

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                       |  |                       |               |
|-----------------------|--|-----------------------|---------------|
| <b>Address:</b>       | 5810 Cedar Parkway, Chevy Chase                                | <b>Meeting Date:</b>  | 9/6/2023      |
| <b>Resource:</b>      | Contributing Resource<br>Chevy Chase Village Historic District | <b>Report Date:</b>   | 8/30/2023     |
| <b>Applicant:</b>     | Peter Asmuth   | <b>Public Notice:</b> | 8/23/2023     |
| <b>Review:</b>        | HAWP   | <b>Tax Credit:</b>    | Yes           |
| <b>Permit Number:</b> | 1040631  | <b>Staff:</b>         | John Liebertz |

**PROPOSAL:** Window replacement and hardscape alterations.

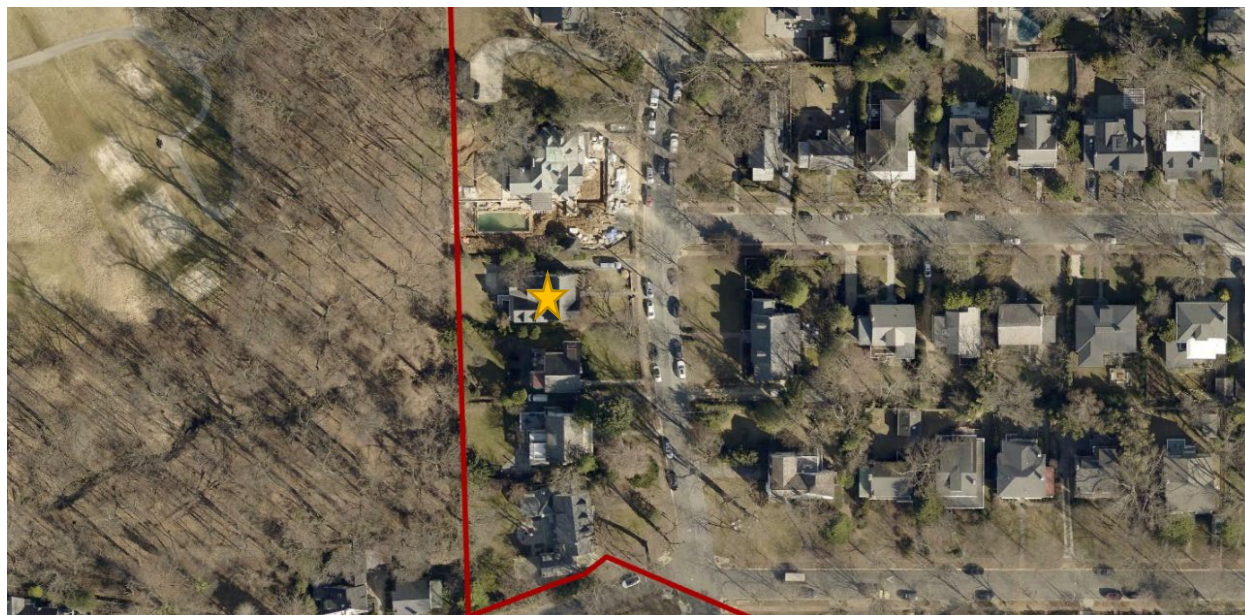
**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. The applicant shall submit specifications for the thirteen (13) non-historic windows on the ca. 1997 addition prior to final approval of the permit.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Tudor Revival  
**DATE:** 1916-1927



*Figure 1: The subject property at 5810 Cedar Parkway (yellow star) is located mid-block on the west side of Cedar Parkway. The red outline is the boundary of the historic district. Source: Montgomery Planning.*

## PROPOSAL

The applicant proposes the following alterations: 1) replace thirteen (13) non-historic, aluminum-clad, wood casement windows on the ca. 1997 rear addition; and 2) raise the height of an existing stone retaining wall from 15” to 20” and add a new 15’ ell extension of matching materials and height.

## APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Chevy Chase Village Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these three 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.

“**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.

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 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.

The *Guidelines* that pertain to this project are as follows:

- Lot coverage should be subject to strict scrutiny in view of the critical importance of preserving the Village's open park-like character.
- 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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny whether visible from the public right-of-way or not.

***Montgomery County Code, Chapter 24A-8***

The following guidance which pertains to this project are as follows:

- (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;
- (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***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

- 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.
- 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 subject property is Contributing Resource in the Chevy Chase Village Historic District. The Tudor Revival-influenced, wood-frame house was constructed between 1916 and 1927. The property owners constructed the rear addition in 1997.<sup>1</sup> Historic Area Work Permits (HAWPS) approved by the HPC include the installation of the stone wall along Cedar Parkway in 1998 and refacing the front cement steps with stone and flagstone in 2003.<sup>2</sup>



*Figure 2: View of the façade of 5810 Cedar Parkway, 2023.  
Source: Montgomery Planning.*

### *Window Replacement*

Staff finds the replacement of the aluminum-clad, wood casement windows on the north, south, and west elevations of the non-historic rear addition to be consistent with the applicable guidelines and recommends approval with a condition (*Figure 3*). Staff reviewed the window replacement with “lenient scrutiny” as they are not visible from the public rights-of-way. The size of the openings would remain the same. The replacement of these windows would have no adverse effect to the individual resource or the character of the historic district, and the request should be approved as a matter of course. Staff requests that the applicant submit specifications for all the proposed windows prior to final permit approval.



*Figure 3: View of the rear and side elevations of the ca. 1997 addition, 2023. The red arrows point to the windows to be replaced. Source: Montgomery Planning.*

<sup>1</sup> Department of Permitting Services, “Residential Building Permit #979080244,” September 22, 1997, <http://www.permittingervices.montgomerycountymd.gov>.

<sup>2</sup> For more information see, [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640003/Box013/35-13-98E\\_Chevy%20Chase%20Village%20Historic%20Dist\\_5810%20Cedar%20Parkway\\_06-24-1998.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640003/Box013/35-13-98E_Chevy%20Chase%20Village%20Historic%20Dist_5810%20Cedar%20Parkway_06-24-1998.pdf) and [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640009/Box074/35-13-03S\\_Chevy%20Chase%20Historic%20District\\_5810%20Cedar%20Parkway\\_09-25-2003.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640009/Box074/35-13-03S_Chevy%20Chase%20Historic%20District_5810%20Cedar%20Parkway_09-25-2003.pdf).

### ***Retaining Wall***

Staff finds that raising of the height of the existing stone retaining wall from 15” to 20” and installation of a matching 15’-long ell stone retaining wall in the rear yard to be consistent with the applicable guidelines and recommends approval (*Figure 4*). Staff reviewed the installation with “lenient scrutiny” per the guidelines. The HPC regularly approves the installation of stone retaining walls. The proposal would neither be visible from the public rights-of-way nor would it adversely affect the park-like setting of the historic district. Therefore, the proposal should be approved as a matter of course.



***Figure 4: View of the existing stone retaining wall, 2023. Source: Montgomery Planning.***

After full and fair consideration of the applicant’s submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10*, and *Chevy Chase Village Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. The applicant shall submit specifications for the thirteen (13) non-historic windows on the ca. 1997 addition prior to final approval of the permit.

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, #9, and #10*;

and with the general condition that the applicant shall present an electronic set 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 [john.liebertz@montgomeryplanning.org](mailto:john.liebertz@montgomeryplanning.org) to schedule a follow-up site visit.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# 1040631

DATE ASSIGNED 8/11/23

**APPLICANT:**

Name: Peter Asmuth  
Address: 5810 Cedar Parkway  
Daytime Phone: (301)913-9002

E-mail: Asmuth97@gmail.com  
City: Chevy Chase Zip: 20815  
Tax Account No.: 00455361

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Chevy Chase Village  
 No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. N/A

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. No.

Building Number: 5810 Street: Cedar Parkway  
Town/City: Chevy Chase Nearest Cross Street: W. Irving St  
Lot: 1 Block: 62 Subdivision: 009 Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch                     | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence                          | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                           | <input checked="" type="checkbox"/> Window/Door          |
|   |   | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Pete W. Asmuth, Owner August 4, 2023  
Signature of owner or authorized agent Date

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

**Owner's mailing address**  
Peter Asmuth  
5810 Cedar Parkway  
Chevy Chase, MD 20815-4252

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

David O'Neil & Laura Billings  
5904 Cedar Parkway  
Chevy Chase, MD 20815

Mark and Beverly Nadel  
5808 Cedar Parkway  
Chevy Chase, MD 20815

Martin and Lori Weinstein  
5815 Cedar Parkway  
Chevy Chase, MD 20815

6100 Connecticut Avenue, Chevy Chase MD 20815



**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Tudor revival style, single family house built in 1925, located in Chevy Chase Village historic district. First floor is brick; the upper floors are stucco over wood frame. Roof material is asphalt shingle. The house has an addition on the back, which was added in 1997.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

The aluminium clad casement windows in the 1997 addition have all failed. The glass has clouded and the seals have failed to the point that the window frames are no longer structurally sound enough to open safely. They need to be replaced.

