

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5914 Cedar Parkway, Chevy Chase	Meeting Date:	3/13/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/6/2019
Applicant:	Alex Nephew & Kathryn Doyle (David Jones, Architect)	Public Notice:	2/27/2019
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Porch, Dormer, and Building Additions		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

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

The subject property is a front gable house with clapboard siding. The right front corner of the house has a pair of carriage-style doors that provide access to a narrow storage room. At the rear, there is a half-circle 'sitting room.' The house is built on a narrow deep lot and has a recessed side entrance.

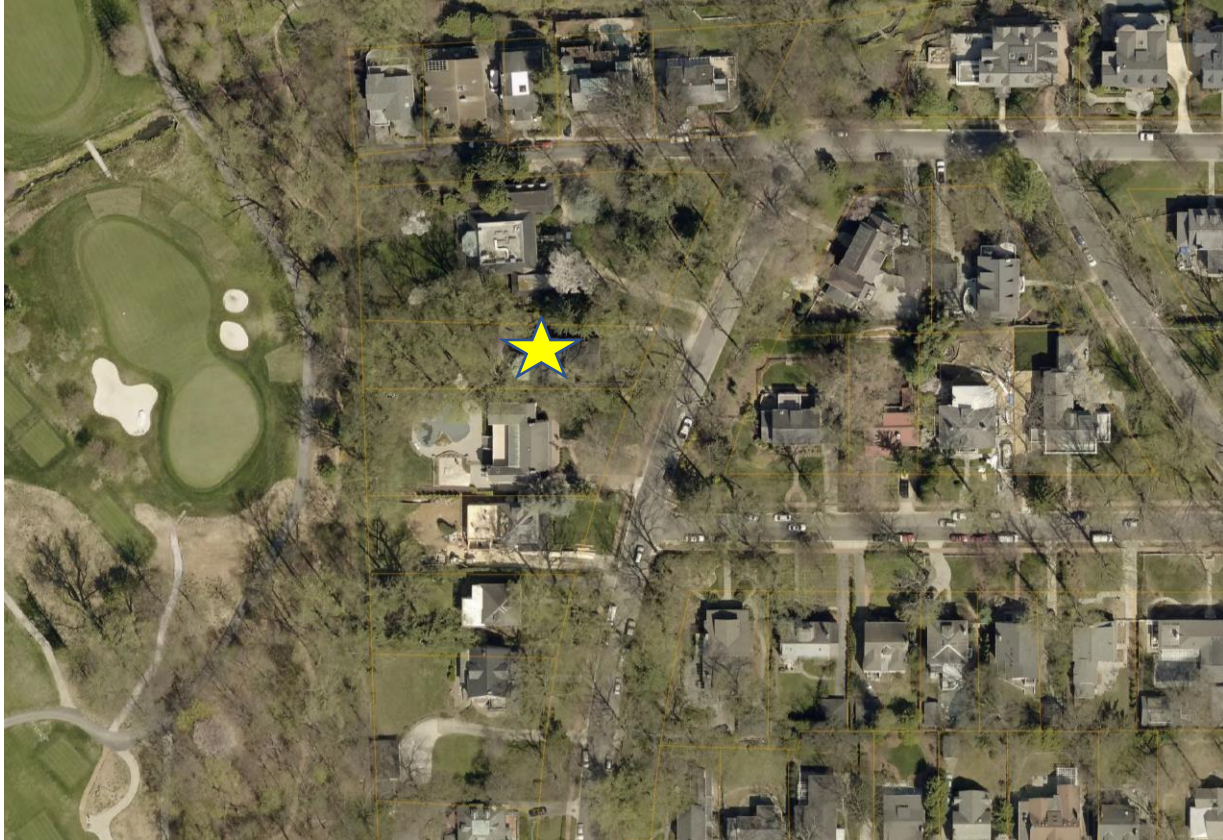


Figure 1: 5914 is on a heavily wooded lot that backs up to the Chevy Chase Club.

PROPOSAL

The applicant proposes to demolish the existing side mudroom porch and construct an expanded porch and kitchen bumpout on the and to add a new bay in the existing dining room. Both of these alterations are on the right side of the house. The applicant also proposes constructing a new dormer and re-locating the chimney at the rear. The applicant additionally proposes to replace some additional windows on right and left sides of the building.

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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Chevy Chase Historic District Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there

are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.

- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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
- (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.

Secretary of Interior's Standards for Rehabilitation

- 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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

For the purposes of this Staff Report, discussion of the work proposed is divided into work to the right elevation, a new rear dormer, and window replacement. Staff finds that these alterations will have a minimal visual impact despite being located on the side as opposed to the rear elevation of the building. The proposed work will require the removal of four windows and the relocation of one door, however, Staff is uncertain about the date of these features as some of the windows are inconsistent with the details found on the rest of the house. Staff finds that the proposed changes are generally acceptable and request feedback and guidance from the HPC.

Alterations to the Right Elevation

5914 Cedar Parkway is a narrow deep house that is set to the left of the buildable area on the lot. The north (right) elevation has a small, open, wooden porch that provides side access to the house. To the rear there is a circular “sitting room” that is a character defining feature of the house design.

On the north (right) elevation the applicant proposes to demolish the existing porch and to construct a new porch and kitchen bump-out. Behind this bump-out, the applicant proposes to construct a new bay in the existing dining room.

The proposed porch has approximately the same size footprint as the existing porch with a taller, steeper-pitched, roof and heavier columns. To the rear of this porch, the applicant proposes to construct a bump-out under the same roof with what appear to be casement windows over wood panels. The proposed bump-out is 15’ 8” (fifteen feet, eight inches) wide.

To the rear of the kitchen, the applicant proposes to construct a bay window in the dining room. This bay will be approximately 8’ (eight feet) wide, and will have multi-lite windows, with a shed roof, and siding that matches the rest of the house.

Staff finds that these two additions are compatible in character with the house and surrounding district (per 24A-8(b)(2)). The materials, dimensions, and architectural details are all in keeping with the house and are consistent with what is found throughout the district. The Chevy Chase Village Historic District Design Guidelines state that ‘Major Additions,’ where feasible, should be placed to the rear of the building. The failing in the *Design Guidelines* is that do not state a threshold for what constitutes a ‘major addition.’ In Staff’s opinion, the construction proposed for the north(right) elevation does not meet the threshold for a Major Addition based on determinations made regarding the level of review for numerous alterations within the Chevy Chase Village historic district. Staff finds the placement of the proposed new construction will not remove or obscure historic building materials or character defining features of the historic house under the *Design Guidelines*.

Additionally, should the HPC agree that the new porch and bump-out are consistent with Chapter 24A, *the Standards*, and the *Design Guidelines*, then the new bay window should be evaluated as an element that will not be visible from the public right-of-way and reviewed under lenient scrutiny. Under this level of review, the bay window is compatible with the historic character of the house and will not have a negative impact on the surrounding district.

Staff supports approval of the construction of the new porch/bump-out and the new bay window. There are some details and material specifications that need to be included with the HAWP submission including:

- Window specifications for both the bump-out and the bay;
- Roofing material on both the porch/bump-out and the bay;
- Siding and paneling details for both the bump-out and the bay;
- And door details for the new porch entry.

Dormer Construction

At the rear of the house the applicant proposes to construct a new shed dormer, clad in wood siding matching the existing, with rear-facing windows casement windows. The roof of the dormer will sit below the cross-gable ridgeline, though the drawings do not indicate by how much. This feature will not be visible from the public right-of-way and is to be reviewed under lenient scrutiny. The construction of this new dormer will require the re-location of the chimney, by what appears to be approximately two feet. The chimney is visible from certain angles from the public right-of-way but is at the rear so that it has less visual impact on the surrounding streetscape.

The architecture and materials proposed for the dormer are consistent with those used on the historic house and Staff finds they are appropriate and comply with 24A-8(b)(2) and the *Design Guidelines*.

The only outstanding issue is whether the re-location of the chimney is consistent with the *Design Guidelines*. Staff request input from the HPC as to whether or not the relocation of the chimney complies with one of the basic policies outlined in the *Design Guidelines*, specifically, “Preserving the integrity of contributing structures. Alterations to structures are to be designed in such a way that the altered structure still contributes to the district.” While ‘chimneys’ as a category are not addressed in the *Design Guidelines*, Staff finds that a review of the chimney removal under either the categories for roofing or trim would require a review under moderate scrutiny. Staff does not find this alteration to meet the intent of the *Design Guidelines* and recommends an alternative location for the dormer that would leave the location of the chimney intact.

Staff finds that the dormer details are appropriate and would recommend approval at the HAWP stage, but there are several material specifications that need to be submitted with the HAWP:

- Window details for the proposed dormer;
- Material specifications for the re-located chimney (should the HPC find its re-location appropriate);
- Material specification for the new roof.

Window Replacement

The applicant proposes to replace or introduce new windows on three elevations.

On the south elevation, the applicant proposes to remove a triple set of sash windows and install two new sash windows with matching shutters. The existing windows are smaller than the other six-over-six windows found on the elevation. In evaluating the current configuration, Staff surmises that these windows may have been altered to accommodate a previous kitchen remodel, though Staff has been unable to locate a HAWP confirming this. DPS records do not specify the changes undertaken beyond “add/alter.” The applicant may be able to provide additional insight on the alteration of this elevation based on an interior inspection and review of previous alterations. Staff finds that the proposed change to introduce new windows will achieve a regular appearance for this elevation by spacing the windows evenly and stacking them under existing window openings and is consistent and compatible with the general architectural design of the house under 24A-8(b)(2). Staff finds that these new windows will help to achieve the principle of design excellence laid out in the *Design Guidelines*. Details for these windows were not included, but Staff recommends that details for an existing sash window be submitted with the HAWP to demonstrate that the new windows will match the appearance of the historic.

On the north elevation, the applicant proposes to introduce a new window on the second floor and to add shutters to all of the second-story windows on this elevation. The new window will create a pair of windows in the second floor above the proposed kitchen bump-out. Evaluation of windows is to be subject to moderate scrutiny under the *Design Guidelines*. Staff finds that a new window in this location will not have a significant impact on the historic character of the house and will create a balanced appearance for this elevation. Specifications and dimensions for this window were not submitted for this preliminary consultation, and Staff recommends that the details for an existing sash window of matching dimensions be submitted with the HAWP to demonstrate the new window will match the appearance of the existing. Staff finds that introducing the shutters on the right elevation will regularize the appearance of the house and would improve its appearance, even though they may not have been an original feature. The level of detail on the house shows that the right elevation was regarded as the rear as far as the hierarchy of detail. Staff recommends that the shutters be wood, operable, and large enough to fully cover the window, even though they may never be used. This recommended condition comes both from the objective of architectural elegance, under the *Design Guidelines*, and is consistent and compatible with the historic appearance of the house under 24A-8(b)(2).

At the rear, the applicant proposes to introduce a new six-over-six window on the second floor to the left of an existing six-over-six window. This new window will not be visible from the public right-of-way and appears to match the existing window in appearance and shutters, but details for this need to be submitted with the HAWP application. The *Design Guidelines* state that alterations that are not visible from the public right-of-way should be approved as a matter of course. Below the new window the applicant proposes to install a new, wider, set of French doors. The new doors will have a much larger set of side-lites. Staff finds that this change not be visible from a public right-of-way and should be approved as a matter of course.

The window replacement and installation appear to be consistent with the historic character of the house and surrounding district and Staff would recommend approval of these changes with the following work:

- Details of the existing wood windows;
- Details of the proposed replacement windows demonstrating that they match in dimensions, materials, and profiles;
- Details of the proposed shutters on the right and left elevations.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a HAWP.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dauid.e.jones@boer.com Contact Person: DAVID JONES
 Daytime Phone No.: 202-332-1200

Tax Account No.: _____

Name of Property Owner: ALEX NEPHEW & KATHRYN DOYLE Daytime Phone No.: 917-640-7727

Address: 5914 CEDAR PARKWAY, CHEVY CHASE, MD. 20815
Street Number City State Zip Code

Contractor: BANKS DEVELOPMENT Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DAVID JONES Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 5914 Street: CEDAR PARKWAY

Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: W. KIRKE

Lot: W Block: _____ Subdivision: _____

Liber: 17209 Folio: 84 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reze
☐ 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: _____

1B. Construction cost estimate: \$ _____

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.

David Jones
 Signature of owner or authorized agent

2.19.19.
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

CATEGORY 2 COLONIAL REVIVAL IN CHEVY CHASE
VILLAGE HISTORIC DISTRICT

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

REPLACE EXISTING SIDE MUDROOM PORCH WITH
NEW PORCH & KITCHEN BUMP-OUT. ADD NEW
BAY IN EXISTING DINING ROOM AND NEW 3RD
FLOOR DORMER ON BACK OF HOUSE.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

ALEX NEPHEW & KATHRYN DOYLE
5914 CEDAR PARKWAY
CHEVY CHASE, MD 20815

Owner's Agent's mailing address

DAVID JONES
JONES & BOER ARCHITECTS
1739 CONNECTICUT AVENUE NW
WASHINGTON, DC 20009

Adjacent and confronting Property Owners mailing addresses

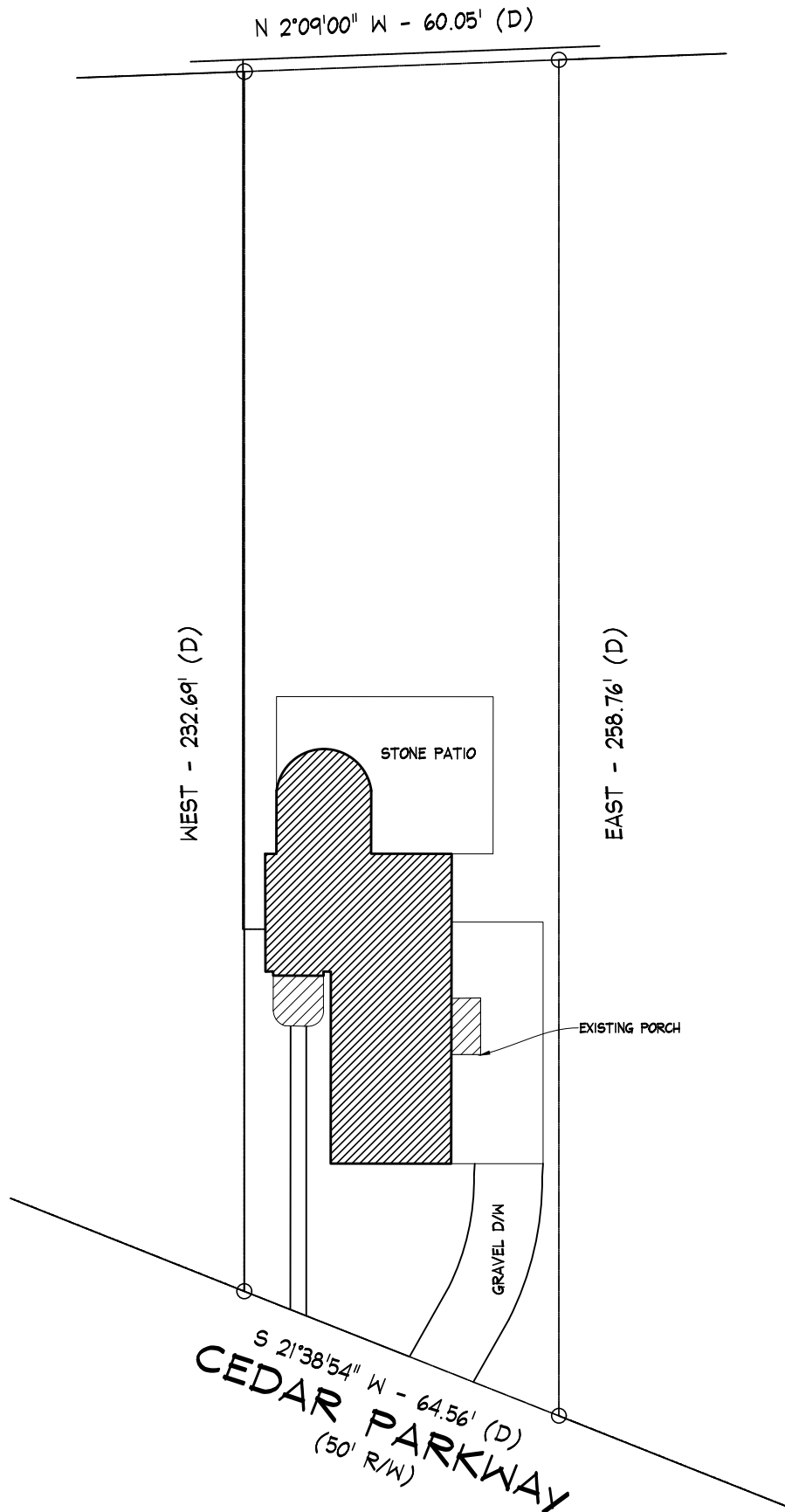
BLAKE & SYDNEY BATH
5912 CEDAR PARKWAY
CHEVY CHASE, MD 20815

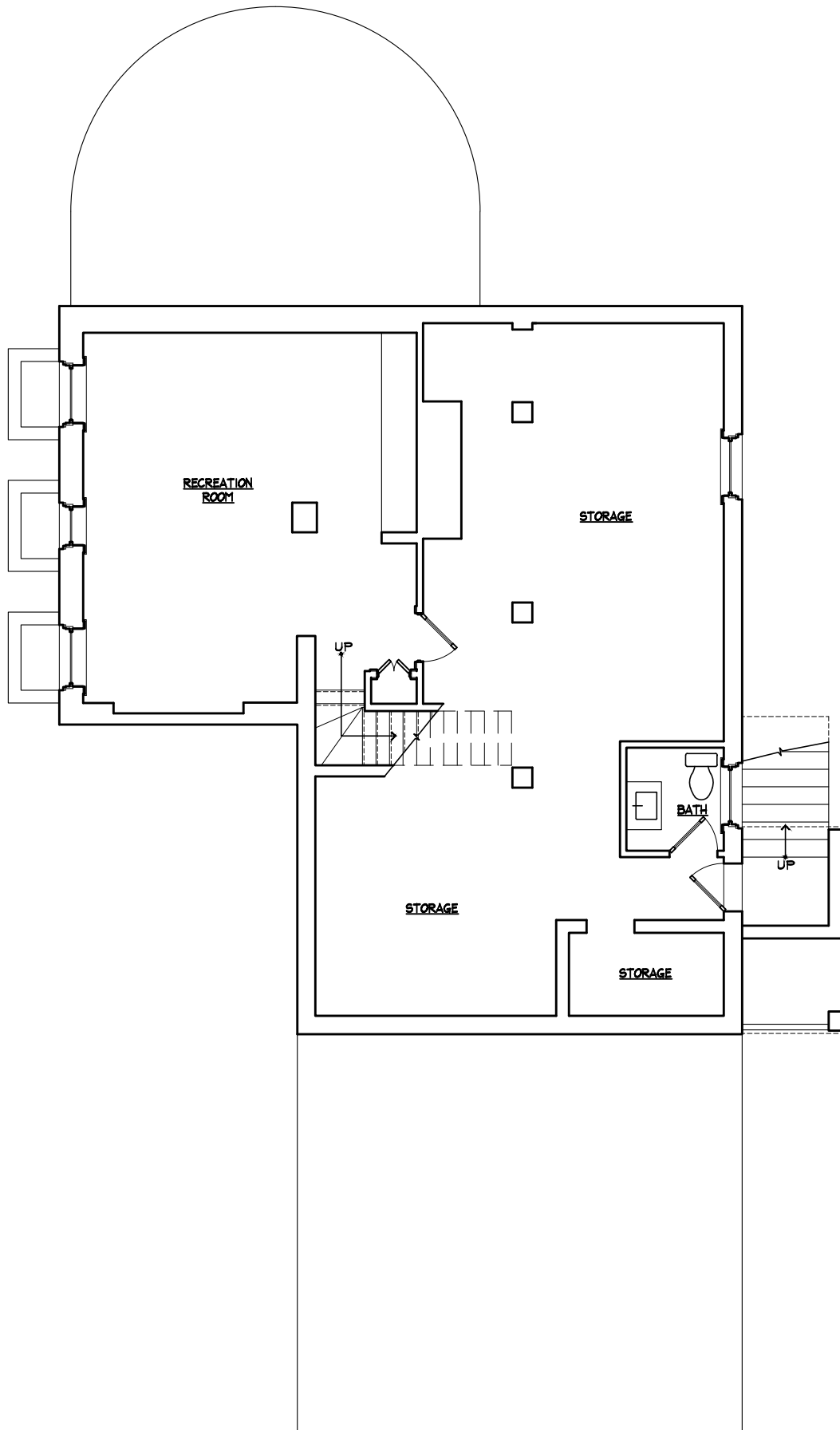
ROBERT & REBECCA NICHOLS
5918 CEDAR PARKWAY
CHEVY CHASE, MD 20815

PATRICK DORTON & ERIN GRAEFE
5921 CEDAR PARKWAY
CHEVY CHASE, MD 20815

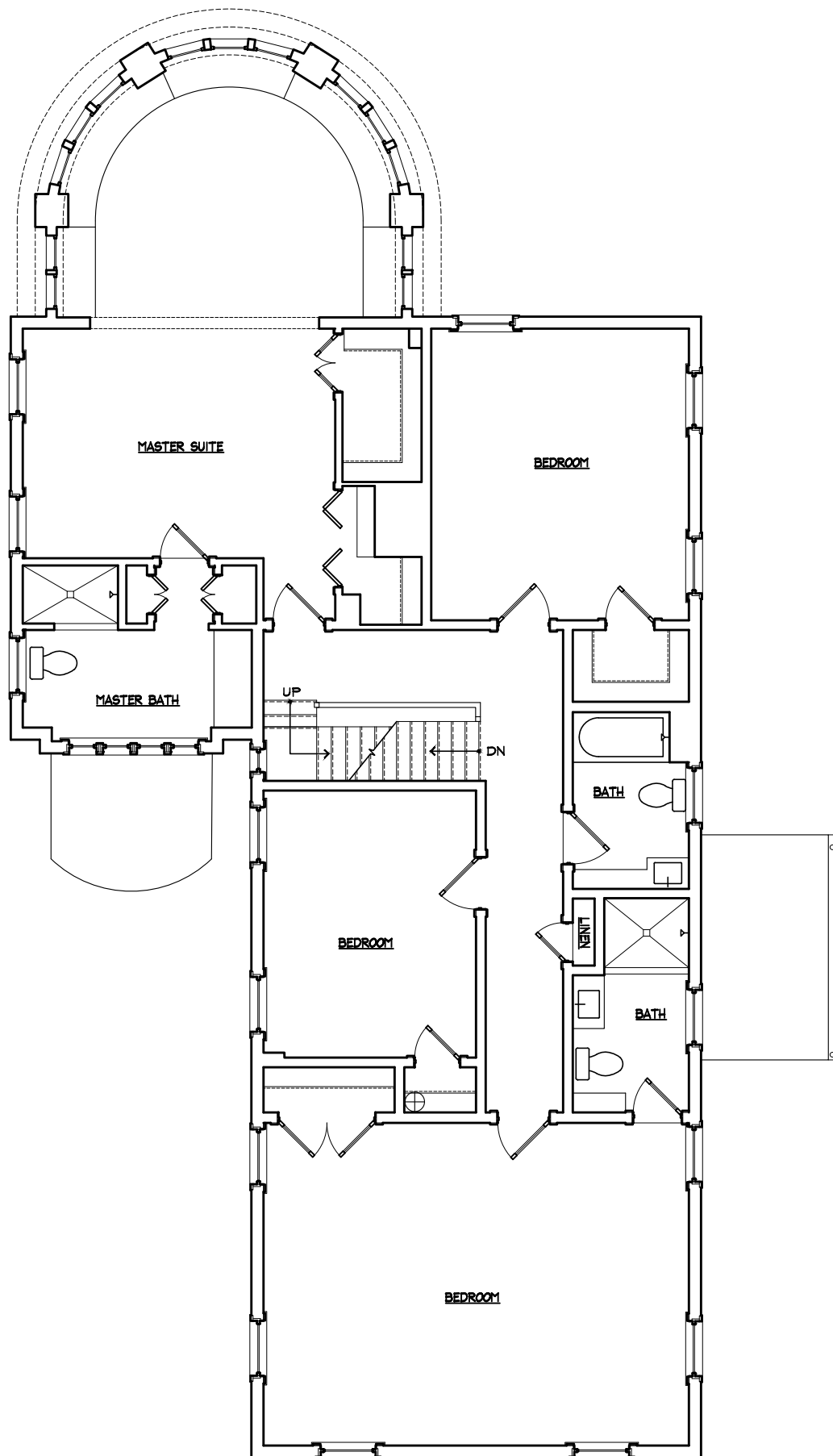
*ESTATE FOR SALE
33 W KIRKE
CHEVY CHASE, MD 20815

