

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Primrose Street, Chevy Chase	Meeting Date:	3/24/2021
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/17/2021
Applicant:	William Curtin Outerbridge Horsey, Architect	Public Notice:	3/10/2021
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Building Modifications		

STAFF RECOMMENDATION

Staff recommends that the applicant make any modifications recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Tudor Revival
DATE: 1918

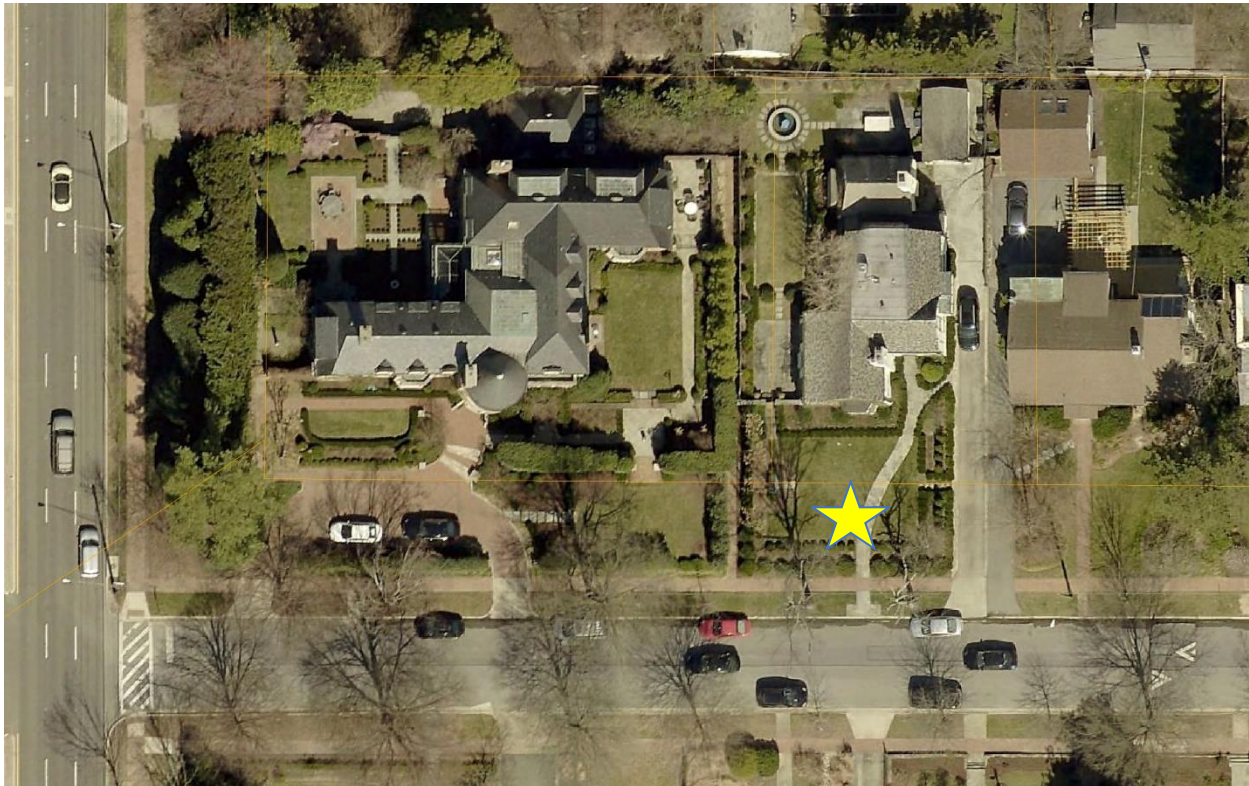


Fig. 1: 3 Primrose St.

PROPOSAL

The applicant proposes work in the following areas:

- Construction of a vestibule addition at the rear;
- A new window assembly on the east side of the house; and,
- The construction of a new dormer on the west roof slope,

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

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

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

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

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

- Dormers 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.
- 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.
- 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 should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a Tudor Revival house with an asymmetrical front gable roof with a side gable

roof projecting to the right. While the scope of work identified above includes three items, Staff finds that the new rear vestibule and window assembly on the east elevation are toward the rear of the house, are not visible from the right-of-way, and should be approved when they come in for a HAWP as these alterations are designed in a compatible manner constructed of appropriate materials. The primary area under consideration for this preliminary consultation is the construction of a dormer on the left (west) roof slope of the front, asymmetrical gable.

The applicant provided several precedent images of dormer additions within the Chevy Chase Village Historic District with the application materials.

The first question for the HPC to consider is whether or not a dormer in the proposed location is acceptable under the *Design Guidelines*. Staff finds that under a review of moderate scrutiny, it can be, provided the design preserves the historic roof outline and is constructed using compatible materials.

The submitted drawings include three design concepts for the HPC's consideration. All three options would match the stucco walls and slate roof found throughout the house. The Options are as follows:

- Option 1: a single shed dormer;
- Option 2: a pair of smaller gables with a shed roof in the center; and,
- Option 3: a pair of large gables with half-timbering.

