lights,” which includes permanently affixed interior and interior grilles with spacer bars. Drawings reflecting this condition has been satisfied will be submitted to Staff prior to the release of the HAWP approval documents;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), 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 Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1015715
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Michele and Malcolm Russell-Einhorn E-mail: michelerusselleinhorn@gmail.com
Address: 4711 Waverly Avenue City: Garrett Park, MD Zip: 20896 Daytime Phone: 617-872-1558
Tax Account No.: 00057791

AGENT/CONTACT (If applicable):

Name: Kwasi Hemeng E-mail: khemeng@casedesign.com
Address: 4701 Sangamore Rd, City: Bethesda Zip: 20816
Daytime Phone: 301 728 3239 Contractor Registration No.: 1176

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 4711 Waverly Avenue, Garrett Park

Is the Property Located within an Historic District? Yes/District Name: Garrett Park Historic District
 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: 4711 Street: Waverly Avenue

Town/City: Garret Park Nearest Cross Street: Kenilworth Avenue

Lot: 21 Block: 101 Subdivision: 0003 Parcel: 0000

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 type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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.

KWASI HEMENG _____ 12/12/2022
Signature of owner or authorized agent Date 6

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

<p>Owner's mailing address 4711 Waverly Avenue Garrett Park, Md 20896</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>4709 Waverly Avenue Garrett Park, Md 20896</p> <p>4706 Waverly Avenue Garrett Park, MD 20896</p>	<p>11005 Kenilworth Avenue Garrett, Park, MD 20896</p>
<p>11001 Kenilworth Ave Garrett Park, MD 20896</p>	<p>4710 Waverly Avenue Garrett Park, Md 20896</p>
<p>11009 Kenilworth Avenue Garrett Park, MD 20896</p> <p>11006 Montrose Avenue Garrett Park, MD 20896</p>	

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

4711 Waverly Avenue is a single-family Victorian house in Garrett Park, Maryland originally built circa 1888. It is a 3-story home with a wraparound front porch, a carriage house and a small structure originally used as a laundry house set in the rear of the property. In 1994 a single-story rear addition was added which bumps out towards the right of the original house and can be seen from the street with floor to ceiling windows. In the rear yard is a hot tub and patio, with a swimming pool on the right side of the property that was added in 2020.

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

Construct a 1 story addition on the 1st floor, off the non-historic part of the building towards the right and the rear of the property, to expand the kitchen and family room. Remodel the existing powder room on the 1st floor to a full bath. Construct a 2nd story addition inset 10" from the right rear corner of the existing house to express the outline of the historic house. 2nd floor addition to include bedrooms and a new bath. Remodel the existing Attic dormer with a new roof design to expand the bedroom.

The fenestrations on the proposed structure will be in keeping with the previous addition that was constructed in 1994.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

General Notes

PLANS, PERMITS AND INSPECTIONS

- Produce construction plans showing plan-view and necessary elevations.
- Engineering services have been included
- Building Permits are included (see allowances)
- All necessary inspections are included
- Case cannot be held responsible for time delays caused by city/local jurisdiction inspection scheduling. Also, if upon inspection, the inspector requires any unforeseen addendum or additional information; additional costs incurred will be the homeowner's responsibility.

START-UP:

- If homeowner wishes to keep anything that is scheduled for demolition and removal, they must inform Case prior to start of demolition.
- It is the home-owner's responsibility to remove ALL personal items from the work area prior to start of work.
- We assume the existing structure scheduled to remain is in good condition and will not require reworking.
- Any flower beds, trees, shrubs, bushes or other landscaping the owner wishes to keep must be moved prior to the start of work
- Case will order all Case-provided materials and receive/check-in at Case warehouse, coordinate delivery to job site and store in client designated storage area.
- Case will provide protection and perform the interior and exterior work according to the EPA's "Renovate Right" guidelines.
- Case will provide general site and dust protection as necessary to protect areas outside scope of work. Case will make every effort to minimize the amount of dust to areas outside scope of work, though some dust is inevitable.
- Case will provide weather protection tarps over exposed construction area(s) as practical.
- Portable toilet facilities will be made available to workers for the duration of the project.

DEMOLITION / HAULING

KITCHEN & DINING ROOM

- Remove and haul away:
 - windows, framing and exterior wall with temporary shoring, per drawings
 - Interior load bearing walls with shoring, per plans.
 - Interior non load bearing wall, per plans
 - Cabinets, tops, hood, and appliances
 - (1) Relocate the refrigerator to an adjoining room on the same level
 - Sink, faucet, and disposal
 - Ceiling-mounted directional light fixtures
 - Remove and haul existing wood flooring as necessary, per drawings
 - (1) We assume that the existing subflooring, which is to remain, is in good condition.
 - Existing drywall on walls and ceiling to remain as practical. Patching of drywall is anticipated as a result of construction. (See *drywall patch allowance*)
- NOTE: Existing windows, doors, and structural elements (wall and floor framing) to remain unless otherwise specified.

POWDER ROOM

- Remove and haul away:
 - the corner vanity cabinet, sink and faucet, toilet, lighting fixtures, wood wainscoting/paneling, and bath accessories
 - *Save mirror*

2nd FLOOR BATHROOM

- Remove and haul away:
 - Window, door and all trim
 - Vanity cabinet, marble top, sink, faucet, lighting fixtures, mirror, medicine cabinet & bath accessories
 - Toilet, bathtub, tub valve and shower head, glass shower slider
 - **Disconnect and temporarily relocate washer/ dryer**
 - Remove existing laundry box drain and water lines off the existing location
 - All tile from the tub surround and bath floor
 - All drywall on walls and ceiling
 - Radiator and cap below floor

MASTER BATHROOM

- Remove and haul away:
 - Window and trim, per plans

BEDROOM

- Remove and haul away:
 - Doors, trim, windows, walls per plans
 - Interior closet pole/shelf
 - Flooring as necessary
 - Radiator and cap below floor
 - **Remove and save ceiling-mounted chandelier**

3rd FLOOR SEWING ROOM

- Remove and haul away:
 - Doors, trim, and walls per plans
 - Shelving units
 - Flooring as necessary

FOUNDATION

- Layout and coordinate excavation and foundation work
- Excavate and hauling out the dirt for the new pier footings
- Furnish and install concrete footings 20x20 inches wide 30 inches deep for the new brick piers, per plans
- Furnish and install 16x16 brick piers with solid concrete inside and 2 J-bolts on top for the new addition, per plans

HVAC

- We will furnish and install the following for the **first floor**:
 - 1-Complete duct system with registers and grilles.
 - Two supply air trunk lines.
 - Relocate return air box and grilles to the basement.
 - 2-Eight supply air branch lines.
 - 3-Extend 2" PVC furnace vent.
 - 4-Extend dryer vent.
 - 5-Vent kitchen exhaust.
 - 6-Make-up air.
 - 7-Relocate air conditioner.
 - 8=Mechanical permit
- We will install the following for the **second floor and attic addition**:
 - 1- SVZ-KP18NA Mitsubishi Indoor Unit
 - 1- SUZ-KP18NA Mitsubishi Outdoor Unit
 - 1- MHK2 Thermostat
 - 1 -EH05-SVZ-S 5 KW heat package
 - 1- Complete duct system with registers and grilles.
 - 1- supply air trunk line for the second floor.
 - 1- supply air trunk line for the attic.
 - 2- return air trunk lines.
 - 1-Bath vent
 - 1-Laundry vent
 - 1-Emergency drain pan
 - 1-EZ Trap and Wet Switch condensate safety switch.
 - Included: Refrigerant lines, condensate drain lines, ductwork, control wiring and start up.

ELECTRICAL

- Provide and install all electrical fixtures and wiring as shown on the electrical plan
- All NEW electrical work to conform to NEC and local codes
- All devices standard white with (10) Araidni dimmers, 2 USB A/C plugs included.
- Heavy up service to 400 amps. No disconnects included. No Pepco Fees included.
- Provide the following dedicated circuits:
 - 2 bidets, 1 Oven, 1 Induction Cooktop, 1 Hood, 1 dish., 1 disp., 1 fridge, 1 mini fridge, 1 micro, 2 Kit. counter circs., 2 bath gfi, 1 washer, 1 dryer, Relocated 1 AC. for new HVAC unit: (1) 5KW indoor unit & (1) 20amp outdoor unit.
- Furnish and install the following fixtures:
 - (43) 6" Halos, (2) FV0511, (3) led under-cabinet lights.
- If at time of inspection Case is required to remedy any existing conditions, these changes will be at a time and material cost
- NOTE: No smokes included except in (3) new bedrooms
- NOTE: Paint cabinet in basement needs relocated for new service.

ROUGH CARPENTRY


- Provide temporary shoring of ceilings joists where post and load-bearing walls are to be removed (*see plans for details*)
- Remove a large portion of load-bearing walls, per plans
- Furnish and install the following:
 - Exterior walls, per drawings: 2x6 studs at 16" on center, headers, 1/2" sheathing & house wrap.
 - Interior non-load bearing walls, per drawings: 2x4 studs at 16" on center
 - Ceiling ledger
 - Ceiling joists at 16" oc.
 - Floor ledgers and sill plates
 - Floor joists at 16" on center with 3/4" T&G subfloor
 - Engineered beam per engineer's specifications (see structural beam allowance)
 - Rough framed boxing around steel beam as necessary
 - Shed/Hip/Valley roof: rafters at 16" oc, 1/2" sheathing & 30lb roof felt

Document Sheet Index

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APPLICABLE CODES

CODES DETAILS:
- Plans conform with IRC 2018 and Maryland Building Rehabilitation Code (MBRC)
- All wood in contact with soil or masonry foundations to be pressure treated-AC treated SYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185.
- All framing lumber to be SPP #2 unless indicated otherwise.
<u>Design criteria used are as follows:</u>
- Roof load - 30 lbs/ef
- Roof and floor dead load - 10 lbs/ef
- Floor live load in non-sleeping areas - 40 lbs/ef
- Floor live load in sleeping areas - 30 lbs/ef
- Climate Zone 4A
- Seismic design category B
- Terminate damage susceptibility - Moderate to heavy
- Subjectivity to damage from weather - severe
- Subjectivity to decay - slight to moderate
- Winter design temperature - 13 degrees F
- Mean Annual Temperature - 55 degrees F
- Air Freezing Index - 300
- Ice Shield Underlayment Required: Yes
- Wind speed - 115 mph
- Frost line depth - 30"
- Flood hazard - July 2, 1979
- Concrete - 3,000 psi compressive strength at 28 days
- Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists
- Roof sheathing - 1/2" OSB with spacers
- Roofing - 215 lb per square asphalt shingles over 15 lbf.


CASE
 Architects & Remodelers

Bethesda, MD 20816
 4701 Sangamore Road
 North Plaza, Suite 40
 (P) 301.229.4500
 (F) 301.229.3195

Washington, DC
 1227 14th Street, NW
 Wash, DC 20005
 (P) 202.656.2275
 (F) 202.000.0001

Alexandria, VA
 119 N. Washington St.
 Alexandria, VA 22314
 (P) 703.000.0000
 (F) 703.000.0001

Falls Church, VA
 701 Park Avenue
 Falls Church, VA 22046
 (P) 703.241.2900
 (F) 703.534.0207

Development: Dave Vogt Michael O'Hearn	Management: Greg Polen
Project No.: 26-24-0971	Design: Kwana Henning Caroline Moore

Russell Residence
 Proposed Remodel Project
 4711 waverly Avenue, Garrett Park, MD 20896
 Cover Sheet

Drawing Log 06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract

Date: 12/15/2022	Scale: 1/4" = 1'-0"
Sheet: A01	Of: 28

Permit

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/MODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTIES

ROOFING / GUTTERS & DOWNSPOUTS

- Furnish and install up to 163 LF of 6" half round gutters in pre-painted aluminum. Color: White. Secure gutters with combo gutter hangers at every 2'O.C. And up to 76 LF of round downspouts in pre-painted aluminum. Color: White. Secure downspouts with aluminum straps and zip screws.

WINDOWS / DOORS (See schedules for details)

- Furnish & Install (17) windows, per plans
- Furnish & Install only (1) new sliding patio door, per plans

EXTERIOR TRIM & FINISHES

- Furnish and install all new PVC fascia, soffit, rake, corner, and exterior trim boards, per plans
- Furnish and install primed James Hardie fiber-cement lap siding with 7" reveal on the new addition, per drawings
- Furnish and install primed fiber-cement half-round siding on the new addition, per drawings
- Furnish & Install PVC soffits w/ 2" continuous soffit vents
- Furnish and install all decorative pilasters with PVC trim, as per plans
- Layout new stairs, per plans
- 2"x10" pressure-treated joists at every 16"
- Timbertec® Azek 5/4" x 6" decking boards on deck and stair treads (color and style TBD)
 - Deck boards to be pre-drilled and face-screwed into joists w/ color-matching hole plu

INSULATION WORK

- Air seal/fire stop
- Attic roof line – closed cell spray foam (R-49)
- Exterior walls insulation to be open cell spray foam R-21,
- Cold Floor insulation to be closed cell spray foam R-30

DRYWALL WORK

- Install ½" standard drywall on all newly installed walls and ceilings; tape joints and apply 2 coats of drywall mud, sand
- We have included a drywall patch due to holes made to run new electrical wires and/or plumbing pipes, for new second floor laundry (see allowances for details)

INTERIOR TRIM WORK

- Furnish and install the following, per plans:
- Furnish and install interior casing on new windows and patio door to blend with existing
- Furnish and install new baseboard: 2 -Piece, 1x4 FJ Base, w/ 1-3/8" Cap, WM165
- Widen interior door or pass-through opening

KITCHEN

PLUMBING

- Relocate the kitchen sink and faucet per proposed plans
- Make all necessary plumbing connections for (1) sinks, (1) dishwasher, (1) waterline to the refrigerator, (1) disposal, (1) Insta-hot (see fixture schedules)

ELECTRICAL

- The following dedicated circuits are included:
 - 1 Oven, 1 Induction Cooktop, 1 Hood, 1 dish., 1 disp., 1 fridge, 1 mini fridge, 1 micro, 2 kitchen counter circs.
- Furnish and install the following fixtures:
- (43) 6" Halos, (2) FV0511, (3) led under-cabinet lights.

FINISH WORK:

- Layout kitchen and laundry designs and install new cabinets per plans. See schedule for cabinet details
- Owners understand that painted cabinets can develop minor cracks at miter joints.
- Furnish and install cabinet hardware (See schedule for details)
- Provide and install new kitchen and laundry counter tops. (See schedule for details)
 - NOTE: countertops will be provided with a standard edge unless noted otherwise. Countertops may also have "seams" where two slabs of material join. A natural stone countertop, by nature, has small pits and fissures that are not considered imperfections.
- Provide and install kitchen tile backsplash per plans. (See schedule for details)
 - NOTE: due to the nature of stone, glass, and/or handmade ceramic tile, there will be variation in color, finish, texture and dimensions of each piece.
- Furnish and install the following items: (see fixture schedule for details)
 - (1) KITCHEN SINKS
 - (1) KITCHEN FAUCETS
 - (1) DISPOSAL
 - (1) INSTA-HOT

APPLIANCES:

- Owners understand that no warranty is extended towards reinstalled appliances.
- Owner to purchase remaining appliances directly from appliance supplier. Appliance supplier to include delivery of appliances to job site. Owner to arrange for delivery and acceptance of appliances. Case cannot be responsible for any damage associated with Owner not inspecting appliances at the time of delivery.
- Other than the items listed above, install of appliances to be performed by others and is not included within Case's scope of work

MAIN LEVEL FULL BATH

INTERIOR FRAMING AND PREP:

- Frame new interior wall, per plans
- Frame new shower niche, per plans
- Re-enforce walls for grab bars
- Furnish and install new water-resistant drywall (green board), as necessary.
 - New drywall to be taped, blocked, skimmed and, sanded

PLUMBING: (see portfolio on plans for details)

- Relocate Toilet, per plans [floor mounted]
- Furnish and install new lavatory sink & faucet, per plans
- Furnish and install (1) shower drain, (1) shower valve and (1) fixed shower head

ELECTRICAL: (see schedule for details)

- Furnish & install all electrical work , per plans
- Furnish & install new dedicated circuits: (1) bath gfi, (1) bidet
- Furnish & install new (1) Panasonic FV0511 bath fan

FIXTURES AND FINISH SELECTIONS: (see portfolio/schedule on plans for details)

- Furnish & install vanity and wall cabinets, per plans
- Furnish & install quartz vanity top, per plans
- Furnish & install medicine cabinet, per plans
- Furnish & install bath accessories, per plans
- Furnish & install shower bench and grab bars, per plans
- Furnish & install frameless clear tempered glass shower sliding doors

2nd FLOOR HALL BATHROOM

INTERIOR FRAMING AND PREP:

- Frame new interior wall, per plans
- Frame new shower niche, per plans
- Furnish and install new water-resistant drywall (green board), as necessary.
 - New drywall to be taped, blocked, skimmed and, sanded

PLUMBING: (see portfolio on plans for details)

- Relocate Toilet, per plans [floor mounted]
- Furnish and install new lavatory sink & faucet, per plans
- Furnish and install (1) shower drain, (1) shower valve and (1) Hydro rail

ELECTRICAL: (see schedule for details)

- Furnish & install all electrical work , per plans
- Furnish & install new dedicated circuits: (1) bath gfi, (1) bidet
- Furnish & install new (1) Panasonic FV0511 bath fan

TILE: (see schedule for details)

- Furnish & install Schluter® KERDI waterproof membrane on bath and shower floors
- Furnish & install Schluter® DITRA waterproof membrane on shower walls
- Furnish & install new tile on bathroom floor, shower floor and shower walls as per drawings (see schedule for details)
- Furnish & install Schluter tile liner to cap tile edges.
- Furnish & install quartz threshold at entry door, shower curb, knee wall cap

FIXTURES AND FINISH SELECTIONS: (see portfolio/schedule on plans for details)

- Furnish & install vanity and wall cabinets, per plans
- Furnish & install quartz vanity top, per plans
- Furnish & install medicine cabinet, per plans
- Furnish & install bath accessories, per plans
- Furnish & install shower bench and grab bars, per plans
- Furnish & install frameless clear tempered glass shower sliding doors

LAUNDRY ROOM

PLUMBING: (see portfolio on plans for details)

- Furnish and install (1) washer box and (1) washer pan & drain

ELECTRICAL: (see schedule for details)

- Furnish & install new dedicated circuits: (1) dryer and (1) washer

TILE: (see schedule for details)

- Furnish & install Schluter® KERDI waterproof membrane on floor
- Furnish & install new tile on laundry floor, as per drawings (see schedule for details)

FIXTURES AND FINISH SELECTIONS: (see portfolio/schedule on plans for details)

- Furnish & install cabinets and countertops, per plans
- Install interior doors w/ lockset, see schedule for details
- Install laundry & closet doors, door casing and new baseboard to blend with existing
- Install washer and dryer to new electric and plumbing hook ups located on wall

FINISH FLOORING

- Remove and haul away existing wood in kitchen & family room only as necessary
- Supply & install new select grade white strip oak 2 1/4 x 3/4" (not southern grown) on main level:
 - family room,
 - perimeter of new kitchen,
 - old powder room
- 2nd Floor:
 - In (2) new bedrooms
 - closets & common area
- 3rd Floor:
 - In (1) New Bedroom and closet only
- Tooth-in approximately 13lf of new and old flooring in kitchen
- Sand & stain & finish the following areas with 3 coat system of Loba water base polyurethane. Supply & install oak shoe molding.
 - Family room,
 - Kitchen
 - Breakfast area
 - 3 treads & risers to mud room
 - 2nd floor (2) new bedrooms with adjoining closets and common areas.
 - 3rd floor (1) new bedroom and closet
- NOTE: wood needs to acclimate prior to installation. door jambs, base board, stringers, risers will need painted by homeowner. Rooms to be emptied prior to hachers arrival.