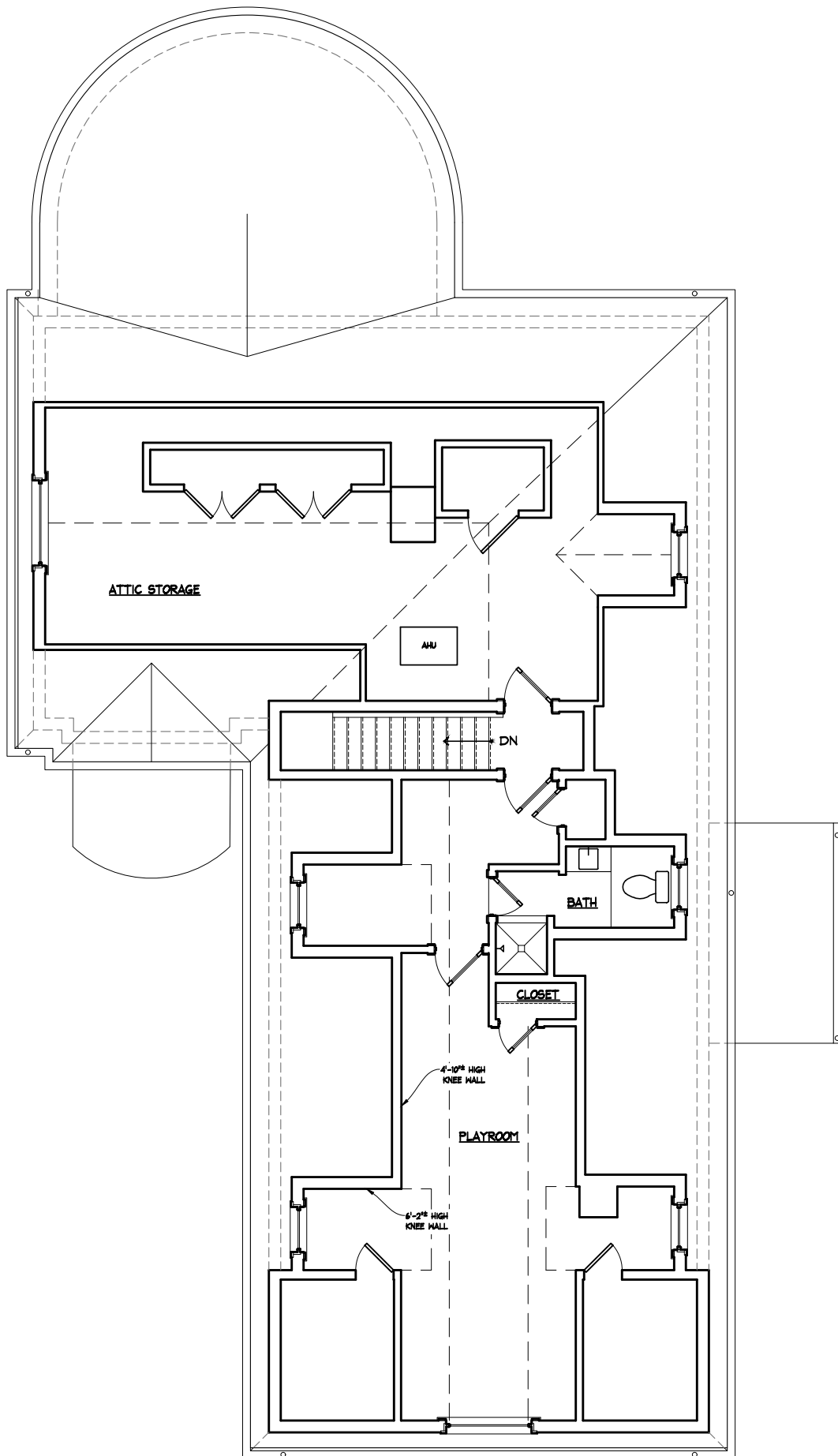
LUKE O'BOYLE
CHEVY CHASE CLUB
6100 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815

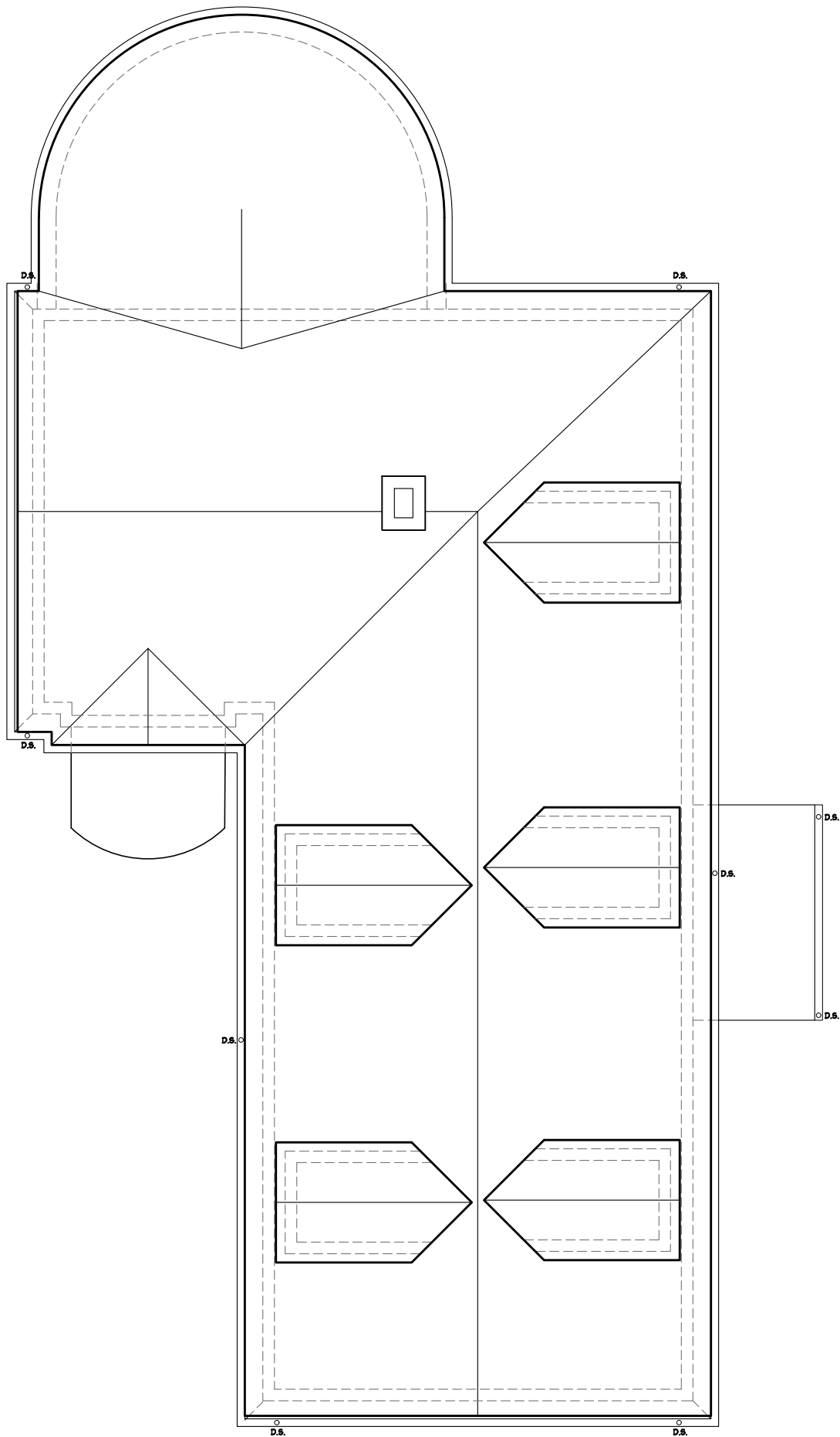






















Front of house



South side of house



Back of house



North side of house



Entrance



Back of bay

