

4712 CUMBERLAND AVENUE
[HRC CASE # 35/36-138]
CHEWY CHASE
SOMERSET H.D.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: April 23, 2014

MEMORANDUM

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

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

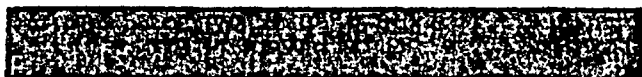
SUBJECT: Historic Area Work Permit #652445, construction of addition, garage and other alterations

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 November 13, 2013 meeting.

- 1. The applicant will consult with HPC staff to determine an appropriate siding style for the historic massing if original siding is not present or beyond repair. Final review and approval of the replacement siding to be reviewed and approved by HPC staff (if applicable).*
- 2. A tree reforestation plan must be reviewed and approved by HPC staff prior to submitting the permit set of drawings.*

Applicant: Sandy Spring Builders
Address: 4712 Cumberland Avenue, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTARCHITECTS.COM Contact Person: LUKE OLSON
 Tax Account No.: 00535907 Daytime Phone No.: 240-333-2000 x2021
 Name of Property Owner: Contractor Seabury Spry Builders and/or systems Daytime Phone No.: 301-913-5995
 Address: 4712 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: LUKE OLSON Daytime Phone No.: (240) 333-2021

LOCATION OF BUILDING/REARISE
 House Number: 4712 Street: CUMBERLAND AVE
 Town/City: CHEVY CHASE Nearest Cross Street: WARWICK PLACE
 Lot: 7 Block: 3 Subdivision: SOMERSET HGTS.
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

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

1B. Construction cost estimate: \$ 500,000

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 6 feet 0 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.

Signature of owner or authorized agent: _____ Date: 10-23-13

Approved: X w/conditions For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 4/23/14
 Application/Permit No.: 652445 Date Filed: _____ Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4712 Cumberland Avenue, Chevy Chase	Meeting Date:	11/13/13
Applicant:	Sandy Spring Builders (Luke Olson, Agent)	Report Date:	11/6/13
Resource:	Contributing Resource Somerset Historic District	Public Notice:	10/30/13
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/36-13B	Staff:	Josh Silver
PROPOSAL: Construction of addition, garage and other alterations			

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with the following (2) conditions below:

1. *The applicant will consult with HPC staff to determine an appropriate siding style for the historic massing if original siding is not present or beyond repair. Final review and approval of the replacement siding to be reviewed and approved by HPC staff (if applicable).*
2. *A tree reforestation plan must be reviewed and approved by HPC staff prior to submitting the permit set of drawings.*

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Colonial Revival
DATE: 1929

BACKGROUND

In May 2011 the HPC reviewed a proposal to remove the existing integrated garage and room above and construct a side addition. The HPC did not support the removal of the original east block of the house.

In September 2011 The HPC reviewed a second proposal that retained and repurposed the existing garage and added a rear addition to the house and two new accessory buildings—a garage at the front left side of the house with a connection to the house over the driveway and a pool/guest house behind the new garage. The proposal also included a new pool, patio, and retaining walls. The Commission had a lot of concerns about the two new buildings, numerous tall retaining walls, and the overall impact to the site due to the topography.

In December 2011 the HPC reviewed a third proposal and supported the proposed rear addition and new garage on the west side of the house. The Town subsequently approved the proposal including the new curb cut and driveway.

In April 2012 the HPC approved the Historic Area Work Permit for a rear addition, detached garage, tree removal and new driveway at the west side of the property with three conditions: the infill area below and

around the new windows (the existing garage door) will be stucco; the new garage doors will be wood; the new garage doors will be reviewed and approved at the staff level.

In October 2013, the current applicants submitted new plans to the HPC for a preliminary consultation hearing after determining that the previous applications showed the grade incorrectly and that the garage could not be constructed in the approved location because of zoning restrictions and that a detached garage would need to be pushed back and require a 10 foot foundation wall.

The HPC offered the following comments and guidance in response to the applicant's revised application:

- The scale, massing and height of the rear addition as proposed could be approved if submitted for a HAWP:
 - The HPC recommended using a stucco base with horizontal siding on the upper levels for the addition section in lieu of the stone as proposed.
- The majority of the HPC supported the attached garage as proposed with the condition that the doors were changed from a triple -to- double door style. There was one dissenting opinion that encouraged the applicants to consider eliminating the front entrance hallway access to the garage from the main house.
- Changes to the left elevation fenestration of the addition were recommended for uniformity of the window types and groupings.
- Painted stucco was recommended in lieu of block to infill the existing front elevation garage door opening below the window grouping.
- A reduction in the size of the driveway and pervious surface treatment was recommended in lieu of the proposed size and concrete material.
- Selective demolition of the existing asbestos siding was recommended to determine if original siding was present underneath. If present, rehabilitation of the existing siding and/or in-kind replacement was recommended. The HPC recommended a wooden siding treatment (horizontal), that is compatible with the resource type and style if original siding is not present.
- One Commissioner expressed some concern about the proposed tree removal.

PROPOSAL

The Town of Somerset has reviewed the current proposal for tree removal and construction of an addition and other alterations and recommended approval of the plans as submitted.

The applicants are proposing a plan that is very similar to what the HPC previously approved with a few significant changes. Like the approved plan, the applicants are proposing to construct a rear addition and to repurpose the existing garage, remove the existing driveway, construct a new driveway at the west side (located to avoid trees), and construct a two-car garage at the west side. The significant changes from the approved plan are the new garage is no longer detached but attached to the rear addition at the west side. This will allow the applicants to avoid the very tall foundation walls that would be required should a detached garage be built behind this house because of its significant grade change in the back yard.

The applicants propose to remove the rear (south) screened porch and construct a two-story rear addition with a 1st floor covered porch, 2nd floor rear roof deck, and foundation level covered terrace. They propose

to construct a 20' x 23' two- car garage attached at the right side of the addition. They propose to remove the existing garage door on the front of the house and install wood windows at the foundation level and a stucco foundation to match the existing.

The proposed materials for the addition and the new garage are stucco base, fiber cement horizontal siding, asphalt shingle roofing, wood windows with simulated divided lights, paintable synthetic trim, asphalt shingle roofing, wood doors, synthetic columns, metal railing, metal porch roofing, skylights, and a wooden carriage style garage and stucco foundation on the garage.

The applicants propose a new curb cut, apron and exposed aggregate or tinted concrete/permeable paver driveway to the garage on the right side of the house, which was located to minimize impacts to two elm trees along the curb and approved by the Town. A permeable paver walkway is proposed between the new driveway and front door. The existing driveway will be removed. They propose to remove five trees: 14" & 24" Elm, 12" & 18" pines, and two Dogwoods.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (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 one 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:

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #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.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Preserve mature landscape and trees, and natural vegetation when feasible.

- 10.1 Maintain historic trees and shrubs.
 - A champion, species, or mature trees should not be removed unless the tree is dying, dead, diseased or poses a safety hazard to the residents or public.
 - If proposed new construction is adjacent to or within the drip line of any tree six inches

in diameter or larger, an accurate tree survey must be filed with the application. The tree survey must indicate the size, location, and species of trees.

- Removal of trees of more than six inches in diameter require a permit and must be reviewed by the Historic Preservation Commission. Other county and municipal ordinances may also apply.
- If a tree is cut down, at least one replacement tree, of a similar kind should be replanted in its place, unless it would damage the house.
- Replacement plant materials should be similar in kind, size or equivalent massing to the plants removed

Driveways

When parking was originally introduced to most historic areas, it was an ancillary use and was located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking - which includes driveways, garages, and garage doors - should be minimized.

Historic driveways should be preserved.

11.1 Preserve a historic driveway where it exists.

- The orientation of a driveway on a site should be preserved.
- The original driveway design should be preserved. For example, if the driveway has two paved driving strips with turf between the strips, when replacement is needed, a new driveway should take this design.
- The design and layout of bricks or pavers should be preserved.
- Original materials should be preserved and repaired when possible.

New driveways should have compatible materials and a minimal square footage.

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Consider installing two paved strips with turf between them instead of a single, wide paved surface.
- Large areas of paving are inappropriate.
- Plain asphalt or black top is discouraged.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.

- New driveways should be sited to the side or rear of the primary structure.
- Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate

A retaining wall should be stepped, clad, finished or articulated to reduce its visual mass and scale.

13.2 Retaining walls should follow the natural topography and be articulated and finished to minimize visual impact.

- Use native rock or other masonry that conveys a sense of scale and blends in with the surrounding context.
- Where a taller retaining wall is needed, a series of terraced or stepped walls is preferred.
- Screen retaining walls with landscaping, such as trees and shrubs.
- Concrete retaining walls faced with stone are preferred over undressed concrete.

STAFF ANALYSIS

The applicant's revised submission is generally responsive to the HPC's comments and feedback provided at the preliminary consultation hearing in October 2013. Staff recommends approval of the application as submitted finding it consistent with Chapter 24A (b) (1) & (2), and *Standards* #2, 9, & 10 outlined above.

The base and upper level materials on the addition have been changed to stucco and horizontal fiber cement. The garage doors have been changed from a triple -to- double door style. The left elevation fenestration on the addition has been simplified to reflect the window styles/groupings on the historic massing. The base of the existing front elevation garage door opening will now be infilled with stucco below the grouped windows in lieu of block as originally proposed.

The front yard driveway surface has been changed from concrete to a permeable paver surface material. The remaining driveway section between the front of the house and garage will be either tinted or exposed aggregate concrete. The proposed walkway between the front entrance of the house and driveway will consist of permeable pavers to match the front yard driveway.

