

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5904 Cedar Parkway, Chevy Chase	Meeting Date:	9/11/2019
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	9/4/2019
Applicant:	David O'Neil & Laura Billings (David Jones, Architect)	Public Notice:	8/28/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-19KK REVISION	Staff:	Dan Bruechert
Proposal:	Alterations and New Construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the revisions to the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
 STYLE: Eclectic
 DATE: c. 1918

The house is placed on the right side of a double-width lot. The stucco-clad house is set on a stone foundation and is two stories tall with a slate roof. The house form is complex and is best described as a variant of an L-shaped plan. The left side of the house has a two-story sun porch with a hipped slate roof. To the right of the sun porch is the front facing gable of the L, with a two-story hipped projection to the right. The house has metal casement windows throughout in a variety of configurations, with large timber lintels over the larger window openings. There are non-historic additions to the rear of the house. To the left of the house is a stone and wood arbor/ pergola that terminates in a large stone folly. There are formal terraced grounds to the rear of the arbor. To the right of the house is a very narrow asphalt driveway that leads to a detached, 3-bay garage.



Figure 1: Subject property shown with surrounding district.

BACKGROUND

A HAWP for this project was approved by the HPC on September 19, 2018.

PROPOSAL

The applicant proposes two changes to the previously approved HAWP:

- New construction of a chimney on the rear addition; and,
- Replacement of one of the rear windows.

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.

- 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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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

The applicant proposes to make two revisions to the previously approved HAWP. First, the applicant proposes to add a chimney to the approved rear addition. Second, the applicant proposes removing a rear wood window and proposes replacing it with a wood window in matching details. Staff finds that these changes are compatible with the requisite guidance and recommends approval of the revised HAWP.

New Chimney

The applicant proposes installing a chimney on the north elevation of the rear addition that was approved as part of the previous HAWP in September 2018. The chimney will be approximately 26' (twenty-six feet) tall and covered in stucco to match the exterior of the house and addition. Staff finds that the exterior treatment of the chimney is compatible with the historic house (24A-8(b)(2)). Due to the massing of the house and the placement of the chimney at the north side of the rear addition, Staff finds that the proposed chimney will not be visible from the public right-of-way. Staff finds that the chimney is appropriate under Chapter 24A and the *Design Guidelines*, which state, "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." Staff recommends approval of the proposed chimney.

Rear Window

The applicant has examined the bi-fold window on the second floor at the rear (bubbled in the submitted plans) and discovered that it sags significantly when opened. Additionally, the window has some damage caused by water infiltration. The historic window and/or window hardware appear to have been under-engineered for the large size of the window and are failing. The applicant proposes to replace this wood window with a new wood casement window matching the materials, dimension, and configuration (per Standard 6). As this window is on the rear of the house, its removal and replacement will not have a significant visual impact on the surrounding district. *Design Guidelines* state windows not visible from the right-of-way are to be reviewed under lenient scrutiny. Staff finds that the materials, dimension, and configuration of the proposed window are all compatible with the historic house. Staff recommends approval of the proposed rear window removal.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1),(2), and (d)*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Chevy Chase Village Historic District Design Guidelines*, and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #6, #9, and #10,

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: david@jonesboer.com Contact Person: DAVID JONES
Daytime Phone No.: 202-332-1200

Tax Account No.: _____
Name of Property Owner: DAVID O'NEIL & LAURA BILLINGS Daytime Phone No.: 301-654-1970
Address: 5904 CEDAR PARKWAY, CHEVY CHASE MD. 20815
Street Number City Street Zip Code

Connector: _____ Phone No.: _____

Contractor Registration No.: _____

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

LOCATION OF BUILDING/PERMIT

House Number: 5904 Street: CEDAR PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: IRVING ST.
Lot: P 731 Block: _____ Subdivision: CHEVY CHASE SECTION 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- ☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE

- ☐ AC ☐ 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 EXTENSION/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

5.22.18.

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 I IN THE CHEVY CHASE VILLAGE
HISTORIC DISTRICT. HOUSE HAS LATER
ADDITIONS.

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

REMOVE LATER ADDITIONS ON THE REAR OF THE
HOUSE. REMOVE DETACHED GARAGE. ADD NEW
BAY AND FAMILY ROOM TO THE REAR WITH NEW
SCREENED PORCH TO THE SIDE. ADD POOL, WALKS
AND TERRACE. ADD OUTBUILDING. ENLARGE REAR
DORMER. REPLACE NON-CONTRIBUTING WINDOWS.

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

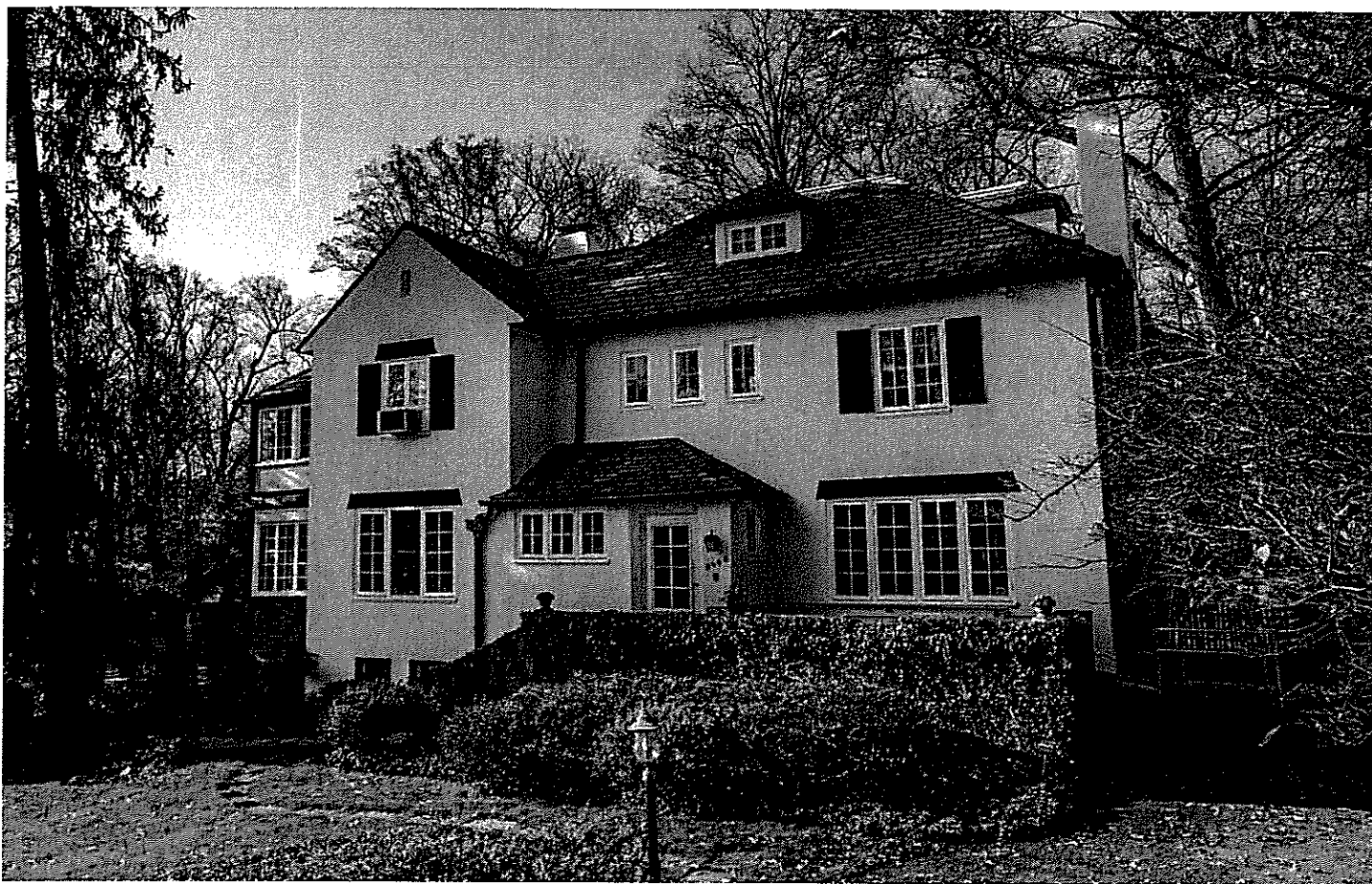
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

