

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

<b>Address:</b>	4717 Drummond Ave., Chevy Chase	<b>Meeting Date:</b>	05/24/17
<b>Resource:</b>	Master Plan Site Susan B. Chase House	<b>Report Date:</b>	05/17/17
<b>Applicant:</b>	Joshua Leifer & Elizabeth Brenner-Leifer	<b>Public Notice:</b>	05/10/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/160-17A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Patio Installation		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application.

1. The upper section of the patio may not project forward of the front wall plane of the house.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site – Susan B. Chase House  
**STYLE:** Foursquare - Craftsman  
**DATE:** 1903-04

The house is a two-and-half story dwelling set on an uncoursed rubble granite foundation, three bays wide with a rectangular form augmented by a rear wing. This house is constructed of wood balloon framing and clad in a combination of weatherboard siding on first-story and two-story wing addition and includes square-butt wood shingles on the upper stories. The house contains three interior chimneys; two which pierce the front-gabled roof, which replaced the original hipped-roof with dormers that was destroyed by fire in 1941. Fenestration on the façade has 1/1 double-hung, wood sash windows and features tripled narrow wood casement windows with diamond lights set symmetrically over the main entry opening.

***Excerpt from the Master Plan Amendment***

The Drummond Subdivision was platted in 1903. Drummond is representative of the many subdivisions in the greater Chevy Chase area that were established by independent entrepreneurs riding on the success of the Chevy Chase Land Company. Others include Otterbourne, 1893; Norwood Heights, 1893; and Griffith's Additions, later Martin's Additions, 1904. Drummond had originally been part of an extensive estate and was subdivided around the time of the development of the nearby electric rail service on the Georgetown and Rockville line.

Accessible and regular rail service allowed the upper-middle class to reside in a rural setting and still easily commute to work in the District of Columbia.

Architecturally, the Susan B. Chase House is representative of other Drummond houses built during the period of transition between the asymmetrical, showy Queen Anne style of the late 19th century and a more conservative, symmetrical Colonial Revival of the 20th century. The residence, as the nominator has suggested, does provide an important contribution to an understanding of suburban Montgomery County residential architecture at the turn of the twentieth century.

### **PROPOSAL**

The applicants are proposing to make several alterations to the hardscape surrounding the house. The changes include:

- Constructing a 22' × 22' (twenty-two foot by twenty-two foot) parking court at the termination of the driveway;
- Removing the concrete walkway to the front of the house and installing flagstone walkway;
- Installing flagstone stepping stones, set in an irregular pattern, from the driveway to the front walkway;
- Construction a two-tiered flagstone patio to the east of the house; and
- Installing flagstone stepping stones at the rear of house connecting the parking pad to the rear, lower section of the patio.

### **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

#### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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;

#### ***Secretary of the Interior's Standards for Rehabilitation***

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

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 proportions, and massing to protect the integrity of the property and its environment.

### **STAFF DISCUSSION**

The applicant is proposing several alterations and installations to the hardscape surrounding the historic house.

#### **Parking Court**

The proposed parking court will be placed at the terminus of the driveway at the right rear corner of the historic house. The court will be paved using concrete pavers with a flagstone band surrounding. This proposal will only have a minimal impact on the historic house and, due to the downward slope of the lot, will not be at all visible from the public right-of-way. This proposal is in keeping with Chapter 24A.

#### **Front Walkway**

The current walkway from the sidewalk to the front steps is poured concrete. The applicants are proposing to remove the concrete steps, narrow the pathway by 2' 5 ½" (two feet, five and one-half inch) to 6' (six feet) wide, and install rectangular flagstones over a concrete base. This alteration will reduce the impervious surface on the property and continue to provide access to the front entrance of the historic house. The front walkway will not impact the spatial relationship between the house and the street/sidewalk along Drummond Ave. (see: Standards 2 & 9).

#### **Front Stepping Stones**

The applicants are proposing to install a series of stepping stones that will extend from the driveway to the front corner of the front walkway steps. The proposed rectangular flagstones will be installed in a stone dust bed with spacing between the stones. This change will allow access directly from the driveway to the front door. Because of the spacing between the stones, this section of additional hardscaping will still read like the landscaped, open front yard the house has traditionally maintained.

#### **Side Patio**

The largest of the proposed changes is the two-tiered patio to be installed to the right of the historic house. The tier closest to the front of the house will align with the front of the porch and is approximately 10' × 38' 5" (ten feet by thirty-five feet, five inches) and will be constructed using rectangular flagstones with a 12" (twelve inch) border. This section of the patio will be accessed from the side of the front porch from a new set of wood stairs that match the appearance of the front entry stairs. The lower section of patio is accessed down three masonry steps to an 8' (eight foot) radius circular patio constructed in flagstones that match the upper section. The lower section is supported at the rear by a new 3' (three foot) tall retaining wall that will be faced in fieldstone matching the house foundation.

The lower section of the terrace is below the grade of the front yard and will not visible to

passers-by from the public right-of-way. The largely open view along this side of the house will be preserved and this section does not significantly alter any of the spaces on the property. While the flagstone on the retaining wall will match the historic house foundation, the design of the wall is sufficiently differentiated so as not to be confused as a historic feature (Standard 9).

The upper section of the patio fits into the landscape and will be, at most, a few inches above grade. And while the design is cohesive with the lower section of the patio, Staff feels that bringing the front edge of the proposed patio even with the front porch foundation will change the character of this historically landscaped section of the property contravening Standards 2 and 9. Staff feels that this can be mitigated by reducing the paved portion of the patio so that it extends no further forward than the front wall plane of the historic house. This change would preserve an approximately 9' × 10' (nine foot by 10 foot) section of landscaping and would lessen the visual impact of the expanse of new hardscape and can be supported under Chapter 24A-8(b)(2) and Standard 9. The applicants have agreed to this change and will meet the condition recommended for approval.

### **Rear Stepping Stones**

At the rear of the house the applicants are proposing to install a series of evenly spaced stepping stones to go from the parking court, to the rear entrance of the house, to the lower terrace of the side patio. These 30" (thirty inch) square flagstones will not be visible from the public right-of-way and will not change the spatial relationship of the open rear yard (Standards 2 & 9).

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application;

1. The upper section of the patio may not project forward of the front wall plane of the house.

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 prior to commencement of work and not more than two weeks following completion of work.



DPS - #8

## HISTORIC PRESERVATION COMMISSION

301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tim.walters@dcalandarch.com Contact Person: Tim Walters  
Daytime Phone No.: 202-337-1160  
Tax Account No.: 484693  
Name of Property Owner: Joshua Leifer & Randy Elizabeth Brenner-Leifer Daytime Phone No.: 202-213-2022  
Address: 4717 Drummond Ave., Chevy Chase, MD 20815  
Street Number City State Zip Code  
Contractor: Joe Pires - Pires Construction Phone No.: 301-590-1070  
Contractor Registration No.: MHIC #: 124307  
Agent for Owner: Tim Walters - DCA Landscape Architects Daytime Phone No.: 202-337-1160

**LOCATION OF BUILDING/PREMISE**

House Number: 4717 Street: DRUMMOND AVENUE  
Town/City: CHEVY CHASE Nearest Cross Street: WARWICK LANE  
Lot: 36 Block: \_\_\_\_\_ Subdivision: District 07 - Sub 022 - Village of Drummond  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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 ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☒ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \$50,000.001C. If this is a revision of a previously approved active permit, see Permit # N/A**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 0 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.

*Timothy H. Walters*  
DCA LANDSCAPE ARCHITECTS

Signature of owner or authorized agent

4/24/17

Date

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

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

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

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## **4717 Drummond Ave. Application - Mailing Addresses for Notifying**

### To the East:

Ye Zhang and Fengyu Jiang  
4713 Drummond Ave.  
Chevy Chase, MD 20815

### To the West:

Michael Mosley and Zoe Ambargis  
4721 Drummond Ave.  
Chevy Chase, MD 20815

### To the Northeast:

Sixto Requena and Keta Ruiz  
4710 Hunt Ave.  
Chevy Chase, MD 20815

### To the Northwest:

Gail Solomon  
4712 Hunt Ave.  
Chevy Chase, MD 20815

### To the South (across Drummond Ave.):

Matthew and Trina Gandal  
4716 Drummond Ave.  
Chevy Chase, MD 20815

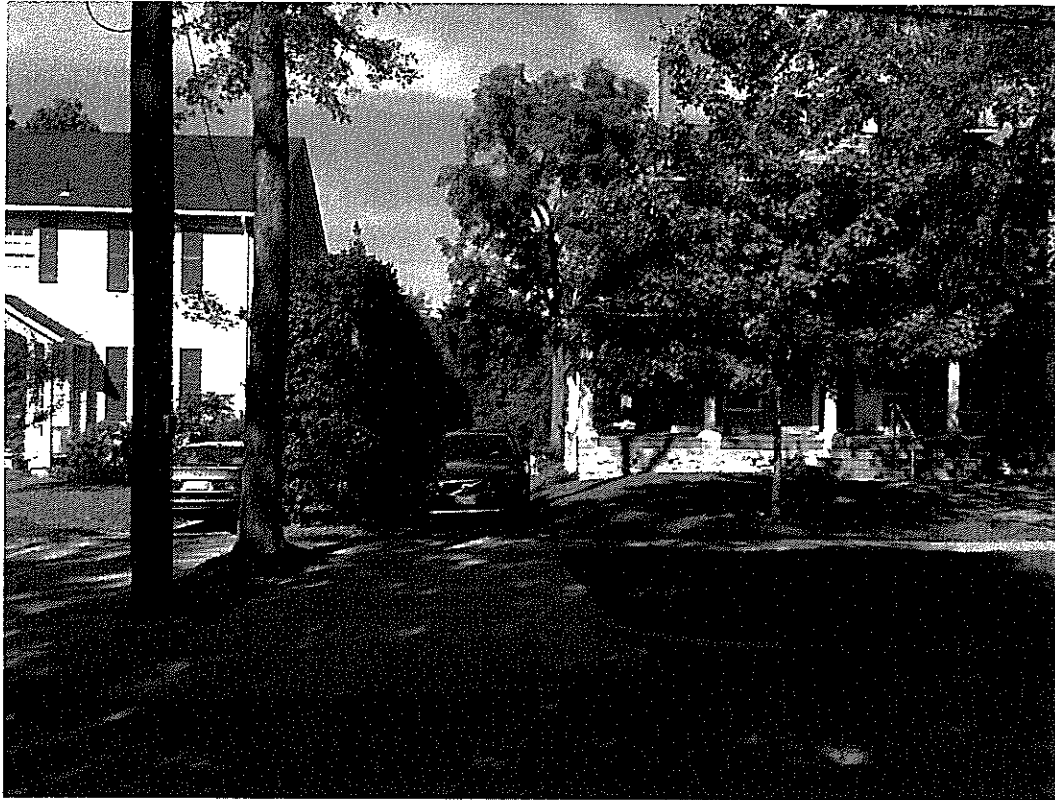
## 4717 Drummond Ave. Application – Existing Conditions



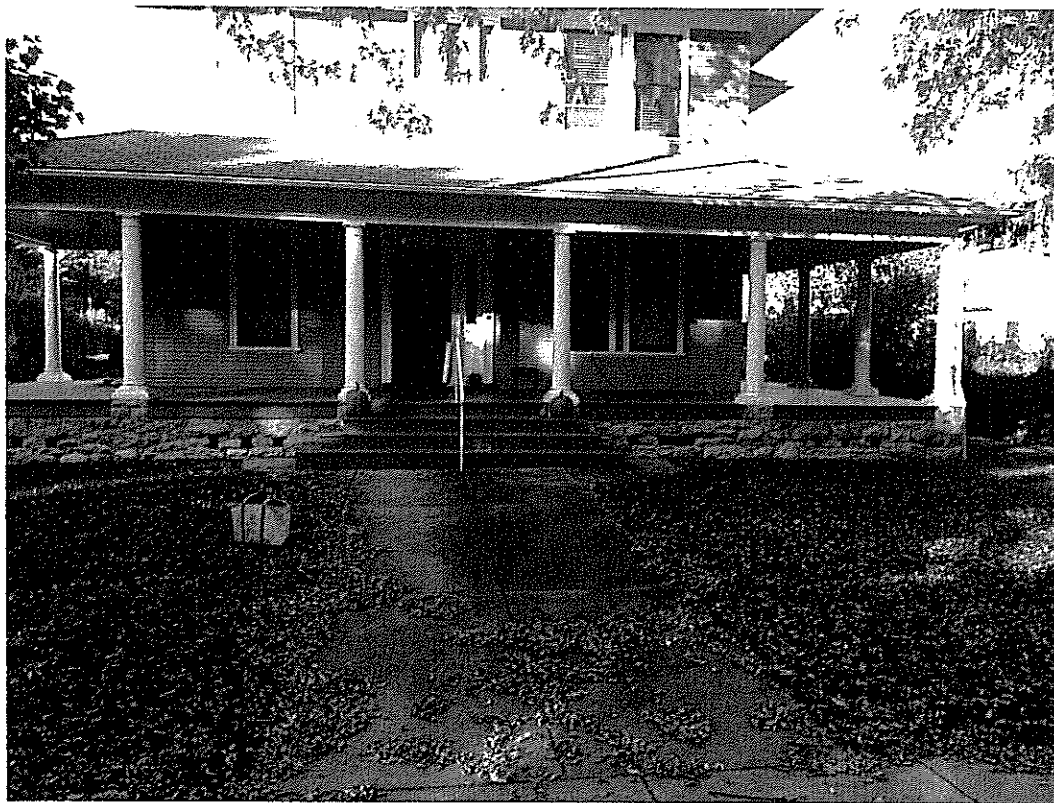
Front of property (slightly to the east)



Front of property (straight on)



Front of property (slight to the west)



Existing concrete front walkway





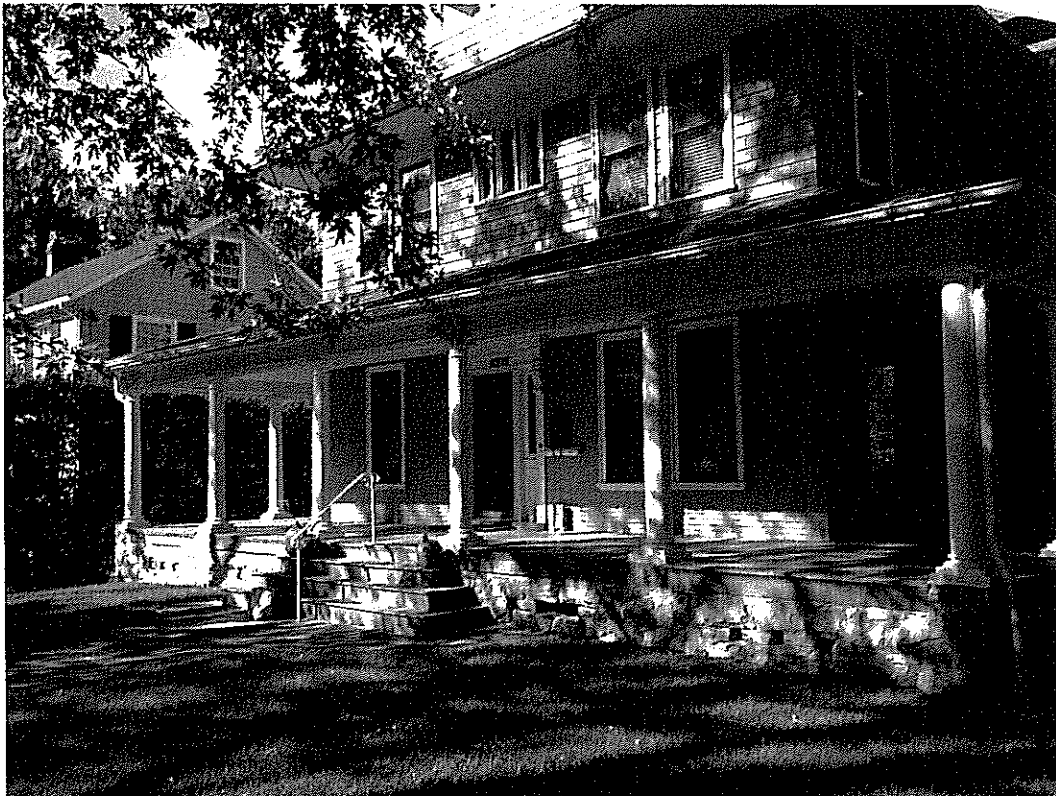
Existing concrete front walkway



Existing concrete front walkway looking West



Existing concrete front walkway looking East



Front of house looking Northwest



Front of house looking Northeast



Existing asphalt and gravel driveway



Existing asphalt and gravel driveway



Existing asphalt and gravel driveway



Existing asphalt and gravel driveway

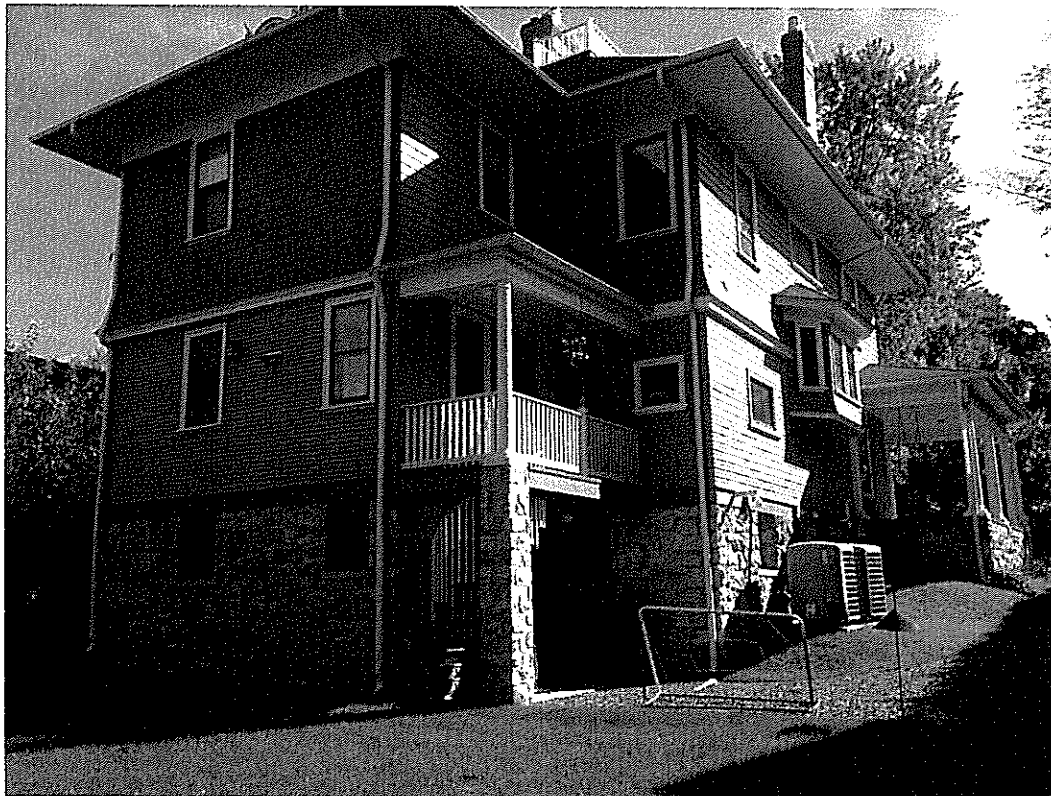


Existing asphalt and gravel driveway

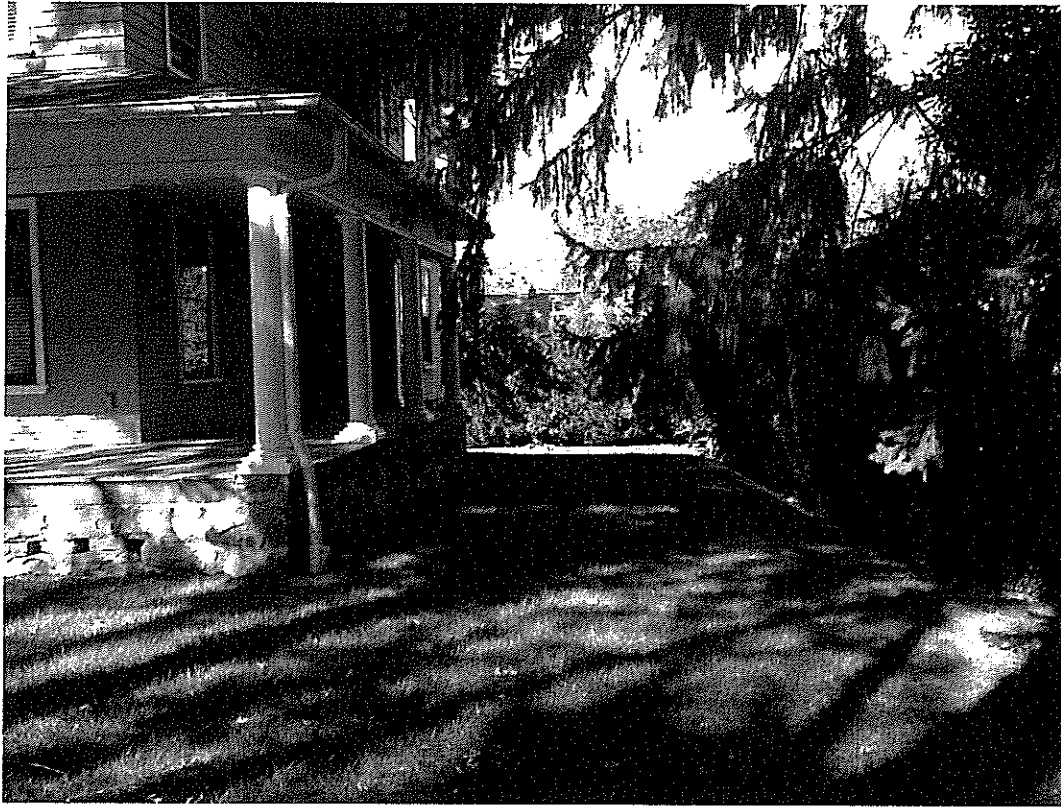




Back of existing house



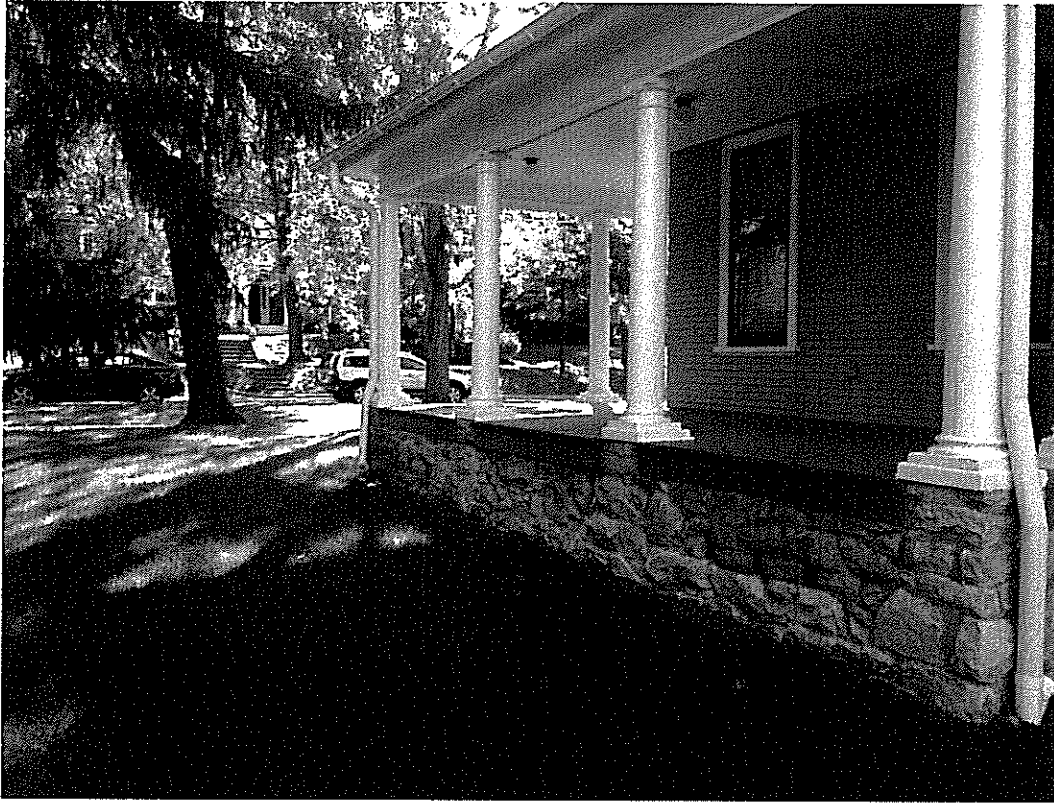
Back of existing house



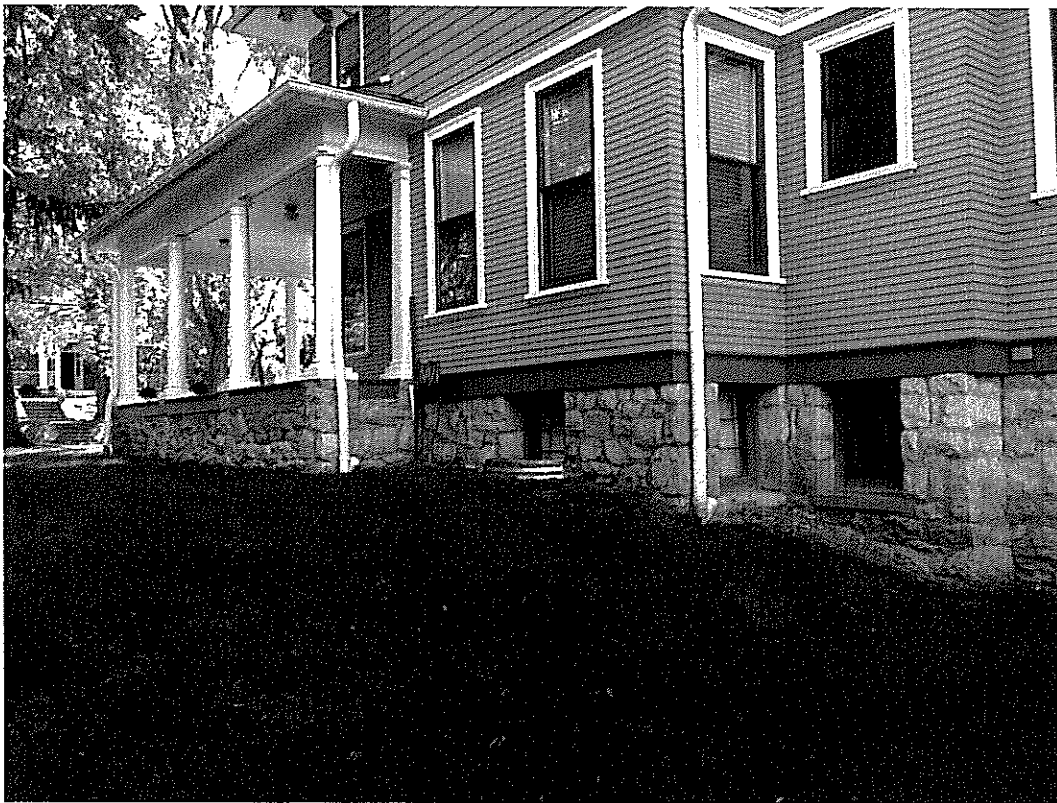
East side of property



East side of property

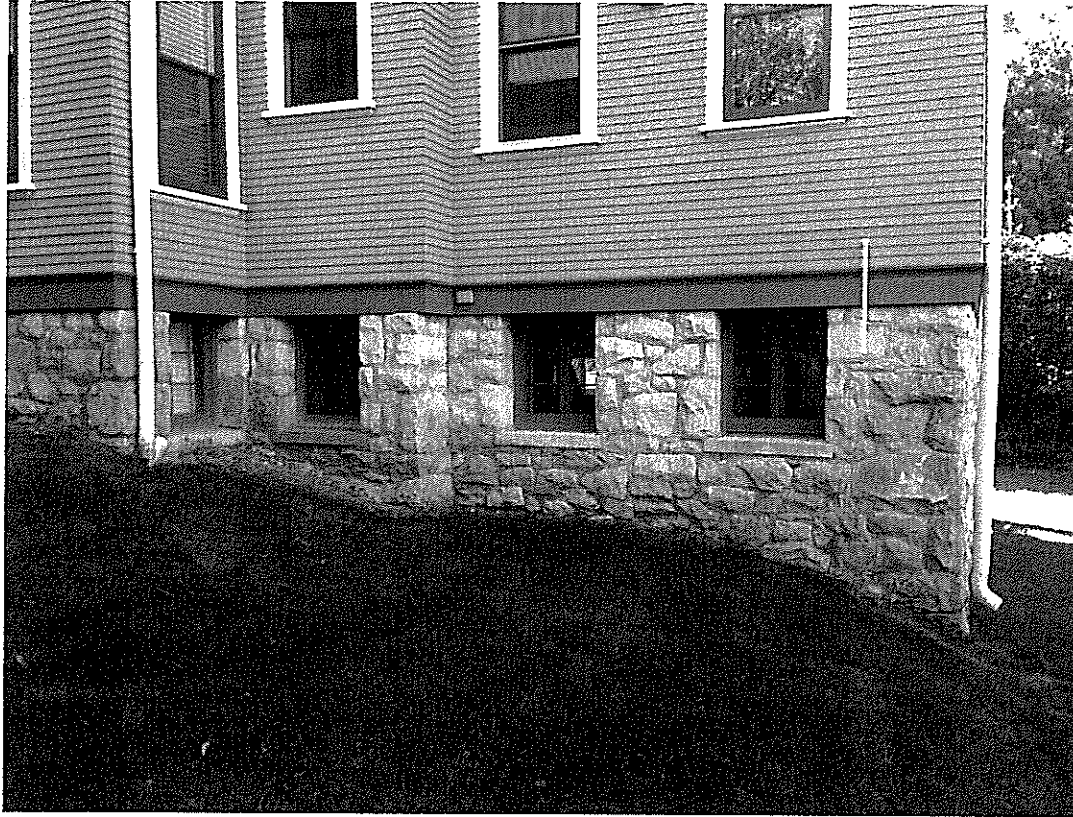


East side of property



East side of property





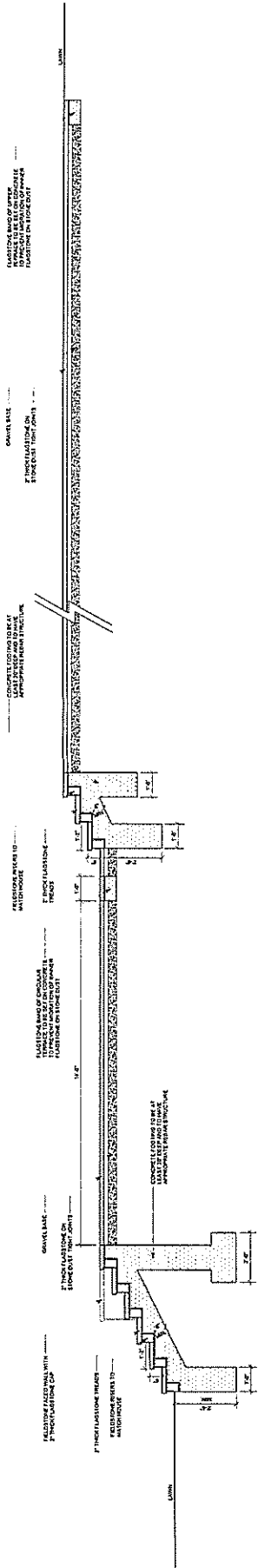
East side of property



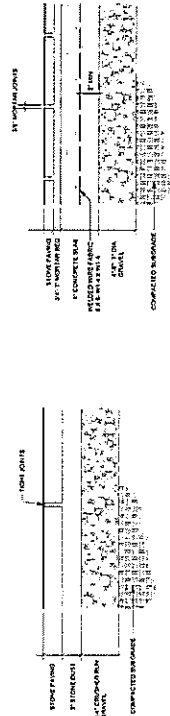
East side of property



**In prior to construction by others.**

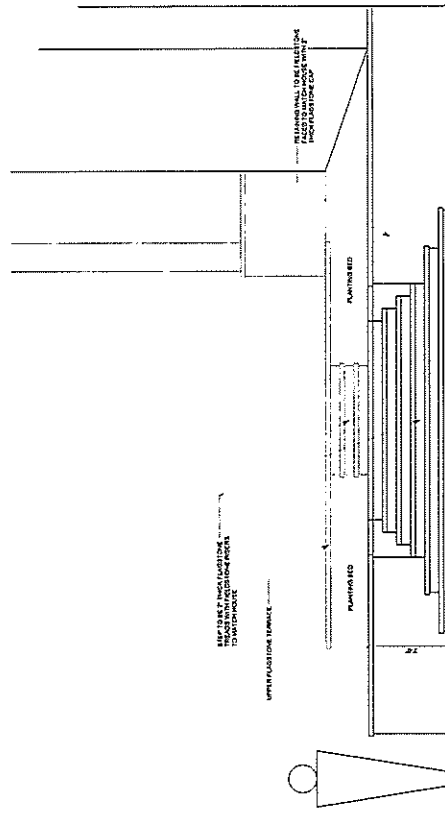


1 Section of Side Terraces and Steps  
Scale: 1/2" = 1'-0"

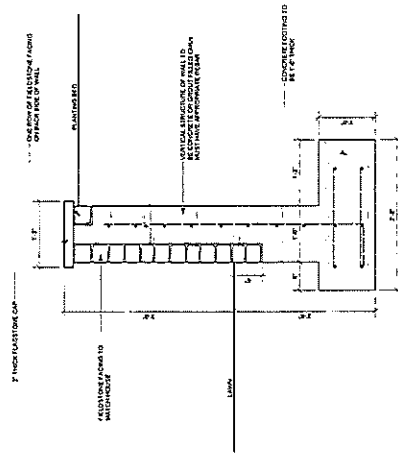


3 Flagstone on Stonedust Paving Typ.  
Scale: 2" = 1'-0"

4



## 2 Elevation of Side Garden Wall and Steps



5 Retaining Wall Section  
Scale: 1" = 1'-0"