

HPC #35/36-03C 4721 Cumberland Ave
(Somerset Historic District)

III. A

1000



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 9/17/2003

Permit No: 313230
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: GARY R & MICHELLE EDSON
4721 CUMBERLAND AVE
CHEVY CHASE MD 208155457

HAS PERMISSION TO: RESTORE AND / OR REPAIR

PERMIT CONDITIONS: Repair front stone wall and walkway. - HAWP 35/36-03C APPROVED 9/10/03.

PREMISE ADDRESS 4721 CUMBERLAND AVE
CHEVY CHASE MD 20815-

LOT P15 BLOCK 1 PARCEL ZONE R-60
LIBER ELECTION DISTRICT 07 PLATE GRID
FOLIO SUBDIVISION
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

Rev. 10/9/02
 Rev. 11/22/02
 Rev. 05/01/03
 Rev. 09/12/03

A1

SCALE 1: 1/4

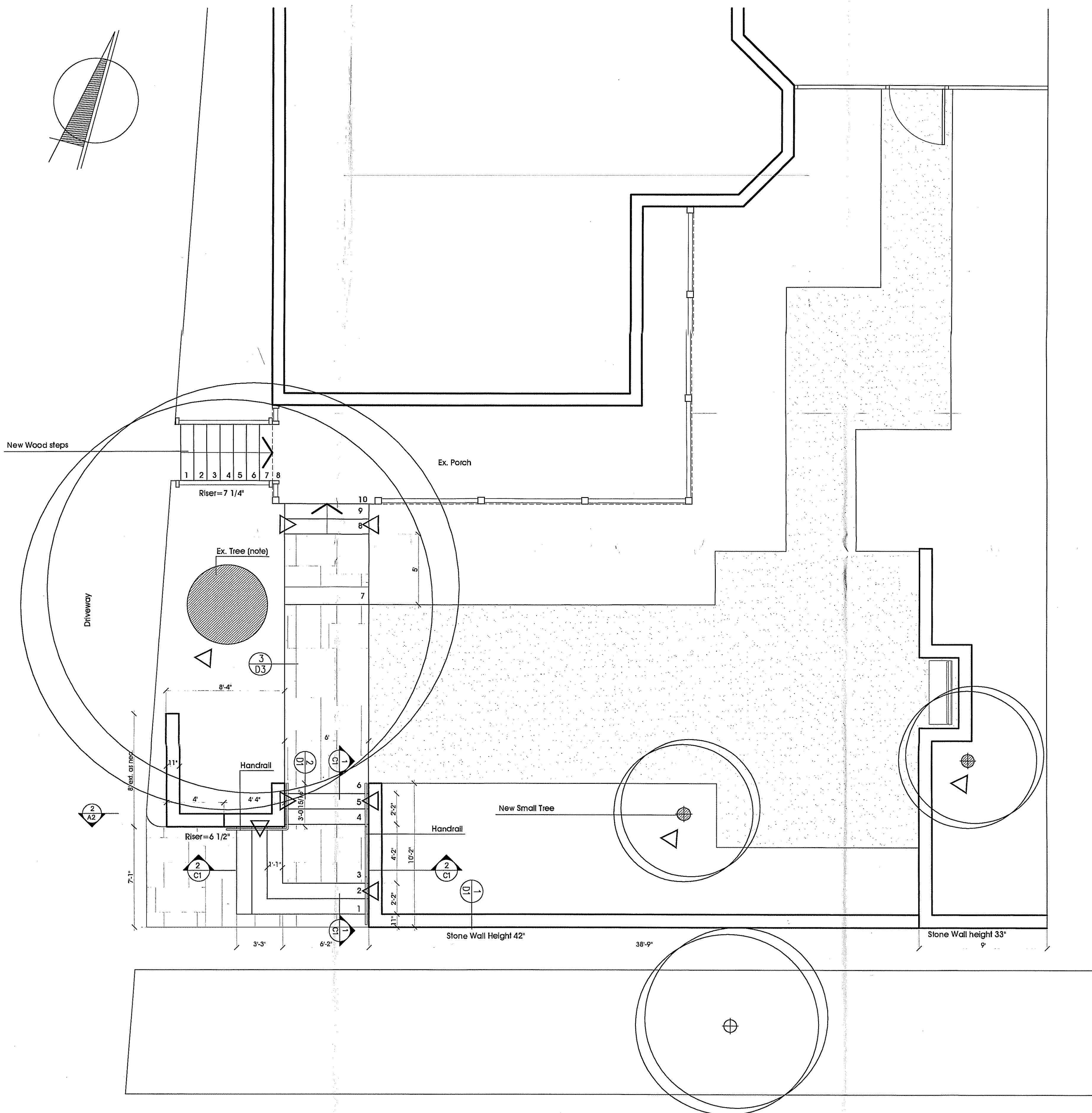
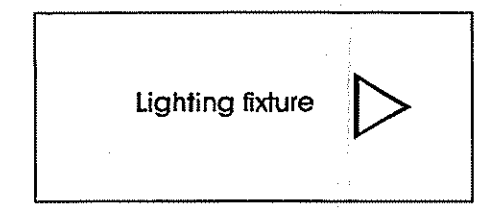
HERMAN MORO Landscaping, Inc.
 2284 Margineilla Drive, Reston, VA 20191 703 860-3840

Edson Residence
 4721 Cumberland Av.
 Chevy Chase, Maryland

Auson E. Wilbur
 APPROVED
 Montgomery County
 Historic Preservation Commission
 11/23/03

Notes:

- 1.- All material resulting from site preparation that are designated for disposal shall become the property of the Contractor and suitably disposed of off-site. Disposal shall be performed as promptly and not left until final clean-up.
- 2.- In areas of demolition where no other construction is to take place, re-grade the area to blend smoothly with adjacent grades
- 3.- Consult all drawings and specification for coordination requirements prior beginning construction.
- 4.- All lines and dimensions are parallel and perpendicular to the lines from which they are measured unless otherwise indicated.
- 5.- All earthwork required for execution of the work of this Contract shall be the responsibility of the Contractor. This work shall include all excavation required and the import or removal of any earth required.
- 6.- Blend new earthwork smoothly into existing grades.
- 7.- Any changes to proposed grades or earthwork shall be approved in writing, in advance by the Designer.
- 8.- Reuse existing stones into new wall construction. New stones (Corderock) to match existing one.
- 9.- New stone walls to be built using individual stones, not veneer.
- 10.- Attention to be paid to large existing tree. Do not damage root structure during construction.
- 11.- Irrigation system shall be disconnected during Construction. Reconnection are going to be in charge of the Irrigation Company.



Rev. 10/9/02

Rev. 11/22/02

Rev. 05/01/03

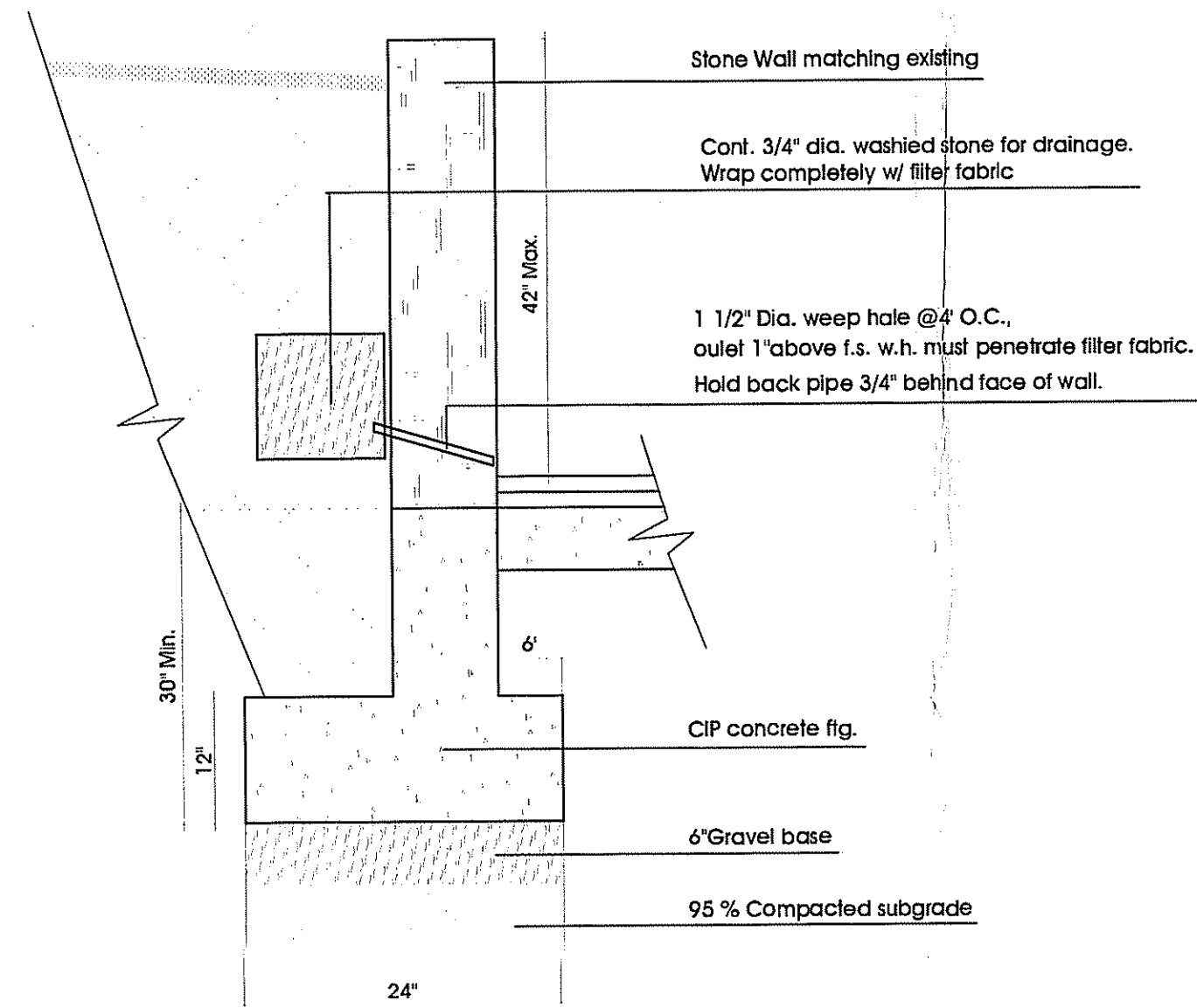
Rev. 09/12/03

A2

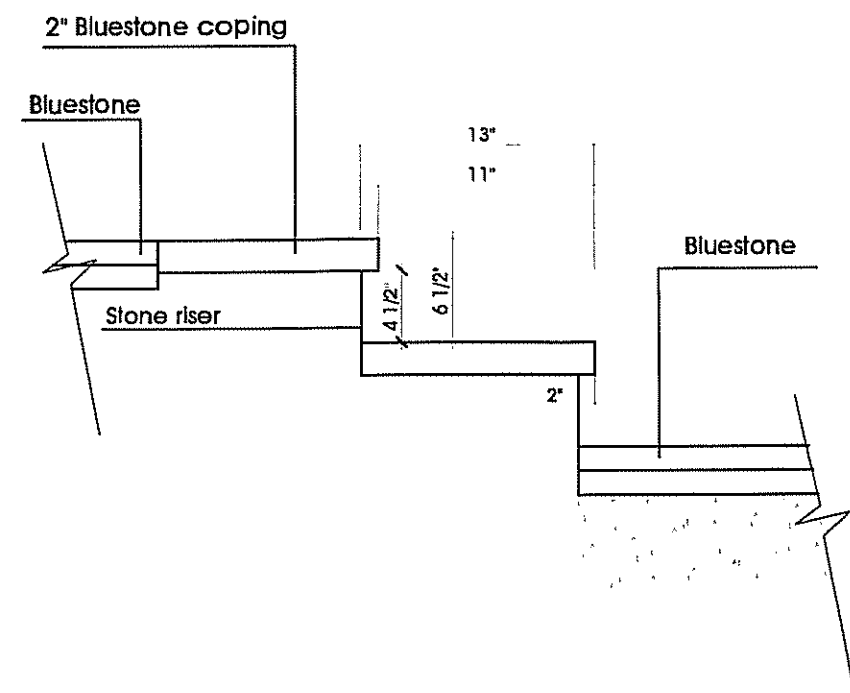
SCALE 1: 1/4

HERMAN MORO Landscaping, Inc.
2284 Marginella Drive, Reston, VA 20191 703 860-3840

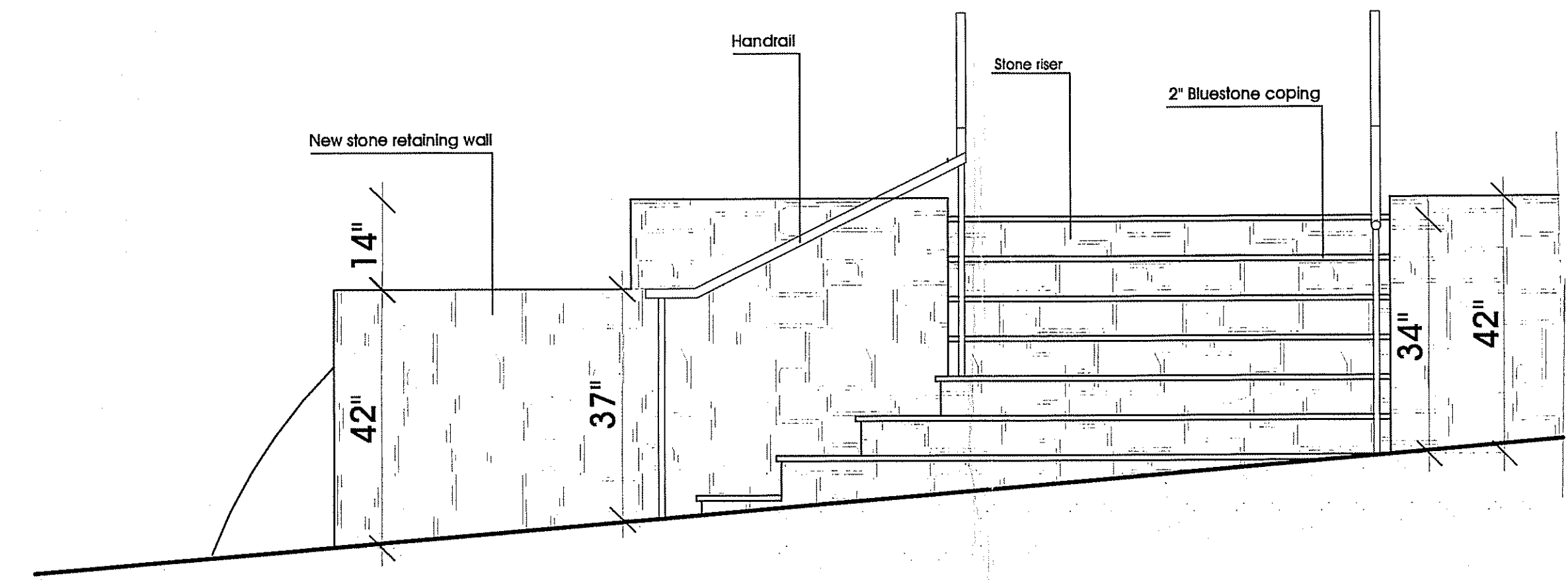
Edson Residence
4721 Cumberland Av.
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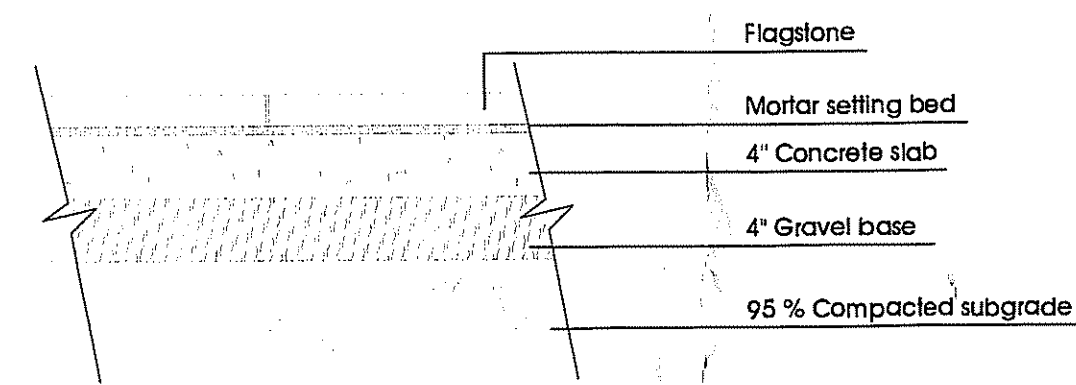
1 A2 EXPOSED RETAINING WALL



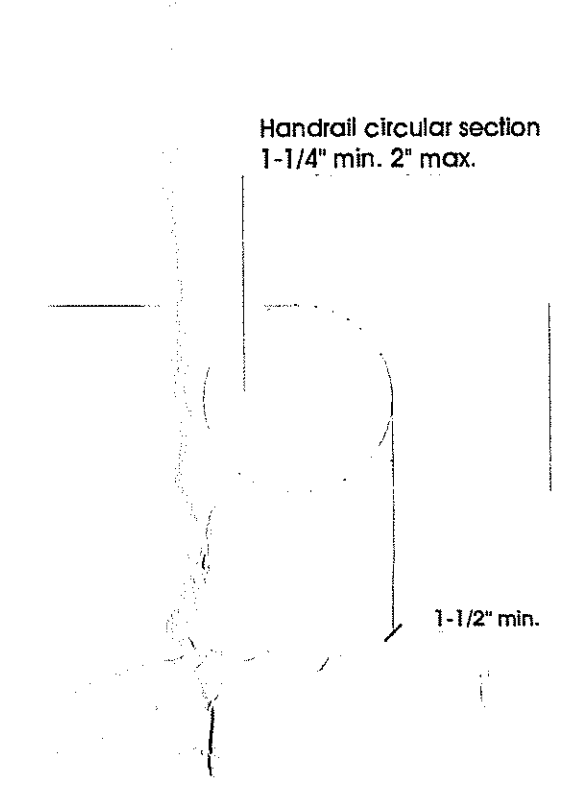
2 A2 STONE STAIR



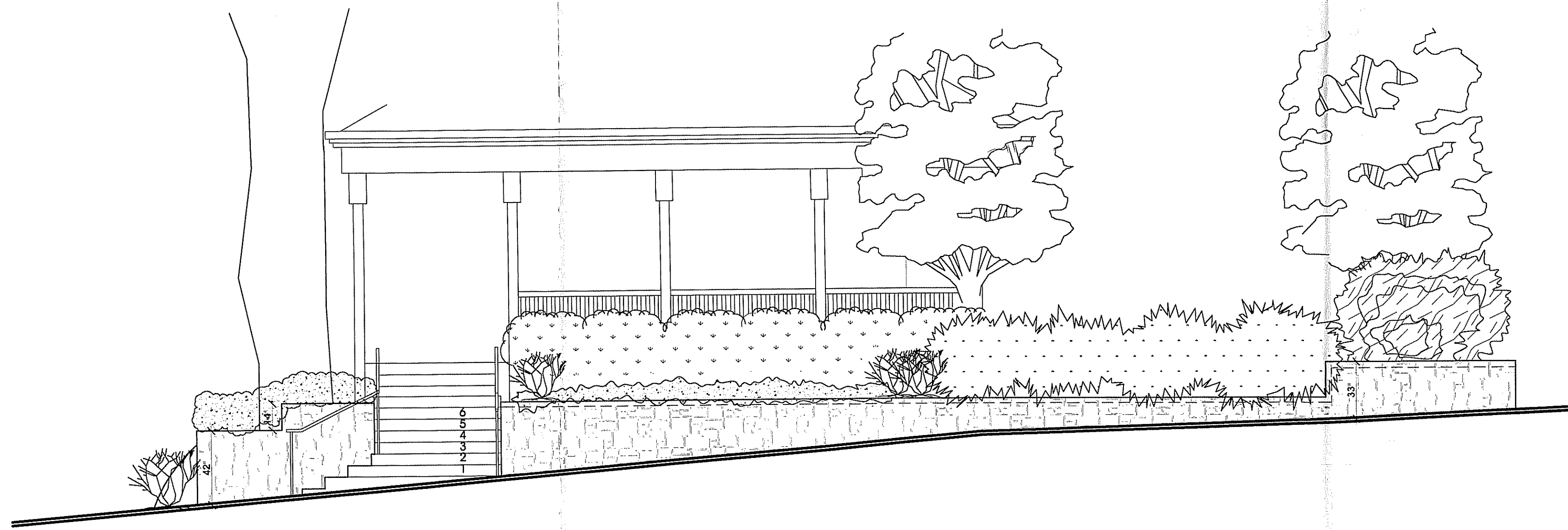
1 C1 SECTION ELEVATION



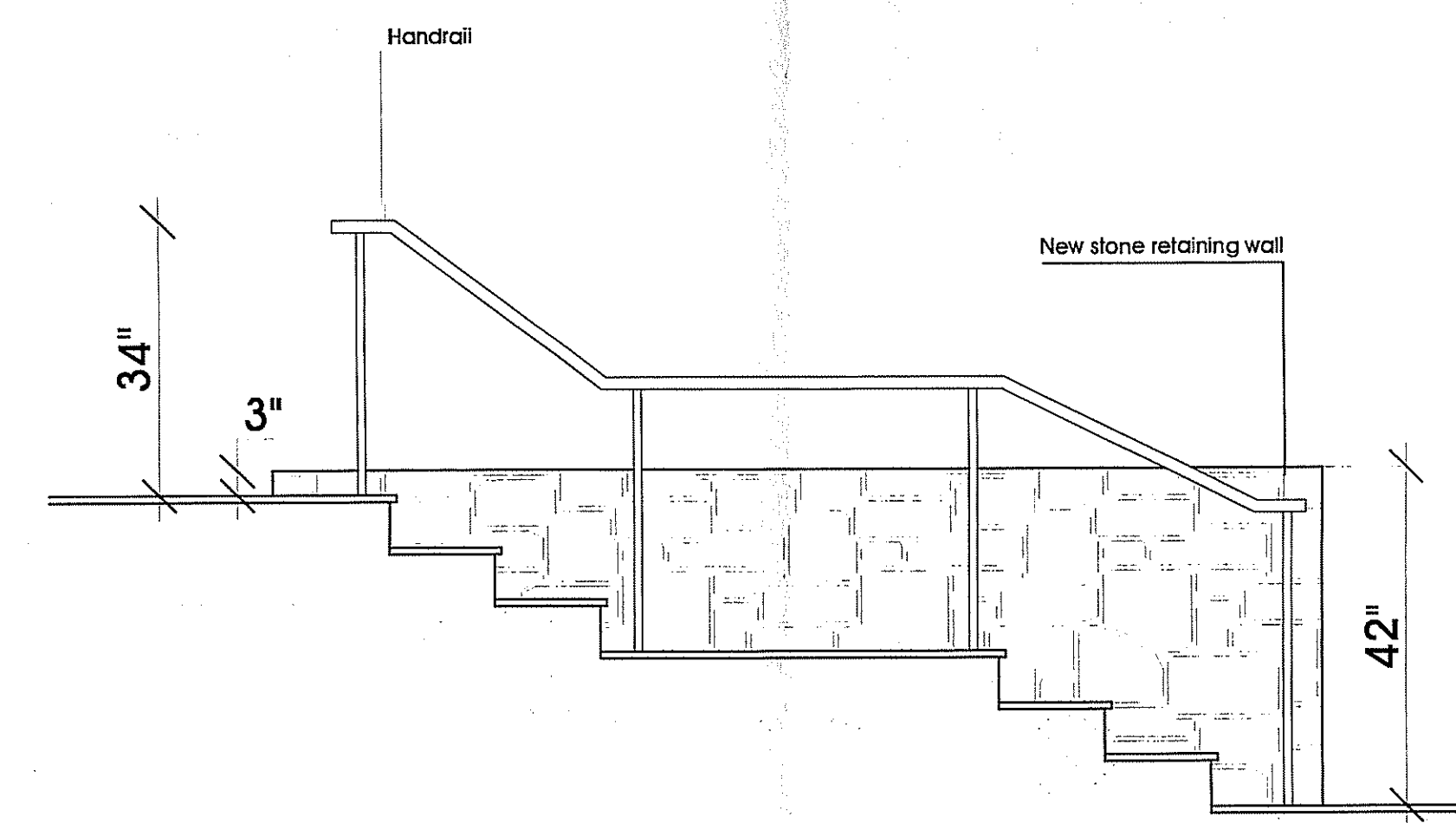
3 D3 FLOOR DETAIL



3 D3 HANDRAIL DETAIL

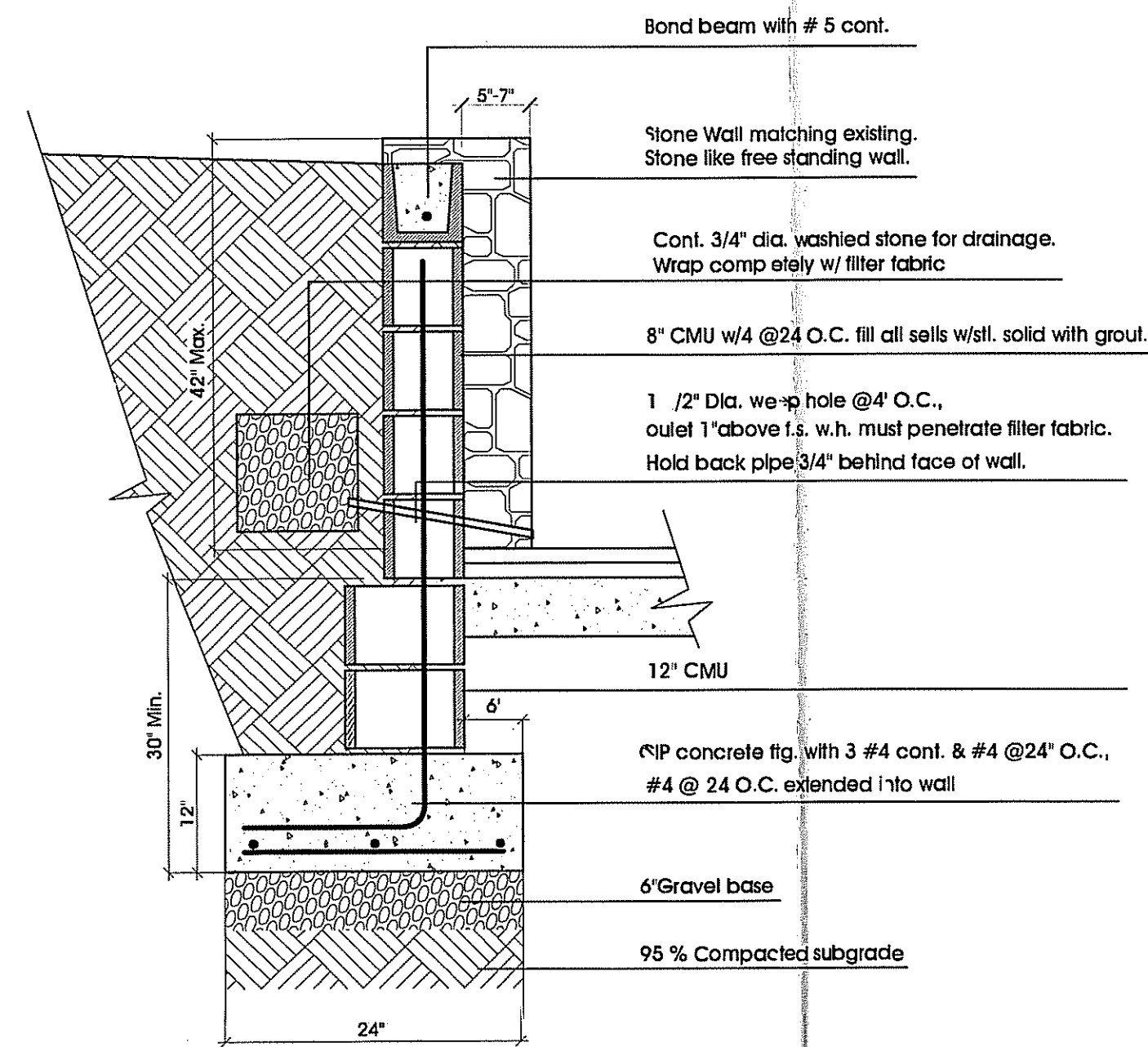


1 VI CUMBERLAND AV. ELEVATION
SCALE 1: 1/4"

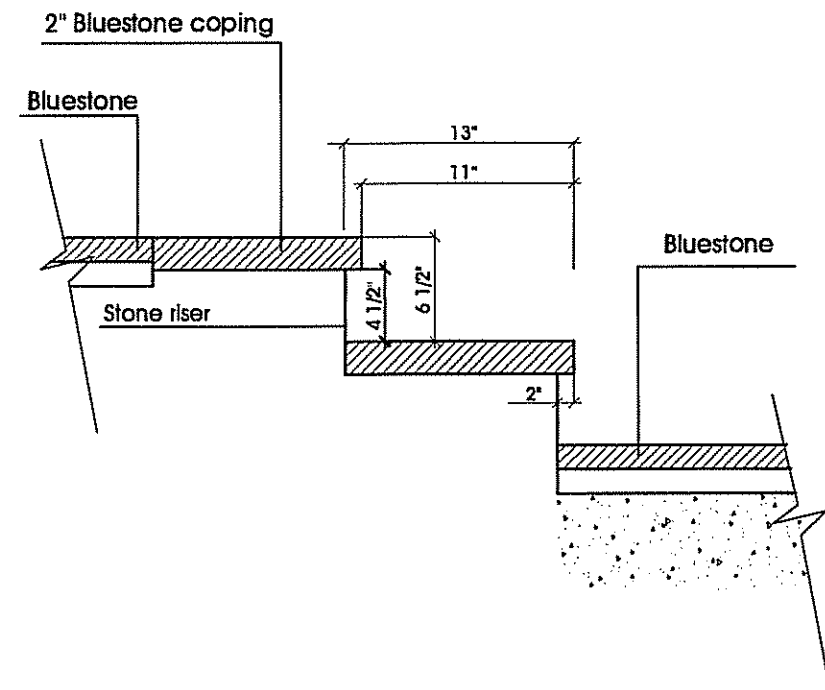


2 C1 SECTION ELEVATION

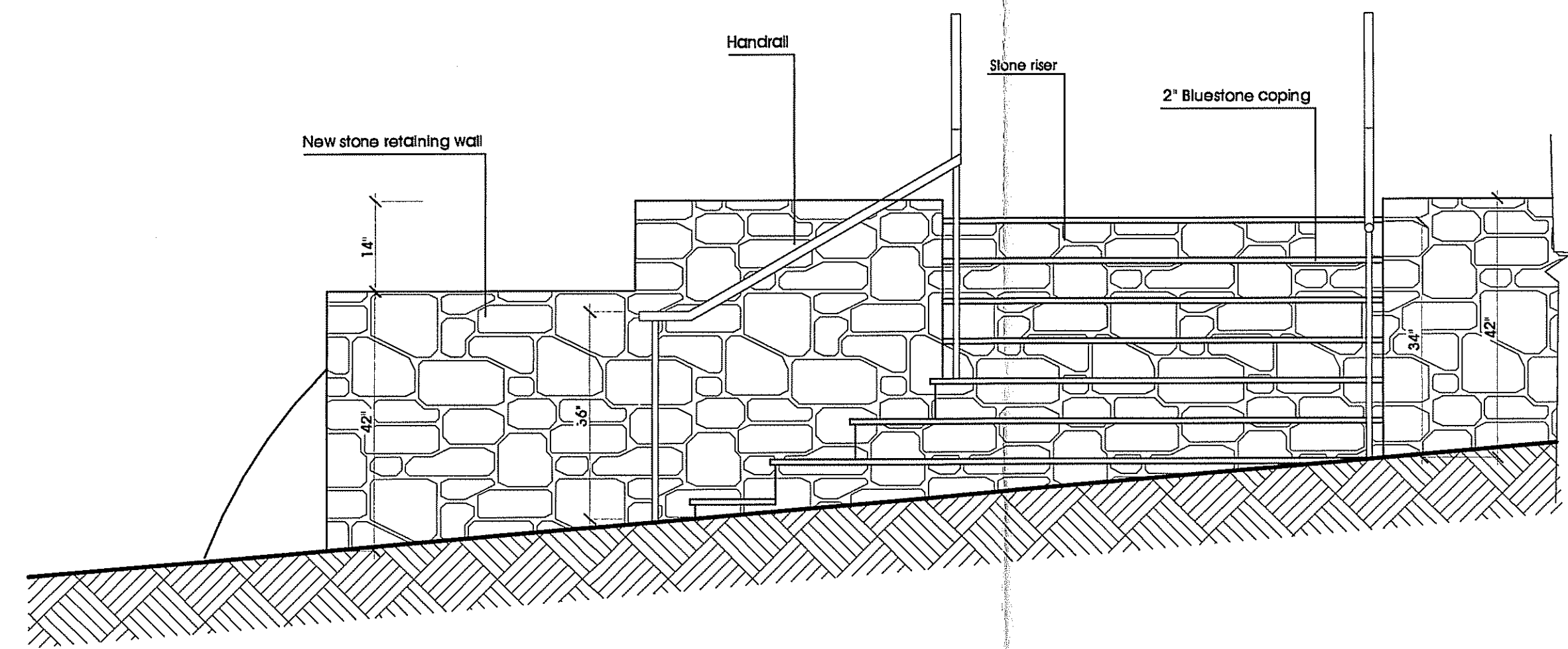
APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/22/03



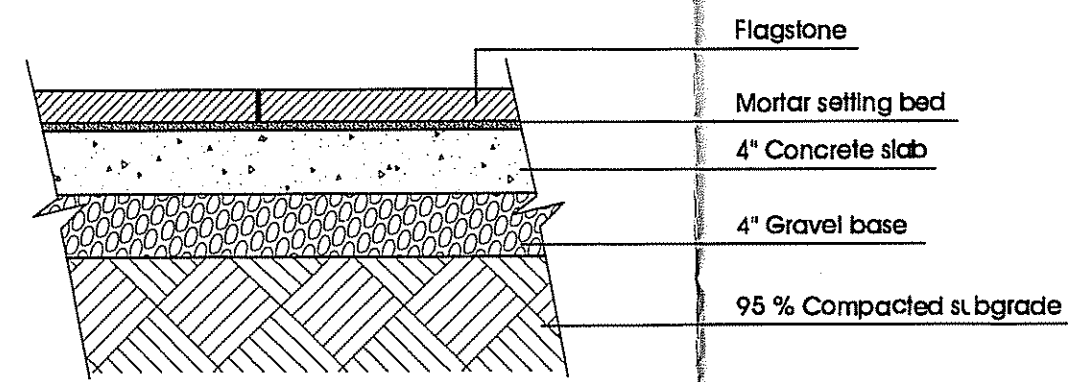
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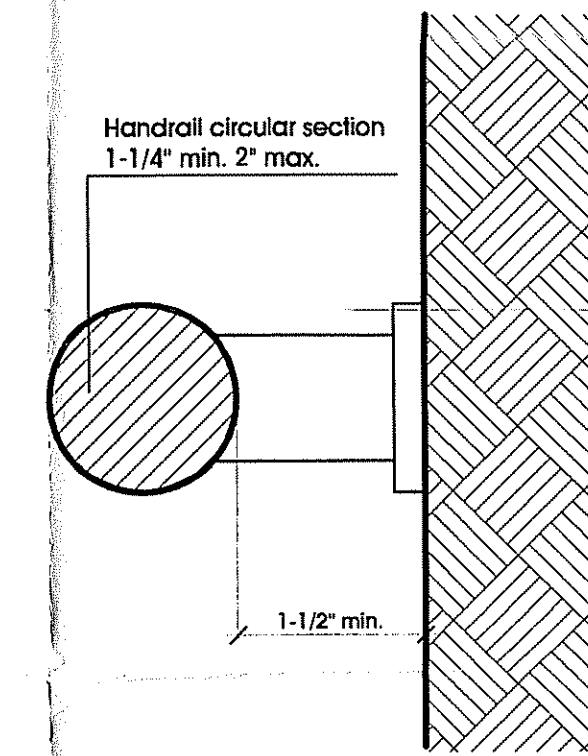
2 STONE STAIR
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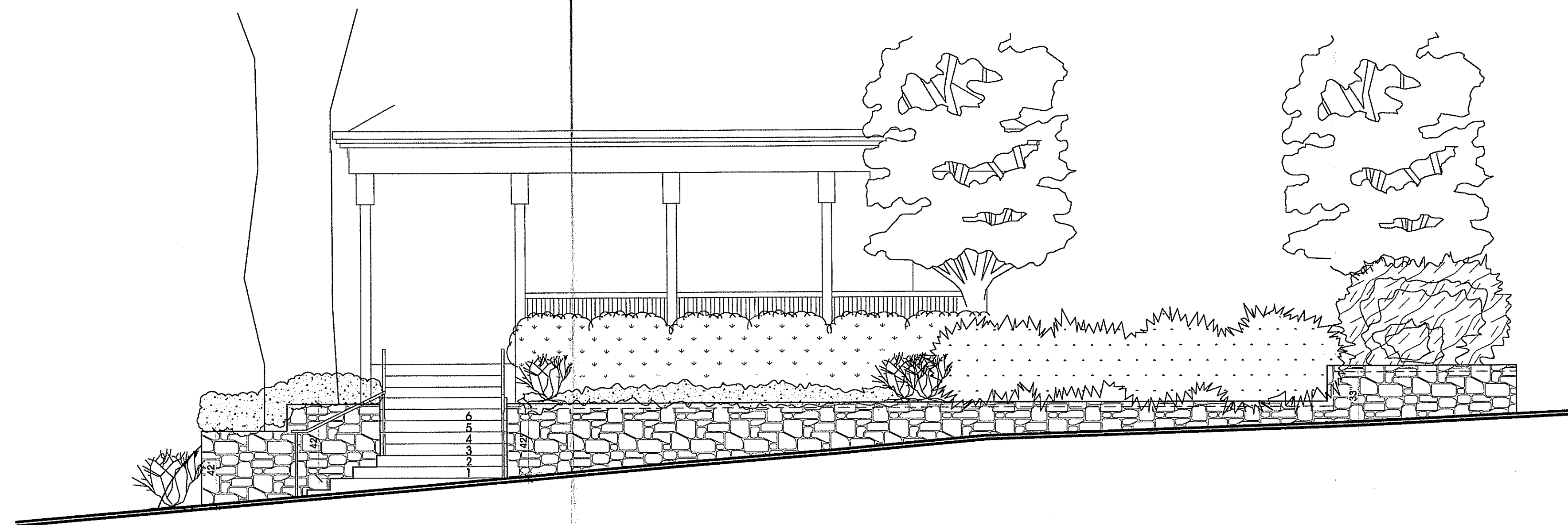
1 SECTION ELEVATION
C1



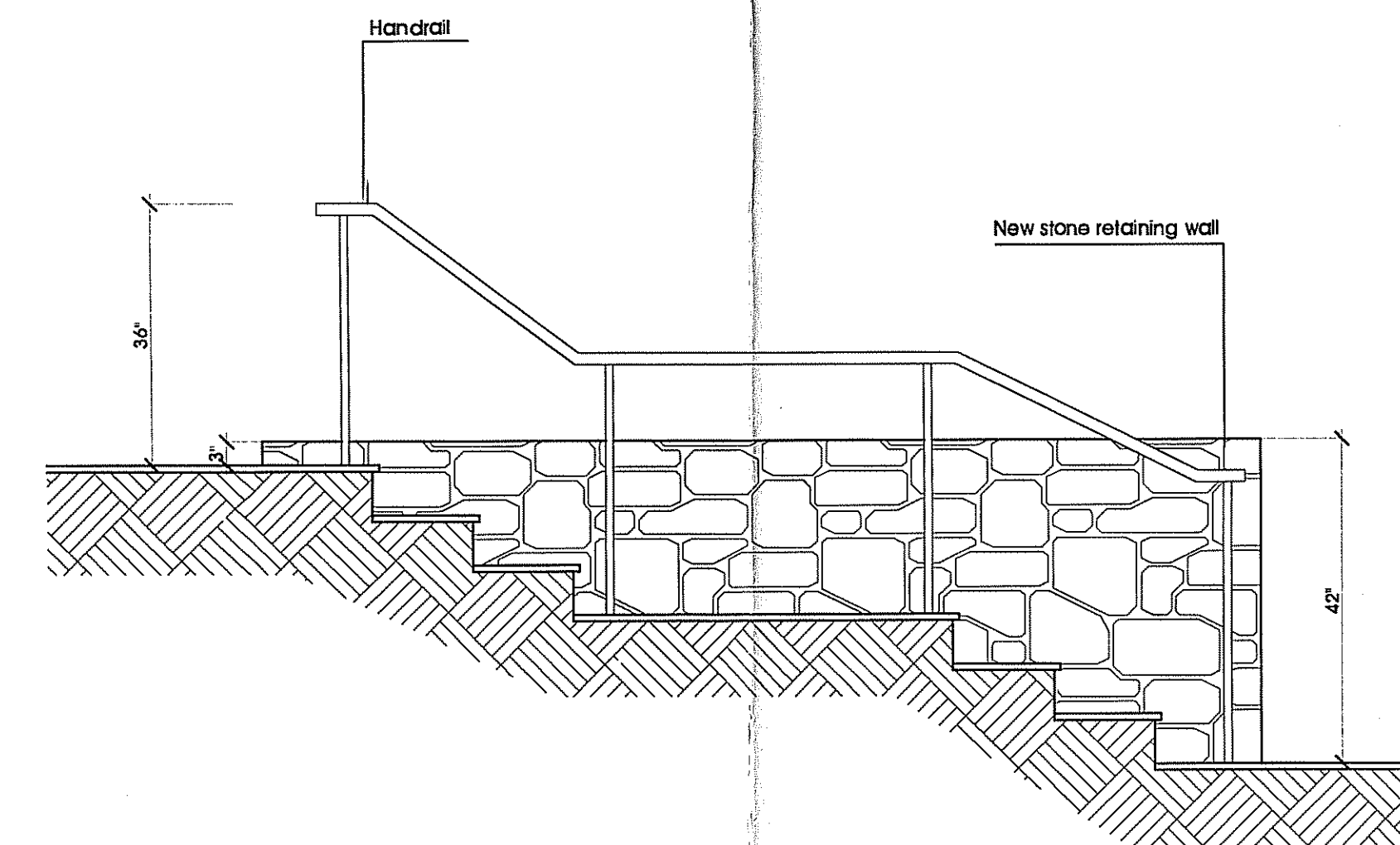
3 FLOOR DETAIL
D3



3 HANDRAIL DETAIL
D3



1 CUMBERLAND AV. ELEVATION
V1 SCALE 1: 1/4"



2 SECTION ELEVATION
C1

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/24/03

Rev. 11/9/02

Rev. 11/22/02

Rev. 05/01/03

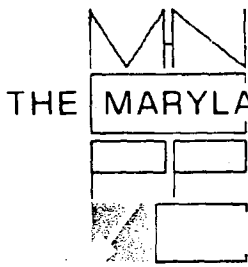
Rev. 09/12/03

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SCALE 1: 1/4

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2284 Marginella Drive, Reston, VA 20191 703 860-3840

Edson Residence
4721 Cumberland Av.
Chevy Chase, Maryland



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Sept. 10, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

*HAWP# 35/36-03C
DPS# 313230*

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 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 9/10/03

TO: Local Advisory Panel/Town Government

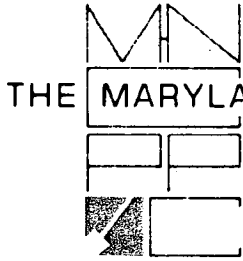
FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

HAWP# 35/36-03C DP5# 313230

The Historic Preservation Commission reviewed this project on 4721 Cumberland Ave, Chevy Chase.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

September 10, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/36-03C DPS# 313230

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

Approved Denied Approved with Conditions:

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Gary & Michelle Edson
4721 Cumberland Avenue
Chevy Chase, MD 20815



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
242777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

JUN 17 2003

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Michelle Edson

Daytime Phone No.: 301-718-9355 or 717-1995

Tax Account No.: _____
Name of Property Owner: Gary + Michelle Edson Daytime Phone No.: 301-718-9355
Address: 4721 Cumberland Ave. Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: Herman Moro Landscaping Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 4721 Street: Cumberland Avenue
Town/City: Somerset / Chevy Chase Nearest Cross Street: Dorset Avenue
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Flare
- 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: Repair Front stonewall and walkway

1B. Construction cost estimate: \$ 26,000.00

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: N/A

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 40" 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.

Michelle Edson
Signature of owner or authorized agent

7-15-03
Date

Approved: [Signature] for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9/10/03

Applications/Permit No.: 313230 Date Filed: 7-24-03 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:

Limestone wall, concrete steps and walkway leading to
house and brick steps up to front porch.

Historic 102 year old Victorian house with a 1988 addition/
renovation on it.

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

Replace ~~the~~ deteriorating front stone wall and
existing front walkway with a new one

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>4721 Cumberland Ave Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Margaret Farrell 4719 Cumberland Ave Chevy Chase, MD 20815</p>	
<p>James Boughton & Lesley Simmons 4723 Cumberland Ave Chevy Chase, MD 20815</p>	
<p>Patricia Gipple 4722 Cumberland Avenue Chevy Chase, MD 20815</p>	

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4721 Cumberland Avenue	Meeting Date:	09/10/03
Applicant:	Gary & Michelle Edson	Report Date:	09/03/03
Resource:	Somerset Historic District	Public Notice:	08/27/03
Review:	HAWP	Tax Credit:	None
Case Number:	35/36-03C	Staff:	Corri Jimenez
PROPOSAL:	Stonewall & walkway improvements		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. Staff recommends that the stones from the existing retaining wall be reused into the new wall's construction.
2. Stones used on the wall will be individual stones, not a cladding or veneer, and will match the existing materials.
3. Tree preservation measures will be undertaken on any trees that are larger than 6" in diameter.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Queen Anne Foursquare
DATE: c. 1901

4721 Cumberland Avenue is a contributing resource to the Somerset Historic District as a 2-story Queen Anne-style Foursquare house.

PROPOSAL

The applicants propose to replace an existing approximately 1-2' historic stone retaining wall with a higher stone wall that will buttress the gradually sloping front landscape. The wall will be 11" in width, as well as be no higher than 40-42" and no lower 18". The stones that will be used will match the existing, which will be a Maryland fieldstone from a local quarry (Tri-state Quarry) that will be similar in color and texture to the historic.

In addition to the retaining wall, the applicants propose to replace an existing concrete walkway with a stone, flagstone walkway, which will have stepped areas to two landings (see Circle 9). The roots of a nearby tree are buckling the concrete pavement of the current walkway. The new stone walkway will be approximately 3-5' in width. No trees greater than 6" in diameter will be affected.

STAFF DISCUSSION

The HPC staff does not normally approve the replacement of an existing historic stone retaining wall; however, due to the sloping landscape, staff feels the proposed project is acceptable. Staff is recommending that all of the historic stones in the existing wall be retained and reused in the new wall's construction. The new stones for this wall will be physical stones (not a veneer or cladding) and match the existing, which will give a nice look to the "newly" refurbished wall.

Besides the staff approval of the stonewall, staff also feels the proposed redesign of the walkway is appropriate. Staff is aware that the present concrete walkway is uplifting due to a nearby tree, and that flagstone pavers would be more sensitive to the nearby tree than installing a new concrete slab walkway. Staff only recommends that tree preservation measures be used around the large tree near the walkway to not harm its critical root zone.

STAFF RECOMMENDATION

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

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

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 the Secretary of the Interior's *Standards #6*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

with conditions:

- 1 Staff recommends that the stones from the existing retaining wall be reused into the new wall's construction.
- 2 Stones used on the wall will be individual stones, not a cladding or veneer, and will match the existing materials.
- 3 Tree preservation measures will be undertaken on any trees that are larger than 6" in diameter.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-8370

OPS - #8

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Contractor Registration No.: _____

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Michelle Edson
Signature of owner or authorized agent

7-15-03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 313230 Date Filed: 7-24-03 Date Issued: _____

4

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 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

4721 Cumberland Ave
 Chevy Chase, MD
 20815

Adjacent and confronting Property Owners mailing addresses

Margaret Farrell
 4719 Cumberland Ave
 Chevy Chase, MD 20815

James Boughton & Lesley Simmons
 4723 Cumberland Ave
 Chevy Chase, MD 20815

Patricia Gipple
 4722 Cumberland Avenue
 Chevy Chase, MD 20815

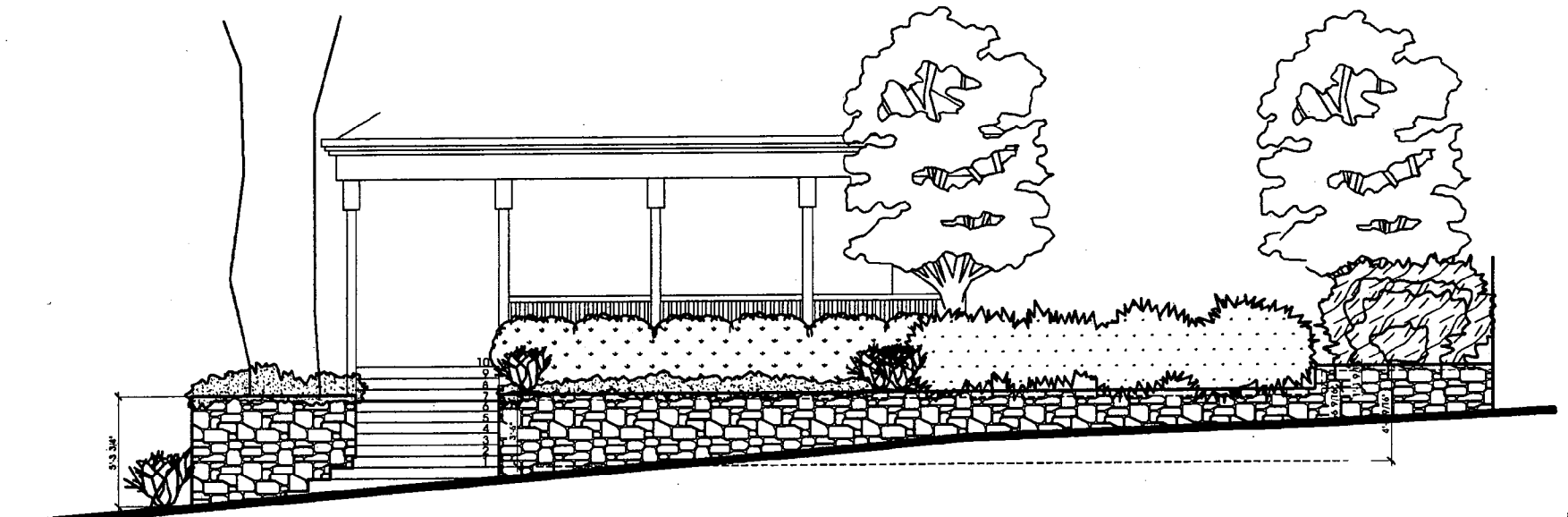
g addresses' noticing table



7

Edson Residence

Herman Moro Landscaping



Cumberland Av. Elevation

SCALE 1: 1/8

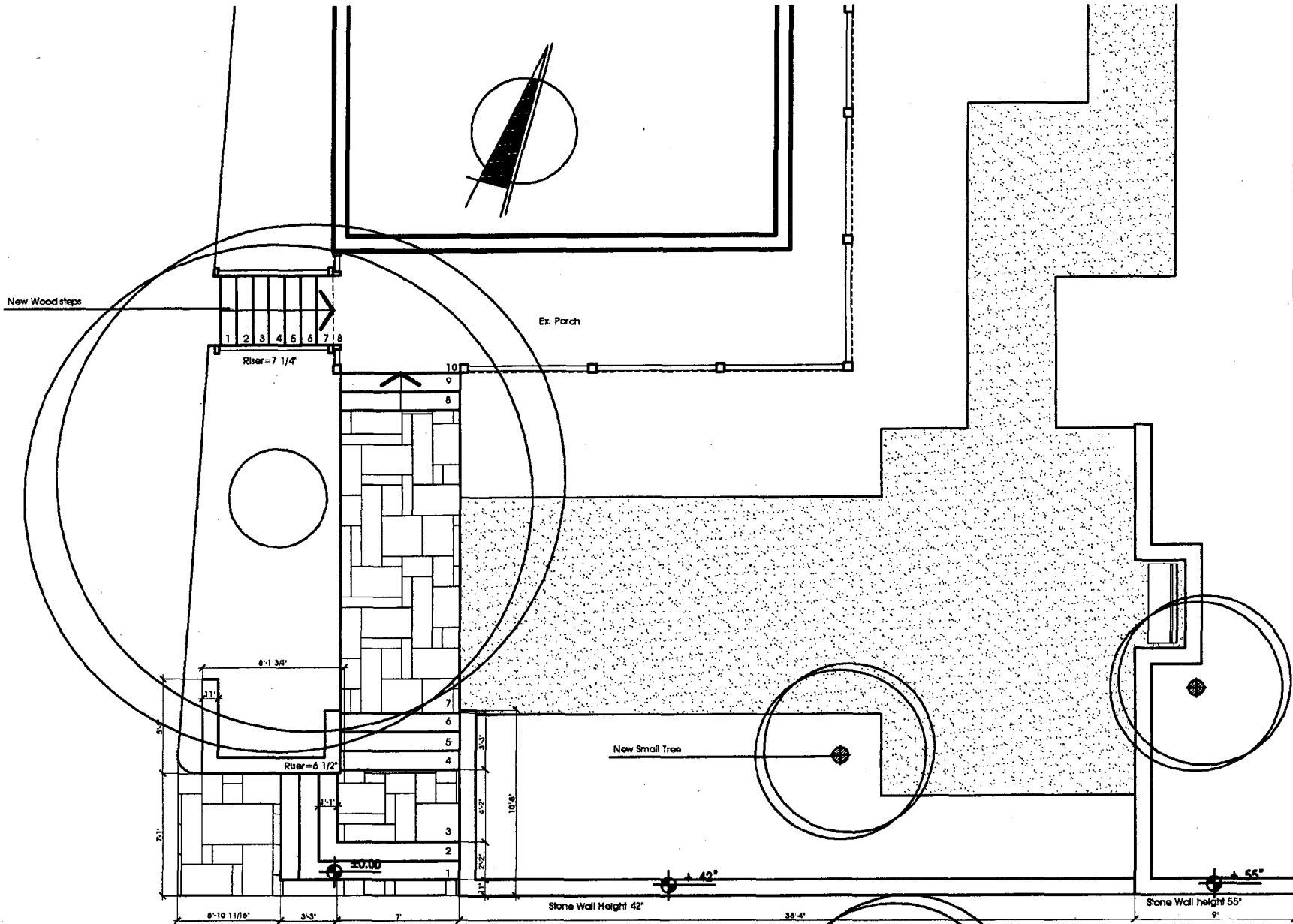
Edson Residence

4721 Cumberland Av.
Chevy Chase, Maryland



HERMAN MORO Landscaping, Inc.

2284 Marginella Drive, Reston, VA 20191 703 860-3840



6

Edson Residence

4721 Cumberland Av
Chevy Chase, Maryland

SCALE 1: 1/4

HERMAN MORO Landscaping, Inc.

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Edson Residence

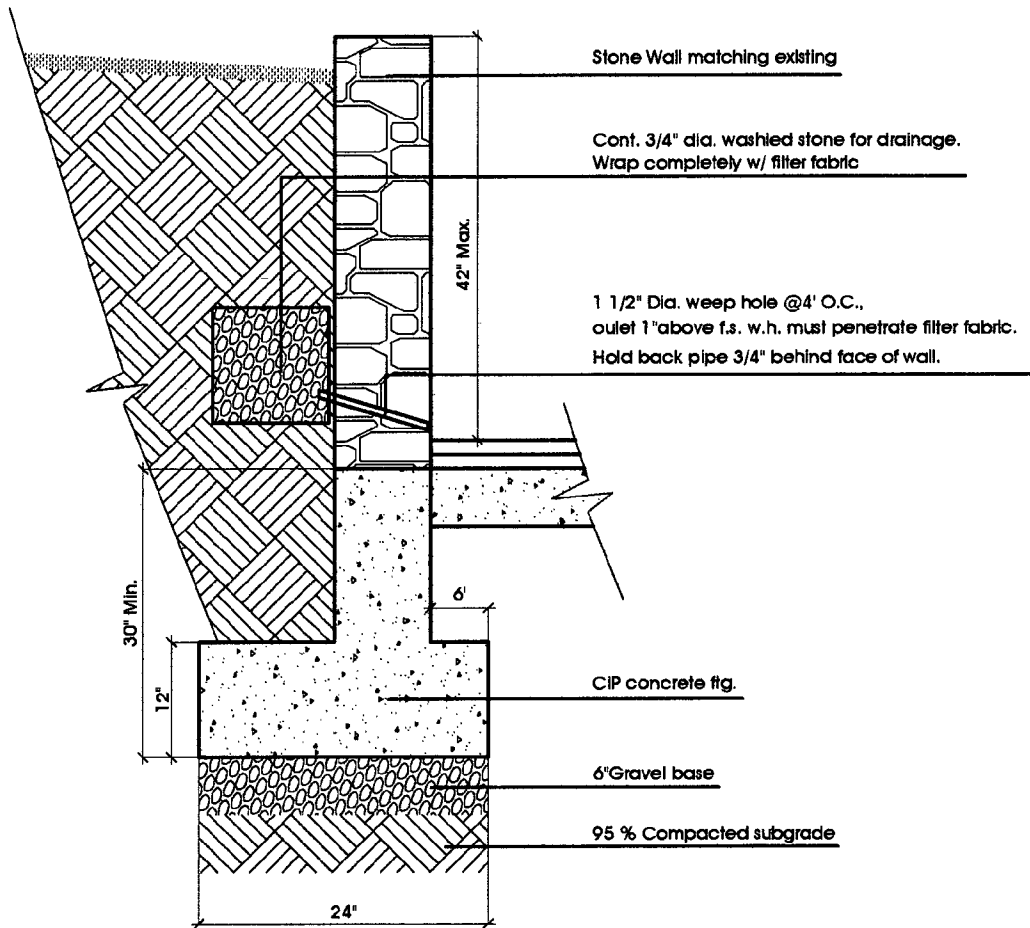
4721 Cumberland Av.
Chevy Chase, Maryland





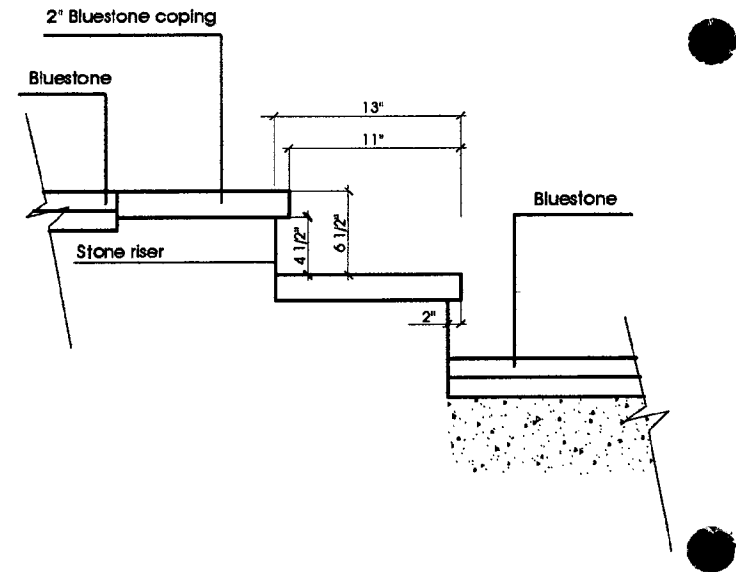
Edson Residence

4721 Cumberland Av.
Chevy Chase, Maryland



1
A2

EXPOSED RETAINING WALL



2
A2

STONE STAIR

Edson Residence

4721 Cumberland Av.
Chevy Chase, Maryland

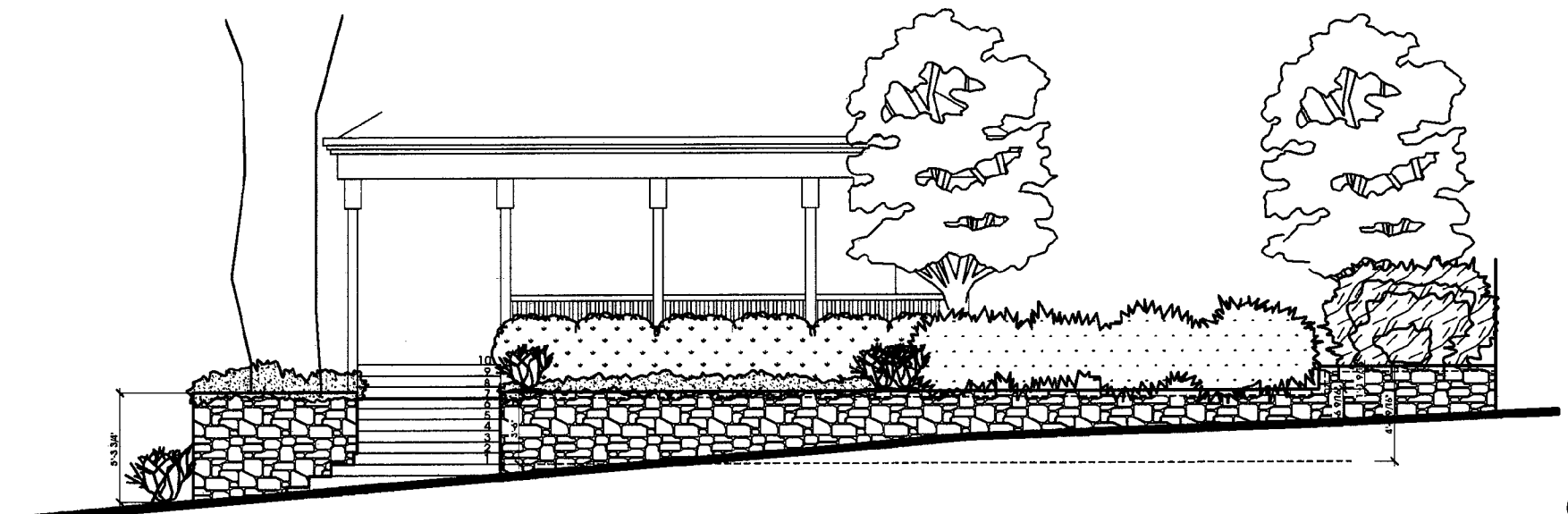
HERMAN MORO Landscaping, Inc.

2284 Marginella Drive, Reston, VA 20191 703 860-3840



Edson Residence

Herman Moro Landscaping



Cumberland Av. Elevation

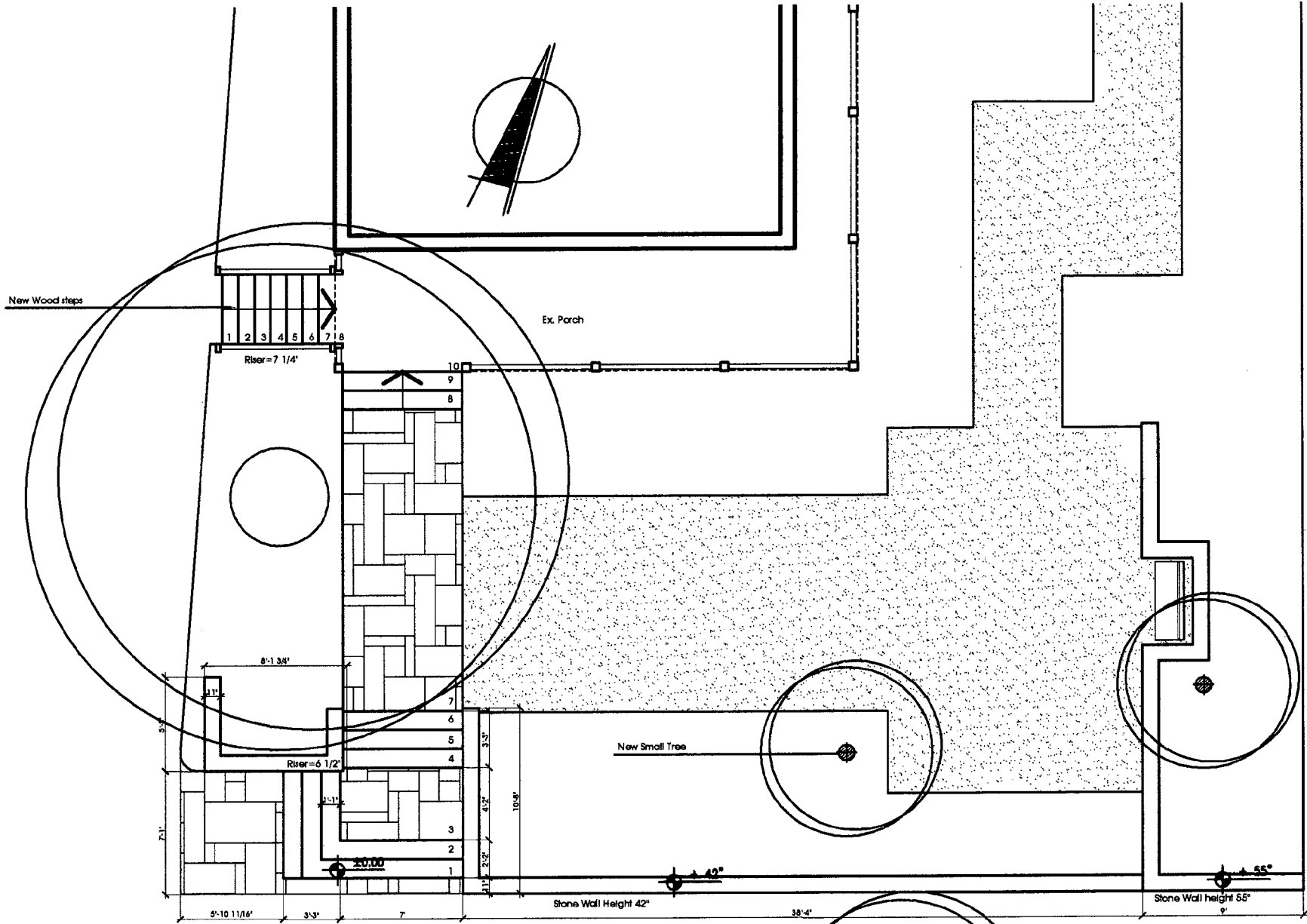
Edson Residence

4721 Cumberland Av.
Chevy Chase, Maryland

SCALE 1: 1/8

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Edson Residence

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 Chevy Chase, Maryland

SCALE 1: 1/4

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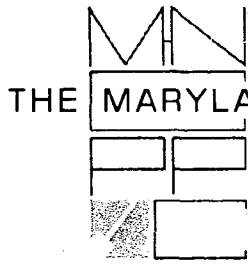
Edson Residence

4721 Cumberland Av.
Chevy Chase, Maryland



Edson Residence

4721 Cumberland Av.
Chevy Chase, Maryland



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Walter Behr FAX NUMBER: 301-657-2773

FROM: Corri Jimenez

DATE: 8/27/03

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 9

NOTE:

Dear Walter, Here is a copy of the 4721
Cumberland project. I spoke to the
office secretary and a hard copy of this
project was sent yesterday, so you
should be receiving it soon. Let me
know if I can help you with anything else.
Thanks, Corri