

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4701 Cumberland Avenue, Chevy Chase	<b>Meeting Date:</b>	9/21/2022
<b>Resource:</b>	Primary Resource (Somerset Historic District)	<b>Report Date:</b>	9/14/2022
<b>Applicant:</b>	Ilhem & John Salamon (Denchfield Landscaping, Inc., Agent)	<b>Public Notice:</b>	9/7/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
		<b>Staff:</b>	Michael Kyne

**Permit Number:** 1005314

**PROPOSAL:** Retaining wall and regrading

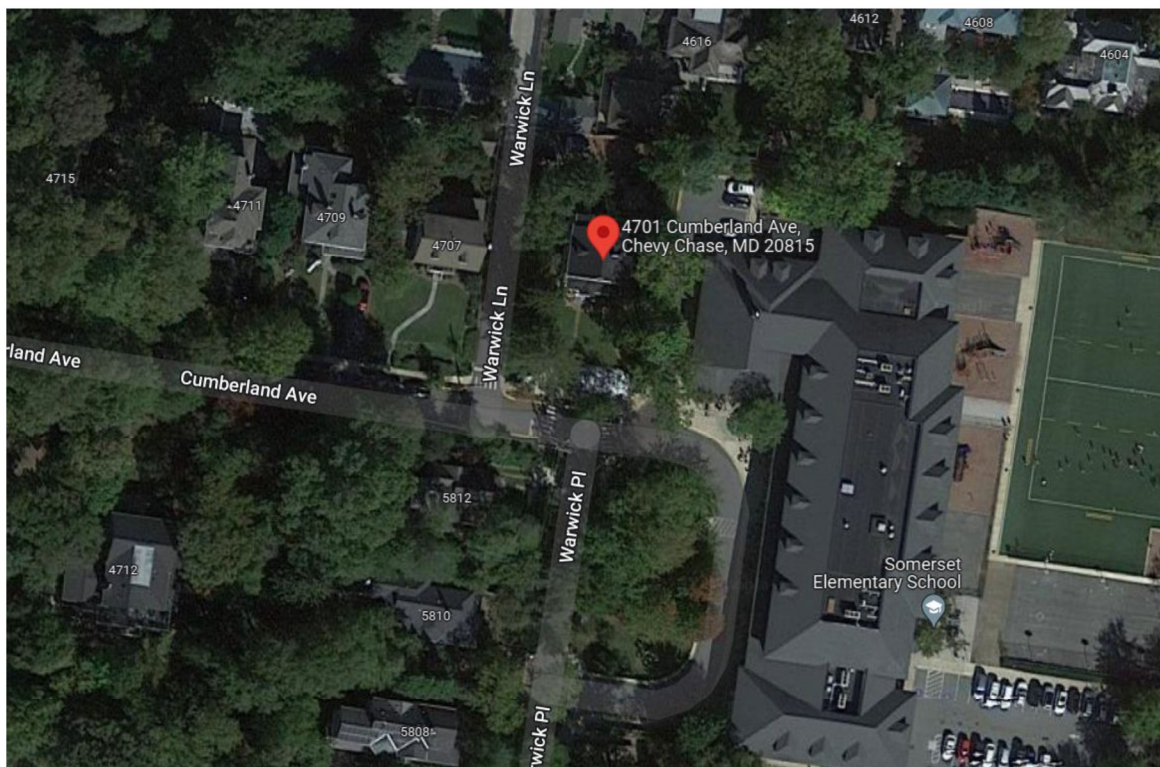
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**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Primary Resource within the Somerset District  
**DATE:** c. 1922



*Fig. 1: Subject property, north side of Cumberland Avenue.*

**PROPOSAL:**

The applicants propose retaining wall alterations and regrading at the subject property.

