

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4715 Cumberland Ave., Chevy Chase	Meeting Date:	5/7/2019
Resource:	Secondary (Post-1915) Resource (Somerset Historic District)	Report Date:	4/30/2019
Applicant:	Joshua Bloten and Ann Kelly (Stefan Hurray, Architect)	Public Notice:	4/23/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/36-19E	Staff:	Michael Kyne
PROPOSAL:	Porch alterations		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (Post-1915) Resource within the Somerset Historic District
STYLE: Dutch Colonial
DATE: 1925

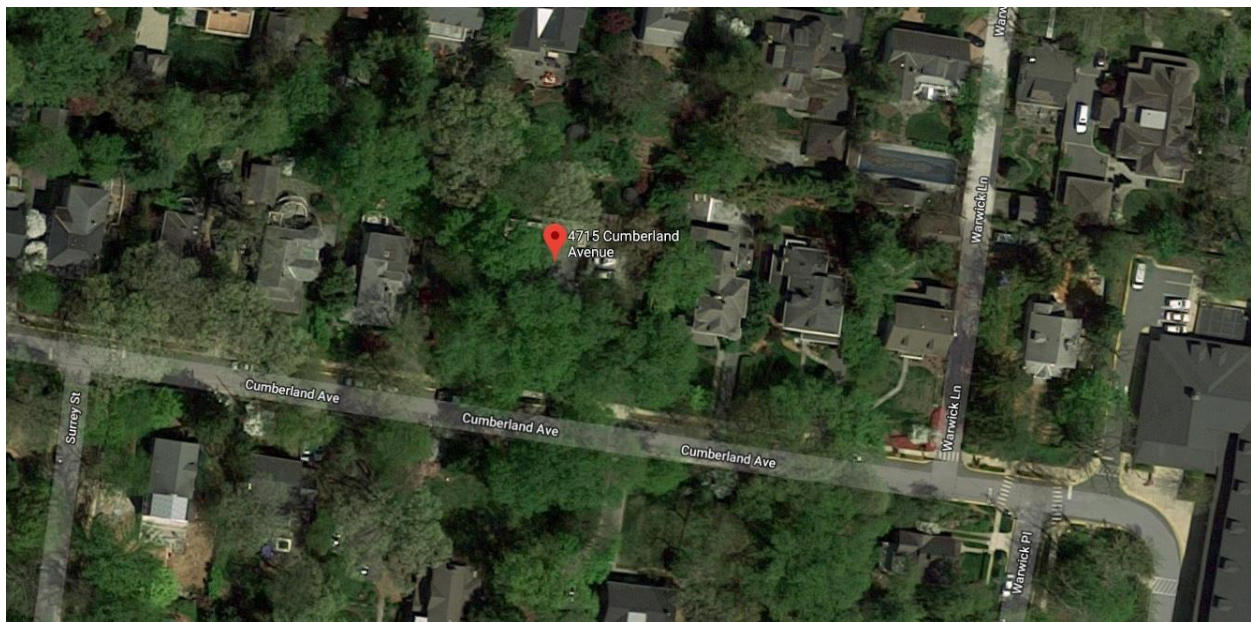


Fig. 1: Subject property.

PROPOSAL:

The applicants propose to alter a porch at the east (right) side of the historic house. The porch to be altered is original to the house, but has been previously screened in. The proposal is to remove the non-original screens and enclose the porch by adding glass and wood panels.

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:

2. Modifications to a property, which do not significantly alter its visual character.

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), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the Somerset Historic District and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

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.

**HISTORIC PRESERVATION COMMISSION**
301/563-3400**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: SHURRAY@BARNESVANZE.COM Contact Person: STEFAN HURRAY
Daytime Phone No.: 202-337-7255
Tax Account No.: 00535202
Name of Property Owner: JOSHUA BOLTEN & ANN KELLY Daytime Phone No.: 202-337-7255
Address: 4715 CUMBERLAND AVE, CHEVY CHASE, MD. 20815
Street Number City State Zip Code
Contractor: TBD Phone No.: TBD
Contractor Registration No.: TBD
Agent for Owner: BARNES VANZE ARCHITECTS, INC. Daytime Phone No.: 202-337-7255

LOCATION OF BUILDING/PREMISE

House Number: 4715 Street CUMBERLAND AVENUE
Town/City: SOMERSET Nearest Cross Street: SURREY STREET
Lot: 17 Block: 1 Subdivision: 044 DISTRICT 7
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT ACTION AND USE**1A. CHECK ALL APPLICABLE:**

☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ TBD

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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/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.

Stefan Hurray
Signature of owner or authorized agent

04.16.2019

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 872437 Date Filed: _____ Date Issued: _____

**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:

Existing 1920s Sears Verona gambrel roof Dutch Colonial, contributing resource to
Somerset Historical District. Features original side porch which has been screened in.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
Rebuild foundation of screened porch and remove later added screening and guardrails.
Enclose screened porch with glass and painted wood panels. Existing roof and roof
structure to remain.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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

