

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4709 Cumberland Rd., Chevy Chase	Meeting Date:	11/13/2019
Resource:	Contributing Resource Somerset Historic District	Report Date:	11/6/2019
Applicant:	Colby and Danielle Carter	Public Notice:	10/30/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/36-19E	Staff:	Dan Bruechert
Proposal:	Porch Decking Replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Queen Anne/Eclectic
DATE: 1905

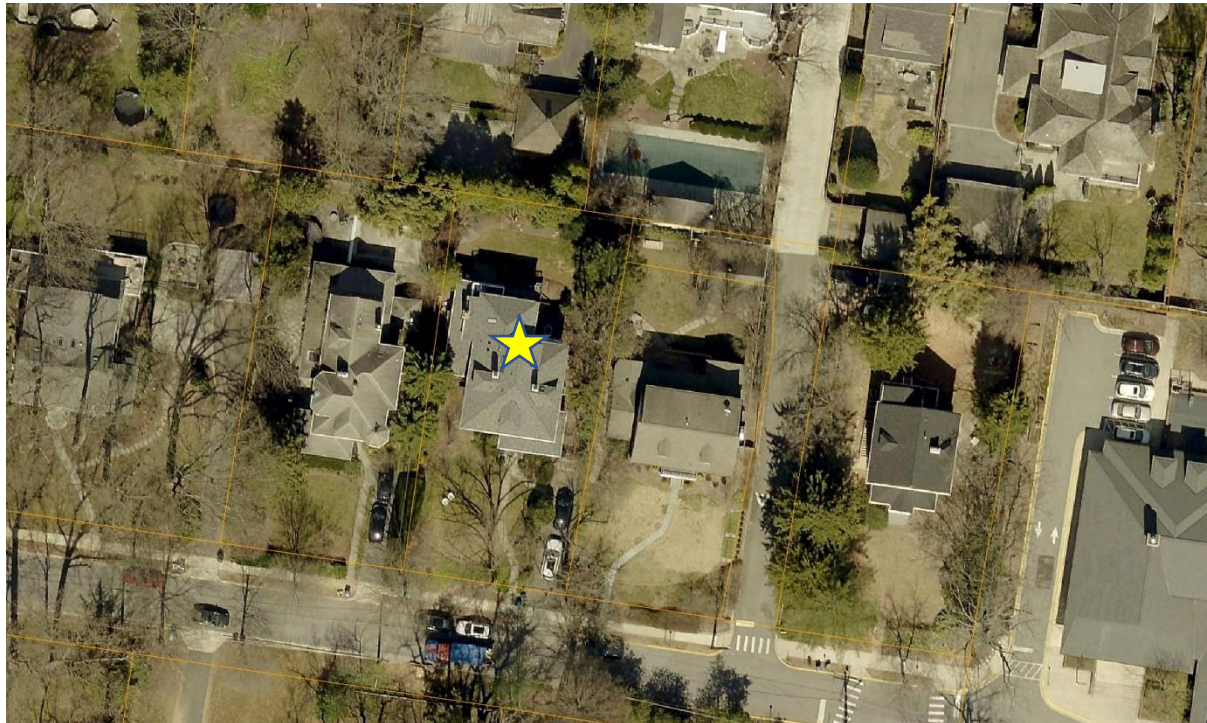


Figure 1: 4709 Cumberland Ave.

PROPOSAL

The applicant proposes to remove the existing painted, wood porch deck and replacing it with 5 ½" (five and a half inch) wide, stained mahogany boards. No other work is proposed for this HAWP. Staff finds that this alteration will not have a significant impact on the historic character of the house or surrounding district and recommends approval of this HAWP.

APPLICABLE GUIDELINES

The use of the expedited review form is supported by one category of work on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

2. Modifications to a property, which do not significantly alter its visual character; and

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;
- (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

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),(2), and (d)* having found that the proposal 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 *Secretary of the Interior's Standards for Rehabilitation #2*,

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

that's on
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Contact Email: ColbyCarrier@gmail.com Contact Person: Colby Carrier
Daytime Phone No.: 207992 3103

Tax Account No.: _____

Name of Property Owner: Colby and Danielle Carrier Daytime Phone No.: 2079923103

Address: 4709 Cumberland Ave Cherry Chase, MD 20815
Street Number City State Zip Code

Contractor: Bae Contractor LLC Phone No.: 3019080066

Contractor Registration No.: _____

Agent for Owner: Alvaro Martinez Daytime Phone No.: 3019080066

LOCATION OF BUILDING/PREMISE

House Number: 4709 Cumberland Ave Street: Cumberland Ave

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

Lot: _____ Block: _____ Subdivision: Somerset

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

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: \$ 5,000 - 6,000

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/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.

