

35/36-07H 4721 Essex Ave.
Somerset Historic District 35/36



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 Fothergill 
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 **Approved** 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.





RETURN TO: DEPARTMENT OF PERFORMING SERVICES
255 ROYAL LEE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
301-787-4111

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

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

Tax Account No.: 00538080
Name of Property Owner: Valya Ringland Daytime Phone No.: 301-657-3291
Address: 4727 Essex Ave, Chevy Chase 20815
Street Number City Street Zip Code
Contractor: Accokeek Fence Co. Phone No.: 703-971-0660
Contractor Registration No.: Md HIC #8807
Agent for Owner: Lise and Michael Ringland Daytime Phone No.: 301-718-7827

LOCATION OF BUILDING/PREMISE

House Number: 4721 Street: Essex Ave.
Town/City: Chevy Chase Nearest Cross Street: Surrey H.
Lot: 5+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 A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Reze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (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/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 4 feet 0 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.

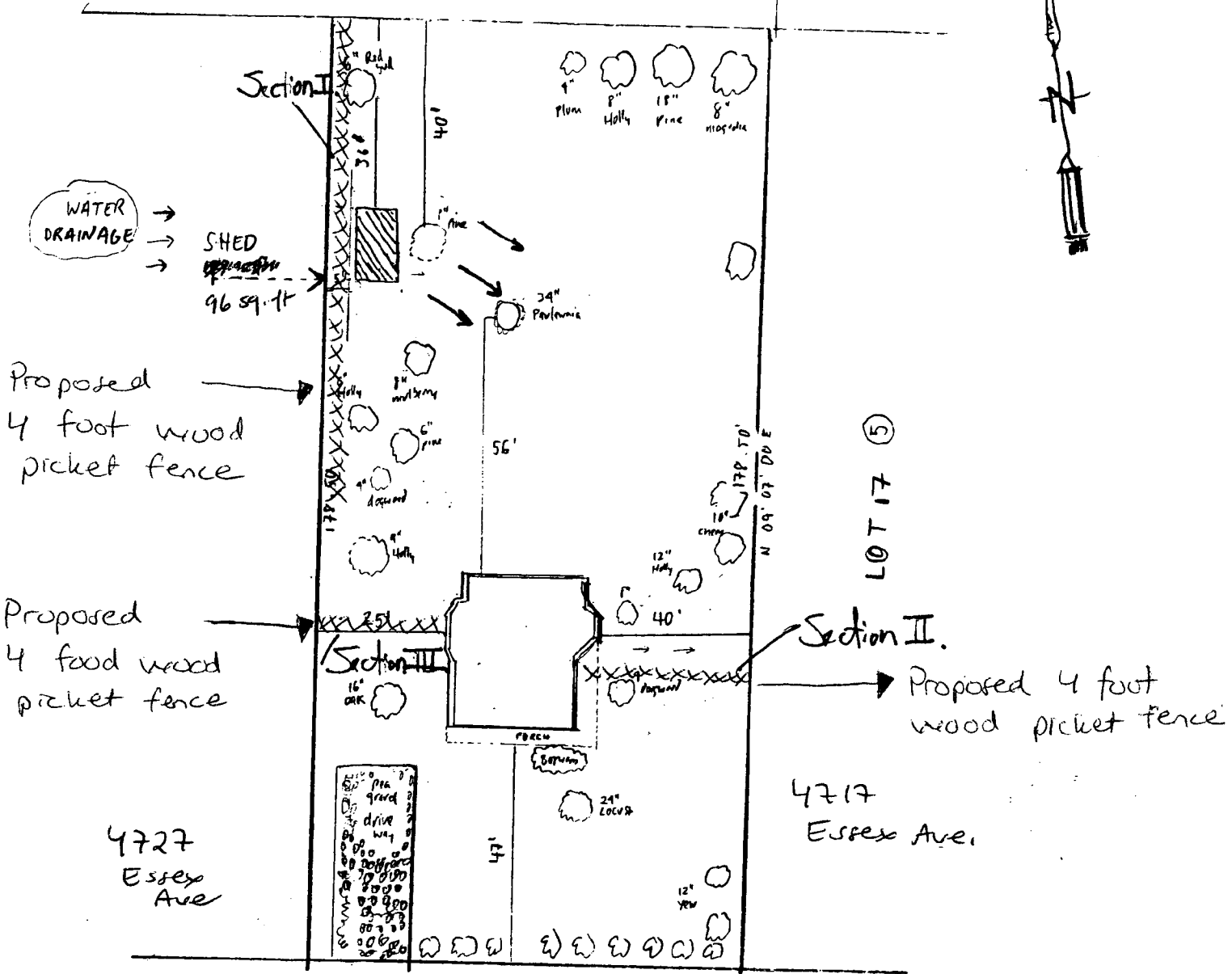
Lise and Michael 3-12-07
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 4-12-07
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

447791

4722 Dorset Ave.

LOT 4
PB 1 P 30



4721 ESSEX AVENUE

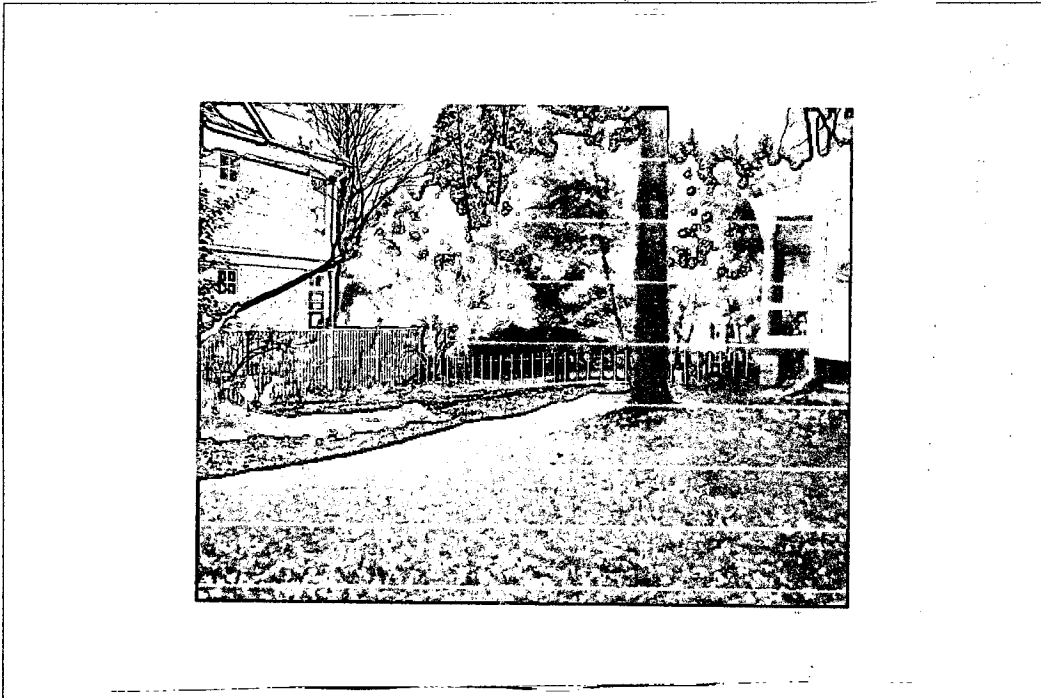
SITE PLAN
LOT 5+6 BLOCK 5
SOMERSET HEIGHTS

APPROVED
Montgomery County
Historic Preservation Commission
Julia [Signature]

