35/36-07H7 4721 Essex Ave. Somerset Historic District 35, B6

,



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Julia O'Malley Chairperson

Date: ____ April 12, 2007

MEMORANDUM

TO:	Reggie Jetter
	Department of Permitting Services
FROM:	Anne Fothergil
	Historic Preservation Section
	Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #447791, Install fence/wall

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>Approved</u> at the April 11, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Valya Ringland

Address: 4721 Essex Avenue, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



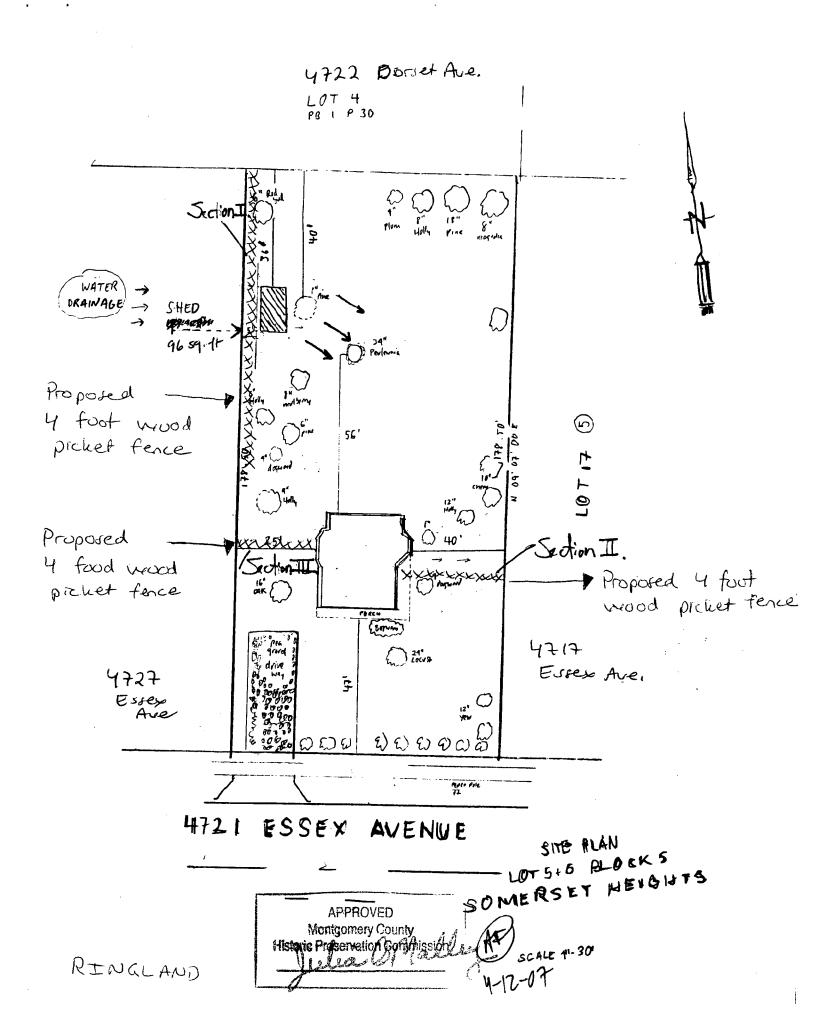
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APPLICATI	ON FOR	
HISTORIC AREA		
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00528080	Daytime Phone No.: <u>30 (- 718-782</u> 7	
Tax Account No.: 00538080		
Name of Property Owner: Valya Ringland	Daytime Phone No.: <u>Jul-657-329</u> hevy Chase 20915 Steel Zip Code	
contraction: <u>ACCOKEEK Fence Co.</u>	Phone No.:971 = 0660	
Contractor Registration No. \underline{Md} <u>HIC</u> # 8807		
Agent for Owner: Lise and Michael Ringland	Daytime Phone No.: 201	
LOCATION OF BUILDING/PREMISE		
House Number: 4721 Street:	Essex Ave,	
Town/City: Chevy Chate Nearest Cross Street:		
Lot: 5+6 Block: 5 Subdivision: Same	erset Heights	
Liber: 13286_Folio: 660_Percet: 30	· · · · · · · · · · · · · · · · · · ·	
PART ONE: TYPE OF PERMIT ACTION AND USE		
1A. CHECK ALL APPLICABLE: CHECK ALL	APPLICABLE:	
🗍 Construct 🗋 Extend 🗔 Alter/Renovete 🗌 A/C 🗄	🗆 Slab 🛛 Room Addition 🗔 Parch 🗔 Deck 🖸 Shed	
🗆 Move 💢 install 🗆 Wreck/Reze 🔤 Solar 🛛	🗋 Freeplace 🗆 Woodburning Stove 🗆 Single Family	
	Vall (complete Section 4) 🗌 Other:	
1B. Construction cost estimate: \$ 3000		
1C. If this is a revision of a previously approved active permit, see Permit #		
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIC	ONS	
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 fo	following locations:	
🗇 On party line/property line 🛛 📈 Entirely on lend of owner	On public right of way/easement	
I hereby certify that I have the authority to make the foregoing application, that the a		
approved by all agencies listed and I hereby acknowledge and accept this to be a c		
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approved by all agencies listed and I hereby acknowledge and accept this to be a co	3-12-07 Date	
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Signature of owner or sutherized agent	· · · · · · · · · · · · · · · · · · ·	
Signature of owner or sutherized agent	Date	
Approved:	Date Date Date: 4-12-07	
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Detail: Eastern side yard: location of proposed fence photophopped in with white lines Detail: Mestern side yard: location of proposed fence photoschopped in with white lines Applicant: RINGLAND Page:__

Detail: Western back yard: location of proposed fence photoshopped in with ushite lines s gir Detail:____

Applicant: RINGLAND

Page:___

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] **Owner's** mailing address **Owner's Agent's mailing address** Lise and Michael Ringland Valya Ringland 4727 Evex Ave 4721 Essex Avre. chevy Chase, Md. 20815 Cherry Chase, Md. 20815 Adjacent and confronting Property Owners mailing addresses Burfield Bouchet 4712 ESSEX Ave. 4714 Essex Ave Chevy Chase, Md. cherry Chare, Md. 20815 20815 Valya Ringland 4727 Essex Are. Prevart/ Cushman 4717 Esrex Ave Chevy Chase, Md. Chevy Chare, Md. 20815 20815 Will / Lipscomb 4722 Dorset Ave. Chevy Chase, Md. 20815

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3A. Height		
3B. Indicate whether the fence or retaining well is to be constructed on one of the following locations: □ On party line/property line Intrinsity 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 fisted and I hereby acknowledge and accept this to be a condition for the issuance of this permit. June June June June<		
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Approved:For Cheirperson, Historic Preservation Commission		
Disapproved: Date: Date:		
Application/Permit No.: Date Filed: Date Issued:		
Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS		

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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:

	Circa 1900 single femily home with	
	Garden shed from 2005.	
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: <u>The stall</u> of four foot tall wood <u>Directed</u> fear	-in 3
	sections: ca. 90 feet in the weitern back and	gard,
	be installed on our property. The front of	the
2.	SITE PLAN the side yords will be ca. So feet back of site and environmental setting, drawn to scale. You may use your plan Your site plan must include:	The ferce in front
	a. the scale, north arrow, and date; b. dimensions of ell existing and proposed structures; and	Ğ

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. Schemetic 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. Four foot tall wood picket fence. Approximately

2 inch wide pickets spaced at 2 inch intervals. 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.

