EXPEDITED  
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT  

Address: 5912 Cedar Parkway, Chevy Chase  
Meeting Date: 3/28/2018  
Resource: Contributing Resource  
(Chesapeake Village Historic District)  
Report Date: 3/21/2018  
Applicant: Blake and Sydney Bath  
(Powell O'Dowd, Agent)  
Public Notice: 3/14/2018  
Tax Credit: No  
Review: HAWP  
Staff: Michael Kyne  
Case Number: 35/13-18G  
PROPOSAL: Gate replacement  


STAFF RECOMMENDATION:  
✓ Approve  
☐ Approve with conditions  

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

PROPOSAL:  
The applicants propose to replace an existing non-historic painted metal gate at the rear-left corner of the historic house with a wooden picket-style gate in the same location. A small section of wooden solid board fence with picket topper will also be installed to connect the new gate to an existing neighbor’s fence to the left. The proposed new fence and gate will be a total of 6’-3.5” high, including the 1’ high picket topper and 3.5” high post caps. The proposed gate and fence are at the rear plane of the historic house, are transparent to preserve the visibility and open character of the streetscape, and are constructed from traditional materials, making them consistent with the Commission’s gate and fence requirements.  

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:  
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48” to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
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 will not substantially alter the exterior features of the historic resource and is compatible in character with 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 follow-up site visit.
APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: adele.adam@gmail.com  
Contact Person: Adele O'Dowd  
Daytime Phone No.: 202-255-6728

Tax Account No.:  
Contractor:  
Contractor Registration #:  
Agent for Owner: Adele O'Dowd  
Daytime Phone No.: 202-255-6728

LOCATION OF BUILDING/PREMISE  
House Number: 5712  
Street: CEDAR PARKWAY  
Town/City: CHEVY CHASE  
Nearest Cross Street: 60th Kirk St  
Lot:  
Block:  
Subdivision:  
Liber: 17900 Folio: 69 Parcel: P675

PART ONE: TYPE OF PERMIT, ACTION AND USE  
A. CHECK ALL APPLICABLE:  
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Move ☐ Install ☐ Wreck/Remove ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Addition ☐ Repair ☐ Rewall  ☐ Fence/Wall (complete Section 4) ☐ Other:  

B. Construction cost estimate: $ 2,000

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS  
2A. Type of sewage disposal:  
☐ Septic 01 Wastewater System ☐ Other: 03 Other:  

2B. Type of water supply:  
☐ Private Water System ☐ Well 02 Water System ☐ Other: 03 Other:  

PART THREE: COMPLETE ONLY FOR FENCE OR RETAINING WALL  
3A. Height 6 feet 0 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/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 that I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent  
Date 3/6/18

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:

Application/Permit No.:  
Date Filed:  
Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

829859
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:

   EX: 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:

   REPLACEMENT OF EX:PTD. METAL GATE & FENCE
   NEW PTG. WOOD GATE & FENCE

   ...

   ...

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your own layout. 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 resources and the proposed work.
   b. Elevations (facades), marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and finishes 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 portion. 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 8" 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 lots 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.
5912 Cedar Parkway, Chevy Chase, MD 20815

Wooden Gate and Fence Replace Existing
Cedar, painted white. Small section of fence to match existing neighbors
Pool compliant, self-closing safety hinges and key lockable gate latch

[Diagram showing fence dimensions and details]
| **HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners] |
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<tr>
<td><strong>Owner's mailing address</strong></td>
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<td>BLAKE &amp; SYDNEY BATH</td>
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<td>7 HESKETH STREET</td>
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<td>CHEVY CHASE MD 20815</td>
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<td><strong>Owner's Agent's mailing address</strong></td>
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<td><strong>Adjacent and confronting Property Owners mailing addresses</strong></td>
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<td><strong>CHARLES HOHES</strong></td>
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<td>33 W KIRKE ST</td>
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<td><strong>CHEVY CHASE CLUB NPC</strong></td>
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<td>6160 CONNECTICUT AVE</td>
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