



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: May 19, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #948147: Alterations to the rear elevation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 28, 2021 HPC meeting.

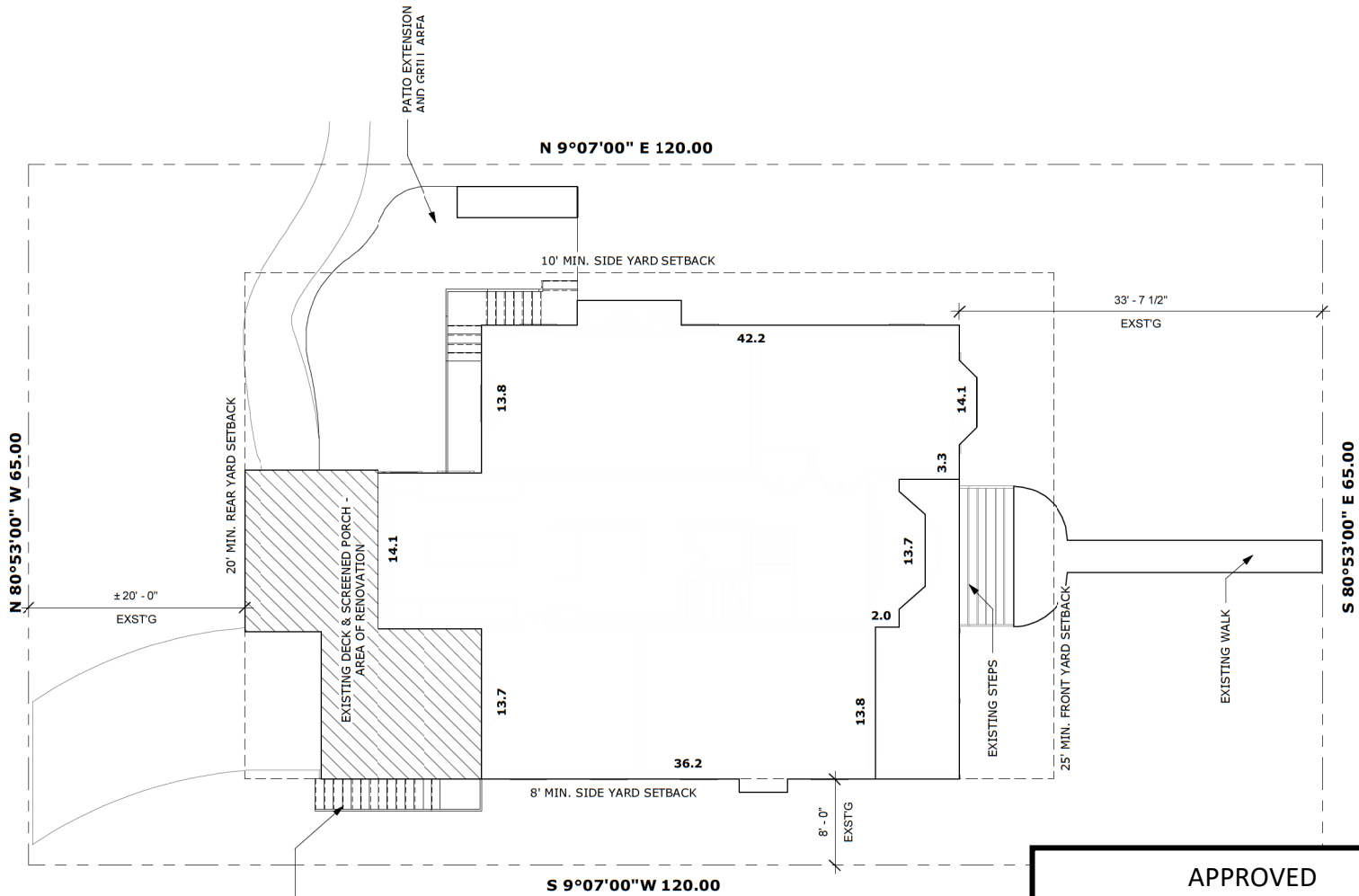
The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Alan Kaplan and Erica Cohen  
Address: 4808 Cumberland Avenue, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





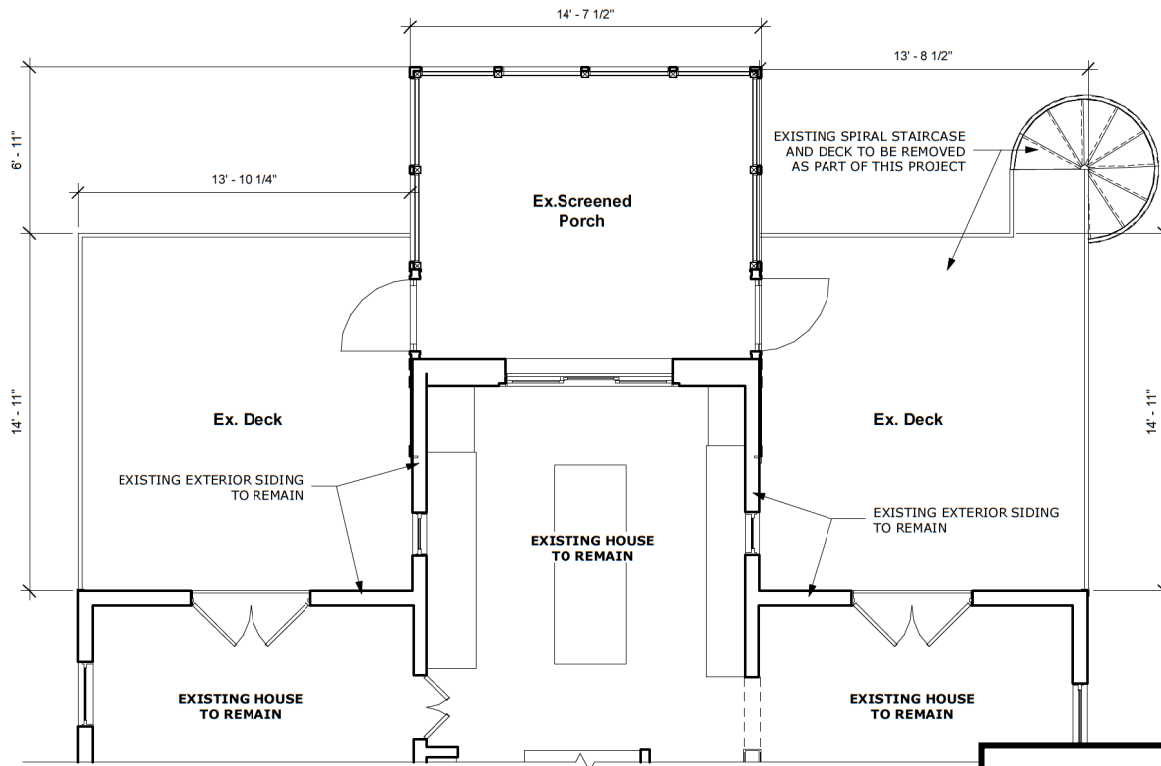
CUMBERLAND AVENUE

**REVIEWED**  
 By Michael Kyne at 11:03 am, May 19, 2021

APPROVED  
 Montgomery County  
 Historic Preservation Commission



① Site Plan  
 1/16" = 1'-0"



Existing First Floor Plan  
 House  
 1/8" = 1'-0"

**REVIEWED**  
 By Michael Kyne at 11:03 am, May 19, 2021

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Ronald A. ...*

**mcdstudio**

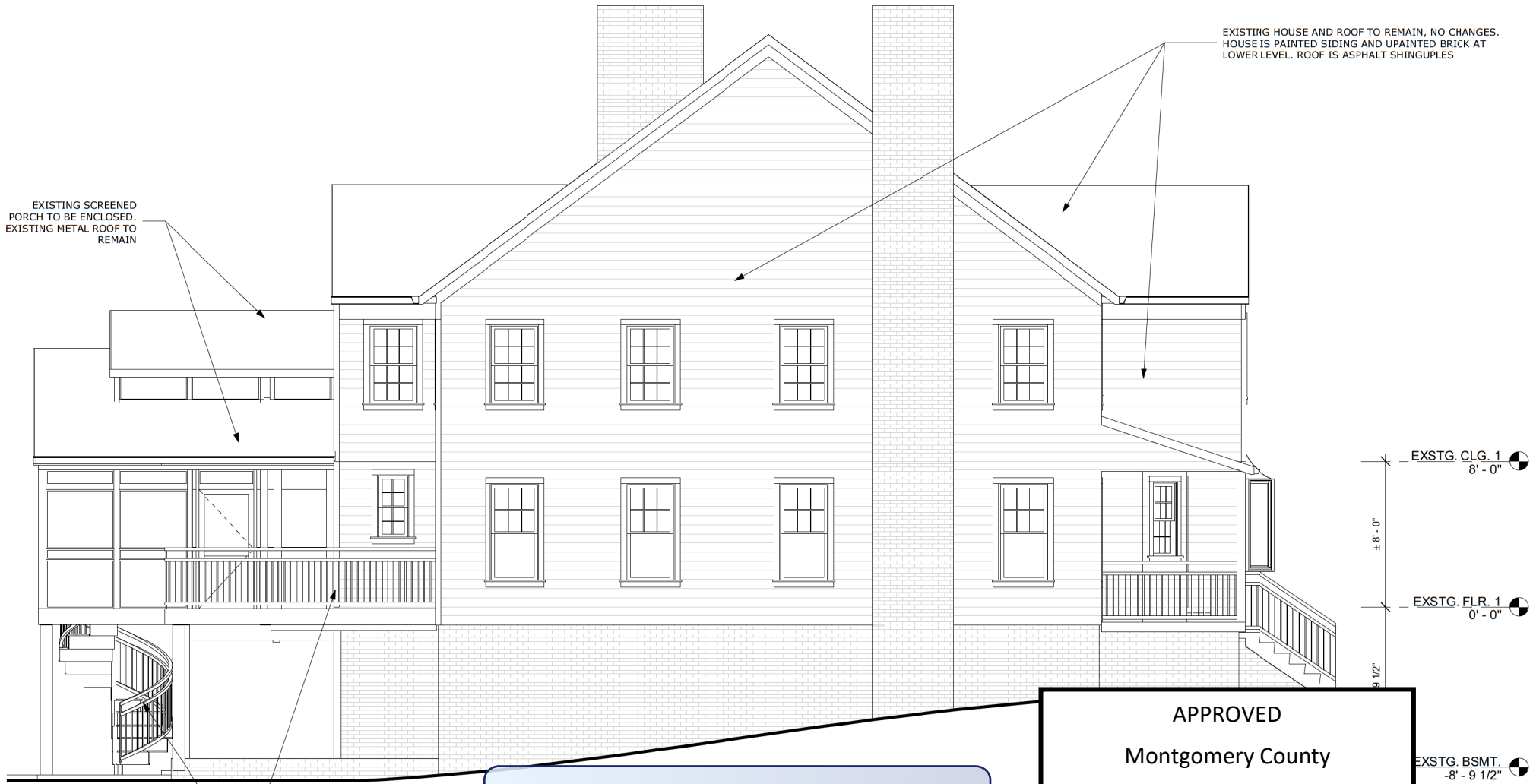
4948 St. Elmo Ave, Suite 304  
 Bethesda, MD 20814  
 P: (301) 215-7277  
 www.mcdstudio.com

HAWP - Existing Plan

# Kaplan Residence

Scale:  
 Drawing Issue Date:

1/8" = 1'-0"  
 04-06-2021



**REVIEWED**  
 By Michael Kyne at 11:03 am, May 19, 2021

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Ronald A. ...*

① Existing Left Elevation  
 1/8" = 1'-0"



**REVIEWED**  
 By Michael Kyne at 11:03 am, May 19, 2021

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Ronald A. Porter*

① Existing Rear Elevation  
 1/8" = 1'-0"

EXISTING HOUSE AND ROOF TO REMAIN, NO CHANGES. HOUSE IS PAINTED SIDING AND UNPAINTED BRICK AT LOWER LEVEL. ROOF IS ASPHALT SHINGLES

EXISTING SCREENED PORCH TO BE ENCLOSED. EXISTING METAL ROOF TO REMAIN

EXSTG. CLG. 1  
8'-0"  
± 8'-0"  
EXSTG. FLR. 1  
0'-0"  
± 8'-9 1/2"  
EXSTG. BSMT.  
8'-9 1/2"

**REVIEWED**  
By Michael Kyne at 11:03 am, May 19, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald A. ...*

① Existing Right Elevation  
1/8" = 1'-0"

**mcdstudio**  
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Bethesda, MD 20814  
P: (301) 215-7277  
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HAWP - Existing Elevation  
**Kaplan Residence**

Scale:  
Drawing Issue Date: 04-06-2021



**REVIEWED**  
By Michael Kyne at 11:03 am, May 19, 2021

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Montgomery County  
Historic Preservation Commission



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**REVIEWED**

*By Michael Kyne at 11:03 am, May 19, 2021*

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HAWP - Proposed Rear 3D View

# Kaplan Residence

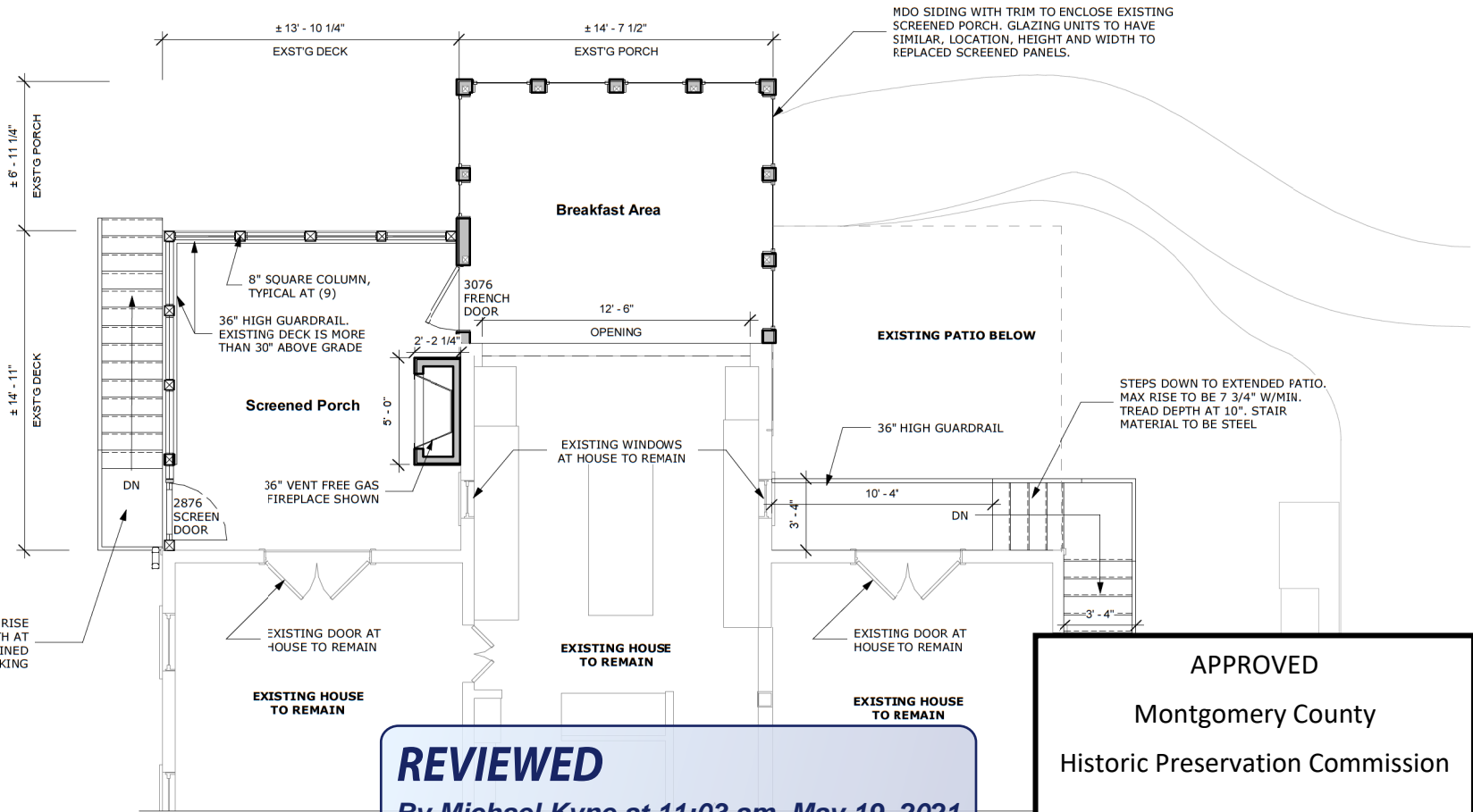
Scale:

Drawing Issue Date:

04-06-2021

19





STEPS DOWN TO DRIVEWAY. MAX RISE TO BE 7 3/4" W/MIN. TREAD DEPTH AT 10". STAIR FINISH TO BE STAINED PRESSURE TREATED DECKING

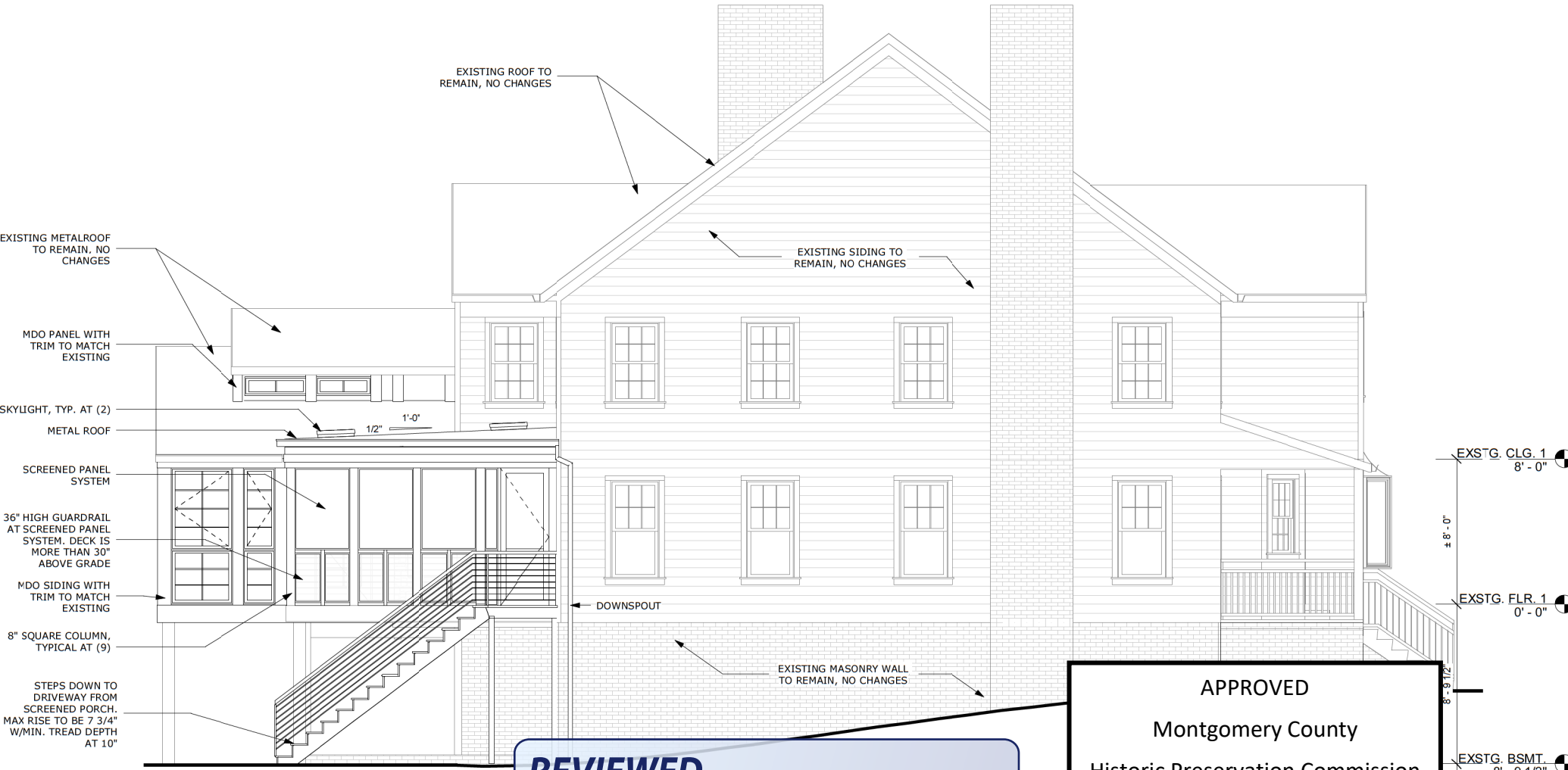
**REVIEWED**  
By Michael Kyne at 11:03 am, May 19, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald A. [Signature]*

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

NOTE: NO CHANGE TO FRONT ELEVATION PROPOSED



**REVIEWED**  
 By Michael Kyne at 11:03 am, May 19, 2021

**APPROVED**  
 Montgomery County  
 Historic Preservation Commission

*Ronald A. Porter*

① Proposed Left Elevation  
 1/8" = 1'-0"

