

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

<b>Address:</b>	4709 Cumberland Ave., Chevy Chase	<b>Meeting Date:</b>	11/14/2018
<b>Resource:</b>	Contributing Resource Somerset Historic District	<b>Report Date:</b>	11/7/2018
<b>Applicant:</b>	Colby and Danielle Carrier	<b>Public Notice:</b>	10/31/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	35/36-18K	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Roof Replacement		

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**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Contributing Resource to the Somerset Historic District  
STYLE: Eclectic  
DATE: c.1906

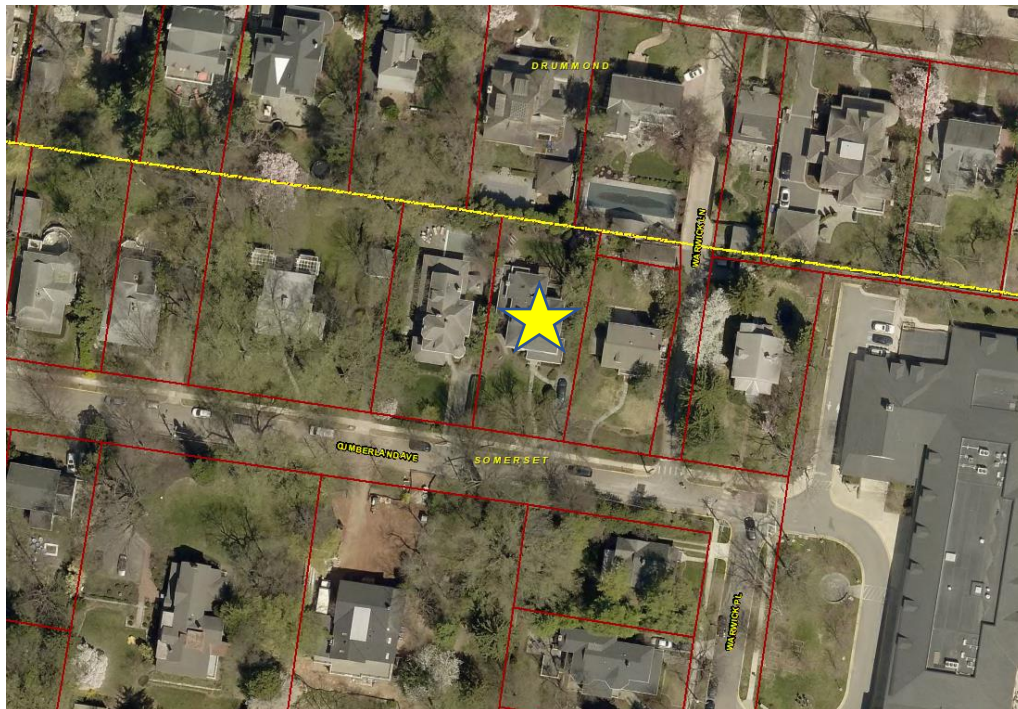


Figure 1: 4709 Cumberland Ave. is located near the Somerset Elementary School (lower right corner).

**PROPOSAL**

The applicant proposes replace the existing 3-tab asphalt shingles with architectural shingles.

**APPLICABLE GUIDELINES:**

The Expedited Staff Report format may be used on the following type of cases:

8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

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

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

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.

855708



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: Colbyacarrier@gmail.com Contact Person: Colby Carrier  
Daytime Phone No.: 207 992 3103  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Colby and Danielle Carrier Daytime Phone No.: 207 992 3103  
Address: 4709 Cumberland Ave Chevy Chase MD 20815  
Street Number City State Zip Code  
Contractor: Peak Roofing Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 4709 Street: Cumberland Ave  
Town/City: Chevy Chase Nearest Cross Street: Warwick Place  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 28,000

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

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/assessment

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

Colby Carrier 18 OCT 2018  
Signature of owner or authorized agent Date

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

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

1997 Dark Grey Asphalt shingle roof must be replaced.  
There are 2 active leaks in the house that run into the master bedroom and 3rd floor.  
The 1990s asphalt roof is not historic

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

Will replace roof with Stonegate grey certified Grand Manor asphalt shingle. It is heavy and has extra layers for protection. Other roofs in neighborhood have similar shingles. All flashing will match appropriately.  
Not changing gutters

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.

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.