The applicants have agreed to explore the feasibility of rehabilitating and/or in-kind replacement of the original siding on the historic massing if present underneath the existing asbestos siding. If the original siding cannot be rehabilitated it will be replaced in-kind. If there is no original siding present, new wooden siding will be installed that is compatible with the resource type and style.

STAFF RECOMMENDATION

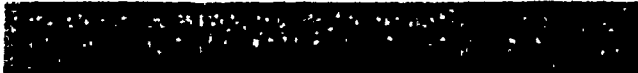
Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1) & (2);

- (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: LOLSON@BTMARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2000 x2021

Tax Account No.: 00535907
Name of Property Owner: Contract Purchaser Sandy Spring Builders and/or assigns Daytime Phone No.: 301-913-5995
Address: 4712 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LUKE OLSON Daytime Phone No.: (240) 333-2021

LOCATION OF BUILDING/PREMISE

House Number: 4712 Street: CUMBERLAND AVE
Town/City: CHEVY CHASE Nearest Cross Street: WARWICK PLACE
Lot: 7 Block: 3 Subdivision: SOMERSET HGTS.
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PAINT 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 Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 500,000
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 6 feet 0 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.

Signature of owner or authorized agent: _____ Date: 10-23-13

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 652445 Date Filed: _____ Date Issued: _____



**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 2 1/2 story tall center hall Colonial with painted contoured lap asbestos siding, a stone & block base, wood windows, trim and detailing. There is an existing attached garage with a sunroom above on the left side of the house. The rear of the house has a raised screen porch with a walk-out basement below. The house is a contributing resource in the Town of Somerset Historic District.

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

See attached.

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.

8

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

The scope of work includes the demolition of the rear screened porch and areaway, and a two-story addition on the rear of the existing house consisting of a Kitchen and Family Room, with a Rec Room below and a Master Bedroom suite above. We are also proposing renovation of the existing interior spaces, a Screened Porch and Deck at the rear of the addition and an attached 2-car garage. The new garage door would be a painted/stained wood carriage -style garage door with multiple lights and paneling. The existing garage would be enclosed with double hung windows and block to match existing, as was previously approved, and the existing driveway would be removed and replanted with sod. A new curb-cut, apron and driveway would be installed on the right side of the property and lead up to the new garage. The new driveway would be located so that it does not negatively impact the existing elms in the right-of-way.

To retain the significance of the original house, we have located the addition entirely to the rear of the house and stepped back the addition where the two meet. The addition is subordinate in size and scale to the original house, with a matching eave height /profile and a lowered ridge height. We have specified material on the addition that are consistent with the existing historic materials and have been previously approved for this property (ptd stucco foundation, Hardie-plank siding, asphalt shingles, wood divided light windows, ptd synthetic wood trim and details). Our proposal is similar in size and scale to a previously approved hawp application and would affect the same number of trees (12" & 18" pines, two dogwoods, a 14" elm & a 24" elm).

We'd like to emphasize that our proposed addition is designed to be an improvement to the site from the approved design, which called for significant re-grading and imposing retaining walls to construct a detached two-car garage on a steeply sloping lot.

Per the suggestion of the Historic preservation commissioners we have reworked the fenestration on the left elevation to be more consistent with that of the original house, we have swapped out the stone veneer base for painted stucco, and have called for stucco infill of the existing garage door opening instead of block. We've specified that the GC selectively demo the existing asbestos siding to investigate/determine the original siding materials and repair/replace in-kind as required. We've also reduced the size of the driveway and garage apron as requested, and have specified that a large portion of the drive be pervious pavers.