Colby Carrier
Signature of owner or authorized agent

17 Oct 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 893644 Date Filed: _____ Date Issued: _____

**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:

Front wrap around wood porch made of 3" wood boards painted gray. Extensive rot, soft spots, peeling paint.

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

Replace entire flooring with 5" Mahogany boards. The boards will not be stained - they will maintain their natural color. Front porches in Somerset use wood in various sizes.

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 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.

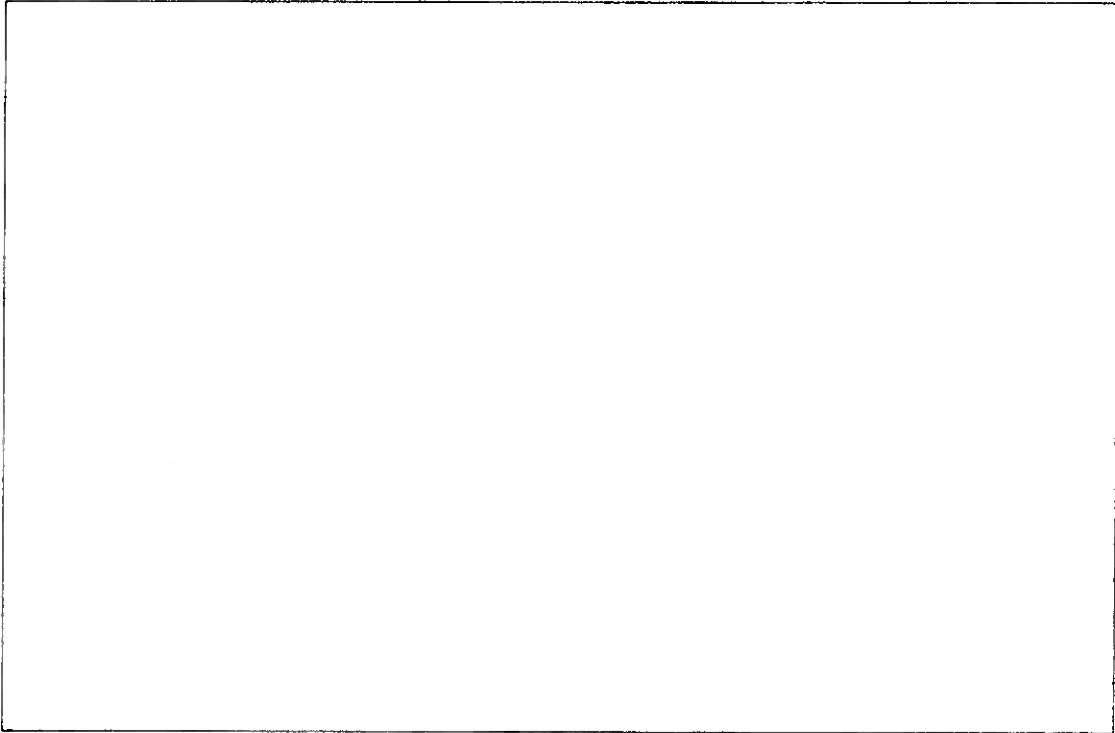
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

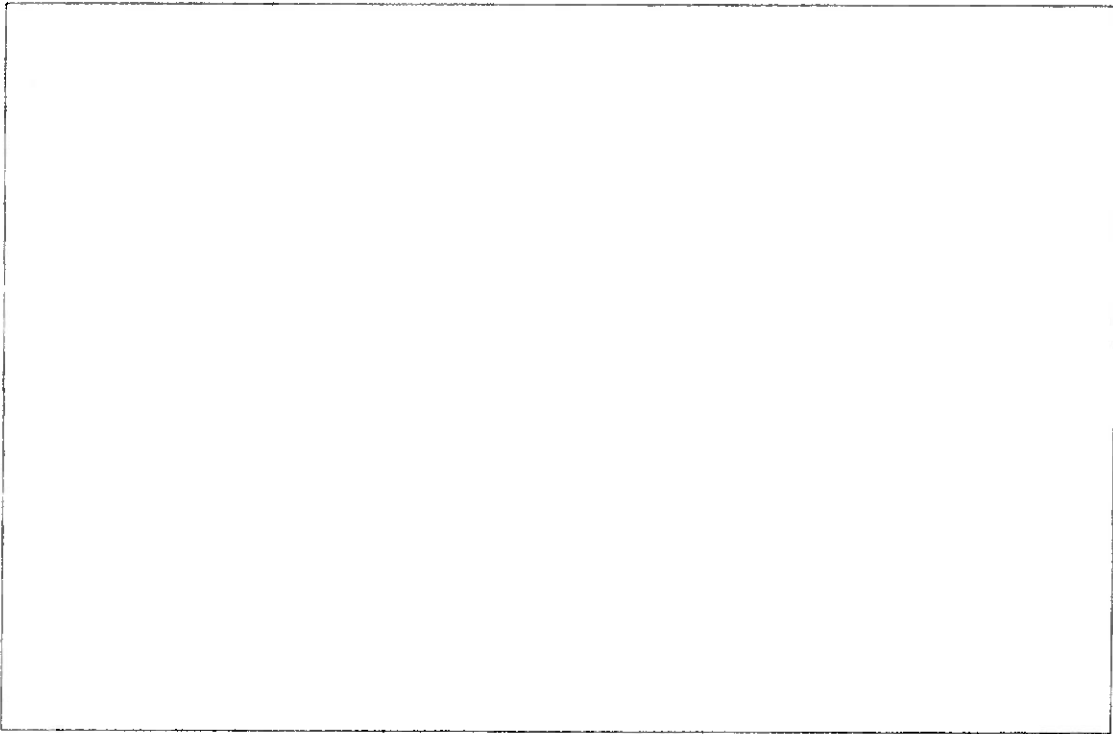
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 4709 Cumberland Ave Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Mark Klapow 4707 Cumberland Ave Chevy Chase, MD 20815	David Martin 4700 Drummond Ave Chevy Chase, MD 20815
Robert Wegner 4711 Cumberland Ave Chevy Chase, MD 20815	
Paul Higday 4704 Drummond Ave Chevy Chase, MD 20815	

Existing Property Condition Photographs (duplicate as needed)



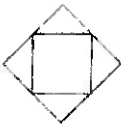
Detail: _____



Detail: _____

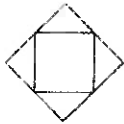
Applicant: _____

Site Plan



Shade portion to indicate North

Site Plan



Shade portion to indicate North







16 October 2019

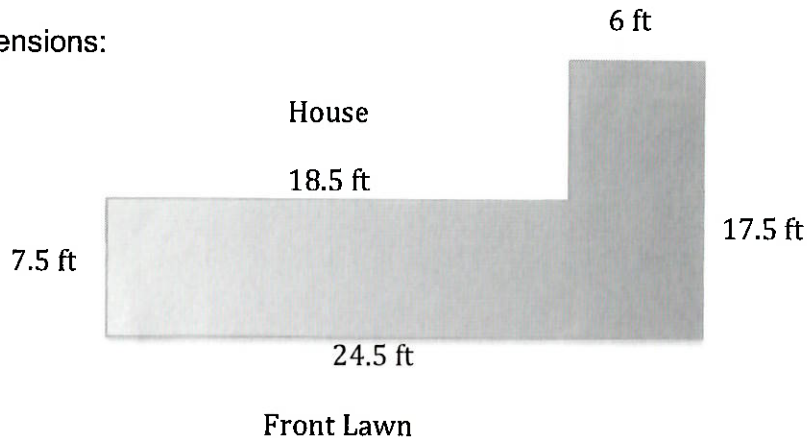
Colby and Danielle Carrier
4709 Cumberland Avenue
Chevy Chase, MD 20815
207-992-3103

Montgomery County Historic Commission,

We are requesting an ^{HAWP} ~~In Kind Determination Letter~~ from the commission to replace the wood flooring on our front porch.

The front porch on our home at 4709 Cumberland Avenue, Chevy Chase is in the Somerset Historic District and has a front wrap around wood porch. The porch has many areas of rot and is in need of replacement. We plan to replace the porch with mahogany wood boards on the entire surface. ~~The boards will be stained dark brown.~~ The direction of board placement will be the same as the current floor.

Porch dimensions:



The current floor material:

Wood, groove/tongue, 3 inch boards, painted gray

Planned new floor material:

Wood, 5.5 inch boards, ~~stained dark brown~~

Please contact us with any questions or comments. Thank you for your time.

Sincerely,

Colby and Danielle Carrier