

35/36-98B 4811 Cumberland Ave.
(Somerset Historic District)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: Van Dusen Architects
 Daytime Phone No.: (202) 332-3890

Tax Account No.: _____
 Name of Property Owner: James Belikove Daytime Phone No.: (301) 951-9013
Vanessa Belikove
 Address: 4811 Cumberland Ave. Chevy Chase, MD 20815
Street Number City Street Zip Code
 Contractor: To Be Selected Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Van Dusen Architects Daytime Phone No.: (202) 332-3890
Karen Reinke, Project Architect; Ben Van Dusen, Principal

LOCATION OF BUILDING/PREMISE

House Number: 4811 Street: Cumberland Ave.
 Town/City: Somerset Nearest Cross Street: Surrey Street
 Lot: 11 Block: 1 Subdivision: Somerset Heights
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 150,000⁰⁰
 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] Date: 1/21/98
 Signature of owner or authorized agent

Approved: [Signature] Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 2-11-98
 Application/Permit No.: 980122 00 62 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

35/36-ARB

**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:

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

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.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2-11-98

MEMORANDUM

TO: Historic Area Work Permit Applicants
FROM: Gwen Wright, Coordinator
Historic Preservation Section *gwr*
SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

b2-85 [signature]

- send it to us
- fee - handle 2x
- consistency on plans
- schedule
- PG Annexation - wheel group to [unclear]
- try to drop off



SOUTH (STREET) ELEVATION

4811 CUMBERLAND AVENUE

EXISTING PHOTOGRAPHS



EAST (SIDE) ELEVATION

4811 CUMBERLAND AVENUE EXISTING PHOTOGRAPHS



NORTH (REAR) ELEVATION

4811 CUMBERLAND AVENUE EXISTING PHOTOGRAPHS



WEST (SIDE) ELEVATION

4811 CUMBERLAND AVENUE EXISTING PHOTOGRAPHS



Typical water damage at
North Elevation



Roof damage at
flat valley

EVIDENCE OF
WATER DAMAGE

proposed to be a re-used original window from (2).

2. Replace the rear window on the east (side) elevation with two 2/2 wood-framed windows with shutters. The window to be removed would be used in (1) above.

3. Replace the north (rear) elevation with a side covered porch on the left, a one-story arbor on the right, and a two-story bay window in the center. A flagstone patio is proposed to extend to the rear of the arbor and connect with the existing side walkway.

4. Replace the contemporary 1/1 windows on the west (side) elevation on both levels with 5 4-light clerestory windows on the second level and 2 6/6 shuttered wood-framed windows on the first level.

STAFF DISCUSSION

The existing rear and side additions to the house could be considered, by their contemporary simplicity of design, to be well differentiated from the original resource. The proposed alteration, although not as clearly differentiated as the first rendition, is in staff's opinion a more interesting design. In staff's opinion, the addition of the arbor and the side covered porch present a more inviting rear entry to the house. The addition of the two-story bay windows breaks up the flat plane of the existing rear facade.

The construction of a second story above the octagonal room on the side adds significant mass as seen from the street. Staff feels that the addition is set sufficiently to the rear of the structure as to be clearly differentiated from the historic resource. Staff also is of the opinion that the addition of a second story to the side wing provides better balance between the side addition and the main resource.

Replacement of an original window with two windows is not recommended as a general practice. In this case, where it is on the side, its purpose is to improve lighting in a back bedroom, and the window will be re-used on this house, staff would support the relocation of the original window.

The Local Advisory Panel (Town of Somerset) met on Monday, February 2, 1998 and approved the proposal unanimously.

Staff would also like to take this opportunity to commend the applicant for the clarity of the drawings and completeness of the application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** with conditions the HAWP application as being consistent with Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #10:

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

and with the condition:

1. The applicant is to bring the final building permit set of construction drawings into HPC staff for staff review and approval prior to submitting the drawings for a building permit at the Department of Permitting Services.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

Staff would remind applicant that the roof replacement and other repairs are eligible for the Historic Preservation Tax Credit.

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: (202) 332-3890

Tax Account No.: _____

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Vanessa Belikove

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Street Number City State Zip Code

Contractor: To Be Selected

Phone No.: _____

Contractor Registration No.: _____

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 150,000⁰⁰

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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

1/21/98

Date

Approved: _____ For Chairperson, Historic Preservation Commission



Application for Historic Area Work Permit
for
4811 Cumberland Avenue, Chevy Chase, MD 20815
Town of Somerset

1. Written Description of Project

a . Description of existing structure(s) and environmental setting, including their historical features and significance:

This project consists of the renovation to and extension of an existing single family home on Cumberland Avenue in the Town of Somerset, which has been listed on the Master Plan for Historic Preservation as approved by Montgomery County Council and adopted by the Maryland-National Capital Park and Planning Commission. The original house dates to the turn of the century and consisted of a two story wood framed building with cellar, front and side porch. The house was typical of its period and of the neighborhood in its scale, relationship to the street and neighbors, and in its architectural detailing. The original structure has a medium sloped hipped roof and deep eaves, 2 over 2 wood windows, wide beveled wood siding with corner boards, and traditional turned wood columns with wood entablature and fascia details. Subsequent renovations to the original structure have surrounded and obfuscated the original house.

In the first renovation, the side porch was expanded and enclosed to create a classic center hall plan. A fireplace and second floor were added and the original hipped roof was extended. Architectural details of the original house were closely, if not exactly, matched throughout.

The second renovation, of uncertain origin and program, consisted of adding a two story rear addition, extending the original hipped roof, and adding a kitchen bay window. This addition was further expanded in 1982 by extruding the north wall 2'-0" and converting the existing first floor addition into a large family room, powder room, and mudroom and converting the existing second floor addition into a large master bedroom and bathroom.

The next addition, in 1988, consisted of renovating the front and rear elevations, adding a one story side wing, extending the front porch to the east, and adding a dining room, kitchen addition, and octagonal breakfast room bay. In this renovation, the wood siding, fascia and trim details of the existing house were matched, although the style and proportions of windows used were not original to the house.

These 1982 and 1988 alterations were substantially damaged during a storm in 1989 when a very large tree fell on the northwest corner of the house. At this time, much of the roof, all the the north and west siding, and many of the north and west windows were replaced with what is reflected in the existing photographs. In rebuilding, an attempt was made to match existing detailing where possible.

Application for Historic Area Work Permit
for
4811 Cumberland Avenue, Chevy Chase, MD 20815
Town of Somerset

1. Written Description of Project (cont.)

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

Due to continuing residual structural and weatherproofing problems related to the aforementioned storm of 1989, the Owners are submitting this application in order to take necessary measures to maintain and protect their house. In this application, we propose to renovate and extend the existing structure, while maintaining and reinforcing the historic architectural integrity of the existing house and neighborhood.

Because most of the renovation work is to the north, or rear, of the house, the house's relationship to the street and its' neighbors will be substantially unchanged. A second floor addition is being proposed over an existing octagonal bay and will be visible from the street. However, the scale, massing, and detailing of the addition (including the reuse of one of the house's original windows on the new street elevation) will, we believe, improve the present proportions of the existing bay and enhance the architectural integrity of the house.

All materials being used, including wood siding, wood windows and doors, and new brick piers, will match those original to the house. The renovation of the north wall, north bay addition, and north extensions present opportunities to simplify the existing roof framing by extending the existing hipped roof over the entire house, alleviating present roof leaks. These renovations also present opportunities to improve the architectural details and character of the rear of the house by replacing existing siding, fascia, and windows with those that will more precisely match those of the existing original house. The proposed trellis and porch extension to the rear will provide visual interest and scale to a previously ill-proportioned facade.

In summary, the materials, massing, scale and architectural detailing of the proposed renovations and extensions will serve to enhance the historic integrity of the hours and preserve its compatibility within this historic neighborhood.

Application for Historic Area Work Permit
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Town of Somerset

2. Site Plan (See Attached)

- S1. Existing Site Plan (12)
- S2. Proposed Site Plan (13)

Application for Historic Area Work Permit
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Town of Somerset

3. Plans & Elevations (See Attached)

- Existing First Floor Plan (14)
- Existing Second Floor Plan (16)
- Existing Elevations (4) (18), (20), (22), (24)

- Proposed First Floor Plan (15)
- Proposed Second Floor Plan (17)
- Proposed Elevations (4) (19), (21), (23), (25)
- Rendered Elevations (4) (27), (29), (31), (33)

Application for Historic Area Work Permit
for
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Town of Somerset

4. Materials Specifications

General description of materials and manufactured items proposed for incorporation in the work of the

- a. Wood siding and cornerboards will match that of the original house in exposure and thickness, and will align with original coursing. Wood cornices, fascia, and entablature will match existing in size, detailing and will align with those of the original house.
- b. Where indicated, new wood shutters will match existing wood shutters in size and detailing.
- c. New wood windows shall be true divided light, or simulated divided light with insulating glass and similar muntin detailing to windows in the original house. New 2/2 wood windows to be sized to match windows original to the house.
- d. New roofing to be asphalt shingles to match existing roof. Flat roof to be EPDM or metal.
- e. New gutters and downspouts to be painted aluminum similar in size and shape to existing gutters and downspouts.
- f. New brick piers to be painted to match existing brick piers.
- g. New trellis to be painted wood. New decking to be cedar. New columns to be square, wood, painted 1x material. New painted wood deck railing to match front porch railing.
- h. New terrace to be flagstone to match existing front and side walks.

