

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7207 Thornapple Place, Chevy Chase	Meeting Date:	7/10/2019
Resource:	Master Plan Site #35/96 (Harper House)	Report Date:	7/3/2019
Applicant:	Thomas Dyszkiewicz (Claude Lapp, Architect)	Public Notice:	6/26/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building additions		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #35/96, *Harper House*
STYLE: Four Square with Victorian Vernacular Detailing
DATE: c. 1906

Excerpt from *Places from the Past*:

The Harper House demonstrates the persistence of picturesque Victorian-era detailing well into the 20th century. The frame dwelling features late examples of wrap-around porch with chamfered posts and scrolled brackets. The residence has outstanding architectural integrity with original details including louvered shutters, and chamfered porch posts with open brackets. The house is adorned with corner pilasters and features grand picture windows in the south front bays on both first and second levels.

In October 1906, James E. Harper acquired lots 9 and 10 from Louise H. Earll. The house was built in the following months since the property was assessed in 1907 with improvements valued at \$1,800. By 1909, Harper was living in Chevy Chase, according to the Washington directory. A native of South Carolina, he was an auditor for the U.S. Postal Service, and was married to Nelly E. Harper. The Harpers resided at this address for more than 25 years. After 1927, the property was reduced to the northern portion of Lots 9 and 10.

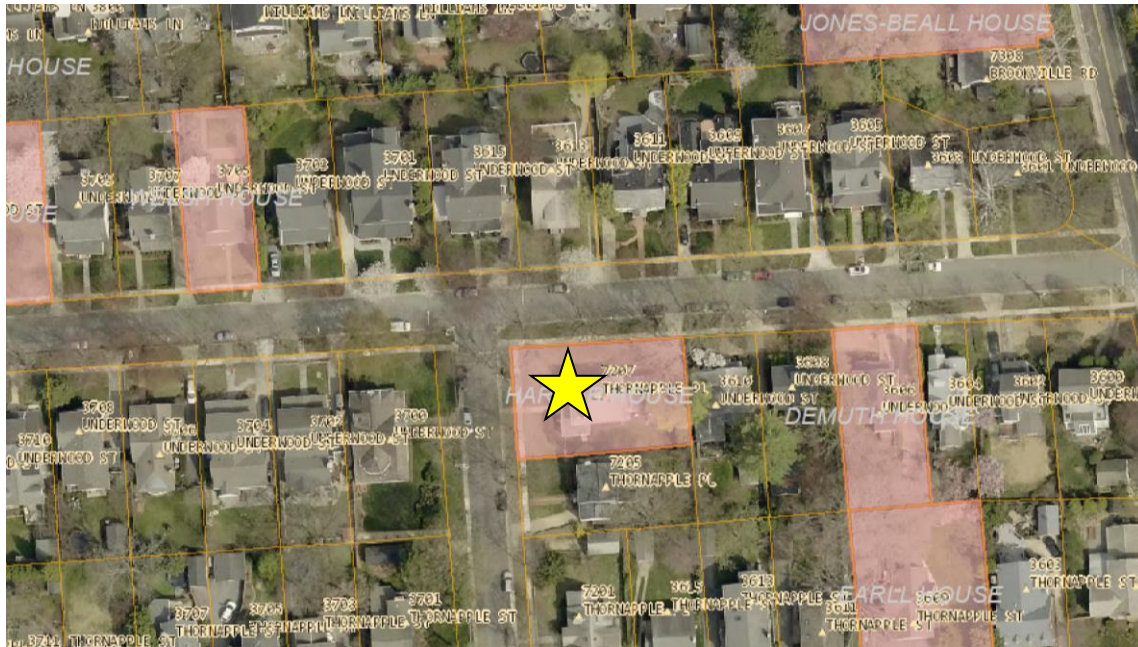


Fig. 1: Subject property marked by yellow star.

PROPOSAL

The applicants propose a building addition at the rear of the subject property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

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. 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. 1906 Four Square-style house with Victorian vernacular detailing. The house is located on a corner lot, with its front facing Thornapple Place to the west and its left side facing Underwood Street to the north. The house retains outstanding architectural integrity, including a wraparound front porch with chamfered posts and open scrolled brackets.

The applicants propose to construct a building addition to the rear (east) of the historic house. The addition will be two stories, with basement beneath. The addition will be separated from the historic house via a hyphen that will be inset 1'-8" from the left (north) side of the historic house and 2' from the right (south) side of the historic house. Beyond the hyphen, the addition will project 1'-8" beyond the left (north) side of the historic house and 3' beyond the right (south) side of the historic house.

The roof of the addition will be hipped, with a 8:12 roof pitch and asphalt shingles to match the roof of the historic house. The roofs of both the hyphen and the addition will be well below that of the historic house. The addition and hyphen will have wooden siding, one-over-one wood windows, and wood shutters, with dimensions to match those on the historic house. Other details of the proposed addition include a fireplace clad with wood siding on the rear elevation and a rear porch with decorative brackets, taking cues from the features of the historic wraparound porch.

Staff worked with the applicants to revise a previous submission to make the proposal more compatible with historic house; however, staff remains concerned about the following aspects of the proposal:

- As noted, the historic house retains outstanding architectural integrity, including the wraparound front porch. As designed, the wraparound porch has an open appearance on the right (south) side, as the rear of the property is visible beyond the porch, when viewed from the front (on Thornapple Place). Because the proposed addition projects 3' beyond the right (south) side of the historic house, it has the potential to detract from the openness of the property, as viewed from the front, and alter the perceived relationship of the wraparound porch to the property as a whole. This could alter a character-defining feature of the property, which is inconsistent with *Standards #2 and #9*.
- The proposed addition extends to the required building setbacks (the property is zoned R-60) at the rear and right (south) side. Because the building is on a corner lot and the addition will be highly visible from two public rights-of-way, extending the addition to the building restriction lines has the potential to create a crowding effect, as the house relates to adjacent properties. This crowding effect could detract from the character of the property, which is inconsistent with *Standards #2 and #9*.
- Although the proposed clad fireplace is on the rear elevation of the proposed addition, it will be visible from the public right-of-way of Underwood Street. Staff finds that the proposed clad fireplace is incompatible with the features of the historic house. This is inconsistent with *Standard #9*, which states that new work shall be compatible with the architectural features of the historic house. Staff suggests that the applicants explore alternatives, which are compatible with the historic house, such as a fully expressed traditional chimney or entirely interior fireplace.
- Paired double-hung windows are proposed on the second floor of the north (left) and south (right) elevations of the historic house. The applicants have indicated that the proposed paired windows will have operable double shutters. The proposed windows and double shutters will introduce new features to the historic house. While staff is not greatly concerned by the proposed paired windows and double shutters, staff suggests that the applicant explore alternative fenestration patterns, which take cues from the features of the historic house, in accordance with *Standard #9*.
- The applicants also propose to permanently shutter/infill an original window on the first floor of the right (south) elevation of the historic house to accommodate interior kitchen renovations. This would alter/remove character-defining features and materials of the historic house, which is inconsistent with *Standards #2 and #9*. Staff finds that the original window and opening should be preserved, and the applicants should explore alternative interior plans, which will allow the window to be retained.

STAFF RECOMMENDATION

- Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Chris@cclarchitects.com Contact Person: Claude C. Lapp
Daytime Phone No.: (301) 881-6856
Tax Account No.: _____
Name of Property Owner: Thomas Dyszkiewicz Daytime Phone No.: (917) 608-4918
Address: 7207 Thornapple Place Chevy Chase Maryland 20815
Street Number City State Zip Code
Contractor: Jodi Longo Phone No.: (240) 374-2525
Contractor Registration No.: 92710
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISES

House Number: 7207 Street: Thornapple Place
Town/City: Chevy Chase Nearest Cross Street: Underwood Street
Lot: 9&10 Block: 4 Subdivision: Otterbourne
Liber: 6070 Folio: 55 Parcel: _____

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 estimate: \$ 400,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies, if filed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

5/14/19

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

Single family home built in 1903 with a large wraparound front porch. House has original heart pine flooring and wood trim moldings. Materials used on this house are wood siding on the exterior and asphalt shingles on the roof.

