

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5912 Cedar Parkway., Chevy Chase	Meeting Date:	7/12/2017
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/5/2017
Applicant:	Blake and Sydney Bath (Luke Olson, Architect)	Public Notice:	6/28/2017
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-17S	Staff:	Michael Kyne
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LCLSON@GTHARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021
Tax Account No.:
Name of Property Owner: BLAKE & SYDNEY BATH Daytime Phone No.:
Address: 7 WESKEITH ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 5912 Street: CEDAR PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: W WESKEITH ST
Lot: Block: Subdivision:
Liber: 17A00 Folio: 69 Parcel: P675

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [checked] Extend [] Alter/Renovate [checked] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed []
Move [] Install [] Wreck/Blaze [] Solar [] Fireplace [] Woodburning Stove [] Single Family []
Revision [] Repair [] Revocable [] Fence/Well (complete Section 4) [] Other: ROOF [checked]
1B. Construction cost estimate: \$ 37,000
1C. If this is a revision of a previously approved active permit, see Permit # ARC CASE # 35/13-17B

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [checked] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [checked] 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.

Signature of owner or authorized agent: [Signature] Date: 06-21-17

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**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. 2 1/2 STORY CENTER HALL COLONIAL C. 1920

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

MODIFICATION TO APC PERMIT #35/13-178 TO
REPLACE EXG. ASPHALT SHINGLE ROOF WITH PURE
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, 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**

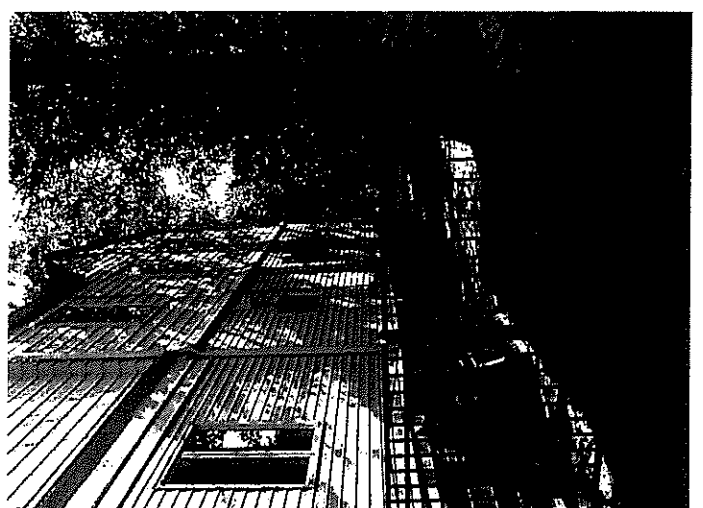
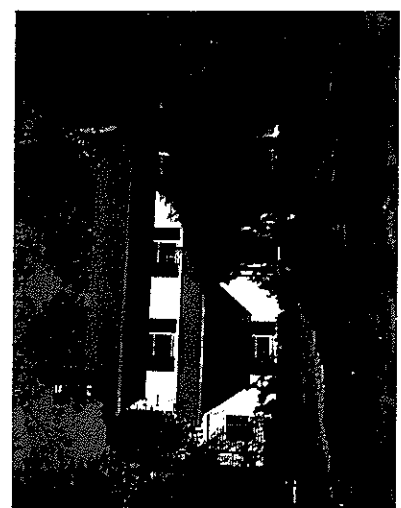
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. 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.



