



Montgomery Planning

Historic Preservation

10/28/2020

Agenda item I.L

5904 Cedar Pkwy, Chevy Chase

Historic Area Work Permit



Project Background

Proposal for a house rehabilitation was approved on October 24, 2018 with revisions approved September 11, 2019.

- The 2018 HAWP approval did not extend to the proposed reorientation of the front terrace stairs (Commission vote 3-2 to eliminate the terrace alteration).
 - The 2018 HAWP Staff Report supported approval of the terrace modification.
- The applicants have conducted additional research and requests the HPC reconsider their previous position.

Building Background

- Constructed: c. 1910
- Outstanding Resource to the Chevy Chase Village HD
- Identified in the Chevy Chase Village Historic District Master Plan Amendment as a Morrill reinforced concrete construction house
 - Morrill, a master architect, developed a system of reinforced concrete construction for residential and institutional buildings.
- Originally constructed for E.D. Hathaway

Research conducted by Staff reveals some of the information is incorrect and the accuracy of other information is called into question.



ROOF GARDEN ON HOUSE.

Unique Dwelling Planned for E. D. Hathaway at Chevy Chase.

Milton Dana Morrill, a local architect has completed plans for a residence for E. D. Hathaway, in Cedar Park roadway, at the foot of Irving street, Chevy Chase. Construction will be started within the week, so that the house will be ready for occupancy early in the fall.

The building will be reinforced with concrete throughout, and will be somewhat similar in style to the model sanitary house which won the first gold medal at the International Congress for the Prevention of Tuberculosis held in this city last year.

One of the features of the new house will be a roof garden. The house is planned especially for out-of-door life, and has ample porches at each end, open terrace across the front, and sleeping porches from the second story, as well as the roof garden.

The structure will be fireproof throughout, the only wood being doors, windows, and hardwood flooring in the principal rooms. It will be heated throughout with hot water, and will be equipped with every modern convenience.

Washington Post, Aug. 15, 1909

Novel Plans for Dwelling.

Novel building plans have been adopted by E. D. Hathaway for his new home, which will be built in Cedar Parkway, at the foot of Irving street, Chevy Chase, in the near future. Plans for the house have been drawn by Milton Dana Morrill, architect, and the structure will be entirely of reinforced concrete, along the lines of the model sanitary dwelling which received the first gold medal at the International Congress on Tuberculosis in this city last year. The house is planned especially for out-of-door life and has ample porches at each end, open terrace across the front and sleeping porches from the second story, as well as a roof garden.

The plans provide for a living room extending across the whole front of the house with a large fireplace with built-in seats on either side. The dining room will be an alcove from the living room, which may be inclosed with portieres. The interior walls will be finished with a brown sand coating, no paper to be used. Wainscoting with plate rail will be put about dining room and a high wainscot in the living room. Casement windows will be used throughout with transoms above so that ventilation may be controlled, and the whole area of window throw open in warm weather.

The house will be fireproof throughout, the only wood being doors, windows and hardwood floors in the principal rooms. All corners will be curved to facilitate cleaning. The house will be equipped with every modern convenience, including hot-water heat.

The great comfort and safety of fireproof homes is just now being appreciated, and in the suburbs of many cities the majority of the houses are being constructed of fireproof materials.

Washington Evening Star
— Aug. 14, 1909

“E.D. Hathaway, of the Metropolitan National Bank, is contemplating the creation of a three-story concrete dwelling in Irving Street, Chevy Chase, Md. Plans are being prepared by M.D. Morrill, architect”

- - The American Architect, Oct. 13, 1909. Vol XCVI No. 1764 pg. 6

A MONTH'S REVIEW OF THE BUILDING TRADES

E. D. Hathaway's residence, in Cedar parkway, Chevy Chase, is nearly completed. Blakeley & Barrett are the builders.

The Washington Post, May 1, 1910

Staff's Findings

- The house was not constructed out of reinforced concrete.
 - Architectural elements described in the news articles of the day that were not constructed include:
 - The roof garden;
 - The inglenook fireplace;
 - The curved interior walls; and
 - Casement windows with transoms above.

Proposal

- The applicant proposes to reorient the front terrace so that it loads from the front.
- The new stairs will re-use historic fabric.



Standards of Review

- Chevy Chase Village Historic District Design Guidelines
- Chapter 24A
- Secretary of the Interior's Standards for Rehabilitation





Terrace Construction





There is sufficient historic masonry stock to construct the proposed stairs, so they match the appearance of the existing stonework.