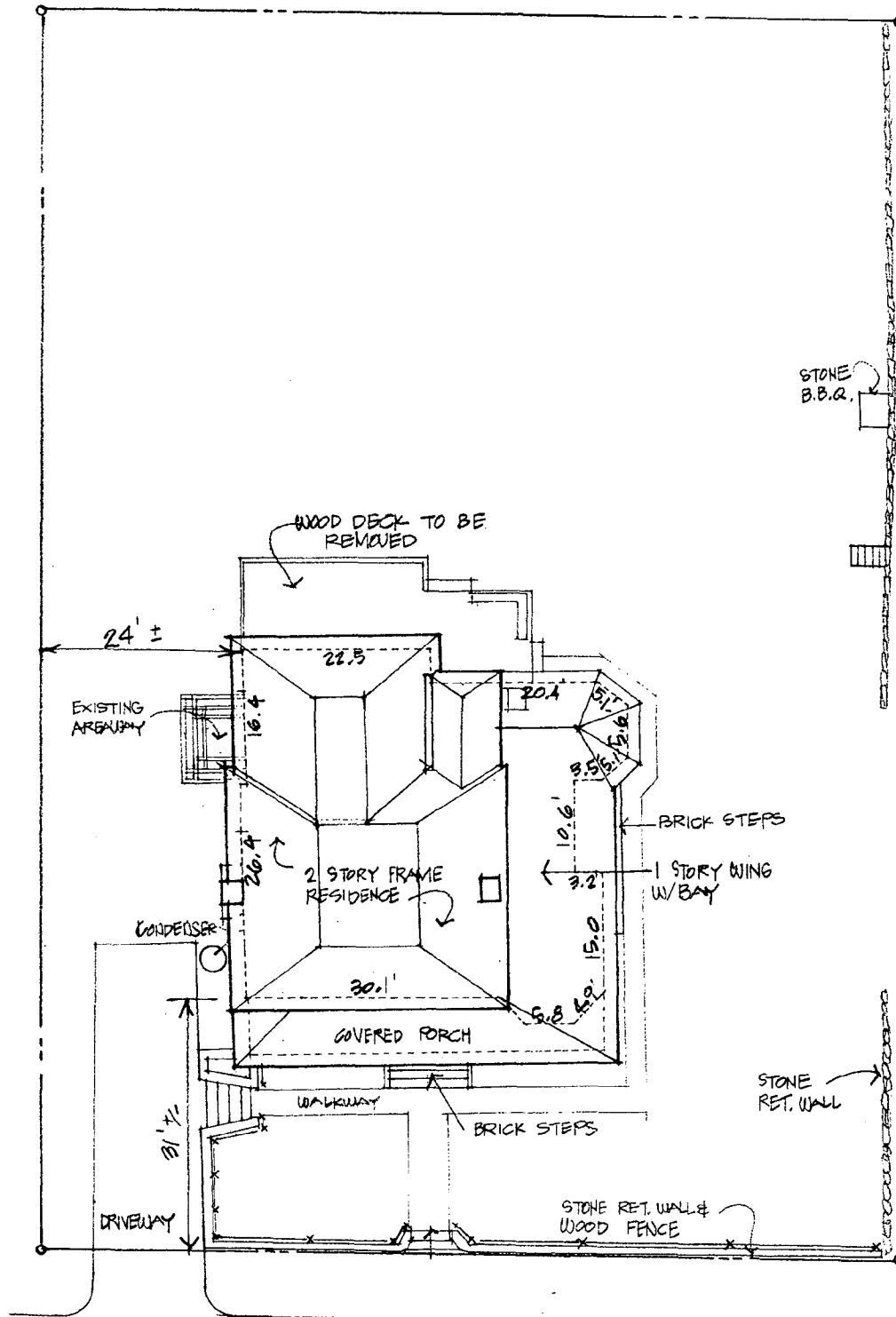
Application for Historic Area Work Permit
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4811 Cumberland Avenue, Chevy Chase, MD 20815
Town of Somerset

5. Photographs (See Attached)

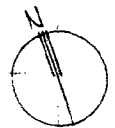
South Elevation (26)
East Elevation (28)
North Elevation (30)
West Elevation (32)
Evidence of Water Damage (34)

Application for Historic Area Work Permit
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6. Tree Survey - Not Applicable



4811 CUMBERLAND AVENUE



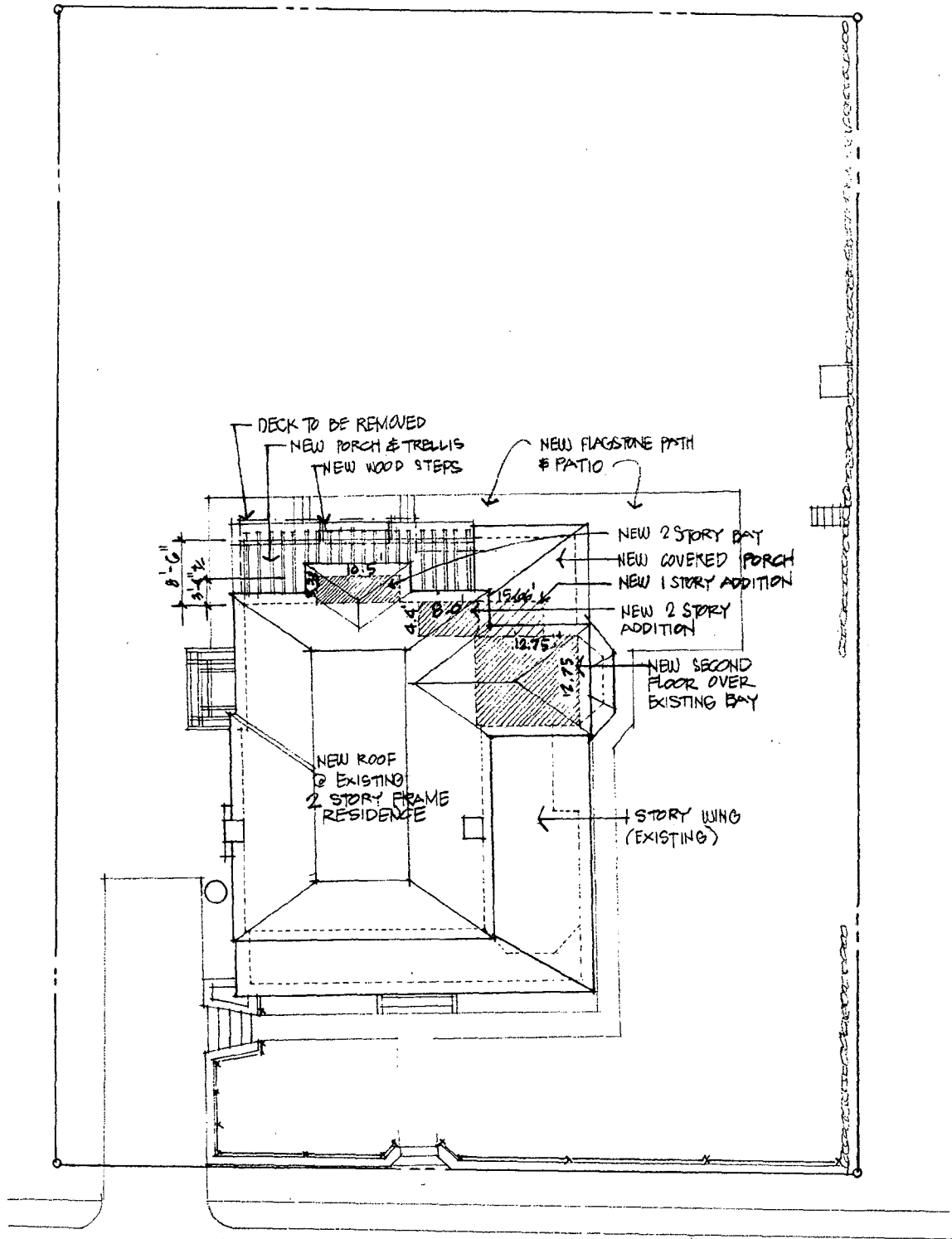
S1

EXISTING SITE PLAN (W/EXISTING ROOF PLAN)

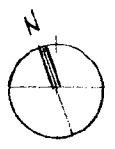
1" = 20'

1.17.98

12



4811 CUMBERLAND AVENUE



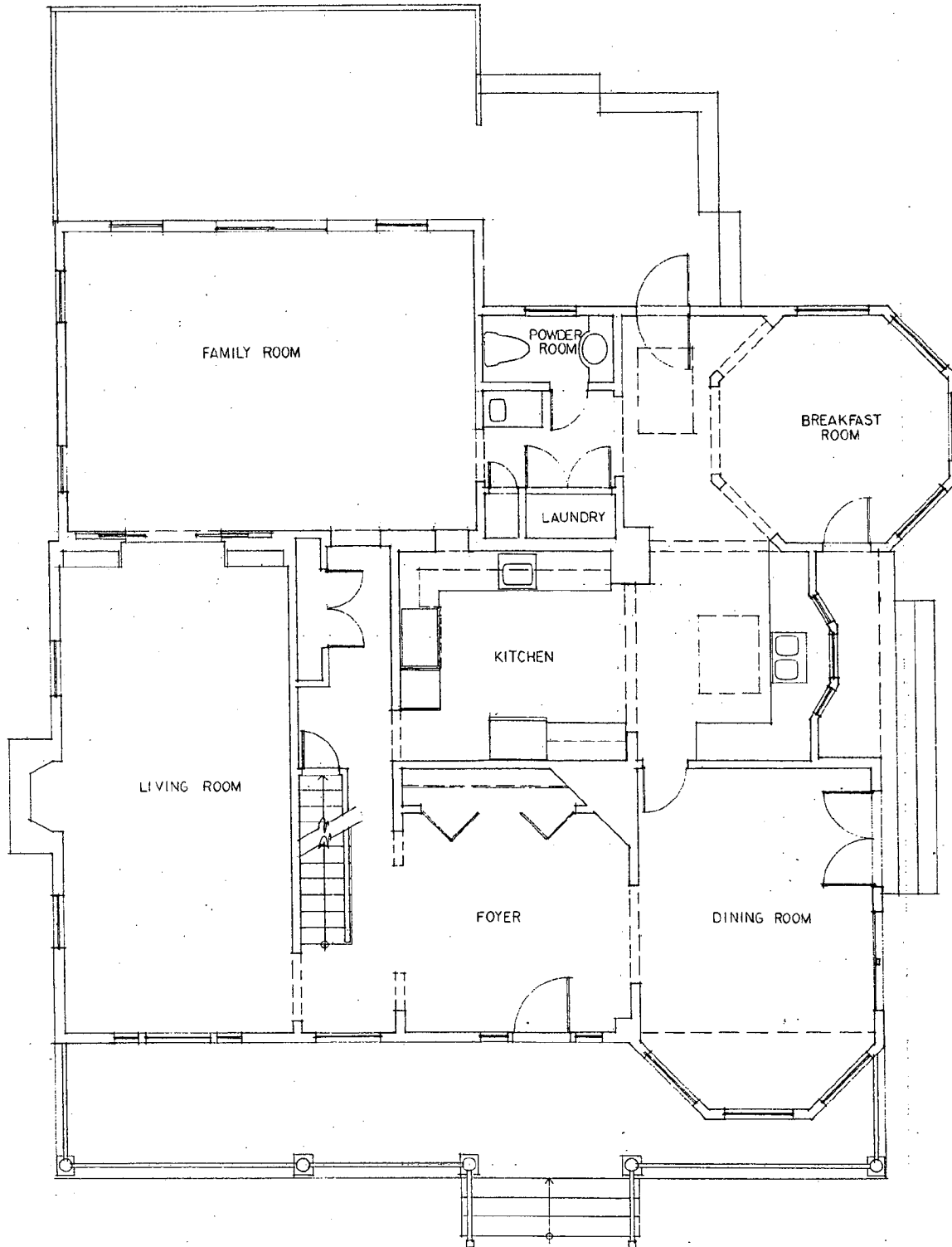
S2

PROPOSED SITE PLAN (W PROPOSED ROOF PLAN)

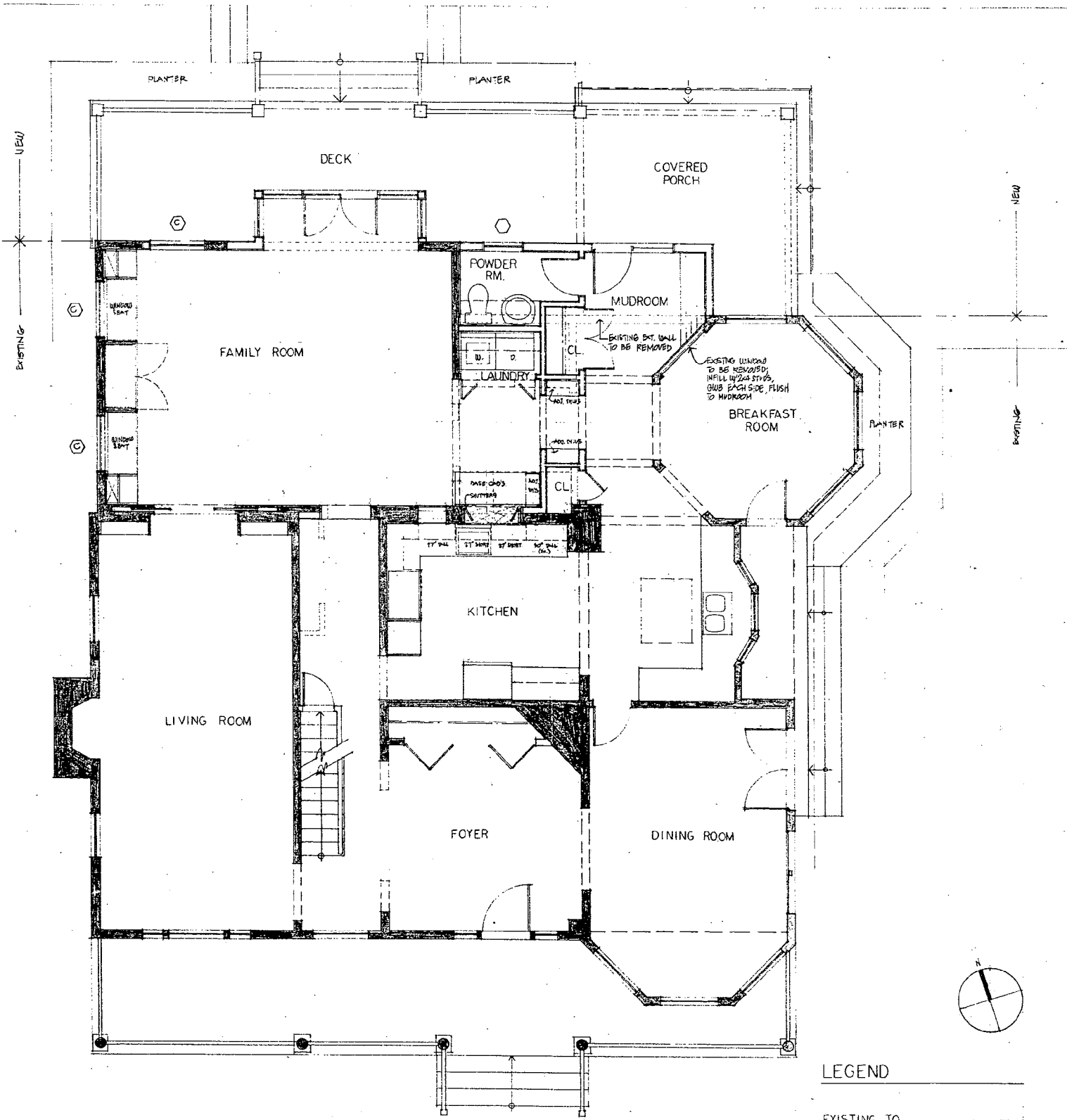
1" = 20'

1.17.48

13






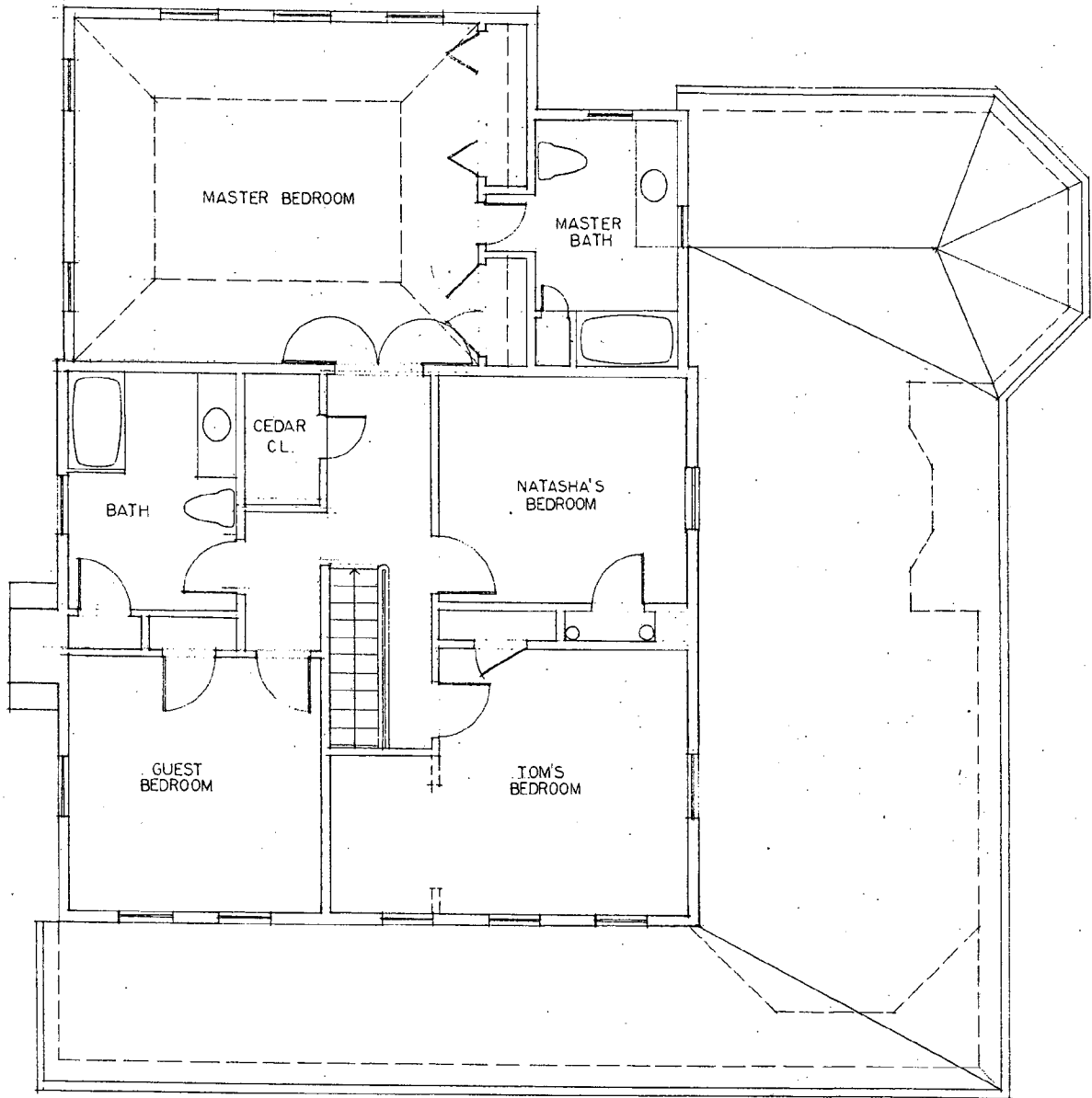
② FIRST FLOOR PLAN (EXISTING)
1/8" = 1'-0"



2 FIRST FLOOR PLAN (PROPOSED)
 3 1/8" = 1'-0"

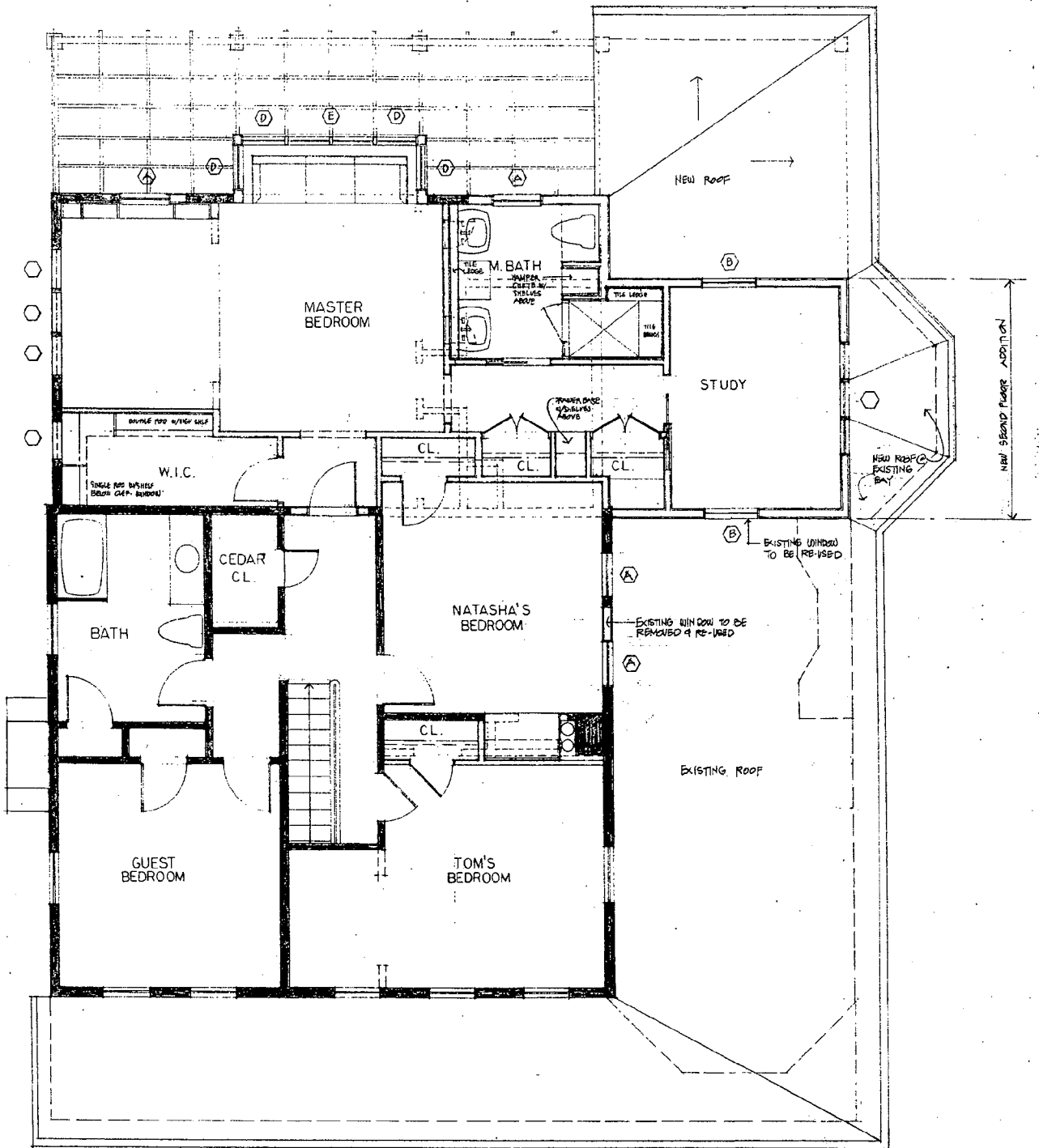
LEGEND

EXISTING TO REMAIN	
EXISTING TO BE REMOVED	
NEW CONSTRUCTION	



① SECOND FLOOR PLAN (EXISTING)
1/8" = 1'-0"

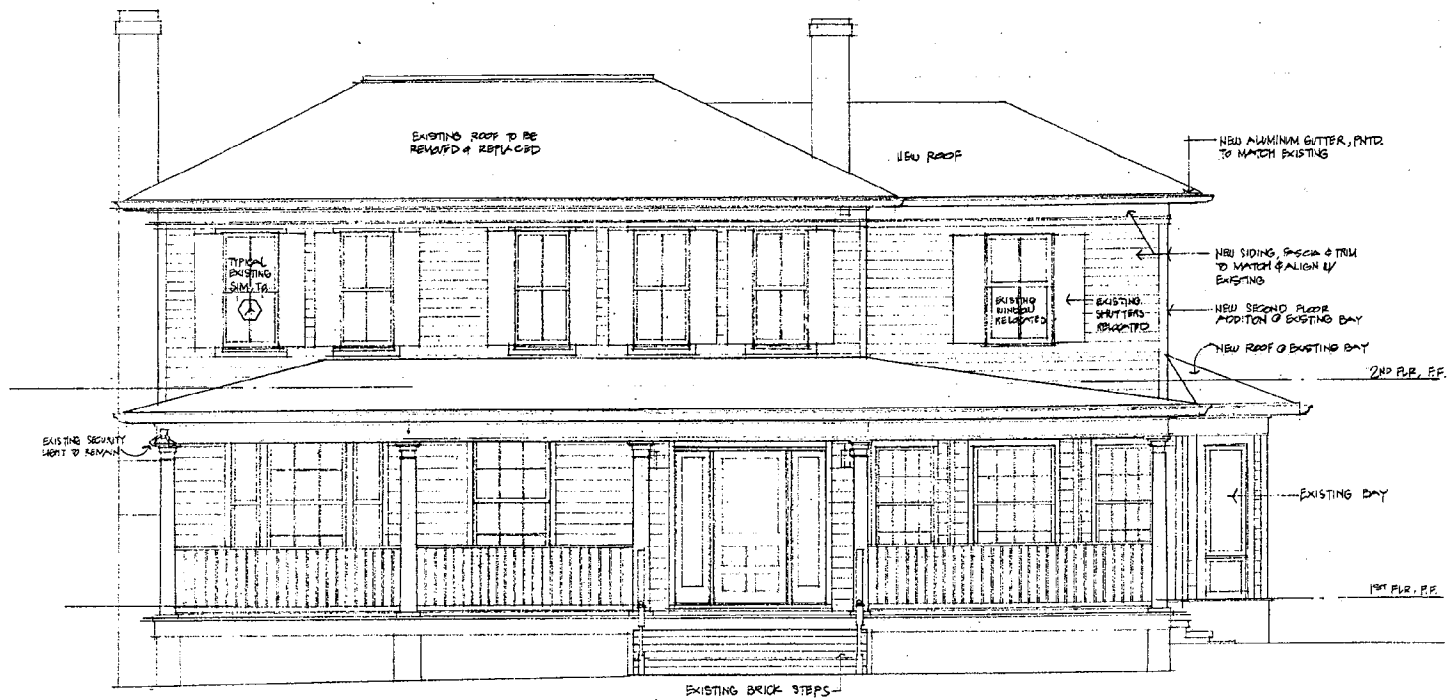
16



1
3 SECOND FLOOR PLAN (PROPOSED)
1/8" = 1'-0"



2 SOUTH ELEVATION (EXISTING)
2 1/8" = 1'-0"



2
4

SOUTH ELEVATION (PROPOSED)

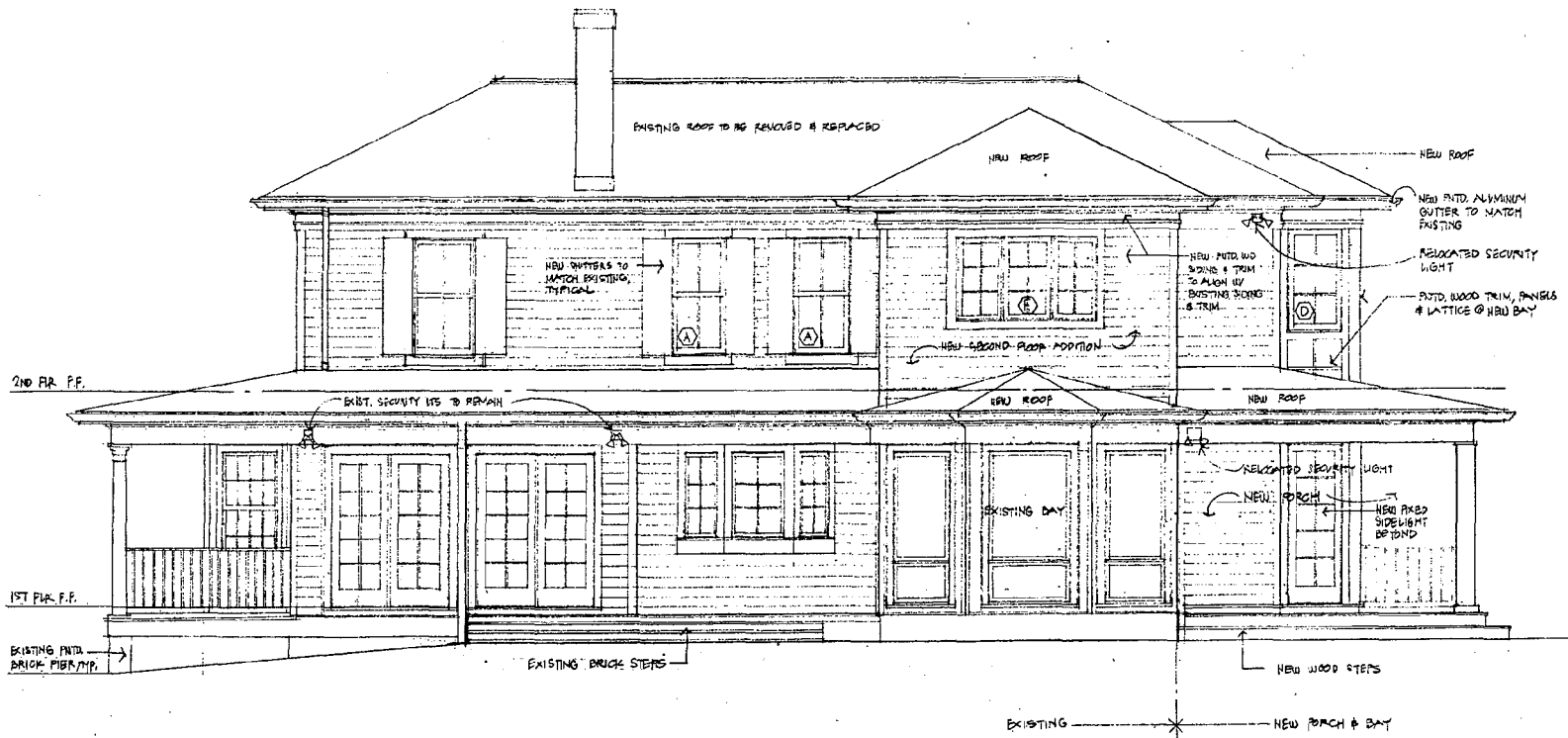
1/8" = 1'-0"

19



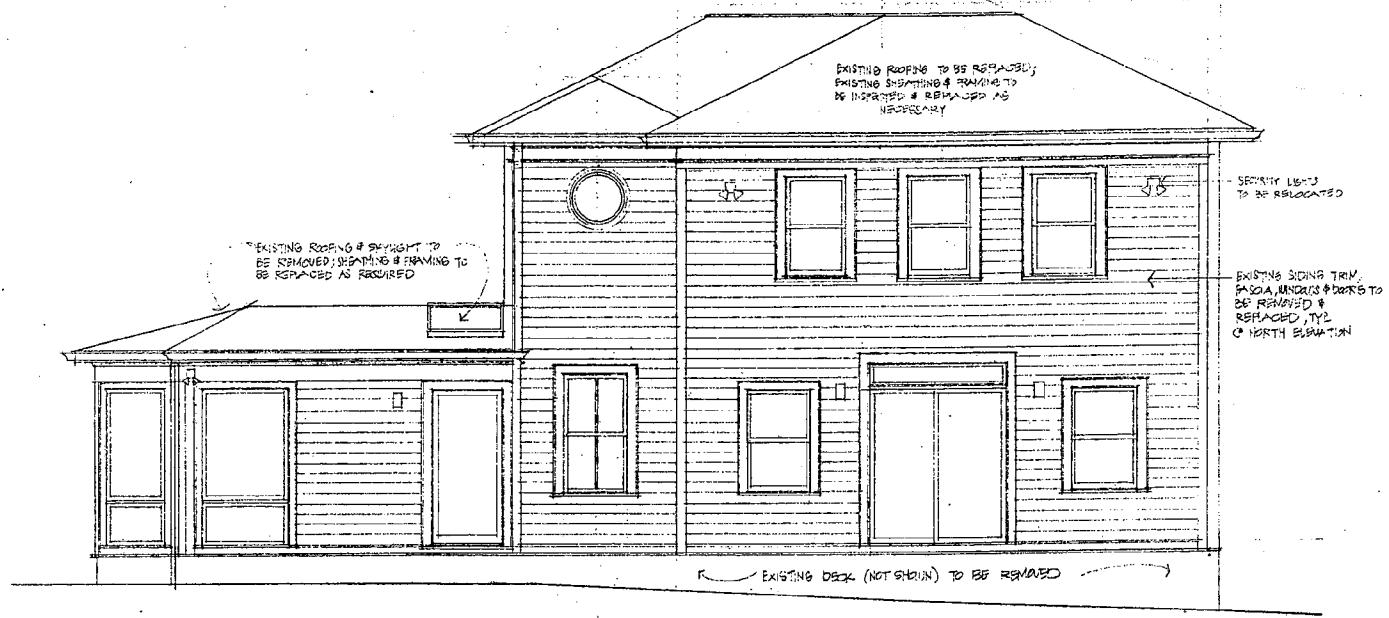
3 EAST ELEVATION (EXISTING)
2 1/8" = 1'-0"

