

5921 Cedar Parkway, Chevy Chase
(HPC Case # 35/13-10P)
Chevy Chase Village H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: September 9, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #546408; alterations to garage and breezeway

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the September 9, 2010, meeting:

- 1. The proposed 15-light exterior clad simulated divided light wooden casement doors are not approved. All wood (interior/exterior) 15-light wooden casement doors will be installed in lieu of the exterior clad doors.*

The HPC staff has reviewed and stamped the attached construction drawings.

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: Elizabeth Legg

Address: 5921 Cedar Parkway, 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





DEPARTMENT OF PERMITTING SERVICES
5500 ROCKVILLE PIKE, SUITE 400, ROCKVILLE, MD 20850

DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Rolanda Cardona
Daytime Phone No.: 240 388 2505

Tax Account No.: 07 00457201

Name of Property Owner: Elizabeth B Legg Daytime Phone No.: 240 423 9133

Address: 5921 cedar Parkway
Street Number City Street Zip Code

Contractor: Cardona carpentry Phone No.: 301 946 6353

Contractor Registration No.: _____

Agent for Owner: Rolando Cardona Daytime Phone No.: 240 388 2505

LOCATION OF BUILDING/PREMISE

House Number: 5921 Street: cedar Parkway

Town/City: chevy chase MD Nearest Cross Street: Lenox

Lot: 5 Block: 39 Subdivision: chevy chase village

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Brick Repair

1B. Construction cost estimate: \$ 10,000.00

1C. 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/RETAINING 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/easement

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.

Elizabeth B Legg Signature of owner or authorized agent 8/16/10 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/9/10

Application/Permit No.: 546408 Date Filed: _____ Date Issued: _____

**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:

This part of the garage and mud room has the wood siding 2 inches below ground level. ALSO it has a lot of water coming from 3 sides of the garage. Like I showed in the pictures of water coming inside

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Remove 3 pieces of siding about 16-20 inches above the ground. ALSO install a brick wall to that height. The house already has a retaining wall of painted brick and this new brick will be painted to match to the garage siding color.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- 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

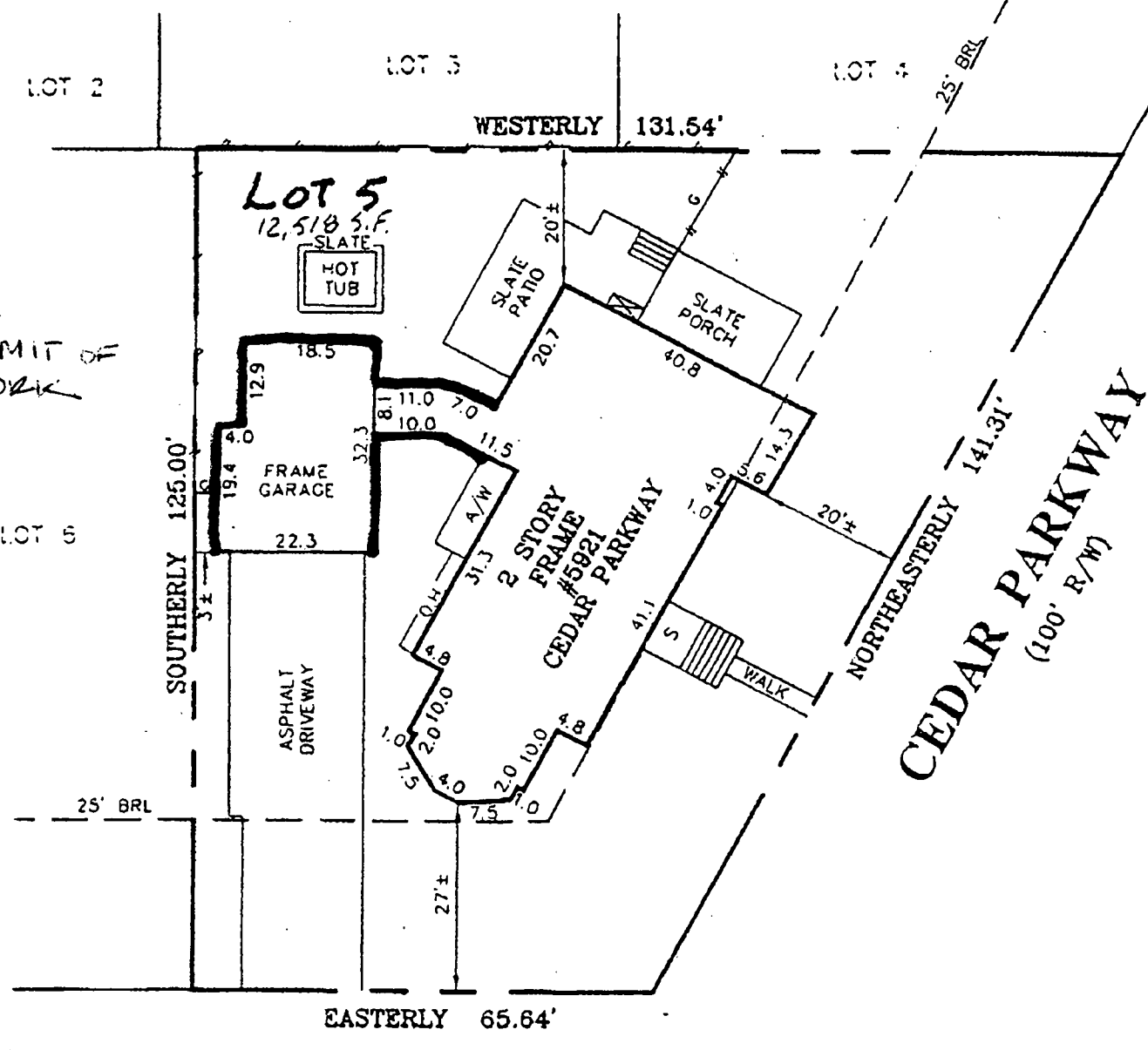
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

RECORDED
 105
 9/9/10



— = LIMIT OF WORK

LENOX STREET
 (60' R/W)

STATE OF MARYLAND
 JEFFREY A. POSTER

JELD-WEN

WINDOWS & DOORS

QUOTE BY: Jorge Sotomayor
SOLD TO: ROLANDO CARDONA
 ROLANDO
Phone: 3019466353
Cell#: 2403882505
PO#:

QUOTE #: J3JS01136
SHIP TO:

PROJECT NAME:
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED Price
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Line- 1
 Rough Opening: 33 3/4 X 80



Viewed from Exterior. Scale: 1/8" = 1'

SCHD-2968
 Frame Size : 33 X 79 1/2 (1 Panel)
 Sitrline EX Single-Swing Door
 (1 Panel)
 (CHESTNUT-BRONZE)
 Pine Natural-Interior
 W/Nailing Fin Standard DripCap,
 Standard Sill 4 9/16 Jamb
 TEMP-Low-E
 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) / Chestnut-Bronze-SDL)
 3W 5H)
 Inswing T-2
**** (No-Handle) **** Single-Point(02) Polished-BRASS-Hinge(Standard)
 Drip-Lip Brown
REV 2010.3.0.265/POV 5.379 (07/21/10) NQ

Line- 2
 Rough Opening: 33 3/4 X 80



Viewed from Exterior. Scale: 1/8" = 1'

SCHD-2968
 Frame Size : 33 X 79 1/2 (1 Panel)
 Sitrline EX Single-Swing Door
 (1 Panel)
 (CHESTNUT-BRONZE)
 Pine Natural-Interior
 W/Nailing Fin Standard DripCap,
 Standard Sill 4 9/16 Jamb
 TEMP-Low-E
 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) / Chestnut-Bronze-SDL)
 3W 5H)
 Inswing T-1
**** (No-Handle) **** Single-Point(02) Polished-BRASS-Hinge(Standard)
 Drip-Lip Brown
REV 2010.3.0.265/POV 5.379 (07/21/10) NQ

APPROVED
 Mark Sotomayor County
 Historic Preservation Commission
 [Signature]
 7/19/10

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5921 Cedar Parkway, Chevy Chase	Meeting Date:	9/7/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/1/10
Applicant:	Elizabeth Legg (Rolando Cardona, Agent)	Public Notice:	8/25/10
Review:	HAWP (RETROACTIVE)	Tax Credit:	None
Case Number:	35/13-10P	Staff:	Josh Silver

PROPOSAL: Alterations to garage and breezeway...

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** with **one condition** this HAWP application:

1. The proposed 15-light exterior clad simulated divided light wooden casement doors are not approved. All wood (interior/exterior) 15-light simulated divided light wooden casement doors will be installed in lieu of the exterior clad doors.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-27

PROPOSAL

The applicant is proposing to remove the bottom three courses of siding (approximately 16-20" above grade) from the garage and breezeway and construct a brick foundation wall in the same location.

The proposed work also includes the installation of a single 12" wide, 6" high, flagstone capped step with brick side walls and one 15-light exterior clad wooden casement door on both sides of the breezeway. The proposed design maintains the top and side proportions of the existing door openings and requires modifications to the lower threshold of the door openings to accommodate the proposed installation of the new steps.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Doors- should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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:

- #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

Staff supports the proposed siding removal and brick foundation wall installation project. The proposed work will have negligible impact on the streetscape of the historic district and does not substantially alter the exterior features of the historic resource.

Staff does not support the proposed installation of exterior clad wooden casement doors on the breezeway. Staff finds the installation of exterior clad doors to be inconsistent with the style and materials of the wooden doors and windows on the historic massing and garage. Staff recommends the installation of an all wood (interior/exterior) wooden casement door for compatibility with the doors and windows of the historic massing and garage.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition specified above** the HAWP application as being consistent with Chapter 24A-8(b)1 and 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Tax Account No.: 07 00457201

Name of Property Owner: Elizabeth B Legg Daytime Phone No.: 240 423 9133
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Street Number City State Zip Code

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Contractor Registration No.: _____

Agent for Owner: Rolando Cardona Daytime Phone No.: 240 388 2505

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Lot: 5 Block: 39 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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- Extend
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- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
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- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Brick Repair

1B. Construction cost estimate: \$ \$10,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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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.

Elizabeth B Legg 8/16/10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 546408 Date Filed: _____ Date Issued: _____

(5)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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
5921 Cedar Parkway Chevy Chase MD, 20815	11008 West Ave Kensington MD, 20895
Adjacent and confronting Property Owners mailing addresses	
37 West Lenox St Chevy Chase MD 20815	20 Magnolia Parkway Chevy Chase MD 20815
5918 Cedar Parkway Chevy Chase MD 20815	28 33 W Kirke St Chevy Chase MD 20815
31 W Kirke St Chevy Chase MD 20815	

