

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|---------------------|---|-----------------------|--------------|
| Address: | 4715 Cumberland Ave., Chevy Chase | Meeting Date: | 2/22/2017 |
| Resource: | Contributing Resource Somerset Historic District | Report Date: | 2/15/2017 |
| Applicant: | Josh Bolton (Daniel Harrison, Agent) | Public Notice: | 2/8/2017 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 35/36-17A | Staff: | Michael Kyne |
| PROPOSAL: | Fence and hardscape alterations | | |

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset District
 STYLE: Dutch Colonial
 DATE: 1924

PROPOSAL

The applicant proposes to relocate the existing sidewalk at the front of the property and a 42” high wood picket fence at the rear of the property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF DISCUSSION

The subject property is a 1924 Dutch Colonial house, which is a Contributing Resource within the Somerset Historic District. Currently, the property has a curved concrete walkway with three steps from sidewalk to grade at the front of the property. The applicant proposes to replace the existing walkway with a flagstone on concrete walkway, which will be relocated to be in line with the house's front entrance. The proposed new walkway will include two steps, constructed from flagstone treads and stone risers. There will be radial landings with cobble bands at each end of the proposed new walkway.

The adjacent properties on each side of Cumberland Avenue are also Contributing Resources, with a variety of walkway designs and materials. The house at 4719 Cumberland Avenue (immediately adjacent to the left of the subject property) is a c. 1901 Queen Anne-style house, with a walkway similar to what is being proposed (stone risers, flagstone treads, radial landings). The house at 4711 Cumberland Avenue (immediately adjacent to right of the subject property) is a c. 1906 Queen Anne-style house, with a flagstone walkway that connects to the sidewalk at grade. The house at 4721 Cumberland Avenue is a c.

1901 Queen Anne-style house, with a series of steep steps constructed from flagstone treads and stone risers leading to the property from the sidewalk below.

Staff finds that the proposed walkway alterations are consistent with the *Standards*, as the proposed alterations are consistent with the features and spaces that characterize the property (or, in this case, the resource). The proposed walkway alterations are unlikely to detract from the surrounding streetscape or historic district.

Staff is fully supportive of the proposed fence installation. The proposed new fence will be a 42” high wooden picket fence at the rear of the property, where it will be minimally visible from the public right-of-way, at best. In accordance with the *Standards*, the proposed new fence is entirely compatible with characteristics of the subject property and surrounding historic district.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation identified above, and therefore 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 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 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;

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. 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: DHARRISON@BARNESVANZE.COM Contact Person: DANIEL HARRISON
Daytime Phone No.: 202.337.7255

Tax Account No.: _____

Name of Property Owner: JOSH BOLTEN Daytime Phone No.: _____
Address: 4715 CUMBERLAND AVE CHEVY CHASE, MD. 20815
Street Number City State Zip Code

Contractor: ALLIANCE BUILDERS Phone No.: 301.530.0070

Contractor Registration No.: _____

Agent for Owner: DANIEL HARRISON Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4715 Street: CUMBERLAND AVE
Town/City: CHEVY CHASE Nearest Cross Street: WARWICK PL
Lot: 17 Block: 1 Subdivision: 04A
Liber: _____ Folio: _____ Parcel: _____

78338E

PART ONE: TYPE OF BUILDING 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: GENERATOR

1B. Construction cost estimate: \$ 15,000

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 3 feet 6 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

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

LANDSCAPE WORK TO NEWLY RENOVATED HISTORIC HOUSE.
PRIOR PERMIT # 733024

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

RELOCATE SIDEWALK TO FRONT DOOR FROM A CURVED
PATH TO A STRAIGHT ONE. INSTALL 42'-0" LONG PICKET FENCE
AT REAR YARD TO MATCH ~~ET~~ EXTEND EXISTING. STAINED WOOD
42" HIGH PICKET FENCE. INSTALL NEW GENERATOR ON GRAVEL.