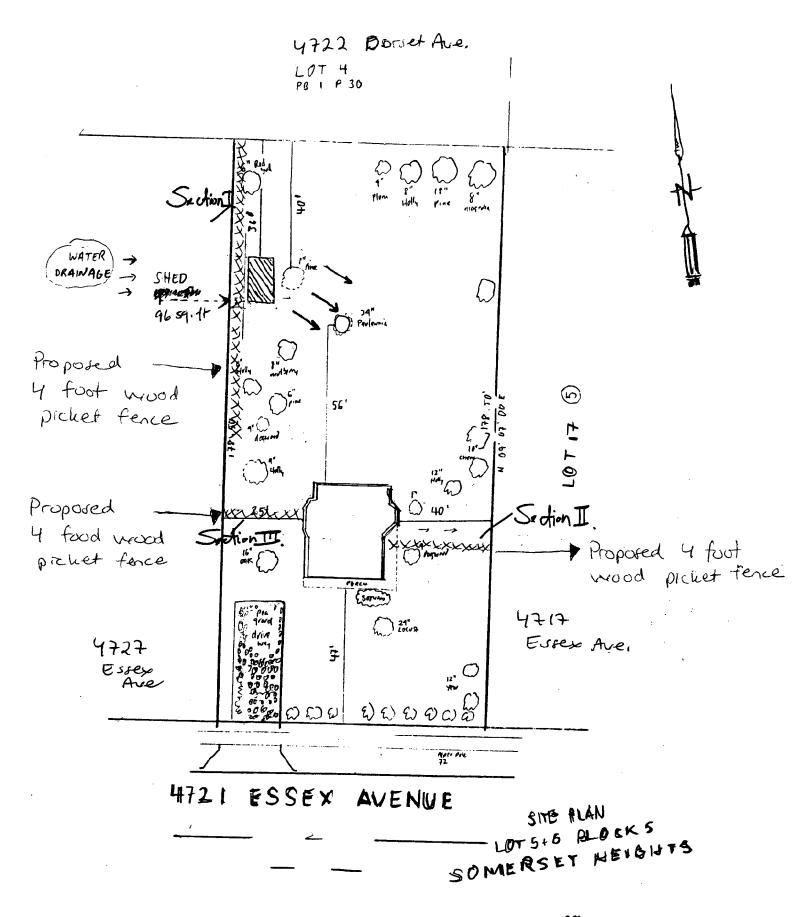
6. TREE SURVEY

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

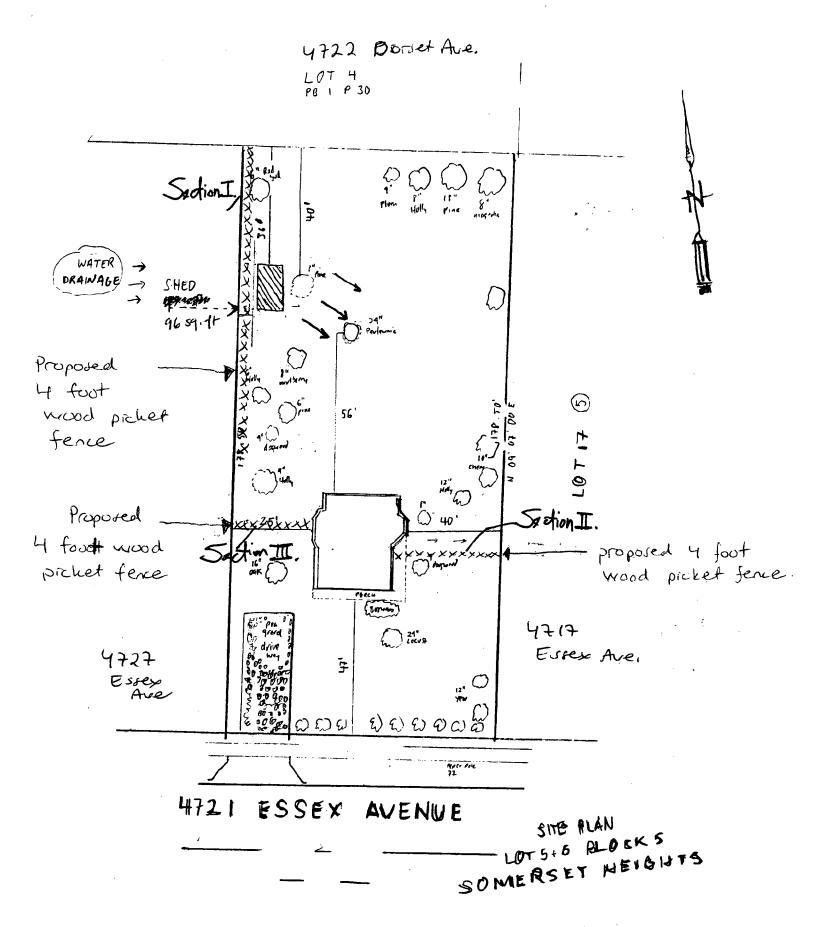
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or percels which adjoin the percel in question, as well as the owner(s) of lot(s) or percel(s) which the directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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