Under a moderate scrutiny review, Staff finds that any of the three designs are approvable. Staff strongly supports Option 1 because its simple form will better blend in with the historic house without calling undue attention to a new architectural element that will be very visible from the streetscape. Staff finds Options 2 and 3, while well-designed, create additional roof shapes that could visually distract from the already complex house form.

Staff requests the HPC feedback on:

- Whether a dormer can be supported under the *Design Guidelines*?
- If the Commissioners support one design over the others? Or
 - If the Commissioners find one design to be incompatible with the historic character of the house or the surrounding district.
- Any comments on the alterations to the window assembly or rear vestibule.

STAFF RECOMMENDATION

Staff Recommends the applicant makes revisions based on the HPC's feedback and returns for a HAWP.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: William Curtin
Address: 3 Primrose Street
Daytime Phone: 202-257-6600

E-mail: william.curtin@hoganlovells.com
City: Chevy Chase Zip: 20815
Tax Account No.: 03248663

AGENT/CONTACT (if applicable):

Name: Outerbridge Horsey
Address: 1228 1/2 31st Street, NW
Daytime Phone: 202-714-4826

E-mail: oh@outerbridgehorsey.com
City: Washington, DC Zip: 20007
Contractor Registration No.: 7663 Architect
3 Primrose Street

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Chevy Chase Villa
___Yes/District Name _____
___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: 3 Street: Primrose
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 31 Block: 58 Subdivision: 009 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 type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" 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 checked="" 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.

Outerbridge Horsey

March 5, 2021

Signature of owner or authorized agent

Date

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

The existing house is a single family house built in 1916-27 in the Tudor Revival style. It sits on the north side of Primrose Street, near the intersection with Connecticut Avenue. The driveway is on the east side of the house and well-maintained formal gardens extend front to back on the west side of the property. The house has an asymmetrical front gable which rises from one story on the west to a two-story peak above two-story bay window in the center. The front door is set back from the front of the house at the base of a two-story gabled wing that faces east. A second story bay extends over the driveway and side entrance on the east side. All of the doors in the existing house and rear addition are wood and all of the windows are double hung wood windows with the exception of the metal casement windows in the two-story front bay window. A rear addition and garage were added to the property in 2011.

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

The work proposed includes the following:

- A new vestibule addition with wood doors and windows at the rear of the east side of the house (Lenient Scrutiny)
- A dormer addition to the west side of the front wing.(Moderate Scrutiny)
- A new wood window assembly to replace the existing east-side kitchen double window along the driveway to the rear. (Lenient Scrutiny)

There are three design options provided for the proposed west dormer, all of which are taken from examples gathered in the immediate area of historic Chevy Chase Village, photos of which are included at the end of the submission packet (area bordered by Quincy Street on the north, Brookville Road on the east, East Kirke Street on the south and Connecticut Avenue on the west).

Within the Moderate Scrutiny that the proposed dormer is subject to, two areas of relevance could be considered.

- a. The proposed dormer in the overall context of the architectural vocabulary of Chevy Chase which has houses in a variety of architectural styles, many of which have dormers of varying sizes that are an original, integral part of the house design. This context might dictate a dormer style that is in keeping with the overall architectural style of the house. Sheet P 200 in the submission has many such examples.
- b. The proposed dormer in the more limited context of dormers which are non-original, later additions to an earlier structure. This context might dictate a dormer style that deviates from the style of the existing house or that is otherwise easily distinguishable as a later addition. Sheet P 300 has 3 - 4 examples.

