

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5918 Cedar Parkway, Chevy Chase	Meeting Date:	5/22/2024
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	5/15/2024
Applicant:	Rebecca & Rob Nichols (Angela Koloszar, Agent)	Public Notice:	5/8/2024
Review:	1067000	Tax Credit:	n/a
Proposal:	Hardscape alterations	Staff:	Dan Bruechert

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern/Neo-Colonial
DATE: 1976



Figure 1: The subject property is located in the northwest corner of the historic district.

PROPOSAL

The applicant proposes construct two piers at the driveway entrance to the property.

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 the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village 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 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.

- *Gazebos and other garden structures* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- 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.

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.

Secretary of the Interior’s Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will 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 a two-story brick house with a U-shaped plan set back a significant distance from the street. The house is accessed from a long gravel driveway that connects Cedar Parkway and Lenox St. The applicant proposes to construct two piers, flanking the driveway, at the property entrance on Cedar Parkway. The piers are set back 6’ (six feet) from the curb and are 3’ (three feet) tall, and 18” (eighteen inches) wide. The piers will be brick, to match the house, with a light stucco wash.

Because the property line is setback so far from the road, the proposed piers are outside the boundaries of the subject property and are located in the right of way. The applicant has discussed this issue with Chevy Chase Village who instructed them to apply for a variance after an approved HAWP.

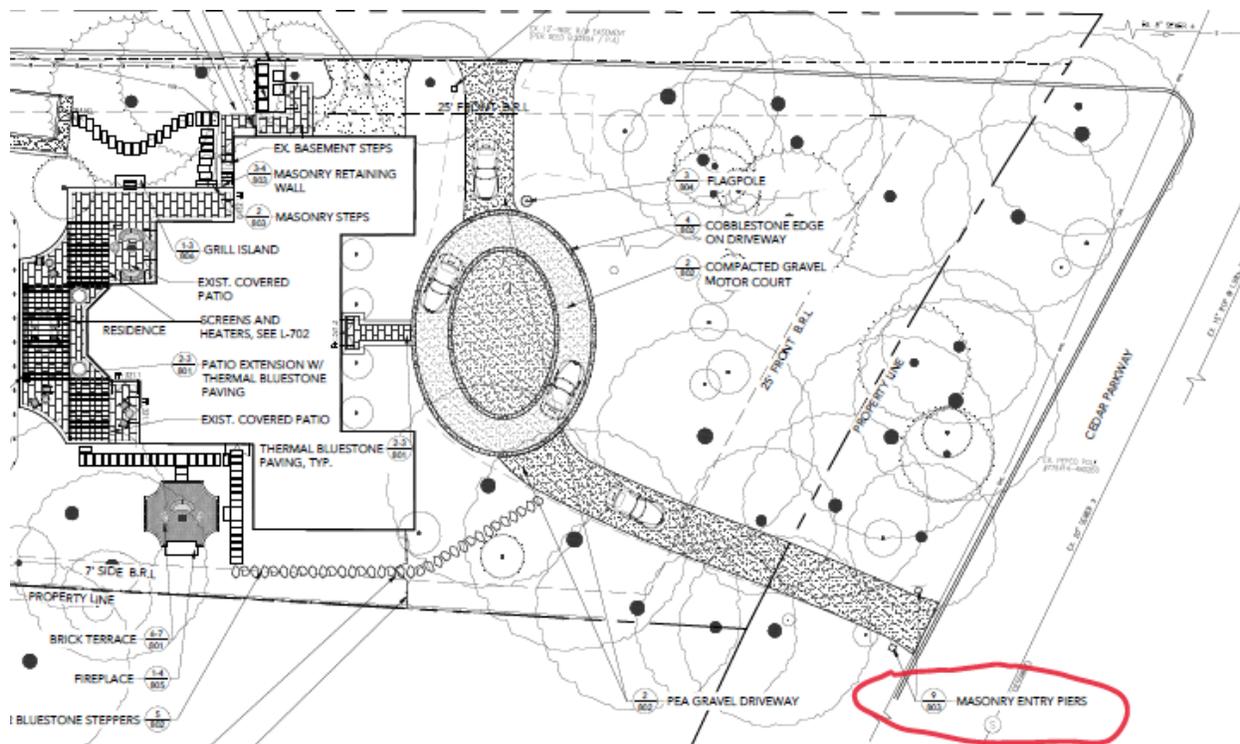


Figure 2: Proposed site plan showing the piers outside the property boundaries and within the ROW.

Staff finds these garden structures should be reviewed under ‘moderate scrutiny’ as they are visible from the public right of way. Staff finds the brick exterior with flagstone caps are consistent with the construction of the house and are materials found throughout the Chevy Chase Historic District. Staff additionally finds the size of these two piers (three feet tall and a foot and a half wide) will not overwhelm the streetscape, nor will their construction impact any of the adjacent trees. Staff finds the size, scale, and materials proposed are all appropriate and recommends the HPC approve the HAWP under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d) having found that the proposal 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 dan.bruechert@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# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 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.

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.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input 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.

Signature of owner or authorized agent

Date 5

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

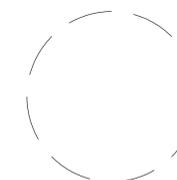
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

Nichols Residence

5918 Cedar Parkway
Chevy Chase, MD 20815

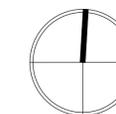
SEAL:



#	Date:	Description:	BY:
1	2024-02-01	MASONRY PRICING SET	NB
2	2024-03-11	MASONRY PRICING SET REVS	AK
3	2024-03-20	MASONRY PRICING SET REVS	AK
4	2024-04-18	MASONRY PRICING SET REVS	TM
5	2024-05-10	90% CONSTR. DOC. SET	AK

All designs and ideas contained in these drawings are the sole property of JHLA | Jennifer Horn Landscape Architecture and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.

North:



DESIGN: JH

DRAFTED: TM

CHECKED: JH

Scale: 1/16" = 1'-0"

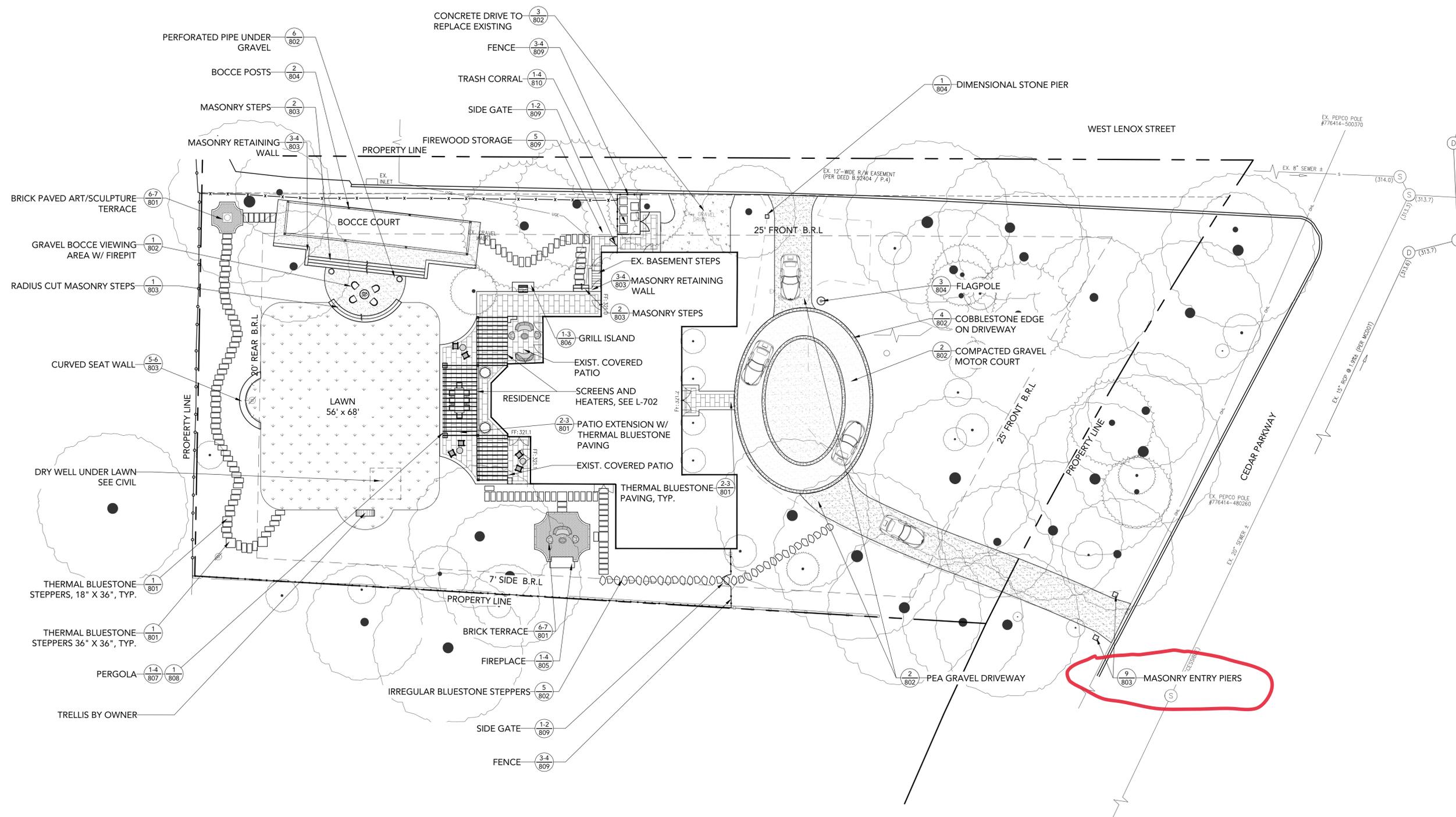


Issue Date: 2024-05-10

Project No: NICHOLS

MATERIALS PLAN

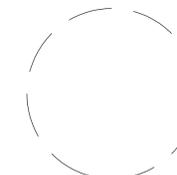
L-203



NOTES:

1. ALL EXISTING DOOR LOCATIONS ARE APPROXIMATE
2. FOR ALL PAVING, CONTRACTOR TO PROVIDE PRICING FOR NATURAL CLEFT SELECT BLUE AND THERMAL

SEAL:



#	Date:	Description:	BY:
1	2024-02-01	MASONRY PRICING SET	NB
2	2024-02-15	MASONRY PRICING SET REV.	AK
3	2024-03-20	MASONRY PRICING SET REV.	AK
4	2024-04-18	MASONRY PRICING SET REV.	TM
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North: SEE DETAILS

DESIGN: JH

DRAFTED: TM

CHECKED: JH

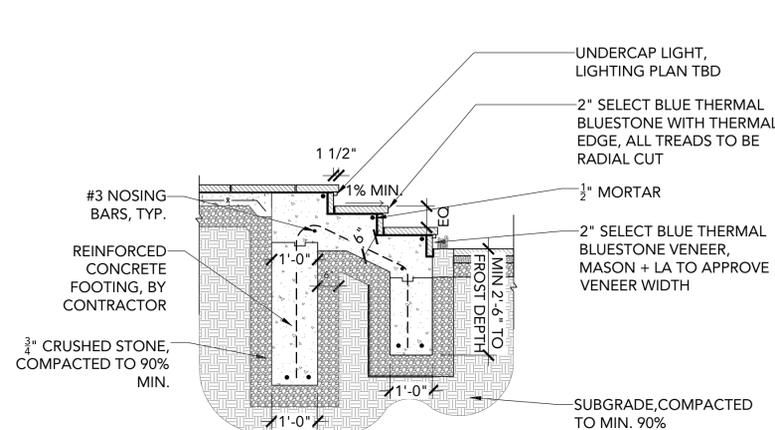
Scale: SEE DETAILS

Issue Date: 2024-05-10

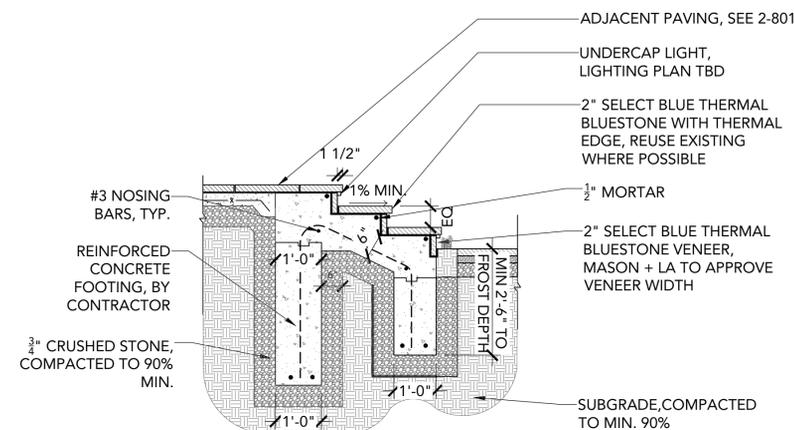
Project No: NICHOLS

MASONRY DETAILS

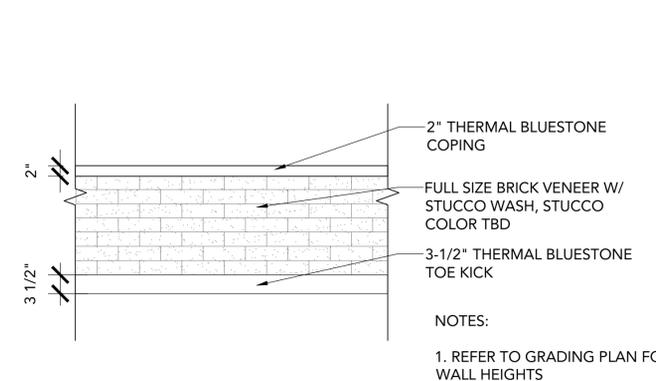
L-803



NOTE:
1. REFER TO GRADING PLAN FOR STEP ELEVATIONS



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NOTES:
1. REFER TO GRADING PLAN FOR WALL HEIGHTS

1 RADIAL CUT THERMAL BLUESTONE STEPS

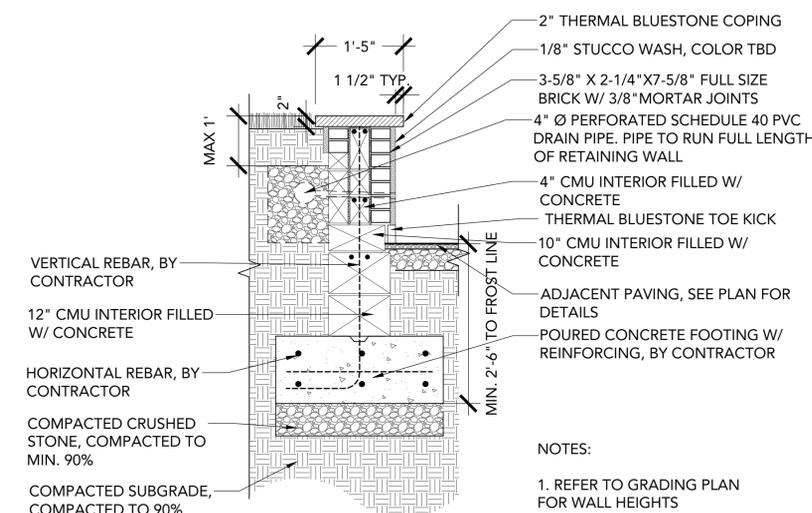
SCALE: 1/2" = 1'-0"

2 THERMAL BLUESTONE STEPS

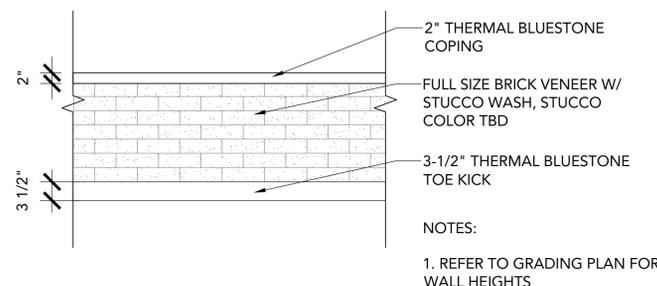
SCALE: 1/2" = 1'-0"

3 MASONRY RETAINING WALL - STUCCO ON BRICK, ELEVATION

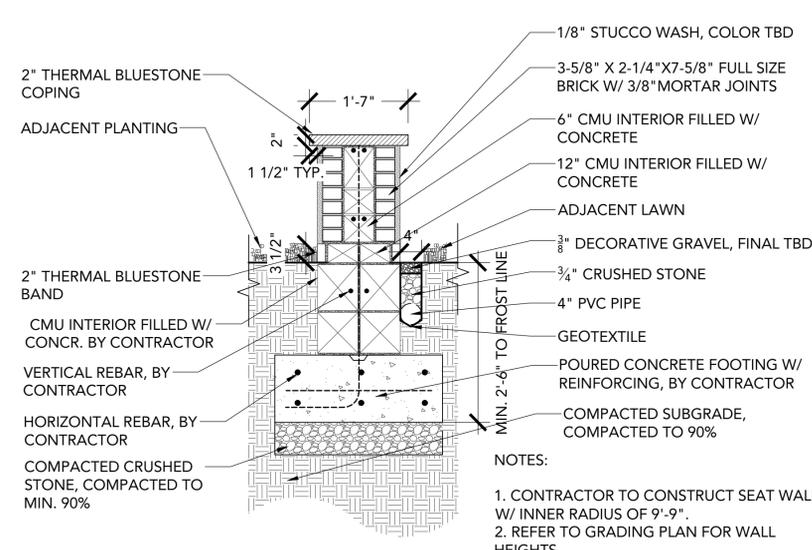
SCALE: 3/4" = 1'-0"



NOTES:
1. REFER TO GRADING PLAN FOR WALL HEIGHTS



NOTES:
1. REFER TO GRADING PLAN FOR WALL HEIGHTS



NOTES:
1. CONTRACTOR TO CONSTRUCT SEAT WALL W/ INNER RADIUS OF 9'-9".
2. REFER TO GRADING PLAN FOR WALL HEIGHTS

4 MASONRY RETAINING WALL - STUCCO ON BRICK, SECTION

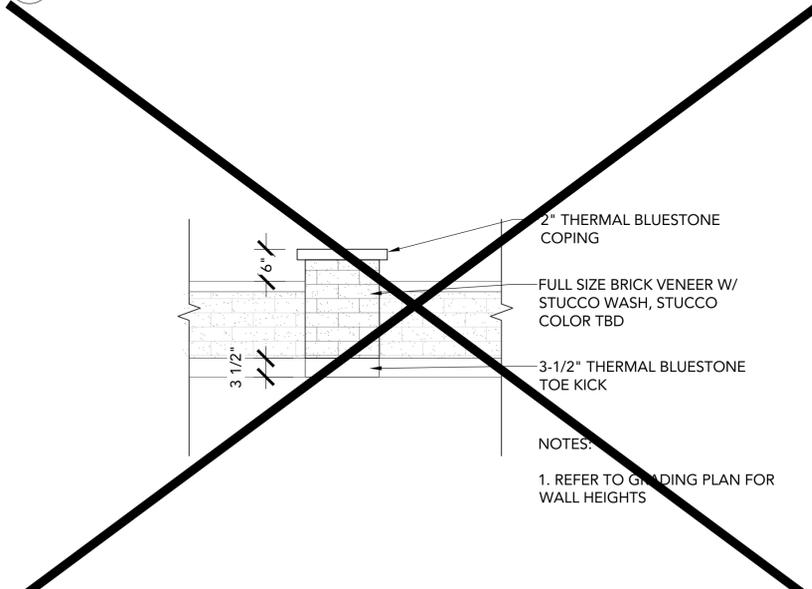
SCALE: 3/4" = 1'-0"

