



31/08-04A 2418 Forest Glen Rd
Forest Glen Historic District






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 12, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 329830

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: David and Sherry Brett-Major

Address: 2418 Forest Glen Rd. Silver Spring, MD 20910

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

RECEIVED

JAN 06 2004

Dept. of Permitting Services
Montgomery County
Historic Preservation Management

Contact Person: Sherry Brett-Major
Daytime Phone No.: 301-563-3315

Tax Account No.: 00978326

Name of Property Owner: David & Sherry Brett-Major Daytime Phone No.: 301-563-3315

Address: 2418 Forest Glen Rd. Silver Spring, MD 20910
Street Number City Street Zip Code

Contractor: Johanson's Landscaping Phone No.: 301-656-6414

Contractor Registration No.: 41600

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2418 Street: Forest Glen Rd.

Town/City: Silver Spring Nearest Cross Street: Hollow Glen Pl.

Lot: _____ Block: _____ Subdivision: 501

Liber: 18721 Folio: 361 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: \$ total cost of project ~ \$30,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches Varying height, ^{Berm} all less than 30 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

02 January 2004
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: Feb. 12, 2004

Application/Permit No.: 329830 Date Filed: _____ 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:

2418 Forest Glen Rd. is a colonial revival two story home built between 1860-1920, listed as a contributing residence. A rear addition was built c. 1945 and a deck was added at a significantly later date. It sits in an enclave of structures built for the Forest Glen St. John's parish.

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

The project plan is to replace the wood deck in the rear and retaining wall* in the front with natural stone. The outcome will be consistent with the historic feel of the house and neighborhood. Neither of these improvements will be visible from the street. (For greater detail, please see attached.)
*replacement is with 6cm 430" height.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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.

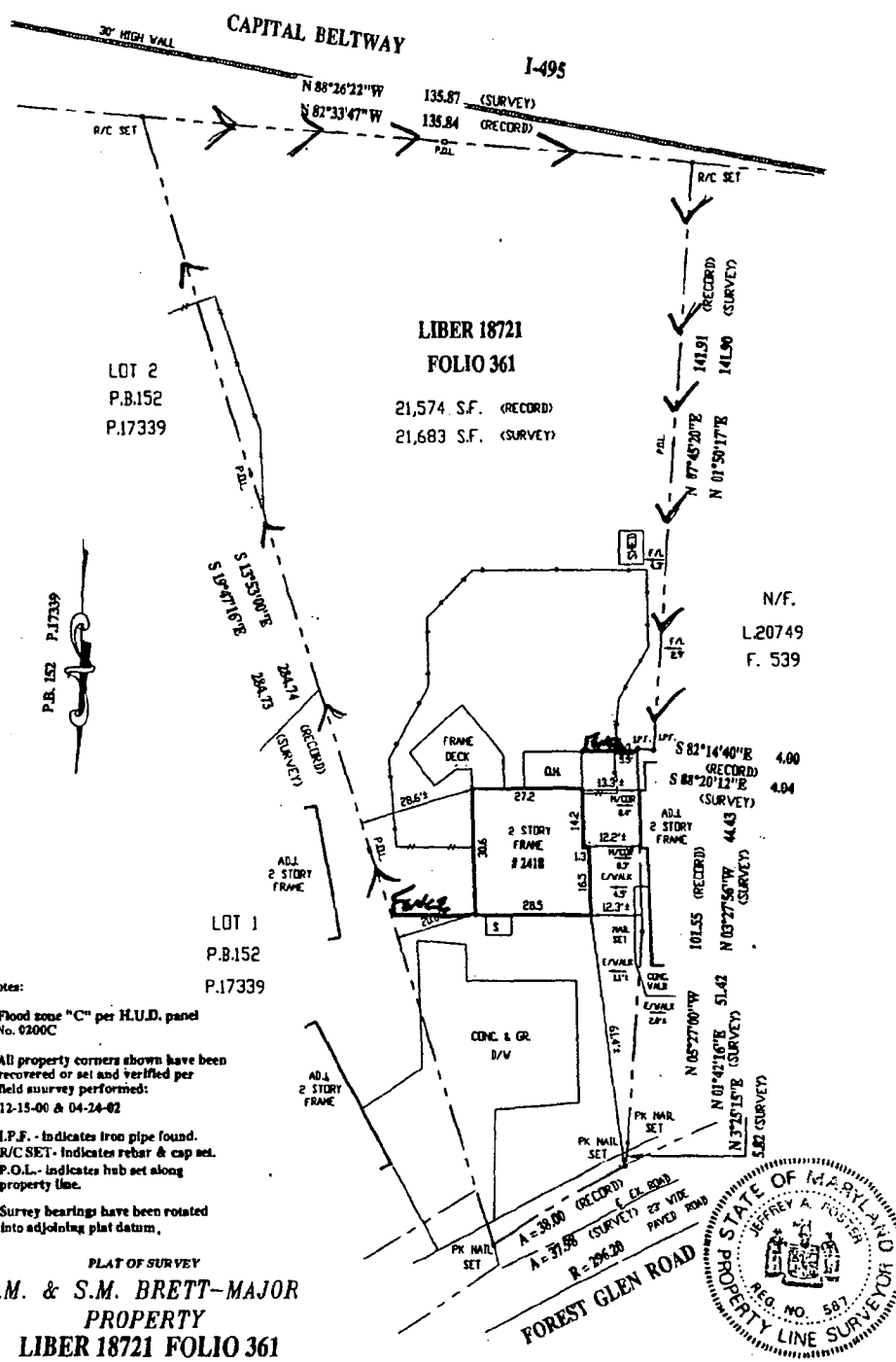
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

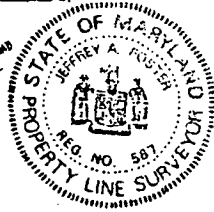
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

The information shown hereon has been prepared without benefit of a Title Report, therefore may not reflect all easements or encumbrances which may affect subject property.



- Notes:
- 1) Flood zone "C" per H.U.D. panel No. 0200C
 - 2) All property corners shown have been recovered or set and verified per field survey performed: 12-15-00 & 04-24-02
 - 3) I.P.F. - indicates iron pipe found.
R/C SET - indicates rebar & cap set.
P.O.L. - indicates hub set along property line.
 - 4) Survey bearings have been rotated into adjoining plat datum.

PLAT OF SURVEY
D.M. & S.M. BRETT-MAJOR
 PROPERTY
LIBER 18721 FOLIO 361
 MONTGOMERY COUNTY, MARYLAND



Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Ordinator

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES
PLAT BK.
PLAT NO.
LIBER 18721
FOLIO 361
HSE. LOC.: 12-16-00

SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS	
2 Professional Drive, Suite 216 Gaitherburg, Maryland 20878 501/948-6100, Fax 301/948-1286	
DATE OF LOCATIONS	SCALE: 1" = 30'
PROP. CORRS.: 04-24-02	DRAWN BY: E.M.E.
JOB NO.: 2000-5393	

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] 2720

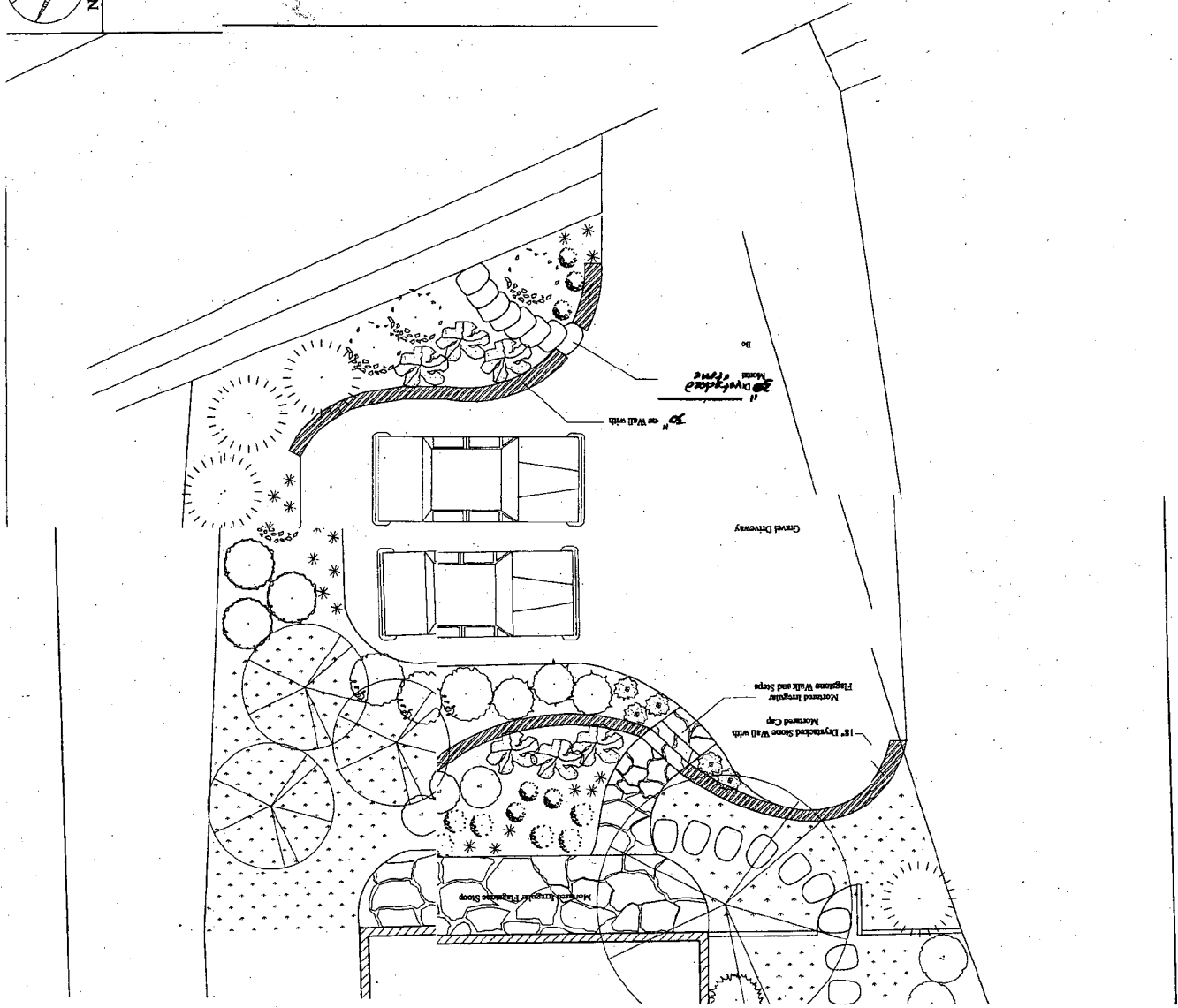
2418 Forest Glen Road: Landscaping Project Historic Permit January 2004

Front of the House



NORTH

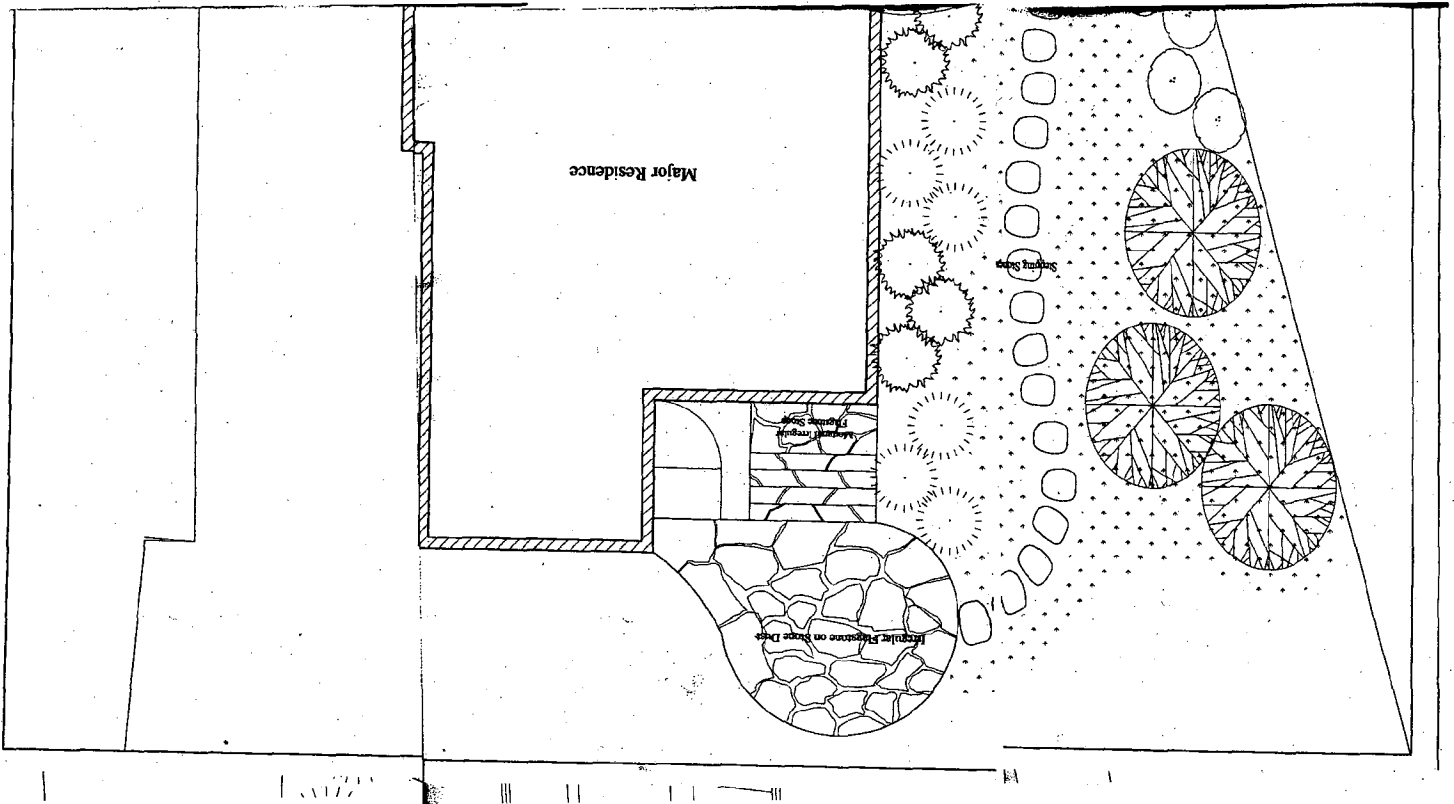
Project: Major Construction Plan	Scale: 1/4"=1'-0"	Date: 12/1/03
Designed by: Jamie Newell and Courtney Hasketh		
SHEET		OF



APPROVED
Montgomery County
Historic Preservation Commission

Juan C. Velazquez 2-2-04

2418 Forest Glen Road: Landscaping Project Historic Permit January 2004
Back of the House



APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]

AF 2-12-04

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2418 Forest Glen Rd., Silver Spring	Meeting Date:	02/11/04
Applicant:	David and Sherry Brett-Major	Report Date:	02/04/04
Resource:	Contributing Resource Forest Glen Historic District	Public Notice:	01/28/04
Review:	HAWP	Tax Credit:	None
Case Number:	31/08-04A	Staff:	Anne Fothergill
PROPOSAL:	Landscape alterations	RECOMMEND:	Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Forest Glen Historic District
STYLE: Colonial Revival
DATE: c. 1880

PROPOSAL

The applicants propose to make the following landscape alterations:

- 1) Replace the 25-year-old wood deck with mortared irregular flagstone stoop and steps
- 2) Replace railroad ties with a dry stacked Pennsylvania stone berm, less than 30" tall
- 3) Replace the concrete path in front of house with mortared irregular flagstone stoop
- 4) Replace brick steps from sidewalk with stone steps

The applicants have stated structural and safety reasons for making these changes (See Circle 5).

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #2: 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 a property will be avoided; and

Standard #9: 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.

The proposed materials and design are compatible with the historic house and the setting and comply with the Secretary of Interior's *Standards*. These alterations will not adversely impact the house, streetscape, landscape or historic district. Staff recommends approval.

STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Standards for Rehabilitation* #9:

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.

and 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 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

<p>Owner's mailing address David + Sherry Brett-Major 2418 Forest Glen Rd. Silver Spring, MD 20910</p>	<p>Owner's Agent's mailing address — (Contractor) Johnson's Landscaping attn: Jamie Newell 7201 Brookville Rd. Cherry Chase, MD 20815</p>
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Adjacent and confronting Property Owners mailing addresses

<p>Angela Hopkins 2420 Forest Glen Rd Silver Spring, MD 20910</p>	<p>St. John's Catholic Church Rosensteel Ave. Silver Spring, MD 20902</p>
<p>Russell Travers 2400 / 2404 Forest Glen Rd. Silver Spring, MD 20910</p>	

Description of project:

In the rear of the house is a deck which is estimated to have been built 25 years ago. It has reached the end of its life span and is currently a hazard for several reasons. The rear entrance to the house is 36 inches above the ground and the only access is this deck. The ground beneath the deck frequently becomes saturated with rain water, providing an optimal breeding spot for mosquitos. The support beams have degraded at the base and can no longer support any weight safely. The deck has also been invaded by several kinds of wood-boring insects. In order to protect the house and its occupants, it is proposed that the current wood deck be replaced with stone steps. A landscape architect was consulted on the best design to provide access and maintain the historic ambience of the home and area.

In the front of the house is a gravel driveway supported by old railroad ties. One set of steps made of the same railroad ties provides access to the front door of the house and another set of steps made of the same railroad ties provides access to the back yard. These railroad tie steps become very slippery in the rain. Furthermore, the wood has reached the end of its useful life span and has become a haven for several kinds of wood-boring insects. Several of the steps have a rotten core, and are collapsing. We plan to remove all wood from this retaining wall which surrounds the front of the house and replace it with a stone berm of less than 30" in height made of Pennsylvania stone. In addition, a dirt area with a few bushes along the front of the house with a concrete path will be replaced with a flagstone porch.

At the front of the property, poorly mortared brick steps descending from the sidewalk will be replaced with stone steps, and the front planting area will be bounded and shaped by the same stone berm used nearer the house.

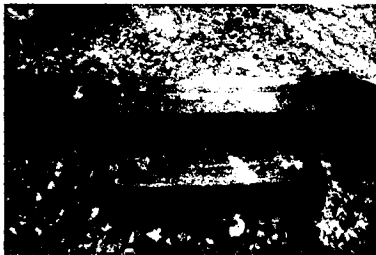
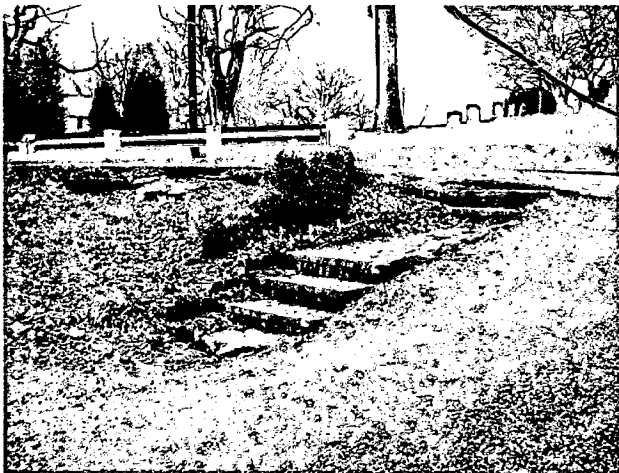
The same landscape architect was consulted on the best design to provide continuity between the front and back areas of the house as well as keeping the historic theme of the house and neighborhood.

Thank you for your consideration. A copy of the draft plan accompanies this application. Please let us know if you have any questions.

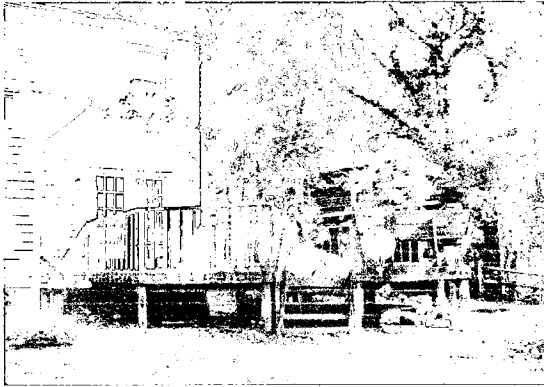
Sincerely,

Sherry and David Brett-Major
2418 Forest Glen Road
Silver Spring MD 20910
(301) 563-3315
BrettMajor@aol.com

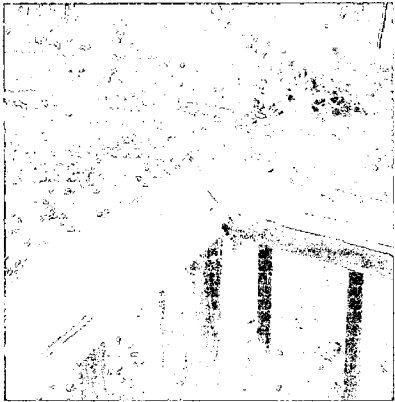
Replacement with Berm and Patio in Front Area



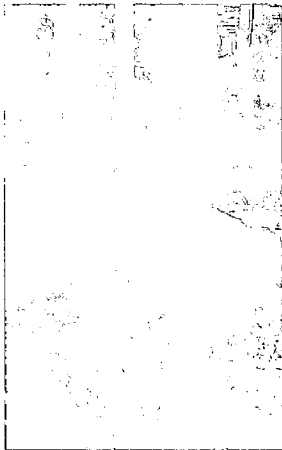
Deck in Rear of House



Steps have collapsed. Wood rail shifts, so safety gate will not stay upright.
Area underneath is breeding mosquitoes.



Joints in deck have separated. Wood is splintering



Supporting posts are rotten at the base