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

CONTRACT PURCHASERS

CONTRACT PURCHASERS

Owner's mailing address

Owner's Agent's mailing address

Sandy Spring Builders
 4705 West Virginia Ave
 Bethesda, MD 20814

LUKE OLSON
 GTM ARCHITECTS
 7735 OLD GEORGETOWN RD SUITE 700
 BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

IRVING SCHNEIDER
 5812 WARWICK PL
 CHEVY CHASE, MD 20815

ARNE SORENSON
 5810 WARWICK PL
 CHEVY CHASE, MD 20815

EUGENE TILMAN &
 BONNIE THOMSON
 5808 WARWICK PL
 CHEVY CHASE MD 20815

DAVID STERN & TRACEY HUGHES
 5806 WARWICK PL
 CHEVY CHASE MD 20815

ANN MITCHELL
 4709 DORSET AVE
 CHEVY CHASE MD 20815

GEORGE HARMAN JR &
 DONNA HARMAN
 4719 DORSET AVE
 CHEVY CHASE MD 20815

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

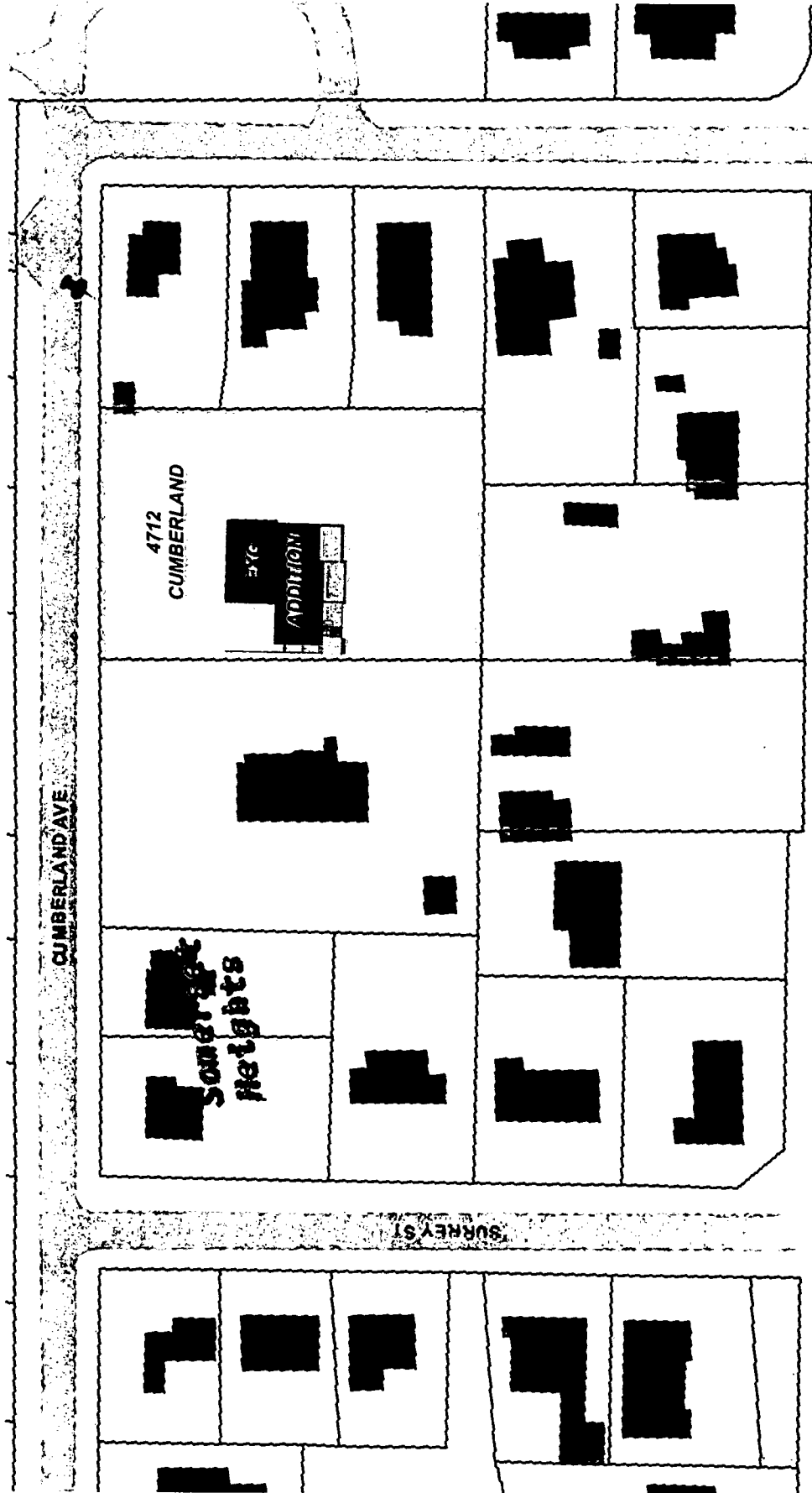
PEARSON SUNDERLAND &
 SUZAN KOVARICK
 4718 CUMBERLAND AVE
 CHEVY CHASE MD 20815

MARK KLAPOW & KELLY KLAPOW
 4707 CUMBERLAND AVE
 CHEVY CHASE MD 20815

ROBERT WENGER & KATHRYN WENGER
 4711 CUMBERLAND AVE
 CHEVY CHASE MD 20815

DIANE DOWLING & HARVEY ALTER
 4709 CUMBERLAND AVE
 CHEVY CHASE MD 20815

MARY ALLEN DONOHUE
 4715 CUMBERLAND AVE
 CHEVY CHASE MD 20815



A-1



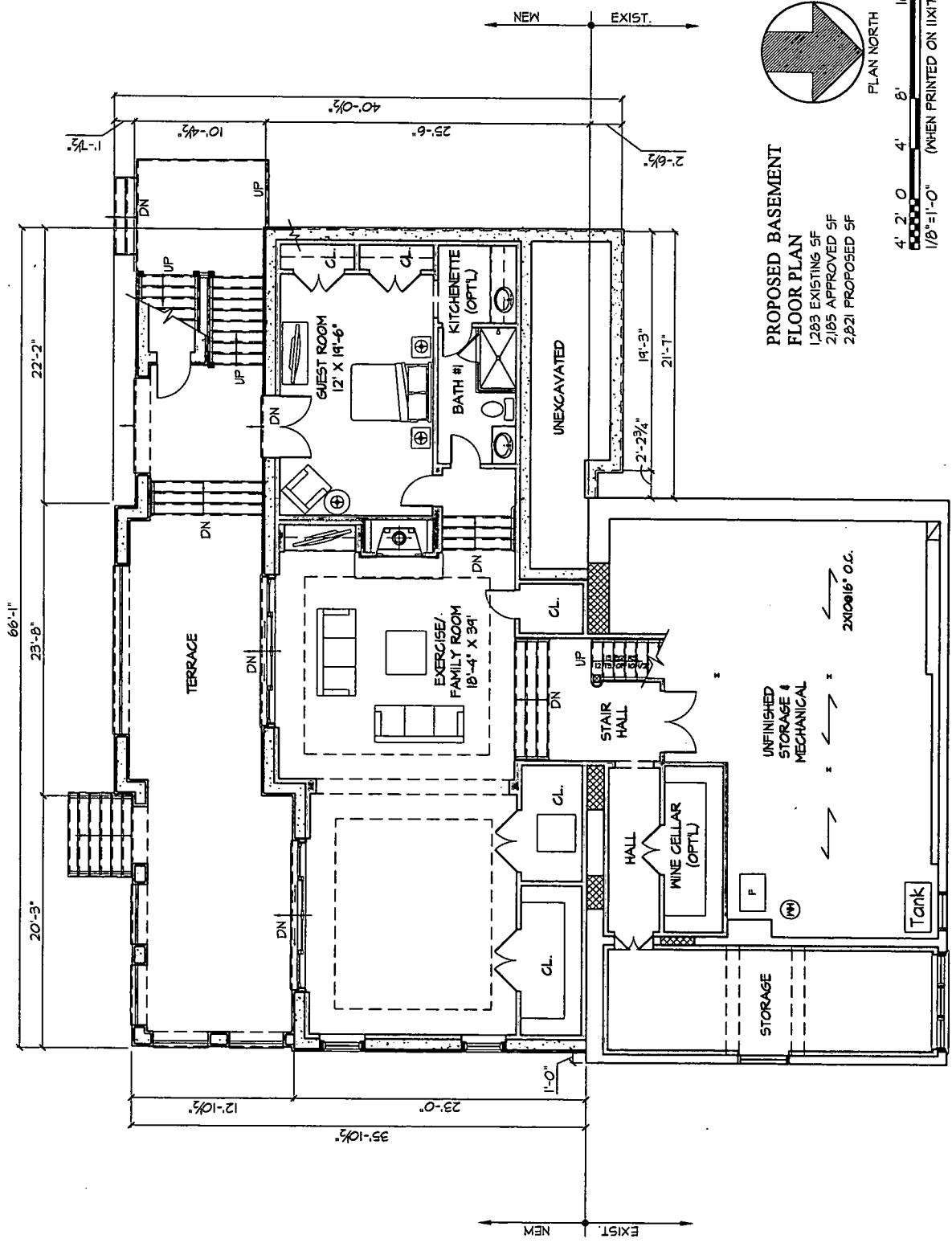
BUILDING FOOTPRINT STUDY

4712 CUMBERLAND- HPC MEETING 11/13/2013 - HAWP APPLICATION

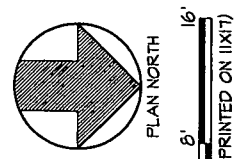
G T M

4712 CUMBERLAND AVE CHEVY CHASE, MD SEPT 18, 2012 REV. Oct 23, 2013 #13.0328 COPYRIGHT 2013, GTM ARCHITECTS, INC. 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