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

New two story addition in the rear of the house with a finished basement underneath. The exterior of the new addition will match the scale & finish of the original house as best as possible.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

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

Owner's mailing address Thomas Dyszkiewicz 7207 Thornapple Place Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Farooq Thacher 7205 Thornapple Place Chevy Chase, MD 20815	
Daniel Radovsky 3610 Underwood Street Chevy Chase, MD 20815	

THORNAPPLE PLACE
NORTHERLY

75.00'

UNDERWOOD STREET

EASTERLY

110.00'

LOT SQ. FT. = 8250
EXIST. HOUSE = 1416 S.F. (INCLUDES FT. PORCH)
EXIST. PORTION OF
HOUSE TO BE REMOVED = 316 S.F.
NEW ADDITION = 679 S.F. (INCLUDES RR. PORCH)
NEW TOTAL = 1779 S.F.
LOT COVERAGE = 21.56%

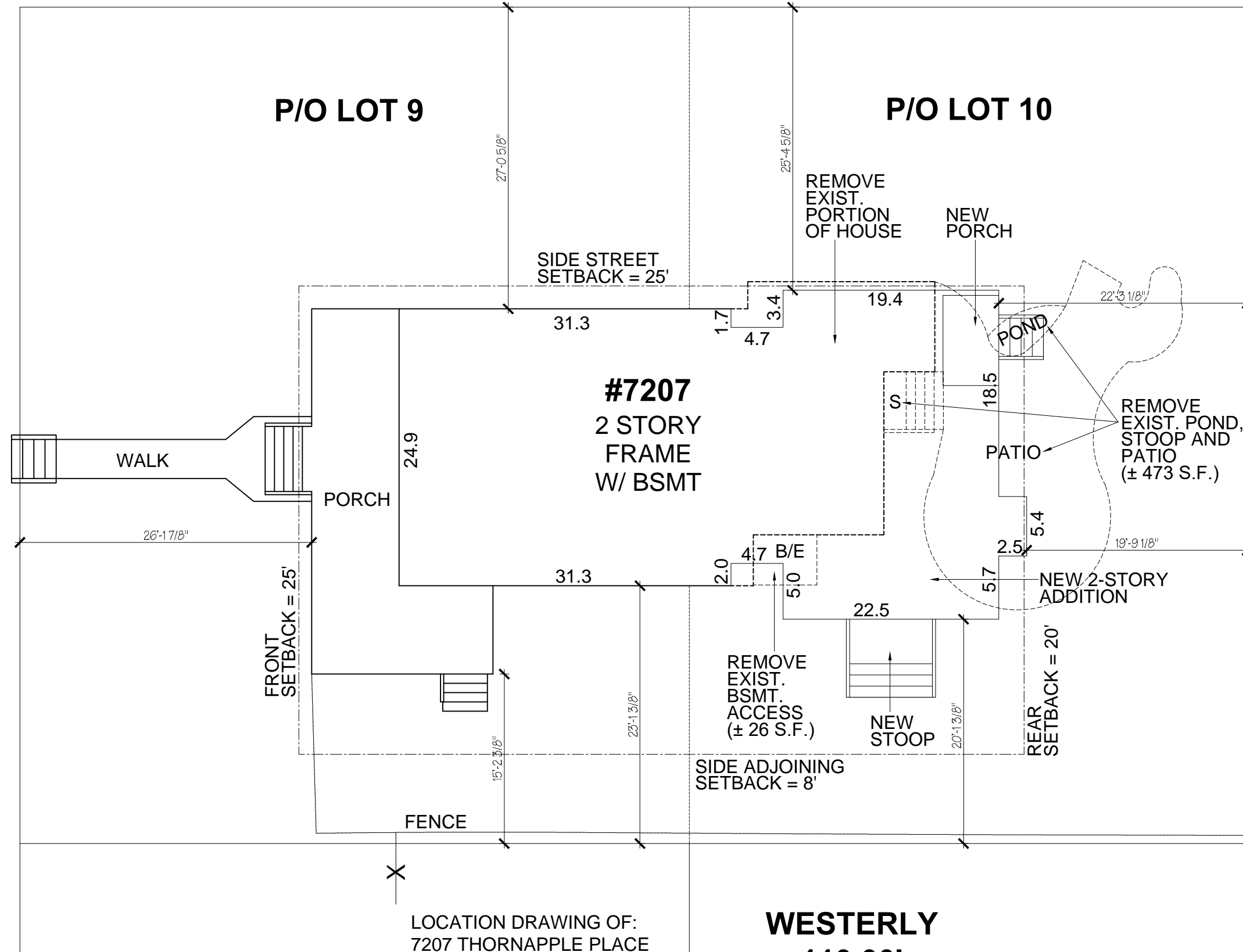
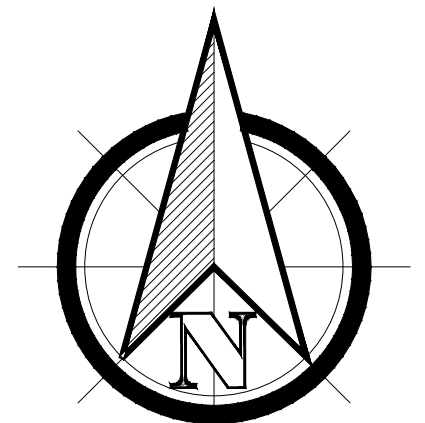
IMPERVIOUS AREA:
EXIST. HOUSE = 1416 S.F.
NEW ADDITION = 679 S.F.

NEW BSMT FL. = 571 S.F.
NEW 1ST FL. = 624 S.F.
NEW PORCH = 43 S.F.
NEW STOOP = 32 S.F.
NEW 2ND FL. = 601 S.F.

P/O LOT 10

P/O LOT 9

SOUTHERLY
75.00'



LOCATION DRAWING OF:
7207 THORNAPPLE PLACE
P/O LOTS: 9 & 10 BLOCK: 4
OTTERBOURNE
PLAT NO. 1
LIBER: 6070 FOLIO: 55
MONTGOMERY COUNTY, MARYLAND

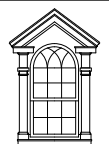
WESTERLY
110.00'

