MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5804 Connecticut Avenue, Chevy Chase
Meeting Date: 3/24/2021

Resource: Outstanding Resource
Report Date: 3/17/2021
Chevy Chase Village Historic District

Applicant: Barbara Winnik
Public Notice: 3/10/2020
(Phillip Long, Architect)

Review: HAWP
Tax Credit: NA

Permit Number: 943562
Staff: Michael Kyne

PROPOSAL: Alterations, hardscape, and rear alterations

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Prairie
DATE: c. 1892-1916

Fig. 1: Subject property, with the subject property marked by the blue star.
PROPOSAL

The applicant proposes alterations, hardscapes, and rear alterations at the subject property.

Staff notes that, although the public notice for this project included hardscape, the application actually states that the existing flagstone patio will remain unchanged. The proposal does not include any new hardscaping or alterations to existing hardscaping.

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.

Sec. 24A-8. Same-Criteria for issuance.

(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; [emphasis added] 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 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 ensure 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 state three basic policies that should be adhered to, including:

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.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

**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. Strict scrutiny should be applied to additions above existing front porches.

**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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

**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 alterations 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 property is a c. 1892-1916 Outstanding Resource within the Chevy Chase Village Historic District. The house is oriented with its front to the south, although the primary right-of-way is Connecticut Avenue to the east. The property is surrounded on all sides by other residential properties, and it is accessed via a long, gated asphalt driveway from Connecticut Avenue.

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

- Enclose the existing open porch at the northeast (rear/right) corner.
  - The existing open crawl space beneath the porch will be replaced with an enclosed foundation with stone veneer to match the existing house foundation.
  - The existing porch roof will remain unchanged.
  - The existing wood columns will be replaced in-kind, but they will be reconfigured to flank the new windows and doors.
  - The proposed new windows will be wood 6-over-1 SDL windows to match the style of the existing windows.
  - All trim and siding will be wood to match the features of the existing.
  - Two existing wooden doors will be replaced in-kind.

- To accommodate an expanded kitchen, several windows on the first floor of the east (right) elevation will be altered.
  - Two windows will be replaced with a bay window over the kitchen sink.
  - One window will be slightly relocated to the left of its current location.

Staff supports the proposed rear porch enclosure, finding it consistent with the Guidelines. The porch to be enclosed is at the rear, and it is compatible with the style and materials of the historic house. As stated in the Guidelines, rear porch enclosures have occurred throughout the historic district “… with little or no adverse impact on its character, and they should be permitted where compatibly designed.”

Staff also supports the proposed window alterations. The Guidelines state that window alterations at Outstanding Resources should be reviewed with strict scrutiny. Regarding strict scrutiny, the Guidelines state “… planned changes should be reviewed to ensure 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.”

Although the 1927 Sanborn Fire Insurance Map (see Fig. 2 below) indicates that the portion of the building to be affected is original and/or historic, the proposed alterations are on a secondary elevation, and the proposed replacement windows are compatible with the style and materials of the historic house. Additionally, the proposed alterations will not be visible from the right-of-way, due to the property’s location behind other houses on Connecticut Avenue. Accordingly, staff finds that the proposed window alterations will not compromise the integrity of character-defining features at the subject property.
In accordance with Standards #2 and #9, the proposal will not remove or alter character-defining features of the historic house or surrounding streetscape. Per Standard #10, the proposed 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 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 the Chevy Chase Village Historic District Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), 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 an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP
application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Barbara Winnik
Address: 5804 Connecticut Avenue
Daytime Phone: 301-706-7762

E-mail: bwinnik@gmail.com
City: Chevy Chase
Zip: 20815

Tax Account No.: 07-00458397

AGENT/CONTACT (if applicable):
Name: Phillip Long
Address: 10 S. Bentz Street
Daytime Phone: 240-418-3204

E-mail: phil@cas-dc.com
City: Frederick
Zip: 21701

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: 5804 Street: Connecticut Avenue

Town/City: Chevy Chase Nearest Cross Street: W. Irving Street

Lot: 22 Block: 27 Subdivision: ______ Parcel: ______

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

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Other: Exterior Alterations

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

______________________________
Signature of owner or authorized agent

______________________________
Date

February 25, 2021
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Built as one of five original Chevy Chase Village homes in 1892 for the Vice President of the Chevy Chase Land Company, the Winnik residence is a single-family property featuring an electronically controlled gated entry opening to a long tree lined asphalt driveway leading to a circa 1892 two story main house with original porte cochere, detached guest house, and large open parking area. The main house features a large covered wood decked front porch with original brick piers and turn-of-century corbel brackets. Windows are a combination of old as well as modern double glazed/insulated simulated divided lites, all coordinated and in the style of the original window/door design package. The house is clad in a combination of painted white wood siding and white painted pebble-dash stucco. All trim is painted white. Shutters are painted a dark green color. There is a covered rear porch, also wood decked with an adjoining large open flagstone patio. The detached guest house features a full kitchen, full bath, bedroom, living room, and an exterior attached pergola. The landscaping features an alee of large magnolias, a garden parterre, fountain/pond, and gazebo.

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

The extent of renovation to the exterior of the Winnik residence is limited to closing-in of the existing open rear porch for an expanded kitchen, new mudroom, and new small sitting area. The footprint of the existing rear porch will remain, although altered to have an enclosed stone veneered foundation wall (to match existing foundation walls) in lieu of the existing open crawl space. The existing porch roof will remain unchanged. Existing wood columns will be replaced with matching new columns of the exact same style and white painted finish but reconfigured to flank new window and door layouts. Two 1st story kitchen windows on the existing east elevation will be replaced with an architecturally coordinated small bay window (over kitchen sink) to the existing house style, with a single window slightly relocated to the left of an existing window. All new windows will be wooden exteriors and interiors with 6 over 1 simulated divided lites, wooden casing, and wood panels below windows, all painted white to match existing house. Two exterior wooden doors will be replaced but matched to the existing wood doors, also painted white. All trim boards, crown assemblies, and siding will be wood and will be duplicated in style, size, layout, and finish (painted white). Existing flagstone patio will remain unchanged.
1. **Residence for:**

   Ms. Barbara Winnik  
   5804 Connecticut Avenue  
   Chevy Chase, MD 20815  
   Lot 22  
   Lot Size: 31,088

2. **Description of Property:**

   Built as one of five original Chevy Chase Village homes in 1892 for the Vice President of the Chevy Chase Land Company, the Winnik residence is a single-family property featuring an electronically controlled gated entry opening to a long tree lined asphalt driveway leading to a circa 1892 two story main house with original porte cochere, detached guest house, and large open parking area. The main house features a large covered wood decked front porch with original brick piers and turn-of-century corbel brackets. Windows are a combination of old as well as modern double glased/insulated simulated divided lites, all coordinated and in the style of the original window/door design package. The house is clad in a combination of painted white wood siding and white painted pebble-dash stucco. All trim is painted white. Shutters are painted a dark green color. There is a covered rear porch, also wood decked with an adjoining large open flagstone patio. The detached guest house features a full kitchen, full bath, bedroom, living room, and an exterior attached pergola. The landscaping features an alee of large magnolias, a garden parterre, fountain/pond, and gazebo.

3. **Renovated/Altered Features, Scope of Work, and Materials:**

   The extent of renovation to the exterior of the Winnik residence is limited to closing-in of the existing open rear porch for an expanded kitchen, new mudroom, and new small sitting area. The footprint of the existing rear porch will remain, although altered to have an enclosed stone veneered foundation wall (to match existing foundation walls) in lieu of the existing open crawl space. The existing porch roof will remain unchanged. Existing wood columns will be replaced with matching new columns of the exact same style and white painted finish but reconfigured to flank new window and door layouts. Two 1" story kitchen windows on the existing east elevation will be replaced with an architecturally coordinated small bay window (over kitchen sink) to the existing house style, with a single window slightly relocated to the left of an existing window. All new windows will be wooden exteriors and interiors with 6 over 1 simulated divided lites, wooden casing, and wood panels below windows, all painted white to match existing house. Two exterior wooden doors will be replaced but matched to the existing wood doors, also painted white. All trim boards, crown assemblies, and siding will be wood and will be duplicated in style, size, layout, and finish (painted white). Existing flagstone patio will remain unchanged.
5804 Connecticut Avenue
List of Adjoining and Confronting Properties:

5808 Connecticut Avenue
Chevy Chase, MD 20815

5810 Connecticut Avenue
Chevy Chase, MD 20815

5800 Connecticut Avenue
Chevy Chase, MD 20815

3 Magnolia Parkway
Chevy Chase, MD 20815

5 Magnolia Parkway
Chevy Chase, MD 20815

7 Magnolia Parkway
Chevy Chase, MD 20815

4 W. Irving Street
Chevy Chase, MD 20815

8 W. Irving Street
Chevy Chase, MD 20815
SITE WORK GENERAL NOTES

**SCOPED OF WORK**

- Remove existing topsoil and fill the area with new soil as required.
- Install new landscape and irrigation systems as specified.
- Construct new retaining walls and concrete pads as needed.
- Install new drainage systems to divert excess water.
- Replace existing sidewalks and curbs.

**SITE WORK NOTES**

- Remove existing vegetation and prepare the area for new planting.
- Install new drainage culverts to improve drainage.
- Ensure all new work is in compliance with local codes and regulations.
- Conduct regular inspections to monitor the progress and ensure quality.

PROJECT GENERAL NOTES

**CONTRACTOR NOTES**

- The contractor shall provide copies of all necessary permits and approvals for the project.
- All materials shall be delivered to the job site at the contractor's expense.
- The contractor is responsible for ensuring that all work is completed in accordance with the plans and specifications.
- The contractor shall maintain a safe and secure work site.

**ENGINEER NOTES**

- The engineer shall review all plans and specifications before the project begins.
- The engineer shall conduct regular inspections to ensure compliance with the plans and specifications.
- The engineer shall provide written approval for any changes to the plans or specifications.

**ARCHITECT NOTES**

- The architect shall review all plans and specifications before the project begins.
- The architect shall conduct regular inspections to ensure compliance with the plans and specifications.
- The architect shall provide written approval for any changes to the plans or specifications.

**CONTRACTORS**

- All contractors shall be licensed and bonded as required by local regulations.
- All contractors shall be insured to cover any liability for damages or injuries.
- All contractors shall provide a comprehensive warranty for their work.

**DATE**

- 21/5/2021

**SCALE**

- 1/50

**DRAWN BY**

- G.L.

**APPROVED BY**

- G.L.

**DRAWER NAME**

- G.L.

**SCOPED OF WORK NOTES**

- All work shall be completed in accordance with the plans and specifications.
- All work shall be in compliance with local codes and regulations.
- All work shall be inspected by the architect/engineer prior to final approval.

**REVIEWS**

- 21/5/2021

**CONCRETE & MASONRY GENERAL NOTES**

- All masonry and concrete work shall comply with the American Society of Civil Engineers (ASCE) and American Concrete Institute (ACI) codes and standards.
- All masonry and concrete work shall be inspected by the architect/engineer prior to final approval.
- All masonry and concrete work shall be cleaned and maintained in compliance with the plans and specifications.

**DRAWER NAME**

- G.L.

**SCOPED OF WORK NOTES**

- All work shall be completed in accordance with the plans and specifications.
- All work shall be in compliance with local codes and regulations.
- All work shall be inspected by the architect/engineer prior to final approval.

**REVIEWS**

- 21/5/2021

**CONCRETE & MASONRY GENERAL NOTES**

- All masonry and concrete work shall comply with the American Society of Civil Engineers (ASCE) and American Concrete Institute (ACI) codes and standards.
- All masonry and concrete work shall be inspected by the architect/engineer prior to final approval.
- All masonry and concrete work shall be cleaned and maintained in compliance with the plans and specifications.
FRAMING GENERAL NOTES

1. GENERAL: EXPANSE AND TRIM TO FACE OF EXISTING TRIM OR DO

2. WOOD FRAMES: ALL SUPPORTS, SILL, AND DIAPHRAGM CONNECTIONS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

3. PRESSURE TREATED PINE: ALL WOOD FRAMES EXPRESSED TO HAVE A MINIMUM FIBER COMPRESSION STRENGTH OF 1,000 PSI. THE WEATHER SHEDS ARE REQUIRED TO BE CURRENTLY ACCEPTABLE.


5. PANELS: PANELS TO BE OF ALUMINUM EXTERIOR SHEET MATERIALS, WITH A MINIMUM FIBER COMPRESSION STRENGTH OF 1,000 PSI.

6. MASONRY: ALL CONCRETE WALLS, STEPS, AND DIAPHRAGMS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

7. ELECTRICAL/GRADE: ALL ELECTRICAL WIRING AND CABLING SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

8. PLUMBING: ALL PLUMBING SYSTEMS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.


10. WATER HEATER: ALL WATER HEATERS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

11. LICENSED WORK: ALL WORK PERFORMED BY LICENSED WORKERS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

12. CONTRACTOR: ALL CONTRACTORS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.


15. SPECIFICATIONS: ALL SPECIFICATIONS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

16. GENERAL: ALL WORK PERFORMED BY LICENSED WORKERS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

17. WATER HEATER: ALL WATER HEATERS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.

18. LICENSED WORK: ALL WORK PERFORMED BY LICENSED WORKERS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.


20. PROJECT: ALL PROJECTS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.


22. SPECIFICATIONS: ALL SPECIFICATIONS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND THE NATIONAL ENGINEERS' ASSOCIATION'S BUILDING CODE PROVISIONS.
HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/26/2021

Application No: 943562
AP Type: HISTORIC
Customer No: 1398486

Comments
Phil Long (agent) - 240-418-3204, mcpermits@casengineering.com/phil@cas-dc.com

Affidavit Acknowledgement
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Address 5804 CONNECTICUT AVE
CHEVY CHASE, MD 20815
Homeowner Winnik (Primary)
Other contact CAS ENGINEERING

Historic Area Work Permit Details
Work Type ALTER
Scope of Work Alterations - enclose existing rear porch, windows, doors