

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	101 Primrose St., Chevy Chase	Meeting Date:	6/28/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	6/21/17
Applicant:	Lisa & Richard White	Public Notice:	6/14/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17M	Staff:	Dan Bruechert
Proposal:	Side and rear addition and window alteration		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

The subject property is a two-story, wood-frame, Colonial Revival house with an asphalt-shingled, gable-L roof, and a one-story wrap-around porch. The house is on a corner lot with primary elevations facing both Primrose St. and Brookville Rd. While the porch wraps around both the Primrose St. and Brookeville Rd. sides of the house, only the Brookville Rd. side of the house contains an entrance.

PROPOSAL:

The applicant is proposing to construct a one-story addition along the right side of the Primrose elevation (the east elevation) and a two-story addition to the left of the Brookville elevation. An existing window in the rear of the house (the north elevation) will be moved to accommodate the new construction.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Awnings should be subject to moderate scrutiny. Addition of plastic or metal awnings should be discouraged.
- Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- 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.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

- Fire damage repair should be subject to lenient scrutiny. No one should be required, on grounds of historic preservation, to undertake fire damage repairs that would not result in a reasonable return on investment.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- 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.
- Gutters are not currently subject to review and should not be reviewed.
- Lamposts and other exterior lights 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.
- 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.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Skylights should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- 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. 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.

- 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 to 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)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The applicant is proposing to construct two additions to the house; a one-story addition on the east elevation and a two-story addition to the north elevation. Both additions appear to comply with the Chevy Chase Village Historic District Design Guidelines and County Code Chapter 24A.

One-Story Addition

The proposed one-story addition will be placed along the east elevation at the right side of the Primrose St. elevation. From the street, the proposed addition will read as a wood-clad, shed-roof addition. The half-lite entrance door with a transom above will be accessed up 8 (eight) steps. Exterior wall cladding, trim, roofing, and gutters on the proposed addition will all match the historic materials on the historic core of the house. Additionally, the proposed addition will provide direct basement access via a new set of exterior stairs and a door to be installed below grade.

The east side of the addition includes three sets of paired two-over-one lite windows with a wood panel below. These windows are sufficiently differentiated from the historic four-over-two light windows so as not to be mistaken for historic, but are compatible with the whole of the house. Due to the siting of the house on the lot, the east elevation will not be visible from the public right-of-way. This proposal is compatible with the historic character of the house (Chapter 24A-

8(b)(2) and is placed so that it is less visible from the public right-of-way, per the Design Guidelines and Staff recommends approval of this element.

Two-Story Addition

The proposed two-story addition will be placed to the left of the Brookville Rd. (west elevation). This proposed addition will be two-stories tall, with an asphalt-shingled side-facing gable roof. The with wood clapboard siding, trim, shutters, gutters and downspouts, and four-over-two windows will all match the architectural details on the historic house. The wall plane of the addition is setback 16' 8 ½" (sixteen feet, eight and one-half inches) from the front wall plane of the historic house.

The west elevation of the proposed addition includes a single four-over-two lite window and a half-lite door that will be accessed by a new, simply detailed wood porch constructed on parged piers. The second floor of the addition has two four-over-two lite windows matching the appearance of the historic house. The right window only has a single bi-fold shutter due to the window's placement close to the north wall of the historic house.

The north elevation of the addition has a rectangular bay on the first floor and a four-over-two lite window above. The bay has a gently sloping hipped roof with fixed three-over-one lite windows flanking a central, fixed six-over-two lite window. Below the windows will be wood panels that match the details on the one-story addition. The roof gable will have a small rectangular vent and is proposed to be clad in wood shingles that match the appearance of the historic house.

The ridge height for the gable roof above the two-story addition is lower than the main ridge in the historic house, but taller than the ridge in the gable-L. In examining the plans, Staff believes that this was done to maintain a consistent roof slope throughout the house and that this is preferable to a lower-sloped, lower-height roof over the two-story addition. Because the two-story addition and the gable-L roofs are on opposite sides of the house, it will be impossible to view both roofs at the same time from the public right-of-way to see the difference in height and Staff supports this design solution.

In order to accommodate the new addition, a historic four-over-two lite window on the north elevation will be moved to the right several inches. The historic material and appearance of this window will be preserved and this proposed work will not have an adverse effect on the historic character of the house or the surrounding district (Chapter 24A-8(b)(2)).

Due to the siting of the house on a corner lot, it is not feasible (per the Design Guidelines) to place the two-story addition in the rear to make it less visible from the public right-of-way. However, by stepping back the front wall plane of the addition 16' (sixteen feet), the addition will read as new construction and be differentiated from the historic in a way that is compatible with the historic. Lastly, the proposed addition also achieves general principles for all projects in the Chevy Chase Village Historic District by maintaining the integrity of the historic house and maintaining the architectural styles found throughout the district (see: Design Guidelines). Staff recommends approval of this project.

STAFF RECOMMENDATION

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: WOUTER@JONESBOER.COM Contact Person: WALTER BOER
Daytime Phone No.: (202) 332-1200

Tax Account No.: _____

Name of Property Owner: LISA + RICHARD WHITE Daytime Phone No.: _____

Address: 101 PRIMROSE STREET CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: TO BE SELECTED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: JONES + BOER ARCHITECTS Daytime Phone No.: (202) 332-1200

LOCATION OF BUILDING/PREMISE

House Number: 101 Street: PRIMROSE STREET

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD

Lot: _____ Block: _____ Subdivision: _____

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 ☐ Slab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$70-90,000

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/assessment

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

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:

EXISTING 2-STORY FRAME HOUSE WITH PAINTED
SIDING AND ASPHALT ROOF

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

PROPOSED FAMILY ROOM ADDITION (2-STORY), PROPOSED
MINOR ALTERATIONS TO 2 EXISTING WINDOWS (SEE
ELEVATIONS), PROPOSED MUDROOM ADDITION (1-STORY)

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.

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

Owner's mailing address

LISA + RICHARD WHITE
 101 PRIMROSE STREET
 CHEVY CHASE, MD 20815

Owner's Agent's mailing address

JONES + BOER ARCHITECTS
 1739 CONNECTICUT AVE. NW
 WASHINGTON, DC 20009

Adjacent and confronting Property Owners mailing addresses

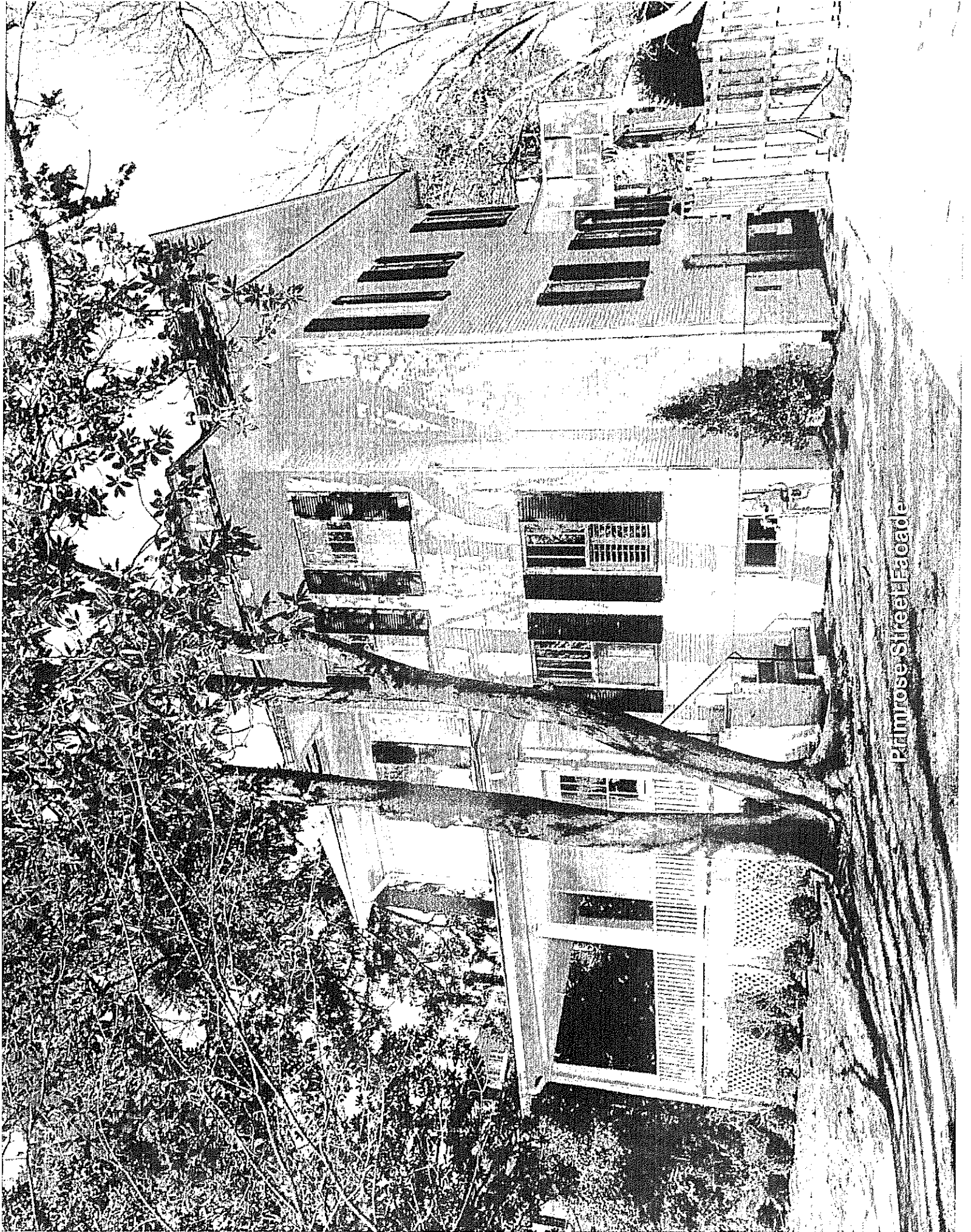
ROLAND MILLER + SARAH BRODSKY-MILLER
 105 PRIMROSE STREET
 CHEVY CHASE, MD 20815

RUTH J. KATZ
 29 PRIMROSE STREET
 CHEVY CHASE, MD 20815

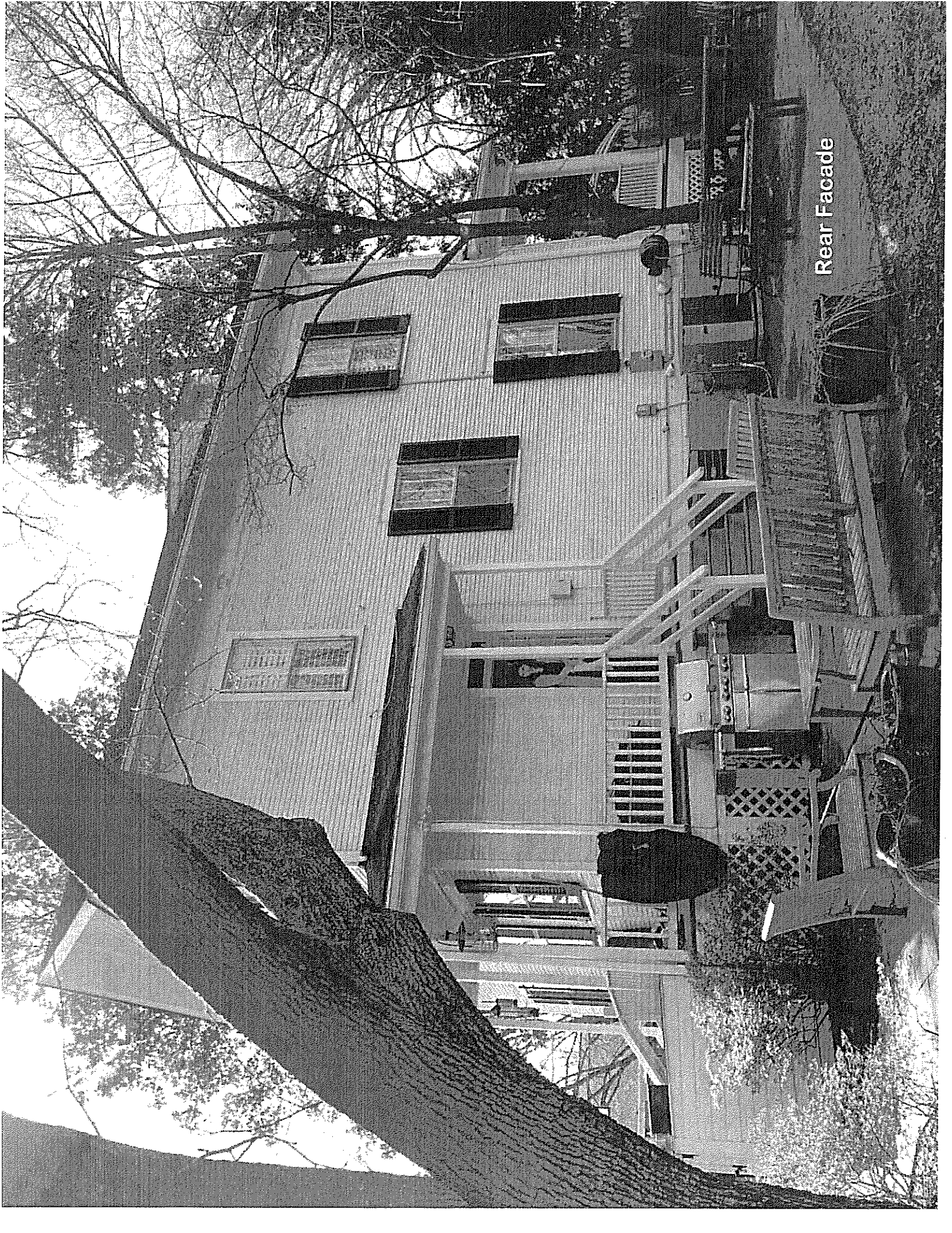
WILLIAM + HELEN D. MILLS
 100 PRIMROSE STREET
 CHEVY CHASE, MD 20815



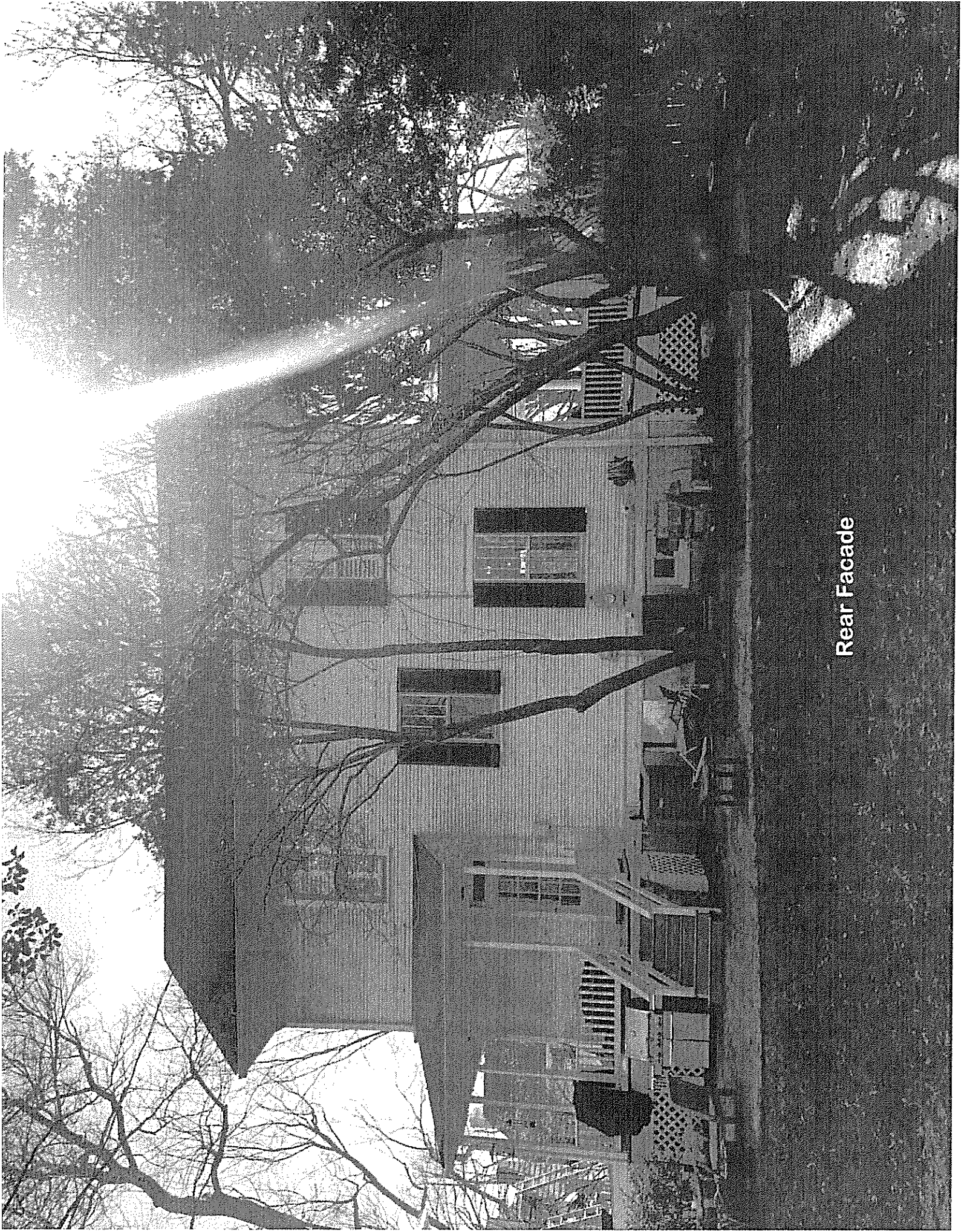
Brookville Road Facade



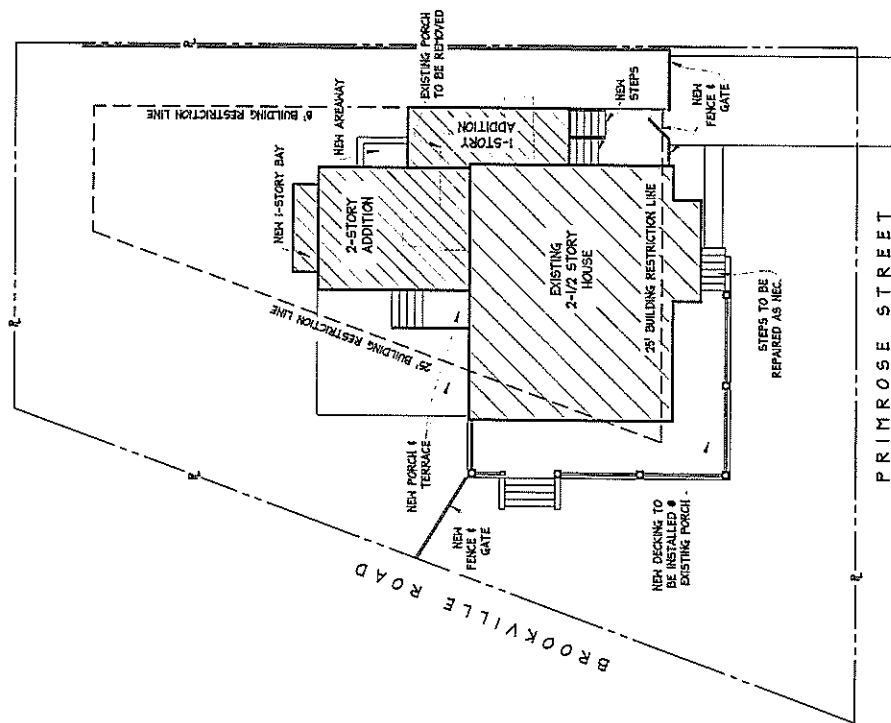
Primrose Street Facade



Rear Facade

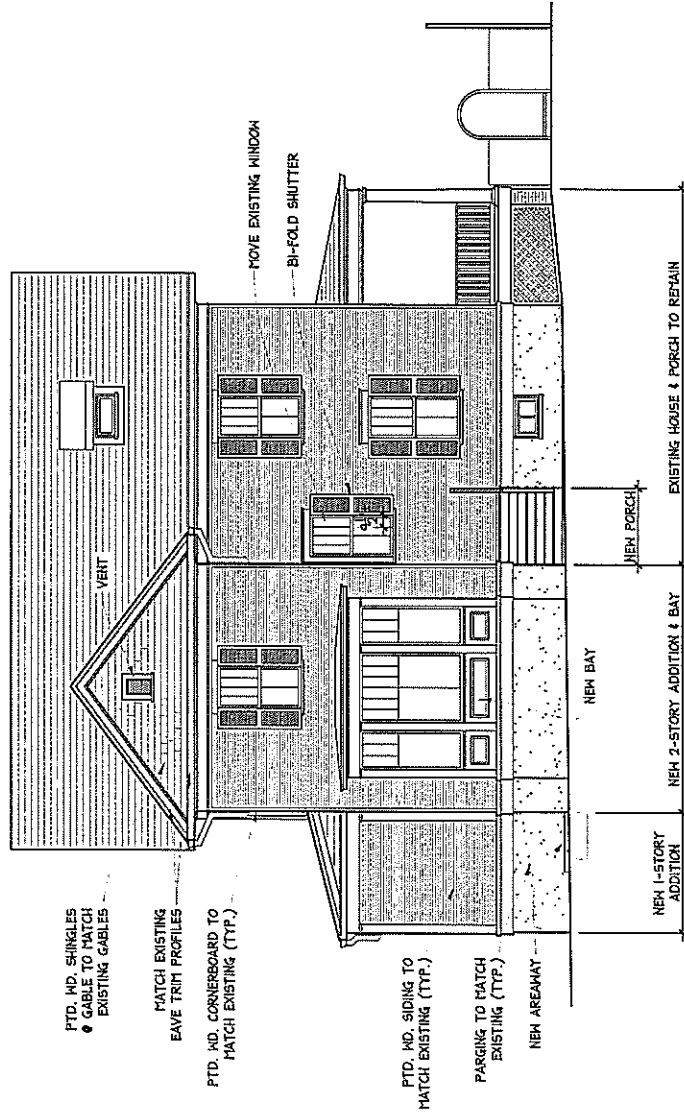


