

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	5918 Cedar Pkwy., Chevy Chase	<b>Meeting Date:</b>	9/19/2018
<b>Resource:</b>	Non-Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	9/12/2018
<b>Applicant:</b>	Robert Nichols <b>(Claude Lapp, Architect)</b>	<b>Public Notice:</b>	9/5/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-18CC	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Dormer installation		

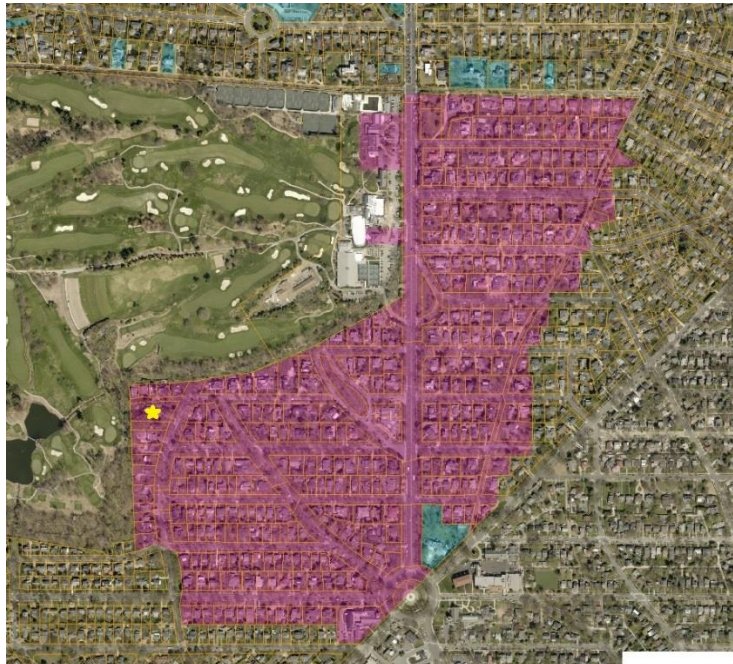
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**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Modern/Georgian  
**DATE:** c. 1976



*Fig. 1: Chevy Chase Village Historic District, with subject property marked with yellow star.*

**PROPOSAL:**

The applicant proposes to install two new dormers on the south (left, as viewed from the front) elevation of the house.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A-8***

- (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.

***Chevy Chase Village Historic District Guidelines***

**Non-Contributing/Out-of-Period Resources**

Non-Contributing/out-of-period resources are either buildings that are of little or no architectural

and historical significance to the historic district or newer buildings constructed outside the district's primary period of historic importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

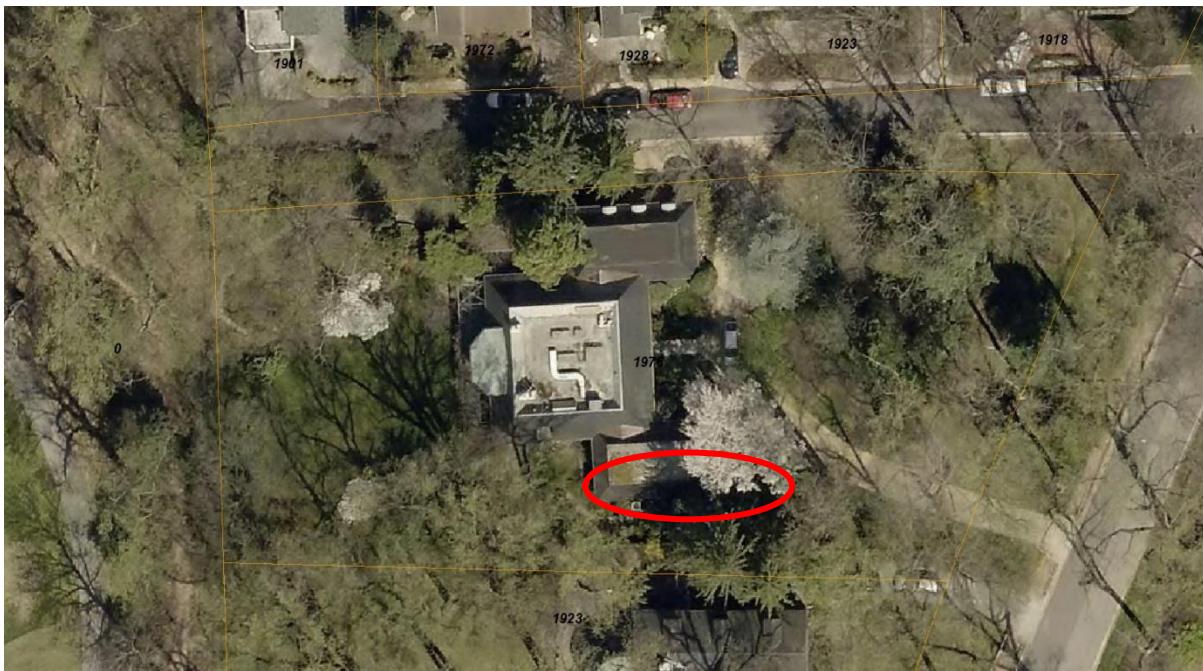
### ***Secretary of the Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

### **STAFF DISCUSSION**

The subject property is a c. 1976 modern Georgian-style brick house with slate roof. The house is square-shaped and faces east, with forward projecting wings to the north and south. The applicant proposes to install two evenly-spaced arched dormers on the south elevation of the southern forward projecting wing.



***Fig. 2: Subject property, with location of proposed work circled in red.***

The southern forward projecting wing is 1 ½-story with mansard roof. The proposed dormers will take visual cues from three existing evenly-spaced arched dormers on the north elevation of the northern forward projecting wing. The proposed materials for the new dormers include paintable composite panel siding (Azek), field-turned copper roofing, and aluminum-clad SDL casement windows. The windows will have permanently-affixed interior and exterior 7/8” profile muntins with internal spacer bars.

The proposed alterations are generally compatible with the subject house and are on a secondary elevation, where they are less visible from the public right-of-way. The proposal will not affect the scale and massing of the subject house or detract from the surrounding streetscape. In accordance with the *Guidelines*, the proposal should be approved as a matter of course.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* and with the *Secretary of the Interior’s Standards for Rehabilitation* #2 and #9 outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

#849306



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: chris@cclarchitects.com Contact Person: Claude C. Lapp  
Daytime Phone No.: (301) 881-6856

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Robert Nichols Daytime Phone No.: (202) 236-4093  
Address: 5918 Cedar Parkway Chevy Chase Maryland 20815  
Street Number City State Zip Code  
Contractor: Brendan O'Neill, Jr. Phone No.: (301) 840-9310 ext. 1  
Contractor Registration No.: BC 3988  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 5918 Street: Cedar Parkway  
Town/City: Chevy Chase Nearest Cross Street: W. Lenox Street  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P620

**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: Add dormers (2)

1B. Construction cost estimate: \$ 25,000

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.

ROB NICHOLS 8/21/18  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 849306 Date Filed: 8/21/18 Date Issued: \_\_\_\_\_  
Emc

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

Georgian style brick home with a hipped slate roof.  
House was built in 1976. Interior attic area is  
currently unfinished.

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

The attic area over the left side bedrooms will be finished  
into a sitting room, bedroom & bathroom. Access to the  
existing attic area will be improved by creating a steeper  
cricket between the roof lines. Two dormers with arched heads  
will be added to the left side elevation of the house for  
daylight & fire egress windows.

**2. SITE PLAN**

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

- 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 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**

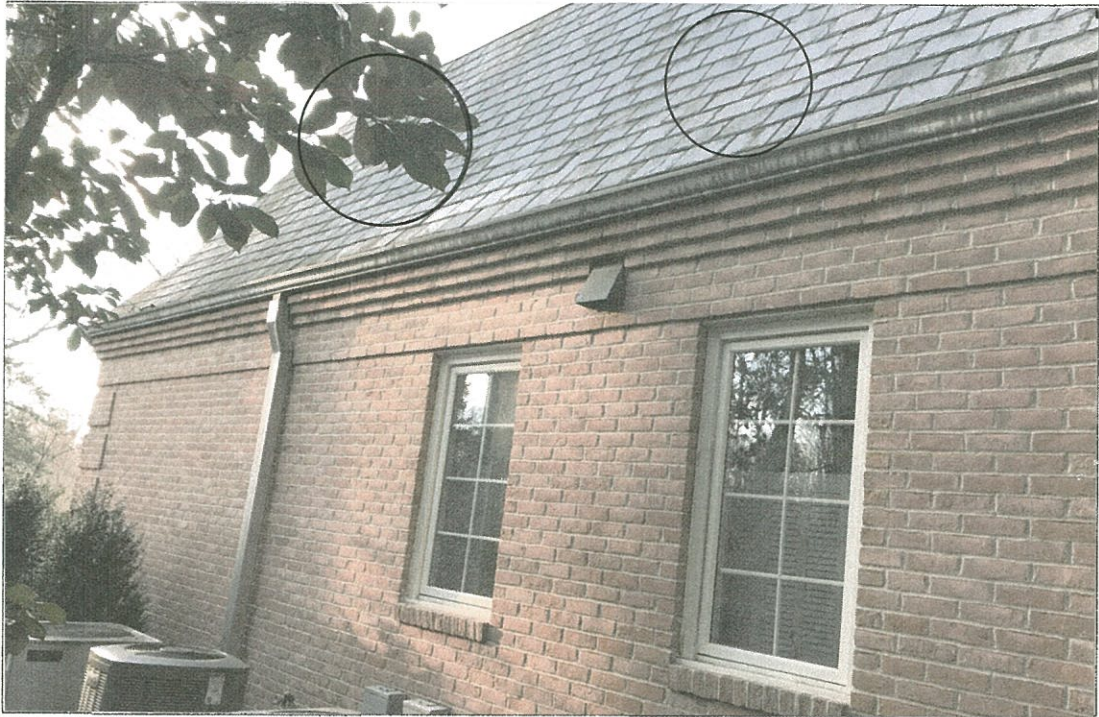
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

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.

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

<b>Owner's mailing address</b> Robert Nichols 5918 Cedar Parkway Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
John Montgomery 5914 Cedar Parkway Chevy Chase, MD 20815	
Sydney Bath 5912 Cedar Parkway Chevy Chase, MD 20815	

Existing Property Condition Photographs (duplicate as needed)



Detail: Approximate locations of where the two new dormers will be located.



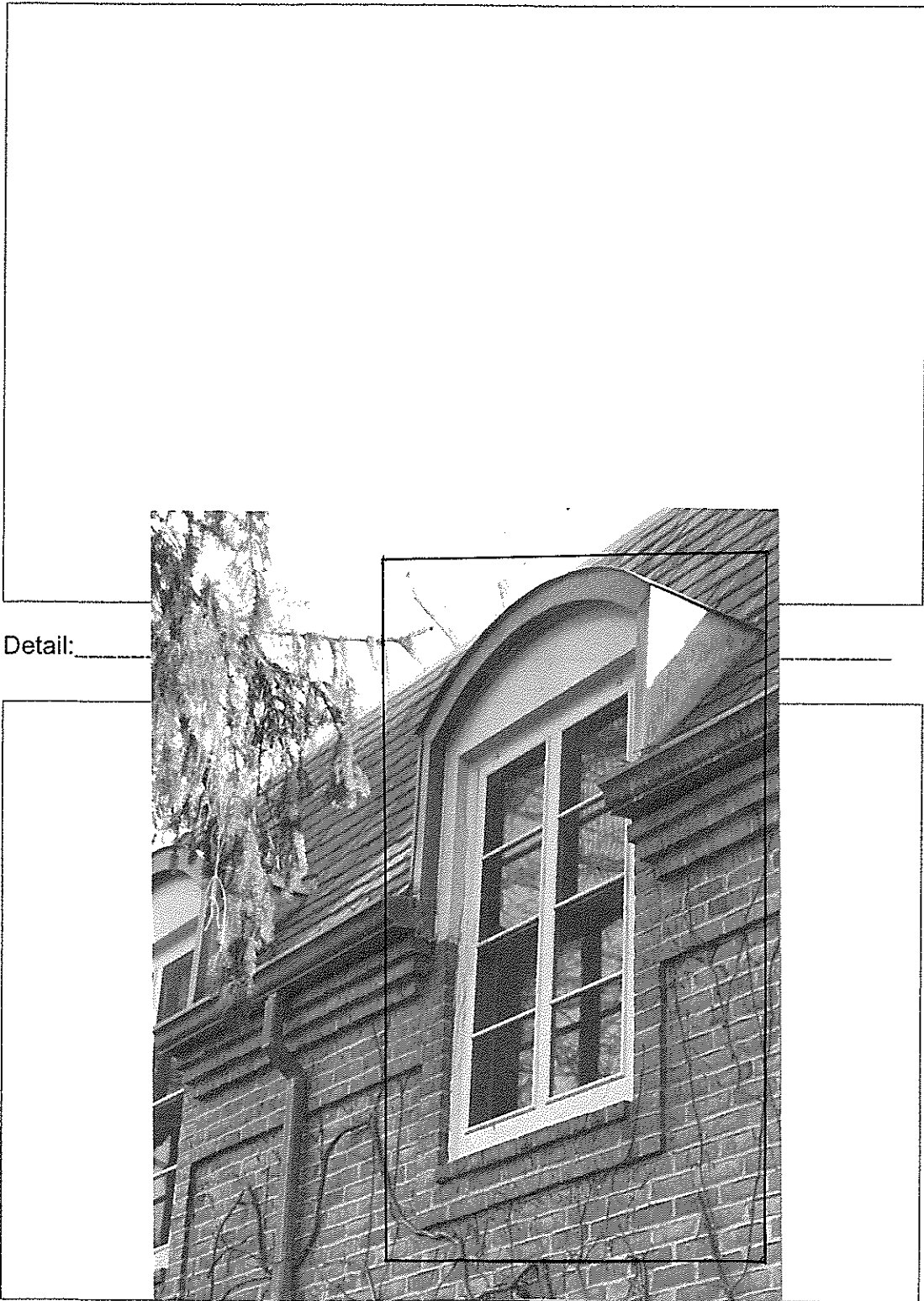
Detail: Location of existing cricket which will be made steeper.

Applicant: \_\_\_\_\_

Page: \_\_\_



Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

Detail: Example of existing dormer which will be replicated on the left side of house where the two new dormers will be located.

Applicant: \_\_\_\_\_

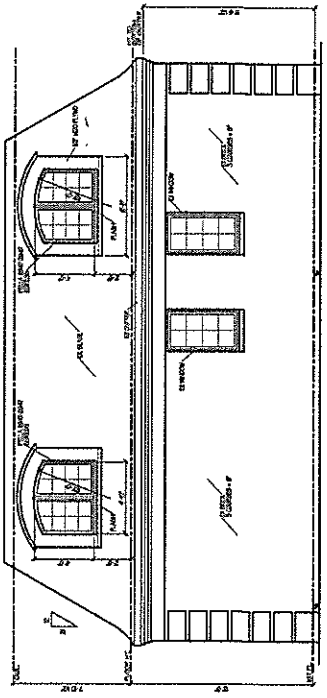
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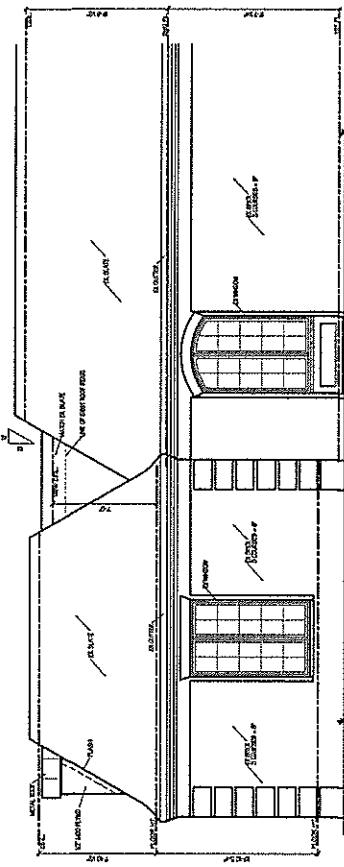


DATE	REVISED	CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & MATERIALS TO BE USED IN CONSTRUCTION TO STATE OF CONSTRUCTION INDUSTRY ARCHITECTS OF ANY DISCREPANCIES.
		ALL INTERIOR WALL DIMENSIONS TO BE SHOWN UNLESS NOTED OTHERWISE.
		CLAUDE CLAPP ARCHITECTURAL, LLC
		REGISTERED ARCHITECT
		COMPONENTS AND OTHER DETAILS TO BE SHOWN UNLESS NOTED OTHERWISE.
		THIS PLAN AND SPECIFICATIONS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF CLAUDE CLAPP ARCHITECTURAL, LLC
		CLAUDE CLAPP ARCHITECTURAL, LLC
		REGISTERED ARCHITECT
		1100 PARK AVENUE, SUITE 100, ROCKVILLE, MD 20850
		PHONE: (301) 770-7800
		FAX: (301) 770-7801
		WWW.CLAUDECLAPPARCHITECTURAL.COM
		MR. & MRS. ROBERT NICHOLS
		5918 CEDAR PARKWAY, CHEVY CHASE, MD, 20815
		PROJECT NO. 2015-0001
		DATE: 04-28-2015
		SCALE: A200

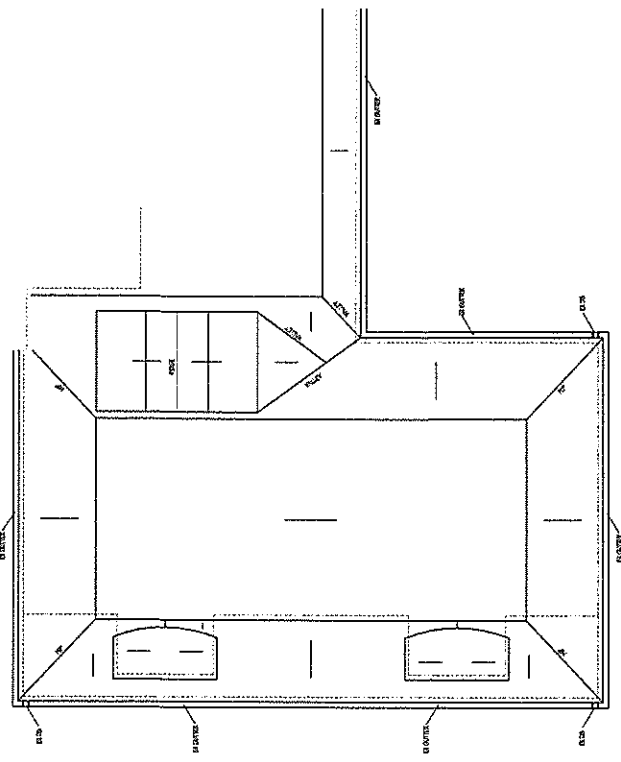
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE / 7601-R, EXPIRATION DATE 04-28-2019



LEFT ELEVATION  
1/4" = 1'-0"



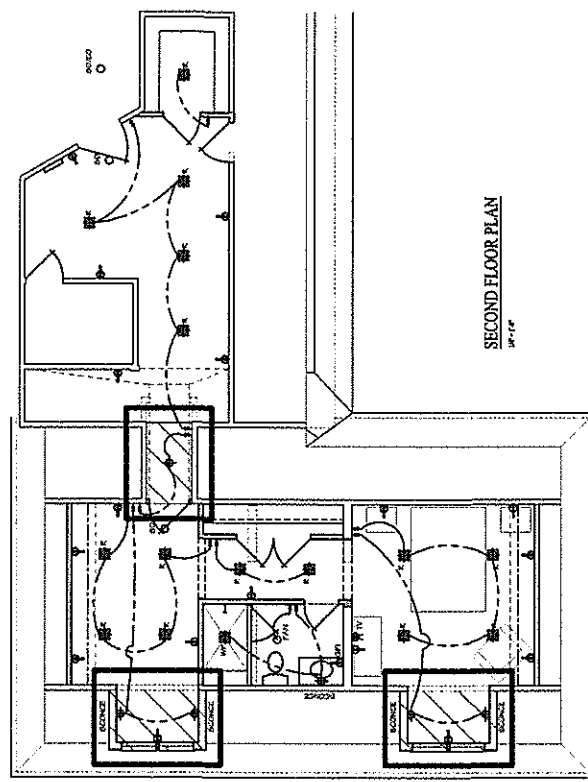
FRONT ELEVATION  
1/4" = 1'-0"



ROOF PLAN  
1/4" = 1'-0"



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 7601-R. EXPIRATION DATE: 04-26-2019



SECOND FLOOR PLAN  
19-104

- ELECTRICAL LEGEND**
- TELEPHONE OUTLET
  - OUTLET
  - OPEN OUTLET
  - RECESSED LIGHT
  - WALL MOUNTED RECESSED LIGHT
  - WALL MOUNTED LIGHT SWITCH
  - GANGED SWITCHES / GANGED MOUNTED SWITCHES
  - EXHAUST FAN

LEGEND  
 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETERS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