**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 ensure 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.)

***Secretary of the Interior's Standards for Rehabilitation:***



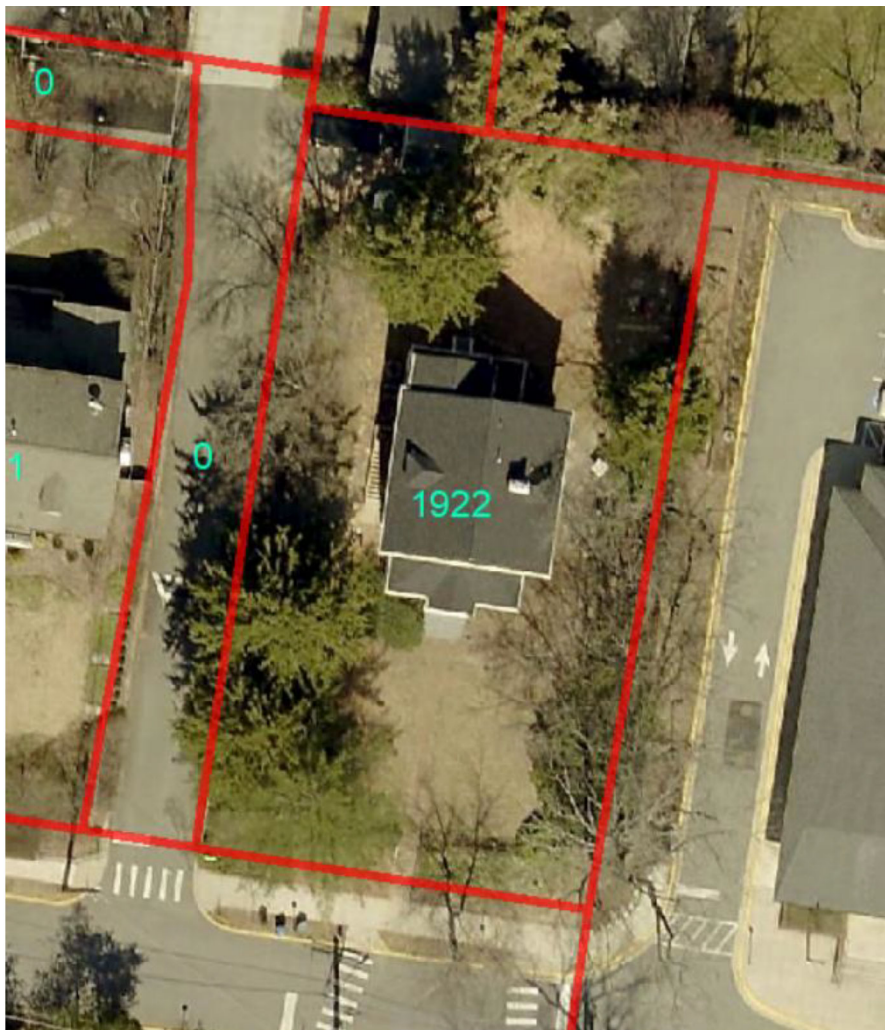
The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10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

#### **STAFF DISCUSSION:**

The subject property is a c. 1922 Primary Resource within the Somerset Historic District. There is an existing non-historic 2' to 3' high timber retaining wall at the front of the house. The existing retaining wall is in the public right-of-way, approximately 3' forward of the property line (see *Fig. 2*).



*Fig. 2: Subject property with property lines depicted in red.*

The applicants propose to remove the existing retaining wall and construct a new retaining wall at the property line. The proposed new retaining wall will be 2 ½' high and constructed from CMU with brick veneer to match the existing front porch steps and walkway. The area in front of the new retaining wall will be graded to be level with the sidewalk and sodded.

Staff fully supports the applicants' proposal, finding that 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*.

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 and #9* outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially impact 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 #2 and #9*;

and with the general condition that the applicant shall present an electronic set 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.





FOR STAFF ONLY:

HAWP# 1005314

DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**Name: Ilhem & John SalamonE-mail: ilhem.salamon@gmail.comAddress: 4701 Cumberland AvenueCity: Chevy Chase Zip: 20815Daytime Phone: 202-389-2652Tax Account No.: 00537030**AGENT/CONTACT (if applicable):**Name: Denchfield Landscaping, Inc.E-mail: jennifer@dlandscaping.comAddress: 5950 Ager RoadCity: Hyattsville Zip: 20782Daytime Phone: 240-793-3598Contractor Registration No.: 92380**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_Is the Property Located within an Historic District? Yes/District Name Somerset Historic District  
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**☐ New Construction☐ Deck/Porch☐ Shed/Garage/Accessory Structure☐ Addition☐ Fence☐ Solar☐ Demolition☐ Hardscape/Landscape☐ Tree removal/planting☐ Grading/Excavation☐ Roof☐ Window/Door☒ Other: Retaining wall

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jennifer Smith Salaj

8/29/2022

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

4707 Cumberland Avenue

4616 Drummond Avenue

4620 Drummond Avenue

5812 Warwick Place

5811 Warwick Place

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Single Family home next to Somerset Elementary School. Large hill in front going down to sidewalk on Cumberland Avenue

Description of Work Proposed: Please give an overview of the work to be undertaken:

Remove rotted timber retaining wall and move back 3 feet from property line to base of steps. Using CMU block with a brick veneer to match existing steps. 2.5 foot deep footer with 2.5 feet of wall above grade.

Plans and drawing are already uploaded on the Montgomery County permit system.



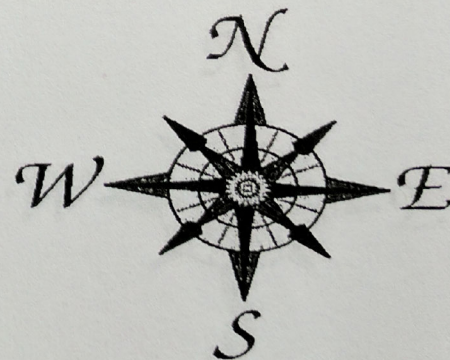
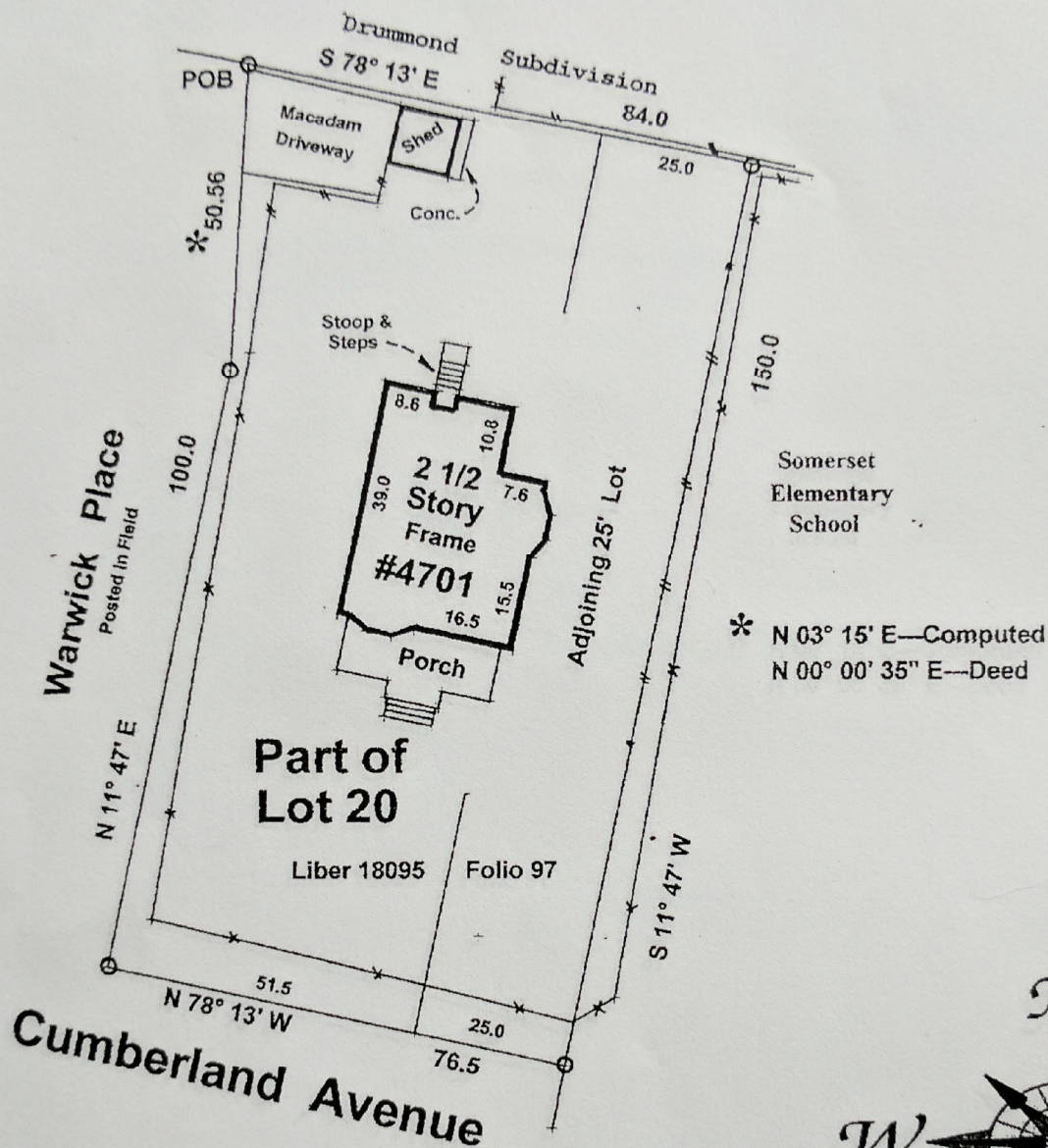
Work Item 1: <u>retaining wall</u>	
Description of Current Condition: rotted timber wall	Proposed Work: New CMU block wall 5' in total, only 2.5' above grade covered with brick veneer

