



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 13, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting Services
FROM: Winnie Cargill
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1022682 - Deck replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

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: Elizabeth Ewing
Address: 4719 Cumberland Ave., 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 Winnie Cargill at 301.495.2108 or winnie.cargill@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____, Chevy Chase

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP#_1022682_ DATE ASSIGNED_____

APPLICANT:

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

AGENT/CONTACT (if applicable):

Name: _____ E-mail: mfessenden@schedulefred.com
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Somerset 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: 536423

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:

- Checkboxes for: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: Replace Existing

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

Signature of owner or authorized agent Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Matthew Gandal
4716 Drummond Ave
Chevy Chase, MD 20815

Nicholas and Deborah Fox
4712 Cumberland Ave
Chevy Chase, MD 20815

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

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

REVIEWED

By Winnie Cargill at 7:13 am, Mar 13, 2023



**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	*	*	*	*	*		*

S80°53"E

REVIEWED
By Winnie Cargill at 7:13 am, Mar 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Abigail A. ...

69 - 1/6' (per deed)

PT OF 16

10,375 S.F.

43.5'



150.00'

150.00'

NOTES:

THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY AN AGENT IN CONNECTION WITH CONTEMPLATED IMPROVEMENTS TO THE PROPERTY; AND THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY CORNER MARKERS OR BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED.

NO TITLE REPORT FURNISHED. ALL ENCUMBRANCES MAY NOT BE REPRESENTED. SEE PLAT 1865 FOR MORE INFORMATION.

IMPROVEMENTS ARE LOCATED WITHIN AN ACCURACY OF 1.0'±

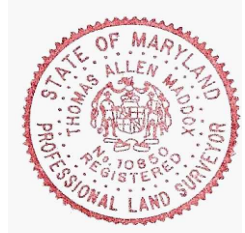
NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD MEASUREMENTS DONE BY ME OR UNDER MY DIRECT SUPERVISION ON THE DATE REFERENCED. UNLESS OTHERWISE SHOWN THEY DO NOT ENCROACH. COMPLIES WITH COMAR 09.13.06.11

Thomas A. Maddox 10/25/2022

THOMAS A. MADDOX
REGISTERED PROFESSIONAL LAND SURVEYOR MD
#10850 EXP 4/3/24



9.5'

DECK

26'

SHED

N09°07'E 5'

#4719
2 STORY
FRAME
HOUSE

SLATE

25.5'

ASPH
D/W

S09°07'W

PORCH

CONC. WALK

PT 16

ST
SLATE

31'

17

69 - 1/6' (per deed)

