

4725 Cumberland
Somerset H.D.

2012 HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 6/28/12

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 #600951—fencing, patio and wall installation

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 June 27, 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: Jeffrey and Dana Macher
Address: 4725 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: dana.macher@yahoo.com Contact Person: DANA MACHER
Daytime Phone No.: 301-656-5740

Tax Account No.: 00536638
Name of Property Owner: JEFFREY & DANA MACHER Daytime Phone No.: 3
Address: 4725 CUMBERLAND AVE CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: MONROY CONSTRUCTION (LANDSCAPE) Phone No.: 240-391-6192
Contractor Registration No.: FREDERICK FENCE CO. MHIC#16416
Agent for Owner: MONROY CONSTR. #129026 Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4725 Street: CUMBERLAND AVE
Town/City: Chevy Chase Nearest Cross Street: SUKREY
Lot: 14 Block: 1 Subdivision: SOMERSET HEIGHTS
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT/ACTIVITY/USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Whack/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Reversible | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 30,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 WOOD FENCE 4'0" ALUMINUM FENCE
- 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.

Dana Macher _____ 6-4-12
Signature of owner or authorized agent Date

Approved: _____
Disapproved: _____
Application/Permit No.: 600951 Date Filed: 6/5/12 Date Issued: 6/28/12

**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:

EXISTING STRUCTURE IS A TWO STORY FARMHOUSE IN
THE HISTORICAL DISTRICT OF SOMERSET (HEIGHTS).

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

WE ARE LANDSCAPING THE BACKYARD AND WOULD LIKE TO
INCLUDE A PATIO WITH A 16" SEAT WALL ALONG THE
SOUTHERN SIDE AND AROUND THE FIRE PIT. A SMALL
8-10" RETAINING WALL WILL BE BUILT ON WESTERN SIDE OF
YARD TO HANDLE SLOPE. A REAR FENCE (6'0") WILL
COMPLETE NEIGHBORS FENCE IN REAR YARD. A (4'0") ALUMINUM
FENCE WILL ENCLOSE SIDE YARD.

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.
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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. MATCH NEIGHBORS WOODEN FENCE IN REAR YARD. ALUM ON SIDE
HARDSCAPE ON DRAWING - CARREROCK WITH BLUESTONE CAP.

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. COMPLETED

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.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
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Date: 6/28/12

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Lot: 14 Block: 1 Subdivision: SOMERSET HEIGHTS
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION/ABUSE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 30,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

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Dana Macher Signature of owner or authorized agent 6-4-12 Date

Approved: [Signature] Historic Preservation Commission
Disapproved: _____
Application/Permit No.: 600951 Date Filed: 6/5/12 Date Issued: 6/28/12

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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4725 Cumberland Avenue, Chevy Chase	Meeting Date:	6/27/12
Resource:	Contributing Resource Somerset Historic District	Report Date:	6/20/12
Applicant:	Jeffrey and Dana Macher	Public Notice:	6/13/12
Review:	HAWP	Tax Credit:	No
Case Numbers:	35/36-12D	Staff:	Anne Fothergill
Proposal:	Fencing, patio and wall installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Eclectic Four Square
DATE: c. 1904

PROPOSAL

The applicants propose to install a paver patio with a 16" tall and 14" wide stone seat wall behind the house. They also propose a stone retaining wall behind the house that will be 8-10" tall and 14" wide. They propose a 6' tall wooden privacy fence at the rear of the property behind the garage to match existing fencing and a 4' tall metal picket fence extending off the deck behind the house and across the side yard.

The Town of Somerset has reviewed and approved 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** as being consistent with Chapter 24A-8(b)(1), (2) and (d);

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



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PART ONE: TYPE OF PERMIT/ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
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| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
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Dana Macher
Signature of owner or authorized agent

6-4-12
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 600951 Date Filed: 6/5/12 Date Issued: _____

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(5)

MATCH

4725 CUMBERLAND AVE

CHEVY CHASE MD 20815

FENCE PROPOSAL

REMAINDER OF LOT 14 IN BLOCK I

SOMERSET HEIGHTS MD.

MONTGOMERY COUNTY



S. 80° 53' E. 138.33

MATCH EXISTING WOODEN

Old Wire Fence

Chain Link Fence

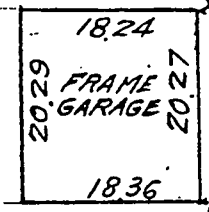
Wooden Fence

83.50

54.83

Pipe Found

MATCH EXISTING WOODEN



ALUMINUM FENCE

Remainder of lot 14 9284#

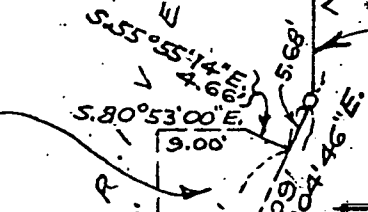
22 (Plat Book 80, Plat 8213)

15

Old Wire Fence N. 9° 07' E. 150.00

RECORDING INFORMATION
APPROVED FOR RECORDING
SUBJECT TO EXEMPTION
AT NOTARIAL AT 10/11/2011

Egress and Egress Easement
Libar 3520 Folio 354



C. R. E. T. E. D. R.

2-Story & Basement Frame # 4725

PORCH 3237

150.00

ALUM

5.9° 07' W. 150.00
Pipe Found

Campbell
11/8/79

70.00

N. 80° E. 138.33

Stone Wall

CONCRETE SIDEWALK

(5)

MACHER

4725 CUMBERLAND

CHEVY CHASE, MD.
(SUMMERSSET HEIGHTS)

HARDSCAPE PLAN

SEAT WALL

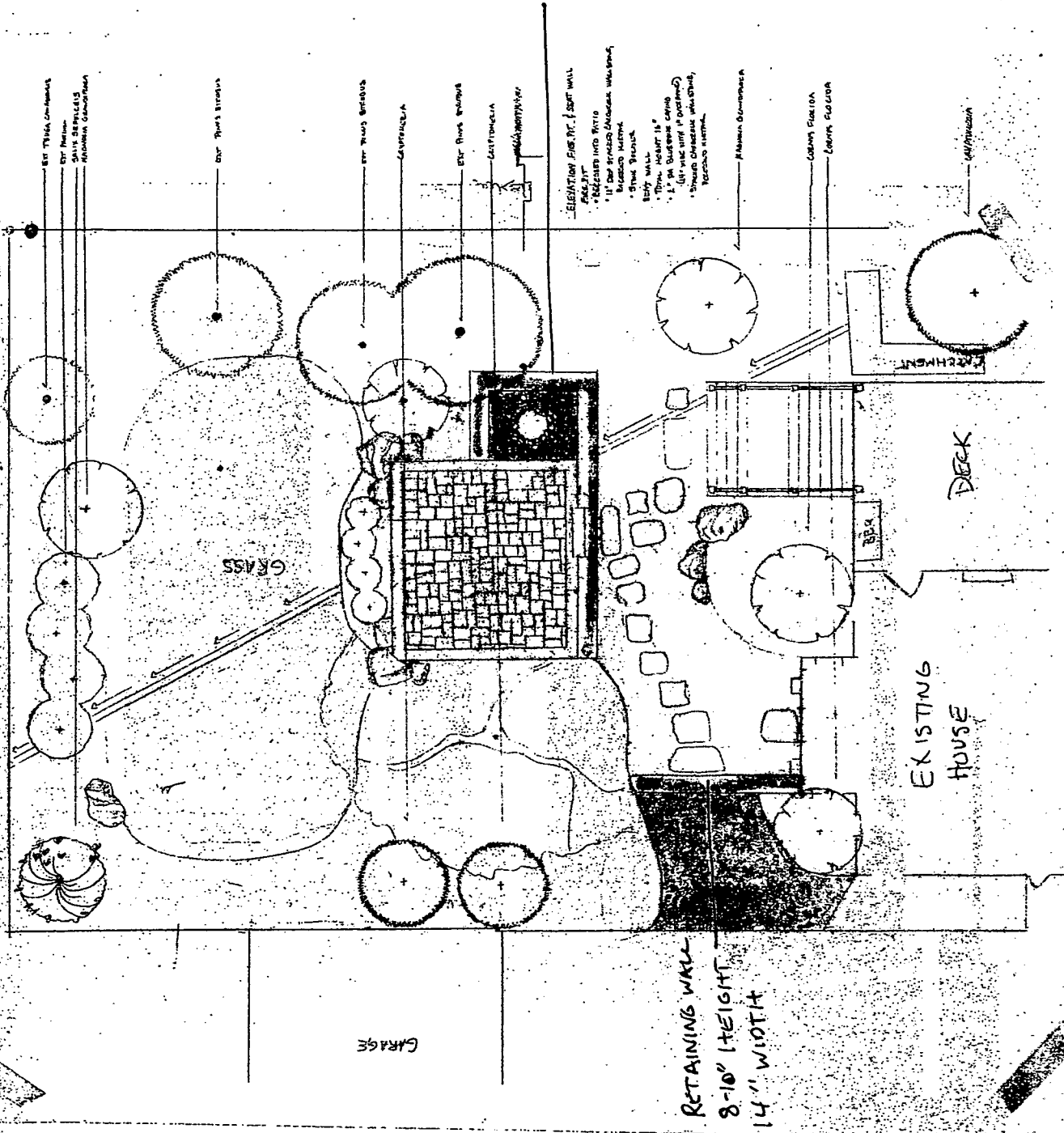
TOTAL HEIGHT 16"

2" PA BLUESTON EDGING

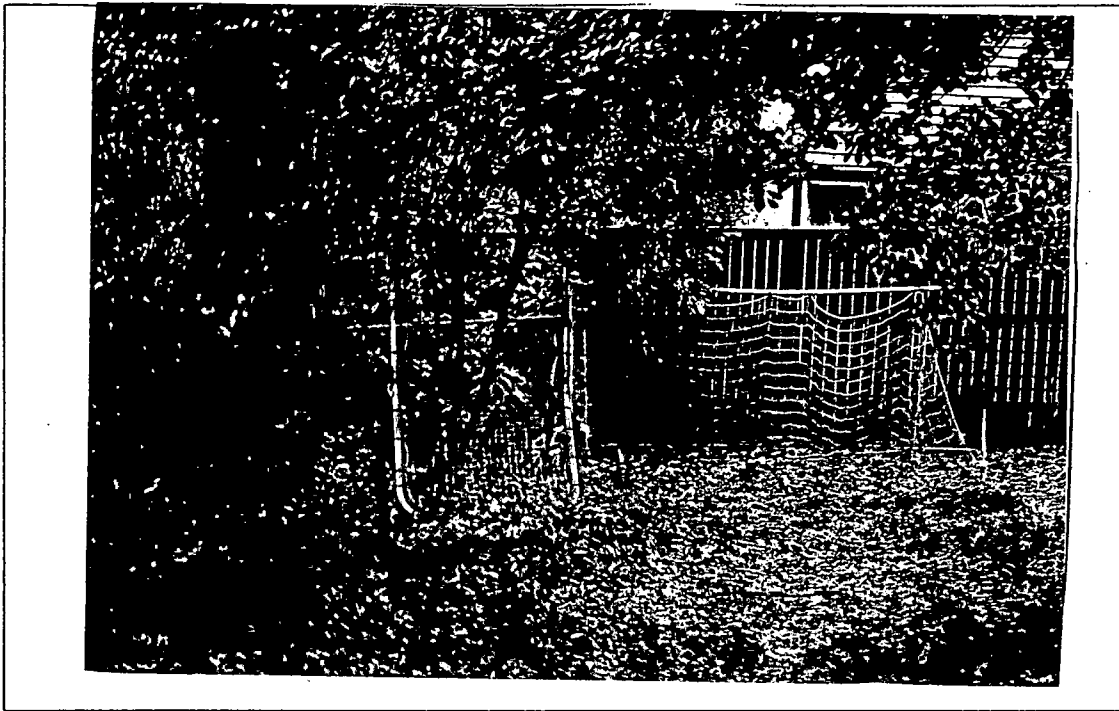
14" WIDE

STACKED CARDROCK WALL

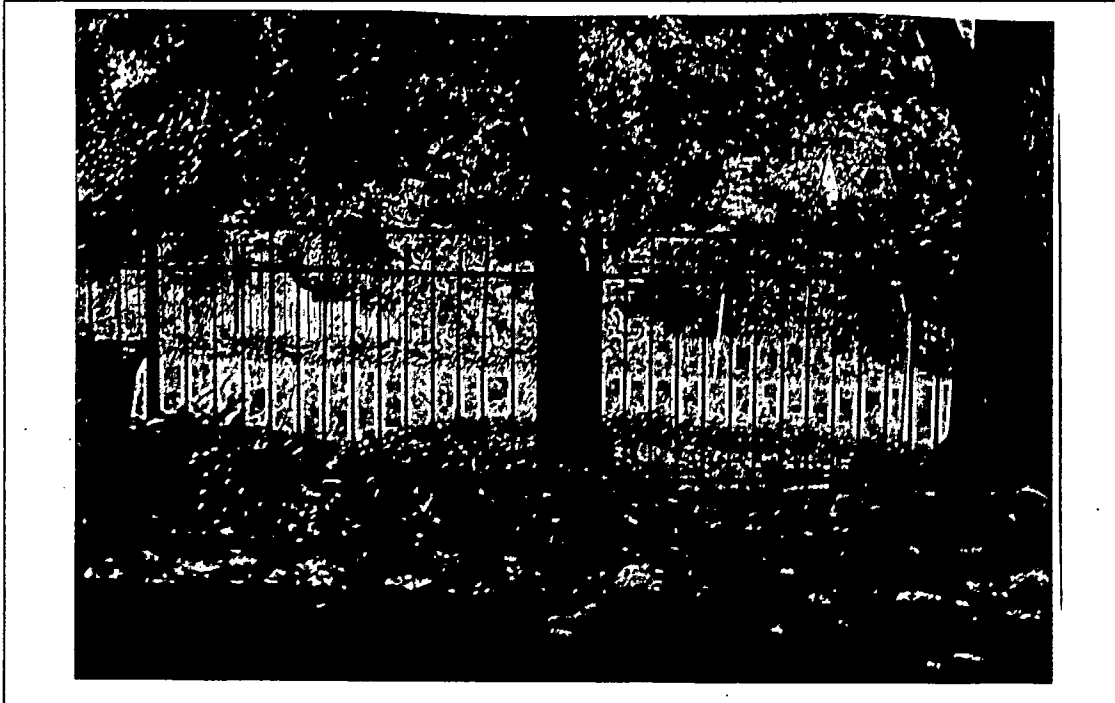
(A)



Existing Property Condition Photographs (duplicate as needed)



Detail: REAR YARD - MATCH EXISTING WOODEN FENCE

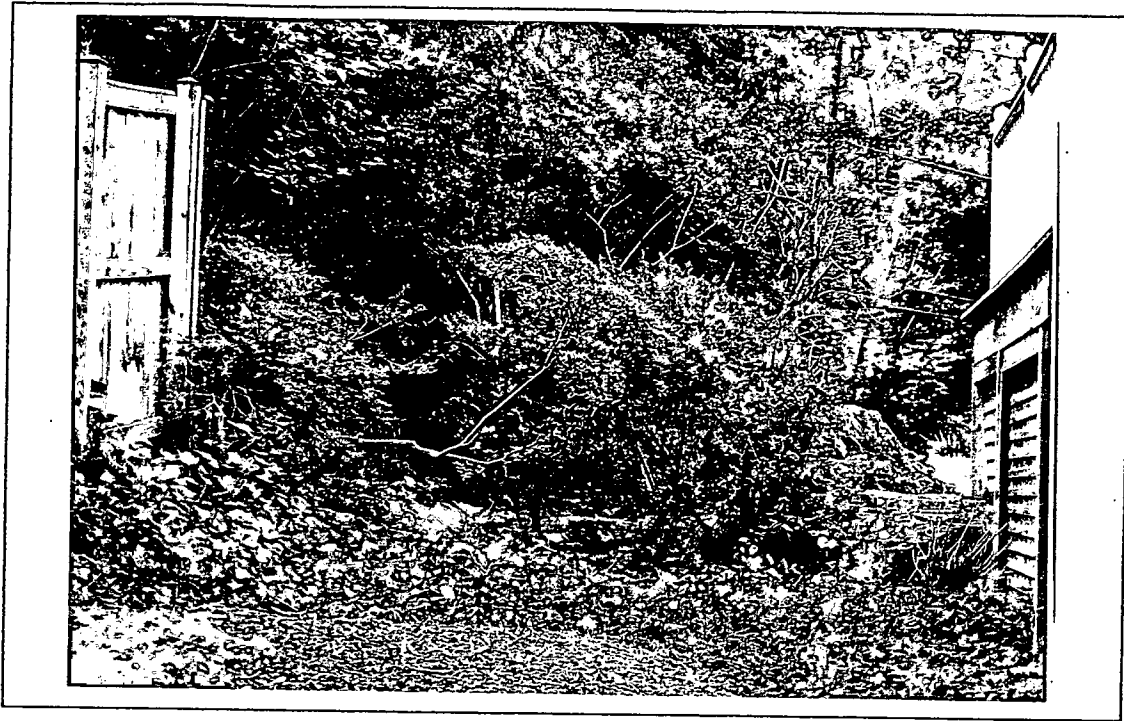


Detail: PICTURE OF TYPE OF ALUMINUM FENCE FOR SIDE YARD

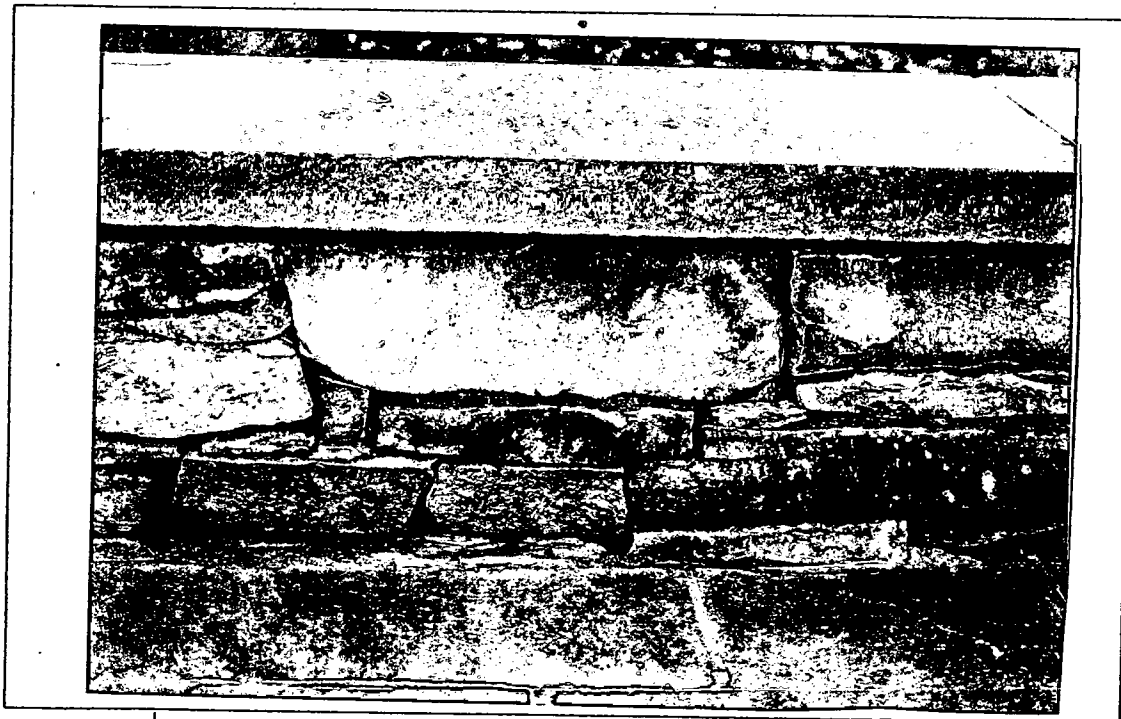
Applicant: _____

Page: _____

7



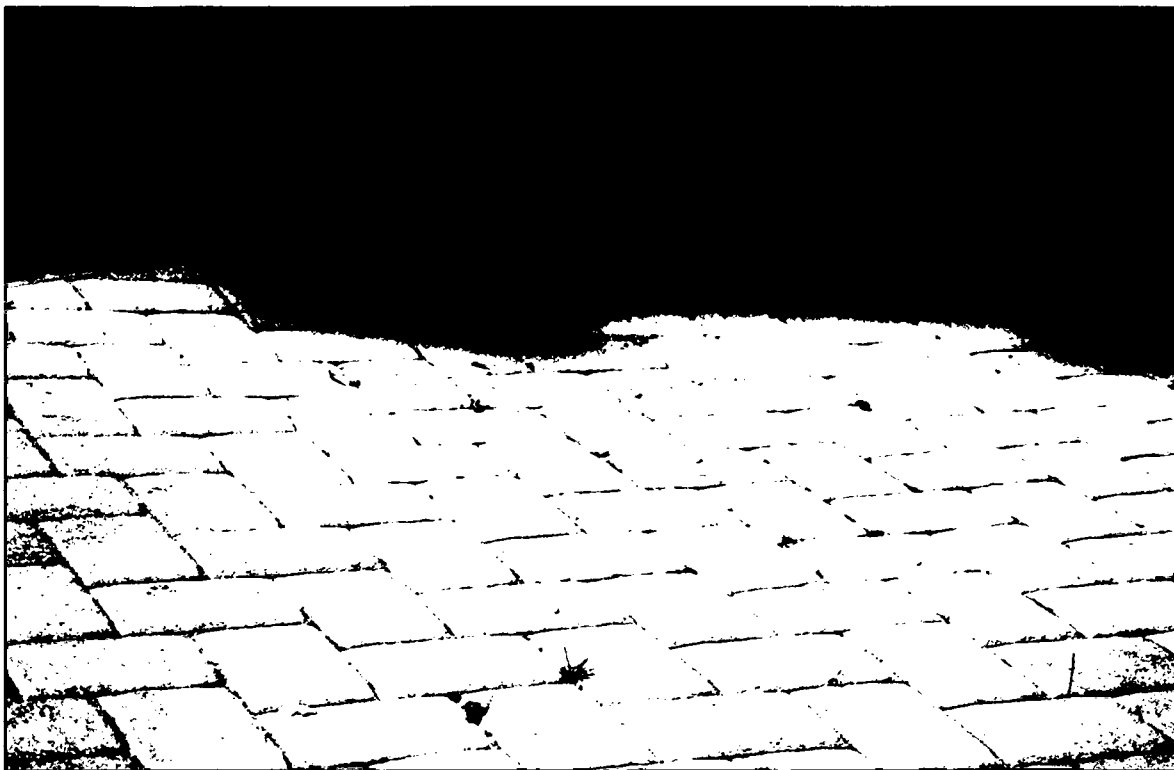
Detail: SIDE YARD - PROPOSED ALUM FENCE TO ENCLOSE



Detail: SEAT WALL - CAWDOCK W/ BLUESTONE CAP

Applicant: _____

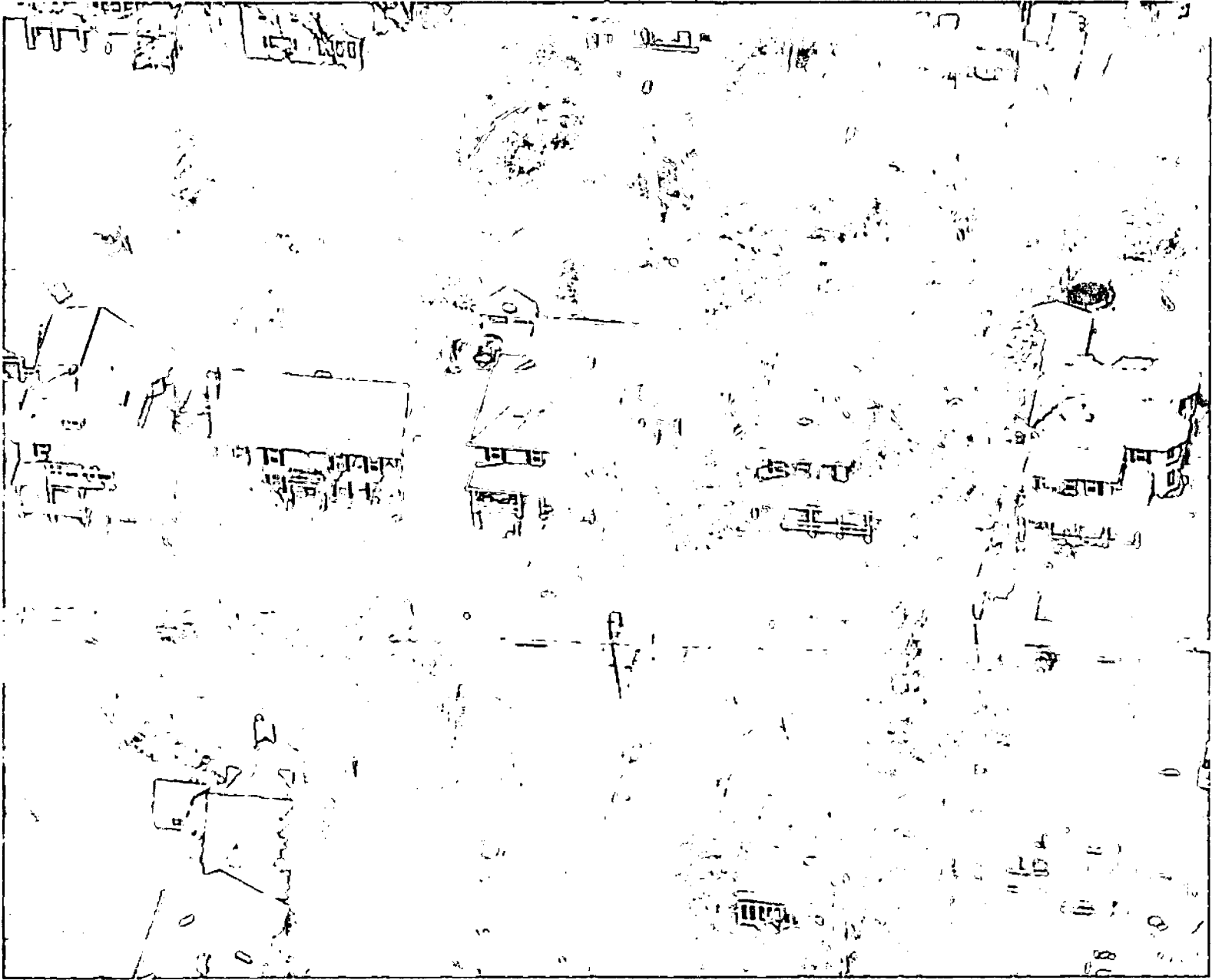
Page: _____



patio pavers

8-A

4725 Cumberland



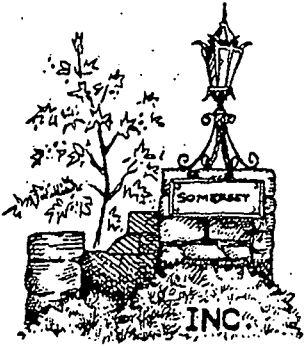
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4725 Cumberland



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TOWN OF SOMERSET

4510 Cumberland Avenue
Chevy Chase, MD 20815
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Jeffrey Z. Slavin
Mayor

Rich Charnovich
Town Manager/Clerk-Treasurer

June 18, 2012

Mr. Scott Whipple, Historic Preservation Supervisor
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Subject: Application for Historic Area Permit for 4725 Cumberland Avenue

Dear Mr. Whipple:

Town of Somerset staff has reviewed the Historic Area Permit Application to construct the following:

1. A retaining wall with a maximum height of 16 inches.
2. A wooden fence along the rear property line.
3. An aluminum fence in the rear yard along the left side property line and along the right rear of the house.

The Town of Somerset is required to make a recommendation to the Historic Preservation Commission as to whether the architectural designs of a Historic Area Permit meets the minimum requirements of the Town of Somerset's Code. The plan review has revealed that this project meets all the Town Code requirements.

The Town of Somerset will require that the applicant submit a tree protection plan when submitting the final plans to the County and Town.

Recommendations:

The Town of Somerset approves the preliminary application for the Historic Area Permit for 4725 Cumberland Avenue.

If you have any questions, please contact me at 301-657-3211 or e-mail me at manager@townofsomerset.com.

Sincerely,

Richard Charnovich

Richard Charnovich
Town Manager

CC: Jeffery Slavin, Mayor
Dana Macher, 4725 Cumberland Avenue