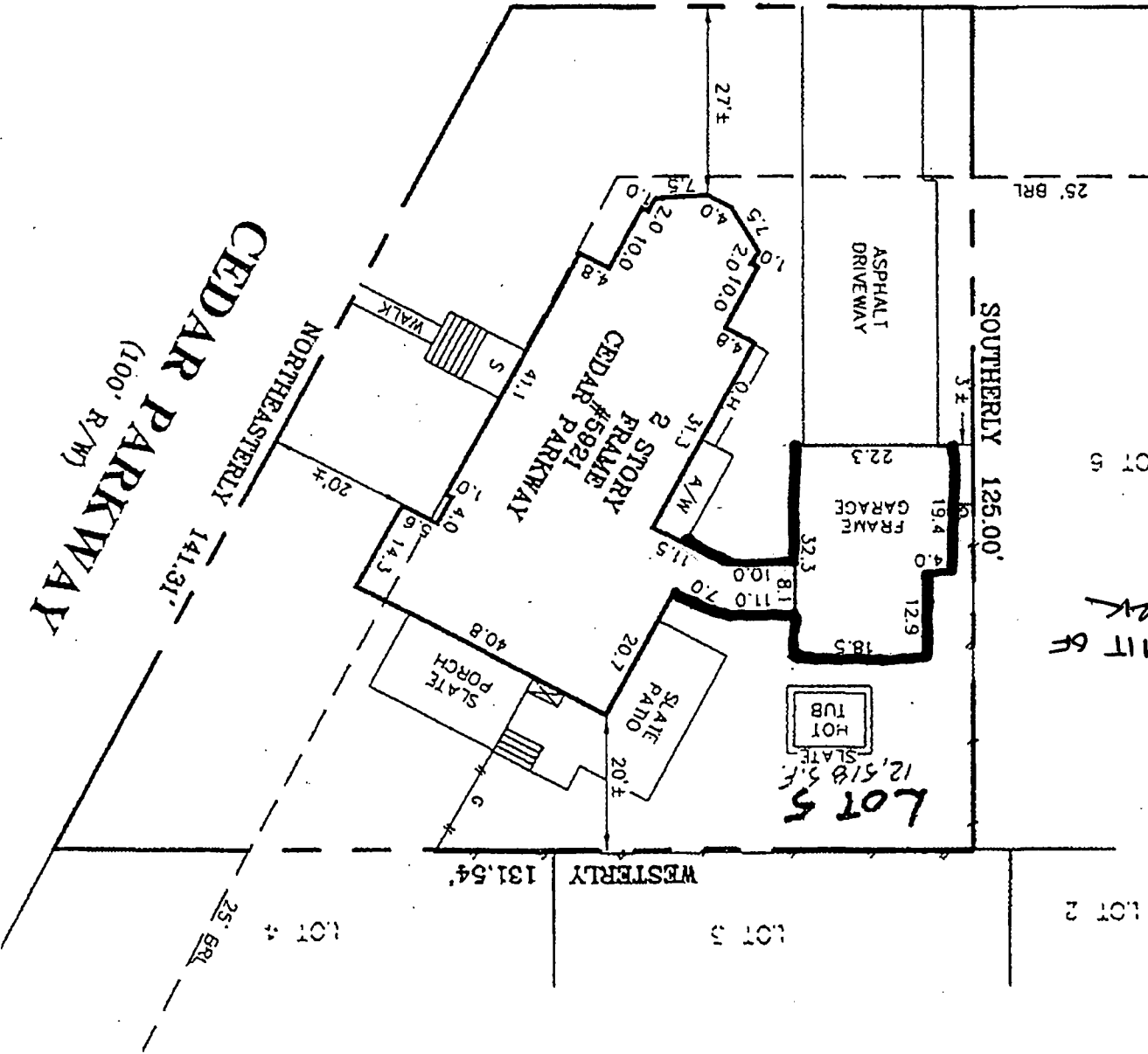


8

(60' R/W)

LENOX STREET

EASTERLY 65.64'



— = LIMIT OF WORK



LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 5
12,518 S.F.
SLATE
HOT TUB

JELD-WEN
WINDOWS & DOORS

QUOTE BY: Jorge Sotomayor
SOLD TO: ROLANDO CARDONA
ROLANDO
Phone: 3019466353
Cell#: 2403882505
PO#:

QUOTE #: J3JS01136
SHIP TO:

PROJECT NAME:
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED Price
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Line- 1
Rough Opening: 33 3/4 X 80



Viewed from Exterior. Scale: 1/8" = 1'

SCHD-2968
Frame Size : 33 X 79 1/2 (1 Panel)
Siteline EX Clad Single-Swing Door
(1 Panel)
(CHESTNUT-BRONZE)
Pine Natural-Interior
W/Nailing Fin Standard DripCap,
Standard Sill 4 9/16 Jamb
TEMP-Low-E
7/8-Bead-SDL W/Light-Bronze-Shadow Bar) / Chestnut-Bronze-SDL)
3W 5H)
Inswing T-2
(No-Handle) Single-Point(02) Polished-BRASS-Hinge(Standard)
Drip-Lip Brown
PEV 2010.3.0.265/PDV 5.379 (07/21/10) NQ

Line- 2
Rough Opening: 33 3/4 X 80



Viewed from Exterior. Scale: 1/8" = 1'

SCHD-2968
Frame Size : 33 X 79 1/2 (1 Panel)
Siteline EX Clad Single-Swing Door
(1 Panel)
(CHESTNUT-BRONZE)
Pine Natural-Interior
W/Nailing Fin Standard DripCap,
Standard Sill 4 9/16 Jamb
TEMP-Low-E
7/8-Bead-SDL W/Light Bronze-Shadow Bar) / Chestnut-Bronze-SDL)
3W 5H)
Inswing T-1
(No-Handle) Single-Point(02) Polished-BRASS-Hinge(Standard)
Drip-Lip Brown
PEV 2010.3.0.265/PDV 5.379 (07/21/10) NQ













REAR DOOR TO DRIVEWAY

new



et. S. I. m. 2

0

