

4805 Linberland Avenue, Somerset/Quey Chase  
[HPC Case # 35/36-11D]  
Somerset H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: December 9, 2011

### 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

SUBJECT: Historic Area Work Permit #584759, alterations to driveway, tree removal and retaining wall relocation

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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 with conditions** at the December 7, 2011 meeting.

- 1. The applicants must receive approval from the Town of Somerset prior to submitting final plans to HPC staff for review and approval.*

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: Dean Yap

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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

584759

Contact Email: punnentbright@gmail.com Contact Person: Punnen Thomas  
Daytime Phone No.: 703-533-7422  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Dean Yap Daytime Phone No.: c: 571.379.1215  
Address: 4805 Cumberland ave, Chevy Chase, MD Daytime Phone No.: 301-654-5038  
Street Number City State Zip Code  
Contractor: Bright Construction Group Phone No.: 703-533-7422  
Contractor Registration No.: 0002551745  
Agent for Owner: Thomas Punnen Daytime Phone No.: 703-533-7422

**LOCATION OF BUILDING/WORK**

House Number: 4805 Street: Cumberland Ave  
Town/City: Chevy Chase, MD Nearest Cross Street: Surrey St.  
Lot: 13 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
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  Revocable

CHECK ALL APPLICABLE:  
 A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: Retaining Wall

1B. Construction cost estimate: \$ 45,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION**

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**

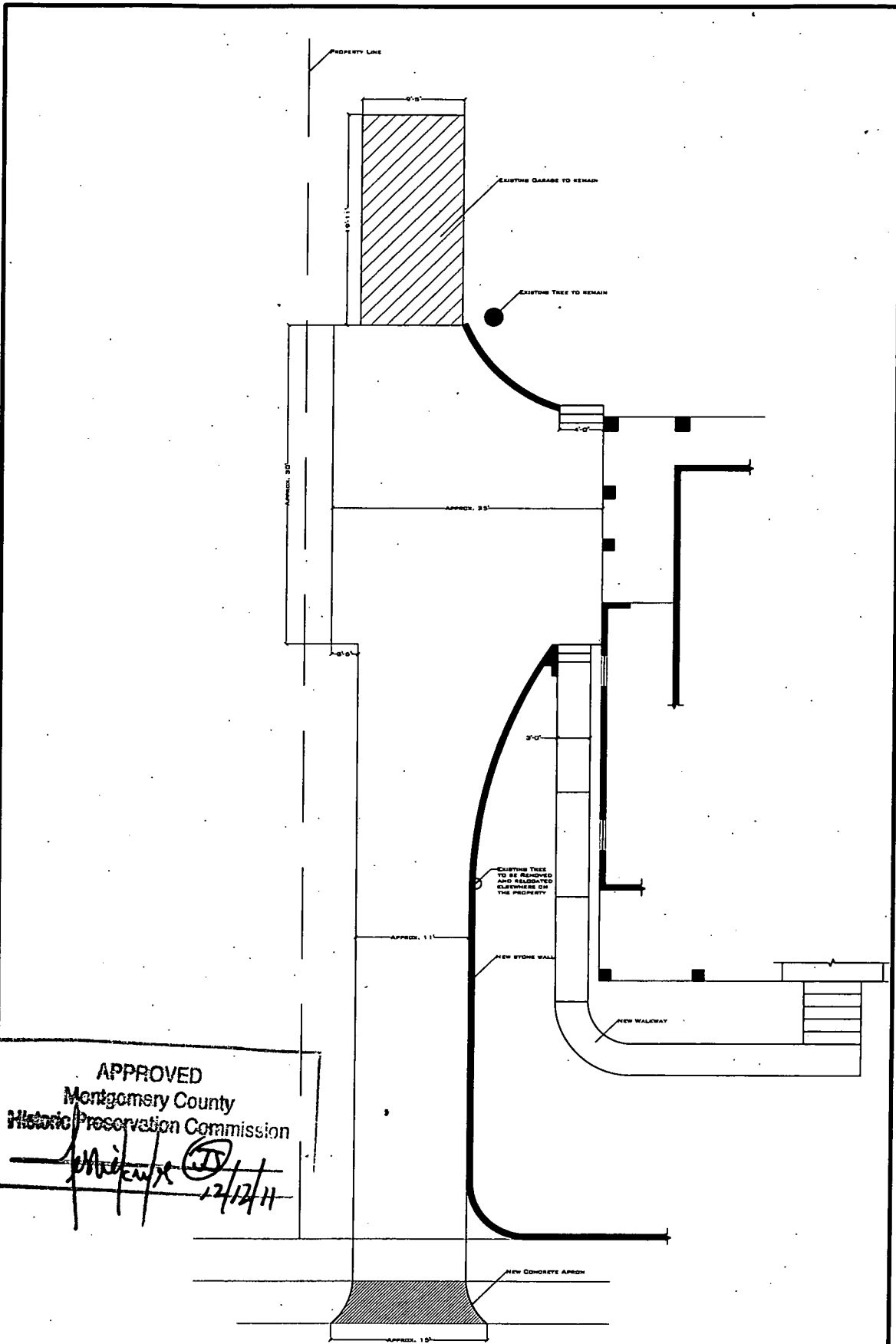
3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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.

Thomas Punnen 11/1/11  
Signature of owner or authorized agent Date

Approved: [Signature] For: Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 12/12/11  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_





APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]* 12/12/11

A.0	Site Plan	Dean Yap	DRAWN BY <b>THOMAS</b> 9/28/2011	REVISIONS DATE	7307 Lee Hwy, Falls Church, VA Tel: 703.533.1422 Fax: 703.533.0224	
		4805 Cumberland ave. Chevy Chase, MD				

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4805 Cumberland Avenue, Chevy Chase	<b>Meeting Date:</b>	12/7/2011
<b>Resource:</b>	Contributing Resource Somerset Historic District	<b>Report Date:</b>	11/30/2011
<b>Applicant:</b>	Dean Yap	<b>Public Notice:</b>	11/23/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/36-11D	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Alterations to driveway, tree removal and retaining wall relocation		

**STAFF RECOMMENDATION**

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

1. The applicant must receive approval from the Town of Somerset prior to submitting final plans to HPC staff for review and approval.

**ARCHITECTURAL DESCRIPTION**

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

**PROPOSAL:**

The applicant is proposing to:

1. Widen an existing concrete driveway apron at the public right-of-way from approximately 11' - to- 15', with the same material
2. Widen an existing asphalt driveway from approximately 8' -to- 11', with same material. A section of the driveway beginning roughly at the left rear corner (northwest) of the house will be widened to a maximum of 15'
3. Relocate an existing stone retaining wall from its current location along the right (east) side of the existing driveway approximately 2'5", east to accommodate the proposed driveway expansion. The relocated wall will be similar in height to the current condition ranging from 1' -to- 2' high, and follow along the east side of the widened driveway. The proposed driveway expansion also requires the removal of one tree. (See circle 8).
4. Install a new flagstone walkway between the front entrance of the house and rear side yard.

**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 work scope as submitted. The proposed alterations will not substantially alter the exterior features of the subject property and are compatible in character and nature with the architectural and cultural features of the historic district.

The proposed relocation of the existing stone retaining wall and removal/relocation of one tree will have negligible impact on the setting of the property and streetscape of the historic district. The stone retaining wall is utilitarian in nature and not considered a character-defining feature of the property. The wall will be deconstructed and relocated approximately 2'5", east to accommodate the proposed widening of the existing driveway and continue to serve as a utilitarian retaining feature of the property.

