

4805 Cumberland Avenue, Somerset
[HPC Case # 35/36-12A]
Somerset H.D.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 9, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner (JS)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #588786, window replacement and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the February 8, 2012 meeting.

- 1. The proposed PVC clad exterior wooden casement in the left side (west) elevation of the historic massing is **not** approved. A wooden (interior/exterior) casement window will be installed in lieu of the proposed clad exterior wooden casement window in this location.*

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: Richard and Anne Yap (Richard Shay, Agent)

Address: 4805 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Resrejes@msn.com Contact Person: Richard G. Shroy
Daytime Phone No.: (301) 371-9194
Tax Account No.: 00535645
Name of Property Owner: Joseph and Anne Yap Daytime Phone No.: (301) 657-3846
Address: 4805 Cumberland Ave Chevy Chase MD 20815-5455
Street Number City State Zip Code
Contractor: Jendell Construction, Inc. Phone No.: _____
Contractor Registration No.: 18281
Agent for Owner: Richard G. Shroy Daytime Phone No.: (301) 371-9194

LOCATION OF BUILDING/PERMIT

House Number: 4805 Street: Cumberland Ave
Town/City: Somerset Nearest Cross Street: Surrey St
Lot: P13 Block: 1 Subdivision: Somerset Heights (0044)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Reversible

CHECK ALL APPLICABLE:

- AC Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height N/A feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Richard G. Shroy Signature of owner or authorized agent 1/10/12 Date

Approved: [Signature] for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 2/13/12
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

#508786



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 9, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

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1. *The proposed PVC clad exterior wooden casement in the left side (west) elevation of the historic massing is **not** approved. A wooden (interior/exterior) casement window will be installed in lieu of the proposed clad exterior wooden casement window in this location.*

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: Richard and Anne Yap (Richard Shay, Agent)

Address: 4805 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Resvredes@msn.com Contact Person: Richard G. Shray
Daytime Phone No.: (301) 371-9194
Tax Account No.: 00535645
Name of Property Owner: Joseph and Anne Yap Daytime Phone No.: (301) 657-3846
Address: 4805 Cumberland Ave Chevy Chase MD 20815-5455
Street Number City State Zip Code
Contractor: Jendell Construction, Inc. Phone No.: _____
Contractor Registration No.: 18281
Agent for Owner: Richard G. Shray Daytime Phone No.: (301) 371-9194

LOCATION OF BUILDING/PREMISES

House Number: 4805 Street: Cumberland Ave
Town/City: Somerset Nearest Cross Street: Surrey St
Lot: P13 Block: 1 Subdivision: Somerset Heights (0044)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROPERTY ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height N/A feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Richard G. Shray Signature of owner or authorized agent 11/10/12 Date

Approved: For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 2/13/12
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HS08786

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4805 Cumberland Avenue, Chevy Chase	Meeting Date:	2/8/2012
Resource:	Contributing Resource Somerset Historic District	Report Date:	2/1/2012
Applicant:	Richard and Anne Yap (Richard Shay, Agent)	Public Notice:	1/25/2012
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/36-12A	Staff:	Josh Silver
PROPOSAL:	Window replacement and alterations to house		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application **with one condition**:

1. The proposed PVC clad exterior wooden casement window in the left (west) side elevation of the historic massing is **not** approved. An all wood (interior/exterior) casement window will be installed in lieu of the proposed clad exterior wooden casement window in this location.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Four-Square (*altered*)
DATE: c1915

PROPOSAL:

The applicants are proposing to:

- Remove and replace an existing non-historic casement bay window located on the left (west) elevation of the historic massing with a new taller **PVC clad** exterior wooden casement window. New painted wooden corner boards, siding and asphalt shingle roofing will be installed to match the existing material treatments on the house.
- Remove one non-historic, 1/1, double-hung window from the 1st story, left (west) elevation of a later addition section and infill it with painted wooden siding to match the existing siding type and reveal of the historic massing
- Remove and replace two existing non-historic, double-hung PVC clad exterior wooden windows on the rear elevation of a later addition section with PVC clad exterior, wooden casement windows. The existing windows opening will be modified to accommodate a smaller window size. New painted wooden siding will be installed to infill the area where the larger windows will be removed from.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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

Staff supports the proposed removal and replacement of the non-historic casement window with a new (taller) casement window in the historic massing. The proposed installation of a slightly taller casement window will not substantially alter the exterior features of the resource and will have negligible impact on the historic massing because this section of the house has already been altered. However, staff **does not** support the installation of a PVC clad exterior wooden window in this location. The subject window is visible from the public right-of-way and within the historic massing. Staff recommends an all wood (interior/exterior) casement window to reflect the character of historic windows found throughout the historic district and for compatibility with the remaining historic windows on the house.

Staff supports the removal of a non-historic, 1/1, double-hung window on the 1st story left side elevation and infill with wooden siding. The proposed alteration is confined to a later addition section of the house and the new siding will match the existing siding on the house, as such these alterations will have negligible impact on the streetscape of the historic district and does not impact any character-defining features of the house.

Staff supports the proposed removal and replacement of the non-historic, 1/1 double-hung, vinyl clad exterior wooden windows on the rear elevation with new vinyl clad exterior wooden windows in a smaller opening. The rear elevation was altered during the construction of a later addition approved by the HPC. The proposed location is **not** visible from the public right-of-way. The rear addition section already has vinyl clad exterior wood windows. Staff supports the installation of new vinyl clad exterior windows because they will not be visible from the public right-of-way and for compatibility purposes with the existing windows on this altered section of the house.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b) (1) & (2):

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Resvedes@msn.com Contact Person: Richard G. Shay
 Tax Account No.: 00535645 Daytime Phone No.: (301) 371-9194
 Name of Property Owner: Joseph and Anne Yap Daytime Phone No.: (301) 657-3846
 Address: 4805 Cumberland Ave Chevy Chase MD 20815-5455
Street Number City State Zip Code
 Contractor: Jendell Construction, Inc. Phone No.: _____
 Contractor Registration No.: 18281
 Agent for Owner: Richard G. Shay Daytime Phone No.: (301) 371-9194

LOCATION OF BUILDING/PREMISES

House Number: 4805 Street: Cumberland Ave
 Town/City: Somerset Nearest Cross Street: Surrey St
 Lot: P13 Block: 1 Subdivision: Somerset Heights (0044)
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Richard G. Shay Signature of owner or authorized agent 11/10/12 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edic 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

#508786

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

_____ The existing house is a traditional two-story with a basement, clapboard siding, a wrap-around porch and a stand-up attic. Previous renovations to the back of the house included an expansion of the first floor and basement with a covered porch, later a 2nd floor and attic was added over the first renovation. Prior renovations preserved the character of the rear elevation. While the house is in an historic district, it is not itself an historic property.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

_____ The new work on the property includes: On the West (side) elevation; first floor double hung window will be removed and closed up with siding to match existing exterior; first floor casement window be removed and replaced with a larger Marvin Integrity casement window with stone white pvc exterior to match existing trim on house; fiberglass shingles on top of casement and wood siding on bottom of casement will match existing roof and siding. On the North (rear) elevation, first floor 2-double hung windows will be removed and replaced with new shorter triple Marvin Integrity 2- casement/fixd window with stone white pvc exterior to match existing trim on house. Remaining space will be closed up and replaced with siding to match existing siding. The new work will not affect any existing trees and will have a minimum effect of the South (front) elevation. The new larger replacement casement window will cantilever out six inches further than the existing casement window.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Reckville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

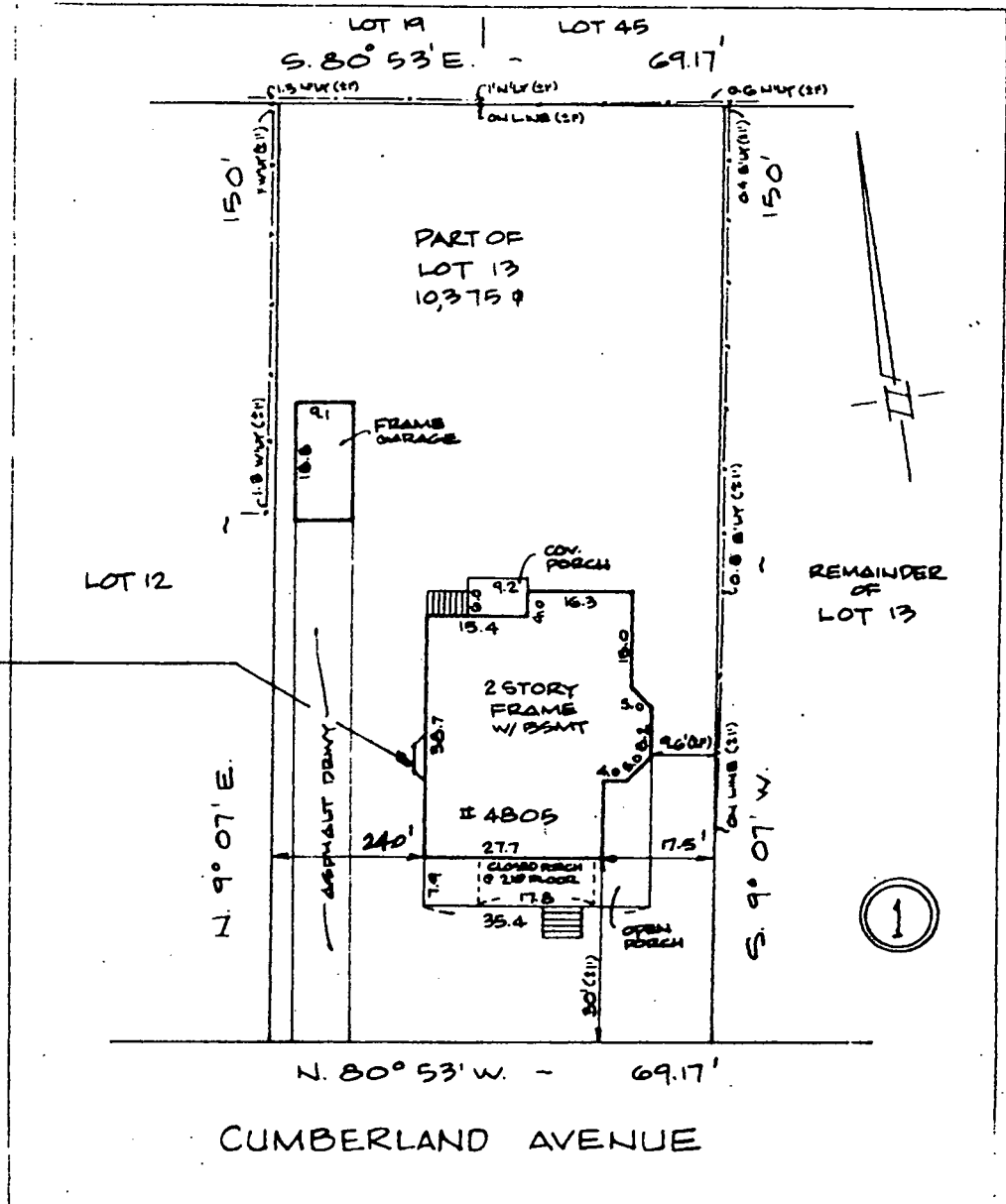
ALTERATIONS TO THE RESIDENCE OF:
JOSEPH D. & ANNE D. YAP
4885 Cumberland Avenue Somerset, MD 20815

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

Owner's mailing address Joseph and Anne Yap 4805 Cumberland Ave Chevy Chase, MD 20815	Owner's Agent's mailing address Richard G. Shay 7235 Ridge Road Frederick, MD 21702 Rearedes@msn.com
Adjacent and confronting Property Owners mailing addresses	
Dania Fitzgerald Mark London 4801 Cumberland Ave Chevy Chase, MD 20815	Thomas and Roseanna Haley 4810 Cumberland Ave Chevy Chase, MD 20815
Clifford and Tammy B. Mendelson 4807 Cumberland Ave Chevy Chase, MD 20815	John Richard Forrester 4808 Cumberland Ave Chevy Chase, MD 20815
Jeffery N. and Jennifer L. Mascott 5820 Surrey Street Chevy Chase, MD 20815	Timothy P. Shriver Linda S. Potter 4810 Drummond Ave Chevy Chase, MD 20815

**Mary G. Hartman
4804 Drummond Ave
Chevy Chase, MD 20815**

Site Plan



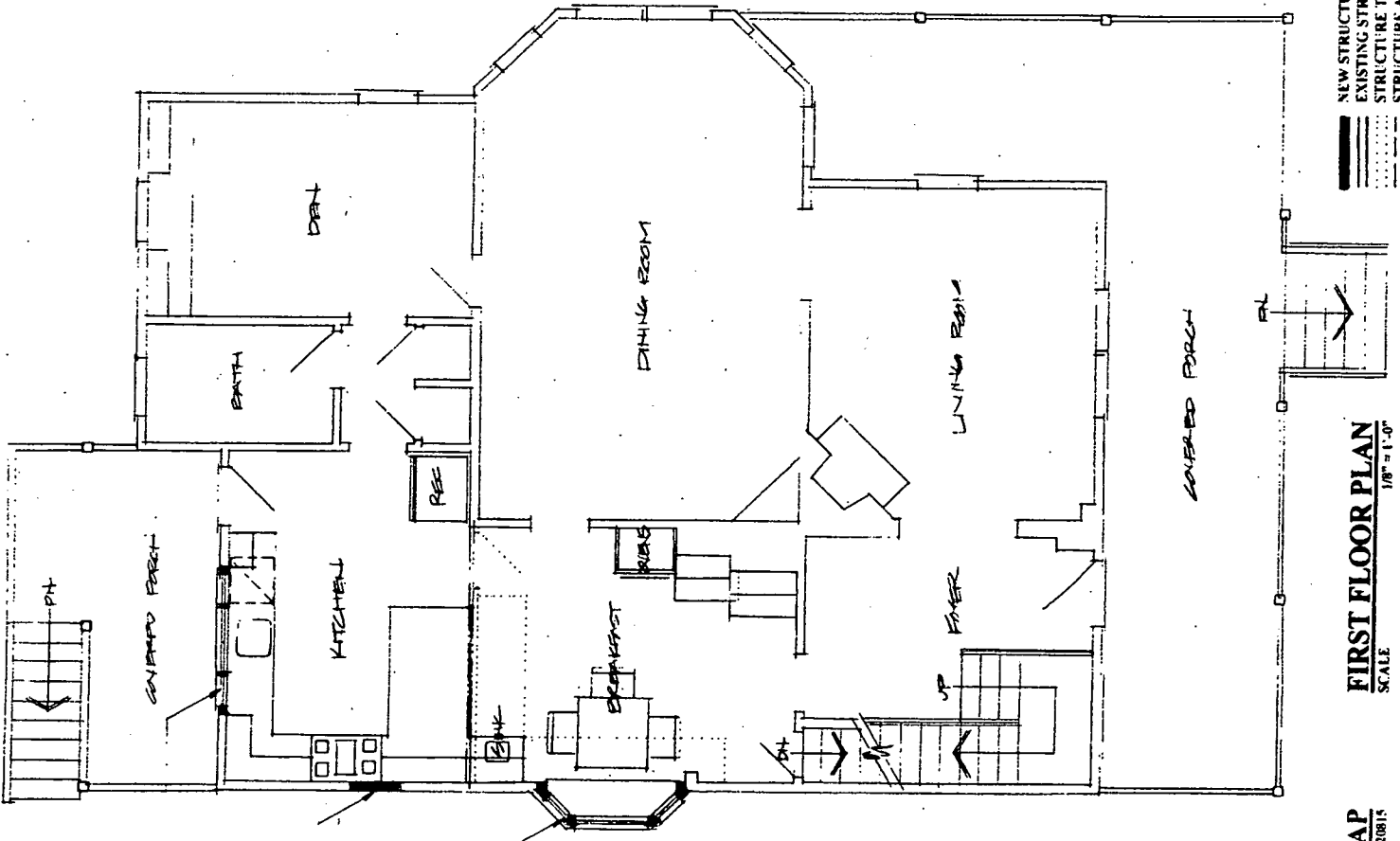
Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: This is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.
This property lies within Zone C, (Area of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
PART OF LOT 13 BLOCK 1
SOMERSET HEIGHTS
MONTGOMERY COUNTY, MARYLAND
Records in Plat Book 1 Plat 30 Scale 1" = 30'
CASE 1693-98 FILE 59420
DATE JUNE 25, 1998

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

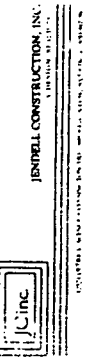
Edward L. Lopez
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522



Remove existing 2'-double hung windows. Replace with new shorter triple 2'-casement /fixed window. Close up remaining space with wood siding painted to match existing siding.

Remove 1'-double hung window. Close up using wood siding painted to match existing siding.

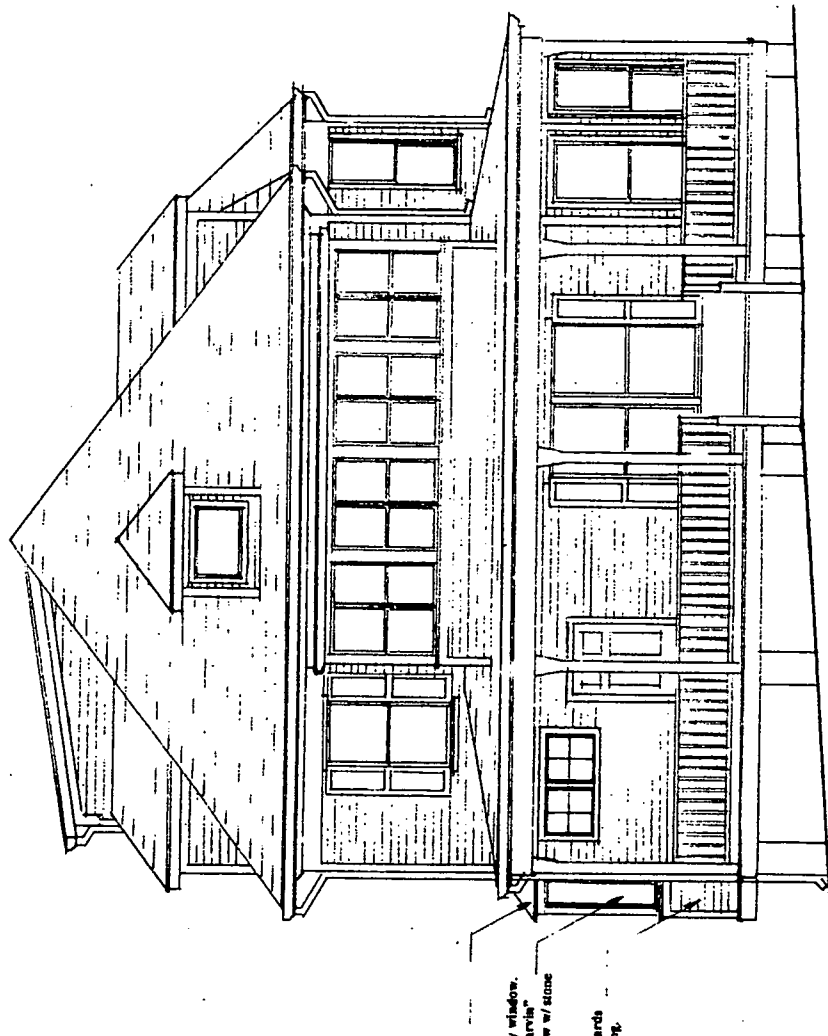
Remove existing casement bay window. Replace with a new taller casement bay window with bench seat.



Jendell Construction Inc.
 11000 W. 10th Street, Suite 100
 Overland Park, KS 66211
 Phone: 913.666.1100
 Fax: 913.666.1101
 Email: info@jendellconstruction.com

FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

ALTERATIONS TO THE RESIDENCE OF:
JOSEPH D. & ANNE D. YAP
 4805 Cumberland Avenue
 Somerset, MD 20811



Fiberglass shingles to match existing shingles.

Remove existing casement bay window. Replace with a new taller "Marvin" Insulated casement bay window w/ stone white pvc exterior.

New wood siding & corner boards painted to match existing siding.

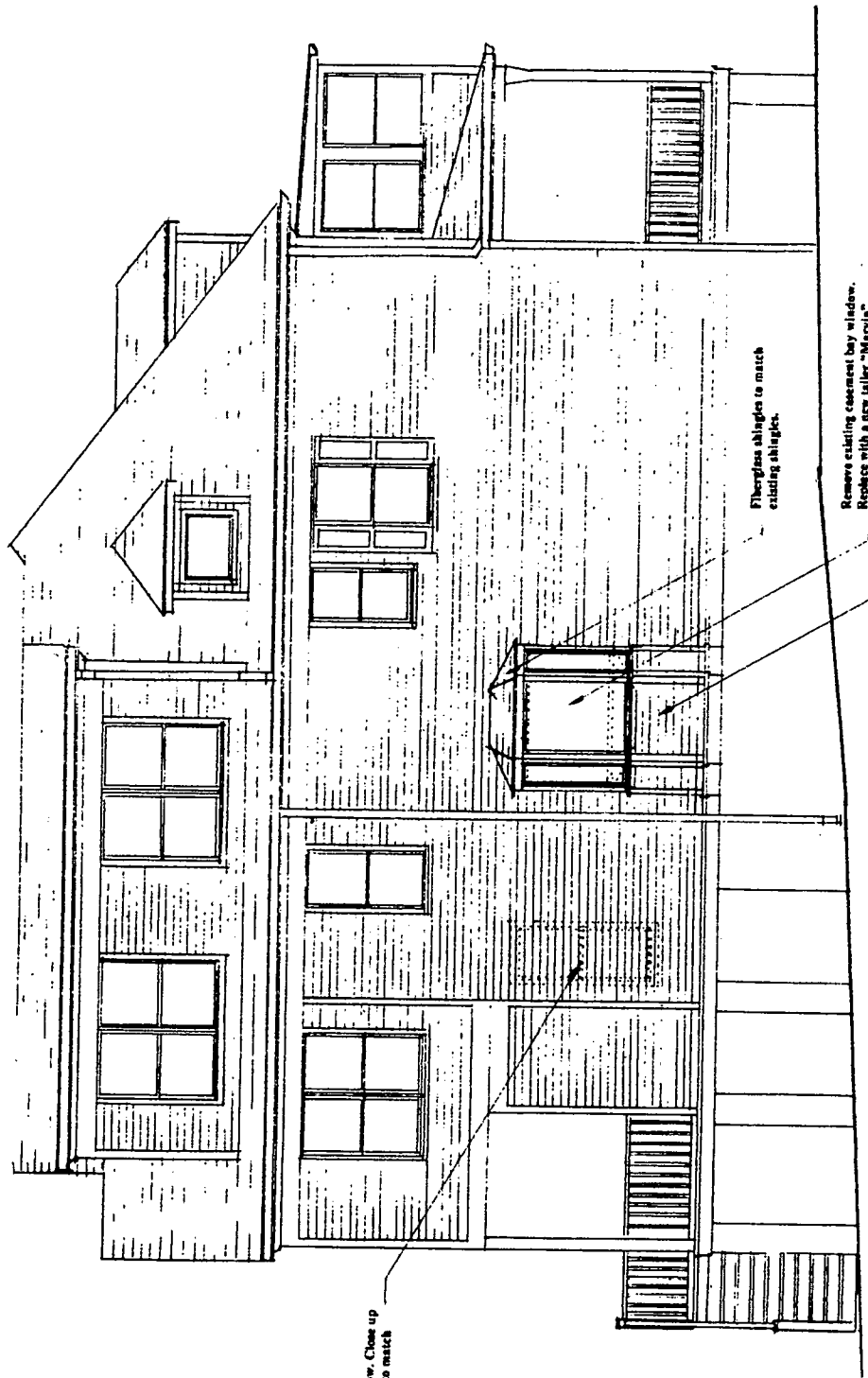
ALTERATIONS TO THE RESIDENCE OF:
JOSEPH D. & ANNE D. YAP
 4805 Cumberland Avenue
 Somers, MD 20815

SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



J. PIRELLI CONSTRUCTION, INC.
 4805 CUMBERLAND AVENUE
 SOMERS, MD 20815

REGISTERED ARCHITECTS AND ENGINEERS



Remove 1-dble hung window. Close up using wood siding painted to match existing siding.

Fiberglass shingles to match existing shingles.

Remove existing casement bay window. Replace with a new taller "Marvia" casement bay window w/ stone white pvc exterior.

New wood siding & corner boards painted to match existing siding.

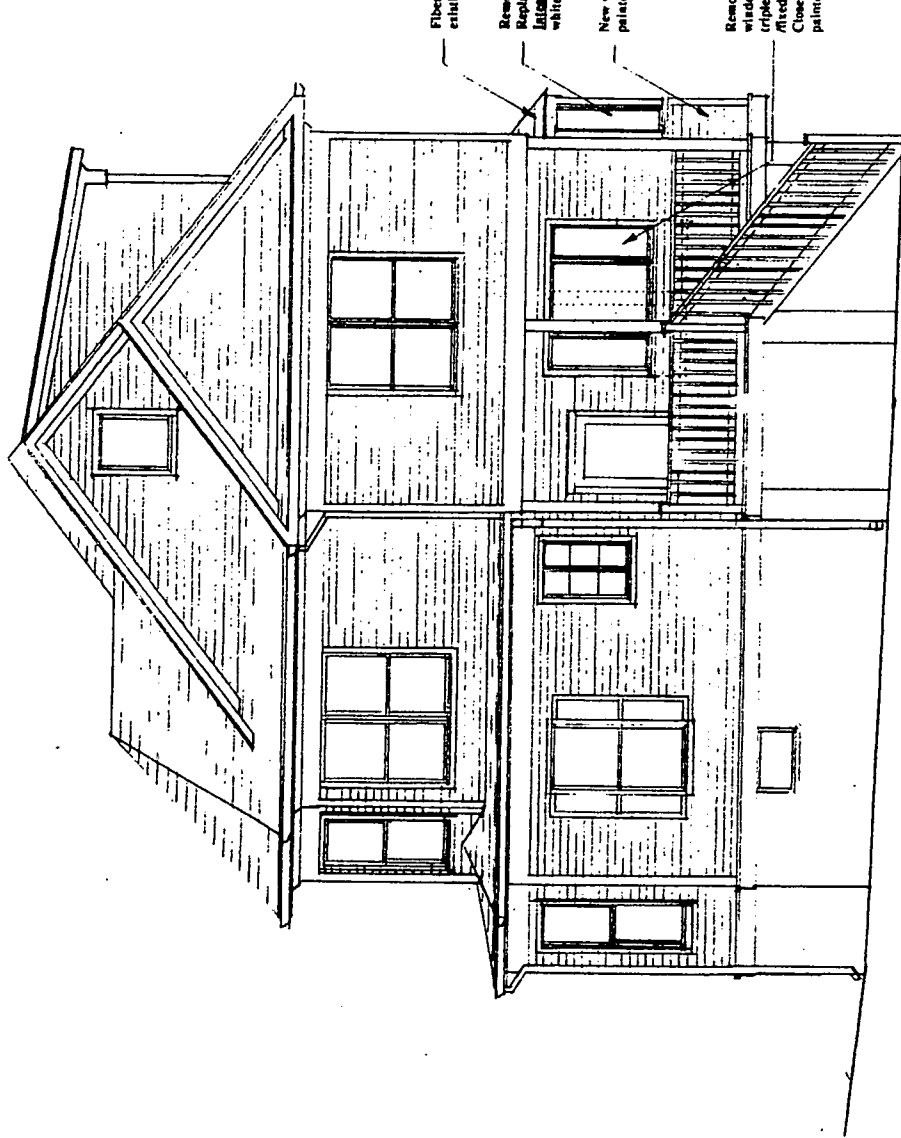
WEST ELEVATION
SCALE 1/8" = 1'-0"