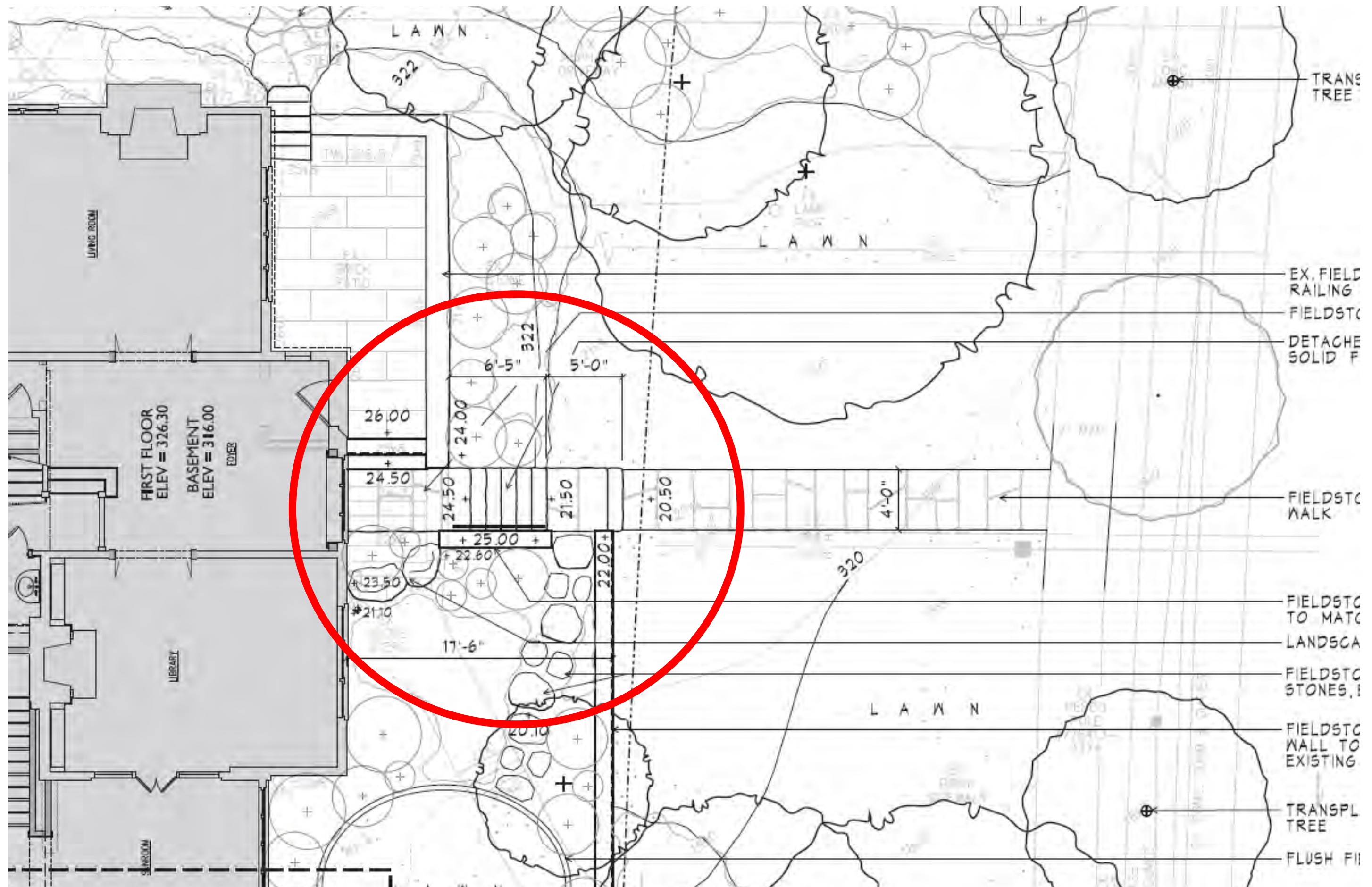


Stair Damage

Ivy and plant roots have damaged the stairs and they will need to be rebuilt for safety considerations.

- This work will eliminate the integrity of materials.

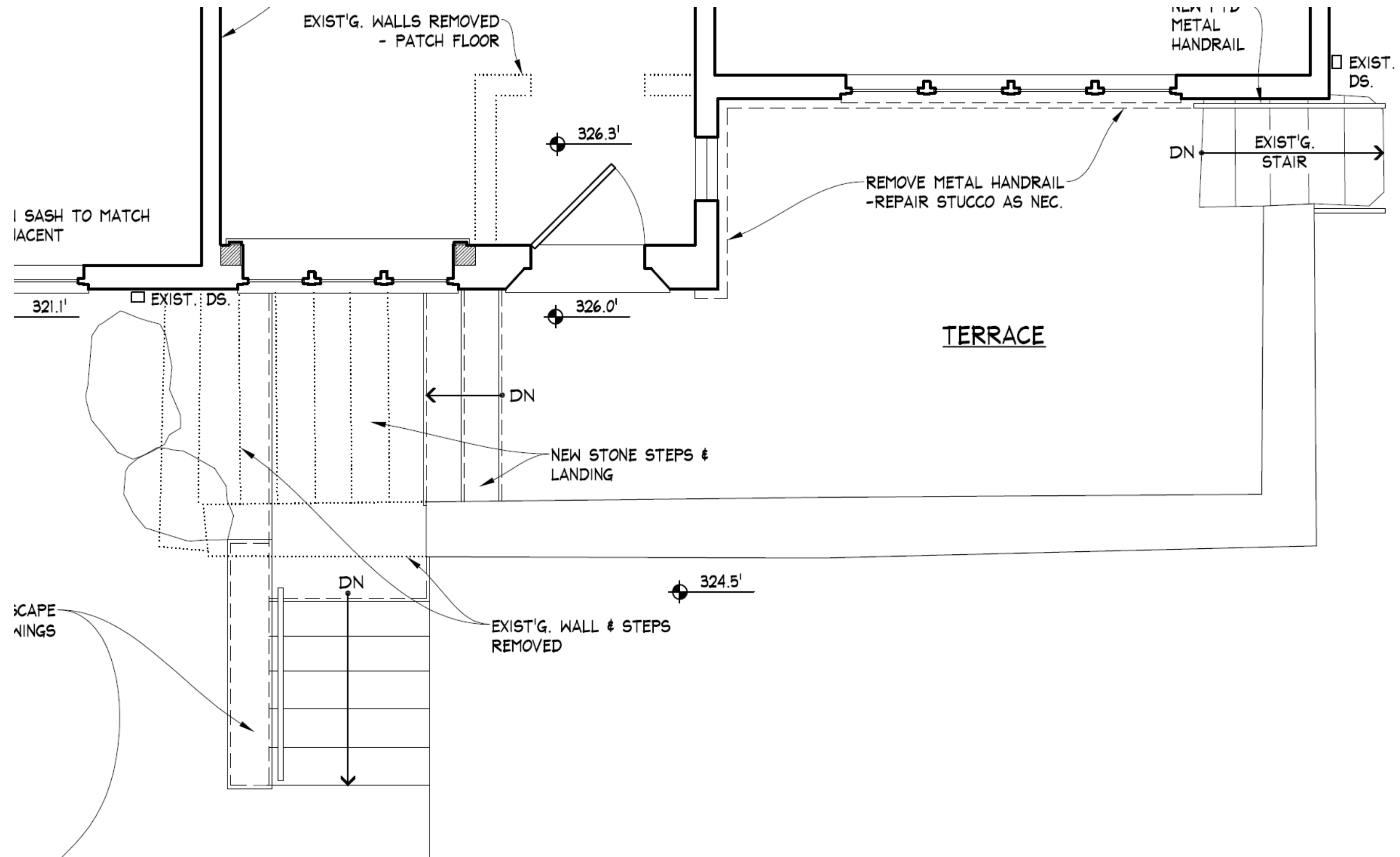




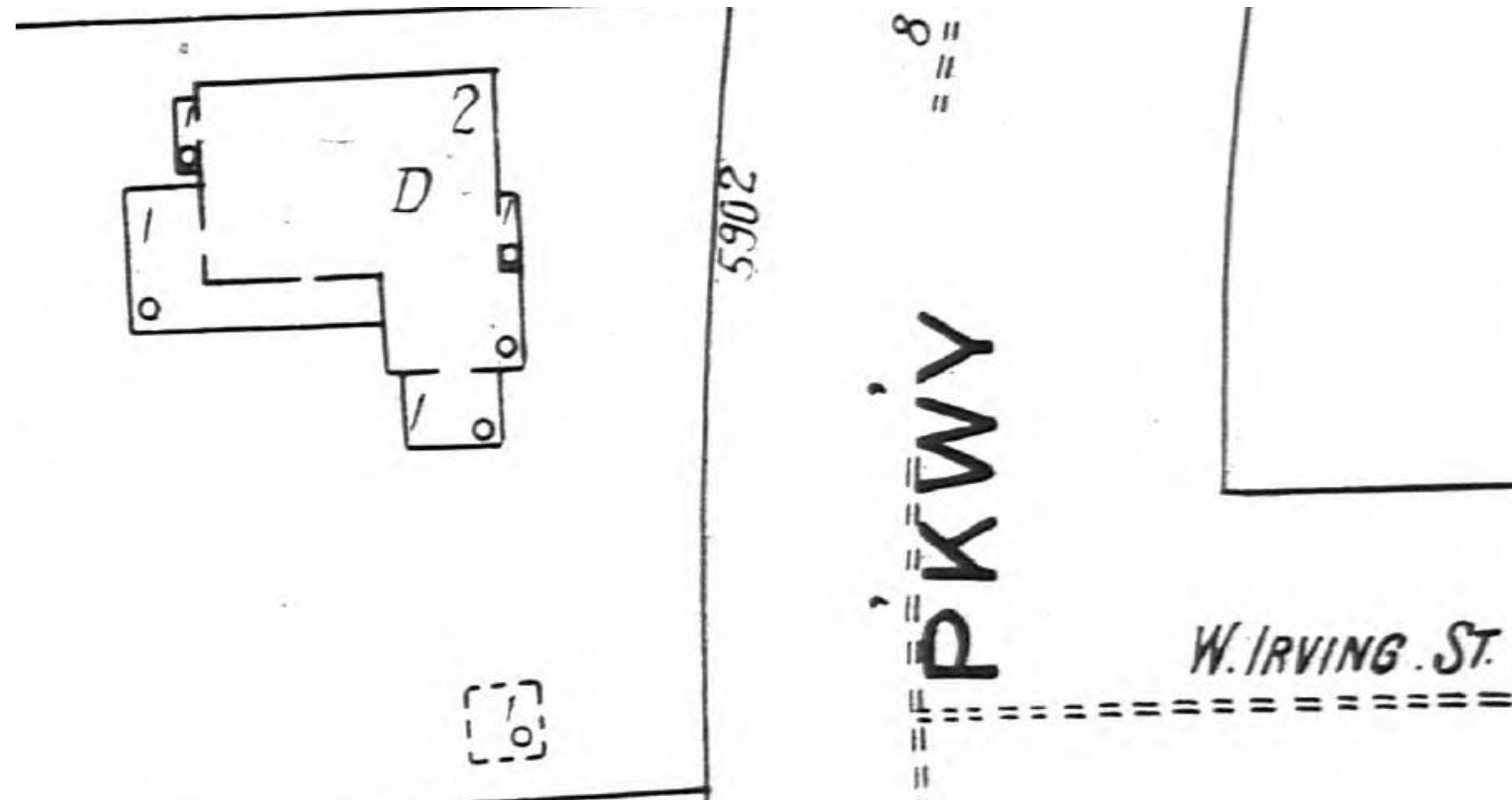
West Elevation



Front Terrace Alteration



1927 Sanborn Fire Insurance Map



Front Terrace Alteration

Chevy Chase *Design Guidelines* do not give a level of review for terraces. Staff finds that the moderate scrutiny given for ‘balconies,’ ‘decks,’ and ‘porches’ provides a sufficient analogy.

“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... Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

Staff Findings

- Staffs support to reorient the terrace stairs continues.
- The additional information leads Staff to find that the designation as Outstanding may have been in error. (not the construction method described and questions regarding the architect of record)
 - This information was not considered at the 2018 HAWP.
- Staff finds the condition of the stairs to the right (south) have deteriorated due to vegetation and will need to be replaced.
- Under a Moderate Scrutiny review, Staff finds reorienting the stairs will only slightly soften the hard, front edge of the terrace; while retaining the appearance of the materials. This alteration will not detract from the character of the house or surrounding streetscape. (Per 24A-8(b)(1) and *Design Guidelines*)

Questions for Staff?

