



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

July 15, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1163966– Roof replacement and gutter installation; porch, trim and window restoration

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: George Xanders
Address: 4807 Cumberland Avenue, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laura D. Magallon. The approval memo and stamped drawings follow.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

4807 Cumberland Avenue is a two-story wood-frame residence with a basement, constructed in 1908, located within the Somerset Historic District in Montgomery County, Maryland. The house features a wraparound porch on the front and side elevations, a rear screened porch, wood lap siding, and original historic windows on the original historic portion of the structure. The property has been expanded over time, with the original historic portion comprising approximately half of the current total footprint. The property is situated on a landscaped lot on Cumberland Avenue near the corner of Surrey Street, within a neighborhood of late 19th and early 20th century homes that constitute the historic district's primary resources.

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

The proposed work consists of exterior rehabilitation and repair of a contributing historic residence. Work includes: (1) repair and replacement of deteriorated wood elements including porch decking, railings, soffits, and fascia; (2) restoration of original historic windows on the historic portion of the house; (3) replacement of the existing roof with a slate-appearance asphalt shingle (CertainTeed Highland Slate); (4) replacement of K-style gutters and rectangular downspouts with historically compatible half-round aluminum gutters and round downspouts; and (5) repainting of the entire exterior. All work is intended to preserve and enhance the historic character of the property in conformance with the Secretary of the Interior's Standards for Rehabilitation. See attached Description of Work for full detail.

REVIEWED

By Laura DiPasquale at 9:12 pm, Jul 15, 2026

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Wood Repair ☐ Porch, Decking, Railings, Soffits & Fascia

Description of Current Condition:

The wraparound front and side porch, rear screened porch, and associated wood elements exhibit areas of rot, deterioration, and damage, including decking boards, railings, balusters, soffits, and fascia. Full extent of deterioration to be assessed during contractor inspection prior to commencement of work.

Proposed Work:

Repair or replace all deteriorated porch decking, framing, railings, balusters, newel posts, soffits, and fascia. All replacement materials to match existing profiles, species, and dimensions to the greatest extent practicable. See attached Description of Work for full detail.

Work Item 2: Roof, Gutter, and Downspout Replacement

Description of Current Condition:

The house is currently roofed with dark grey 3-tab asphalt shingles. Existing gutters are K-style aluminum with rectangular downspouts. Both are at end of serviceable life and are being replaced as part of this rehabilitation project.

Proposed Work:

Replace existing roof with a slate-appearance asphalt shingle (CertainTeed Highland Slate: New England Slate color; see attached image). Replace K-style gutters and rectangular downspouts with seamless half-round aluminum gutters and round downspouts in a dark brown or bronze finish to simulate aged copper. See attached Description of Work for full detail.

Work Item 3: Historic Window Restoration & Exterior Painting (see attached)

Description of Current Condition:

Original historic windows on the historic portion of the house exhibit varying degrees of deterioration including failed glazing, deteriorated sash, worn weatherstripping, and failing hardware. The entire exterior is also in need of repainting, with existing paint weathered and failing in multiple locations.

Proposed Work:

Restore all original historic windows in place on the historic portion of the house. No windows will be replaced. Separately, repaint entire exterior including siding, trim, railings, porch floors, ceilings, and windows following completion of all repair and restoration work. See attached Description of Work for full detail on both scopes (Work Items 3 and 4).

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Laura DiPasquale at 9:12 pm, Jul 15, 2026

4807 Cumberland Ave, Chevy Chase

Part 1, 6/22/26



1. Deck Rot

REVIEWED

By Laura DiPasquale at 9:12 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 1, 6/22/26



2. Deck Rot

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APPROVED

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Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 1, 6/22/26



3. Deck Rot

REVIEWED

By Laura DiPasquale at 9:12 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 1, 6/22/26



4. Fascia Rot

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County

Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 1, 6/22/26



5. Siding Rot

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County

Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 1, 6/22/26



6. Broken Rail

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 1, 6/22/26



7. Broken Glass - Representative

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



1. Deck Rot

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County

Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



2. Deck Rot

REVIEWED

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Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



3. Deck Rot

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County

Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



4. Fascia Rot

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

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Historic Preservation Commission

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Part 2, 7/7/26



5. Siding Rot

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Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



6. Broken Rail

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County

Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 5/11/26



7. Broken Glass - Representative

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 5/11/26



8. Deteriorated Glazing - Representative

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 5/11/26



9. Deteriorated Glazing - Representative

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 5/11/26



10. Deteriorated Glazing - Representative

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 5/11/26



11. Broken Pulley System - Representative

REVIEWED

By Laura DiPasquale at 9:13 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



12. Broken Pulley System - Representative

REVIEWED

By Laura DiPasquale at 9:14 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

Handwritten signature of a representative of the Montgomery County Historic Preservation Commission.

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



13. Roofline & Gutters from Street

REVIEWED

By Laura DiPasquale at 9:14 pm, Jul 15, 2026

APPROVED

Montgomery County

Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



14. Roof Close-up

REVIEWED

By Laura DiPasquale at 9:14 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



15. Weathered Paint - Siding

REVIEWED

By Laura DiPasquale at 9:14 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

4807 Cumberland Ave, Chevy Chase

Part 2, 7/7/26



16. Weathered Paint - Door/Trim

REVIEWED

By Laura DiPasquale at 9:14 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 9:14 pm, Jul 15, 2026

APPROVED

Montgomery County
Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.