

5921 Cedar Parkway, Chevy Chase
[HPc Case No. 35113-104]
Chevy Chase Village Historic District

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (Case 35/13-104) for fencing and hardscape alterations at 5921 Cedar Parkway, Chevy Chase, a **Contributing Resource within the Chevy Chase Historic District**

DATE: February 22, 2011

BACKGROUND: On November 10, 2010 the HPC reviewed and approved the installation of a new fence and hardscape alterations at the subject property.

REVISED PROPOSAL: Install two sets of wrought iron railings on both sides of the front concrete steps.

STAFF RECOMMENDATION: Staff is recommending that the HPC approve this change.

HPC DECISION:

Case 35/13-104
Contributing Resource

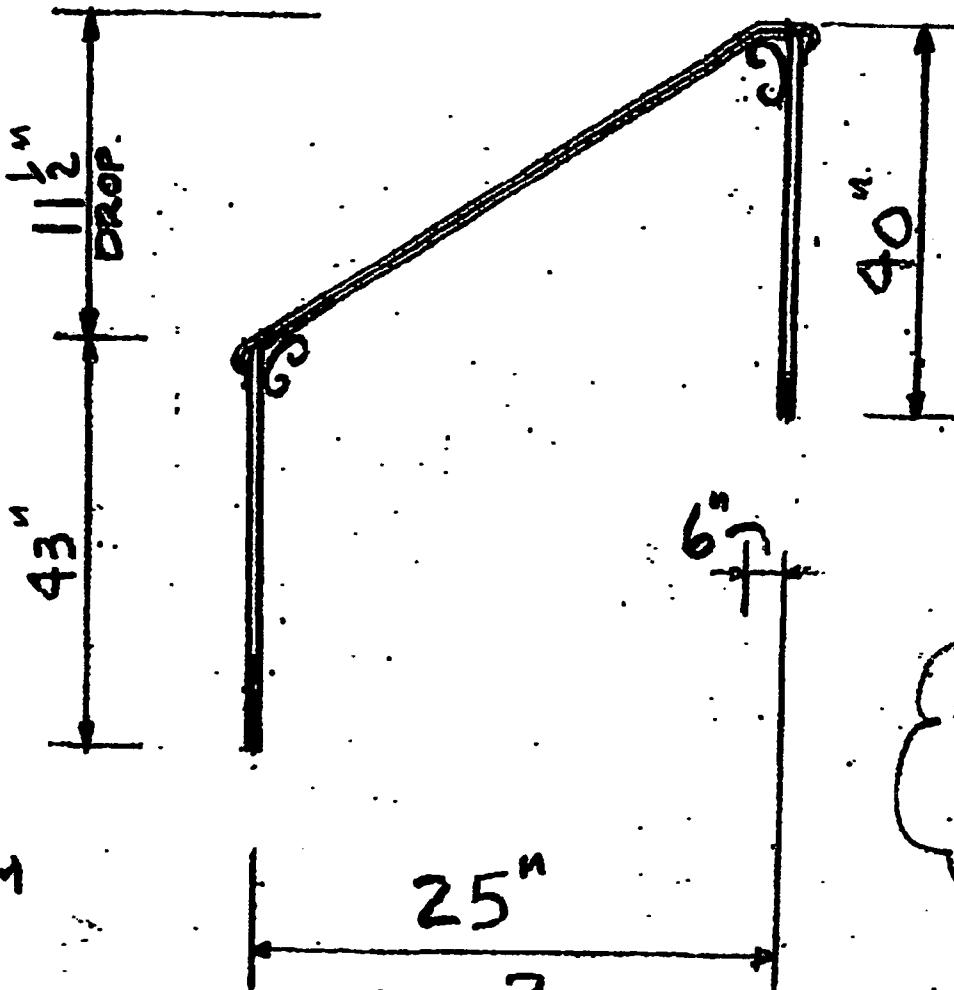
Case 35/13-104
Contributing Resource

DON (3) PGS.

P.1

3016360235

John Bryan




BELGIUM
L1 x 1/2
BELGIUM

"C" SCROLLS

REQ'D 2

BLACK


 1" POST SIDES
 REQ'D - 8 -
 SEND LOOSE - BLACK

LEGG
11 MR 32



CHEVY CHASE VILLAGE

ESTABLISHED 1890

Liz Legg

Municipality Letter for Proposed Construction Project

(240) 423-9133

Subject Property: 5921 Cedar Parkway, Chevy Chase, MD 20815
Property Owner: Ms. Elizabeth Legg
Project Manager/Contractor: Long Fence
Proposed Work: Install two handrails on front steps

2/15/2011

Carla Reid, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Reid,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,



Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE

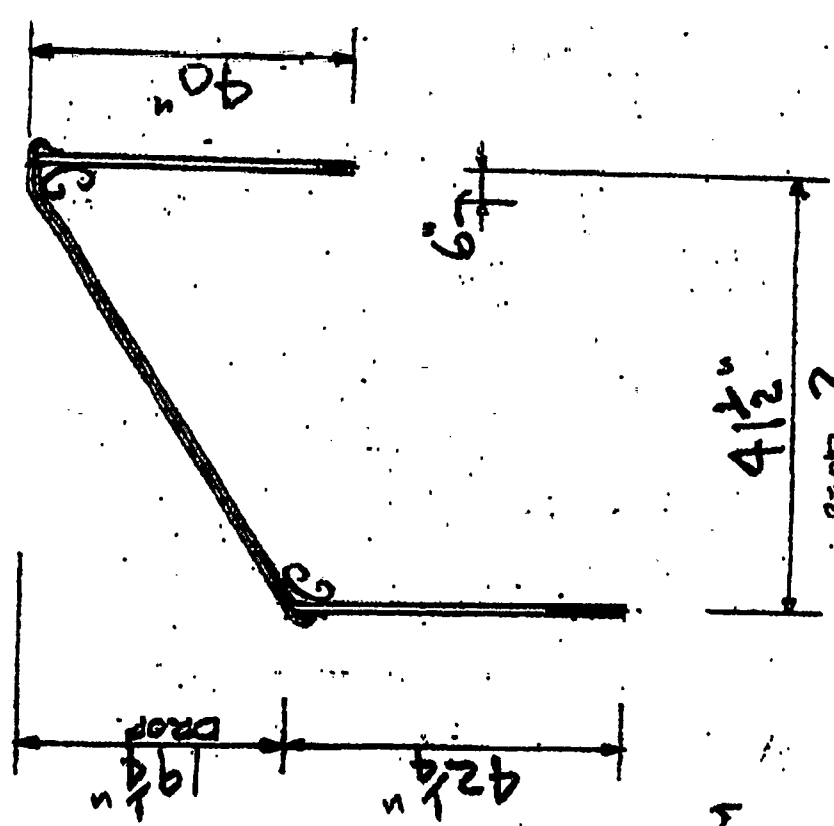
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

SHANA R. DAVIS-COOK
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS

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LEGG
11 MR 32

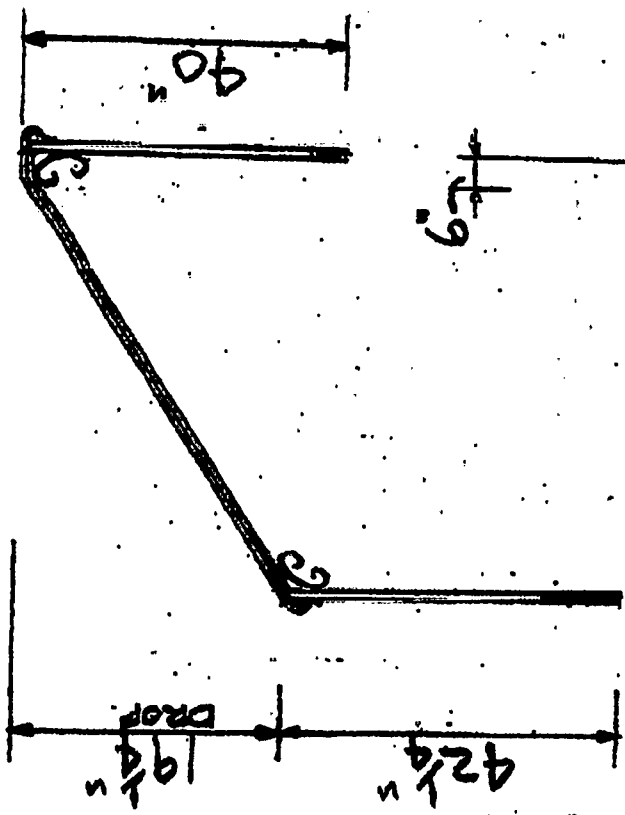
BELGIUM
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BELGIUM
"C" SCROLLS

READ 2
BLACK

P.2

3016980235

John Bran



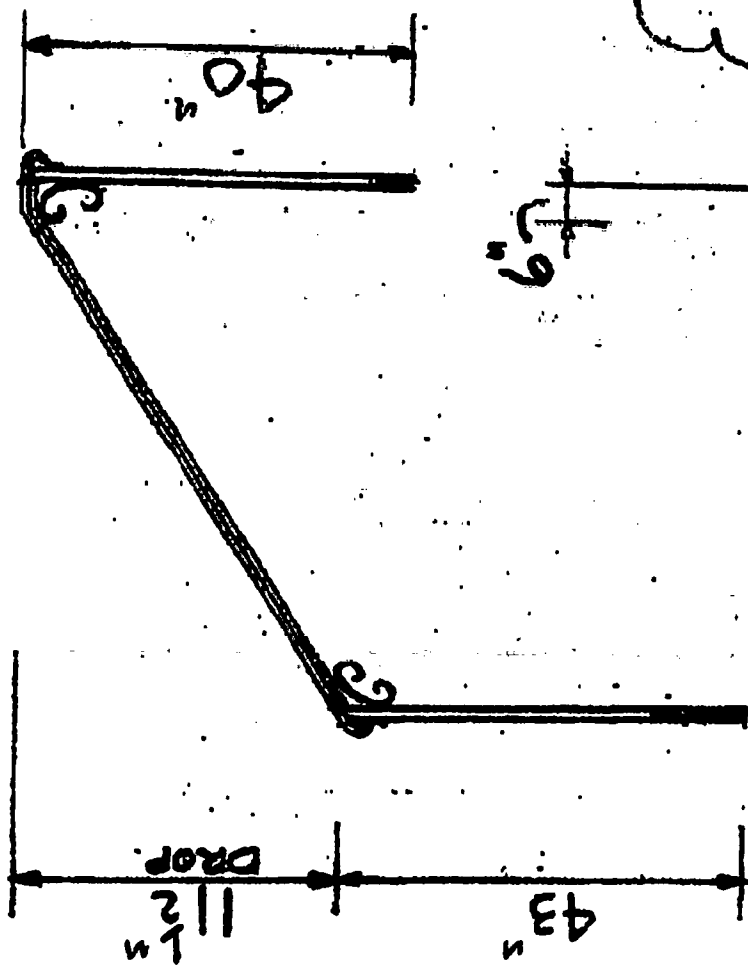
LEGG
11 MR 32

4 1/2"
REQD 2
BLACK

BELGIUM
= 1 x 1/2
BELGIUM
"C" SCROLLS

John Brennan
3016390235

Don (3) Pgs.



1" POST SHOES
 REQ'D - 8 -
 SEND LOOSE - BLACK

LEGS
 11 MR 32

BELGIUM
 2 1/2 x 1/2

BELGIUM

1" C scrolls

BLACK

25"
 REQ'D 2

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5921 Cedar Parkway, Chevy Chase	Meeting Date:	11/10/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/3/10
Applicant:	Jonathan and Liz Legg (Kathryn Everett, Agent)	Public Notice:	10/27/10
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-10Y	Staff:	Josh Silver
PROPOSAL: Fencing and hardscape alterations			

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

PROPERTY DESCRIPTION

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

PROPOSAL

The applicants are proposing to:

1. Install a 4' high wooden picket fence and 7'6" high, arbor in the front yard
2. Remove a section of an existing 6' high, wooden fence and install a 6'6" high, solid board wooden fence in the right side yard of the property. The proposed fence will step down in 10" increments (from the rear yard –to- front yard) for a maximum height of 4', where the fence terminates in the front yard of the property
3. Install a 6'6" high solid board wooden fence in the rear yard (left side of the house). A 42" wide, solid board gate will be installed on the left side of the garage in the rear yard to match the fence style. A second 6' high, wooden gate will be installed adjacent to the garage to fully enclose the rear yard
4. Install an 8' high, wooden arbor in the rear yard
5. Install an approximately 8' high, wooden pergola in the side yard
6. Install two 4' high, composite material (Azek) lattice enclosure in the side yard
7. Install a flagstone and flagstone paver patio over concrete in the side yard. The proposed work also includes the installation of 4' x 6' flagstone landing on the right side of the house.

APPLICABLE GUIDELINES

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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kathryn Everett

Daytime Phone No.: 202 4655740 cell

✓ Tax Account No.: 07 00457201

Name of Property Owner: Jonathan + Liz Kegg Daytime Phone No.: 301 718 2491

Address: 5921 Cedar Parkway Chevy Chase, MD 20815
Street Number City Street Zip Code

Contractor: Garden Gate Landscaping Phone No.: 301 924 4131

Contractor Registration No.: 88850 / 4400

Agent for Owner: Kathryn Everett Daytime Phone No.: 202 4655740

LOCATION OF BUILDING/PREMISE

House Number: 5921 Street: Cedar Parkway

Town/City: Chevy Chase Village Nearest Cross Street: Lenox Street

Lot: 5 Block: 39 Subdivision: 9

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input checked="" type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 175,000

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

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 6 feet 6 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.

Liz Kegg
Signature of owner or authorized agent

10/20/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 552325 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:

The backyard of this property currently consists of an inground hot tub, a flagstone patio and a privacy fence for screening. All of the evergreen trees were lost due to storm damage, and the backyard is in need of new screening to buffer the neighbor view on both sides.

Additionally, on the NE side of the house, the ac units and trashcans are exposed to street view and require screening.

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

The project entails replacing the current fence and flagstone patio, adding three decorative water features and an aerial hedge, adding an arbor, gate and decorative fence on the SW side of the house, an arbor, trellis and trash and air conditioning enclosures on the NE side, and a pergola built into the house's existing patio. All materials selected are typical of Chevy Chase Village style.

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 affected 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.

