

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 E. Lenox St., Chevy Chase	Meeting Date:	2/7/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/31/2018
Applicant:	Britt and Kelleen Snider (Luke Olson, Architect)	Public Notice:	1/24/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18D	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with conditions** the HAWP application.

- 1. Window specifications will be provided, with final review and approval delegated to staff.**
- 2. Railing details will be provided, with final review and approval delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1892-1916

PROPOSAL

The applicants propose the following alterations at the subject property:

- Construct a 2-story rear addition.
- Construct a rear screened porch.
- Replace the existing aluminum siding and trim on the historic house with fiber cement siding and Azek trim.

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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

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 and 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 three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.

Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way. Lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

Secretary of the Interior’s Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 a c. 1892-1916 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The house has experienced significant alterations over the years, including a 3rd-story addition, a one-story right-side addition, and the installation of aluminum siding.

After review of the submitted information, staff fully supports the applicants' proposal, finding the following:

Additions

The applicants propose to construct a 2-story addition and one-story screened porch at the rear of the subject property. The proposed two-story addition is inset from both rear corners of the historic house's original massing, and the proposed screened porch is inset from the right rear corner of the existing right-side addition. The roof of the proposed two-story rear addition is nearly one-story lower than the 3-story historic house, and the ridgeline of the proposed screened porch is well below that of the existing right-side addition. The proposed additions are entirely behind the existing house, making them minimally visible from the public right-of-way.

A one-story bay window is proposed at the rear of the proposed two-story addition, and porch steps with handrails are proposed at the rear of the proposed screened porch. Due to the location of these features, they will not be at all visible from the public right-of-way.

Regarding materials, the applicants propose fiber cement siding and Azek trim (to match what is proposed for the historic house), asphalt shingle roofing to match the historic house, and 6-over-1 aluminum-clad wood windows that take cues from the 6-over-6 and 6-over-2 windows on the historic house. While the windows of the historic house have shutters, the windows of the proposed two-story rear addition will not, providing some differentiation. The HPC might find that the siding of the proposed rear addition should have a different reveal than that proposed for the historic house to provide greater differentiation; however, given the extent of the previous alterations to the historic house and the loss of historic integrity, staff has no concerns with the proposed materials.

Staff finds that the proposed additions are compatible with the historic house and consistent with the *Guidelines*.

Siding Replacement

The applicants propose to replace the existing non-original aluminum siding and trim on the historic house with fiber cement siding and Azek trim. This alteration will enhance the preservation of the historic district, as the proposed siding and trim is more consistent with the house's original materials and more compatible with the surrounding streetscape than the existing siding. Staff notes that the *Guidelines* discourage the use of aluminum siding, and this proposal will address a previous incompatible alteration.

Because details have not been provided for the proposed windows or rear porch railings, staff recommends the followings condition of approval: 1) Window specifications will be provided, with final review and approval delegated to staff; and 2) Railing details will be provided, with final review and approval delegated to staff.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, 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;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON
Tax Account No.: 60455576 Daytime Phone No.: 240-333-2021
Name of Property Owner: BRITT & KELLEEN SPIDER Daytime Phone No.: 202-538-9985
Address: 11 E LENOX ST CHEVY CHASE MD 20815
Contractor: TBD Phone No.:
Contractor Registration No.:
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 11 Street: E LENOX ST
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD
Lot: 4 & PTS Block: 44 Subdivision: CHEVY CHASE SECT 2
Liber: Folio: Parcel: BOOK 2 PLAT 106

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:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$ 685,000

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.

Signature of owner or authorized agent Date: 01-14-18

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

**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:

THE EXISTING HOUSE IS A 3-STORY COLONIAL
RENOVAL CIRCA 1890-1916 W/ ASPHALT ROOF, ALUMINUM LAP
SIDING & PTD WOOD DOUBLE HUNG WINDOWS. IT HAS BEEN
EXTENSIVELY MODIFIED FROM IT'S ORIGINAL HISTORIC
MASSING & STYLE HAVING BEEN CONVERTED FROM A 2-STORY
STUCCO/LAP HOUSE TO A 3-STORY LAP SIDING HOUSE BEFORE
THE HISTORIC DISTRICT WAS ESTABLISHED

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

WE ARE PROPOSING A 2-STORY ADDITION & REAR SCREENED
PORCH ENTIRELY TO THE REAR OF THE EXISTING RESOURCE. IN
ADDITION, WE PROPOSE TO REMOVE THE EXG. NON-HISTORIC
ALUMINUM LAP SIDING ON THE ENTIRE HOUSE & REPLACE IT W/
PTD. HARDWOOD PLANK LAP SIDING, AZEK TRIM & CORNERBOARDS W/
MATCHING MATERIALS ON THE ADDITION.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the 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, 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**

- 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 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.

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

<p>Owner's mailing address</p> <p>BRITT & KELLEN SNIDER 11 E. LENOX ST CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>LUKE OLSON 7735 OLD GEORGETOWN RD STE 700 BETHESDA, MD 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>NANCY MELLON 9 E. LENOX ST CHEVY CHASE, MD 20815</p>	<p>THOMAS LLOYD & ANNA NICETA 15 EAST LENOX ST CHEVY CHASE MD 20815</p>
<p>PAUL & KATHRYN GALLAGHER 8 E. LENOX ST CHEVY CHASE, MD 20815</p>	<p>MARJORIE ZAPRUDER 10 E. LENOX ST CHEVY CHASE MD 20815</p>
<p>MARK & CINDY ARON 8 E. MELROSE ST CHEVY CHASE MD 20815</p>	<p>12 E MELROSE LLC 12 E MELROSE ST CHEVY CHASE MD 20815</p>



EXISTING



PROPOSED

11 EAST LENOX STREET

SCOPE OF WORK: DEMOLITION OF EXISTING REAR DECK TO ALLOW FOR TWO-STORY ADDITION & SCREENED PORCH ENTIRELY TO REAR OF EXISTING HOUSE, DEMOLITION OF EXISTING ALUMINUM SIDING AND REPLACEMENT WITH NEW HARDIEPLANK LAP SIDING



