


35/13-05J 5815 Cedar Parkway
Chevy Chase Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

MEMORANDUM

TO: Richard and Amy Zantzinger 

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 378775

The Historic Preservation Commission at its April 27, 2005 meeting **approved with conditions** your Historic Area Work Permit application for garage rotation and driveway installation at 5815 Cedar Parkway, Chevy Chase.

When you file for your building permit at DPS, if applicable, you must take with you the attached stamped drawings, the approval letter and the signed HAWP application. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your County building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 378775

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**. The conditions of approval are:

No healthy tree larger than 6" in diameter will be removed from the property.

The applicant will contact the Chevy Chase Village arborist to discuss tree protection measures for any tree to be affected as a result of this proposal.

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

Applicant: Richard and Amy Zantzinger

Address: 5815 Cedar Parkway, Chevy Chase Village Historic District

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: HISTORIC PRESERVATION COMMISSION

DPS - 08

HISTORIC PRESERVATION COMMISSION

3017563

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Richard Zantzinger
Daytime Phone No: 202-437-2752-cell

Tax Account No.:
Name of Property Owner: Richard & Amy Zantzinger
Address: 5815 Cedar Parkway Chevy Chase Md 20815
Contractor: Mauck Zantzinger & Assoc. Phone No: 202-363-8501
Contractor Registration No.: 41250

LOCATION OF BUILDING/PREMISE

House Number: 5815 Street: Cedar Parkway
Town/City: Chevy Chase Nearest Cross Street: West Irving
Lot: p 9 Block: 29 Subdivision: Chevy Chase Village

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Revision, Repair, Revocable, Add, Sign, Screen Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Septic Tank, Fence/Wall (complete Section), Other.
1B. Construction cost estimate: \$ 15000
1C. If this is a revision of a previously approved active permit, see Permit No: 10

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, Or 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 warrant that to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 3/26/05

Approved: X W/CONDITIONS
Disapproved:
Application/Permit No: 378775
Signature: Julia O'Malley Date: 4/27/05

**THE FOLLOWING INFORMATION AND THE
REQUIRED DOCUMENTS MUST BE SUBMITTED WITH YOUR APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including the historic resource, if applicable.

Relocate garage and driveway.
Driveway will be relocated from West Irving St
to Cedar Parkway and the garage will be
rotated 90° as per attached plan.

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

2. SITE PLAN

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

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

- a. 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.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, color. All materials and fixtures proposed for the exterior shall be noted on the elevations drawings. Permission 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

- a. 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.
- b. 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 a tree, you must file an accurate tree survey identifying the tree's location and species of each tree of at least 1 inch diameter.

7. ADDRESSES OF ADJACENT AND SURROUNDING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and surrounding property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots of the block, which are adjacent to the street, whether or not they are owners of the lot(s) or parcel(s) which the project crosses the street/highway from the parcel in question. For more information, contact the Department of Assessments and Taxation, 617 Monroe Street, Rockville, (301) 279-1255.

PLEASE PRINT OR 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 MARKING LABELS.

111 M

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS
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DOUGLAS B. KAMEROW
Board Member
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Board Member

November 23, 2004

Ms. Michele Naru
Historic Preservation Coordinator
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: 5815 Cedar Parkway, Chevy Chase Village Historic District

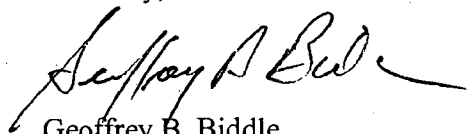
Dear Ms. Naru:

As you are aware, the owners of the above referenced property, Mr. and Mrs. Richard Zantzing, have submitted preliminary drawings that include the relocation of an existing detached garage and driveway on their property. The existing driveway and curb cut, located off of West Irving Street would be relocated off of Cedar Parkway.

Based on the preliminary drawings submitted to our office and our inspection of the site, I am authorized to issue a Building Permit for the proposed work once all applicable Historic Area Work Permits have been issued by the Commission.

If you have any questions or require further information, please feel free to contact my assistant, Shana R. Davis-Cook, or me at (301) 654-7300.

Sincerely,



Geoffrey B. Biddle
Manager, Chevy Chase Village

cc: Mr. and Mrs. Richard Zantzing, 5815 Cedar Parkway

RECEIVED

MAR 29 2005

DIV. OF CASE WORK MGMT

March 25, 2005

Historic Preservation Commission
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

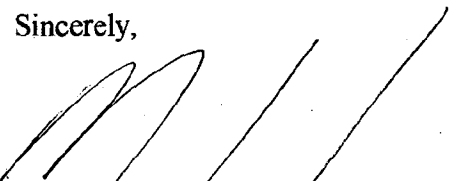
Dear Historic Preservation Commission:

We are interested in applying for a permit from Historic Preservation to rotate our garage and relocate our driveway in order to have a backyard for our children. Please refer to the attached drawings.

Please call if you have any questions. We will be out of town from March 27 - April 3, 2005.

Thank you in advance for your consideration of this request.

Sincerely,

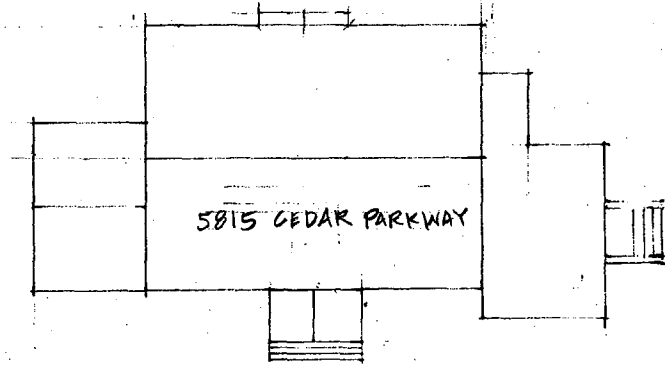
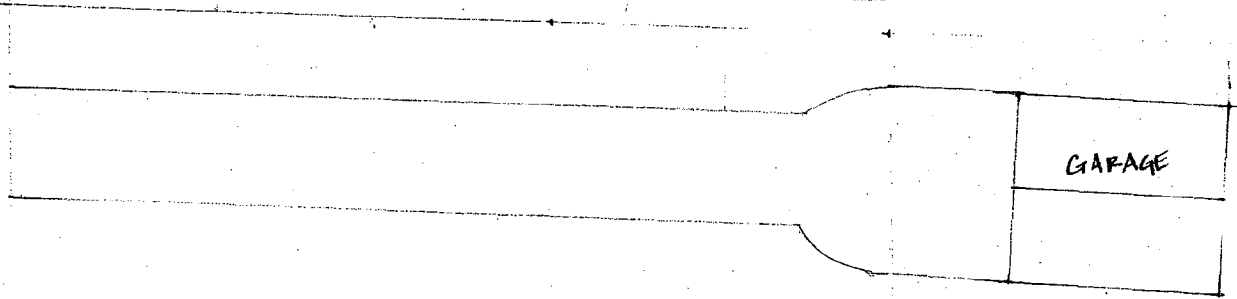


Richard C. Zantzing, III
5815 Cedar Parkway
Chevy Chase, MD 20815
301-654-7974 (Home)
202-363-8501 (Work)
202-437-2752 (Portable)

ZANTZINGER RESIDENCE
EXISTING CONDITIONS

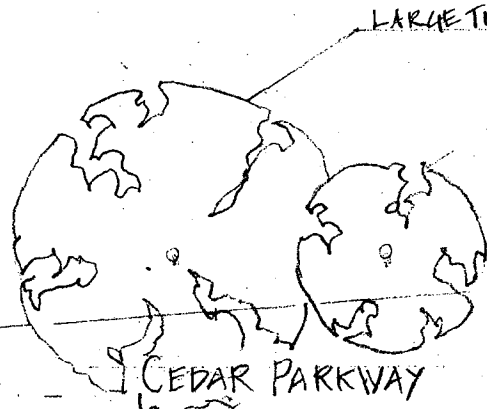
SCALE: 1:20

WEST IRVING STREET



APPROVED
Montgomery County
Historic Preservation Commission
Michelle [Signature]

4/28/03



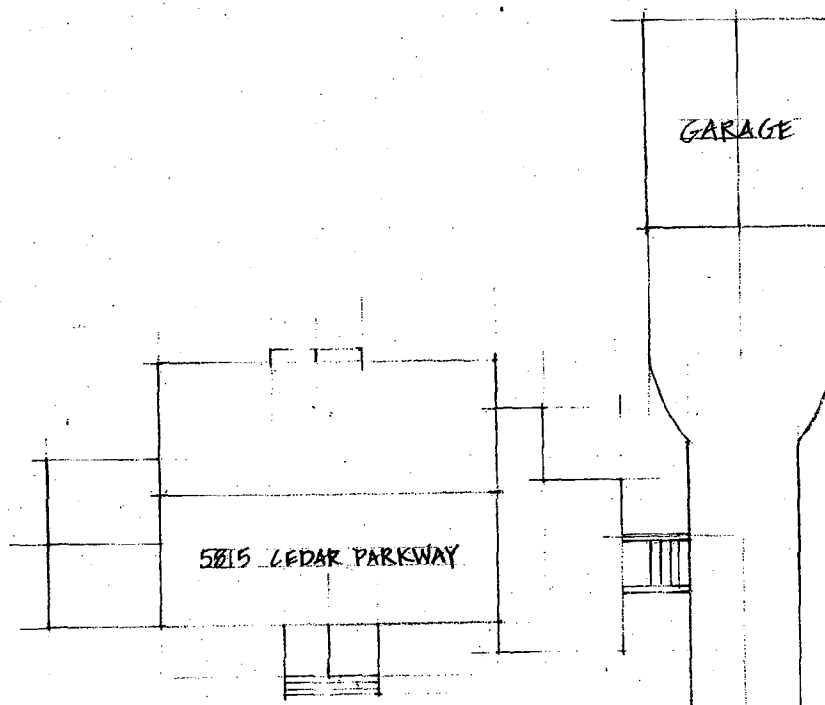
SMALL TREE TO BE REMOVED
2 1/2" DIAMETER

CEDAR PARKWAY

ZANTZINGER RESIDENCE
PROPOSED

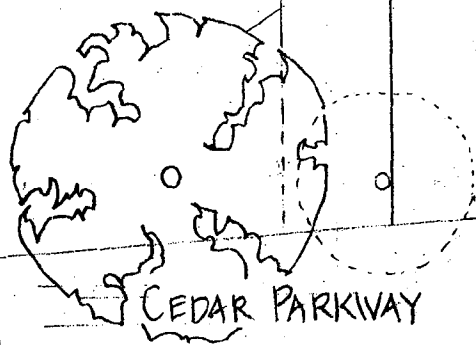
SCALE: 1:20

WEST IRVING STREET



LARGE TREE REMAINING

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Clark
4/28/05



CEDAR PARKWAY

II-J

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	5815 Cedar Parkway, Chevy Chase	Meeting Date:	04/27/05
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	04/20/05
Review:	HAWP	Public Notice:	04/13/05
Case Number:	35/13-05J	Tax Credit:	N/A
Applicant:	Richard and Amy Zantzinger	Staff:	Michele Oaks
Proposal:	Garage rotation and driveway relocation		
Recommendation:	Approve with Conditions		

STAFF RECOMMENDATION: Staff recommends that the Commission approve the this HAWP application with the condition that:

No healthy tree larger than 6" in diameter will be removed from the property.

The applicant will contact the Chevy Chase Village arborist to discuss tree protection measures for any tree to be affected as a result of this proposal.

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-1927

The existing site contains a 12' wide, concrete driveway with curb cut on West Irving Street, which leads to a two-car garage (also identified as a Contributing resource in the Chevy Chase Village Master Plan Amendment). The driveway in its current configuration runs behind the rear of the house encroaching on the house's backyard space.

PROPOSAL:

The applicant is proposing to rotate the existing two-car garage so that it faces Cedar Parkway and install a new 12' wide concrete driveway and curb cut to access the garage from Cedar Parkway. The existing curb cut and driveway will be removed. The new driveway will be installed along the side elevation of the house.

STAFF DISCUSSION:

As per the Commission regulations, the Secretary of the Interior's *Standards for Rehabilitation* is applied when reviewing all HAWP applications. Standards #2, #9 and #10 apply in this case:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #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.

It is the *Approved and Adopted Amendment to the Master Plan for Historic Preservation, Chevy Chase Village Historic District – Expansion* that has particular pertinence to this case and should be applied. Specifically, the applicable *Chevy Chase Guidelines* are:

“Garages and Accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building..” (p. 16)

In the *Chevy Chase Guidelines*, the following definition is given:

“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.

The proposed projects will not negatively impact the existing historic integrity of the site and will be compatible with the district’s existing streetscape pattern. The applicant has received approval from the Chevy Chase Village to relocate the curb cut for this property (see attached letter on circle **I**). The relocation will require tree removal of a tree that is less than 6” in diameter, and as such does not need HPC approval for its removal. This plan will however, potentially impact tree on and adjacent to the property. Staff recommends that the applicant contact the Chevy Chase arborist to determine if a tree protection plan is required.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with the abovementioned condition* the HAWP application as being consistent with Chapter 25A-8(b) 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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the *Chevy Chase Village Guidelines*, adopted April 1998.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

OPS - 08

HISTORIC PRESERVATION COMMISSION

8017563

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Richard Zantzing
Daytime Phone No: 202-437-2752-cell

Tax Account No.:
Name of Property Owner: Richard & Amy Zantzing Daytime Phone No: 202-437-2752
Address: 5815 Cedar Parkway Chevy Chase Md 20815
Contractor: Mauck Zantzing & Assoc. Phone No: 202-363-8501
Contractor Registration No.: 41750
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 5815 Street: Cedar Parkway
Town/City: Chevy Chase District/Cross Street: West Irving
Lot: p 9 Block: 29 Subdivision: Chevy Chase Village
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Reconstruct Add Sign Masonry Chimney Porch Deck Shed
 Move Install Wreck/Remove Solar Flagpole Wrecking/Save Single Family
 Revision Repair Revocable Fence/Wall (complete Section 5) Other:
1B. Construction cost estimate: \$ 15000
1C. If this is a revision of a previously approved active permit, see Permit No: No

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 lot of owner On public right of way/roadway

I hereby certify that I have the authority to make the foregoing application and the information is correct and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and agree that this is a violation for the Historic Area of this county.

Signature of Owner: [Signature] Date: 3/26/05

Approved: _____ For Commission Historic Preservation Commission
Disapproved: _____ Date: _____
Application/Permit No.: 318115

Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THE APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including any adjacent structures and landmarks.

Relocate garage and driveway.
Driveway will be relocated from West Spring St
to Cedar Parkway and the garage will be
rotated 90° as per attached plan.

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

2. SITE PLAN

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

- a. the scale, north arrow, and date;
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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

- a. Clearly labeled photographic prints of each facade of existing resource, including details of any selected portions. All labels should be placed on the front of photographs.
- b. 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 a tree (3" or larger diameter at approximately 3 feet above the ground), you must file an accurate tree survey identifying the tree, location, and diameter of each tree in at least two dimensions.

7. ADDRESSES OF ADJACENT OWNERS/CONTIGUOUS PROPERTY OWNERS

For All projects, provide an accurate list of adjacent and contiguous property owners that abut the project, including street addresses, and phone numbers. This list should include the owners of streets or easements which cross the project, as well as owners of streets or easements which cross the street/highway from the project location. You can obtain this information from the Department of Access Easements and Easements, 6700 Ridge Street, Rockville, (301) 279-3355.

PLEASE PRINT OR WRITE IN BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE BORDERS OF THE TEMPLATE AS THIS WILL BE PHOTOCOPIED CORRECTLY INTO FOLDER LABELS.

RECEIVED

MAR 29 2005

DIV. OF CASE WORK MGM1

March 25, 2005

Historic Preservation Commission
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

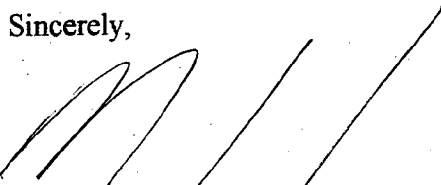
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Thank you in advance for your consideration of this request.

Sincerely,



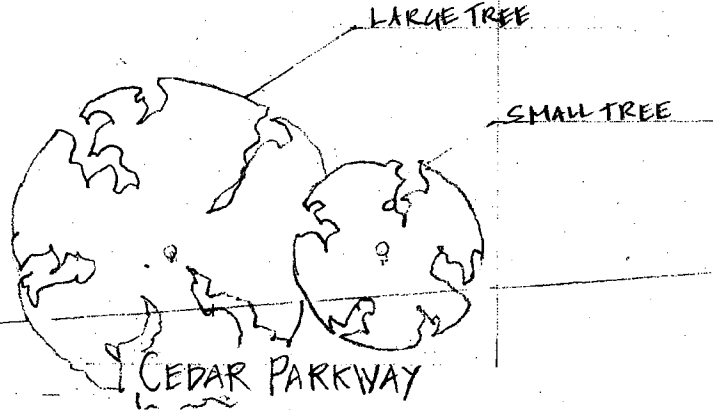
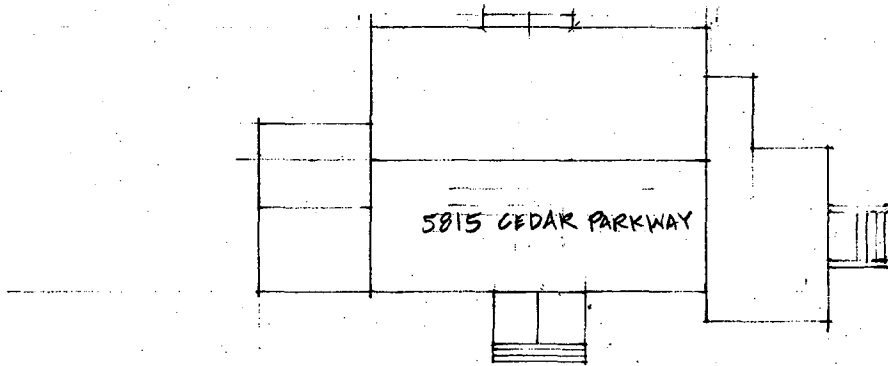
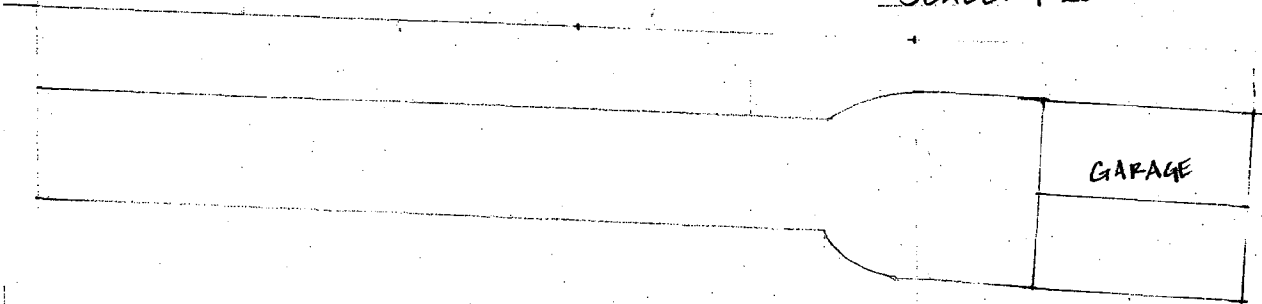
Richard C. Zantzing, III
5815 Cedar Parkway
Chevy Chase, MD 20815
301-654-7974 (Home)
202-363-8501 (Work)
202-437-2752 (Portable)

5

ZANTZINGER RESIDENCE
EXISTING CONDITIONS

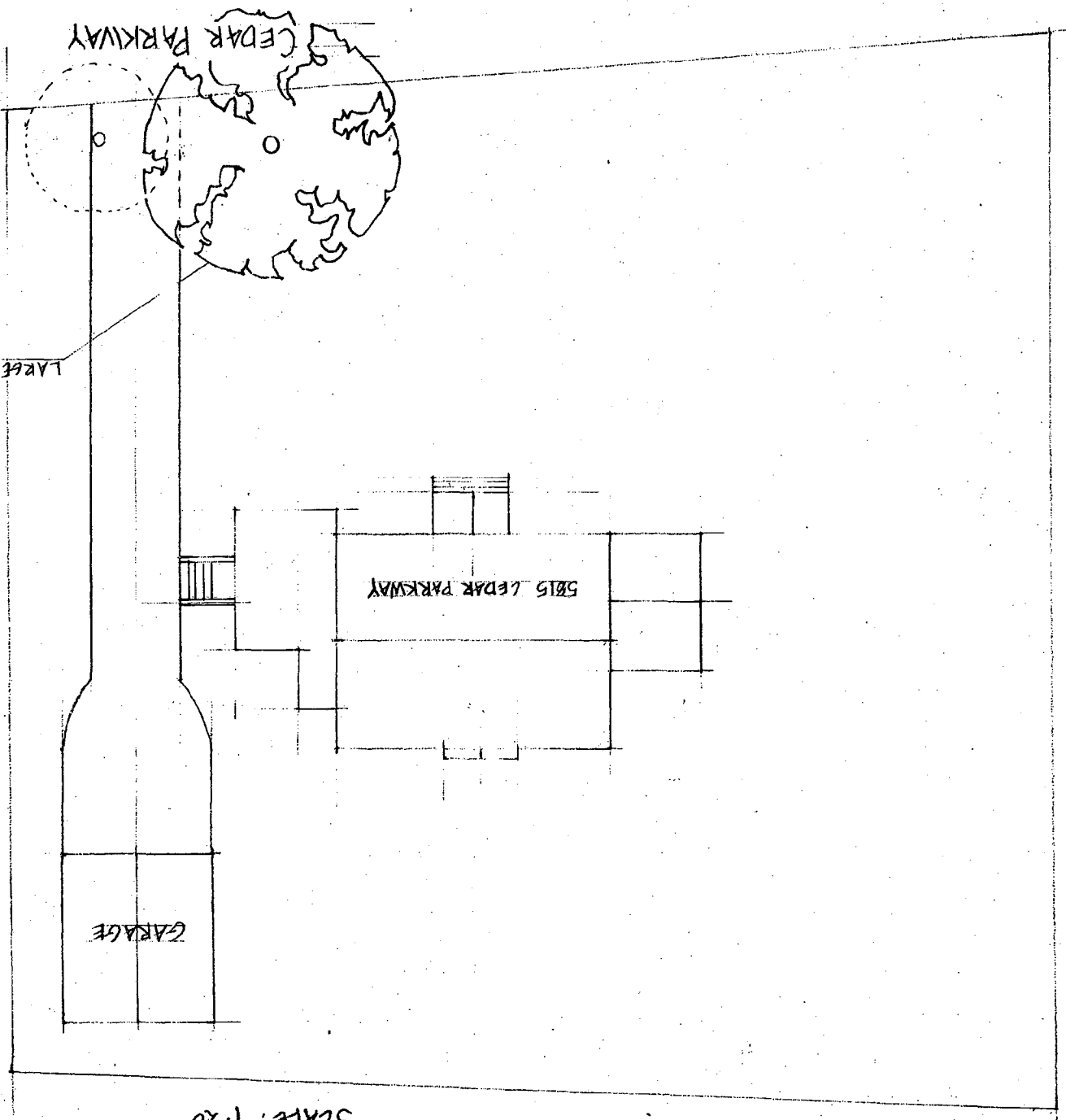
SCALE: 1:20

WEST IRVING STREET



6

WEST IRVING STREET



ZANTINGER RESIDENCE
PROPOSED

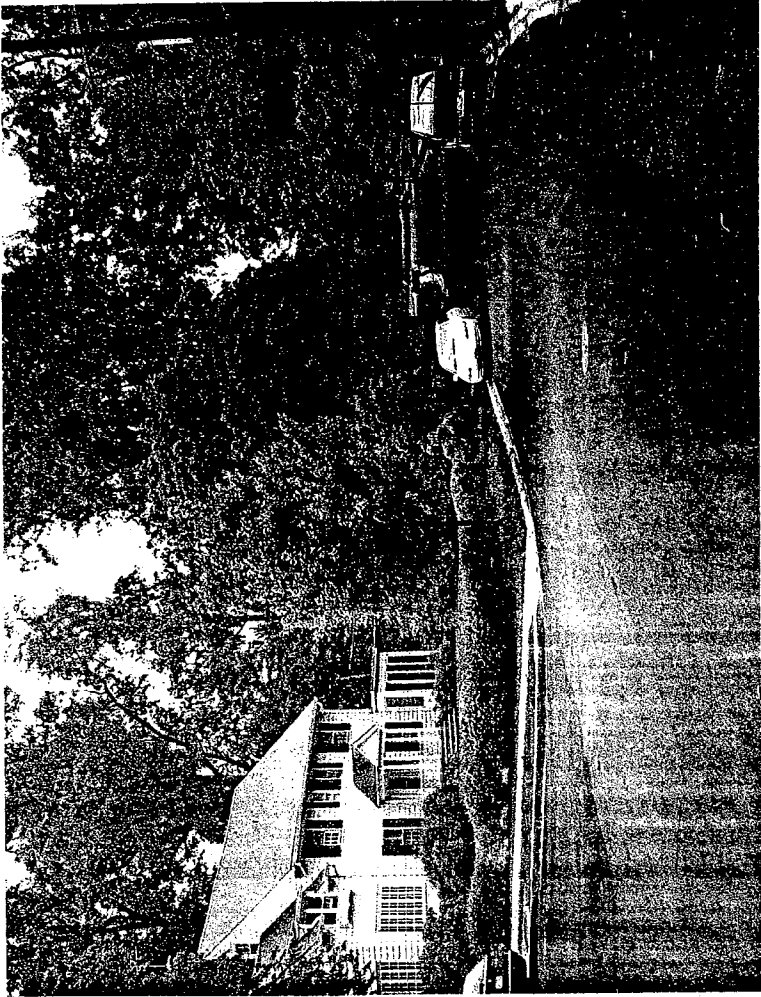
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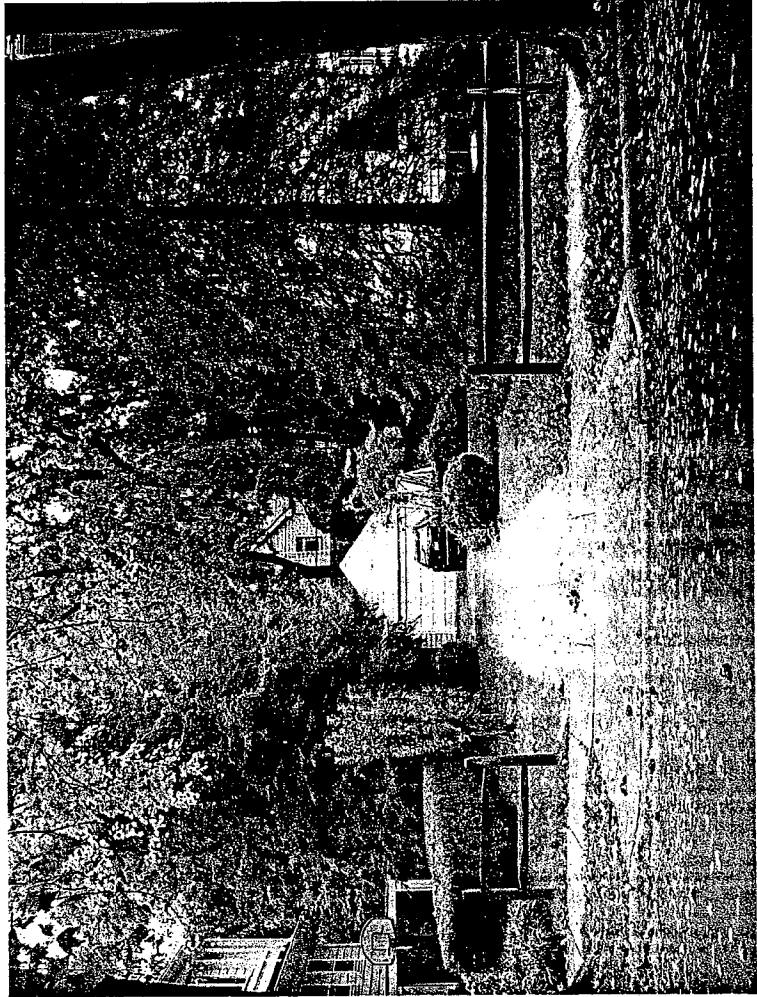
Driveway onto West Irving



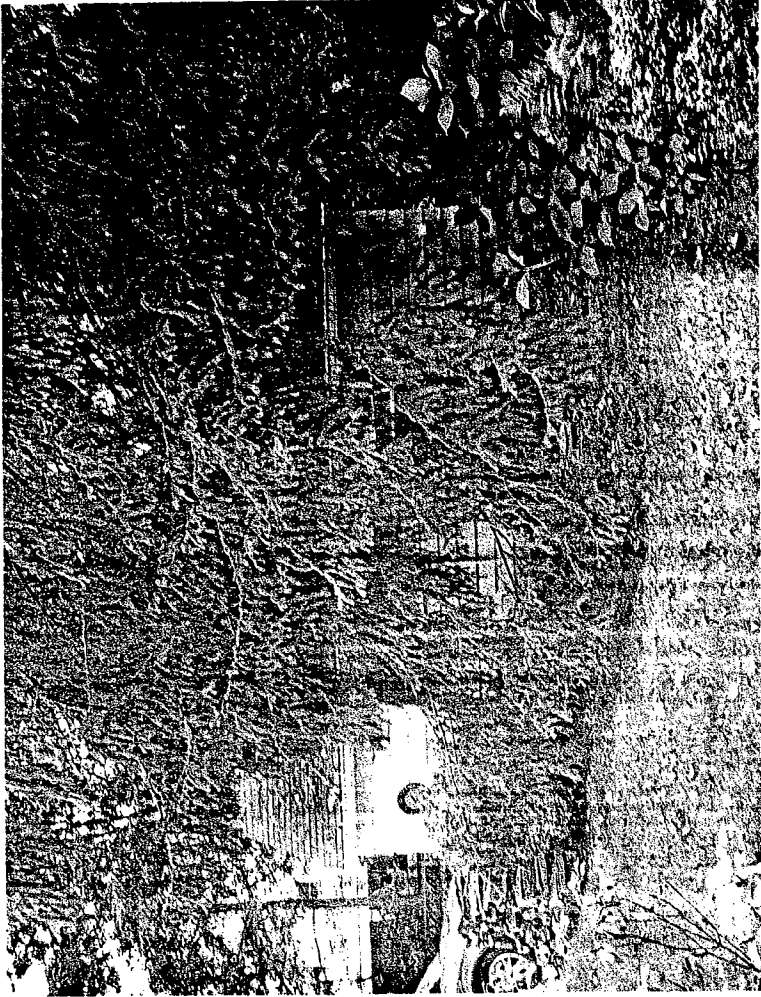
Existing garage from north



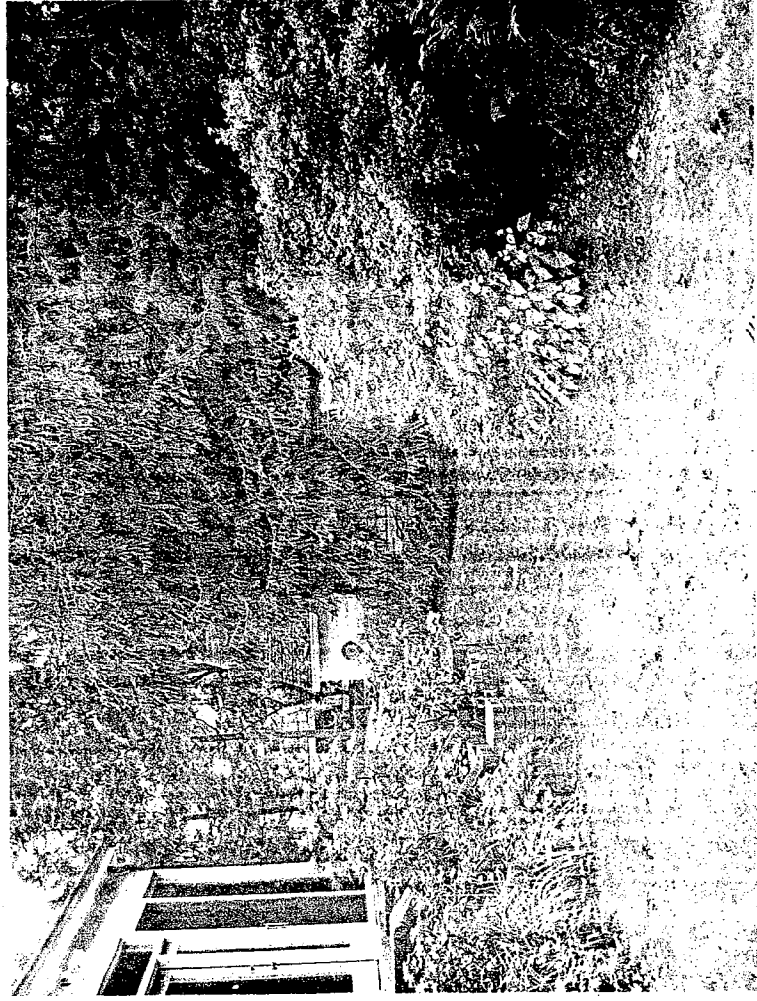
Looking south on Cedar Parkway



View of existing driveway onto West Irving



Existing garage from west.



House and garage from west

14

HJ

M

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

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GEORGE L. KINTER
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BETSY STEPHENS
Assistant Treasurer
SUSIE EIG
Secretary
DOUGLAS B. KAMEROW
Board Member
DAVID L. WINSTEAD
Board Member

November 23, 2004

Ms. Michele Naru
Historic Preservation Coordinator
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: 5815 Cedar Parkway, Chevy Chase Village Historic District

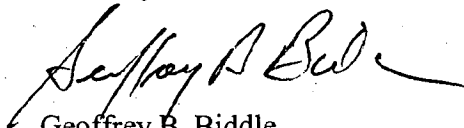
Dear Ms. Naru:

As you are aware, the owners of the above referenced property, Mr. and Mrs. Richard Zantzinger, have submitted preliminary drawings that include the relocation of an existing detached garage and driveway on their property. The existing driveway and curb cut, located off of West Irving Street would be relocated off of Cedar Parkway.

Based on the preliminary drawings submitted to our office and our inspection of the site, I am authorized to issue a Building Permit for the proposed work once all applicable Historic Area Work Permits have been issued by the Commission.

If you have any questions or require further information, please feel free to contact my assistant, Shana R. Davis-Cook, or me at (301) 654-7300.

Sincerely,



Geoffrey B. Biddle
Manager, Chevy Chase Village

cc: Mr. and Mrs. Richard Zantzinger, 5815 Cedar Parkway

11