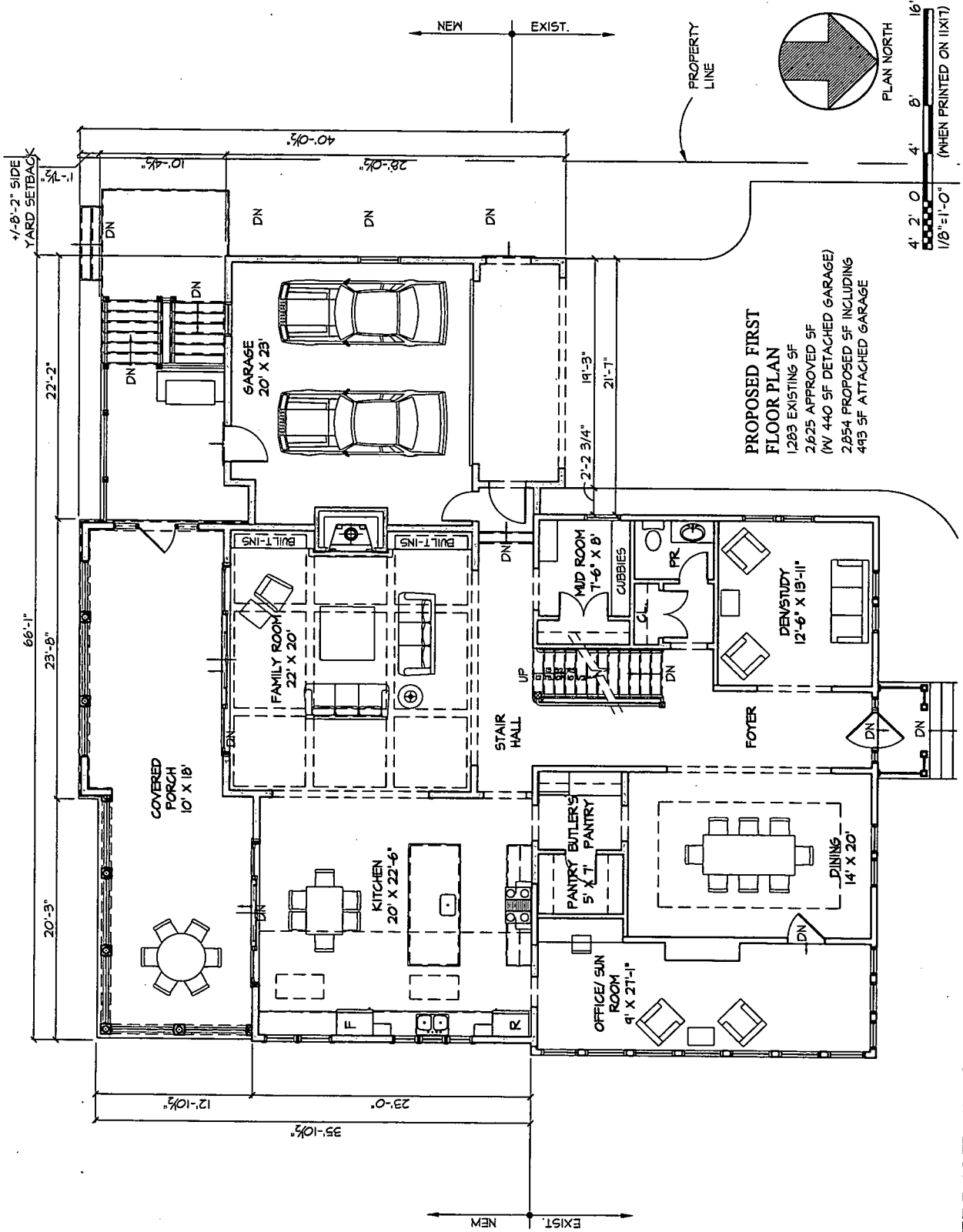


PROPOSED BASEMENT
 FLOOR PLAN
 1,283 EXISTING SF
 2,185 APPROVED SF
 2,821 PROPOSED SF



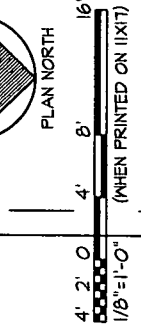
A-2



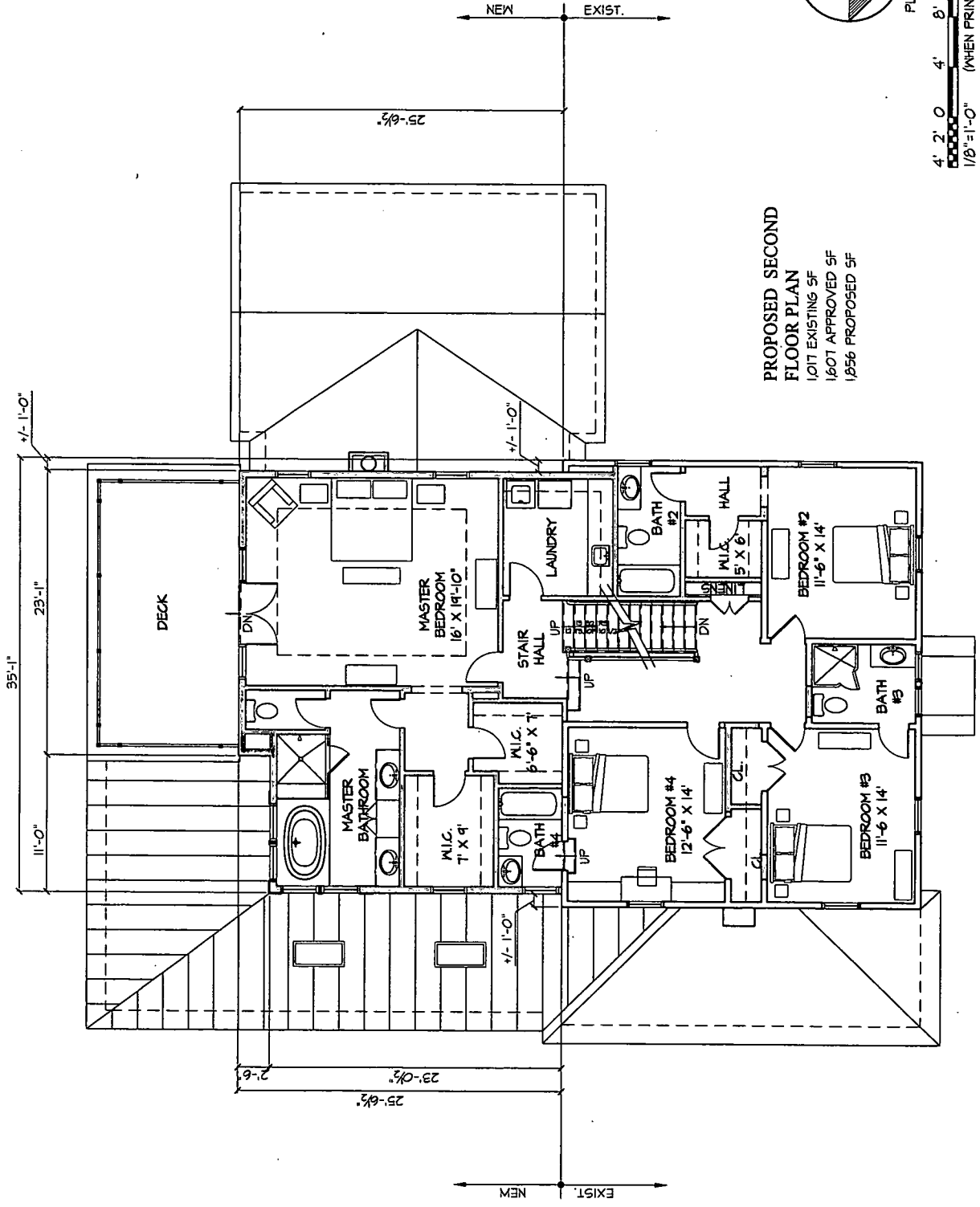


PROPOSED FIRST FLOOR PLAN
 1283 EXISTING SF
 2625 APPROVED SF (w/ 440 SF DETACHED GARAGE)
 2854 PROPOSED SF INCLUDING 493 SF ATTACHED GARAGE

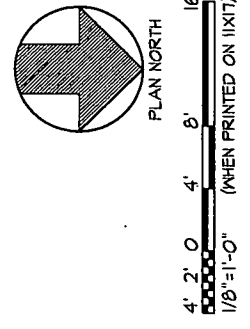
A-3



15

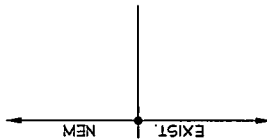
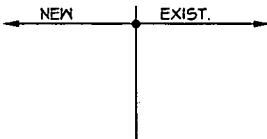
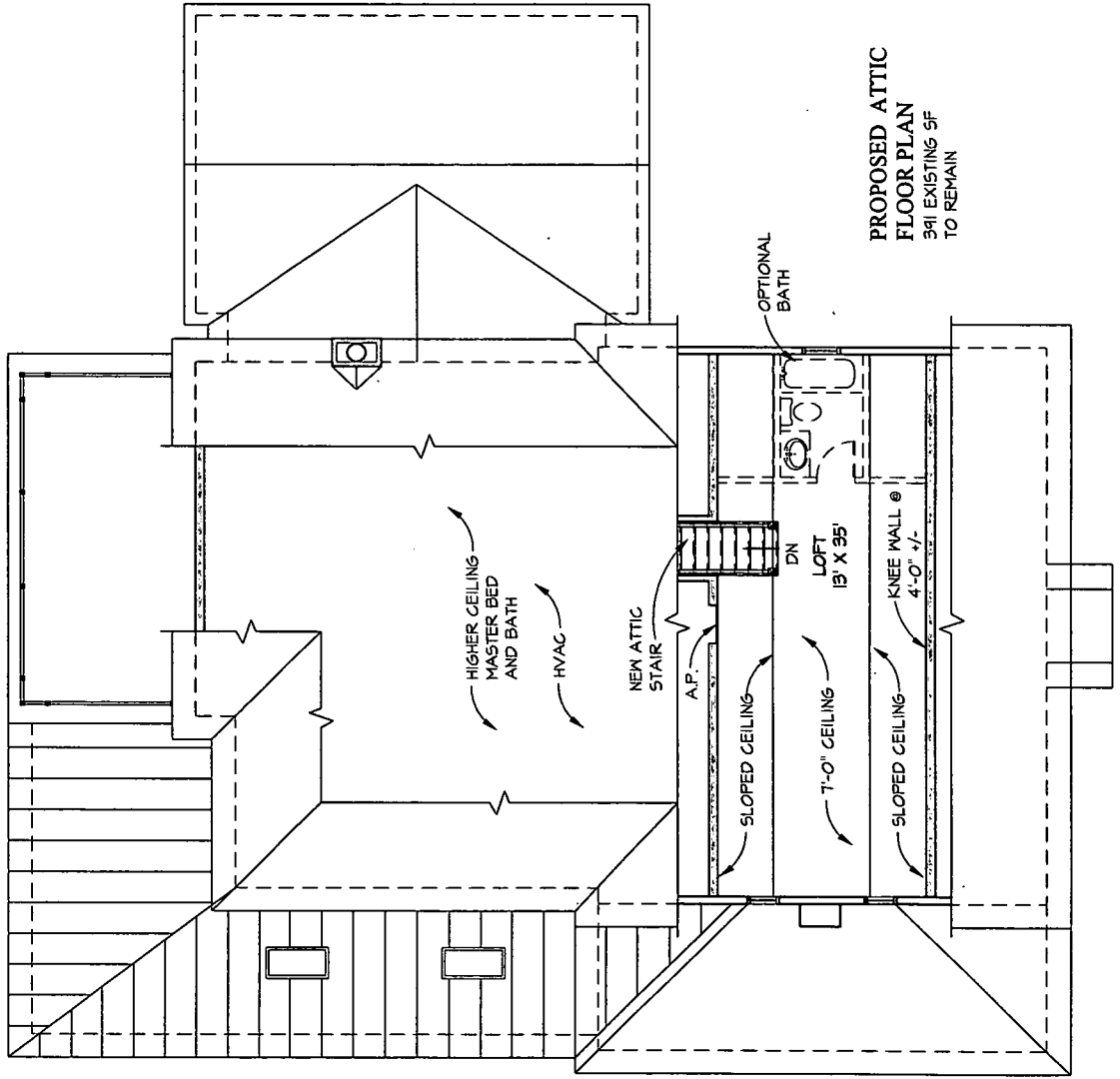


PROPOSED SECOND FLOOR PLAN
 1,017 EXISTING SF
 1,601 APPROVED SF
 1,856 PROPOSED SF

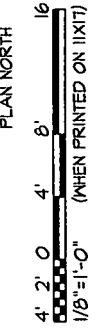
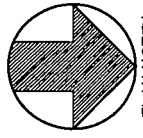


A-4





**PROPOSED ATTIC
FLOOR PLAN**
391 EXISTING SF
TO REMAIN



A-5

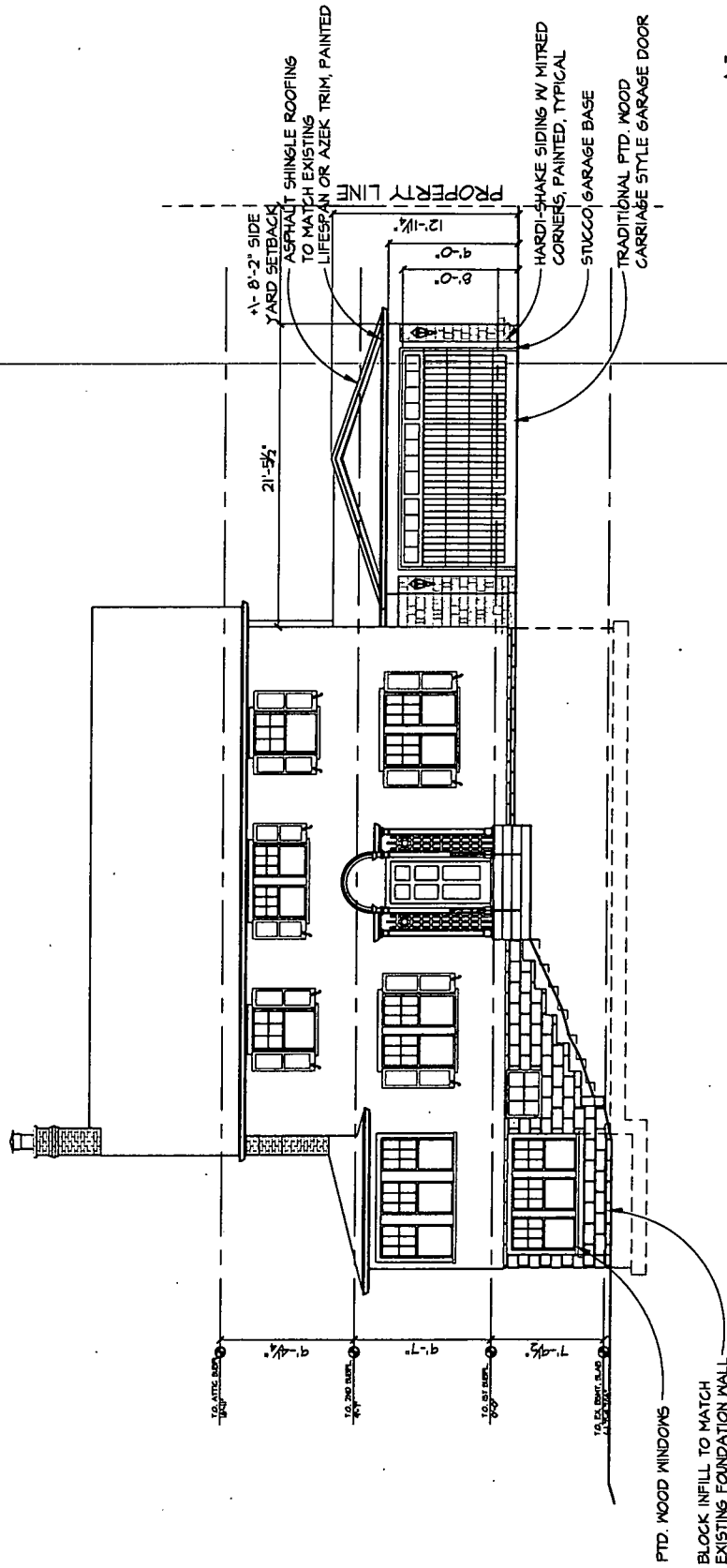


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PROPOSED FRONT ELEVATION

GRAPHIC SCALE



A-T



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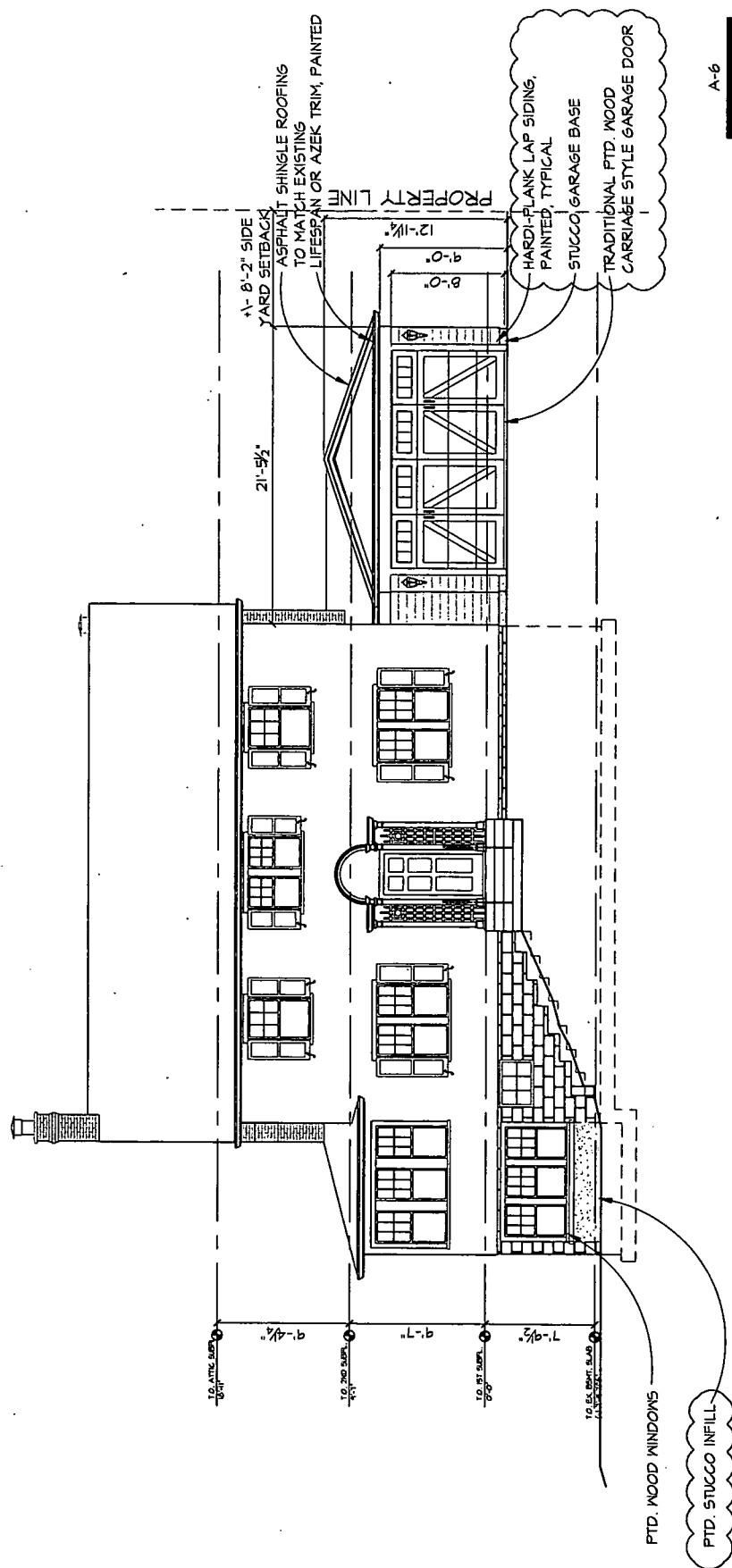
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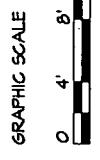
PRELIMINARY CONSULTATION PLAN

15

FOR EXISTING HOUSE.
 SELECTIVELY DEMO EXISTING ASBESTOS
 SIDING. INVESTIGATE & REPLICATE/
 RESTORE HISTORIC SIDING BENEATH AS
 NECESSARY. NEW PTD. WOOD TRIM DETAILS
 TO MATCH EXISTING HISTORIC DETAILS.



PROPOSED FRONT
 ELEVATION



A-6

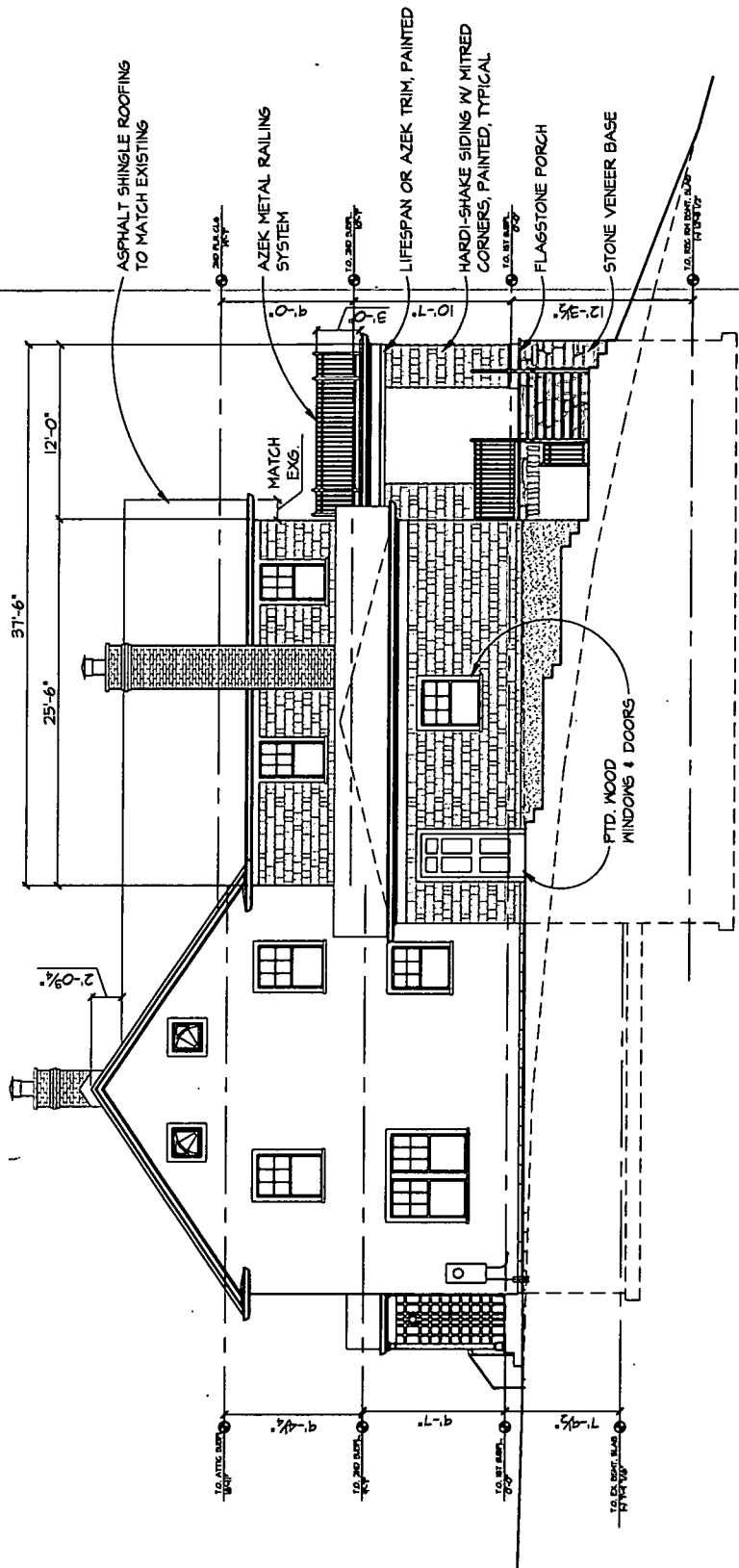


G T M A R C H I T E C T S

HAWP PLAN



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PROPOSED RIGHT SIDE ELEVATION

A-9



GTM ARCHITECTS

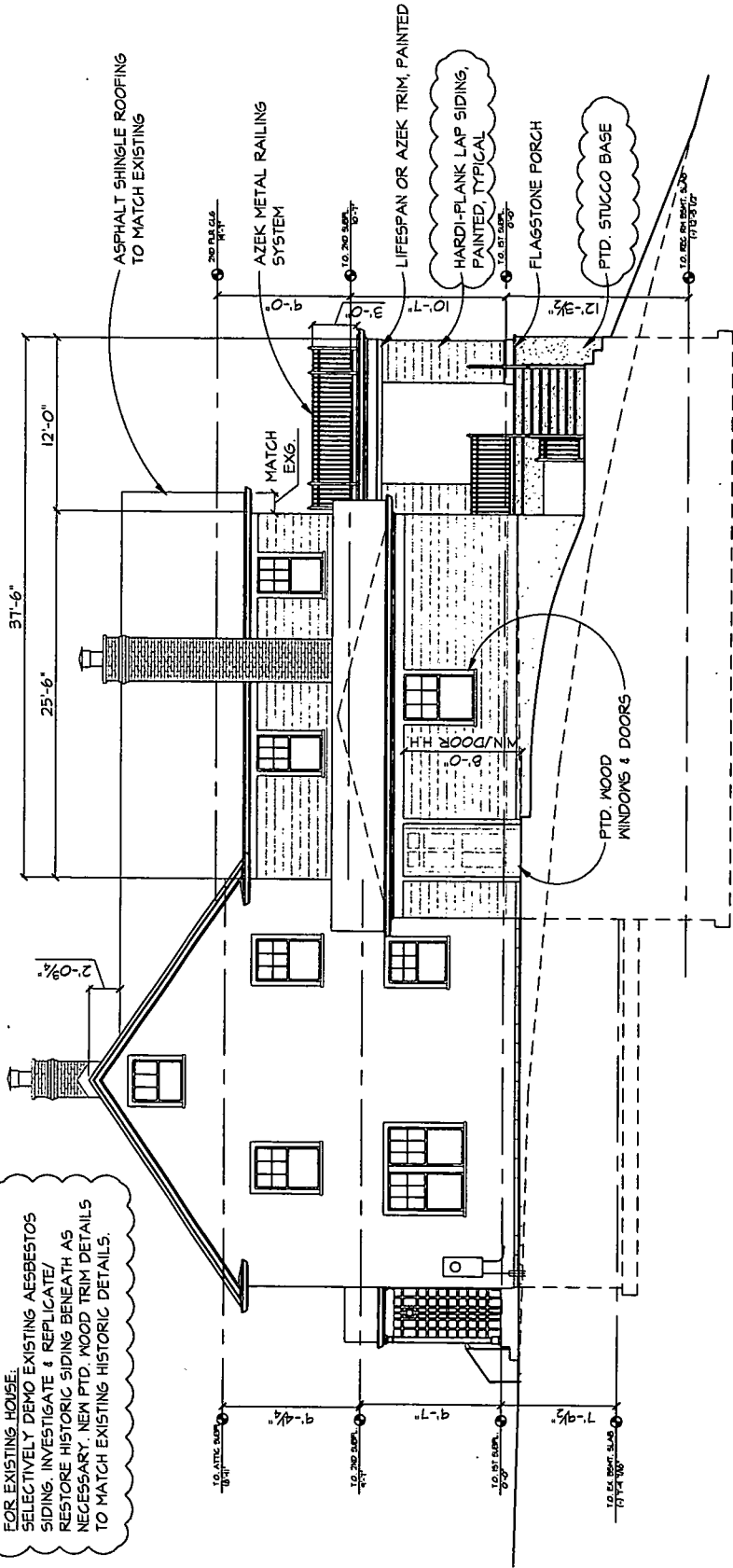
PRELIMINARY CONSULTATION PLAN

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 NECESSARY. NEW PTD. WOOD TRIM DETAILS
 TO MATCH EXISTING HISTORIC DETAILS.



PROPOSED RIGHT SIDE
 ELEVATION

A-7



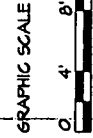
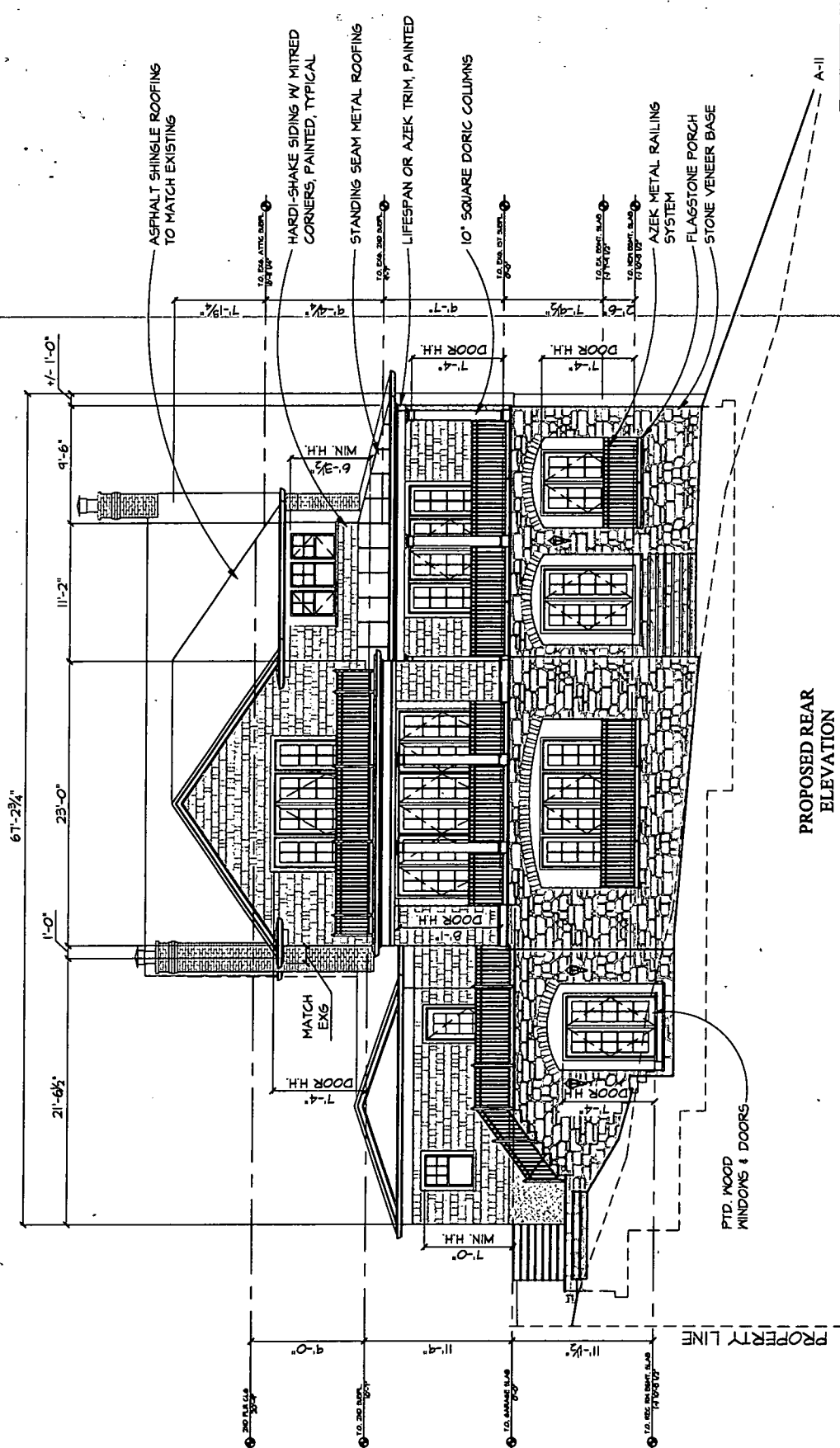
GRAPHIC SCALE



