

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 (David Jones, Architect)	Public Notice:	2/12/2020
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.

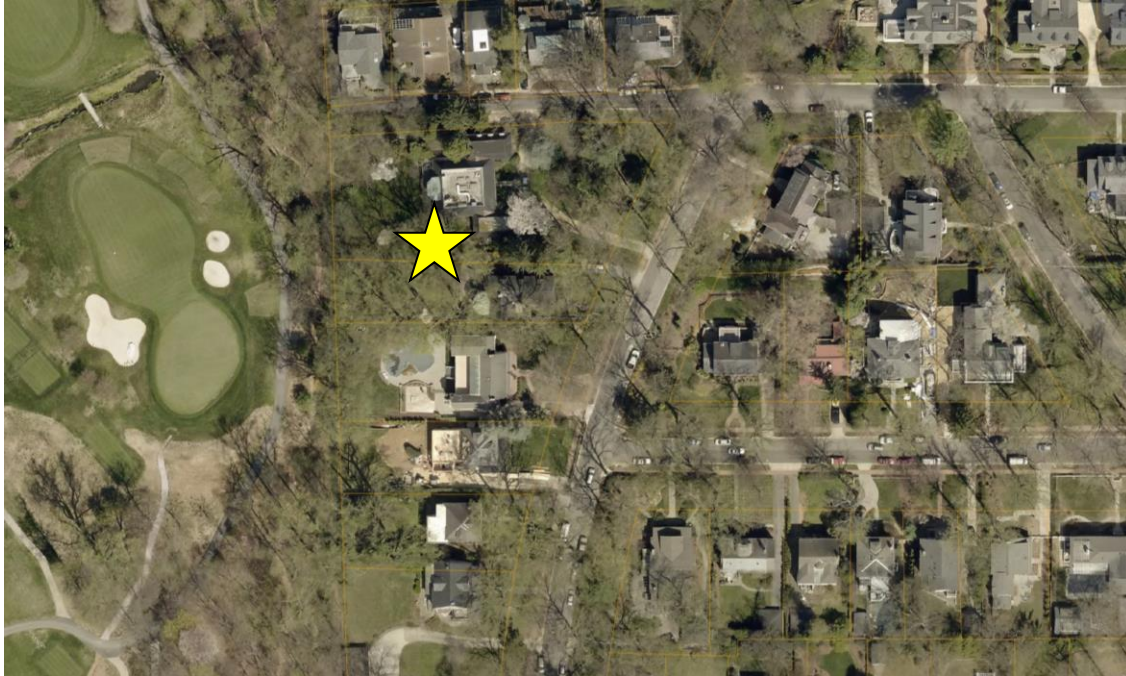


Figure 1: 5914 is on a heavily wooded lot that backs up to the Chevy Chase Club.

BACKGROUND

On March 13, 2019, the applicant presented a preliminary consultation for the work proposed for this HAWP.¹ 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.²

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.B-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/I.G-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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dauid.e.jonesboer.com Contact Person: DAVID JONES
Tax Account No.: _____ Daytime Phone No.: 202-332-1200
Name of Property Owner: ALEX NEPHEW & KATHRYN DOYLE Daytime Phone No.: 917-640-7727
Address: 5914 CEDAR PARKWAY, CHEVY CHASE, MD. 20815
Street Number City State Zip Code
Contractor: BANKS DEVELOPMENT Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: DAVID JONES Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 5914 Street: CEDAR PARKWAY
Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: W. KIRKE
Lot: W Block: _____ Subdivision: _____
Liber: 17209 Folio: 84 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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: \$ _____

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 _____ 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

2.19.19.
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

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 PORCH ON BACK OF HOUSE.

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]

Owner's mailing address ALEX NEPHEW & KATHRYN DOYLE 5914 CEDAR PARKWAY CHEVY CHASE, MD 20815	Owner's Agent's mailing address DAVID JONES JONES & BOER ARCHITECTS 1739 CONNECTICUT AVENUE NW WASHINGTON, DC 20009
Adjacent and confronting Property Owners mailing addresses	
BLAKE & SYDNEY BATH 5912 CEDAR PARKWAY CHEVY CHASE, MD 20815	ROBERT & REBECCA NICHOLS 5918 CEDAR PARKWAY CHEVY CHASE, MD 20815
PATRICK DORTON & ERIN GRAEFE 5921 CEDAR PARKWAY CHEVY CHASE, MD 20815	*ESTATE FOR SALE 33 W KIRKE CHEVY CHASE, MD 20815
LUKE O'BOYLE CHEVY CHASE CLUB 6100 CONNECTICUT AVENUE CHEVY CHASE, MD 20815	