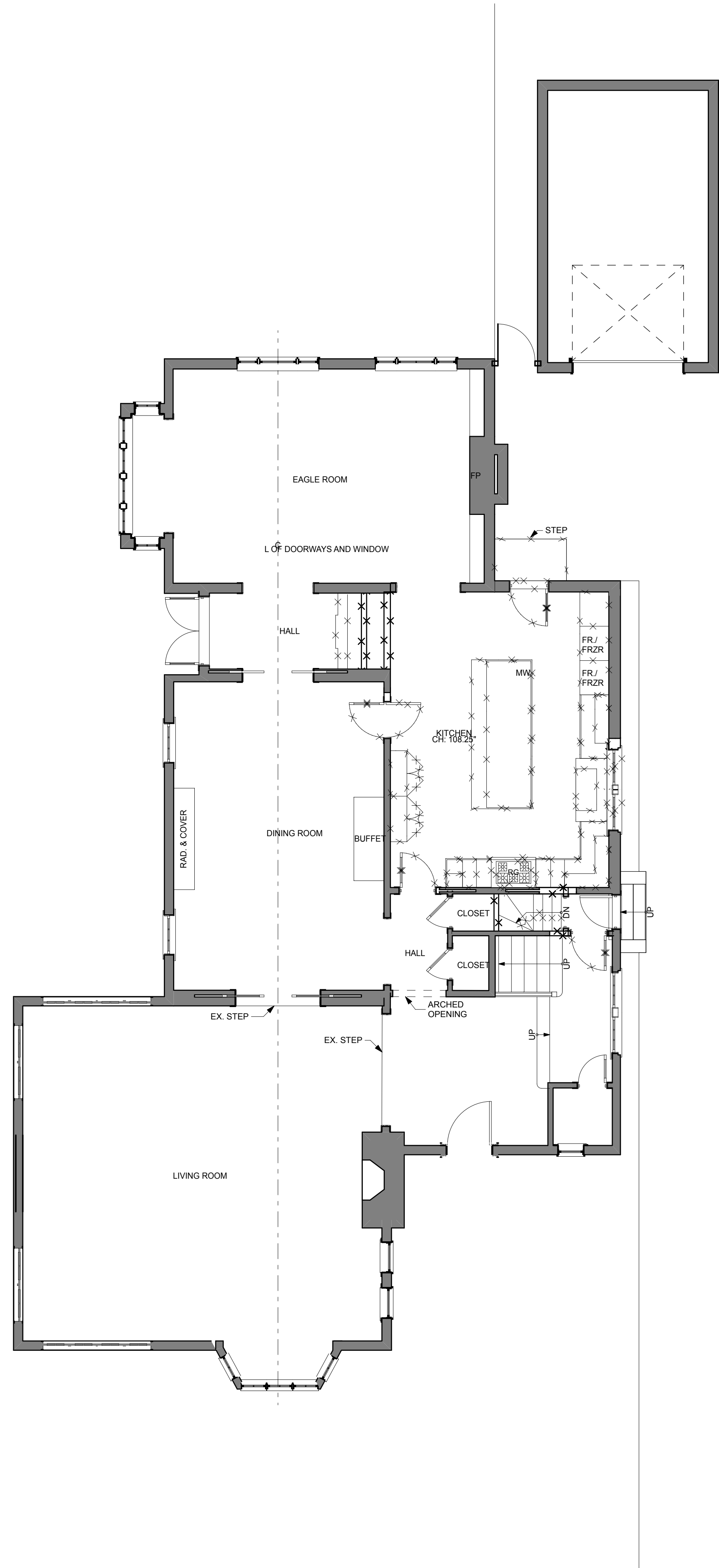
Given the position of the proposed dormers on the expansive slate roof of the asymmetrical front gable, near to the front of the house, we believe that a dormer designed in a style that is keeping with the overall architectural style of the house and perhaps not as easily distinguishable as a later addition is the better course of action so that the overall stylistic harmony and composition of the house is maintained and perhaps even embellished. The proposed dormer could be seen as providing a balance on the west side of the house to the large two-story, set-back, east wing. The roof material of the dormer would match the existing slate and the dormer walls would match the existing stucco and painted trim. The windows would be wood casement windows.

We believe that all three dormers design options meet the standard for Moderate scrutiny and are compatible with the character of the Chevy Chase Village historic district.

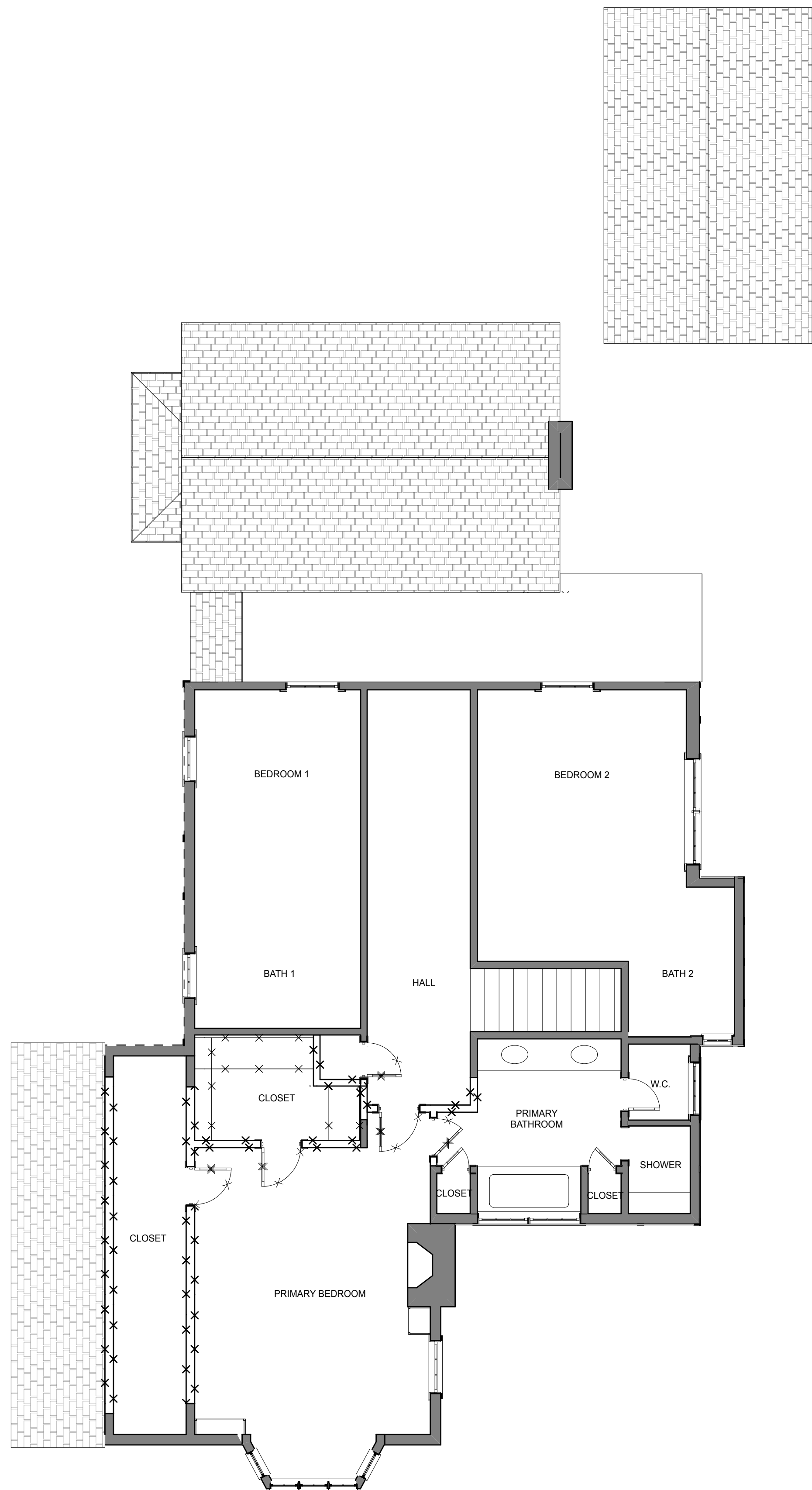
Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*



