EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5506 Beech Ave., Bethesda  
Meeting Date: 1/9/2019

Resource: Individually Listed Master Plan Site  
Alta Vista (Keiser House)  
Report Date: 1/2/2019

Applicant: Olivier Lefevre  
Public Notice: 12/26/18

Review: HAWP  
Tax Credit: n/a

Case Number: 35/03-19A  
Staff: Dan Bruechert

PROPOSAL: Roof Replacement

STAFF RECOMMENDATION:

✔ Approve

☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (Alta Vista 35/03)

STYLE: Queen Anne

DATE: c.1850 w/ significant alterations c.1880

Figure 1: Alta Vista is located at the intersection of Beech Ave. and Montgomery Ave.
“Alta Vista represents the farming heritage of the Bethesda area. The houses’ main block probably dates from the mid-1800s when the 145-acre property was a working farm. Louis Keiser is said to have updated and enlarged the house in 1880, giving it its present Queen Anne style appearance. By the late 1800s, a new streetcar line and Rockville Pike improvements made the Alta Vista farm prime for development. Between 1896 and 1907 the property changed hands several times, was subdivided and resubdivided into consecutively smaller lots, and gave the surrounding community its name. The house today is located on a 22,000 square foot parcel.”

PROPOSAL

The applicant proposed to remove the existing 3-tab shingle roof with a Timberline architectural shingle roof.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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

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.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact: Email: olivier.lefevre2012@gmail.com

Daytime Phone No.: 917-445-4109

Tax Account No.: __________________________

Name of Property Owner: OLIVIER LEFEVRE

Daytime Phone No.: __________________________

Address: 5506 Beech Ave Bethesda 20814

Street Number: __________________________ City: __________________________ Zip Code: 20814

Contractor: __________________________

Contractor Registration No.: __________________________

Agent for Owner: __________________________

Daytime Phone No.: __________________________

LOCATION OF BUILDING PREMISES

House Number: 5506

Street: Beech Avenue

Town/City: Bethesda

Nearest Cross Street: Montgomery Drive

Lot: __________________________ Block: __________________________ Subdivision: __________________________

Lot: __________________________ Block: __________________________ Subdivision: __________________________

PAR T ONE: TYPE OF PERM I T, ACT I ON AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☐ Repair ☐ Revocable

☐ Fence/Wall (complete Section 4) ☐ Other: __________________________

1B. Construction cost estimate: $ __________________________

1C. If this is a revision of a previously approved active permit, see Permit #: __________________________

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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: __________________________ feet __________________________ 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/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: 12/19/18

Approved: __________________________

For Chairperson, Historic Preservation Commission

Disapproved: __________________________

Signature: __________________________

Date: __________________________

Application/Permit No.: __________________________

Data Filed: __________________________

Date Issued: __________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
# HISTORIC AREA WORK PERMIT
## CHECKLIST OF APPLICATION REQUIREMENTS

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PLEASE SEE INSTRUCTIONS ON DPS’ HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.
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:

   This 2-century old house Victorian type, that has been poorly taken care of for the years. Shingles are coming
   out, nails too, and a couple of leaks have been discovered
   in the attic.

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

   There will be no effect on the historic house; we are
   replacing the old shingles by new ones and will probably
   have to replace some plywood as well — in that case, I've
   been told we need a permit, obtainable at Rockville, after this.

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 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.
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
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<td>5506 Beech Avenue</td>
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<tr>
<td>20814 Bethesda</td>
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<td>MD</td>
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### Adjacent and confronting Property Owners mailing addresses

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Existing Property Condition Photographs (duplicate as needed)

Detail: North & West views

REAR VIEW

Detail: East & South

Applicant: Olivier Lecture (5506 Beach Ave)
Site Plan

Applicant: Olivier Lefeuvre

Shade portion to indicate North