

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Newlands Street., Chevy Chase	Meeting Date:	04/19/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	04/12/17
Applicant:	Kathryn Everette	Public Notice:	04/05/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17I	Staff:	Dan Bruechert
Proposal:	Alterations to garage and new rear entrance		

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.1918

The subject property is a two-story, asymmetrical, stucco, Craftsman house. The house has an L-shaped hip roof, topped in Spanish tile, with exposed rafter tails. The front façade is four bays wide with two sets of paired windows to the left of the front door, with a bay with four eight-light casement windows with a transom above.

The detached garage takes its design cues from the house, with stucco siding and a pyramidal roof with tile matching the house. The large, wood garage door extends almost the full width of the garage front.

PROPOSAL:

The applicant is proposing to renovate the garage by shrinking the car entrance and adding windows. Additionally, the applicant is proposing to lower one of the rear doors to provide access to a lowered crawlspace area.

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 changes to two areas of the property. First, the applicant proposes to convert the detached garage into a studio/guest house. Second, the applicant will excavate the crawlspace and underpin the foundation of the house. The lower floor level will require a reconfigured rear entrance to match the new, lower floor grade. Both proposals appear to comply with the guidance in the Design Guidelines and Chapter 24A.

Garage Renovation

The proposal for the detached garage will convert the garage from automobile storage to a studio space/guest house. In order to accommodate this new use the exterior will receive some alterations. The front elevation will have the biggest change. The current opening is wide enough for two cars to enter simultaneously. The proposed change install two wood, carriage-style doors, centrally placed each with nine lights above flanked by square windows that mirror the diamond pattern existing on the house. Copper gutters and downspouts to match the existing on the house are also proposed for the garage. Only the changes to the front elevation of the

garage will be visible from the public right-of-way. Design guidelines dictate that garages and accessory structures are to receive lenient scrutiny with a focus on the massing and scale of the construction. In this instance, there are no changes to the massing or scale of the existing construction. The alterations that will be visible from the public right-of-way are in keeping with the character and design of the historic house.

The left elevation, which faces the neighboring lot, is to enclose an existing window opening and stucco over the opening. The right elevation will be reconfigured to have a pair of sash windows that match the configuration found throughout the house with shutters to match. Additionally, the right elevation will also receive a new full-lite French door. The only change to the rear, which is not visible from the public right of way, is a new coating of stucco. All of the changes proposed for the elevations that are not visible from the public right of way are in keeping with the Design Guidelines and comply with Chapter 24A.

Rear Door Reconfiguration

The applicant is proposing to lower the floor level of the crawlspace at the northeast corner of the house. To accommodate the new crawlspace level, the applicant is proposing changing an at-grade, half-height door, to a full height door accessed via several steps down. A brick retaining wall is proposed at each side of the steps. The full height door will retain the character of the historic, and will be half-glass with a four-panel cross below. Like the garage, rear doors and entrances are to receive lenient scrutiny when they are not visible from the public right-of-way. The scale and details of the proposed new rear door and opening are in keeping with the massing and scale of the historic house and should be approved.

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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Kathryn.Everett@mc.gov Contact Person: Kathryn Everett
Tax Account No.: 03279430 Daytime Phone No.: 202 465 5740
Name of Property Owner: Tony + Kathryn Everett Daytime Phone No.: 202 465 5740
Address: 3 Newlands St. Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: Newlands St.
Town/City: Chevy Chase Nearest Cross Street: Connecticut
Lot: 3 Block: _____ Subdivision: CC 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 ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Garage

1B. Construction cost estimate: \$ 250,000

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.

Kathryn Everett
Signature of Owner or authorized agent

3-21-2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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**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:

• Current garage is detached with stucco siding and tile roof. #3 Newlands is a Spanish colonial style house built in 1918.

• Basement of existing house to stay intact - floor later on and finished.

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

• Using the existing garage footprint, remove and insulate structure to convert garage to a studio/guest house with a full bathroom. Replace garage doors with carriage style doors and add windows to match existing house.

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.

Storage area under house.
Re-do existing walls and walk to allow for

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.

Change in grade.

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**

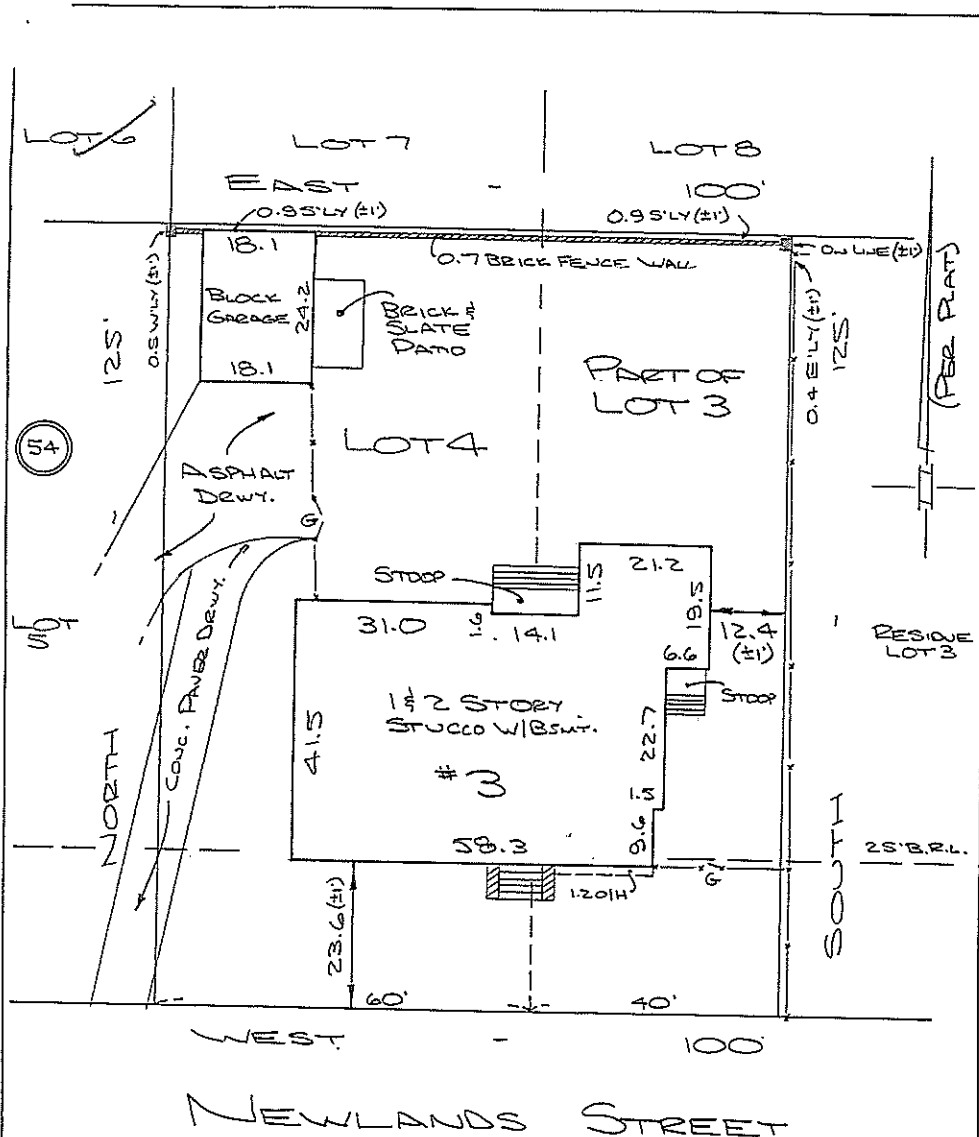
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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 Tony + Kathryn Everett 3 Newlands St. Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Bryan + Mary Anderson 5 Newlands St. Chevy Chase MD 20815	Shelia Lynch + Tam Hagan 1 Newlands St. Chevy Chase MD 20815
Robert Bellinger + Natalie Wilensky 2 Oxford St. Chevy Chase MD 2085	Man + Porter Wheeler 4 Oxford St. Chevy Chase MD 20845
Alice + Thany Breed 2 Newlands St. Chevy Chase, MD 20815	



AREA = 12500 ±

Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING

LOT 4 & BLOCK 54

PART OF LOT 3

SECTION NO. 2

CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

Recorded in Plat Book 2 Plat 106 Scale 1" = 20'

CASE: 487-10 FILE: 91881

DATE: JUNE 17, 2010



Close up view of existing garage



Street view of existing garage



View of #3 Newlands detached garage and #1 Newlands detached garage on the left side



View of garage from West





West side of existing garage



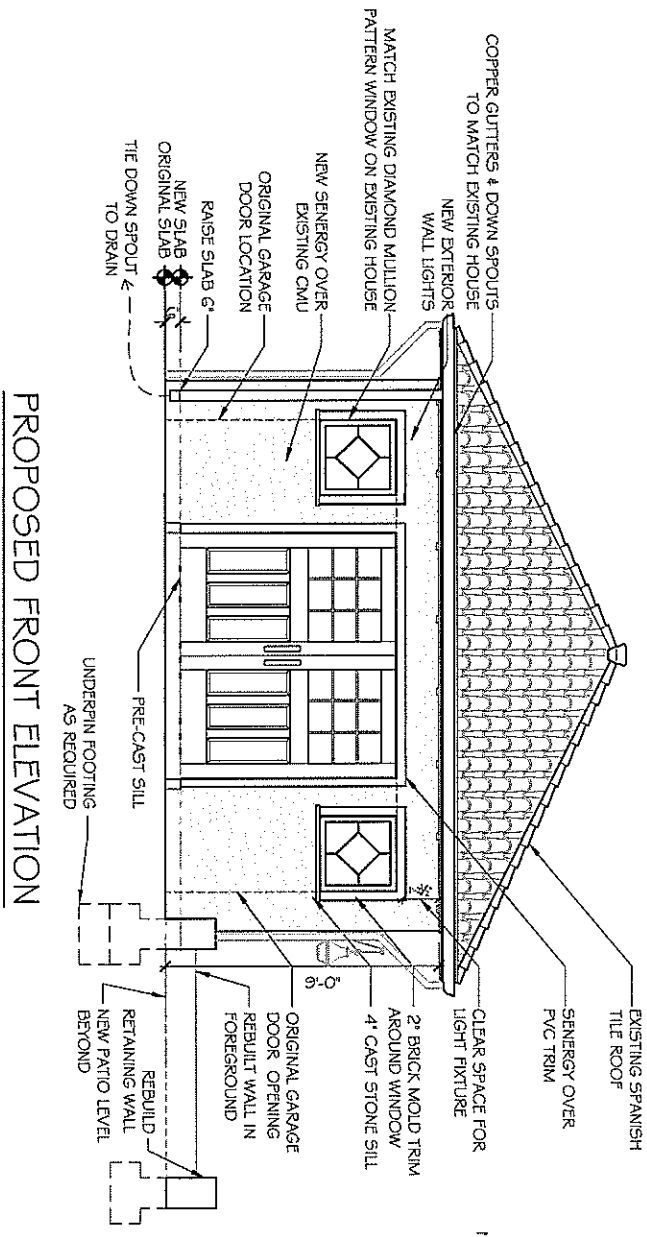
View of garage from Eastern side

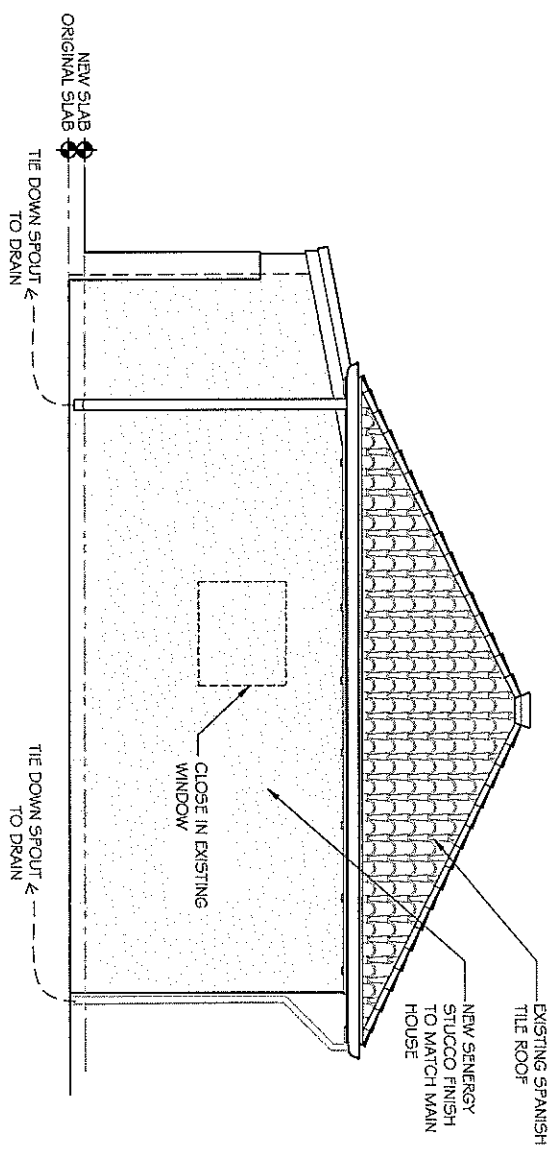
Exterior view of existing crawl space



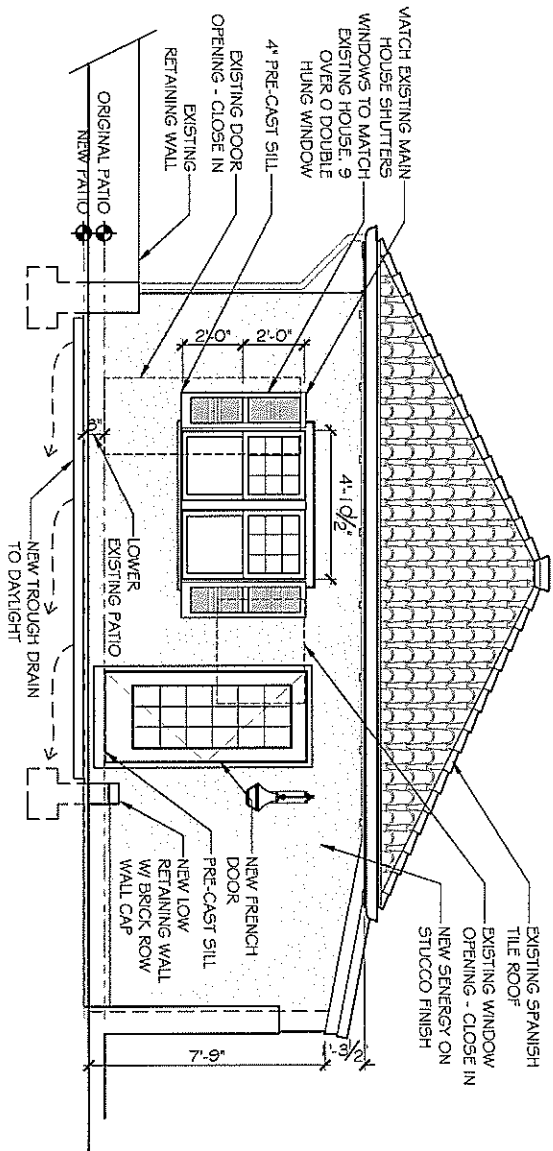
View of hardscape
and existing entrance
to crawl space



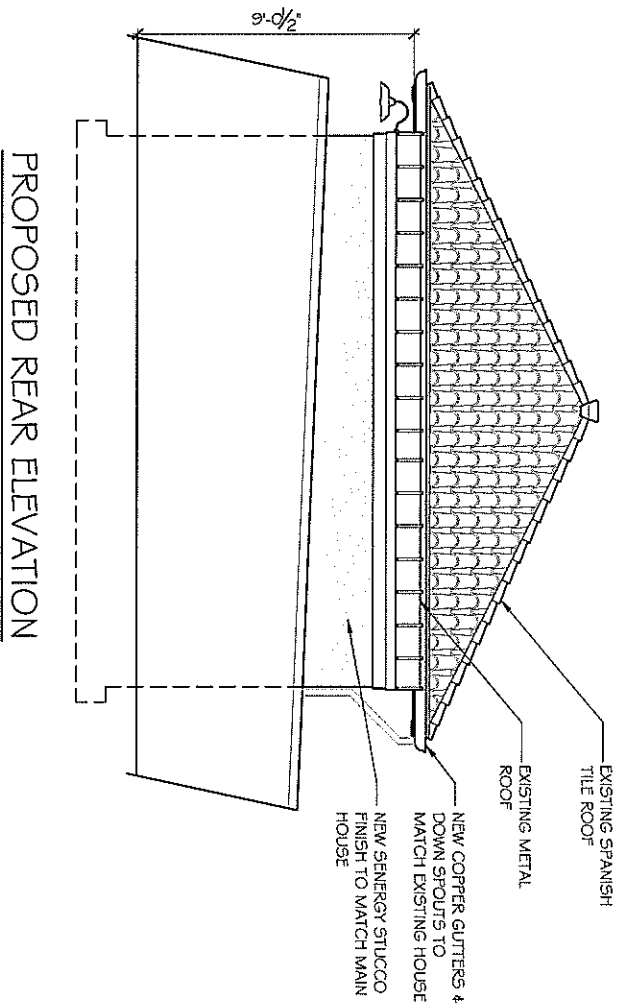


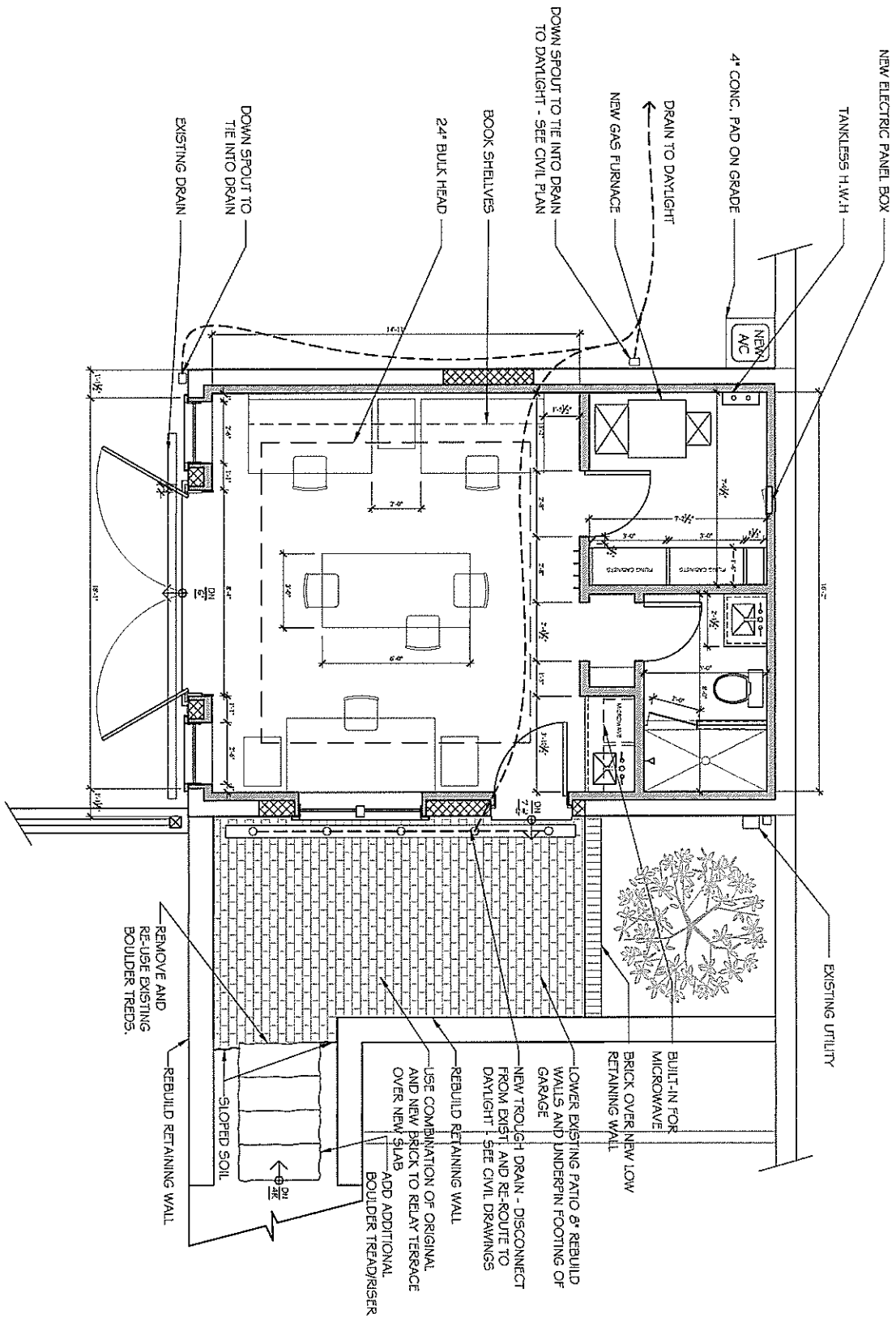


PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION





[illegible]

EXISTING GARAGE:
WE ARE PROPOSING TO
RENOVATE THIS SPACE INTO A
GUEST HOUSE

EXISTING PATIO:
WE ARE PROPOSING TO LOWER
THIS PATIO TO ASSIST WITH
DRAINAGE ISSUES

SEE PROPOSED PLAN FOR REST OF THE
BASEMENT LEVEL. WE ARE PROPOSING
UNDERPINNING OF THE CRAWL SPACE.
THE ONLY WORK VISIBLE FROM THE
EXTERIOR WILL BE THE NEW STAIR AND
FULL HEIGHT DOOR

PROPOSED NEW STAIR
AND UNDERPINNING OF
EXISTING RETAINING WALL

EXISTING RETAINING
WALL AND PIERCE

NEW STAIR

NEW RETAINING
WALL

UNDERPINNING EXISTING
FLOOR FINISH

NEW FULL HEIGHT
DOOR

EXISTING RETAINING
WALL WITH
BUTT Joints

EXISTING DRIVEWAY

EXISTING FENCE

EXISTING LANDSCAPE

EXISTING UTILITY ROOM

EXISTING STORAGE

EXISTING MECHANICAL

EXISTING ELECTRICAL

EXISTING PLUMBING

EXISTING FOUNDATION

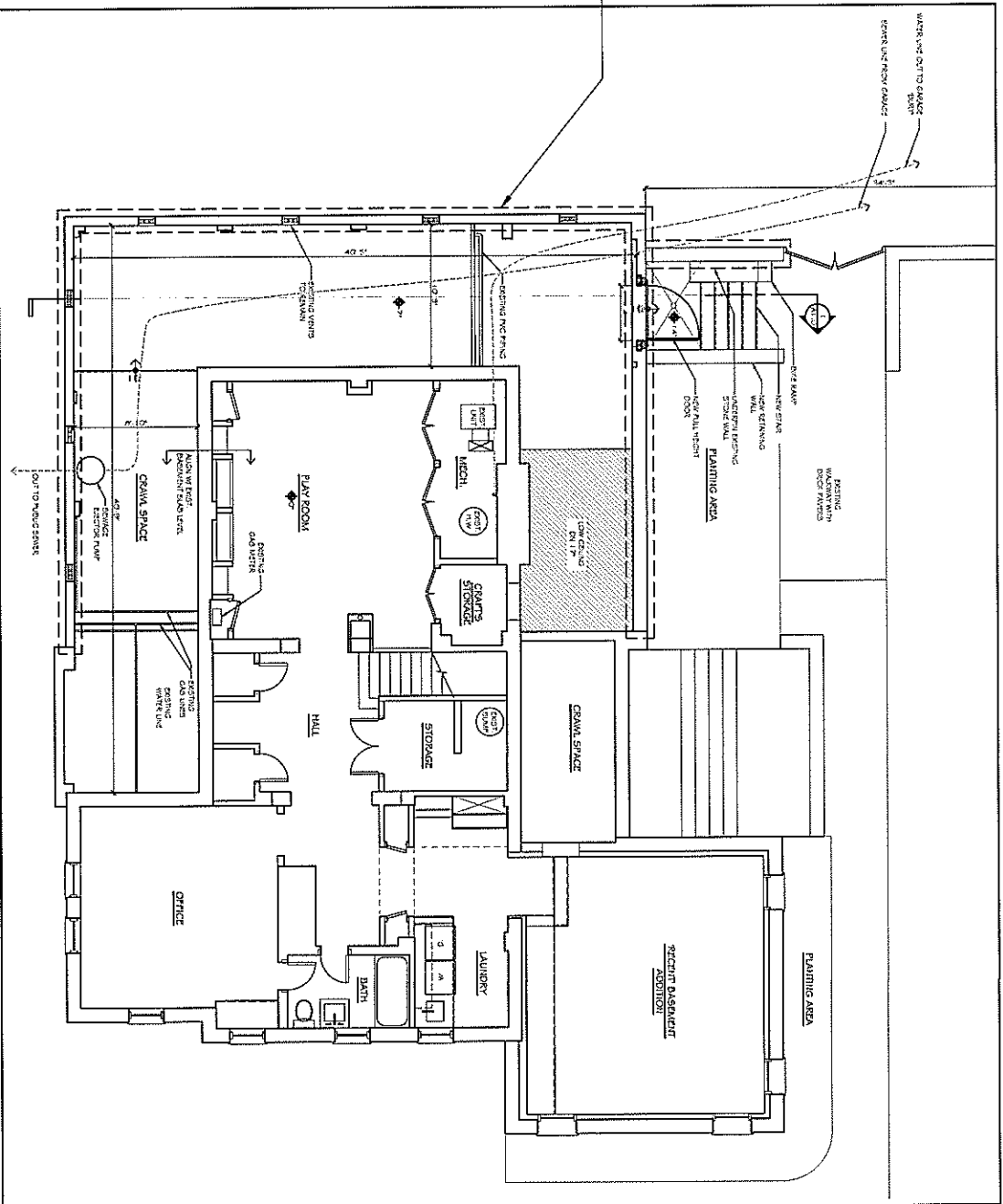
EXISTING STRUCTURE

EXISTING INTERIORS

EXISTING EXTERIORS

- EXISTING GARAGE: WE ARE PROPOSING TO RENOVATE THIS SPACE INTO A GUEST HOUSE
- EXISTING PATIO: WE ARE PROPOSING TO LOWER THIS PATIO TO ASSIST WITH DRAINAGE ISSUES

SEE PROPOSED PLAN FOR REST OF THE BASEMENT LEVEL. WE ARE PROPOSING UNDERPINNING OF THE CRAWL SPACE. THE ONLY WORK VISIBLE FROM THE EXTERIOR WILL BE THE NEW STAIR AND FULL HEIGHT DOOR



PROPOSED BASEMENT PLAN

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

