

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4707 Cumberland Ave., Chevy Chase	Meeting Date:	08/16/17
Applicant:	Mark & Kelly Klapow	Report Date:	08/09/17
Resource:	Contributing Resource Somerset Historic District	Public Notice:	08/02/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/36-17G	Staff:	Dan Bruechert
Proposal:	Fence replacement and hardscape alterations		

STAFF RECOMMENDATION:

Staff recommends **approval** of this HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Somerset Historic District
STYLE: Colonial Revival
DATE: 1922

The subject property is a two-story, brick, Colonial Revival house, three bays wide, with a side gable roof and two gable dormers. The house is on a corner lot at the corner of Warwick Lane and Cumberland Avenue. No work is proposed on the house.

PROPOSAL:

The applicant is proposing:

- Replacing a section of fencing along Warwick Lane side of the house
- Construct a flagstone patio with a seat wall

APPLICABLE GUIDELINES:

When reviewing alterations and new construction to a property located within a *Master Plan* 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

(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

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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Somerset Historic District Amendment to the Master Plan for Historic Preservation (37/36)

Houses which were built in Somerset during its primary period of architectural importance (1890-1915) represent a wide variety of Victorian styles: Carpenter Gothic, Queen Anne, and Italianate. In addition, there are some good examples of the Bungalow style...

Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood, the mature trees and landscaping, and the grid system of streets with clearly defined streetscapes. These elements should be retained and preserved as the area continues to grow and develop.

Important contributing resources built before 1915 are noted... The later structures in the district are mainly mid-20th century architectural styles – many are Colonial Revival – although some very recent houses have been replicated in the Victorian styles of the original buildings. As specified in the Historic Preservation Ordinance, applications for new construction in the district or for work on structures in the district which are of little historical or design significance shall be judged leniently, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the district.

STAFF DISCUSSION

The applicant is proposing work in two areas of the yard: a replacement fence along Warwick Lane and a new stone patio at the rear of the house. Staff recommends approval for both of these proposals.

Fence Replacement

The applicant proposes to remove a lattice fence that runs along Warwick Lane and replace it with a 6' (six-foot) privacy fence in its place. The fence will be constructed using 5' (five-foot) tall cedar boards, with a one-foot lattice extension above. The proposed fence will lower to 4' (four feet) at the rear wall plane of the house and at the turn to comply with accepted HPC fencing guidance. At the rear, the fence will continue and enclose the area around the carport. This area is largely obscured by the carport as shown in the attached photographs. The design and materials of this fence are appropriate.

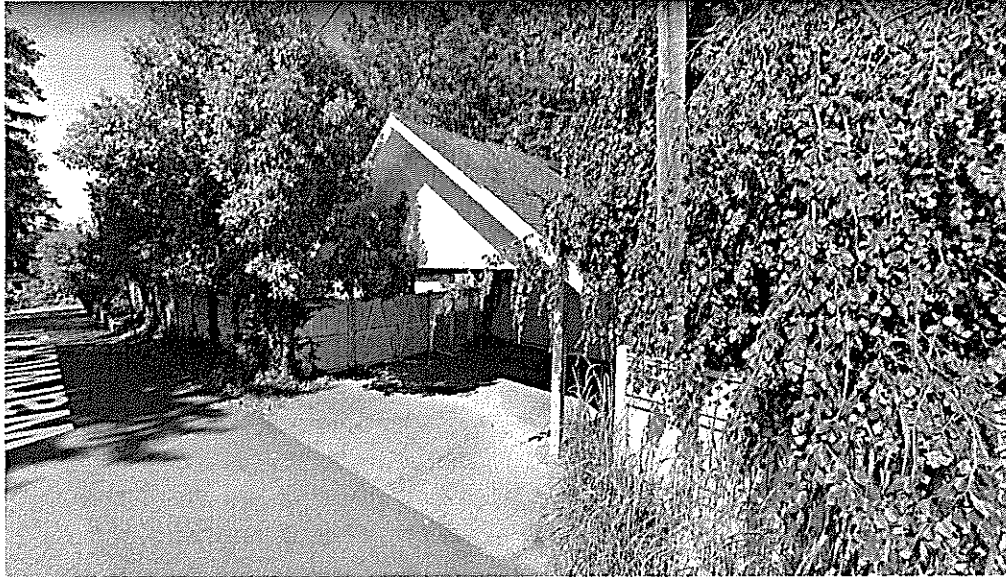


Figure 1: View from Warwick Ln. from carport towards the front of the house

Patio Construction

Near the southeast corner of the lot the applicant is proposing to install a stone patio, constructed on grade, with a seat wall. The patio will be constructed out of flagstone. Elevations of the 18" (eighteen inch) seat wall were not provided with the HAWP. Based on the placement at the rear of the lot, obscured by the house and a privacy fence; and the modest size of the proposal, Staff supports the approval of this element. The applicant provided an elevation of the proposed seat wall after submission of the HAWP which can be seen in Circle ____.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation; 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BRUCE@ALLENTUCKLANDSCAPING.COM Contact Person: BRUCE ALLENTUCK
Daytime Phone No.: 301.515.1900

