

7320 MEADOW LANE, CHEVY CHASE
CASE # 35/107-12A, REVISION # (MP SITE
35/107



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairman

Date: January 15, 2015

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Matt Bowling, Senior Planner 
Historic Preservation Office
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #652344: Removal of foundation level windows and installation of new windows (REVISION).

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with zero (0) conditions** at the January 14, 2015 Historic Preservation Commission meeting.

The HPC staff has reviewed and stamped the attached window replacement drawings for 7320 Meadow Lane, Chevy Chase, Maryland.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Tim and Pam Gardner (Cam Hines, Agent)
Address: 7320 Meadow Lane, Chevy Chase, Maryland (Master Plan Site #35/107, Monroe-Warren House)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Matt Bowling at 301.563.3408 or matt.bowling@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: CHINES@BARNESVANCE.COM Contact Person: CAM HINES
Daytime Phone No.: 202-337-7255
Tax Account No.:
Name of Property Owner: TIM & PAM GARDNER Daytime Phone No.:
Address: 7320 MEADOW LANE, CHEY CHASE 20815
Street Number City State Zip Code
Contractor: THE LEY GROUP Phone No.: 202-237-0334
Contractor Registration No.:
Agent for Owner: CAM HINES Daytime Phone No.: 202-537-7255

LOCATION OF BUILDING PREMISE
House Number: 7320 Street: MEADOW LANE
Town/City: CHEY CHASE Nearest Cross Street: VIRGILIA ST
Lot: Block: Subdivision:
Lor: 8341 Folio: 69 Parcel:

PART ONE: TYPE OF PROJECT/ACTIVITY
1A. CHECK ALL APPLICABLE
[] Construct [] Extend [] Alter/Renovate [] AC [] Stab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[X] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 250,000
1C. If this is a revision of a previously approved active permit, see Permit # 652 344

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADJUSTMENTS
2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

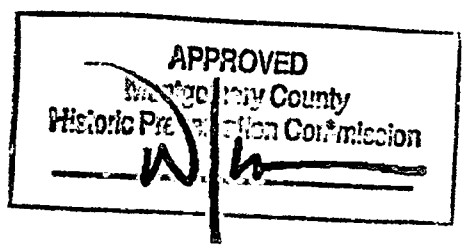
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [] Entirely on land of owner [] On public right of way/easement

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.

CAMILLO M. HINES 12.04.2014
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



WRITTEN DESCRIPTION OF EXISTING STRUCTURE & HISTORIC SIGNIFICANCE:

The Monroe Warren House, Built c1926, is architecturally significant as an outstanding example of a high-style Tudor Revival residence. With its rich detail and variety of building forms and materials, the house is a compendium of early English architecture. The house is prominently located on Meadow Lane, the street that perhaps best exemplifies the influence of Frederick Law Olmsted on the over-all layout of Section 4, which generally follows the natural contours of the terrain.

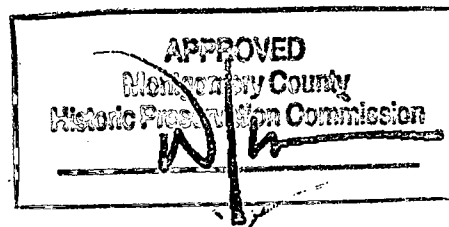
The substantial two-and-a-half story, three-bay house has a dominant hipped roof with front facing cross gable. The asymmetry of the front façade is accented by a wide variety of window treatments, including a projecting bay with polygonal roof on the first level, a wall dormer with parapet gable on the second, and a ribbon of casements in a hipped roof dormer on the third level. Round arched door openings are echoed in a small round arched window in the front gable.

GENERAL DESCRIPTION OF PROJECT:

A small shed kitchen addition on the rear of the house is structurally failing. The proposed replacement addition is less than 500 sf, consisting of a garage at the basement level and an enlarged kitchen family room at the first floor. The addition is totally in the rear of the existing structure, stylistically sympathetic to the existing structure and clearly subservient to the existing house. Major materials will include stucco, with some half timbering to match the existing house, slate roof to match the existing house and wood windows, again to closely match the existing house. The addition is planned so that it takes advantage of the topography and elaborate garden design, uniting the house with the site.

DEC 2014 REVISION

Replacing two existing garage casement windows, each measuring 2'-9 1/2" x 1'-7 1/2". The new windows will match the existing width, be installed in the same location, but will be taller to allow more light into the renovated space. The new wood casement windows will be 2'-9 1/2" x 3'-6". See the attached elevations for lite pattern and window details.

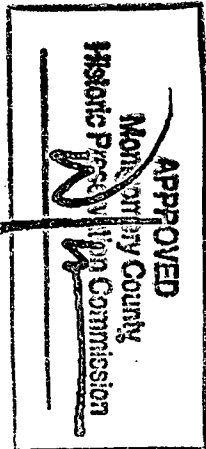




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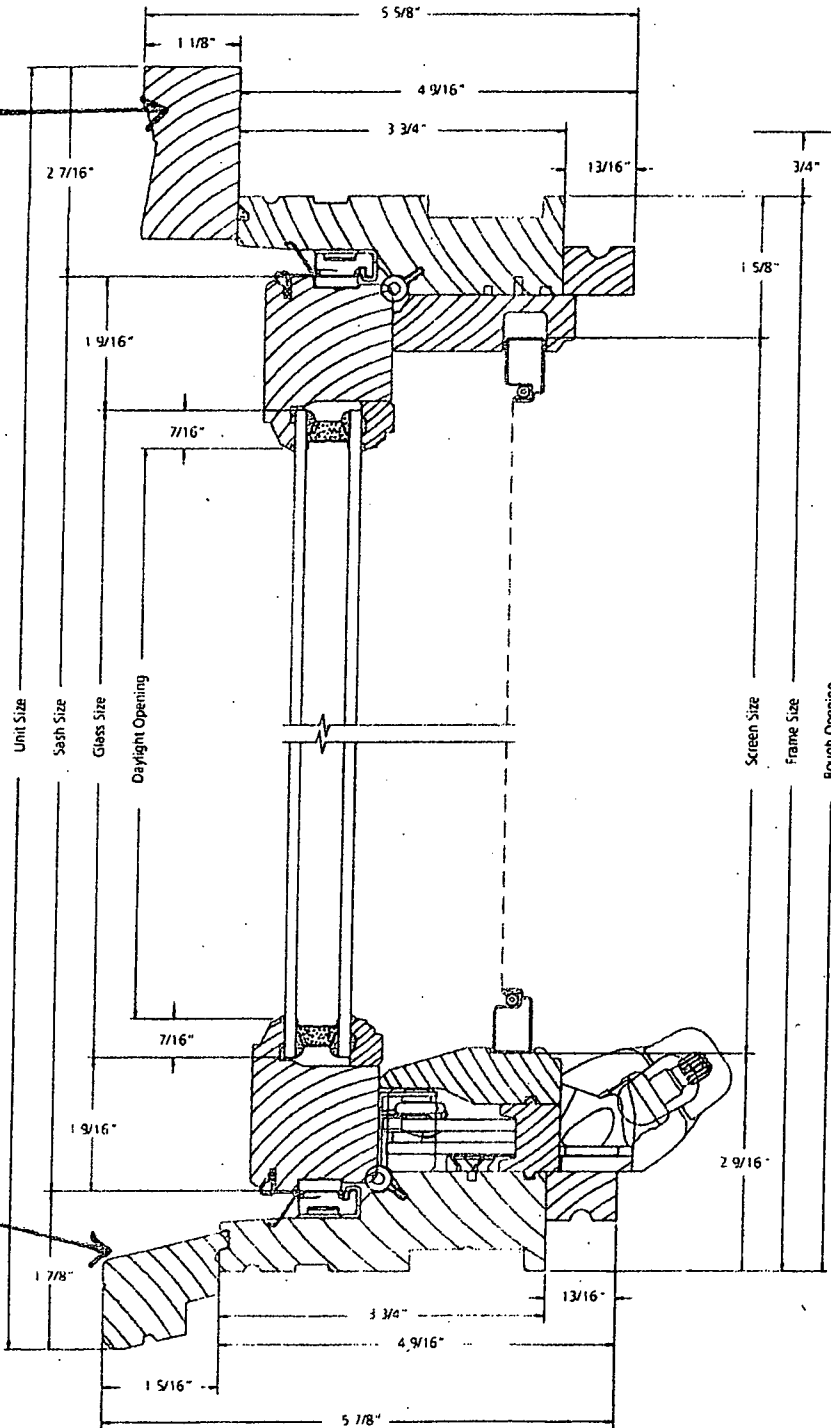


COVER
2



1-WIDE UNIT

PARTIAL
BRICK MOLD
TO MATCH
EXIST.



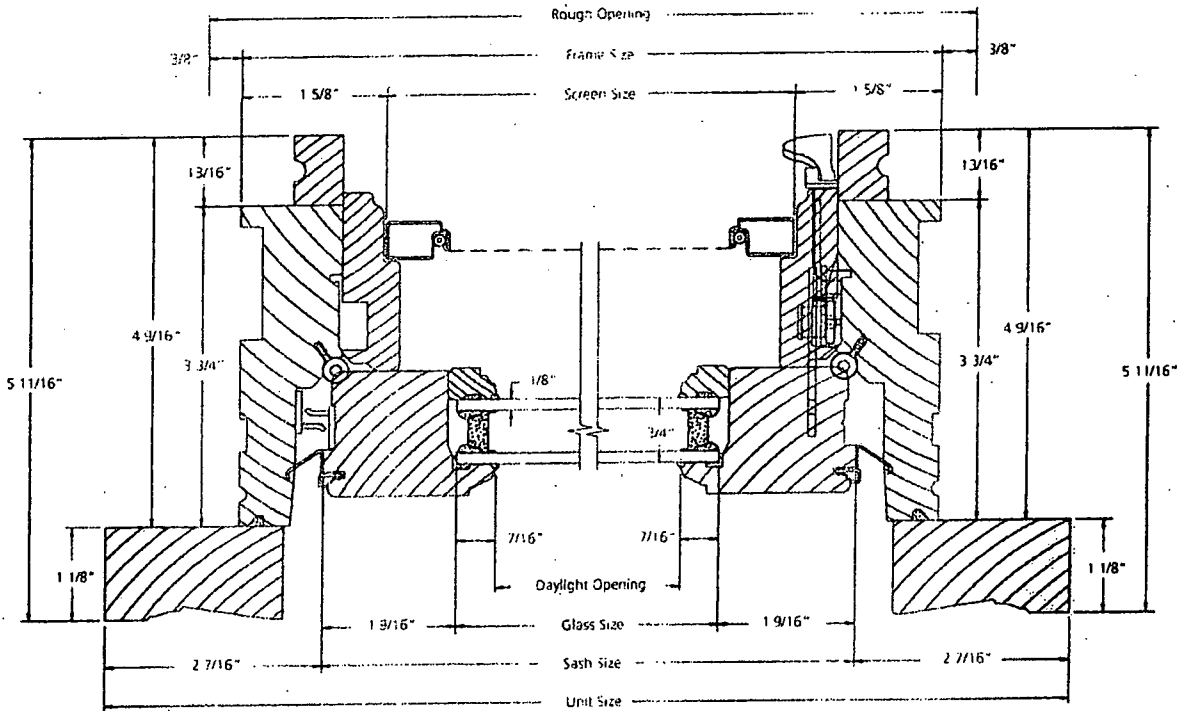
STUCCO SILLS
TO MATCH
EXIST

VERTICAL SECTION

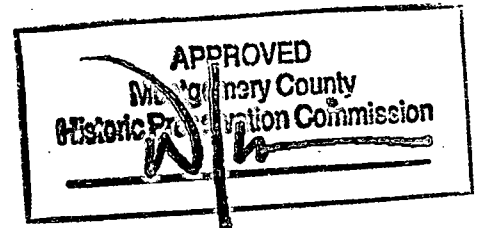
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

SCALE: 6" = 1'

1-WIDE UNIT

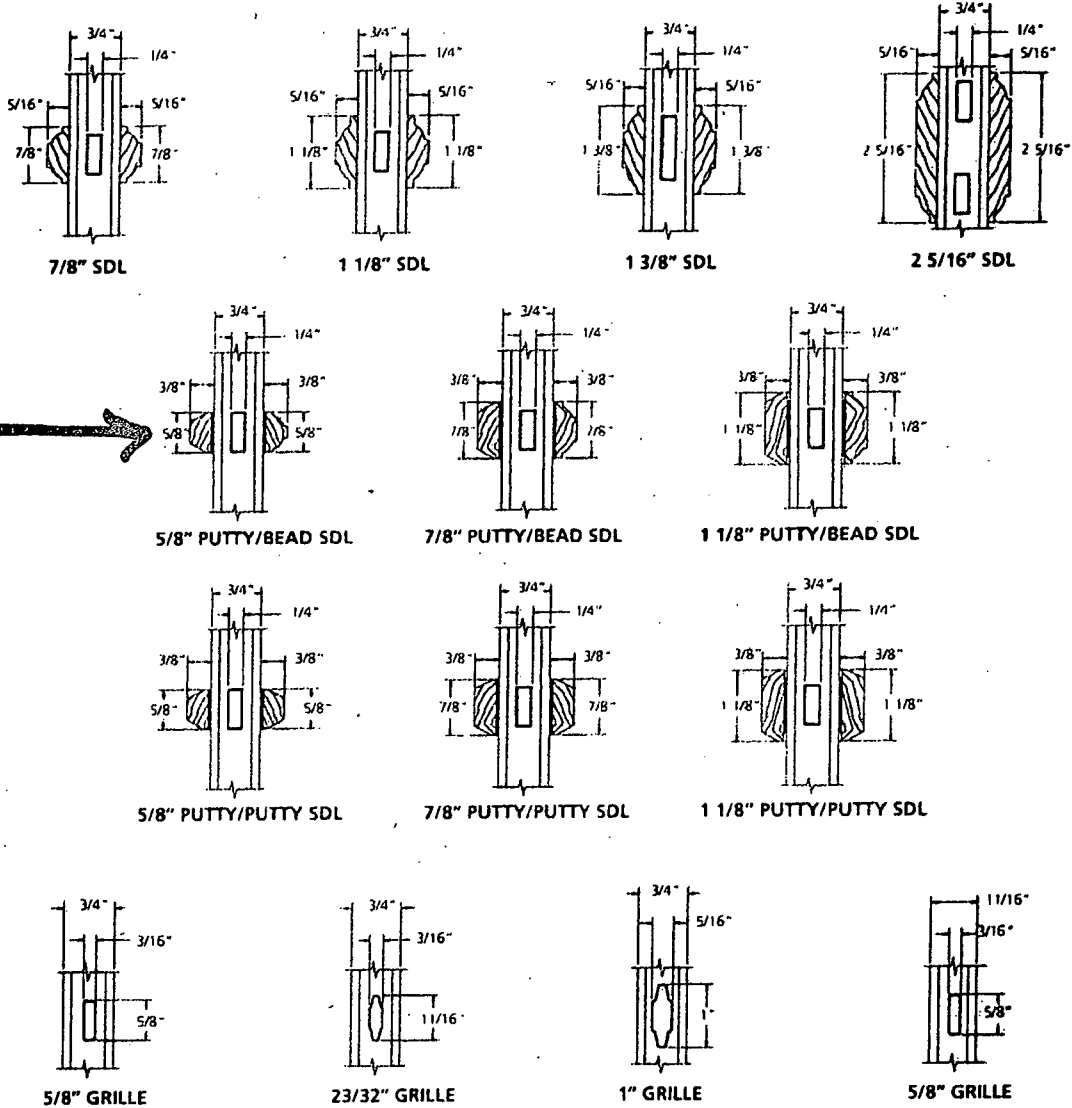


HORIZONTAL SECTION



SCALE: 6" = 1'

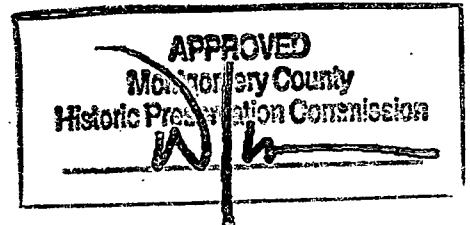
**DIVIDED LITE OPTIONS
CASEMENT**



GRILLES MEETING
NFRC 3mm RULE

GRILLE PROFILES:

3/16" x 5/8"	ALLMETAL 1021101018XX140
3/16" x 1"	ALLMETAL 1020101018XX164
1/4" x 5/8"	ALLMETAL 1020102018XX140
1/4" x 1"	ALLMETAL 1020102018XX164
5.5mm x 18mm CONTOUR	ALLMETAL 1020301010XX255
8mm x 25mm CONTOUR	ALLMETAL 1020301018XX380



SCALE: NTS

HISTORIC AREA WORK PERMIT APPLICATION
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7320 Meadow Lane	Meeting Date:	01/14/2015
Resource:	Individually Designated Master Plan Site Monroe-Warren House (#35/107)	Report Date:	01/06/2015
Applicant:	Tim and Pam Gardner (Cam Hines, Agent)	Public Notice:	12/31/2014
Review:	Historic Area Work Permit Application	Tax Credit:	Not Eligible
Case Number:	35/107-13A (REVISION)	Staff:	Matt Bowling
PROPOSAL:	Removal of foundation level windows and installation of new windows at 7320 Meadow Lane, Chevy Chase.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with zero (0) conditions.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site, Monroe-Warren House (#35/107)
STYLE/Form: Tudor Revival
DATE: Circa 1926

From *Places from the Past: The Tradition of Gardez Bien in Montgomery County* by Clare Lise Kelly:

The Monroe Warren House, built in c1926, is architecturally significant as an outstanding example of high-style Tudor Revival residence. With its rich detail and variety of building forms and materials, the house is a compendium of early English architecture. The house is prominently located on Meadow Lane, the street that perhaps best exemplified the influence of Frederick Law Olmstead on the over-all layout of Section 4, which generally follows the natural contours of the terrain.