GTM ARCHITECTS

HAWP PLAN

2



GTM ARCHITECTS

PROPOSED REAR ELEVATION

PRELIMINARY CONSULTATION PLAN

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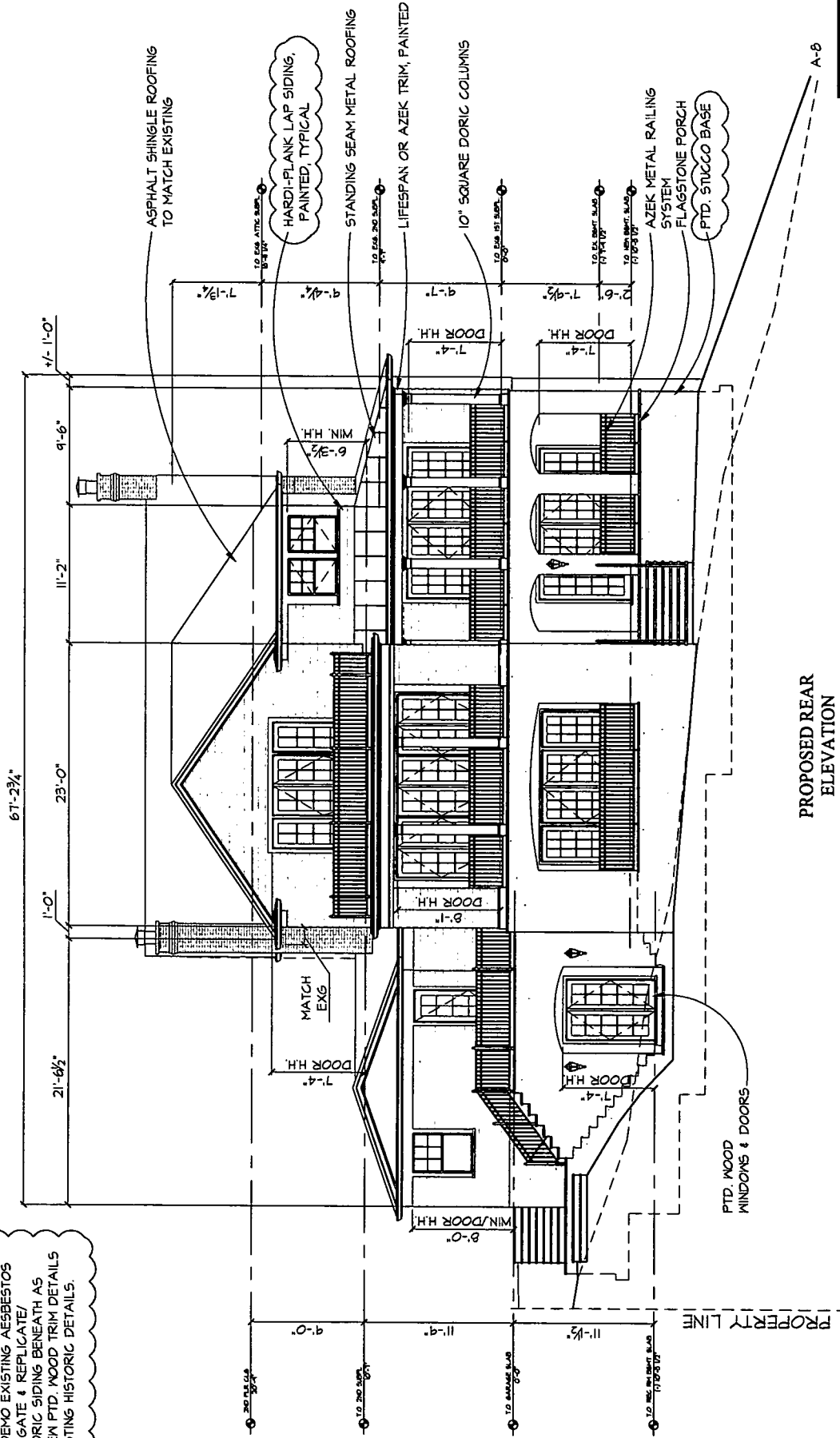
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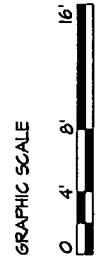
192

FOR EXISTING HOUSE.
 SELECTIVELY DEMO EXISTING ASBESTOS
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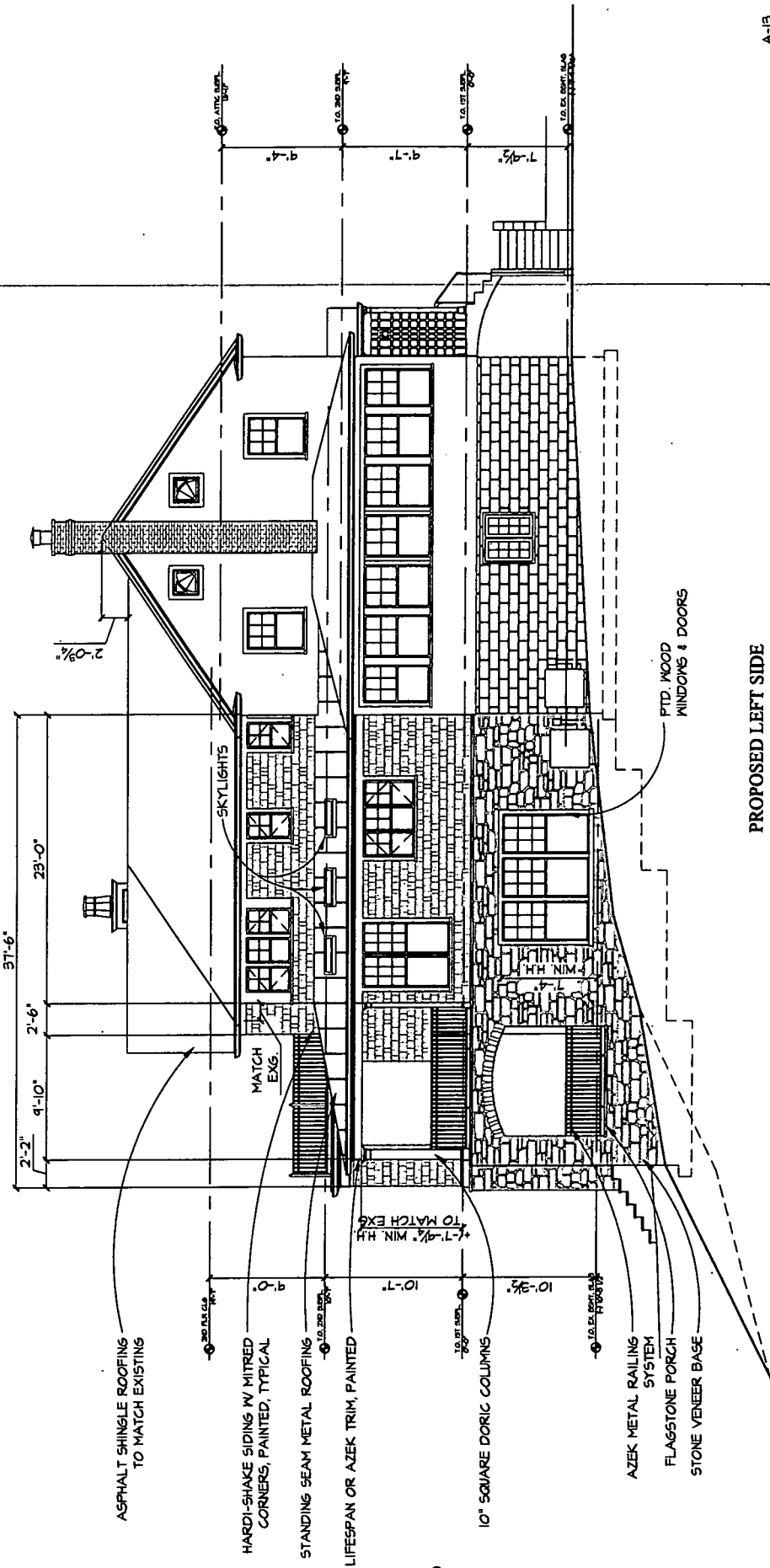
HAWP PLAN



PROPOSED REAR
 ELEVATION



23



A-B



GRAPHIC SCALE



GTM ARCHITECTS

PROPOSED LEFT SIDE ELEVATION

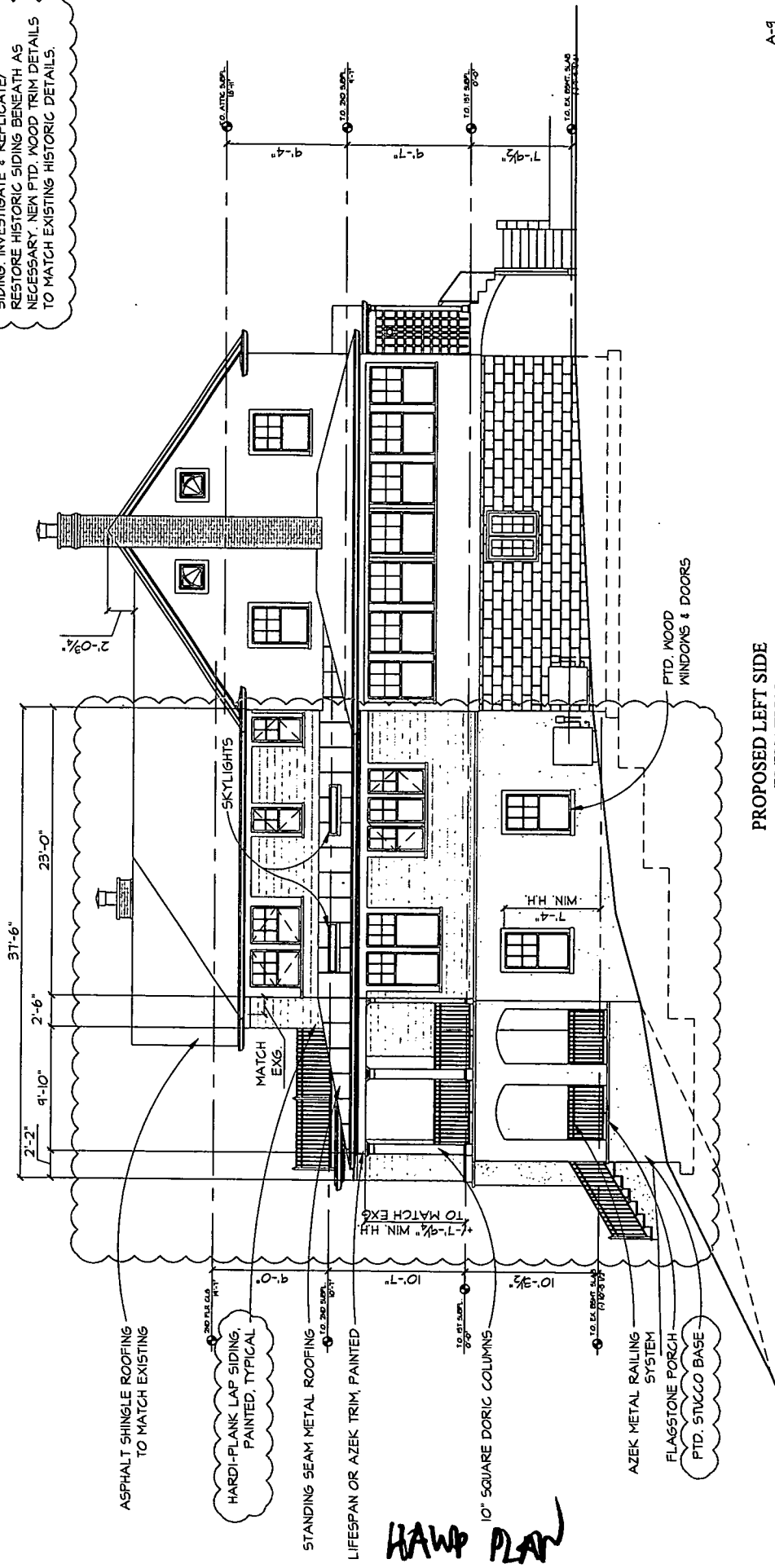
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124