There is a small garden stone wall that is currently 15" tall which needs to be rebuilt, as it's falling over. I want to increase the height to the level of the ground (approximately 20") and add an ell extension to the wall of about 15'.

Work Item 1: Addition windows

Description of Current Condition:

The aluminium clad casement windows in the 1997 addition have all failed. The seals have failed to the point that the window frames are no longer structurally sound enough to open safely.

Proposed Work:

Replace the casement windows.

Work Item 2: Garden Wall

Description of Current Condition:

There is a small garden stone wall that is currently 15" tall which needs to be rebuilt, as it's falling over.

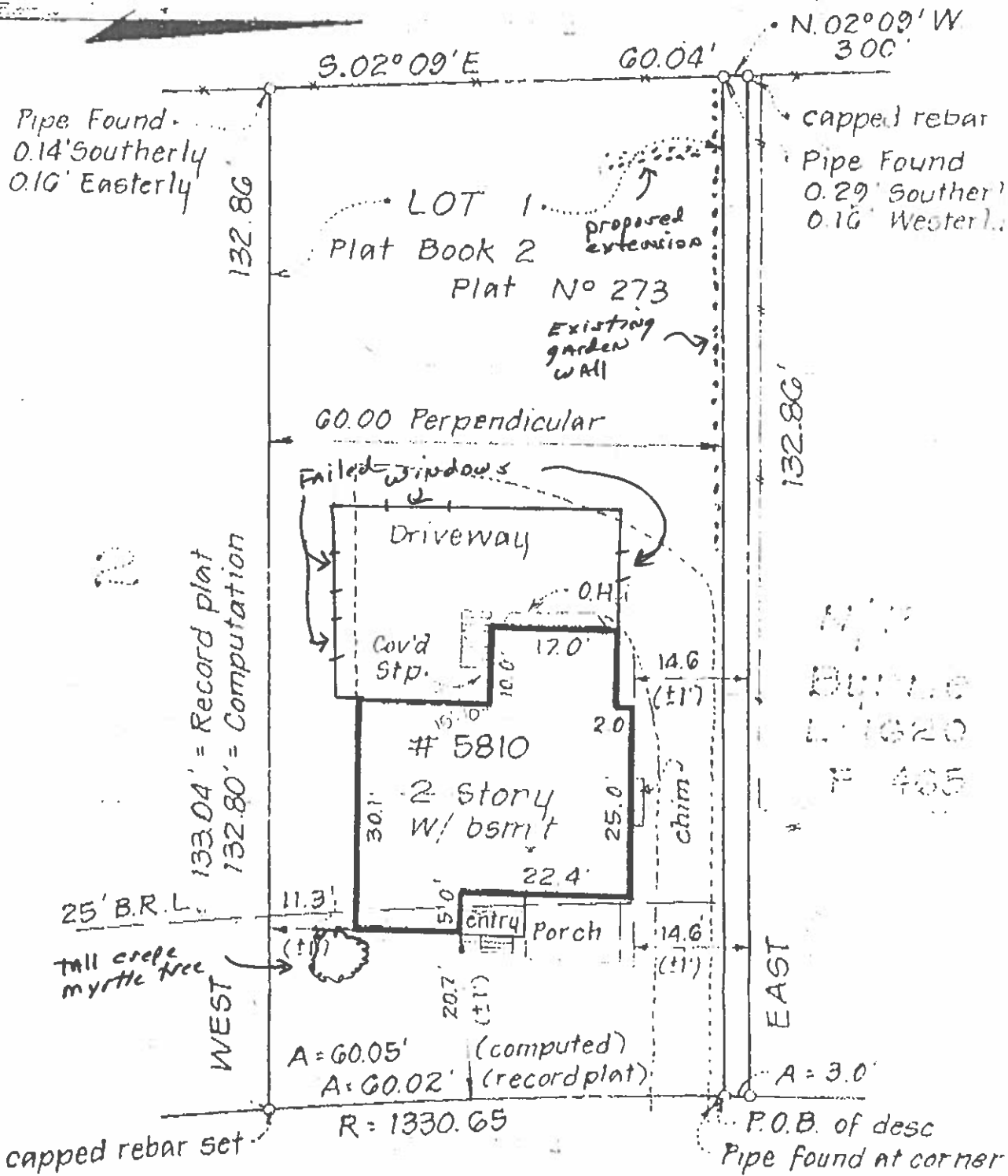
Proposed Work:

I want to increase the height to the level of the ground (approximately 20") and add an ell extension to the wall of about 15'.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

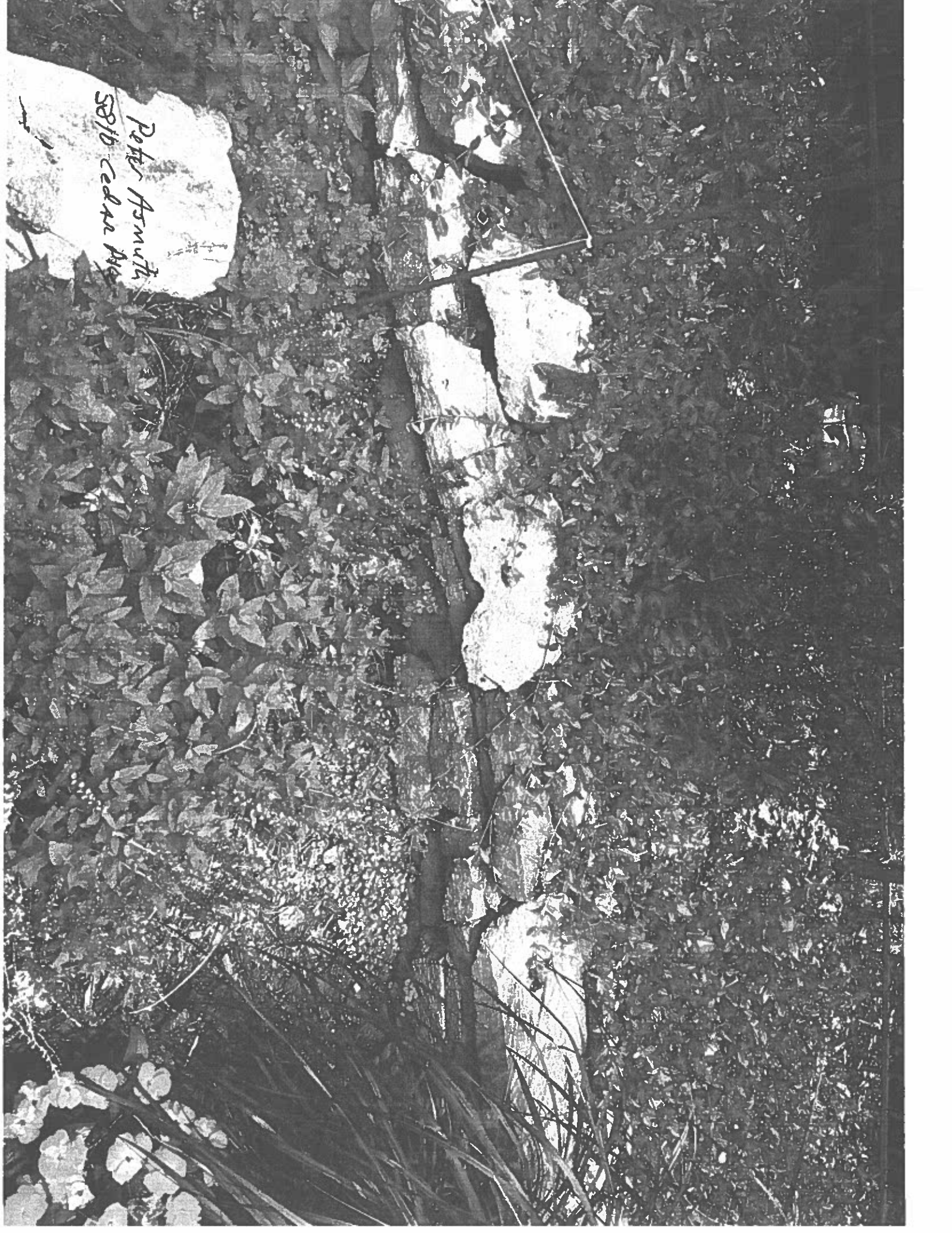


**CEDAR PARKWAY**

Peter Arsmuth  
5810 Cedar Pky



Peter Asmuth  
5810 Cedar Ave





Proposed  
extending  
wall

Current  
garden  
wall

Peter Asmuth  
5810 Cedar Quay







Field  
Chromatography  
Unit

John Brown  
8810 Cedar Hwy