Staff finds the removal/relocation of one tree will not substantially alter the environmental setting of the historic district. The applicant is proposing to relocate the tree on the property. In the likelihood the tree does not survive, the subject property already contains several existing measureable trees, which will be unaffected by the proposed alterations. Similarly, the adjacent properties contain mature trees and are heavily vegetated; as such the removal/relocation of one tree on the subject property will have negligible impact on the setting of the property and historic district. A tree survey was conducted to document the presence of trees measuring larger than 6 dbh", on the property. (See circle 6).

The Somerset Historic District contains a variety of different driveway material types and dimensions. Specifically, this block of Cumberland Avenue has driveways with varying dimensions and both single and two lane drives consisting of different material treatments. Staff performed a windshield survey to reach this conclusion. The bulk of the proposed driveway widening will occur in the rear side yard to minimize any visual impact on the streetscape of historic district. Although plain asphalt driveways are generally discouraged, staff supports its application in this case because of the preexisting asphalt material treatment. The proposed widening of the driveway and apron at the public right-of-way will not impact any character-defining features.

The proposed installation of a flagstone walkway is consistent with Standards #9 and 10. The proposed walkway will not destroy historic materials, features, and spatial relationships that characterize the property and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application 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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
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APPLICATION FOR  
HISTORIC AREA WORK PERMIT

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Contact Email: punnentbright@gmail.com Contact Person: Punnen Thomas  
 Daytime Phone No.: 703-533-7422  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Dean Yap Daytime Phone No.: 301-654-5038  
 Address: 4805 Cumberland ave, Chevy Chase, MD  
Street Number City State Zip Code  
 Contractor: Bright Construction Group Phone No.: 703-533-7422  
 Contractor Registration No.: 0002551745  
 Agent for Owner: Thomas Punnen Daytime Phone No.: 703-533-7422

c: 571.379.1215

**LOCATION OF BUILDING/PERMIT**

House Number: 4805 Street: Cumberland Ave  
 Town/City: Chevy Chase, MD Nearest Cross Street: Surrey St.  
 Lot: 13 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: <u>As Above</u>			

1B. Construction cost estimate: \$ 45,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITON**

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 \_\_\_\_\_ 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.

Thomas Punnen 11/1/11  
Signature of owner or authorized agent Date

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

5

**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 apron is approx 11' wide as existing.

The existing driveway is approx. 9'.

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

Remove and replace existing apron in the same location.

the new apron will be extended to have an approx. width

of 15'. We will be widening the driveway to approx. 11'.

We will be widening the driveway approx 2' more for approx. 30'

before the existing garage. The tree is needed to be removed as

indicated on the site plan and photo.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

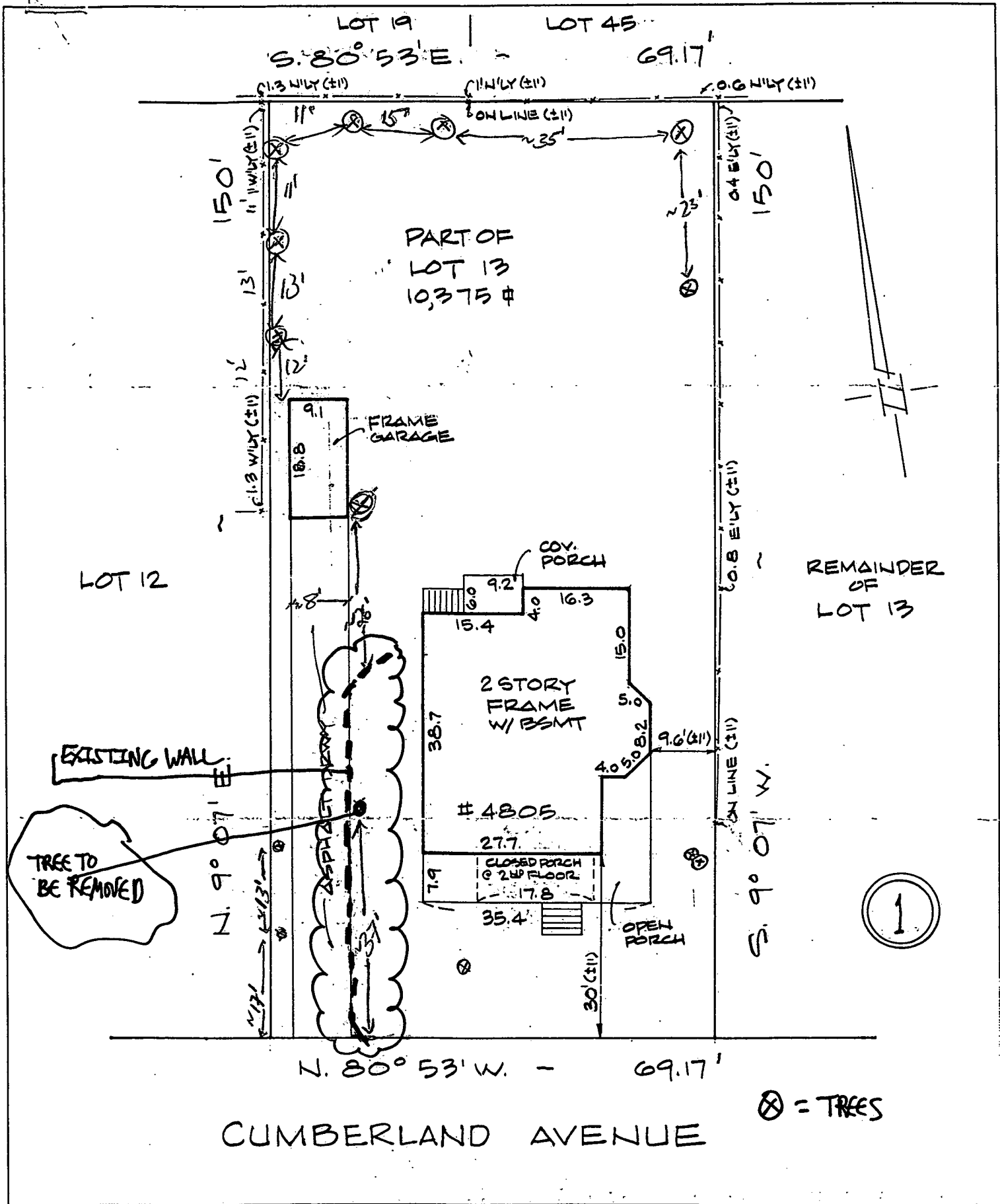
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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, Rockville, (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.

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

<b>Owner's mailing address</b>  4805 Cumberland Ave Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  7267 Lee Hwy, Falls Church VA 22046
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<b>Right:</b> Mark London and Dania Fitzgerald 4801 Cumberland Ave, Chevy Chase MD, 20815	<b>Across the Street:</b> Rick and Natalie Forrester 4808 Cumberland Ave, Chevy Chase MD, 20815
<b>Behind:</b> Tim Shriver and Linda Potter, 4810 Drummond Ave, Chevy Chase MD, 20815	
<b>Left:</b> Cliff and Tammy Mendelson 4807 Cumberland Ave, Chevy Chase MD, 20815	



Capitol Surveys, Inc.

10762 Rhode Island Avenue  
 Beltsville, Maryland 20705

NOTES: Plat 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



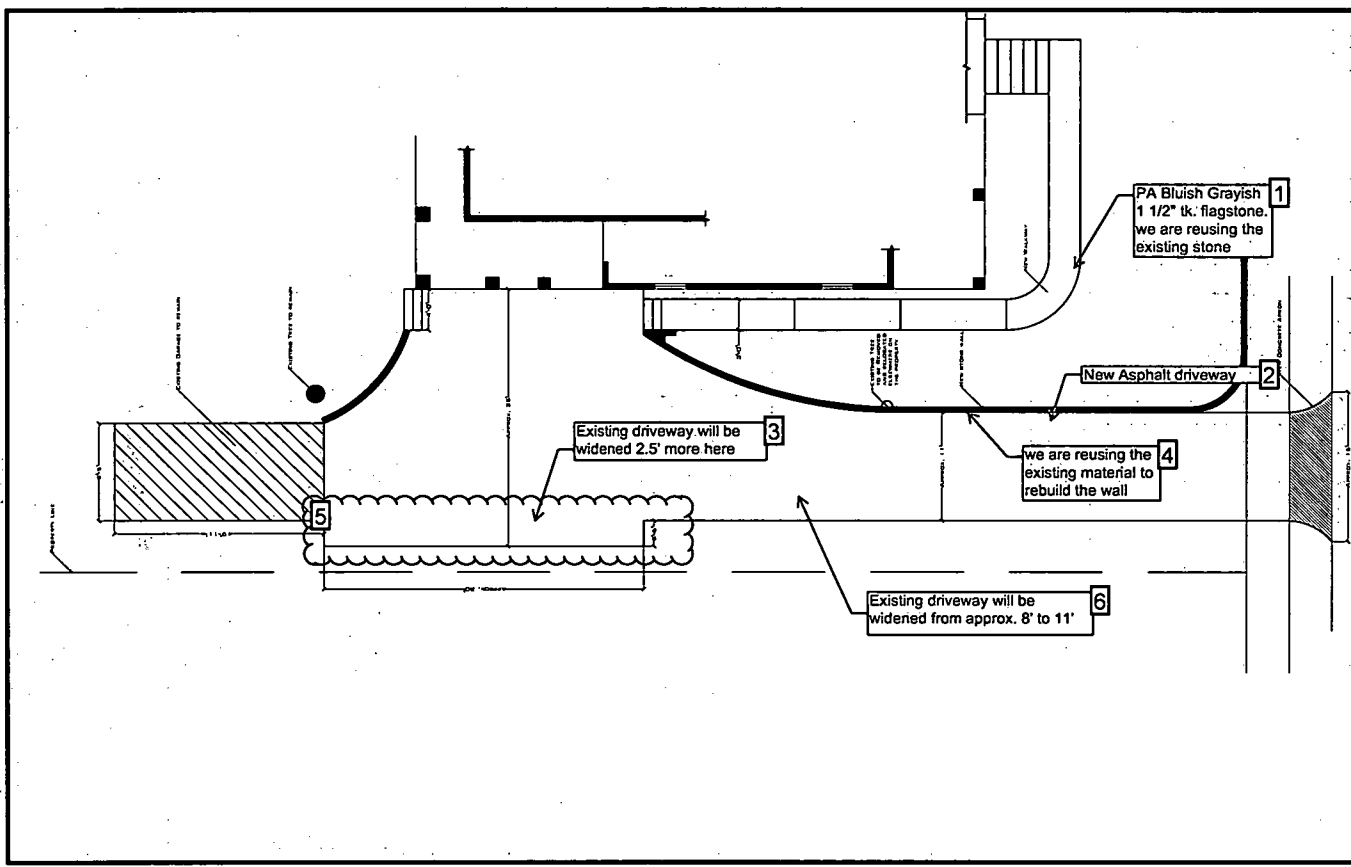
Proud of our Reputation  
Licenses: State of Maryland  
7257 Lee Hwy, Falls Church, VA  
Tel: 703-633-7422 Fax: 703-633-0224

DRAWN BY	THOMAS
	9/20/2011
REVISIONS	DATE

Dean Yap  
4805 Cumberland ave.  
Cherry Chase, MD

Site Plan

A.0



Tree to be removed and replant elsewhere

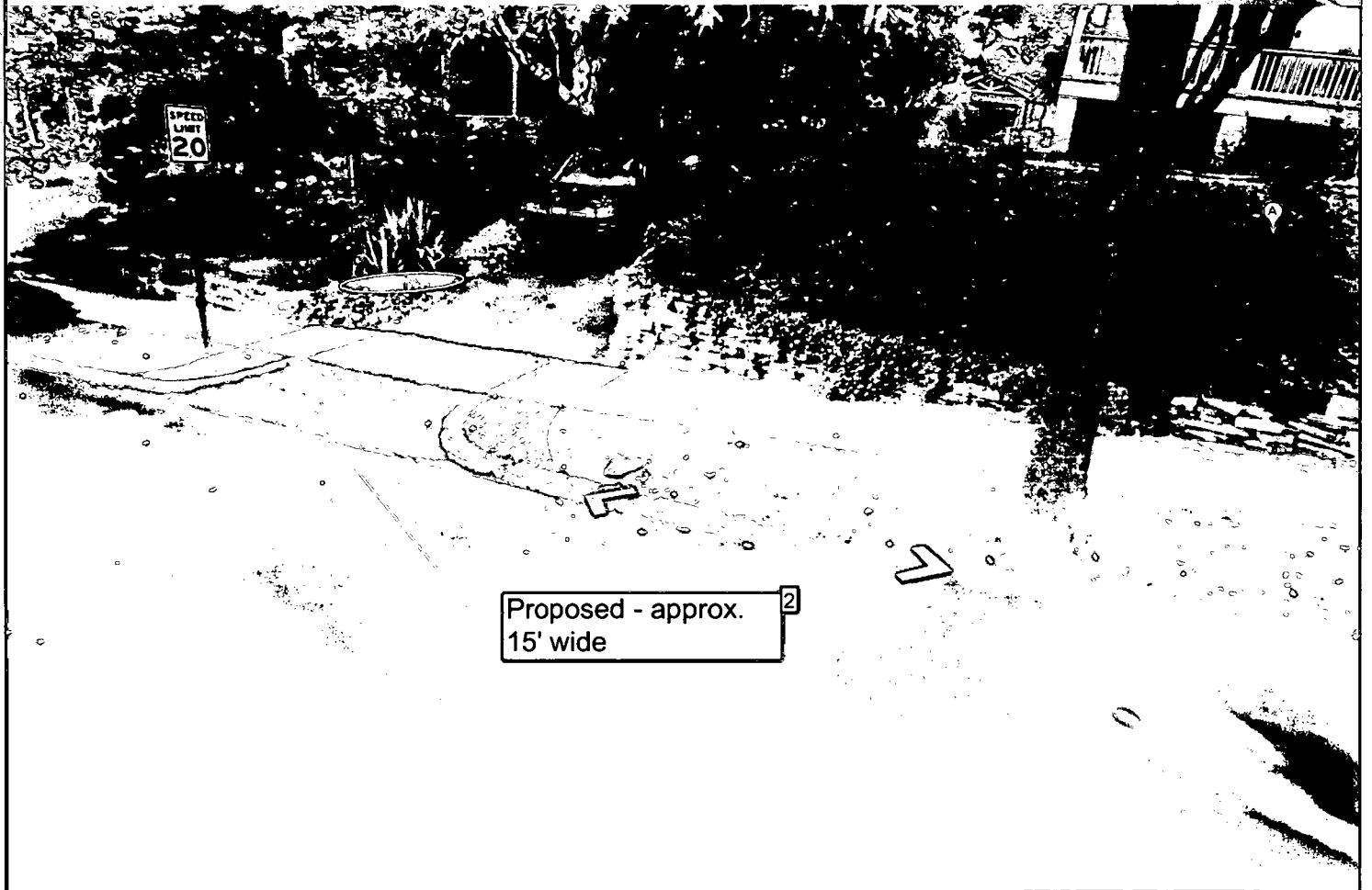
1

This wall will be pushed back so teh driveway way width is 10'6"

2

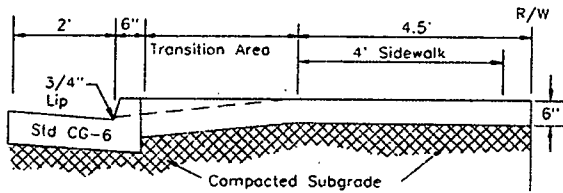
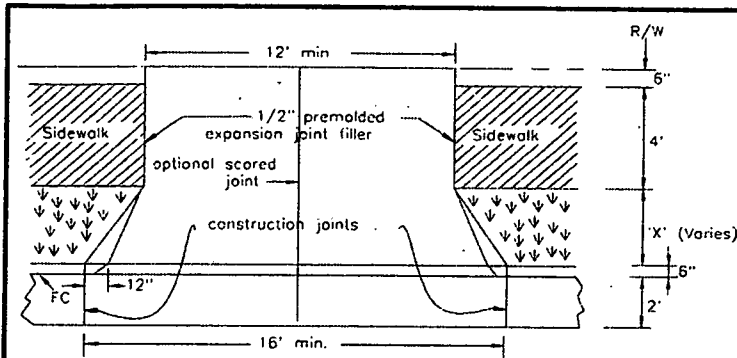


Existing 1

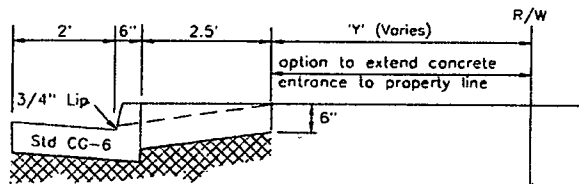
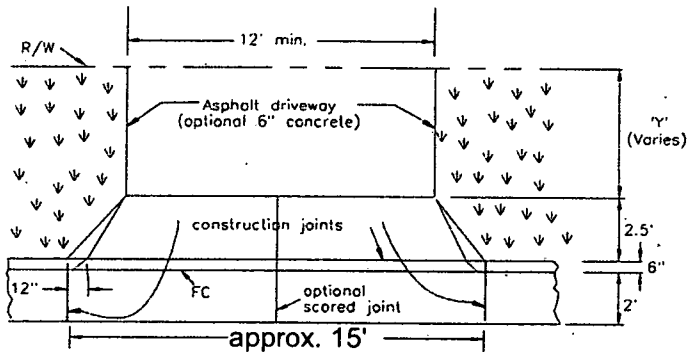


Proposed - approx. 15' wide 2





DRIVEWAY ENTRANCE WITH SIDEWALK



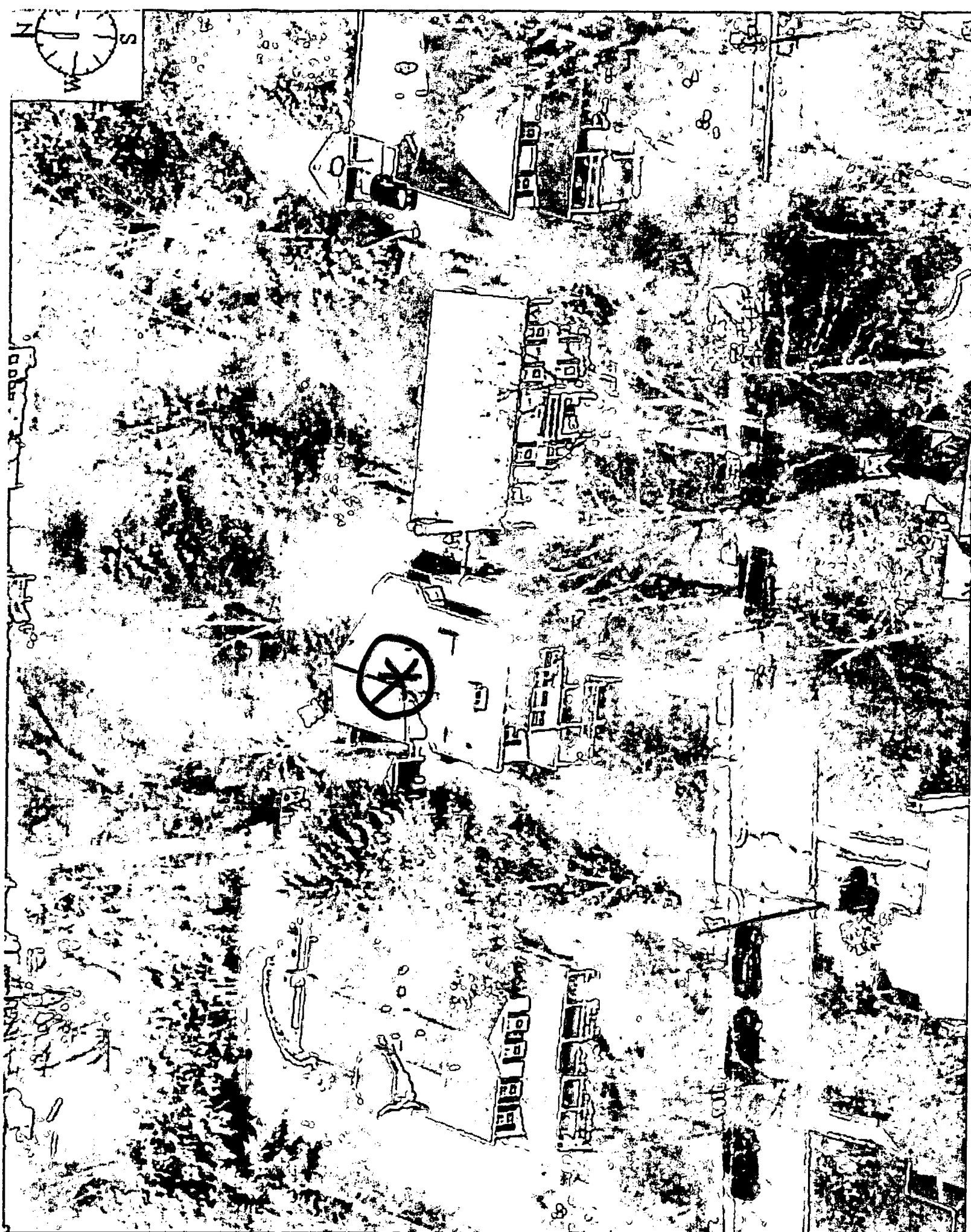
DRIVEWAY ENTRANCE WITHOUT SIDEWALK

STANDARD DRIVEWAY  
ENTRANCE

NOTES

1. Lot grading plans must provide for adequate vehicular clearance for driveway approach, departure and breakover transitions. Driveway profiles are required where steep grades prevail.

2. In a subdivision with lots greater than 18,000 ft<sup>2</sup> average, if the builder elects to use TS-2 street standard, the asphalt may begin at the back of the CG-6. All other dimensions of a Standard DE-1 apply.



SINGLE  
&  
LANE

TWO LANE  
PARKING IN FRONT

SUBJECT PROPERTY



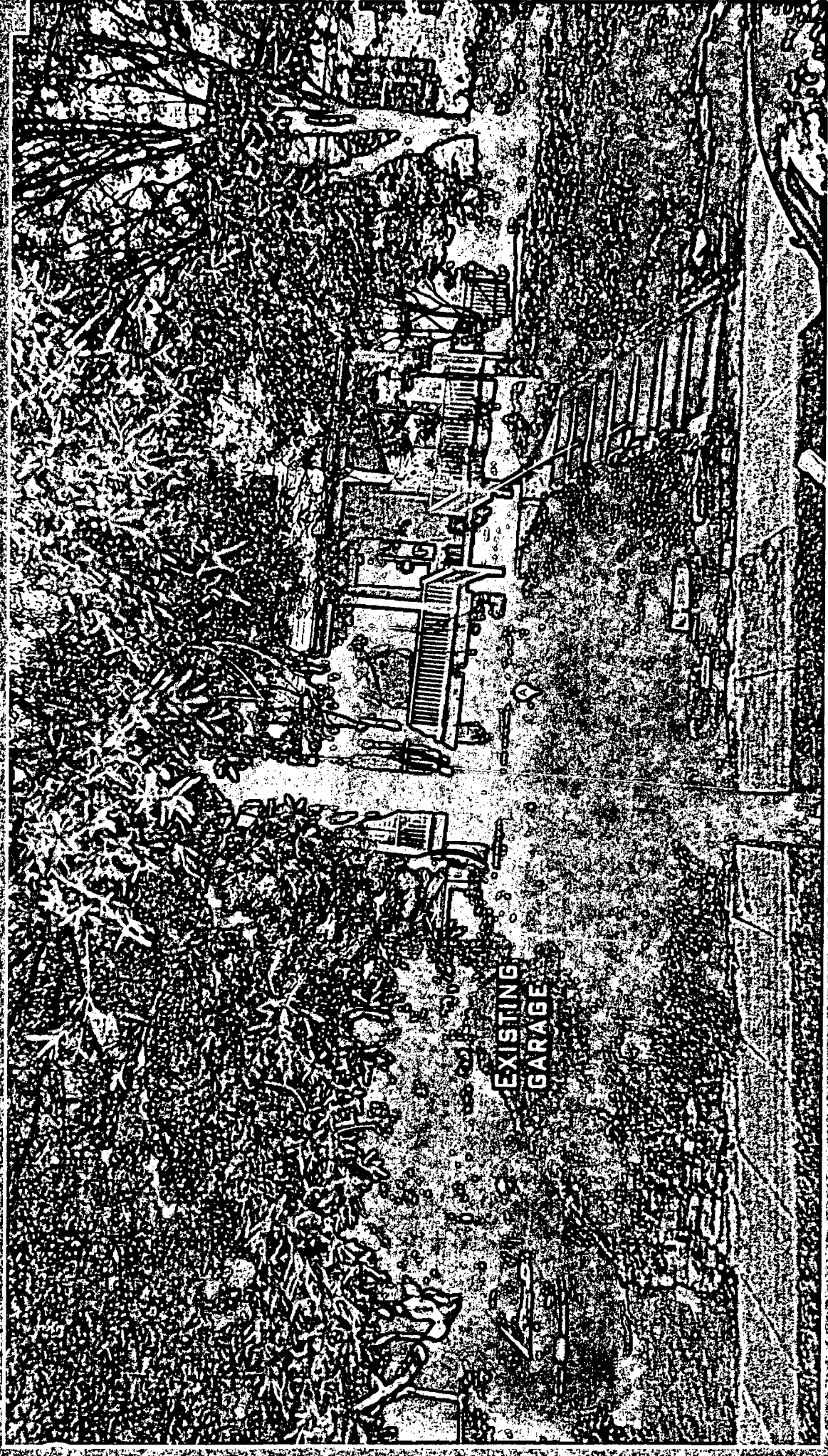
SINGLE  
LANE

SINGLE  
LANE

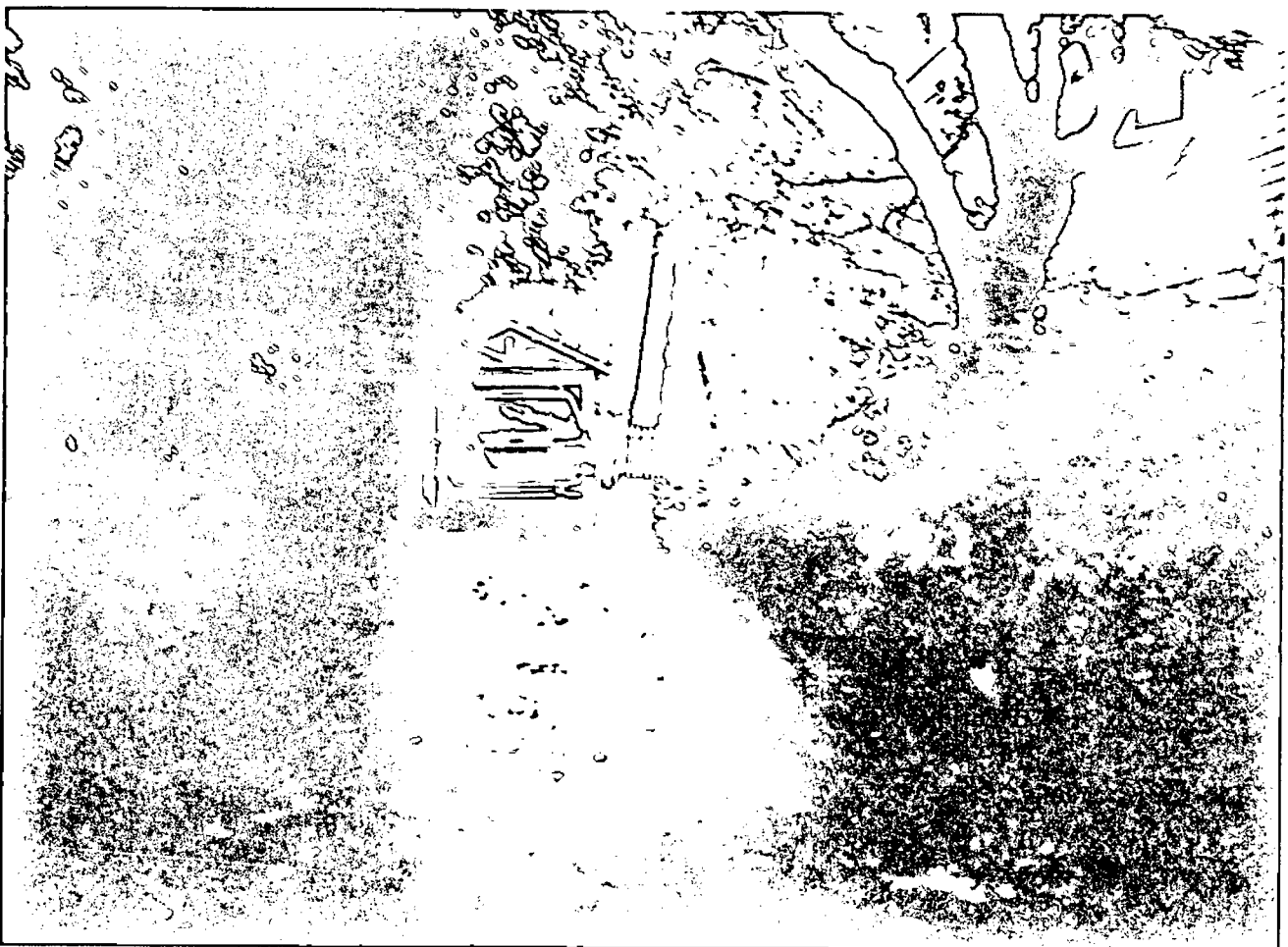
SINGLE  
LANE  
PARKING  
IN FRONT

SINGLE LANE  
w/ WIDER  
AREA AT REAR

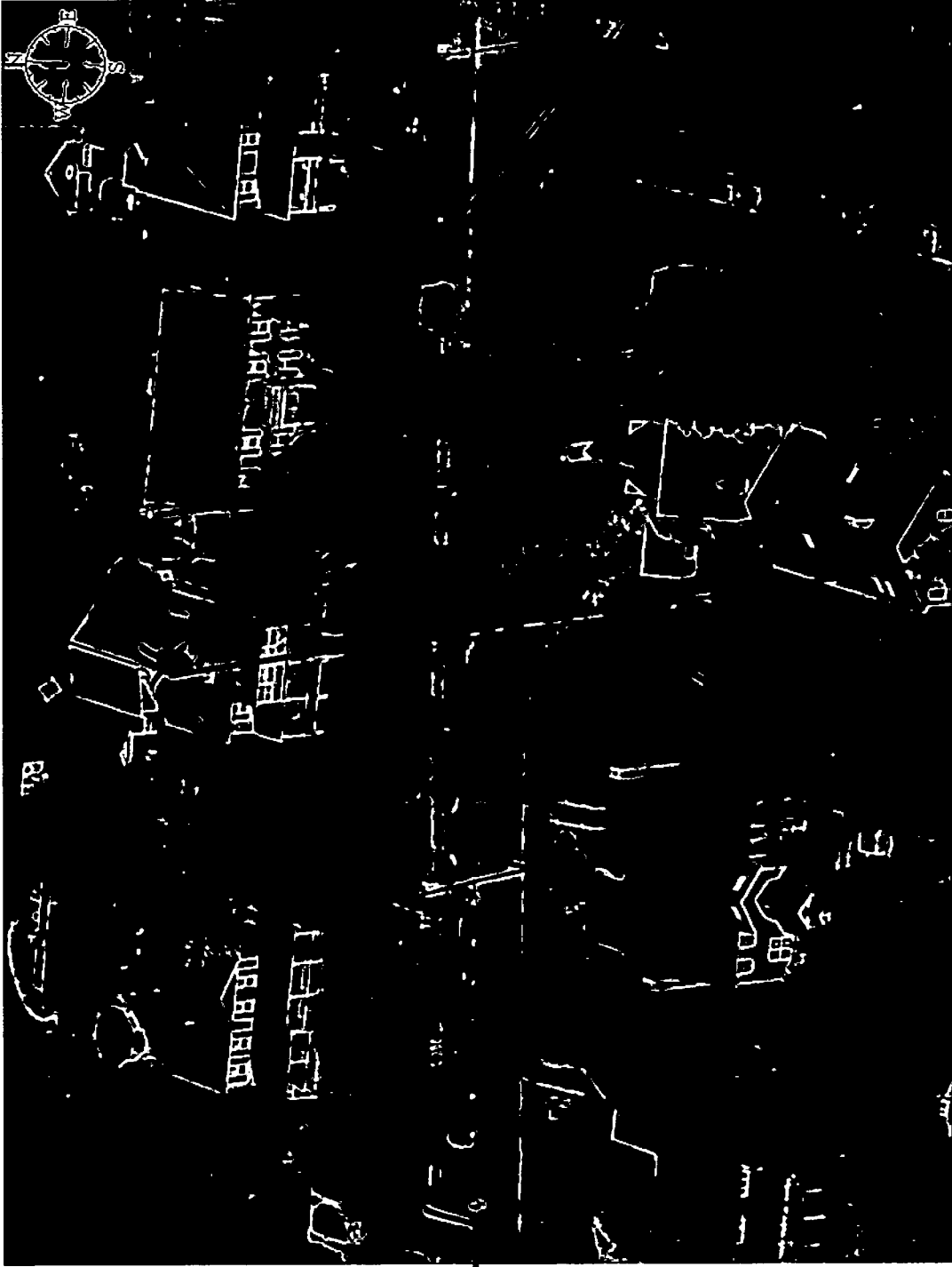
CHIMBERLAND  
AVENUE



EXISTING  
GARAGE







