

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Quincy Street, Chevy Chase	Meeting Date:	12/16/2020
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	12/9/2020
Applicant:	Andrew and Jennifer Tulumello (Wouter Boer, Architect) (Nick Reis, Landscape Architect)	Public Notice:	12/2/2020
		Tax Credit:	N/A
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Swimming Pool, Accessory Construction, Tree Removal, and Hardscape Alteration		

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

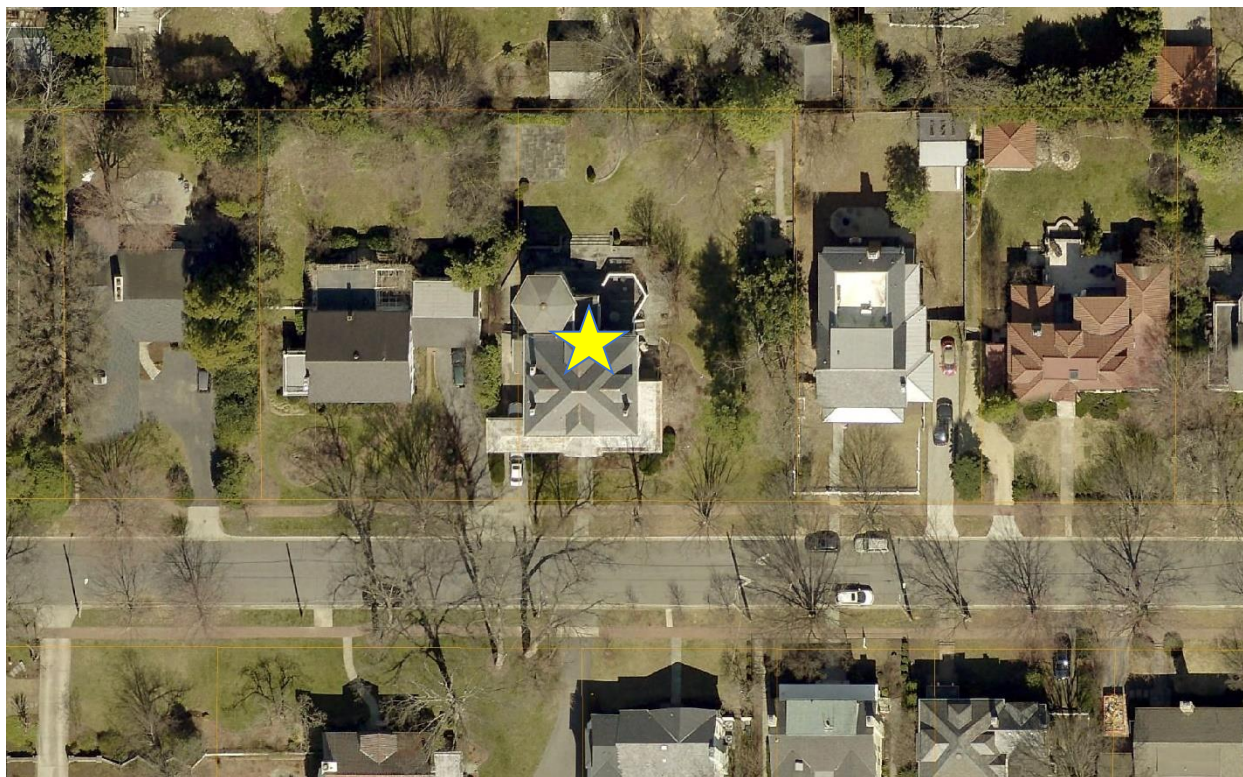


Fig. 1: 21 Quincy St. is building on the left side of a double lot.

BACKGROUND

The applicant presented a preliminary consultation at the May 25, 2020 HPC meeting for a variation of the same proposal.¹ 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.

Revisions to the rear porch were approved by consent on October 28, 2020.²

PROPOSAL

The applicant proposes to install a swimming pool, accessory structure, and make hardscape alterations that require the removal of several trees.

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.

¹ 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.

² The Staff Report for the amended HAWP can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/10/I.M-21-Quincy-Street-Chevy-Chase.pdf>.

“**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
 - Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - 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. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
 - Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
 - 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
 - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
 - Swimming Pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
 - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
 - 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 HPC has reviewed two HAWPs for the subject property this year including a major addition. The house is a large eclectic Craftsman on the left side of a double lot. The side and rear yards are largely open with trees around the lot perimeter.

The applicant proposes to install a swimming pool at the rear of the lot, construct an accessory structure, remove several trees, and install hardscaping around the pool area.

Swimming Pool

The large rectangular swimming pool will be installed behind the house but will project into the side yard. Due to the rearward slope of the lot, the pool will be at least 4' (four feet) below grade at the sidewalk and, under the proposed hardscape plan, will be obscured by a retaining wall. Under a *lenient scrutiny* review, Staff finds that the proposed swimming pool should be approved at the HAWP stage.

Accessory Structure

In the northeast corner of the lot, adjacent to the proposed swimming pool, the applicant proposes to construct an accessory structure that will be used as a pool house and gym. Dimensions of the structure were not provided in the supplied landscape plan, however, it appears that the structure will be approximately 20' × 20' (twenty feet square), about the size of a two-car garage. The proposed structure will be covered in wood siding to match the house, with several large windows. To mitigate the proposed impervious hardscape surfaces (discussed below), the applicant proposes to install a flat green roof on the accessory structure. Like the swimming pool, the accessory structure will be installed approximately 4' (four feet) below street grade.

Full elevation drawings of the structure were not included with the submission, so Staff is unable to provide a complete analysis of the proposal. However, the details are sufficient to provide some feedback and identify some outstanding issues that should be resolved during the hearing. As a detached accessory structure, the proposal should be reviewed under *lenient scrutiny*. Staff finds that the proposed size - that of a two-car garage - is not out of character with the house, the lot, or the surrounding district. Staff also finds that using siding that matches the house will help the structure appear more compatible with the historic house as required by the *Design Guidelines*.

Staff concurs with the applicant that the flat roof will mitigate some of the additional impervious lot coverage. While that is a laudable goal that the HPC should support, the primary consideration under 24A and the *Design Guidelines* is one of compatibility. On one hand, Staff finds the flat roof will reduce the overall volume of the structure and, when coupled with the change in grade, will reduce the visual impact of the proposed structure. On the other hand, Staff recognizes that a gable or hipped roof would be more in keeping with the forms typically found throughout the district, but would increase the volume of the structure making a larger impact on the surrounding streetscape.

Staff request feedback from the HPC on:

- The appropriateness of an accessory structure in the location proposed;
- The proposed dimensions of the proposed structure;
- Material and design recommendations.

Hardscaping and Tree Removal

At the rear of the lot, surrounding the swimming pool, the applicant proposes to introduce pool decking, additional patio space, and retaining walls constructed to match the foundation stonework. In order to construct the proposed hardscaping, the applicant proposes to remove three birch trees (several other trees are proposed for removal, however, they are smaller than the 6" d.b.h. threshold requiring a HAWP). The landscape plan presented is not in its final form, however, the submitted proposal includes more than 25 additional tree plantings.

Under the *Design Guidelines*, there is no design review standard for patios. Decks are to be reviewed under *moderate scrutiny* if they are visible from the street, and *lenient* if they are not. Additionally, lot coverage and tree removal are to be reviewed under *strict scrutiny*, focused on retaining the district's open, park-like setting.

Staff finds that the amount of proposed hardscaping is significant. But because of the size and number of the integrated planters, Staff is unsure if the amount of hardscaping negatively impacts the "open, park-like character" of the district to a degree that it shouldn't be supported. As this work is at the rear of the lot and below street grade, it will have less impact on the surrounding streetscape than a proposal to pave over the front or side yard. Staff additionally finds that replacing the removed trees at an approximately 5:1 ratio should be sufficient to retain the district's open, park-like setting. Staff also finds that many houses in the Chevy Chase Historic District have formal, planned landscaping and hardscaping; and that the subject property would be continuing that tradition.

Staff request feedback from the HPC about the appropriateness of the proposed hardscape/landscape plan.

Additional requested information for the hardscaping for a future submission should include:

- Material specifications;
- Calculations of lot coverage showing the amount with the approved HAWP, the total proposed, and the total proposed excluding the swimming pool.

Additional Considerations

The submitted site plans include several elements that are illustrative but will be included in a final submission and the HPC should take an opportunity to provide some comments on the plans at this early stage.

These include:

- A front fence and gate: Staff recommends a wood, open picket fence, not taller than 4' (four feet) with a painted finish;
- The front cross walkway, parallel to the sidewalk;
 - recommended materials;
 - recommended dimensions; and
- Recommended material for replacing the existing driveway.

STAFF RECOMMENDATION

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

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 Chevy Chase Village
Street Number City State Zip Code
Contractor: 2ant3rdger 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: 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/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 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 plot. 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 Andrew & Jennifer Tulumello 1463 Kirby Road McLean, VA 22101	Owner's Agent's mailing address 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.











TULUMELLO RESIDENCE

COMPOSITE LANDSCAPE DESIGN

20 NOVEMBER 2020

