

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5904 Cedar Parkway, Chevy Chase	Meeting Date:	2/12/2020
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	2/5/2020
Applicant:	David O'Neil & Laura Billings (David Jones, Architect)	Public Notice:	1/29/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-20E	Staff:	Dan Bruechert
Proposal:	Window Replacement		

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 the surrounding district.

BACKGROUND

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

¹, with modifications approved on September 11, 2019.²

PROPOSAL

The applicant proposes to replace the windows in the sun porch on both the first and second floors. The applicant proposes to replace deteriorated windows in other select locations.

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.

¹ The Staff Report for the September 19, 2018 HAWP can be found here: <https://montgomeryplanning.org/wp-content/uploads/2018/10/LA-5904-Cedar-Parkway-Chevy-Chase.pdf>. The hearing begins at 4:44 of the meeting recording: http://mncppc.granicus.com/MediaPlayer.php?publish_id=ec4eae7f-d92e-11e8-9302-0050569183fa.

² The Staff Report for the September 11, 2019 HAWP revision can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/09/LB-5904-Cedar-Parkway-Chevy-Chase.pdf>. The application was approved by consent, so there was no hearing for this case.

“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 contributing structures 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 a wholesale replacement of the windows in the sun porch (identified as the “Study” on the second floor) and to replace select windows elsewhere in the house. Staff has conducted a site visit and concurs with the conditions assessment submitted with the application materials.

Sun Porch/Study Window Replacement

The applicant proposes to remove and replace the existing wood windows in the first floor of the sun porch and the steel windows in the second-floor study. The casement windows in this location have deteriorated with a number of frames racking so severely that they are inoperable, and do not fully close.

Preservation best practice and Standard 6 dictates that deteriorated materials should be repaired and if they are deteriorated they should be replaced in-kind. However, the applicant has presented evidence that these windows are not historic and are evidence of a later modification to the house. The first piece of evidence that this is not the historic configuration of these architectural features is the fact that they do not match. A house of this high style would have had a unified design had the windows installed at the same time. Second, the finishes in the sun porch match the treatment of the front terrace. The tile floor and masonry walls are identical to the terrace and show a level of finish that is too decorative to hide behind wood flooring and framed walls. Lastly, the style and size of the framing members of the full lite door with large sidelights (not pictured) suggest that the door provided a barrier to the outdoors.

The evidence that the second floor is also an altered space is even more convincing. First, the framing of the door opening and roof rafters is much brighter and does not match the rest of the exposed framing. Second, the wire lath and stucco were crudely cut off of the wall before being covered with drywall, showing that their appearance had been altered. Third, the interior wall construction is not consistent with the masonry walls on the first floor. Fourth, the casement windows are paired eight-light casement windows instead of the ten-light wood casement windows installed in the first floor.

Staff finds that these windows are not historic and removing them would not threaten the integrity of the building or surrounding district and recommends approval of the window removal.

In place of the wood and steel casement windows, the applicant proposes installing new painted wood windows. The proposed windows will match the existing configuration with ten-light windows on the first floor and eight-light windows on the second floor. The window material and appearance is consistent with the previously approved replacement windows in the 2018 HAWP and 2019 HAWP revision. Staff supports approval of the proposed windows in the sun porch and second-floor study under 24A-8(b)(2) and the *Design Guidelines*.

Select Window Replacement

The applicant additionally proposes to replace four window assemblies consisting of nine casements in total. The applicant proposes replacing the triple-casement window on the west (front) elevation on the first floor; and on the north (right) elevation proposes replacing a pair of windows on the first floor, a French casement window on the second floor and a single attic casement window. Based on Staff's site visit and the submitted photographic evidence, Staff finds that the removal of these windows is warranted and recommends approving the replacement windows.

All of the windows identified above have warped frames and, in the case of the multi-casement window units, racking of the whole window assembly. These windows are either completely inoperable or in a state where they can no longer close fully (see attached photos). Because these units are no longer plumb, Staff finds that these windows cannot be repaired and need to be replaced. Staff supports the removal of these windows under Standard 6 and the *Design Guidelines*.

The applicant proposes installing wood casement windows in matching dimensions and matching configurations in three of the four units. In the west triple casement, the applicant proposes installing three eight-light casement windows. The central, single-light casement, was probably a later alteration as every other historic window is a multi-light wood casement. The applicant proposes installing three eight-light casements in this unit. Based on the evidence seen throughout the house, Staff surmises that this was the historic configuration of this window, though historic photos or building plans have been located to support this position. Staff finds the proposed replacement windows are consistent with the approved 2018 HAWP and 2019 HAWP revision. Staff supports approval of these replacement windows under 24A-8(b)(1) and (2), Standard 2 and 6, and the *Design Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1) and (2)*, 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 State Zip Code

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

LOCATION OF BUILDING/PREMISES

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 CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☐ 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/ADDITION

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 Date

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

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

JONES & BOER ARCHITECTS

22 January 2020

Billings O'Neil Residence HAWP Revision 2

We request approval to replace the following existing windows:

Sunroom 1st Floor – East and South Elevations

We have evidence that this room was originally a porch. The wood floor has been removed and there is clay tile on concrete with a step-down from the dining room (photo 4). This clay tile matches the tile on the front terrace. The walls beneath the windows are stone, matching the stone on the exterior of the house (photo 3, 4, 5). There are windows and French doors between this room and the dining room indicating it was originally a porch. Therefore, we do not believe these windows are original.

The existing windows in this room have deteriorated to the point that they do not operate. They cannot be repaired. We propose to replace these windows with custom units sized to fit the existing jamb openings.

Study 2nd Floor – East, South and West Elevations

We have evidence that this room was added at a later date. All of the framing in this room is newer than that in the rest of the house, evidenced by a clear difference in color (photo 6, 7). The steel windows do not match the other windows in the house (photo 8, 9).

The existing steel windows are in disrepair, have been modified in places and do not operate. We propose to replace these with wood framed windows with similar pattern.

Dining Room 1st Floor – East Elevation

The original approved plans call for replacing the center sash. However, after further inspection, the two flanking sashes are rotted and will not close fully (photo 10). We propose to replace this window with a custom unit to match the existing details and frame dimensions.

Living Room 1st Floor - North Elevation

This window is rotted and will not operate (photo 11). We propose to replace with a custom unit to fit the opening and match the details of the Living Room window on the east elevation.

Bedroom 1 on 2nd Floor – North Elevation

This window is rotted and will not operate (photo 12). We propose to replace with an operable window to match.

Bath 3 on 3rd Floor – North Elevation

This window is rotted and cannot open without failing (photo 13). We propose to replace with an operable window to match.



1. East Elevation



2. South Elevation



3. Sunroom Interior, east elevation



4. Sunroom Interior, south elevation



5. Sunroom Exterior, east elevation



6. Study Entrance



7. Study Entrance showing framing transition



8. Study Interior, east elevation



9. Study Interior, south elevation



10. Dining Room Interior



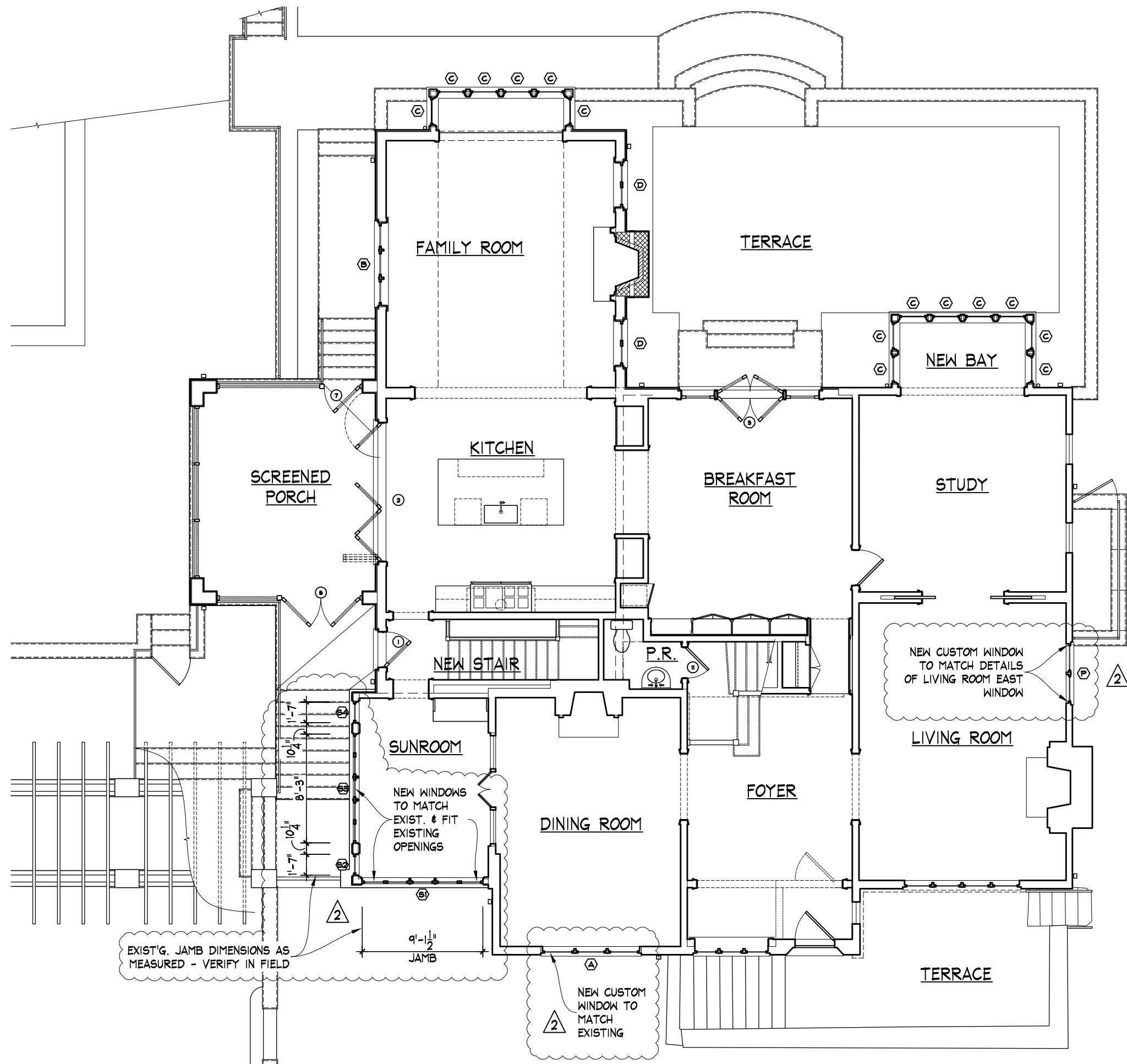
11. Living Room Interior

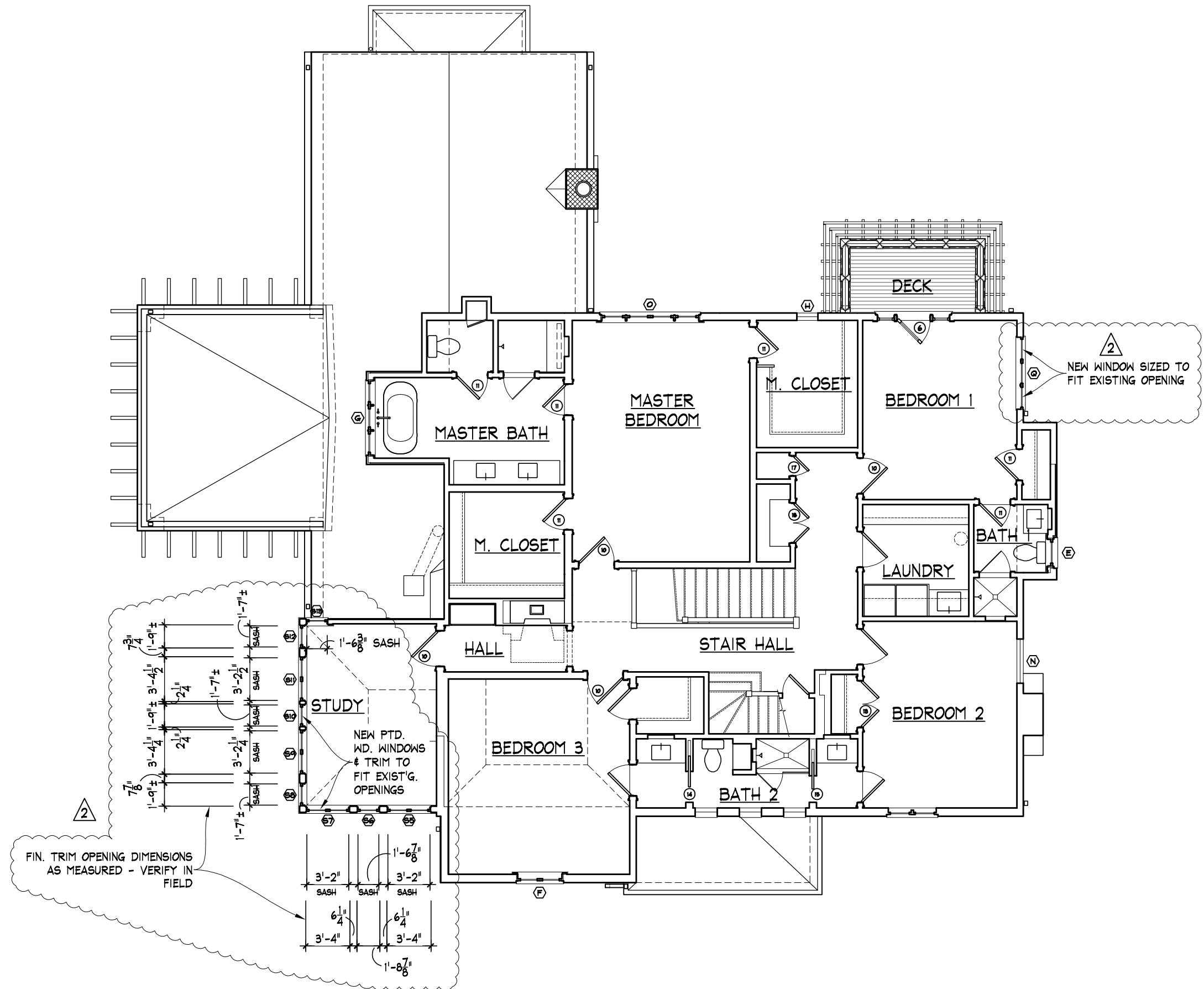


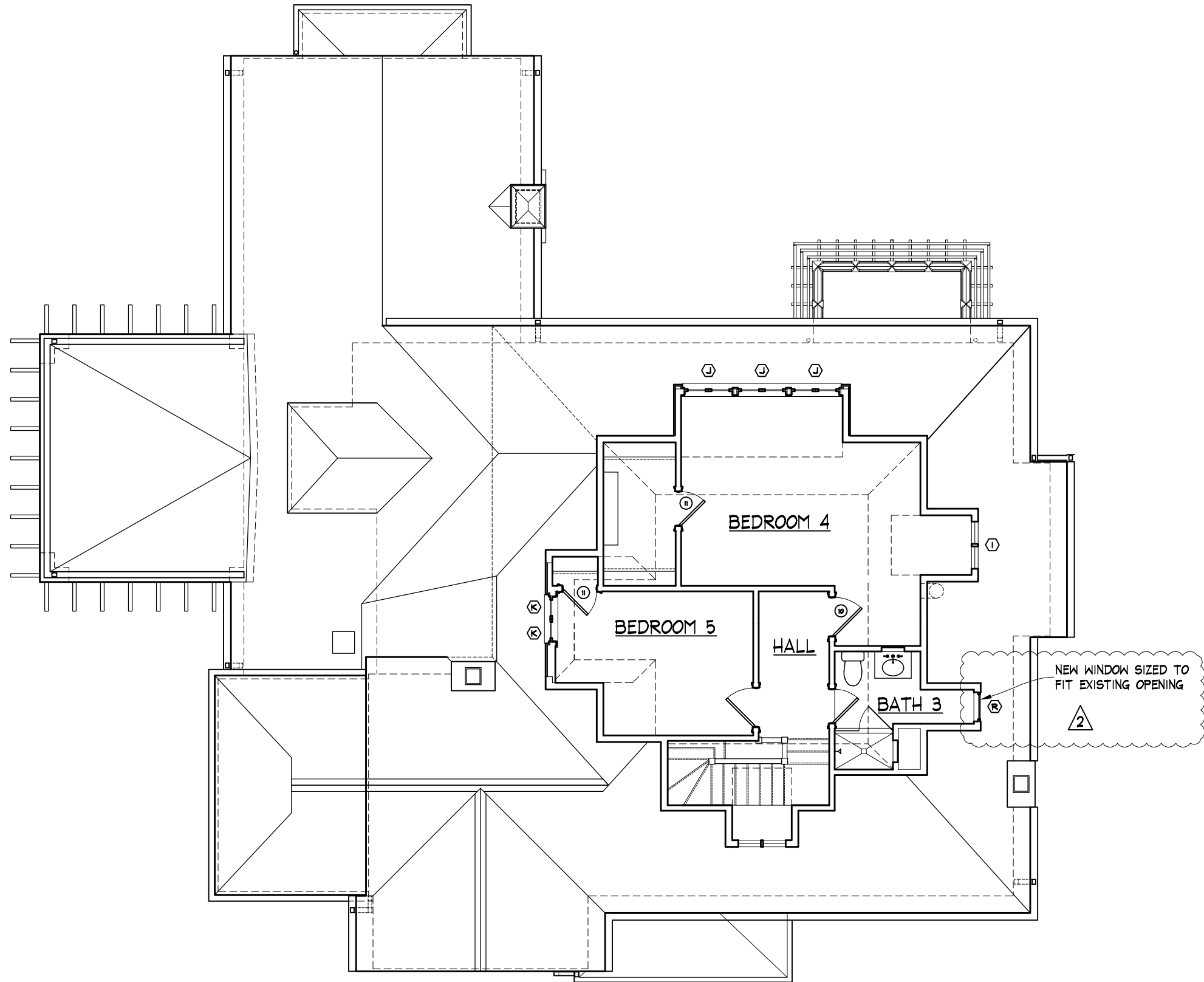
12. Bedroom 1 Interior



13. Bath 3 Interior















WINDOW SCHEDULE

MASTER'S WOODSHOP OR LEPAGE
CUSTOM, SIZED TO FIT OPENINGS

SYM.	FRAME SIZE (WxH) U.N.O.	TYPE	MANUF. #	REMARKS
(A)	(3) 2'-3 $\frac{1}{2}$ " \pm X 5'-2" \pm (SASH)	PTD. WD. CASEMENT	MASTER'S WOODSHOP	CUSTOM WINDOW TO FIT EXIST'G OPENING, MATCH EXIST. DETAILS
(P)	4'-6" \pm X 5'-2" \pm (SASH)	PTD. WD. CASEMENT	MASTER'S WOODSHOP	CUSTOM WINDOW TO FIT EXIST'G OPENING, MATCH EXIST. DETAILS
(Q)	5'-5" \pm X 4'-7" \pm (SASH)	PTD. WD. CASEMENT	CUSTOM	CUSTOM WIN. TO FIT EXIST'G. OPENING
(R)	1'-6" \pm X 4'-0" \pm (SASH)	PTD. WD. CASEMENT	CUSTOM	CUSTOM WIN. TO FIT EXIST'G. OPENING
(S1)	9'-1 $\frac{1}{2}$ " X 5'-0 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	MASTER'S WOODSHOP	CUSTOM WINDOW TO FIT EXIST'G OPENING, MATCH EXIST. DETAILS
(S2)	1'-7" X 5'-0 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S3)	8'-3" X 5'-0 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S4)	1'-7" X 5'-0 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S4)	1'-7" X 5'-0 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S5)	3'-2" X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. FRENCH CASEMENT	CUSTOM	CUSTOM WIN. TO FIT EXIST'G. OPENING
(S6)	1'-6 $\frac{7}{8}$ " X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S7)	3'-2" X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. FRENCH CASEMENT	"	"
(S8)	1'-7" \pm X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S9)	3'-2 $\frac{1}{2}$ " X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S10)	1'-7" \pm X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S11)	3'-2 $\frac{1}{2}$ " X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S12)	1'-7" \pm X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
(S13)	1'-6 $\frac{3}{8}$ " \pm X 3'-11 $\frac{1}{2}$ " (SASH)	PTD. WD. CASEMENT	"	"
<p>NOTES:</p> <ul style="list-style-type: none">- MANUFACTURER #S LISTED ARE LEPAGE U.N.O.- SEE ELEVATIONS FOR MUNTIN PATTERNS- PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE- ALL FENESTRATION TO HAVE MAX. U-FACTOR = 0.35, MAX SHGC = 0.40- MUNTIN PROFILE & WIDTH TO MATCH EXISTING - 5/8"- SEE PLANS & ELEVATIONS FOR FIXED WINDOW LOCATIONS- ALL FENESTRATION WILL BE CERTIFIED AND LABELED IN ACCORDANCE WITH NFRC- CUSTOM REPLACEMENT WINDOWS BY THE MASTER'S WOODSHOP TO MATCH STILE AND RAIL DIMENSIONS AND MUNTIN BAR WIDTHS AND PROFILES OF EXISTING WINDOWS.- DIMENSIONS FOR WINDOWS TO FIT EXISTING OPENINGS ALL EXISTING OPENINGS TO BE VERIFIED IN THE FIELD.				