N80°53"W

CUMBERLAND AVENUE

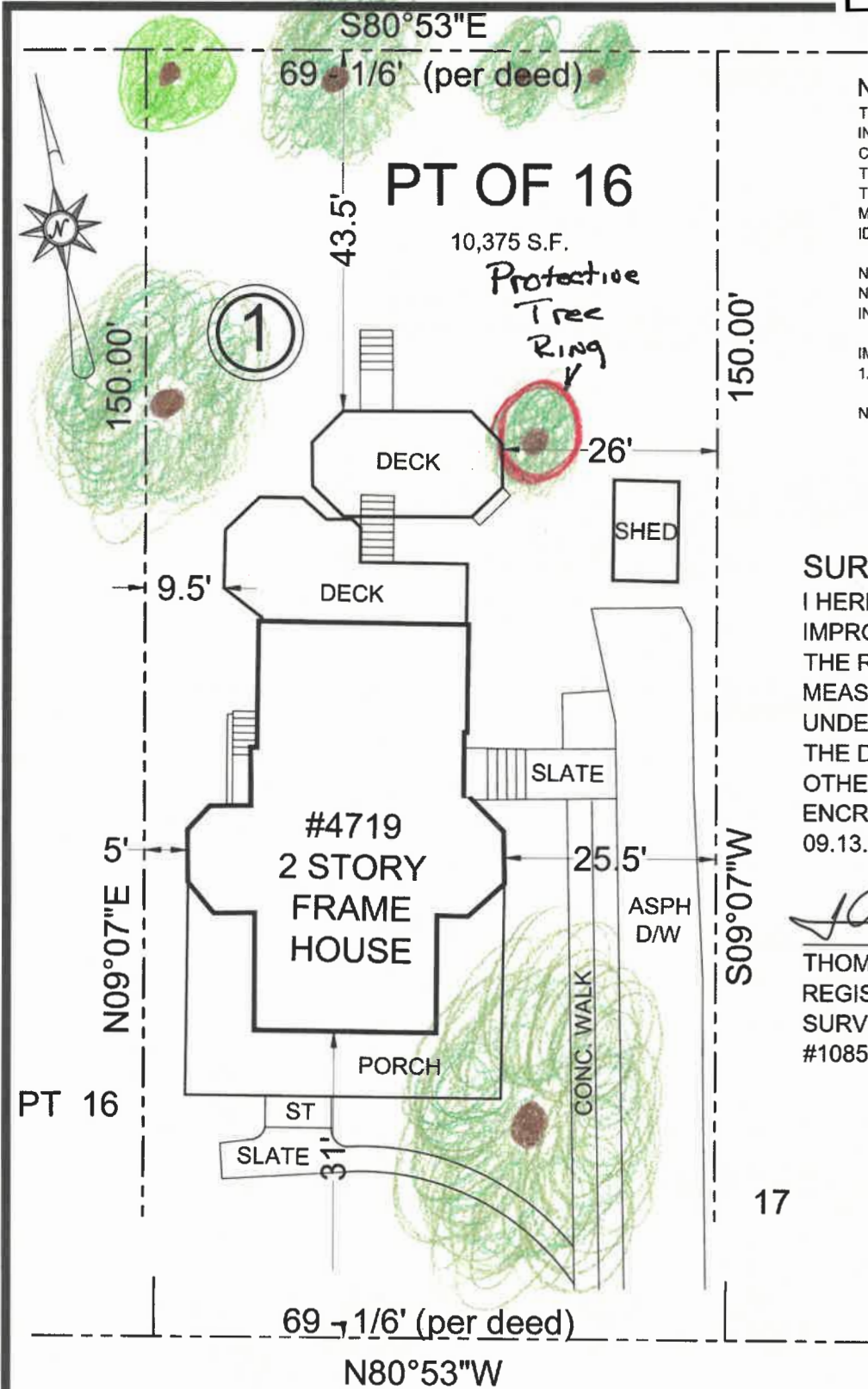
LOCATION PLAT
SOMERSET HEIGHTS
PT OF LOT 16, BLOCK 1
PLAT 30
LIBER 7575 FOLIO 552
4719 CUMBERLAND AVENUE
CHEVY CHASE, MARYLAND 20815
Election District No. 7
Montgomery County, Maryland
10/25/2022 SCALE 1"= 20'

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
301-984-5804

REVIEWED

By Winnie Cargill at 7:13 am, Mar 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



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[Signature] 10/25/2022

THOMAS A. MADDOX
REGISTERED PROFESSIONAL LAND SURVEYOR MD
#10850 EXP 4/3/24



LOCATION PLAT
SOMERSET HEIGHTS
PT OF LOT 16, BLOCK 1
PLAT 30 LIBER 7575
FOLIO 552
4719 CUMBERLAND AVENUE
CHEVY CHASE, MARYLAND 20815
Election District No. 7
Montgomery County, Maryland
10/25/2022 SCALE 1"= 20'

CUMBERLAND AVENUE

Evergreen



Protective Ring



Deciduous



REVIEWED
By Winnie Cargill at 7:13 am, Mar 13, 2023



EWING RESIDENCE

4719 CUMBERLAND AVE
CHEVY CHASE, MD 20815

NEW DECK PROJECT

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 SPF #2 unless indicated otherwise.

Design criteria used are as follows:

- Roof load - 30 lbs/sf
- Roof and floor dead load - 10 lbs/sf
- Floor live load in non-sleeping areas - 40 lbs/sf
- Floor live load in sleeping areas - 30 lbs/sf

- Climate Zone 4A
- Seismic design category B
- Termite damage subjectivity - 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 lb/ft.

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

Date: 2/5/2022
Scale: 1/4" = 1'-0"
Sheet: 01
Of: 7

Drawing Log
2/5/22 - CONCEPT

EWING RESIDENCE
4719 CUMBERLAND AVE, CHEVY CHASE, MD 20815
NEW DECK PROJECT
COVER PAGE

Project No: ###
Drawings: DANIEL UNKLE
Development: MARK FESSENDEN
Management: MARK FESSENDEN

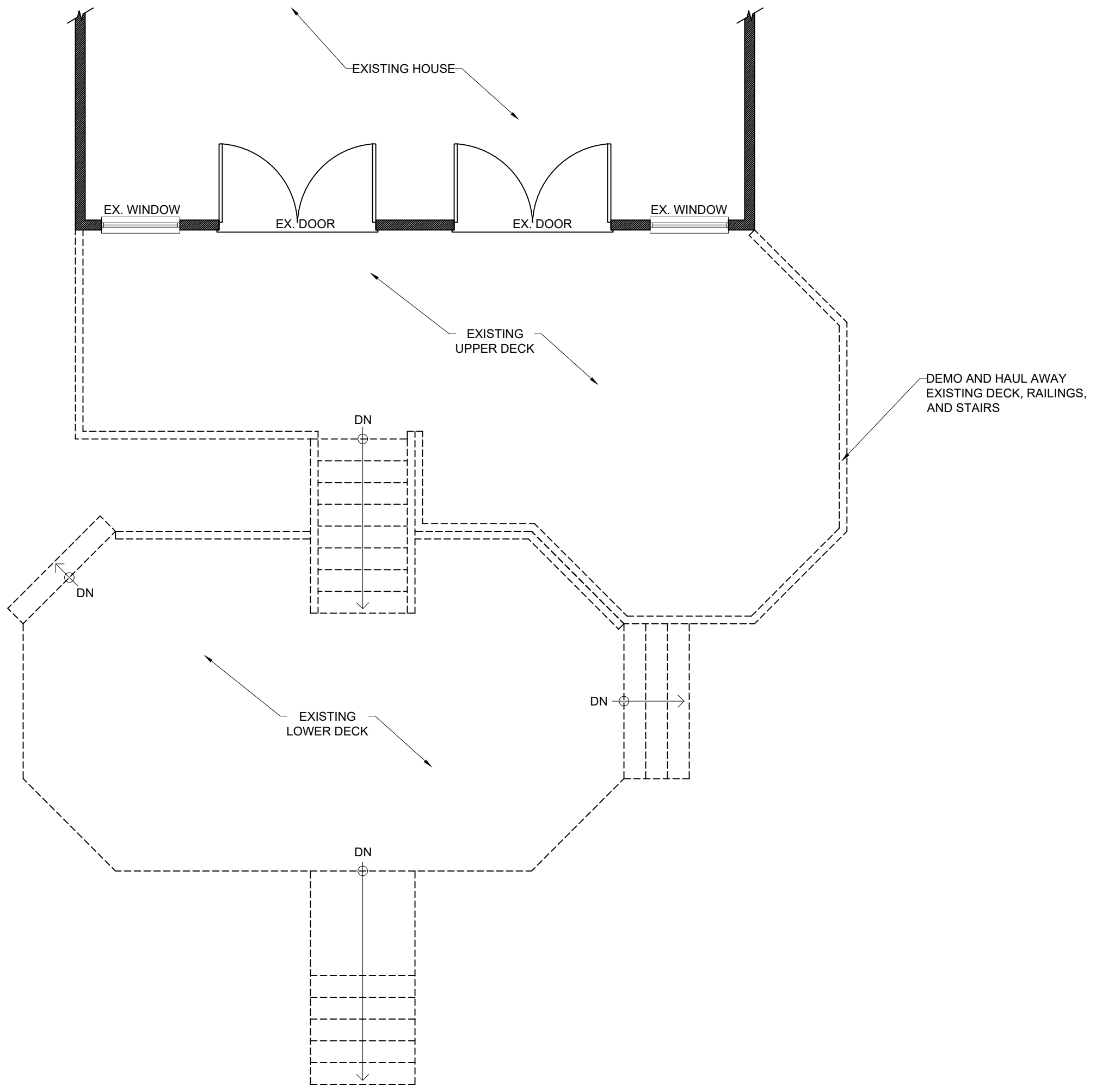
CASE
Architects & Remodelers

Falls Church
701 Park Avenue
Falls Church, VA 22046
(977) 703.241.2990
(977) 703.534.0207

Alexandria
119 N. Washington St.
Alexandria, VA 22314
(977) 703.000.0000
(977) 703.000.0001

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(977) 301.229.4600
(977) 301.229.3185

Washington, DC
1327 14th Street, NW
Wash., DC 20005
(977) 202.556.2273
(977) 202.229.3185



1 EXISTING DECK PLAN / DEMO PLAN
SCALE: 1/4" = 1'-0"

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Sheet: 02
Of: 7

Drawing Log
2/5/22 - CONCEPT

EWING RESIDENCE
4719 CUMBERLAND AVE., CHEVY CHASE, MD 20815
NEW DECK PROJECT
EXISTING / DEMO PLAN

Project No: ###
Development: MARK FESSENDEN
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Management: MARK FESSENDEN

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Architects & Remodelers

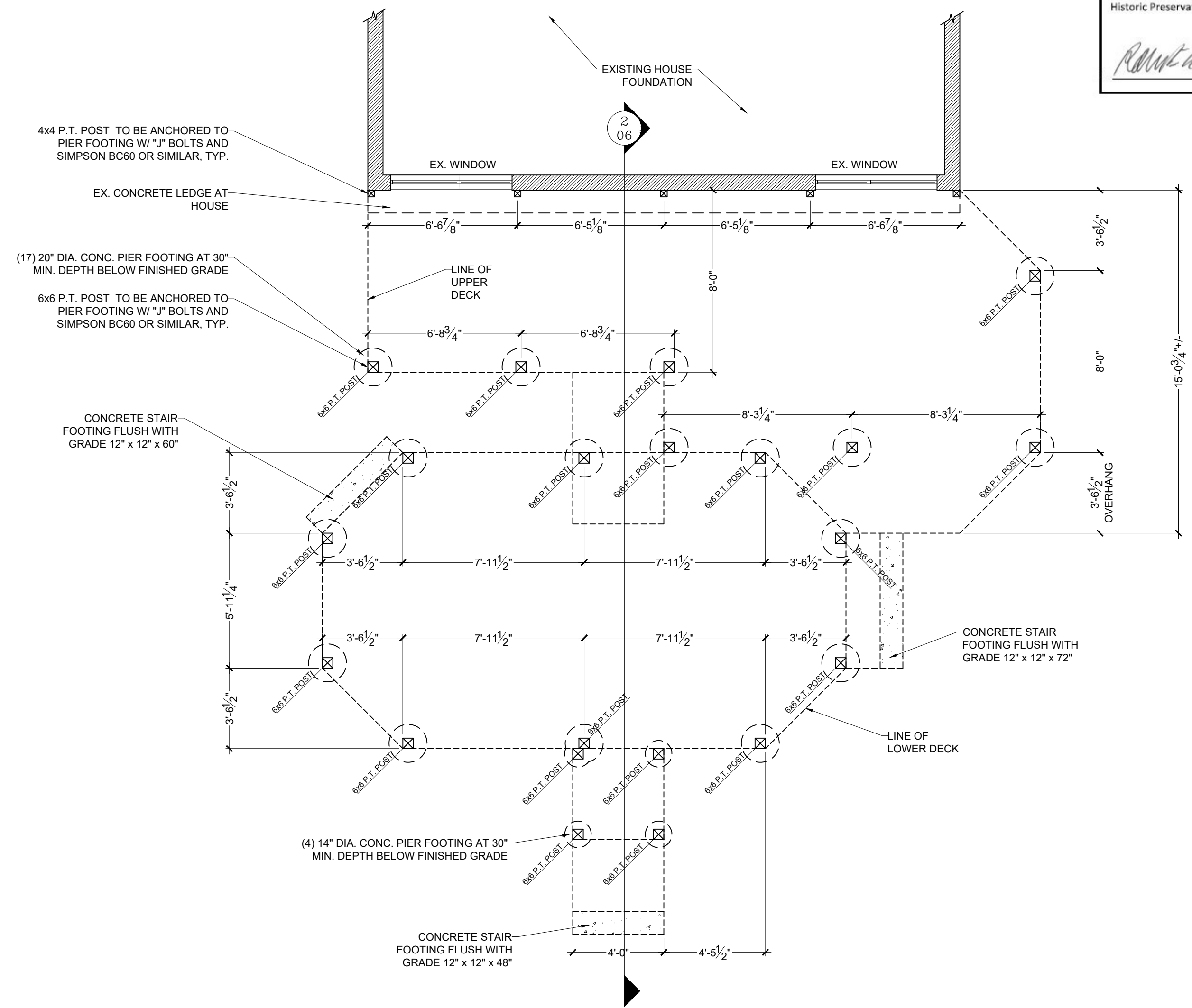
Bethesda
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REVIEWED
By Winnie Cargill at 7:14 am, Mar 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. ...



1 FOUNDATION PLAN SCALE: 1/4" = 1'-0"

CASE
Architects & Remodelers

Beltsville
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(f) 703.534.0207

Development:
MARK FESSENDEN

Management:
MARK FESSENDEN

Project No:
###

Drawings:
DANIEL UNKLE

EWING RESIDENCE
4719 CUMBERLAND AVE., CHEVY CHASE, MD 20815
NEW DECK PROJECT

FOUNDATION PLAN

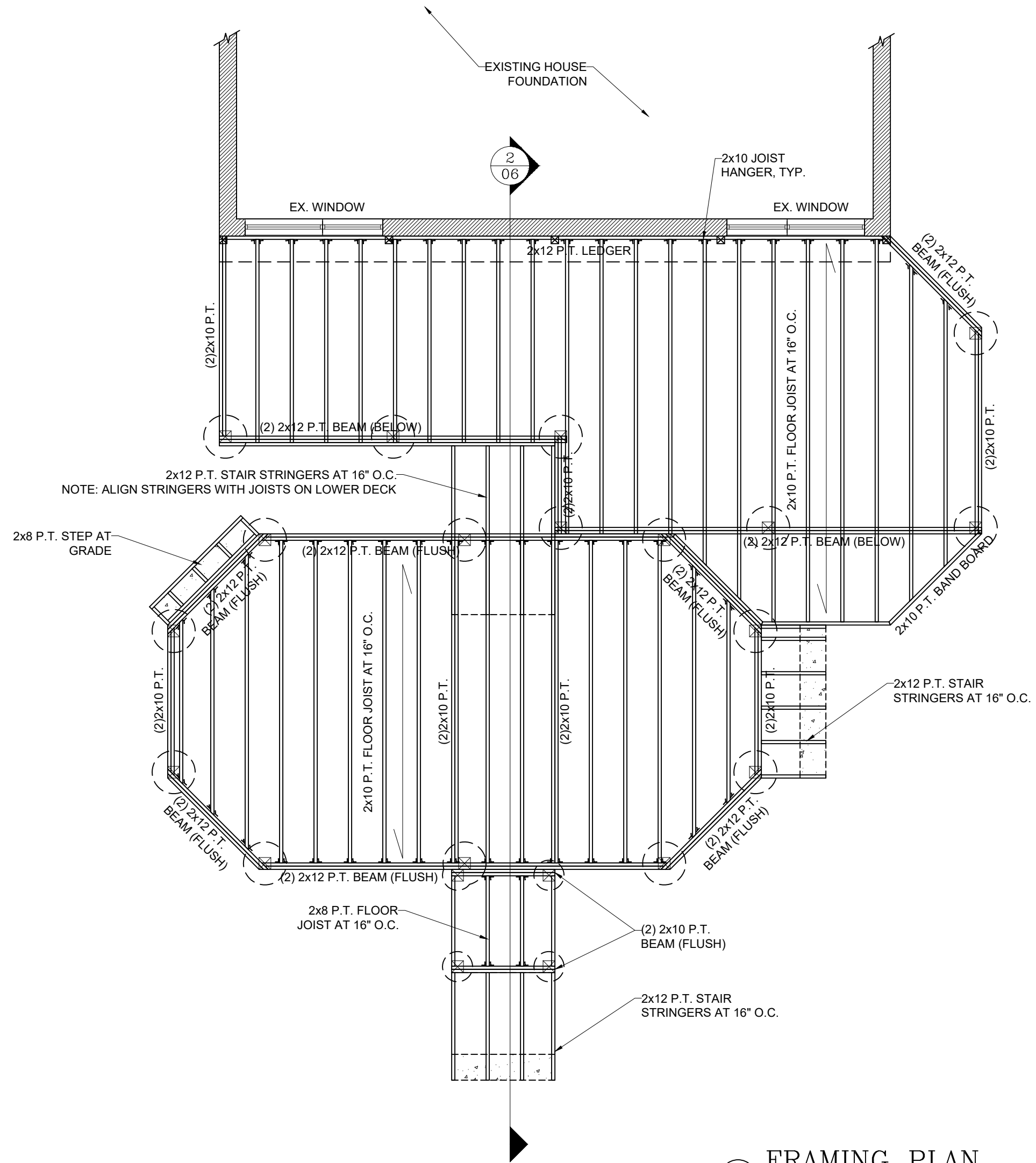
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Drawing Log
2/5/22 - CONCEPT

Date: 2/5/2022 Scale: 1/4" = 1'-0"
Sheet: 04 Of: 7

REVIEWED
By Winnie Cargill at 7:14 am, Mar 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. ...



1 **FRAMING PLAN**
SCALE: 1/4" = 1'-0"

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CASE
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Bethesda
4701 Sangamore Road
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(f) 301.229.3165

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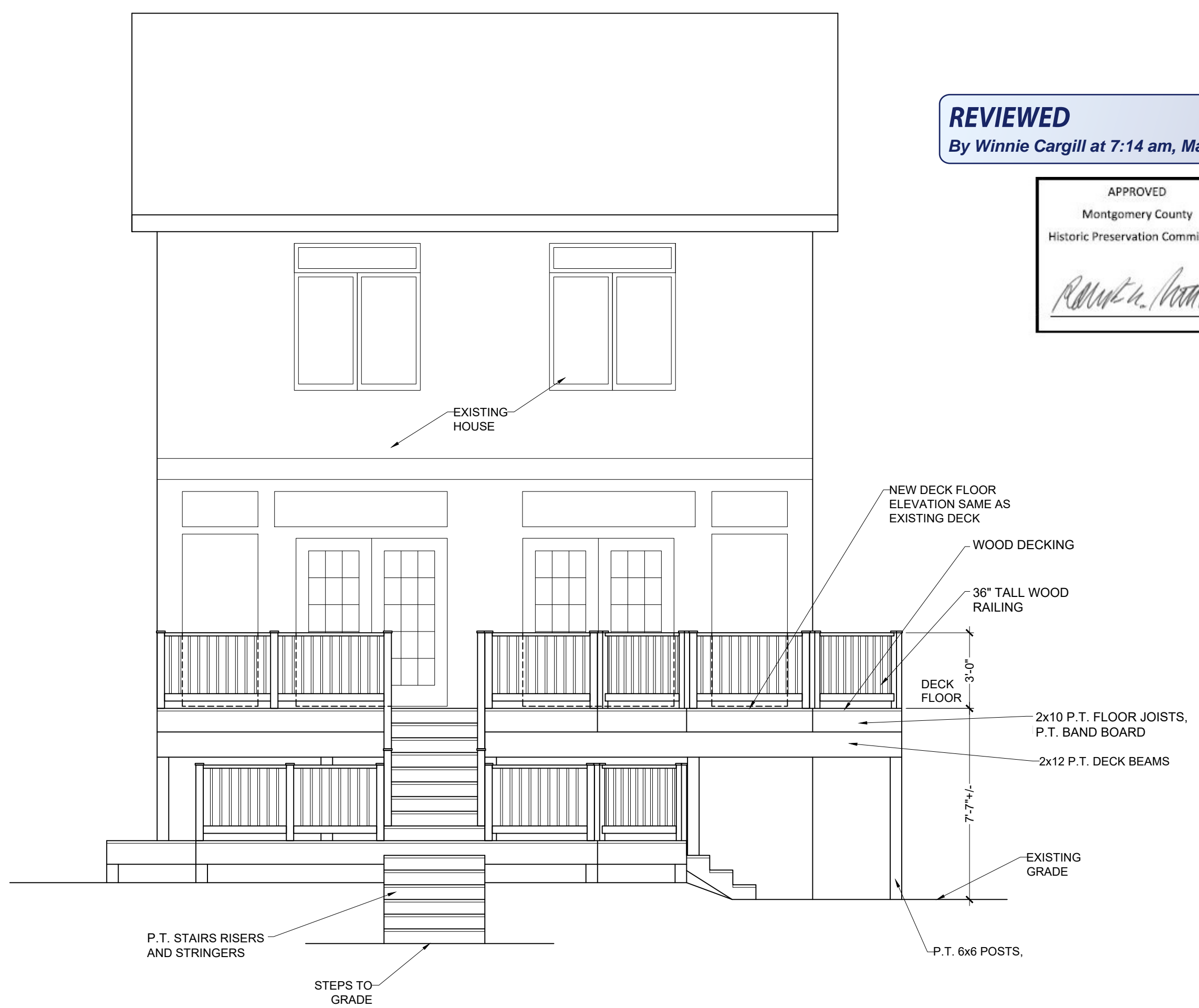
Falls Church
701 Park Avenue
Falls Church, VA 22046
(p) 703.241.2900
(f) 703.534.0207

Project No: ###
Development: MARK FESSENDEN
Management: MARK FESSENDEN
Drawings: DANIEL UNKLE

EWING RESIDENCE
4719 CUMBERLAND AVE., CHEVY CHASE, MD 20815
NEW DECK PROJECT
FRAMING PLAN

Drawing Log
2/5/22 - CONCEPT

Date: 2/5/2022
Scale: 1/4" = 1'-0"
Sheet: 05
Of: 7



REVIEWED
By Winnie Cargill at 7:14 am, Mar 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Potter

① REAR ELEVATION
SCALE: 1/4" = 1'-0"

CASE
Architects & Remodelers

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4701 Sangamore Road
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Development:	MARK FESSENDEN	Management:	MARK FESSENDEN
Project No:	###	Drawings:	DANIEL UNKLE

EWING RESIDENCE
4719 CUMBERLAND AVE., CHEVY CHASE, MD 20815
NEW DECK PROJECT
ELEVATION

Drawing Log
2/5/22 - CONCEPT

Date: 2/5/2022
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Sheet: 06
Of: 7

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By Winnie Cargill at 7:14 am, Mar 13, 2023

APPROVED
Montgomery County
Historic Preservation Commission
R. M. ...

CASE
Architects & Remodelers

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Development:
MARK FESSENDEN

Management:
MARK FESSENDEN

Project No:
###

Drawings:
DANIEL UNKLE

EWING RESIDENCE
4719 CUMBERLAND AVE., CHEVY CHASE, MD 20815
NEW DECK PROJECT

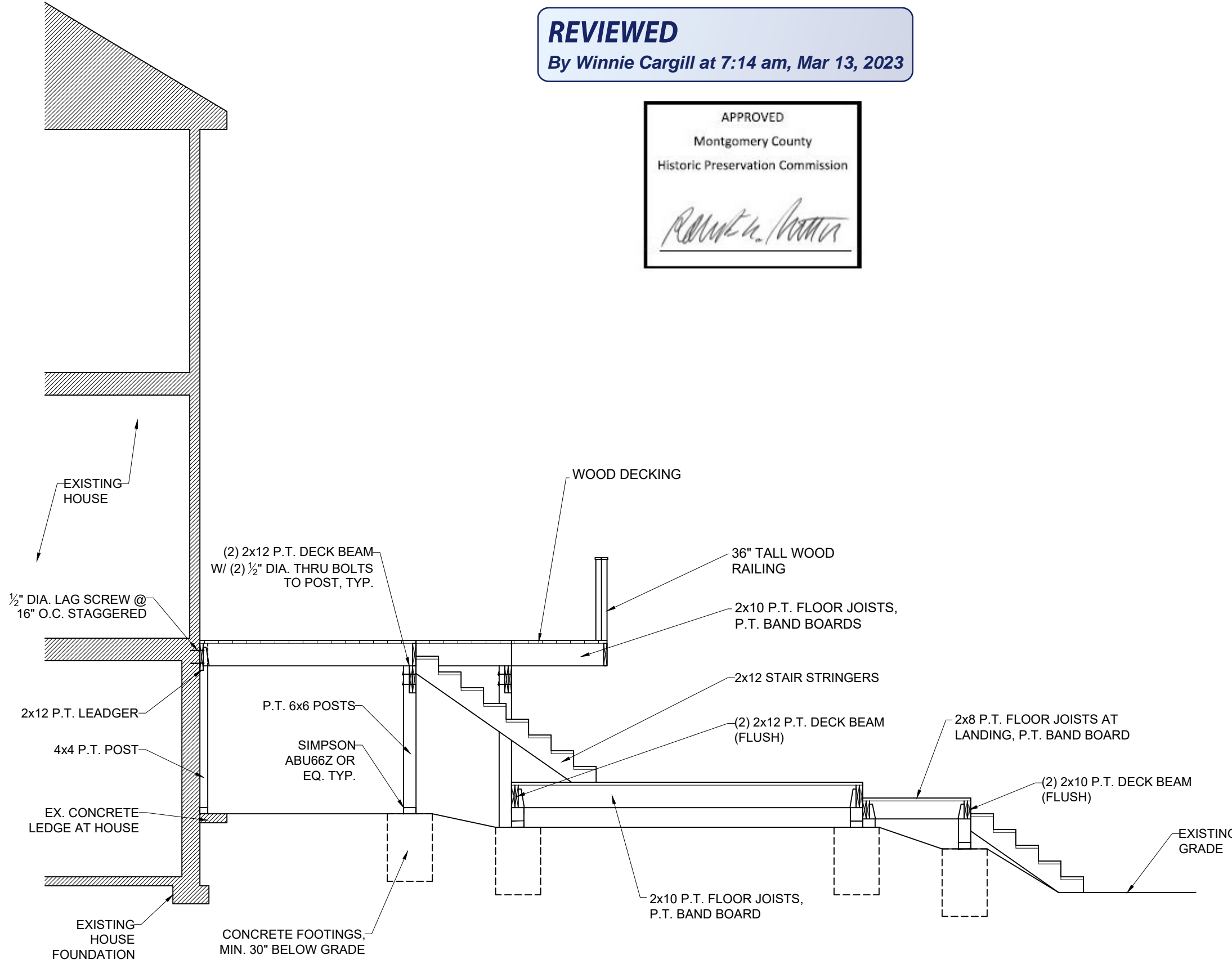
