

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5812 Warwick Place, Chevy Chase	Meeting Date:	4/3/2024
Resource:	Pre-1916 Resource Somerset Historic District	Report Date:	3/27/2024
Applicant:	Ben Schneider	Public Notice:	3/20/2024
Review:	Historic Area Work Permit	Tax Credit:	yes
Case Number:	1061900	Staff:	Dan Bruechert
Proposal:	Porch Stair Replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP with **one (1) condition:**

1. The front stairs shall be painted. Photographs showing the painted front porch shall be submitted to Staff six months after construction to verify the condition has been satisfied.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Pre-1916 Resource within the Somerset Historic District
STYLE: Colonial Revival
DATE: 1902



Figure 1: The subject property is located at the corner of Cumberland Ave. and Warwick Pl.

PROPOSAL

The applicant proposes to remove and replace the existing front porch stairs.

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 the historic preservation review guidelines in the approved and adopted amendment to the Master Plan for Historic Preservation establishing the Somerset Historic District, *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.

Somerset Historic District (#35/36)

- Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of the existing houses the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood, the mature trees and landscaping, and the grid system of streets with clearly defined streetscapes. These elements should be retained and preserved as the area continues to grow and develop.

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

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, spaces, and spatial relationships that characterize a property will be avoided.

#6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

#10: New additions and adjacent or related new construction will 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 subject property is a two-story tall, clapboard-sided house with a wrap-around front porch. At the front of the porch, the existing stairs are rotting and have settled. The applicant proposes to remove the existing stairs and railings and replace them with pressure-treated wood in matching dimensions and decorative features. Staff finds the proposed work is consistent with the character of the property and surrounding district and recommends the HPC approve the HAWP with the condition, identified below.

The existing front stairs show significant signs of damage including visible rot, piecemeal repairs, and deterioration of the handrail and balusters. Staff finds the existing stairs have deteriorated beyond repair and recommends the HPC approve their removal under 24A-8(b)(2) and (4).

The applicant proposes to replace the stairs and handrail in matching dimensions, constructing the replacements out of pressure-treated wood. With any other wood, the HPC would require the replacement stairs to be immediately painted and this replacement project would be considered an in-kind replacement, not requiring a HAWP. However, pressure-treated wood cannot be painted until the chemical preservatives have dried, which usually takes 6-8 months from the time of construction. Staff finds that the painted wood porch stairs and handrail are character-defining features of the subject property and that painting should be required for the work proposed in this HAWP. Staff recommends the HPC include a condition for approval to this HAWP that the front porch stairs and handrail must be painted six months after their installation and that a photo documenting the painted condition needs to be submitted to Staff to verify the work has been completed. With the recommended condition, Staff recommends the HPC approve the HAWP under 24A-8(b)(2), (4), and (d); and Standards #2 and #6.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with one (1) conditions:

1. The front stairs shall be painted. Photographs showing the painted front porch shall be submitted to Staff six months after construction to verify the condition has been satisfied; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Chevy Chase Village Historic District Guidelines*, 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, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 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.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
47098 Cumerland Avenue, Chevy Chase MD 20815	5811 Warwick Place, Chevy Chase MD 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:

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Front view of 5812 Warwick. Deteriorated stairs seen connecting walkway to front door.



Zoomed in picture of stairs. Deteriorated bottom step visible. Rotted and missing wood seen on bottom step.



Rotted bottom step. 1 ft by 1 ft metal cover – installed by former owner – visible.



Rotted and damaged
right banister, seen at
its base on lower
step.



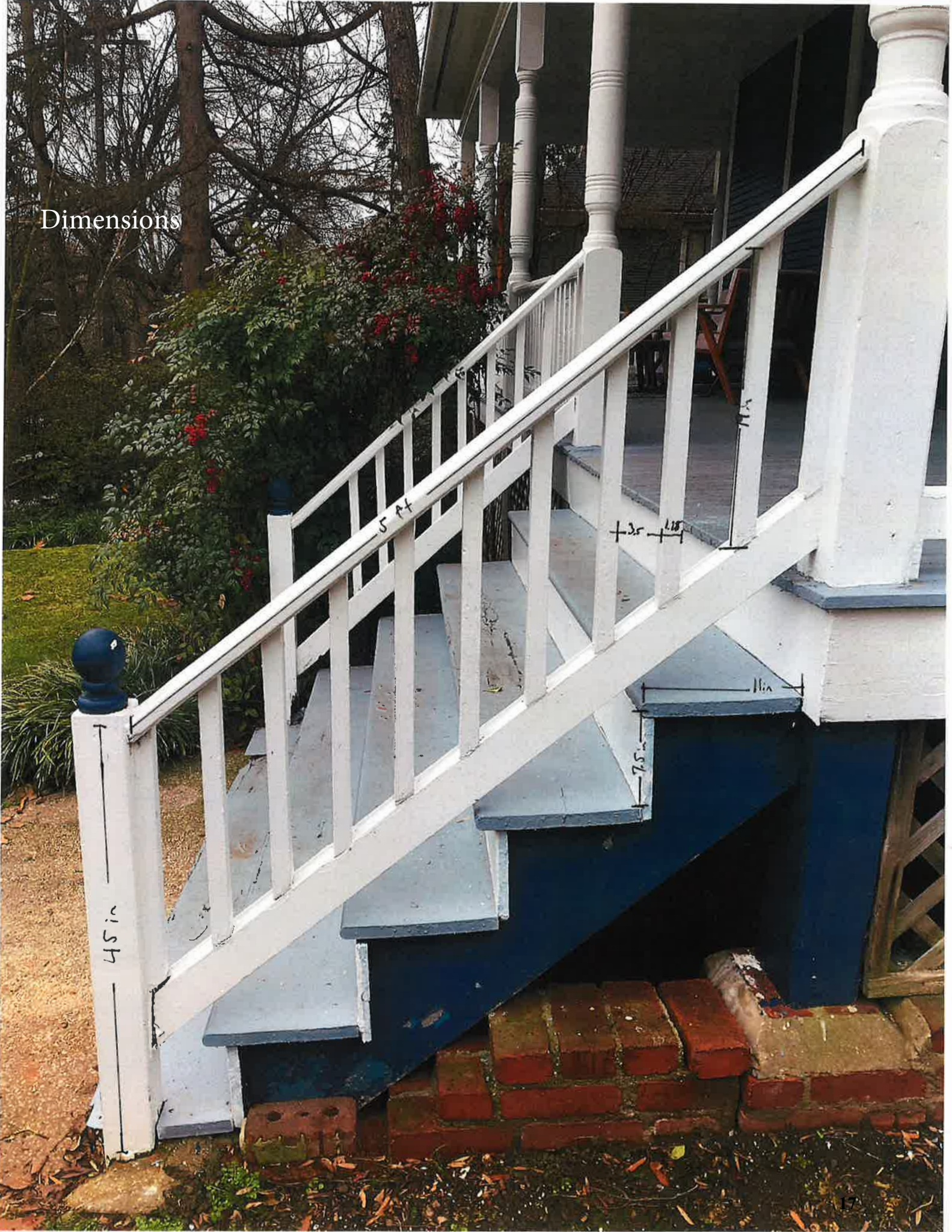






Image of 5812 from the original historic preservation nomination. Stairs visible at bottom right. Owner requests permission to do in-kind repair of existing wood front steps by replacement.

Dimensions



Dimensions

