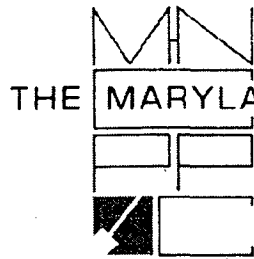


35/2-02B 4817 Dorset Avenue
(Somerset Historic District)



+ L A P

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

July 10, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *gwr*
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC Case No: **35/65-02B** DPS No.: N/A

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

APPROVED APPROVED WITH CONDITIONS:

1. **The front driveway and right curb cut are not to be installed.**
2. **The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.**

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Rodd & Jodi Macklin**

Address: **4817 Dorset Avenue, Chevy Chase**

subject to the general conditions pertinent to all Historic Area Work Permits that:

1. **HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.**
2. **After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant should 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.**



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20859
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Molly Scott
Daytime Phone No.: 301-599-8300

Tax Account No.: 1885-00 or 66154

Name of Property Owner: Rodd & Jodi Macklin Daytime Phone No.: 301-656-0962

Address: 4817 Dorset Ave Chevy Chase Maryland
Street Number City State Zip Code

Contractor: McHale Landscape Design Phone No.: 301-599-8300

Contractor Registration No.: 29697

Agent for Owner: Julie Patronik / Molly Scott Daytime Phone No.: 301-599-8300

Address: 6312 Leapley Road Upper Marlboro, MD 20772

LOCATION OF BUILDING/PREMISE

House Number: 4817 Sheet: Dorset Avenue

Town/City: Chevy Chase Nearest Cross Street:

Lot: 20 Block: 2 Subdivision: Town of Somerset

Lot: 1 Parcel: 30 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ _____

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.

Signature: Molly H. Scott Date: 6-19-02
Signature of owner or authorized agent

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7/10/02

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

33/65-02.B
④

**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:

New house on foundations of old. Existing landscaping consisting of a few large canopy trees ~~and~~. No disturbance of trees existing.

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

Install new pebble driveway and aggregate concrete parking court. Install new brick walkway. Install new flagstone patio on cement slab in backyard. Will require removal of existing driveway.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 decline 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 lots or parcels which directly access 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 BOUNDS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

4817 DORSET AVENUE , CHEVY CHASE, MD

Adjacent & Confronting Properties

4818 Cumberland Avenue	James & Peggy Davis
4816 Cumberland Avenue	Edward & Lynn Dolnick
4814 Cumberland Avenue	Henry & Dorothy Fischer
5712 Surrey Street	Floyd & Nancy Galler
4819 Dorset Avenue	Lewis & Dale Saul
4807 Dorset Avenue	Joe Lipscomb & Laura Will
4805 Dorset Avenue	Robert & Pat Gage
4816 Dorset Avenue	Herb & Jane Beller
4820 Dorset Avenue	Paul Chodoff

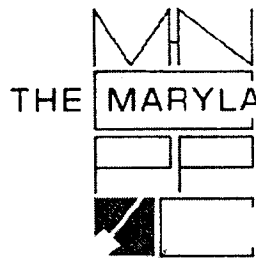
Note: All addresses at Chevy Chase, MD 20815



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address Molly Scott 6212 Leapsley Road Upper Marlboro, MD 20772
Adjacent and confronting Property Owners mailing addresses	

g addresses: noticing table

7




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

July 10, 2002

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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

HPC Case No. **35/36-02B** DPS #: N/A

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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!

LW-LK.
4-2
V-H.
II-I

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4817 Dorset Avenue, Chevy Chase	Meeting Date:	07/10/02
Applicant:	Rodd & Jodi Macklin (Molly Scott, Landscape Architect) <i>Carolyn Mullett</i>	Report Date:	07/03/02
Resource:	Somerset Historic District	Public Notice:	06/26/02
Review:	HAWP	Tax Credit:	None
Case Number:	35/65-02B	Staff:	Perry Kapsch

PROPOSAL: Install rear patio, aggregate parking pad, front and side driveways. Replace concrete front sidewalk with brick. Remove existing concrete driveway.

RECOMMEND: Approve with conditions.

CONDITION:

1. The front driveway and right curb cut are not to be installed.
2. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Modified Colonial Revival Cottage
DATE: 2001

PROPOSAL

The applicants propose to:

1. Install a flagstone patio at the rear of the new construction
2. Install an aggregate parking area to the left side of the house.
3. Install a pebble driveway with entrances at the left and right side of the front property line. The driveway is to curve in front of the house and to extend back to the proposed aggregate parking area.
4. Remove the existing concrete front walk and replace it with a brick walkway with a herringbone pattern.

STAFF DISCUSSION

construct the existing house in its place. As part of that project, the applicants have submitted a landscape plan that has been approved by the Town of Somerset. The back patio has been partially installed as there was confusion as to the need for a HAWP. With the exception of the front driveway, the changes proposed, including the left side driveway, are appropriate modifications to the streetscape of the historic district.

Although the pebble driveway is being proposed for the front of a *noncontributing* resource, staff feels that the driveway is problematic for a number of reasons that relate to the historic district as a whole. It has been pointed out that there are similar driveway treatments in front of other houses in the historic district. It would appear that they were installed before the historic district was designated, and are not part of the historic pattern for development. Staff is also concerned that the substantial driveway included in the plan will serve as a precedent for future applications to pave front yards in order to increase off-street parking. In addition, staff has questioned whether the amount of paving (and paving installation) occurring under the large tree at the right side of the property presents a potential health problem for the tree.

The applicants are concerned that parking on Dorset Avenue is hazardous, and that more offstreet parking space is required. In order to minimize the appearance of the additional parking and driving areas, these areas have been designed to blend in as landscape features. Staff understands the problem, and the solution provided by the landscape architect, but is concerned that cars and delivery trucks parked in the front yard of the house will not blend into the historic district streetscape. Staff would recommend that the 19-foot wide driveway on the left, if modified with a small backup area, could provide sufficient offstreet parking and delivery space.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

With the conditions:

1. The front driveway and right curb cut are not to be installed.
2. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

with the general condition 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 calling 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20899
340/777-6370

DPS-#0

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Molly Scott

Daytime Phone No.: 301-599-8300

In Account No.: 1885-00 or 66154

Name of Property Owner: Rodd & Jodi Macklin Daytime Phone No.: 301-656-0962

Address: 4817 Dorset Ave Cherry Chase Maryland
Street Number Street City State Zip Code

Contractor: McHale Landscape Design Phone No.: 301-599-8300

Contractor Registration No.: 29697

Agent for Owner: Julie Patronik / Molly Scott Daytime Phone No.: 301-599-8300

Address: 6312 Leapley Road Upper Marlboro, MD 20773

LOCATION OF BUILDING/ANNEX

House Number: 4817 Street: Dorset Avenue

Town/City: Cherry Chase Nearest Cross Street:

Lot: 20 Block: 2 Subdivision: Town of Somerset

Lot: 1 Folio: 30 Parcel:

PART ONE: TYPE OF PERMIT, ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|---|---|--|---|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/renovate | <input type="checkbox"/> AC | <input checked="" type="checkbox"/> Sinks | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/tear | <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"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

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.

Mary H. Scott
Signature of owner or authorized agent

6-19-02
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

33/65-02.B
4

**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:

New house on foundations of old. Existing landscaping consisting of large mature trees. No disturbance of trees existing.

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

Install new pebble driveway and aggregate concrete parking court. Install new brick walkway. Install new flagstone patio on cement slab in backyard. Will require removal of existing driveway.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 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 features 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 drip-line 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 CONTIGUOUS PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and contiguous 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 he directly access 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) 278-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE BOUNDS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

4817 DORSET AVENUE , CHEVY CHASE, MD

Adjacent & Confronting Properties

4818 Cumberland Avenue	James & Peggy Davis
4816 Cumberland Avenue	Edward & Lynn Dolnick
4814 Cumberland Avenue	Henry & Dorothy Fischer
5712 Surrey Street	Floyd & Nancy Galler
4819 Dorset Avenue	Lewis & Dale Saul
4807 Dorset Avenue	Joe Lipscomb & Laura Will
4805 Dorset Avenue	Robert & Pat Gage
4816 Dorset Avenue	Herb & Jane Beller
4820 Dorset Avenue	Paul Chodoff

