**EXPEDITED**
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<table>
<thead>
<tr>
<th>Address:</th>
<th>Meeting Date:</th>
<th>5804 Cedar Pkwy., Chevy Chase</th>
<th>9/25/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Report Date:</td>
<td>Contributing Resource</td>
<td>9/18/2019</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Chevy Chase Village Historic District</td>
<td></td>
</tr>
<tr>
<td>Case Number:</td>
<td>Tax Credit:</td>
<td>35/13-19NN</td>
<td>n/a</td>
</tr>
<tr>
<td>Applicant:</td>
<td></td>
<td>Kimberly Crocker</td>
<td></td>
</tr>
<tr>
<td>Proposal:</td>
<td></td>
<td>Fence Replacement</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Staff: Dan Bruechert</td>
<td></td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:**

- [✓] Approve
- [ ] Approve with conditions

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Chevy Chase Village Historic District

**STYLE:** Colonial Revival

**DATE:** 1918

*Figure 1: 5804 Cedar Pkwy. is at the southwest edge of the Chevy Chase Village Historic District.*
PROPOSAL

The applicant proposes removing the existing 4’ (four-foot-tall) wood fence surrounding the rear of the property with a new 4’ 4” (four-foot, four inch) wood picket fence. The replacement fence will include three gates; two 4’ (four foot) gates - one to the north of the house and one to the south of the house, and a 10’ (ten foot) gate for vehicle access from Hesketh St.

The entirety of the fence is behind the rear wall plane of the house and, as this house is at both the south and west terminus of the district, the proposal will have a minor impact on the historic character of the house or surrounding district. Staff recommends approval.

APPLICABLE GUIDELINES

The use of the expedited review form is supported by the two items on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

2. Modifications to a property, which do not significantly alter its visual character.

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

(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;

(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 the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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 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, #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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Crockerke@outlook.com
Contact Person: Kimberly Crocker
Daytime Phone No.: 301-686-0885

Tax Account No.: 16-07-03349324
Name of Property Owner: Kimberly Crocker
Daytime Phone No.: 301-640-0885
Address: 5804 Cedar Dr, Chevy Chase, MD 20815
Cedar Parksey

Contractor: Builders Fence
Phone No.: 302-820-0967
Contractor Registration No.: 127411

Agent for Owner: Edward Hall
Daytime Phone No.: 703-820-0967

LOCATION OF WORK PERMIT

House Number: 5804
Street: Cedar Parksey
Nearest Cross Street: Hosketh

Lot: 43Z Block: 602 Subdivision: section 2, Chevy Chase

PART ONE - TYPE OF PERMIT, TAXATION AND PERMITS

1A. CHECK ALL APPLICABLE:
☐ Construct ☑ Extant ☑ Alter/Remodel
☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☑ Install ☑ Wreck/Remodel
☐ Solar ☑ Fireplace ☐ Woodburning Stove ☑ Single Family
☐ Revision ☑ Repair ☑ Revocable

1B. Construction cost estimate: $ 9,450.00

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO - COMPLIANCE WITH CONSTRUCTION LAW AND EXEMPTIONS

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 UNDER FENCE OR RETAINING WALL

3A. Height: 4 feet

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 I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kimberly Crocker
Signature of owner/authorized agent

8/8/19

Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      Replacing existing wooden fence with
      4" high Cedar 2"x2" Mortise and
      4" high posts and 12" gate
      Posts will have
      New England caps and will be set in dry
      packed cement footers.
      The color will remain natural wood, like
      the existing (current) fence.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      We will strive to maintain the look of the
      fence - color, height, fence lines, and gates.
      Project is to replace a rotted, falling down fence
      with a similar fence to improve curb appeal
      of the house. The aesthetic value of the house will
      improve.

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, pools, 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, content.
      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 Adjoining and Confronting Property Owners
   For ALL projects, provide an accurate list of adjoining 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.

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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>5804 Cedar Parkway</td>
<td>Scott Ruete</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Builder’s Fence</td>
</tr>
<tr>
<td></td>
<td>41330 Hercore Circle Suite 140</td>
</tr>
<tr>
<td></td>
<td>Sterling, VA 20160</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monroe and Rosalind Neuwan</td>
</tr>
<tr>
<td>5802 Cedar Parkway</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Paul and Margaret Cromelin</td>
</tr>
<tr>
<td>5806 Cedar Parkway</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

|Clifton and Elizabeth Dagard                          |
|29 Hesketh Street                                     |
|Chevy Chase, MD 20815                                  |
|104 Hesketh Street                                    |
|Chevy Chase, MD 20815                                  |

|Dorothy and Robert Snyder, Jr.                        |
|105 Hesketh Street                                    |
|Chevy Chase, MD 20815                                  |
|Chevy Chase Club                                      |
|6100 Connecticut Ave.                                 |
|Chevy Chase, MD 20815                                  |
Existing Property Condition Photographs (duplicate as needed)

see attached photos

Detail:______________________________________________________________

Detail:______________________________________________________________

Applicant: Kimberly Crocker
Driveway gate on Hesketh Street - wood rotted on top. Rail missing on right gate. Broken pickets.
Left side gate of 5804 Cedar Parkway - wood rot. Gate doesn’t latch. Lichens covering softened, rotted wood.
Right side gate of 5804 Cedar Parkway.
Missing pickets. Considerable wood rot.
Fence doesn't latch. Considerable decay on fence posts.
Site Plan

see attached

Shade portion to indicate North

Applicant: Kimberly Crocker
SURVEYOR'S CERTIFICATE:

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no visible encroachments.

Date: 1-1-99

I hereby certify that I have carefully surveyed the property as shown by this plat and iron pipe are in place as shown.

Date: [Signature]

W. L. MEKINS, Inc.
Registered Land Surveyor #2134
3101 Ritchie Road
Forestville, Maryland 20747

Fax (301) 736-5364 736-7115 736-5366 736-6367
Kimberly Crocker
5804 Cedar Parkway
Chevy Chase, MD 20815
301-640-0885

209' 4' high WRC MONUMENT PICKET - STRAIGHT TOP Fencing

CUSTOMER'S SIGNATURE DATE

CROCKER RESIDENCE

07/19/2019
Date: 7-19-19   Job Number:   County: MOCO
Name: Kimberly Crocker
Address: 5804 Cedar Parkway
City: Chevy Chase   State: MD   Zip: 20815
Job Site Address:
Home Phone: 301-640-0885   Work Phone:
Project Description ( Goods and Services Sold):
crockerkf@outlook.com

Fence Project:
Remove & haul old fence.
Install approx. 209' 4' high Cedar 2"x2" Monument Picket fence (spaced 1.5") with 2-2x4x8' Cedar Runners, 2-4' wide gates, on all treated 4" line posts & 6" gateposts with New England Caps and set in dry packed cement footers.
Reface existing Steel Gate (dbl) and spray paint black before new pickets go on.

Total: $11,120-15% Discount= $9,450.

Job Notes:

Fence to be level with higher grade. (Customer to fill in gaps)
Fence following flow of ground. (Fence will be uneven at top)
Each section to slope as dictated by the grade. May result in large gaps under the fence. (Customer to fill in gaps)

All Angie's List and Web Site Discounts are included in price
Exclusions: Core-drilling/boring/blasting, power/electric supply, seed/sod/straw, operator replacement/repair, engineering, survey.

Total Contract Price: $9,450
Deposit: $3,150
Due Upon Substantial Completion: $6,300
Estimated Start Date: 4-6 Weeks
Estimated Completion Date: 1-2 Days

The projected dates are contingent upon obtaining approved financing, permits, H.O.A., any other conditions beyond Seller's control.

Customer agrees to pay the Total Price for such materials and labor, pursuant to the Payment Terms provided at left. All materials are to be @2 pressure treated southern yellow pine unless otherwise stated. Interest at the rate of 2% per month will accrue on all past due accounts. Builders Fence Company will not accept out of state checks.

BUYERS RIGHT TO CANCEL: If this agreement was solicited at a residence and you do not want the goods or services, you the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See Notice of Cancellation for an explanation of this right.

Acceptance: The construction proposal contained herein, including the specified price, payment terms, construction specifications, and other terms and conditions on the reverse side of this contract, is hereby ACCEPTED.

Builders Fence Company
Authorized Representative's Signature

Scott Benjamin Ruetel Sr.
Authorized Representative's Printed Name

Buyer(s)    Date
CHANGE ORDER FORM

Customers Name: Crocker

Customers Address: Same

Description of Change Order: Use all 6" x 6" posts and 6" Mahogany NE Caps
$9450

top and bottom 2x4 inside runners and 1x4

Original Contract Amount: $6300

top and bottom front face boards

Original Contract Date: 8-5-19

Original Balance: $6300

Deposit Paid: $3150

Change Order Amount $1170

15% Discount Included

New Job Total $10,620

New Job Balance $7,470

Comments:

Customer Signature: [Signature]

Date: 8/27/19

Printed Name: [Signature]

Kimberly Crocker

> The Terms and Conditions from the original contract remain enforceable

> Submit with updated Work order and a copy of the approved Job Break Down
16 POSTS
93" TOP RAIL
93" BOTTOM RAIL
MONUMENT X 48" PICKET
7941" PICKET SPACING
1" GAP FROM GROUND

BUILDERS FENCE COMPANY
44330 Mercure Circle, Suite 140
Dulles, VA 20166
703-820-0967

DRAWN BY: 07/19/19            SCALE:             PAGE:
REVISED: 07/19/19              FILE: 1 of 1

4' WRC MONUMENT PICKET - STRAIGHT TOP
Monument Picket

proposed fence: 5304 Cedar Parkway
Cherry Chase, MD 20815
Kimberly Crocker