WORK NOT INCLUDED

- Appliances have not been included. Installation of appliances by others
- Painting and paint preparation has not been included. All drywall will be finished to a prime-ready condition
- All surface-mounted lights to be supplied by owner and installed by Case
- No changes to the existing water service has been included.
- No audio/video work or material has been included
- No patio/walkway/hardscaping/landscaping has been included, other than what has been specified

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Project No: 216-24-0971	Design: Kwani Henning Caroline Moore

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896

Notes

Drawing Log

06/10/2021 - Measure
12/04/2021 - CD
9/30/2022 - Contract

Permit

Date: 12/15/2022	Scale: 1/4" = 1'-0"
Sheet: A02	Of:

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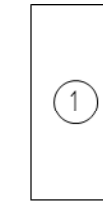
Interior Door Schedule

Label	Qty	Type	RO Size	Location	Description
E		Existing door			Existing, No change
3	1	Swing Simple	2'-4"x6'-8"	Powder Room	Solid Core Door - To Blend With Existing
4	1	Swing Bi-Part	4'-0"x6'-8"	Closet	Solid Core Door - To Blend With Existing
5	1	Swing Simple	2'-6"x6'-8"	Bedroom	Solid Core 5 Panel Door - To Blend With Existing
6	1	Swing Simple	2'-6"x6'-8"	Bedroom	Solid Core 5 Panel Door - To Blend With Existing
7	1	Swing Bi-Part	4'-0"x6'-8"	Closet	Solid Core 5 Panel Door - To Blend With Existing
8	1	Swing Simple	2'-4"x6'-8"	Bathroom	Solid Core 5 Panel Door - To Blend With Existing
9	1	Swing Simple	1'-6"x6'-8"	Linen Closet	Solid Core Door
10	1	Swing Bi-Part	4'-0"x6'-8"	Closet	Solid Core Door - To Blend With Existing
11	1	Swing Simple	2'-6"x6'-8"	Bedroom	Solid Core 5 Panel Door - To Blend With Existing
12	1	Swing Bi-Part	2'-6"x6'-8"	HVAC Closet	Louvered Doors

Exterior Door Schedule

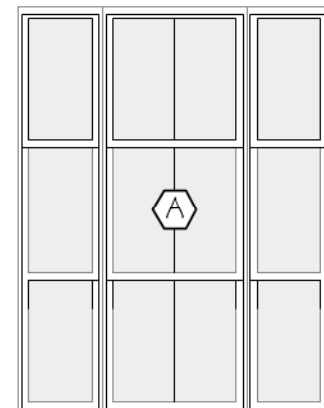


Qty: 1
 Operation: Fixed / Left-Stationary
 Location: Family D2
 RO Size = 72 1/4" x 103 1/2"
 Unit Size = 71 3/4" x 103"

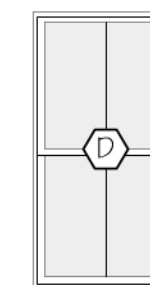


Qty: 1
 Operation: Fixed / Left
 Location: Mud Room D-1
 RO Size = 37" x 103 1/2"
 Unit Size = 36 1/2" x 103"

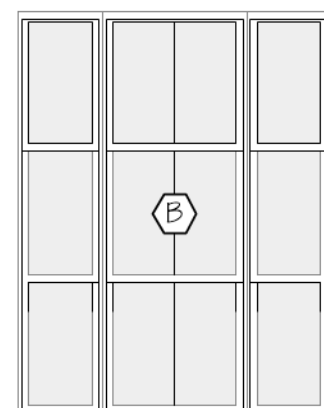
Window Schedule



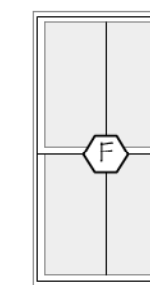
Qty: 3
 Operation: Fixed - Fixed - Fixed
 Location: Family - W- A,B,C
 RO Size = 78 1/2" x 103"
 Unit Size = 78" x 102 1/2"



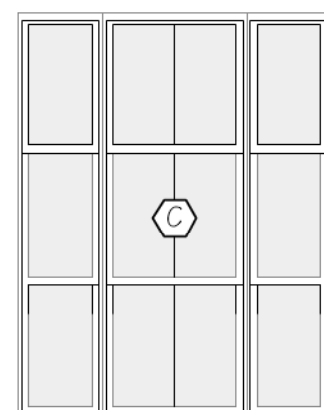
Qty: 1
 Operation: Active/Active
 Location: Breakfast/Kitchen- W- D- Tempered
 RO Size = 36 1/2" x 70"
 Unit Size = 36" x 69 1/2"



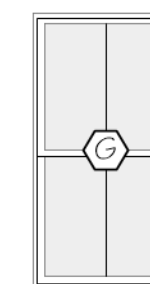
Qty: 3
 Operation: Fixed - Fixed - Fixed
 Location: Family - W- A,B,C
 RO Size = 78 1/2" x 103"
 Unit Size = 78" x 102 1/2"



Qty: 5
 Operation: Active/Active
 Location: Breakfast/Kitchen- W- F,G,H,I,J
 RO Size = 36 1/2" x 70"
 Unit Size = 36" x 69 1/2"



Qty: 3
 Operation: Fixed - Fixed - Fixed
 Location: Family - W- A,B,C
 RO Size = 78 1/2" x 103"
 Unit Size = 78" x 102 1/2"



Qty: 5
 Operation: Active/Active
 Location: Breakfast/Kitchen- W- F,G,H,I,J
 RO Size = 36 1/2" x 70"
 Unit Size = 36" x 69 1/2"

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Management:
 Greg Polen

Project No.:
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Design:
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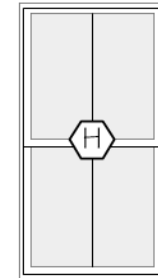
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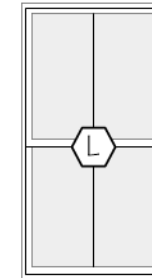
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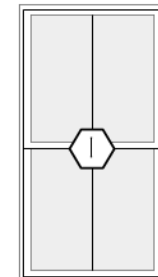
Window Schedule



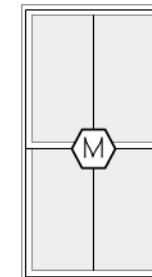
Qty	Operation	Location
5	Active/Active	Breakfast/Kitchen- W- F,G,H,I,J
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



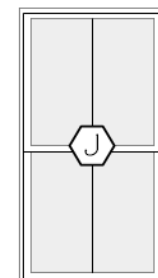
Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



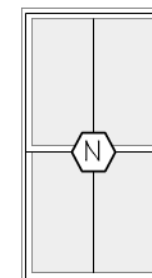
Qty	Operation	Location
5	Active/Active	Breakfast/Kitchen- W- F,G,H,I,J
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



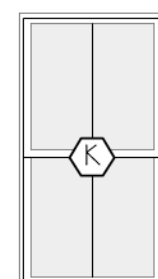
Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



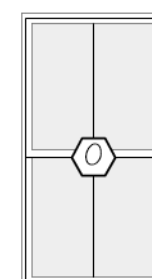
Qty	Operation	Location
5	Active/Active	Breakfast/Kitchen- W- F,G,H,I,J
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
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Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
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Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
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Management:
Greg Polen

Project No.:
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Design:
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Caroline Moore

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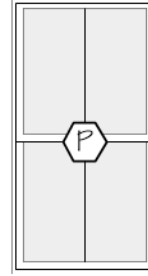
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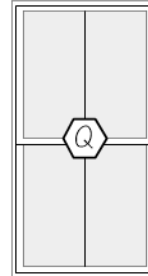
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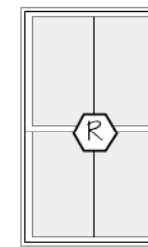
Window Schedule



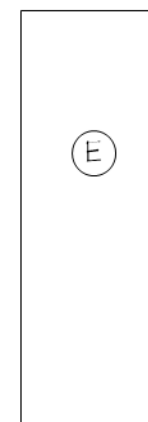
Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



Qty	Operation	Location
7	Active/Active	Rear Bedrooms- W-K,L,M,N,O,P,Q
RO Size = 36 1/2" x 70"		Unit Size = 36" x 69 1/2"



EXISTING DOORS AND WINDOWS

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Schedules

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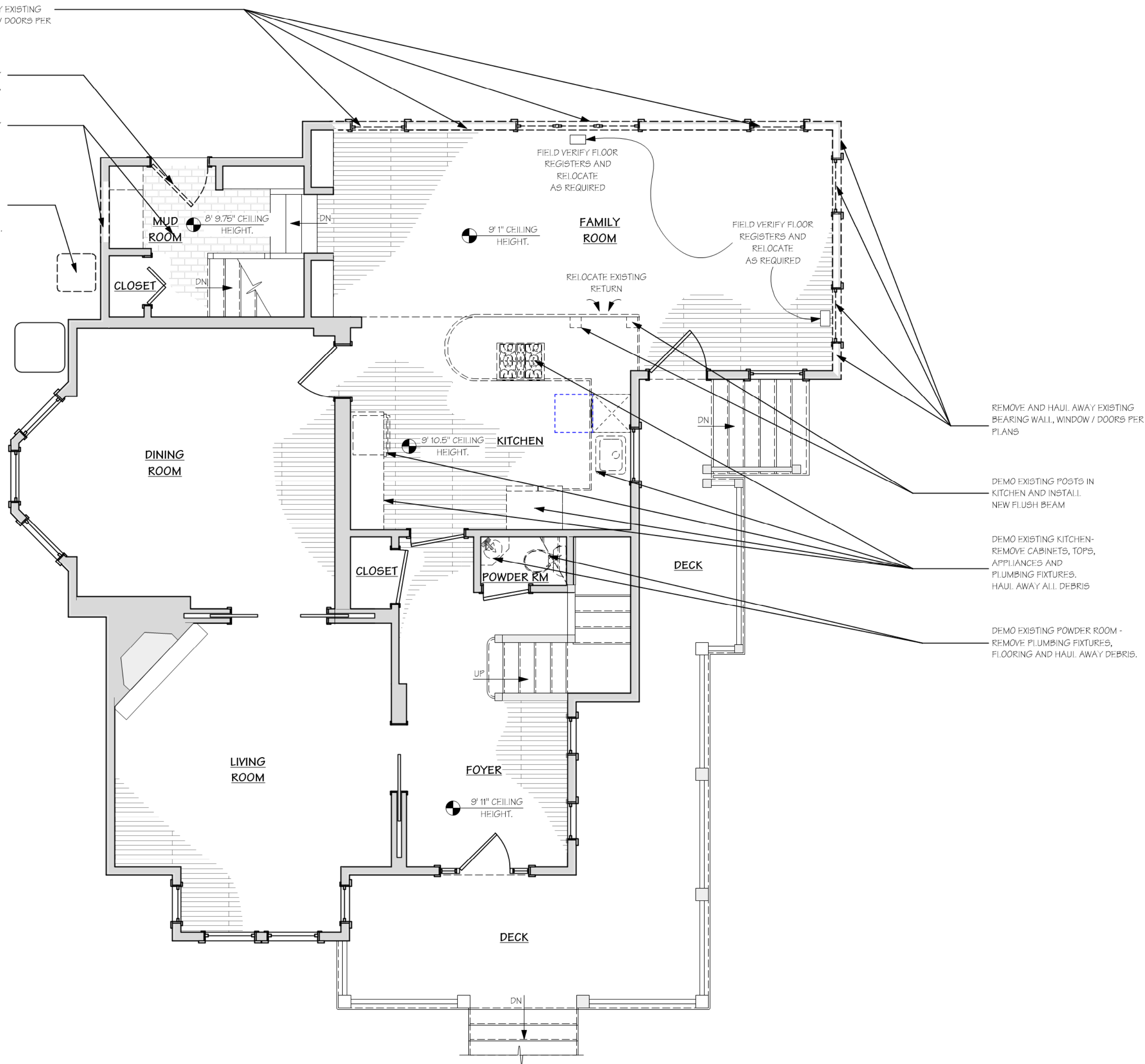
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REMOVE AND HAUL AWAY EXISTING BEARING WALL, WINDOW / DOORS PER PLANS

REMOVE AND HAUL AWAY EXISTING EXTERIOR DOOR, INFILL DOOR OPENING.

REMOVE AND HAUL AWAY EXISTING BUILT-IN MUDROOM AND CREATE NEW OPENING FOR MUDROOM ENTRY DOOR.

REMOVE AND RELOCATE A/C CONDENSER. FIELD VERIFY ACTUAL LOCATION.



Existing First Floor Plan
1/4" = 1'-0"



Russell Permit: Plans.vwx

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<p>Development: Dave Vogt Michael O'Hearn</p>	<p>Management: Greg Polen</p>
<p>Project No: 26-24-0971</p>	<p>Design: Kwan Hening Caroline Moore</p>
<p>Russell Residence Proposed Remodel Project 4711 waverly Avenue, Garrett Park, MD 20896</p>	
<p>Existing/Demo 1st Floor Plan</p>	
<p>Drawing Log</p> <p>06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract</p>	
<p>Date: 12/15/2022</p>	<p>Scale: 1/4" = 1'-0"</p>
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CREATE NEW OPENING IN LOAD BEARING WALL FOR NEW DOORS TO ACCESS ADDITION

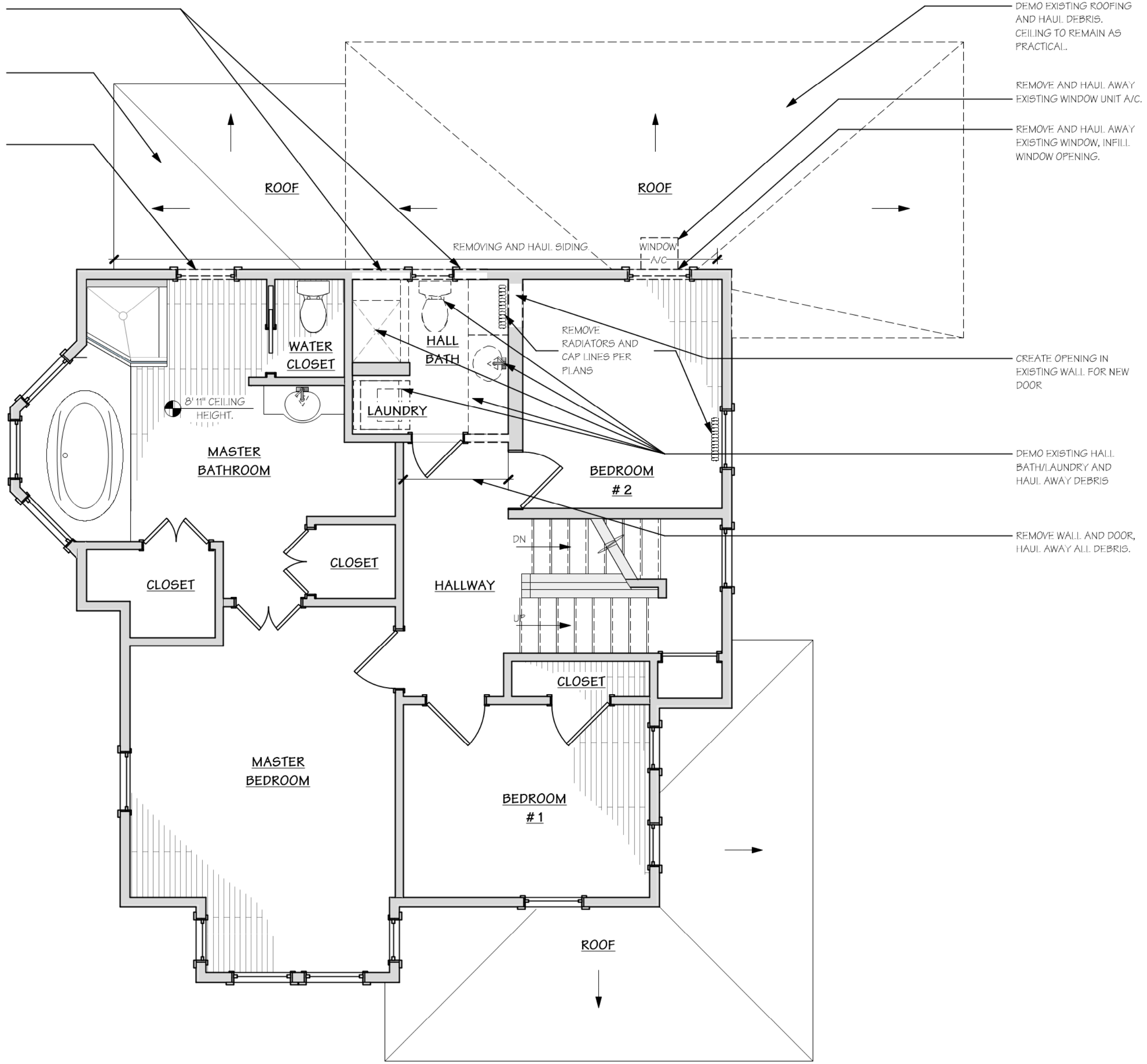
ROOFING AND FRAMING TO REMAIN IN PLACE. OVERFRAME ADD STORY.

REMOVE AND HAUL AWAY EXISTING WINDOW, INFILL WINDOW OPENING.

DEMO EXISTING ROOFING AND HAUL DEBRIS. CEILING TO REMAIN AS PRACTICAL.

REMOVE AND HAUL AWAY EXISTING WINDOW UNIT A/C.

REMOVE AND HAUL AWAY EXISTING WINDOW, INFILL WINDOW OPENING.



