

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4712 Cumberland Ave., Chevy Chase	<b>Meeting Date:</b>	7/25/2018
<b>Resource:</b>	Primary (Pre-1915) Resource (Somerset Historic District)	<b>Report Date:</b>	7/18/2018
<b>Applicant:</b>	Nick Fox	<b>Public Notice:</b>	7/11/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/36-18G	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Fence relocation		

**STAFF RECOMMENDATION:**

- Approve**
- Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary (Pre-1915) Resource within the Somerset Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1929

**PROPOSAL:**

The applicant is proposing to relocate a portion of the existing 48” high L-shaped wooden picket fence at the front of the property. The section of existing fence that is perpendicular to the street will be moved approximately 6’ east toward the wooded area at the east side of the property. The HAWP application for the existing fence was approved at the June 10, 2015 HPC meeting. No trees will be removed or impacted by the proposed fence relocation.

**APPLICABLE GUIDELINES:**

**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

- 10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
  - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
  - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NICK.FOX@VIRGIN.COM Contact Person: NICK FOX  
Daytime Phone No.: 347 882 0804

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: NICK FOX Daytime Phone No.: \_\_\_\_\_

Address: 4712 CUMBERLAND AVE 20815  
Street Number City State Zip Code

Contractor: HERRERA LANDSCAPING Phone No.: 240 388 0475

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 4712 Street: CUMBERLAND AVENUE

Town/City: CHEVY CHASE Nearest Cross Street: WASWICK

Lot: N/A Block: N/A Subdivision: N/A

Liber: N/A Folio: N/A Parcel: N/A

**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: \$ TO BE DETERMINED

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 3 feet \_\_\_\_\_ inches

WE ARE MERELY MOVING EXISTING APPROVED FENCE BACK 6 OR SO FEET

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: SEE PLANS.

- 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.

Nick Fox

Signature of owner or authorized agent

6/17/2018

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

243020

**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:

WE RENOVATED OUR HOUSE THREE YEARS AGO AND DID SOME  
LANDSCAPING TO THE FRONT YARD - INCLUDING PUTTING IN  
A WOODEN PICKET FENCE TO REPLACE A RUSTY CHAIN LINK  
ONE.

NOW WE ARE PLANNING TO PLANT SOME MORE BUSHES, PLANTS AND  
SMALL TREES AND CREATE A BIGGER FLOWER BED TO THE LEFT  
SIDE OF OUR HOUSE (SEE PLANS). TO ACHIEVE SOME BETTER  
BALANCE WE PLAN TO MOVE OUR INTERNAL FENCE 6 FEET BACK  
INTO THE WOODED AREA.

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

THERE IS NO IMPACT ON EITHER THE HISTORIC RESOURCE  
OR ENVIRONMENTAL SETTING. THIS IS INTENDED TO BRING  
MORE BALANCE TO THE FRONT GARDEN AND ADDS SOME  
MORE PLANTATION AND SOME COLOUR TO THE SCENE.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

- 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.

PLEASE LET ME  
KNOW IF YOU NEED  
SCALED PLANS FOR  
SOMETHING AS  
SIMPLE AS MOVING  
A FENCE BACK?

SAME AS  
BEFORE.