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Property Line Survey recommended to determine the exact location of improvements and/or encroachments

- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.

Certification: This is to certify that the improvements indicated hereon are located as shown.



License Expires 3/28/2018

*Braden A. Rogers*

GRADEN A. ROGERS - Propt. L.S. MD. No. 119

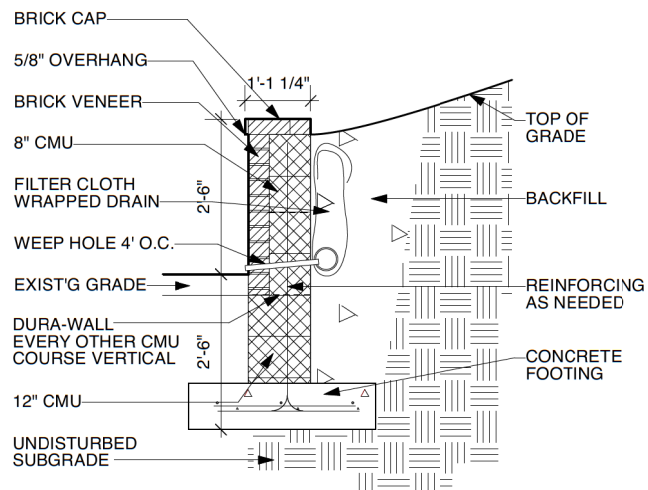
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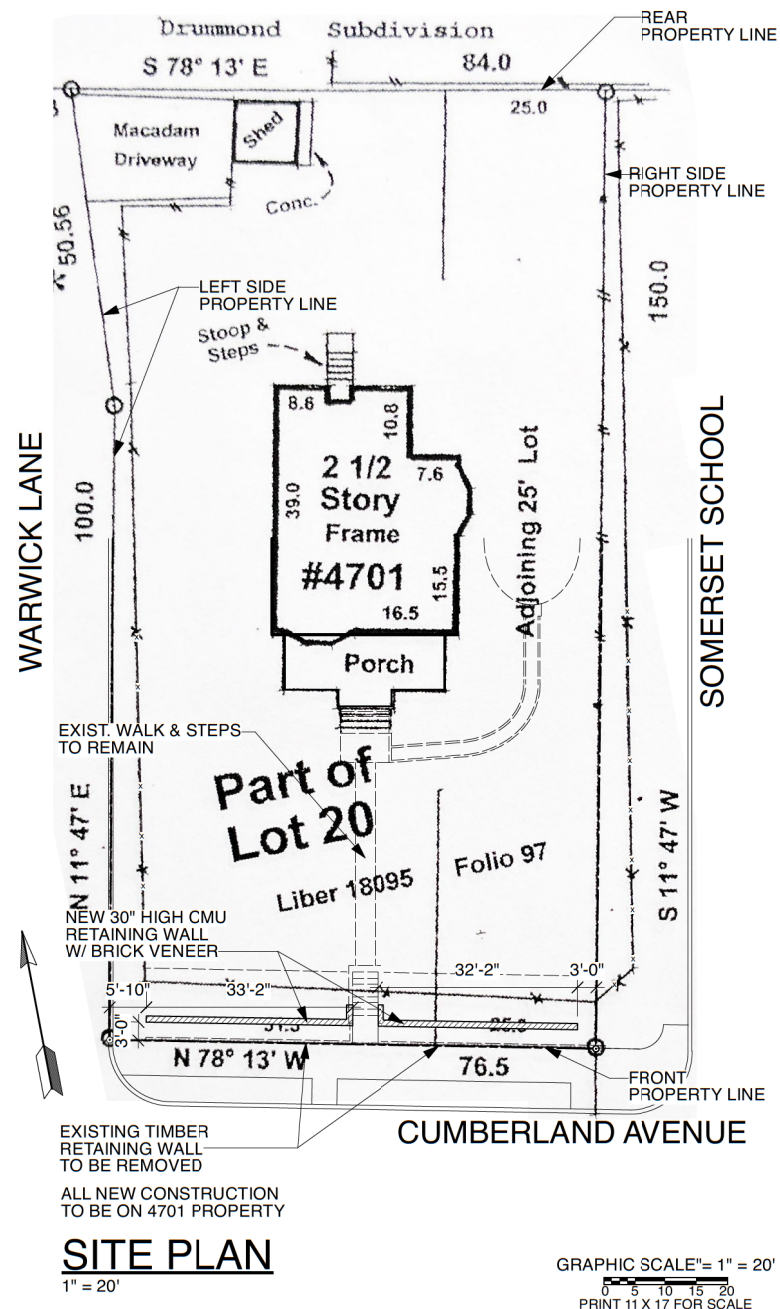
LOT: Pt. 20 BLOCK: 1 SECTION: PLAT:

#4701 Cumberland Avenue





**A RETAINING WALL SECTION**  
Scale: 1/2" = 1'-0"



**DENCHFIELD**  
LANDSCAPING, INC.

5950 Ager Rd  
Hyattsville MD 20782  
301-949-5000

**Salamon Residence**  
4701 Cumberland Avenue  
Chevy Chase, MD 20815

Drawn By: EB

Date: 7/13/2022  
Revised: 8/11/22  
Revised: 8/12/22  
Revised: 8/22/22

**Site Plan**

Scale As Noted

**L-1**

SHEET 1 OF 1



Remove existing 2-3' timber wall at bottom of property along sidewalk on Cumberland Avenue

Replace with block CMU with Brick Veneer wall up to 30" w/below ground footer

