MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5918 Cedar Pkwy., Chevy Chase Meeting Date: 9/19/2018

Resource: Non-Contributing Resource **Report Date:** 9/12/2018

Chevy Chase Village Historic District

Public Notice: 9/5/2018

Applicant: Robert Nichols

(Claude Lapp, Architect) Tax Credit: N/A

Review: HAWP Staff: Michael Kyne

Case Number: 35/13-18CC

PROPOSAL: Dormer installation

STAFF RECOMMENDATION:

Staff recommends that the HPC <u>approve</u> 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 <u>approve</u> 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.





HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Enail: Chris@cclarchitects.com ContactPerson: 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 Mumber City State To Code				
contractor: Brendan O'Neill, Jr. Phone No.: (301) 840-9310 ext. 1				
Contractor Registration No.: BC 3988				
Agent for Owner: Daytime Phone No.:				
Codar Padrian 5918				
House Number: 5918 Street Cedar Parkway Town/City: Chevy Chase Nearest Cross Street W. Lenox Street				
Liber: Folio: Parcel: P620				
Liber:Folio:Parcal: 1620				
Dinter a resident and recommends				
1A CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:				
☐ Construct ☐ Extend ☑ Altar/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Dack ☐ Shed				
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family				
□ Revision □ Repair □ Revocable. □ Fence/Well (complete Section 4) ☑ Other: Add dormers (2)				
18. Construction cost estimate: \$ 25,000				
1C. If this is a revision of a previously approved active permit, see Permit #				
Pan timor editista (420 anavigonism denon implantanovagonions				
,				
,				
28. Type of water supply: 01 🗹 WSSC 02 🗆 Well 03 🗆 Other:				
PANTATINES A GOLD LA CARLO VIENTES ACAMBINES WAS L				
3A. Height leet inches				
38. 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 cartify 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.				
POPS MK11028 8/21/18				
Signature of owner or suthorized agent Date				
Approved: For Chairperson, Historic Preservation Commission				
Disapproved: Signature:				
0/1935 001/18				
Application/Permit No.: S 4				
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

8.	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.
ь.	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 citting of the left side bedrooms will be tinished
	into a sitting room, bedroom & bathroom. Access to the
	INSTING OFFICE ACAA WILL BA ' ACTUAL BY COALLY
	existing attic area will be improved by creating a steeper
	<u>Cricket</u> between the roof lines. Two dormers with archal hads
	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. SITEPLAN

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" pager are preferred.

- 8. Schemetic 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

- 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. IREE SURVEY

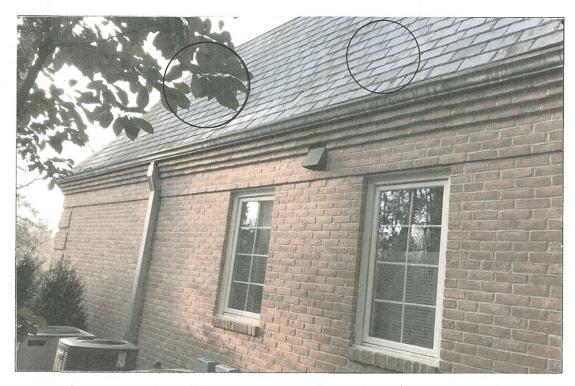
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]						
Owner's mailing address Robert Nichols 5918 Cedar Parkway Chevy Chase, MD 20815	Owner's Agent's mailing address					
Adjacent and confronting	Property Owners mailing addresses					
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.

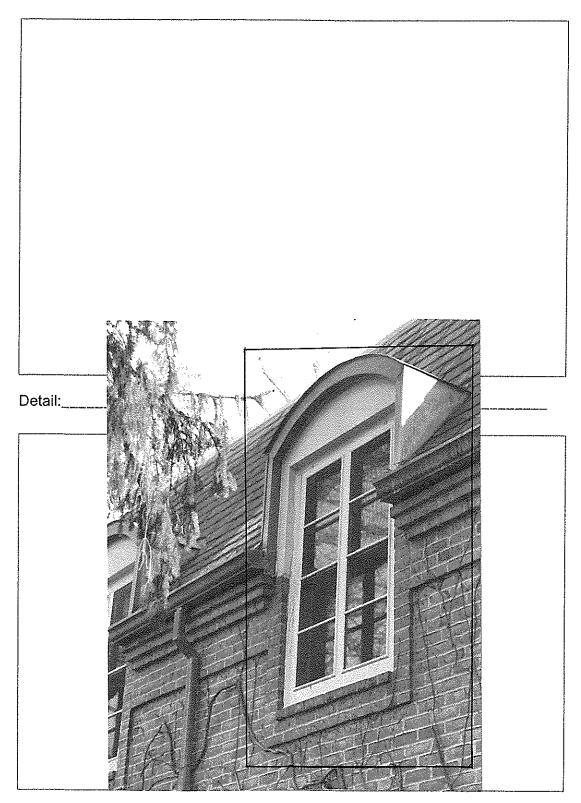


Detail: Location of existing cricket which will be made steeper.

Applicant:_____

Page:___

Existing Property Condition Photographs (duplicate as needed)



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

Αp	plicant:	

MR. & MRS. ROBERT NICHOLS ADDITION FOR:

CHEVY CHASE, MD 20815 5918 CEDAR PARKWAY

CHEVY CHASE, MD 20815 JOBSITE LOCATION: 5918 CEDAR PARKWAY DATE: 06-22-2018

GENERAL NOTES

Section trees compared to the compared to the

1) All construction to be in conformance with 2015 LR.C., one and two family decising cade is all MONTCOMERY COUNTY edictions and revisions thereto.

- 3) Soli bearing to be 2000 pust, minimum
- 5) Boltom of all congrete feetings to be 30" minimum befor finished grade. 4) Design wind load 115 mph.
- 6) Foundation walls shall comply to 1.R.C. Ser. R-401. thru 404.
- 2) Foundation drainage shall comply to I.R.C. Sec. R+405.
- B) Foundation waterproofing shall comply to I.R.C. Sec. R-406.
- 9) Attached Carages shall comply to 1.ft.C. Sec. R-309. 10) Concrete floors shall comply to LR.C. Sec. R-506.
- 11) At concerts to be 130 p.c.f. and conform to the Inlant A.C.J. 318 p.c.f. and p.c.f. or Pockets, provider, albein such dipple support in section. In the 2300 p.s.t. or entrante concerts. Fundation was, enterior wills and other vortical concerts with the 3000 p.s.t. or entrained concerts. All other concepts to be 4000 p.s.t.
- 12) M. CATE. Used in betament and foundation wats shall be load bearing units contaming to A.S.I.M. C 90-70 for holes units. At used post and wood beam browing locations on run, and calls shall be filed acid, with great or menter for top less course minimum.
 - M. e.m. u. wolls shall have standard truss type DUR-0-WAL, bed joint reinfarcing at maximum 16" vertical spacing.
 - 14) All bisk units used in exterior shall conform to ASIM. C 62 or ASIM. C 216

INDEX

COVER	SECOND FLOOR PLAN & ROOF FRAMING	FRONT & LEFT ELEVATIONS, ROOF PLAN	SECTION A & DORMER DETAIL	THERMAL ENVELOPE & ELECTRIC PLAN	RESCHECK					
0000	A100	A200	A300	EC100	EC110					

LAUDE C. LAPP

— ARCHITECTS, LLC—

9	to IRC Sec. R-7037.
5	3
	IR.C.
2	3
5. conforming to A.S.I.N. C. Z/O	contarro
5	4
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a succe de cibe	nd motorny
·	2

26) All rook, itoor and girder trusses to be designed by truss monufocturer to corry required loods and to be installed according to manufocturer's openifications. 27) Contractor to provide architect with shop drawings for all roof and floar trustee. Shop drawings to be provided to architect for approval prior to endering futures.

> 17) Bockfülling opaints bosement wells shell not be performed until first from froming in in place and top of reinforced c.m.u. wells are braced optical poweruning. 16) Stone and

13) At rehicting steet to be grade 80 and conform to ASIAL Spec. A 815. [likes otherwise needs Provide corner bors of all wal corners. Submit relifiencing steet shop demands for opproved. 18) Maximum allowable lateral pressure on basement was 60 p.s.f.

20) Steel post cop pioles to conform to AS.P.M., Spec. A 35, Fy = 35,009 p.s.s. Botts shall be AS.T.M. A 307 or better.

Stairways shak comply with I.R.C. Sec. R-311. Winimum headthcorn to be 5'-8' clear of all points. Minimum tread to be 10". Maximum riser to be 7.3/4".

30) Where irealabolica of plumbing, heating or other pipea necessibles culting of tap piping, a metal to not less than applies in angular large. Intri-five Unausmother (CMS) bickness and 1 1/2 miss soich so featured to the pione occurs on to each side of the opening with not here than 160 moils. 31) Double beams, double hip and volvey railers shall be naived securely together to ensure that the two members out conjently in resisting the applied badd. 32) Unless specified altranse provide the following listel over masonry openings:

23) in those cases where floor trustes one not centered directly over the study, splices of the top piote shotl occur only over the study. 20) Provide xolid blacking under all jack studs nat bearing directly on joints or $1.43.1 \, k_{\odot}$

12) Handreits & guardrains shall comply to IR.C. Sec. R-311 & 312.

13) At evils shot compty to LR.C. Sec. R-311.

Steeping room windows shall comply with LRC. Sec. R-310 dozimum sill height 44" above finished floor.

45) All Grazing whell comply to UR.C. Sec. R~308.

(a) Provide interconnected amote detectors, conton moraside declectors & the special previous performs to prefet oil floors. Dedrooms, ond besenventa processors to 1.R.C. Soc. R.-111. & R.-114. 38) Dratistopping shall be provided according to LR.C. Sec. R = 302.12

39) Provide radon mitigation according to LRC. - Appendix F.

36) Freplace fronth to project 20° from front of focing and 12° to side of opening. 33) Firstopping shell be provided occording to LR.C. Sec. $R \sim 602.6$. The integrity of all firstopping wholi to maintained.

(21) Sivel columns in bosement to be adjustable 3°LD 540 columns unions appected otherwise. Interactional steel shall meet A.S.T.M.992 standards. Misconnections to be A.S.C. standard.

22) At sinctural wood froming, including roof and foor sheathing, to be in procedurers with m-blocked Design Specification for Wood Construction, published by the National Forst Product Association. Terming lumper shed be of the following grades or better.
Improve woodup or better



24) Provide double jock study at each end at headers and beams, 4^*-0^* to 5^*-11^* , and Lipie jock study for 6^*-0^* or longer, unless noted atherwise. 23) Splices of the bottom and top parties of a double top piete must be stagered a minimum of $4^{\circ}-0^{\circ}$. 23) All headers to be 2 - 2" x 12" unters specified otherwise.

34) As protos fequinos to the U.L. rotal and entabled according to manufactures apparationism 13) Dieney and freques continuous to be in occardance with LRC Dayler 10 and Aq. 8-1001-3.

II) do universida kardear iza bas minimum of 6° datena finialmed grade. Jel kurtaer in contact with concrete Canil. Is les prespece brasitei.

9/2 x 2 x 3/8, 8 x x 3/8, 9 x x x 3/10, 9 x x x x 2/10, 9 x x x x 2/10,

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600 500

49) Electrical wining must conform to the istest 2012 National Electrical Code and County Requirements. 55) Steel joints to be accordance with SUI specificalions. Provide angle bridging top bottom per SUL. Submit shap drowings for approved.

(7) At exterior well coverlyge shall comply to ER.C. Sec. R-703.

48) At got piping and conform to N.F.P.A. 54 or 2011 (FCC., 46) All Ceiling heights shall camply to I.R.C. Sec. R-305.

fole: Bulder shoth provide roof froming plons signed ond seeled by fruss monufacturer and shop drawings for floor joints of froming unspection.

51) Steel dack shall conform to S.J.J. specifications.

date: Trushes show be broced per manufacturers recommendations

REVISIONS

11820 PARKLAWN DRIVE, SUITE 100 ROCKVILLE, ND 20852

TEL 301-881-6856 FAX. 301.770-9163 NFO@CLAUDECLAPPARCHITECTS.COM WWW.CLAUDECLAPPARCHITECTS.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE FREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE 7603-R, EXPIRATION DATE 04-26-2019

