


35/13-04E 5804 Connecticut Ave
Chevy Chase Historic District






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 12, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 330391

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Joel S. and Barbara H. Winnik

Address: 5804 Connecticut Avenue, Chevy Chase, MD 20815

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850
240/777-6370

DPS - #8

Historic Master Site

Eme 1/20

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: BARBARA WINNIK
Daytime Phone No.: 301-651-7762

Tax Account No.: 398 48 0657

Name of Property Owner: Joel S. & Barbara H. Winnik Daytime Phone No.: _____
Address: 5804 Connecticut Avenue Chevy Chase 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Gerald Smith Daytime Phone No.: 202-333-8603

LOCATION OF BUILDING/PREMISE

House Number: 5804 Street: Connecticut Ave.
Town/City: Chevy Chase Nearest Cross Street: W. IRVING ST.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Rooms Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PATIO

1B. Construction cost estimate: \$ 40,000

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.

Barbara Winnik 1/21/04
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission (AP)
Disapproved: _____ Signature: Juan E. Williams Date: Feb. 12, 2004
Application/Permit No.: 330841 Date Filed: 1/21/04 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Eme

**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:

Rebuild porch and portion

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

NO EFFECT ON HISTORIC OR ENVIRONMENTAL
SETTING.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

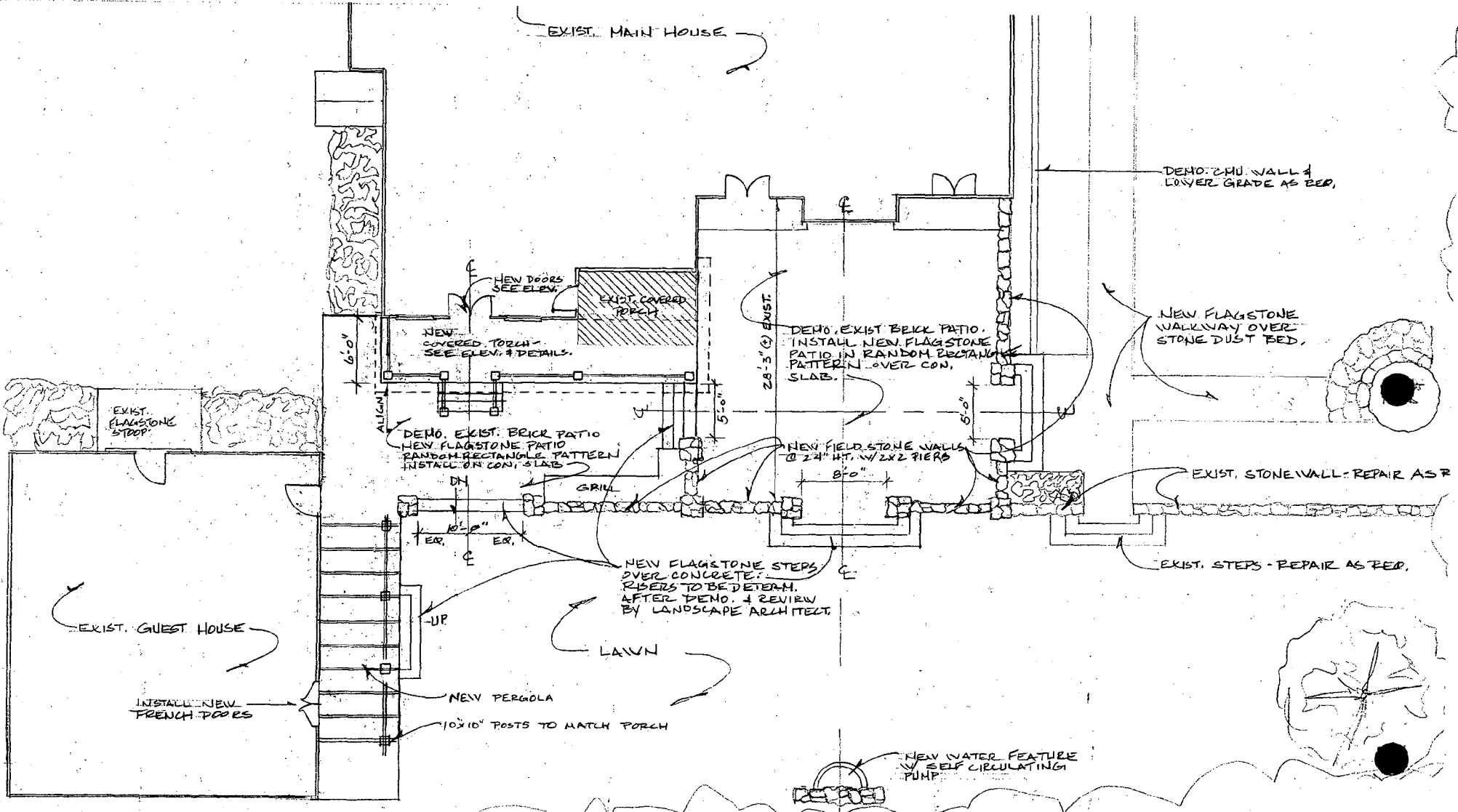
6. TREE SURVEY

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, (301/278-1355).

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.



SITE PLAN: 1/8" = 1'-0" (C)

APPROVED
 Montgomery County
 Historic Preservation Commission
Susan C. Williams

REAR PORCH ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission
2/12/10

WOOD LATTICE - PAINTED WHITE

EXISTING WOOD SIDING

REPLACE EXISTING
DOUBLE HUNG
WINDOW - BRICK
GLASS - TO MATCH
EXIST. STYLE

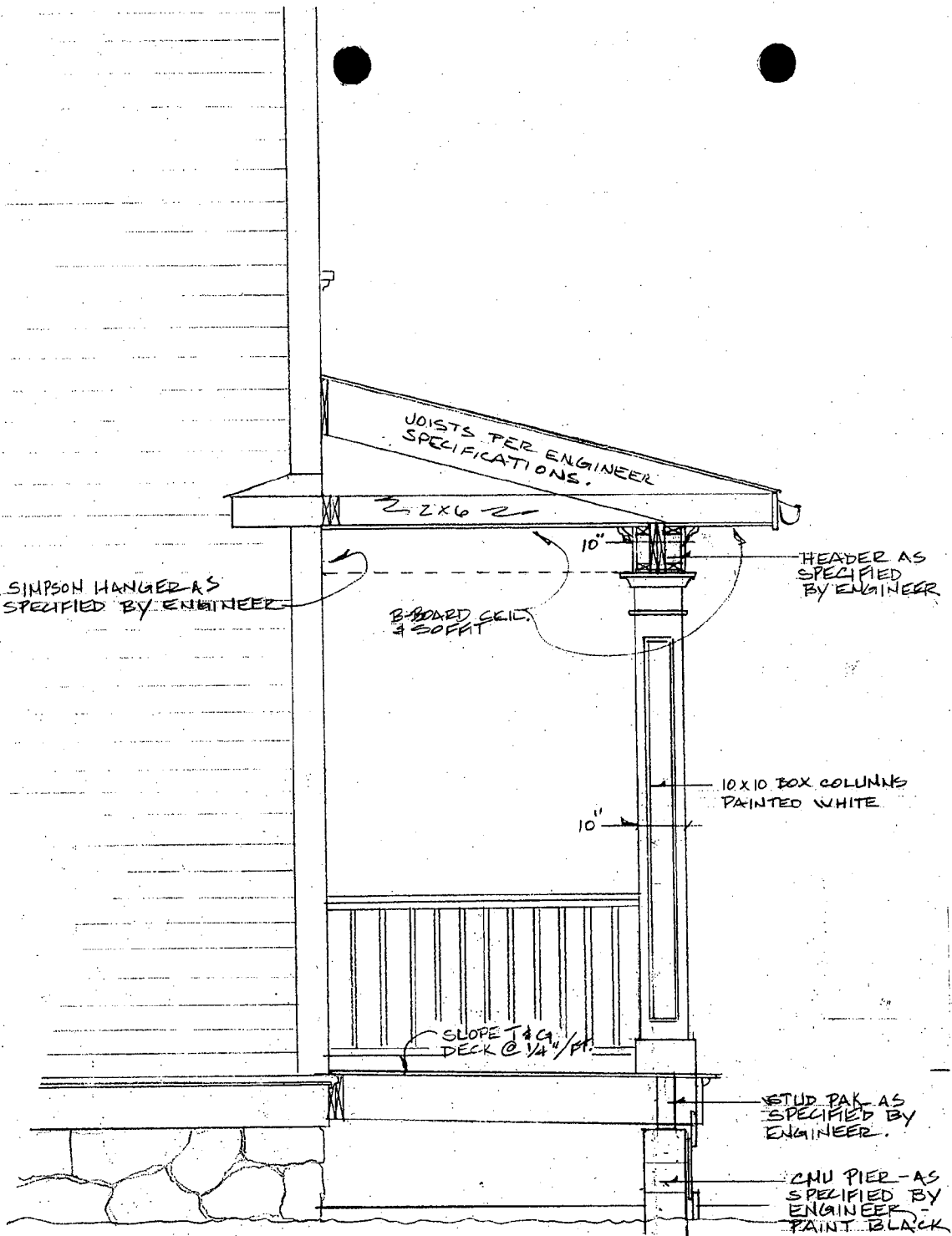
NEW 10'x8"
FRONT DOORS

9'3" (4) BREAKFAST RM. CEIL.