4

John Montgomery
 5914 Cedar Parkway
 Chevy Chase MD
 20815

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

Owner's mailing address Liz Legg 5921 Cedar Parkway Chevy Chase MD 20815	Owner's Agent's mailing address Kathryn Everett Garden Gate Landscaping 821 Norwood Road Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
William Dooley + Marion Blakely 31 West Kirke Street Chevy Chase MD 20815	Cary Ewer 43 W. Lenox Street Chevy Chase, MD 20815
Jerome Powell + Elissa Leonard 37 W. Lenox Street Chevy Chase MD 20815	Lawrence + D.S. Gibbs 5918 Cedar Parkway Chevy Chase MD 20815
Peter + Susan Keisler 20 Magnolia Parkway Chevy Chase MD 20815	Mary Anne Tuohy 29 West Kirke Street Chevy Chase MD 20815

Charles + H H Hobbs
 33 W. Kirke Street
 Chevy Chase MD 20815

Thomas + Melissa Dann
 27 West Kirke Street.
 Chevy Chase MD

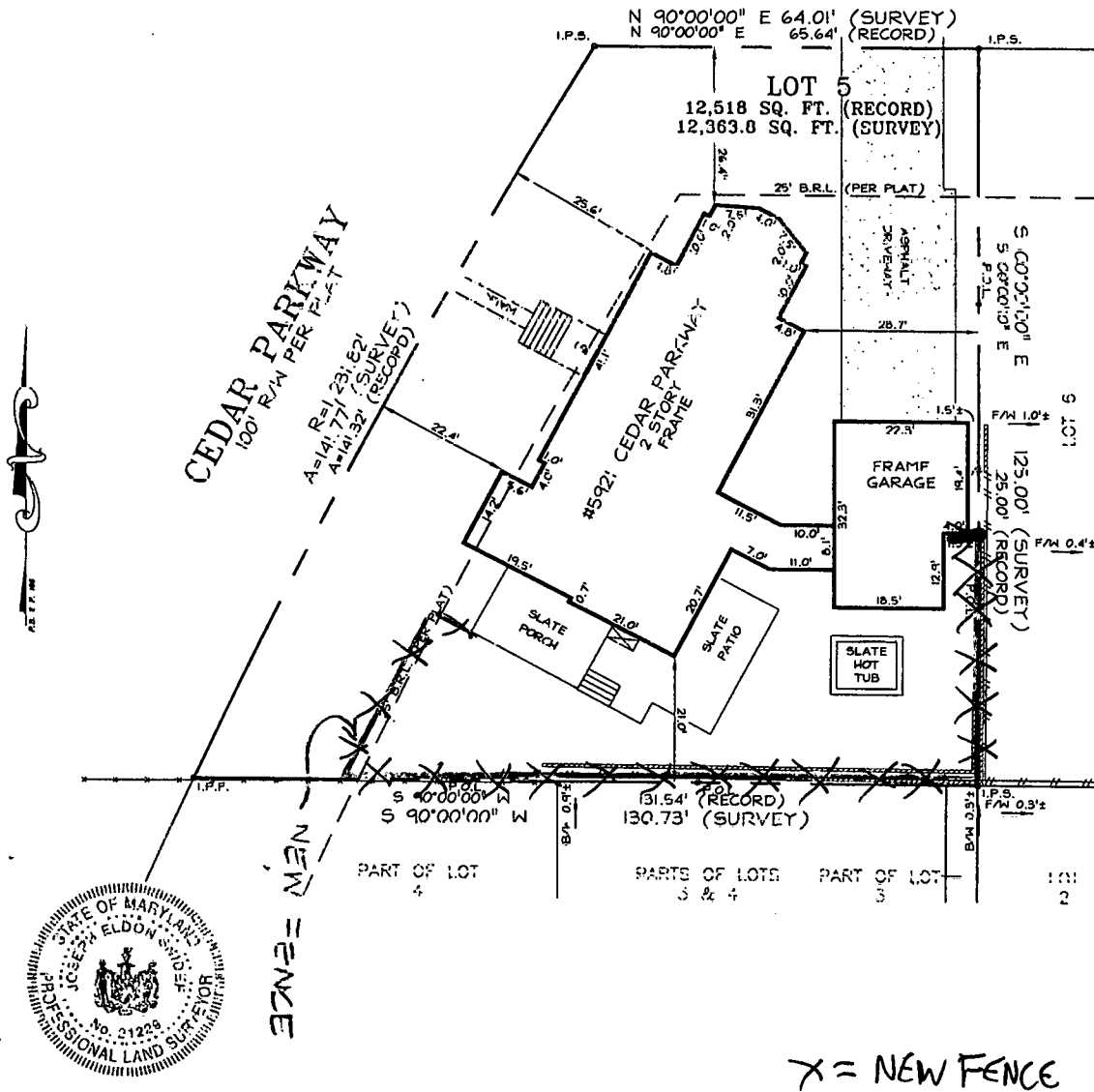
NOTES:

1. FLOOD ZONE "X" PER H.U.D. COMMUNITY PANEL NO. 240047 0456D.

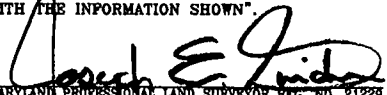
2. NO TITLE REPORT FURNISHED.

3. I.P.S. INDICATES IRON PIPE SET
I.P.F. INDICATES IRON PIPE FOUND
P.O.L. INDICATES POINT SET ON LINE

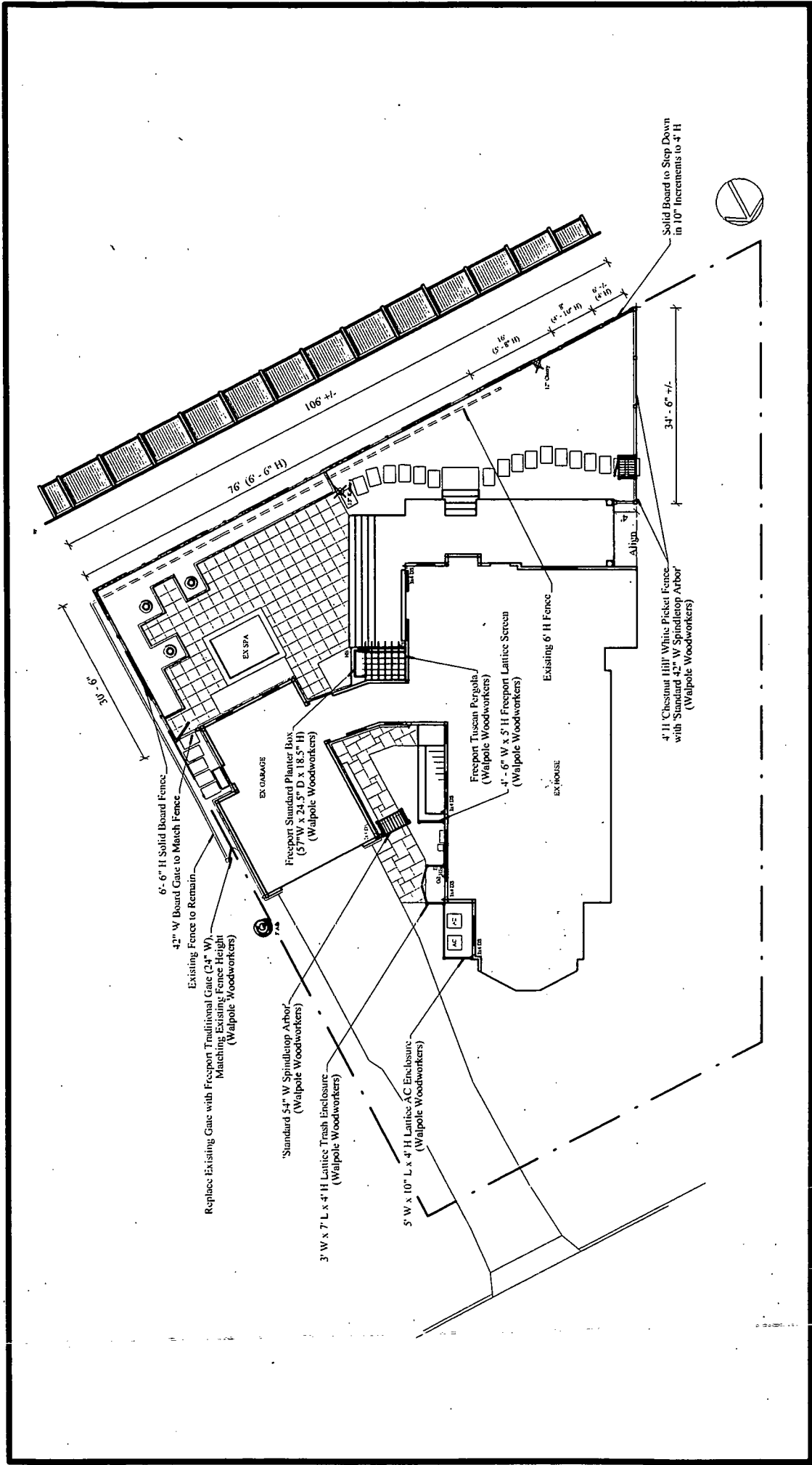
LENOX STREET
60' R/W (PER PLAT)




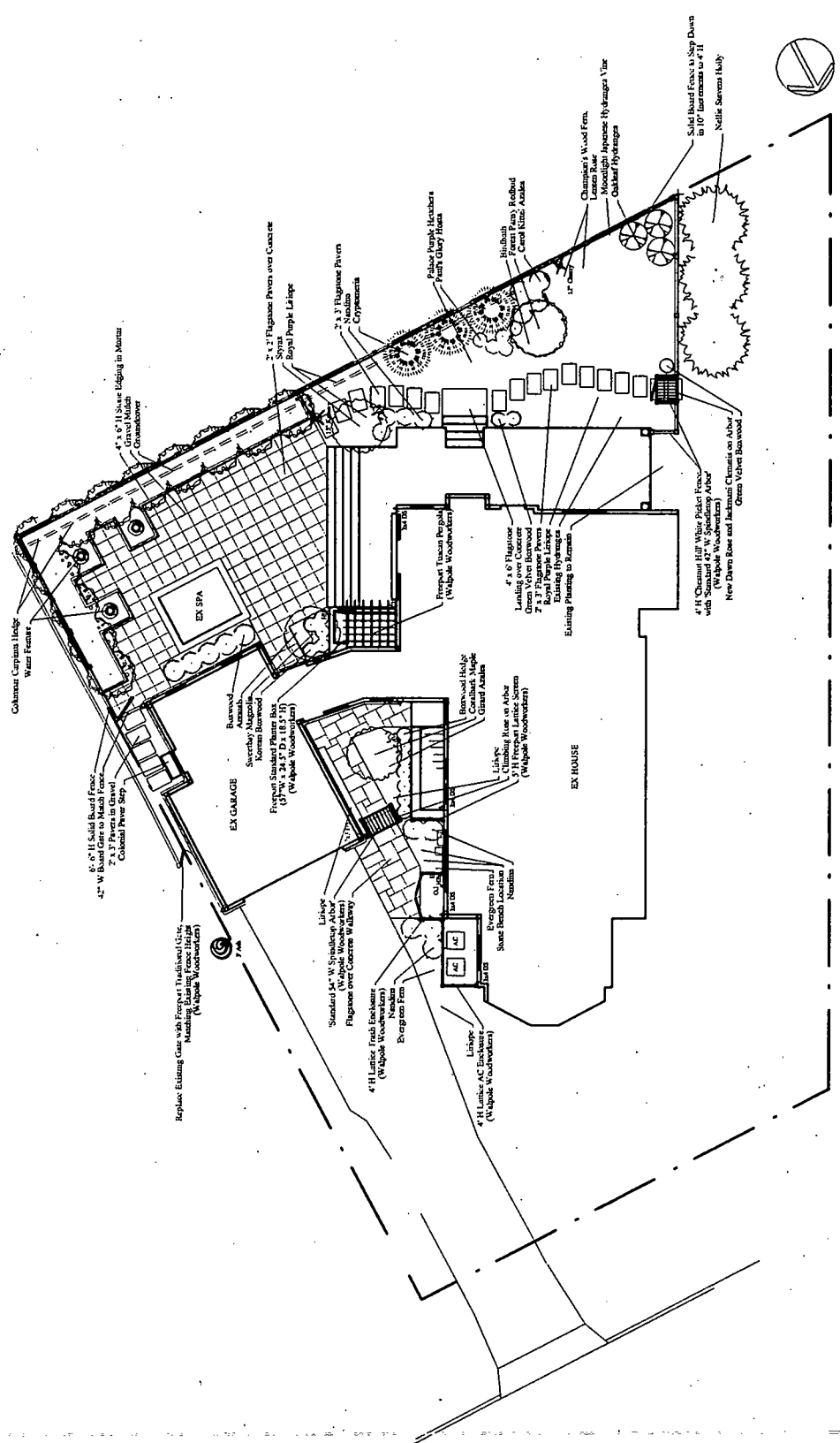
PLAT OF SURVEY
LOT 5 BLOCK 39
5921 CEDAR PARKWAY
SECTION TWO
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS			
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN"		PLAT BOOK	2	20270 GOLDENROD LANE, SUITE 110 GERMANTOWN, MARYLAND 20876 301/948-5100 Fax 301/948-1288			
		PLAT NO.	108				
 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21229		LIBER	39832	DATE OF LOCATIONS	SCALE: 1" = 20'		
		FOLIO	381	WALL CHECK:	DRAWN BY: C.W.T.		
				HOUSE LOC.:	8-07-10	JOB NO.:	10-02676
				PROP. CORS.:	10-01-10		

6



	<p>PROJECT</p> <p>LEGG RESIDENCE 5921 Cedar Parkway, Chevy Chase, MD 20815</p>	<p>REVISIONS:</p>	<p>SCALE: 1/16" = 1'</p> <p>DESIGNER: KG</p> <p>DATE: 10 - 18 - 10</p>	<p>SHEET</p>
				<p>7</p>



PROJECT SHEET

LEGG RESIDENCE
 5921 Cedar Parkway, Chevy Chase, MD 20815

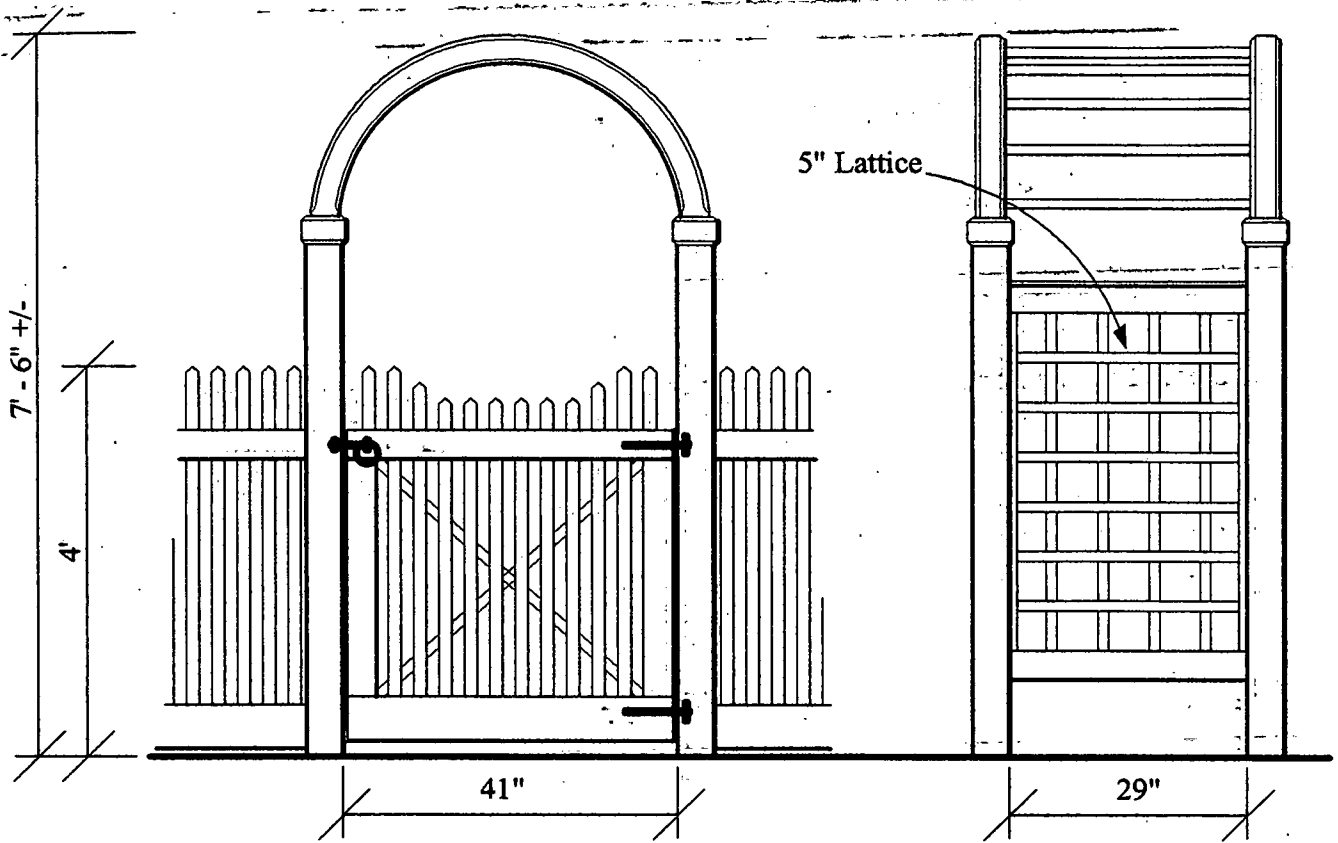
REVISIONS:

SCALE: 1/16" = 1'
 DESIGNER: KG
 DATE: 10 - 18 - 10

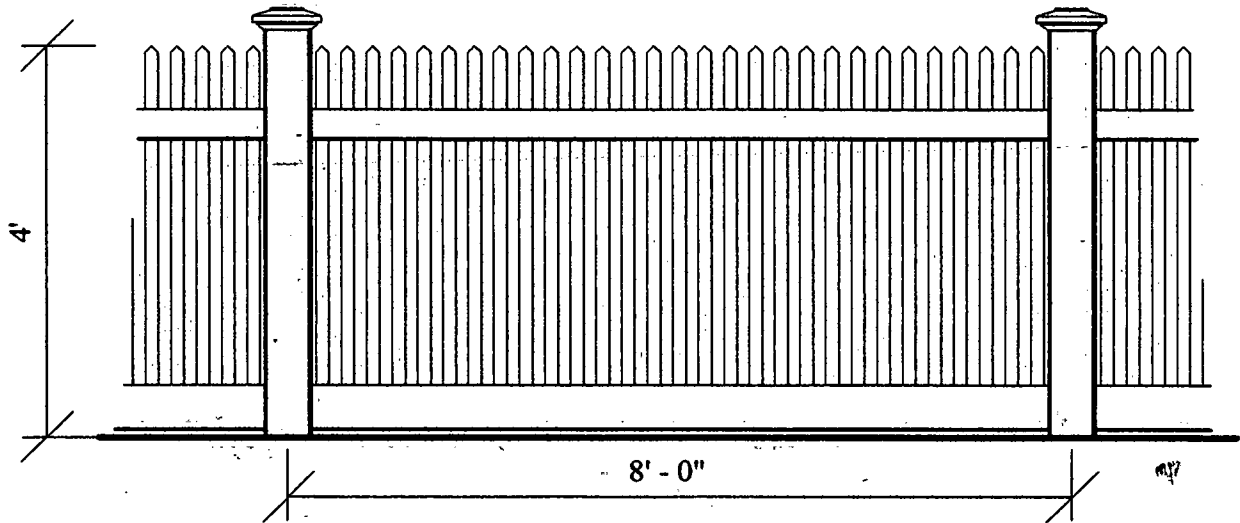
NOTICE
 This is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The client is responsible for providing all necessary information and for obtaining all necessary permits. The architect is not responsible for any errors or omissions in this drawing.



8



Freeport Chestnut Hill Fence with
 Standard Spindletop Arbor
 (Walpole Woodworkers: www.walpolewoodworkers.com)



FRONT FENCE DETAIL

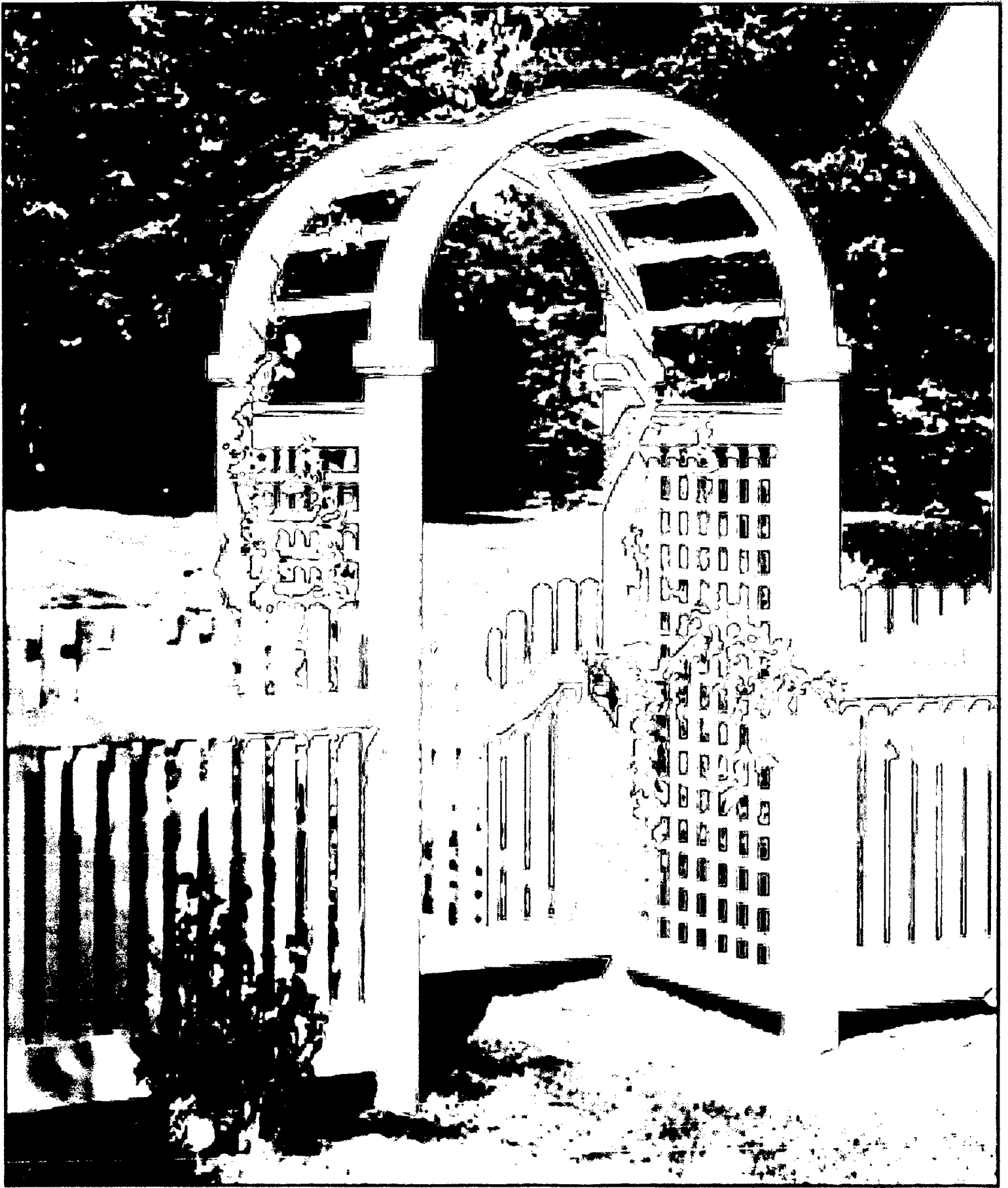


NOTICE
 This drawing and the original landscape design, specifications and details depicted herein, as instruments of service, are the sole and exclusive property of Garden Gate Landscaping, Inc. and no reproduction or use of this drawing and/or the said design, specifications and details depicted herein shall be made without the express written permission of Garden Gate Landscaping, Inc.

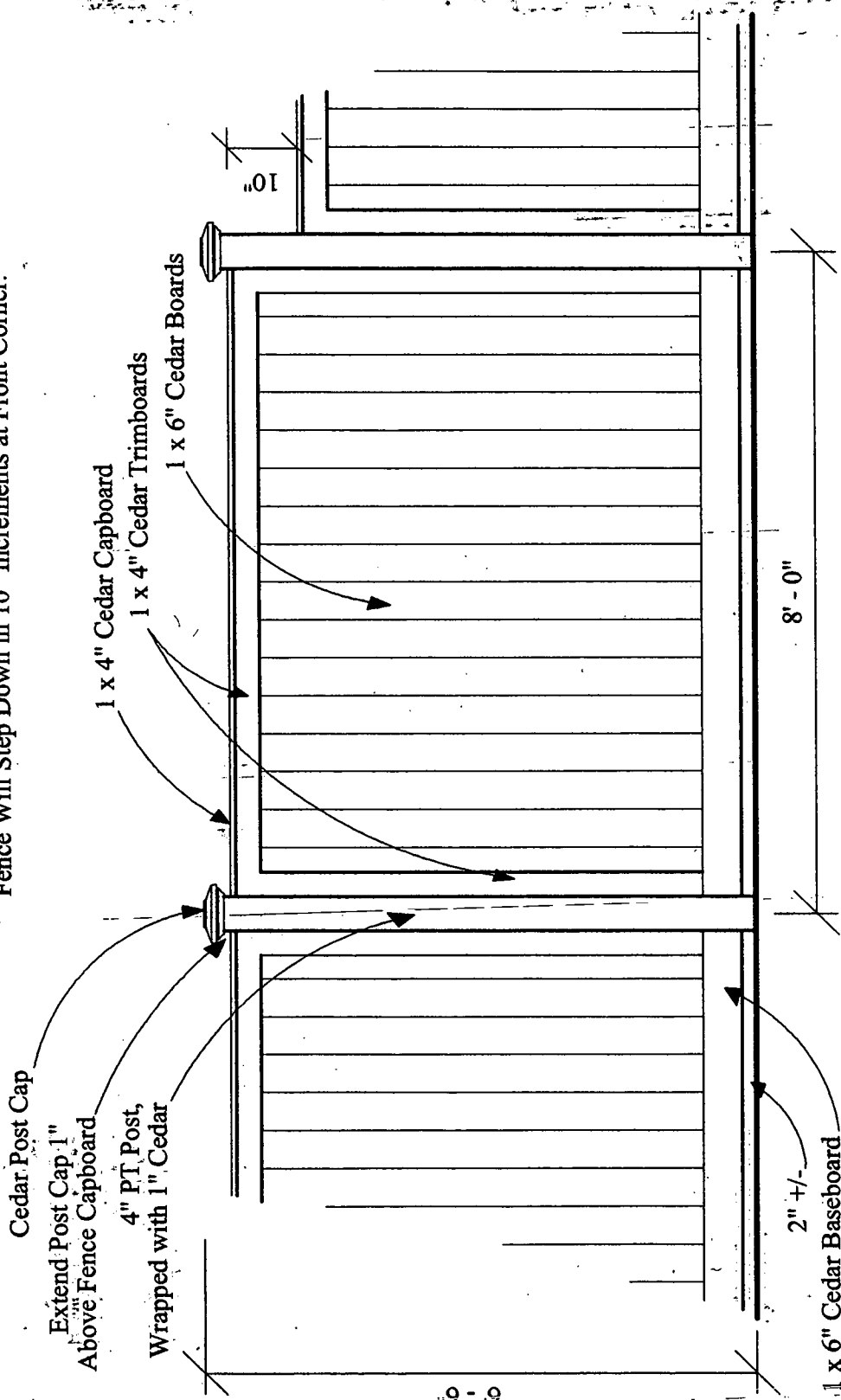
SCALE:
DESIGNER: KG
DATE: 10-4-10

LEGG RESIDENCE
 5921 Cedar Parkway
 Chevy Chase, MD 20815

9



NOTE: Fence to be Stained Dark Green.
 Fence Will Step Down in 10" Increments at Front Corner.



REAR FENCE DETAIL

LEGG RESIDENCE
 5921 Cedar Parkway
 Chevy Chase, MD 20815

SCALE:
DESIGNER: KG
DATE: 10-4-10

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 This drawing and the original landscape design...
 shall be made without the express written permission...
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 of Garden Gate Landscaping, Inc. and no reproduction...

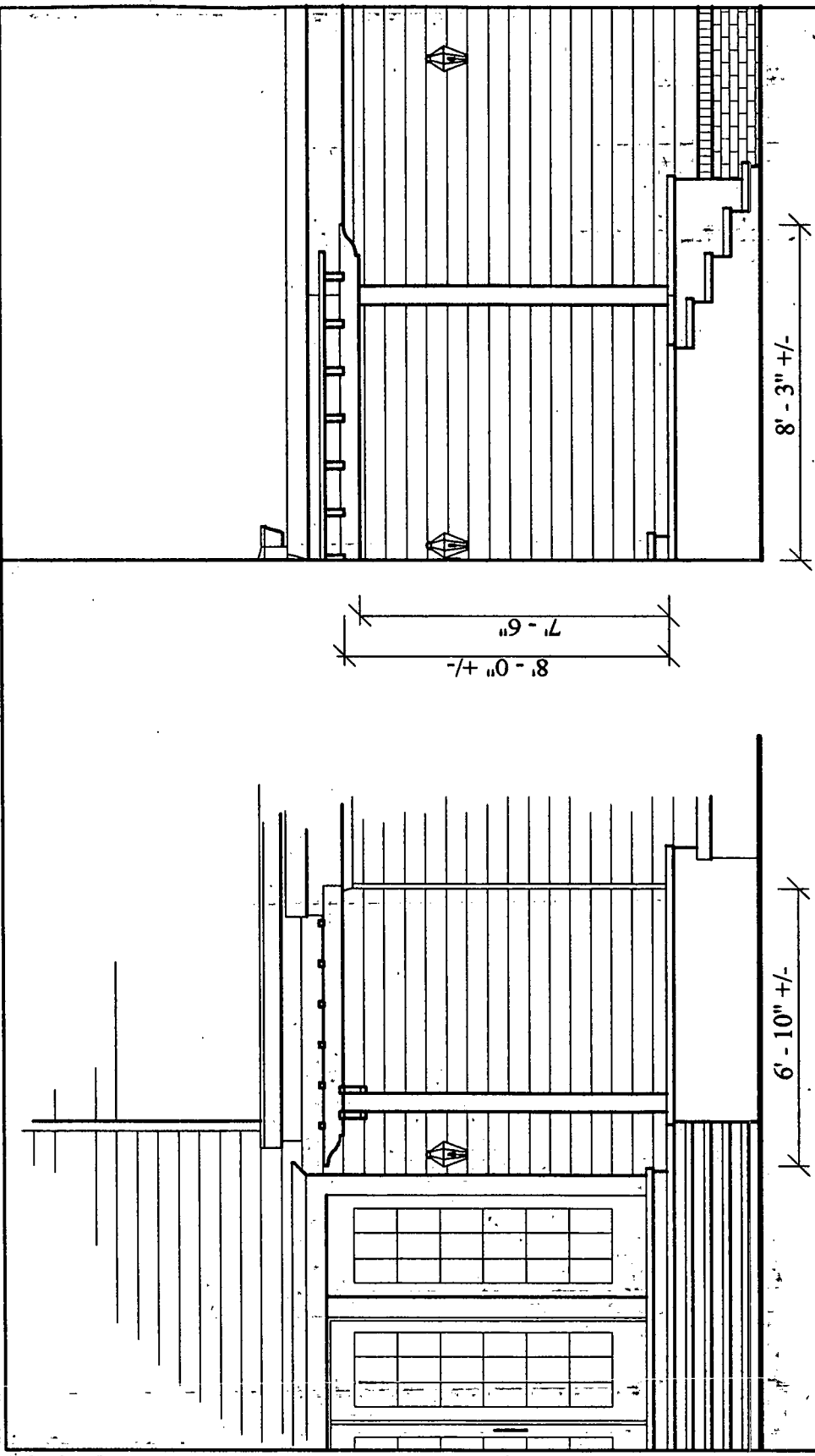




NOTICE
The drawing and the original landscape design
woodworkers and artist depicted herein, as well as
parts of services, are the sole and exclusive property
of Garden Craft Landscaping, Inc. and no other
person is to be used in the design and/or the full
design, specifications and details depicted herein
shall be made without the express written permission
of Garden Craft Landscaping, Inc.

SCALE: _____
DESIGNER: KG _____
DATE: 10-4-10

LEGG RESIDENCE
5921 Cedar Parkway
Chevy Chase, MD 20815



ELEVATION - Facing North

ELEVATION - Facing West

Freeport Tuscan Pergola
(Walpole Woodworkers: www.walpolewoodworkers.com)

Freeport Tuscan Pergola

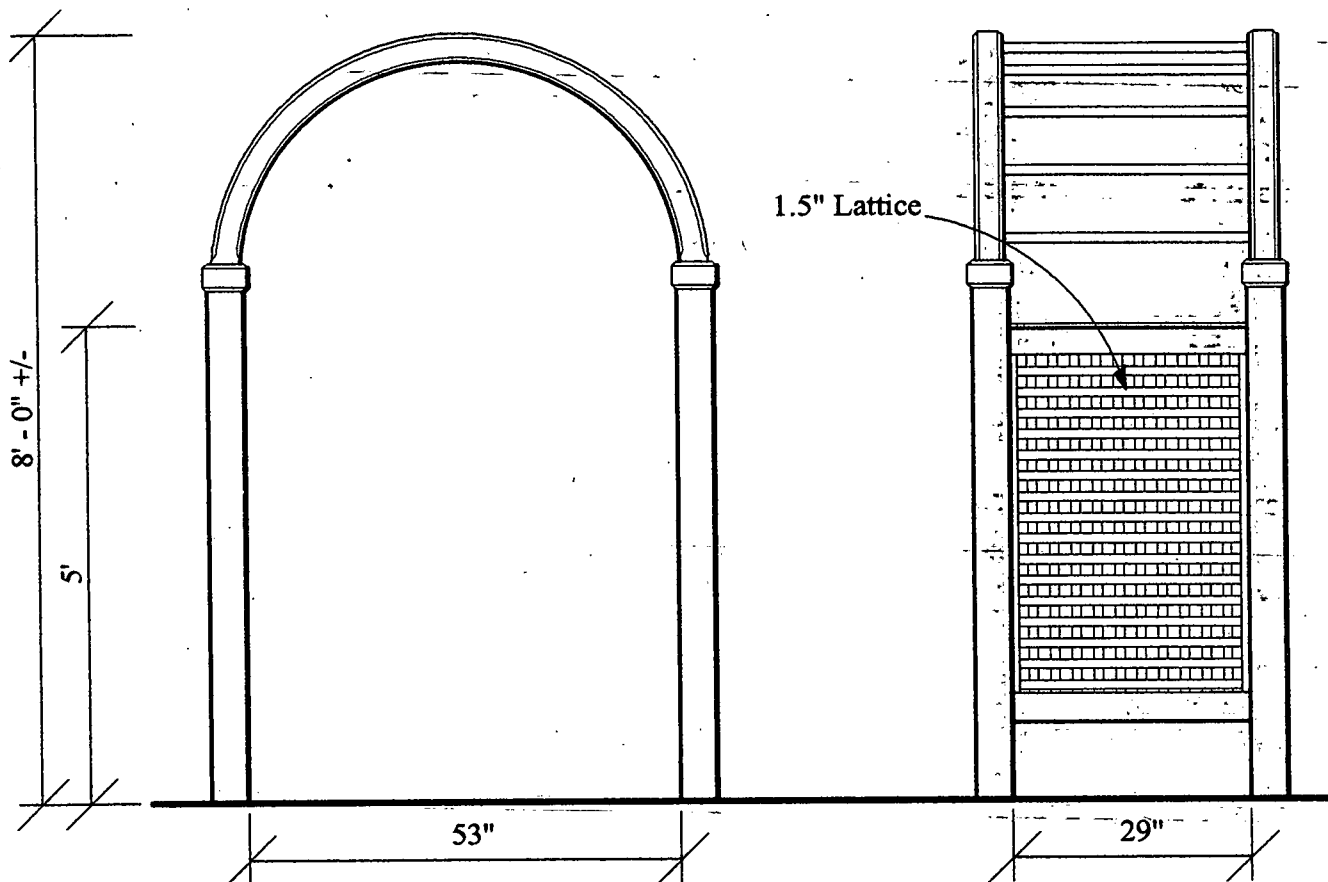
SKU: 795375

Classic styling in your favorite location makes this a handsome open-air structure for your patio furniture or perhaps even your hot tub. Four 5 1/2" square posts support the pergola structure pictured here. The four pergola carrying beams are 1 1/2" x 7 1/4". The 1 1/2" x 5 1/2" cross members are notched for easy assembly. Lathing is 1 1/2" square. The number of cross members you require will depend on the length of pergola you choose. Ten laths, 1 3/4" sq. completes the structure. Prefinished white. Shipped kit. Motor freight.



Freeport Tuscan Pergola

Select Size



Standard Spindletop Arbor
 (Walpole-Woodworkers: www.walpolewoodworkers.com)

REAR ARBOR DETAIL



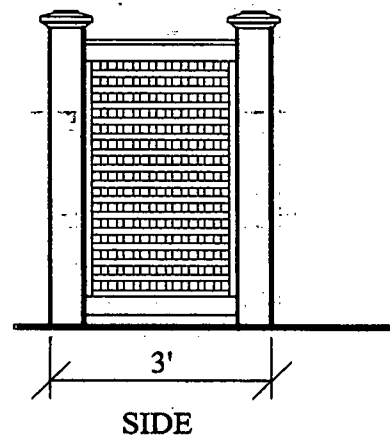
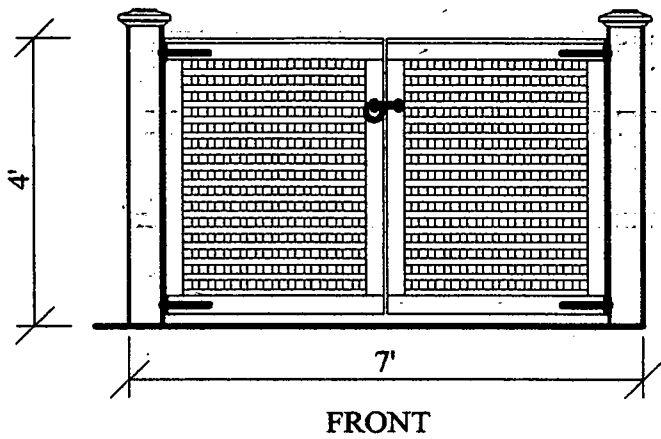
NOTICE
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SCALE: _____
DESIGNER: KG
DATE: 10-4-10

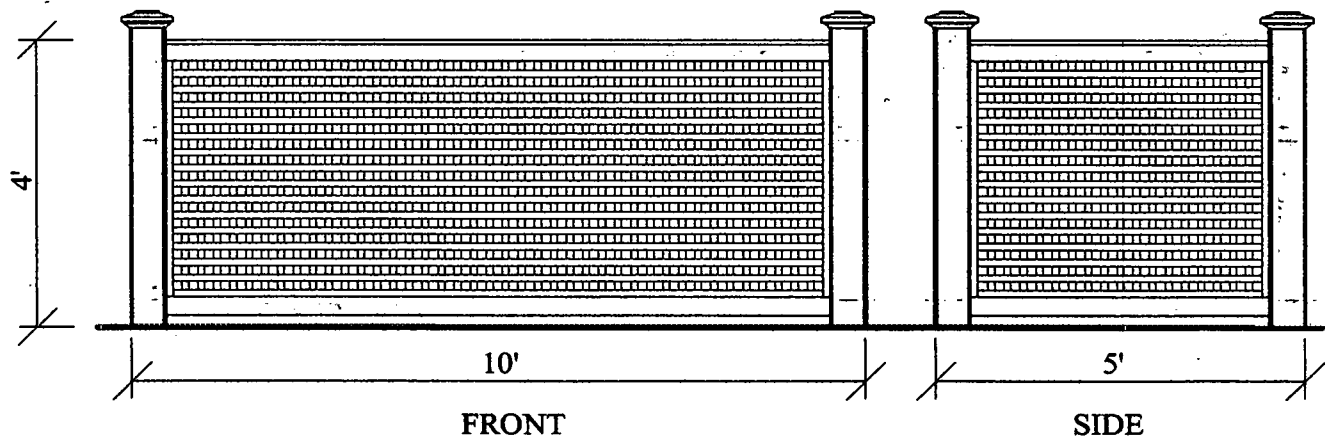
LEGG RESIDENCE
 5921 Cedar Parkway
 Chevy Chase, MD 20815

(14)

NOTE: All Built Structures to be
Freeport AZEK Material, White



4' H Lattice Trash Enclosure
(Walpole Woodworkers:
www.walpolewoodworkers.com)



4' H Lattice AC Enclosure
(Walpole Woodworkers:
www.walpolewoodworkers.com)



NOTICE
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SCALE:
DESIGNER: KG
DATE: 10-4-10

LEGG RESIDENCE
5921 Cedar Parkway
Chevy Chase, MD 20815

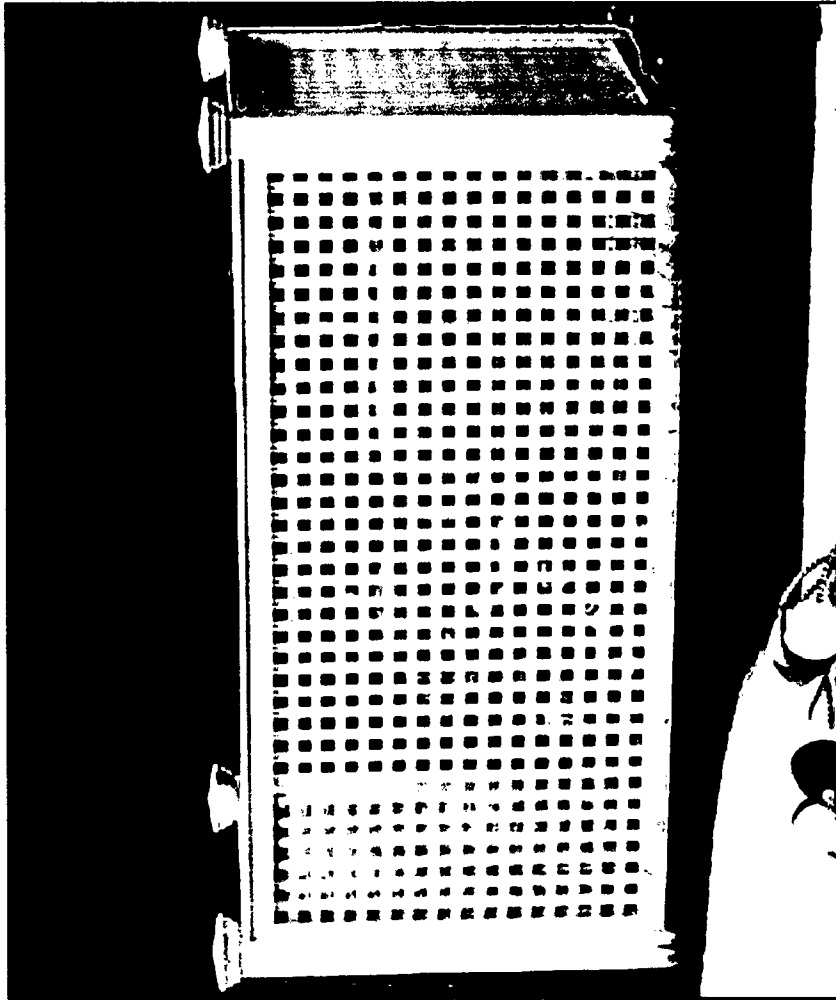
54757

15

Hideaway Enclosure

SKU: 291200

Three-sided enclosure keeps an area tidy or camouflages a pool filter. 100 1/2" W, 52 1/2" D, 42" H. Lattice panels are horizontal/vertical with 1 1/2" openings. 4 1/2" sq. posts with Westport Caps. Stained white. Shipped kit. Motor freight.

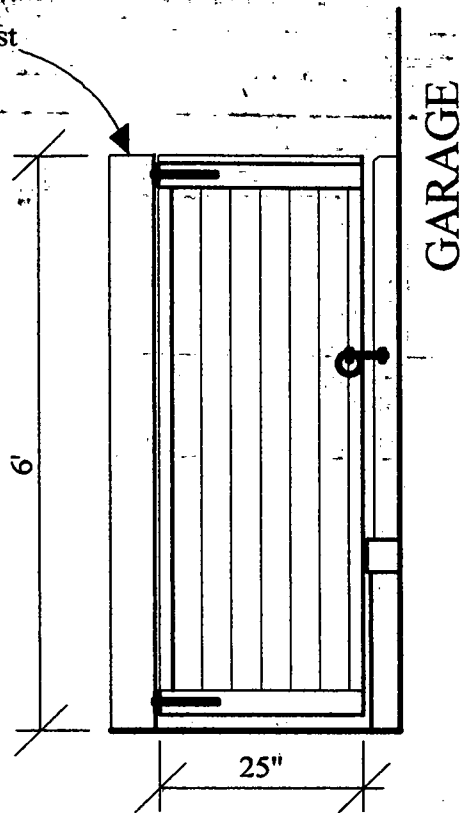


Hideaway Enclosure

\$989.00

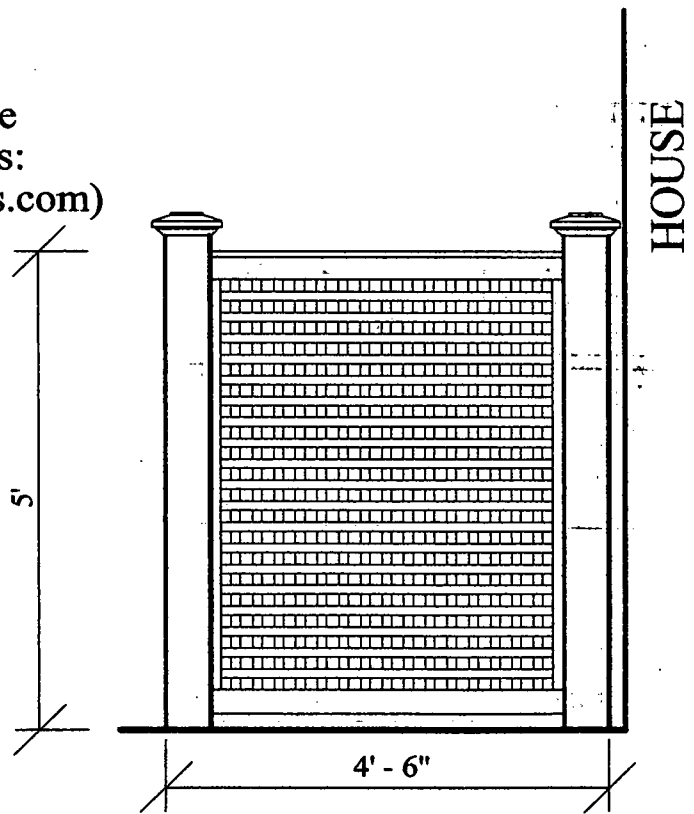
Due to the many options available in our custom designs and shipping or installation complexities, we are unable to offer this product online. Please call 800-343-6948 and we will be delighted to be of service.

Existing Post



NOTE: All Built Structures to be Freeport AZEK Material, -White

Traditional Board Gate
(Walpole Woodworkers:
www.walpolewoodworkers.com)



5' H Lattice Screen
(Walpole Woodworkers)



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SCALE:

DESIGNER: KG

DATE: 10-4-10

LEGG RESIDENCE

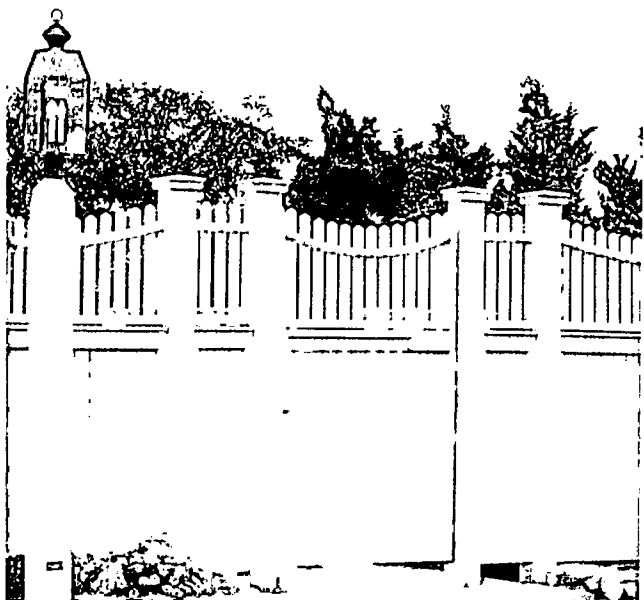
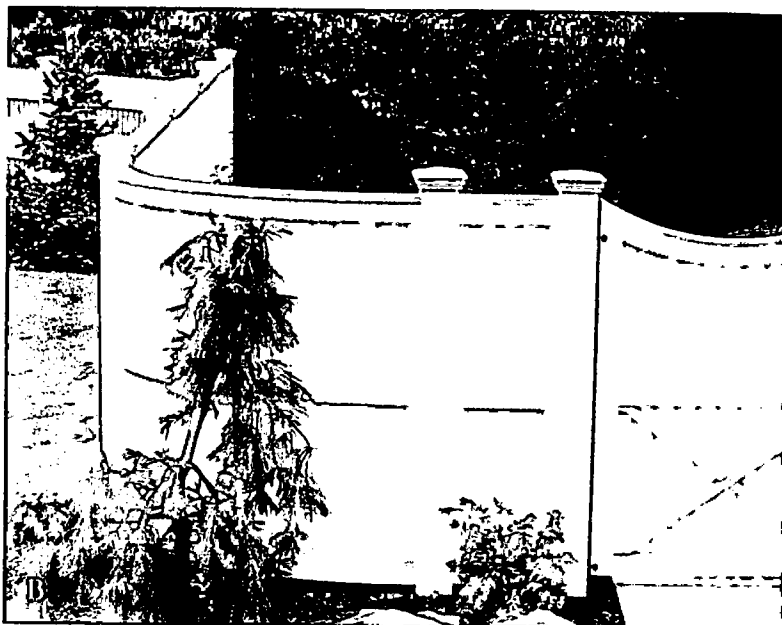
5921 Cedar Parkway

Chevy Chase, MD 20815

(17)

TRADITIONAL

A fence that features multiple boards per section for a more defined look.

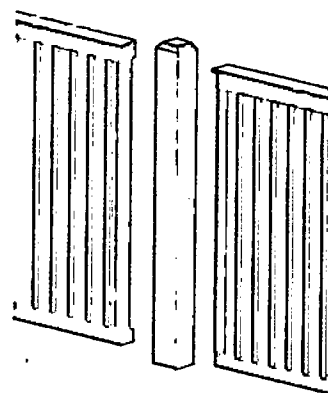


A. The 18" Yorktown Topper adds light and design quality to our 4½' Traditional Board fence and matching 4½' wide gate.

B. A superbly hand crafted radius section is the feature of this fence. It is subtly used in combination with our Chestnut Hill.

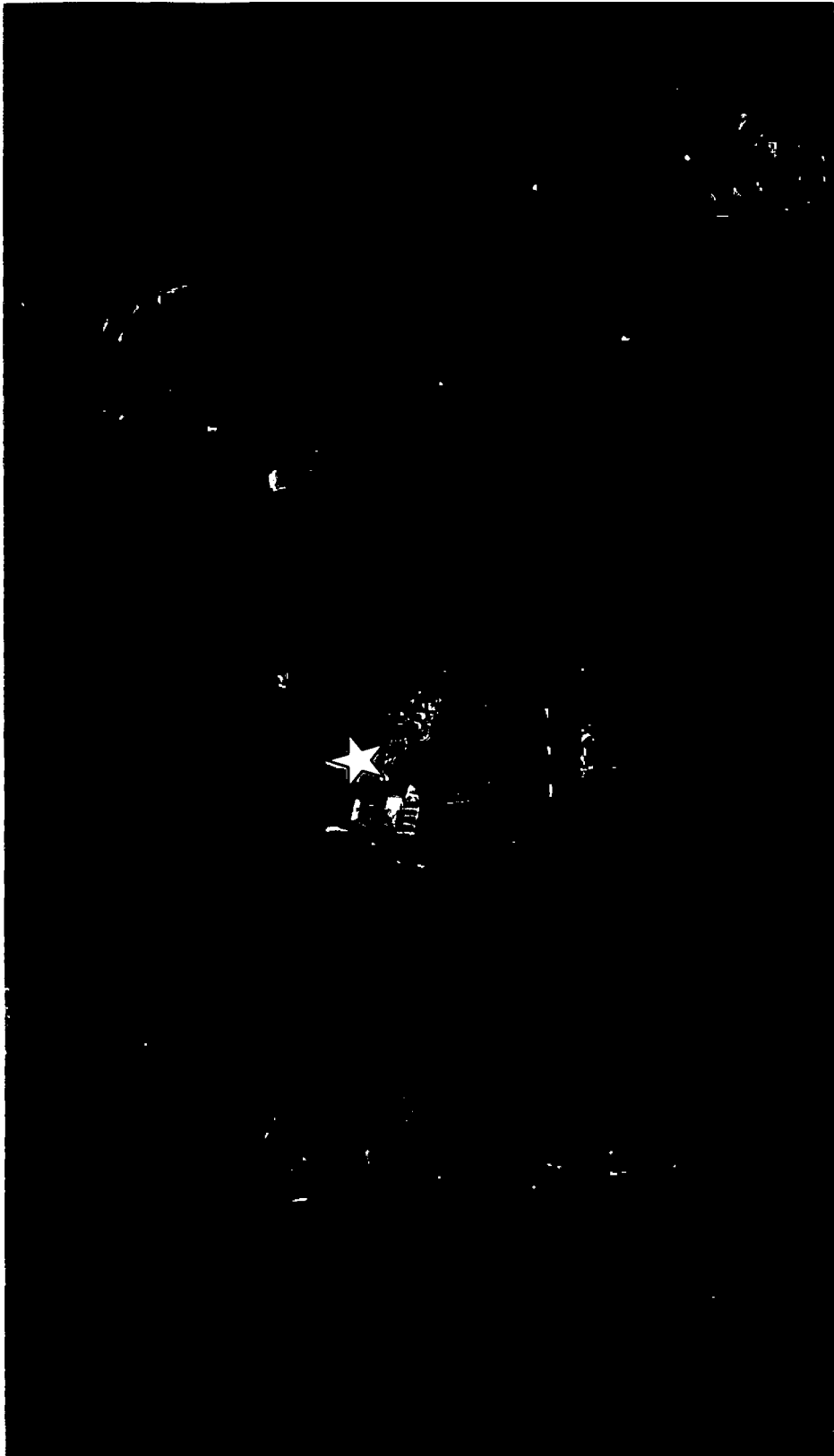
C. This board fence is graced by a scalloped Highland Topper with a curved rail and Colonial Caps. The Lantern Post is a Williamsburg.

D. 8' high Traditional screen with bevel top posts. It is stepped to follow the flow of the landscape.



4', 4½', 5', 6', 8' high.

Smooth 5½" square bevel top posts with square edges. Smooth 3¾" wide "V" groove board with ship-lap joinery. Routed rails. "Sandwich" design at top and bottom. Smooth 4¾" flat cap. Similar look front and back. End cleat installation.



LEGG RESIDENCE 5921 CEDAR PARKWAY EXISTING CONDITION PHOTOGRAPHS



View from street to SW part of property where Walpole fence, arbor and gate will be.



View from house onto back yard.



View of backyard showing existing patio, fence and hot tub.



View to breezeway entrance and garage.



View from side of yard into back.



View from corner of back yard to garage. Note that a new fence will be build inside the existing one and will turn on this corner and become a gate.

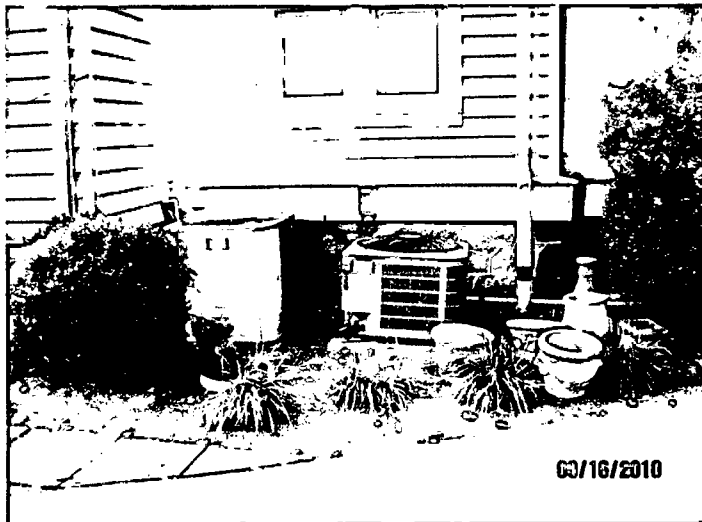
LEGG RESIDENCE 5921 CEDAR PARKWAY EXISTING CONDITION PHOTOGRAPHS



View of house on NE side where arbor and trellis will be located.



View of side of house where trash enclosure will be built



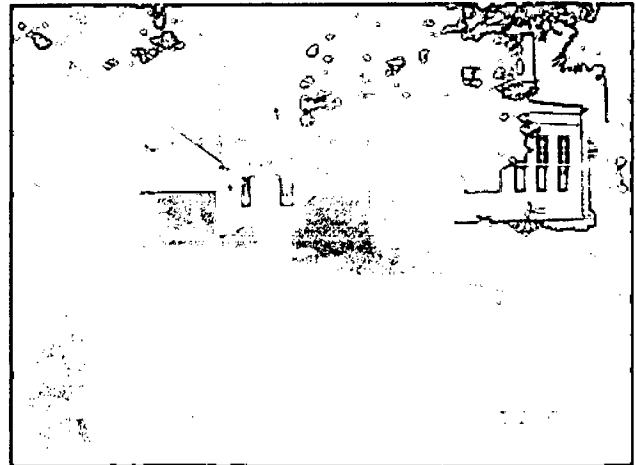
View of side of house where air conditioning enclosure will be built.



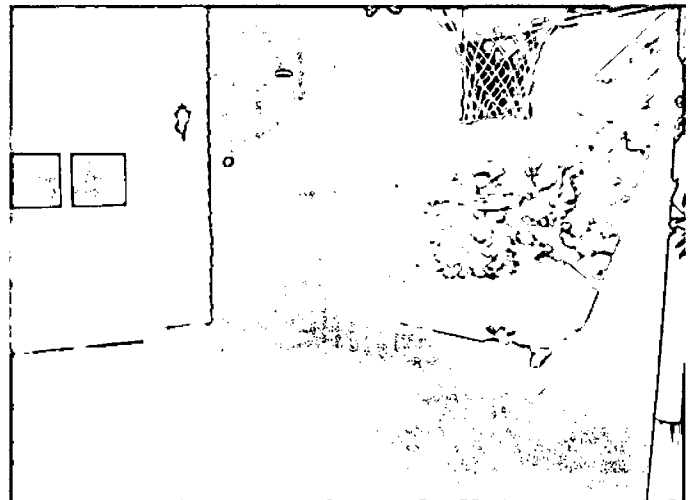
View of house where pergola structure will be built. Pergola is attached to house at the height of the french door - behind the Japanese Maple in this photograph. (The maple was removed because the planter box was never properly sealed and causing water damage.)



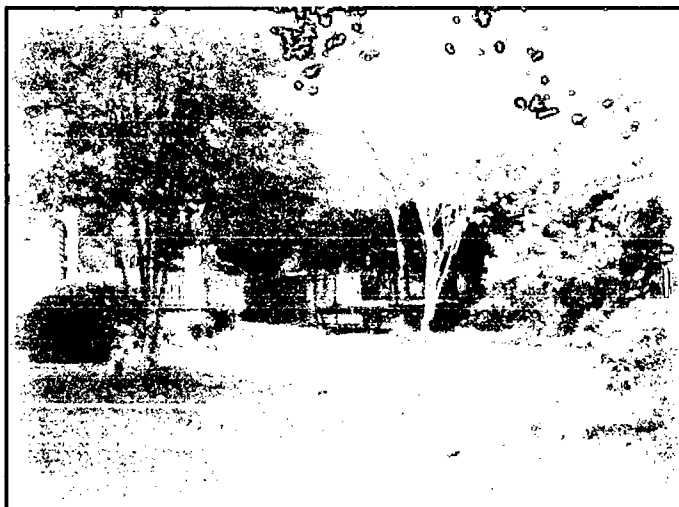
Legg Residence 5921 Cedar Parkway - Views from Neighboring Adjoining Properties



Views from Lenox Street to house where arbor/trellis and ac/trash enclosures will be located.



View from 20 Magnolia Parkway, abutting property to house. Photo on the left is taken from their deck, the photo on the right is from their driveway.



View from Cedar Parkway to SW side of house where arbor and gate will be located. Trampoline will be screened with hollies.

Legg Residence 5921 Cedar Parkway - Views from Neighboring Adjoining Properties



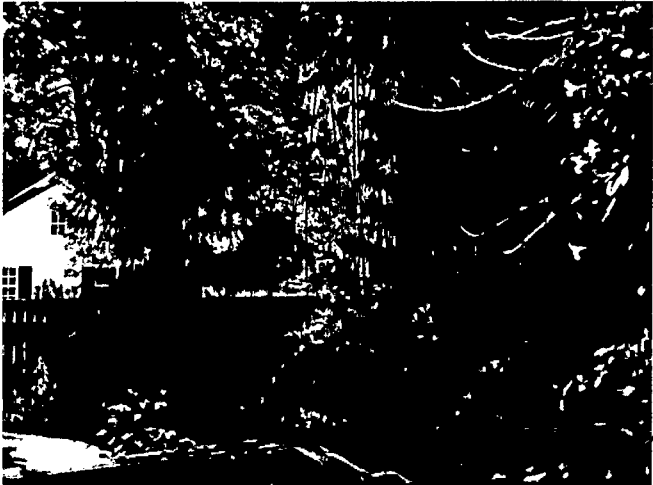
View from 29 West Kirke Street



View from 33 West Kirke Street



Views from 31 West Kirke Street, where screening is the primary issue. In addition to a new fence, an aerial hedge planting is planned, along with three evergreen trees.





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: November 17, 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 #552325; fencing and hardscape alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the November 10, 2010 meeting.

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: Jonathan and Liz 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.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Kathryn Everett

Daytime Phone No.: 202 465 5740 cell

✓ Tax Account No.: 07 00457201

Name of Property Owner: Jonathan + Liz Legg Daytime Phone No.: 301 718 2491

Address: 5921 Cedar Parkway Chevy Chase, MD 20815
Street Number City Street Zip Code

Contractor: Garden Lake Landscaping Phone No.: 301 924 4131

Contractor Registration No.: 88850 / 4400

Agent for Owner: Kathryn Everett Daytime Phone No.: 202 465 5740

LOCATION OF BUILDING/PREMISE

House Number: 5921 Street: Cedar Parkway

Town/City: Chevy Chase Village Nearest Cross Street: Lenox Street

Lot: 5 Block: 39 Subdivision: 9

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: _____

1B. Construction cost estimate: \$ 175,000

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

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 6 feet 6 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.

[Signature]
Signature of owner or authorized agent

10/20/10
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 11/18/10

Application/Permit No.: _____ 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:

The backyard of this property currently consists of an inground hot tub, a flagstone patio and a privacy fence for screening. All of the evergreen trees were lost due to storm damage, and the backyard is in need of new screening to buffer the neighbor view on both sides.

Additionally, on the NE side of the house, the ac units and trashcans are exposed to street view and require screening.

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

The project entails replacing the current fence and flagstone patio, adding three decorative water features and an aerial hedge, adding an arbor, gate and decorative fence on the SW side of the house, an arbor, trellis and trash and air conditioning enclosures on the NE side, and a pergola built into the house's existing patio. All materials selected are typical of Chevy Chase Village style.

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 end 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**

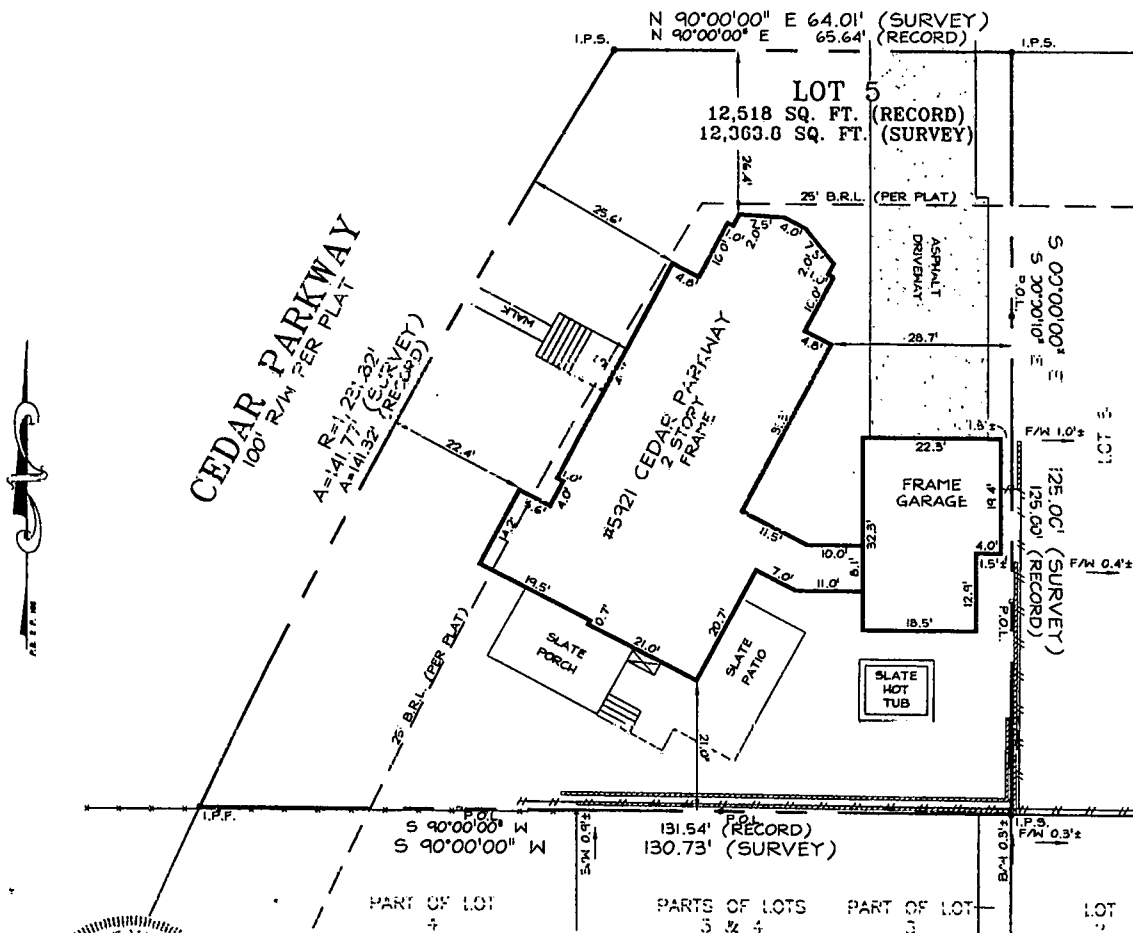
For **All** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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.

NOTES:



1. FLOOD ZONE "X" PER H.U.D. COMMUNITY PANEL NO. 240047 0455D.
2. NO TITLE REPORT FURNISHED.
3. I.P.S. INDICATES IRON PIPE SET
I.P.F. INDICATES IRON PIPE FOUND
P.O.L. INDICATES POINT SET ON LINE

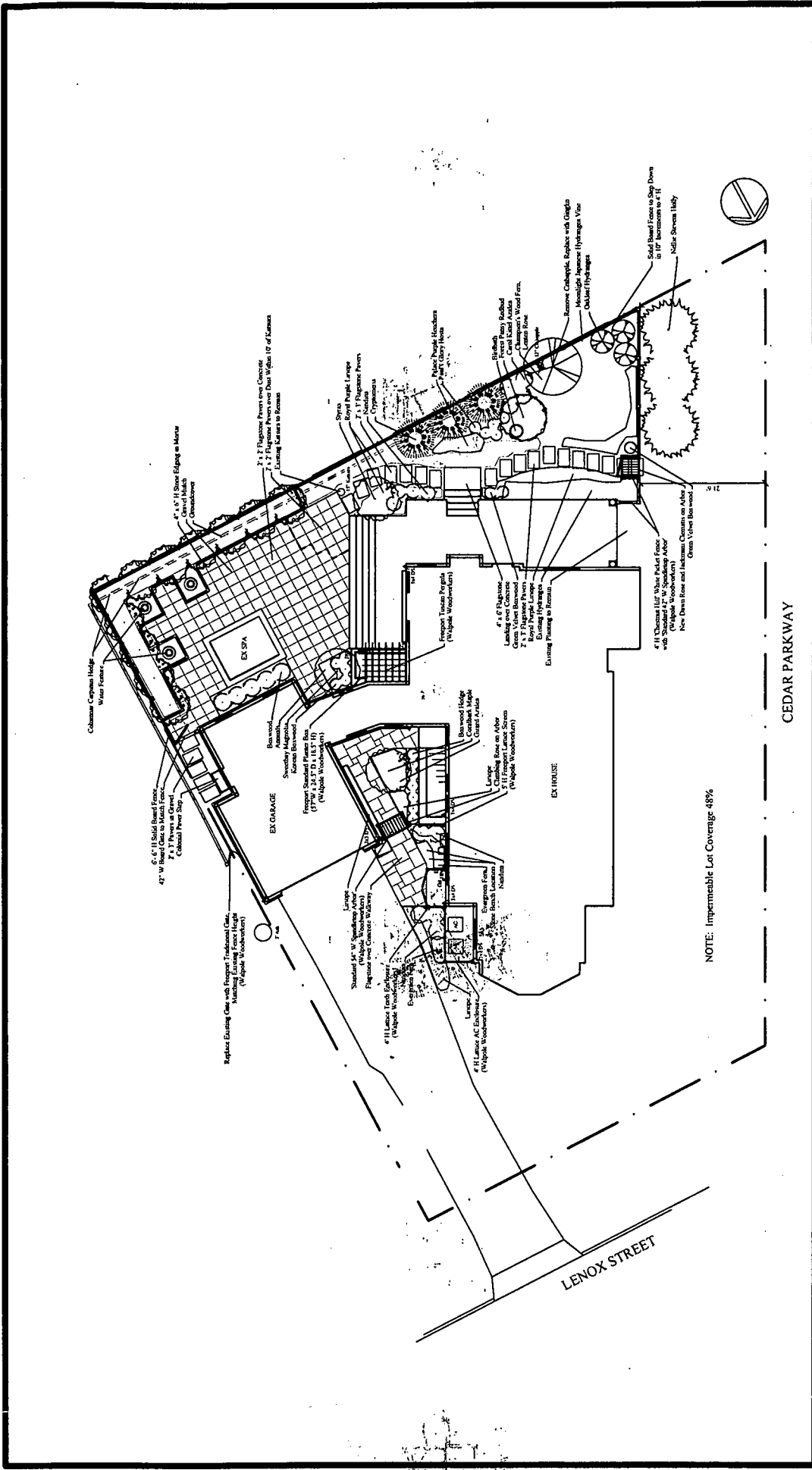
LENOX STREET
60' R/W (PER PLAT)



PLAT OF SURVEY
LOT 5 BLOCK 39
 5921 CEDAR PARKWAY
 SECTION TWO
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

APPROVED
 Montgomery County
Theresa J. [Signature]

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS	
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN"		PLAT BOOK	2	 20270 GOLDENROD LANE, SUITE 110 GERMANTOWN, MARYLAND 20878 301/948-5100 Fax 301/948-1288	
		PLAT NO.	106		
 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21229		LIBER	99632	DATE OF LOCATIONS	SCALE: 1" = 20'
		FOLIO	361	WALL CHECK:	DRAWN BY: C.W.T.
				HOUSE LOC.: 8-07-10	JOB NO.: 10-02876
		PROP. CORS.: 10-01-10			



LEGG RESIDENCE
5921 Cedar Parkway, Chevy Chase, MD 20815

CEDAR PARKWAY

LENOX STREET

NOTE: Impermeable Lot Coverage: 48%

APPROVED
Montgomery County
Historic Preservation Commission

Therese G. [Signature]

REVISIONS:

SCALE: 1/16" = 1'
DESIGNER: G

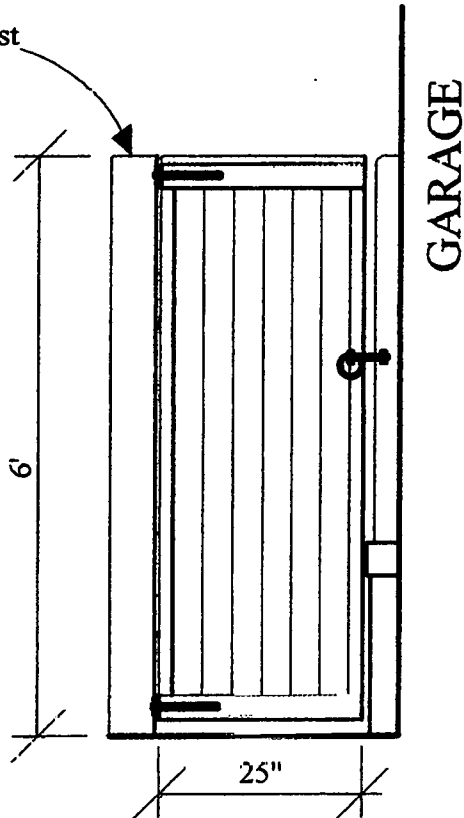
DATE: 10-18-10, Rev 11-16-10

NOTICE

MARKEN CALE

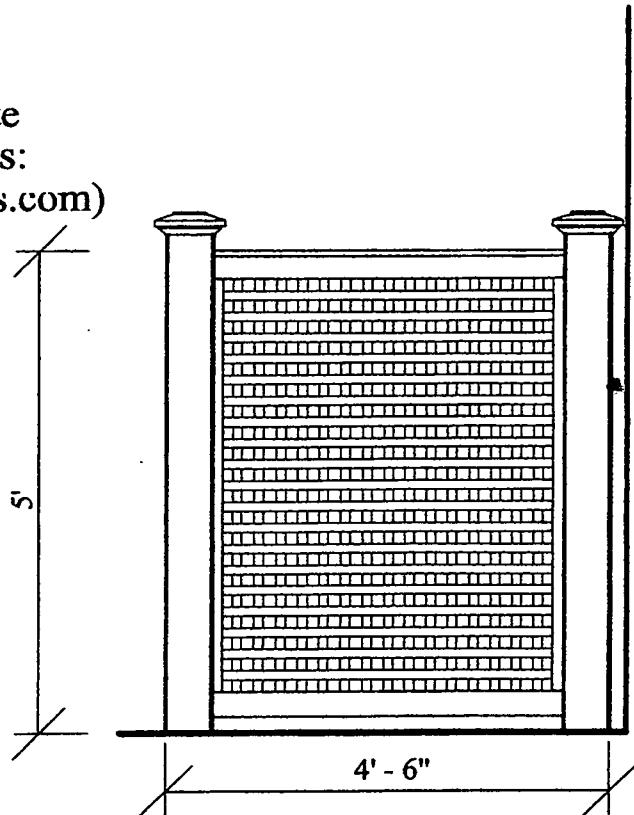
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Existing Post



NOTE: All Built Structures to be Freeport AZEK Material, White

Traditional Board Gate
(Walpole Woodworkers:
www.walpolewoodworkers.com)



5' H Lattice Screen
(Walpole Woodworkers)



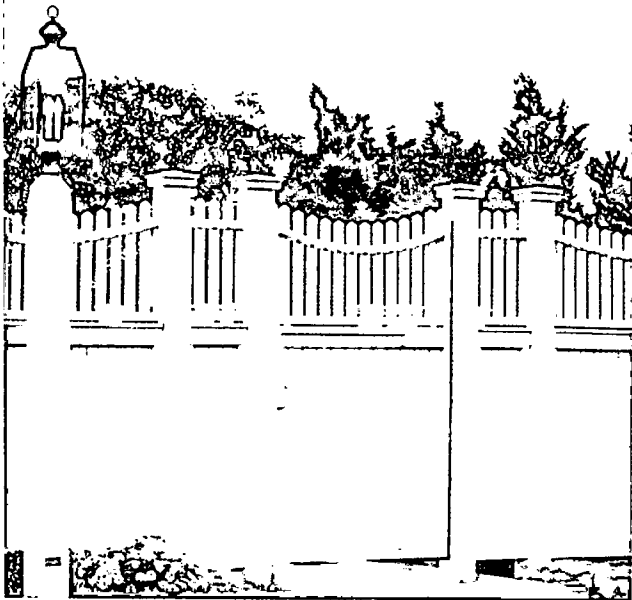
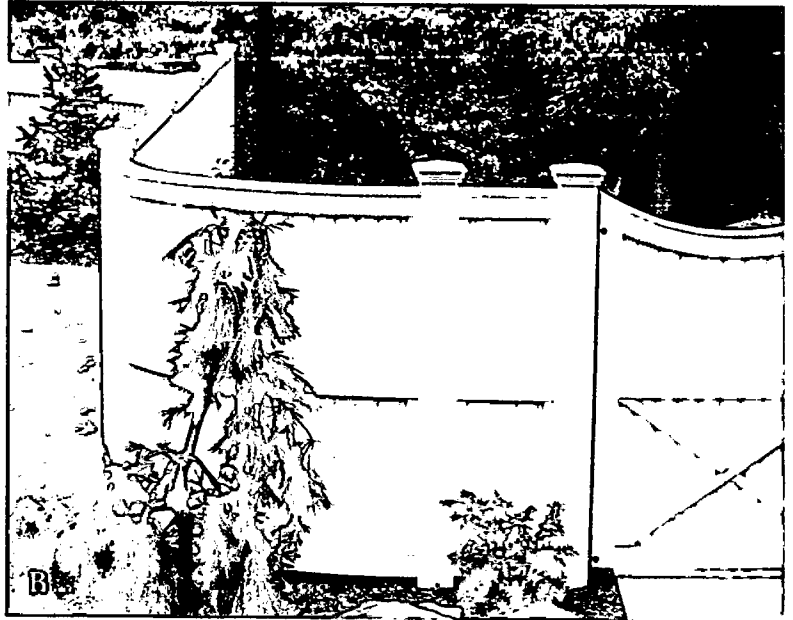
NOTICE
rearing and the original landscape del
artistic and design decisions made in full

SCALE:
ENGINEER: KC

LEGG RESIDENCE

TRADITIONAL

A fence that features multiple boards per section for a more defined look.

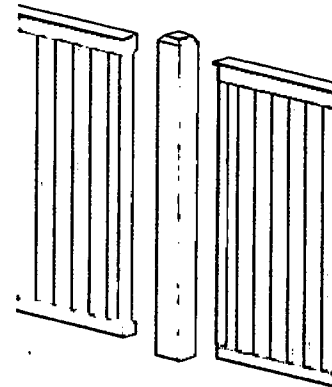


A. The 18" Yorktown Topper adds light and design quality to our 4½' Traditional Board fence and matching 4½' wide gate.

B. A superbly hand crafted radius section is the feature of this fence. It is subtly used in combination with our Chestnut Hill.

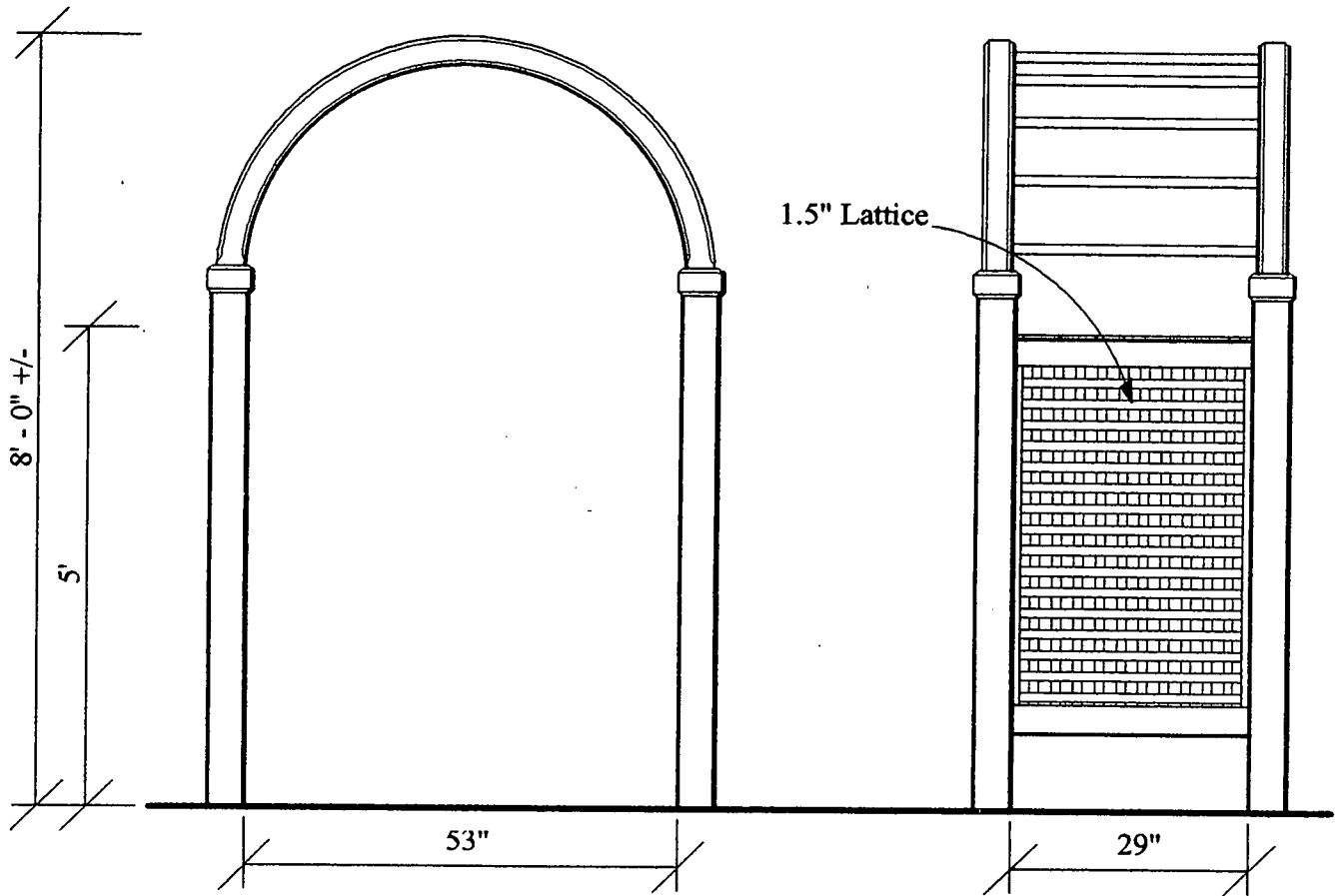
C. This board fence is graced by a scalloped Highland Topper with a curved rail and Colonial Cups. The Lantern Post is a Williamsburg.

D. 8' high Traditional screen with bevel top posts. It is stepped to follow the flow of the landscape.



4', 4½', 5', 6', 8' high.

Smooth 5½" square bevel top posts with square edges. Smooth 3¾" wide "V" groove board with ship-lap joinery. Routed rails. "Sandwich" design at top and bottom. Smooth 4½" flat cap. Similar look front and back. End cleat installation.



Standard Spindletop Arbor
 (Walpole Woodworkers: www.walpolewoodworkers.com)

REAR ARBOR DETAIL



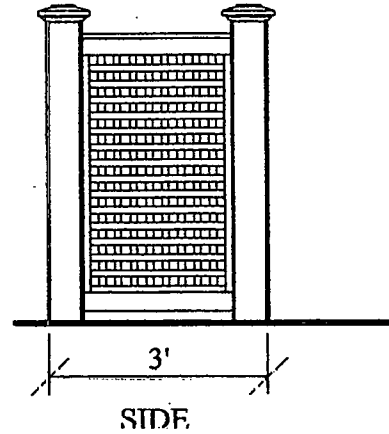
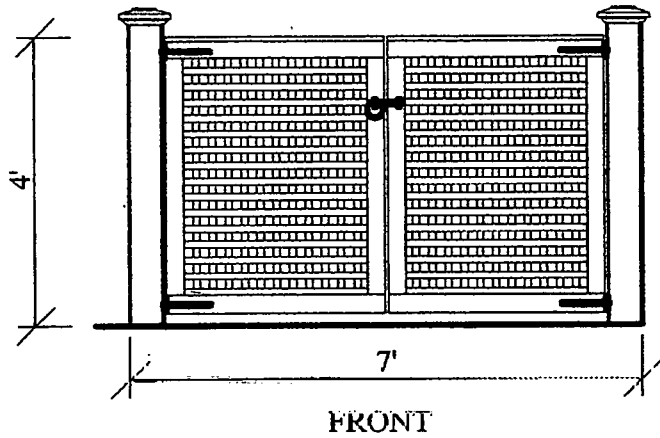
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SCALE: _____
DESIGNER: KG

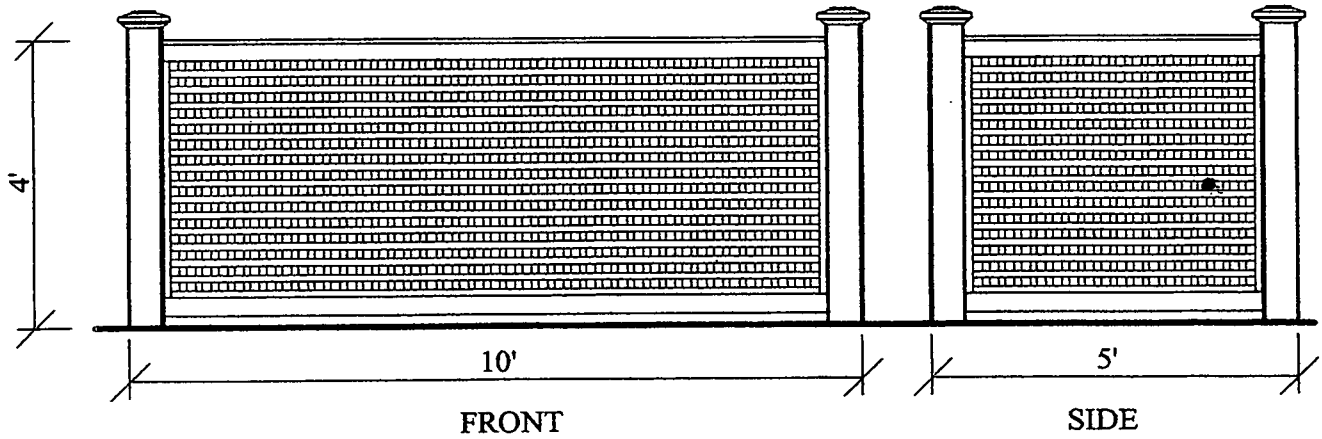
DATE: 10-4-10

LEGG RESIDENCE
 5921 Cedar Parkway
 Chevy Chase, MD 20815

NOTE: All Built Structures to be Freeport AZEK Material, White



4' H Lattice Trash Enclosure
(Walpole Woodworkers:
www.walpolewoodworkers.com)



4' H Lattice AC Enclosure
(Walpole Woodworkers:
www.walpolewoodworkers.com)

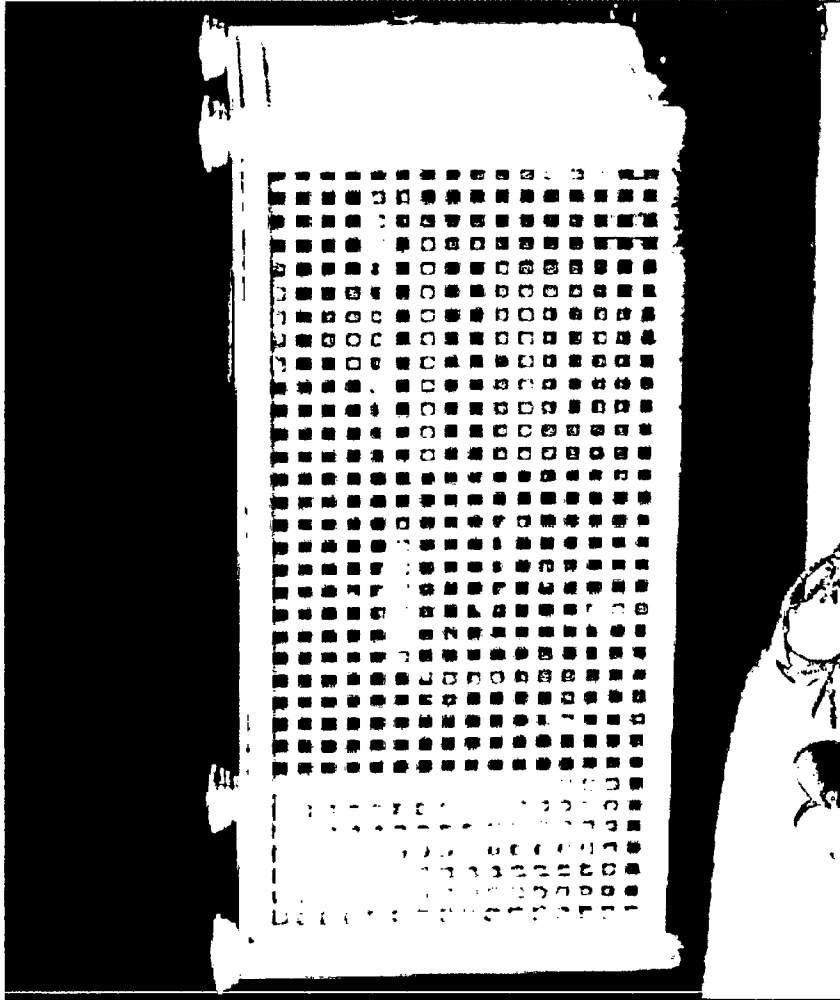
Hideaway Enclosure

SKU: 291200

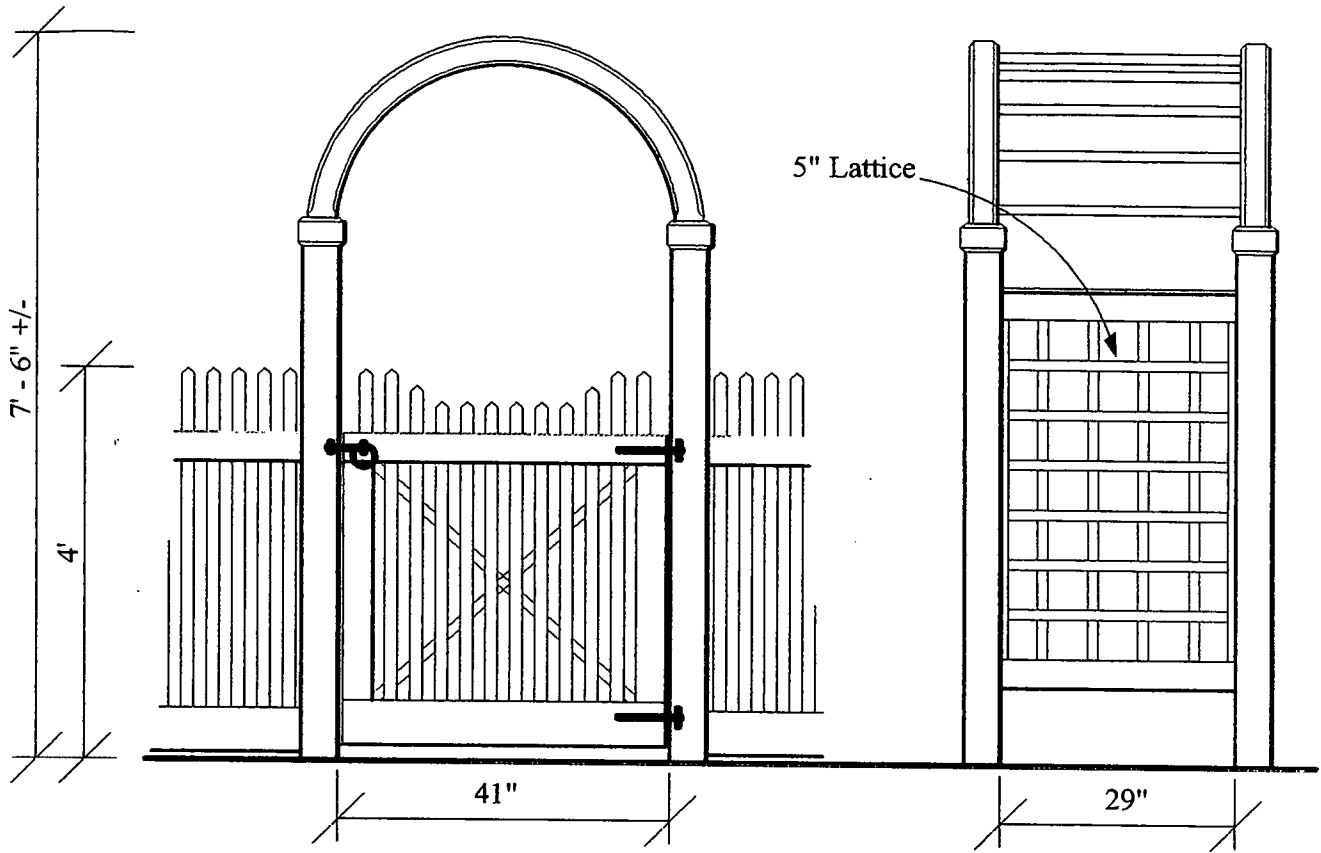
Three-sided enclosure keeps an area tidy or camouflages a pool filter. 100 1/2" W, 52 1/2" D, 42" H. Lattice panels are horizontal/vertical with 1 1/2" openings. 4 1/2" sq. posts with Westport Caps. Stained white. Shipped kit. Motor freight.

Hideaway Enclosure

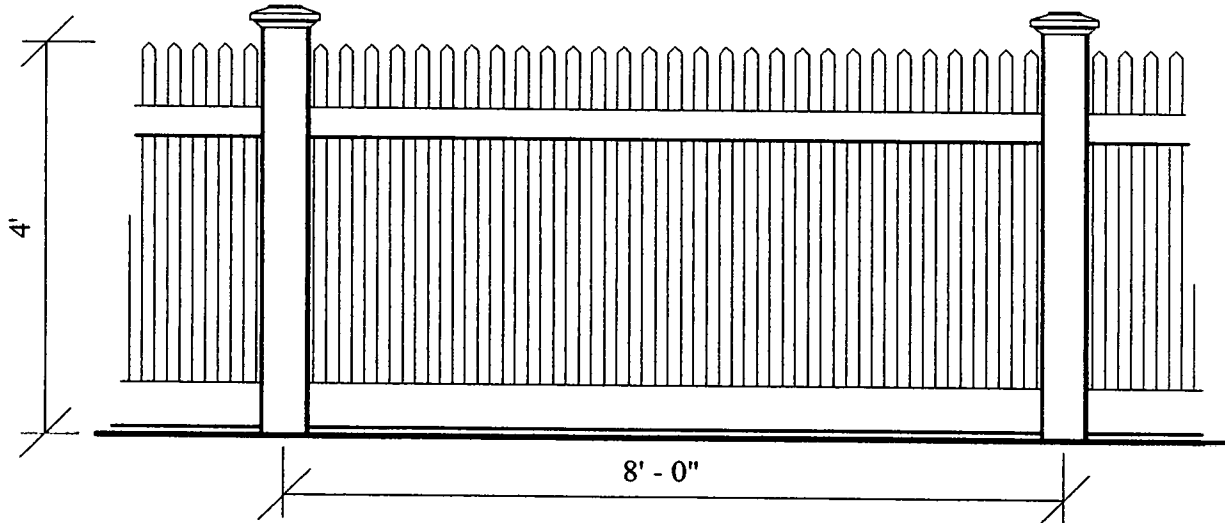
\$989.00



Due to the many options available in our custom designs and shipping or installation complexities, we are unable to offer this product online. Please call 800-343-6948 and we will be delighted to be of service.



Freeport Chestnut Hill Fence with
 Standard Spindletop Arbor
 (Walpole Woodworkers: www.walpolewoodworkers.com)



FRONT FENCE DETAIL



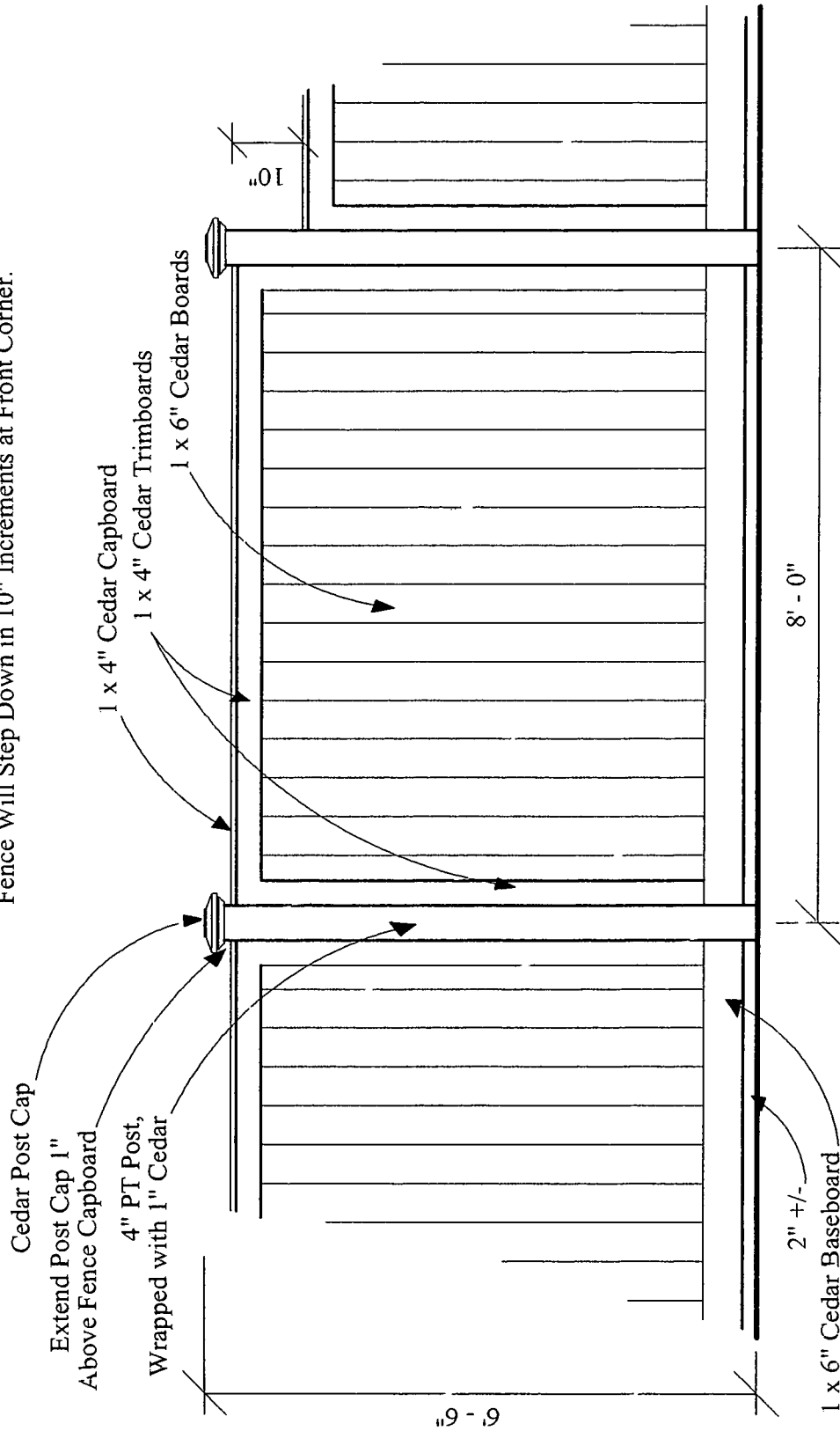
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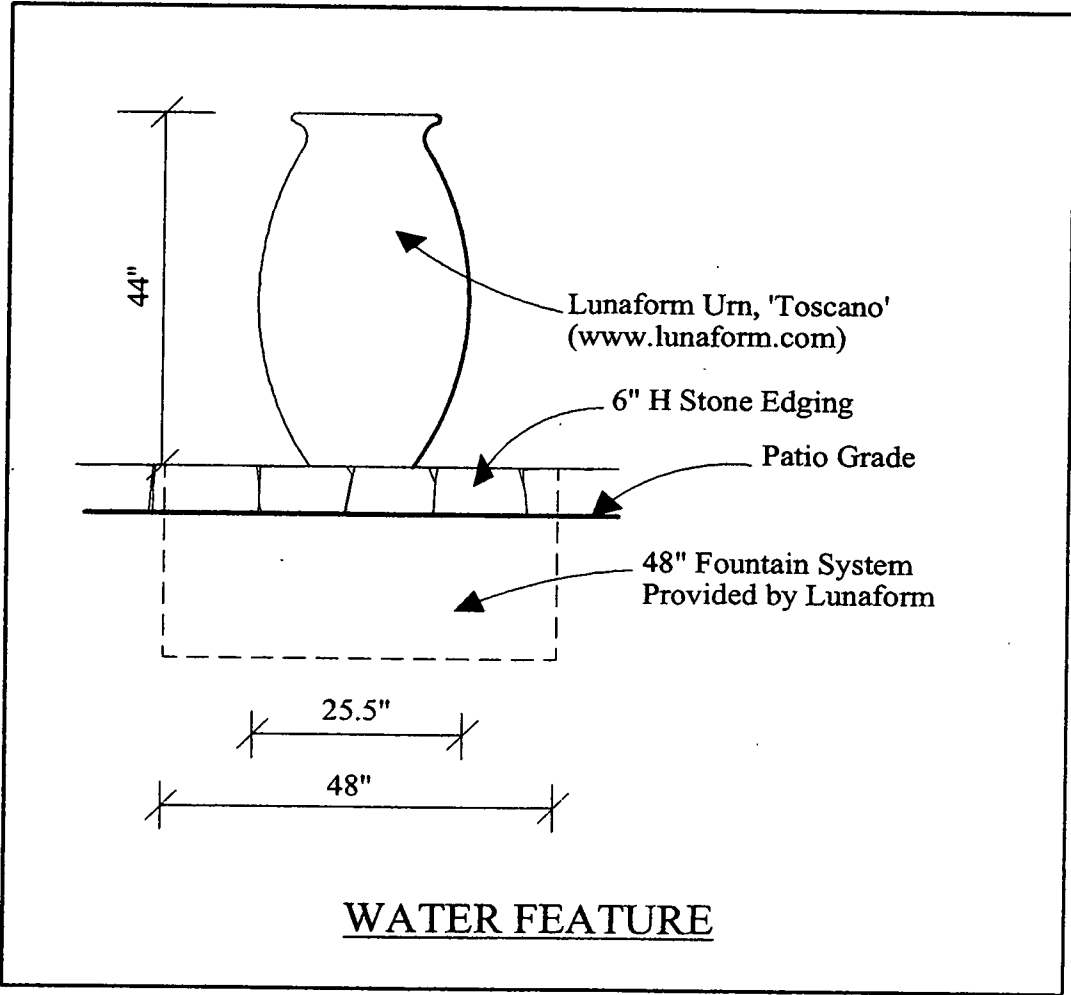
LEGG RESIDENCE
 5921 Cedar Parkway
 Chevy Chase, MD 20815



NOTE: Fence to be Stained Dark Green.
Fence Will Step Down in 10" Increments at Front Corner.



REAR FENCE DETAIL



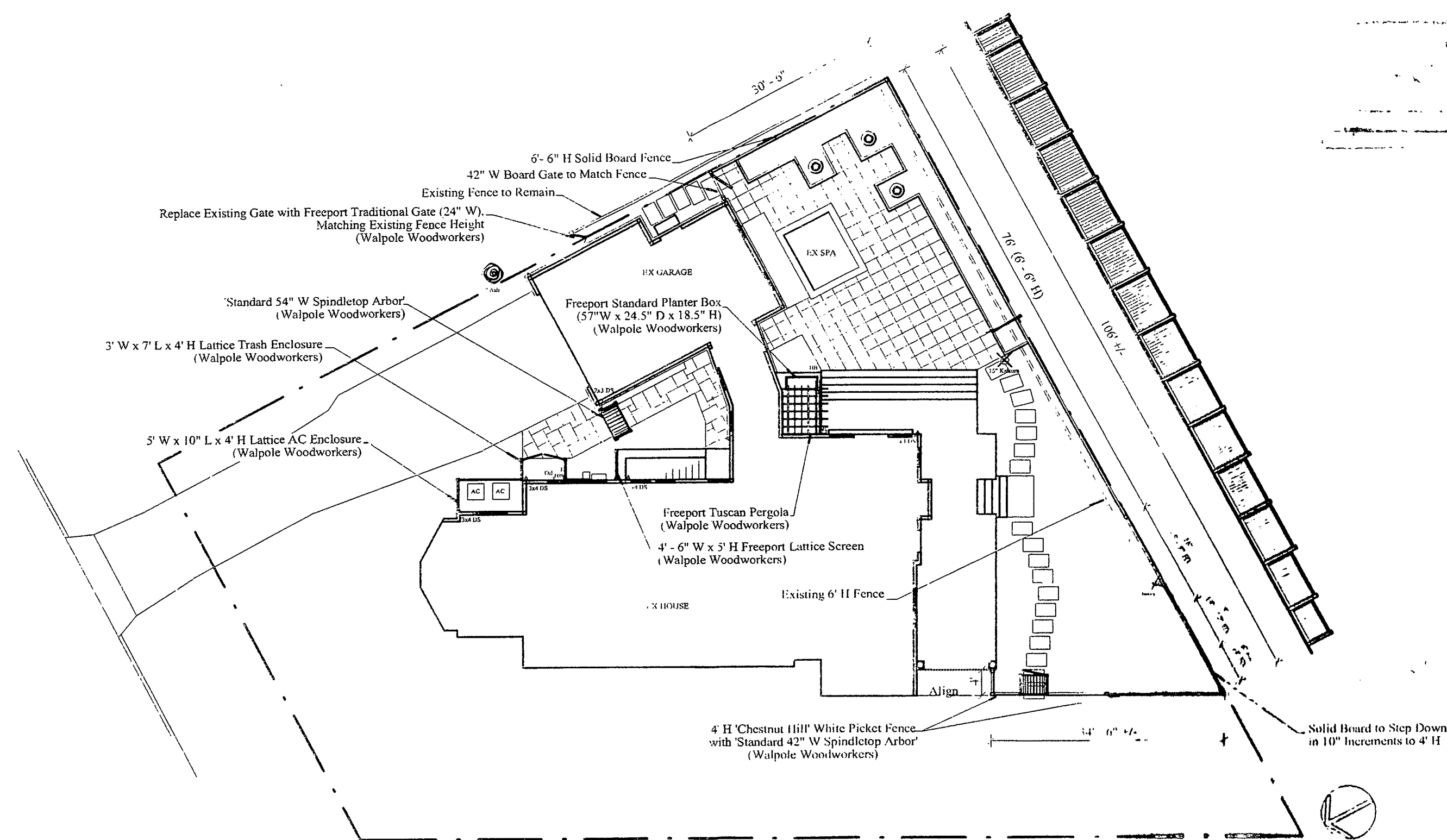
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DATE: 10-4-10

LEGG RESIDENCE
 5921 Cedar Parkway
 Chevy Chase, MD 20815



US 1/18/10



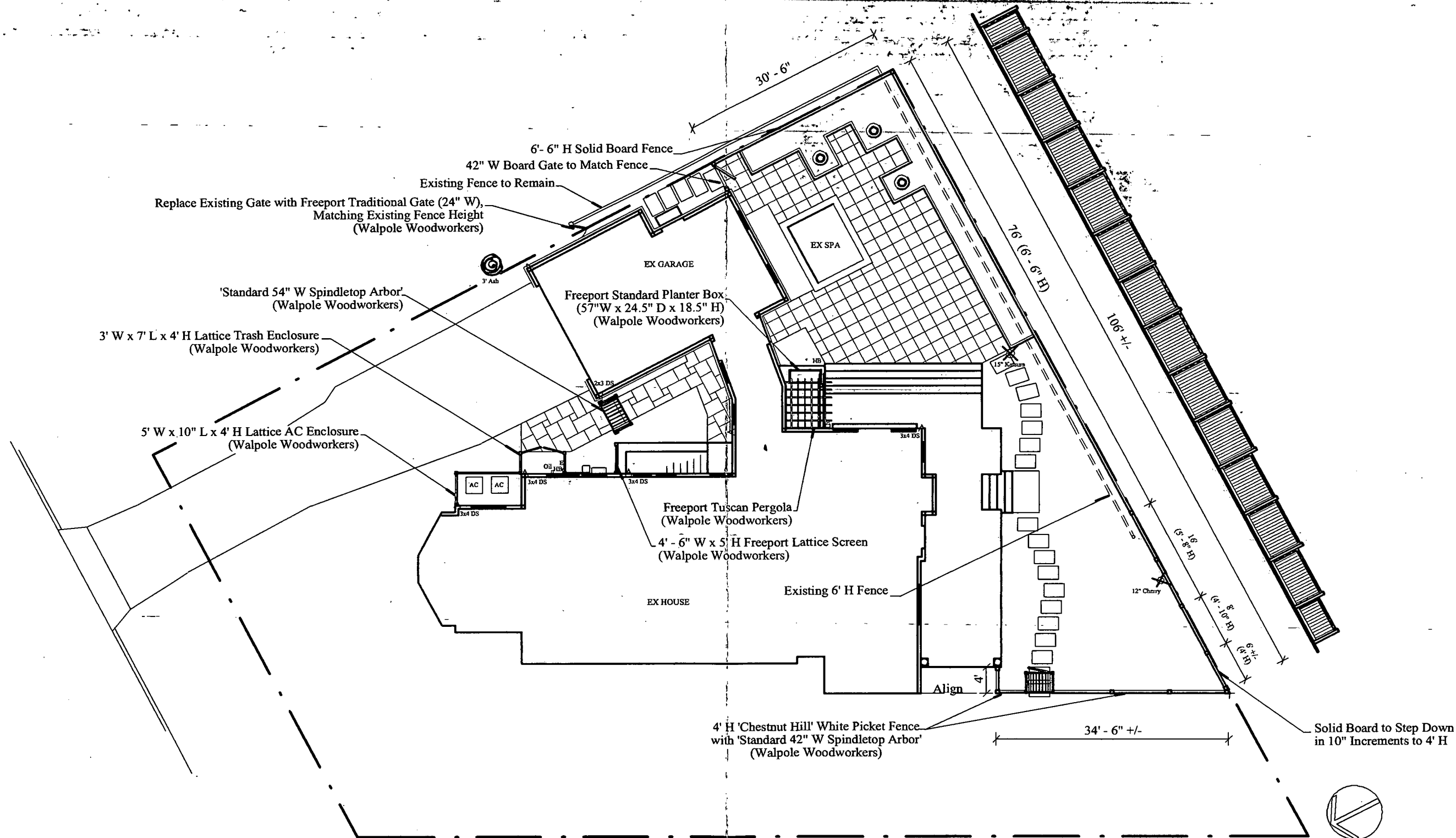
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SCALE: 1/16" = 1'
DESIGNER: KG
DATE: 10-18-10

REVISIONS:

LEGG RESIDENCE
 5921 Cedar Parkway, Chevy Chase, MD 20815

PROJECT
SHEET



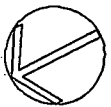
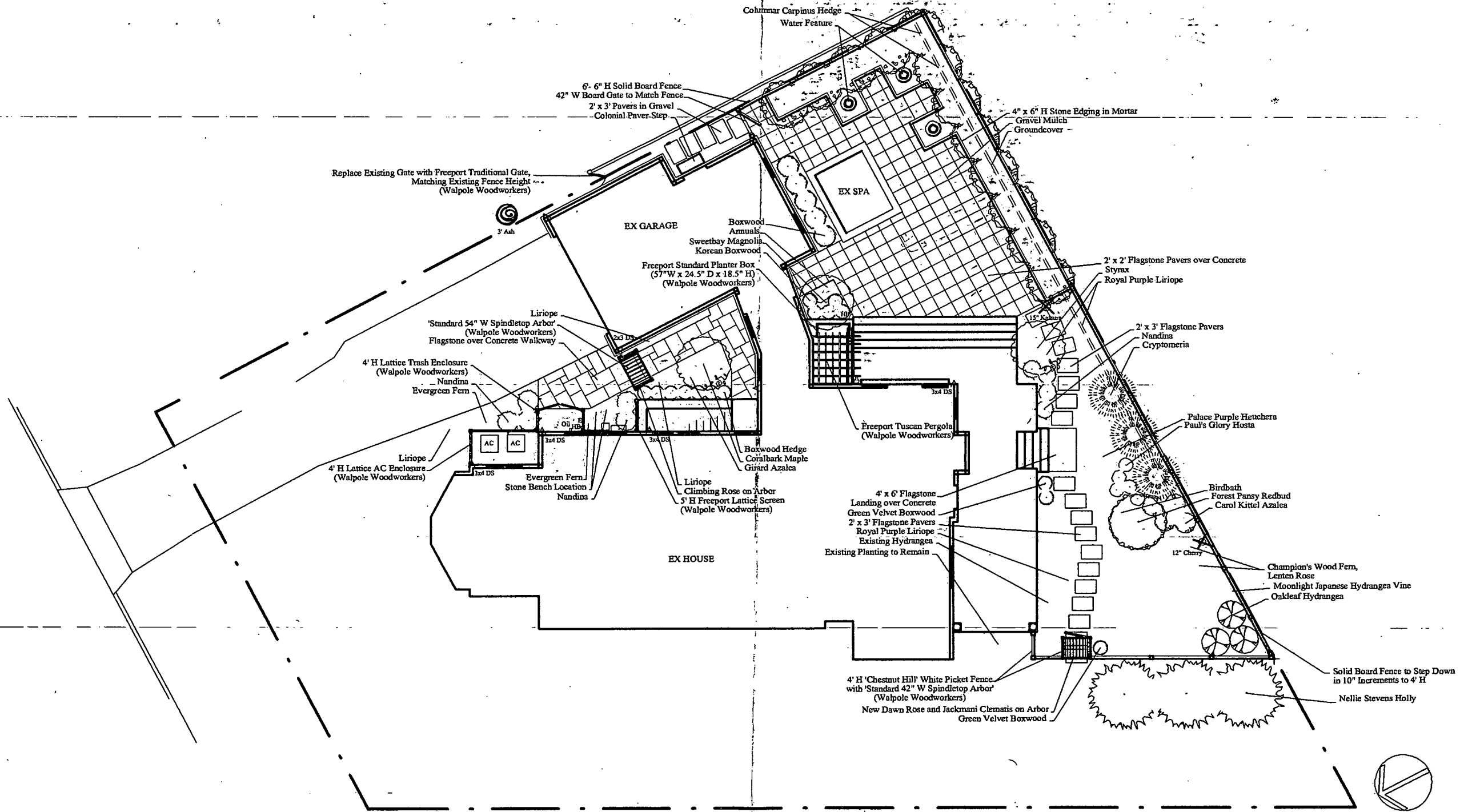
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LEGG RESIDENCE
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PROJECT
SHEET



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DATE: 10-18-10

REVISIONS:
 (Empty table for revisions)

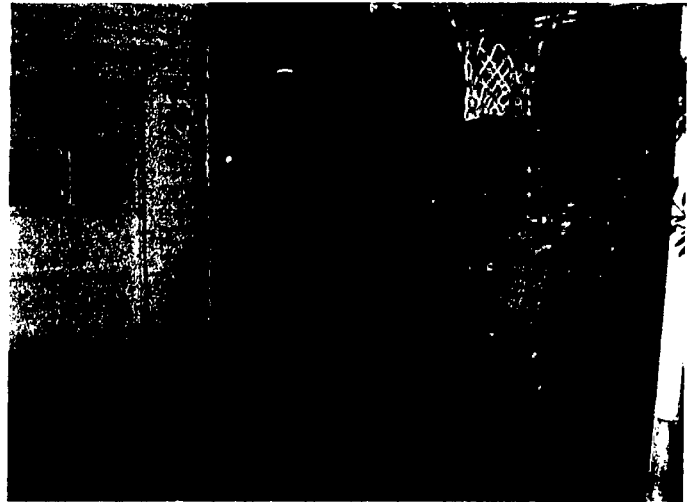
LEGG RESIDENCE
 5921 Cedar Parkway, Chevy Chase, MD 20815

PROJECT
SHEET

Legg Residence 5921 Cedar Parkway - Views from Neighboring Adjoining Properties



Views from Lenox Street to house where arbor/trellis and ac/trash enclosures will be located.



View from 20 Magnolia Parkway, abutting property to house. Photo on the left is taken from their deck, the photo on the right is from their driveway.



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