PHOTOS OF EXISTING CONDITIONS

17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET

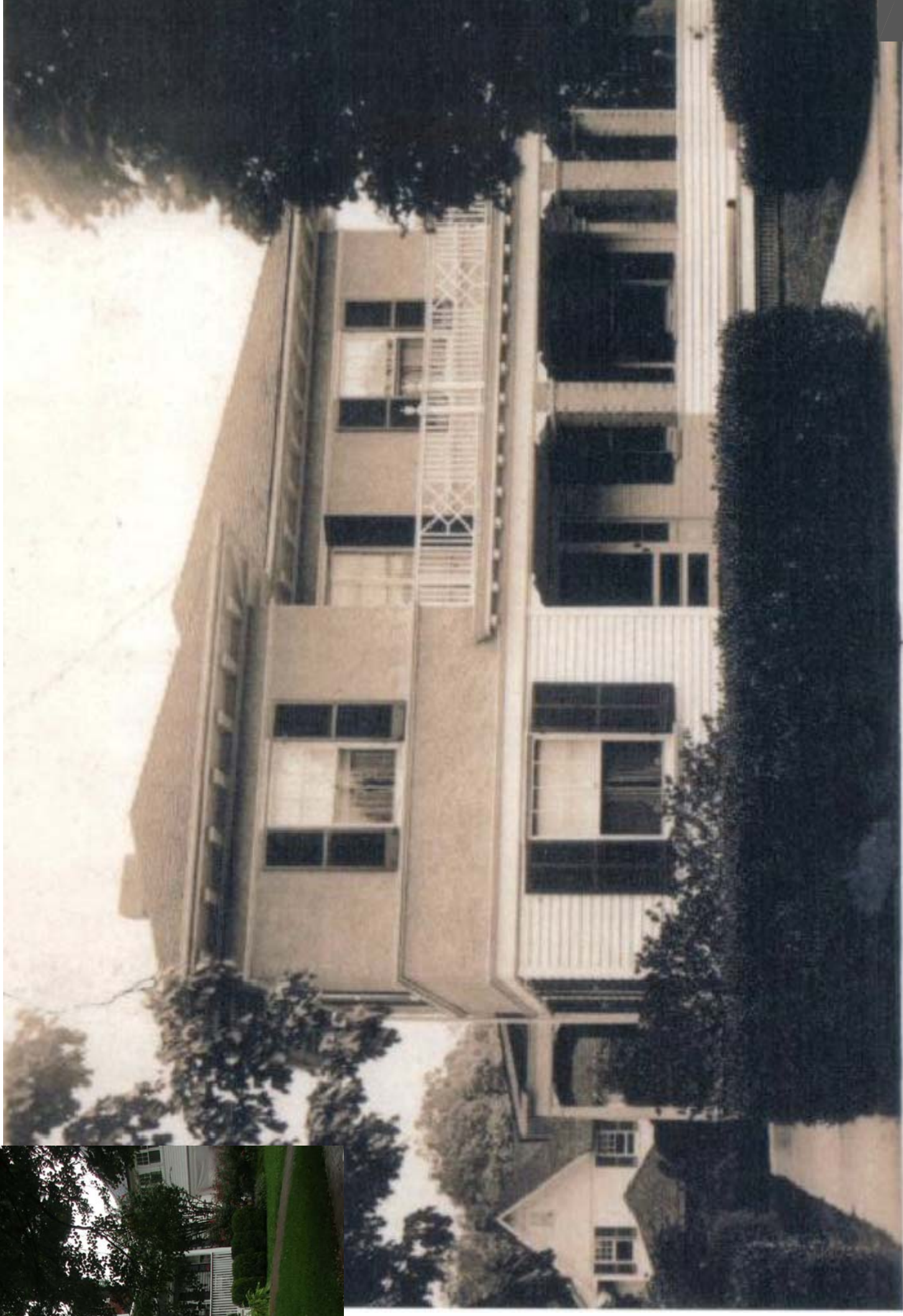


PHOTO OF CURRENT HOUSE

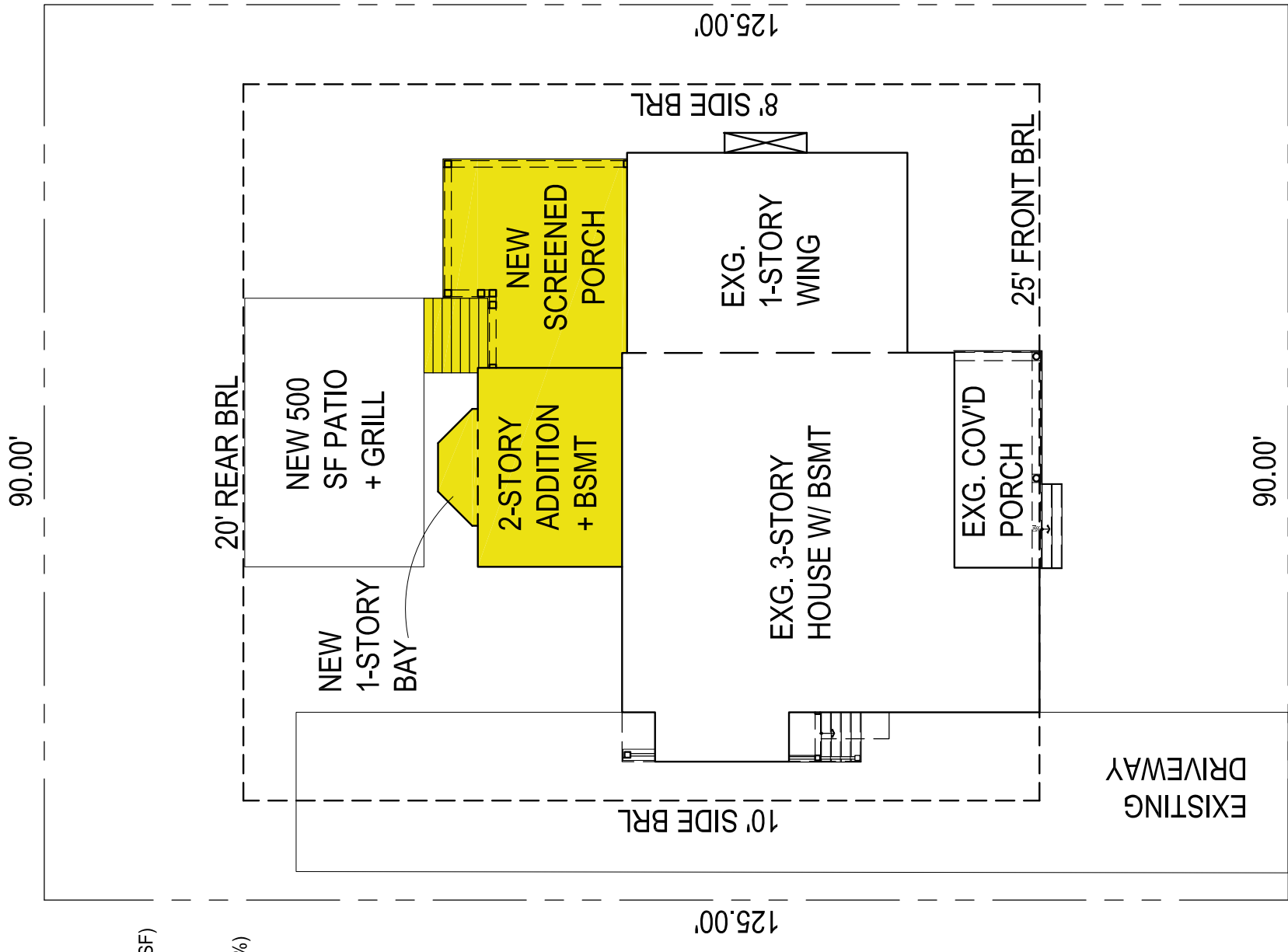
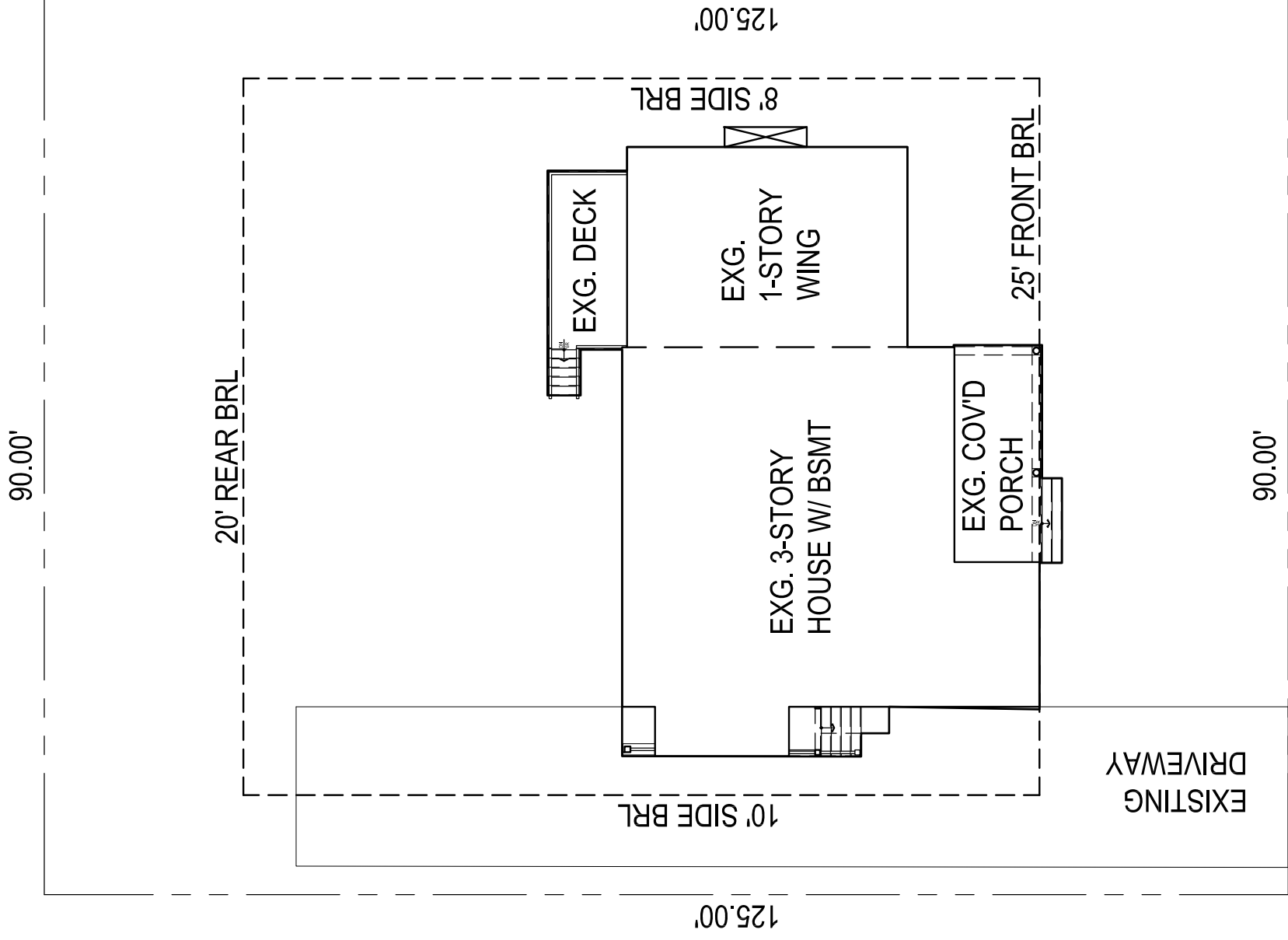
THE HOUSE HAS BEEN EXTENSIVELY MODIFIED FROM THE HISTORIC MASSING & ARCHITECTURAL STYLE. IN ADDITION, WE ARE REASONABLY CERTAIN THE HISTORIC LAPISTUCCO SIDING & MOST OF THE WOOD TRIM WAS REMOVED WHEN THE ALUMINUM SIDING INSTALLED AS A PART OF THE THIRD FLOOR ADDITION. WE'RE BASING THIS OFF OF THE CURRENT REVEAL OF THE ORIGINAL WINDOW SILL PROFILE AND THE LACK OF VISIBLE SIDING BENEATH THE ALUMINUM SIDING IN THE PHOTO BELOW



PHOTO OF CURRENT SIDING CONDITION



HISTORIC PHOTO PROVIDED BY OWNER



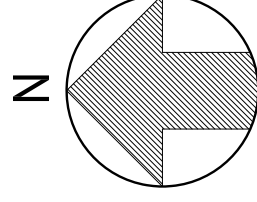
EXISTING LOT IN R-60 ZONE

LOT SIZE: 11,250 SF

ALLOWABLE LOT COVERAGE = 35% (3,937.5 SF)

EXG LOT COVERAGE = 2,395 SF (21.3%)

PROPOSED LOT COVERAGE = 2,963 SF (26.3%)



GRAPHIC SCALE
1"=15'-0"

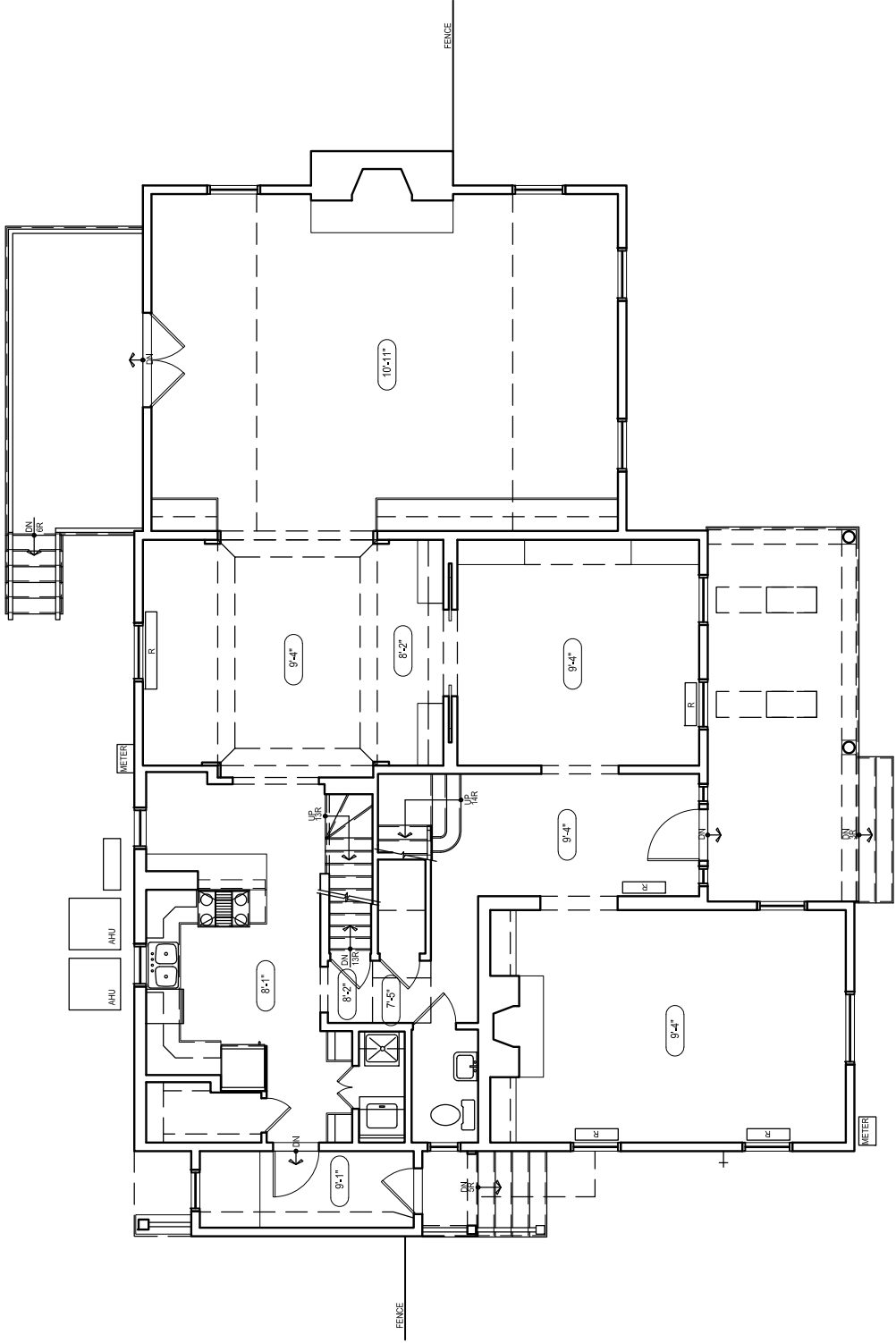


EXISTING SITE PLAN

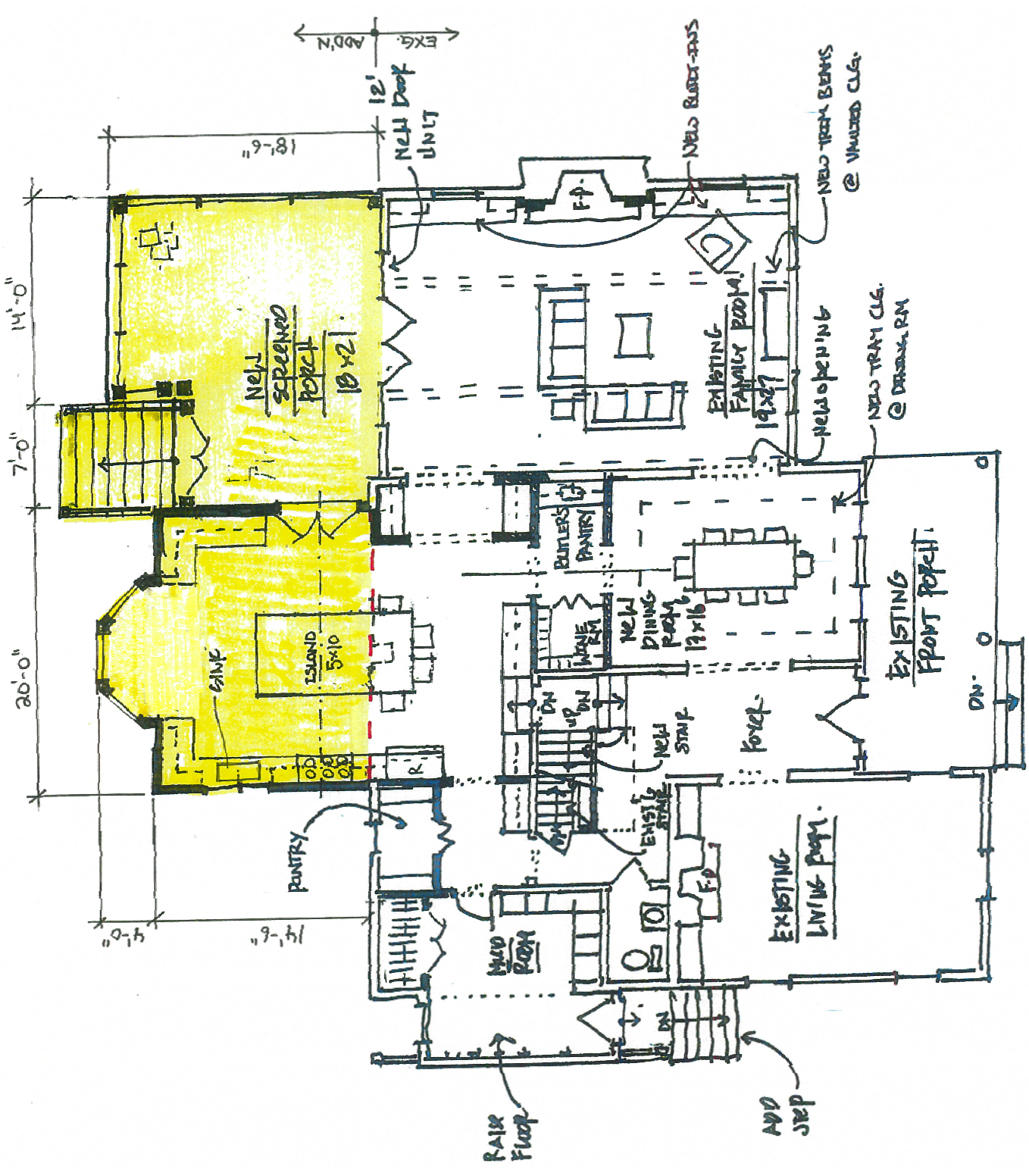
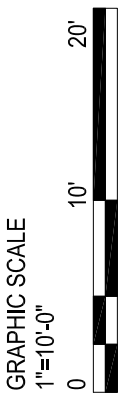
PROPOSED SITE PLAN



17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET



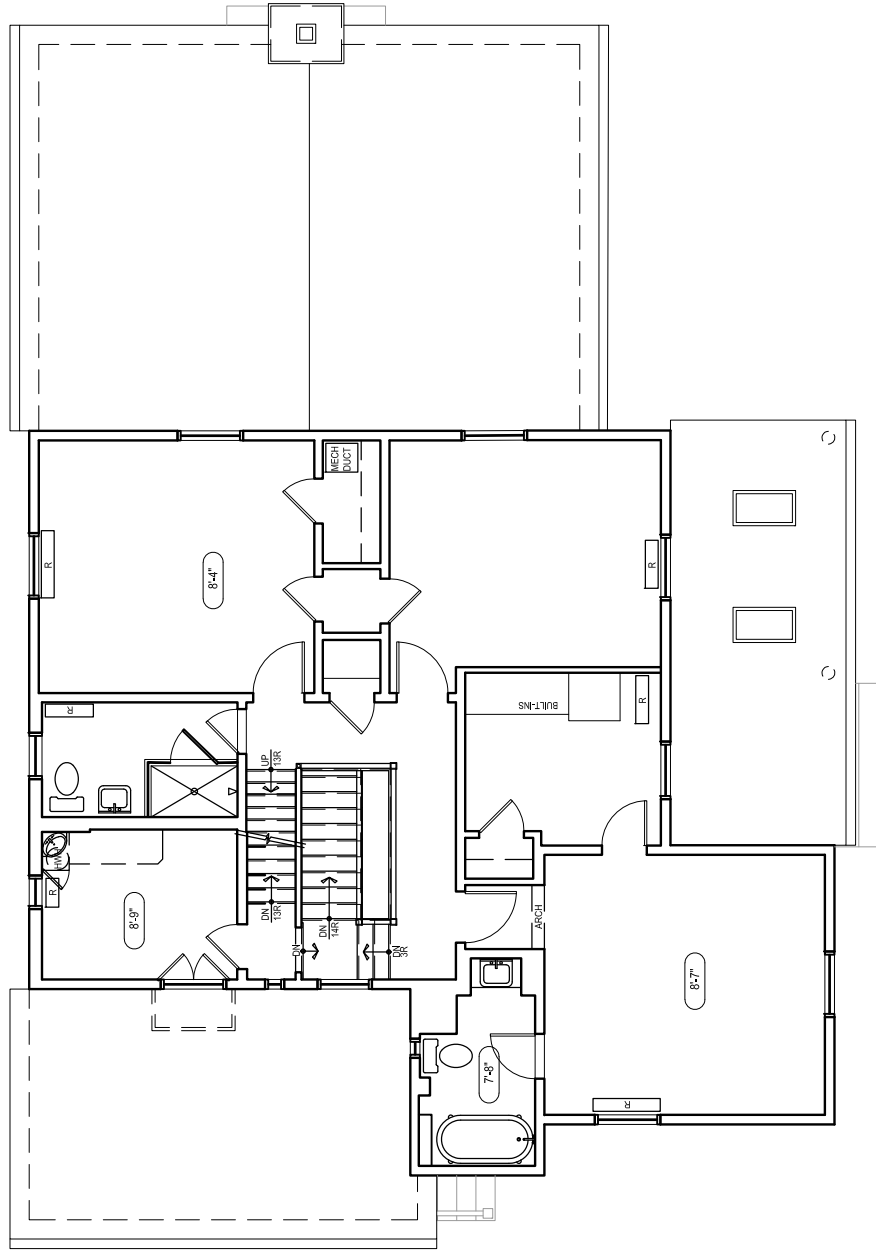
EXISTING FIRST FLOOR
 1,965 SF FIN. +
 220 SF COVERED PORCHES
 2,185 SF TOTAL



