MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4709 Cumberland Avenue, Chevy Chase  Meeting Date: 12/2/2020
Resource: Primary (Pre-1915) Resource  Report Date: 11/25/2020
(Somerset Historic District)  Public Notice: 11/18/2020
Applicant: Colby and Danielle Carrier  Tax Credit: N/A
(Keith Dodson, Agent)  Staff: Michael Kyne
Review: HAWP  Case Number: 35/36-20C

PROPOSAL: Porch enclosure

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset District
DATE: c. 1905

Fig. 1: Subject property.
PROPOSAL:

The applicants propose to enclose an existing covered porch at the west side (left, as viewed from the public right-of-way of Cumberland Avenue) of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

**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

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(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:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#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.

STAFF DISCUSSION:

The applicants propose to enclose an existing covered porch at the west side (left, as viewed from the public right-of-way of Cumberland Avenue) of the house. The porch to be enclosed is not historic/original, as it is part of a previous addition to the house. The proposed materials include the following:

- Painted cedar shingle siding to match the existing.
- One-over-one double-hung wood windows to match the existing.
- New wood trim water table to match the existing.
- New wood lattice in 1 x 4 frames between the existing piers to match the existing lattice on the front porch.

Staff fully supports the applicants’ proposal. The proposed alterations will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with Standards #2 and #9. In accordance with Standard #10, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment. Staff finds the proposed materials appropriate and compatible with the existing materials.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10 outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) 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, #9, and #10;
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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Colby & Danielle Carrier
Address: 4709 Cumberland Avenue
Daytime Phone: 207-992-3103

E-mail: colbyacarrier@gmail.com
City: Chevy Chase
Tax Account No.: 00536228
Zip: 20815

AGENT/CONTACT (if applicable):

Name: Keith Dodson
Address: P.O. Box 356
Daytime Phone: 240-367-6304

E-mail: keith@dcibuildmd.com
City: Jefferson
Contractor Registration No.: MHIC 77185
Zip: 21755

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 35/36

Is the Property Located within an Historic District? ___Yes/District Name Somerset Historic District
___No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a
map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as
supplemental information. NO

Building Number: 4709 Street: Cumberland Avenue

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

Lot: 19 A Block: 1 Subdivision: Somerset Heights Parcel: ______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items
for proposed work are submitted with this application. Incomplete Applications will not
be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Porch Close-in

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

________________________
Signature of owner or authorized agent

Date: 10-27-2020
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<thead>
<tr>
<th><strong>Owner's mailing address</strong></th>
<th><strong>Owner's Agent's mailing address</strong></th>
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<tbody>
<tr>
<td>4709 Cumberland Avenue</td>
<td>P.O. Box 356</td>
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<tr>
<td>Chevy Chase, Maryland 20851</td>
<td>Jefferson, Maryland 21755</td>
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### Adjacent and confronting Property Owners mailing addresses

| 4707 Cumberland Avenue      | 4711 Cumberland Avenue              |
| Chevy Chase, Maryland 20815 | Chevy Chase, Maryland 20815         |

| 4712 Cumberland Avenue      | 5812 Warwick Place                  |
| Chevy Chase, Maryland 20815 | Chevy Chase, Maryland 20815         |
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two story residential house, with painted cedar shingle siding, located on a street of similar houses. Original house has newer rear/side addition and deck. Lot has one larger Tulip Popular tree (not affected by proposed renovation) Remainder of landscaping is newer, and well maintained (also not affected by proposed renovations)

Description of Work Proposed: Please give an overview of the work to be undertaken:

Enclose existing side covered porch (not part of original house, part of previous addition). Existing porch roof, soffit and facia details to remain. Encloser to be built on existing porch pier foundation. New siding to be cedar shingles, painted to match existing house. Install new Weather Shield Triple double hung wood window, painted to match existing.
<table>
<thead>
<tr>
<th>Work Item 1: Enclose Existing Porch</th>
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<td><strong>Description of Current Condition:</strong></td>
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<td>Covered side porch supported by a column with wood decking.</td>
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<th>Work Item 2: N/A</th>
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<th>Work Item 3: N/A</th>
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# HISTORIC AREA WORK PERMIT

## CHECKLIST OF APPLICATION REQUIREMENTS

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CONSUMER INFORMATION NOTES:
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:
1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. No Property Corners Found.
3. Fences, if shown, have been located by approximate methods.

LOCATION DRAWING
PROPERTY DESCRIBED IN
LIBER 55056 ~ FOLIO 26
PART OF LOT 19A ~ BLOCK 1
SOMERSET HEIGHTS
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE
THE INFORMATION SHOWN HERON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster
MARYLAND PROPERTY LINK SURVEYOR REG. NO. 537
Expires: 04-02-2019

REFERENCES
PLAT BK. 66
PLAT NO. 5354

DATE OF LOCATIONS
LIBER 55056
FOLIO 26
WALL CHECK: DRAWN BY: M.N.B.
HEE. LOC.: 05-23-2016 JOB NO.: 10-01832

SCALE: 1" = 30'

SNIDER & ASSOCIATES
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
301/948-5100, Fax 301/948-1288