EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5912 Cedar Parkway, Chevy Chase
Resource: Contributing Resource
Chevy Chase Village Historic District
Applicant: Blake and Sydney Bath
(Luke Olson, Architect)
Review: HAWP
Case Number: 35/13-17S
PROPOSAL: Roof replacement

Meeting Date: 7/12/2017
Report Date: 7/5/2017
Public Notice: 6/28/2017
Tax Credit: Partial
Staff: Michael Kyne

STAFF RECOMMENDATION:

☑ Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: c. 1916 -1927

PROPOSAL:

• Replace the existing asphalt shingle roofing with cedar shakes.
• Install cedar shakes instead of asphalt shingles on a previously approved rear addition (January 25, 2017 HPC meeting).

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, 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 the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans;

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.

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 a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: lauren@alphabetarchs.com
Contact Person: LUKE OLSON
Daytime Phone #: 240-333-2621

Tax Account No.:

Name of Property Owner: RUSE & STAMER BATH
Daytime Phone No.: 

Address: 7 HASKELL ST CHEVY CHASE MD 20815
Street Number:
City:
State:
Zip Code:

Contractor:
Contractor Registration No.:
Agent for Owner: LUKE OLSON
Daytime Phone No.: 240-333-2621

LOCATION OF BUILDING/PREMISES
House Number: 187
Street: CEDAR PARKWAY
Town/City: CHEVY CHASE
Nearest Cross Street: LAKEVIEW ST
Lot: 17900
Block: 69
Subdivision: P675
Liner:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
   Construct ☐ Extend ☐ Add/Remove
   Move ☐ Install ☐ Wreck/Restore
   Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $ 37,000

1C. If this is a revision of a previously approved active permit, see Permit # HPC Case # 35/13-17B

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 PCVSSC 02 Septic 03 Other:
2B. Type of water supply: 01 PCVSSC 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 one of the following locations:
   ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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 of owner or authorized agent

06-21-17

Approved: 
For Chairperson, Historic Preservation Commission

Disapproved: 

Application/Permit No.: 

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:
       EXG. 2½ STORY CENTER HALL CIVIC C. 1920
    
    
    
    
    
    
    b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:
       MODIFICATION TO HP C-17/13-17R TO REPLACE EXG. ASPHALT SHINGLE ROOF WITH MORE HISTORICALLY APPROPRIATE CEDAR SHAKE/SHINGLE ROOF AND PROVIDE NEW ROOF ON ADDITION TO MATCH

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, windows and doors openings, and other fixed features of both the existing resources and the proposed works.
    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.
PROPOSED FRONT ELEVATION

FOR ENTIRE HOUSE:
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIM/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIM/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.
PROPOSED REAR ELEVATION

FOR ENTIRE HOUSE:
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIM/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE WITH NEW TRIM/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS.

NEW HIP ROOF ON PREVIOUS REAR ADDITION MASSING

PTD. STRAIGHT EDGE PANEL
PTD. PVC TRIM, AZEK OR EQ.
PTD. FIBERGLASS COLUMNS, HB&S OR EQ. W/ TUSCAN BASE AND CAP
NEW CANOPY OVER NEW SIDE ENTRY, 3/8" MAX PROJECTION
NEW CLAD-WOOD WINDOWS & DOORS, SIMULATED DIVIDED LIGHTS W/ SHADOW BARS

PLACE DISCLAIMER ON SHEET

NEW BRICK VENEER CHIMNEY TO MATCH EXISTING, HOLD HEIGHT AS LOW AS POSSIBLE PER CODE
REPLACE EXISTING CHIMNEY TO MATCH EXISTING
NEW HIP ROOF TO MATCH AROUND SHINGLE ROOF
MATCH EXISTING

EX. LAP SIDING TO REMAIN
EX. BRICK FOUNDATION TO REMAIN
STONE VENEER BASE @ REAR PORCH / PLANTER

BATH RESIDENCE

SCALE: 1/8" = 1'-0"
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th><strong>CONTRACT PURCHASER'S</strong> mailing address</th>
<th><strong>OWNER'S AGENT'S</strong> mailing address</th>
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<tbody>
<tr>
<td><strong>BLAKE &amp; SYDNEY BATH</strong></td>
<td><strong>LUKE OLSON</strong></td>
</tr>
<tr>
<td>7 HESKETH STREET</td>
<td>7735 OLD GEORGETOWN RD</td>
</tr>
<tr>
<td>CHEVY CHASE MD 20815</td>
<td>STE 700</td>
</tr>
<tr>
<td></td>
<td>BETHESDA, MD 20814</td>
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<thead>
<tr>
<th><strong>ADJACENT AND CONFRONTING PROPERTY OWNERS</strong> mailing addresses</th>
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<tbody>
<tr>
<td><strong>CHARLES HOBBS</strong></td>
</tr>
<tr>
<td>33 L KIRKE ST</td>
</tr>
<tr>
<td>CHEVY CHASE MD 20815</td>
</tr>
</tbody>
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| **THOMAS & HELESA DANN**                                    | **JOHN MONTGOMERY**             |
| 34 L KIRKE ST                                               | 5914 CEDAR PARKWAY             |
| CHEVY CHASE MD 20815                                        | CHEVY CHASE MD 20815           |

| **CHEVY CHASE CLUB INC.**                                   |                                    |
| 6100 CONNECTICUT AVE                                        |                                    |
| CHEVY CHASE MD 20815                                        |                                    |