Existing Second Floor Plan
1/4" = 1'-0"



Russell Permit: Plans.vwx

Permit

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<p>Russell Residence Proposed Remodel Project</p>			
<p>4711 waverly Avenue, Garrett Park, MD 20896</p>			
<p>Existing/Demo 2nd Floor Plan</p>			
<p>Drawing Log</p>			
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<p>12/04/2021 - CD</p>			
<p>9/30/2022 - Contract</p>			
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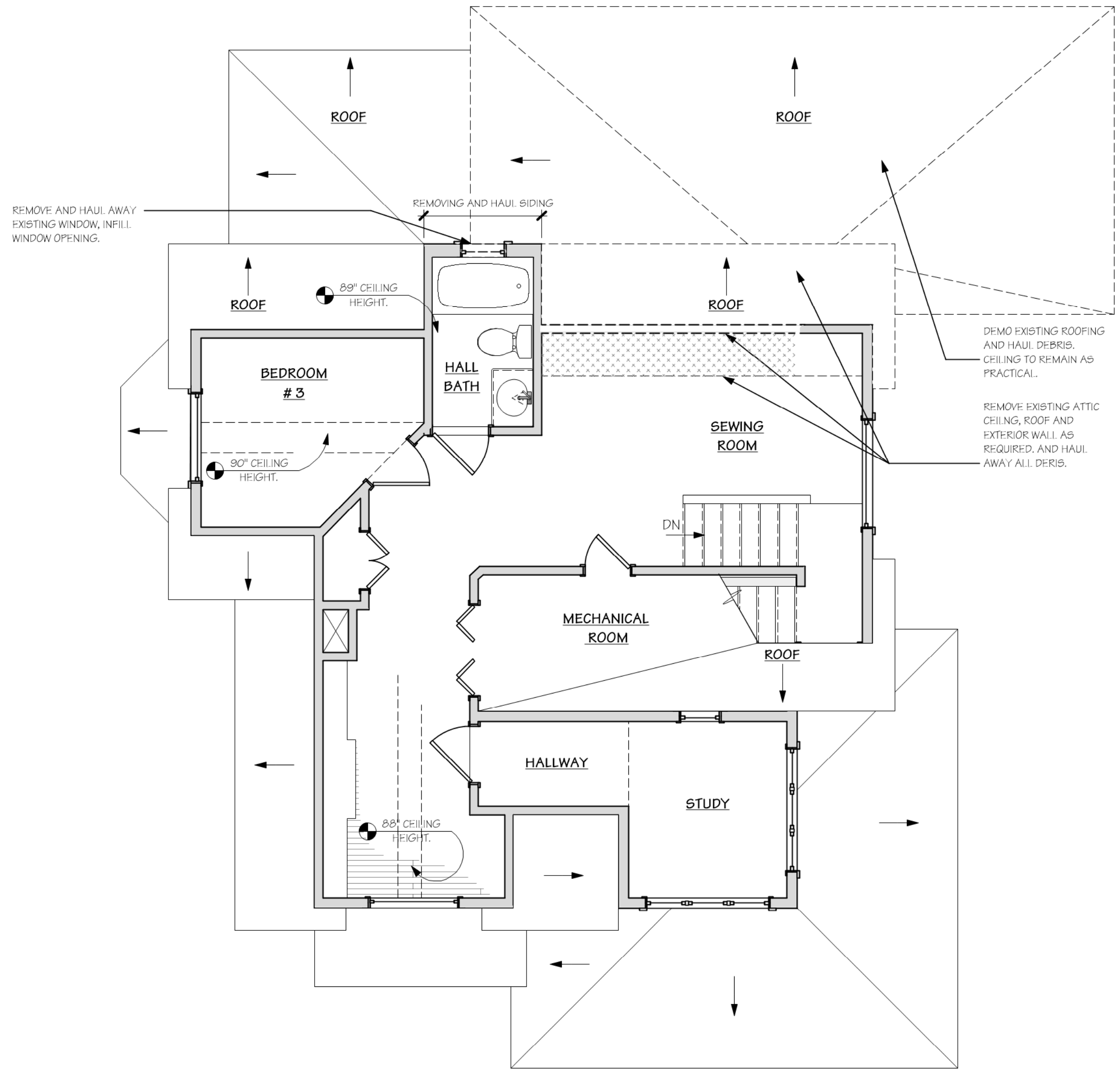
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REMOVE AND HAUL AWAY EXISTING WINDOW, INFILL WINDOW OPENING.

89" CEILING HEIGHT.

ROOF

BEDROOM #3

90" CEILING HEIGHT.

HALL BATH

SEWING ROOM

MECHANICAL ROOM

ROOF

HALLWAY

STUDY

88" CEILING HEIGHT.

DEMO EXISTING ROOFING AND HAUL DEBRIS. CEILING TO REMAIN AS PRACTICAL.

REMOVE EXISTING ATTIC CEILING, ROOF AND EXTERIOR WALL AS REQUIRED. AND HAUL AWAY ALL DEBRIS.

Existing 3rd Floor Plan
1/4" = 1'-0"



Russell Permit: Plans.vwx

Permit

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Date: 12/15/2022	Scale: 1/4" = 1'-0"	Sheet:	Of:
Drawing Log		06/10/2021 - Measure	
		12/04/2021 - CD	
		9/30/2022 - Contract	
		A08	

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896
Existing/Demo 3rd Floor Plan

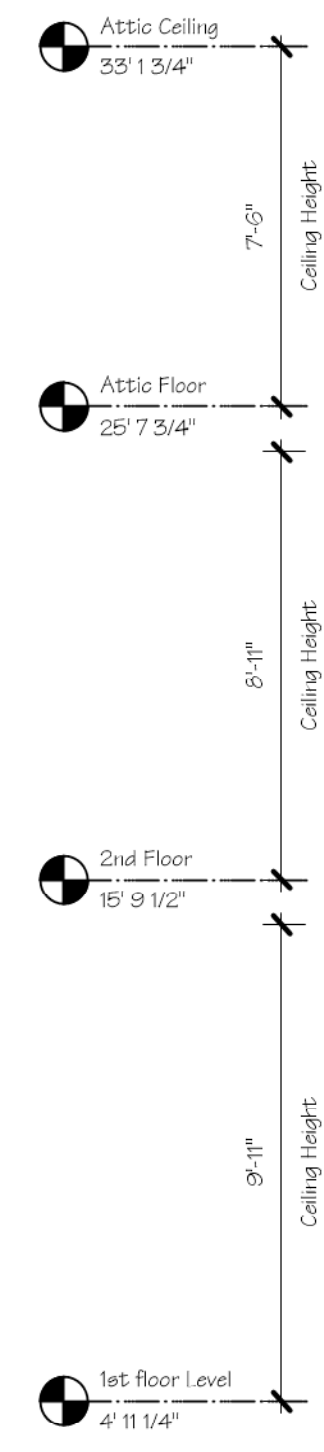
Project No: 26-24-0971	Design: Kwan Henging Caroline Moore
Development: Dave Vogt Michael O'Hearn	Management: Greg Polen

CASE
Architects & Remodelers

Bethesda
4701 Sangamore Road
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Washington, DC
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Wash, DC 20005
(P) 202.956.2275
(F) 202.229.3195



Existing Front Elevation
1/4" = 1'-0"

DEMO EXISTING ROOFING AND HAUL DEBRIS. CEILING TO REMAIN AS PRACTICAL.

Permit

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Date: 12/15/2022
Scale: 1/4" = 1'-0"

Sheet: A09
Of: 01

Drawing Log
06/10/2021 - Measure
12/04/2021 - CD
9/30/2022 - Contract

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896
Existing/Demo Front Elevation

Project No: 26-24-0371
Design: Kwasi Henning, Caroline Moore

Development: Dave Vogt, Michael O'Hearn
Management: Greg Pelen

CASE
Architects & Remodelers

Falls Church: 701 Park Avenue, Falls Church, VA 22046, (P) 703.241.2800, (F) 703.534.0207

Alexandria: 119 N. Washington St., Alexandria, VA 22314, (P) 703.000.0000, (F) 703.000.0001

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Washington, DC: 1227 14th Street, NW, Wash., DC 20005, (P) 202.566.2275, (F) 202.229.3195



Attic Ceiling
35' 3 3/8"

7'-6" Ceiling Height

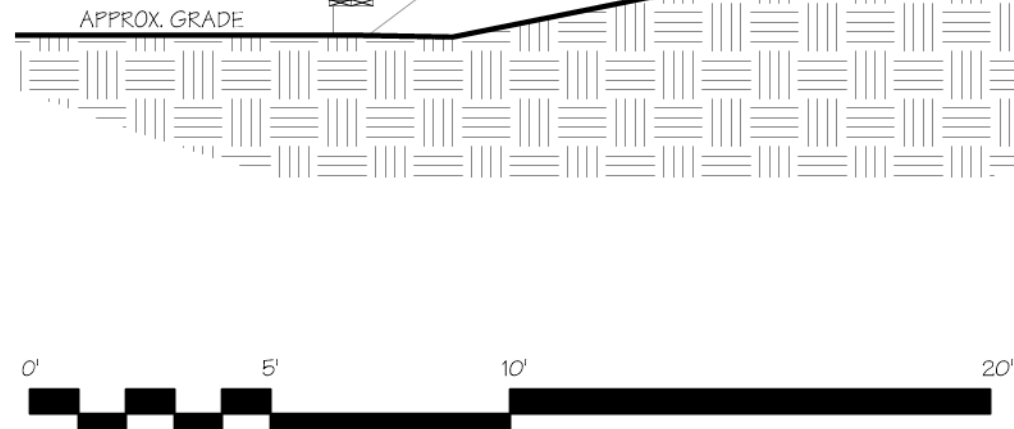
Attic Floor
25' 7 3/4"

8'-11" Ceiling Height

2nd Floor
15' 9 1/2"

9'-11" Ceiling Height

1st floor Level
7' 0 1/2"



Existing Right Elevation
1/4" = 1'-0"

REMOVE EXISTING ROOF, FRAMING AND EXTERIOR WALL AS REQUIRED, AND HAUL AWAY ALL DEBRIS.

DEMO EXISTING ROOFING AND HAUL DEBRIS. CEILING TO REMAIN AS PRACTICAL.

REMOVE AND HAUL AWAY EXISTING BEARING WALL, WINDOW AND SHUTTERS PER PLANS

Permit

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<p>Project No.: 26-24-0971</p>	<p>Design: Kwasi Henning Caroline Moore</p>
<p>Development: Dave Vogt Michael O'Hearn</p>	<p>Management: Greg Pelen</p>
<p>Russell Residence Proposed Remodel Project 4711 waverly Avenue, Garrett Park, MD 20896</p>	
<p>Existing/Demo Right Elevation</p>	
<p>Drawing Log</p> <p>06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract</p>	
<p>Date: 12/15/2022</p>	<p>Scale: 1/4" = 1'-0"</p>
<p>Sheet:</p>	<p>Of: A10</p>

REMOVE EXISTING ROOF, FRAMING AND EXTERIOR WALL AS REQUIRED, AND HAUL AWAY ALL DEBRIS.

CUT AND REMOVE PART OF EXISTING ROOF FRAMING, ROOFING TO CREATE OPENING FOR NEW DORMER ADDITION. HAUL AWAY ALL DEBRIS.

DEMO EXISTING ROOFING AND HAUL DEBRIS. CEILING TO REMAIN AS PRACTICAL.

REMOVE AND HAUL AWAY EXISTING BEARING WALL, WINDOWS AND SHUTTERS PER PLANS

REMOVE AND HAUL AWAY LATTICE PER PLANS



Existing Rear Elevation
1/4" = 1'-0"

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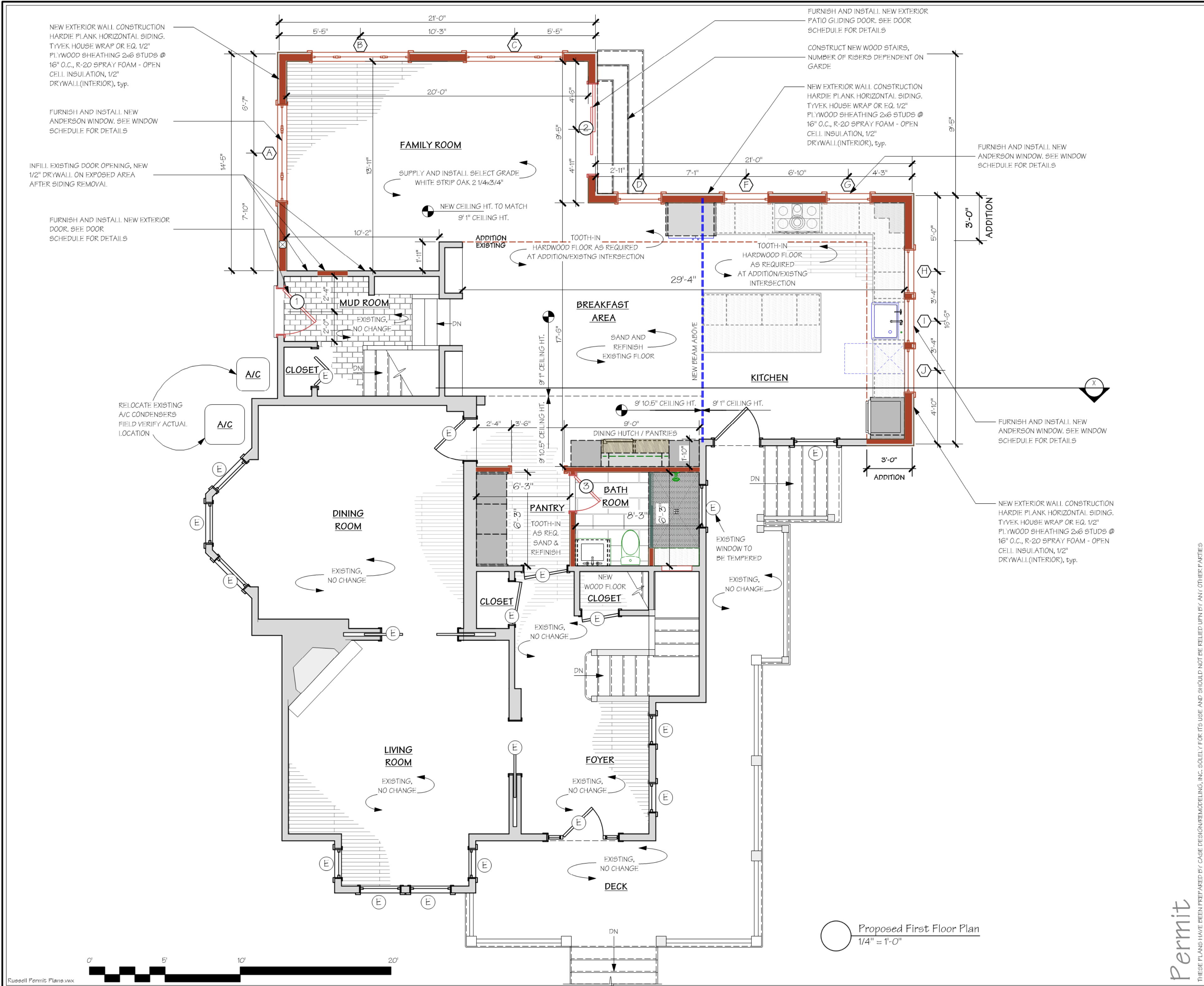
Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896

Drawing Log
06/10/2021 - Measure
12/04/2021 - CD
9/30/2022 - Contract

Date: 12/15/2022
Scale: 1/4" = 1'-0"
Sheet: A11
Of:

Project No: 26-24-0371
Design: Kwasi Henning
Caroline Moore
Development: Dave Vogt
Michael O'Hearn
Management: Greg Pelen

CASE
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Washington, DC: 1227 14th Street, NW, Wash, DC 20005, (P) 202.566.2275, (F) 202.229.3195



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Falls Church
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Falls Church, VA 22046
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(F) 703.534.0207

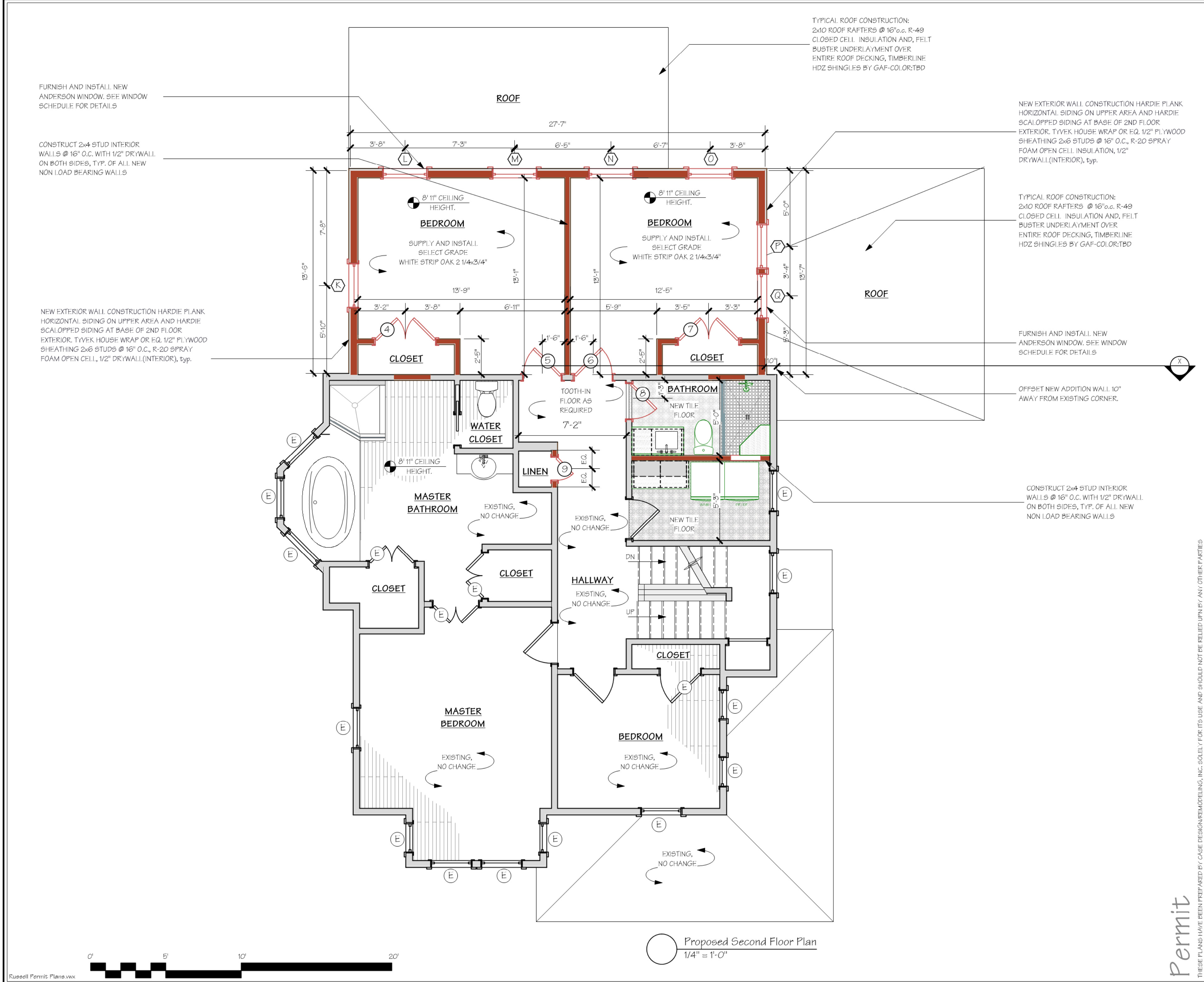
Development:	Dave Voigt Michael O'Hearn	Management:	Greg Pelen
Project No:	26-24-0371	Design:	Kwasi Henning Caroline Moore

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896
Proposed 1st Floor Plan

Drawing Log

06/10/2021 - Measure
12/04/2021 - CD
9/30/2022 - Contract

Date:	12/15/2022	Scale:	1/4" = 1'-0"
Sheet:		Of:	
		Sheet:	A12



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<p>Russell Residence Proposed Remodel Project 4711 waverly Avenue, Garrett Park, MD 20896</p>	
<p>Proposed 2nd Floor Plan</p>	
<p>Development: Dave Vogt Michael O'Hearn</p>	<p>Management: Greg Polen</p>
<p>Project No: 26-24-0371</p>	<p>Design: Kwasi Henning Caroline Moore</p>
<p>Date: 12/15/2022</p>	<p>Scale: NA</p>
<p>Sheet: A13</p>	<p>Of:</p>
<p>Drawing Log</p> <p>06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract</p>	

TYPICAL ROOF CONSTRUCTION:
2x10 ROOF RAFTERS @ 16" o.c. R-49
CLOSED CELL INSULATION AND FELT
BUSTER UNDERLAYMENT OVER
ENTIRE ROOF DECKING, TIMBERLINE
HDZ SHINGLES BY GAF-COLOR: TBD

FURNISH AND INSTALL NEW
ANDERSON WINDOW. SEE WINDOW
SCHEDULE FOR DETAILS

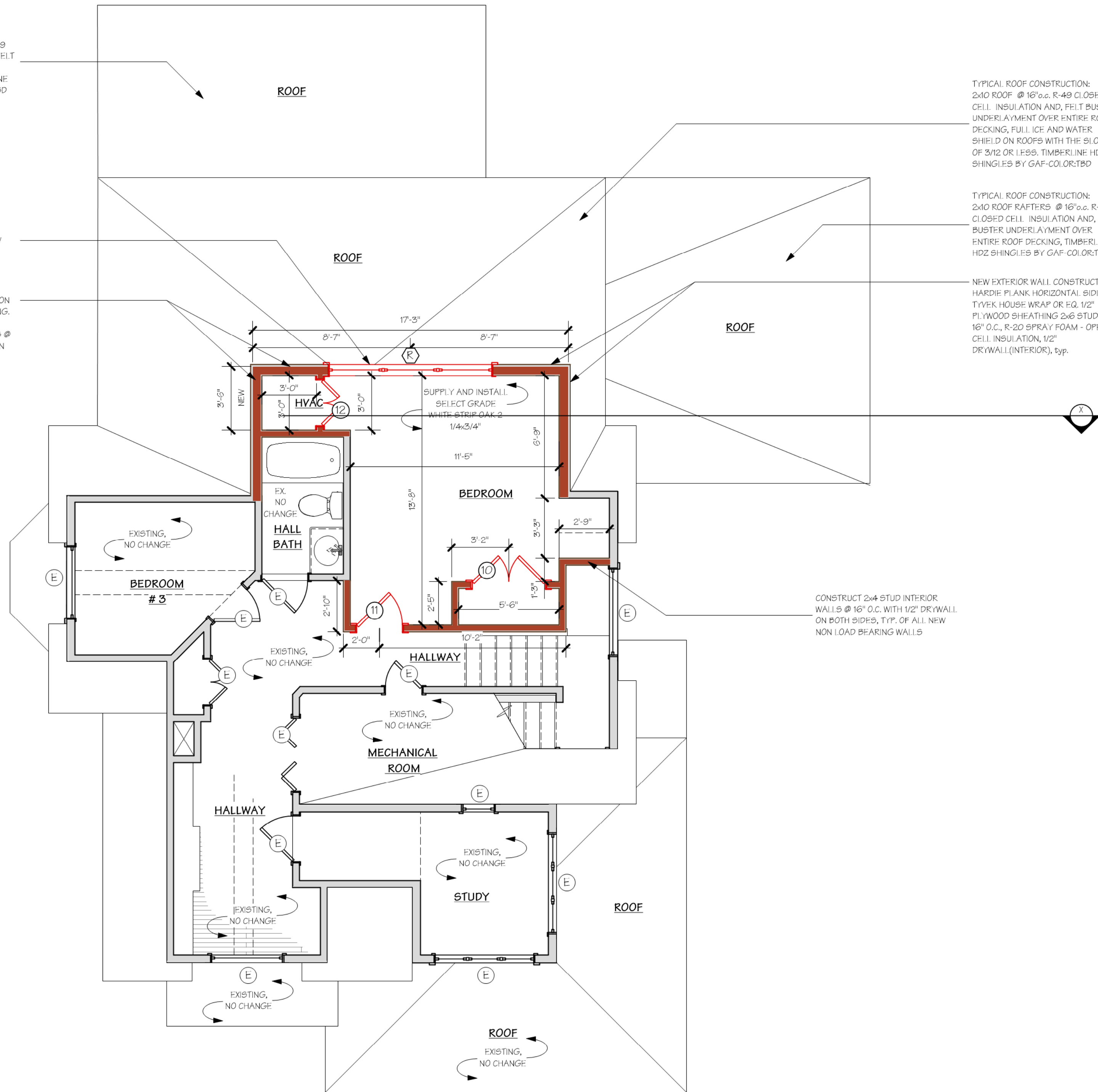
NEW EXTERIOR WALL CONSTRUCTION
HARDIE PLANK HORIZONTAL SIDING.
TYVEK HOUSE WRAP OR EQ. 1/2"
PLYWOOD SHEATHING 2x6 STUDS @
16" O.C., R-20 SPRAY FOAM - OPEN
CELL INSULATION, 1/2"
DRYWALL (INTERIOR), typ.

TYPICAL ROOF CONSTRUCTION:
2x10 ROOF RAFTERS @ 16" o.c. R-49
CLOSED CELL INSULATION AND FELT
BUSTER UNDERLAYMENT OVER
ENTIRE ROOF DECKING, FULL ICE AND WATER
SHIELD ON ROOFS WITH THE SLOPE
OF 3/12 OR LESS, TIMBERLINE HDZ
SHINGLES BY GAF-COLOR: TBD

TYPICAL ROOF CONSTRUCTION:
2x10 ROOF RAFTERS @ 16" o.c. R-49
CLOSED CELL INSULATION AND FELT
BUSTER UNDERLAYMENT OVER
ENTIRE ROOF DECKING, TIMBERLINE
HDZ SHINGLES BY GAF-COLOR: TBD

NEW EXTERIOR WALL CONSTRUCTION
HARDIE PLANK HORIZONTAL SIDING.
TYVEK HOUSE WRAP OR EQ. 1/2"
PLYWOOD SHEATHING 2x6 STUDS @
16" O.C., R-20 SPRAY FOAM - OPEN
CELL INSULATION, 1/2"
DRYWALL (INTERIOR), typ.

CONSTRUCT 2x4 STUD INTERIOR
WALLS @ 16" O.C. WITH 1/2" DRYWALL
ON BOTH SIDES, TYP. OF ALL NEW
NON LOAD BEARING WALLS



1 Proposed 3rd Floor Plan
1/4" = 1'-0"

Permit

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<p>Development: Dave Vogt Michael O'Hearn</p>		<p>Management: Greg Polen</p>	
<p>Project No: 26-24-0971</p>		<p>Design: Kwan Hening Caroline Moore</p>	
<p>Russell Residence Proposed Remodel Project</p>			
<p>4711 waverly Avenue, Garrett Park, MD 20896</p>			
<p>Proposed 3rd Floor Plan</p>			
<p>Drawing Log</p>		<p>06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract</p>	
<p>Date: 12/15/2022</p>	<p>Scale: 1/4" = 1'-0"</p>	<p>Sheet:</p>	<p>Of: A14</p>

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 Falls Church, VA 22046
 701 Park Avenue
 Falls Church, VA 22046
 (P) 703.241.2800
 (F) 703.534.0207



TYPICAL ROOF CONSTRUCTION:
 2x10 ROOF RAFTERS @ 16"o.c. R-49
 CLOSED CELL INSULATION AND FELT
 BUSTER UNDERLAYMENT OVER
 ENTIRE ROOF DECKING, TIMBERLINE
 HDZ SHINGLES BY GAF-COLOR:TBD

FURNISH AND INSTALL NEW 6" HALF
 ROUND GUTTERS IN PRE-PAINTED
 ALUMINUM. COLOR: WHITE. SECURE
 GUTTERS WITH COMBO GUTTER
 HANGERS AT EVERY 2' O.C.

FURNISH AND INSTALL NEW PILASTER
 DETAILS ON EXTERIOR PER PLANS TO
 BLEND WITH EXISTING

NEW EXTERIOR WALL CONSTRUCTION
 HARDIE PLANK HORIZONTAL SIDING,
 TYVEK HOUSE WRAP OR EQ. 1/2"
 PLYWOOD SHEATHING 2x6 STUDS @
 16" O.C., R-20 SPRAY FOAM - OPEN
 CELL INSULATION, 1/2"
 DRYWALL (INTERIOR), typ.

FURNISH AND INSTALL 16x16 PIERS
 WITH SOLID CONCRETE INSIDE AND 2
 J-BOLTS ON TOP FOR THE NEW
 ADDITION WITH LATTICE BETWEEN
 PIERS

Permit

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CASE
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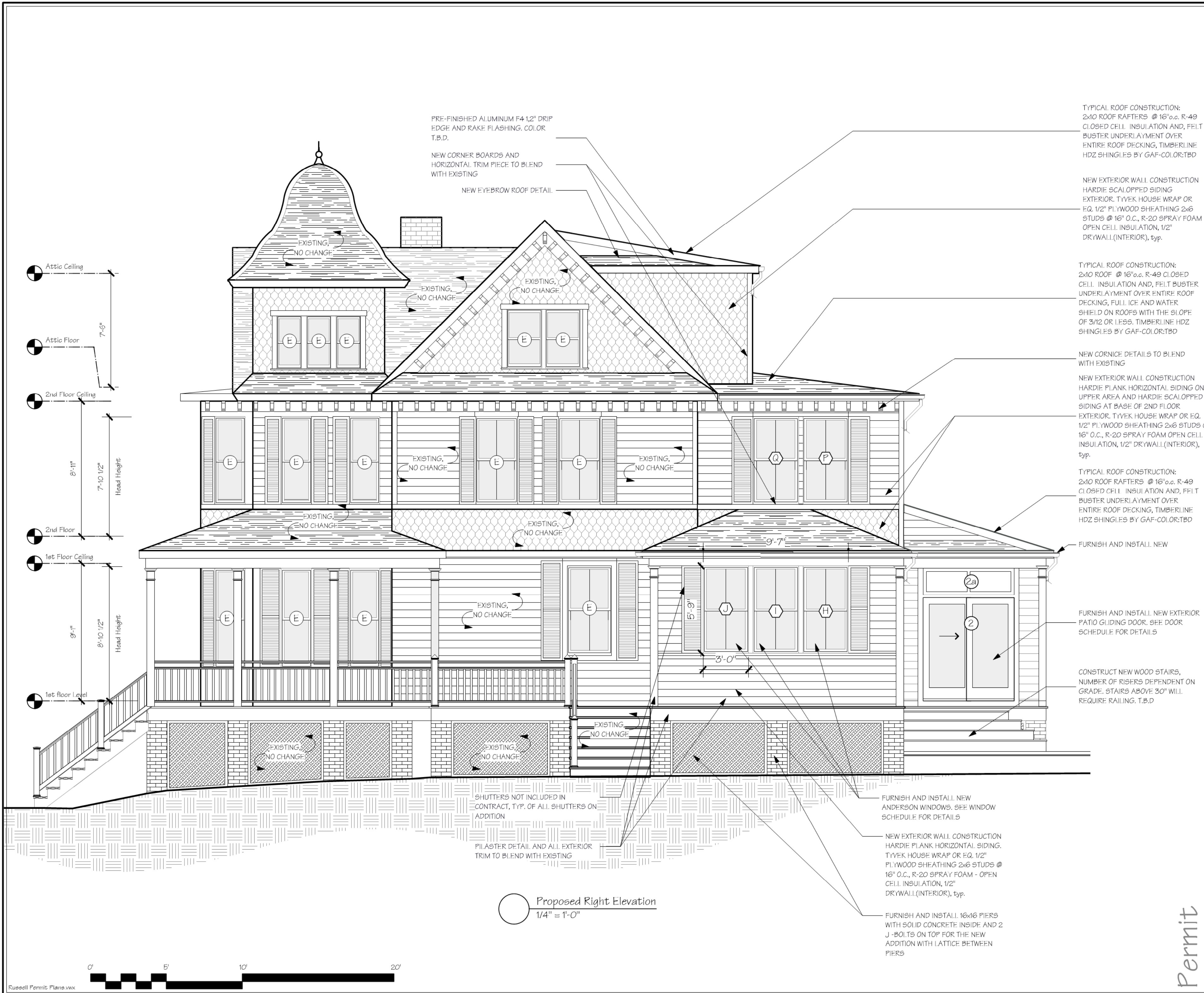
Falls Church
 701 Park Avenue
 Falls Church, VA 22046
 (P) 703.241.2860
 (F) 703.534.0207

Development: Dave Vogt Michael O'Hearn	Management: Greg Polen
Project No.: 26-24-0971	Design: Kwan Hening Caroline Moore

Russell Residence
 Proposed Remodel Project
 4711 waverly Avenue, Garrett Park, MD 20896
 Proposed Front Elevation

Drawing Log
06/10/2021 - Measure
12/04/2021 - CD
9/30/2022 - Contract

Date: 12/15/2022	Scale: 1/4" = 1'-0"
Sheet: A15	Of:



CASE
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 (P) 703.000.0000 (F) 703.000.0001
 Washington, DC: 1227 14th Street NW, Wash, DC 20005
 (P) 202.959.2273 (F) 202.229.3195

Development:	Dave Vogt Michael O'Hearn	Management:	Greg Pelen
Project No.:	26-24-0371	Design:	Kwasi Henning Caroline Moore

Russell Residence
Proposed Remodel Project

4711 waverly Avenue, Garrett Park, MD 20896

Proposed Right Elevation

Drawing Log

06/10/2021 - Measure
12/04/2021 - CD
09/30/2022 - Contract

Date:	12/15/2022	Scale:	1/4" = 1'-0"
Sheet:		Of:	
		Sheet:	A16

Permit

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TYPICAL ROOF CONSTRUCTION:
2x10 ROOF RAFTERS @ 16"o.c. R-49
CLOSED CELL INSULATION AND FELT
BUSTER UNDERLAYMENT OVER
ENTIRE ROOF DECKING, TIMBERLINE
HDZ SHINGLES BY GAF-COLOR:TBD

TYPICAL ROOF CONSTRUCTION:
2x10 ROOF RAFTERS @ 16"o.c. R-49
CLOSED CELL INSULATION AND FELT
BUSTER UNDERLAYMENT OVER
ENTIRE ROOF DECKING, TIMBERLINE
HDZ SHINGLES BY GAF-COLOR:TBD

TYPICAL ROOF CONSTRUCTION:
2x10 ROOF RAFTERS @ 16"o.c. R-49
CLOSED CELL INSULATION AND FELT
BUSTER UNDERLAYMENT OVER
ENTIRE ROOF DECKING, TIMBERLINE
HDZ SHINGLES BY GAF-COLOR:TBD

NEW CORNER BOARDS AND
HORIZONTAL TRIM PIECE TO BLEND
WITH EXISTING

FURNISH AND INSTALL NEW
ANDERSON WINDOWS. SEE WINDOW
SCHEDULE FOR DETAILS. PVC WINDOW
AND DOOR TRIM TO BLEND WITH
EXISTING

NEW EXTERIOR WALL CONSTRUCTION
HARDIE PLANK HORIZONTAL SIDING.
TYVEK HOUSE WRAP OR EQ. 1/2"
PLYWOOD SHEATHING 2x6 STUDS @
16" O.C., R-20 SPRAY FOAM - OPEN
CELL INSULATION, 1/2"
DRYWALL (INTERIOR), typ.

FURNISH AND INSTALL 16x16 PIERS
WITH SOLID CONCRETE INSIDE AND 2
J-BOLTS ON TOP FOR THE NEW
ADDITION WITH LATTICE BETWEEN
PIERS

CONSTRUCT NEW WOOD STAIRS,
NUMBER OF RISERS DEPENDENT ON
GRADE. STAIRS ABOVE 30" WILL
REQUIRE RAILING. T.B.D

NEW CORNER BOARDS AND
HORIZONTAL TRIM PIECE TO BLEND
WITH EXISTING

PILLASTER DETAIL AND ALL EXTERIOR
TRIM TO BLEND WITH EXISTING

FURNISH AND INSTALL NEW
ANDERSON WINDOWS. SEE WINDOW
SCHEDULE FOR DETAILS

NEW EXTERIOR WALL CONSTRUCTION
HARDIE PLANK HORIZONTAL SIDING.
TYVEK HOUSE WRAP OR EQ. 1/2"
PLYWOOD SHEATHING 2x6 STUDS @
16" O.C., R-20 SPRAY FOAM - OPEN
CELL INSULATION, 1/2"
DRYWALL (INTERIOR), typ.

FURNISH AND INSTALL 16x16 PIERS
WITH SOLID CONCRETE INSIDE AND 2
J-BOLTS ON TOP FOR THE NEW
ADDITION WITH LATTICE BETWEEN
PIERS



Proposed Rear Elevation
1/4" = 1'-0"



Permit

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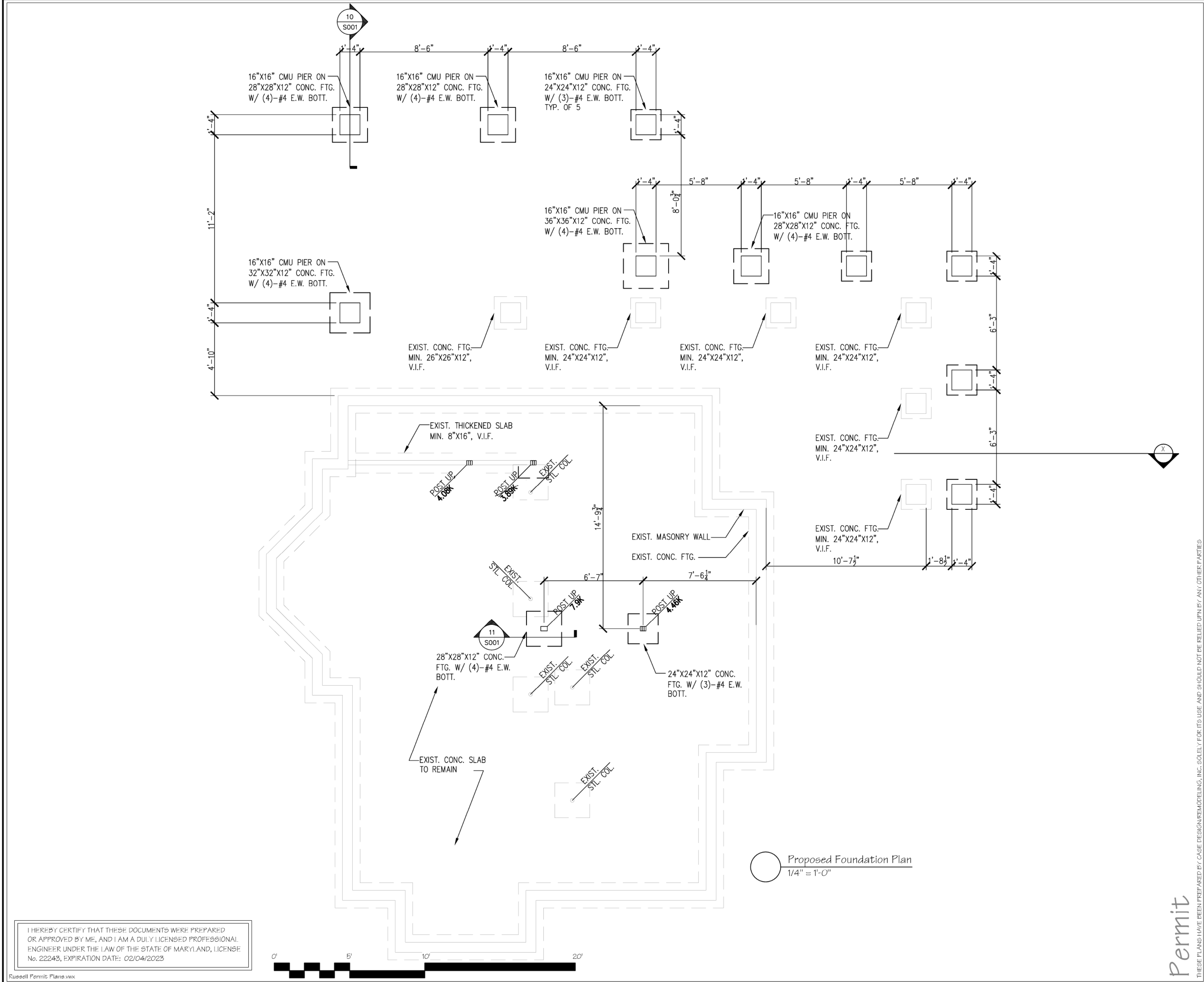
Bethesda, MD 20816 (P) 301.229.4600 (F) 301.229.3195
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 Alexandria, VA 22314 (P) 703.000.0000 (F) 703.000.0001
 Falls Church, VA 22046 (P) 703.241.2900 (F) 703.534.0207

Development:	Dave Vogt Michael O'Hann	Management:	Greg Pelen
Project No.:	26-24-0971	Design:	Kwasi Henning Caroline Moore

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896
Proposed Rear Elevation

Drawing Log	06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract
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Date:	12/15/2022	Scale:	1/4" = 1'-0"
Sheet:		Of:	
		Sheet:	A17



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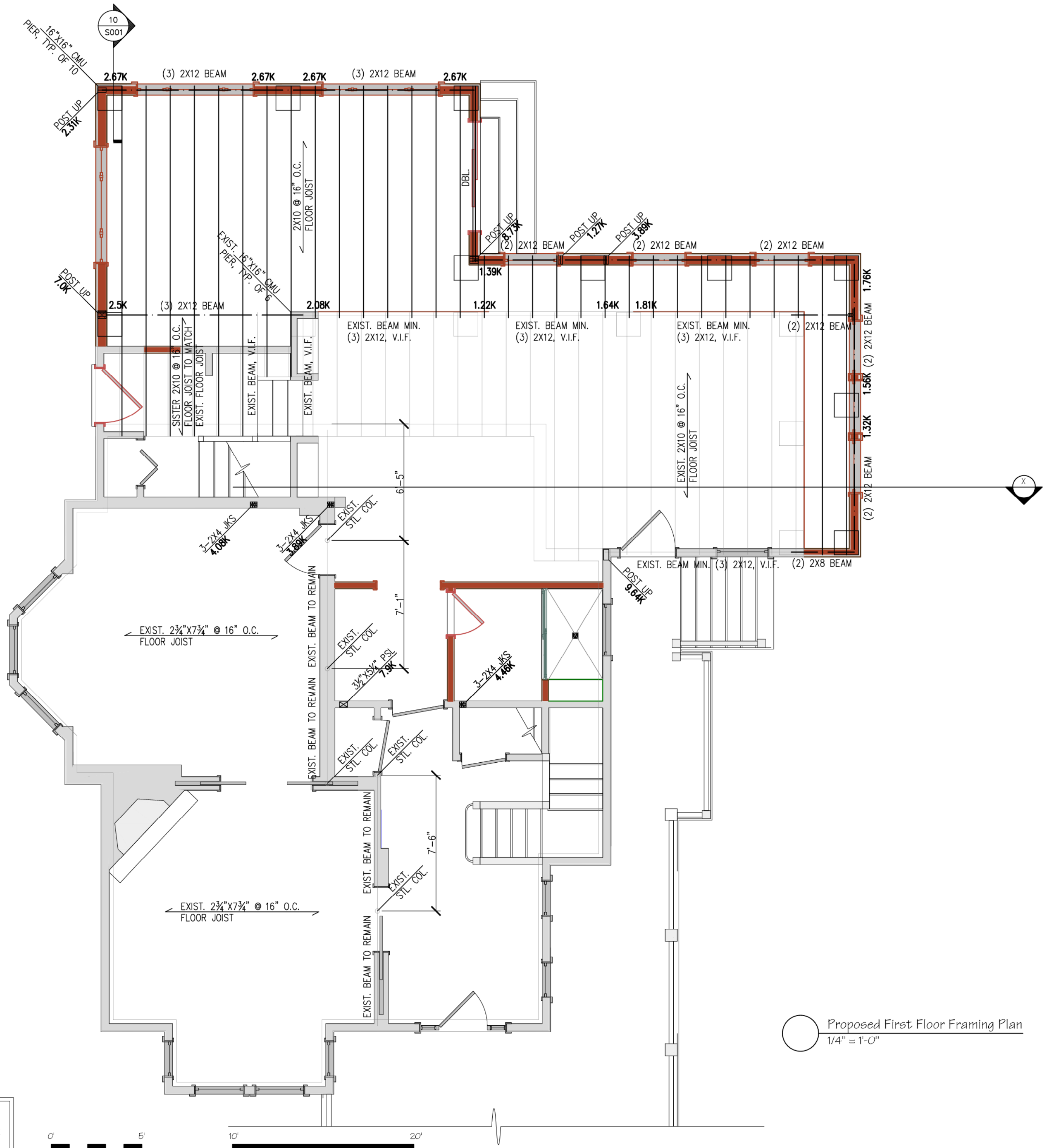


Proposed Foundation Plan
1/4" = 1'-0"

Permit

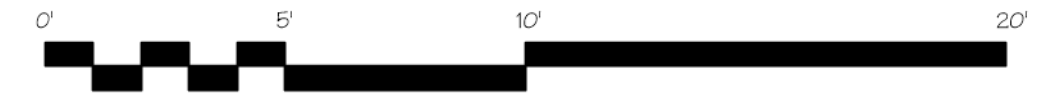
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<p>Development: Dave Vogt Michael O'Hearn</p>	<p>Management: Greg Polen</p>
<p>Project No.: 26-24-0971</p>	<p>Design: Kwasi Henning Caroline Moore</p>
<p>Russell Residence Proposed Remodel Project 4711 waverly Avenue, Garrett Park, MD 20896</p>	
<p>Proposed Foundation Plan</p>	
<p>Drawing Log</p> <p>06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract</p>	<p>Date: 12/15/2022 Scale: 1/4" = 1'-0"</p>
<p>Sheet: S01</p>	<p>Of: S01</p>



Proposed First Floor Framing Plan
1/4" = 1'-0"

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Russell Permit: Plane.vwx

Permit

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Date: 12/15/2022	Scale: 1/4" = 1'-0"	Of:
Sheet:	Contract: 06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract	Sheet: S02

Drawing Log
06/10/2021 - Measure
12/04/2021 - CD
9/30/2022 - Contract

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896
Proposed Floor Framing Plan

Project No: 26-24-0971	Design: Kwasi Henning Caroline Moore
Development: Dave Vogt Michael O'Hearn	Management: Greg Pelen

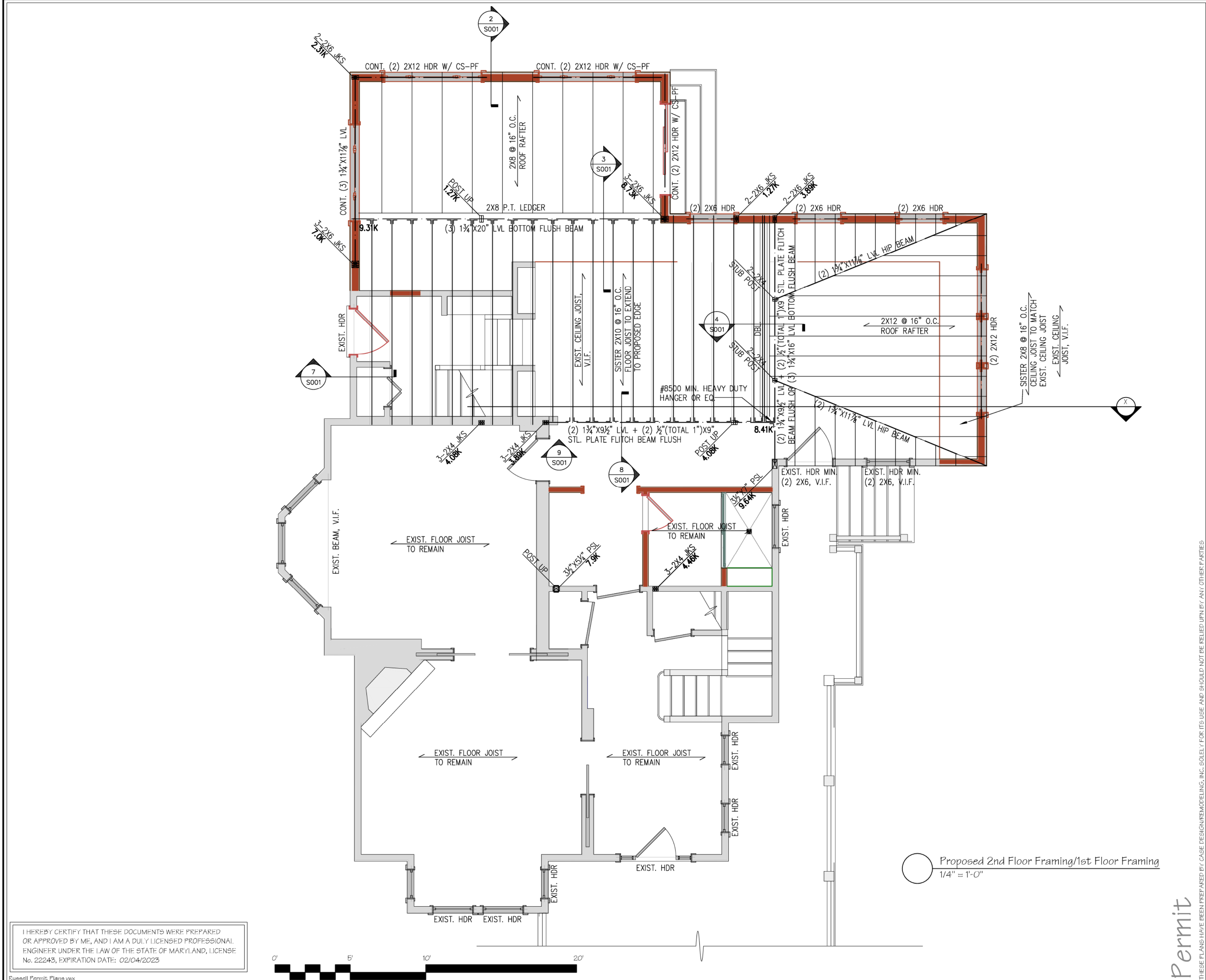
CASE
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Washington, DC 20005
 1227 14th Street NW
 Wash, DC 20005
 (P) 202.956.2275
 (F) 202.229.3195



Proposed 2nd Floor Framing/1st Floor Framing
1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF MARYLAND, LICENSE No. 22243, EXPIRATION DATE: 02/04/2023



Permit

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Russell Residence Proposed Remodel Project	
4711 waverly Avenue, Garrett Park, MD 20896	
Proposed 2nd Flr /1st Flr Roof Frmg Plan	
Drawing Log	Project No: 26-24-0971
06/10/2021 - Measure	Development: Dave Vogt, Michael O'Hearn
12/04/2021 - CD	Management: Greg Polen
9/30/2022 - Contract	Design: Kwan Hening, Caroline Moore
Date: 12/15/2022	Scale: 1/4" = 1'-0"
Sheet: S03	Of:

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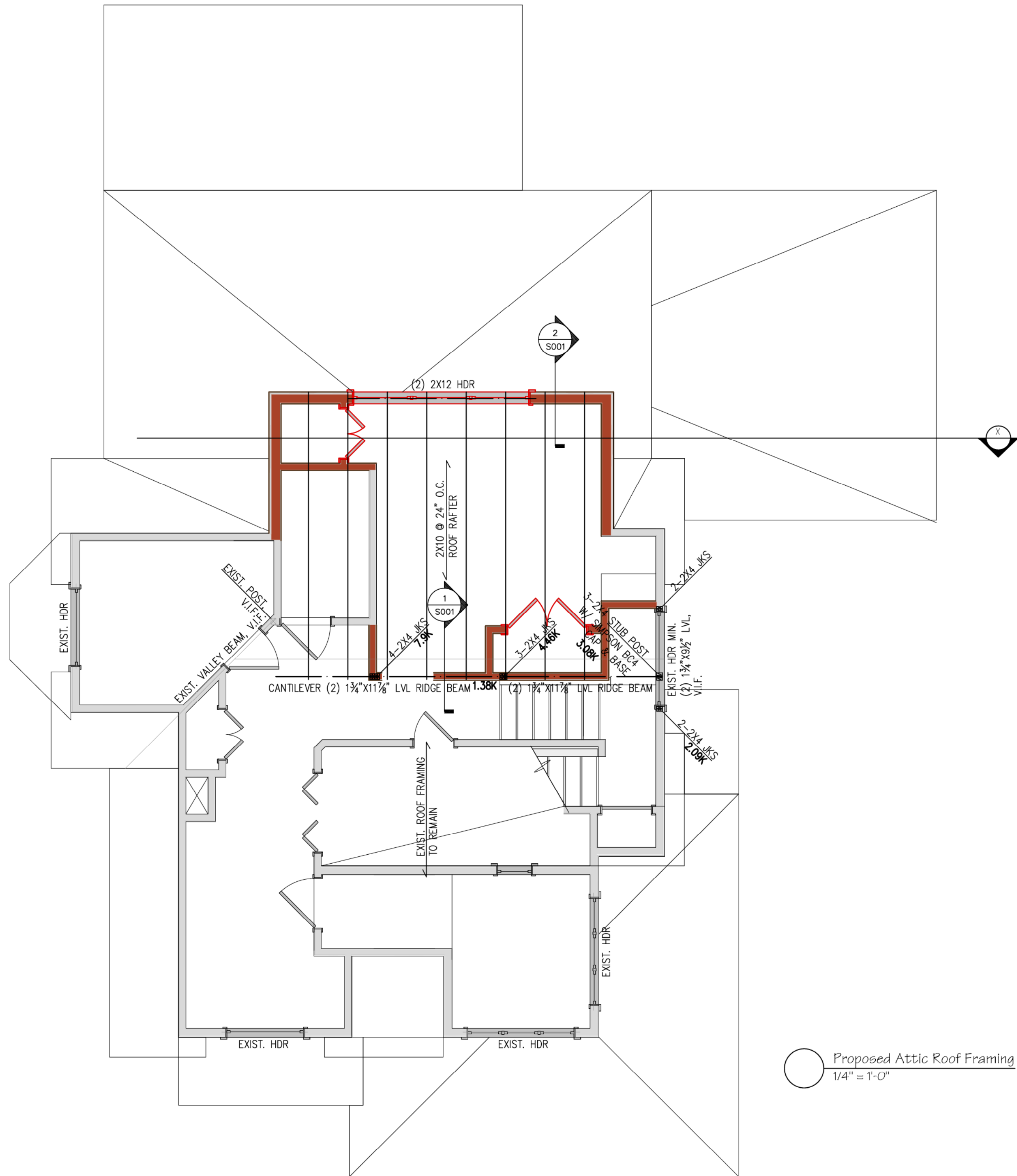
4701 Sangamore Road
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Russell Permit: Plans.vwx



Proposed Attic Roof Framing
1/4" = 1'-0"

Permit

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Date: 12/15/2022
Scale: 1/2" = 1'-0"

Drawing Log
06/10/2021 - Measure
12/04/2021 - CD
09/30/2022 - Contract

Sheet: S05
Of:

Russell Residence
Proposed Remodel Project

4711 waverly Avenue, Garrett Park, MD 20896

Proposed Attic Roof Framing Plan

Project No: 26-24-0971

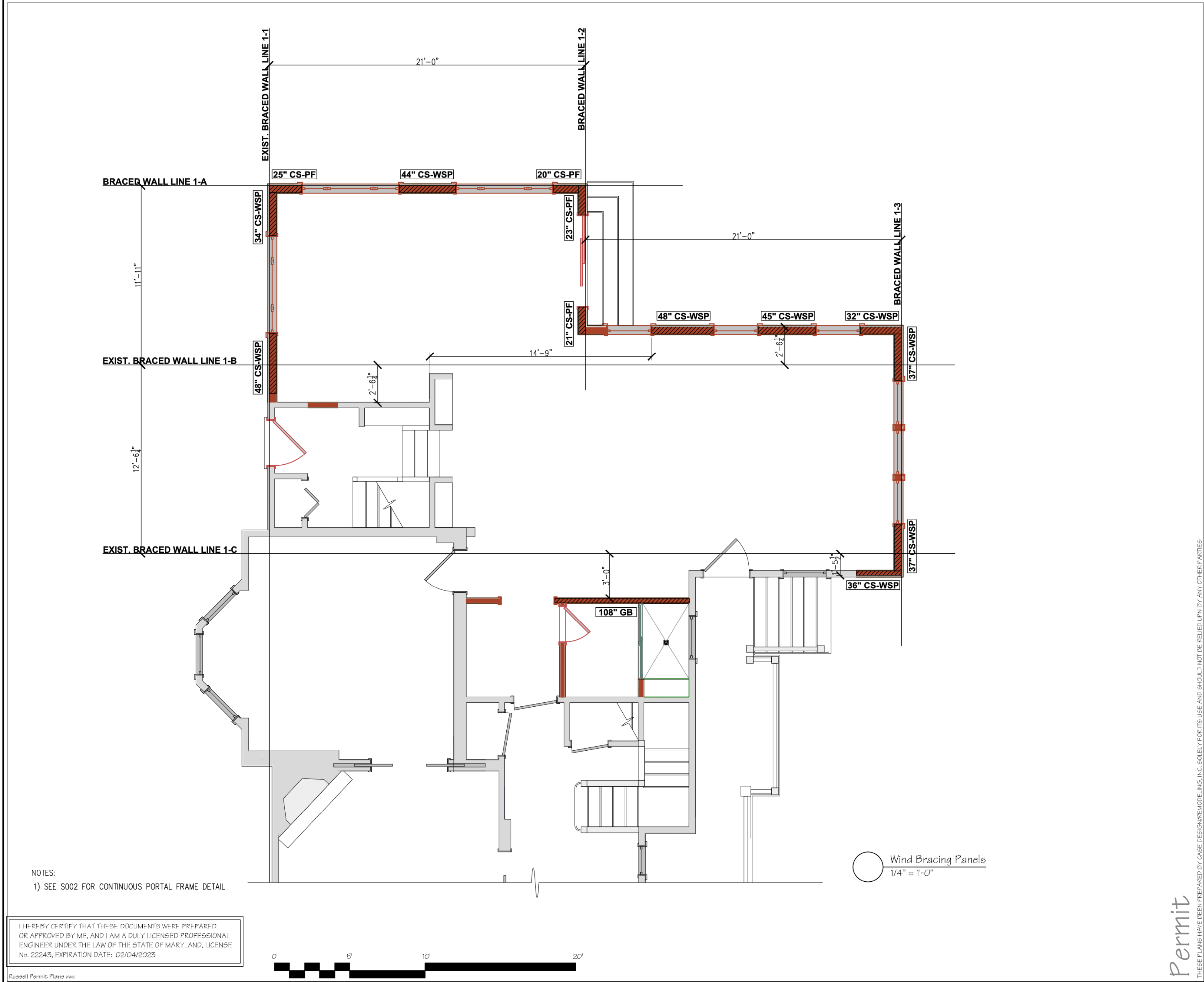
Design: Kwasi Henning
Caroline Moore

Management: Greg Pelen

CASE
Architects & Remodelers

Falls Church: 701 Park Avenue
Alexandria: 119 N. Washington St.
Washington, DC: 1227 14th Street NW

