**EXPEDITED**

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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

**STAFF RECOMMENDATION:**

- [x] Approve
- [ ] Approve with conditions

**PROJECT DESCRIPTION**

<table>
<thead>
<tr>
<th>SIGNIFICANCE:</th>
<th>Contributing Resource within the Somerset Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>STYLE:</td>
<td>Queen Anne/Eclectic</td>
</tr>
<tr>
<td>DATE:</td>
<td>1905</td>
</tr>
</tbody>
</table>

*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.
APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Colby Carrier  
Daytime Phone No.: 207-992-3103

Tax Account No.:  
Name of Property Owner: Colby and Danielle Carne  
Daytime Phone No.: 207-992-3103
Address: 4709 Cumberland Ave Chevy Chase, MD 20815

Contractor: Bae Contractor LLC  
Phone No.: 301-908-0066

Agent for Owner: Alvaro Martinez  
Daytime Phone No.: 301-908-0066

LOCATION OF BUILDING/PREMISES

House Number: 4709 Cumberland Ave  
Street: Cumberland Ave
Town/City: Chevy Chase  
Nearest Cross Street: Warwick Place
Lot:  
Block:  
Subdivision: Somerset

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: $5,000 - $6,000

IC. 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/RATTANDING 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  
Signature of owner or authorized agent  17 Oct 2019

Approved: ___________________________  
For Chairperson, Historic Preservation Commission

Disapproved: ___________________________  
Signature: ___________________________  
Date: ___________________________

Application/Permit No.: 8933144  
Date Filed: ___________________________  
Date Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99

3
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 wraparound 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, etc., 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 some set 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
<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 Klapow</td>
</tr>
<tr>
<td>4707 Cumberland Ave</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>David Martin</td>
</tr>
<tr>
<td>4700 Drummond 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 Higday</td>
</tr>
<tr>
<td>4704 Drummond Ave</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: ____________________________________________

Detail: ____________________________________________

Applicant: _________________________________________
Site Plan

Shade portion to indicate North
Colby and Danielle Carrier  
4709 Cumberland Avenue  
Chevy Chase, MD 20815  
207-992-3103

Montgomery County Historic Commission,

We are requesting an "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:

```
+--------+     +--------+
| 7.5 ft |     | 18.5 ft |
| 24.5 ft|     | 17.5 ft |
+--------+     +--------+
| 6 ft   |     |        |
```

Front Lawn

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