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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Nick Fox <virgin.com>
Contact Person: Nick Fox
Daytime Phone No.: 347 882 0804

Name of Property Owner: Nick Fox

Address: 4712 Cumberland Ave

Contractor: Herrera Landscaping
Phone No.: 240 385 0475

Agent for Owner:
Daytime Phone No.: 

LOCATION OF BUILDING PERMITS

House Number: 4712
Street: Cumberland Avenue

Town/City: Chevy Chase
Nearest Cross Street: Jackson
Lot: N/A
Block: N/A
Subdivision: N/A
Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ Add/Remove
☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Seizure ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovate ☐ Fencing/Wall (complete Section 4) ☐ Other:

B. Construction cost estimate: $ To be determined

C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION

A. Type of septic disposal:

☐ 01 ☐ VSSC ☐ Septic ☐ Other:

B. Type of water supply:

☐ 01 ☐ VSSC ☐ Well ☐ Other:

PART THREE: COMPLETE FOR FENCE/RETAINING WALL

WE ARE MERELY MOVING EXISTING APPLIANCE Back 6 or 50 FEET

A. Height: 3 feet

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

☐ On party 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 following application, that the application is correct, and that the construction will comply with plans approved by the Historic Preservation Commission and that I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Nick Fox
6/17/2018

Signature of owner or authorized agent

Approved: 
For Chairperson, Historic Preservation Commission

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:

   CHANGE TO:

   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 YARD AND ADD SOME
   MORE PLANTATION AND SOME COLOUR TO THE SCENE.

2. SITE PLAN

   Site and environmental setting, drawn to scale. You may use your plan. 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 resources 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 drip line 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.

4
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.
front garden transition area

PROPOSED NEW FENCE

holly

EXISTING FENCE

hydrangea
Spirae agm

blur the lines between new suggested garden and existed garden between the fence line.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>4712 CUMBERLAND AVE</td>
<td></td>
</tr>
<tr>
<td>CHEVY CHASE</td>
<td></td>
</tr>
<tr>
<td>MARYLAND 20815</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Beiter Josh &amp; Ann</td>
<td>Wenger</td>
</tr>
<tr>
<td>4715 CUMBERLAND AVE</td>
<td>4711 CUMBERLAND AVE</td>
</tr>
<tr>
<td>CHEVY CHASE</td>
<td>CHEVY CHASE</td>
</tr>
</tbody>
</table>

|                                                    | Schneider                                      |
|                                                    | 5810 WARWICK AVE                               |
|                                                    | CHEVY CHASE                                     |

|                                                    | Sorensen                                       |
|                                                    | 5812 WARWICK AVE                               |
|                                                    | CHEVY CHASE                                     |