

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 East Lenox Street, Chevy Chase	Meeting Date:	4/25/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/18/2018
Applicant:	Brit and Kelleen Snider (Luke Olson, Architect)	Public Notice:	4/11/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18D 2 nd REVISION		
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

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

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. A revised HAWP (addition of one window to an existing bay, alteration of non-historic trim, and addition of modillions in the front gable) was approved with conditions at the March 14, 2018 HPC meeting.

PROPOSAL

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

- Replace/extend the existing wooden deck in lieu of constructing the previously approved screened porch in its place.

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

- (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

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:

Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Secretary of the Interior's Standards for Rehabilitation:

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.
9. 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 applicants are proposing the following revisions to their previous approval:

- Replace/extend the existing wooden deck in lieu of constructing the previously approved screened porch in its place. *The existing wooden deck is non-historic and is located behind an existing non-historic right-side addition. The applicant proposes to remove the existing deck and construct a new paintable composite deck in its place. The proposed new deck will extend 4' further into the rear yard than the existing deck. The proposed new deck will have paintable composite railings, with square balusters spaced 4" on center. The railings will be traditional, with the balusters inset between the top and bottom rails. The proposed alterations will only be minimally visible from oblique angles in the public right-of-way. Staff finds that the proposed revisions will not 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** 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* #2, 9, and 10;

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 - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTHARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021
Tax Account No.: 60455576
Name of Property Owner: BRIET & KELLEEN SMITH Daytime Phone No.: 202-538-9985
Address: 11 E LENOX 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 LENOX ST
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD
Lot: 4 & PT 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 ☐ Slab ☒ 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 ☐ Septic ☐ Other: _____
2B. Type of water supply: ☒ WSSC ☐ Well ☐ 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: _____

Edn 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(5) (X)

**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 COLORED
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. HARDWARE 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.

6/13

GTM ARCHITECTS

1700 E. 17TH AVENUE, SUITE 300
DENVER, CO 80202
TEL: 303.733.1111
WWW.GTMARCHITECTS.COM



PROJECT: 11 E. LENOX ST.
CHEVY CHASE, MD
OWNER: SNIDER RESIDENCE
ARCHITECT: GTM ARCHITECTS
DATE: 03-25-16
PERMIT SET

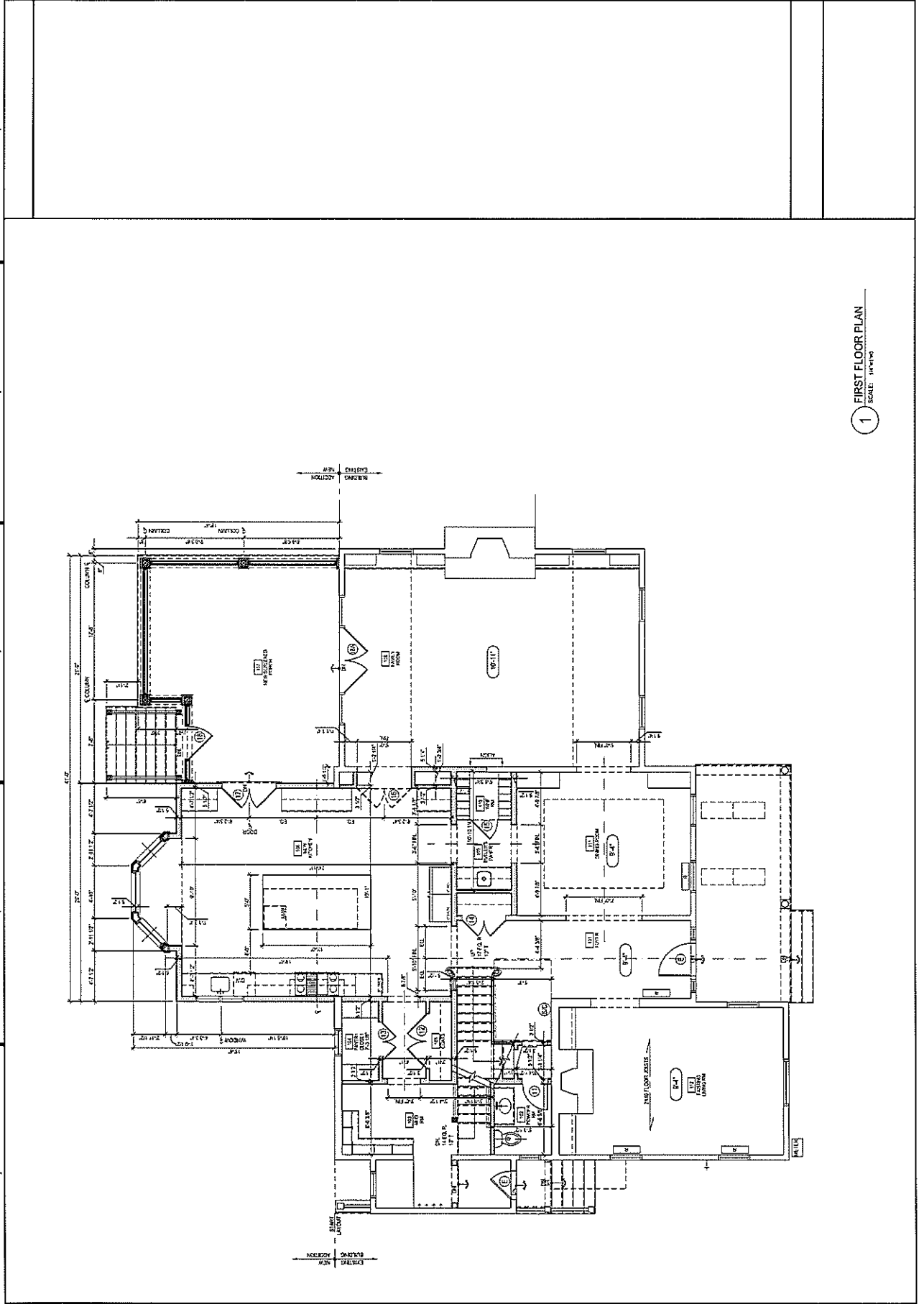
11 E. LENOX ST.
CHEVY CHASE, MD
SNIDER RESIDENCE
ARCHITECT