BATH RESIDENCE

PROJECT #16.0417

5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

1 - 3 - 17

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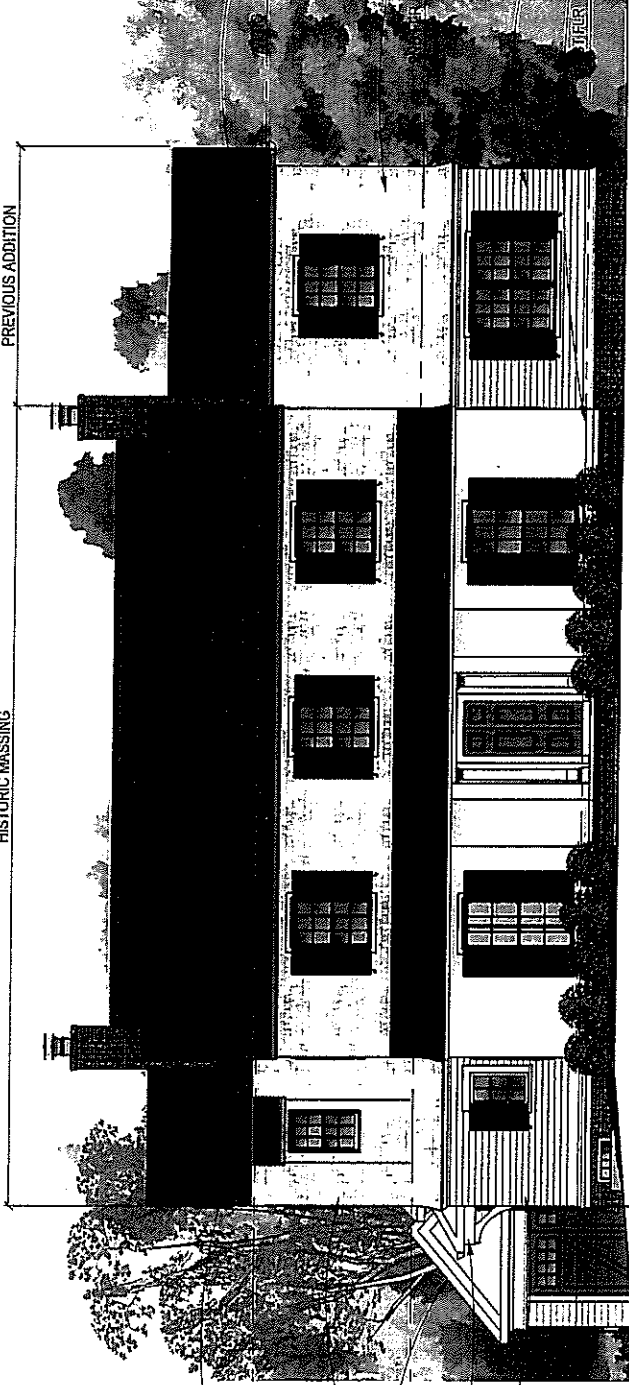
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814

GTM ARCHITECTS

FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM
 DETAILS AS NECESSARY. IF EXISTING TRIMS/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.

