

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|--------------|
| Address: | 9 Chevy Chase Circle, Chevy Chase | Meeting Date: | 4/22/2020 |
| Resource: | Master Plan Site #35/13-001A Newlands-Corby Mansion | Report Date: | 4/15/2020 |
| Applicant: | Adrienne Arsht Revocable Trust (Phillip Long, Architect) | Public Notice: | 4/8/2020 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 35/13-001A-20A | Staff: | Michael Kyne |
| PROPOSAL: | Building alterations | | |

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application..

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #35/13-001A, Newlands-Corby Mansion
STYLE: Tudor Revival
DATE: c. 1893, w/ c. 1909-1914 renovations



Fig. 1: Subject property.

The Newlands-Corby Mansion is one of the first houses built by the Chevy Chase Land Company. The house was designed by architect Leon E. Dessez (best known for designing the Naval Observatory) for Francis G. Newlands, congressman and senator from Nevada, organizer and first president of the Chevy Chase Club, and one of the Chevy Chase Land Company's developers. The original house is thought to

have been a collaboration by nationally-renowned Philadelphia architect, Lindley Johnson, and the noted Washington architect, Leon Dessez, who also designed the Vice President's mansion in Washington. Newlands lived in the house from 1893 to 1898.

In 1909, the house was sold to William S. Corby, who was one of the heirs to the Corby "Mother's Bread" fortune. Corby renamed the house Ishpiming, which is a Chippewa word meaning high ground. Corby hired Arthur Heaton, the first supervising architect of Washington National Cathedral, to renovate the house. The renovations, which occurred between 1911 and 1914, included gutting the center of the house to create a 30' high hall with an Aeolian Duo-Art Organ. Heaton's plans (see example in Fig. 2) for the house are now housed at the Library of Congress. In 1915, Corby purchased an adjacent lot, expanding the property to nearly two acres.

This property was designated as an Individual Master Plan site separate from the Chevy Chase Historic District in 1989 in recognition of its extraordinary architectural and historical significance. The Corby Mansion is historically significant as one of the first houses built in Chevy Chase and because of its association with Senator Francis B. Newlands and William Corby. It also derives architectural importance from its classic Tudor Revival styling and its prominence as a focal point of entry into the County from Washington, DC at Chevy Chase Circle. The relationship of the architecture and landscape design of the house and the Chevy Chase Circle is particularly significant and views to the property are an important character defining aspect of this historic site.

The designation as approved by the HPC, Planning Board, and County Council states that, "The environmental setting includes the entire parcel of 83,399 sq.ft., including both Lots 1 and 2. Special attention should be given to the preservation of the mature trees, the landscaping, and the stone wall and gateway along Connecticut Avenue. Any new construction should be designed so as to preserve views of the main house from Connecticut Avenue and Brookville Road."¹

¹ See full text on attached Page 25.



Fig. 2: Arthur Heaton's south elevation plan for the subject property.

BACKGROUND:

The applicants previously submitted an application for a preliminary consultation, which was reviewed by the HPC at the March 25, 2020 HPC meeting. The preliminary consultation application was for alterations to the historic house and accessory structure and construction of new fencing. While the HPC expressed concerns regarding the proposed accessory structure alterations and new fencing, they fully supported the proposed alterations to the historic house. The current application is only for the previously proposed alterations to the historic house.

PROPOSAL:

The applicants propose alterations to the historic house.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outline 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:

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 Standards are as follows:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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:

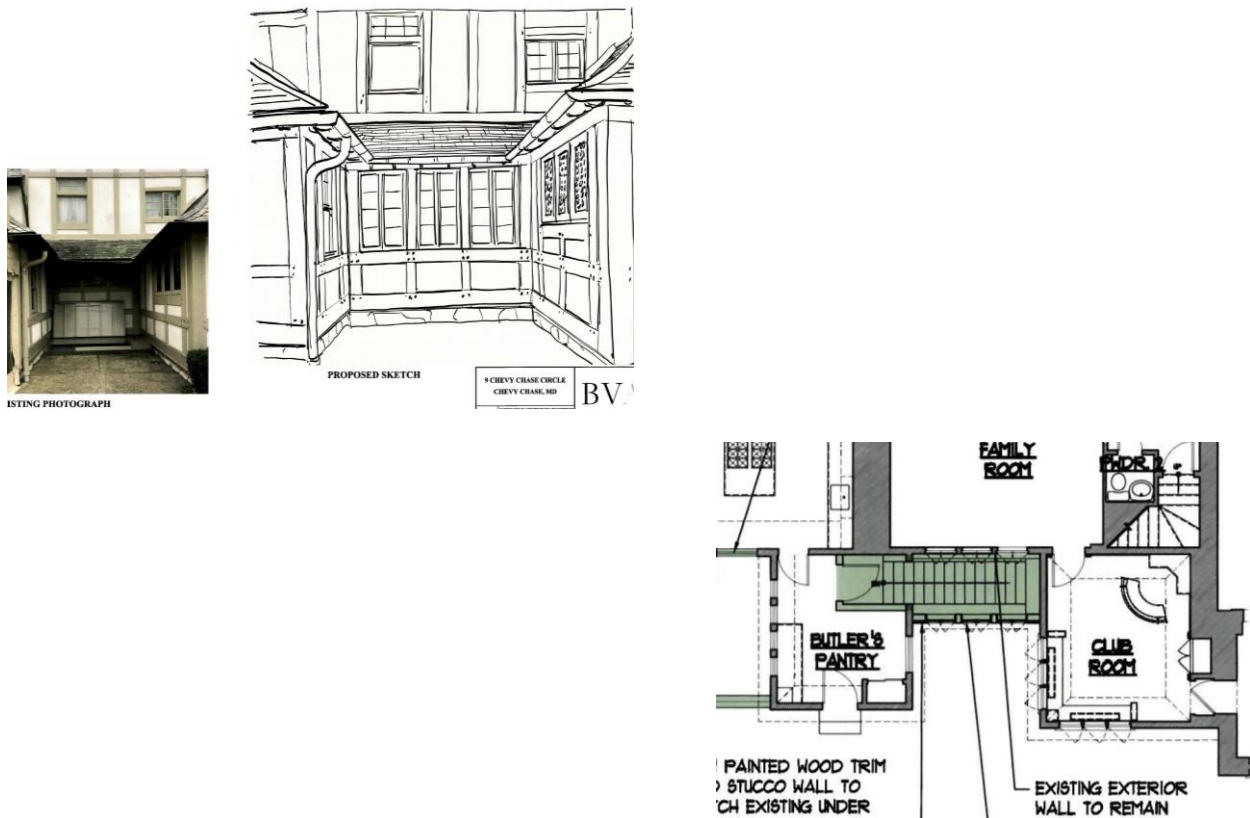
The applicants propose the following work items at the historic house:

- Construction of an enclosure for a new interior stair to the basement on the north elevation.
 - There is an existing exterior stair to the basement in the recessed area between the club room and butler's pantry in the northeast corner of the house. The existing stair is accessed via an on-grade exterior basement door.
 - The proposal will reorient the basement stair so that it is accessed from the butler's pantry. To accomplish this, a new exterior wall with SDL wood casement windows, stucco, wood trim, and a stone foundation will be constructed in front of stair on the north elevation. A new doorway will be created on the west elevation of the butler's pantry.
 - The existing north elevation wall will remain in place.
- Construction of a new wood fence around the service court in the northeast corner of the house.
- Construction of a new open-air stair to basement with guardrail on the south elevation.
 - Steps to be constructed from granite, with painted metal handrails.
 - Guardrail to be wood on top of a low stone wall to match the existing.
- Enclosure of the existing porch on the south elevation (southwest corner) with new SDL wood windows and doors.
 - The windows and doors will be installed between the existing stone porch columns to

- create the enclosure.
- The proposed windows will have a diamond pattern, taking cues from existing fenestration.
- Installation of new SDL windows on the second floor, north elevation within existing timber framing.
- Replacement of non-original windows and doors on the north, east, and south elevations of the kitchen and breakfast room (easternmost portion of the house).
 - The existing, non-original one-over-one double-hung windows will be replaced with six-over-one SDL wood double-hung windows, taking cues from the existing fenestration.
- Removal of non-original exterior finishes (decorative panel and plastic ornamentation) on the north elevation.

Staff fully supports the applicants' proposal for alterations to the historic house, finding that the proposal will not remove or alter character-defining features of the subject property, in accordance with *Standards #2 and 9*. The proposed work items constitute restoration or are compatible alterations in terms of architectural style and materials.

As noted in the preliminary consultation staff report dated March 18, 2020, the proposed stair enclosure on the north elevation and porch enclosure on the south elevation are proposed to be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic house would be unimpaired, in accordance with *Standard #10*. A new exterior wall will be constructed on the north elevation to enclose the basement stair, but the existing exterior wall will be left in place, in case the new wall is removed in the future (see Figs. 3 & 4). On the south elevation, the existing porch will be enclosed via the installation of doors and windows between the existing stone porch columns. The windows and doors can be removed in the future to restore the open porch (see Fig. 5)



Figs. 3 & 4: Proposed basement stair enclosure, north elevation.

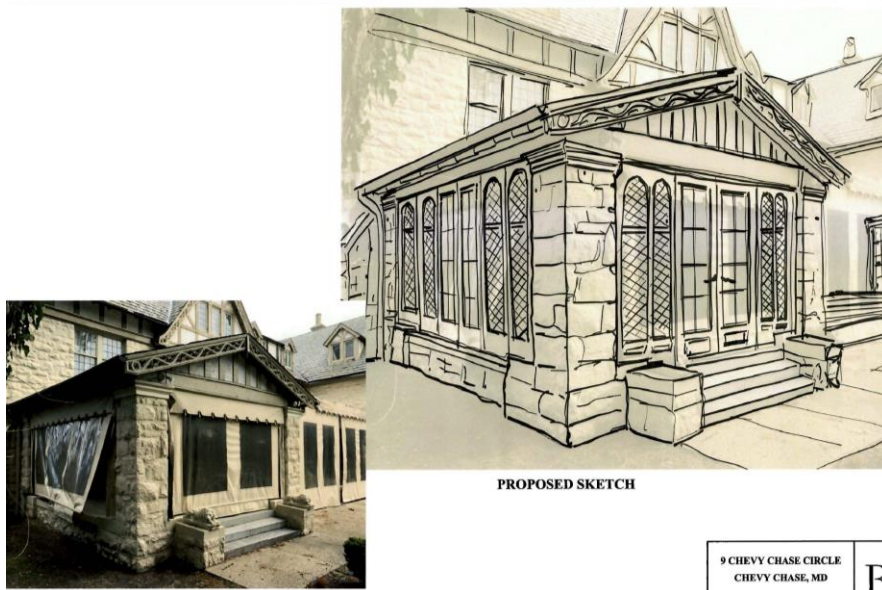


Fig. 5: Proposed porch enclosure, south elevation.

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 under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2), 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**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 907050
DATE ASSIGNED 3/4/20

APPLICANT:

Name: ADRIENNE ARSHT REVOCABLE TRUST

Address: 9 CHEVY CHASE CIRCLE

Daytime Phone: _____

E-mail: _____

City: CHEVY CHASE Zip: 20815

Tax Account No.: 00454971

AGENT/CONTACT (if applicable):

Name: PHILLIP LONG

Address: 1001 CONNECTICUT AVE, SUITE 401

Daytime Phone: 240-418-3204

E-mail: PHIL@CAS-DC.COM

City: WASHINGTON Zip: 20036

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-13-1

Is the Property Located within an Historic District? ☒ Yes/District Name CHEVY CHASE VILLAGE
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9 Street: CHEVY CHASE CIRCLE

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE

Lot: 1 Block: 26 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

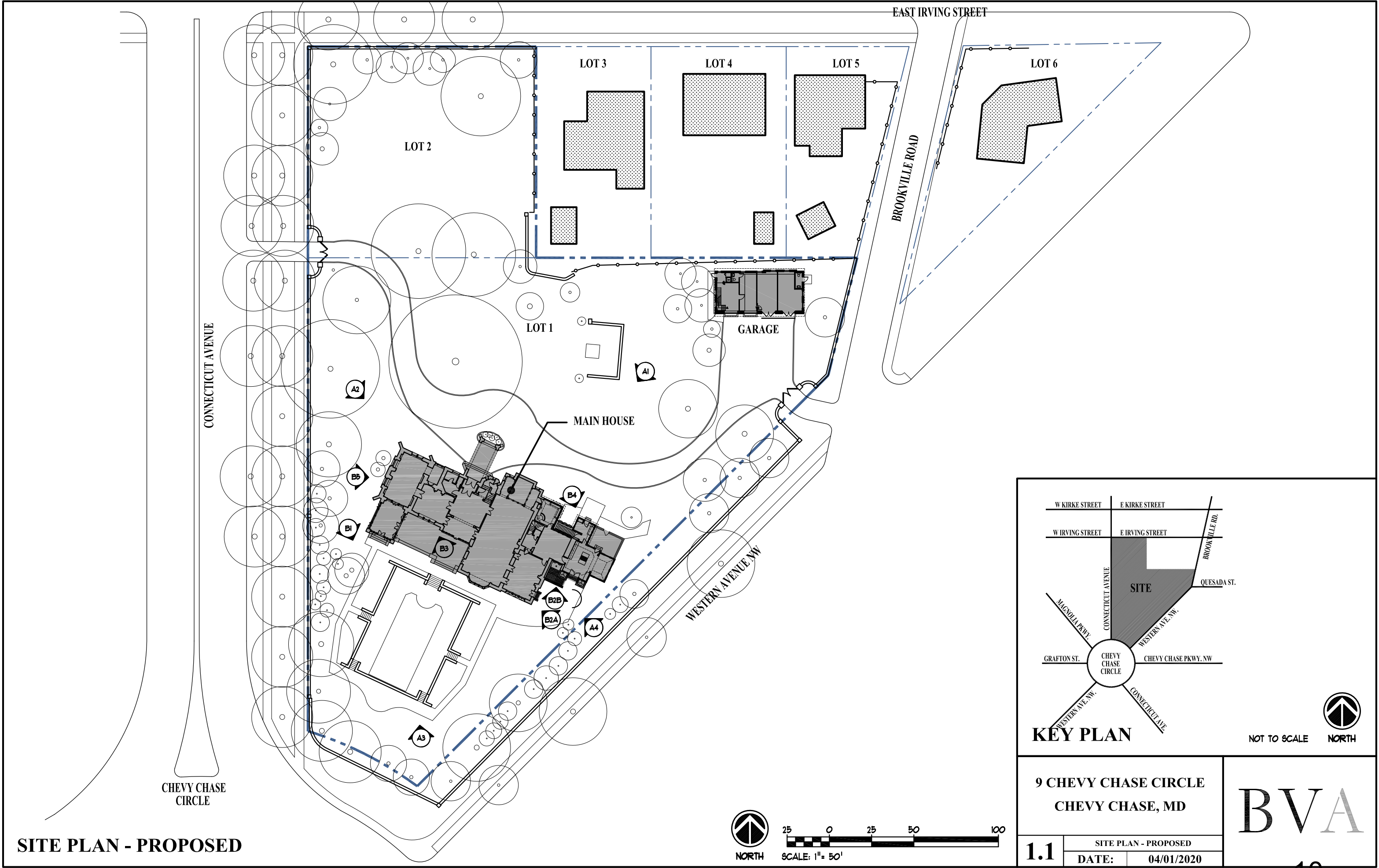
I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this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

Signature of owner or authorized agent

Date

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

| | |
|---|--|
| Owner's mailing address Adrienne Arsht Revocable Trust 9 Chevy Chase Circle Chevy Chase, MD 20815 | Owner's Agent's mailing address Phillip Long CAS Engineering 1001 Connecticut Ave, Suite 401 Washington, DC 20036 |
| Adjacent and confronting Property Owners mailing addresses | |
| Robert and Kathryn Fulton 4 E Irving Street Chevy Chase, MD 20815 | |
| Christopher Niemczewski 6 E Irving Street Chevy Chase, MD 20815 | |
| Dana Beyer 8 E Irving Street Chevy Chase, MD 20815 | |



W KIRKE STREET

E KIRKE STREET

W IRVING STREET

E IRVING STREET

CONNECTICUT AVENUE

BROOKVILLE RD.

QUESADA ST.

MAGNOLIA PKWY.

GRAFTON ST.

CHEVY CHASE CIRCLE

WESTERN AVE. NW

CHEVY CHASE PKWY. NW

SITE

KEY PLAN

NOT TO SCALE

NORTH

9 CHEVY CHASE CIRCLE

CHEVY CHASE, MD

1.1

SITE PLAN - PROPOSED

DATE: 04/01/2020

BVA

10

SITE PLAN - PROPOSED



A1 - EXISTING NORTH ELEVATION



A2 - EXISTING WEST ELEVATION



A3 - EXISTING SOUTH ELEVATION



A4 - EXISTING EAST ELEVATION

**9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD**

2.1

EXISTING PHOTOGRAPHS

DATE: 04/01/2020

BVA



B1 - WEST SIDE OF EXISTING PORCH



B2A - EXISTING TENTED COURTYARD



B2B - EXISTING TENTED COURTYARD



B3 - VIEW OF EXISTING TERRACE, TYPICAL EXISTING WINDOWS TO BE RESTORED



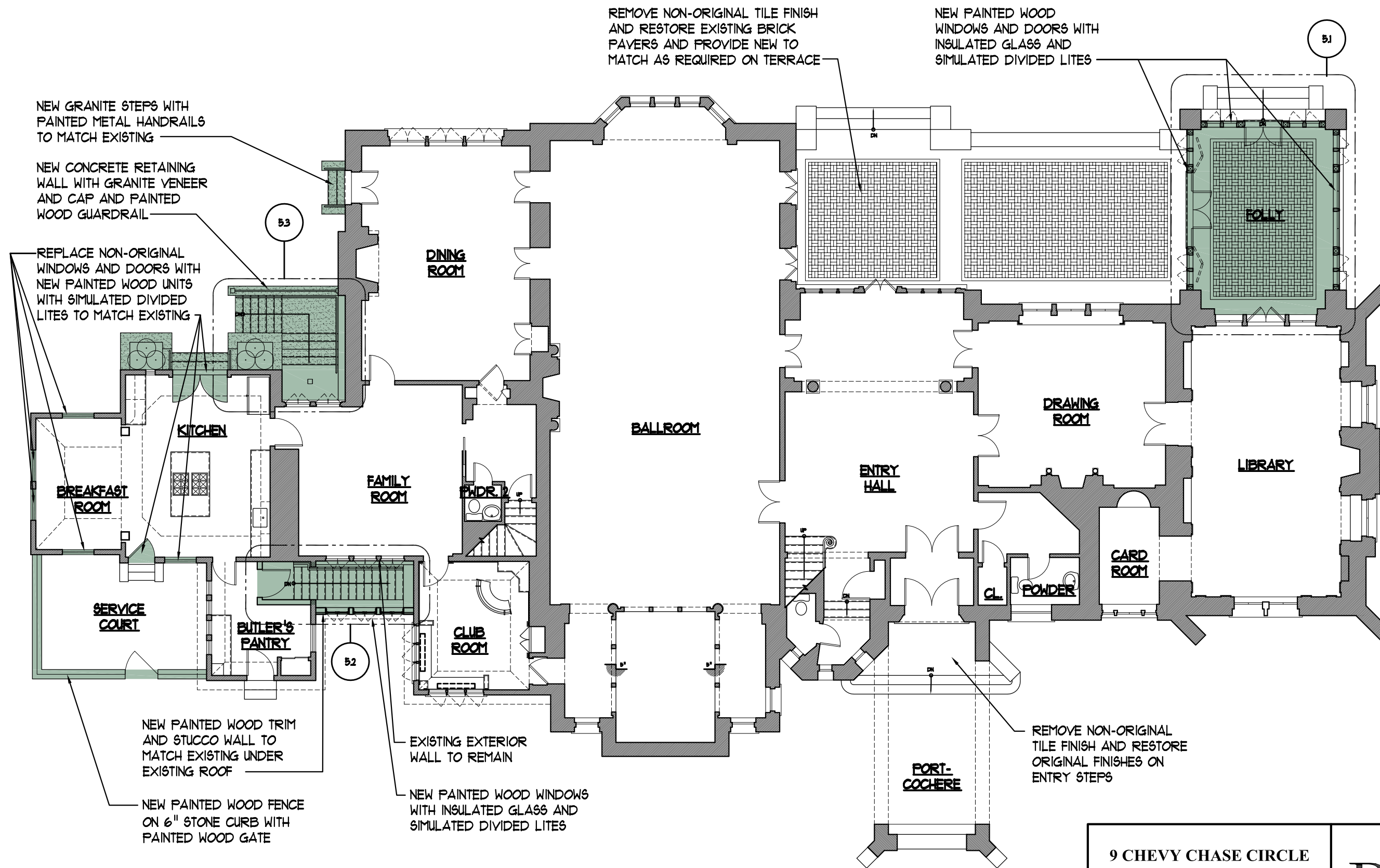
B4 - EXISTING WINDOWS



B5 - EXISTING WINDOWS

| | | |
|---|----------------------|------------|
| 9 CHEVY CHASE CIRCLE CHEVY CHASE, MD | | |
| 2.2 | EXISTING PHOTOGRAPHS | |
| | DATE: | 04/01/2020 |

| | |
|-----|--|
| BVA | |
| 12 | |



MAIN LEVEL PLAN - PROPOSED

SCALE: 3/32" = 1'-0"



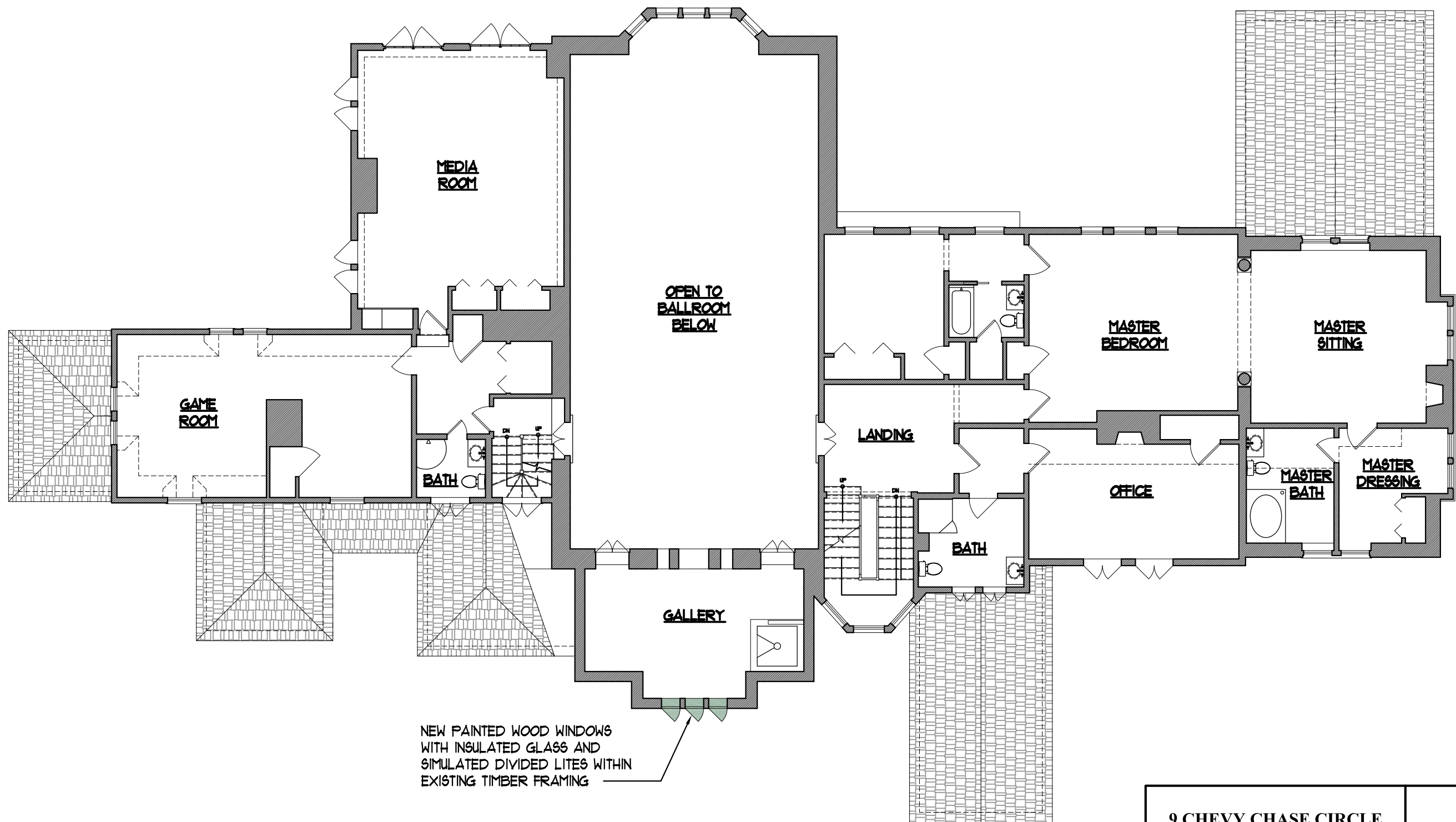
9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

3.1

MAIN LEVEL PLAN - PROPOSED

DATE: 04/01/2020

BVA



SECOND FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

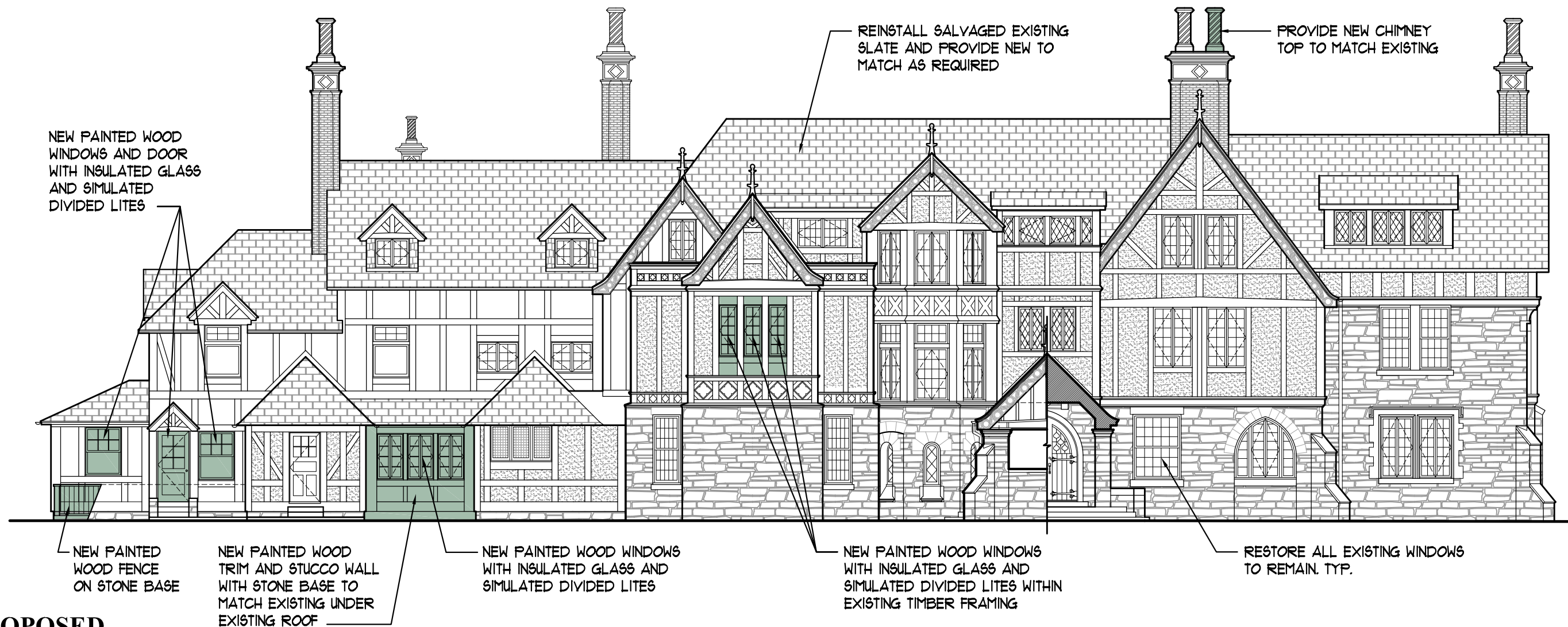


9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

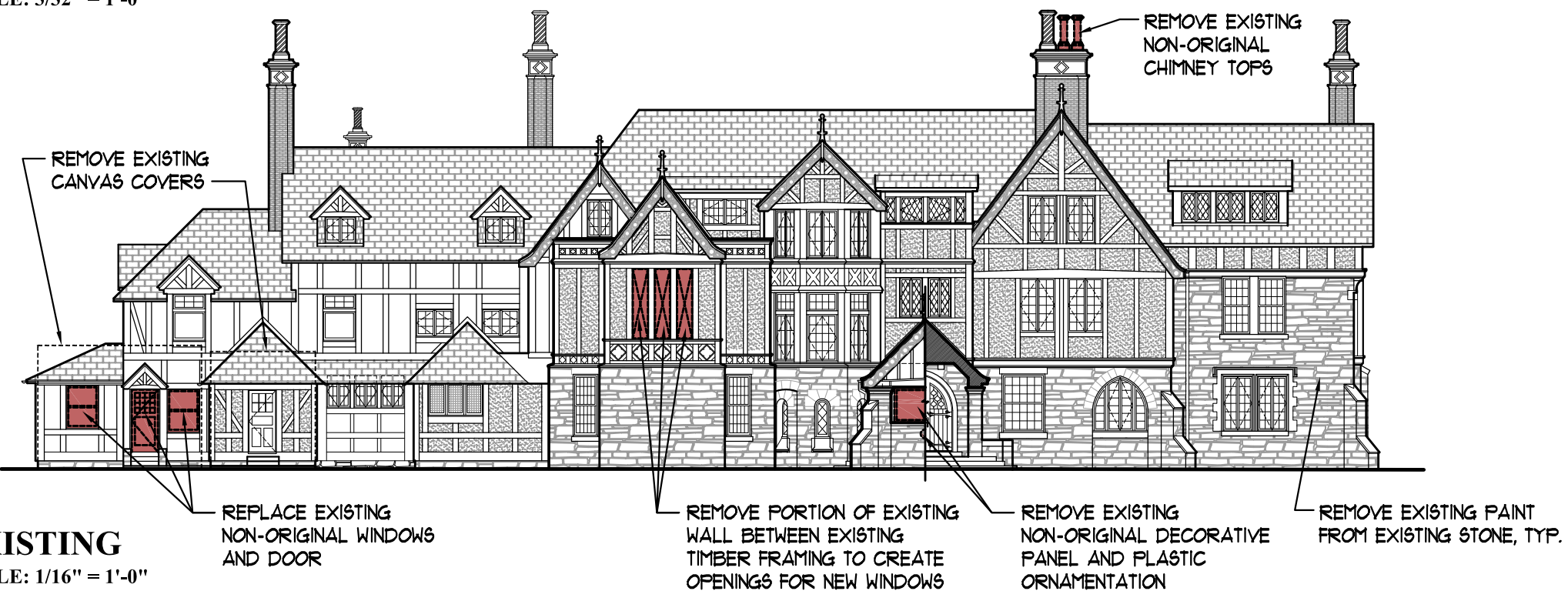
3.2

SECOND FLOOR PLAN - PROPOSED
DATE: 04/01/2020

BVA



PROPOSED
SCALE: 3/32" = 1'-0"



EXISTING
SCALE: 1/16" = 1'-0"



SAMPLE OF PAINT REMOVAL
FROM EXISTING STONE

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

4.1

EXTERIOR ELEVATION - NORTH
DATE: 04/01/2020

BVA



PROPOSED
SCALE: 3/32" = 1'-0"

INFILL EXISTING PORCH WITH NEW
PAINTED WOOD WINDOWS AND
DOORS WITH INSULATED GLASS AND
LEADED SIMULATED DIVIDED LITES

RESTORE ALL EXISTING WINDOWS
TO REMAIN. TYP.

NEW STAIR TO BASEMENT

NEW WOOD GUARDRAIL
ON NEW STONE WALL
TO MATCH EXISTING

NEW PAINTED WOOD
WINDOWS AND DOORS WITH
INSULATED GLASS AND
SIMULATED DIVIDED LITES

NEW GRANITE STEPS WITH NEW
PAINTED METAL HANDRAILS



EXISTING
SCALE: 1/16" = 1'-0"

REMOVE EXISTING PAINT
FROM EXISTING STONE, TYP.

REMOVE EXISTING WINDOWS TO
CREATE OPENING FOR NEW DOOR
AT LOWER LEVEL

REPLACE EXISTING NON-ORIGINAL
WINDOW AND DOOR

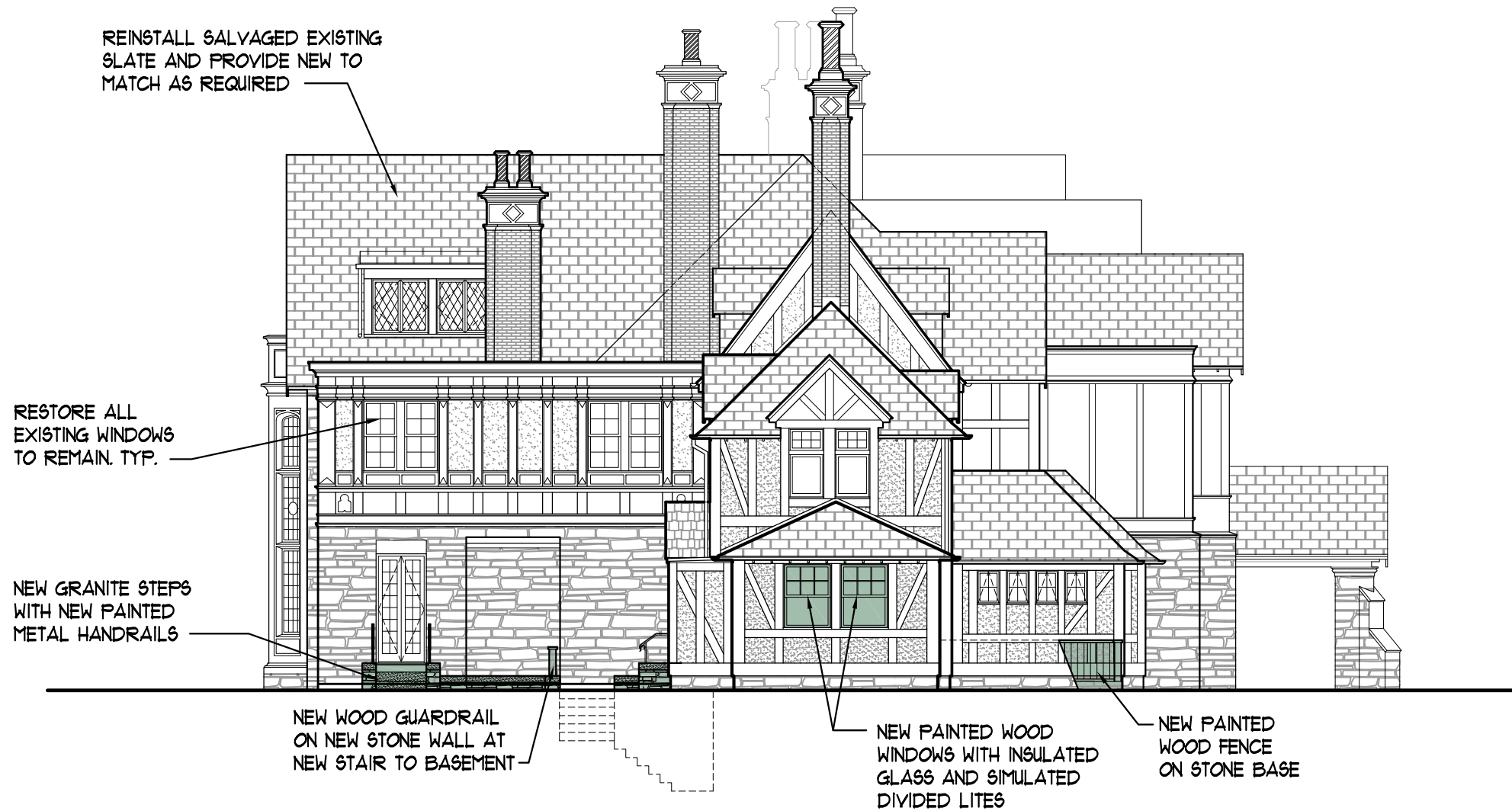
9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

4.2

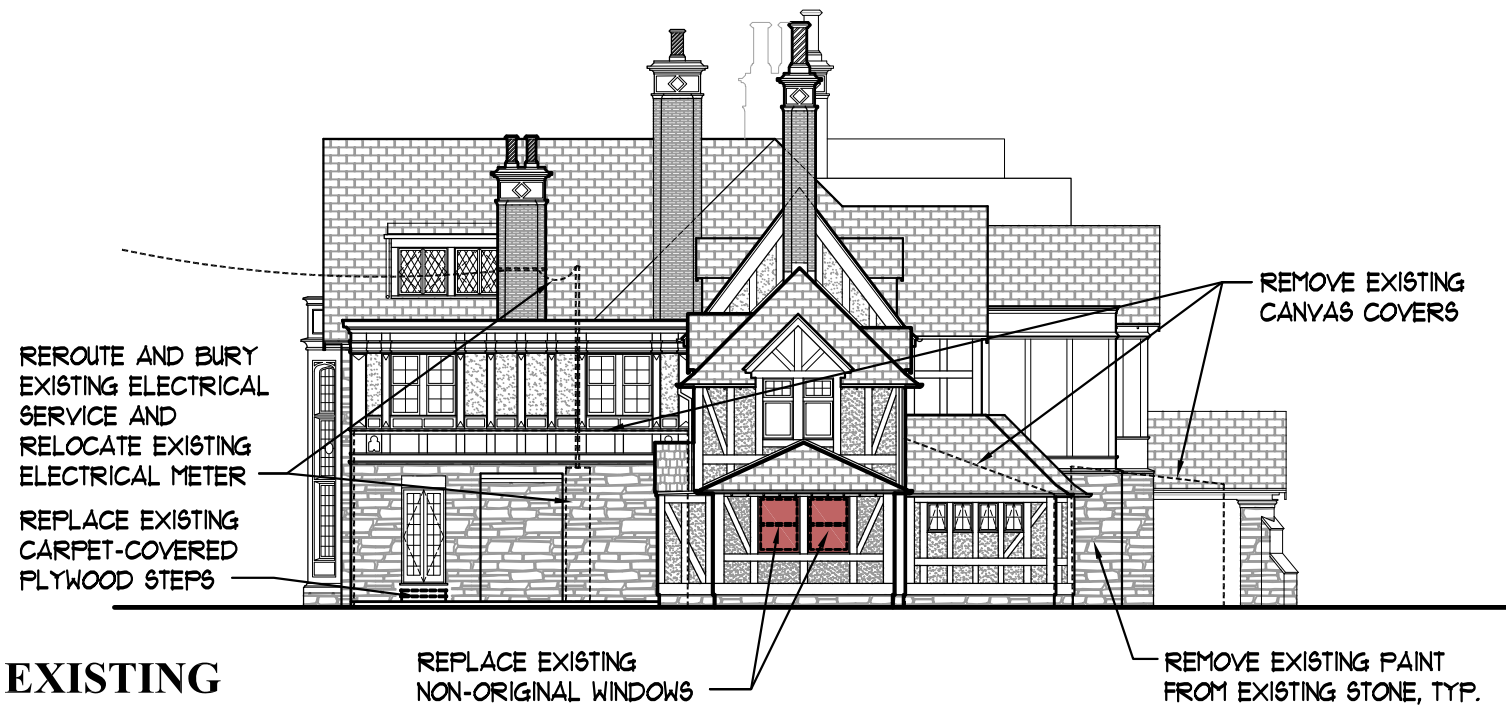
EXTERIOR ELEVATION - SOUTH
DATE: 04/01/2020

BVA

PROPOSED
SCALE: 3/32" = 1'-0"



EXISTING
SCALE: 1/16" = 1'-0"



9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

4.3

EXTERIOR ELEVATION - EAST
DATE: 04/01/2020

BVA

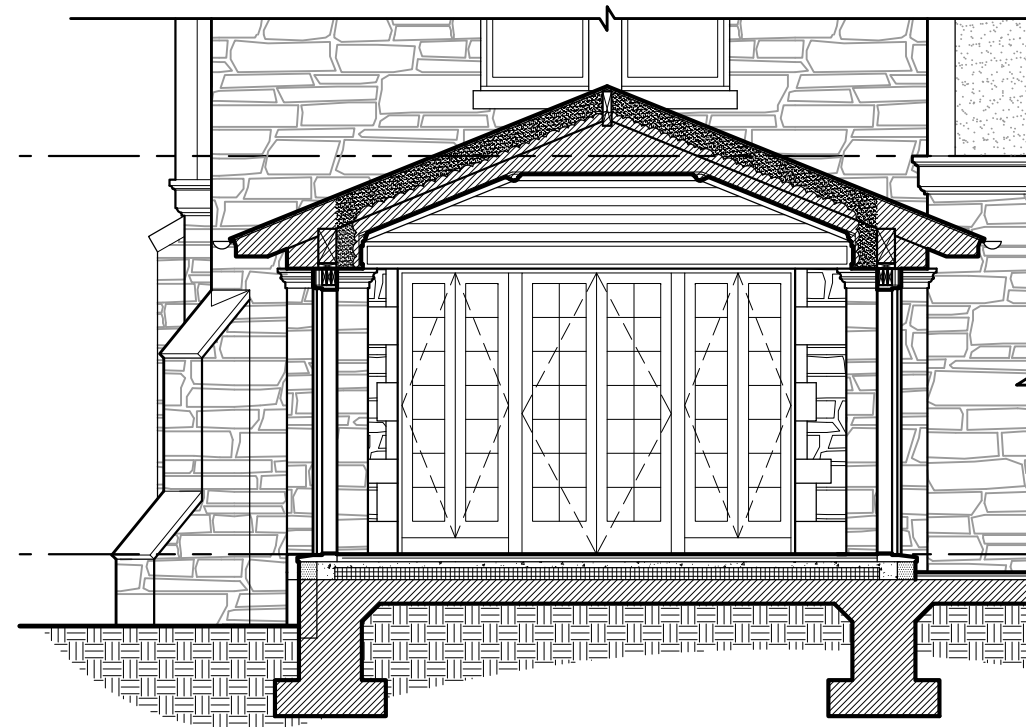


PROPOSED
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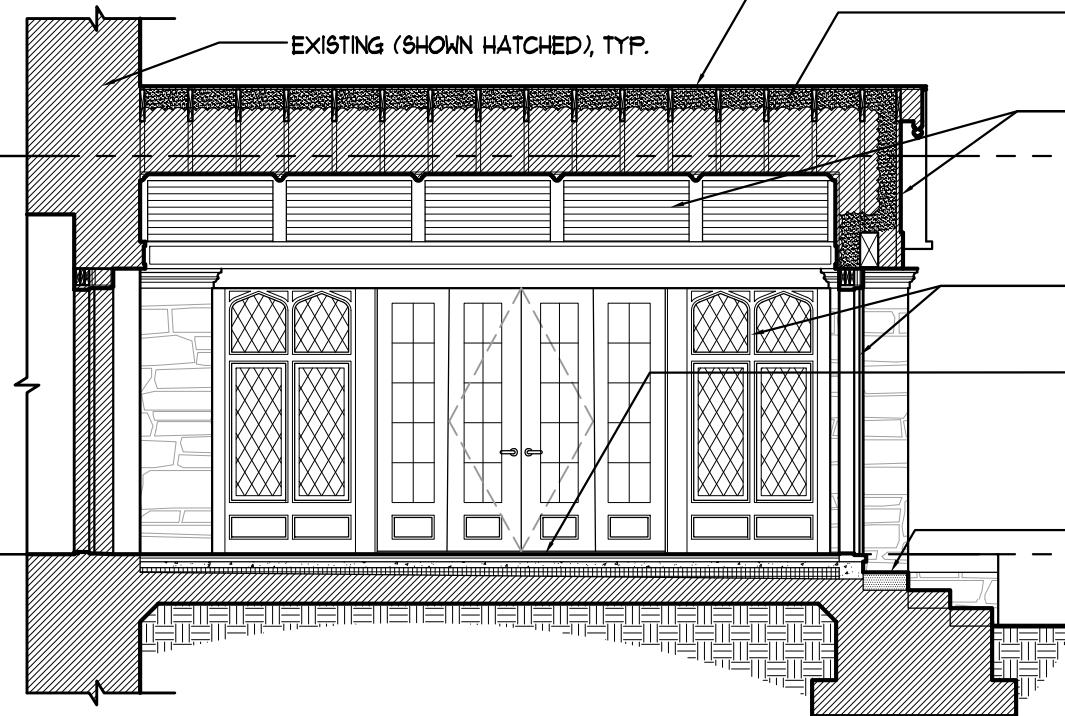
EXISTING
SCALE: 1/16" = 1'-0"

| | | | |
|---|---------------------------|------------------|-----|
| 9 CHEVY CHASE CIRCLE CHEVY CHASE, MD | | | BVA |
| 4.4 | EXTERIOR ELEVATION - WEST | DATE: 04/01/2020 | |



SECTION A THRU FOLLY

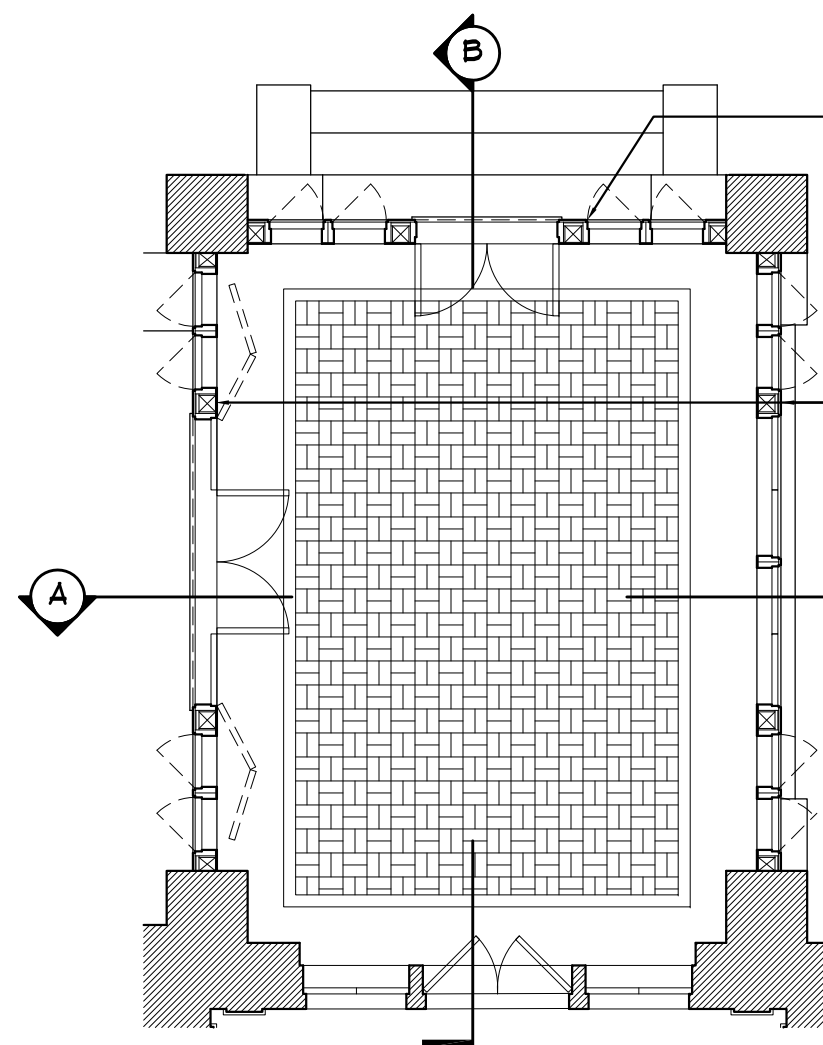
SCALE: 3/16" = 1'-0"



SECTION B THRU FOLLY

SCALE: 3/16" = 1'-0"

- RE-INSTALL SALVAGED EXISTING SLATE AND PROVIDE NEW T.M.E. AS REQ'D
- CLOSED-CELL SPRAY FOAM INS., R-49, COORD. ACCESS POINT IN EXISTING CEILING PACKAGE IN FIELD
- EXISTING WOOD MILLWORK, TRIM, CLADDING, ETC AT INTERIOR AND EXTERIOR TO BE SANDED AND PAINTED U.N.O.
- NEW DOORS & WINDOWS IN EXIST. O.P.G.
- REMOVE EXISTING TILE AND PAVERS. NEW STONE PAVERS ON BONDED SLAB OVER R-19 RIGID INSULATION ON EXISTING SLOPED SLAB TO ALIGN W/ INTERIOR FLOOR LEVEL.
- NEW STONE STEP T.M.E.



LOCATE NEW STRUCTURE ON STONE PIER AS REQ'D FOR NEW STONE STEP

CENTER NEW STRUCTURE ON EXISTING STONE PIER

ENLARGED PLAN @ FOLLY

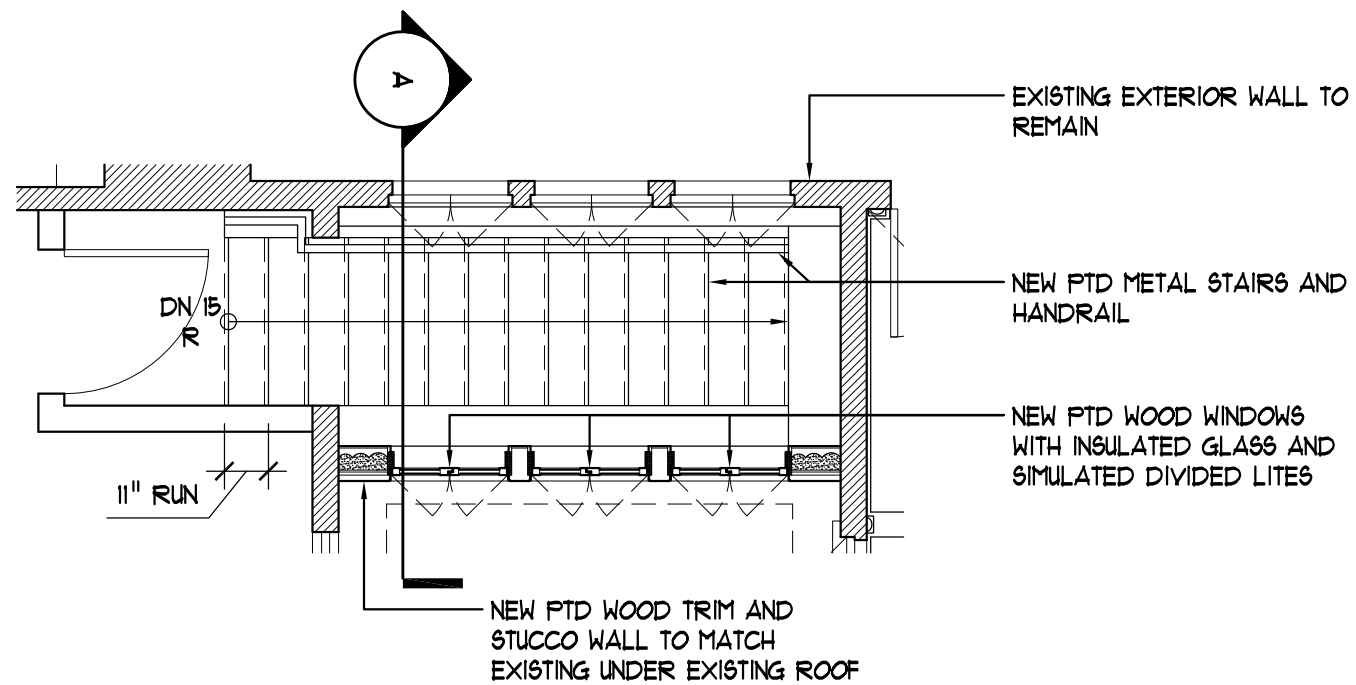
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9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

5.1

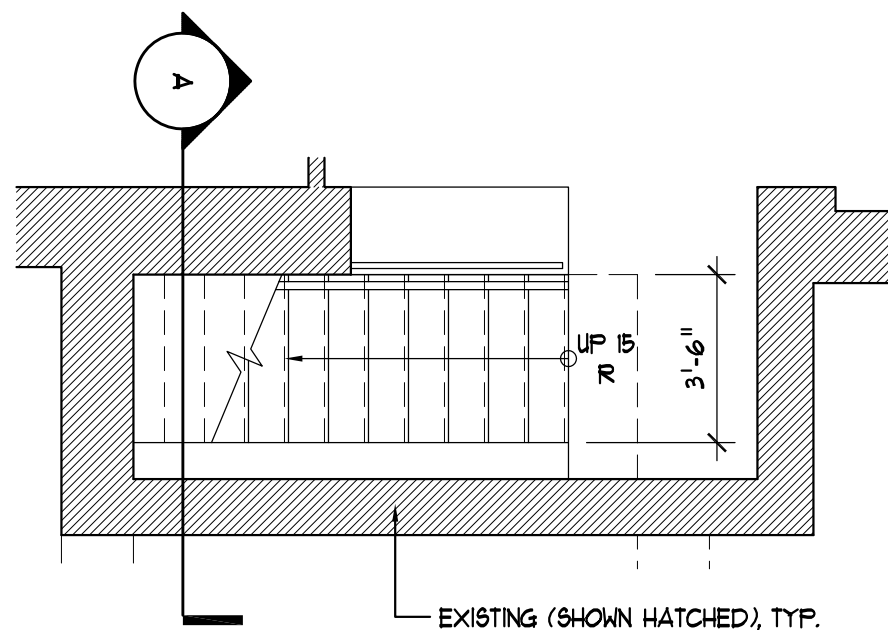
SECTION AT FOLLY
DATE: 04/01/2020

BVA



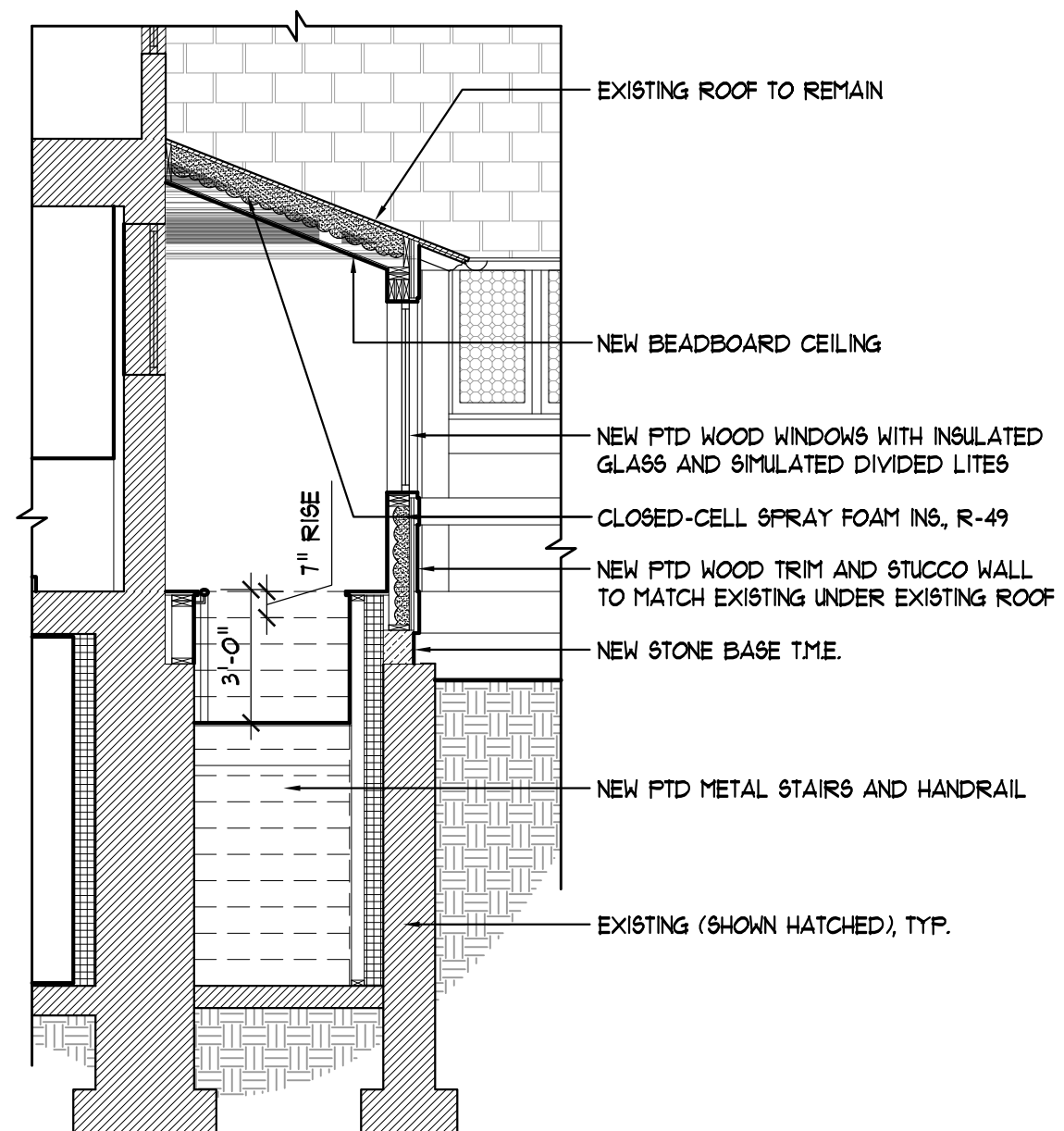
DETAIL PLAN @ FIRST FLOOR

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



DETAIL PLAN @ LOWER LEVEL

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



SECTION A

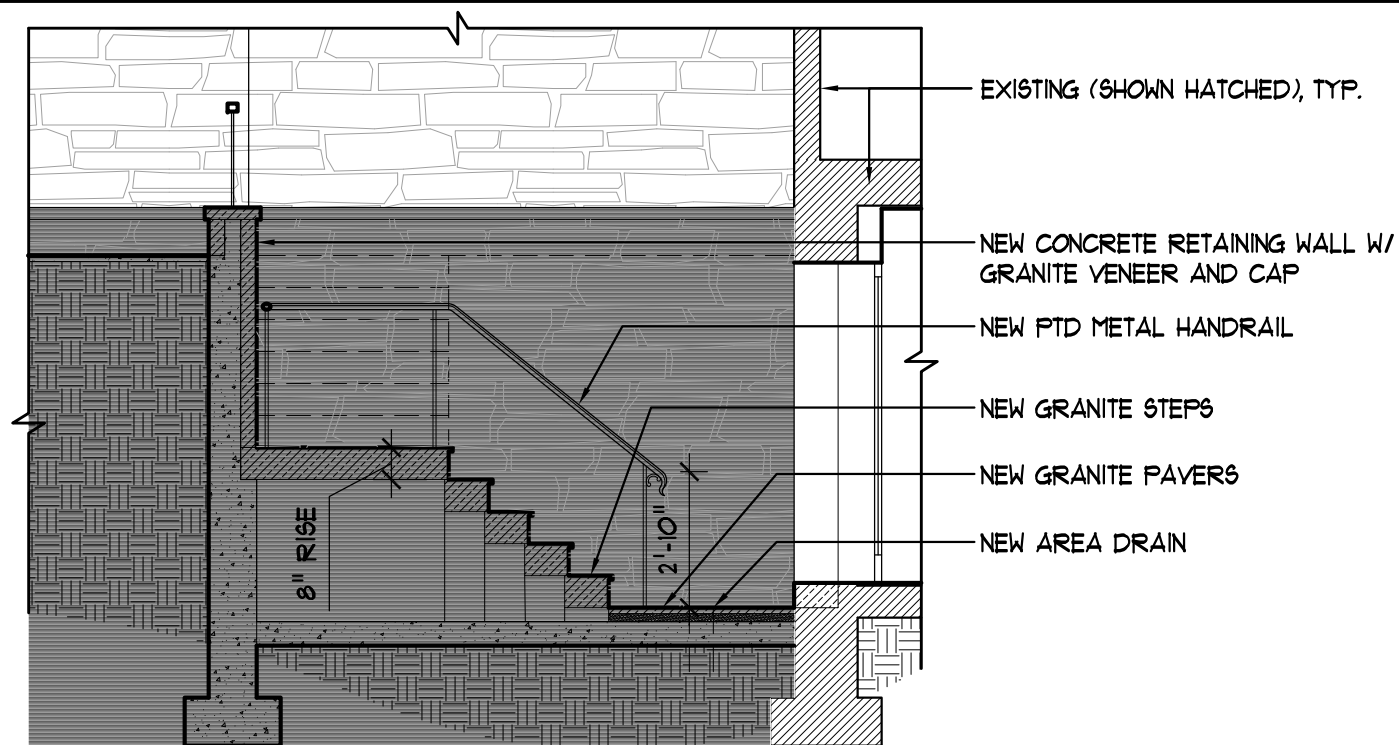
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9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

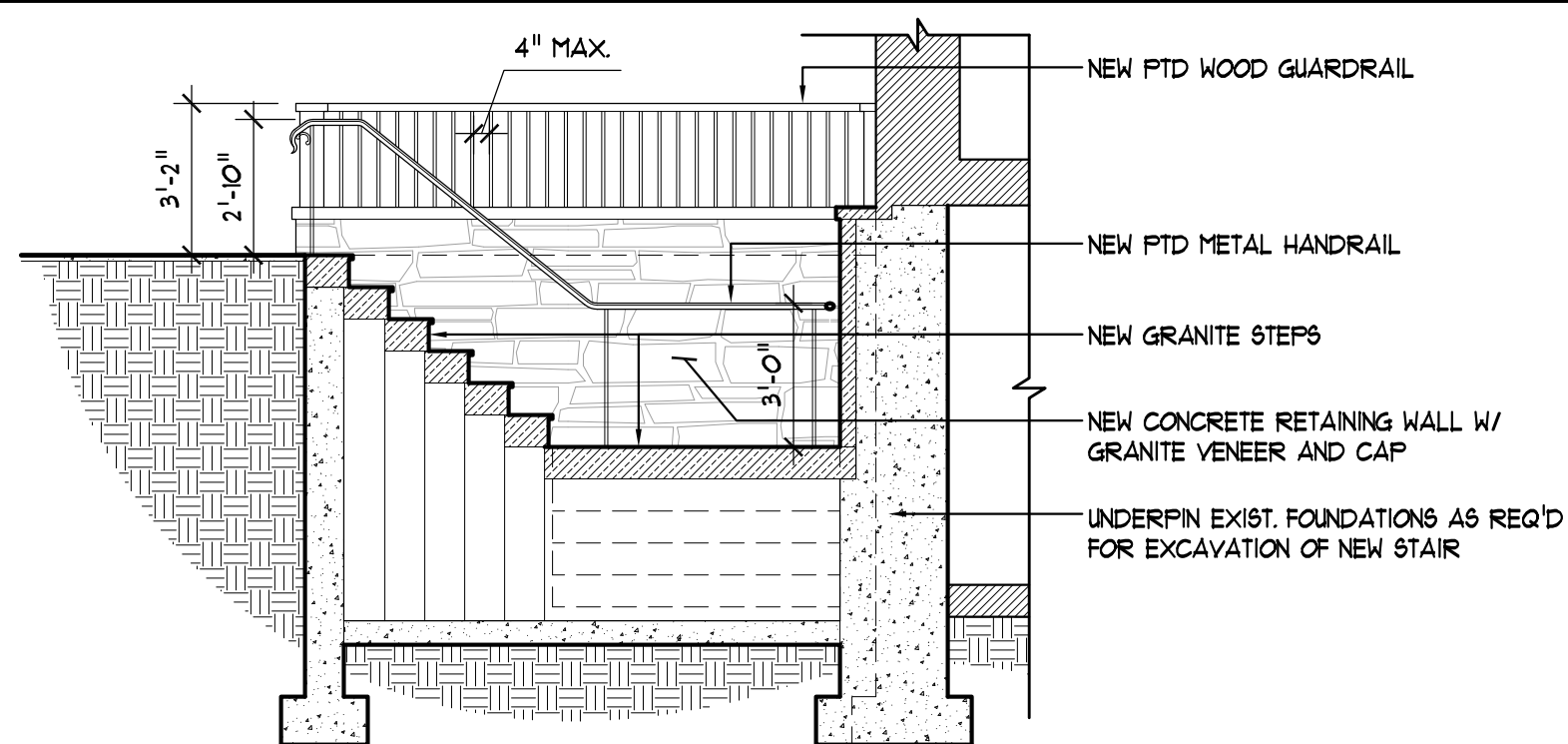
5.2

SERVICE STAIR DETAILS
DATE: 04/01/2020

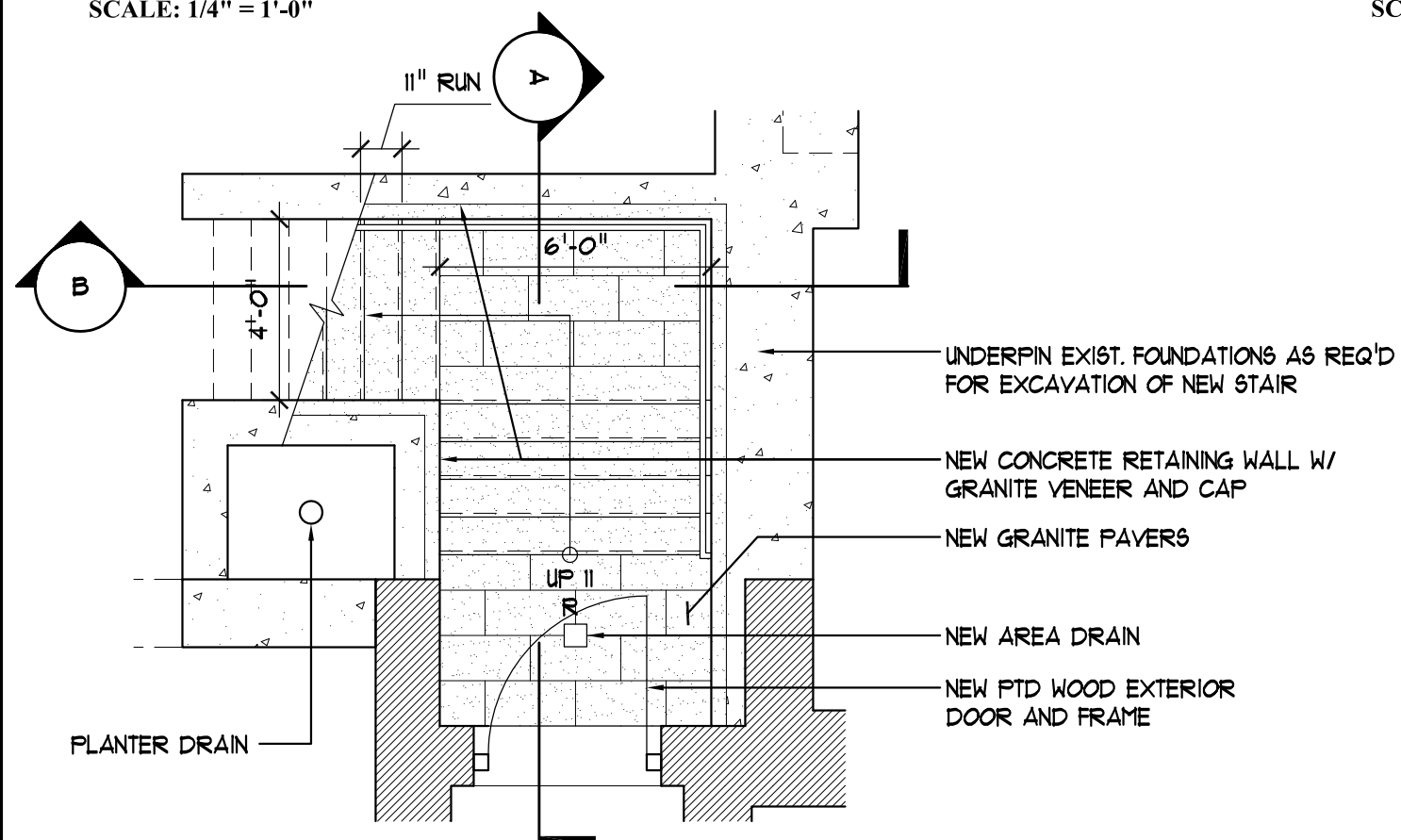
BVA



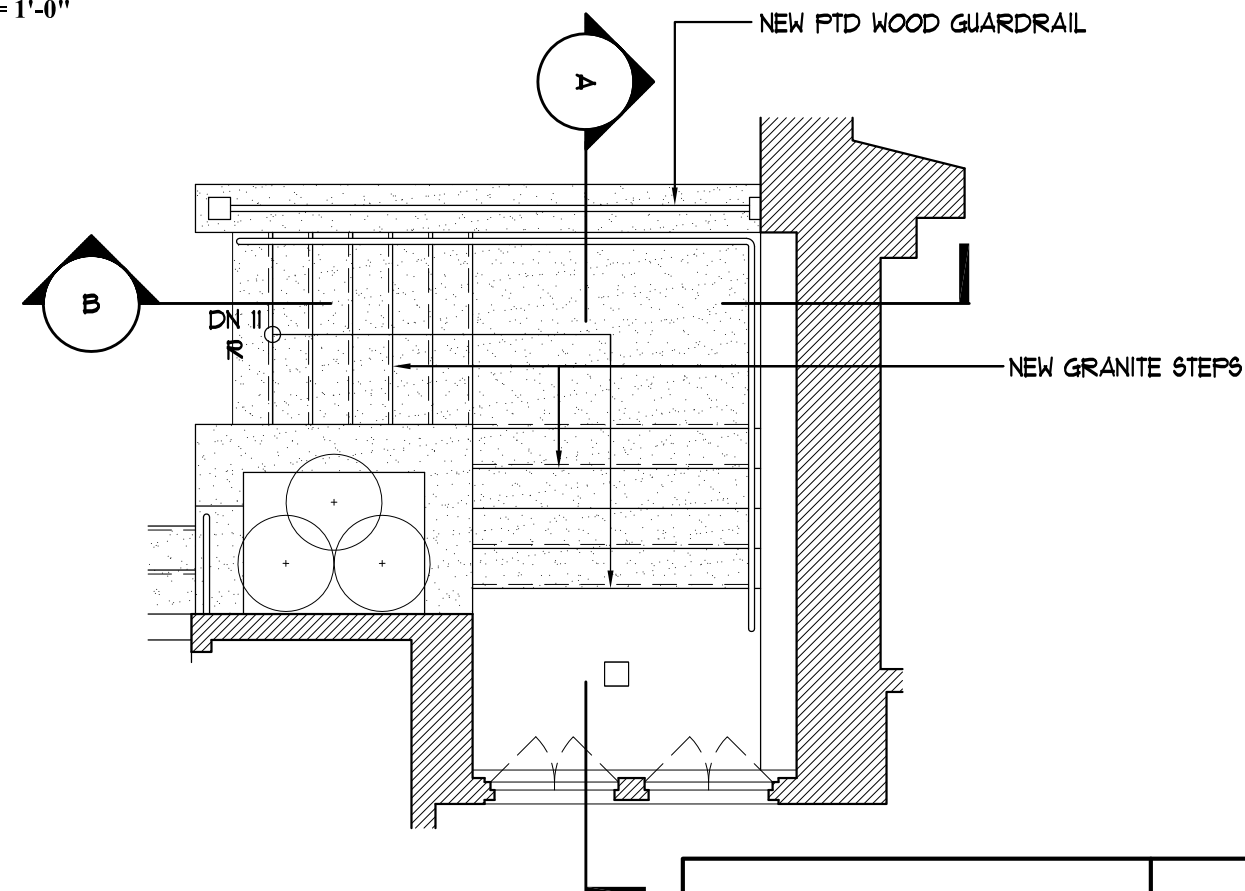
SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"



DETAIL PLAN @ LOWER LEVEL
SCALE: 1/4" = 1'-0"



DETAIL PLAN @ FIRST FLOOR
SCALE: 1/4" = 1'-0"

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

5.3

EXTERIOR STAIR DETAILS
DATE: 04/01/2020

BVA



EXISTING PHOTOGRAPH



PROPOSED SKETCH

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

BVA

6.1

INTERIOR BASEMENT STAIR SKETCH

DATE: 04/01/2020



EXISTING PHOTOGRAPH



PROPOSED SKETCH

**9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD**

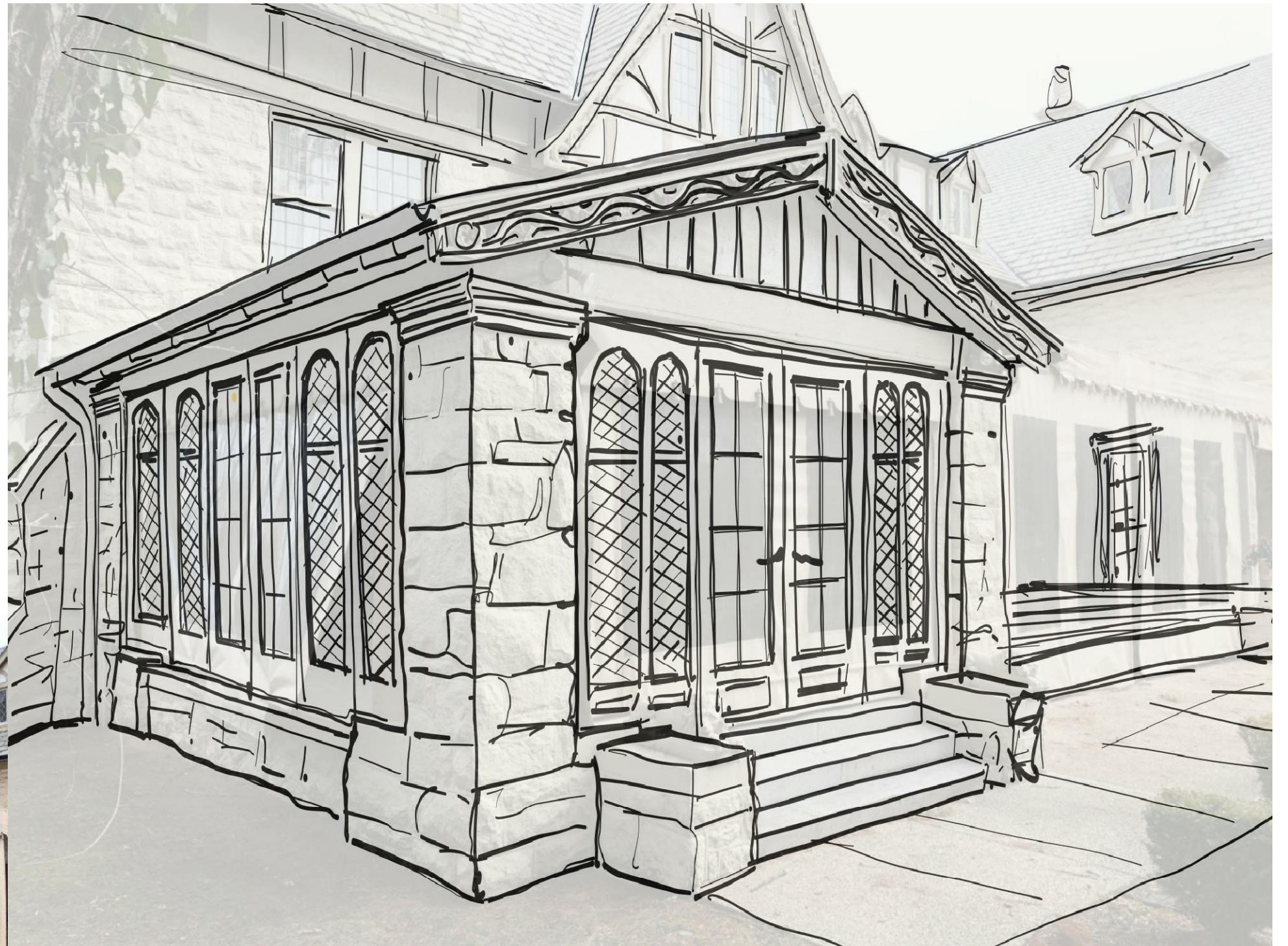
6.2

FRONT ELEVATION SKETCH
DATE: 04/01/2020

BVA



EXISTING PHOTOGRAPH



PROPOSED SKETCH

**9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD**

6.3

FOLLY SKETCH

DATE: 04/01/2020

BVA

| <u>Atlas #</u> | <u>Site</u> | <u>Location</u> | <u>Associated Acreage</u> |
|----------------|------------------------------|-------------------------------------|-------------------------------|
| 35/13-1 | Corby Mansion (Ishpiming) | 9 Chevy Chase Circle Chevy Chase | 83,399 sq.ft. |

- The Corby Mansion is historically significant as one of the first houses built in Chevy Chase and because of its association with Senator Francis B. Newlands and William Corby. It also derives architectural importance from its classic Tudor Revival styling and its prominence as a focal point of entry into the county at Chevy Chase Circle.
- The house was built in 1893 by Senator Francis B. Newlands, founder of the Chevy Chase Land Company and first president and founder of the Chevy Chase Club. The Newlands mansion was intended to set the standard for high quality design and landscaping in Chevy Chase.
- In 1909, the house was sold to William Corby, founder and president of the Corby Baking Company and a major innovator in the U.S. baking industry. Corby undertook a significant renovation of the house from 1909 to 1914. Under Corby's ownership the property was called "Ishpiming", meaning high place in Chippewa.
- The original house is thought to have been a collaboration by nationally-renowned Philadelphia architect, Lindley Johnson, and the noted Washington architect, Leon Dessez, who also designed the Vice President's mansion in Washington. The Corby renovation work was conducted by locally prominent architect, Arthur B. Heaton. There is evidence that the landscaping was done in the early 20th century by Nathan Barrat, who had developed landscape plans for Chevy Chase and was an internationally-known landscape architect.
- The environmental setting includes the entire parcel of 83,399 sq.ft., including both Lots 1 and 2. Special attention should be given to the preservation of the mature trees, the landscaping, and the stone wall and gateway along Connecticut Avenue. Any new construction should be designed so as to preserve views of the main house from Connecticut Avenue and Brookville Road. The acreage of this site's environmental setting exceeds the minimum acreage per dwelling unit permitted by the current zoning of the property. The environmental setting of this site may be reduced in accordance with the provisions of the Historic Preservation Ordinance.