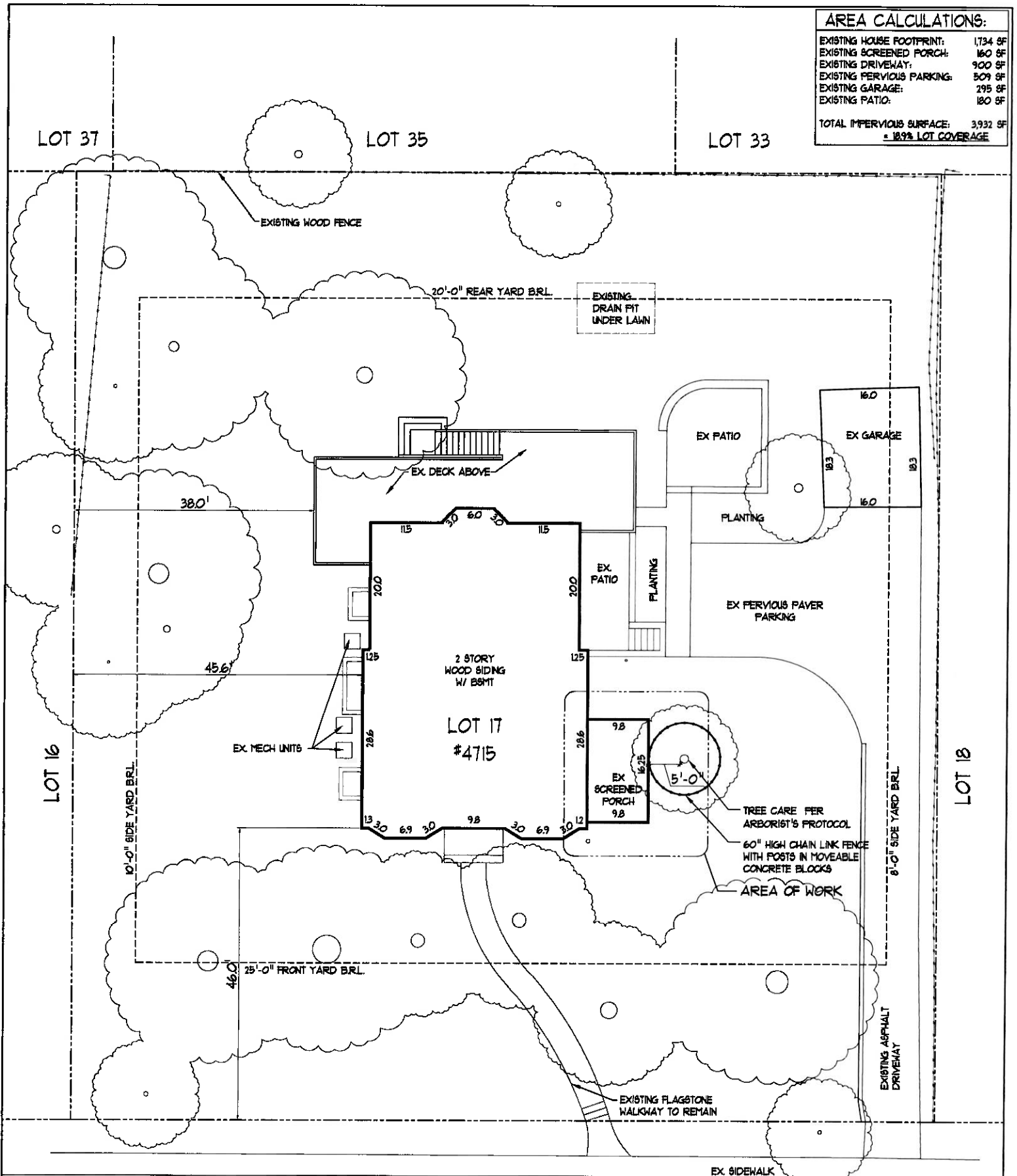
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

AREA CALCULATIONS:

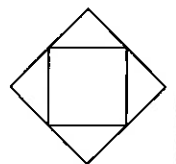
EXISTING HOUSE FOOTPRINT:	1,734 SF
EXISTING SCREENED PORCH:	160 SF
EXISTING DRIVEWAY:	900 SF
EXISTING PERVIOUS PARKING:	509 SF
EXISTING GARAGE:	295 SF
EXISTING PATIO:	180 SF
TOTAL IMPERVIOUS SURFACE:	3,932 SF
	= 18.9% LOT COVERAGE



BOLTEN RESIDENCE
 4715 CUMBERLAND AVE
 CHEVY CHASE MD 20815

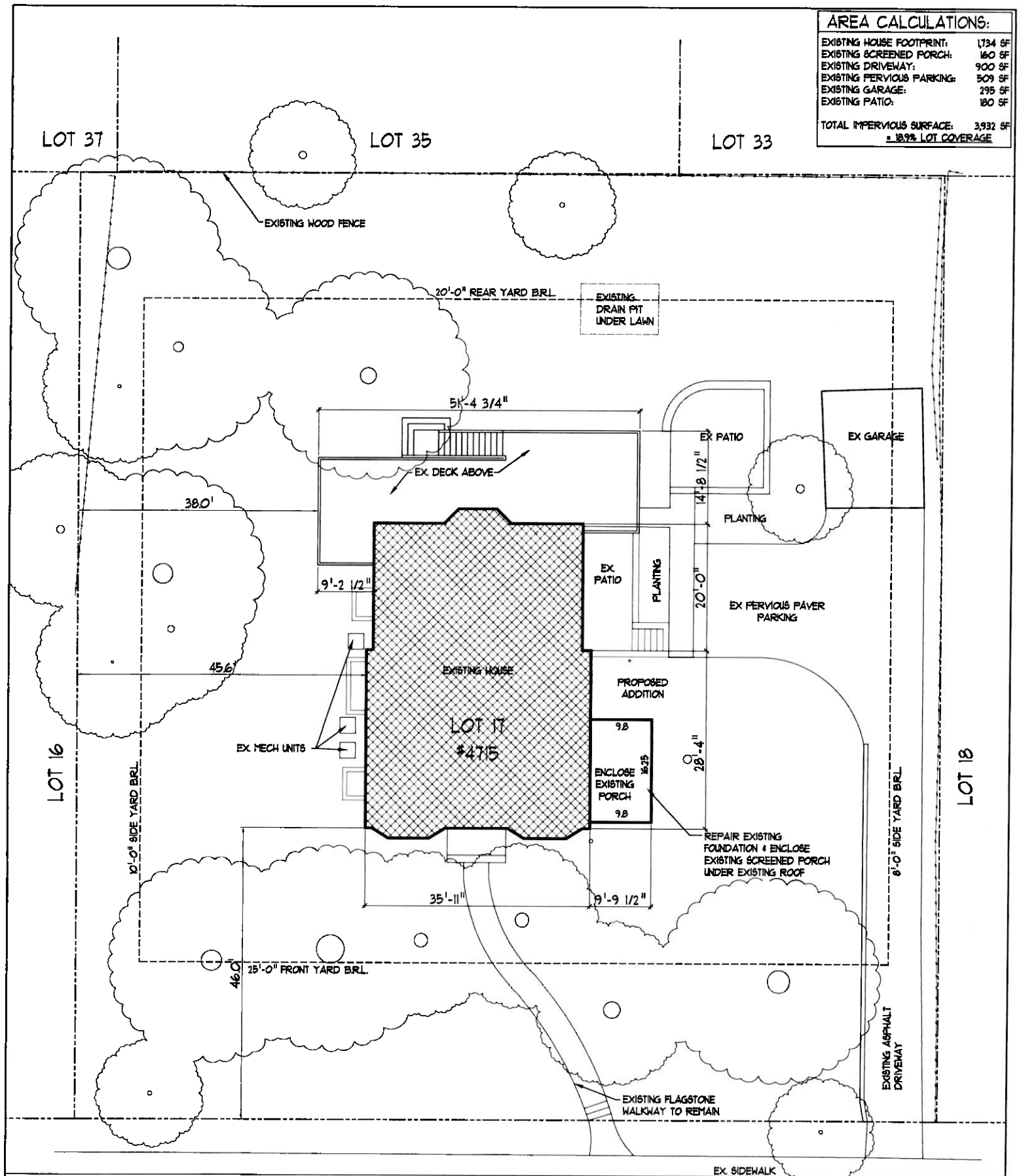
EXISTING SITE PLAN

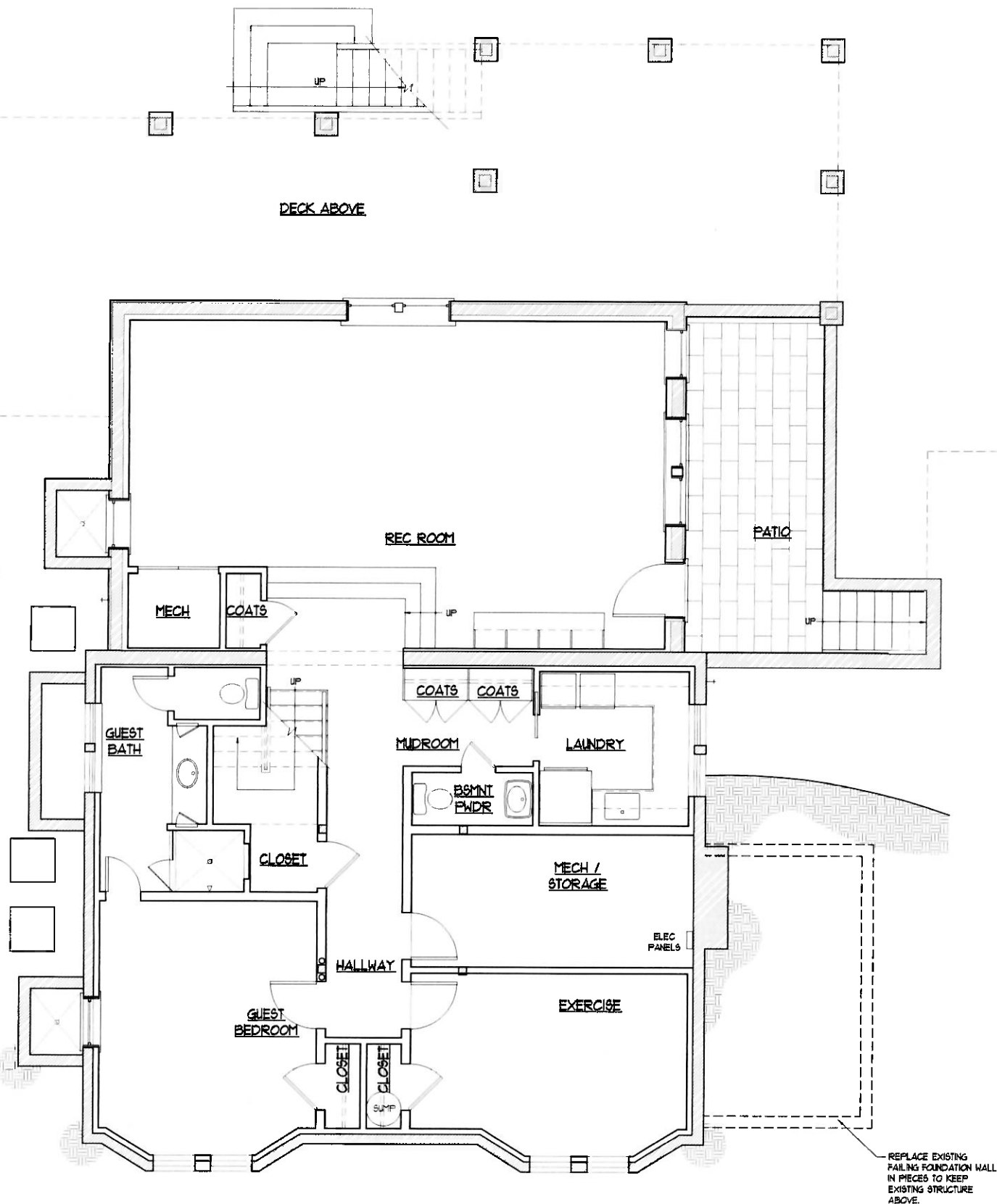
SCALE: 1" = 20'-0"



AREA CALCULATIONS:

EXISTING HOUSE FOOTPRINT:	1,734 SF
EXISTING SCREENED PORCH:	160 SF
EXISTING DRIVEWAY:	900 SF
EXISTING PERVIOUS PARKING:	509 SF
EXISTING GARAGE:	295 SF
EXISTING PATIO:	180 SF
TOTAL IMPERVIOUS SURFACE:	3,932 SF
= 18.9% LOT COVERAGE	





BOLTEN RESIDENCE
 4715 CUMBERLAND AVE
 CHEVY CHASE MD 20815

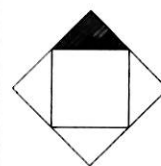
EXISTING LOWER LEVEL PLAN

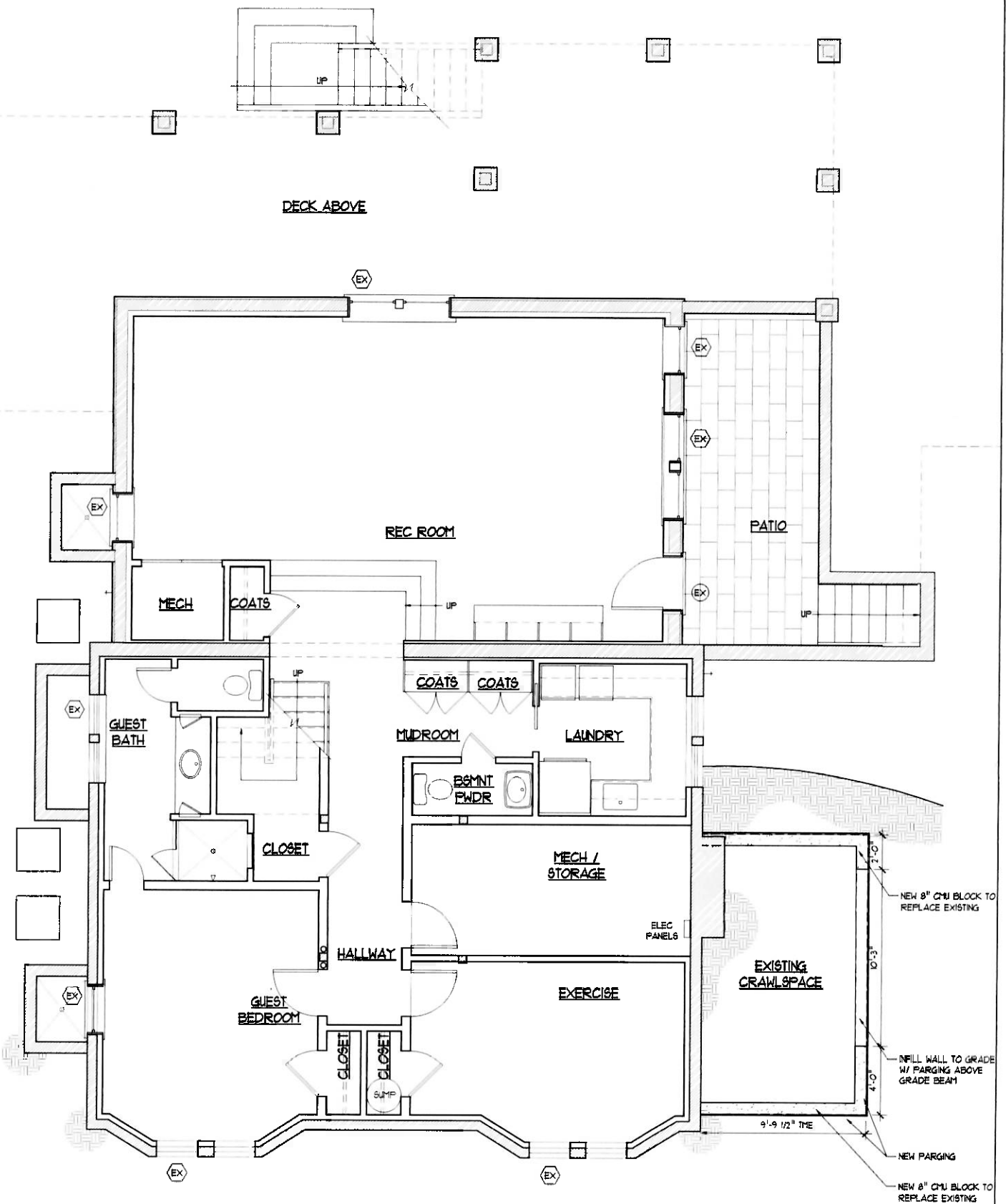
SCALE: 1/8" = 1'-0"

APPLICANT: BOLTEN / KELLY

PAGE: 3.0

DATE: 04/8/2019

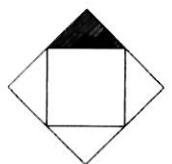


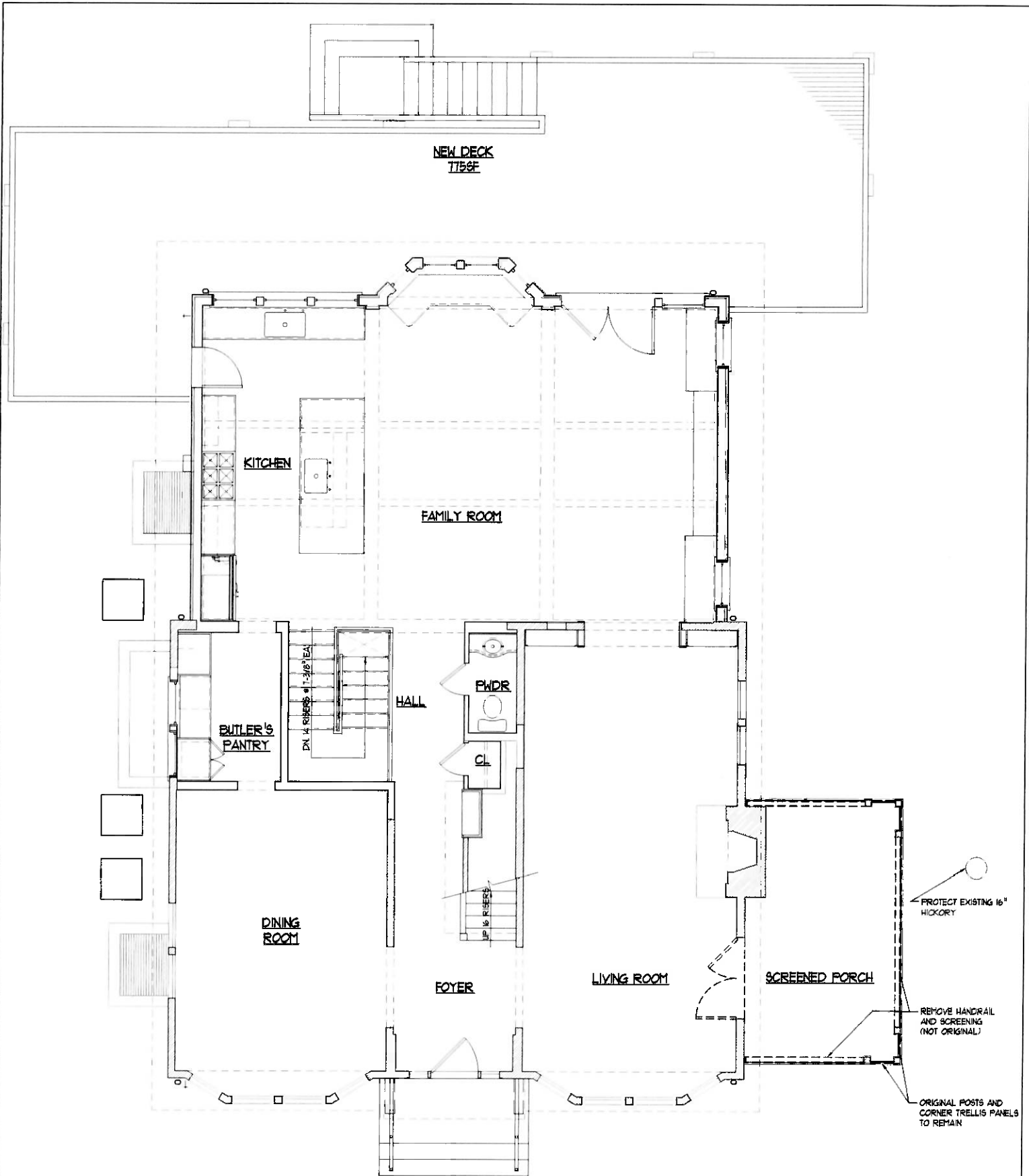


BOLTEN RESIDENCE
 4715 CUMBERLAND AVE
 CHEVY CHASE MD 20815

PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"





BOLTEN RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

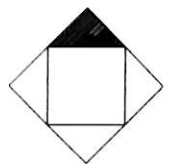
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

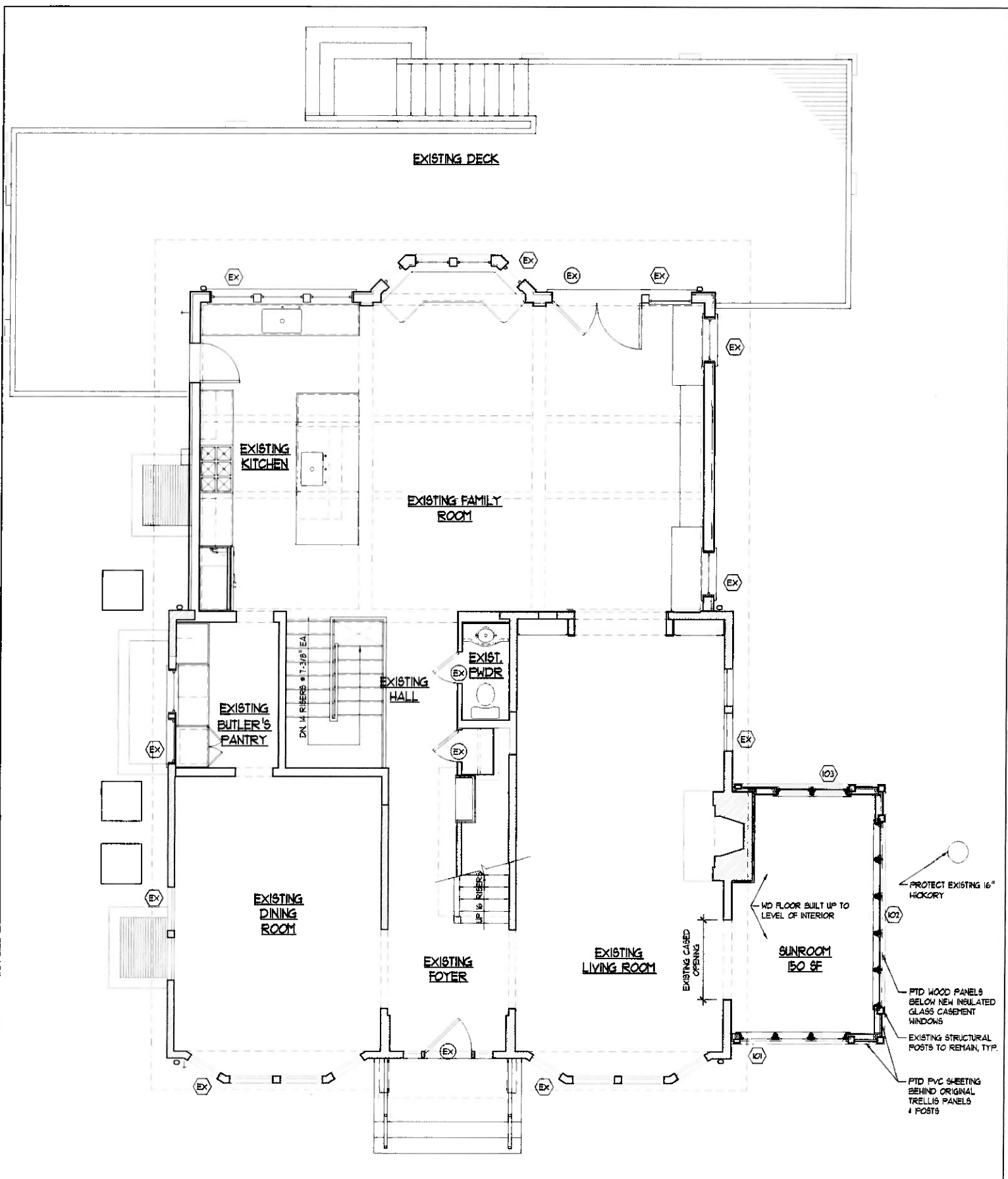
APPLICANT: BOLTEN / KELLY

PAGE: 3.2

DATE: 04/15/2019



10



BOLTEN RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

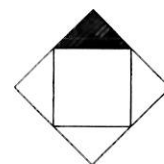
PROPOSED FIRST FLOOR PLAN

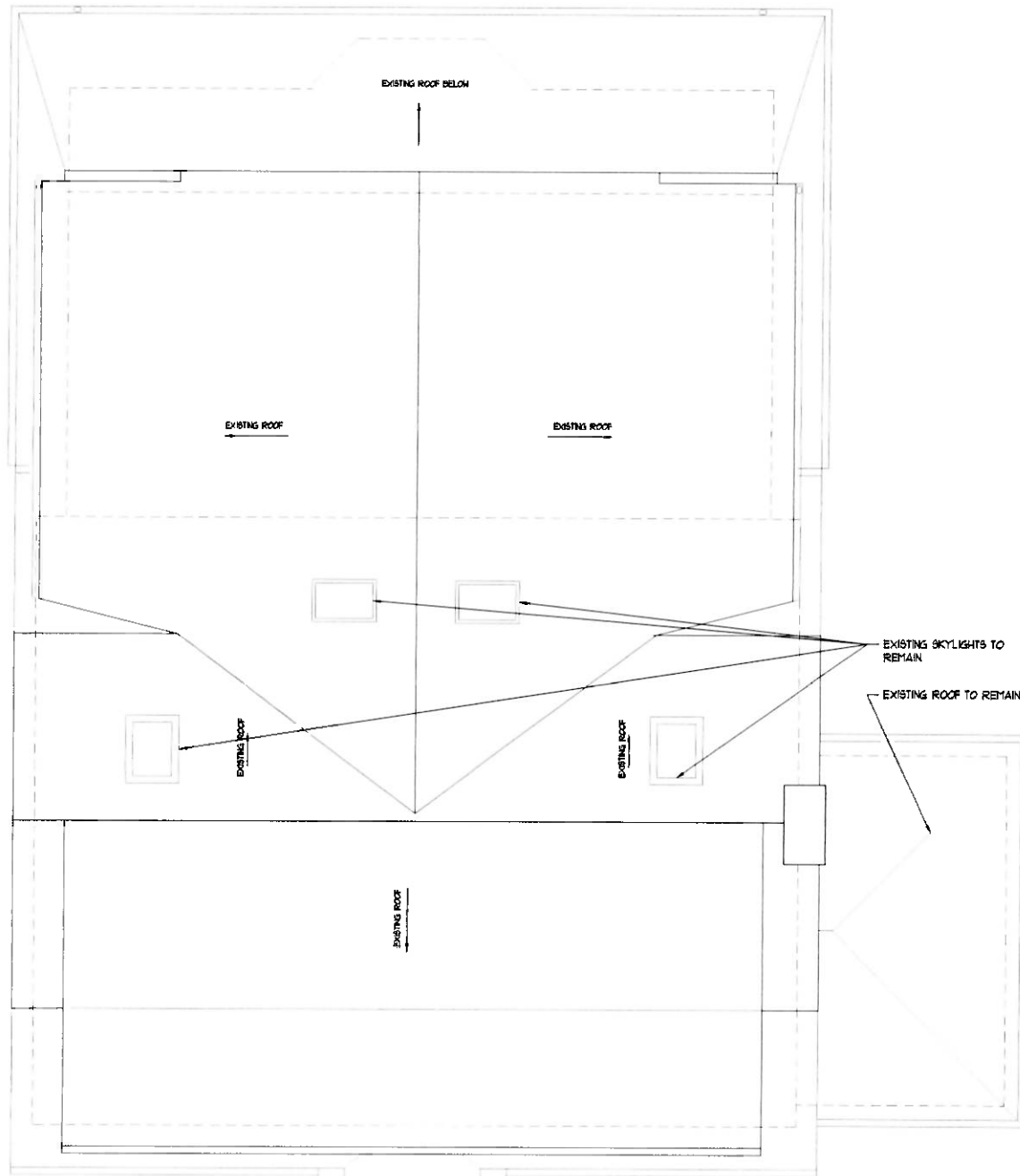
SCALE: 1/8" = 1'-0"