1 EXISTING FIRST FLOOR
SCALE: 3/16" = 1'-0"



2 EXISTING SECOND FLOOR
SCALE: 3/16" = 1'-0"

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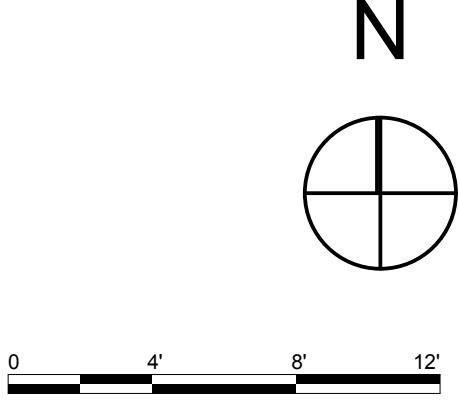
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1 EXISTING SOUTH ELEVATION
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2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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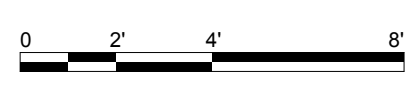
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1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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EXISTING NORTH
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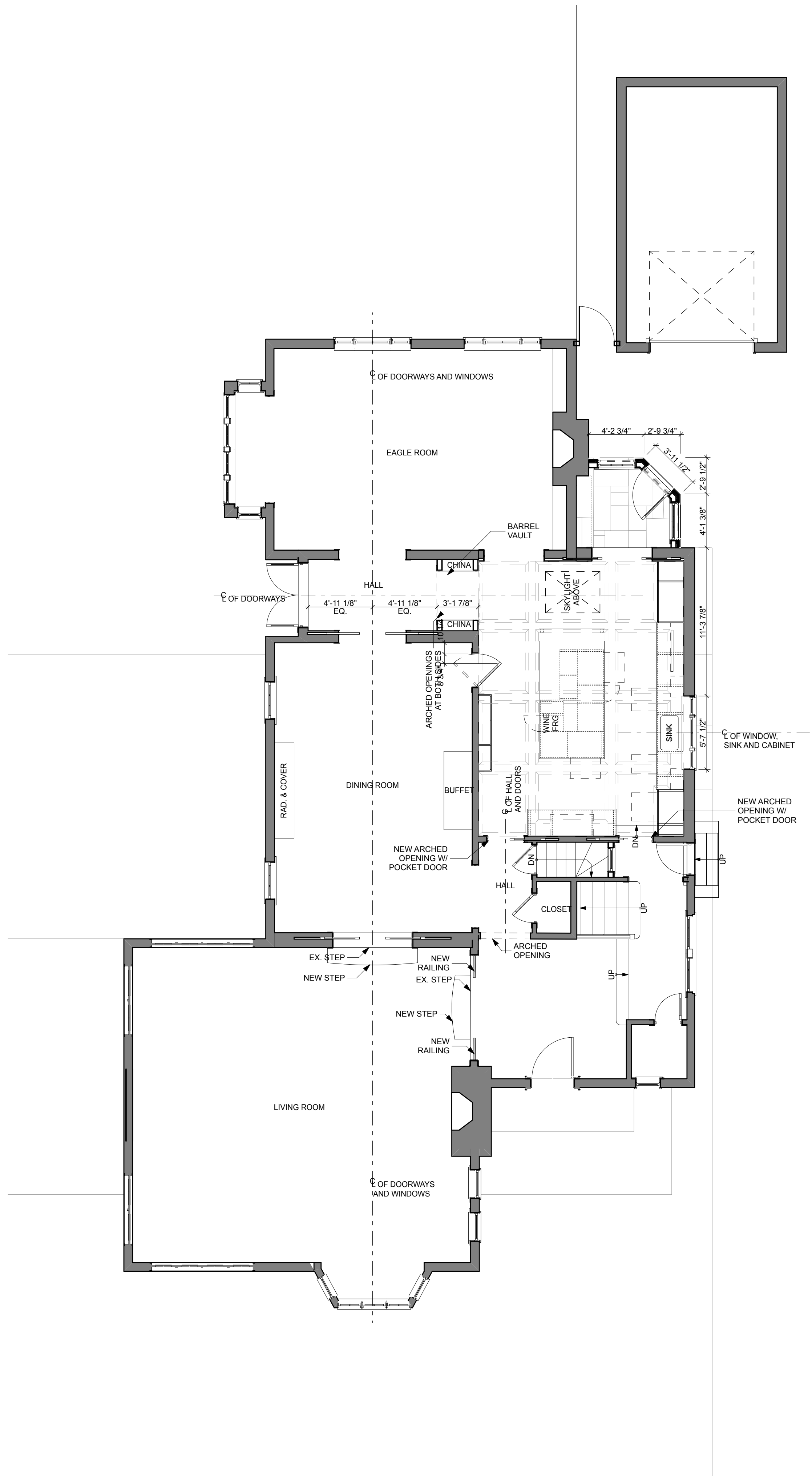
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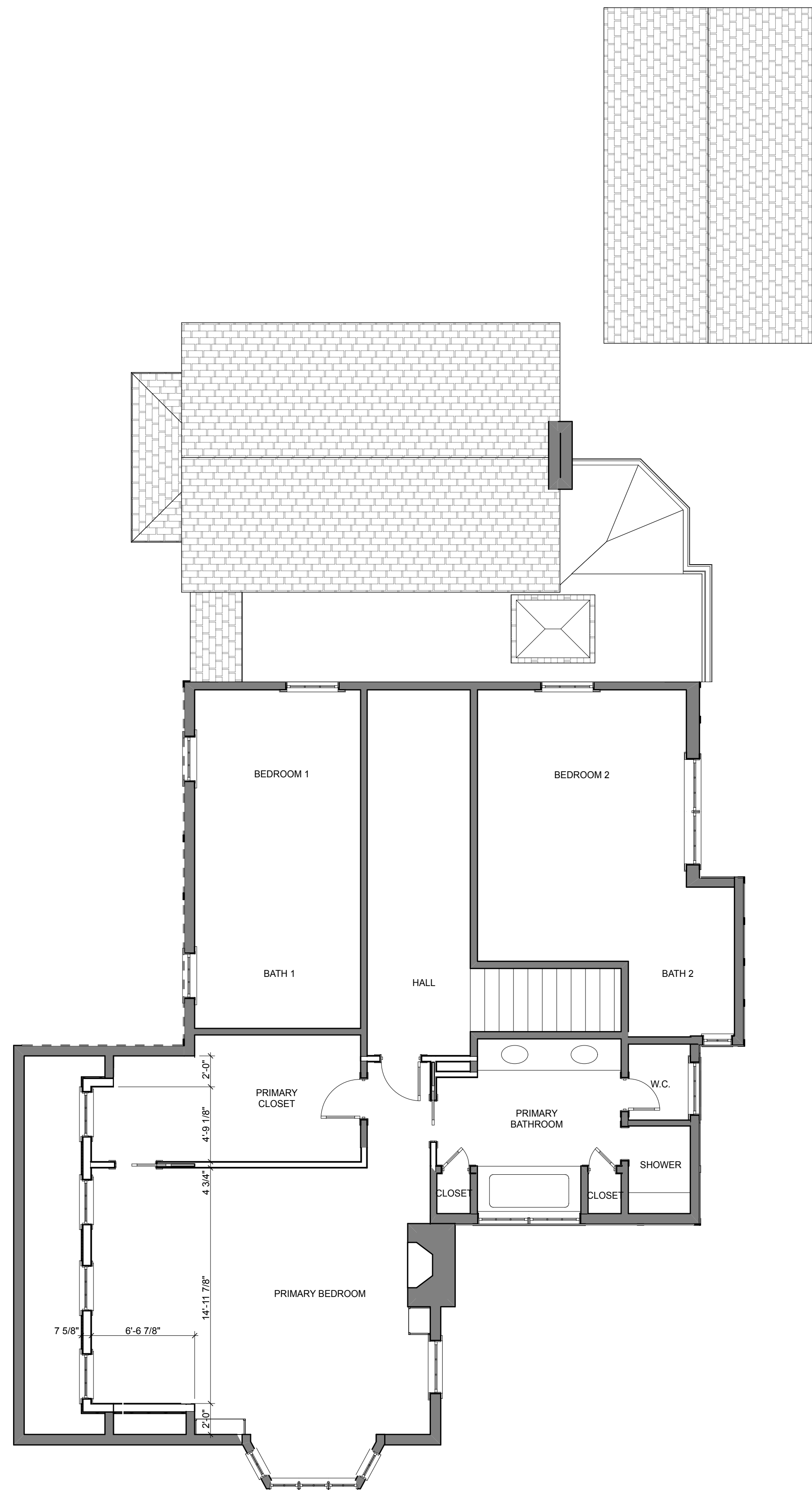
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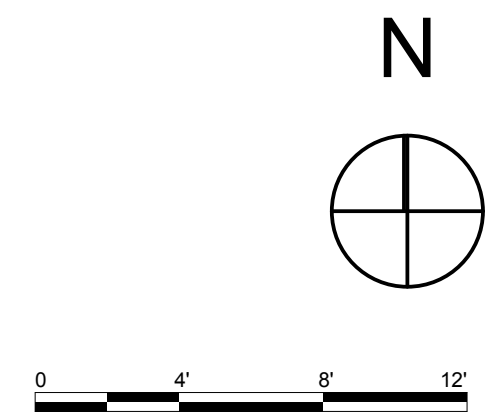
D201



