

4712. Cumberland  
Somerset H.D.

35/36

2011

April 25, 2012 HAWP approved with three conditions of approval

1. the infill area below and around the new windows (in existing garage door area) will be STUCCO
2. the new garage doors will be wood
3. Garage doors to be reviewed and approved at the staff level

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

|                     |   |                       |                 |
|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 4712 Cumberland Avenue, Chevy Chase                 | <b>Meeting Date:</b>  | 4/25/12         |
| <b>Applicant:</b>   | Roxanne Dubois (Kevin Davis, Architect)             | <b>Report Date:</b>   | 4/18/12         |
| <b>Resource:</b>    | Contributing Resource<br>Somerset Historic District | <b>Public Notice:</b> | 4/11/12         |
| <b>Review:</b>      | HAWP  | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | 35/36-12D   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Partial demolition and construction of addition and garage

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application with the following condition:

1. Specifications for the garage doors will be reviewed and approved at the staff level.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Somerset Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1929

**BACKGROUND**

The HPC reviewed a proposal in May 2011 to remove the existing integrated garage and room above and construct a side addition. The HPC did not support the removal of that original feature of the house.

The HPC reviewed a second proposal in September 2011. This proposal retained the existing garage and added a rear addition to the house and two new accessory buildings—a garage at the front left side of the house with a connection to the house over the driveway and a pool/guest house behind the new garage. The plans also showed a new pool, patio, and retaining walls. The Commission had a lot of concerns about the two new buildings, numerous tall retaining walls, and the overall impact to the site due to the topography.

In December 2011 the applicants had a third preliminary consultation with the HPC. The HPC supported the proposed rear addition and new garage on the west side of the house. The Commission recommended some changes to the design including bringing addition in to be within the east side plane of the house and some minor changes to the addition and the garage. See plans from the third Preliminary Consultation in Circles 53-59 and the transcript in Circles 40-52. At that time the Town had concerns about a new driveway/curb cut but the Town has now approved the proposal.

**PROPOSAL**

The applicants are proposing to remove the rear (south) screened porch and construct a two-story rear

addition with an 385 SF increase in the footprint of the house. The addition will have a wood deck behind it. They also propose to construct a 20' wide x 22' x 11' tall two- car garage behind the house at the right side. They propose removing the existing garage door on the front of the house and installing windows at the foundation level and a block foundation to match the existing.

The proposed materials for the addition and the new garage are a stucco foundation, fiber cement shingle siding, asphalt shingle roofing, wood double hung windows with simulated divided lights, wood casement picture windows, paintable synthetic trim, wood doors, wood transoms, and asphalt shingle roofing to match the house. The applicants propose two garage doors on the garage with multiple lights and panels (material not specified).

The applicants propose a new curb cut, apron and asphalt driveway to the garage on the right side of the house. The existing driveway will be removed and sod will be planted. There will be a new concrete walkway to the front door. They propose to remove 4 trees located behind the house for this project: 6" ash, 12" pine, 18" pine, and a dogwood.

The Town of Somerset has reviewed and approved the proposal.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 one 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:***

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

Standard # 10: New additions and adjacent or related new construction will 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**

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Preserve mature landscape and trees, and natural vegetation when feasible.

- 10.1 Maintain historic trees and shrubs.
  - A champion, species, or mature trees should not be removed unless the tree is dying, dead,

diseased or poses a safety hazard to the residents or public.

- If proposed new construction is adjacent to or within the drip line of any tree six inches in diameter or larger, an accurate tree survey must be filed with the application. The tree survey must indicate the size, location, and species of trees.
- Removal of trees of more than six inches in diameter require a permit and must be reviewed by the Historic Preservation Commission. Other county and municipal ordinances may also apply.
- If a tree is cut down, at least one replacement tree, of a similar kind should be replanted in its place, unless it would damage the house.
- Replacement plant materials should be similar in kind, size or equivalent massing to the plants removed

## DRIVEWAYS

When parking was originally introduced to most historic areas, it was an ancillary use and was located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking - which includes driveways, garages, and garage doors - should be minimized.

Historic driveways should be preserved.

11.1 Preserve a historic driveway where it exists.

- The orientation of a driveway on a site should be preserved.
- The original driveway design should be preserved. For example, if the driveway has two paved driving strips with turf between the strips, when replacement is needed, a new driveway should take this design.
- The design and layout of bricks or pavers should be preserved.
- Original materials should be preserved and repaired when possible.

New driveways should have compatible materials and a minimal square footage.

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Consider installing two paved strips with turf between them instead of a single, wide paved surface.
- Large areas of paving are inappropriate.
- Plain asphalt or black top is discouraged.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.

- New driveways should be sited to the side or rear of the primary structure.
- Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate

A retaining wall should be stepped, clad, finished or articulated to reduce its visual mass and scale.

13.2 Retaining walls should follow the natural topography and be articulated and finished to minimize visual impact.

- Use native rock or other masonry that conveys a sense of scale and blends in with the surrounding context.
- Where a taller retaining wall is needed, a series of terraced or stepped walls is preferred.
- Screen retaining walls with landscaping, such as trees and shrubs.
- Concrete retaining walls faced with stone are preferred over undressed concrete.

After receiving the topographic study and consultation with the HPC and Town, the applicants substantially revised their plan. They recognized that new construction on the left/east side of the house where the dropoff is so steep would be very complicated. As a result they scaled back their plans and propose to construct a rear addition and a new garage located behind the house accessed by a new

driveway along the west side of the house. This is a large improvement that greatly lessens impacts to the property compared to the previous proposals. The HPC reviewed this plan at the 3<sup>rd</sup> Preliminary Consultation and supported it.

The applicants responded to the Commission's concerns and pulled the sunroom in so it is within the left side plane of the house and also pulled in the second floor of the addition three feet. They changed the addition's roof from a shed to a hip as the Commission suggested. The applicants also responded to the Commission's suggestion for the garage and have lowered it 12" and reduced the overhangs.

The Town of Somerset has approved the plan showing the new curb cut and driveway.

The removal of the rear screened porch and the construction of a clearly differentiated rear addition is in keeping with the *Guidelines*. The proposed rear addition is compatible in scale with this house. The proposed roof ridge is lower than the historic block's roof ridge and the original west (right) and east (left) corners of the house will remain visible. The block of the original integrated garage and room above it has been retained and will be altered at the foundation/garage door level. The new garage is appropriately sited and scaled for a lot of this large size.

As the design guidelines note, asphalt is generally discouraged for a new driveway and in this case staff encourages the applicants to use pavers, exposed aggregate concrete strips, gravel, or tar and chip for the driveway material. Also, the applicants will need to provide more detailed information for the wood garage doors.

Through the preliminary consultation process the applicants have made a number of constructive changes to this proposal that reduce the impacts to the historic house, the property, and the historic district. The proposed rear addition and alterations to this contributing resource and its property are in accordance with the *Guidelines*.

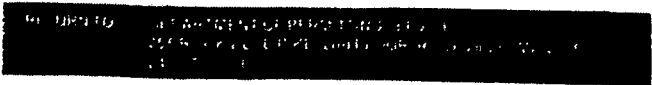
#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with one condition** as being consistent with Chapter 24A-8(b)(1) and (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 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 [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kevin Davis

Daytime Phone No.: 240.372.9776

Tax Account No.: 00535907

Name of Property Owner: Roxane Dubois Daytime Phone No.: 301-652-0340

Address: 4712 Cumberland Ave Chevy Chase MD

Contractor: PARAMOUNT CONSTRUCTION INC Phone No.: 301-330-9880

Contractor Registration No.: 42032 - MHC

Agent for Owner: Robert Maggin Daytime Phone No.: 301-370-6463

LOCATION OF BUILDING/PREMISE

House Number: 4712 Street: Cumberland Ave

Town/City: Chevy Chase Nearest Cross Street: Warkick Place

Lot: 7 Block: 3 Subdivision: Somerset Hgts.

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, 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 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.

Signature of owner or authorized agent for PCI

Date 4/3/12

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

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   |
|--|---|
| 4712 Cumberland Ave.<br>Chevy Chase, MD 20815                            | Robert Maggin<br>Paramount Construction, Inc.<br>15809 Paramount Dr.<br>Rockville, MD 20851 |
| Adjacent and confronting Property Owners mailing addresses               |   |
| Suzan Kovach<br>4718 Cumberland Ave.<br>Chevy Chase, MD 20815            | Irving Schneider<br>5812 Warwick Place<br>Chevy Chase, MD 20815                             |
| Arne Sorenson<br>5810 Warwick Place<br>Chevy Chase, MD 20815             | Bonnie Thomson<br>5888 Warwick Place<br>Chevy Chase, MD 20815                               |
| Robert & Kathryn Wenger<br>4711 Cumberland Ave.<br>Chevy Chase, MD 20815 | Harvey Alter<br>4709 Cumberland Ave.<br>Chevy Chase, MD 20815                               |



15809 Paramount Drive  
Rockville, Maryland 20855-9945  
Phone: (301) 330-9880 Fax: (301) 330-9882  
[www.paramountconstruction.net](http://www.paramountconstruction.net)

4.3.12

To: Department of Permitting Services  
Montgomery County Maryland

From: Kevin Davis  
Project Architect  
Paramount Construction, Inc.

Re: **4712 Cumberland Avenue**  
Application for Historic Area Work Permit

The attached plans and documents are for a review as required for a Historic Area Work Permit. The project is located at 4712 Cumberland Avenue. The proposed scope of work is as follows:

1. Add a two car detached garage to the right (West) side of the property. The existing garage would be enclosed for interior use. Existing drive and curb cut will be removed, regarded with new sod. The existing apron would be replaced with new curb and gutter. A new drive would be located on the west side of the property. A new curb cut and apron would be constructed.
2. Add a two story rear addition with basement to the rear of the current house. The materials would be per the following project specifications.

The following changes have been made from the last HPC preliminary review:

1. The double entry driveway has been deleted.
2. Existing Garage will be re-purposed with new exterior windows in place of the garage door.
3. The existing drive will be replaced with a new single lane drive to the new detached garage.
4. Rear addition second floor roof line was changed from shed profile to a hip roof.
5. The garage elevation was lowered by 12"
6. The proposed sunroom space was reduced in size to align with existing left side of house.
7. Additional tree information has been added along with showing the Limits of Disturbance (L.O.D.) and tree protection.
8. The attached plans were submitted to the Town of Somerset and approved and/or recommended to be approved for the Historic Area Work Permit.

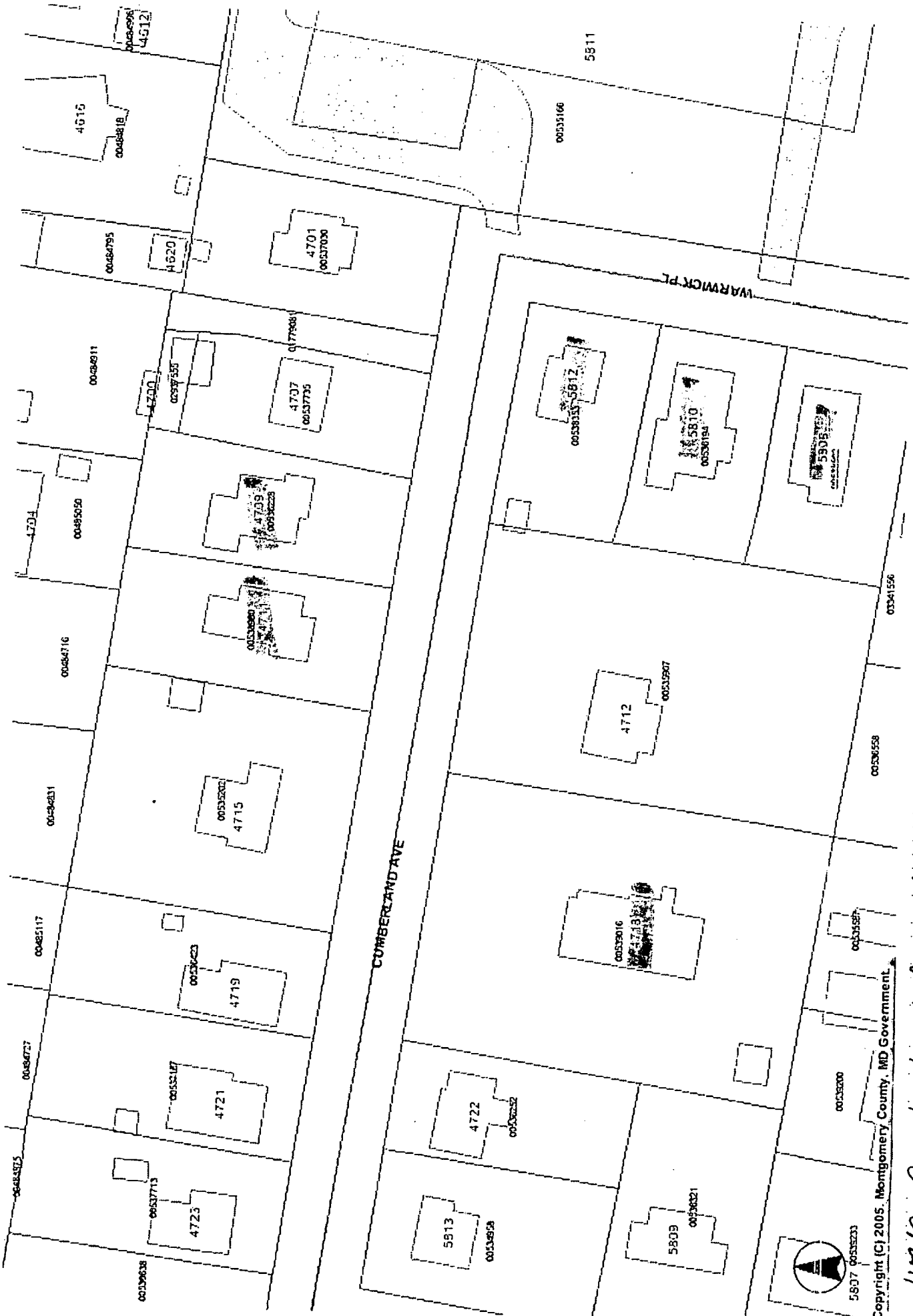
Thanks!

Kevin  
(240) 372-9776 cell

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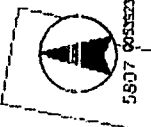
**Project Specifications  
4712 Cumberland Avenue**

- Foundation Material: Existing foundation is block. Proposed foundation material would be a stucco finish.
- Siding Material: Existing siding is horizontal contoured lap siding. Proposed siding would be James Hardi shake siding
- Windows: Proposed windows would be double hung with divided lights to complement existing double hung windows.
- Roofing: Existing roofing is asphalt shingles. Proposed roof to be asphalt shingles.
- Exterior Trim: Proposed trim would be synthetic wood painted with size and scale of trim to complement existing painted trim.
- Driveway: Proposed drive would be asphalt with new concrete apron.



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4712 Cumberland Ave. Chevy Chase MD 20815



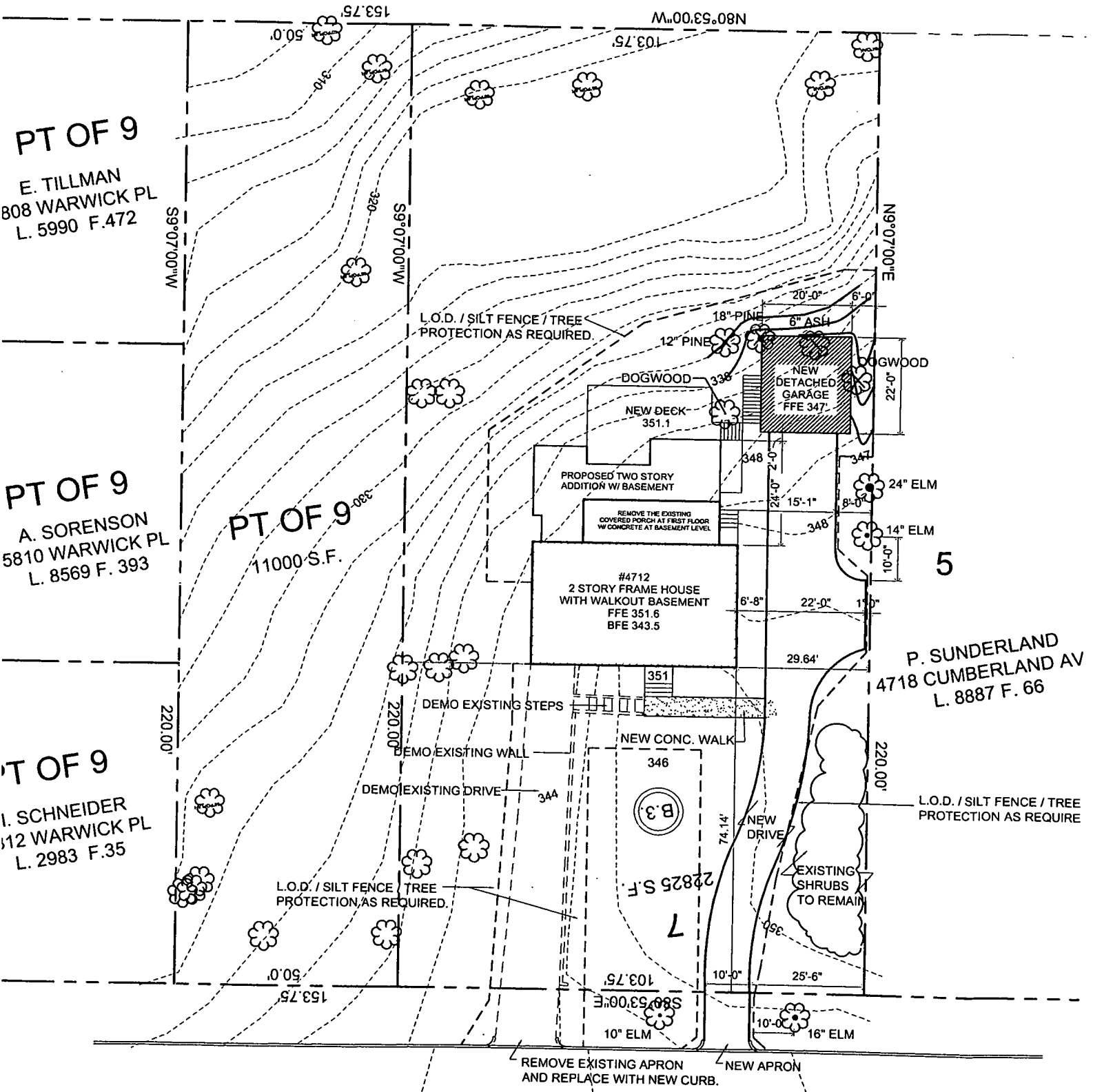
10

PT OF 9  
E. TILLMAN  
808 WARWICK PL  
L. 5990 F.472

PT OF 9  
A. SORENSON  
5810 WARWICK PL  
L. 8569 F. 393

PT OF 9  
I. SCHNEIDER  
112 WARWICK PL  
L. 2983 F.35

P. SUNDERLAND  
4718 CUMBERLAND AV  
L. 8887 F. 66



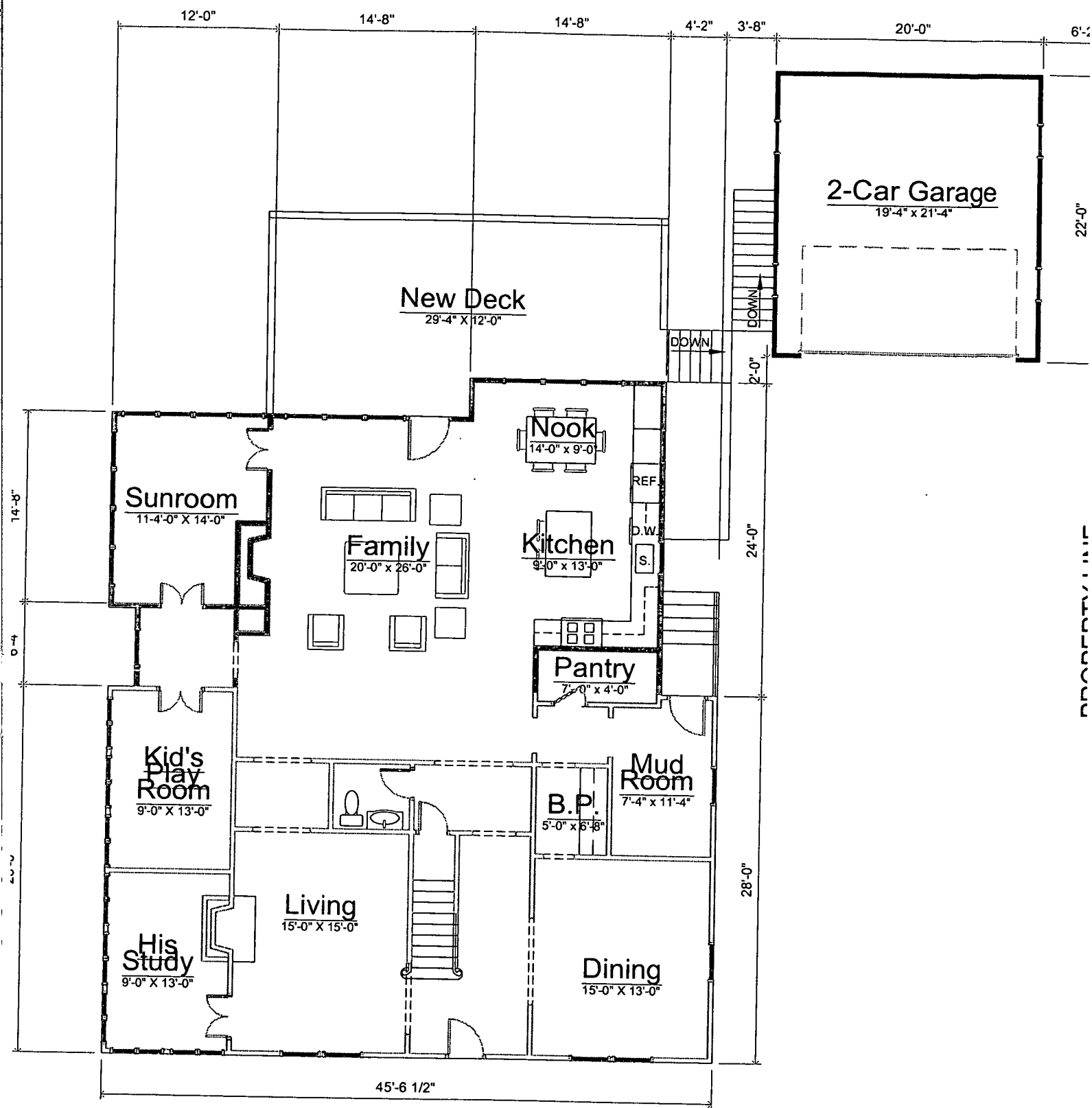
CUMBERLAND AVENUE

# 4712 CUMBERLAND AVE.

© COPYRIGHT 2011 PARAMOUNT CONSTRUCTION, INC.

SCALE: 1" = 30'-0"

2.15.12

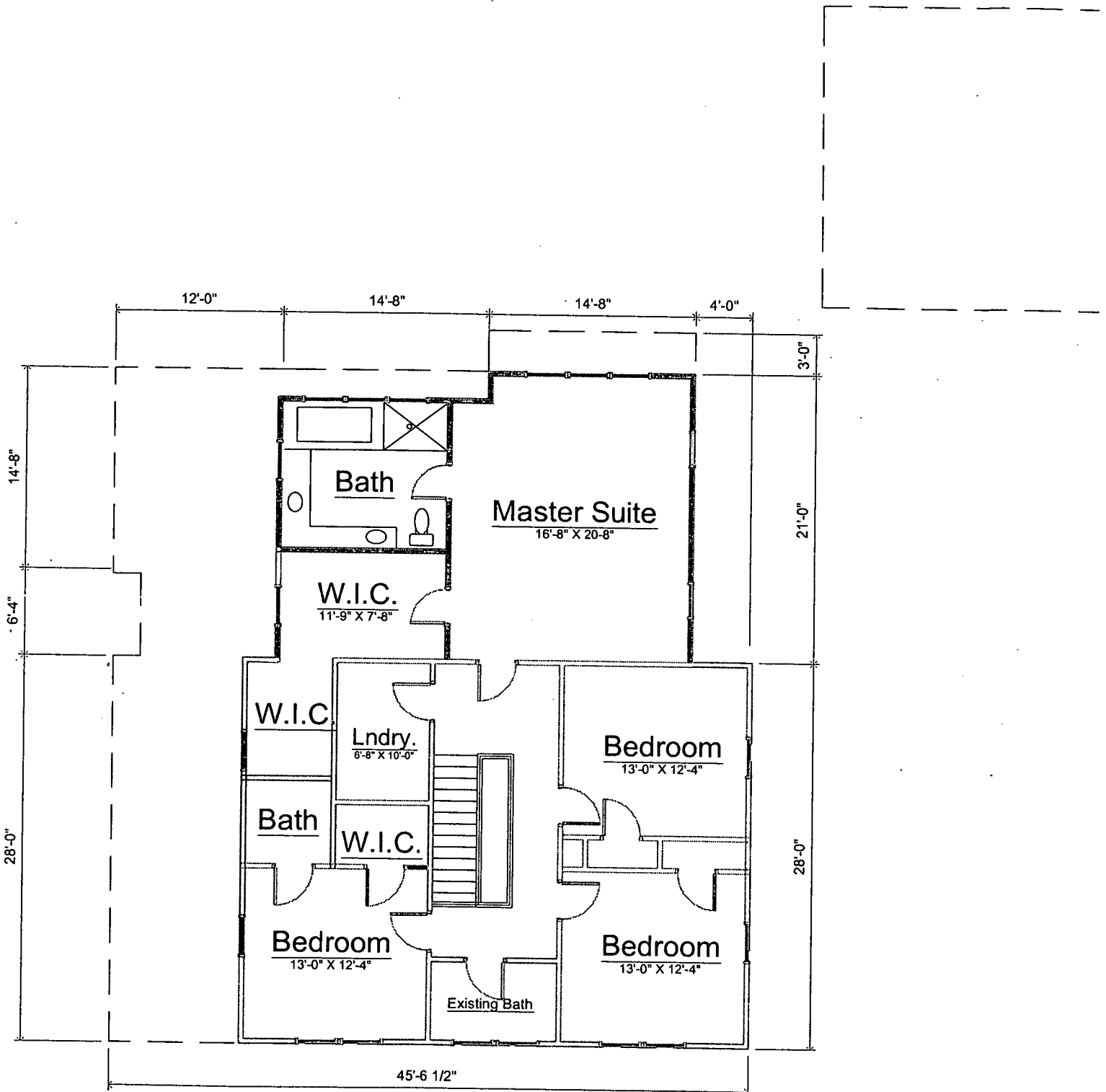


# 4712 CUMBERLAND AVE.

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1801 S.F. EXISTING FOOTPRINT UNDER ROOF  
 2185 S.F. PROPOSED FOOTPRINT UNDER ROOF  
 PLUS 440 S.F. PROPOSED DETACHED GARAGE

SCALE: 1" = 10'-0"

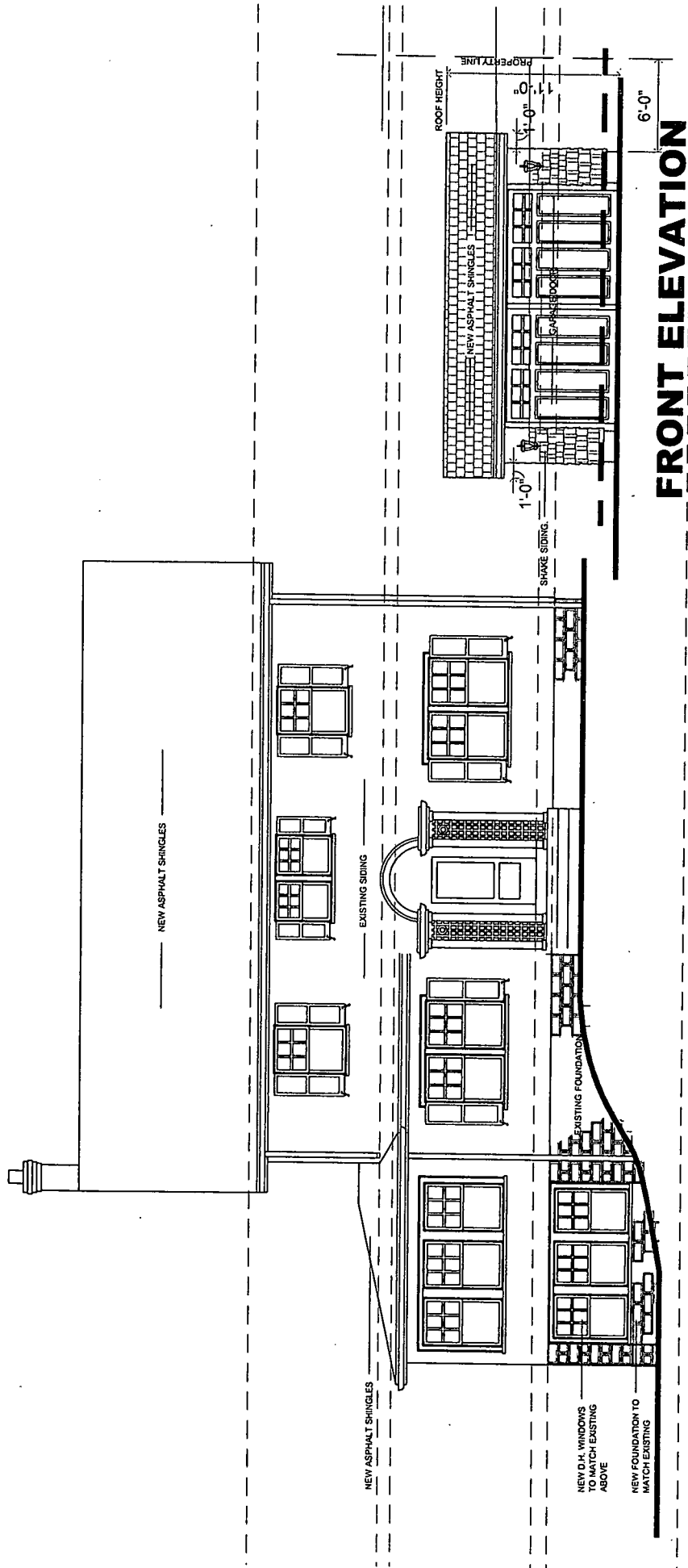


**4712 CUMBERLAND AVE.**

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SCALE: 1" = 10'-0"

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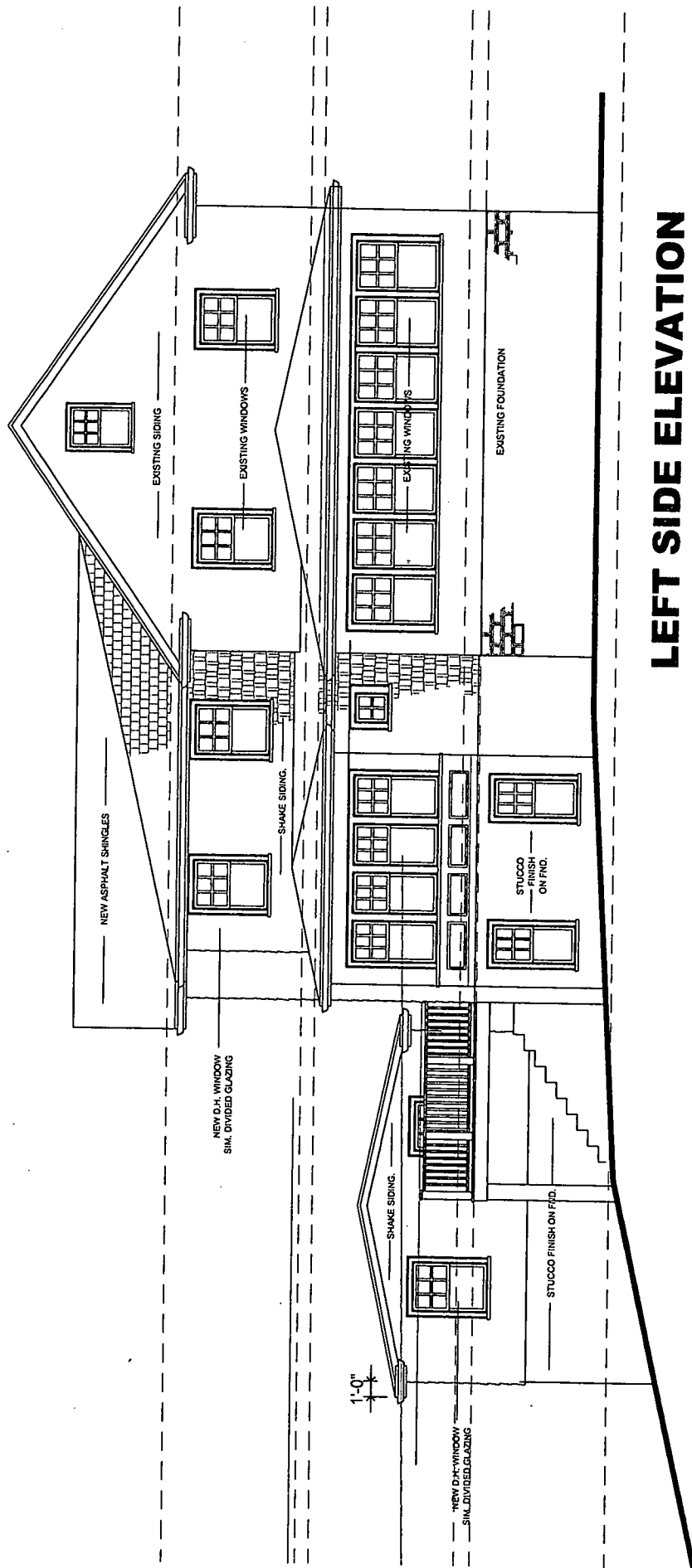
**FRONT ELEVATION**

**4712 CUMBERLAND AVE.**

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SCALE: 1" = 10'-0"



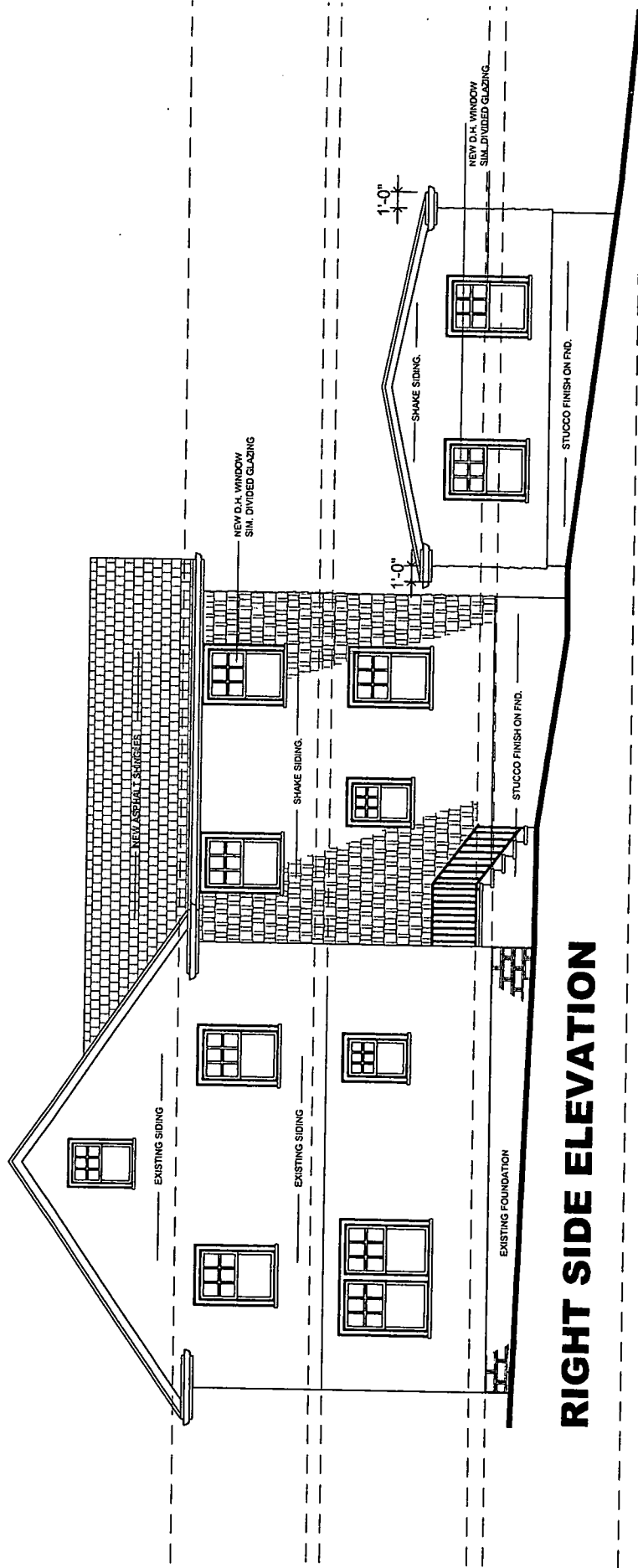


**LEFT SIDE ELEVATION**

**4712 CUMBERLAND AVE.**

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SCALE: 1" = 10'-0"

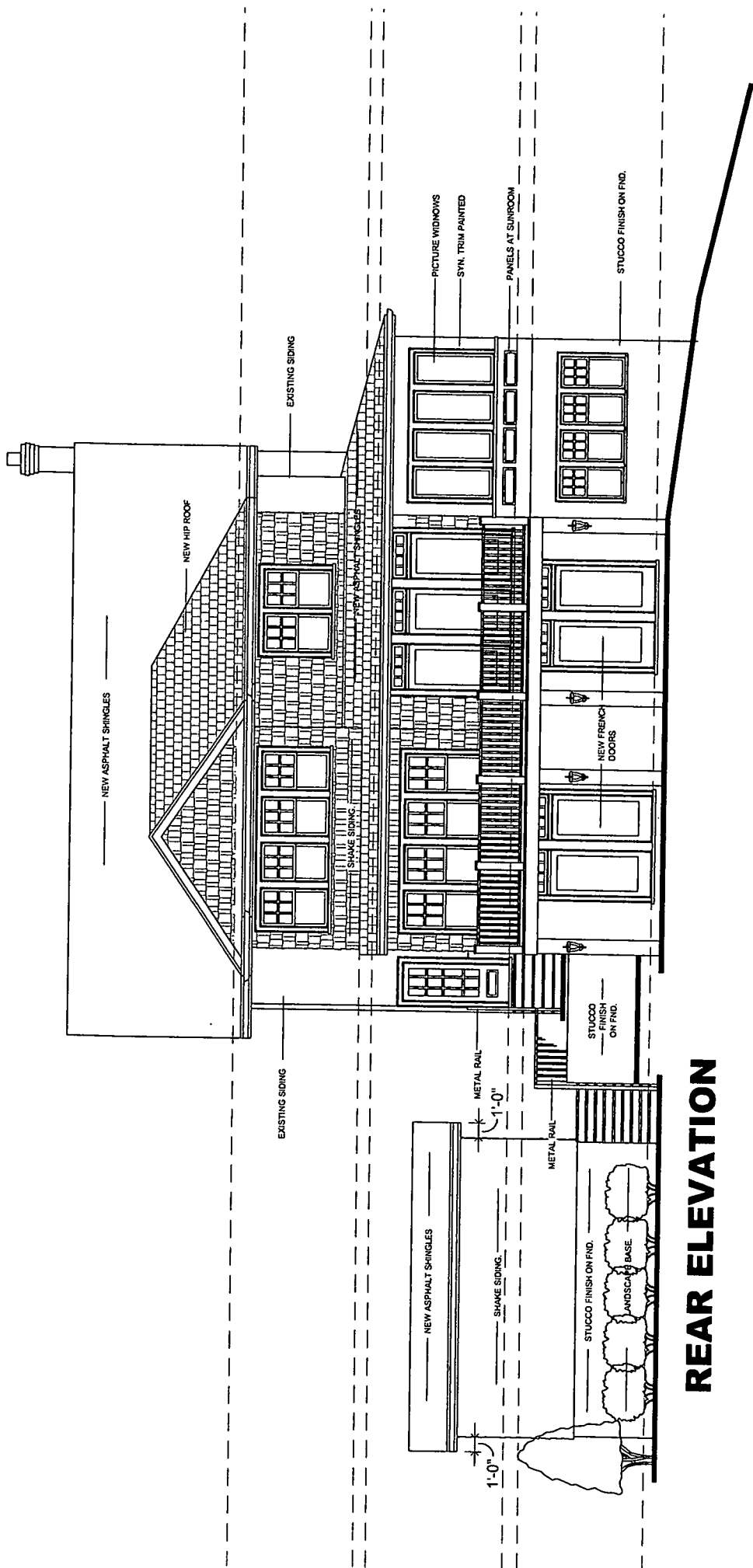


**RIGHT SIDE ELEVATION**

**4712 CUMBERLAND AVE.**

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SCALE: 1" = 10'-0"



**REAR ELEVATION**

**4712 CUMBERLAND AVE.**

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SCALE: 1" = 10'-0"

**December 7, 2011 HPC meeting transcript**

MS. MILES: We're going to go slightly out of order and next hear Case 2C instead of 2B which is at 4712 Cumberland Avenue, Chevy Chase, and do we have a staff report?

MS. FOTHERGILL: We do. And, again, the Commission is very familiar with this project. This is a third preliminary consultation for these applicants. This is a contributing resource in the Somerset Historic District and in the previous submissions, one in September, one in May, the applicants were proposing major changes and there was some concern about the slope of the land and the need for a topographic study. And so, now we have all the information in front of us, and as a result, the applicants have pretty substantially altered their plan.

But just as background, the first submission involved removing the side block that you can see on the left that has the integrated garage. Well, it's hard to see. I'll leave that one on. And then constructing a side addition and a rear addition and the Commission didn't support that; it was sort of enveloping the house in additions and also removing a possible character defining feature in that integrated garage. So, the second design was in September 2011 and the applicants proposed retaining the existing garage and then constructing a new garage to the left of the house and connected with a interior hall on the second floor over the driveway and then a duplicate pool/guesthouse behind the garage with the exact same design; and then there was also a new pool and patio and retaining walls. And the concern with that plan was because the lot drops off, there were very substantial foundation walls and retaining walls and the Commission was concerned about the design of the two new buildings, the amount of walls, the amount of overall impact to the site, and ultimately to the historic district.

So, those plans you can see if you're interested are in your packet. But, now we are moving on to a new plan which the applicants are proposing to remove the rear screen porch which you can see there, and construct a two story rear addition that would have an overall increase in the footprint of the house of 385 square feet and there'd be a deck off that rear addition. They're also

proposing to construct a 20 foot wide by 22 foot two car garage behind the house at the right side, so that is a major shift from the previous submissions. The proposed materials for the addition and the new garage are stucco foundation, cedar shake siding, wood panels, asphalt shingle roofing, wood double hung windows with simulated vinyl lights, with casement picture windows, wood doors, wood transoms, and asphalt roofing to match the house; essentially materials to match the materials that are in the historic house.

They also propose two garage doors on the garage that are multiple lights and panels and then they would put a new garage door on the existing garage in the house. They plan to replace the existing asphalt shingle roof on the house which if it's a match of asphalt shingle roofing, asphalt shingle roofing wouldn't need HPC approval. They are also proposing a new curb cut apron and paver driveway to the new garage on the right side of the house. The current proposal is that the existing driveway would remain and they propose a connection between the two across the front lawn and with new steps to the front door. The applicants would need to go to the Town of Somerset for the curb cut in the driveway.

Let me show you some photos and the plans. So here is the house. I mean, as you can see here, it's a large property. The house is set back from the street. It's surrounded by large, much larger houses so the context is a lot of large houses and big lots. And, I'm just going to go through these fast because I think you are very familiar with this house. So, that would be removed, a rear addition constructed. So here you can see how the lot drops off and that putting the garage on this side and the pool house on this side would have impacted a lot of trees, would have had a much larger impact on the site. There was some discussion about the visibility from Dorset so they provided these panoramic views and here you get a sense of the size of the lot and the drop off.

I'm just going through these fast and we can come back to any of them. So here is the proposed site plan. You can see that new driveway on the right, the new detached garage set behind the rear plane of the rear addition, and the proposed connection of the driveway to the existing

driveway creating essentially a circular driveway. Here is the floor plan and second floor and here are the elevations. Again, that garage is set far back from the street which is not clear in elevation. There is, you'll see here a proposed sunroom that does extend a few feet beyond the side plane of the house and when we go over the applicable guidelines we can talk about that. Here is the left side elevation and the rear and the right side -- the rear and the right side and I think that's it.

So, in the staff report, the design guidelines for Montgomery County are referred to, which, you know, talk about the appropriate design for an addition, placing it at the rear, making sure it's clearly differentiated and compatible in scale. This one is, and the roof ridge is lower. It is at the rear. The guidelines talk about preserving trees. This plan does consciously do more to preserve the trees on the site as opposed to changes on the left side of the house which would have had much more impact. The design guidelines do talk about driveways and they do say that new driveways in front of historic resources such as a semi-circular drive are generally inappropriate and then they talk about retaining walls, which we talked about at the last preliminary and we'll talk about again tonight.

But, overall, this plan is a large improvement that greatly lessens impacts to the property compared to the previous proposal. The rear addition that's differentiated is in keeping with the guidelines. It's compatible in scale. The two foot, eight inch glazed sunroom that extends beyond the left side of the plane is more than 100 feet from the street so it can be argued that it will not impact the historic house or the streetscape at that distance. Again, the original integrated garage has been retained. So, all the proposed changes to the house are confined to the rear addition and then to the new garage on the property.

The new garage is appropriately sited and scaled, you know, it continues the pattern in Somerset of a driveway down the side of the house and a garage behind the house. You know, coming off the discussion at the previous preliminary, staff had noted the roof pitch, you can see here and perhaps it may be more appropriate to match the side gable on the house with a steeper pitch. And then again, the same issue of the ten foot foundation walls. I think you can really see it here on the rear

elevation. So, you know, staff noted that the applicants would really need to do whatever they can to keep that garage into the ground. And so, the staff finds that the applicants have made a number of constructive changes and the Commission should provide the applicants with feedback on the proposed addition, the new garage, and then the semi-circular driveway proposal.

MS. MILES: Thank you, Anne. Does anyone have any questions for staff?

MR. SWIFT: Can you just go to a photo or photos from the front, from the street?

MS. FOTHERGILL: Do you want aerial or do you want that -- we don't have great ones. The problem is it's fenced off and there are a lot of trees. Do you want this one or do you want --

MR. SWIFT: No, maybe more from street view. Yeah, that one.

MS. FOTHERGILL: This one?

MR. SWIFT: That's all for now, thank you.

MS. MILES: Okay, if there are no other questions for staff, if you'd please introduce yourself, Mr. Davis, and identify yourself for the record and do you want to speak or do you want to just answer questions?

MR. DAVIS: I'll -- yeah --

MS. MILES: Turn your mic on first though. Just press the button and then let go. There you go.

MR. DAVIS: Kevin Davis, architect. I would be happy just to answer some questions. I would like to say thanks for your patience. Understand that this is a third preliminary and our estimates of the grade on the left side of the property being five to six feet turned out to be more like nine to ten feet by the time we got there and so, you know, very quickly recognized the need to work a little bit closer with the topography as well as, Anne mentioned, the trees there. So, I think everything else was pretty clearly outlined already.

MS. MILES: Thank you. Does anyone have any questions for the applicant?

MR. RODRIGUEZ: Yeah. Looking at these pictures, can you explain a little bit what the

intention with a circular drive is? Because what I see from the topographic plans, on this picture, you have a quite substantial drop. How is this going to blend to -- what is the purpose of putting the circular drive and how are you going to resolve the issues of grade that we see in the picture?

MR. DAVIS: Right. I should make one other additional comment and that is that we did we receive some comments back from the Town of Somerset and based on those comments, we are looking at the revision to the driveway, so we'd like to specifically, I'm glad you brought that up, talk about the driveway. Their preference is not to add a second curb cut to the property which would mean that we would need to work with the existing driveway and either leave the existing driveway as it is and introduce a drive that basically starts at the street and then kind of gently goes to the new proposed garage space on the right hand side, which would probably eliminate that connection that we were looking for between these two.

MS. MILES: Did you ask him if they would count as having this driveway removed and creating the curb cut on the other side because we would probably look upon that more favorably; and if their concern is having one curb cut rather than two and not having this curb cut rather than another, do you have a sense of which their preference is?

MR. DAVIS: We did not go back and ask that but most certainly I can.

MS. MILES: Thanks.

MR. RODRIGUEZ: And can you put the aerial photograph because what concerns me when you start saying adding another driveway from the street like sweeping back to what you want to place in your garage is -- there are trees close to that side so now we are encroaching in terms of trees that are in the front of the house on -- I think what Commissioner, the Chair Miles, just told us -- asked you, I think, is a very sensible question is what happened if we swap the driveways? It would probably resolve the issue and we can look at that in a more favorable way.

The reaction that we have when we start looking at these levels of pavement in front of a historic resource is the guidelines implied for us. This is a change very large in how the house is perceived from



the street and you will have a very high scrutiny from this Commission.

MR. KIRWAN: I would even go further than that and just say I think it's critical for the scheme to work with the garage on that side for the driveway and the curb cut to be on that same side. I think, for me, it will be a non starter to have this driveway cut across the front yard and create this sort of deep recess and, you know, this gap in the front yard because you have got to deal with the grades.

Well, we can talk more about that in the deliberation.

MS. MILES: Are there any other questions?

MS. WHITNEY: I would just like clarification. I'm having a hard time visualizing what you may do with the driveway if you keep the curb cut where it is to a driveway that's on the opposite side of the property. I don't clearly understand. Are you proposing that perhaps to do circular to the other side of the property?

MR. DAVIS: I'm thinking that we probably abandon the garage that goes to the current, I'm sorry, the driveway that goes to the current garage and make that the primary drive that would make a serpentine maneuver, if you will, drive through, from the left hand side to the right side and ideally it would move closer to the street because there is more grade as you go closer to the house.

MR. RODRIGUEZ: Pictures talk sometimes better. Is this what you're talking about?

MR. DAVIS: Yes.

MS. MILES: The record can show that Commissioner Rodriguez sketched what he believes the applicant is proposing and showed it to us.

MR. DAVIS: However, I do like the idea of pursuing abandoning one curb cut and adding a new curb cut.

MS. FOTHERGILL: And one thing to add to that is, I mean, I think that, you know, compromises are made when the Historic Preservation Commission weighs in. So if he approaches, if the applicant approaches the town asking for this possible abandonment and new curb cut, I mean, if we write a letter in support that definitely would have an impact. So that's something the Commission

can just consider.

MS. MILES: Thank you, Anne. If there are no other questions, can we begin deliberations?

MR. SWIFT: Can I have my street level photo back again? I think one issue was the rear garage foundation walls and I don't have a strong objection to their appearance from the rear of the site with how far back it is on the site and I just don't see those being a big issue. I do agree that lowering them will make the rear yard, I think, more pleasant for the owners, the occupants of the house, but from a Commission standpoint, I don't see that. I guess it was called a ten foot wall. I don't see it being a problem as far as being a contributing resource in the neighborhood.

I do think the driveway, at this point, is my biggest concern as it's drawn currently. I think you're essentially creating a grand canyon in front of the house. It seems like a fairly deep, those would need to be fairly high retaining walls to let that pass in front of the house. Am I correct on that?

MR. DAVIS: As it's drawn, yes.

MR. SWIFT: As it's drawn.

MR. DAVIS: As it's drawn it would -- there'd be zero to four or five foot retaining walls.

MR. SWIFT: I think we need to see renderings, and you know, and maybe some idea of landscape and see. In some ways it's possible that may be hidden from the street but I'm not sure it's the most ideal. And then I guess I do agree with only a single driveway and I think I need to see more of how this, I guess, how the -- if the pass-way in front of the house is moved towards the street, I'd certainly want to see more of that as far as rendering and some more details to see how that's going to change. I guess this viewpoint and -- my only other thought on the driveway is that we have pushed that the existing garage is a character defining aspect and to essentially abandon it, to isolate it as not having a driveway to it, I'm not sure if that's what other Commissioners have been speaking to and maybe they can comment further, but it seems to completely eliminate that as a useable garage. It may not be making sense if it's a character defining aspect.

MR. DAVIS: One of the comments at the very first meeting was to consider leaving it and repurposing the space.

MR. SWIFT: Yeah, I guess I'm debating with myself. Sure; whether isolating it and, you know, landscaping in front of it. I guess I'm still trying to determine what the right way to handle it is. So, bottom line, I think the driveway has become a big issue and that's what we'll want to see more of when you come back for a HAWP at this point, I think.

Otherwise, I do agree that I think the project is in a very reasonable location and very close to being approvable; so thank you.

MR. KIRWAN: Okay, well, to start off with the driveway. I mean, as I already gave away my position on that, I think it's critical if the garage is going to be on the side which I think is a big improvement to the schemes you've had before. I think overall this is a much better scheme, much better approach, and in response to a lot of the things we were concerned about before. So, if the garage is going to be on that side, I think that it's critical that the driveway come straight in? And whether they later on might allow you to keep the existing curb cut or not, I think the new driveway is on that right side, I'll have a hard time approving the circular driveway concept; because, again, it's going to take so much grading work to get that connecting driveway in. As Commissioner Swift mentioned, it really will have a canyon effect in that front yard. I think that would be unfortunate to lose that very nice lawn that leads up to the front door.

You know, going back to some of the staff points, I think, again, the rear garage foundation walls; I don't have a problem with those being at the height they are. I think the garage location is so much preferable in the scale of the house. On that side of the property, I think can handle being elevated off the grade better than it did when it was on the north side of the property.

There are some details about the side elevation. If we look at Circle 21, I'm sorry, 12 -- no -- yes, 12. The second floor of the addition has this very large shed that's running up to it and it really, to me, feels very much out of scale with the other elements on the house. It begins to compete with the

gable elevation of the existing house. What I would recommend you do there is continue the gutter board across the top of those second story windows and really treat that roof up there as a hip so it really kind of goes away and you maintain that eave line and the scale of that second floor.

And while we're on that image, there was some questions asked of the Commission to look at the roof slope of the garage and its scale and, you know, I think while there may be some advantage to picking up on the same pitches, we often encourage that on projects, I think in the case of this garage, you have such a hard time from, especially from the street seeing that gable end, that it's actually better with a lower ridge the way you've got it. So, I would keep that as it is. What you might want to look at even further is possibly on the garage, the overhang is reduced a little bit just to further, sort of, bring the scale of that roof sitting on top of that garage down a notch. I don't think the overhang on the garage have to be the same as they are on the house.

You know, I don't think this is a make or break deal for me, but if I had my druthers, I would rather you take your sunroom and not project it beyond the side elevation of the existing porch on the house. Two foot eight seems like it wouldn't be sacrificing too much on that sunroom given all the other spaces there are in the first floor of that house to just keep that facade in line. I think that's a very exposed side of the house and I think the more we keep the back addition, you know, beyond the face of the side plane of the house the better it will be and the less impact it'll have on the streetscape.

And I think the staff also asked us to consider trees on the property. I'm not sure I have enough information yet in the packet to even make any judgments about trees. I think the site plan shows me little broccoli heads that don't have any size next to them or anything else. So I think a proper topographic survey identifying trees and their sizes and types would be very important to have in order to make any judgment about trees on the property.

MR. RODRIGUEZ: Yeah, I definitely think that you need to look at the driveway. The garage makes sense where you have placed it, but my recommendation is if you need a driveway to be on that side then you have to give up the other driveway and landscape and change the whole

appearance. When we were looking the last time this regarding why we thought, at the moment, we thought that this element of the house, the side addition of the house, is a defined feature, has to do a lot with the materials and the treatment. So, maybe a change -- I wouldn't be opposed to see a change in the garage door, for example. If that becomes something else, the space is being repurposed for another use, there is no longer a garage, and then the landscape and street and basically the driveway, disappears. I think as long as the treatment of the materials is consistent and the details remain, the features, the main, part of the addition of the house will be there.

I do have issues with the way you're treating the garage. I think when I look at the site plan, I look at the relationship of the garage regarding the house; I think it's slightly too further back. It might need to come forward and I think the suggestion from staff that maybe the new driveway slopes down and pushes the garage further into the ground making use of the slope that is already there will help to reduce the scale.

And, you know, I think the detailing of the garage has to be a lot, you know, as close as to the house in terms of certain proportions like the eaves shouldn't project as much, the elements should be toned down in scale so it doesn't look out of proportions regarding where it is. But I think my recommendation is that I would look at the association between the garage and the house. What is that space in between? Because what I see is I see this with steps or elements that make that really not a very interesting space. It becomes this very narrow point where two corners of the buildings come together and it doesn't do much for what you're trying to do or what I think that you are trying to do.

I think also the pushing the garage further into the ground using the slope maybe allows you to connect it underground to the basement of the house which would allow the family to, in a day like today, come from the garage into the house without having to go outside. But, definitely for me that what would do the most is helping with the scale of the element, making the element disappear a little more.

I definitely agree that the sunroom shall not project beyond the plane of the house and I

think that you need to look at the roof. The treatment of the roofs are problematic mostly when I see this second floor, the second floor makes me think that that projection of 24 feet back, the extension of 24 feet, Anne, can you come back one? In the second floor plan, the master suite looks out of proportions. Basically, when I look at this plan, my first reaction is, this is too deep? It's going far back too much.

So, in terms of that and to resolve the issues that you will have with the roofs is what Commissioner Kirwan mentioned. You're going to have to look at the overall proportions of these elements. I think it will be a much successful project if the proportions of these pieces are looked carefully and the roof lines and the way the roofs are sloped really take in consideration how this looks from every side.

MR. DAVIS: Can I ask one follow up question?

On the positioning of the garage, when we're talking about lowering it, which I understand and moving it forward, I may be wrong but there may be a zoning piece that states that it needs to be behind the structure of the house. If that's the case, would you be comfortable with the fact that, you know, we're working with the zoning regulations as well?

MR. RODRIGUEZ: Yeah, I don't have any issue with that. We follow the regulations. Basically, the comment has to do more when you look at Somerset and you look at the patterns of the houses, the first thing I will tell you is there is no circular driveway in Somerset. I live very close there and I haven't seen one; that's one. And the second is you will see in some cases these detached elements are much further tucked into the house. In this case, I don't think it makes any sense in trying to tuck this element behind the house and that was my suggestion that maybe the position has to be studied responding to whatever zoning guidance you need to comply. The element probably needs to go further down into the ground.

MR. DAVIS: Okay.

MS. WHITNEY: I'm going to also harp on the sunroom needing to be flush with the main

structure. I just wanted you to get that one more time. And I'm going to take a slightly different position from my fellow Commissioners on the driveway. The guidelines read, "preserve a historic driveway where it exists." I cannot sanction two driveways. When I hear there needs to be a four foot retaining wall to cut a new driveway into the garage, I can't, I cannot, and I could not approve something. I may very easily be outweighed on that but that's my sentiment. The original driveway needs to stay. A circular, a serpentine driveway, I could not sanction that as well. It's just turning into a highway on that property and I'm sure that's not the vision that the homeowners want from their front porch is asphalt. I just cannot see that.

And those are the only two issues that I was going to weigh on.

MR. DAVIS: So just to clarify, you're basically saying that the garage needs to stay as it is and the driveway needs to stay as it is and no additional garage space would be entertained?

MS. WHITNEY: I am not saying no additional garage space would be entertained. I cannot see moving or abandoning the existing driveway, and again, I realize that I am completely outnumbered on that but I cannot. The driveway has lived there for a very long time and I cannot see moving it, changing it, shifting it, or rerouting it. I just can't visualize that from the drawings.

MR. DAVIS: Okay.

MS. MILES: I have a couple thoughts, I mean, I certainly cannot account for having two driveways or having a front yard filled with asphalt or having a serpentine or circular or any other approach to connect these driveways. I do think that you have a lot of options with your existing space. I think that possibly the first preliminary I proposed that you could essentially make this garage longer and you could retain the garage in that space. I don't think you have to do that but I think you could keep the garage appearance there, remove the driveway, and replace it with permeable pavers that would look probably as it originally looked and continue to use that space for bicycles and lawnmowers and gardening equipment and it would be actually kind of a charming transitional use. Or, you could just obliterate it, in my opinion, as long as that original massing remains. I think that's the main issue.

I don't have a problem having the garage relocated. I do think it should be lower within the site. I do think it should relate to the house better, but I think it's fine to have a new garage essentially in that location.

I would agree that the sunroom should be pulled in so that it is no longer beyond the plane of the existing house to the left elevation and I also do agree that the master suite is making the rear too large and making the roof line too large and it's an awkward sized room even. I think that internally the program is not going to work as well.

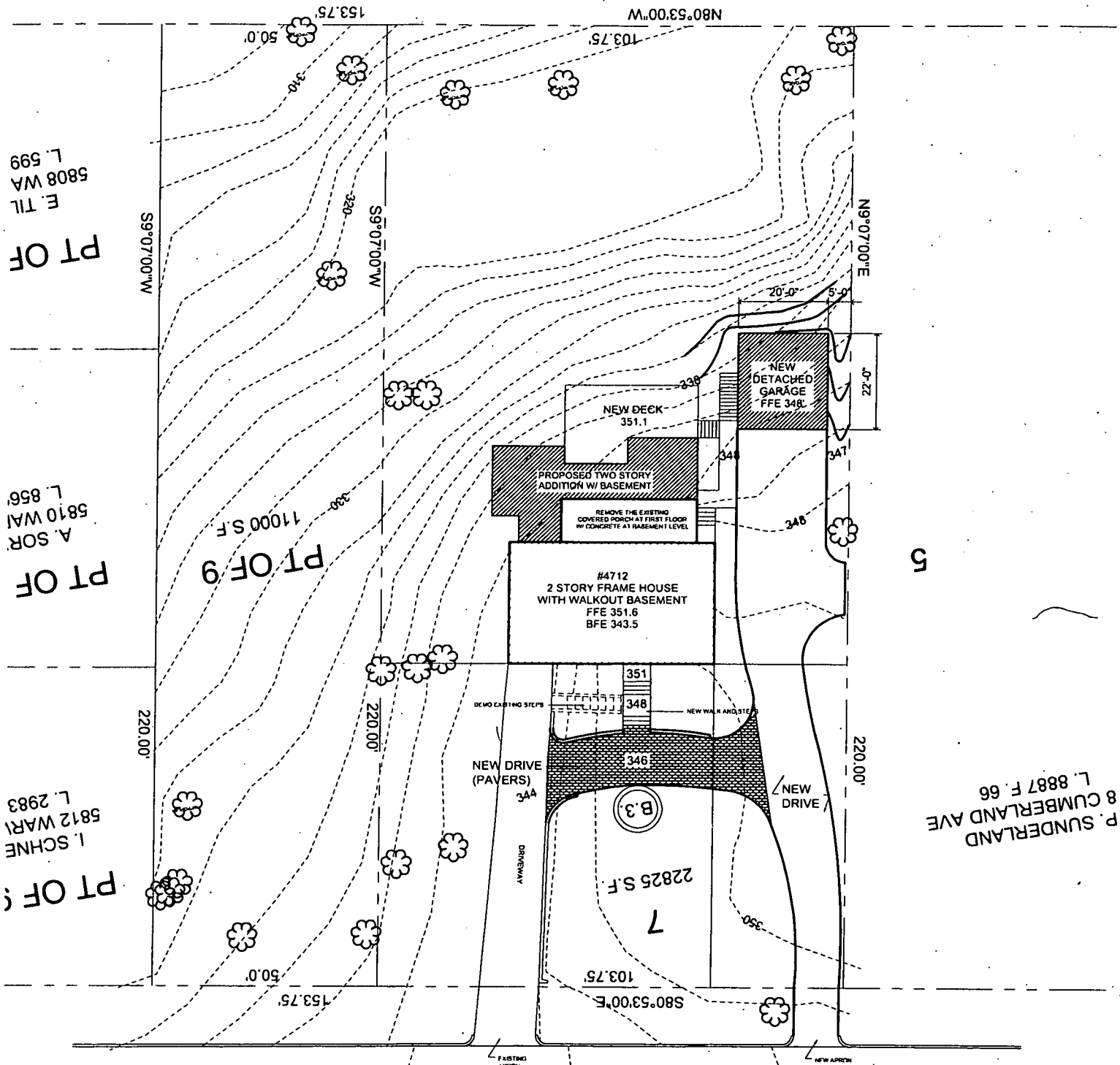
So, I would say those are my comments and I don't have any objection to the retaining wall for the garage, and I would also like to see more information about trees before I would comment on trees. And, I think you've got a pretty strong unanimity on most issues, okay? Any additional questions?

MR. DAVIS: Not really, no, thank you.

MS. MILES: All right, very good. Thanks very much.

MR. DAVIS: All right, thanks.





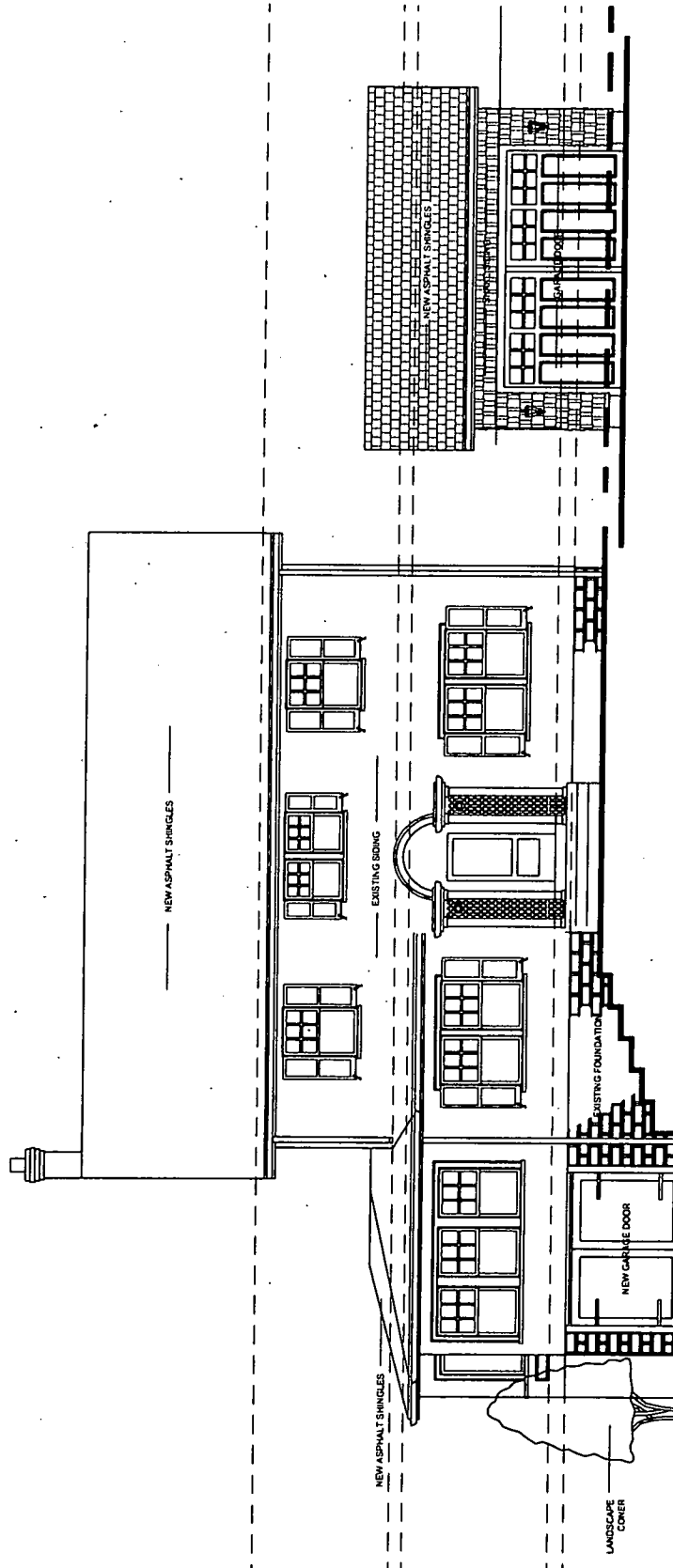
CUMBERLAND AVENUE

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3rd preliminary consultation

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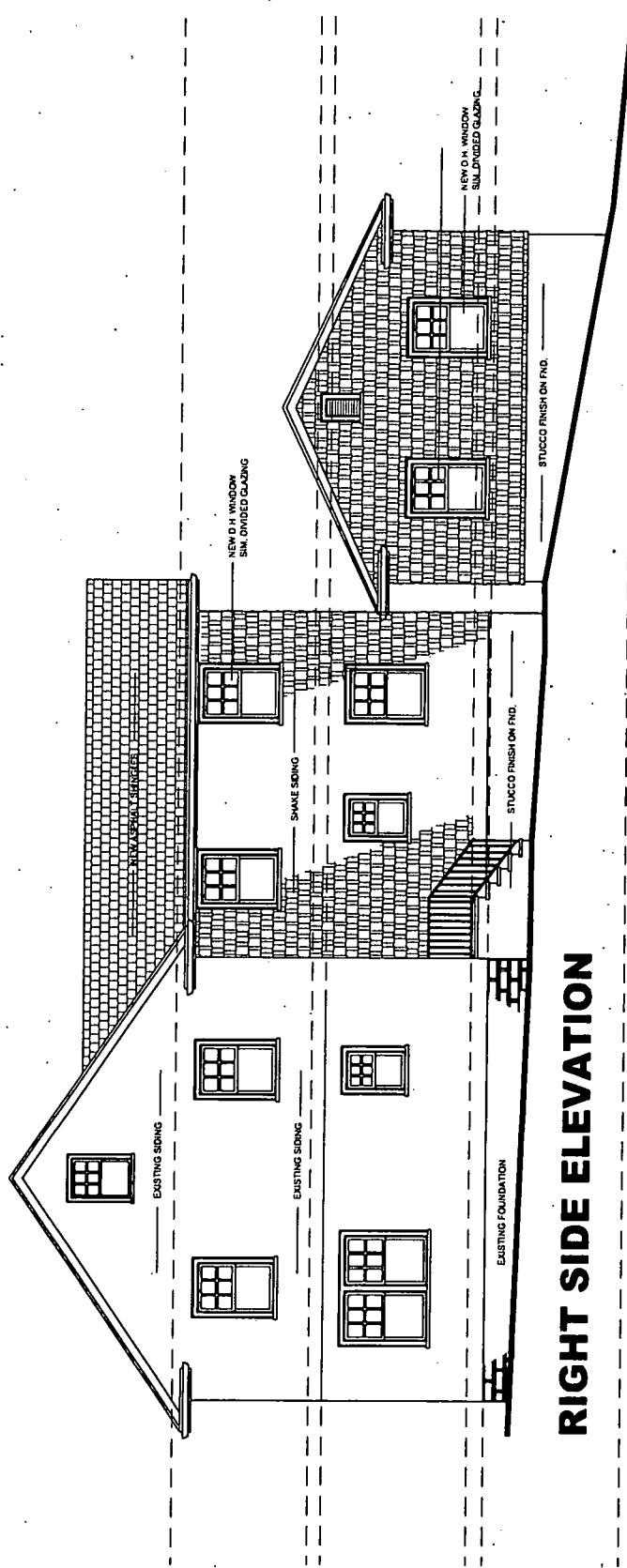
**FRONT ELEVATION**

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*3rd preliminary consultation*

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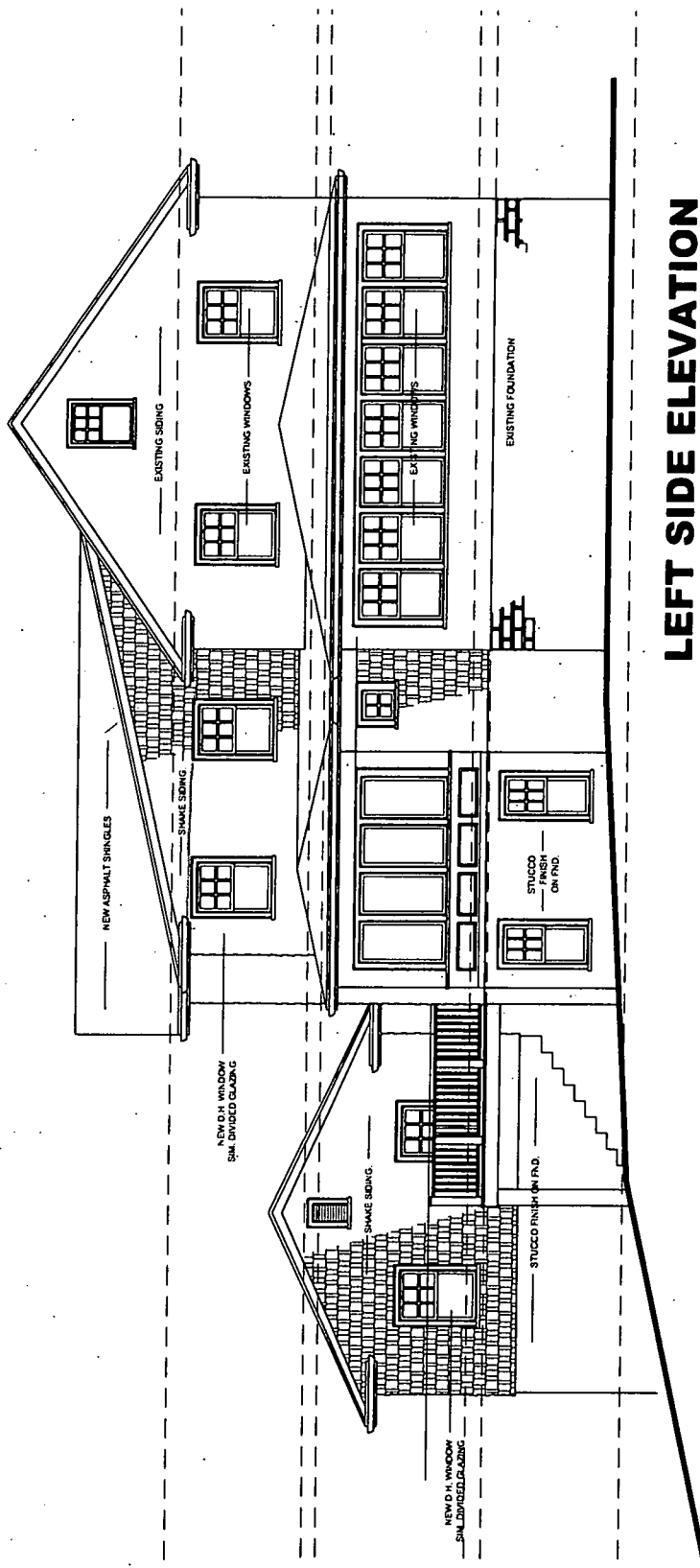
**RIGHT SIDE ELEVATION**

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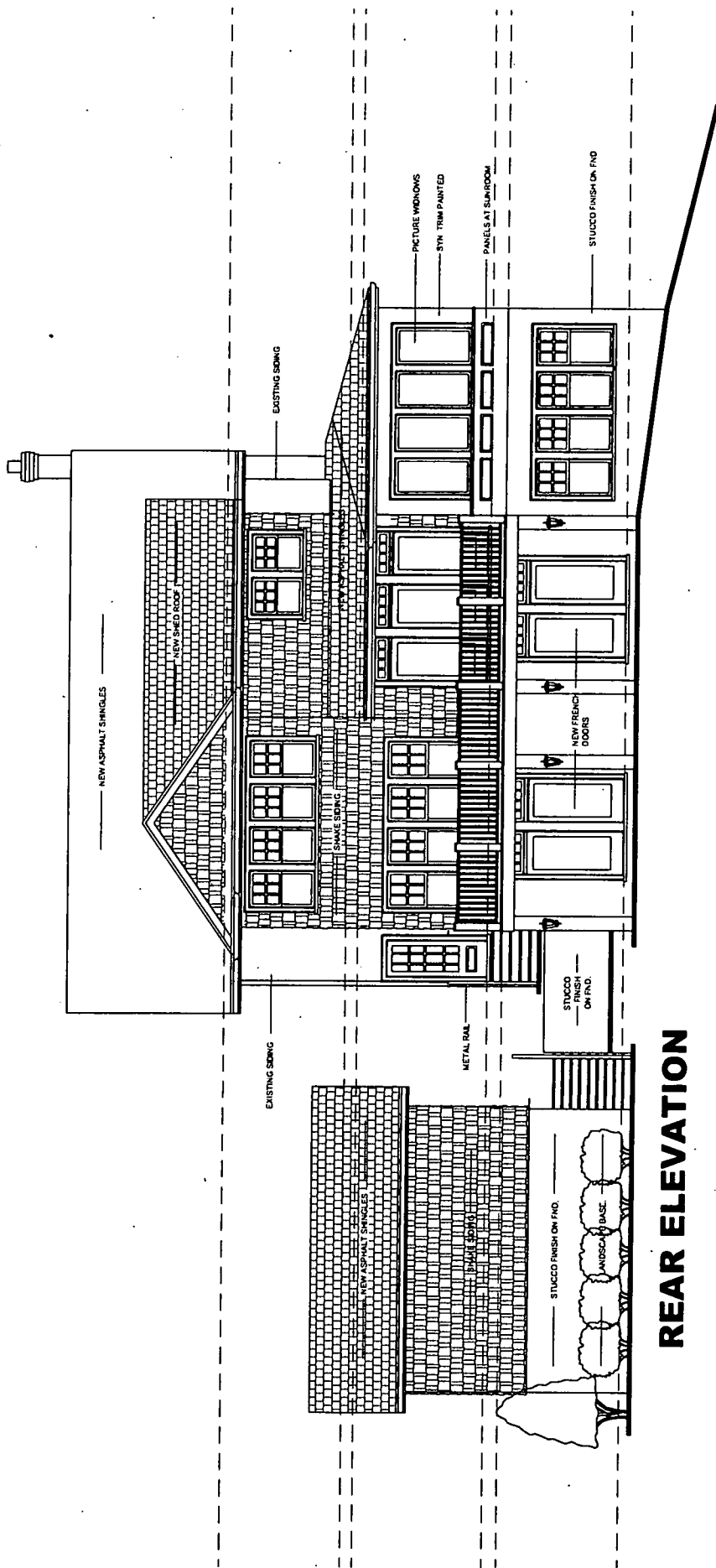
**LEFT SIDE ELEVATION**

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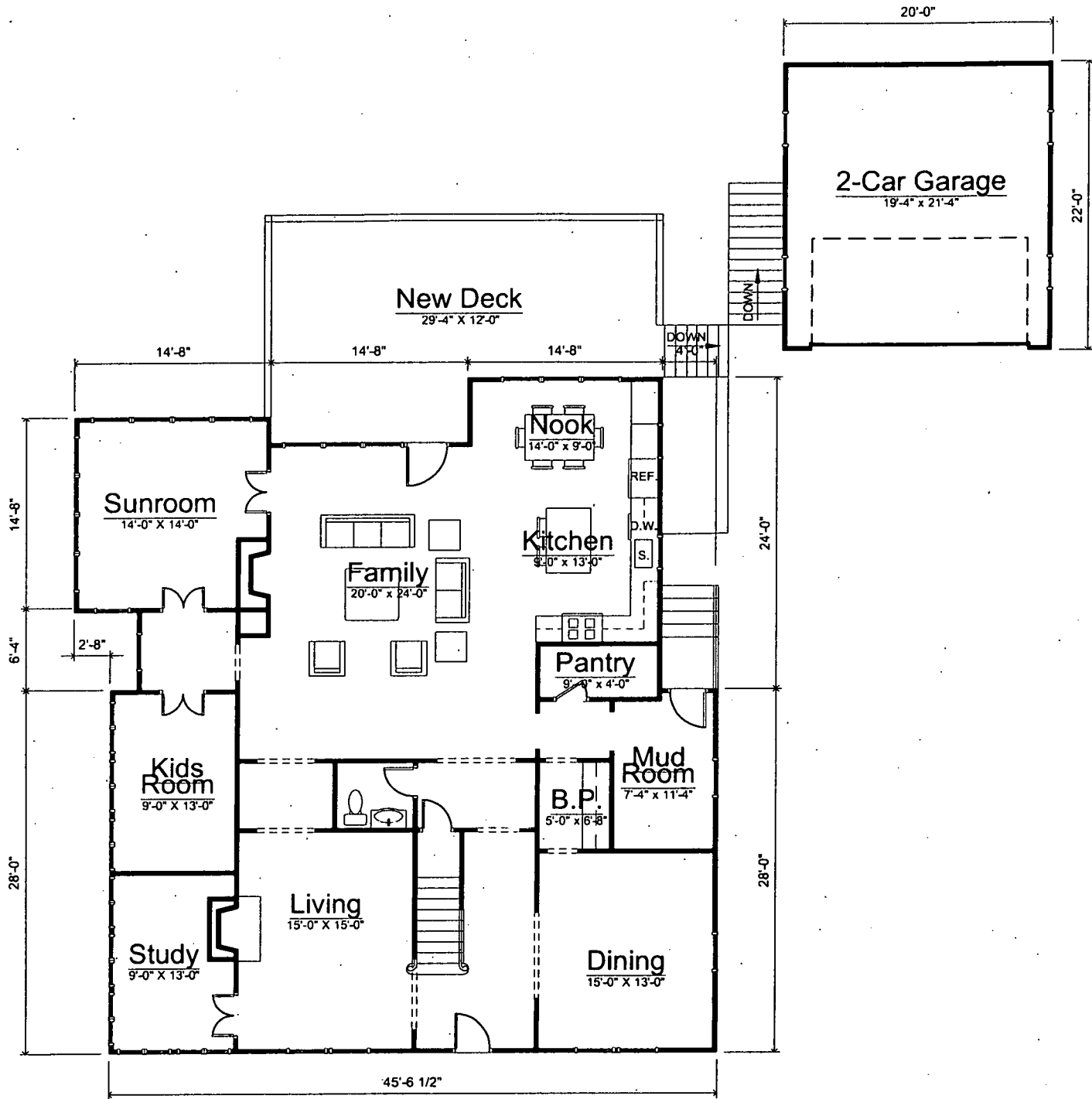
**REAR ELEVATION**

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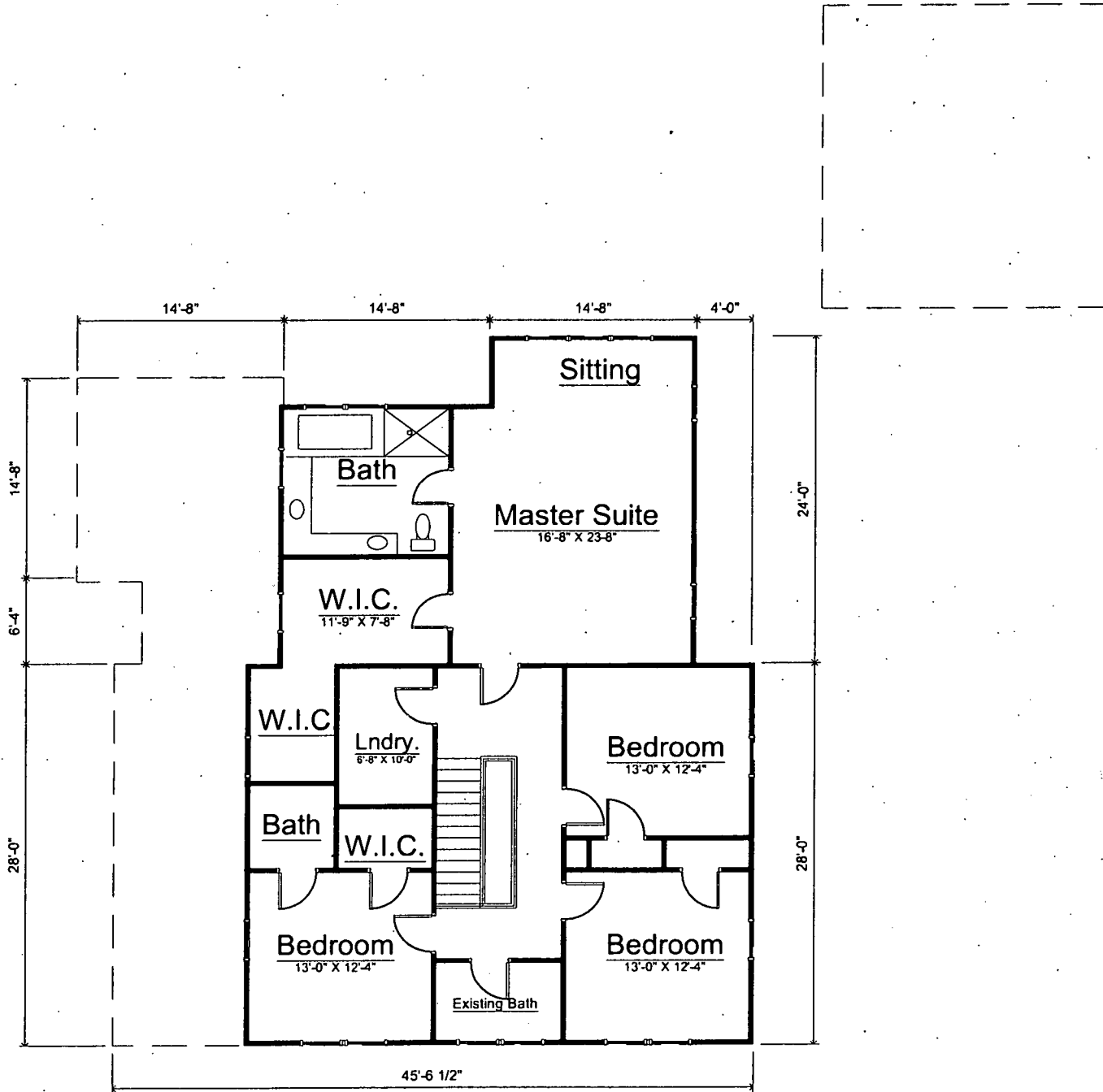
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1801 S.F. EXISTING FOOTPRINT UNDER ROOF  
 2185 S.F. PROPOSED FOOTPRINT UNDER ROOF  
 PLUS 440 S.F. PROPOSED DETACHED GARAGE  
 (REMOVE EXISTING REAR COVERED PORCH APPROX.  
 300 S.F. AND CONVERT TO NEW SPACE)

*3rd preliminary*

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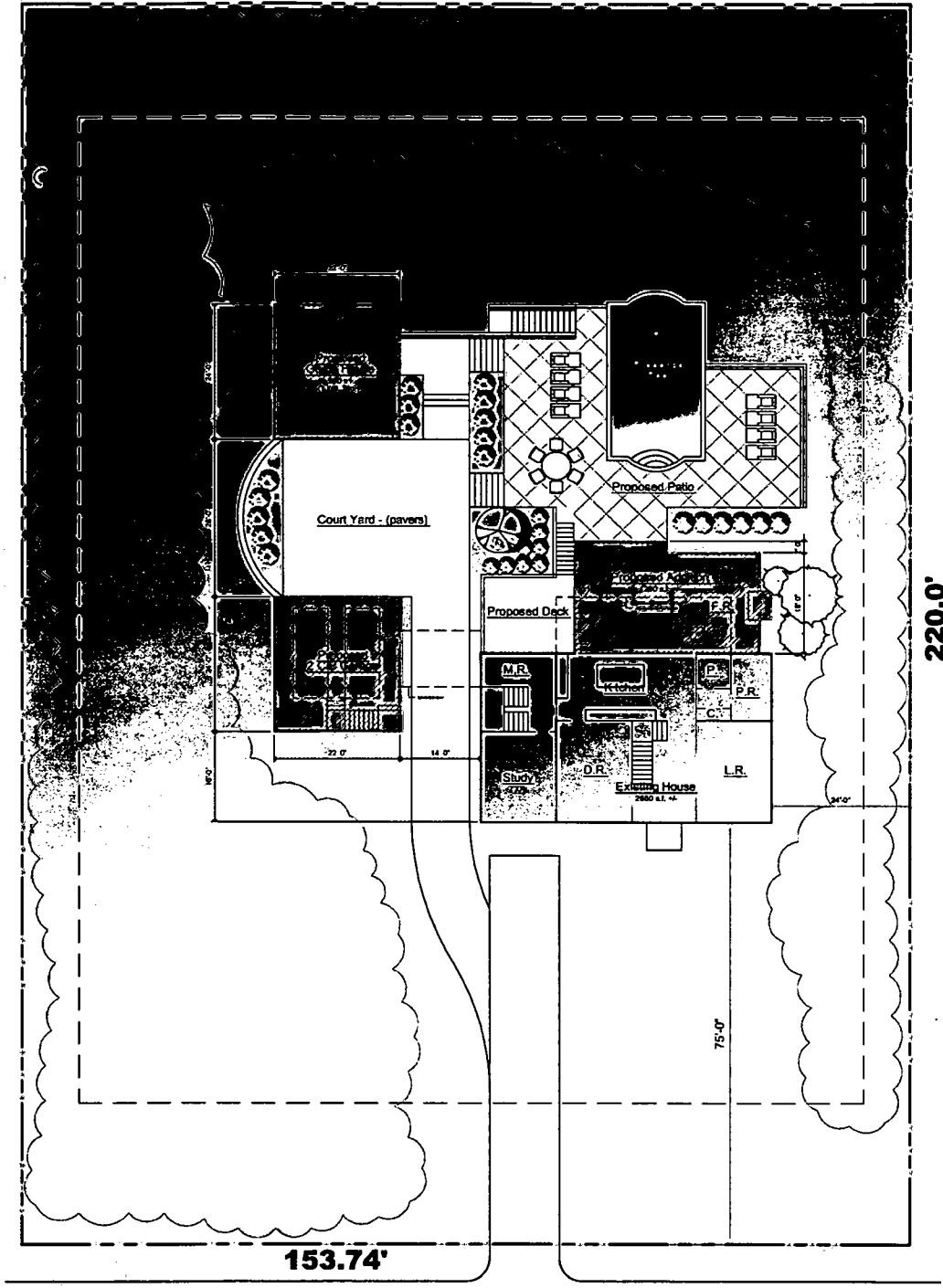


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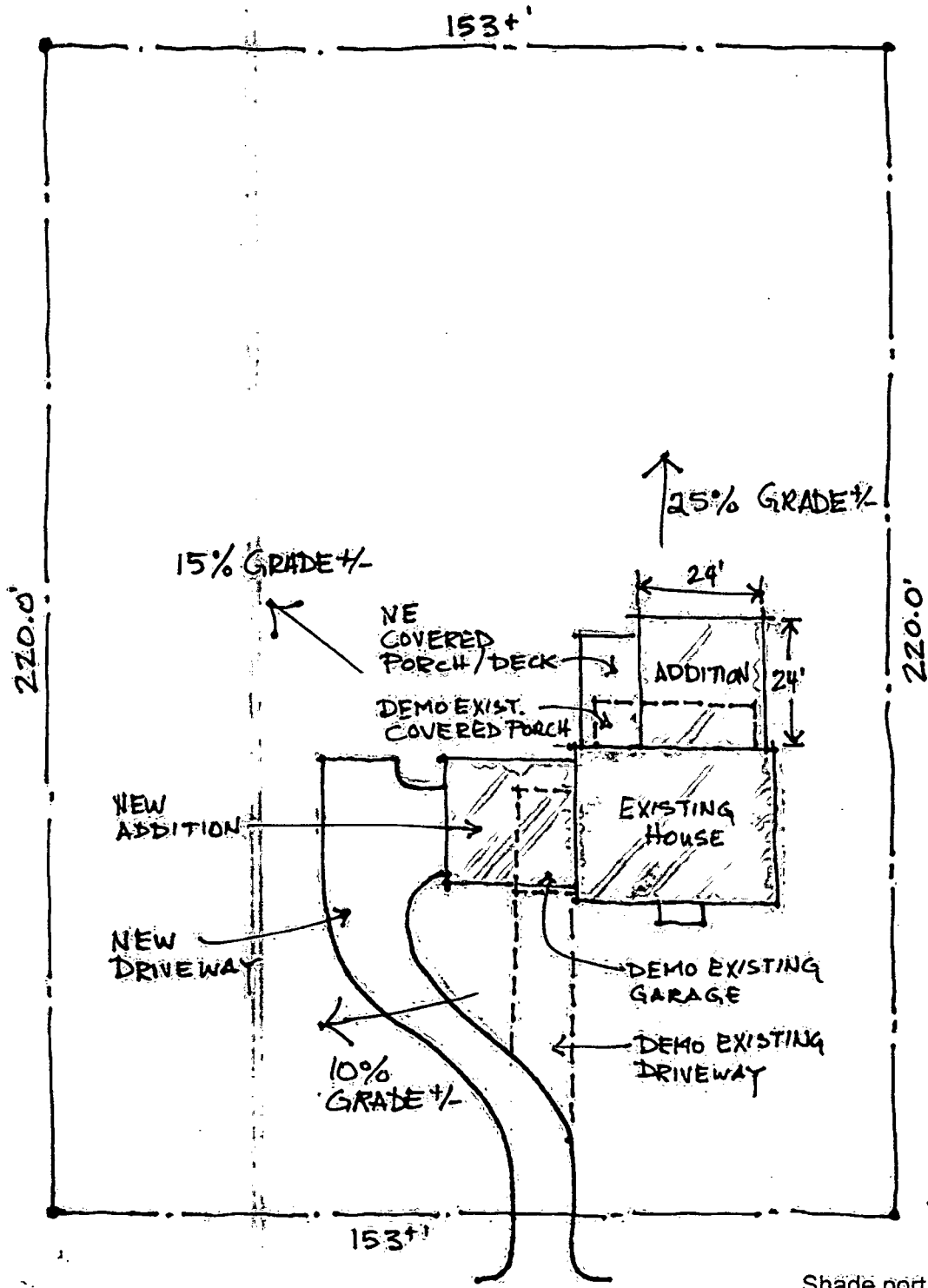
*2nd Preliminary Consultation*

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1st Preliminary Consultation

Site Plan



4712 CUMBERLAND AVE

Shade portion to indicate North

Applicant: ROBERT MAGGIN

1st Preliminary Consultation

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

|  |   |                       |                                 |
|--|---|-----------------------|---------------------------------|
| <b>Address:</b>                                      | 4712 Cumberland Avenue, Chevy Chase                 | <b>Meeting Date:</b>  | 10/9/13                         |
| <b>Applicant:</b>                                    | Sandy Spring Builders (Luke Olson, Agent)           | <b>Report Date:</b>   | 10/2/13                         |
| <b>Resource:</b>                                     | Contributing Resource<br>Somerset Historic District | <b>Public Notice:</b> | 9/25/13                         |
| <b>Review:</b>                                       | Preliminary Consultation                            | <b>Tax Credit:</b>    | None                            |
| <b>Case Number:</b>                                  | N/A   | <b>Staff:</b>         | Anne Fothergill/<br>Josh Silver |
| <b>PROPOSAL:</b> Construction of addition and garage |   |                       |                                 |

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**STAFF RECOMMENDATION**

Staff recommends that the applicants revise the plans based on the HPC's comments and return for a Historic Area Work Permit application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Somerset Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1929

**BACKGROUND**

In May 2011 the HPC reviewed a proposal to remove the existing integrated garage and room above and construct a side addition. The HPC did not support the removal of the original east block of the house.

In September 2011 The HPC reviewed a second proposal that retained and repurposed the existing garage and added a rear addition to the house and two new accessory buildings—a garage at the front left side of the house with a connection to the house over the driveway and a pool/guest house behind the new garage. The proposal also included a new pool, patio, and retaining walls. The Commission had a lot of concerns about the two new buildings, numerous tall retaining walls, and the overall impact to the site due to the topography.

In December 2011 the HPC reviewed a third proposal and supported the proposed rear addition and new garage on the west side of the house. The Town subsequently approved the proposal including the new curb cut and driveway.

In April 2012 the HPC approved the Historic Area Work Permit for a rear addition, detached garage, tree removal and new driveway at the west side of the property with three conditions: the infill area below and around the new windows (the existing garage door) will be stucco; the new garage doors will be wood; the new garage doors will be reviewed and approved at the staff level.

The applicants have determined that the previous application showed the grade incorrectly and that the garage cannot be constructed in the approved location because of zoning restrictions and that a detached

garage would need to be pushed back and require a 10 foot foundation wall (see Circles 26+27).

## **PROPOSAL**

The applicants are proposing a plan that is very similar to what the HPC previously approved with a few significant changes. Like the approved plan, the applicants are proposing to construct a rear addition and to repurpose the existing garage, remove the existing driveway, construct a new driveway at the west side (located to avoid trees), and construct a two-car garage at the west side. The significant changes from the approved plan are the new garage is no longer detached but attached to the rear addition at the west side. This will allow the applicants to avoid the very tall foundation walls that would be required should a detached garage be built behind this house because of its significant grade change in the back yard. The HPC-approved and proposed plans are in Circles 14-25.

The applicants propose to remove the rear (south) screened porch and construct a two-story rear addition with a 1<sup>st</sup> floor covered porch, 2<sup>nd</sup> floor rear roof deck, and foundation level covered terrace. They propose to construct a 20' x 23' two- car garage attached at the right side of the addition. They propose to remove the existing garage door on the front of the house and install wood windows at the foundation level and a block foundation to match the existing.

The proposed materials for the addition and the new garage are fiber cement shingle siding, asphalt shingle roofing, wood windows with simulated divided lights, paintable synthetic trim, asphalt shingle roofing, wood doors, synthetic columns, stone veneer at lower level, metal railing, metal porch roofing, skylights, and a wooden carriage style garage and stucco foundation on the garage.

The applicants propose a new curb cut, apron and driveway (material not specified) to the garage on the right side of the house, which was located to minimize impacts to two elm trees along the curb and approved by the Town. There will be a new concrete walkway from the new driveway to the front door. The existing driveway will be removed. They propose to remove five trees: 14" & 24" elm, 12" & 18" pine, and one dogwood.

The Town of Somerset will review the new proposal prior to the HPC meeting.

Photos of existing conditions are in Circles 28-49.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 one 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:***

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

Standard # 10: New additions and adjacent or related new construction will 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**

*The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.

- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Preserve mature landscape and trees, and natural vegetation when feasible.

10.1 Maintain historic trees and shrubs.

- A champion, species, or mature trees should not be removed unless the tree is dying, dead, diseased or poses a safety hazard to the residents or public.
- If proposed new construction is adjacent to or within the drip line of any tree six inches in diameter or larger, an accurate tree survey must be filed with the application. The tree survey must indicate the size, location, and species of trees.
- Removal of trees of more than six inches in diameter require a permit and must be reviewed by the Historic Preservation Commission. Other county and municipal ordinances may also apply.
- If a tree is cut down, at least one replacement tree, of a similar kind should be replanted in its place, unless it would damage the house.
- Replacement plant materials should be similar in kind, size or equivalent massing to the plants removed

## DRIVEWAYS

When parking was originally introduced to most historic areas, it was an ancillary use and was located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking - which includes driveways, garages, and garage doors - should be minimized.

Historic driveways should be preserved.

11.1 Preserve a historic driveway where it exists.

- The orientation of a driveway on a site should be preserved.
- The original driveway design should be preserved. For example, if the driveway has two paved driving strips with turf between the strips, when replacement is needed, a new driveway should take this design.
- The design and layout of bricks or pavers should be preserved.
- Original materials should be preserved and repaired when possible.

New driveways should have compatible materials and a minimal square footage.

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Consider installing two paved strips with turf between them instead of a single, wide paved surface.
- Large areas of paving are inappropriate.
- Plain asphalt or black top is discouraged.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.

- New driveways should be sited to the side or rear of the primary structure.
- Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate

A retaining wall should be stepped, clad, finished or articulated to reduce its visual mass and scale.

13.2 Retaining walls should follow the natural topography and be articulated and finished to minimize visual impact.

- Use native rock or other masonry that conveys a sense of scale and blends in with the surrounding context.
- Where a taller retaining wall is needed, a series of terraced or stepped walls is preferred.

- Screen retaining walls with landscaping, such as trees and shrubs.
- Concrete retaining walls faced with stone are preferred over undressed concrete.

Overall, the applicants are using the HPC-approved plans as the basis of their plans. However, they have determined that there were some inaccuracies in the grade changes that were shown and some zoning information that was not accurately reflected in the plans and they have revised the plans to reflect those and to avoid very tall foundation walls (See Circles 26&27). The topography of this site is very challenging and really limits what can be done on this property without having a significant and detrimental impact on the site.

The removal of the rear screened porch and the construction of a clearly differentiated rear addition is in keeping with the *Guidelines* and was approved by the HPC. The proposed rear addition is compatible in scale with this house. The proposed roof ridge is lower than the historic block's roof ridge and the original east (left) corners of the house will remain visible. The rear right corner of the house is now obscured by the attached garage and the applicants should push it back so that west side corner is also exposed and visible.

The block of the original integrated garage and room above it has been retained and will be altered at the foundation/garage door level. However, it should be noted that the HPC required that the infill area (where the garage door is currently) around the new windows be stucco and the applicants may not have been aware of that condition. If the HPC requires that infill area be stucco that should be made clear to the applicants.

An attached two-car garage is not generally supported in a historic district but in this case it connects only to the rear addition and not to the historic block and is low and will be set back from the street. If the applicants were to build a detached garage it would need to be pushed so far back that very tall retaining walls would be required and that is not a preferred approach in terms of major impact to the site. The applicants have tweaked the approved driveway so that it is straighter and it now appears to be larger with more pavement. The driveway material has not been specified (the approval was for concrete pavers) and staff would recommend the applicants select a pervious material and propose the least amount of pavement possible. Additionally, staff would recommend that the applicants install a walkway (or stepping stones) from the street to the front door, not just from the door to the driveway.

The proposed addition follows the same general design as the approved plans but there are some differences in the design that the HPC may find incompatible with this house. The HPC should review and discuss with the applicants whether they need to simplify/revise:

- the fenestration on the left side and rear of the addition
- the rear elevation of the addition
- the basement level terrace and large amounts of stone
- the depth of the addition with the approximately 12' extension of porch/roof deck/at-grade terrace

Additionally, the HPC should provide comments on other details of the proposal including the attached garage and its connection at the rear right corner of the house, the driveway size and material, and the stucco on the front elevation (where the garage door is currently).

### **STAFF RECOMMENDATION**

The applicants should revise the plans based on the HPC's comments and return for a Historic Area Work Permit application.



DPS-88

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTARCHITECTS.COM Contact Person: LUKE OLSON Daytime Phone No.: 240-333-2000 x2021

Tax Account No.: 00535907 Name of Property Owner: Contract Painter Seady Spunky Builders and/or others Daytime Phone No.: 301-913-5995 Address: 4712 CUMBERLAND AVENUE, CHEVY CHASE, MD 20815

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: LUKE OLSON Daytime Phone No.: (240) 333-2021

LOCATION OF BUILDING/PERMISE

House Number: 4712 Street: CUMBERLAND AVE Town/City: CHEVY CHASE Nearest Cross Street: WARWICK PLACE Lot: 7 Block: 3 Subdivision: SOMERSET HGTS. Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Stab, Room Addition, Porch, Deck, Stair, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other.

1B. Construction cost estimate: \$ 500,000

1C. If this is a revision of a previously approved active permit, see Permit # 595349

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 6 feet 0 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.

Signature of owner or authorized agent

Date: 9-18-13

Approved: For Chairperson, Historic Preservation Commission Disapproved: Signature: Date: Application/Permit No.: Date Filed: Date Issued:

6

**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:

The existing house is 2 1/2 story tall center hall Colonial with painted contoured lap asbestos siding, a stone & block base, wood windows, trim and detailing. There is an existing attached garage with a sunroom above on the left side of the house. The rear of the house has a raised screen porch with a walk-out basement below. The house is a contributing resource in the Town of Somerset Historic District.

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

See attached.

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**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 data;
- 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 faced 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.



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

The scope of work includes the demolition of the rear screened porch and areaway, and a two-story addition on the rear of the existing house consisting of a Kitchen and Family Room, with a Rec Room below and a Master Bedroom suite above. We are also proposing renovation of the existing interior spaces, a Screened Porch and Deck at the rear of the addition and an attached 2-car garage. The new garage door would be a painted/stained wood carriage -style garage door with multiple lights and paneling. The existing garage would be enclosed with double hung windows and block to match existing, as was previously approved, and the existing driveway would be removed and replanted with sod. A new curb-cut, apron and driveway would be installed on the right side of the property and lead up to the new garage. The new driveway would be located so that it does not negatively impact the existing elms in the right-of-way.

To retain the significance of the original house, we have located the addition entirely to the rear of the house and stepped back the addition where the two meet. The addition is subordinate in size and scale to the original house, with a matching eave height /profile and a lowered ridge height. We have specified material on the addition that are consistent with the existing historic materials and have been previously approved for this property (stone and ptd stucco foundation, Hardie-shake siding, asphalt shingles, wood divided light windows, ptd synthetic wood trim and details). Our proposal is similar in size and scale to a previously approved hawp application and would affect the same number of trees (12" & 18" pines, two dogwoods, a 14" elm & a 24" elm).

We'd like to emphasize that our proposed addition is designed to be an improvement to the site from the approved design, which called for significant re-grading and imposing retaining walls to construct a detached two-car garage on a steeply sloping lot.

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

**CONTRACT PURCHASER'S**

**CONTRACT PURCHASERS**

**Owner's mailing address**  
 Sandy Spring Builders  
 4705 West Virginia Ave  
 Bethesda, MD 20814

**Owner's Agent's mailing address**  
 LUKE OLSON  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN RD SUITE 700  
 BETHESDA, MD 20814

**Adjacent and confronting Property Owners mailing addresses**

IRVING SCHNEIDER  
 5812 WARWICK PL  
 CHEVY CHASE, MD 20815

ARNE SORENSON  
 5810 WARWICK PL  
 CHEVY CHASE, MD 20815

EUGENE TILMAN &  
 BONNIE THOMSON  
 5808 WARWICK PL  
 CHEVY CHASE MD 20815

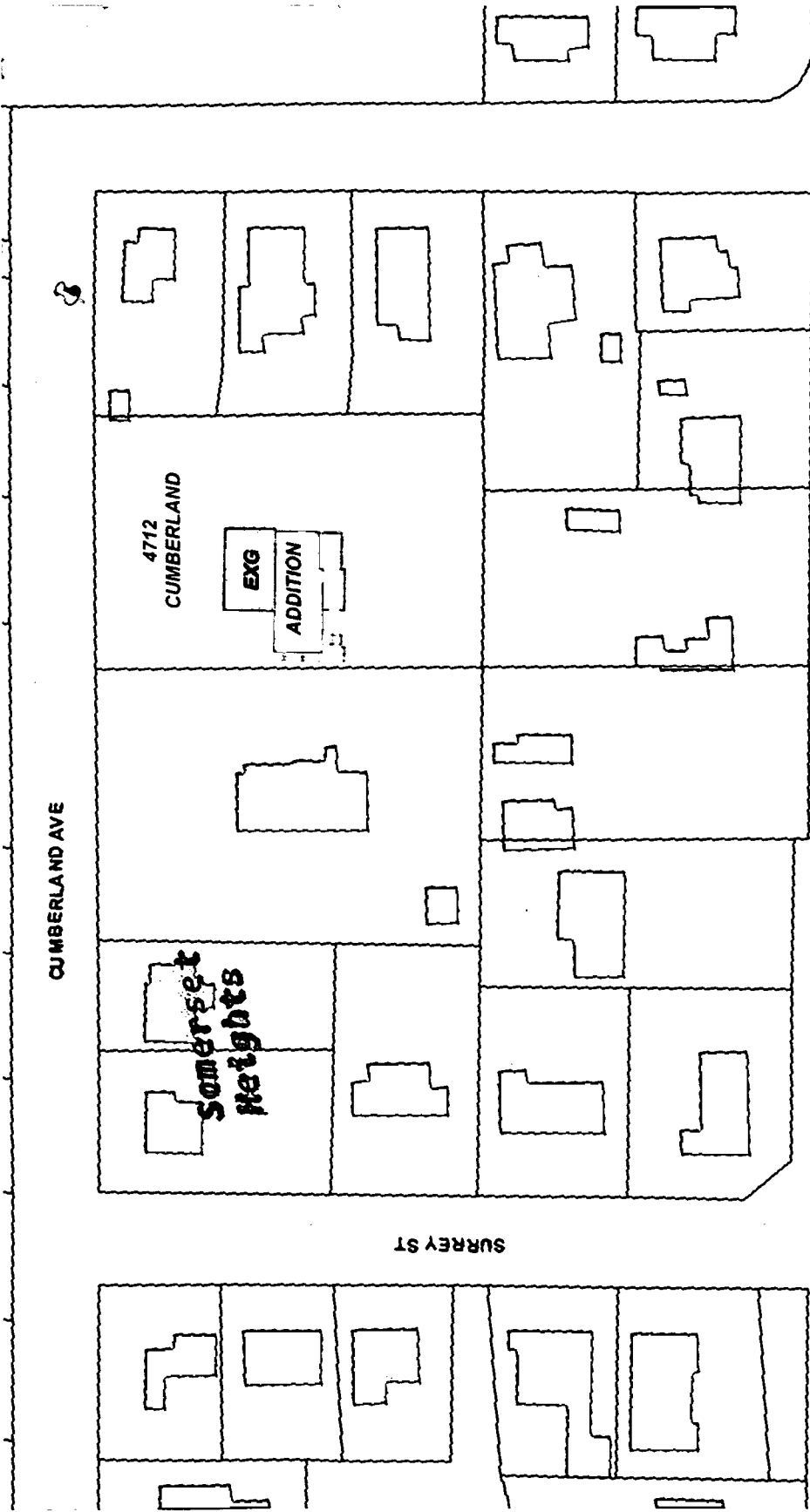
DAVID STERN & TRACEY HUGHES  
 5806 WARWICK PL  
 CHEVY CHASE MD 20815

ANN MITCHELL  
 4709 DORSET AVE  
 CHEVY CHASE MD 20815

GEORGE HARMAN JR &  
 DONNA HARMAN  
 4719 DORSET AVE  
 CHEVY CHASE MD 20815

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

|   |   |
|---|---|
| <del>Owner's mailing address</del>  | <del>Owner's Agent's mailing address</del>                                  |
| <b>Adjacent and confronting Property Owners mailing addresses</b>                     |   |
| PEARSON SUNDERLAND &<br>SUZAN KOVARICK<br>4718 CUMBERLAND AVE<br>CHEVY CHASE MD 20815 |   |
| MARK KLAPOW & KELLY KLAPOW<br>4707 CUMBERLAND AVE<br>CHEVY CHASE MD 20815             | DIANE DOWLING & HARVEY ALTER<br>4709 CUMBERLAND AVE<br>CHEVY CHASE MD 20815 |
| ROBERT WENGER & KATHRYN WENGER<br>4711 CUMBERLAND AVE<br>CHEVY CHASE MD 20815         | MARY ALLEN DONOHUE<br>4715 CUMBERLAND AVE<br>CHEVY CHASE MD 20815           |



A-1



BUILDING FOOTPRINT STUDY

4712 CUMBERLAND- HPC MEETING 10/9/2013 - PRELIMINARY CONSULTATION

GTM ARCHITECTS

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EXISTING FRONT VIEW



PROPOSED FRONT VIEW

COVER

GTM

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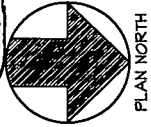
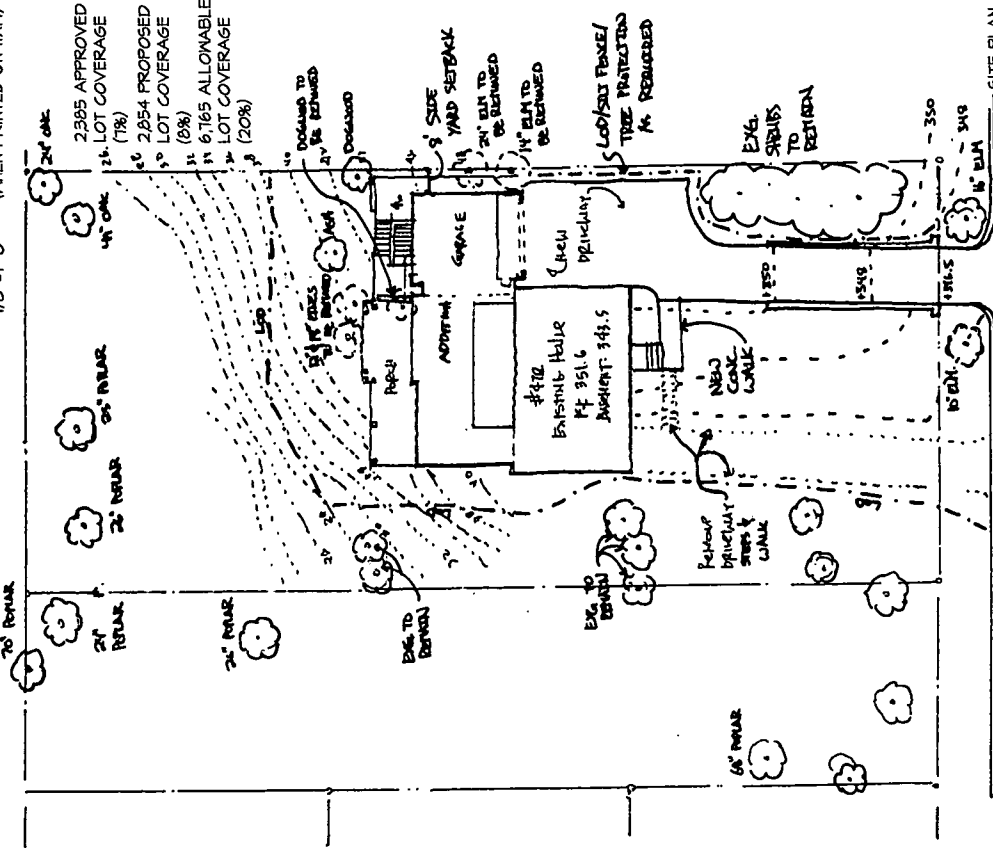
G T M A R C H I T E C T S

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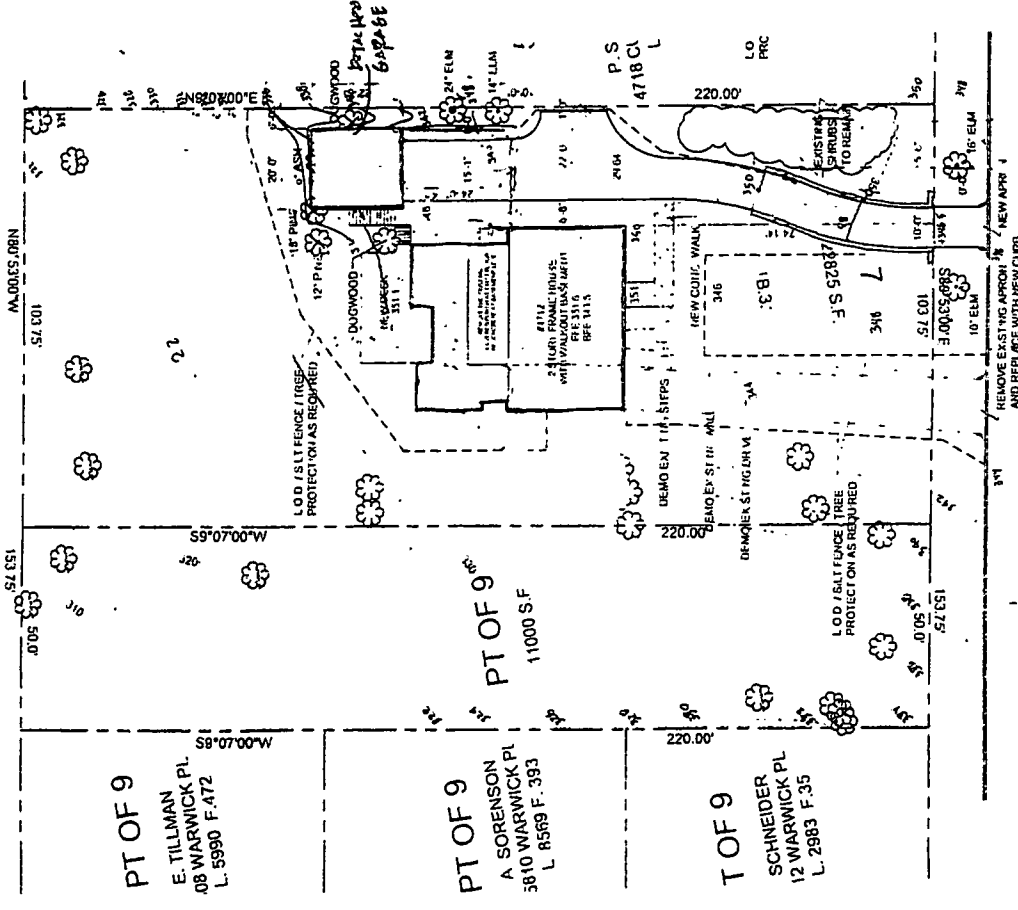
SEPT 18, 2012 #13.0328

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

4' 2' 0 4' 8' 16'  
 1/8"=1'-0" (WHEN PRINTED ON IIXIT)



Proposed site plan.  
 1"=30'



Previously approved site plan.  
 1"=30'

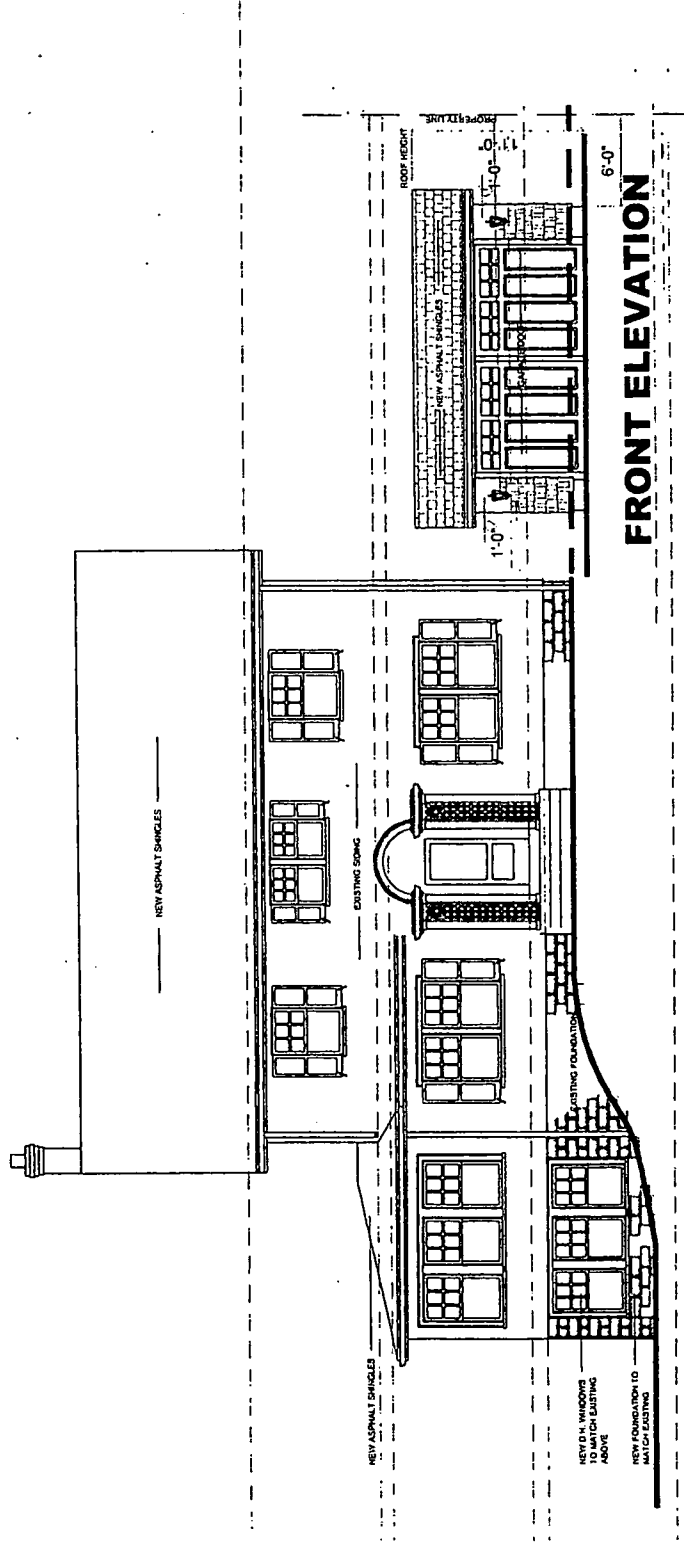
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**FRONT ELEVATION**

APPROVED FRONT  
ELEVATION

**GTM**

GRAPHIC SCALE



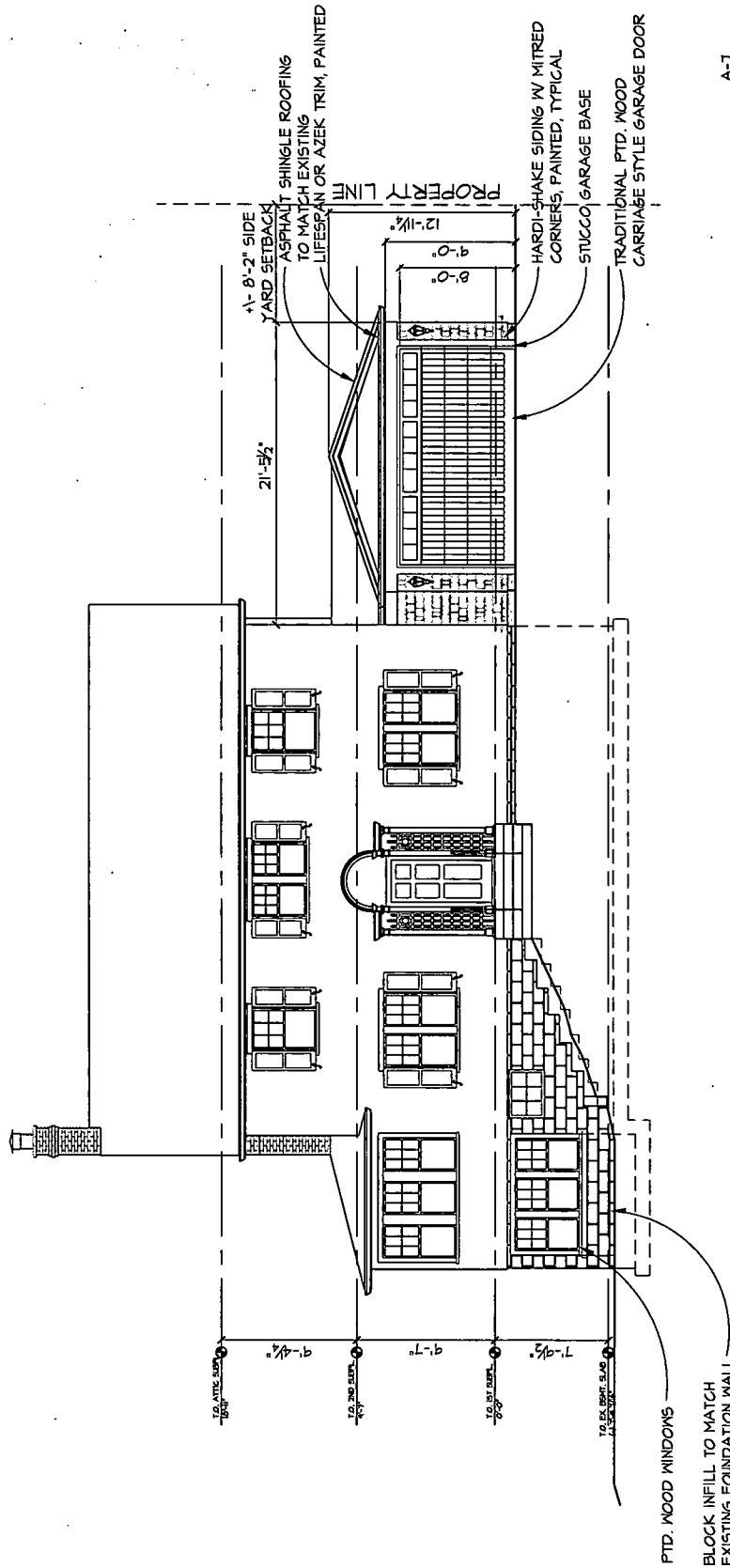
A-6

**4712 CUMBERLAND- HPC MEETING 10/9/2013 - PRELIMINARY CONSULTATION**

**GTM ARCHITECTS**

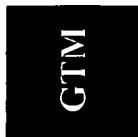
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14



PROPOSED FRONT ELEVATION

A-T



GRAPHIC SCALE



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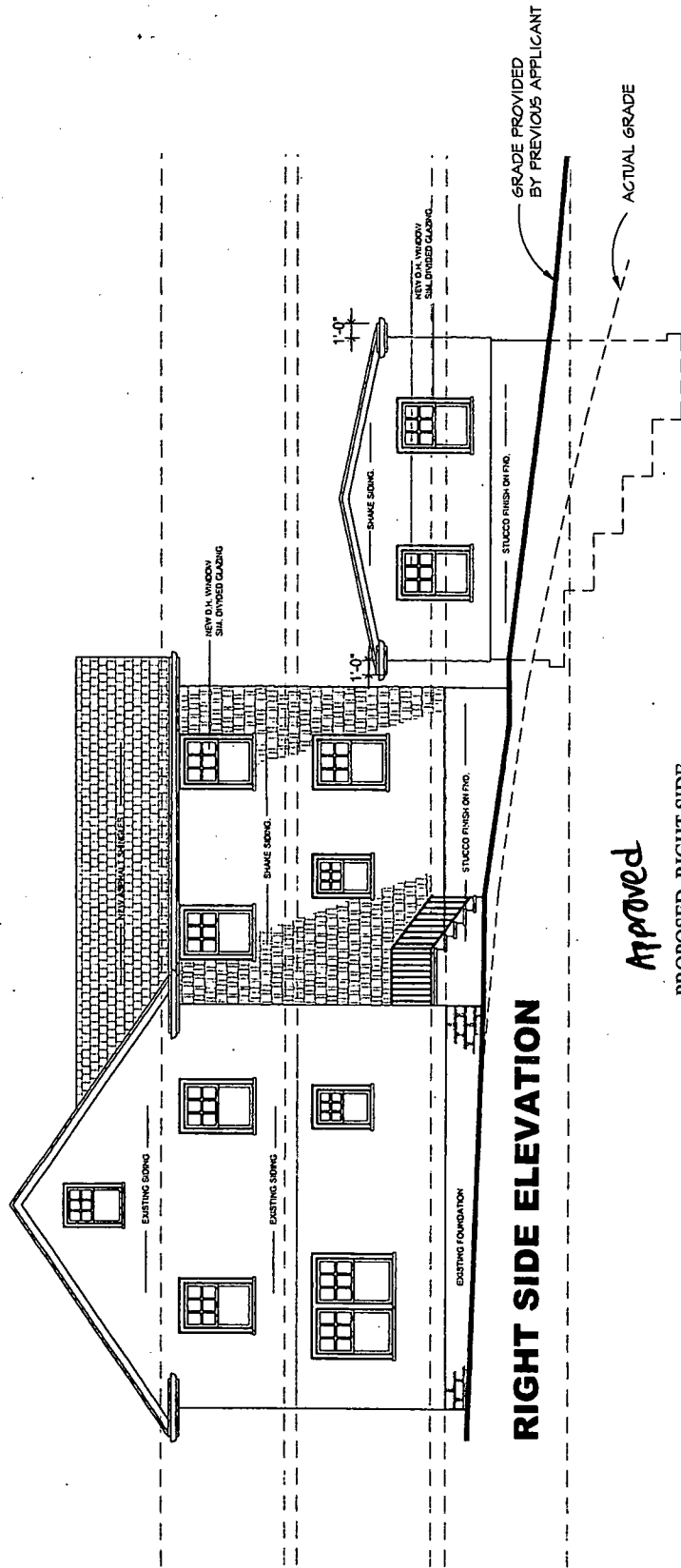
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*Approved*  
~~PROPOSED~~ RIGHT SIDE  
 ELEVATION

A-B



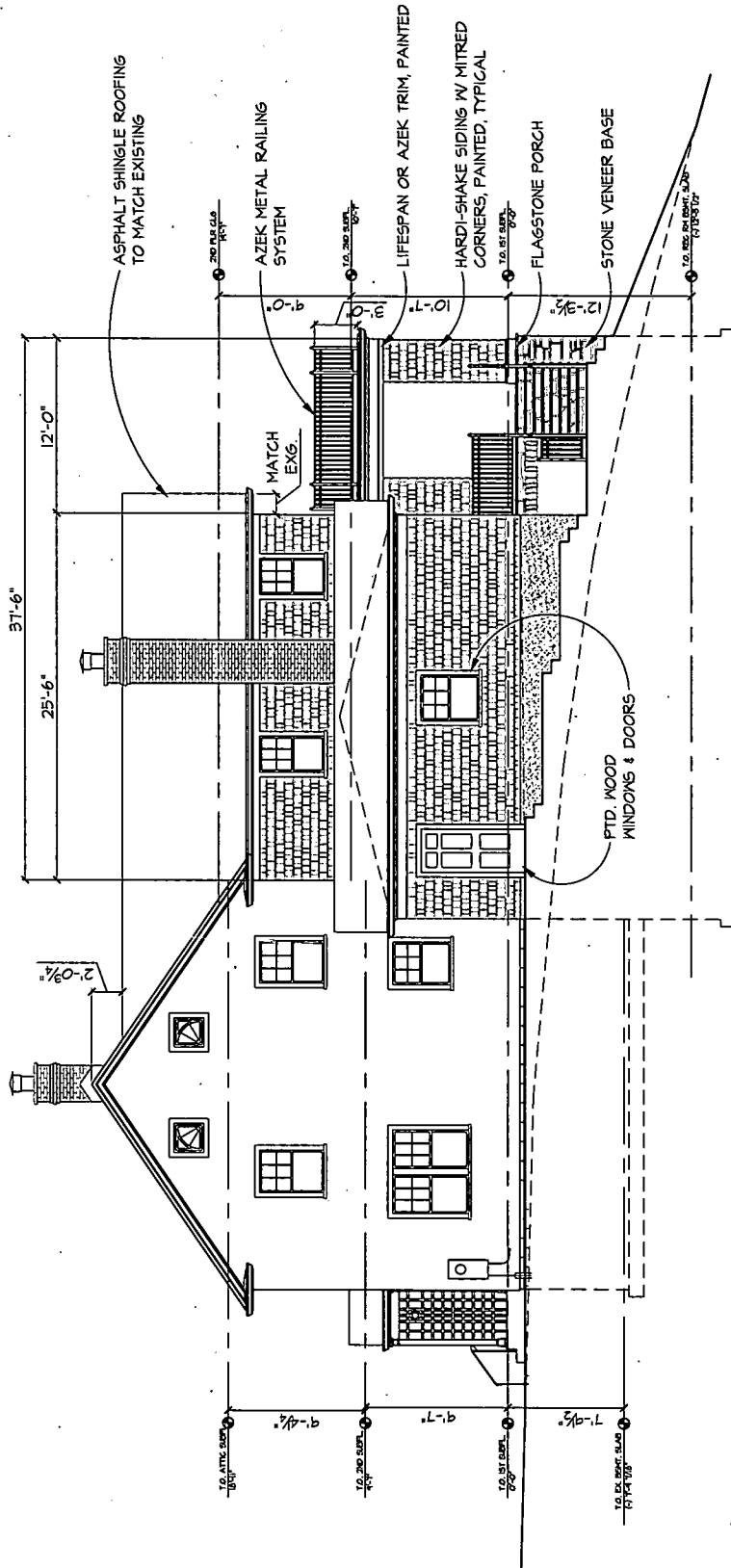
GRAPHIC SCALE



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PROPOSED RIGHT SIDE  
ELEVATION

A-4

GTM

GRAPHIC SCALE



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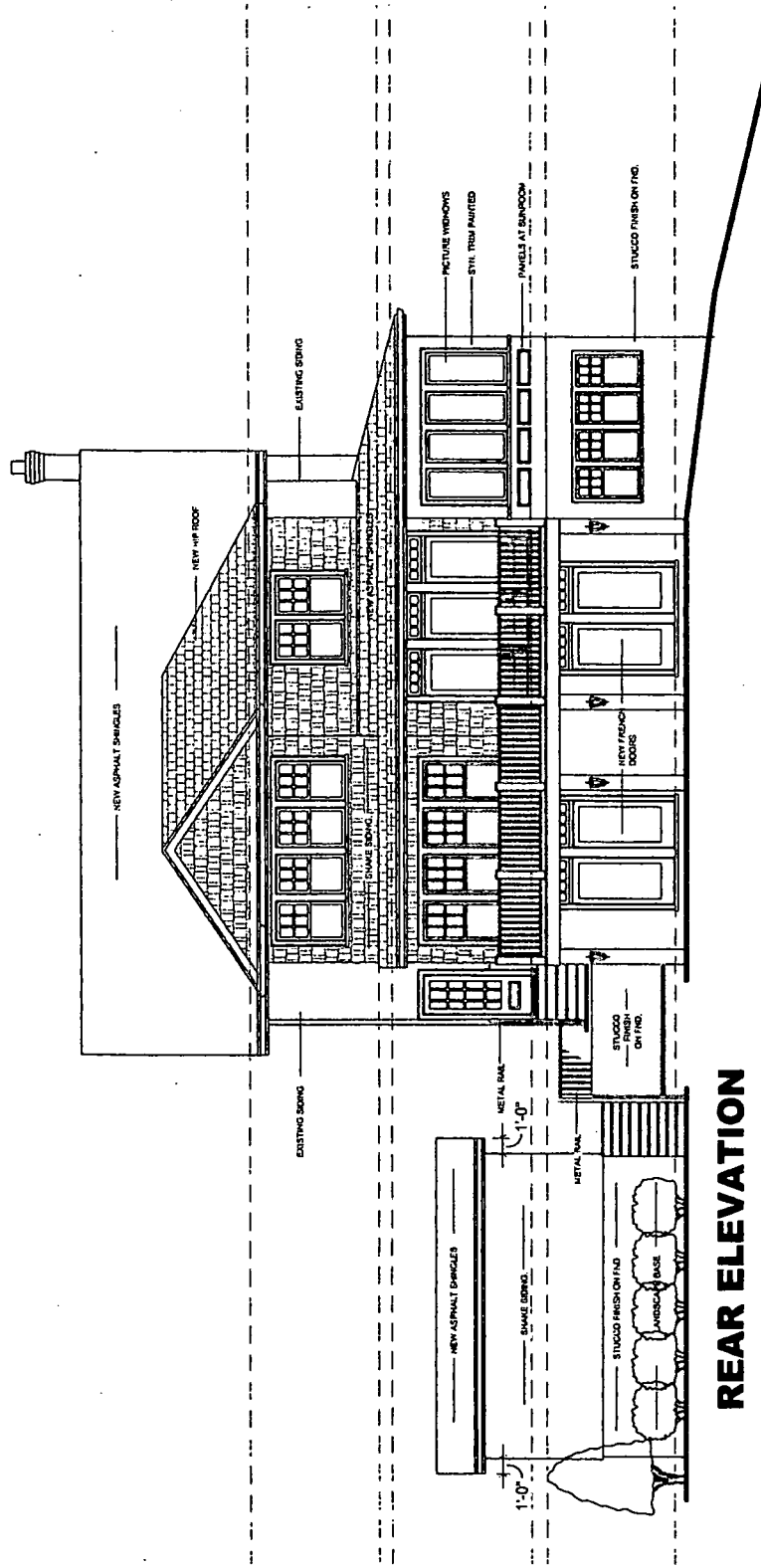
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17



**REAR ELEVATION**

APPROVED REAR  
ELEVATION

A-10

GRAPHIC SCALE



**GTM**

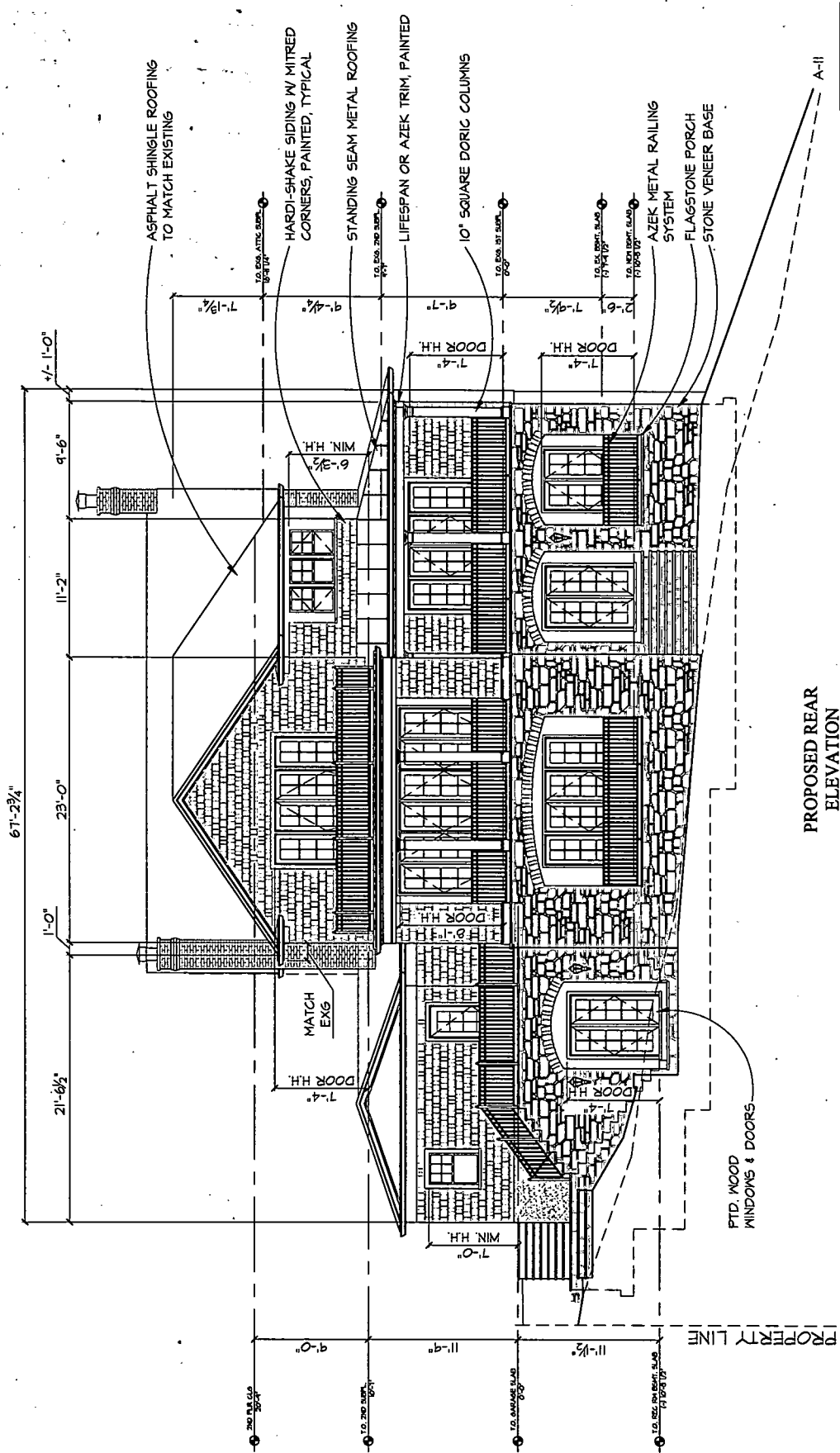
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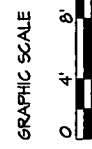
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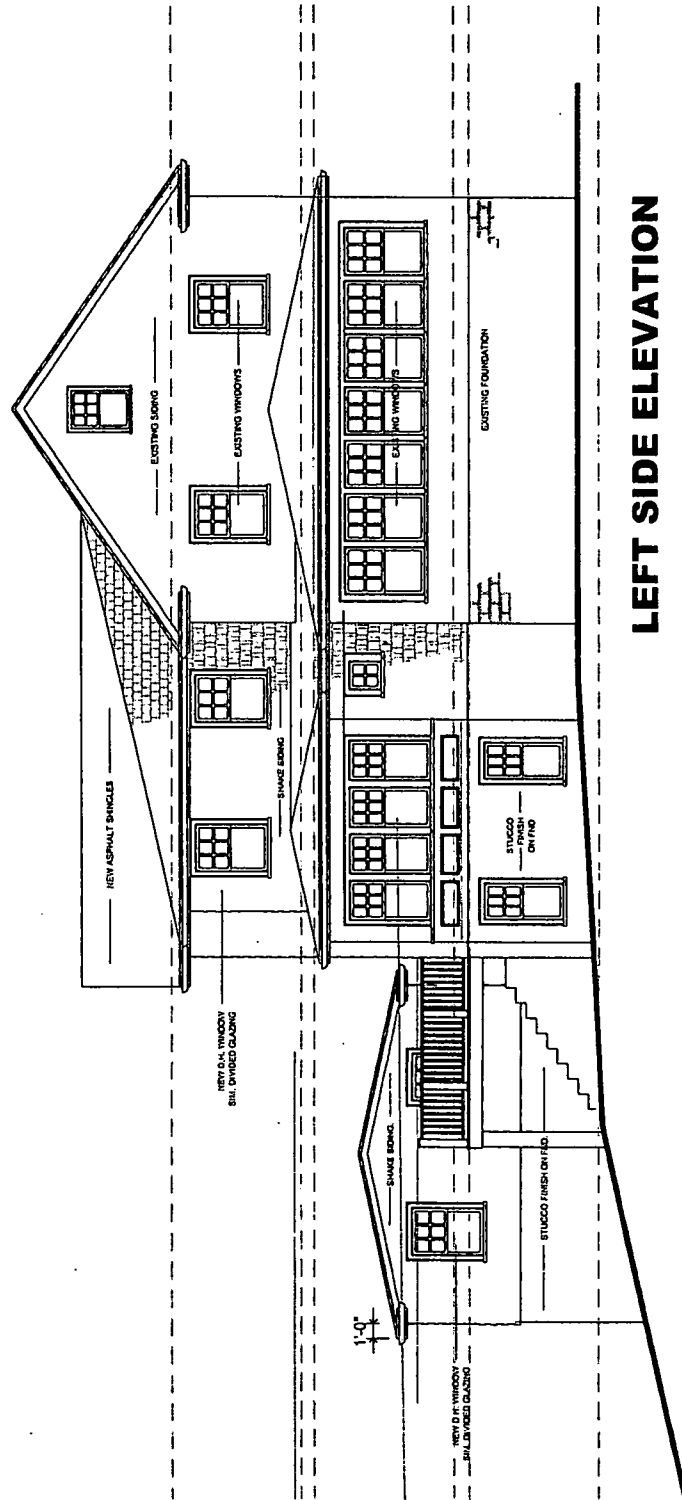
PROPOSED REAR ELEVATION



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**LEFT SIDE ELEVATION**

APPROVED LEFT SIDE  
ELEVATION

A-12

**GTM**

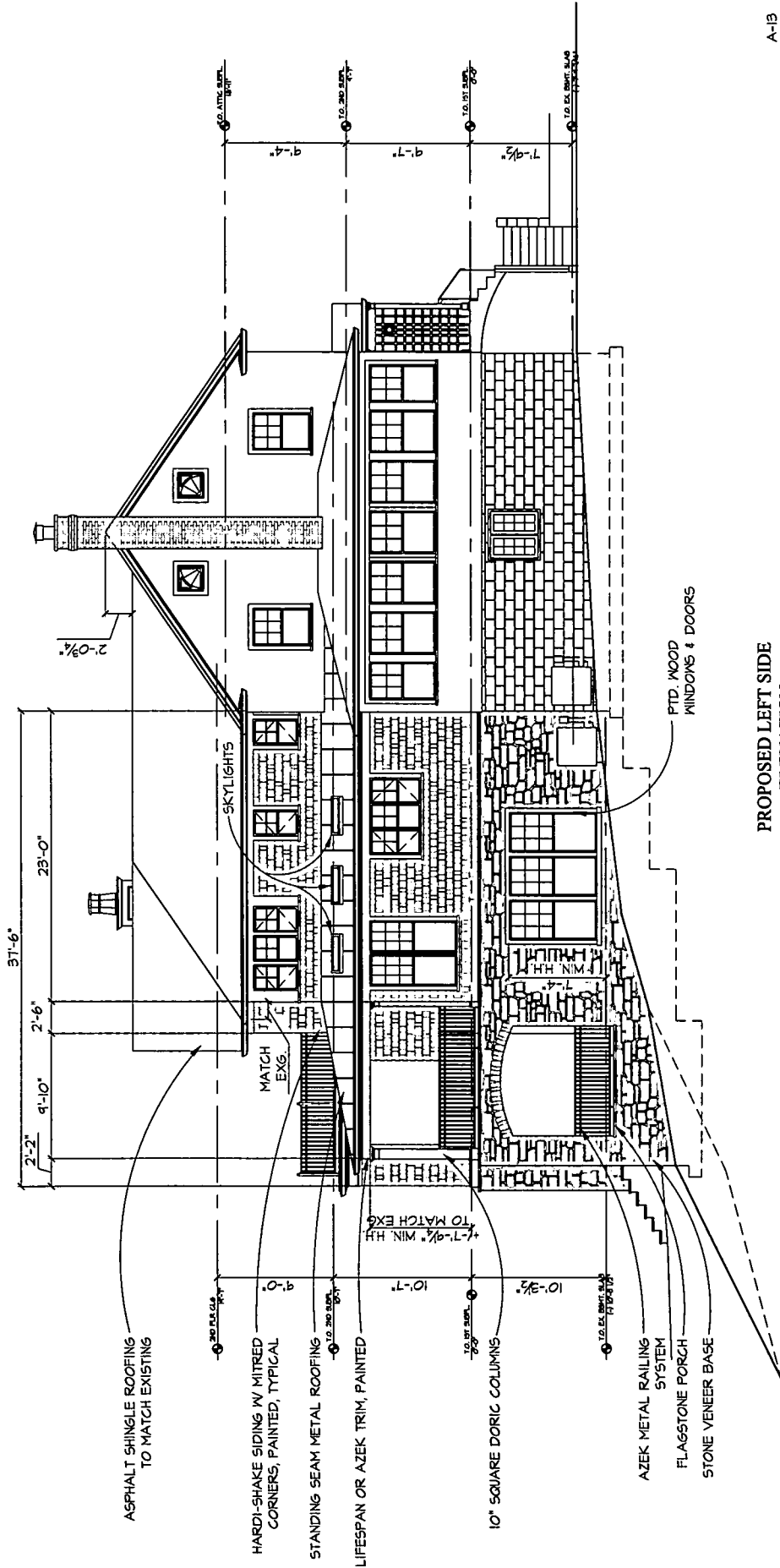
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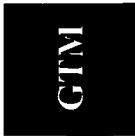
**G T M A R C H I T E C T S**

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A-13



GRAPHIC SCALE

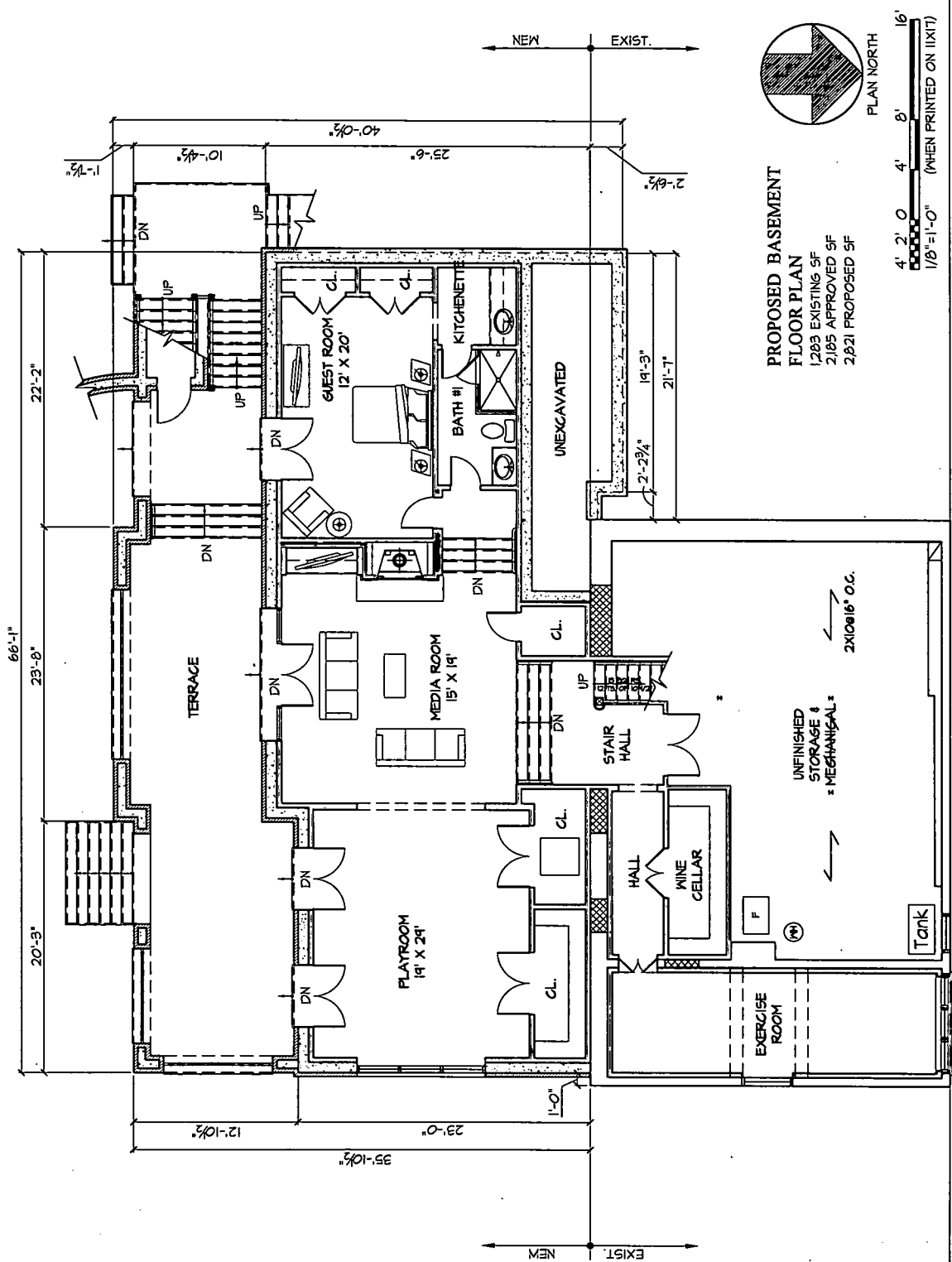


PROPOSED LEFT SIDE ELEVATION

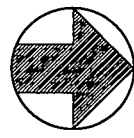
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21



PROPOSED BASEMENT  
 FLOOR PLAN  
 1,283 EXISTING SF  
 2,185 APPROVED SF  
 2,821 PROPOSED SF



4' 2' 0 4' 8' 16'  
 1/8" = 1'-0" (WHEN PRINTED ON IIXIT)

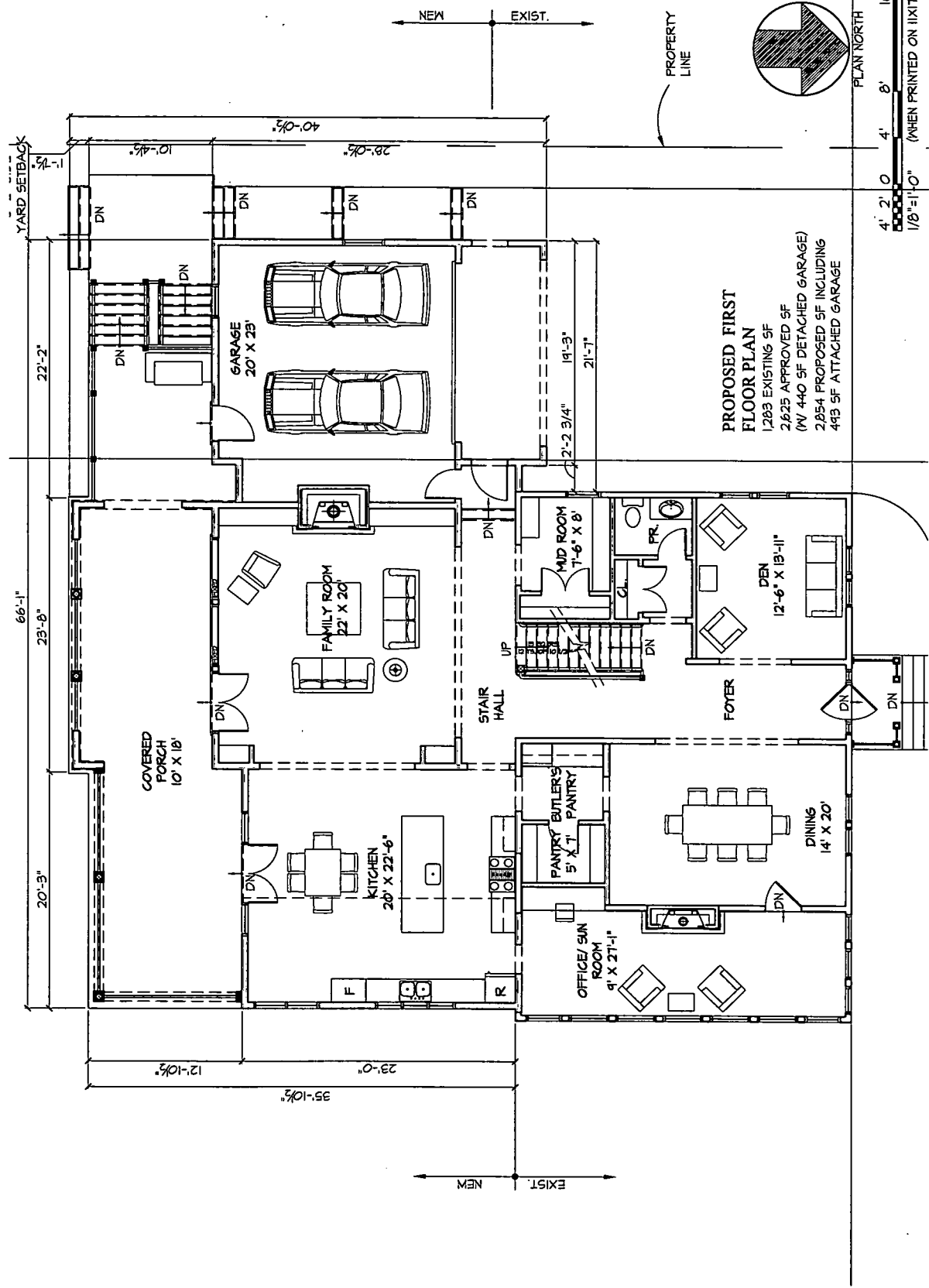
A-2



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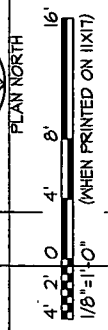
GTM ARCHITECTS

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**PROPOSED FIRST FLOOR PLAN**  
 1,283 EXISTING SF  
 2,625 APPROVED SF  
 (W/ 440 SF DETACHED GARAGE)  
 2,854 PROPOSED SF INCLUDING  
 493 SF ATTACHED GARAGE

A-3



**4712 CUMBERLAND- HPC MEETING 10/9/2013 - PRELIMINARY CONSULTATION**

**GTM ARCHITECTS**

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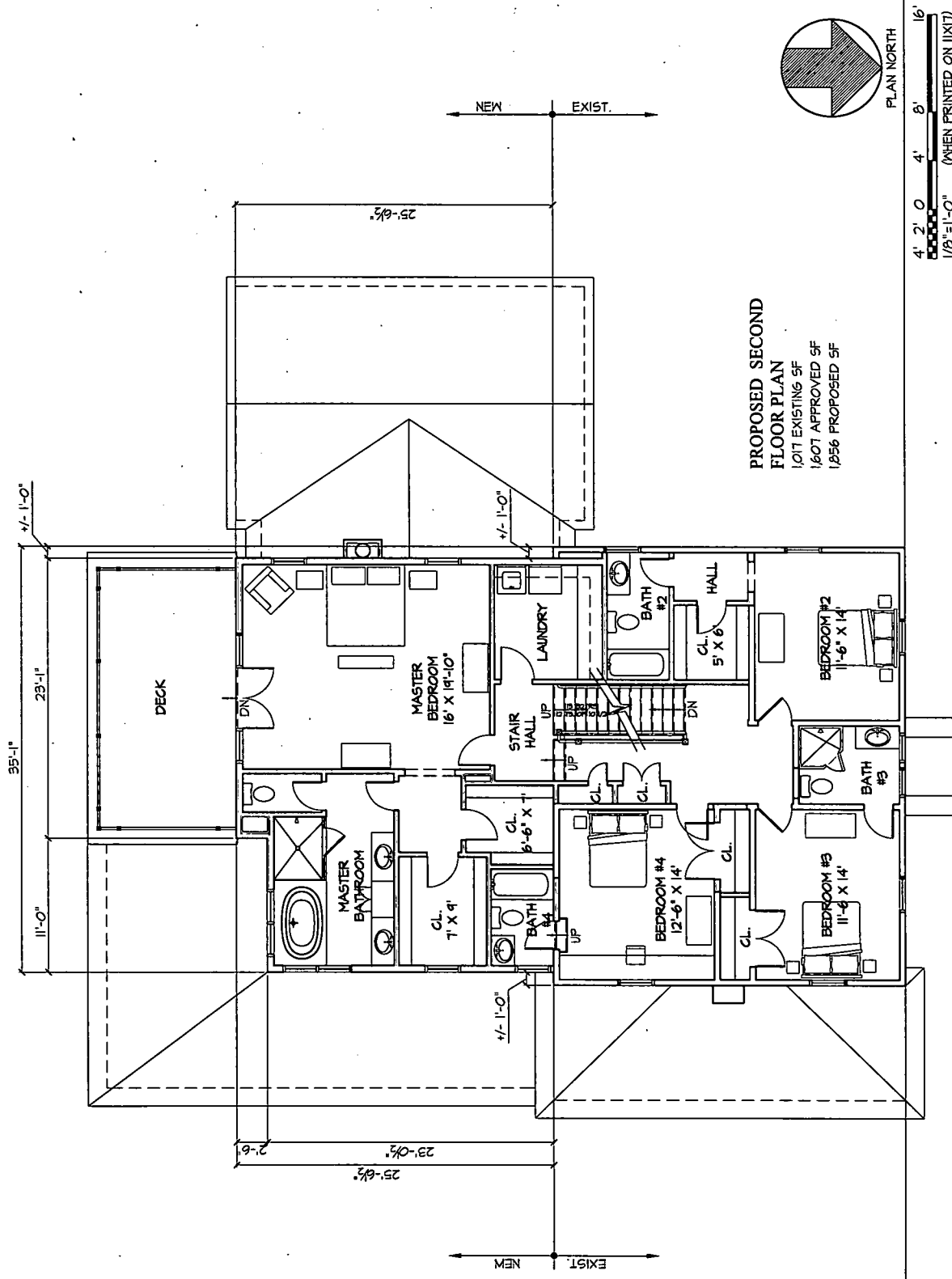
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#13.0328

SEPT 18, 2012

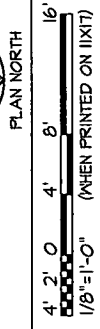
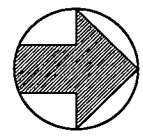
4712 CUMBERLAND AVE CHEVY CHASE, MD





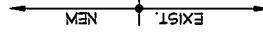
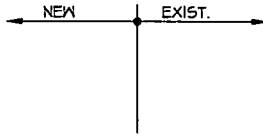
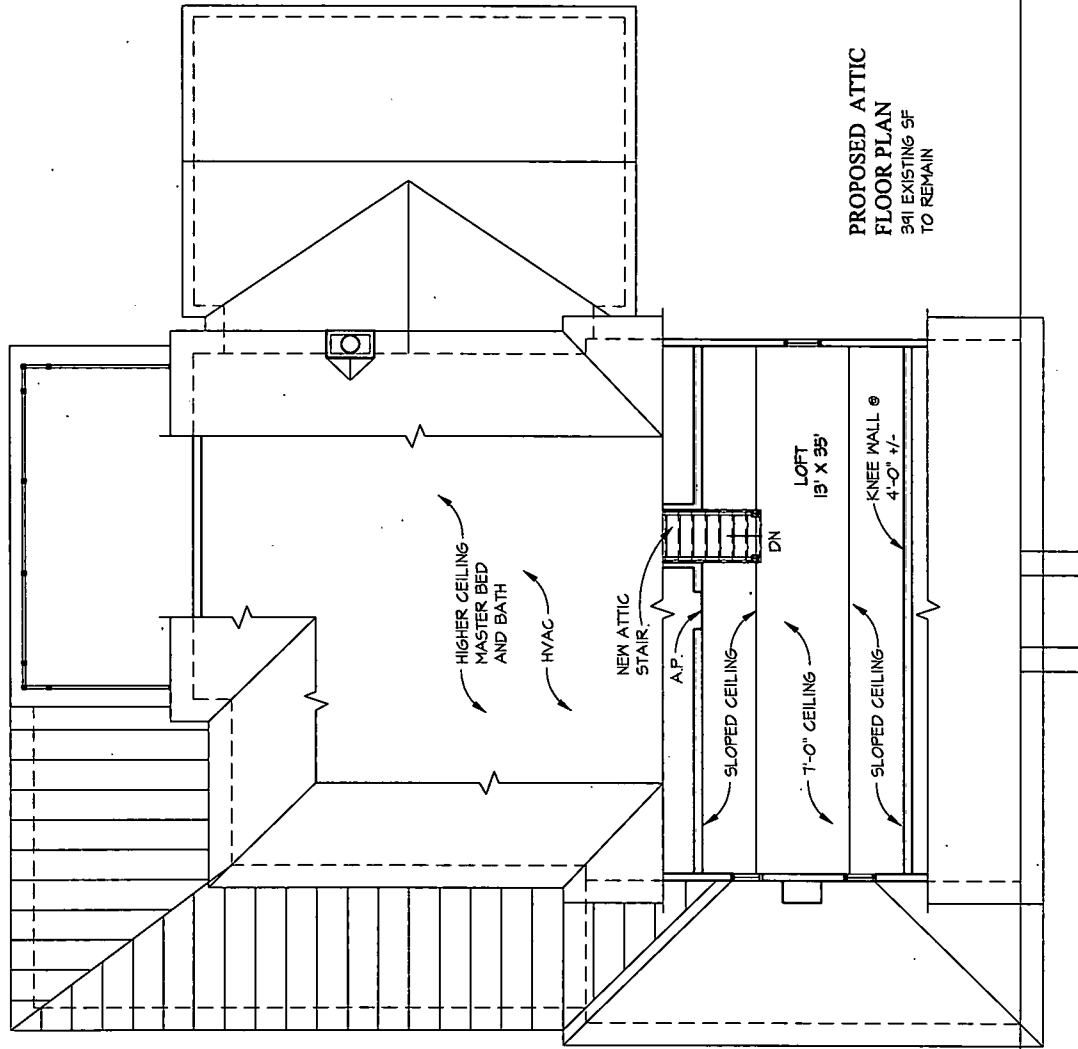
PROPOSED SECOND FLOOR PLAN  
 1,011 EXISTING SF  
 1,607 APPROVED SF  
 1,856 PROPOSED SF

A-4

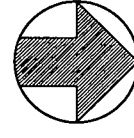


4712 CUMBERLAND - HPC MEETING 10/9/2013 - PRELIMINARY CONSULTATION  
 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001  
 COPYRIGHT 2013, GTM ARCHITECTS, INC. #13.0328  
 SEPT 18, 2012

24



PROPOSED ATTIC  
FLOOR PLAN  
391 EXISTING SF  
TO REMAIN



A-5

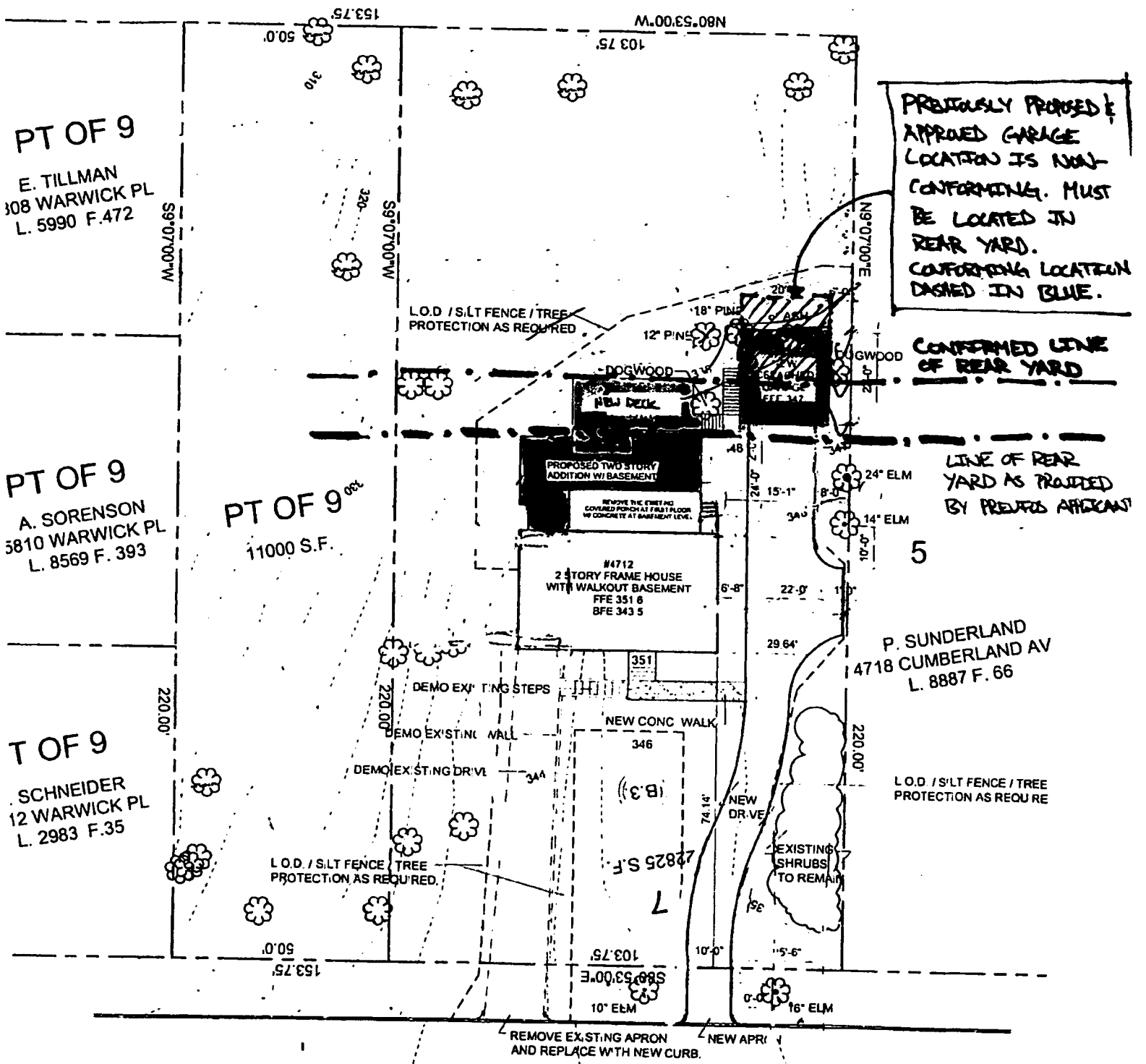


4712 CUMBERLAND - HPC MEETING 10/9/2013 - PRELIMINARY CONSULTATION

G T M A R C H I T E C T S

4712 CUMBERLAND AVE CHEVY CHASE, MD SEPT 18, 2012 #13.0328 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

52



PREVIOUSLY PROPOSED & APPROVED GARAGE LOCATION IS NOW NON-CONFORMING. MUST BE LOCATED IN REAR YARD. CONFORMING LOCATION DASHED IN BLUE.

CONFIRMED LINE OF REAR YARD

LINE OF REAR YARD AS PROVIDED BY PREVIOUS APPLICANT

PT OF 9  
E. TILLMAN  
308 WARWICK PL  
L. 5990 F.472

PT OF 9  
A. SORENSON  
5810 WARWICK PL  
L. 8569 F. 393

PT OF 9  
11000 S.F.

T OF 9  
SCHNEIDER  
12 WARWICK PL  
L. 2983 F.35

P. SUNDERLAND  
4718 CUMBERLAND AV  
L. 8887 F. 66

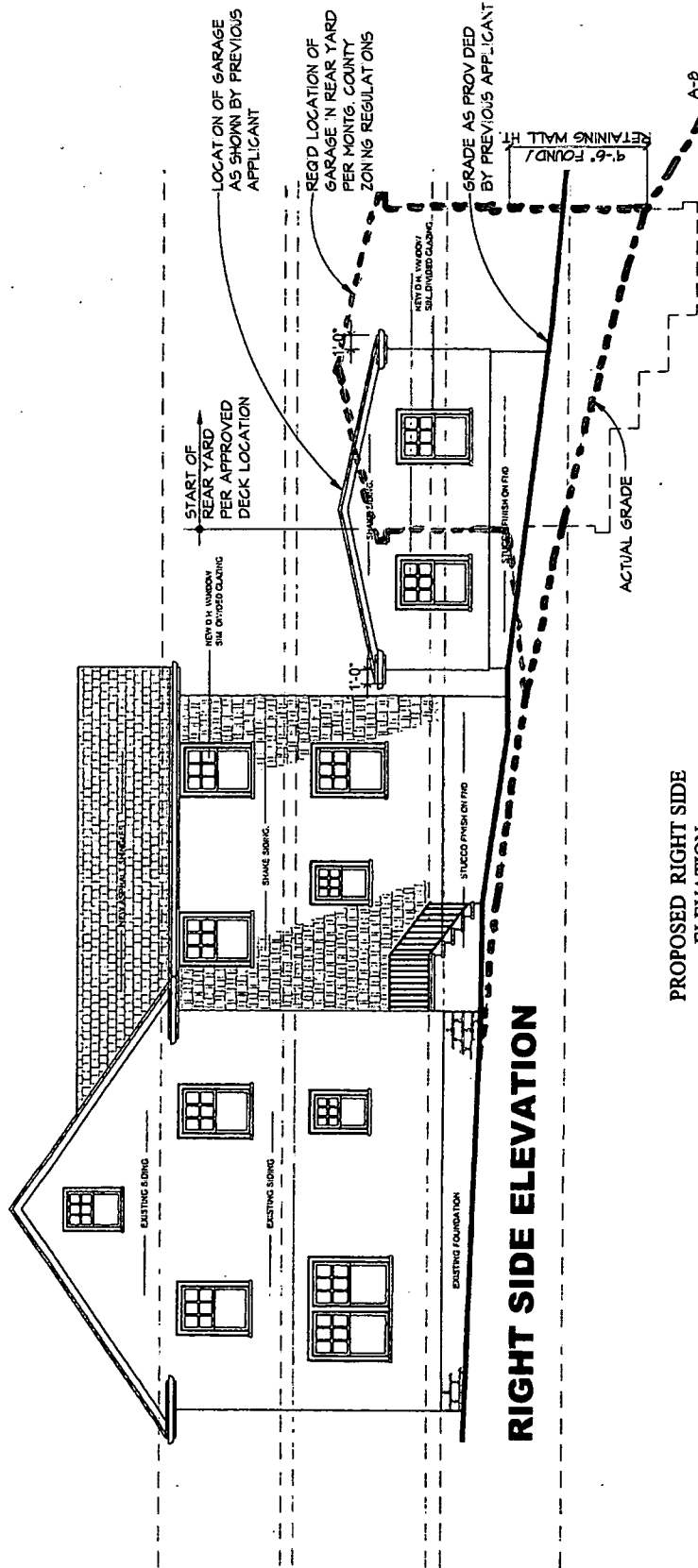
CUMBERLAND AVENUE  
**4712 CUMBERLAND AVE.**

© COPYRIGHT 2011 PARAMOUNT CONSTRUCTION, INC.

SCALE: 2.15.12

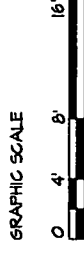
11

76



**RIGHT SIDE ELEVATION**

PROPOSED RIGHT SIDE ELEVATION



**GTM ARCHITECTS**

**4712 CUMBERLAND-HPC MEETING 10/9/2013 - PRELIMINARY CONSULTATION**

4712 CUMBERLAND AVE CHEVY CHASE, MD SEPT 18, 2012 #13.0328  
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27



VIEW FROM STREET TO CENTER OF PROPERTY



VIEW FROM STREET TO LEFT SIDE OF PROPERTY

28  
33  
12



VIEW OF DRIVEWAY AND HOUSE



VIEW AT GARAGE

(21)  
~~(34)~~  
~~(13)~~



VIEW OF LEFT SIDE OF HOUSE – GARAGE BELOW WITH SUNROOM ABOVE



VIEW FROM BACK LEFT CORNER OF HOUSE – REAR PORCH TO BE REMOVED.

30  
~~35~~  
~~19~~



31  
~~46~~  
15



Existing Property Condition Photographs (duplicate as needed)



Detail:



Detail:

Applicant: ROBERT MAGAN

Page:

32  
~~47~~  
16



33  
~~17~~  
17



34  
49  
18



35  
30  
19



36  
~~31~~  
~~20~~



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37  
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38  
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23



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~~37~~ 39





LEFT SIDE – PORCH AND PATIO BELOW



REAR VIEW OF HOUSE – JUST OFF THE PATIO

40  
~~21~~  
~~36~~



REAR VIEW OF HOUSE FROM MIDDLE OF YARD – ON SLOPE



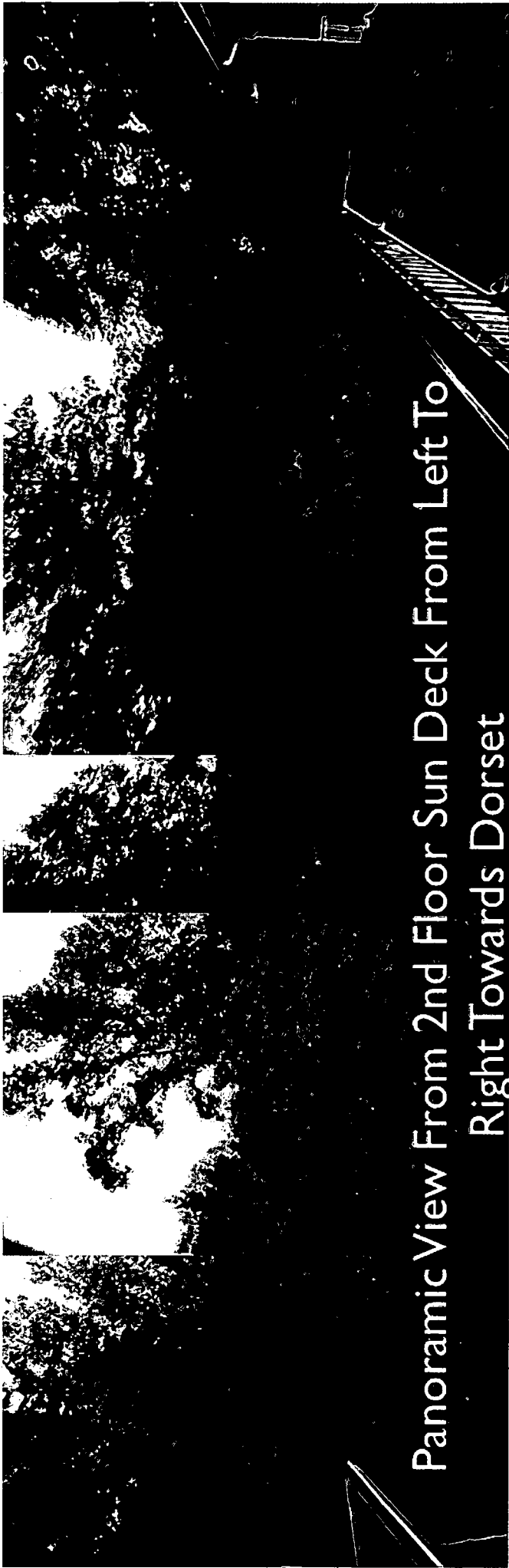
REAR VIEW FROM REAR YARD

41  
~~22~~  
~~37~~



REAR VIEW FROM REAR YARD

24  
~~23~~  
~~28~~



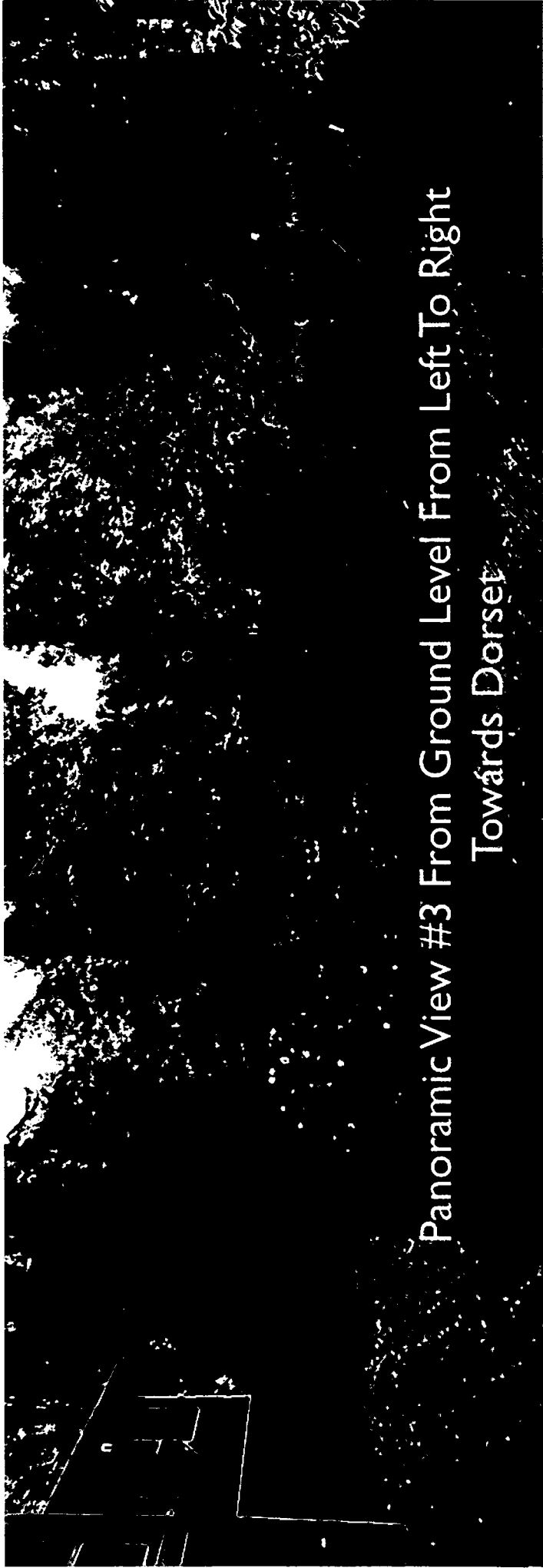
Panoramic View From 2nd Floor Sun Deck From Left To  
Right Towards Dorset

~~43~~  
~~24~~  
~~39~~



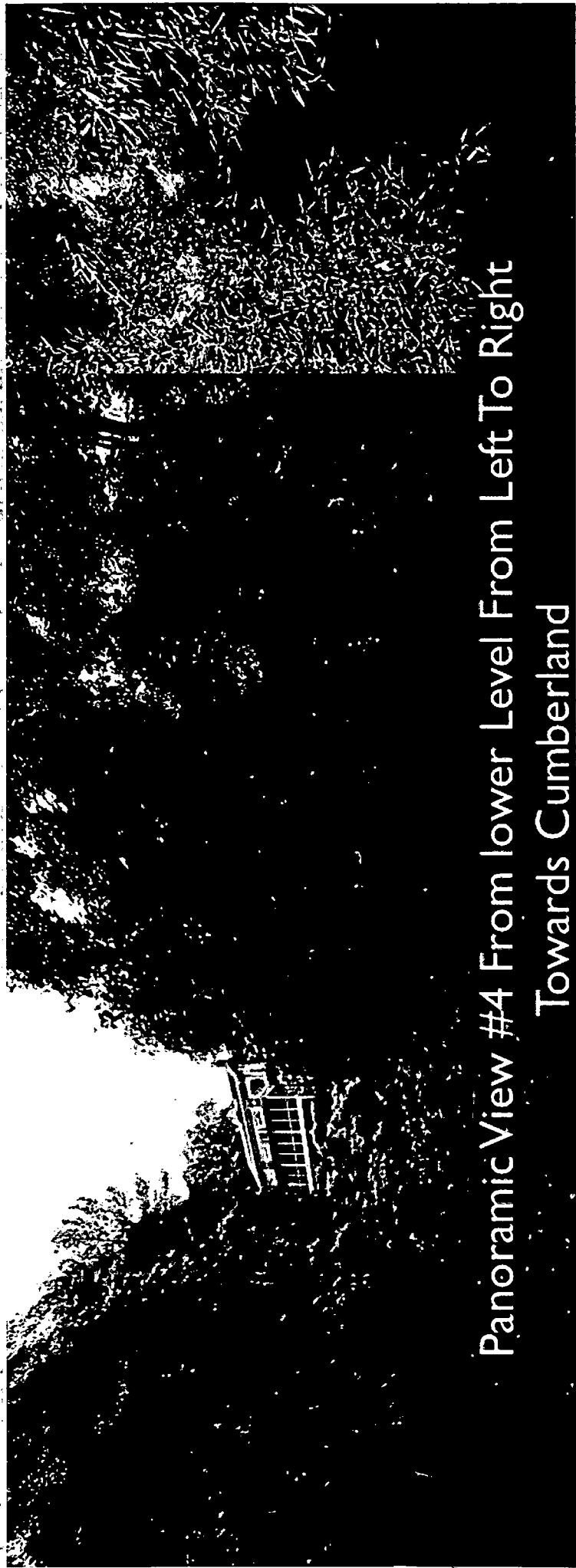
Panoramic View #2 From 2nd Floor Sun Deck From Left To  
Right Towards Dorset

~~44~~  
~~25~~  
~~140~~



Panoramic View #3 From Ground Level From Left To Right  
Towards Dorset

~~15~~  
~~26~~  
~~#1~~



Panoramic View #4 From lower Level From Left To Right  
Towards Cumberland

46  
~~27~~  
~~21~~

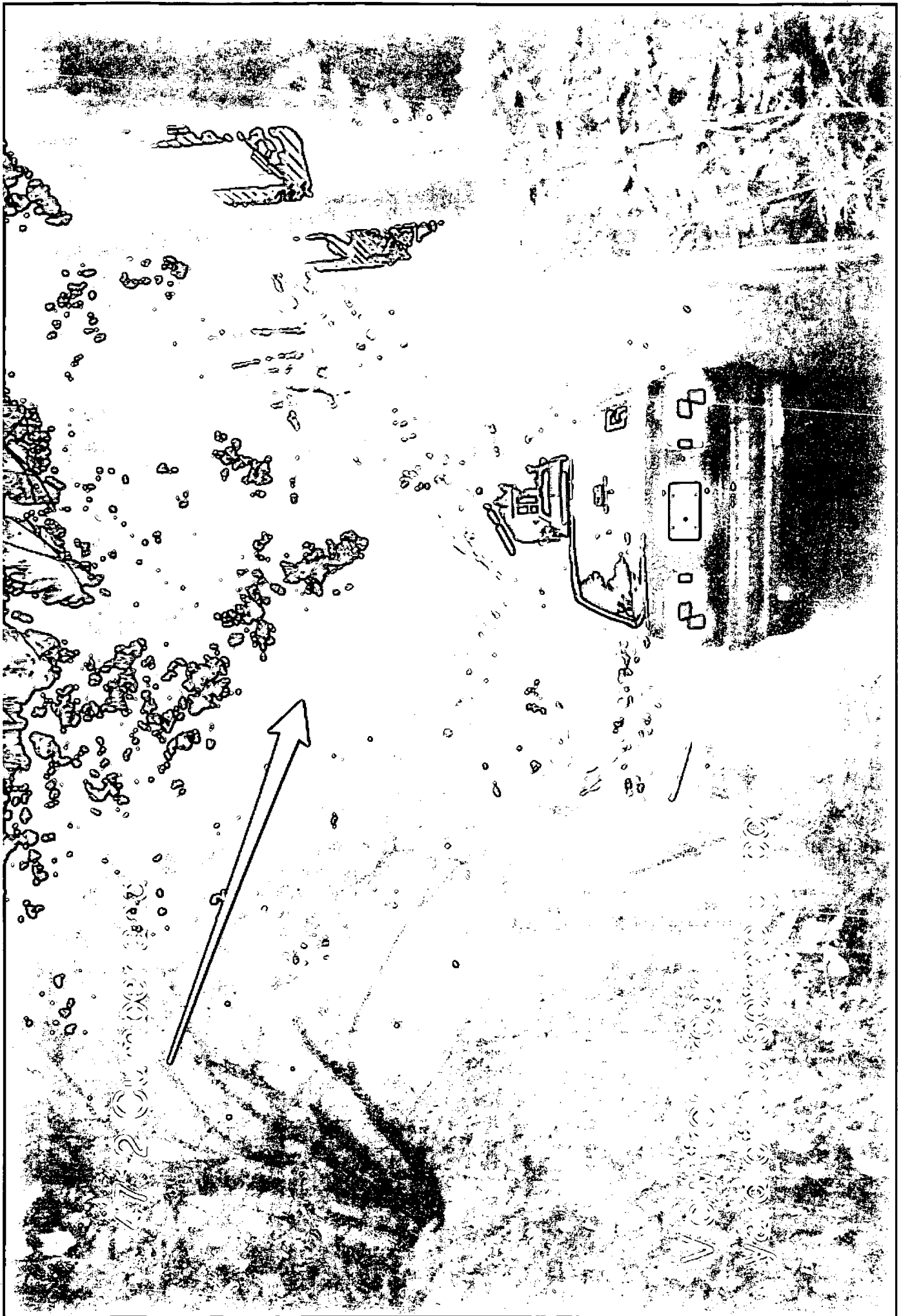


4712 Cumberland

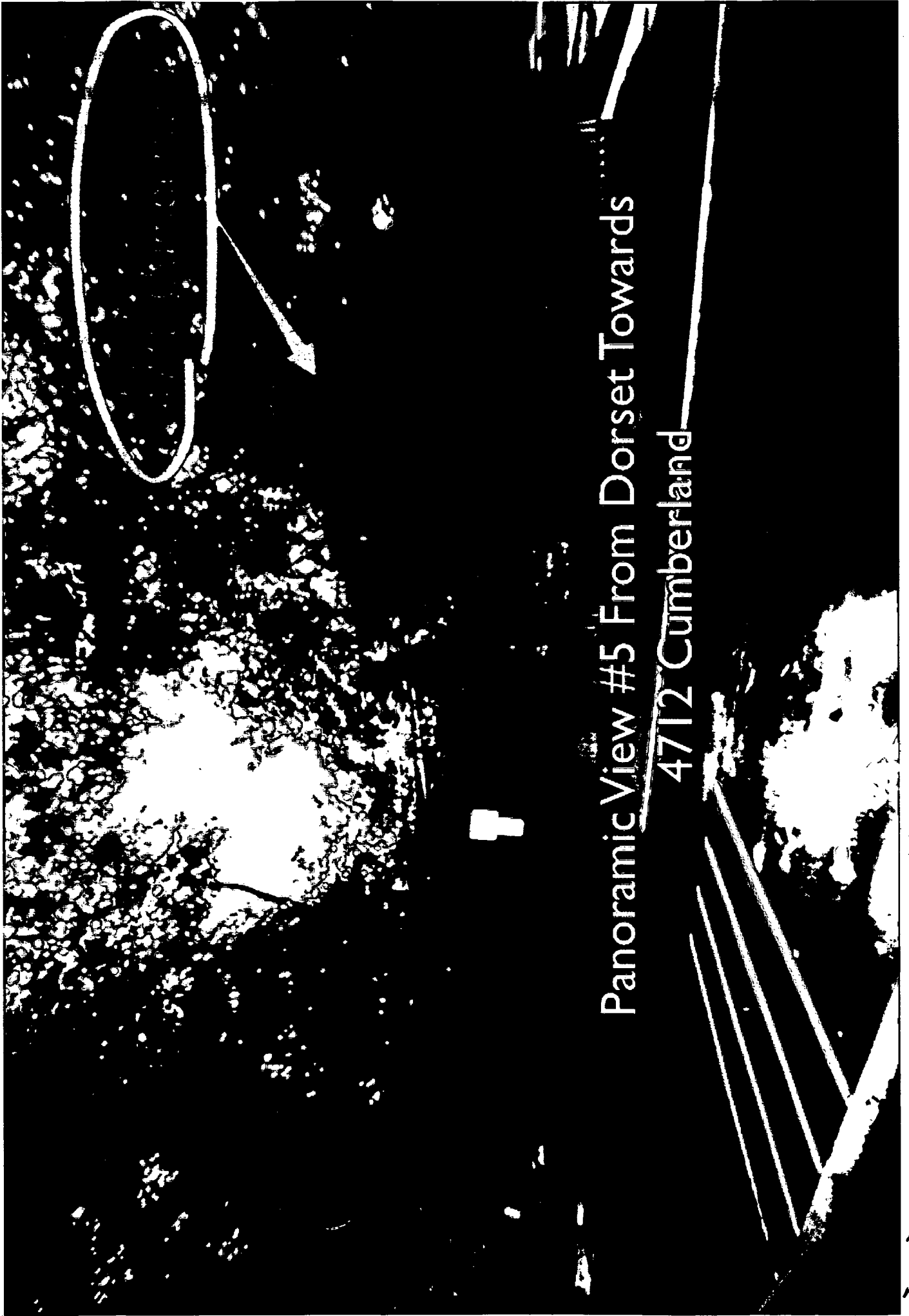
View from property  
of rear yard on  
Dorset

47  
~~28~~  
~~13~~





48  
~~49~~  
~~44~~



Panoramic View #5 From Dorset Towards  
4712 Cumberland

49  
~~30~~  
~~#5~~

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

|                     |   |                       |                 |
|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 4712 Cumberland Avenue, Chevy Chase                 | <b>Meeting Date:</b>  | 5/25/11         |
| <b>Applicant:</b>   | Kevin Davis and Robert Maggin                       | <b>Report Date:</b>   | 5/18/11         |
| <b>Resource:</b>    | Contributing Resource<br>Somerset Historic District | <b>Public Notice:</b> | 5/11/11         |
| <b>Review:</b>      | Preliminary Consultation                            | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | N/A   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Side and rear addition and alterations to house

---

**STAFF RECOMMENDATION**

Staff recommends that the applicant make revisions based on the HPC's comments and return for a HAWP.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Somerset Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1929

*Excerpt from Places in the Past:*

**36/35 SOMERSET HISTORIC DISTRICT (1890)**

Somerset Heights, established in 1890, was one of Montgomery County's earliest streetcar suburbs. Five U.S. Department of Agriculture scientists formed the Somerset Heights Land Company, together purchasing 50 acres of the Williams Farm just outside of Washington D.C. Founders platted a community with a grid system of streets named after counties in England. Large lots with 30-foot setbacks sold for prices lower than those in the District of Columbia, were promoted as healthful and free of malaria. Three electric trolley lines and a steam railway (the present Georgetown Branch) were nearby for an easy commute to the District, while low taxes and the ability to vote in Maryland were also attractive selling points.

The Somerset Heights Land Company provided only minimal amenities to early residents. The company installed rudimentary water and sewer service. Though it promised improved roads, thoroughfares were muddy streets for many years. In addition, sewer problems, roaming farm animals, frozen water pipes, and lack of local schools and fire rescue were conditions plaguing early residents. In 1905, there were 35 families living in Somerset. Citizens successfully petitioned for a State Charter to incorporate as a town government and elected a mayor on May 7, 1906. The town council greatly improved the community's

quality of life, upgrading roads, repairing pipes, providing adequate water service, and contracting for fire service.

Most of the houses in Somerset were not architect-designed showplaces but builder's versions of plan-book designs. Residents were solidly middle class, many of who worked for the USDA. Resident community founders did not construct high-style architectural gems, as in Chevy Chase's Section 2 or Otterbourne. If their houses, the first built in the community, set a tone for subsequent residences it was one of unassuming comfort.

Four of the company founders, Dr. Harvey E. Wiley, Dr. Charles Crampton, Dr. Daniel E. Salmon, and Miles Fuller had built large homes for themselves, by 1895. The intersection of Summit and Dorset Avenues, where the houses clustered, is known locally as Founder's Corners. The first house built in Somerset was the *Wiley-Ringland House* (1891 NR), 4722 Dorset Avenue, which Harvey Wiley, founder of the Pure Food and Drug Act, intended as a home for his parents. Its cubical Four Square form is enlivened with a polygonal bay and wrap-around porch. After a 1978 fire, the house was abandoned and is now in the process of restoration. Daniel Salmon, a community founder, built the *Salmon House* (1893), 4728 Dorset Avenue, a front-gable Colonial Revival residence with wrap-around porch. Salmon was an internationally known scientist and chief of the USDA's Bureau of Animal Industry. The first occupied house in Somerset was the *Crampton House* (1893), 4805 Dorset Avenue. Dr. Crampton, assistant chief of the USDA's Bureau of Chemistry, was Somerset's first mayor.

Early examples of standardized builder houses are found in Somerset. In 1900, developer Edward C. Halliday contracted with builders Richard and William Ough to build speculative houses. Most of the Ough houses date from 1901 and are Four Squares with gable-on-hip roofs.

The *Biggs House*, 4718 Cumberland, (1899) was the first house in Somerset with central heating and radiators. Warren W. Biggs was Mayor of Somerset from 1912 -16. One of the few examples of high-style architecture in Somerset is the *Nelson House* (c1910), 4823 Dorset Avenue. Dr. James Nelson, a USDA entomologist built this multi-gabled, Shingle Style house.

Today, the mature trees, landscaping, and original grid system of streets complement the visual streetscape established a century ago. Other important features enhancing the historic character of the Somerset community include: the spacing and rhythm of the buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood.

## **PROPOSAL**

The applicants are proposing to remove the east side attached one-car garage and room above it and construct a new 24' x 30' 1 ½ story addition. The addition will have a shed dormer off the rear and a two-car garage below that is accessed from the east side. They also propose to remove the rear (south) screened porch and construct a two-story 24' x 24' rear addition. They propose a new covered porch or deck off the east side of the rear addition. The driveway will be removed and will be rerouted around the east side. The current wall in front of the house will be removed and there will be a new retaining wall at the front.

The proposed materials are a stucco veneer foundation, wood siding to match the existing, wood double hung windows with simulated divided lights, asphalt shingle roofing, paintable synthetic trim (Azek or similar), and an asphalt driveway to connect to the existing asphalt driveway.

The applicants plan to replace the existing asphalt shingle roofing with a new asphalt shingle roof on the historic house, which will not require HPC approval.

The Town of Somerset has received this proposal.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 one 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:***

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

Standard # 10: New additions and adjacent or related new construction will 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**

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

### Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Preserve the original form, orientation, and placement of a chimney.

- 6.1 Preserve an original chimney.
  - Maintain, repair and repoint a chimney as required.
  - Retain the original height, details, profile and materials of a chimney.
  - Avoid removing chimney materials that are in good condition. Replace with similar materials only when necessary.

Dormers may be an appropriate way to add habitable square footage to attic or upper level spaces. Dormers should be designed to be in character with the structure.

A new dormer should not adversely affect the historic character of the structure.

- 7.1 A new dormer should be in character with the design of the primary structure.
  - The style of the dormer should match the style and character of the primary structure.
  - A dormer should be subordinate to the overall roof mass and should be in scale with those on similar historic structures.
  - The number and size of dormers should not visually overwhelm the scale of the primary structure.
  - The dormer should be located below the ridge line of the primary structure.
  - Locating a dormer on a side or rear of a building's roof is preferred.

Preserve mature landscape and trees, and natural vegetation when feasible.

10.1 Maintain historic trees and shrubs.

- A champion, species, or mature trees should not be removed unless the tree is dying, dead, diseased or poses a safety hazard to the residents or public.
- If proposed new construction is adjacent to or within the drip line of any tree six inches in diameter or larger, an accurate tree survey must be filed with the application. The tree survey must indicate the size, location, and species of trees.
- Removal of trees of more than six inches in diameter require a permit and must be reviewed by the Historic Preservation Commission. Other county and municipal ordinances may also apply.
- If a tree is cut down, at least one replacement tree, of a similar kind should be replanted in its place, unless it would damage the house.
- Replacement plant materials should be similar in kind, size or equivalent massing to the plants removed

## DRIVEWAYS

When parking was originally introduced to most historic areas, it was an ancillary use and was located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking - which includes driveways, garages, and garage doors - should be minimized.

Historic driveways should be preserved.

11.1 Preserve a historic driveway where it exists.

- The orientation of a driveway on a site should be preserved.
- The original driveway design should be preserved. For example, if the driveway has two paved driving strips with turf between the strips, when replacement is needed, a new driveway should take this design.
- The design and layout of bricks or pavers should be preserved.
- Original materials should be preserved and repaired when possible.

New driveways should have compatible materials and a minimal square footage.

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Consider installing two paved strips with turf between them instead of a single, wide paved surface.
- Large areas of paving are inappropriate.
- Plain asphalt or black top is discouraged.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.

- New driveways should be sited to the side or rear of the primary structure.
- Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate

A retaining wall should be stepped, clad, finished or articulated to reduce its visual mass and scale.

13.2 Retaining walls should follow the natural topography and be articulated and finished to minimize visual impact.

- Use native rock or other masonry that conveys a sense of scale and blends in with the surrounding context.
- Where a taller retaining wall is needed, a series of terraced or stepped walls is preferred.
- Screen retaining walls with landscaping, such as trees and shrubs.
- Concrete retaining walls faced with stone are preferred over undressed concrete.

The applicants are contract purchasers of this property and they are trying to determine whether the HPC will support the overall general proposal before they buy the house. They recognize that these plans are very schematic and that floor plans were not provided. If the HPC does support the project they intend to provide fully detailed plans at the time of the application.

As can be seen in the footprint comparisons provided by the applicants in Circle 10 there are many large houses in Somerset and expanding this house appropriately probably would not cause it to be out of scale with the rest of the historic district.

The removal of the rear screened porch and the construction of a clearly differentiated rear addition would be in keeping with the guidelines. The proposed roof ridge is lower than the historic block's roof ridge and the original west (right) and east (left) corners of the house will remain visible. The right side elevation shows a new dormer at the rear but it is not shown in the rear elevation. While a new dormer on the back of the historic house may be allowed, it is not clear if that is being proposed here.

One question for discussion is about the removal of the existing garage and room above it on the east side of the house. The applicants do not know if this is an original feature but it is possible. The Sanborn Atlas is inconclusive but it is staff's understanding that the foundation material is the same all around the house (staff was not authorized to walk around the house). Staff was not able to determine the condition of this section or whether there are original materials. If the HPC determines that the garage and room above it are a character-defining feature of this house, it is unlikely that its removal would be allowed using the applicable guidelines. Staff had originally suggested that the applicants put the bulk of the addition behind the house where it would have less visibility and less overall impact on the house and district. However, the applicants have stated that there is a significant drop-off both behind and to the left (east) of the house which limits buildable area. Since the HPC has in certain cases allowed the alteration or removal of original features from contributing resources (even when visible from the street) and the HPC has allowed in certain situations new side additions to contributing resources, staff will proceed with the discussion of the proposed addition.

While side additions are generally discouraged, as stated in the *Design Guidelines*, because of the site constraints a side addition may be considered in this case and side addition as proposed may be appropriate for this house. The historic house clearly still reads and at 1 ½ stories the new block defers to the historic block. The proposed side addition's design is similar to what can be seen on many similar era Colonial Revival houses in this area. Staff recommends that the side addition be reduced in size so that it has a substantially smaller footprint than the historic block.

The HPC generally does not support attached garages on historic houses. The new garage is located on the side of a new addition and is partially below ground and is replacing an existing condition of an attached garage so it is possible the HPC will consider it in this specific case. Staff had suggested building a new detached garage behind the house but because of the topography and site constraints the applicants are proposing this design. Staff recommends that the applicants consider the possibility of a detached garage as they pursue this project further.

The chimney is not shown on the side elevation but is on the front so it appears to be just an oversight. The chimney should be retained and shown in future plans.

The materials proposed are compatible and appropriate for this house. The new driveway should be as narrow as possible and staff recommends permeable pavers, exposed aggregate concrete strips, grasscrete or another material other than asphalt.



The applicants did not note trees on the site plan but at the time of the Preliminary Consultation they should provide the Commission with information on any trees that will be impacted by the additions.

While this house is a contributing and not outstanding resource, staff is still concerned about the overall impact of two large additions to this house. If the applicants were proposing *only* the side addition or *only* the rear addition there would be substantially less impact to the historic house and district. Staff recommends that the east side addition be reduced in overall size, especially its width.

At the Preliminary Consultation the HPC should provide the applicants with feedback and whether they support the:

- 1) removal of rear screened porch and construction of two-story rear addition with covered side porch
- 2) removal of east garage and room above
- 3) construction of 1 ½ story side addition
- 4) two car attached garage at east side
- 5) materials, design, scale and size of proposed additions

### **STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's comments and return for a HAWP.



15809 Paramount Drive  
Rockville, Maryland 20855-9945  
Phone: (301) 330-9880 Fax: (301) 330-9882  
www.paramountconstruction.net

5.10.11

To: Anne Fothergill  
Planner Coordinator  
Functional Planning and Policy Division | Historic Preservation Section  
Maryland-National Capital Park and Planning Commission  
1400 Spring Street, Suite 500 W  
Silver Spring, MD 20910

From: Kevin Davis  
Project Architect  
Paramount Construction, Inc.

Re: **4712 Cumberland Avenue**  
Application for Historic Area Work Permit

Anne,

The attached plans and documents are for a preliminary consultation review by the HPC for proposed additions to 4712 Cumberland Avenue. The proposed scope of work falls under three main areas:

1. Demo the existing side garage and porch as well as the rear covered porch.
2. Add new basement garage to left side of existing house with 1 ½ story addition above and a new two story addition with basement to the rear.
3. Rework existing driveway from front load to side load.

It appears that the existing garage may have been part of the existing structure; however we are requesting that the historical preservation be focused on the main structure of the house. The site is fairly heavily wooded. It also has quite a steep slope from the front to the rear of the property. The grade changes an estimated twenty feet or more. Because of the grade challenge, we are proposing that the two areas of addition be more closely attached than what you might typically recommend.

Please let me know if you have any questions or need any additional information.

Thanks!

4

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

|   |  |
|---|--|
| <p>Owner's mailing address</p> <p>4712 Cumberland Ave.<br/>Chevy Chase, MD 20815</p>  | <p>Owner's Agent's mailing address</p> <p>Robert Maggin<br/>Paramount Construction, Inc.<br/>15809 Paramount Dr.<br/>Rockville, MD 20855</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p>      |  |
| <p>Suzan Kovach<br/>4718 Cumberland Ave<br/>Chevy Chase, MD 20815</p>                 | <p>Irving Schneider<br/>5812 Warwick Place<br/>Chevy Chase, MD 20815</p>   |
| <p>Arne Sorenson<br/>5810 Warwick Place<br/>Chevy Chase, MD 20815</p>                 | <p>Bonnie Thomson<br/>5808 Warwick Place<br/>Chevy Chase, MD 20815</p>   |
| <p>Robert &amp; Kathryn Wenger<br/>4711 Cumberland Ave.<br/>Chevy Chase, MD 20815</p> | <p>Harvey Alter<br/>4709 Cumberland Ave.<br/>Chevy Chase, MD 20815</p>   |



15809 Paramount Drive  
Rockville, Maryland 20855-9945  
Phone: (301) 330-9880 Fax: (301) 330-9882  
[www.paramountconstruction.net](http://www.paramountconstruction.net)

2.15.12

To: Town of Somerset  
Building Plan Review  
4510 Cumberland Avenue  
Chevy Chase, MD 20815

From: Kevin Davis  
Project Architect  
Paramount Construction, Inc.

Re: **4712 Cumberland Avenue**  
Application for Historic Area Work Permit

The attached plans and documents are being re-submitted for reconsideration of the proposed detached garage and relocated driveway at 4712 Cumberland Avenue. While the rear addition was approved by the Town Council on January 3<sup>rd</sup>, the detached garage and driveway were not approved or supported in regards to the recommendation by the Town of Somerset to the Historic Preservation Committee.

It was our general understanding that the new garage and drive were not approved because a lack of clarity on tree removal, as well as concern by neighbor(s) regarding drainage and increased impervious surface.

In the time since the last meeting we've met with Dr. Feather to further detail which trees may or may not be affected. This meeting also resulted in a proposed relocation of the new curb cut from the corner of the property to a location between the 10" and 16" elm trees in the R.O.W. This move would give the 16" elm more space as well as preserve most of the shrubs and vegetation bordering 4718 Cumberland. Dr. Feather recommended that the drive be at least 8' off the property line at the location near the 14" and 24" elm trees that straddle the property line.

The trees proposed to be removed (to construct the proposed detached garage) are two pine trees and one dogwood and on 6" ash in the rear yard. It's my understanding from Dr. Feather that these four trees could comfortably be worked into a new tree planting plan with our permit plans.

The drainage will be further detailed with final building permit plans. However at this point a topographic map of this block has been attached to help visualize the overall drainage patterns. It seemed that there was some concern about drainage effects on 4718 Cumberland. This map shows that 4718 is actually the highpoint of the block and has drainage downhill to its surrounding neighbors. The potential runoff of the new drive to the neighbors that face Warwick Place is

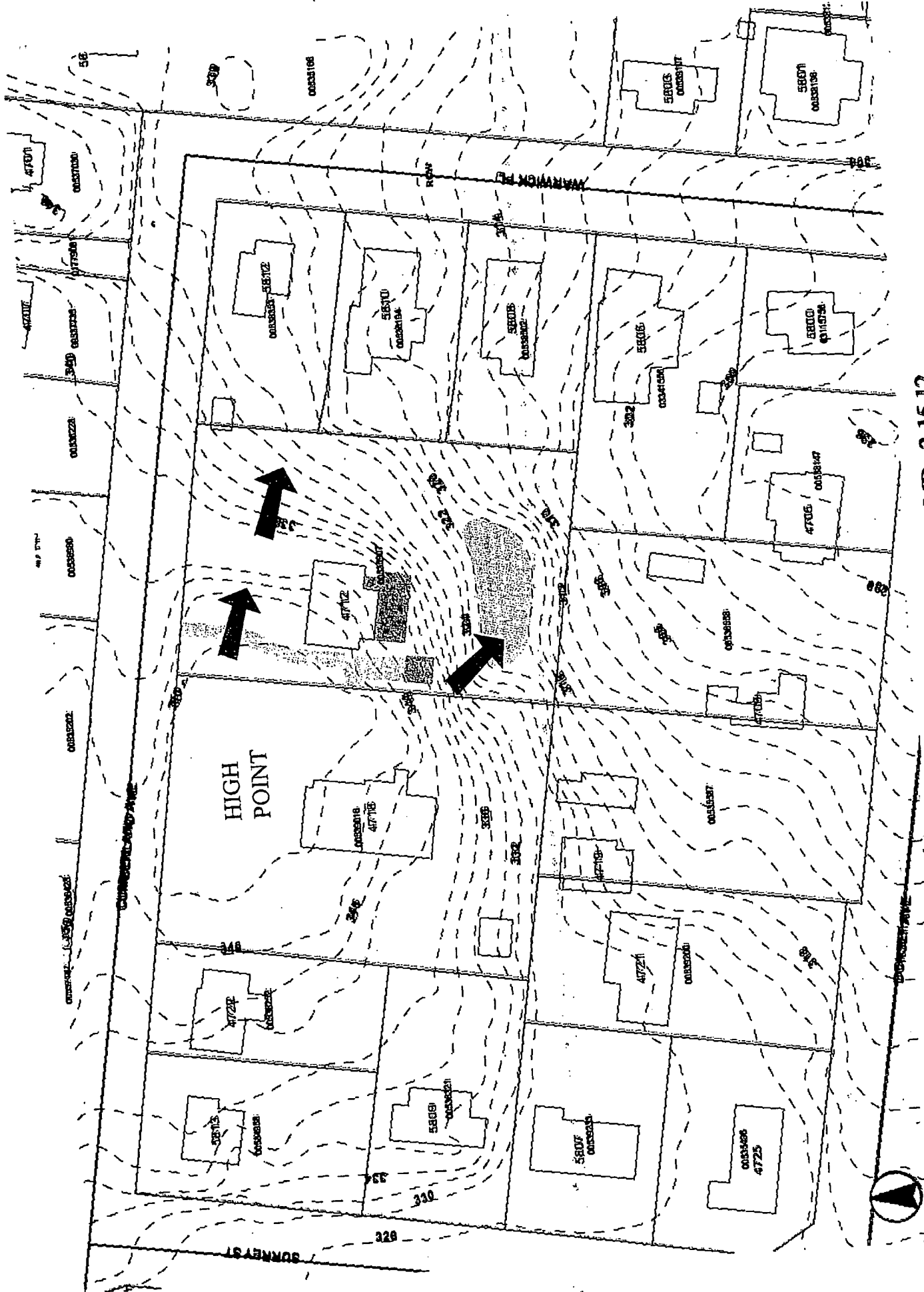
actually improved because the drive is located on the opposite side of the front yard, further from this property line.

Conversations with our site engineers suggest that the drainage created by the drive to the right of the house would be handled with the drainage from the addition and proposed garage roof, and would most likely be incorporated into a rain garden in the level portion of the rear yard. This area is over 3,000 s.f. and has more than enough space for infiltration purposes. This also would be detailed in the permit set of plans.

We are trusting that with this additional information and revision(s) to the plans, this would now be an acceptable proposal for the board to approve and recommend for approval to the HPC. Thanks for your consideration. With the Town of Somerset's approval these plans will be for a Historic Area Work Permit.

Thanks!

Kevin Davis  
Project Architect  
(240) 372-9776 cell  
(301) 330-9880 office.



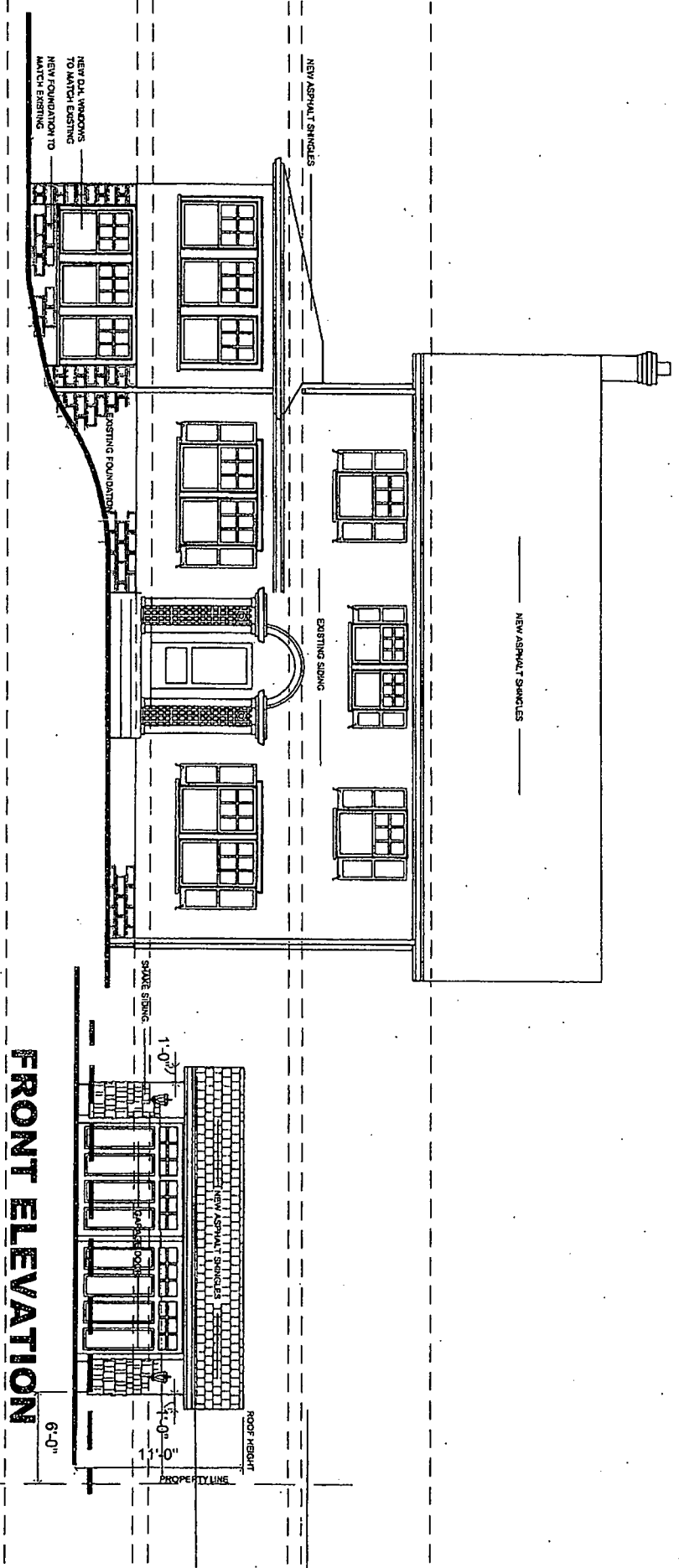
4712 Cumberland Ave - Somerset MD 2-15-12



0033108

**Project Specifications  
4712 Cumberland Avenue**

- Foundation Material:** Existing foundation is block. Proposed foundation material would be a stucco finish.
- Siding Material:** Existing siding is horizontal contoured lap siding. Proposed siding would be James Hardi shake siding
- Windows:** Proposed windows would be double hung with divided lights to complement existing double hung windows.
- Roofing:** Existing roofing is asphalt shingles. Proposed roof to be asphalt shingles.
- Exterior Trim:** Proposed trim would be synthetic wood painted with size and scale of trim to complement existing painted trim.
- Driveway:** Proposed drive would be asphalt with new concrete apron.

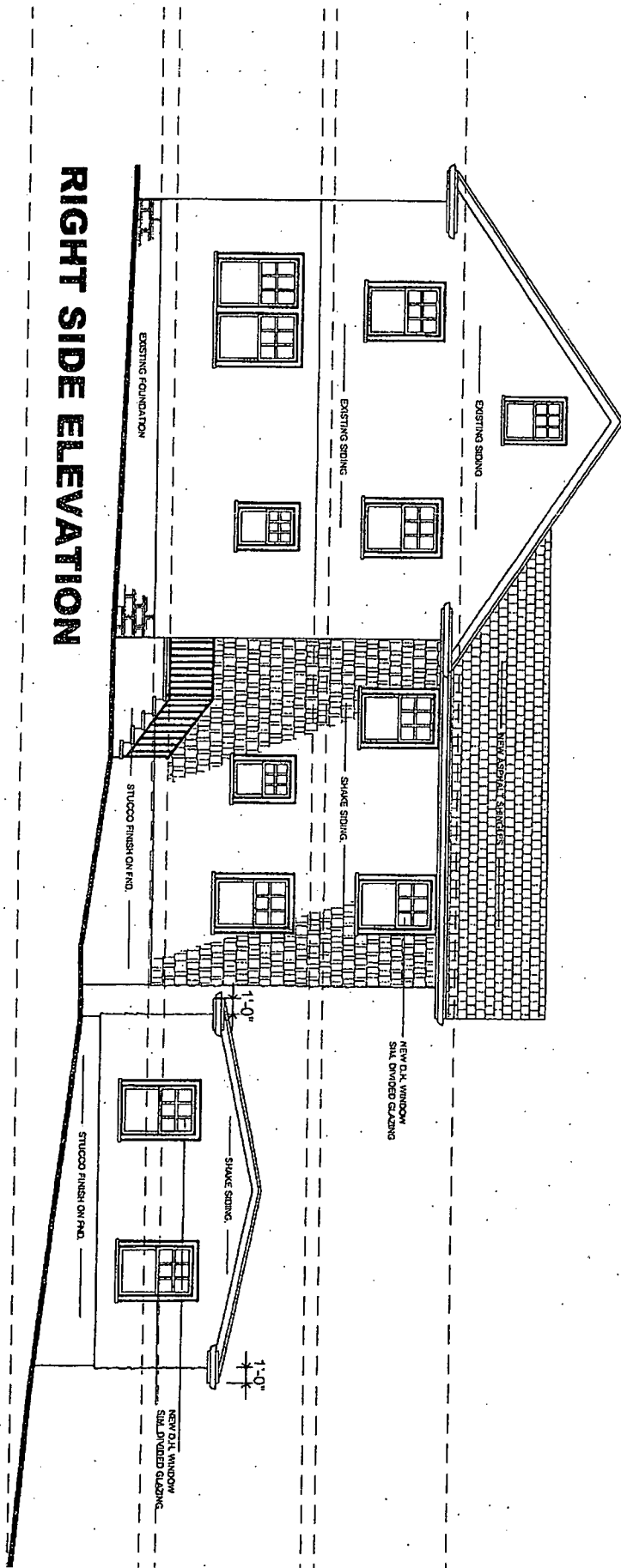


**4712 CUMBERLAND AVE.**

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**FRONT ELEVATION**

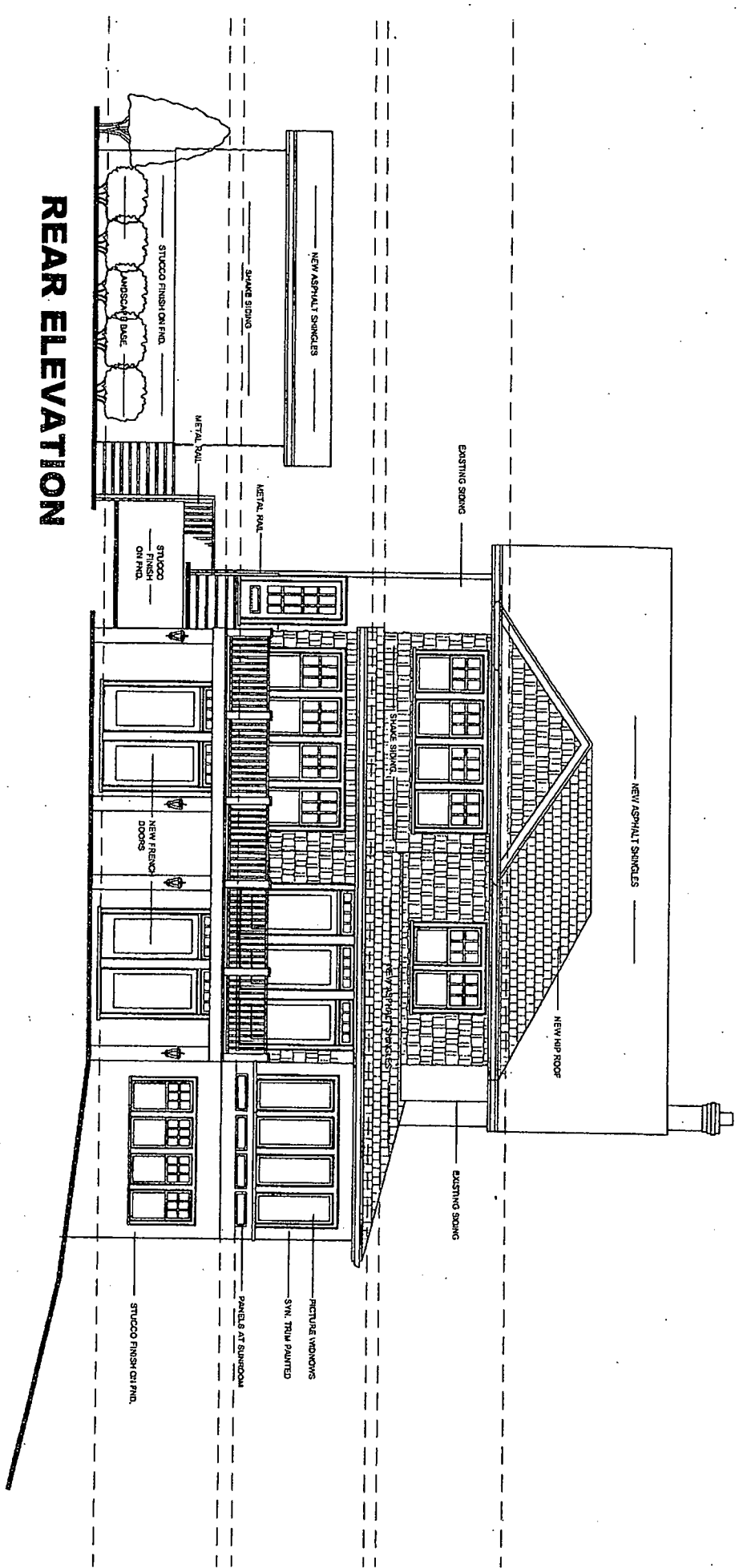




**RIGHT SIDE ELEVATION**

**4712 CUMBERLAND AVE.**

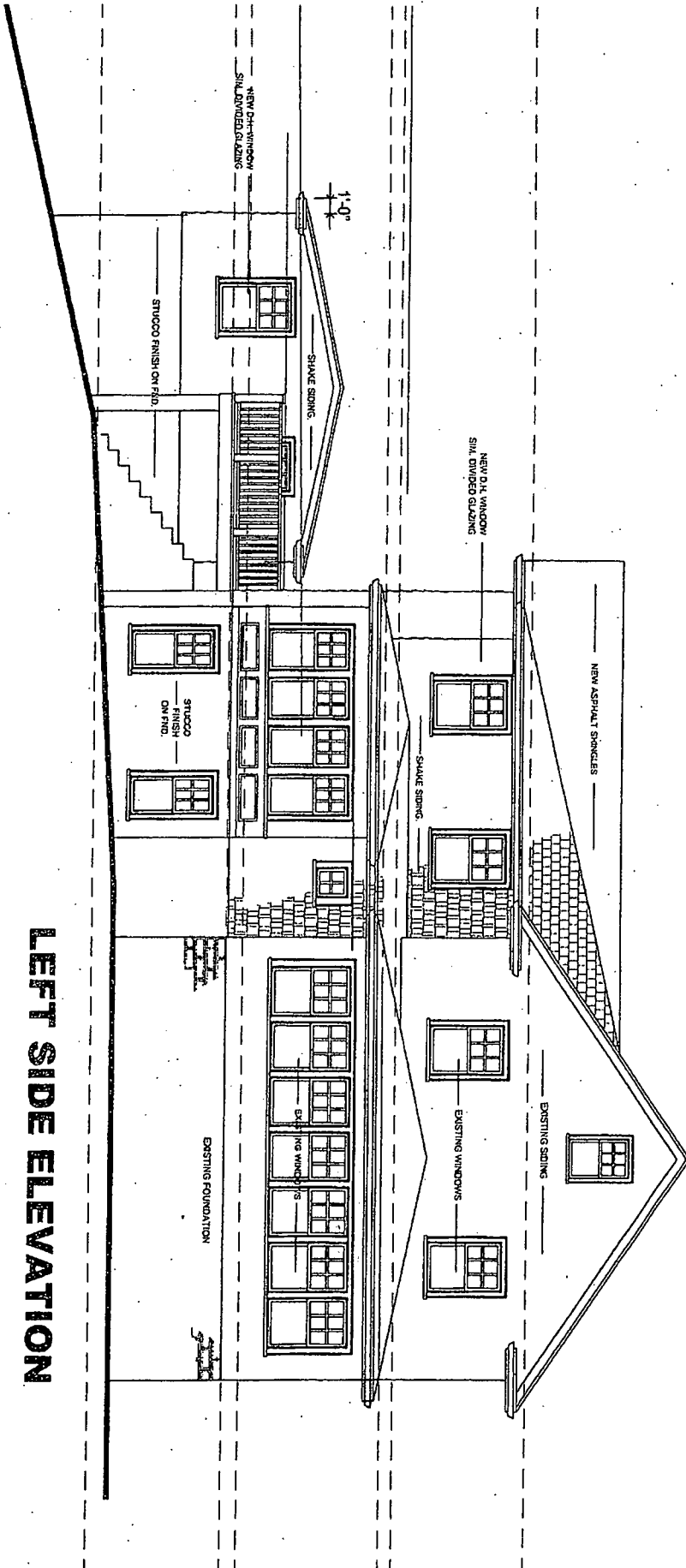
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**REAR ELEVATION**

**4712 CUMBERLAND AVE.**

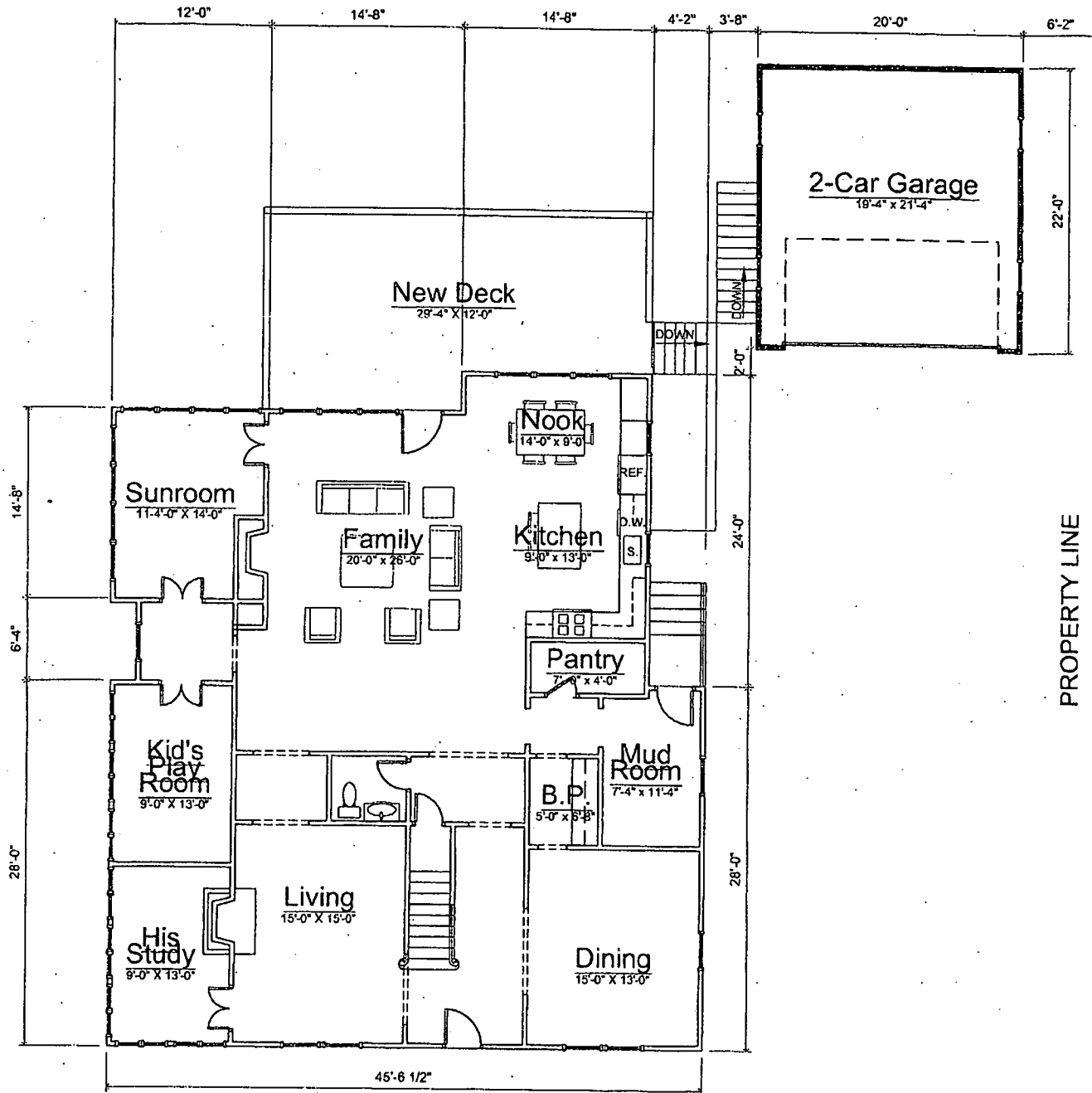
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**LEFT SIDE ELEVATION**

**4712 CUMBERLAND AVE.**

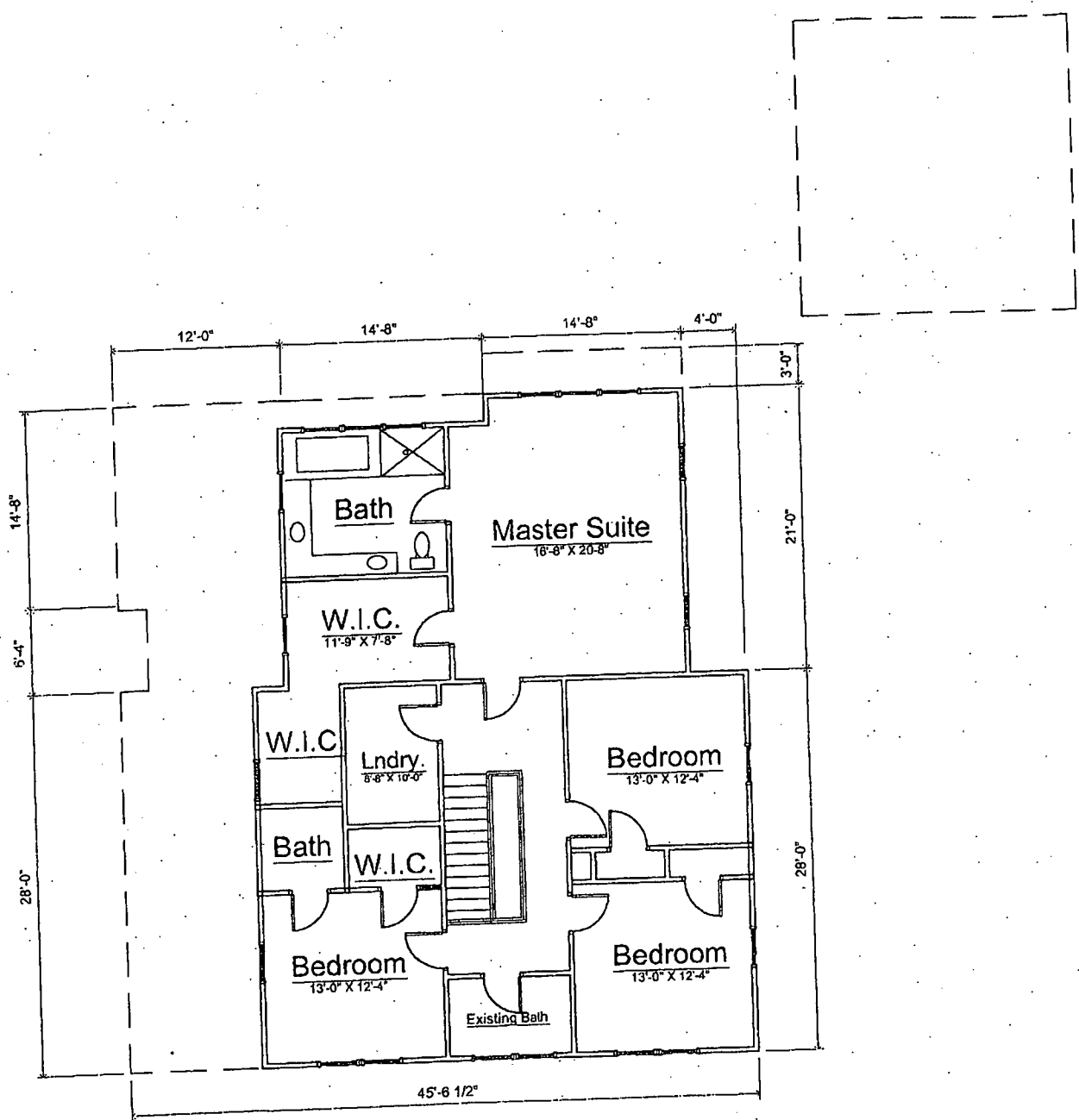
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# 4712 CUMBERLAND AVE.

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1801 S.F. EXISTING FOOTPRINT UNDER ROOF  
 2185 S.F. PROPOSED FOOTPRINT UNDER ROOF  
 PLUS 440 S.F. PROPOSED DETACHED GARAGE



**4712 CUMBERLAND AVE.**  
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This version amends the version introduced 12/5/11

Double Underline \_\_\_\_\_ indicates text added by amendment;

Double Boldface Brackets [ [ ] ] indicates text that is deleted by amendment

|                |                |
|----------------|----------------|
| Bill No:       | 07-11          |
| Introduced:    | 12-5-11        |
| Passed:        | 1-3-12         |
| Approved:      | <u>1-5-12</u>  |
| Effective:     | <u>2-10-12</u> |
| Ordinance No.: | 07-11          |

**ORDINANCE TO AMEND TOWN OF SOMERSET CODE:  
CHAPTER 3, STREETS AND SIDEWALKS,  
SECTIONS 3-103, 3-105, 3-106; AND 3-111, AND TO  
RENUMBER SECTIONS 3-107, 3-108, 3-109, AND 3-110**

**WHEREAS**, the Charter of the Town of Somerset Section 83-68(a) permits the Town to “do whatever it deems necessary to establish, operate, maintain in good condition, and regulate the use of public ways of the town”; and

**WHEREAS**, the Charter of the Town of Somerset Section 83-68(b) provides that the Town “may require that a permit be obtained from it and a reasonable deposit to safeguard the town be made before any cuts or openings are made in any street, curb, or sidewalk”; and

**WHEREAS**, the Charter of the Town of Somerset Section 83-69(5) provides that the Town has the power to “install, construct, reconstruct, repair, and maintain curbs and gutters along any town public way or part thereof”; and

**WHEREAS**, the Town Council of the Town of Somerset wishes to amend its requirements applicable to new curb cuts, and to the removal of existing curb cuts; and

**WHEREAS**, the Town is concerned about removal of trees, reduction in the area available for plantings, reduction in the space available for on-street parking, the amount of impervious surface, traffic and pedestrian safety and Town aesthetics; and

**WHEREAS**, based on these concerns, the Town wishes to limit new curb cuts to one per property, to limit the width of new driveways and driveway aprons, and to require certain improvements when a curb cut is removed; and

**WHEREAS**, the Town Council wishes to permit under certain circumstances, waiver of these requirements as it recognizes that conditions specific to a particular property may make waiver appropriate to better achieve the purposes of this Amendment.

**BE IT ORDAINED** by the Town Council of the Town of Somerset that Chapter 3 Section 3-103 and Sections 3-105 through 3-111 be amended as follows ([deletions in brackets], **NEW MATTER IN BOLD CAPITAL LETTERS**):

CHAPTER 3 STREETS AND SIDEWALKS

Article I. In General

Section 3-103. Action on Permit Application

(a) Temporary Permit

\* \* \* \*

(b) Driveway Apron or Curb Cut.

(1) The Town Council shall act upon the permit application for a permanent driveway apron or curb cut following the procedures and criteria for consideration of building permit applications **AND THE PROCEDURES AND CRITERIA IN THIS ARTICLE.**

(2) **IF A PROPERTY HAS ACCESS THROUGH AN EXISTING CURB CUT; NO ADDITIONAL CURB CUTS MAY BE APPROVED FOR THAT PROPERTY. [[THIS SUBSECTION IS APPLICABLE EVEN IF THE ACCESS IS SHARED WITH ANOTHER PROPERTY THROUGH A SINGLE CURB CUT.]] FOR A PROPERTY WHICH HAS ACCESS BY A DRIVEWAY SHARED WITH ANOTHER PORPETY THROUGH A SINGLE CURB CUT, THAT PROPERTY SHALL NOT BE PRECLUDED FROM OBTAINING A NEW CURB CUT, PROVIDING THAT THE SHARED DRIVEWAY IS ABANDONED AND THE SHARED DRIVEWAY'S CURB CUT FRONTING ON THAT PROPERTY IS CLOSED.**

(3) **WHEN CONSIDERING AN APPLICATION FOR ANY NEW CURB CUT AND ITS LOCATION, THE TOWN COUNCIL SHALL TAKE INTO CONSIDERATION SUCH FACTORS AS CHARACTER OF THE STREET, REMOVAL OF TREES, REDUCTION IN THE AREA AVAILABLE FOR PLANTINGS, AMOUNT OF IMPERVIOUS SURFACE, REDUCTION IN THE SPACE AVAILABLE FOR ON-STREET PARKING, TRAFFIC AND**

**PEDESTRIAN SAFETY, AND LOCATION OF PUBLIC UTILITY STRUCTURES.**

(4) FOR ALL NEW CURB CUTS, A PRIVATE DRIVEWAY WHICH CROSSES A SIDEWALK IN THE PUBLIC RIGHT-OF-WAY MAY NOT EXCEED TEN (10) FEET IN WIDTH IN THE AREA BETWEEN THE STREET PAVEMENT AND THE EDGE OF THE SIDEWALK FARTHEST FROM THE STREET, EXCEPT THAT THE APRON MAY EXTEND BEYOND THIS TEN FOOT WIDTH, AS PROVIDED IN SECTION 3-103(B)(6).

(5) FOR ALL NEW CURB CUTS, A PRIVATE DRIVEWAY WHICH DOES NOT CROSS A SIDEWALK IN THE PUBLIC RIGHT-OF-WAY MAY NOT EXCEED TEN (10) FEET IN WIDTH WITHIN SEVEN (7) FEET OF THE STREET PAVEMENT, EXCEPT THAT THE APRON MAY EXTEND BEYOND THIS TEN FOOT WIDTH, AS PROVIDED IN SECTION 3-103(B)(6).

(6) THE APRON WHERE THE DRIVEWAY CONNECTS WITH THE STREET PAVEMENT SHALL BE ALLOWED A FIVE-FOOT RADIUS ON EACH SIDE OF THE DRIVEWAY FOR A TOTAL ENTRANCE AT THE CURBSIDE NOT TO EXCEED TWENTY (20) FEET IN WIDTH.

Section 3-105. ELIMINATION OF CURB CUT

WHEN A PROPERTY OWNER ELIMINATES A CURB CUT, THE PROPERTY OWNER SHALL INSTALL, AT THE PROPERTY OWNER'S EXPENSE, A CURB, SIDEWALK, GRASS, AND/OR TREES OR OTHER PLANTINGS, SO THAT THE AREA WHERE THE CURB CUT IS ELIMINATED IS CONSISTENT WITH THE ADJACENT AREA.

Section 3-106. EXISTING CURB CUTS



(A) MORE THAN ONE CURB CUT PER PROPERTY

IF A PROPERTY HAS MORE THAN ONE CURB CUT LAWFULLY EXISTING OR APPROVED FOR A PERMIT AS OF DECEMBER 5, 2011, SUCH CURB CUTS SHALL REMAIN LAWFUL AND MAY CONTINUE IN USE.

(B) EXISTING CURB CUTS AND DRIVEWAY APRONS GREATER THAN TWENTY FEET IN WIDTH

ALL CURB CUTS AND DRIVEWAY APRONS THAT WERE LAWFULLY EXISTING OR APPROVED FOR A PERMIT AS OF DECEMBER 5, 2011 THAT DO NOT COMPLY WITH THE TWENTY (20) FOOT WIDTH LIMIT DESCRIBED IN SECTION 3-103(B)(6), SHALL REMAIN LAWFUL AND MAY CONTINUE IN USE.

Section [3-105] 3-107. Provisions Not Applicable to WSSC

\* \* \* \*

Section [3-106] 3-108. Indication of Obstruction

\* \* \* \*

Section [3-107] 3-109. Destruction of Streets

\* \* \* \*

Section [3-108] 3-110. Penalties

\* \* \* \*

**Section 3-111. WAIVER**

**THE TOWN COUNCIL MAY GRANT A WAIVER FROM THE DRIVEWAY AND CURB CUT REQUIREMENTS OF THIS ARTICLE IF THE TOWN COUNCIL FINDS DUE TO CONDITIONS SPECIFIC TO THAT PROPERTY SUCH WAIVER WILL:**

- (A) LESSEN TRAFFIC CONSTRAINTS;**
- (B) LESSEN ADVERSE ENVIRONMENTAL EFFECTS; OR**
- (C) IMPROVE SAFETY.**


The above Ordinance was adopted at a regular meeting of the Town Council on January 3, 2012 by a vote of 5 to 0.

Certified 1-5-12

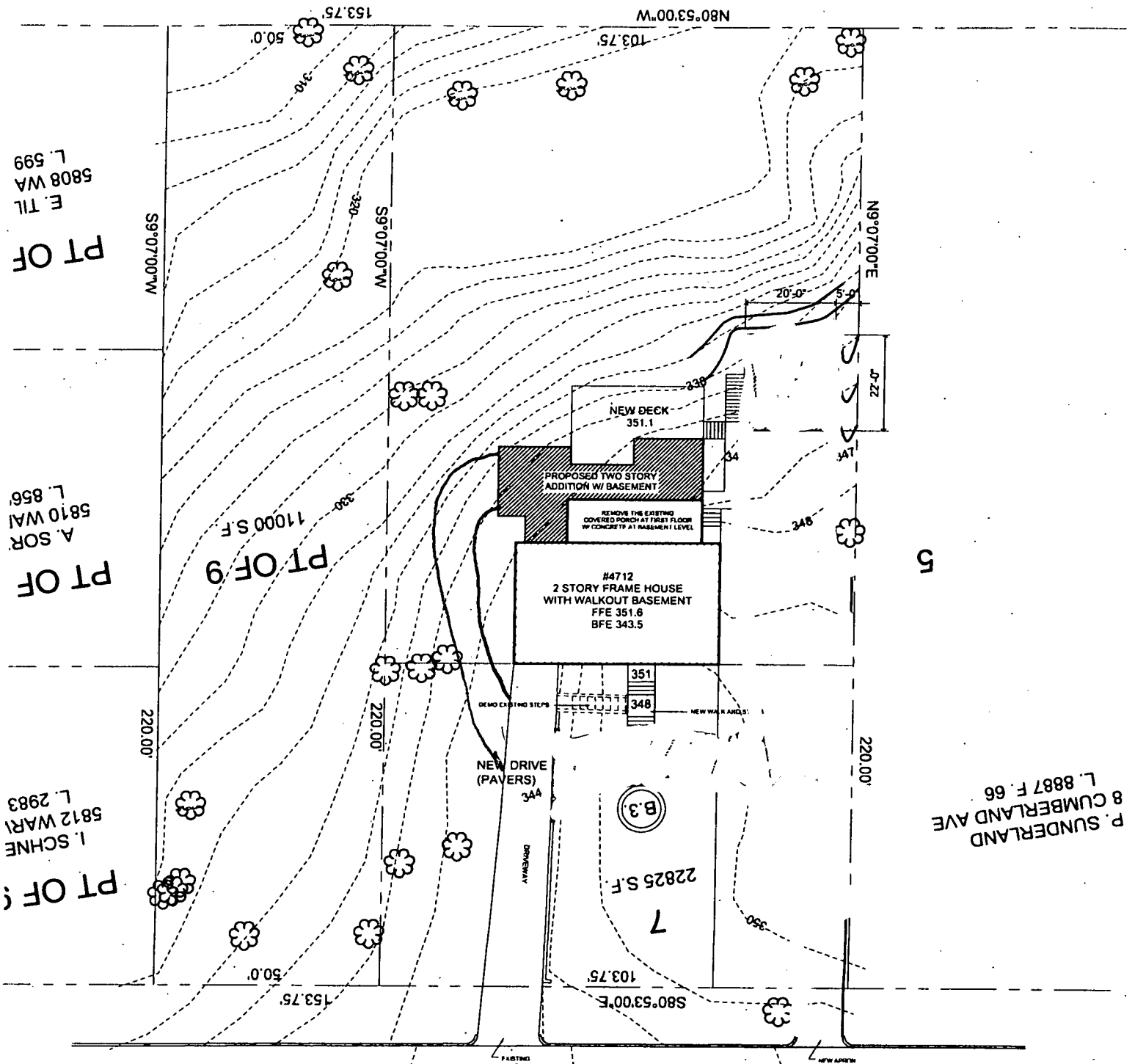
Approved 1-5-12



Richard Charnovich  
Clerk-Treasurer



Jeffrey Z. Slavin  
Mayor



PT OF  
E. TIL  
L. 599  
5808 WA

PT OF  
A. SOR  
L. 856  
5810 WA

PT OF  
I. SCHNE  
L. 2983  
5812 WA

P. SUNDERLAND  
L. 8887 F. 66  
8 CUMBERLAND AVE

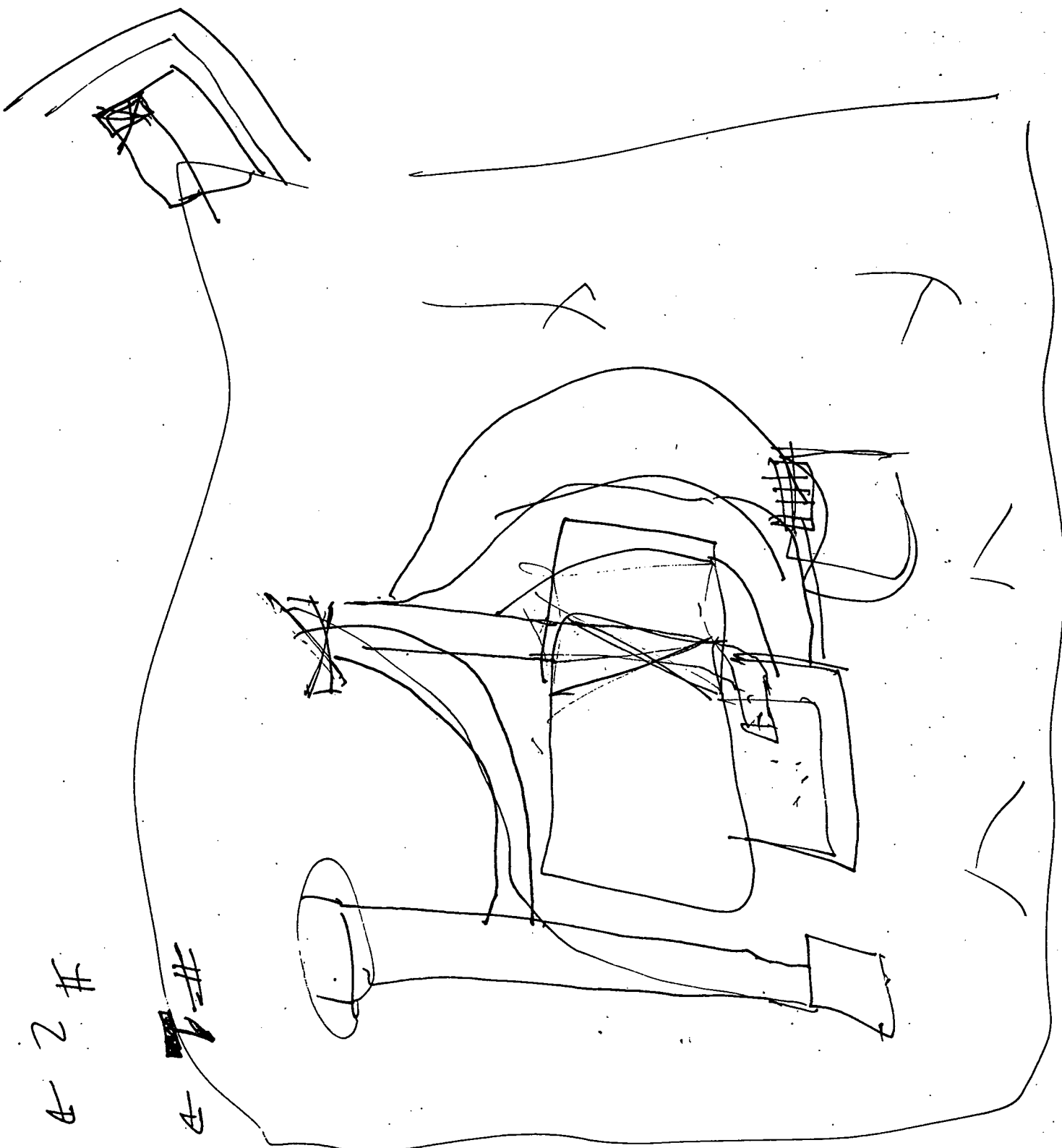
CUMBERLAND AVENUE

*Kevin - how many trees  
wuld this driveway  
extension impact?*

**4712 CUMBERLAND AVE.**

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9



#1 → right side  
 town

#2 → garage  
 rear addition  
 w/1. side  
 driveway

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
301-563-3400

WEDNESDAY  
February 8, 2012

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
**MRO AUDITORIUM**  
**8787 GEORGIA AVENUE**  
**SILVER SPRING, MARYLAND 20910**

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission staff at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend. Please arrive at the meeting at 7:30pm.

**HPC WORKSESSION** – 7:00 p.m. in Third Floor Conference Room

**HPC MEETING** – 7:30 p.m. in MRO Auditorium

I. **HISTORIC AREA WORK PERMITS**

- A. For \*\*\* at 2411 Holman Avenue, Silver Spring (HPC Case No. 31/08-12A) (Forest Glen Historic District)
- B. For \*\*\* at 6 Post Office Road, Silver Spring (HPC Case No. 31/07-12A) (Capitol View Park Historic District)
- C. For \*\*\* at 13 Columbia Avenue, Takoma Park (HPC Case No. 37/03-12A) (Takoma Park Historic District)
- D. For \*\*\* at 7213 Holly Avenue, Takoma Park (HPC Case No. 37/03-12B) (Takoma Park Historic District)
- E. For \*\*\* at 4805 Cumberland Avenue, Chevy Chase (HPC Case No. 35/36-12A) (Somerset Historic District)
- F. Mark and Patience Ball for revisios to approved plans at 10200 Kensington Parkway, Kensington (31/06-12B) (Kensington Historic District)

II. **PRELIMINARY CONSULTATIONS**

- A. *ecc. 7*

III. **MINUTES**

- A. *Jan. 11*
- B. *Jan. 25 (if avail.)*

IV. **OTHER BUSINESS**

- A. Commission Items
- B. Staff Items



15809 Paramount Drive  
Rockville, Maryland 20855-9945  
Phone: (301) 330-9880 Fax: (301) 330-9882  
[www.paramountconstruction.net](http://www.paramountconstruction.net)

9.1.11

To: Town of Somerset  
Building Plan Review  
4510 Cumberland Avenue  
Chevy Chase, MD 20815

From: Kevin Davis  
Project Architect  
Paramount Construction, Inc.

Re: **4712 Cumberland Avenue**  
Application for Historic Area Work Permit

The attached plans and documents are for a review by Town of Somerset as required for a Historic Area Work Permit. The project is located at 4712 Cumberland Avenue. The proposed scope of work is as follows:

1. Add a two car detached garage to the right (West) side of the property. The existing garage would be enclosed for interior use. Existing drive and curb cut will be removed, regarded with new sod. The existing apron would be replaced with new curb and gutter. A new drive would be located on the west side of the property. A new curb cut and apron would be constructed.
2. Add a two story rear addition with basement to the rear of the current house. The materials would be per the following project specifications.

With the Town of Somerset's approval and or comments these plans will be submitted to the Maryland-National Capital Park and Planning Commission for a Historic Area Work Permit on January 6, 2012.

Thanks!

Kevin  
(240) 372-9776 cell

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

|                     |   |                       |                 |
|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 4712 Cumberland Avenue, Chevy Chase                 | <b>Meeting Date:</b>  | 12/7/11         |
| <b>Applicant:</b>   | Roxanne Dubois (Kevin Davis, Architect)             | <b>Report Date:</b>   | 11/30/11        |
| <b>Resource:</b>    | Contributing Resource<br>Somerset Historic District | <b>Public Notice:</b> | 11/23/11        |
| <b>Review:</b>      | 3 <sup>rd</sup> Preliminary Consultation            | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | N/A   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Partial demolition and construction of addition and garage

---

**STAFF RECOMMENDATION**

Staff recommends that the applicants make revisions based on the HPC's comments and return for a HAWP.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Somerset Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1929

**BACKGROUND**

The HPC reviewed a proposal in May 2011 to remove the existing integrated garage and room above and construct a side addition. The HPC did not support the removal of that original feature of the house. Also, the Commission was concerned that the rear addition was too large and that with the side addition there was too much being added to the house overall. Plans from the 1<sup>st</sup> Preliminary Consultation are in Circles 55-57.

The HPC also reviewed a second proposal in September 2011. This proposal retained the existing garage and added a rear addition to the house and two new accessory buildings—a garage at the front left side of the house with a connection to the house over the driveway and a pool/guest house behind the new garage. The plans also showed a new pool, patio, and retaining walls. The HPC wanted to see a detailed topography plan since the site's dropoff will have a major impact on the buildings and walls. The Commission also was concerned about the design of the two new buildings. See plans from the second Preliminary Consultation in Circles 29-32 and the transcript in Circles 16-28.

**PROPOSAL**

The applicants are proposing to remove the rear (south) screened porch and construct a two-story rear addition with an 385 SF increase in the footprint of the house. The addition will have a wood deck behind it. They also propose to construct a 20' wide x 22' two-car garage behind the house at the right side. The proposed materials for the addition and the new garage are a stucco foundation, cedar shake siding, wood

panels, asphalt shingle roofing, wood double hung windows with simulated divided lights, wood casement picture windows, wood doors, wood transoms, and asphalt shingle roofing to match the house.

The applicants propose two garage doors on the garage with multiple lights and panels (material not specified). They propose a new garage door on the existing garage (material also not specified). The applicants plan to replace the existing asphalt shingle roof with a new asphalt shingle roof on the historic house, which will not require HPC approval.

The applicants propose a new curb cut, apron and paver driveway to the garage on the right side of the house. The existing driveway would remain and they propose a connection between the two across the front lawn. There will be new steps to the front door.

The applicants are aware that they will need approval from the Town of Somerset for the new curb cut and driveway apron.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 one 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:***

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

Standard # 10: New additions and adjacent or related new construction will 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**

*The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Preserve mature landscape and trees, and natural vegetation when feasible.

- 10.1 Maintain historic trees and shrubs.
  - A champion, species, or mature trees should not be removed unless the tree is dying, dead, diseased or poses a safety hazard to the residents or public.
  - If proposed new construction is adjacent to or within the drip-line of any tree six inches in diameter or larger, an accurate tree survey must be filed with the application. The tree survey must indicate the size, location, and species of trees.

- Removal of trees of more than six inches in diameter require a permit and must be reviewed by the Historic Preservation Commission. Other county and municipal ordinances may also apply.
- If a tree is cut down, at least one replacement tree, of a similar kind should be replanted in its place, unless it would damage the house.
- Replacement plant materials should be similar in kind, size or equivalent massing to the plants removed

## DRIVEWAYS

When parking was originally introduced to most historic areas, it was an ancillary use and was located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking - which includes driveways, garages, and garage doors - should be minimized.

Historic driveways should be preserved.

11.1 Preserve a historic driveway where it exists.

- The orientation of a driveway on a site should be preserved.
- The original driveway design should be preserved. For example, if the driveway has two paved driving strips with turf between the strips, when replacement is needed, a new driveway should take this design.
- The design and layout of bricks or pavers should be preserved.
- Original materials should be preserved and repaired when possible.

New driveways should have compatible materials and a minimal square footage.

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Consider installing two paved strips with turf between them instead of a single, wide paved surface.
- Large areas of paving are inappropriate.
- Plain asphalt or black top is discouraged.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.

- New driveways should be sited to the side or rear of the primary structure.
- Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate

A retaining wall should be stepped, clad, finished or articulated to reduce its visual mass and scale.

13.2 Retaining walls should follow the natural topography and be articulated and finished to minimize visual impact.

- Use native rock or other masonry that conveys a sense of scale and blends in with the surrounding context.
- Where a taller retaining wall is needed, a series of terraced or stepped walls is preferred.
- Screen retaining walls with landscaping, such as trees and shrubs.
- Concrete retaining walls faced with stone are preferred over undressed concrete.

After receiving the topographic study, the applicants have revised their plan. They recognize that new construction on the left side of the house where the dropoff is so steep would be very complicated and not well received by the Commission. They have scaled back their plans to a proposal to construct a rear addition and a new garage behind the house. This is a large improvement that greatly lessens impacts to the property compared to the previous proposal.

In terms of the current proposal, the removal of the rear screened porch and the construction of a clearly

differentiated rear addition is in keeping with the *Guidelines*. The proposed rear addition is compatible in scale with this house. The proposed roof ridge is lower than the historic block's roof ridge and the original west (right) and east (left) corners of the house will remain visible. The 2'8" glazed sunroom section of the house that extends beyond the left side plane of the house is located more than 100 feet from the street and will not adversely impact the house or streetscape. The original integrated garage has been retained so all the proposed changes to the house are confined to the rear addition.

The new garage is appropriately sited and scaled for a lot of this large size. The design and materials are compatible with the house. The HPC may prefer that the roof pitch match the pitch of the side gable on the house which would result in a taller but perhaps more compatible structure. One challenge will be the possibly 10' foundation walls because of the grade change towards the back of the garage. As discussed at the last meeting, the applicants will need to do whatever they can to minimize the height of the foundation walls.

As noted above in the *Design Guidelines*, semi circular driveways are generally inappropriate and staff finds that one would not be appropriate for this property. If the Commission does support it, staff recommends a material like grass-crete for a softer visual impact. The applicants will need to get approval from the Town of Somerset for the new curb cut but initial conversations have not indicated that will be problematic.

The applicants should provide the HPC with information on any trees that will be impacted by the proposed construction and protect as many as possible. Many more trees would have been removed for the construction on the east (left) side of the house than will be impacted by the current proposal.

Overall, the applicants have made a number of constructive changes to this proposal in terms of reducing impacts to the historic house, the property, and the historic district. At the Preliminary Consultation the HPC should provide the applicants with feedback on the proposed addition, new garage, and semi-circular driveway.

#### **STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's comments and return for a HAWP.

PRELIMINARY CONSULTATION



OPS-88

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kevin Davis

Daytime Phone No.: 240-372-9776

Tax Account No.: 00535907

Name of Property Owner: Roxane Dubois Daytime Phone No.: 301-652-0340

Address: 4712 Cumberland Ave Chevy Chase MD  
Street Number City State Zip Code

Contractor: PARAMOUNT CONSTRUCTION INC Phone No.: 301-330-9880

Contractor Registration No: 42032 - MHC

Agent for Owner: Robert Maggin Daytime Phone No.: 301-370-6463

### LOCATION OF BUILDING/PREMISE

House Number: 4712 Street: Cumberland Ave

Town/City: Chevy Chase Nearest Cross Street: Warkick Place

Lot: 7 Block: 3 Subdivision: Somerset Hgts.

Lot Area: \_\_\_\_\_ Feet: \_\_\_\_\_ Perch: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Reversible

#### CHECK ALL APPLICABLE:

- A/C
- Stab
- Rooms Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

B. Construction cost estimate \$ \_\_\_\_\_

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

B. 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.

[Signature]  
Signature of owner or authorized agent for PCI

9/1/11  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No. \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

6

II.C  
Ann Mitchell  
4709 Dorset Ave  
Somerset, MD 20815

II.C  
Resident  
4709 Cumberland Avenue  
Chevy Chase, MD 20815

II.C  
Resident  
4711. Cumberland Avenue  
Chevy Chase, MD 20815

II.C  
Resident  
4718 Cumberland Avenue  
Chevy Chase, MD 20815

II.C  
Resident  
5808 Warwick Pl  
Chevy Chase, MD 20815

II.C  
Resident  
5810 Warwick Place  
Chevy Chase, MD 20815

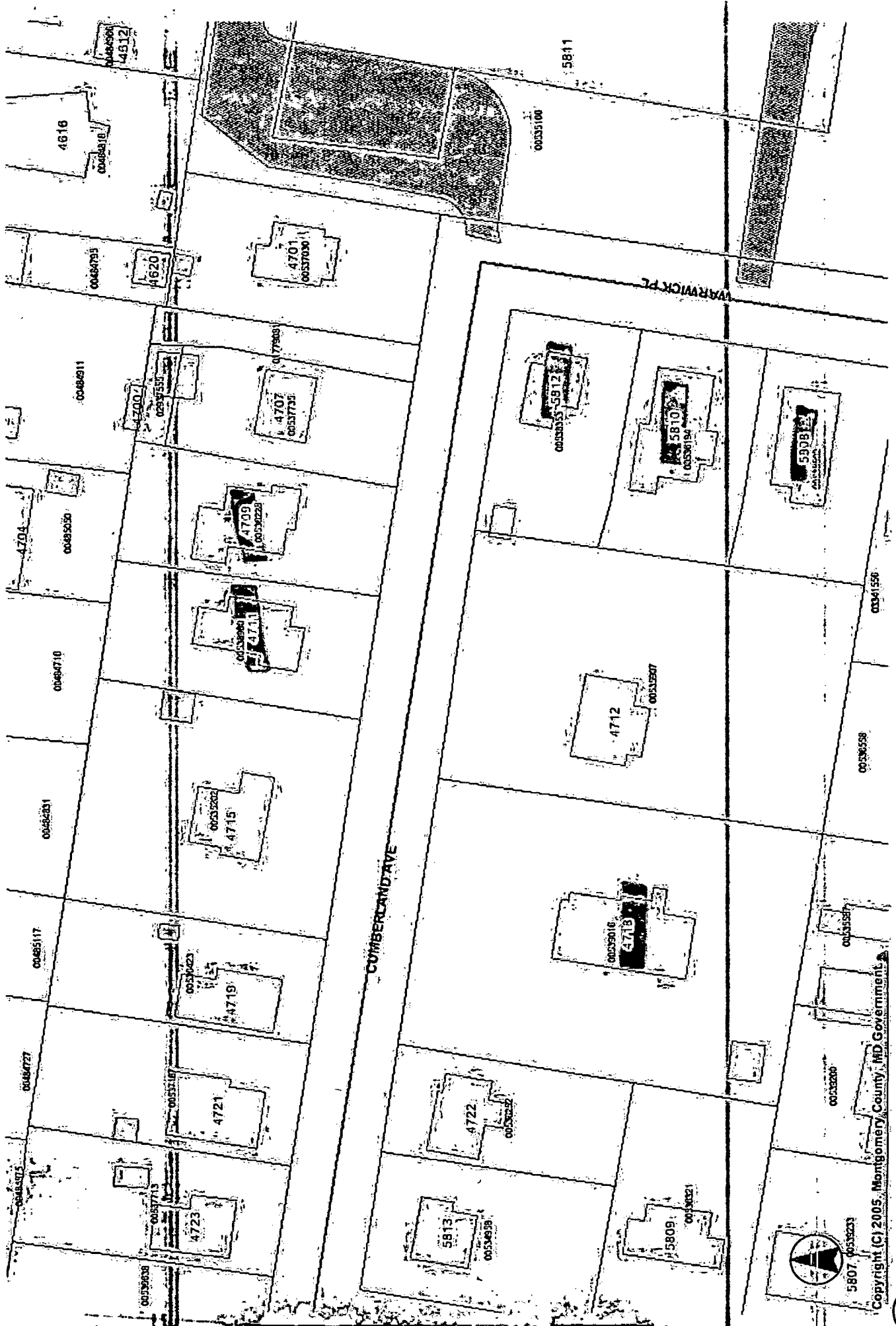
II.C  
Resident  
5812 Warwick Pl  
Chevy Chase, MD 20815

II.C  
Roxane Dubois  
4712 Cumberland Avenue  
Chevy Chase, MD 20820815

II.C  
Tracey Hughes  
5806 Warwick Pl  
Somerset, MD 20815

II.C  
Parmount Construction D& B  
Kevin Davis  
15809 Parmount Drive  
Rockville, MD 20855

Noticing for Roxane Dubois 4712 Cumberland Ave



4712 Cumberland Ave. Chevy Chase MD 20815

5807 0033023  
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1 MS. MILES: Thank you, gentlemen. Next we are going to hear a preliminary for  
2 4712 Cumberland Avenue, Chevy Chase. The applicants are going to come forward, and is there  
3 a staff report?

4 MS. FOTHERGILL: There is. The commission is familiar with this property.  
5 The applicants came to the commission in May 2011 with a proposal, and at that time they were  
6 the contract purchaser. Now they are the agent for the owner, so they are no longer the contract  
7 purchaser. But, in the previous plan in May, the proposal was to remove the existing integrated  
8 garage and room above, and construct a side addition, as well as a rear addition. And the  
9 commission didn't support the removal of that original feature of the house. And the commission  
10 was concerned that the rear addition as too large, and with the side addition there was too much  
11 being added to the house overall.

12 So the applicants are back, and they are proposing to remove the rear screen  
13 porch, which was not an issue in the first preliminary, and construct a smaller rear addition than  
14 shown previously. It's 18 by 30, two-story rear addition. And they are proposing a 22 by 24 foot  
15 one and a half story rear loading two car garage at the left of the house. One of the discussion  
16 points was the idea of rather than constructing a side addition, perhaps bringing it off the house  
17 and connecting it with some sort of breeze way or connection. And I believe the commissioner  
18 who originally proposed that for discussion isn't here tonight, but the transcript was in your packet  
19 for you to review.

20 So in order to be able to construct a garage to the side of the house, it has to be  
21 connected. So they are proposing an enclosed hall that goes above and across the driveway, and  
22 the driveway will now extend around the east side of the house to access the rear loading garage.  
23 They also propose a guest pool house with the same dimension and design directly behind the  
24 garage and in between is a paver courtyard between the two buildings.

25 They propose a new deck off the east side of the rear addition with steps down to

1 a proposed patio and swimming pool, and you will see in your plans that there is a proposal to  
2 construct a new gable roof form over the existing east side room above the garage.

3 The proposed materials are stucco foundation, cedar shake siding, wood double  
4 hung windows with simulated divided lights and an asphalt shingle roofing to match the house.  
5 They do propose a new garage door on the existing garage and to replace the existing asphalt roof,  
6 which doesn't require HPC approval. As we discussed before and will discuss again tonight, this  
7 lot has a dramatic slope behind the house and so that has provided some constraints to the  
8 construction, and also some comments from staff on the design.

9 So here is the house, and that I believe most of you are familiar with. There is  
10 that garage and the room above that the commission advised the applicants to retain, and it is now  
11 being retained in this proposal. There is a better view of that side block. Here is the garage. And  
12 this is just going around the house. That is the screen porch that will be removed, and here is the  
13 side. And then here you get a sense of the drop off down the back of the property. One  
14 commissioner, who also I believe is not here tonight, brought up a concern since this house is high,  
15 about the visibility from Dorset. So the applicants provided some photos to get a sense of the view  
16 from Dorset and to Dorset. And they're also just helpful in getting a sense of the property.

17 So here is the proposal, and at the upper right you can see the site plan. You can  
18 see those two new buildings that I mentioned that have a courtyard between them. You can see the  
19 pool and you can see the rear addition. Here are the elevations, and there you can see the  
20 connection between the new garage, which is rear loading so it doesn't read as a garage from the  
21 front. And, that second floor connection.

22 Here is the side elevation, and the rear. So staff's comments are sort of in  
23 response to the comments, you know, the direction that was given at the first preliminary. The  
24 applicants have responded to a number of the commissions concerns. The proposed rear addition  
25 is smaller, and as you can see here, it's lower, it's smaller and it is, you know, a rear addition that



1 would generally, you know, be seen as meeting the guidelines.

2           It's differentiated and it defers to the historic block. The applicants also  
3 responded to the commission's feedback to retain that garage and room above. And, one thing that  
4 is shown, let's see, there is this proposal to change the roof, and staff doesn't support it unless  
5 there is some evidence that that wasn't the original roof form on that wing.

6           The suggestion to pull the side addition off and connect it with a breeze way type  
7 connection to meet the zoning restrictions came from a commissioner, and so now that's what  
8 they're proposing. Depending on how light and transparent this connection can be made, this may  
9 be a good solution for the new garage. The rear loading garage may be a good solution here so  
10 that this doesn't read as a garage from the street. Staff would recommend more glazing in the  
11 connection instead of the half window, and this is a key point where staff recommends the  
12 commission provide guidance on suggestions for changes.

13           Sort of the main concern that staff has is the slope of the yard and sort of this large  
14 amount of foundation walls and fences that will be needed. And staff recommends that the  
15 applicants try to design the buildings more into the slopes so they're lower to the ground. That  
16 also will help with sort of the scale. But right now the two new buildings are, appear boxy and  
17 they're sort of sticking out of the ground as you can see in the side elevations. So if they were  
18 lowered into the ground that would, you know, lessen these foundation walls and retaining walls  
19 and help reduce their scale an appearance of being large.

20           Overall, the materials proposed are compatible and appropriate, and the applicants  
21 will have to note trees in future applications and how many trees that will be affected. But the lot  
22 is large and the house is relatively small in terms of the lot and neighboring houses. We just  
23 discussed how Somerset does have some large houses. So staff thinks it's possible that this  
24 property can handle, you know, a substantial amount of new additions and new construction  
25 without having a negative overall impact on the house or district, but I think the details need to be

1 worked out to work with the drop off and the size and scale of the new construction.

2 So staff has asked that the commission provide the applicants with feedback on  
3 whether they support the construction of the two car garage with the connection, the construction  
4 of a pool house/guest house directly behind it, and then the materials, design and scale of the, and  
5 size of these proposed additions and new buildings, and then the other proposed construction, the  
6 pool, courtyard, retaining walls and railings.

7 MS. MILES: Thank you. Does anyone have any questions for staff? Okay,  
8 gentlemen, you can please turn on your microphones, identify yourselves for the record and you  
9 can either make a presentation, respond to the staff report or answer our questions.

10 MR. MAGGIN: Hi, I am Rod Maggin representing the owner.

11 MS. MILES: Would you like to make a presentation or would you just like to  
12 answer questions that the commission may have?

13 MR. MAGGIN: No, I don't want to make a presentation, but Kevin might make a  
14 presentation.

15 MR. DAVIS: Kevin Davis, architect. You know, I had a few comments and I  
16 heard a number of them in the summary here, so I am not going to necessarily repeat them, but just  
17 wanted to point out maybe a couple of things that were taken into consideration or just  
18 highlighting a couple of things that were taken into consideration since the last time we were here.

19 Just probably the most substantial piece, the interesting point was the apparent, I  
20 don't want to say conflict, but the fact that this is a large property that can handle or could handle  
21 or seemed to be that it could handle maybe some substantial massing and more development, along  
22 with the concern about the size and the scale and not necessarily overwhelming the historic home  
23 that's on the property. And so, you know, we basically did acknowledge and try to take from our  
24 last meeting the fact that the garage is in place and the garage is now detached.

25 And some of the desire for increased square footage for accommodating family

1 and friends and guests, did lead to the development of more space, but more space detached from  
2 the house again as well. Just similar to the garage. So some of the guest space has been proposed  
3 as detached so that it just basically breaks down some of the scale of some of the square footage  
4 that was previously proposed. As well as spreading it out a little bit.

5 We did look at, with the attached garage, we did look at whether side load, front  
6 load, rear load. I met with staff and they had mentioned that the board's not completely opposed  
7 to front loading garages and did feel with this particular property that more trees would be cleared  
8 as a result of a front load garage, and that's just one other kind of secondary point that I want to  
9 throw out there because there would be a considerable buffer between the street and what's  
10 proposed there just in the woods that I think you can see in some of the other photographs.

11 Regarding the fence comment, I'll be happy to take a look at that and I know we  
12 can, you know, I'd like to hear your comments on that. Some of that is in result of the topography,  
13 and some of that as a result to looking at developing a pool/patio space and some of those pools  
14 require fencing as part of the building code. Not to say it couldn't be located in other places.

15 Those are the main couple points I just wanted to add. Thank you.

16 MS. MILES: Thank you. I have a question actually to both you and to staff. I'm  
17 just looking for the notifications page to the neighbors, and I'm not seeing it in our packet.

18 MS. FOTHERGILL: If the applicant doesn't provide it, then Kevin pulls it off of  
19 GIS and mails it out, but it doesn't get printed out.

20 MS. MILES: Okay, so have neighbors been notified?

21 MS. FOTHERGILL: Yes.

22 MS. MILES: Thank you. No questions for the applicant? Then we're going to  
23 begin with comments and again, we'll look to my left. You're on the hot seat over there,  
24 Commissioner Coratola.

25 MR. CORATOLA: All right. The first comment I have, the real easy one is the

1 changing the roof line over the existing garage and sun porch. I agree with staff. I wouldn't  
2 recommend doing that. I think that keeping the proportions of that later addition to the original  
3 house works well as it is. I think if you add a gable in there it's going to be too massive to the  
4 facade, and it actually harkens back to the previous design we saw.

5 With regards to the detached garage and the connector, I think that this concept is  
6 a lot better than what you had previously shown us. I think that the scale though of the garage is  
7 still too heavy. I don't know that the cruciform gable pattern is necessary for this design, and  
8 actually if you eliminated it and just had a gable that ran front to back, would reduce the scale  
9 immensely and reduce the roof line. But I still think you need to look at that massing a bit more.  
10 A simple, similar, I'm sorry, a small detail on the front when you have the double windows and the  
11 gables and then the single shutter on either side, I know they had similar detail on the house, but  
12 look at that proportion and having a tiny shutter on such larger windows. Traditionally when they  
13 did this, the single shutter would cover the whole window, so look at that detail. I think that, that  
14 what you have there is out of place.

15 Heading towards the back, the bathhouse, I would not ape the garage design with  
16 the bathhouse. I would scale that down and drop it in the grade more than you currently have.  
17 Look at a simpler roof line there as well. And again, I wouldn't mimic and ape the garage.

18 Also, look at; there is a fair amount of retaining wall. I think that really needs to  
19 be studied. I think that you can achieve the pool and the patio/plaza area without having such  
20 large retaining walls off the back side. If you dropped it some, you know, if you had more of a  
21 stepped approach from the back of the addition to the pool and then to the rear yard you wouldn't  
22 have such large stairs coming out the back.

23 You know, I think the pool being in the rear works fine. But I think that if you're  
24 a little more playful with that patio area, it'll be more enticing and more interesting to the rear yard  
25 rather than sort of the plaza affect that we see there.

1           The rear addition, scale-wise I think works a lot better than you originally had  
2 shown. Again, there I would look at, again it looks like you're just stacking, it's a cake stack  
3 effect on the back and everything is repeating from the first floor up to the second floor. I think if  
4 you had some variation to the window patterns that would be a better look. And also look at the  
5 roof lines to there. I think you need to study that more than what's here. I think that just, the  
6 stacking effect just isn't pulling it off as well as it should be. But I think having that mass in the  
7 rear, you're pulling it off the side so it's not as prominent as it was before. Works well. But again,  
8 you have to study the details for it.

9           The connection, I understand where staff is coming from. The connection  
10 between the garage and the main house. Again, I think it's the roof, the single roof coming  
11 through there might be a little too heavy. So having it as a more glass piece probably will work  
12 better. Those are my comments.

13           MR. DAVIS: When you say glass piece, are we talking about glass roof  
14 structure?

15           MR. CORATOLA: I think what they're probably looking at is adding more  
16 dormer, you know, more dormer to it so it's more glass versus just all roof line and the arch  
17 window.

18           MS. HEILER: I think the previous comments got out a lot of what I would say. I  
19 think the, you have four different roof lines on the front, and I think that's a problem. Just that it's  
20 so complicated. Getting rid of the cross gable on the garage might simplify that and it keeps from  
21 adding another of these lines. Also, I agree with staff that changing the roof line on the existing  
22 garage is probably an error.

23           The gable on the connection there, I think the arched window is a problem in that  
24 it's show unusual. It looks like you're probably trying to copy the shape from the porch on the  
25 house. But it's such an unusual type that it stands out as the most outstanding feature of that

1 house. I guess I would opt for something simpler that drew less attention to itself. And I  
2 definitely agree with the comments about the window pattern on the rear addition where it  
3 continually repeats that collection of four windows over and over. I think it needs some variance.  
4 And the windows themselves just overwhelm because there are so many of them and they're  
5 stacked up.

6 MR. DAVIS: Question. I understand the stacking and totally understand that.  
7 Understanding the views and the beauty of this property, there is a desire to do more glass. So  
8 would you be opposed to more glass in different patterns? You know where I'm going with this?

9 MS. HEILER: Yes. And then I wouldn't at all be opposed to it. I think the thing  
10 that just creates a lot of complexity is the fact that you have seven windows across, you have seven  
11 windows at the next level. You have another row of level, of windows on the bottom level. If  
12 there were a way to simplify that, you know, so that it didn't appear that 19 windows, you know,  
13 lined up on that. It would simplify it. I would no vote against this because I thought there were  
14 too many windows on the back. I think it would improve it.

15 MR. KIRWAN: I'm unfortunately not supportive of this scheme. I think that  
16 when I, and I also unfortunately wasn't at the previous hearing, so I wasn't party to some of the  
17 discussions that may have led it away from what was previously submitted. But, what I see here is  
18 an enormous amount of impact to this site. There are a lot of new and impervious and semi-  
19 impervious surfaces, and a lot of structure being built with this new garage and this guest house on  
20 this very beautiful hill that slopes from the original house down to the properties on Warwick.

21 And I'm worried about that. I think, I'm not convinced yet, because you clearly  
22 don't have, you know, a lot of detail in your topography on your site plan at this time, but I'm  
23 worried that we're going to see a lot more foundation of that garage than what we're seeing in the  
24 front elevation. And probably more, I think it's going to be a lot more like what we see in the  
25 foundation of the guest house. So I'm very concerned about that and its impact on Cumberland.

1 As well as the structured, you know, drive court that has to be built up to allow the car to make this  
2 sort of difficult maneuver into the garage.

3 The guest house itself sort of sitting out there, again, right now as the previous  
4 commissioners have mentioned, it's mimicking this garage. So again, it's creating this paring of  
5 those two structures with the structure court, drive court between it that really is creating a very  
6 large mass on the site and on that hill. There's also a lot of trees on that hill. You don't have a  
7 tree plan yet, but I'm very concerned that that's going to create, just with the disturbance of  
8 construction, a lot of damage to peripheral trees, if not trees that are actually in the area of the  
9 construction.

10 And there's a lot of deck and terrace on the back with this pool. You know,  
11 where I see a more comfortable solution is something closer to what was presented the last  
12 preliminary, where there's an addition, and even closer to what we saw on the case we just heard.  
13 Something that runs an addition off the back of the house, much deeper onto the lot, possibly gives  
14 you space underneath that addition to park the garage so you don't have to modify this front one-  
15 story piece with what we think is the original garage. You could drive around that piece as you are  
16 in this current scheme and then park in the basement of the addition in the back.

17 Still possibly give you space to build terraces and a swimming pool. That would  
18 be much more concealed from view from Cumberland. Would be more concealed, you know,  
19 from the neighbors along Warwick and would preserve that hillside, which is very beautiful. A lot  
20 of those houses on Warwick have decks on the back, and one of the reasons why the chairman  
21 asked if those neighbors had been notified was because I'm pretty sure they're going to be  
22 concerned about that. And they might be here at the HAWP, you know, and if you haven't talked  
23 to them already, they may come and be very concerned about this. This thing imposing on their  
24 rear property.

25 So I think, I would direct you to go something closer to what you originally

1 presented, but that really starts to conceal this addition and all this structure to the back of the  
2 house and puts much less impact on the front and on the side.

3 MR. SWIFT: I think in my opinion the comments of Commissioners Coratola  
4 and Heiler I think were reasonable. I'd really like to see, I guess, these outbuildings worked much  
5 further into the ground to work with the site a whole lot more, and I think not replicating between  
6 the two of them would be appropriate. And also, I think the cross gable roofs are, just bring it all  
7 up too high and make it too strong on the site. So I think working more with the site and not  
8 against it could make this current proposal approvable. I would also be open, and I think I was in  
9 support or agree with that with more of a rear addition that Commissioner Kirwan proposed. I  
10 guess I'm open to both, but the current one, I think, really needs to work with the site a whole lot  
11 more instead of fighting against it.

12 MS. WHITNEY: Well, first of all, thank you for taking so much of what we said  
13 in the last preliminary into consideration. I can tell that you've really wrecked your brains on this  
14 and incorporated the things that we asked for. And particularly, thank you for repurposing the  
15 garage and not continuing to want to tear it down.

16 I believe that, just as a few others have said, that you have just a few too many  
17 roof lines going on here. A few too many ideas there, and that the fenestration needs to be  
18 tinkered with a little bit. It's so many window panes that it's really a little overwhelming. And  
19 don't forget that the window panes themselves will actually interfere with that beautiful view.

20 I think once you work out those two things that I would be happy with the design,  
21 so good luck on that.

22 MS. MILES: I am going to align myself primarily with Commissioner Kirwan's  
23 comments. I think that the most telling visual that we have is the colored visual on this slide. If  
24 you look at the original massing of the house and compare it to the amount of hardscape plaza  
25 constructed elements now, the house is subservient to all of these other pieces now. It's



1 surrounded on all sides by constructed elements, and it's not just that they're too large or too tall,  
2 the whole thing is just overwhelming, in my opinion, to the original massing of the house.

3 I don't know if I could endorse the garage in any way. I agree with commissioner  
4 Kirwan that this could be a rear loading garage in the existing building or an addition on the  
5 existing building, or even make the existing garage a garage. It could be two car lengths long. We  
6 don't have any floor plans. I don't really know what you're proposing to go behind it, but it's  
7 possible to even use what you've got. But I think that the front elevation as proposed now is  
8 dominated by a garage and a hyphen. And I don't think I could endorse that.

9 I would agree that the primarily rear facing addition is the superior way to go. I  
10 agree that there are fenestration issues and design issues that need to be addressed. But I think  
11 that, actually the best comment that I heard was from Commissioner Swift, who said that this  
12 design fights the site. And with all of the grade changes and retaining walls that will be necessary  
13 to create this vast plaza and two out buildings and everything else, it's just too much I think for the  
14 site.

15 Do you have any questions for us?

16 MR. DAVIS: Sure. I've got a couple.

17 MS. MILES: Okay, go ahead.

18 MR. DAVIS: And I'm guessing I'm not going to, you know, I'm not going to  
19 necessarily change your opinions, but I would like to maybe just kind of respond to a couple of  
20 the, you know, your last comment and the comment about moving some of the parking in the rear  
21 and going possibly totally in the rear.

22 You know, in going over some of your guidelines and that talked about, you  
23 know, the goal and the direction is not necessarily to limit the use of the owner's property and the  
24 enjoyment of the owner's property. It seems like there is a tremendous amount of property here,  
25 and you know, we've tried to be respectful in terms of the trees and buffers both on the front, as

1 well as there is a substantial amount of trees on the left side of the garage, the garage as proposed  
2 there.

3 There's one substantial Magnolia, no major hardwoods right in the immediate  
4 vicinity of the garage space. And it just seems that by taking the parking and any proposed drive  
5 back to the rear of the house and under the house, then further disconnects the house with the rear  
6 yard, and so it may not be really clear here but, it's a beautiful backyard. There is a tremendous  
7 amount of topography there, but there is an enclosed porch, and off of the enclosed porch there is,  
8 currently there is a patio there as well.

9 So, I'm not sure that we are, everything that's shown there is necessarily new. I  
10 think if we did a comparison between the existing footprint of the porch and the existing patio that  
11 is there, that maybe not counting the pool, the patio space is not more than, you know, increased  
12 by 50 percent.

13 And would love to see a development where the house is connected with a pool  
14 space and a rear yard space that a garage doesn't then become a buffer between, you know, the  
15 living and that rear yard space. So I'd like to hear maybe just, again, I don't plan to change your  
16 opinions but, you know, kind of a response to that.

17 MS. MILES: Well, I think you're going to have to take back to your next round  
18 to design what you've heard. I think we all saw the plans and we all saw what you proposed to do  
19 to what's there. And I think that people responded to that, and gave you some feedback. So I think  
20 you should take that in consideration, come back for another preliminary if you feel the need to,  
21 and work with staff to try to respond to the concerns that we've raised, because I think two and a  
22 half of us have pretty strong concerns, Commissioner Rodriguez, who was here last time, made the  
23 same kind of points about massing and the way that the proposal meets the land. I think you need  
24 the topo. I think it's really hard to understand how this is going to work on this site which is so  
25 dramatically graded. You know, I was expecting to see that this time, and especially with this

1 proposal for what amounts to a plaza. So I think you need, you've got some work to do to come  
2 back.

3 MR. DAVIS: Fair enough. Thanks.  
4



**FRONT ELEVATION**

**7412 CUMBERLAND AVE.**  
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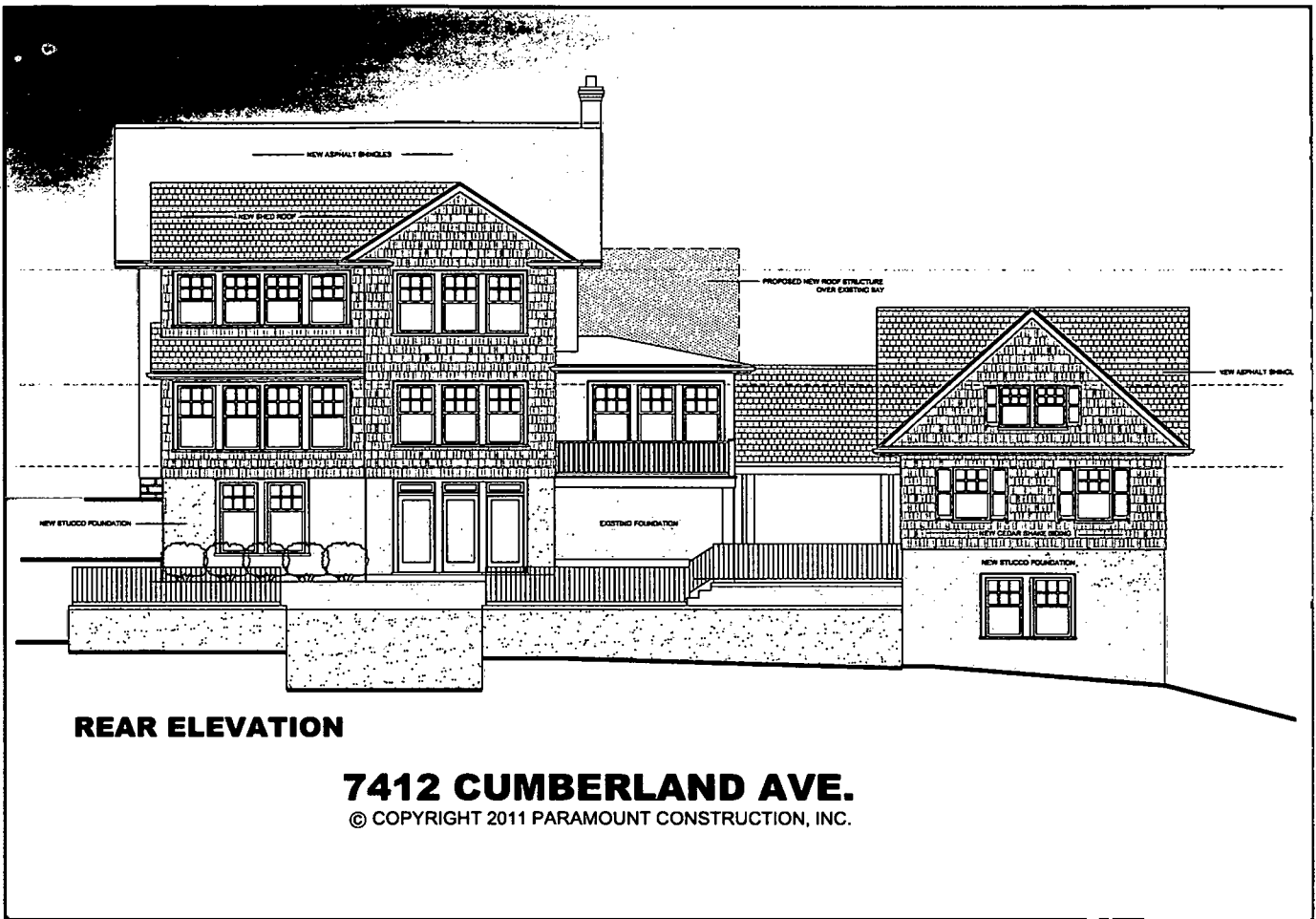
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**LEFT SIDE ELEVATION**

**7412 CUMBERLAND AVE.**  
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31  
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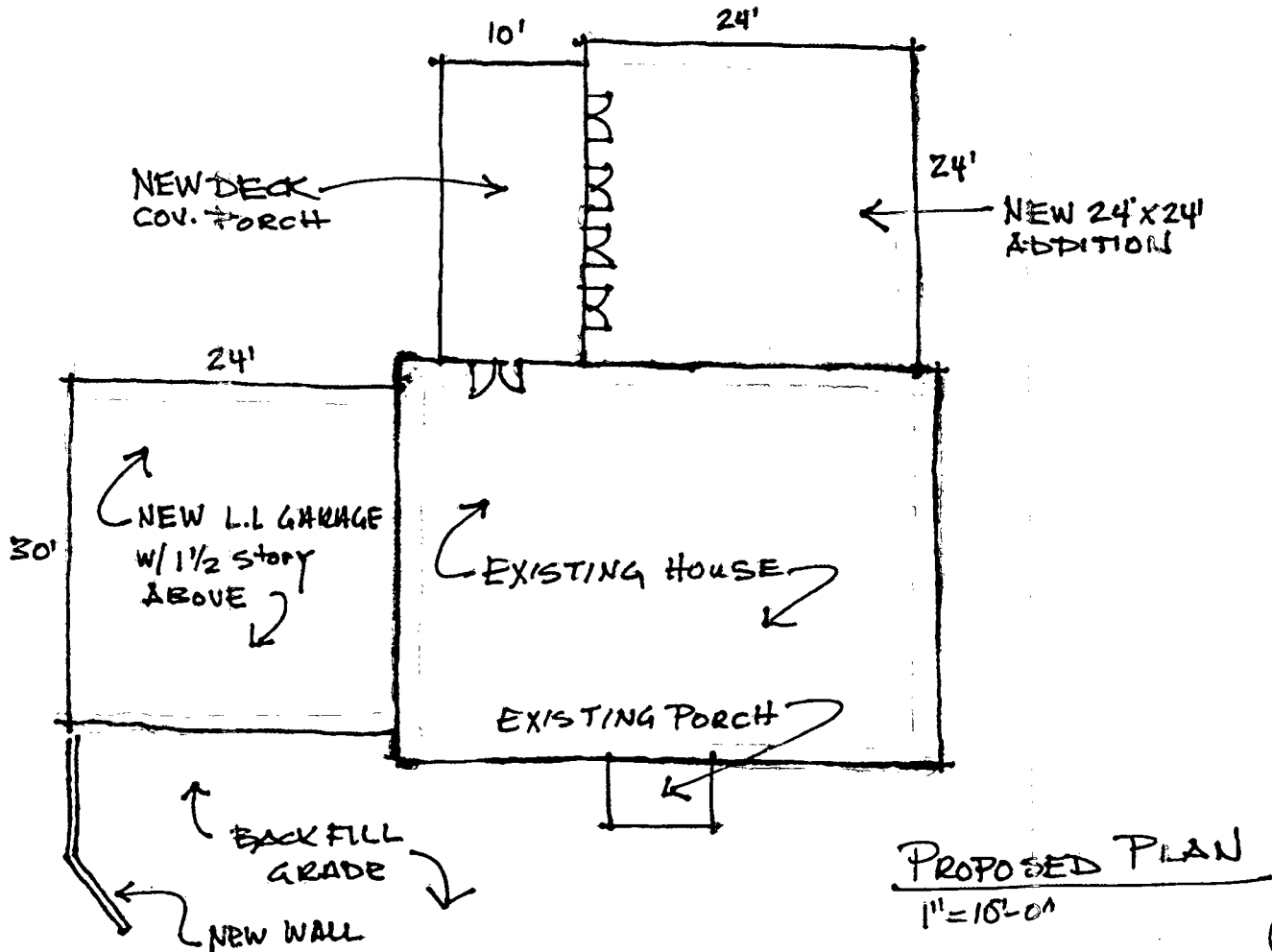
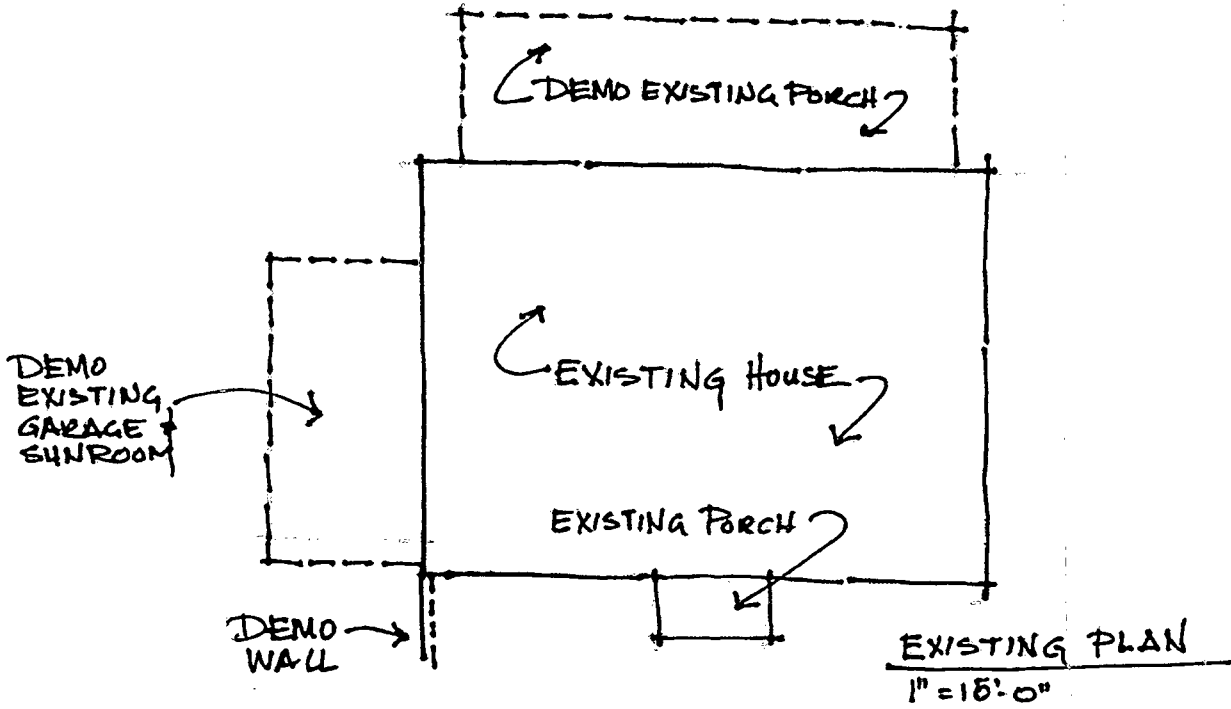
**REAR ELEVATION**

**7412 CUMBERLAND AVE.**

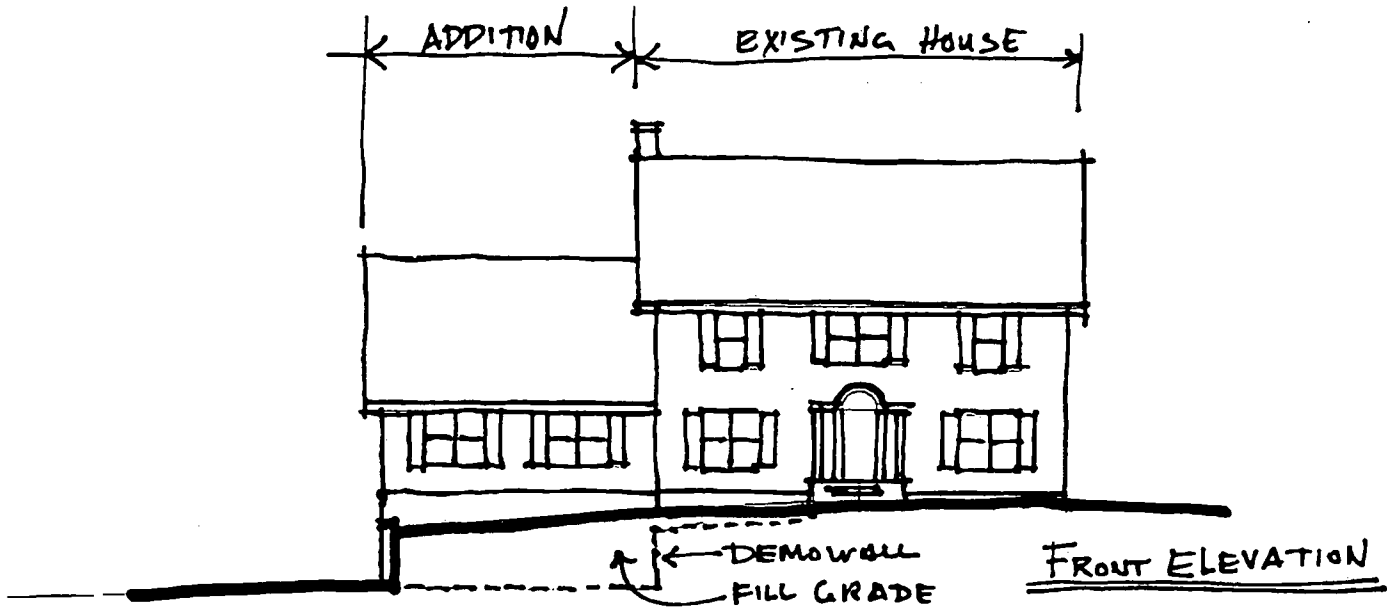
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32

4712 CUMBERLAND AVE



56  
13



4712 CUMBERLAND AVE.

REAR ELEVATION

57

14



## Fothergill, Anne

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**From:** Kevin Davis [kdavis@paramountconstruction.net]  
**Sent:** Friday, November 18, 2011 12:41 PM  
**To:** Fothergill, Anne  
**Cc:** Fothergill, Anne; Fothergill, Anne  
**Subject:** 4712 Cumberland Ave Plans  
**Attachments:** Cumberland Front Elev11.18.11.pdf; Cumberland Left Side Elev11.18.11.pdf; Cumberland ML 11.18.11.pdf; Cumberland Rear Elevation 11.18.11.pdf; Cumberland Right Side Elev11.18.11.pdf; Cumberland Site 11.18.11.pdf; Cumberland UL 11.18.11.pdf

Hi Anne,

Attached are revised plans based on our conversation earlier this week. These are for the next early December (6th?) meeting. We did discuss here, and would like to leave this as a Preliminary Review.

I don't have a cover letter at this time, but it sounded like you would take care of the description of revisions.

1. As a result of the topo being several feet steeper on the left side than originally thought based on the completed topo survey we would like to provide access and detached garage on the right side.
2. This new approach will be more kind to the existing trees.
3. We would like to do a connecting drive between the two drives in a circular drive form/concept.

Please let me know if you have any questions or comments.

Thanks!

Kevin



DPS - 88

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kevin Davis

Daytime Phone No.: 240-372-9776

Tax Account No.: 00535907

Name of Property Owner: Roxane Dubois Daytime Phone No.: 301-652-0340

Address: 4712 Cumberland Ave Chevy Chase MD  
Street Number City State Zip Code

Contractor: PARAMOUNT CONSTRUCTION INC Phone No.: 301-330-9880

Contractor Registration No. 42032 - MHC

Agent for Owner: Robert Maggin Daytime Phone No.: 301-370-6463

**LOCATION OF BUILDING/PERMITS**

House Number: 4712 Street: Cumberland Ave

Town/City: Chevy Chase Nearest Cross Street: Warkick Place

Lot: 7 Block: 3 Subdivision: Somerset Hqts.

Lot: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimator: \$ \_\_\_\_\_

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.

[Signature]  
Signature of owner or authorized agent for PCI

9/1/11  
Date

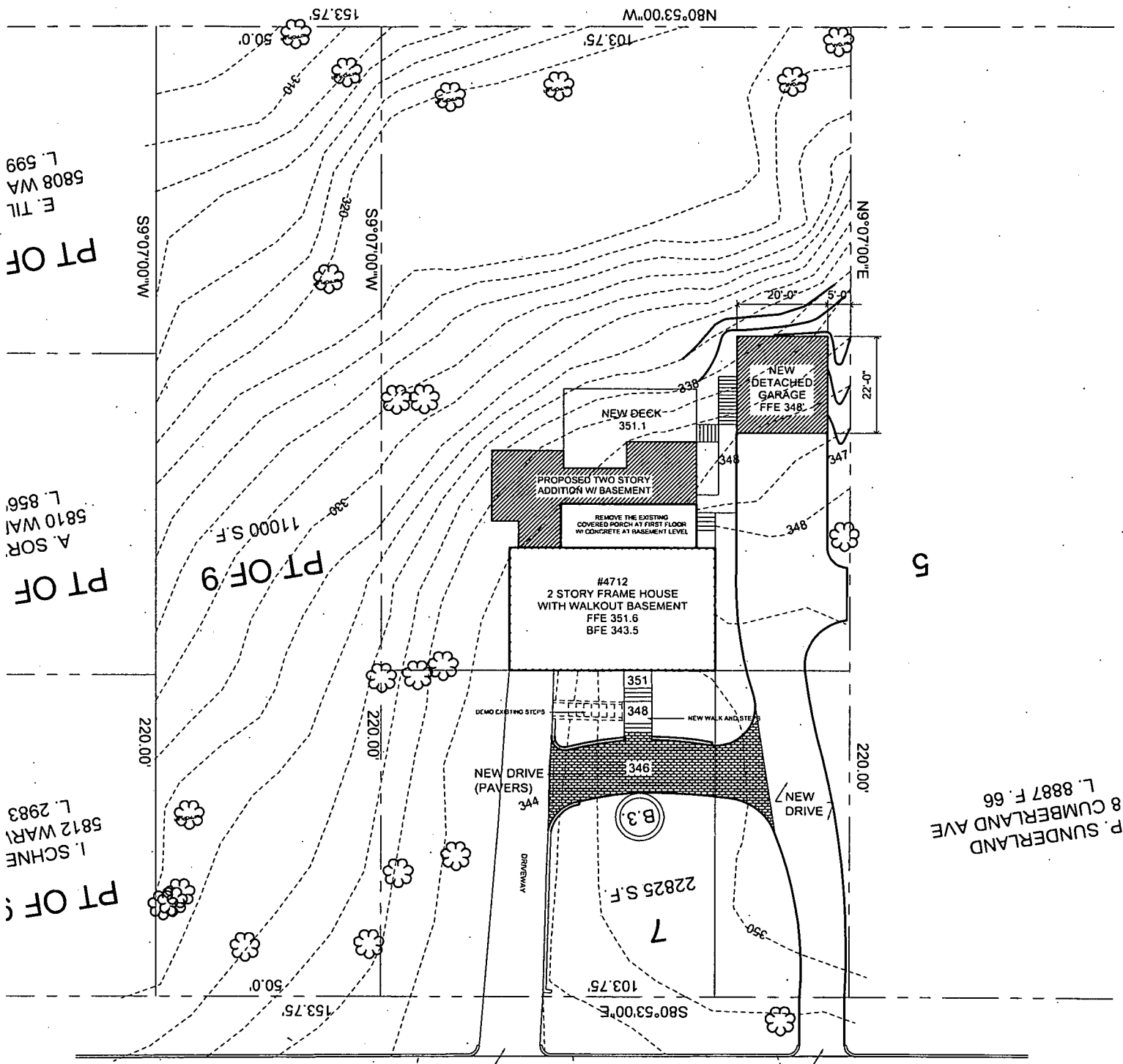
Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No. \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

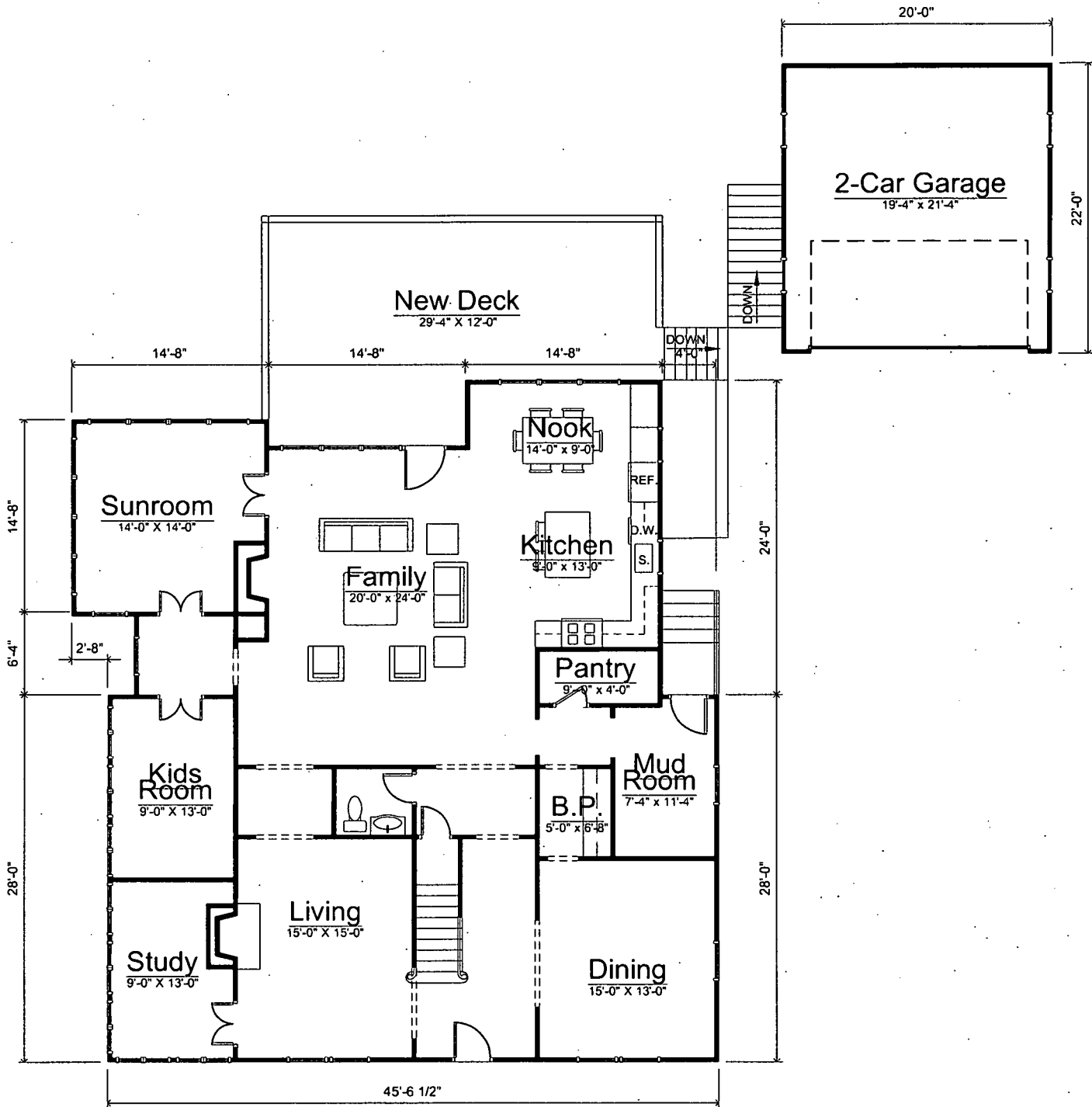
6



CUMBERLAND AVENUE

# 4712 CUMBERLAND AVE.

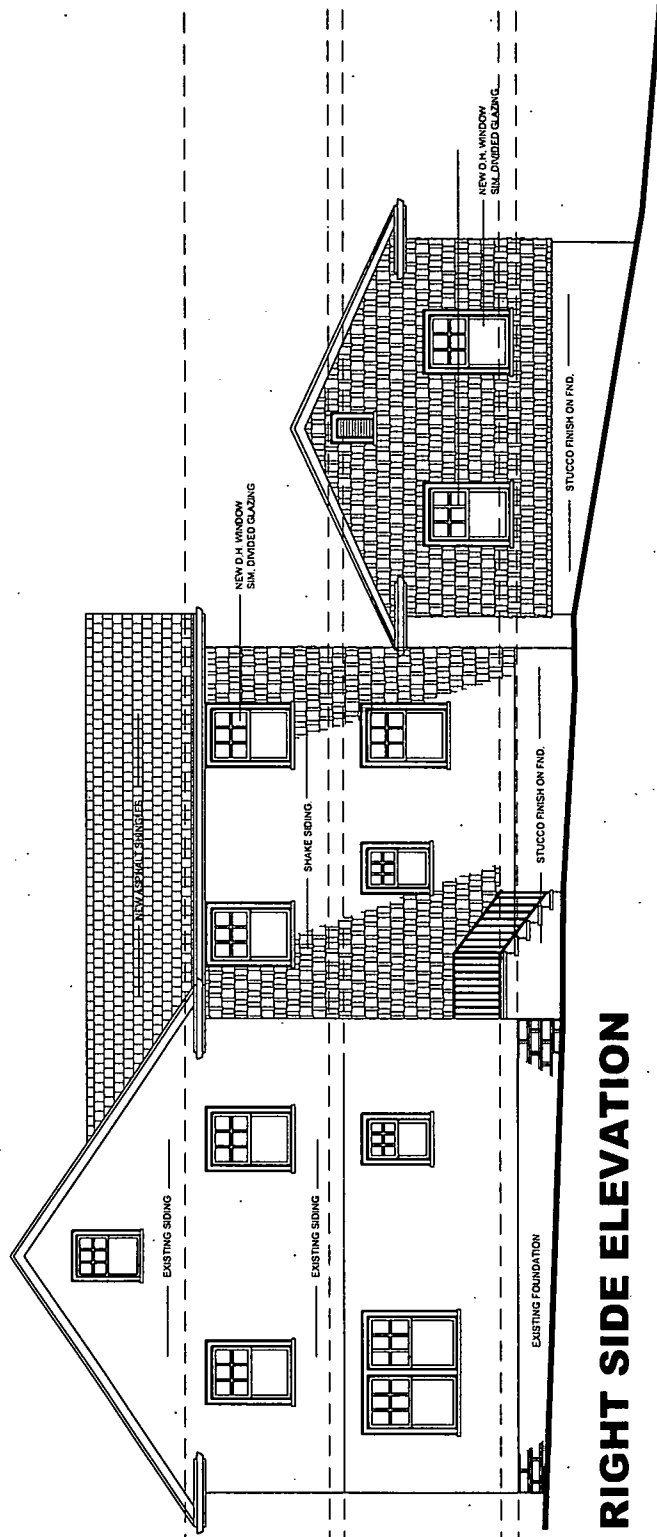
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# 4712 CUMBERLAND AVE.

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- 1801 S.F. EXISTING FOOTPRINT UNDER ROOF
- 2185 S.F. PROPOSED FOOTPRINT UNDER ROOF
- PLUS 440 S.F. PROPOSED DETACHED GARAGE
- (REMOVE EXISTING REAR COVERED PORCH APPROX. 300 S.F. AND CONVERT TO NEW SPACE)



EXISTING SIDING

EXISTING SIDING

NEW ASSEMBLY BRICKS

NEW 6' H WINDOW  
SIM. DIVIDED GLAZING

SHAKE SIDING

EXISTING FOUNDATION

STUCCO FINISH ON FND.

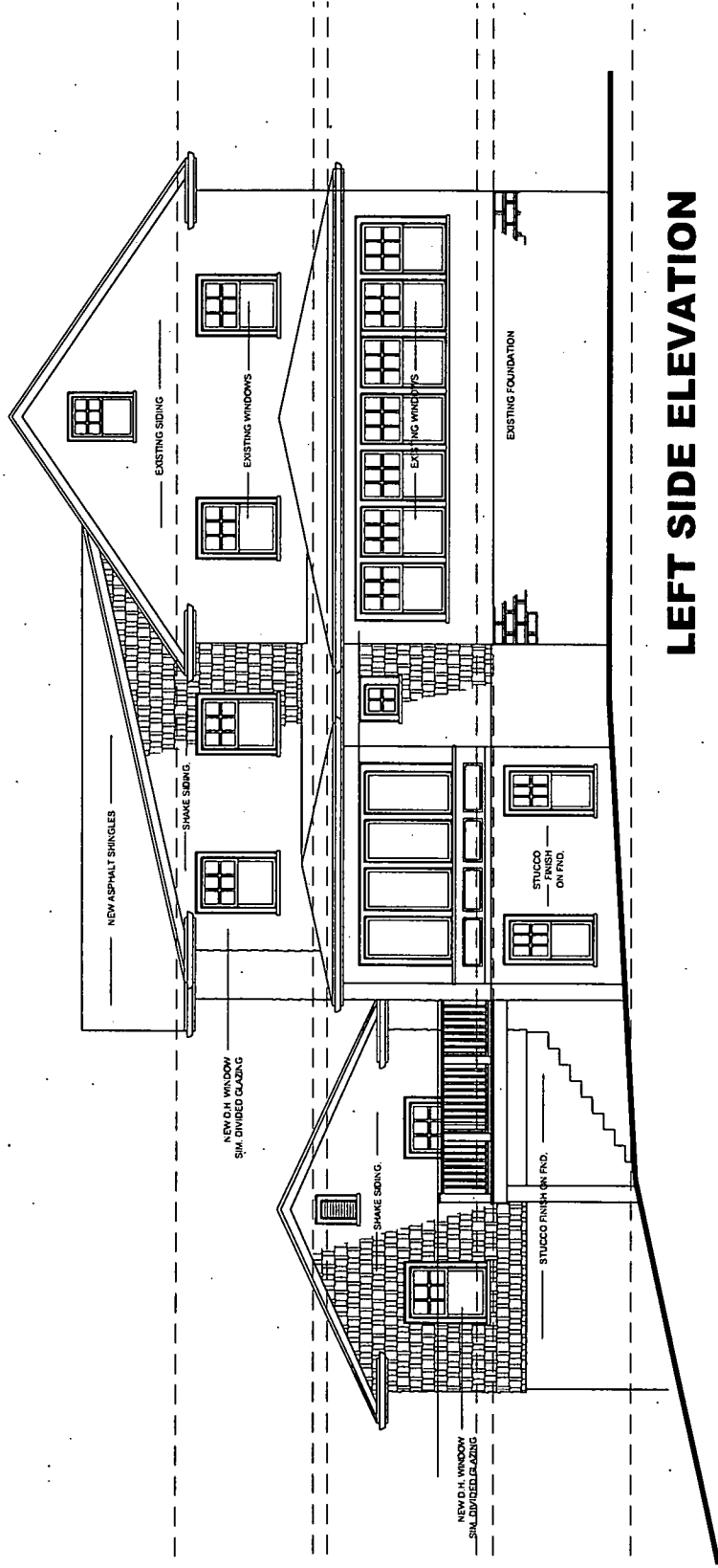
STUCCO FINISH ON FND.

NEW 6' H WINDOW  
SIM. DIVIDED GLAZING

**RIGHT SIDE ELEVATION**

**4712 CUMBERLAND AVE.**

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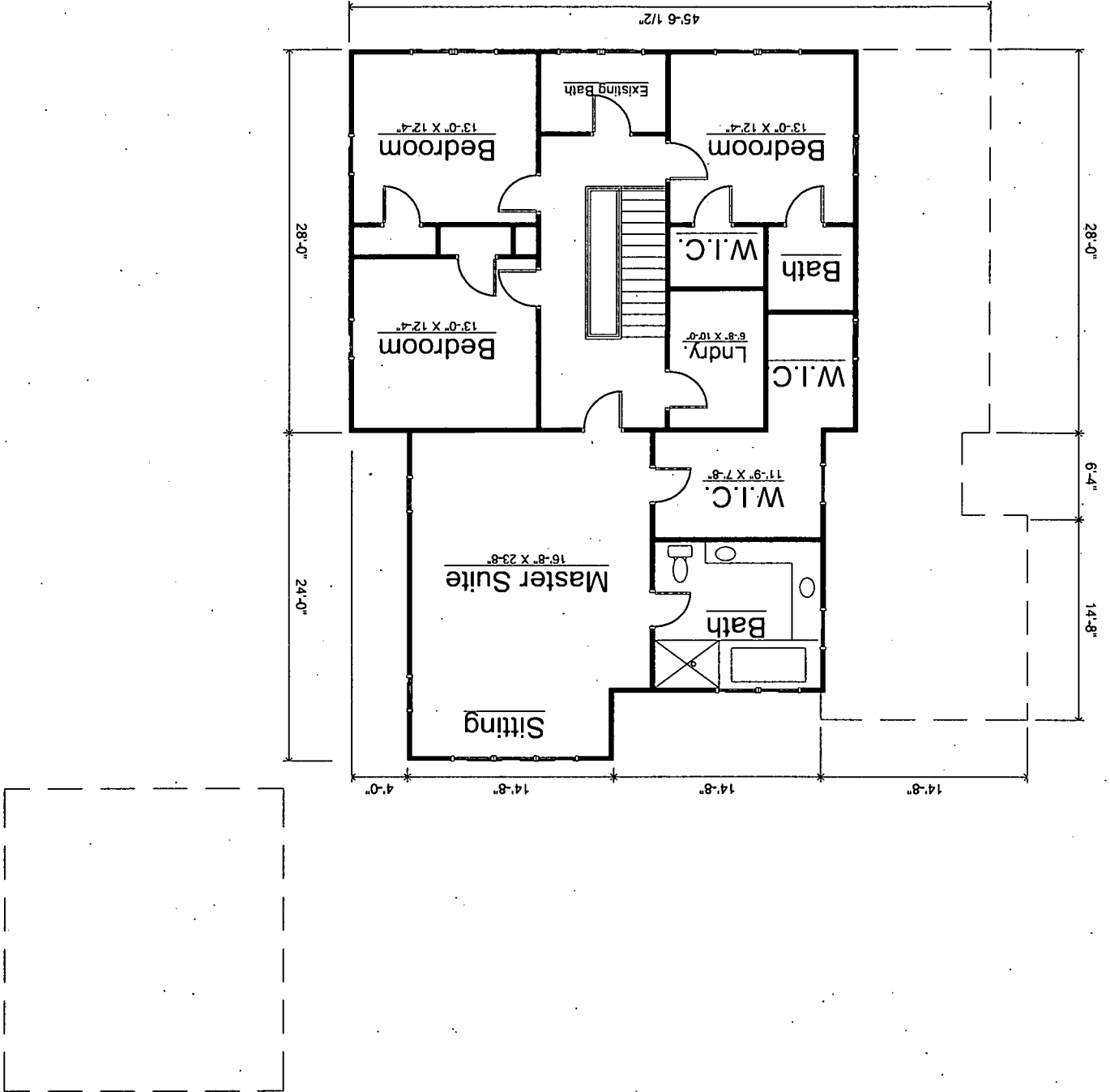


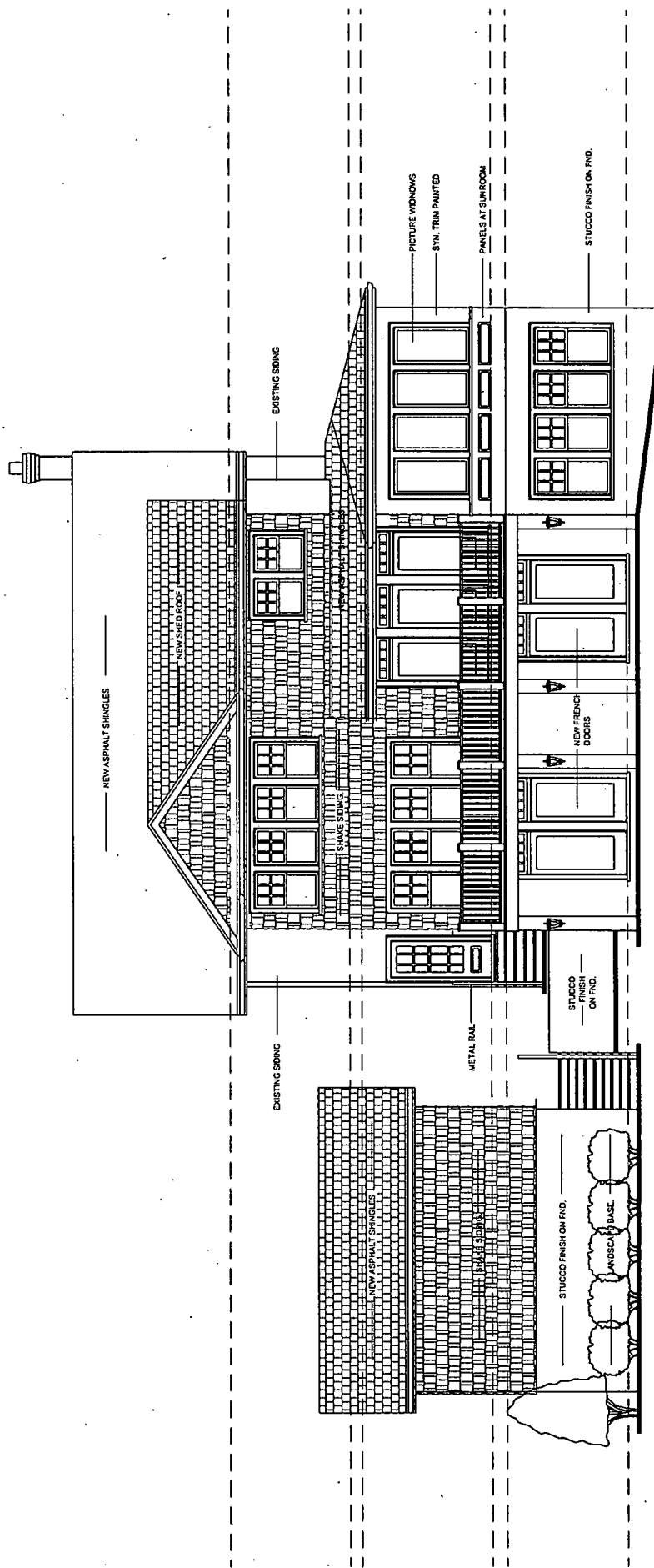
**LEFT SIDE ELEVATION**

**4712 CUMBERLAND AVE.**

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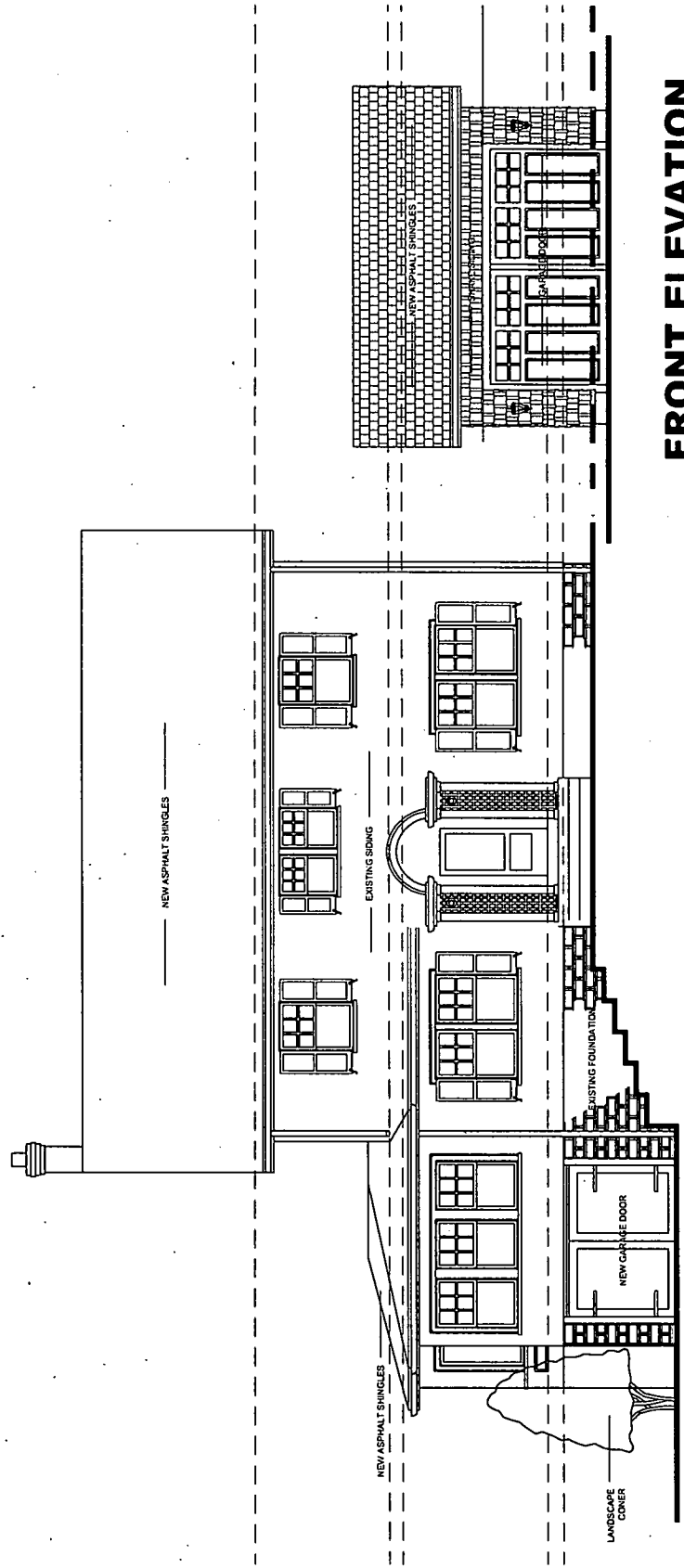


**REAR ELEVATION**

**4712 CUMBERLAND AVE.**

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**FRONT ELEVATION**

**4712 CUMBERLAND AVE.**

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**4712 Cumberland Avenue  
Project Specifications**

- Foundation Material:** Existing foundation is brick. Proposed foundation material would be a stucco finish.
- Siding Material:** Existing siding is horizontal lap siding. Proposed siding would be horizontal siding to match thickness and profile of existing siding.
- Windows:** Proposed windows would be double hung with divided lights to complement existing double hung windows.
- Roofing:** Existing roofing is asphalt shingles. Proposed roof to be asphalt shingles. Would like some direction for replacing all the existing shingles at time of addition.
- Exterior Trim:** Proposed trim would be synthetic wood painted with size and scale of trim to complement existing painted trim.
- Driveway:** Proposed drive would be asphalt and tie into existing asphalt drive.

11 54



REAR OF HOUSE AT PORCH



LEFT SIDE OF HOUSE

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

|                     |   |                       |                 |
|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 4712 Cumberland Avenue, Chevy Chase                 | <b>Meeting Date:</b>  | 9/27/11         |
| <b>Applicant:</b>   | Roxanne Dubois (Kevin Davis, Architect)             | <b>Report Date:</b>   | 9/20/11         |
| <b>Resource:</b>    | Contributing Resource<br>Somerset Historic District | <b>Public Notice:</b> | 9/13/11         |
| <b>Review:</b>      | 2 <sup>nd</sup> Preliminary Consultation            | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | N/A   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Construction of addition, garage and guest house and pool and other alterations

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**STAFF RECOMMENDATION**

Staff recommends that the applicants make revisions based on the HPC's comments and return for a HAWP.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Somerset Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1929

**BACKGROUND**

The HPC reviewed a proposal in May 2011 submitted by the architect of the current proposal whose company was the contract purchaser of the house at that time. Now the owner is submitting a different proposal for the Commission to consider. In the previous plan, the proposal was to remove the existing integrated garage and room above and construct a side addition. The HPC did not support the removal of that original feature of the house. Also, the Commission was concerned that the rear addition was too large and that with the side addition there was too much being added to the house overall. See transcript in Circles 35-50. Plans from the 1<sup>st</sup> Preliminary Consultation are in Circles 51-54.

**PROPOSAL**

The applicants are proposing to remove the rear (south) screened porch and construct a two-story 18' x 30' (approximately) rear addition. They propose a 22' x 24' 1 1/2 story rear loading 2-car garage at the left of the house. In order to be able to construct a garage in this location, they propose an enclosed hall across the driveway which will be extended around the east side of the house. They also propose a guest/pool house of the same dimensions and design directly behind the garage with a paver courtyard between the two buildings. They propose a new deck off the east side of the rear addition with steps down to a proposed patio and swimming pool. An additional proposal seen on the plans is to construct a new gable roof form over the existing east side sun room above the garage.

The proposed materials are a stucco foundation, cedar shake siding existing, wood double hung windows

with simulated divided lights, and asphalt shingle roofing to match the house. They propose a new garage door on the existing garage (material not specified). The applicants plan to replace the existing asphalt shingle roof with a new asphalt shingle roof on the historic house, which will not require HPC approval.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 one 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:***

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

Standard # 10: New additions and adjacent or related new construction will 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**

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

### **Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Preserve mature landscape and trees, and natural vegetation when feasible.

- 10.1 Maintain historic trees and shrubs.
  - A champion, species, or mature trees should not be removed unless the tree is dying, dead, diseased or poses a safety hazard to the residents or public.
  - If proposed new construction is adjacent to or within the drip line of any tree six inches in diameter or larger, an accurate tree survey must be filed with the application. The tree survey must indicate the size, location, and species of trees.
  - Removal of trees of more than six inches in diameter require a permit and must be reviewed by the Historic Preservation Commission. Other county and municipal ordinances may also apply.
  - If a tree is cut down, at least one replacement tree, of a similar kind should be replanted in its place, unless it would damage the house.
  - Replacement plant materials should be similar in kind, size or equivalent massing to the plants removed

### **DRIVEWAYS**

When parking was originally introduced to most historic areas, it was an ancillary use and was located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking - which includes driveways, garages, and garage doors - should be minimized. Historic driveways should be preserved.

11.1 Preserve a historic driveway where it exists.

- The orientation of a driveway on a site should be preserved.
- The original driveway design should be preserved. For example, if the driveway has two paved driving strips with turf between the strips, when replacement is needed, a new driveway should take this design.
- The design and layout of bricks or pavers should be preserved.
- Original materials should be preserved and repaired when possible.

New driveways should have compatible materials and a minimal square footage.

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Consider installing two paved strips with turf between them instead of a single, wide paved surface.
- Large areas of paving are inappropriate.
- Plain asphalt or black top is discouraged.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.

- New driveways should be sited to the side or rear of the primary structure.
- Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate

A retaining wall should be stepped, clad, finished or articulated to reduce its visual mass and scale.

13.2 Retaining walls should follow the natural topography and be articulated and finished to minimize visual impact.

- Use native rock or other masonry that conveys a sense of scale and blends in with the surrounding context.
- Where a taller retaining wall is needed, a series of terraced or stepped walls is preferred.
- Screen retaining walls with landscaping, such as trees and shrubs.
- Concrete retaining walls faced with stone are preferred over undressed concrete.

The applicants have responded to a number of the Commission's concerns from the first Preliminary Consultation. The proposed rear addition is smaller than shown in the first design and is compatible in scale with this house. The removal of the rear screened porch and the construction of a clearly differentiated rear addition is in keeping with the *Guidelines*. The proposed roof ridge is lower than the historic block's roof ridge and the original west (right) and east (left) corners of the house will remain visible. There was some discussion at the first Preliminary Consultation about the rear addition's visibility from Dorset Avenue and the applicants have provided photos of the very limited visibility of this house from the block behind.

The applicants also responded to the Commission's feedback that the existing garage and room above it on the east side of the house should remain and not be removed to construct a side addition. The applicants now propose to leave that block of the house intact. They propose to replace the non-original garage door with a new door, which would be an appropriate change. Staff does not support the change in roof form over the east side garage and sun room unless it is determined that the existing roof form was not the original form.

At the Preliminary Consultation, the Commission was concerned about constructing both a side and rear addition on this house. It was suggested that perhaps the side addition/garage could be pulled off the house and appear as a separate structure but with a breezeway type connection so that it complies with

zoning restrictions. The applicants are now proposing a 1 ½ story garage set back 16 feet from the front plane of the house and 14 feet to the east of the house. In order to be able to construct this garage in the side yard it has to be connected to the house and they are proposing to build an enclosed hallway from the first floor of the house to the second floor of the garage over the extended driveway. Depending on how light and transparent this connection can be, this may be a good solution for the new garage on this property. Staff would recommend perhaps more glazing in this connection instead of the half round window. Staff recommends that the Commission provide guidance on suggestions for changes to this connection piece.

The applicants are also proposing a pool behind the house, which is generally allowable behind historic houses. They propose a guest house/pool house that will be located directly behind the garage and with the same design and dimensions. Between the two buildings is a large paver courtyard that allows cars access to the rear-loading garage and if that can be reduced the applicants should do that. Both the garage and pool house have 528 SF footprints and the Commission may recommend that they be reduced, especially in width as they face the street, so as to appear smaller and less boxy. The applicants didn't provide second floor plans for the two buildings, but if they need a second floor perhaps the applicants can incorporate dormers to reduce the overall size and mass of the two buildings. The guest house has a finished basement level but because of the slope of the yard the rear and east side of the building will have very tall foundation walls. Staff recommends that the applicants try to build the new buildings into the slope so that they are lower to the ground. In fact, the large number of retaining walls and railings needed for this much new construction on this landscape may be problematic and staff encourages the applicants to consider how they might mitigate this issue.

The materials proposed are compatible and appropriate for this house. The chimney is not shown on the side elevation but is on the front so it appears to be just an oversight. The chimney should be retained and shown in future plans. The applicants should provide the HPC with information on any trees that will be impacted by the construction.

Overall, the applicants have made a number of constructive changes to this proposal in terms of impacts to the historic house. Removing the large side addition and retaining the original garage and the room above are significant improvements to the plan. Additionally, the proposed rear addition is now an appropriate size and defers to the original house. Because this lot is large and the house is relatively small in terms of the lot and neighboring houses it is possible that this property can handle this amount of additions/new construction without having a negative overall impact on the house or district. While it might have been preferable to site any new buildings further back behind the house to lessen visibility and impacts to the house and streetscape, it would be difficult to push back any more. While it is a large lot, there is significant drop-off both behind and to the left (east) of the house the buildable area is limited.

At the Preliminary Consultation the HPC should provide the applicants with feedback and whether they support the:

- 1) construction of a 2-car garage at the east side of the house with the enclosed connection over the driveway
- 2) construction of a pool house/guest house directly behind the garage
- 3) materials, design, scale and size of proposed additions and new buildings
- 4) other proposed construction—pool, courtyard, retaining walls and railings

#### **STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's comments and return for a HAWP.



1 **HPC Meeting Transcript May 25, 2011**

2

3

4 MS. MILES: Okay, we have one more matter to consider that is from the  
5 community and that is the preliminary for 4712 Cumberland Avenue in Chevy Chase. Would the  
6 applicants please come forward?

7

8 MS. FOTHERGILL: This is a preliminary consultation for 4712 Cumberland  
9 Avenue in the Somerset Historic District. It is a colonial revival house constructed in 1929 and it  
10 is a contributing resource to the historic district.

11 The applicants are proposing to remove the east side attached one car garage  
12 and the room above it and construct a new 24 x 30, one and a half story addition. The addition  
13 will have a shed dorm off the rear and a two car garage below that will be accessed from the  
14 east side of the house. They also propose to remove the rear south screen porch and construct  
15 a two story, 24 x 24 foot rear addition and they propose a new covered porch or deck off the  
16 east side of the rear addition. The existing driveway would be removed and a new driveway  
17 would be re-routed around the east side and the current retaining wall in the front of the house  
18 will be removed and there will be a new retaining wall at the front.

19 The proposed materials are stucco, veneer foundation, wood siding to match  
20 the existing, wood double hung windows with simulated divided lights, asphalt shingle roofing,  
21 paintable synthetic trim, and an asphalt driveway to connect to the existing asphalt driveway  
22 and apron.

23 And then, the applicants were discussing replacing the existing asphalt roof with  
24 a new roof which would not require HPC approval if it went from asphalt to asphalt.

25 The applicants are contract purchasers of the property and they recognize that  
these are very schematic plans and that floor plans weren't provided, but the idea is that they  
need to get a sense of whether the Commission can support the changes to this house, the

1 removal of the side addition, I mean, the side block specifically, and then the addition of the side  
2 and rear additions. And, staff discussed in the discussion about that east side garage and the  
3 room above it and whether or not this is an original feature and the analysis is inconclusive but  
4 the applicants are not arguing that it is not original. So the Commission will, sort of step one,  
5 need to determine whether they support the removal of that side garage and the room above it,  
6 and then the construction of an addition in that location. If the Commission determines that  
7 that's a character, defining feature in this house then it's unlikely that it's removal would be  
8 allowed using the applicable guidelines.

9 Staff discussed with the applicants the idea of putting a bulk of the addition  
10 behind the house where it would have less visibility and less overall impact on the house and  
11 district but the applicants have pointed out that there's a significant drop off behind and to the  
12 east of the house which limits the buildable area. Staff noted that in certain cases the  
13 Commission has allowed the alteration or removal of an original feature even if it's visible from  
14 the street if it's determined to not be a character or defining feature; and the Commission has  
15 also allowed, in certain cases, new side additions to contributing resources. So that would sort  
16 of be the first part of the discussion that needs to happen.

17 In terms of the side addition, as proposed, it is one and a half stories which  
18 allows it to defer to the historic block and the historic house still reads, and staff suggests that  
19 the side addition be reduced in size so that it has a smaller footprint. It is quite a large side  
20 addition as proposed.

21 The other item for discussion is the proposed attached garage on the east side,  
22 a two car garage. It would be on the side, not on the front, but it is attached to the house  
23 whereas the Commission and Historic Preservation guidelines generally support, if a new garage  
24 is to be constructed, that it be a detached garage behind the historic structure. Again, there are

1 topography and site constraints that are driving that and deterring a detached garage at the  
2 back of the property.

3 The other suggestions staff made are that we would recommend that the  
4 driveway be as narrow as possible and a permeable, perhaps permeable pavers or exposed  
5 aggregate concrete strips or grasscrete or another material other than a large new asphalt  
6 driveway.

7 So overall, while this house is not the oldest house in Somerset Historic District  
8 or one of the most prominent houses, staff is still concerned about the overall impact of two  
9 large additions to this house. You know, if perhaps they were proposing only the side addition  
10 or only the rear addition, there would be less impact overall to the historic house and to the  
11 historic district. Staff recommends that if this continues, that the east side addition be reduced  
12 in overall size, especially its width. So, because they are looking for feedback, staff recommends  
13 that the Commission give them guidance on specifically the removal of the rear screened porch,  
14 construction of a two story rear addition, removal of the east side garage and the room above,  
15 construction of the one and half story side addition in that location, the two car attached garage  
16 at the east side, and then overall the materials, design, scale, and size.

17 And I have a few photos to show you but I couldn't walk around the property so  
18 they're not particularly detailed. Here's an aerial shot. Here is from the street, property is  
19 fenced off. This is again, from the street, and so there you can see that's the garage and the  
20 room above it that in this proposal would be removed. And then this is just going around, you  
21 can see that side room and the garage side wall below it. This is the other front corner. There's  
22 a rear view. Again, that screened porch would be removed and a two story addition would be  
23 constructed. I have nothing further.

24 MS. MILES: Thank you. Does anyone have any questions for Anne, and I want  
25 to say initially that the applicant also asked if we could consider an alternative proposal. The

1 request was made very late in the day and staff was not able to fully vet that proposal which is  
2 for a subdivision. So, we are not going to consider that alternative tonight because there was not  
3 adequate time for a full review by staff, however, I would just tell you that the preliminary  
4 review of the applicable history shows that there has been no infill or subdivision within  
5 Somerset since there has been a historic district on Somerset as a subdivision.

6 So, does anyone have any questions for Anne?

7 MR. CORATOLA: I do. Anne, in the photographs, it appears that the foundation  
8 material, the main house and the garage addition, are the same?

9 MS. FOTHERGILL: I believe the application says that it is brick but I couldn't see,  
10 other than this view, could you see a foundation material?

11 MR. CORATOLA: There was another front view.

12 MS. FOTHERGILL: Oh, yeah. Can you see?

13 MR. CORATOLA: Behind the bushes it kind of looks like it's the same --

14 MS. FOTHERGILL: Yes, I believe in their application --

15 MR. CORATOLA: -- material.

16 MS. FOTHERGILL: -- they refer to it being -- oh, here. Existing foundation is  
17 brick. Proposed foundation material would be a stucco finish. I couldn't walk around so I can  
18 only look at the photos.

19 MS. MILES: Any other questions for staff?

20 Okay, the applicant, you can either respond to questions, you can make a  
21 presentation. You'll have seven minutes. How would you prefer to proceed?

22 MR. MAGGIN: (Indiscernible.)

23 MS. MILES: Okay, could you turn on your microphone and both of you identify  
24 yourself.

1 MR. MAGGIN: Sorry. Rob Maggin, contract purchaser. I guess make a  
2 presentation. I guess I can ask some questions too?

3 MS. MILES: I think it would be preferable if you made a presentation.

4 MR. MAGGIN: Okay.

5 MS. MILES: And we will respond to things you raise.

6 MR. MAGGIN: Okay, fair enough. I'll --

7 MR. DAVIS: Kevin Davis, the architect for the applicant.

8 The proposal that you see here is one of basically two things that we're looking  
9 at doing. One is that we're looking at doing obviously some, some modifications and some  
10 improvements to, to the property here and the primary reason for being here is to ask for your,  
11 you know, your input and your guidance here. Clearly, as we're talking with the staff about  
12 direction and where we should go with this, we talked about going in one or two directions.  
13 Here, the proposal is going with additions in, in two directions and the primary reason, one of  
14 the primary reasons, is that we're not exactly certain that the existing garage and room over the  
15 garage with its flat roof was a contributing, defining character of this period and this style. So  
16 looking for a little bit of clarification there.

17 And with that said, there's a little bit of room to that side before the topography  
18 continues to go down. It slopes there to the left considerably and there's a little bit of room on  
19 the back where the screened porch is but, again, it does drop very drastically on the back, back  
20 of the property. We looked at some guidelines that the Board, I guess, has published and it  
21 looked like the preference was to be in the back and taking new structures and connecting those  
22 new structures to the existing structure in a smaller scale but with a connecting wing or, or  
23 structure, and again, the topography if this site is a little bit challenging along with the not so

1 clear that the garage and room over the garage is, is something that the Board would feel like  
2 really needs to, needs to stay and couldn't be slightly improved upon.

3           Clearly, the home and the value of the home, if we can look at some additional  
4 garage parking and garage space here, that's one of our goals which is what's proposed. I guess  
5 that's on the east side. And then, some more living and family space is what's being proposed  
6 primarily on the back south side of the house. We certainly can come back and clarify what the  
7 materials are on the foundation and if, if there's two different materials for that foundation or  
8 one material, we can, you know, do our best to match what's, what's, what's constructed there.

9           So, again, it's primarily looking for some direction as we're developing our, our  
10 conceptual plans and, and mostly -- at this point, we're looking at it as a massing study and feel  
11 like it would be possible on the, you know, how we think the main concern here would be the  
12 east side. It would be possible to, if staff is looking for something a little bit smaller, to work  
13 with something possibly a little bit smaller than what we have here, but to do something that's  
14 actually more in character with the primary structure as a secondary structure on the east side  
15 there. And, hopefully it's clear in what we put here as that the front loading garage with the  
16 gray that's been cut out there with the retaining walls, we're really looking at trying to make  
17 that a little bit more natural where that wouldn't be a primary feature on the front of the house,  
18 I mean, that's, you know, simple as it gets there where that wall would, would move further to  
19 the east and we would fill that, that front yard in a little bit more; and certainly open to other  
20 materials for driveway, you know, driveway materials.

21           MS. MILES: Thank you. Does anyone have any questions or reaction?

22           MR. RODRIGUEZ: Have you done any surveys, the (indiscernible) of this house  
23 and these features?

1 MR. DAVIS: The process of the survey work is in process and, you know, we  
2 talked about waiting until that is in place so that we can, you know, further demonstrate what  
3 that is, but given the structure of kind of our time and our schedule, we really wanted to, you  
4 know, come, come in here as early as possible and, and get some, some preliminary feedback.

5 MS. MILES: Commissioner Jessen, would you please provide some feedback?

6 MR. JESSEN: It's Kent, right?

7 MR. DAVIS: Kevin.

8 MR. JESSEN: Sorry?

9 MR. DAVIS: Kevin.

10 MR. JESSEN: Kevin?

11 MR. DAVIS: Yes.

12 MR. JESSEN: Thank you. It's true, I think the side addition normally is not  
13 preferred. We prefer it in the back, but I understand the topography of this site; and in addition  
14 to that, given this particular case with the ridge line running east/west, the natural kind of  
15 expansion of this house would be to the east, I think, where you've got it. I do like the fact that  
16 the garage doors are on the east side, not facing the street, and I suspect that this would be a  
17 complimentary piece to the house, a secondary piece, but it would be informed by sensitive to  
18 the historic nature of the house.

19 MR. DAVIS: Exactly.

20 MR. JESSEN: But I think you said it's possible you could maybe look at it a little  
21 smaller. I see it's 24 feet deep. I'm looking at the width from the front. Is that possible that  
22 could be, say, 20 feet? I mean, can you still fulfill your functional requirement, a garage, in 20  
23 feet instead of 24?

24 MR. DAVIS: Twenty feet is, is difficult these days. Twenty-two feet would be, in  
25 our world, kind of a compromise. Where 24 feet is ideal, 22 feet is, is workable. Twenty feet is

1 very, is very tight, although, you know -- and when I mentioned smaller, I was thinking 24 to 22  
2 as well as, as if the front to back was a concern, but --

3 MR. JESSEN: Okay. I appreciate what you've done here. It's a very quick  
4 schematic and it's a very quick look, you know, it's not detailed but I understand what you're  
5 trying to do and I think it could be, in some ways, an improvement --

6 MR. DAVIS: Okay.

7 MR. JESSEN: -- to the house. Appreciate it. Thank you.

8 MR. TRESEDER: You know, this legend 29, I believe it says the house was built  
9 which would have been just at the introduction of autos so there is a chance that this is an  
10 original garage. I know over in Garrett Park, you know, the same time, there were a lot of  
11 houses built with garages for the small Model-T's and Model-A's and they fit just fine in these  
12 small garages. So, ironically, if someone were trying to add this garage on this historic district,  
13 we'd object to it being visible from the front and not being appropriate. It's a good chance that  
14 this is, if not original, at least very close to original and as such, I think it is important to maintain  
15 it. You were not necessarily need to maintain its function.

16 Personally, I couldn't approve this side addition. I agree the side addition is an  
17 important one and I agree that given the lot configuration, with all the space to the side, even  
18 though we don't normally approve side additions, I think given the proportions of the lot, a side  
19 addition is approvable; but I don't think I could approve even a smaller version of this addition  
20 plugged onto the house because of the mass and how it would outweigh it. I think it would have  
21 to be, in my opinion, pulled away from the house as more of a free standing object. Now I  
22 understand from a zoning point of view, again, the irony is you cannot have a free standing  
23 structure within the front yard or the side yard. It has to be in the back yard. So technically it  
24 has to be physically linked to the house to meet the zoning requirements, but I would think  
25 there'd be some way to accomplish that within the zoning rules and pull the mass of this far.



1 enough away from the house that it would be much more as a separate structure and not -- and  
2 also, at the same time, preserve the existing garage structure using that as some kind of linker,  
3 connector, to the side addition. So that's the only kind of side addition that I could see  
4 approving. I couldn't approve one such as you sketched up here.

5 MR. DAVIS: Can I respond with a question or two? I'm not sure but I believe  
6 that a connection with a roof structure may allow a detached structure, you know, to, to be on  
7 that side.

8 MR. TRESEDER: A breezeway you mean?

9 MR. DAVIS: Right.

10 MR. TRESEDER: Yes.

11 MR. DAVIS: And, and that would allow the zoning to be approved. It sounded  
12 like you -- you mentioned two different things. One is really a desire to keep the structure  
13 that's there and then also talked about maybe another structure to the side. Are you saying  
14 that in addition to the existing structure that's also detached or if we didn't, if we didn't do this  
15 and didn't do this, that a compromise may be doing what's kind of proposed here but removing  
16 it as a secondary structure with some space and, and a breezeway between the two?

17 MR. TRESEDER: I think somewhere in there is a solution.

18 MR. DAVIS: Yeah.

19 MR. TRESEDER: And really it's a little bit too early for me to report the solution.  
20 I think you should hear the other Commissioners because they may disagree with  
21 me entirely. So why don't you wait to hear from them and --

22 MR. DAVIS: We briefly looked at that and faxed some stuff over to, to the office  
23 and it was kind of like, here's why we, you know, but --

24 MR. TRESEDER: Oh, I'm sure there might be interior things going on; I can  
25 understand, but from the Historic Preservation point of view, personally, along what I can see,

1 doing this large of an addition on the side of this kind of house is to give it significant separation  
2 of mass.

3 MR. DAVIS: Okay.

4 MS. WHITNEY: I can only comment that two additions, demolishing the original  
5 garage and replacing it with one that is so much larger as well as the very large addition in the  
6 back, just overshadows the original structure. I actually know several homes built about this  
7 time that had those attached garages and they were a mark of prominence in the house. We  
8 have a car and we're putting the garage right in front so that you can see that. I would not be  
9 completely opposed to re-purposing the existing garage but to tear it down just to build a larger  
10 one right in front of the house, I would much prefer to see it in the back. The garages today  
11 (indiscernible).

12 The addition in the back, I think my sentiments are one or the other, that all of  
13 the additions is just a little too much for the existing property. It's a very, very large lot. I'm  
14 sure there could be a compromise found with all of this.

15 And this is really not my place, but did you (indiscernible) different property?  
16 You haven't purchased the house yet, I mean, does this house actually suit your needs? It does  
17 not seem to.

18 MR. MAGGIN: It does have indoor plumbing. I mean, we're trying to determine  
19 if it makes sense. So are you saying that if the garage were not removed and a detached  
20 structure was built behind it, is that a better solution?

21 MS. WHITNEY: That was certainly something we would consider, yes.

22 MR. MAGGIN: Okay.

23 MR. RODRIGUEZ: My feelings are very close to Commissioner Treseder. I won't  
24 be able to support any approval to demolishing the garage without any further documentation  
25 that, first, documents the history of that piece of the house and, second, demonstrate that that

1 piece was not (indiscernible) addition to the house or (indiscernible) is not been viable to  
2 maintain it. Only if that is proven to me, I wouldn't be able to support of the demolishing of  
3 that part.

4 I am more concerned with where this house sits in the landscape. What I am  
5 concerned is that, for example, I don't see listed as neighbors, neighbors endorse it on the next  
6 street down, and this house, because of its position in the landscape, is the highest point in  
7 Somerset. This house is visible from Dorset as well as from the street in Cumberland, and for  
8 me, the back side of this house is as important as the front of the house because it's visible and  
9 how that will fair for neighboring houses when we -- it would be something I would scrutinize  
10 very highly and I think that I would recommend that you consider that.

11 MR. MAGGIN: You're saying architecturally, some of the elevations that are  
12 shown here are kind of schematic in nature but, you're saying that architecturally that those  
13 rear elevations are as important as anything that would be facing the front, is that --

14 MR. RODRIGUEZ: Yes, because this structure would be very visible from both  
15 Dorset, there is the back street as Cumberland, and this house and the next house are basically  
16 the houses in the highest location in Somerset. So in that point, I think the scale of the addition  
17 -- I really cannot comment in the sketches, for me, to loose with sketching. So it doesn't have  
18 definition.

19 MR. MAGGIN: Right.

20 MR. RODRIGUEZ: But I would say that my reaction  
21 is the scale of what you're proposing is too large and probably I will not support an addition to  
22 the house of this size.

23 MR. MAGGIN: The scale on the rear addition in terms of the height because if it  
24 were brought down --

1 MR. RODRIGUEZ: The scale, mass, size. What I'm reacting is to the size that  
2 you're proposing. You're proposing basically a square addition or 24 x 24 by two stories high  
3 and then another one. So what I'm saying is when I had to look at these compared to the  
4 massing of the house, it's too large and I don't think it is the right answer to a house of this  
5 importance where it's located in this historic district.

6 MS. HEILER: I think you've heard from several people that it's very important  
7 for you to determine whether this garage and the room above it are original which would  
8 indicate that that's really almost a defining feature of this house. If they're not original, then I  
9 don't have any kind of a problem with demolishing them and putting a garage that faces the  
10 other direction. I think your suggestion that it could be 22 instead of 24 would benefit it and I  
11 think regrading would make it much smaller. You would basically be hiding that lowest level and  
12 I think that would make a big difference. As Commissioner Rodriguez said, the addition on the  
13 back is very large. I have not been to the site so I don't know how visible it is from other streets,  
14 but if it is visible from the sides, then I think it needs to, at least, be lower. The two story  
15 addition that that's large, 24 x 24, makes an enormous difference to the massing of the house.

16 MR. DAVIS: So not just necessarily broken down in scale, but you're saying in  
17 actual physical size because there's, you know, two different things here. What's represented  
18 here is kind of just, you know, could be, could be delineated differently architecturally but if  
19 your concern is the physical size --

20 MS. HEILER: I'm concerned with the massing, that this is a very large block put  
21 on in relation to the size of the main house put on to the back. Depending on how visible it is  
22 from other places, I think it might need to be smaller.

23 MR. DAVIS: Okay.

24 MR. SWIFT: I think given the size of the lot, I don't think I have a problem with  
25 the rear addition. To concur with the previous comments, I'd like to know whether the side

1 garage is original. I tend to think the replacement of it would be okay but I still think that needs  
2 to be part of the final presentation as understanding, you know, that construction. In general, I  
3 agree with most of the other previous comments.

4 MR. CORATOLA: The reason for my question to staff about the garage  
5 foundation material, the rusticated material that you're looking at, the side photographs  
6 appears to be the same materials used on the front so by seeing that, it says to me, if it was an  
7 original, it was built within a few years of the main house. So it was an addition within the same  
8 time period. Having said that, I think that if that is original, we would like to maintain that.

9 I agree with Commissioner Swift, the rear addition, I think the massing and that  
10 little side porch that you have on there, I think it actually works pretty well. I think you're not as  
11 wide as the main block of the house. Again, how you detail that will definitely have an impact  
12 on the reading of that. I think the rear addition for the need of a modern house could be  
13 accommodated on the back side in that space that you're putting.

14 The side addition is where I have an issue. Barring, knowing what's original and  
15 what's not on the front of the house, I think if that existing garage and side addition is not  
16 original and you were to remove it and we could support that, what you've sketched there, I  
17 think is out of scale. It's too massive. The roof line, having such a large front to back shed roof,  
18 gable roof, sorry, is competing with the main block of the house. It's too heavy. You might be  
19 able to maintain a garage dimension because of the way the grade changes. Maintaining a  
20 garage dimension but scale back the first floor and the roof line so that there could be a  
21 combination of like a roof deck porch on the farthest side with a pulled back addition closer to  
22 the house; but then how you tie that roof line into the main house, you really would need to  
23 study. Right now, the way I see that massing on the front is out of scale, out of character with  
24 the main house. Okay.

1 MS. MILES: I am going to align myself with Commissioner Rodriguez. I agree  
2 that it's essential that we know whether or not this was an original garage before we could even  
3 consider its demolition and I think it's a separate question as to whether or not we would  
4 endorse a garage on the front of the house, but that could only be considered once we know for  
5 sure whether or not this was an original part of the house and it certainly could be, at this time.

6 I would also agree that the massing, both the side addition, which is an unusual  
7 thing for us to approve in general, and rear additions, which together, practically triple,  
8 including the porch, the size of the existing house. That's just too large in terms of the massing  
9 and the scale and, yes, this is a very visible site so I would endorse Commissioner Rodriguez's  
10 comments. Do you have any other questions for us as you go back and try to determine whether  
11 this is going to work for you?

12 MR. DAVIS: Probably the only main questions, I appreciate all the feedback, I  
13 mean, that's what we're here for because as we move forward, we want this to move forward  
14 smoothly and in a positive way for everybody here as well as the neighbors and homeowners  
15 around us, would only be that if we continue to also, continue to pursue an alternate course,  
16 would it be out of, out of character to also come back with an alternate, you know, the, the late  
17 submission, if you will, that says keep this property smaller, keep the -- basically less than what's  
18 been proposed here, which is kind of what we're hearing a little bit, as well as developing a  
19 secondary property on the east side.

20 MS. MILES: You're welcome to come back with alternatives. Yes, you can come  
21 back. I would suggest another preliminary if you're going to have two alternatives rather than  
22 seeking a permit and that would be just one more step that you'd have to take if you're not  
23 going to choose one course or the other.

24 MR. DAVIS: Okay. Is, is any, any just preliminary feedback, in terms of, you had  
25 mentioned that this hasn't really been done in the Somerset area in terms of a subdivision, we  
26 started this process with, with Park and Planning looking for historical evidence that it has

1 been done and received a couple of examples and did not look specifically at the boundary,  
2 although it was within a few blocks of this area here.

3 MR. MAGGIN: We were told that a subdivision had been done.

4 MR. DAVIS: In, in '97 which they consider fairly recently or something.

5 MS. MILES: But this is why we really shouldn't consider it tonight because the  
6 work has not been done for us to be fully briefed and have the application vetted. So we think  
7 it's best to hold off until we really know the facts.

8 MR. DAVIS: Okay.

9 MS. MILES: Okay?

10 MR. DAVIS: Sounds good.

11 MR. RODRIGUEZ: May I add something? I think you need to research the  
12 bounds of the historic district. I think the subdivisions may have happened but I am not sure  
13 that they have happened inside the historic district --

14 MR. DAVIS: Right.

15 MR. RODRIGUEZ: -- which is what we will refer to. And, just a side comment  
16 and this is just my comment, the character or the image that was sent with that second proposal  
17 is completely wrong. If that's the approach, I don't think this Commission would approve  
18 project of that scale and that type of approach.

MR. DAVIS: Is it -- could you expand on that a little bit? Is it the scale or --

MR. RODRIGUEZ: It's the scale, the detailing, the type of architecture is wrong for this historic district.

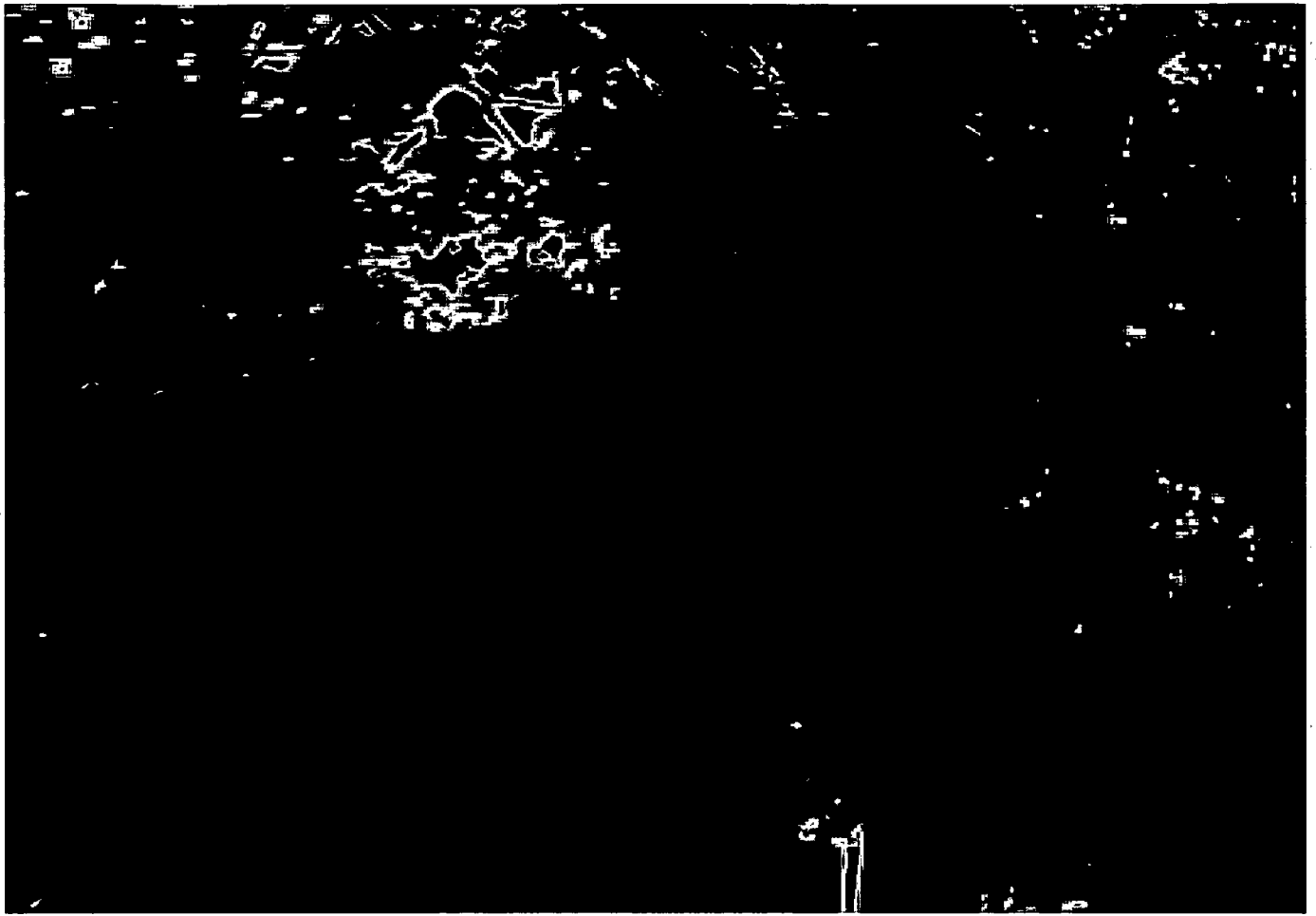
MR. DAVIS: So keeping it more historic in character? I know there's some Victorians and, and more -- okay.

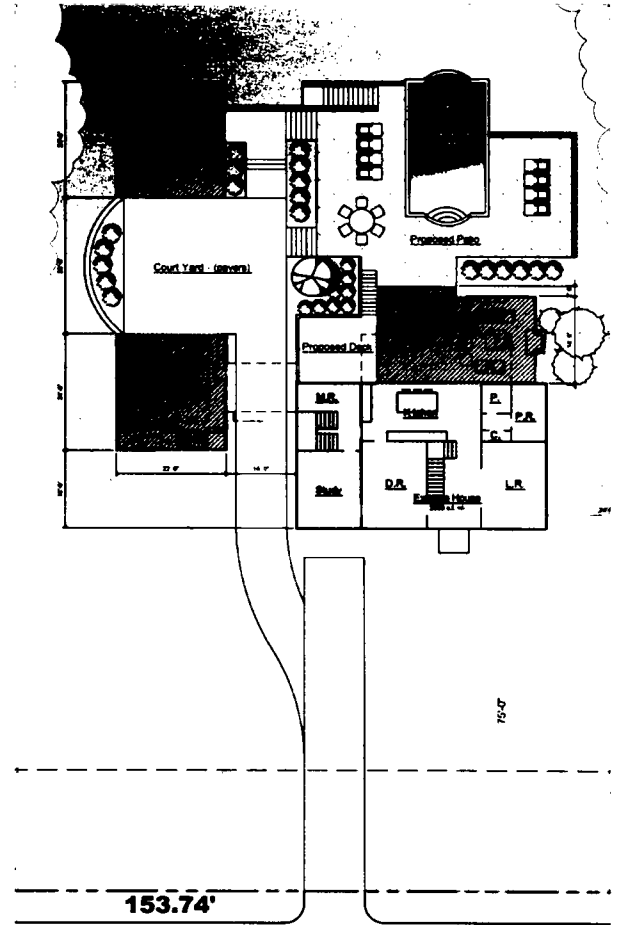
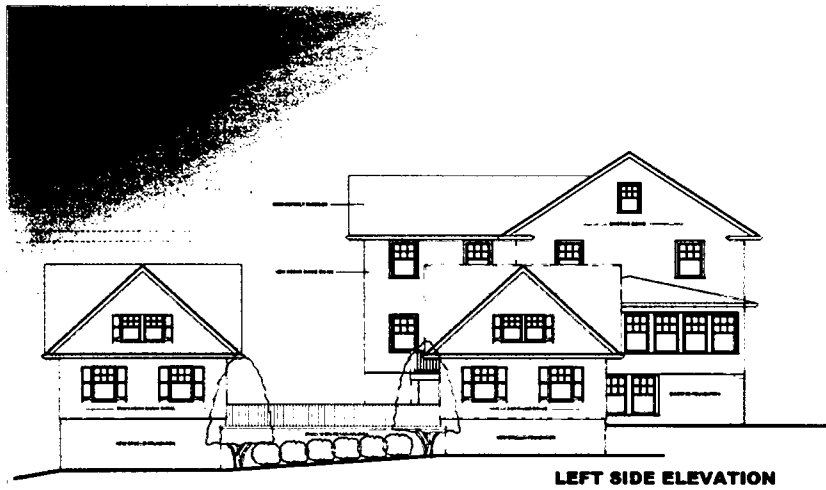
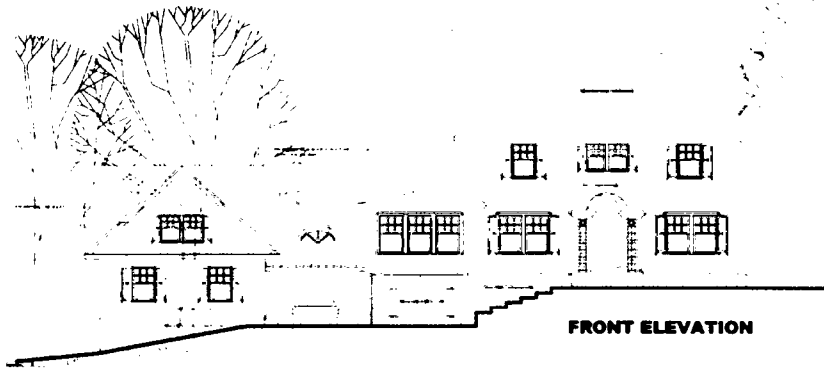
MS. MILES: Thank you, gentlemen. We'll look forward to seeing you again soon.

MR. DAVIS: Sounds good.

MR. MAGGIN: Thanks.







4712  
Cumberland Ave.  
Chevy Chase, MD



4

Fothergill, Anne

down-curb cut?

**From:** Fothergill, Anne  
**Sent:** Monday, November 14, 2011 2:04 PM  
**To:** 'Kevin Davis'  
**Subject:** RE: Cumberland House Addition

A few quick thoughts.

What if the new garage was located within the basement of the new addition (entered on the right side)? Wouldn't that make for easier in and out/turning of cars?

I am not sure if the cross-front yard driveway will be supported. If the existing garage is going to end up being mainly storage and not accessed by cars maybe that driveway could become grasscrete or something more permeable and visibly softer.

I would recommend that the new addition not extend beyond the left side plane of the house like it does here.

Has the owner decided against the pool and pool house?

Overall, without seeing the detailed plans, I think this is much better in terms of continuing a traditional pattern within Somerset of historic house, rear addition, and detached garage behind the house with linear side driveway.

thanks,  
Anne

---

**From:** Kevin Davis [mailto:[kdavis@paramountconstruction.net](mailto:kdavis@paramountconstruction.net)]  
**Sent:** Monday, November 14, 2011 1:16 PM  
**To:** Fothergill, Anne  
**Subject:** RE: Cumberland House Addition

Hi Anne,

Attached is a copy of the site plan and the main level plan for Cumberland.

I was hoping to talk to you this afternoon and get the revised elevations to you by the end of the day.

Yes, I was thinking that the existing drive to the existing lower level garage stays.

Our survey shows trees 12" and larger. The addition to the left clearly would take out more trees as well as be above existing grade as you pointed out earlier.

This plan should be able to keep the tree near the street in the right of way as well as the tree shown mid way up the drive.

The back of the foundation of the proposed detached garage would be 1-6' out of the ground. While this might not be great, it's far better than what would be going on to the left of the site.

Look forward to you thoughts.

Thanks!

Kevin

----- On Mon, 14 Nov 2011 07:49:54 -0800 Fothergill <[Anne.Fothergill@montgomeryplanning.org](mailto:Anne.Fothergill@montgomeryplanning.org)> wrote -----

Are there any major trees on the right side that would need to be removed for the driveway?

Also, you should probably first contact the Town to find out the process for getting a new curb cut:  
[town@townofsomerset.com](mailto:town@townofsomerset.com)

---

**From:** Kevin Davis [<mailto:kdavis@paramountconstruction.net>]

**Sent:** Friday, November 11, 2011 4:31 PM

**To:** Fothergill, Anne

**Subject:** Cumberland House Addition

Hi Anne,

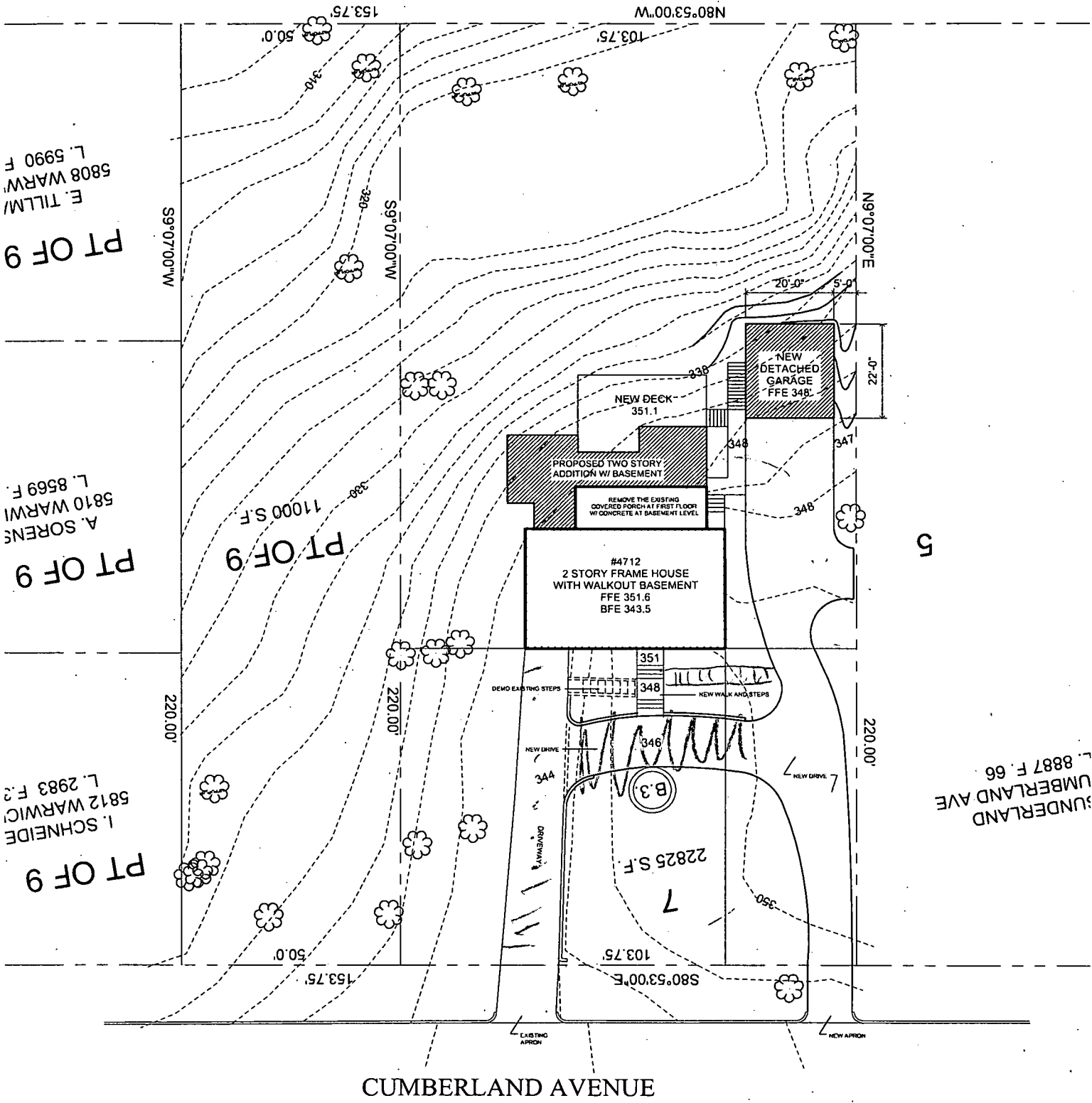
If you have a minute Monday morning can you call me at 240-372-9776.

I'm thinking of bringing the drive to the right side of our house on Cumberland with a detached garage in the rear yard on the right side.

With the topo plan in hand, your right that drop off to the left side is quite painful. In looking at a garage under or in the basement the driveway would have to have 10' +/- retaining wall. Our previous presentation showed 6' high walls and this seemed to be a problem for some of the comm.

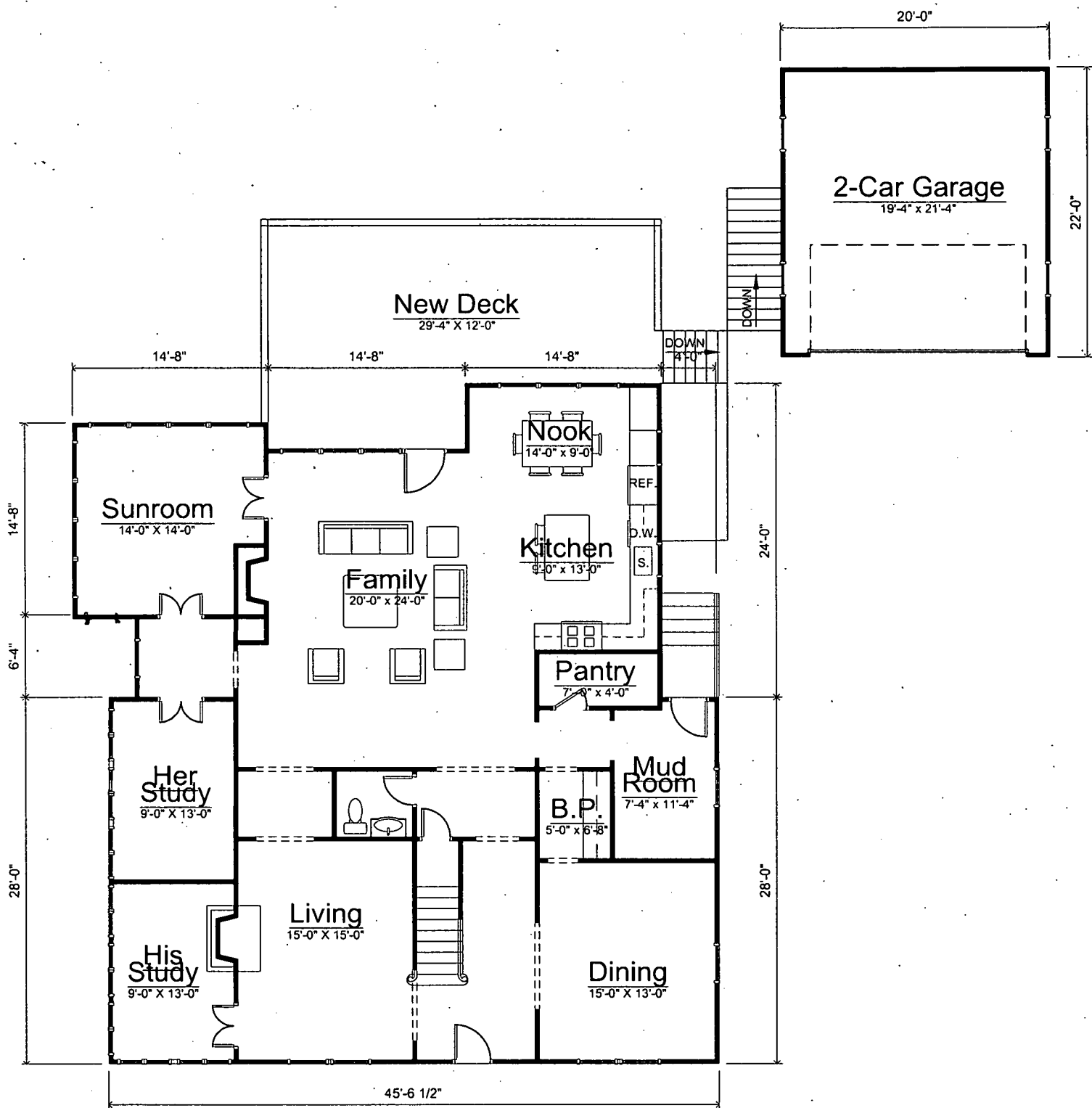
Interested in your thoughts:

Thanks!



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# 4712 CUMBERLAND AVE.

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1801 S.F. EXISTING FOOTPRINT UNDER ROOF

2185 S.F. PROPOSED FOOTPRINT UNDER ROOF  
PLUS 440 S.F. PROPOSED DETACHED GARAGE



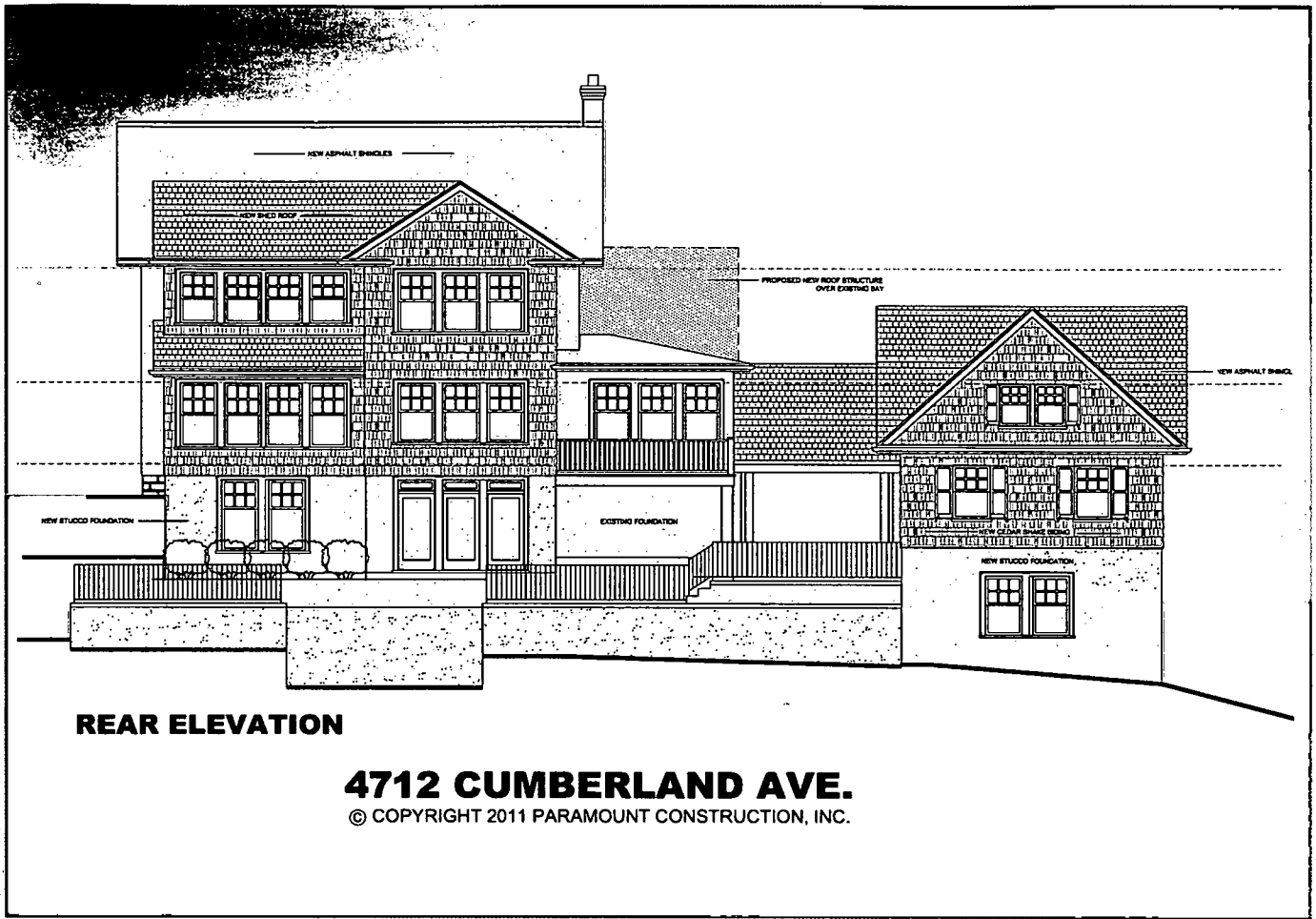
**FRONT ELEVATION**

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**LEFT SIDE ELEVATION**

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**REAR ELEVATION**

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DPS - 88

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kevin Davis  
Daytime Phone No.: 240-372-9776

Tax Account No.: 00535907  
Name of Property Owner: Roxane Dubois Daytime Phone No.: 301-652-0340  
Address: 4712 Cumberland Ave Chevy Chase MD  
Street Number City State Zip Code  
Contractor: PARAMOUNT CONSTRUCTION INC Phone No.: 301-330-9880  
Contractor Registration No. 42032 - MHC  
Agent for Owner: Robert Maggin Daytime Phone No.: 301-370-6463

**LOCATION OF BUILDING/PREMISE**

House Number: 4712 Street: Cumberland Ave  
Town/City: Chevy Chase Nearest Cross Street: Warkick Place  
Lot: 7 Block: 3 Subdivision: Somerset Hgts.  
L.2er: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Plaz  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Well (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimator: \$ \_\_\_\_\_  
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.

[Signature] 9/1/11  
Signature of owner or authorized agent for PCI Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No. \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

## Fothergill, Anne

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**From:** Fothergill, Anne  
**Sent:** Tuesday, May 24, 2011 10:30 AM  
**Subject:** 4712 Cumberland Avenue prelim  
**Attachments:** Cumberland Two Homes 5.23.11.pdf; Cumberland Avenue Rendering.jpg

Good morning,

The applicants for the Preliminary Consultation in Somerset are contract purchasers of the property and they now have a 2nd proposal for the HPC to consider in addition to what was proposed in the staff report. Originally they wanted to demolish the house and build two new houses and staff advised them that the house is a contributing resource and its demolition would not be allowed.

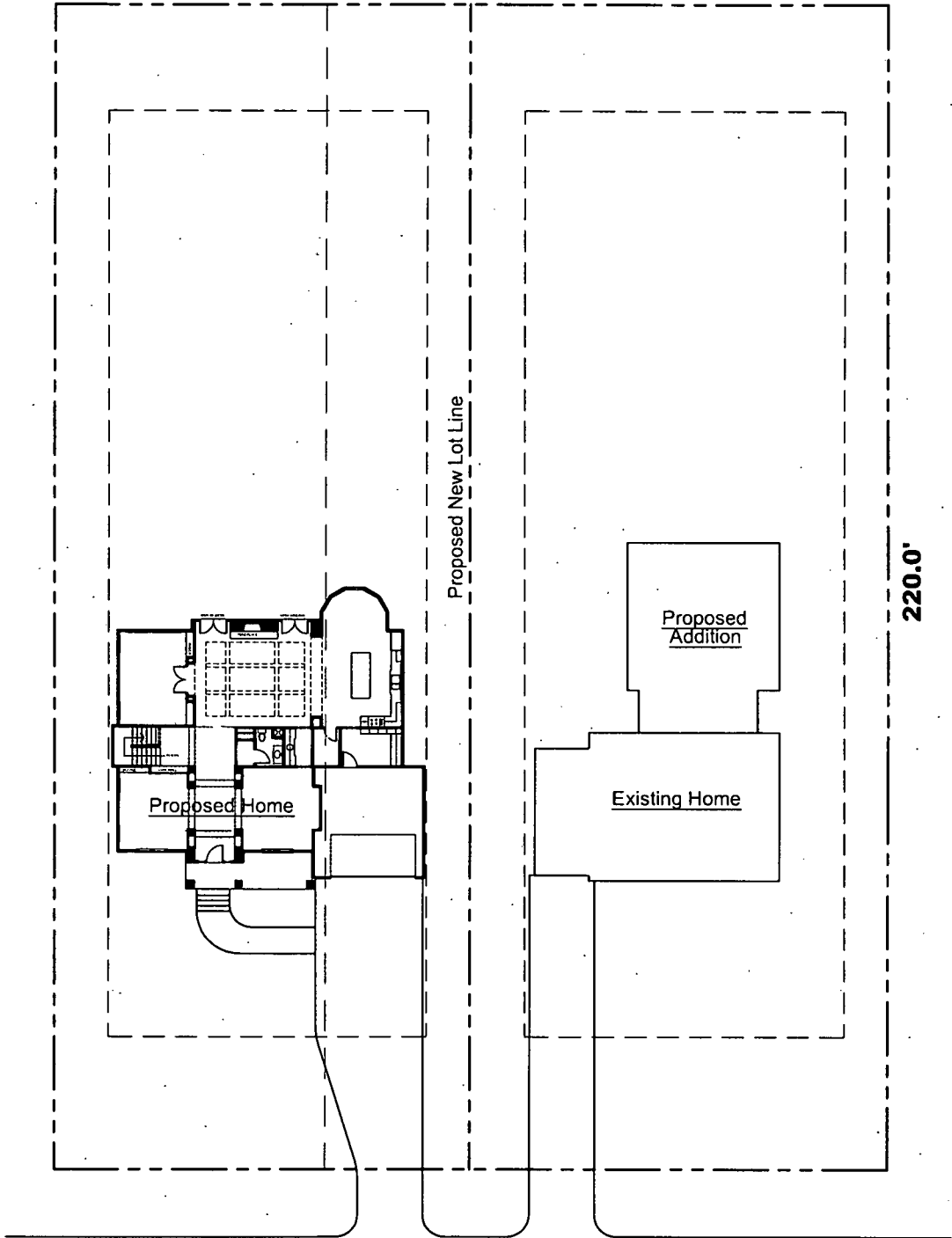
Their 2nd proposal (attached) is to subdivide the lot, add a rear (not side) addition to the house, and construct a new house to the left. I explained to them that the Commission would not have enough time and information to give them feedback on this 2nd proposal but they would appreciate any general comments on whether subdivision and a new house would be a possibility you would consider.

See you tomorrow night.

Thanks,  
Anne

Anne Fothergill  
Planner Coordinator  
Functional Planning and Policy Division | Historic Preservation Section Maryland-National  
Capital Park and Planning Commission 301-563-3400 phone | 301-563-3412 fax  
<http://www.montgomeryplanning.org/historic>  
1400 Spring Street, Suite 500 W  
Silver Spring, MD 20910

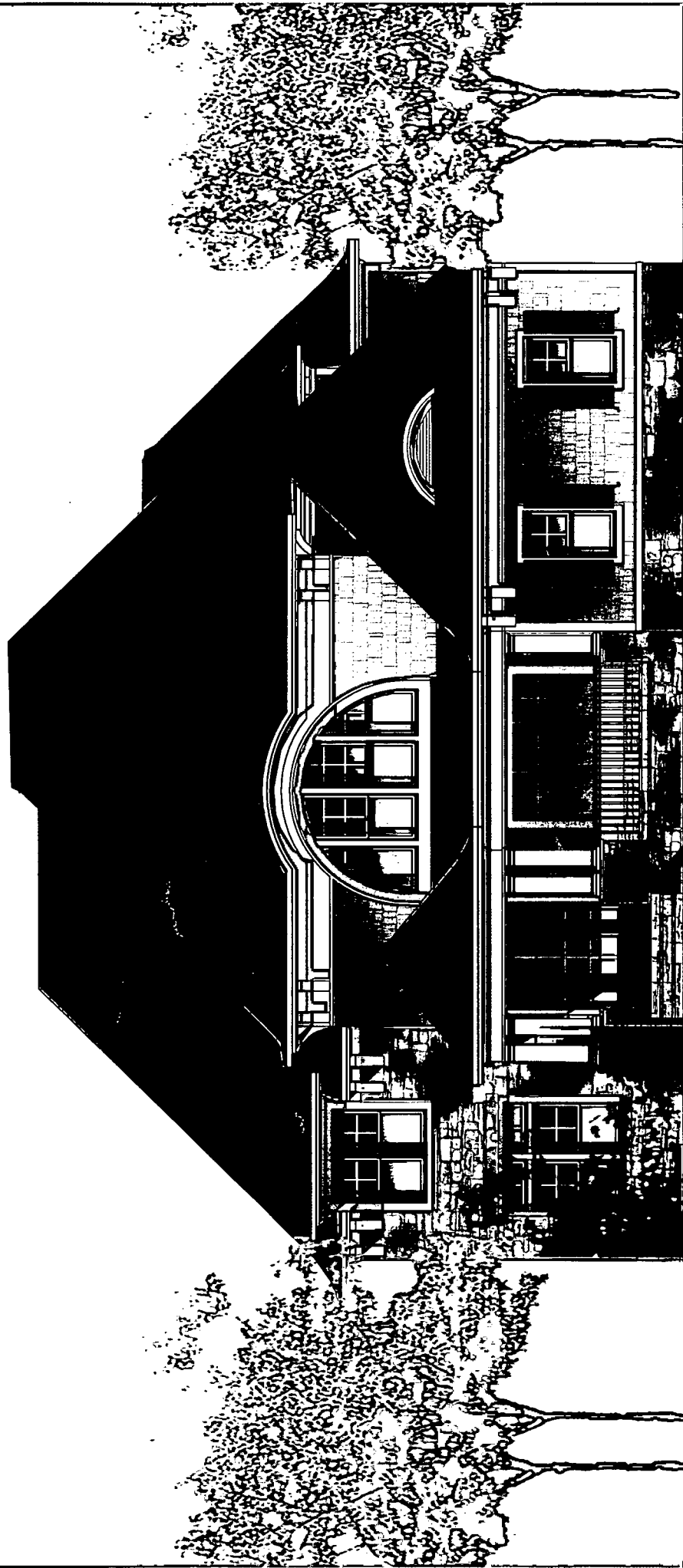
153.75'



Proposed New Lot Line

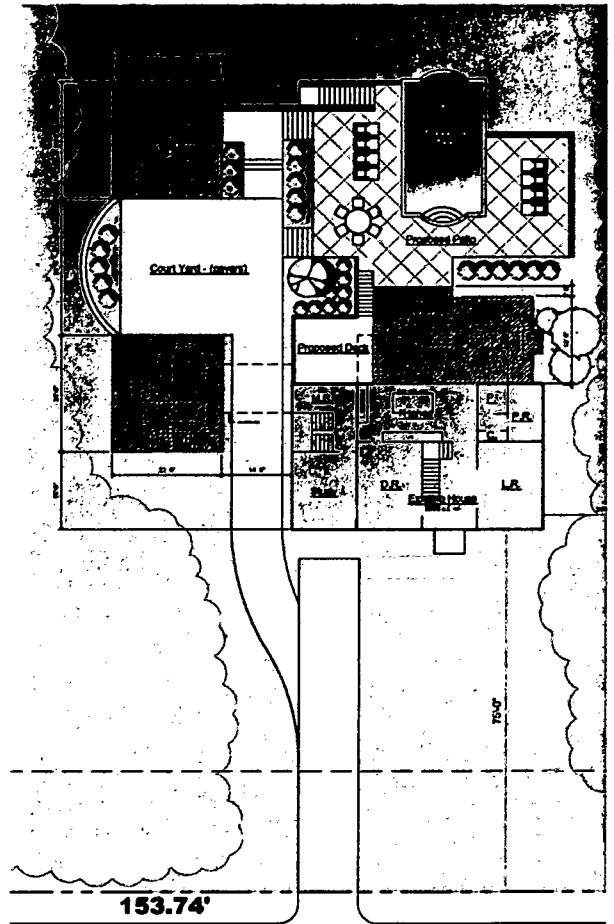
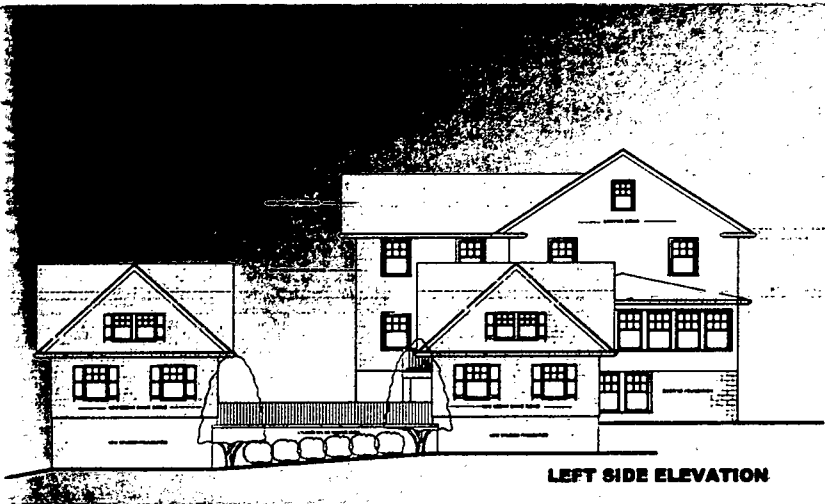
220.0'

**CUMBERLAND AVE.**



# Cumberland Avenue

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4712  
Cumberland Ave.  
Chevy Chase, MD





**REAR ELEVATION**

**4712 CUMBERLAND AVE.**

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**FRONT ELEVATION**

**4712 CUMBERLAND AVE.**  
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**LEFT SIDE ELEVATION**

**4712 CUMBERLAND AVE.**  
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VIEW FROM STREET TO CENTER OF PROPERTY



VIEW FROM STREET TO LEFT SIDE OF PROPERTY





VIEW OF DRIVEWAY AND HOUSE



VIEW AT GARAGE



VIEW OF LEFT SIDE OF HOUSE – GARAGE BELOW WITH SUNROOM ABOVE



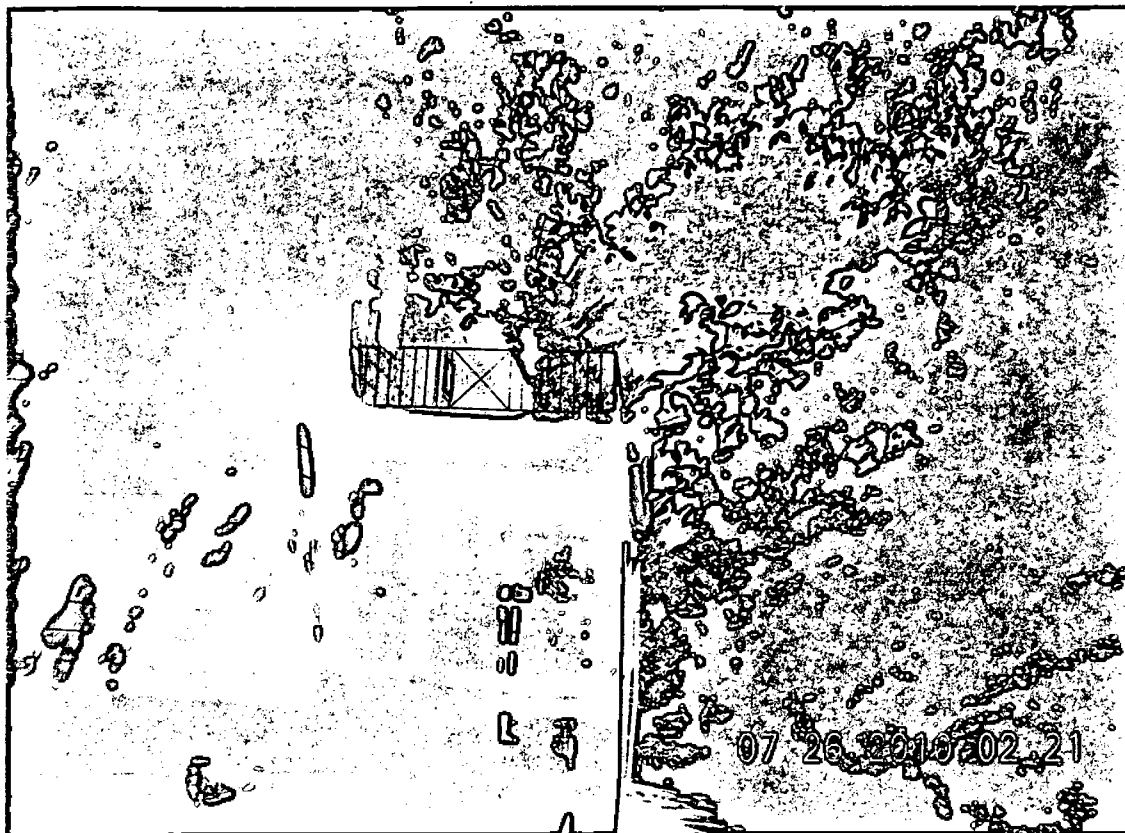
VIEW FROM BACK LEFT CORNER OF HOUSE – REAR PORCH TO BE REMOVED.



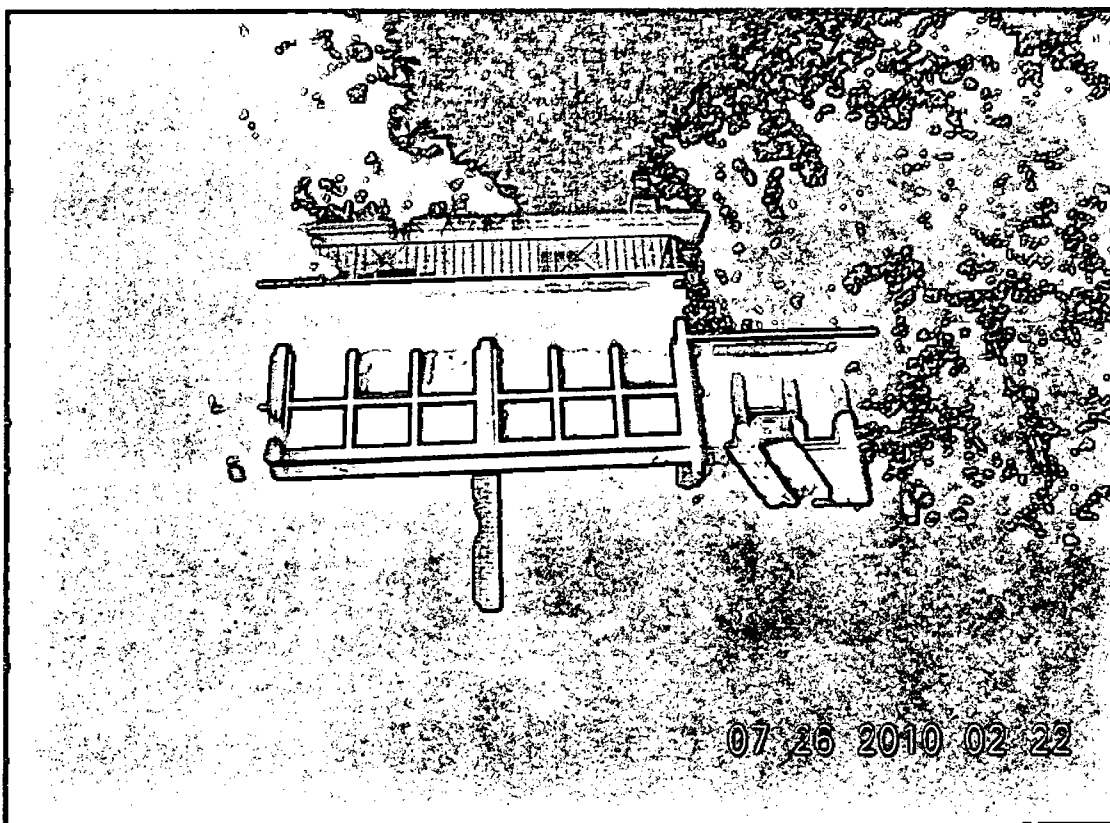
REAR OF HOUSE AT PORCH



LEFT SIDE OF HOUSE



LEFT SIDE – PORCH AND PATIO BELOW



REAR VIEW OF HOUSE – JUST OFF THE PATIO



REAR VIEW OF HOUSE FROM MIDDLE OF YARD – ON SLOPE



REAR VIEW FROM REAR YARD



REAR VIEW FROM REAR YARD