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

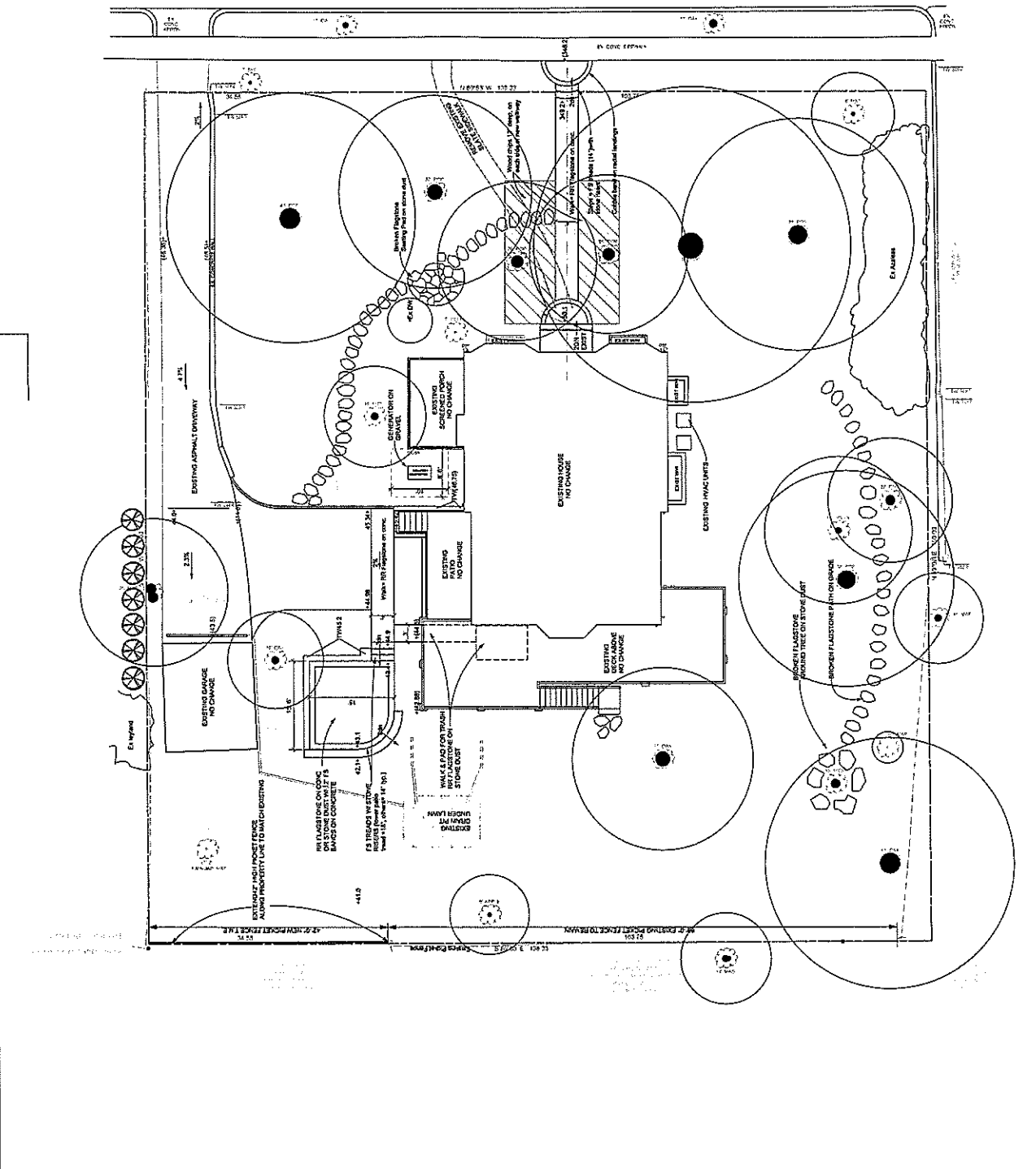
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

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.

(58 1/4")
CUMBERLAND AVENUE



Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Applicant: _____

Page: _____





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

| | |
|---|---|
| <p>Owner's mailing address J. Bolton + A. Kelly 4715 CUMBERLAND AVE SOMERSET MD 20815</p> | <p>Owner's Agent's mailing address BUA 1000 POTOMAC ST SUITE L-2 WDC 20007</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>Mrs Margaret Forcell 4719 CUMBERLAND AVE SOMERSET MD 20815</p> | <p>Mr Harry Robert Wenger 4711 CUMBERLAND AVE SOMERSET MD. 20815</p> |
| <p>Mrs Pearson Sanderland 4718 CUMBERLAND AVE SOMERSET MD 20815</p> | <p>Mr Nicholas Fox 4712 CUMBERLAND AVE SOMERSET MD. 20815</p> |
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