PERMIT SET 03-25-16
DATE: 03-25-16
DRAWN BY: LEORV
CHECKED BY: LEORV
SCALE: AS NOTED
SHEET: 1/1

FIRST FLOOR
PLAN

A101

CONTRACT: 1111111111111111

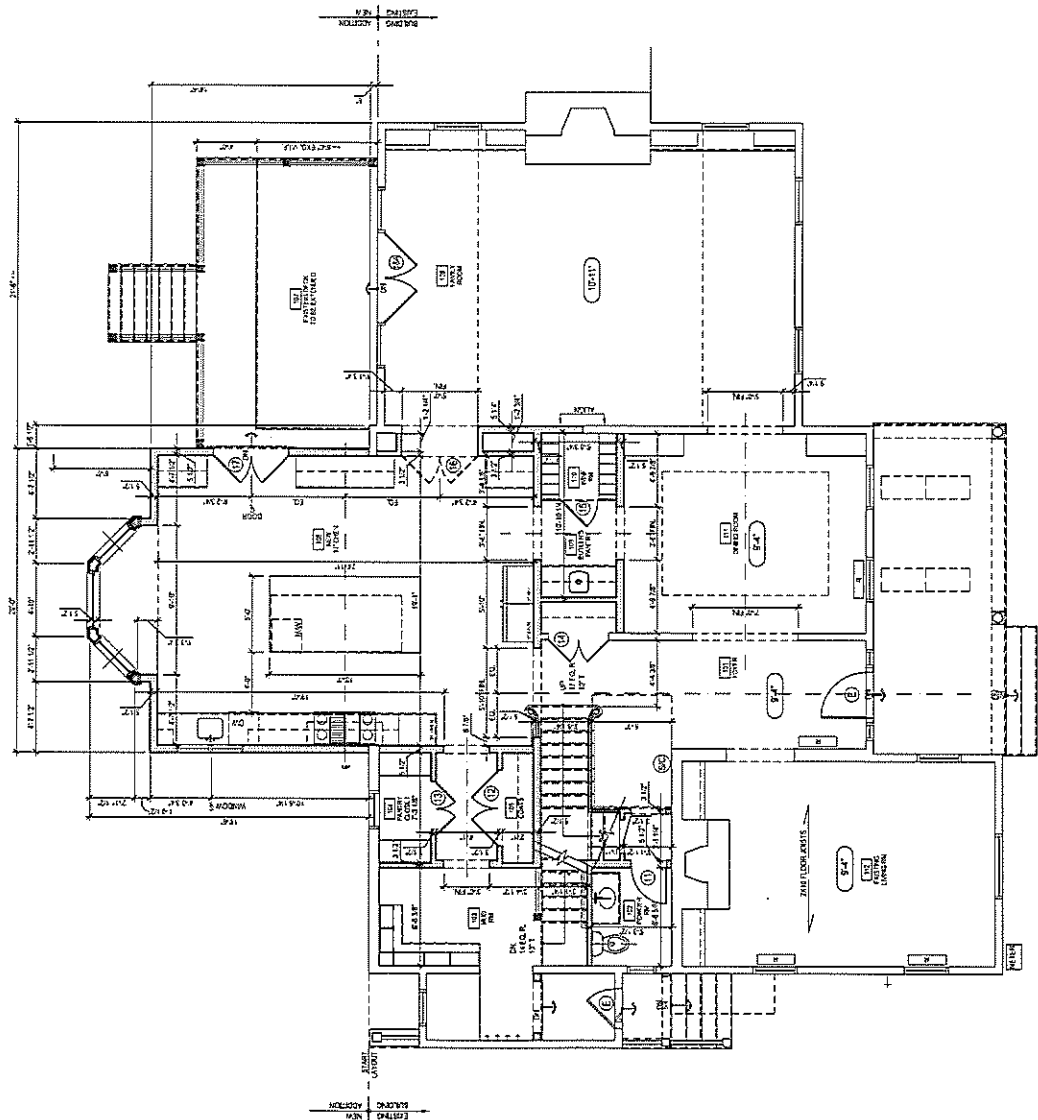


1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

APPROVED

(7)

PROPOSED REVISION



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GTM ARCHITECTS
2700 RELEVANT BUILDING
SUITE 200
ANNAPOLIS, MD 21403
TEL: 410-291-1111
WWW.GTMARCHITECTS.COM



OWNER: SNIDER RESIDENCE
PROJECT: 11 E. LENOX ST.
CHEVY CHASE, MD
DATE: 03-26-18

Project: 11 E. LENOX ST.
CHEVY CHASE, MD
Snider Residence
Owner: Snider

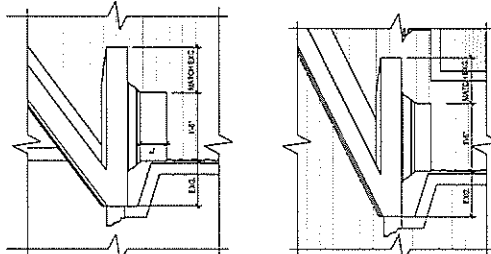
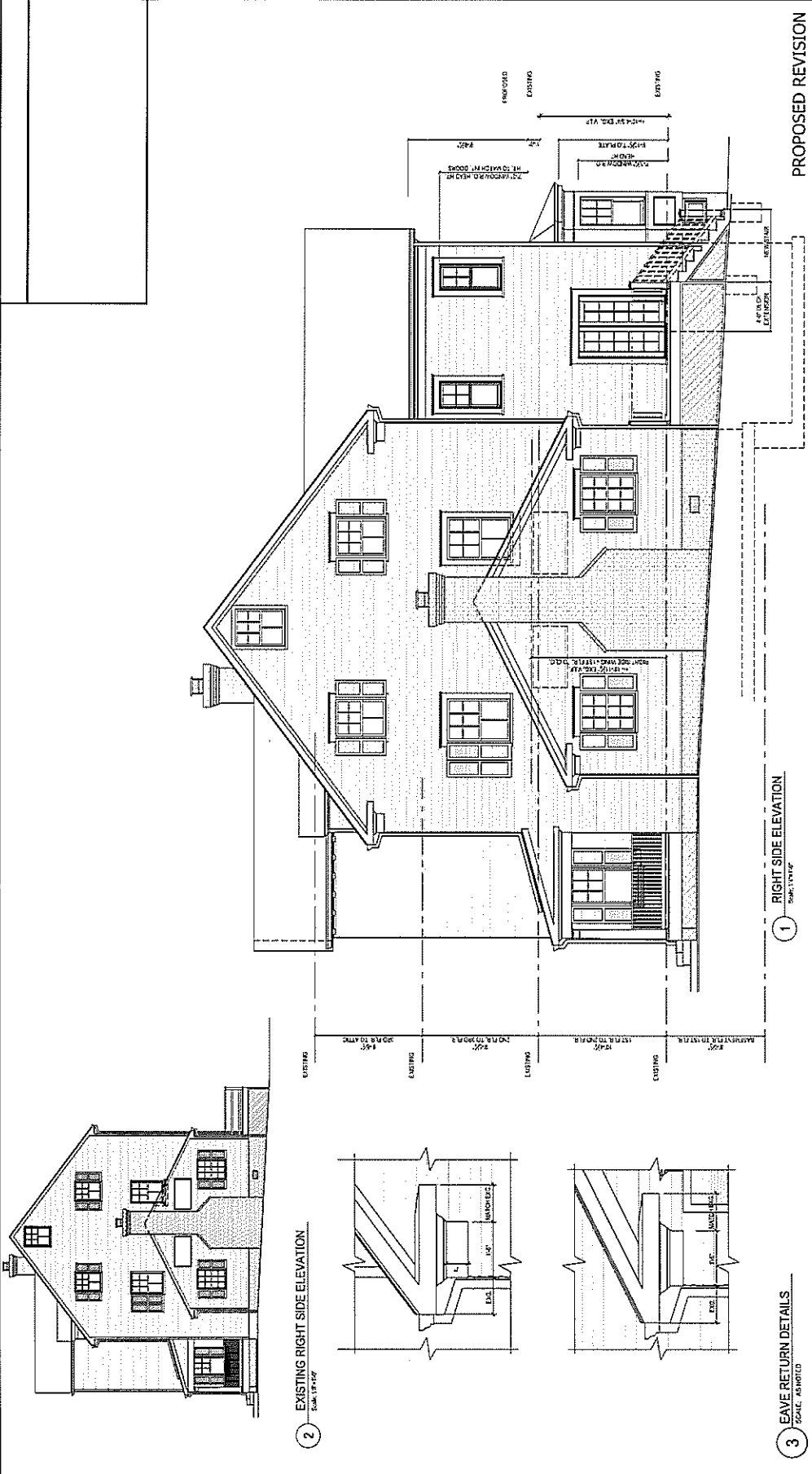
PERMIT SET 03-26-18

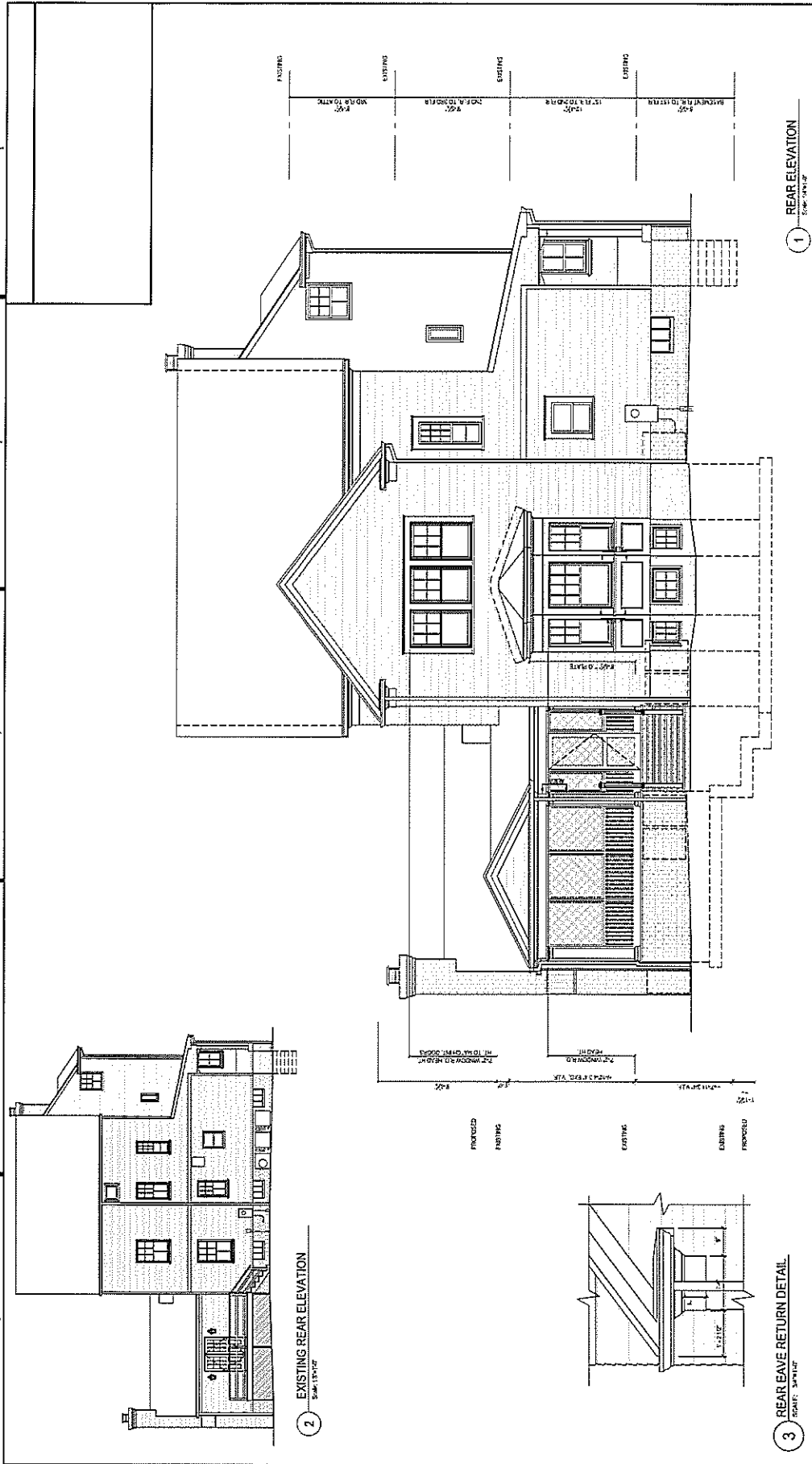
Architect: GTM
Date: 03-26-18
Scale: AS NOTED

FIRST FLOOR
PLAN

A101

REVISION





<p>1 REAR ELEVATION Scale: 1/8"=1'-0"</p>	
<p>2 EXISTING REAR ELEVATION Scale: 3/8"=1'-0"</p>	
<p>3 REAR EAVE RETURN DETAIL Scale: 3/8"=1'-0"</p>	

GTM ARCHITECTS
1701 TELEGRAPH AVENUE
SUITE 200
BETHESDA, MD 20814
(301) 221-1111
WWW.GTMARCHITECTS.COM

OWNER: SNIDER RESIDENCE
11 E. LENOX ST.
CHEVY CHASE, MD
20815

ARCHITECT: GTM ARCHITECTS
DATE: 03-26-18

PROJECT: SNIDER RESIDENCE

PERMIT SET

17-0331

REVISIONS

DATE: 03-26-18

BY: [Signature]

DATE: 03-26-18

BY: [Signature]

DATE: 03-26-18

BY: [Signature]

DATE: 03-26-18

BY: [Signature]

DATE: 03-26-18

BY: [Signature]

DATE: 03-26-18

BY: [Signature]

DATE: 03-26-18

BY: [Signature]

DATE: 03-26-18

BY: [Signature]

A202

CONTRACT NO. 17-0331

