EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5914 Cedar Parkway, Chevy Chase  
Meeting Date: 2/26/2020

Resource: Contributing Resource 
Chevy Chase Village Historic District  
Report Date: 2/19/2020

Applicant: Alex Nephew & Kathryn Doyle  
Public Notice: 2/12/2020
(David Jones, Architect)

Review: HAWP  
Tax Credit: N/A

Case No.: 35/13-20G  
Staff: Dan Bruechert

PROPOSAL: Landscape and Hardscape Alterations

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

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.
BACKGROUND

On March 13, 2019, the applicant presented a preliminary consultation for the work proposed for this HAWP. The HPC was fully supportive of the proposal, including re-locating the chimney at the rear of the house.

On April 10, 2019, the HPC approved the HAWP application by consent.

PROPOSAL

The applicant proposes fencing, hardscaping, and landscaping. The applicant proposes to plant a wide variety of trees and shrubbery around the property. This work is not subject to HPC review.

At the front of the house the applicant proposes to install:
- Install a new stone landing on the existing walkway;
- Install stepping stones in front of the house;
- Install a new stone patio adjacent to the existing asphalt driveway; and
- Install a new wood 40” (forty-inch tall) wood, trash surround.

In the side and rear yard of the house, the applicant proposes to:
- Install a 3’ 9” (three-foot, nine-inch) tall cedar picket fence with a 7’ (seven-foot) tall cedar arbor in the side yard;
- Install a new stone patio adjacent to the northwest corner of the house;
- Install new stepping stones;

1 The Staff Report for the Preliminary Consultation can be found here: https://montgomeryplanning.org/wp-content/uploads/2019/03/II.5914-Cedar-Parkway-Chevy-Chase.pdf.
2 The Staff Report for the HAWP application can be found here: https://montgomeryplanning.org/wp-content/uploads/2019/04/LG-5914-Cedar-Parkway-Chevy-Chase.pdf. There was no hearing on this case as it was approved by consent.
• Install a new wood pergola;
• Install new stone stairs at the rear patio;
• Remove 3’ (three feet) of the existing, non-historic, site wall at the rear of the rear patio; and
• Remove an existing stone patio at the western end of the property.

Staff finds the work proposed for the front of the house is in keeping with the historic character of the house and surrounding district. Staff additionally finds the work proposed for the side yard and rear of the house are consistent with the character of the house and surrounding district and will not be visible from the surrounding right of way. Staff finds the work is consistent with the work described in the Policy on the use of expedited Staff Reports for Simple HAWP cases 2, 7, 10, 11, and 15 and recommends approval.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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 ensure 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.
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.

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 is consistent with the Chevy Chase Village Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and 9;

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: davidejonesbar.com Contact Person: DAVID JONES

Daytime Phone No.: 202-332-1200

Tax Account No.: 

Name of Property Owner: ALEX NEEFHEIM & KATHLEEN DOUGLAS

Daytime Phone No.: 917-446-7727

Address: 5914 CEDAR PARKWAY CHEVY CHASE, MD. 20815

Contractor: BANKS DEVELOPMENT

Contractor Registration No.: 

Agent for Owner: DAVID JONES

Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING PREMISES

House Number: 5914

Street: CEDAR PARKWAY

Town/City: CHEVY CHASE VILLAGE

West Cross Street: W. KIRKE

Lot: W Block: 

Subdivision: 

Liber: 17209 Folio: 04

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE: 

- Construct [X] Expand [ ] 

- Add/Renew [ ]

- Move [ ] Install [ ]

- Wreck/Raze [ ]

- Revision [ ] Repair [ ]

- Revocable [ ]

1B. Construction cost estimate: $ 

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

PART TWO: COMPLETION OF NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 

- 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:

2B. Type of water supply: 

- 01 [X] 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 property 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/officials and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date: 2-19-19

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature: 

Date: 

Application/Permit No.: 

Date 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:
      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 plot. Your site plan must include:
   a. 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, contact.
      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 labeled 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.
<table>
<thead>
<tr>
<th><strong>Owner’s mailing address</strong></th>
<th><strong>Owner’s Agent’s mailing address</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>ALEX NEPHEW &amp; KATHRYN DOYLE</td>
<td>DAVID JONES</td>
</tr>
<tr>
<td>5914 CEDAR PARKWAY</td>
<td>JONES &amp; BOER ARCHITECTS</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
<td>1739 CONNECTICUT AVENUE NW</td>
</tr>
<tr>
<td></td>
<td>WASHINGTON, DC 20009</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Adjacent and confronting Property Owners mailing addresses</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BLAKE &amp; SYDNEY BATH</strong></td>
</tr>
<tr>
<td>5912 CEDAR PARKWAY</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>LUKE O'BOYLE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CHEVY CHASE CLUB</td>
</tr>
<tr>
<td>6100 CONNECTICUT AVENUE</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
</tr>
</tbody>
</table>
Municipality Letter for
Proposed Construction Project

Subject Property: 5914 Cedar Parkway, Chevy Chase, MD 20815
Property Owner: Alex Nephew
Project Manager/Contractor: Marion Oxford Dearth Landscape Design, Inc.
Proposed Work: Outdoor improvements featuring pergola, fencing, features at grade and landscaping

1/29/2020

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

[Signature]
Shana R. Davis-Cook
Chevy Chase Village Manager

BOARD OF MANAGERS
ELISSA A. LEONARD
Chair
ROBERT C. GOODWIN, JR.
Vice Chair
DAVID L. WINSTEAD
Secretary
RICHARD M. RUDA
Assistant Secretary

GARY CROCKETT
Treasurer
NANCY E. WATTERS
Assistant Treasurer
LINDA J. WILLARD
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK
LEGAL COUNSEL
SUELEN M. FERGUSON
<table>
<thead>
<tr>
<th>NEPHEW DOYLE GARDEN</th>
<th>Picket Fence &amp; Arbor-Front Elevation</th>
<th>Marion Oxford-Dearth Landscape Design, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>5914 Cedar Parkway, Chevy Chase MD 20815</td>
<td>Scale: 1/2&quot;=1'0&quot; February 2020</td>
<td>4832 W Street, NW, Washington DC 20007 • 202-338-5799</td>
</tr>
</tbody>
</table>