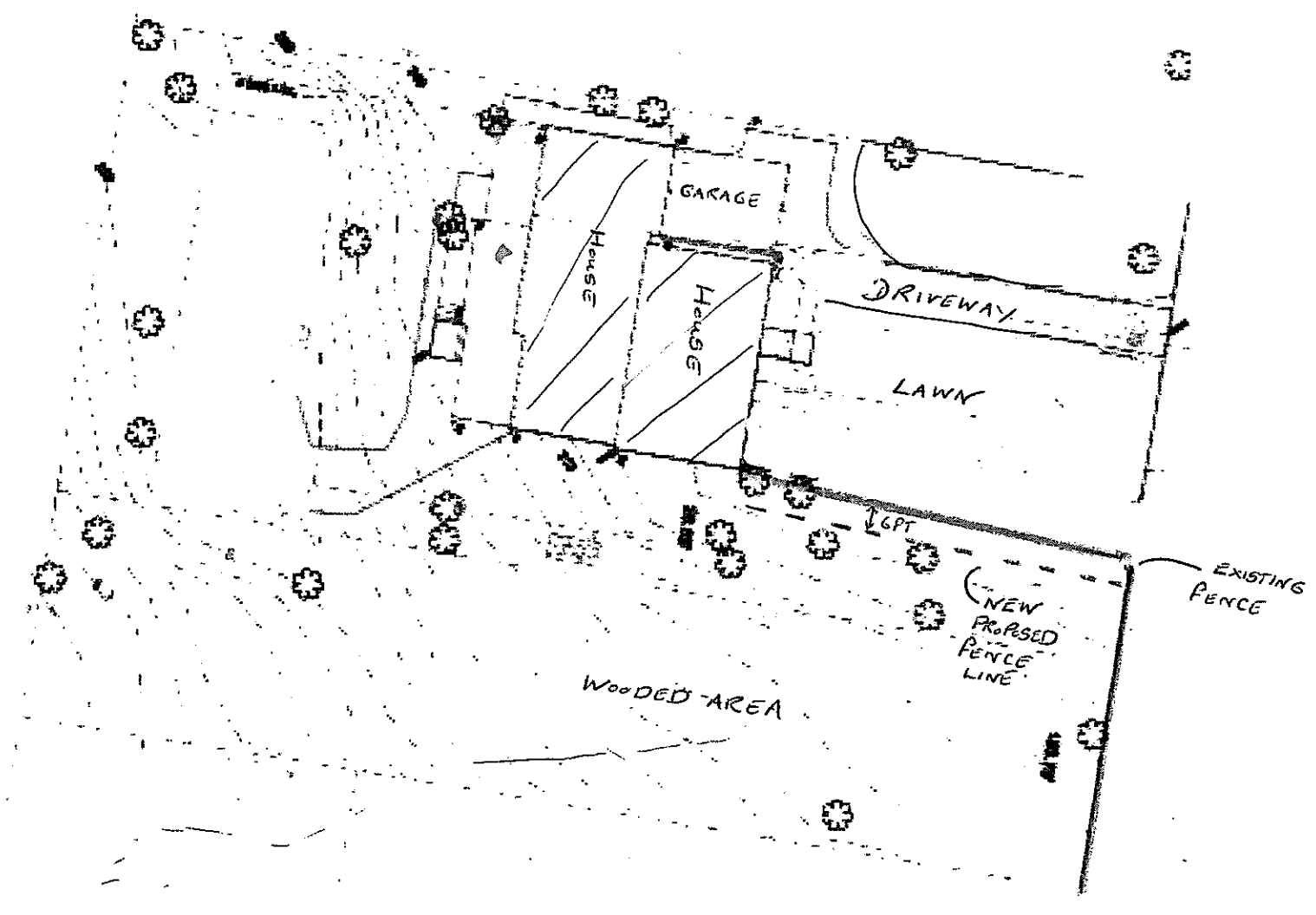




## stepping back the picket fence

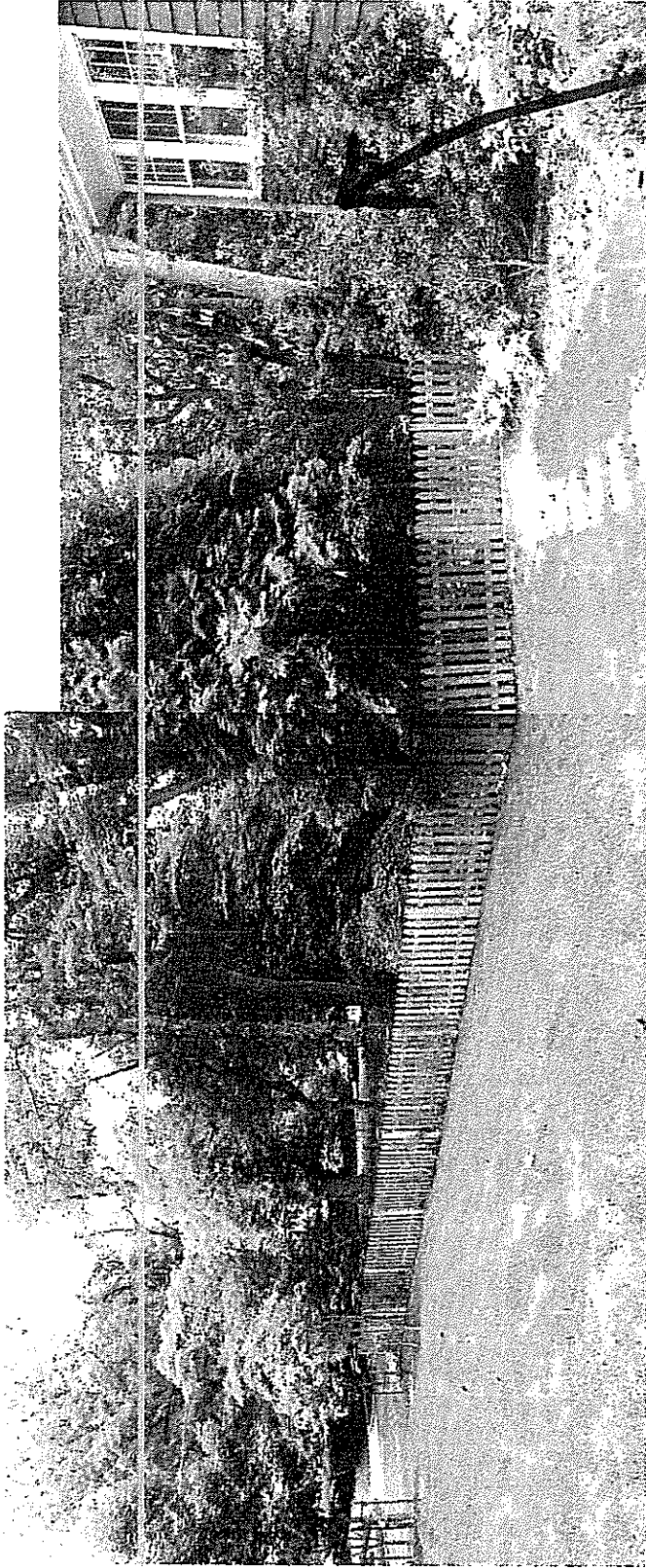


Stepping back the fence would allow the new garden to anchor the elevation change in front of the house, without having a strong edge as it is now. This also help blur the line into the nice woodland back drop. Using a mix of evergreen trees and shrubs, also deciduous trees and shrubs would help make this new garden anchor the slope throughout the year. Transplant the dogwoods to the side garden.



For Residence  
Elevation Plan.  
May. 2017.

front garden transition area



**PROPOSED NEW FENCE**

holly

hydrangea

**EXISTING FENCE**

Spiraea japonica

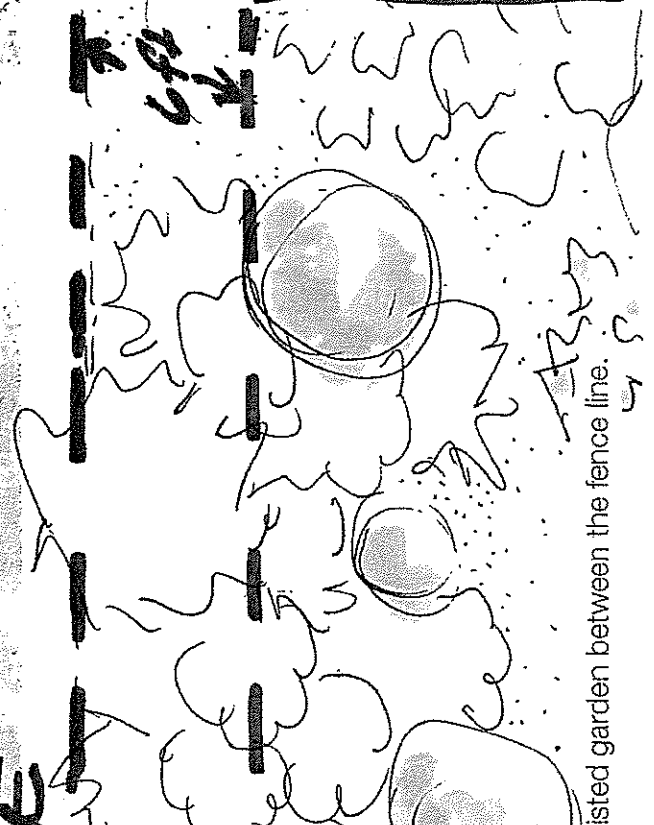
6ft

perennial  
plant material

**HOUSE**

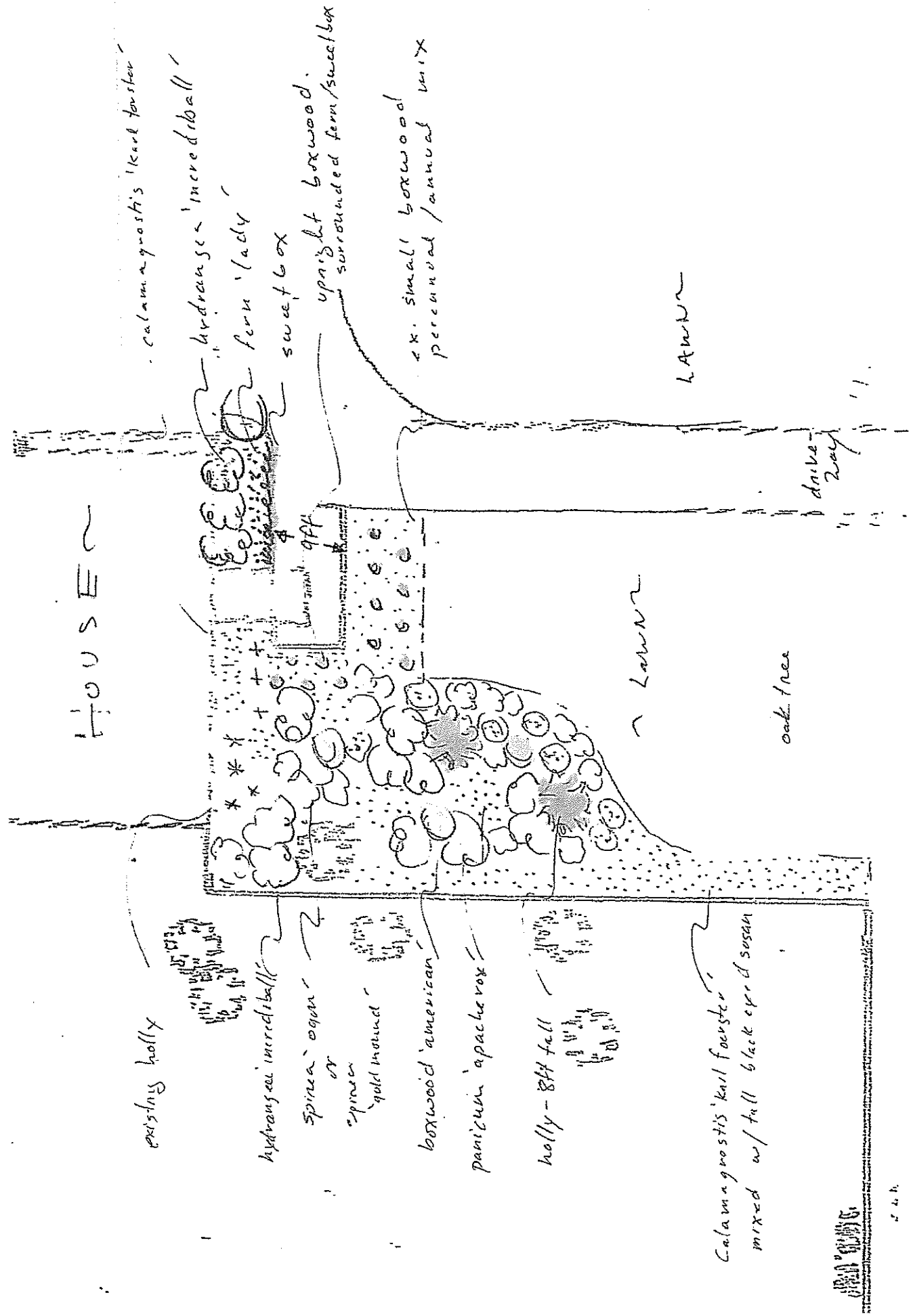
existing  
holly

transplants  
Camellia  
Spiraea japonica



Blur the lines between new suggested garden and existed garden between the fence line.





Calamagrostis 'kniel foerster'

hydrangea 'incredible'  
fern 'lady'  
sweet box

upright boxwood.  
surrounded fern/sweet box

ex. small boxwood  
perennial annual mix

LAWN

drive way

HOUSE

LAWN

oak tree

existing holly

hydrangea 'incredible'

spirea 'open'  
or  
spirea 'gold mound'

boxwood 'american'

panicum 'pacherox'

holly - 8ft tall

Calamagrostis 'kniel foerster'  
mixed w/ tall black eyed susan

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

<p><b>Owner's mailing address</b></p> <p>4712 CUMBERLAND AVE          CHEVY CHASE          MARYLAND 20815</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Bolton Josh &amp; Ann          4715 CUMBERLAND AVE          CHEVY CHASE</p>	<p>WENGER          4711 CUMBERLAND AVE          CHEVY CHASE</p>
<p>DOWLING          4709 CUMBERLAND AVE          CHEVY CHASE</p>	<p>Schneider          5810 WARWICK AVE          CHEVY CHASE</p>
<p>Tulman          5808 WARWICK AVE          CHEVY CHASE</p>	<p>Sorenson          5812 WARWICK          CHEVY CHASE</p>