Bethesda: 4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
Alexandria: 119 N. Washington St.
Washington, DC 20005



NOTES:
1) SEE S002 FOR CONTINUOUS PORTAL FRAME DETAIL

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Wind Bracing Panels
1/4" = 1'-0"

Permit

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 (F) 202.229.3195

Project No: 26-24-0971	Design: Kwasi Henning Caroline Moore
Development: Dave Vogt Michael O'Hearn	Management: Greg Polen

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896
Wind Bracing Panels

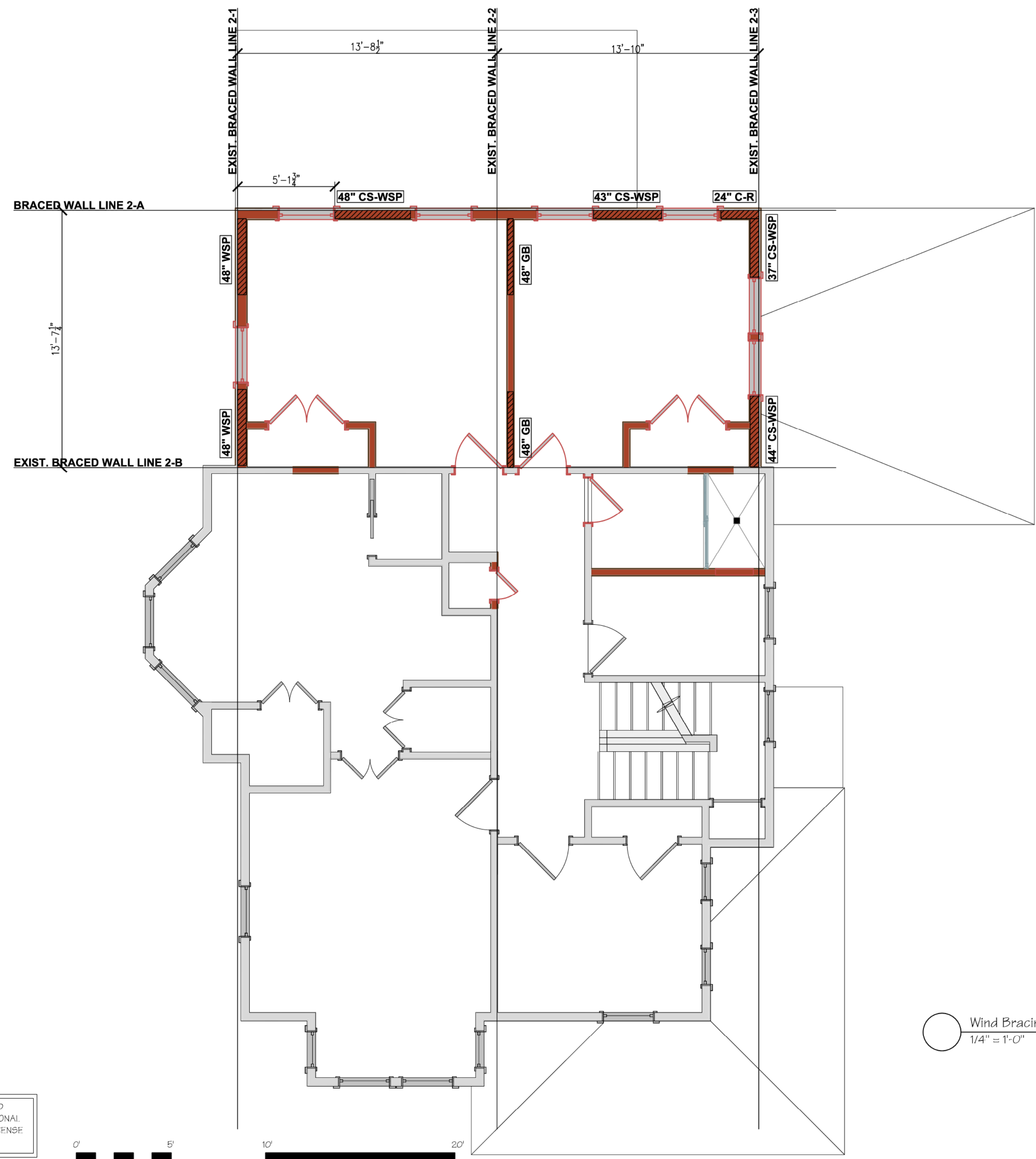
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○ Wind Bracing Panels
1/4" = 1'-0"

Permit

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Date: 12/15/2022
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12/04/2021 - CD
9/30/2022 - Contract

Russell Residence
Proposed Remodel Project
4711 waverly Avenue, Garrett Park, MD 20896
Wind Bracing Panels

Project No: 26-24-0971
Design: Kwan Henging, Caroline Moore

Development: Dave Vogt, Michael O'Hearn
Management: Greg Polen

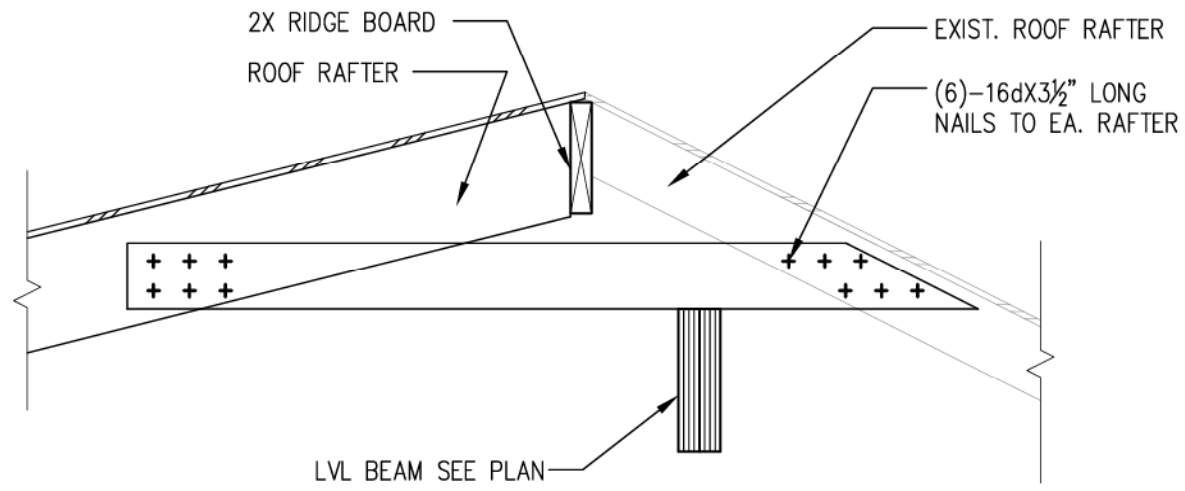
CASE
Architects & Remodelers

Falls Church: 701 Park Avenue, Falls Church, VA 22046, (P) 703.241.2860, (F) 703.534.0207

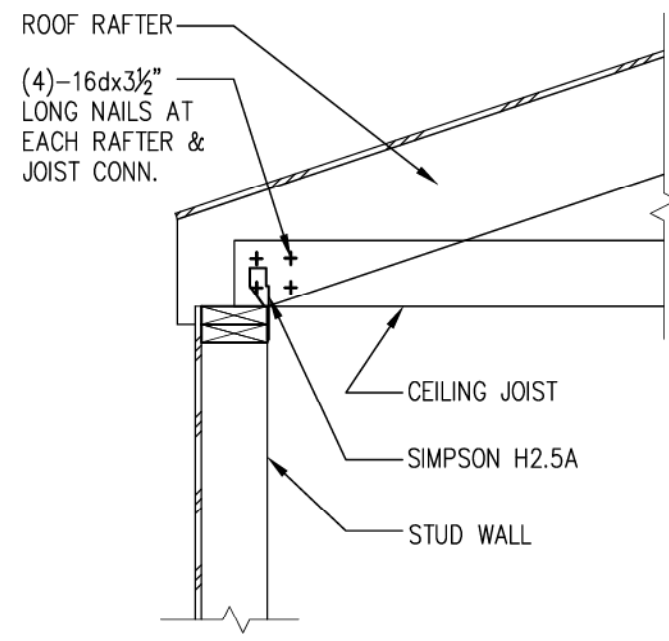
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Washington, DC: 1227 14th Street, NW, Wash, DC 20005, (P) 202.956.2275, (F) 202.229.3195

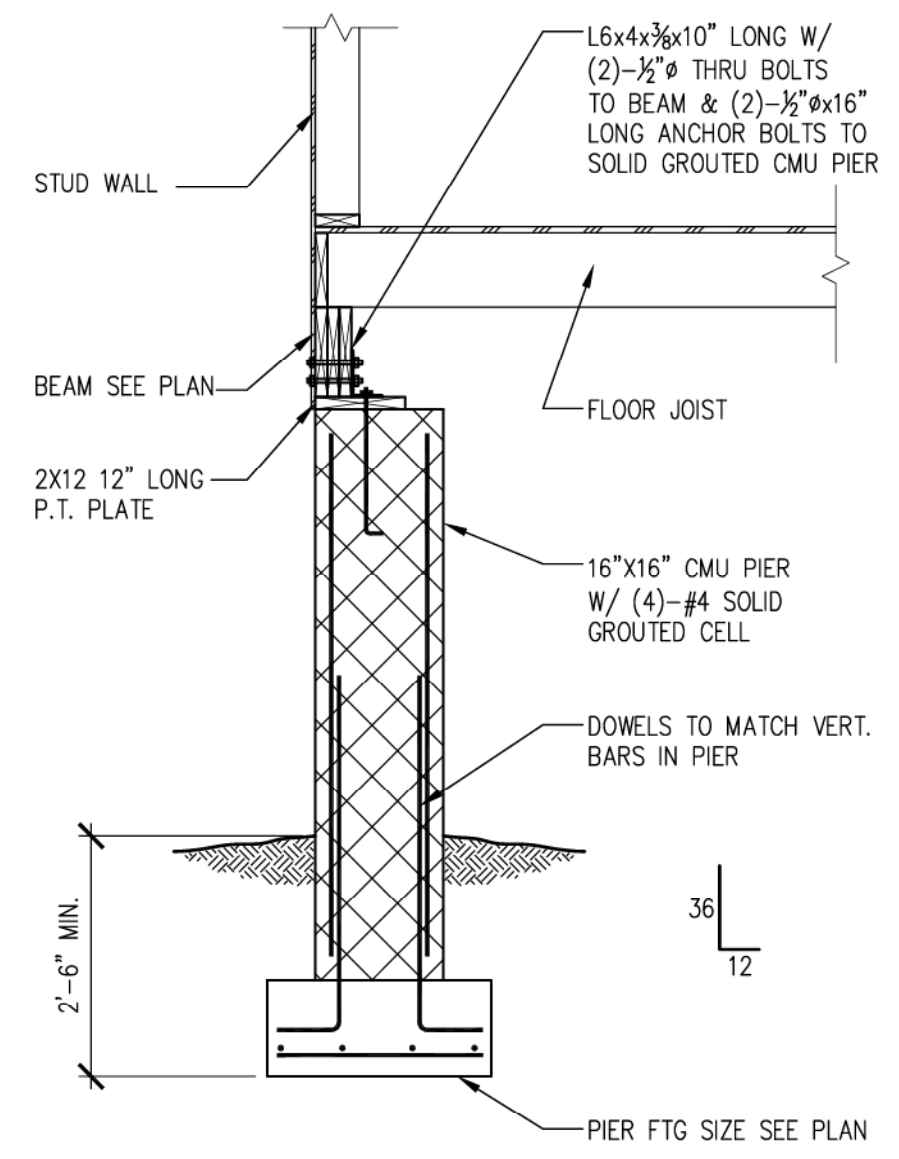
Bethesda: 4701 Sangamore Road, North Plaza, Suite 40, Bethesda, MD 20816, (P) 301.229.4600, (F) 301.229.3195



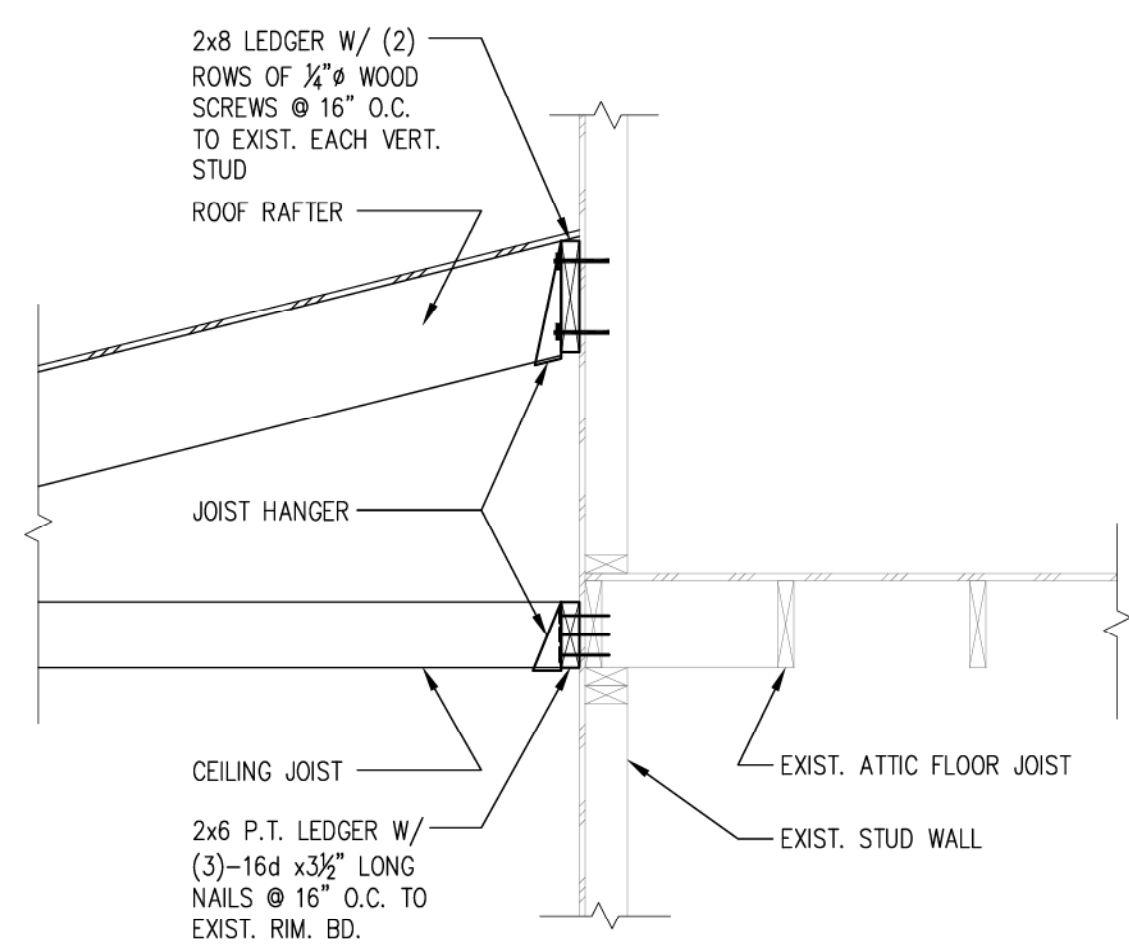
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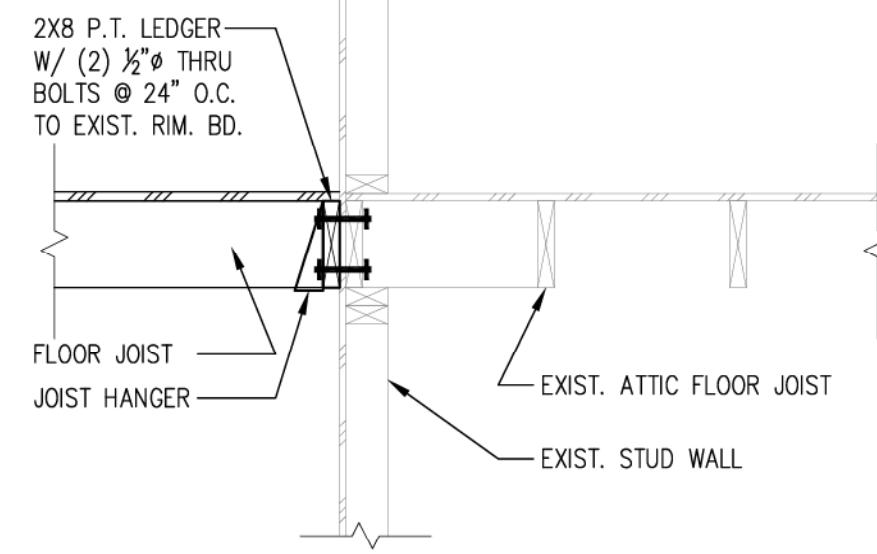
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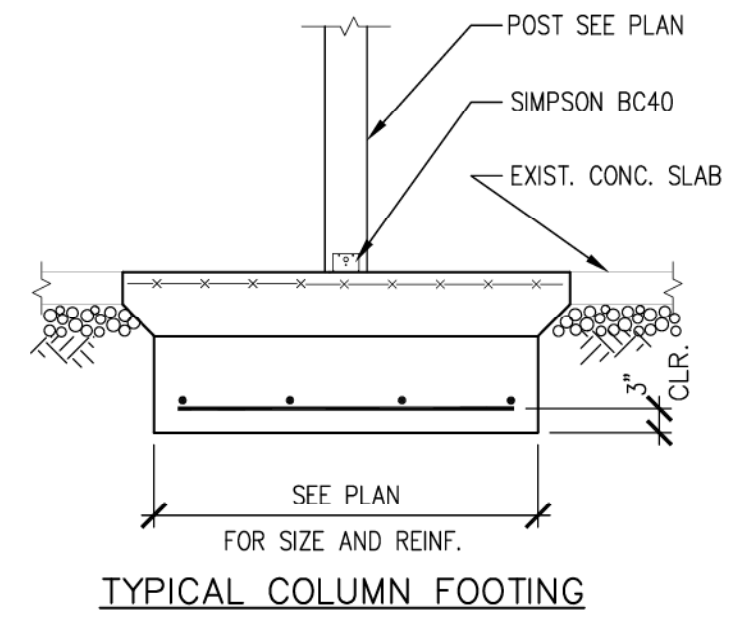
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SECTION 5
NOT TO SCALE
S001



