

4801 Cumberland Ave.
Somerset H.D. 35/36

2013 HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 7/11/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #636117 – pergola construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on July 10, 2013.

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: Dania Fitzgerald
Address: 4801 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: daniafritz@aol.com Contact Person: Dania Fitzgerald
Daytime Phone No.: 301-641-6550

Tax Account No.: _____
Name of Property Owner: Dania Fitzgerald Daytime Phone No.: 301-641-6550
Address: 4801 Cumberland AV, Chevy Chase, MD 20815
Street Number City State Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

CREATION OF BUILDING/PERMISE

House Number: 4801 Street: Cumberland AV
Town/City: Chevy Chase Nearest Cross Street: Surrey ST
Lot: 22 Block: 1 Subdivision: Somerset Heights
Liber: _____ Folio: _____ Parcel: _____

PART ONE TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Whack/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: pergola

1B. Construction cost estimate: \$ 15,000

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

PART TWO COMPLETE ONLY 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 OR 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.

Dania Fitzgerald 5/10/13
Signature of owner or authorized agent Date

Approved: [Signature] For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/14/13

Application/Permit No.: 636117 Date Filed: 5/23/12 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:

11' x 22' x 10' h pergola over patio
in back yard, new construction cedar
timber frame

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

No effect on historic resources, all
situated in back yard of non-historic
residences.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
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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

- 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.
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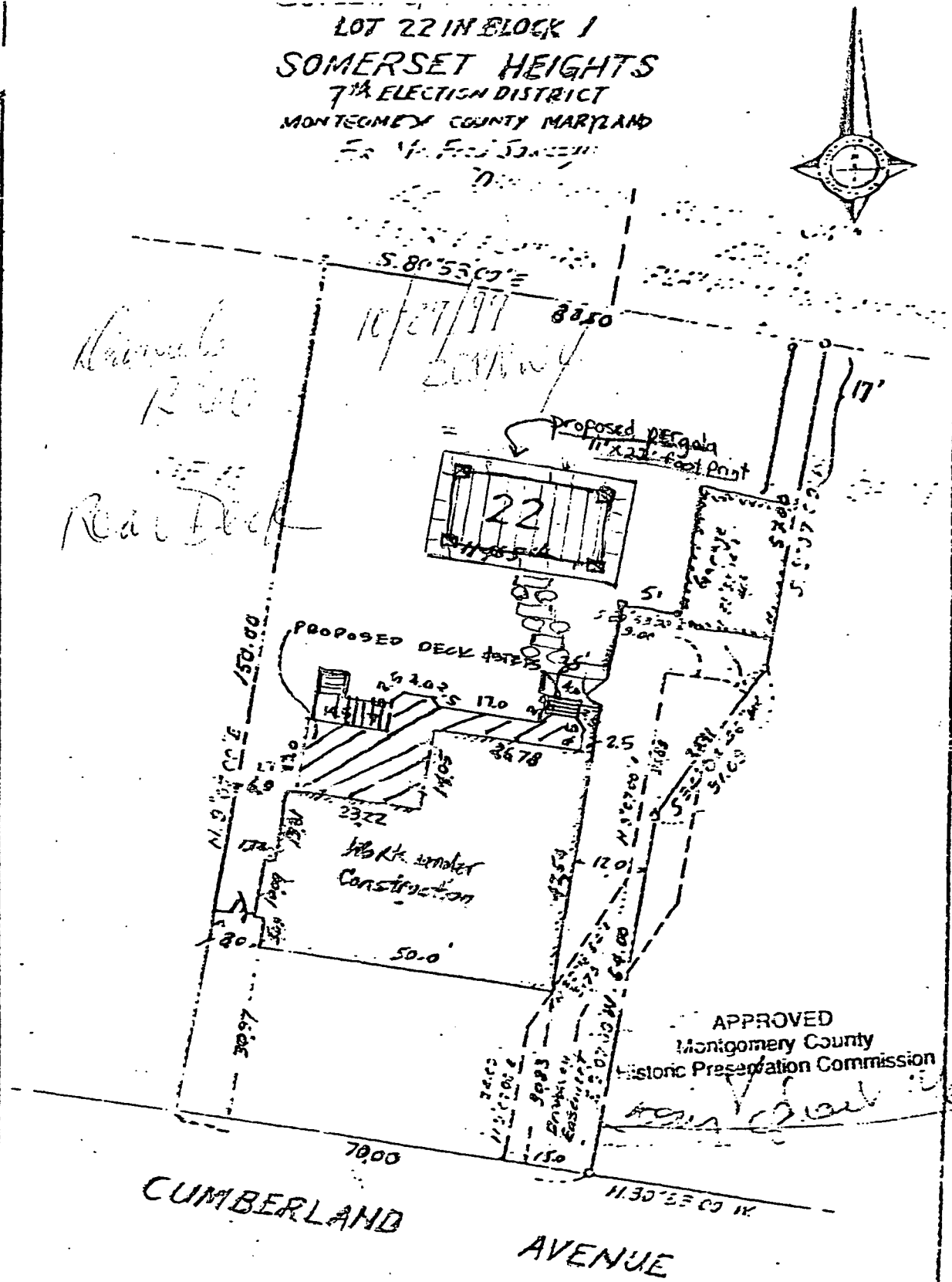
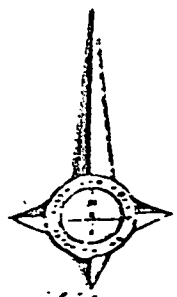
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

LOT 22 IN BLOCK 1
 SOMERSET HEIGHTS
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND
 FOR THE PROPOSED IMPROVEMENTS



Handwritten:
 1200
 Road Deck

APPROVED
 Montgomery County
 Historic Preservation Commission

CUMBERLAND AVENUE

(In accord with drawings and information furnished and subject to restrictions of record) Rev. 9-16-97

APPROVED
 Montgomery County
 Historic Preservation Commission
W/K

WARRANTY CERTIFICATE
 I CERTIFY THAT THE POSITION
 OF THE IMPROVEMENTS SHOWN
 ON THIS PLAT HAS BEEN
 ESTABLISHED BY A
 SURVEY AND THAT UNLESS
 OTHERWISE NOTED THERE
 ARE NO VISIBLE
 ENCUMBRANCES
 AFFECTING THE
 TITLE TO THE
 PROPERTY
 SHOWN ON
 THIS PLAT

REFERENCE
PLAT NO. 80
PLAT NO. 8-15
LIVER
FOLIO

ALLEN AND KOENIG Land Planners and Surveyors 4801 MONTGOMERY LANE BETHESDA, MARYLAND	
DRAWN BY: <i>W/K</i>	P. D. 200/155
DATE: <i>10/27/97</i>	T.C. —

9700



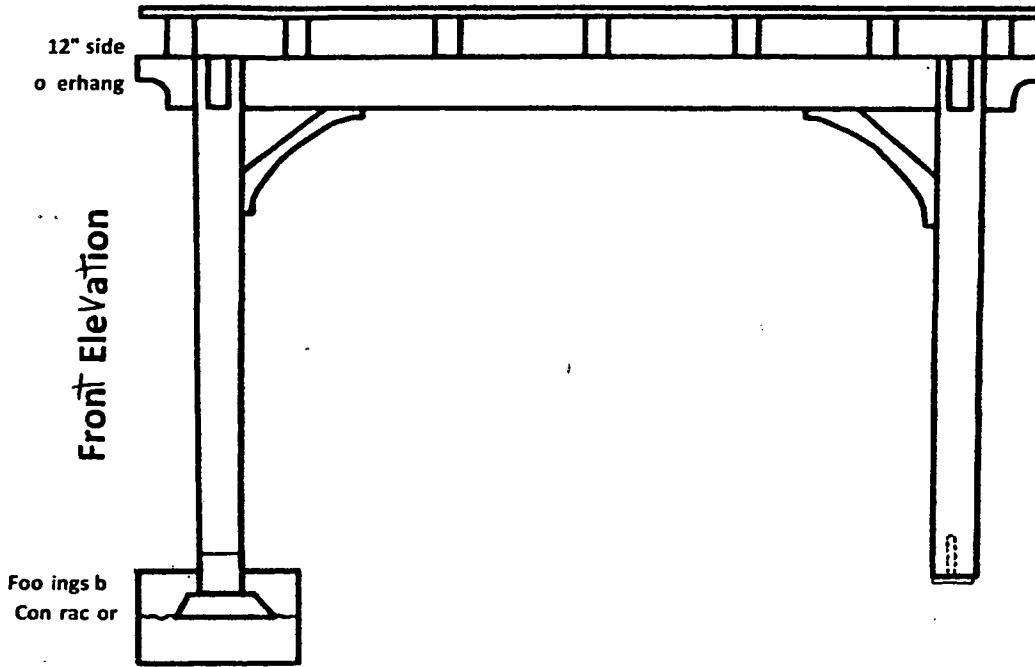
Sample of an 8" post cedar Pergola
by Western Timber Frame Co.