The substantial two-and-a-half-story, three-bay house has a dominant hipped roof with front facing cross gable. The asymmetry of the front façade is accented by a wide variety of window treatments, including a projecting bay with polygonal roof on the first level, a wall dormer with parapet gable on the second and a ribbon of casements in a hipped roof dormer on the third level. Round arched door openings are echoed in a small round arched window in the front gable.

Wall and roof surfaces include textured stucco, half-timbering, stone quoins, and slate shingles. The house remains on its original site, described as Parcel 428, consisting of 11,305 square feet of land.

BACKGROUND (Previous Application and Previous Revision)

On November 13, 2013 the HPC reviewed and approved the construction of a rear addition at the subject property (HAWP Case #35/107-13A). On October 1, 2014 the HPC reviewed and approved (as a Staff Item) the following four (4) revisions to the original HAWP application:

1. The applicants were originally approved to construct a brick chimney in the addition. The applicants then proposed to construct a stucco-over-wood-frame chimney (to match the stucco as approved for the addition).
2. The applicants were originally approved for a brick bay between the windows on the addition. The applicants then proposed to stucco this bay.
3. The applicants were originally approved for two skylights in the roof of the hyphen. The applicants then proposed the removal of the skylights from their plan.
4. The applicants were originally approved for a non-operable garage door in the side elevation of the addition. The applicants then proposed a set of four windows for that point of fenestration.

PROPOSAL (Currently Proposed Revision)

Staff has identified the following one (1) work item/revision to their previously approved HAWP application:

1. Two (2) two-light, wood, casement windows on the foundation level of the building's west elevation to be replaced with two twelve-light, wood, casement windows featuring simulated divided lights with permanently affixed 5/8" muntins on the exterior and the interior and internal spacer bar in-between.

The new windows will match the existing width of both openings and will be installed in the same location, with the goal of allowing more natural light into the renovated interior space. The existing casement windows currently measure 1' 7½" in height and the proposed casement windows will measure 3' 6" in height.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the *Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (Regulations)*, the Commission in developing its decision when reviewing a Historic Area Work Permit Application for an undertaking at a resource in the Chevy Chase Village Historic District uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans – *Chevy Chase Village Historic District Design Guidelines*. [Note: where guidance in an applicable master plan is inconsistent with the *Standards*, the master plan guidance shall take precedence (§ 1.5(b) of the *Regulations*).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 one 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.)

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."

- #1 A property will be used at it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- #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.
- #3 Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- #5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing feature will be substantiated by documentary and physical evidence.
- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- #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

Staff supports the proposed revision, as it will result in a minimal change to the Monroe-Warren House, will only impact the rear corner of the building, and is not visible from the public-right-of-way on Meadow Lane. The proposed casement windows are generally compatible in character with the historic site, and while the proposed work will alter the resource, the work will not destroy those distinctive historic materials, features, and spatial relationships that serve to help characterize the building as historic.

Based on the information included in the record, staff, respectfully makes the following findings of fact:

- The subject property is an individually designated historic site within the Master Plan for Historic Preservation constructed circa 1926 in the Tudor Revival style.
- The building is an outstanding example of Tudor Revival style architecture.
- The building is confronted and abutted by residential properties and fronts one (1) public-right-of-way (Meadow Lane).
- The proposed revision to the previously approved HAWP, removal of foundation level windows and installation of new windows, will result in a minimal change to the Monroe-Warren House.
- The proposed work is minor in nature, only the lower rear corner of the building will be impacted.
- The proposed work is not visible from the public-right-of-way on Meadow Lane.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the Historic Area Work Permit Application under the Criteria for Issuance in Chapter 24A-8 §(b)(1), having found the proposed work is consistent with:

1. *Chapter 24A-8* of the Montgomery County Code; and
2. *The Secretary of the Interior's Standards for Rehabilitation.*

Finding the proposed revision to the previously approved HAWP, removal of foundation level windows and installation of new windows at 7320 Meadow Lane is minor in nature, is located on a rear corner of the building not visible from the public-right-of-way on Meadow Lane, and is generally compatible in character with the historic site, and will not destroy the distinctive historic materials, features, and spatial relationships that serve to help characterize the property as a historic site.

And with the general condition that the applicant shall present **three (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 the applicant shall notify HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the Matt Bowling at 301-563-3400 or matt.bowling@mongtomeryplanning.org to schedule a follow-up site visit.