

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Primrose St., Chevy Chase	Meeting Date:	09/19/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	09/12/17
Applicant:	Elizaeth McGrann	Public Notice:	09/05/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-17FF	Staff:	Dan Bruechert
Proposal:	Façade Alteration		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c.1916-27

The subject property is a two-story, clapboard house, five bays wide, with a side gable roof. The house has six-over-six sash windows throughout. The windows on the first floor have solid wooden shutters with a lamp cutout. The windows on the second floor and shed dormer have wooden louvered shutters. There is a small, non-historic, front-gable addition to the left.

PROPOSAL

The applicant is proposing remove the shutters on the first floor and replace them with louvered shutters that match the design of the shutters on the second floor and in the dormer.

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)* and the *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (Design Guidelines)*. 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.

- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
- 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

STAFF DISCUSSION

The applicant proposes removing the solid shutters on the first floor and replacing them with louvered shutters matching the dimensions of the existing. The existing shutters are two-panel solid wood shutters with a lamp cutout in the upper panel. The replacement shutters will exactly match the dimensions of the existing shutters on the first floor and will be constructed in wood, but will match the louvered design used in the upper floor shutters.

The proposed changes will not result in a significant visual change to the building and will result in a cohesive appearance for the front façade. The applicant did not indicate, and Staff cannot make a determination, as to the date of the installation of the existing shutters. Regardless of the date of the first-floor shutters, when the proposed work is complete, the building will still contribute to the district and Staff supports its approval.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Suzie@overmyerarchitects.com Contact Person: Suzie O'Brien
Daytime Phone No.: 202.333.5596 x101

Tax Account No.: _____

Name of Property Owner: Elizabeth McGrann Daytime Phone No.: 847.363.1310

Address: 23 Primrose St. Cherry Chase MD 20815
Street Number City State Zip Code

Contractor: Manders Decorating Co. Phone No.: 301.589.7600

Contractor Registration No.: 1515835

Agent for Owner: Suzie O'Brien, Overmyer Architects Daytime Phone No.: 202.333.5596 x101

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: Primrose St.

Town/City: Cherry Chase Nearest Cross Street: Brookville Rd.

Lot: P16 Block: 58 Subdivision: 009

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Revovate
- 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: Shutters

1B. Construction cost estimate: \$ 3,000

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.

[Signature]
Signature of owner or authorized agent

8.28.2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

(4)

811599

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

Owner's mailing address 23 Primrose St. Cherry Chase, MD 20815	Owner's Agent's mailing address 3213 P St. NW Washington, DC 20007
Adjacent and confronting Property Owners mailing addresses	
Josepha Faley 25 Primrose St. Cherry Chase, MD 20815	Robert Toth 21 Primrose St. Cherry Chase, MD 20815
Robert Stillman 22 Primrose St. Cherry Chase, MD 20815	Shamrock Property Trust Agreement 28 Primrose St. Cherry Chase, MD 20815
Bruce Baschuk 36 Primrose St. Cherry Chase, MD 20815	

**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 3-STORY TRADITIONAL SINGLE FAMILY HOME
BUILT IN 1911. FRONT FACADE HAS DOUBLE-HUNG WINDOWS
ON THE MAIN PORTION OF THE HOUSE WITH SHUTTERS ON
ALL THREE FLOORS. THE LOWER LEVEL HAS SOLID SHUTTERS
WITH CUT-OUTS IN THE TOP PANELS, WHILE THE UPPER TWO
FLOORS HAVE LOUVERED SHUTTERS.

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

THIS HOME IS LOCATED IN THE HISTORIC DISTRICT OF CHEVY
CHASE VILLAGE. THE FOUR MAIN WINDOWS ON THE FIRST FLOOR
HAVE SOLID SHUTTERS WITH A CUT-OUT. THESE WILL BE REPLACED
WITH NEW LOUVERED SHUTTERS TO MATCH THE UPPER FLOOR SHUTTERS.
THIS IS IN KEEPING WITH THE STYLE OF THE HOME.

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.

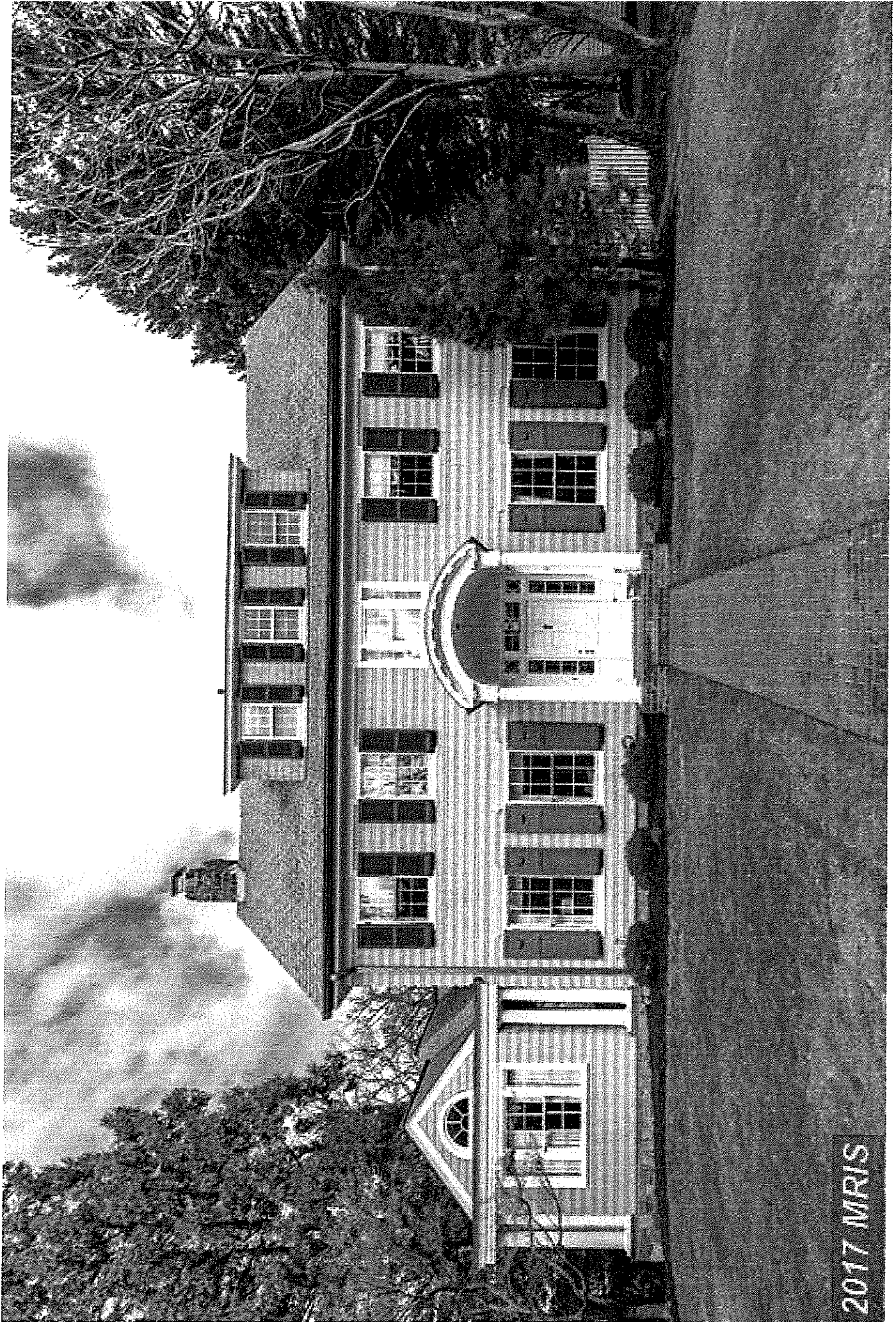
6. **TREE SURVEY**

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.

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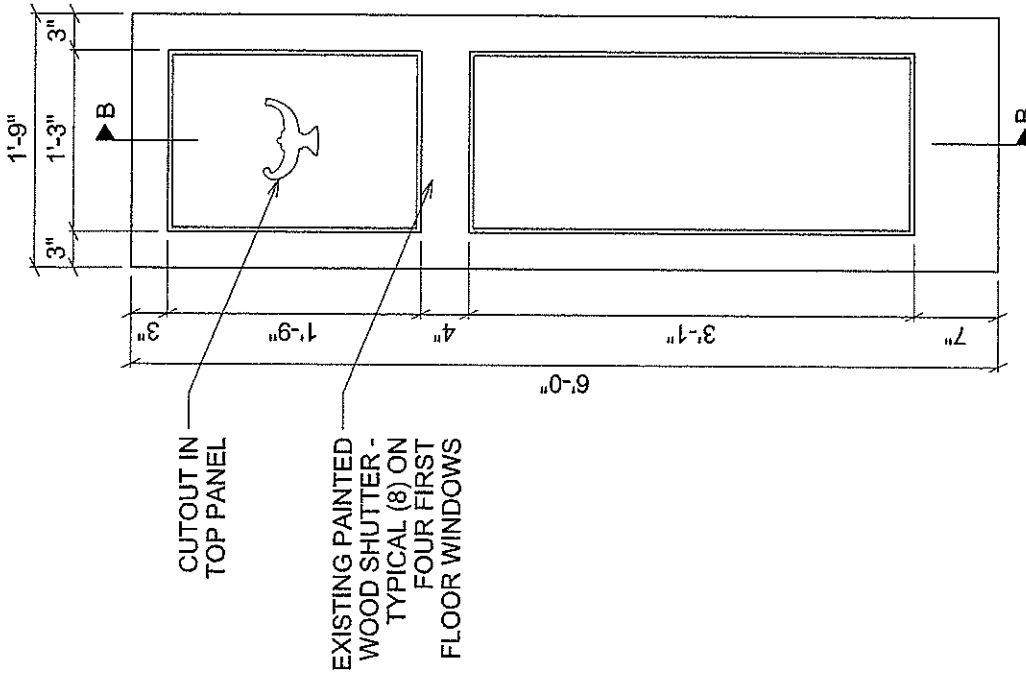
2017 MRIS

- 23 PRIMROSE STREET FRONT ELEVATION - EXISTING
- LOWER FOUR (4) WINDOWS - REPLACE EXISTING SOLID SHUTTERS W/ NEW LOUVERED SHUTTERS TO MATCH UPPER FLOOR

(2)



EXISTING SOLID SHUTTERS
w/ CUT-OUT IN TOP PANEL



EXISTING SHUTTER
ELEVATION A-A

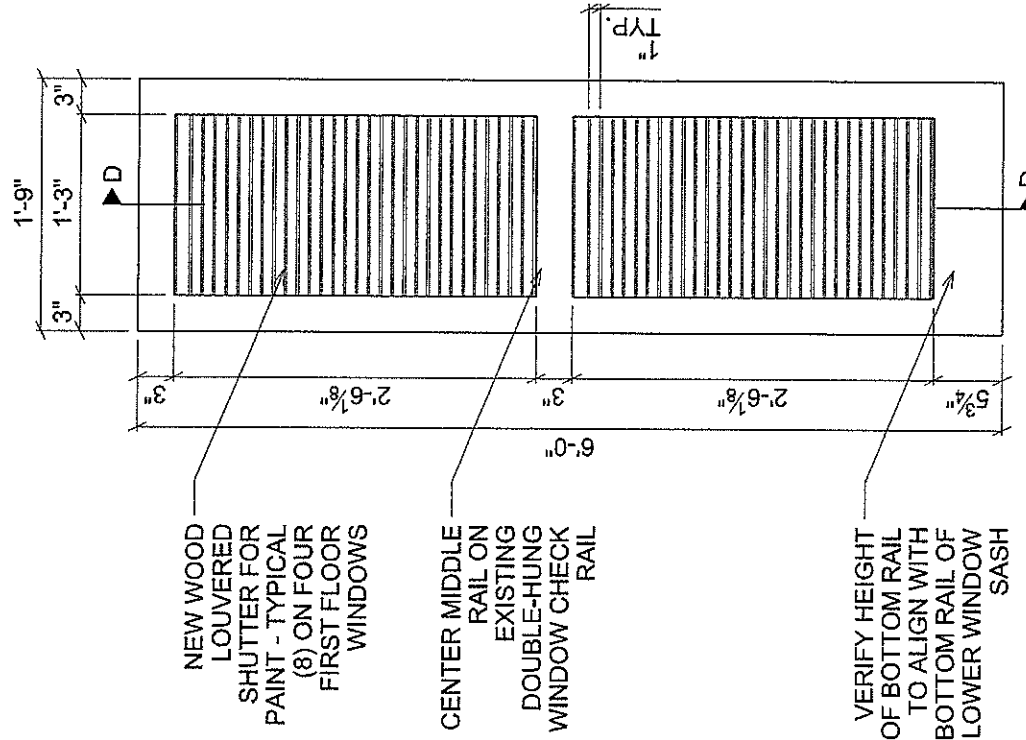
McGRANN RESIDENCE
23 PRIMROSE STREET
CHEVY CHASE, MD 20815

SCALE:
3/4" = 1'-0"

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OVERMYER
ARCHITECTS



NEW SHUTTER
ELEVATION C-C



NEW SHUTTER
SECTION D-D



EXISTING SHUTTER
SECTION B-B