VERIFY SETBACKS PRIOR
TO START OF CONSTRUCTION

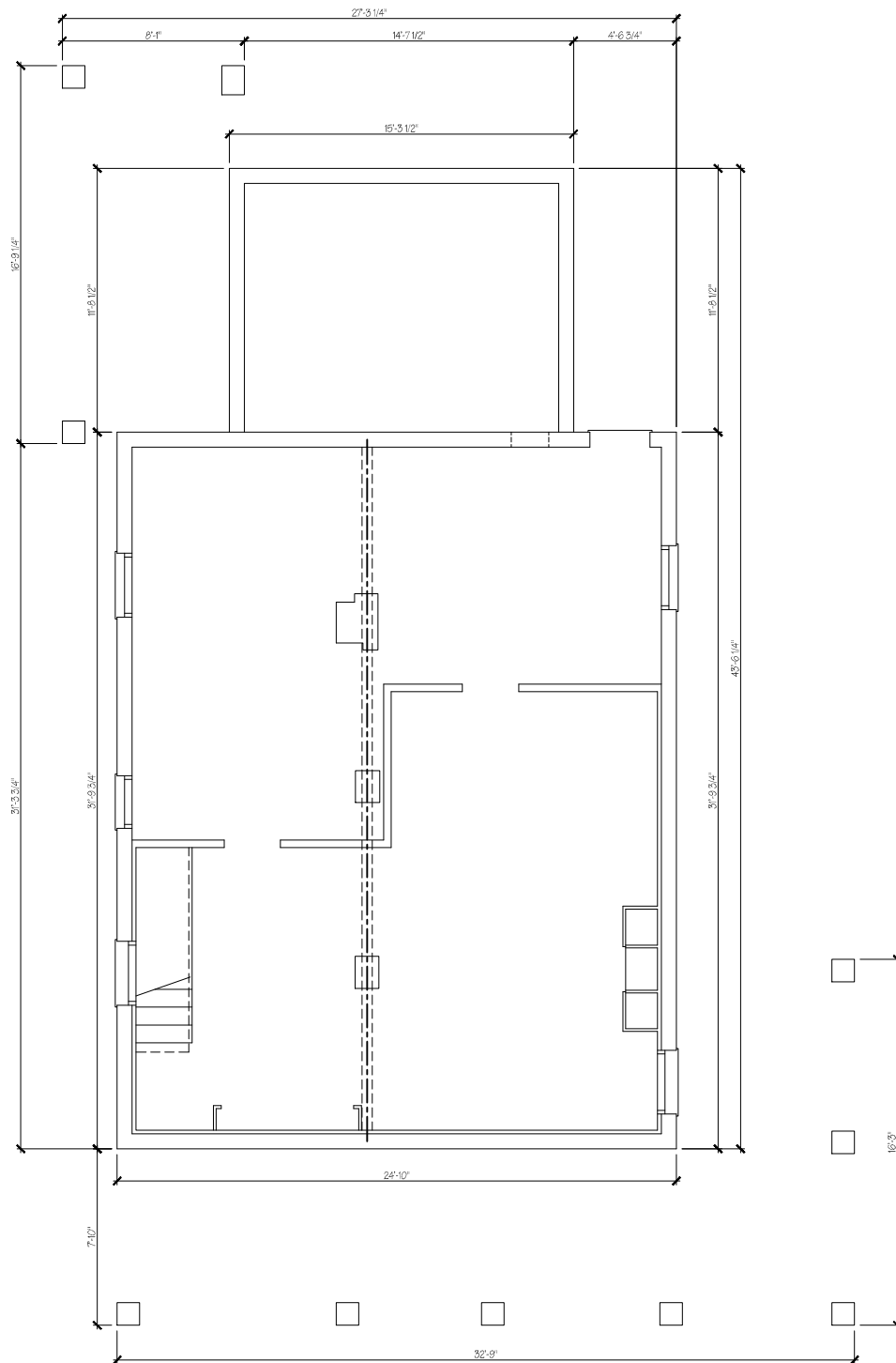
SCALE: 1" = 10'
DATE: 06-25-2019

SITE PLAN

RENDERING ONLY: DIMENSIONS MAY VARY



CLAUDE C. LAPP
ARCHITECTS, LLC
301-591-6856



EXIST. BASEMENT FLOOR PLAN

716 SQ. FT. EXIST.
154 SQ. FT. EXIST. CRAWL SPACE

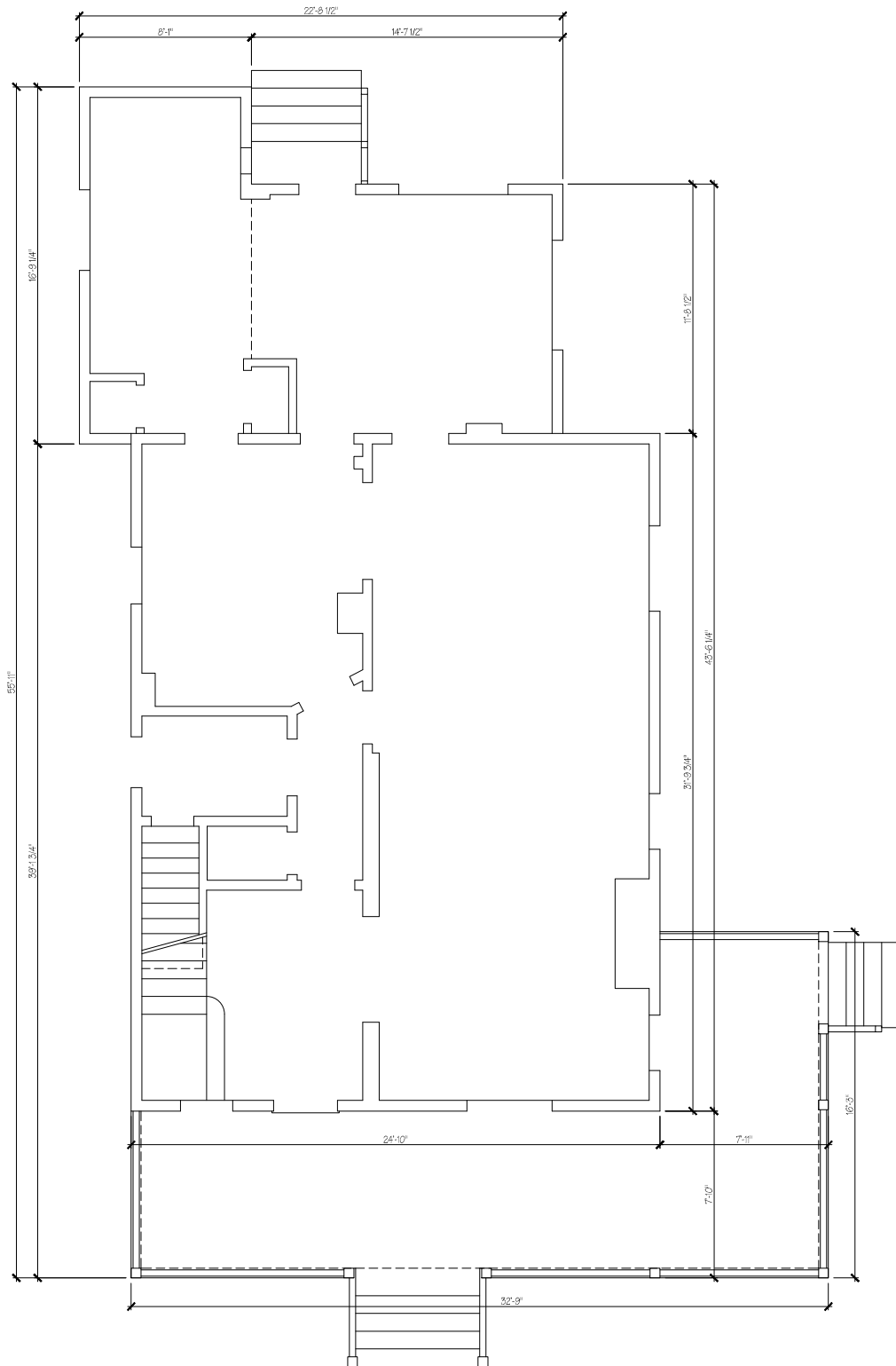
SCALE: 1/8" = 1'-0"
RENDERING ONLY: DIMENSIONS MAY VARY
DATE: 06-25-2019

SYMBOL LEGEND:

EXISTING WALLS



CLAUDE C. LAPP
— ARCHITECTS, LLC —
301-881-6856



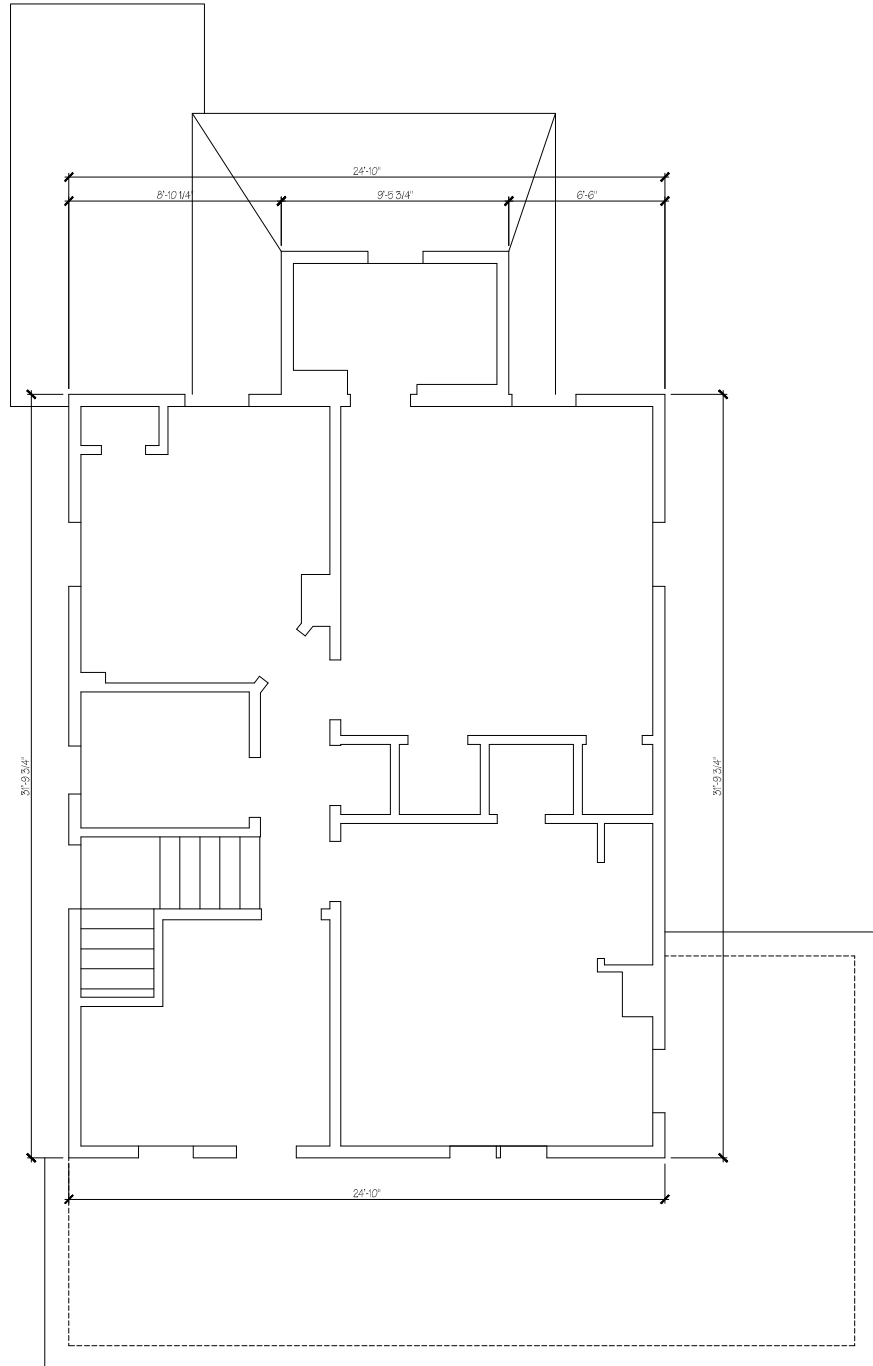
EXIST. FIRST FLOOR PLAN

1094 SQ. FT. EXIST.
 323 SQ. FT. EXIST. FRONT PORCH
 11 SQ. FT. EXIST. STOOP

SCALE: 1/8" = 1'-0"
 RENDERING ONLY: DIMENSIONS MAY VARY
 DATE: 06-25-2019



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 — ARCHITECTS, LLC —
 301-884-6856



EXIST. SECOND FLOOR PLAN

846 SQ. FT. EXIST.

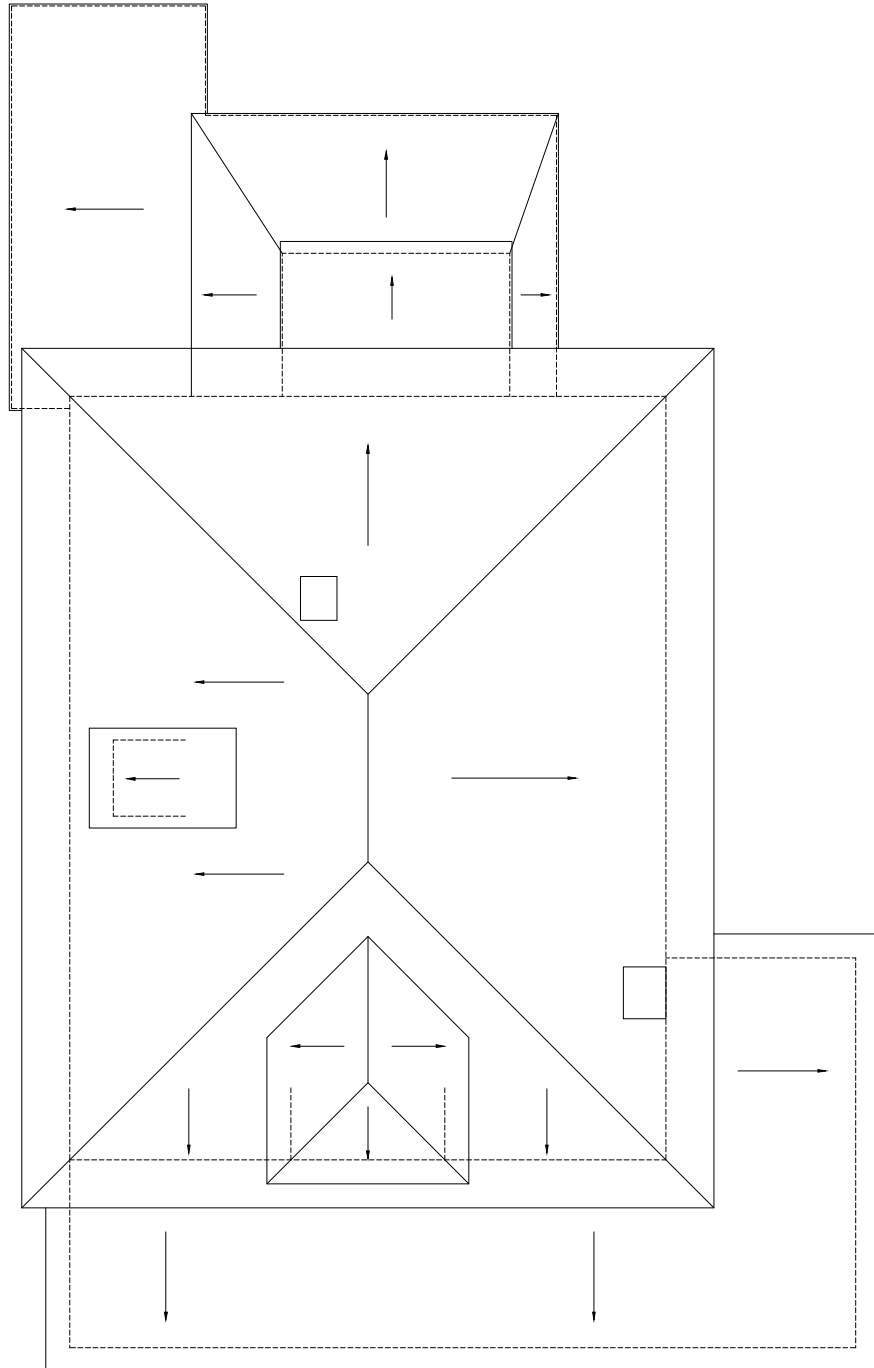
SYMBOL LEGEND:

EXISTING WALLS

SCALE: 1/8" = 1'-0"
RENDERING ONLY; DIMENSIONS MAY VARY
DATE: 06-25-2019



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EXIST. ROOF PLAN

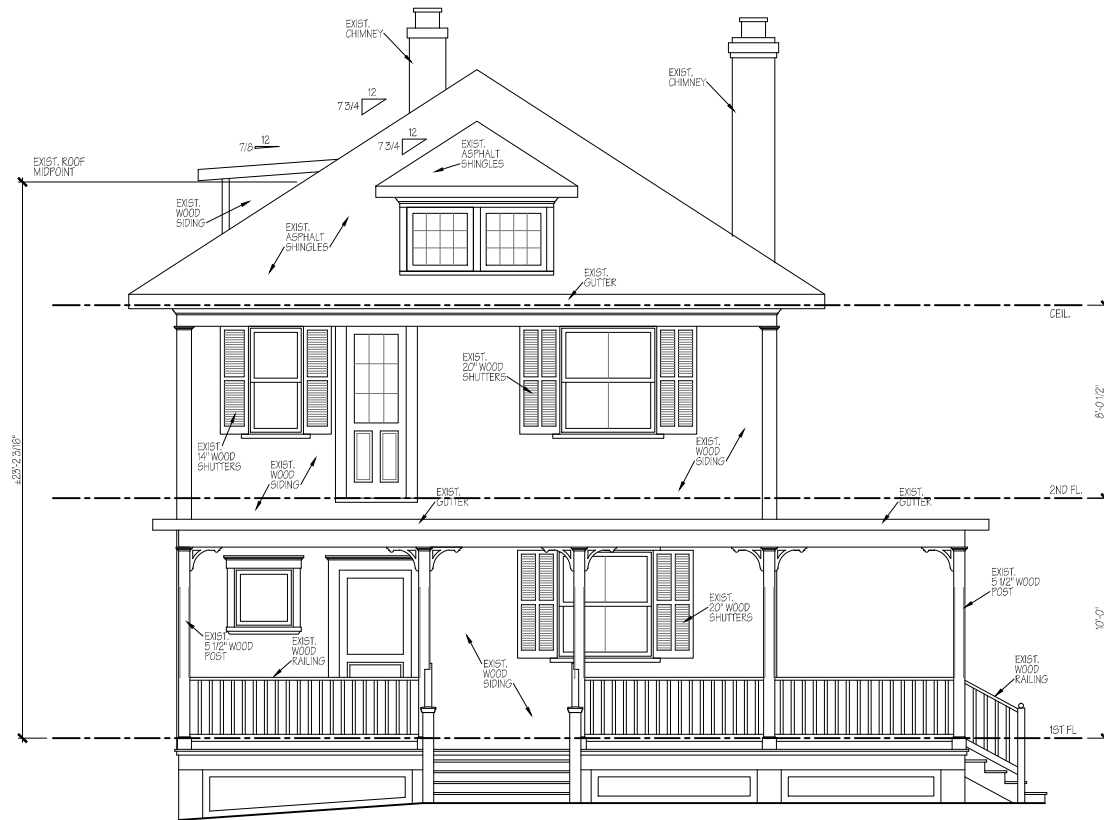
SYMBOL LEGEND:

EXISTING WALLS

SCALE: 1/8" = 1'-0"
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 DATE: 06-25-2019



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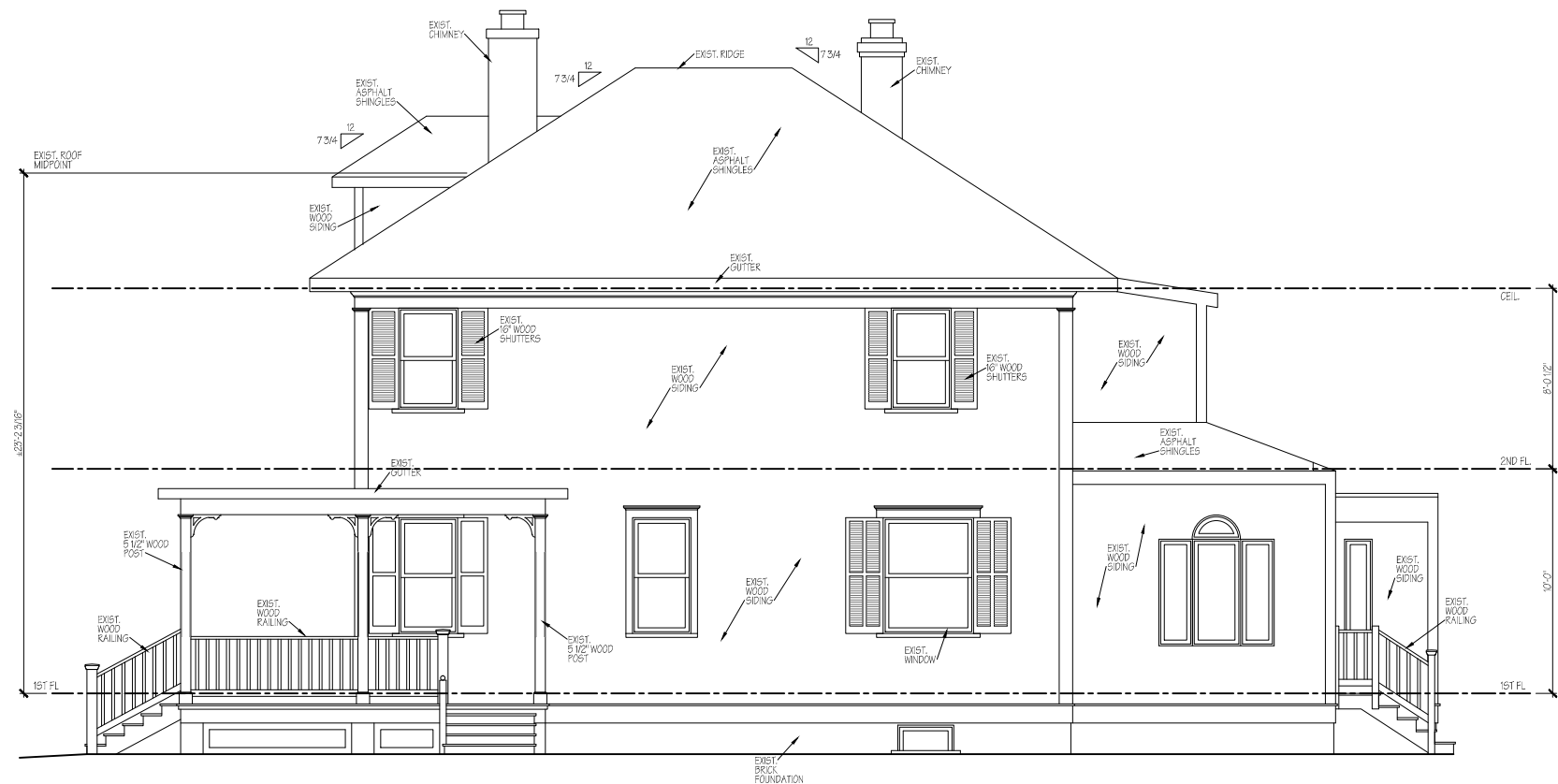


EXIST. FRONT ELEVATION

SCALE: 1/8" = 1'-0"
 RENDERING ONLY; DIMENSIONS MAY VARY
 DATE: 06-25-2019



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EXIST. RIGHT ELEVATION

SCALE: 1/8" = 1'-0"
 RENDERING ONLY: DIMENSIONS MAY VARY
 DATE: 06-25-2019



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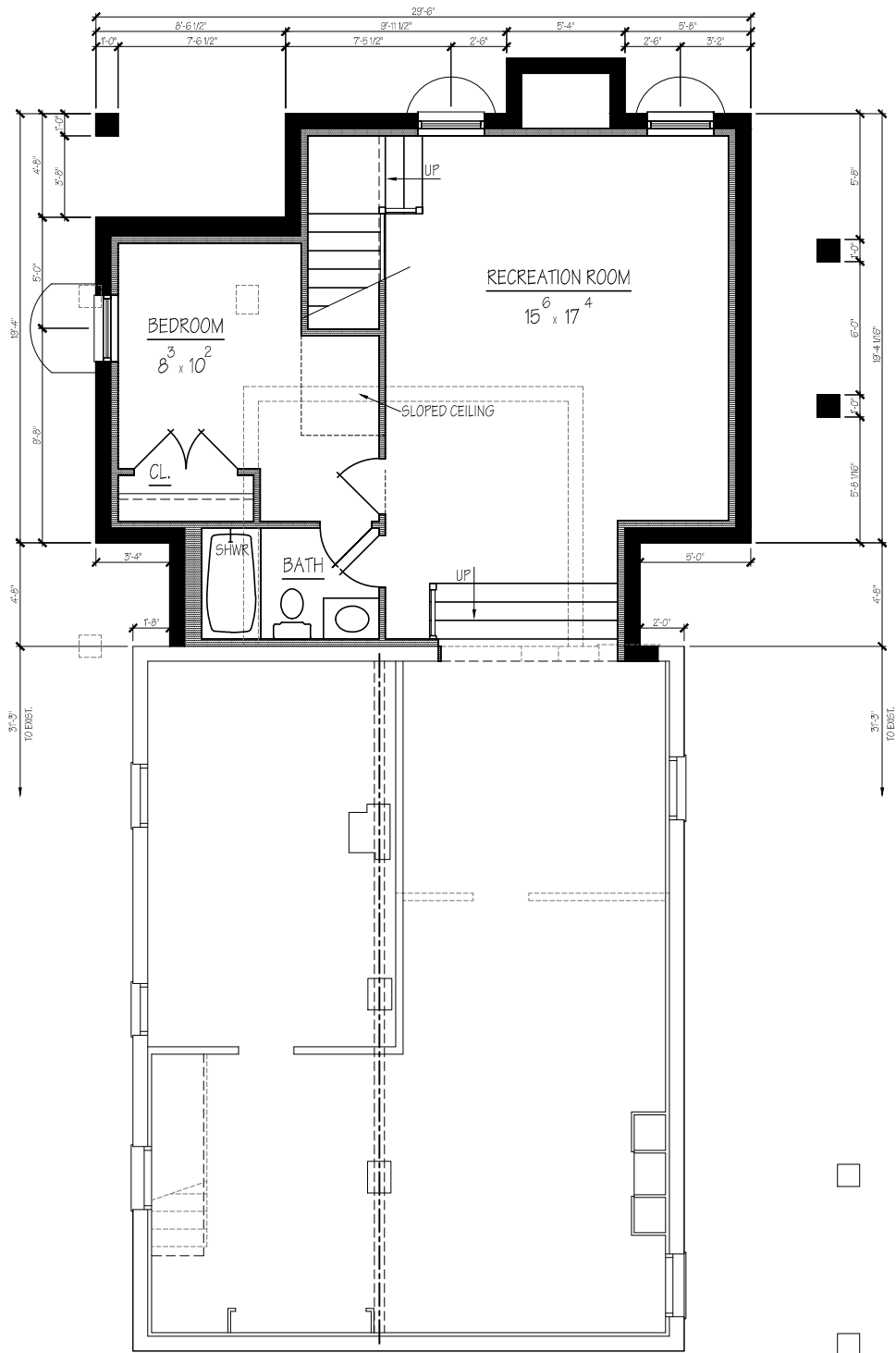


EXIST. REAR ELEVATION

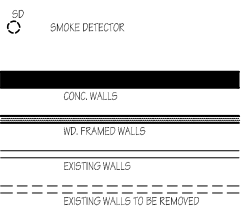
SCALE: 1/8" = 1'-0"
 RENDERING ONLY: DIMENSIONS MAY VARY
 DATE: 06-25-2019



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SYMBOL LEGEND:



BASEMENT FLOOR PLAN

581 SQ. FT. NEW FINISHED

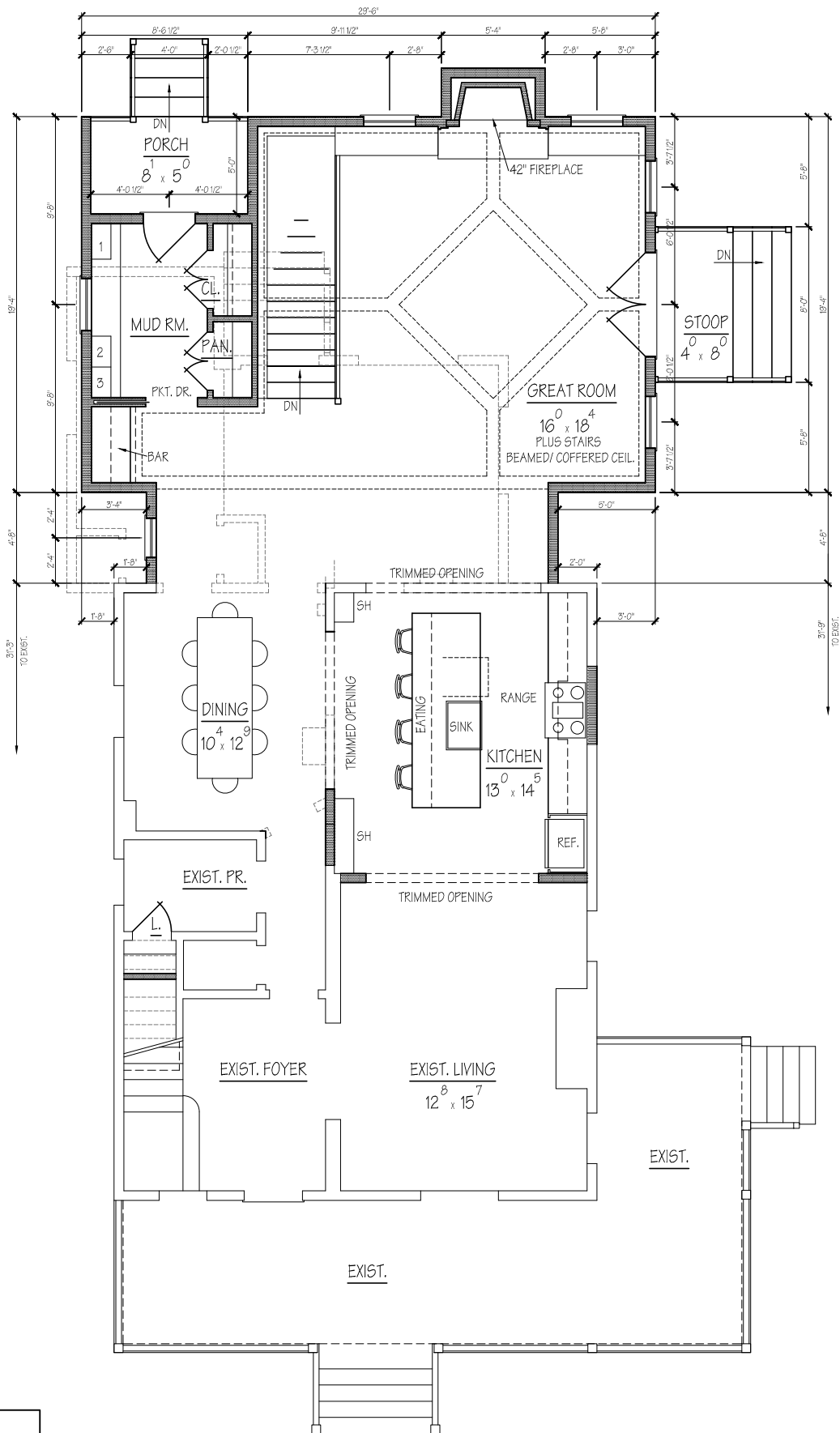
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RENDERING ONLY: DIMENSIONS MAY VARY
DATE: 06-25-2019

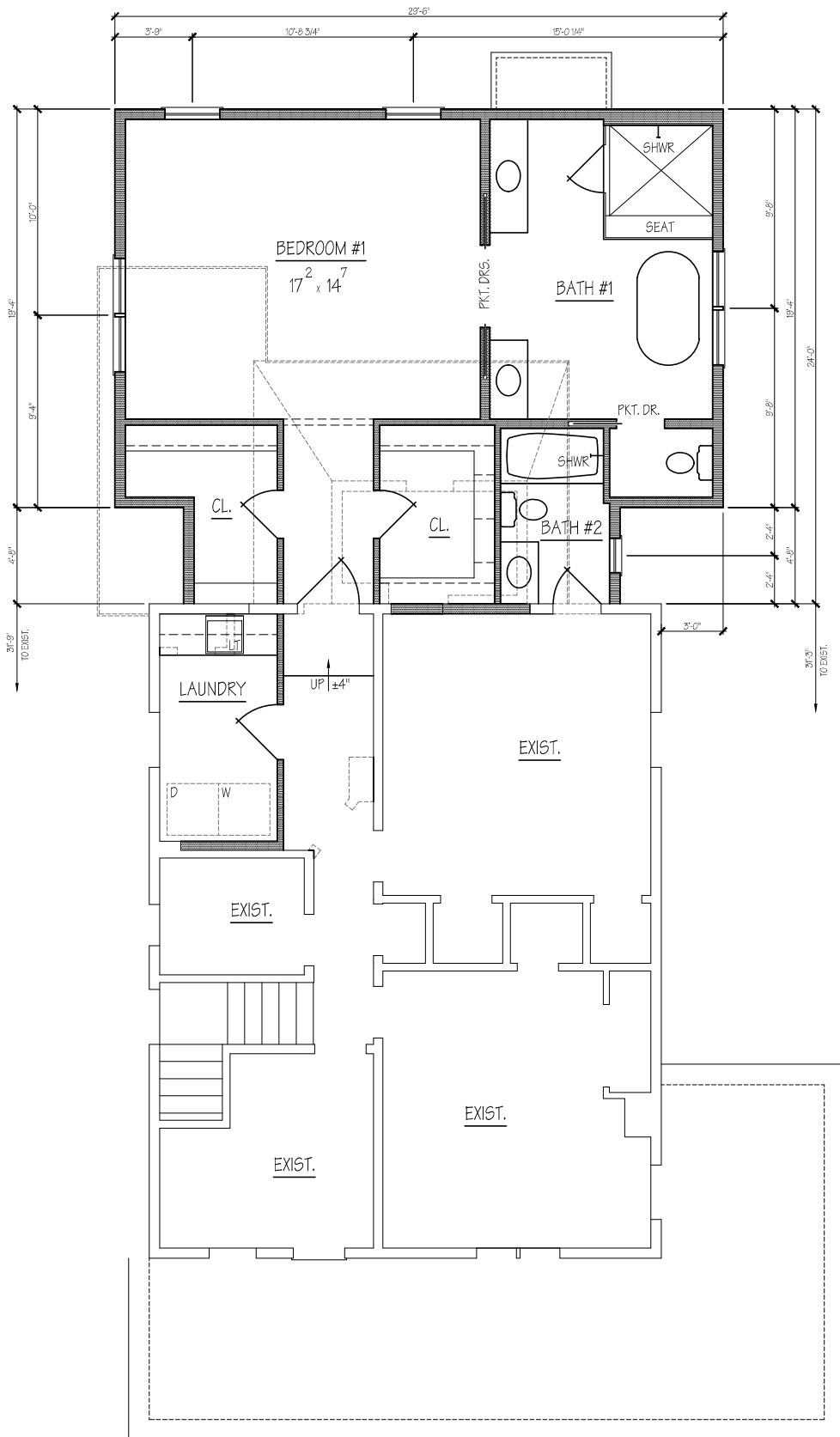


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SYMBOL LEGEND:



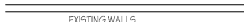
SMOKE DETECTOR



CONC. WALLS



WD. FRAMED WALLS



EXISTING WALLS



EXISTING WALLS TO BE REMOVED

SECOND FLOOR PLAN

669 SQ. FT. NEW
105 SQ. FT. REMODELED

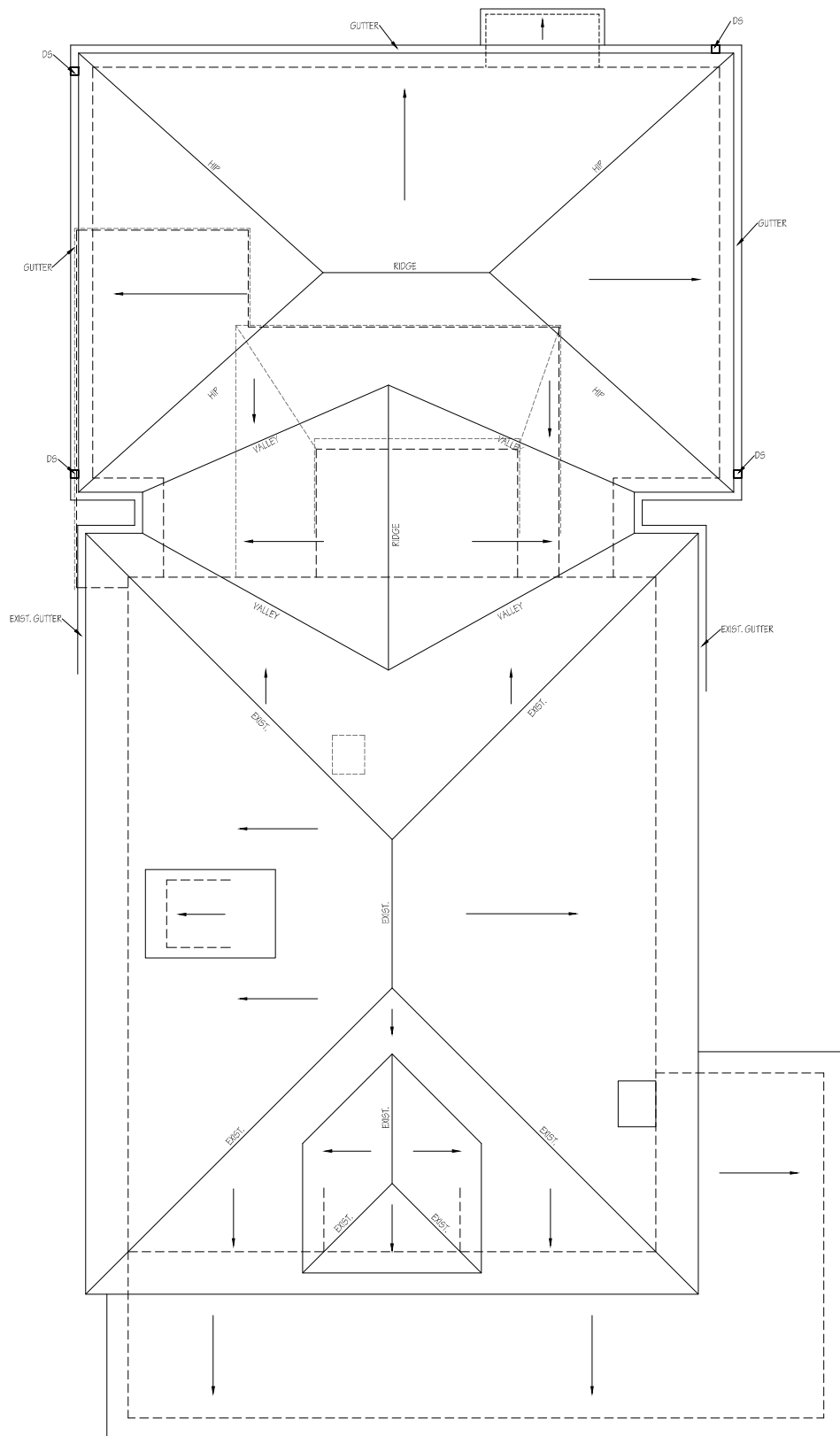
SCALE: 1/8" = 1'-0"
RENDERING ONLY: DIMENSIONS MAY VARY
DATE: 06-25-2019



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SYMBOL LEGEND:



SMOKE DETECTOR



CONC. WALLS



WD. FRAMED WALLS



EXISTING WALLS



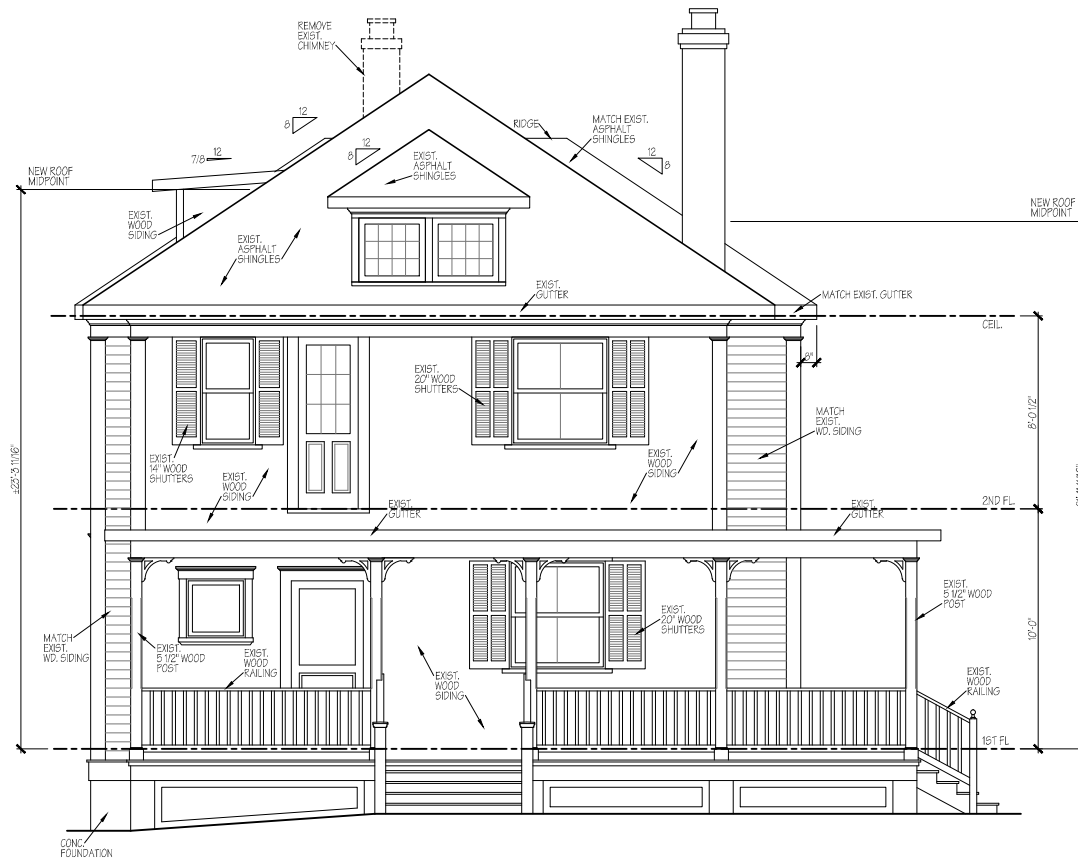
EXISTING WALLS TO BE REMOVED

ROOF PLAN

SCALE: 1/8" = 1'-0"
 RENDERING ONLY: DIMENSIONS MAY VARY
 DATE: 06-25-2019



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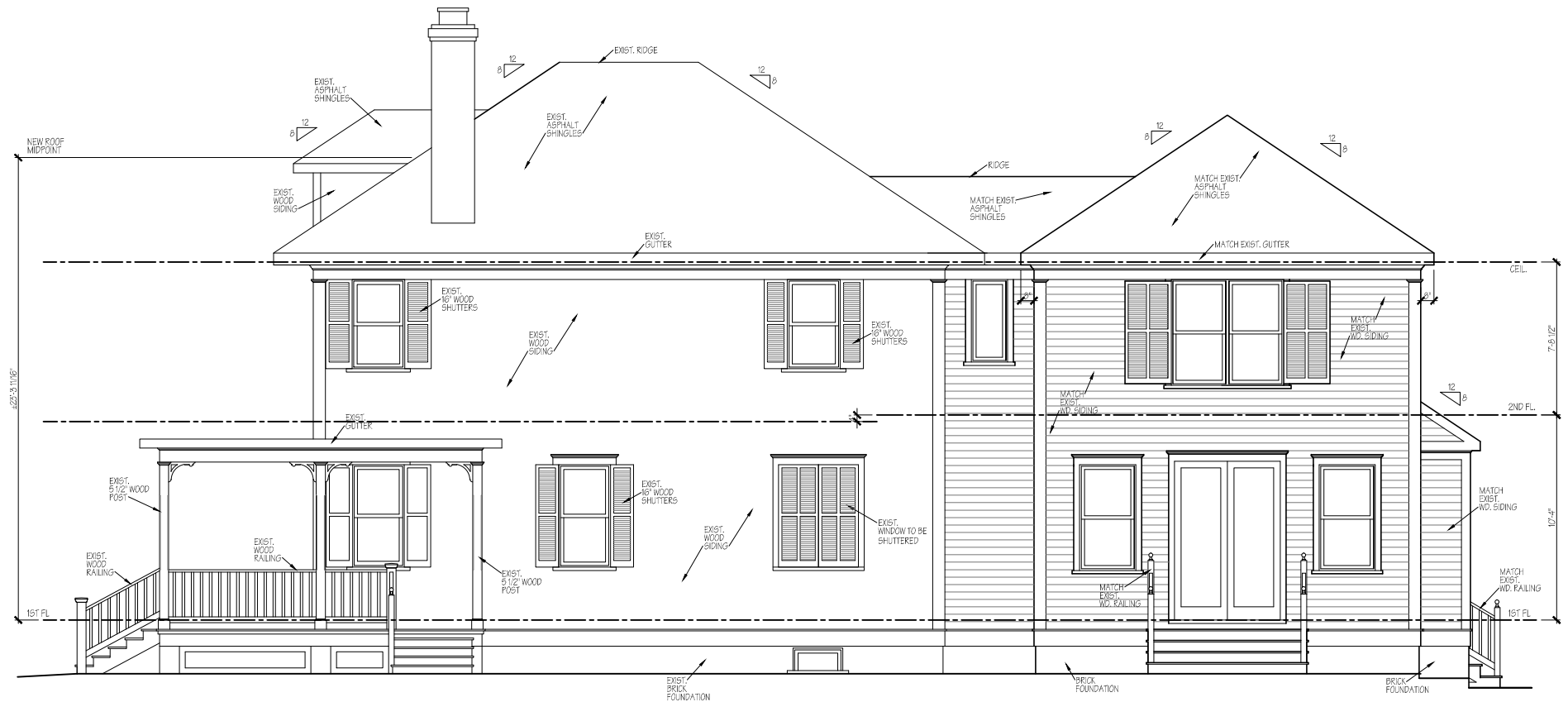


FRONT ELEVATION

SCALE: 1/8" = 1'-0"
 RENDERING ONLY: DIMENSIONS MAY VARY
 DATE: 06-25-2019



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RIGHT ELEVATION

SCALE: 1/8" = 1'-0"
 RENDERING ONLY: DIMENSIONS MAY VARY
 DATE: 06-25-2019



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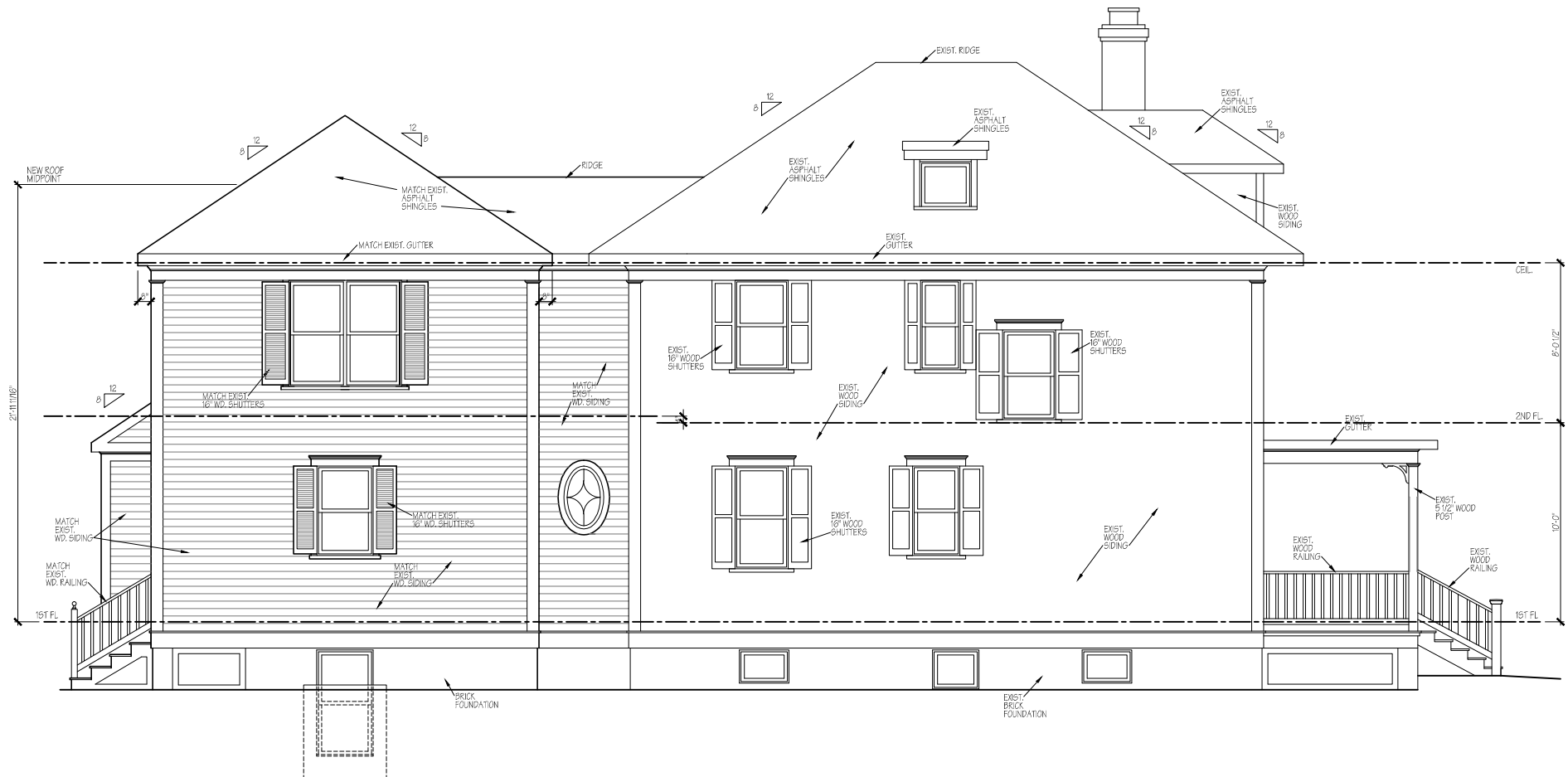


REAR ELEVATION

SCALE: 1/8" = 1'-0"
 RENDERING ONLY: DIMENSIONS MAY VARY
 DATE: 06-25-2019



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LEFT ELEVATION

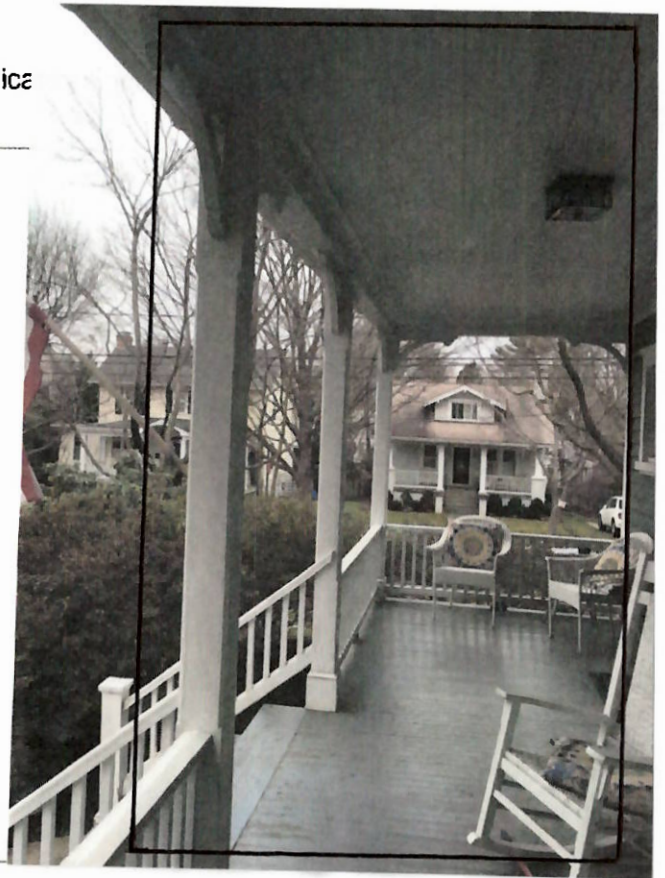
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 DATE: 06-25-2019



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alice



Detail: Existing wraparound front porch made of wood.



Detail: Existing wood siding & shutters which will be matched on the exterior of the proposed addition.

Applicant: _____

Page: _____

Existing Property Condition Pt



Detail: Existing portion of house to be removed (rear) and a new larger addition will be built in its place.

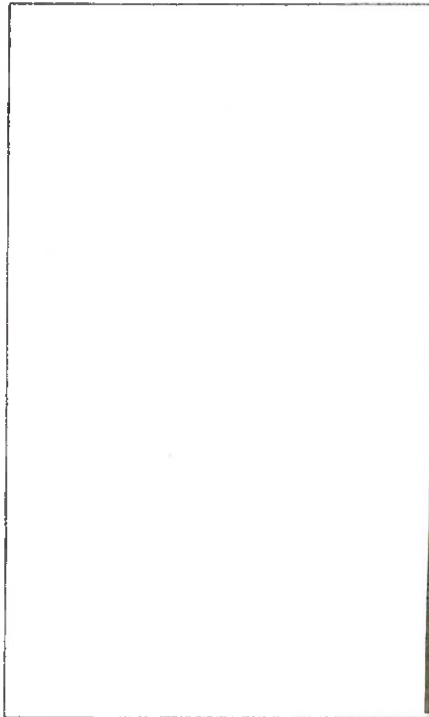


Detail: Existing portion of house to be removed (left) and a new larger addition will be built in its place.

Applicant: _____

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing chimney and existing basement access to be removed.



Detail: Existing window on right side of house to be removed.

Applicant: _____

Page: ____