SECTION 6
NOT TO SCALE
S001



SECTION 11
SCALE: NTS
S001

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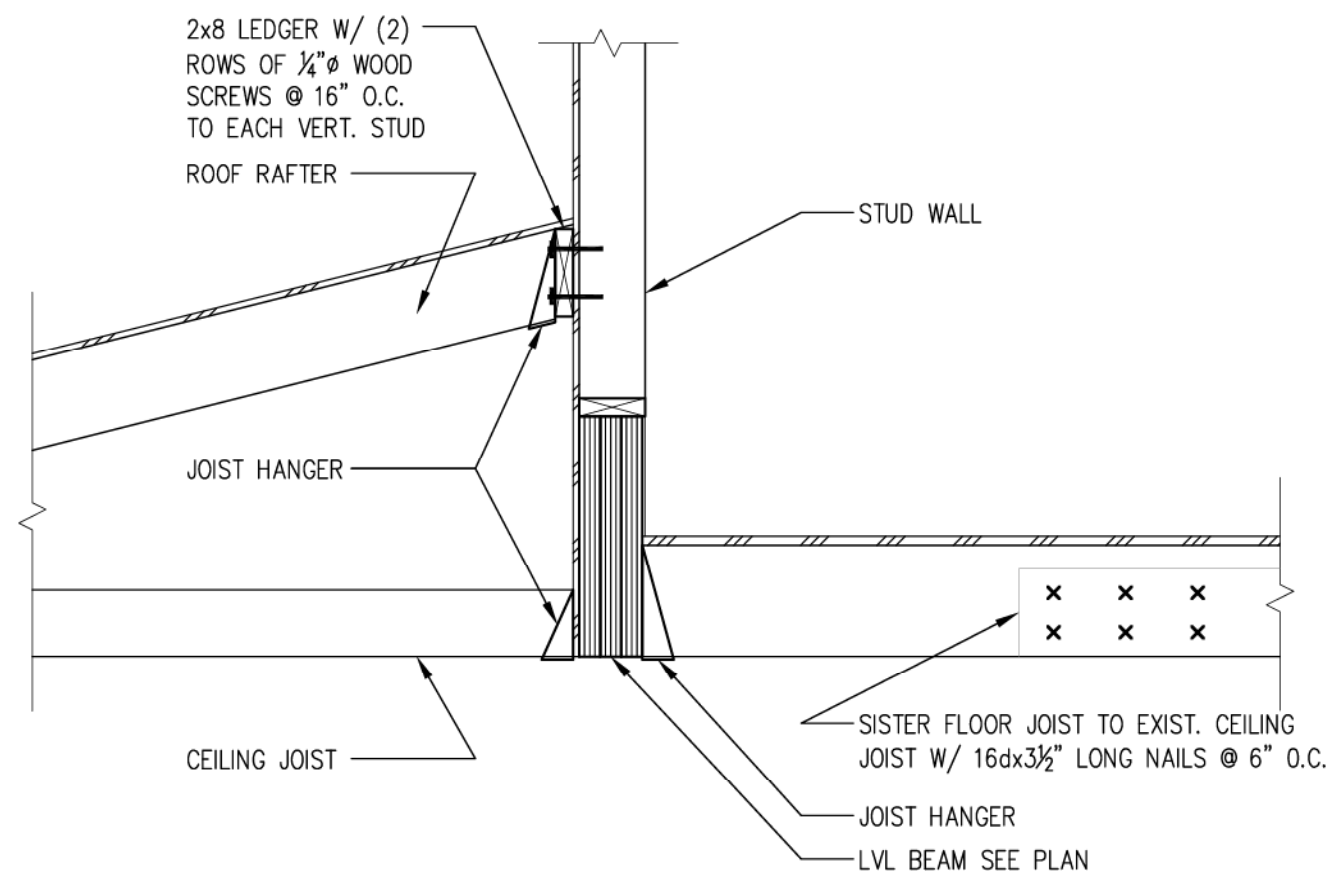


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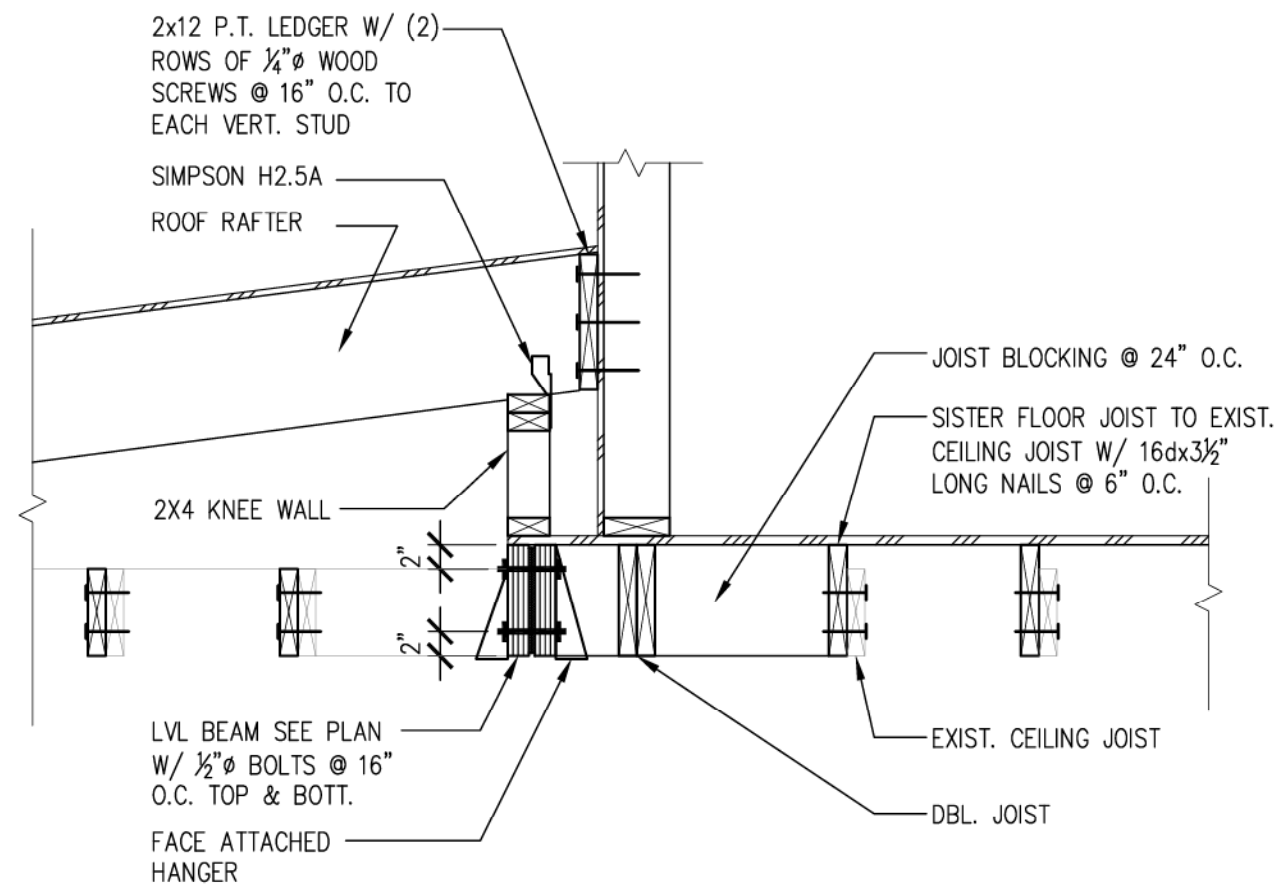
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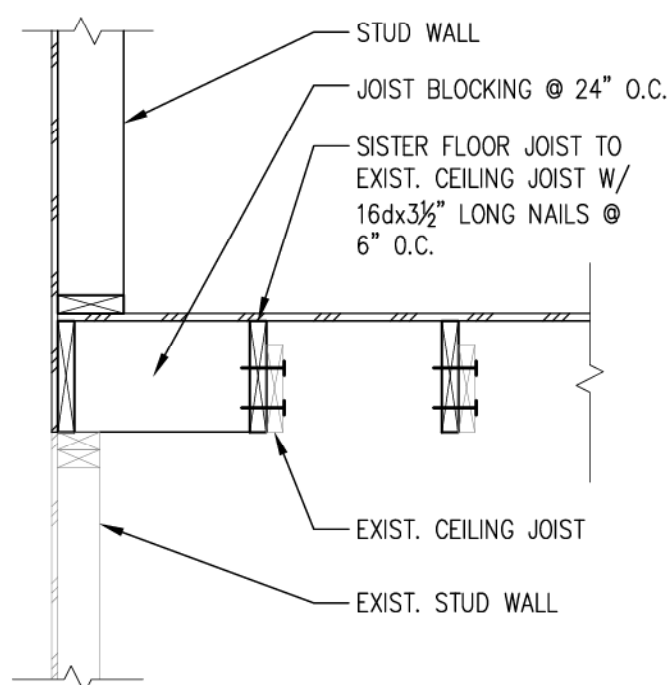
4701 Sangamore Road North Plaza, Suite 40 Bethesda, MD 20816 (P) 301.229.4500 (F) 301.229.3195	1227 14th Street NW Wash, DC 20005 (P) 202.859.2275 (F) 202.229.3195
701 Park Avenue Falls Church, VA 22046 (P) 703.241.2900 (F) 703.534.0207	119 N. Washington St. Alexandria, VA 22314 (P) 703.000.0000 (F) 703.000.0001
Development: Dave Vogt Michael O'Hearn	Management: Greg Polen
Project No.: 26-24-0971	Design: Kwana Henning Caroline Moore
Russell Residence Proposed Remodel Project 4711 waverly Avenue, Garrett Park, MD 20896	
Details	
Drawing Log 06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract	Date: 12/15/2022 Scale: 1/2" = 1'-0" Sheet: 508 of 508



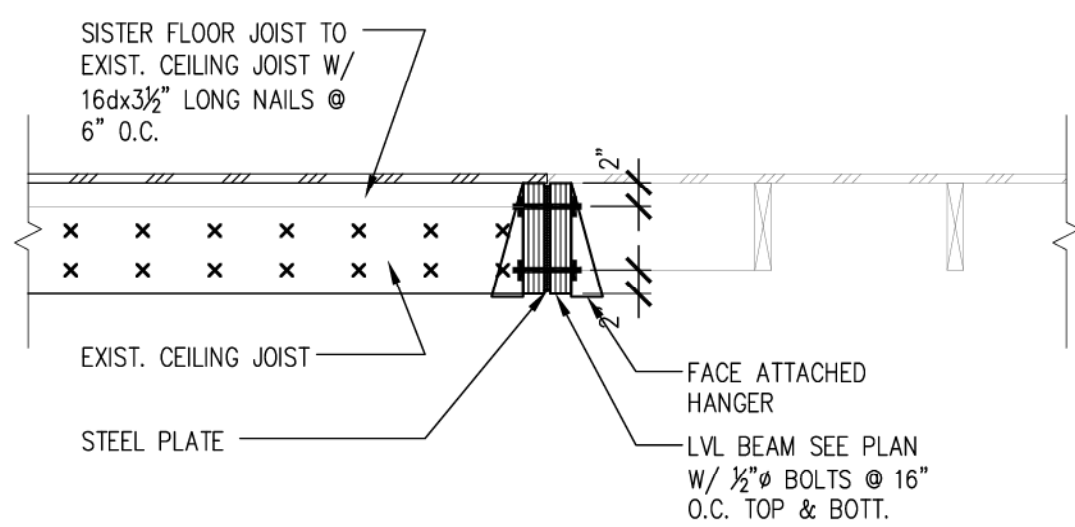
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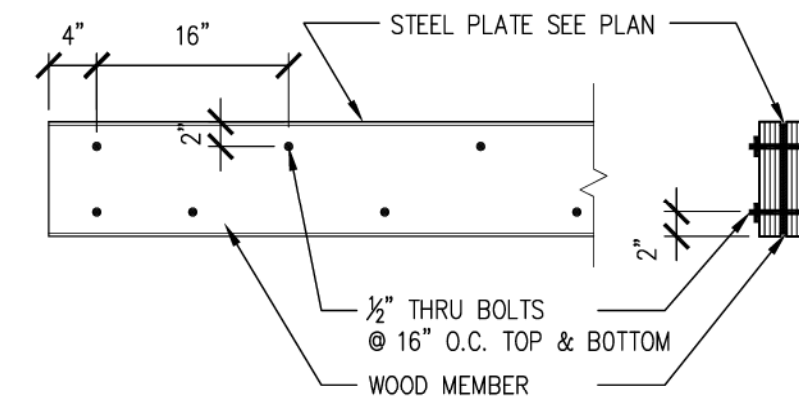
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SECTION 7
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SECTION 8
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SECTION 9
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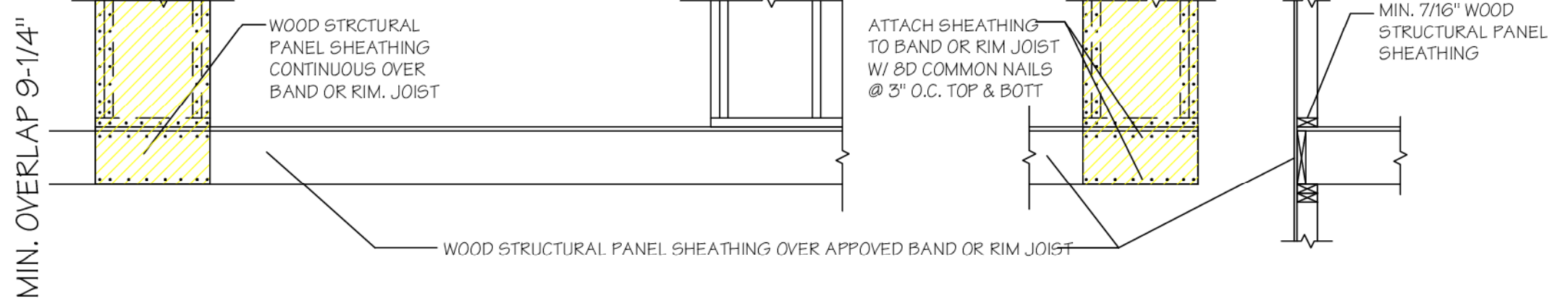
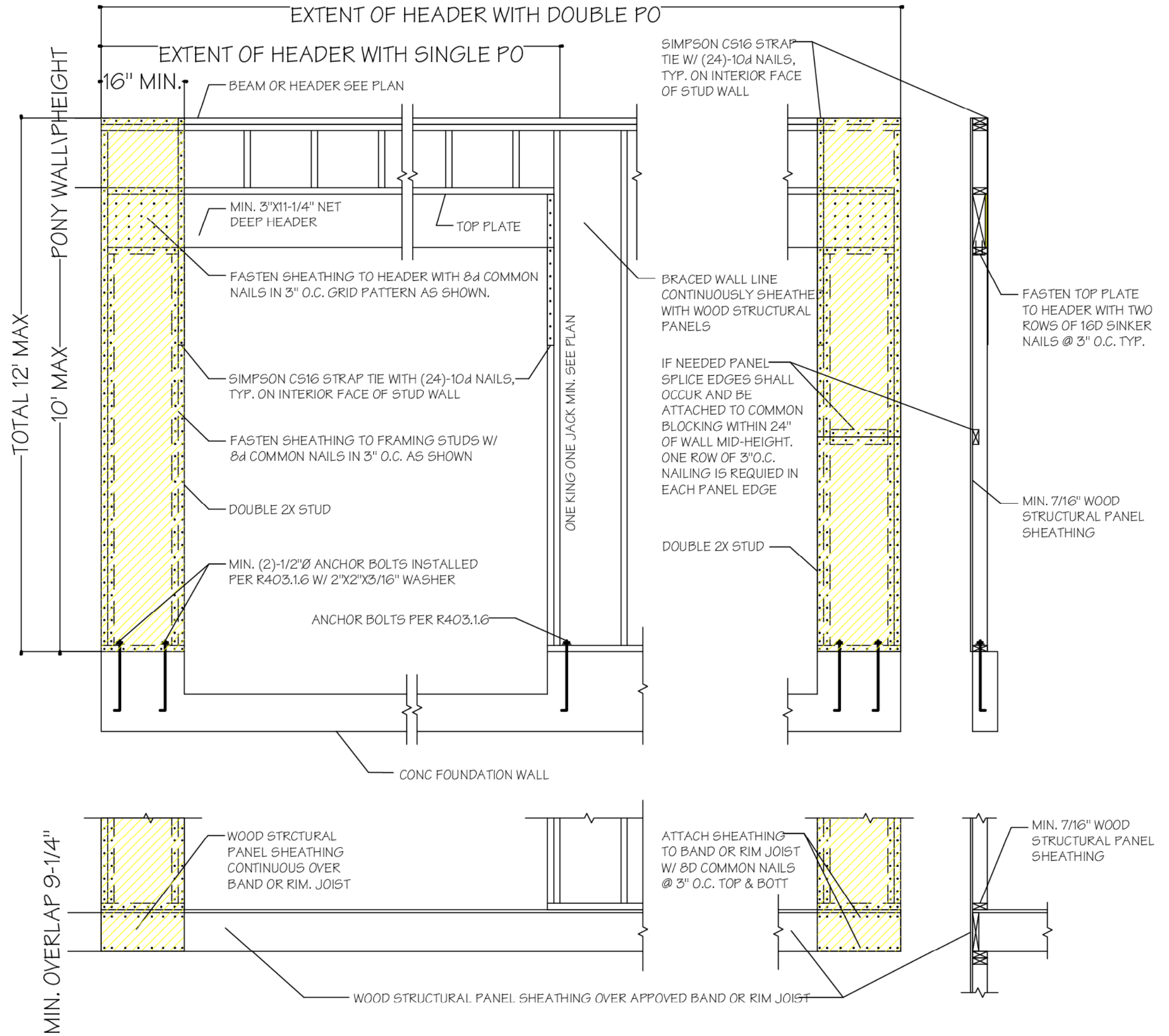
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<p>CASE Architects & Remodelers</p> <p>4701 Sangamore Road North Plaza, Suite 40 Bethesda, MD 20816 (P) 301.229.4500 (F) 301.229.3195</p> <p>1227 14th Street, NW Wash, DC 20005 (P) 202.959.2275 (F) 202.229.3195</p> <p>119 N. Washington St. Alexandria, VA 22314 (P) 703.000.0000 (F) 703.000.0001</p> <p>119 N. Washington St. Falls Church, VA 22046 (P) 703.241.2860 (F) 703.534.0207</p>	
<p>Project No: 26-24-0971</p>	<p>Design: Kwan Hwang Caroline Moore</p>
<p>Development: Dave Vogt Michael O'Hearn</p>	<p>Management: Greg Polen</p>
<p>Russell Residence Proposed Remodel Project 4711 waverly Avenue, Garrett Park, MD 20896</p>	
<p>Details</p>	
<p>Drawing Log</p> <p>06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract</p>	
<p>Date: 12/15/2022</p>	<p>Scale:</p>
<p>Sheet: S09</p>	<p>Of:</p>

