EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address</th>
<th>7207 Thornapple Place, Chevy Chase</th>
<th>Meeting Date:</th>
<th>11/13/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource</td>
<td>Master Plan Site #35/96 (Harper House)</td>
<td>Report Date:</td>
<td>11/6/2019</td>
</tr>
<tr>
<td>Applicant</td>
<td>Thomas Dyszkiewicz (Claude Lapp, Architect)</td>
<td>Public Notice:</td>
<td>10/30/2019</td>
</tr>
<tr>
<td>Review</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>N/A</td>
</tr>
<tr>
<td>Case Number</td>
<td>35/96-19A REVISION</td>
<td>Staff:</td>
<td>Michael Kyne</td>
</tr>
<tr>
<td>PROPOSAL</td>
<td>Building addition</td>
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</tbody>
</table>

STAFF RECOMMENDATION:

- [ ] Approve
- [x] Approve with conditions

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.

BACKGROUND:

The Commission approved the applicant’s proposal for a building addition at the September 11, 2019 HPC meeting. ¹

PROPOSAL:

The applicant proposes the following revisions to the previously approved HAWP:

- Removal of the existing louvered vent from the dormer on the north (left) elevation of the historic house and installation of a fixed six-lite TDL wood window in its place.
- Installation of steel bilco doors for egress on the south (right) elevation of the previously approved rear addition.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

  2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

Link to September 11, 2019 HPC meeting audio/video transcript:
http://mncppc.granicus.com/MediaPlayer.php?publish_id=88b51f16-d56f-11e9-b703-0050569183fa
(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 ensure 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 one 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 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Chris@ccarchitects.com  Contact Person: Claude C. Lopp
Daytime Phone No.: 301-881-6850

Tax Account No.: 
Name of Property Owner: Thomas D. Szkielewicz  Daytime Phone No.: (917) 698-4918
Address: 7207 Thornapple Place Chevy Chase, MD 20815
Street Number: 
City: 
State: 
Zip Code: 

Contractor: Jodi Long  Phone No.: 240-374-2525
Contractor Registration No.: 42710

Agent for Owner:  Daytime Phone No.: 

LOCATION OF BUILDING PREMISE

House Number: 7207  Street: Thornapple Place
Town/City: Chevy Chase  Nearest Cross Street: Underwood Street
Lot: 9+10  Block: 4  Subdivision: Otterounge
Libor: 60070  Folio: 55  Parcel:

PART ONE: TYPE OF PERMIT, ACTION AND USE

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

1B. Construction cost estimate: $13,000

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

PART TWO: COMPLETION DATE, CONSTRUCTION AND EXTENSION/ADDITION

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

1B. 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/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.

[Signature]  10/16/19

Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature:  Date:
Application/Permit No.:  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 wrap around porch. House has original white 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:

   Removal of existing built on left facade dormer and replacement with new window gable to match front dormer. Add new bile door eager on right side of house from basement.

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 features 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 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas Dyzikiewicz</td>
<td></td>
</tr>
<tr>
<td>7207 Thornapple Place</td>
<td></td>
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<tr>
<td>Chevy Chase, MD. 20815</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>Frederick Thacher</td>
</tr>
<tr>
<td>7205 Thornapple Place</td>
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<td>Chevy Chase, MD. 20815</td>
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<tr>
<td></td>
</tr>
<tr>
<td>Daniel Radovsky</td>
</tr>
<tr>
<td>3610 Underwood Street</td>
</tr>
<tr>
<td>Chevy Chase, MD. 20815</td>
</tr>
</tbody>
</table>
MR. & MRS. THOMAS DYSZKIEWICZ
7207 THORNAPPLE PLACE
CHEVY CHASE, MD 20815

JOBSITE LOCATION:
7207 THORNAPPLE PLACE
CHEVY CHASE, MD 20815

DATE: 08-19-2019 / 10-16-19

GENERAL NOTES

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SECOND FLOOR ELEVATIONS
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GROUND FLOOR DETAIL DRAWINGS
SECOND FLOOR DETAIL DRAWINGS
 electrical plan

Claude C. Lapp
ARCHITECTS, LLC

11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852
TEL. 301-881-6856
WWW.CCLARCHITECTS.COM
INFO@CCLARCHITECTS.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED