

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

<b>Address:</b>	25 Quincy St., Chevy Chase	<b>Meeting Date:</b>	6/14/2017
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	6/7/2017
<b>Applicant:</b>	Bob Shorb (Karl Riedel, Agent)	<b>Public Notice:</b>	5/31/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-16V REVISION	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Addition and alterations		

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The proposed solar panels will be black with matte black frames.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Mediterranean Revival(?)  
**DATE:** c. 1916 -1927

**BACKGROUND**

The applicant previously appeared before the Commission at the June 22, 2016 HPC meeting for a preliminary consultation and at the August 17, 2016 HPC meeting for a HAWP. The applicant's proposal for an addition and alterations was approved with conditions at the August 17, 2016 HPC meeting.

**PROPOSAL:**

The applicant proposes the following revisions to the previously approved HAWP:

- The installation of three (3) skylights on the rear slope of the existing two-car detached garage.
- The installation of 18 solar panels inside the rear roof well at the subject property.

**APPLICABLE GUIDELINES:**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note:

where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance **shall** take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline 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*)

*Secretary of 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.” Standards 2, 5, and 6 most directly apply to the application before the commission:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. 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.
7. 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.

### *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:

**Skylights** should be subject to strict scrutiny if they are visible from the public right-of-way, otherwise

they should be subject to lenient scrutiny.

### **STAFF DISCUSSION**

Staff supports the proposed revisions, finding that they will not alter or remove character-defining features, and they are unlikely to detract from the subject property and surrounding historic district. Specifically, staff finds the following:

#### *Skylights*

At the August 17, 2016 HPC meeting, the applicant proposed to replace the existing terracotta roofing on the two-car detached garage with standing seam metal roofing. The Commission approved the roof replacement without conditions.

At this time, the applicant proposes to install three (3) new 71" long x 21" wide skylights on the rear-facing slope of the garage roof. The proposed skylights will not be visible from the public right-of-way, and, in accordance with the *Guidelines*, they should be reviewed with lenient scrutiny.

Due to the location and general lack of visibility, the proposed skylights do not have the potential to detract from the subject property or historic district.

#### *Solar Panels*

The applicant proposes to install 18 solar panels within the rear roof well at the subject property. The roof well is created by the parapet roof at the rear and sides of the previously approved rear addition. The roof well is 21' 6" long x 19' 4" wide and 32" deep. The highest part of the proposed solar array will be below the flashing of the parapet roof, and the panels will not be at all visible from the public right-of-way.

Staff supports the proposed solar panel installation, finding that they will be in the ideal location, where they have no potential to detract from the subject property or surrounding historic district. The Commission typically requires solar panels to be black with matte black frames, reducing glare and allowing the panels to be more visually compatible with historic features. Staff finds that such a condition may be appropriate in this case, as it will further ensure that the proposed solar panels will not detract from the historic resource; however, the Commission might find that, since the proposed solar panels will not be at all visible, the condition is not necessary.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the

Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

OPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: kriedelarchitect@aol.com Contact Person: \_\_\_\_\_  
Tax Account No. 00455133 Daytime Phone No.: \_\_\_\_\_  
Name of Property Owner: BOB SHORP Daytime Phone No.: 301.529.6030  
Address: 155 HESKETH ST. CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREREQUISITE

House Number 25 Street QUINCY  
Town/City CHEVY CHASE Nearest Cross Street BROOKVILLE  
Lot 29 Block 601 Subdivision CHEVY CHASE VILLAGE, SECT. 1  
Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PROJECT AND USE

#### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Remove  
☐ Revision ☐ Repair ☐ Revocable

#### CHECK ALL APPLICABLE:

- ☒ ASC ☐ 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 # n/a

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND TYPICAL 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/roadway

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 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: \_\_\_\_\_

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(6)

May 24, 2017

Michael Kyne  
Planner Coordinator  
Montgomery County Planning Department  
Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD. 20910

RE: 25 Quincy Street, Chevy Chase Village

Dear Michael:

As you may recall, the property at issue has a stand-alone, two-car garage that sits at the rear, right hand corner of the lot; it is of brick construction with a terra cotta gable roof. When we submitted our plans for the renovation of 25 Quincy Street in the spring of 2016, we requested permission to rebuild the garage doors to mimic the existing non-functional, triple-track, sliding "barn" doors and to replace the terra cotta roof with a standing seam roof; these design elements were approved as part of the overall project approval.

We are now at that point where we're ready to address repairs to the garage and in addition to replacing the garage doors and installing the previously approved standing seam roof, we'd like permission to install three skylights in the north facing, rear slope of the garage roof. The installation of these skylights would have no impact on the primary, south facing façade of the garage and would primarily be visible to the Olsons, our neighbors to the north.

We would like to utilize Velux model FS-C12 skylights which are a fixed glass, deck mounted unit, 21.00" wide x 71.25" long. At 21" wide, these units will fit comfortably within the existing rafter spacing and as deck mounted units, they have a very low profile relative to the adjacent roofing surface.

I have attached a few sketches and some product literature for your convenience.

Respectfully Yours,



Robert H. Shorb, Jr.

SKYLIGHTS

May 24, 2017

Michael Kyne  
Planner Coordinator  
Montgomery County Planning Department  
Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD. 20910

RE: 25 Quincy Street, Chevy Chase Village

Dear Michael:

As per our recent conversation, Liz and I would like to pursue the installation of an array of photovoltaic panels inside the roof well created by the half-height mansard roof which surrounds the west, north, and east sides of the addition at 25 Quincy Street (the south side of the addition backs up against the 3-story original house). The well measures 19' 4" wide (east-west), 21' 6" long (north-south) and approximately 32" deep (see attached sketches).

The basic premise, as shown on the sketches, is that the photovoltaic panels would be installed in such a manner that the highest part of the panel array would be below the flashing at the top of the parapet (mansard) wall; accordingly, the array would be completely invisible from the ground.

It is our belief that even after allowing for a setback where the shed dormer on the back of the original house would throw a pretty significant shadow over the south end of the roof well, we could develop an array of almost 300 square feet which, if we utilize commercially available panels at the high end of the efficiency curve, would equate with almost 6,000 watts at peak production.

Having been previously involved with a photovoltaic installation on the roof of Hearst Hall (circa 1900) at the National Cathedral School on the Close of the Washington National Cathedral, I am only too well aware of how difficult it usually is to incorporate this kind of technology into the fabric of a historic structure or district. I would be grateful for the opportunity to do so here.

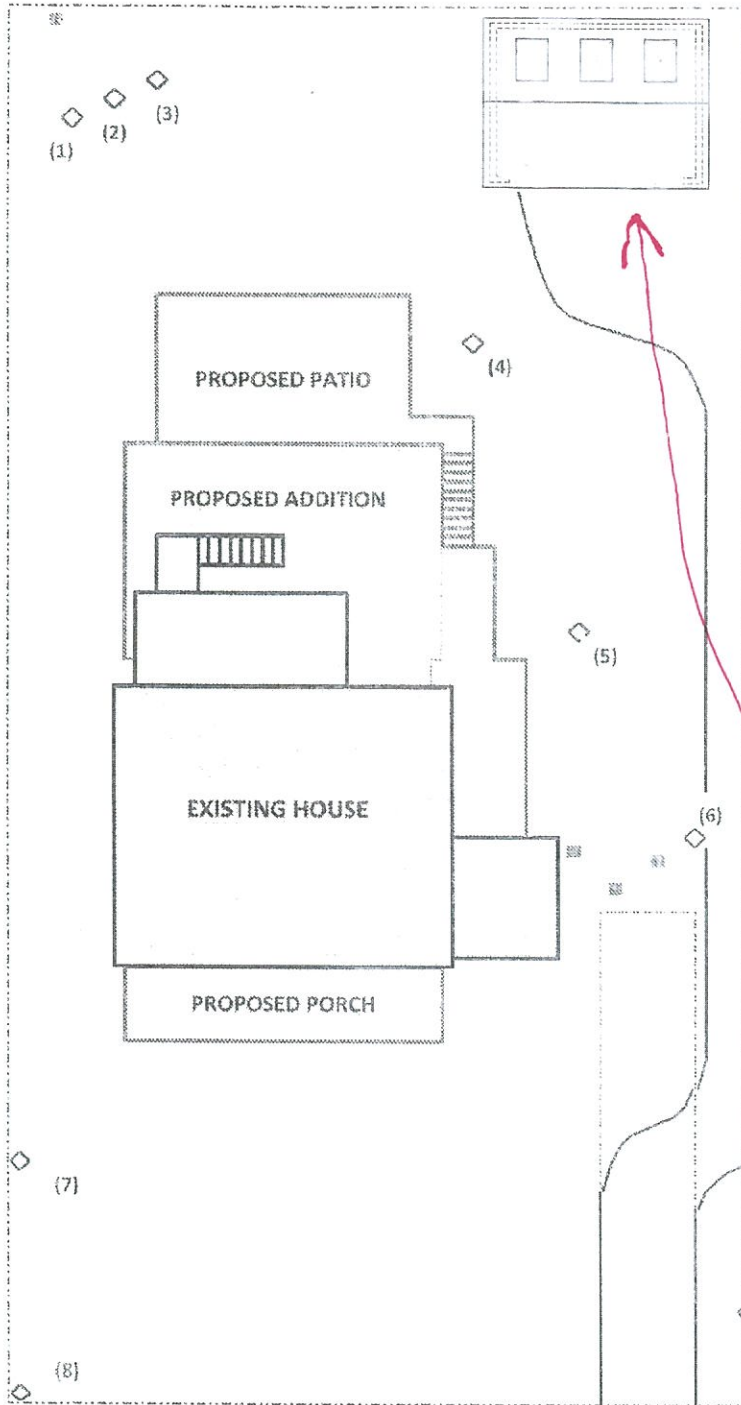
Respectfully Yours,



Robert H. Shorb, Jr.

SOLAR PANELS



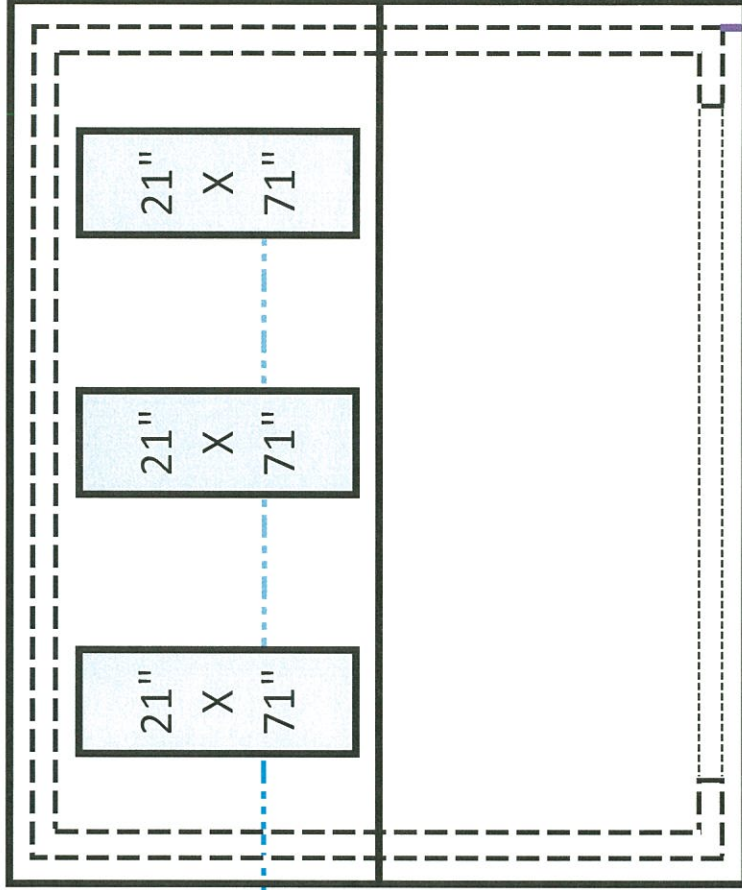


- (1) CREPE MYRTLE CLUSTER - 2 TRUNKS (TO REMAIN)
- (2) CREPE MYRTLE CLUSTER - 2 TRUNKS (TO REMAIN)
- (3) CREPE MYRTLE CLUSTER - 5 TRUNKS (TO REMAIN)
- (4) HOLLY TYREE - 4 TRUNKS (TO REMAIN)
- (5) CREPE MYRTLE CLUSTER - 5 TRUNKS (TO REMAIN)
- (6) DOGWOOD - 3 TRUNKS (TO REMAIN)
- (7) FIG TREE - MULTIPLE (20+) TRUNKS (TO REMAIN)
- (8) CREPE MYRTLE - 15 TRUNKS (TO REMAIN)
- (9) HOLLY TREE (TO REMAIN)
- (X) NASTY OVERGROWN BUSH/TREE - TO BE REMOVED

EXISTING  
GARAGE WITH  
SKYLIGHTS  
ADDED

NORTH (BACK)

BACK LOT LINE



### SKYLIGHTS (3)

(LOCATED ON NORTH  
SLOPING REAR ROOF OF  
GARAGE)

