

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	21 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Andrew and Jennifer Tulumello (Wouter Boer, Architect)	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-20U	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Demolition, building addition, and porch construction		

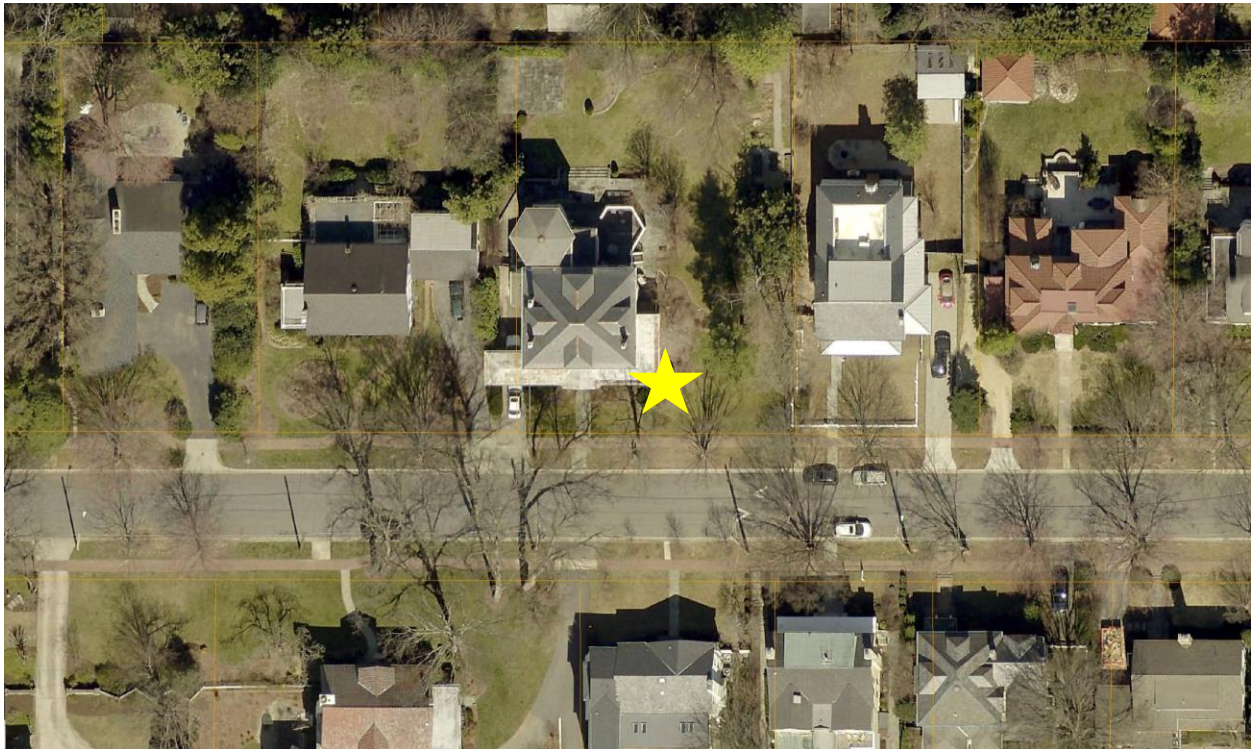
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**STAFF RECOMMENDATION:**

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



## **BACKGROUND**

The applicant presented a preliminary consultation at the May 25, 2020 HPC meeting for a variation of the same proposal.<sup>1</sup> The HPC found that the massing, size, and architectural details of the proposed addition were compatible with the historic resource and surrounding area. Several Commissioners found that extending the new porch in a matching form was incompatible with the Standards and that the proposed side-loading stairs created a new feature that was too replicative of the front entrance and was so prominent that it detracted from the front stairs. Additionally, there was a split amongst the Commissioners regarding the placement of the eastern wall of the addition. Several Commissioners objected to the fact that the eastern wall projects beyond the historic wall plane, while others cited the transparency, distance from the public right-of-way, and that this wall would be obscured by the porch massing. The staff summary write-up from the preliminary consultation is attached to this report. The applicant has made some changes to the plan and returns seeking HAWP approval.

## **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

<sup>1</sup> The Staff Report for the Preliminary consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/05/II.C-21-Quincy-Street-Chevy-Chase.pdf> and the recording of the hearing is available here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=1e46bdfa-a0fc-11ea-9e08-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=1e46bdfa-a0fc-11ea-9e08-0050569183fa).



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.



- (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 architecturally interesting, they are not historically or architecturally significant and do not contribute to the historic character of the surrounding district. The left side bump-out appears to have been constructed at approximately the same time as the rear addition, though, based on the fixed single-lite windows, it may be an earlier construction. The applicant proposes to demolish the building additions.

Staff finds that these additions are not historic supports the demolition under 24A-8(b)(1) and Standard 2.

**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 lower roof and simpler cornice to help differentiate the two construction periods. The



Commissioners were uniform in finding that the design of the rear addition and materials were appropriate and would support approval under the *Design Guidelines*, Chapter 24A-8(b)(2), and Standards 2, 9, and 10.

There was one design concern regarding the design of the first floor of the addition. The eastern wall of the addition projects approximately 30" (thirty inches) from the eastern wall plane of the historic house massing. This elevation is more visible than is typical within the historic district because the house was constructed to the western (left) side of a double lot.

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.

These three factors were discussed at length at the Preliminary Consultation and the Commissioners were divided in their recommendations. Some recommended the addition be at least co-planer with the historic wall plane, while others voiced their support for the projecting addition wall for the reasons discussed above. After considering the feedback from the HPC the applicant has decided to retain the size and placement of the first floor of the addition.

Staff concurs with the finding of the Commissioners who determined that the extended first floor would not detract from the historic primacy or character of the historic construction. Staff supports the approval of the first-floor addition under 24A-8(b)(2) and Standards 2, 9, and 10.

### **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. The design presented at the preliminary consultation had a matching design with a set of side-loading stairs and a pediment at the historic bay. Commissioners found that this proposal was too duplicative, potentially created a false sense of history, and created a new visual element that detracted from the historic Quincy St. entrance and encouraged the applicant to revise the design.

The applicant now proposed to continue the dimensions of the porch around the new construction but under a flat roof instead of the sloping roof of the historic porch. Additionally, the applicant has shifted the side-loading stairs to be adjacent to the building addition and has eliminated the pediment. The applicant proposes to match the stone foundation, stone plinths, and columns, indicating that different materials and designs would draw additional attention to the new feature and detract from the historic house. Staff concurs with this position. The mottled color and texture of the foundation is a character-defining feature of the house. Staff finds that a monochromatic foundation would stand out as a dissonate feature and would draw additional attention, whereas, a continuation of the existing foundation would effectively blend into the background. Additionally, Staff finds the change in roof form over the porch is sufficient to effectively



differentiate the new porch from the old. Staff supports approval of the porch under 24A-8(b)(2), the *Design Guidelines*, Standards 2, 9, and 10.

### **Left Addition**

On the left side of the house, the applicant proposes demolishing the existing side addition (discussed above). In place of that addition, the applicant proposes to construct a new covered side entrance porch with a second-floor expansion above.

The materials of the proposed bump-out are compatible with the historic house and building addition, matching the columns, railing, and foundation of the historic house, while utilizing a simpler cornice than the historic house. Staff finds that while side-projecting additions are not a preferred treatment, the proposed construction is smaller than the existing construction and this feature is an improvement on the existing non-historic addition. Staff finds that the proposed design continues the tradition of architectural excellence promoted in the *Design Guidelines* and recommends approval of the left side construction.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d) having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; the *Chevy Chase Village Historic District Design Guidelines*;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



**Historic Preservation Commission Preliminary Consultation Report**

Staff Contact: Dan Bruechert

HPC Commissioners Present: Heiler (Chair), Sutton, Barns, Carroll, Burdett, Hains

Applicant(s) and/or Representatives: Wouter Boer (architect), Andrew and Jennifer Tulumello

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**Design recommendations:**

1. The HPC found that the design, size, and massing of the proposed addition were consistent with the size of the house and surrounding district.
2. There was split amongst the Commissioners regarding the projection of the first floor right wall plane. Some determined that because of its placement and transparency it would not have a substantial impact, others recommended that it extend no further than the existing wall plane.
3. The Commissioners were nearly uniform in the position that the side portico and stairs needed to be relocated or removed. This new feature was too prominent and matched the design of the front stairs, competing with it architecturally.
4. Commissioners recommended that the treatment of the porch be altered in some fashion so that it is differentiated from the historic porch, either in materials or form, to comply with Standard 9.
5. Two Commissioners recommended an alternate treatment for the picture window in the connector between the historic house and new construction. Both acknowledged that this window would not be visible from the right-of-way.

**Findings:**

- ☐ Return for an additional preliminary consultation
- ☒ Return for a HAWP



Permit #  
915513



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## 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 Cherry Chase Village  
Street Number City State Zip Code  
Contractor: Zantzig Inc. Phone No.: 202.363.8501  
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: Cherry 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/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$1.5 million

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 32 feet 10 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]  
Signature of owner or authorized agent

5.11.2020  
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:

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. New side porch has a flat roof to differentiate from the existing Porch with roof.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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]

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





































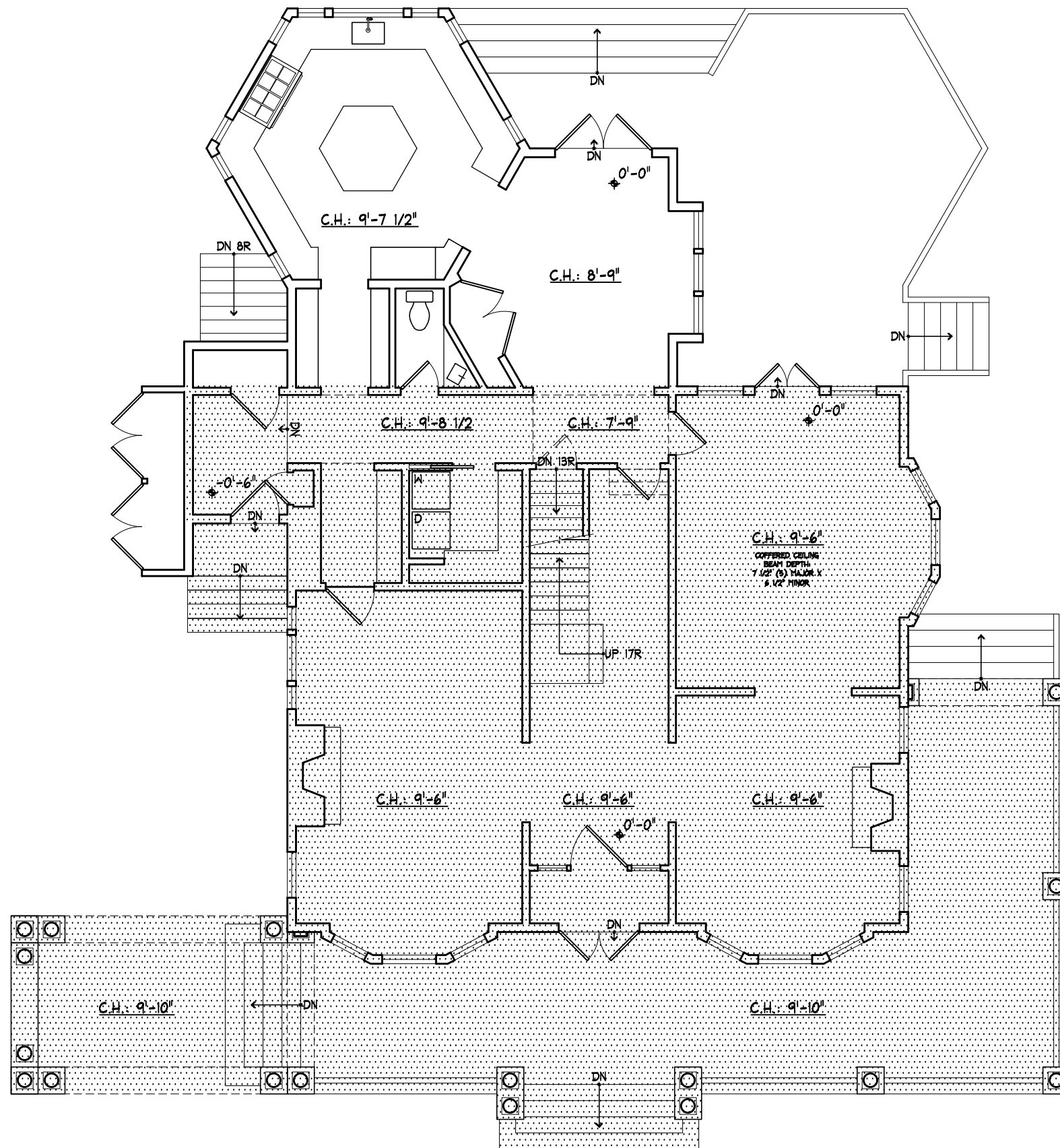




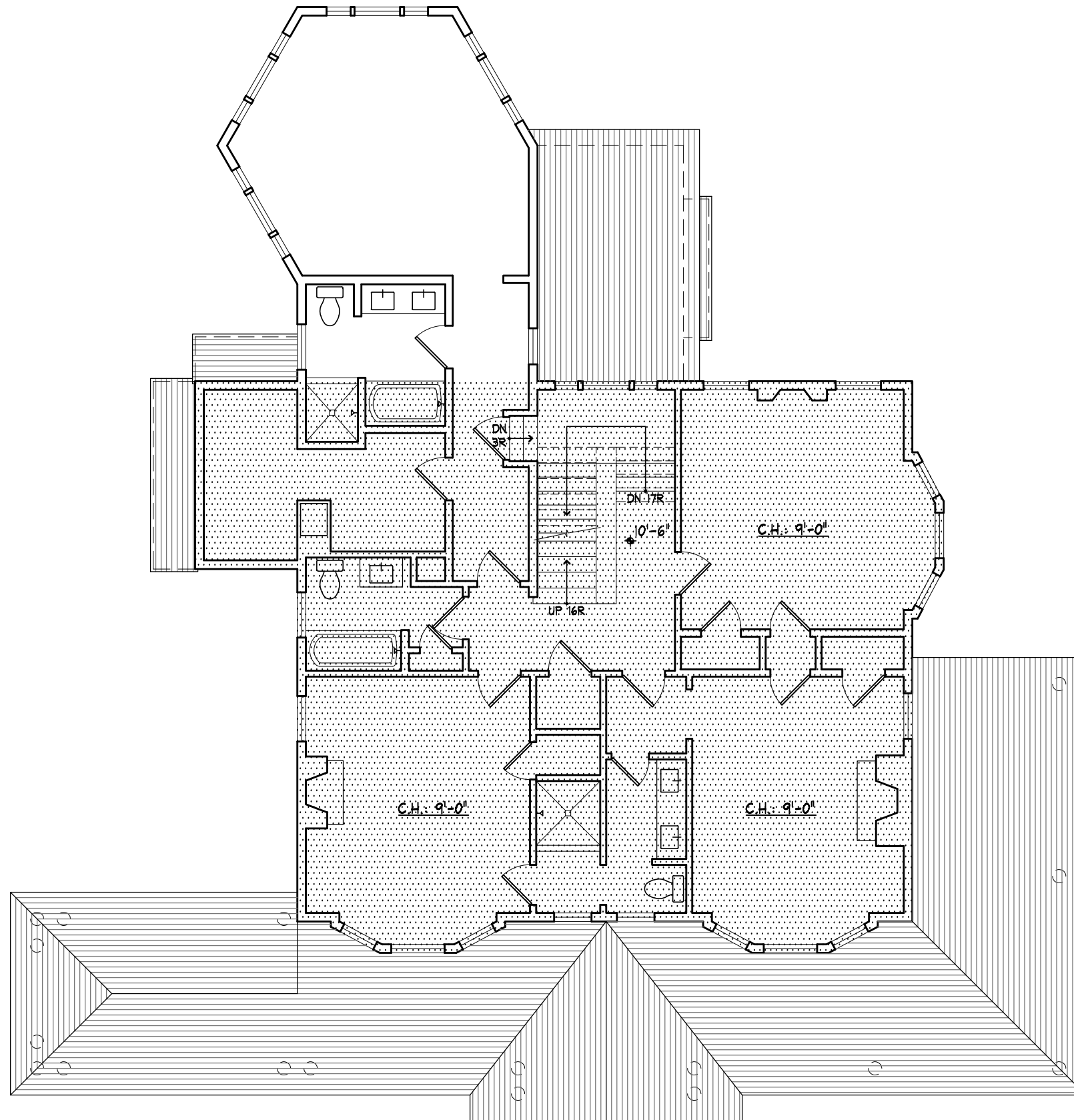




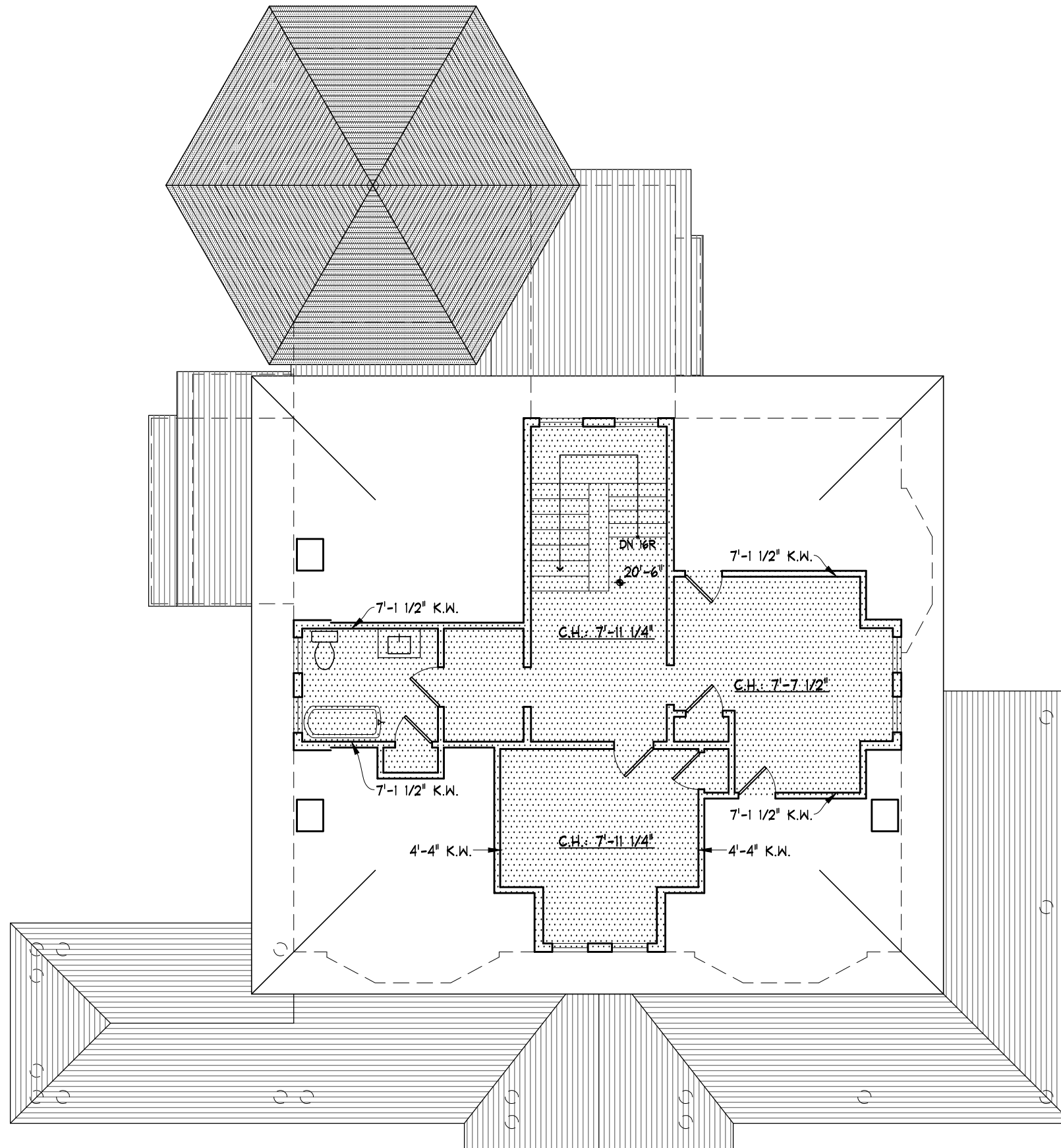








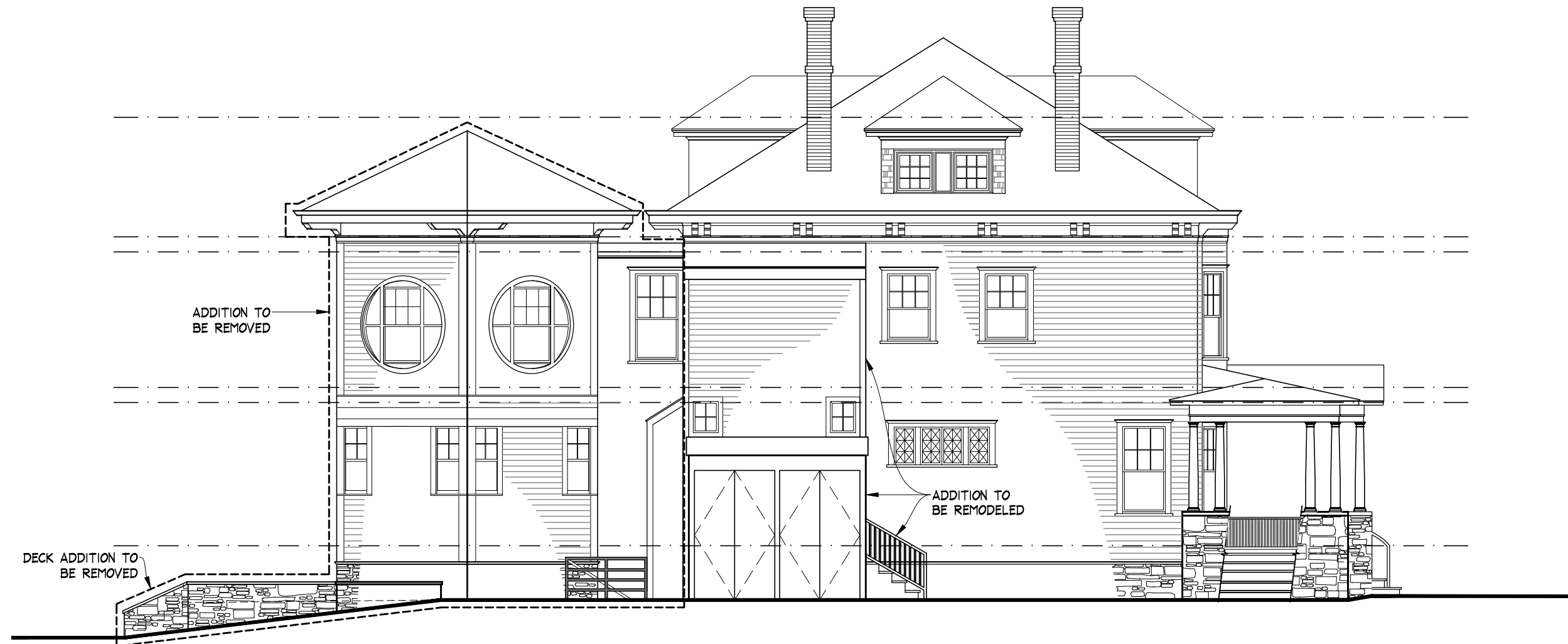








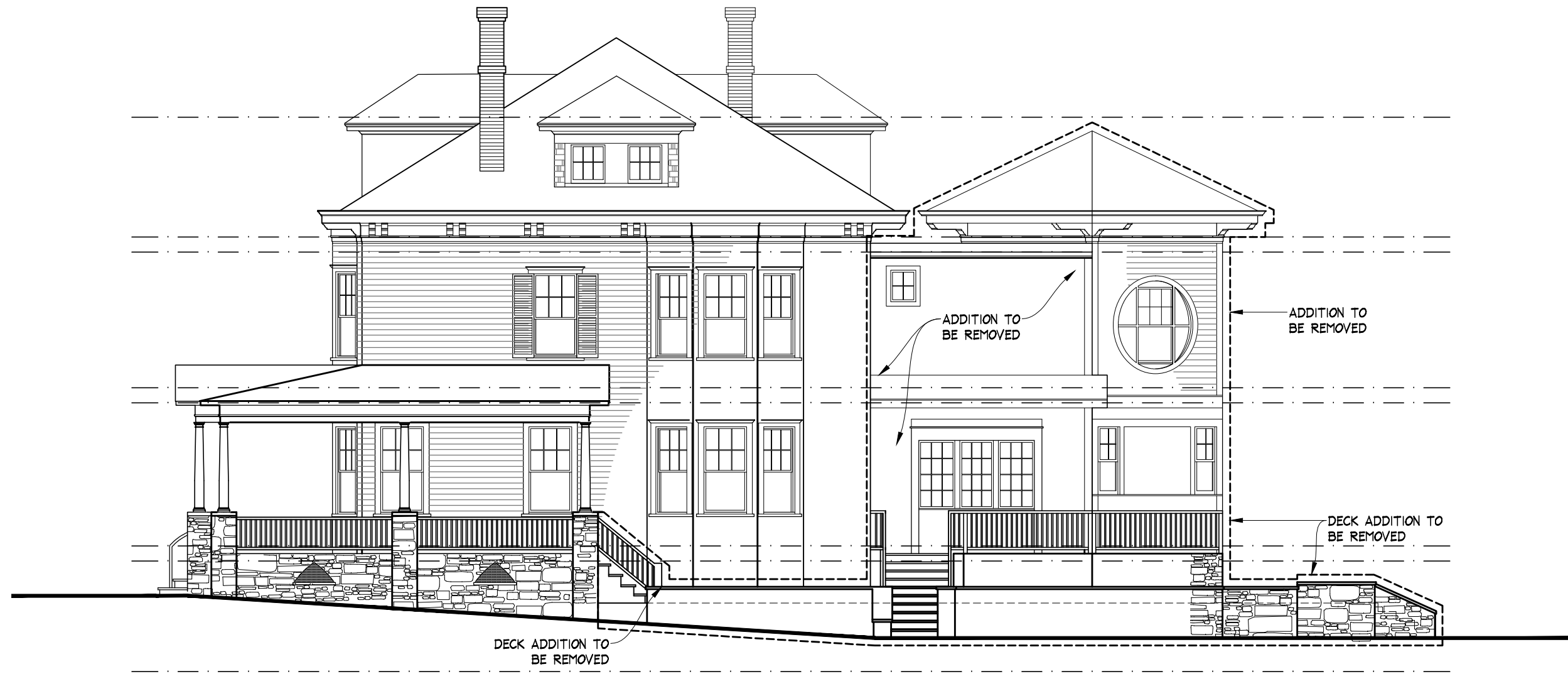




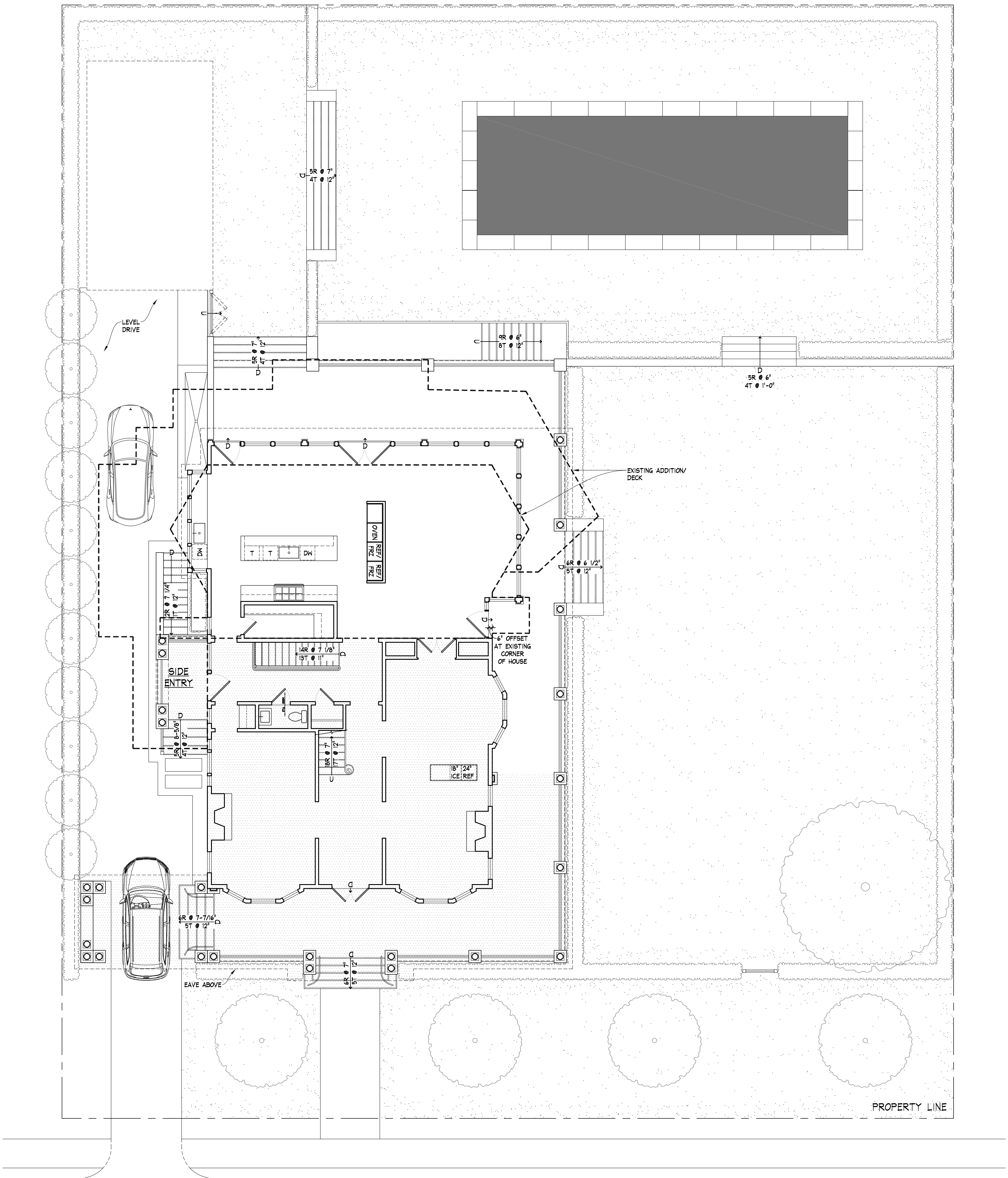






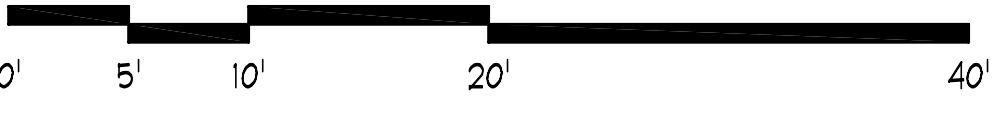




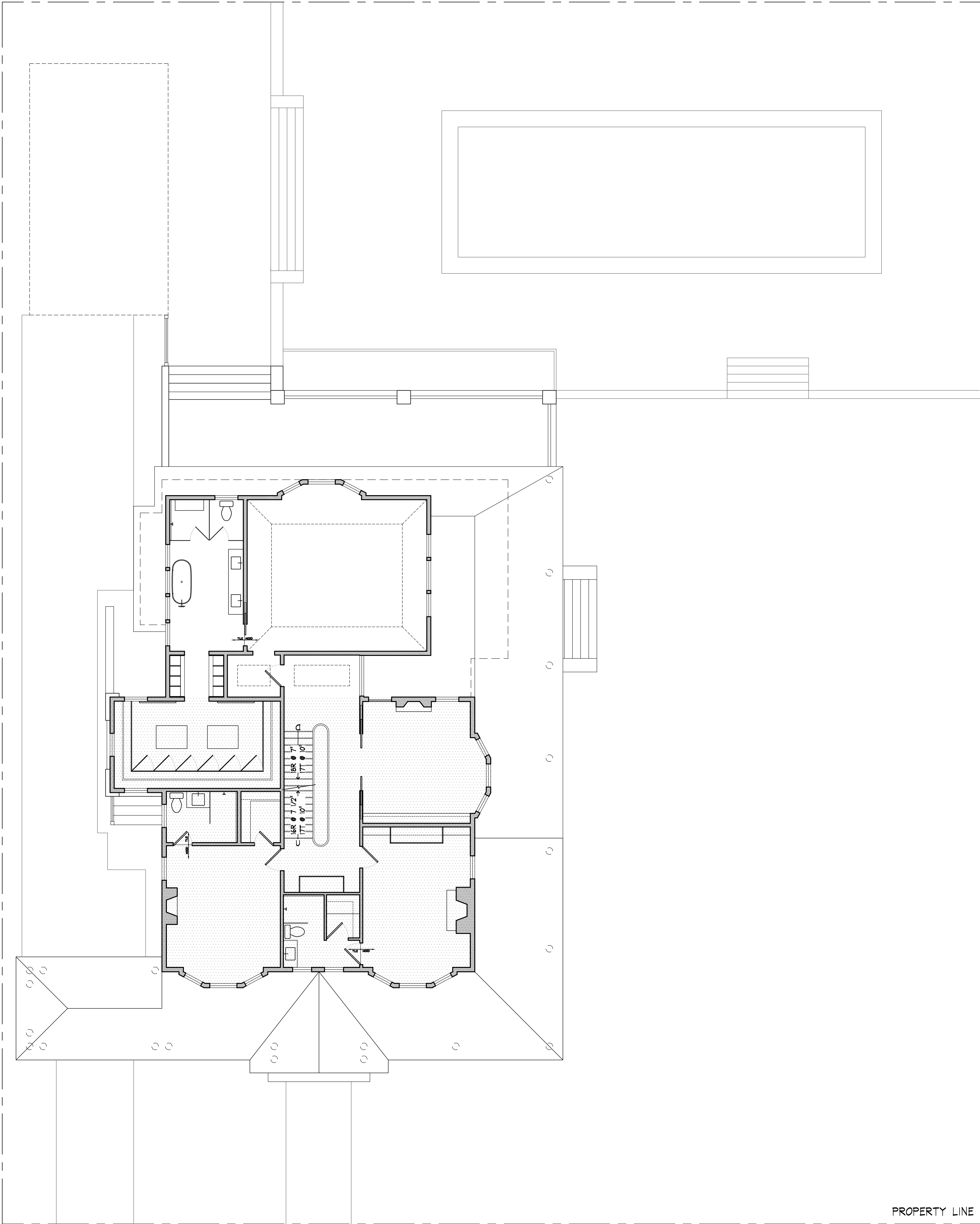


FIRST FLOOR  
2478 SQFT  
1/8" = 1'-0"

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

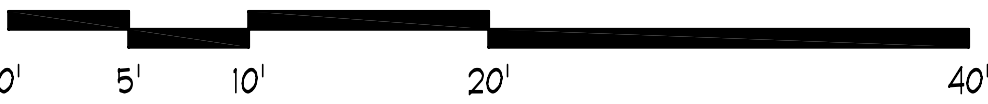






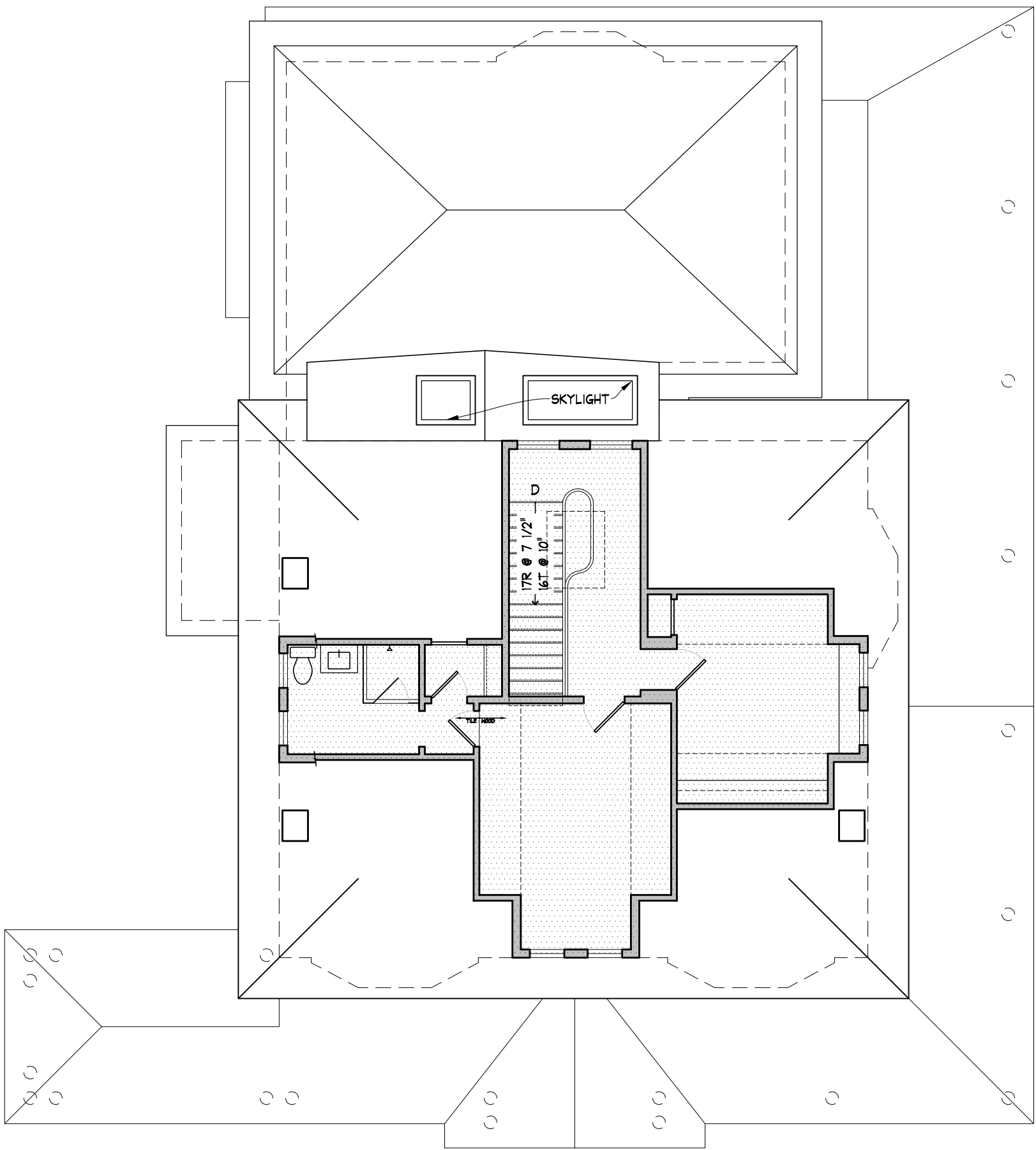
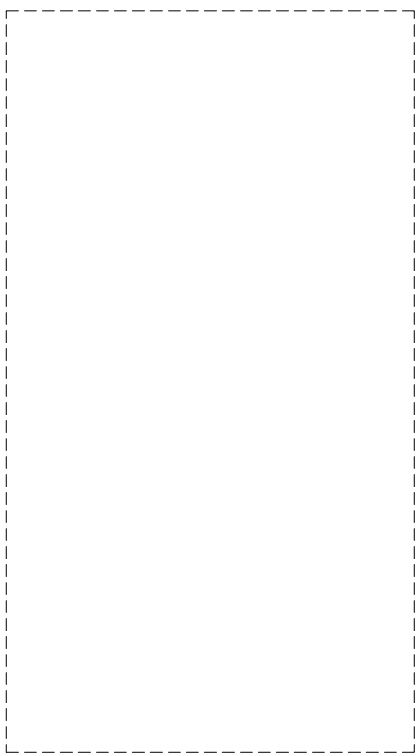
PROPERTY LINE

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



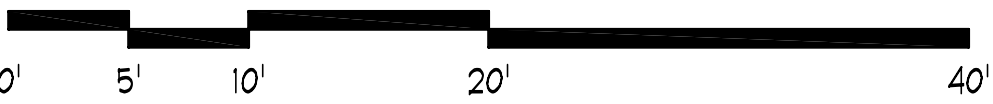
TULUMELLO RESIDENCE  
21 QUINCY STREET, CHEVY CHASE, MD  
JONES & BOER ARCHITECTS





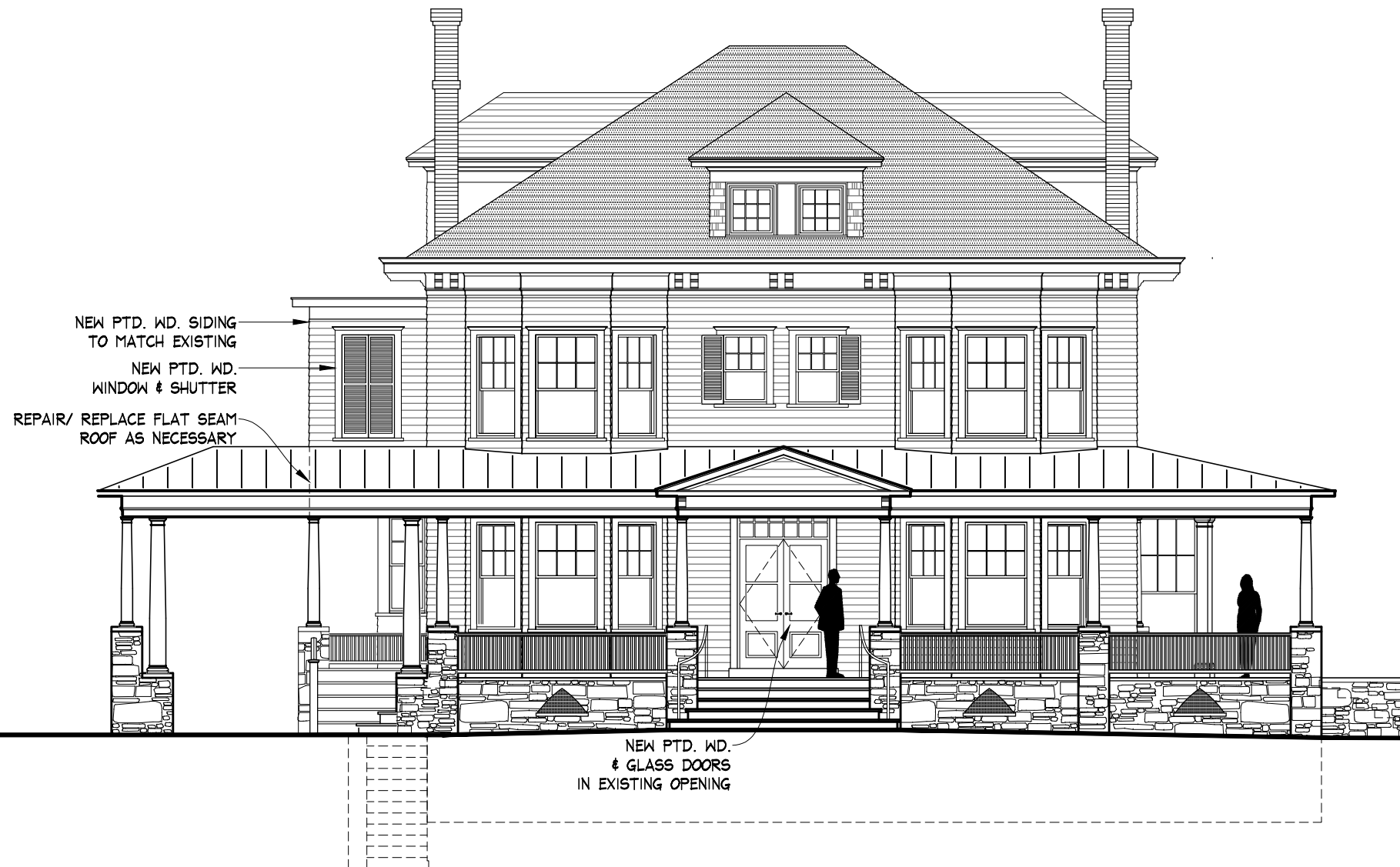
PROPERTY LINE

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



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



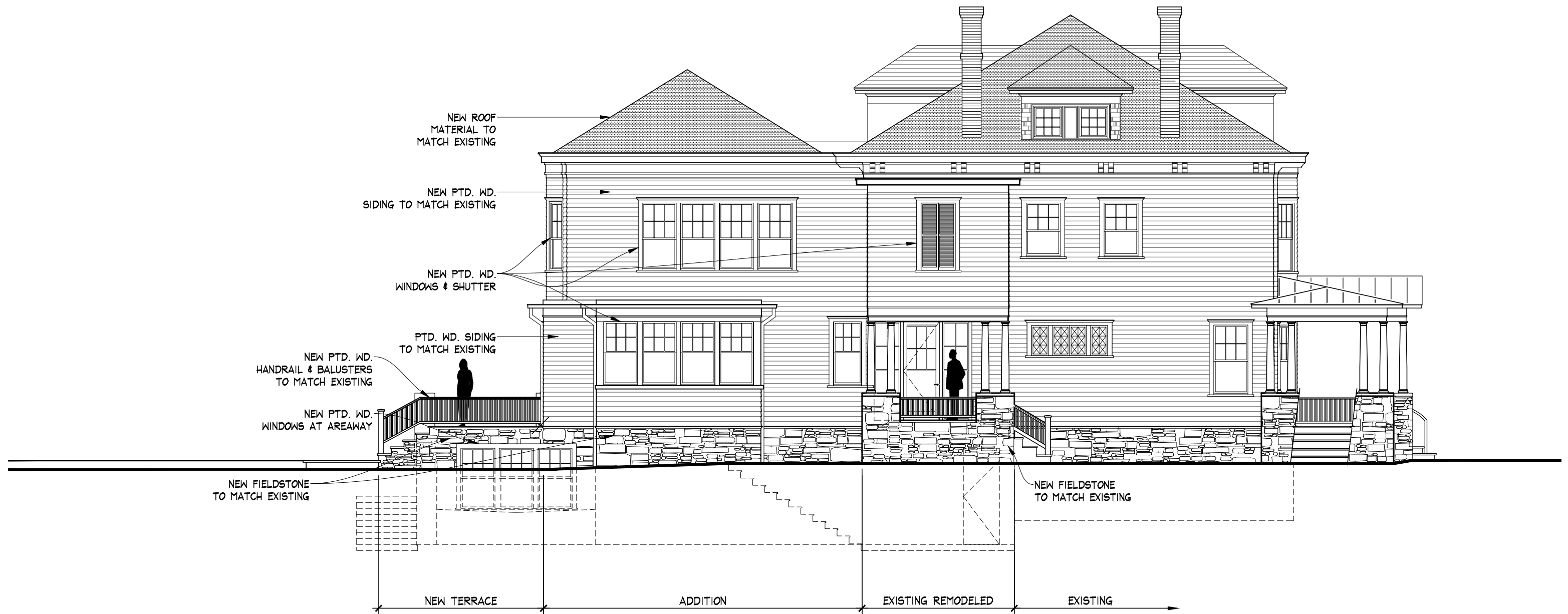


SOUTH ELEVATION  
 1/8" = 1'-0"



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



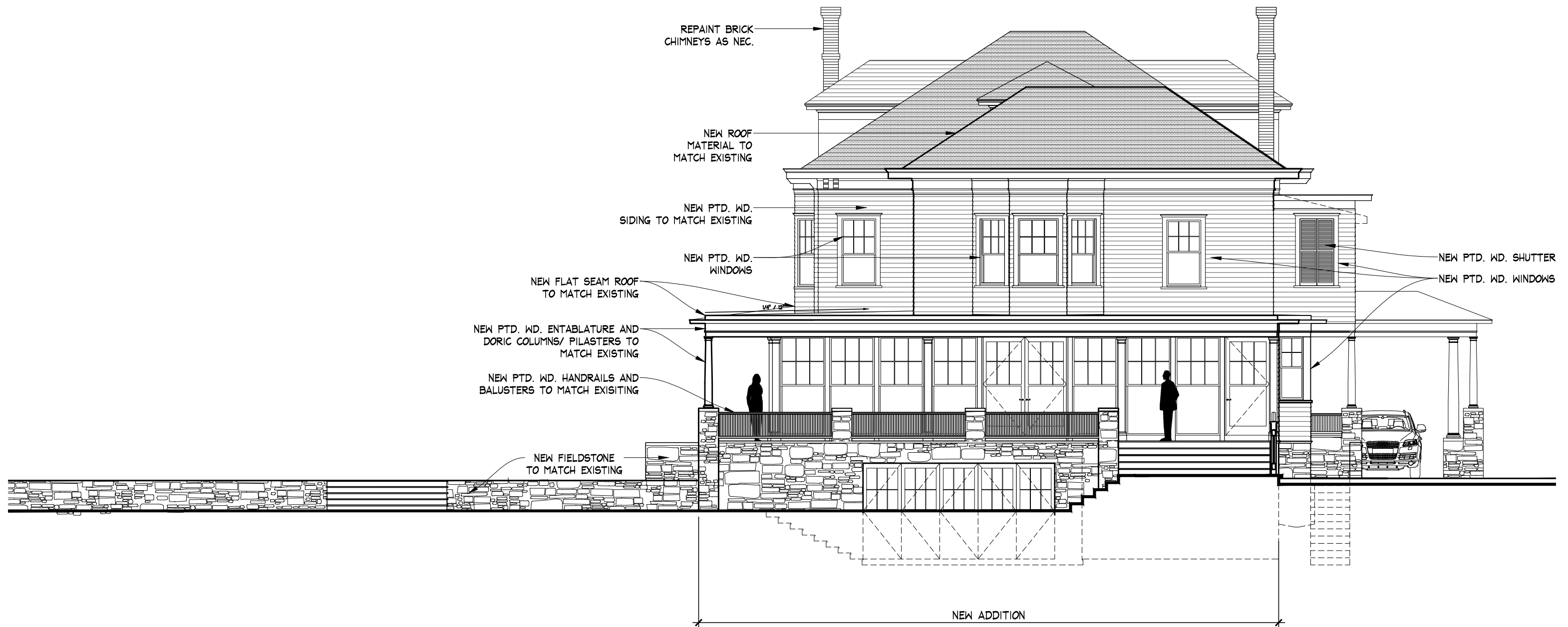


WEST ELEVATION  
1/8" = 1'-0"

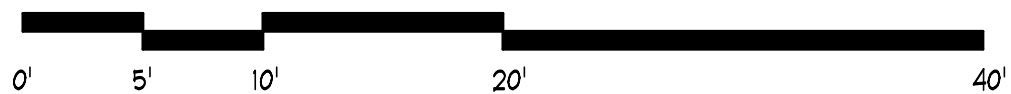


TULUMELLO RESIDENCE  
21 QUINCY STREET, CHEVY CHASE, MD  
JONES & BOER ARCHITECTS





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







