

35/36 4701 Cumberland Ave.

35/36-90A



Montgomery County Government
Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

75/76 4701 Campbell



Montgomery County Government

MEMORANDUM

DATE: 5/10/90

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared B. Cooper, ^{JBC}Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 5/9/90 reviewed the attached application by Richard Weintraub for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Photographs
3. Bldg Permit App. and Check
4. 2 Sets of Plans
5. _____

JBC:av

BONI
BUILDINGS OLD & NEW, INC.
4928 ELM STREET
BETHESDA, MARYLAND 20814

ALEXANDER M. PATCH
ROBERT F. JENNINGS

(301) 657-3334

December 29, 1989

Mr. & Mrs. Weintraub
4701 Cumberland Ave.
Chevy Chase, Md 20815

Dear Mr. & Mrs. Weintraub:

Based on your request, we have made a site examination of the garage at the N.E. corner of your property to determine its current structural condition and the approximate cost to renovate/restore it to a functional use. Our conclusions are as follows:

DESCRIPTION:

The garage is not of the same vintage as the main house (most likely a pre WWII building). The building is a two story (25'L x 18'W) structure with a garage facility on the first floor and a storage facility on the second floor. It is a slab on grade structure, sheathed in 7" wood siding and has an asphalt shingled roof.

STRUCTURAL CONDITION:

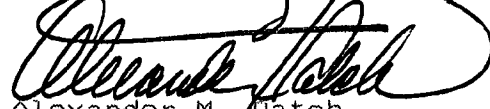
There are considerable signs of structural fatigue in the garage, and a steel column has been placed in the garage door opening to temporarily support a sagging header. During a major storm in June 1989, a large tree at the N.E. corner of the garage blew over. At such time, the root structure of the tree lifted up underneath the same corner of the garage and caused considerable damage to the building in that area. A large portion of the slab, foundation and walls of the structure were damaged. In addition to this damage, the building list to the west side approximately 10". Whether this was an ongoing problem is not known, but the falling tree undoubtedly exacerbated this condition. A considerable amount of rot and termite damage was noted in much of the first floor wall studs and the stairway access to the second floor.

CONCLUSIONS:

The building in its current state is extremely unsafe for any use. During our inspection we had to use extreme caution when entering the building. The cost to repair all damage as described above and restore it to its original condition will, to the best of our knowledge, exceed the cost of comparable replacement. Given the fact that the garage is not a significant representation of any architectural style native to Somerset Heights or neighboring areas, we recommend the building be razed.

Should you have any questions or wish to discuss the above evaluation, please give us a call.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Alexander M. Patch", enclosed within a large, hand-drawn oval.

Alexander M. Patch
President

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 2, 1990

CASE NUMBER: 35/36-90A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Somerset

PROPERTY ADDRESS: 4701 Cumberland Ave.

DISCUSSION:

The applicant is proposing extension/conversion of a small existing two-story addition at the rear of the structure. Its footprint will be slightly expanded and its upper roof will be changed from hip to gable in form. Also, the existing rear elevation fenestration will be changed somewhat.

In addition, the applicant is proposing removal of an existing storm-damaged garage, to be replaced by a new one-car garage measuring 10'x 20'. As a part of this project, an existing driveway will be removed in part (see site plan). Apparently, no trees are proposed to be removed.

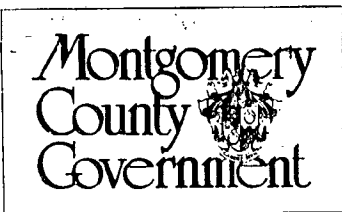
STAFF RECOMMENDATION:

Staff recommends approval of the application based on criteria 24A-8(b)(1) and (2).

ATTACHMENTS:

1. HAWP Application and Attachments
2. Photographs
3. Site Plan
4. Tree Survey
5. Elevation Drawings
 - a. Residence
 - b. Garage
6. Floor Plans
7. Letter from "Boni" Construction re: Condition of Existing Garage

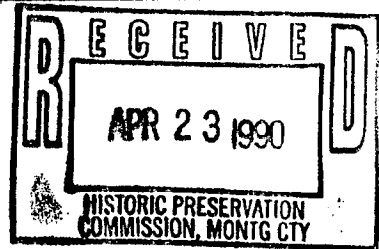
JBC:av
1807E



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

35/36-90A

APPLICATION FOR HISTORIC AREA WORK PERMIT



TAX ACCOUNT # 537030

NAME OF PROPERTY OWNER Richard & Alison Weintraub TELEPHONE NO. (301) 654-2579
 (Contract/Purchaser) (Include Area Code)

ADDRESS 4701 Cumberland Ave., Chevy Chase, MD 20815
 CITY STATE ZIP

CONTRACTOR BONI TELEPHONE NO. (301) 657-3334
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY BONI TELEPHONE NO. (301) 657-3334
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 4701 Street Cumberland Avenue

Town/City Chevy Chase Election District 7

Nearest Cross Street Warwick Place

Lot P20 Block 1 Subdivision Somerset Heights

Liber 4831 Folio 242 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|-------------------|----------------|----------|---|-------|----------------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | <u>Room Addition</u> |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace |
| | | Revocable | | Shed | Solar | Woodburning Stove |
| | | | | Fence/Wall (complete Section 4) Other _____ | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 80,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS:

- | | |
|-----------------------------|--------------------------|
| 2A. TYPE OF SEWAGE DISPOSAL | 2B. TYPE OF WATER SUPPLY |
| 01 (X) WSSC | 01 (X) WSSC |
| 02 () Septic | 02 () Well |
| 03 () Other _____ | 03 () Other _____ |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

(Handwritten Signature)

Signature of owner or authorized agent (agent MUST have signature notarized on back)

4/16/90

Date

APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

The existing house is a balloon framed victorian structure with a basement, 1st, 2nd and 3rd floor attic. The house is clad on the 1st floor with 5" double lap wood siding and on the 2nd floor with wood shingles. The roofing material is a 240 weight asphalt shingle. The rear of the house (where the addition goes) has an existing 2 story addition with a kitchen on the 1st floor and a study on the 2nd floor. The addition has a rather flat pitched roof with an exposed cinder block foundation. (SEE PHOTOGRAPHS)

b. General Description of Project:

The project involves the following: (1) a 2'-3" x 15'-3" extension of the kitchen off the rear of the existing house; (2) a further extension of the addition off the rear of the dining room to encompass the existing exterior stairwell and to include a powderroom; (3) a raising of the ceiling of the 2nd floor study over the kitchen to a height of 8'-6"; (4) building a 12/12 pitched roof over the existing study to match the roof pitch of the existing house. All materials used on the exterior finish are to be consistent with those of the existing house. (SEE PLANS) Also,

demolition of garage damaged by storm,
construction of gravel driveway, and new garage.

2. **SITE PLAN.** For all projects, attach an accurate site plan or property survey, which shall include the following:
 - a. Scale (for example, 1/4" = 1 foot)
 - b. North Arrow
 - c. Location and dimensions of all existing and proposed structures:
 - d. Location of other features such as walks, drives, fences, ponds, streams, dumpsters, mechanical equipment, and major landscaping elements.
3. **TREE SURVEY.** If any 6" diameter or larger trees are to be removed, or fall within the construction zone, attach an accurate tree survey. The survey should include the exact location, size, and species of all trees located in the project area, indicating which are to be preserved and which are to be removed.
4. **FLOOR PLANS; CONSTRUCTION PLANS.** For new construction and room additions, attach a complete set of scaled floor plans. For porches and decks, attach scaled drawings showing dimensions, materials, and where and how they will be attached to existing structures. For other types of work, such as outbuildings and fences, attach scaled drawings showing dimensions, materials, construction methods, and design details.
5. **ELEVATION DRAWINGS.** For new construction, including outbuildings, attach scaled drawings of all sides of the proposed structure. For additions, decks, porches, and major exterior alterations, attach scaled drawings of all sides of structure which will be affected by the proposed work.
6. **MATERIAL SPECIFICATIONS.** For all projects, provide a written description of all exterior materials to be used. If desired, material specifications may also be included as notes on elevation drawings. If available, manufacturer's literature may also be included.

The exterior materials to be used on the addition are to be consistent
in appearance, substance and quality with those used on the existing
structure. For a further description, see sheets A3, A4 and S-2 of the
working drawings.

7. **PHOTOGRAPHS.** For all projects, include clear color or black and white photographs. For additions, alterations, porches, or decks, attach photographs of all existing elevations. For new construction, attach photographs of the proposed site, as well as neighboring structures. For other projects, such as fences, drives, tree removal, etc., attach photographs of the affected area.
8. **ADDRESSES OF ADJACENT 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Ellen DeGrazia
 Address 4707 Cumberland Avenue
 City/Zip Chevy Chase, MD 20815

2. Name Irving and Sola Schneider
 Address 5812 Warwick Place
 City/Zip Chevy Chase, MD 20815

3. Name Somerset Elementary School
 Address 5811 Warwick Place
 City/Zip Chevy Chase, MD 20815

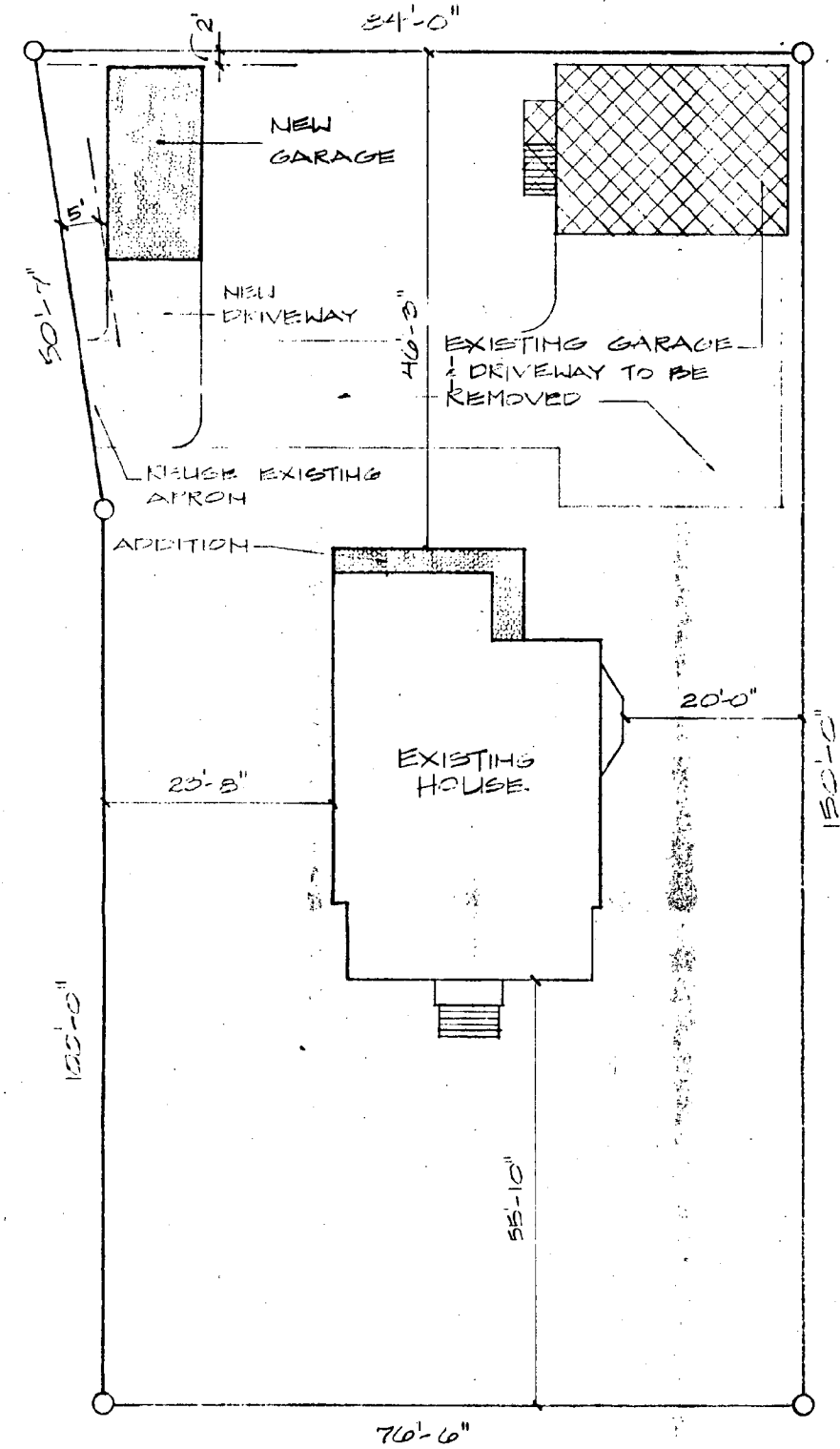
4. Name Mary Kay Davis
 Address 4616 Drummond Avenue
 City/Zip Chevy Chase, MD 20815

5. Name David and Eleanor Martin
 Address 4700 Drummond Avenue
 City/Zip Chevy Chase, MD 20815

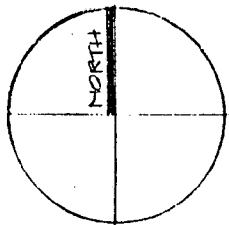
OUTSIDE HISTORICAL
 DISTRICT



SITE PLAN



CUMBERLAND AVENUE



WARWICK PLACE

BONI

ARCHITECTURAL
DESIGNERS
&
BUILDERS

4928 ELM ST.
BETHESDA, MD.
20814

(301) 657-3334

WEINTRAUB RESIDENCE
4701 CUMBERLAND AVENUE
CHEVY CHASE, MARYLAND

Date: 4/12/90

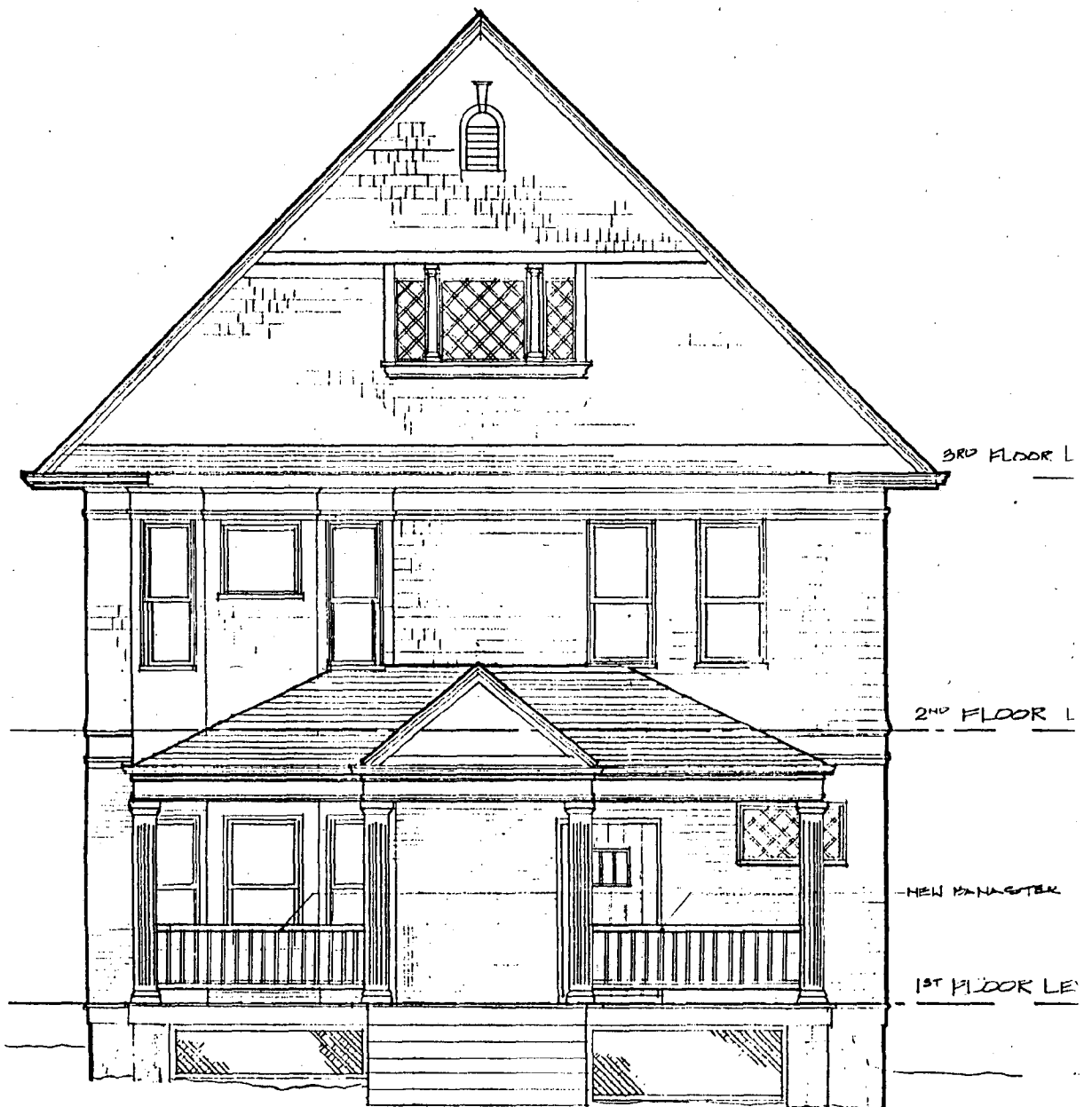
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Job: BA-1221R

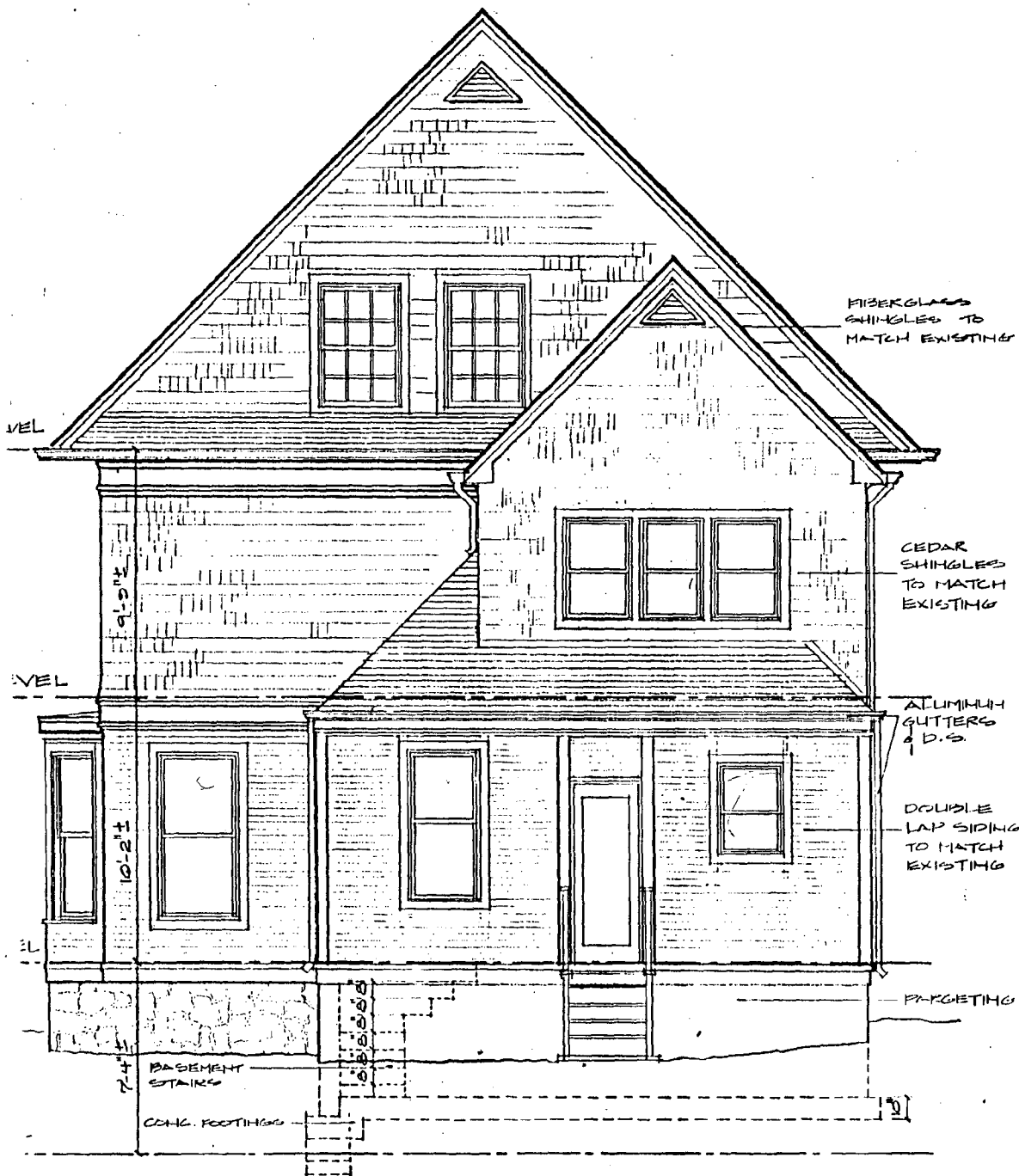
Sheet **TS**

Of 10 Sheets



FRONT ELEVATION

WINDOW SCHEDULE					
WNDW	MANUFACTURER	TYPE	#/SIZE	FIN/COLOR	NOTES
A	ANDERSEN/MECA SHIELD-HARROLINE	DOUBLE HUNG	2402 2'-5 1/8" X 3'-5 1/4"	VINYL CLAD WHITE	W/SCREENS - NO GRILLS
B	"	"	2856 2'-9 1/8" X 6'-9 1/4"	"	"/
C	"	"	2862 2'-9 1/8" X 6'-5 1/4"	"	"/
D	"	"	2832 2'-9 1/8" X 3'-5 1/4"	"	"/
E	"	TRIPLE DOUBLE HUNG	2832-3	"	"/



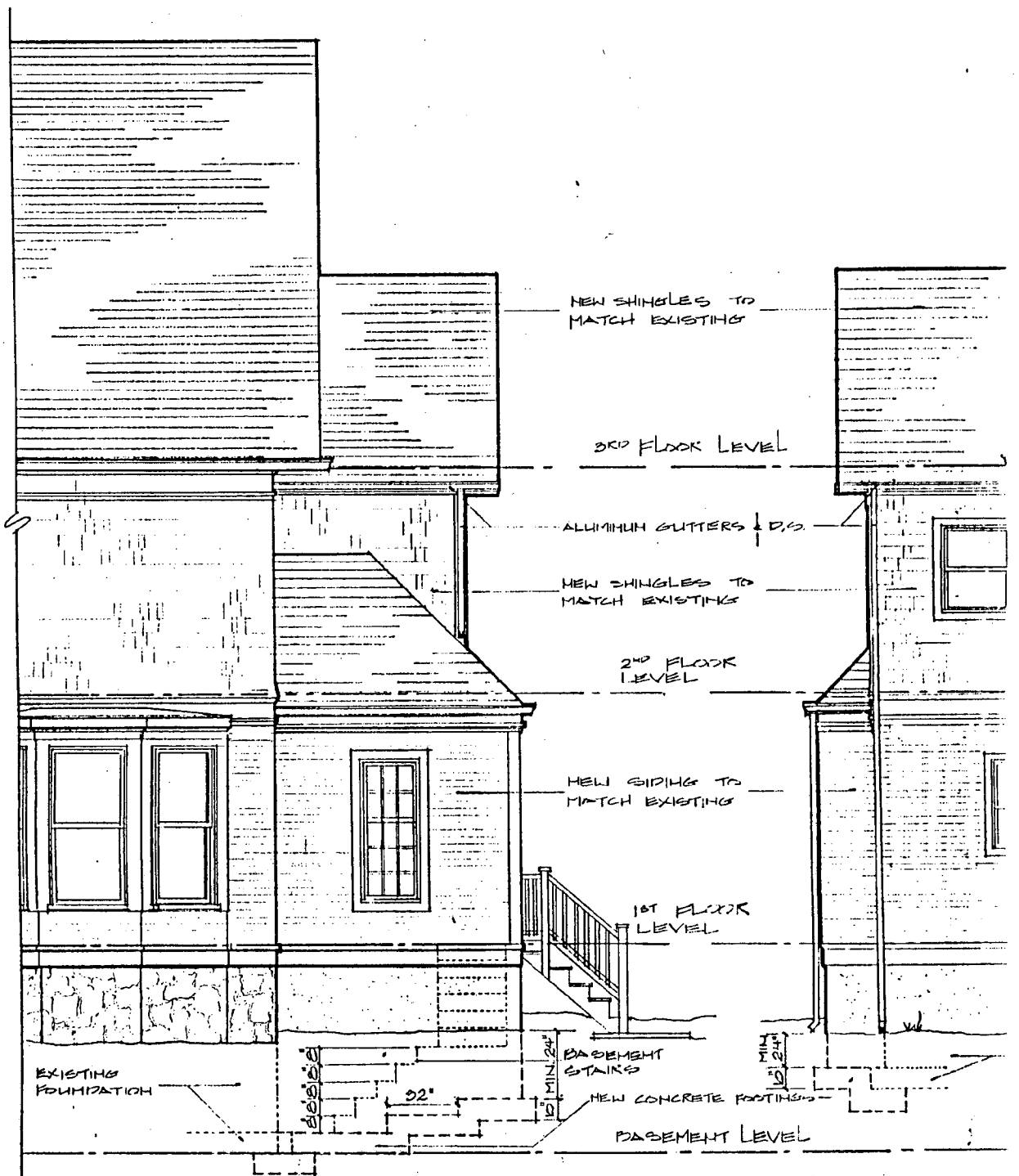
REAR ELEVATION

REVISIONS	BY

BONI
 ARCHITECTURAL
 DESIGNERS
 &
 BUILDERS
 4828 ELM ST.
 BETHESDA, MD.
 20814
 (301) 657-3334

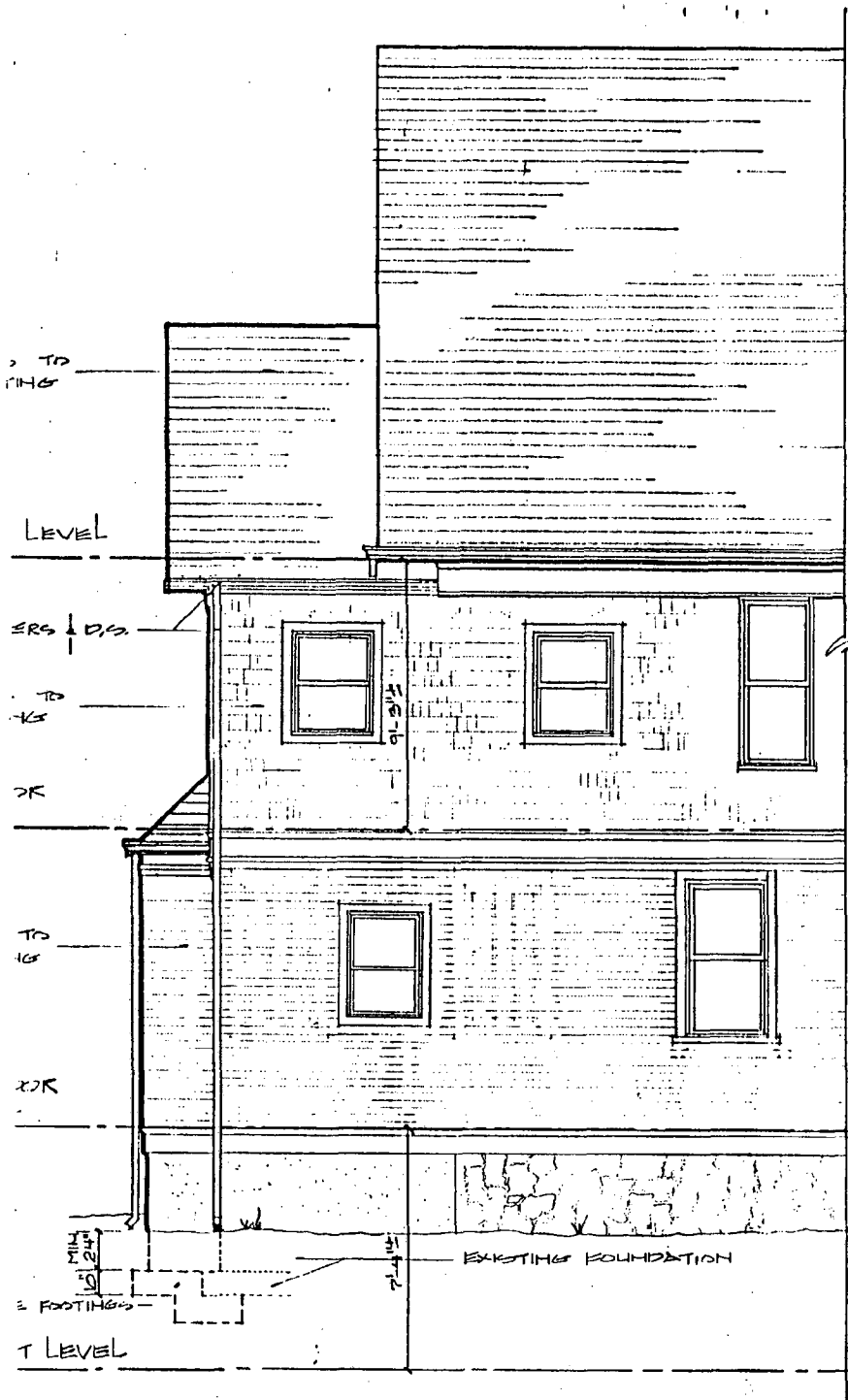
WEINTRAUB RESIDENCE
 4701 CUMBERLAND AVENUE
 CHEVY CHASE, MARYLAND

Date : 4/12/90
 Scale : 1/4" = 1'-0"
 Drawn : AMP
 Job# : 89-1221R



EAST ELEVATION

WEST



WEST ELEVATION

LEGEND:

- EXISTING WALLS TO REMAIN : ————
- EXISTING WALLS TO BE REMOVED : - - - - -

GENERAL AREA of DEM

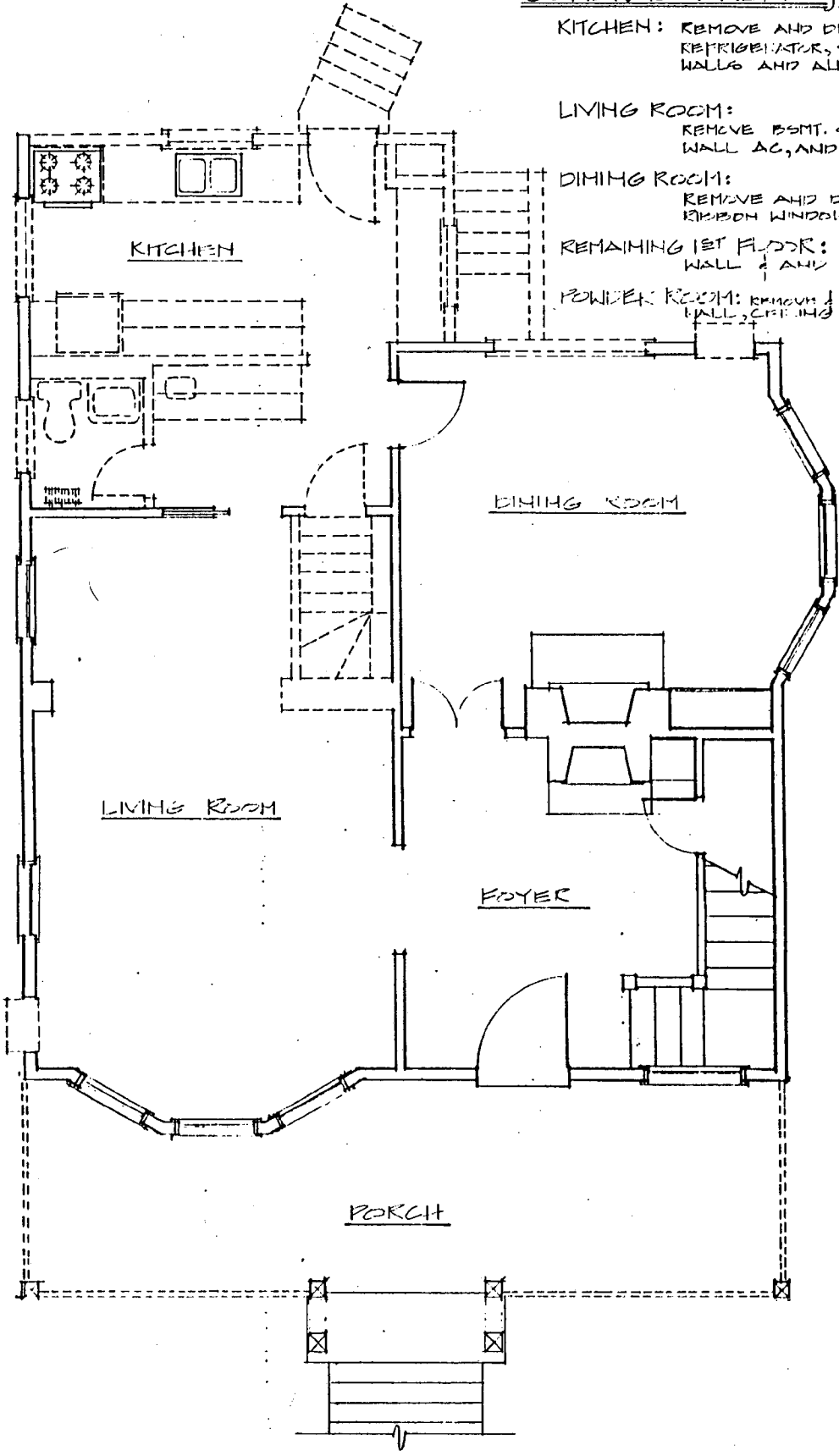
KITCHEN: REMOVE AND DISPOSE REFRIGERATOR, STOVE, WALLS AND ALL FLOOR

LIVING ROOM: REMOVE BSMT. STAIRS & WALL AC, AND ALL W

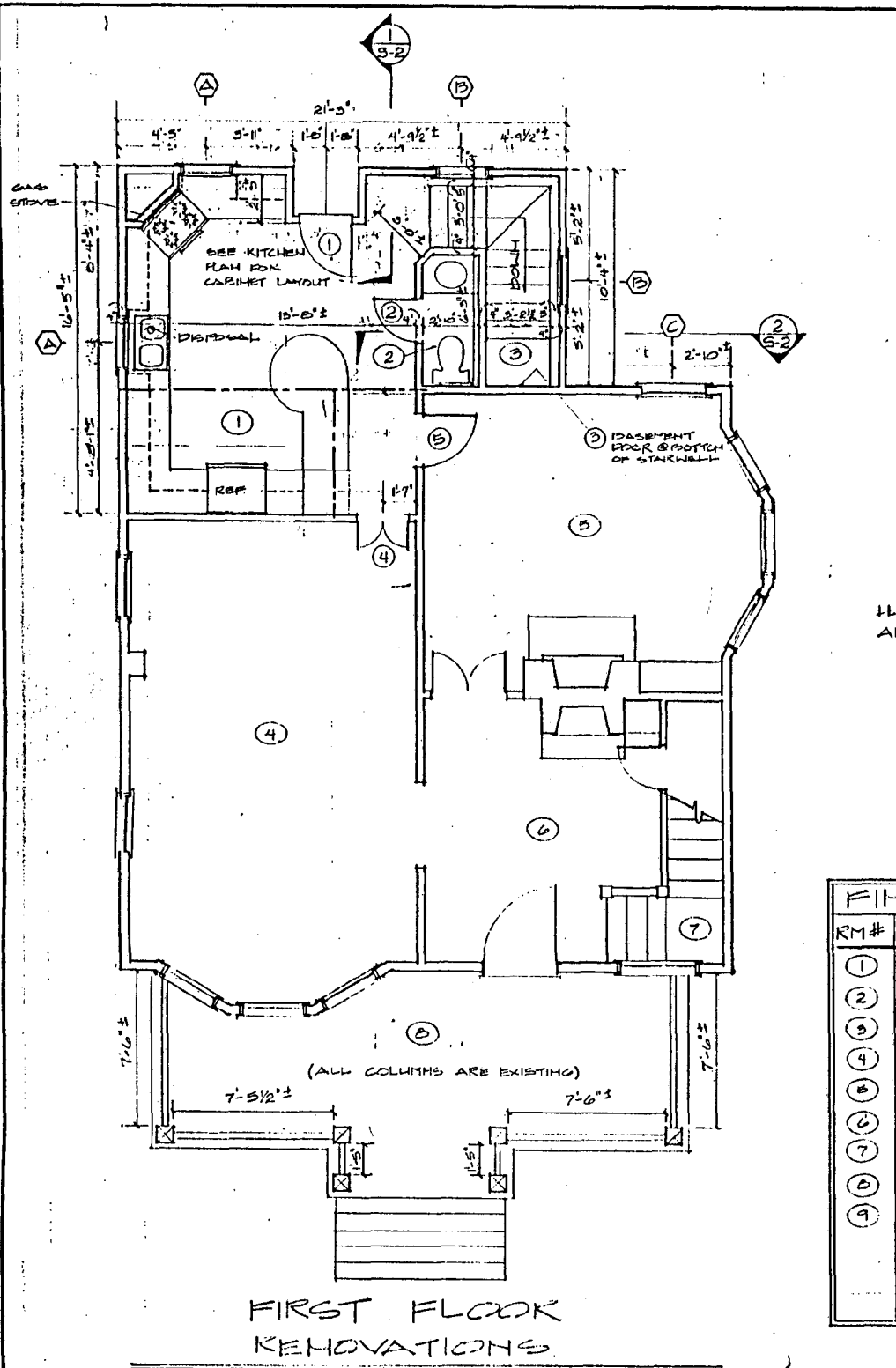
DINING ROOM: REMOVE AND DISPOSE RIBBON WINDOW, AND

REMAINING 1ST FLOOR: REMOVE WALL & AND CEILING

POWER ROOM: REMOVE & DISPOSE WALL, CEILING & FLOOR



EXISTING FIRST FLOOR



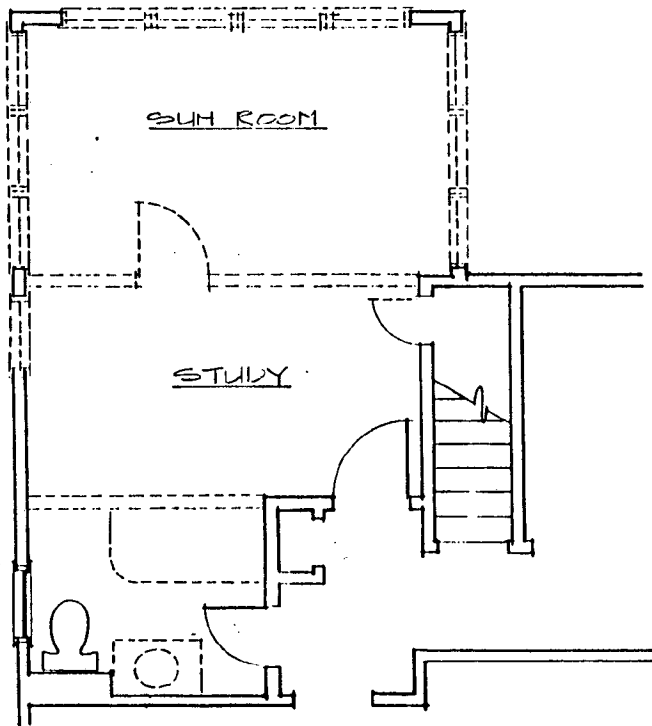
LITATION

CABINETS, TOPS,
SINK, WINDOWS, DOORS,
ALL & CEILING FINISHES

PAIR WALLS, THRU-
OUT & CEILING FINISHES

OF TRICK-WALL AC,
L WALL & CEILING FIN.
& DISPOSE OF ALL
FINISHES

OF LAVV, W.C., AND ALL
FINISHES



GENERAL AREA of DEMOLITION

FRONT PORCH: REMOVE EXTERIOR PARTITIONS, IRON RAILS.

EXTERIOR: REMOVE & DISPOSE OF REAR KITCHEN STEPS, DEENT.
STEPS & RETAINING WALL

SUN ROOM: REMOVE & DISPOSE OF INTERIOR PARTITION, CEILING
JOISTS, WINDOWS & ALL WALL & CEILING FINISHES

STUDY: REMOVE & DISPOSE OF WINDOW AND ALL WALL & CEILING
FINISHES

HALL BATH (OPTIONAL): REMOVE & DISPOSE OF TUB, AND ALL
WALL, CEILING & FLOOR FINISHES

NOTES: - SAVE AND STORE FOR FUTURE USE: DISHWASHER, KITCHEN
SINK & FAUCET, BATHROOM VANITY, TUB & FAUCET (2ND FLOOR)
AND GAS RANGE

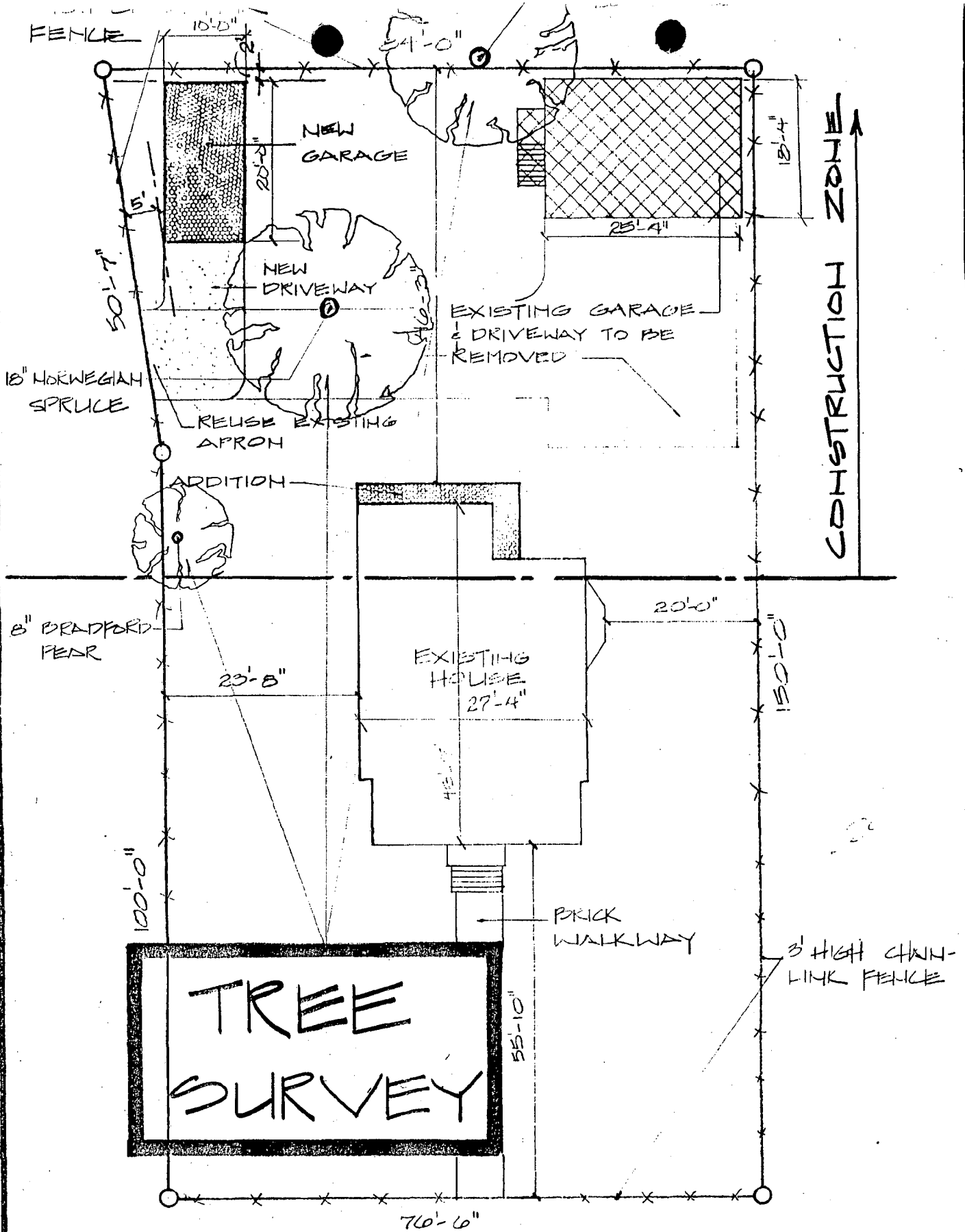
REVISIONS	B

BONI
ARCHITECTURA
DESIGNER
&
BUILDER

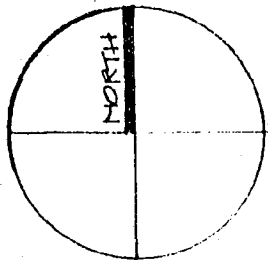
4928 ELM S
BETHESDA, M
2 0 8 1
(301) 657-331

**WEINTRAUB RESIDENCE
4701 CUMBERLAND AVENUE
CHEVY CHASE, MARYLAND**

Date : 4.12/90
Scale : 1/4" = 1'-0"
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Sheet



CUMBERLAND AVENUE



SCALE: 1/16" = 1'-0"

ARNICK PLACE

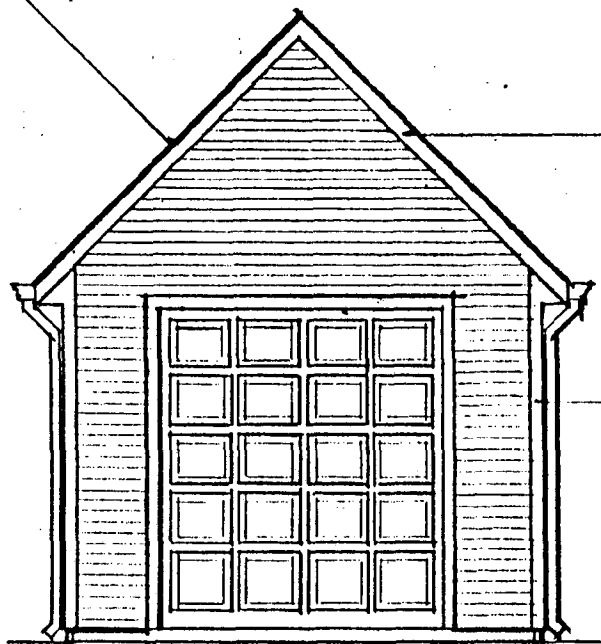
REVISIONS

B O N

ARCHITECT
DESIGN
&
B U I L D E

4928 ELM
BETHESDA
2 0 8

(301) 657-



1x6" RAKE
BOARD

1"x4" CORNER
BOARDS

SOUTH ELEVATION

DENCE
D AVENUE
M A R V I A N D

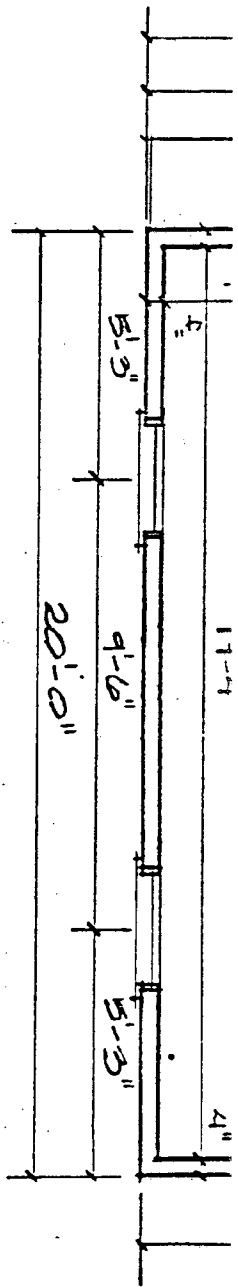
EAST

SOL

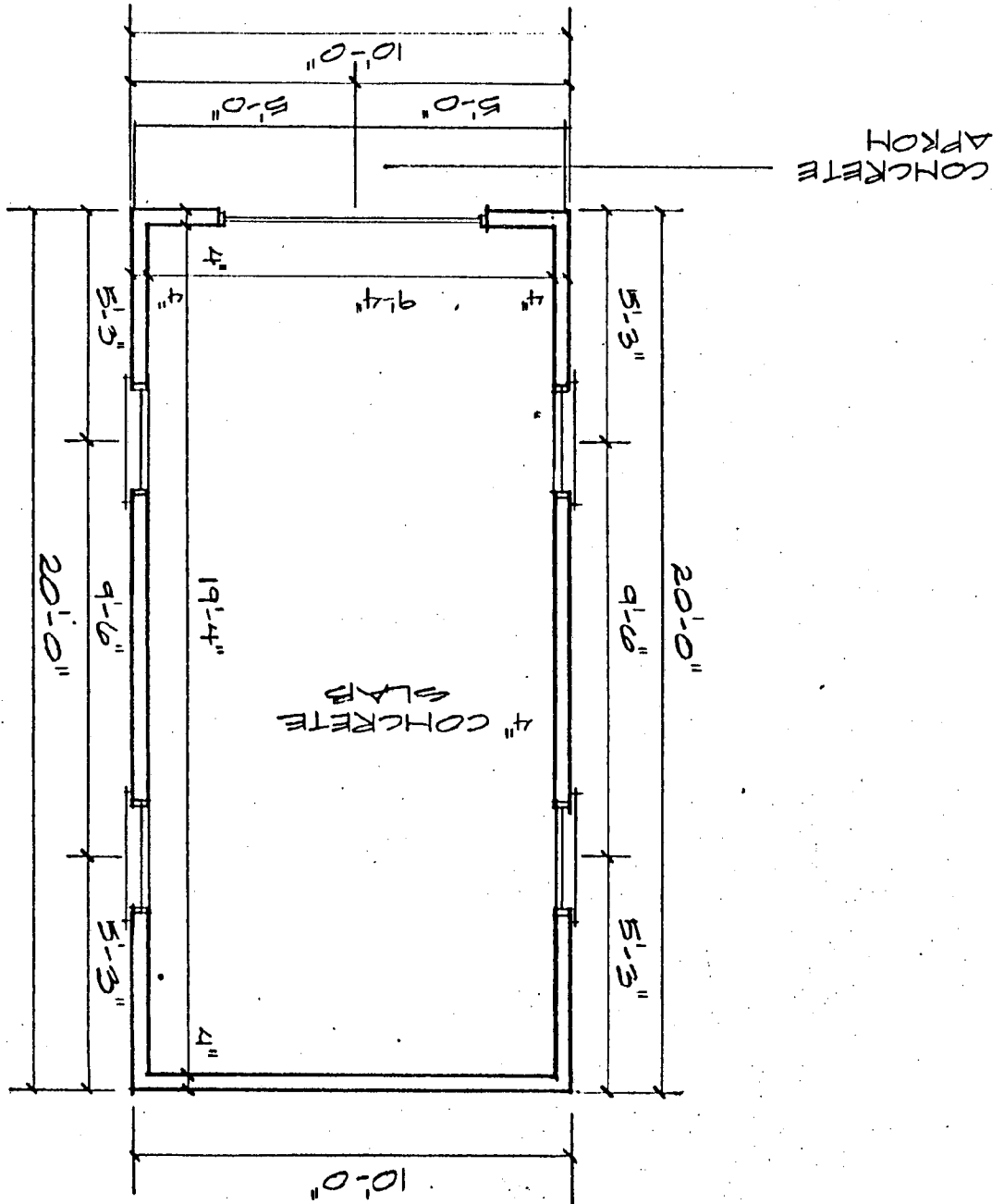
EAST ELEVATION



FIBERGLASS SHINGLES



GARAGE PLAN



BONI
BUILDINGS OLD & NEW, INC.
4928 ELM STREET
BETHESDA, MARYLAND 20814

ALEXANDER M. PATCH
ROBERT F. JENNINGS

(301) 657-3334

December 29, 1989

Mr. & Mrs. Weintraub
4701 Cumberland Ave.
Chevy Chase, Md 20815

Dear Mr. & Mrs. Weintraub:

Based on your request, we have made a site examination of the garage at the N.E. corner of your property to determine its current structural condition and the approximate cost to renovate/restore it to a functional use. Our conclusions are as follows:

DESCRIPTION:

The garage is not of the same vintage as the main house (most likely a pre WWII building). The building is a two story (25'L x 18'W) structure with a garage facility on the first floor and a storage facility on the second floor. It is a slab on grade structure, sheathed in 7" wood siding and has an asphalt shingled roof.

STRUCTURAL CONDITION:

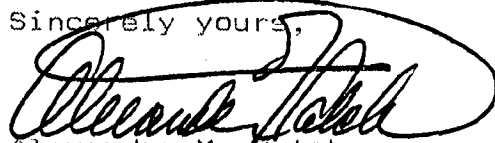
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CONCLUSIONS:

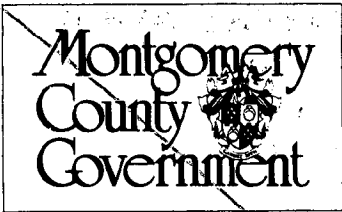
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Should you have any questions or wish to discuss the above evaluation, please give us a call.

Sincerely yours,

A handwritten signature in cursive script, enclosed in a large, hand-drawn oval. The signature appears to read "Alexander M. Patch".

Alexander M. Patch
President



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 538930

NAME OF PROPERTY OWNER Richard & Alison Weintraub TELEPHONE NO. (301) 654-2579
 (Contract/Purchaser) (Include Area Code)

ADDRESS 4701 Cumberland Ave., Chevy Chase MD STATE 20815
 CITY ZIP

CONTRACTOR BONI TELEPHONE NO. (301) 657-3334

PLANS PREPARED BY BONI CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. (301) 657-3334
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 4701 Street Cumberland Avenue

Town/City Chevy Chase Election District 7

Nearest Cross Street Warwick Place

Lot P20 Block 1 Subdivision Somerset Heights

Liber 4831 Folio 242 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 80,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
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 3. On public right of way/easement _____ (Revocable Letter Required).

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.

(Signature) _____ Date 4/16/90
 Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED (Signature) For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 5/10/90

APPLICATION/PERMIT NO: 11C01000-49 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

