

4901 Dorset Ave. Somerset H.D.
35136 2010 HAWP

OK ✓

March 9, 2010
Staff Item
Anne Fothergill
4901 Dorset Avenue
Non-Contributing Resource--Somerset Historic District

In January 2010 the HPC approved the relocation of part of the retaining wall along the front driveway for accessibility to this house. The applicants are now proposing to move the rest of the retaining wall 24 inches. Photos and plans are attached. Staff is requesting that the HPC allow this change to be approved at the staff level.

4901 Dorset Avenue
Chevy Chase, Maryland
February 28, 2010

Anne Fothergill
Planner Coordinator
Urban Design | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
anne.fothergill@mncppc-mc.org

Re: 4901 Dorset Avenue, Somerset Historic District

Dear Anne:

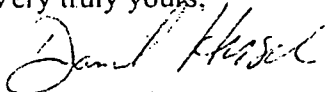
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I request that the Historic Preservation Commission amend our HAWP to allow us to widen the entire remaining length of the driveway (that portion not already subject to the HAWP), by moving the existing retaining wall 24 inches to the west. We will use the same materials in the relocated retaining wall as are presently used in the wall.

Attached is a revised site plan and elevations, as well as a photo of the retaining wall and driveway.

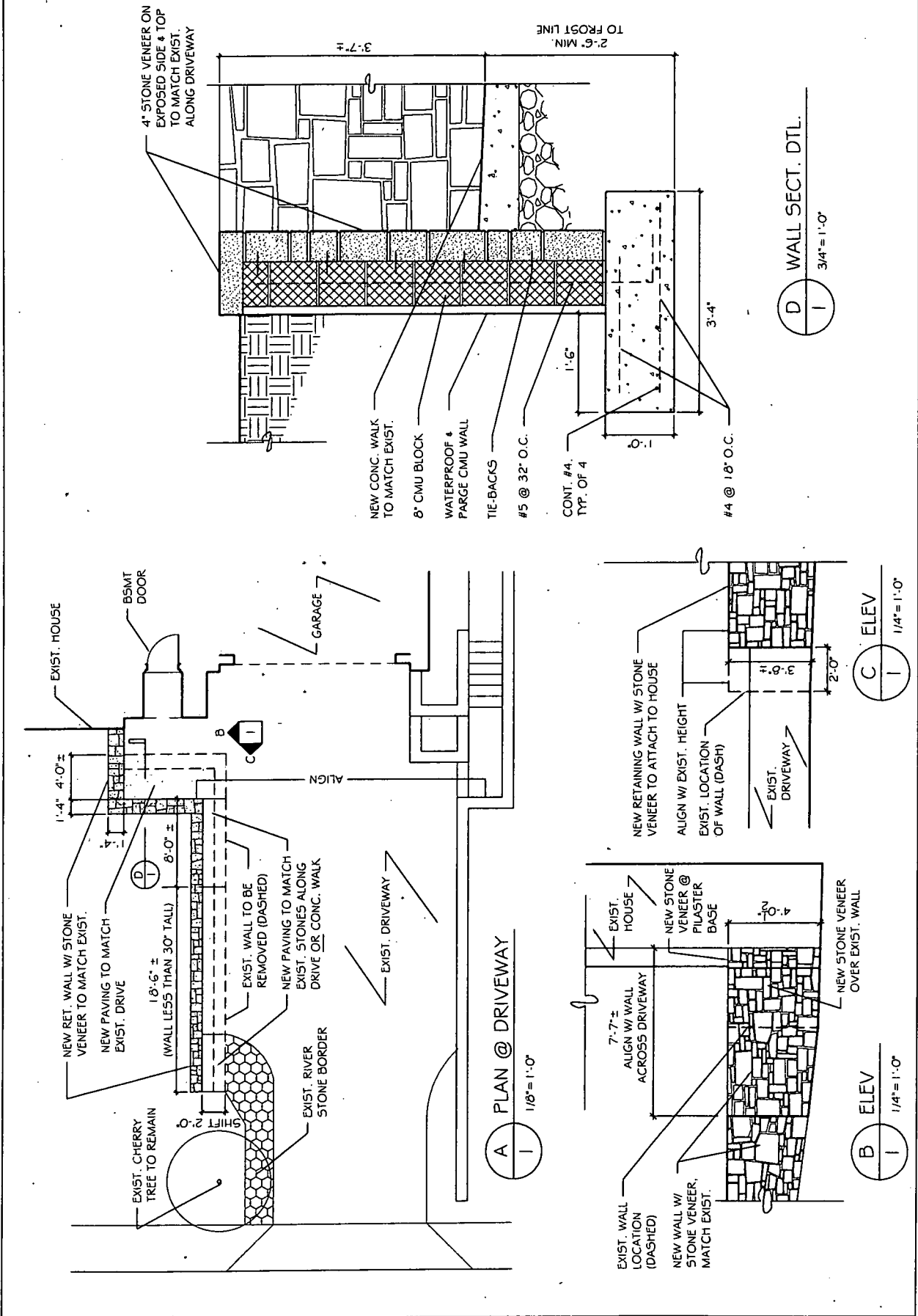
Thank you for very much for your assistance. If you have any questions, please call me at my office, 202-508-4812.

Very truly yours,

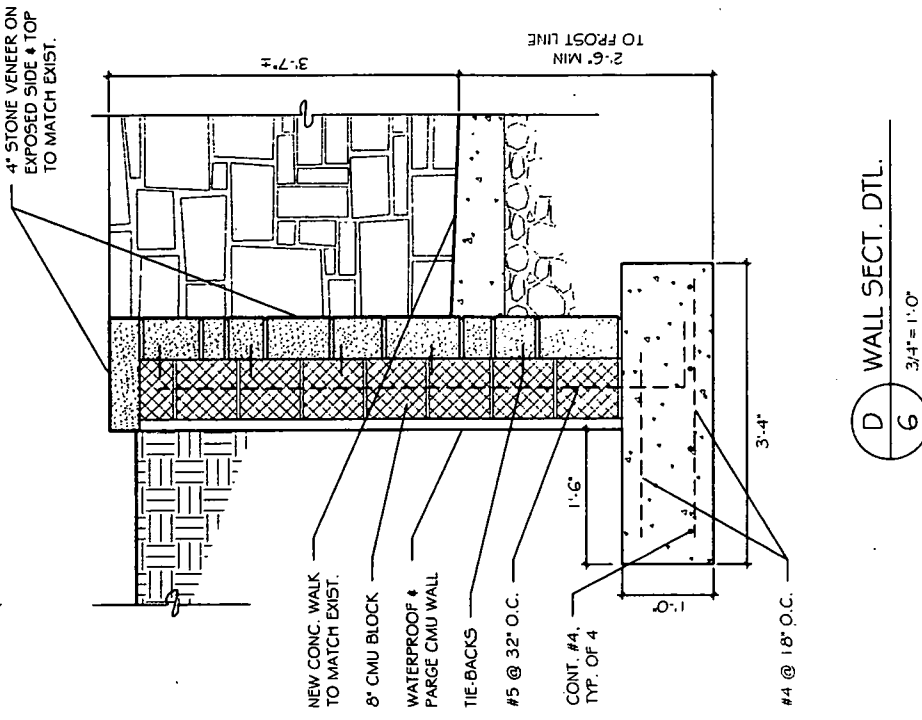
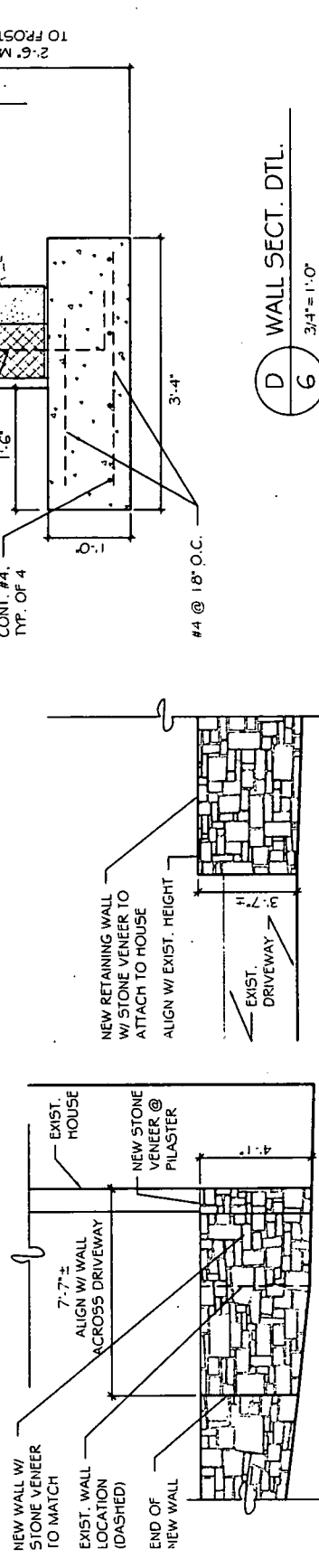
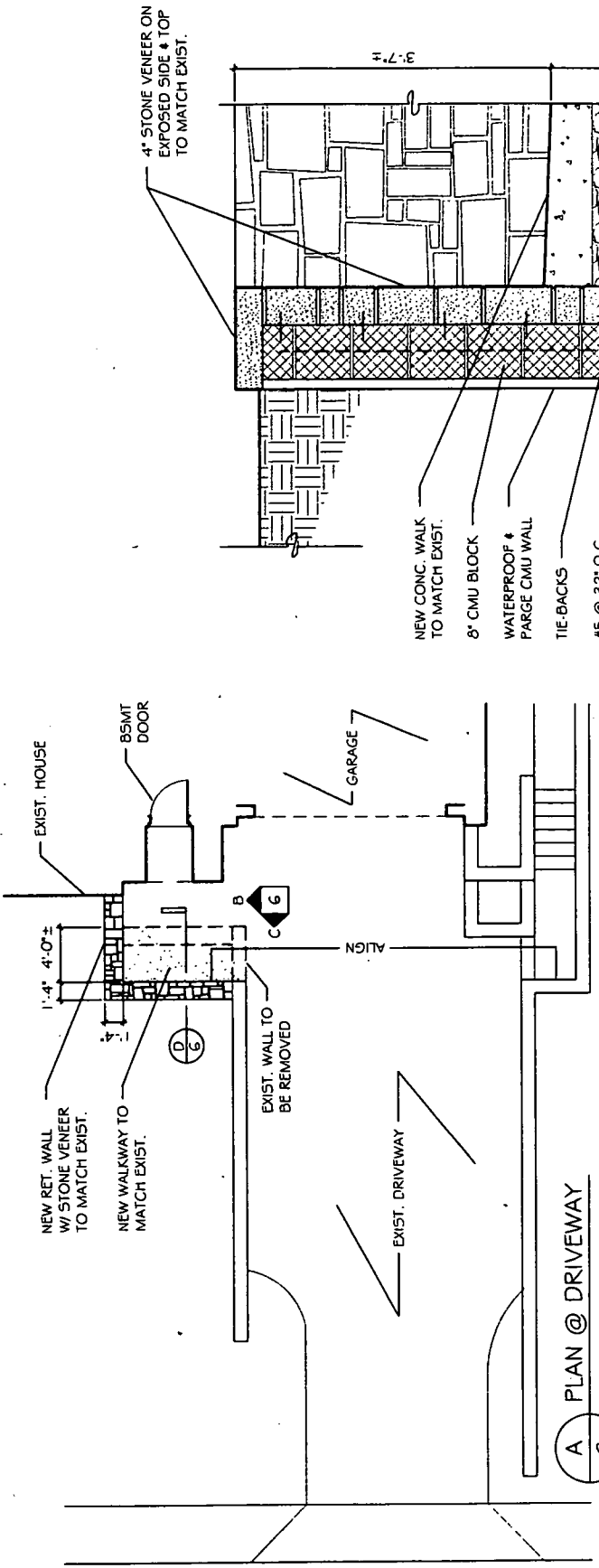

Daniel Hirsch

Attachments. (1) Site plan and Elevations, (2) Photograph of retaining wall and driveway.





Proposed



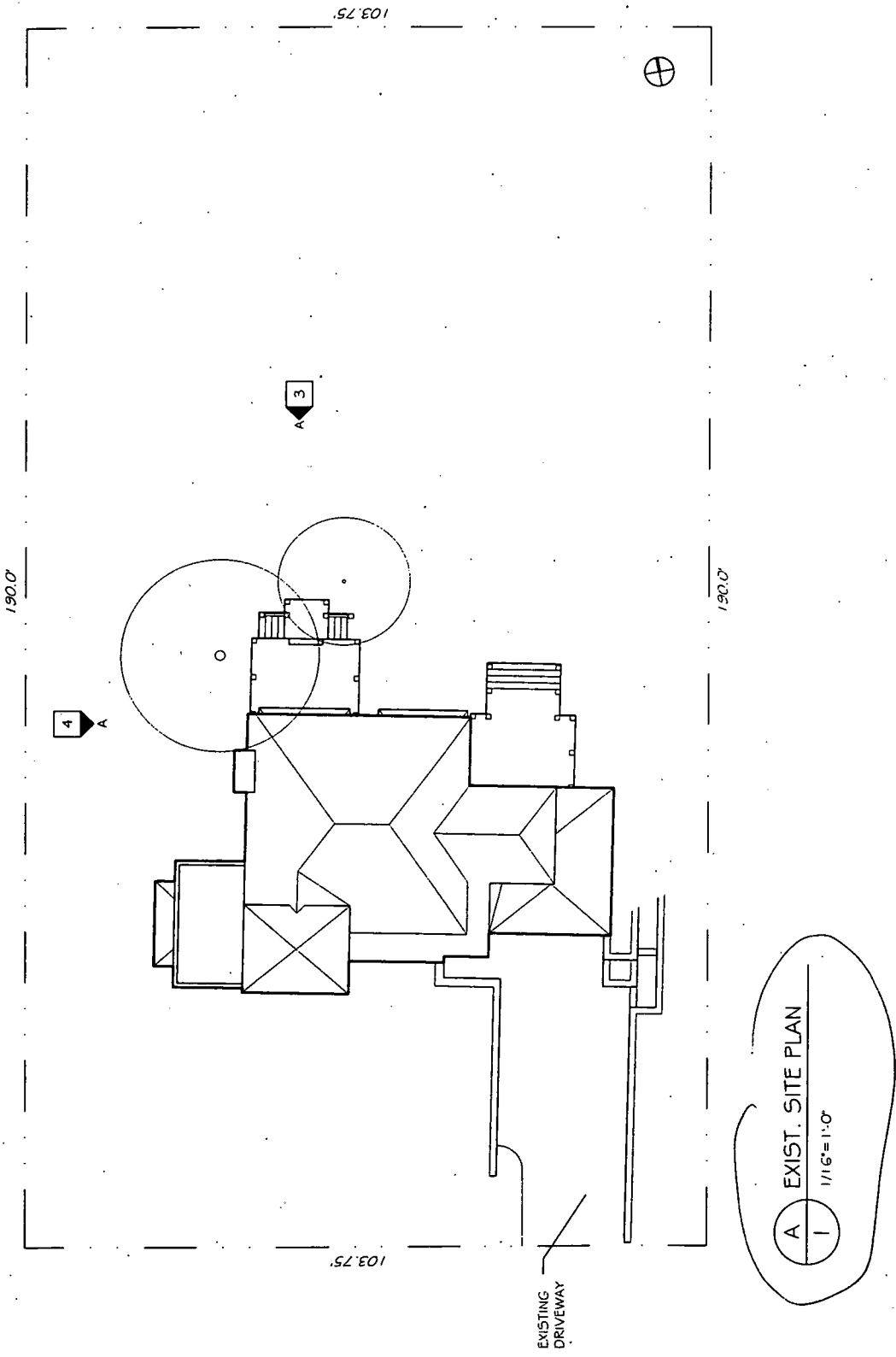
Approved by HPC

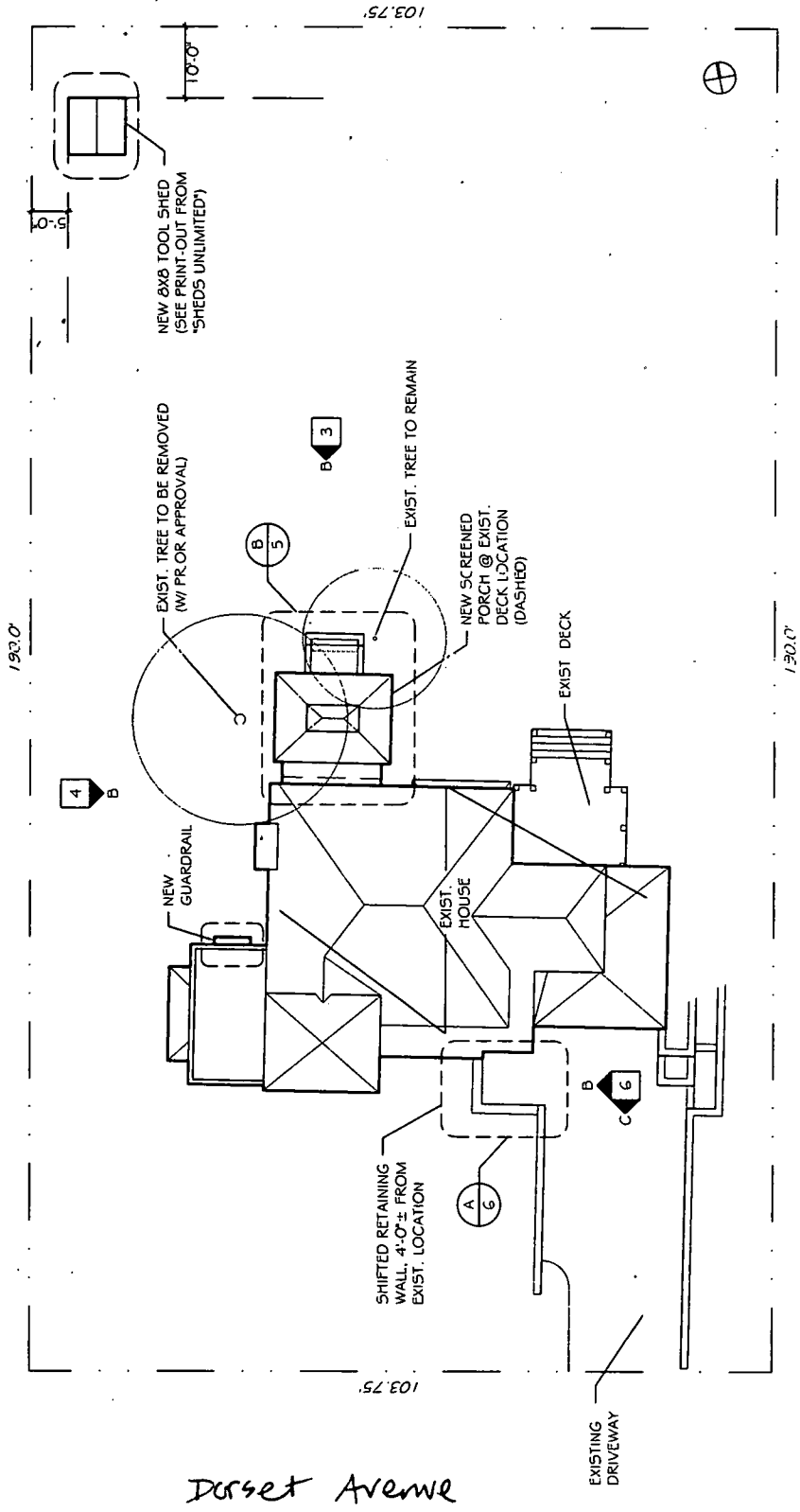
15

HIRSCH
4401 DORSET AVE
CHEVY CHASE, MD

HAWP SET
EXISTING SITE
1/16" = 1'-0"
14 DEC 2009

TRACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791





A PROP. SITE PLAN
 2 1/16"=1'-0"

Approved by MPC

March 9, 2010
Staff Item
Anne Fothergill
4901 Dorset Avenue

Non-Contributing Resource--Somerset Historic District

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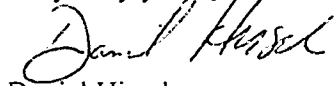
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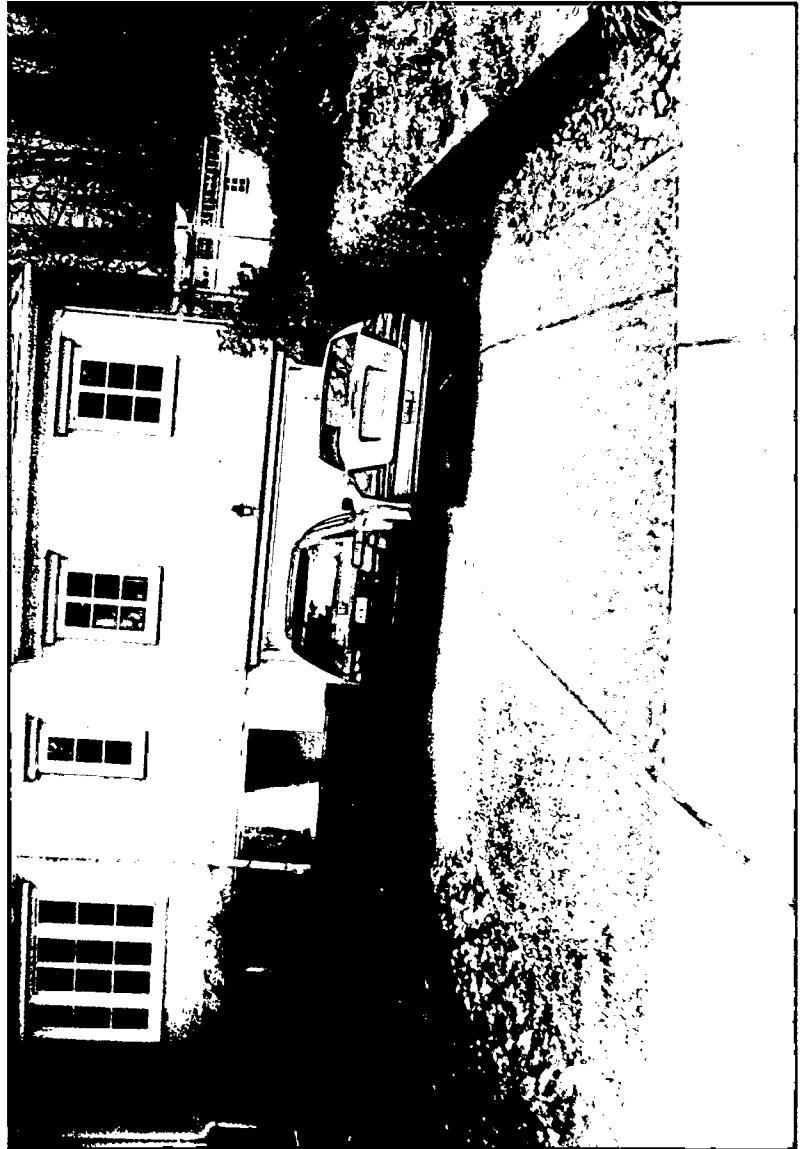
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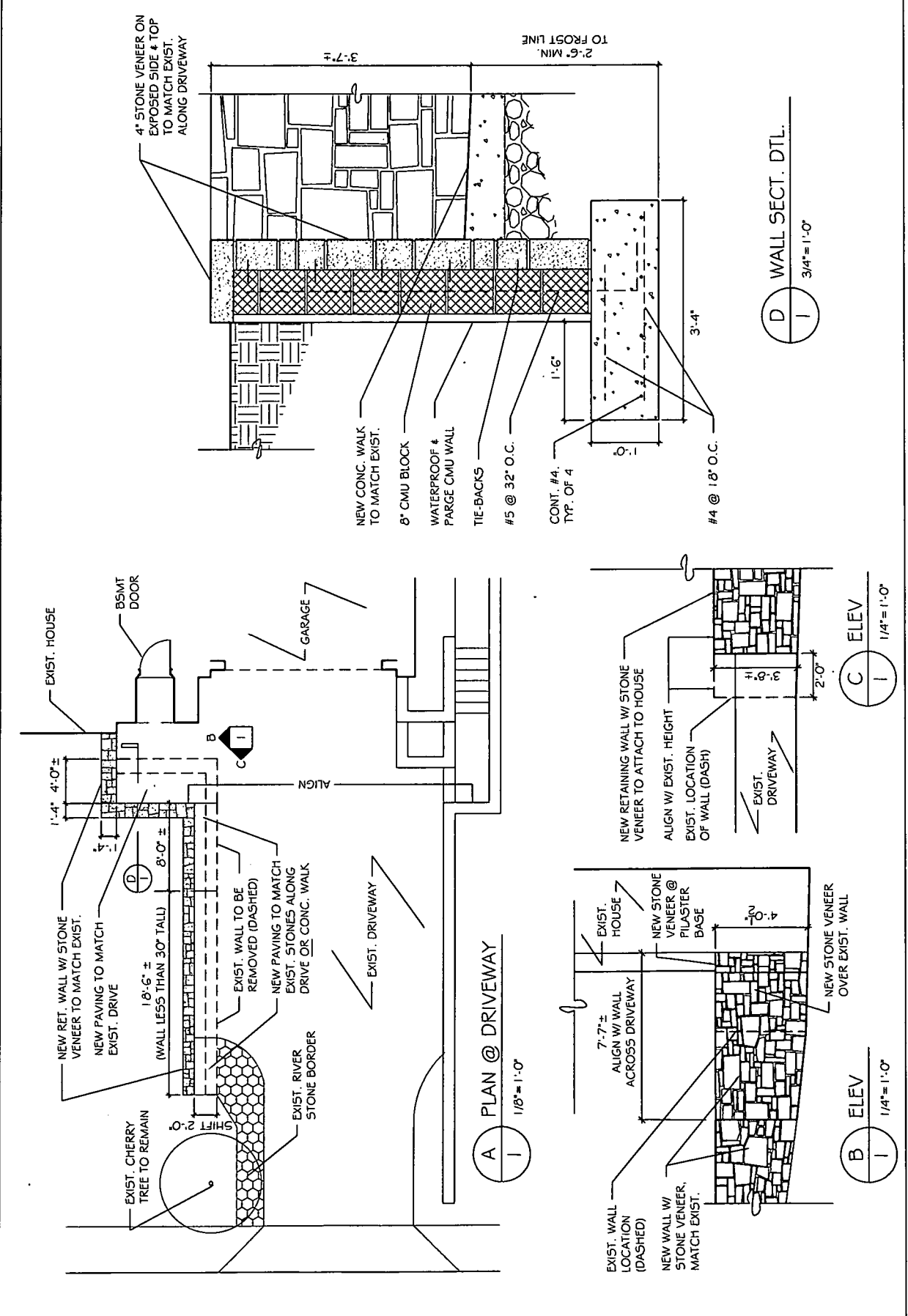
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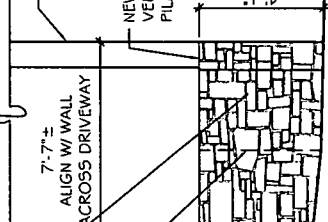
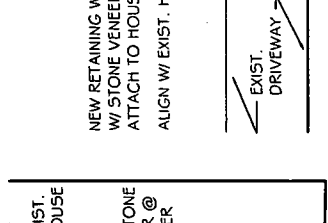
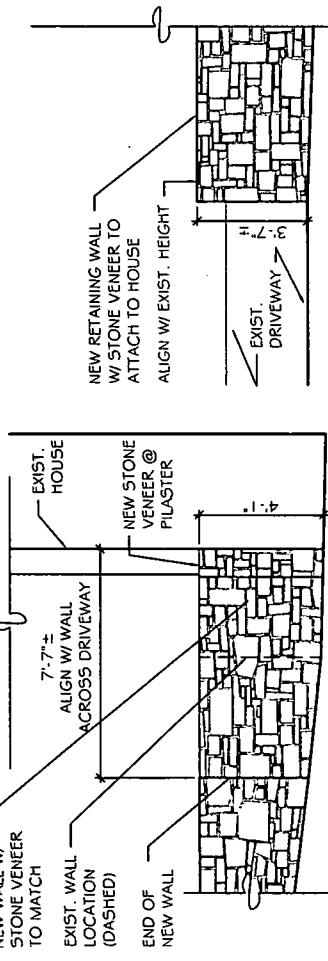
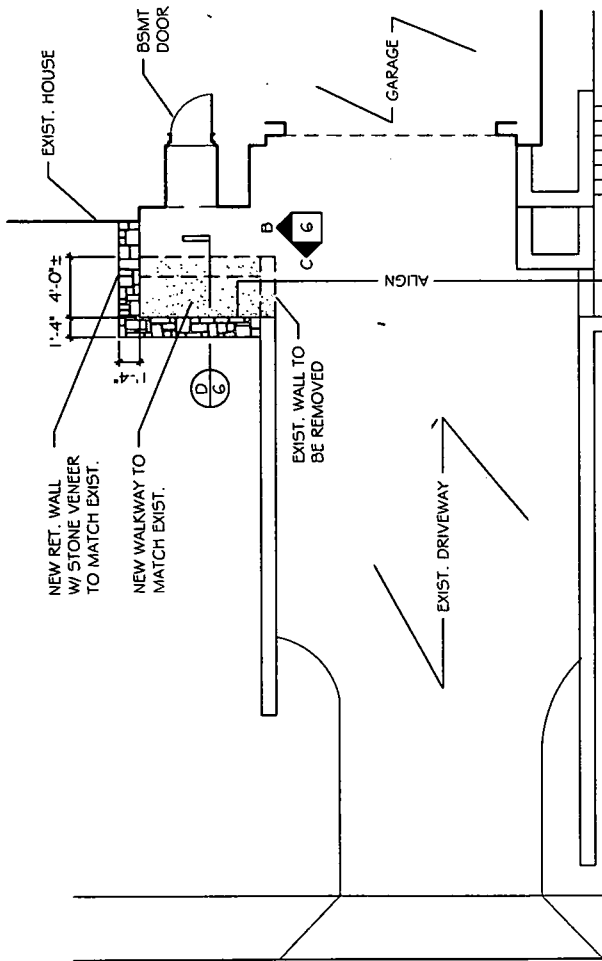
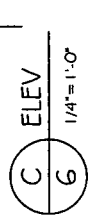
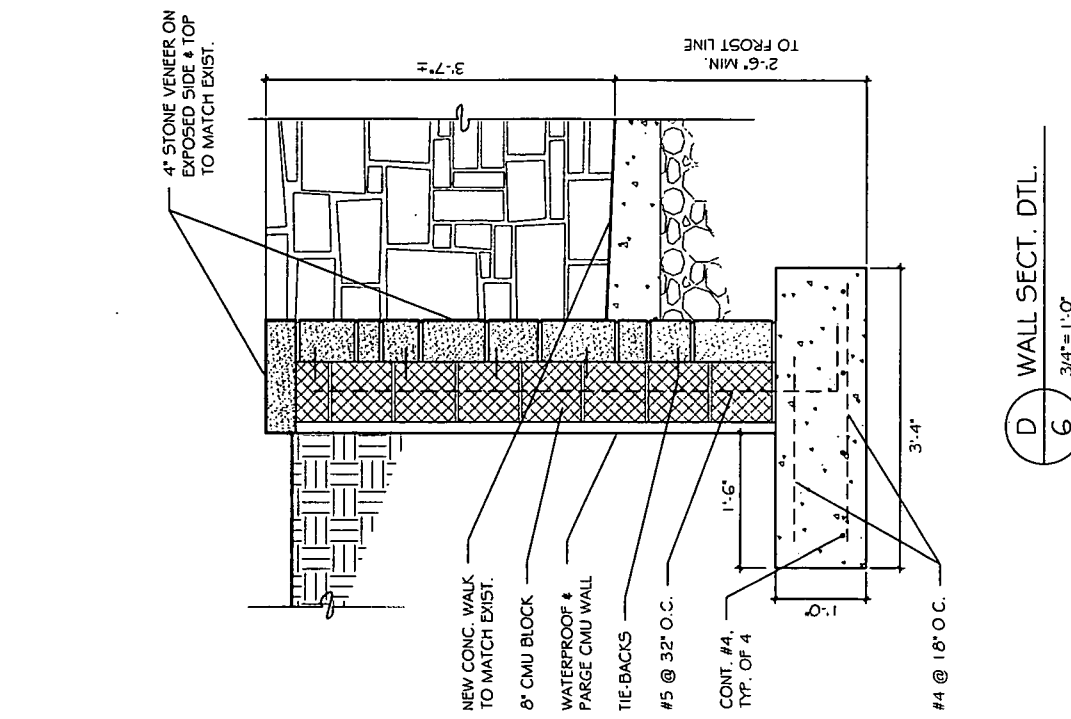
Daniel Hirsch

Attachments. (1) Site plan and Elevations, (2) Photograph of retaining wall and driveway.





Proposed

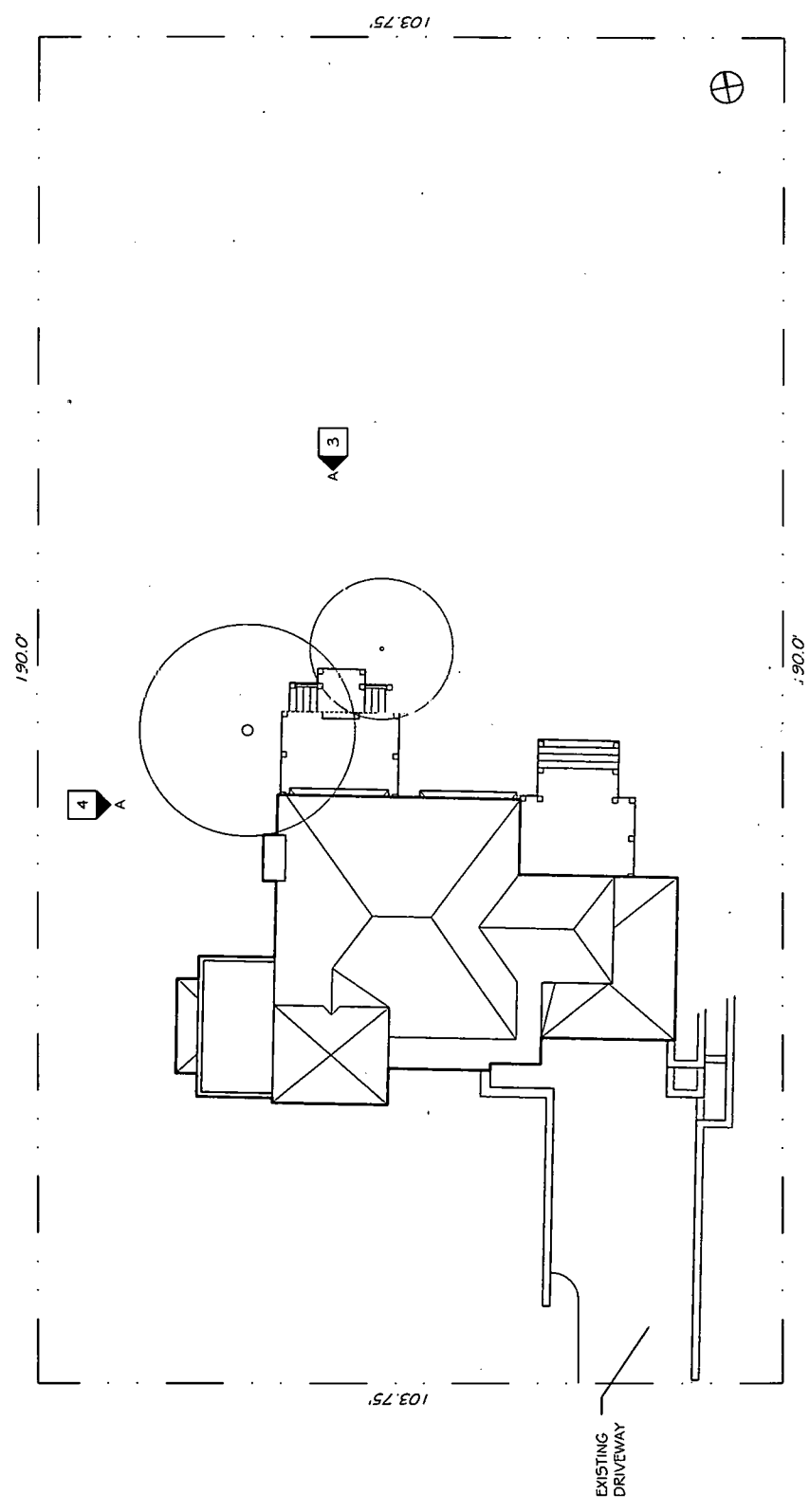


Approved by MPC

HIRSCH
4401 DORSET AVE
CHEVY CHASE, MD

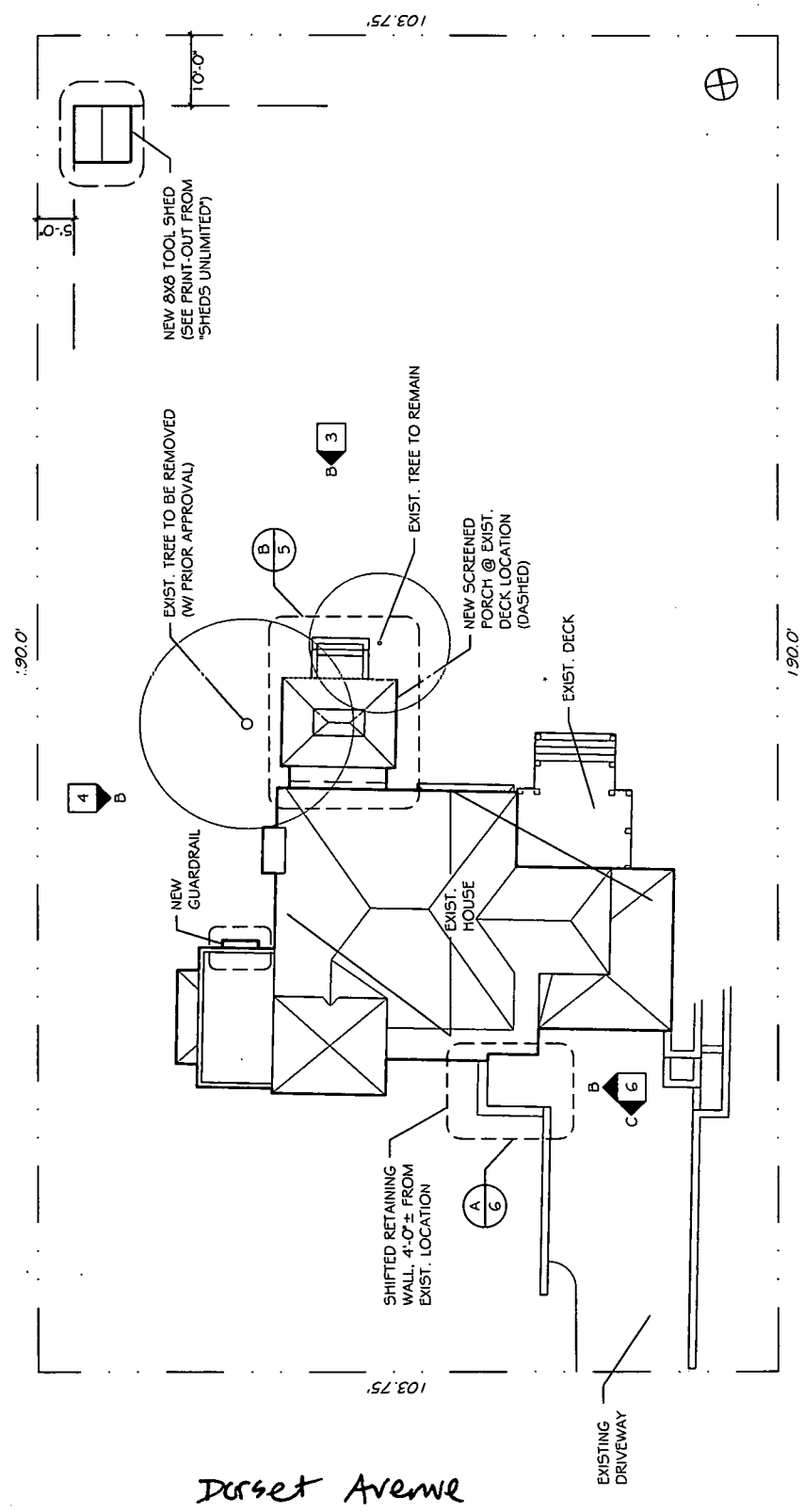
HAWP SET
EXISTING SITE
1/16"=1'-0"
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202-362-5226 • FAX: 202-362-7791



A
EXIST. SITE PLAN
1/16"=1'-0"

10



A PROP. SITE PLAN
 2 1/16" = 1'-0"

Dorset Avenue

Approved by MPC

4901 Dorset Avenue
Chevy Chase, Maryland
February 23, 2010

Scott Whipple, Supervisor
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(scott.whipple@mncppc-mc.org)

Re: 4901 Dorset Avenue, Somerset Historic District

Dear Scott:

In January we received an HAWP for certain work at our residence. The approved work included moving a section of a retaining wall that holds earth back as our driveway descends to a garage beneath the house. The section of retaining wall for which the permit was granted is on the west side of the driveway, the four or five feet closest to the house.

I would like to amend our permit to widen the entire driveway by 24 inches, along the entire length of the retaining wall. The first 16.4 feet of the retaining wall, measured from the top of the driveway, is less than 30 inches in height. I understood that an HAWP may not be needed to move that section, because no County building permit is required to build a retaining wall under 30 inches. Could you tell me if an HAWP is required to move that section of wall 24 inches, maintaining all the same materials?

There is a remaining approximately 7.8 foot section of retaining wall that is over 30 inches in height (in addition to the four to five foot section for which we already have a HAWP to move). Could you tell me if I need to go through the full HAWP process with another public hearing to move the 7.8 foot section of retaining wall 24 inches to the west? Or, is there a summary procedure for the staff or Commission to grant a go ahead for non-material changes to an existing permit?

Thank you for very much for your help. If you have any questions, please call me at my office, 202-508-4812.

Very truly yours,

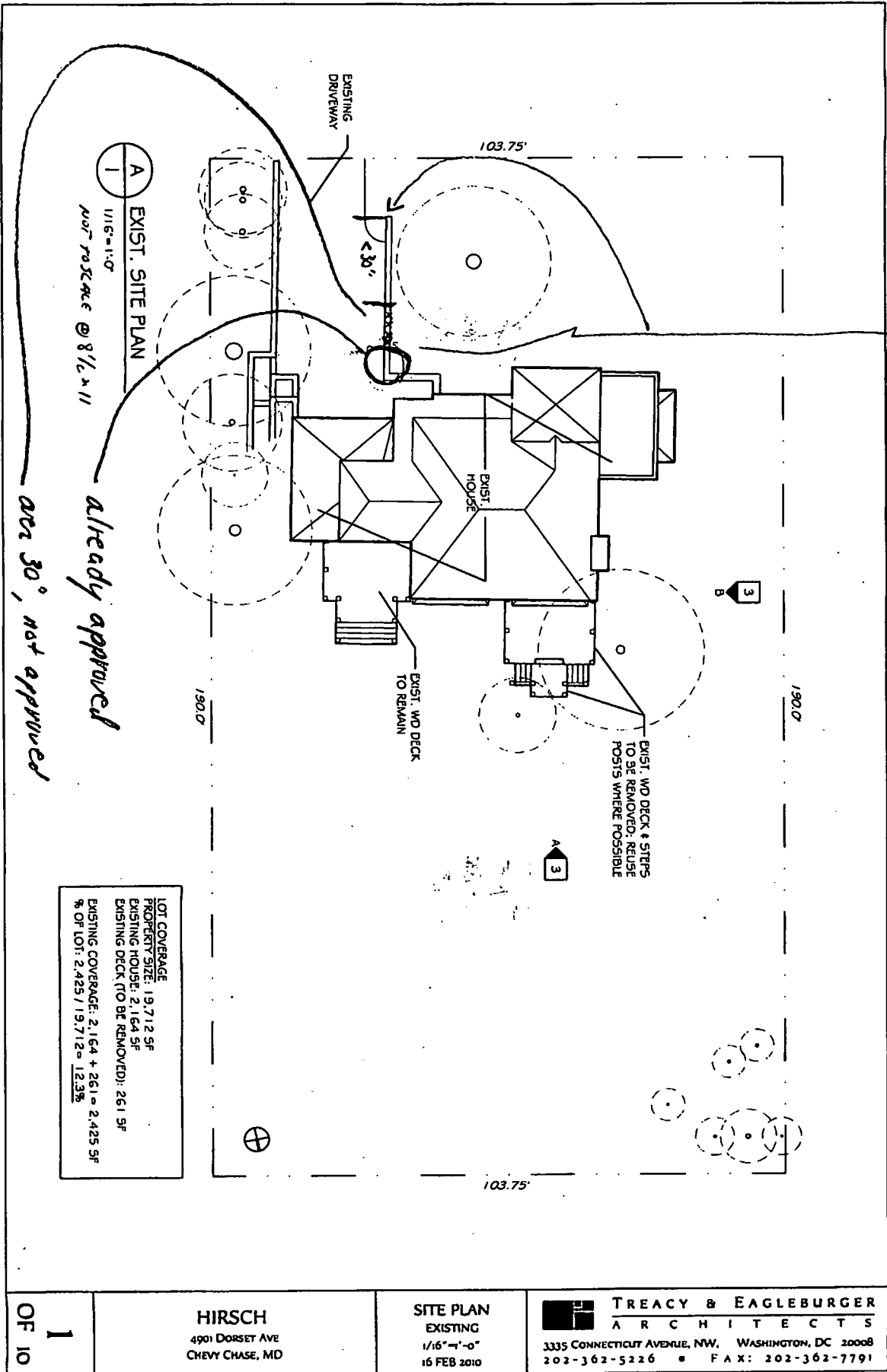
/s/

Daniel Hirsch

Attachment. (1) Existing site plan, showing retaining wall; (2) Photograph of retaining wall and driveway.



Seeking information about moving retaining wall 24 inches. 164 feet of the wall is under 30" high. 7.8 feet is over.



A
 EXIST. SITE PLAN
 1/16" = 1'-0"
 NOT RESCALE @ 8 1/2" x 11"

already approved
over 30", not approved

1 OF 10	HIRSCH 4901 DORSET AVE CHEVY CHASE, MD	SITE PLAN EXISTING 1/16" = 1'-0" 16 FEB 2010	 TREACY & EAGLEBURGER ARCHITECTS 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008 202-362-5226 • FAX: 202-362-7791
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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 1/7/10

MEMORANDUM

TO: Carla Reid, 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 #527816—rear screened porch, window replacement, alterations to driveway and retaining wall, and shed installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the January 6, 2010 HPC meeting.

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: Brenda Gruss and Daniel Hirsch
Address: 4901 Dorset 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 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Daniel Hirsch
Daytime Phone No.: 202-508-4812
Tax Account No.: 00536968
Name of Property Owner: Brenda Gruss and Daniel Hirsch Daytime Phone No.: 202-508-4812
Address: 4901 Dorset Avenue, Chevy Chase, Maryland, 20815
Street Number City Street Zip Code
Contractor: We have not signed a contract yet. Phone No.: _____
Contractor Registration No.: The contractor will be Mont Co. licensed.
Agent for Owner: None. Architects: Treacy and Eagleburger Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 4901 Street: Dorset Avenue
Town/City: Somerset Nearest Cross Street: Devon Lane
Lot: 12 Block: 2 Subdivision: 044 (District 7) (Somerset Heights)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: **CHECK ALL APPLICABLE:**
 Construct Extend Alter/Renovate A/C Slab 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: \$ Between 40 and 50,000 based on preliminary estimates.
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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 4 feet 2 inches max height
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.

Daniel Hirsch Signature of owner or authorized agent December 14, 2009 Date

Approved: ✓ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 1/7/10
Application/Permit No.: 527816 Date Filed: 12/16/09 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 structure is a two story, single family house with a below grade two car garage. The original house was built circa 1915. Major additions, alterations and renovations were undertaken circa 1938, 1970 and 1991. The house sits on a residential lot of approximately 19,000 sq. ft. surrounded by other suburban homes on similarly sized lots. I am not aware of particular historical features or significance beyond what is listed in the Atlas for the 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:

The project has four independent elements. (1) Replace rear yard living room deck with a screened one story porch of materials to match existing house; new porch will be in approximately the same footprint as the existing deck except for the addition of stairs from the porch to the backyard; (2) widen the end of the existing driveway to provide space for wheelchair access and better general access to the house by removing approximately 4 feet of an existing driveway retaining wall and rebuilding it with the exact same stone materials set back 8.5 feet to the west; (3) install a safety rail over on an existing exterior rear window opening and make this fixed window openable; (4) install an 8' by 8' wood shed in the northwest rear corner of the property, at least 5' from the west property line and at least 5' from the north property line. I am not aware of any material effect these changes would have on the historic resources, setting or district.

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.

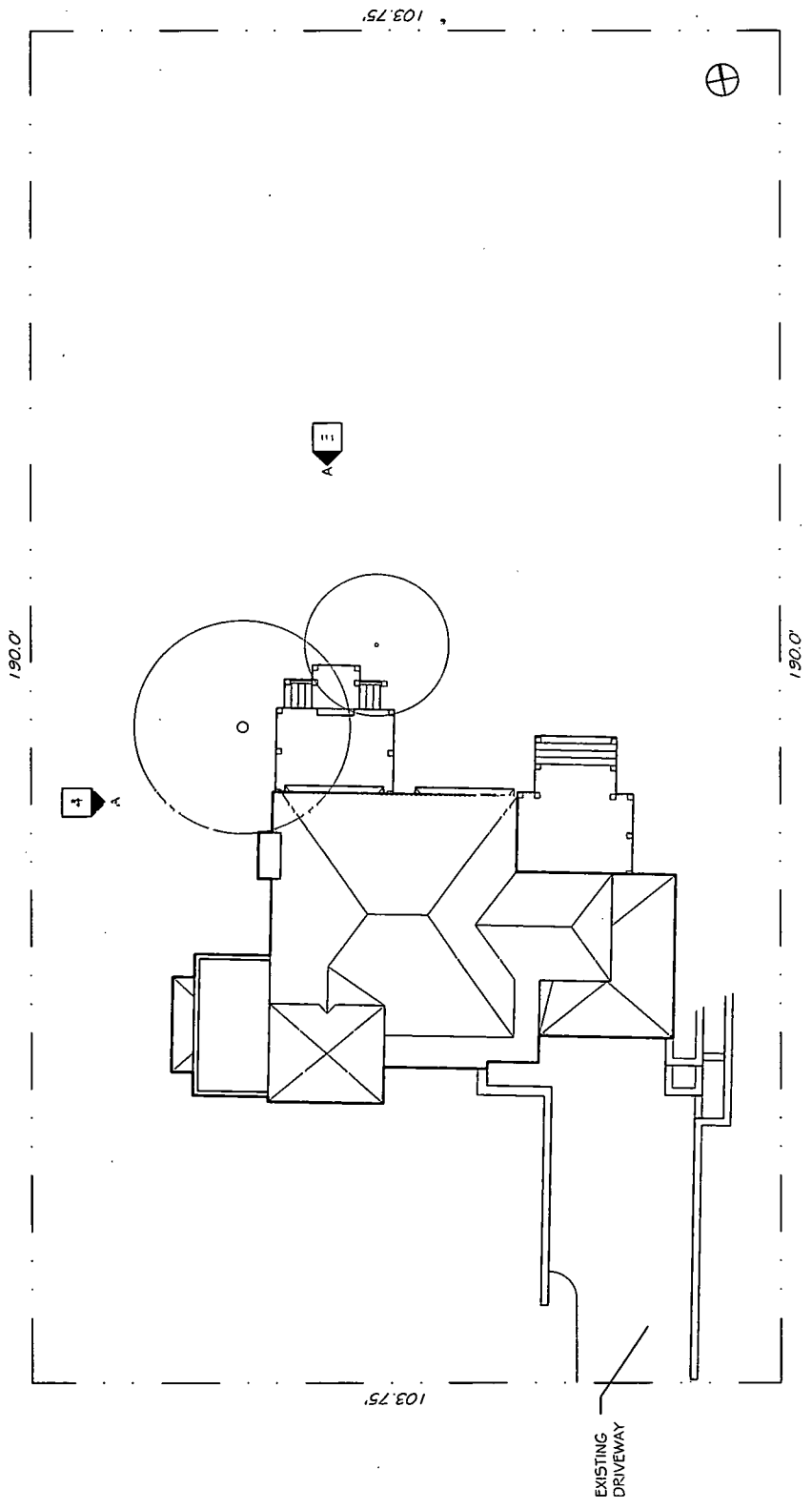
TRACY & EAGLEBURGER
ARCHITECTS
3333 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 ■ FAX: 202-362-7791

HAWP SET
EXISTING SITE
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14 DEC 2009

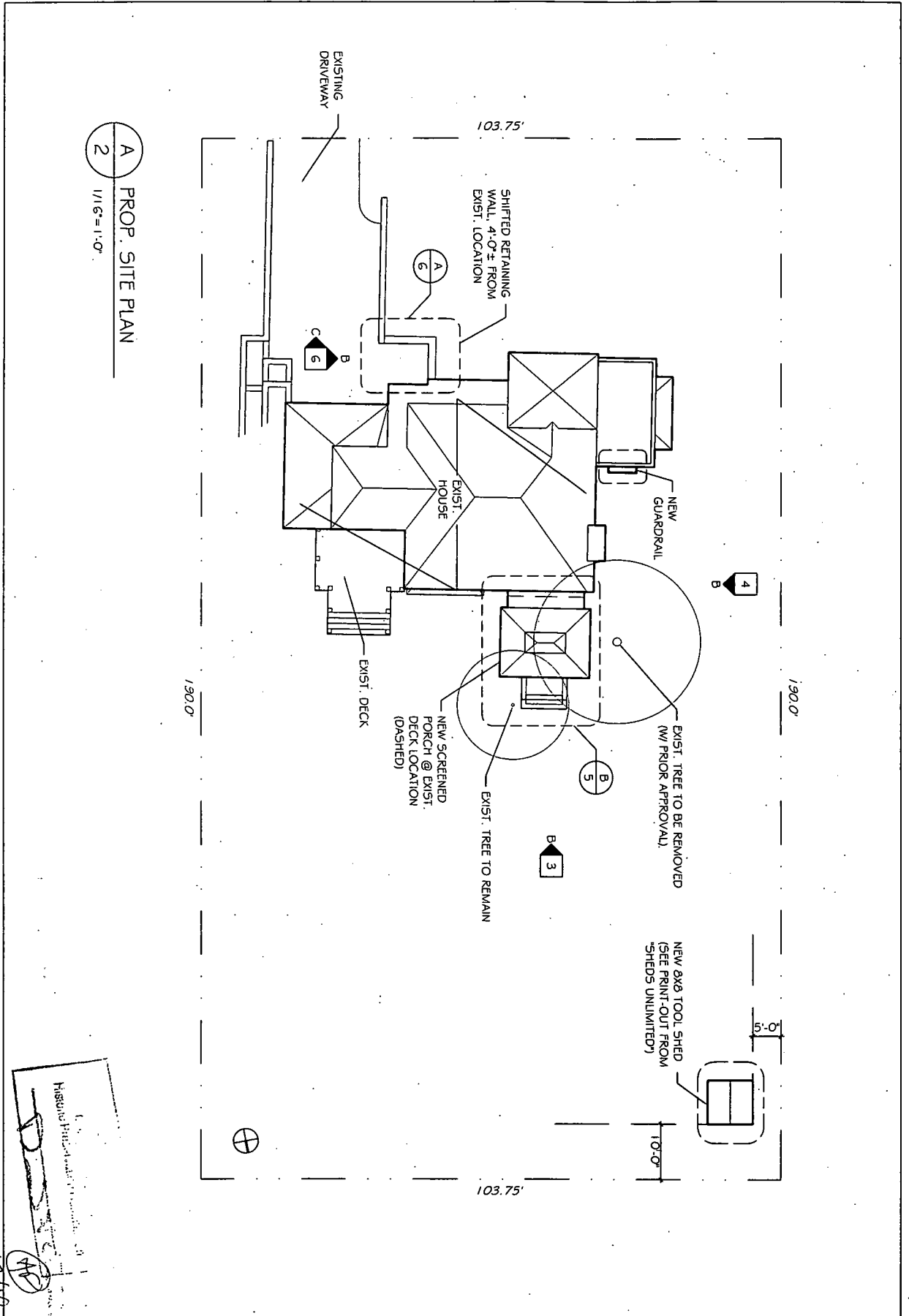
HIRSCH
4401 DORSET AVE
CHEVY CHASE, MD

1
OF 7

Handwritten notes and stamps:
AP
11/17/10
Hirsch

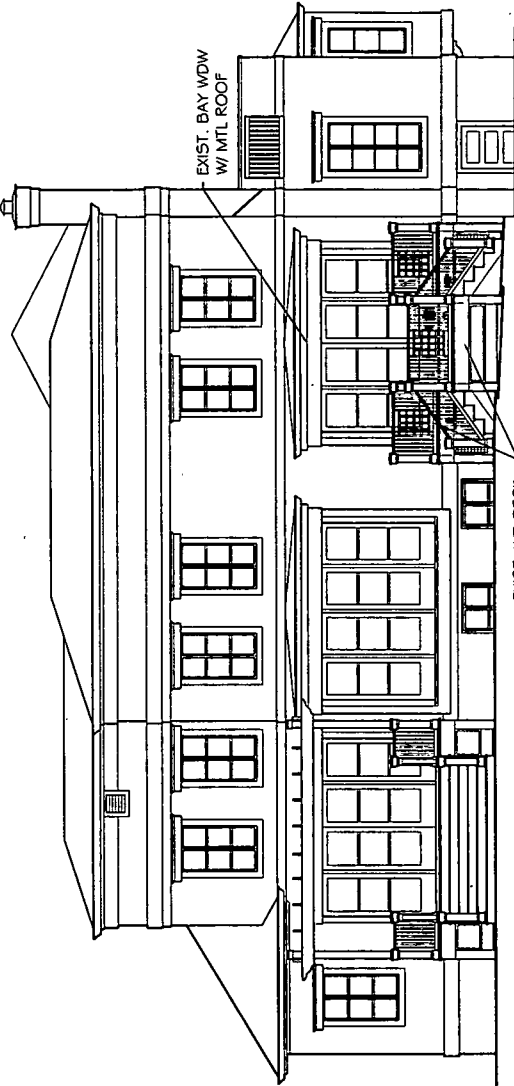


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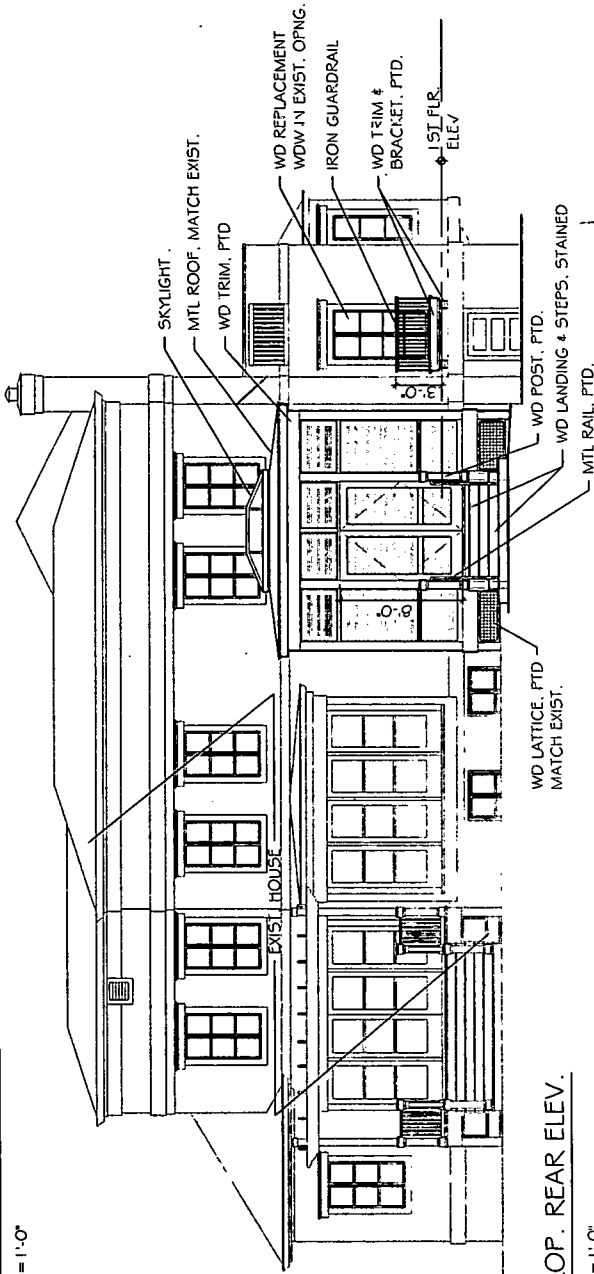


A PROP. SITE PLAN
 2 1/16"=1'-0"

HIRSCH ARCHITECTS
 1/9/10



A
3
1/8" = 1'-0"

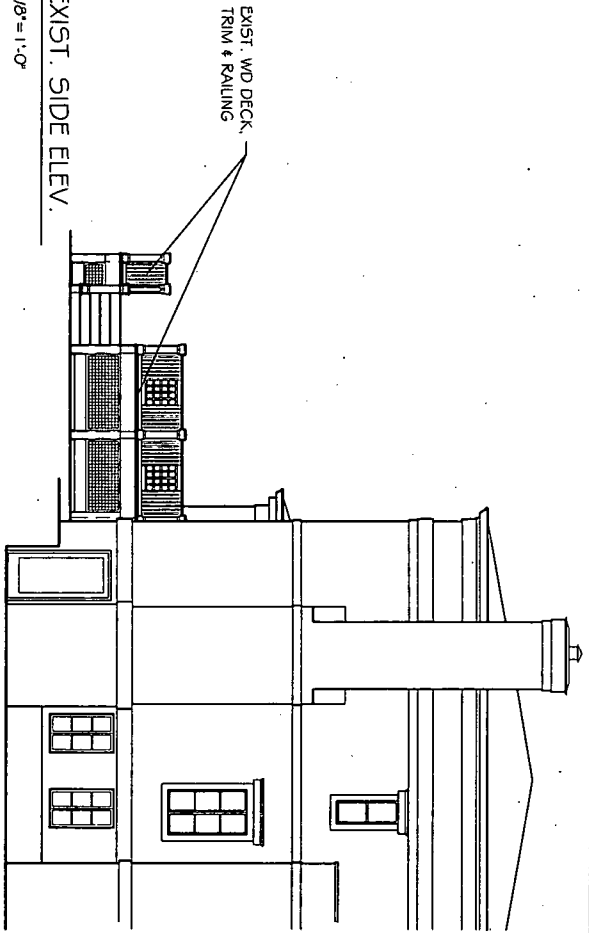


B
3
1/8" = 1'-0"

11/17/10
R

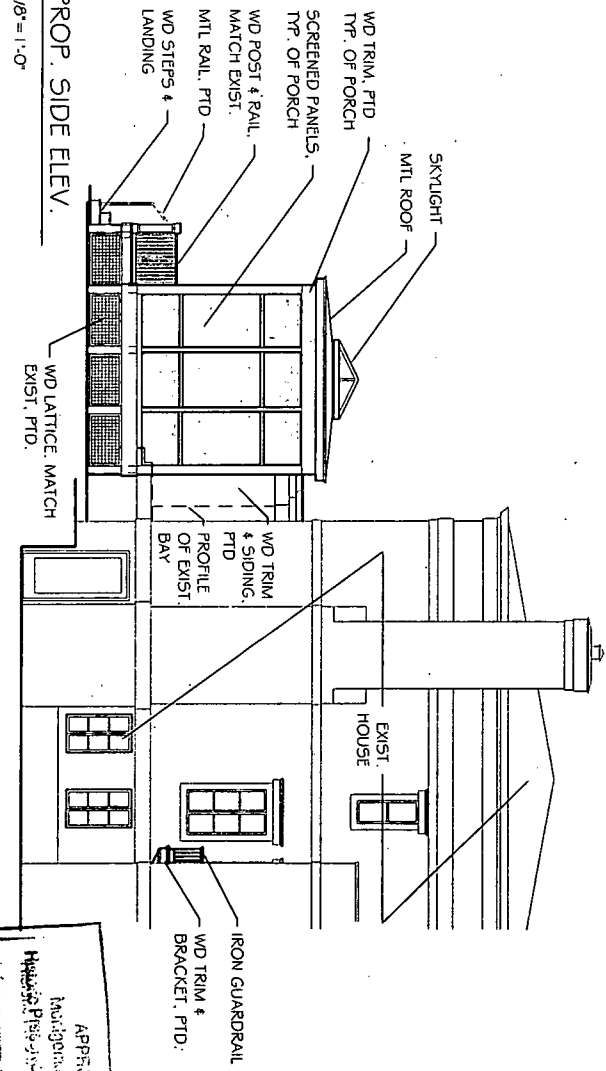
A
4

EXIST. SIDE ELEV.
1/8" = 1'-0"



B
4

PROP. SIDE ELEV.
1/8" = 1'-0"



APPROVED
Hirsch Building Corporation
1/12/10

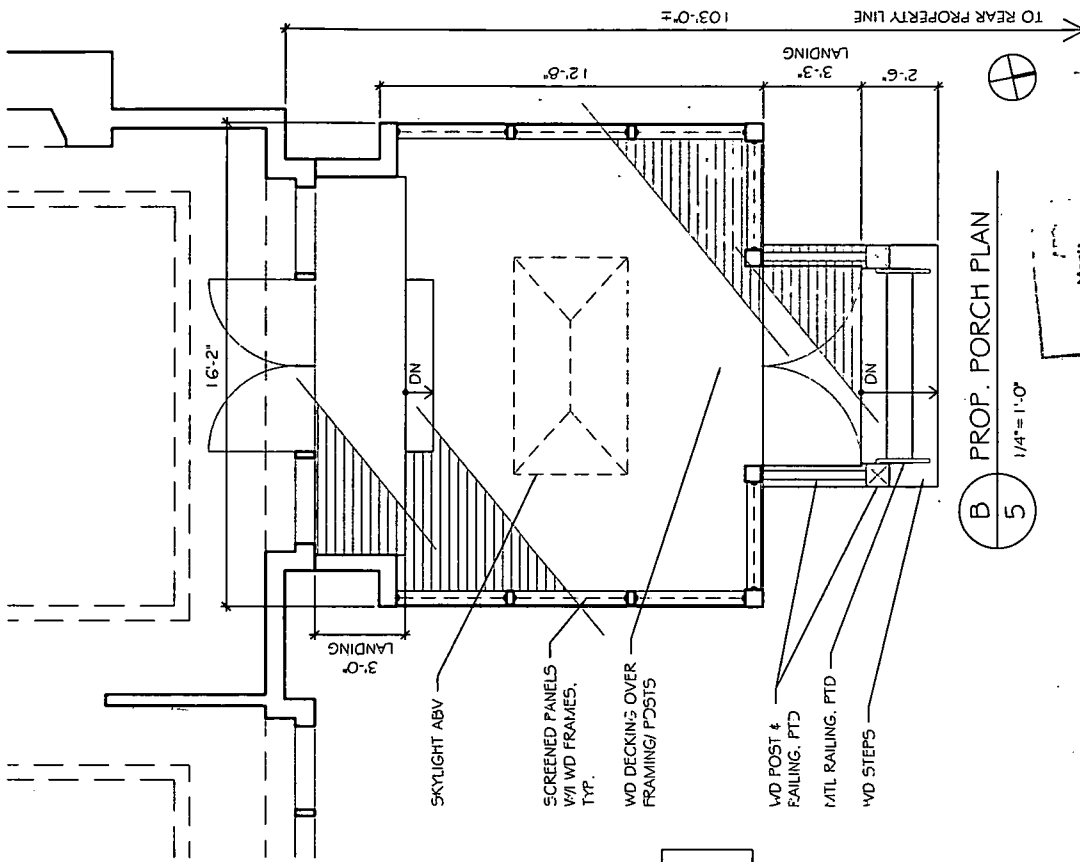
1/12/10

4
OF 7

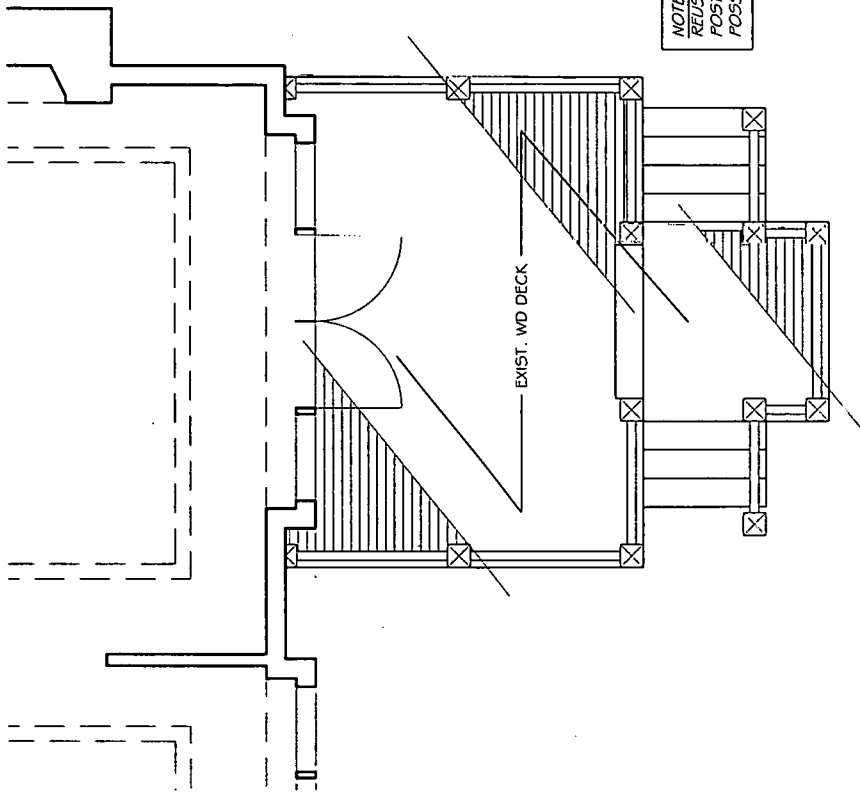
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CHEVY CHASE, MD

HAWP SET
EXIST & PROP SIDE ELEV
1/8" = 1'-0"
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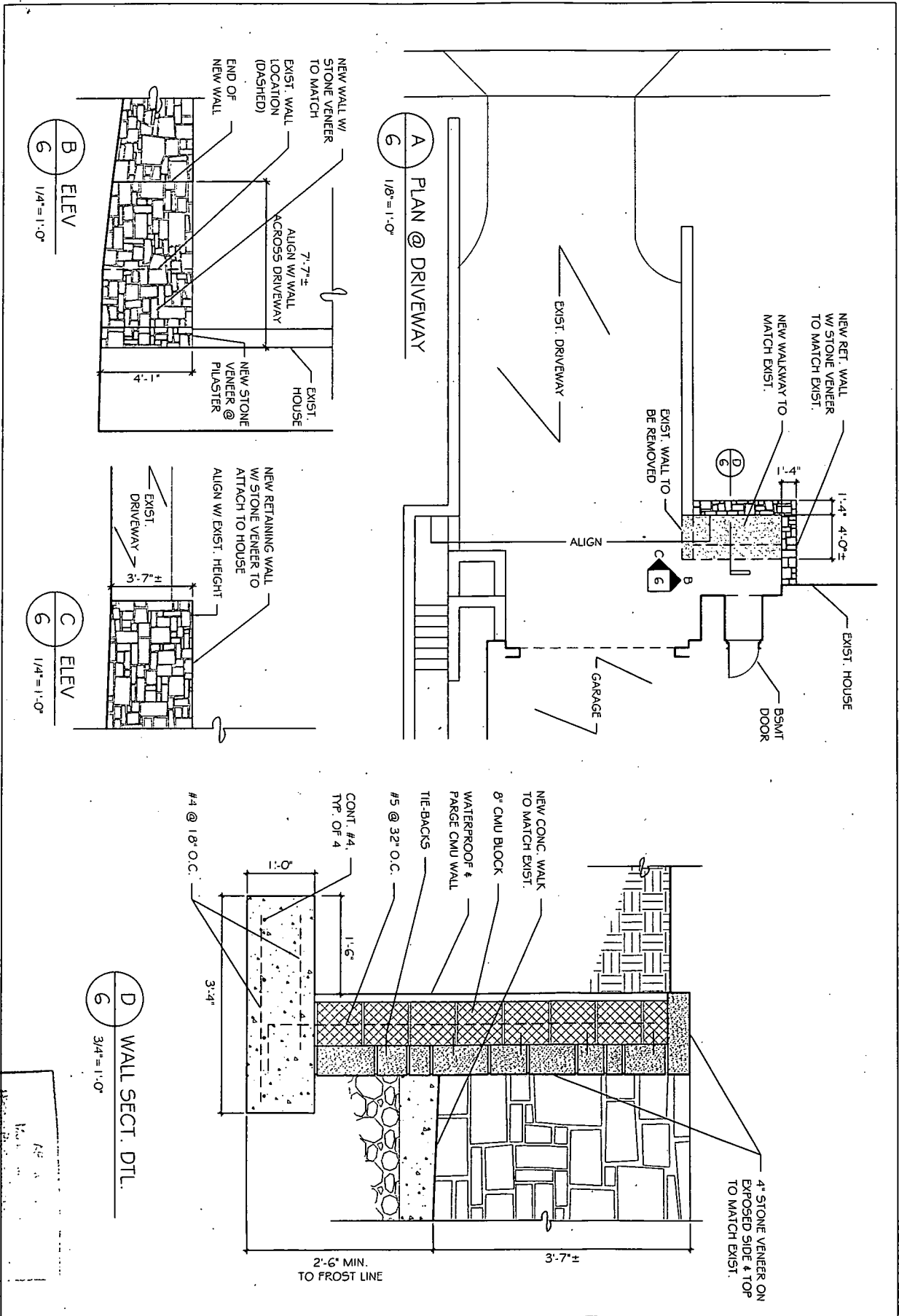


(B) PROP. PORCH PLAN
 5
 1/4" = 1'-0"



(A) EXIST. DECK PLAN
 5
 1/4" = 1'-0"

1/7/10
 HIRSCH INC



B ELEV
1/4" = 1'-0"

C ELEV
1/4" = 1'-0"

D WALL SECT. DTL.
3/4" = 1'-0"

A PLAN @ DRIVEWAY
1/8" = 1'-0"

1/9/10

6
 OF 7

HIRSCH
 4401 DORSET AVE
 CHEVY CHASE, MD

HAWP SET
 RET. WALL RELOCATION
 14 DEC 2009

TREACY & EAGLEBURGER
 ARCHITECTS
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
 202-362-5226 • FAX: 202-362-7791

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4901 Dorset Avenue, Chevy Chase	Meeting Date:	01/06/10
Applicant:	Brenda Gruss and Daniel Hirsh	Report Date:	12/30/09
Resource:	Non-Contributing Resource Somerset Historic District	Public Notice:	12/23/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/36-10A	Staff:	Anne Fothergill
PROPOSAL:	Rear screened porch, alterations to driveway and retaining wall, window replacement, and shed installation		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Somerset Historic District
STYLE: Modern/Altered
DATE: 1915 (renovated in 1938, 1970, and 1991)

PROPOSAL

The applicants are proposing to:

- 1) Install an 8' x 8' wood shed in the northwest rear corner of the property
- 2) Widen the front driveway and walkway and rebuild existing 4' tall driveway retaining wall to provide more accessibility
- 3) Remove a rear deck and construct a one-story screened porch with a metal roof and skylight and wood stairs to grade
- 4) Install a new wood operable window in existing rear window opening and install iron guardrail with wood brackets

Existing and proposed plans are in Circles 10-15 and photos of existing conditions are in Circles 16-18.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* are to be utilized as guidelines to assist the Commission in developing their decision. 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 #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.

STAFF DISCUSSION

The house is a Non-Contributing resource at the edge of the Somerset historic district. The house is next to a vacant lot and the only historic resource in its proximity is the adjacent resource to the east of the lot (see map in Circle 9). Any changes to this house are reviewed for their impact on the streetscape and the overall historic district. The proposed alterations are primarily at the rear of the house and the property with minimal visibility from the street and the changes to the front driveway and walkway and wall are minor and compatible and will not adversely impact the streetscape.

STAFF RECOMMENDATION

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

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 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8
DEC
12/16/09

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Daniel Hirsch
Daytime Phone No.: 202-508-4812
Tax Account No.: 00536968
Name of Property Owner: Brenda Gruss and Daniel Hirsch Daytime Phone No.: 202-508-4812
Address: 4901 Dorset Avenue, Chevy Chase, Maryland, 20815
Street Number City Street Zip Code
Contractor: We have not signed a contract yet. Phone No.: _____
Contractor Registration No.: The contractor will be Mont Co. licensed.
Agent for Owner: None. Architects: Treacy and Eagleburger Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 4901 Street: Dorset Avenue
Town/City: Somerset Nearest Cross Street: Devon Lane
Lot: 12 Block: 2 Subdivision: 044 (District 7) (Somerset Heights)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab 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: \$ Between 40 and 50,000 based on preliminary estimates.

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

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 4 feet 2 inches max height
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.

Daniel Hirsch Signature of owner or authorized agent December 14, 2009 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 527816 Date Filed: 12/16/09 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 structure is a two story, single family house with a below grade two car garage. The original house was built circa 1915. Major additions, alterations and renovations were undertaken circa 1938, 1970 and 1991. The house sits on a residential lot of approximately 19,000 sq. ft. surrounded by other suburban homes on similarly sized lots. I am not aware of particular historical features or significance beyond what is listed in the Atlas for the 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:

The project has four independent elements. (1) Replace rear yard living room deck with a screened one story porch of materials to match existing house; new porch will be in approximately the same footprint as the existing deck except for the addition of stairs from the porch to the backyard; (2) widen the end of the existing driveway to provide space for wheelchair access and better general access to the house by removing approximately 4 feet of an existing driveway retaining wall and rebuilding it with the exact same stone materials set back 8.5 feet to the west; (3) install a safety rail over on an existing exterior rear window opening and make this fixed window openable; (4) install an 8' by 8' wood shed in the northwest rear corner of the property, at least 5' from the west property line and at least 5' from the north property line. I am not aware of any material effect these changes would have on the historic resources, setting or district.

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.

5

4901 Dorset Avenue, Chevy Chase, MD 20815
Continuation sheet

Item 3. Plans and Elevations.

See attached sheets.

Item 4. Materials Specifications.

See drawings also.

PORCH

Wood to match existing.

Lattice to match existing.

Screens.

Metal terne roof to match existing roof on rear bays.

Wasco architectural series glass skylight.

Stairs. Pressure treated pine to match existing.

STONE RETAINING WALL RELOCATION

Existing stone and additional matching stone as needed.

SAFETY RAIL

Iron

SHED

Current intent is to buy a pre fab shed 8x8 "classic model" from Shedsunlimited in Pennsylvania . I have not signed a contract. Materials are wood, Duratemp siding and composite shingles. Duratemp™ is a plywood siding with 1/8" tempered hardboard face.

The model shown in the attached photo is similar design but larger than what I propose to install. Windows and doors will be located differently and smaller.

Item 5. Photographs.

Photos Following HAWP

Photos on Page 7 of Architect's Plans

1. Retaining Wall – Exist
2. Retaining Wall – Proposed Location
3. Iron Guardrail – Exist. Window
4. Porch – Exist. Deck @ Rear Elevation
5. Porch – Exist Deck to Become Screened Porch

Additional Photos behind Architect's Plans

6. Front. Looking N.
7. Side. Looking W.
8. Side. Looking E.
9. Garden shed. Catalogue picture of proposed model, but larger size.
10. Location of proposed shed on site of existing compost pile at rear of property.
11. Retaining wall – Exist from top of driveway.

Item 6. Tree Survey

Two trees are near the proposed porch. Crepe myrtle: will remain and will be protected by a fence while work is being done. River Birch: prior approval granted for removal.

Item 7. Property Owners – Adjacent

Dr William C. Liu
4905 Dorset Avenue
Chevy Chase, MD 20815

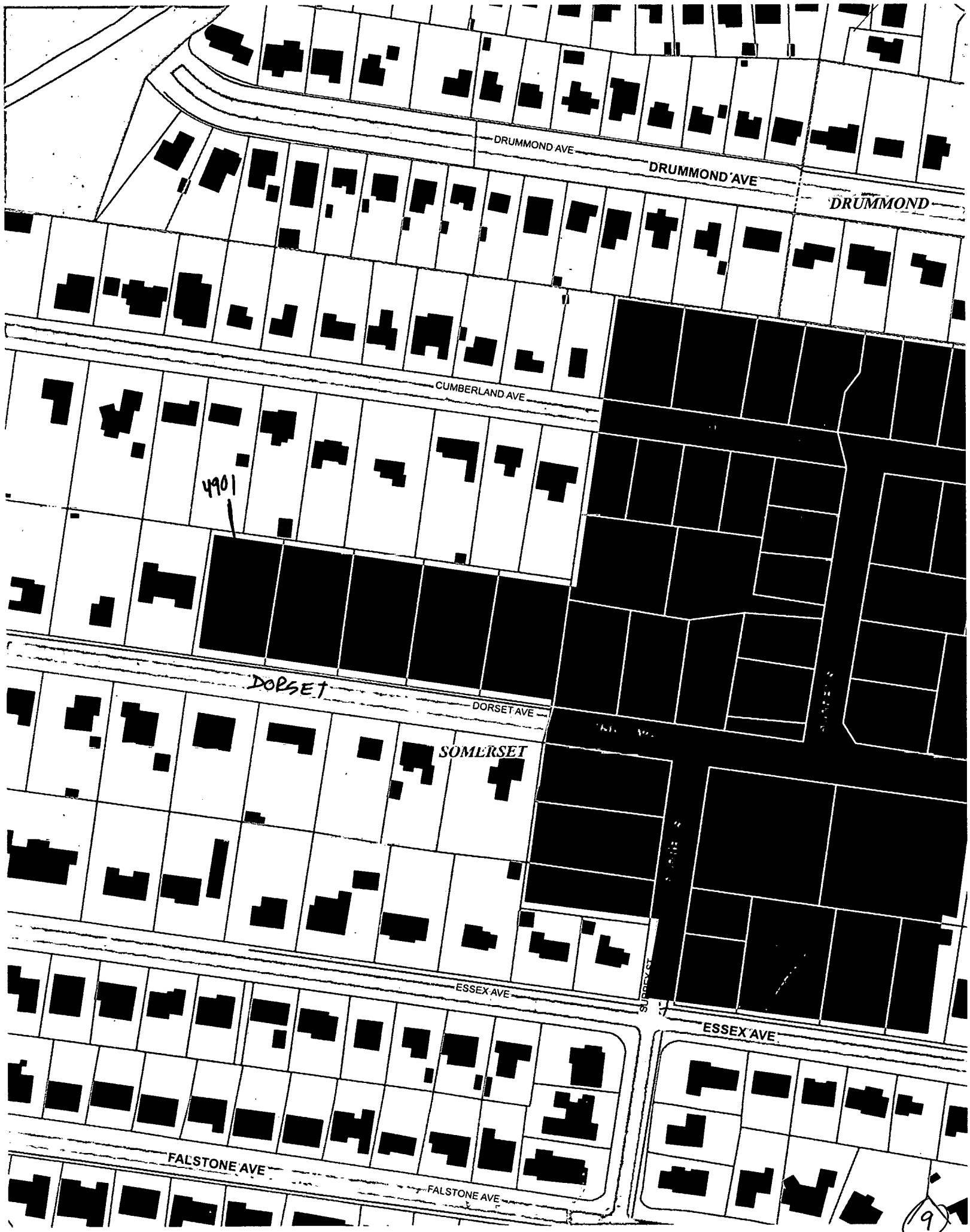
Alex and Melanie Krynitsky
4902 Cumberland Ave
Chevy Chase, MD 20815

Anne Coffey and Alan Proctor
4900 Cumberland Ave
Chevy Chase, MD 20815

Sharon Stolaroff and John Stewart
4823 Dorset Avenue
Chevy Chase, MD 20815

Sarah Patton and Leo Mondale
4902 Dorset Avenue
Chevy Chase, MD 20815

Cynthia Schollard and Mario Gobbo
4906 Dorset Avenue
Chevy Chase, MD 20815



DRUMMOND AVE

DRUMMOND AVE

DRUMMOND

CUMBERLAND AVE

4901

DORSET

DORSET AVE

SOMERSET

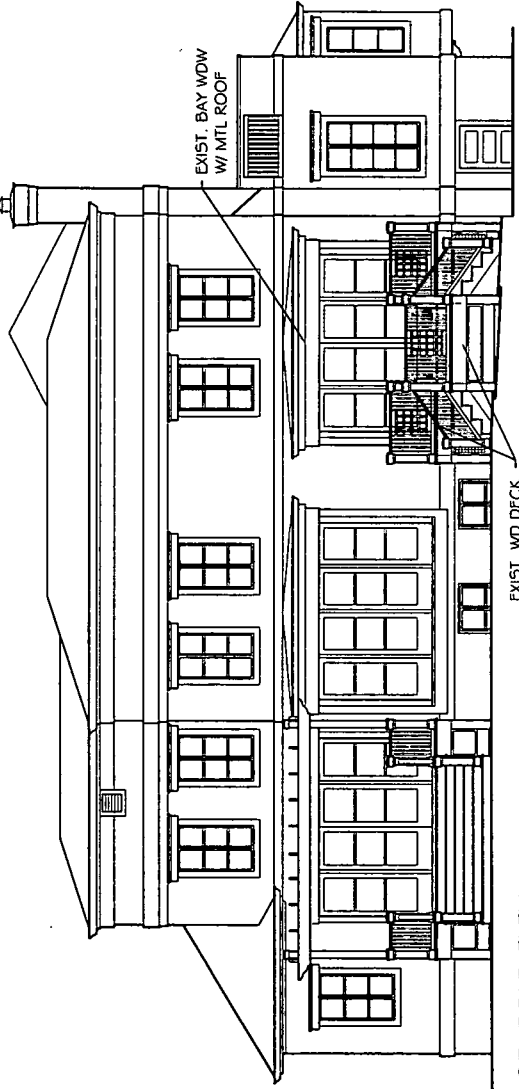
ESSEX AVE

ESSEX AVE

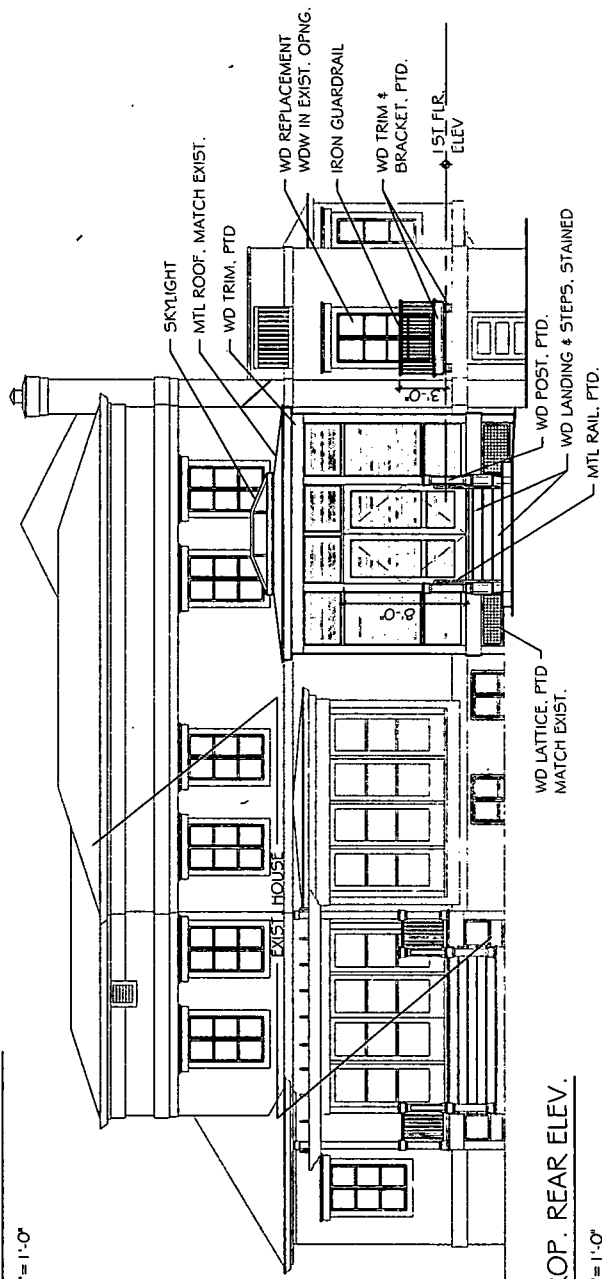
FALSTONE AVE

FALSTONE AVE

19



A
3
1/8" = 1'-0"



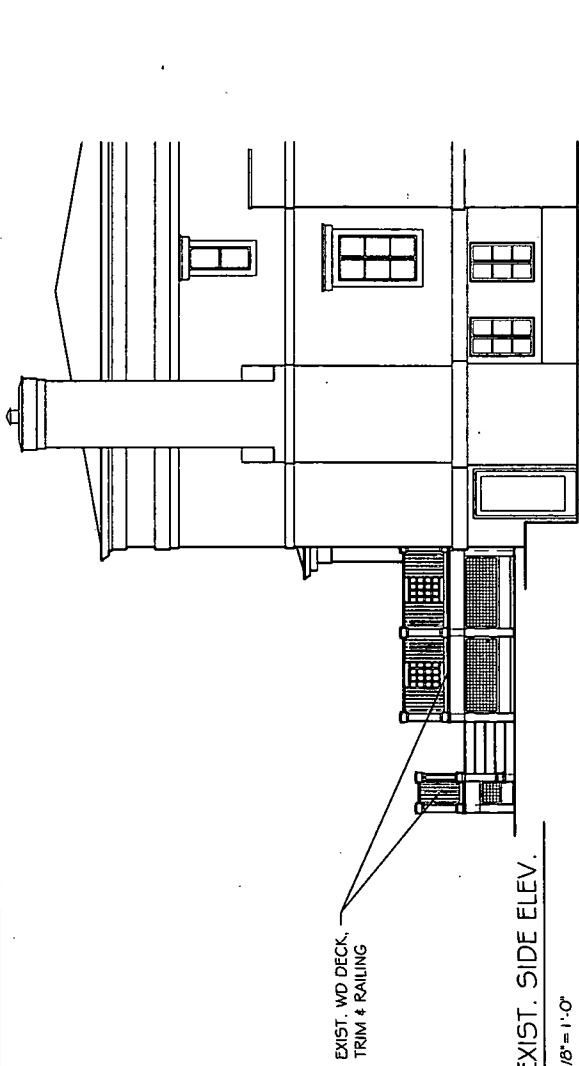
B
3
1/8" = 1'-0"

TRACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791

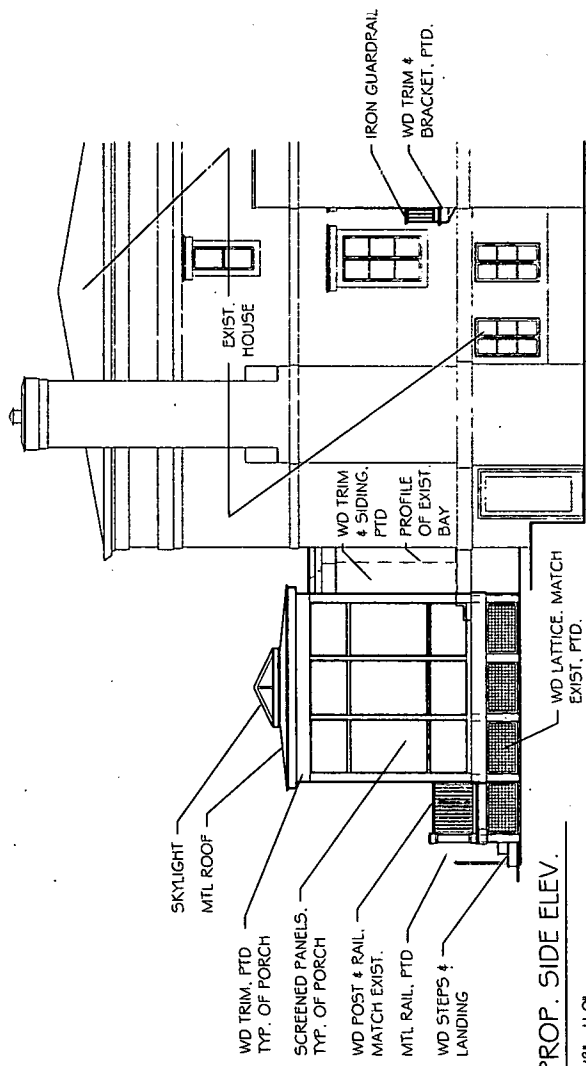
HAWP SET
EXIST & PROP REAR ELEV
1/8" = 1'-0"
14 DEC 2009

HIRSCH
4401 DORSET AVE
CHEVY CHASE, MD

3
OF 7



A
 4
 1/8"=1'-0"
 EXIST. SIDE ELEV.



B
 4
 1/8"=1'-0"
 PROP. SIDE ELEV.

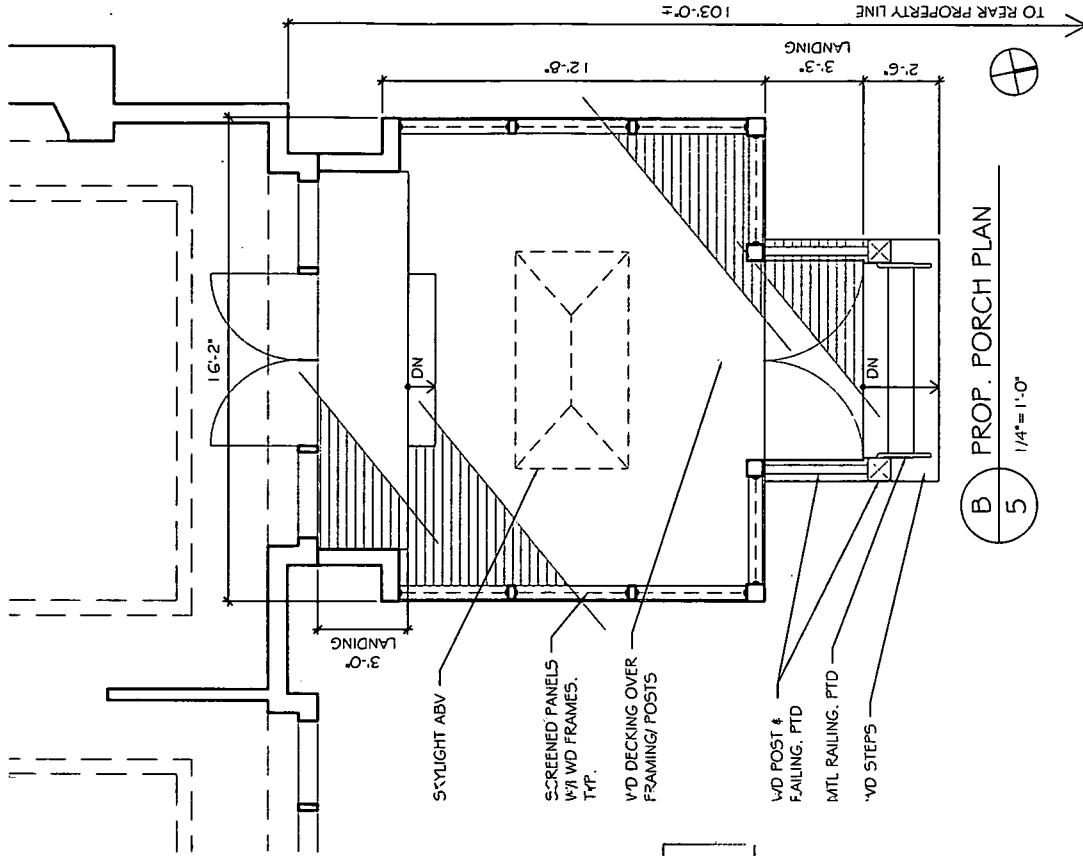
HIRSCH
4401 DORSET AVE
CHEVY CHASE, MD

HAWP SET
EXIST & PROP PORCH PLAN
1/4" = 1'-0"
14 DEC 2009

TREACY & EAGLEBURGER
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3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791

B PROP. PORCH PLAN
1/4" = 1'-0"

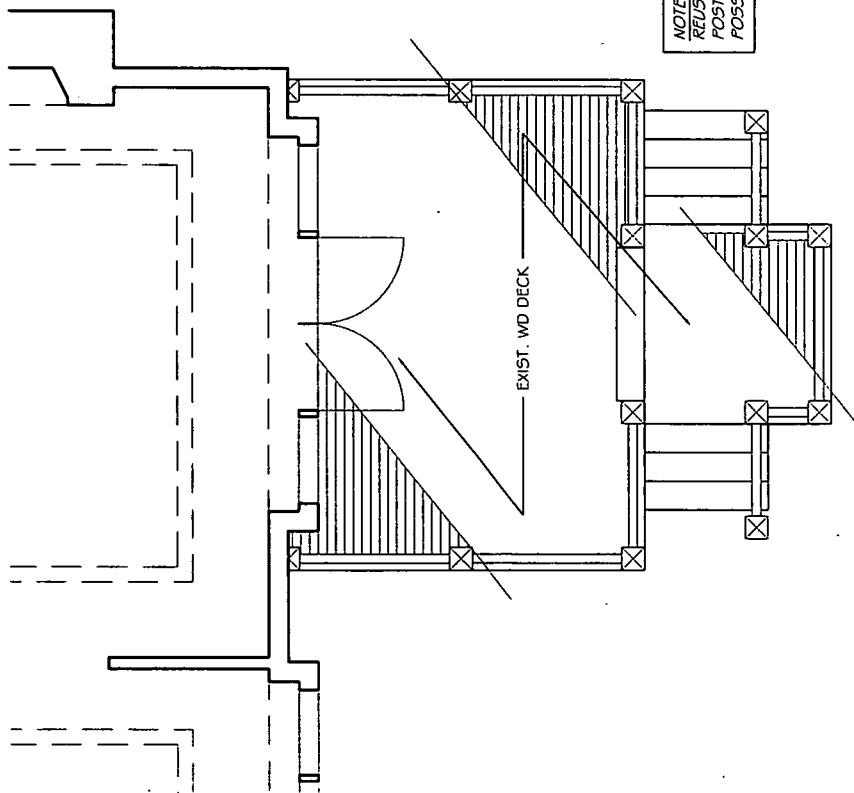
5



NOTE:
REUSE EXIST
POSTS WHERE
POSSIBLE

A EXIST. DECK PLAN
1/4" = 1'-0"

5



14

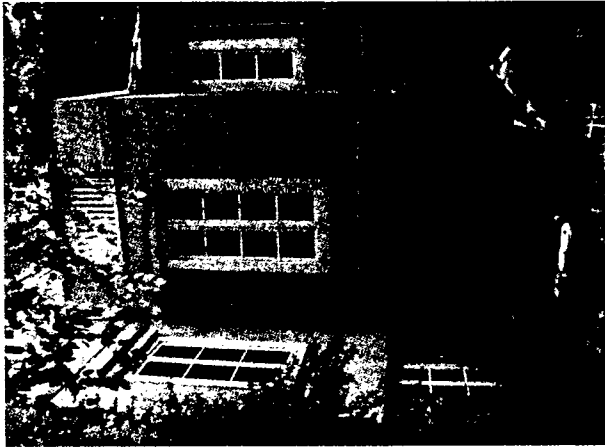
HIRSCH
4401 DORSET AVE
CHEVY CHASE, MD

HAWP SET
PHOTOS
14 DEC 2009

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ARCHITECTS
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202-362-5226 • FAX: 202-362-7791



PORCH- EXIST. DECK @ REAR ELEVATION



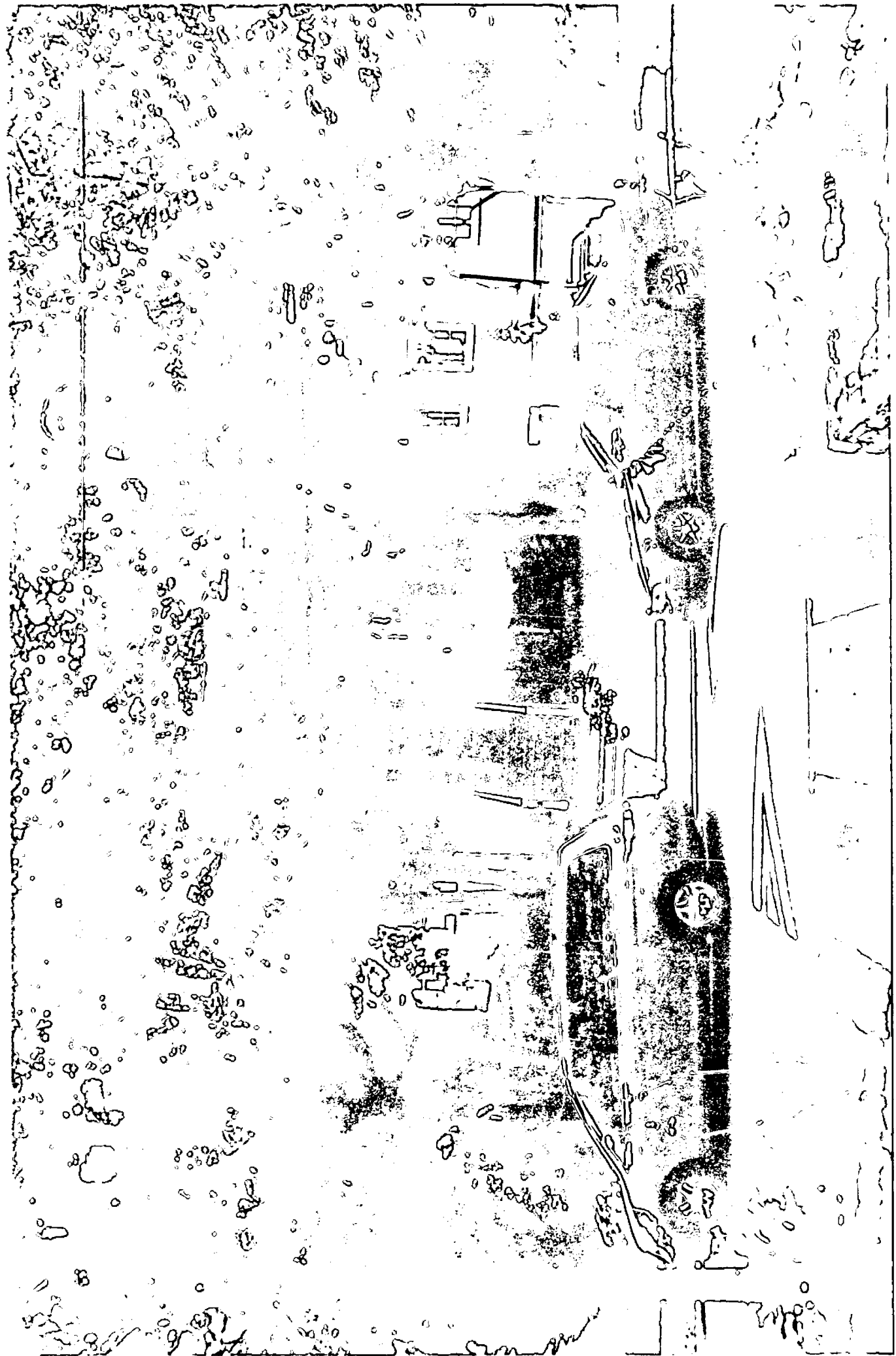
IRON GUARDRAIL- EXIST. WINDOW LOCATION



RETAINING WALL- EXIST. LOCATION



RETAINING WALL- PROPOSED LOCATION (SHIFTED 4'-0" +/-)



Picture 1. Front. Looking North.

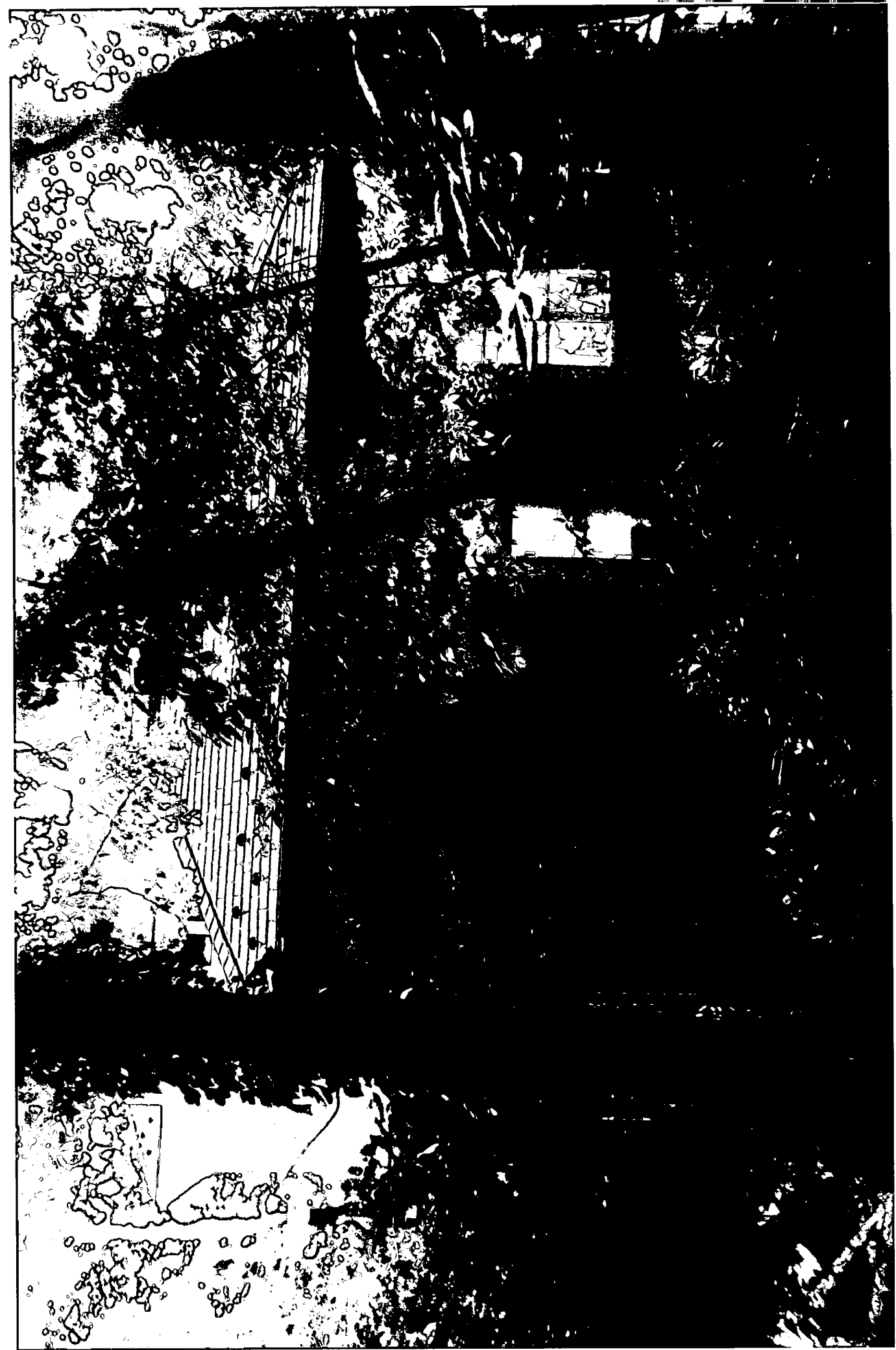




Picture 1. Front. Looking North.



Picture 2. Rear. Looking South. ~~River bridge set for right.~~



Picture 3. Side. Looking West.



Picture 4. Side. Looking East.

Picture 5. River birch growing over chimney and house.





Picture 6. River birch tree roots pushing retaining wall and towards house.

Picture 7. Hemlock on rear property line under black walnut tree.

