EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

- [x] 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).
The applicant proposes to 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Colbyacarrier@gmail.com
Contact Person: Colby Carrier
Daytime Phone No.: 207-923-3103

Tax Account No.: 

Name of Property Owner: Colby and Danielle Carrier
Daytime Phone No.: 207-923-3103

Address: 4709 Cheyney Avenue, Chevy Chase, MD 20915

Contractor: Peak Roofing

Contractor Registration No.: 

Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING/PREEMIUM

House Number: 4709
Street: Cumberland Avenue

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

Lot: 
Block: 
Subdivision: 

Liber: 
Folio: 
Parcel: 

PART ONE: TYPE OF WORK, CAPITAL IMPROVEMENTS

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Knock/Remodel ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: Roof

1B. Construction cost estimate: $ 18,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: ☐ WSSC ☐ Septic ☐ Other: 

2B. Type of water supply: ☐ WSSC ☐ Well ☐ Other: 

PART THREE: COMPLETE ONLY FOR FENCES/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

Date: 18 OCT 2018

Signature of owner or authorized agent

Approved: ____________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________ Signature: ____________________ Date: ____________________

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

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 Gray Asphalt Shingle roof must be replaced.**

      **There are 2 active leaks in the house that run into the master bedroom and 3rd floor. The 1980s 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 green certainteed Grand Manor asphalt shingle. It is heavy and has extra layers for protection. Other moss/mold/bacteria 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 resources and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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. PHOTOGRAPH
   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 lots(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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>4709 Cumberland Ave</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark and Kelly Klapow</td>
</tr>
<tr>
<td>4707 Cumberland Ave.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Robert Wegner</td>
</tr>
<tr>
<td>4711 Cumberland Ave.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Paul Highday</td>
</tr>
<tr>
<td>4704 Drummond Ave.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>
CONTRACT made this __ day of ___, 20__, between Peak Custom Remodeling Corporation, d.b.a. Peak Remodeling & Construction (the "Contractor") and __________ (the "owner") for the premises located at ____________.

SPECS

1. Tear off existing ______ layers of shingles
2. Install underlayment - Manufacturer ____________ Type ____________ Color ____________
3. Install shingles - Manufacturer ____________ Type ____________ Color ____________
4. Install / do not install shingled ridge vent
5. Reflash all necessary areas
6. Install F-4 1/2" drip edge along entire roof perimeter
7. Install weathertight on all gutter lines, valleys and protrusions.
8. Install pipe collars

ADDITIONAL WORK

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
Deposit: $9,120
Payable upon Completion: $18,240
Total Contract Price: $27,360

Option II: Installment Note
Payment per monthly installment: $________
Number of monthly installments: ________
Amount financed: $________
Annual Interest Rate: ________
Total Finance Charges: $________
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 escrow period shall apply to financing from a third party lender.

Owner’s Initials: ____________ Owner’s Initials: ____________

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, 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: ____________ Approximate Completion Date: ____________

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 OF CANCELLATION TO THE ABOVE ADDRESS NOT LATER THAN MIDNIGHT OF ____________ (the "CANCELLATION DATE"). A FORM OF CANCELLATION NOTICE IS ATTACHED TO THIS CONTRACT AND ITS USE IN ACCORDANCE WITH THESE PROVISIONS SHALL BE DEEMED SUFFICIENT NOTICE OF CANCELLATION.

Owner(s): __________________________
Print Name: __________________________
License Number: 1324164

Authorized Representative of Contractor: __________________________
Print Name: __________________________
License Number: __________________________

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

LUXURY SHINGLES

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)

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:

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

*See warranty for specific details and limitations.
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)