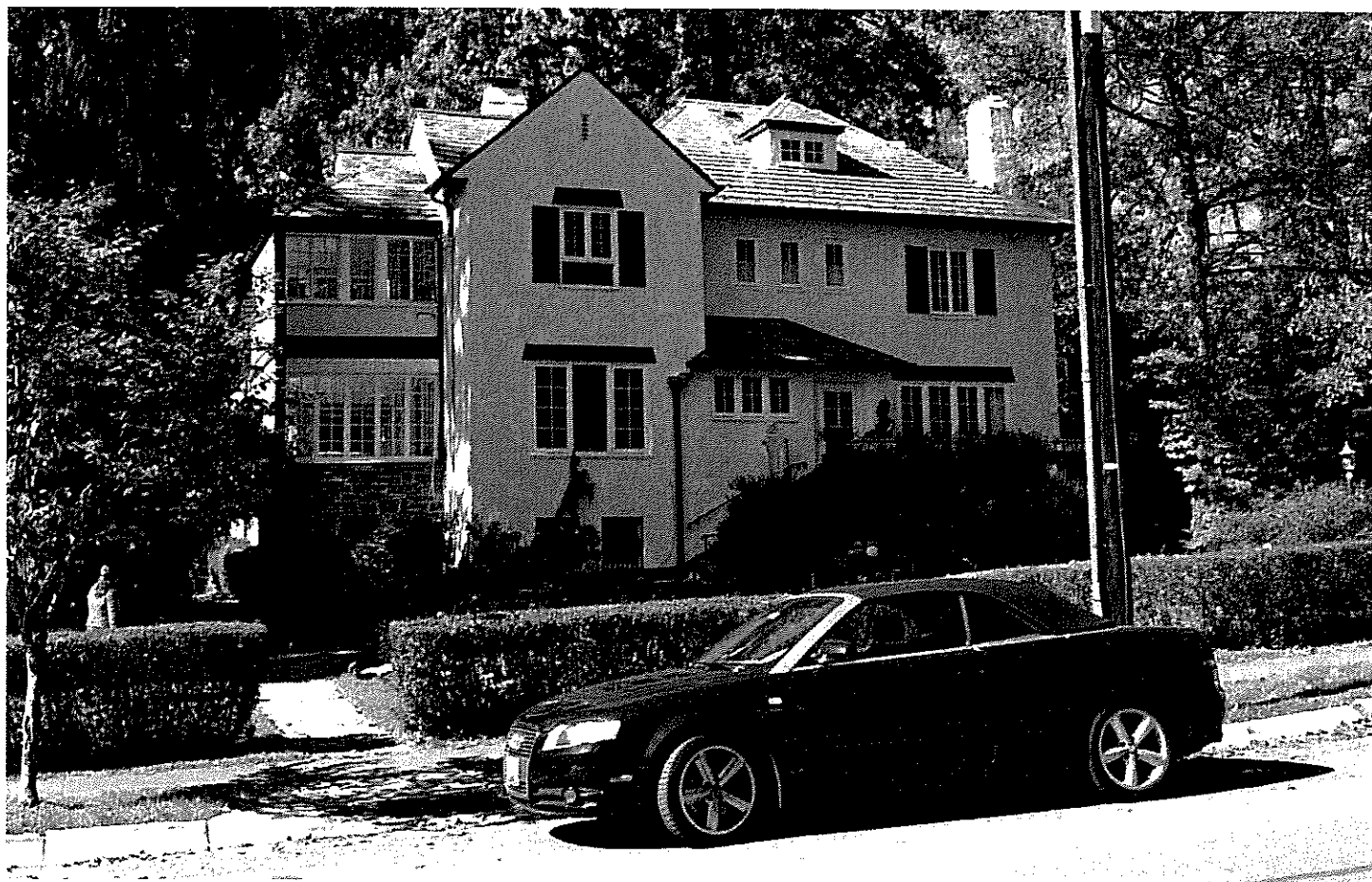
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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 LAURA BILLINGS & DAVID O'NEIL 5904 CEDAR PARKWAY CHEVY CHASE MD 20815	Owner's Agent's mailing address DAVID JONES JONES & BOER ARCHITECTS 1739 CONNECTICUT AVE NW WASHINGTON DC. 20009.
Adjacent and confronting Property Owners mailing addresses	
JOHN D & ELLEN F. TALBOTT 5906 CEDAR PARKWAY CHEVY CHASE MD 20815	PETER W. & GENIE B ASMUTH 5810 CEDAR PARKWAY CHEVY CHASE MD 20815
MARTIN & LOREI WEINSTEIN 5815 CEDAR PARKWAY CHEVY CHASE MD 20815	JOHN & NANCY ELLIOTT 37 WEST IRVING ST. CHEVY CHASE MD. 20815



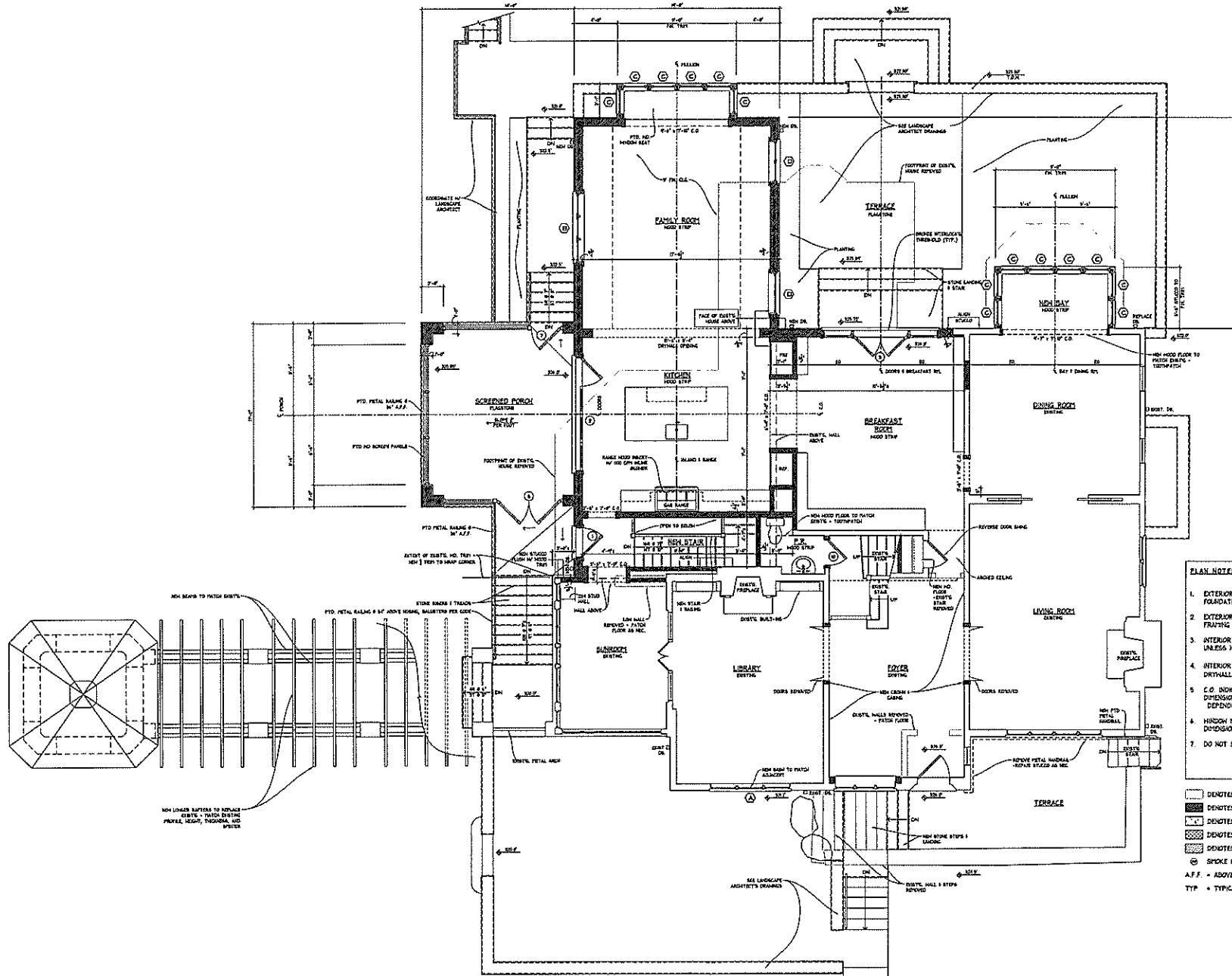
Existing East elevation from Cedar Parkway



Existing East elevation from Cedar Parkway

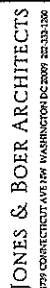


October 24, 2018 Approval



- PLAN NOTES:**
1. EXTERIOR DIMENSIONS TO FACE OF STUCCO AND/OR FOUNDATION WALL
 2. EXTERIOR FRAME WALLS ARE BEARING 2x6 STUD FRAMING U.N.O.
 3. INTERIOR DIMENSIONS TO FINISHED DRYHALL UNLESS NOTED OTHERWISE
 4. INTERIOR WALLS 2x6 STUD FRAMING 1/2" TO FIN. DRYHALL UNLESS NOTED OTHERWISE
 5. C.O. INDICATES A CASED OPENING, FINISHED DIMENSIONS. SEE DETAILS FOR C.O. TYPE, DEPENDING ON HALL FINISHES & LOCATION
 6. HIDDEN HULL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS
 7. DO NOT SCALE PLANS

- EXISTING HALL REMOVED
- NEW HALL
- NEW CONCRETE HALL
- NEW CMU
- NEW STONE VENEER
- SMOKE & CARBON MONOXIDE DETECTOR
- A.F.F. = ABOVE FINISHED FLOOR
- TYP. = TYPICAL

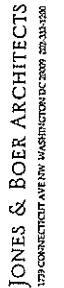
© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 421–428

DATE:
25 JULY 2018
HPC SET

WEST ELEVATION
1/4" = 1'-0"

BILLINGS O'NEIL RESIDENCE
5904 CEDAR PARKWAY
CLINTON, MISSISSIPPI 38905

Example: $\text{H}_2\text{O} + \text{H}^+ \rightleftharpoons \text{H}_3\text{O}^+$

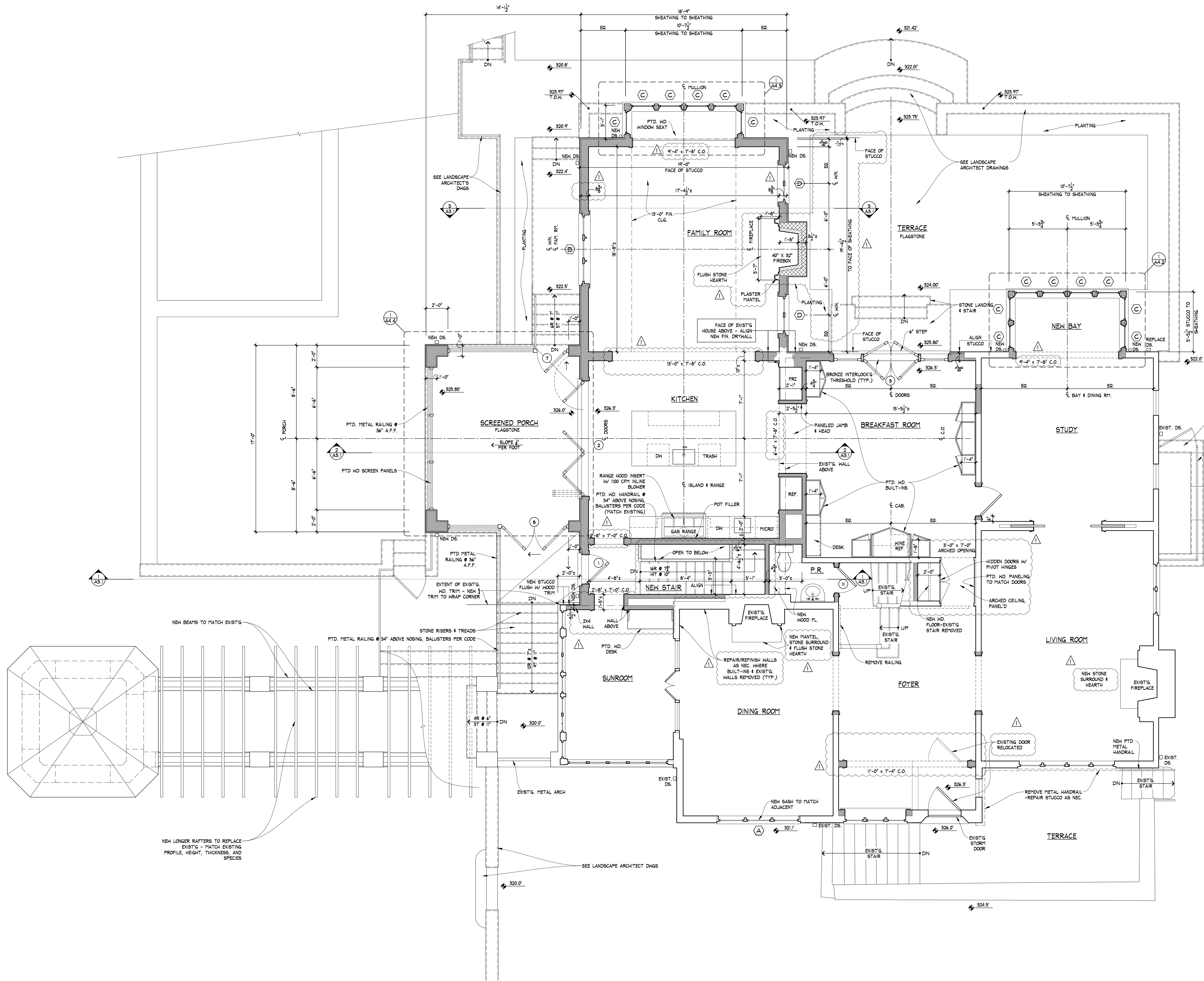


DATE: JULY 2018
E SET

NORTH ELEVATION
1/4" = 1'-0"