Tax Account No.: 00537735

Name of Property Owner: MARK/KELLY KLIPON Daytime Phone No.: 202-674-7975

Address: 4707 CUMBERLAND AVE CHRYST MD 20815
Street Number City State Zip Code

Contractor: ALLENTUCK LANDSCAPING INC Phone No.: 301.515.1900

Contractor Registration No.: 124576 (MLIC)

Agent for Owner: BRUCE ALLENTUCK Daytime Phone No.: 301.515.1900

LOCATION OF BUILDING/PREMISE

House Number: 4707 Street: CUMBERLAND AVENUE
Town/City: CHRYST Nearest Cross Street: WARWICK LANE
Lot: 20A Block: 1 Subdivision: 004A
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---------------------------------------------|-----------------------------------------|---------------------------------------------------------------------|------------------------------------|--------------------------------------------|----------------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 5,000.00

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 6 feet 0 inches
- 3B. Indicate whether the fence of 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 _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Data Filed: _____ Date Issued: _____

798425

(4)

**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:

SINGLE FAMILY DETACHED DWELLING TO TOWN
OF SOMERSET

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

REPLACEMENT OF EXISTING LATTICE FENCE W/
BOARD FENCE TOPPED WITH LATTICE.
CONSTRUCTION OF A FLAGSTONE PATIO W/ 18"
SEAT WALL

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.

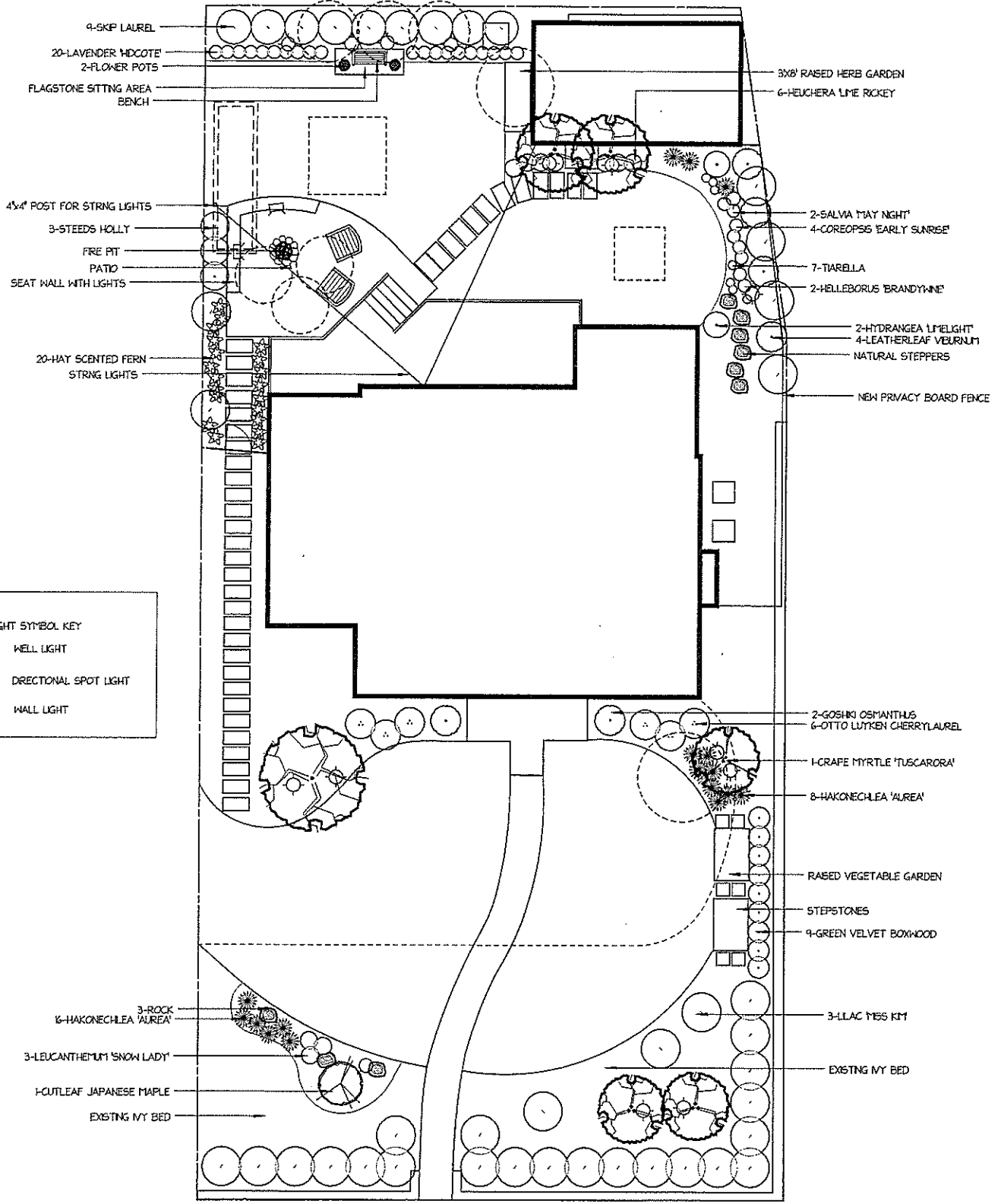
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

