

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 East Lenox Street, Chevy Chase	Meeting Date:	3/14/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/7/2018
Applicant:	Brit and Kelleen Snider (Luke Olson, Architect)	Public Notice:	2/28/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18D REVISION	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

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

1. Window details will be provided, with final review and approval delegated to staff.
2. A section drawing of the front gable and modillion details will be provided, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

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

BACKGROUND

The applicants' proposal for a building addition and other alterations was previously approved with conditions at the February 7, 2018 HPC meeting. The conditions of approval stipulated that window and railing details would be provided, with final review and approval delegated to staff.

PROPOSAL

The applicants are proposing the following revisions to their previous approval:

- The addition of one window in an existing projecting bay on the left elevation of the historic house.
- Alter the non-historic trim of the historic house.
- The addition of modillions to the front gable of the historic house.

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 (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.

Montgomery County Code; Chapter 24A-8

- (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; 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.)

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 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:

Exterior trim (such as molding 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.

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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

Secretary of the Interior’s Standards for Rehabilitation:

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. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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.

STAFF DISCUSSION

The subject property is a c. 1892-1916 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The house has experienced significant alterations over the years, including a 3rd-story addition, a one-story right-side addition, and the installation of aluminum siding and trim.

In their original application, the applicants proposed to construct a two-story addition and one-story screened porch at the rear of the historic and to replace the existing aluminum siding and trim with fiber cement siding and Azek trim. The applicants now propose to add one window to an existing projecting bay on the left elevation of the historic house and to further alter the trim details of the historic house.

After review of the submitted information, staff fully supports the applicants' proposal, finding the following:

Window Addition

Submitted historic photographs indicate that the existing projecting bay on the left elevation of the historic house is not an original feature, and it was likely added as part of previous alterations, such as the construction of the existing third story addition. The applicants propose to install a new four-over-one double-hung SDL wood window in the projecting bay. The proposed window is generally consistent with the existing six-over-two windows of the historic house and matches the previously approved four-over-one windows in the rear addition.

Because the proposed window will be added to a non-original feature on a secondary elevation, staff finds that this alteration is unlikely to detract from the character-defining features of the subject property or surrounding streetscape. Staff recommends a condition of approval, stipulating that

window details will be provided to ensure that the proposed window is consistent with the Commission's requirements (permanently-affixed 7/8" profile exterior and interior muntins with internal spacer bars).

Trim Alterations

As noted, the applicants' proposal to replace the existing aluminum siding and trim was previously approved at the February 7, 2018 HPC meeting. The applicants now propose to make the following changes to the previously approved trim: the addition of trim in the gable dormers, making them pedimented dormers; enlarging the window head trim; the addition of box eave returns to the cornice trim; and the addition of modillions in the front gable. Per the previous approval, the proposed trim will be constructed from composite materials, such as Azek or fiber cement.

Staff finds that the proposed trim changes are generally compatible with the Colonial Revival-style and with the character of the historic district. Because the subject property has already been extensively altered, it is unlikely that these changes will detract from the character-defining features of the subject property or surrounding streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* and *Secretary of the Interior's Standards for Rehabilitation* outlined above.

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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GITHARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021
Tax Account No.: 60455576
Name of Property Owner: BRETT & KELLEEN SMITH Daytime Phone No.: 202-538-9985
Address: 11 E LEWIS ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 11 Street: E LEWIS ST
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD
Lot: 4 & P 5 Block: 44 Subdivision: CHEVY CHASE SECT 2
Liber: _____ Folio: _____ Parcel: BOOK 2 PLAT 106

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

1B. Construction cost estimator: \$ 685,000

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: ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: ☒ 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

01-14-18
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

(6)

**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:

THE EXISTING HOUSE IS A 3-STORY COLONIAL
RENOVAL CIRCA 1892-1916 W/ ASPHALT ROOF, ALUMINUM LAP
SIDING & PTD WOOD DOUBLE HUNG WINDOWS. IT HAS BEEN
EXTENSIVELY MODIFIED FROM IT'S ORIGINAL HISTORIC
MASSING & STYLE HAVING BEEN CONVERTED FROM A 2-STORY
STUCCO/LAP HOUSE TO A 3-STORY LAP SIDING HOUSE BEFORE
THE HISTORIC DISTRICT WAS ESTABLISHED

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

WE ARE PROPOSING A 2-STORY ADDITION & REAR SCREENED
PORCH ENTIRELY TO THE REAR OF THE EXISTING RESOURCE. IN
ADDITION, WE PROPOSE TO REMOVE THE EXG. NON-HISTORIC
ALUMINUM LAP SIDING ON THE ENTIRE HOUSE & REPLACE IT W/
PTD. HARDY PLANK LAP SIDING, AZEK TRIM & GUTTERBOARDS W/
MATCHING MATERIALS ON THE ADDITION.

SEE
ATTACHED

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

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

We are proposing to make the following changes to the approved HAWP application:

- add one window to the existing 2nd floor bathroom on the left side elevation bay projection. This window would be marginally visible from the public view and is in a location where the historic resource has been significantly altered

- revise the eave, gable and rake trim as well as the window and dormer trim on the existing house to be more appropriate for the historic district. We had previously applied for and received approval to remove the existing vinyl siding and replace it with hardieplank lap siding, and will need to provide new trim at the windows for the new lap siding to tie into. We'd like to take this opportunity to provide new trim at the existing eaves, gables, rakes and dormers as well so that the house is detailed in a manner that is more fitting with the rest of the houses in the historic district.