5004 CEDAR PARKWAY
CHIEFY CHASE, MD 20815

A2.4

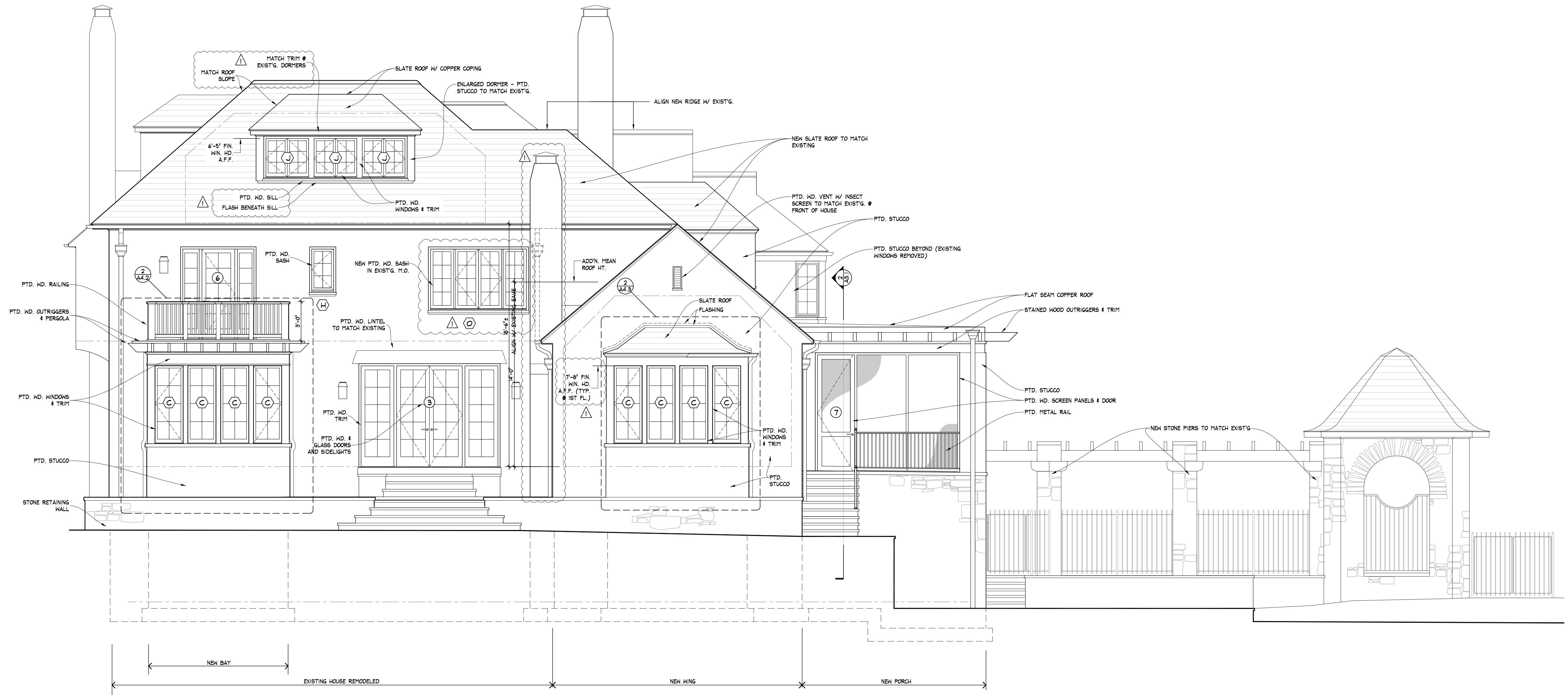


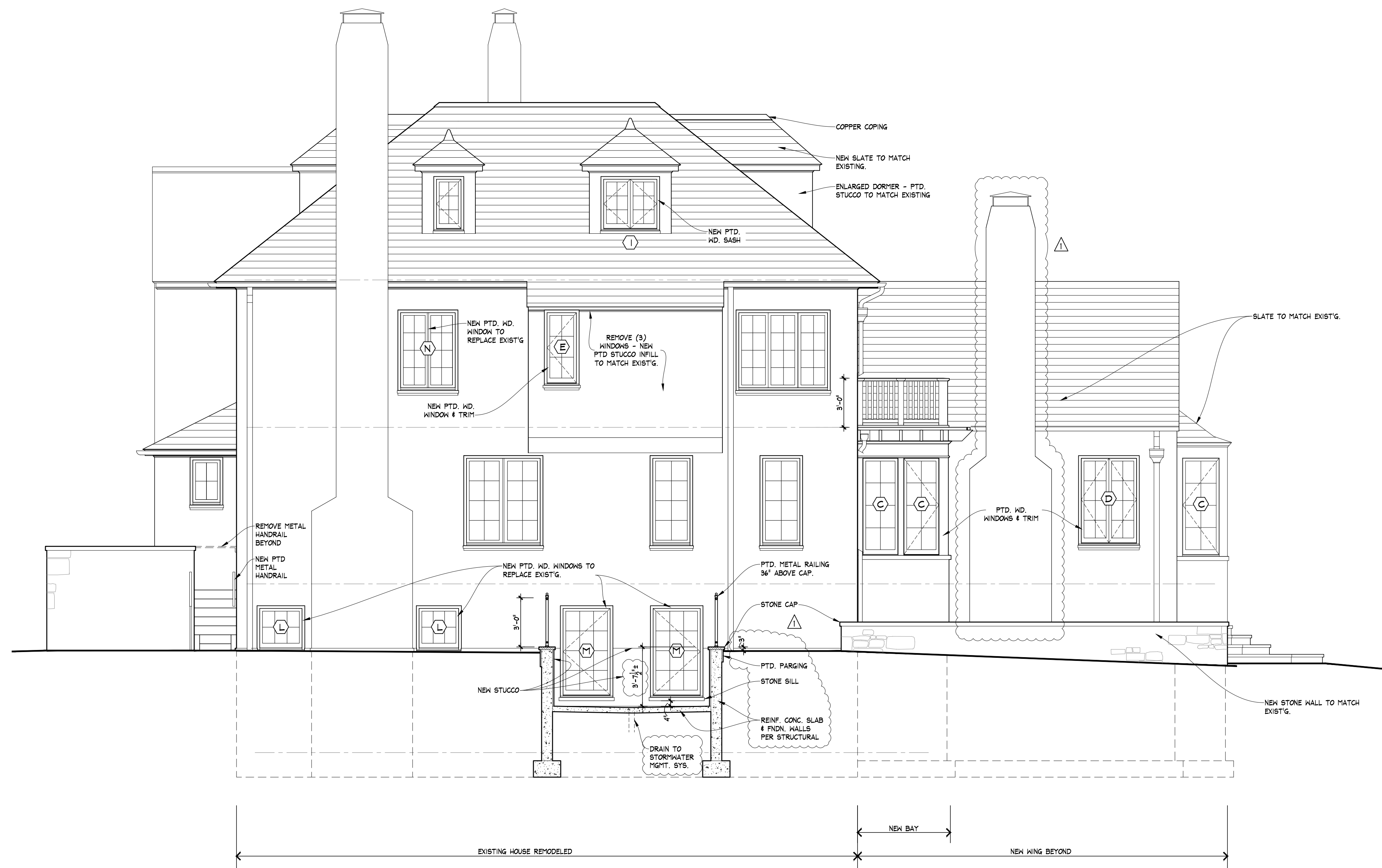
NEW LONGER RAFTERS TO REPLACE EXIST'G - MATCH EXISTING PROFILE, HEIGHT, THICKNESS, AND SPECIES

PLAN NOTES:

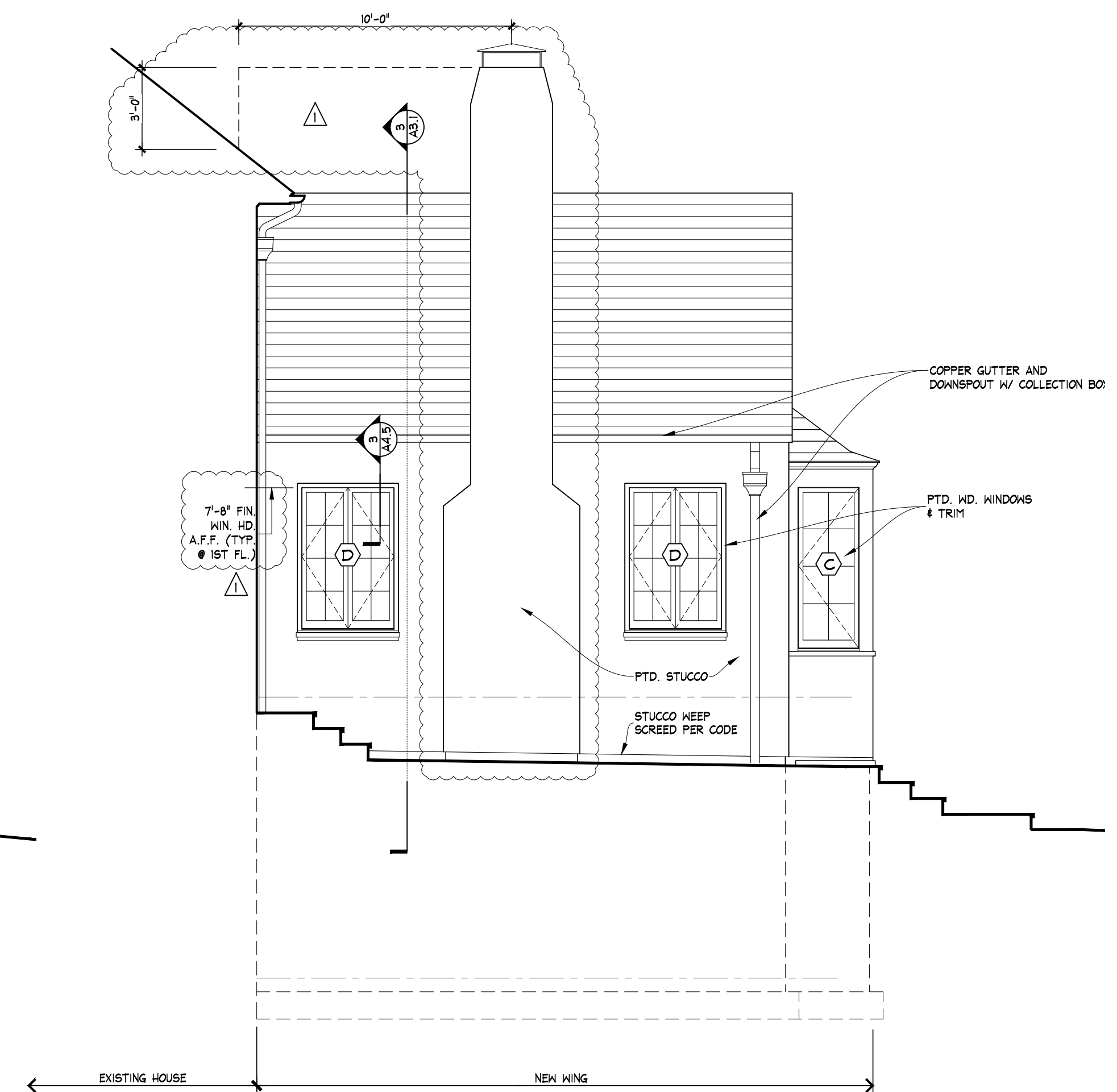
1. EXTERIOR DIMENSIONS TO FACE OF STUCCO AND/OR FOUNDATION WALL U.N.O.
2. EXTERIOR FRAME WALLS ARE BEARING 2x8 STUD FRAMING U.N.O.
3. INTERIOR DIMENSIONS TO FINISHED DRYWALL UNLESS NOTED OTHERWISE
4. INTERIOR WALLS 2x6 STUD FRAMING $6\frac{3}{4}$ " TO FIN. DRYWALL UNLESS NOTED OTHERWISE
5. C.O. INDICATES A CASSED OPENING, FINISHED DIMENSIONS.
6. WINDOW MULL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS.
7. DO NOT SCALE PLANS - CONTACT ARCHITECT REGARDING ANY CONFLICTS OR QUESTIONS

- DENOTES NEW FRAME WALL
- DENOTES NEW CONCRETE WALL
- DENOTES CMU
- DENOTES NEW STONE VENEER
- Ⓢ SMOKE & CARBON MONOXIDE DETECTOR
- A.F.F. = ABOVE FINISHED FLOOR
- TYP. = TYPICAL
- WD. = WOOD
- PTD. = PAINTED
- U.N.O. = UNLESS NOTED OTHERWISE
- C.O. = CASSED OPENING





2 NORTH ELEVATION
SCALE 1/4"=1'-0"



1 NORTH ELEVATION OF NEW WING
SCALE 1/4"=1'-0"