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

Owner's mailing address	Owner's Agent's mailing address
MARK/KELLY KLAFON 4707 CUMBERLAND AVE CHEVY CHASE, MD 20815	ALLENTOCK LANDSCAPING INC BRUCE ALLENTOCK 24320 FREDERICK RD CLARKSBURG MD 20871
Adjacent and confronting Property Owners mailing addresses	
ALTER/DOWLING 4709 CUMBERLAND AVE CHEVY CHASE, MD 20815	MESIROW 4701 CUMBERLAND AVE CHEVY CHASE, MD 20815
SCHNEIDER 5812 WARWICK PL CHEVY CHASE MD 20815	MARTIN 4700 DRUMMOND PL CHEVY CHASE, MD 20815

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REVISED 3/22/17

Allentuck
LANDSCAPING CO.
 Your Residential Landscape Company™

KAPLOW RESIDENCE		
4707 CUMBERLAND AVENUE CHEVY CHASE, MARYLAND		
client:		
scale:	1"=8'-0"	date: MARCH 2017
drawn by:	BMA	revision:
checked by:		drawing #:



Application for Historical Area Work Permit

Klapow Residence
4707 Cumberland Avenue
Chevy Chase, Maryland 20815

Section 4 – Material Specifications

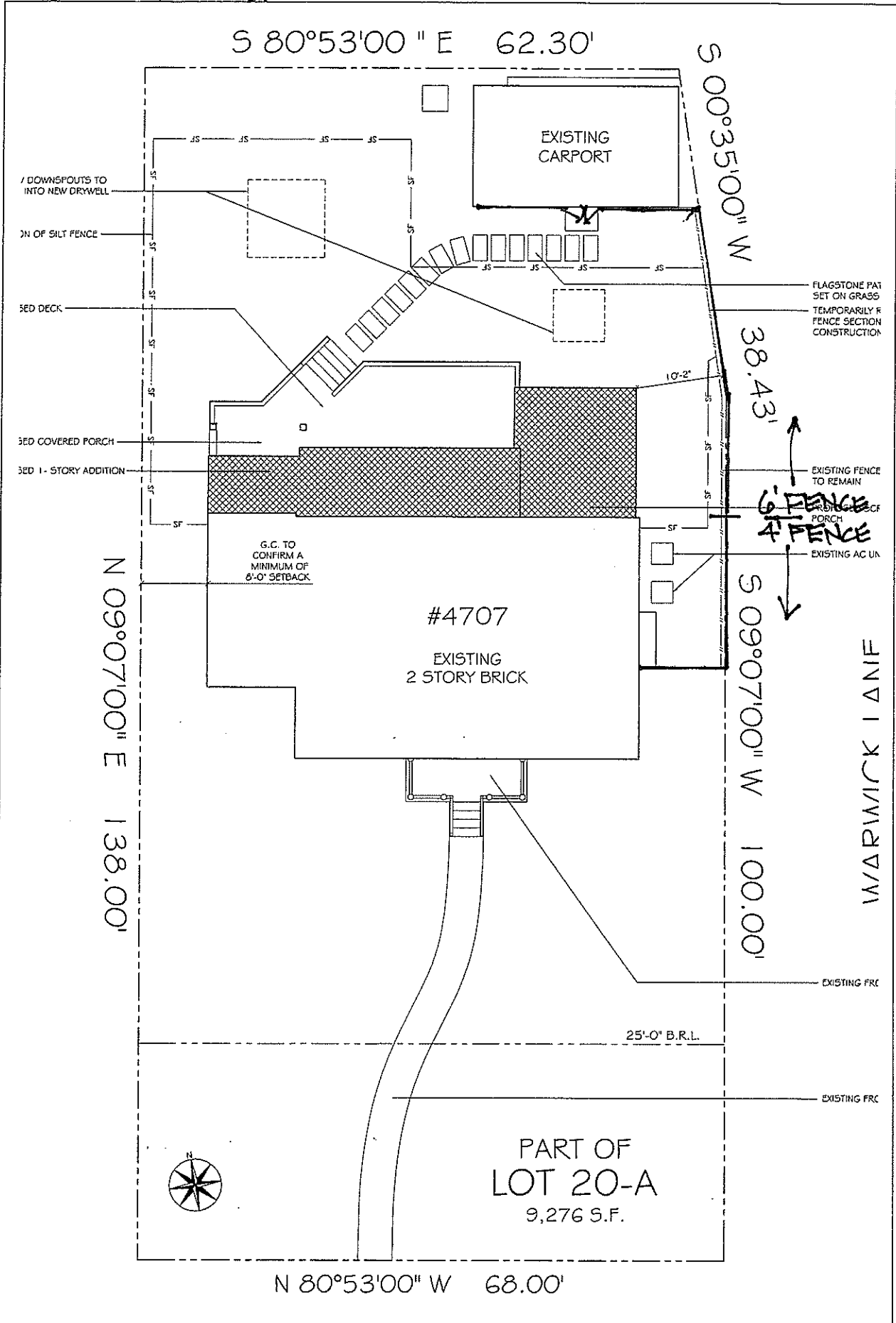
Replacement of existing fence with:

Furnish labor and material to install approximately 20 linear feet of 4' tall cedar solid board fence. Fence to be built using 2"x4" cedar runners that will be teco clipped to the post. Vertical boards will be 1"x4" cedar pickets that will be double nailed to the runners. All, line and corner post to be 4"x4" PT pine. Gate post to 6"x6" PT pine. Install (1) 3' wide arch top walk gate with black hinges and a thumb latch. All post to be set in dry pack concrete with black vinyl post caps.

Install approximately 67 linear feet of 6' tall (5' tall solid board with 1' tall lattice) solid board privacy with lattice style of fence. Fence to be built using 2"x4" cedar runners that will be teco clipped to the post. Vertical boards will be 1"x4" cedar pickets that will be double nailed to the runners. 1' tall lattice topper will be cedar and have cedar cap board. All line, end and corner post to be 4"x4" PT pine. Gate post to be 6"x6" PT pine. Install (1) 8' wide arch top walk gate with black hinges, drop rod and thumb latch. All post to be set in dry pack concrete with black vinyl post caps.

8

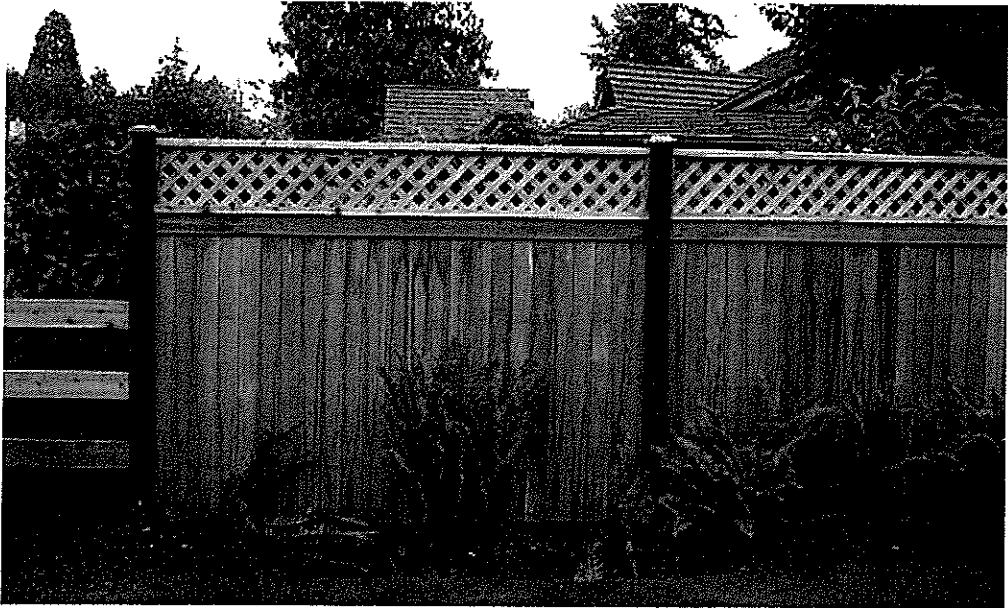
KLAPOW - FENCE LAYOUT

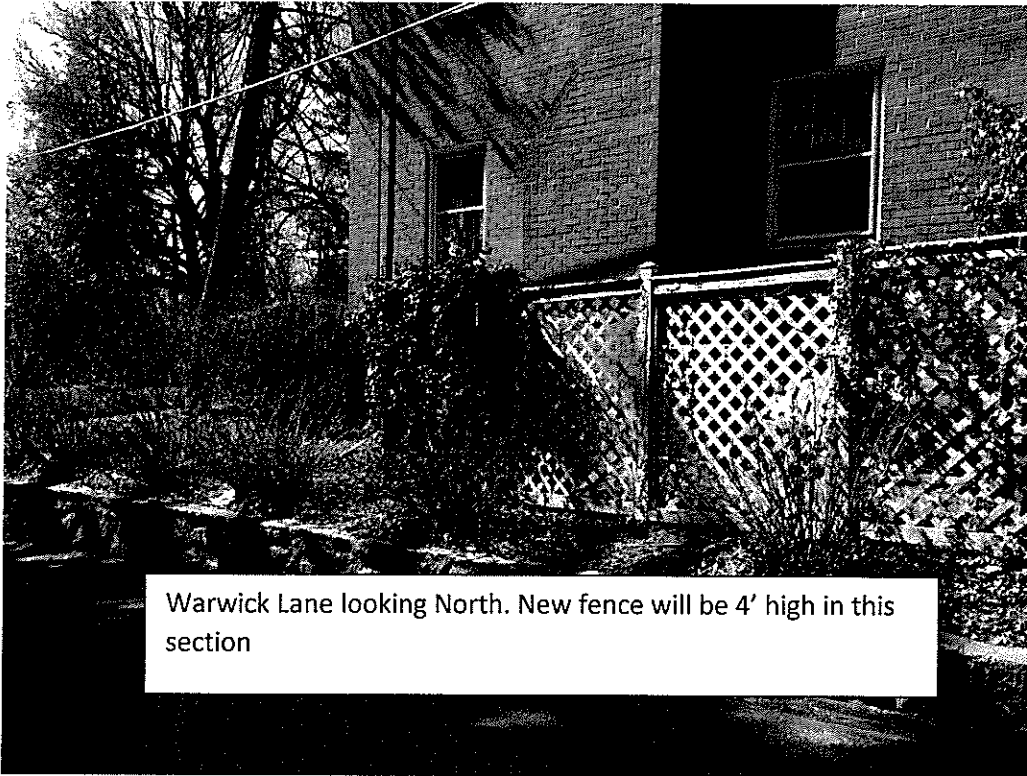


9

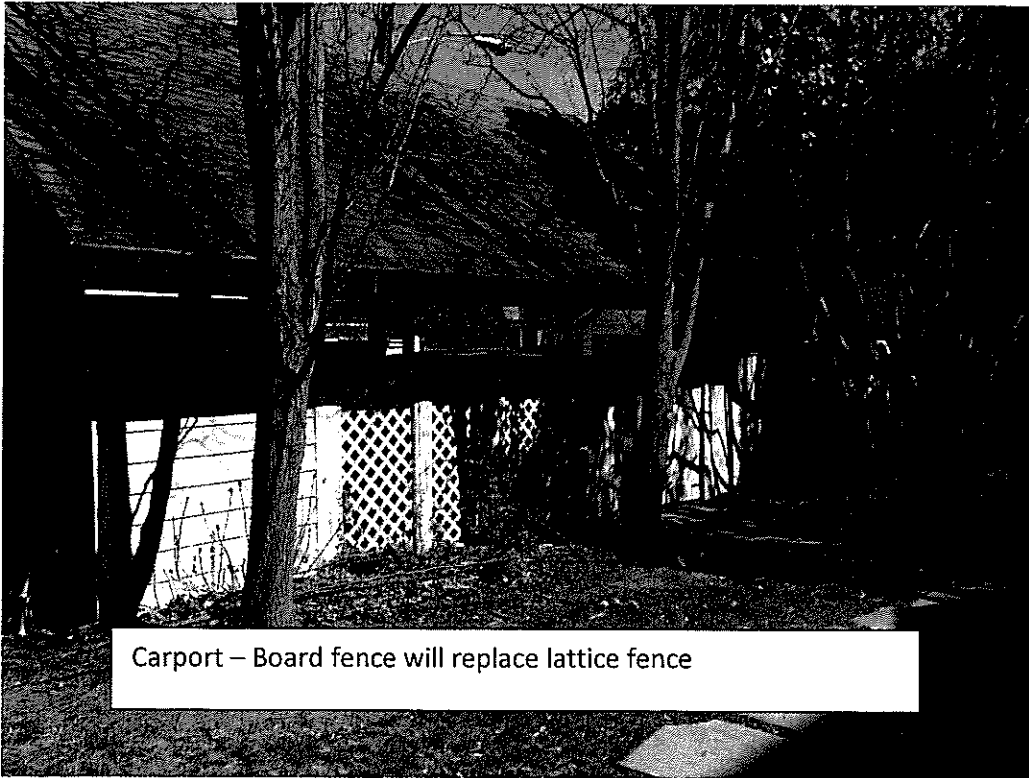
PROJ. NO.: 2014-034	Site Plan 1" = 10'-0"	Klapow Residence 4707 Cumberland Avenue Chevy Chase, MD 20815	DATE 	ISSUE 	FOX ARCHITECTS 7805 OLD GEORGETOWN ROAD, SUITE 204 BETHESDA, MARYLAND 20814
	1" = 10'-0"	4707 Cumberland Avenue Chevy Chase, MD 20815	 	 	

