

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 East Irving Street, Chevy Chase	Meeting Date:	7/10/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/3/2019
Applicant:	Kristen Levnieks and Joe Poulas (Richard Vitullo, Architect)	Public Notice:	6/26/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-19EE	Staff:	Michael Kyne
PROPOSAL:	Porch alterations and window replacement		

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: 1892-1916

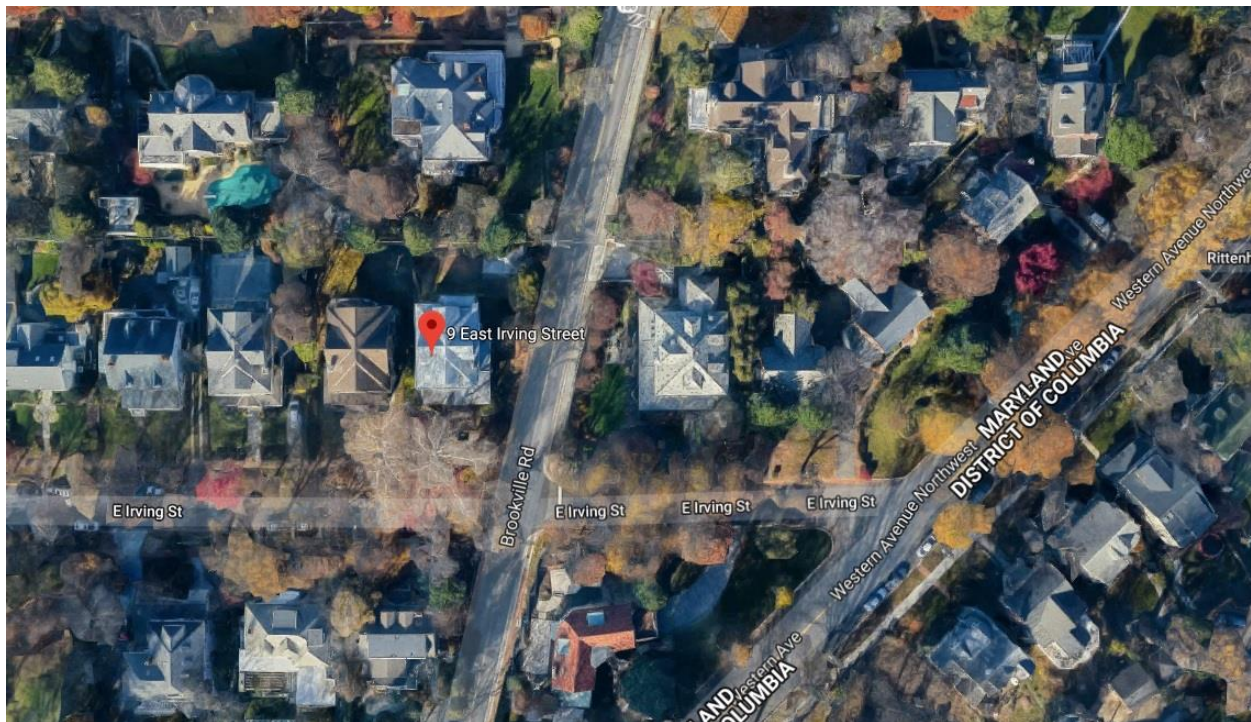


Fig. 1: Subject property.

BACKGROUND

The applicants previously appeared before the Commission at the May 7, 2019 HPC meeting for a preliminary consultation. At the preliminary consultation, the applicants proposed building rehabilitation, window alterations and replacement, rear porch alterations, side porch alterations, walkway alterations, garage alterations, and fence installation.

The Commission was generally supportive of the proposal, but found that the existing window and door on the first floor, west (left) elevation should be retained, the west (left) side porch should be retained or re-built in-kind, the second floor, north (rear) elevation porch enclosure should include more glass to be similar to the existing, and that the proposed fence in the rear/east (right) corner of the property should be no higher than 4' in front of the rear plane of the historic house.

PROPOSAL

The applicants propose the following work items at the subject property:

- Building rehabilitation.
- Installation of a steel handrail at the south (front) elevation porch steps.
- Replacement of one basement-level window on the west (left) elevation with a wood casement egress window.
- Removal of a non-original aluminum screen door from the west (left) elevation.
- Removal of two double-hung one-over-one windows from the first floor, north (rear) elevation, infilling one of the existing openings with stucco.
- Installation of paired wood casement windows on the first floor, north (rear) elevation.
- Installation of new stairs and railings at the existing north (rear) elevation porch.
- Alteration of the second floor, north (rear) elevation porch, removing the multi-lite windows and enclosing the porch with fiber cement panels, stucco, and windows.
- Replacement of two one-over-one double-hung windows in the third-floor dormer on the east (right) elevation with wood casement windows.
- Garage restoration, including roof replacement, painting, carpentry repairs, repointing of the brick foundation, and repair or replacement in-kind of the existing garage doors.
- Replacement of the existing garage windows with wood awning windows to match.
- Installation of a 6' high wood privacy fence in the rear/east (right) corner of the property.

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.

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:

Doors 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 if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, this application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

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.

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.)

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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

Staff finds that the applicants have addressed the Commission concerns from the May 7, 2019 HPC meeting. Specifically, the applicants have made the following revisions:

- The applicants previously proposed to remove an original window and door on the west (left) elevation, infilling the opening with fiber cement panels. The Commission expressed concerns about the compatibility of the proposed alteration and found that the window and door should be retained. The applicants have revised their proposal, and they no longer propose to remove the window and door. Instead a non-original aluminum screen door will be removed, and the window and door will be restored.
- The applicants previously proposed to alter an existing west (left) side porch, lowering the roof to just below grade to cover the existing areaway. The Commission expressed concerns about the compatibility of the proposed alteration and found that the existing porch should be retained. The applicants now propose to retain and restore the existing side porch.
- The applicants propose to alter the second floor, north (rear) elevation porch, removing the multi-lite windows and enclosing the porch with fiber cement, panels, stucco, and windows. Previously, the applicants proposed only one one-over-one double hung window on the north (rear) elevation. The Commission found that this was an incompatible alteration and recommended more glass/windows be added. As revised, the applicants propose two one-over-one double-hung window on the north (rear) elevation and paired one-over-one double-hung windows on the east (right) elevation.
- The applicants previously proposed a 6' high wooden privacy fence in the rear/east (right) corner of the property, returning to the historic house in front of an existing bay on the east (right) elevation of the historic house. The Commission expressed concerns with the height of the fence, finding that the fence should be no higher than 4' in front of the rear plane of the historic house to preserve the openness of the property and visibility of the historic house. As revised, the proposed 6' high privacy fence returns to the historic house at the rear plane.

After full and fair consideration of the applicant's submission staff finds the proposal, as revised, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2 and 9*, and *Chevy Chase*

Village Historic District Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), 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.

original



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB-#3

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLOSTUDIO.COM Contact Person: RICHARD VITULLO
Daytime Phone No.: 301-806-6447
Tax Account No.: _____
Name of Property Owner: KRISTEN LEWIS + JOE POULAS Daytime Phone No.: (973) 568-7435 (JOE/CELL)
Address: 9 EAST IRVING ST. CHEVY CHASE, MD 20815
Street Number City State Zip Code
Contractor: T.B.P. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICHARD VITULLO Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: EAST IRVING ST.
Town/City: CHEVY CHASE Nearest Cross Street: BROOKHILL RD.
Lot: PART OF 3 Block: 34 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PLANNED 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 estimate: \$ 100,000.00

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.

