MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

Staff: Michael Kyne

Case Number: 35/36-17A

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-(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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

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

Tax Account No.: ____________________________

Name of Property Owner: JOSH BOLTON  Daytime Phone No.: ____________________________

Address: 4715 CUMBERLAND AVE CHEVY CHASE, MD. 20815

Street Number: 4715  City: CHEVY CHASE  Zip Code: 20815

Street: CUMBERLAND AVE  Nearest Cross Street: WARWICK PL

Lot: 17  Block: 1  Subdivision: 0.92

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

Contractor: ALLIANCE BUILDERS  Phone No.: 301.530.0070

Contractor Registration No.: ____________________________

Location of Building/Walls

House Number: 4715  Street: CUMBERLAND AVE

Town/City: CHEVY CHASE  Nearest Cross Street: WARWICK PL


PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE  CHECK ALL APPLICABLE

☐ Construct  ☐ Extend  ☐ Alter/Remodel  ☐ A/C  ☑ Slab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Sheal

☐ Move  ☐ Install  ☐ Wreck/Raze  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family

☐ Revision  ☐ Repair  ☐ Revocable  ☑ Fencing/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: CHANGES FOR NEW CONSTRUCTION OR EXISTING ADDITION

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: 5 feet 6 inches

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

☐ On property line/property line  ☑ Entirely on land of owner  ☐ On public right of way/assessment

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: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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 REFINED RENOVATED HISTORIC HOUSE.
      PERMIT # T35024

   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" LONG PICKET FENCE
      AT REAR YARD TO MATCH 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 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 sidewalks, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies or 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 general type of walls, window and door openings, and other
      fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (scales), with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context.
      All materials and features 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. MATERIAL 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 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.
Existing Property Condition Photographs (duplicate as needed)

Detail:

Applicant: ___________________________
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>J. Bolles &amp; A. Keely</td>
<td>BIA</td>
</tr>
<tr>
<td>4715 Cumberland Ave</td>
<td>1000 Pennsylvania St</td>
</tr>
<tr>
<td>Somerset MD 20815</td>
<td>Suite L-2</td>
</tr>
<tr>
<td></td>
<td>MD 20007</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mrs. Margaret Parvin</td>
</tr>
<tr>
<td>4719 Cumberland Ave</td>
</tr>
<tr>
<td>Somerset MD 20815</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Mrs. Pearson Schmidt</td>
</tr>
<tr>
<td>4718 Cumberland Ave</td>
</tr>
<tr>
<td>Somerset MD 20815</td>
</tr>
</tbody>
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