


35/36-05B 4721 Essex Avenue
Somerset Historic District



Date: May 12, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 378773

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITION:**

1. The shed will have wood or Hardiplank siding—not vinyl.

The 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: Valya and Lise Ringland

Address: 4721 Essex Avenue, Chevy Chase, MD 20815

This HAWP approval is 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 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

MAR 30 2005

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT

Contact Person: Lise Ringland
Daytime Phone No.: 301-718-7827

Tax Account No.: _____
Name of Property Owner: Valya Ringland Daytime Phone No.: 301-657-3291
Address: 4727 Essex Ave. Chevy Chase, Md. 20815
Street Number City State Zip Code
Contractor: Home Depot Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 4721 ~~Essex Ave~~ Street: Essex Ave.
Town/City: Chevy Chase Nearest Cross Street: Surrey St.
Lot: 5 Block: 5 Subdivision: Somerset Heights
Liber: 13286 Folio: 660 Parcel: 30

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 2000
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: NOWATER IN SHED
2B. Type of water supply: 01 WSSC 02 Well 03 Other: NONE

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.
Lise Ringland Signature of owner or authorized agent
3-27-05 Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 5-12-05
Application/Permit No.: 378773 Date Filed: _____ Date Issued: _____

Historic Preservation Commission
MNCPPC
8787 Georgia Ave.
Silver Spring, Md. 20910-3760

May 17, 2005

Att.: Anne Fothergill

Thank you for your letter and HAWP application approval of May 12, 2005 re shed construction at 4721 Essex Ave., Chevy Chase, Md., 20815, application/permit no. 378773.

As agreed in telephone conversation May 16th, I enclose the shed final construction drawings for HPC stamping.

Please note that before the shed permit application was acted upon by the HPC, I requested that the dimensions be changed from 8 by 10 feet to 10 by 12 feet, but I see now the change was not made on the application form. However, the final dimensions of the shed will be 8 by 12 feet (smaller than I had applied for). I would appreciate if you could send me a corrected copy of the HAWP.

Please note that the shed is partially prefabricated and is a standard product available with a number of options. The construction drawings made by the manufacturer, Sheds USA, show the shed we will install, but we have one further detail: the south side end of the shed will have one 40 inch wide door, which is not shown on the construction drawing (in addition to the door on the right front of the shed).

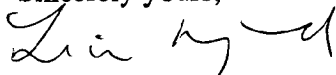
I can also add that the shed will be made of pine wood and that the roof will have a front 12 inch extended peak.

The shed manufacturer has recommended that the shed be sited on a 9 by 13 foot and 4 inch deep base of pea sand. The shed will be flush to the ground and the site will be level to within 6 inches.

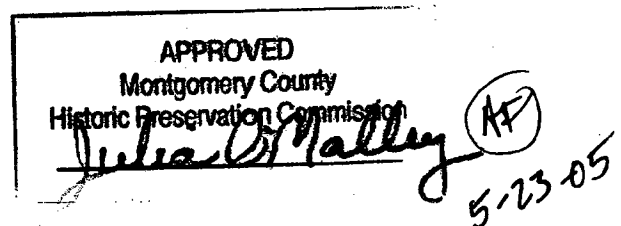
Please call or e-mail me if any additional information would be of help.

I can be reached at 301-718-7827 or at Lringland@aol.com.

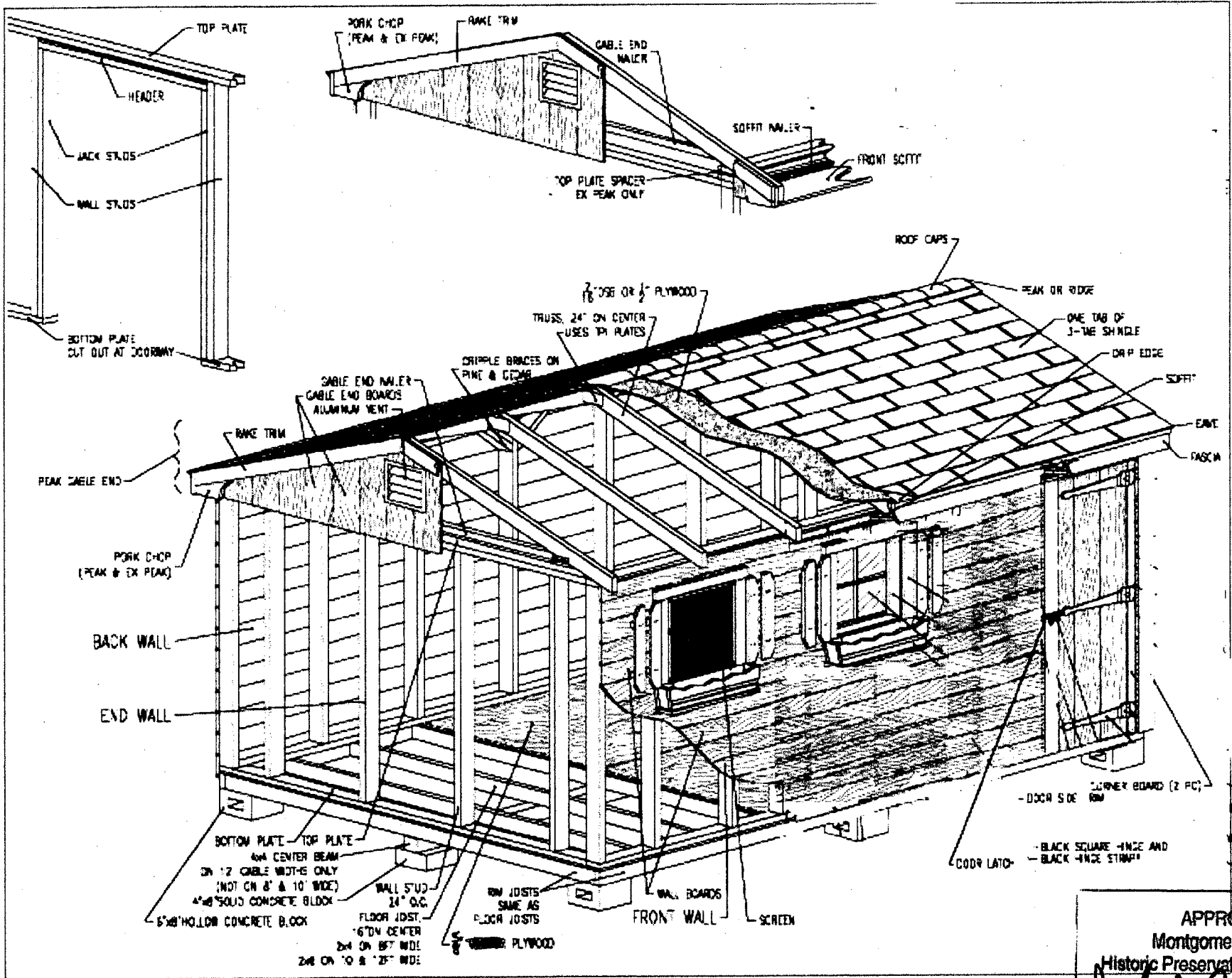
Sincerely yours,



Lise Ringland



Shed, 4721 Essex Ave, Chevy Chase 20815

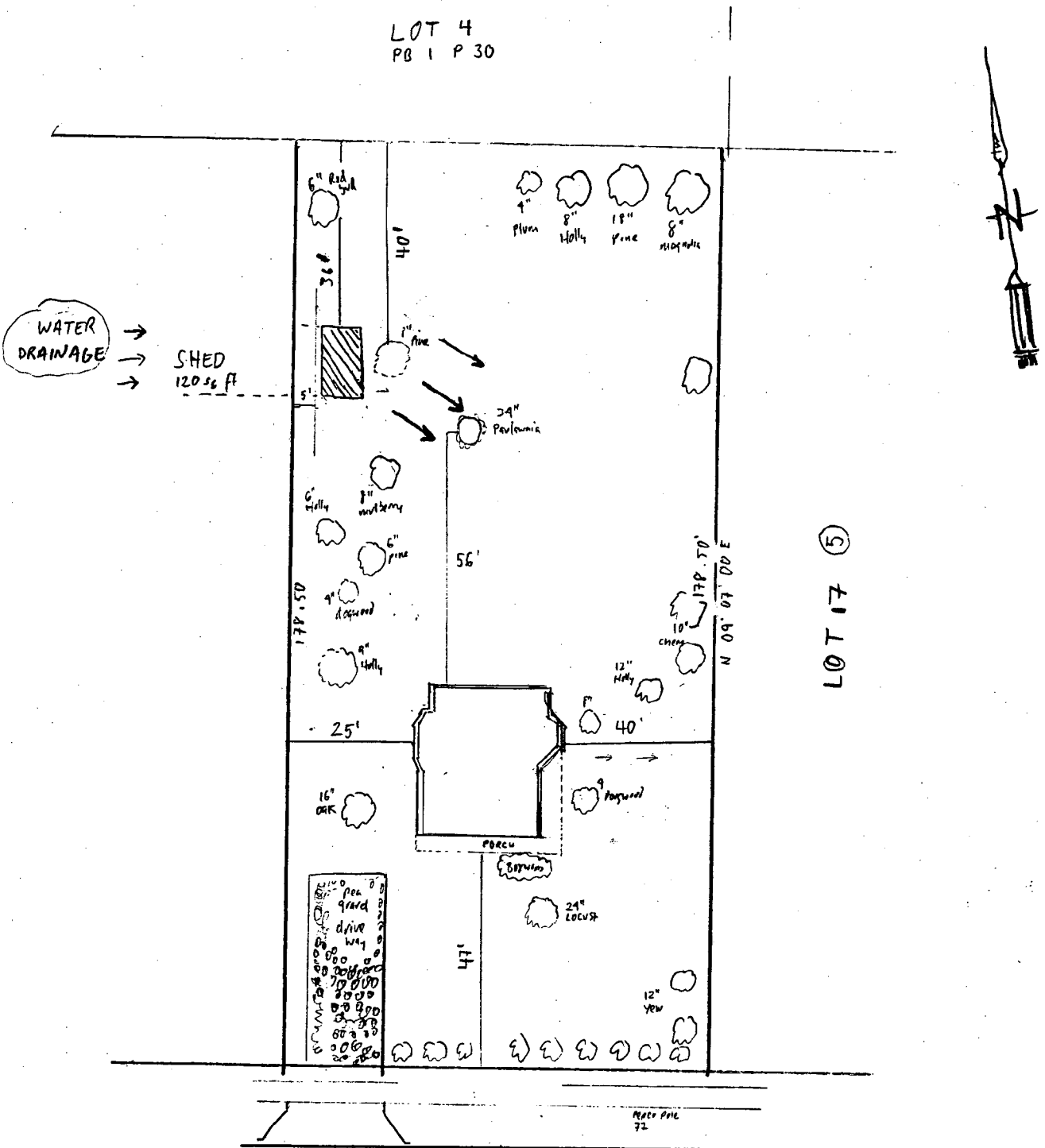


Add:
40 inch wide door on left sidewall in center.

Add:
12 inch extended front overhang

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley 6/23/05

LOT 4
PB 1 P 30



4721 ESSEX AVENUE

SITE PLAN
LOT 5+6 BLOCK 5
SOMERSET HEIGHTS

APPROVED
Montgomery County
Historic Preservation Commission

Julia D. Walker

5-23-05

SCALE 1/4" = 30'

7

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4721 Essex Avenue, Chevy Chase	Meeting Date:	05/11/05
Applicant:	Lise Ringland	Report Date:	05/04/05
Resource:	Contributing Resource Somerset Historic District	Public Notice:	04/27/05
Review:	HAWP	Tax Credit:	None
Case Number:	35/35-05B	Staff:	Anne Fothergill
PROPOSAL:	Shed installation		

RECOMMENDATION: Approve with one condition

RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application with the condition that:
1. The shed will have painted wood siding—not vinyl.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Somerset Historic District**
STYLE: Queen Anne Four Square
DATE: c. 1900

PROPOSAL:

The applicants are proposing installation of a 10' wide x 12' deep x 9.75' tall shed behind their house in the rear left corner of their lot. The shed would be located 5' off the left side property line and 40' off the rear property line. The shed will be sited 56' behind the back of the house. See site plan in Circle 7. The applicants are proposing painted wood or vinyl siding on the shed. No trees would be removed for this installation.

The Town of Somerset has reviewed this proposal and approved it.

STAFF RECOMMENDATION:

_____ Approval
 X **Approval with condition**

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this

chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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DIV. OF CASE WORK MGMT

Contact Person: Lise Ringland
Daytime Phone No.: 301-718-7827

Tax Account No.: _____

Name of Property Owner: Valya Ringland Daytime Phone No.: 301-657-3291

Address: 4727 Essex Ave. Chevy Chase, Md. 20815
Street Number City Street Zip Code

Contractor: Home Depot, Sheds USA Phone No.: 1-800-441-8489

Contractor Registration No.: not required for this company by Md. law.

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4721 Essex Ave Street: Essex Ave.

Town/City: Chevy Chase Nearest Cross Street: Surrey St.

Lot: 5 and 6 Block: 5 Subdivision: Somerset Heights

Liber: 13286 Folio: 660 Parcel: 30

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2000.-

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: NOWATER IN SHED

2B. Type of water supply: 01 WSSC 02 Well 03 Other: None

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.

Lise Ringland
Signature of owner or authorized agent

3-27-05
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 378773 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure is a single family house.

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

We would like to install a wood ^{OR VINYL SIDING} finished shed in the yard. The shed will measure ~~8x10 feet~~ 10x12 Feet and the peak of the roof is 9 feet 9 inches high. We intend to paint the shed. The shed will be located

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

be located 100 feet from the front lot line and 5 feet from the neighboring property lines in the back yard, Western side, 5 feet from the side property line

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 effected 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 end 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 circle 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.

----- FOLLOW THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING <small>(Owner, Applicant, Agent, etc.) (If Existing Property Owner)</small>	
Owner's mailing address Ringland 4721 Essex Ave Ch. Ch. Md. 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Valya Ringland 4727 Essex Ave. Chevy Chase, Md. 20815	Prouvost and Cushman 4717 Essex Ave Chevy Chase, Md. 20815
Francoise Bouchet 4712 Essex Ave. Chevy Chase, Md. 20815	Julie Burfield 4714 Essex Ave. Chevy Chase, Md. 20815
Will and Lipscomb 4722 Dorset Ave. Chevy Chase, Md. 20815	

April 21, 2005

Historic Preservation Commission
Anne Fothergill, Historic Preservation Planner

Re: Application to construct a shed
at 4721 Essex Ave. Chevy Chase 20815

Dear Ms. Fothergill,

I enclose a revised application and attachments.

The changes are as follows:

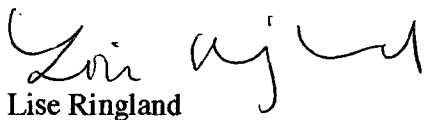
- the shed will be 10 by 12 feet
- the location will be the west side of the back yard
- the shed will be in vinyl siding OR wood

I include a site plan as well as new photos of the shed location in the yard.