APPLICANT: BOLTEN / KELLY

PAGE: 3.3

DATE: 04.15.2019





BOLTEN RESIDENCE
 4715 CUMBERLAND AVE
 CHEVY CHASE MD 20815

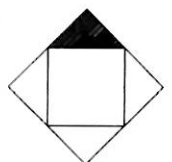
EXISTING ROOF PLAN

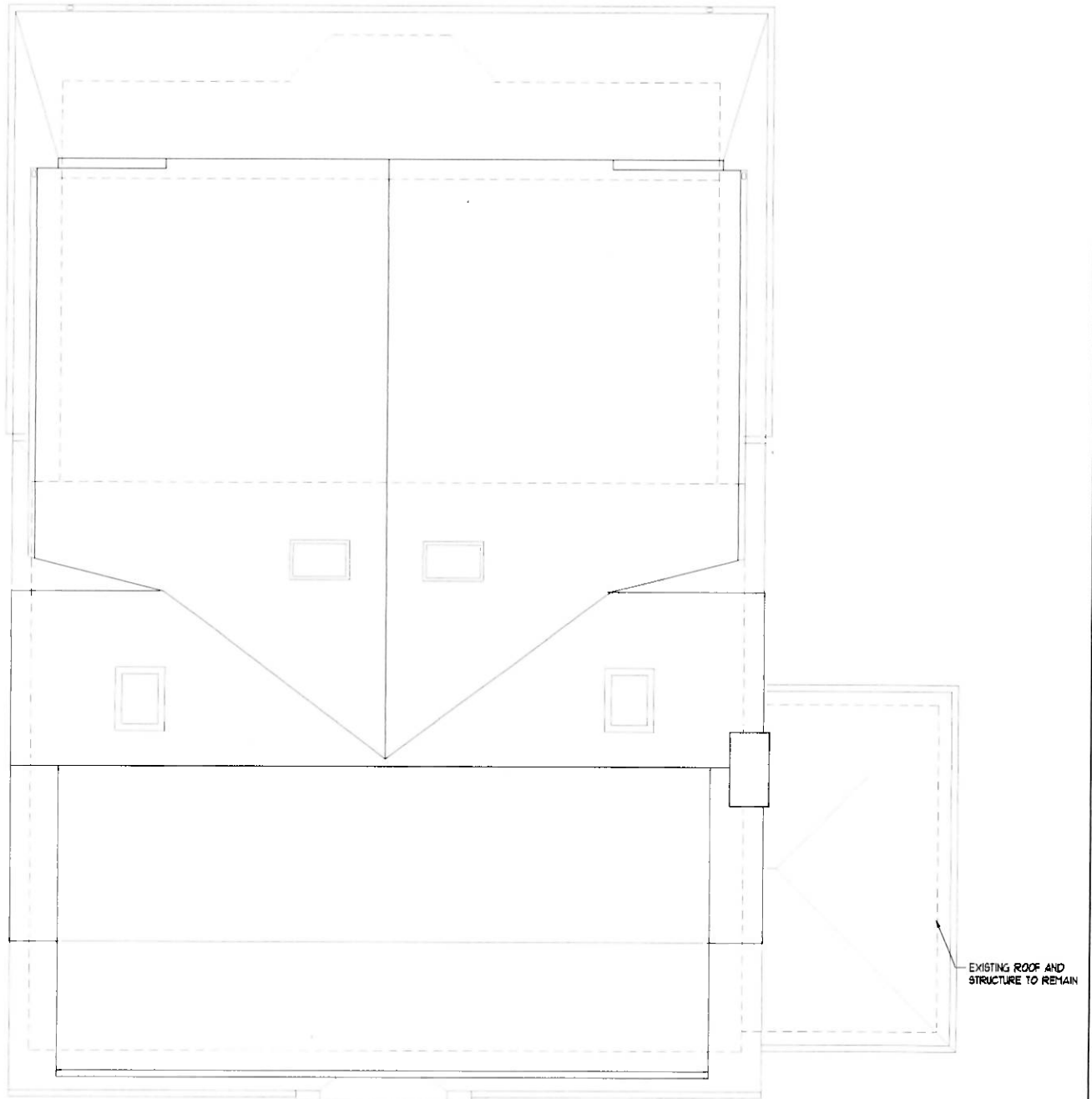
SCALE: 1/8" = 1'-0"

APPLICANT: BOLTEN / KELLY

PAGE: 3.4

DATE: 04.12.2019





BOLTEN RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

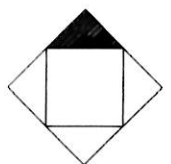
PROPOSED ROOF PLAN

SCALE: $1/8" = 1'-0"$

APPLICANT: BOLTEN / KELLY

PAGE: 3.5

DATE: 04/13/2019





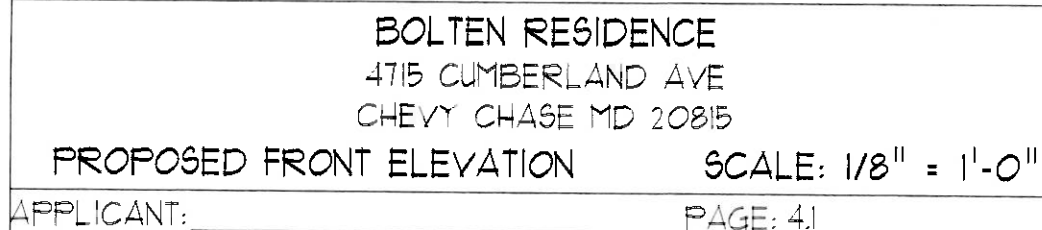
BOLTEN RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

APPLICANT: _____

PAGE: 4.0





BOLTEN RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

EXISTING SIDE ELEVATION

SCALE: 1/8" = 1'-0"

APPLICANT: _____

PAGE: 4.2



BOLTEN RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

PROPOSED SIDE ELEVATION

SCALE: 1/8" = 1'-0"

APPLICANT: _____

PAGE: 43



BOLTEN RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

APPLICANT: _____

PAGE: 4.4



EXISTING TO REMAIN - NO CHANGES

BOLTEN RESIDENCE
 4715 CUMBERLAND AVE
 CHEVY CHASE MD 20815

PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

APPLICANT: _____

PAGE: 45

Existing Property Condition Photographs (duplicate as needed)



Detail: SITE VIEW FROM CUMBERLAND AVE FROM SOUTH



Detail: SITE VIEW FROM CUMBERLAND AVE FROM SE

Existing Property Condition Photographs (duplicate as needed)



Detail: SITE VIEW FROM FROM E



Detail: PORCH VIEW FROM SE

Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING FOUNDATION CONDITION



Detail: EXISTING SE CORNER OF PORCH

HISTORIC EXHIBITS

The Verona
No. 1286
"Already Cut and Fitted."
\$4,096.00

The Living Room
Spacious, well lighted, comfortable.

The Dining Room
A quiet, dignified atmosphere prevails here.

Triple Mirror Door Closet
Double capacity. Better arrangement for garments. Special shoe drawers. Special cupboards above.

FIRST FLOOR PLAN

SECOND FLOOR PLAN

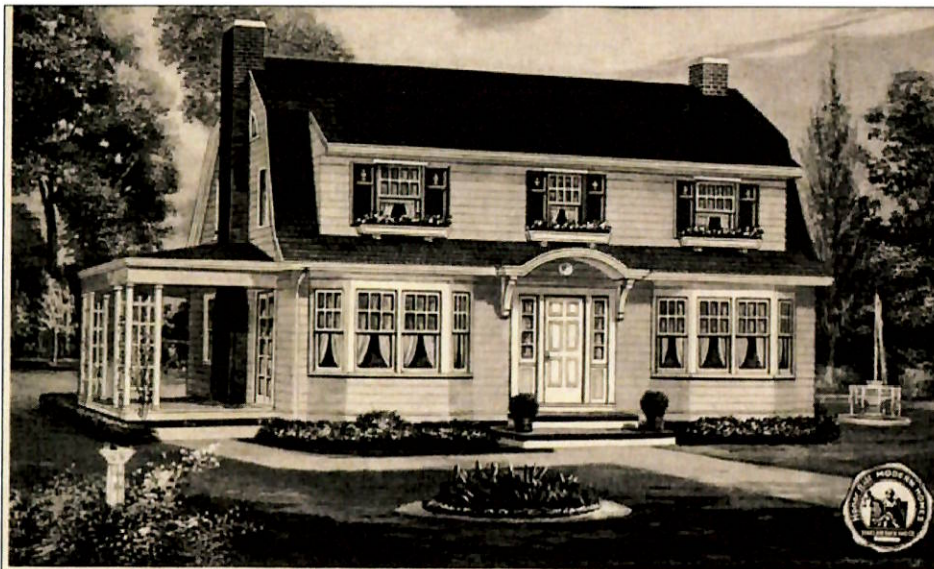
DUTCH COLONIAL, SUCH AS THIS SEARS "VERONA" KIT-BUILT HOUSE IN THE DUTCH COLONIAL STYLE, IS A SECONDARY BUT CONTRIBUTING RESOURCE TO THE TOWN OF SOMERSET HISTORIC DISTRICT. NOTE PORCH AS DESIGNED WITH ORIGINAL ELEMENTS.

Detail: SEARS VERONA CATALOG DESIGN FROM 1924

HISTORIC EXHIBITS



Detail: EXISTING HOUSE



THE EXISTING
MAIN HOUSE
RETAINS THE MAIN
CHARACTERISTIC
FEATURES OF THE
SEARS VERONA
HOUSE DESIGN

See Description of "Honor Bill" Houses on Page 7.

Honor Bill

The Verona
No. 13201 "Already Cut" and Fitted.
\$4,096⁰⁰

At the price quoted we will furnish all the material to build this seven-room house with frame construction, consisting of lumber, lath, shingles, porch roofing, siding, finishing lumber, mill work, mantel, linen cabinet and medicine case, ironing board, tile floor for bathroom, seats with table for breakfast alcove, wardrobe sink outfit, building paper, ovens trough, down spout, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

Detail: SEARS VERONA HOUSE

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

Owner's mailing address

Joshua Bolten and Ann Kelly
 4715 Cumberland Avenue
 Somerset, MD. 20815

Owner's Agent's mailing address

Barnes Vanze Architects
 1000 Potomac St NW, Suite L-2
 Washington, DC. 20007

Adjacent and confronting Property Owners mailing addresses

Mrs. Margaret Farrell
 4719 Cumberland Ave.
 Somerset, MD. 20815

Mr. and Mrs. Robert Wenger
 4711 Cumberland Ave.
 Somerset, MD. 20815

Mrs. Pearson Sunderland
 4718 Cumberland Ave.
 Somerset, MD. 20815

Mr. Nicholas Fox
 4712 Cumberland Ave.
 Somerset, MD. 20815

Holly & Michael Cirrito
 4712 Drummond Ave.
 Chevy Chase, MD. 20815

Mr Gregory Epstein & Sondra Fein
 4708 Drummond Ave.
 Chevy Chase, MD. 20815