Elevation proposal

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Dania & Mark Fitzgerald 8" Pos - 13 24 10 Free-standing Cedar Pergola

<< Roof: 24' wide: 24' long Shade Planks Rafter approx 20" OC >>



Approx 10' over Roof Top
12" overhang

Approx 8'-8 1/4" Bottom of Beam to Post

Rosewood Beams/Rafters
Classic Braces
Cannon Green stain

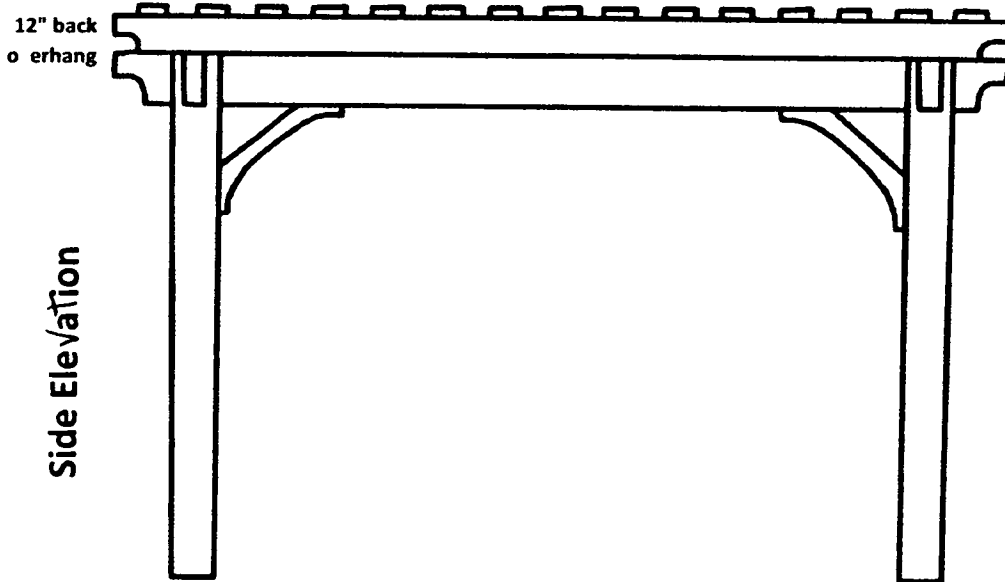
Drill for posters/spacing

4) Posts 8" x 96" high

4) Knife Plates,
for mounting of Footings

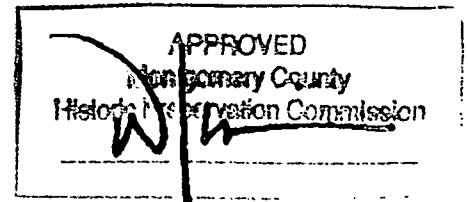
<< Side to Side Post Footprint: 22' over side, 21'4" CC >>
(Not to Scale)

<< Roof: 13' deep: 13' long Rafters Shade Planks 10" OC >>



<< Back to Front Post Footprint: 11' over side, 10'4" CC >>
(Not to Scale)

Initials _____ Date _____

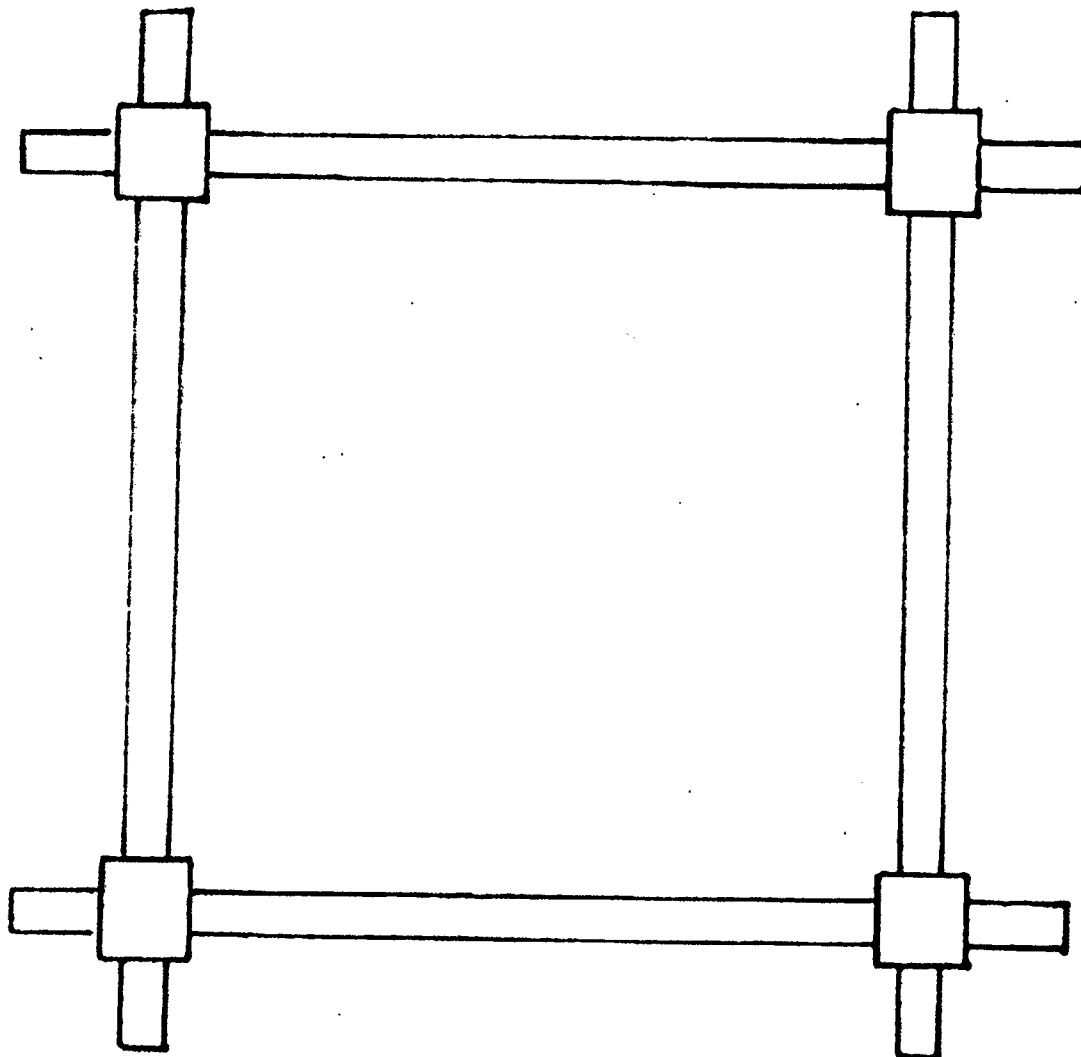


Dania & Mark Fitzgerald 8" Post - 13x24x10 Free-standing Cedar Pergola

LAYOUT - top view (Not to Scale)

<< Roof: 24' wide: 24' long Shade Planks >>

<< Roof: 13' deep: 13' long Rafters >>

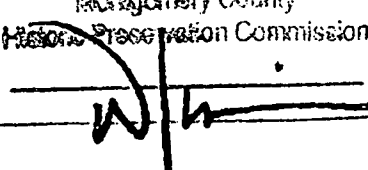


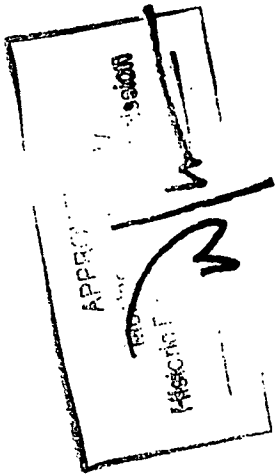
<< Front-to-Back Post Footprint: 11' outside, 10'4" CC >>

<< Side-to-Side Post Footprint: 22' outside, 21'4" CC >>

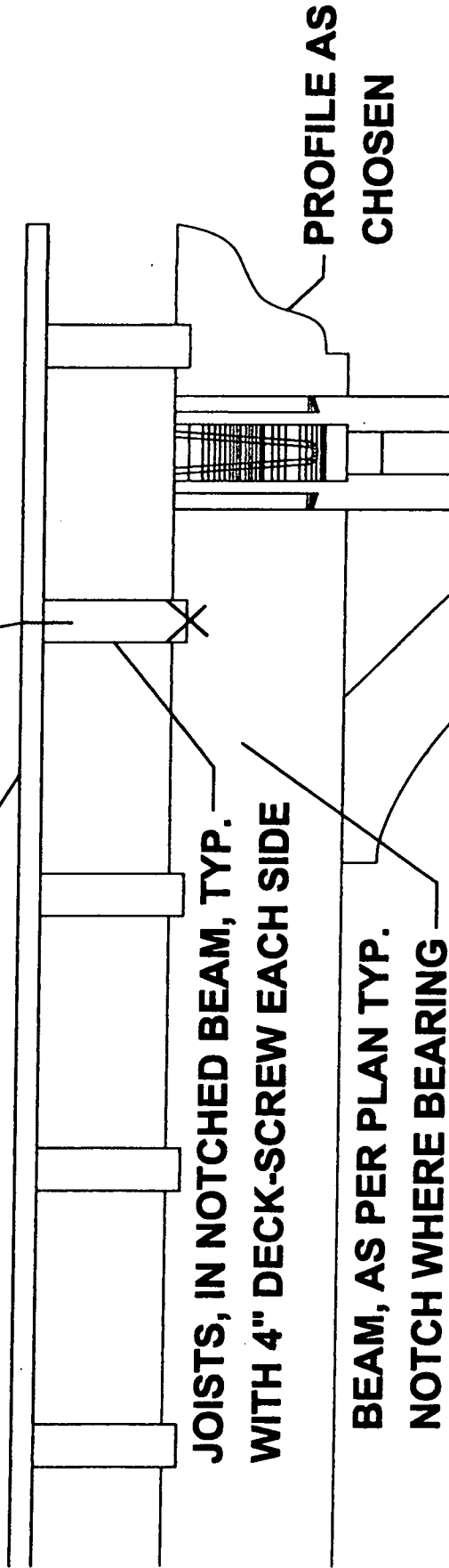
Front side

Initials _____ Date _____

APPROVED
Montgomery County
Historic Preservation Commission




2 X 6 FLAT SHADE DECK (OR 2X6
TREX WALK-DECK) — 3" OR 4" COLORED WOOD-
DECK SCREWS, (2) EACH
CONNECTION.

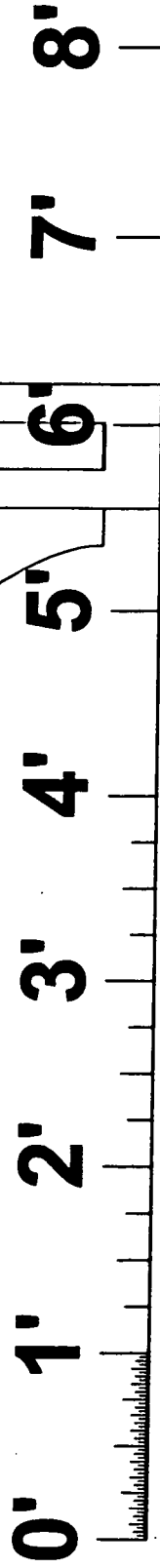


JOISTS, IN NOTCHED BEAM, TYP.
WITH 4" DECK-SCREW EACH SIDE

BEAM, AS PER PLAN TYP.
NOTCH WHERE BEARING

PROFILE AS
CHOSEN

AT JOIST & 2X6 CONNECTION

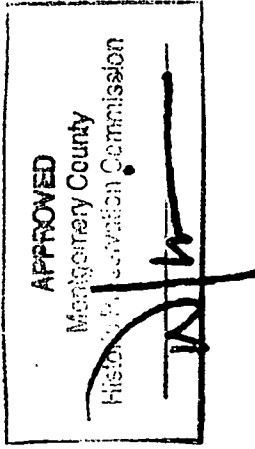
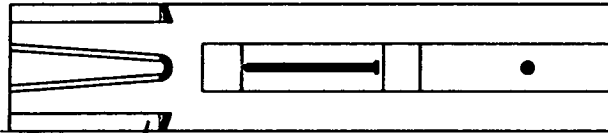


Scale: 1" = 1'-0"

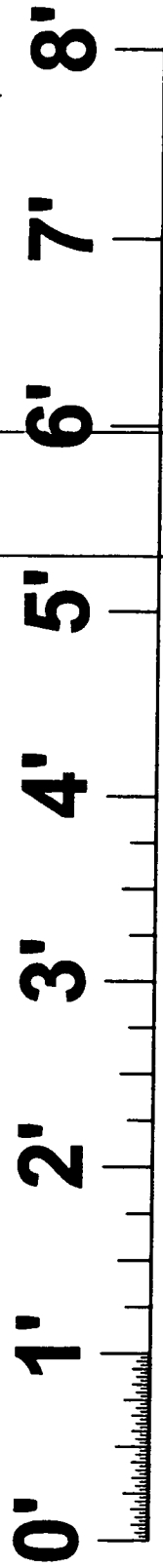
**8 X 8 TIMBERCRAFT
POST, WITH DOVE-TAIL
INSETS, TYP.**

**8" X 5/16" LAG
BOLTS, TYP.**

**3 X 10 KNEE BRACE,
(2) EACH POST, TYP.**



AT KNEE BRACE



Scale: 1" = 1'-0"

8" X 5/16" LAG BOLTS, TYP.

BEAMS NOTCHED FOR
JOIST BEARING, TYP.

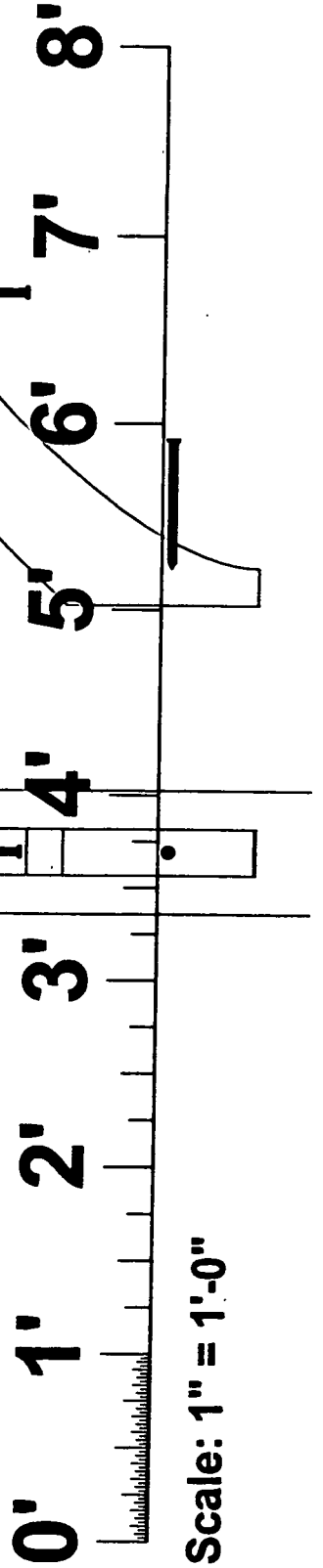
PROFILE AS
CHOSEN

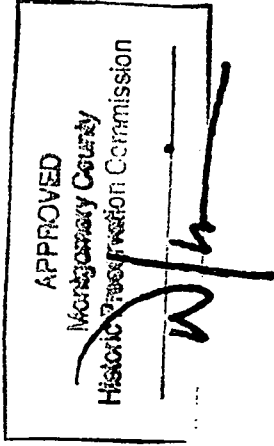
BEAMS, WITH DOVE-TAIL BEARING,
TYP AT POST.

8 X 8 TIMBERCRAFT
POST, WITH DOVE-TAIL
BEARING, TYP.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

AT BEAM CONNECTION





8 X 8 TIMBERCRAFT
POST, TYP.

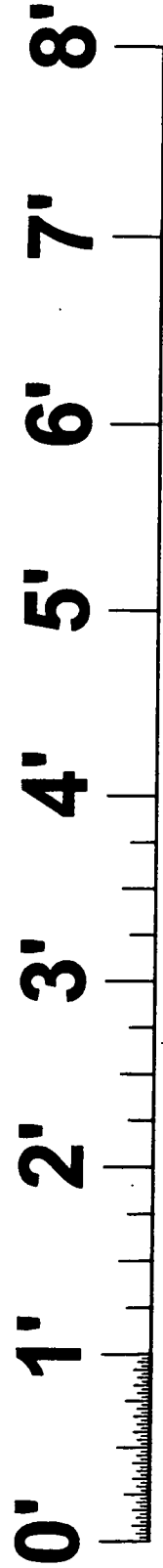
6" X 5/16" LAG BOLTS,
TYP. EACH PLATE.

1/2" X 4 1/2" RED-HEAD ANCHORS,
TYP. OF (4) EACH PLATE

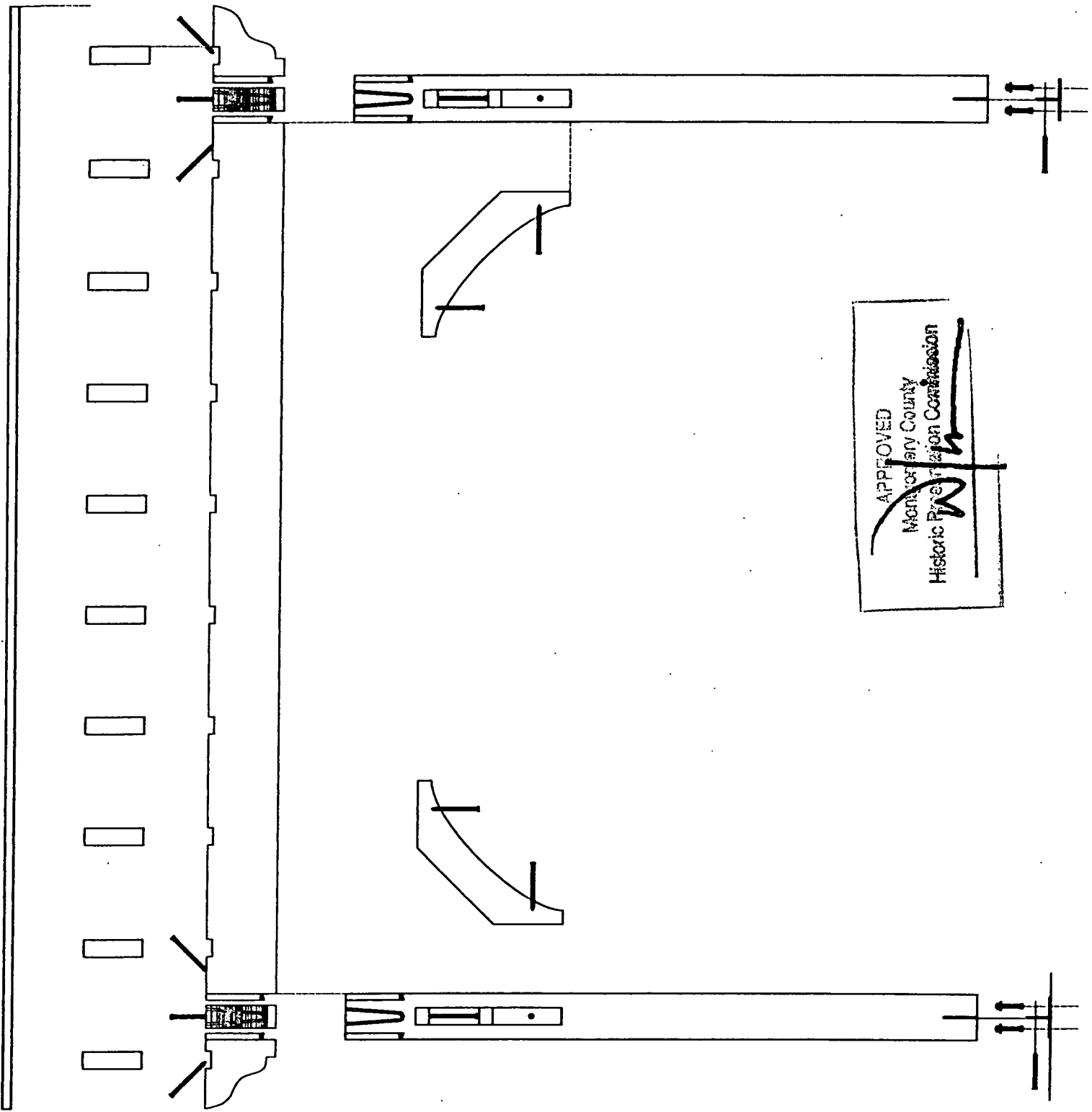
ALUMINUM, NON-RUSTABLE
BASE PLATE, TYP.

CONCRETE DECK OR
FOOTING, TYP.

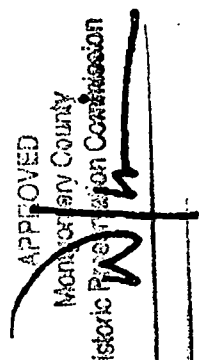
AT BASE



Scale: 1" = 1'-0"

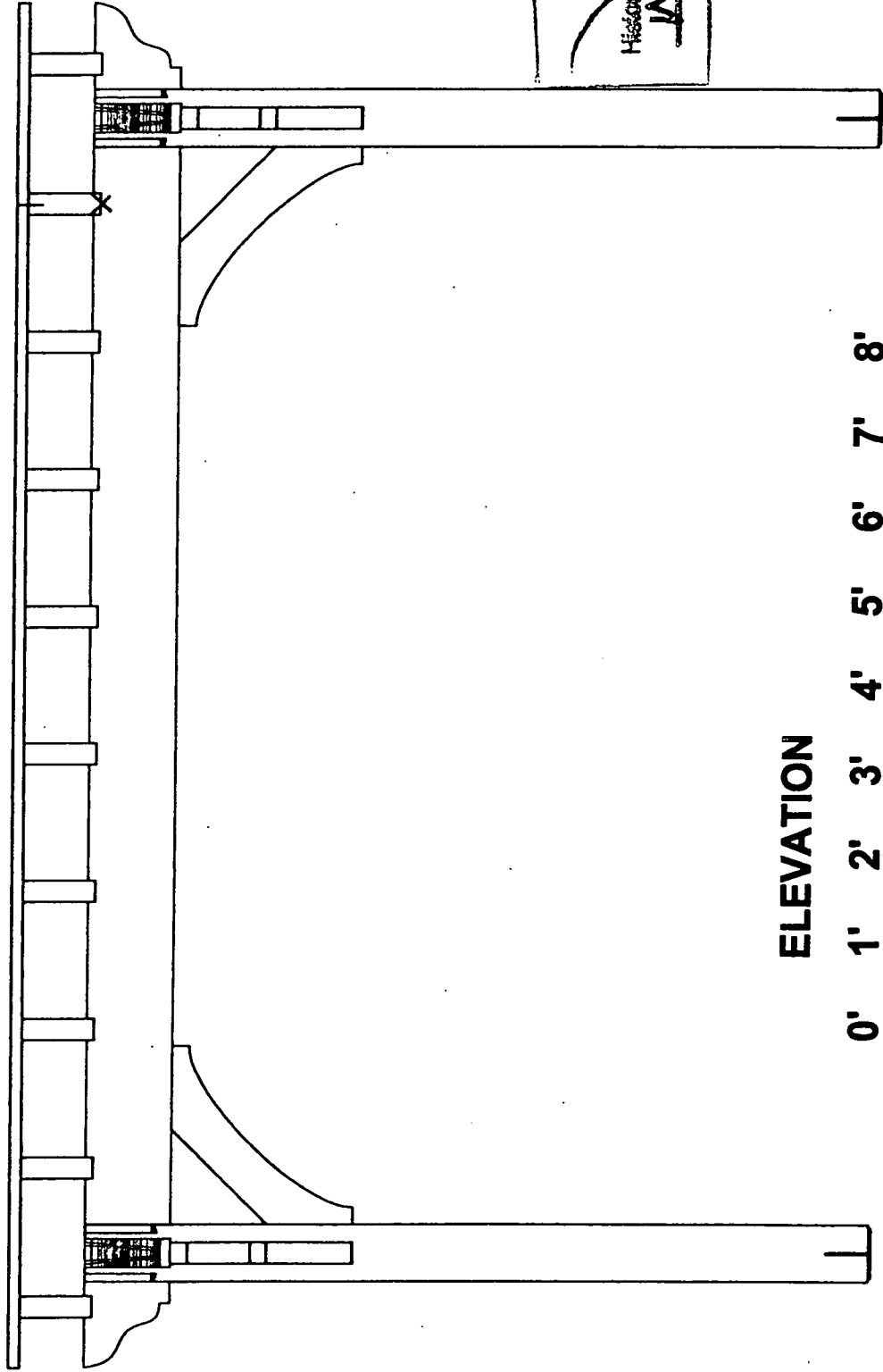


APPROVED
Montgomery County
Historic Preservation Commission



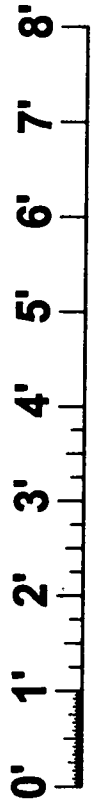
Western Timber Frame - Dovetailed Pergola

- Architectural Drawings and Details -



APPROVED
Mississippi State University
Historic Preservation Commission

ELEVATION



Scale: 1/2" = 1'-0"

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4801 Cumberland Avenue, Chevy Chase	Meeting Date:	7/10/2013
Resource:	Non-Contributing Resource Somerset Historic District	Report Date:	7/3/2013
Applicant:	Dania Fitzgerald	Public Notice:	6/26/2013
Review:	HAWP	Tax Credit:	No
Case Number:	35/36-13A	Staff:	Karen Theimer Brown
PROPOSAL:	construction of a rear pergola		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HWAP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Somerset Historic District
STYLE: Colonial Revival
DATE: 1966

PROPOSAL:

The applicant is proposing to install an 11' x 22' x 10' tall freestanding cedar pergola over a rear stone patio. The footings will be set in concrete on an aluminum base plate. Because this resource is non-contributing to the historic district and located at the rear of the property, staff recommends approval of this application.

APPLICABLE GUIDELINES:**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 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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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, if applicable, 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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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1B. Construction cost estimate: \$ 15,000

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Dania Fitzgerald
Signature of owner or authorized agent

5/10/13
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 5/14/13

Application/Permit No.: 636117 Date Filed: 5/23/13 Date Issued:

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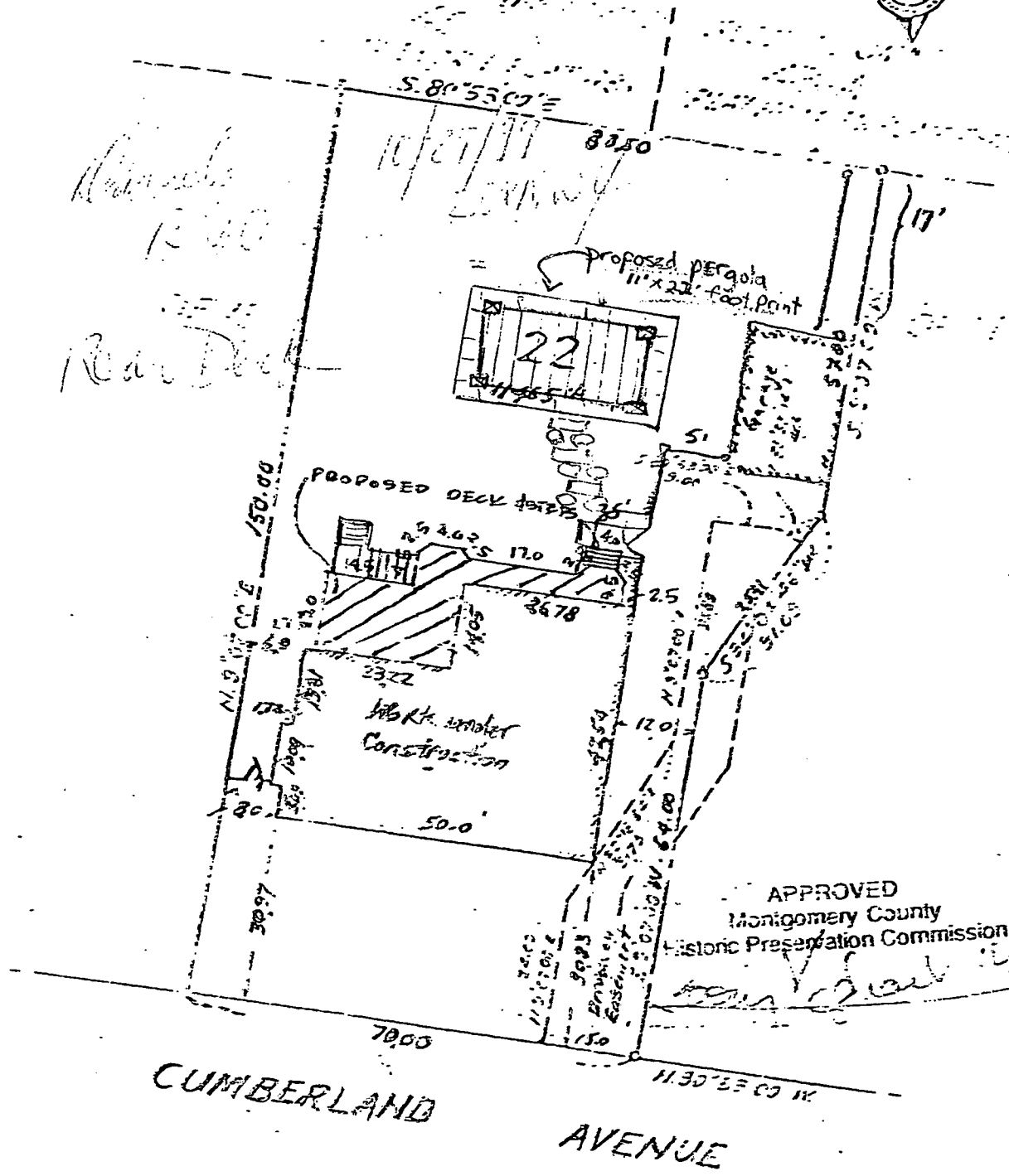
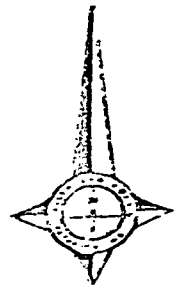
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LOT 22 IN BLOCK 1
 SOMERSET HEIGHTS
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND
 For Mr. Fred Somerville