1 FIRST FLOOR
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2 SECOND FLOOR DORMER OPTION 1 (OPTION 2 AND 3 SIMILAR)
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1 SOUTH ELEVATION OPTION 1
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION OPTION 1
SCALE: 1/4" = 1'-0"

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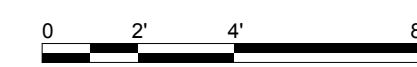
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1 SOUTH ELEVATION OPTION 2
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2 WEST ELEVATION OPTION 2
SCALE: 1/4" = 1'-0"

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OPTION 2

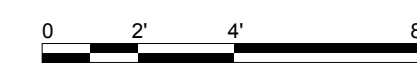
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1 SOUTH ELEVATION OPTION 3
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2 WEST ELEVATION OPTION 3
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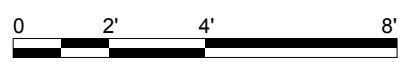




1 NORTH ELEVATION
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2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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1 EXISTING HOUSE



2 DORMER OPTION 1



3 DORMER OTION 2



4 DORMER OPTION 3

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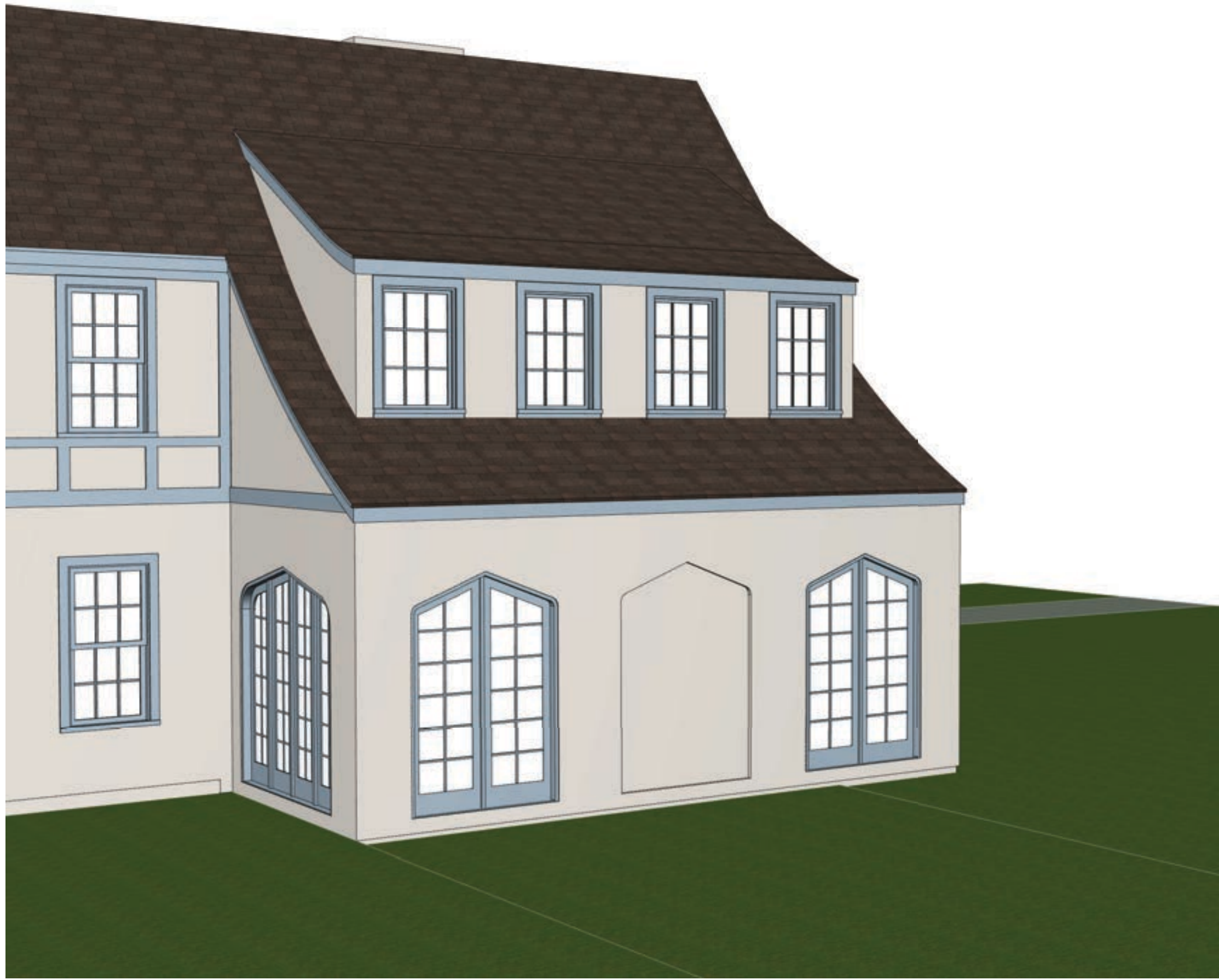
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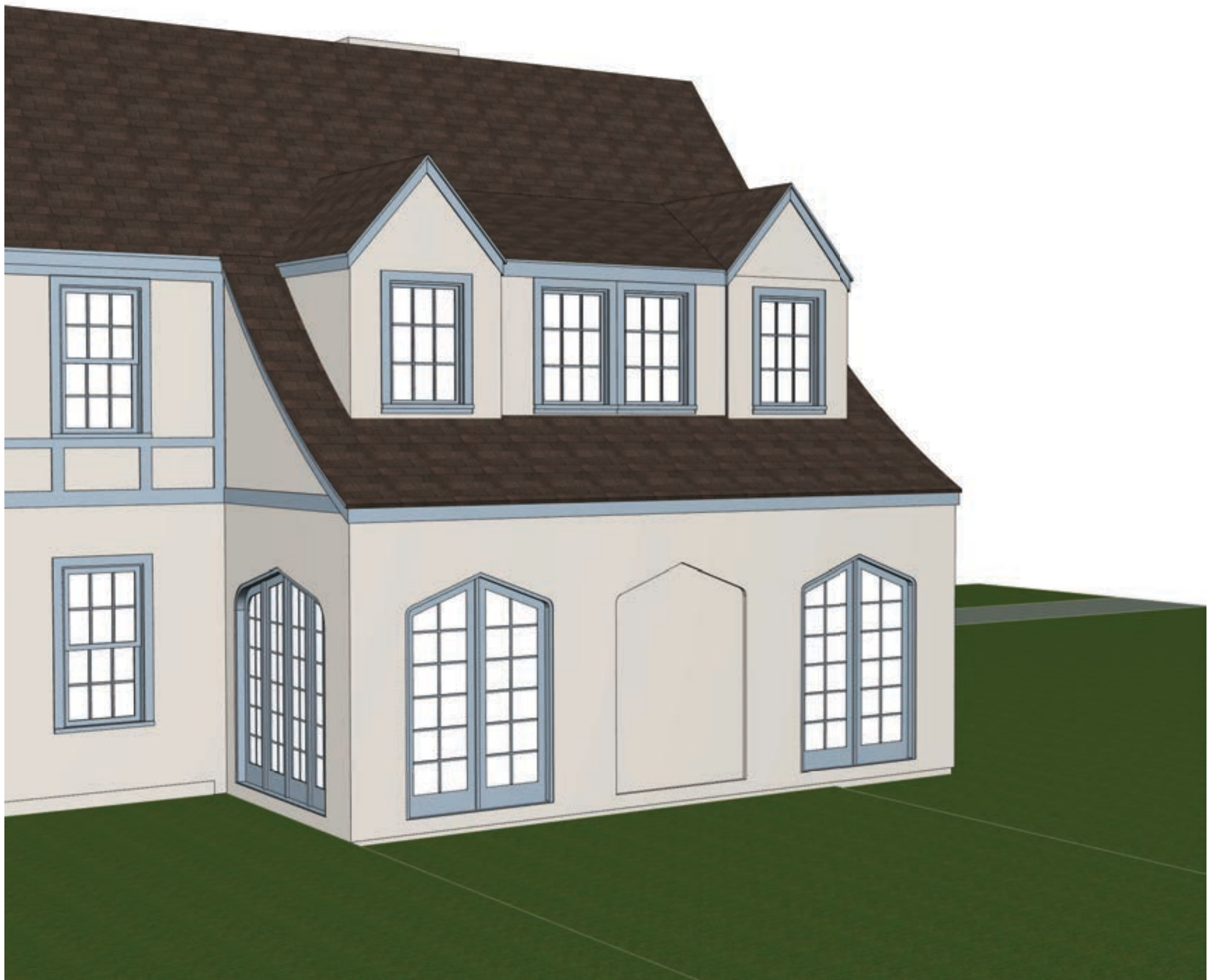
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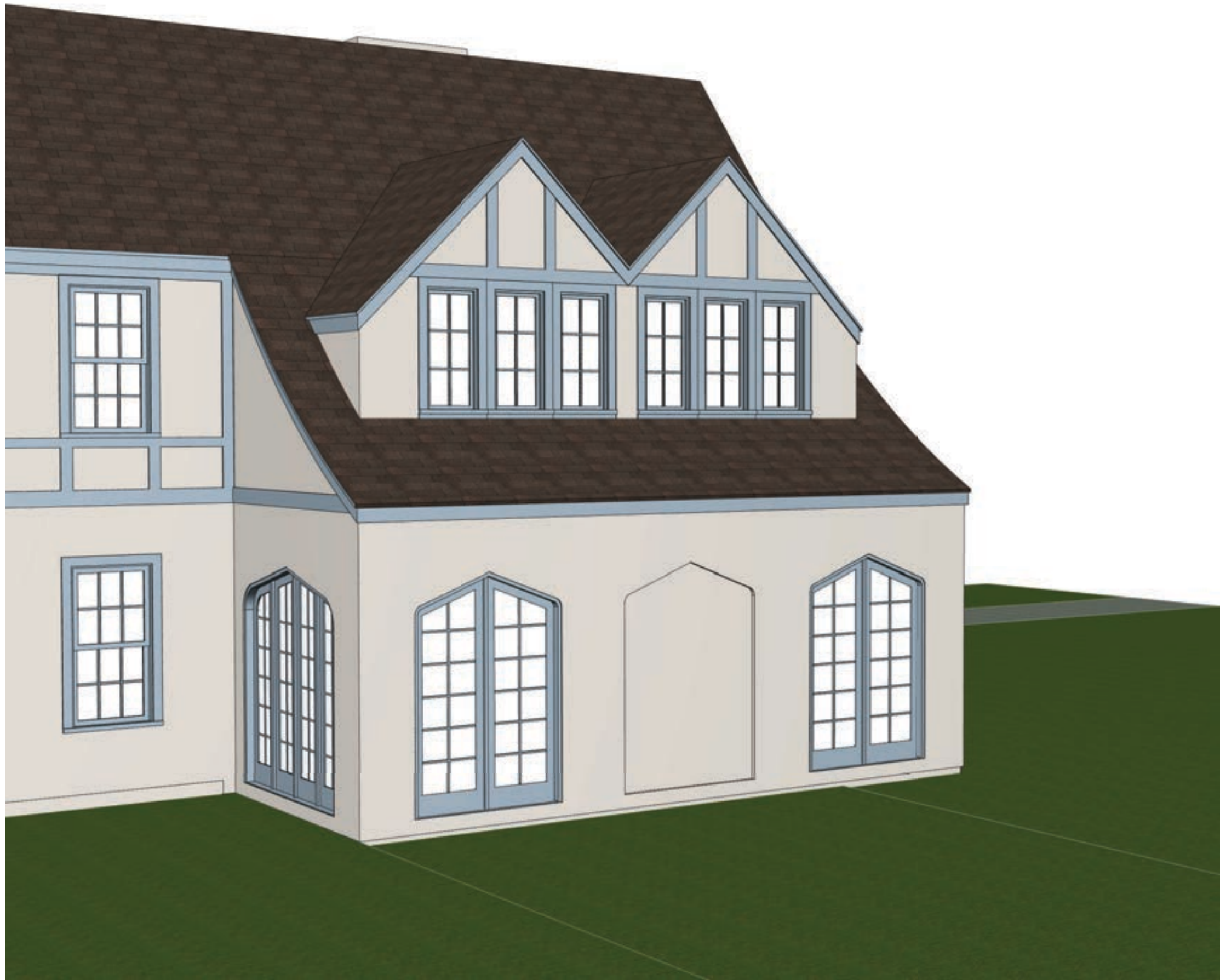
4 PHOTO OF WEST ELEVATION
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1 DORMER OPTION 1



2 DORMER OTION 2



3 DORMER OPTION 3

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1 SOUTH (FRONT) ELEVATION
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2 WEST ELEVATION
SCALE: 1:4.18



3 EAST ELEVATION
SCALE: 1:5.46



4 NORTHEAST ENTRY
SCALE: 1:4.17

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PHOTOS OF
EXISTING HOUSE

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1 SHED DORMER



2 SHED DORMERS



3 SHED DORMER



4 SHED DORMERS



5 GABLE DORMER



6 HYBRID GABLE/SHED DORMER



7 HYBRID GABLE/SHED DORMER



8 HYBRID GABLE/SHED DORMER



9 ASYMETRICAL GABLE



10 SHED SIDE DORMER



11 HYBRID GAMBREL/SHED SIDE DORMER



12 SHED SIDE DORMER

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PHOTOS OF CHEVY
CHASE VILLAGE
DORMERS
SCALE: AS NOTED

ISSUE	DATE
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PRINT DATE 3/4/21

SHEET NO.
P200



1 26 Quincy Street



2 15 Newlands Street



3 12 Oxford Street



6 11 Newlands Street VIEW FROM SOUTH WEST



5 11 Newlands Street VIEW FROM SOUTH



4 11 Newlands Street VIEW FROM SOUTHEAST

OUTERBRIDGE
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CONSULTANTS:

3 PRIMROSE ST.
CHEVY CHASE, MD 20815

DRAWING TITLE:

REFERENCE
PHOTOS OF
SELECT CHEVY
CHASE DORMERS

SCALE: AS NOTED

ISSUE	DATE
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PRINT DATE 3/5/21

SHEET NO.

P300