

35/152-04A 5004 River Road
Locational Atlas, Sarah L. Brown House

motion

III-A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5004 River Road, Bethesda **Meeting Date:** 03/24/04

Resource: *Locational Atlas* Resource # 35/152 **Report Date:** 03/17/04
Sarah Loughborough Brown House

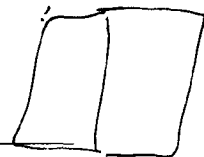
Review: HAWP **Public Notice:** 03/10/04 *March 10/2004*

Case Number: 35/152-04B **Tax Credit:** N/A

Applicant: David Kelly **Staff:** Michele Naru

Proposal: Rear Addition

Recommendation: Approval - *shutters on all elevations except chimney side.*



BACKGROUND INFORMATION:

On September 12, 2003, David Scribner, President of the Green Acres and Glen Cove Citizens Associations, requested the above referenced site be added to the *Locational Atlas*. The owner of the property, David Kelly, filed a demolition permit application on September 10, 2003 (Demolition Permit #318162). The 0.66-acre property was the subject of a preliminary plan of subdivision to create four lots (1-04005). The Development Review Committee reviewed a subdivision proposal on September 8, 2003.

The HPC reviewed this case at its September 24, 2003 meeting and unanimously recommended that the property be added to the *Locational Atlas*. The Commission feels that the house meets designation criteria 1a, 1d, 2 a and 2 c (see attached Historic Preservation Ordinance criteria.)

Following the HPC review, the Planning Board evaluated the historic merits of the resource on January 8, 2004. The Planning Board found that the resource warranted inclusion on the *Locational Atlas*; as such the demolition permit will be subject to the provisions of Chapter 24A-10 of the Historic Preservation Ordinance.

On January 14, 2004, the HPC reviewed a subdivision proposal for the subject property. The Commission made a recommendation to the Planning Board to approve the subdivision plan with the conditions that:

- The relocation of, renovation of, and any proposed addition to the existing house are subject to a voluntary design review by the HPC through the Historic Area Work Permit process.
- The renovation of the existing house is to occur generally concurrently with the rest of the subdivision and is to be completed within 24 months of record plat.

On January 22, 2004, the Planning Board approved the proposed subdivision plan #1-04005 (revised 11/19/03) with the conditions that:

- Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the master plan unless otherwise designated on the preliminary plan.
- Access and improvements including an 8-foot bike path along River Road (MD190) as required by MDSHA prior to issuance of access permits.
- The term “denied access” is to be placed on the final record plat along the property that abuts (MD 190) except for the driveway locations approved by MDSHA.
- The relocation of, renovation of, and any proposed addition to the existing house are subject to a voluntary design review by the HPC through the Historic Area Work Permit process.
- The renovation of the existing house is to occur generally concurrently with the rest of the subdivision and is to be completed within 24 months of record plat.
- This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or request for an extension must be filed.
- Other necessary easements.

On February 25, 2004 the Commission heard a HAWP application for the moving of the subject house from its current location to approx. . The Commission approved this HAWP application with the conditions that:

- The construction of an addition at the rear of the house is approved in concept, noting that the specific details and design must be reviewed and approved by the HPC through a subsequent HAWP application.
- All windows, doors and shutters will be retained and rehabilitated.
- The building will be secured and weatherproofed.
- All materials being removed from the house as part of the relocation project will be secured and protected so they can be reused once the house is relocated.

PROPOSAL:

The applicant proposes to:

1. Demolish the existing, rear, frame addition.
2. Construct a new, two-story addition to the rear of the existing house – 15 feet to the right elevation and 24 feet to the left elevation with a two (2) foot set back from the original massing. The peak of the new roof will be 16 inches below the current ridgeline.
3. Exterior building materials on the new construction will be a textured paint and parged foundation, exposed basement wall, cement siding for the first

floor walls with 5/4 trims. Dormers shall be cedar shakes and the roof shall be asphalt shingles. Windows for the new addition shall be wood, double hung one over one.

4. Replace the existing cedar shakes on the roof structure of the original massing with asphalt shingles. The front dormer will retain its cedar shingles.
5. Replace in-kind the existing asphalt shingles on the original massing.

STAFF DISCUSSION:

The Commission may have remembered that during the previous HAWP application for moving this building, the applicant asked for the Commission's conceptual approval for a rear addition. The Commission unanimously supported the concept of the rear addition and encouraged the applicant to develop a design for the addition that met the following criteria:

1. Retainment of all stonewalls on the rear façade. – even if they must be used in an interior space.
2. If the addition is to be two stories in height, the height of the addition will be a minimum of 1' lower than the height of the existing house.
3. The building materials proposed for the addition will be compatible with the existing stone and cedar shakes.
4. The proposed addition will not extend beyond the existing side elevations of the house and will be stepped in a minimum of 6".

This subject proposal meets all of the abovementioned criteria. This current application does not alter the original massing except for the replacement of the existing cedar shingles on the front roof slope with asphalt shingles. The owner's desire is to provide a consistent roof material. The front dormer will retain its cedar shake to distinguish the dormer as a separate architectural detail. Staff looked at several houses within our current historic districts and notes that this is a common detail for gambrel roofed structures - the roof slopes contain roofing materials, while the dormer contains siding material. Staff does not object to this modification of materials.

Staff commends the applicants willingness to work with staff as they were designing the addition for this *Locational Atlas* resource. We feel that this addition is compatible and sympathetic to the historic house and does not adversely impact the current house's integrity. Staff recommends approval.

STAFF RECOMMENDATION :

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

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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 #2, #6, #9 and #10 :

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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 general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

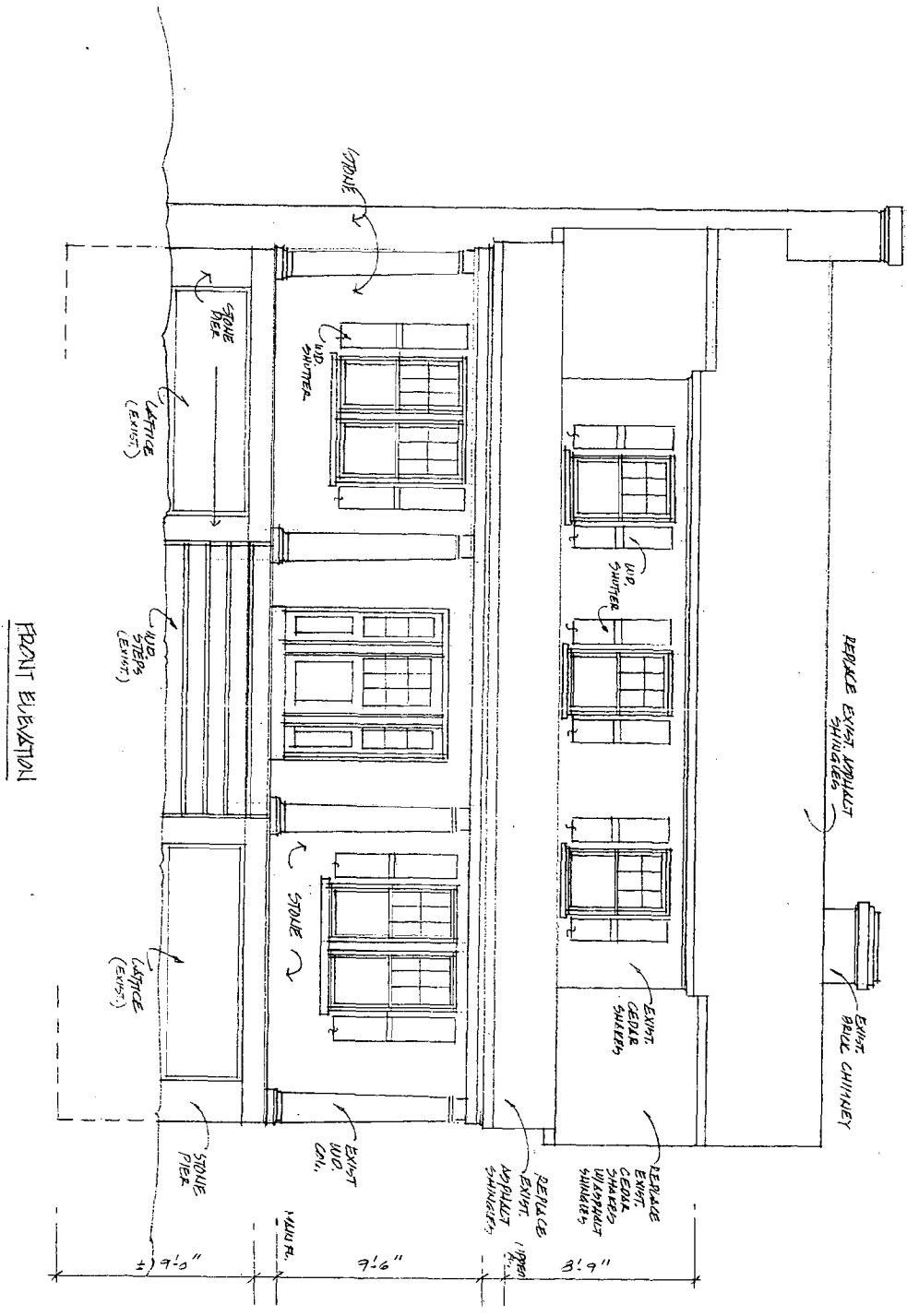
March 12, 2004

Re: 5004 River Road

Scope of work:

- New two-story addition at the rear of the existing house. 15 feet to the right side and 24 feet to the left side with 2 feet set back from the existing first floor of the existing width of the existing house and the peak of the new roof would be 16 inches below the current ridge line.
- Building materials on the new construction as follow; Exposed basement wall shall be parged and textured paint. cement siding for first floor walls with 5/4 trims. Dormers shall be cedar shakes and roof shall be asphalt shingles.
- Windows on the new addition shall be wood double hung with one over one.

2



FRONT ELEVATION

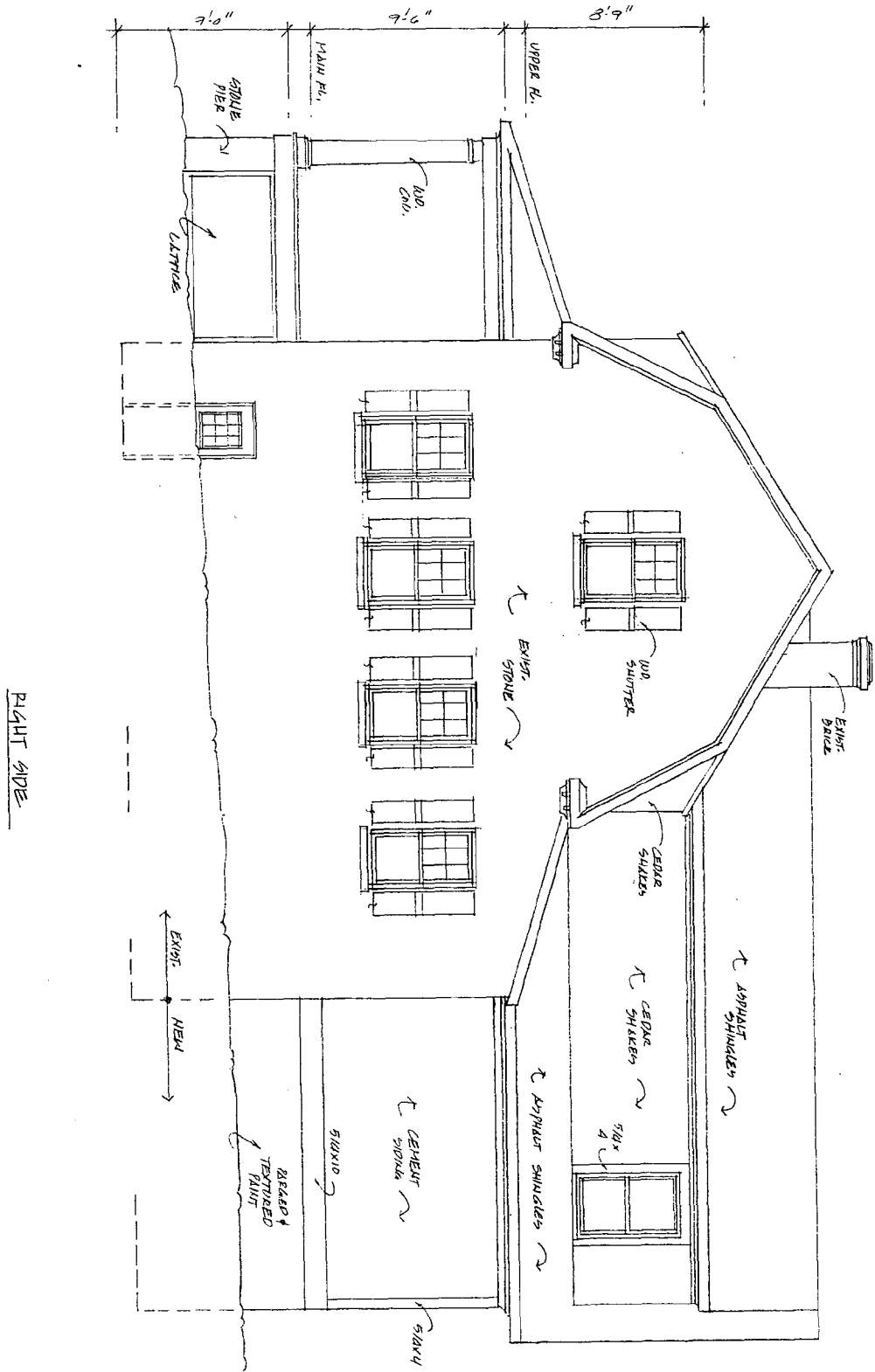
ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND

TIRTANADI ARCHITECT
348 TSCHIFFELY SQUARE ROAD
GAITHERSBURG, MD. 20878
301-921-9388

2

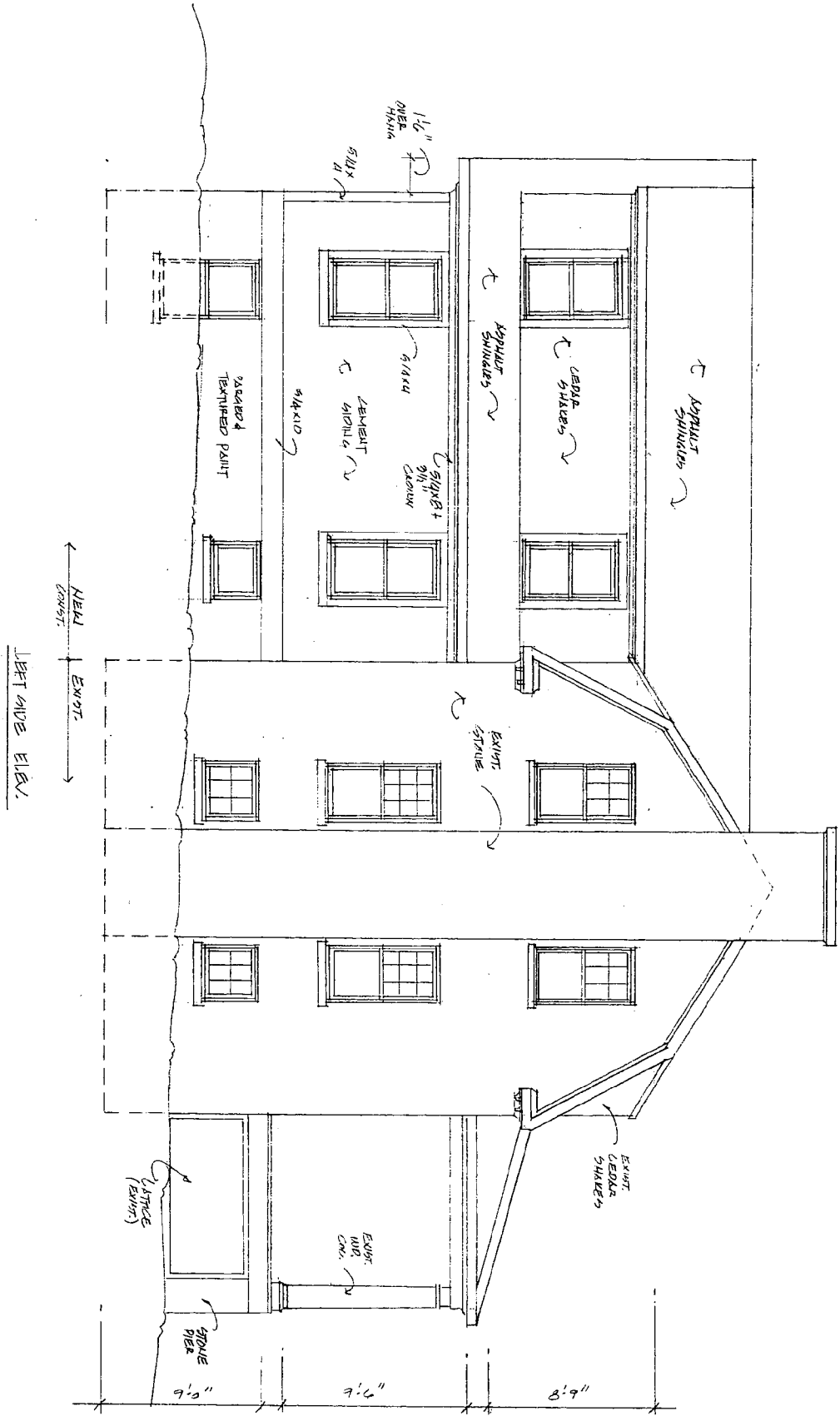


ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND

TIRTANADI ARCHITECT
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301-921-9388



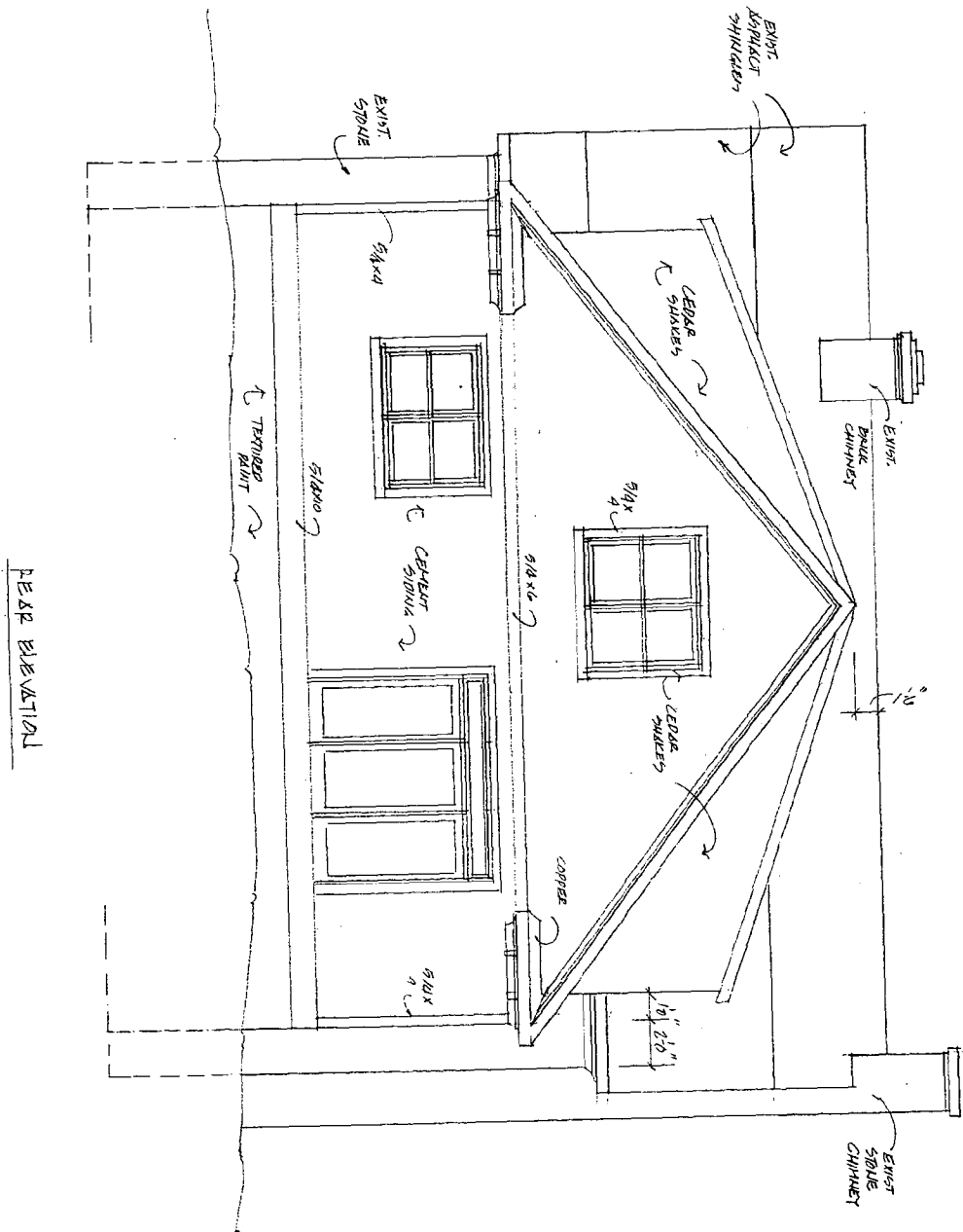
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6



REAR ELEVATION

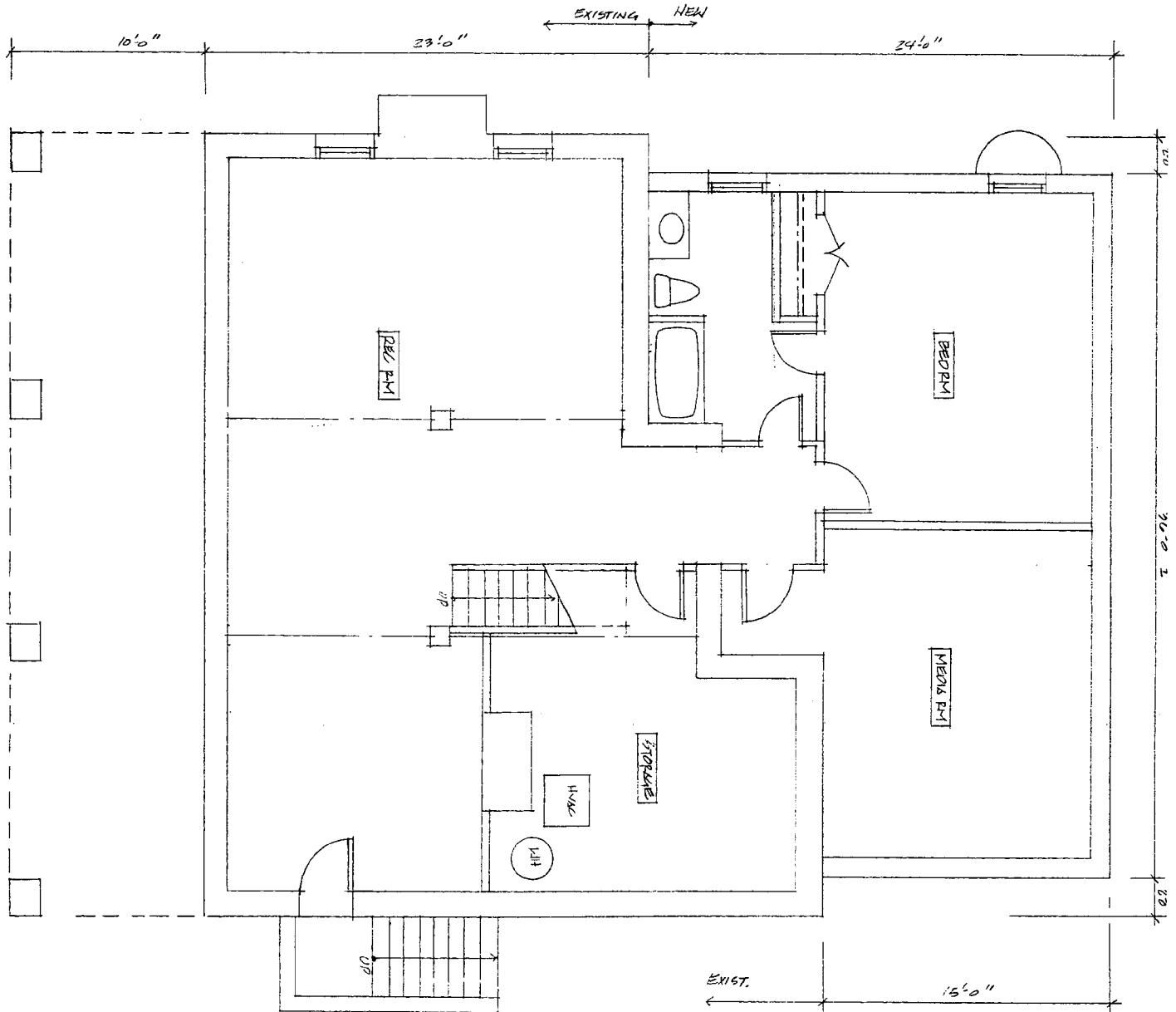
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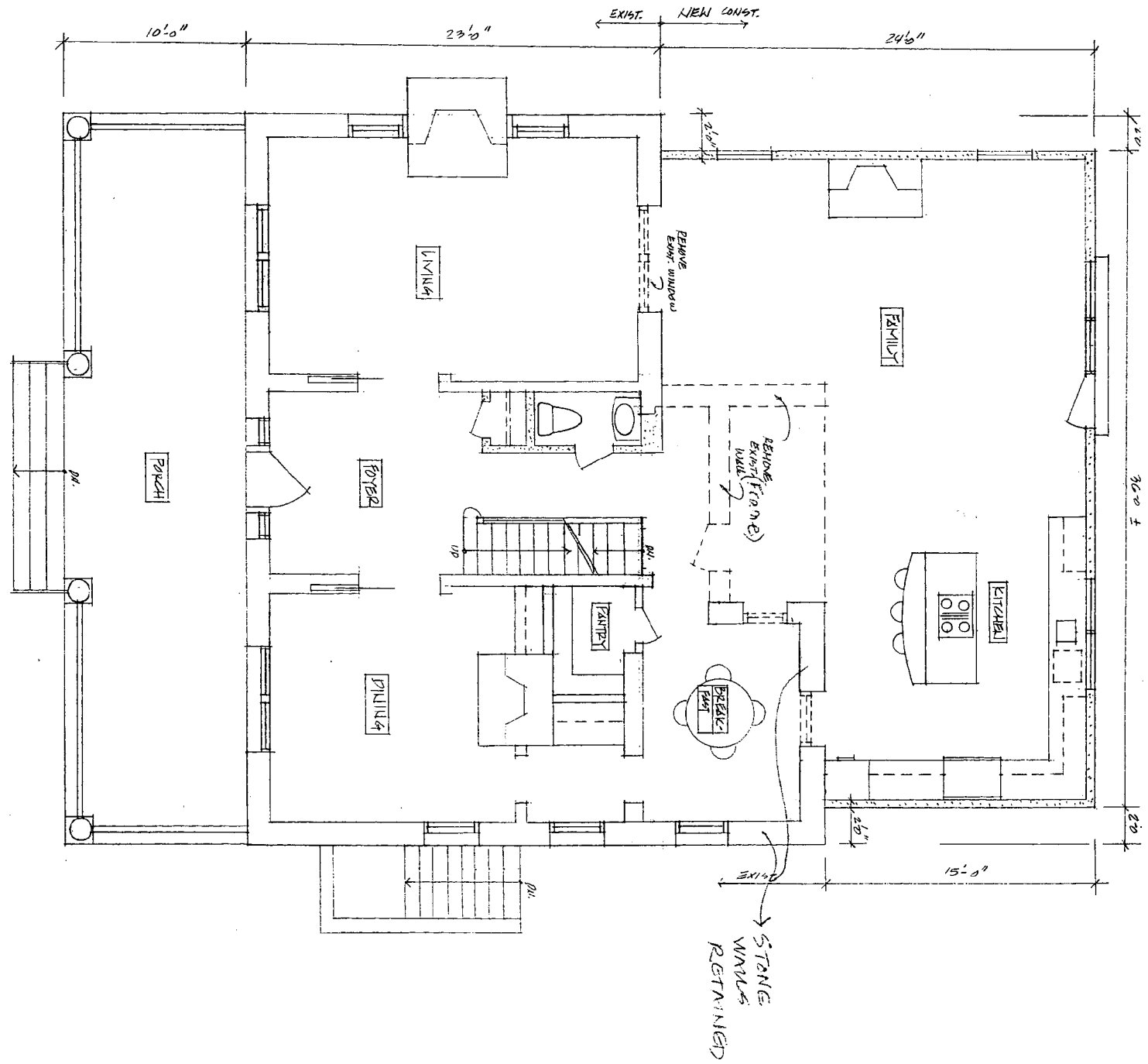
BASEMENT PLAN



ADDITION AND RENOVATION	TIRTANADI ARCHITECT
5004 RIVER ROAD	348 TSCHIFFELY SQUARE ROAD
BETHESDA, MARYLAND	GAITHERSBURG, MD. 20878
	301-921-9388

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MAIN FLOOR PLAN



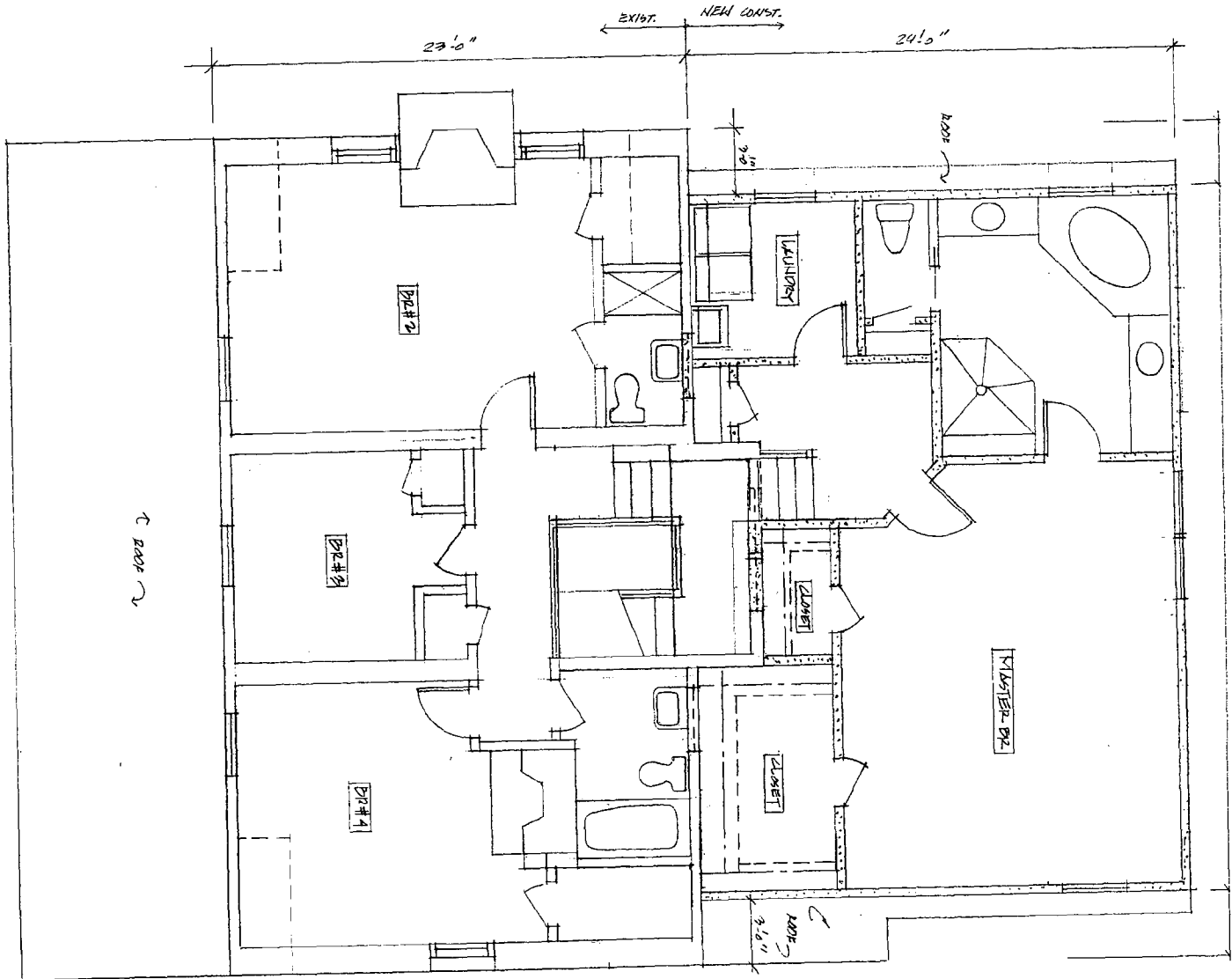
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5004 RIVER ROAD

BETHESDA, MARYLAND

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348 ISCHIFFELY SQUARE ROAD
GAITHERSBURG, MD. 20878
301-921-9388

21



Upper Floor Plan

ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND

TIRTANADI ARCHITECT
348 TSCHIFFELY SQUARE ROAD
GAITHERSBURG, MD. 20878
301-921-9388



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5004 River Road, Bethesda **Meeting Date:** 03/24/04

Resource: *Locational Atlas* Resource # 35/152 **Report Date:** 03/17/04
Sarah Loughborough Brown House

Review: HAWP **Public Notice:** 03/10/04

Case Number: 35/152-04B **Tax Credit:** N/A

Applicant: David Kelly **Staff:** Michele Naru

Proposal: Rear Addition

Recommendation: Approval

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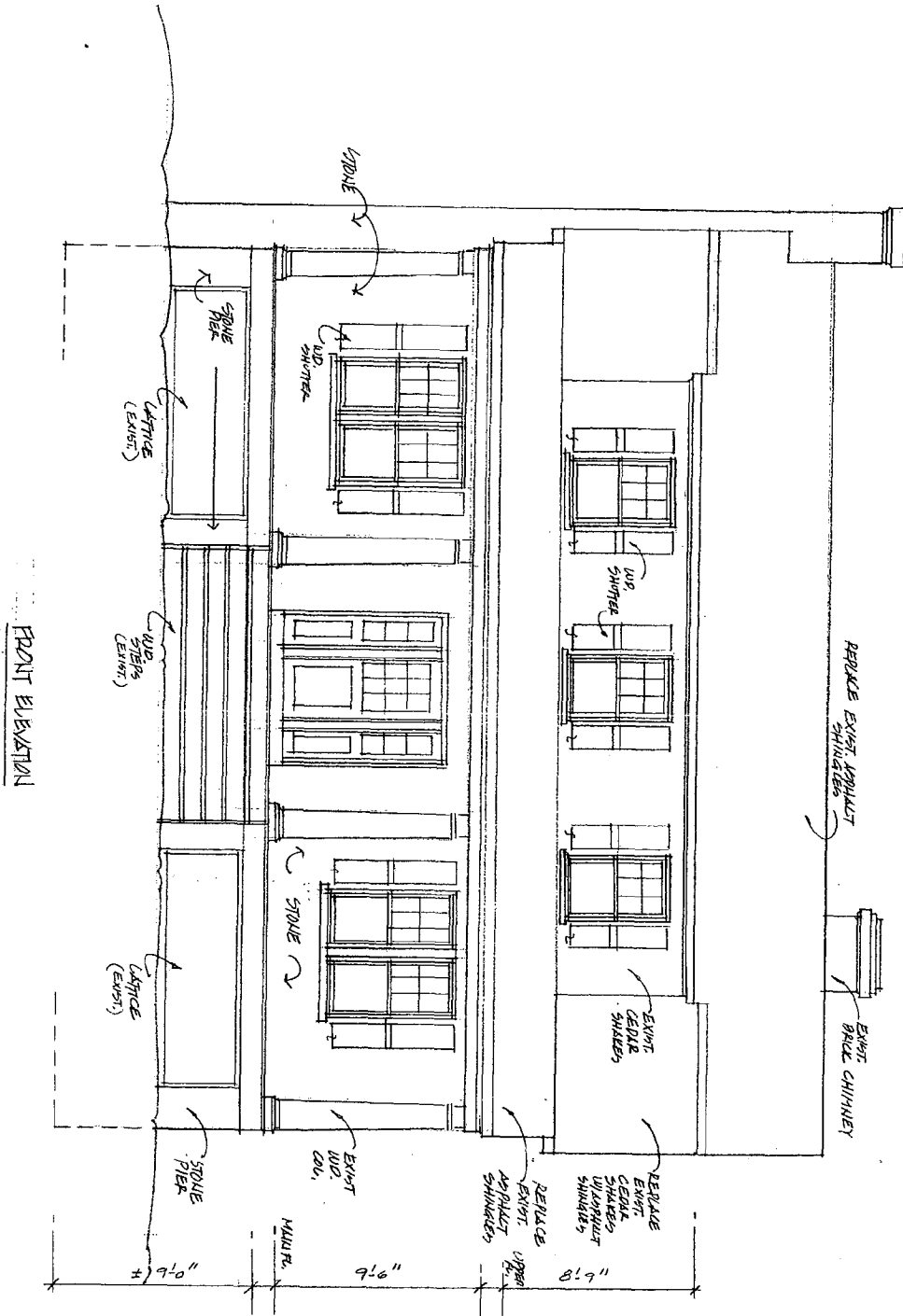
March 12, 2004

Re: 5004 River Road

Scope of work:

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2

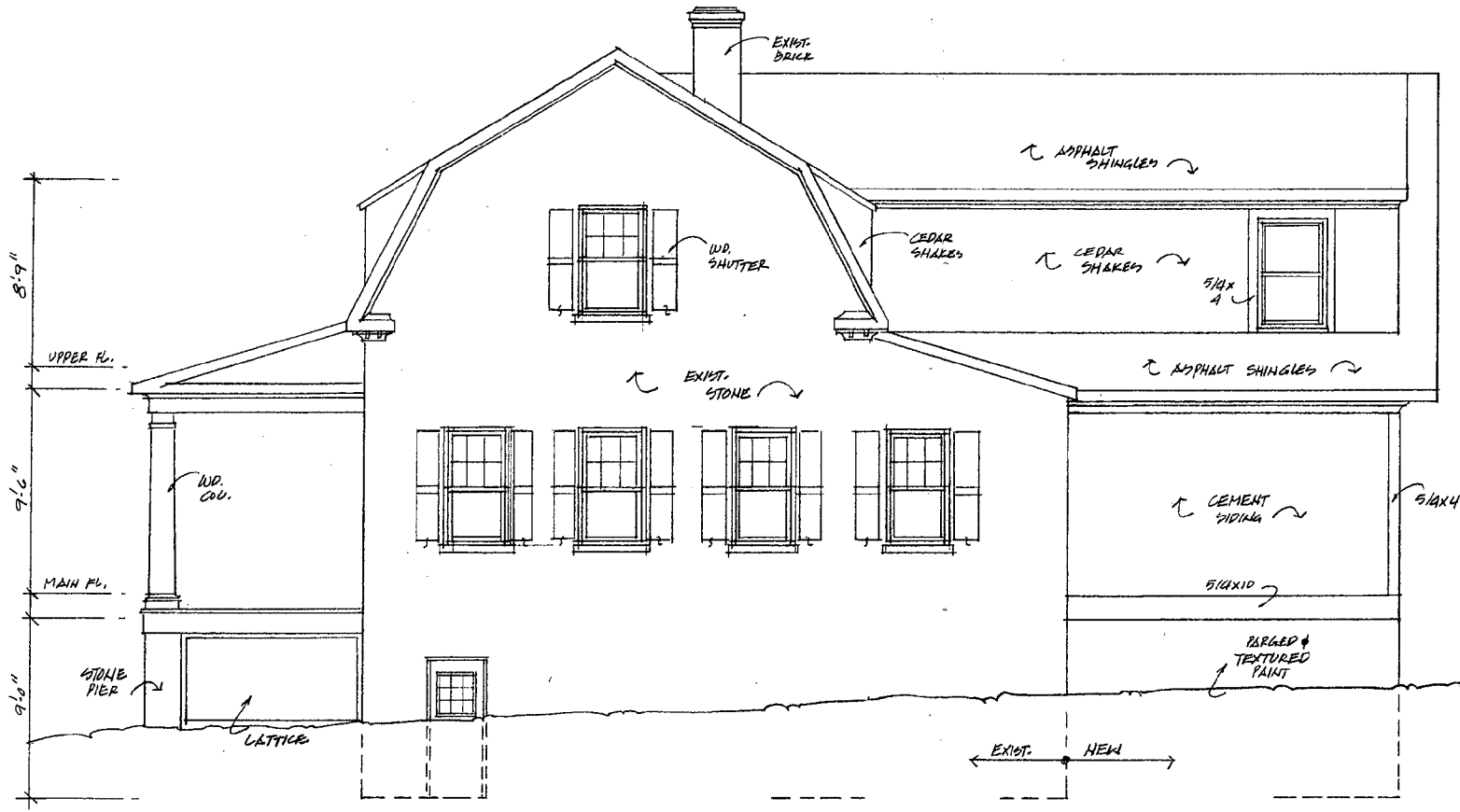


ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND

TIRTANADI ARCHITECT
348 TSCHIFFELY SQUARE ROAD
GAITHERSBURG, MD. 20878
301-921-9388



RIGHT SIDE

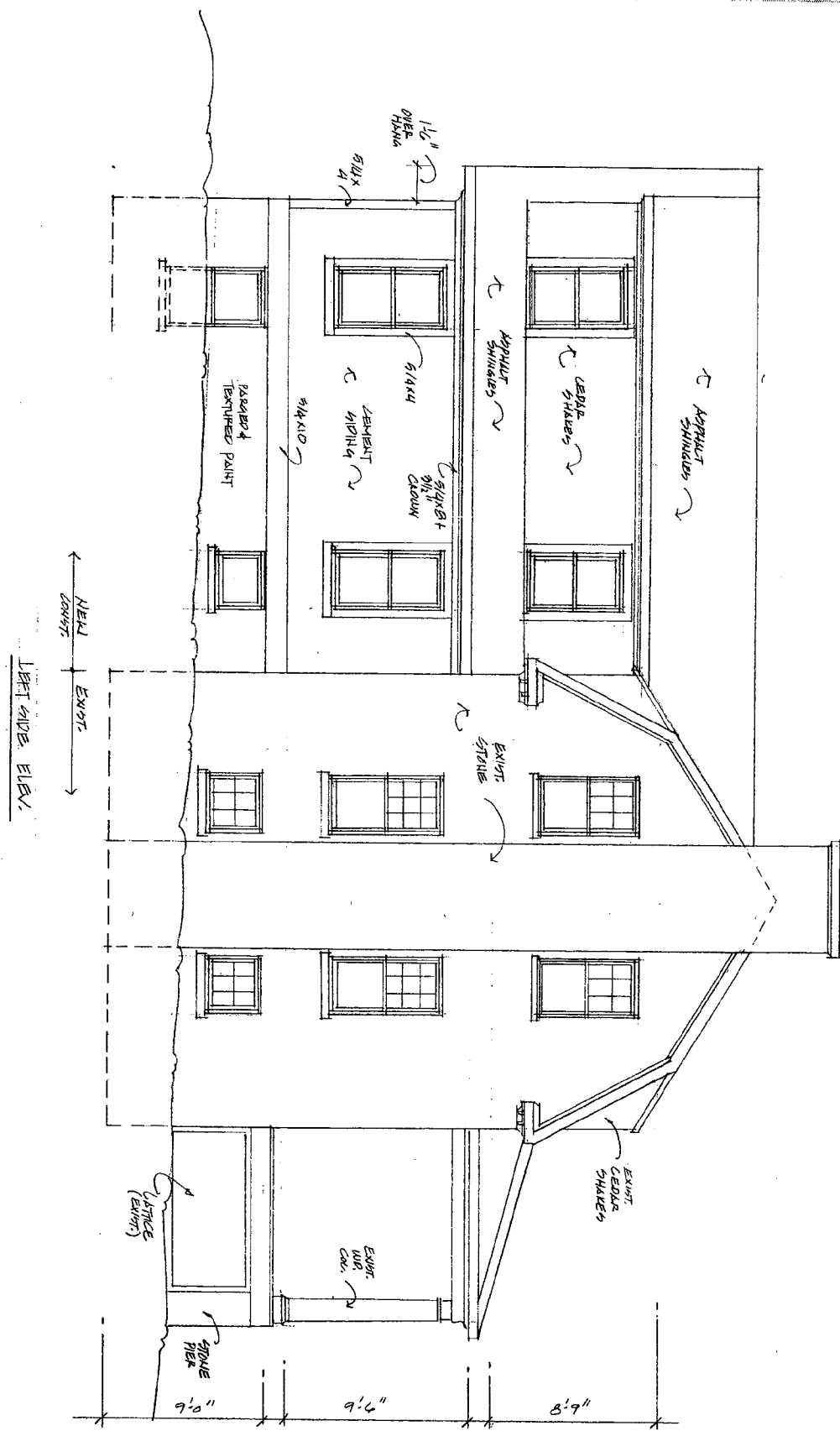
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TIRTANADI ARCHITECT
 348 TSCHIFFELY SQUARE ROAD
 GAITHERSBURG, MD. 20878
 301-921-9388

ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND



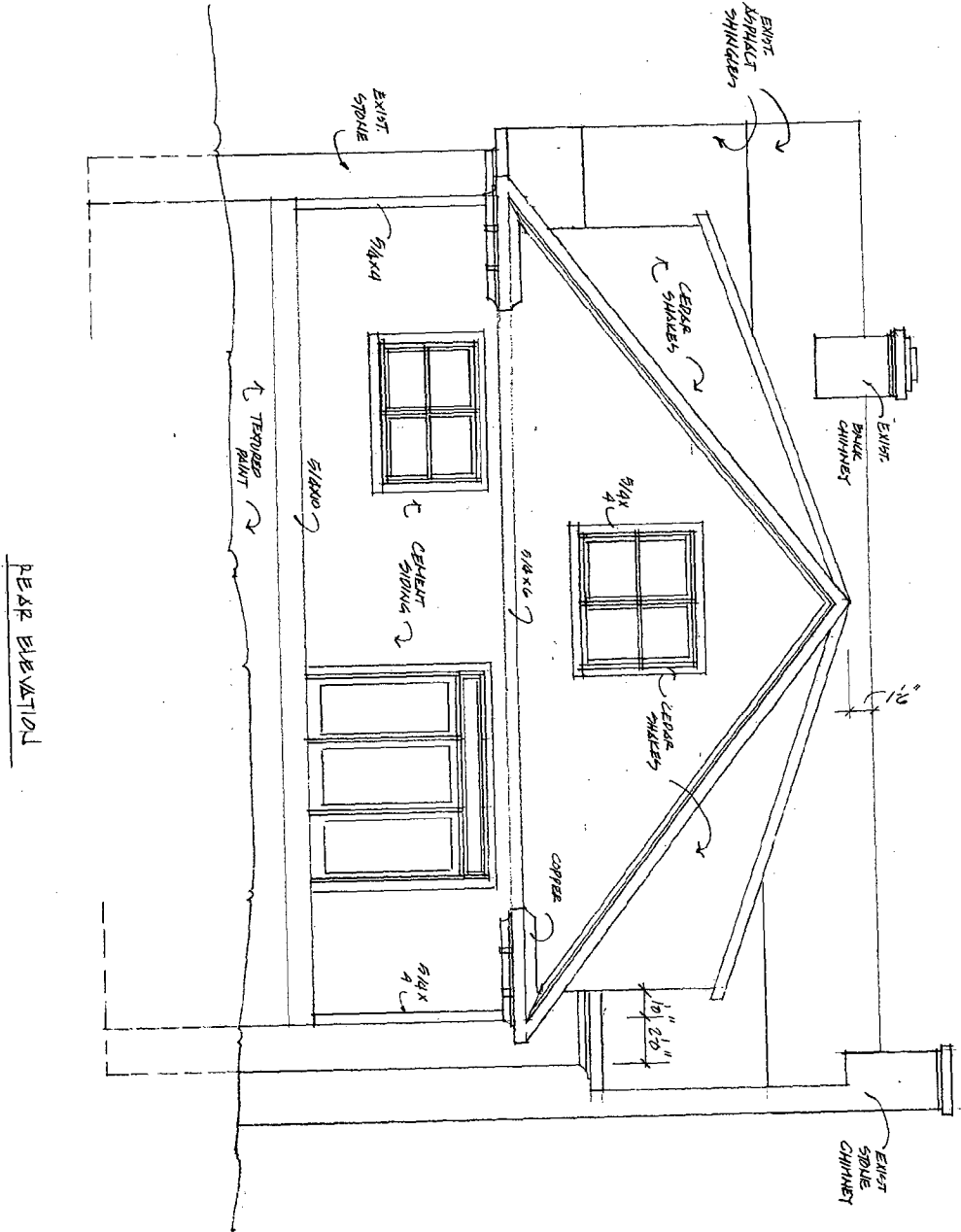
ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND

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348 TSCHIFFELY SQUARE ROAD
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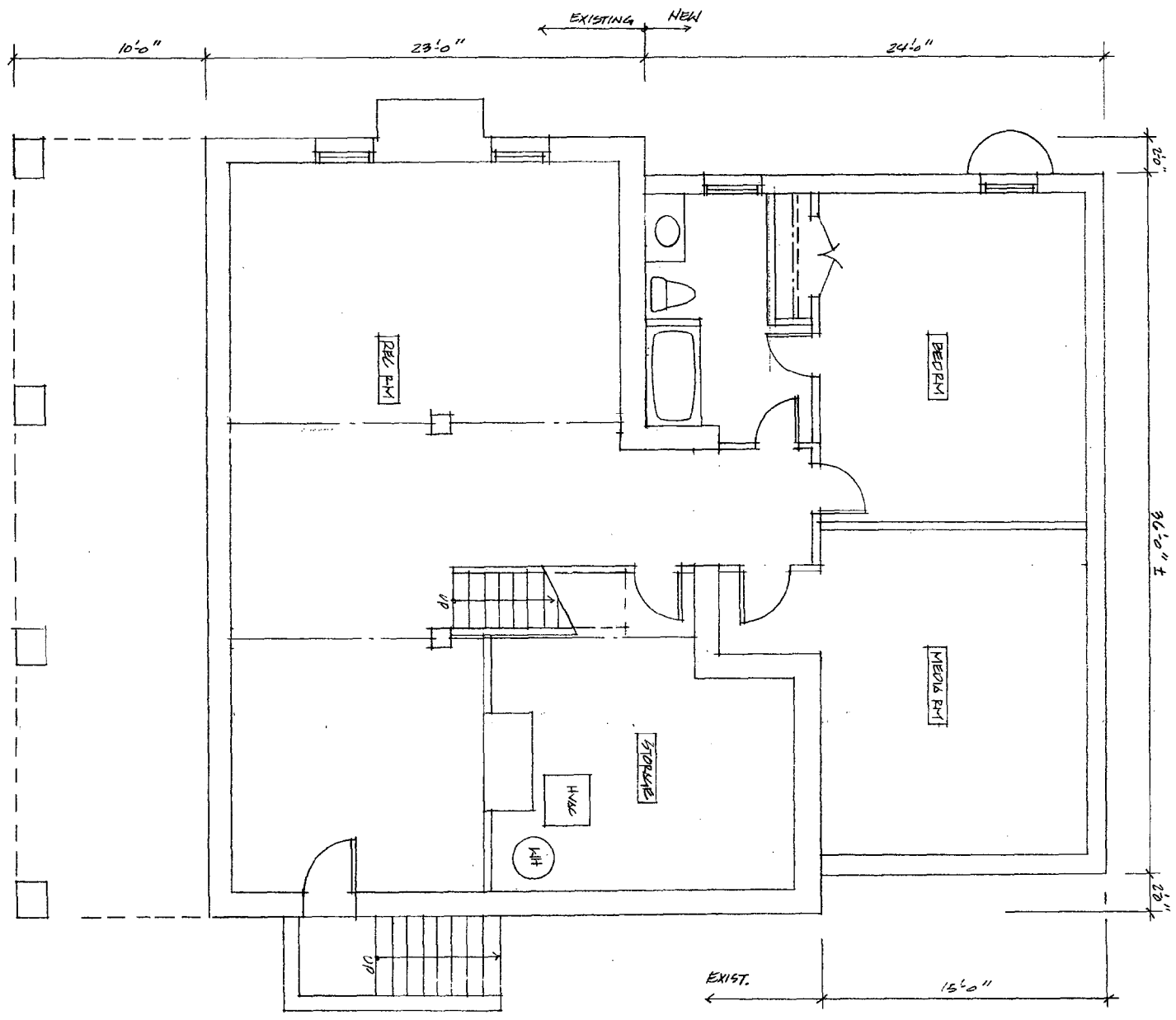


REAR ELEVATION

ADDITION AND RENOVATION
5004 RIVER ROAD
BETHESDA, MARYLAND

TIRTANADI ARCHITECT
348 TSCHIFFELY SQUARE ROAD
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01



BASEMENT PAD

ADDITION AND RENOVATION

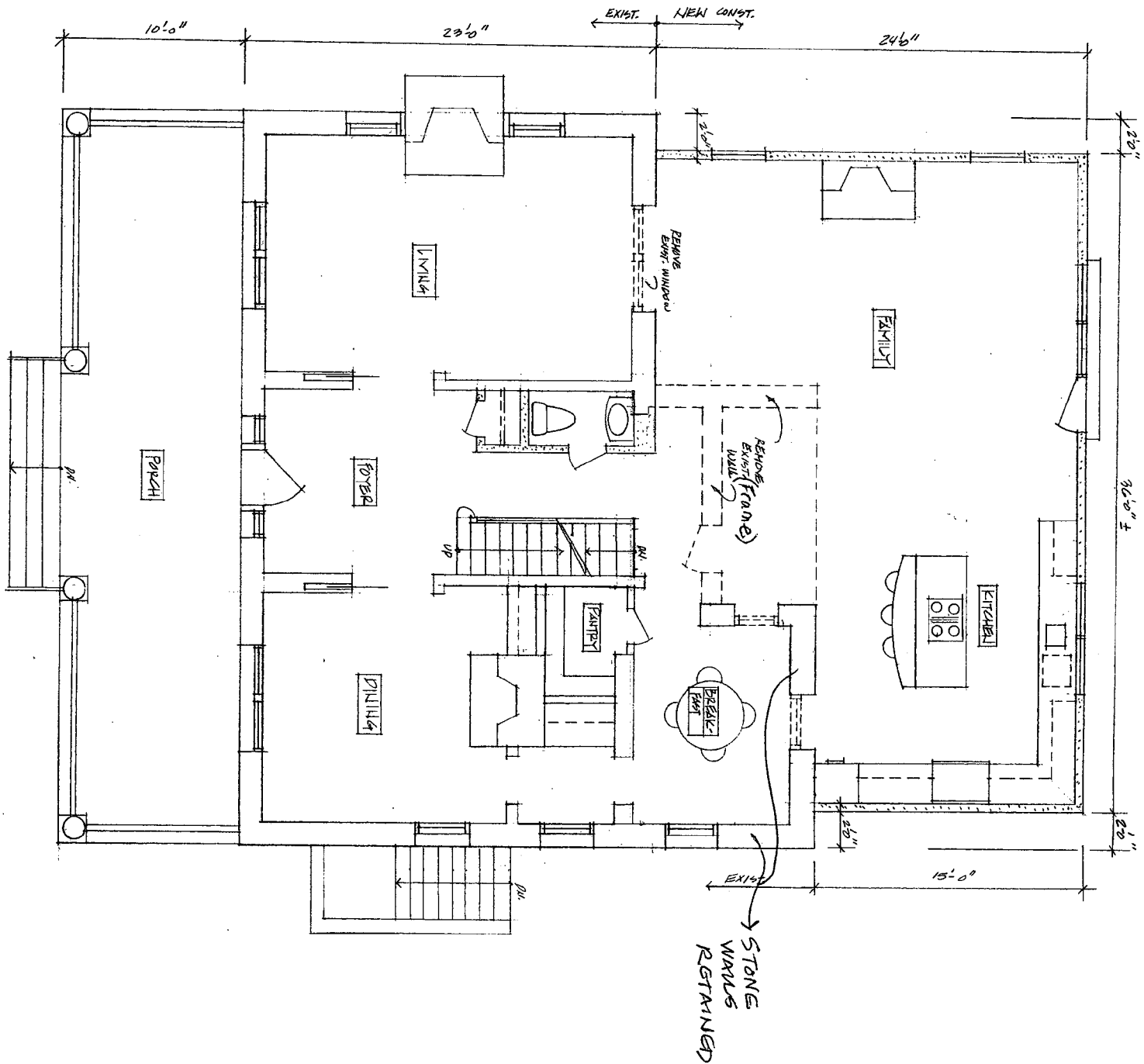
5004 RIVER ROAD

BETHESDA, MARYLAND

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348 TSCHIFFELY SQUARE ROAD
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11

MAIN FLOOR PLAN



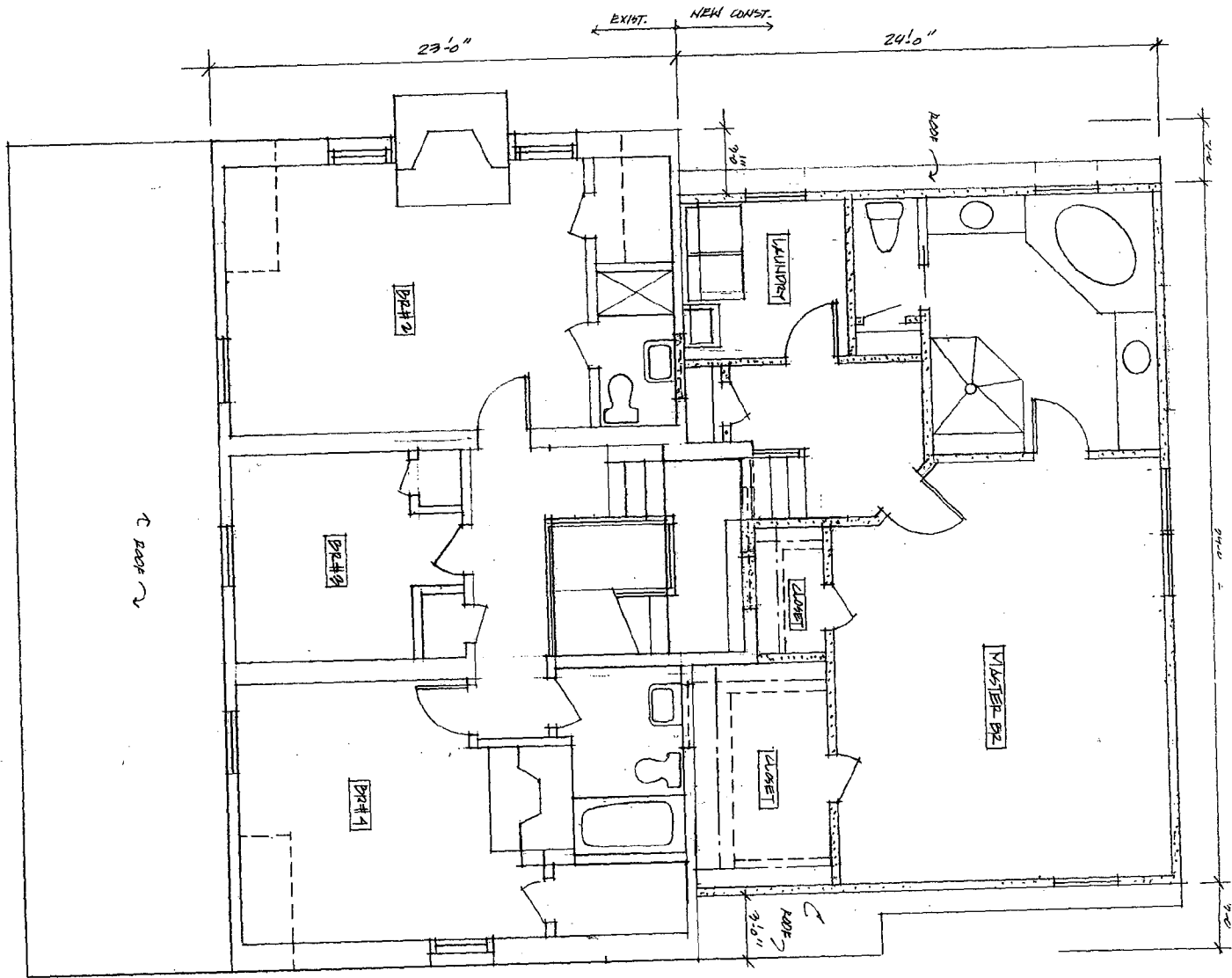
ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND

TIRTANADI ARCHITECT
348 TSCHIFFELY SQUARE ROAD
GAITHERSBURG, MD. 20878
301-921-9388

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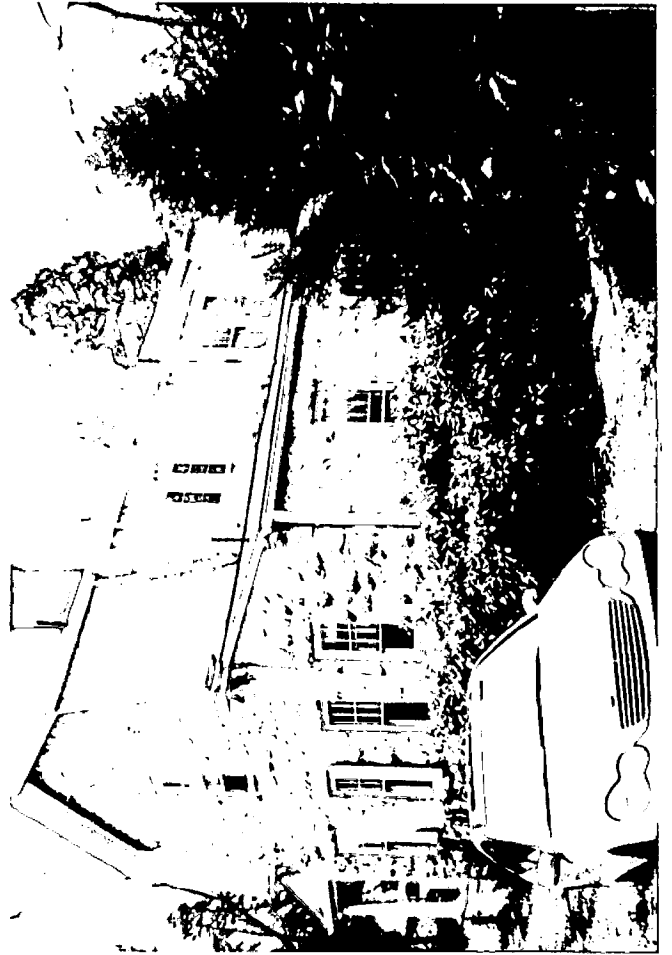
11' Pipe Floor Plan

ADDITION AND RENOVATION

5004 RIVER ROAD

BETHESDA, MARYLAND

TIRTANADI ARCHITECT
348 TSCHIFFELY SQUARE ROAD
GAITHERSBURG, MD. 20878
301-921-9388



Guen -

can I approve

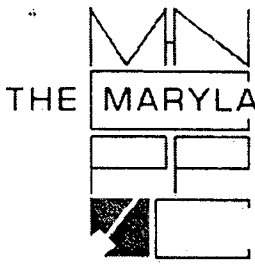
this or

should I remain

the comfort ^{CMR}

best? -m. approval. G.

#35/152



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

July 15, 2004

Reggie Jetter
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

RE: Relocation of Basement Areaway
5004 River Road, *Locational Atlas Resource*: **Sarah L. Brown House**
Permit # 318162

Mr. Jetter:

I am writing you this letter in response to a telephone conversation I had today with Mr. David Kelly, owner/developer of the abovementioned property. As the attached correspondence indicates, the owner would like to relocate the approved areaway approx. 15' back from its current location.

Please utilize this letter as support for the issuance of the revised building permit for the relocation of the basement areaway as set forth in the attached documents. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you so much for your continued support of our program and your assistance in this matter.

Sincerely,

Michele Naru, Senior Planner
M-NCPPC - Historic Preservation Office

Cc: Mr. David Kelly, The Kelly Development Co.



THE KELLY DEVELOPMENT COMPANY

5207 Norway Drive · Chevy Chase, MD 20815 · (301) 654.6639 · (301) 654.6119 FAX

Michelle C. Naru
Maryland National Capital Park & Planning Commission
1109 Spring Street
Suite 801
Silver Spring, Md.

Re: 5004 River Road

July 14, 2004

Michelle,

I am writing to request approval for relocating the basement areaway at 5004 River Rd. The areaway as shown (page 1) will have concrete block walls covered with stucco (textured paint) abutting the stone foundation of the existing structure. I would like to relocate the areaway (page 2) to planned addition so the materials of the areaway and addition will be the same. Please let me know what you will need to gain Historic Preservation Commission's approval for this change. Thank you for your help!

Sincerely,



David Kelly



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

DEMOLITION / MOVE
PERMIT

Issue Date: 3/31/2004

Permit No: 318162
Expires: 4/1/2005
X Ref.
Rev. No:
ID: AC917896

THIS IS TO CERTIFY THAT:

DAVID KELLY
5207 NORWAY DRIVE
CHEVY CHASE MD 20815

HAS PERMISSION TO: MOVE SINGLE FAMILY DWELLING

PERMIT CONDITIONS:

PREMISE ADDRESS: 5004 RIVER RD
BETHESDA MD 20816-2827

If the premise contains asbestos, permit holder is advised that state regulations require its removal prior to demolition and that the Maryland Department of the Environment be notified prior to demolition. For more information, call 1-800-633-6101.

LOT	BLOCK	ZONE	GRID
LIBER	ELECTION DISTRICT	PLATE	PS NUMBER
FOLIO	TAX ACCOUNT NO.		BOND TYPE
PARCEL	BOND NO.:		
PERMIT FEE: \$192.50	SUBDIVISION		

**MUST BE POSTED
ON JOB SITE**

Director, Department of Permitting Services

7/11/14

36'-0" ±

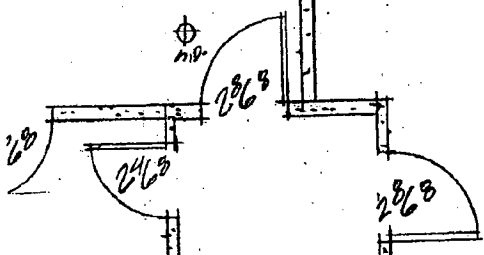
16'-6"

15'-0"

EDRM
CARPET

TJC
1/2" AC
1/4" DEEP

MEDIC RM
CARPET



(3) 2x12
HEADER

5'-8"

STORAGE

HVAC

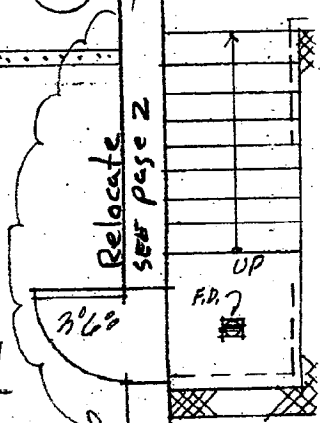
WH

NOTE:
PREFOR/
UNDER C
VENTING

EXIST.
2x10c/
16'00"

EXIST.
2x10c/
16'00"

3/4" STU.
COL. ON
36" x 36" x 18"
CONC.



REC RM
CARPET

WBx21

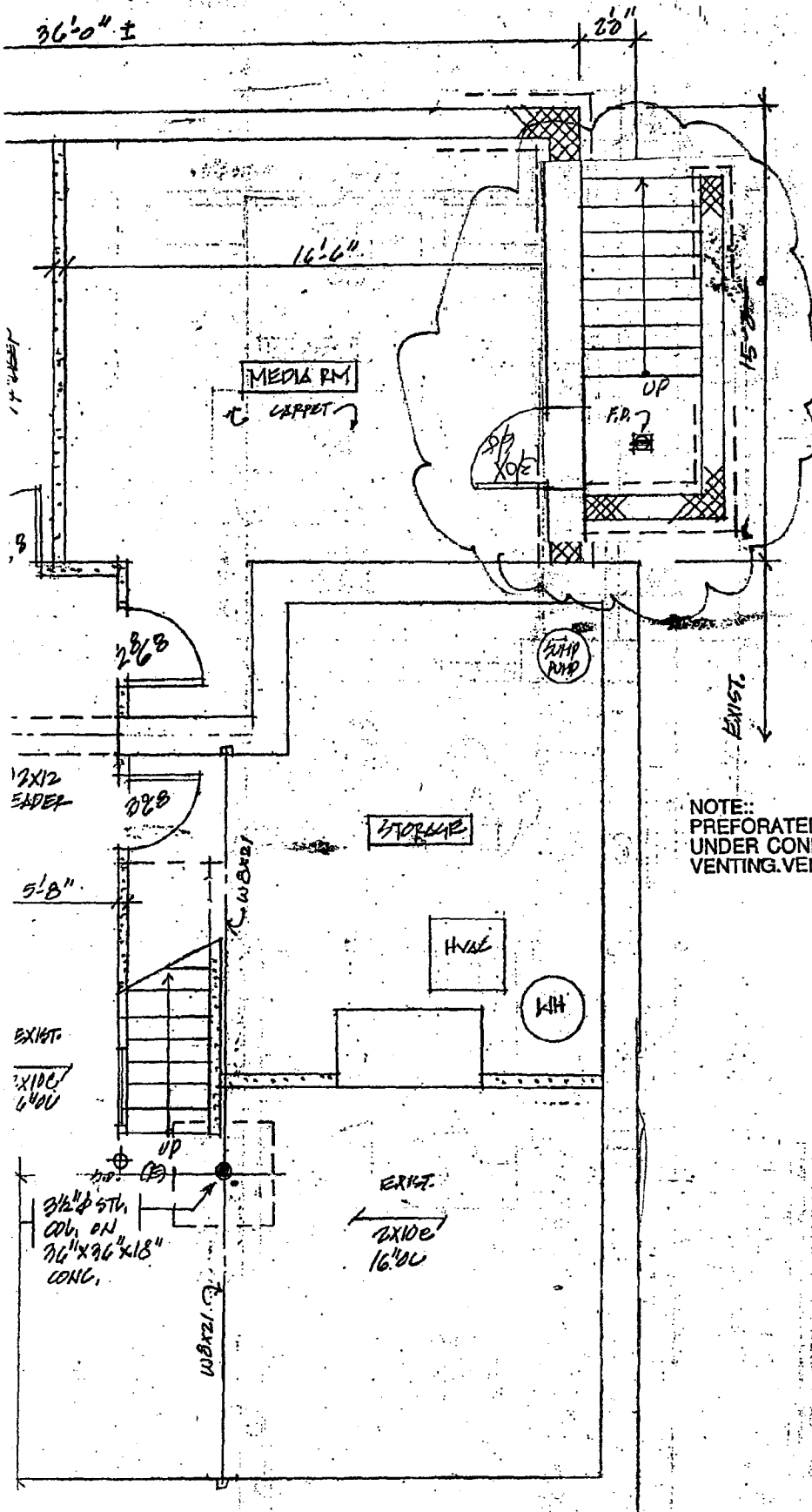
WBx21

WBx21

As approved
by HPC
permie #331131

①

7.14.2



Relocated area way

NOTE: PREFORATED PERIMETER PIPE UNDER CONCRETE SLAB FOR F VENTING. VENT UP TO THE ROOF

2

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	5004 River Road, Bethesda	Meeting Date:	02/25/04
Resource:	<i>Locational Atlas</i> Resource # 35/152 Sarah Loughborough Brown House	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	35/152-04A	Tax Credit:	N/A
Applicant:	David Kelly	Staff:	Michele Naru
Proposal:	House Relocation		
Recommendation: Approval with Conditions			

STAFF RECOMMENDATION: Staff recommends that the Historic Preservation Commission (HPC) approve this HAWP application with the following conditions:

1. The construction of an addition at the rear of the house is approved in concept, noting that the specific details and design must be reviewed and approved by the HPC through a subsequent HAWP application.
2. All windows, doors and shutters will be retained and rehabilitated.
3. If the asphalt shingle roof is in need of replacement, the roofing material will be cedar shake to be consistent with the existing materials.

BACKGROUND INFORMATION:

On September 12, 2003, David Scribner, President of the Green Acres and Glen Cove Citizens Associations, requested the above referenced site be added to the *Locational Atlas*. The owner of the property, David Kelly, filed a demolition permit application on September 10, 2003 (Demolition Permit #318162). The 0.66-acre property was the subject of a preliminary plan of subdivision to create four lots (1-04005). The Development Review Committee reviewed a subdivision proposal on September 8, 2003.

The HPC reviewed this case at its September 24, 2003 meeting and unanimously recommended that the property be added to the *Locational Atlas*. The Commission feels that the house meets designation criteria 1a, 1d, 2 a and 2 c (see attached Historic Preservation Ordinance criteria.)

Following the HPC review, the Planning Board evaluated the historic merits of the resource on January 8, 2004. The Planning Board found that the resource warranted inclusion on the *Locational Atlas*; as such the demolition permit will be subject to the provisions of Chapter 24A-10 of the Historic Preservation Ordinance.

On January 14, 2004, the HPC reviewed a subdivision proposal for the subject property. The Commission made a recommendation to the Planning Board to approve the subdivision plan with the conditions that:

- The relocation of, renovation of, and any proposed addition to the existing house are subject to a voluntary design review by the HPC through the Historic Area Work Permit process.
- The renovation of the existing house is to occur generally concurrently with the rest of the subdivision and is to be completed within 24 months of record plat.

On January 22, 2004, the Planning Board approved the proposed subdivision plan #1-04005 (revised 11/19/03) with the conditions that:

- Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the master plan unless otherwise designated on the preliminary plan.
- Access and improvements including an 8-foot bike path along River Road (MD190) as required by MDSHA prior to issuance of access permits.
- The term "denied access" is to be placed on the final record plat along the property that abuts (MD 190) except for the driveway locations approved by MDSHA.
- The relocation of, renovation of, and any proposed addition to the existing house are subject to a voluntary design review by the HPC through the Historic Area Work Permit process.
- The renovation of the existing house is to occur generally concurrently with the rest of the subdivision and is to be completed within 24 months of record plat.
- This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or request for an extension must be filed.
- Other necessary easements.

PROPOSAL:

The applicant proposes to move the existing house forward on the property approximately

50 feet and place it on a 15,160 square foot lot fronting on River Road (Lot 15 on the approved subdivision plan).

STAFF DISCUSSION:

The owner has consulted with a house moving company, Dziuba and Son, Inc., and believes it is viable to move the existing structure (the proposed contactor's website pages and description of work are attached on circles 9-13).

Although moving a historic building is typically only done as a last resort, in this case moving the building is the only way of assuring its preservation. The house would still have its historic orientation to River Road and, although the land associated with the structure would be decreased, the remaining 15,160 square foot lot would still be larger than other nearby lots and would remain a special and unique property in the neighborhood. Staff finds that the relocation of this dwelling does not significantly alter the historic resource such that future *Master Plan* evaluation would be precluded.

Additionally, the applicant has shown on the proposed plan a footprint of a proposed rear addition. This rear addition is being illustrated for conceptual purposes only. Generally, the Commission supports rear additions onto its *Locational Atlas* resources and *Master Plan* sites. Although not typically done with *Locational Atlas* resources, as part of the subdivision approval, the applicant is required to submit a HAWP application for the Commission's review and approval for this rear addition. Staff does not object to this concept, yet asks that as the applicant is developing a design for the addition they focus on a design that meets the following criteria:

1. Retainment of all stonewalls on the rear façade. – even if they must be used in an interior space.
2. If the addition is to be two stories in height, the height of the addition will be a minimum of 1' lower than the height of the existing house.
3. The building materials proposed for the addition will be compatible with the existing stone and cedar shakes.
4. The proposed addition will not extend beyond the existing side elevations of the house and will be stepped in a minimum of 6".

Finally, as the applicant is rehabilitating the historic house, staff asks that if the asphalt shingle roof is in need of replacement, the asphalt will be replaced with cedar shakes and the historic doors, windows and shutters will be rehabilitated and will utilize exterior, storm windows for energy efficiency.

STAFF RECOMMENDATION :

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

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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 #2 and #6 :

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Kelly
Daytime Phone No.: 301 654-6639

Account No.: _____
Name of Property Owner: David Kelly Daytime Phone No.: 301 654-6639
Address: 5207 Norway Dr. Chevy Chase N.D. 20815
Street Number City Street Zip Code
Contractor: Kelly Co. Phone No.: 301 654 6639
Contractor Registration No.: 12400
Agent for Owner: David Kelly Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5004 River Rd Street _____
Town/City: Bethesda Nearest Cross Street: Greenway Dr. / Ventnor Rd
Lot: _____ Block: _____ Subdivision: Green Acres
Liber: 297 Folio: 109 Parcel: _____

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: \$ 125,000
1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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 of owner or authorized agent: _____ Date: 1.30.04

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 331131 Date Filed: 1/30/04 Date Issued: _____

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

Owner's mailing address

David Kelly
5207 Norway Dr
Chevy Chase, MD.
20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

ADJACENT OWNERS LIST
GREENACRES

Michael D. & D.A. Coleman
5016 River Road
Bethesda, MD 20816-2827

Glenn M. Windel, et al Tr.
610 Mission Hill Road
Boynton Beach, FL 33435

Dorothy A. Rutherford
109 Greenway Drive
Bethesda, MD 20816

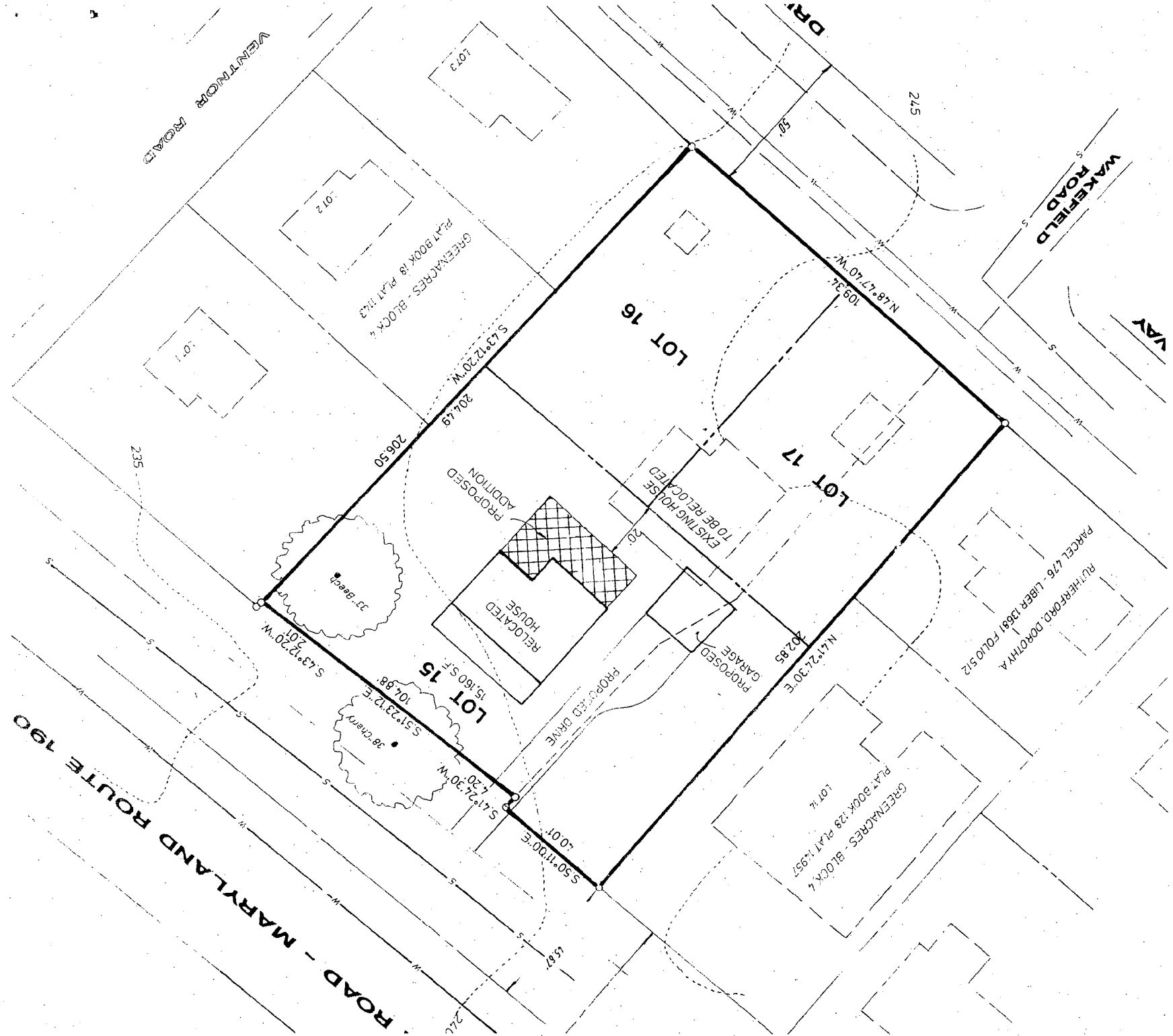
Mariana Griff
5324 Wakefield Road
Bethesda, MD 20816-2840

David Lloyd
Judith Agusti
5327 Wakefield Road
Bethesda, MD 20816

George Kjellstrom
314 Ventnor Road
Bethesda, MD 20816-2839

Andrew J. Forman
Amy I. Goldfarb
5316 Ventnor Road
Bethesda, MD 20816-2839

Jonathan M & D.M. Hill
5318 Ventnor Road
Bethesda, MD 20816



Dziuba and Son, Inc.
R.R. 2, Box 157-G
Millerton, PA 16936
Telephone: (570) 549-6683
Fax: (570) 549-6684

Kelly Development Co.
5207 Norway Drive
Chevy Chase, MD 20815

February, 3, 2004

Dear Dave:

You have asked me to explain the process I will utilize when moving the stone house located at 5004 River Road in Bethesda, Maryland. The following steps may help you to better visualize the process we will use to move this building.

Step 1: Once our equipment is on site, we will excavate around the perimeter of the house at a depth of 2-3 feet to allow room for insertion of our steel beams.

Step 2: We will place cribbing in the basement where jacking points will be located.

Step 3: We will create holes in the stone large enough for our steel beams to be inserted.

Step 4: Steel beams will then be inserted.

Step 5: We will then place blocking and wedges on top of the beams followed by ruck pointing grout to create a level place to pick up from.

Step 6: Front door and windows will be shored. It may be necessary to remove the moldings and framework around the windows to make sure it is solidly cribbed. This will prevent any movement in the masonry. This decision will not be made until we are working on site however.

Step 7: We will then elevate the building through the use of a unified jacking system. All jacks will be synchronized together creating a completely unified lift.

Step 8: The stone foundation will then be removed creating a clear pass for the movement of the building.

Step 9: Excavation will then be carried out for the new foundation.

Step 10: We will then proceed to move the building to its new location using one of two methods. We will either use house moving dollies or steel beams and rollers. This decision will be made once we are farther along in the process.

Step 11: Once the building is moved we will transit the building off level at the desired new basement height.

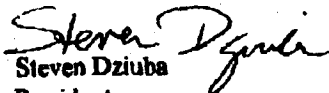
Step 12: The masons will then plumb down from the corners find the location of the footers and proceed to erect a new foundation tucking it tightly to the house.

Step 13: Once the foundation is complete, we will remove our steel jacks and cribbing.

Step 14: Masons will then fill the holes where the beams were located.

I hope that you find this explanation of the process to be helpful. If you have any further questions, please feel free to call.

Sincerely,


Steven Dziuba
President

Dziuba and Son, Inc.

Building Moving and Raising

In business since 1972

Serving Pennsylvania, New York, New Jersey, Maryland, and northern Virginia.

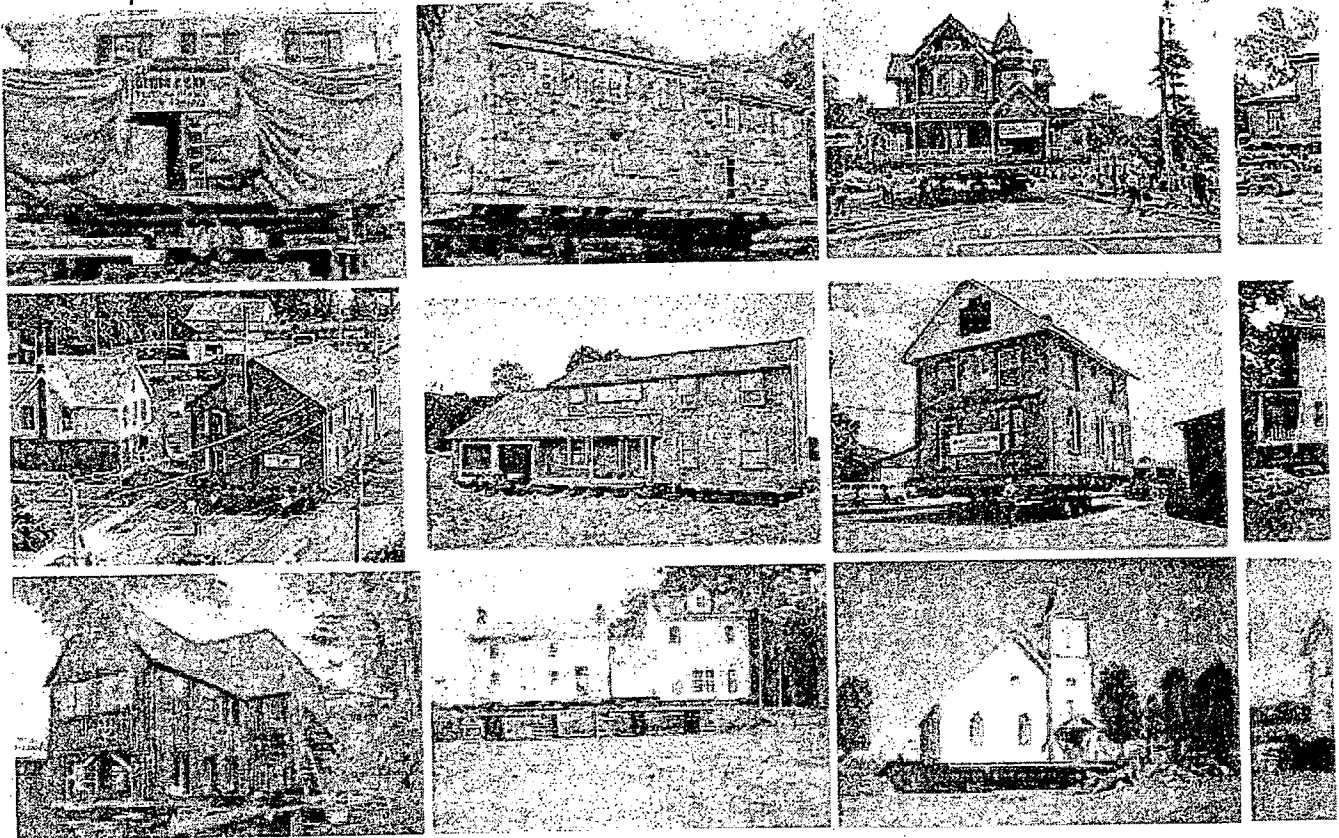
Moving and/or raising everything from brick mansions to doublewides *intact* (frame, brick or stone).

No basement? We can also excavate under your existing home for a new foundation.

If you would like an estimate, please email photos of your home to dziubabm@npacc.net, and include your phone number.

Dziuba and Son, Inc.
R.R. 2, Box 157-G, Millerton, PA 16936
Telephone: (570)549-MOVE(6683)
Fax: (570)549-6684
e-mail: dziubabm@npacc.net
Web: www.dziubabuildingmovers.com

Click on a picture to see a closeup of a few of our projects.





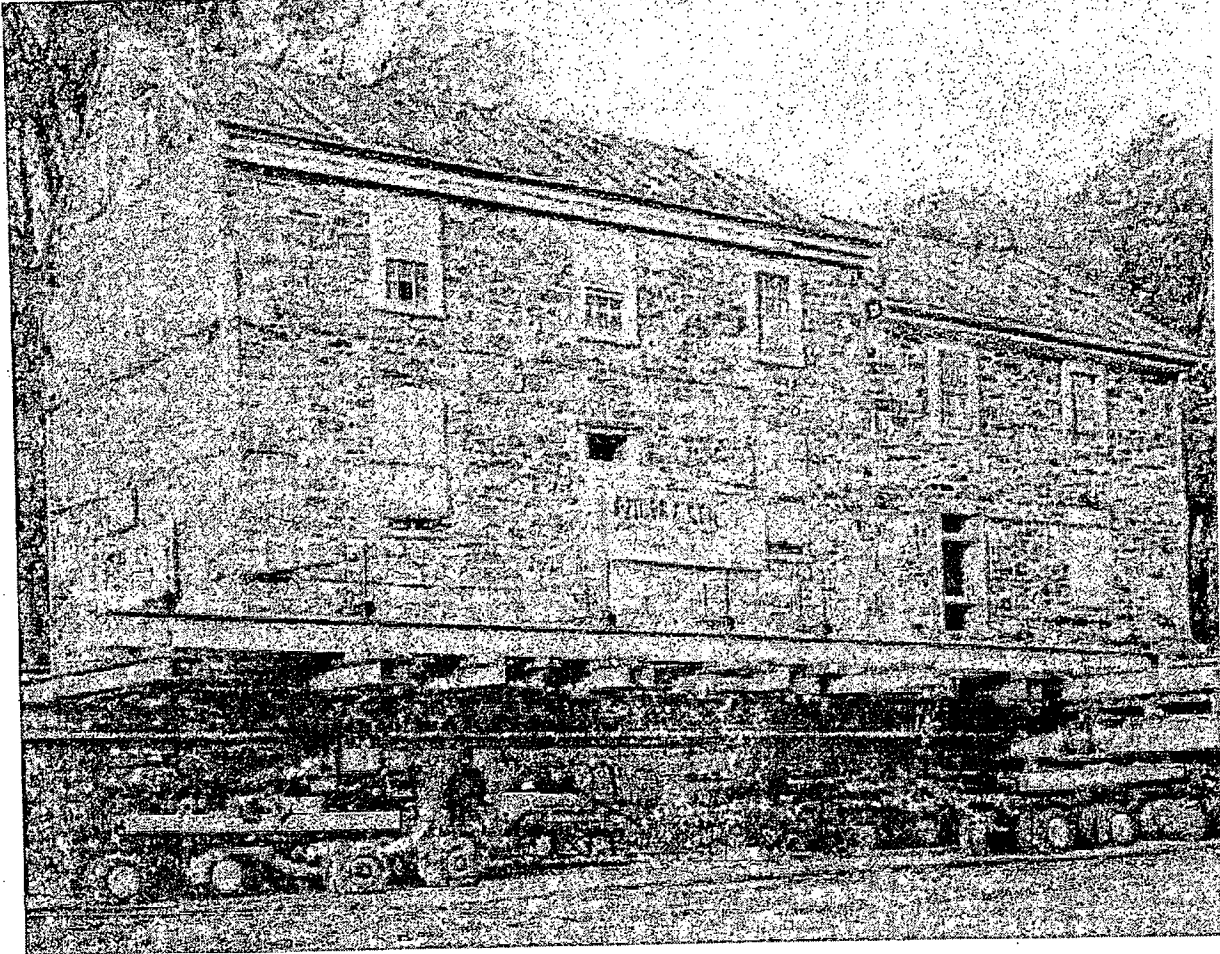
12

Dziuba and Son, Inc.

Building Moving and Raising

Phone 570-549-MOVE (570-549-6683)

Click the Back button on your browser to return to the main page.



Stone House in New Hope, PA, 2002

13



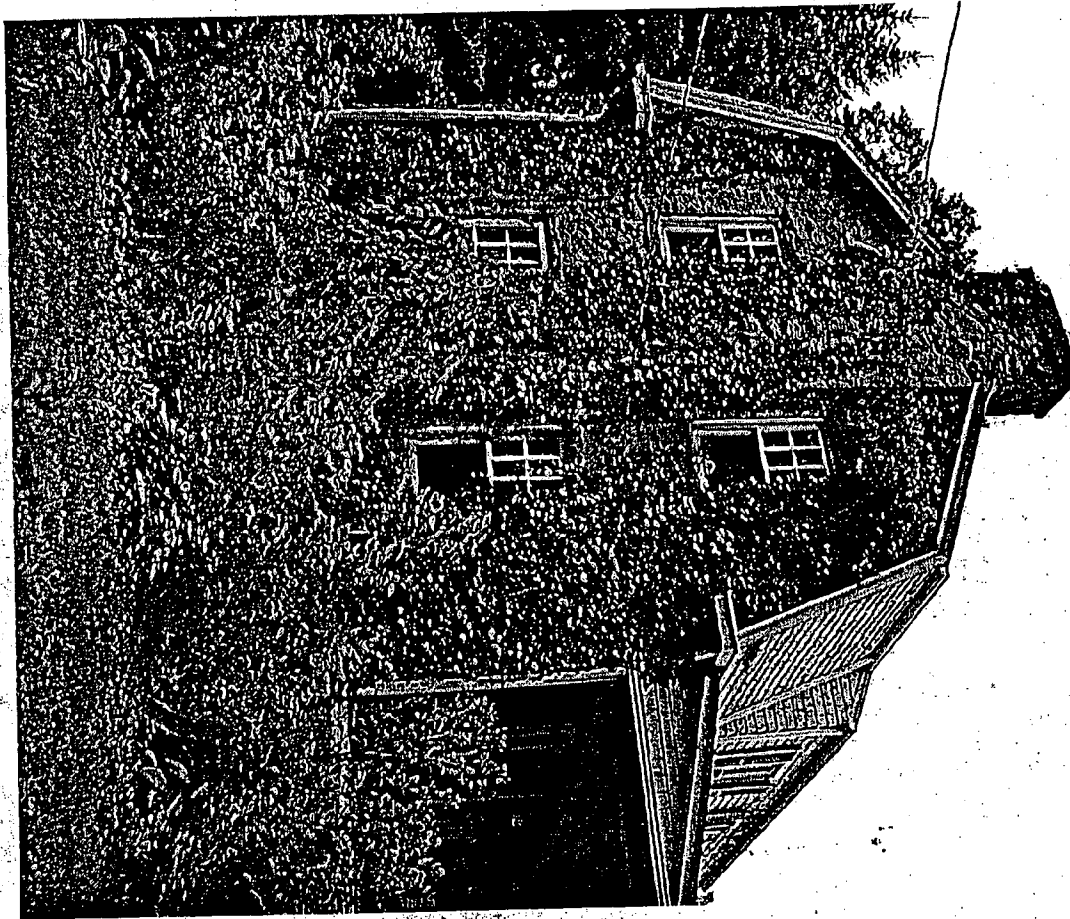
5004 River Road Front Elevation

14



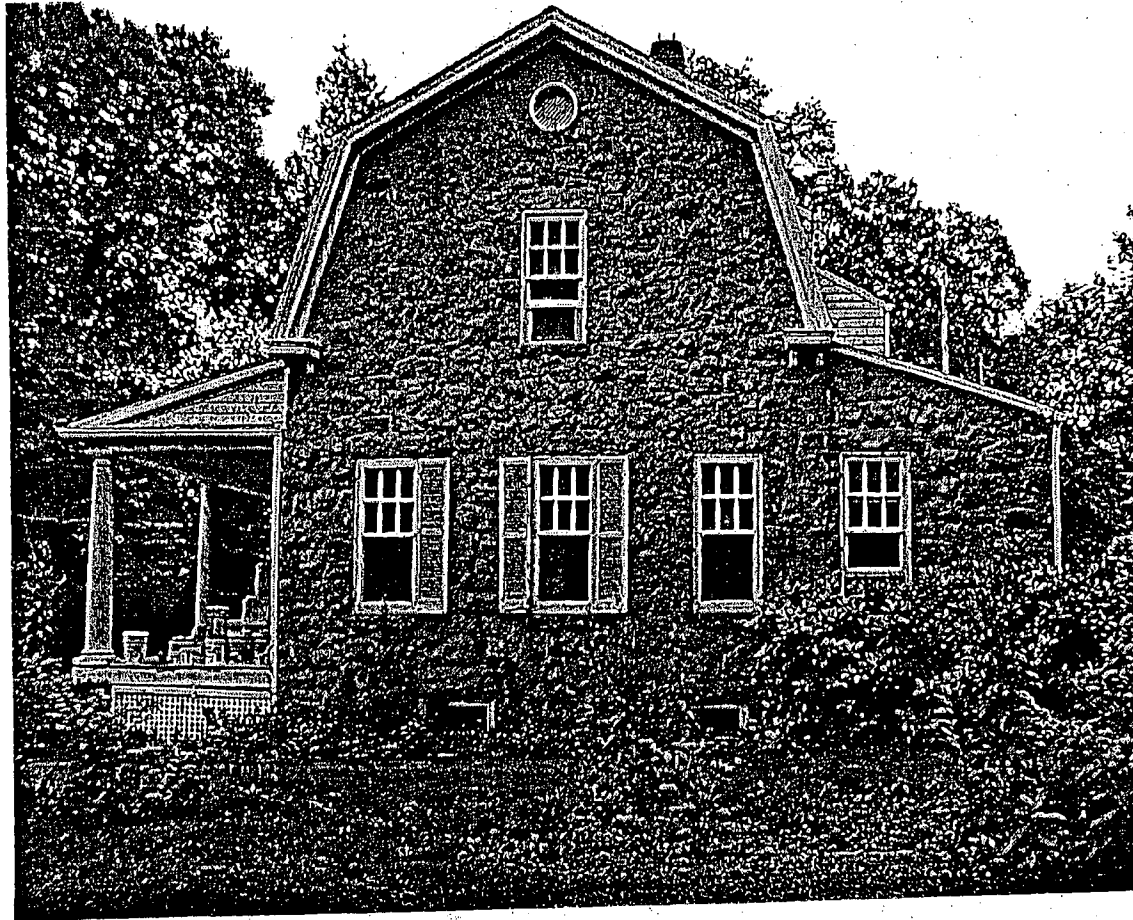
5004 River Road Rear Elevation

15



5004 River Road Southeast Side Elevation

16



5004 River Road Northwest Side Elevation

161

DS Kelly @ Comcast.net

ADJ & cont owner?
for River Rd

perch - shingle or standing seam

lower patch

composite shingle

near / front cedar

- wood windows etc w/ nypic or alumina clad or finish

- 1x4 nypic molding w/ back band on windows

- 2nd story to rot back 1' from 1st story

- set in 2' on either side

- oak trimmer - about stone walls

- window Δ's to openings -

- stone walls remaining

- 15' wide addition

- masonry comparison

- wood changes

- railings - on first perch

David Kelly 3/9/03



Date: February 27, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit Application #331131, for relocation and addition to house at 5004 River Road, **Sarah L. Brown House** – *Locational Atlas* Resource # 35/152

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 conditions:**

1. The construction of an addition at the rear of the house is approved – see attached stamped drawings.
2. The building will be secured and weatherproofed.
3. All materials being removed from the house as part of the relocation project will be secured and protected so they can be reused once the house is relocated.
4. Shutters will be re-installed on all elevations except the left side elevation.

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

Applicant: David Kelly

Address: 5004 River Road, Bethesda
Locational Atlas Resource # 35/152, **Sarah L. Brown House**

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Kelly
Daytime Phone No.: 301 654-6639

Account No.: _____

Name of Property Owner: David Kelly Daytime Phone No.: 301 654-6639
Address: 5207 Norway Dr. Chevy Chase MD. 20815
Street Number City Street Zip Code

Contractor: Kelly Co. Phone No.: 301 654 6639

Contractor Registration No.: 12400

Agent for Owner: David Kelly Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5004 River Rd Street
Town/City: Bethesda Nearest Cross Street: Greenway Dr. / Ventnor Rd
Lot: _____ Block: _____ Subdivision: Green Acres
Liber: 2197 Folio: 109 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Install
- Wreck/Raze
- 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: \$ 125,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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 of owner or authorized agent

Date

1.30.04

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Jason C. Velazquez Date: 2/27/04

Application/Permit No.: 331131 Date Filed: 1/30/04 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Relocate the "Sarah Brown" house approx
70' closer to RIVER RD. (see site plan
for new position) & construct an addition
to the rear.

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

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.

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

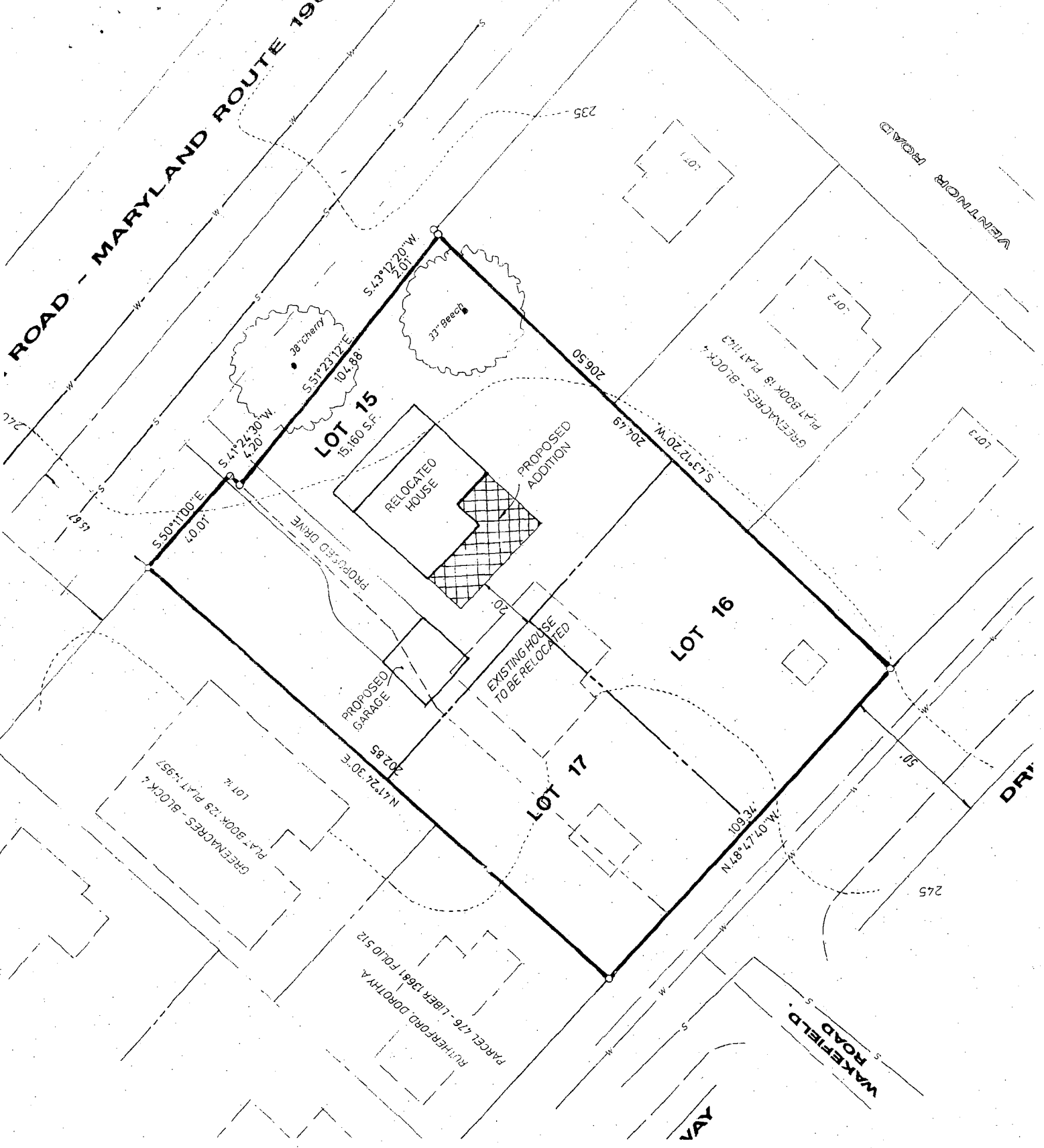
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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).

ROAD - MARYLAND ROUTE 190

WENTWORTH ROAD MONTGOMERY



APPROVED
 Montgomery County
 Historic Preservation Commission

Juan C. Velazquez

Dziuba and Son, Inc.
R.R. 2, Box 157-G
Millerton, PA 16936
Telephone: (570) 549-6683
Fax: (570) 549-6684

Kelly Development Co.
5207 Norway Drive
Chevy Chase, MD 20815

February 3, 2004

Dear Dave:

You have asked me to explain the process I will utilize when moving the stone house located at 5004 River Road in Bethesda, Maryland. The following steps may help you to better visualize the process we will use to move this building.

Step 1: Once our equipment is on site, we will excavate around the perimeter of the house at a depth of 2-3 feet to allow room for insertion of our steel beams.

Step 2: We will place cribbing in the basement where jacking points will be located.

Step 3: We will create holes in the stone large enough for our steel beams to be inserted.

Step 4: Steel beams will then be inserted.

Step 5: We will then place blocking and wedges on top of the beams followed by tuck pointing grout to create a level place to pick up from.

Step 6: Front door and windows will be shored. It may be necessary to remove the moldings and framework around the windows to make sure it is solidly cribbed. This will prevent any movement in the masonry. This decision will not be made until we are working on site however.

Step 7: We will then elevate the building through the use of a unified jacking system. All jacks will be synchronized together creating a completely unified lift.

Step 8: The stone foundation will then be removed creating a clear pass for the movement of the building.

Step 9: Excavation will then be carried out for the new foundation.

Step 10: We will then proceed to move the building to its new location using one of two methods. We will either use house moving dollies or steel beams and rollers. This decision will be made once we are farther along in the process.

Step 11: Once the building is moved we will transit the building off level at the desired new basement height.


Step 12: The masons will then plumb down from the corners find the location of the footers and proceed to erect a new foundation tucking it tightly to the house.

Step 13: Once the foundation is complete, we will remove our steel jacks and cribbing.

Step 14: Masons will then fill the holes where the beams were located.

I hope that you find this explanation of the process to be helpful. If you have any further questions, please feel free to call.

Sincerely,


Steven Dziuba
President



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 27, 2004

MEMORANDUM

TO: Local Advisory Panel/Town Government

FROM: Michele Naru, Historic Preservation Planner
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit Application – HPC Decision

The Historic Preservation Commission reviewed this project on **February 25, 2004**. A copy of the HPC decision is enclosed for your information.

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

file



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 27, 2004

MEMORANDUM

TO: David Kelly

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #331131, for relocation of house at 5004 River Road, **Sarah L. Brown House** – *Locational Atlas* Resource # 35/152

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping, if applicable. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 27, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 331131

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 conditions:**

1. The construction of an addition at the rear of the house is approved in concept, noting that the specific details and design must be reviewed and approved by the HPC through a subsequent HAWP application.
2. All windows, doors and shutters will be retained and rehabilitated.
3. The building will be secured and weatherproofed.
4. All materials being removed from the house as part of the relocation project will be secured and protected so they can be reused once the house is relocated.

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

Applicant: David Kelly

Address: 5004 River Road, Bethesda
Locational Atlas Resource # 35/152, **Sarah L. Brown House**

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



March 31, 2004

Reggie Jetter, Chief
Casework Management Division
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Mr. Jetter,

This letter is to confirm that the Historic Preservation Commission noticed the adjacent and confronting owners by mail, as well as published a legal ad in the Montgomery Journal, no later than one week in advance of the February 25th meeting at which the HPC approved the plans to relocate and construct a rear addition on the house at 5004 River Road. Please see attached HPC approval memorandum for more details.

If you have any questions, please do not hesitate to contact me at (301) 563-3400.

Sincerely,

Michele Naru
Senior Planner

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5004 River Road, Bethesda Meeting Date: 02/25/04
 Resource: Locational Atlas Resource # 35/152 Report Date: 02/18/04
 Sarah Loughborough Brown House
 Review: HAWP Public Notice: 02/11/04
 Case Number: 35/152-04A Tax Credit: N/A
 Applicant: David Kelly Staff: Michele Naru
 Proposal: House Relocation
 Recommendation: Approval with Conditions

STAFF RECOMMENDATION: Staff recommends that the Historic Preservation Commission (HPC) approve this HAWP application with the following conditions:

1. The construction of an addition at the rear of the house is approved in concept, noting that the specific details and design must be reviewed and approved by the HPC through a subsequent HAWP application.

2. All windows, doors and shutters will be retained and rehabilitated.

If the asphalt shingle roof is in need of replacement, the roofing material will be cedar shake to be consistent with the existing materials.

4. secure all materials being removed from house

to be addressed @ addition HPC

BACKGROUND INFORMATION:

On September 12, 2003, David Scribner, President of the Green Acres and Glen Cove Citizens Associations, requested the above referenced site be added to the *Locational Atlas*. The owner of the property, David Kelly, filed a demolition permit application on September 10, 2003 (Demolition Permit #318162). The 0.66-acre property was the subject of a preliminary plan of subdivision to create four lots (1-04005). The Development Review Committee reviewed a subdivision proposal on September 8, 2003.

The HPC reviewed this case at its September 24, 2003 meeting and unanimously recommended that the property be added to the *Locational Atlas*. The Commission feels that the house meets designation criteria 1a, 1d, 2 a and 2 c (see attached Historic Preservation Ordinance criteria.)

Following the HPC review, the Planning Board evaluated the historic merits of the resource on January 8, 2004. The Planning Board found that the resource warranted inclusion on the *Locational Atlas*; as such the demolition permit will be subject to the provisions of Chapter 24A-10 of the Historic Preservation Ordinance.

On January 14, 2004, the HPC reviewed a subdivision proposal for the subject property. The Commission made a recommendation to the Planning Board to approve the subdivision plan with the conditions that:

- The relocation of, renovation of, and any proposed addition to the existing house are subject to a voluntary design review by the HPC through the Historic Area Work Permit process.
- The renovation of the existing house is to occur generally concurrently with the rest of the subdivision and is to be completed within 24 months of record plat.

On January 22, 2004, the Planning Board approved the proposed subdivision plan #1-04005 (revised 11/19/03) with the conditions that:

- Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the master plan unless otherwise designated on the preliminary plan.
- Access and improvements including an 8-foot bike path along River Road (MD190) as required by MDSHA prior to issuance of access permits.
- The term "denied access" is to be placed on the final record plat along the property that abuts (MD 190) except for the driveway locations approved by MDSHA.
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- The renovation of the existing house is to occur generally concurrently with the rest of the subdivision and is to be completed within 24 months of record plat.
- This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or request for an extension must be filed.
- Other necessary easements.

PROPOSAL:

The applicant proposes to move the existing house forward on the property approximately

50 feet and place it on a 15,160 square foot lot fronting on River Road (Lot 15 on the approved subdivision plan).

STAFF DISCUSSION:

The owner has consulted with a house moving company, Dziuba and Son, Inc., and believes it is viable to move the existing structure (the proposed contractor's website pages and description of work are attached on circles 9-13).

Although moving a historic building is typically only done as a last resort, in this case moving the building is the only way of assuring its preservation. The house would still have its historic orientation to River Road and, although the land associated with the structure would be decreased, the remaining 15,160 square foot lot would still be larger than other nearby lots and would remain a special and unique property in the neighborhood. Staff finds that the relocation of this dwelling does not significantly alter the historic resource such that future *Master Plan* evaluation would be precluded.

Additionally, the applicant has shown on the proposed plan a footprint of a proposed rear addition. This rear addition is being illustrated for conceptual purposes only. Generally, the Commission supports rear additions onto its *Locational Atlas* resources and *Master Plan* sites. Although not typically done with *Locational Atlas* resources, as part of the subdivision approval, the applicant is required to submit a HAWP application for the Commission's review and approval for this rear addition. Staff does not object to this concept, yet asks that as the applicant is developing a design for the addition they focus on a design that meets the following criteria:

1. Retainment of all stonewalls on the rear façade. – even if they must be used in an interior space.
2. If the addition is to be two stories in height, the height of the addition will be a minimum of 1' lower than the height of the existing house.
3. The building materials proposed for the addition will be compatible with the existing stone and cedar shakes.
4. The proposed addition will not extend beyond the existing side elevations of the house and will be stepped in a minimum of 6".

Finally, as the applicant is rehabilitating the historic house, staff asks that if the asphalt shingle roof is in need of replacement, the asphalt will be replaced with cedar shakes and the historic doors, windows and shutters will be rehabilitated and will utilize exterior, storm windows for energy efficiency.

STAFF RECOMMENDATION :

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

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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 #2 and #6 :

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Kelly
Daytime Phone No.: 301 654-6639

Account No.: _____

Name of Property Owner: David Kelly Daytime Phone No.: 301 654-6639

Address: 5207 Norway Dr. Chevy Chase MD. 20815
Street Number City Street Zip Code

Contractor: Kelly Co. Phone No.: 301 654 6639

Contractor Registration No.: 12400

Agent for Owner: David Kelly Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5004 River Rd Street
Town/City: Bethesda Nearest Cross Street: Greenway Dr. / Ventnor Rd
Lot: _____ Block: _____ Subdivision: Green Acres
Liber: 2197 Folio: 109 Parcel: _____

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: \$ 125,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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 of owner or authorized agent

Date

1.30.04

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 331131 Date Filed: 1/30/04 Date Issued: _____

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

Owner's mailing address	Owner's Agent's mailing address
David Kelly 5209 Norway Dr Chevy Chase, MD. 20815	
Adjacent and confronting Property Owners mailing addresses	

ADJACENT OWNERS LIST
GREENACRES

Michael D. & D.A. Coleman
5016 River Road
Bethesda, MD 20816-2827

Glenn M. Windel, et al Tr.
610 Mission Hill Road
Boynton Beach, FL 33435

Dorothy A. Rutherford
109 Greenway Drive
Bethesda, MD 20816

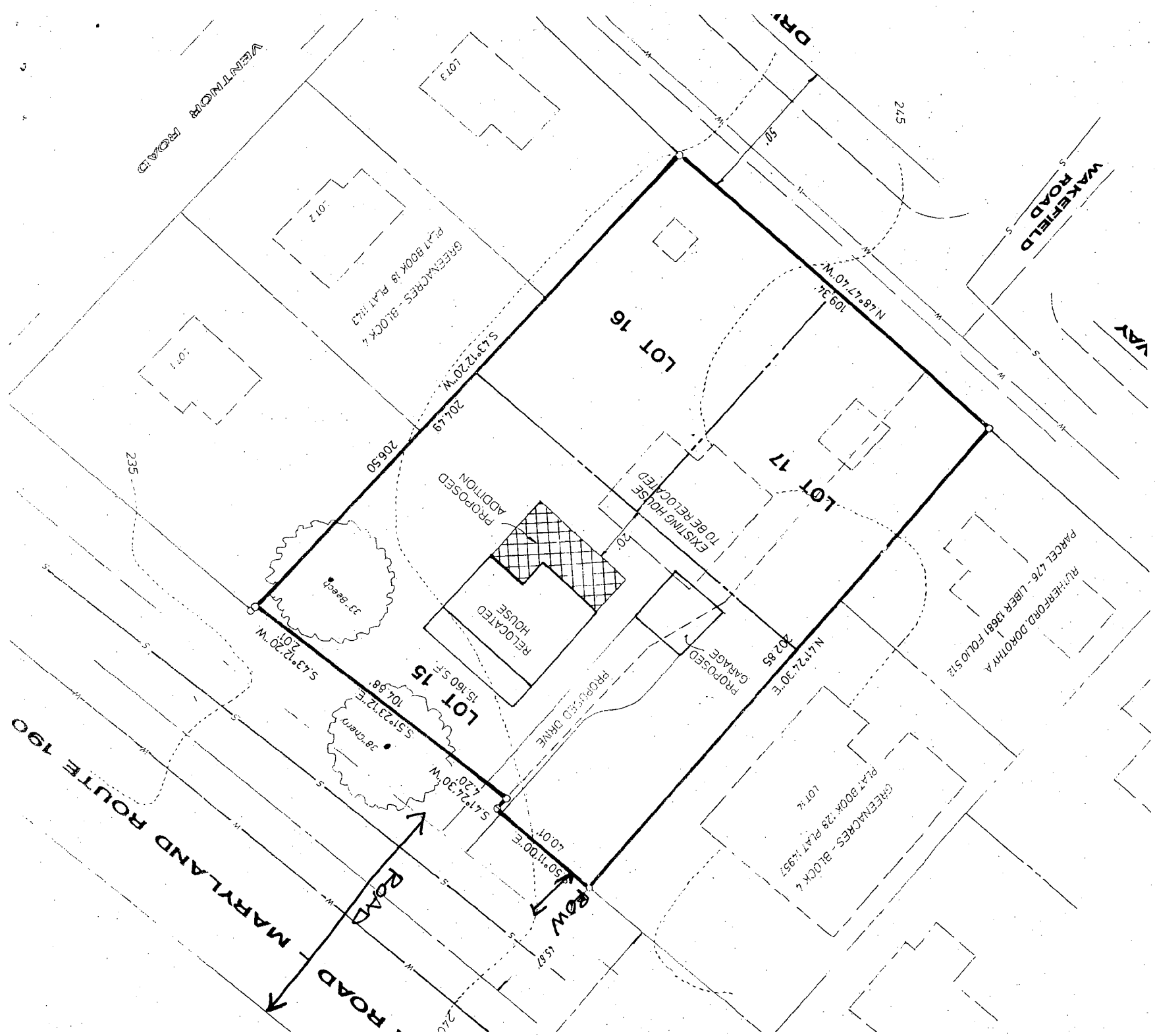
Mariana Griff
5324 Wakefield Road
Bethesda, MD 20816-2840

David Lloyd
Judith Agusti
5327 Wakefield Road
Bethesda, MD 20816

George Kjellstrom
314 Ventnor Road
Bethesda, MD 20816-2839

Andrew J. Forman
Amy I. Goldfarb
5316 Ventnor Road
Bethesda, MD 20816-2839

Jonathan M & D.M. Hill
5318 Ventnor Road
Bethesda, MD 20816



Dziuba and Son, Inc.
R.R. 2, Box 157-G
Millerton, PA 16936
Telephone: (570) 549-6683
Fax: (570) 549-6684

Kelly Development Co.
5207 Norway Drive
Chevy Chase, MD 20815

February, 3, 2004

Dear Dave:

You have asked me to explain the process I will utilize when moving the stone house located at 5004 River Road in Bethesda, Maryland. The following steps may help you to better visualize the process we will use to move this building.

Step 1: Once our equipment is on site, we will excavate around the perimeter of the house at a depth of 2-3 feet to allow room for insertion of our steel beams.

Step 2: We will place cribbing in the basement where jacking points will be located.

Step 3: We will create holes in the stone large enough for our steel beams to be inserted.

Step 4: Steel beams will then be inserted.

Step 5: We will then place blocking and wedges on top of the beams followed by tuck pointing grout to create a level place to pick up from.

Step 6: Front door and windows will be shored. It may be necessary to remove the moldings and framework around the windows to make sure it is solidly cribbed. This will prevent any movement in the masonry. This decision will not be made until we are working on site however.

Step 7: We will then elevate the building through the use of a unified jacking system. All jacks will be synchronized together creating a completely unified lift.

Step 8: The stone foundation will then be removed creating a clear pass for the movement of the building.

Step 9: Excavation will then be carried out for the new foundation.

Step 10: We will then proceed to move the building to its new location using one of two methods. We will either use house moving dollies or steel beams and rollers. This decision will be made once we are farther along in the process.

Step 11: Once the building is moved we will transit the building off level at the desired new basement height.

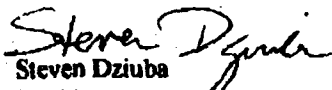
Step 12: The masons will then plumb down from the corners find the location of the footers and proceed to erect a new foundation tucking it tightly to the house.

Step 13: Once the foundation is complete, we will remove our steel jacks and cribbing.

Step 14: Masons will then fill the holes where the beams were located.

I hope that you find this explanation of the process to be helpful. If you have any further questions, please feel free to call.

Sincerely,


Steven Dziuba
President

Dziuba and Son, Inc.

Building Moving and Raising

In business since 1972

Serving Pennsylvania, New York, New Jersey, Maryland, and northern Virginia.

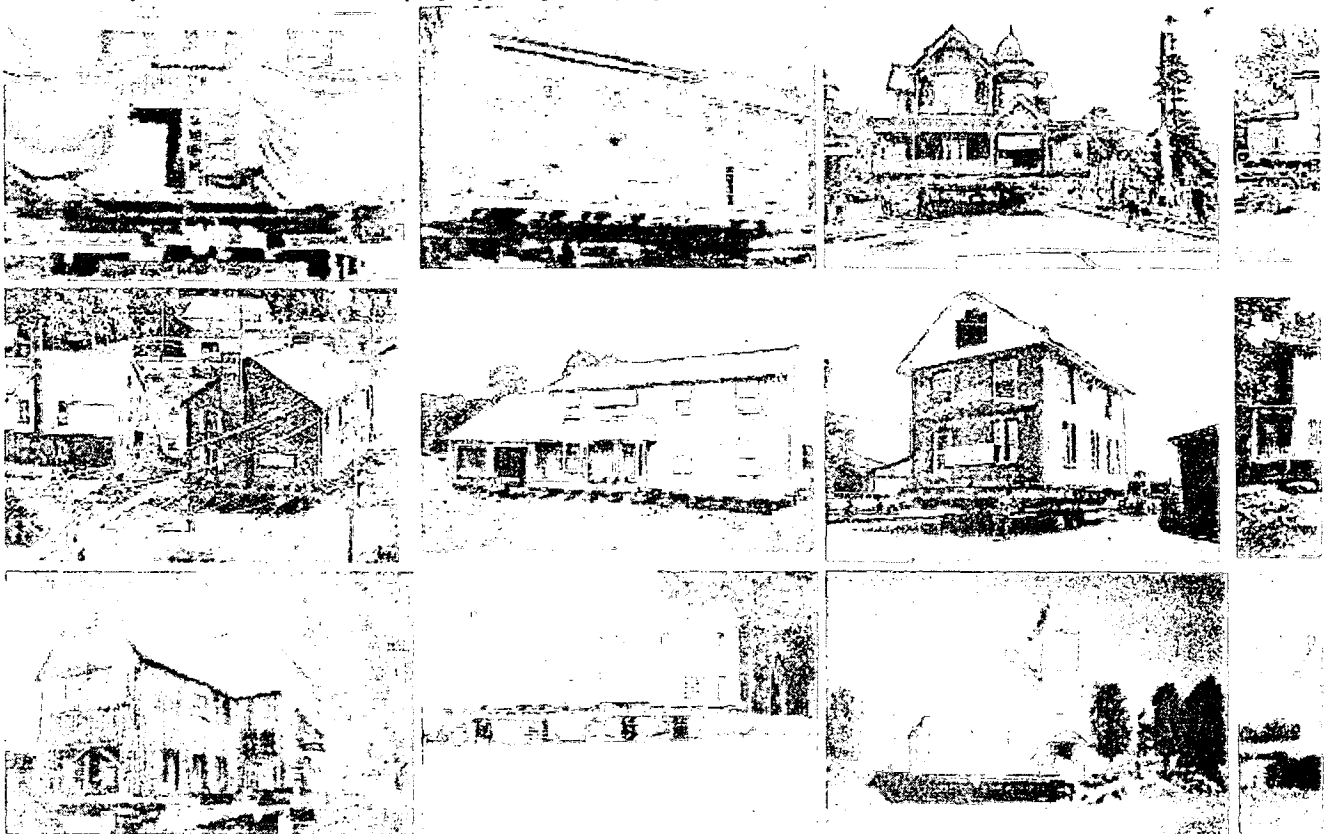
Moving and/or raising everything from brick mansions to doublewides *intact* (frame, brick or stone).

No basement? We can also excavate under your existing home for a new foundation.

If you would like an estimate, please email photos of your home to dziubabm@npacc.net, and include your phone number.

Dziuba and Son, Inc.
R.R. 2, Box 157-G, Millerton, PA 16936
Telephone: (570)549-MOVE(6683)
Fax: (570)549-6684
e-mail: dziubabm@npacc.net
Web: www.dziubabuildingmovers.com

Click on a picture to see a closeup of a few of our projects.





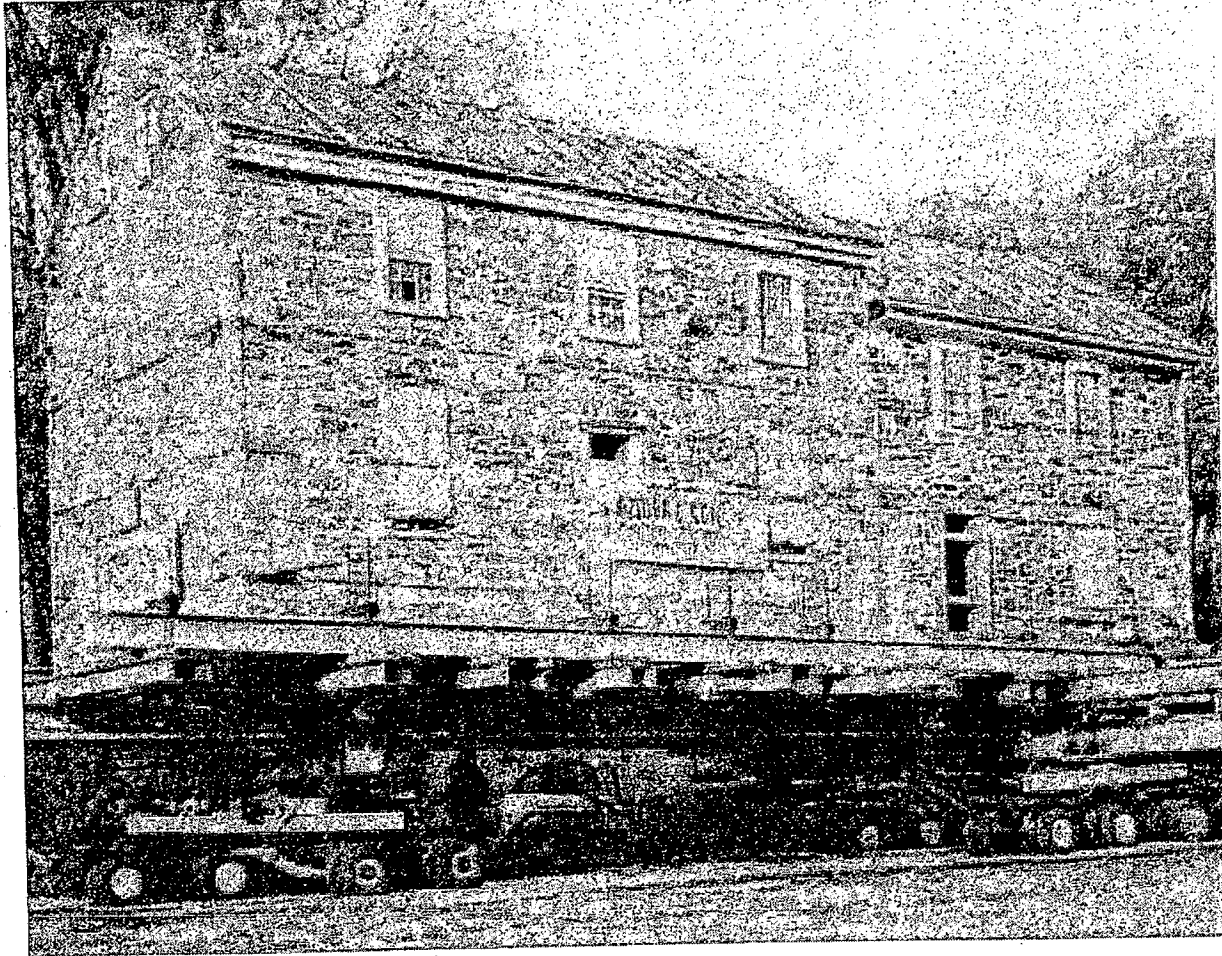
12

Dziuba and Son, Inc.

Building Moving and Raising

Phone 570-549-MOVE (570-549-6683)

Click the Back button on your browser to return to the main page.



Stone House in New Hope, PA, 2002

13



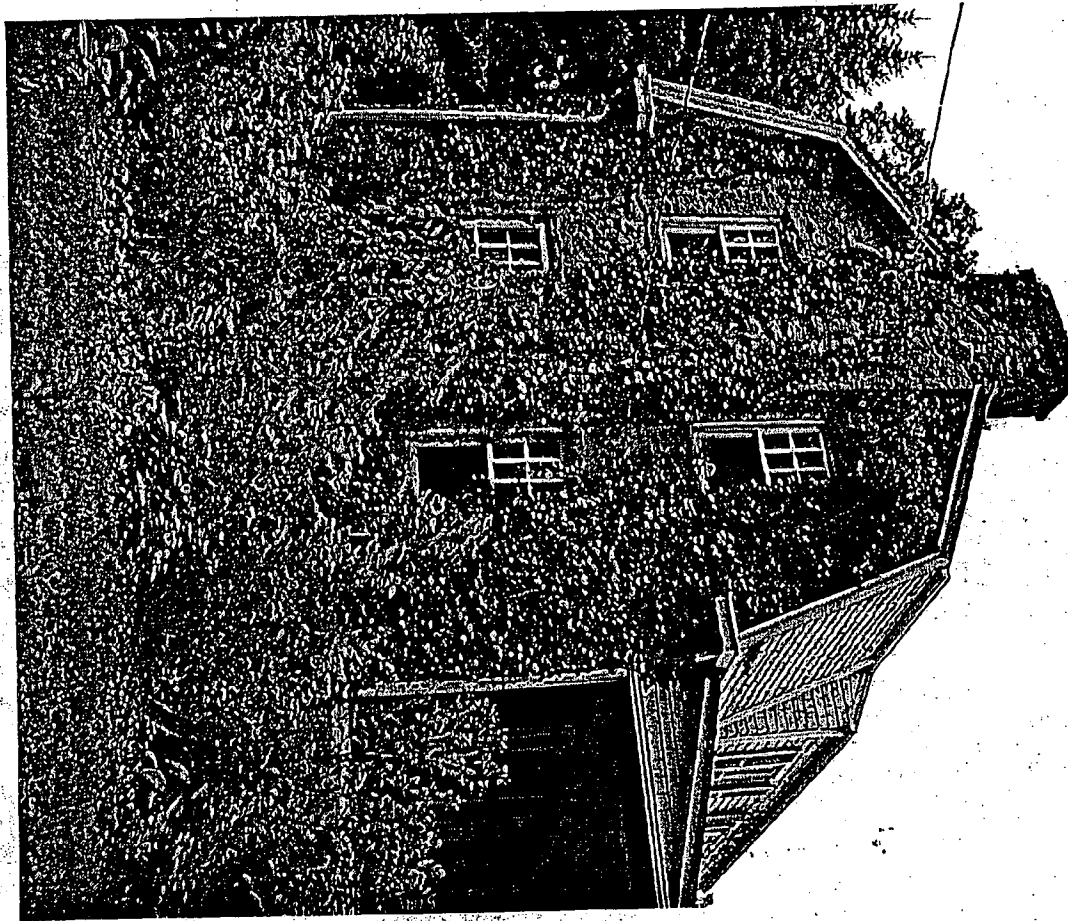
5004 River Road Front Elevation

14



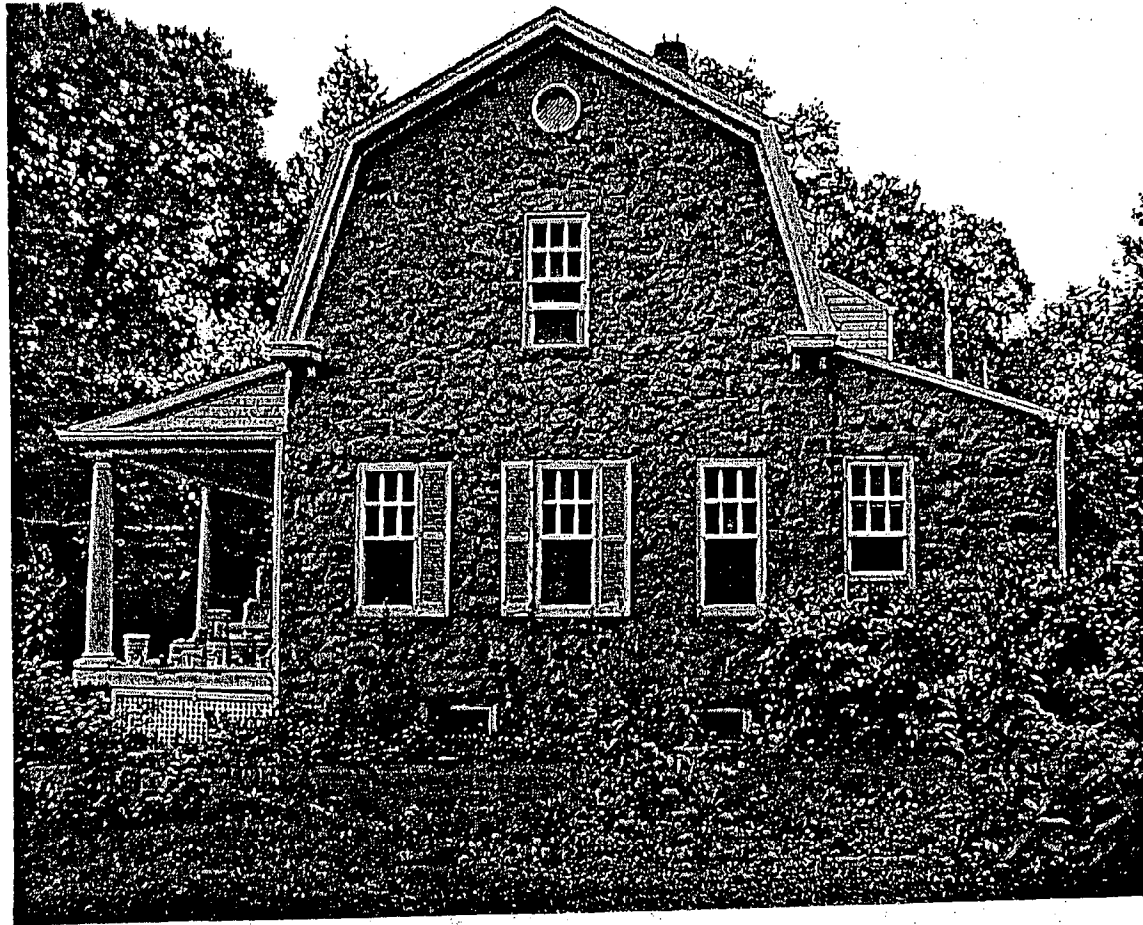
5004 River Road Rear Elevation

15



5004 River Road Southeast Side Elevation

16



5004 River Road Northwest Side Elevation

17

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5004 River Road, Bethesda **Meeting Date:** 02/25/04
Resource: *Locational Atlas* Resource # 35/152 **Report Date:** 02/18/04
 Sarah Loughborough Brown House
Review: HAWP **Public Notice:** 02/11/04
Case Number: 35/152-04A **Tax Credit:** N/A
Applicant: David Kelly **Staff:** Michele Naru
Proposal: House Relocation
Recommendation: Approval with Conditions

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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Kelly
Daytime Phone No.: 301 654-6639

Tax Account No.: _____

Name of Property Owner: David Kelly Daytime Phone No.: 301 654-6639
Address: 5207 Norway Dr. Chase MD 20815
Street Number City State Zip Code

Contractor: Kelly Co. Phone No.: 301 654 6639

Contractor Registration No.: 12400

Agent for Owner: David Kelly Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5004 River Rd Street: _____
Town/City: Bethesda Nearest Cross Street: Greenway Dr./Ventnor Rd
Lot: _____ Block: _____ Subdivision: Green Acres
Liber: 2197 Folio: 109 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|--|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input checked="" type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <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: \$ 125,000.

1C. If this is a revision of a previously approved active permit, see Permit # NO

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]
Signature of owner or authorized agent

1.30.04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 331131 Date Filed: 1/30/04 Date Issued: _____

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

Owner's mailing address	Owner's Agent's mailing address
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Adjacent and confronting Property Owners mailing addresses	

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Glenn M. Windel, et al Tr.
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Andrew J. Forman
Amy I. Goldfarb
5316 Ventnor Road
Bethesda, MD 20816-2839

Jonathan M & D.M. Hill
5318 Ventnor Road
Bethesda, MD 20816

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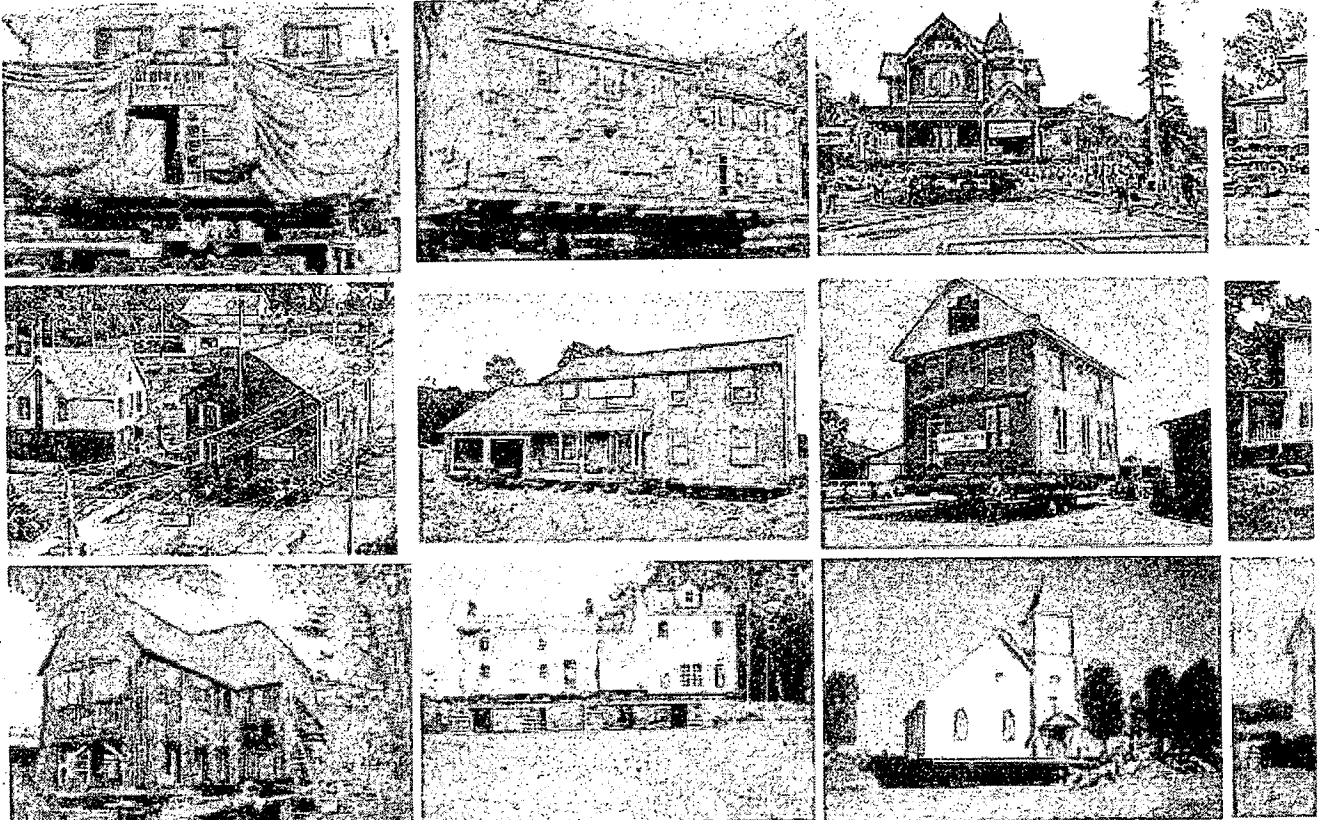
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e-mail: dziubabm@npacc.net
Web: www.dziubabuildingmovers.com

Click on a picture to see a closeup of a few of our projects.





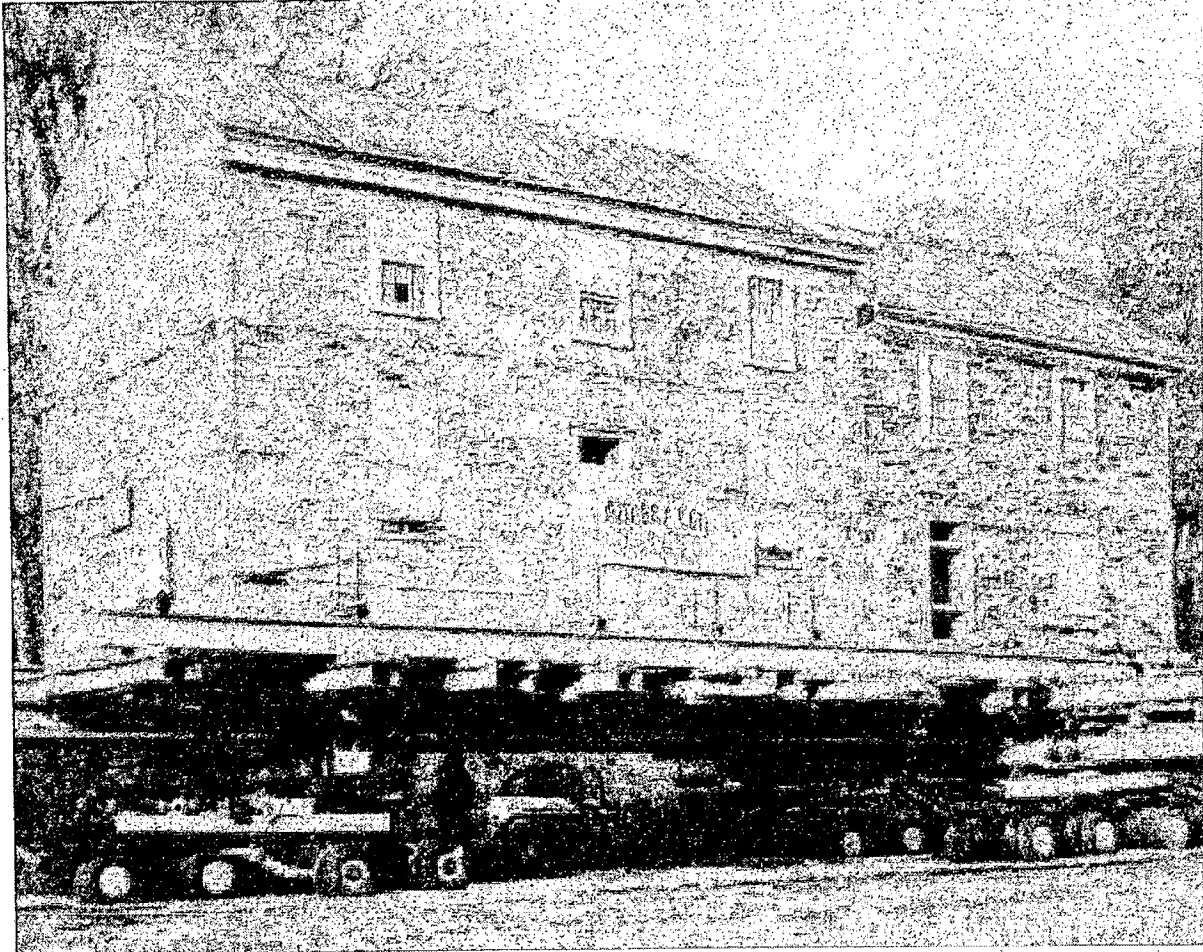
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Dziuba and Son, Inc.

Building Moving and Raising

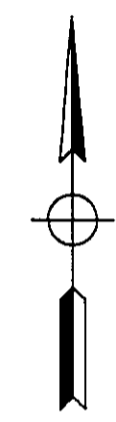
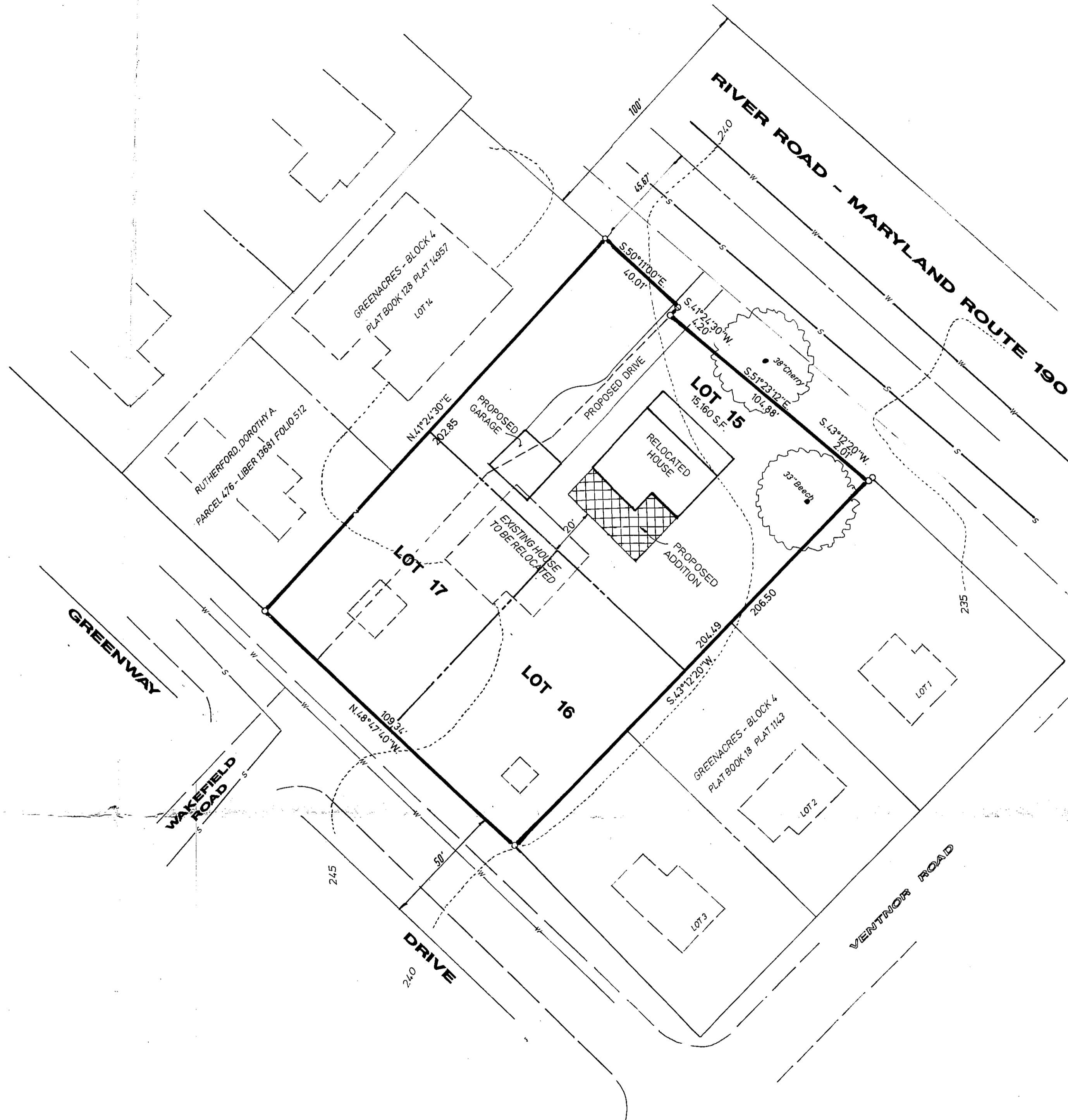
Phone 570-549-MOVE (570-549-6683)

Click the Back button on your browser to return to the main page.

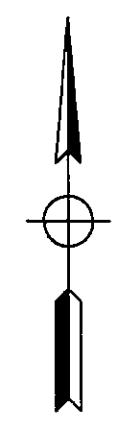
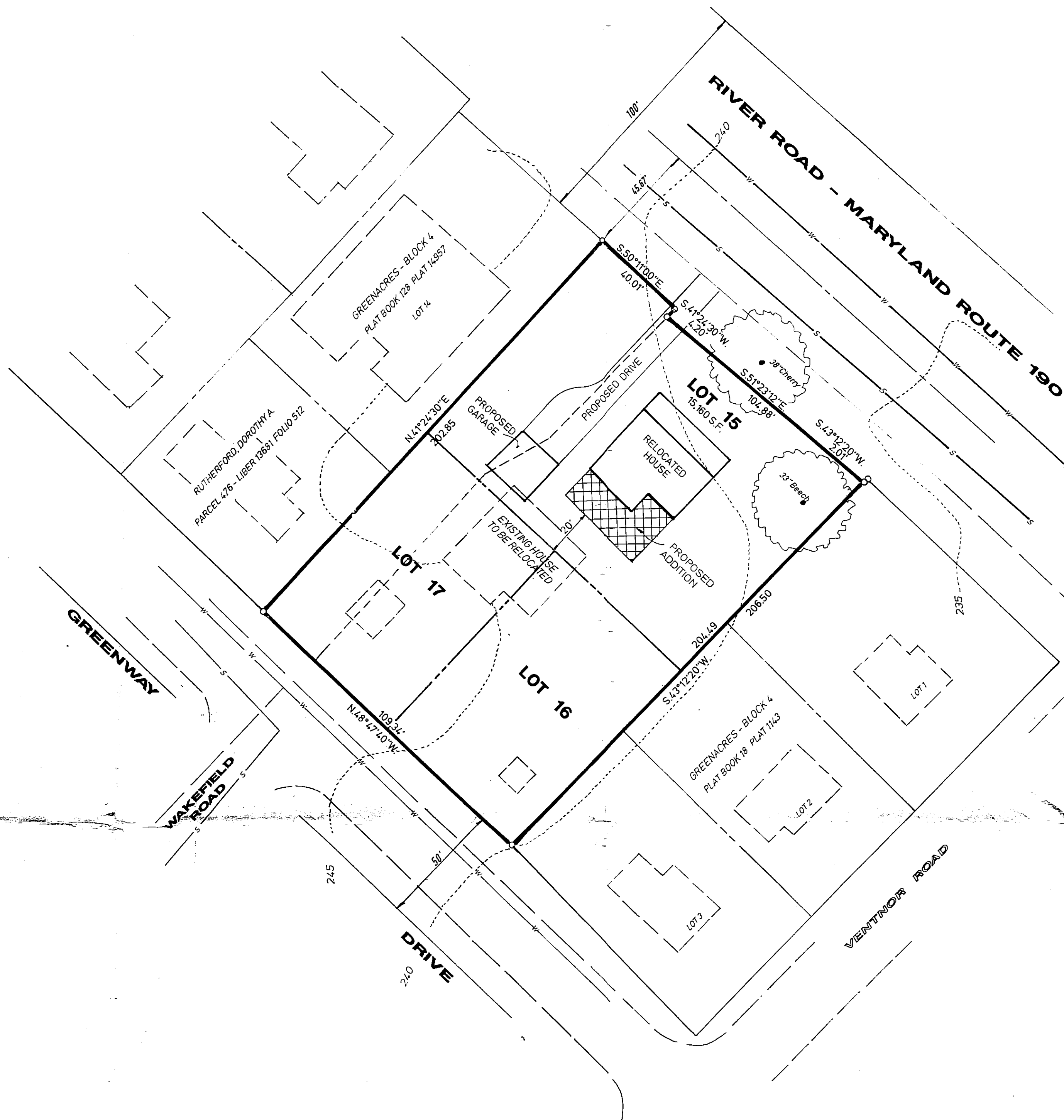


Stone House in New Hope, PA, 2002

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TAX MAP	HM 123	200 SHEET	207 NW 5	2000 Ed. PAGE 40 GRID K-3
REVISIONS:		VICINITY MAP		SCALE: 1" = 2,000'
PREPARED FOR:	DAVID KELLY 5207 NORWAY DRIVE CHEVY CHASE, MD 20815			
TITLE	SITE PLAN			
	PROPOSED LOT 15 GREENACRES BETHESDA ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
	WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 354-A Hungerford Drive, Rockville, MD 20850 Tele. (301) 309-8600 Fax: (301) 309-8603			
SCALE	DATE	PROJ. NO.	SHEET NO.	
1" = 30'	JANUARY, 2004	96202B	1 of 1	



TAX MAP HM 123	200 SHEET 207 NW 5	2000 Ed. PAGE 40 GRID K-3 ADC MAP
REVISIONS:	VICINITY MAP	SCALE: 1" = 2,000'
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SCALE 1" = 30'	DATE JANUARY, 2004	PRJ. NO. 962028
		SHEET NO. 1 of 1



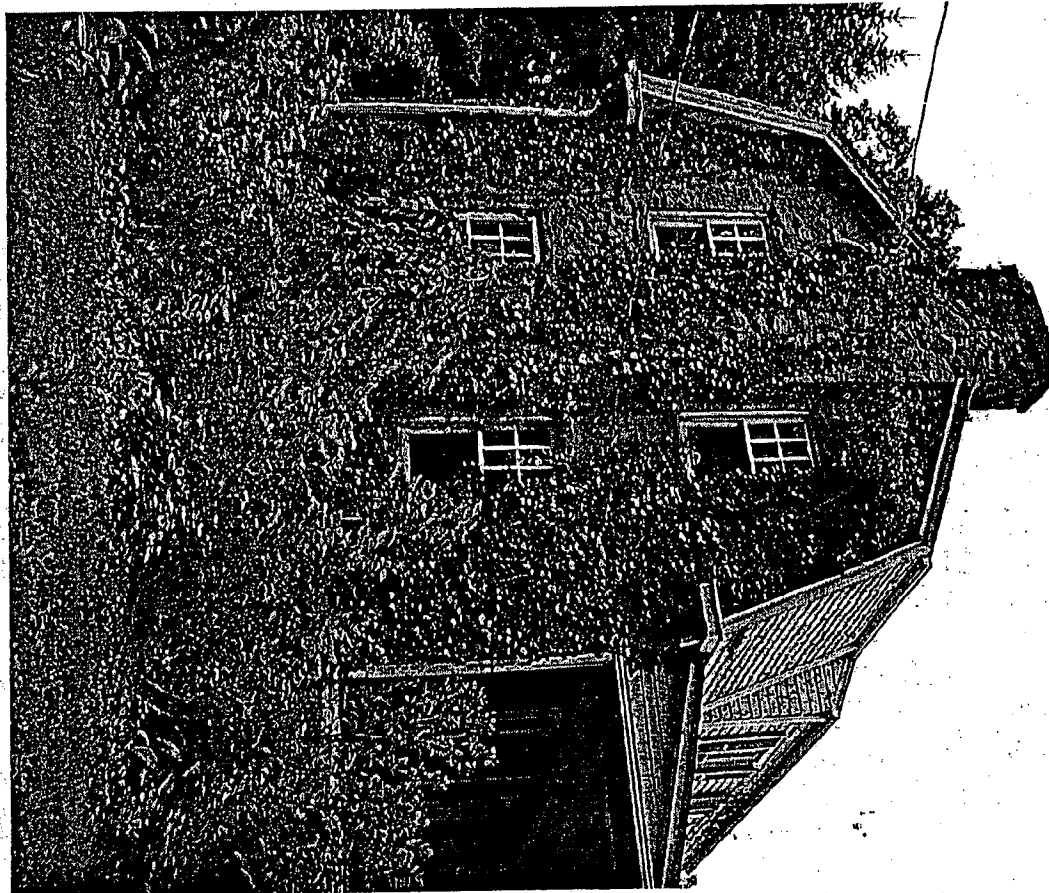
5004 River Road Front Elevation

14



5004 River Road Rear Elevation

15



5004 River Road Southeast Side Elevation

16



5004 River Road Northwest Side Elevation

167

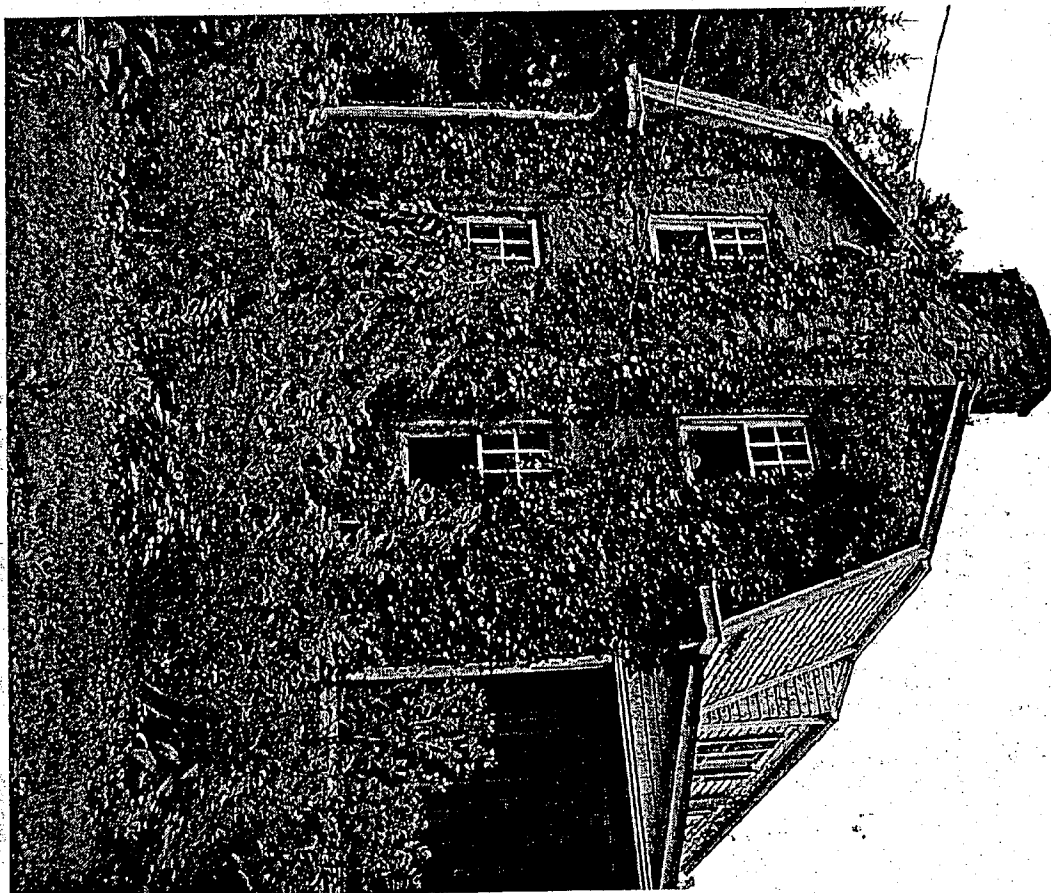


5004 River Road Rear Elevation



5004 River Road Front Elevation

16



5004 River Road Southeast Side Elevation



5004 River Road Northwest Side Elevation

INSTRUCTIONS FOR FILING A HISTORIC AREA WORK PERMIT APPLICATION

All applications for proposed exterior work involving properties listed on the Montgomery County Master Plan for Historic Preservation, either as individual historic sites or as properties within a historic district, require the approval of the Montgomery County Historic Preservation Commission (HPC).

The HPC, staffed by Historic Preservation Planners who work at M-NCPPC, reviews proposals for new construction, demolition, and exterior alterations through the mechanism of the Historic Area Work Permit (HAWP) process. You are encouraged to discuss proposals for major work with the staff in advance of filing a HAWP. For information or to make an appointment, call the HPC staff at M-NCPPC: 301.563.3400.

The HAWP Application Process

***** HAWP applications are obtained from and returned to the Department of Permitting Services (DPS), 255 Rockville Pike, Rockville, 240.777.6370. The application requirements depend on the nature of the proposed project and are listed on the attached checklist. Your application must be complete before it will be accepted by DPS staff. DO NOT FILE YOUR APPLICATION AT M-NCPPC!

Typically, HPC public meetings are held on the second and fourth Wednesdays of each month. The firm deadline for filing a HAWP is the Wednesday three weeks prior to each meeting. You are notified by mail of the scheduled meeting date, time, and location, and are normally expected to attend.

Some historic districts have Local Advisory Panels (LAPs), groups of volunteer citizens which assist the HPC by reviewing HAWP applications and forwarding comments for the public record. Further information on Local Advisory Panels and their role in the HAWP review can be provided by the HPC staff. In addition, adjacent and confronting property owners, whose names and addresses are provided by you on the application, are notified by mail that you have filed a HAWP application.

Actions After HAWP Review Hearing

If the HPC approved the HAWP application, it is returned to DPS for issuance of the HAWP. Subsequently, a copy of the approved HAWP and the stamped plans are mailed to the property owner and must be presented to DPS officials in order to obtain a Building Permit.

If you are not satisfied with the decision of the HPC, you can submit a revised application or appeal the decision to the County Board of Appeals, which will hear the original application de novo (that is, starting fresh with a new hearing) and render its own decision.

How to Obtain a Historic Area Work Permit

Before you can make exterior alterations to a property you own that is listed on the *Master Plan for Historic Preservation* or located in a *Master Plan* historic district, you need an approved Historic Area Work Permit (HAWP).

Even though it is the Historic Preservation Commission (HPC) which reviews HAWPs, you must file all applications for HAWPs and for County building permits with the Department of Permitting Services (DPS) in Rockville. There is no filing fee for HAWPs. Please contact DPS directly at 240.777.6370 to receive a HAWP application in the mail.

The HPC is staffed by Historic Preservation planners at the Maryland-National Capital Park and Planning Commission in Silver Spring. For questions and information on filling out a HAWP application, the HAWP application review process, dates of upcoming HPC meetings, and technical information on sound preservation techniques and maintenance of historic structures, please contact the HPC staff:

Historic Preservation
Commission
8787 Georgia Avenue
Silver Spring, MD 20910
Phone: 301.563.3400
Fax: 301.563.3412

1. Fill out the HAWP application form and all attachments. You must provide the names and mailing addresses of whoever owns property next to, behind and across from yours. You must also provide graphic information about your proposal, including:
 - Two sets of scaled plans and elevations on paper no larger than 11" x 17" showing what currently exists and what you propose. Mark the scale and dimensions on each page, because the drawings will be reduced, photocopied, and circulated on 8 1/2" x 11" paper.
 - Photographs showing the building or site from the street and the areas where the work is proposed. Please affix the photos to 8 1/2" x 11" paper and label them.
 - A site plan (a zoning plat or survey can be used) showing the existing footprint of the building with the area of proposed changes or additions demoted. Indicate location of proposed fences with a dotted line.
 - Additional information such as a tree survey, a grading plan, and material specifications may be required depending on your project. If you plan to remove a healthy tree greater than 6" in caliper, you must provide a tree survey, with proposed replacements plantings.
2. Return your completed HAWP application to DPS in Rockville. Do not send it to the HPC in Silver Spring. You will be notified by mail when your case is scheduled before the HPC. This usually takes place within one month of filing and, by law, must take place within 45 days. The HPC usually meets the second and fourth Wednesdays of each month. To be on a particular meeting agenda, you must file your HAWP application 3 weeks before that meeting. Notice of the public meeting is published in the *Montgomery Journal* and sent to your neighboring property owners. If you live in a historic district, the Local Advisory Panel (LAP) receives a copy of your application.
3. At the HPC meeting, you will be given time to discuss your project and answer questions about it. Other interested

parties will also be offered an opportunity to testify. Staff will show slides of your property and make recommendations to the Commission. Comments, if any, from the LAP are also presented.

4. Following the testimony and discussion, the HPC votes in public on your application, basing its decision on criteria in the County's Historic Preservation Ordinance, the Secretary of the Interior's Standards, and any applicable guidelines. The HPC has three options:
 - Approve your application and instruct DPS to issue the HAWP for the work as proposed.
 - Approve the application subject to certain conditions.
 - Deny the HAWP.
5. In practice, *the majority of HAWP applications are approved as submitted or with conditions*. Following the HPC meeting, the signed, approved HAWP application is returned to DPS which then issues you a Historic Area Work Permit through mail. At the same time, HPC staff mails you a copy of your signed HAWP application with each page of your plans stamped as approved. If the HPC's conditions of approval require changes to the plans, the approved HAWP is not returned to DPS until you submit a revised set of plans to HPC staff. When you go to DPS to get your building permit, you must take your HPC-stamped plans and HAWP. Your building permit must match the stamped HPC set.

File HAWP Applications at:

Department of Permitting Services
255 Rockville Pike (Route 355) 2nd Floor
Rockville, MD 20850

- in the County government center in Rockville, across Hungerford Drive from the Rockville Metro station, at the intersection of Route 355 and Middle Lane

phone: 240.777.6370
(for general information or to request a HAWP application)

public hours: 7:30 a.m. to 3:30 p.m.
Monday - Friday

ADJACENT OWNERS LIST
GREENACRES

Michael D. & D.A. Coleman
5016 River Road
Bethesda, MD 20816-2827

Glenn M. Windel, et al Tr.
610 Mission Hill Road
Boynton Beach, FL 33435

Dorothy A. Rutherford
5009 Greenway Drive
Bethesda, MD 20816

Mariana Griff
5324 Wakefield Road
Bethesda, MD 20816-2840

David Lloyd
Judith Agusti
5327 Wakefield Road
Bethesda, MD 20816

Page Kjellstrom
5314 Ventnor Road
Bethesda, MD 20816-2839

Andrew J. Forman
Amy I. Goldfarb
5316 Ventnor Road
Bethesda, MD 20816-2839

Jonathan M & D.M. Hill
5318 Ventnor Road
Bethesda, MD 20816

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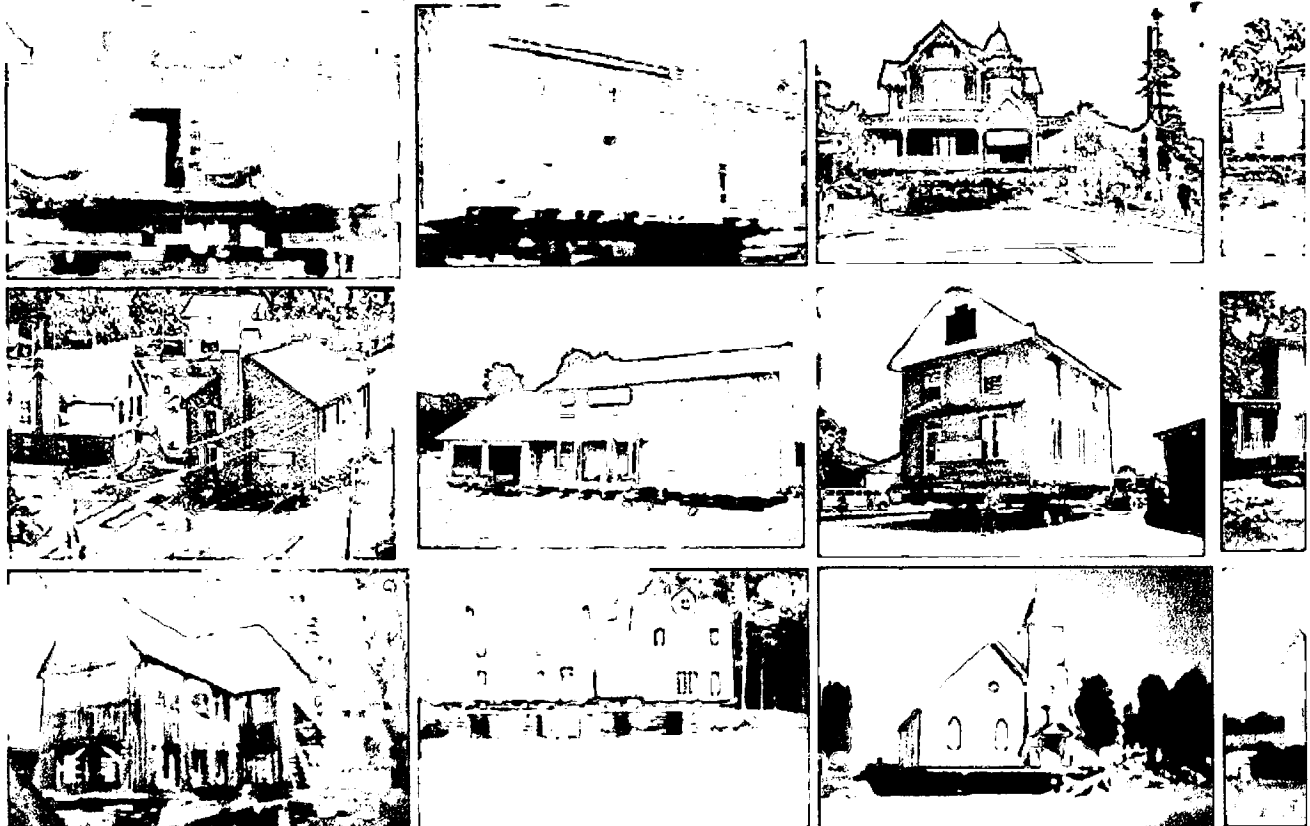
Moving and/or raising everything from brick mansions to doublewides *intact* (frame, brick or stone).

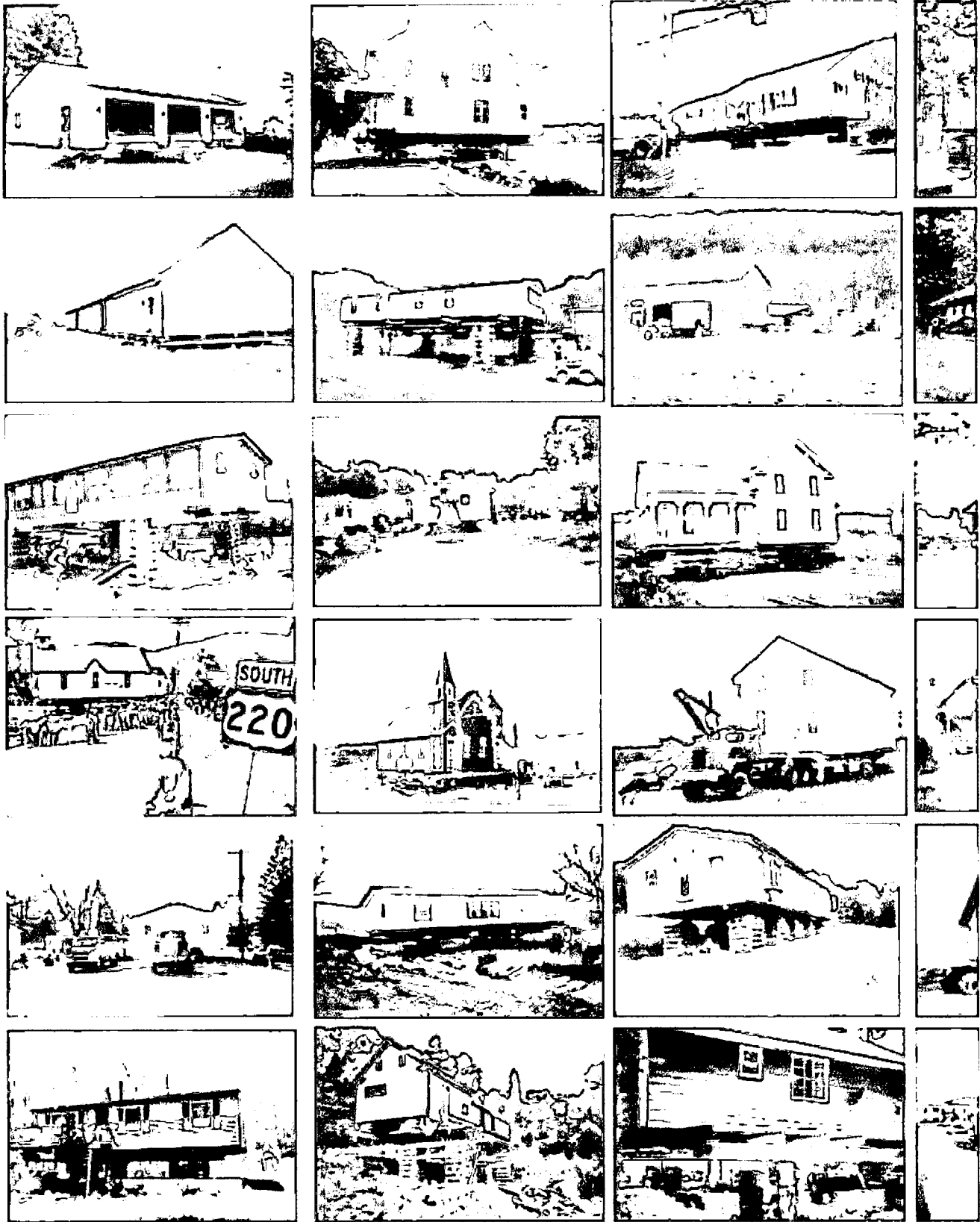
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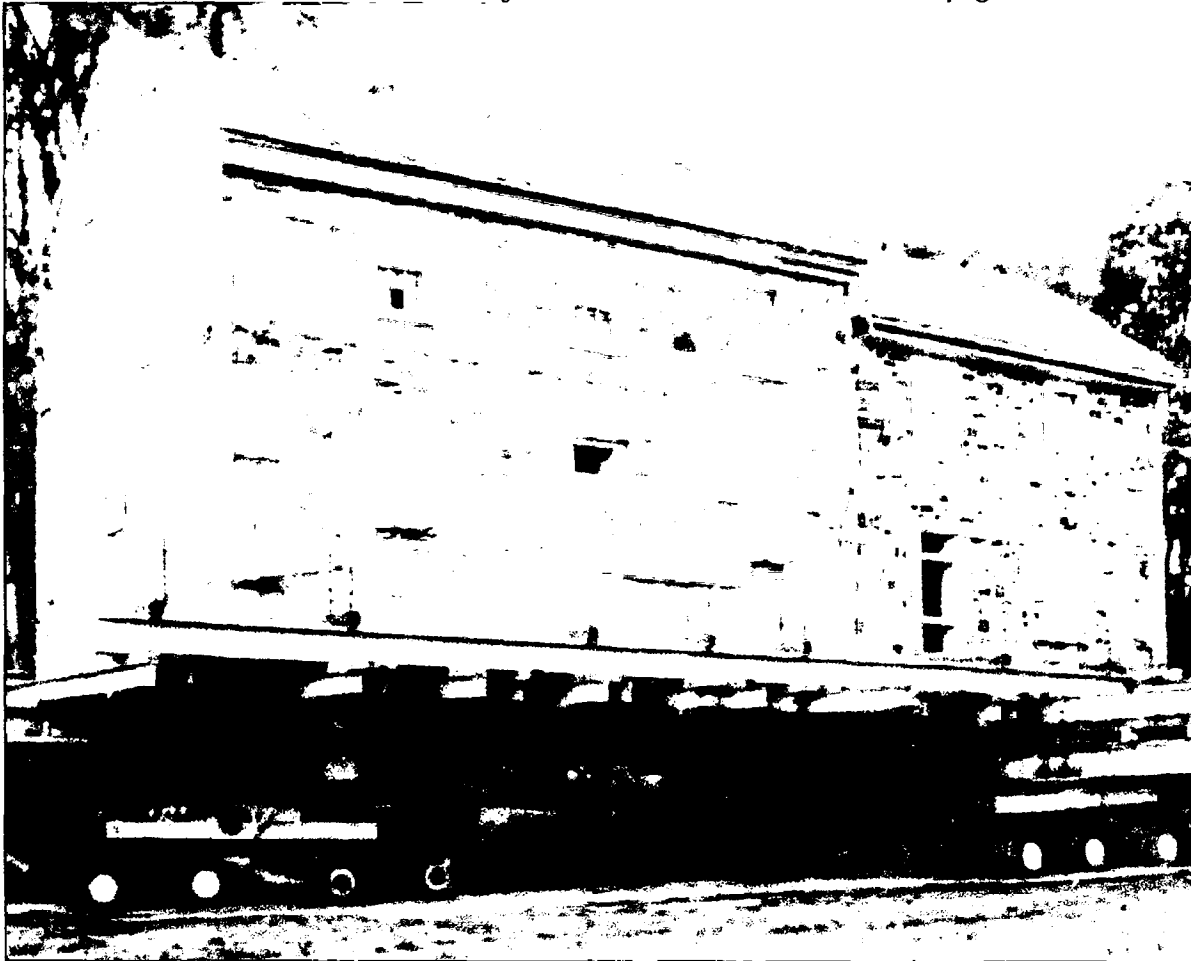


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Stone House in New Hope, PA, 2002

Planning Board -

- ① undeveloped

- 2 lots behind

- designated house footprint (flexibility)

- operable shutters -

- windows retained & rehab as needed
w/1

- no removal of frame additions?

- roofing materials - consistent -

- removal of vines.

Fax Cover Sheet

Kelly Company

5207 Norway Drive
Chevy Chase Maryland 20815
301 654-6639 Office
301 654-6119 Fax

Send to: M-NCPPC	From: David Kelly
Attention: Michele Naru	Date: 2-4-04
Office Location:	Office Location:
Fax Number: 301 563-3412	Phone Number:

- Urgent
- Reply ASAP
- Please comment
- Please Review
- X For your information

Total pages, including cover: 3

Comments:

Michele, please include this description of the house move of 5004 River Rd. to our file.
Thank You, Dave