Front of house



South side of house



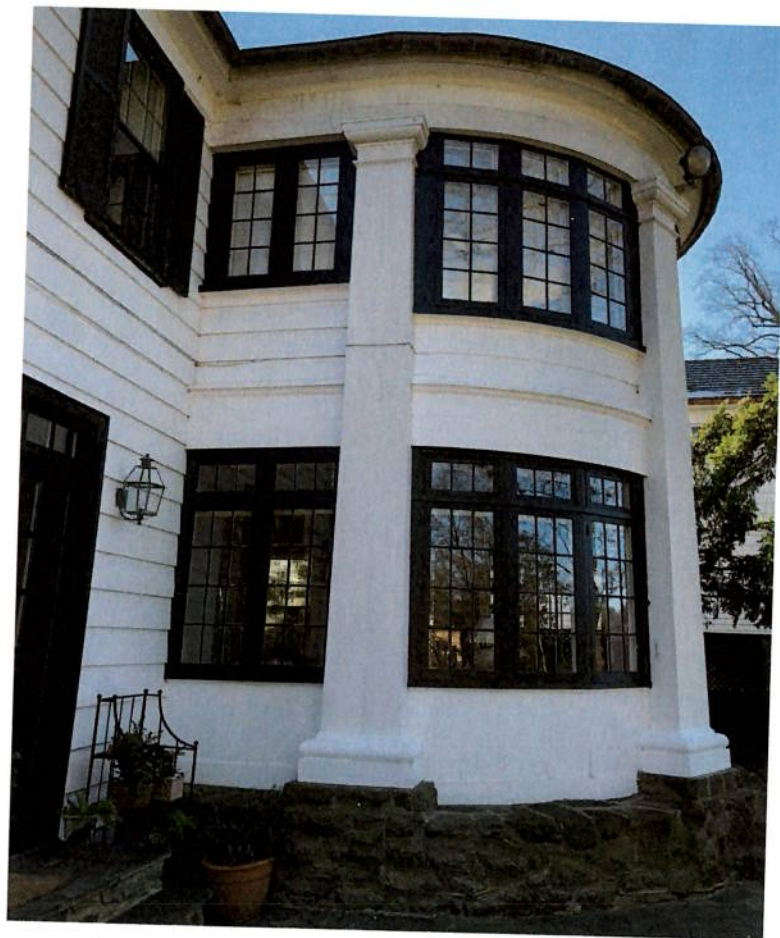
Back of house



North side of house



Entrance



Back of bay



**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,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

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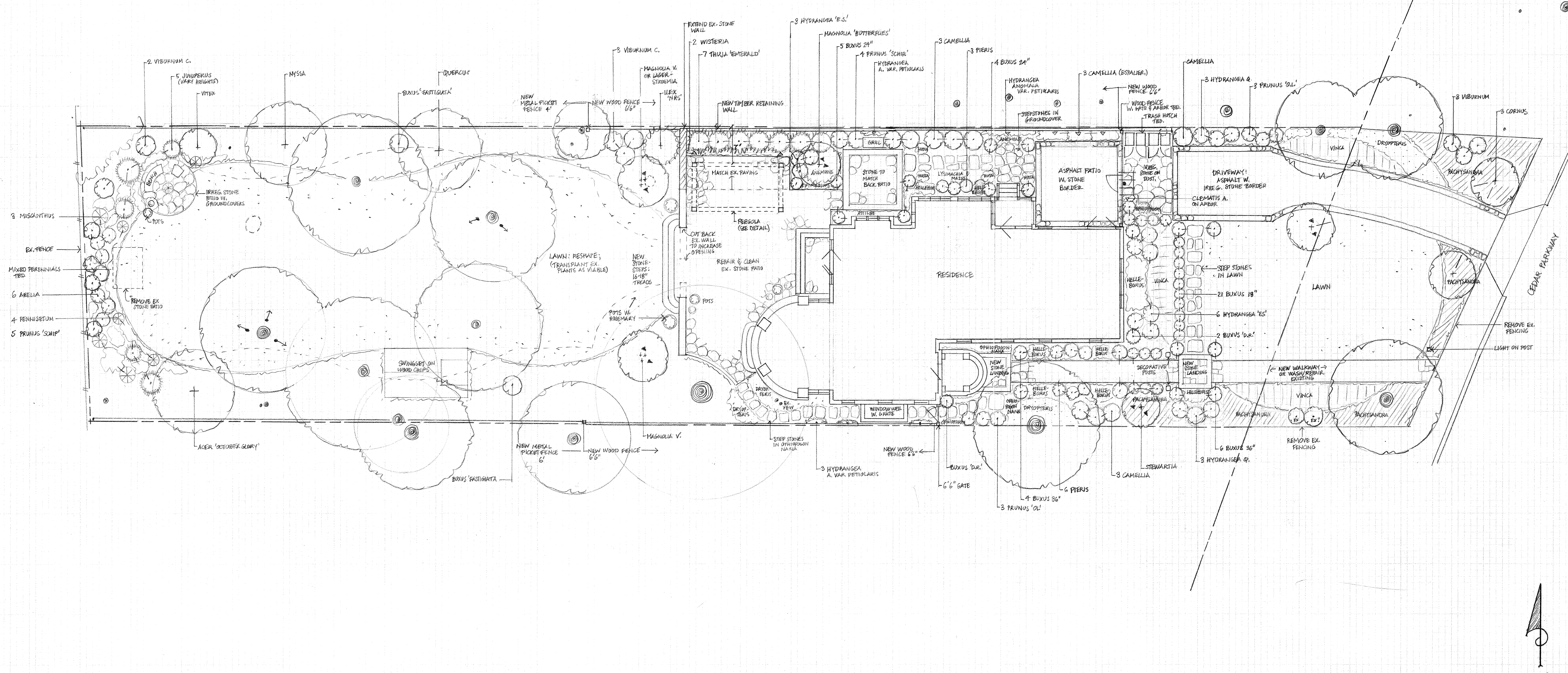
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SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON



LIGHTING KEY		
TYPE	QTY	
▲ Uplight	8	5
● Downlight	5	1
● Accent Light	1	1

NOTES

All work to be carried out in accordance with local code and practices.

Points to be obtained by others.

Conditions for electricity, irrigation and/or gas to be run as needed.

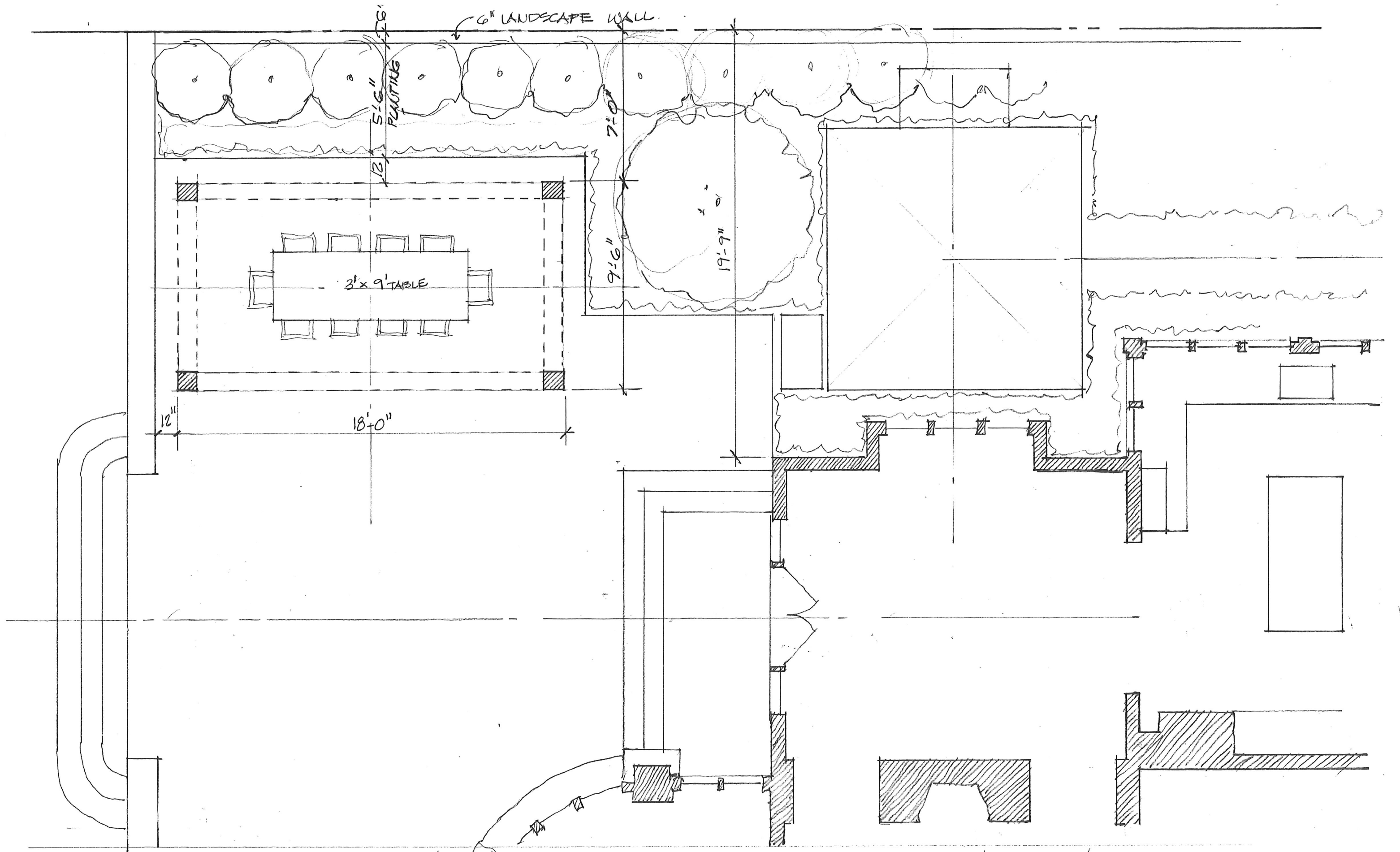
All plant material shall conform to the "AMERICAN STANDARDS FOR NURSERY STOCK"