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 TO MATCH EXISTING HISTORIC DETAILS.



PROPOSED LEFT SIDE
 ELEVATION

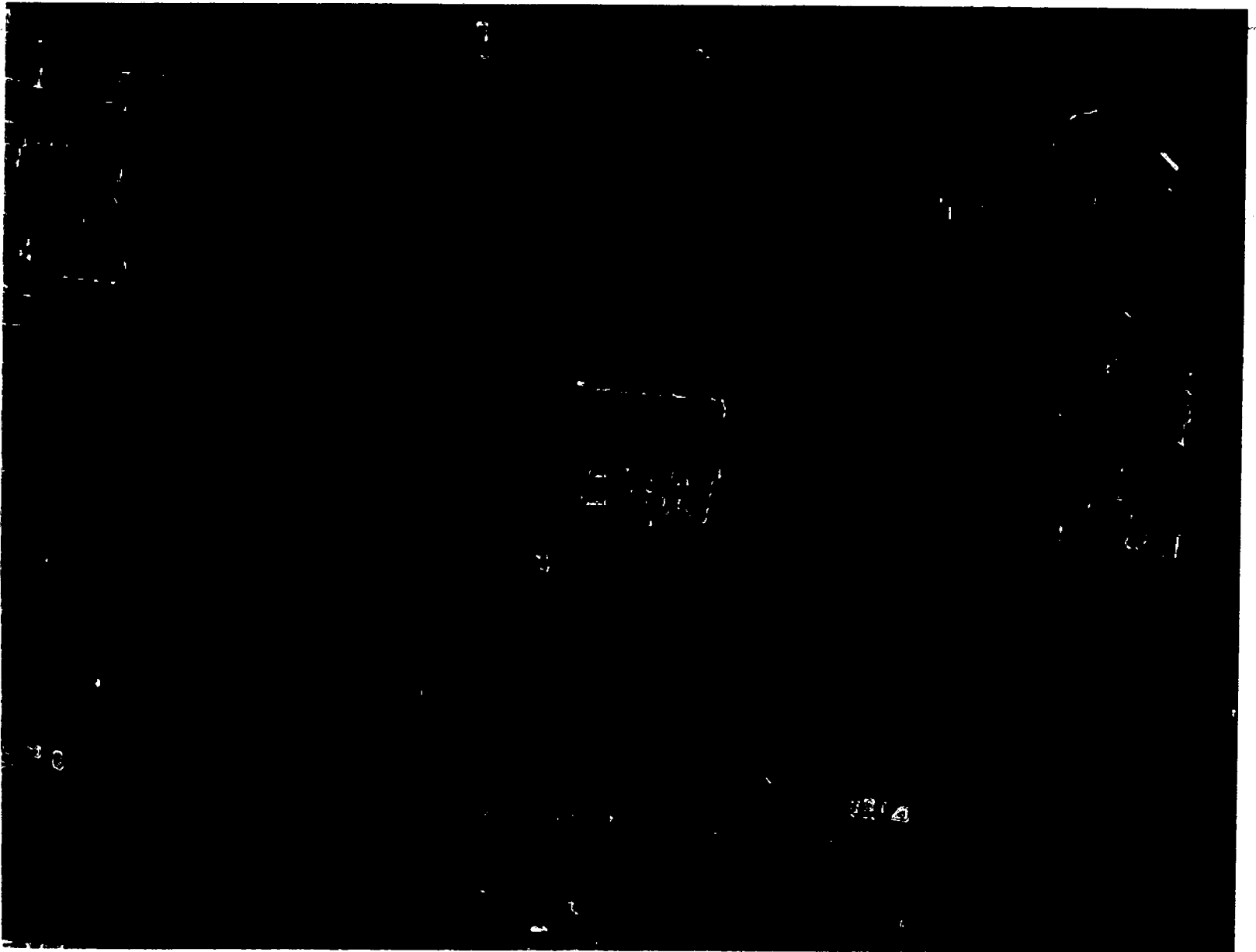
A-9

GRAPHIC SCALE



G T M A R C H I T E C T S

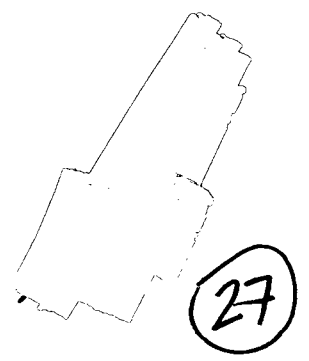
25



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EXISTING FRONT VIEW



PROPOSED FRONT VIEW

COVER

GTM

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Existing Property Condition Photographs (duplicate as needed)



Detail:



Detail:

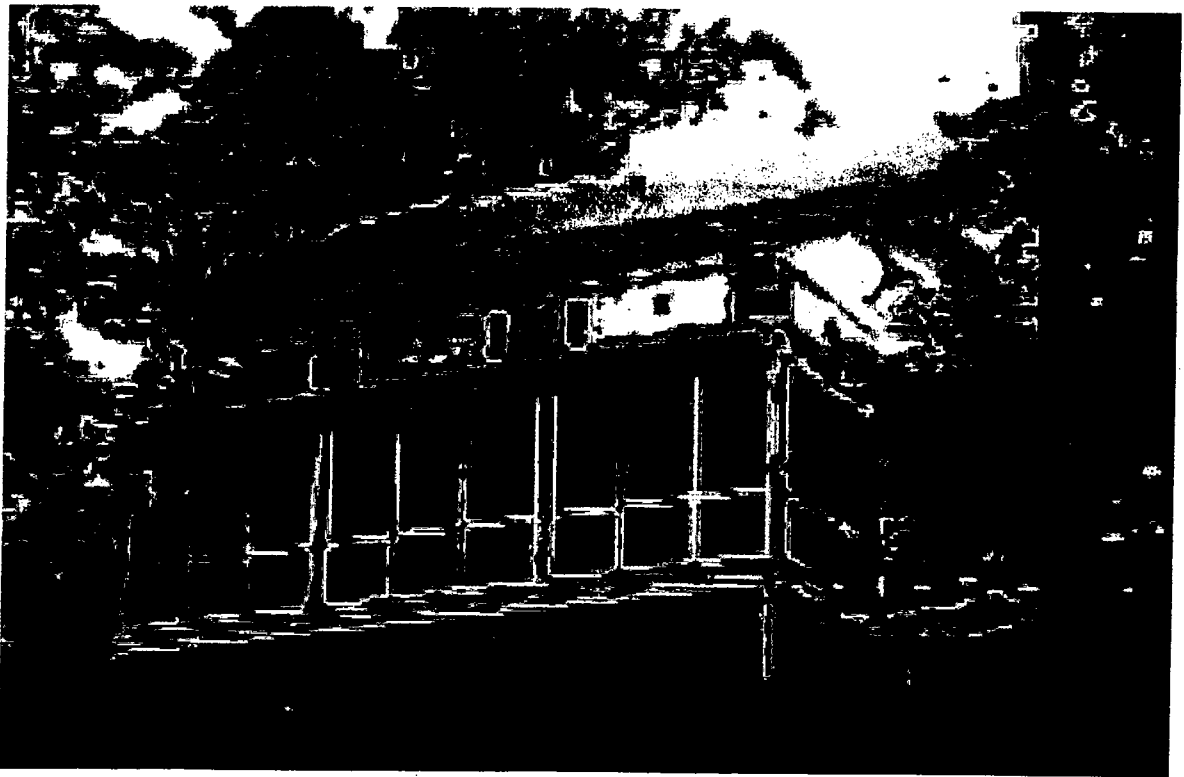
Applicant: ROBERT MAGGIN

Page: 11

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1-11-77
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