Rear Facade

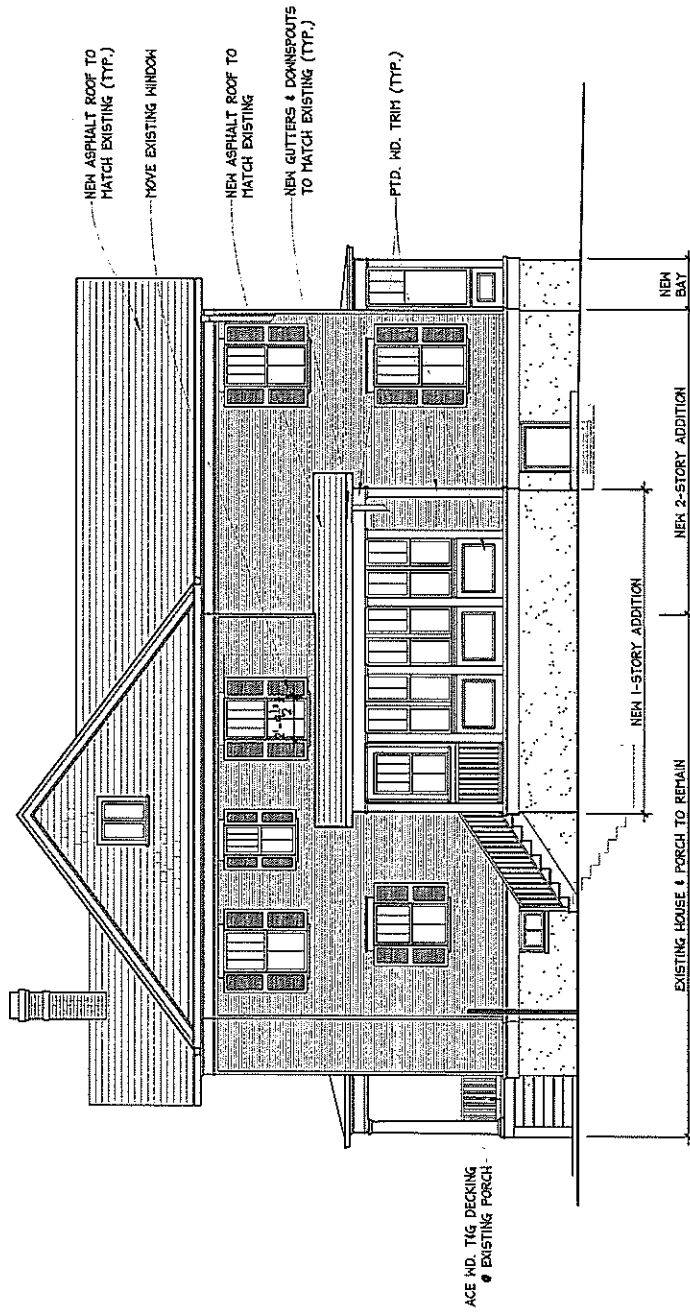


PROPOSED SITE PLAN

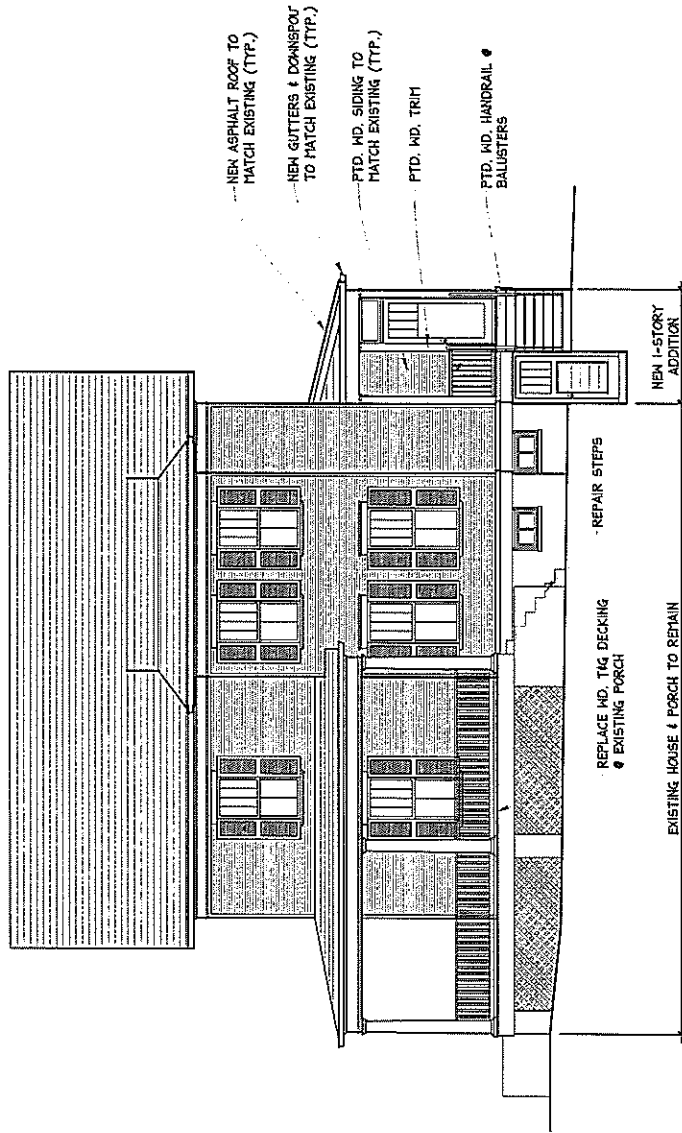
WHITE RESIDENCE
JONES & BOER ARCH. 1/16" = 1'-0" 7 JUNE 17



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



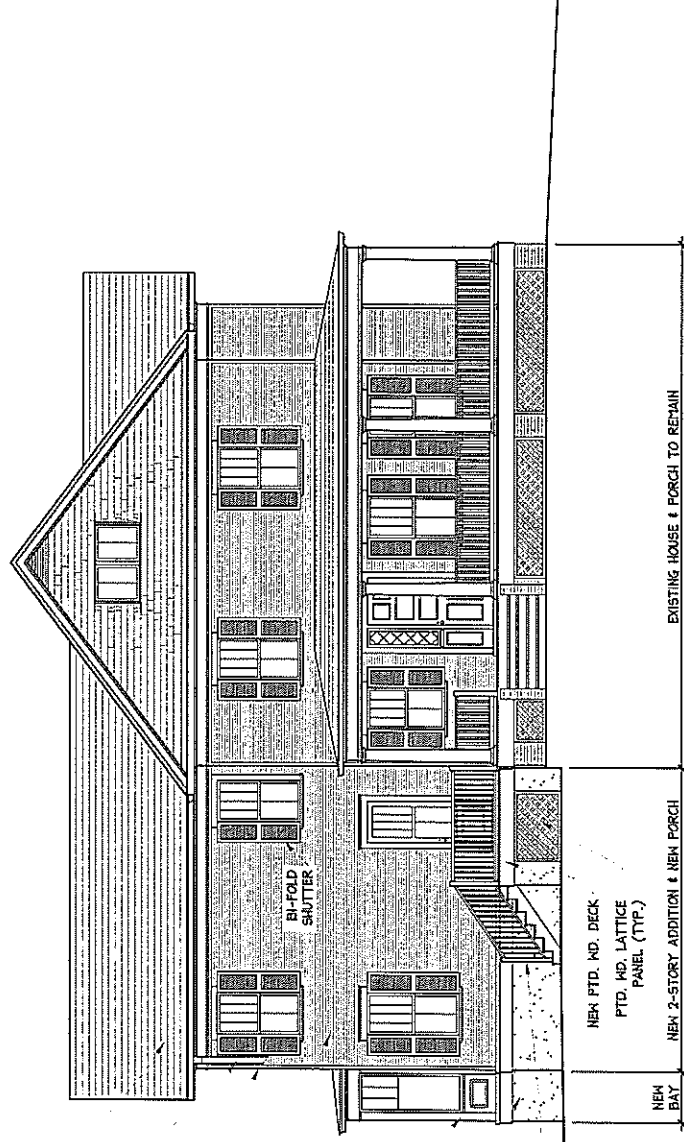
PROPOSED SOUTH ELEVATION

WHITE RESIDENCE

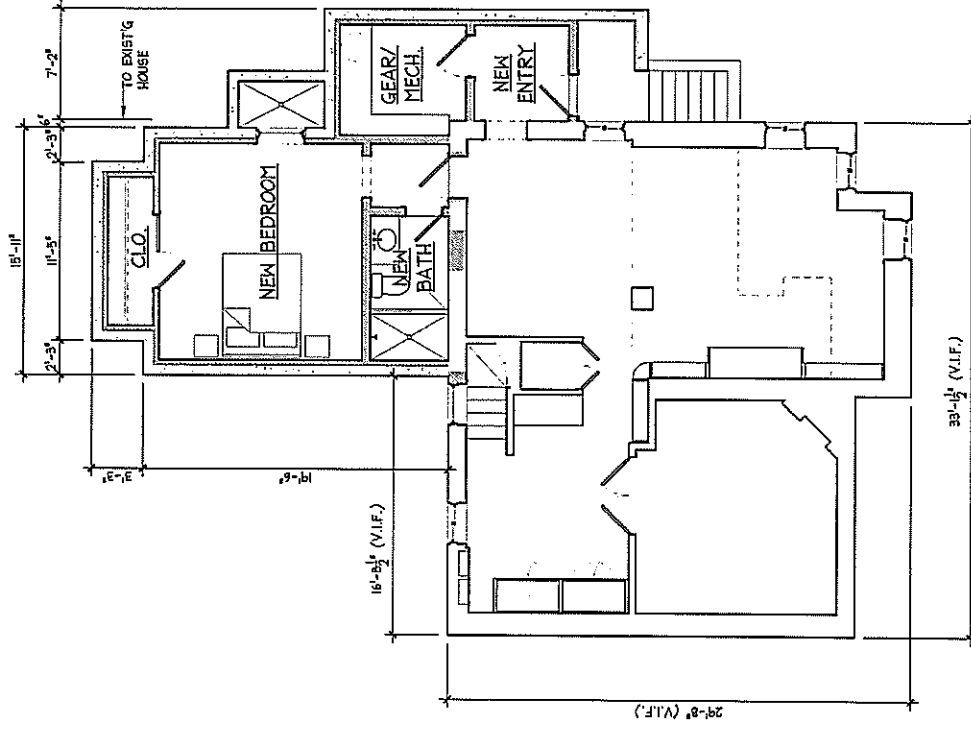
JONES & BOER ARCH.

1/8" = 1'-0"