2 LANE  
DRIVEWAY

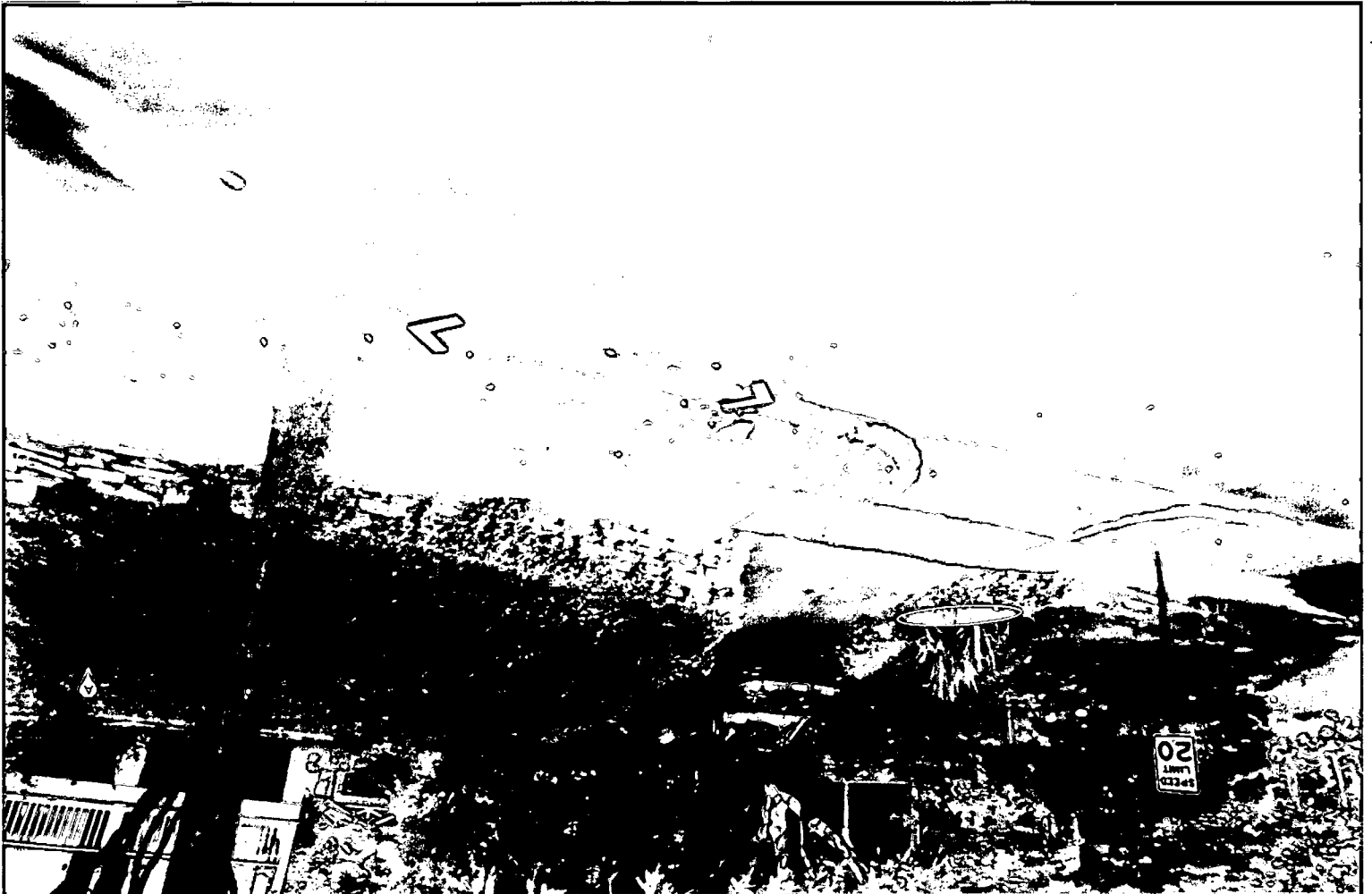
SINGLE LANE  
DRIVEWAY

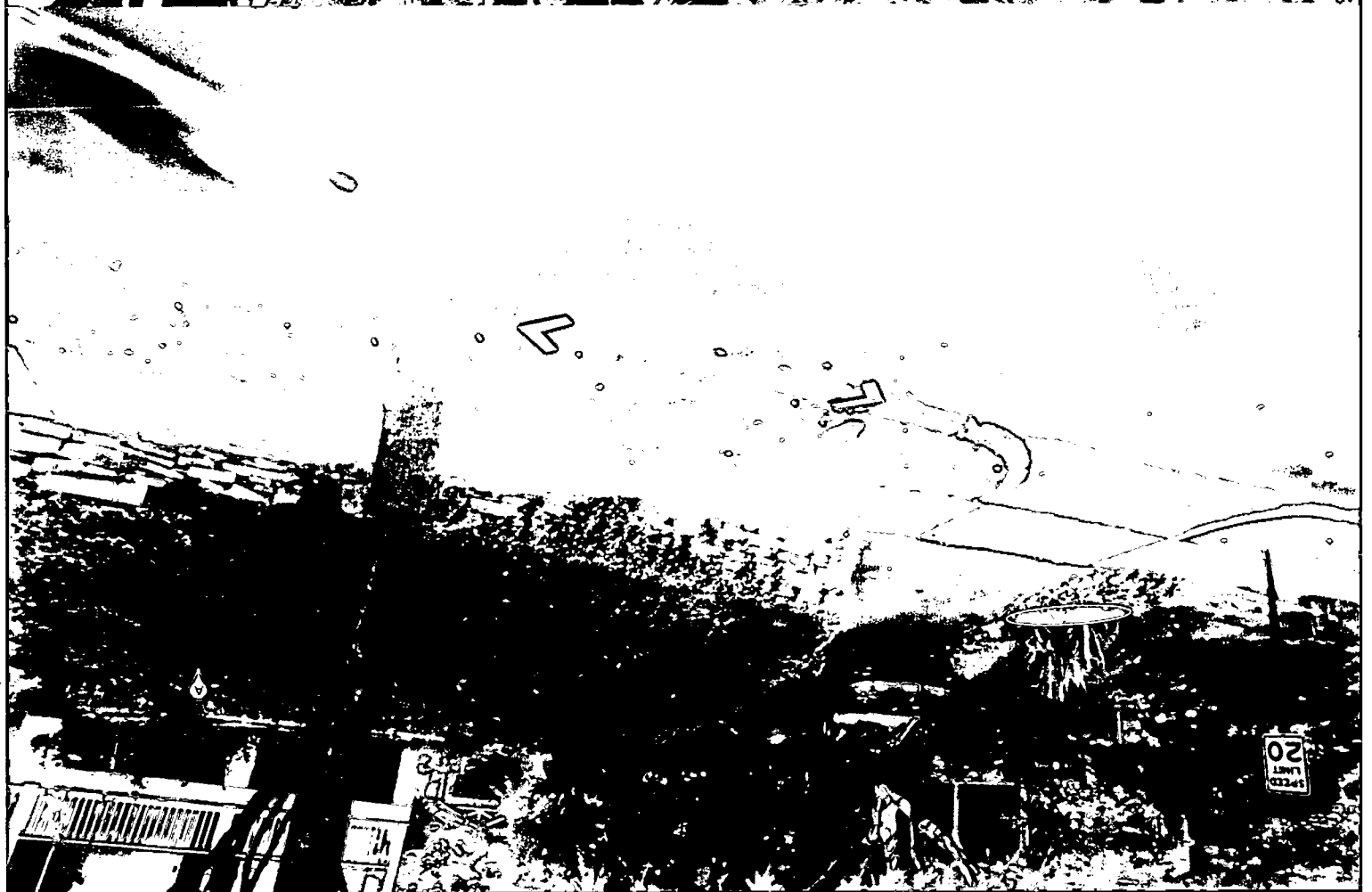
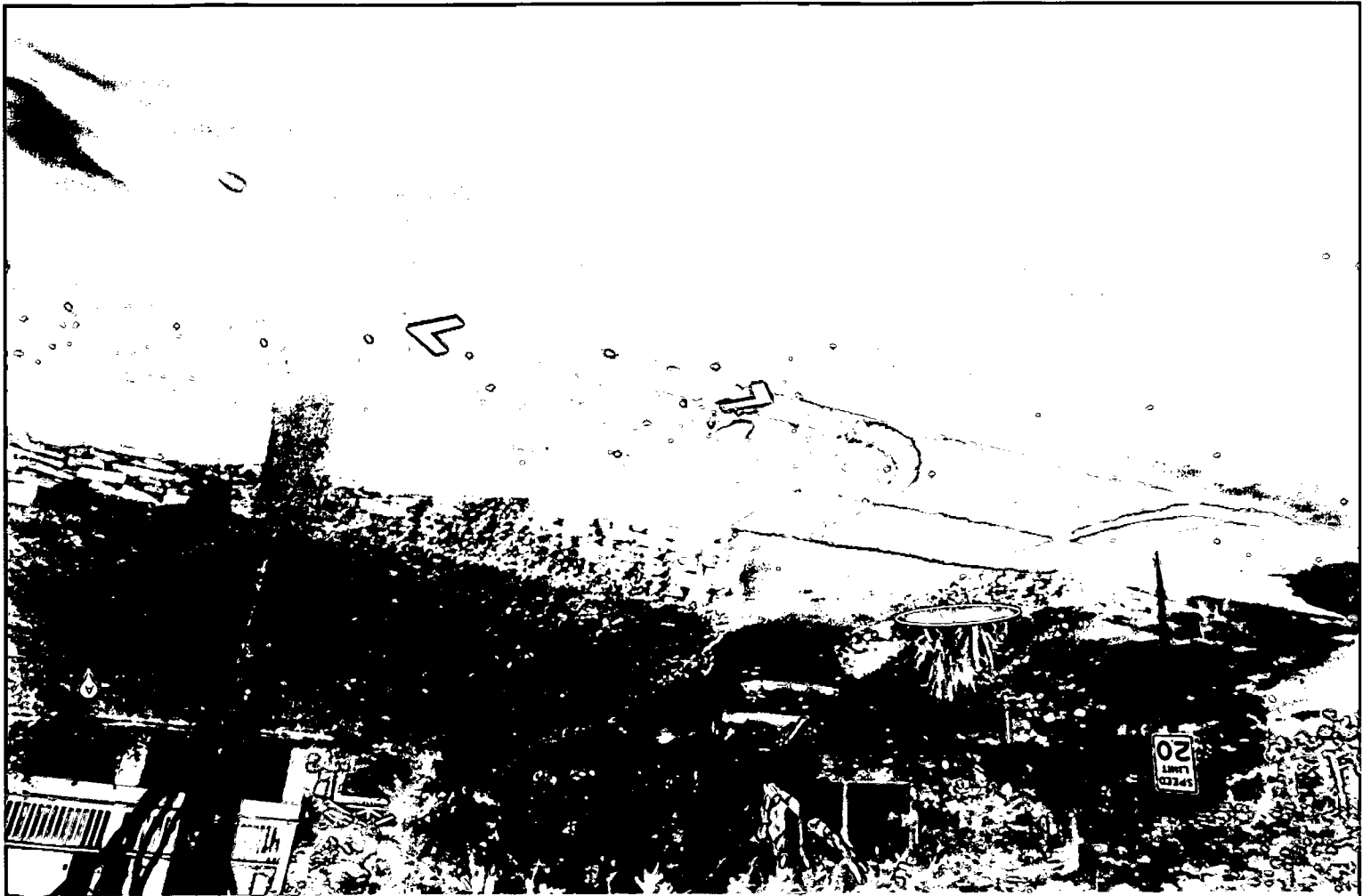
480x