NOTE: PLEASE SEE ENLARGED ELEVATION FOR SPECIFIC MATERIAL NOTES

NEW CONST. EX. CONST.  
 SCREENED PORCH  
 EXISTING DECK. ENCL.  
 EXISTING SCREENED PORCH

EXSTG. CLG. 1  
 8'-0"  
 EXSTG. FLR. 1  
 0'-0"  
 EXSTG. BSMT.  
 -8'-9 1/2"

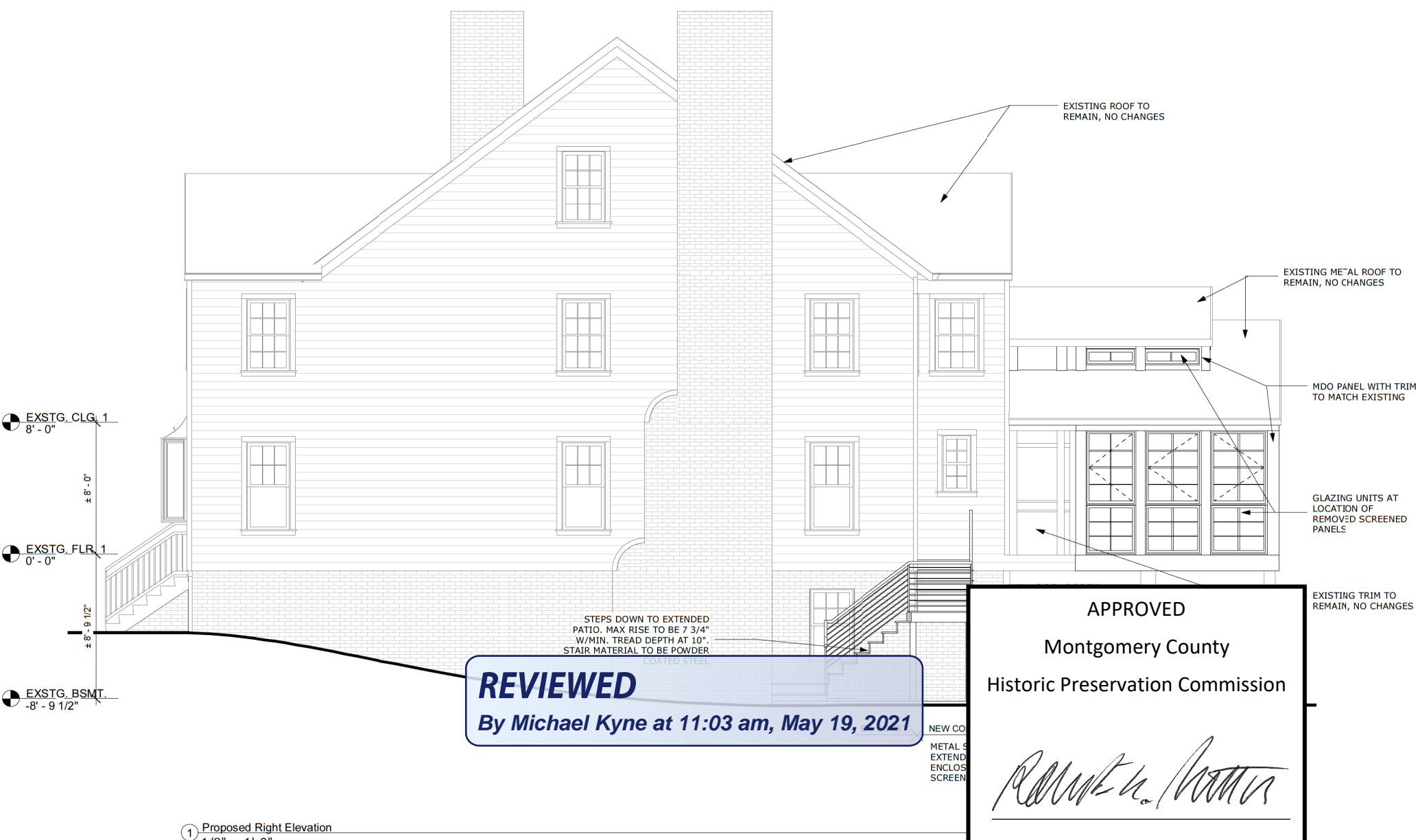


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By Michael Kyne at 11:03 am, May 19, 2021

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Montgomery County  
Historic Preservation Commission

*Ronald A. ...*

① Proposed Rear Elevation  
1/8" = 1'-0"

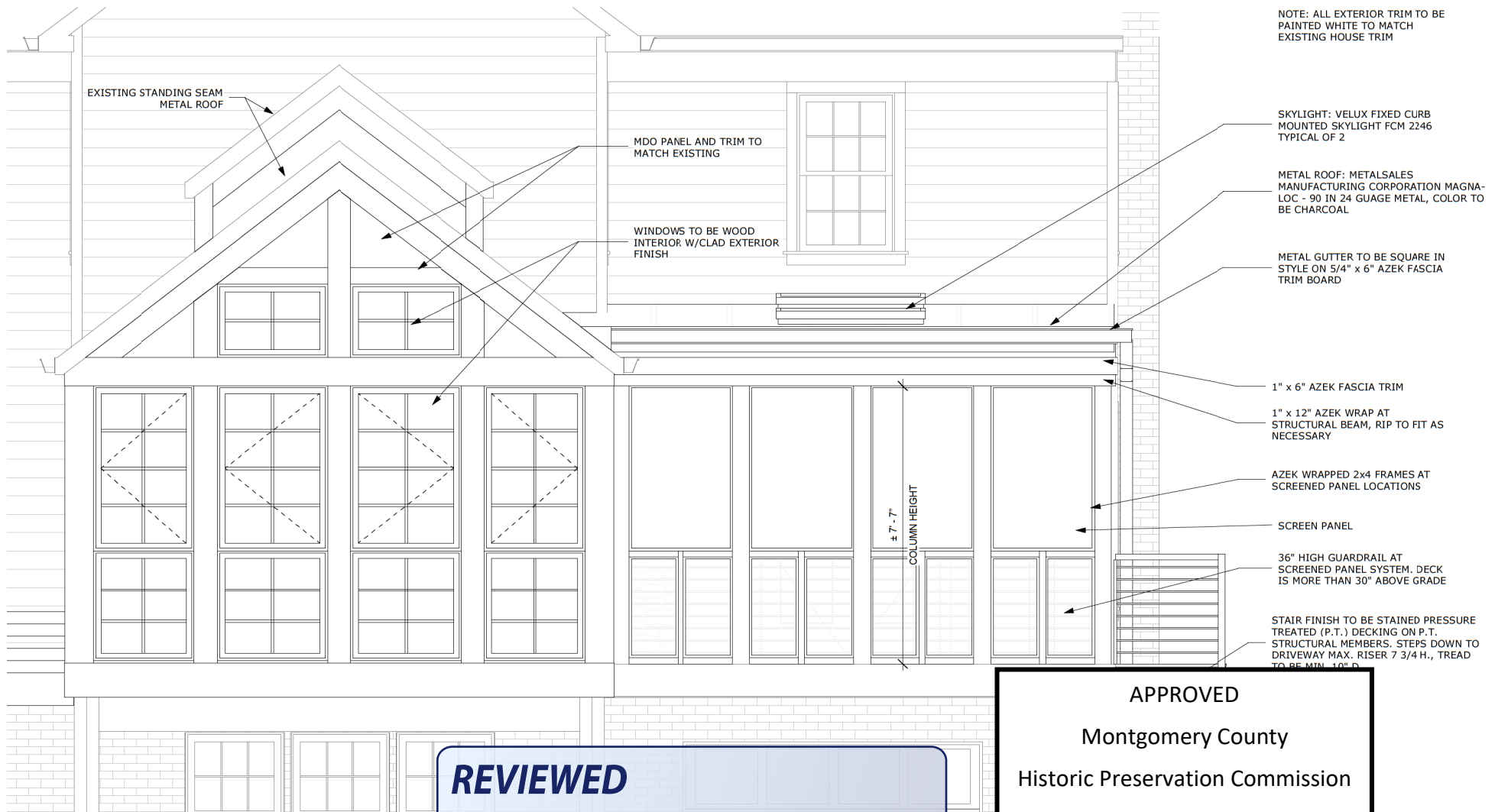


**REVIEWED**  
 By Michael Kyne at 11:03 am, May 19, 2021

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 Montgomery County  
 Historic Preservation Commission

*Ronald A. Potter*

1 Proposed Right Elevation  
 1/8" = 1'-0"



NOTE: ALL EXTERIOR TRIM TO BE PAINTED WHITE TO MATCH EXISTING HOUSE TRIM

**REVIEWED**  
 By Michael Kyne at 11:03 am, May 19, 2021

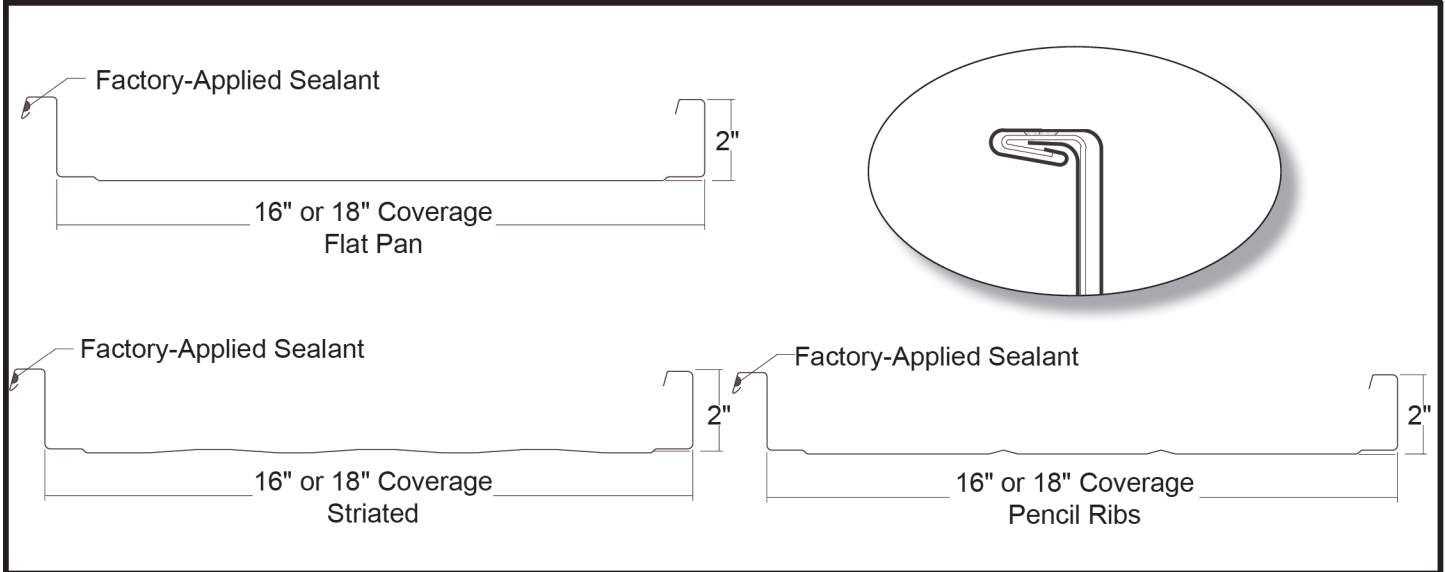
APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Ronald A. ...*