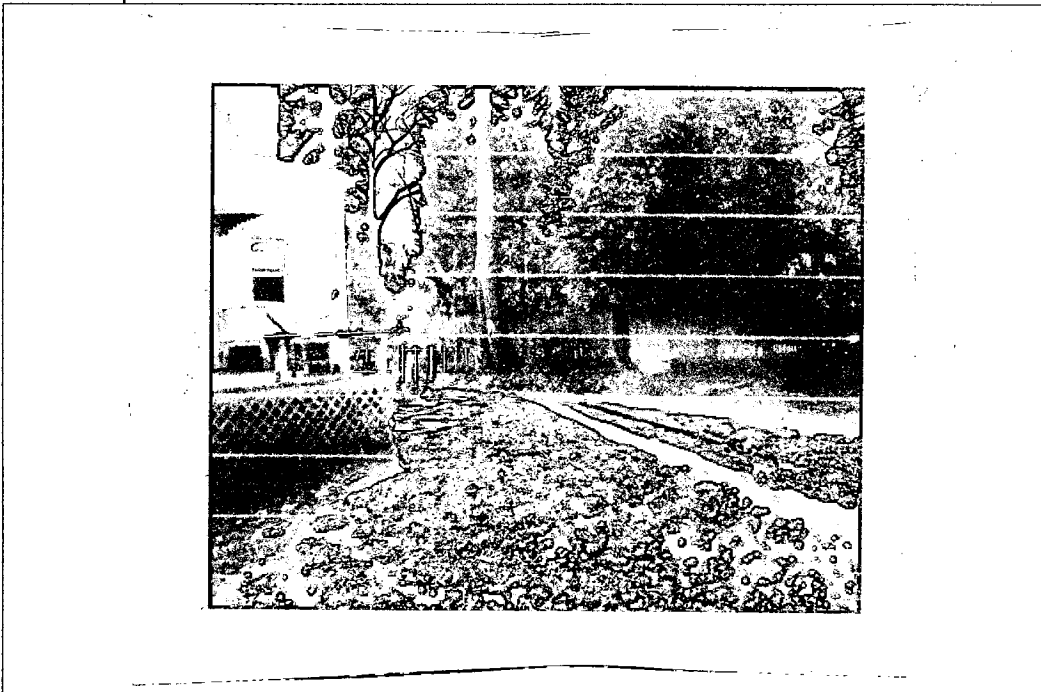
SCALE 1/8" = 30'
4-12-07

RINGLAND

Existing Property Condition Photographs (duplicate as needed)



Detail: Eastern side yard: location of proposed fence
photographed in with white lines

