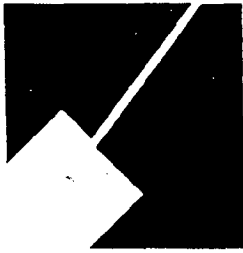


35/81-00A 3908 Rosemary Street
(Chevy Chase Locational Atlas HD)

R

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: April 12, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

35/81-00A

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

 X Approved with Conditions: (1) New windows will be wood, True-divided light (TDL) or simulated TDL; (2) A smooth stucco finish will be used for the new work; (3) The garage will be rebuilt of brick + 1/2-timber, like the existing (original) structure; (4) The garage roof selection will be worked out w/ staff approval

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: TED WOODINGS

Address: _____

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps frm.wpd RE: 3908 Rosemary Street, Town of Chevy Chase Loc. At. H.D.



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: TEO WOODINGS

Daytime Phone No.: 301-770-0600

Tax Account No.: _____

Name of Property Owner: Teo Woodings Daytime Phone No.: 301-770-0600

Address: 4923 Doeset Ave Cherry Chase M.D. 20815
Street Number City State Zip Code

Contractor: Self Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: Self Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3908 Rosemary Street: Rosemary

Town/City: Cherry Chase Nearest Cross Street: Connecticut

Lot: 2+3 Block: 9 Subdivision: Section 4

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: \$ 100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ 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.

Teo Woodings
Signature of owner or Authorized agent

3-20-00
Date

Approved: W/conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/10/00

Application/Permit No.: 214381 Date Filed: 3/23/00 Date Issued: _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: April 12, 2000

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

* When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

c:\hawpapr.wpd

* Please call to arrange for stamping of your permit set prior to applying for a building permit with DPS, @ 301-563-3408.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3908 Rosemary Street	Meeting Date:	04/12/00
Resource:	Town of Chevy Chase <i>Locational Atlas</i> Historic District	Report Date:	04/05/00
Review:	HAWP	Public Notice:	03/29/00
Case Number:	35/81-00A	Tax Credit:	
Applicant:	Ted Woodings	Staff:	Robin Ziek
PROPOSAL:	Garage demolition and new construction, rear porch demolition, and new addition	RECOMMEND:	Approval w/Conditions

The subject property is under consideration for designation by the County Council this April. Under Chapter 24A, however, the applicant has the option to apply for a HAWP for alterations to a resource in a *Locational Atlas* Historic District in order to move forward on a project rather than wait for the designation decision. The applicant is also pursuing an alternative option which involves requesting a determination of "substantial alteration" by DPS on the proposal. In the interest of time, staff is proceeding with the staff evaluation, while working with the applicant on the county process.

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Chevy Chase *Locational Atlas* Historic District
STYLE: Tudor Revival
DATE: 1928-1941

The subject property is a 2-1/2 story brick and half-timbered structure, with a two-story sleeping porch at the rear which is about 10' deep. The house has been subjected to deferred maintenance for many years, and is need of substantial work. The sleeping porch has a flat roof, which stands in contrast with the steeply pitched roof on the main block of the house which has slate. The existing porch utilizes stucco and half-timber materials.

The other aspect of this project involves a matching garage, of brick with half-timbering in the gable end with a slate roof, which has been severely damaged by a falling tree.

PROJECT PROPOSAL

The applicant proposes to demolish the original garage, and rebuild a new garage on the same site that “duplicates” the original garage. Discussions with staff indicate that the applicant plans to duplicate the existing footprint, scale and massing of the original garage, but is still considering various options for the materials. The first option would be to use brick and half-timbering, with a shingle roof. The second option would be to use brick and half-timbering on the front elevation, but block and stucco on the side elevations. A third option would be to maintain the brick and half-timbering on the front elevation but use wood clapboard or a clapboard substitute material for the side and rear elevations.

The other aspect of this proposal involves the demolition of the rear sleeping porch, and the construction of a rear addition which mimics the porch in general massing and materials, but which is 20' deep (or double the size). The roof would have a shallow pitch to avoid blocking the rear attic windows. The new windows are proposed to “match the existing”, although the fenestration pattern is shown as 8/8 instead of 6/6. The addition would be built with a brick foundation and stucco and half-timbering to reflect the original porch design.

STAFF DISCUSSION

Staff notes that the applicant’s approach is modest, and focuses on compatibility as a primary goal for the new work. The proposed rear addition is relatively small, and will hardly be seen from the public right-of-way. Staff feels that the addition can be differentiated from the original structure by the use of flat stucco rather than the pebble-dashed finish of the original, and also by the use of the true-divided light or simulated true-divided light wood windows with insulated glass.

