

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4721 Cumberland Ave., Chevy Chase	Meeting Date:	7/29/2020
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	7/22/2020
Applicant:	William and Susan Taylor (Jane Treacy, Architect)	Public Notice:	7/15/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/36-19F REVISION	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset District
STYLE: Queen Anne
DATE: c. 1901

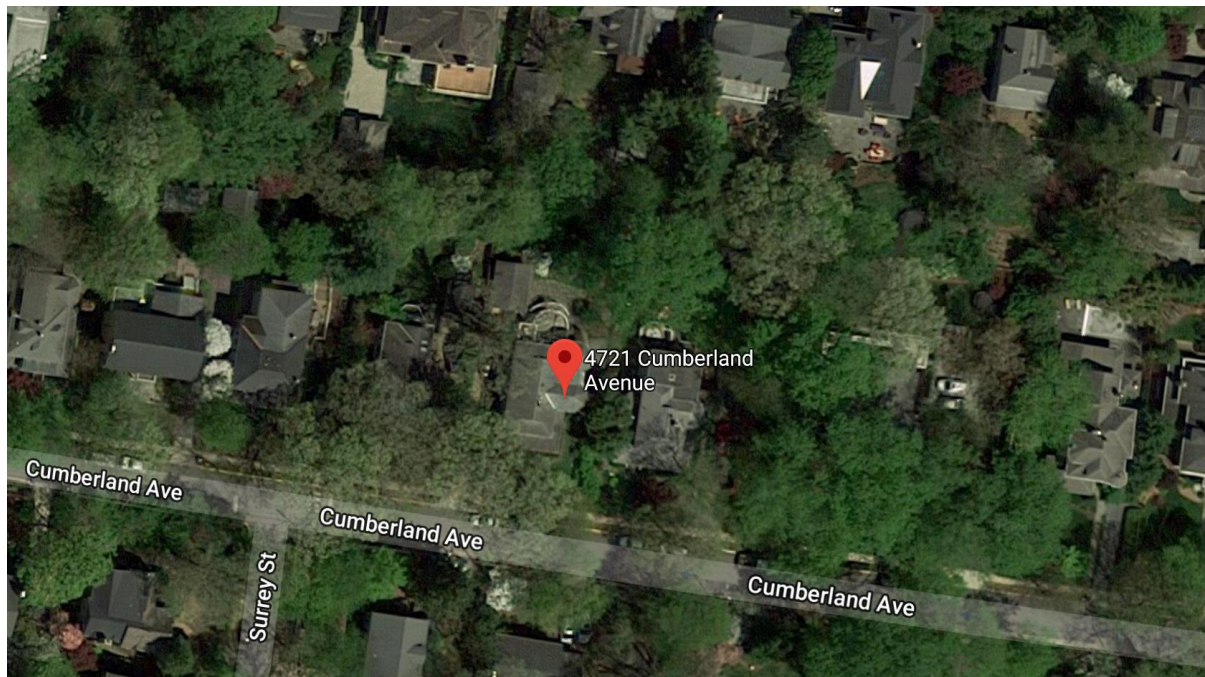


Fig. 1: Subject property.

BACKGROUND

The Commission previously approved the applicants' proposal for a building addition at the December 4, 2019 HPC meeting. The previous proposal included replacement of the existing 2nd floor rear walk out deck railings with high tension cable rails, replacement of the existing 1st floor rear deck, and construction of a new areaway beneath the proposed new 1st floor rear deck.¹

PROPOSAL

The applicants propose the following revisions to their previous proposal:

- 2nd Floor Rear Walk Out Deck
 - The existing 2nd floor rear walk out deck will be removed and a hip roof with asphalt shingles will be constructed in its place.
- 1st Floor Rear Deck
 - In lieu of the previously approved 1st floor rear deck replacement, the existing 1st floor rear deck will be retained with modifications. Modifications include replacement of the existing balusters with aluminum balusters and horizontal skirt boards in lieu of the previously approved areaway beneath the deck.
- Non-Original Window Removal
 - One non-original (c. 1987) window will be removed from the second floor on the west (left, as viewed from the front) side elevation. The infilled window opening will be patched with siding to match the existing.
- Other
 - The existing balusters on the 2nd floor rear balcony (which were previously proposed to be replaced with a high-tension cable rails to match the 2nd floor rear walk out deck) will be replaced with aluminum balusters.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset 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-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 Link to December 4, 2019 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=aa5fc9c3-1777-11ea-8baa-0050569183fa

Link to December 4, 2019 staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/11/II-4721-Cumberland-Avenue-Chevy-Chase.pdf>

- (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.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff fully supports the proposed revisions. Much of the proposed work is at the rear, where it will affect existing non-historic features. The proposed work on the west (left) side elevation is limited to the removal of one non-original (c. 1987) window.

The proposed alterations will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2* and *#9*. In accordance with *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment. Staff finds the proposed materials appropriate and compatible for alterations to additions and non-historic features.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #3, and #10* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) 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 #2, #3, 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jane@treacyeagleburger.com Contact Person: Jane Treacy
 Tax Account No.: 00537187 Daytime Phone No.: 202 362-5226 ext.1
 Name of Property Owner: William & Susan Taylor Daytime Phone No.: 202 365-3372
 Address: 4721 Cumberland Avenue Chevy Chase Maryland 20815
Street Number City State Zip Code
 Contractor: TBD Phone No.: TBD
 Contractor Registration No.: TBD
 Agent for Owner: Jane Treacy, Architect Daytime Phone No.: 202 362-5226 ext.1

LOCATION OF BUILDING/PREMISE

House Number: 4721 Street: Cumberland Avenue
 Town/City: Chevy Chase Nearest Cross Street: Surrey Street
 Lot: P15 Block: 1 Subdivision: 0044
 Liber: 58007 Folio: 0469 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

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 estimate: \$ 275,000

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 _____ 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.