20



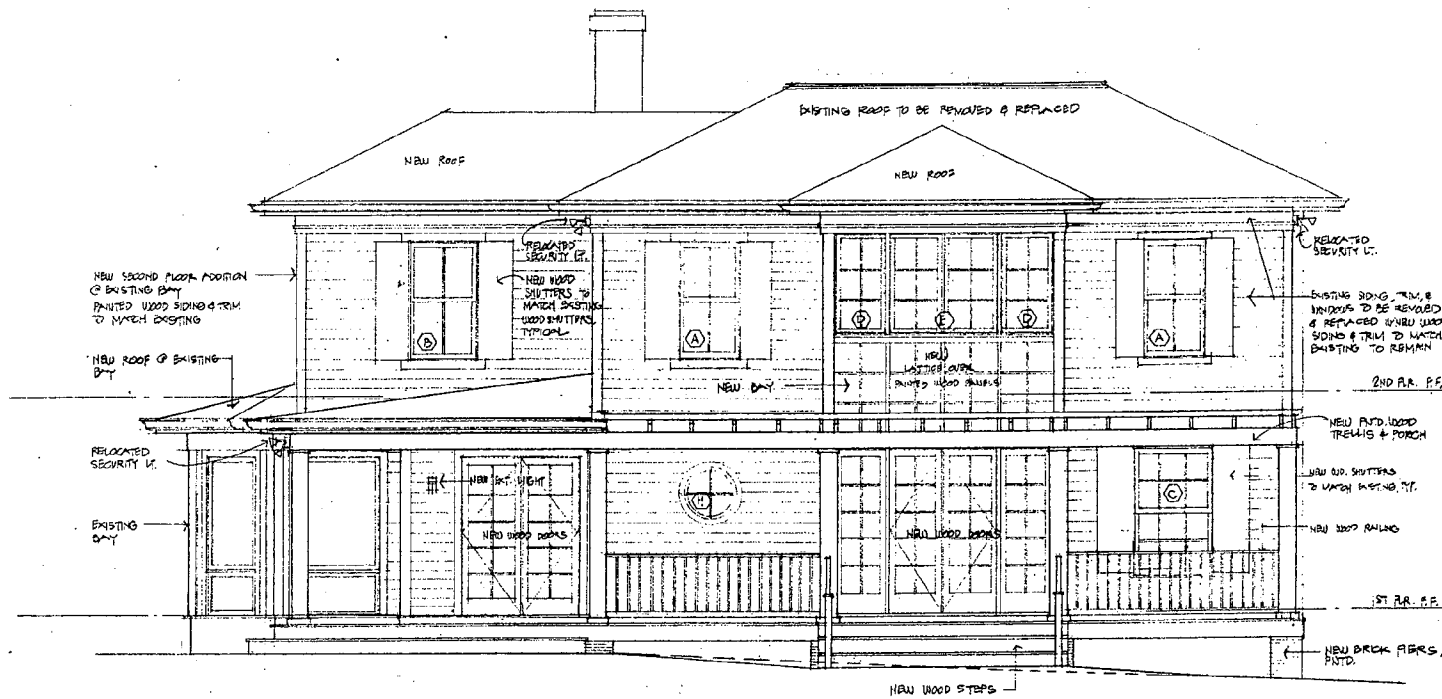
3 EAST ELEVATION (PROPOSED)
 4 1/8" = 1'-0"

21



4 NORTH ELEVATION (EXISTING)
 2 1/8" = 1'-0"

272



4 NORTH ELEVATION (PROPOSED)
 1/8" = 1'-0"

23



1
2 WEST ELEVATION (EXISTING)
1/8" = 1'-0"

24



WEST ELEVATION (PROPOSED)
 1/4" = 1'-0"

26



SOUTH (STREET) ELEVATION

4811 CUMBERLAND AVENUE

EXISTING PHOTOGRAPHS

25



2 SOUTH ELEVATION (PROPOSED)
 4 1/8" = 1'-0"

27



EAST (SIDE) ELEVATION

4811 CUMBERLAND AVENUE

EXISTING PHOTOGRAPHS

28



3
4
 EAST ELEVATION (PROPOSED)
 1/8" = 1'-0"

20



NORTH (REAR) ELEVATION

4811 CUMBERLAND AVENUE

EXISTING PHOTOGRAPHS

30



4 NORTH ELEVATION (PROPOSED)
 4 1/8" = 1'-0"

31



WEST (SIDE) ELEVATION

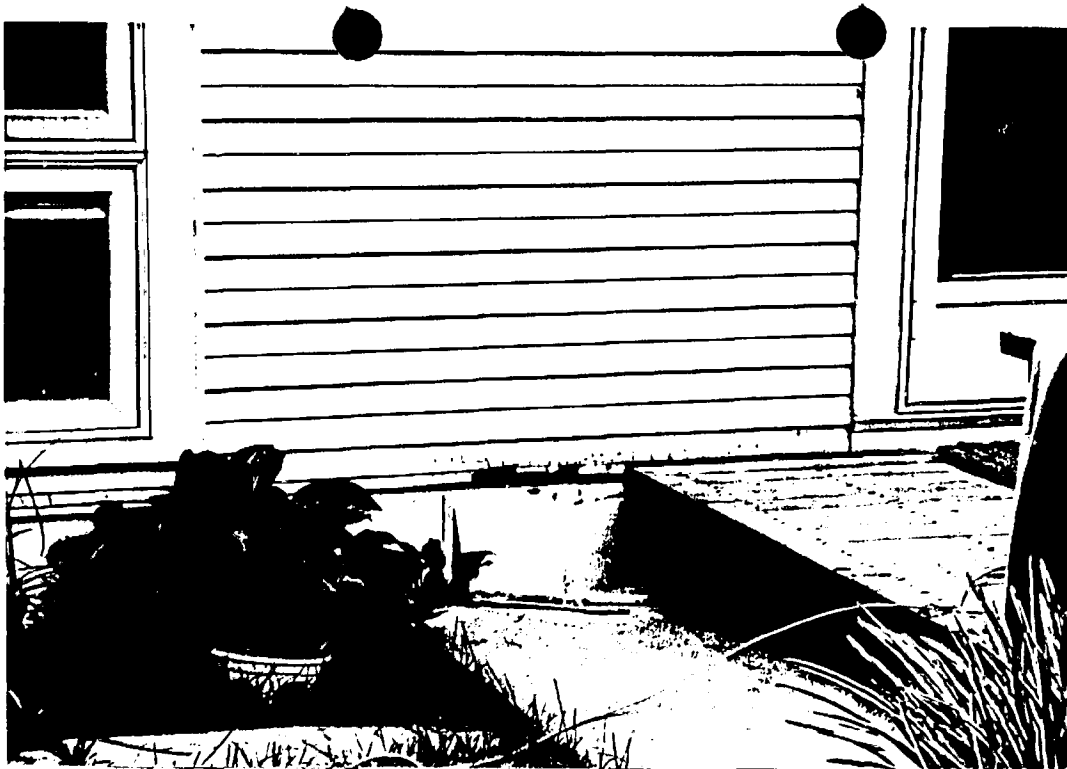
4811 CUMBERLAND AVENUE EXISTING PHOTOGRAPHS

32



WEST ELEVATION (PROPOSED)
 1/8" = 1'-0"

33



Typical water damage at
North Elevation



Roof damage at
flat valley



EVIDENCE OF
WATER DAMAGE

34

Application for Historic Area Work Permit
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7. Addresses of Adjacent and Contronting Property Owners

Mr. Jim and Mrs. Tina Brown
4807 Cumberland Ave.
Chevy Chase, MD 20815

Mr. Wes and Mrs. Phyliss Wiesenfelder
4812 Cumberland Ave.
Chevy Chase, MD 20815

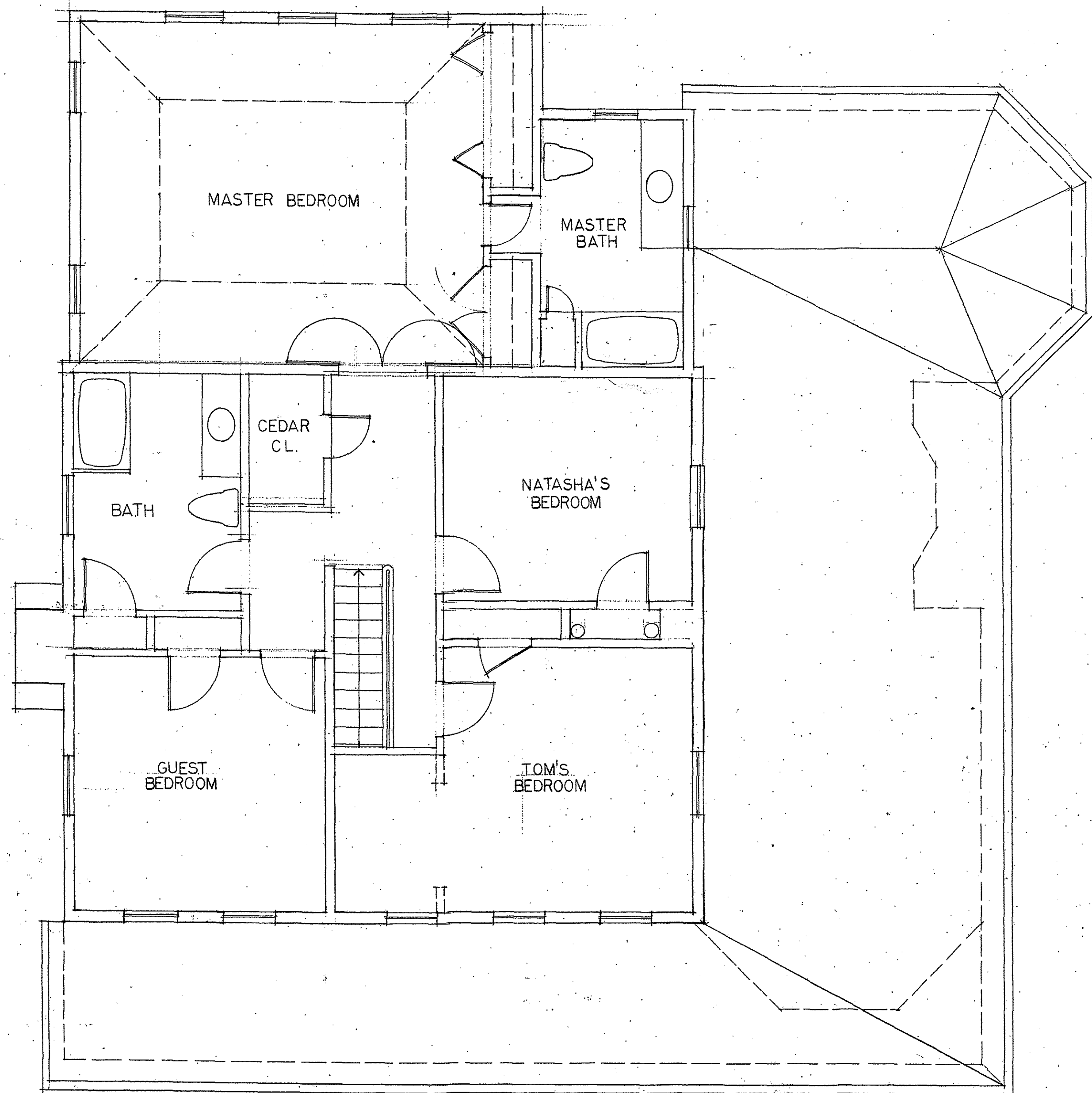
Mr. Rob Proctor & Ms. Lois Jensen
4813 Cumberland Ave.
Chevy Chase, MD 20815

Mr. Henry and Mrs. Dorothy Fischer
4814 Cumberland Ave.
Chevy Chase, MD 20815

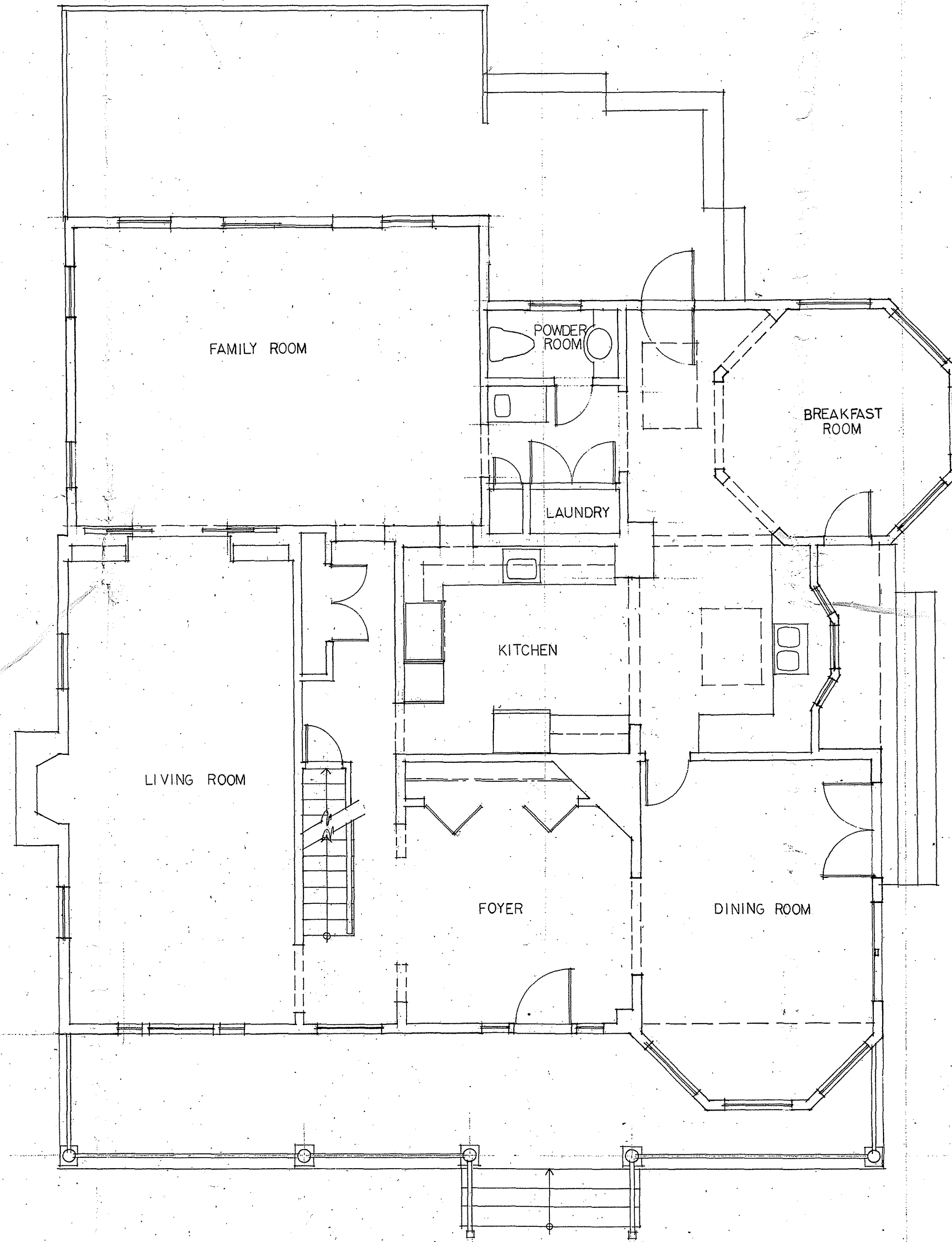
Mr. Edward Dolnick
4816 Cumberland Ave.
Chevy Chase, MD 20815

Also:

Van Dusen Architects
1711 Connecticut Ave. NW
Washington DC 20009



1 SECOND FLOOR PLAN (EXISTING)
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2 FIRST FLOOR PLAN (EXISTING)
 1/4" = 1'-0"