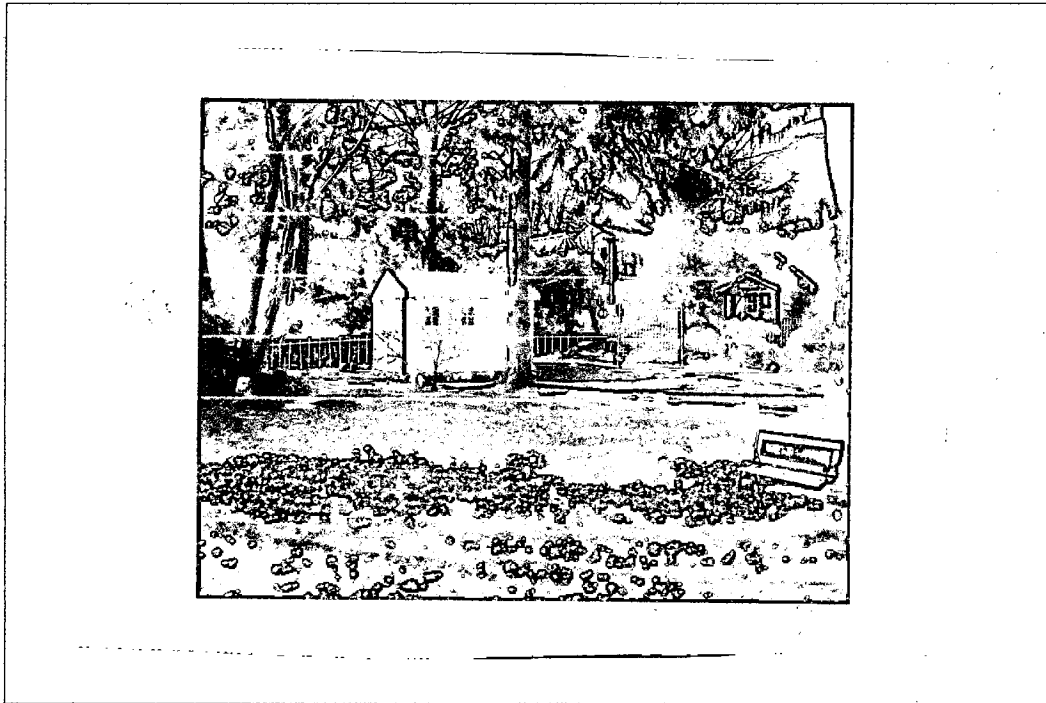


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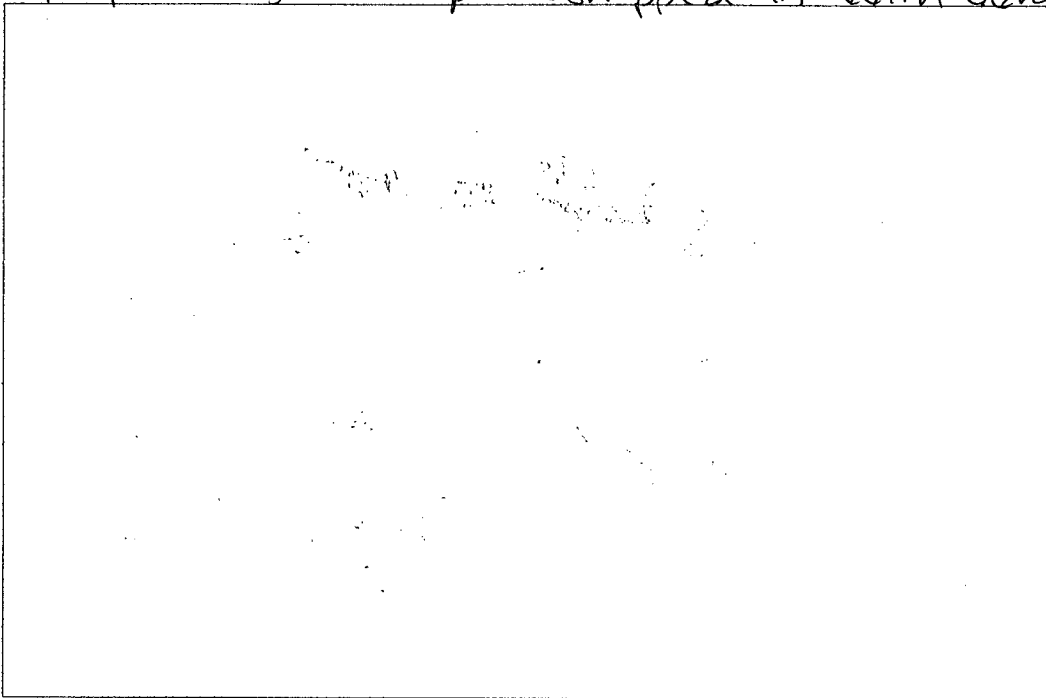
Applicant: RINGLAND

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Detail: _____

Applicant: RINGLAND

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

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Adjacent and confronting Property Owners mailing addresses	
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Valya Ringland 4727 Essex Ave. Chevy Chase, Md. 20815	Prevart / Cushman 4717 Essex Ave Chevy Chase, Md. 20815
	Will / Lipscomb 4722 Dorset Ave. Chevy Chase, Md. 20815



DEPARTMENT OF PERMITTING SERVICES
285 PINEVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
301-787-1100

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Lise and Michael Ringland 3-12-07
Signature of owner or authorized agent Date

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

447791

**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 family home with
1950's addition.
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:

Install a four foot tall wood picket fence in 3
sections: ca. 90 feet in the western back yard,
ca. 40 feet in the eastern side yard and
ca. 25 feet in the western side yard. The fence will
be installed on our property. The front of the
fence will face the street and the neighbor. The fence in
the side yards will be ca. 50 feet back from the front
property line.

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 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

- Four foot tall wood picket fence. Approximately
2 inch wide pickets spaced at 2 inch intervals.
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.

