

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5810 Connecticut Ave., Chevy Chase	Meeting Date:	07/26/17
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	07/19/17
Applicant:	Dean & Tracy D'Angelo	Public Notice:	07/12/17
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-17X	Staff:	Dan Bruechert
Proposal:	Alterations to Accessory Structure		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Chevy Chase Village Historic District
STYLE: Mediterranean Revival
DATE: c.1910-20

The subject property is a two-story, five bays wide, with a pyramidal tile roof, and Mediterranean Revival details.

To the right rear of the house is a two-story, brick garage with a pyramidal tile roof matching the details of the historic house. The garage has been significantly altered over the years with a number of openings bricked-in, including the centrally located garage doors, and several openings on secondary elevations.

PROPOSAL

The applicant is proposing to rehabilitate the garage by removing the central brick pier in the north elevation and install a compatible vehicular door. There are two bricked-in openings on the east elevation and the applicants would like to install a compatibly designed window and door. Bathroom vents will be installed on two of the elevations as part of this rehabilitation.

No work is proposed on the historic house as part of this HAWP.

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 (*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.

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.

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- 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.”
- Gutters are not currently subject to review and should not be reviewed.
- 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 Historic Resources Preservation

(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

STAFF DISCUSSION

The applicant is proposing to rehabilitate the detached garage on the site. Work proposed will occur on every elevation of the building. On the south and west, the applicant proposed to install bath exhaust. The applicant proposes to open a bricked-in opening on the East elevation and install a compatible window. Lastly, the applicant proposes to remove the brick piers on the north elevation and remove the block in-fill on the north elevation and install a traditionally designed, half-lite garage door system in its place. This proposal is compatible with the adopted guidance and Staff supports its approval.

South and West Elevations

On the west elevation, the applicant is proposing to install an exhaust vent on the first floor. On the south elevation, the applicant is proposing a bathroom vent on the second floor. Both of these alterations are on secondary elevations of a detached garage and are to be reviewed under lenient scrutiny. These changes are necessary for the building's interior rehabilitation and will

have a minor impact on the exterior character of the building and should be approved.

East Elevation

Work proposed for the east elevation consists of removing a non-historic first floor door and removing the in-fill for a first-floor window. The applicant will install a compatibly-designed full-lite glass and wood door and six-over-one true divided lite wood window that matches the design and configuration of the other windows on the elevation. As this is proposed for a secondary elevation to a detached garage, this proposal is to be reviewed under lenient scrutiny. This work will all be completed within the historic garage openings and are an improvement in appearance and should be approved.

North Elevation

The historic garage door openings on the north elevation were blocked-in and a central pier and door was added. The applicant is proposing to remove the pier, door, and block infill and install half-lite wood and glass garage doors. Garages and accessory structures that are do not share a party wall with the historic house are to be reviewed under lenient scrutiny.

This proposed work will reintroduce a door that is consistent with the character of an early 20th century carriage house/garage. The detailing is in keeping with the character of both the historic house and the garage and is compatible with both 24A-8(b)(2) and the *District Guidelines*. Additionally, the use of wood and glass are historically appropriate materials and Staff supports approval of this proposed work.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **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.

February 21, 2008

Case Number: WSCCR 07A-OLN-02

Location: Olney

Speaker: Mary Steele Williams

Representing: First Baptist Church of Wheaton

Dear Chairman Hanson and Commissioners Cryor and Robinson:

My name is Mary Steele Williams; I am a member of the First Baptist Church of Wheaton (FBCW) and a co-Chair of the committee charged with oversight of the building project on the property the church owns at 3110 Emory Church Road. Thank you for the opportunity to speak with you today and to ask you to recommend approval for our application for water and sewer category change.

My last communication with you was by email on May 12 of last year, regarding the 133% increase in transportation impact taxes then being proposed by staff for places of worship. I want to thank you for instead recommending to the County Council no additional increase for places of worship. In my email, I asked you to consider carefully the high value to the community of places of worship and the benefits they offer to society by striving to develop the spiritual and emotional health of individuals and families. Thank you for upholding these values and benefits in your recommendation to the County Council. In my email, I noted that many county citizens feel that Montgomery County is indeed hostile toward places of worship and will pursue all means possible to ensure that they do not locate within the county. Thank you for publicly responding to that commonly-heard criticism by recommending to County Council a course of reason and integrity. I come to you today to point out to you that staff has again made a recommendation that would devastate a place of worship - by suggesting that approval for sewer category change at our new property be conditional on limiting imperviousness to 9% despite the fact that this limit is required neither by the Olney master plan nor by the PIF policies. Ms. Cryor and gentlemen, you have the opportunity again today to recommend a course of reason and integrity.

I think many of us can remember a time when communities included, by design, gathering places for learning, worship, and socializing. I grew up in such a community. By design, my quiet little neighborhood of narrow streets and no curbs included institutions in among the homes – a small women’s club, several churches, and my elementary school – all



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: PEAN + TRACEY D'ANGELO Daytime Phone No.: _____

Address: 5810 CONNECTICUT AVE. CHEVY CHASE 20815
Street Number City State Zip Code

Contractor: T.B.D. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5810 Street: CONNECTICUT AVE.

Town/City: CHEVY CHASE Nearest Cross Street: W IRVING ST

Lot: P9 Block: 27 Subdivision: 0009

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: \$ _____

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]
Signature of owner or authorized agent

[Signature] 7.5.17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

805370

**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:

See attached document

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

see attached document

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.

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.

5810 Connecticut Avenue, Chevy Chase

7.5.17

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure and environmental setting, including their historical features and significance:

The property at 5810 Connecticut Avenue is a two-story brick residence in a Mediterranean Revival style. The house was built between 1916-1927 and is considered an "Outstanding" resource within the Chevy Chase Historic District. At the rear of the property is a two-story garage in the same style. The two structures share common materials, including terra-cotta roof tiles, similar trim details and windows.

The project involves only work on the garage.

The garage has always been a two-story structure. The garage has historically had a number of uses, originally as a garage plus servant's quarters. At one point, the house was owned by a foreign country and used as the ambassador's residence, and the second floor was used as office space. Most recently, the upper level served as painting studio space for the previous owner of the house. It is currently in a serious state of disrepair on the interior and is used for storage.

The garage sits in the southwest corner, at the end of a driveway that connects to West Irving Street. It is also accessed from a patio on the east side of the garage.

The original structure had a garage door to the north, towards the driveway, and an assortment of windows at the lower and upper levels. Currently, the original garage has been extended onto the driveway with a non-compatible extension including brick piers and a small roof extension. The garage door openings are filled in with painted plywood, with one pierced by a swinging, paneled door. Other openings in the building have been altered over time, including the filling in of windows on the east and west elevations.

b. General Description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

The project consists mainly of the interior renovation of the existing two-story garage for use as storage, an exercise room, and an upper level family room.

On the exterior, the following changes are proposed. Note: only the north elevation is visible from the public street.

North Elevation: The added brick piers will be removed and the original garage door opening width and height will be made visible. Into this opening will be placed five panelled and glass garage doors, restoring a more traditional appearance of a garage.

East Elevation: Open up a bricked-in opening and add a compatible window. Replace the existing door with a new one.

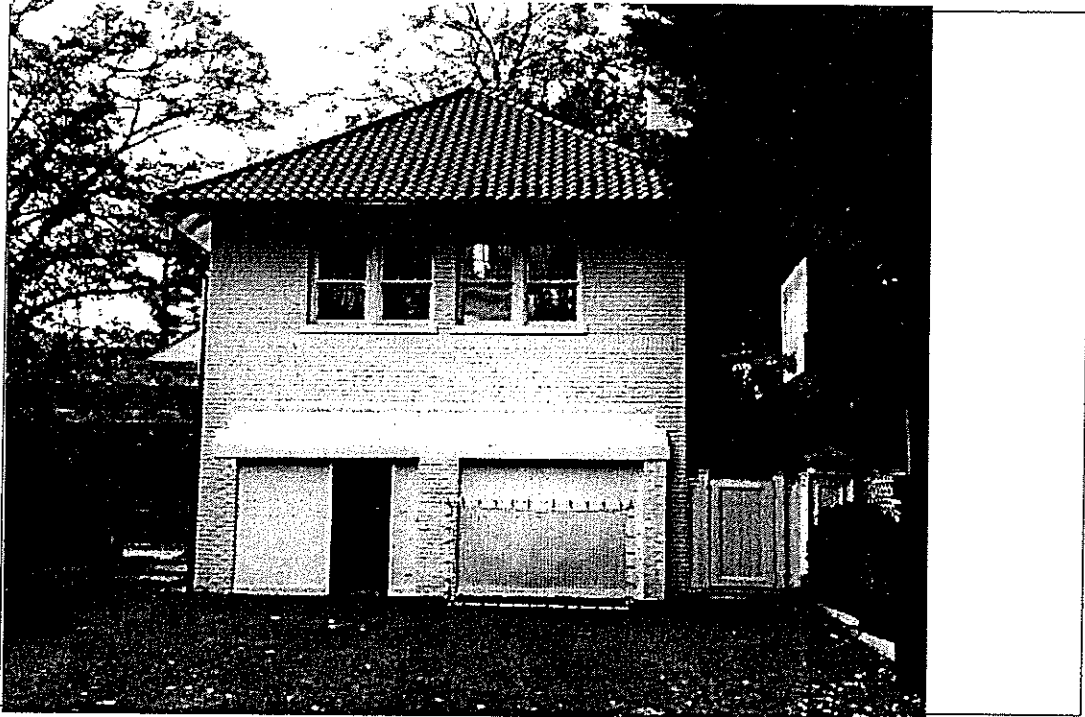
South Elevation: Add bath exhaust vent at Second Floor.

West Elevation: Add bath exhaust vent at First Floor.

The changes will have minimal impact on the environment around the garage, or the property. The most public view of the garage is from West Irving Street, looking up the driveway.

As a result of the work, a non-compatible revision to the garage door opening will be removed. The goal of the proposed design is to restore the garage door opening to something more compatible with what it might have originally looked like, using large wood panel and glass doors.

Existing Property Condition Photographs (duplicate as needed)



Detail: Garage from driveway (north)

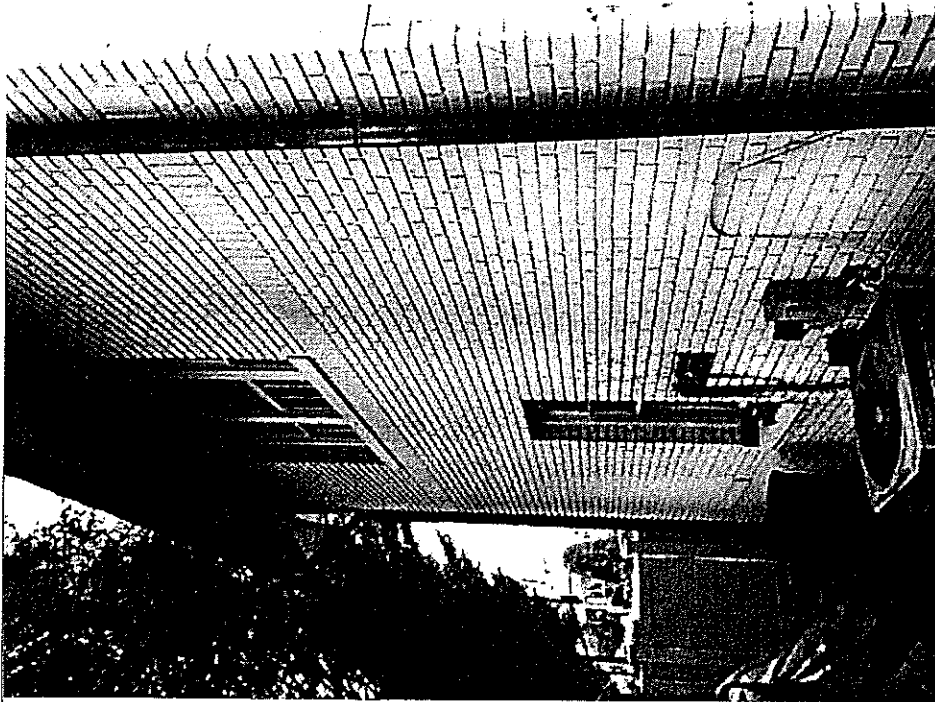


Detail: Garage from patio (east)

Existing Property Condition Photographs (duplicate as needed)



Detail: Garage rear (south)

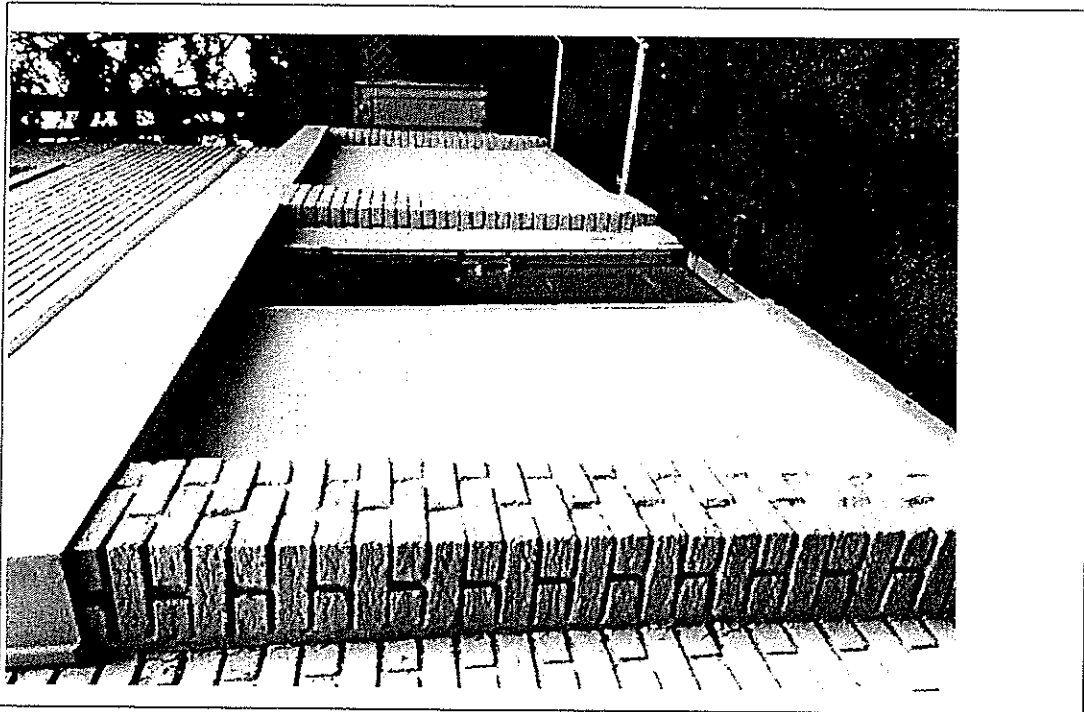


Detail: Garage side (west)

Existing Property Condition Photographs (duplicate as needed)



Detail: Window detail



Detail: Incompatible piers and doors to be removed.

Existing Property Condition Photographs (duplicate as needed)



Detail: Garage from W. Irving Street (north)

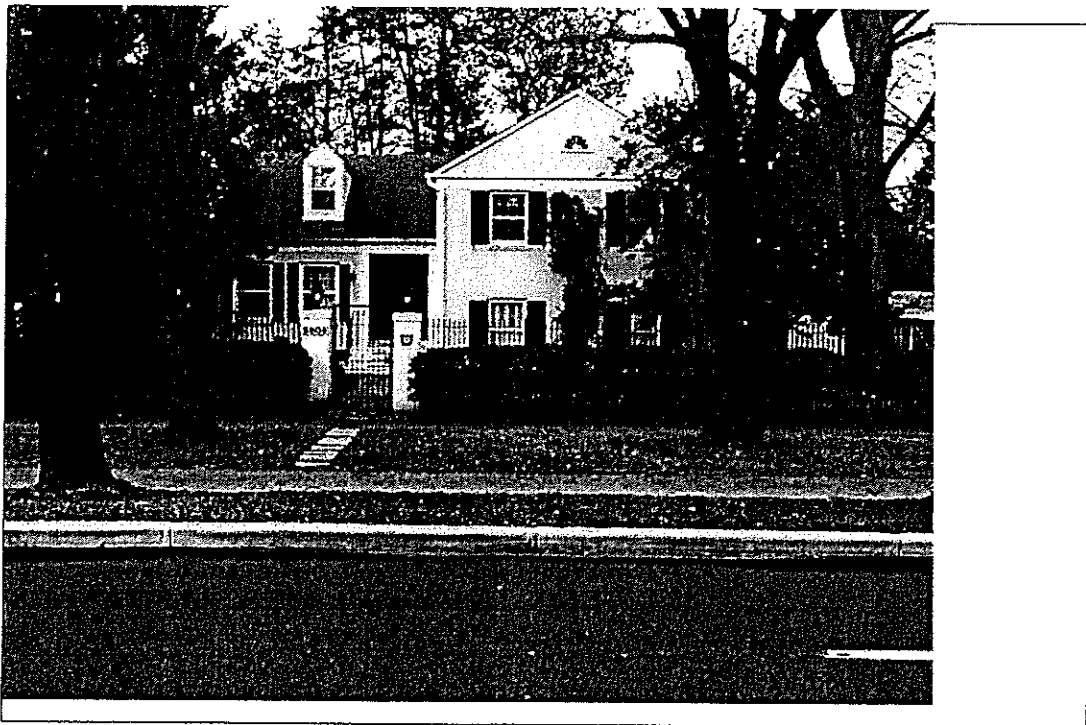


Detail: D'Angelo front elevation - 5810 Connecticut Avenue (east)

Existing Property Condition Photographs (duplicate as needed)



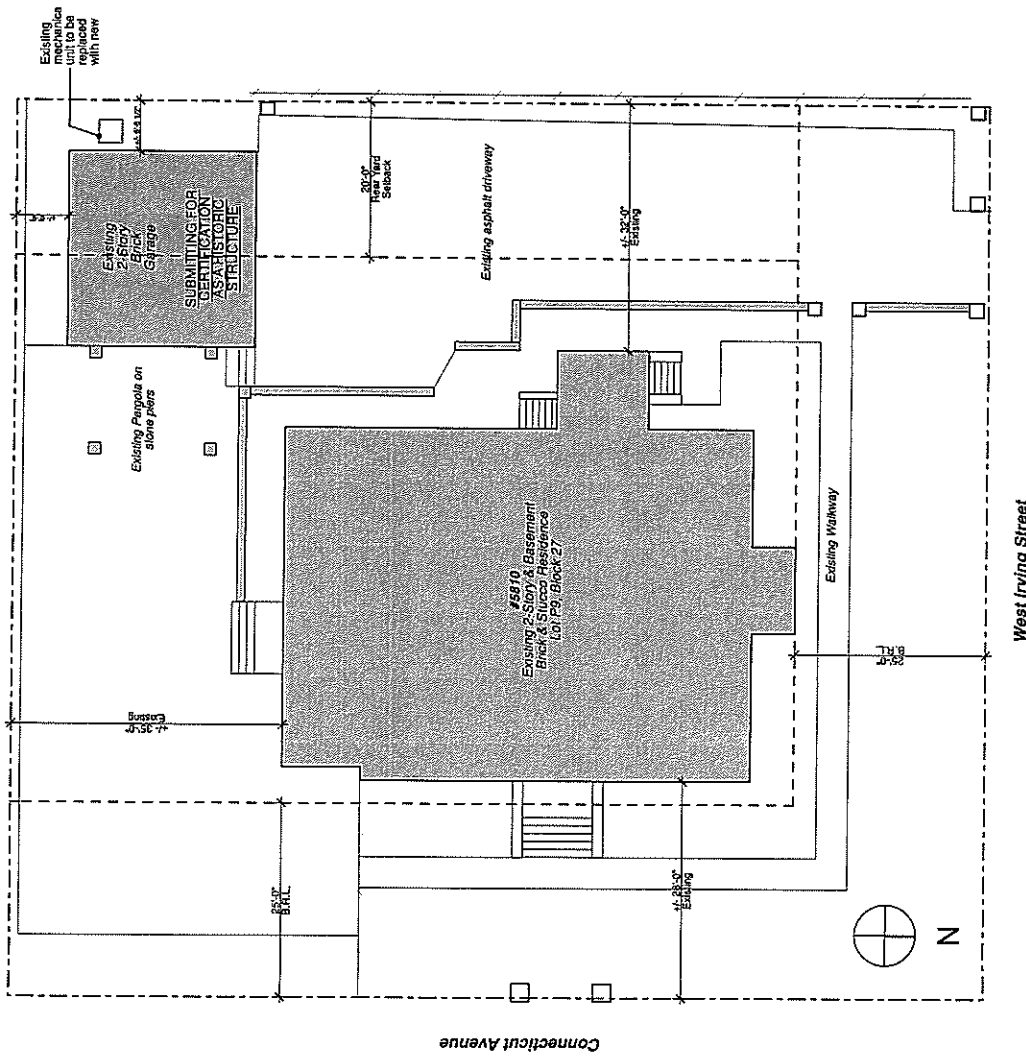
Detail: Adjacent house to west (4 W. Irving Street)



Detail: Adjacent house to south (5808 Connecticut Avenue)

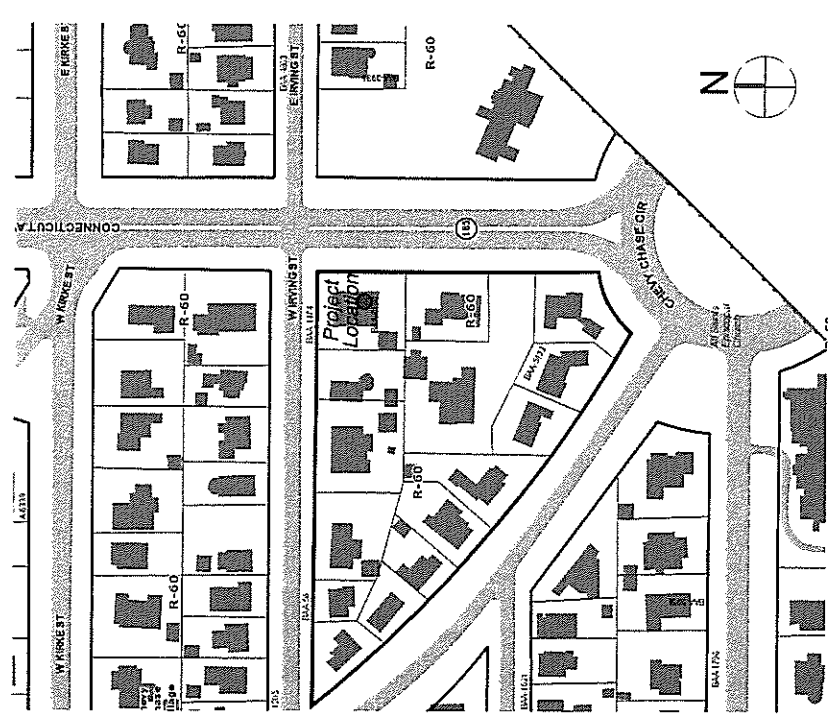
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Dean & Tracey D'Angelo 5810 Connecticut Ave. Chevy Chase, MD 20815	Chris Snowden Hamilton Snowden Architects 1711 Connecticut Ave. NW Washington, DC 20009
Adjacent and confronting Property Owners mailing addresses	
Barbara Winnick 5804 Connecticut Avenue Chevy Chase, MD 20815	Robert Kyle & Kate Fulton 4 East Irving Street Chevy Chase, MD 20815
Jay Angoff & Crist Kerry 5808 Connecticut Ave Chevy Chase, MD 20815	Thomas L & AD Howard 4 West Irving Street Chevy Chase, MD 20815
Temple & Es. Grassi 5900 Connecticut Ave. Chevy Chase, MD 20815	



West Irving Street

1 Site Plan
SCALE: 1/16" = 1'-0"

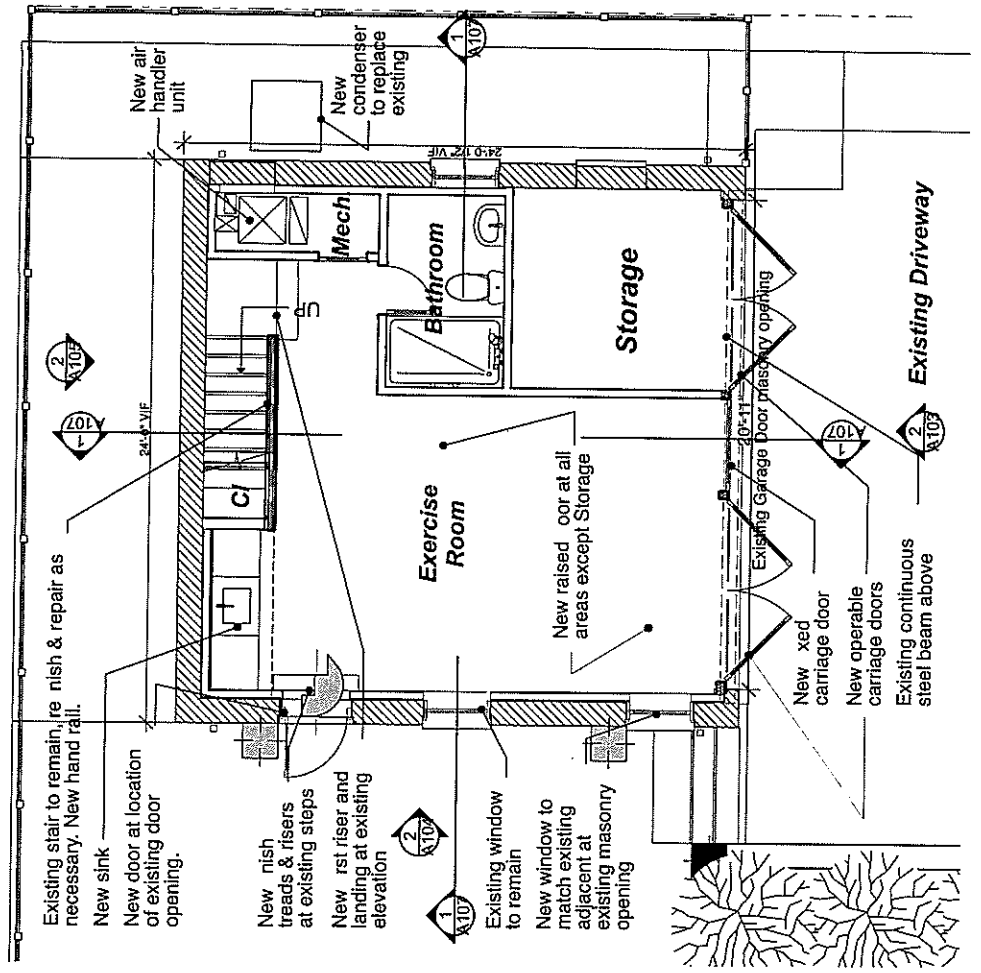


2 Vicinity Map
NO SCALE

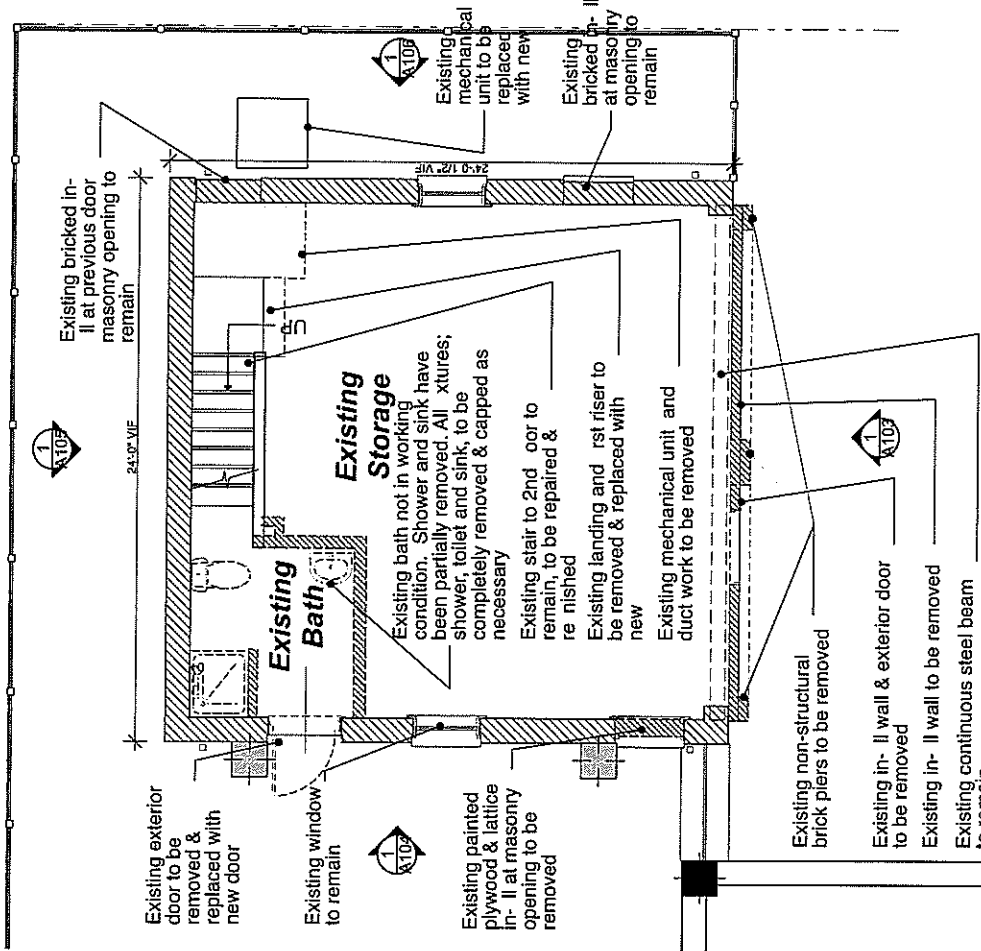
D'Angelo Residence
5810 Connecticut Avenue
Cherry Chase, MD 20815
Issue
HAWP Re-submission
05 July 2017
Sheet A100

SITE PLAN

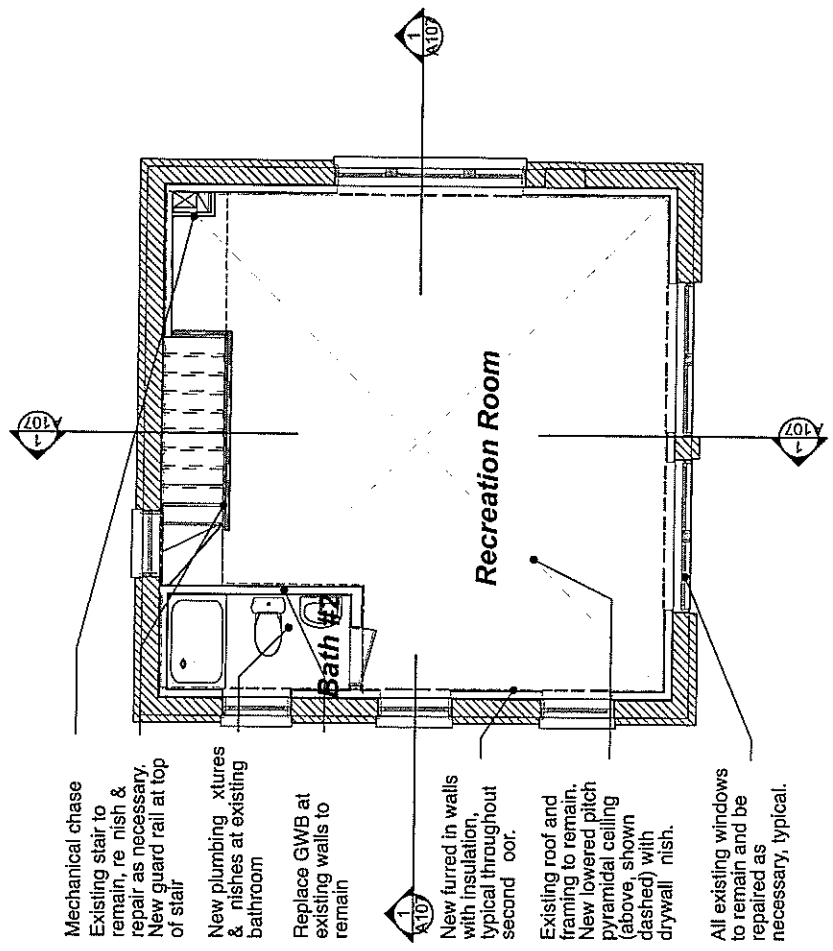
**HAMILTON
SNOWBER**
Architects
0111 Connecticut Ave NW
Washington, DC 20008
Phone: 202.332.4111
Fax: 202.332.4111
info@hamsnowber.com
www.hamsnowber.com



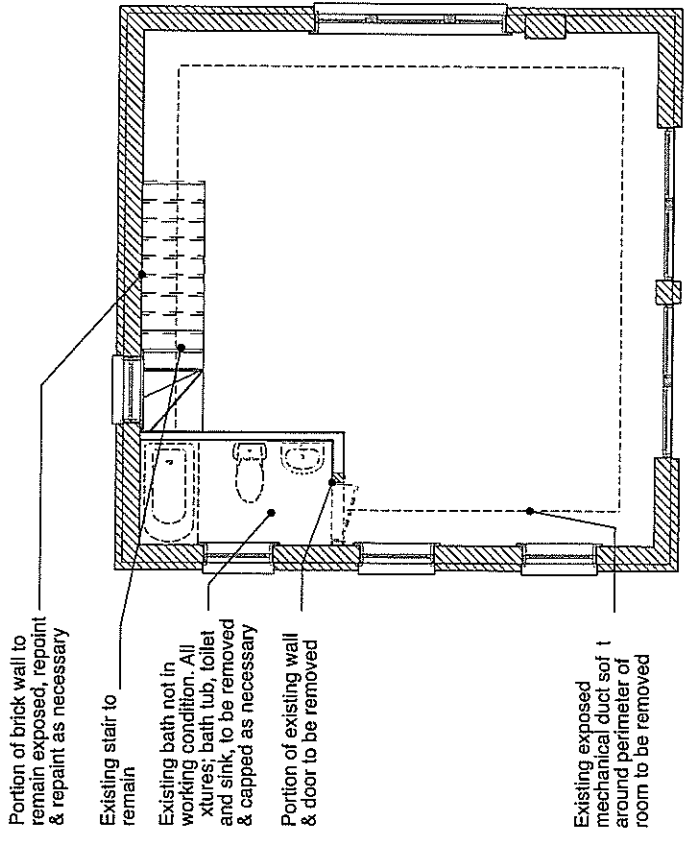
2 FIRST FLOOR Proposed Plan
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR Demo Plan
SCALE: 3/16" = 1'-0"



- Mechanical chase to remain, re nish & repair as necessary. New guard rail at top of stair
- New plumbing fixtures & nishes at existing bathroom
- Replace GWB at existing walls to remain
- New furred in walls with insulation, typical throughout second floor.
- Existing roof and framing to remain. New lowered pitch pyramidal ceiling (above, shown dashed) with drywall finish.
- All existing windows to remain and be repaired as necessary, typical.



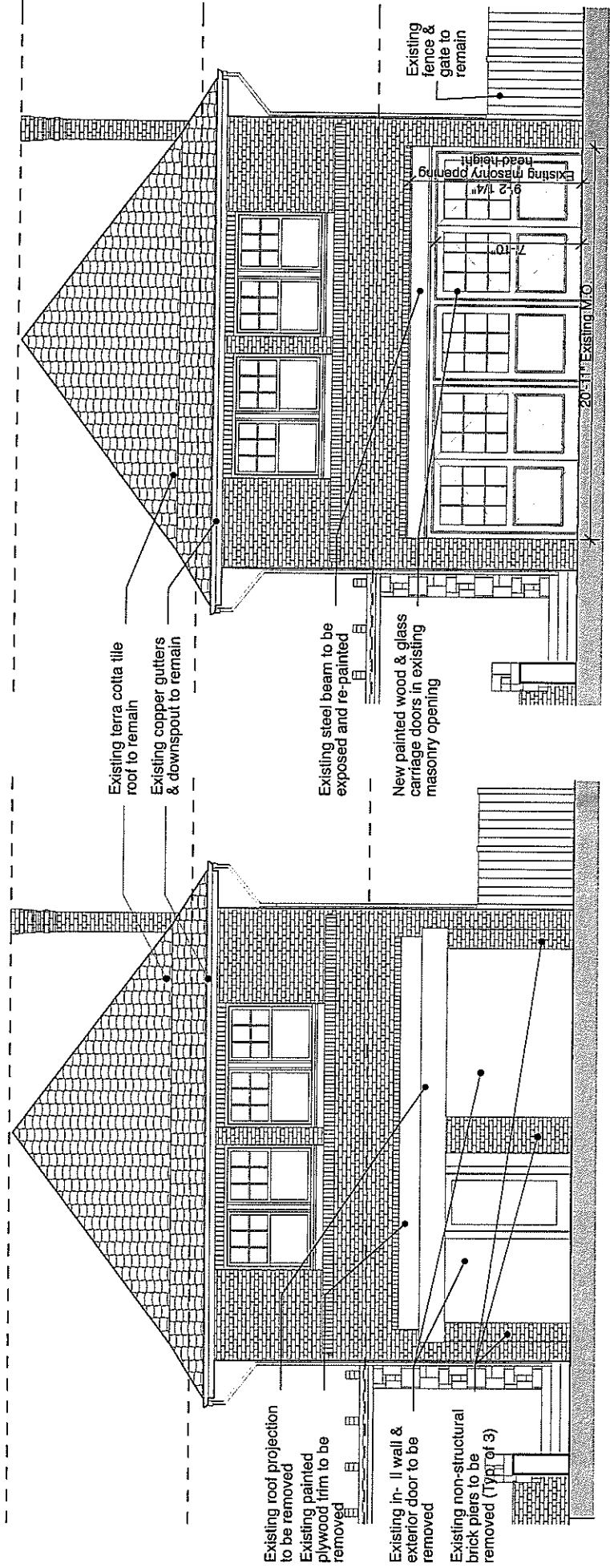
- Portion of brick wall to remain exposed, repoint & repaint as necessary
- Existing stair to remain
- Existing bath not in working condition. All fixtures: bath tub, toilet and sink, to be removed & capped as necessary
- Portion of existing wall & door to be removed
- Existing exposed mechanical duct soffit around perimeter of room to be removed

2 SECOND FLOOR Proposed Plan SCALE: 3/16" = 1'-0"

1 SECOND FLOOR Demo Plan SCALE: 3/16" = 1'-0"

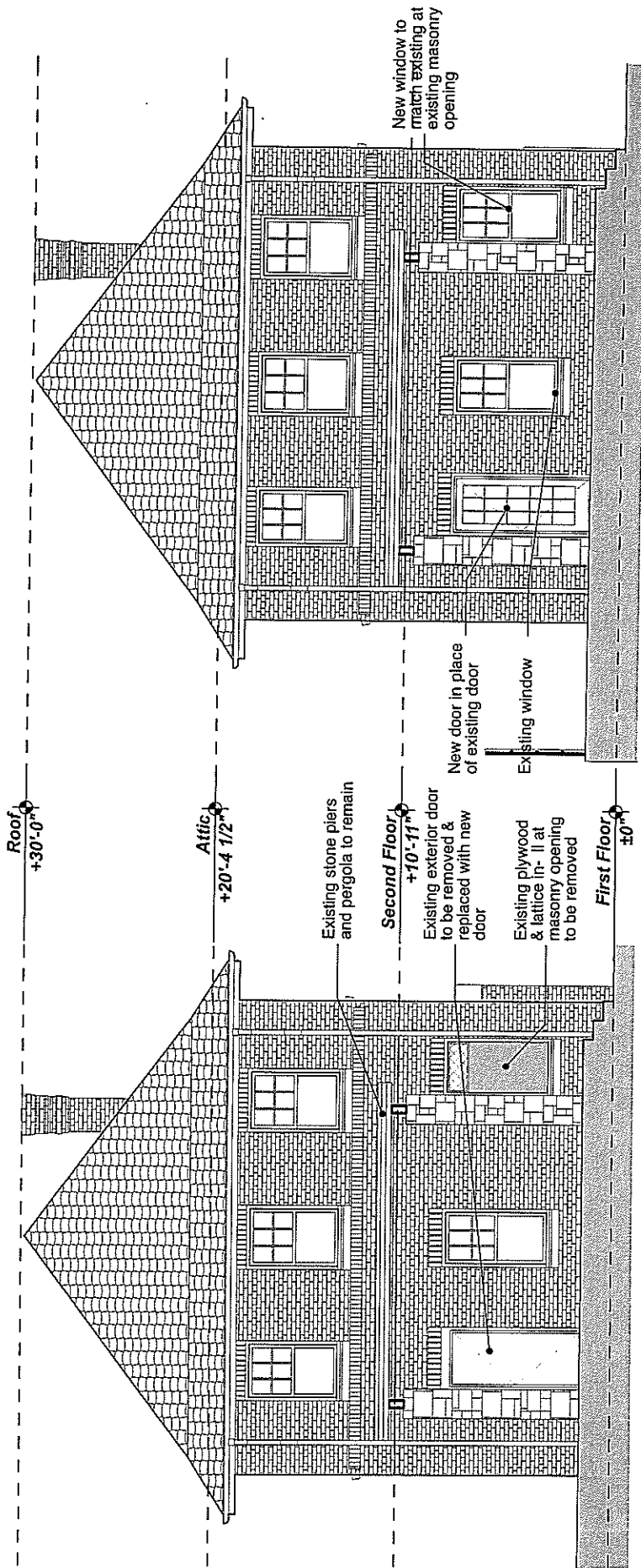
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ARCHITECTS

1715 Connecticut Ave NW
Washington, DC 20009
Tel: 202-332-1411
Fax: 202-332-1411
info@hamsnow.com
www.hamsnow.com



1 NORTH ELEVATION Existing
SCALE: 3/16" = 1'-0"

2 NORTH ELEVATION Proposed
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION Existing
SCALE: 3/16" = 1'-0"

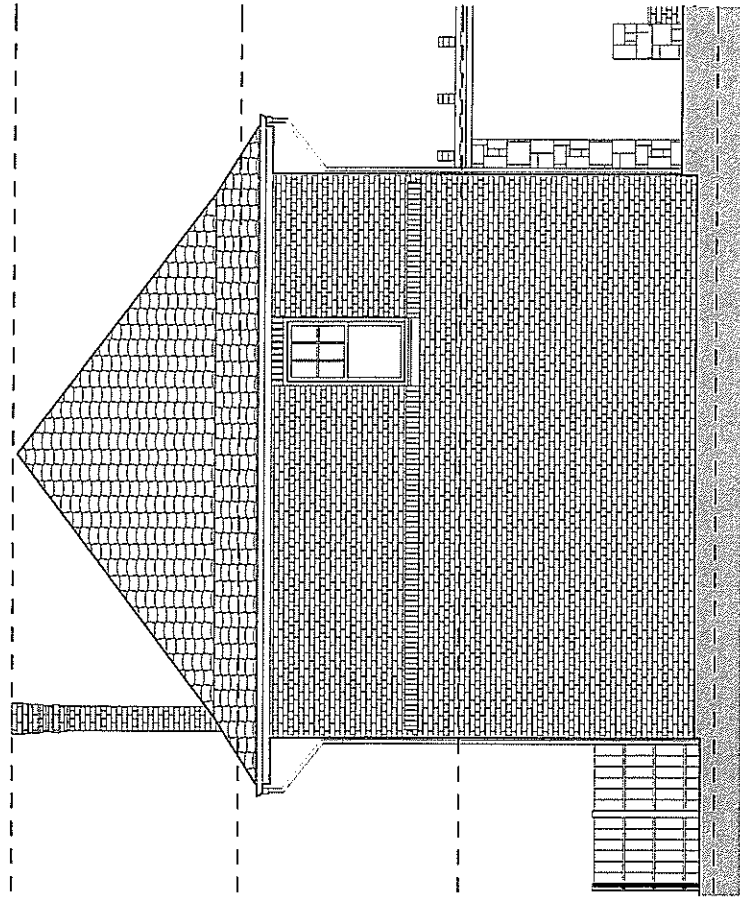
2 EAST ELEVATION Proposed
SCALE: 3/16" = 1'-0"

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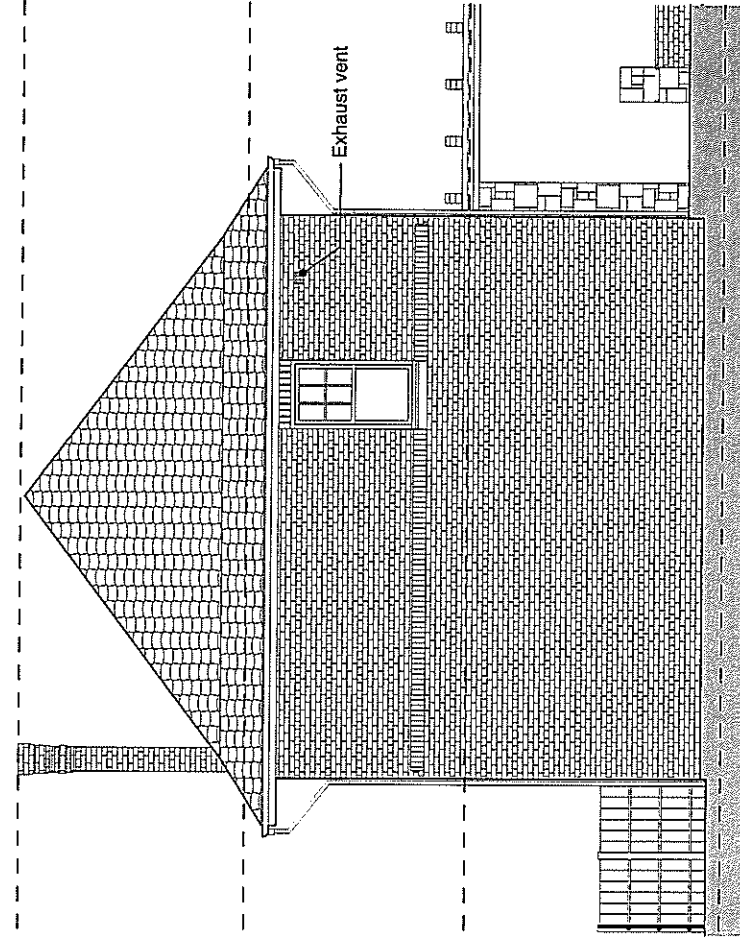
EAST ELEVATIONS Existing & Proposed

D'Angelo Residence
5810 Connecticut Avenue
Chevy Chase, MD 20815
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HAWP Re-submission
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Sheet A-104



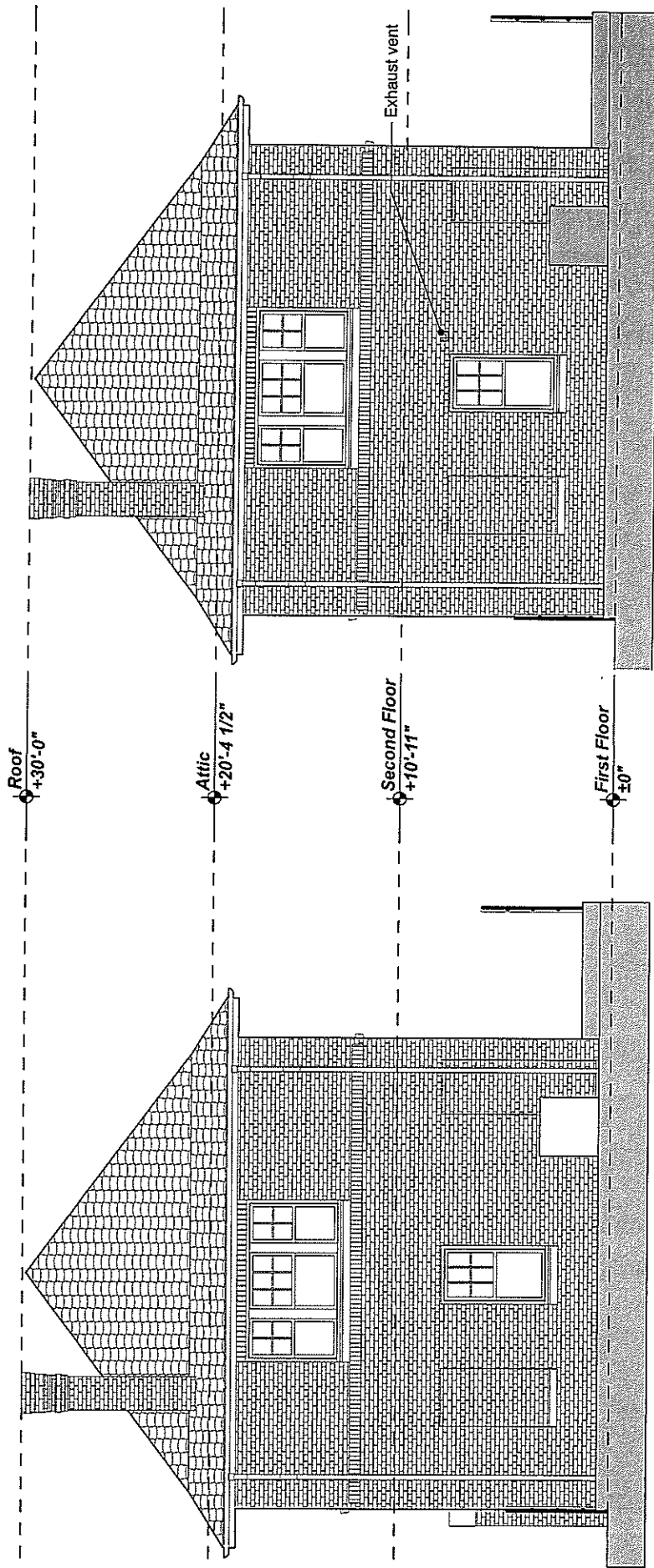
1 SOUTH ELEVATION Existing

SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION Proposed

SCALE: 3/16" = 1'-0"



1 WEST ELEVATION Existing

SCALE: 3/16" = 1'-0"

2

WEST ELEVATION Proposed

SCALE: 3/16" = 1'-0"

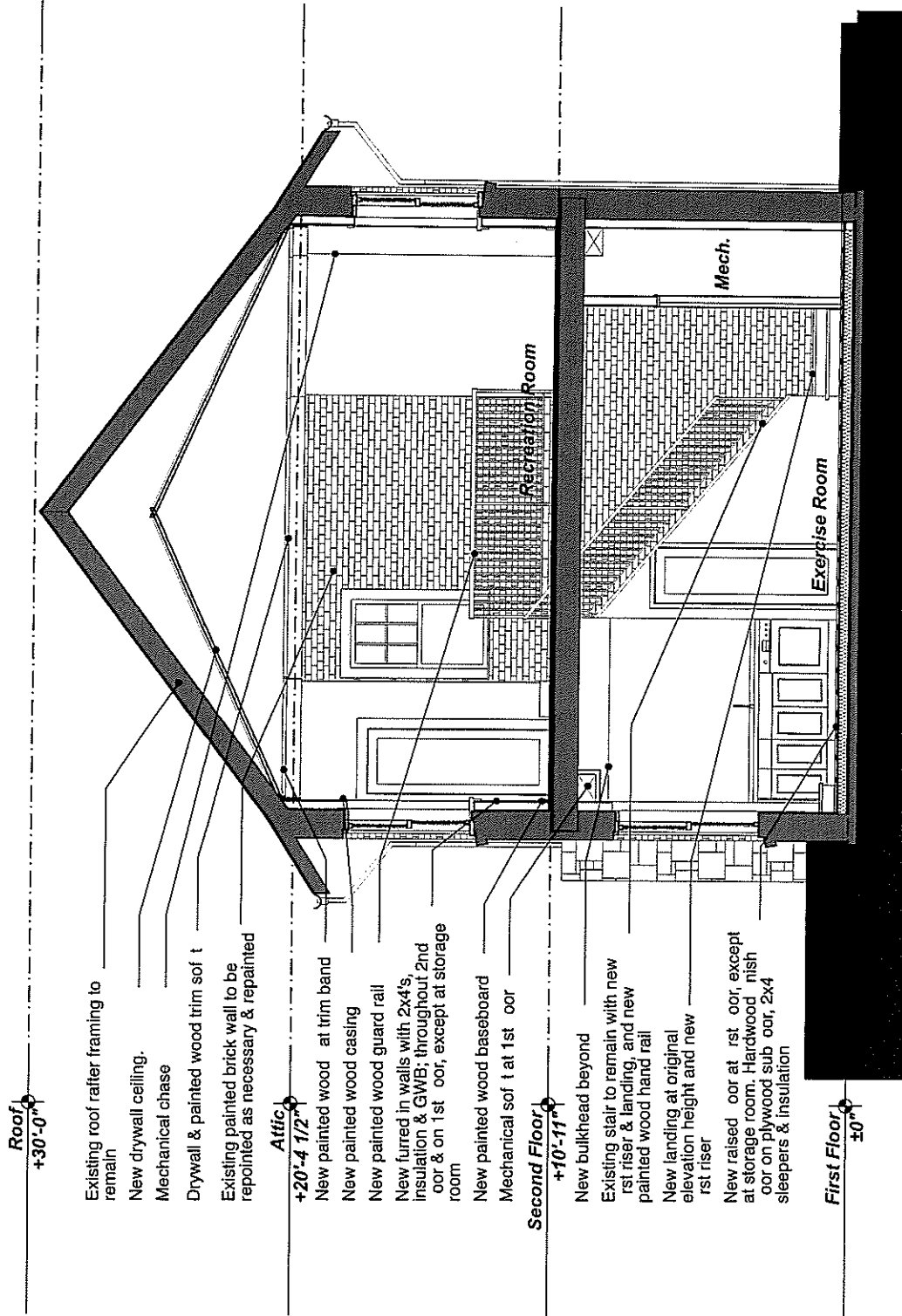
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Architects

WEST ELEVATIONS Existing & Proposed

D'Angelo Residence
5816 Connecticut Avenue
Chevy Chase, MD 20815
Issue
HAMP Re-submission
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Sheet A108



Roof
+30'-0"

- Existing roof rafter framing to remain
- New drywall ceiling.
- Mechanical chase
- Drywall & painted wood trim soffit
- Existing painted brick wall to be repointed as necessary & repainted

Attic
+20'-4 1/2"

- New painted wood at trim band
- New painted wood casing
- New painted wood guard rail
- New furred in walls with 2x4's, insulation & GWB; throughout 2nd floor & on 1st floor, except at storage room
- New painted wood baseboard
- Mechanical soffit at 1st floor

Second Floor
+10'-11"

- New bulkhead beyond
- Existing stair to remain with new 1st riser & landing, and new painted wood hand rail
- New landing at original elevation height and new 1st riser
- New raised floor at 1st floor, except at storage room. Hardwood finish on plywood sub floor, 2x4 sleepers & insulation

First Floor
±0"

2 Building Section Proposed

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