SINGLE LANE  
DRIVEWAY

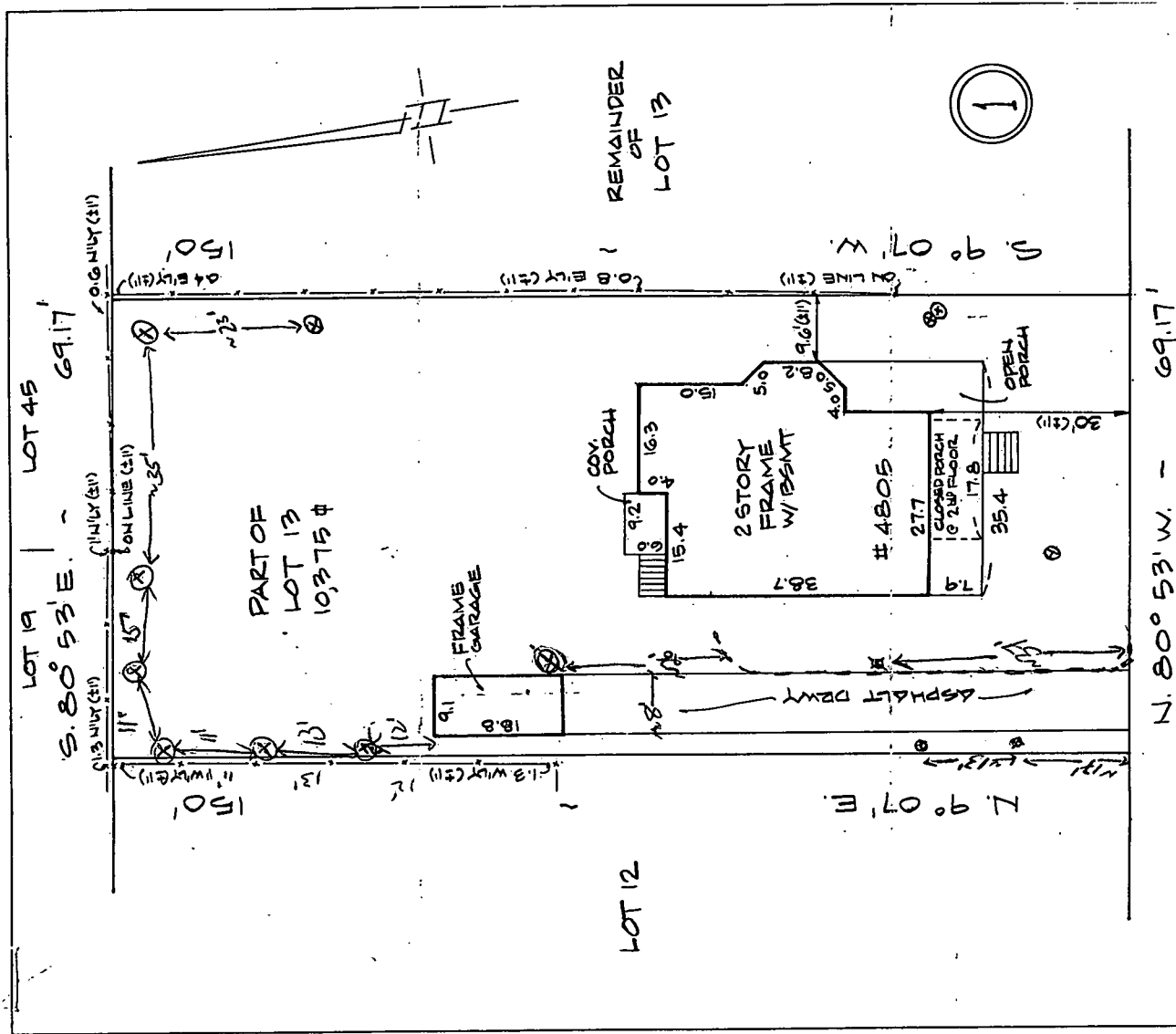






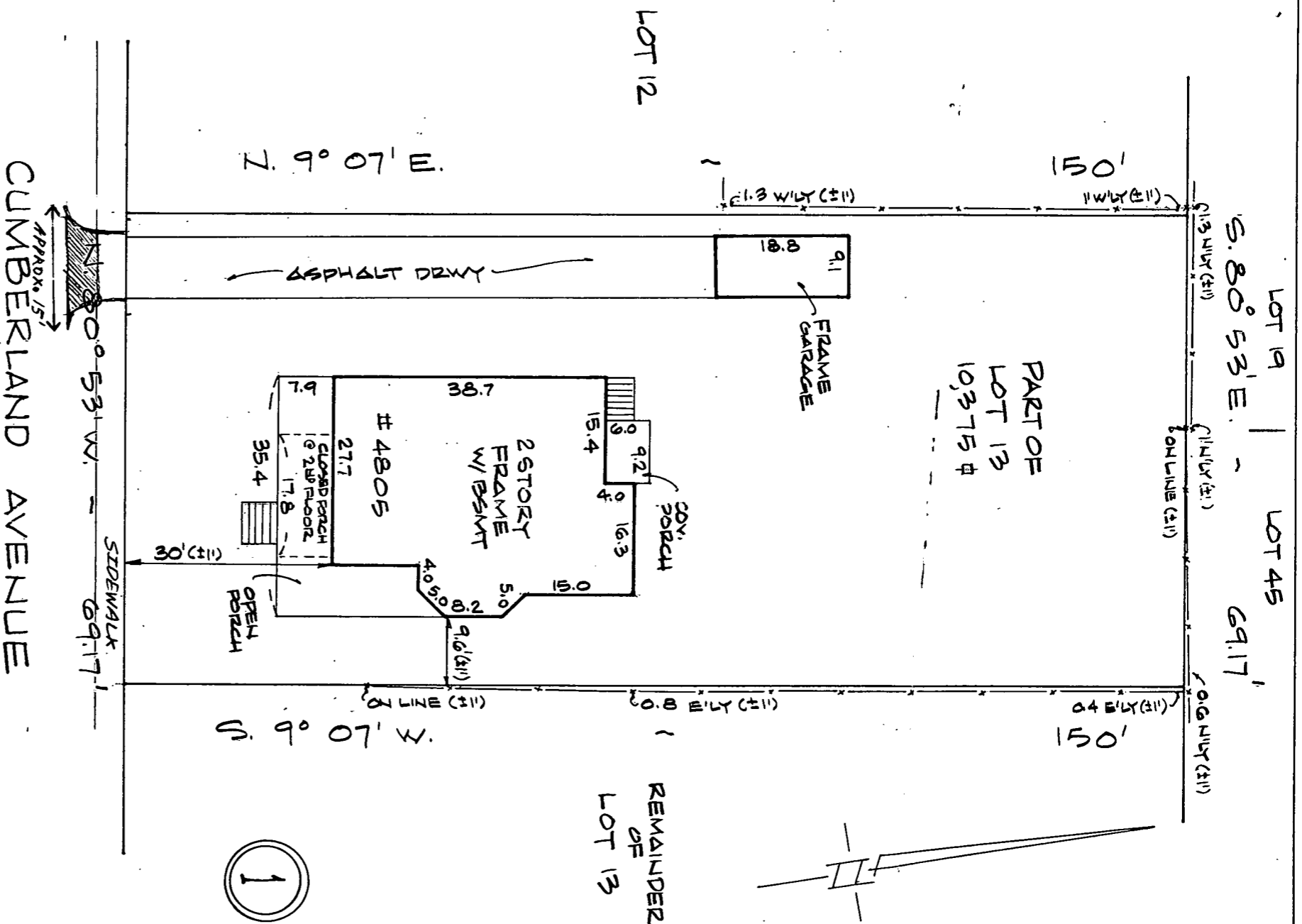






NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of boundary boundaries lines but such identification

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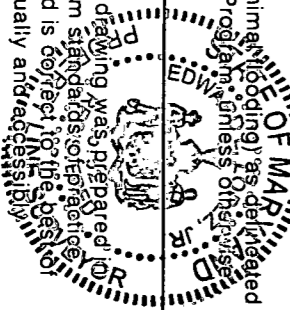


Capitol Surveys, Inc.  
 10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

LOCATION DRAWING  
 PART OF LOT 13  
 BLOCK 1  
**SOMERSET HEIGHTS**

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 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise indicated.

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



Recorded in Plat Book 1  
 CASE: 1693-98  
 DATE: JUNE 25, 1998  
 Plat 30  
 FILE: 59420  
 Scale 1" = 20'

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

1