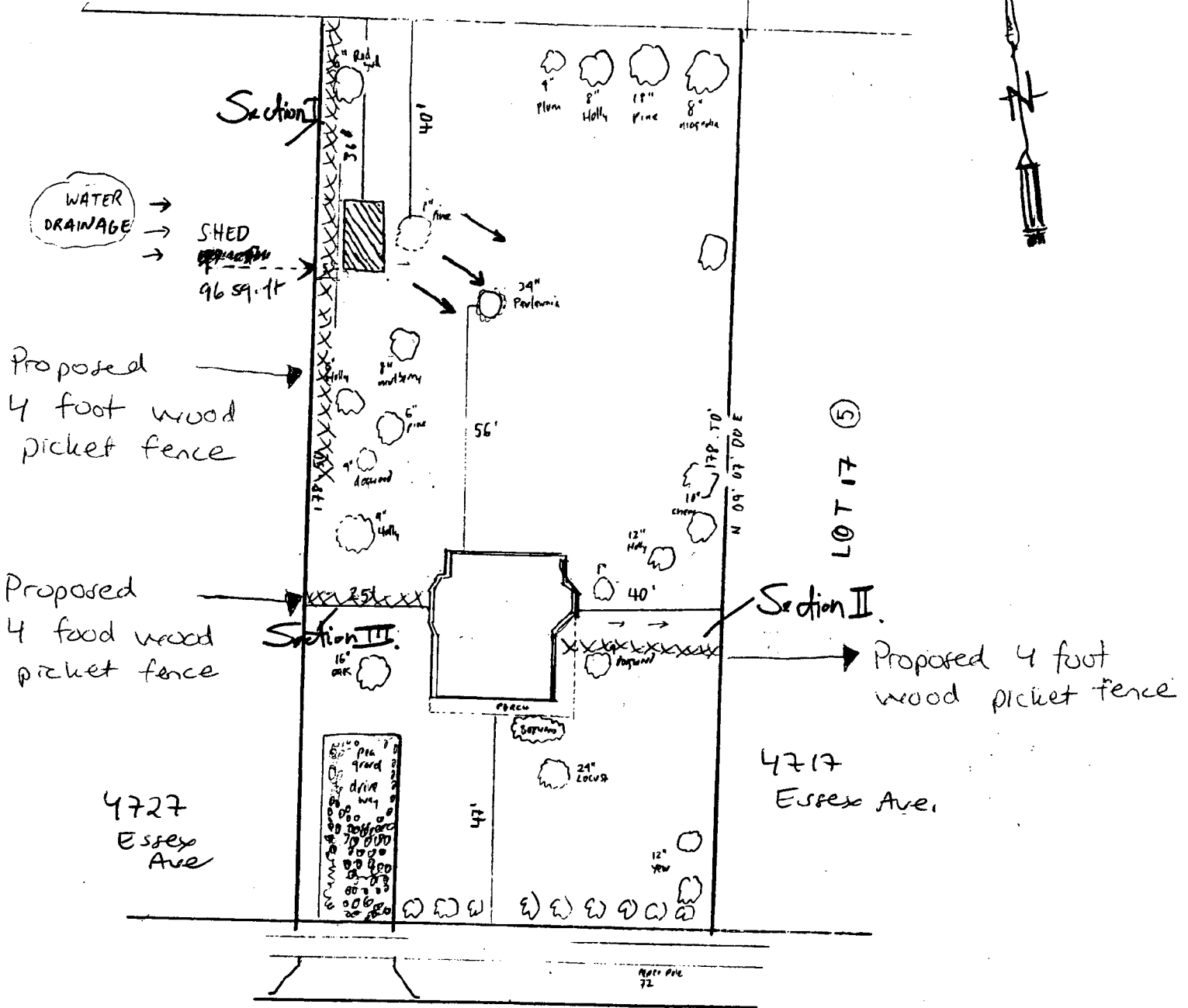
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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).

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.

4722 Dorset Ave.

LOT 4
PB 1 P 30



4721 ESSEX AVENUE

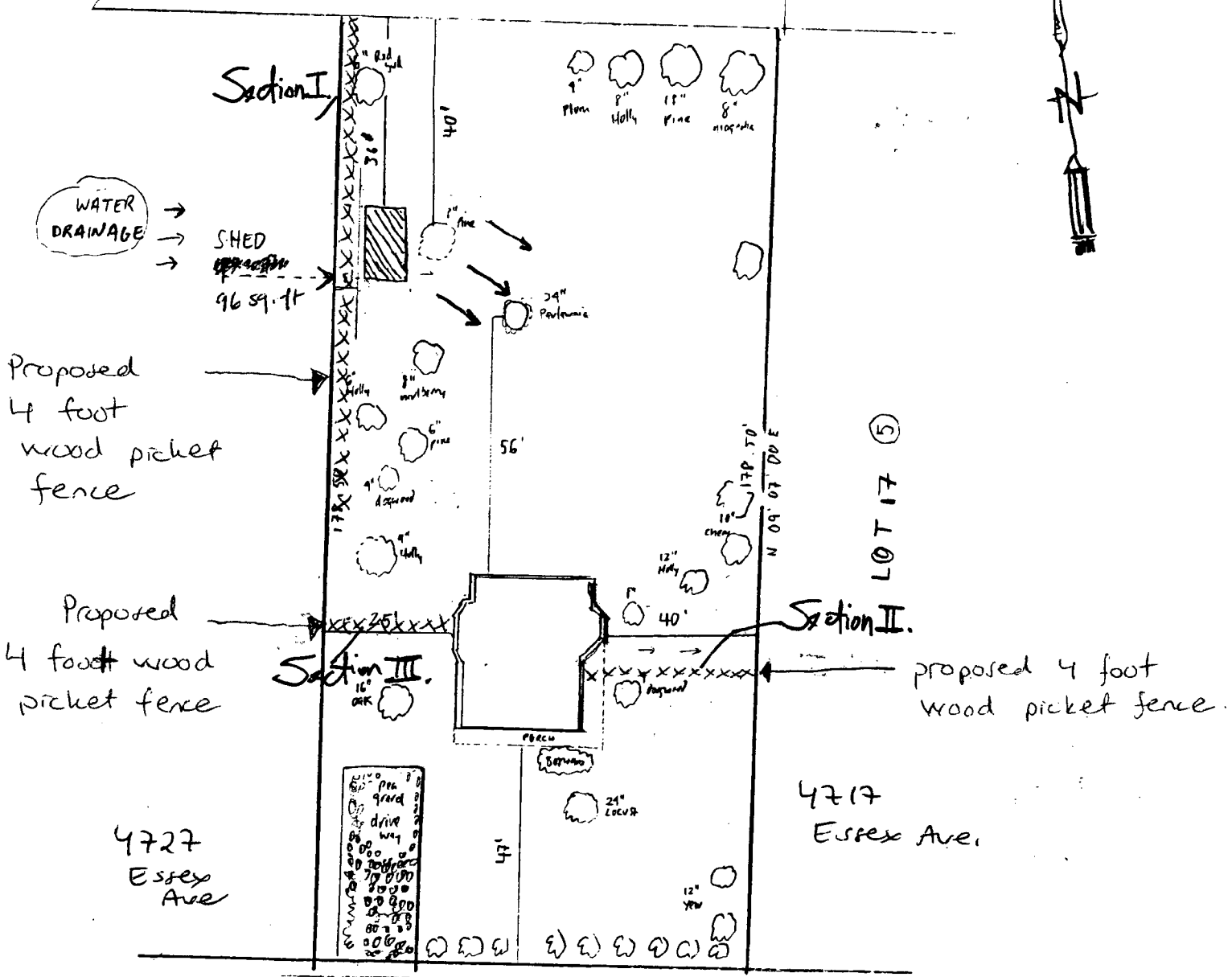
SITE PLAN
LOT 5+6 BLOCK 5
SOMERSET HEIGHTS

SCALE 1"=30'

RINGLAND

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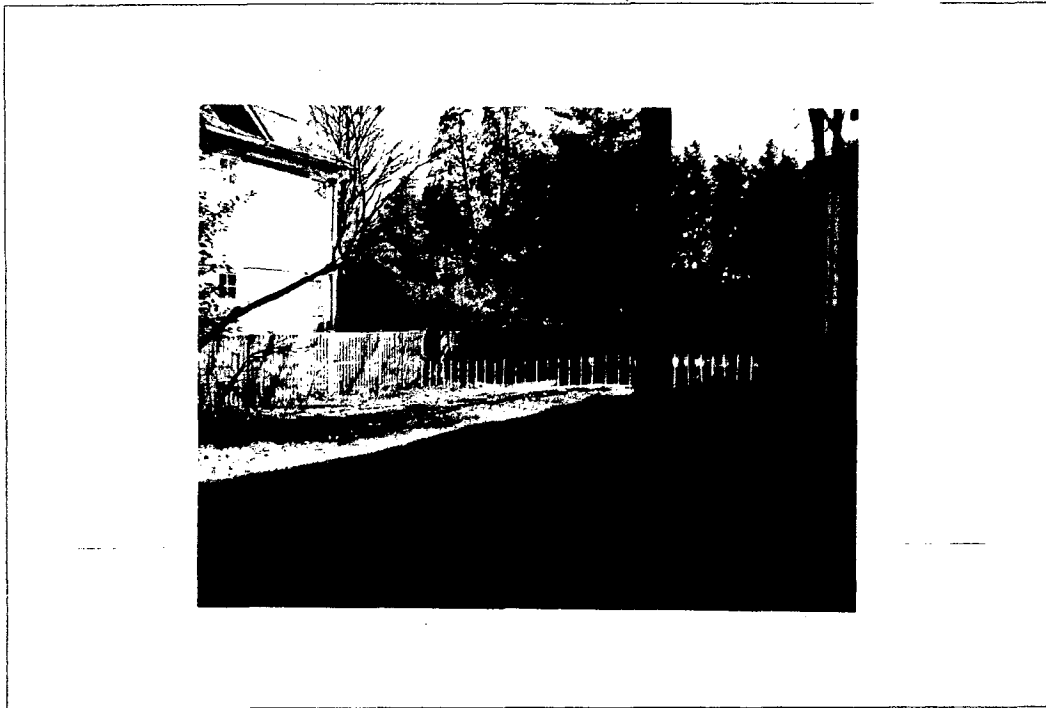
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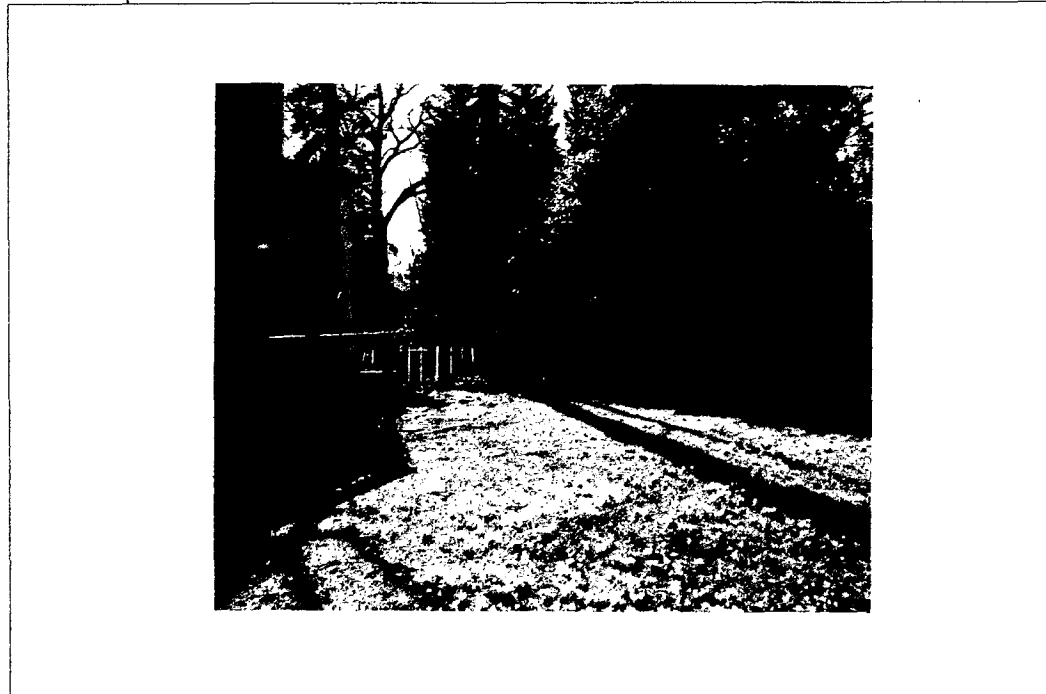
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photoshopped in with white lines

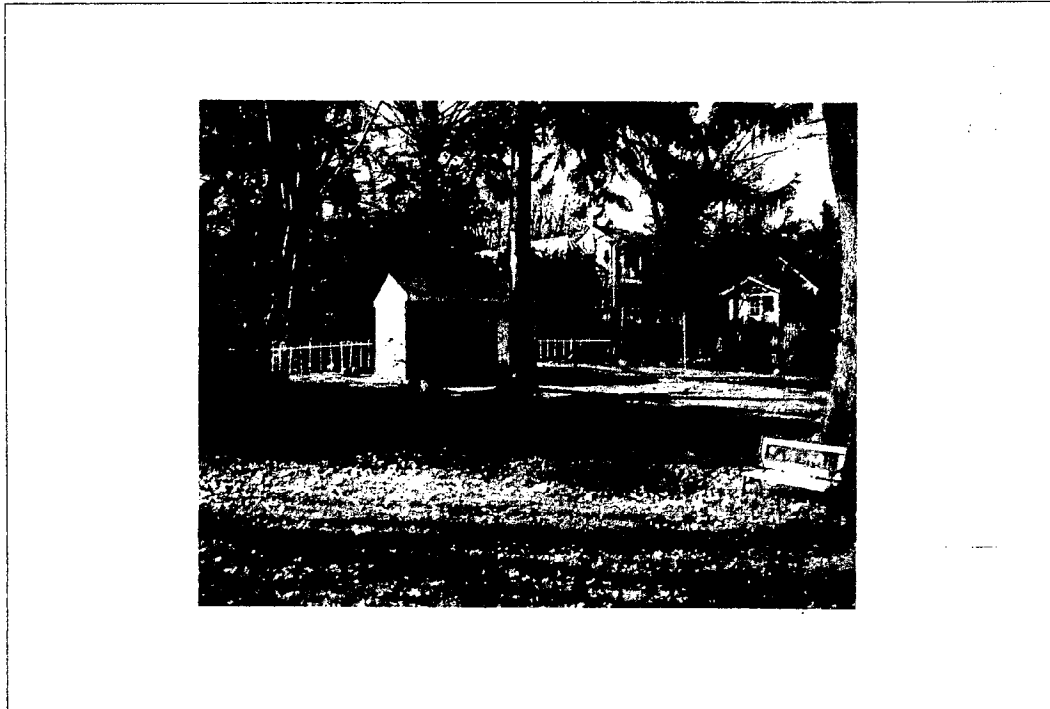


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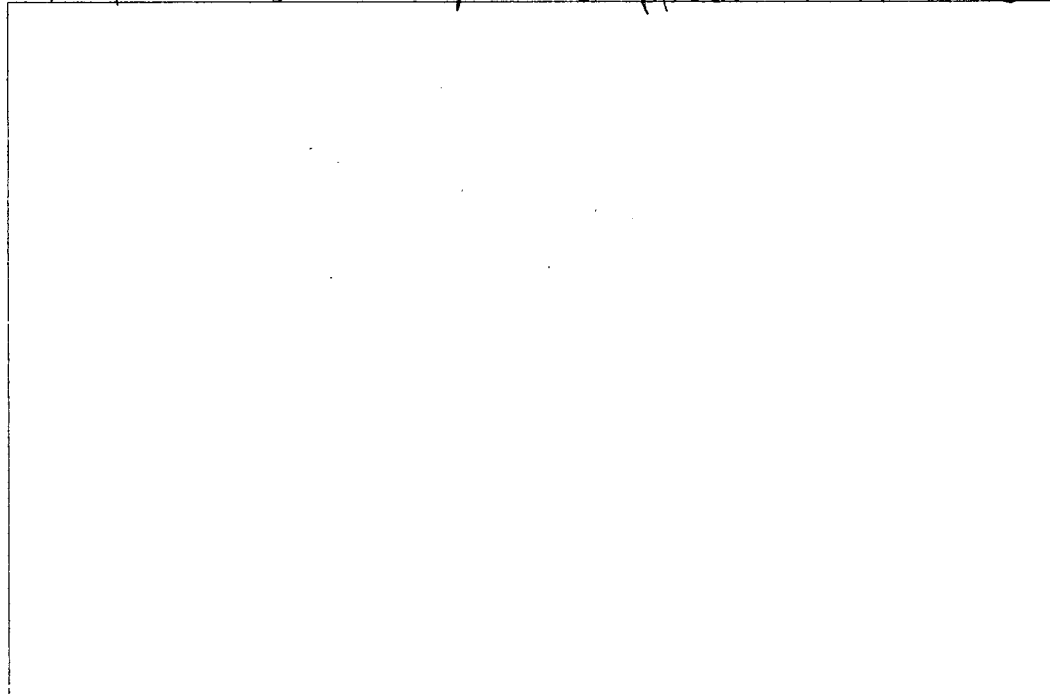
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	<p>Will / Lipscomb 4722 Dorset Ave. Chevy Chase, Md. 20815</p>

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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/ ³⁶ 13-07H	Staff:	Josh Silver
PROPOSAL:	Install Fence		

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 District
STYLE: Queen Anne, Four Square
DATE: 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).**

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.