5 MASONRY SEAT WALL - STUCCO ON BRICK, ELEVATION

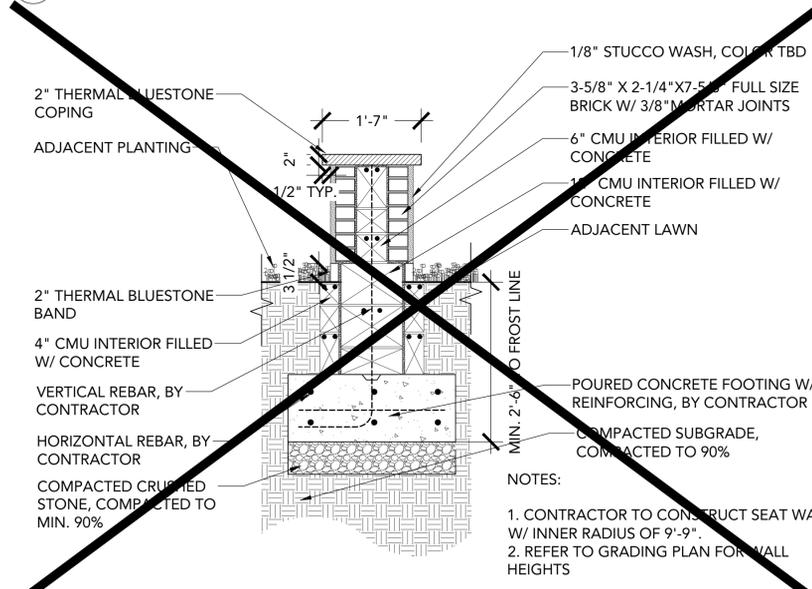
SCALE: 3/4" = 1'-0"

6 CURVED SEAT WALL - STUCCO ON BRICK, SECTION

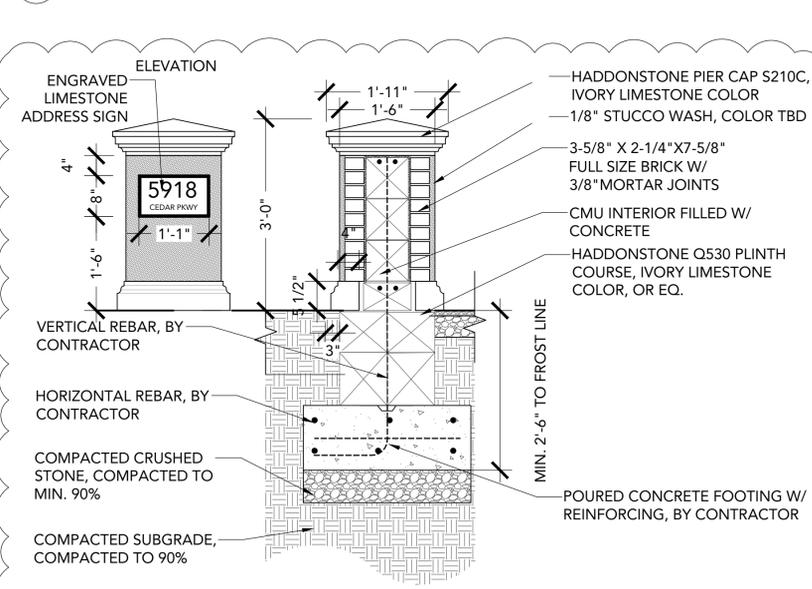
SCALE: 3/4" = 1'-0"



NOTES:
1. REFER TO GRADING PLAN FOR WALL HEIGHTS



NOTES:
1. CONTRACTOR TO CONSTRUCT SEAT WALL W/ INNER RADIUS OF 9'-9".
2. REFER TO GRADING PLAN FOR WALL HEIGHTS



HADDONSTONE PIER CAP S210C, IVORY LIMESTONE COLOR
— 1/8" STUCCO WASH, COLOR TBD
3-5/8" X 2-1/4" X 7-5/8" FULL SIZE BRICK W/ 3/8" MORTAR JOINTS
CMU INTERIOR FILLED W/ CONCRETE
HADDONSTONE Q530 PLINTH COURSE, IVORY LIMESTONE COLOR, OR EQ.

7 MASONRY PIERS - STUCCO ON BRICK, ELEVATION

SCALE: 3/4" = 1'-0"

8 MASONRY PIERS - STUCCO ON BRICK, SECTION

SCALE: 3/4" = 1'-0"

9 MASONRY ENTRY PIERS - STUCCO ON BRICK, SECTION

SCALE: 3/4" = 1'-0"



PETITBOF
ALARM CO.
1000-200-0000
1000-200-0000

ring

5918
CEDAR PARKWAY



Electronic Dog Fence
Installed On This Property







PETITBOF
ALARM CO.
1000-200-0000
1000-200-0000

ring

5918
CEDAR PARKWAY



PETITBOU
ALARM CO.
A Family Tradition
1-800-384-CRIMINAL
977-655-5000

ring

5918
CEDAR PARKWAY