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

<p><b>Owner's mailing address</b>                  4709 Cumberland Ave                  Chevy Chase, MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Mark and Kelly Klapow                  4707 Cumberland Ave.                  Chevy Chase, MD 20815</p>	<p>David Martin                  4700 Drummond Ave                  Chevy Chase, MD 20815</p>
<p>Robert Wegner                  4711 Cumberland Ave                  Chevy Chase, MD 20815</p>	
<p>Paul Higday                  4704 Drummond Ave.                  Chevy Chase, MD 20815</p>	



www.peakcustomremodeling.com

# PEAK CUSTOM REMODELING CORPORATION

3106 Lord Baltimore Drive • Suite 210 • Baltimore, MD 21244

Phone: 877-732-5311 • Fax: 410-402-1092

MHIC# 132406

*Emergency Work Order*

CONTRACT made this 11th day of October, 2018, between Peak Custom Remodeling Corporation, d.b.a. Peak Remodeling (the "Contractor") and Owner(s) Name: Colby Carrier  
 Street Address: 4209 Cambridge Ave  
 City/State/Zip Code: Baltimore, MD 21211  
 Home Tele. No.: 410-797-5111 Cell No.: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Work No.: \_\_\_\_\_

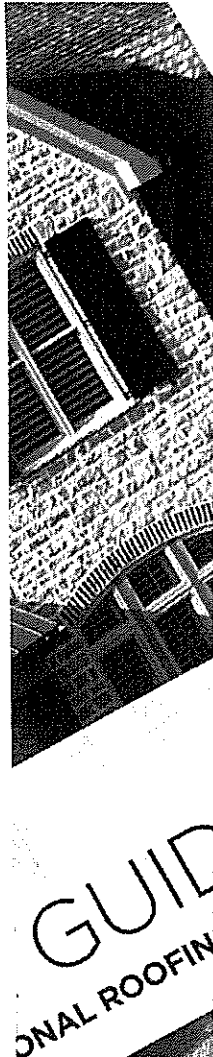
### SPECIFICATIONS

1. Tear off existing  layer(s) shingles
2. Install underlayment - Manufacturer Carpenter Type Asph/Flt
3. Install shingles - Manufacturer Carpenter Type Asph/Flt Color Dark Grey
4.  Install / do not install shingled ridge vent
5. Reflash all necessary areas
7. Install weatherguard on all gutter lines, valleys and protrusions.
6. Install F - 4 1/2" drip edge along entire roof perimeter.
8. Install pipe collars

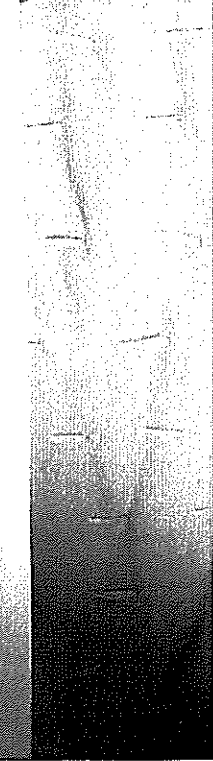
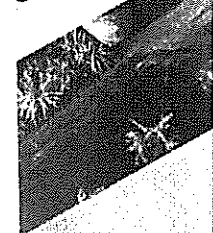
### ADDITIONAL WORK

- III. Removal of all job debris
- IV. 50 year manufacturer's warranty.
- IV. 50 year labor warranty.
- V. Any additional wood deemed necessary to be replaced shall be done at additional cost of \$3.50 per square foot (CDX)/ \$4.00 per square foot (FRT)/ \$8.00 per linear foot (1x6 planks). Owner's Initials: CC
- VI. Any additional layers of shingles will be removed at additional cost of \$0.50 per square foot. Owner's Initials: K

### WORK NOT INCLUDED



GUILD ONAL ROOFING



2. Owner agrees to pay to Contractor for the performance of the aforesaid work and the furnishing of materials therefore as follows:  
 Option I: Cash  
 Option II: Installment Note

Deposit \$ 9130  
 Payable upon Completion \$ 18260  
 Total Contract Price \$ 27390  
Colby Carrier  
cell 4400669724486410  
07/23/03

OR

Payment per monthly installment \$ \_\_\_\_\_  
 Number of monthly installments \_\_\_\_\_  
 Amount Financed \$ \_\_\_\_\_  
 Annual Interest Rate \_\_\_\_\_  
 Total Finance Charge \$ \_\_\_\_\_  
 Total Amount of All Payments \$ \_\_\_\_\_

3. Applicable financing shall be for a term of approximately \_\_\_\_\_ months. Owner agrees to execute any and all documents necessary to secure said financing. A separate rescission period shall apply to financing from a third party lender.