PROPOSED FIRST FLOOR
 2,185 SF EXG. +
 290 SF NEW FIN. +
 355 SF SCREENED PORCH
 2,830 SF TOTAL

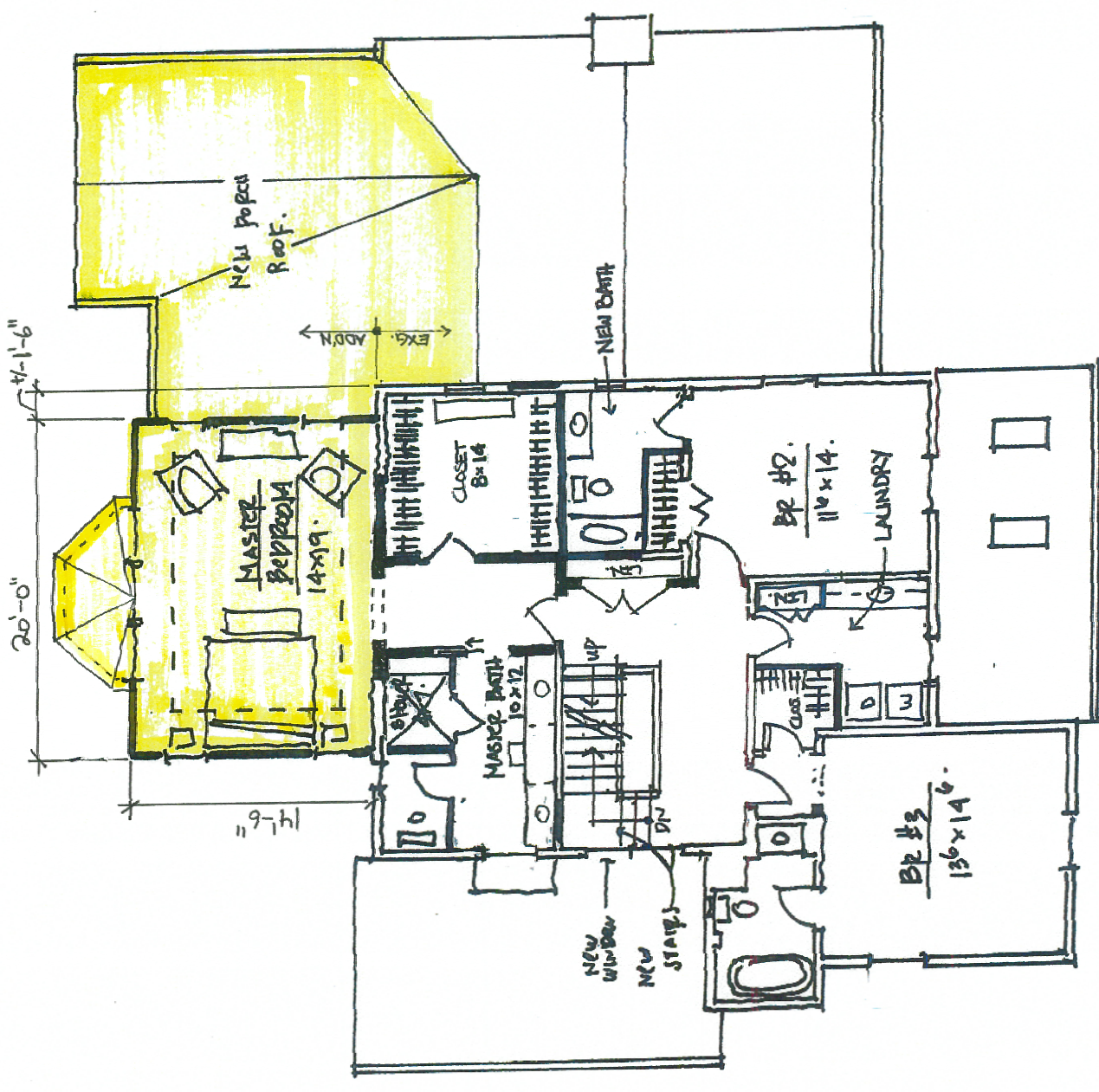


17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET



EXISTING SECOND FLOOR
1,210 SF FIN.