BRACED WALL PANEL NOTES:

- 1) THE EXTERIOR WALL SHALL BE BRACED WITH CONTINUOUS SHEATHING (CS) IN ACCORDANCE WITH R602.10.4 IRC2009 AS FOLLOWS:
 2X4 MIN. SPF (STUD GRADE) SPACED @ 16" O.C. MAX.
 EXTERIOR WALL SHEATHING - 7/16" OSB OR PLYWOOD
 FASTENERS - 8d X 2" LONG NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORT
- 2) WOOD STRUCTURAL PANEL (WSP) SHALL BE CONSTRUCTED THE SAME AS CS ABOVE, AND ALL EDGES OF BRACED WALL PANELS (WSP OR CS-WSP) SHALL BE BLOCKED WITH 2X4 BLOCKING AND THE SAME EDGE NAILING AS ABOVE.
- 3) MINIMUM BRACED WALL PANEL LENGTH IS IN ACCORDANCE WITH TABLE R602.10.4.2
- 4) GYPSUM BOARD (GB) BRACED WALL SHALL BE FINISHED AS FOLLOWS:
 INTERIOR WALL FINISH - 1/2" GYPSUM BOARD, UNBLOCKED
 FASTENERS - 6d X 2" COMMON NAIL @ 7" O.C. @ EDGES & 8" IN FIELD OR NO. 6 1-1/4" SCREWS @ 4" O.C. @ EDGES & 8" IN FIELD
- 5) ABBREVIATIONS & LEGEND
 CS CONTINUOUS SHEATHING
 WSP WOOD STRUCTURAL PANEL
 CS-PF CONTINUOUS SHEATHION PORTAL FRAME
 GB GYPSUM BOARD
 SW SHEAR WALL



SECTION
 NOT TO SCALE



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Permit

<p>4771 waverly Avenue, Garrett Park, MD 20896</p> <p>Russell Residence Proposed Remodel Project</p> <p>Details</p>	
<p>Project No: 26-24-0971</p>	<p>Design: Kwan Hening Caroline Moore</p>
<p>Development: Dave Vogt Michael O'Hearn</p>	<p>Management: Greg Polen</p>
<p>Drawing Log</p> <p>06/10/2021 - Measure 12/04/2021 - CD 9/30/2022 - Contract</p>	
<p>Date: 12/15/2022</p>	<p>Scale: 1/2" = 1'-0"</p>
<p>Sheet:</p>	<p>Of: S10</p>

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4711 Waverly Avenue
Garrett Park, MD
20896

EXISTING PHOTOS











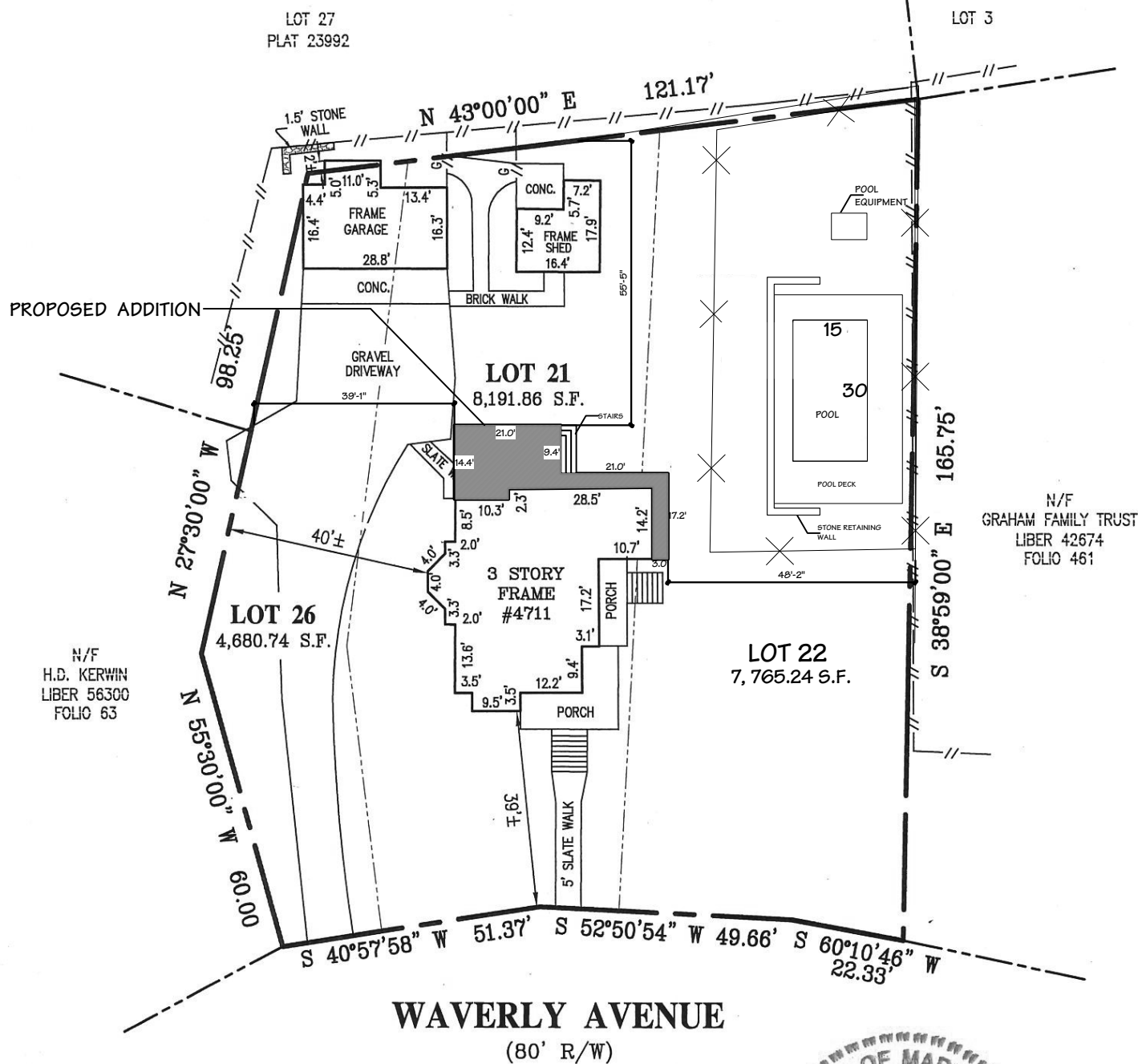


CONSUMER INFORMATION NOTES:

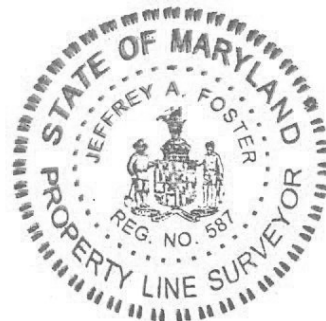
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.


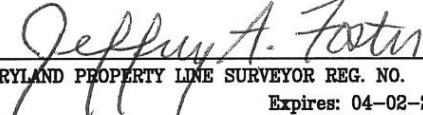
Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 foot.
2. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOTS 21, 22 & 26, BLOCK 101
GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100, Fax 301/948-1288 WWW.SNIDERSURVEYS.COM	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION".		PLAT BK.	B		
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2021		PLAT NO.	43		
		LIBER	46711	DATE OF LOCATIONS	SCALE: 1" = 30'
		FOLIO	389	WALL CHECK:	DRAWN BY: M.PAGAN
				HSE. LOC.: 7-11-2019	JOB NO.: 11-02950

**Statement in Support
Historic Area Work Permit
4711 Waverly Ave.
Garrett Park, MD 20896**

On behalf of Michele and Malcolm Russell-Einhorn (the “Applicants”), the owners of the Property located at 4711 Waverly Avenue in Garrett Park, Maryland (the “Property”), we are submitting this request for approval of a Historic Area Work Permit (“HAWP”). As discussed in greater detail below, the Applicants are proposing to construct an addition to the existing single-family residence to provide needed additional, and more functional, living space in their home (the “Project”).

I. Property Background

The Property is located along Waverly Avenue, just north of its intersection with Kenilworth Avenue in Garrett Park, Maryland. The Property is more particularly known as Lots 21, 22 and Lot 26 in the “Section 101, Garrett Park” subdivision, as shown on Plat identified as a copy of Liber J.A. No. 33, Folio 205 (Plat Book A, Page 28). The Property has a combined net lot area of approximately 20,637 square feet currently zoned R-90, and is located within the Garrett Park Historic District.

The Property is currently improved with an approximately 2,693 square foot single-family house. The *1992 Approved and Adopted North Bethesda/Garrett Park Master Plan* identifies the historic structure on the Property as an “outstanding” resource (See Page No. 218). The original three-story frame, Queen Anne Style house was constructed circa 1889/1890.¹ The Property also features a separate carriage house and original wash house with fireplace, which are located behind the residence. There is also a large, approximately 150-year old sycamore tree in the rear yard. As shown on the site plan submitted currently with this Statement, the front of the house faces south, the side yards face east and west and the rear of the house faces north.

The Property has undergone several renovations over the years:

- Records indicate that the bay window at the front of the house was originally only one-story but at some point later extended to the second floor.
- The carriage house was remodeled in 1976 to serve as an art studio for the then owner.
- In 1994, a one-story frame addition was added (replacing a one-story projecting bay). According to the Historic Preservation Commission (“HPC”) Staff Report dated October 6, 1993, the 1994 addition projected approximately 9 feet from the rear elevation and extended beyond the width of the house. To accommodate this addition,

¹ There are conflicting dates regarding the construction.

a portion of the then existing original historic structure on the first floor, at the rear, was removed.

- Most recently, a HAWP was approved for the construction of a pool in the northeast corner of the Property, in the rear yard. The location of the pool was largely driven by the need to avoid disturbing the roots of the approximately 150-year old sycamore tree located in the rear yard.

II. Proposed Development

A. Overview

The Applicants are seeking to construct a horizontal and vertical addition to the existing house, in order to overcome the functional challenges that exist today, both in terms of the usability of the kitchen and the number of bedrooms. The existing kitchen is located in the approximate center of the first floor and is connected, through three separate openings, to the family room, dining room and foyer. Furthermore, the kitchen has an open format island on one side. As a result of these openings, there is very little storage and workspace provided. Additionally, the function within the kitchen is interrupted by the travel patterns through the space. As such, the Applicants are seeking to construct a horizontal addition on the first floor that can accommodate a relocated and expanded kitchen that will provide a more efficient layout with adequate storage and workspace, as well as an area free of disruptive foot traffic. A breakfast space is also proposed, to provide an area for less formal family meals, in close proximity to the kitchen (this is especially important given that the kitchen is being relocated farther away from the existing, formal dining room).

The existing house currently has four bedrooms. Three of the bedrooms are located on the second floor – including the master bedroom and two modest bedrooms, one of which has no closet. A fourth, on the third floor, which isn't really a bedroom but rather, a tiny five-sided room with no closet, and barely meets minimum size requirements to be classified as a bedroom for code purposes. As such, through the addition, the Applicants are seeking to construct additional bedrooms that are more appropriately sized, in accordance with modern standards.

B. Design Progression

1. Original Design

The Applicants originally proposed to construct a two-story addition in the northeast corner of the house. On the first floor, the proposed addition extended the eastern and southern façades (which were created as part of the 1994 addition) approximately seven (7) feet to the east and 8.5 feet toward the south (or front of the house). On the second floor, the addition pushed the original, eastern façade out by approximately 17.8 feet and the northern façade back by approximately 10.3 feet.

HPC Staff expressed concerns with the size and location of the proposed addition, as it relates to the original, historic structure. A primary concern was the size of the building addition, as viewed from the front of the house. Additionally, Staff had concerns that the second floor addition would affect the integrity of the historic house and largely obscure the original second floor façade/corner of the house form, as viewed from the street. However, Staff indicated that it may be possible to construct an addition of the same size, if located elsewhere on the structure.

2. HPC Preliminary Consultation

In response to HPC Staff comments, while also working within the constraints of the interior layout and circulation patterns, as well as the need to protect the 150-year old sycamore tree, the Applicants made several revisions that significantly reduced the perceived bulk and mass of the addition as viewed from the street. The Applicants maintained the first floor addition. However, to help this space visually read as an enclosed sunroom, the Applicants proposed ample glazing along the exterior walls of the addition. Notably, the Applicants eliminated the extension that was previously proposed on the east side of the second floor (that would be visible from the front). Instead, the second floor addition was confined to the rear of the house. This shift largely preserves the historic eastern façade and building massing, as viewed from the street. To accommodate the second additional bedroom, the Applicants proposed a third-floor addition, also off the rear of the house. A screened porch was proposed to be added on the ground floor, at the rear, to structurally support the proposed vertical addition above.

These modifications were shared with the HPC on August 17, 2022 during a Preliminary Consultation. The main concerns expressed by the HPC related to the following:

- HPC was concerned with the extent of the first floor addition, both in terms of scale and also as it relates to the original window on the eastern (side) façade that was proposed to be covered. HPC acknowledged the functional space that the Applicants are trying to achieve and suggested that the Applicants consider expanding the ground floor living space toward the rear of the Property (where the screened in porch was proposed), so as to accommodate the Applicant's needs while minimizing the visibility from the street (and still preserving the sycamore tree, which HPC agreed was a laudable goal).
- The HPC also expressed concerns with the co-planar nature of the second floor addition and requested that the Applicants explore off-setting the second floor rear addition further.
- Lastly, the HPC requested that the Applicants explore different window patterns that would more seamlessly blend in with the original, historic structure.

Based on this feedback, the applicant re-evaluated the project design.

3. Revised Design to Respond to HPC Comments

The Applicants have further revised the design of the Project, based on comments received from the HPC during the Preliminary Consultation. Specifically, the Applicants have made the following revisions:

- The ground floor addition has been significantly scaled back. Specifically, the addition will only be bumped out three (3) feet to the east and three (3) feet to the north (as compared to 7 feet to the east and 8.5 feet to the north, as most recently proposed). The Applicants are no longer proposing to bring the extension forward to the south (toward the front of the house). This change will allow the Applicants to preserve the original window on the eastern (side) façade intact, as requested by the HPC.
- In order to accommodate the kitchen in the newly designed addition, the Applicant has relocated the family to room to rear of the house, in the northwest corner, where the screened-in porch was previously proposed. This extension will be tucked away behind the house and be largely concealed from view of the street.
- The Applicant has off-set the second story addition by 10” from the original, eastern façade (as compared to the vertical hyphen and co-planar condition originally proposed) to provide a visual break that distinguishes the new from the original. With this offset, the original corner of the house will remain intact and continue to be exposed.
- The Applicant has specified new windows that will blend with the design and grill patterns of the existing windows used in the 1994 addition. The new windows on second and third levels have also been selected to blend seamlessly in with the existing windows on the main house.
- The Applicant has further refined the architectural details and design. For example, all newly added cornice and exterior trim work has been selected to blend with existing structure. Specifically, the Applicants are proposing to utilize the following building materials:
 - Siding:
 - James Hardie™ fiber-cement lap siding
 - Reveal/exposure to differ from original structure
 - Color TBD
 - Trim: PVC
 - Flat trim boards
 - Pilasters on lower level
 - Windows:
 - Andersen E Series (clad wood exterior) or similar Casement and double hung
 - Roofing:
 - Applicants are considering the following roofing options:
 - Wood shake
 - Standing seam painted metal roof
 - Membrane roof (on upper levels)

III. Secretary of Interior's Standards for Rehabilitation

The proposed addition will be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

No change in use is proposed. The Property will continue to be used as a single-family residential home, as it has since 1889/1890.

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.*

The historic character of the Property will be retained and preserved. As discussed above, the Applicants' revised design minimizes alterations to the historical materials and features. The first floor expansion of the non-historic 1994 addition has been significantly scaled back. To accommodate the decreased size of the expanded 1994 addition, the Applicant is proposing to construct a rear addition in the northwest corner of the house that would accommodate a relocated family room. The upper floor addition has been reconfigured to preserve the historic portion of the front and side façades, with the bulk of the addition to be off-set and confined to the rear of the structure (which is not visible from the street).

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

As described above and illustrated on the architectural drawings submitted concurrently with this Statement, the proposed addition has been strategically designed to complement but not compete with the historic structure.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The improvements on the Property are largely original. The later modifications include the renovated carriage house, 1994 one-story addition, and swimming pool, none of which have historical significance. The sycamore tree in the rear yard is the exception – while not original in a mature form (although it certainly existed prior to the construction of the house in 1889), this tree certainly has become an important part of the historic setting over the past approximately 150 years. As a result, the Applicants have carefully designed the proposed addition in a manner to best preserve and maintain this important site feature.

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

The proposed addition has been designed to preserve the distinctive features, finishes and examples of craftsmanship on the existing original portions of the house, with particular importance to those elements on the front and side façades that are visible from the street. As discussed above, the Applicants have reconfigured the first floor additions to preserve the original window on the eastern façade and have off-set the second floor addition to more prominently feature and preserve the original corner of the house.

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

The existing structure is in excellent condition and does not have any deteriorated historic features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

In cleaning and preserving the exterior of the Property and historic structure, the Applicants will take precautions to ensure that any surface cleaning required does not damage the integrity of the building elements.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There are no known archeological resources on the Property that will be affected by the proposed addition.

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.*

As described in detail above, the Applicants have significantly revised the design of the proposed addition, in response to multiple rounds of comments received from HPC Staff and the HPC, to ensure compatibility with the massing, size, and scale of the historic structure. The architectural design and materials have been selected to complement, but appropriately differentiate the addition from the historic structure. The ground floor and upper level additions have been largely confined to the rear of the building (with the exception of the minor, three foot

expansion of the 1994 side addition), so as to not destroy historic materials that characterize the residence on the street facing façades.

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.*

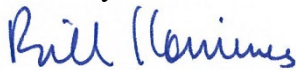
The revised design ensures that if the additions are removed in the future, the essential form and integrity of the historic property and its environment, particularly as viewed from the street, would be unimpaired.

IV. Conclusion

For the reasons discussed above, the Applicants' believe that the revised design successfully responds to the comments received from HPC Staff and the HPC, and as described in this Statement, substantially conform with the Secretary of Interior's Standards for Rehabilitation. For these reasons, the Applicants respectfully request approval of the HAWP.

Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,



William Kominers



Elizabeth C. Rogers