

3706 Thonmayer
Moxley-Prosser House

MP site
#35/93

2012 WAMP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 10/25/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #613599—alterations to rear screened porch

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 October 24, 2012.

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: Jane Mayer and Mr. Hamilton
Address: 3706 Thornapple Street, 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.





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: Jim Cromwell
Daytime Phone No.: 240 876-7116

Tax Account No.: _____
Name of Property Owner: Mr. Hamilton and Mrs. Mayo Daytime Phone No.: (202) 360-2865
Address: 3706 Thornapple Street Chevy Chase Maryland 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Jim Cromwell Daytime Phone No.: (240) 876-7116

LOCATION OF BUILDING/PREMISE

House Number: 3706 Street: Thornapple Street
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: 13 Block: 1 Subdivision: OTTERBOURNE
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: \$ \$ 20,000.00
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 _____ 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.

James Cromwell 10/3/12
Signature of owner or authorized agent Date

Approved: _____
Disapproved: _____ Signature: [Signature] Date: 10/25/12
Application/Permit No.: 1013599 Date Filed: 10/3/12 Date Issued: _____
For Chairperson, Historic Preservation Commission

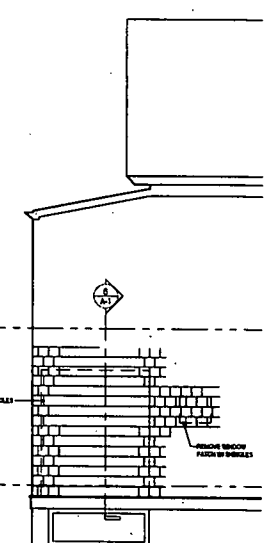
MICHAEL CALLISON ARCHITECT, AIA
 3510 QUESADA STREET N.W.
 WASHINGTON D.C. 20015
 TEL 202-327-7570



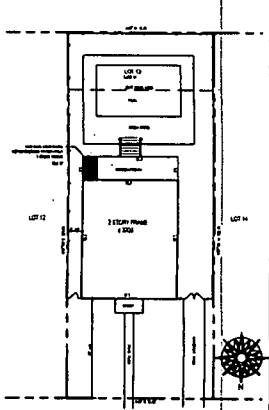
1 A-1 EXISTING SOUTH ELEVATION
 1/4"=1'-0"



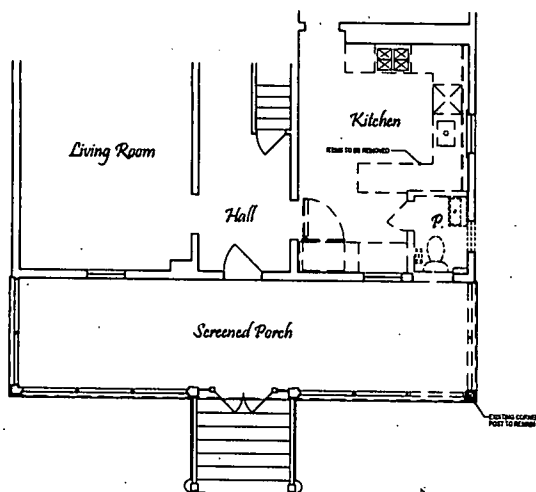
3 A-1 NEW SOUTH ELEVATION
 1/4"=1'-0"



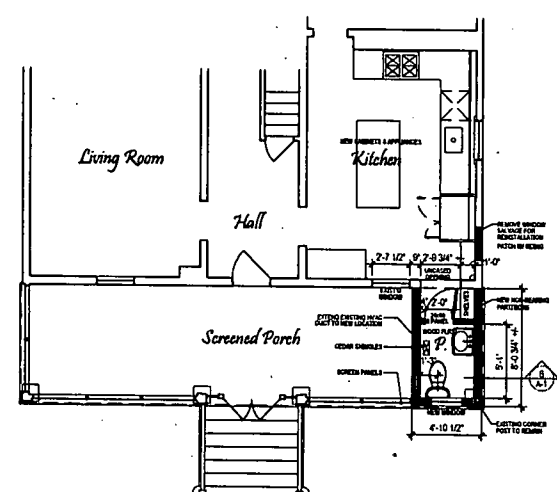
5 A-1 NEW EAST ELEVATION
 1/4"=1'-0"
 see revised elevation



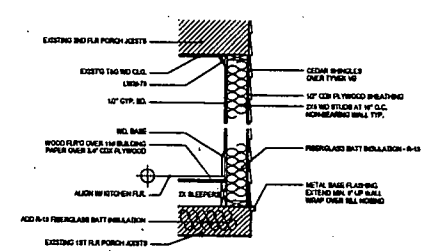
7 A-1 SITE PLAN
 1" = 20'
 LOT 13 BLOCK 1
 ZONING R-40
 PERCENTAGE OF LOT OCCUPANCY
 EX. HOUSE 1.5% OF
 EX. SCREEN PORCH 2.5% OF
 NEW POWER ROOM/ACCESS 0.4% OF
 TOTAL 4.4% OF
 LOT AREA 1.8% OF
 LOT COVERING ALLOWED @ 50% & 50% OF



2 A-1 EXISTING FIRST FLOOR PLAN
 1/4"=1'-0"



4 A-1 NEW FIRST FLOOR PLAN
 1/4"=1'-0"



6 A-1 WALL SECTION
 3/4"=1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

3706 Thomapple
 Chevy Chase, MD 20815
 LOT 13 BLOCK 1
 SUBDIVISION OF
 OTTERBOURNE

Client: Michael Callison
 Date: 10/1/2012 permit submittal
 Status: AS NOTED

A-1

10/25/12

9

APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten signature]
[Circular stamp]

EXISTING CEDAR SHINGLES

EXISTING
 CEDAR SHINGLES

WINDOW HEAD FLASHING

5/4 X 4 AZEK TRIM

SALVAGED WINDOW

1/2 X 1 1/2" AZEK TRIM

SCREEN PANELS

1/2" MDO PANEL

PAINTED CEDAR SHINGLES

PAINTED

CONCEALED METAL BASE
 FLASHING

REMOVE WINDOW
 PATCH W/ SHINGLES

EXISTING MAS. PIER

P.T. 2-2X10 PLACED UNDER EXISTING FLR. JOISTS
 SUPPORTED ON EXISTING MASONRY AND
 SUPPORTED ON P.T. 4X4 POST EMBEDDED IN 12" DIA.
 CONC. FOOTING, 30" DEEP MIN.

REAR-SOUTH ELEVATION

SIDE-EAST ELEVATION

3706 THORNAPPLE - ELEVATIONS

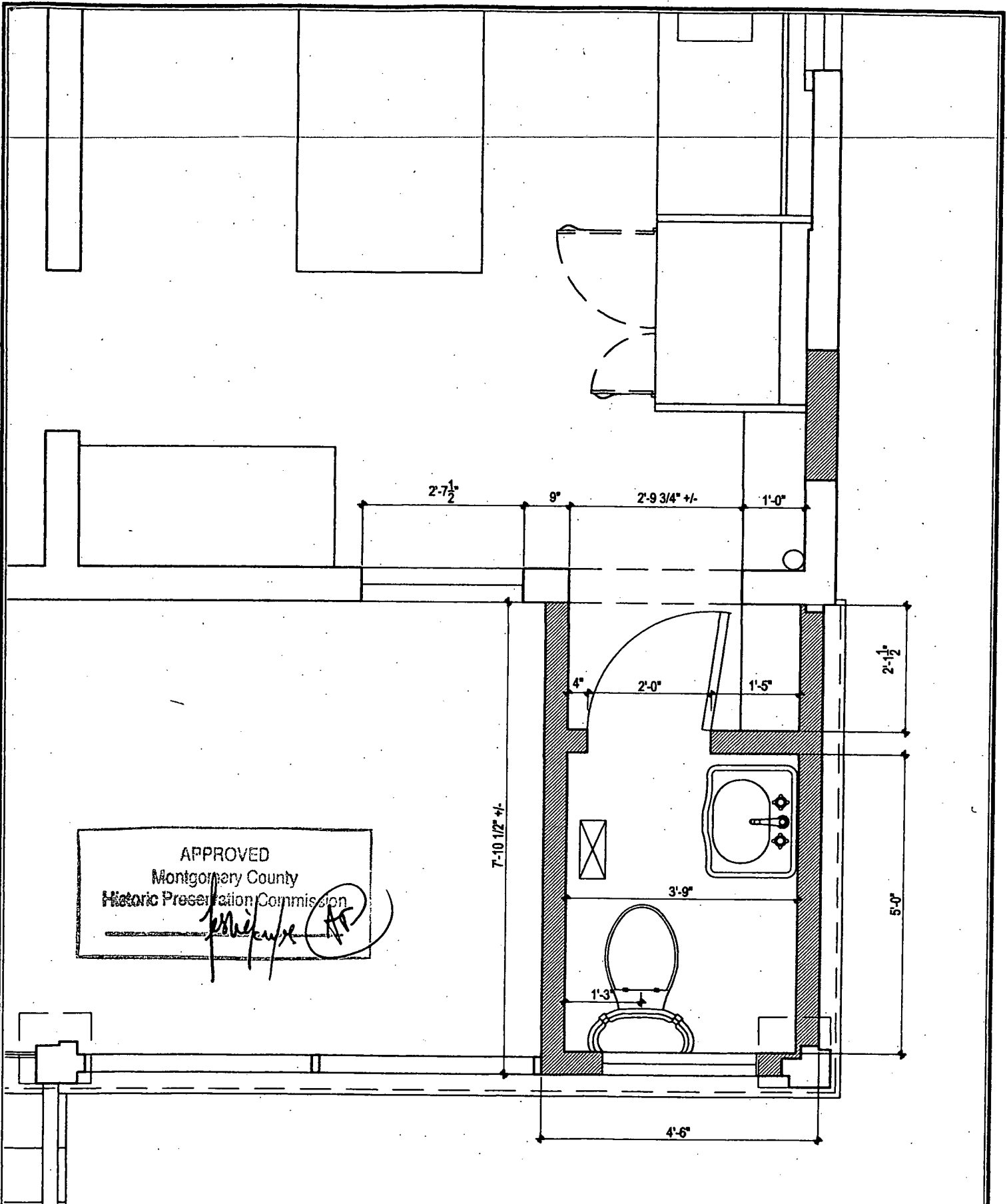
MICHAEL CALLISON ARCHITECT, AIA

A-1

4

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

10/11/2012



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

MAYER-HAMILTON POWDER ROOM PLAN

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

MICHAEL CALLISON ARCHITECT, AIA

7/18/2012

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[Handwritten mark]

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3706 Thornapple Street, Chevy Chase	Meeting Date:	10/24/12
Applicant:	William Hamilton and Jane Mayer (Jim Cromwell, Agent)	Report Date:	10/17/12
Resource:	<i>Master Plan</i> Site #35/93 - Moxley-Prosise House	Public Notice:	10/10/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/93-12A	Staff:	Anne Fothergill

PROPOSAL: Alterations to rear screened porch

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #35/93 – Moxley-Prosise House
STYLE: Colonial Revival
DATE: 1899

excerpt from Places in the Past:

This Colonial Revival house is one of a set of three houses built on Thornapple Street by Rosalier Moxley. It is less elaborate than 3712, having, for example, an unadorned cornice and single plane walls with uniform shingle siding. The roof is pressed metal. The original full-width porch has been replaced with brick steps and metal railing. The door and frame with broken pediment do not appear to be original. Rosalier Moxley purchased Lot 13 in November 1898 from Raymond I. Geare. The house was built in the following months as the property was assessed in 1899 with improvements valued at \$1500. By this time Moxley appears to have moved from 3712 to 3706 with her \$200 worth of furnishings, according to assessment record entries. In July 1901, Moxley sold the property to Catherine R. Prosise who owned the property for eight years. In 1909, Mayday and William Lee Britton acquired the house, residing here for at least 20 years. William Britton, druggist and notary, was the son of Alexander T. Britton, prominent Washington attorney, and step-brother of Alexander Britton, Chevy Chase Club governor from 1909 who later resided at 3815 Bradley Lane.

PROPOSAL

The applicants propose to enclose one corner of the non-original screened porch at the back of the house. The enclosed approximately 8' x 4' 10" area will have painted panels on the east side and cedar shingles on the rear. They will remove one non-original window from the left side wall and infill that area with cedar shingles to match and reinstall the window on the rear elevation. See existing and proposed plans in Circles 5-8.

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:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values."

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 proposed alteration is at the rear of the house and the existing screened porch is not original to the house. The use of panels on the east side assists in the differentiation and delineation of where the wall of the original house ended and the porch began. Staff recommends approval.

STAFF RECOMMENDATION

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

HISTORIC PRESERVATION COMMISSION

301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jim Cromwell
Daytime Phone No.: 240 876-7116

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Name of Property Owner: Mr. Hamilton and Mrs. Mayer Daytime Phone No.: (202) 360-2865
Address: 3706 Thornapple Street Cherry Chase Maryland 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Jim Cromwell Daytime Phone No.: (240) 876-7116

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Town/City: Cherry Chase Nearest Cross Street: Brookville Road
Lot: 13 Block: 1 Subdivision: OTTERBOURNE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ \$ 20,000.00

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

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3A. Height _____ feet _____ inches
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James Cromwell 10/3/12
Signature of owner or authorized agent Date

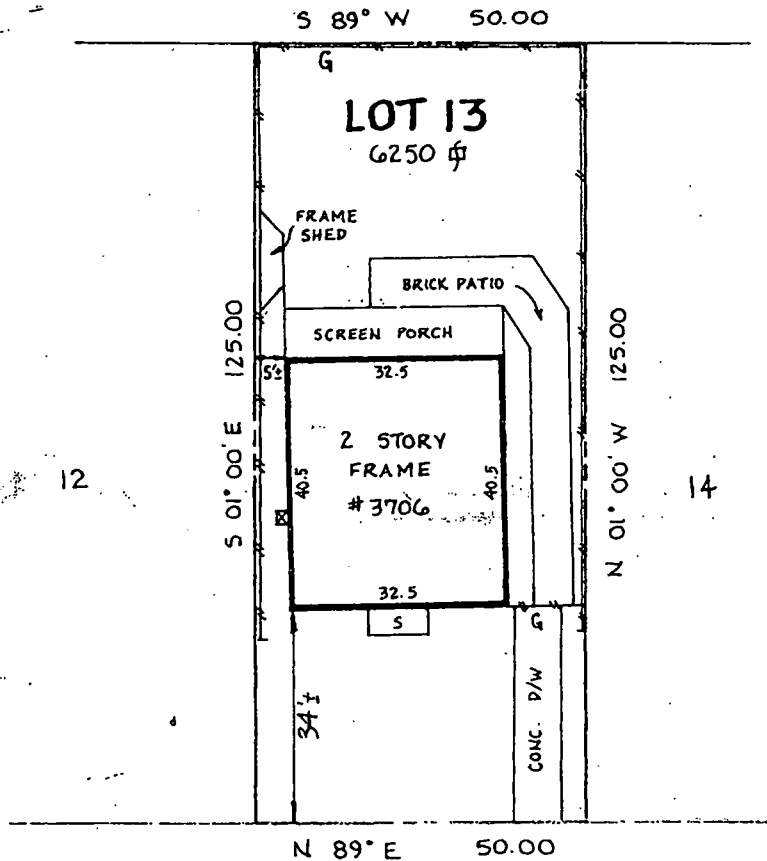
Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 1013599 Date Filed: 10/3/12 Date Issued: _____

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. O175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 Feet.
3. RECERTIFIED: 12-13-99.



LOCATION DRAWING
 LOT 13, BLOCK 1
 JOHN FRANK ELLIS'
 SUBDIVISION OF
OTTERBOURNE
 MONTGOMERY COUNTY, MARYLAND

THORNAPPLE STREET
 (PERCY STREET PER PLAT)

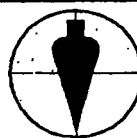
EXISTING SITE PLAN
 7-19-2012

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. 1
 PLAT NO. 1



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1286

LIBER
 FOLIO

DATE OF LOCATIONS
 WALL CHECK:
 HSE. LOC.: 2.24-97

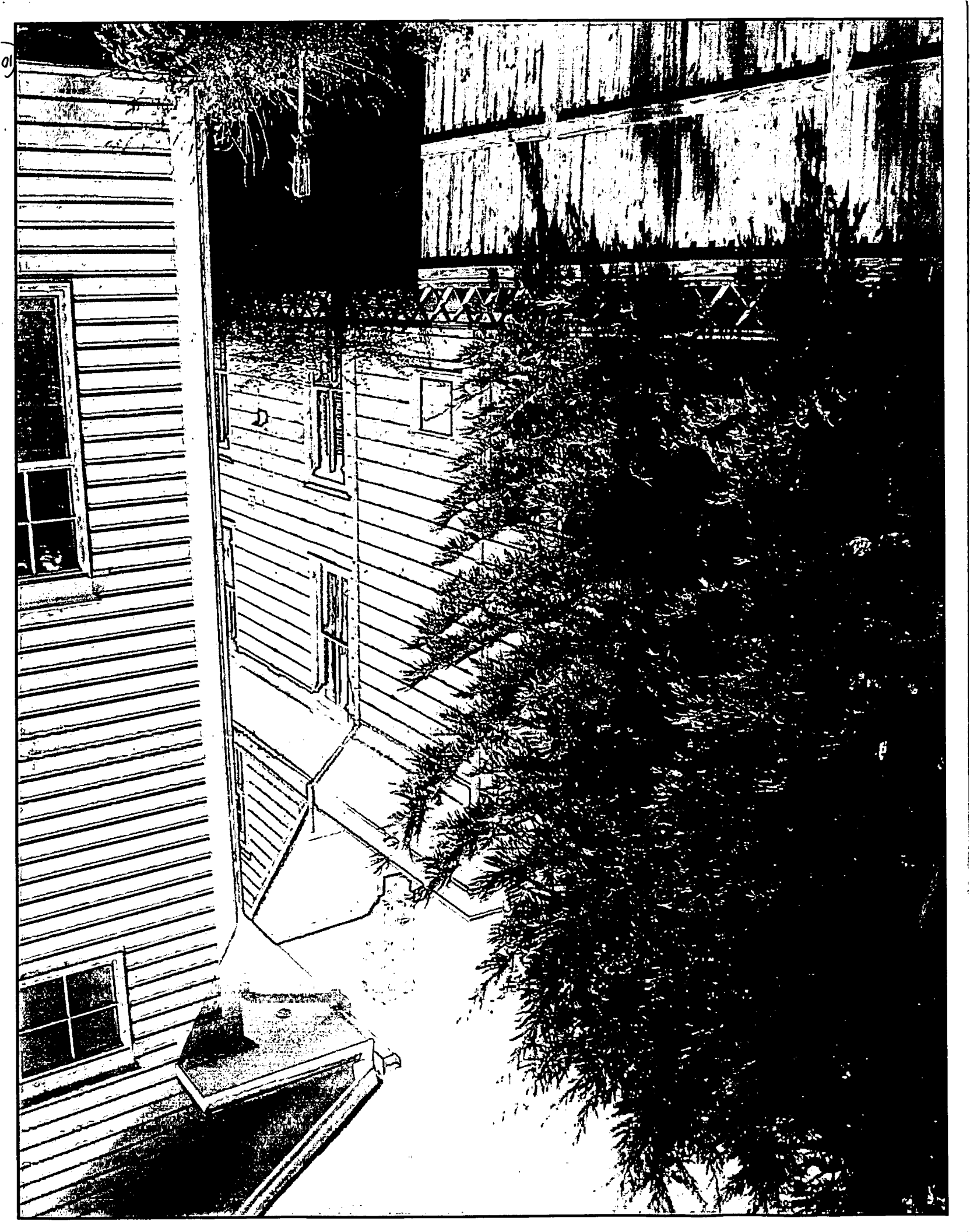
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 DRAWN BY: M.A.S.
 JOB NO.: 97-386

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

99-4945

5



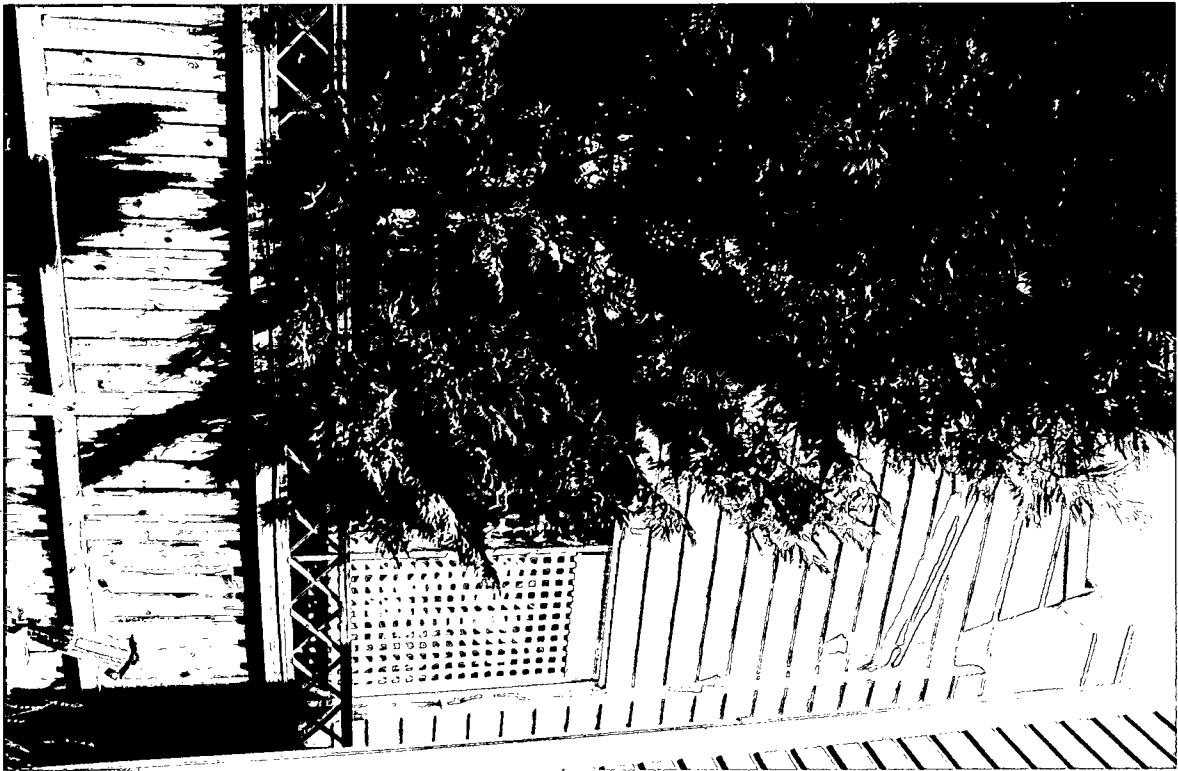




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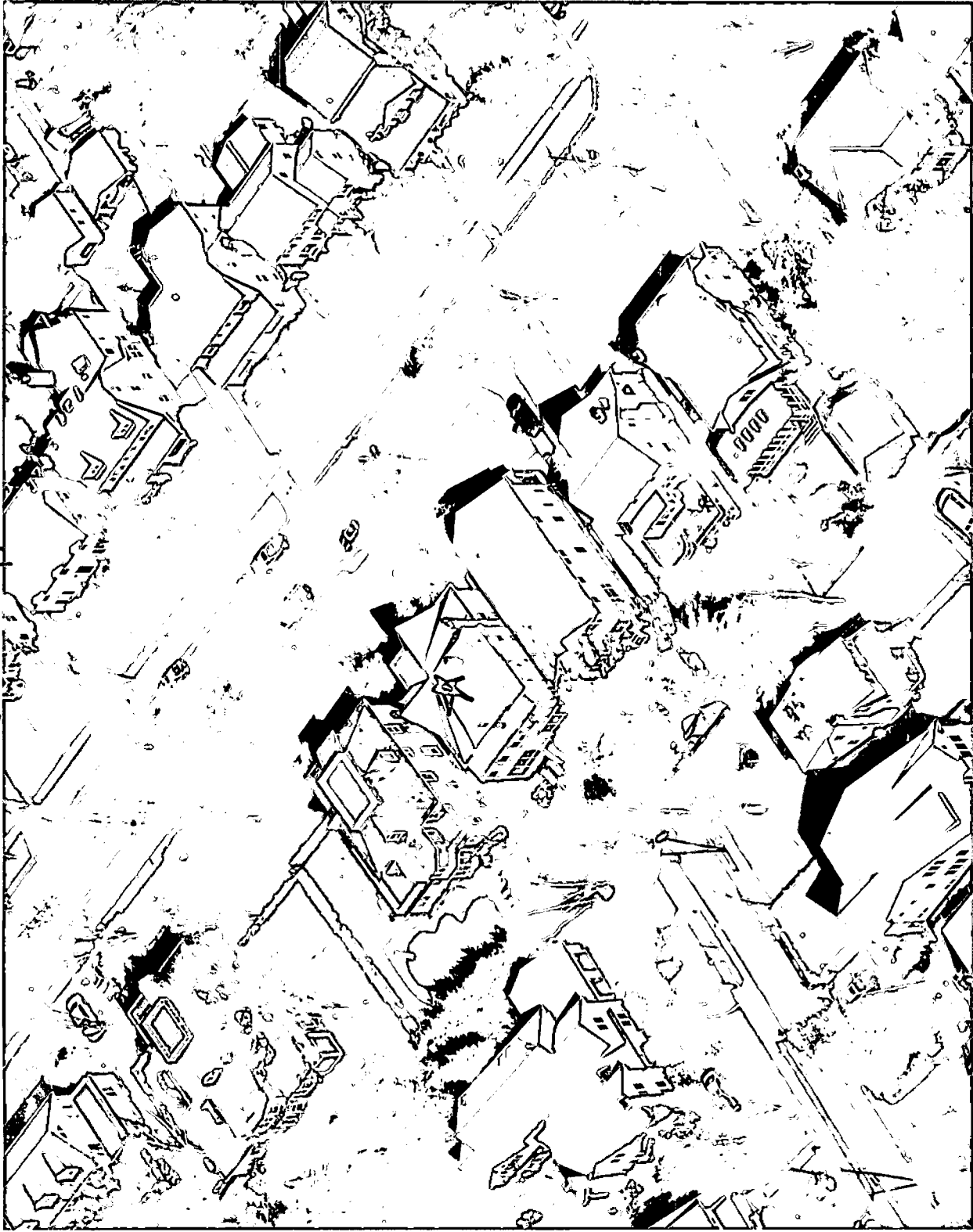
left



rear



3706 Thornapple



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