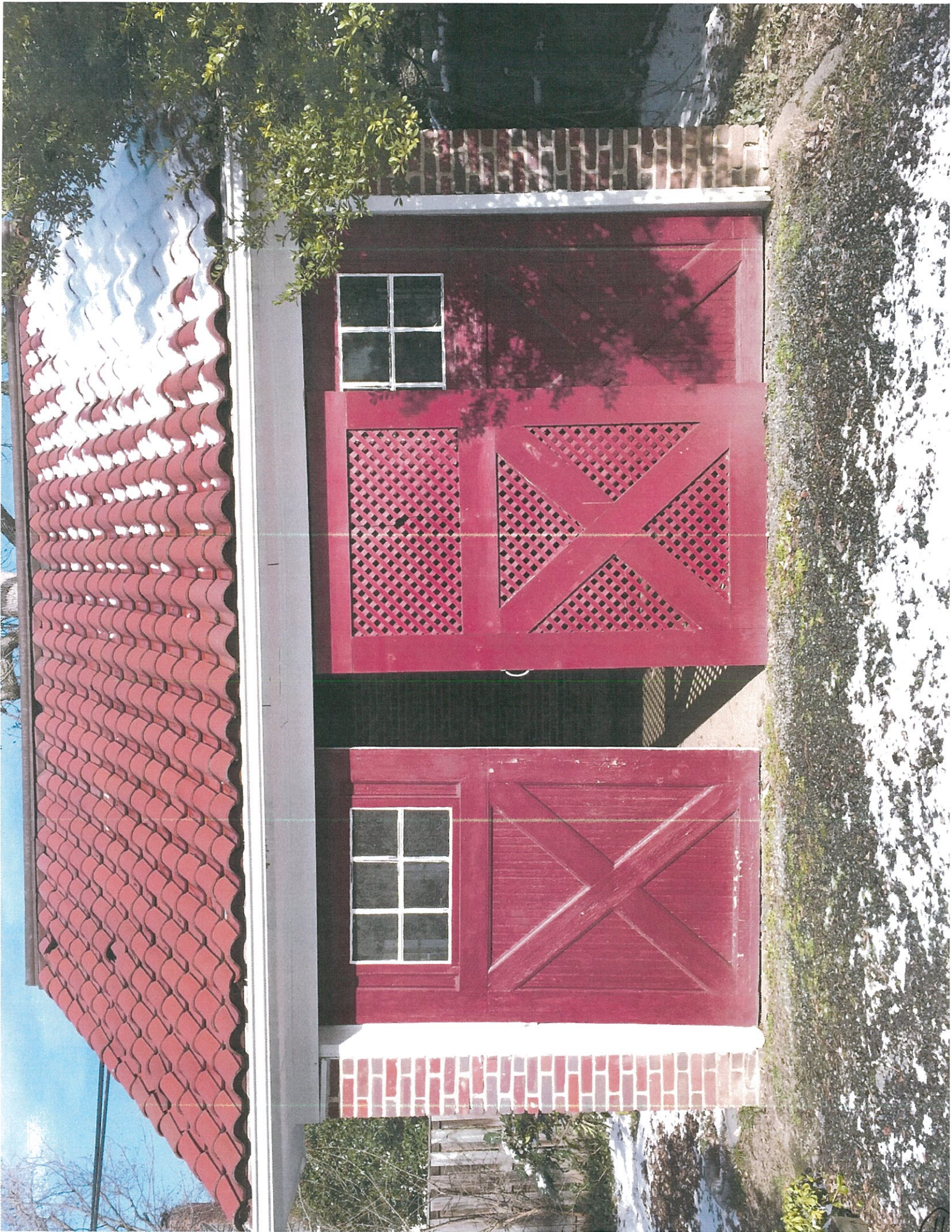
SIDE LOT LINE

SOUTH (FRONT)

FENCE

## PROPOSED SKYLIGHTS (3) ON BACKSIDE OF GARAGE AT 25 QUINCY STREET







A woman with long dark hair, wearing a white tank top and teal leggings, is sitting on a bed with a grey quilted blanket. She is looking up at three large, white-framed skylights installed in the ceiling. The room has a rustic feel with a wood-paneled headboard wall, two framed pictures, and a modern pendant light. A window with grey curtains is on the right, showing a view of trees. The overall atmosphere is bright and airy due to the natural light from the skylights.

**VELUX®**

Skylights

## Deck mounted skylights

**10-year  
installation  
warranty**

VELUX flashing  
required to qualify

*Bringing light to life™*



## Deck mounted skylight size chart (Rough openings)



Inch mm	14 1/2 368	21 533	22 1/2 572	30 1/16 763	44 1/4 1123
22 15/16 582		FS D26			
26 7/8 682	FS; VS; VSE; VSS C01			FS; VS; VSE; VSS S01	
30 762			FS; VSS M02		
37 7/8 942	FS; VS; VSE; VSS C04		FS; VS; VSE; VSS M04		
45 3/4 1142	FS A06	FS; VS; VSE; VSS C06	FS D06	FS; VS; VSE; VSS M06	FS; VS; VSE; VSS S06
54 7/16 1382		FS; VS; VSE; VSS C08		FS; VS; VSE; VSS M08	
70 1/4 1781		FS C12			

## Choosing the right glass for your skylight

### For out of reach applications



Clean, Quiet & Safe glass (xx04)  
*recommended*

Standard on: VSS, VSE  
Available on: VS, FS

Clean, Quiet & Safe glass also available  
in the following options:



Impact (xx06)  
Available on: VSS, VSE, VS, FS



Snowload (xx10)  
Available on: VSE, VS, FS



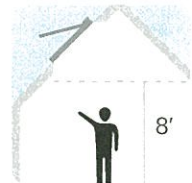
#### Clean

Features Neat® glass coating  
to keep your skylight cleaner  
longer, leaving skylights virtually  
spotless



#### Quiet

Reduce unwanted outside noise  
by up to 25% compared to a  
standard double pane glass,  
and up to 50% compared to a  
plastic skylight



#### Safe

VELUX recommends and building  
codes require laminated glass for  
out of reach applications

### For in reach applications



Dual pane tempered glass (xx05)

Available on: FS, VS, QPF

## Deck mounted skylight flashing

Model	Installation	Roofing
EDL	Single	Shingle/Slate (14° - 85° roof pitch)
EDW	Single	Tile (14° - 85° roof pitch)
EDM	Single	Metal (14° - 85° roof pitch)
EKL	Gang	Shingle/Slate (14° - 85° roof pitch)
EKW	Gang	Tile (14° - 85° roof pitch)
ECB*	Low pitch; single	Site built curb (14° - 85° roof pitch)

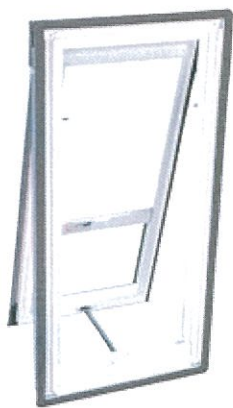
\*Does not come with VELUX adhesive skylight underlayment, and is not covered by the No Leak warranty.



VELUX America LLC  
450 Old Brickyard Road • PO Box 5001 • Greenwood, SC 29648-5001  
Tel 1-800-888-3589 • Fax 1-864-943-2631 • veluxusa.com

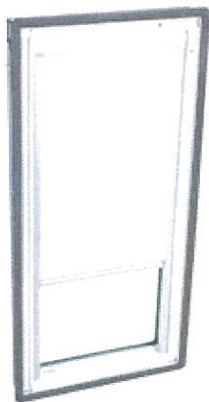


facebook.com/veluxamerica  
twitter.com/veluxamerica  
youtube.com/veluxusa



### Manual "Fresh Air" skylight—Model VS

- Optional factory installed in-stock blinds available
- Features pre-finished white wood frame and protective aluminum or copper cladding.
- Smooth-turning handle available for when the skylight is installed within reach.



### Fixed skylight—Model FS

- Optional factory installed in-stock blinds available
- Features pre-finished white wood frame and protective aluminum or copper cladding.
- Streamlined exterior profile does not obstruct your roofline.

### Factory installed in-stock blinds

If one of the in-stock blinds below are ordered with your skylights, VELUX will factory install your blind for you, or you may select one of our special order blinds. Please visit [veluxusa.com](http://veluxusa.com) to see a listing of special order blinds.

**Note:** Special order blinds are not pre-installed with your skylight order and require a two-week lead time.

In-stock room darkening - double pleated blinds  
(Solar powered/manual)

Basics			Authentics	
CS00 CH00 White	CS01 CH01 Beige	CS41 CH41 Charcoal	CS42 CH42 Green	CS43 CH43 Grey

In-stock light filtering - single pleated blinds  
(Solar powered/manual)

Lights	Naturals			Shadows
FS00 FH00 White	FS01 FH01 Classic sand	FS31 FH31 Misty brown	FS32 FH32 Lovely latte	FS33 FH33 Shiny cappuccino

In-stock venetian blind (FS and VS only)  
(Manual)

Barn
PA00 White

	FS	VS	VSE	VSS
Manual room darkening (CH)				
Manual light filtering (FH)				
Solar room darkening (CS)				
Solar light filtering (FS)				
Manual venetian (PA)				

**Note:** On the VS skylight, removal of the insect screen is required to operate or adjust the venetian blind. Blinds not available for FS size C12. Solar blinds not available for FS size A06.