All planting material and soil preparation shall conform to "LANDSCAPE SPECIFICATION"

Planting plan provides general layout only. Landscape Designer shall direct specific planting layout.

All alterations to be approved by Landscape Designer.

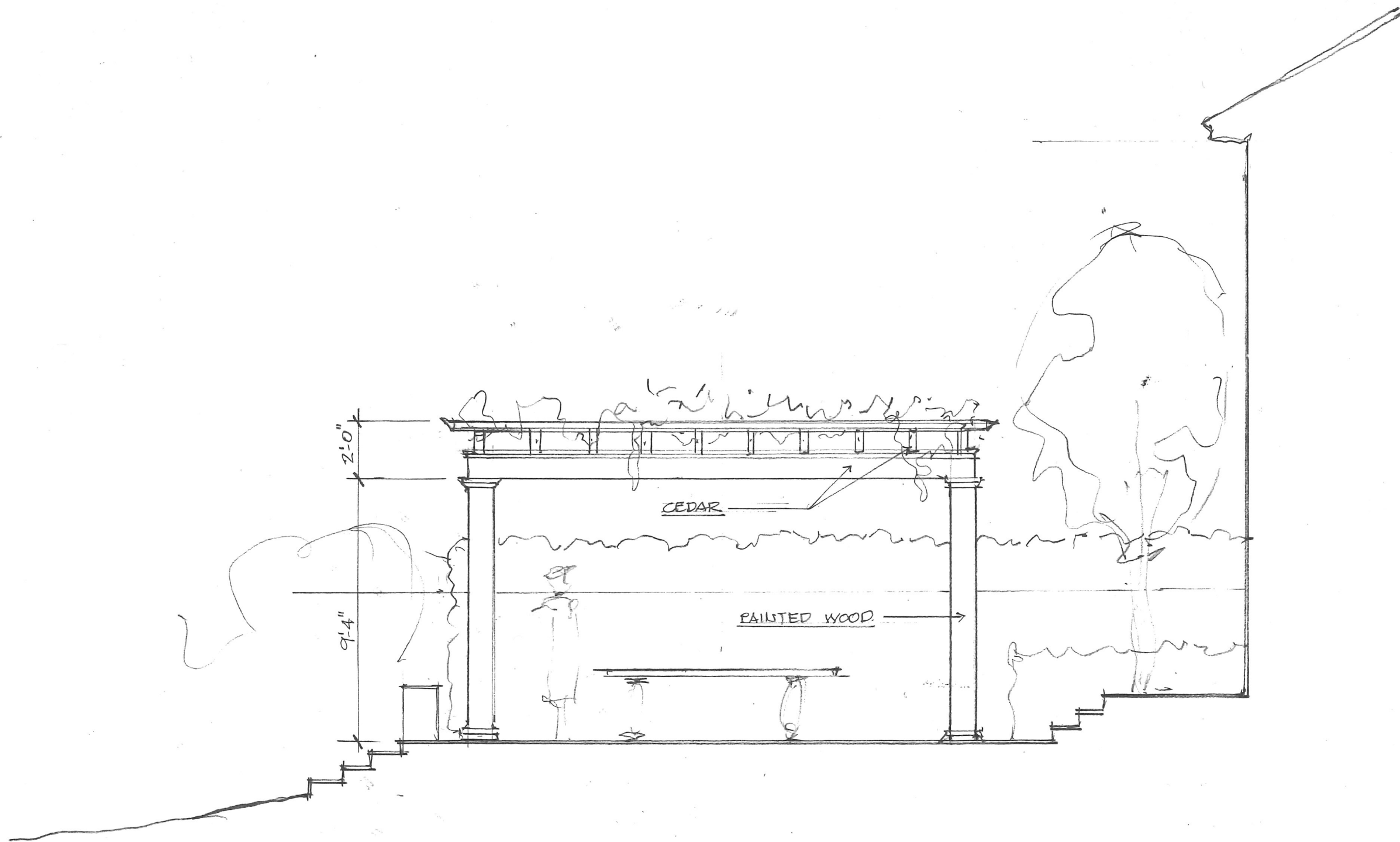
NEPHEW-DOYLE GARDEN	LANDSCAPE MASTER PLAN	Marion Oxford Dearth Landscape Design, Inc.
5914 Cedar Pkway, Chevy Chase, MD 20815	Scale: 1/10"=1'-0" January 2020 Rev.1	4832 W Street NW, Washington DC 20007 202-338-5799



Nephew Doyle Residence

Pergola Study @ 1/4" = 1'-0"

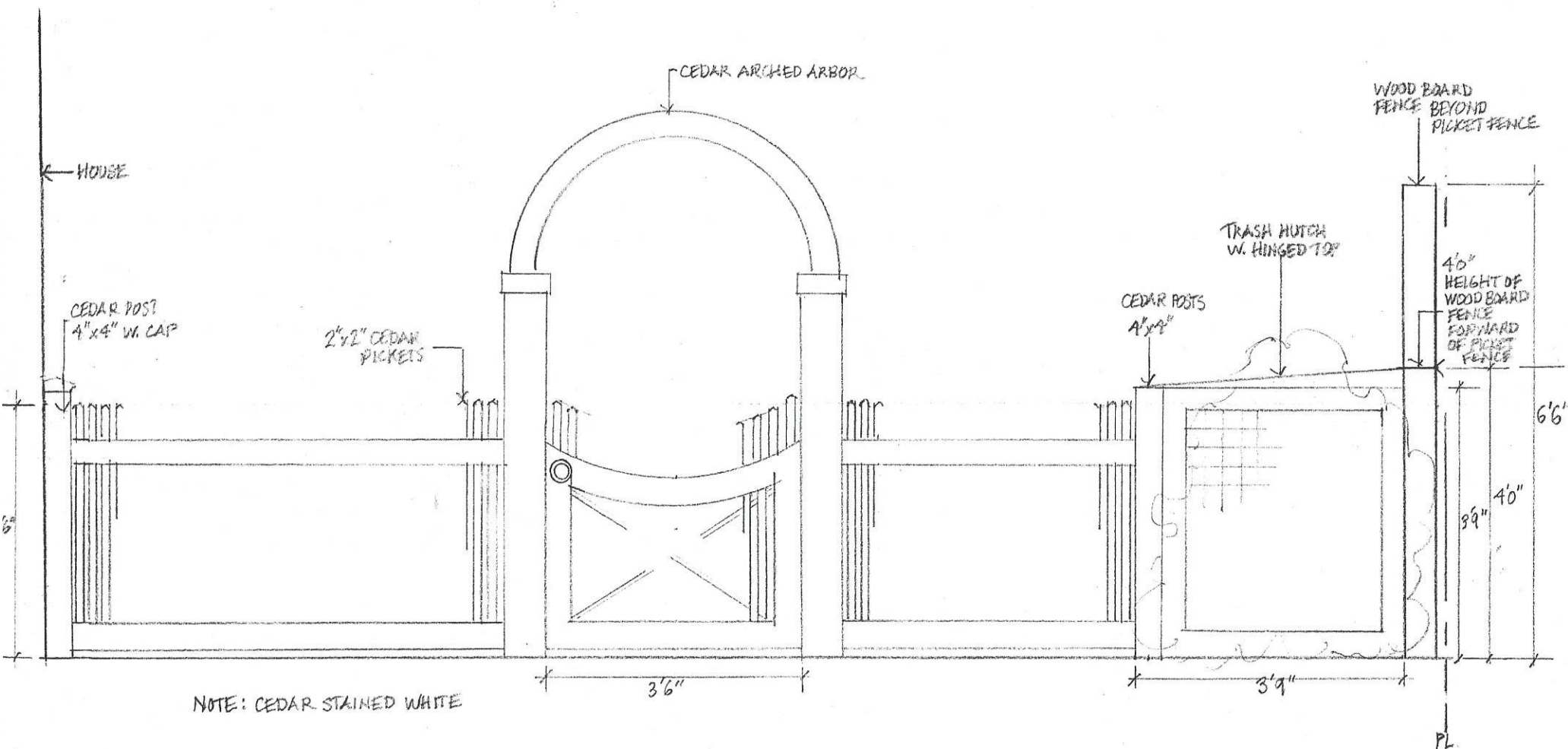
Jones & Bow Architects 1-21-20



