

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Primrose St., Chevy Chase	Meeting Date:	07/11/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	07/05/2018
Applicant:	Alice and Peter Keating (Chris Snowber, Architect)	Public Notice:	06/27/2018
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-18U	Staff:	Michael Kyne
PROPOSAL:	Window and door alterations		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
 STYLE: Craftsman/4-Square
 DATE: c. 1892-1916

PROPOSAL:

The applicants propose the following work items at the subject property:

- Remove a non-historic horizontal window from the west side of an existing rear addition in the rear/northwest corner of the historic house and install paired 12-over-1 windows in its place.
- Replace the non-historic arched windows on the rear elevation of an existing rear addition in the rear/northwest corner of the historic with three ganged 12-over-1 windows.
- Replace the non-historic door with transom on the rear elevation of an existing rear addition in the rear/northwest corner of the historic house with a multi-lite door.
- Install paired 12-lite casement windows on the west elevation of the existing rearmost addition.
- Replace two non-original 1-over-1 windows on the west elevation of the historic house with 9-over-1 windows to match the extant original windows.

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.

Sec. 24A-8. Same-Criteria for issuance.

(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; [emphasis added] 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 specific *Guidelines* that pertain to this project are as follows:

Doors 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 if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

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.

Secretary of the Interior's Standard's for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations 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 c.1892-1916 Craftsman/4-Square-style Contributing Resource within the Chevy Chase Village Historic District. According to the 1949 F.H.M. Klinge property atlas (see below), the structures at the rear are not original to the house. The applicant's architect has stated that the rearmost addition appears to be consistent with 1950s construction materials and methods, and that the addition in the northwest/rear corner has experienced alterations as recent as the 1980s. There is also a one-story mudroom addition on the northeast/rear corner, which dates to the 1980s.

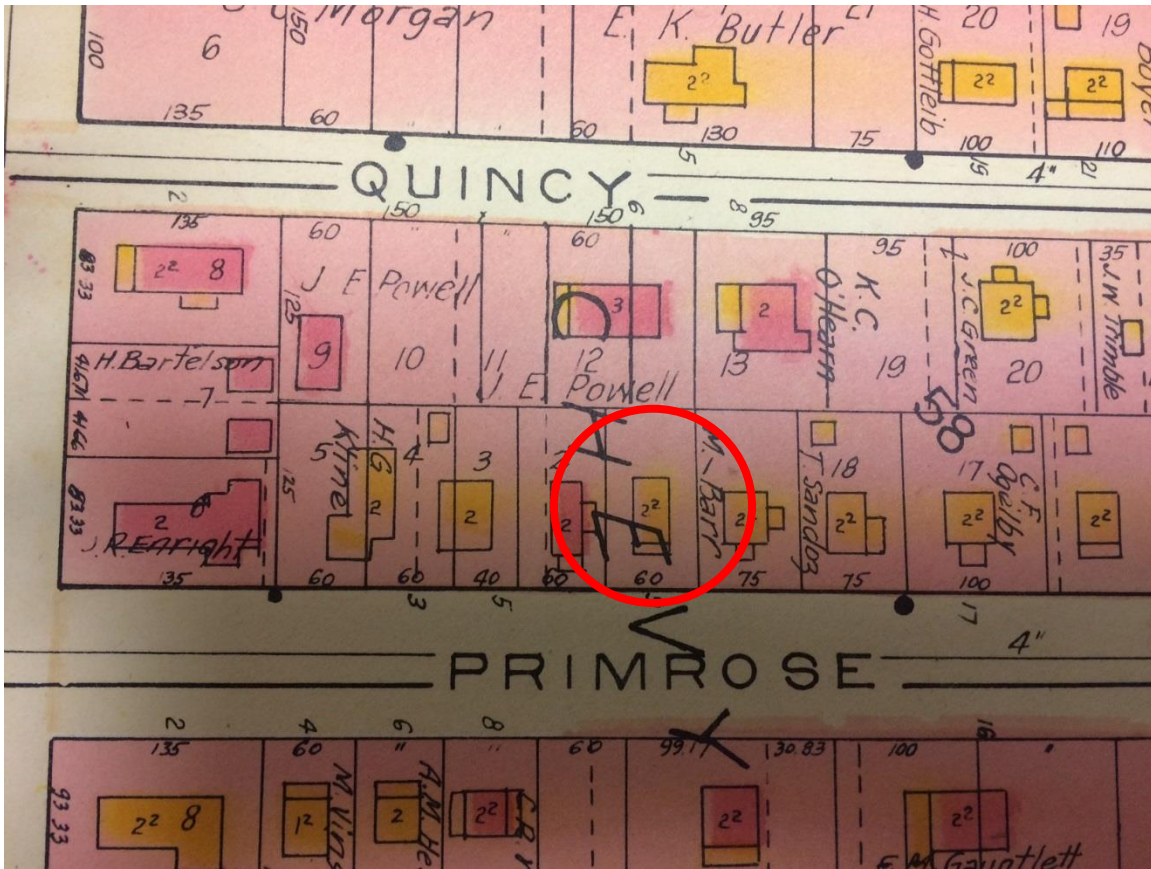


Image from 1949 F.H.M. Klinge Property Atlas (Subject Property Circled in Red)

Rear Addition Fenestration Alterations

The proposed fenestration alterations will only impact non-original rear additions and will result in the installation of windows and doors that are stylistically compatible with the historic house. The proposed new windows will be wooden SDL windows, with muntin patterns to be compatible with, yet differentiated from, the historic windows (the historic windows are a mix of 9-over-1 and multi-lite casement windows, while the proposed windows will be a mix of 12-over-1 and multi-lite casement windows), in accordance with *Standard #9*. The applicant proposes to match the trim profile of the rearmost addition to ensure that the trim is compatible with the existing structures yet differentiated from the historic trim.

The proposed alterations will be mostly at the rear, where they will be minimally visible from the public right-of-way and will not detract from the surrounding streetscape. In accordance with *Standards #2* and *#9*, the proposed fenestration alterations will not remove or alter character-defining features of the subject property. Because the proposed alterations will only impact non-original rear additions, they can be removed in the future without impairing the integrity of the historic house, in accordance with *Standard #10*.

Historic House Window Replacement

The two rearmost double-hung windows on the west elevation of the historic house are non-original 1-over-1 windows, while the other double-hung windows on the historic house are original 9-over-1

windows. The applicant proposes to replace the 1-over-1 sashes with 9-over-1 wooden SDL sashes to match the extant original windows. The original exterior window casings and sills will remain.

Staff supports the proposed window replacement, finding that the proposed new windows are compatible with the character of the historic house. The proposal will not remove or alter character-defining features of the historic house, in accordance with *Standards #2* and *#9*.

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 and Chevy Chase Village Historic District Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** 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: chris@hamiltonsnowber.com Contact Person: Chris Snowber
Daytime Phone No.: 202-285-4984
Tax Account No.:
Name of Property Owner: Peter and Alice Keating Daytime Phone No.:
Address: 9 Primrose Street, Chevy Chase, MD. 20815
Contractor: TBD Phone No.:
Contractor Registration No.:
Agent for Owner: Chris Snowber Daytime Phone No.: 202-285-4984

LOCATION OF BUILDING/PREMISE

House Number: 9 Primrose Street, Chevy Chase, MD. 20815 9 Primrose Street, Chevy Chase, MD. 20815
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: P1 Block: 58 Subdivision: Chevy Chase
Liber: Folio: Parcel:

030248

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, Other.
1B. Construction cost estimate: \$ 150,000
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: [Signature] Date: 6.19.13

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 property at 9 Primrose Street is a house that dates from the early 20th century and is considered an "Contributing" resource within the Chevy Chase Historic District. It is a two-story plus attic frame building in a four-square plan. It has a stone foundation and frame walls covered with stucco. It has a hipped roof, with original dormers front and rear, and newer dormers on the sides. It has an off-center entry onto a front porch wraps partially around the east side of the residence with a railing at both the first and second floors. The windows are typically double-hung, in either 9- or 12-over-1 layout. A one-story Mudroom addition was added at the northeast corner of the house in the 1980's. Also, an existing open two-story porch at the northwest corner of the house was filled in and covered with stucco, to match the rest of the exterior finishes of the house. A one-story free-standing storage shed was recently added.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
The proposed exterior work on the house is on the side and rear, and is minimally visible from the street, having minimal effect of the historic resource. At the west side of the house, near the rear corner, the work includes replacement of recently added horizontal window at the first floor with more appropriate 4w3h over 1 double hung windows. At the north (rear) elevation, it is proposed that three new 12-over-12 double hung windows replace the existing arched windows. The existing door-plus-transom will be replaced with a new single door. At the west wall of an original rear projection of the house, a new pair of windows is proposed, which will not be visible at all from the street. These windows are 4w3h, and match the height and width of the upper sashes of the existing rear projection.

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**

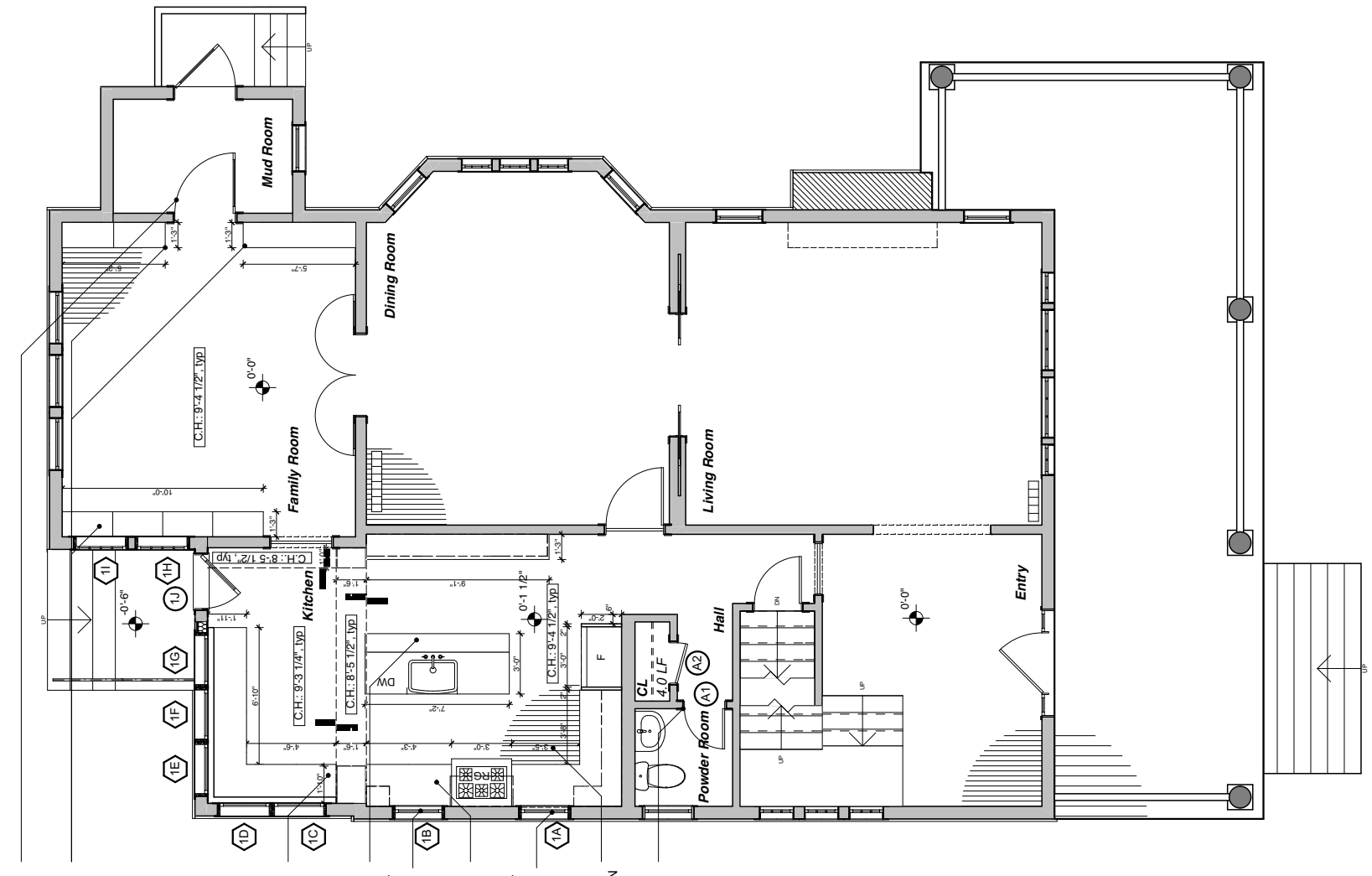
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. 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.

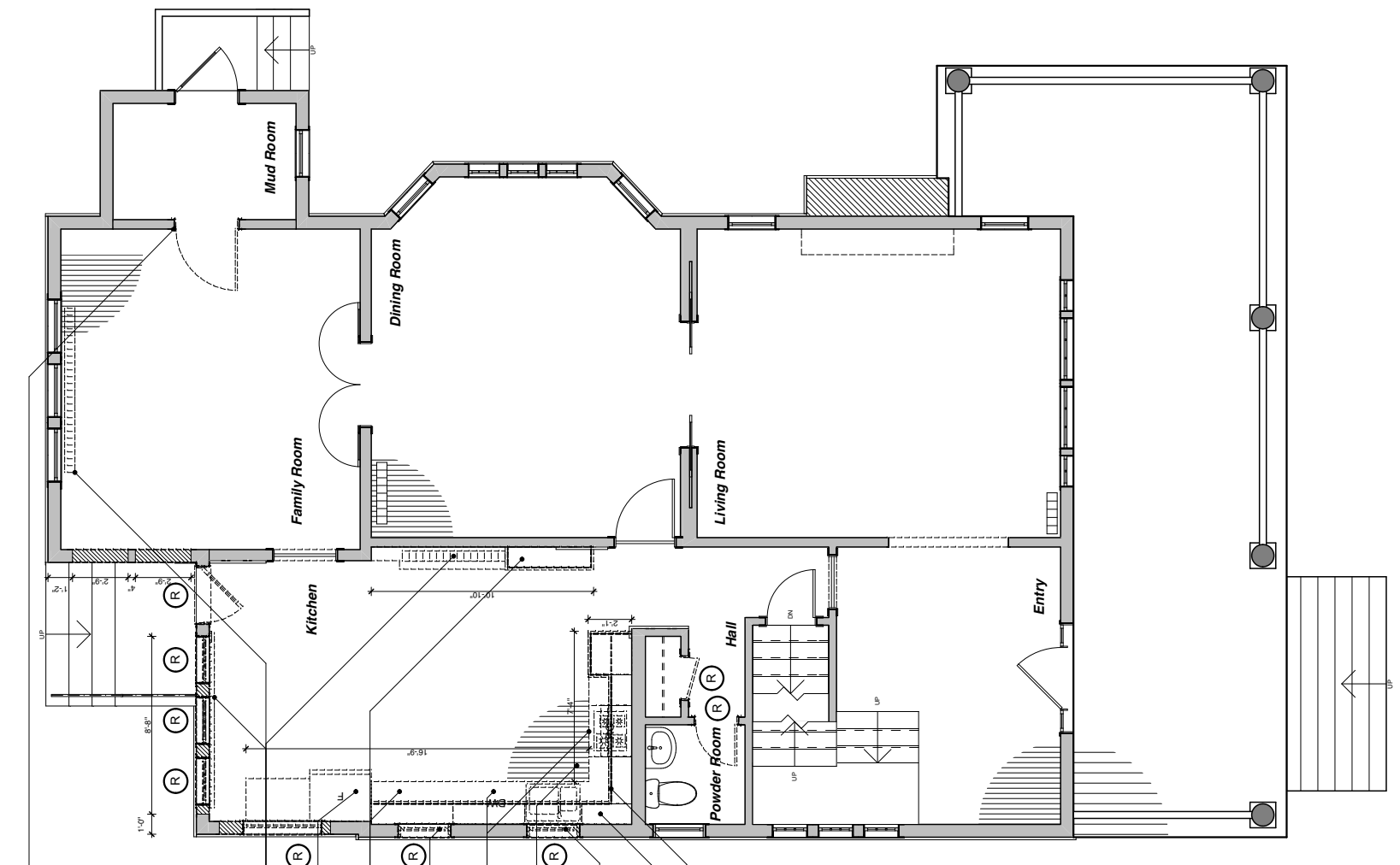
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.



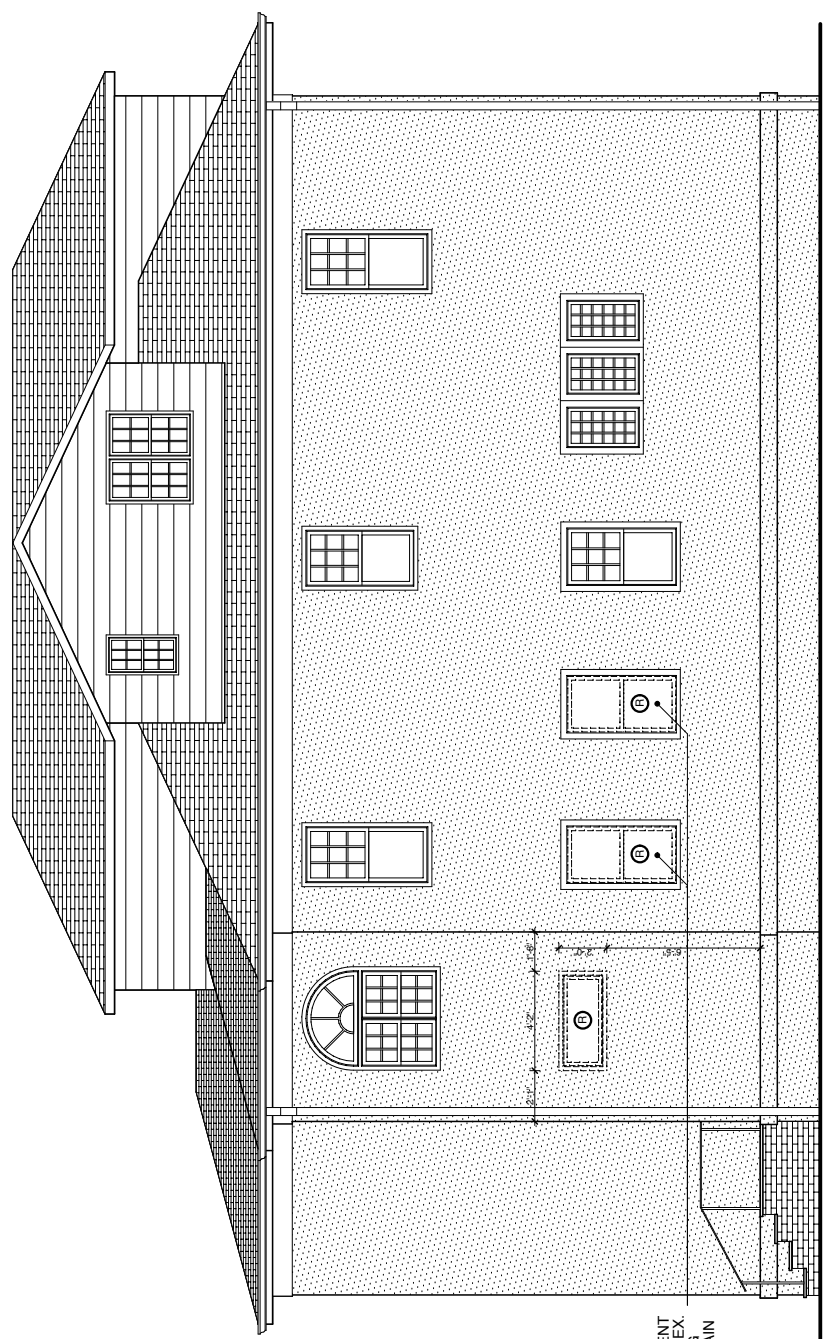
- REINSTALL EXISTING DOOR LEAF WITH REVERSE SWING
- NEW CUSTOM BOOKSHELVES
- NEW BANQUETTE SEATING
- NEW KITCHEN ISLAND
- SASH REPLACEMENT AT EX. WINDOWS. EX. EXTERIOR CASING AND SILL TO REMAIN
- NEW KITCHEN CABINETS, FIXTURES, APPLIANCES, AND FINISHES
- SASH REPLACEMENT AT EX. WINDOWS. EX. EXTERIOR CASING AND SILL TO REMAIN
- EX. WOOD FLOOR TO REMAIN. PROTECT DURING CONSTRUCTION
- NEW DOOR AT POWDER ROOM AND CLOSET

2 FIRST Floor Construction Plan
SCALE: 1/8" = 1'-0"

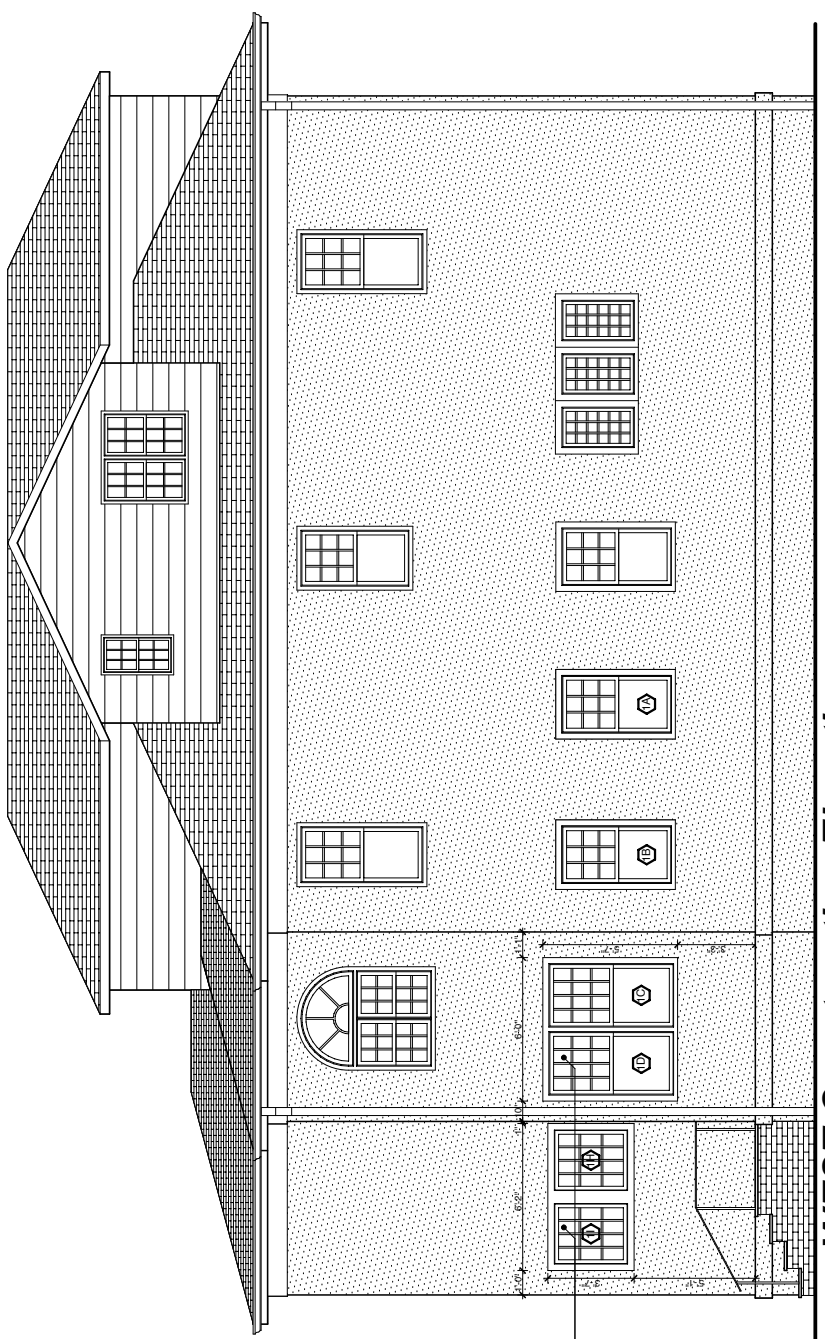


- REMOVE AND RETAIN DOOR TO REINSTALL WITH REVERSE SWING
- REMOVE EX. CAST-IRON RADIATORS AND REPAIR FLOOR AS NECESSARY
- REMOVE EX. KITCHEN CABINETS THROUGHOUT
- SASH REPLACEMENT AT EX. WINDOWS. EX. EXTERIOR CASING AND SILL TO REMAIN
- REMOVE EX. APPLIANCES THROUGHOUT
- EX. HARDWOOD FLOOR TO REMAIN. PROTECT DURING CONSTRUCTION
- SASH REPLACEMENT AT EX. WINDOWS. EX. EXTERIOR CASING AND SILL TO REMAIN
- REMOVE EX. BULKHEAD ABOVE CABINETS
- REMOVE EX. TRIM THROUGHOUT

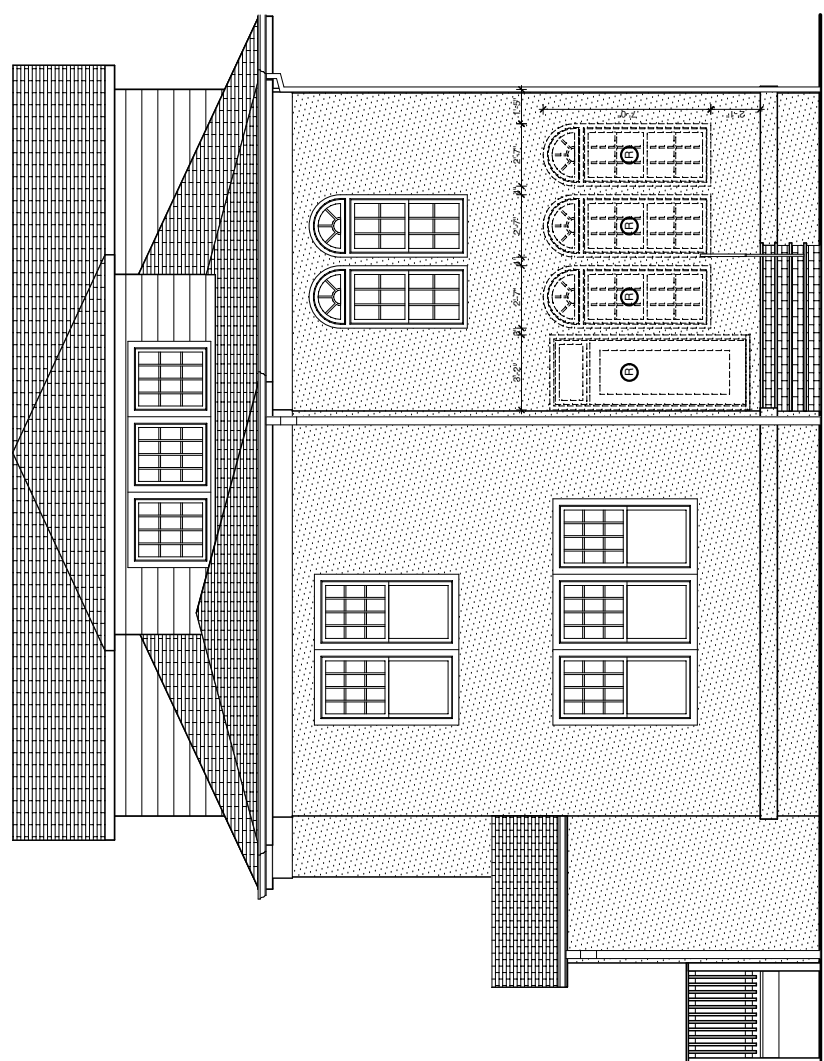
1 FIRST Floor Demolition Plan
SCALE: 1/8" = 1'-0"



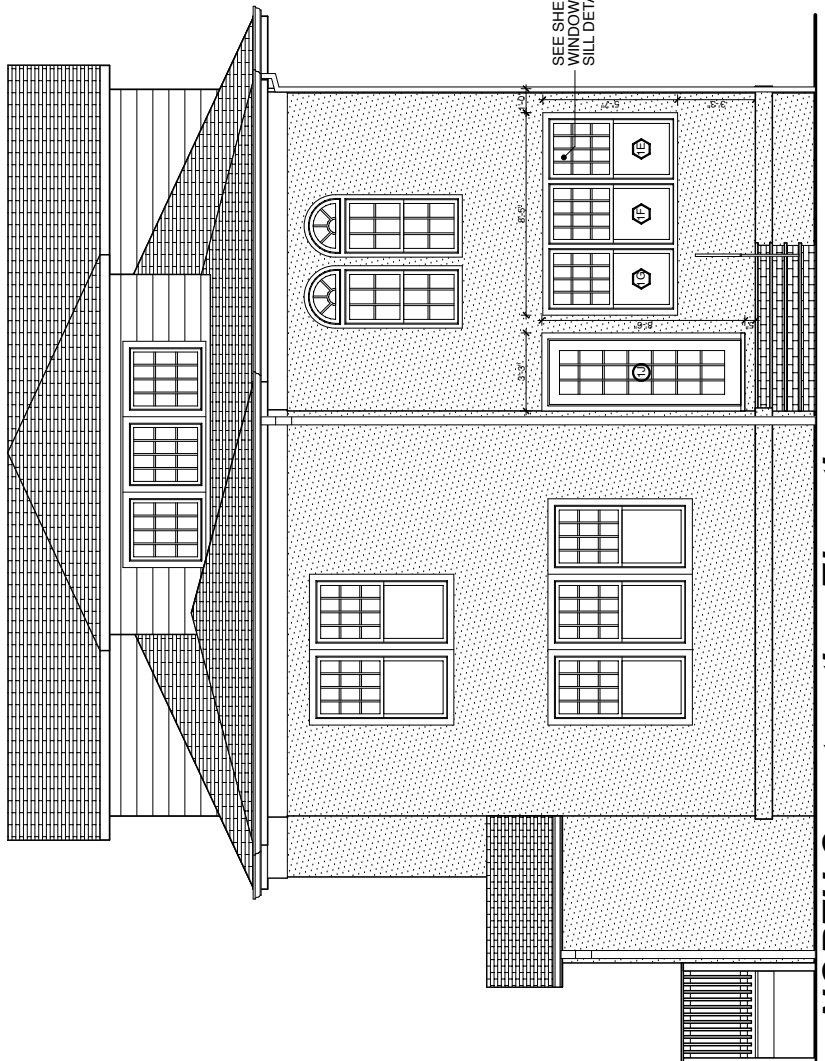
2 WEST Demo Elevation
SCALE: 1/8" = 1'-0"



4 WEST Construction Elevation
SCALE: 1/8" = 1'-0"



1 NORTH Demo Elevation
SCALE: 1/8" = 1'-0"



3 NORTH Construction Elevation
SCALE: 1/8" = 1'-0"



EX. WINDOW TO BE
REMOVED AND
REPLACED WITH NEW

EX. DOOR AND TRANSOM
TO BE REMOVED AND
REPLACED WITH NEW

NEW WINDOW

1 EXISTING North (Rear) Elevation

1

Exterior Door and Window Schedule							
Mark	Room Name	Item	Order No.	Dims (F.S.)	Qty.	Manuf.	Remarks
1A	Kitchen	Double Hung	Custom	2'-6 1/2"x4'-9 3/8"	1		Sash replacement, existing exterior casing and sill to remain
1B	Kitchen	Double Hung	Custom	2'-6 1/2"x4'-9 3/8"	1		Sash replacement, existing exterior casing and sill to remain
1C	Kitchen	Double Hung	Custom	2'-8"x5'-5"	1		
1D	Kitchen	Double Hung	Custom	2'-8"x5'-5"	1		
1E	Kitchen	Double Hung	Custom	2'-8"x5'-5"	1		
1F	Kitchen	Double Hung	Custom	2'-8"x5'-5"	1		
1G	Kitchen	Double Hung	Custom	2'-8"x5'-5"	1		Tempered
1H	Family Room	Awning	Custom	2'-8"x3'-3"	1		
1I	Family Room	Awning	Custom	2'-8"x3'-3"	1		
1J	Kitchen	French Door	Custom	2'-8"x8'-1 3/4"	1		

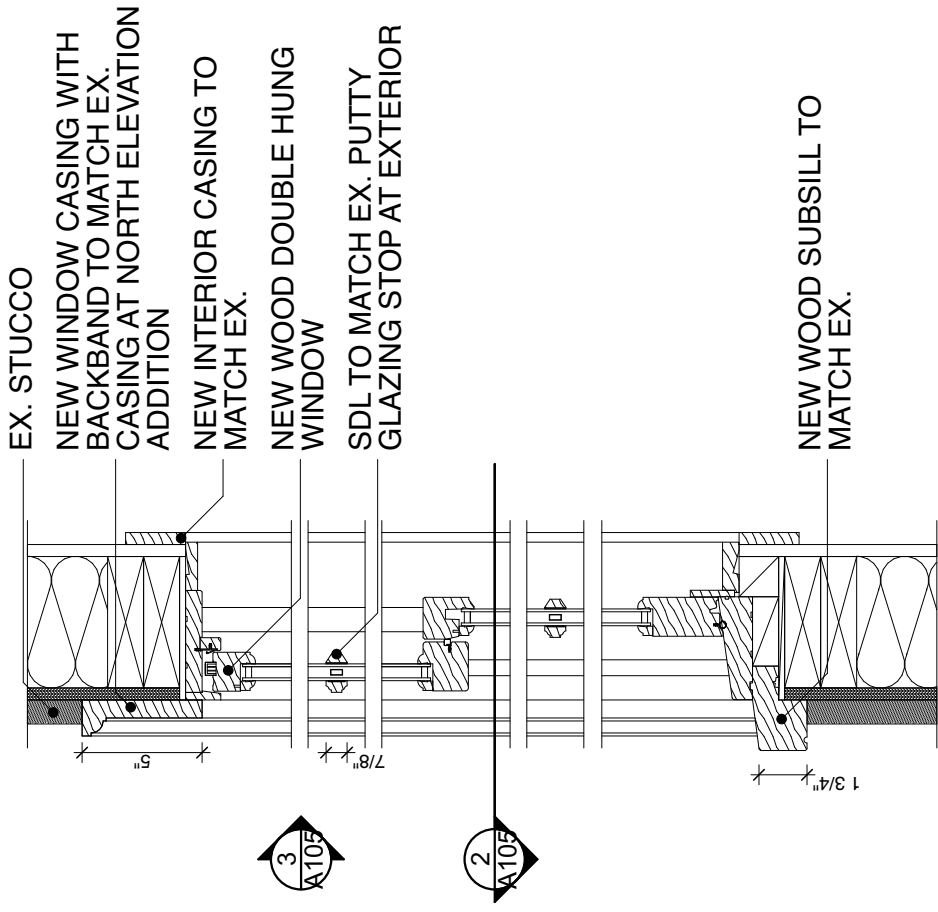
Exterior Door and Window Schedule Notes

- All exterior windows to be Ultimate Double-hung by Marvin (double-hung). Exterior: Wood sashes, wood frames, primed. Glazing: 5/8" simulated divided lites (SDL), to match profile and dimension of existing windows; Low-E insulated glass; Hardware: color: brushed nickel. Jamb liners: wood. Screens: White aluminum with charcoal screening. Provide custom sill extension (w/ drip edge) for windows as required (see details). Provide extend sill horns as required.
- All exterior wood doors to be Marvin Ultimate Swinging French Door. Exterior: Primed. Interior: Primed. Glazing: 5/8" simulated divided lites (SDL), to match profile and dimension of existing windows; Low-E insulated glass; Hardware: standard; color: brushed nickel.
- Jamb depth is 6 9/16", U.N.O.
- Exterior casing to match existing in thickness, dimension and profile.



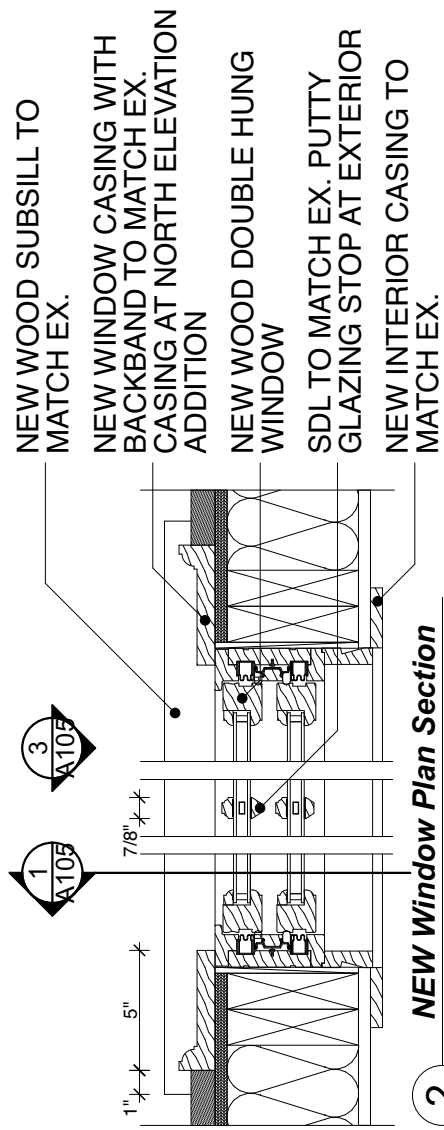
3 EXISTING West (Side) Elevation

3



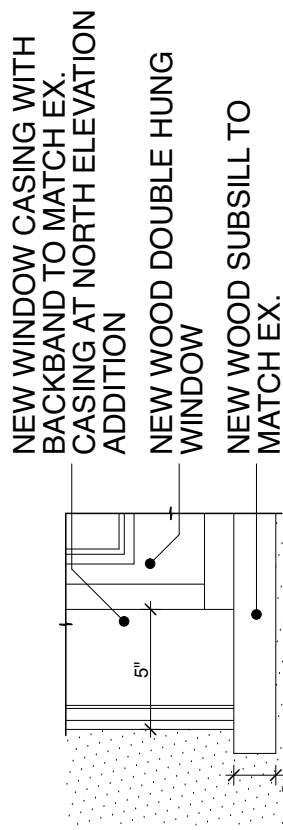
1 **NEW Window Section**

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



2 **NEW Window Plan Section**

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



3 **NEW Window Elevation**

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



4 **EXISTING North Elevation**



5 **EXISTING Casing Detail**





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

<p>Owner's mailing address Alice and Peter Keating 9 Primrose Street Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Chris Snowber Hamilton Snowber Architects 1711 Connecticut Avenue, NW Washington, DC 20009</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Richard Kline 7 Primrose Street Chevy Chase, MD 20815</p>	<p>Andrew and Carissa Marino 11 Primrose Street Chevy Chase, MD 20815</p>
<p>David Granger 8 Primrose Street Chevy Chase, MD 20815</p>	<p>Stewart Bainum 12 Primrose Street Chevy Chase, MD 20815</p>
<p>Patrick Regan 6 Quincy Street Chevy Chase, MD 20815</p>	<p>James and Ashley Cassidy 8 Quincy Street Chevy Chase, MD 20815</p>