- The homeowners would also like to introduce a simple modillion detail to the front gable eave & rake to reference the detail that is shown in the historic photo of the resource.

Given the extent to which the historic resource had previously been altered, we feel these changes represent a return to the historic level of detailing for the house, and are appropriate for the historic district given the level of detailing displayed in the neighboring houses.



PHOTO OF CURRENT HOUSE

THE HOUSE HAS BEEN EXTENSIVELY MODIFIED FROM THE HISTORIC MASSING & ARCHITECTURAL STYLE. IN ADDITION, WE ARE REASONABLY CERTAIN THE HISTORIC LAPSTUCCO SIDING & MOST OF THE WOOD TRIM WAS REMOVED WHEN THE ALUMINUM SIDING INSTALLED AS A PART OF THE THIRD FLOOR ADDITION. WE'RE BASING THIS OFF OF THE CURRENT REVEAL OF THE ORIGINAL WINDOW SILL PROFILE AND THE LACK OF VISIBLE SIDING BENEATH THE ALUMINUM SIDING IN THE PHOTO BELOW

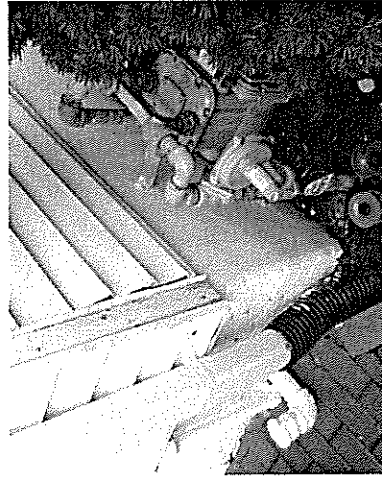


PHOTO OF CURRENT SIDING CONDITION



HISTORIC PHOTO PROVIDED BY OWNER

17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET

11 E. LENOX STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2017, GTM ARCHITECTS, INC.

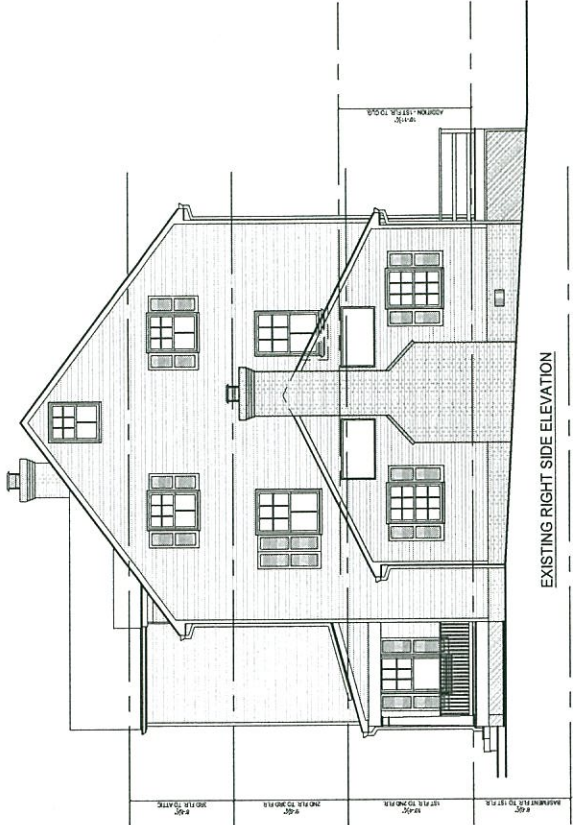
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 • TEL: (240) 333-2000 • FAX: (240) 333-2001

GTM

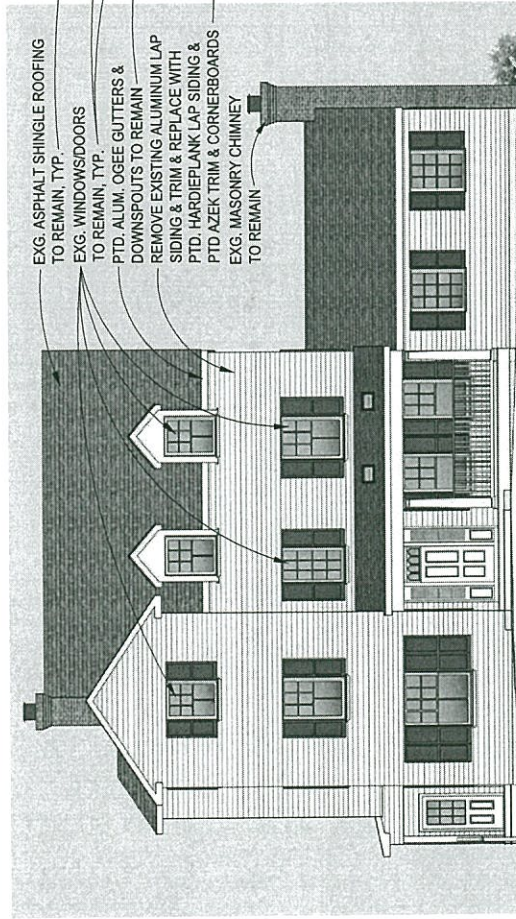
GT MARCHITECTS



EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



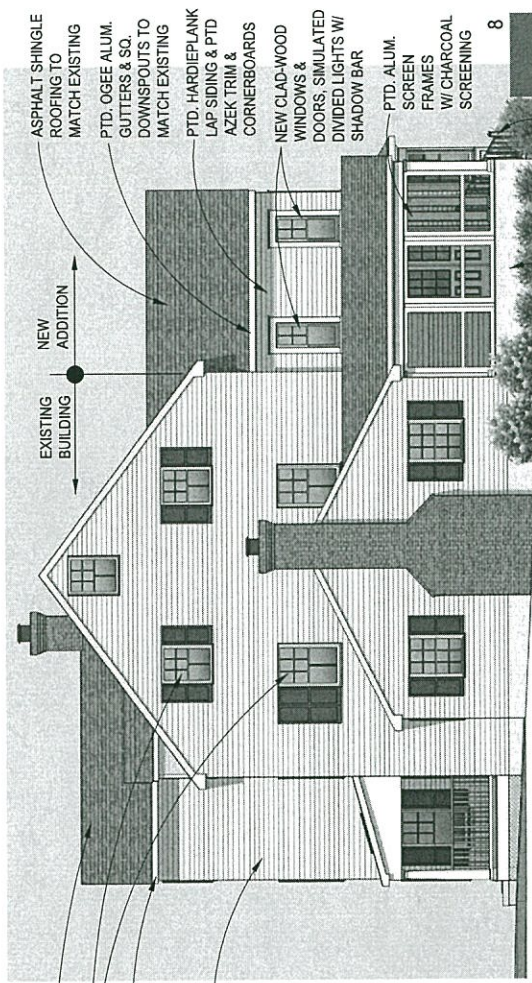
PROPOSED FRONT ELEVATION

17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET

11 E. LENOX STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2017, GTM ARCHITECTS, INC.

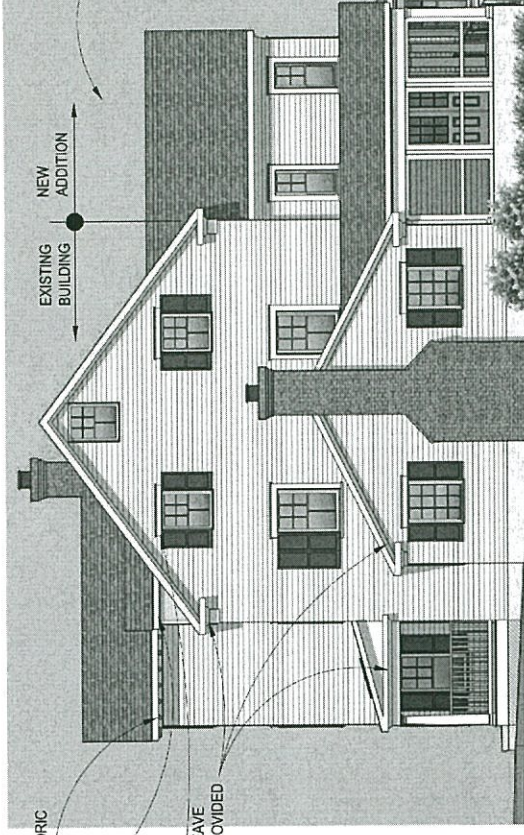
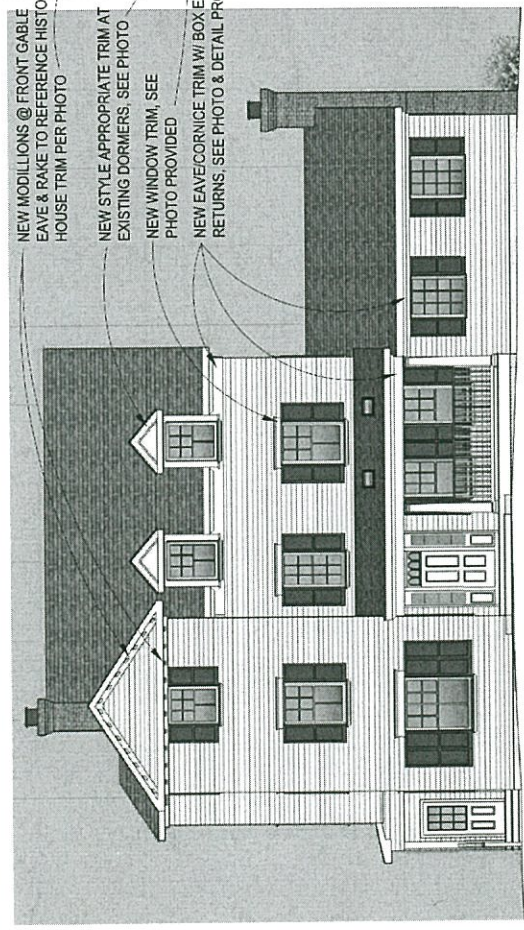
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



PROPOSED RIGHT SIDE ELEVATION

GTM ARCHITECTS

PROPOSED REVISION



17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET

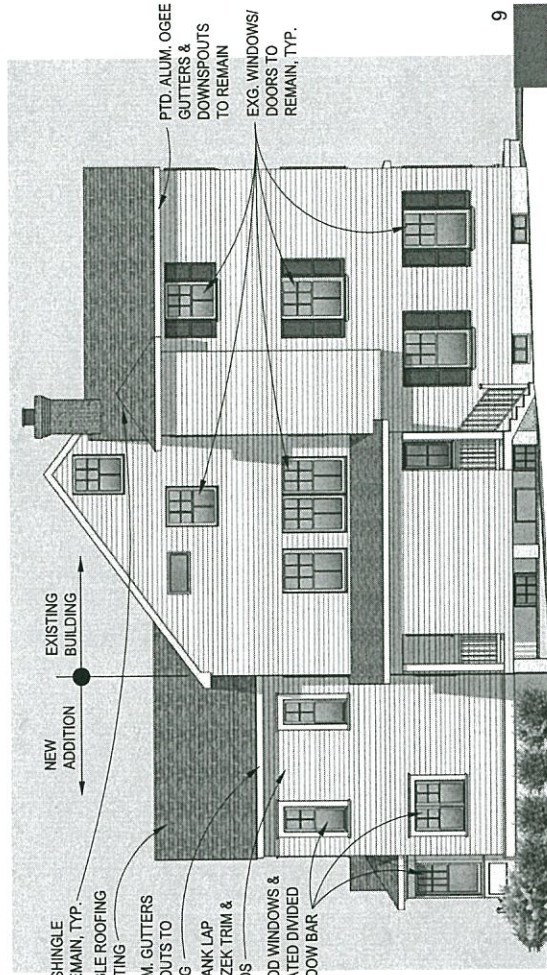
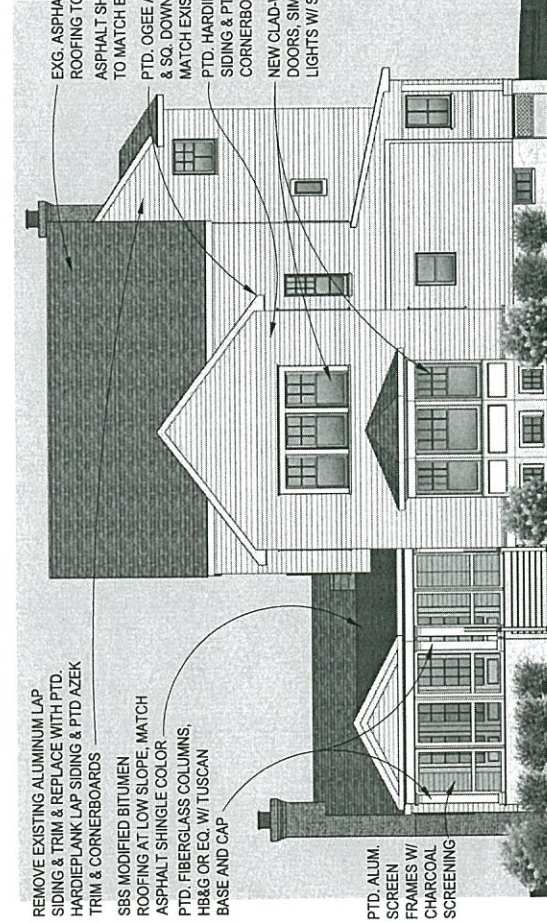
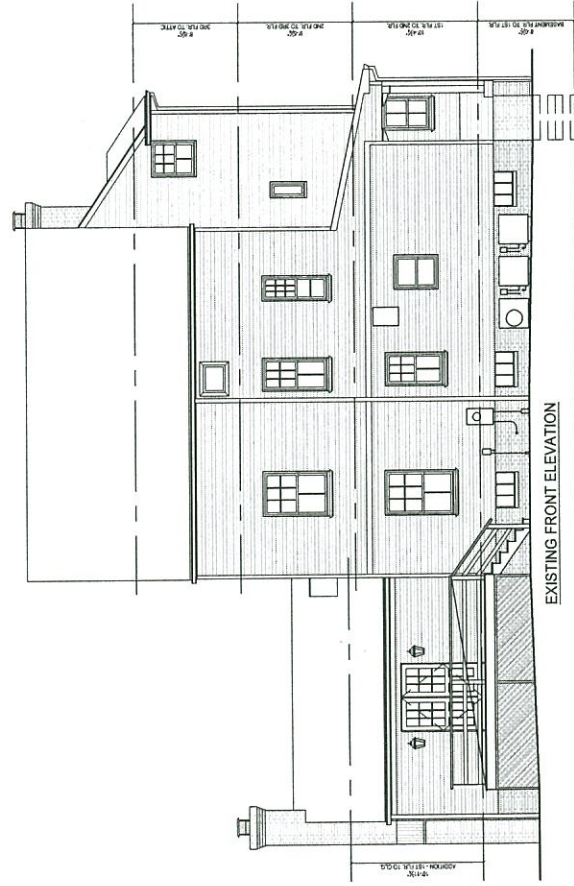
11 E. LENOX STREET, CHEVY CHASE, MD 20815
COPYRIGHT 2017, GTM ARCHITECTS, INC.
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM ARCHITECTS

GTM

EXISTING (TOP) & PROPOSED REVISIONS (BOTTOM)





GRAPHIC SCALE
1"=10'-0"

17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET

PROPOSED RIGHT SIDE ELEVATION

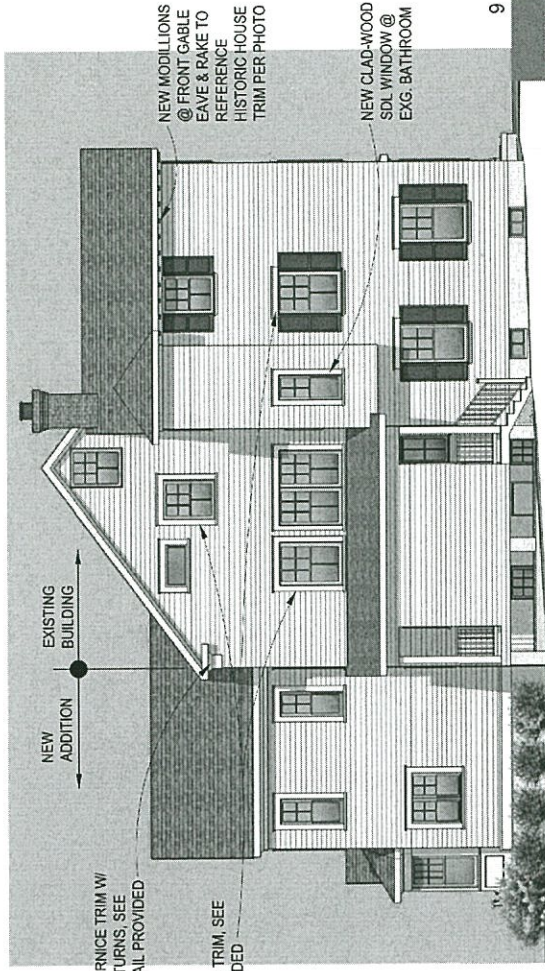
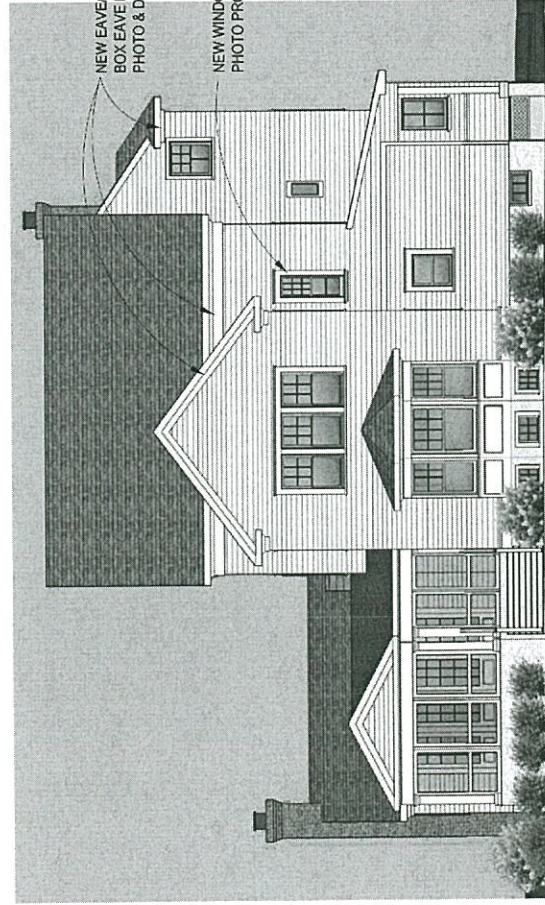
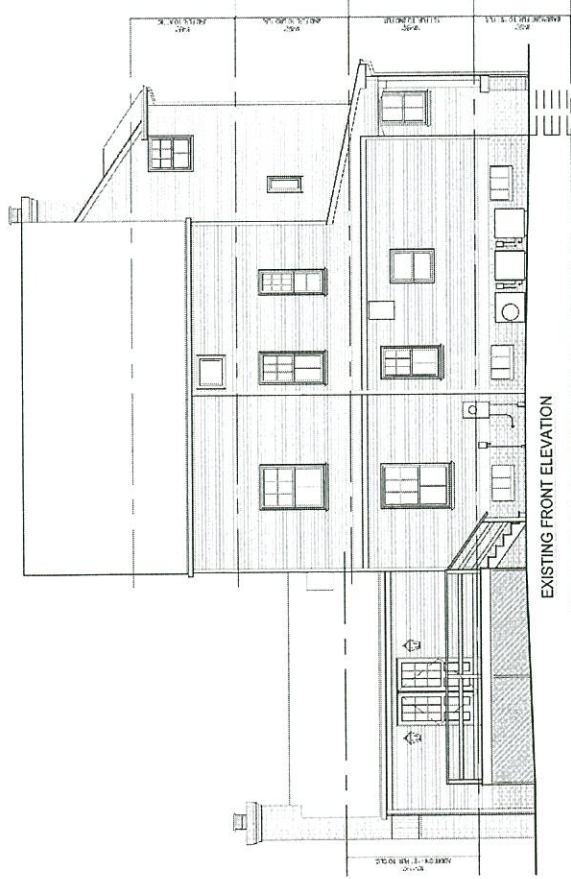
11 E. LENOX STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2017, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

EXISTING (TOP) & PREVIOUSLY APPROVED (BOTTOM)

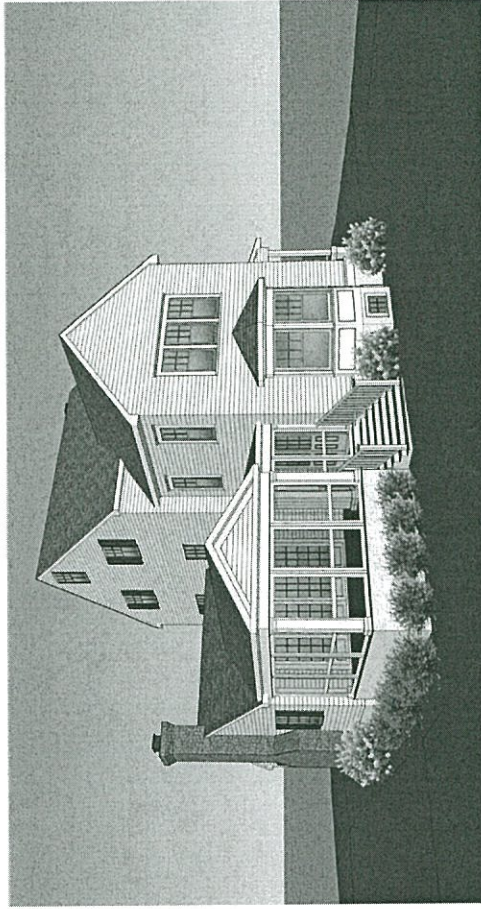
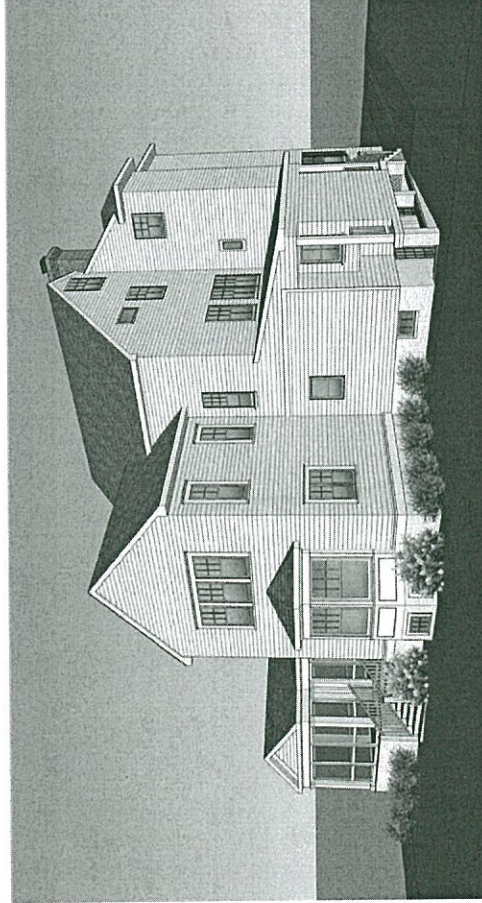
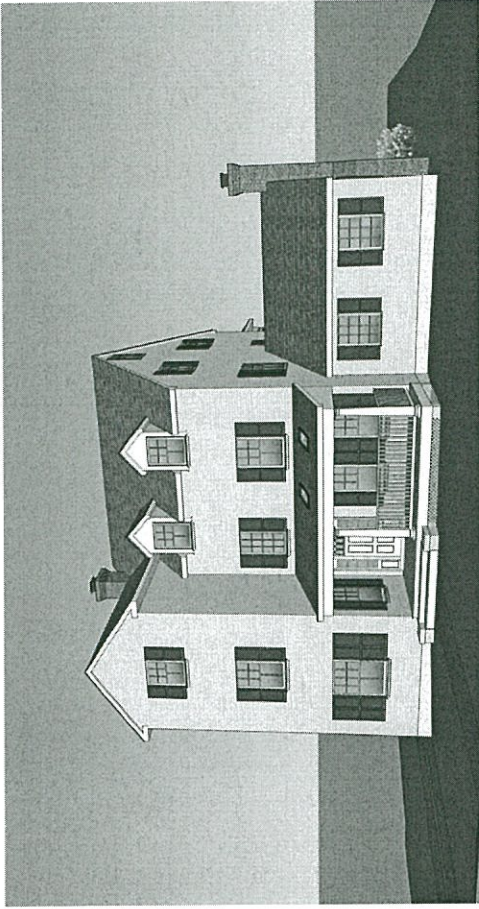
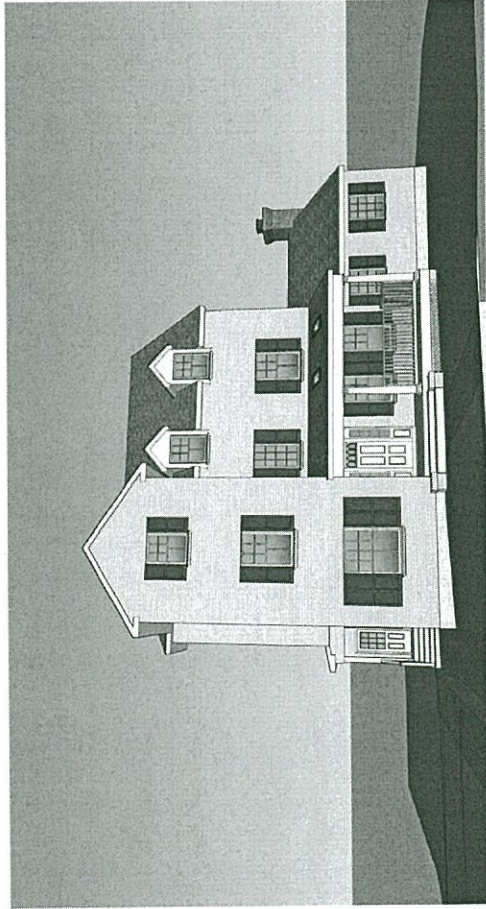
PROPOSED REVISION



17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET

11 E. LENOX STREET, CHEVY CHASE, MD 20815
 COPYRIGHT 2017, GTM ARCHITECTS, INC.
 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

EXISTING (TOP) & PROPOSED REVISIONS (BOTTOM)



3D VIEWS OF PROPOSED ADDITION

10

GTM

GTMARCHITECTS

17.0331 - SNIDER RESIDENCE- HAWP REVIEW SET

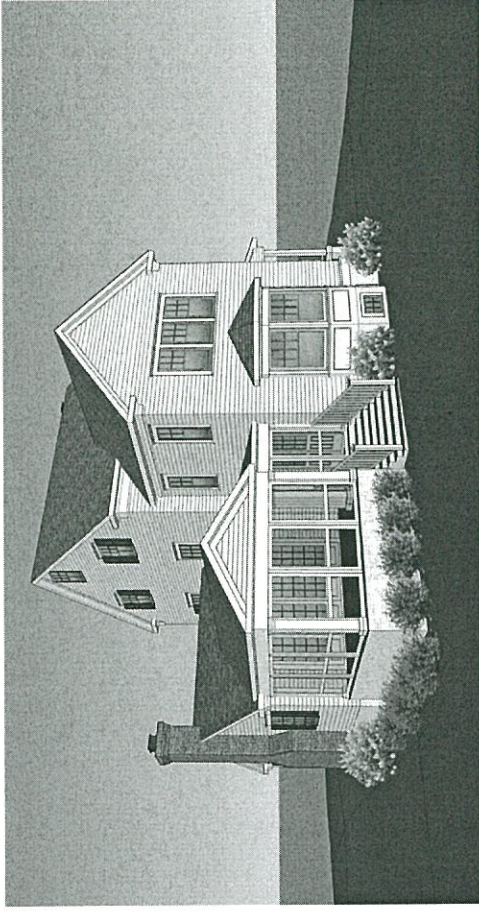
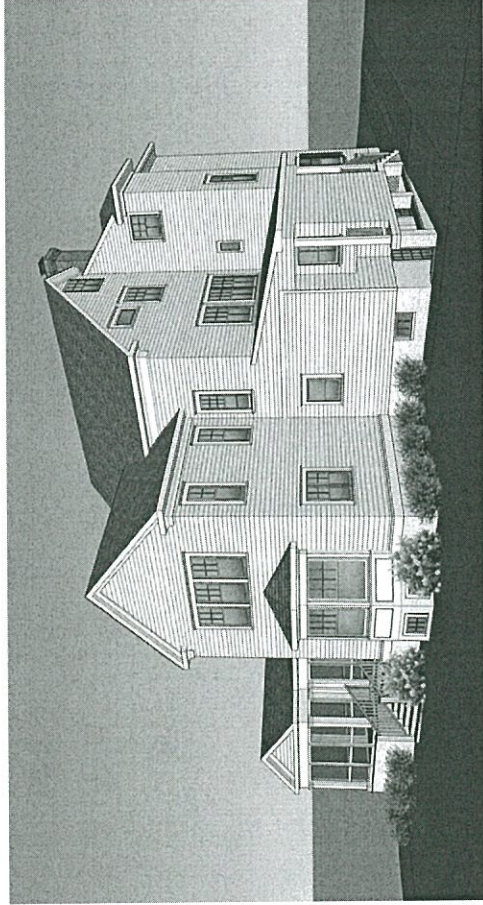
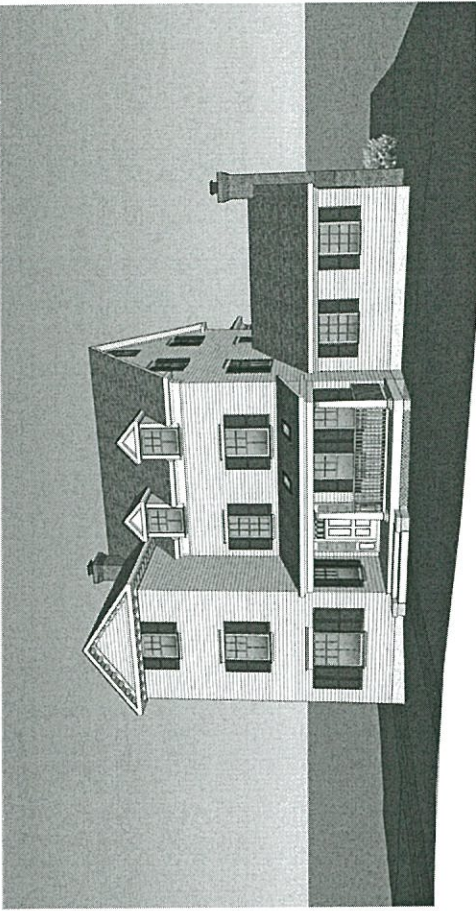
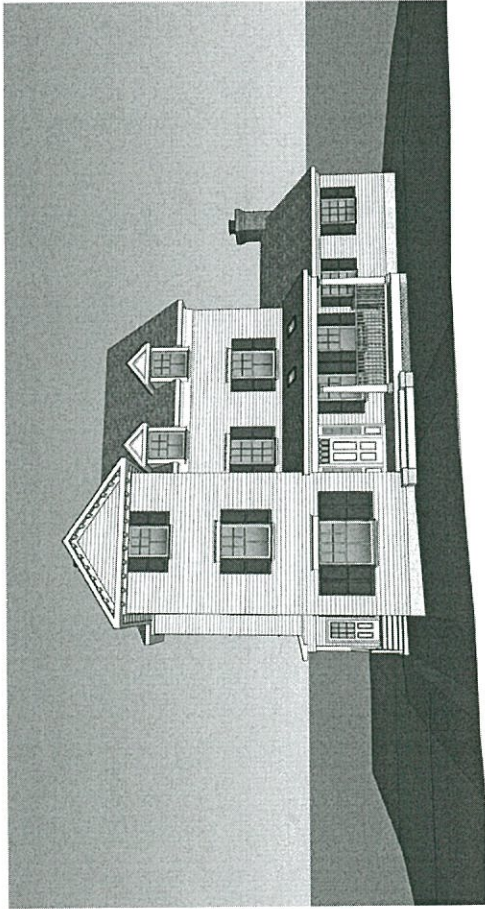
COPYRIGHT 2017, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

11 E. LENOX STREET, CHEVY CHASE, MD 20815

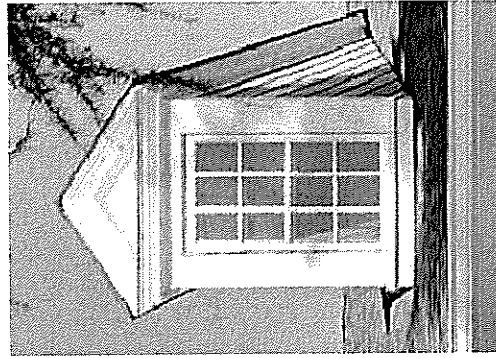
PREVIOUSLY APPROVED

(14)

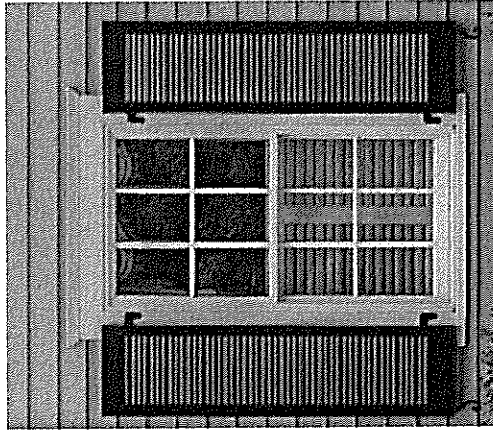




SAMPLE EAVE/CORNICE MODILLION TRIM



SAMPLE DORMER TRIM



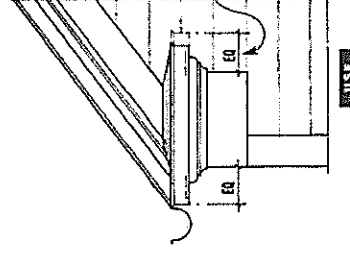
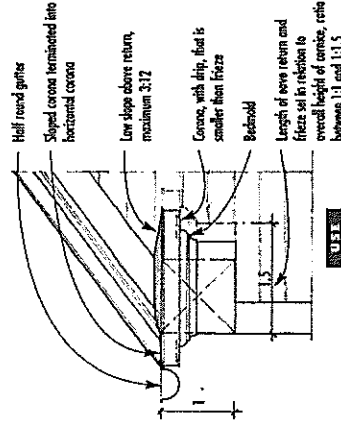
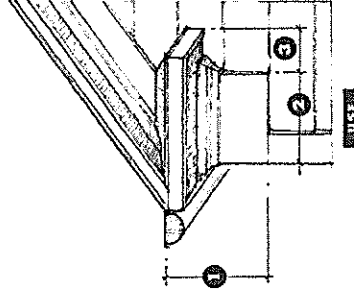
SAMPLE WINDOW TRIM

SAMPLE PHOTOS

10.11 Box Eave Returns to Use

Designing a Box Eave Return

1. Cornice design: Set the height and division of the eave per instructions in *Selling Out a Box Eave*, page 201.
2. Length of the frieze: Either set the length of the frieze equal to the height of the cornice or set it equal to one diameter of an Order superimposed on the corner of the house.
3. Projection of the return and extent of the corona: Set the projection from the wall, and the distance that the corona extends beyond the frieze, less than or equal to the projection of the eave on the side of the building.



SAMPLE BOX EAVE RETURN TRIM