R. Vitullo
Signature of owner or authorized agent

4.9.19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

OWNERS/APPLICANT:

Kristen Lejnieks
Joseph Poulas
9 East Irving St.
Chevy Chase, MD 20815

AGENT FOR OWNER:

Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

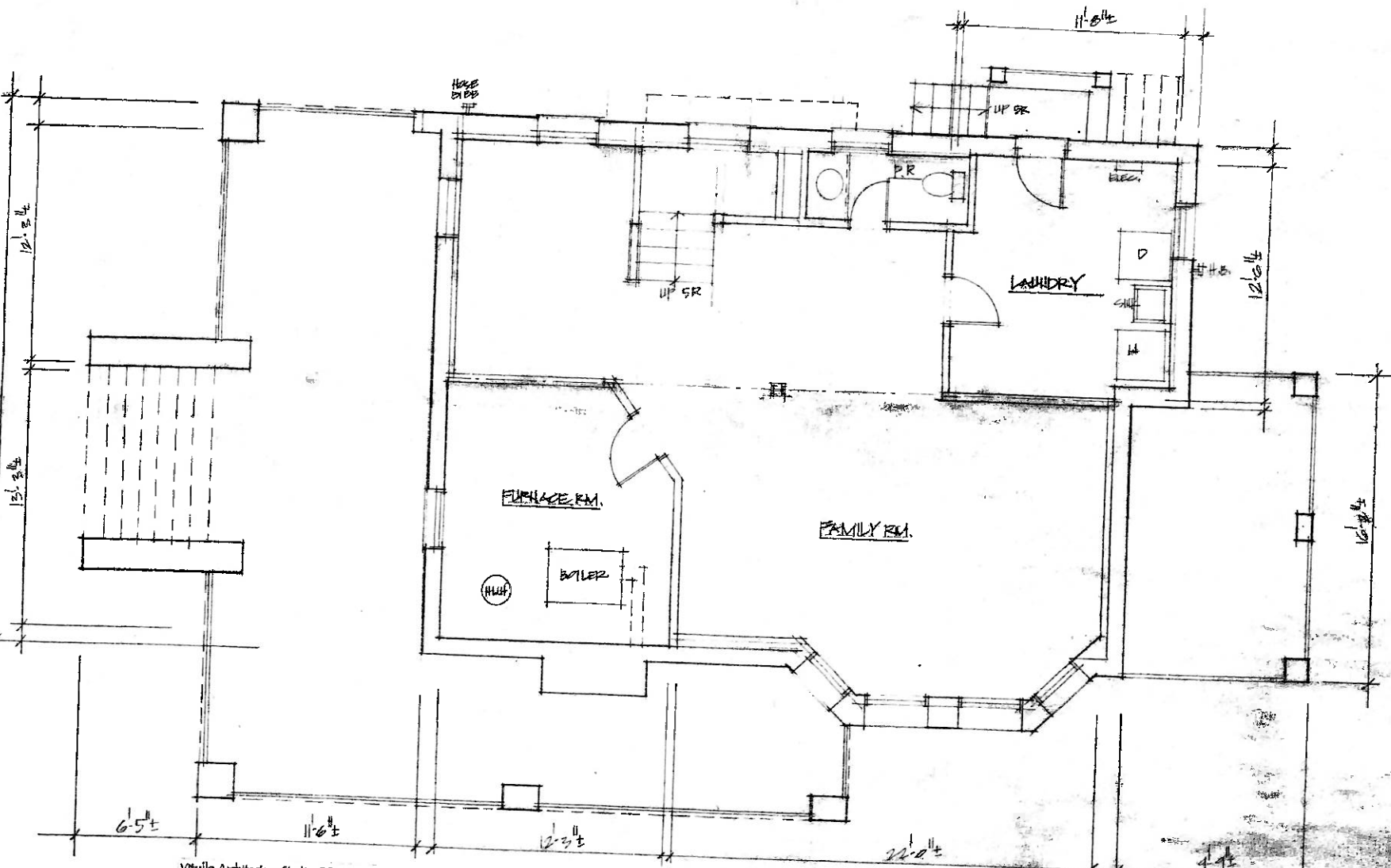
HAWP

Mr. & Mrs. Robert Spallone
7 East Irving St.
Chevy Chase, MD 20815

Dr. Dana Beyer
8 East Irving St.
Chevy Chase, MD 20815

Mr. & Mrs. Thomas Carroll
11 East Irving St.
Chevy Chase, MD 20815

Ms. Margaret Adelfio
102 East Kirke St.
Chevy Chase, MD 20815

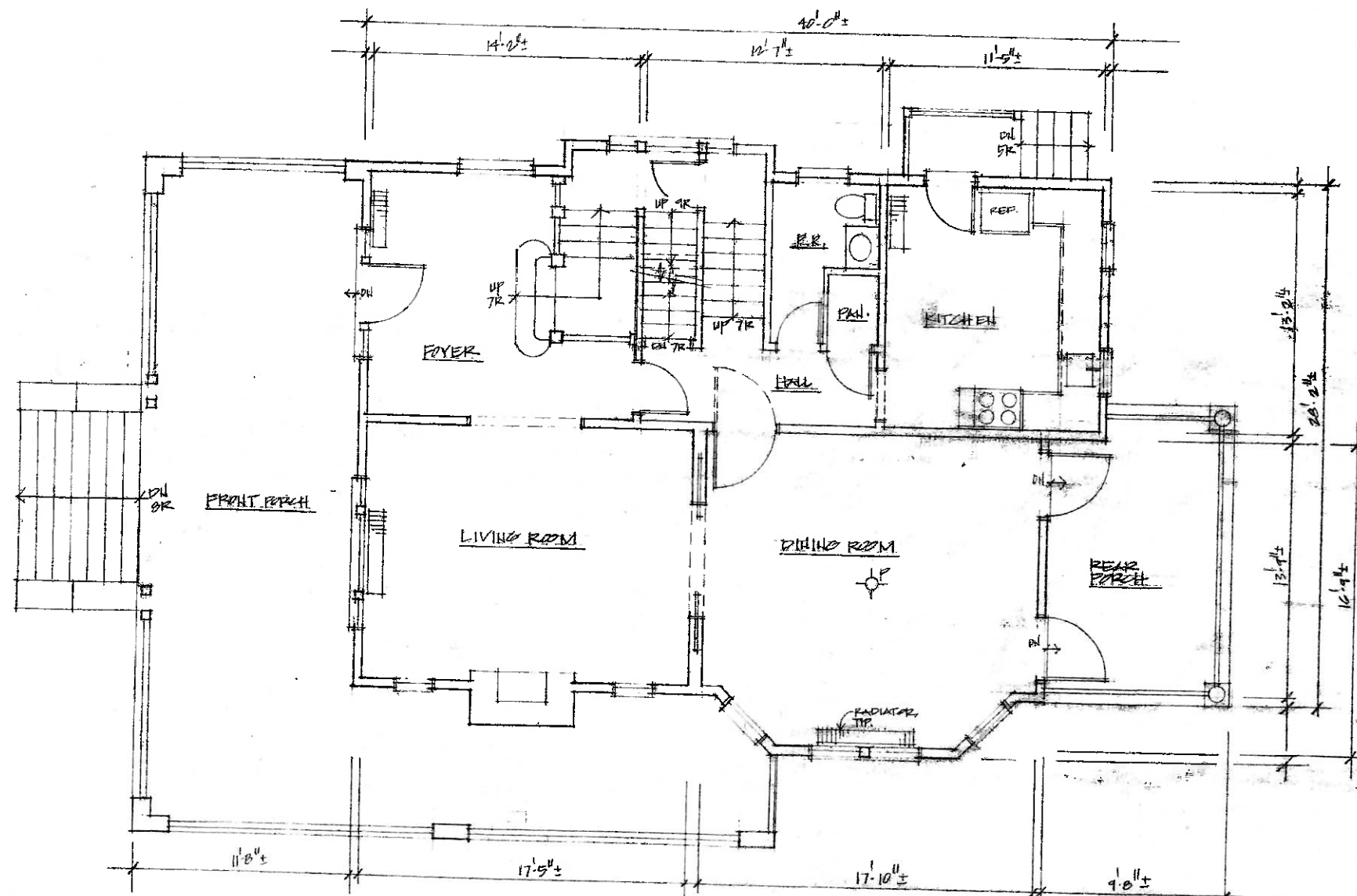


Vitallo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301) 806-6447 cell

LENNIE'S/BRILLAS RESIDENCE
 9 EAST IRVING ST.
 CHEVY CHASE, MD 20815

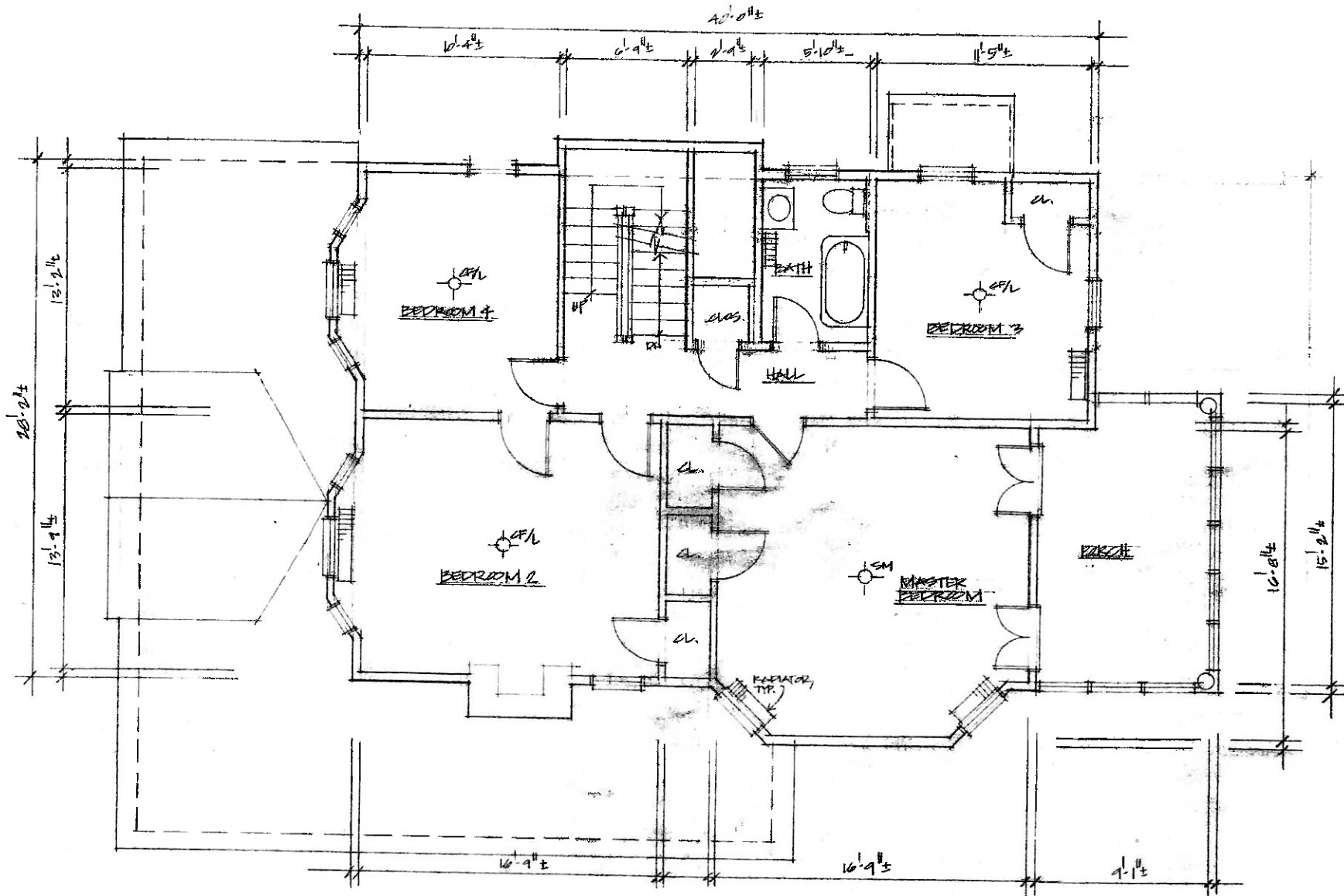
EXISTING
 FLOOR PLAN
 1/4" = 1'-0"

(10)



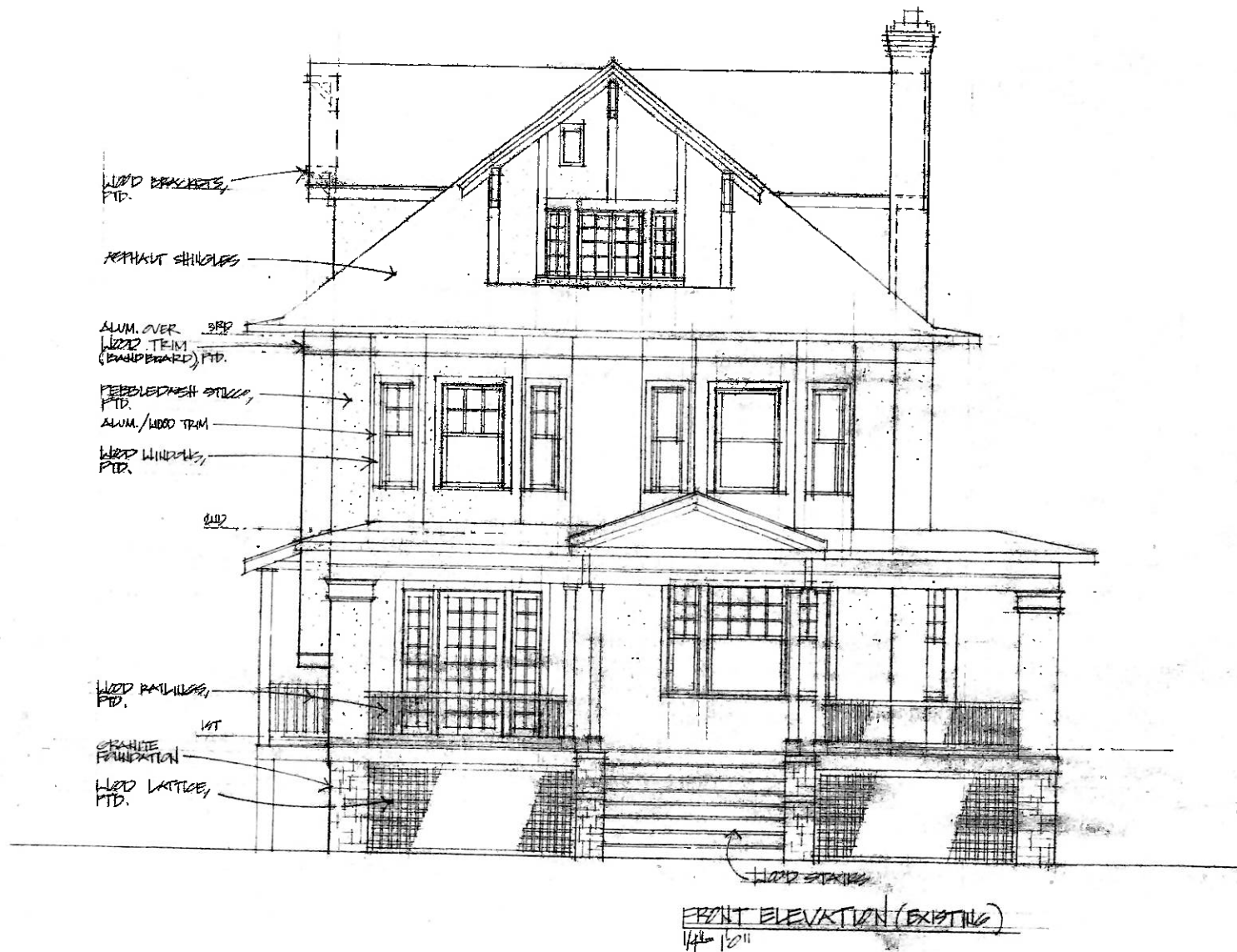
EXISTING
FIRST FLOOR PLAN
1/32" = 1'-0"

II



EXISTING
SECOND FLOOR PLAN
14'-0" x 10'-0"

(12)



14



SIDE ELEVATION / WEST (EXISTING)
1/4/12/11

15

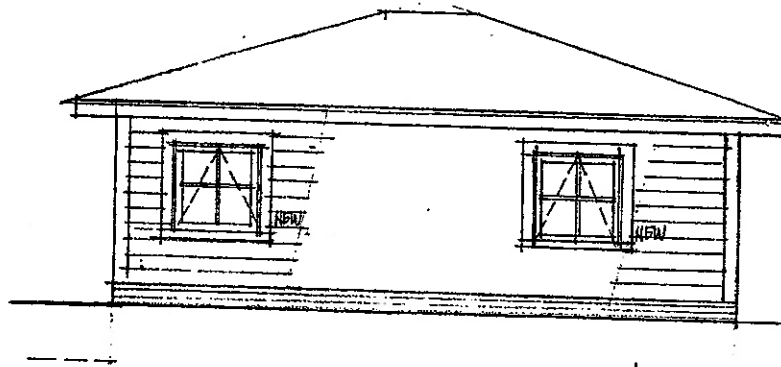


16

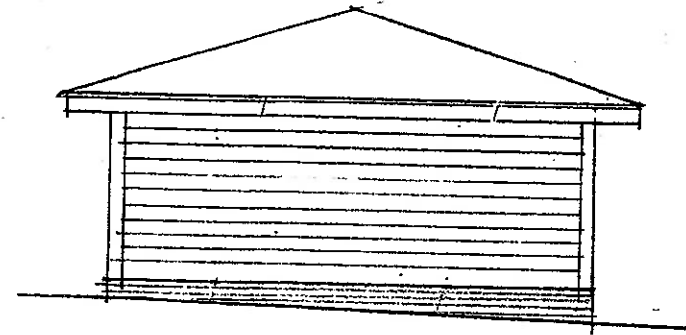


SIDE ELEVATION / EAST (EXISTING)
K-L-10"

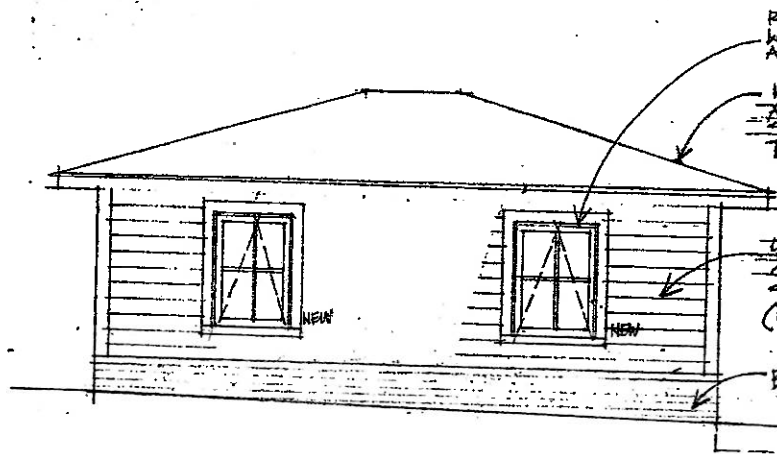
17



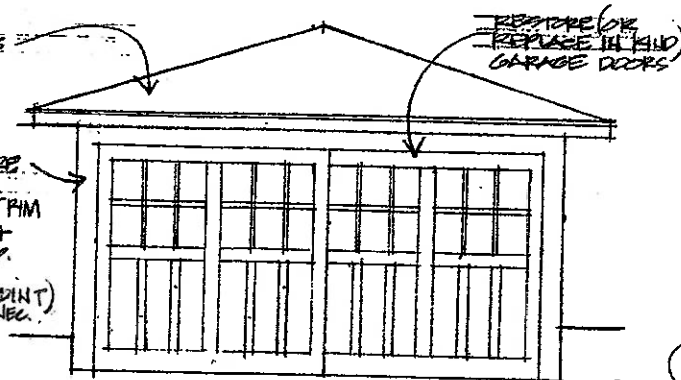
SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

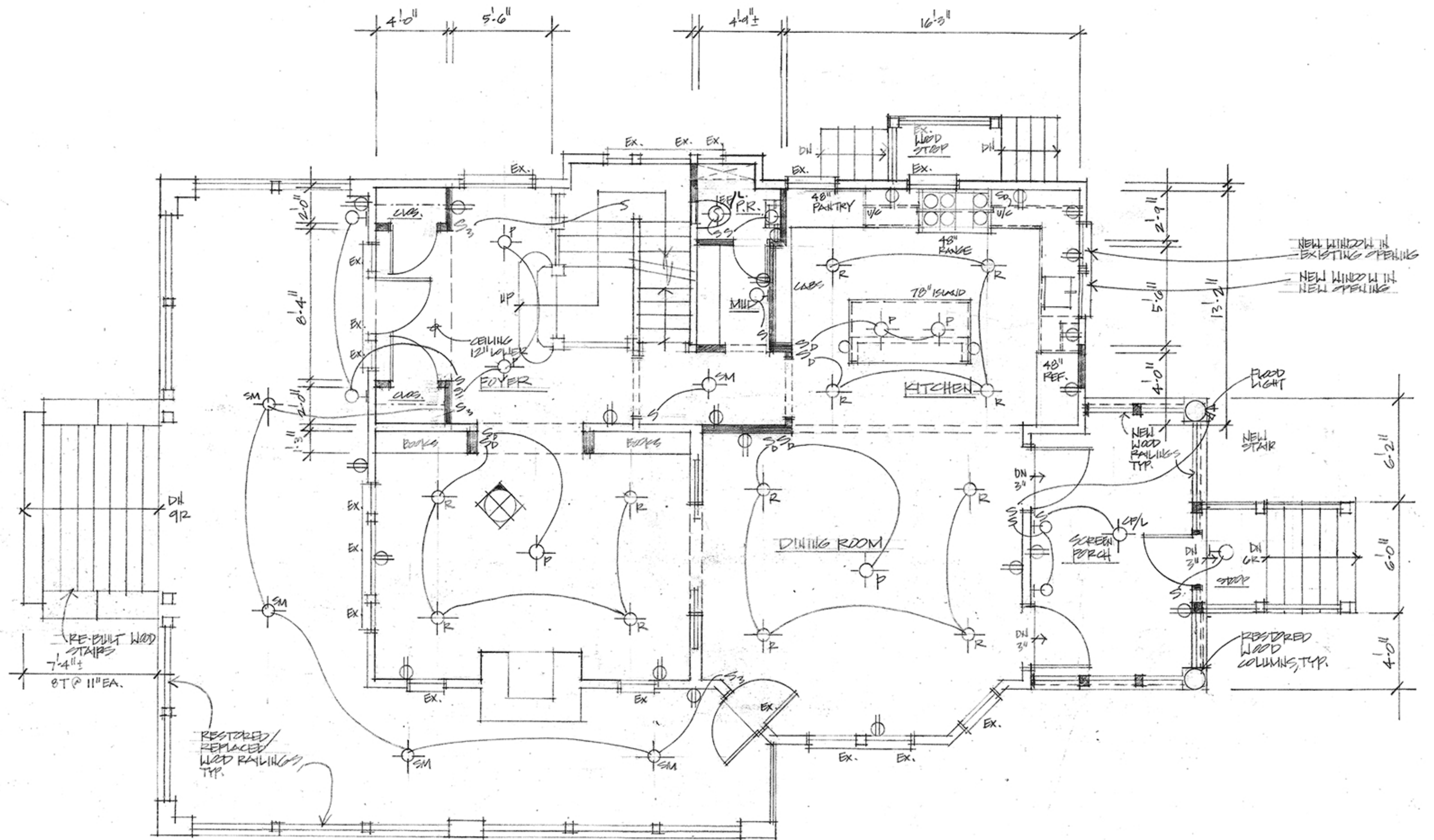


SIDE ELEVATION
1/4" = 1'-0"

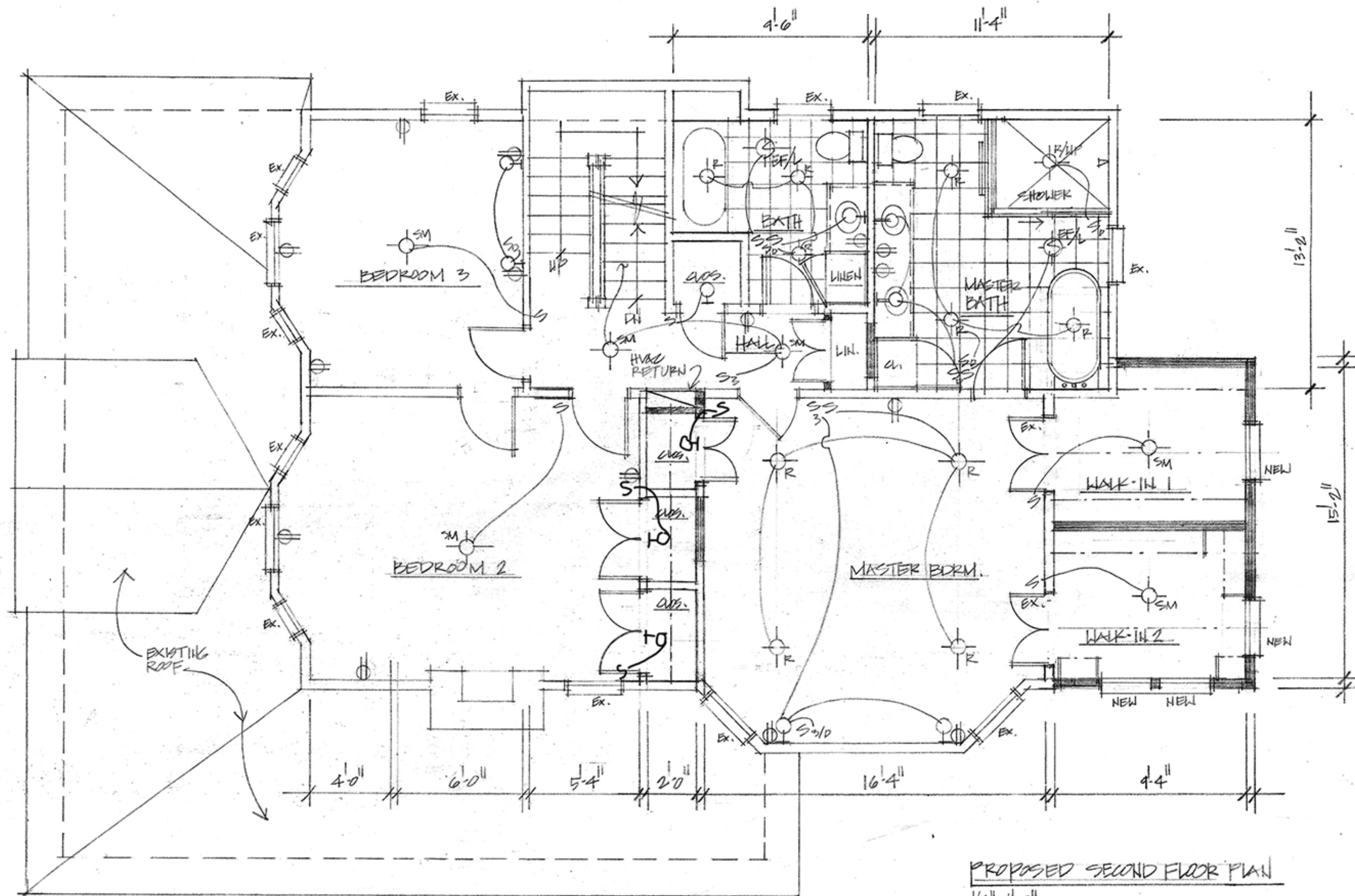


FRONT ELEVATION (GARAGE)
1/4" = 1'-0"

18



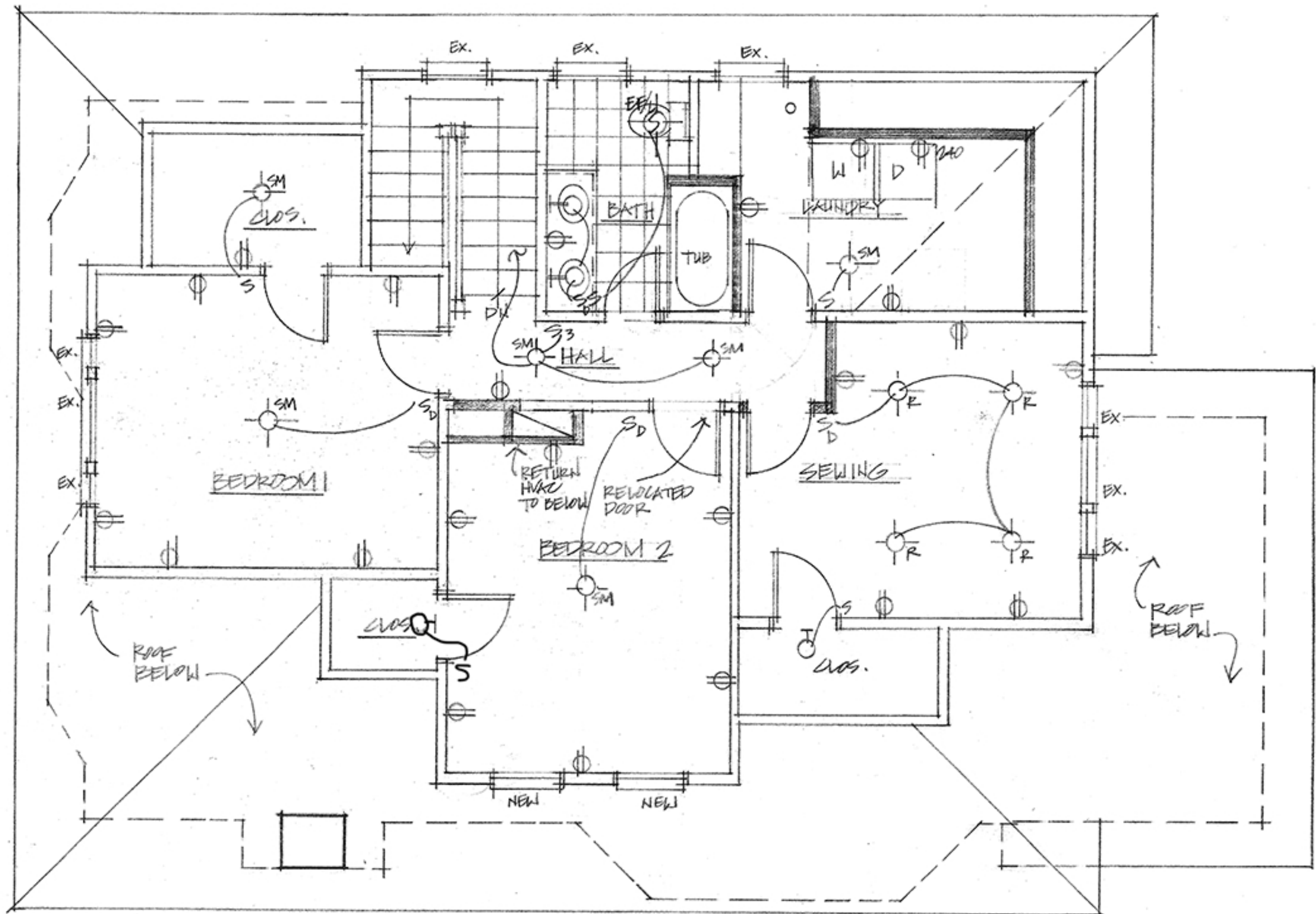
PROPOSED FIRST FLOOR PLAN
 1/4"=1'-0"
 6.21.19



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

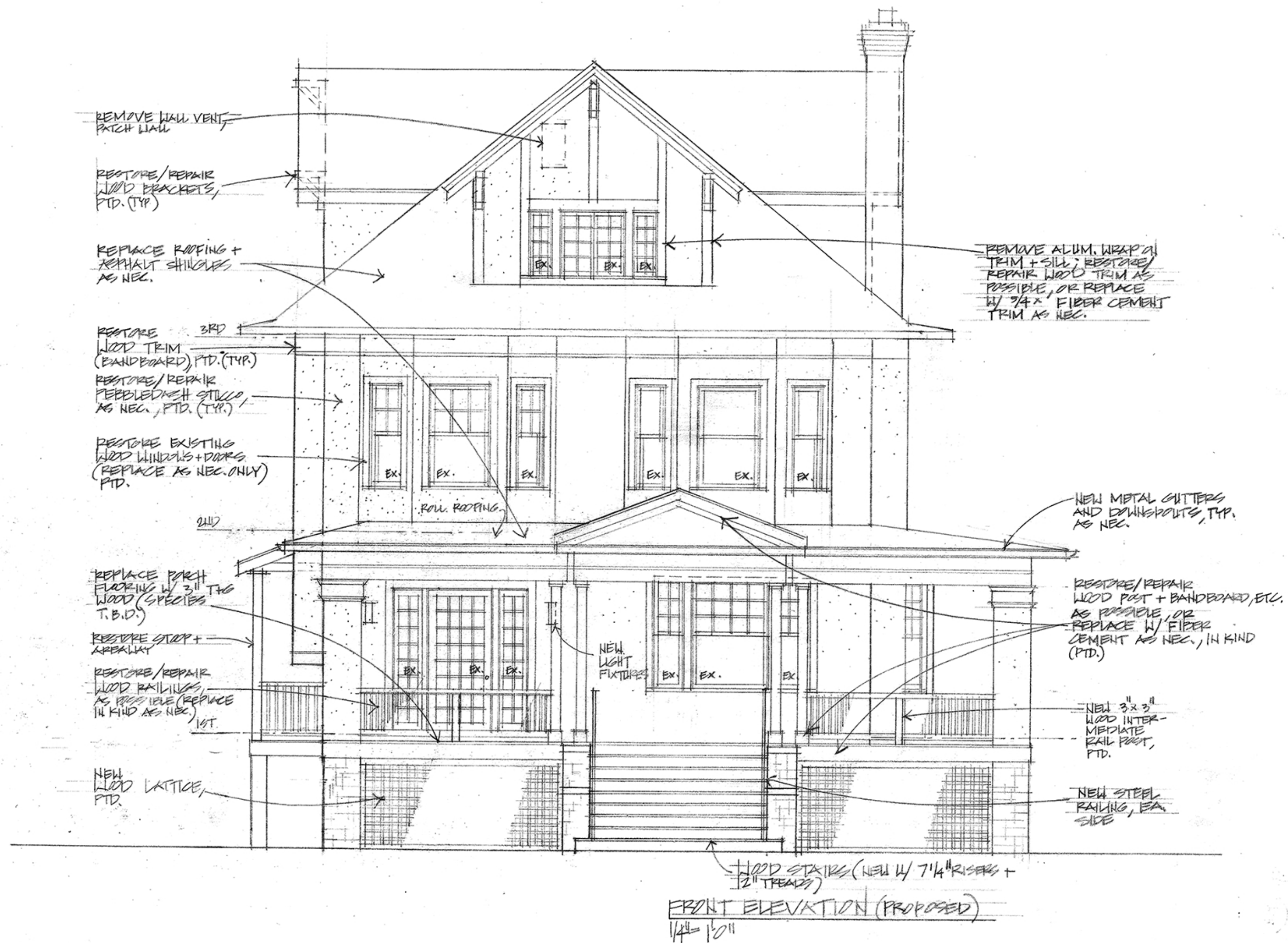
6-21-19



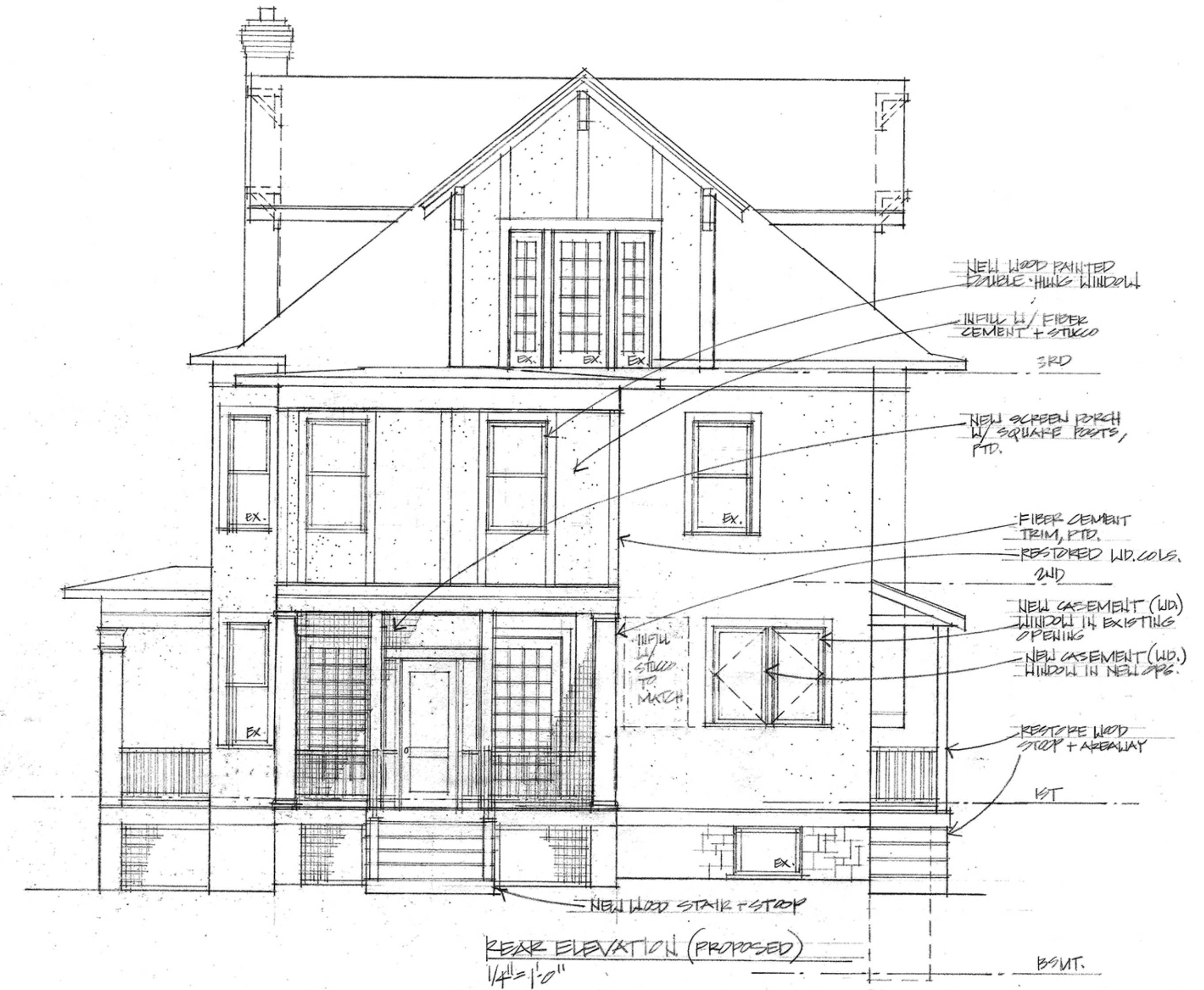
PROPOSED THIRD FLOOR PLAN

1/4" = 1'-0"

6.21.19

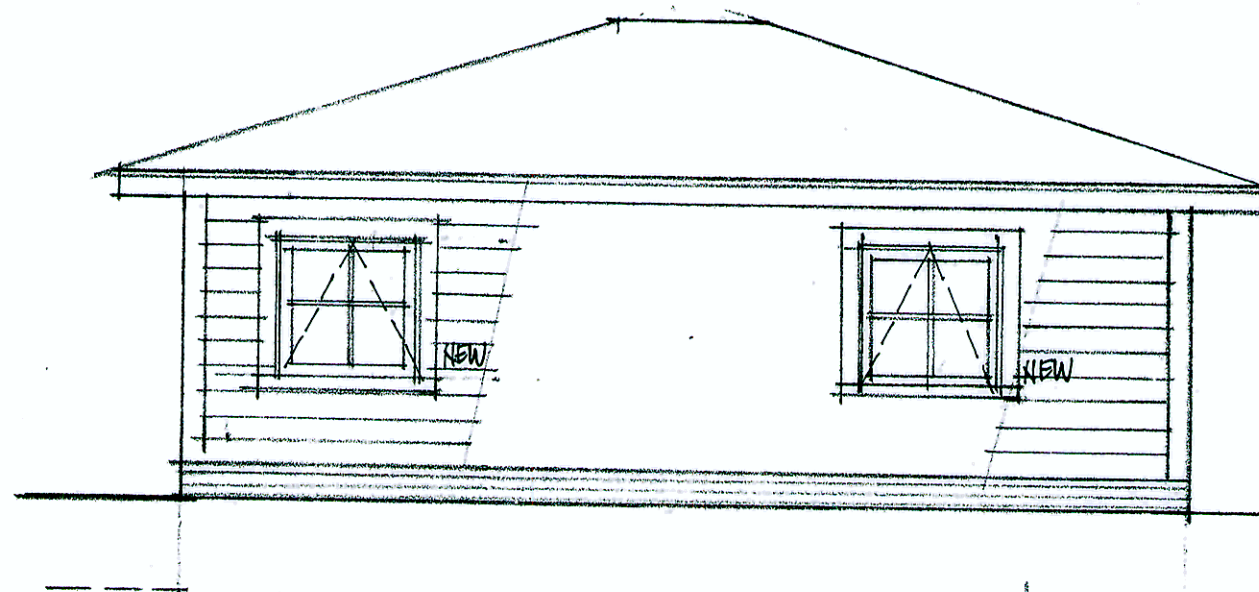




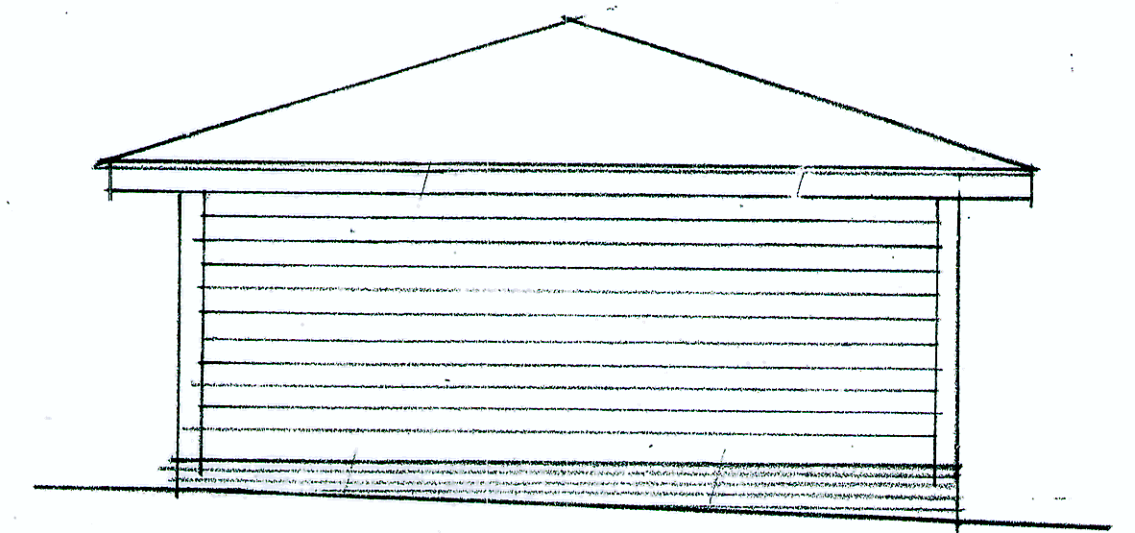




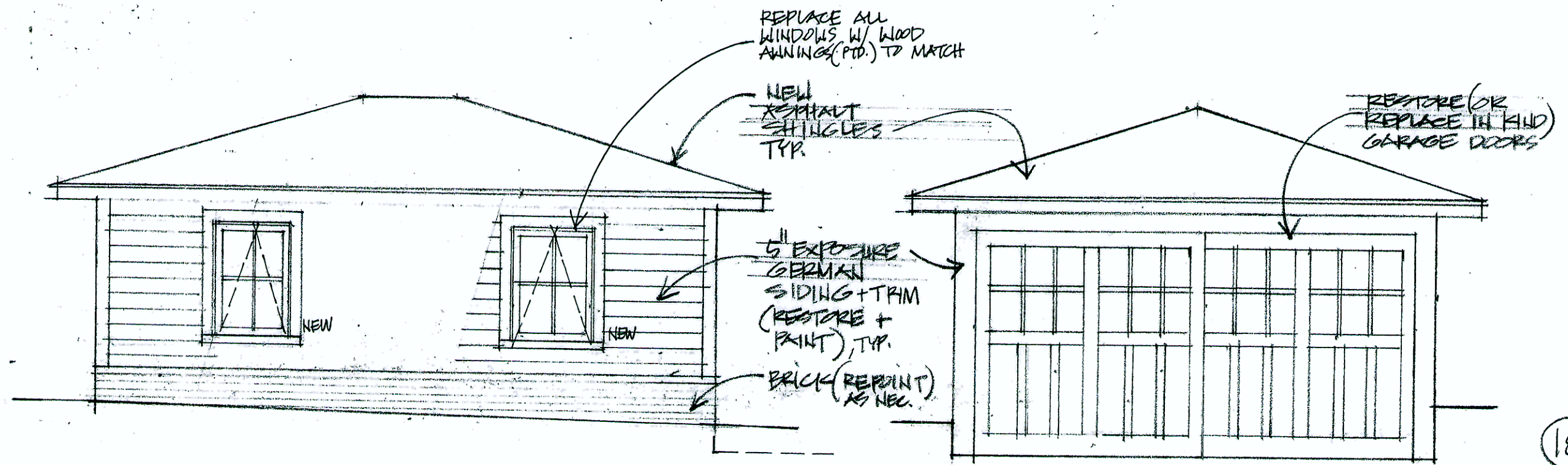
SIDE ELEVATION/EAST (PROPOSED)
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

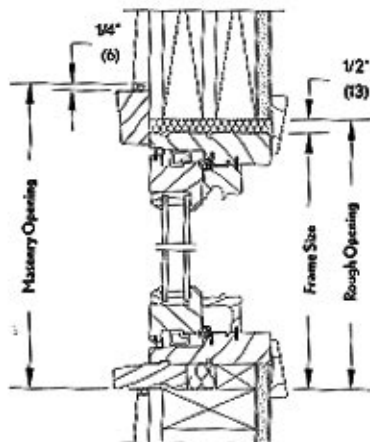


SIDE ELEVATION
1/4" = 1'-0"

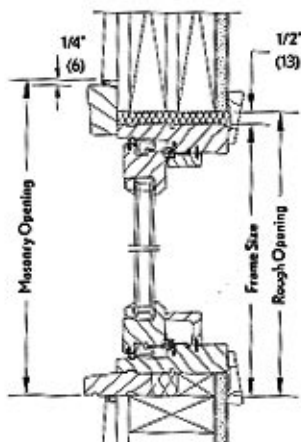
FRONT ELEVATION (GARAGE)
1/4" = 1'-0"

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT PICTURE UNIT

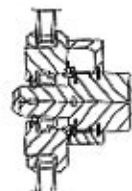
CONSTRUCTION DETAILS



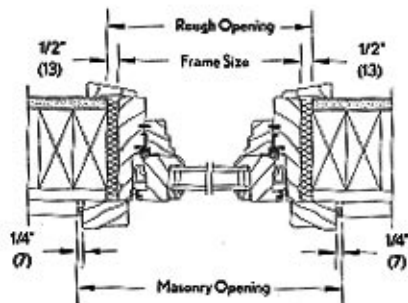
HEAD JAMB AND SILL



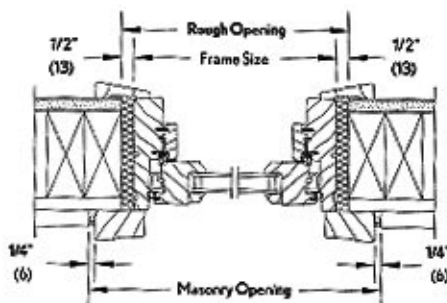
PUSH OUT HEAD JAMB AND SILL



PUSH OUT HORIZONTAL MULLION



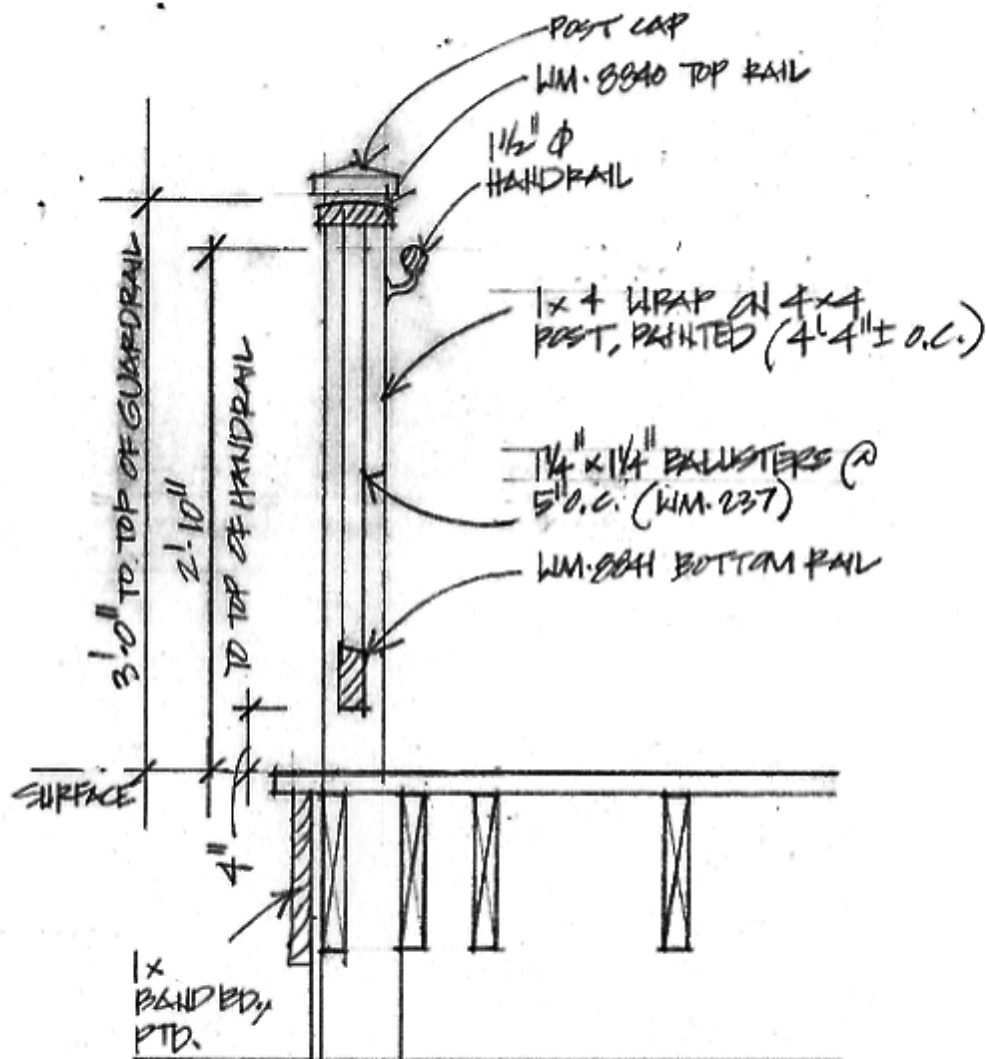
JAMB



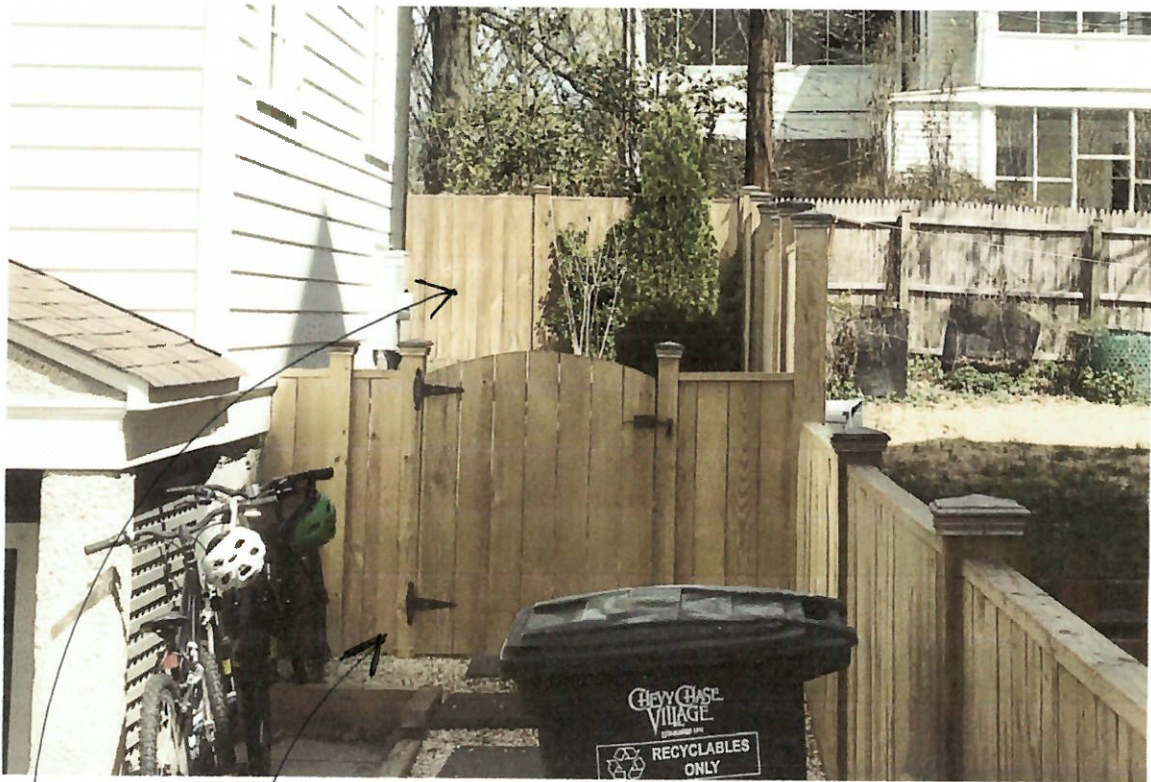
PUSH OUT JAMB



PUSH OUT VERTICAL MULLION



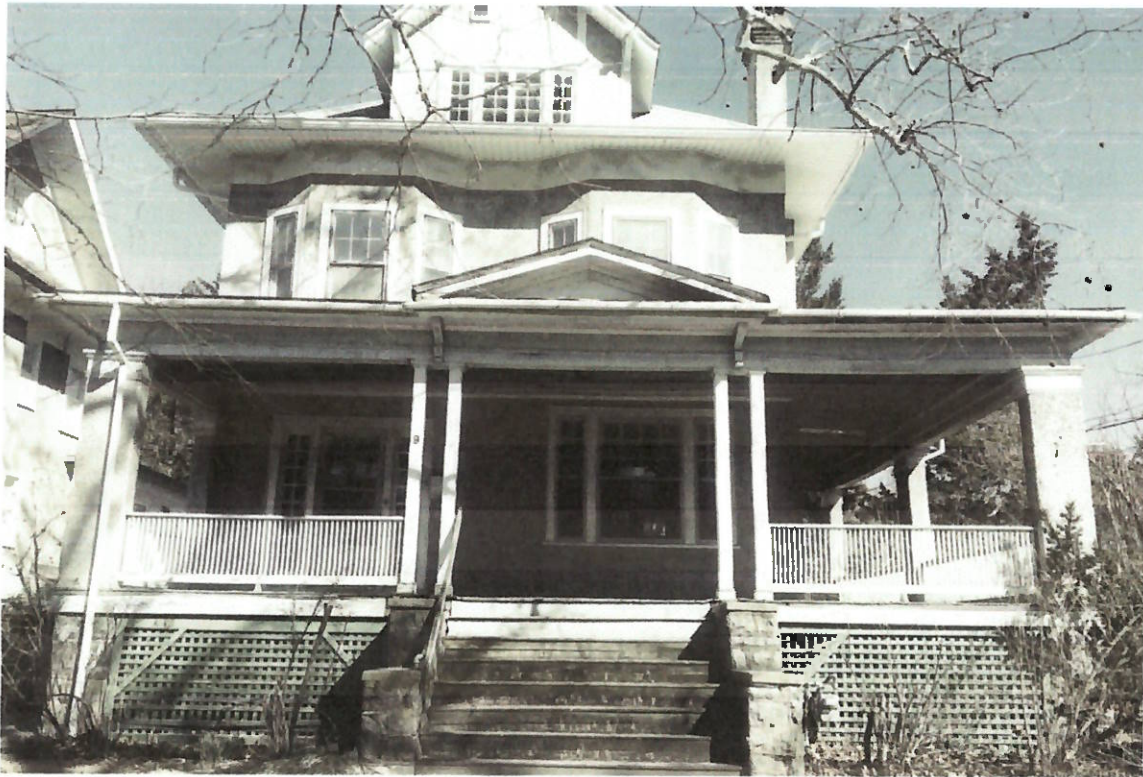
1 RAIL SECTION
 A-1
 1" = 1'-0"



NEW FENCE DESIGN

4'-0" WOOD FENCE (TO BE INSTALLED AT WEST SIDE)

6'-0" WOOD FENCE (TO BE INSTALLED AT EAST SIDE)



FRONT



RIGHT SIDE (EAST @
BROOKVILLE RD.)



REAR



LEFT SIDE (WEST)



2ND FLOOR SUNROOM



1ST FLOOR REAR PORCH



REAR ADDITION



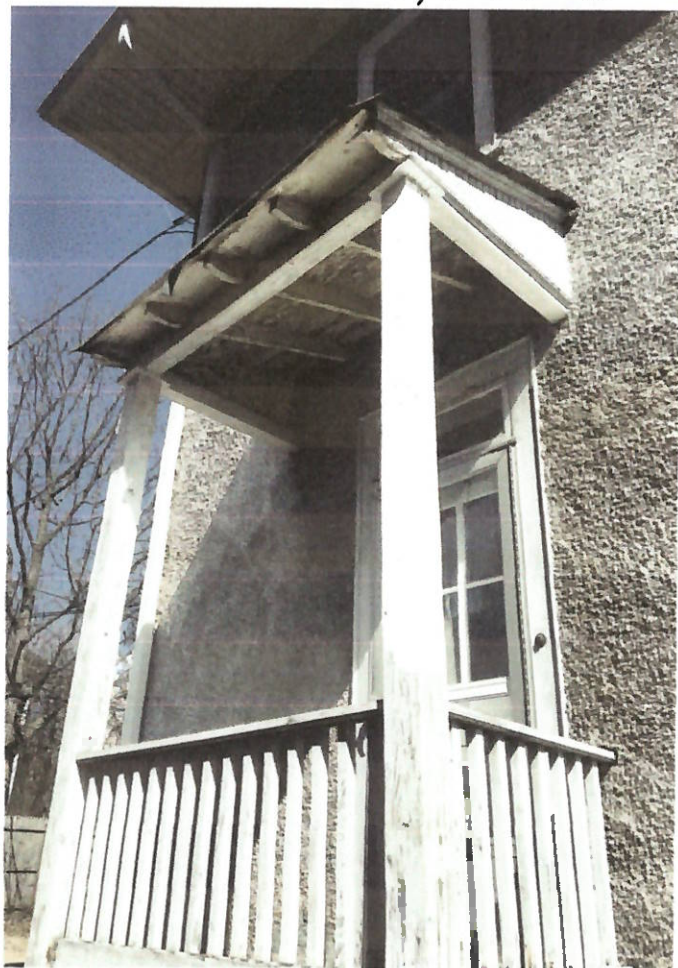
2ND FLOOR SUNROOM



WATER TABLE/BANDBOARD



WATER TABLE/BANDBOARD



SIDE PORCH



TYPICAL WINDOW DETAIL



FRONT/SIDE PORCH



FRONT/SIDE PORCH



FRONT OF GARAGE



REAR OF GARAGE



GARAGE SIDE ELEVATION



TYPICAL GARAGE WINDOW