Jane Treacy, Architect
 Signature of owner or authorized agent

2019.11.08

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edn 5/21/99

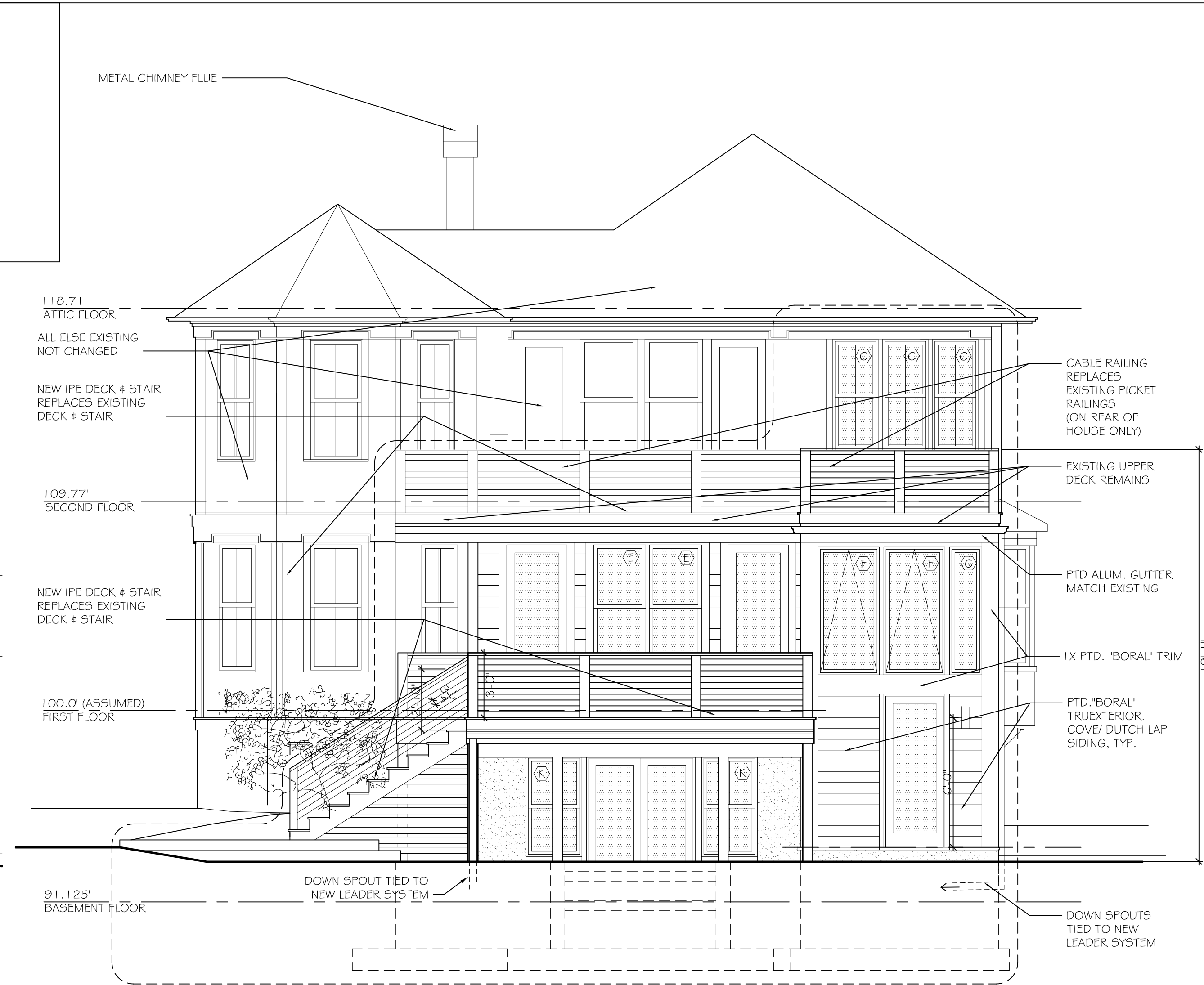
SEE REVERSE SIDE FOR INSTRUCTIONS

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

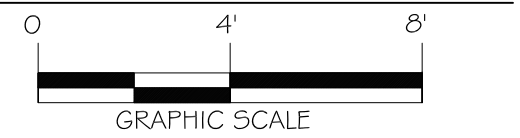
Owner's mailing address	Owner's Agent's mailing address
William Taylor 4721 Cumberland Avenue Chevy Chase, MD 20815	Jane Treacy - Phillip Eagleburger Treacy & Eagleburger Architects PC 3335 Connecticut Ave., NW Washington, DC 20008
Adjacent and confronting Property Owners mailing addresses	
Scott C. Shewmaker 4723 Cumberland Avenue Chevy Chase, MD 20815	Margaret G. Farrell 4719 Cumberland Avenue Chevy Chase, MD 20815
Dan Kreisler Rosenthal 5813 Surrey Street Chevy Chase, MD 20815	Agnes Holland 4722 Cumberland Avenue Chevy Chase, MD 20815
Sunderland Pearson 3rd 4718 Cumberland Avenue Chevy Chase, MD 20815	Adam Kaminsky 4720 Drummond Avenue Chevy Chase, MD 20815



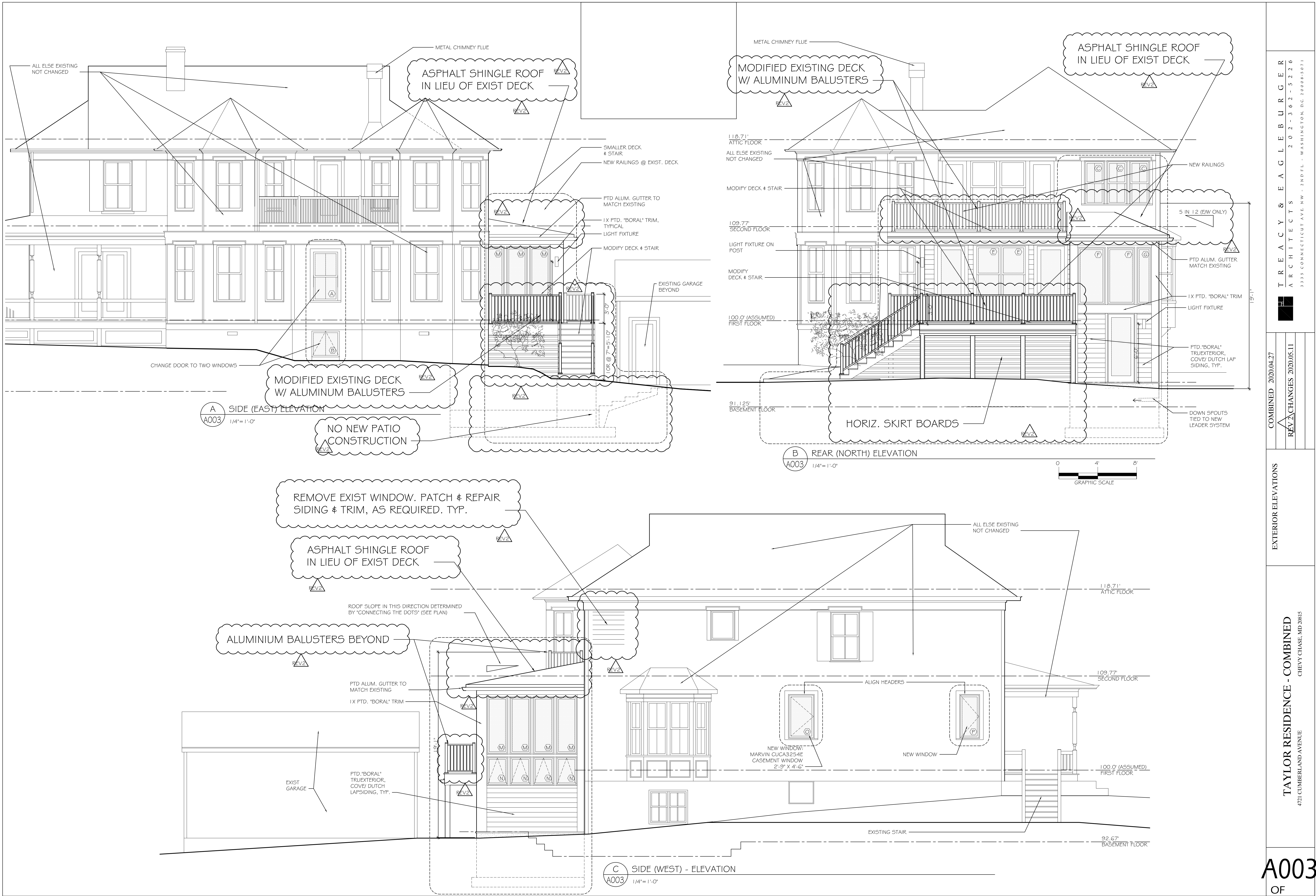
A
A003
SIDE (EAST) ELEVATION
1/4" = 1'-0"

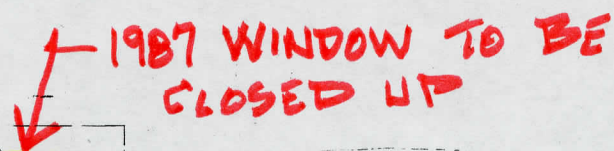


B
A003
REAR (NORTH) ELEVATION
1/4" = 1'-0"



C
A003
SIDE (WEST) - ELEVATION
1/4" = 1'-0"





DATE: 1987.08.06 2


Cross R
4721 CUMBER
CHEVY CHASE, N

6 AUG 81

BOWIE • GRIDLEY ARCHITECTS
1700 CONNECTICUT AVE., NW.
WASHINGTON, D.C. 20009
(202) 328-1406

5

SET NO.


NORTH

HISTORIC: HISTORY OF WINDOW

TREACY & EAGLEBURGER ARCHITECTS
3335 CONNECTICUT AVE NW, 2-FL WASHINGTON, D.C. 20008 (202) 362-5226

2020.07.01 P.2 OF 2