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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: SHURR@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

Contractor: TBD
Contractor Registration No.: TBD
Agent for Owner: BARNES VANZE ARCHITECTS, INC. Daytime Phone No.: 202-337-7255

LOCATION OF BUILDING/PREMISES

House Number: 4715
Street: CUMBERLAND AVENUE

Town/City: SOMERSET
Nearest Cross Street: SURRY STREET

Lot: 17
Block: 1
Subdivision: 044 DISTRICT 7

PART ONE: THE APPLICATION ITSELF

1A. CHECK ALL APPLICABLE:
- [ ] Construct
- [ ] Extend
- [X] Alter/Renovate
- [ ] A/C
- [ ] Slab
- [ ] Room Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [ ] Move
- [ ] Install
- [ ] Window/Frame
- [ ] Solar
- [ ] Fireplace
- [ ] Wood Burning Stove
- [X] Single Family
- [ ] Revision
- [ ] Repair
- [ ] Revocable
- [ ] Fence/Wall (complete Section 4)
- [ ] Other:

1B. Construction cost estimate: $ TBD

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

PART TWO: COMPARISON OF NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other: ____________

2B. Type of water supply: 01 [X] WSSC 02 [ ] Well 03 [ ] Other: ____________

PART THREE: COMMENTS CONCERNING FENCING/TAMING 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: 04/16/2019

Approved: ____________________________ For Chairperson, Historic Preservation Commission
Disapproved: ____________________________

Applications/Permit No.: 872437

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/99
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Descriptions 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 resources(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 sidewalks, 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(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 resources, 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 lots or parcels which are 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 LABEL.
BOLTON RESIDENCE
4715 CUMBERLAND AVE
CHEVY CHASE MD 20815

PROPOSED FRONT ELEVATION

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

APPLICANT:

PAGE: 41
Existing Property Condition Photographs (duplicate as needed)

Detail: SITE VIEW FROM CUMBERLAND AVE FROM SOUTH

Detail: SITE VIEW FROM CUMBERLAND AVE FROM SE

Applicant: Bolten / Kelly Residence
Existing Property Condition Photographs (duplicate as needed)

Detail: SITE VIEW FROM FROM E

Detail: PORCH VIEW FROM SE

Applicant: Bolten / Kelly Residence
Existing Property Condition Photographs (duplicate as needed)

Detail: EXISTING FOUNDATION CONDITION

Detail: EXISTING SE CORNER OF PORCH

Applicant: Bolten / Kelly Residence
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

Applicant: Bolten / Kelly Residence
THE EXISTING MAIN HOUSE RETAINS THE MAIN CHARACTERISTIC FEATURES OF THE SEARS VERONA HOUSE DESIGN

DETAIl: EXISTING HOUSE

DETAIl: SEARS VERONA HOUSE

Applicant: Bolten / Kelly Residence
<table>
<thead>
<tr>
<th><strong>Owner’s mailing address</strong></th>
<th><strong>Owner’s Agent’s mailing address</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Joshua Bolten and Ann Kelly</td>
<td>Barnes Vanze Architects</td>
</tr>
<tr>
<td>4715 Cumberland Avenue</td>
<td>1000 Potomac St NW, Suite L-2</td>
</tr>
<tr>
<td>Somerset, MD. 20815</td>
<td>Washington, DC. 20007</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Adjacent and confronting Property Owners mailing addresses</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mrs. Margaret Farrell</strong></td>
</tr>
<tr>
<td>4719 Cumberland Ave.</td>
</tr>
<tr>
<td>Somerset, MD. 20815</td>
</tr>
</tbody>
</table>

| **Mrs. Pearson Sunderland**                                   | **Mr. Nicholas Fox**                |
| 4718 Cumberland Ave.                                          | 4712 Cumberland Ave.                |
| Somerset, MD. 20815                                          | Somerset, MD. 20815                 |

| **Holly & Michael Cirrito**                                   | **Mr Gregory Epstein & Sondra Fein**|
| 4712 Drummond Ave.                                            | 4708 Drummond Ave.                  |
| Chevy Chase, MD. 20815                                        | Chevy Chase, MD. 20815               |