9'0" PORCH CEILING

ASPHALT SHINGLE ROOF - MATCH MAIN HOUSE

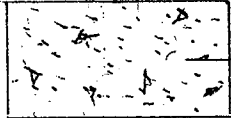
12
3





SECTION VIEW

1/2" = 1'-0"



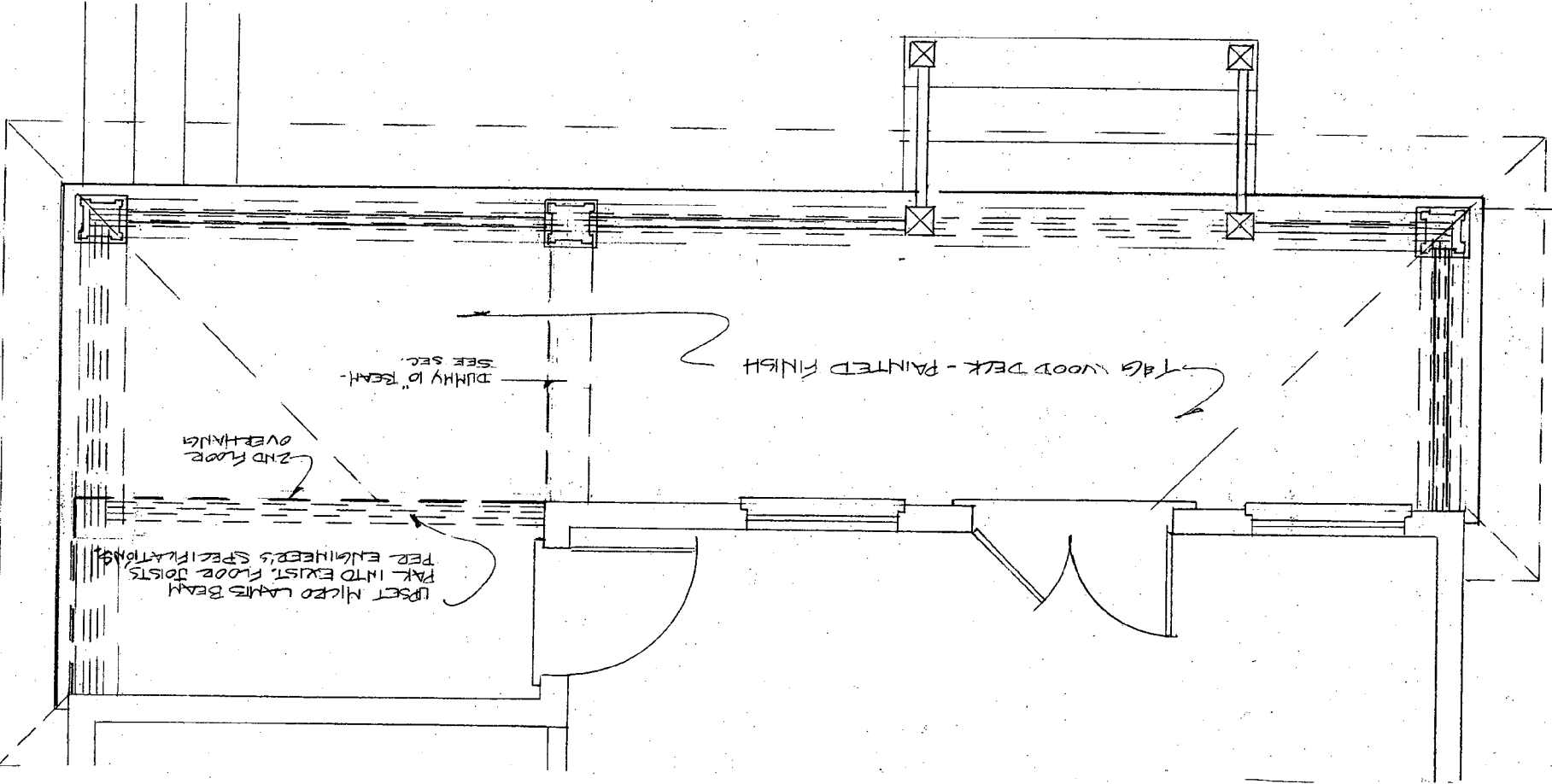
CONCRETE FOOTER PER ENGINEER

APPROVED
 Montgomery County
 Historic Preservation Commission

Jason C. Calabrese AP 2-12-04

APPROVED
Montgomery County
Historic Preservation Commission
Steven C. ...
2-12-04

PLAN VIEW
1/2" = 1'-0"



DIMMY 10" FEET -
SEE SEC.

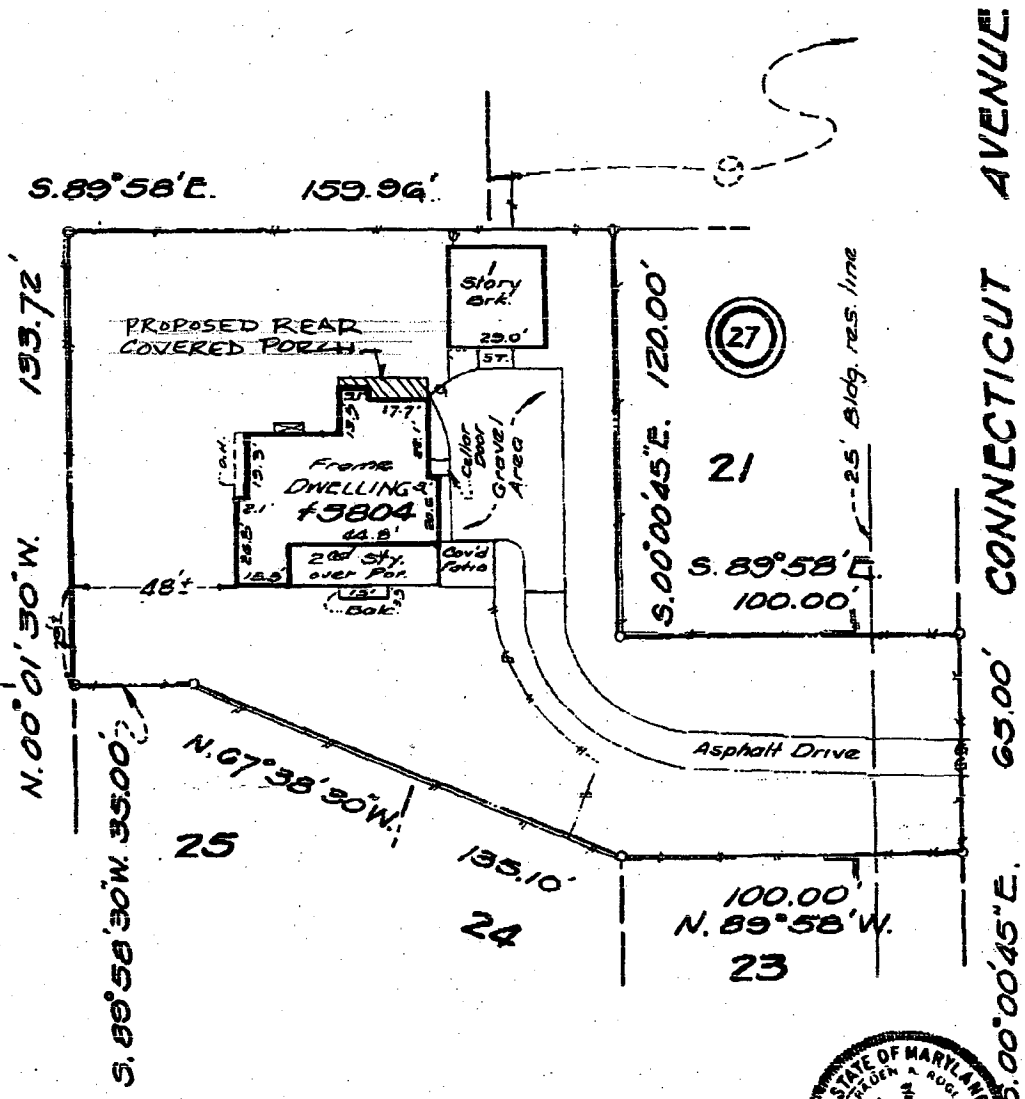
LAG WOOD DECK - PAINTED FINISH

2ND FLOOR
OVERHANG

UPSET MICRO LAMIR BEAM
PARK INTO EXIST. FLOOR JOISTS
PER ENGINEER'S SPECIFICATIONS

0" SPEC.

7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740
 301-271-8878



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM




NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 5804 CONNECTICUT AVENUE Montgomery County, Maryland SUBDIVISION Section No. 2 CHEVY CHASE	LOT: <u>22</u>	BLOCK: <u>27</u>
	PLAT BOOK: <u>60</u>	PLAT NO: <u>4949</u>
	DATE: <u>5-31-94</u>	SCALE: <u>1" = 40'</u>
	CASE NO: <u>T-4801</u>	FILE NO: <u>SC 9407</u>

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

GRADEN A. ROBERG - PROP. L. S. MD. LIC. NR 119

APPROVED 
 Montgomery County
 Historic Preservation Commission

Fothergill, Anne

From: Bourke, Tom [tom.bourke@whihomes.com]
Sent: Tuesday, February 10, 2004 2:11 PM
To: Hist Pres fax; Fothergill, Anne; Wright, Gwen; Naru, Michele
Cc: Wellington, P. (ccv); Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy
Subject: HPC hearing 2/11/04

The following are the comments of the Chevy Chase Village Local Advisory Panel regarding agenda items for the 2/11/04 HPC Hearing:

19 Grafton St

Heller residence, Outstanding Resource

Small rear addition, enclose existing rear porch, Misc rear window/door changes to kitchen area; rear garage alterations

Staff recommends approval: LAP concurs with Staff

5804 Conn Ave

Winnick Residence, Outstanding Resource

Rear porch removal, new rear porch, non-original window replacement, landscaping, guest house door in side yard.

Staff recommends approval; LAP concurs with Staff

All Saints Church

Chevy Chase Circle; Outstanding Resource

Door replacement in 1950 addition, Western Avenue side

Staff recommends approval - for changes to an out-of-period portion of the building; LAP concurs with Staff

20 Oxford St

Stone residence; Contributing Resource

Door relocation and new window installation in rear kitchen area

Staff recommends approval; LAP concurs with Staff

Submitted for the LAP by Tom Bourke, Chairman

tom.bourke@whihomes.com

tel: 301.803.4901

fax: 301.803.4929

cell: 301.252.9931

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5804 Connecticut Ave., Chevy Chase **Meeting Date:** 02/11/04
Applicant: Joel and Barbara Winnik **Report Date:** 02/04/04
Resource: Outstanding Resource **Public Notice:** 01/28/04
 Chevy Chase Village Historic District
Review: HAWP **Tax Credit:** None
Case Number: 35/13-04E **Staff:** Anne Fothergill

PROPOSAL: Rear porch removal, new rear porch construction, non-original window replacement, landscape alterations, guest house door installation

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Chevy Chase Village Historic District
STYLE: Prairie
DATE: c. 1893

According to Chevy Chase: A Home Suburb for the Nation's Capital, this house is one of the "model cottages" of the Chevy Chase Land Company. The cottages "were actually large, eclectic houses. Intended for year-round living by the officers of the Land Company, the cottages also were meant to entice prospective purchasers to Chevy Chase and to establish the Chevy Chase Land Company's standards for residential design....The model cottage at 5804 Connecticut Avenue...occupied...by Land Company architect Leon Dessez, is characterized by a broad, low-pitched roof with wide eaves and stuccoed wall surfaces. This model house was later leased to the Chevy Chase Club as a lodging facility, subsequently becoming known as 'The Lodge.'" The original floor plan and photos of the house can be seen in Circle 13 (Chevy Chase p. 57).

At the back right of the house, beyond the porte-cochere, is an outbuilding now used as a guest house. Although its construction date is uncertain, this building is classified as a contributing element to the historic setting.

The house is set back from Connecticut Avenue down a long driveway and instead of the front of the house facing Connecticut, its right side faces Connecticut, and another house sits between this house and the road. See map in Circle 8 .

PROPOSAL

The applicants are proposing to:

1. Demolish existing first floor covered porch at the back of the house
2. Install a new covered rear porch, specifically:
 - Install tongue and groove painted wood porch flooring
 - Install 4' x 8' wood French doors from rear of house to porch
 - Replace 2 existing (non-original) 6-over-1 double hung windows with new wood windows to match existing style and dimensions
 - Install painted wood lattice below new rear porch
 - Install asphalt shingle roof to match the main house
 - Install wood inset picket railing around porch
 - Install 10" x 10" painted wood box columns
 - Install bead board porch ceiling
3. Remove the existing brick patio
4. Install flagstone patio in random rectangular pattern
5. Install fieldstone walls around patio—24" tall with 2' x 2' stone piers
6. Demolish existing CMU wall and lower grade along left side of house
7. Install flagstone walkway over stone dust bed along left side of house and to existing pond
8. Install water feature at back of lawn with self circulating pump
9. Install French doors on the left side of the existing guest house
10. Install wood pergola along left side of guest house with 10" x 10" posts

STAFF DISCUSSION

This house is an Outstanding Resource in the Chevy Chase Village Historic District which means any exterior alterations are subject to strict scrutiny. According to the *Guidelines*, "Strict scrutiny means that planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised...it does not mean that there can be no changes but simply that proposed changes should be reviewed with extra care."

"Porches [and decks and fences]," according to the *Guidelines*, "should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not."

Regarding windows and window replacement, the *Guidelines* state "For outstanding resources, they should be subject to strict scrutiny."

In terms of doors, the *Guidelines* state: "For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not."

Because of this house's unique siting down a long driveway from Connecticut Avenue, none of the alterations proposed would be visible from a public right-of way. The front of this house is only slightly visible from the sidewalk as can be seen in the photo in Circle 19. All of the changes the applicants are proposing to make are at the rear of the house and in the backyard

(which faces the backyards of the neighbors' houses on Irving Street and Magnolia Parkway) or on the left side of the guest house (which faces west towards their backyard).

The applicants and their architect have determined that the two existing 6-over-1 windows at the back of the house are not original windows. It appears this rear section of the house has been altered over time, and these windows are not original to the house so their replacement would be approvable.

For an Outstanding Resource, any changes must be evaluated carefully and thoroughly. Because the proposed alterations would not adversely affect the integrity of the exterior architectural and landscaping features and details that make this house and setting so unique and important, staff finds all the alterations and additions approvable. The proposed design and materials for the additions are appropriate and compatible with this historic house and setting.

Staff is recommending approval of this application.

STAFF RECOMMENDATION

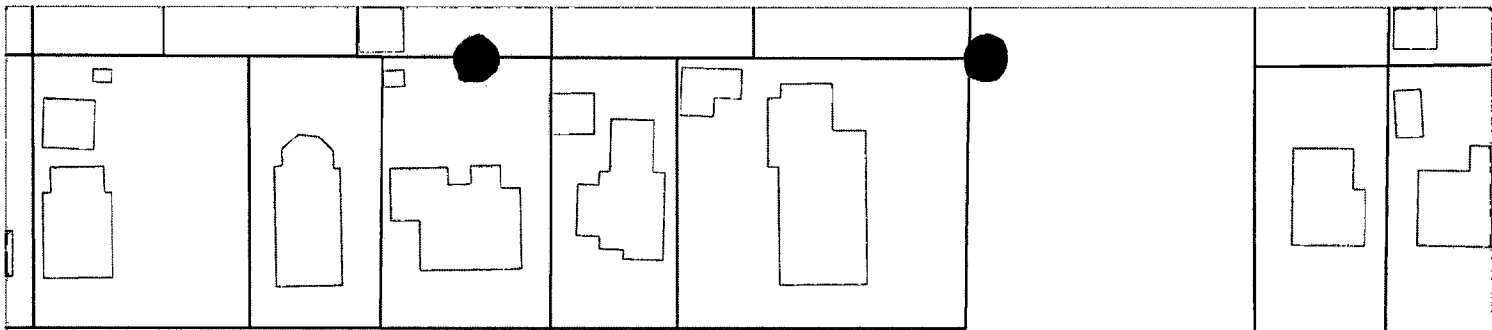
Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8 (b) 2:

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,

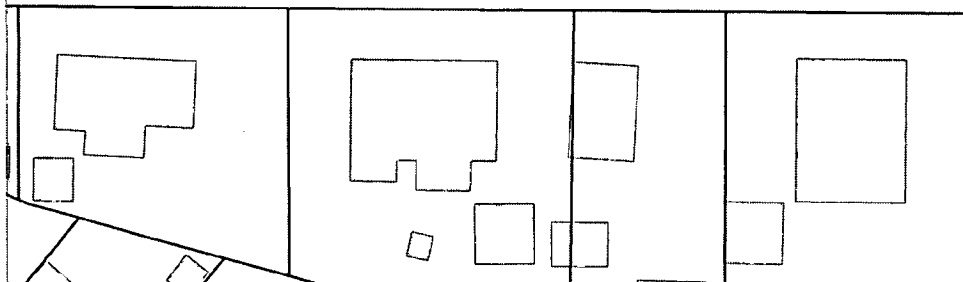
and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

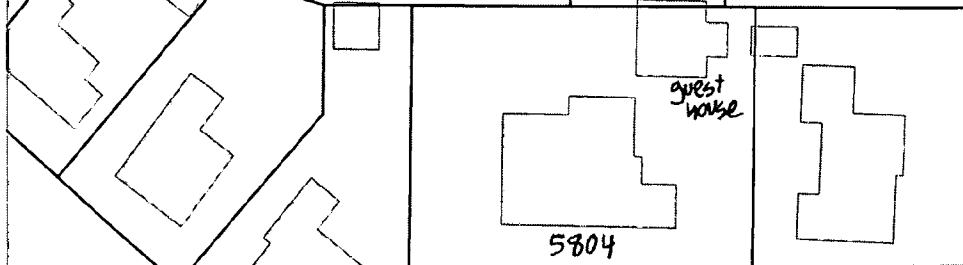
Owner's mailing address 5804 Connecticut Avenue Chevy Chase, Md 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Doris and Ben Dixon 5808 Connecticut Avenue Chevy Chase, MD 20815	Pamela and Yankel Ginzburg 5810 Connecticut Avenue Chevy Chase, Md 20815
Tom Howard 2 West Irving St. Chevy Chase, MD 20815	



Irving street



Connecticut Avenue



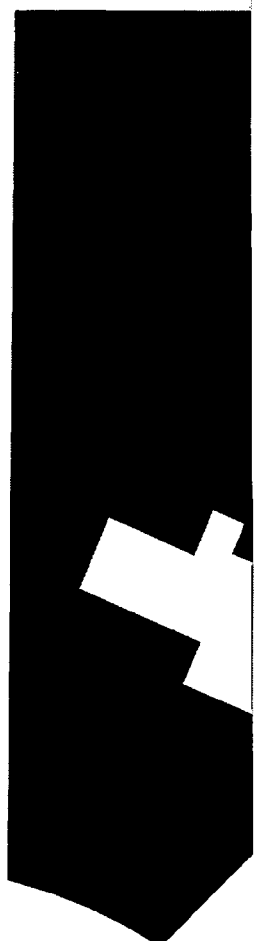
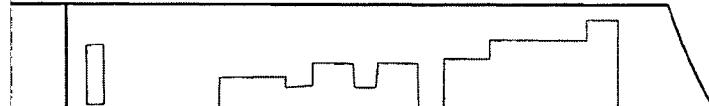
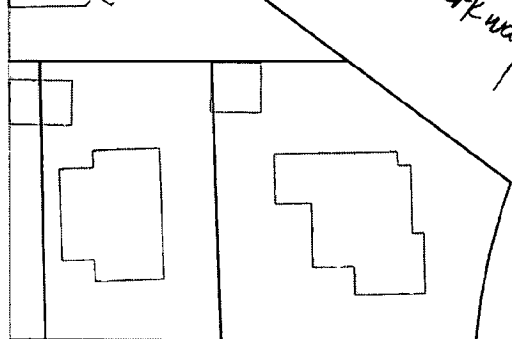
5804

guest house

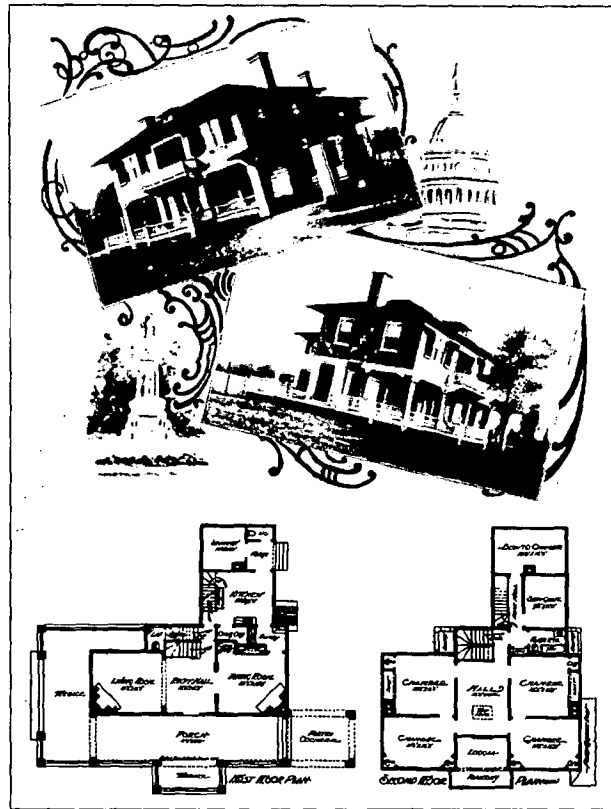


Magnolia Parkway

Cherry Chase Circle

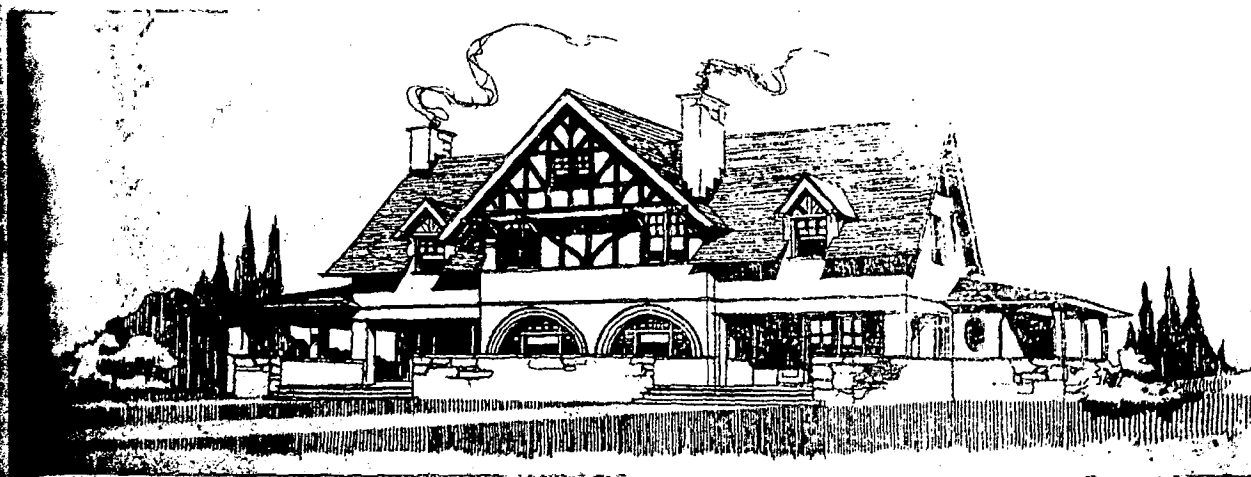


The suburban ideal⁹ in Chevy Chase was first promoted in 1892 by means of an attractively illustrated sales plat. This plat, "Chevy Chase, Adjacent to Washington, D.C., Section 2" produced by Thos. J. Fisher & Co., included images of six model "cottages," which were actually large, eclectic houses. Intended for year-round living by the officers of the Land Company, the cottages also were meant to entice prospective purchasers to Chevy Chase and to establish the Chevy Chase Land Company's standards for residential design. Three of the six illustrated cottages, 5804, 5900, and 5901 Connecticut Avenue, were built between 1892 and 1893. The model cottage at 5804 Connecticut Avenue, originally intended for Land Company Vice President Edward Stellwagen, but occupied instead by Land Company architect Léon Dessez, is characterized by a broad, low-pitched roof with wide eaves and stuccoed wall surfaces. This model house was later leased to the Chevy Chase Club as a lodging facility, subsequently becoming known as "The Lodge."



View of the model cottage at 5804 Connecticut Avenue, shown here in a January 1897 issue of Scientific American, Building Edition. Courtesy of the Library of Congress, Rare Book Division.

The model house at 5900 Connecticut Avenue was constructed for the family of Herbert Claude, the railway engineer and officer of the Chevy Chase Land Company. Designed in the Shingle Style, the house features a prominent half-timbered gable and a pair of robust arches dominating the facade. In addition to providing living and sleeping quarters, the house accommodated the community's first post office in a room at its rear.



View of the model cottage at 5900 Connecticut Avenue, shown here on the 1892 Thos. J. Fisher & Co. sales plat. Courtesy of the Library of Congress, Geography and Map Division.

5804 Connecticut Avenue



front of the house from Connecticut Avenue sidewalk



front porch



porte-cochere and guest house



back of main house



rear porch to be removed (site of new porch)



front of guest house



left side of guest house (site of proposed door and pergola installation)





**FRONT OF
SUBJECT PROPERTY**



**REAR OF
SUBJECT PROPERTY**



STREET SCENE