ALTERATIONS TO THE RESIDENCE OF:
JOSEPH D. & ANNE D. YAP
4805 Cumberland Avenue
Sunnyvale, MD 20815



JCI CONSTRUCTION, INC.
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
TEL: (305) 555-1111
FAX: (305) 555-1112





Fiberglass shingles to match existing shingles.

Remove existing casement bay window. Replace with a new taller "Marvin" lattice casement bay window w/ stone white pvc exterior.

New wood siding & corner boards painted to match existing siding.

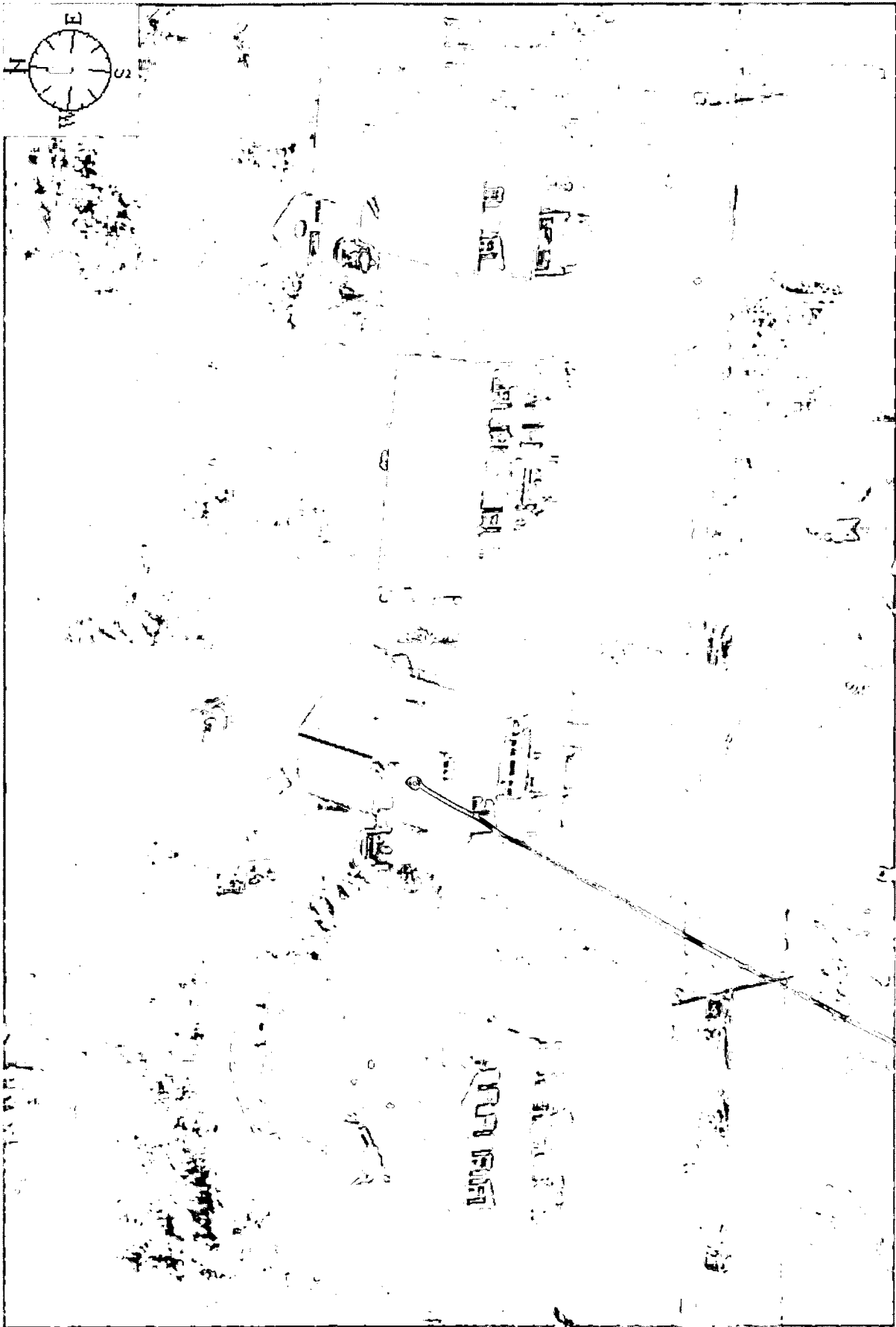
Remove existing 2- double hung windows. Replace with new shorter triple "Marvin" lattice 2- casement fixed window w/ stone white pvc exterior. Close up remaining space with wood siding painted to match existing siding.



JENDELL CONSTRUCTION, INC.
 1000 W. 10TH ST.
 WASHINGTON, D.C. 20004

NORTH ELEVATION
 SCALE 1/8" = 1'-0"

ALTERATIONS TO THE RESIDENCE OF:
JOSEPH D. & ANNE D. YAP
 4805 Cumberland Avenue
 Somerset, MD 20815



4805 Cumberland Ave.



1930s Cumberland Ave.

Existing Property Condition Photographs (duplicate as needed)



Remove existing casement bay window.
Replace with a new taller casement bay
window with bench seat.

Existing Property Condition Photographs (duplicate as needed)



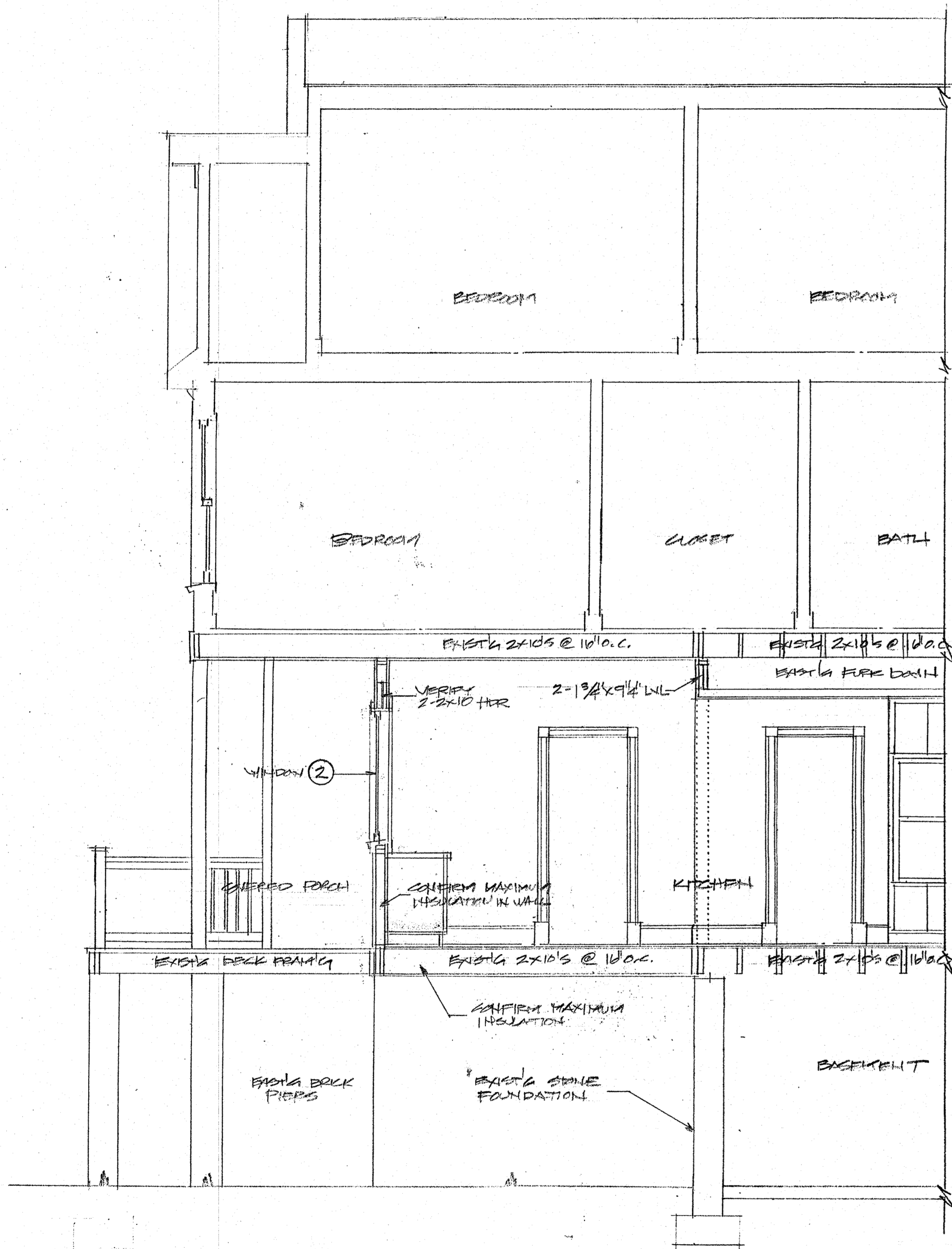
Remove existing casement bay window.
Replace with a new taller casement bay
window with bench seat.

Remove 1-dble hung window. Close up
using wood siding painted to match
existing siding.

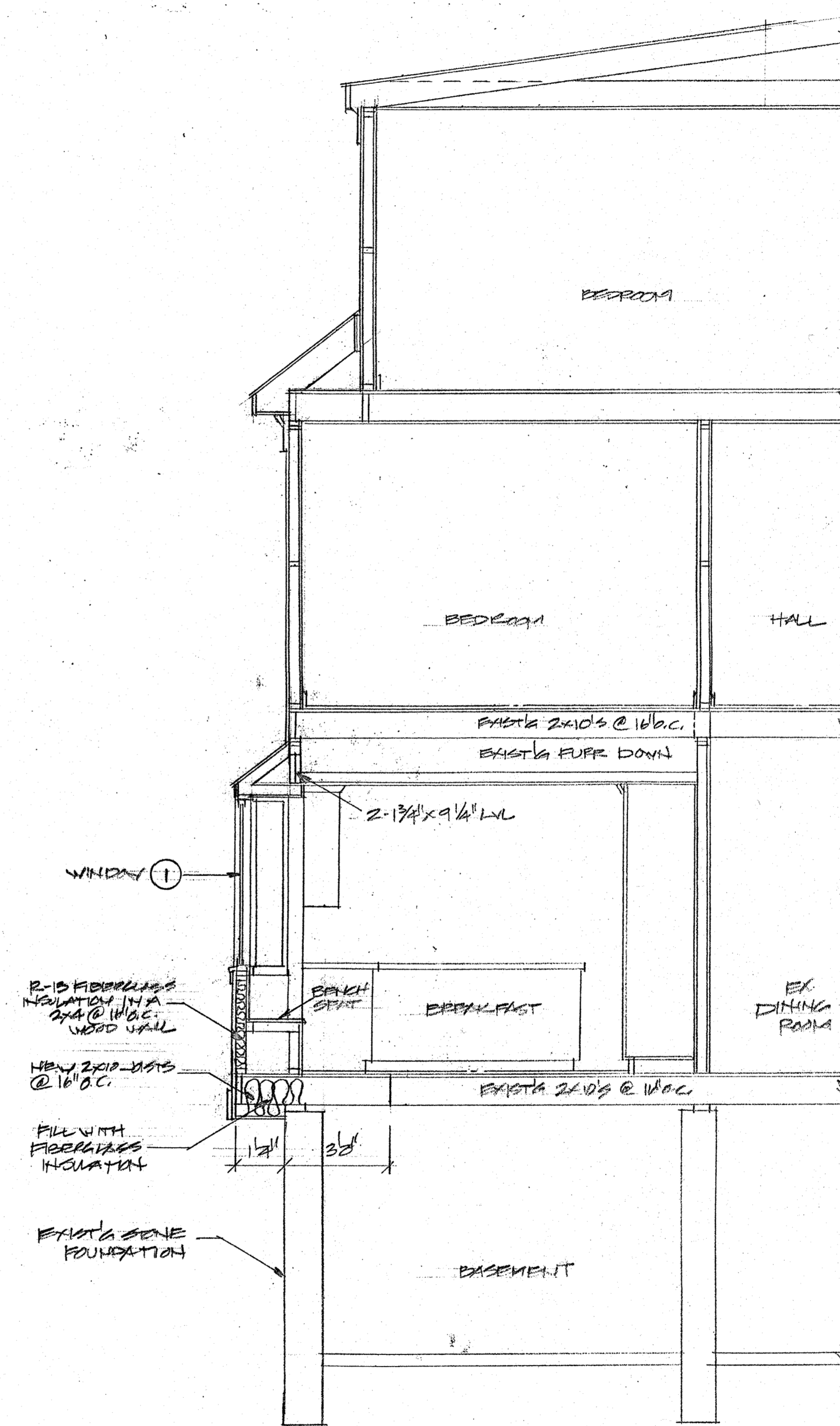
Existing Property Condition Photographs (duplicate as needed)



Remove existing 2- double hung windows. Replace with new shorter triple 2- casement /fixed window. Close up remaining space with wood siding painted to match existing siding.



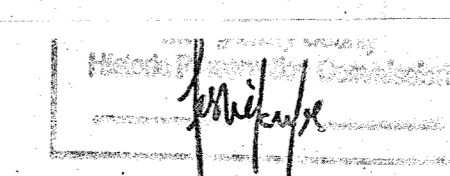
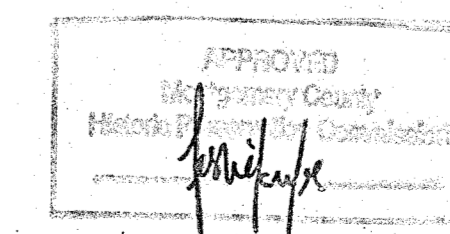
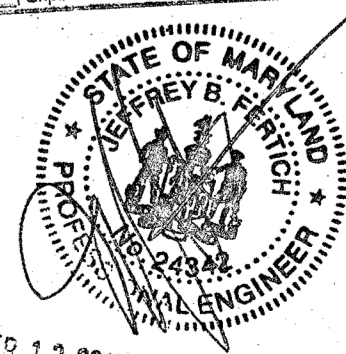
1 BUILDING SECTION
SCALE 3/8" = 1'-0"



2 BUILDING SECTION
SCALE 3/8" = 1'-0"

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 24542 Expiration Date: 11-17-2013

STRUCTURAL ENGINEERING
RESOURCES, LLC
26 NORTH FOURTH STREET
GETTYSBURG, PA. 17325
717-337-1935 - FAX 717-337-1851



REV.	DATE	DESCRIPTION

JC inc.
JENDELL CONSTRUCTION, INC
A DESIGN-BUILD FIRM
10524 DETRICK AVE - KENSINGTON, MD 20886 - FAX (301)948-9005 - (301) 942-3600

ALTERATIONS TO THE RESIDENCE OF:
JOSEPH D. & ANNE D. YAP
4805 Cumberland Avenue Somerset, MD 20815

SHEET 5 OF 5
A4
DATE: 2/8/12
FILE:
DATE: 2/8/12
FILE:

REV.	DATE	DESCRIPTION

JENDELL CONSTRUCTION, INC
A DESIGN-BUILD FIRM

JC inc.

10524 DETRICK AVE - KENSINGTON, MD 20895 - FAX (301) 942-9005 - (301) 942-3600

ALTERATIONS TO THE RESIDENCE OF:

JOSEPH D. & ANNE D. YAP

4805 Cumberland Avenue Somerset, MD 20815

SHEET 3 OF 5

A2

DATE: 2/8/12

FILE:

DATE: 2/8/12

FILE:



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



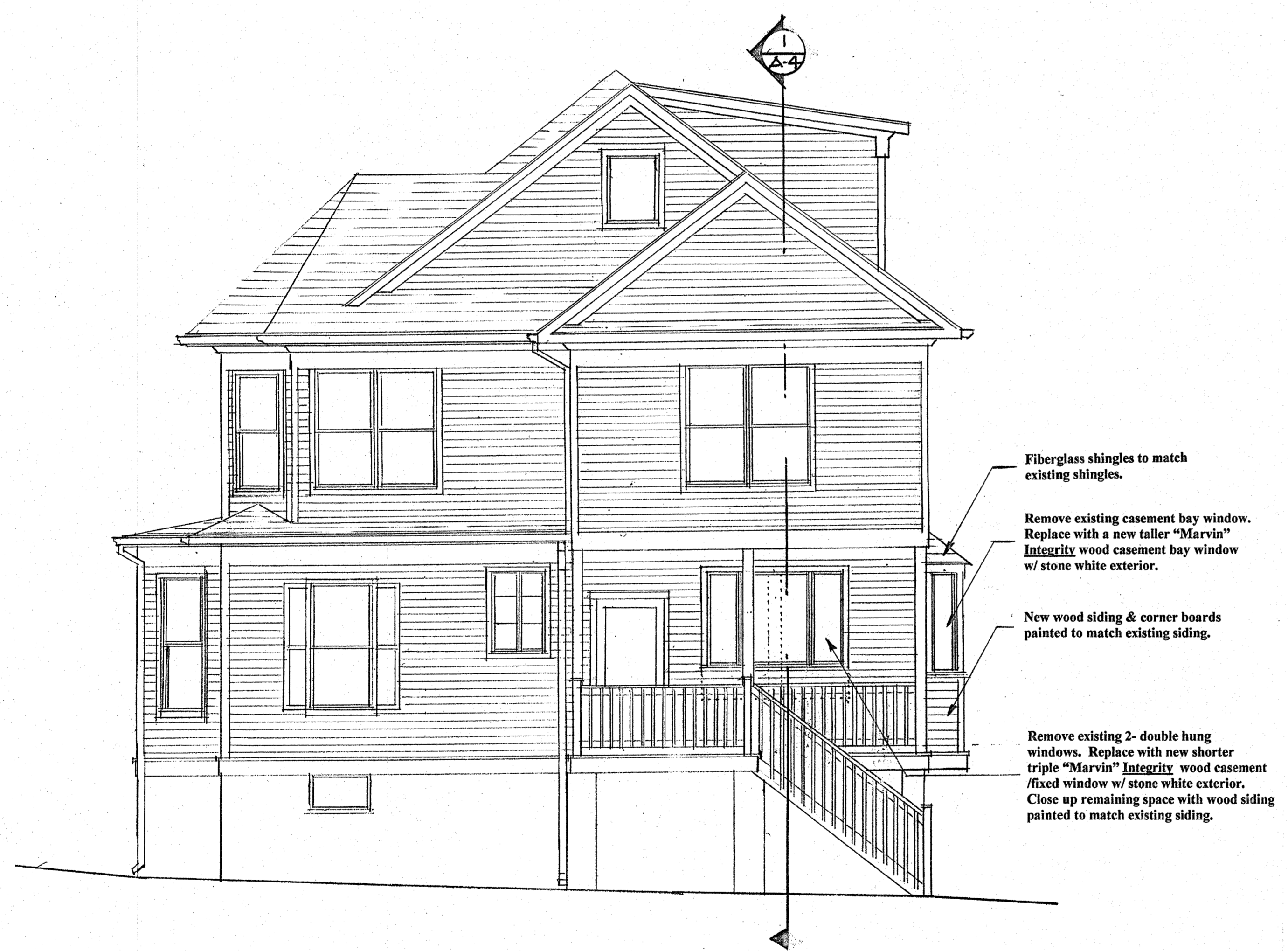
WEST ELEVATION
SCALE 1/4" = 1'-0"

APPROVED
Maryland County
Residential Construction

APPROVED
Maryland County
Residential Construction

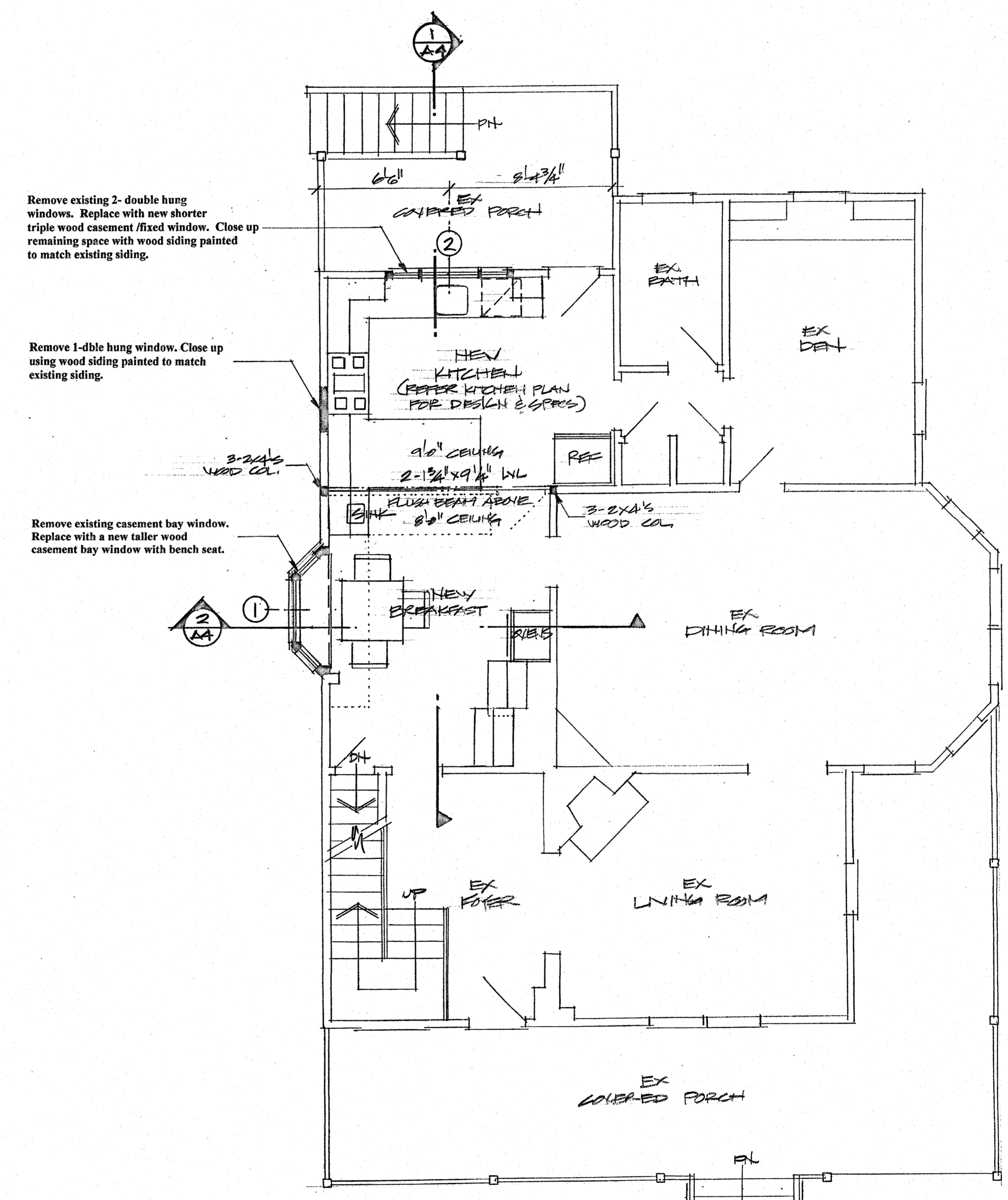
WINDOW SCHEDULE

MARK	SIZE (R.O.)	DESCRIPTION	REMARKS
1	5'-7" X 4'-7 7/8"	21-33-21 CSMNT LSR	45 deg ANGLE BAY UNIT
2	5'-9" X 3'-11 5/8"	17-37-17 CSMNT LSR	3- WIDE UNIT



NORTH ELEVATION
SCALE 1/4" = 1'-0"

- Fiberglass shingles to match existing shingles.
- Remove existing casement bay window. Replace with a new taller "Marvin" Integrity wood casement bay window w/ stone white exterior.
- New wood siding & corner boards painted to match existing siding.
- Remove existing 2- double hung windows. Replace with new shorter triple "Marvin" Integrity wood casement /fixed window w/ stone white exterior. Close up remaining space with wood siding painted to match existing siding.



- Remove existing 2- double hung windows. Replace with new shorter triple wood casement /fixed window. Close up remaining space with wood siding painted to match existing siding.
- Remove 1- double hung window. Close up using wood siding painted to match existing siding.
- Remove existing casement bay window. Replace with a new taller wood casement bay window with bench seat.

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

- NEW STRUCTURE
- EXISTING STRUCTURE
- STRUCTURE TO BE REMOVED
- STRUCTURE ABOVE OR BEYOND

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REV.	DATE	DESCRIPTION

JENDELL CONSTRUCTION, INC
A DESIGN-BUILD FIRM

JC inc.

10624 DETRICK AVE - KENSINGTON, MD 20895 - FAX (301)942-9005 - (301) 942-3600

ALTERATIONS TO THE RESIDENCE OF:
JOSEPH D. & ANNE D. YAP
4805 Cumberland Avenue Somerset, MD 20815

SHEET 2 OF 5

A1

DATE: 2/8/12

FILE:

FILE:

