Preliminary Consultation

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address: 1 Quincy St., Chevy Chase  
Meeting Date: 12/5/2018

Resource: Outstanding Resource  
Report Date: 11/28/2018

Chevy Chase Village Historic District

Applicant: B. Francis Savi
(John Kowalski, Architect)

Public Notice: 11/21/2018

Review: Preliminary Consultation  
Tax Credit: N/A

Case Number: N/A  
Staff: Michael Kyne

PROPOSAL: Partial demolition and construction of an elevator tower

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC’s comments and return for a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Colonial Revival/Craftsman
DATE: c. 1892-1916
PROPOSAL:

The applicant proposes the following work items at the subject property:

- Remove portions of an existing historic railing on the second floor of the wraparound covered porch.
- Remove a historic second-floor window from the south (right) elevation of the historic house.
- Remove first-floor French doors from the south (right) elevation of the historic house.
- Construct a three-story elevator tower in the front/right (southwest) corner 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.

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; 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 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 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:

**Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

**Secretary of the 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.” The Standards are as follows:

1. 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. 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/Craftsman-style Outstanding Resource within the Chevy Chase Village Historic District. The house is located on a corner lot with its front (west) elevation facing Connecticut Avenue and its right (south) elevation facing Quincy Street. The house has a deep setback from both Connecticut Avenue and Quincy Street and is moderately forested and landscaped. The house is stucco-clad with multiple roof dormers on all elevations. The house has a wraparound covered porch at the front with Tuscan columns, stucco-clad pillars, exposed rafter tails, and second-floor balconies.

The applicant proposes to construct a three-story elevator tower at the southwest (front/right) corner of the historic house. The proposed construction will require the removal of historic French doors on the first floor.
and a historic window on the second floor of the south (right) elevation. Portions of the historic railing on the second floor of the wraparound covered porch will also be removed to accommodate the elevator tower.

The Guidelines state the following regarding major additions:

- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

As noted, the proposed elevator tower will be constructed on the front/right corner of the historic house, and, despite the house’s deep setback from both Connecticut Avenue and Quincy Street, will be visible from the public right-of-way. This is clearly demonstrated by the submitted photographs. The proposed alterations would substantially alter the front of the structure, and, due to the visibility of the house from the public right-of-way, the proposal should be reviewed with strict scrutiny. The Guidelines state the following regarding strict scrutiny:

- “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.

Staff finds that the proposed elevator tower will compromise the integrity of the historic house by removing character defining features, such as the railing, window, and French doors, and by altering the perceived shape and massing from the surrounding streetscape. This is inconsistent with the Guidelines and with Standards #2 and #9, which stress that character-defining features and historic materials should not be removed, altered, or destroyed. It is also inconsistent with Standard #10, which stresses that additions should be constructed so that if removed in the future the essential form and integrity of the historic house would be unimpaired.

Staff recommends that the proposed elevator tower not be approved, and that the applicant explore compatible and appropriate alternatives, such as an entirely interior elevator tower or an elevator tower in a more appropriate location that will not be visible from the public right-of-way and will not require the removal or alteration of historic materials.

**STAFF RECOMMENDATION**

- Staff recommends that the proposed elevator tower not be approved.
- Staff recommends that the applicant explore appropriate and compatible alternatives, as discussed above.
- Staff recommends that the applicant make any revisions based upon the HPC’s comments and return for a second preliminary consultation.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Jdk007 @ Comcast.net
Contact Person: JOHN KOWALSKI
Daytime Phone No.: 301 977-3652

Tax Account No.: 03196375
Name of Property Owner: B. FRANCIS SOULI
Daytime Phone No.: 301 879-8300
Address: 1 QUINCY STREET CHEVY CHASE MD 20815
City: CHEVY CHASE
Street: QUINCY STREET
Zip Code: 20815

Contractor: ALLEGHENY BUILDERS
Phone No.: 301 977-6138

Contractor Registration No.: HMC 320,111
Agent for Owner: JOHN KOWALSKI
Daytime Phone No.: 301 977-3652

LOCATION OF BUILDING/STRUCTURE:
House Number: 1
Street: QUINCY STREET
Town/City: CHEVY CHASE
Nearest Cross Street:
Lot: 37
Block: 61
Subdivision: CHEVY CHASE VILLAGE
Parcel:

PART I: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Reversible ☐ Fence/Wall (complete Section 4) ☐ Other: ELEVATOR

1B. Construction cost estimate: $ 90,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART II: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewer disposal: ☐ WSC ☐ Septic ☐ Other:

2B. Type of water supply: ☐ WSC ☐ Well ☐ Other:

PART III: COMPLETE ONLY FOR FENCE OR 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 property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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.

John Kowalski
Signature of owner or authorized agent

11/1/18
Date

Approved: ___________________________ For Chairperson, Historic Preservation Commission
Disapproved: ___________________________ Signature: ___________________________ Date: ___________________________

Applications/Permit No.: ___________________________ Data Filed: ___________________________ Data Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   FEDERAL STYLE HOME WITH FULL WRAPPING PORCH ACROSS THE FRONT LARGE TREES AND LANSCAPING SURROUNDING THE HOME

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

   3 LEVEL ELEVATOR ADDED TO SMALL BUMP OUT UNDER THE PORCH AREA, NOT VISIBLE FROM THE STREET.

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 drip line 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>B FRANCIS II SULL</td>
<td>JOHN KOWALSKI</td>
</tr>
<tr>
<td>1 QUINCY ST</td>
<td>19801 MUNCASTER RD</td>
</tr>
<tr>
<td>CHEVY CHASE MD 20815</td>
<td>DERWOOD MD 20855</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>3821 BRADLEY LN</td>
</tr>
<tr>
<td>CHEVY CHASE MD 20815</td>
</tr>
<tr>
<td>BARRY LASALA</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>6100 CONNECTICUT AVE</td>
</tr>
<tr>
<td>CHEVY CHASE MD 20815</td>
</tr>
<tr>
<td>CHEVY CHASE CLUB</td>
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ELEVATOR ADDITION TO RESIDENCE

GENERAL NOTES

1. All Contractors shall be bonded and licensed to work in Montgomery County, Maryland, including International Residential Code 2015. Contractors shall conform to all applicable building codes for Montgomery County, Maryland, including International Residential Code 2015.
2. The Contractor shall provide all necessary building permits. Architectural and structural drawings will be provided.
3. All dimensions are in feet, unless otherwise noted.
4. Contractor shall verify all field conditions prior to construction. The Contractor shall check, coordinate, and verify all dimensions and construction details before starting any construction.
5. All dimensions on the drawing shall have precedence over scaled dimensions. The Contractor shall not scale dimensions from any drawing or detail. If a dimension is not provided, the Contractor shall provide the Architect for clarification.
6. The Contractor shall keep the construction site in an orderly manner and provide daily cleanup of construction debris.
7. All contractors working on the job site shall be licensed and bonded and carry liability and workers' compensation insurance.
8. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under contract.

PROJECT DATA

1 QUINCY STREET
CHEVY CHASE MD
LOT SIZE: 84,480 SF
ZONE: R-250
FRONT SET BACK: 40 FT.
SIDE: 12 FT. - 25 FT TOTAL
REAR SET BACK: 30 FT.
MAX. COVERAGE: 28%

ADDITION: 48 SF
LAND DISRUPTION: 110 SF

PROJECT DESCRIPTION
ADD 2 STORY ELEVATOR TO RESIDENCE
RIGHT SIDE OF HOUSE

SITE PLAN 1" = 50'
Elevator Location

Right Side Yard

Entrance from Quincy Street