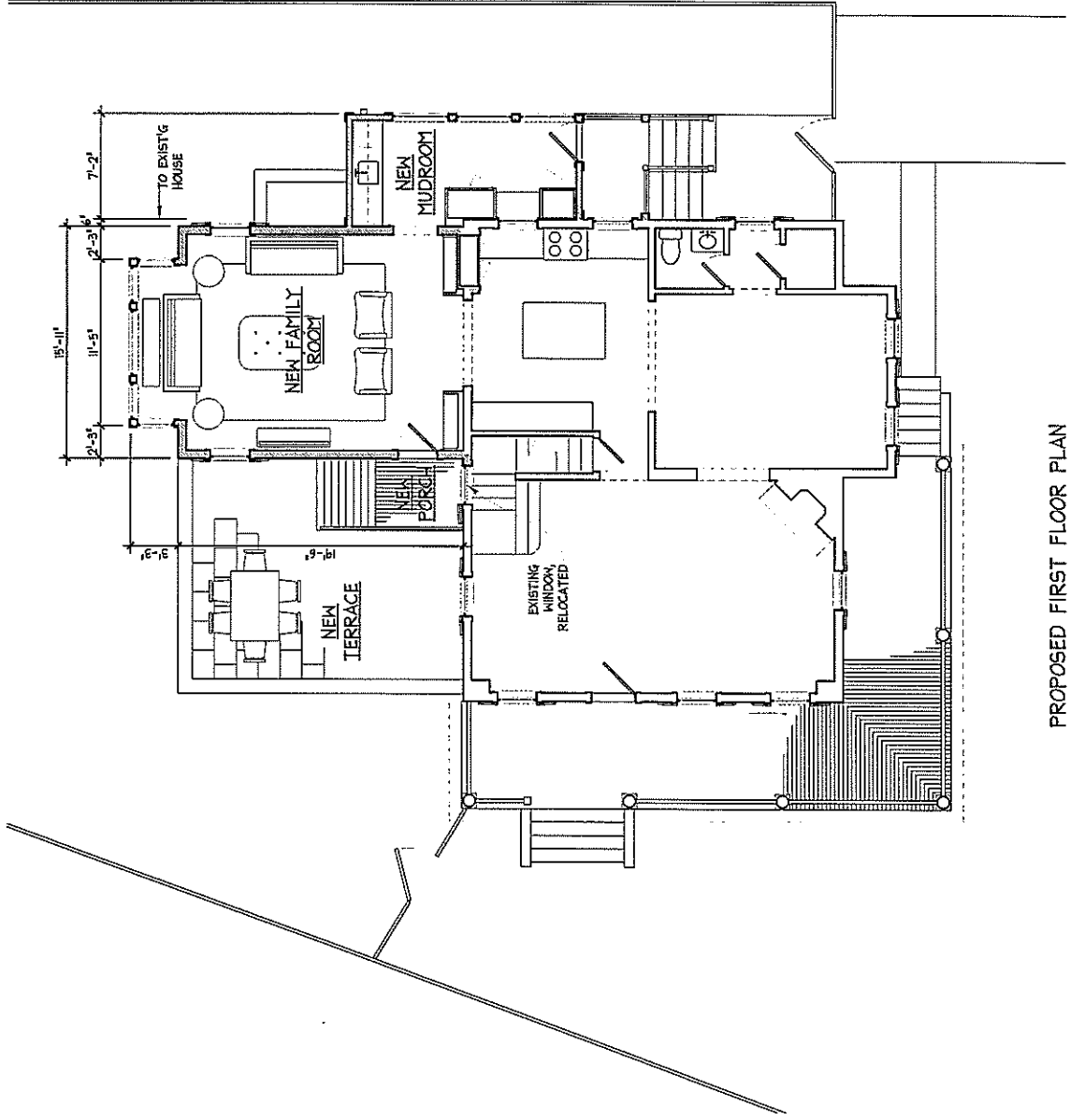
7 JUNE '17



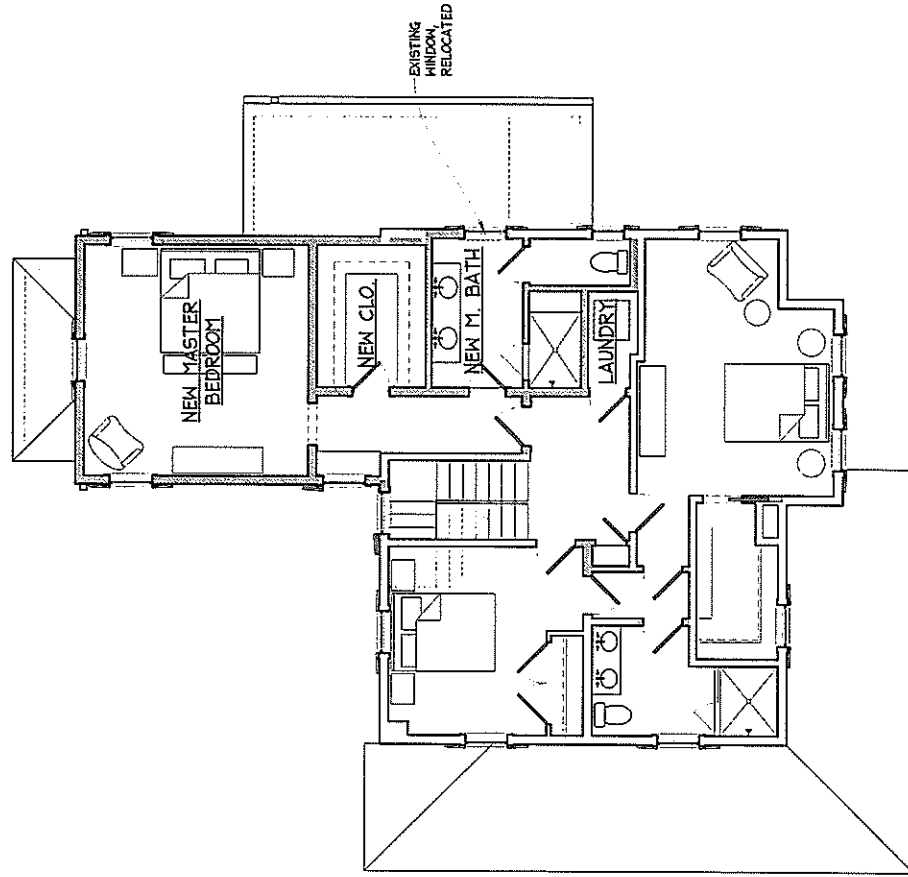
PROPOSED WEST ELEVATION