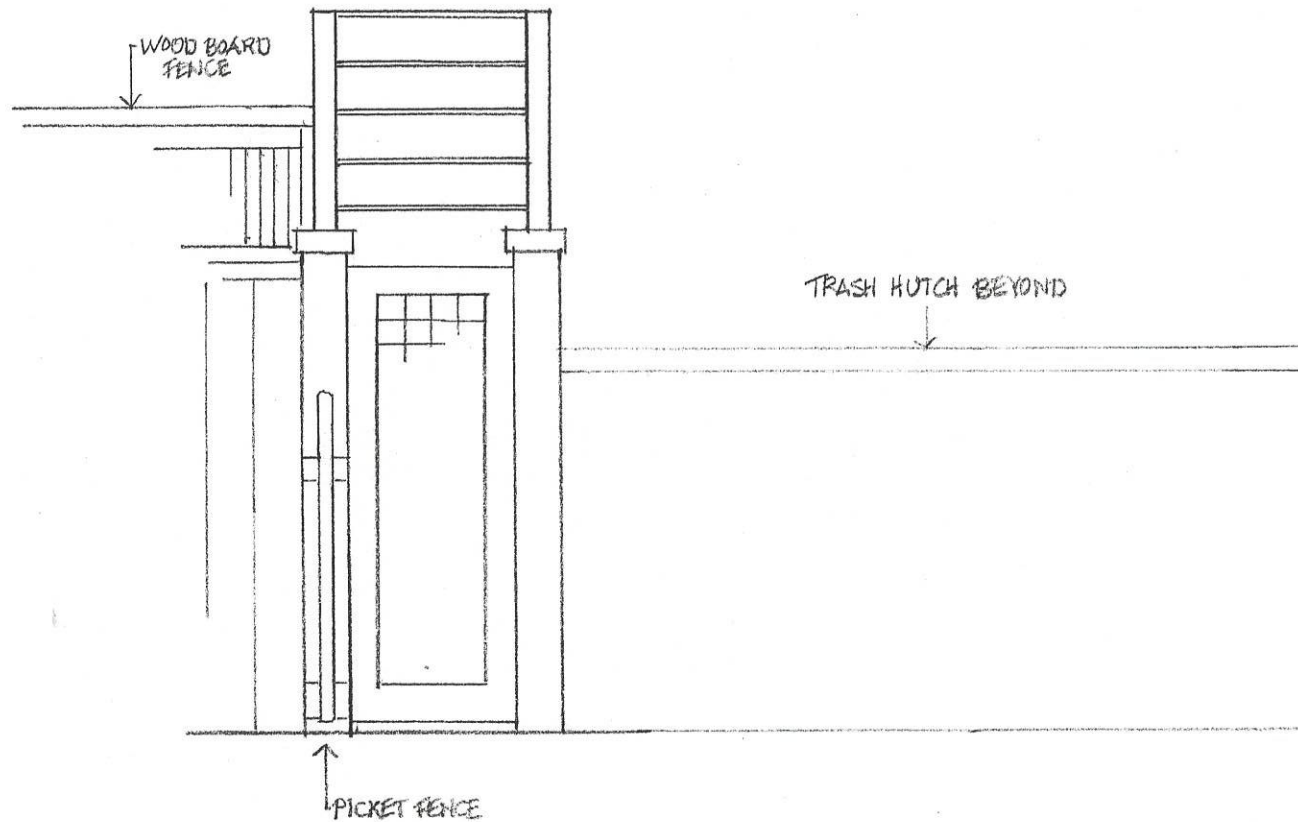
Nephew Doyle Res • Pergola Study @ 1/4" = 1'-0" • Jones & Boer Architects 1.21.20.



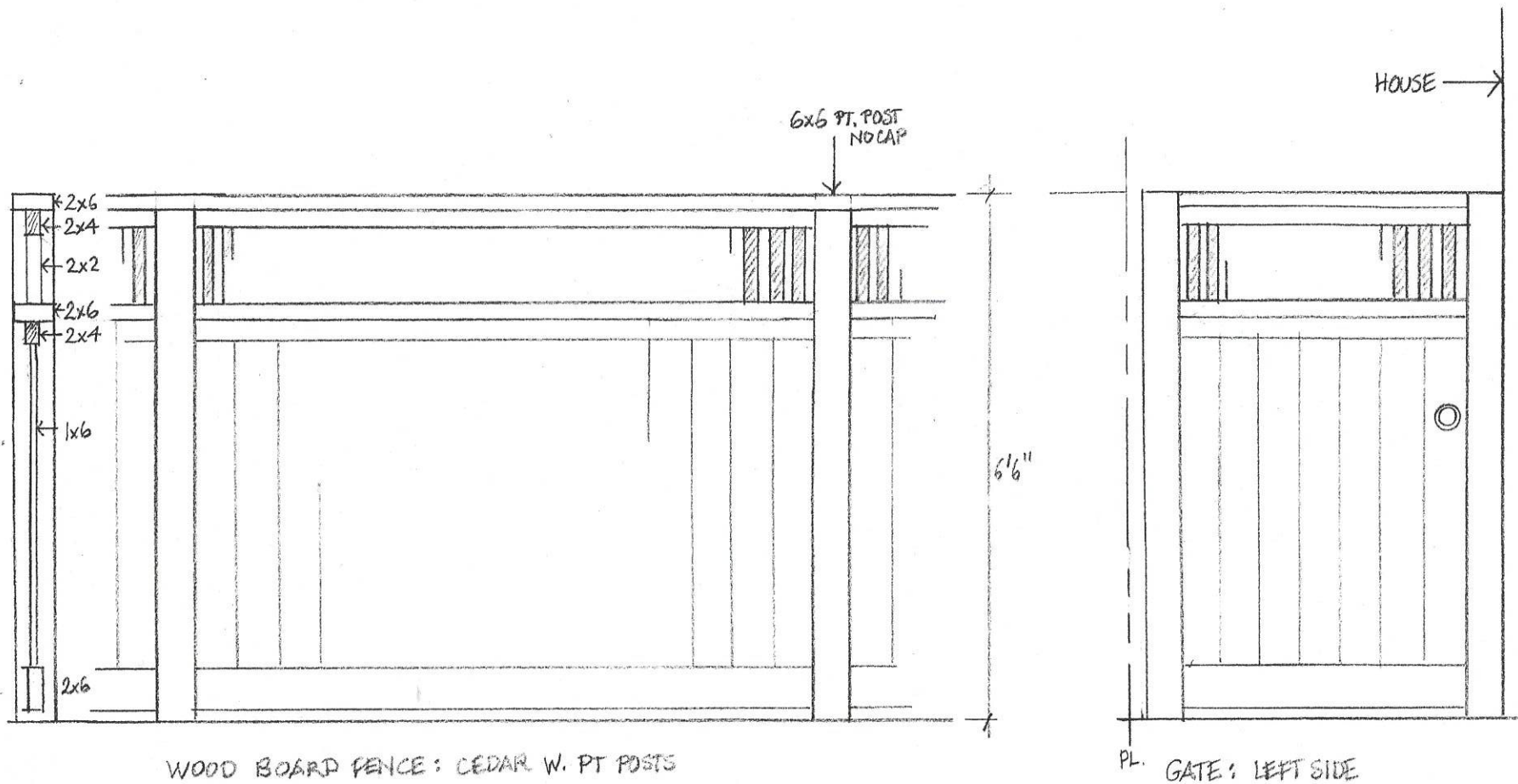
Nephew Doyle Residence • Pergola Study-West Elevation @ 1/4"=1'-0" • Jones & Boer Architects 1.21.20



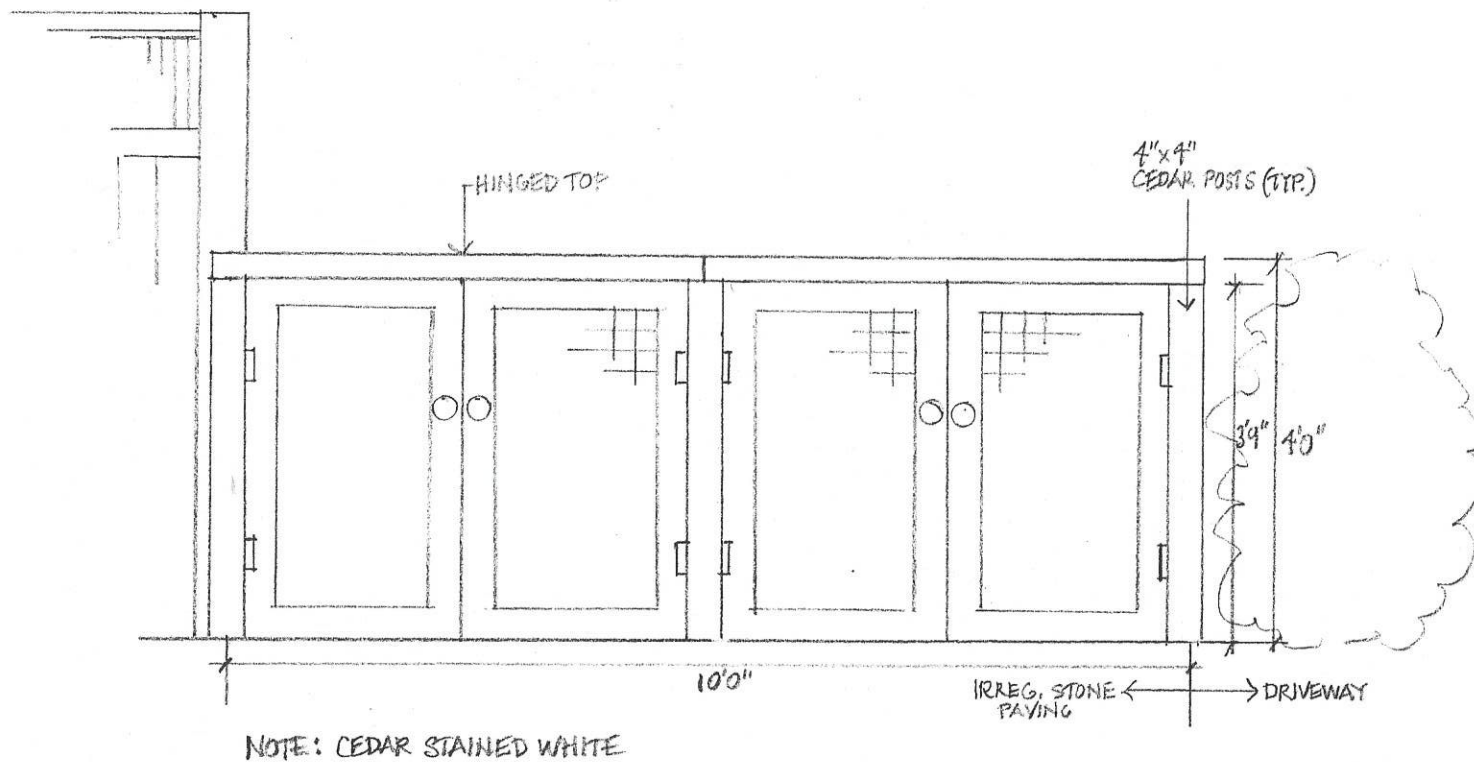
NEPHEW DOYLE GARDEN	Picket Fence & Arbor-Front Elevation	Marion Oxford-Dearth Landscape Design, Inc.
5914 Cedar Parkway, Chevy Chase MD 20815	Scale: 1/2"=1'0" February 2020	4832 W Street, NW, Washington DC 20007 • 202-338-5799



NEPHEW DOYLE GARDEN	Arbor at Gate - Left Side Elevation	Marion Oxford-Dearth Landscape Design, Inc.
5914 Cedar Parkway, Chevy Chase MD 20815	Scale: 1/2"=1'0" February 2020	4832 W Street, NW, Washington DC 20007 • 202-338-5799



NEPHEW DOYLE GARDEN	Wood Board Fence & Gate	Marion Oxford-Dearth Landscape Design, Inc.
5914 Cedar Parkway, Chevy Chase MD 20815	Scale: 1/2"=1'0" February 2020	4832 W Street, NW, Washington DC 20007 • 202-338-5799



NEPHEW DOYLE GARDEN	Trash Hutch - Left Side Elevation	Marion Oxford-Dearth Landscape Design, Inc.
5914 Cedar Parkway, Chevy Chase MD 20815	Scale: 1/2"=1'0" February 2020	4832 W Street, NW, Washington DC 20007 • 202-338-5799