MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address: 7207 Thornapple Place, Chevy Chase

Meeting Date: 9/11/2019

Resource: Master Plan Site #35/96 (Harper House)

Report Date: 9/4/2019

Applicant: Thomas Dyszkiewicz (Claude Lapp, Architect)

Public Notice: 8/28/2019

Tax Credit: N/A

Review: HAWP

Case Number: 35/96-19A

Staff: Michael Kyne

PROPOSAL: Building addition

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the 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.
BACKGROUND:

The applicant previously appeared before the Commission at the July 10, 2019 HPC meeting for a preliminary consultation.¹

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

¹ Link to July 10, 2019 HPC meeting recording: http://mncppc.granicus.com/MediaPlayer.php?publish_id=fa469984-a3ef-11e9-b00b-0050569183fa
(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 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The relevant Standards are as follows:

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 applicant previously appeared before the Commission at the July 10, 2019 HPC meeting for a
preliminary consultation for a building addition to the rear of the historic house. As previously proposed, the addition would be separated from the historic house via a hyphen that would 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 would project 1’-8” beyond the left (north) side of the historic house and 3’ beyond the right (south) side of the historic house.

At the preliminary consultation, the HPC expressed the following concerns regarding the proposal:

- The proposed addition was too large, and it would detract from the character of the historic house and its environmental setting.
- The 3’ projection and stoop on the right side of the proposed addition would detract from the character of the historic house and the original wraparound front porch.
- A previously proposed clad fireplace on the rear elevation of the proposed addition was incompatible with the character of the historic house.

The applicant has revised their application in accordance with the Commission’s comments at the July 10, 2019 HPC meeting. Specifically, the applicant has made the following revisions:

- The overall size of the proposed addition has been reduced, going from 679 sf to 611 sf.
- The previously proposed 3’ projection and stoop on the right of the proposed addition have been removed from the proposal.
- The previously proposed clad fireplace on the rear elevation of the proposed addition has been removed from the proposal.

Staff supports the applicant’s proposal, finding that, in accordance with Standard #2, the proposed building addition will not alter or remove character-defining features of the property. In accordance with Standard #9, the proposed addition will be differentiated from the historic house by the proposed hyphen and deferential scale and massing, and it will be compatible with the massing, size, scale, and architectural features of the historic house, protecting the historic integrity of the property and its environment. In accordance with Standard #10, the proposed addition will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10 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), having found that the proposal 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: chris@cclarchitects.com  Contact Person: Claude C. Lapp
Daytime Phone #: (301) 681-6856

Tax Account No.: 

Name of Property Owner: Thomas Dyczkiel
Daytime Phone #: (917) 684-4918
Address: 7207 Thornapple Place Chevy Chase Maryland 20815
Street Number: Phone #: (240) 374-2525
City: 

Contractor: Jodi Longo
Contractor Registration No.: 92710
Agent for Owner: 
Daytime Phone #: 

LOCATION OF WORK/REPAIRS

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

PERMIT TYPE OF WORK/Additions/Ext.

1A. CHECK ALL APPLICABLE:
- [ ] Constrain [ ] Extend [ ] Alter/Remodel
- [ ] Move [ ] Install [ ] Wreck/Remove
- [ ] Revision [ ] Repair [ ] Revocable

1B. Construction cost estimate: $400,000

1C. If this is a revision of a previously approved special permit, see Special:

PART THREE: DESCRIPTION FOR NEW CONSTRUCTION AND EXISTING 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: DESCRIPTION OF EXISTING 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 that I accept this to be a condition for the issuance of this permit.

[Signature]
5/14/19
Date

Approved: 
Signature: 
Date: 

Disapproved: 
Signature: 
Date: 

Application/Permit No.: 886911
Date Filed: Date 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:
      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 year 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:
   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 constructive 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 (fronts), 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 label 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 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. ADDRESS OF ADJACENT AND CONFLATING 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 adjut 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>Thomas Dyszkiewicz</td>
<td></td>
</tr>
<tr>
<td>7207 Thornapple Place</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farooq Thacher</td>
</tr>
<tr>
<td>7205 Thornapple Place</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

|                                            |                                |
|                                            |                                |

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

Applicant: ________________________________
MR. & MRS. THOMAS DYSZKIEWICZ
7207 THORNAPPLE PLACE
CHEVY CHASE, MD 20815

JOBSITE LOCATION:
7207 THORNAPPLE PLACE
CHEVY CHASE, MD 20815
DATE: 08-19-2019

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE 7603-R, EXPIRATION DATE 04-26-2019

INDEX

ARCHITECTURAL PLAN
SITE PLAN
ELEVATION SHEETS
LAYOUT SHEETS
SECTION SHEETS
PLAN SHEETS
ELEVATION SHEETS
LAYOUT SHEETS
SECTION SHEETS
PLAN SHEETS

INDEX
UNDERWOOD STREET
EASTERNLY
110.00'

THORNAPPLE PLACE
NORTHERLY
75.00'

P/O LOT 9

P/O LOT 10

#7207
2 STORY FRAME W/BISMT

LOT 9: FT. = 920
EXIST. HOUSE = 731 S.F. (INCLUDES FRONT PORCH)
EXIST. BSMT = 355 S.F.
NEW TOTAL = 1376 S.F.
EXIST. PORTION OF HOUSE = 731 S.F.
EXIST. PORTION OF HOUSE = 731 S.F.
LOT COVERAGE = 20.74%

LOT 10: FT. = 920
EXIST. HOUSE = 1416 S.F. (INCLUDES FRONT PORCH)
EXIST. BSMT = 316 S.F.
NEW TOTAL = 1711 S.F.
NEW ADDITION = 611 S.F. (INCLUDES REAR PORCH)
EXIST. PORTION OF HOUSE = 1416 S.F. (INCLUDES FRONT PORCH)
LOT SQ. FT. = 8250
NEW BSMT FL. = 519 S.F.
NEW 1ST FL. = 570 S.F.
NEW 2ND FL. = 611 S.F.
NEW PORCH = 41 S.F.
NEW ADDITION = 611 S.F.

VERIFY SETBACKS PRIOR TO START OF CONSTRUCTION

SCALE: 1" = 10'

DATE: 05-09-2019

MONTGOMERY COUNTY, MARYLAND

THORNAPPLE PLACE
75.00'

WESTERNLY
110.00'

UNDERWOOD STREET
FRONT SETBACK = 25'

SIDE STREET
SIDE ADJOINING
SETBACK = 8'

WASHINGTON AVENUE
WESTERLY
31.3
37.3
33.3
20.74%

31.3
110.00'
110.00'

UNDERWOOD STREET
EASTERLY
31.3
37.3
33.3
20.74%

SIDE STREET
SIDE ADJOINING
SETBACK = 8'

WASHINGTON AVENUE
WESTERLY
31.3
37.3
33.3
20.74%

SIDE STREET
SIDE ADJOINING
SETBACK = 8'

WASHINGTON AVENUE
WESTERLY
31.3
37.3
33.3
20.74%

WASHINGTON AVENUE
WESTERLY
31.3
37.3
33.3
20.74%

WASHINGTON AVENUE
WESTERLY
31.3
37.3
33.3
20.74%

WASHINGTON AVENUE
WESTERLY
31.3
37.3
33.3
20.74%
CHECKRAIL HEIGHT
Dimension required for ordering units with unequal sash.

VENT HEAD
CR CHECK RAIL
VENT SILL

1-1/8" Subsill #3544 Shown

OPTIONAL

1-1/8" SUBSILL OPTIONAL
1-7/8" SUBSILL 3-1/2" FLAT CASING

VERTICAL JOINING MULLION
LX VENT / LX VENT

VERTICAL JOINING MULLION
LX VENT / FIXED

HORIZONTAL JOINING MULLION
TRANSOM / VENT

WINOW SHUTTER DETAILS

NEWEL POST DETAIL

RAILING COMPONENT DETAIL

1/2 S/TOC
3 5/8" CROWN
5 1/4" x 6" BEYOND
SHUTTER TO BE APPROX.
1/2 THE SIZE OF WINDOW WIDTH
EDGE OF SHUTTER
ALIGNS W/ WINDOW
SHUTTER DOG (TYP.)