

### **Historic Preservation Commission Preliminary Consultation Report**

Address: 4722 Cumberland Ave., Chevy Chase

Applicant(s): Agnes Holland and Tahani Share (project designer)

Proposal: Building Additions, front porch, and rear deck

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Karen Burditt (acting chair), Jeff Hains (acting vice-chair), Mark Dominianni, Michael Galway, Zara Naser, and James Doman.

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### **Recommendations**

The commissioners unanimously supported the building additions and appreciated the side gable roof proposed over the existing one-car garage.

One commissioner expressed opposition to the proposed front porch, finding it was inconsistent with Georgian and Federal-Period architecture.

- This was a minority opinion and four other commissioners spoke in support of the front porch. (Staff notes: you have majority support for the front porch and Staff recommends you proceed with the porch included.)

A commissioner questioned Staff's recommendation regarding the proposed rear deck finding. That Staff pointed the commissioner to its adopted policy. That policy requires a compatible substitute material for the decking, which means a material that:

- It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
- It must be millable;
- It can be painted without voiding the product warranty; or,
  - Has a uniform appearance consistent with painted wood;
- It has a minimal (or no) stamped or embossed texture on the surface; and,
- It has a finished edge that appears as a cut solid board.

### **Staff Notes:**

The final HAWP application needs to include:

1. Window and door specifications (including sections and profiles);
2. Specification for the proposed shutters above the garage, including the installation method;
3. Information determining the proposed work will not impact any trees or details on how the proposal will mitigate tree impacts. (Removing a tree larger than 6" diameter at breast height (d.b.h.) requires a HAWP before its removal).
4. Railing details on the final submission need to clearly show the design and dimensions of the proposed front and rear railings.
5. A skylight specification needs to be identified with the final submission.

For the deck material, the HPC has approved both Aeratis and Acre decks and porch flooring recently as compatible substitute materials. There are also a number of wood products that are more durable than southern yellow pine. Some exotic hardwood species like Ipe have been used, but the HPC also considers Accoya (an acetylated wood product) to be wood. If you have additional questions about other specific materials, please reach out to the Staff.

- Return for an additional preliminary consultation  
 Return for a HAWP in accordance with the Commission's recommendations