PREVIOUS ADDITION

HISTORIC MASSING



EXG. ROOFING TO REMAIN
 REPLACE EXG. W/
 NEW CENTR SHAKEL
 SHAKLE ROOF

EXG. SHINGLE SIDING TO REMAIN

NEW GARAGE BEYOND

NEW CANOPY OVER NEW SIDE
 ENTRY, 3'-0" MAX PROJECTION

EXG. LAP SIDING TO REMAIN

EXG. ROOFING TO REMAIN
 REPLACE EXG.
 ASPHALT SHAKLE
 ROOF W/ CEDAR
 SHAKLE / SHAKLE
 ROOF

EXG. SHINGLE SIDING TO REMAIN

EXG. LAP SIDING TO REMAIN

EXG. STUCCO SIDING TO REMAIN

BSMT

PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BATH RESIDENCE

PROJECT #16.0417

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GTM

GTM ARCHITECTS

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

NEW BRICK VENEER CHIMNEY
 TO MATCH EXG. HOLD HEIGHT
 AS LOW AS POSSIBLE PER CODE

REPLACE EXG. W/ CEDAR SHINGLE
 ROOFING TO REMAIN

NEW CEDAR SHINGLE ROOF TO MATCH
 ASPHALT-SHINGLE ROOFING TO
 MATCH EXISTING

NEW HIP ROOF ON PREVIOUS
 REAR ADDITION MASSING

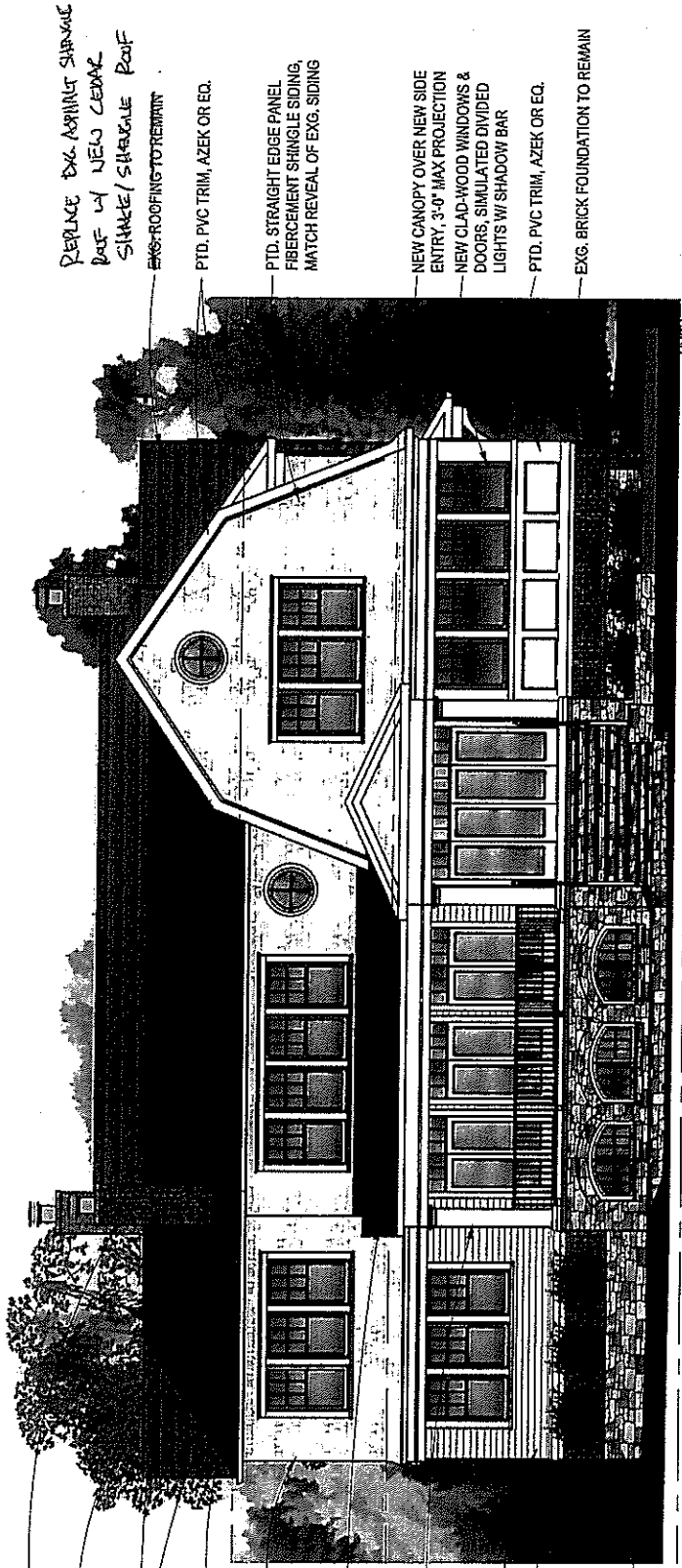
EXG. SHINGLE SIDING TO REMAIN

STANDING SEAM METAL
 ROOFING @ PORCH

PTD. FIBERGLASS COLUMNS, HB&G
 OR EQ. W/ TUSCAN BASE AND CAP

EXG. LAP SIDING TO REMAIN
 EXG. BRICK FOUNDATION TO REMAIN

STONE VENEER BASE @ REAR
 PORCH / PLANTER



REPLACE EXG. ASPHALT SHINGLE
 ROOF W/ NEW CEDAR
 SHINGLE / SHINGLE ROOF
 EXG. ROOFING TO REMAIN

PTD. PVC TRIM, AZEK OR EQ.

PTD. STRAIGHT EDGE PANEL
 FIBERCEMENT SINGLE SIDING,
 MATCH REVEAL OF EXG. SIDING

NEW CANOPY OVER NEW SIDE
 ENTRY, 3'-0" MAX PROJECTION
 NEW CLAD-WOOD WINDOWS &
 DOORS, SIMULATED DIVIDED
 LIGHTS W/ SHADOW BAR

PTD. PVC TRIM, AZEK OR EQ.