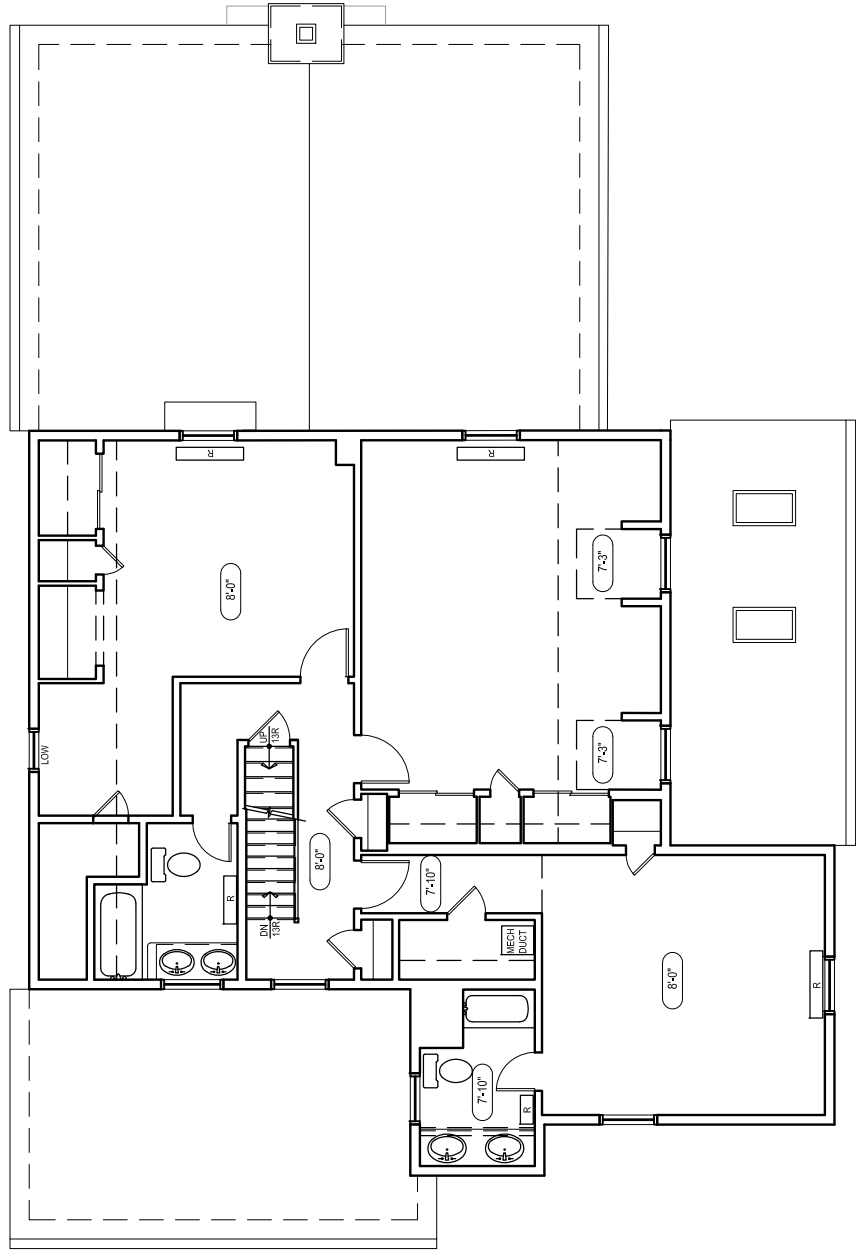
GRAPHIC SCALE
1"=10'-0"



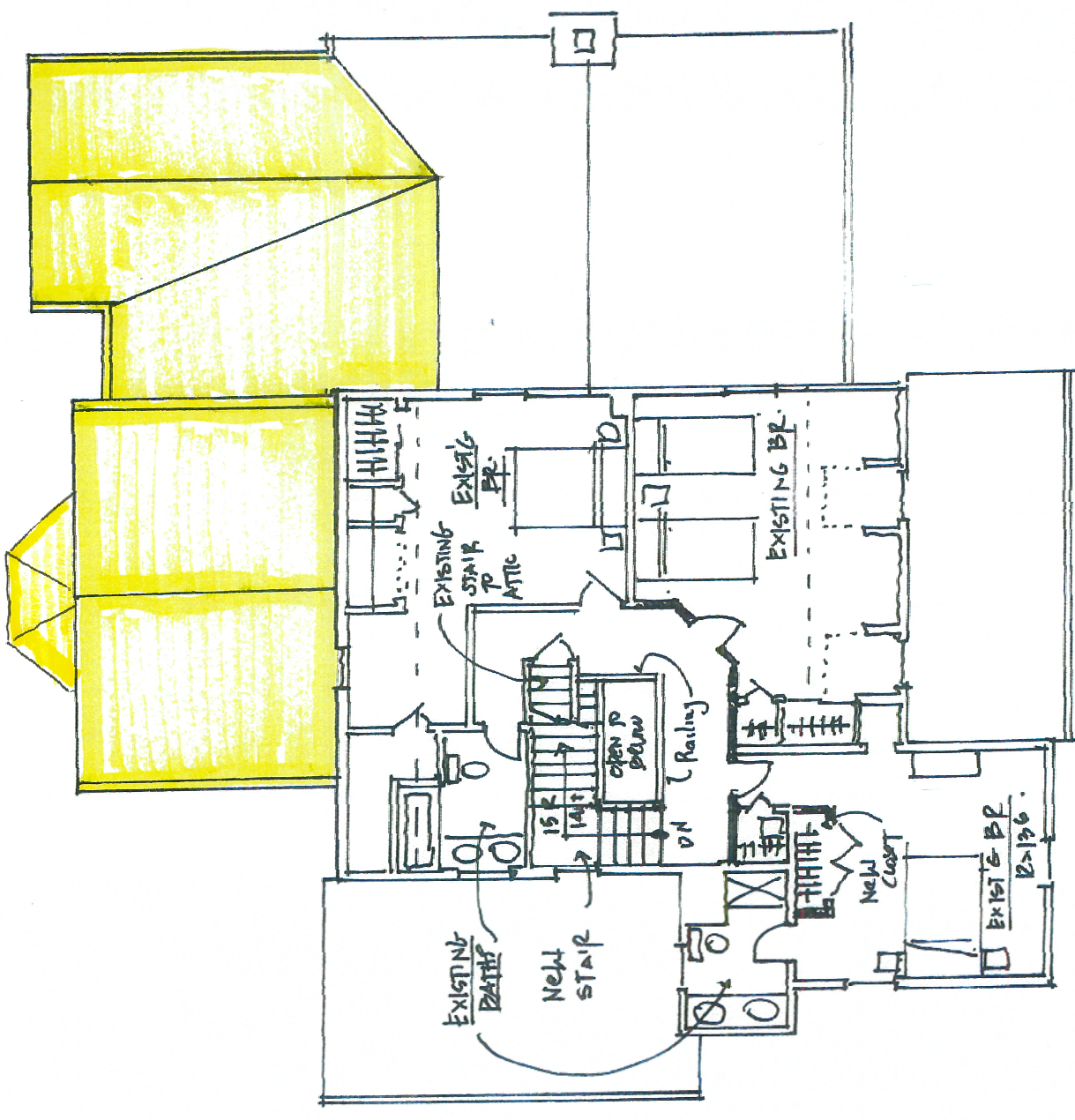
PROPOSED SECOND FLOOR
1,210 SF EXG. +
290 SF NEW FIN.
1,500 SF TOTAL



17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET



EXISTING THIRD FLOOR
1,210 SF FIN.



