

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Quincy Street, Chevy Chase	Meeting Date:	5/27/2020
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/20/2020
Applicant:	Andrew and Jennifer Tulumello (Wouter Boer, Architect)	Public Notice:	5/13/2020
Review:	Preliminary Consultation	Tax Credit:	N/A
PROPOSAL:	Building addition	Staff:	Dan Bruechert

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: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1916



Fig. 1: 21 Quincy St. is building on the left side of a double lot.

PROPOSAL:

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

- Demolish the existing rear addition and rear deck.
- Demolish the left side addition.
- Construct a new rear addition with side porch and deck; and a mudroom on the west elevation.
- Note: the site plan shows landscape alterations, those alterations are illustrative and not subject to review under this preliminary consultation.

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 Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- *Decks* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- *Doors* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Exterior trim* (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- *Gutters* are not currently subject to review and should not be reviewed.
- *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.

- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
 - Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
 - Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
 - Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
 - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
 - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (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
- (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.

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 building is a two-story house with a wrap-around porch designed Craftsman and Queen Anne elements. At the rear of the house, there is a hexagonal c.1980 addition and rear deck. On the left side of the house, there is a two-story bump out with an additional entrance.

The applicant proposes to demolish the existing addition and construct a new addition with a side porch and rear deck.

Building Demolition

The applicant proposes to demolish the existing c.1980 rear addition and deck. While this addition and its hexagonal form are interesting, they are not architecturally significant and do not contribute to the historic character of the surrounding district. The side bump-out appears to have been constructed at approximately the same time, though, based on the fixed single-lite windows, it may have been an earlier addition. The applicant proposes to demolish the building additions.

Staff finds that these additions are not historic and would support their demolition as a HAWP.

Building Addition, Porch, and Deck

The applicant proposes constructing a two-story addition at the rear of the existing house. The design of the building is complementary to the historic building, matching the six-over-one windows and pyramidal roof, but with a simpler cornice to help differentiate the two construction periods.

Staff finds that the details of the house are generally consistent with the *Design Guidelines* for the district and is compatible with Chapter 24A. The proposed addition is large, but it is not out of character with the historic house or the surrounding historic district. There, however, two design elements that Staff requests the HPC's feedback on:

- The proposed pediment on the right side of the porch and
- The first floor projecting beyond the historic wall plane.

Porch Design

On the right side of the house, the existing wrap around porch terminates at the side projecting bay. The applicant proposes extending the porch to the rear of the right elevation in a matching design and materials. To mark the separation between the historic construction and the addition, the applicant proposes a pediment and a set of side-loading stairs in line with the first floor of the historic side bay.



Figure 2: Current configuration of the right side elevation.



Figure 3: Side elevation, showing the location of the proposed pediment and stairs.

Staff finds that, in concept, extending the wrap-around porch along the right side is acceptable. Staff finds there are two challenges with the proposal to extend the wrap-around porch. First, the proposed design does not differentiate the new porch construction from the historic. Standard 9 states that new work should be differentiated from the old. This is frequently satisfied by utilizing a stripped-down or simplified version of the historic form. For the proposed porch that could mean a different foundation material or treatment for the columns. Second, the proposed pediment will obscure much of the side projecting bay. New porches are to be reviewed under moderate scrutiny, which means that in addition to considerations of massing, scale, and materials; preserving the integrity of the resource should be taken into consideration. Staff finds that the two-story side-projecting bay is a character-defining feature of the house, made more visible because the right elevation is so highly visible. This proposal is unlike the Preliminary Consultation for the house at 12 E. Lenox St. that proposed to install a side-projecting addition and eliminate a two-story side bay. But this proposal will visually obscure much of the historic bay by introducing a pediment in front of the bay.

Staff acknowledges that from purely a design perspective, the proposed pediment is appropriately sized and scaled for its placement, however, Staff remains concerned about covering this historic element.

Staff request feedback from the HPC regarding:

- The appropriateness of extending the wrap around porch to the new construction;
- Whether the proposed design preserves the historic house integrity by constructing the pediment in the proposed location;
- The appropriateness of matching the porch design in the new construction; and
- Any alternative recommendations for the treatment of this elevation.

Floor Plan

The first floor of the proposed addition is co-planer with the historic wall on the left (west) elevation. This is generally not a preferred solution, but in this case, there will be a visual separation between the building due to the mudroom addition. On the right (east) elevation, the proposed addition will project approximately 2' (two feet) beyond the exterior wall of the projecting historic bay. It appears that the east wall of the addition projects approximately 3' (three feet) from the historic wall plane (see Fig. 4, below). The second floor steps back and is inset several feet from the historic wall plane. Because the subject property is a double lot, the east elevation will be more visible than is typical in other locations within the historic district.

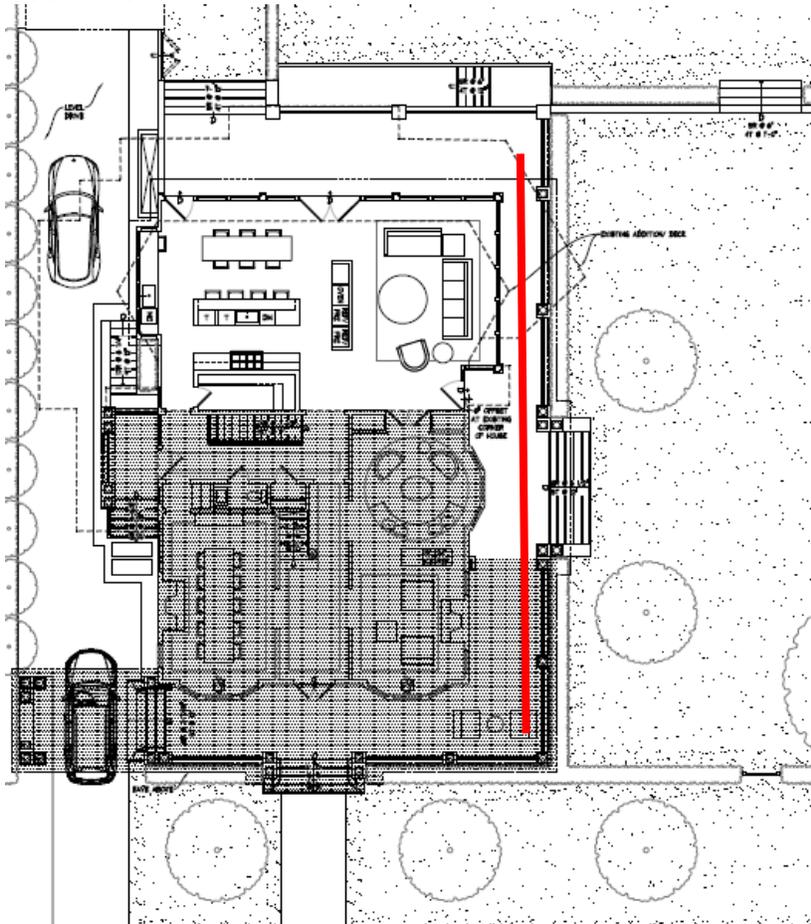


Figure 4: 1st-floor plan, the red line indicates the exterior wall of the historic bay.

The preferred treatment is to have the walls of rear additions inset from the historic construction to provide a level of differentiation between the historic and the new construction; and to make the building addition less visible from the public right-of-way (per the *Design Guidelines*). Insetting the addition also allows the historic construction to maintain primacy on the site. Staff finds that there are no unique lot situations that would limit the ability to inset the east wall of the rear addition, or at the very least making the construction co-planer with the historic house.

However, Staff has identified three factors for consideration that when evaluated in concert with the Standards and 24A, may prove to be acceptable under the requisite guidance. First, the *Design Guidelines* state that the reason to place additions to the rear of the historic house is to reduce the visibility of the new construction. Because the subject property is on a double lot and the house is placed on the western (left) side of the lot, the east (right) elevation of the house and the addition will be highly visible regardless of how far inset the building addition is. The other factor to consider is the exterior appearance of the first floor of the proposed addition. By proposing a mostly glass first floor, portions of this addition will be see-through when viewed from the public right of way, reducing the visual impact of the construction. The final factor is the visual impact the extension of the wrap-around porch will have, obscuring a portion of the first floor of the addition's eastern wall.

Staff request feedback from the HPC regarding:

- The appropriateness of projecting the east wall on the left elevation beyond the rear wall plane;
- If the addition wall plane has to be inset from the historic wall plane, by how much?
- If the width of the addition needs to be reduced, is it acceptable for the addition to project further toward the rear?
- Are there any other concerns regarding the size or massing of the proposed addition?

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: Wouter@Jonesboer.com Contact Person: Wouter Boer
Daytime Phone No.: 240 997 6359

Tax Account No.:

Name of Property Owner: Andrew & Jennifer Tulumello Daytime Phone No.:

Address: 21 Quincy Street Chevy Chase Village
Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Wouter Boer Daytime Phone No.: 240 997 6359

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: Quincy Street

Town/City: Chevy Chase Village Nearest Cross Street: Brookville Rd

Lot: Block: 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/Well (complete Section 4) Other:

1B. Construction cost estimate: \$

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.

Signature of owner or authorized agent

Date 5.11.2020

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:

Existing Ca 1920's wood framed 2 1/2 story house w/ porch with a Ca 1980's addition on the rear and side. House is sited on large double lot. Some hardscape features including raised deck, terraces and stone patio in rear.

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

Remove existing 1980's addition, 1980's slate terrace & wood deck. Replace with new 2 story wood frame addition - materials (cladding, roof, porch) to match existing CA 1920's house. The addition on 1st floor is articulated as a glassy bay under a porch.

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.

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

Owner's mailing address	Owner's Agent's mailing address
Andrew & Jennifer Tulumello 1463 Kirby Road McLean, VA 22101	Jones & Boer Architects 1739 Connecticut Ave Washington D.C. 20009
Adjacent and confronting Property Owners mailing addresses	
19 Quincy Street Chevy Chase	25 Quincy Street Chevy Chase.
24 Quincy Street Chevy Chase	26 Quincy Street Chevy Chase.



21











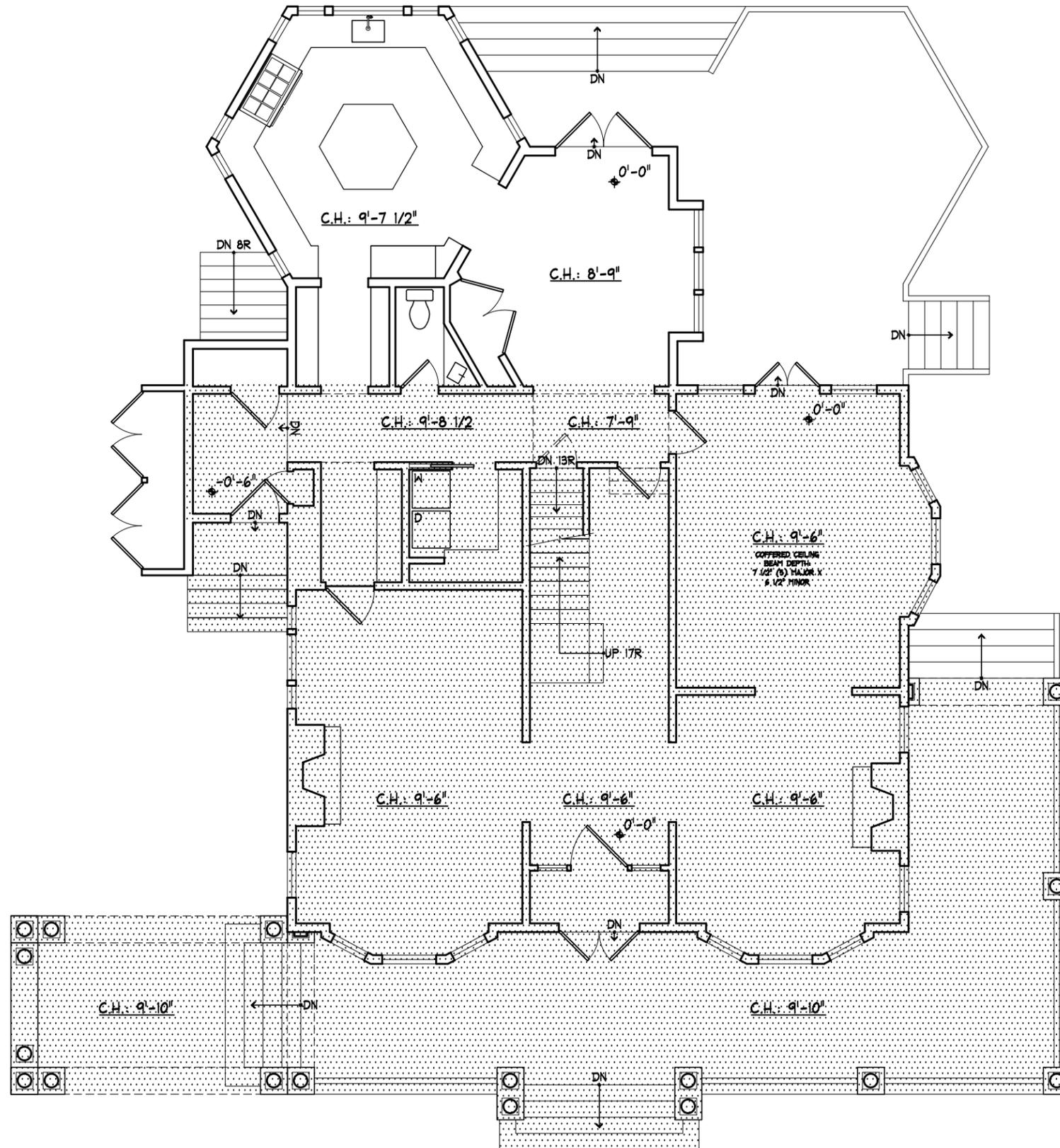


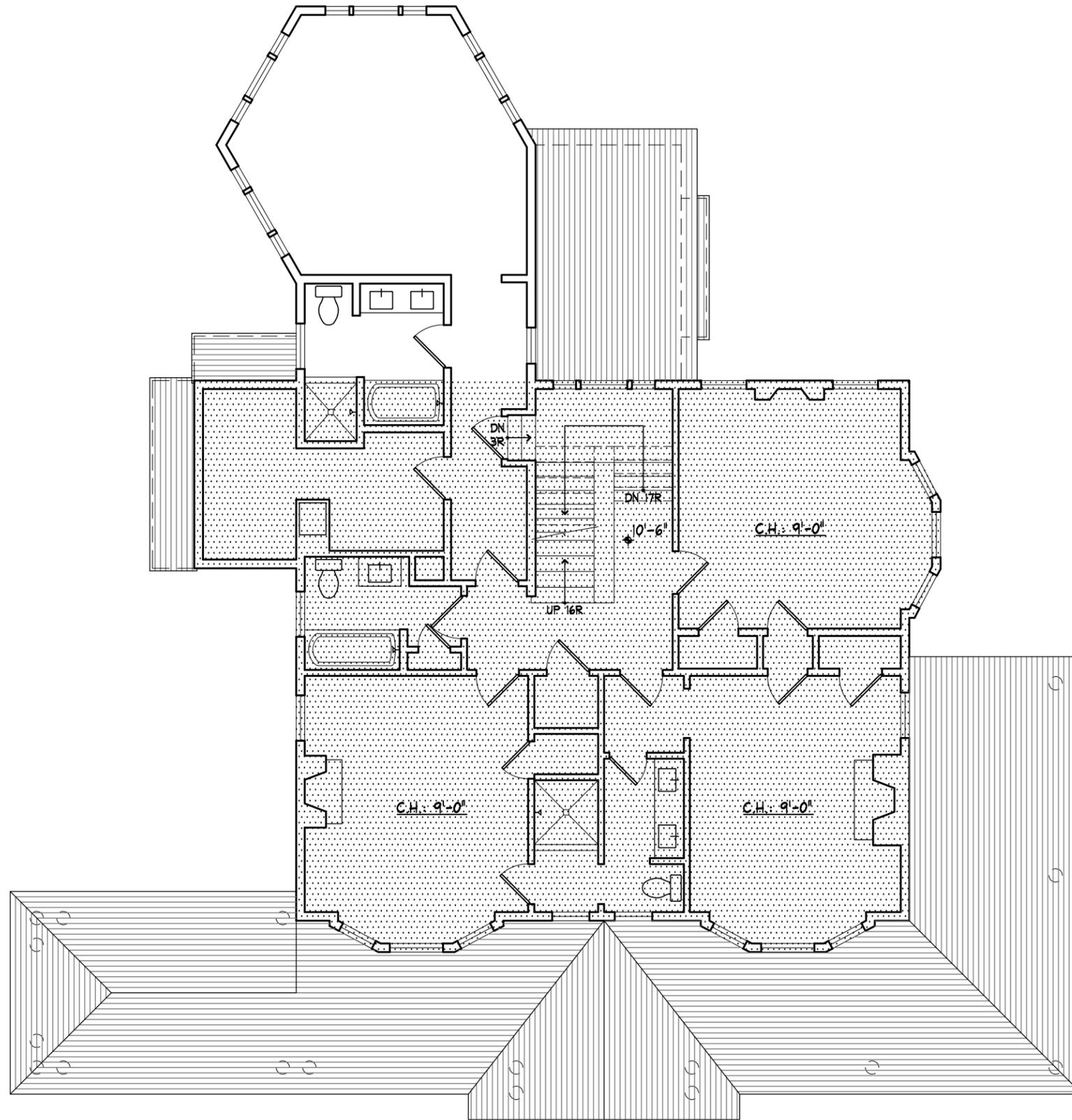


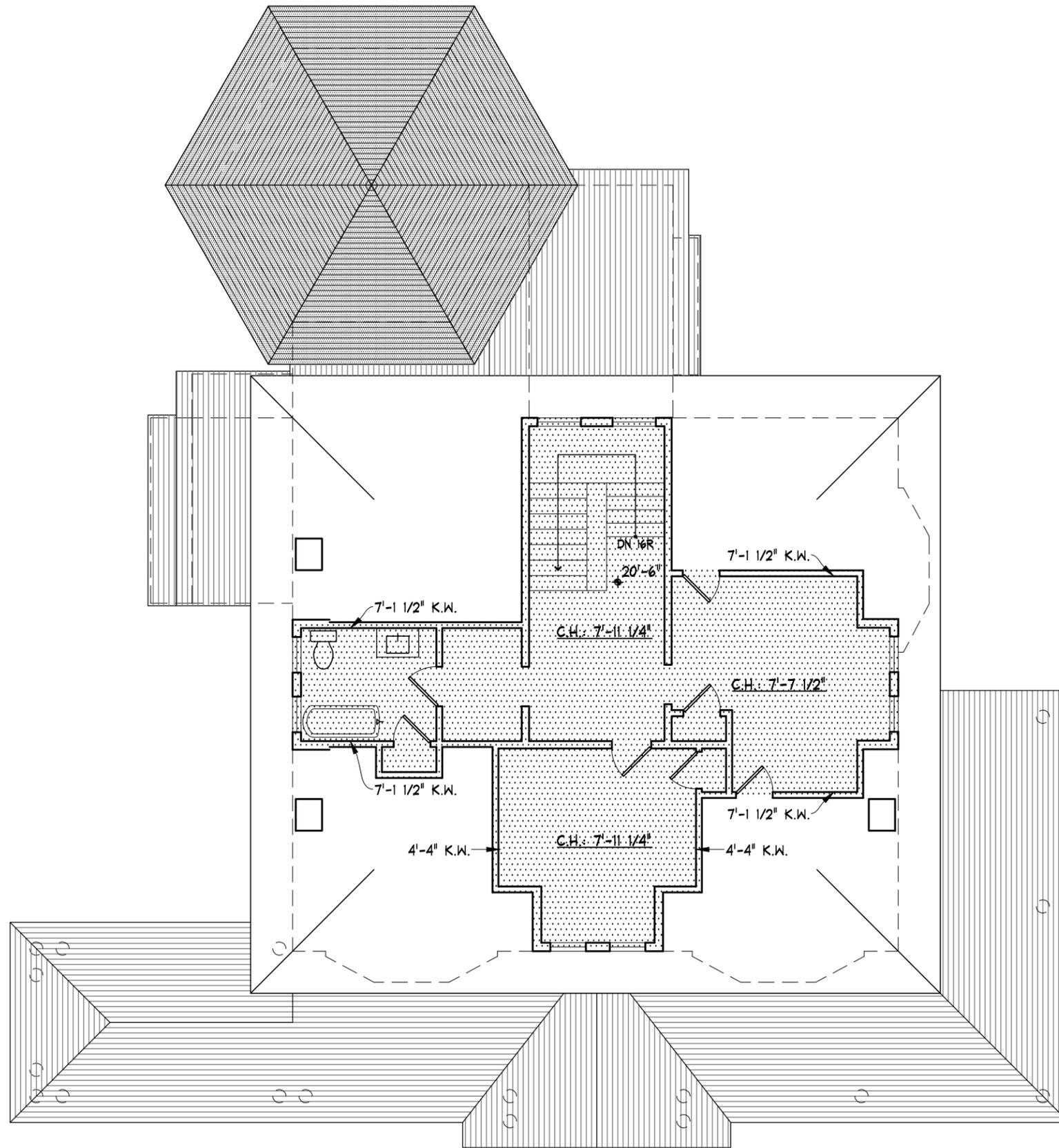




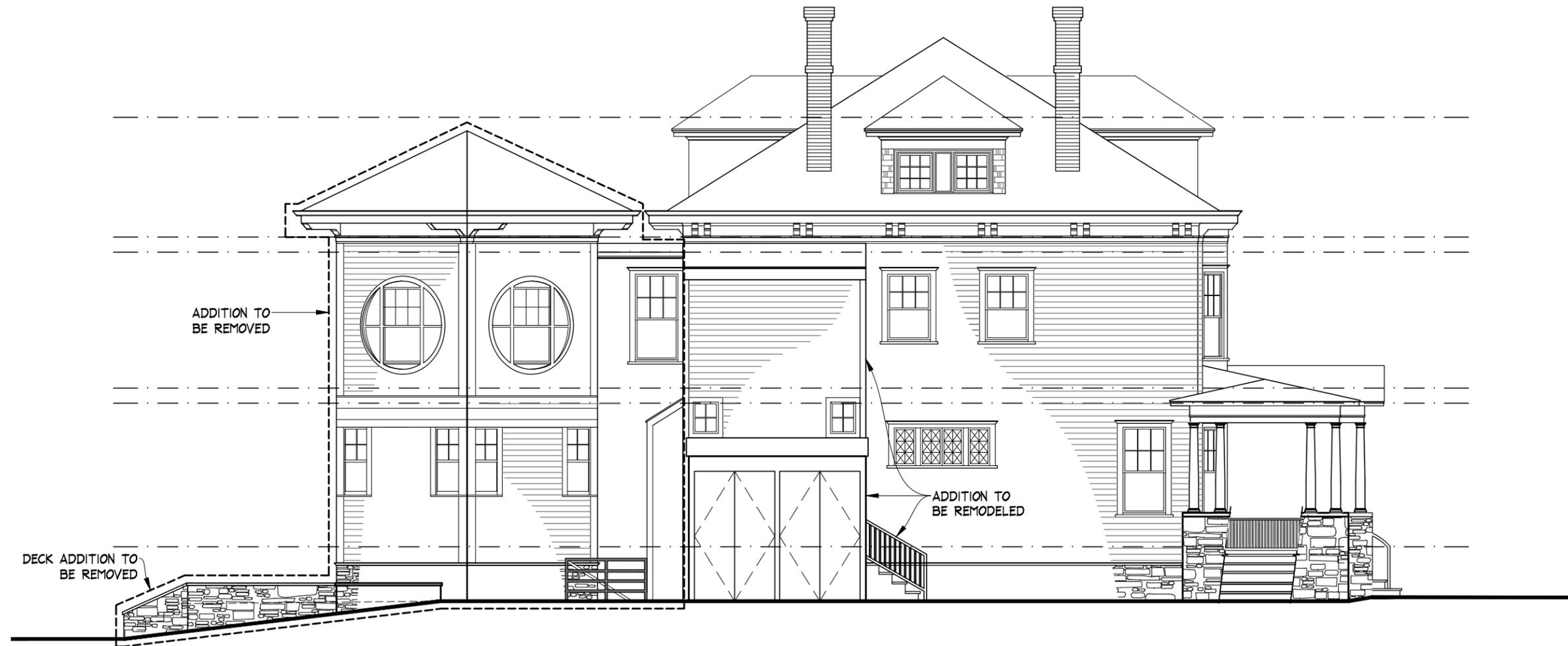




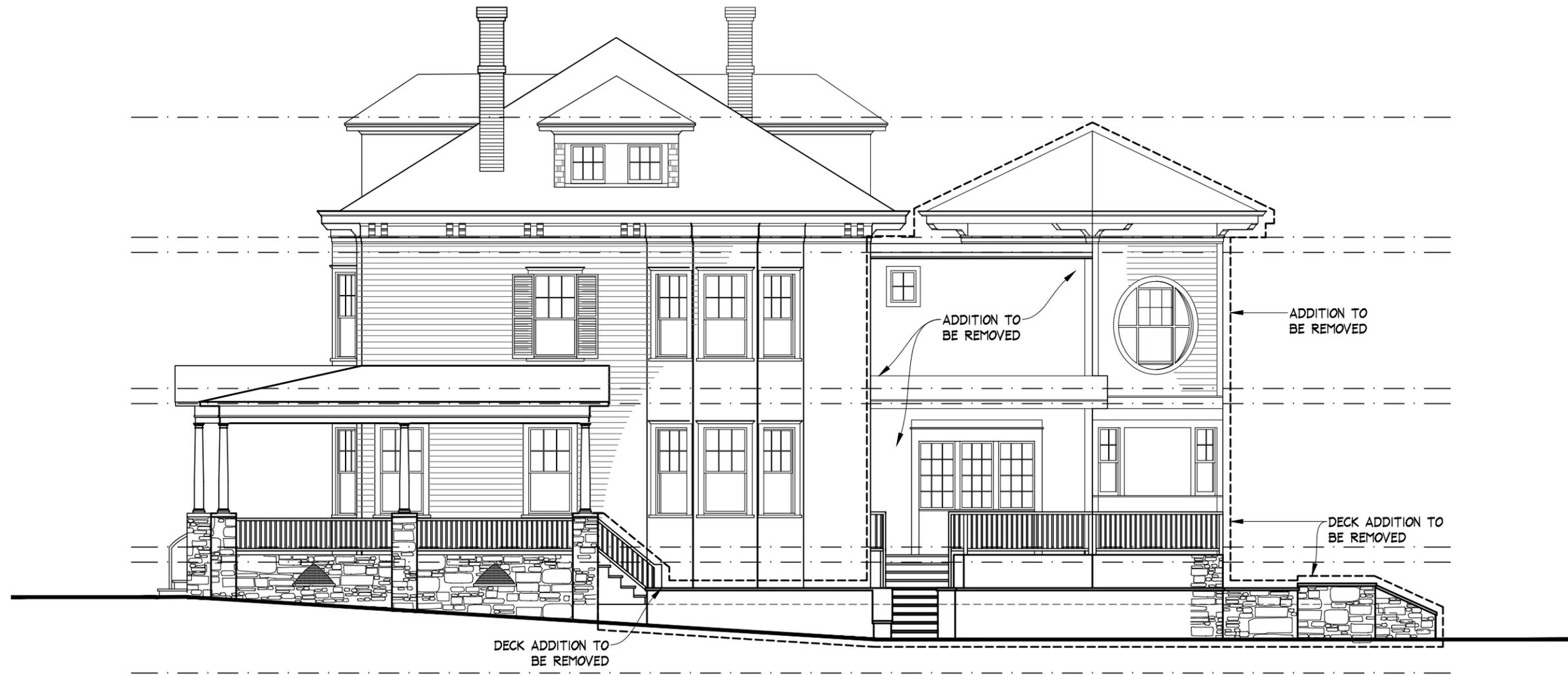


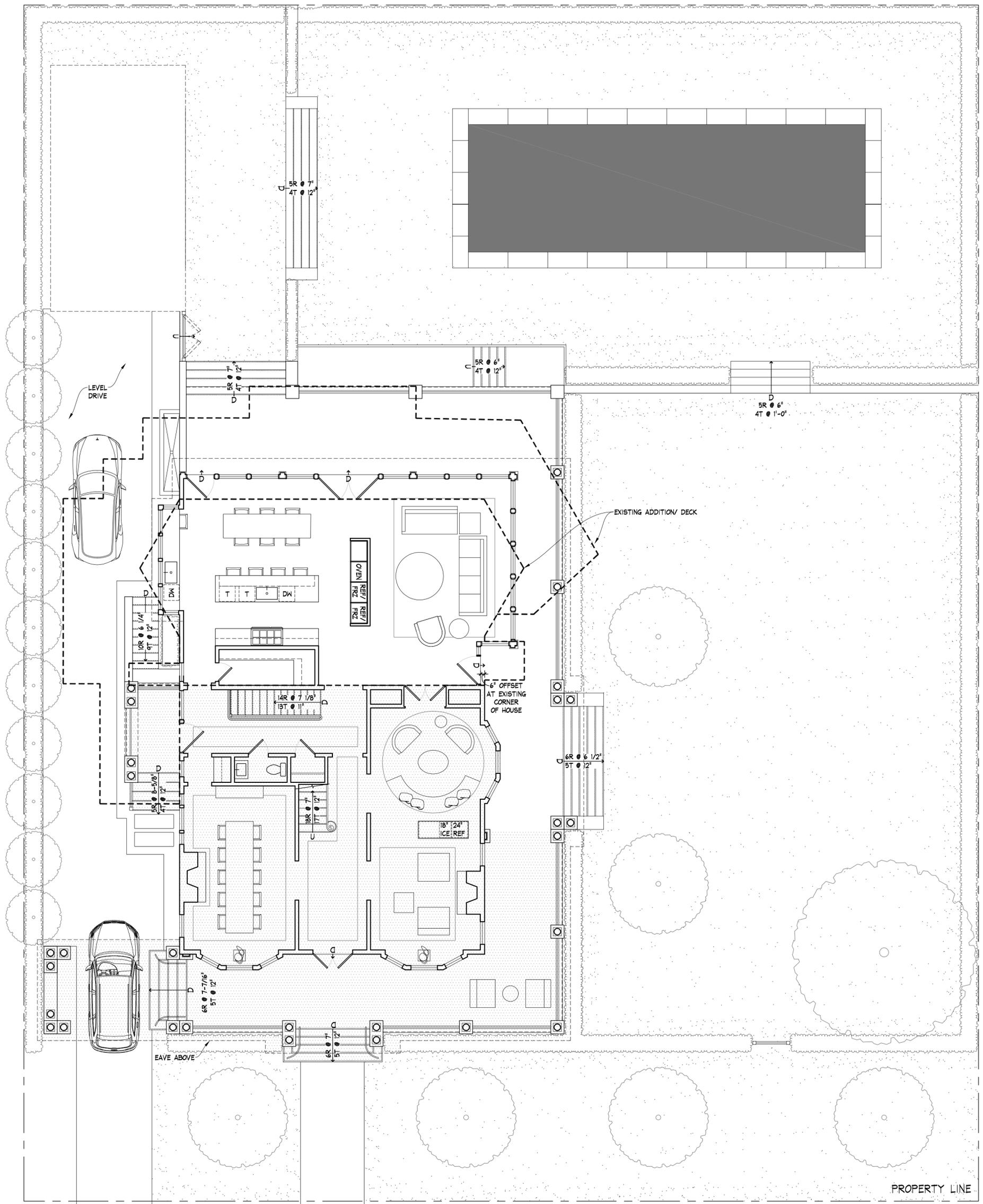




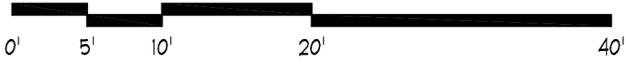




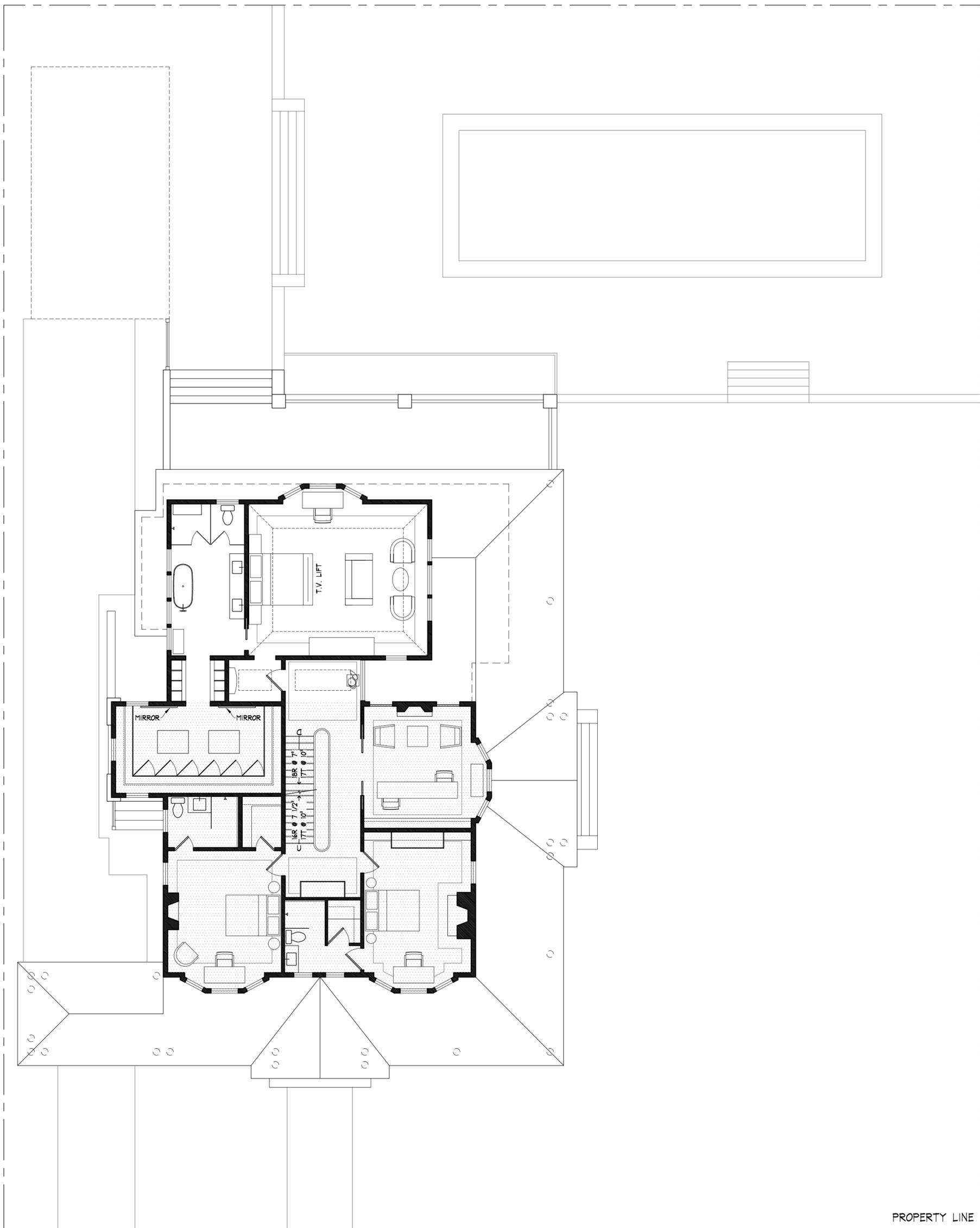




FIRST FLOOR
 2478 SQFT
 1/8" = 1'-0"



TULUMELLO RESIDENCE
 21 QUINCY STREET, CHEVY CHASE, MD
 JONES & BOER ARCHITECTS

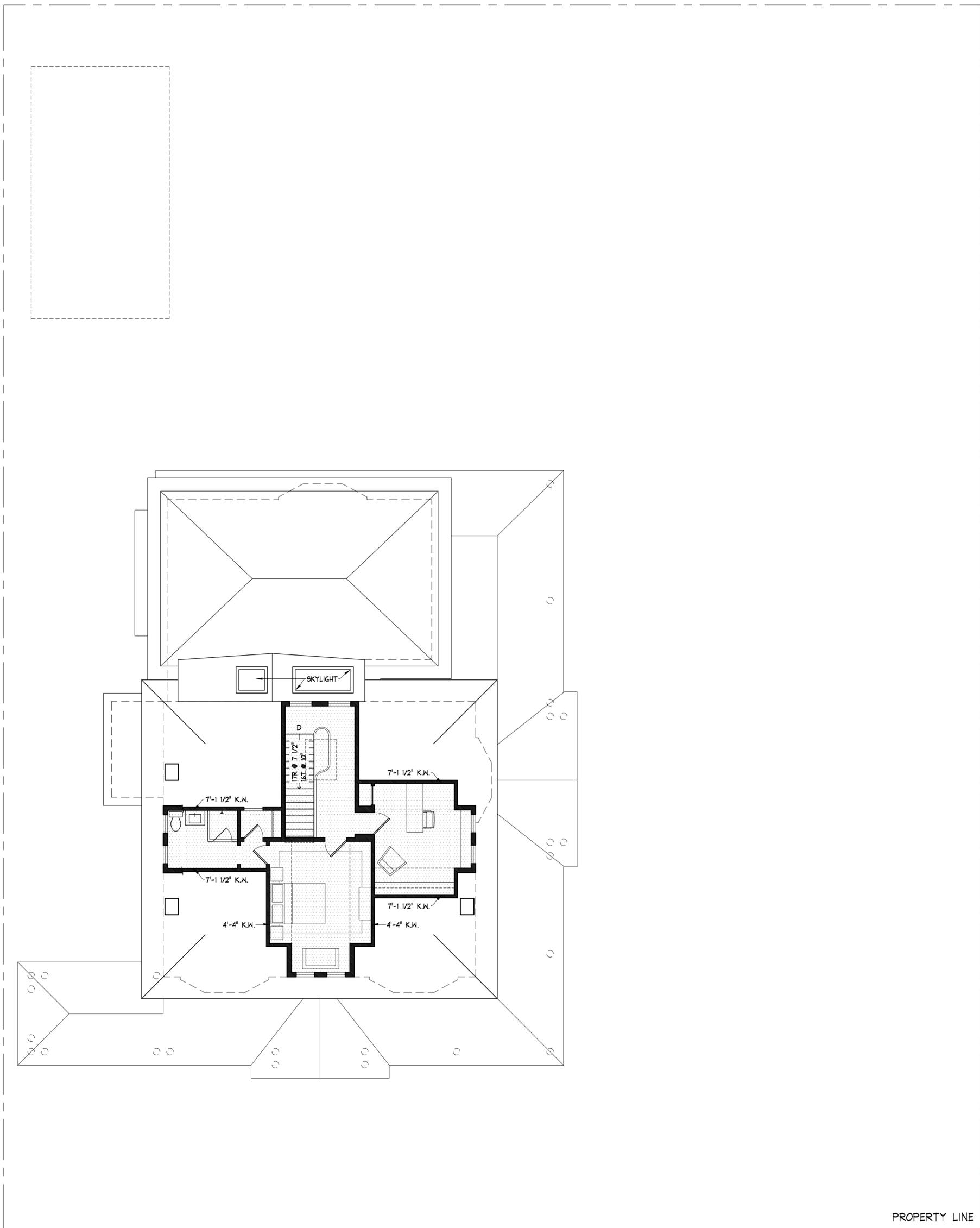


PROPERTY LINE

SECOND FLOOR
 2200 SQFT
 1/8" = 1'-0"



TULUMELLO RESIDENCE
 21 QUINCY STREET, CHEVY CHASE, MD
 JONES & BOER ARCHITECTS



PROPERTY LINE

THIRD FLOOR
 653 SQFT
 1/8" = 1'-0"



TULUMELLO RESIDENCE
 21 QUINCY STREET, CHEVY CHASE, MD
 JONES & BOER ARCHITECTS



NEW PTD. WD. SIDING
TO MATCH EXISTING

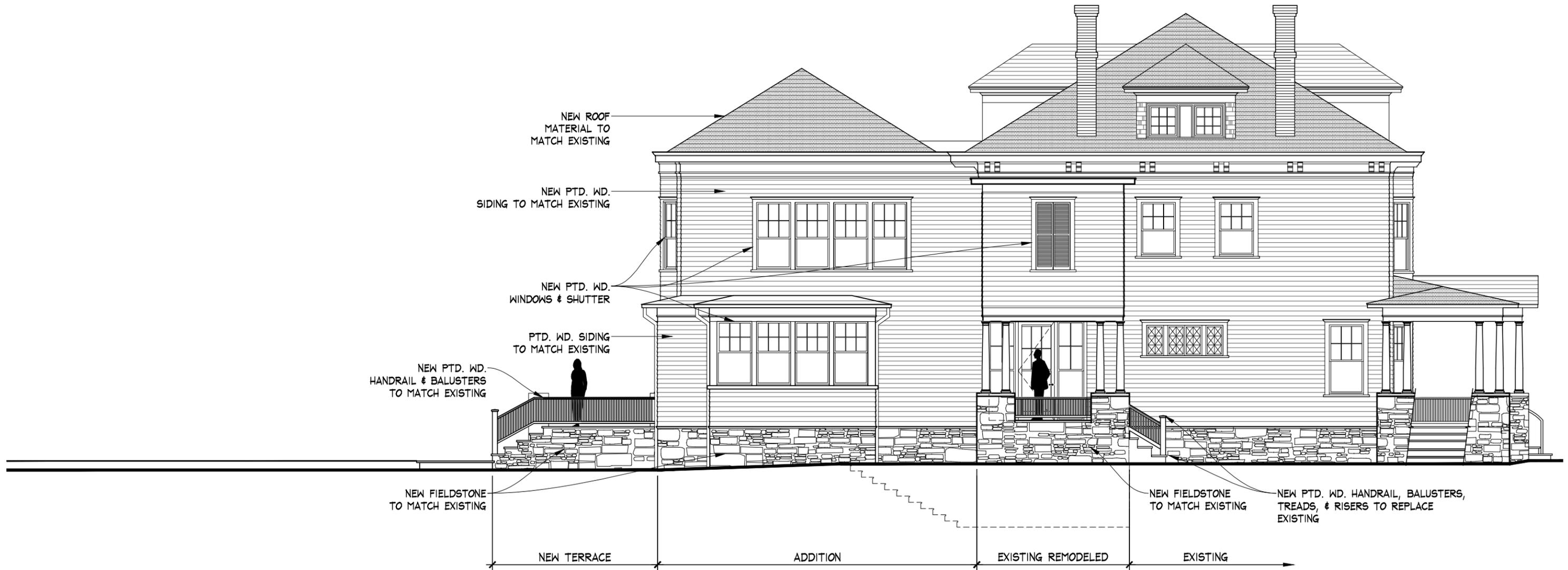
NEW PTD. WD.
WINDOW & SHUTTER

NEW PTD. WD.
& GLASS DOORS
IN EXISTING OPENING

SOUTH ELEVATION
1/8" = 1'-0"



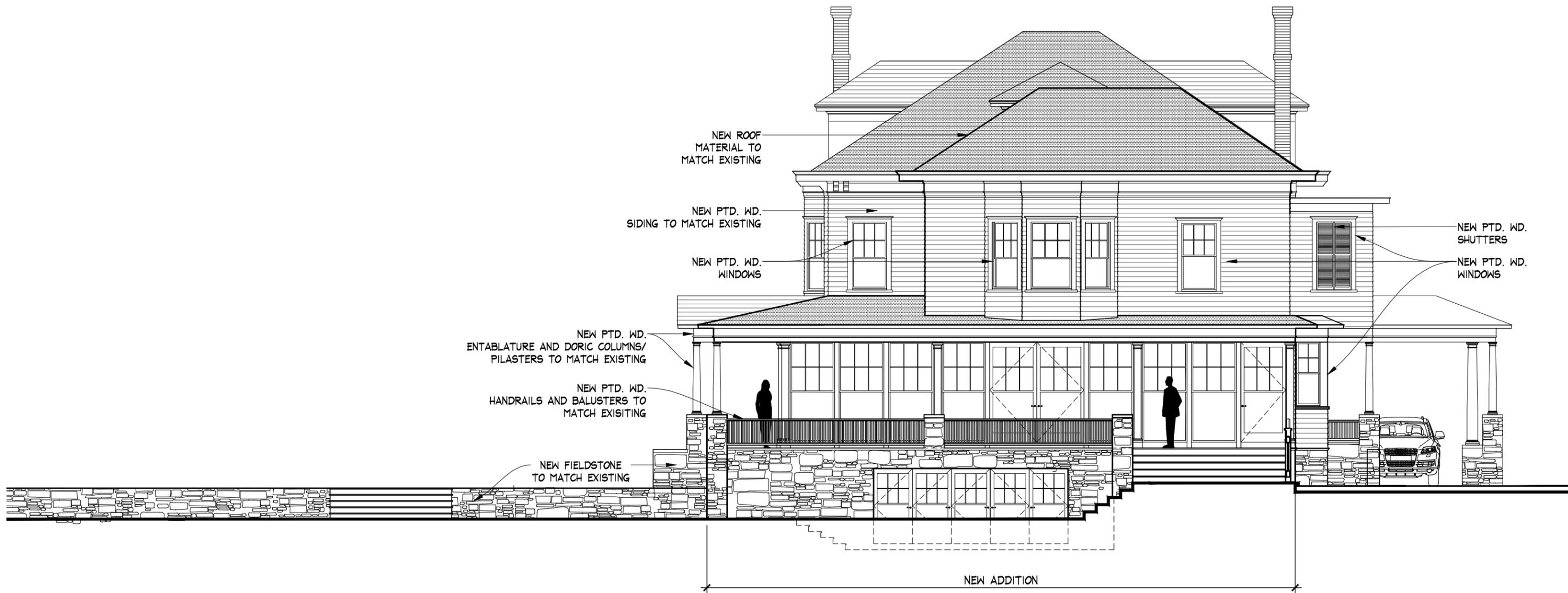
TULUMELLO RESIDENCE
21 QUINCY STREET, CHEVY CHASE, MD
JONES & BOER ARCHITECTS



WEST ELEVATION
 1/8" = 1'-0"



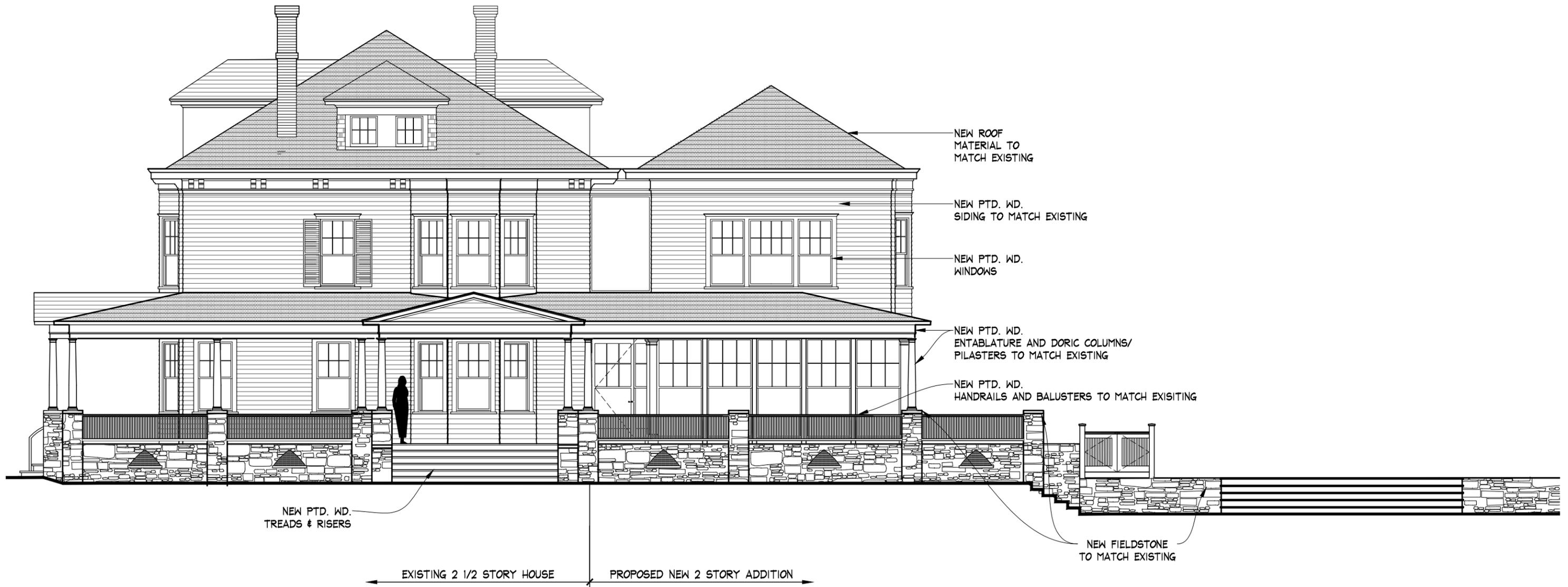
TULUMELLO RESIDENCE
 21 QUINCY STREET, CHEVY CHASE, MD
 JONES & BOER ARCHITECTS



NORTH ELEVATION
 1/8" = 1'-0"



TULUMELLO RESIDENCE
 21 QUINCY STREET, CHEVY CHASE, MD
 JONES & BOER ARCHITECTS



EAST ELEVATION
 1/8" = 1'-0"



TULUMELLO RESIDENCE
 21 QUINCY STREET, CHEVY CHASE, MD
 JONES & BOER ARCHITECTS



STREET PERSPECTIVE | TULUMELLO RESIDENCE | MAY 7TH, 2019

JONES & BOER ARCHITECTS



