

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

<b>Address:</b>	1 Quincy St., Chevy Chase	<b>Meeting Date:</b>	12/5/2018
<b>Resource:</b>	<b>Outstanding Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	11/28/2018
<b>Applicant:</b>	B. Francis Savi <b>(John Kowalski, Architect)</b>	<b>Public Notice:</b>	11/21/2018
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Partial demolition and construction of an elevator tower		

**STAFF RECOMMENDATION:**

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a second preliminary consultation.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource  
**STYLE:** Colonial Revival/Craftsman  
**DATE:** c. 1892-1916



**Fig. 1: Subject property.**

**PROPOSAL:**

The applicant proposes the following work items at the subject property:

- Remove portions of an existing historic railing on the second floor of the wraparound covered porch.
- Remove a historic second-floor window from the south (right) elevation of the historic house.
- Remove first-floor French doors from the south (right) elevation of the historic house.
- Construct a three-story elevator tower in the front/right (southwest) corner of the historic house.

**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.*

- (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; [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 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:

Major additions should, where feasible, be placed to 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.

***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 *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 a c. 1892-1916 Colonial Revival/Craftsman-style Outstanding Resource within the Chevy Chase Village Historic District. The house is located on a corner lot with its front (west) elevation facing Connecticut Avenue and its right (south) elevation facing Quincy Street. The house has a deep setback from both Connecticut Avenue and Quincy Street and is moderately forested and landscaped. The house is stucco-clad with multiple roof dormers on all elevations. The house has a wraparound covered porch at the front with Tuscan columns, stucco-clad pillars, exposed rafter tails, and second-floor balconies.

The applicant proposes to construct a three-story elevator tower at the southwest (front/right) corner of the historic house. The proposed construction will require the removal of historic French doors on the first floor

and a historic window on the second floor of the south (right) elevation. Portions of the historic railing on the second floor of the wraparound covered porch will also be removed to accommodate the elevator tower.

The *Guidelines* state the following regarding major additions:

- Major additions should, where feasible, be placed to 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.

As noted, the proposed elevator tower will be constructed on the front/right corner of the historic house, and, despite the house's deep setback from both Connecticut Avenue and Quincy Street, will be visible from the public right-of-way. This is clearly demonstrated by the submitted photographs. The proposed alterations would substantially alter the front of the structure, and, due to the visibility of the house from the public right-of-way, the proposal should be reviewed with strict scrutiny. The *Guidelines* state the following regarding strict scrutiny:

- “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.

Staff finds that the proposed elevator tower will compromise the integrity of the historic house by removing character defining features, such as the railing, window, and French doors, and by altering the perceived shape and massing from the surrounding streetscape. This is inconsistent with the *Guidelines* and with *Standards #2* and *#9*, which stress that character-defining features and historic materials should not be removed, altered, or destroyed. It is also inconsistent with *Standard #10*, which stresses that additions should be constructed so that if removed in the future the essential form and integrity of the historic house would be unimpaired.

Staff recommends that the proposed elevator tower not be approved, and that the applicant explore compatible and appropriate alternatives, such as an entirely interior elevator tower or an elevator tower in a more appropriate location that will not be visible from the public right-of-way and will not require the removal or alteration of historic materials.

### **STAFF RECOMMENDATION**

- Staff recommends that the proposed elevator tower not be approved.
- Staff recommends that the applicant explore appropriate and compatible alternatives, as discussed above.
- Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a second preliminary consultation.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: jdk007@Comcast.net Contact Person: JOHN KOWALSKI  
Daytime Phone No.: 301 977-3652  
Tax Account No.: 03196375  
Name of Property Owner: B. FRANCIS SAUL Daytime Phone No.: 301 879-8300  
Address: 1 Quincy Street Chevy Chase MD 20815  
Street Number City State Zip Code  
Contractor: ALLEGHENY BUILDERS Phone No.: 301 922-6138  
Contractor Registration No.: MHC32011  
Agent for Owner: JOHN KOWALSKI Daytime Phone No.: 301 977 3652

857870

LOCATION OF BUILDING/PREMISE

House Number: 1 Street: QUINCY STREET  
Town/City: Chevy Chase Nearest Cross Street: \_\_\_\_\_  
Lot: 37 Block: 61 Subdivision: Chevy Chase Village  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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  Stab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: ELEVATOR

1B. Construction cost estimate: \$ 90,000

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.

John Kowalski  
Signature of owner or authorized agent

11/1/18  
Date

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:

FEDERAL STYLE HOME WITH FULL  
WRAPPING PORCH ACROSS THE FRONT  
LARGE TREES AND LANDSCAPING  
SURROUNDING THE HOME

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

3 LEVEL ELEVATOR ADDED TO  
SMALL BUMP OUT UNDER THE PORCH  
AREA, NOT VISIBLE FROM THE STREET

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

**Owner's mailing address**

B FRANCIS I SAUL  
 1 QUINCY ST  
 CHEVY CHASE MD 20815

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

JOHN KOWALSKI  
 19801 MUNCASTER RD  
 DERWOOD MD 20855

**Adjacent and confronting Property Owners mailing addresses**

3821 BRADLEY LN  
 CHEVY CHASE MD 20815  
 BARRY LASALA

2 QUINCY ST  
 CHEVY CHASE MD 20815  
 RICHARD MILLER

6100 CONNECTICUT AVE  
 CHEVY CHASE MD 20815  
 CHEVY CHASE CLUB

3 QUINCY ST  
 CHEVY CHASE MD 20815  
 THOMAS JARRETT



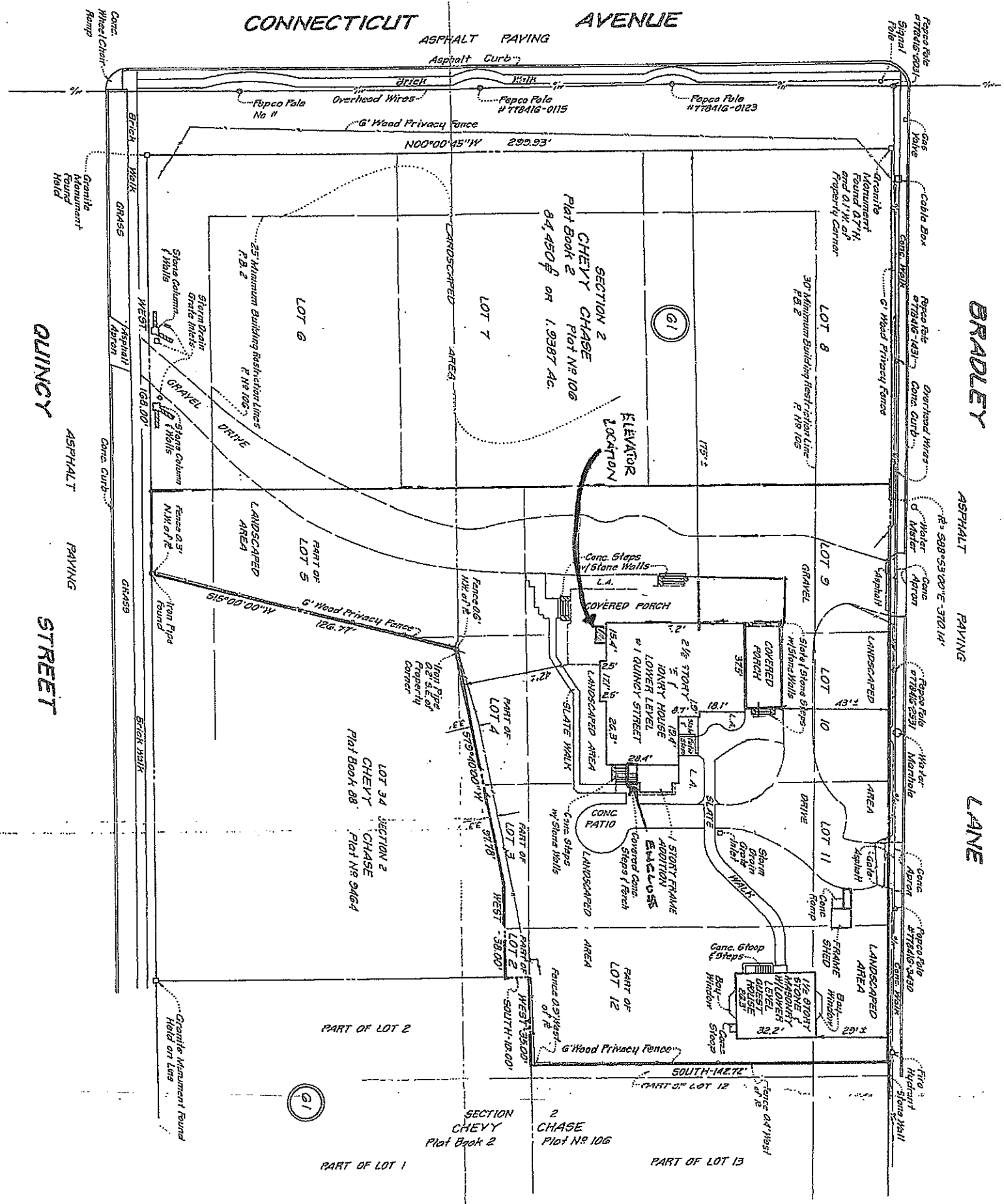
CONNECTICUT

AVENUE

BRADLEY

ASPHALT PAVING

LANE



QUINCY

STREET



# ELEVATOR ADDITION TO RESIDENCE

## GENERAL NOTES

- All Contractors shall be licensed and bonded for work in Montgomery County, Maryland, including International Residential Code 2015.
- Construction work shall conform to all applicable building codes for Montgomery County, Maryland.
- Contractor shall be responsible for obtaining all necessary building permits. Architectural and Structural drawings will be provided.
- All dimensions are to face of finish, unless otherwise noted.
- Contractor shall verify all field conditions prior to construction. The Contractor shall check, coordinate and verify all dimensions and construction details before starting any construction. Written dimensions on the drawing shall have precedence over scaled dimensions. The contractor shall not scale dimensions from any drawing or detail. If a dimension is not provided the contractor shall notify the Architect for clarification.
- Contractor shall keep the construction site in an orderly manner and provide daily clean-up of construction debris.
- All contractors working or contracted to have work performed on the job site shall be licensed and bonded and carry Liability and worker's compensation insurance.
- The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under contract.

## PROJECT DATA

1 QUINCY STREET  
CHEVY CHASE MD

LOT SIZE: 84,450 SF  
ZONE - R-200  
FRONT SET BACK: 40 FT.  
SIDE: 12 FT - 25 TOTAL  
REAR SET BACK: 30 FT.  
MAX. COVERAGE: 25%

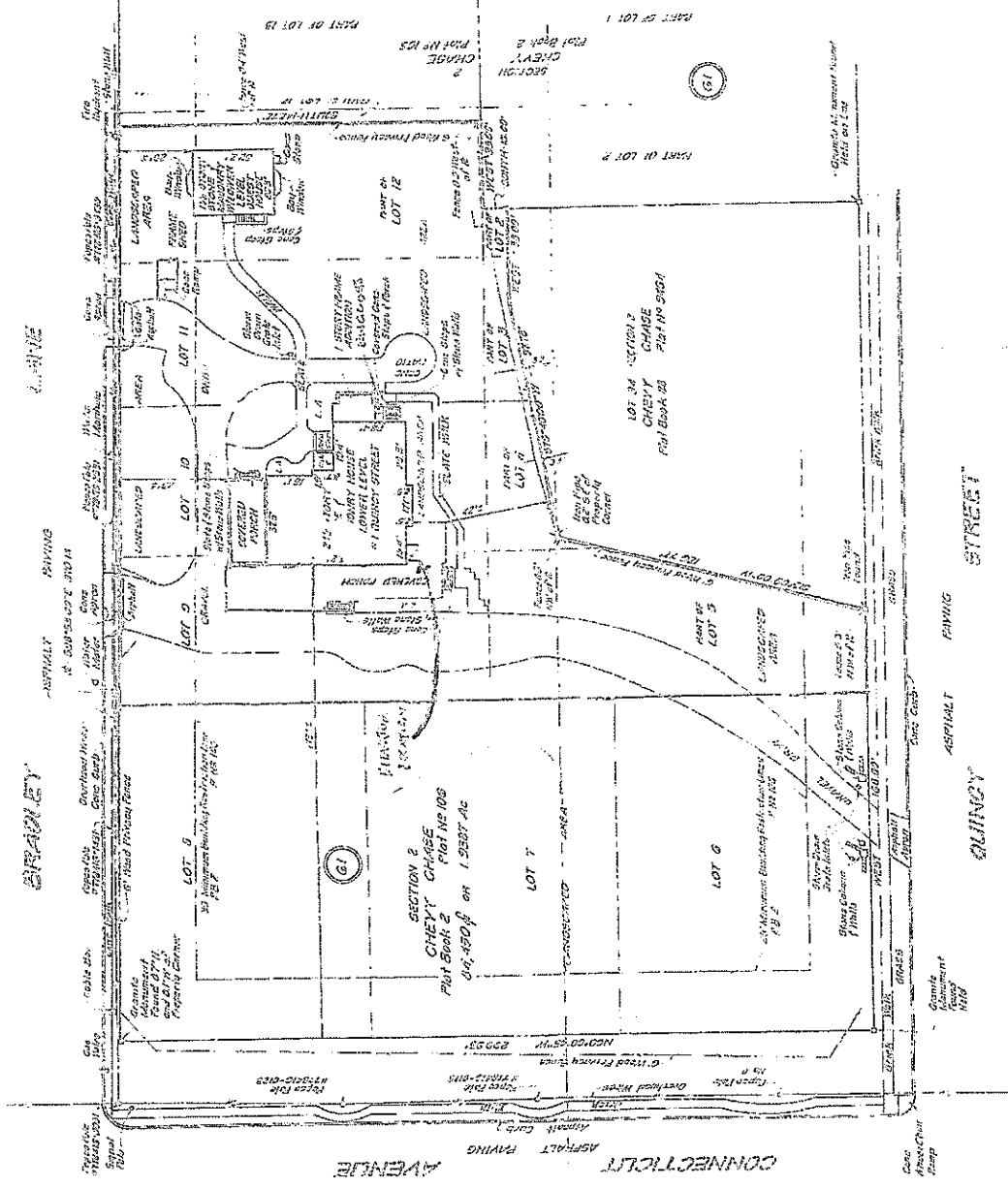
ADDITION: 95 SF  
LAND DISRUPTION: 110 SF

PROJECT DESCRIPTION  
ADD 3 STORY ELEVATOR TO RESIDENCE  
RIGHT SIDE OF HOUSE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

WIND	TEMP.	REL. HUM.	PRECIP.	SUNSHINE	ICE	SNOW	WIND	TEMP.	REL. HUM.	PRECIP.	SUNSHINE	ICE	SNOW
115	NO	8	82.9%	38"	YES	12" F	YES	12" F	YES	12" F	YES	32" F	YES

THE PLANS FOR THIS ELEVATOR HAVE BEEN PREPARED IN COMPLIANCE WITH THE DESIGN CRITERIA OF THE IBC 2015 BUILDING CODE



SITE PLAN

1" = 50'

SITE PLAN  
DESIGN CRITERIA  
GENERAL NOTES

OCT 2018

ELEVATOR ADDITION  
SAUL RESIDENCE  
1 QUINCY STREET  
CHEVY CHASE MD 20815

JDK DESIGN CONCEPTS  
LAYTONSVILLE MD 301-977-3652

1

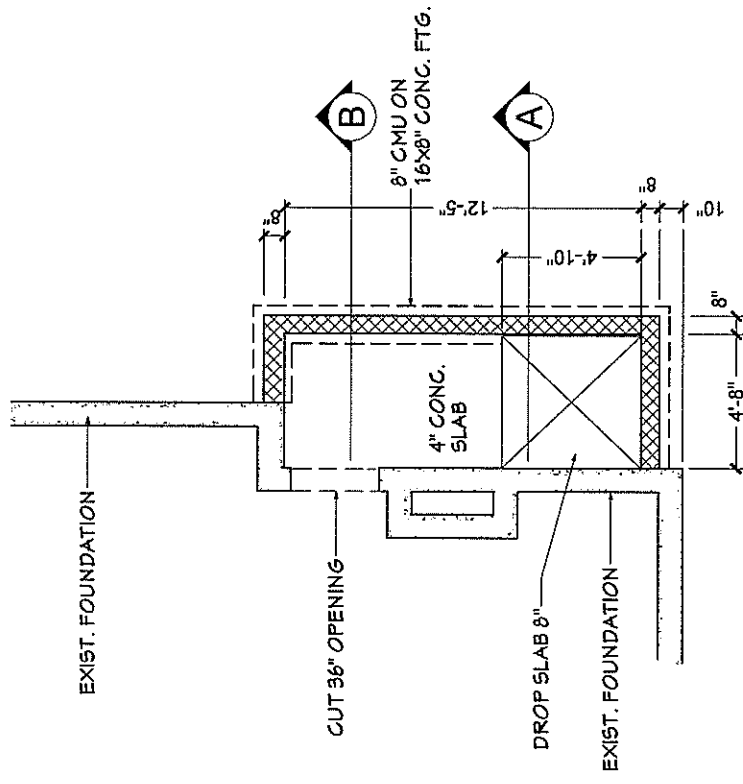
**FLOOR PLAN**

OCT 2018

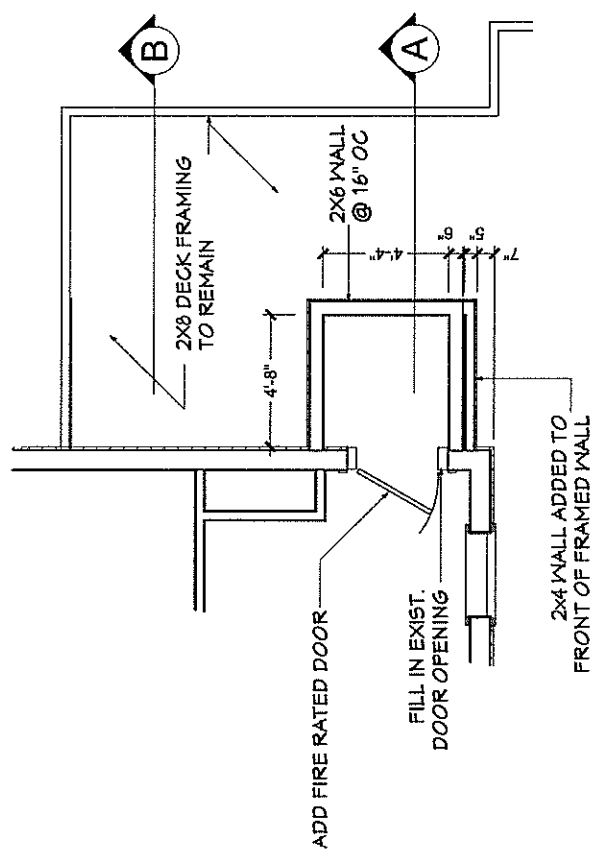
ELEVATOR ADDITION  
 SAUL RESIDENCE  
 1 QUINCY STREET  
 CHEVY CHASE MD 20815

JDK DESIGN CONCEPTS  
 LAYTONSVILLE MD 301-977-3652

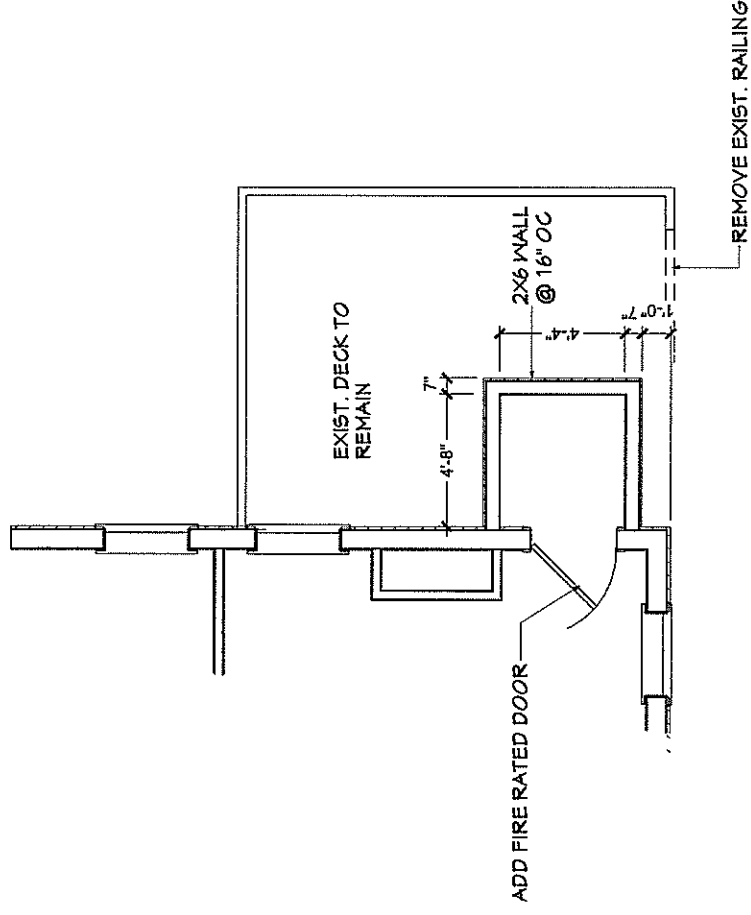
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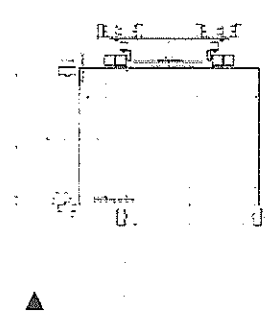
**FOUNDATION PLAN**



**FIRST FLOOR PLAN**  
 1/4" = 1'-0"



**SECOND FLOOR PALN**



**CODE 5,2**

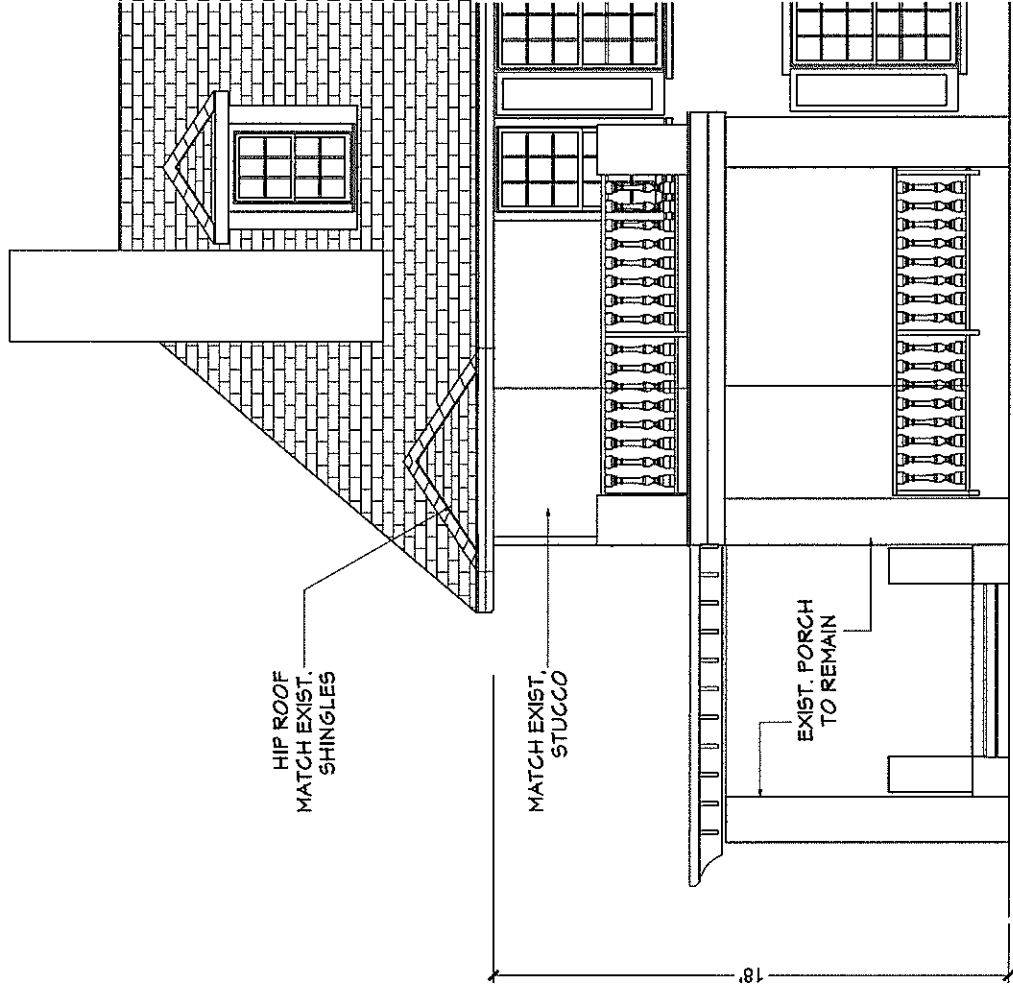
CODE	CAB SIZE (O.D.)	A	B	C	D	E	F	G	H	J	K	L
5,2		CALCULATED	CALCULATED	SWAY DEPTH	WALL WIDTH	CENTR. OF MASS	CENTR. OF MASS	ADJ. DOOR	CLARK OPENING	CLARK OPENING	OPN. DOOR	CLARK OPENING
	38" x 50"	35.75"	47.75"	47.0"	54.00"	26.00"	26.75"	32"	UP TO 32"	22.25"	36"	UP TO 36"
	38" x 60"	35.75"	57.75"	47.0"	64.00"	31.00"	28.75"	32"	UP TO 32"	22.25"	36"	UP TO 36"
	42" x 48"	39.75"	45.75"	51.0"	52.00"	25.00"	30.75"	36"	UP TO 36"	22.25"	36"	UP TO 44"
	42" x 54"	39.75"	51.75"	51.0"	58.00"	25.00"	30.75"	36"	UP TO 36"	22.25"	36"	UP TO 44"

OCT 2018

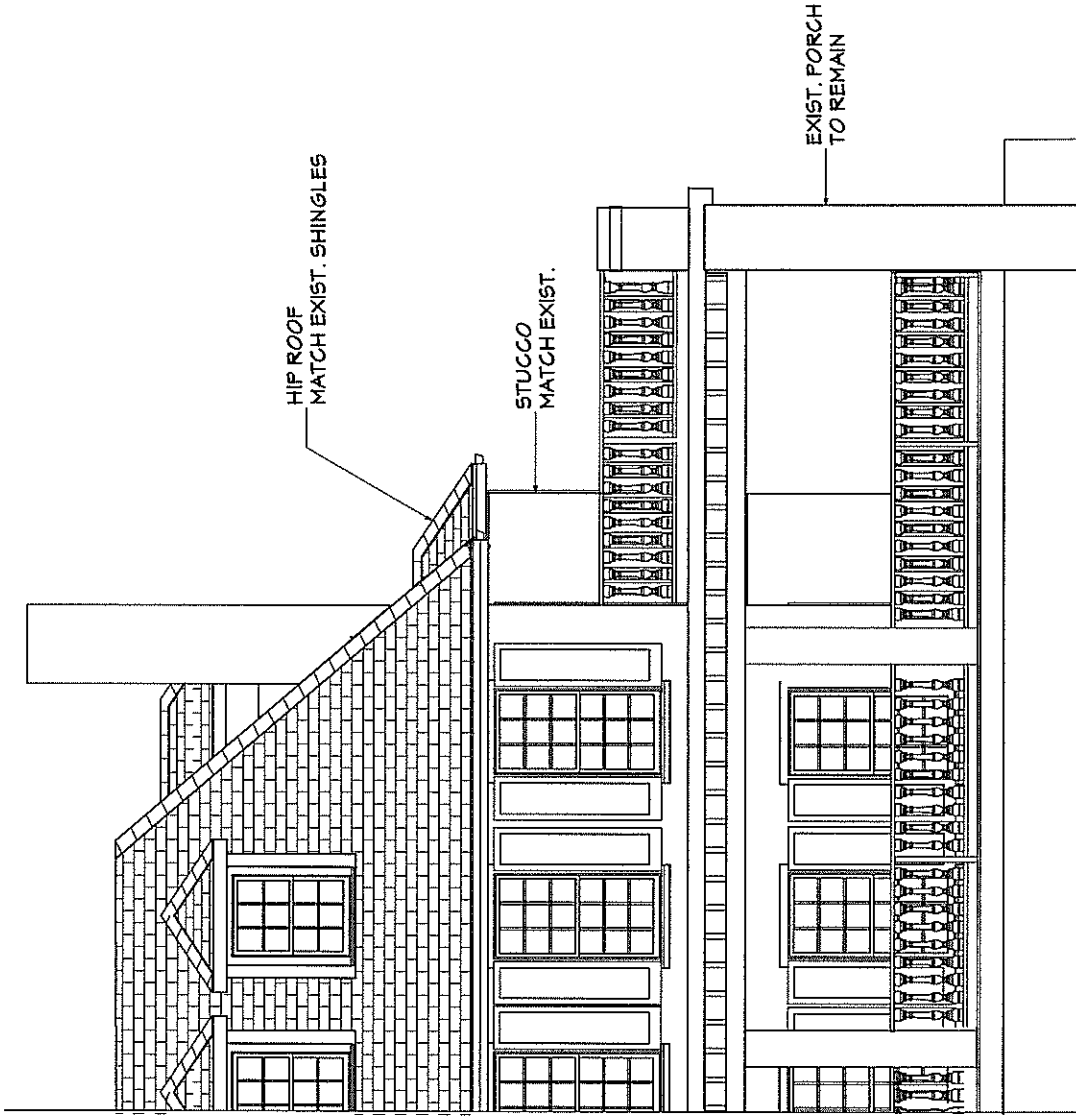
ELEVATOR ADDITION  
SAUL RESIDENCE  
1 QUINCY STREET  
CHEVY CHASE MD 20815

JDK DESIGN CONCEPTS  
LAYTONSVILLE MD 301-977-3652

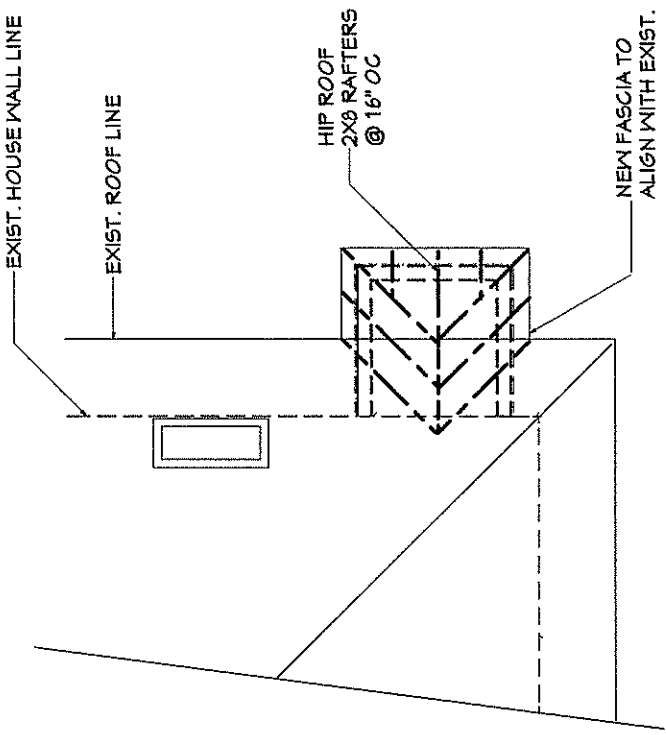
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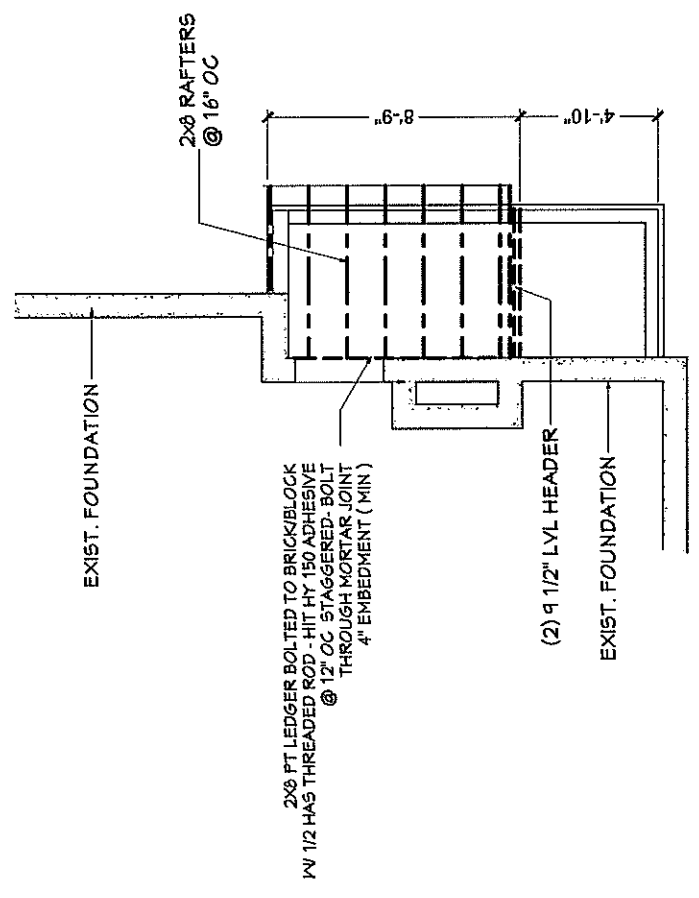
SIDE ELEVATION



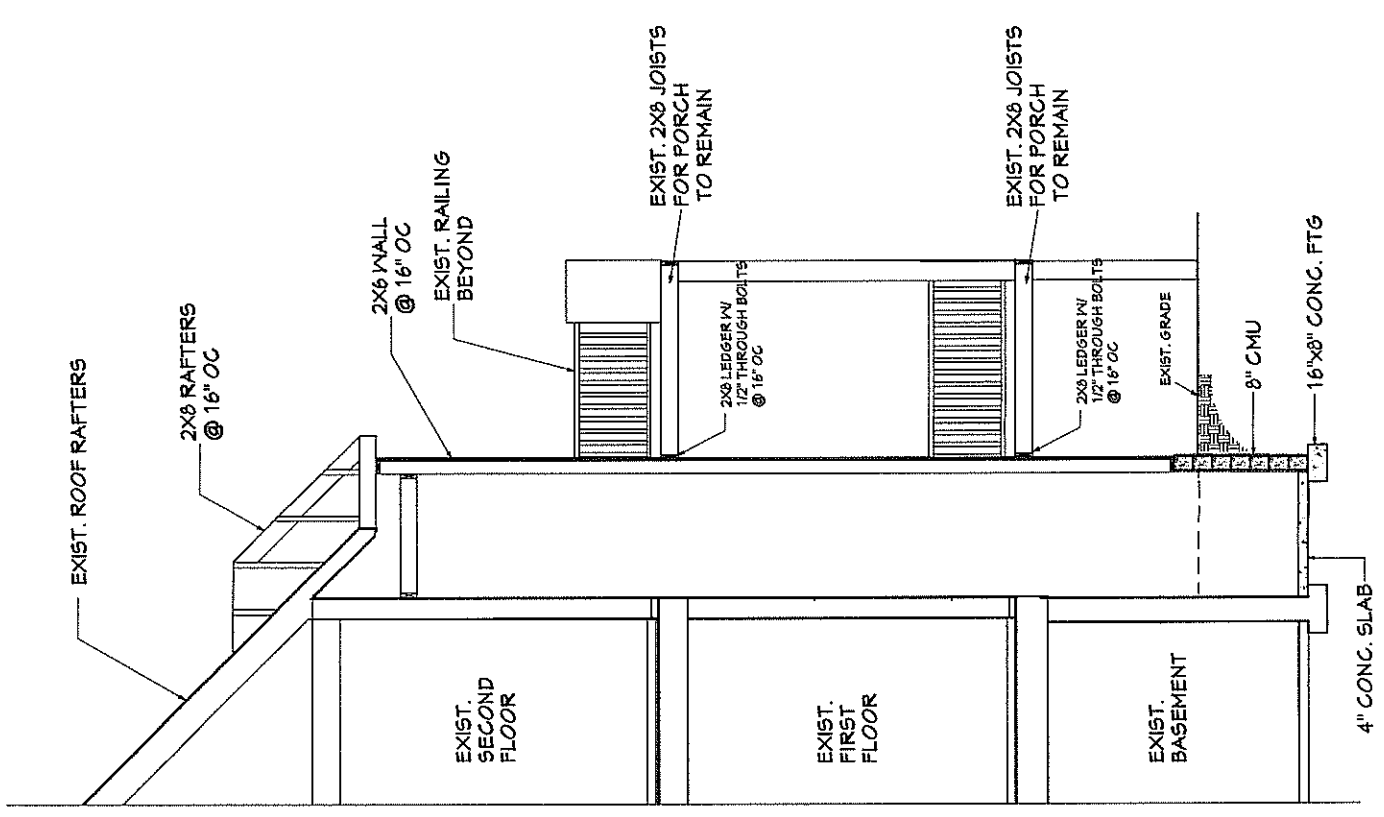
FRONT ELEVATION



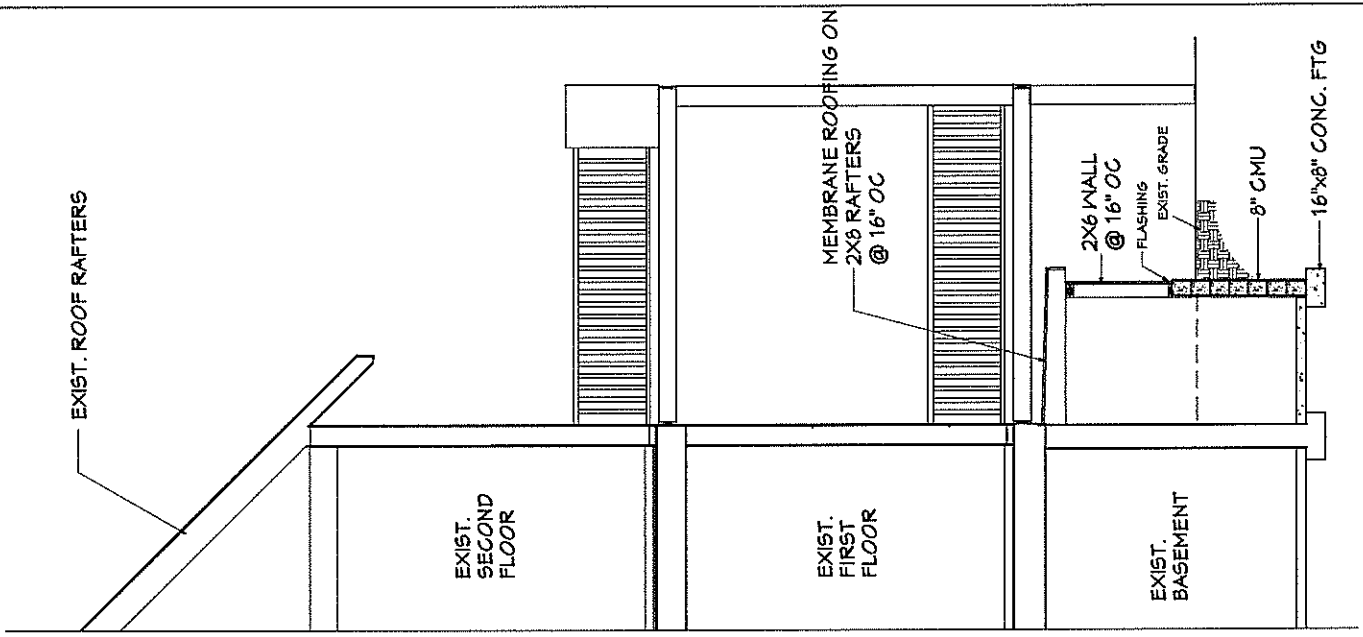
ROOF FRAMING PLAN



LOW FLAT ROOF FRAMING



SECTION A-A



SECTION B-B



FRONT

ELEVATOR  
LOCATION



RIGHT  
SIDE YARD



ENTRANCE FROM  
QUINCY STREET