① HAWP - Prop. Rear Elevation - Callout 1  
 1/4" = 1'-0"

# MAGNA-LOC

Condensed  
Technical  
Reference



ARCHITECTURAL  
COMMERCIAL  
INDUSTRIAL  
PANEL

CONCEALED  
FASTENED

16" OR 18"  
COVERAGE

MINIMUM  
SLOPE  
1/2:12

OPEN FRAMING OR  
SOLID SUBSTRATE

## PANEL OVERVIEW

**REVIEWED**

By Michael Kyne at 11:04 am, May 19, 2021

- ▶ Finishes: PVDF and Acrylic-Coated Galvalume®
- ▶ Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume®  
AZ50 per ASTM A 792 for painted Galvalume®  
G90 per ASTM A 653 for Galvanized
- ▶ Gauges: 24 ga standard; 22 ga optional
- ▶ 16" or 18" panel coverage, 2" rib height
- ▶ Panel Length: Minimum: 5' for striated, 7' for non-striated; Max: 120'
- ▶ Architectural, structural vertical rib standing seam roof system
- ▶ Integral mechanically seamed side lap with factory-applied sealant
- ▶ Minimum roof slope: 1/2:12
- ▶ Panels can be factory-notched and punched
- ▶ Accommodates 1/2" to 6" blanket insulation

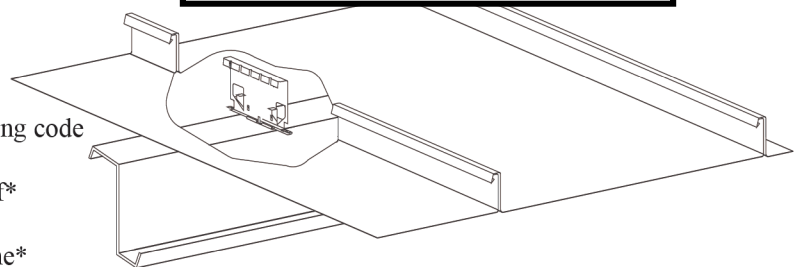
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Montgomery County  
Historic Preservation Commission



## TESTING AND APPROVALS

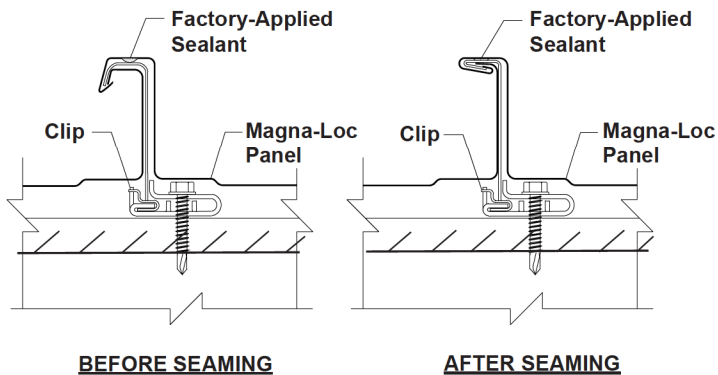
- ▶ UL 2218 Impact Resistance - Class 4
- ▶ UL 790 Fire Resistance Rating - Class A, per building code
- ▶ UL 263 Fire Resistance Rating - per assembly
- ▶ ASTM E 1680 Air Leakage - 0.016 cfm/ft<sup>2</sup> at 12 psf\*
- ▶ ASTM E 1646 Water Penetration - none at 12 psf\*
- ▶ ASTM E 2140 Water Penetration, Static Head - none\*
- ▶ ASTM E 1592 Structural Performance
- ▶ UL 580 Uplift Resistance - Class 90 Constructions: #506, #506A and #506B
- ▶ FM 4471 Roof Approval - Class 1-90, 1-105, 1-165
- ▶ Texas Windstorm - Evaluation RC-197
- ▶ 2020 FBC Approvals - FL10999.5, FL11560.6 and FL11560.7
- ▶ Miami-Dade County, Florida NOAs - 18-0901.01 and 18-0901.02 expires 12/12/2023
- ▶ ICC Evaluation Report - ESR-2385

\* with tube sealant at clip locations



**ms metal sales**<sup>TM</sup>  
manufacturing corporation

### ATTACHMENT DETAILS



### FASTENING INFORMATION

#### ► Clips

Clip spacing is based upon the design loads, the spanning capacity of the panels, the fasteners and the support members.

Clip tab is 0.034" and clip base is 0.060". Both conform to ASTM A 1008 or ASTM A 1011 and are coated with G90 per ASTM A 653. As an option, 410 stainless tabs are available.

Floating Clips can accommodate 1-1/2" of thermal movement each way.

#### ► Fasteners

Overdriven fasteners will cause panel distortions.

Fasteners should extend 1/2" or more past the inside face of the support material.

Clip Fasteners:

Attaching to Wood:

#12-11 x 1-1/2" Wood Screw

Attaching to Steel:

<18 ga: 1/4"-14 Deck Screw

>=18 ga, <=12 ga: 1/4"-14 Driller, No Washer

>12 ga: 1/4"-24 Driller, No Washer

Exposed End Fasteners:

At Eave Plate or Back-Up Channel:

#12-14 XL Driller

Concealed End Fasteners:

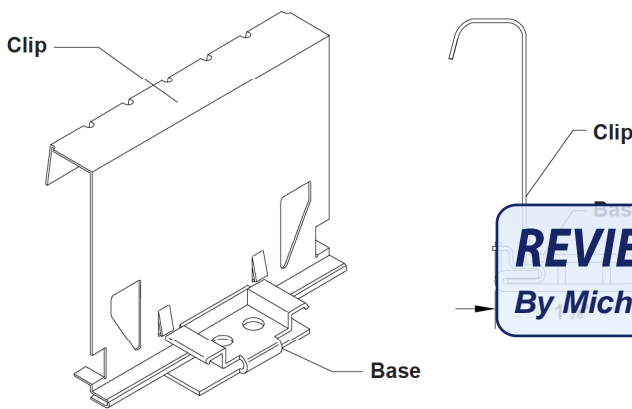
#12-14 Driller, No Washer

Trim F

1/4"

1/8"

### FLOATING CLIP



**REVIEWED**

By Michael Kyne at 11:04 am, May 19, 2021

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Historic Preservation Commission



### SECTION PROPERTIES

Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression		Inv											
				Ixx in <sup>4</sup> /ft	Sxx in <sup>3</sup> /ft	Ixx in <sup>4</sup> /ft	Sxx in <sup>3</sup> /ft	2'	2.5'										
										ALL									
24	16	50	1.25	0.1785	0.1013	0.0855	0.0754	368	249										
22	16	50	1.64	0.2475	0.1424	0.1178	0.1070	549	367										
24	18	50	1.21	0.1620	0.0900	0.0760	0.0669	327	221	159	119	93	60	111	99	87	75	63	39
22	18	50	1.59	0.2240	0.1261	0.1047	0.0951	488	326	232	173	134	87	120	108	95	83	71	46

- Theoretical section properties have been calculated per AISI 2016 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
- Allowable load is calculated in accordance with AISI 2016 specifications considering bending, shear, combined bending & shear and deflection. Allowable load does not address web crippling, fasteners, support material or load testing. Allowable load considers the three or more equal spans condition. Panel weight is not considered.
- Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
- Allowable loads do not include a 1/3 stress increase for wind.

# Fixed Skylights

Curb-Mounted - FCM

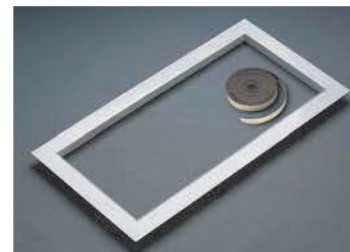
**NEW** FCM Energy Performance Model

**The No Leak Skylight**  
No Leak Promise  
No Worries



**Triple Pane Glass**  
available for cold weather climates

Fixed Curb-Mounted No Leak Skylight - FCM



Accessory tray is required for blind installation. See page 50.

## UPGRADE

to the Energy Performance Model

Boost energy performance up to 40%

Reduce energy dependency and maximize efficiency by automatically controlling blind position based on seasons.



**REVIEWED**

By Michael Kyne at 11:04 am, May 19, 2021

Eligible for **30%** Federal Tax Credit\*

Factory-Installed, Room Darkening, Solar Blind

**APPROVED**  
Montgomery County  
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## Benefits:

- Integrated gaskets drain condensation to the outside.
- Streamlined exterior profile does not obstruct your roofline.
- A sunscreen accessory tray for standard site-built curbs allows for installation of V

## Custom Size Fixed Curb-Mounted Skylights - Custom FCM

### Shipping

**Width:** 18 3/4 - 50 3/4

**Height:** 18 3/4 - 72

**Delivered:** 8-14 days

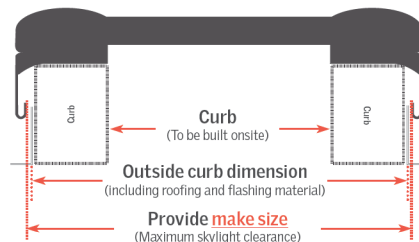
**Width:** 18 3/4 - 50 3/4

**Height:** 72 1/4 - 76 1/2

**Delivered:** 20 days

Note: Custom size flashing kits and custom size blinds are not available.

Note: Some specialty glass options require longer lead times.



Models FCM & FCM Energy Performance



Outside curb (W-in. x H-in.)

(W-in. x H-in.)

1430  
17 1/2 x 33 1/2

1446  
17 1/2 x 49 1/2

2222  
25 1/2 x 25 1/2

2230  
25 1/2 x 33 1/2

2234  
25 1/2 x 37 1/2

2246  
25 1/2 x 49 1/2

2270  
25 1/2 x 73 1/2

3030  
33 1/2 x 33 1/2

3046  
33 1/2 x 49 1/2

3434  
37 1/2 x 37 1/2

3446  
37 1/2 x 49 1/2

4646  
49 1/2 x 49 1/2