(In accord with directions and information furnished and subject to restrictions of record) Rev. 9-16-97

SURVEYOR'S CERTIFICATE CERTIFY THAT THE POSITION AND IMPROVEMENTS SHOWN DESCRIBED HEREBY HAS BEEN ESTABLISHED BY A SURVEY AND THAT UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE ENCUMBRANCES SURVEYOR	REFERENCE PLAT NO. 80 PLAT NO. 9215	ALLEN AND KOENIG Lead Planners and Surveyors 4801 MONTGOMERY LANE BETHESDA, MARYLAND	
	LIDER FOLIO	DRAWN BY: [Signature] DATE: [Blank] P.S. 200/155 T.C. [Blank]	

4700
 (5)

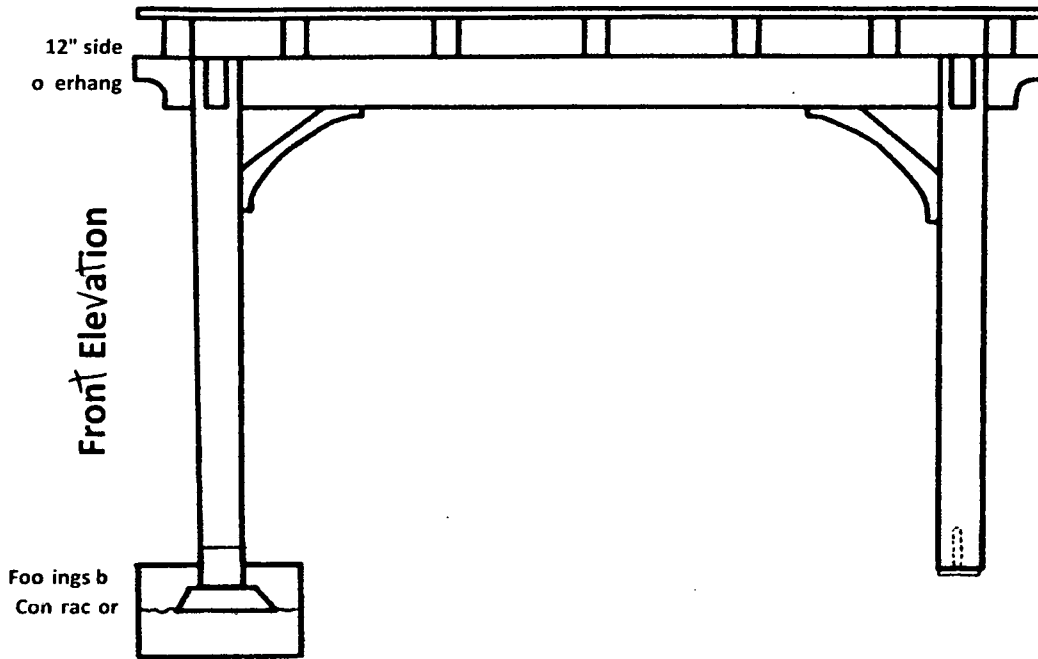


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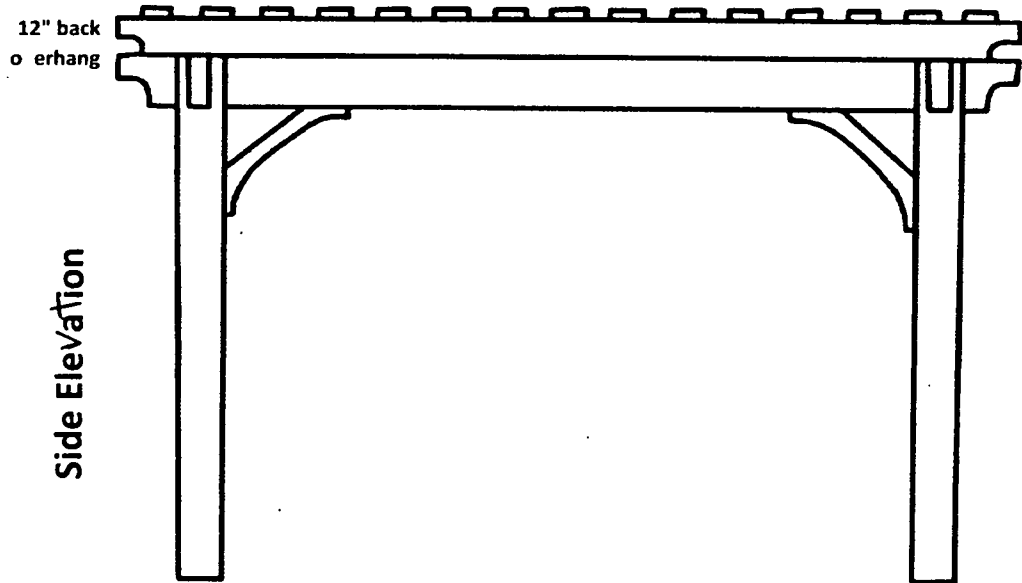
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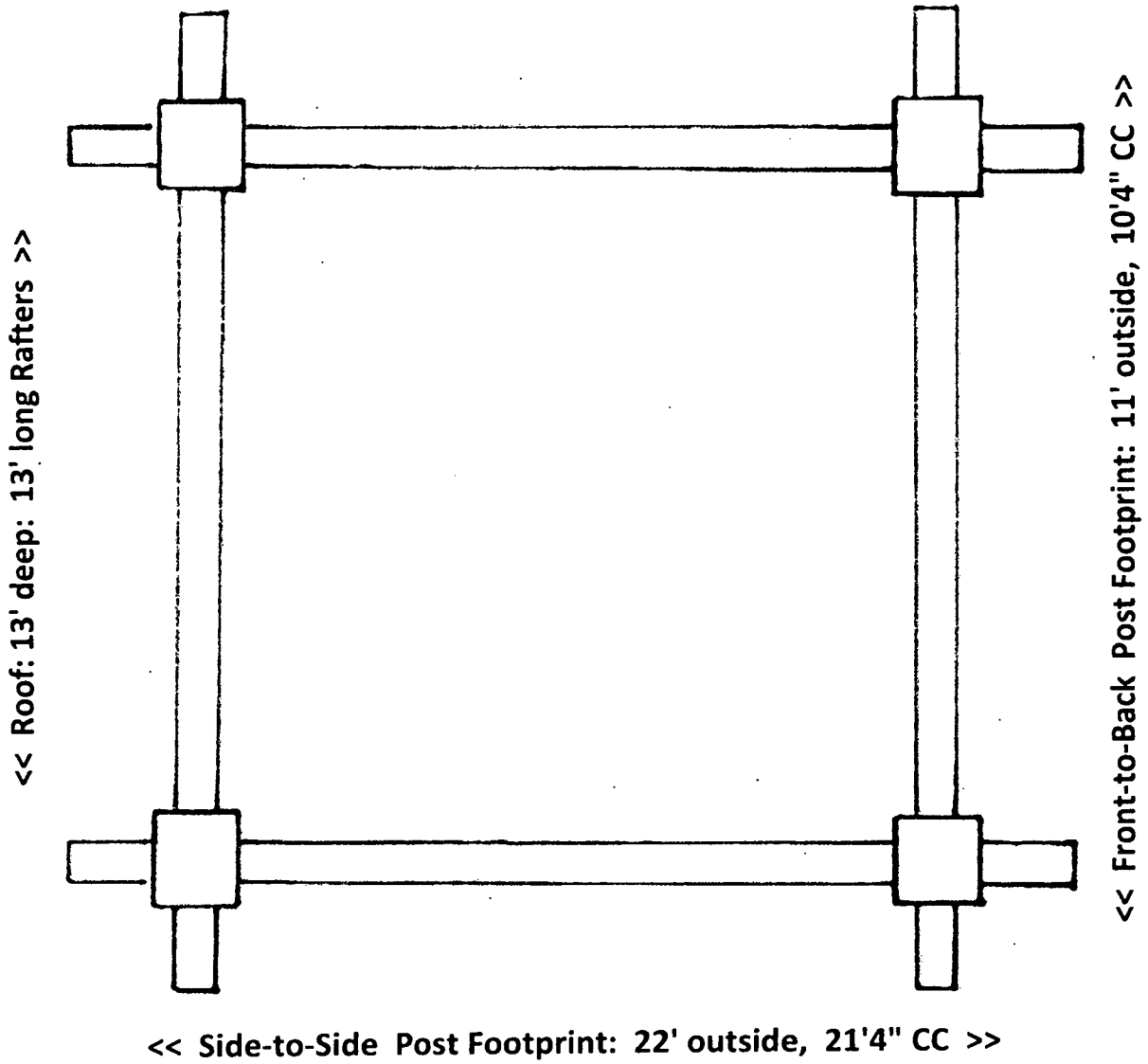
Initials _____ Date _____

7

Dania & Mark Fitzgerald 8" Post - 13x24x10 Free-standing Cedar Pergola

LAYOUT - top view (Not to Scale)

<< Roof: 24' wide: 24' long Shade Planks >>



Front side

Initials _____ Date _____

3" OR 4" COLORED WOOD-
DECK SCREWS, (2) EACH
CONNECTION.