Kaplow Residence - Proposed Fence



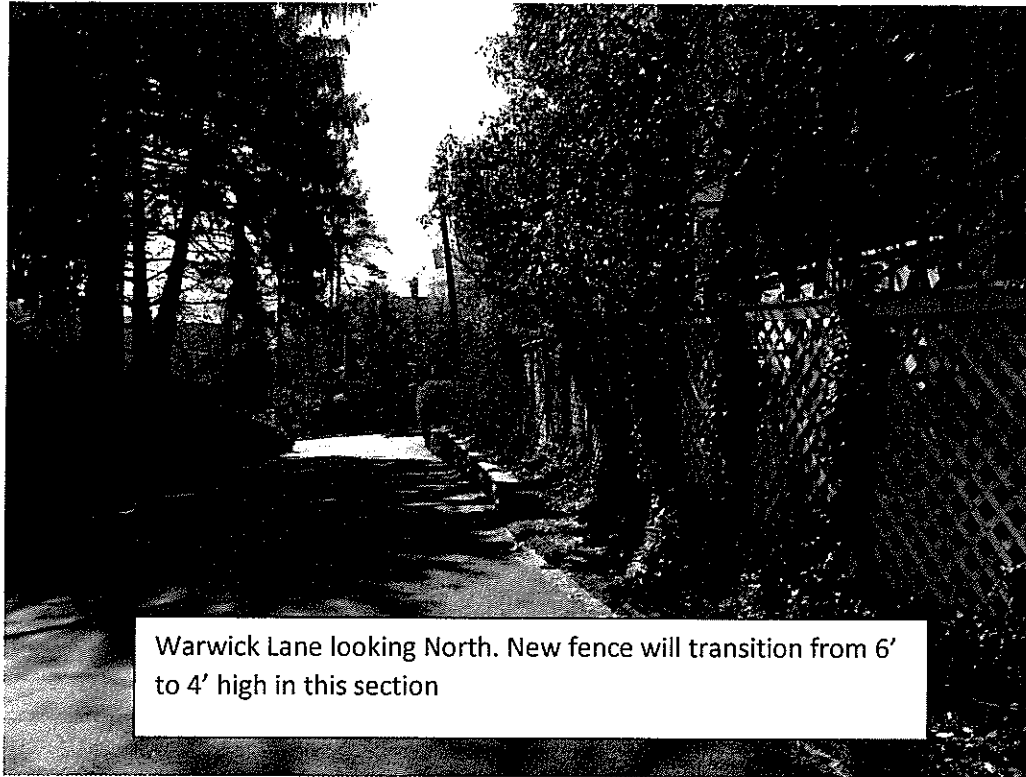


Warwick Lane looking North. New fence will be 4' high in this section



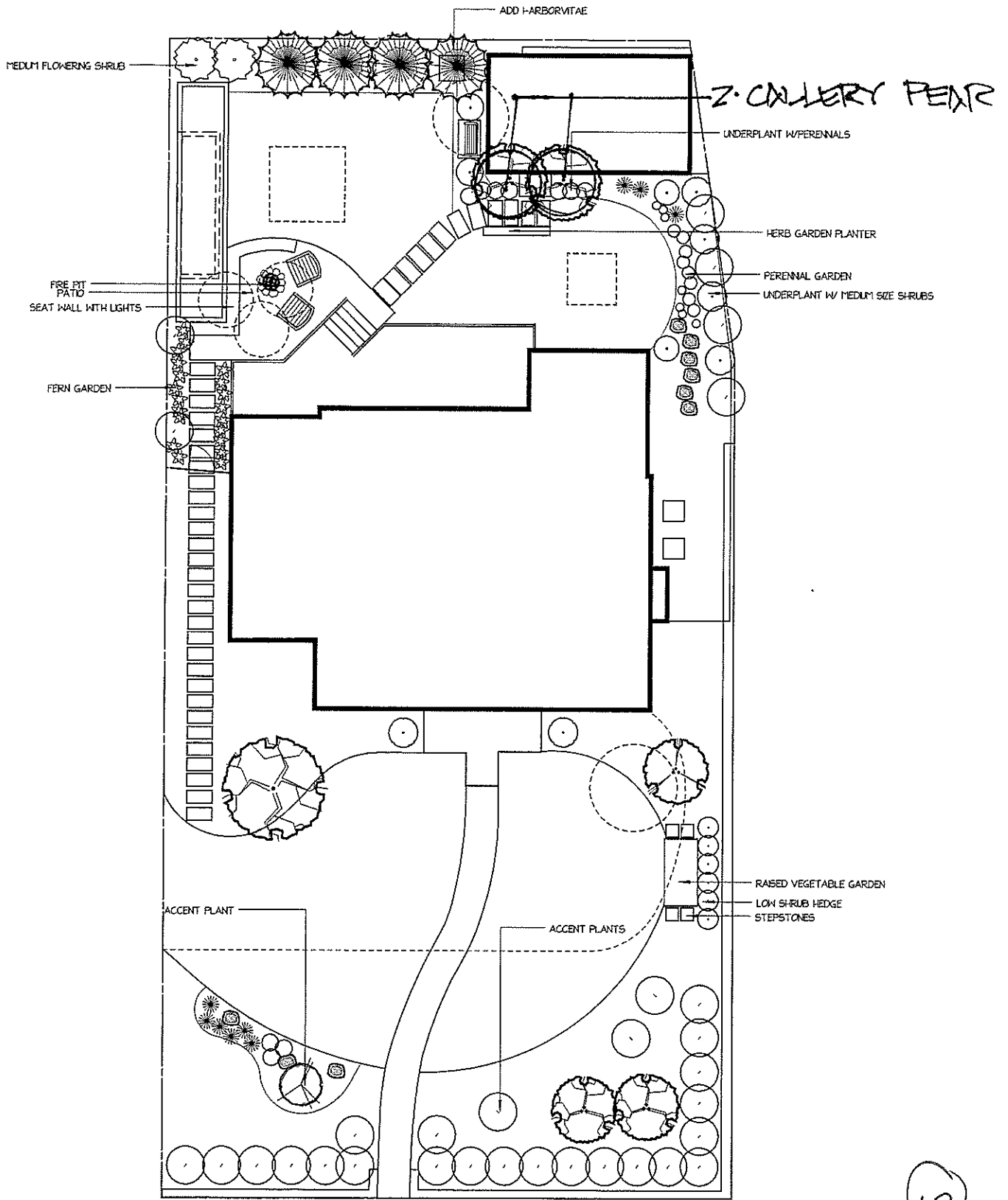
Carport – Board fence will replace lattice fence





Warwick Lane looking North. New fence will transition from 6' to 4' high in this section

TREE SURVEY



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KAPLOW RESIDENCE		
4707 CUMBERLAND AVENUE CHEVY CHASE, MARYLAND		
client:	date:	revision:
scale: 1"=3'-0"	MARCH 2017	
drawn by: BMA	checked by:	drawing #:

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED *June 14, 1961*

Joseph C. Rodgers
ACTING CHAIRMAN
Joseph C. Rodgers
SECRETARY - TREASURER

M.N.C.P. & P.C. Record File No. 77997

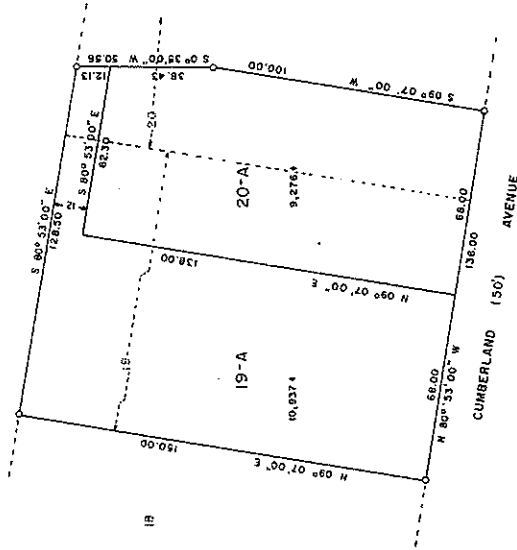
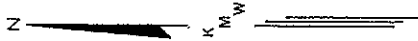
PLAT No 6354

ENGINEER'S CERTIFICATE

I hereby certify that the said delineated hereon is correct; that it is a resubdivision of Lot 19, Block 1, Somerset Heights, as the same is shown in Plat Book 1 of Plat 30 of the Land Records of Montgomery County, Maryland, and of part of Lot 20, Block 1, Somerset Heights, as described in said Land Records in Liber 304 at Folio 391; and that pipes shown thus - 0 - have been placed as indicated.

Date *June 7, 1961*

Joseph C. Rodgers
Joseph C. Rodgers
Registered Land Surveyor
Maryland Registration No. 3485



OWNERS' DEDICATION

we, Daniel H. Margolis and Anabel M. Margolis, his wife, owners of the property shown and described hereon, hereby adopt this plan of resubdivision to establish the minimum building restriction lines.
There are no suits, actions of law, losses, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of resubdivision.

Date *June 7, 1961*

Daniel H. Margolis
Witness one to both

Daniel H. Margolis
Daniel H. Margolis

Anabel M. Margolis
Anabel M. Margolis

LOTS 19-A & 20-A
A RESUBDIVISION OF LOT 19 & PART OF 20
BLOCK 1

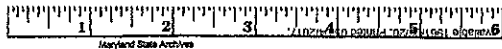
SOMERSET HEIGHTS

TOWN OF SOMERSET
MONTGOMERY COUNTY, MARYLAND

FILED
JUN 20 1961

SCALE 1" = 30' JUNE 1961

Prepared in the Office of
JOSEPH C. RODGERS
22 WEST JEFFERSON STREET
ROCKVILLE, MARYLAND



(14)



DPS

Montgomery County Department of Permitting Services

255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4166
Phone: 311 in Montgomery County or (240)777-0311
Fax: (240)777-6262
<http://www.montgomerycountymd.gov/permittingservices>



Sediment Control # _____

Building AP #(s) _____

Demolition # _____

A. Description of Work: (Check all that apply)

<input checked="" type="checkbox"/> ADD		<input type="checkbox"/> SINGLE FAMILY DWELLING	<input type="checkbox"/> DECK
<input type="checkbox"/> ALTER	Gross Sq. Ft. of Area Created _____	<input type="checkbox"/> TOWNHOUSE	<input type="checkbox"/> DUPLEX
<input type="checkbox"/> CONSTRUCT	or Affected by this Action: _____	<input checked="" type="checkbox"/> FENCE*	<input type="checkbox"/> BASEMENT
<input type="checkbox"/> DEMOLISH	Estimated Cost: \$ _____	<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> POOL IN GROUND
<input type="checkbox"/> MOVE	Disturbed Land Area: _____	<input type="checkbox"/> TRAILER**	<input type="checkbox"/> POOL ABOVE GROUND
<input type="checkbox"/> FOUNDATION ONLY	Lot Size: _____	<input type="checkbox"/> MODULAR HOME**	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> RESTORE and/or REPAIR		<input type="checkbox"/> HOT TUB	<input type="checkbox"/> SHED
<input type="checkbox"/> REVISION	<input type="checkbox"/> FINAL INSPECTION ONLY	<input type="checkbox"/> OTHER _____	
<input type="checkbox"/> DAMAGE REPORT	PROPOSED USE OF STRUCTURE: _____		

* For ALL Fence Construction

HEIGHT: 6 ft. 0 in. Note: (A signed approval letter from the adjacent lot owner(s) is required when on lot line)

Located entirely on the land of the owner Public Right of Way/Easement Located on the lot line

**NOTE:

Manufacturer's Name and Model # for All Trailers and Modular Homes _____

B. Model House Program/Refer-Back System

Model House Program – to build new homes

INITIAL SUBMITTAL or
 PREVIOUSLY APPROVED PERMIT # _____

New Home Model Name or # _____

Refer-Back System – build new homes and pools

INITIAL SUBMITTAL or
 PREVIOUSLY APPROVED PERMIT # _____

C. Revision

REVISION to ORIGINAL PERMIT # _____

(Original permit has been issued and is active)

SITE STRUCTURAL HOUSE TYPE OTHER: _____

D. Site Plan Information

MNCPPC Site Plan No. _____ Preliminary Plan No. _____

Record Plat No. _____ Y N Forest Conservation Easement?

E. Building Address:

Number 4707 Street CUMBERLAND AVE City CHERRY CHASE Zip 20815

Lot (s) 20A Block 1 Subdivision 0044

Nearest Cross Street. WARWICK LN

F. Applicant Information: Supply all information, incomplete applications will not be accepted.

Contact ID #: 8 Fax #: _____ Email: KLAPON@MCGADIL.COM

Name of Applicant MARK Klapow Daytime Phone #: 202 624 2975

(Permit will be issued to Applicant)

Address 4707 CUMBERLAND AVE City CHERRY CHASE State MD Zip 20815

G. Contact Information: Supply all information, incomplete applications will not be accepted.

Contact ID #: _____ Fax #: _____ Email: BRUCE@ALLENTOCKLANDSCAPING.COM

Contact Person BRUCE ALLENTOCK Daytime Phone # 301 515 1900

(If other than Applicant)

Address 24320 FREDERICK RD City CLARKSBURG State MD Zip 20871

Contractor ALLENTOCK LANDSCAPING INC MHIC or Montgomery County Builders License # 124526

Contractor Address SAME Daytime Phone # 301-515-1900

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H. Applying for "Design for Life"

If applying for "Design for Life" certification, indicate the level of accessibility Visit-Able Live-Able
CERTIFICATE NAME: _____

I. Additional Approvals:

Properties located within historic districts, municipalities and special taxing districts may require additional approvals beyond the required Department of Permitting Services (DPS) building permit.
For projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction.
Please refer to "Permit Procedures for Properties within a Montgomery County Municipality" for more information.

J. Water and Sewage

TYPE OF WATER SUPPLY WSSC WELL OTHER (specify) _____
SEWAGE DISPOSAL WSSC SEPTIC OTHER (specify) _____

K. MPDU (moderately priced dwelling unit(s))

20% of this new home development will be built as Moderately Priced Dwelling Units Yes No

L. Special Exception: Is this lot subject to a Special Exception?

Yes, Case # _____ No

M. Variance: (Has a Variance been granted to perform this work?)

Yes, Variance # _____ No

N. Historic Area in Atlas or Master Plan: Is the property a Historic resource?

Yes No

O. Authorized Agent Affidavit:

I hereby declare and affirm, under penalty of perjury, that:

- 1. I am duly authorized to make this permit application on behalf of: MARK KADRON
(Please print property owner's name)
- 2. The work proposed by this building permit application is authorized by the property owner; and
- 3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

X
(Property Owner's Signature) _____ Date _____ (Print Name) _____
[Signature] 5.4.17 BRUCE ALLENSTOCK
(Authorized Agent's Signature) _____ Date _____ (Print Name) _____

P. Statement of Homeowner Acting as New Home Builder:

I, the undersigned property owner, state that I am not a licensed new home builder and that the building to be constructed under this permit is to be used as a residence for me and my immediate family. I will serve as general contractor and take responsibility for compliance with all applicable building codes.

(Property Owner's Signature) _____ Date _____ (Print Name) _____

Q. To Be Read by the Applicant:

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.

X
(Applicant's Signature) _____ Date _____ (Print Name) _____

R. Expedited Plan Review:

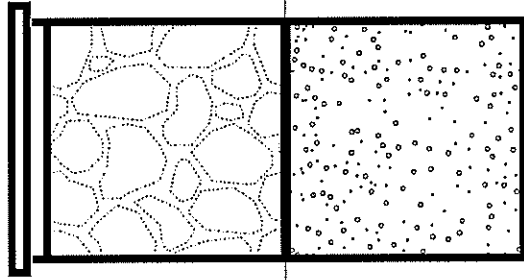
I request an Expedited Plan Review, when available, which is subjected to additional fees.

(Applicant's Signature) _____ Date _____ (Print Name) _____



WALL DETAIL

2'-10 1/2" ||



KLAPOW RESIDENCE
4707 CUMBERLAND AVENUE
CHEVY CHASE, MARYLAND

Allentuck
LANDSCAPING CO.
Your Residential Landscape Company™