

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10 Laurel Parkway, Chevy Chase	Meeting Date:	1/8/2020
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	12/31/2019
Applicant:	Allison Marvis (V.W. Fowles, Architect)	Public Notice:	12/24/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building addition and other alterations		

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: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern Split-Level
DATE: 1957

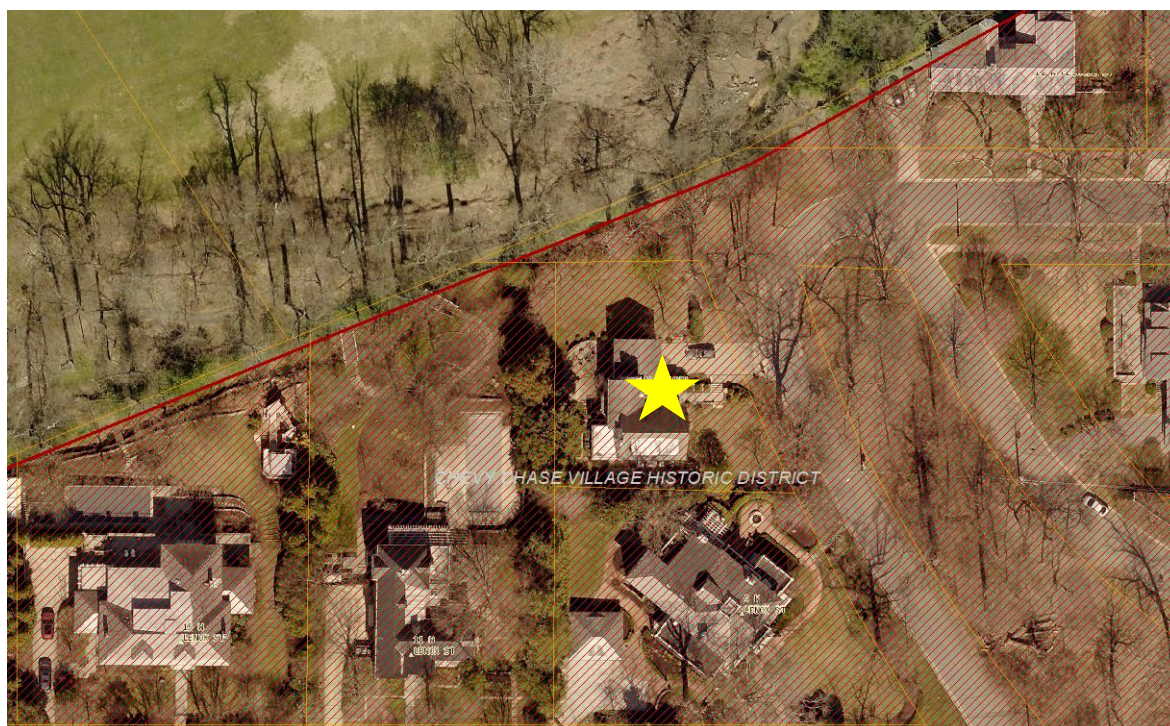


Fig. 1: Subject property, as marked by yellow star.

PROPOSAL:

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

- Replace the existing double-hung windows with aluminum-clad casement windows.
- Install shutters on the front (east) elevation.
- Remove an existing chimney at the rear (west) elevation.
- Construct a new two-story addition in the rear/left (southwest) corner of the house.
- Construct a colonnade at the rear (west) elevation.
- Reconstruct an existing octagonal bay on the rear (west) elevation.
- Construct new retaining walls and steps at the rear (west) side of the house.
- Construct a new patio at the rear (west) side of the 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.

Chevy Chase Village Historic District

The *Guidelines* state the following regarding Non-Contributing Resources:

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside of the district's primary period of historical importance. HAWP application for exterior alterations, changes, and/or additions to these type of resources should receive the most lenient level of design review.

Most alteration and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

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 will 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. 1957 modern split-level Non-Contributing Resource within the Chevy Chase Village Historic District. The property is at the edge of the historic district, with one adjacent Contributing Resource (9 West Lenox Street to the south), one adjacent Outstanding Resource (11 West Lenox Street to the west), and two confronting Contributing Resources (8 West Melrose Street to the east and 11 West Melrose Street to the northeast).

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

- Replace the existing double-hung windows with aluminum-clad casement windows.
- Install shutters on the front (east) elevation.
- Remove an existing chimney at the rear (west) elevation.
- Construct a new two-story addition in the rear/left (southwest) corner of the house.
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- Reconstruct an existing octagonal bay on the rear (west) elevation.
- Construct new retaining walls and steps at the rear (west) side of the house.
- Construct a new patio at the rear (west) side of the house.

In accordance with the *Guidelines*, proposals for additions and alterations to Non-Contributing Resources should receive the most lenient level of design review. As stated, “[t]he only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

Staff is generally supportive of the applicant’s proposal, finding that most of the proposed work items will not affect the streetscape, landscape, or the character of the historic district as a whole; however, staff does ask for the Commission’s guidance regarding the proposed two-story addition in the rear/left (southwest) corner of the house.

The proposed addition will consist of a first-floor screened porch (replacing the existing screened porch in the same approximate location) and an enclosed second-floor clad with clapboard. The addition will have a flat roof with wood parapet and EPDM roofing. The second floor will have one small window on the south elevation and one large window on the north elevation. The east and west elevations will have no windows. Whereas the existing screened porch in the rear/left (southwest) corner of the house is coplanar with the south elevation of the house, the proposed addition will project 3’-10 ¾” beyond the south elevation.