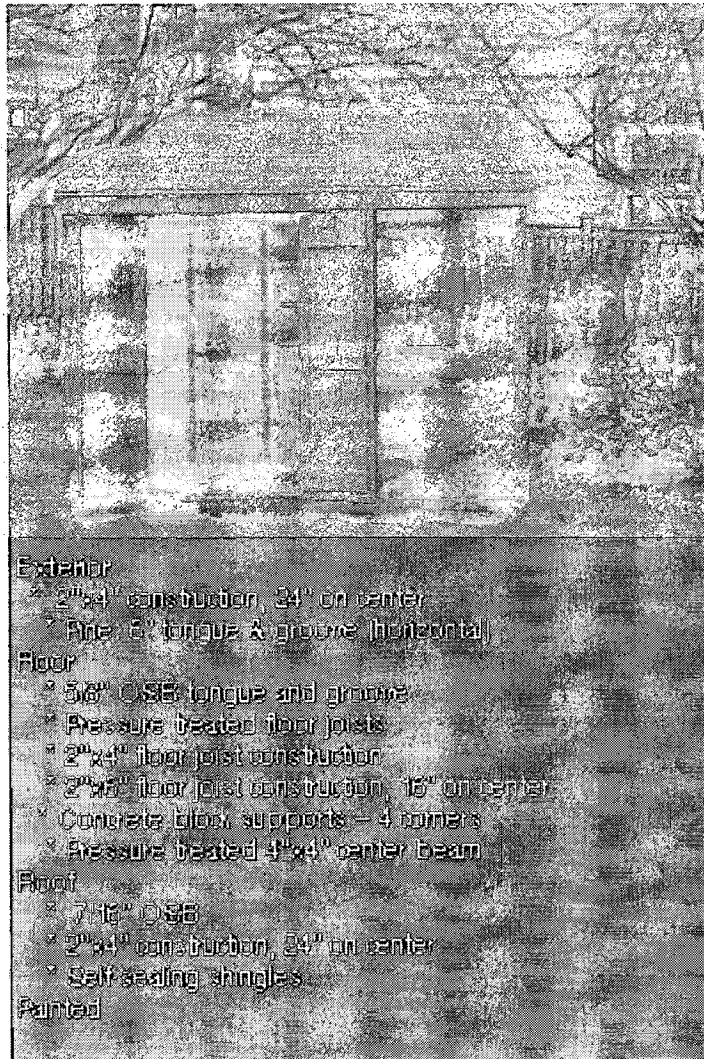
I have submitted a complete application to the Town of Somerset for its May 2nd meeting.
I hope that the HPC will consider this application at its May 11th meeting.

I can be reached at 301 718 7827 or at e-mail Lringland@aol.com for any additional information or if you would like to visit our property.

Sincerely yours,


Lise Ringland

Application Question 4.



Materials description of shed
photoshopped into location

4721 Essex Ave
Chevy Chase, Md. 20815

6

proposed shed site

4721 Essex Ave, Chevy Chase 20815



back of house ←
4721 Essex

garage and shed
at 4722 Dorset Ave



10

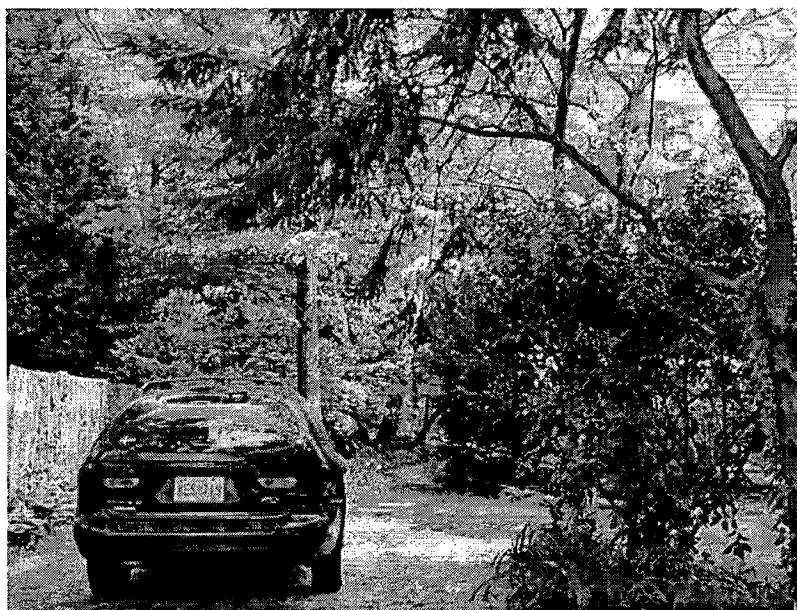
prepared shed site

4721 Essex Ave, Chevy Chase 20815

Proposed shed site
4221 Essex Ave, Chevy Chase 20815

(11)





proposed shed site

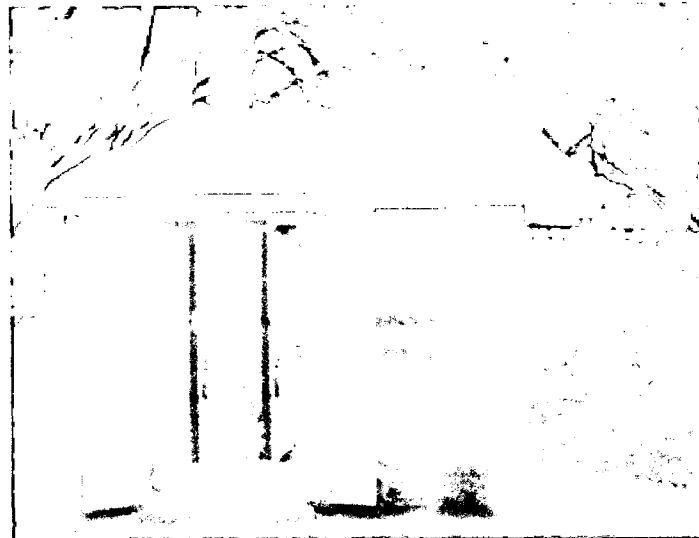
4721 Essex Ave, Chevy Chase 20815



back of house →
4721 Essex

garage and shed
at 4722 Dorset Ave.

Application Question 4.



Exterior

- * 2"x4" construction, 24" on center
- * Pine 6" tongue & groove (horizontal)

Floor

- * 5/8" OSB tongue and groove
- * Pressure treated floor joists
- * 2"x4" floor joist construction
- * 2"x6" floor joist construction, 16" on center
- * Concrete block supports - 4 corners
- * Pressure treated 4"x4" center beam

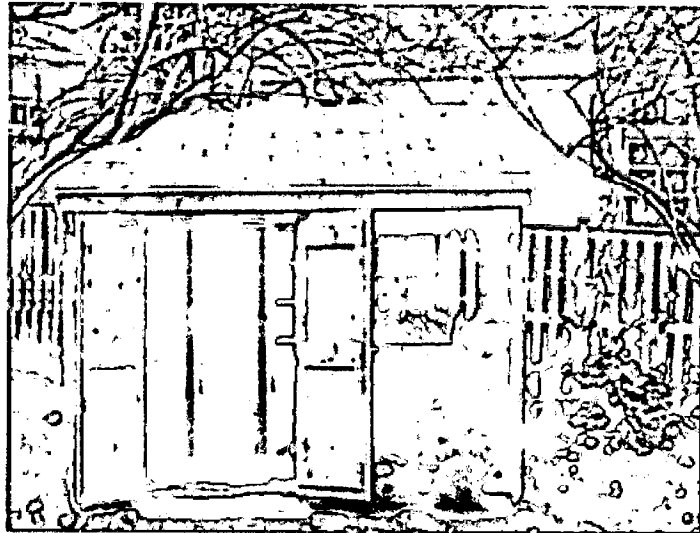
Roof

- * 7/16" OSB
- * 2"x4" construction, 24" on center
- * Self-sealing shingles

Painted

Materials description of shed
photoshopped into location

4721 Essex Ave
Chevy Chase, Md. 20815



proposed shed
(photoshopped in)
It will be painted.

4721 Essex Ave
Cherry Chase, Md. 20815

4721 Essex Ave, Chevy Chase 20815

prepared shed site



proposed shed site
4721 Essex Ave, Chevy Chase 20815