EXG. BRICK FOUNDATION TO REMAIN

PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

NEW CEDAR SHINGLE/SHAKE
ROOF TO MATCH
ASPHALT-SHINGLE ROOFING
TO MATCH EXISTING

PTD. STRAIGHT EDGE PANEL
FIBREMENT SHINGLE SIDING,
MATCH REVEAL OF EXG. SIDING

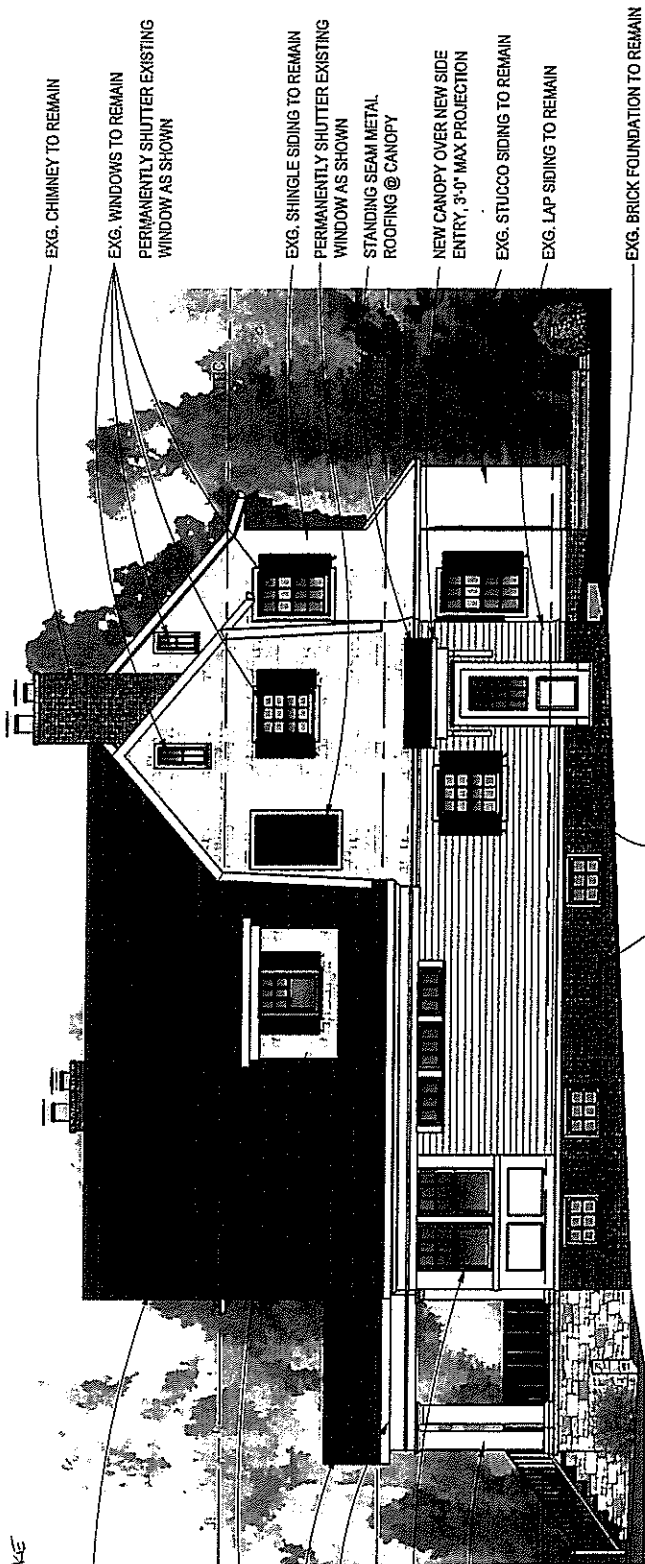
STANDING SEAM METAL
ROOFING @ PORCH

PTD. PVC TRIM, AZEK OR EQ.

NEW CLAD-WOOD WINDOWS &
DOORS, SIMULATED DIVIDED
LIGHTS W/ SHADOW BAR

PTD. FIBERGLASS COLUMNS, HB&G
OR EQ. W/ TUSCAN BASE AND CAP

STONE VENEER BASE @ REAR
PORCH / PLANTER



BSMT

DASHED LINE OF EXISTING WINDOW OPENINGS TO BE
INFILLED WITH BRICK TO MATCH EXISTING

EXG. CHIMNEY TO REMAIN

EXG. WINDOWS TO REMAIN
PERMANENTLY SHUTTER EXISTING
WINDOW AS SHOWN

EXG. SHINGLE SIDING TO REMAIN
PERMANENTLY SHUTTER EXISTING
WINDOW AS SHOWN

STANDING SEAM METAL
ROOFING @ CANOPY

NEW CANOPY OVER NEW SIDE
ENTRY, 3'-0" MAX. PROJECTION

EXG. STUCCO SIDING TO REMAIN

EXG. LAP SIDING TO REMAIN

EXG. BRICK FOUNDATION TO REMAIN

PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"

BATH RESIDENCE

PROJECT #16-0417

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GTM ARCHITECTS

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

CONTRACT PURCHASERS'

~~Contract~~'s mailing address

BLAKE & SYDNEY BATH
 7 HESKETH STREET
 CHEVY CHASE MD 20815

Owner's Agent's mailing address

LUKE OLSON
 7735 OLD GEORGETOWN RD
 STE 700
 BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

CHARLES HOBBS
 33 W KIRKE ST
 CHEVY CHASE MD 20815

JOHN & KATHLEEN CAMPANELLA
 5910 CEDAR PARKWAY
 CHEVY CHASE MD 20815

THOMAS & MELISSA DANN
 34 W KIRKE ST
 CHEVY CHASE MD 20815

JOHN MONTGOMERY
 5914 CEDAR PARKWAY
 CHEVY CHASE MD 20815

CHEVY CHASE CLUB INC
 6100 CONNECTICUT AVE
 CHEVY CHASE MD 20815