2 X 6 FLAT SHADE DECK (OR 2X6
TREX WALK-DECK)

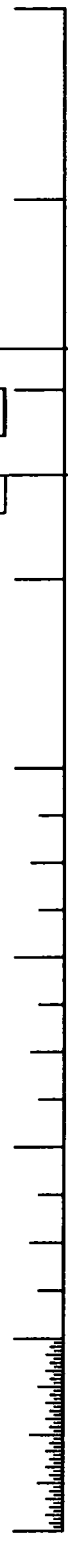
JOISTS, IN NOTCHED BEAM, TYP.
WITH 4" DECK-SCREW EACH SIDE

PROFILE AS
CHOSEN

BEAM, AS PER PLAN TYP.
NOTCH WHERE BEARING

AT JOIST & 2X6 CONNECTION

0' 1' 2' 3' 4' 5' 6' 7' 8'



Scale: 1" = 1'-0"

**8 X 8 TIMBERCRAFT
POST, WITH DOVE-TAIL
INSETS, TYP.**

**8" X 5/16" LAG
BOLTS, TYP.**

**3 X 10 KNEE BRACE,
(2) EACH POST, TYP.**

AT KNEE BRACE



Scale: 1" = 1'-0"

8" X 5/16" LAG BOLTS, TYP.

BEAMS NOTCHED FOR
JOIST BEARING, TYP.

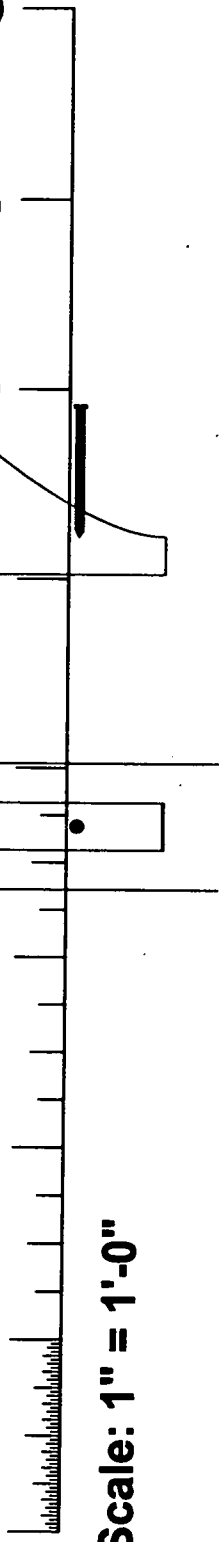
PROFILE AS
CHOSEN

BEAMS, WITH DOVE-TAIL BEARING,
TYP AT POST.

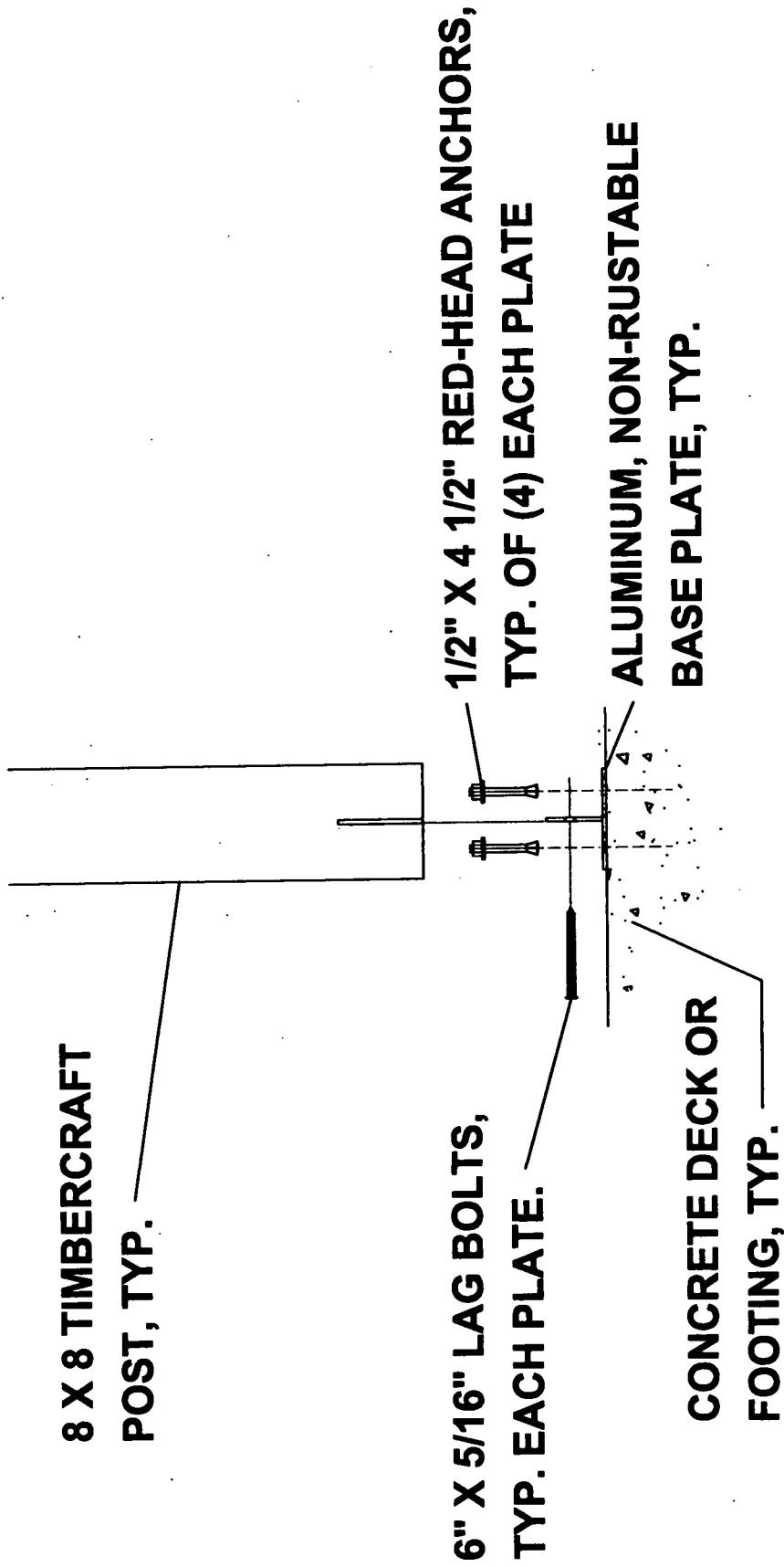
8 X 8 TIMBERCRAFT
POST, WITH DOVE-TAIL
BEARING, TYP.

AT BEAM CONNECTION

0' 1' 2' 3' 4' 5' 6' 7' 8'



Scale: 1" = 1'-0"



8 X 8 TIMBERCRAFT
POST, TYP.

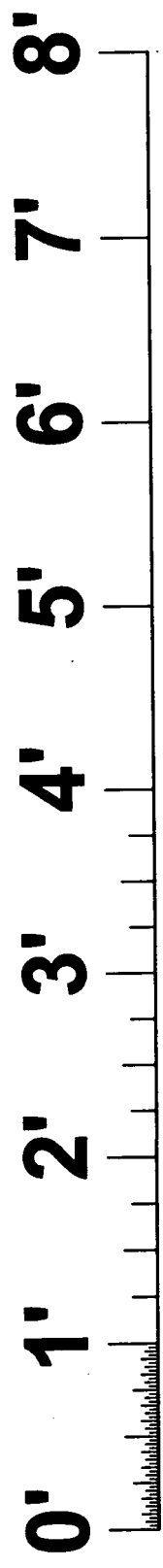
6" X 5/16" LAG BOLTS,
TYP. EACH PLATE.

1/2" X 4 1/2" RED-HEAD ANCHORS,
TYP. OF (4) EACH PLATE

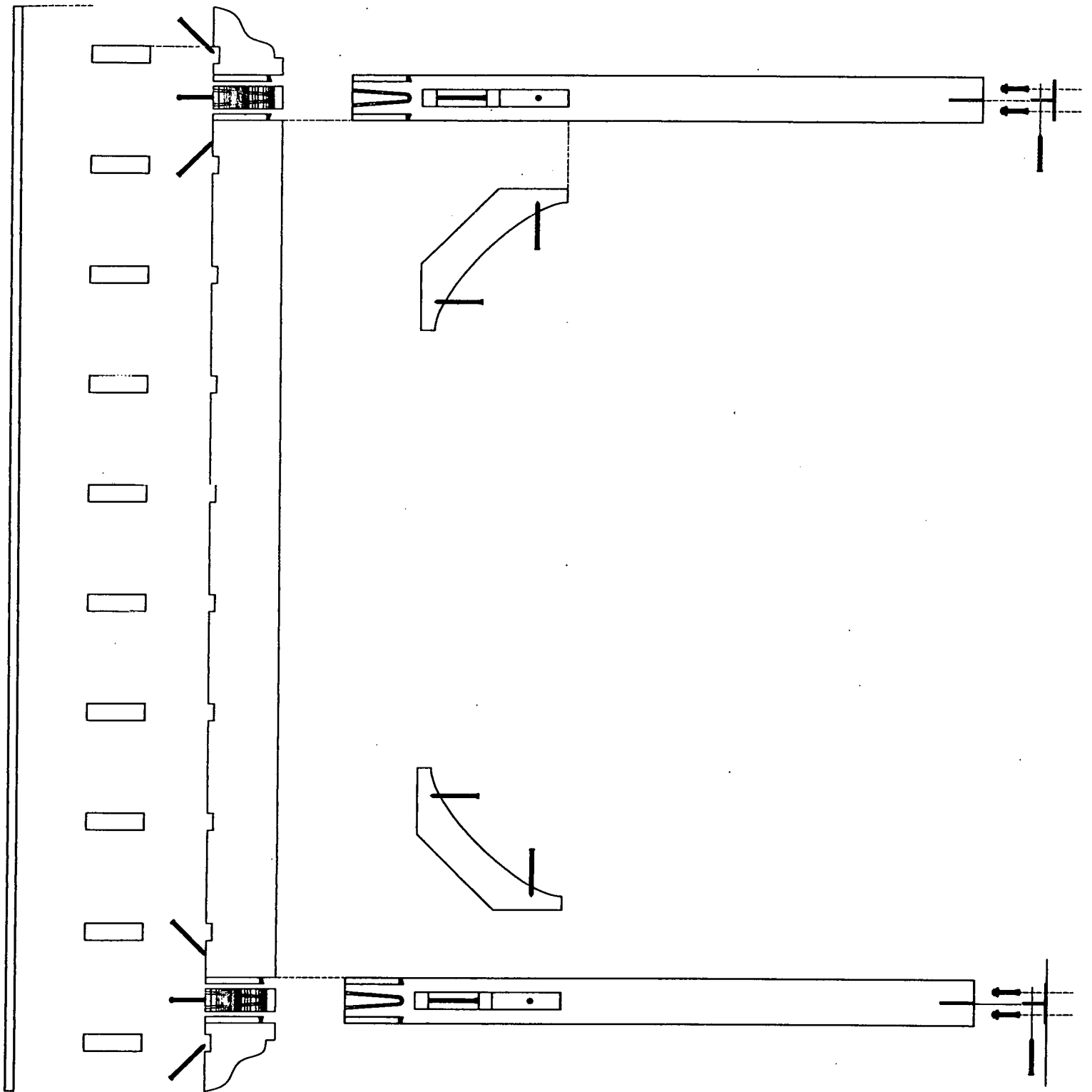
ALUMINUM, NON-RUSTABLE
BASE PLATE, TYP.

CONCRETE DECK OR
FOOTING, TYP.

AT BASE

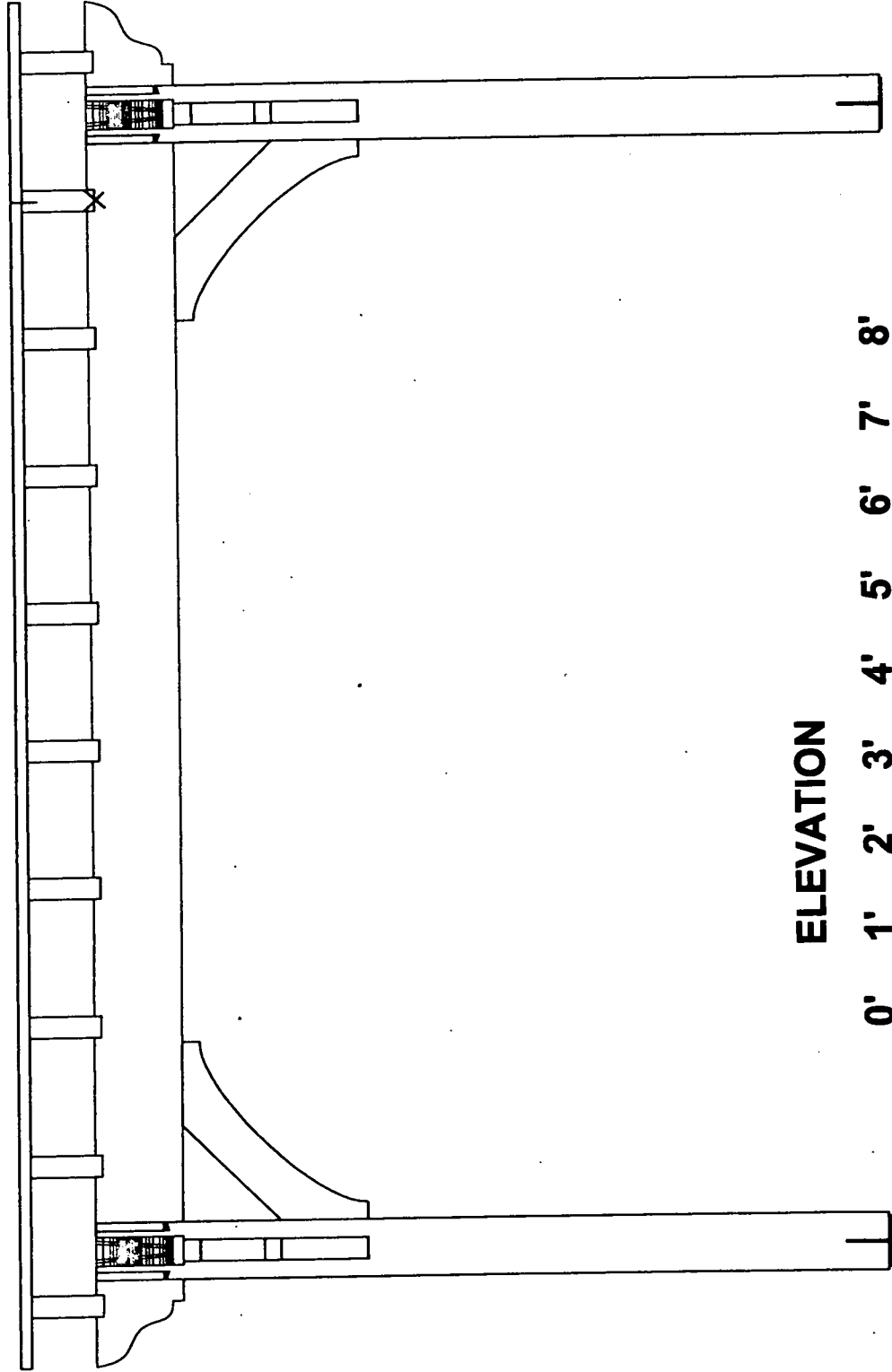


Scale: 1" = 1'-0"

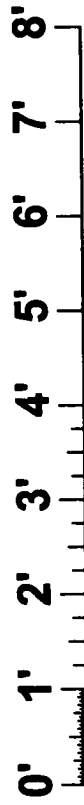


Western Timber Frame - Dovetailed Pergola

- Architectural Drawings and Details -

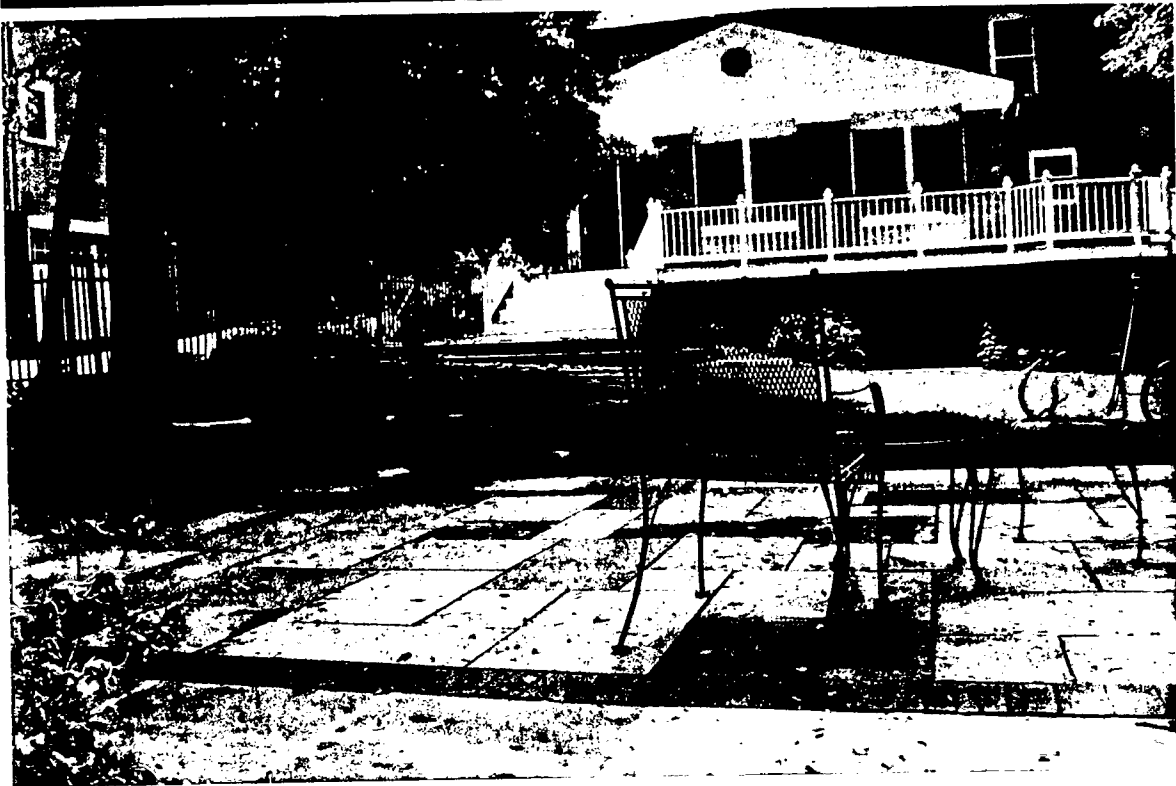


ELEVATION



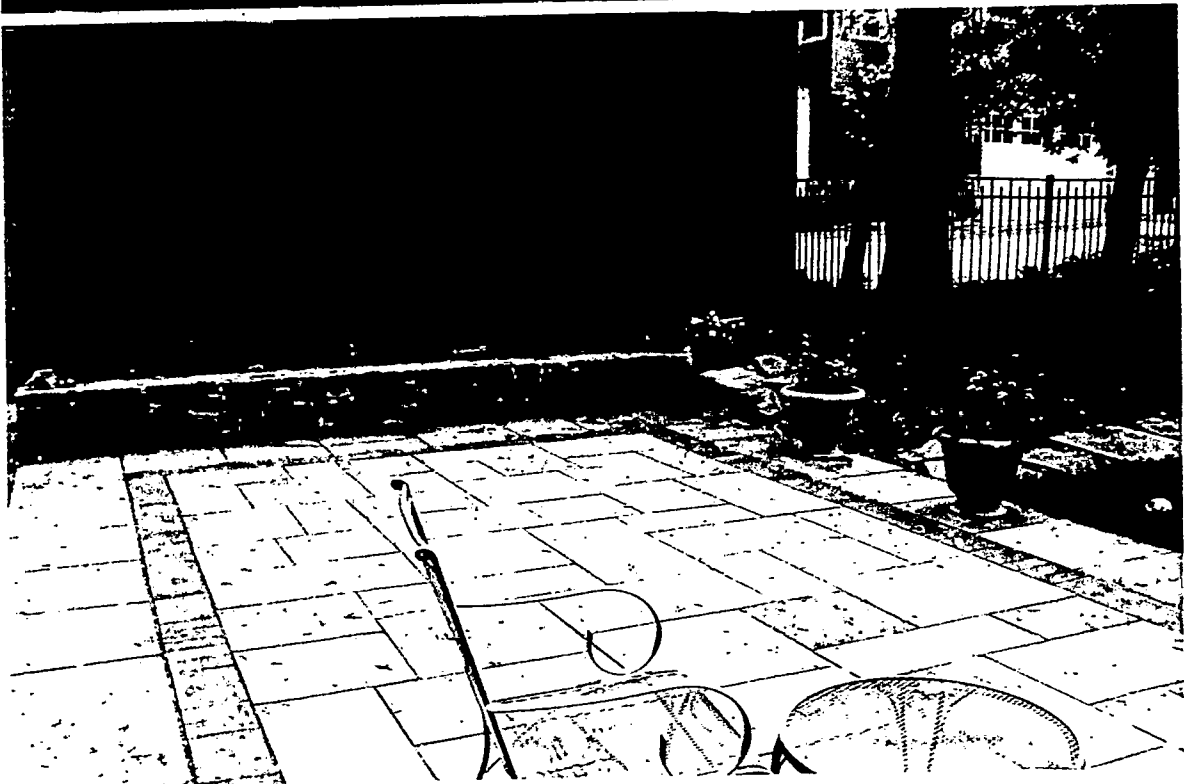
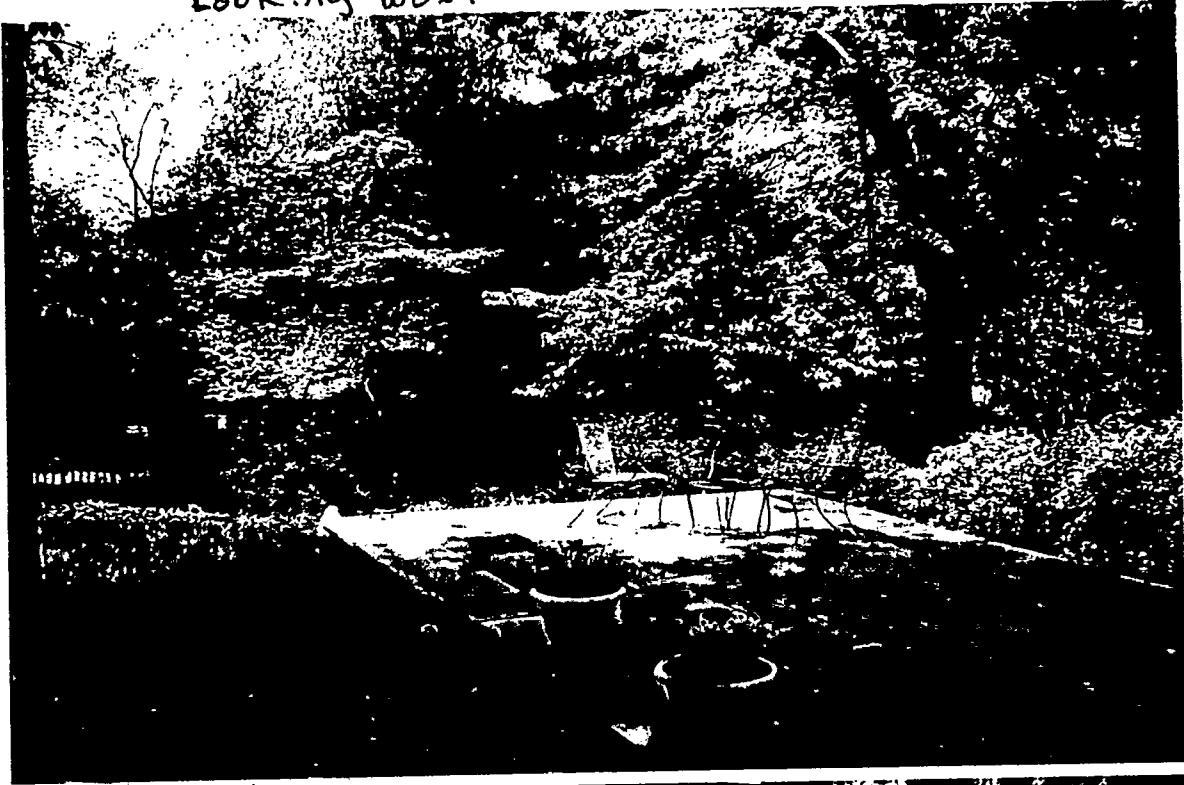
Scale: 1/2" = 1'-0"

PATIO SITE FOR PROPOSED PERGOLA
LOOKING INTO BACKYARD OF 4801 CUMBERLAND AV

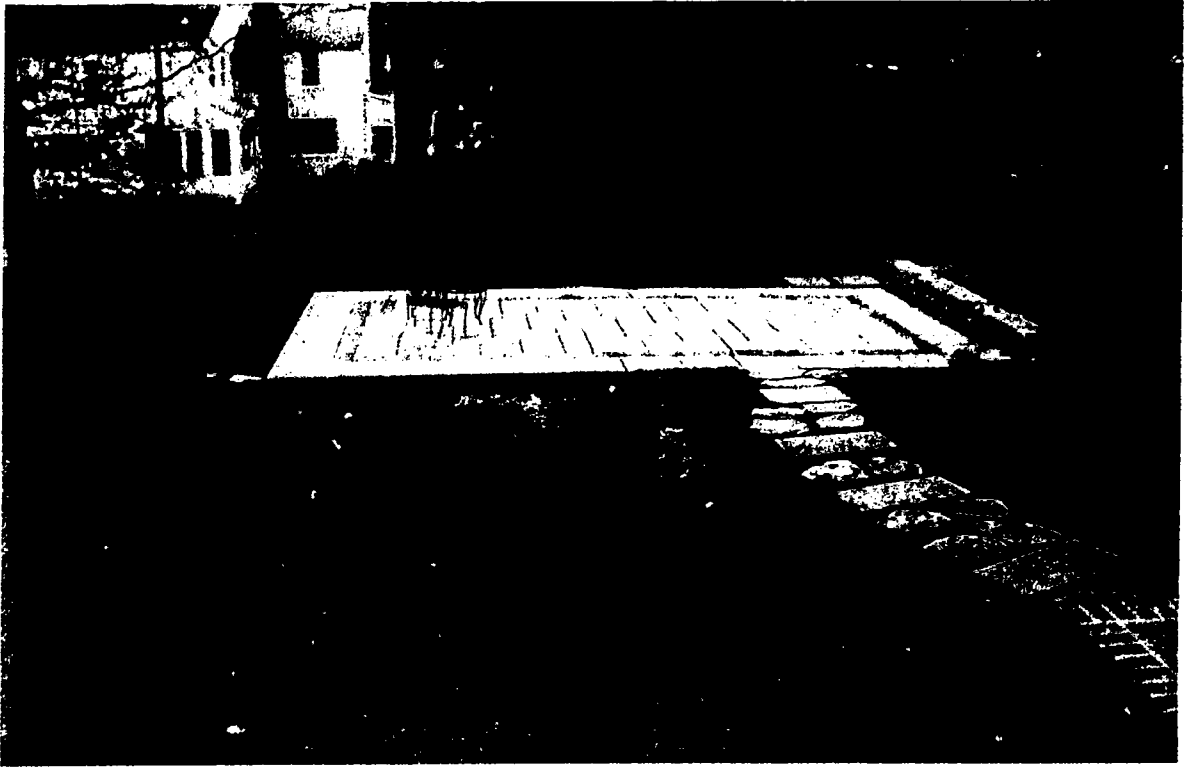


Facing rear of 4801 CUMBERLAND AV

Patio site for proposed pergola
Looking WEST



Looking East at 4801 Cumberland AV backyard



Proposed Pergola site

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
Dania Fitzgerald 4801 Cumberland AV Chevy Chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
4725 Cumberland AV Chevy Chase, MD 20815	5820 Surrey ST. Chevy Chase, MD 20815
4805 Cumberland AV Chevy Chase, MD 20815	4800 Drummond AV Chevy Chase, MD 20815
4808 Cumberland AV Chevy Chase, MD 20815	4804 Drummond AV Chevy Chase, MD 20815