

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

<b>Address:</b>	5804 Cedar Pkwy., Chevy Chase	<b>Meeting Date:</b>	9/25/2019
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	9/18/2019
<b>Review:</b>	HAWP	<b>Public Notice:</b>	9/11/2019
<b>Case Number:</b>	35/13-19NN	<b>Tax Credit:</b>	n/a
<b>Applicant:</b>	Kimberly Crocker	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fence Replacement		

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**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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Crockerkf@aolhook.com Contact Person: Kimberly Crocker  
Daytime Phone No.: 301-640-0885  
Tax Account No.: 16-07-03349324  
Name of Property Owner: Kimberly Crocker Daytime Phone No.: 301-640-0885  
Address: 5804 Cedar Sprywy Chevy Chase MD 20815  
Street Number City State Zip Code  
Contractor: Builders Fence Phone No.: 703 820-0967  
Contractor Registration No.: 127411  
Agent for Owner: Edward Hall Daytime Phone No.: 703 820 0967

### LOCATION OF BUILDING/PERMIT

House Number: 5804 Street: Cedar Parkway  
Town/City: Chevy Chase Nearest Cross Street: Hesketh  
Lot: 4+5 Block: 62 Subdivision: Section 2, Chevy Chase  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PAINTATION/ALTER

#### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☒ Alter/Renovate  
☐ Move ☒ Install ☐ Wreck/Raze  
☐ 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: \$ 9,450.00

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 4 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

on existing fence line

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 or authorized agent

8/8/19  
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:

Replacing existing wooden fence with  
4' high Cedar 2"x2" monument picket  
fence with 4" line posts and 6" gate  
posts at existing gates. 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:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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.
- 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**

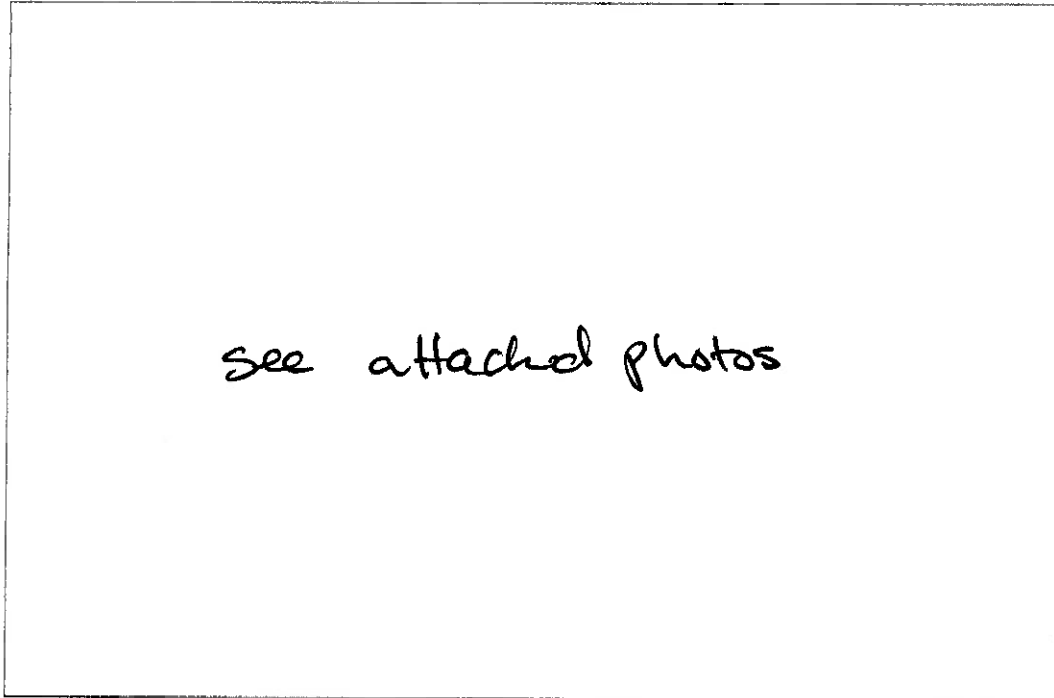
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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.

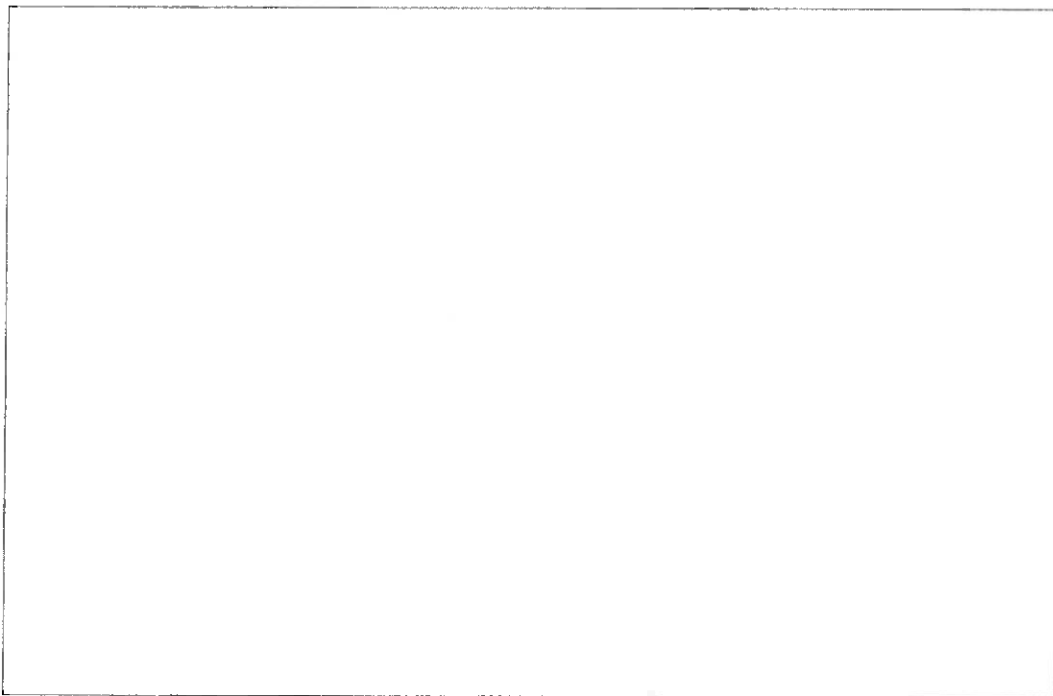
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p>5804 Cedar Parkway          Chevy Chase, MD          20815</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Scott Rietz          Builder's Fence          44330 Mercore Circle          Suite 140          Sterling, VA 20166</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Monroe and Rosalind Newman          5802 Cedar Parkway          Chevy Chase, MD          20815</p>	<p>Paul and Margaret Cromelin          5806 Cedar Parkway          Chevy Chase, MD          20815</p>
<p>Clifton and Elizabeth Dagard          29 Hesketh Street          Chevy Chase, MD          20815</p>	<p>104 Hesketh Street          Chevy Chase, MD          20815</p>
<p>Dorothy and Robert Snider, Jr.          105 Hesketh Street          Chevy Chase, MD          20815</p>	<p>Chevy Chase Club          6100 Connecticut Ave.          Chevy Chase, MD          20815</p>

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

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Applicant: Kimberly Crocker

Page: \_\_



5804 Cedar Parkway  
Cherry Chase, MD  
20815



Driveway gate on Hesketh Street -  
wood rotted on top. Rail missing on  
right gate. Broken pickets.





5804 Cedar Parkway  
Cherry Chase, MD  
20815

Left Side gate of 5804 Cedar Parkway -  
wood rot. Gate doesn't latch. Lichens covering  
softened, rotting wood.

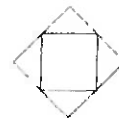


5804 Cedar Parkway  
Cherry Chase, MD  
20815

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

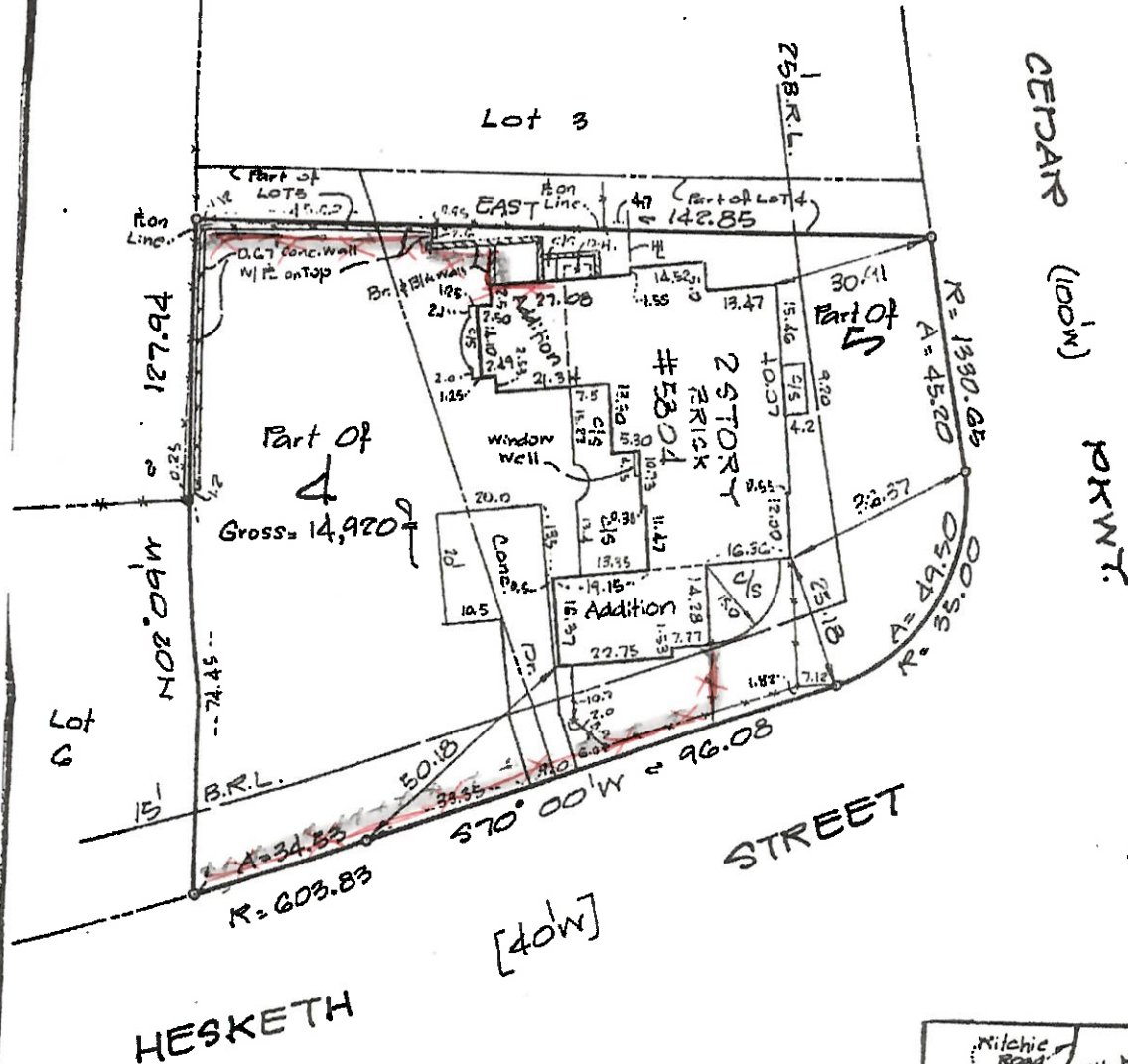
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5804 Cedar Parkway  
Chevy Chase, MD

Part of Lots 4 & 5 Block 62  
Sec. 2, CHEVY CHASE  
Montgomery County, Md  
Recorded Book 3 Plat 213

CROCKER  
PLAT FOR  
48" FENCE

SCALE: 1" = 30'



The property shown herein is not within  
Zone A-Special Flood Hazard Areas as  
shown on F.M.A. Flood Insurance Rate Maps

#### SURVEYOR'S CERTIFICATES:

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 W. L. MECKINS, INC.

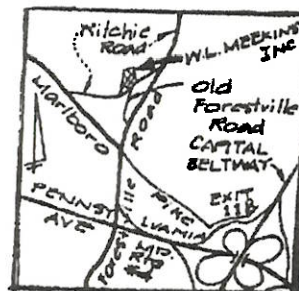
I hereby certify that I have carefully  
surveyed the property as shown by this plat  
and iron pipe are in place as shown.

Date:

NO TITLE REPORT FURNISHED  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS  
OF RECORD OR OTHERWISE

Note: House location surveys do not  
include setting iron pipes on  
property corners.

W. L. MECKINS, Inc.  
Registered Land Surveyor #2134  
3101 Ritchie Road  
Forestville, Maryland 20747  
Fax (301) 736-5364 736-7115 736-5366 736-6387

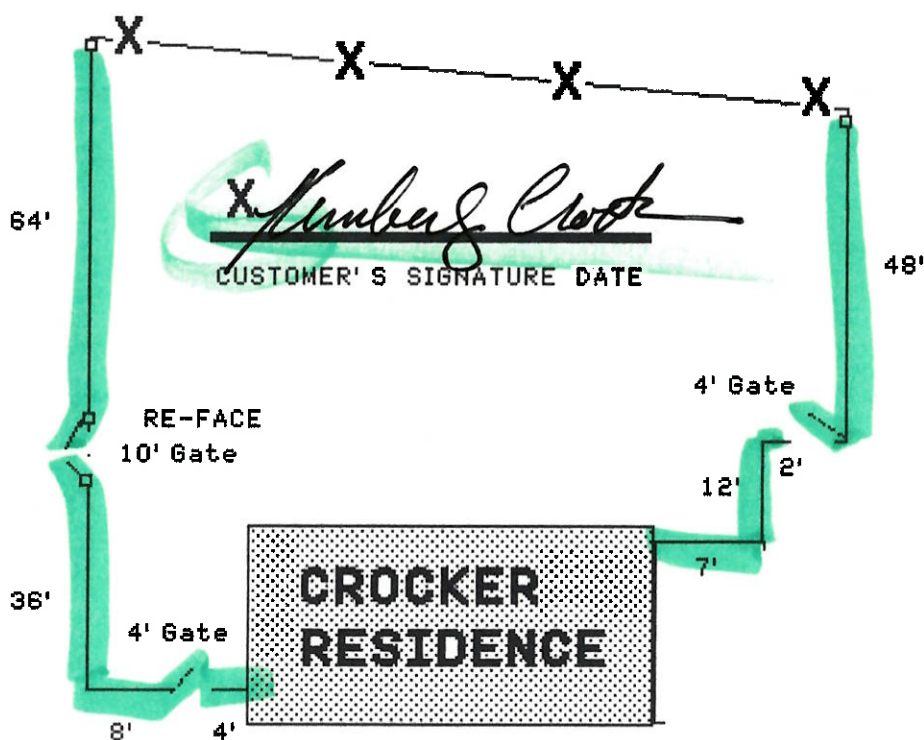


Timothy Crocker

## JOB SKETCH

Kimberly Crocker  
 5804 Cedar Parkway  
 Chevy Chase, MD 20815  
 301-640-0885

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



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:

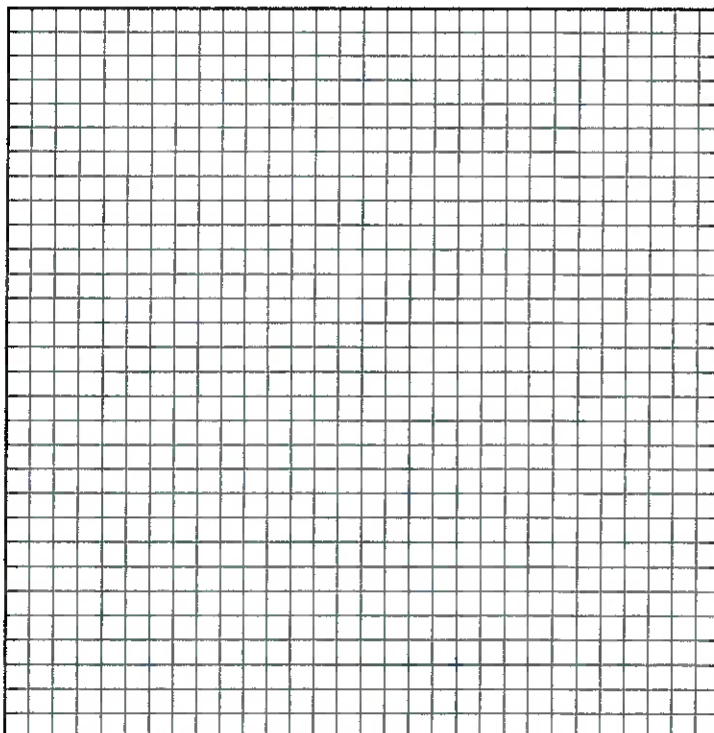
Remove & haul old fence.

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 (dbi) and spray paint black before new pickets go on.

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

☐ Fence to Meet Pool Code



## Grade

☐ Level at Top



Fence to be level with highest grade. (Customer to fill in gaps)

☒ Following Grade



Fence following flow of ground. (Fence will be uneven at top)

☐ Step and Level



Each section to step as dictated by the grade. May result in large gaps under the fence. (Customer to fill in gaps)

## Job Notes:

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  
(Price valid for 15 Days)

Deposit: \$3,150

Due Upon Substantial Completion: \$6,300

Estimated Start Date: 4- Weeks

Estimated Completion Date: 1-2 Days

The projected dates are contingent upon obtaining approved financing, permits, H.O.A., or 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 Ruete, Sr.

Authorized Representative's Printed Name

Buyer(s)

*Kimberly Crocker* 7/5/19  
(Signature) Date

(Signature)

Date  
14



# BUILDERS FENCE COMPANY

44330 Mercure Circle  
Suite 140  
Dulles, Va. 20166  
(p) 703-820-0967  
(f) 703-661-8610

## 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: 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: XX *Kimberly Crocker* Date: 8/27/19  
Printed Name 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





1 of 1



Monument Picket

proposed fence: 5804 Cedar Parkway  
Cherry Chase, MD 20815  
Kimberly Crocker