**30%** Federal tax credit on solar powered blinds\*  
Available in room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

61

LOT 29

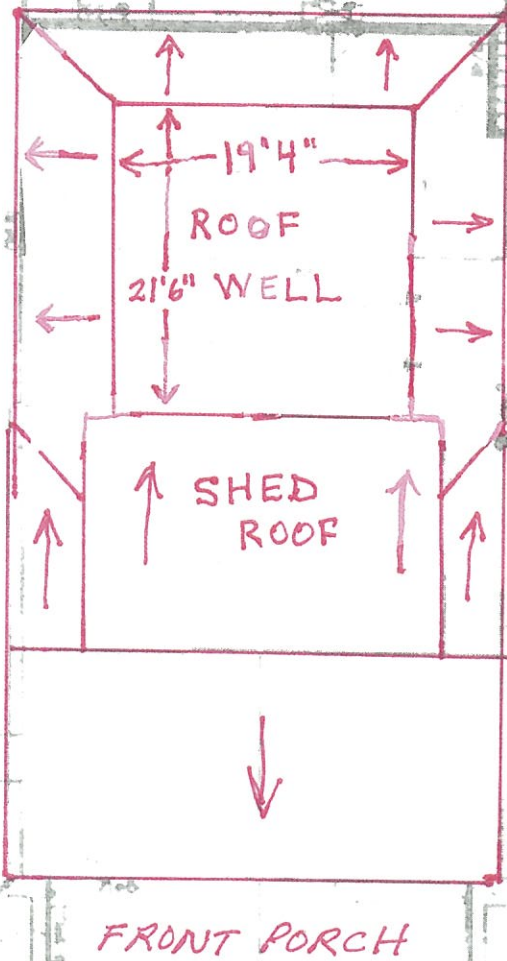
10,500 S.F.

PROPOSED ON-SITE DRAINAGE AREA  
TO ADJACENT PROPERTIES = 10,500 S.F.  
(4,515 S.F. IMPERVIOUS)

11  
180 S.F.

10  
180 S.F.

12  
40 S.F.



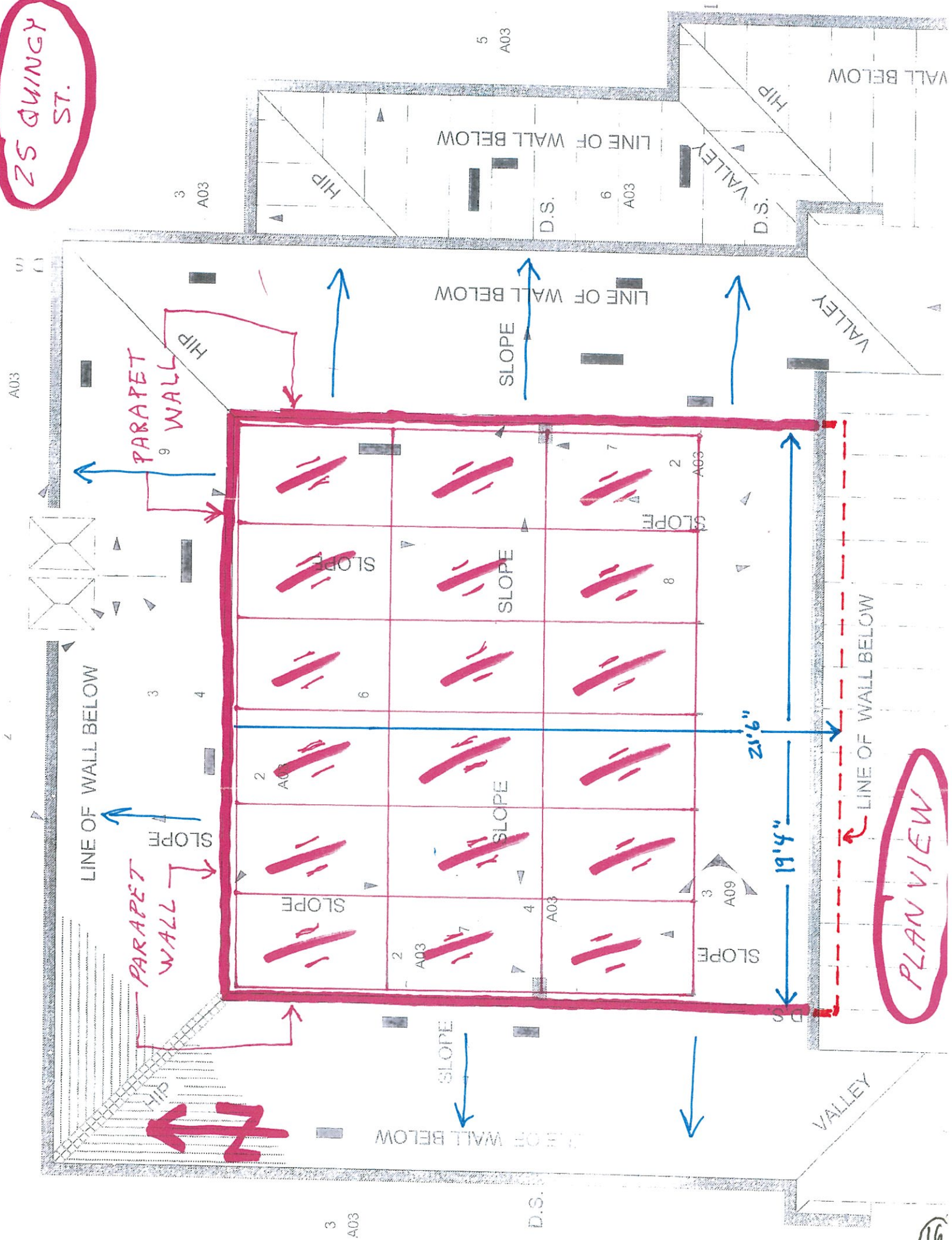
25 QUINCY ST.

13  
180 S.F.

15



25 QUINCY ST.

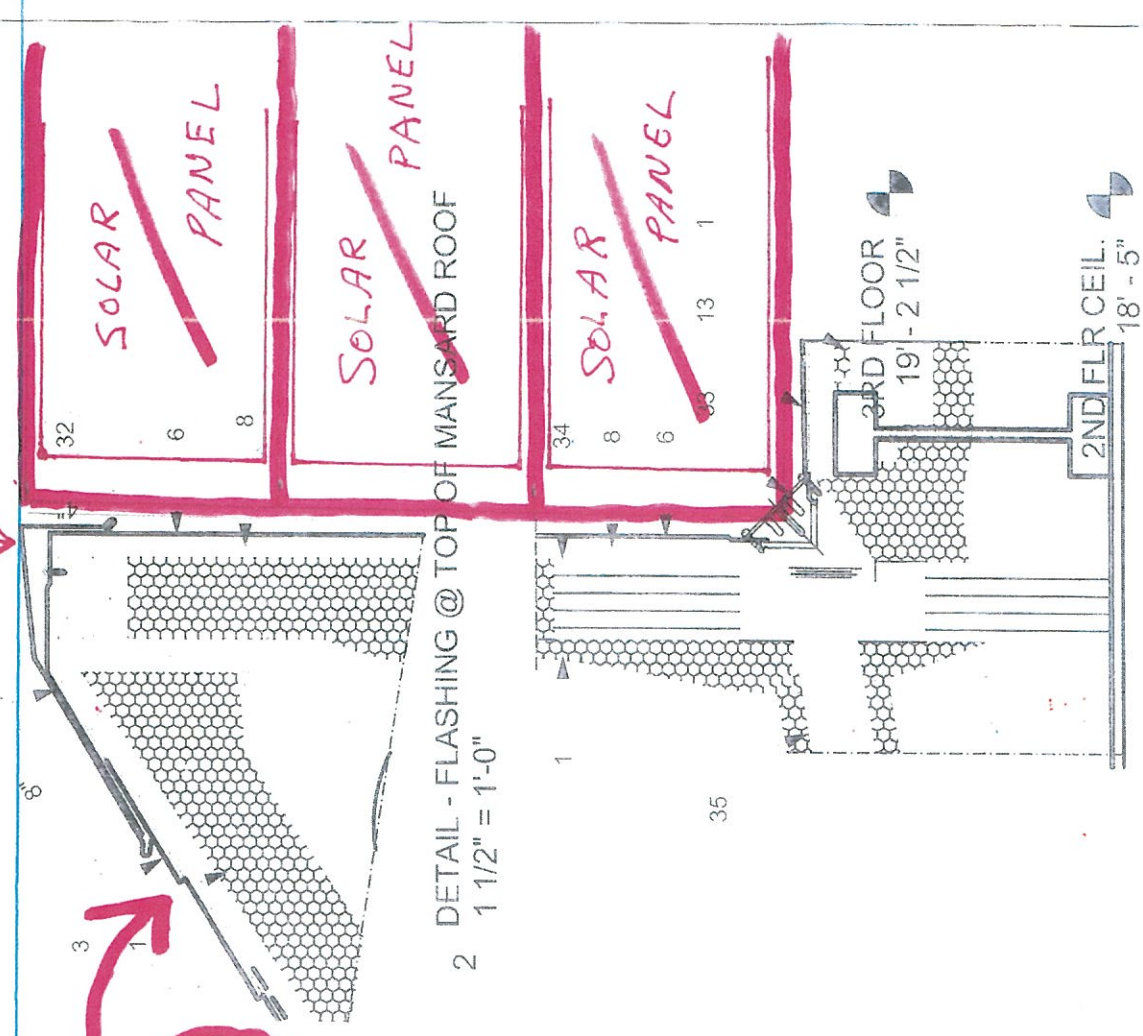




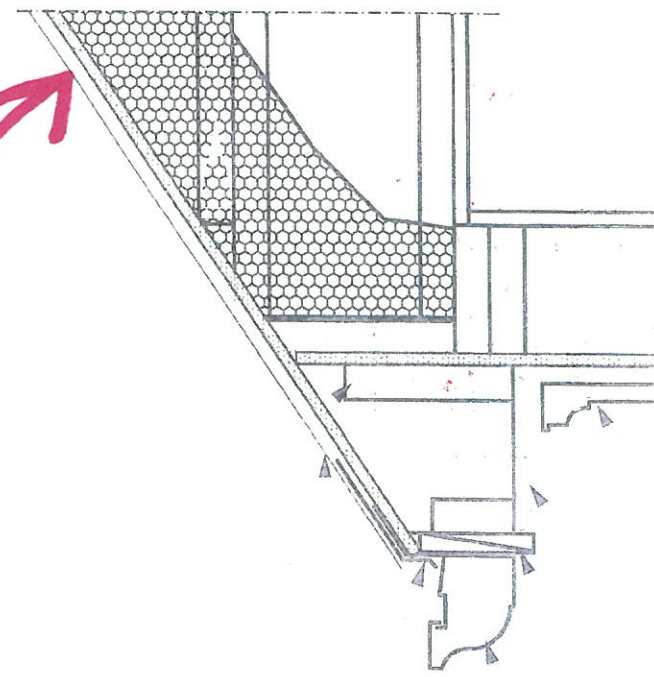
25 QUINCY ST.

TOP OF PARAPET WALL

SECTION THROUGH  
HALF HEIGHT PARAPET  
WALL AT ROOF OF ADDITION  
(LOOKING NORTH)



DETAIL - FLASHING @ TOP OF MANSARD ROOF  
2 1 1/2" = 1'-0"



DETAIL - INTERIOR PARAPET WALL BASE @ DRAIN

ELEVATION LOOKING WEST





25 QUINCY ST.

TOP OF PARAPET WALL

SOLAR PANELS

SECTION LOOKING EAST

BR5 BATH

302

BR #5 CLOS

303

BATH

217

OFFICE

213

MAS. BEDROOM

212

STUDY

113

KITCHEN

112

BREAKFAST

111

REC. ROOM  
ACCESS HALL

ACCESS HALL  
HALL

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

<b>Owner's mailing address</b>  Bob Shorb 135 Hesketh Street Chevy Chase, Md. 20815	<b>Owner's Agent's mailing address</b>  Karl Riedel Karl Riedel Architecture, PC 4 Loudoun Street, SW Leesburg, VA 20175
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Richard D. Paisner & Christine Weiner 21 Quincy Street Chevy Chase, Md 20815	David & Deirdre Baule 28 Quincy Street Chevy Chase, Md 20815
Henry Goldberg & Kim Hetherington 26 Quincy Street, Chevy Chase, Md 20815	Michael & Holley Meers 24 Quincy Street Chevy Chase, Md 20815
Roland & Mattie Olson 3718 Bradley Lane Chevy Chase, Md 20815	Earle & Judith Silber 3720 Bradley Lane Chevy Chase, Md 20815