

## HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: December 2, 2024

## **MEMORANDUM**

SUBJECT:

TO: Rabbiah Sabbakhan

Department of Permitting Services

FROM: Laura DiPasquale

**Historic Preservation Section** 

Maryland-National Capital Park & Planning Commission Historic Area Work Permit #1093907 – Hardscape alteration

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: Rebecca and Rob Nichols; Angela Koloszar, Agent.

Address: 5918 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 work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or <a href="mailto:laura.dipasquale@montgomeryplanning.org">laura.dipasquale@montgomeryplanning.org</a> to schedule a follow-up site visit.





HAWP #:	at:	
submitted on:		
has been reviev	ved and de	termined 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 approved by a proposal memo and stamped drawings follow.





# **APPLICATION FOR** HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

APPLICANI:	
Name: Rebecca and Rob Nich	nols <sub>E-mail:</sub> info@hornandco.com
Address: 5918 Cedar Parkway	
Daytime Phone: 202-573-7581	Tax Account No.: 00455805
AGENT/CONTACT (if applicable):	
<sub>Name:</sub> Angela Koloszar	E-mail: angela@hornandco.com
Address: 1408 N Fillmore St #	
Daytime Phone: <u>202-573-7581</u>	Contractor Registration No.: MD Land. Arch 3653
LOCATION OF BUILDING/PREMISE: MIH	P # of Historic Property #35/13
Are other Planning and/or Hearing Examir (Conditional Use, Variance, Record Plat, et supplemental information.	from the Easement Holder supporting this application.  er Approvals / Reviews Required as part of this Application? c.?) If YES, include information on these reviews as
	Street: Cedar Parkway
Town/City: Chevy Chase	Nearest Cross Street: W. Lenox
Lot: N/A Block: N/A	Subdivision: 009 Parcel: 620
for proposed work are submitted with be accepted for review. Check all that a New Construction Deck Addition Fence Demolition Hard Grading/Excavation Roof I hereby certify that I have the authority to and accurate and that the construction w	Porch Solar  Tree removal/planting scape/Landscape Window/Door  ✓ Other: Driveway  make the foregoing application, that the application is corrected to the scans of the scan
agencies and hereby acknowledge and ac Angela Koloszar	ccept this to be a condition for the issuance of this permit.

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Rebecca and Robert Nichols 5918 Cedar Parkway Chevy Chase, MD 20815	Owner's Agent's mailing address Horn & Company 1408 N Fillmore St #17 Arlington, VA 22201				
Adjacent and confronting Property Owners mailing addresses					
Alexander Nephew and Kathryn Doyle 5914 Cedar Parkway Chevy Chase, MD 20815	Robert Amis and Emily Lawson 47 W Lenox St Chevy Chase, MD 20815				
Elizabeth Pemmerl and Andrew Cantor 51 W Lenox St. Chevy Chase, MD 20815	John Gorman and Susan Schmedes 45 W. Lenox St Chevy Chase, MD 20815				
Alexander Boyle 49 W Lenox St. Chevy Chase, MD 20815	Elizabeth Pemmerl and Andrew Cantor 43 W Lenox St. 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:

5918 Cedar Parkway is located on a corner lot. The residence is a brick two story with a front drive and parking facing Cedar Parkway and a driveway entrance on both Cedar Parkway and W. Lenox Street. The public right of way extends into the yard approximately 40' on the Cedar Parkway side. The lot in front of the house is mainly landscape with mature trees and shrubs. The back property is landscaped and includes a patio with pergola and bocce court.

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

Work proposed includes demolition of the current asphalt driveway, and replacing it with a concrete finished driveway in order to provide a longterm and more aesthetically pleasing entry look and design whilst also utilizing a stronger and more reliable material.

**REVIEWED** 

By Laura DiPasquale, M-NCPPC at 10:47 am, Dec 02, 2024

**APPROVED** 

**Montgomery County** 

Historic Preservation Commission

admit h./V

Work Item 1: Replacement of materials for driveway	
Description of Current Condition:	Proposed Work:
Existing driveway material is asphalt with gravel loosely topping the surface, however not tar and chipped, as the gravel is not adhering to the asphalt.	Replace the material of the existing driveway with concrete in order to keep a stable material that does not erode over time. The location and shape of the driveway to stay the same.
	APPROVED
	Montgomery County
REVIEWED	Historic Preservation Commission
Work Item 2: N/A  Description of Current Condition:  N/A	Pro Mana Mana N

Work Item 3: N/A					
Description of Current Condition:	Proposed Work:				
N/A	N/A				

# Feather & Assoc.

Tolbert V. Feather, Ph.D.

Advisors for: Landscape Development

Landscape Management, Plant Pest Management

Chevy Chase Village 5906 Connecticut Avenue Chevy Chase, MD 20815 June 13, 2024 Revised 7-9-24

# Tree Preservation Plan – 5918 Cedar Parkway

I recommend the issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence at 5918 Cedar Parkway

- 1. Tree preservation fencing shall be installed in the locations shown on the plan. The street tree shall be protected. Tree preservation fencing shall delineate the tree protection zones. Tree preservation fencing shall be 4' tall wire mesh supported with steel stakes no less than 8' apart.
- 2. The Owner/Contractor shall inform all on-site workers that the tree preservation zones shall not be entered. Neither materials nor equipment shall be stored within the tree preservation zones. No grading shall be done within the tree preservation zones. The grading outside the tree preservation zones shall not be changed to divert and collect water within tree preservation zones.
- 3. No super silt fencing shall be installed within 10' of protected trees.
- 4. No storage of materials or equipment within 15' of protected trees..
- 5. Where indicated, excavations shall be done by hand. Any live roots 2" or more in diameter shall be preserved.
- 6. If excavation exposes roots on protected trees, the damaged roots shall be cleanly cut.
- 7. The Chevy Chase Village office shall be notified of any construction plan changes.

Note: As shown, two crepe myrtle trees cannot be protected if the new patios are installed.

REVIEWED

By Laura DiPasquale, M-NCPPC at 10:48 am, Dec 02, 2024

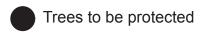
**APPROVED** 

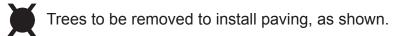
**Montgomery County** 

**Historic Preservation Commission** 

Ramatu Mi

MD Tree Expert License#880, ISA Certification #PD-0715, MD Pesucide Applicator#2070-5937





Feather and Associates June 18, 2024 revised 7-9-24 1" = 20'

### Tree Protection

- 1. No super silt fencing shall be installed within 10' of protected trees.
- 2. No storage of materials or equipment within 15' of protected trees.
- 3. Where indicated, excavations shall be done by hand. Any live roots 2" or more in diameter shall be preserved.
- 4. If excavation exposes roots on protected trees, the damaged roots shall be cleanly cut.
- 5. The Chevy Chase Village office shall be notified of any construction plan changes.

Note: As shown, two crepe myrtle trees and one magnolia cannot be protected if the new patios are installed