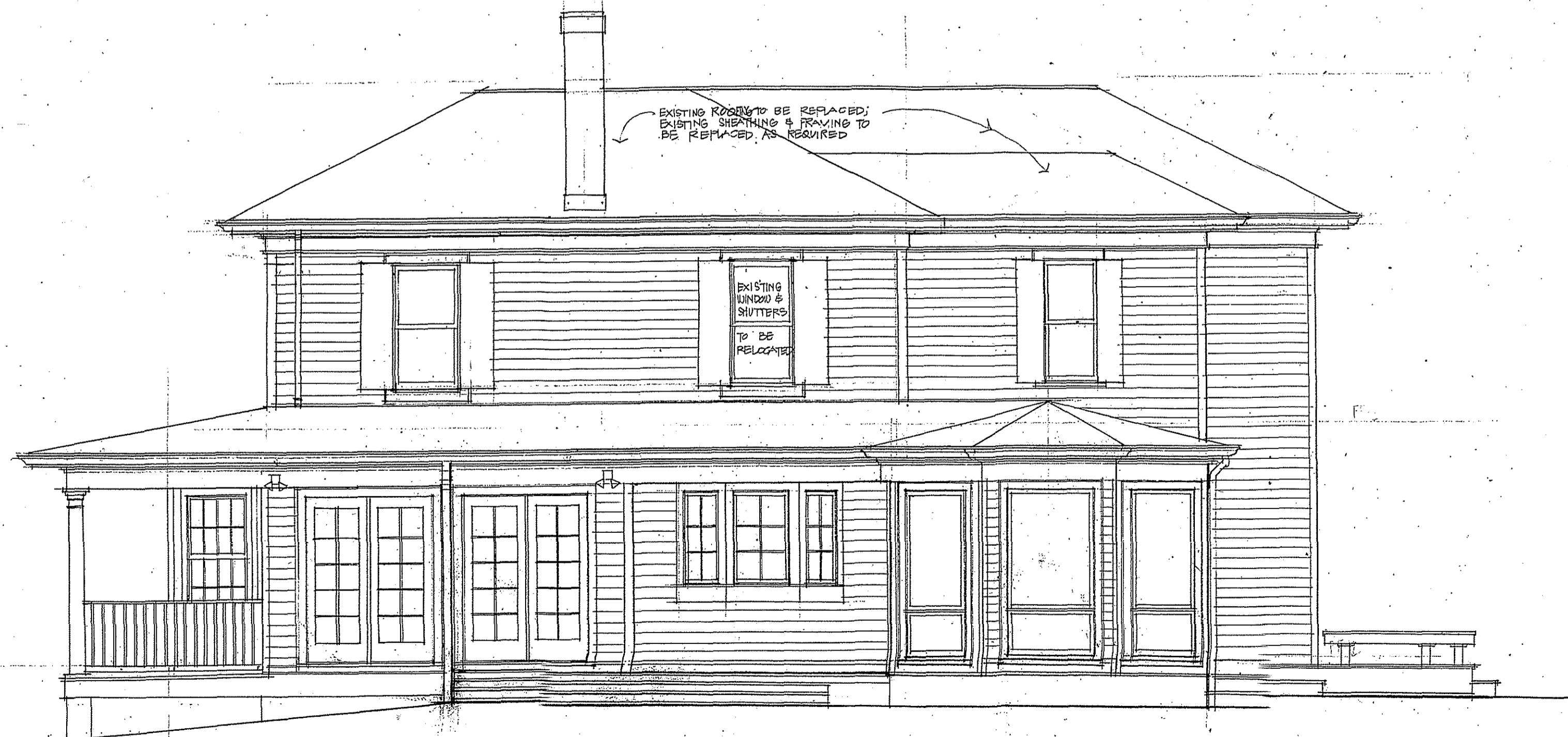




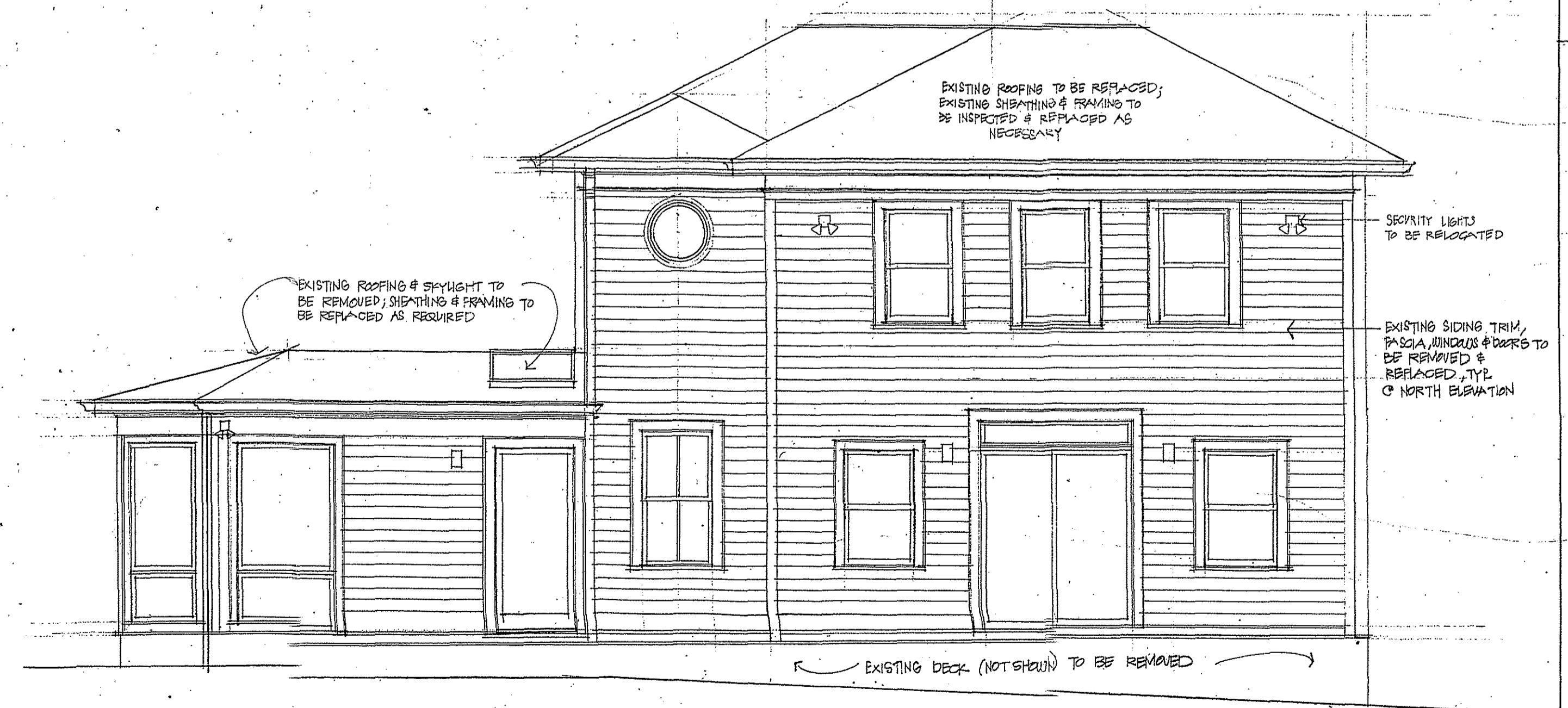
1
2 WEST ELEVATION (EXISTING)
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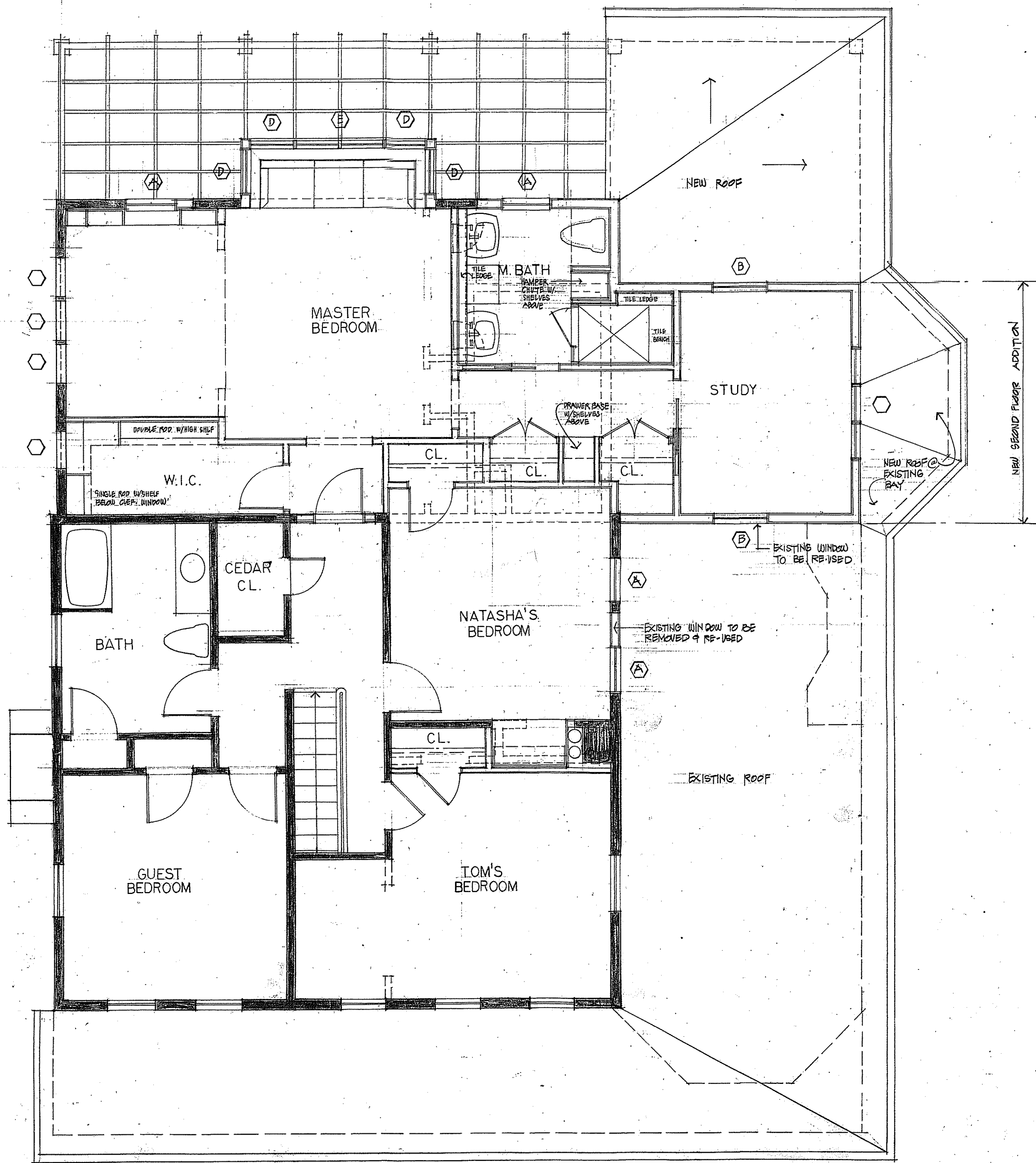
2
2 SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



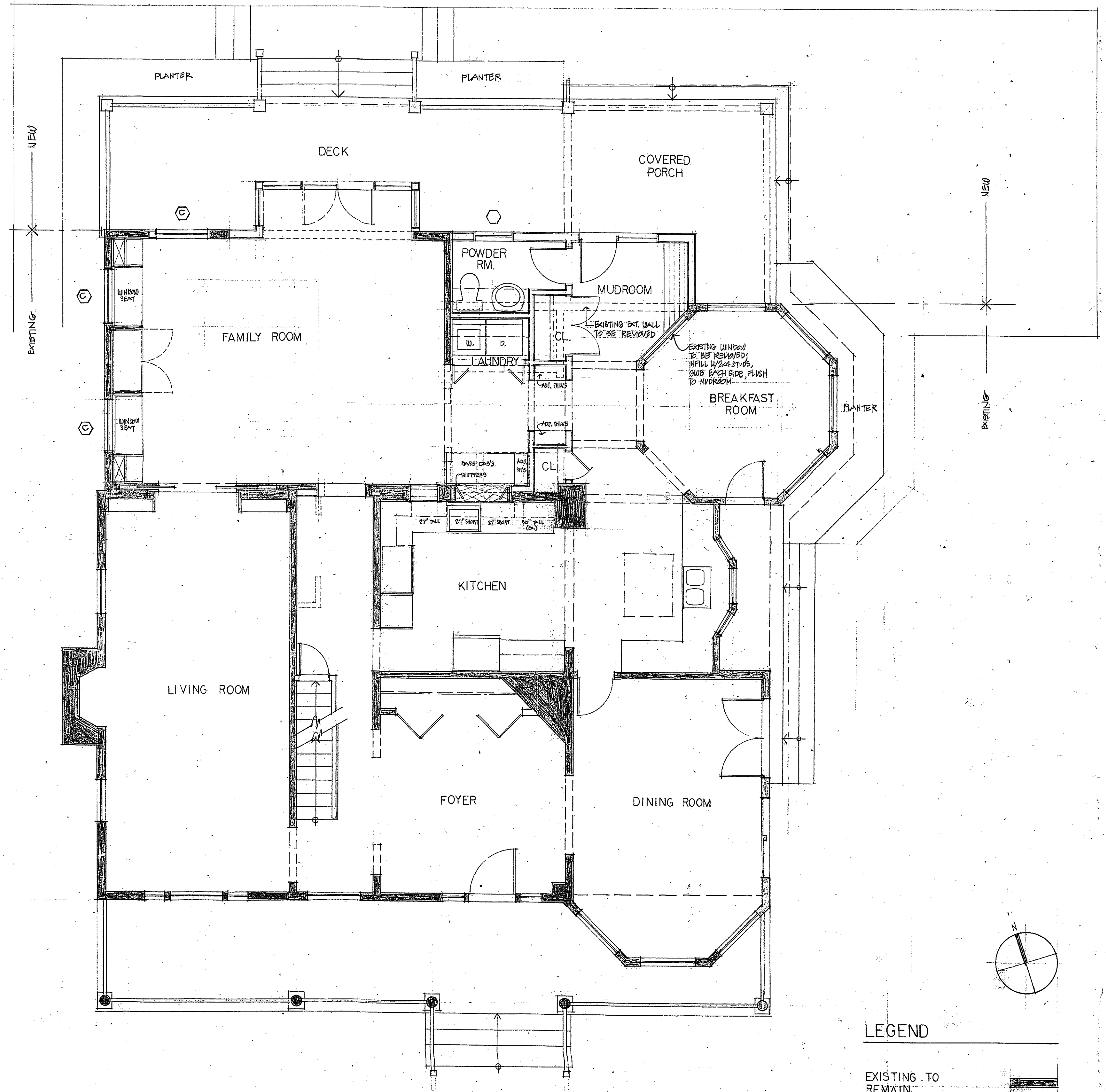
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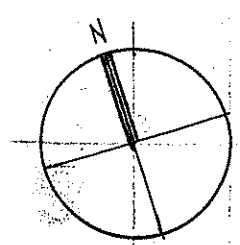
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LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION





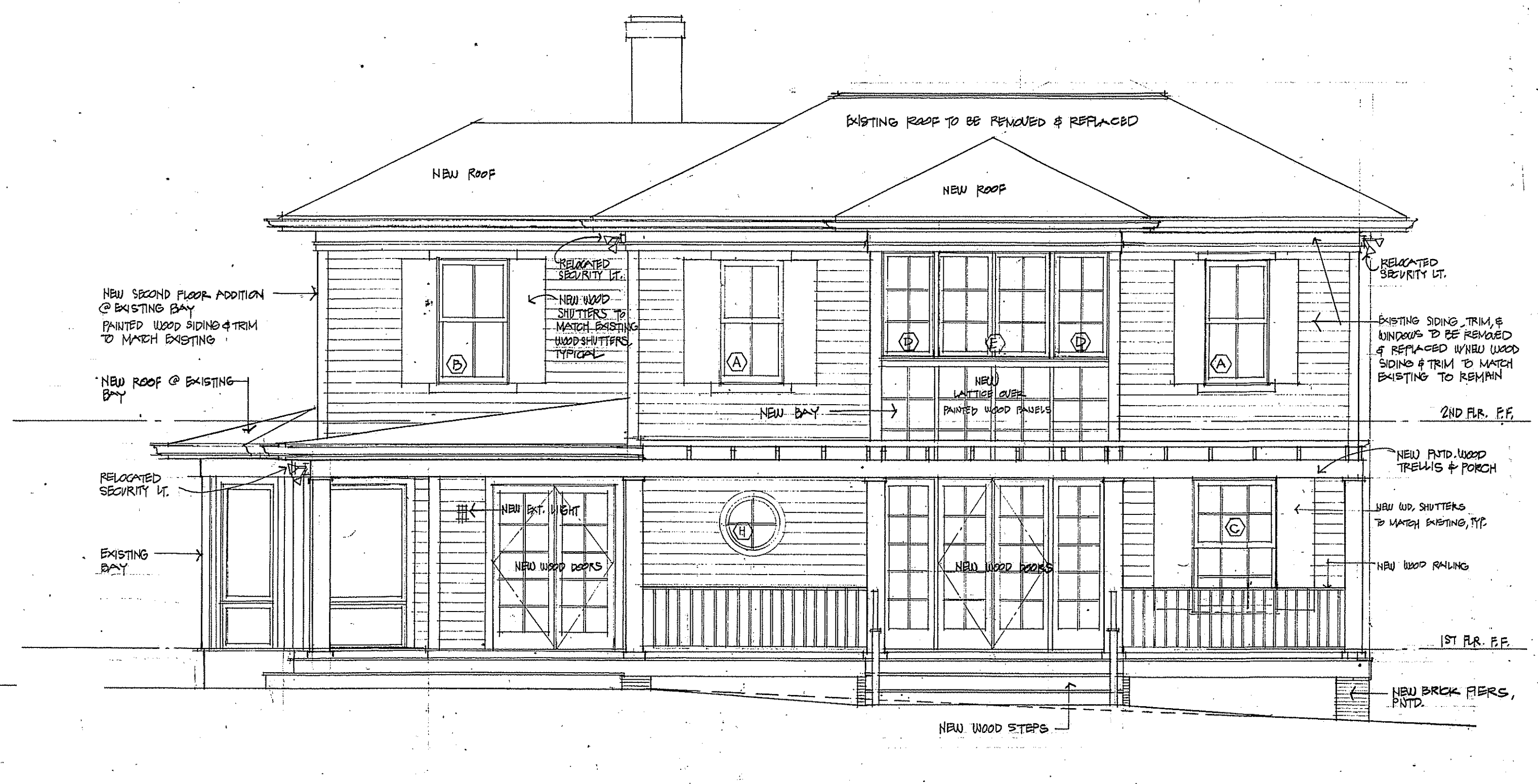
1
4 WEST ELEVATION (PROPOSED)
1/4" = 1'-0"



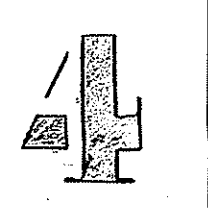
2
4 SOUTH ELEVATION (PROPOSED)
1/4" = 1'-0"

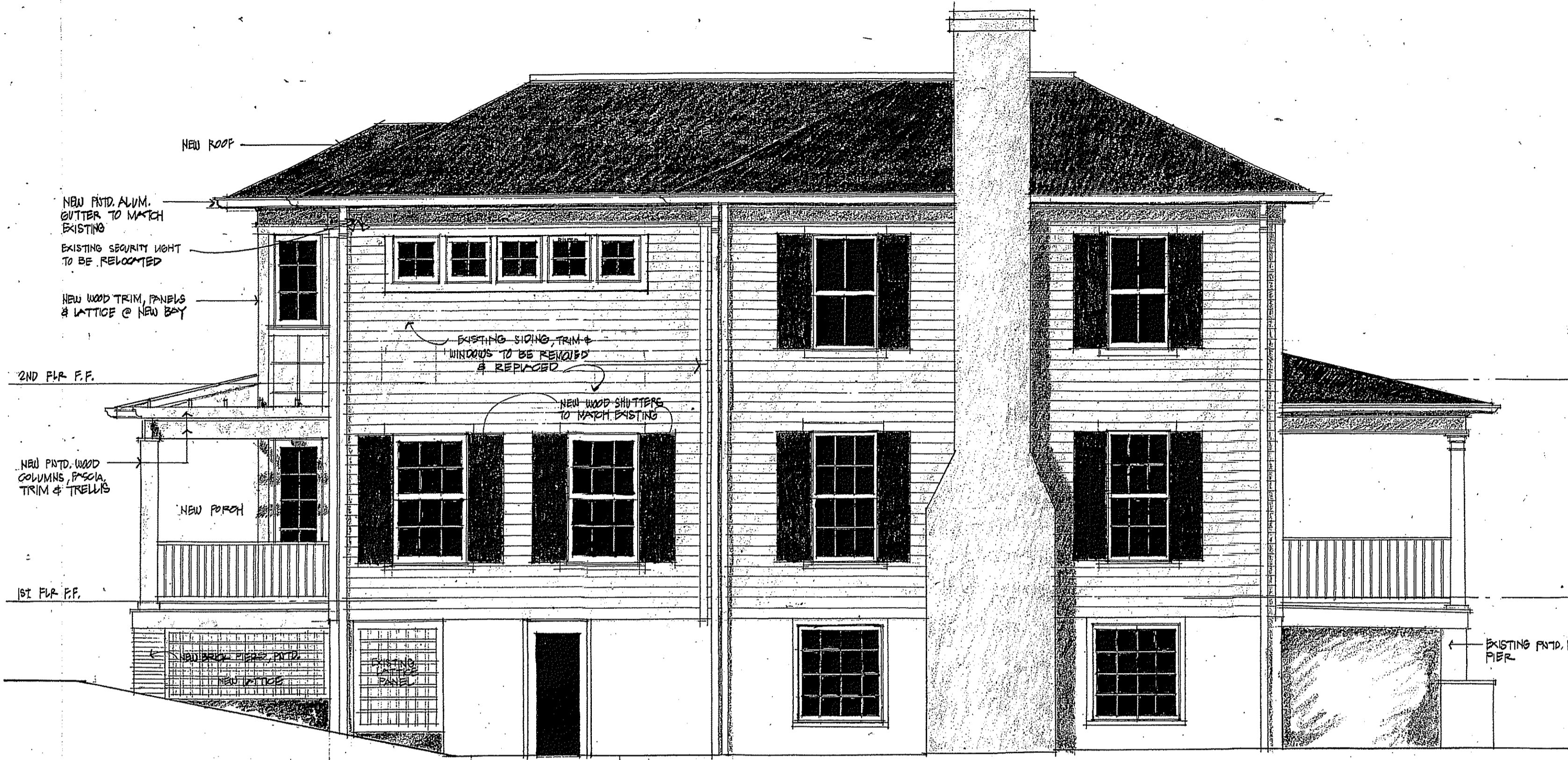


3
4 EAST ELEVATION (PROPOSED)
1/4" = 1'-0"

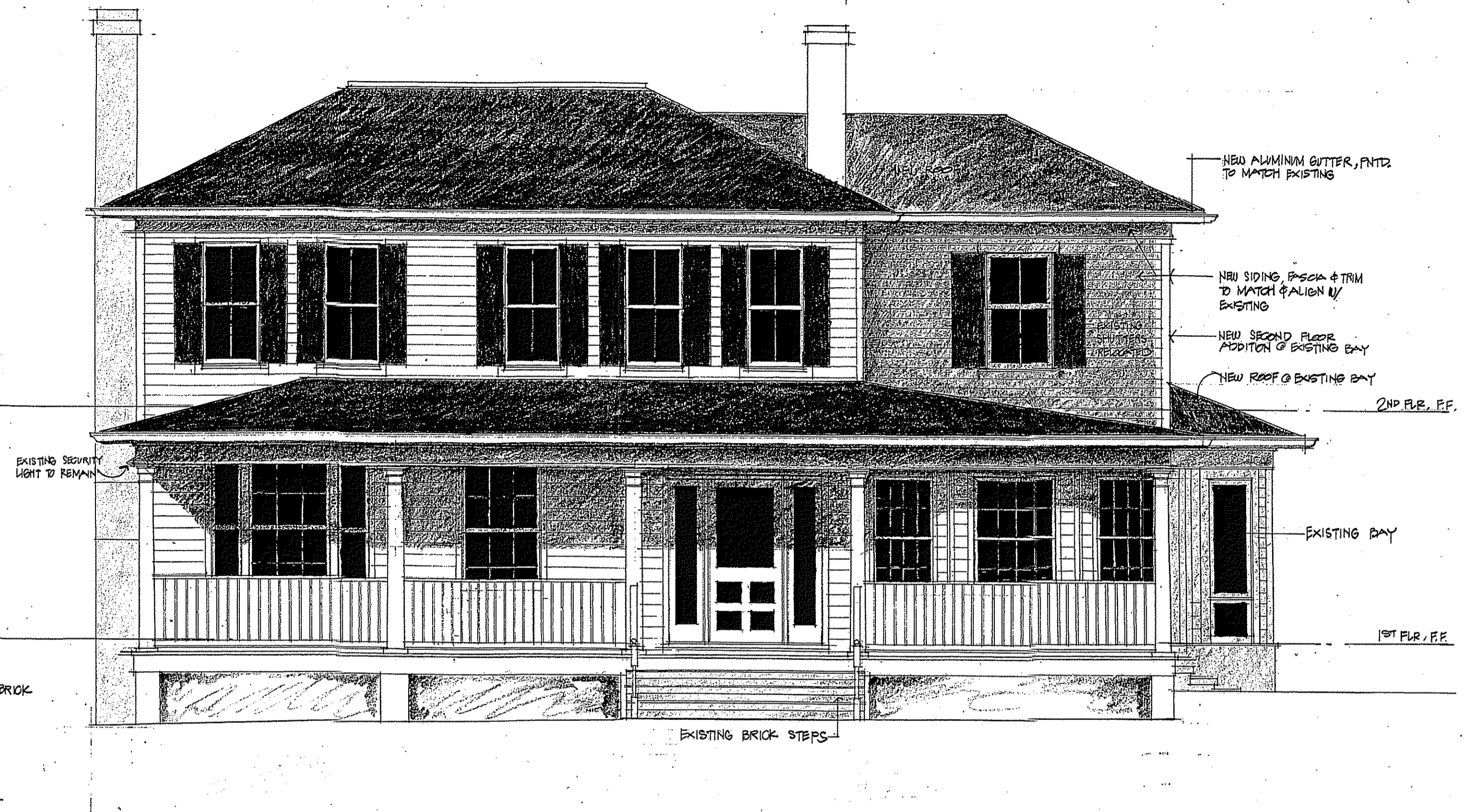


4
4 NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"





1
4 WEST ELEVATION (PROPOSED)
1/4" = 1'-0"



2
4 SOUTH ELEVATION (PROPOSED)
1/4" = 1'-0"



3
4 EAST ELEVATION (PROPOSED)
1/4" = 1'-0"



4
4 NORTH ELEVATION (PROPOSED)
1/4" = 1'-0"