ELEVATION SECTION

Drawing Log
2/5/22 - CONCEPT

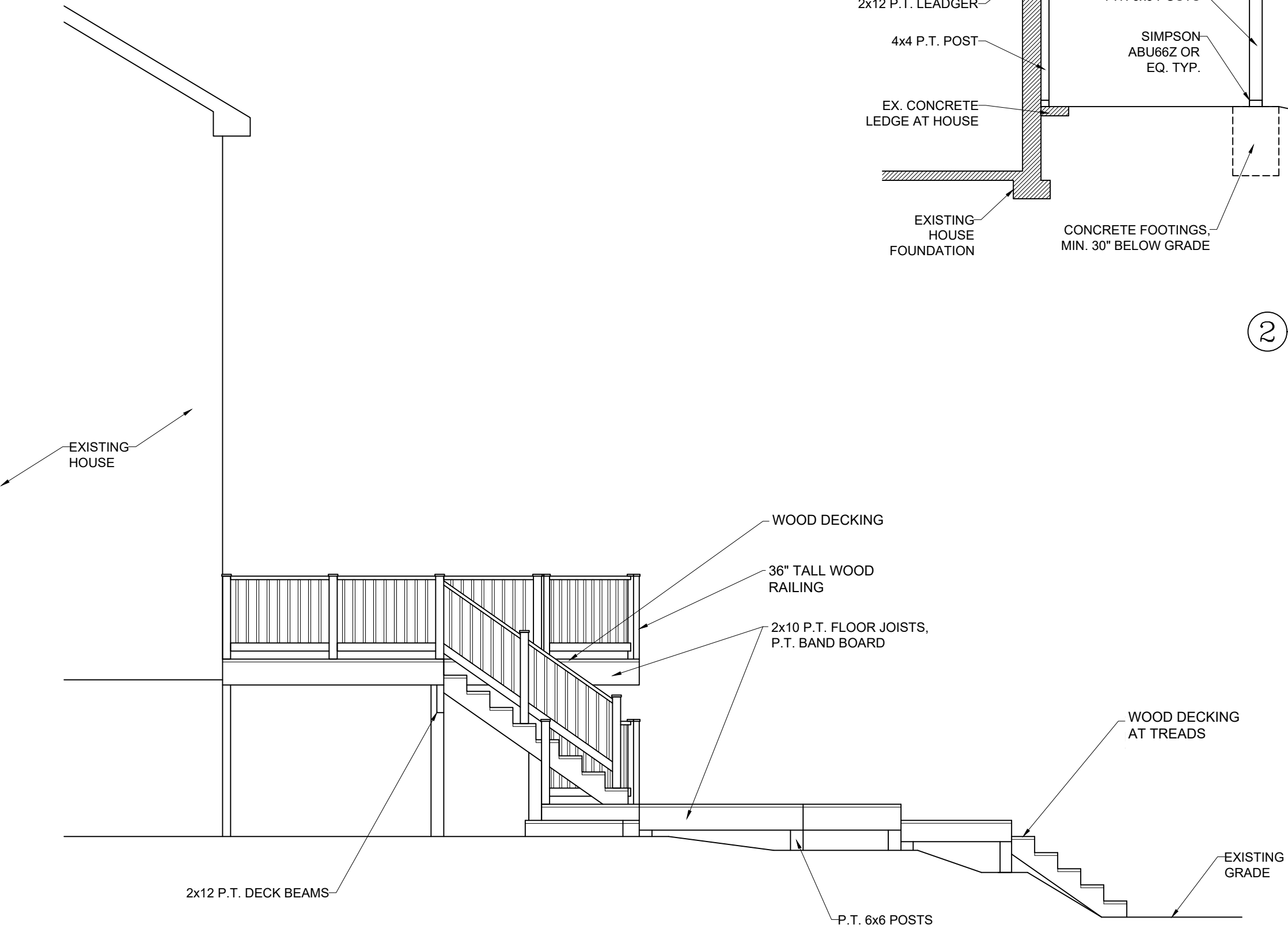
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Sheet: 06
Of: 7

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SECTION 2
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION 1
SCALE: 1/4" = 1'-0"