Owner's Initials: CC

Owner's Initials: DC

4. All starting and completion dates are approximate and subject to delays caused by circumstances and conditions beyond Contractor's control, including, but not limited to, strikes, material shortages, fire and flood, other acts of God, weather, war and governmental regulation or by delays caused by Owner. All delays caused by such events do not constitute abandonment and are not included in calculating time frames for payment or performance. Scheduling of the work is in the sole discretion of Contractor and unreasonable interference with the scheduling by Owner, including, but not limited to, refusal of access to the property by Owner, shall be a breach of this Contract and grounds for discontinuation of the work by Contractor.

Approximate Starting Date: 10/26/18

Approximate Completion Date: Nov 9, 2018

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION ANYTIME PRIOR TO MIDNIGHT OF THE FIFTH BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. IF YOU ARE OVER THE AGE OF 65 YOU MAY CANCEL THIS TRANSACTION ANYTIME PRIOR TO MIDNIGHT OF THE SEVENTH BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. TO CANCEL THIS TRANSACTION MAIL OR DELIVER A SIGNED AND DATED WRITTEN NOTICE OR TELEGRAM TO THE ABOVE ADDRESS NOT LATER THAN MIDNIGHT OF 10/19/18 (the "CANCELLATION DATE"). A FORM CANCELLATION NOTICE IS ATTACHED HERETO AND ITS USE IN ACCORDANCE WITH THESE PROVISIONS SHALL BE DEEMED SUFFICIENT NOTICE OF CANCELLATION.

OWNER(S):  
 Colby Carrier  
 Michelle Carrier

Peak Custom Remodeling Corporation:  
David Stavinda  
 Authorized Representative of Contractor  
 Print Name: David Stavinda  
 License Number: 132406

SEE REVERSE SIDE FOR ADDITIONAL TERMS AND CONDITIONS

## COLOR AVAILABILITY

Black Pearl

Brownstone

Colonial Slate

Gatehouse Slate

Georgian Brick

Sherwood Forest

Stonegate Gray

Terra Cotta

Tudor Brown

Weathered Wood



Grand Manor, shown in Brownstone

## GRAND MANOR®

- Two full-size, fiber glass base shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square
- Lifetime limited transferable warranty - residential\*
- 50-year limited transferable warranty - group-owned or commercial\*
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- High-Performance Starter and hip and ridge accessory available (see details in back of brochure)

\* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

# LUXURY SHINGLES

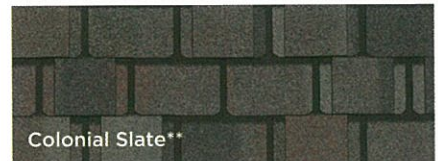


Belmont, shown in Black Granite

## COLOR AVAILABILITY



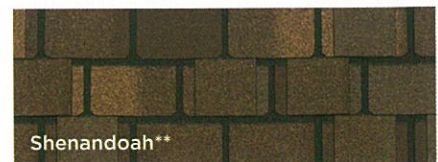
Black Granite\*\*



Colonial Slate\*\*



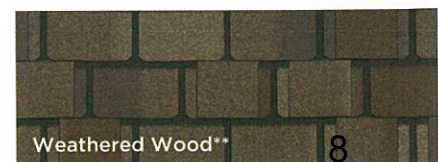
Gatehouse Slate



Shenandoah\*\*




Stonegate Gray



Weathered Wood\*\*

## BELMONT™

- Authentic depth and dimension of natural slate
- 275 lbs. per square
- Lifetime limited transferable warranty - residential\*
- 50-year limited transferable warranty - group-owned or commercial\*
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- High-Performance Starter and hip and ridge accessory available (see details in back of brochure)
- Impact Resistant version available (Select colors\*\*) 

\* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

### Tear Resistance:

- UL certified to meet ASTM D3462

### Impact Resistance:

- UL2218 Class 4 (Select colors only)