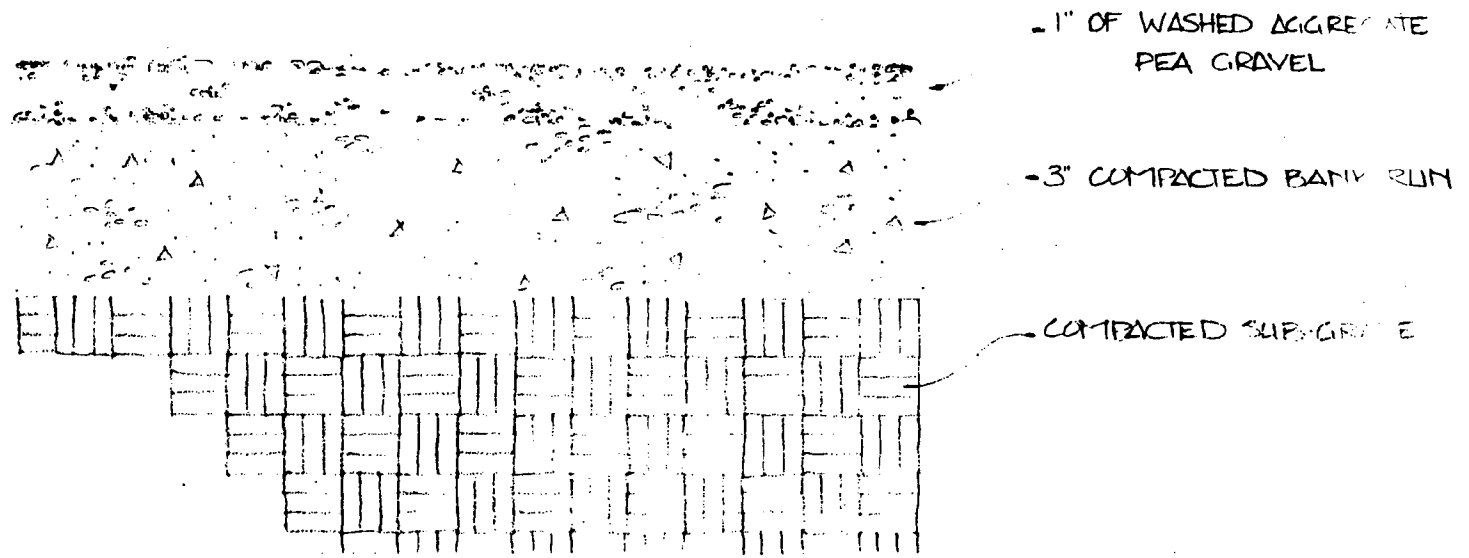
Note: All addresses at Chevy Chase, MD 20815



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address Molly Scott 6212 Leapley Road Upper Marlboro, MD 20772
Adjacent and confronting Property Owners mailing addresses	

g:addresses: noticing table

7



DETAIL OF GRAVEL DRIVEWAY CONSTRUCTION
(NOT TO SCALE)

MACKLIN RESIDENCE
4817 DORSET AVENUE
CHEVY CHASE, MD

(00)

TOWN OF SOMERSET

PERMIT TO REMOVE AND/OR INSTALL A CURB,
SIDEWALK OR DRIVEWAY APRON

Applicant complete first three lines.

Name of property owner: Rodd & Jodi Macklin

Address of property: 4817 Dorset Ave

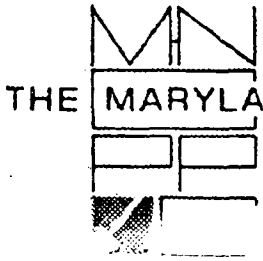
Date of application: June 4, 2002

Approved *with condition **

Disapproved for following reasons:

Walter J. Behr 6-6-02
Mayor Date

* Approval is conditional upon replacement of 4 sidewalk squares on the right and 6 on the left, marked in orange paint, with 7-inch-thick concrete (the same as the driveway aprons). Six expansion strips must be installed as follows: Between new and old sidewalk (4) and between aprons and new sidewalk (2). Plan dated 5-3-02. \$10 per week fee required.




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

March 1, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No : 35/36-01B DPS No.: 239575

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

This application was:

_____ APPROVED xx APPROVED WITH CONDITIONS:

1. Document and photograph the existing conditions, particularly the front entrance and including the interior, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District.

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: Rodd & Jodi Macklin
Address: 4817 Dorset Avenue, Chevy Chase

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.

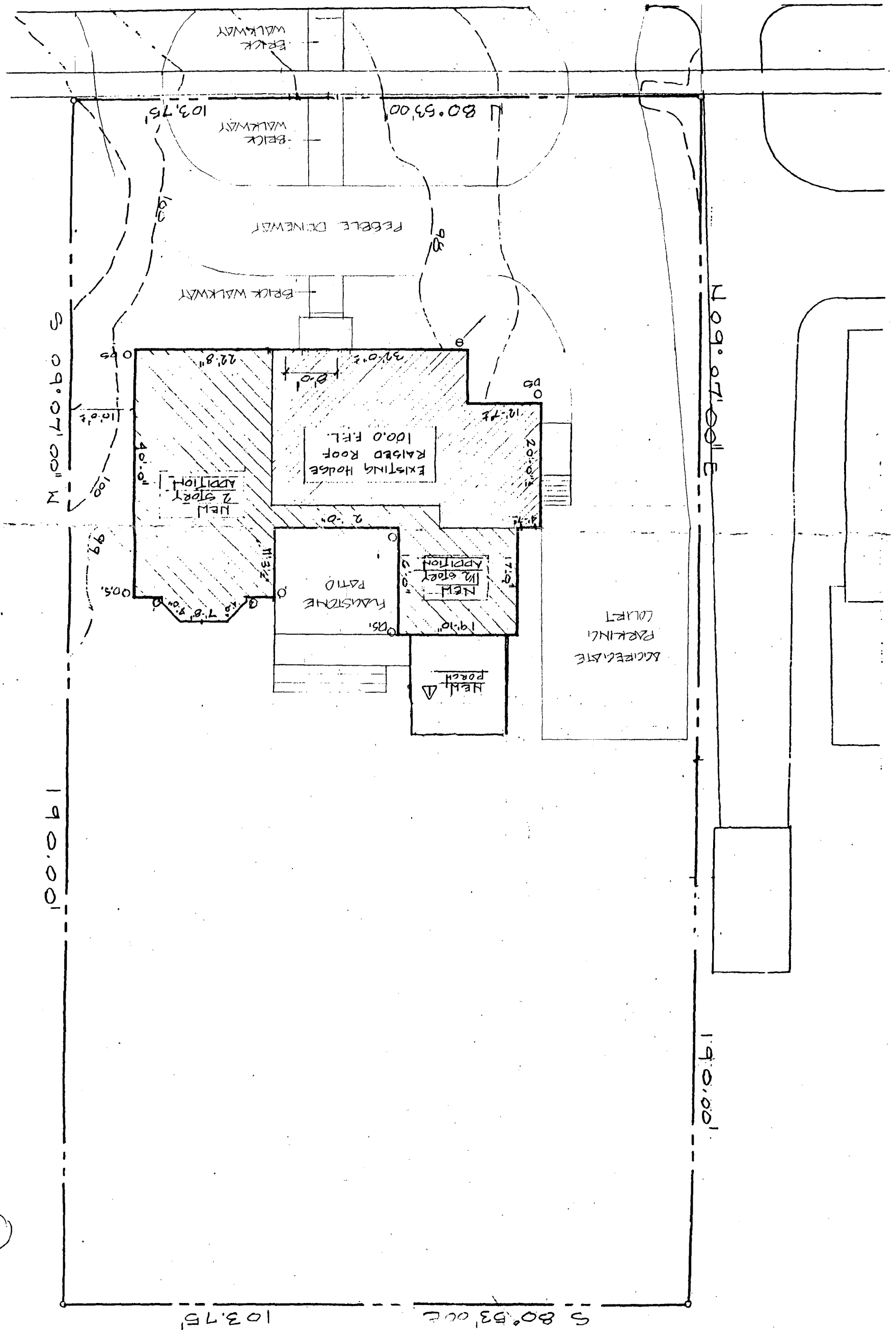
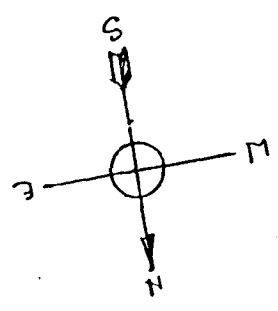
*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

SITE PLAN SCALE 1/16" = 1'-0"

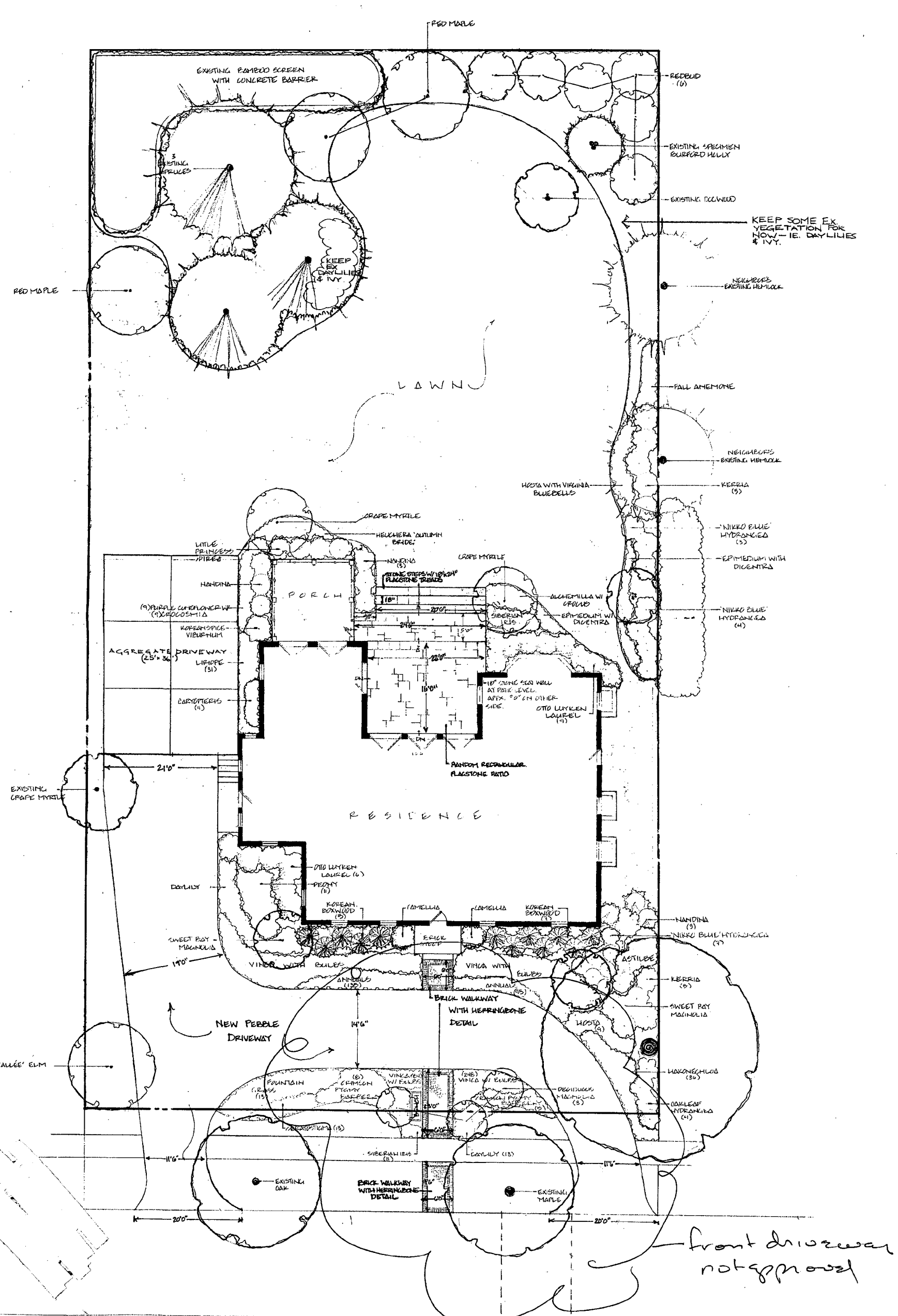
A-1

SOMERSET HEIGHTS Lot # 20 Block # 2

DORSET AVENUE



11



front driveway not approved

MACKLIN RESIDENCE
 4817 DORSET AVENUE
 BETHESDA, MARYLAND
 SCALE: 1/8" = 1'0"

5/3/02

McHALE & McHALE
 LANDSCAPE DESIGN, INC.
 6212 LEAPLEY ROAD
 UPPER MARLBORO, MD 20772
 PHONE (301) 589-8500 FAX (301) 589-8120

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4817 Dorset Avenue, Chevy Chase	Meeting Date:	07/10/02
Applicant:	Rodd & Jodi Macklin (Molly Scott, Landscape Architect)	Report Date:	07/03/02
Resource:	Somerset Historic District	Public Notice:	06/26/02
Review:	HAWP	Tax Credit:	None
Case Number:	35/65-02B	Staff:	Perry Kapsch
PROPOSAL:	Install rear patio, aggregate parking pad, front and side driveways. Replace concrete front sidewalk with brick. Remove existing concrete driveway.		
RECOMMEND:	Approve with conditions.		

CONDITION:

1. The front driveway and right curb cut are not to be installed.
2. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Modified Colonial Revival Cottage
DATE: 2001

PROPOSAL

The applicants propose to:

1. Install a flagstone patio at the rear of the new construction
2. Install an aggregate parking area to the left side of the house.
3. Install a pebble driveway with entrances at the left and right side of the front property line. The driveway is to curve in front of the house and to extend back to the proposed aggregate parking area.
4. Remove the existing concrete front walk and replace it with a brick walkway with a herringbone pattern.

STAFF DISCUSSION

An application was approved in 2001 to demolish a small non-contributing cottage and to construct the existing house in its place. As part of that project, the applicants have submitted a landscape plan that has been approved by the Town of Somerset. The back patio has been partially installed as there was confusion as to the need for a HAWP. With the exception of the front driveway, the changes proposed, including the left side driveway, are appropriate modifications to the streetscape of the historic district.

Although the pebble driveway is being proposed for the front of a *noncontributing* resource, staff feels that the driveway is problematic for a number of reasons that relate to the historic district as a whole. It has been pointed out that there are similar driveway treatments in front of other houses in the historic district. It would appear that they were installed before the historic district was designated, and are not part of the historic pattern for development. Staff is also concerned that the substantial driveway included in the plan will serve as a precedent for future applications to pave front yards in order to increase off-street parking. In addition, staff has questioned whether the amount of paving (and paving installation) occurring under the large tree at the right side of the property presents a potential health problem for the tree.

The applicants are concerned that parking on Dorset Avenue is hazardous, and that more offstreet parking space is required. In order to minimize the appearance of the additional parking and driving areas, these areas have been designed to blend in as landscape features. Staff understands the problem, and the solution provided by the landscape architect, but is concerned that cars and delivery trucks parked in the front yard of the house will not blend into the historic district streetscape. Staff would recommend that the 19-foot wide driveway on the left, if modified with a small backup area, could provide sufficient offstreet parking and delivery space.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

With the conditions:

1. The front driveway and right curb cut are not to be installed.
2. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

with the general condition 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 calling 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4817 Dorset Avenue, Chevy Chase	Meeting Date:	07/10/02
Applicant:	Rodd & Jodi Macklin (Molly Scott, Landscape Architect)	Report Date:	07/03/02
Resource:	Somerset Historic District	Public Notice:	06/26/02
Review:	HAWP	Tax Credit:	None
Case Number:	35/65-02B	Staff:	Perry Kapsch
PROPOSAL:	Install rear patio, aggregate parking pad, front and side driveways. Replace concrete front sidewalk with brick. Remove existing concrete driveway.		
RECOMMEND:	Approve with conditions.		

CONDITION:

1. The front driveway and right curb cut are not to be installed.
2. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Modified Colonial Revival Cottage
DATE: 2001

PROPOSAL

The applicants propose to:

1. Install a flagstone patio at the rear of the new construction
2. Install an aggregate parking area to the left side of the house.
3. Install a pebble driveway with entrances at the left and right side of the front property line. The driveway is to curve in front of the house and to extend back to the proposed aggregate parking area.
4. Remove the existing concrete front walk and replace it with a brick walkway with a herringbone pattern.

STAFF DISCUSSION

construct the existing house in its place. As part of that project, the applicants have submitted a landscape plan that has been approved by the Town of Somerset. The back patio has been partially installed as there was confusion as to the need for a HAWP. With the exception of the front driveway, the changes proposed, including the left side driveway, are appropriate modifications to the streetscape of the historic district.

Although the pebble driveway is being proposed for the front of a *noncontributing* resource, staff feels that the driveway is problematic for a number of reasons that relate to the historic district as a whole. It has been pointed out that there are similar driveway treatments in front of other houses in the historic district. It would appear that they were installed before the historic district was designated, and are not part of the historic pattern for development. Staff is also concerned that the substantial driveway included in the plan will serve as a precedent for future applications to pave front yards in order to increase off-street parking. In addition, staff has questioned whether the amount of paving (and paving installation) occurring under the large tree at the right side of the property presents a potential health problem for the tree.

The applicants are concerned that parking on Dorset Avenue is hazardous, and that more offstreet parking space is required. In order to minimize the appearance of the additional parking and driving areas, these areas have been designed to blend in as landscape features. Staff understands the problem, and the solution provided by the landscape architect, but is concerned that cars and delivery trucks parked in the front yard of the house will not blend into the historic district streetscape. Staff would recommend that the 19-foot wide driveway on the left, if modified with a small backup area, could provide sufficient offstreet parking and delivery space.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

With the conditions:

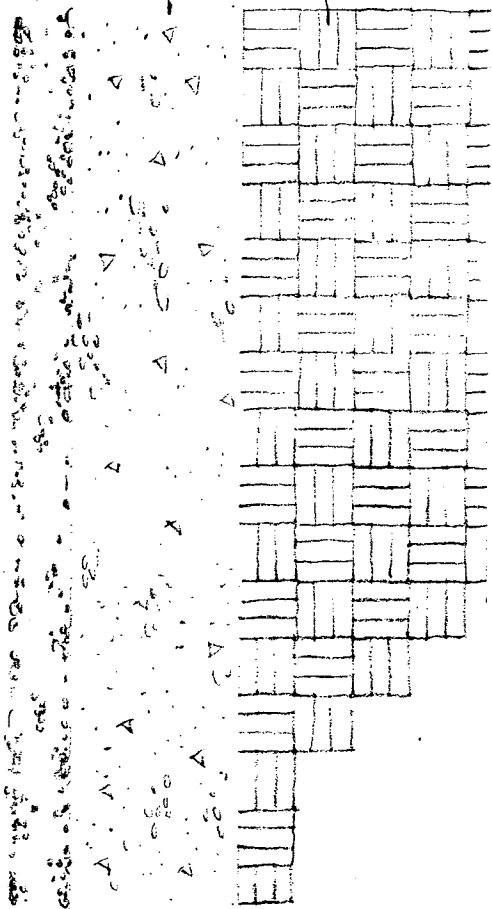
3. The front driveway and right curb cut are not to be installed.
4. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

with the general condition 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 calling 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.

1" OF WASHED AGGREGATE
PEA GRAVEL

3" COMPACTED BANK RUN

COMPACTED SUB-GRADE



DETAIL OF GRAVEL DRIVEWAY CONSTRUCTION
(NOT TO SCALE)

MACKLIN RESIDENCE
4817 DORSET AVENUE
CHEVY CHASE, MD

TOWN OF SOMERSET

**PERMIT TO REMOVE AND/OR INSTALL A CURB,
SIDEWALK OR DRIVEWAY APRON**

Applicant complete first three lines.

Name of property owner: Rodd & Jodi Macklin

Address of property: 4817 Dorset Ave

Date of application: June 4, 2002

Approved with condition *

Disapproved for following reasons: _____

Walter J. Behr
Mayor


6-6-02
Date

* Approval is conditional upon replacement of 4 sidewalk squares on the right and 6 on the left, marked in orange paint, with 7-inch-thick concrete (the same as the driveway aprons). Six expansion strips must be installed as follows: Between new and old sidewalk (4) and between aprons and new sidewalk (2). Plan dated 5-3-02. \$10 per week fee required.

March 1, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No : 35/36-01B DPS No.: 239575

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

This application was:

_____ APPROVED xx APPROVED WITH CONDITIONS:

1. Document and photograph the existing conditions, particularly the front entrance and including the interior, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District.

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: Rodd & Jodi Macklin
Address: 4817 Dorset Avenue, Chevy Chase

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.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

TOWN OF SOMERSET
CLERK-TREASURER
4510 CUMBERLAND AVENUE
CHEVY CHASE, MD 20815-5466

RETURN SERVICE REQUESTED



Molly Scott
McHale & McHale
6212 Leapley Road
Upper Marlboro, MD 20772

20772+3713



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4817 Dorset Avenue, Chevy Chase	Meeting Date:	07/10/02
Applicant:	Rodd & Jodi Macklin (Molly Scott, Landscape Architect)	Report Date:	07/03/02
Resource:	Somerset Historic District	Public Notice:	06/26/02
Review:	HAWP	Tax Credit:	None
Case Number:	35/65-02B	Staff:	Perry Kapsch

PROPOSAL: Install rear patio, aggregate parking pad, front and side driveways. Replace concrete front sidewalk with brick. Remove existing concrete driveway.

RECOMMEND: Approve with conditions.

CONDITION:

1. The front driveway and right curb cut are not to be installed.
2. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Modified Colonial Revival Cottage
DATE: 2001

PROPOSAL

The applicants propose to:

1. Install a flagstone patio at the rear of the new construction
2. Install an aggregate parking area to the left side of the house.
3. Install a pebble driveway with entrances at the left and right side of the front property line. The driveway is to curve in front of the house and to extend back to the proposed aggregate parking area.
4. Remove the existing concrete front walk and replace it with a brick walkway with a herringbone pattern.

STAFF DISCUSSION

construct the existing house in its place. As part of that project, the applicants have submitted a landscape plan that has been approved by the Town of Somerset. The back patio has been partially installed as there was confusion as to the need for a HAWP. With the exception of the front driveway, the changes proposed, including the left side driveway, are appropriate modifications to the streetscape of the historic district.

Although the pebble driveway is being proposed for the front of a *noncontributing* resource, staff feels that the driveway is problematic for a number of reasons that relate to the historic district as a whole. It has been pointed out that there are similar driveway treatments in front of other houses in the historic district. It would appear that they were installed before the historic district was designated, and are not part of the historic pattern for development. Staff is also concerned that the substantial driveway included in the plan will serve as a precedent for future applications to pave front yards in order to increase off-street parking. In addition, staff has questioned whether the amount of paving (and paving installation) occurring under the large tree at the right side of the property presents a potential health problem for the tree.

The applicants are concerned that parking on Dorset Avenue is hazardous, and that more offstreet parking space is required. In order to minimize the appearance of the additional parking and driving areas, these areas have been designed to blend in as landscape features. Staff understands the problem, and the solution provided by the landscape architect, but is concerned that cars and delivery trucks parked in the front yard of the house will not blend into the historic district streetscape. Staff would recommend that the 19-foot wide driveway on the left, if modified with a small backup area, could provide sufficient offstreet parking and delivery space.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

With the conditions:

3. The front driveway and right curb cut are not to be installed.
4. The landscape plan is to be modified to include a small backing area for the left side driveway, the design to be approved at staff level.

with the general condition 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 calling 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 2085
243177-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Molly Scott
Daytime Phone No.: 301-599-8300

Tax Account No.: 1885-00 or 66154
Name of Property Owner: Rodd & Jodi Macklin Daytime Phone No.: 301-656-0962
Address: 4817 Dorset Ave Chevy Chase Maryland
Street Number City State Zip Code

Contractor: McHale Landscape Design Phone No.: 301-599-8300
Contractor Registration No.: 29697

Agent for Owner: Julie Patronik / Molly Scott Daytime Phone No.: 301-599-8300
Address: 6212 Leapley Road Upper Marlboro, MD 20772

LOCATION OF BUILDING/PHEMISE
House Number: 4817 Street: Dorset Avenue
Town/City: Chevy Chase Nearest Cross Street:
Lot: 20 Block: 2 Subdivision: Town of Somerset
Label: 1 Folio: 30 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/renovate AC Shrub Room Addition Porch Deck Shed
 Move Install Wreck/tear Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revoke/alter Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$
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.

Molly H. Scott _____ 6-19-02
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

33/65-02.B
④

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:

New house on foundations of old. Existing landscaping consisting of a few large canopy trees ~~with~~. No disturbance of trees existing.

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

Install new pebble driveway and aggregate concrete parking court. Install new brick walkway. Install new flagstone patio on cement slab in backyard. Will require removal of existing driveway.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 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.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and textures 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

- 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 drip-line 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 BOUNDS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

4817 DORSET AVENUE , CHEVY CHASE, MD

Adjacent & Confronting Properties

4818 Cumberland Avenue	James & Peggy Davis
4816 Cumberland Avenue	Edward & Lynn Dolnick
4814 Cumberland Avenue	Henry & Dorothy Fischer
5712 Surrey Street	Floyd & Nancy Galler
4819 Dorset Avenue	Lewis & Dale Saul
4807 Dorset Avenue	Joe Lipscomb & Laura Will
4805 Dorset Avenue	Robert & Pat Gage
4816 Dorset Avenue	Herb & Jane Beller
4820 Dorset Avenue	Paul Chodoff

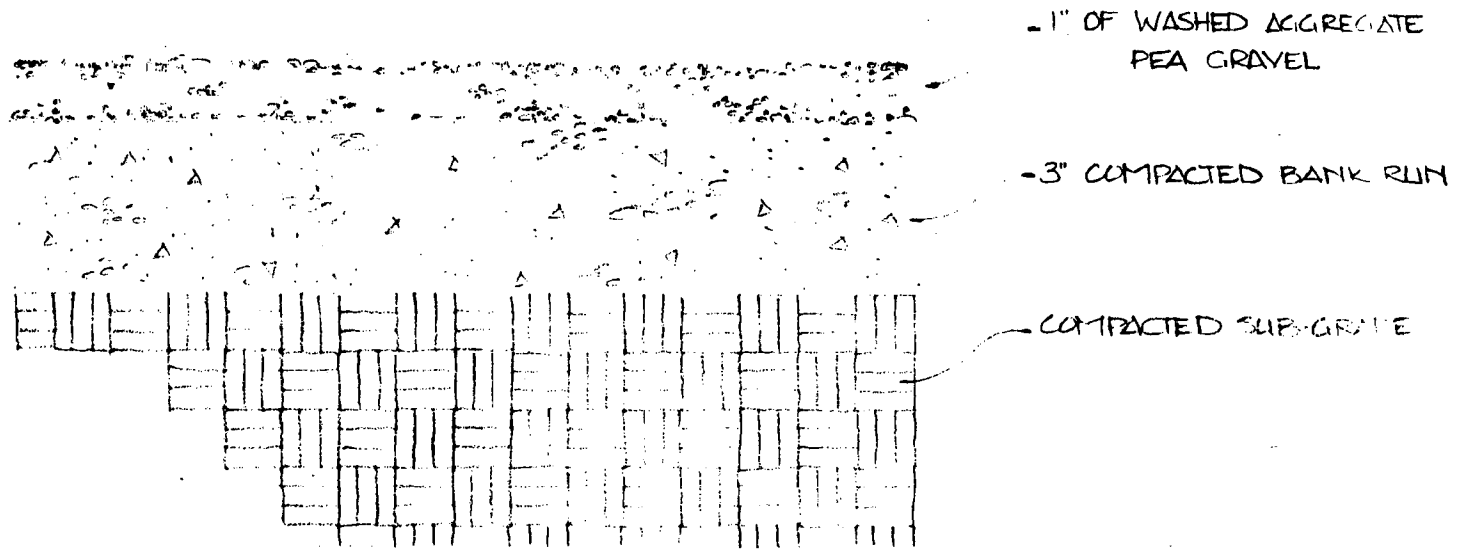
Note: All addresses at Chevy Chase, MD 20815



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address Molly Scott 6212 Leapley Road Upper Marlboro, MD 20772
Adjacent and confronting Property Owners mailing addresses	

g addresses: noticing table

7



DETAIL OF GRAVEL DRIVEWAY CONSTRUCTION
(NOT TO SCALE)

MACKLIN RESIDENCE
4017 DORSET AVENUE
CHEVY CHASE, MD



TOWN OF SOMERSET

PERMIT TO REMOVE AND/OR INSTALL A CURB,
SIDEWALK OR DRIVEWAY APRON

Applicant complete first three lines.

Name of property owner: Rodd & Jodi Macklin

Address of property: 4817 Dorset Ave

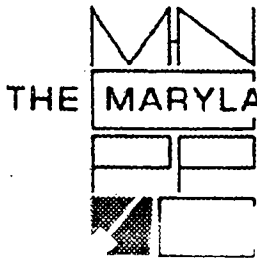
Date of application: June 4, 2002

Approved with condition *

Disapproved for following reasons: _____

Walter J. Behr 6-6-02
Mayor Date

* Approval is conditional upon replacement of 4 sidewalk squares on the right and 6 on the left, marked in orange paint, with 7-inch-thick concrete (the same as the driveway aprons). Six expansion strips must be installed as follows: Between new and old sidewalk (4) and between aprons and new sidewalk (2). Plan dated 5-3-02. \$10 per week fee required. (9)




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

March 1, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No : 35/36-01B DPS No.: 239575

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

This application was:

_____ APPROVED xx APPROVED WITH CONDITIONS:

1. Document and photograph the existing conditions, particularly the front entrance and including the interior, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District.

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: Rodd & Jodi Macklin

Address: 4817 Dorset Avenue, Chevy Chase

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.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

10

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	25929 Frederick Road, Hyattstown	Meeting Date:	07/10/02
Applicant:	Todd and Cathy Jewell	Report Date:	07/03/02
Resource:	Hyattstown Historic District	Public Notice:	06/26/02
Review:	HAWP	Tax Credit:	Partial
Case Number:	10/59-02D	Staff:	Perry Kapsch

PROPOSAL: Replace existing back porch with wraparound porch.

RECOMMEND: Approve with conditions

CONDITIONS:

1. The applicant is to work with HPC staff to locate proof (possibly under the siding) of the earlier wraparound porch configuration.
2. The applicant is to provide the HPC with a set of construction drawing clearly showing a roof design – such as a hipped roof – that integrates the front porch with the proposed wraparound porch.
3. The metal porch columns on the front porch are to be replaced with simple turned wood columns.
4. Any porches approved for modification or removal are to be photographed in order to clearly document the design and materials used. The photographs are to be included in the permanent record for the historic district.
5. The applicant is to provide staff with evidence of brackets, and of their design, before brackets can be installed.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Italianate
DATE: 1820 Residence and Shop with late 19th c. & early 20th c. modifications.

PROPOSAL

The applicant proposes to remove the existing rear porch and replace it with a porch that would wrap around to the existing front-gabled front porch. The new porch is to have turned wood columns, tongue-in-groove flooring, and a roof to match the existing front porch.

STAFF DISCUSSION

There are a number of issues that need to be resolved in order to approve the removal of the rear porch and installation of a new porch. In staff's opinion, these can be resolved as conditions for approval. Staff would encourage changes that would bring the out-of-period front porch into conformance with the style of the historic resource. Because the conceptual drawings included in the application do not include sufficient detail, the application may need to be continued to allow more time for proper drawings to be prepared. Presentation of the current application will provide the applicant with an opportunity to discuss the issues with the HPC.

Some of the issues are:

1. The existing front porch on the subject property is an off-center, two-thirds width, front gabled porch with metal porch supports. The style, the size, and the placement of the porch are not in keeping with the Italianate "I" house. It may have been that the porch is a remnant of an earlier, larger porch. It is also possible that the front porch (or an earlier porch in the same location) served as the entrance to the shop area before the Italianate changes were made to the house. The existing rear porch (that serves as a front porch to the rear section of the house) may have been added when the rear section was constructed, possibly in the late 19th or early 20th century. As changes to a property may acquire historical significance of their own, this should be recognized as part of an approved modification. This could include a condition that the rear foundation be retained.
2. The applicant has indicated that there was photographic evidence, now lost, of an earlier wraparound porch. Staff would concur with installing a new porch in the same configuration as the historical porch if evidence of the porch can be found under the siding.
3. If no evidence is found of a porch, it may be possible for a design to be submitted for a porch that would connect the existing front and rear porches without the two porches losing their separate forms.
4. In either case, the roof configuration proposed in the applicant's sketches will need to be modified to integrate the new porch area with the front porch other than as an extension of the roof plane as currently proposed. This may require a combination of roof forms, or changing the front porch roof to allow for a hipped roof. Depending on where the porch is found to have previously existed, the applicant may decide to pull the porch across the full width of the front façade, or to propose a hipped-roof wraparound porch that extended across only two-thirds of the front in keeping with the style of the house and the asymmetrical position of the front door.
5. If the wraparound porch is approved, staff would recommend that the metal front porch supports be replaced with turned wood columns to match those proposed for the side and rear sections.
6. Rehabilitation of a documented porch would generally qualify for both local and state tax credits.
7. If the existing porches are approved for removal, staff would recommend that they be

photographed and that the photographs be included in the permanent record for the historic district.

8 The brackets indicated in the application can be approved if there is clear documentation provided to staff of their design. The house appears to be of too simple a form to have had elaborate brackets, but as there have been a number of alterations over the years, the brackets may have been included as part of the Italianate episode.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #3, #4, #9 and #10:

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

with the conditions:

1. The applicant is to work with HPC staff to locate proof (possibly under the siding) of the earlier wraparound porch configuration.
2. The applicant is to provide the HPC with a set of construction drawing clearly showing a roof design – such as a hipped roof – that integrates the front porch with the proposed wraparound porch.
3. The metal porch columns on the front porch are to be replaced with simple turned wood columns.
4. Any porches approved for modification or removal are to be photographed in order to clearly document the design and materials used. The photographs are to be included in the permanent record for the historic district.
5. The applicant is to provide staff with evidence of brackets, and of their design, before brackets can be installed.

with the general condition 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 calling 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240177-4370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Email: ~~Cathy Jewell~~ tojewell@yahoo.com
Cathy-Jewell@fc.mops.k12.md.us

Contact Person: Cathy Jewell
Daytime Phone No.: 301-482-0142
301-831-8341

Contact by Email from 6/22-7/6
Cathy Jewell
Cathy-Jewell@fc.mops.k12.md.us

Tax Account No.: 59-2725415

Name of Property Owner: Todd and Cathy Jewell

Daytime Phone No.: SAME AS ABOVE

Address: 25929 Frederick Rd
Street Number City

Hyattstown MD 20871
Street Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: _____

Address: _____

RECEIVED

LOCATION OF BUILDING/PREMISE

House Number: 25929 Street: Frederick Rd

JUN 19 2002

Town/City: Hyattstown MD Nearest Cross Street: Old 100 Rd

Division of Casework Management

Lot: 13/4 Block: _____ Subdivision: _____

Liter: _____ Foto: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Blaze
- 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: _____

IB. Construction cost estimate: \$ _____

IC. 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.

Cathy Jewell
Signature of owner or authorized agent

June 19, 2002
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 280591 Date Filed: 6/20/02 Date Issued: _____

10/59.02 D (5)

**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: The original structure was built in 1820. The original structure being the living room, hall, stairwell and nursery, which was the shoe shop referred to in old records and documents. The addition in 1901 made the structure a residence of good size with 3 bedrooms, living room dining room, kitchen and 2 stair way. When plumbing was brought into the house the back stairs were removed to make 2 bathrooms. Under the house is a root cellar w/outside entrance. Two sheds (historic) exist in the back yard. At one time a wraparound porch existed connecting the kitchen front door and the front door of the original structure (as featured in a photo that we have seen but can't find).
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: Currently existing are 2 porches (separate). One is closest to the road (front porch) and the second (kitchen porch) sets back approx. 8 feet from the front porch and also faces the road (Rt. 355) We will be adding a 10x14' porch to the southwest front corner of the house. This will connect the 2 existing porches and make a wrap-around porch closely replicating the wrap-around that existed years ago. (Continued on backside →)

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.
- b. 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

- 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.

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).

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② General description of project continued.

Decking on existing porches will be replaced to match the new work (tongue and groove). The roof on the front porch closest to Rt. 355 will remain. The roof on the kitchen porch will be replaced to allow it to slope in the same direction as the front porch roof. (see drawings) Roof materials will be used that match existing front porch roof. Simple turned columns used on the porches which is consistent with the majority of homes in historic district of Hyattstown.

Some shrubs to be removed - azaleas to be relocated.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address

Todd and Cathy Jewell
25929 Frederick

Owner's Agent's mailing address

N/A

Adjacent and confronting Property Owners mailing addresses

Jill Jenkins

25925 Frederick Rd
Hyattstown, MD
20871

Linda Tetons

26001 Frederick Rd
Hyattstown MD
20871

Joe and Nancy Lengo

26000 Frederick Rd
Hyattstown, MD
20871

Tom Barse

26004 Frederick Rd
Hyattstown MD
20871

Purdum Jamison

26005 Frederick Rd
Hyattstown, MD
20871

~~Resident~~ Anthony Panichas

26914 Frederick Rd
Hyattstown MD
20871

Lane Keebler

25908 Frederick Rd.
Hyattstown MD
20871

Terry Reister

26008 Frederick Rd.
Hyattstown MD
20871

Parcel 1
L. 4496 F. 541

$S04^{\circ}17'55''E \sim 79.33'$

Perry L. Hipkins, et ux
L. 2272 F. 353
0.28 Acres

Part Lots 13 & 14

Big Wood Shed

11' off property

portion property

Small Wood Shed

Conc. Peds

Conc. Steps

Basement Entrance

2 STORY
FRAME
25929

Covered Porch

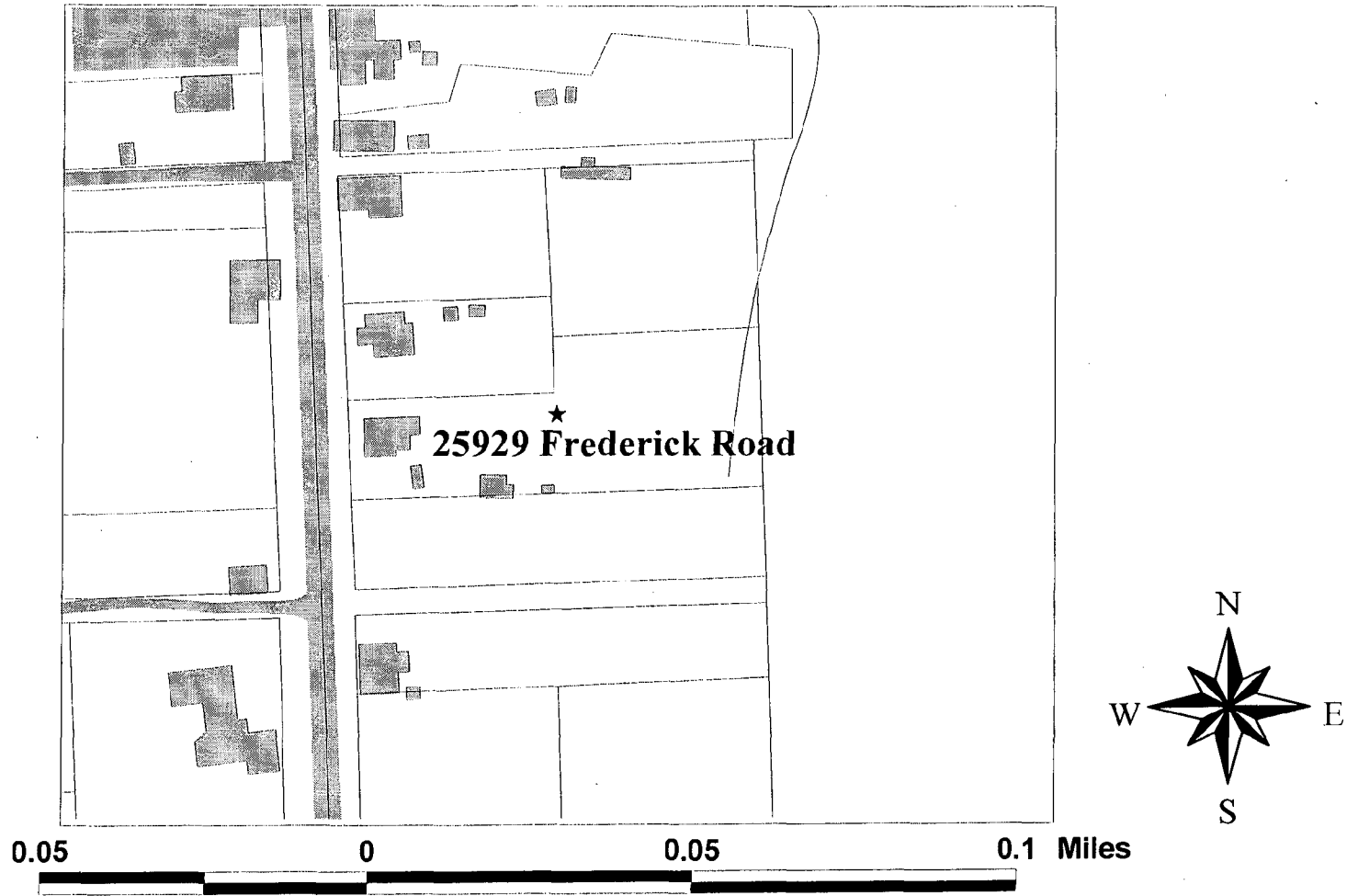
New Addition
Porch (10x14)

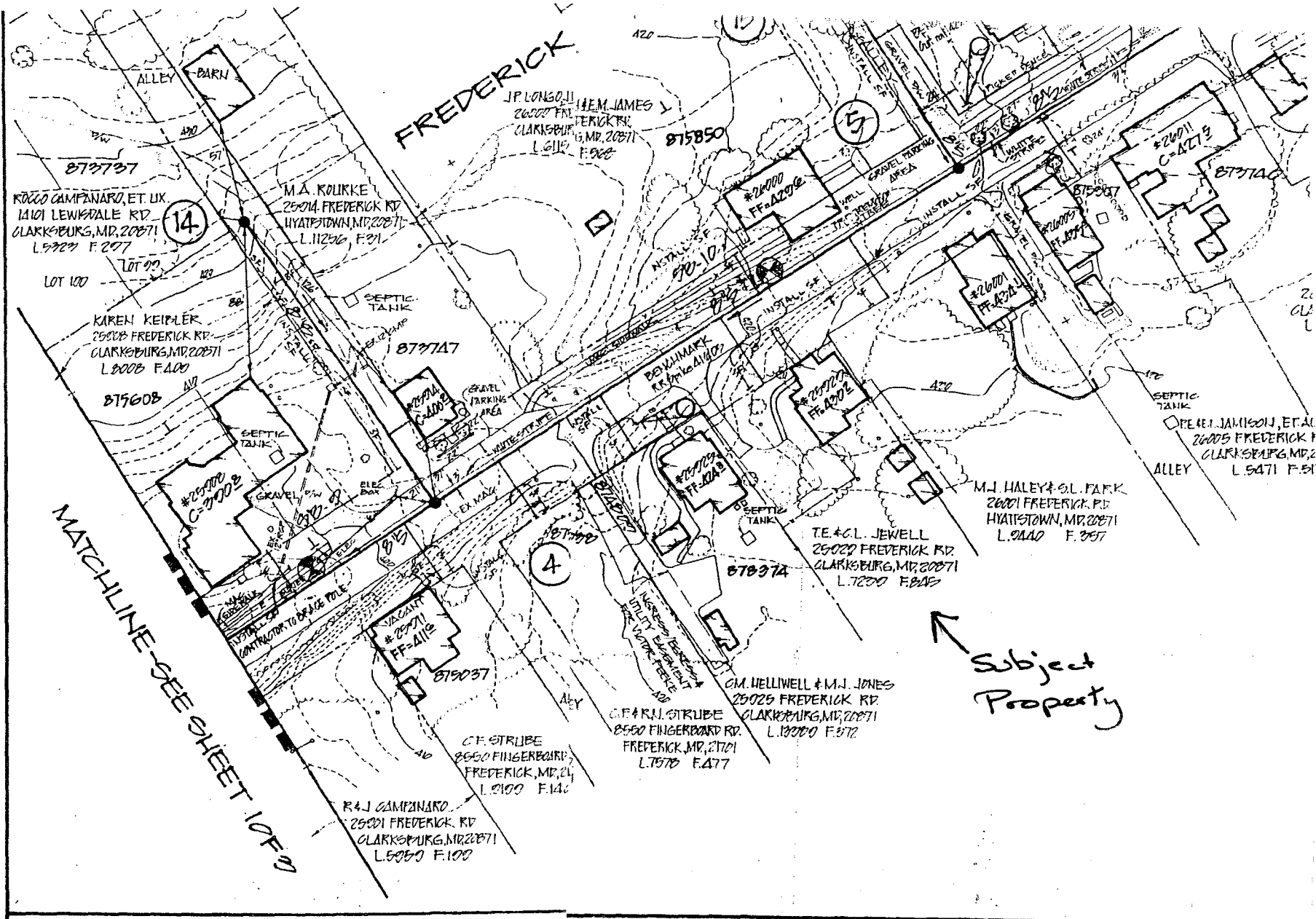
COVERED PORCH

$N106^{\circ}42'55''W \sim 80.85'$

Maryland Route 355 - Frederick Road
(66' R/W)

Hyattstown Historic District



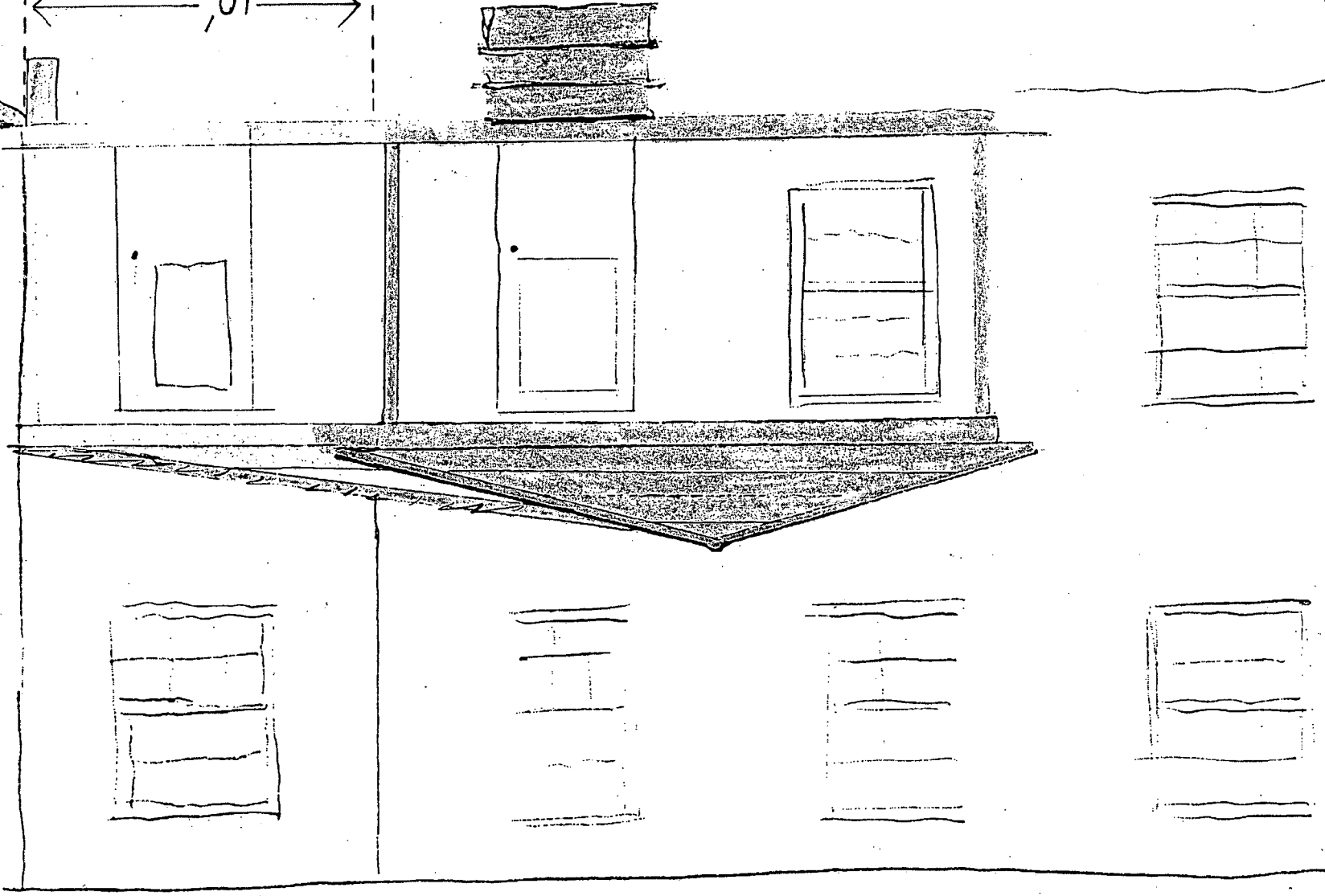


SANITARY COMMISSION

11

width of addition
10'
same as existing/
adjoining porch

▣ = indicates new work
▣ = indicates existing work

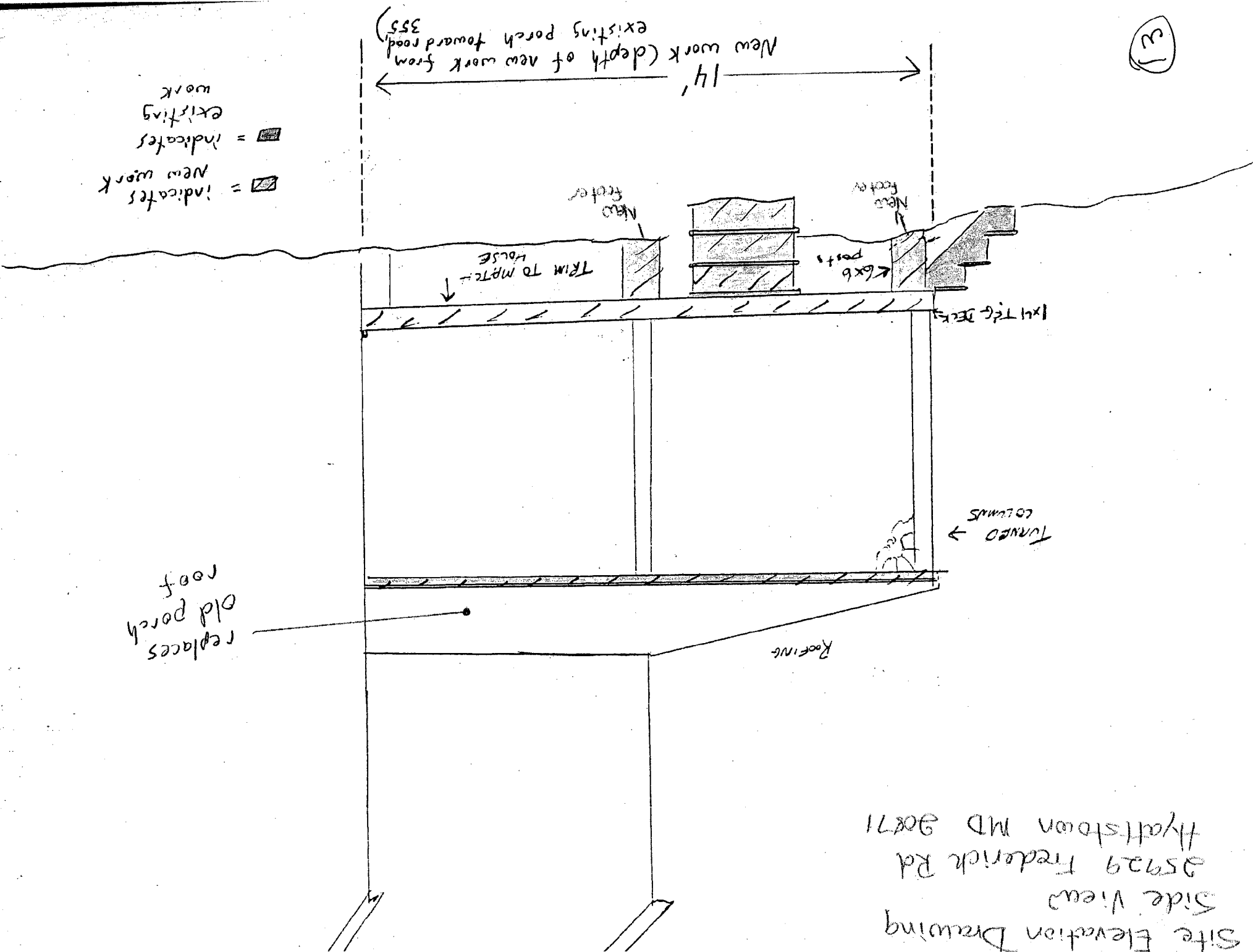


Elevation Drawing Front View: 25747 Terrace Rd, Hyattsville, MD

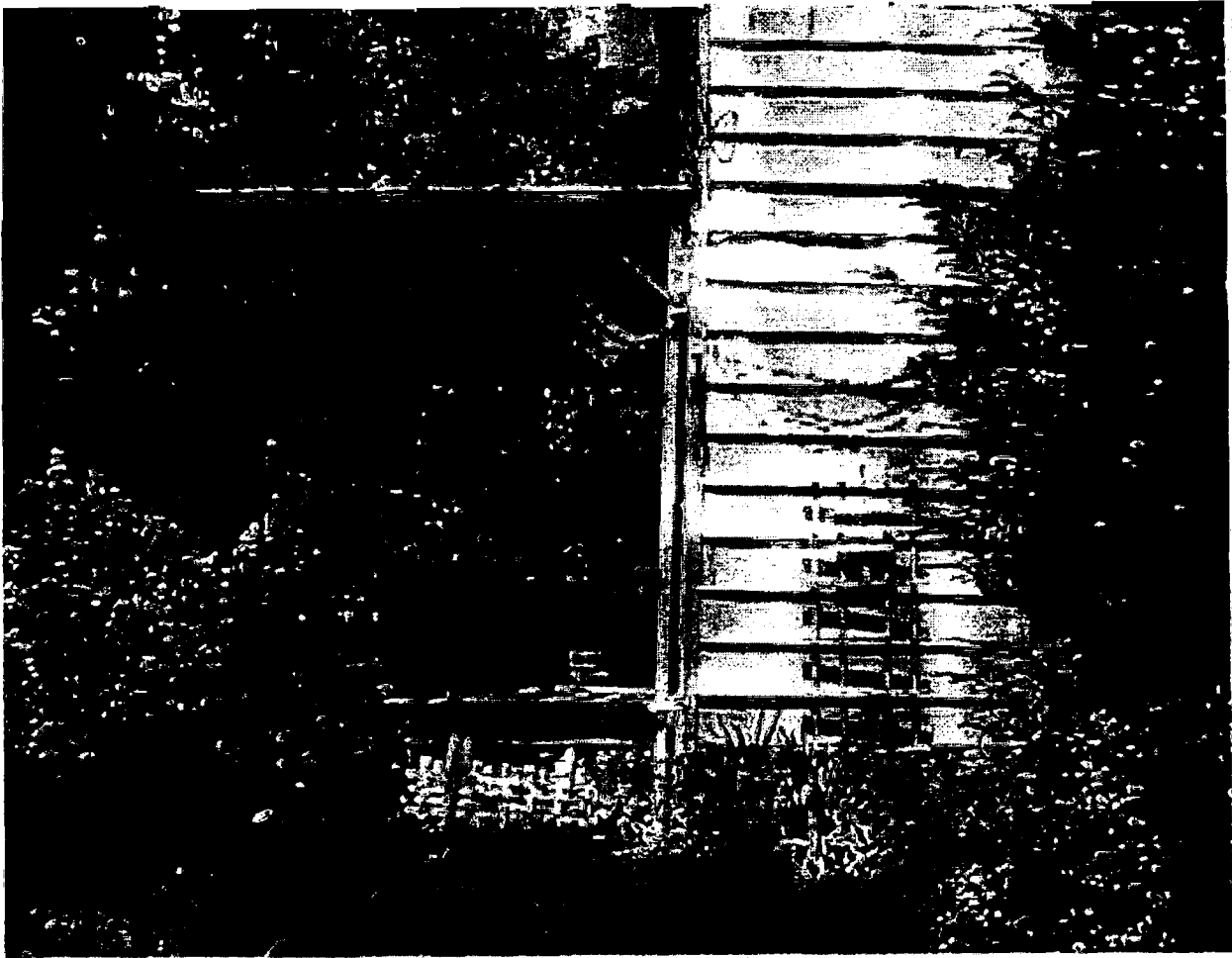
(2)

▨ = indicates
New work
▨ = indicates
existing
work

14' → New work (depth of new work from existing porch toward road 355)



Site Elevation Drawing
Side View
25929 Frederick Rd
Hyattstown MD 20871



Side view of. front porch



View looking up from the road

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Side view of house
Roof will be removed





Caddie corner view from Rt. 355.

From Book "The History of Hyattstown"
by Dona Cuttler & Michael Dwyer

40. Murphy House
lots 13 & 67

Luther Watkins sold the property to Attie Lee Watkins who sold to Charles Basil Murphy in 1911 for \$1150.00. In the 1940's Mrs. Murphy rented rooms and allow her grandchildren to have their Hyattstown friends over for taffy pulls, playing spin the bottle, and to square dance. Dancing was frowned on, so she'd pull down the blinds. At 9 PM she would walk into the living room winding the alarm clock, which was everyone's signal that it was time to go home. The Murphy house had a pump that gave delicious cold mountain water. On the back porch was a swing, and a grape vine. The grandchildren took a Saturday night bath in a small washtub standing up, to get ready for church the next morning. The parlor was only used for special occasions, such as funerals and the door was kept closed. Mrs. Murphy's daughter-in-law would take off her high heeled shoe to kill the chicken for Sunday dinner. "She would put it's neck between the heel and toe, and then whack him." The Murphy heirs sold to Perry Hipkins in 1956. Presently the Jewell residence.



41. Norwood
Lot 12 & 66

This two-story
Mary Anderson
here prior to E
in 1912. Ed wa
Roxye and hus
ster lived here :





from the
Sale of
house
in 1985

LONG & FOSTER REAL ESTATE, INC.

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702 RUSSELL AVENUE, GAITHERSBURG, MARYLAND 20877
(301) 840-1545

EXECUTIVE OFFICES
3918 PROSPERITY AVENUE
FAIRFAX, VIRGINIA 22031
(703) 849-1000

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Potomac Valley Bank Building
702 Russell Avenue
Gaithersburg, Maryland 20877

Office: (301) 840-1545
Res.: (301) 977-7735



25929 FREDERICK RD	HYATTSTOWN	LP: \$89,900	LN62 #514576	S3 C1
SD: OTHER	ZP: 20871	MA: M7	MD: 5%	BP: 840-1545
LG: LOTP13 LP14	MC: 4E3	SU: 2	MB: \$47,900	LA: EVELYN WILLIAMS
TX: \$1,400 TM:	CC: 3	AG: 80	IR: 8.50%	AP: 977-7735
LS: 12197	DESC: LEVEL	PI: \$420	DN: T-JEWELL	HL:
NEWFIN: ASMNOTE+WRAP		CR: \$42,000	PH: 831-8341	HQ: N
EXTFIN: YA		PDS: SETTLEMENT	SHOW: LOCKBOX	CALL TENANT

OWNERSHIP: FEE SIMPLE	EN: CENTER HALL	FE:	INCL:
TYPE: DETACHED	DR: TS/KITCHEN	HEAT: ELECTRIC	
STYLE: COLONIAL	SEPARATE DR	COOL: NONE	
EXTER: WOOD	SF:	W&S: SEPTIC+WELL	TF: UNK
PARK: OFF STREET		FP: CHIMNEYFLU	ROOF: TIN

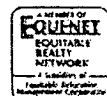
◆◆ INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED ◆◆ COPYRIGHT 1985

BSMT/LEVEL#:#B	FLR/LEVEL#:#1	FLR-LEVEL#:#2	FLR/LEVEL#:#
BR: TR:	BR: TR:4	BR:3 TR:3	BR: TR:
FB: HB: QB:	FB:1 HB: QB:	FB:1 HB: QB:	FB: HB: QB:
DT: CELLAR	DT: LRDRKTPOR	DT: ENCLPOR	DT:

◆MISC EXTERIOR◆	◆ITEMS INCLUDED◆	◆MISC AMENITIES◆
STORM WINDOWS:X	DOORS:X	WSH: BTC: DWN:X ALM: HWFLR:X
STORAGE SHED:	PORCH:X	FR-1ST: INLAW STE:
DECK: PATIO: ING POOL:	BDW: FRZ: FAN: TYA: C VAC:	FR-OTH: PROF STE:
TEN/PVT: T/P COMM: REC:	PDW: DSP: D/C:	DEN-1ST:
		DEN-OTH:

CHARMING OLDER HOME IN HISTORIC TOWN IN UPPER MONTGOMERY COUNTY. NEAR BENNETT REGIONAL PARK. CONVENIENT TO RTE 270. UPDATED KITCHEN. HEATING SYSTEM. WELL BUILT. TWO ENCLOSED PORCHES. NICE YARD.
BR:3 FB:2 HB: QB: TR:7 BSMT: OUTSIDE ENTR+CELLAR

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Welcome to Hyattstown

As you approached Hyattstown today you traveled along the Great Road (355) which was excavated in 1750 to connect the tobacco port of Georgetown with the northwest farms of Frederick and Southern Pennsylvania. General Edward Braddocks' troupes rode this path in April 1755 to a disastrous battle with the French and Indians. George Washington traveled the Great Road many times and fresh troupes carried supplies from the West during the Revolution.

In 1798, Jessie Hyatt, a farmer with extensive lands, realized the importance of a community to service the heavily traveled Road. He laid out the town and offered for sale 105 lots down each side of the highway. By 1820 the town was quite established with a general store, blacksmith, three carpenters and undertakers, a miller, tailor, and a maker of carriages, buggies and leather goods. During the Civil War, Hyattstown was occupied by the confederate forces that were skirmishing with the Union soldiers just north of town.

The house you visit today was built in 1820. The original structure being the livingroom, hall, stair, and nursery, which was the shoe shop referred to in the old records and documents. The addition in 1901 made the structure a residence of good size with three bedrooms, livingroom, diningroom, kitchen and two stair ways. When plumbing was brought into the house the back stair was removed to make room the present two baths. Under the house is a root cellar which has been renovated to an outside entrance. *A shed exist in the back yard.*

Prior to the present owners, the house was occupied by a carpenter for 34 years, who faithfully and competently restored the structure. The house has some log construction and has been insulated on the outside walls and inside walls, cellar, and attic making the all electric structure economical. The house is heated by baseboard heaters individually thermostated in each room. The average electric bill is \$85.00 a month. A continual contract has been kept with Terminix. The plumbing and wiring is in very good condition and the septic has been cleaned within 9 months.

FRIENDS OF HISTORIC HYATTSTOWN is the local group that has been very beneficial to our community by restoring buildings, moving the Chevy Chase Trolley Station to Price Distillery Road, obtaining a walking pathway, and persuing plans for the Historic Registry.

*All is believed that
a wrap-around porch existed.
Connecting the ~~the~~ front entrance*

active Volunteer Fire Department that keeps our community safe and provides a carnival grounds for festivities and an annual parade. The two churches in town provide the community with numerous social and service events.

Because Hyattstown is just south of the county line, all of our laws and schools fall under the jurisdiction of Montgomery County. To the east of Hyattstown the state of Maryland is preparing the land for a huge park, Little Bennett State Park.

A bus line services the commuters with a route that originates in Frederick and ends in downtown D.C. . The commuters of Hyattstown literally have door to door service. The commuter train is located in Barnsville eight miles west on 109.

We hope you enjoy your visit to Hyattstown and we welcome you to tour our town with the assistance of our pamphlet " Hyattstown Walking Trail" which can be obtained through Sugarloaf Regional Trails Montgomery County Planning Board.

John D. and Trula B. Gatenbee