PROPOSED THIRD FLOOR
NO CHANGE

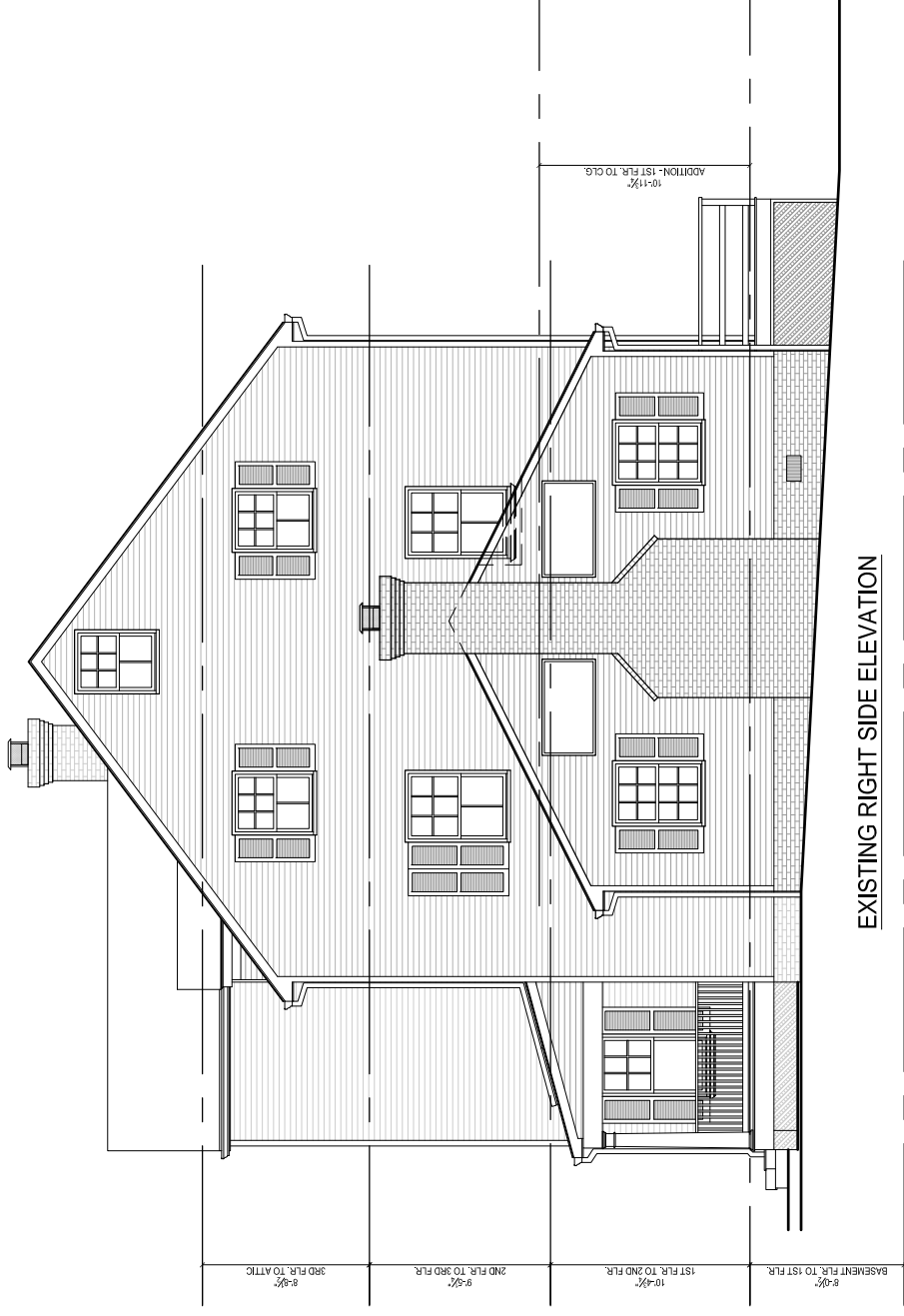
GRAPHIC SCALE
1"=10'-0"



17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET



EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



PROPOSED FRONT ELEVATION

0 10' 20' GRAPHIC SCALE
1"=10'-0"