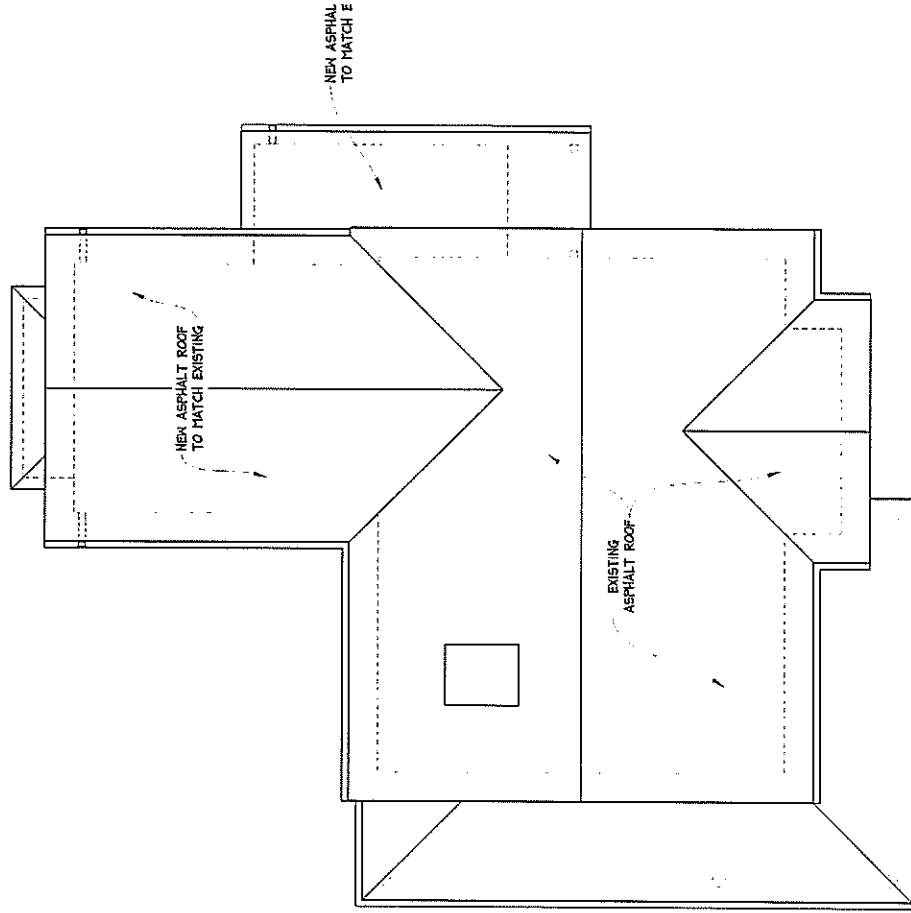
BASEMENT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN