

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

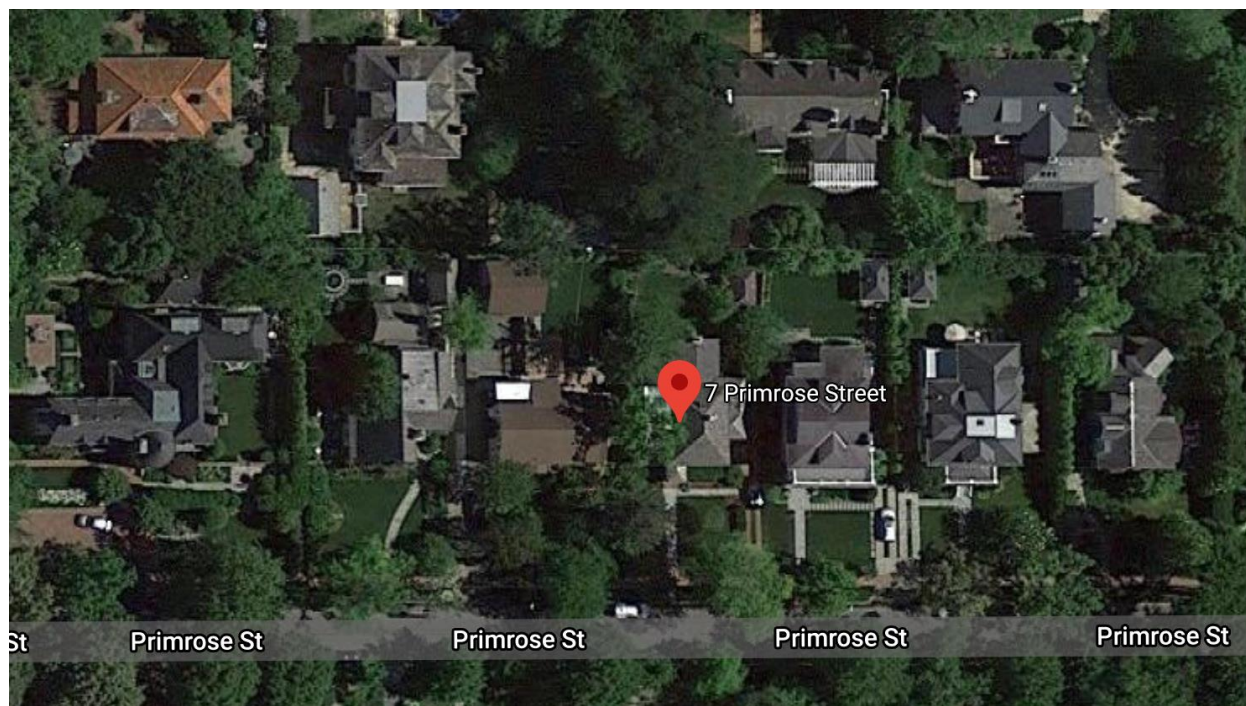
<b>Address:</b>	7 Primrose Street, Chevy Chase	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	10/7/2020
		<b>Public Notice:</b>	9/30/2020
<b>Applicant:</b>	Richard Kline (David Jones, Architect)	<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	35/13-20EE		
<b>PROPOSAL:</b>	Shed demolition, construction of detached accessory structure		

**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival/Foursquare  
**DATE:** c. 1916-27



*Fig. 1: Subject property.*

**PROPOSAL:**

The applicant proposes to remove the dilapidated shed/garage at the rear of the property and construct a new detached accessory structure in its place.

**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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***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
  - (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.)

### ***Chevy Chase Village Historic District Guidelines***

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed 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.
2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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 and 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.

The *Guidelines* that pertain to this project are as follows:

**Garages and accessory buildings** which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building.

### ***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.” The *Standards* are as follows:

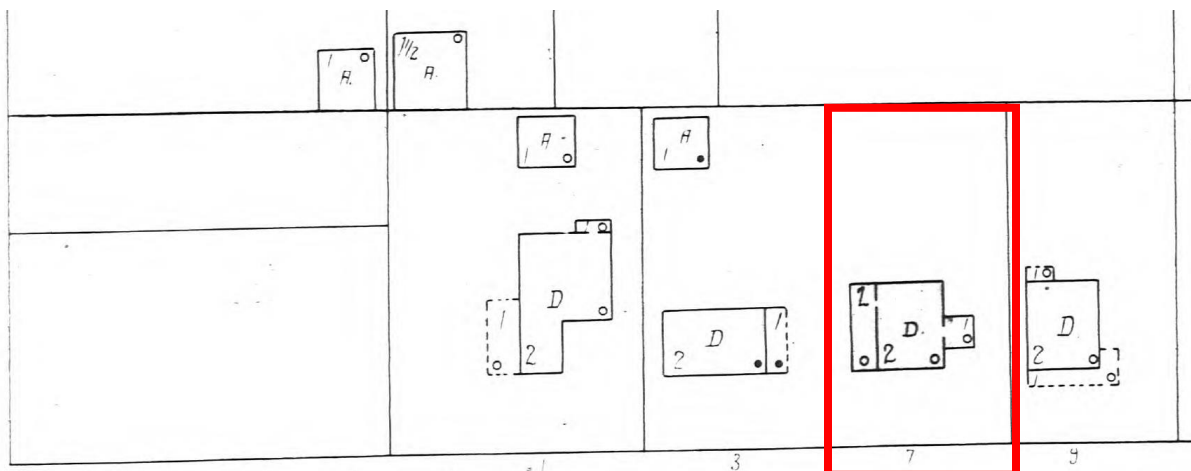
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION:**

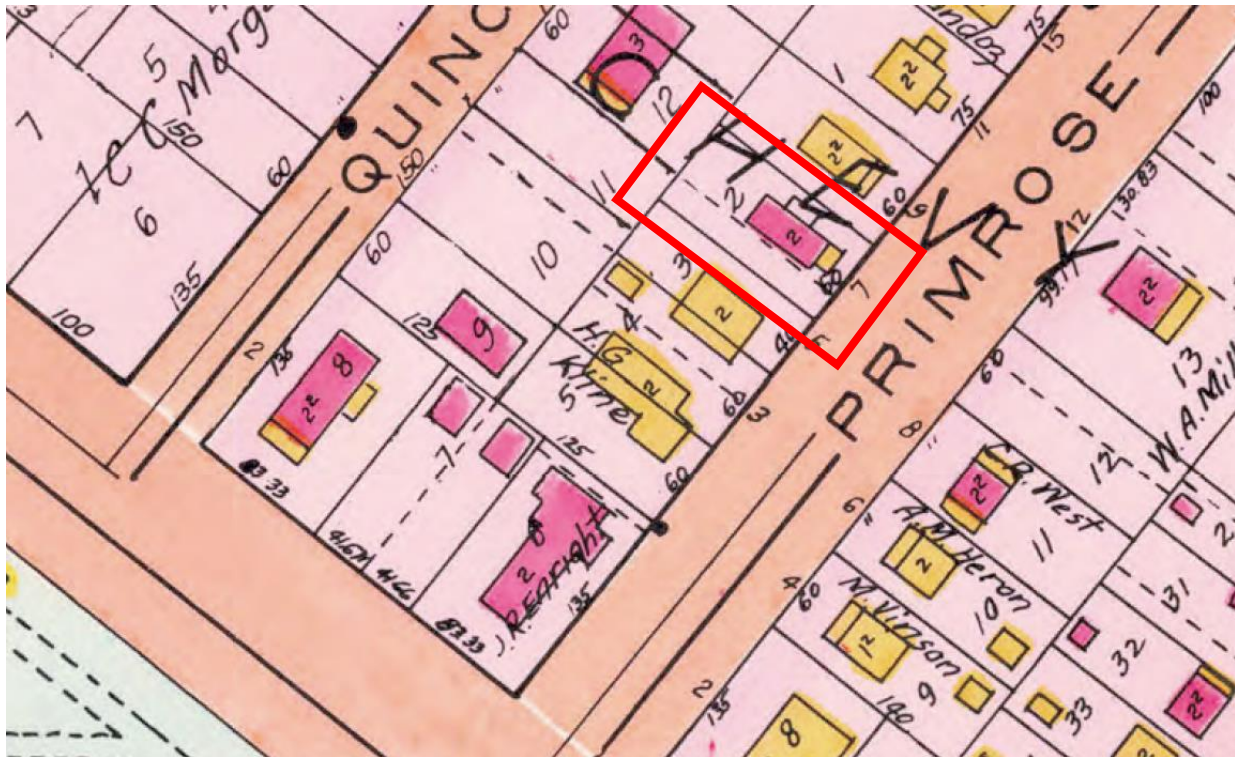
The applicant proposes to remove the dilapidated shed/garage at the rear of the property and construct a new detached accessory structure in its place. The existing shed/garage is 11'-1" x 18'-2" and the proposed new accessory structure will be 12' x 21'. The proposed new accessory structure materials include slate roofing to match the historic house, painted wood siding, trim, windows, and doors, and a shed dormer (west/left side) with copper roofing.

Staff finds the following:

- The existing shed/garage is not original to the historic house, as it is not present on 1927 Sanborn Fire Insurance Map or 1959 Klinge Atlas of Montgomery County (see Figs. 2 & 3 below).
- The existing shed/garage does appear in the 1963 Sanborn Fire Insurance Map (see Fig. 4 below).
- The existing shed/garage is dilapidated, as demonstrated by the photographs submitted by the applicant.
- The *Guidelines* state that "[g]arages and detached accessory structures which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building."







**Figs. 2 & 3: 1927 Sanborn Fire Insurance Map (previous page) and 1959 Klinge Atlas of Montgomery County. Subject property in red box.**



**Fig. 4: 1963 Sanborn Fire Insurance Map. Subject property in red box.**

Staff fully supports the applicant's proposal, finding it compatible with the subject property and surrounding streetscape. The proposal is consistent with the *Guidelines*, and the proposed alterations will not remove or alter character defining features of the subject property, in accordance with *Standards* #2 and #9. Also, in accordance with *Standard* #10, the alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission staff finds the proposal, as revised, 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, and *Chevy Chase Village Historic District Guidelines* outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore 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.



FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: Richard Kline

E-mail: richardkline058@gmail.com

Address: 7 Primrose St.

City: Chevy Chase Zip: 20815

Daytime Phone: 2404011763

Tax Account No.: 07-00456742

## AGENT/CONTACT (if applicable):

Name: David Jones

E-mail: davidm@jonesboer.com

Address: 1739 Connecticut Ave NW

City: Washington Zip: 20009

Daytime Phone: 2023321200

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

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: 7 Street: Primrose

Town/City: Chevy Chase Nearest Cross Street: \_\_\_\_\_

Lot: P2 Block: 58 Subdivision: 2 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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input 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 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.

David Jones

9/23/2020

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>  7 Primrose St Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  1739 Connecticut Ave NW Washington, DC 20009
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Mr. & Mrs. David Meadvin 5 Primrose St. Chevy Chase, MD. 29815	Mr. & Mrs. Peter Keating 9 Primrose St. Chevy Chase, MD. 20815
Ms. Bean Granger 8 Primrose St. Chevy Chase, MD. 20815	Mr. & Mrs. Patrick Regan 6 Quincy St. Chevy Chase, MD. 20815



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

2 story stone main house with clapboard siding, and 1 story porch and family room. Dilapidated 1 story shed in back yard.

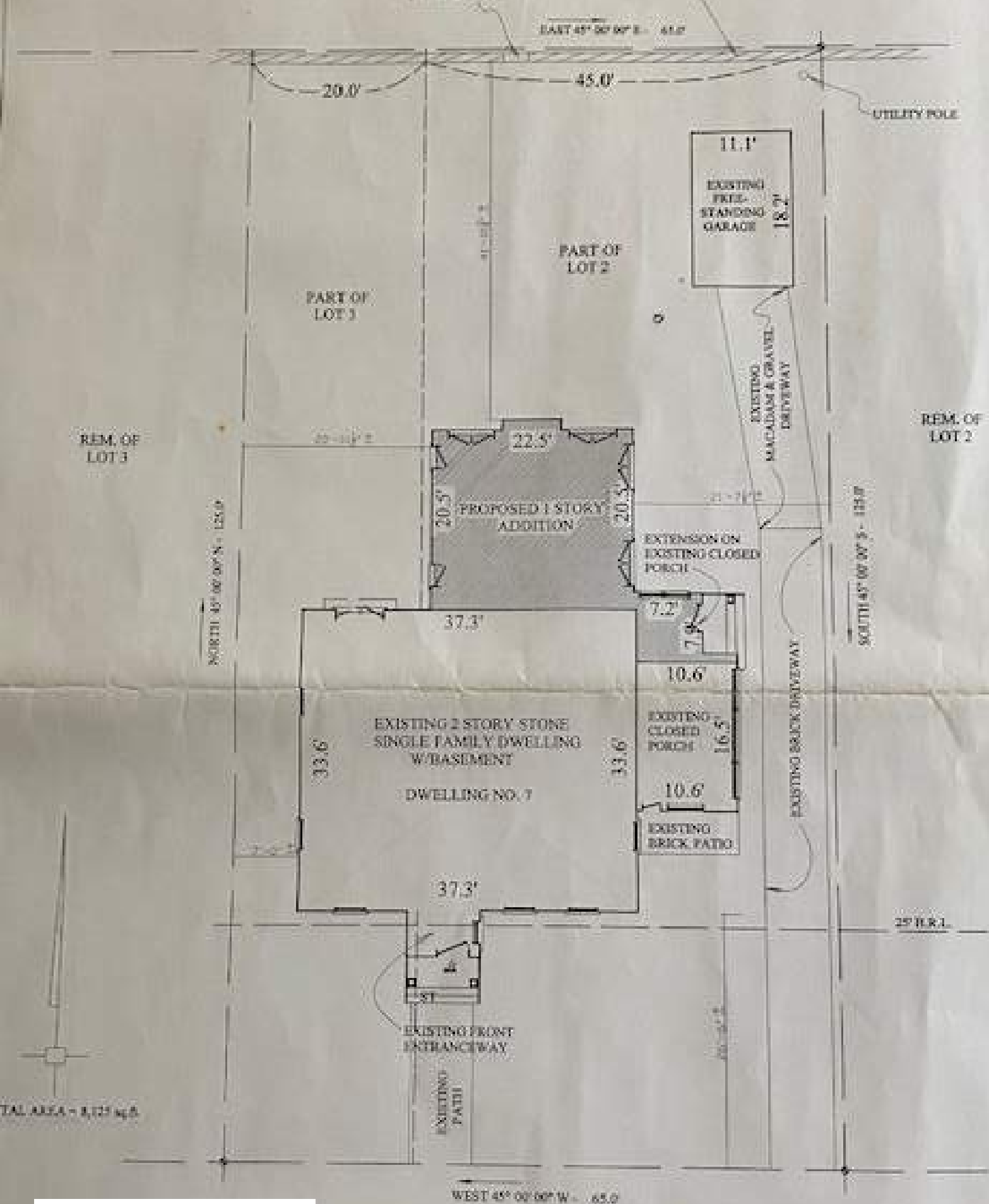
Description of Work Proposed: Please give an overview of the work to be undertaken:

Remove existing deteriorated shed and replace with new clapboard outbuilding with slate roof.

Work Item 1: <u>Backyard Shed</u>	
Description of Current Condition:  Structurally deteriorating shed/garage	Proposed Work:  Replace with new clapboard outbuilding with materials to match the existing wood structures.
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Previous site plan/  
survey

PRIMROSE STREET

HOUSE LOCATION PARTS OF LOTS 2 & 3  
SECTION NO. 2

BLOCK: 5 **12**

SITE PLOT PLAN - 3/32" = 1'-0" SCALE



View from Primrose street with  
shed/former garage seen in  
rear



Partial view of front of house  
with shed/former garage seen  
in rear





View of enclosed porch with  
shed/former garage beyond



Front of shed/former garage



Side of shed/former garage



Condition of shed/former garage



Condition of shed/former garage





Condition of shed/former garage





Condition of shed/former  
garage



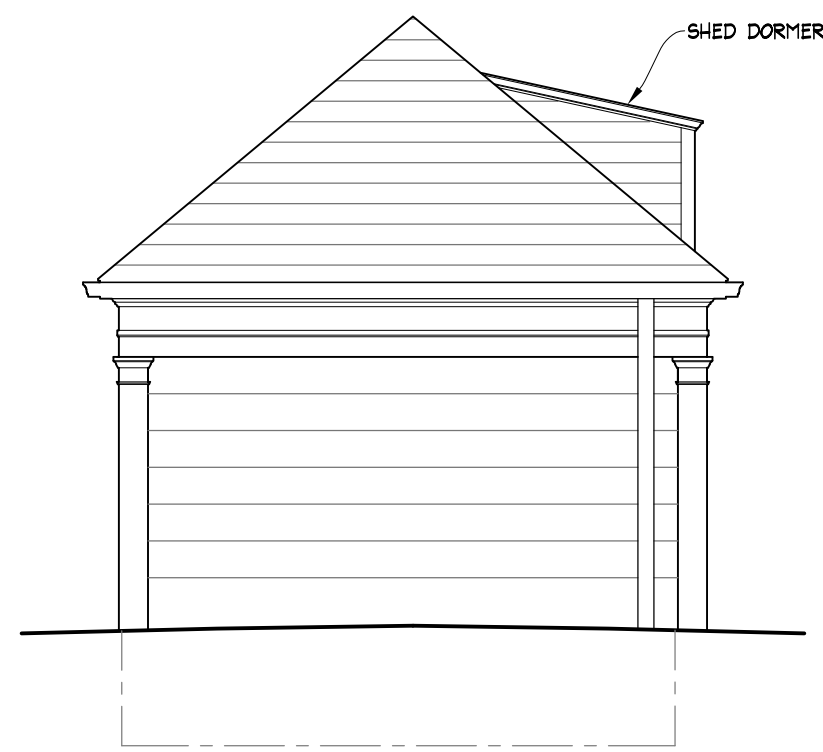
Condition of shed/former garage



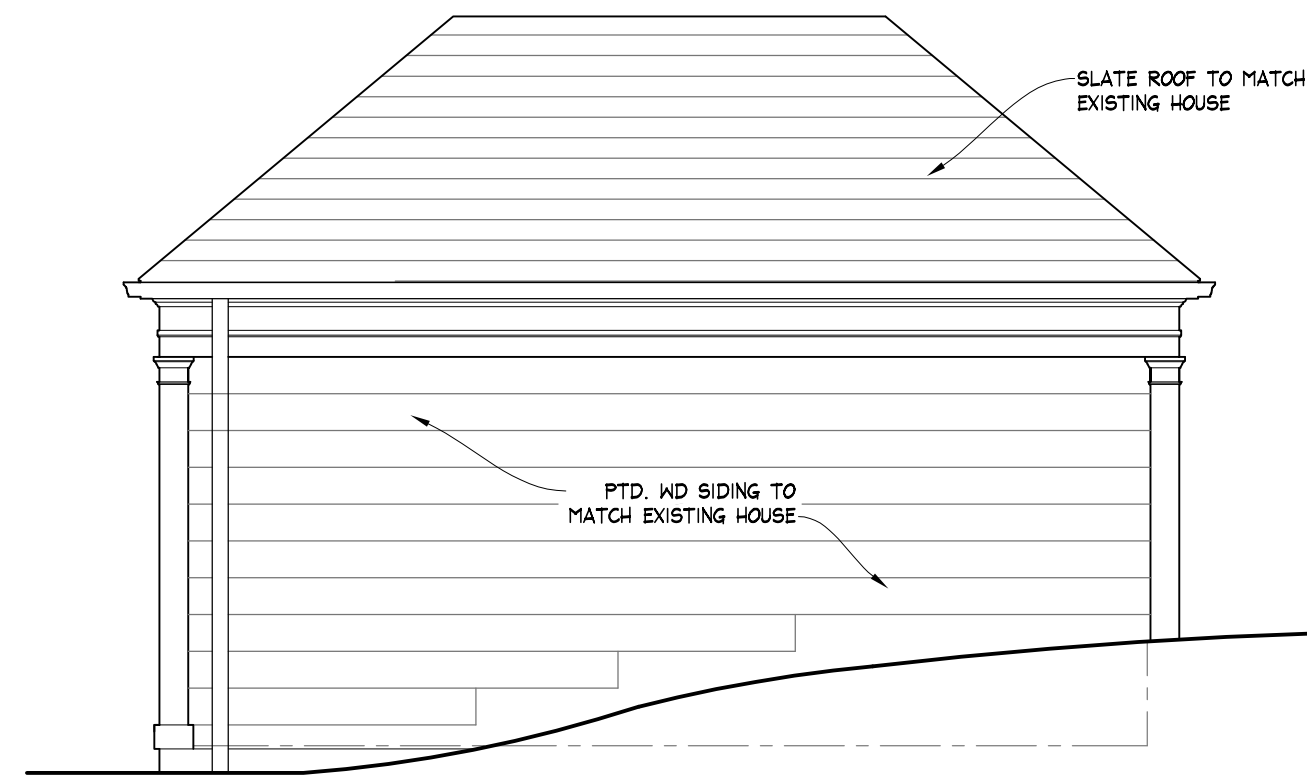
Condition of shed/former garage



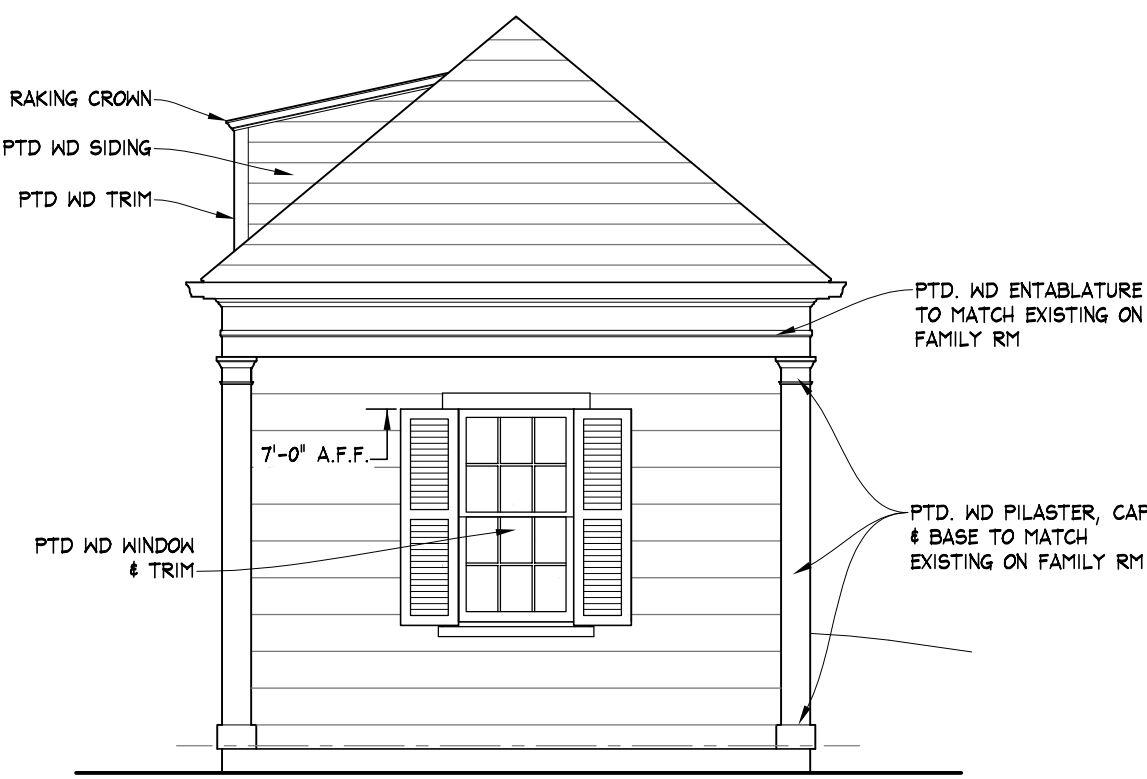
Side of shed/former garage



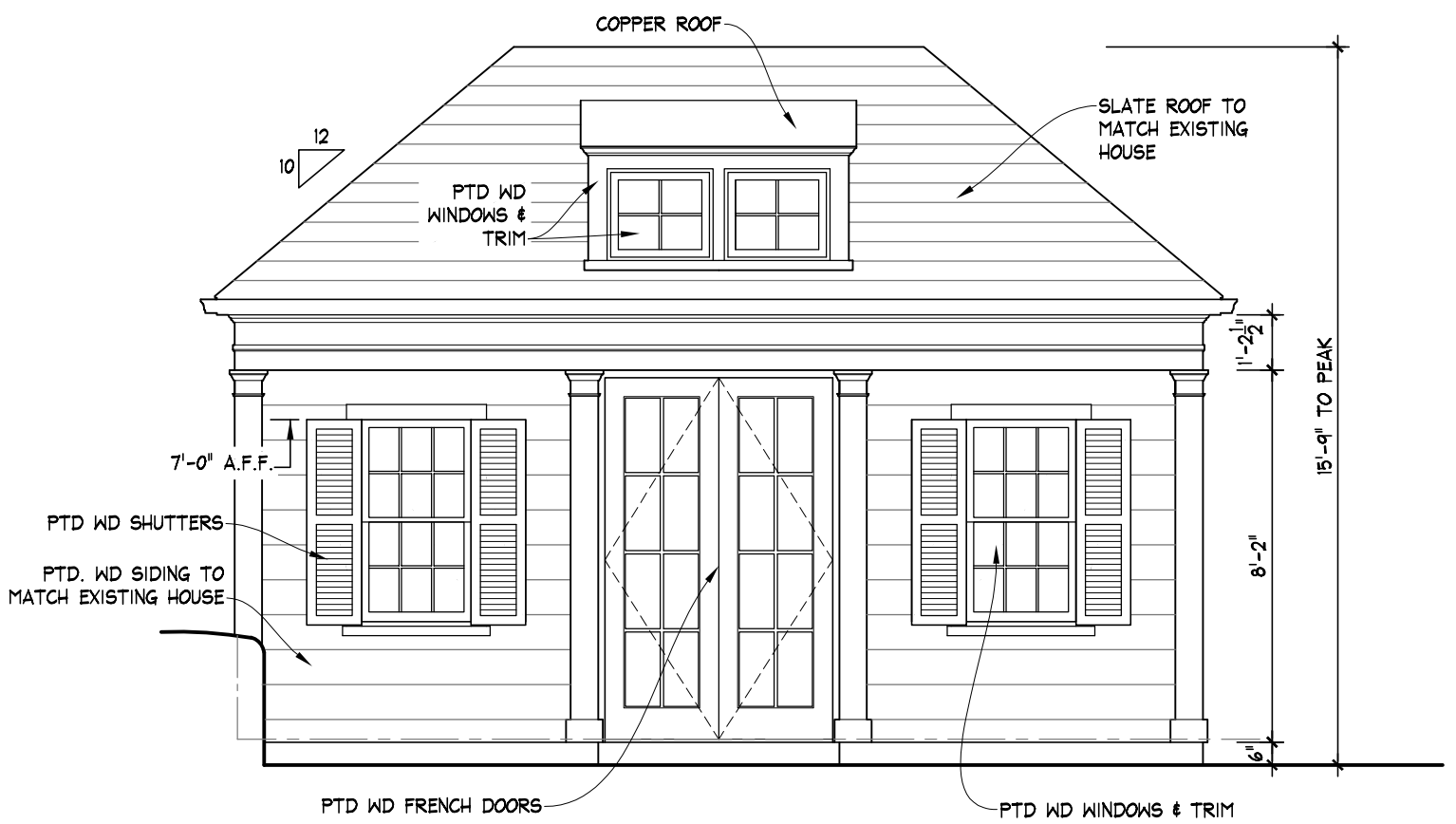
1 NORTH ELEVATION  
A0001 SCALE 1/4"=1'-0"



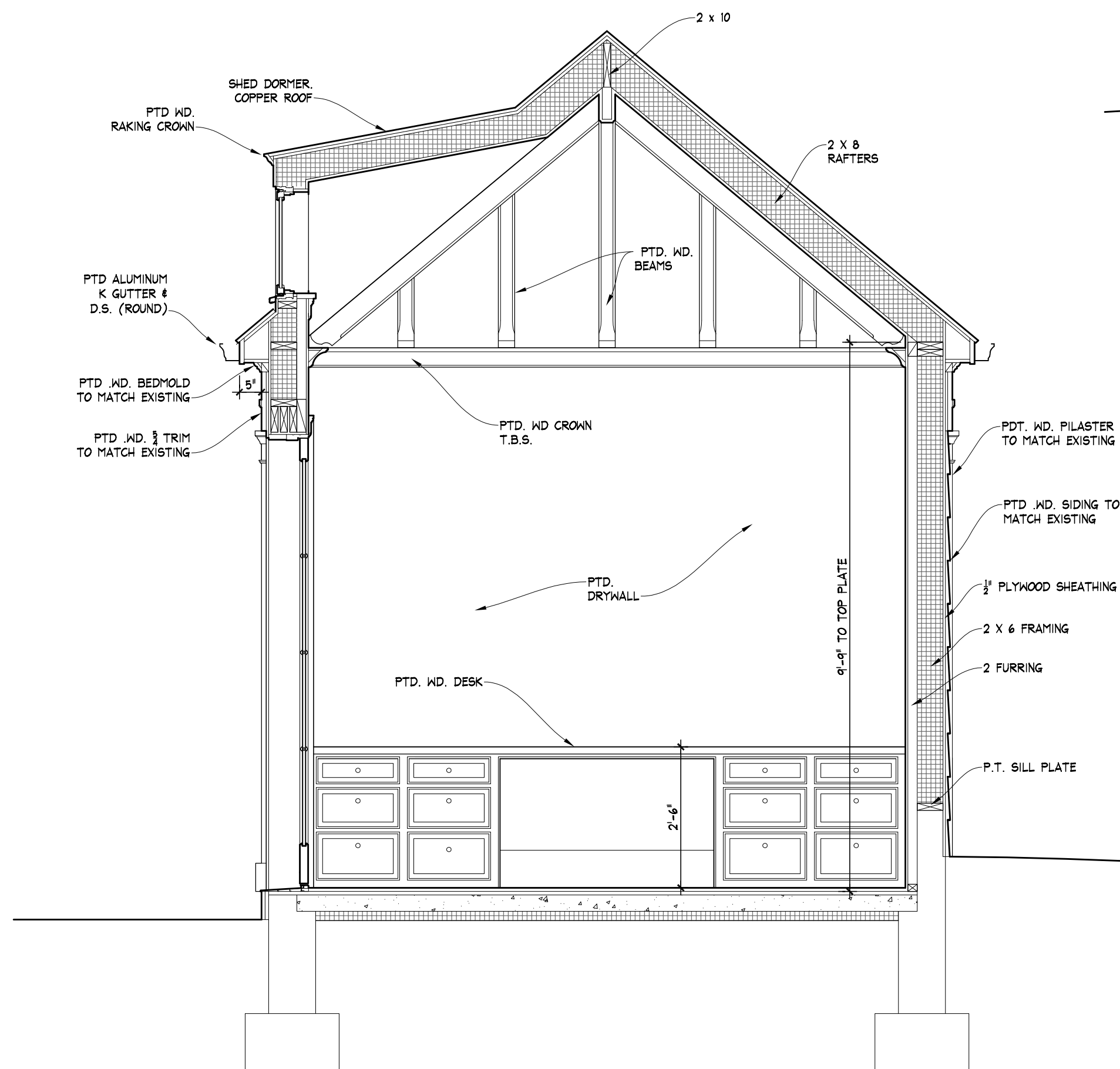
2 EAST ELEVATION  
A0001 SCALE 1/4"=1'-0"



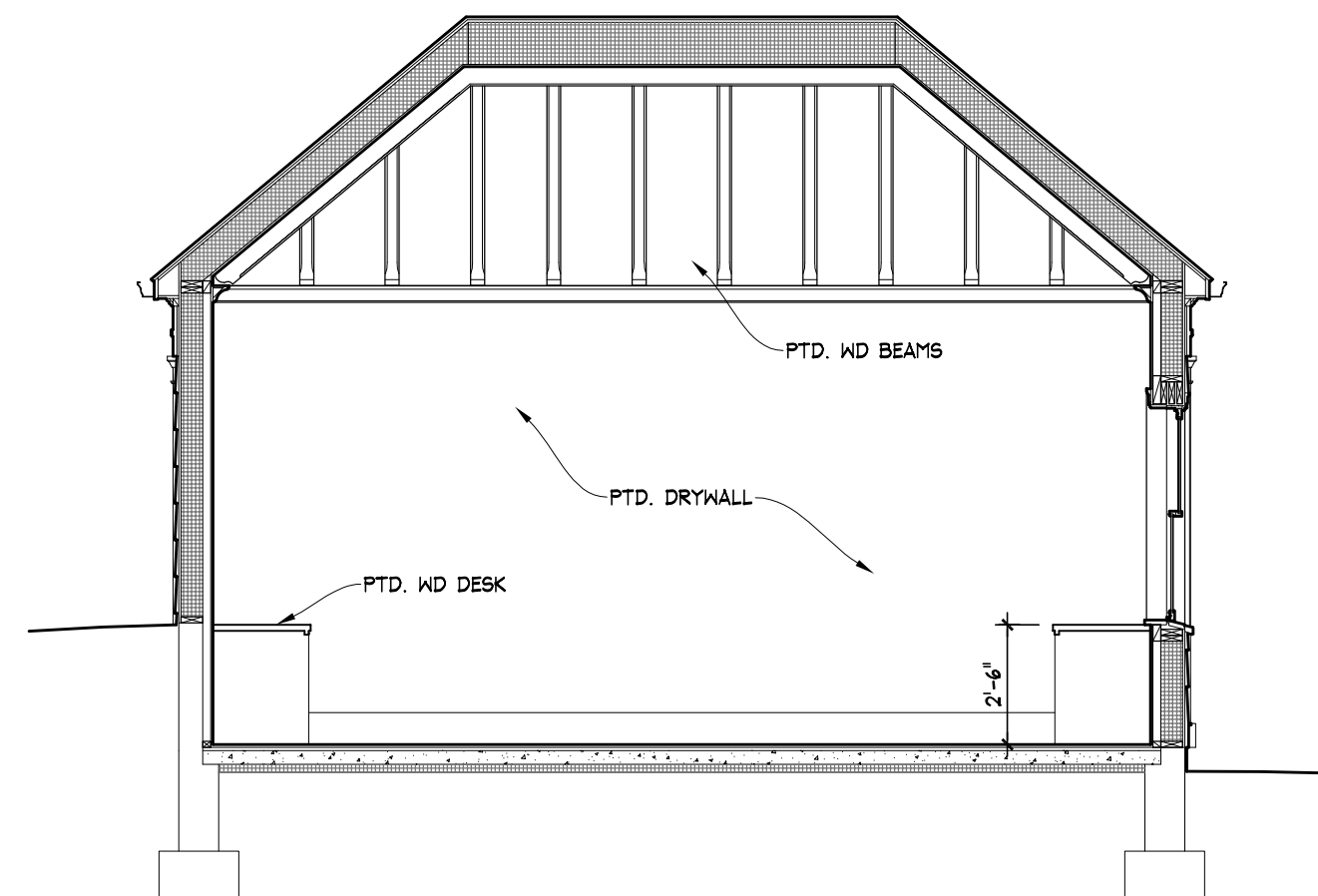
3 SOUTH ELEVATION  
A0001 SCALE 1/4"=1'-0"



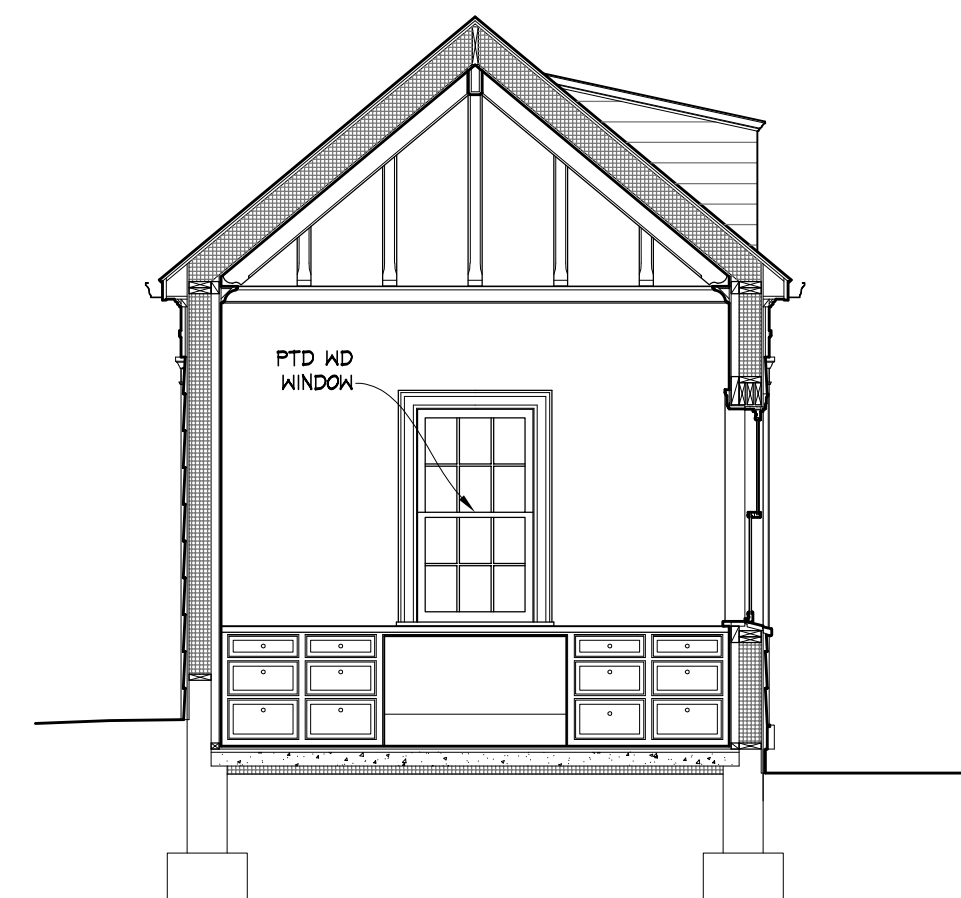
4 WEST ELEVATION  
A0001 SCALE 1/4"=1'-0"



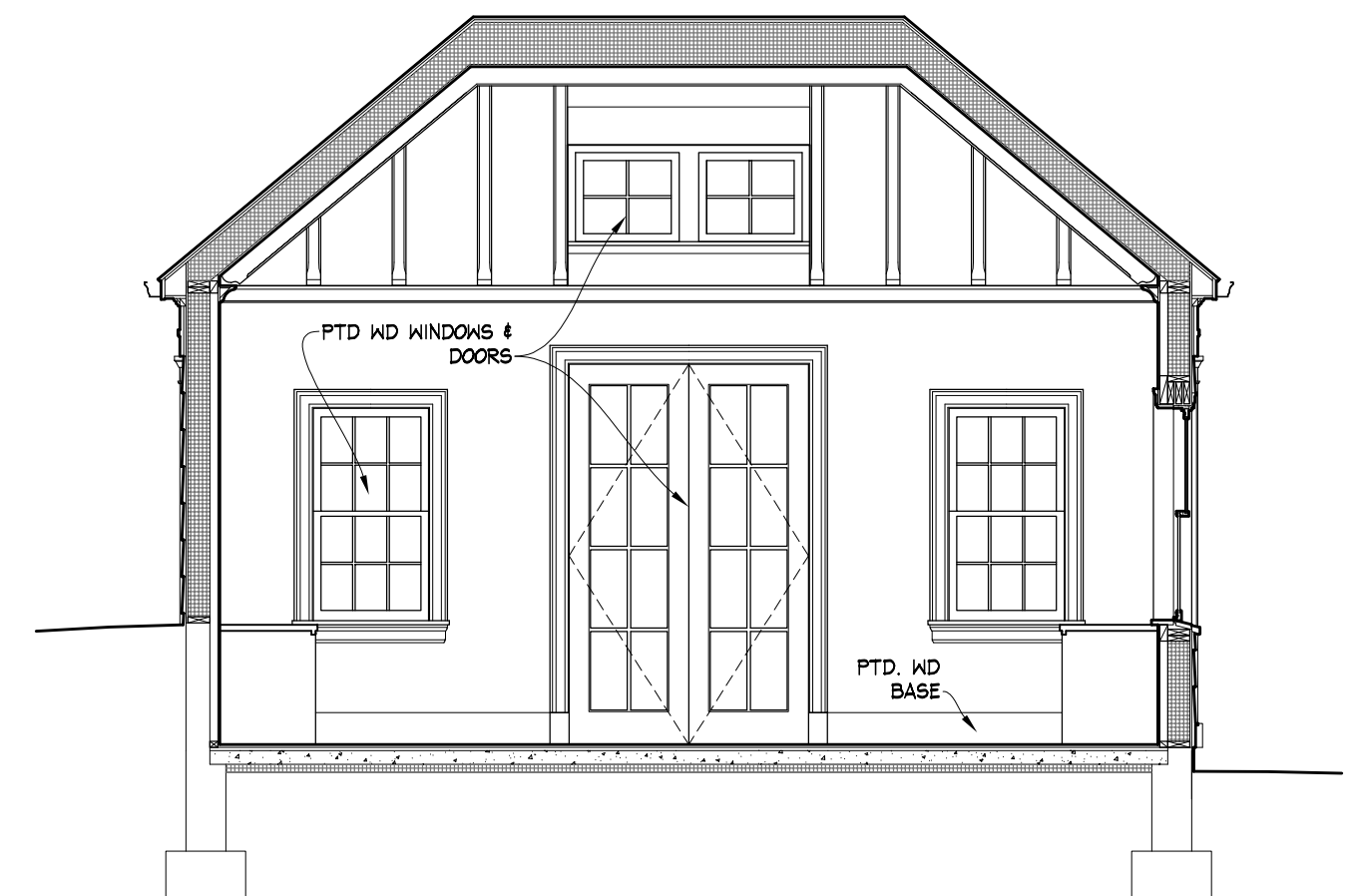
5 BUILDING SECTION  
A0001 SCALE 1/2"=1'-0"



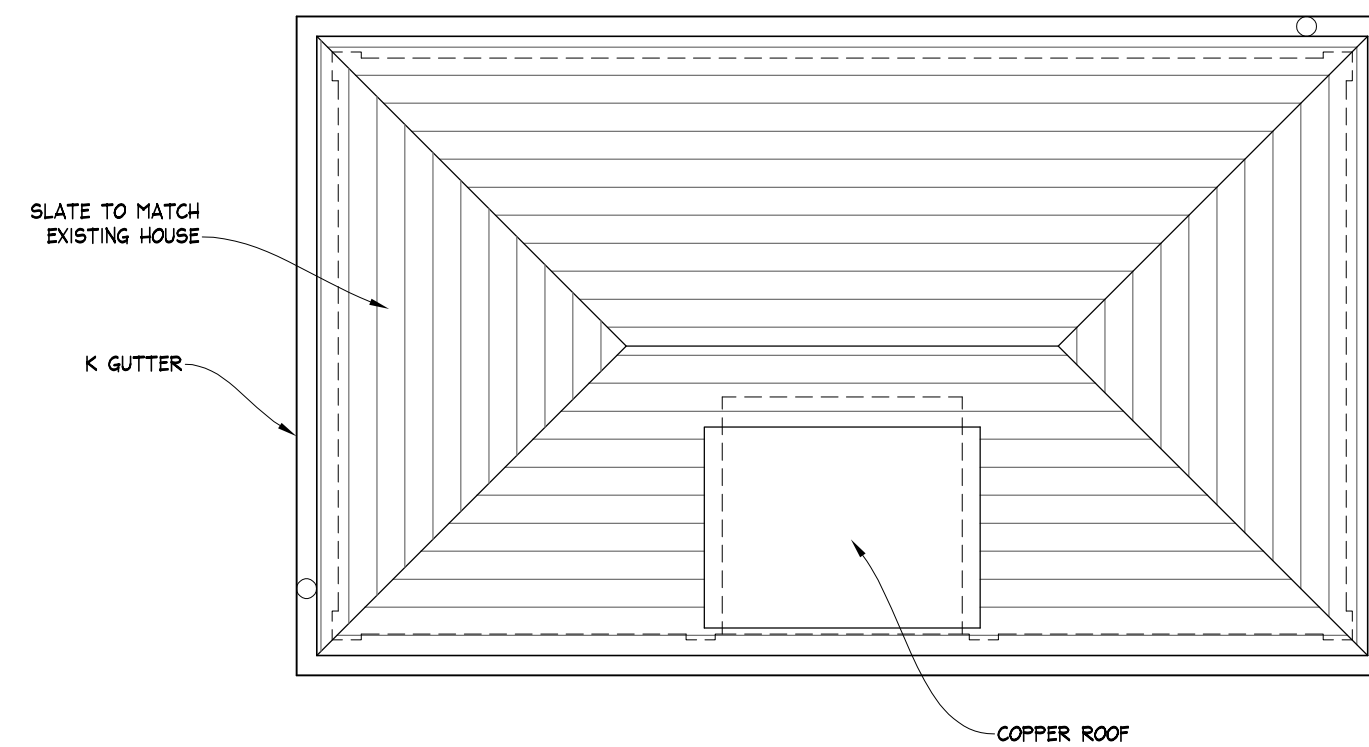
6 BUILDING SECTION  
A0001 SCALE 1/4"=1'-0"



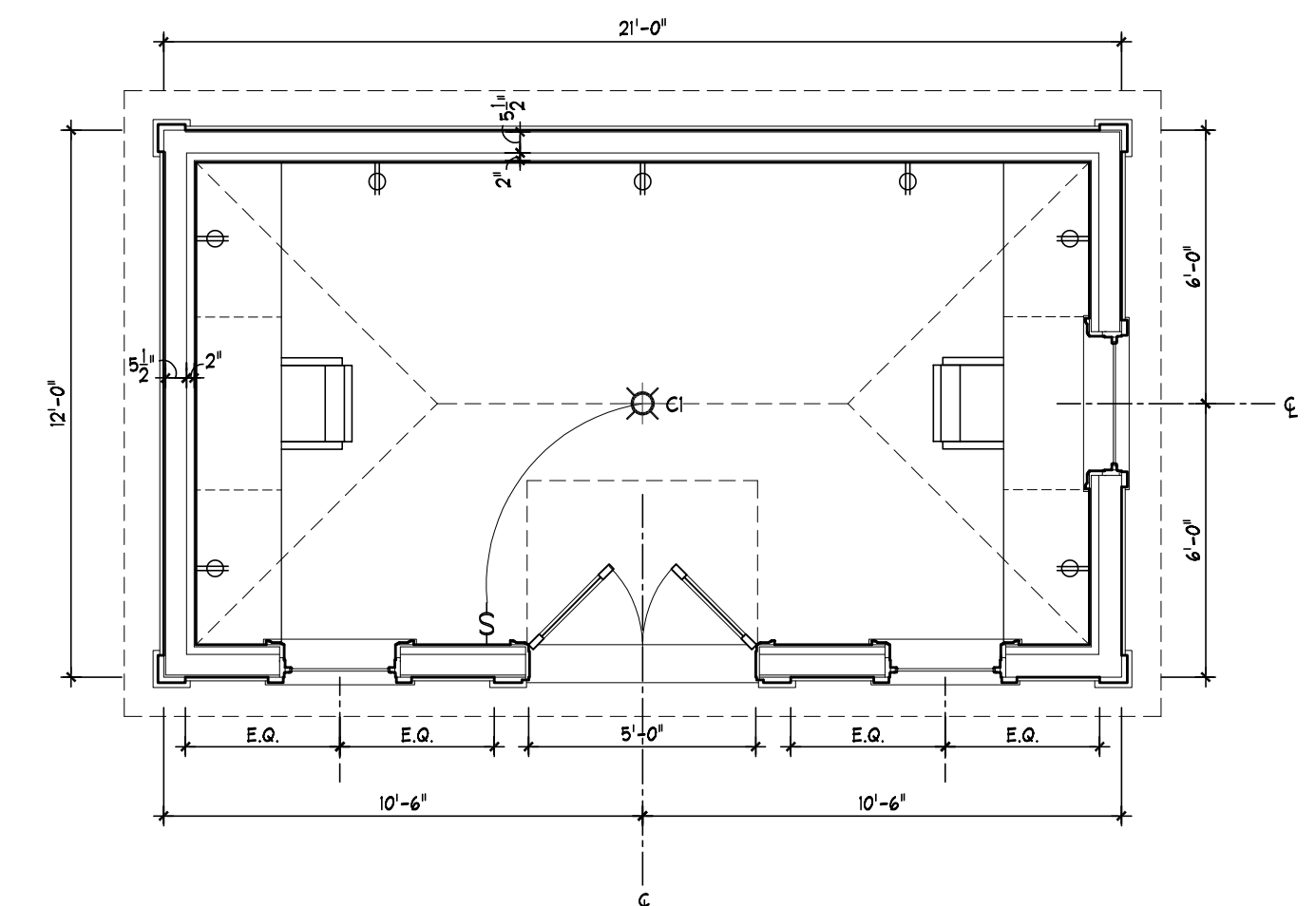
7 BUILDING SECTION  
A0001 SCALE 1/4"=1'-0"



8 BUILDING SECTION  
A0001 SCALE 1/4"=1'-0"



9 ROOF PLAN  
A0001 SCALE 1/4"=1'-0"



10 FIRST FLOOR PLAN  
A0001 SCALE 1/4"=1'-0"