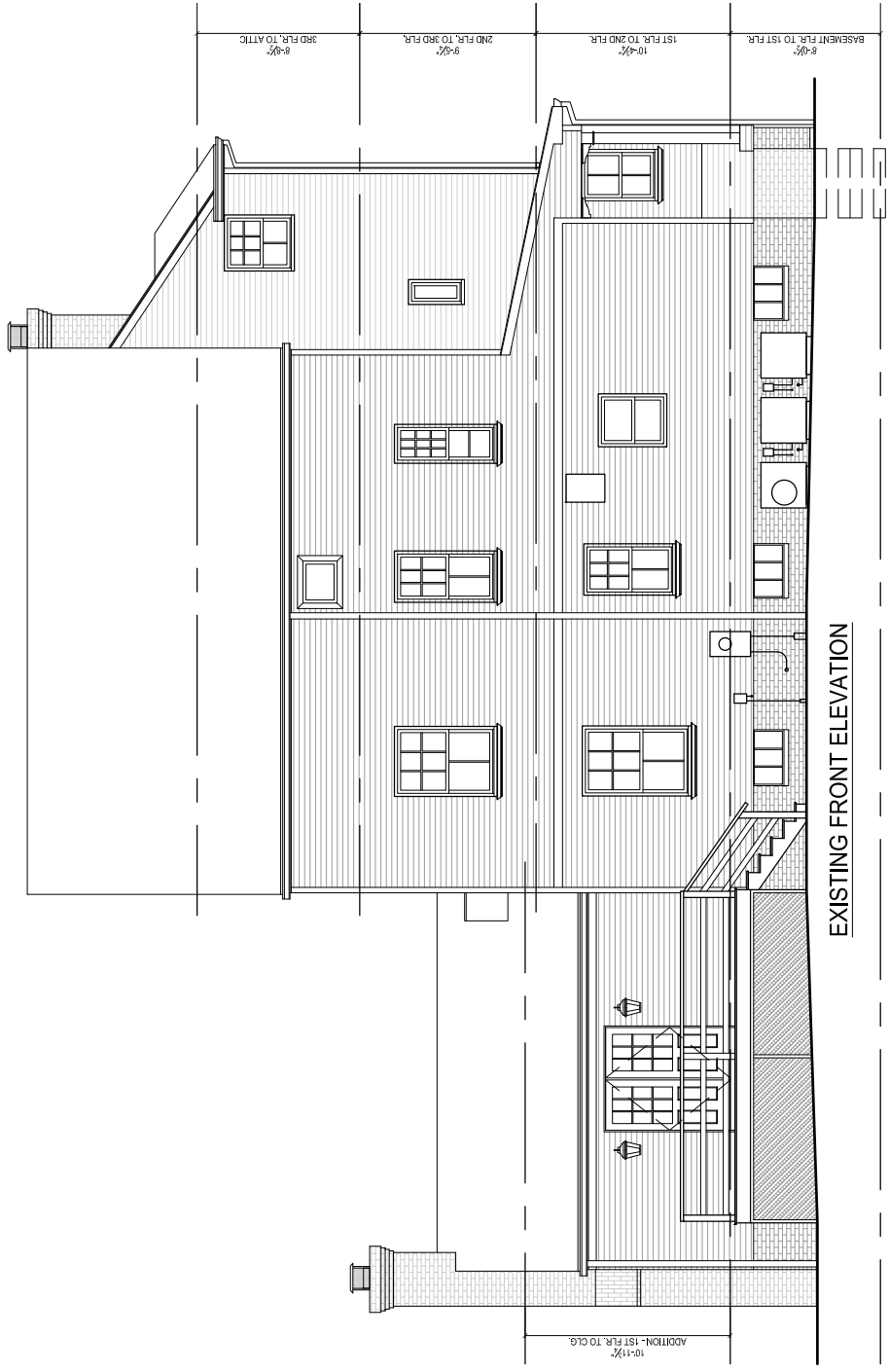
PROPOSED RIGHT SIDE ELEVATION

PT. BRICK VENEER
BASE @ REAR PORCH

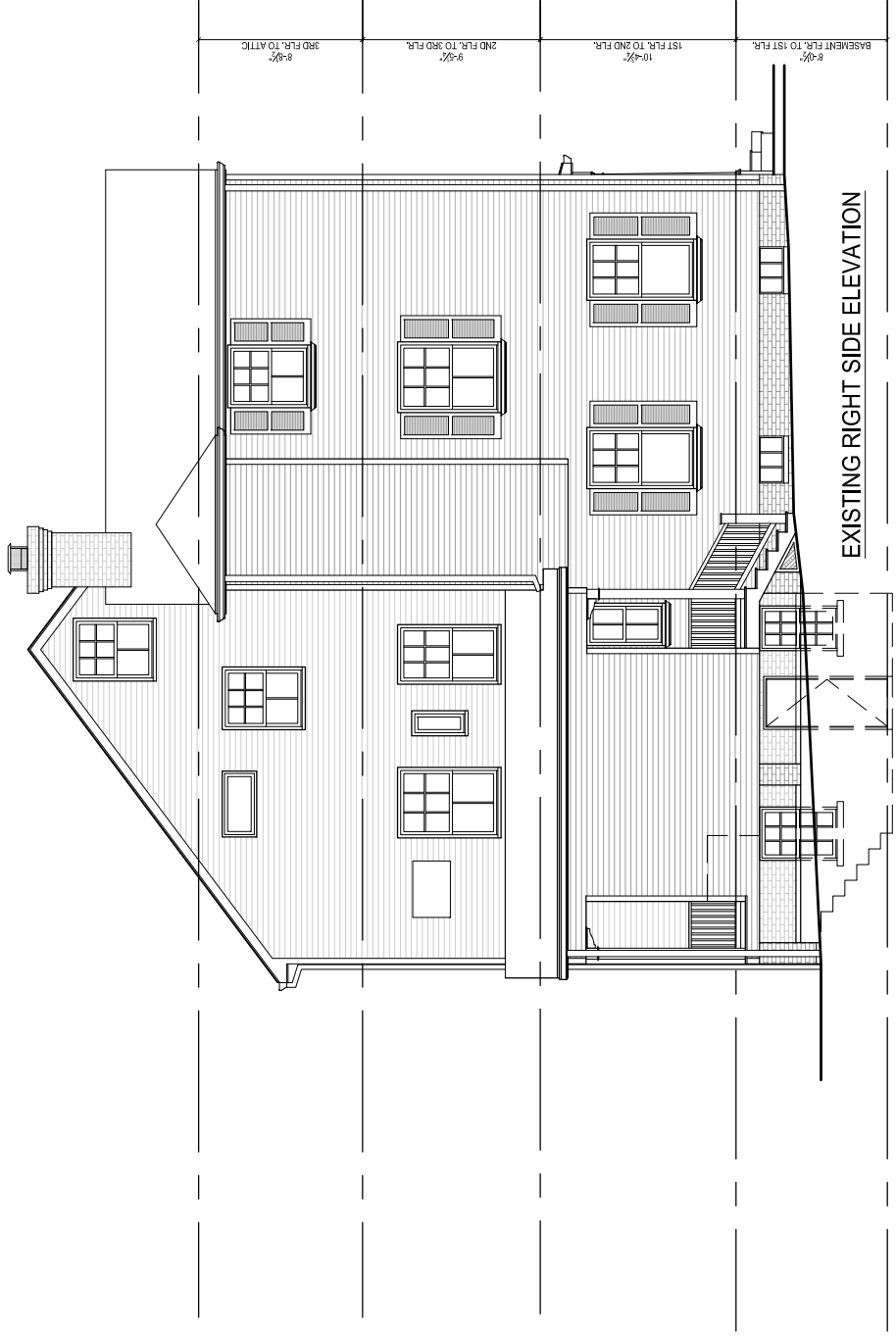
PTD. PVC RAILING
SYSTEM T.B.S.

17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET





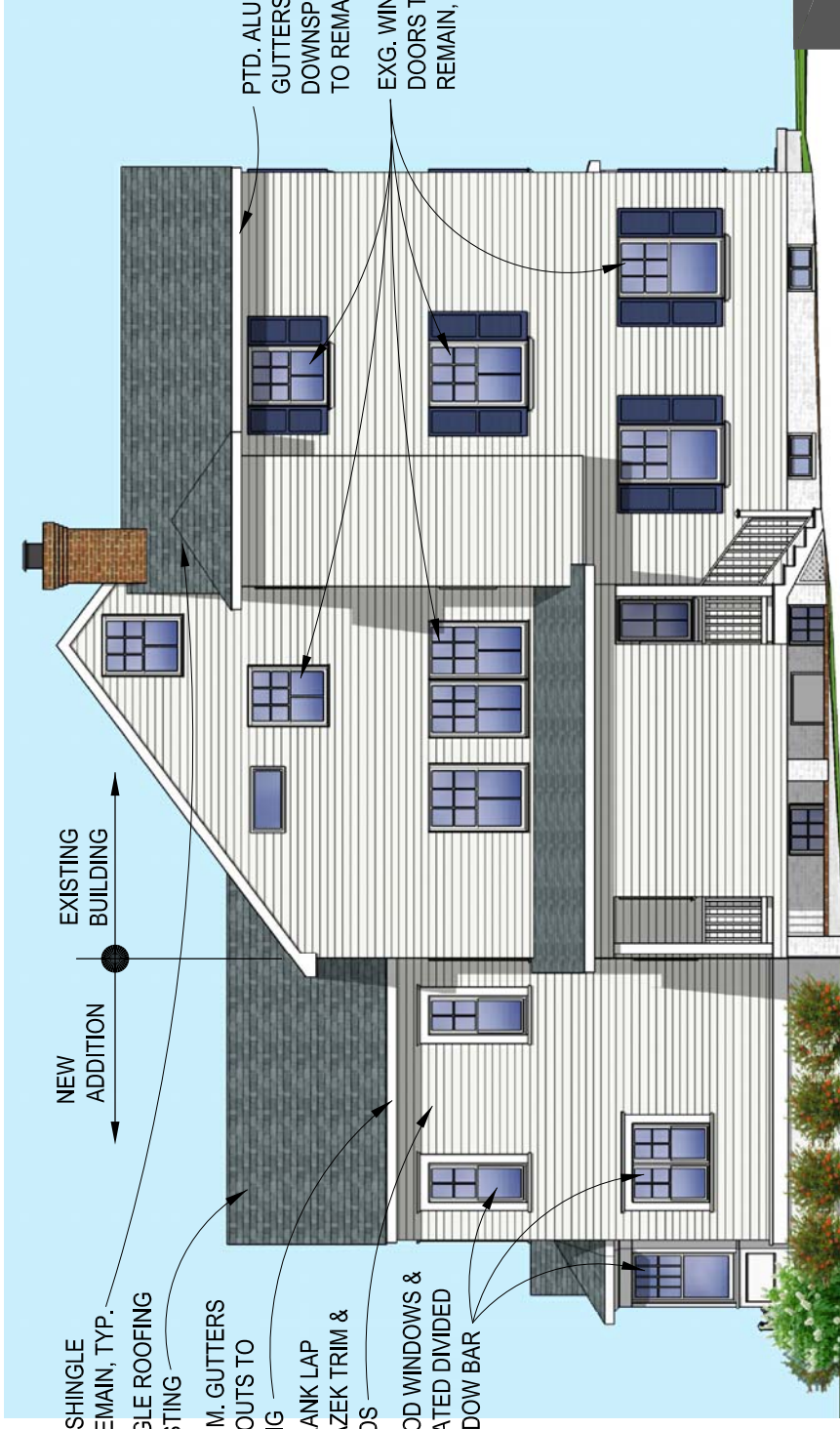
EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION

17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET



3D VIEWS OF PROPOSED ADDITION