The Commission typically requires additions to be entirely inset behind the house, minimizing their visibility, and, in the case of Outstanding and Contributing Resources, allowing the historic houses to retain their prominence. Accordingly, staff seeks guidance regarding the following:

- Does the proposed addition with side projection have the potential to detract from the streetscape and/or district as whole?
- Although the subject property is a Non-Contributing Resource, should the proposed addition be entirely inset behind the house, ensuring compatibility with the surrounding streetscape and with the massing of the Outstanding and Contributing Resources in the district?

STAFF RECOMMENDATION:

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: 1/4@FOWLKESSTUDIO.COM Contact Person: VW FOWLKES
Tax Account No.: 38-3895505 Daytime Phone No.: 202 758-5518
Name of Property Owner: ALLISON MARVIN / CHRIS MARVIN Daytime Phone No.: _____
Address: 10 LAUREL PARKWAY CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: VW FOWLKES Daytime Phone No.: 202/758-5518

LOCATION OF BUILDING/PREMISE

House Number: 10 Street: LAUREL PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: WEST MELROSE ST
Lot: 18 Block: 42 Subdivision: _____
Liber: _____ Folio: _____ 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: \$ 500 k

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.

VW

Signature of owner or authorized agent

12/18/19

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 CLAPBOARD HOUSE WITH ATTACHED GARAGE
AND REAR SCREEN PORCH. STONE RETAINING WALLS AND FURDSEAR
IN REAR YARD

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

SEE ATTACHED NARRATIVE

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 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 10 MAG LAUREL PARKWAY CHEVY CHASE MD 20815	Owner's Agent's mailing address 1711 CONNECTICUT AVE NW 204 WASHINGTON DC 20009
Adjacent and confronting Property Owners mailing addresses	
9 WEST LENNOX ST CHEVY CHASE MD 20815	11 WEST LENNOX ST CHEVY CHASE MD 20815



1711 CONNECTICUT AVE. NW, 204
WASHINGTON, D.C. 20009

PROJECT NARRATIVE: 12/10/19

10 Laurel Parkway, Chevy Chase, MD

Project consists of a two-story addition, exterior hardscape / landscaping, colonnade along rear of house, reconstructed bay window in Dining Room, a comprehensive renovation of the Second floor and various items in the Basement, First and Third floors noted below and on drawings.

Project to include:

- Replace existing windows throughout entire house with aluminum clad product
- Replace interior doors, hardware and trim throughout entire house
- Possible steel doors / glazing between Kitchen and new Screened Porch - ALT to be aluminum clad
- New flooring throughout 2nd floor
- New Stair railing throughout

Please note:

- Existing chimney to be removed currently contains venting for utilities





SOUTH FACADE



LOCATION OF ADDITION



NORTH FACADE





LOCATION OF ADDITION





X' XX"
3rd FLOOR

X' XX"
3rd FLOOR

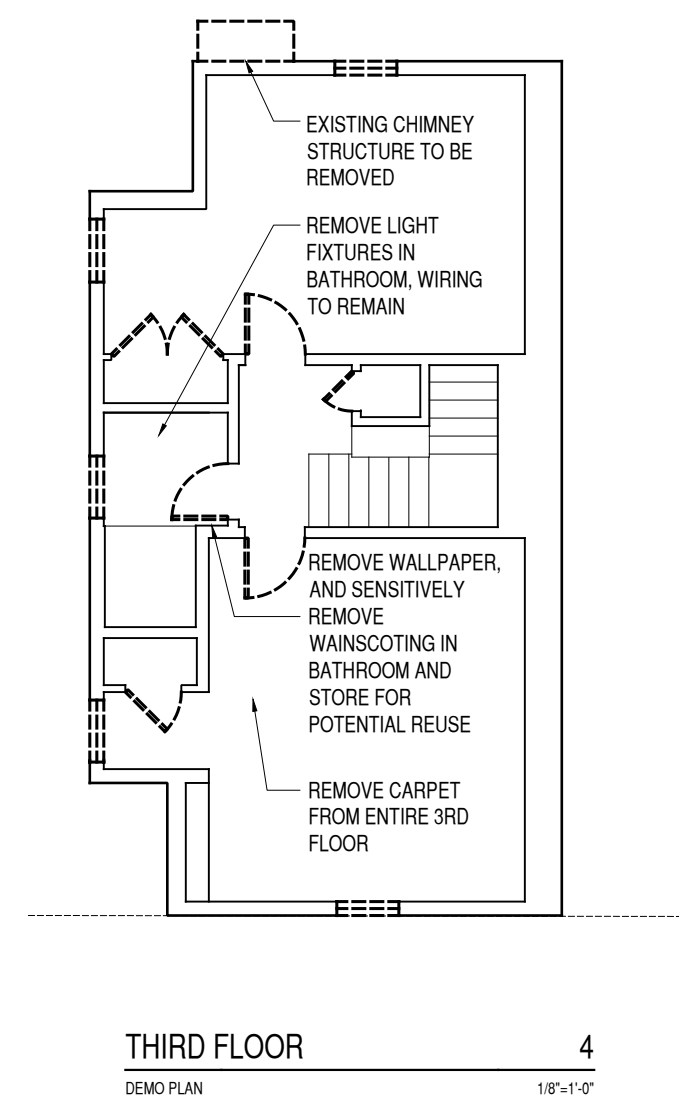
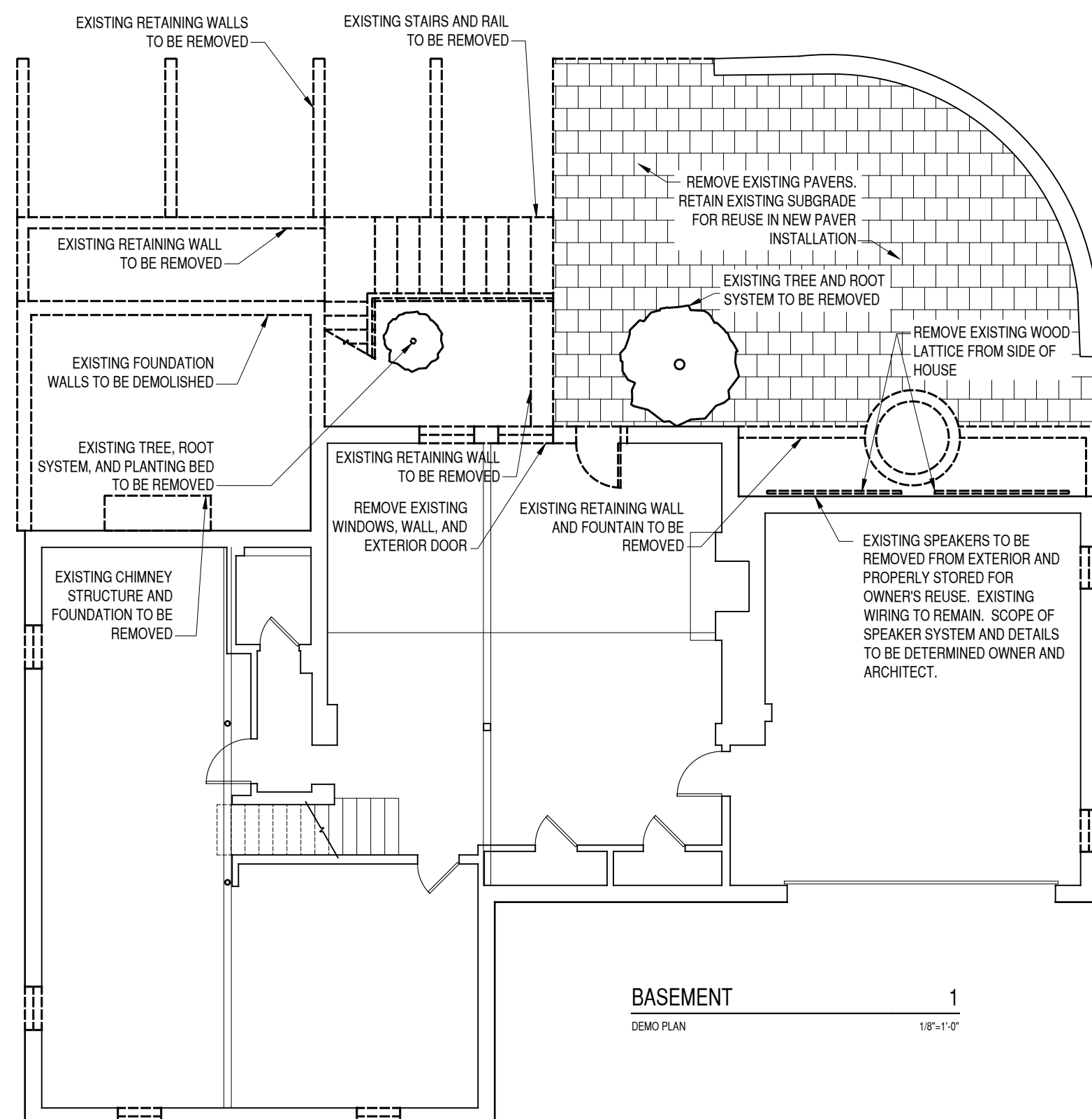
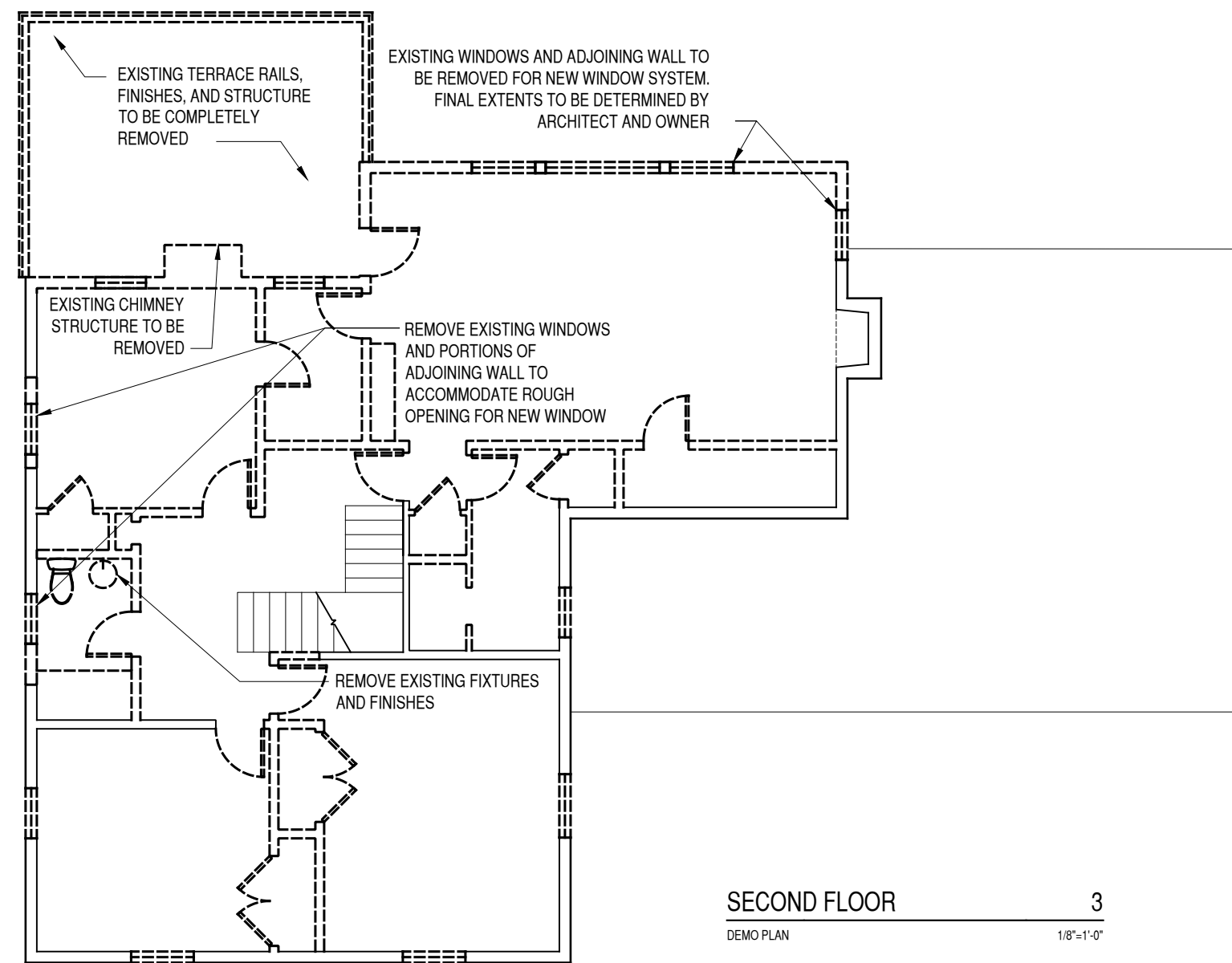
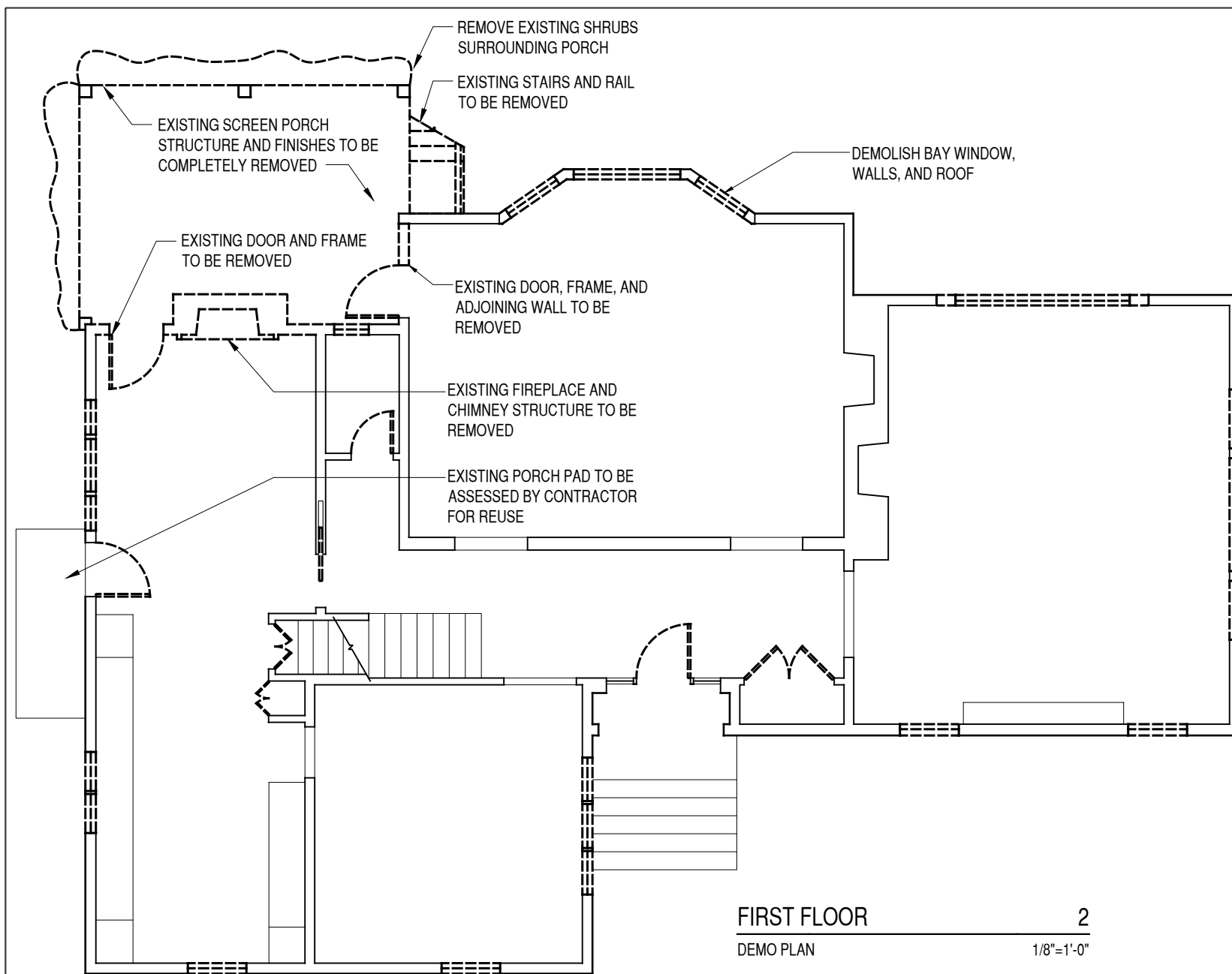
X' XX"
2nd FLOOR

X' XX"
1st FLOOR

X' XX"
BASEMENT








DEMO NOTES

- TURN OFF ALL CIRCUITS AND REMOVE EXISTING LIGHT FIXTURES
- TURN OFF ALL PLUMBING LINES
- PROVIDE ALLOWANCE FOR RELOCATING DUCTWORK, ELECTRICAL OR PLUMBING IN WALLS SCHEDULED TO BE DEMOLISHED. INCLUDE MISC. PATCHING AND REPAIR FOR WALLS AND CEILINGS. BREAK OUT ALLOWANCE AS OUTLINED IN GENERAL CONDITIONS
- USE PLASTIC DUST BARRIERS TO SEGREGATE THE WORK AREA FROM ANY LIVING SPACES NOT AFFECTED BY WORK. USE BLUE TAPE WHEN FIXING TO WALLS, CEILINGS OR EXISTING CABINETY
- FIX AIR CONDITIONER FILTERS OVER SUPPLY AND RETURN AIR VENTS IN AFFECTED AREAS TO MINIMIZE THE DISPERSAL OF DUST THROUGHOUT THE HOUSE
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AS WELL AS APPLIANCES, CABINETY, CARPET AND PAD AS INDICATED
- WHERE TRIM IS REMOVED OR WALLS DEMOLISHED ADJOINING WALL AND CEILING SURFACES ARE TO BE MADE GOOD AND READY FOR PAINTING.
- WHERE EXTERIOR BRICK WALLS ARE REMOVED, ADJOINING WALLS ARE TO BE PATCHED, APPROPRIATELY WATERPROOFED, AND REPOINTED
- ALL EXISTING WINDOWS TO BE REMOVED AND REPLACED, UNLESS OTHERWISE NOTED
- ALL INTERIOR DOORS AND FRAMES TO BE REMOVED AND REPLACED ON FLOORS 1-3, UNLESS OTHERWISE NOTED

 = TO BE DEMOLISHED

FOWLKES **STUDIO**

LAUREL PARKWAY
10 LAUREL PARKWAY
CHEVY CHASE, MD 20815

Scope:

Renovation and addition of three-story home.

Owner:
Allison and Chris Marvin
10 Laurel Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:	
2019 December 16	SD Set

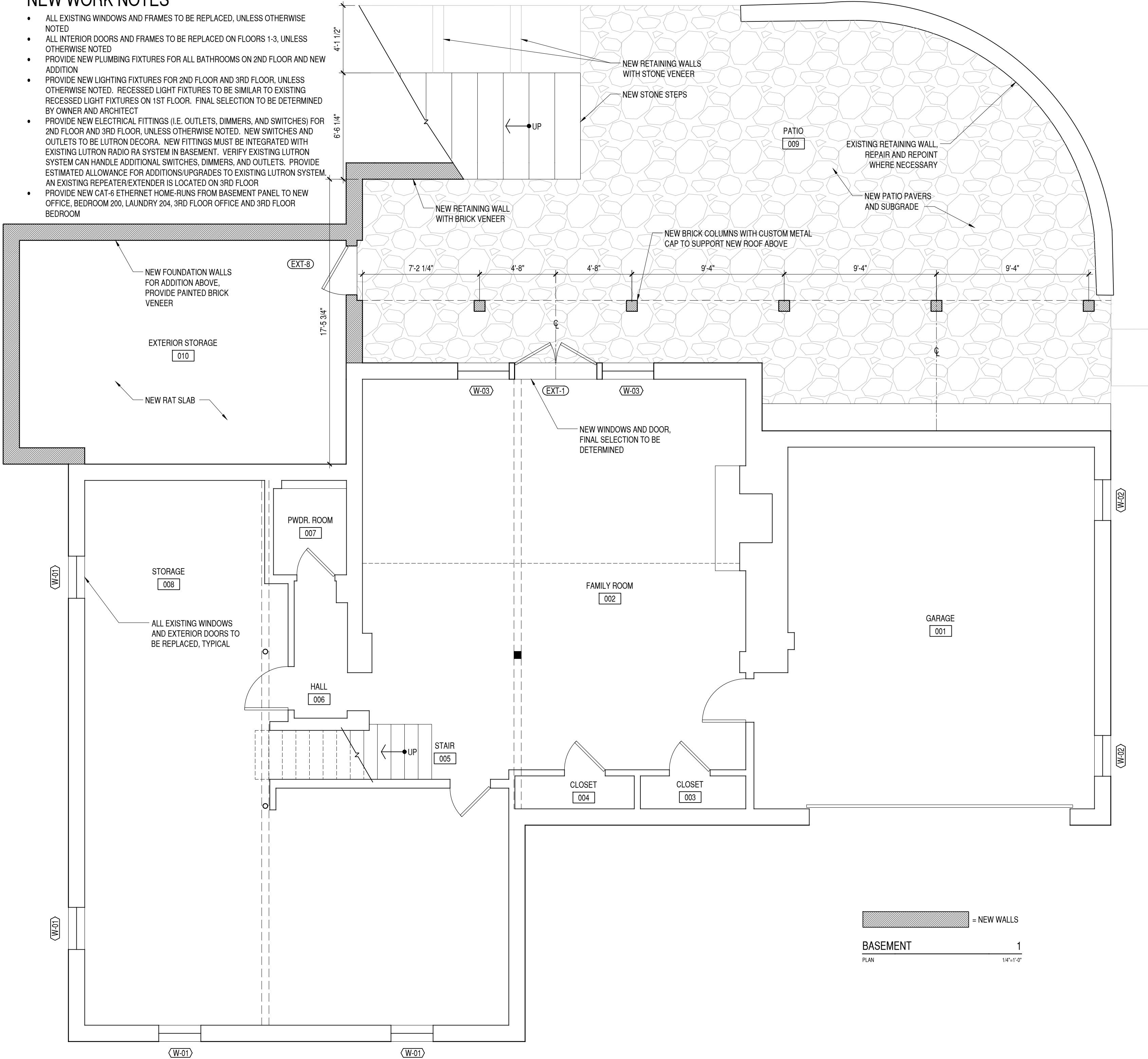
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DEMOLITION PLANS

number:

NEW WORK NOTES

- ALL EXISTING WINDOWS AND FRAMES TO BE REPLACED, UNLESS OTHERWISE NOTED
- ALL INTERIOR DOORS AND FRAMES TO BE REPLACED ON FLOORS 1-3, UNLESS OTHERWISE NOTED
- PROVIDE NEW PLUMBING FIXTURES FOR ALL BATHROOMS ON 2ND FLOOR AND NEW ADDITION
- PROVIDE NEW LIGHTING FIXTURES FOR 2ND FLOOR AND 3RD FLOOR, UNLESS OTHERWISE NOTED. RECESSED LIGHT FIXTURES TO BE SIMILAR TO EXISTING RECESSED LIGHT FIXTURES ON 1ST FLOOR. FINAL SELECTION TO BE DETERMINED BY OWNER AND ARCHITECT
- PROVIDE NEW ELECTRICAL FITTINGS (I.E. OUTLETS, DIMMERS, AND SWITCHES) FOR 2ND FLOOR AND 3RD FLOOR, UNLESS OTHERWISE NOTED. NEW SWITCHES AND OUTLETS TO BE LUTRON DECORA. NEW FITTINGS MUST BE INTEGRATED WITH EXISTING LUTRON RADIO RA SYSTEM IN BASEMENT. VERIFY EXISTING LUTRON SYSTEM CAN HANDLE ADDITIONAL SWITCHES, DIMMERS, AND OUTLETS. PROVIDE ESTIMATED ALLOWANCE FOR ADDITIONS/UPGRADES TO EXISTING LUTRON SYSTEM. AN EXISTING REPEATER/EXTENDER IS LOCATED ON 3RD FLOOR
- PROVIDE NEW CAT-6 ETHERNET HOME-RUNS FROM BASEMENT PANEL TO NEW OFFICE, BEDROOM 200, LAUNDRY 204, 3RD FLOOR OFFICE AND 3RD FLOOR BEDROOM



FS

FOWLKES
STUDIO

1711 Connecticut Ave., NW 204
Washington, DC 20009
(202) 758 - 5518

LAUREL PARKWAY
10 LAUREL PARKWAY
CHEVY CHASE, MD 20815

Scope:
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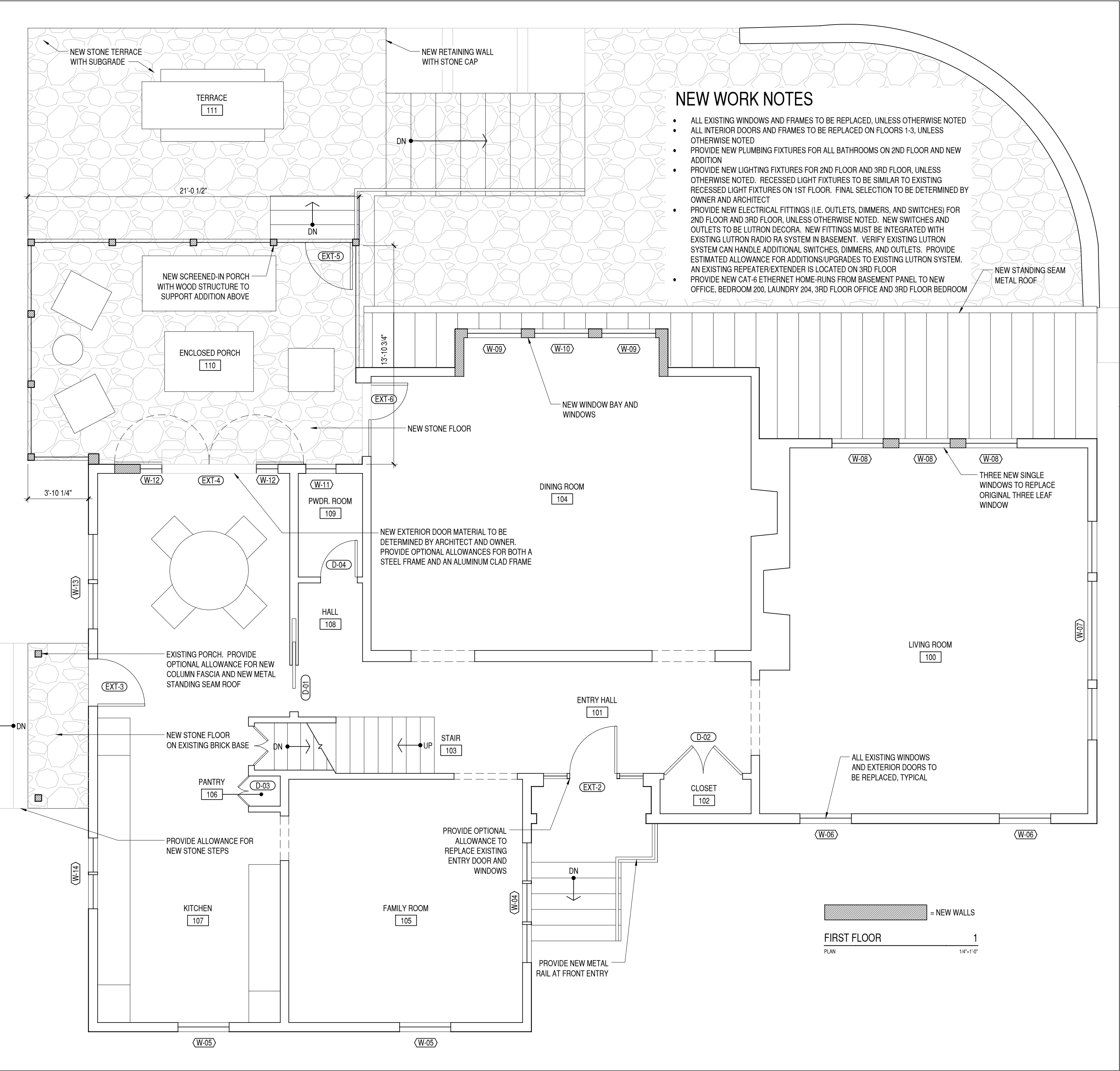
Builder:
To be determined

Issue Date:
2019 December 16 SD Set

scale:
1/4" = 1'-0"

title:
BASEMENT PLAN

number:
A001



LAUREL PARKWAY
10 LAUREL PARKWAY
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of three-story home.

Owner:
Allison and Chris Marvin
10 Laurel Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2019 December 16 SD Set

scale:
1/4" = 1'-0"

title:
1ST FLOOR PLAN

number:
A002

- ALL EXISTING WINDOWS AND FRAMES TO BE REPLACED, UNLESS OTHERWISE NOTED
- ALL INTERIOR DOORS AND FRAMES TO BE REPLACED ON FLOORS 1-3, UNLESS OTHERWISE NOTED
- PROVIDE NEW PLUMBING FIXTURES FOR ALL BATHROOMS ON 2ND FLOOR AND NEW ADDITION
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- PROVIDE NEW CAT-6 ETHERNET HOME-RUNS FROM BASEMENT PANEL TO NEW OFFICE, BEDROOM 200, LAUNDRY 204, 3RD FLOOR OFFICE AND 3RD FLOOR BEDROOM



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10 LAUREL PARKWAY
CHEVY CHASE, MD 20815

Renovation and addition of three-story home.

Allison and Chris Marvin
10 Laurel Parkway
Chevy Chase, MD 20815

To be determined

SD Set

title:

2ND FLOOR PLAN

A003



FOWLKES

STUDIO

FS

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Washington, DC 20009

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CHEVY CHASE, MD 20815

Scope:
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10 Laurel Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2019 December 16SD Set

scale:
1/4" = 1'-0"

title:
EAST ELEVATION

number:
A100

NEW EAST ELEVATION
PLAN1
1/4"=1'-0"

23



NEW SOUTH ELEVATION 1
PLAN 1/4"=1'-0"

FOWLKES
STUDIO



1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758 - 5518

LAUREL PARKWAY
10 LAUREL PARKWAY
CHEVY CHASE, MD 20815

Scope:

Renovation and addition of three-story home.

Owner:

Allison and Chris Marvin
10 Laurel Parkway
Chevy Chase, MD 20815

Builder:

To be determined

Issue Date:

2019 December 16

SD Set

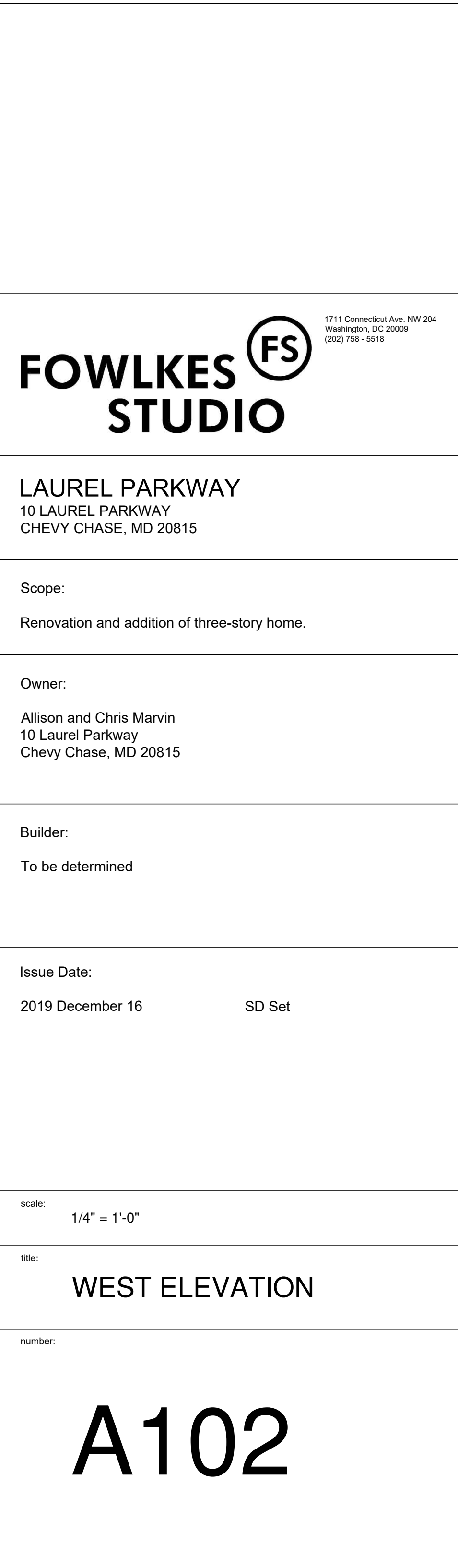
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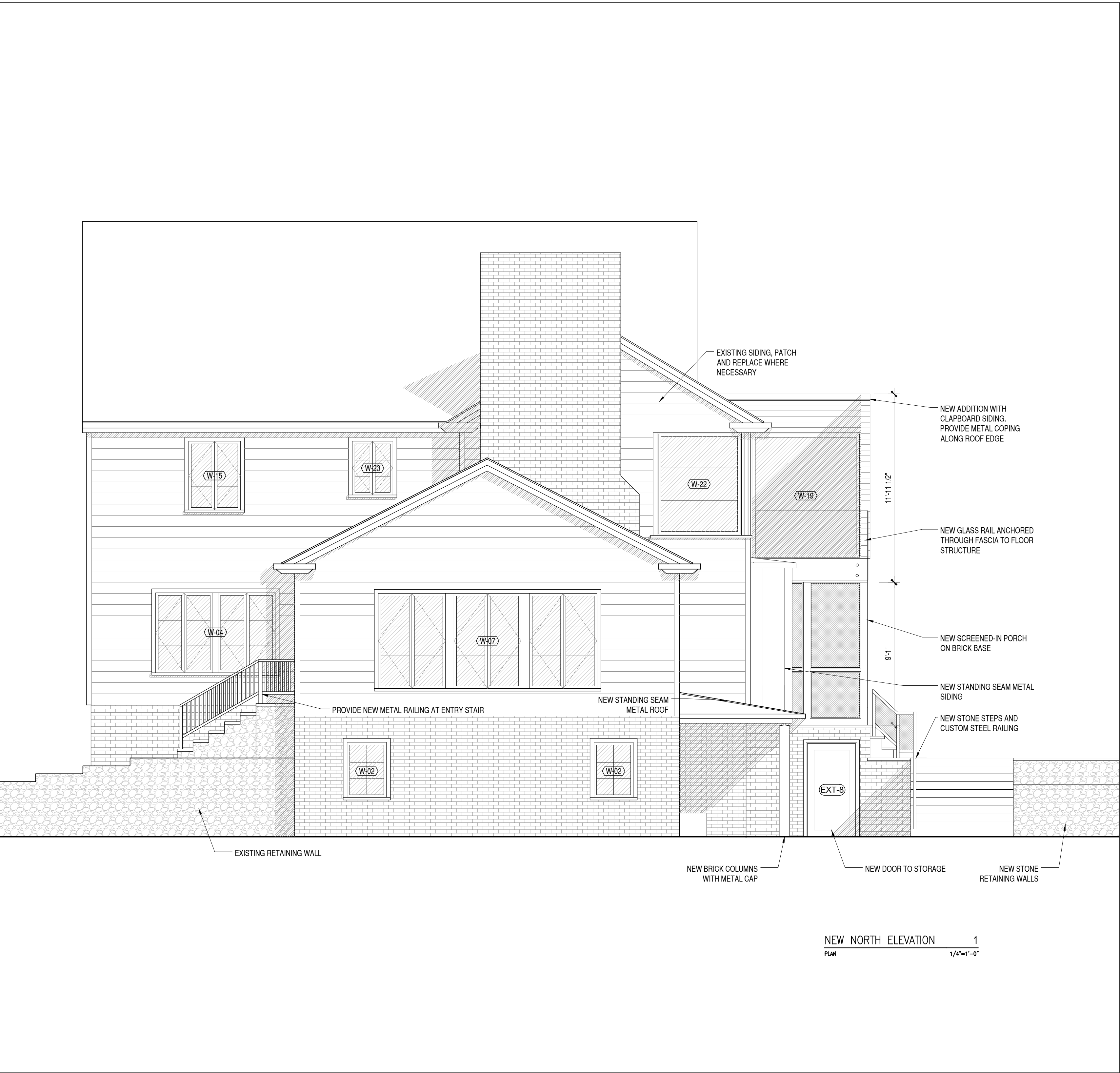
title:

SOUTH ELEVATION

number:

A101





FS

FOWLKES

STUDIO

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Washington, DC 20009

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LAUREL PARKWAY
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Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2019 December 16 SD Set

scale:
1/4" = 1'-0"

title:
NORTH ELEVATION

number:
A103