With regard to the garage reconstruction, staff recommends that the applicant rebuild the garage exactly, using the same brick and stucco/half-timbering as the original. This is a small building, and was built as a match to the original house, and therefore makes a contribution to the site and the potential district. Staff also notes that, while the front elevation is apparent from the public right-of-way, the neighbors will view the side elevations. The adjacent neighbor’s concerns have been expressed to staff, and this should be conveyed to the HPC and to the applicant. This is an issue which is important in a historic district, and certainly would be evaluated on a case by case basis. At this site, the neighbors have adjoining driveways and the garage is highly visible to the neighbor. Staff would encourage the use of brick and half-timbering to truly duplicate the original structure.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

- 1) The new windows will be wood with true-divided light (TDL) or simulated TDL windows.
- 2) A smooth stucco finish should be used on the new work, rather than the pebble-dashed finish.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

3. The garage will be rebuilt ~~with~~ of brick, w/
like materials to original.
4. Roof ~~subject~~ up to staff review.



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: TEO Woodings

Daytime Phone No.: 301-770-0600

Tax Account No.: _____

Name of Property Owner: TEO Woodings Daytime Phone No.: 301-770-0600

Address: 4923 Doveset Ave Cherry Chase M.D. 20815
Street Number City Street Zip Code

Contractor: Self Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: Self Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3908 ~~Cherry Chase~~ Street: Rosemary

Town/City: Cherry Chase Nearest Cross Street: Connecticut

Lot: 2+3 Block: 9 Subdivision: Section 4

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: \$ 100,000 -

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

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3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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- 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.

Teo Woodings
Signature of owner or authorized agent

3-20-00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 214381 Date Filed: 3/23/00 Date Issued: _____

Description 3908 Rosemary

3908 Rosemary is beautiful English Tutor that has been neglected for many years. The house has been infested with termites, wood boring bees and rainwater for many years but fortunately no structural damage was caused to the primary house. The primary damage was caused to exterior trim, windows and some interior wall studs that will need to be repaired and or replaced. Anything that needs to be replaced on the exterior will be done with identical materials; no windows will be replaced only repaired.

The summer porch on the rear of the house and the garage were not as fortunate as the primary house. The summer porch had either major water damage or some sort of growth that destroyed the left rear sides of the pier, floor joist on the first and second floor. The entire rear of the summer porch has severe rot that has caused the windows, stucco and trim to fall apart. The garage had a large walnut tree that was uplifted during a storm many years ago that lifted the rear foundation and shifted the entire body of the garage forward about 2 feet. This damaged the roof and walls beyond repair. The doors on the garage have suffered major rot and are unrepairable.

My goal is to completely restore the exterior of the house to its original condition with the exception of rear summer porch. The repairs would include restoring all windows, trim, light fixtures and slate roof on the primary house. Rebuild the garage duplicating the existing garage. With an exception of using wood siding on the sides and rear for economical reasons. The front elevation would duplicate the original garage. Doors for the garage would be similar to the original doors; however, they would be mounted to roll up for easier use.

I would like to remove the badly damaged summer porch and replace it with a 2-story structure that would be 10 feet deeper than it currently is. This structure would create a family room and breakfast room on the first floor. The 2nd floor would have a master suite and bathroom. The exterior of the house would duplicate the wood timbers and stucco that exists currently on the summer porch. In addition, I would like to add a masonry fireplace on the side of the house. This fireplace would match the existing fireplace already on the house.

ADJ & CONF. PROP. OWNERS

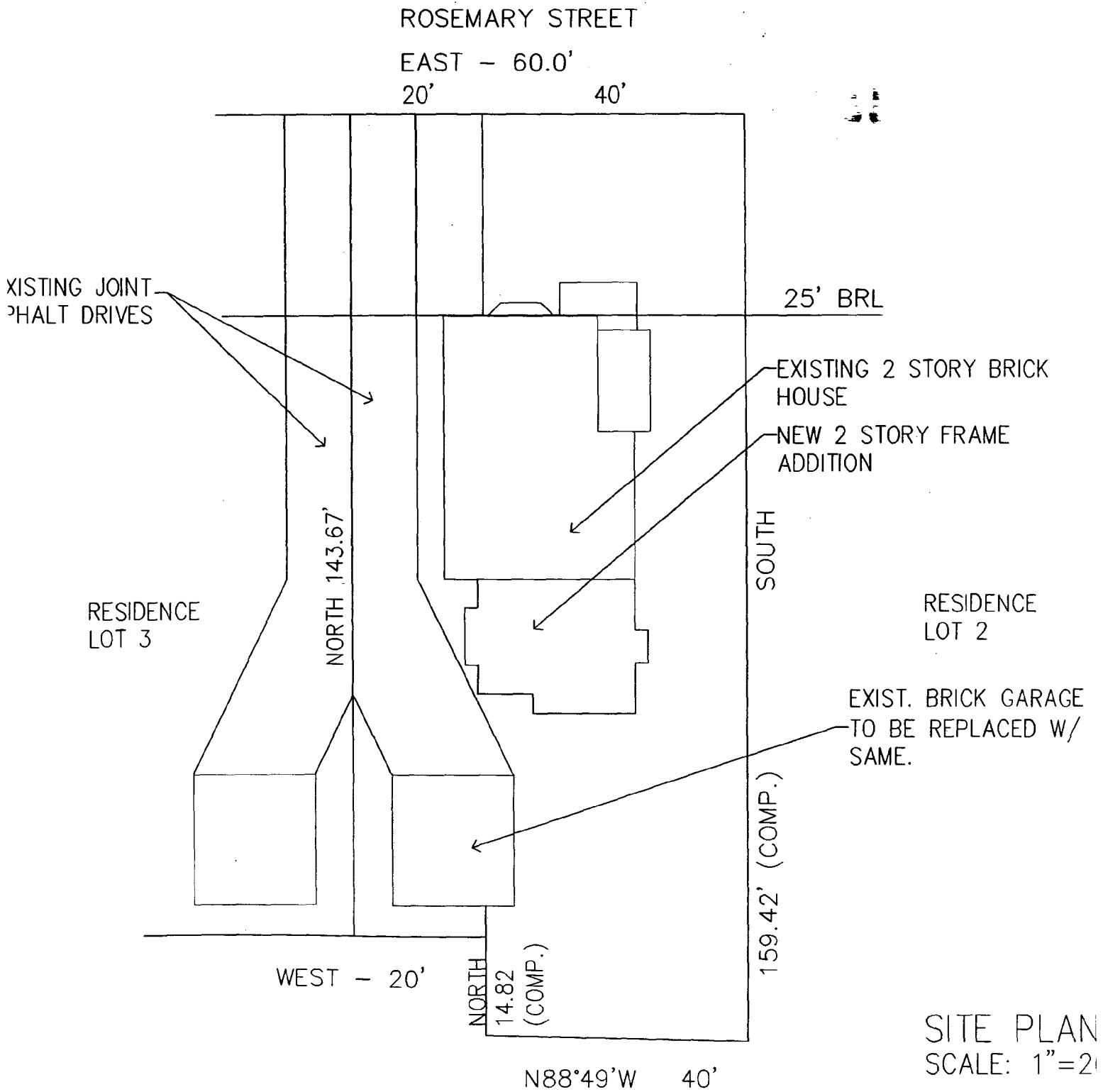
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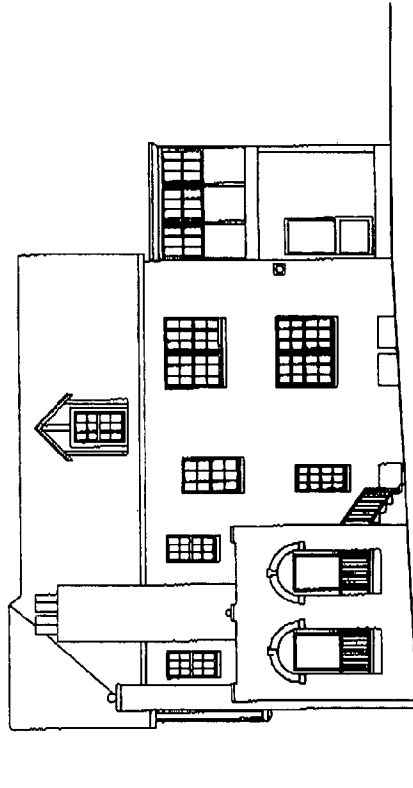
3906 Rosemary

3907 Rosemary

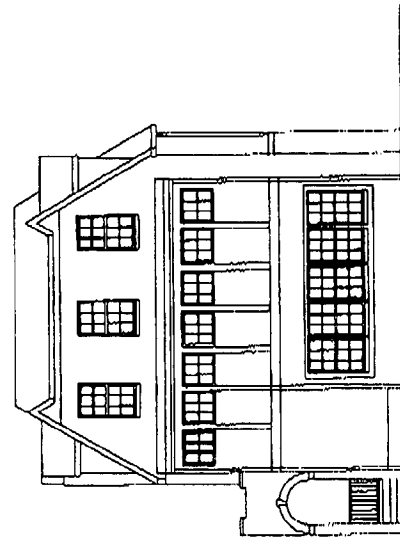
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SITE PLAN

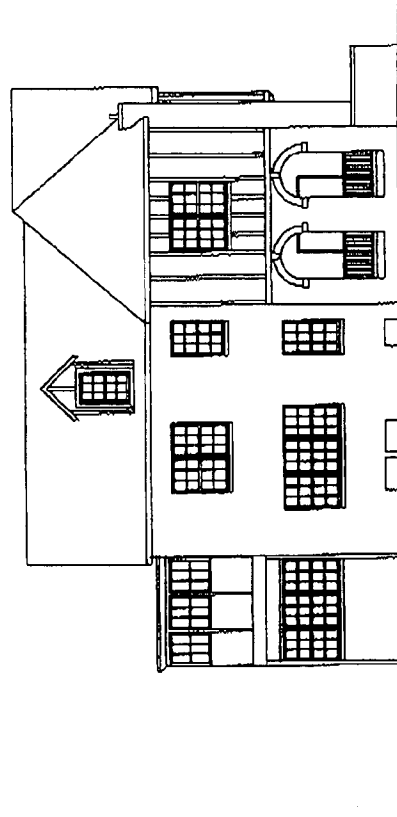




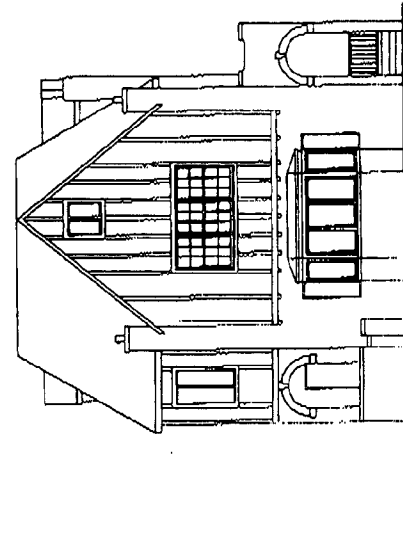
RIGHT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

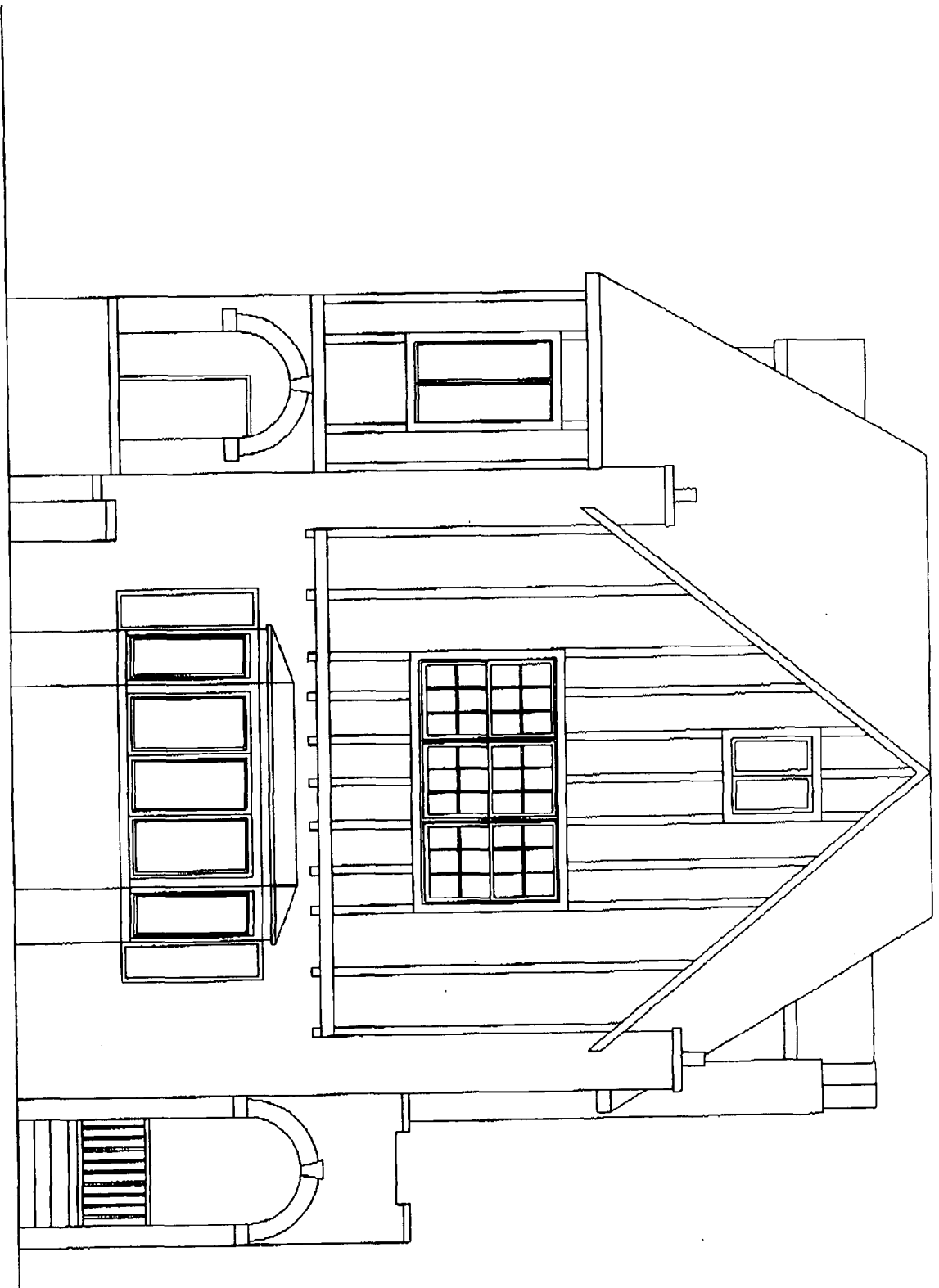


EXIST. FRONT ELEVATION
1/4"=1'-0"

EXISTING ELEVATIONS

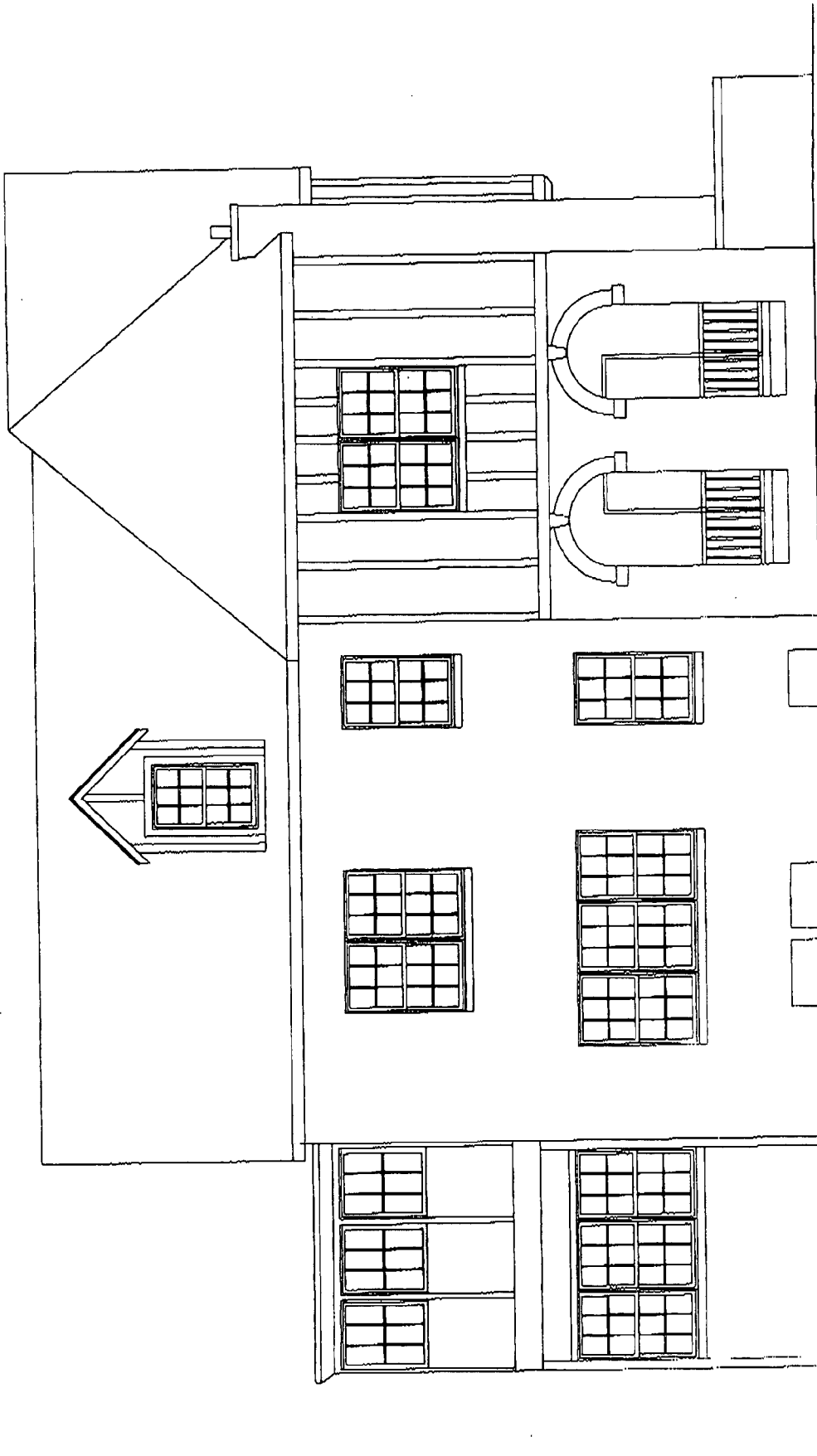
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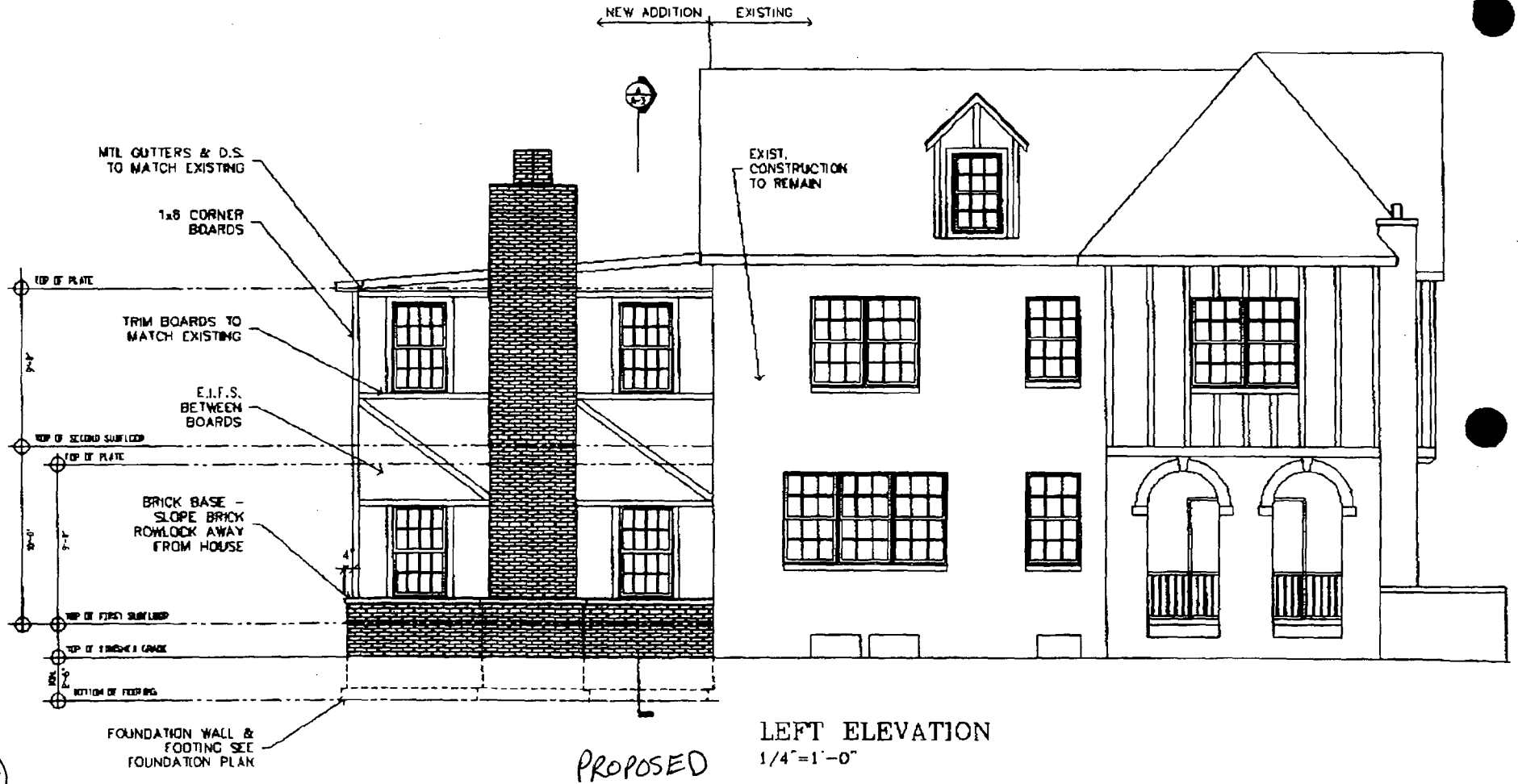
EXIST. FRONT ELEVATION

1/4"=1'-0"



EXISTING LEFT ELEVATION
1/4" = 1'-0"

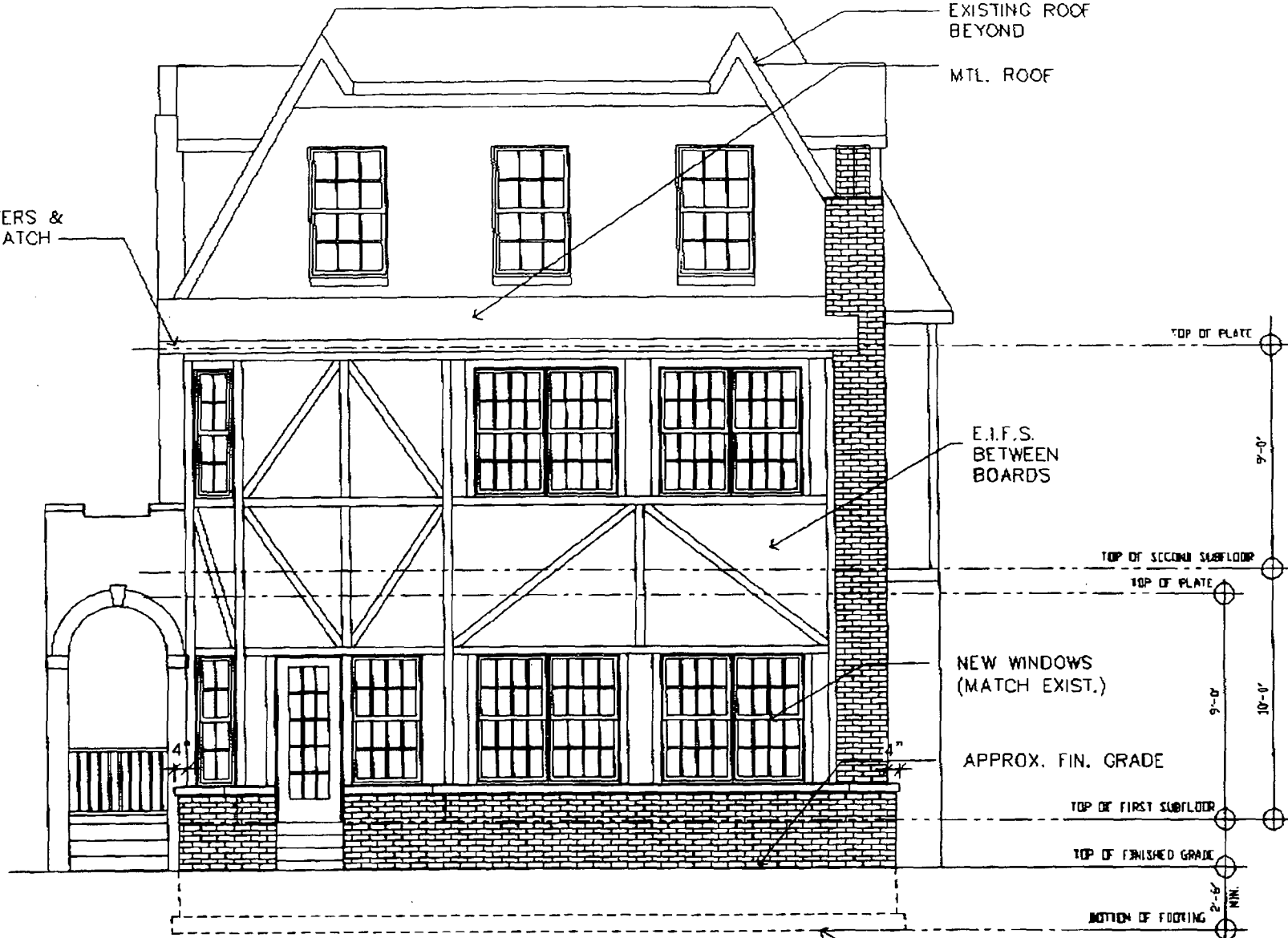
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PROPOSED

LEFT ELEVATION
1/4"=1'-0"

NEW CUTTERS &
D.S. TO MATCH
EXISTING



EXISTING ROOF
BEYOND

MTL. ROOF

TOP OF PLATE

E.I.F.S.
BETWEEN
BOARDS

TOP OF SECOND SUBFLOOR

TOP OF PLATE

NEW WINDOWS
(MATCH EXIST.)

APPROX. FIN. GRADE

TOP OF FIRST SUBFLOOR

TOP OF FINISHED GRADE

BOTTOM OF FOOTING

9'-0"

9'-6"

10'-0"

2'-6"

FIN.

PROPOSED REAR ELEVATION
1/4"=1'-0"

FOUNDATION WALL
BELOW

11



●
FRONT



13



BACK



SIDES



14

GARAGE



(18)

Please send copy
of application (one-sided original)

for 3908 Rosemary to

Carla Grace

3910 Rosemary St.

Ch. Ch.

20815

Thanks - R

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Suzanne Goldstein / Joseph Middleton FAX NUMBER: _____

FROM: _____

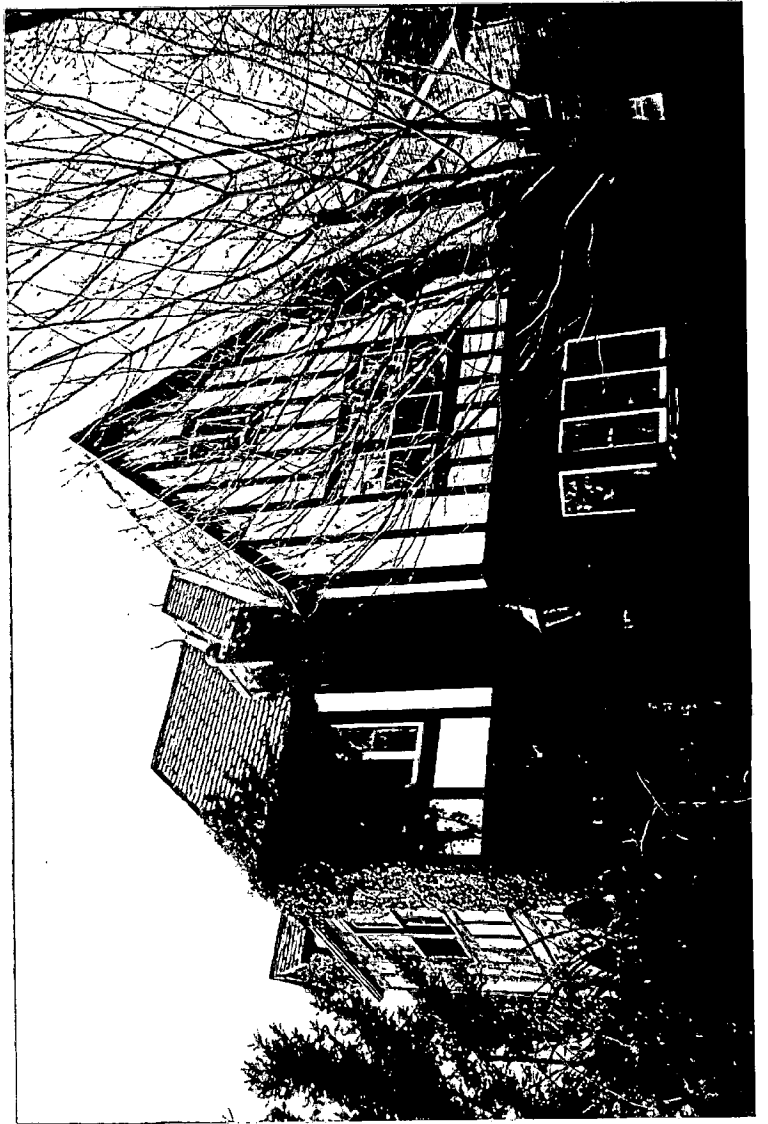
DATE: _____

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: _____

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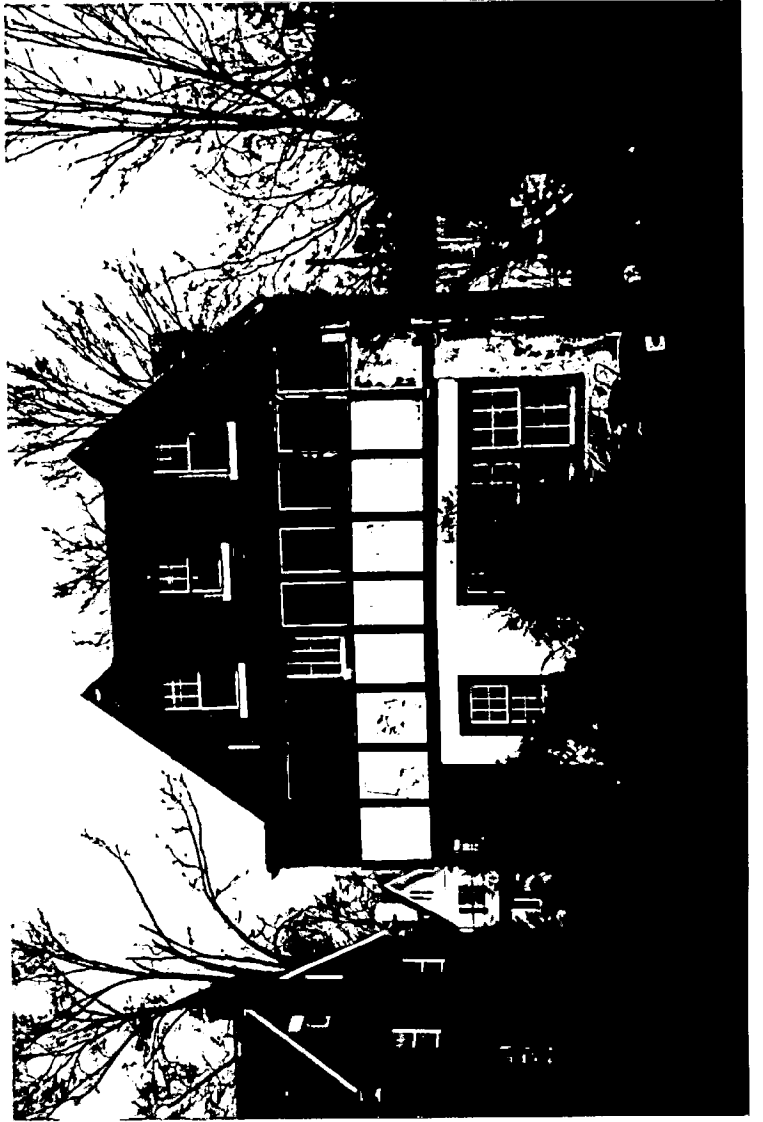
FRONT





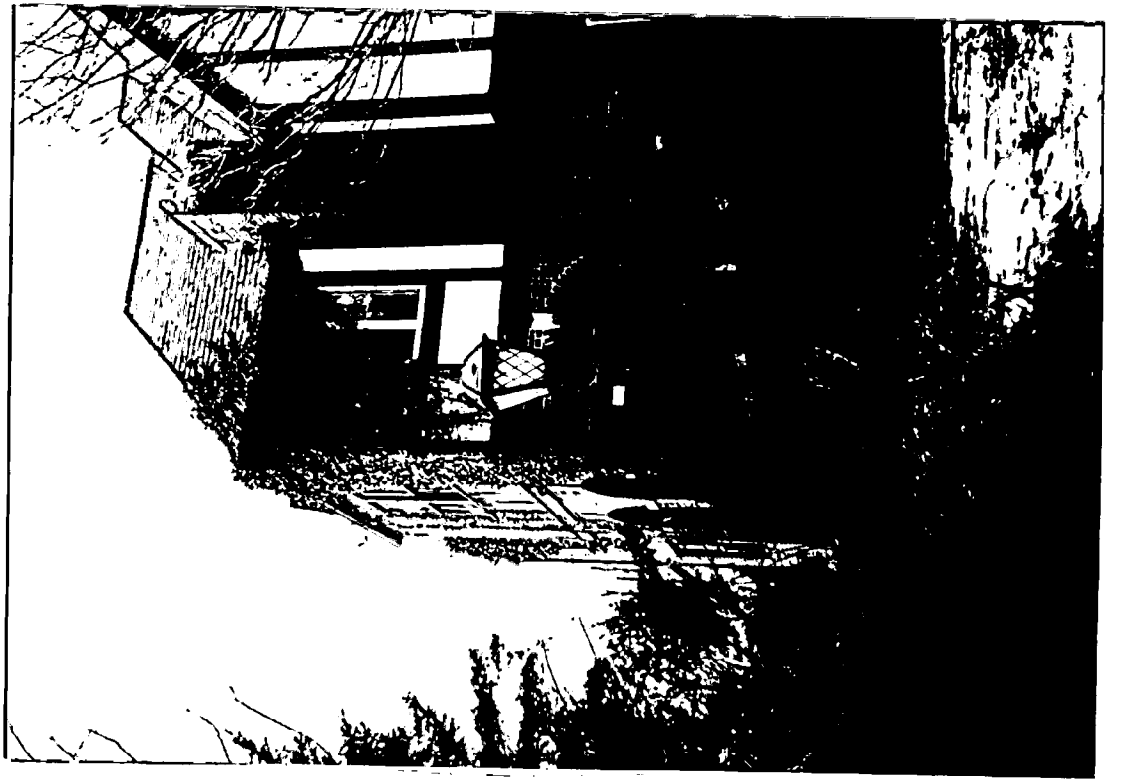
BACK







SIDES





GARAGE