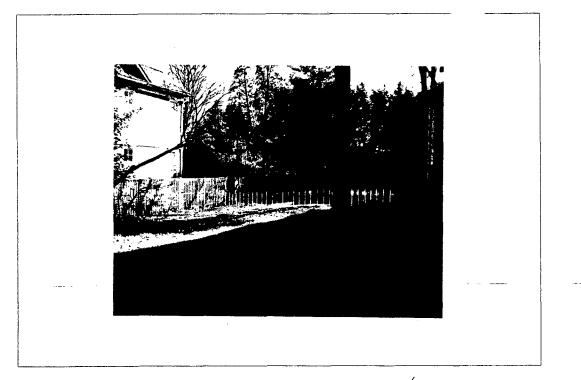
RINGLAND

SCALE 1-30

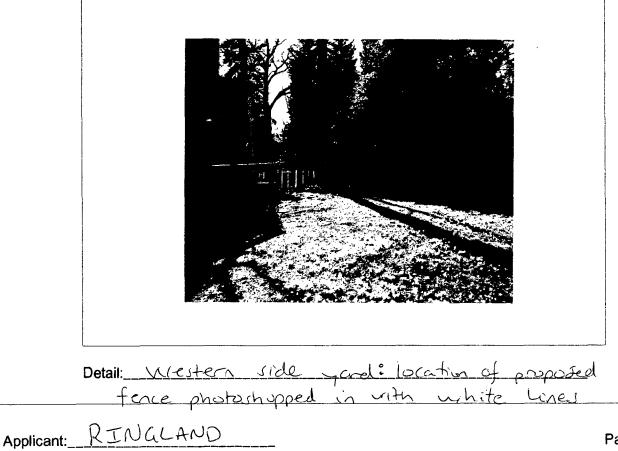


SCALE 4-30

RINGLAND



Detail: <u>Eastern side yard: location of proposed</u> fence photophopped in write white lines



Page:___

Detail: Western back yard: location of proposed fence photoshopped in with white liner Detail:_____

Applicant: RINGLAND

Owner's mailing address	Owner's Agent's mailing address
Valya Ringland	Lise and Michael Ringland
4727 Essex Ave.	4721 Essex Ave.
chevy Chare, Md. 20815	Chevy Chase, Med. 20815
Adjacent and confronting Property Owners mailing addresses	
Bouchet	Burfield
4712 Essex Ave.	4714 Essex Ave
Chevy Chase, Md.	Chevy Chare, Md.
20815	20815
Valya Ringland	Prevart/Curhman
4727 Essex Are.	4717 Esrex Ave
Chevy Chase, Md.	Chevy Chase, Md.
20815	20815
	Wrill / Lipsconb
	4722 Dorset Ave.
	Chevy Char, Md.

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Address:	4721 Essex Ave, Chevy Chase	Meeting Date:	4/11/2007
Resource:	Contributing Resource Somerset Historic District	Report Date:	4/4/2007
Applicant:	Valya Ringland (Lise and Michael Ringland, Agent)	Public Notice:	3/28/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/1/3-07H	Staff:	Josh Silver
PROPOSAL:	Install Fence		

EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

RECOMMENDATION: Approve with condition

STAFF RECOMMENDATION:

Approval

Approval with conditions

The condition of approval is:

The new 4' high, wood picket fence will be painted or stained.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:Contributing Resource within the Somerset Historic DistrictSTYLE:Queen Anne, Four SquareDATE:c1900

PROPOSAL:

The applicant wishes to install a new 4' tall wooden picket fence in three sections. All three sections of the proposed fence will be installed on the owner's property. The front (good side) of the fence will face the neighbor on west side of the house and the street on the south side. The fence in both side yards will be approximately 50' back from the front of the property line. The proposed wooden fence will consist of 2" wide pickets, spaced at 2" intervals. The proposed fence will be broken up into three sections:

- Section One: 90 linear feet (western backyard),
- Section Two: 40 linear feet (eastern side yard)
- Section Three: 25 linear feet (western side yard). (Total 155 feet).

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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.

and with the general condition that the applicant shall present the **3 permit sets of drawings** – **if applicable** – **to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permit.